

Certificate of Appropriateness
BAR #HST24-0049
614 Park Street, Tax Parcel 520184100
North Downtown ADC District
Owners/Applicants: Carrie & Kevin Burke
Project: Site alterations and courtyard parking

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on January 22, 2025. The following action was taken:

Mr. Bailey moved to approve the Consent Agenda, and this was seconded by Ms. Lewis. Please note that approval of the Consent Agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the exterior alterations at 614 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request.

Motion: Mr. Bailey **Second:** Ms. Lewis **Vote:** 7-0

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=smalwch0nzfeo4l9idjm>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
January 22, 2025**



Certificate of Appropriateness Application
614 Park Street, TMP 520184100; HST24-0049
North Downtown ADC District
Owners/Applicants: Carrie & Kevin Burke
Project: Site alterations and courtyard parking



Background

Year Built: 1998
District: North Downtown ADC District
Status: Contributing

Prior BAR Reviews

n/a

Application

- Submittal: Parabola Architecture drawings 614 Park Street Upgrades, dated 12/23/2024, 13 sheets.

Request CoA for exterior landscape and site alterations, including landscape/site lighting.

From applicant's narrative:

614 Park Street residence, built in 1999, was designed by the architect/applicants to be set back from the adjacent 1880s residences - like a barn or carriage house - in order to preserve the historic character of the Park Street block. 25 years later, we are upgrading the landscape to solve for age-in-place access, increased truck delivery demands, and ecological stormwater management.

SCOPE: Relocate current parking and turnaround area from the rear of the property to a front parking/turnaround court, with crushed-stone ("Terra Rosa"), set back from Park Street, and screened by a hornbeam hedge.

BENEFITS: By moving parking to the front of the property, we are able to 1) improve at-grade access to the residence with future zero-step solution; 2) provide a better arrival sequence for visitors; 3) allow better access for delivery vehicles; 4) provide increased privacy for residents adjacent to the rear of 614 Park Street, particularly eliminating car lights

at night; 5) improve overall site stormwater management by increasing current wetland area at south portion of site, and adding rain gardens and sand/crushed stone pathways to slow and filter runoff from north neighboring property; maintain permeable gravel and subsurface sand layer for driveway and parking areas.

Discussion and Recommendation

Typically, it is preferred that parking be located to the rear of a property; however, this is an elongated parcel with the house approximately 230-feet from and approximately 12-feet below Park Street. The parking area will be additionally screened by hornbeam hedges and relocating it from the rear will facilitate expansion of the on-site drainage, consistent with design guidelines recommendation related to sustainability. Proposed site lighting meets BAR guidelines.

Staff recommends approval of the CoA.

Suggested Motions

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the exterior alterations at 614 Park Street satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane].

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

Chapter 1- Introduction

B. Sustainability

[...]

- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.

Chapter 2 – Site Design and Elements

E. Walkways and 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.

614 Park Street
Charlottesville, VA 22902
Parcel ID 520184100



CoA APPLICATION: 614 PARK STREET

614 Park Street residence was approved by the BAR July 15, 1997, with additional approvals November 17, 1998. Completed in 1999, it was designed by the architect/applicants who also oversaw construction.

In order to preserve the integrity of the adjacent historic residences, the new house was intentionally set back from Park Street. Its relationship to the historic 1880's residences is akin to a barn or carriage house, set back from the street. Achieving this concept entailed a cooperative lot line adjustment with the owner of the Duke House at 616 Park Street. Without this strategy, a large new house would have likely been built on the empty lot in line with the historic houses, in close proximity to 616 and 540 Park Street.

25 years later, we are continuing this original vision while upgrading the landscape to solve for age-in-place access, increased truck delivery demands, and enhanced ecological stormwater management. Recent disruptions from repair and maintenance work have inspired us to complete the diagram for the site discussed in 2013 with Mary Joy Scala. The current design is in alignment with that diagram.

