

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 22, 2019 2:10 PM
To: sumlaw@aol.com
Cc: Werner, Jeffrey B
Subject: BAR Action - May 21, 2019 - 415 Park Street

May 21, 2019

Certificate of Appropriateness

BAR 19-05-03
415 Park Street
Tax Parcel 530035000
Clay and Kathy Summers, Owner/Clay James Summers, Applicant
Replace/Erect Fence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 21, 2019. The following action was taken:

Motion: Lahendro moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed fencing and driveway conversion satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the modifications noted in the staff report. Earnst seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1365

This certificate of appropriateness shall expire in 18 months (November 21, 2020), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

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Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 21, 2019**



Certificate of Appropriateness

BAR 19-05-03

415 Park Street

Tax Parcel 530035000

Clay and Kathy Summers, Owner/Clay James Summers, Applicant

Replace/Erect Fence



Background

Constructed c1814 as a residence for William Watson, 415 Park Street is a contributing structure within the North Downtown ADC District and one of the oldest structures in the Court Square area. Originally brick, sometime in the late 1800s stucco was applied to the exterior walls.

Application

- Applicant Submittal: Clay James Summers application dated April 30, 2019: Project statement, site plan, photos of existing site conditions, photos of similar wood fence, color sample.

Proposed work:

- Remove the existing wire fence along the north (side) boundary line.
- Install at the north (side) and rear yard a wood picket fence and gates per the attached plan.
 - Fence pickets to 1 x 6, dog-eared, and attached to horizontal 2 x 4s with 4 x 4 post at 8-foot intervals.
 - 4-foot high fence: Along north boundary from the front yard to a point approximately 12-feet from the back line and the section between the side fence and the house.
 - 6-foot high fence: Approximately 12-feet of the side fence (at the rear), along the back boundary, and the section at the parking space.
 - Fence to be painted “Charleston Green,” matching the front porch floor and exterior doors.
 - Note: The above and the drawings reflect the applicant’s request to omit the proposed lattice sections and to revise the fence heights.
- Remove gravel from a portion of the rear parking space, as noted, and convert that area to yard.

Discussion

Staff finds the proposed fencing—design, material, color--and driveway conversion to be appropriate.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed fencing and driveway conversion satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the modifications noted in the staff report.

[with the following conditions/modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed fence replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted.

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent guidelines for Site Design and Elements

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Clay & Kathy Summers Applicant Name Clay James Summers
Project Name/Description replace fence / erect fence Parcel Number 590 035 000
Project Property Address 415 Park Street

Applicant Information

Address: 415 Park Street
Charlottesville, VA 22902
Email: sumlaw@aol.com
Phone: (W) 434-295-7709 (C) 434-960-1484

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? no

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Clay James Summers 4/22/19
Signature Date
Clay James Summers
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): remove crushed stone from 3/5 of parking lot and replace with lawn / erect wooden picket fencing 6' and 4' in height along rear of property and side yard / remove old wire fencing

List All Attachments (see reverse side for submittal requirements): drawing of location of fencing, photo graphs of building & parking lot & side yard

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 1074
Date Received: 4/30/19
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

PI9-0064

April 30, 2019

Board of Architectural Review (BAR)
City of Charlottesville
Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902

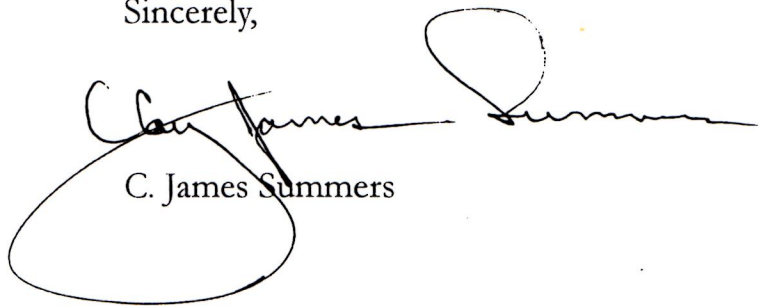
RE: 415 Park Street- replace and erect fence/ reclaim portion of parking lot

Board of Architectural Review:

Enclosed are my BAR Certificate of Appropriateness and a check in the amount of \$125.00 for the application fee. Also attached are photographs of 415 Park Street which my wife and I own and the contiguous buildings located at 413 and 417 Park Street as well as photographs of the side yard and parking lot and a drawing which depicts the fencing project which I am asking you to approve. We plan to: replace approximately 3/5 of the crushed stone parking lot which currently services this property with a lawn; replace the old and dilapidated wire fencing along the side yard adjacent to 417 Park Street with a wooden picket fencing; and finally to fence in the reclaimed portion of the parking lot along the rear property line and the side of the lot running to the back porch.

