

September 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 9/16/2020 1:47 PM

To: Mohr, Tim <tmohr@tmdarch.com>; Josey, Paul, 2nd address <pjosey@wolfjosey.com>

Certificate of Appropriateness Application

BAR 20-09-03

1112 Park Street, TMP 470050000

IPP

Owner: Margaret Sherman Todd

Applicant Paul Josey, Wolf Josey Landscape Architects

Driveway

Dear Paul and Tim,

Please accept this as formal acknowledgement of the action taken at last night's BAR meeting, regarding the above-referenced project. The following motion was made:

Jody Lahendro moves: 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 driveway and associated landscaping satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

Ronald Bailey seconds. Motion passes (7-0-2, Cheri Lewis and Tim Mohr recused).

Let me know if you have any questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**
September 15, 2020



Certificate of Appropriateness Application

BAR 20-09-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Margaret Sherman Todd, Owner

Paul Josey, Wolf Josey Landscape Architects, Applicant

Driveway alterations



Background

Year Built: 1884

District: IPP

Status: N/A

Historically known as the Finch-McGee Cottage, when constructed it marked the northern extent of residential development along Park Street. The two-story wood house is organized into three bays, with the northernmost bay projecting forward. The building incorporates in a picturesque arrangement a range of features from various styles popular during the period. Its character-defining features include the steeply pitched gables, first-floor bay window, veranda supported by Tuscan columns, and a roof balustrade crowning the veranda.

Prior BAR Reviews

No previous BAR reviews.

Application

- **Submittal:** Application with Wolf Josey Landscape Architects drawings, *Todd + Mohr Residence - 1112 Park Street*, dated August 18, 2020: Sheets 1 through

Request CoA to construct a new driveway, with associated landscape alterations. Existing gravel drive is at the north the property line. New driveway and entrance will shift south, off the

property line. The existing turn around at the house will remain. New to be paved with a crushed stone, ending at a concrete threshold at the road.

Work will require the removal of a 24" white oak and a 6" crab apple. The oak will be replaced. New landscaping will also include native shrubs and groundcovers, and at the north parcel line a 4-ft tall wood picket fence, painted dark gray.

Discussion and Recommendations

Staff recommends approval; however, the following clarifications and conditions should be discussed:

- All work within the public right of way must be coordinated with/approved by the City of Charlottesville.
- Tree protection and/or actions to mitigate damage to the roots within the dripline for the following: At 1112 Park Street, the 21" red oak, the 20" tulip poplar and the 12" tulip poplar; at 1122 Park Street, the 30" tulip poplar.

Suggested Motion

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 driveway and associated landscaping satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:]

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 driveway and associated landscaping do not satisfy the BAR's criteria and are not compatible with this IPP, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

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 Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

- 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.

E. Walkways and Driveways

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1112 Park Street
Map and Parcel: 47-50
Census Tract & Block: 9-203
Present Owner: Jane S. Coles
Address: 1108 Park Street
Present Use: Residence
Original Owner: B.O. Finch
Original Use: Residence

BASE DATA

Historic Name: McGee House
Date/Period: 1884
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 4.51 acres
Assessed Value (land + imp.): 28,600 + 27,000 = 55,600

ARCHITECTURAL DESCRIPTION

The McGee house combines features of several architectural styles. The low roofline and high gables give it the form of a Gothic cottage. It is a two-story yellow weatherboarded house on a low brick foundation, three bays wide with a projecting end pavillion with a bay window. There is a two-story rear addition and several small one-story shed roofed additions. The steeply pitched gable roof of standing seam tin is in three parts with four gable ends, plus another gable centered above the veranda. A simple cornice board runs around the whole building. There are two interior chimneys. The double-sash windows have two-over-two glazing; those on the second level are shorter. Windows and door in the original section have cornice and architrave trim; in the newer section, a flat board replaces the cornice. The one-story bay window has a bellcast truncated hip roof and decorated paneled spandrels below its four narrow windows. The veranda has no ballustrade. Three Tuscan columns support an exaggerated bell-cast truncated hip roof topped by a heavy sawn roof ballustrade. There is a single flight of open stairs in the central hall. The rooms on the second level have sloping ceilings under the low roof, and the only windows are in the gable ends. There are no fireplaces; the house was originally heated by stoves.

