

## October 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 10/21/2020 12:41 PM

To: Melissa T. Colombo <mtcolombo@gmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-10-01

204 Hartmans Mill Road

Tax Parcel 260038000

Jocelyn Johnson and William Hunt, Owner

Melissa T. Colombo, Applicant

Outbuilding demolition

Dear Melissa,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project and made the following motion:

*Cheri Lewis moves: Having considered the standards set forth within the City Code, including the ADC Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the request as submitted, with the following condition:*

- *that the property be documented before and during demolition, including sketches that can be made, and that this documentation be forwarded to the city.*

*Jody Lahendro seconds. Motion passes (8-0).*

Please 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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 20, 2020**



**Certificate of Appropriateness**

BAR 20-10-01  
204 Hartman's Mill Road  
Tax Parcel 260038000  
Jocelyn Johnson and William Hunt, Owner  
Melissa Colombo, Applicant  
Outbuilding demolition

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**Background**

Year Built: Cottage: Evidence suggests the NW corner of the cottage was constructed c1900-1910, with additions through the 1920s. The east extension and rear shed component was later followed by the rear [bathroom] addition.  
House: c1873, with ongoing additions through 1920.  
District: Individually Protected Property

Known as the George T. Nimmo House, family tradition holds that the original house--believed to be the northeast corner--was built in 1870, with later additions occurring over an extended period. Nimmo acquired the property in 1873 and tax records indicate three periods of building activity--1873-1874, 1880-1885, and 1915-1920. The original house likely dates to 1873. The periods of construction coincide with Census data showing the growth of the Nimmo household. (Historic Survey attached.)

**Prior BAR Actions**

September 15, 2020 – Staff presented images of the cottage and suggested a BAR site visit in lieu of requiring an engineer's evaluation of the structure. On Tuesday, September 22, four members of the BAR, in two groups and accompanied by staff, visited the site.

**Application**

- Applicant's submittal: Moussaka Design and Photography, LLC narrative and photographs, dated September 27, 2020 (pages 1 through 8) and a plat of the parcel, dated 2007.

CoA request to demolish existing, wood-framed, single story cottage.

## **Discussion and Recommendations**

After examining the structure, it staff's opinion that the cottage is in a significantly deteriorated condition. There might be individual components (mantle, some windows, etc.) and materials (bricks, floorboards, etc.) that are salvageable for reuse elsewhere; however, rehabilitation of the cottage—in place or relocated--would require significant, if not entire, demolition, with the reconstruction incorporating a limited amount of salvageable, original material.

Staff recommends approval of the demolition CoA, with a condition that the applicant provide for the BAR archive scaled, sketch drawings of the structure—floor plan, roof plan, four elevations. (Note: The applicant has already provided a detailed photographic inventory of the cottage.)

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the request as submitted.

*...as submitted* and with the following modifications/conditions:...

*Denial:* Having considered the standards set forth within the City Code, including ADC Guidelines for Demolition, I move to find that the proposed demolition does not satisfy or the BAR's criteria and guidelines and is not compatible with this IPP, and for the following reasons the BAR denies the request 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.

### **Proposed Demolition of Existing Garage**

#### **City Code Sec. 34-278. Standards for considering demolitions.**

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  - 1) The age of the structure or property;  
Staff comment: Evidence suggests the NW corner of the cottage was constructed c1900-10, with additions through the 1920s. The east extension and rear shed component was later followed by the rear [bathroom] addition.
  - 2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;  
Staff comment: Property is not listed on the VLR or NRHP.

3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff Comment: Not applicable.

4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff Comment: Not applicable.

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty

Staff comment: Not applicable.

6) The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff Comment: The original features and elements remain, generally; however, the structure is in a state of significant deterioration.

b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff comment: Not applicable.

c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

Staff comment: In lieu of requiring a structural report, four members of the BAR and one staff person visited the site and examined the structure.

d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

Staff comment: The deteriorated condition of the cottage limits its use, whether in the current location or relocated.

e) Any applicable provisions of the city's Design Guidelines.

ADC Guidelines, Chapter VII: Demolition and Moving.

Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278

Staff comment: (See above.)

2) The public necessity of the proposed demolition.

Staff comment: There is no public necessity.

3) The public purpose or interest in land or buildings to be protected.