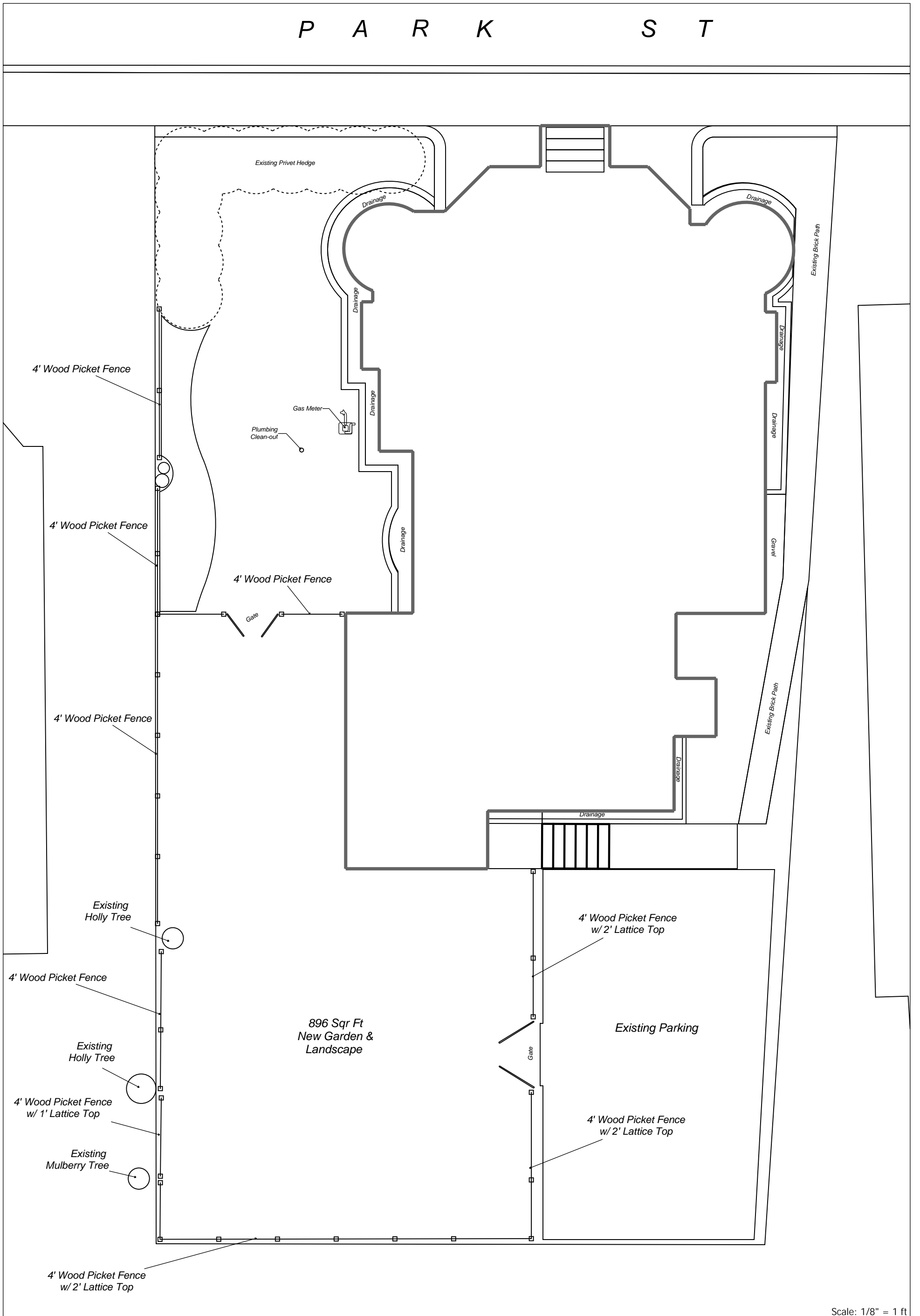
The height of the fencing would be six feet tall along most of its length but that would be reduced to four feet approximately twenty feet before ending at the privet hedge. We want to paint the fence Charleston green which is in keeping with the color of the porch floors and all three of the exterior doors on this property and have provided photographs of a similar fence showing the materials and colors we intend to use. I am available to attend the BAR Meeting to present our request and answer any questions or concerns which you may have.