HISTORICAL DESCRIPTION

This cottage with its large lot marks the northern limit of nineteenth century suburban development along Park Street. B.O. Finch purchased 3.38 acres from the John Cochran estate in 1884 and erected this house the same year. In 1889 his wife Ellen purchased an additional 3 acres adjoining "the lot now owned and occupied by B.O. Finch". They sold to John Hamilton in 1891, and he bought 5.73 acres behind the house from the Locust Grove Investment Company. The Hamiltons sold the house and six acres in 1900 to Mrs. Lottie G. Flannagan who, in turn, sold to N.C. McGee in 1903. The McGees probably built the rear addition, perhaps about 1915, according to tax records. The McGee family lived here for 54 years, until the death in 1957 of Miss Louisa McGee. She left the house and the remaining 4.51 acres to Constance Murray Ribble who sold it in 1959 to the present owner, who lives next door.

Deed References: ACDB 84-6, 96-136, 101-133, 118-441, 127-338; City DB 212-227.

SIGNIFICANCE

This Victorian cottage combines elements of several architectural styles and is an important part of the 19th century fabric of Park Street, although a highway and some recent construction separate it from the Historic District.

CONDITIONS

Average

UTM: 17/722000/4213400

SOURCES

City/County Records
Mrs. George Coles, Sr. (Jane S. Coles)
George Coles, Jr.

Architectural  *And Historic*
Survey

Graphics







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 Margaret Sherman Todd Applicant Name Paul Josey, ASLA
Project Name/Description 1112 PARK ST -DRIVEWAY MODIFICATION Parcel Number TMP 47-50 / PARCEL A
Project Property Address 1112 PARK STREET, CHARLOTTESVILLE, VA 22901

Applicant Information

Address: 310 Second St. SE, Suite F
Charlottesville, VA 22902
Email: pjosey@wolfjosey.com
Phone: (W) 434-466-7472 (C) 434-270-3208

Signature of Applicant

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

Paul Josey 8/24/20
Signature Date

Paul P. Josey 8/24/20
Print Name Date

Property Owner Information (if not applicant)

Address: 1112 Park Street
Charlottesville, VA 22901
Email: stodd@tmdarch.com
Phone: (W) 434-971-4631 (C) _____
-

Property Owner Permission (if not applicant)

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

sherman todd 8/24/20
Signature Date

Margaret Sherman Todd 8/24/20
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): NEW ENTRY & RE-ALIGNMENT OF EXISTING DRIVEWAY - SEE ATTACHED LANDSCAPE PLANS BY WOLF-JOSEY LANDSCAPE ARCHITECTS

List All Attachments (see reverse side for submittal requirements):

LANDSCAPE PLANS BY WOLF-JOSEY- 8/18/20; EXHIBIT A & EXHIBIT B

| | |
|----------------------------------|--------------------------------|
| For Office Use Only | Approved/Disapproved by: _____ |
| Received by: _____ | Date: _____ |
| Fee paid: _____ Cash/Ck. # _____ | Conditions of approval: _____ |
| Date Received: _____ | _____ |
| <i>Revised 2016</i> | |

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



AERIAL VIEW

Todd + Mohr Residence - 1112 Park Street
August 18, 2020



1112 Park Street - City Assessor view



1112 Park Street - Street view, entry drive from West

History and Description of Existing Site

The house at 1112 Park Street is an individually protected property in the Architectural Design Control District along Park Street. It is a two story house built in the Victorian style in 1870. The existing drive is a gravel drive that runs along the property line. It is abutted by the neighbors wood shed and a small wood and wire fence, both in poor condition.

Proposed Landscape Plan:

Entry Drive: The entry drive sequence will be updated in this very modest renovation of 1112 Park Street. The drive location is shifted a few feet south so that it is no longer contiguous with the neighboring property. Both sides of the entry drive will be planted with native shrubs and groundcovers, and a 4' wood picket fence, painted dark gray, will mark the property line. Due to its close proximity to the existing drive, a 24" white oak and a 6" crab apple are proposed to be removed. These removals will open up views to the house from the street, and the white oak will be replaced in kind.

Vehicular circulation:

The main driveway is shown with a small adjustment to its location to gain some distance from the neighboring property. It will be paved with a crushed stone, ending in a concrete threshold at the road. The existing turnaround in the driveway will remain.

Front Lawn:

Native shrubs and groundcovers will align both sides of the entry drive. These planted borders will stabilize the slope and define the entry sequence. The front lawn is nearly completely shaded by a half dozen specimen canopy trees. The 24" oak proposed for removal is not a specimen tree due to its narrow crown that is a result of competing for light and resources from with the notable 42" DBH white oak nearby.

Materials:

The proposed drive will be crushed stone to match existing, with a concrete threshold off of Park Street.