Staff comment: The Comprehensive Plan encourages protection of the City's historic resources, One of purposes stated in the City Code section for Historic Preservation is: To preserve and

protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of this city, the Commonwealth of Virginia, or this nation.

- 4) The existing character of the setting of the structure or area and its surroundings.

Staff comment: At the center of this 3.3 acre wooded parcel is a remnant of George T. Nimmo's late 19<sup>th</sup> century farmstead. (See the Historic Survey.) Like the cottage, the residence is the result of almost continuous expansion. Nimmo was a carpenter and builder. The documentary evidence supports the architectural evidence that periods of construction occurred as new space was needed. The site falls away Hartman's Mill Road, dropping almost 50-ft over the 700-ft distance to the rear property line, at an old farm pond. The house and cottage sit in the center of the lot, roughly 450-ft from the road and 25-ft below it. The City's 1980s notes a stable and chicken coop, which no longer exist. In the NE corner of the property is the Nimmo family cemetery, in which there are four known graves.

- 5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

Staff comment: (See comments in the Discussion and Recommendations.)

- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.

Staff comment: This property is an IPP, so demolition of the cottage would affect only the character of this parcel. Demolition of the cottage would remove one of the property's remaining historic structures; however, the impact is mitigated by the deteriorated condition of the cottage, the prominence of the house and its undeniably unique character, and the parcel's unaltered landscape.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Staff comment: Under the circumstance, staff suggests that a structural report is not necessary or warranted. (See comments in the Discussion and Recommendations.)

# LANDMARK



# SURVEY

196  
~~439~~

## IDENTIFICATION

Street Address: 106 Hartmans Mill Road  
 Map and Parcel: 26-38  
 Census Tract & Block: 4-330  
 Present Owner: Robert B. Gray & Rebecca T. Keese  
 Address: 106 Hartman's Mill Road  
 Present Use: Residence  
 Original Owner: George T. Nimmo  
 Original Use: Residence

## BASE DATA

Historic Name: Nimmo House  
 Date/Period: c. 1873  
 Style: Vernacular  
 Height to Cornice:  
 Height in Stories: 1  
 Present Zoning: R-2  
 Land Area (sq.ft.): 2.4 acres  
 Assessed Value (land + imp.): 8,000 + 18,200 = 26,200

## ARCHITECTURAL DESCRIPTION

This one-story weatherboarded house has the rambling form of a house that has grown in several stages and resembles houses a century older. The original section was two rooms with a central hall, its gable roof continuing as a shed roof over a veranda. There was a separate kitchen a few feet behind the main house, and another room and a shed-roofed end porch were soon added to it; and the two sections were connected, creating a weatherboarded hallway between, as in a dog-trot cabin. The kitchen section is two steps above the level of the rest of the house, and its ceilings are a little lower and its gable roof lower pitched. Some years later a much taller one-room addition was built onto the front of the house, with a section of the L-shaped veranda under its high gable roof. The veranda, with its two-part roof, has square posts and simple balustrade. There are three small interior chimneys and an exterior end chimney of brick laid in stretcher bond with an occasional random header. The living room has a fireplace, and the other rooms were heated by stoves. The ornate oak entrance door is decorated in the manner of late Victorian furniture and has a single pane of glass surrounded by small panes of stained glass. The windows are double sash, six-over-six, except those on the veranda, which are two-over-two. Windows and doors have plain trim. A two-room board and batten cottage in the yard was built about the same time as the house. It was completely remodeled in 1974, however, and the exterior end chimney rebuilt and all interior fabric replaced.

## HISTORICAL DESCRIPTION

George A. Sinclair purchased a 9½ acre tract from the estate of Edward J. Timberlake in 1870, but did not receive a deed until 1873. He immediately gave Jesse W. Nimmo a deed for 1.1 acres which he and his brother George T. Nimmo had apparently purchased from him previously. The brothers added another half-acre in 1882, and in 1887 divided the tract, with Jesse taking the northern half, on the road, and George taking the southern half, with a right-of-way to the road. Tax records indicate that a building was erected on the property in 1871. The 1873 deed shows a house on Jesse's portion near the road. Tax records indicate that there was a house of equal value on each brother's portion by 1887. Family tradition is that George Nimmo built his house about 1870. Nestled in a nicely landscaped hollow, it was the home of his descendants for 100 years. They owned 12 acres when they sold it in 1973. It was subdivided, and the present owners purchased the house and 2½ acres in 1976. They are now renovating it.