The landscape palette will expand upon the existing local Terra Rosa crushed-stone, crape myrtle, and hornbeam-framed "outdoor room" in the rear garden. The grading of the west courtyard will direct the significant stormwater flowing downhill from 616 Park Street into sand-filtered, sheet flow patterns instead of concentrated flow.

The proposed upgrades include relocating the current rear-yard parking and turnaround area to a front garden court that functions as both an entry garden room and space for parking and vehicle maneuvering. The court is set back from Park Street in a mid-block zone of parking areas for adjacent properties. A new row of hornbeams will screen the area from Park Street.

BACKGROUND & PROPOSED UPGRADES

SCOPE

IMPROVED ACCESS: PEDESTRIAN AND VEHICULAR

- Accessible route
 - Path from car to east entry door
 - Feasible future zero-step entry solution
- Visitable entries
 - Upper front door
 - Ground floor Primary Suite
- Landscape lighting: night sky approved downlighting
- Delivery vehicle turnaround in front of residence (due to increased delivery traffic and vehicle size)

ENHANCED LANDSCAPE

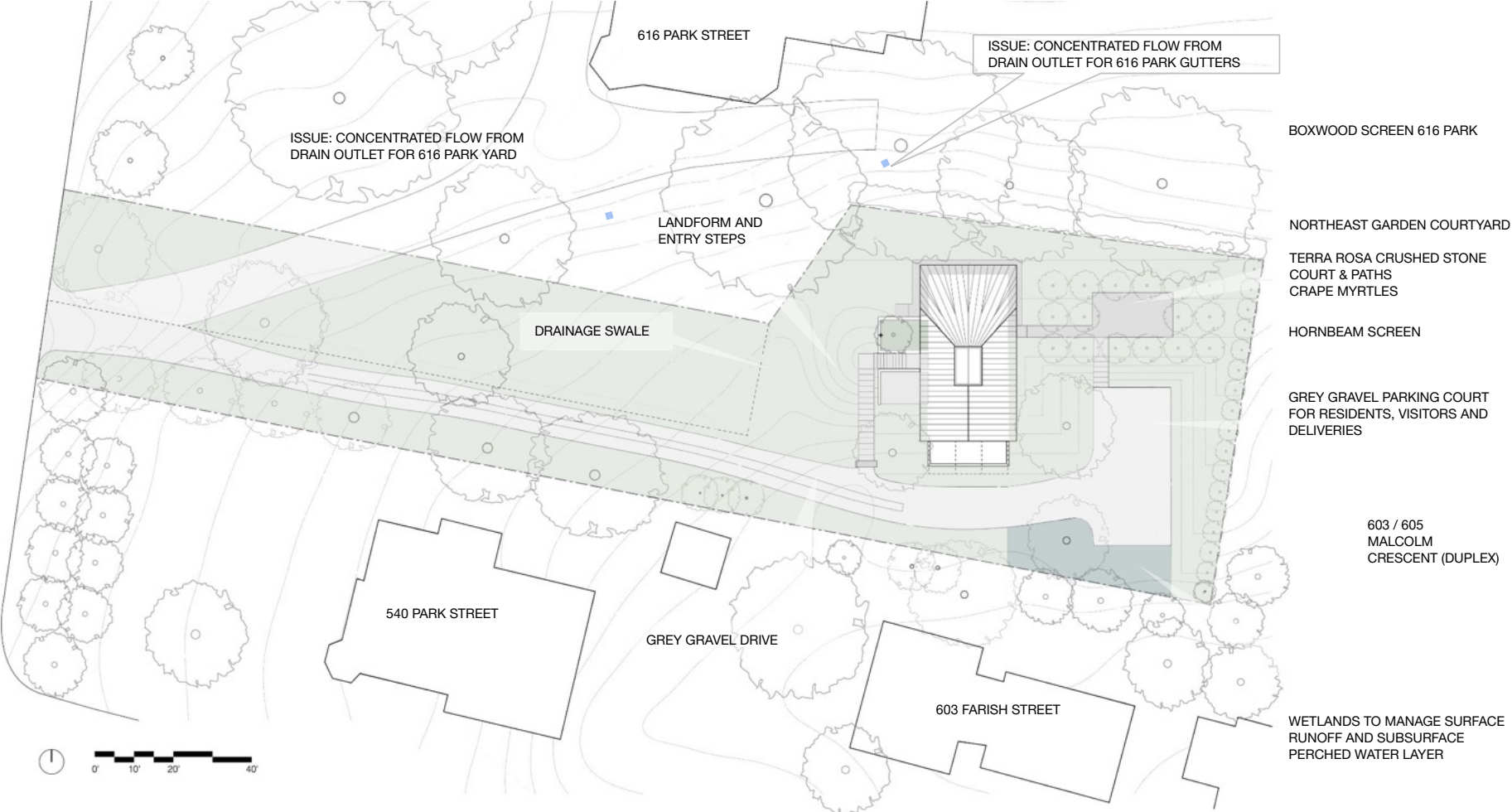
- Screen plantings enhance focus on historic neighboring homes (540 Park Street and 616 Park Street)
- Improved rear garden privacy by eliminating vehicle parking (reduced headlight glare for neighbors)
- Terra Rosa crushed stone for courts, steps and paths, upgrade from grey gravel to local

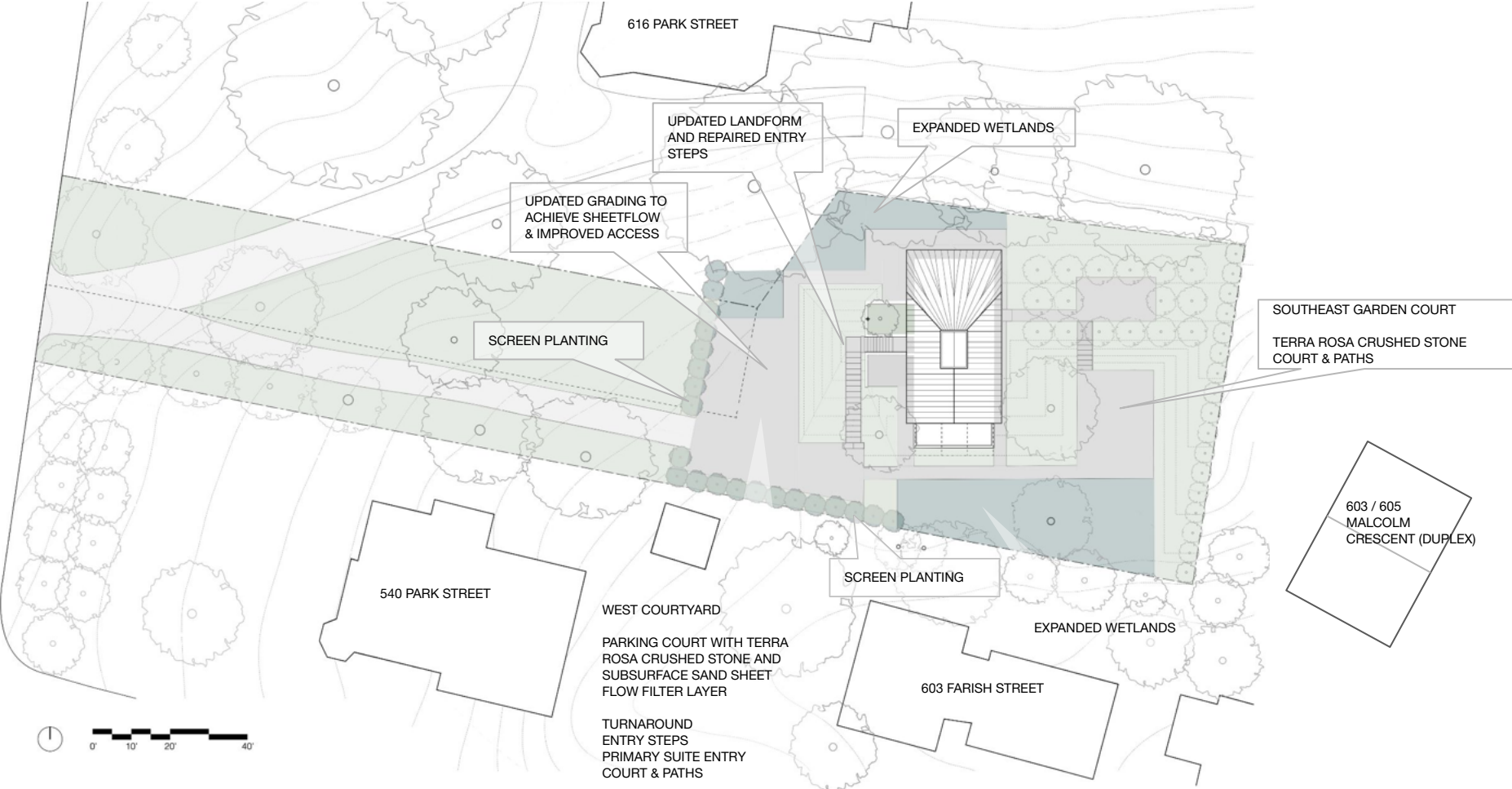
UPGRADED STORMWATER MANAGEMENT & DRAINAGE

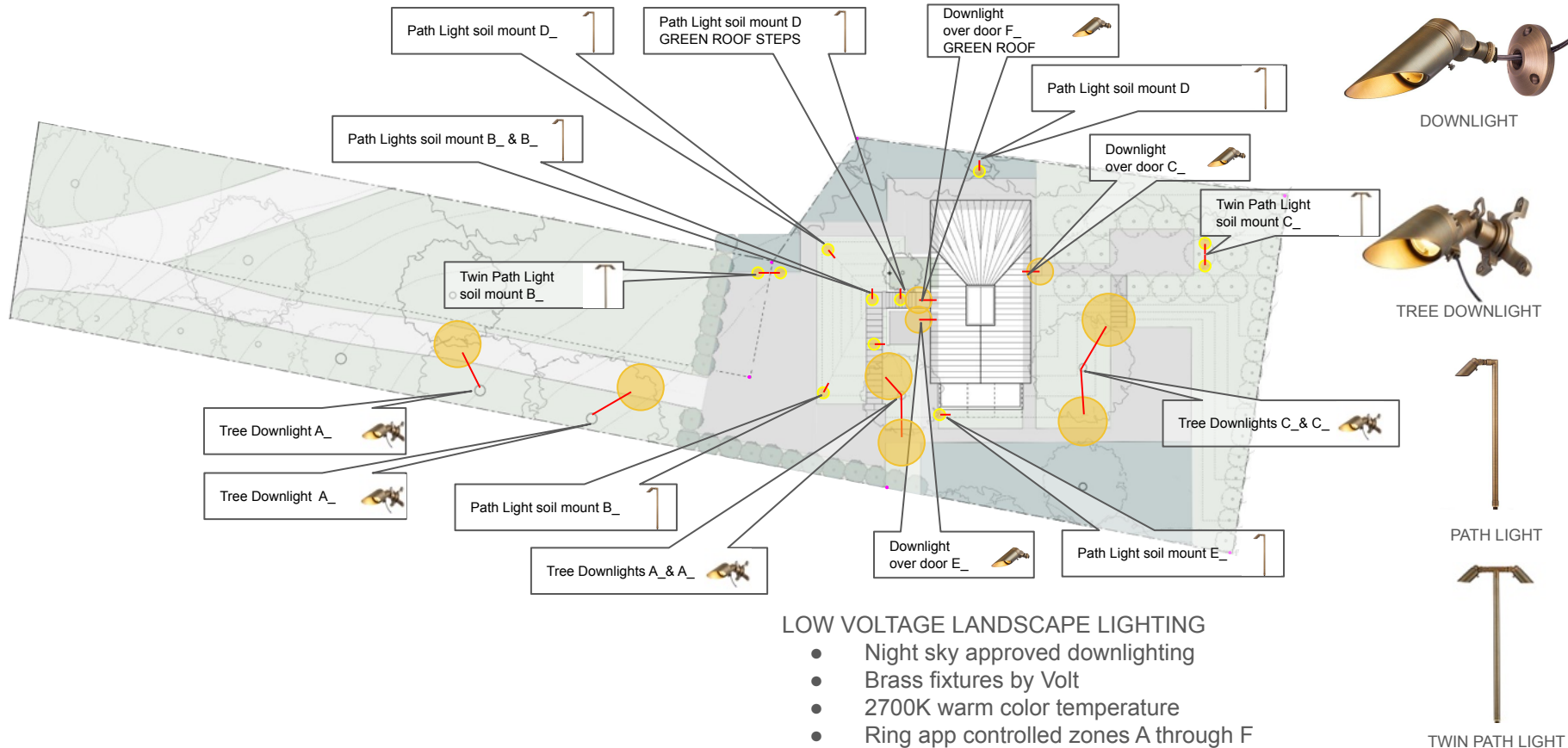
- Concentrated flow from uphill property addressed by new and expanded wetlands
- Existing subsurface perched water layer (entire block)
- Subsurface sand drainage layer below gravel slows and distributes stormwater
-

UPGRADED ELECTRIC SERVICE

- Future all-electric home
- Dominion Energy trenching for service upgrade







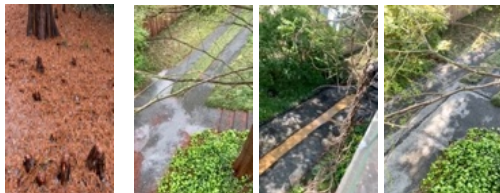
A

ISSUES: DRAINAGE

CONCENTRATED STORMWATER RUNOFF FROM NORTH
UNDERGROUND SEASONAL PERCHED WATER LAYER
ACTIVE DRAINAGE SWALES LIMIT SITE ACCESS

SOLUTIONS

EXPAND WETLANDS AND SHEETFLOW GRADING
EXPAND EFFECTIVE SAND & GRAVEL DRAINAGE SOLUTION



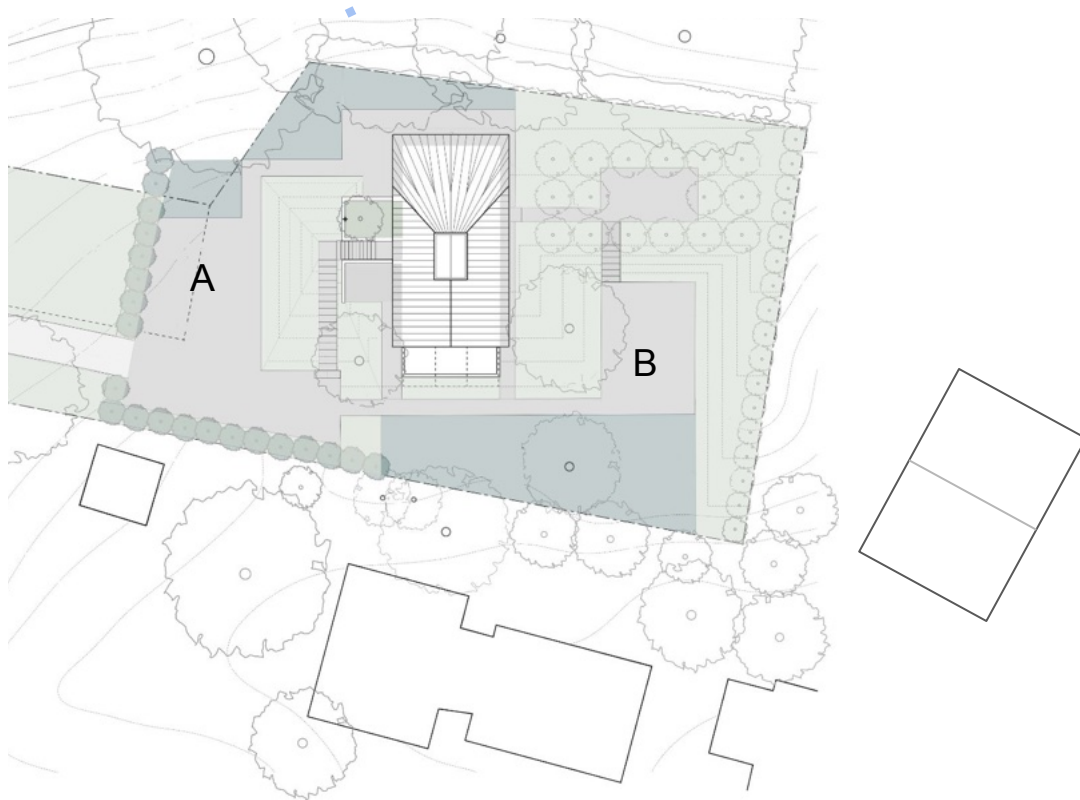
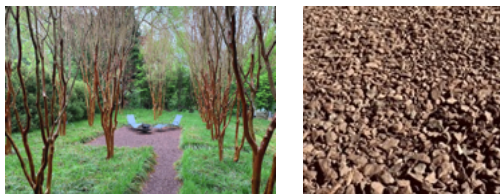
B

ISSUES: ACCESS & PRIVACY

DISTANCE FROM PARKING TO MAIN ENTRY
PRIVATE ENTRY TO GROUND FLOOR PRIMARY SUITE
REAR YARD MUTUAL PRIVACY FOR NEIGHBORS
TIGHT DELIVERY VEHICLE TURNAROUND IN REAR YARD

SOLUTIONS

MAIN ENTRY PARKING COURT AT MAIN ENTRY STEPS
PRIVATE ACCESS PATH TO PRIMARY SUITE
TERRA ROSA GARDEN ROOM INSTEAD OF VEHICLES












CoA APPLICATION: 614 PARK STREET

VICINITY: PARKING PRECEDENTS

-   EXISTING PARKING AREAS
-  614 PARK PROPOSED PARKING AREA



CoA APPLICATION: 614 PARK STREET

VICINITY: HISTORIC PARKING PRECEDENT



CARRIAGE HOUSE PARKING AREA



614 PARK PROPOSED PARKING AREA

II SITE DESIGN AND ELEMENTS

G. GARAGES, SHEDS & OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

1. Retain existing historic garages, outbuildings, and site features in their original locations.
2. If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)
3. Choose designs for new outbuildings that are compatible with the major buildings on the site.
4. Take clues and scale from older outbuildings in the area.
5. Use traditional roof slopes and traditional materials.
6. Place new outbuildings behind the dwelling.
7. If the design complements the main building however, it can be visible from primary elevations or streets.
8. The design and location of any new site features should relate to the existing character of the property.



This historic double garage with tile roof, placed at the rear of a deep city lot, retains its integrity although it has been renovated for alternate purposes since the house to which it related no longer survives.

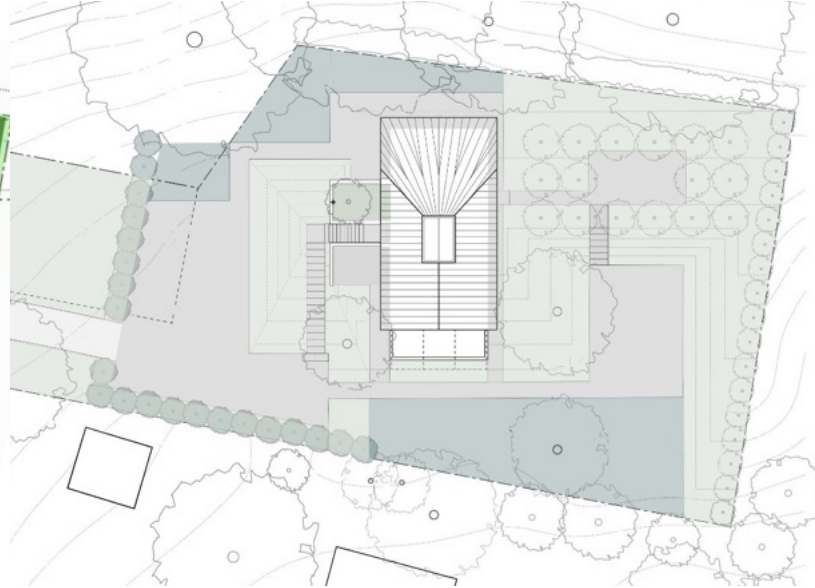


2013 CONCEPT DIAGRAM

Discussed with Mary Joy Scala, Preservation & Design Planner Diagram filed with the City 4/17/2015, no application submitted



2024 PROPOSED DESIGN



CoA APPLICATION: 614 PARK STREET

Mary Joy Scala
RE: follow up info
To: Carrie Meinberg Burke, AIA

Inbox - PARABOLA2 October 31, 2013 at 10:26 AM

Siri Found a Phone Number
Mary Joy Scala
(434) 970-3130

Update X

603 Farish Street got approval from the BAR for paint color (terra cotta) and a rear deck Oct 2011.

For single-family dwellings, parking may be located in any yard. Driveways and off-street parking areas, except in garages and carports, shall not exceed 25% of the lot area between the R/W and the building setback line. You should check the percentage.

That said, the BAR could further limit parking in front of a historic building in an ADC district. Given the siting of your home, I doubt they would have any objections to your plan for a courtyard parking area in front.

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Carrie Meinberg Burke (<mailto:carrie@parabola-architecture.com>)

Sent: Friday, October 25, 2013 1:38 PM

To: Scala, Mary Joy

Cc: Kevin Burke AIA LEED AP

Subject: follow up info

Mary Joy,

Some follow-up items.

1. Have you had a chance to confirm if the paint colors were approval for the duplex to our south?
2. Here is info about the wetlands remediation we discussed. The cattail variety studied for copper and other heavy metal remediation (also native to VA) is *Typha angustifolia*

<http://www.ncbi.nlm.nih.gov/pubmed/21972504>

3. Also the term I tried to recall for extracting metals from plants is "phytomining."

<http://www.sciencedirect.com/science/article/pii/S0375674213000228>

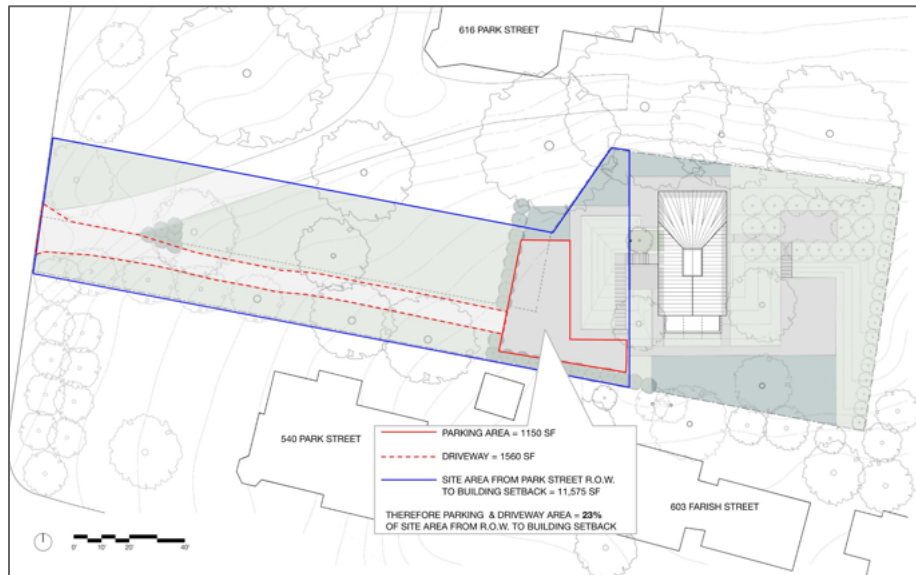
Have a great weekend!

Thanks,
Carrie and Kevin

Carrie Meinberg Burke, AIA
Principal

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PRIOR CITY REVIEW OF CONCEPT



CURRENT 2024 AREA CALCULATIONS