DESCRIPTION OF EXISTING CONDITIONS AND PROPOSED

Todd + Mohr Residence - 1112 Park Street

August 18, 2020



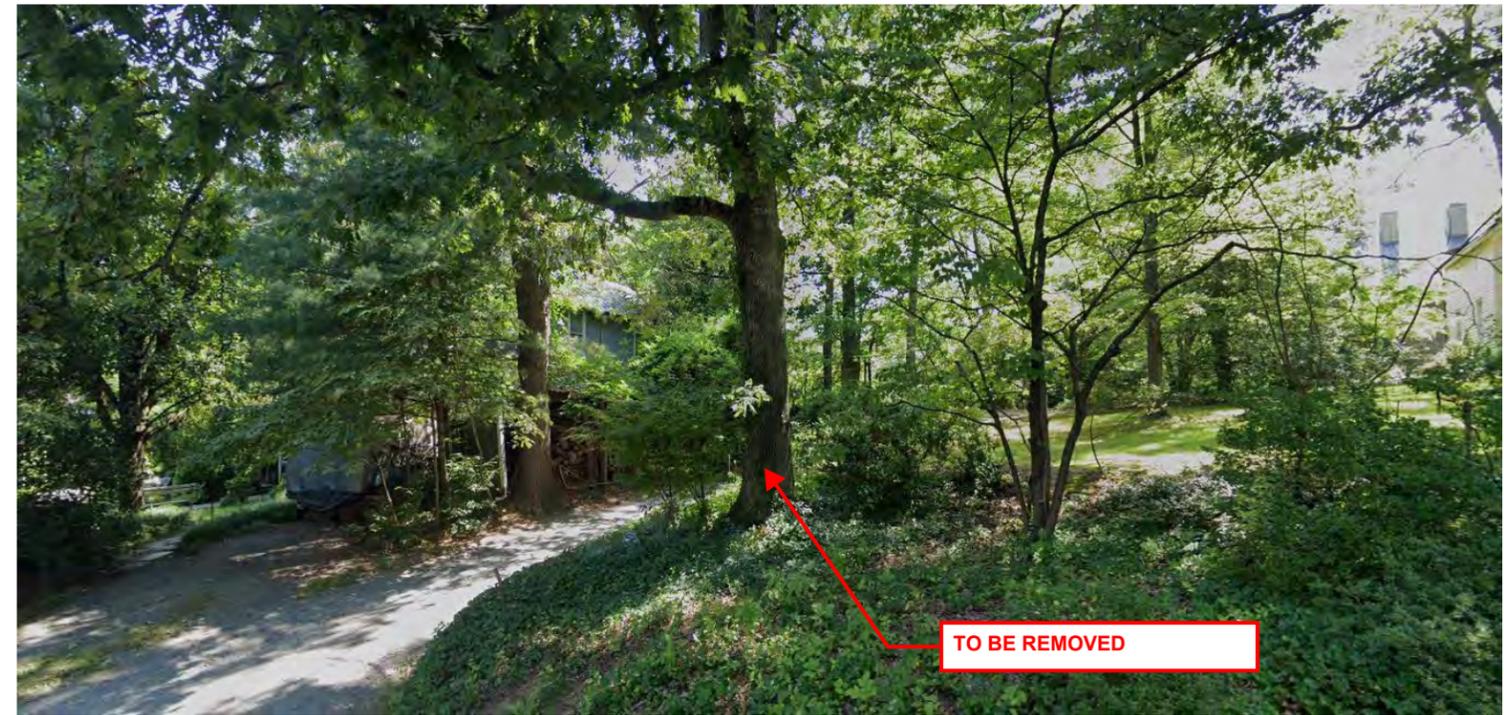
View of Wood Shed on neighboring (non IPP) property



View of entry drive and existing fence from east



1112 Park Street - Street view, entry drive from West



1112 Park Street - Street view, entry drive from West



View of 42" white oak and competing 24" white oak to be removed



View of 24" white oak to be removed



Branches of 24" DBH white oak in tel/data lines (power across street)