Deed References: ACDB 71-413, 68-308, 68-325, 82-93, 100-144; City DB 351-103, 351-108, 378-500.

## SIGNIFICANCE

This is a small, rambling vernacular farmhouse typical of many others; but, isolated in a small valley within the city, it and its environment are much better preserved than most.

## CONDITIONS

Fair

## SOURCES

City/County Records  
 Robert Gray and Rebecca Keese  
 Mrs. Forest N. Morris  
 Mrs. Herbert M. Hammer

196

Negative nos. 15673,  
15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

Town

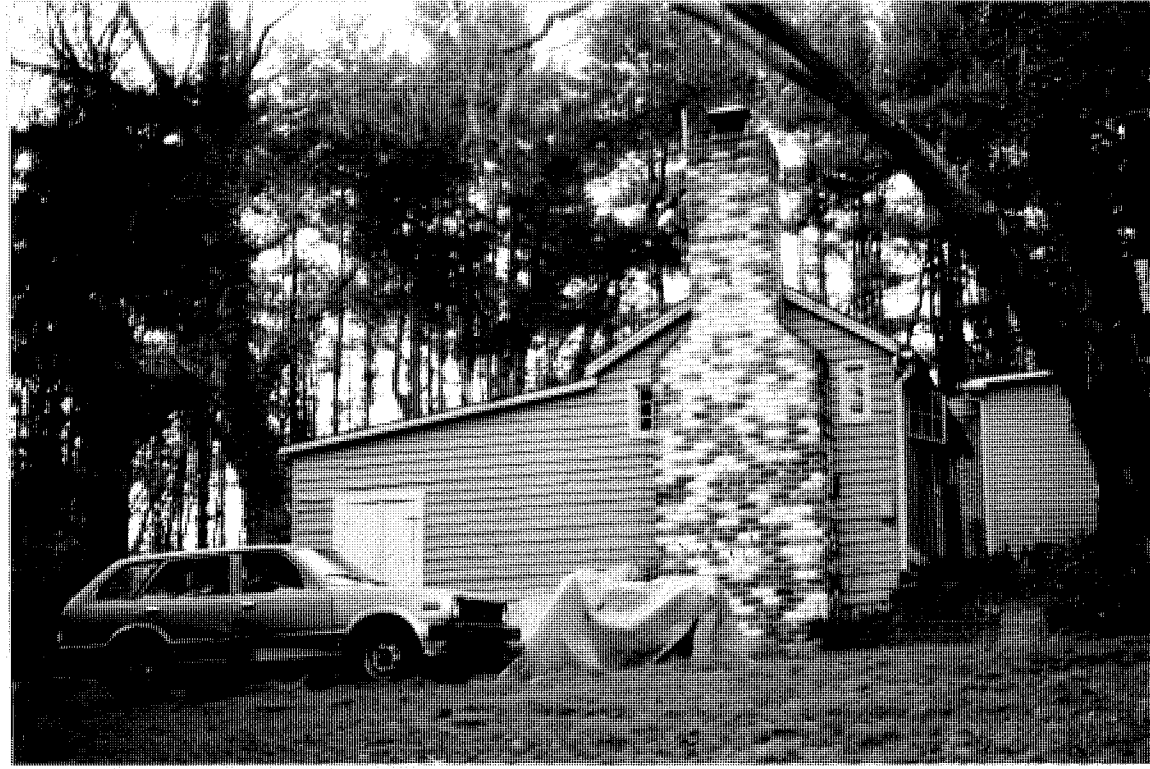
City Charlottesville  
County

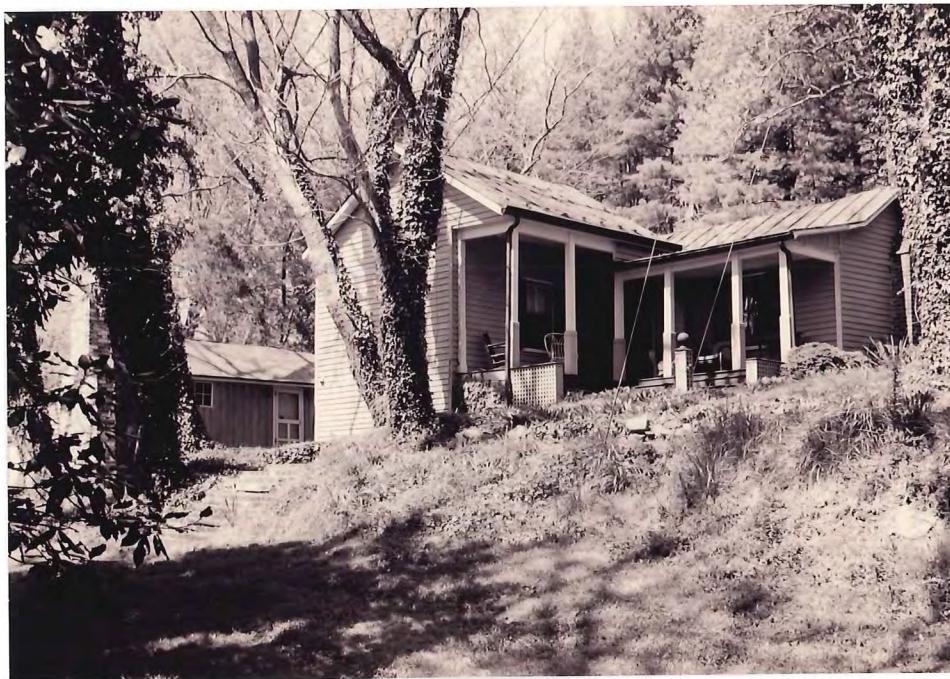
Photographer Leslie A. Gies, Dan Pezzoni

Contents 5 ~~4~~ exteriors of house

2 ~~3~~ out building views

1 landscape view