Sincerely,



C. James Summers

A handwritten signature in black ink, appearing to read "C. James Summers". The signature is written in a cursive style. The first letter "C" is large and loops around the name. The word "Summers" is written in a more standard cursive. There is a large, empty oval drawn around the printed name "C. James Summers" below the signature.



Scale: 1/8" = 1 ft

Summers Residence

415 Park Street, Charlottesville, VA 22902

Residential Garden Installation

Mar 1, 2019 Scale: 1/8" = 1'

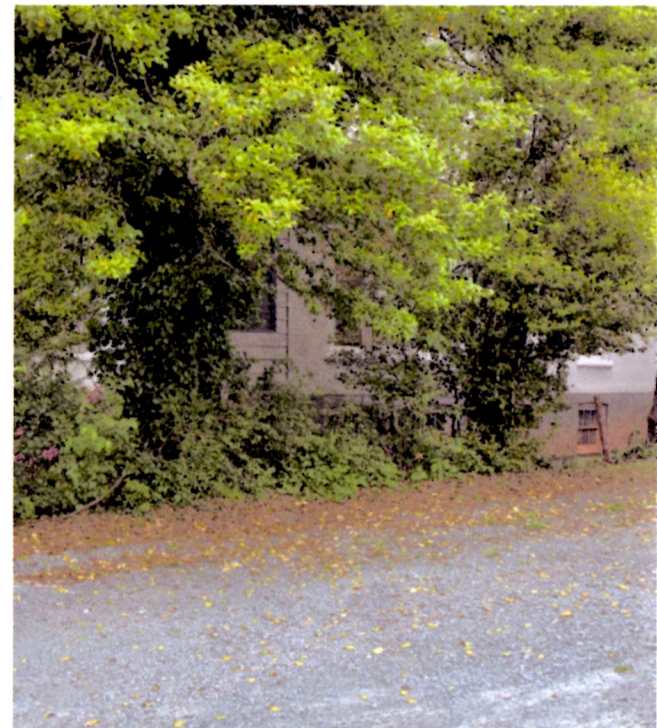
Snow's Garden Center

1875 Avon Street Extended
Charlottesville, VA 22902

Kirk Jordan - Designer

434.295.2159 snowknows.com





May 14, 2019

Board of Architectural Review
Attn: Tim Lasley
City of Charlottesville
P.O. Box 911, City Hall
Charlottesville, Virginia 22902

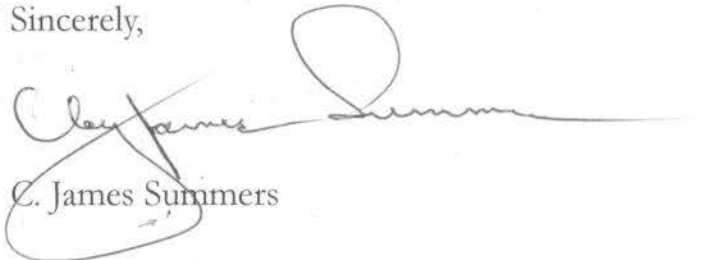
RE: 415 Park Street-replace and erect fence/reclaim portion of parking lot

Dear Tim Lasley:

Enclosed is a photographic panel with multiple photographs showing construction details of an existing fence located on another property with four by four posts, dog eared pickets and two rails which will support the pickets illustrating exactly the fence which we intend to erect at 415 Park Street. The photo panel also contains a photograph of another existing fence which is painted a color which approximates the color Charleston green. I have also enclosed a painted cardboard sample of the **actual color** we intend to use, with the BAR's permission, on our board fencing.