EXISTING CONDITIONS

Todd + Mohr Residence - 1112 Park Street
August 18, 2020



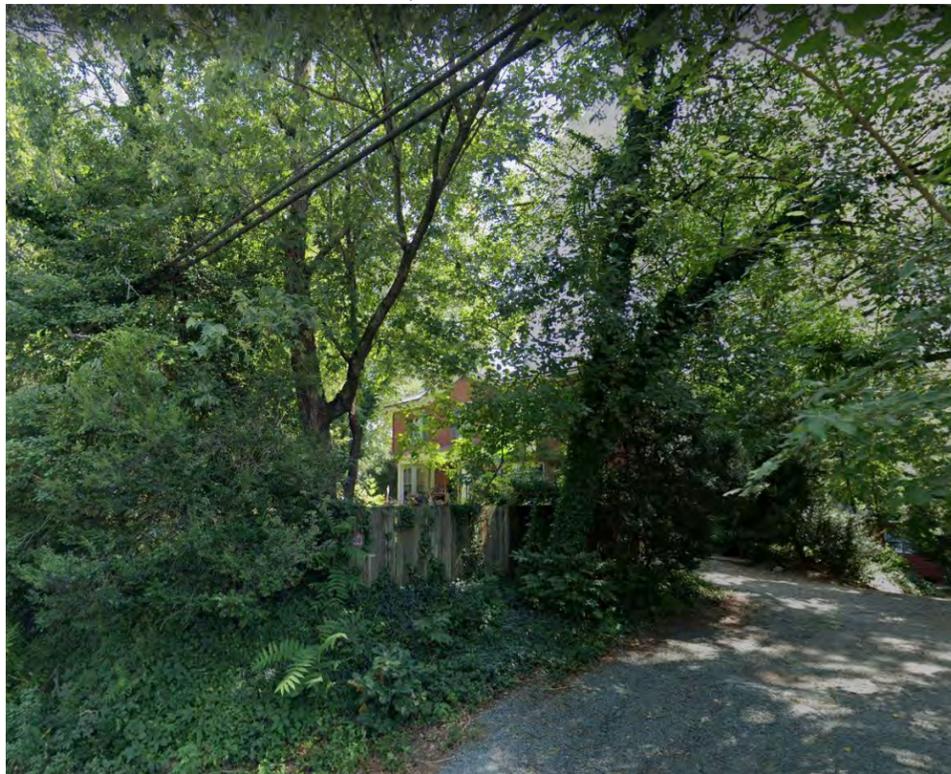
1105 Park Street (IPP, nearby) - Street view



1109 Park Street (neighbor) - Street view



1122 Park Street (neighbor) - Street view



1108 Park Street (IPP, neighbor) - Street view



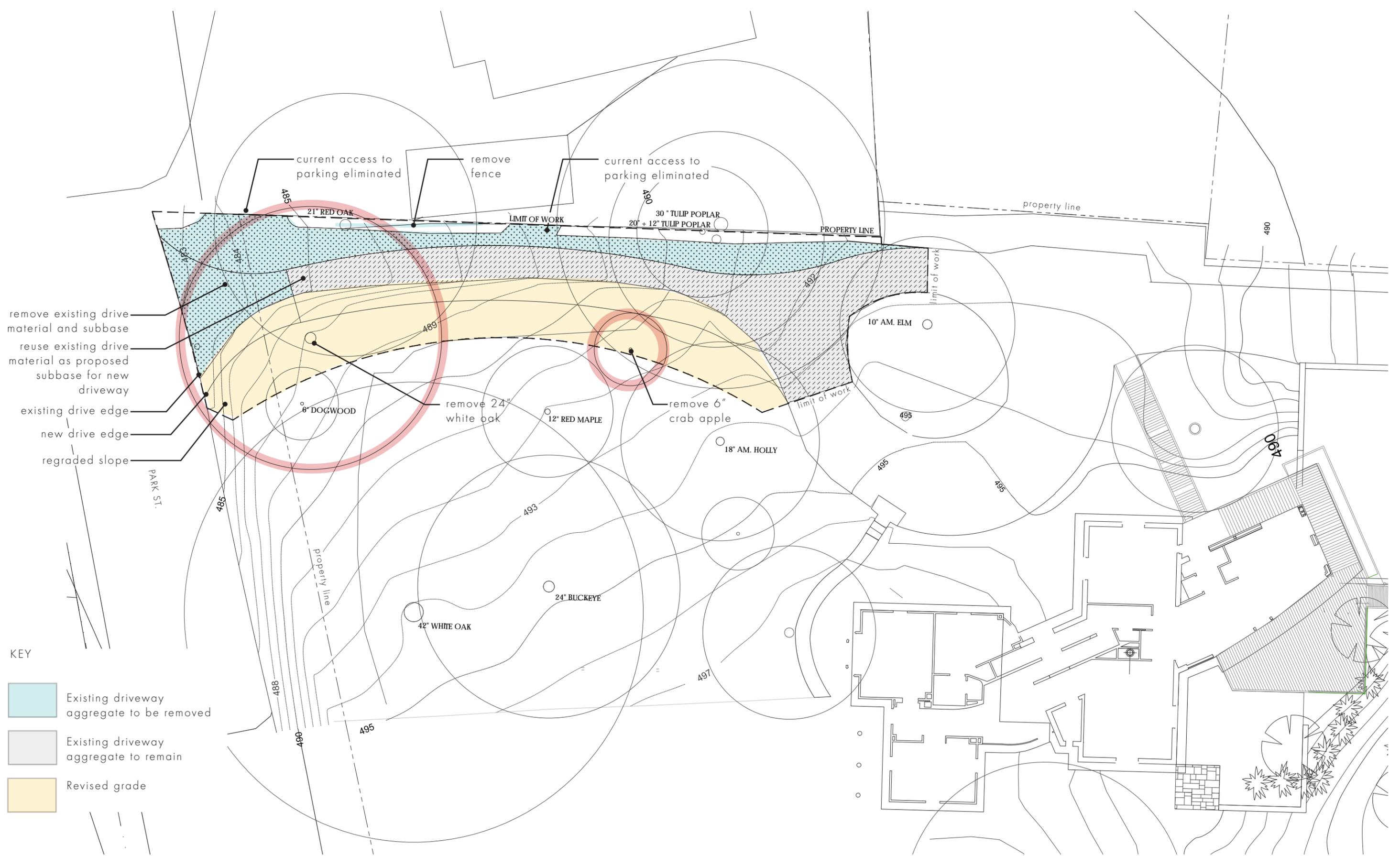
1115 Park Street (neighbor) - Street view