196

Negative nos. 15673,  
15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

Town \_\_\_\_\_

City Charlottesville  
County \_\_\_\_\_

Photographer Leslie A. Giles, Dan Pezzoni

Contents 4<sup>5</sup> exteriors of house

4<sup>5</sup> outbuilding views

1 landscape view



CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

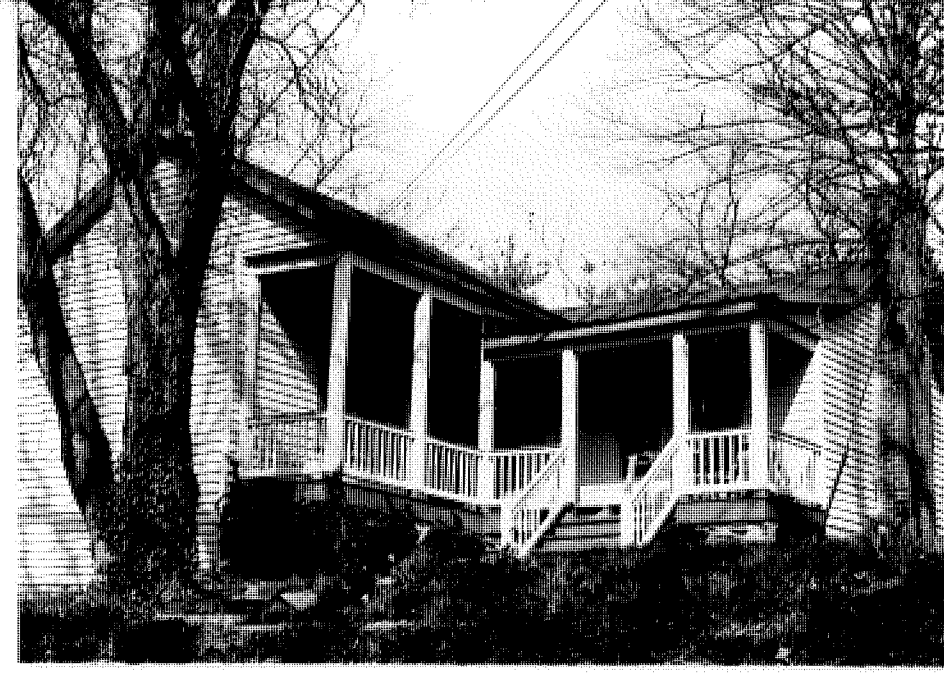
Charlottesville, Virginia 22902

# 196

NO PRINT

Mimmo House

106 Hartman's Mill Road





five (5) \*

# 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 <u>Jocelyn Johnson and William Hunt</u>	Applicant Name <u>Melissa Colombo</u>
Project Name/Description <u>Outbuilding demolition</u>	Parcel Number <u>2.60038000</u>
Project Property Address <u>204 Hartman's Mill Road</u>	