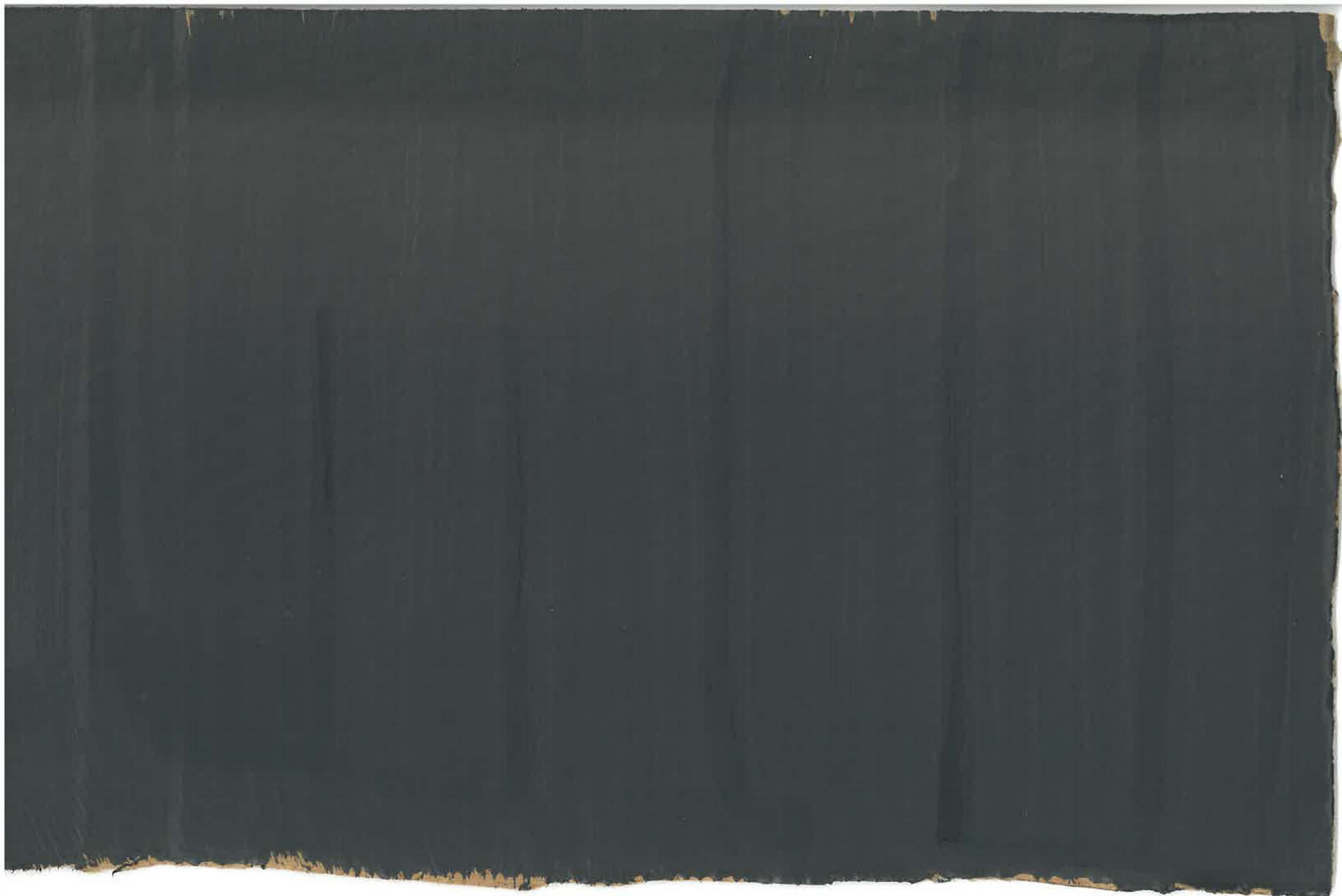
I have enclosed eight copies of the panel and forwarded a copy of the photographs and this letter electronically to your e-mail and request that these be added to my application.

Sincerely,

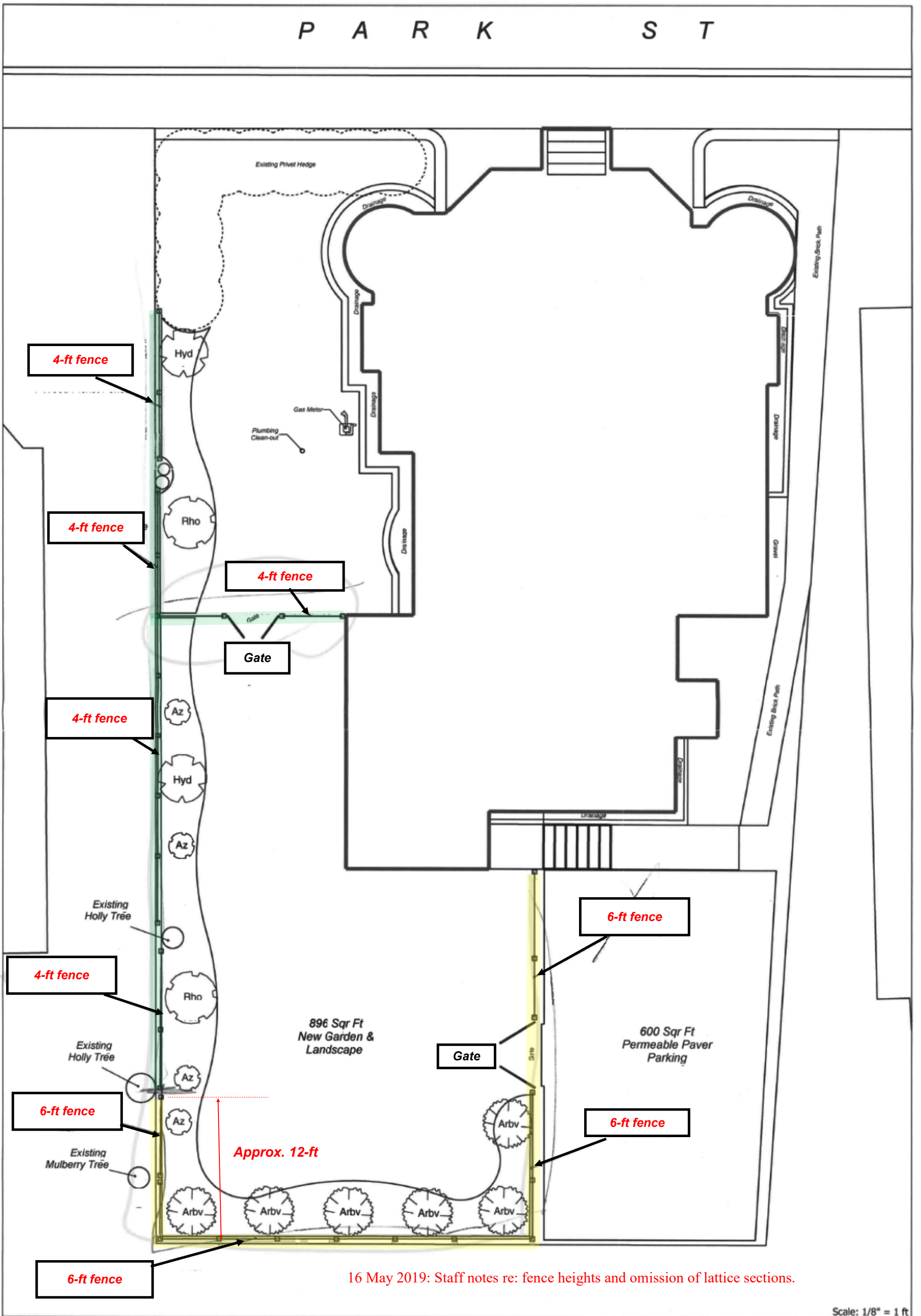
A handwritten signature in black ink, appearing to read "C. James Summers", with a large, stylized loop at the end of the signature line.

C. James Summers





Charleston Green Paint Sample



16 May 2019: Staff notes re: fence heights and omission of lattice sections.

Scale: 1/8" = 1 ft

Summers Residence
415 Park Street, Charlottesville, VA 22902
 Residential Garden Installation
 Feb 28, 2019 Scale: 1/8" = 1'

Snow's Garden Center
 1875 Avon Street Extended
 Charlottesville, VA 22902
 Kirk Jordan - Designer
 434.295.2159 snowknows.com