1122 Park Street - City Assessor view

ADJACENT PROPERTIES

Todd + Mohr Residence - 1112 Park Street
August 18, 2020



EXISTING CONDITIONS

Todd + Mohr Residence - 1112 Park Street
August 18, 2020



OVERALL LANDSCAPE PLAN

Todd + Mohr Residence - 1112 Park Street
 August 18, 2020

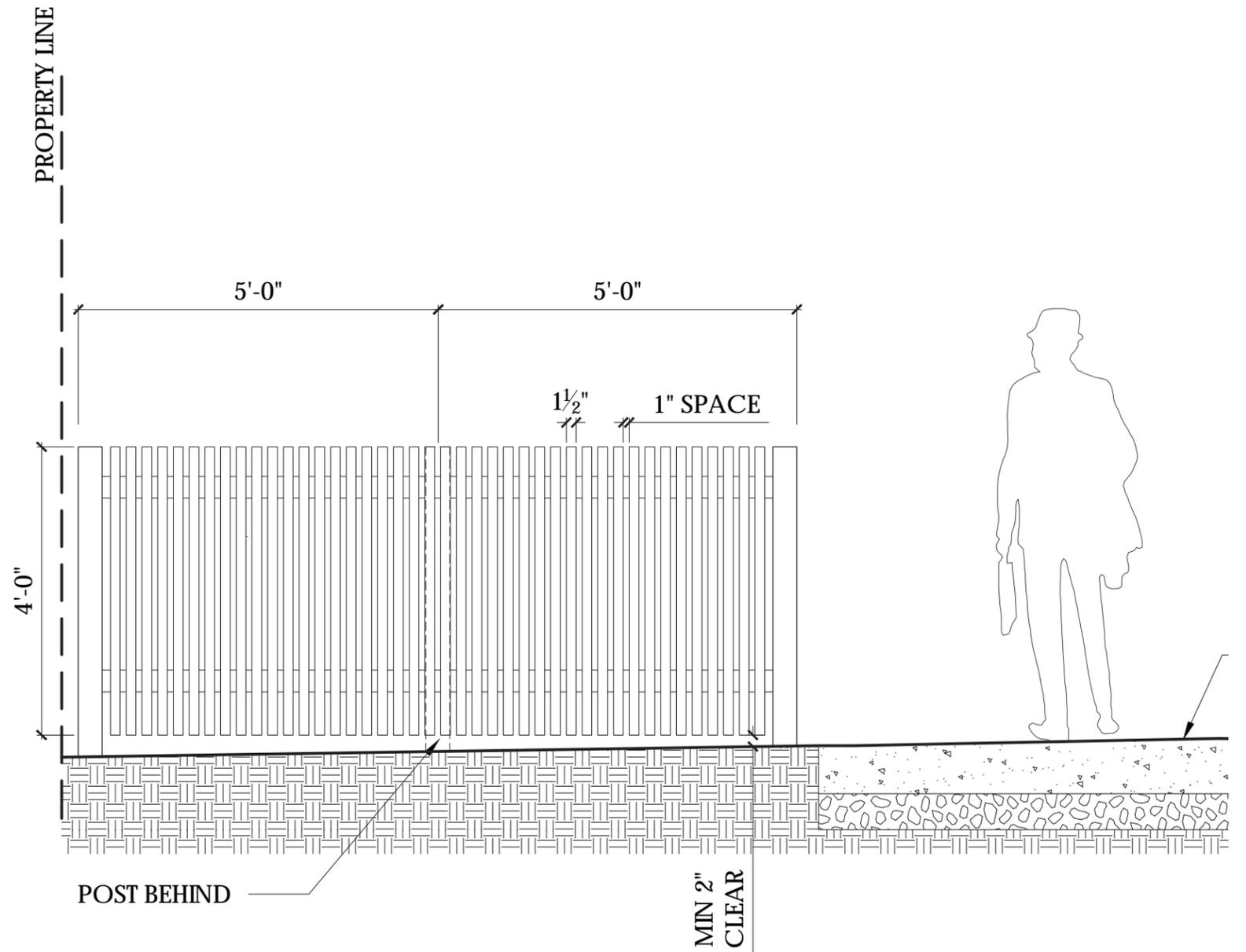


Narrow picket fence

FENCE PRECEDENT - 4' Picket Fence

Todd + Mohr Residence - 1112 Park Street

August 18, 2020



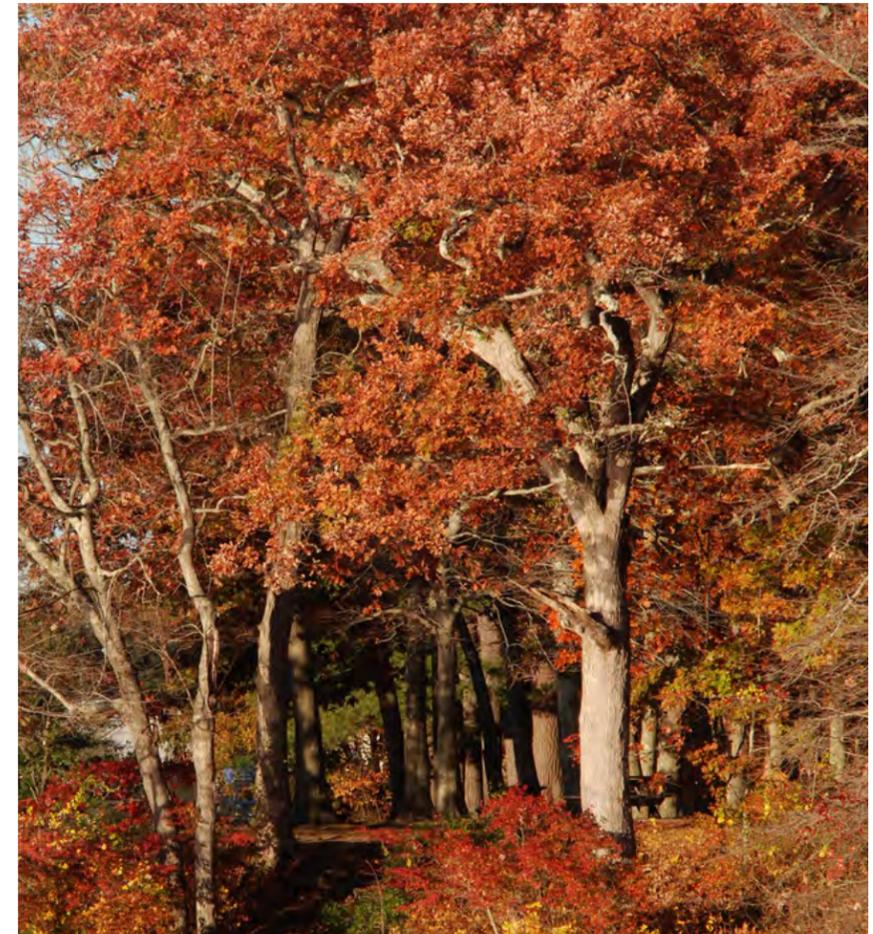
SCALE: 1/2" = 1'-0"