### Applicant Information

Address: 418 Bunker Hill St, Fredericksburg, VA 22401  
Email: mtcolombo@gmail.com  
Phone: (W) 540.287.3489 (C) \_\_\_\_\_

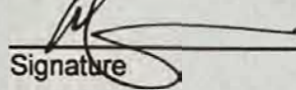
### Property Owner Information (if not applicant)

Address: 204 Hartman's Mill Road, C-ville, Va. 22902  
Email: jocelynnjohnson@gmail.com, billy@billyhunt.com  
Phone: (W) 434.825.5194(C) 434.825.7721

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

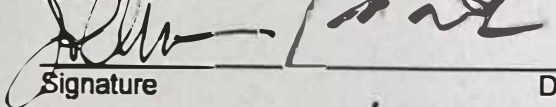
### Signature of Applicant

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

	<u>9/27/2020</u>
Signature	Date
<u>Melissa T. Colombo</u>	<u>9/27/2020</u>
Print Name	Date

### Property Owner Permission (if not applicant)

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

	<u>9/28/2020</u>
Signature	Date
<u>JOCELYN JOHNSON / BILLY HUNT</u>	<u>9/28/2020</u>
Print Name	Date

### Description of Proposed Work (attach separate narrative if necessary):

Demolition of single-story, approximately 10-ft x 10-ft outbuilding.

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

Project summary with regards to the demolition request.

### For Office Use Only

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

Revised 2016



*moussaka design & photography, LLC*  
418 Bunker Hill Street, Fredericksburg, VA 22401  
ph: 540-287-3489  
email: [mtcolombo@gmail.com](mailto:mtcolombo@gmail.com)

## BAR Certificate of Appropriateness

**Date: September 27, 2020**

**To: City of Charlottesville  
Dept of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, VA 22902  
434-970-3130**

**RE: Demolition of outbuilding  
204 Hartman's Mill Road  
Charlottesville, VA 22902**

### Property Background

Main House (Nimmo House)  
Year: c. 1873  
Zoning: R-1SH  
Acreage: 3.28

Cottage  
Year: c. 1873, remodeled completely c. 1976 and 1997

To whom it may concern:

We are requesting the approval to demolish an existing outbuilding and old growth tree at the above address. The property is an individually protected property in the City of Charlottesville.

### General Summary

The outbuilding is located directly behind the primary residential structure. The outbuilding is in poor structural condition and is uninhabitable due to mold and a previous septic backup. Per a 1997 landmark survey, it is believed this structure was completely remodeled multiple times.

The large tree adjacent to the primary structure and cottage is in poor health. Mitigation efforts over the years have not been fruitful. The tree has caused the exterior a/c condenser to be raised several feet in the last few years. The tree needs to be removed to prevent damage to the primary structure.



*moussaka design & photography, LLC*  
418 Bunker Hill Street, Fredericksburg, VA 22401  
ph: 540-287-3489  
email: [mtcolombo@gmail.com](mailto:mtcolombo@gmail.com)

The owners wish to construct an addition at the rear of the existing house at the current location of the cottage structure. This addition is in the predesign phase due to the need of board approval for removal of the existing cottage. If the board approves the removal of this structure, another application will be submitted later for this proposed addition.

Please see attached photos and survey for additional information. Feel free to contact me with any questions or concerns.

Sincerely,

Melissa T. Colombo  
Architect, AIA.



Cottage view from rear yard towards Owner's bedroom @ Main House



Cottage & tree view from driveway



Cottage view from rear of the property



Cottage rear view detail



Cottage rear view detail



Cottage rear view detail



Interior detail – bathroom floor damage



Interior detail – bathroom floor damage





Cottage front view from rear of main structure



Cottage view from driveway

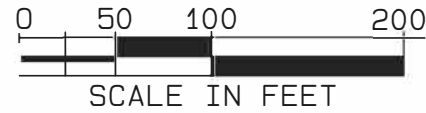


Cottage foundation detail



Cottage foundation detail

RECORD MERIDIAN  
D.B.351 Pg.110



Owners:  
William Hunt, III  
& Jocelyn Johnson

Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

This plat represents a current field run survey.

