

**From:** [Murphy, Mollie](#)  
**To:** [bridget@alloyworkshop.com](mailto:bridget@alloyworkshop.com)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** 204 Hartmans Mill Road, TMP 260038000  
**Date:** Thursday, November 17, 2022 3:28:00 PM  
**Attachments:** [image001.png](#)

---

*Preliminary Discussion*

204 Hartmans Mill Road, TMP 260038000  
Individually Protected Property  
Owner: Jocelyn Johnson and William Hunt  
Applicant: Bridget Ridenour / Alloy Workshop  
Project: Addition and exterior alterations

Ms. Ridenour:

The BAR discussed the referenced project on November 15, 2022 and no action was taken.

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

<https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i>

If you have any questions, please contact me at [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov).

Sincerely,  
Mollie



**Mollie Murphy** (*she/her*)  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
City of Charlottesville  
(434) 970-3515 | [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>



### Certificate of Appropriateness

*Preliminary Discussion* (No action to be taken)

204 Hartmans Mill Road, TMP 260038000

Individually Protected Property

Owner: Jocelyn Johnson and William Hunt

Applicant: Dan Zimmerman / Alloy Workshop

Project: Addition and exterior alterations

---



### