To: Historic Preservation Commission (HPC)

From: Anne Leslie Nygaard, AICP
Secretary to the HPC

Date: September 6, 2018

Subject: 317 Cabell Street Staff Finding

- The proposed driveway meets the Residential Design Review Guidelines regarding placement of potential driveway entrances.
- Material and layout on the lot should be specified to meet the guidelines. Brick, brown pea gravel, concrete, concrete exposed aggregate, or concrete tracks are permitted materials.
- That the driveway necessitates the removal of historic walls in either location does not meet the Residential Design Review Guidelines.

Section 35.2-13.4 (b) Staff Recommendation. Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).
<table>
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<tr>
<th><strong>Certificate of Appropriateness (COA)</strong></th>
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<td>City of Lynchburg</td>
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| **Submitted On:** | August 27th, 2018 @ 11:12am |

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<thead>
<tr>
<th><strong>Email</strong></th>
<th><a href="mailto:stephendru@gmail.com">stephendru@gmail.com</a></th>
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</table>
| **Nature of Request (check all that apply)** | Alteration  
New Construction  
Object (signs, fences, walls) |
| **Property Address (only street address required)** | 317 Cabell  
Lynchburg  
VA  
24504 |
| **Parcel ID Number** | 02324001                     |
| **Choose a District** | Daniel's Hill                 |
| **Property Owner Name** | Stephen Stafford              |
| **Property Owner Address** | 317 Cabell  
Lynchburg  
VA  
24504 |
| **Property Owner Phone** | 4348518919                   |
| **Property Owner Email** | stephendru@gmail.com         |
| **I understand that submission of this application authorizes the entry onto the property by the Historic Preservation Commission, City Staff and City Council during the normal discharge of their duties in regard to this application.** | Yes |
| **The applicant is the:** | Owner                        |
| **Petitioner Name** | Stephen Stafford             |
| **Petitioner Address** | 317 Cabell  
Lynchburg  
VA  
24504 |
| **Petitioner Phone** | 4348518919                   |
| **Petitioner Email** | stephendru@gmail.com         |
Wanting to add off-street parking to increase the value of the home, decrease the number of vehicles parked on Cabell St, and mitigate the current necessity to cross the street near the busy intersection of Cabell and D Street. There are two options.

1. D Street
   This option would require the removal of a portion of the stone wall that runs along the sidewalk. There are concerns about how busy D street is at times. The driveway would mimic the driveway at 405 Cabell, but would be much smaller in scale.

2. Hancock St
   This option would require the purchasing a portion of the two lots behind my property, which currently serve as the entrance to Daniel's Hill (02324010 & 02324009) and were part of the original property. The driveway would fit between the chain link fence at 315 Cabell and the stacked stone wall running along Hancock St. A small portion of the stacked stone would need to be removed to accommodate the driveway. This driveway would also require the removal of a portion of a stone wall that runs along the back of my property (this wall is an extension of the wall that runs along D Street). The driveway will not require the removal of any trees or substantial landscaping. This option avoids D Street traffic concerns and the need to disrupt the original elements of the D Street portion of the property. I spoke with the city regarding the purchase of the property described above, but they require HPC approval. The city has confirmed that purchasing a portion of the property is possible.

Indicate what supporting documentation is being provided: Photographs

Upload File(s)  
https://seam.ly/WlBqogNC  
https://seam.ly/re4q6V4x  
https://seam.ly/qWjYk7U5  
https://seam.ly/GH4xS6BY
| Will there be a problem completing the work within twenty-four (24) months? | No |
| If yes, please explain why work cannot be completed in twenty-four (24) months. | |
6. DRIVEWAYS AND PARKING LOTS

**POLICY:**

*Historic driveway materials of brick, concrete and gravel should be preserved and maintained. New driveway or parking lot surfaces should be of concrete and brick rather than asphalt. Parking areas should not be sited in front yards but at side or rear locations.*

**Driveways and Parking Lots:**

A. that are original such as brick or concrete, should be preserved and maintained.

B. that are new, should be located at the side or rear of the building.

C. should be of brick, brown pea gravel, concrete, concrete exposed aggregate, or concrete tracks (narrow strips). Blacktop or asphalt driveways are not traditional to Lynchburg's overlay districts and are discouraged.

D. should have their parking areas located in rear yards and be screened with hedges, shrubs, or fences where noticeable from the street.

E. should not be sited in front yards unless original to the property.

F. requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls.

G. for commercially-used houses, churches, apartment buildings, or schools should be located in rear yards if possible, but when necessary in a side yard, should be located no closer than the front wall of the structure.

H. on vacant lots between buildings should align edge screening with front facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
2. WALLS

**POLICY:**

A number of lots in Lynchburg’s overlay districts are outlined with stone or concrete walls. Typically these are low and are used to define the yard from the sidewalk. Historic (pre-1955) walls should be preserved and maintained.

Walls:

A. of stone, concrete, or rock-faced concrete block that are original to a property (or erected before 1955) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.

B. should be repaired with materials which closely approximate the original.

C. of stone, brick, or concrete may be added in front of a property if historically appropriate and consistent with the character of the district. Use of fabricated or faux stone is discouraged.
The City of Lynchburg, VA

Legend
- Addresses
- Street Labels
- Legal Lot Lines
- Vacated Right of Way
- Parcels
- Owner Unknown
- Survey Gap
- Assessed By County

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.