Hydrangea arborescens 'Haas Halo' | Haas Halo hydrangea



Pachysandra procumbens | Allegheny spurge



Quercus alba | White oak



Heuchera villosa 'Autumn Bride' | Alum root



Athyrium filix-femina | Lady fern

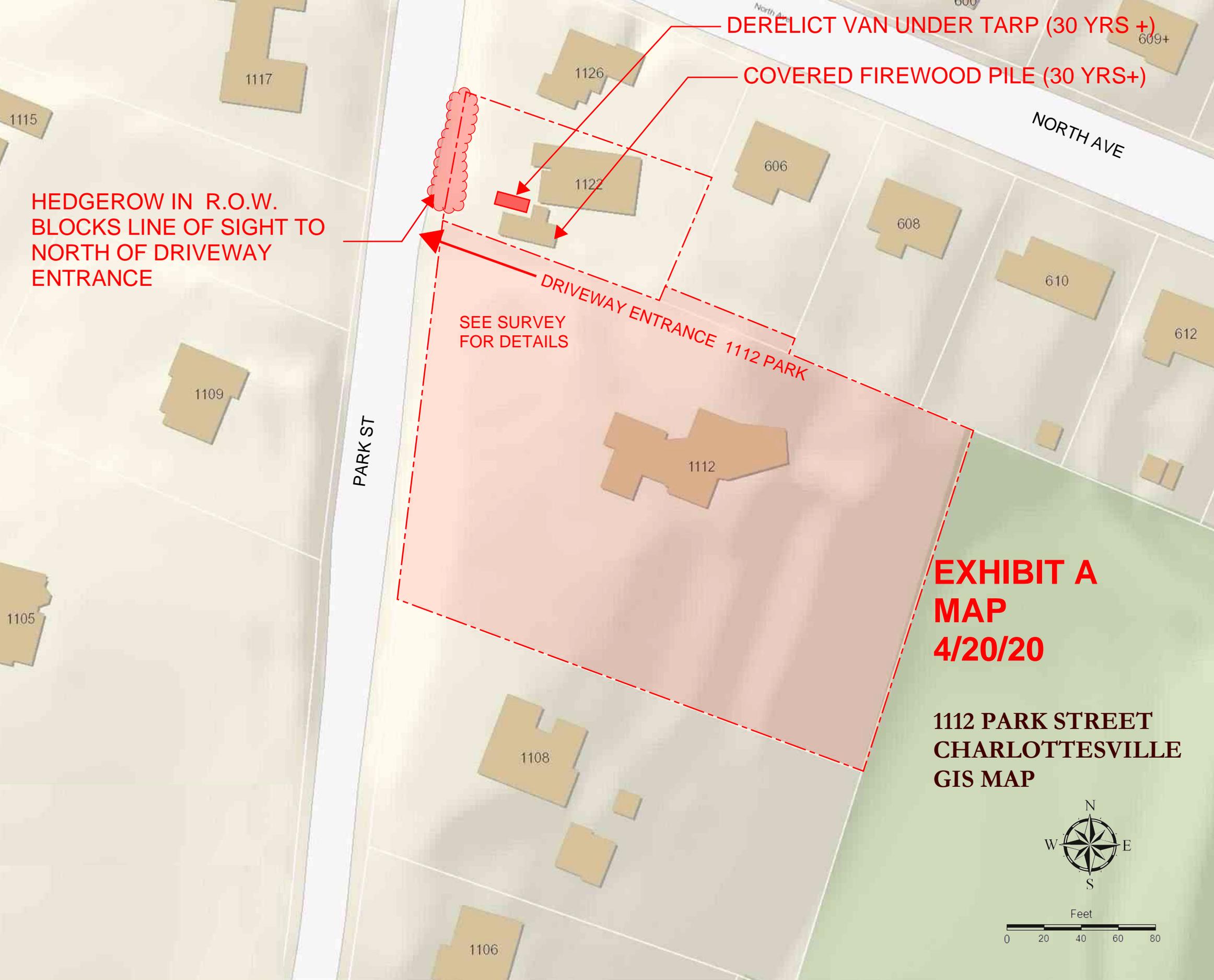


Anemone canadensis | Windflower

ENTRY DRIVE PLANTING - Habit

Todd + Mohr Residence - 1112 Park Street

August 18, 2020



DERELICT VAN UNDER TARP (30 YRS +)

COVERED FIREWOOD PILE (30 YRS+)

HEDGEROW IN R.O.W.
BLOCKS LINE OF SIGHT TO
NORTH OF DRIVEWAY
ENTRANCE

SEE SURVEY
FOR DETAILS

DRIVEWAY ENTRANCE 1112 PARK

**EXHIBIT A
MAP
4/20/20**

**1112 PARK STREET
CHARLOTTESVILLE
GIS MAP**





Hydrangea arborescens 'Haas Halo' | Haas Halo hydrangea

Heuchera villosa 'Autumn Bride' | Alum root

Athyrium filix-femina | Lady fern

ENTRY DRIVE PLANTING - Composition

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects

HEDGEROW

PARTIAL PARKING SPACE / OWNERS CAR PROJECTS INTO 1112 DRIVEWAY WHEN PARKED (NO DEEDED ACCESS ACROSS 1112 DRIVEWAY)

ACCESS TO SIDE PARKING SPACE BY PERMISSION FROM OWNERS OF 1112 PARK ST TO BE WITHDRAWN

FENCE TO BE REMOVED FROM 1112 PARK PROPERTY

EXHIBIT B SURVEY 4/20/20



TMP 47-50.1
CITY OF CHARLOTTESVILLE, VIRGINIA
INST.# 2011004255
INST.# 2008003883 PLAT

THIS TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP PARCEL 47-50 LOCATED ON PARK STREET, CHARLOTTESVILLE, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 31, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