The property lines shown are according to field evidence and plats of record.

Legal Reference:  
D.B.822 Pg.434

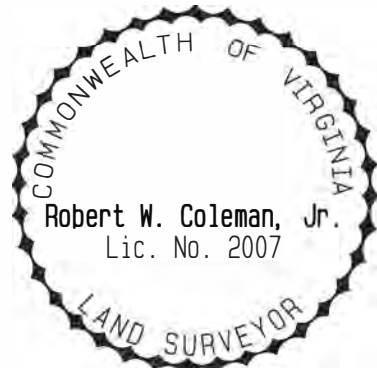
IS = Iron Set  
IF = Iron Found  
PF = Pipe Found

Adjoiner's Information:

- A) TMP 26-39.1 / Edith Thompson / D.B.599 Pg.312
- B) TMP 26-40 / David Jacques, Jr., et ux / D.B.383 Pg.628
- C) TMP 26-40.1 / Brenda D. Carter / D.B.852 Pg.352
- D) TMP 26-40.2 / Davis Slaughter, et ux / D.B.397 Pg.18
- E) TMP 26-41 / William H. Johnson, et ux / D.B.992 Pg.438
- F) TMP 26-42 / Platypus LLC / Inst.# 2017:4895
- G) TMP 26-43B / Roy's Place LLC / D.B.1022 Pg.755
- H) TMP 26-45.4 / David E. Fortna, et ux / Inst.# 2014:1344
- I) TMP 26-45.3 / Ronald B. Florence, et ux / Inst.# 2018:2294
- J) TMP 26-45.2 / John Feminella, et al / Inst.# 2017:3594
- K) TMP 26-45.1 / Barrett Worthington, et al / Inst.# 2017:4211
- L) TMP 26-46.3 / Benjamin V. Trudel, et al / Inst.# 2015:3963
- M) TMP 26-34.004 / Southern Stone, LLC / Inst.# 2018:2872
- N) TMP 26-34.003 / Southern Stone, LLC / Inst.# 2018:2872
- O) TMP 26-34.002 / Southern Stone, LLC / Inst.# 2018:2872
- P) TMP 26-34.001 / Southern Stone, LLC / Inst.# 2018:2872
- Q) TMP 26-34 / Southern Stone, LLC / Inst.# 2018:2873
- R) TMP 26-36 / Howard G. Carey, et ux / D.B.643 Pg.411
- S) TMP 26-39 / Howard G. Carey, et ux / D.B.672 Pg.726

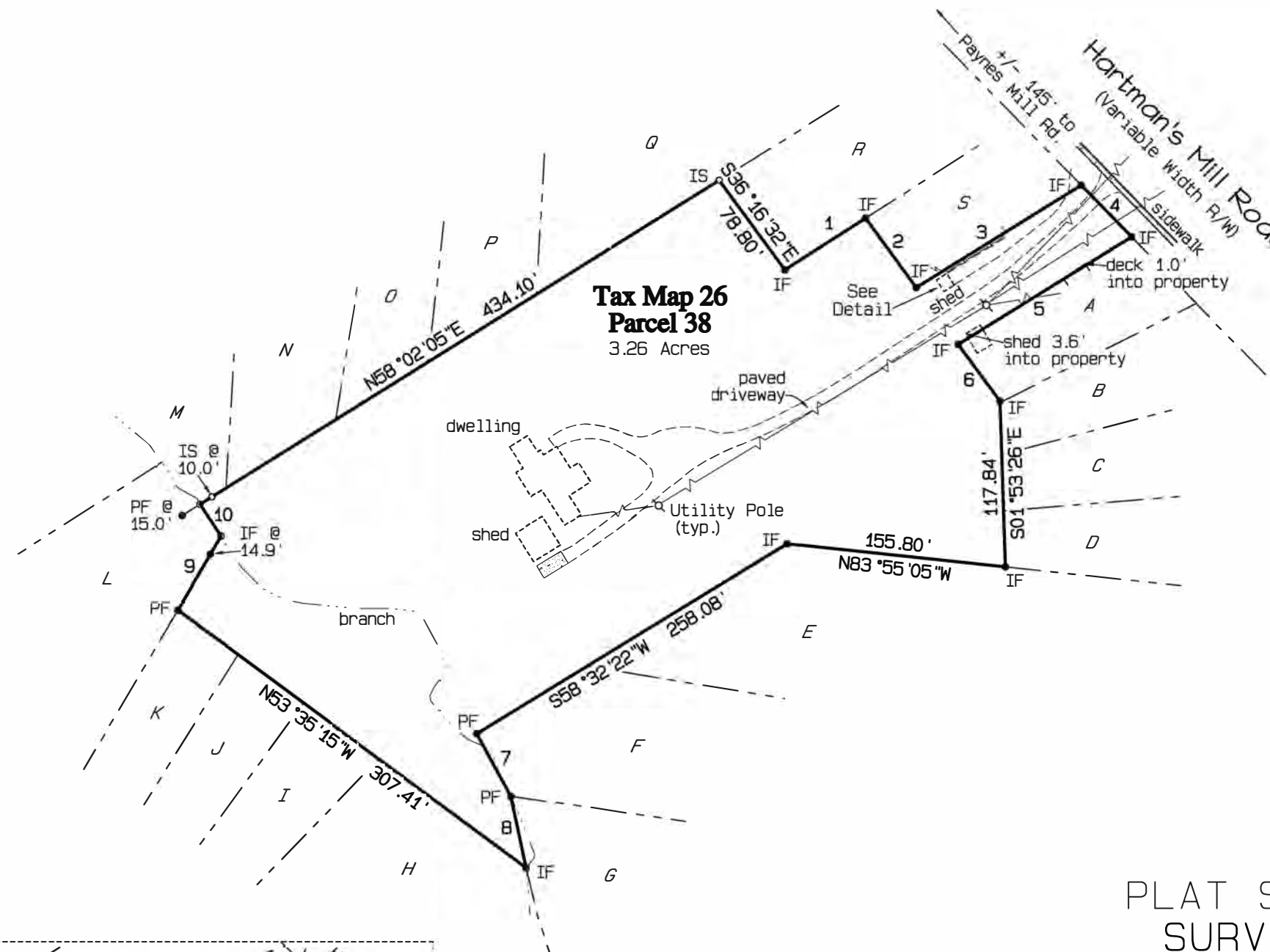
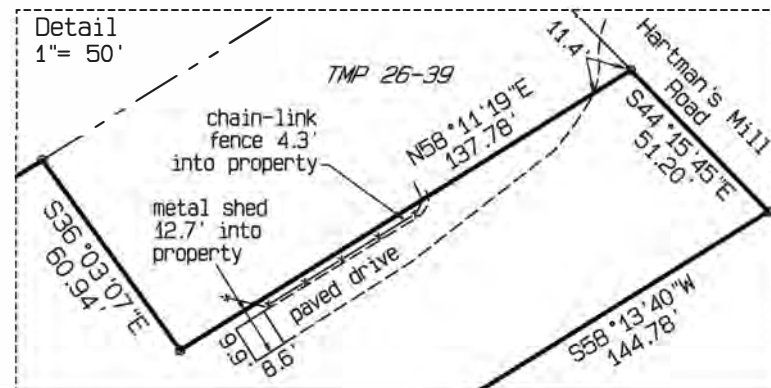
Line Courses:

- 1) N57°18'49"E 68.04'
- 2) S36°03'07"E 60.94'
- 3) N58°11'19"E 137.78'
- 4) S44°15'45"E 51.20'
- 5) S58°13'40"W 144.78'
- 6) S36°24'51"E 50.00'
- 7) S28°36'26"E 50.55'
- 8) S12°03'43"E 51.77'
- 9) N30°29'27"E 61.26'
- 10) N33°40'41"W 27.00'



RESIDENTIAL SURVEYING SERVICES

(434) 245-8744  
1710 ALLIED STREET, SUITE 20A  
CHARLOTTESVILLE, VIRGINIA 22903



PLAT SHOWING  
SURVEY OF  
**T.M.P. 26 - 38**  
LOT 2, PARCELS 37, 45B  
AND NIMMO  
ADDRESSED AS  
204 HARTMAN'S MILL ROAD  
CHARLOTTESVILLE, VIRGINIA  
OCTOBER 22, 2018 1"= 100'