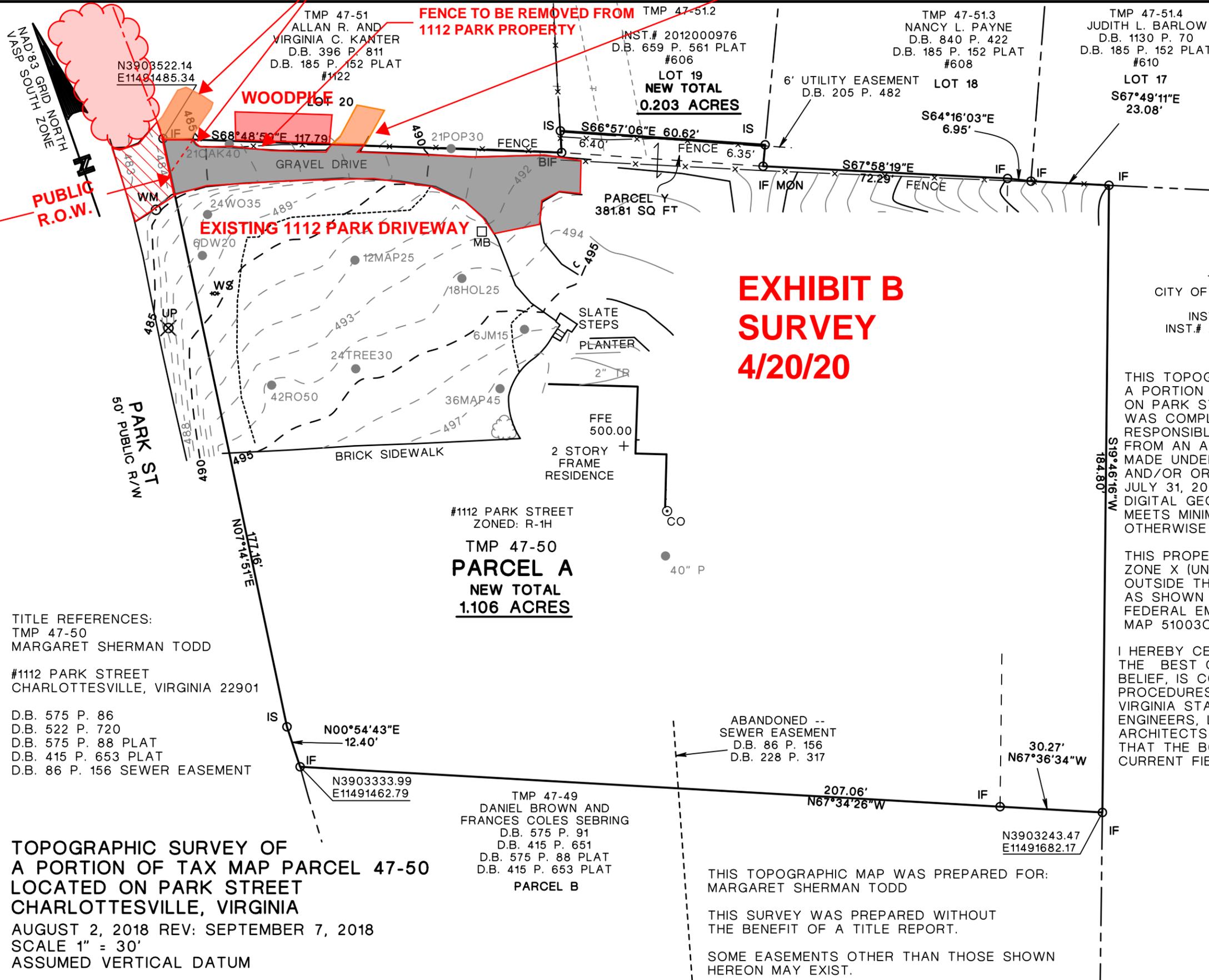
THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM COMMUNITY PANEL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 51003C0286D DATED: FEBRUARY 4, 2005

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY. (PENDING CITY APPROVAL)



Innovation. Integrity. Vision.

632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
92007401_TS_18250.PRO 92-0074-01



TITLE REFERENCES:
TMP 47-50
MARGARET SHERMAN TODD
#1112 PARK STREET
CHARLOTTESVILLE, VIRGINIA 22901
D.B. 575 P. 86
D.B. 522 P. 720
D.B. 575 P. 88 PLAT
D.B. 415 P. 653 PLAT
D.B. 86 P. 156 SEWER EASEMENT

TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP PARCEL 47-50 LOCATED ON PARK STREET CHARLOTTESVILLE, VIRGINIA
AUGUST 2, 2018 REV: SEPTEMBER 7, 2018
SCALE 1" = 30'
ASSUMED VERTICAL DATUM

THIS TOPOGRAPHIC MAP WAS PREPARED FOR: MARGARET SHERMAN TODD
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.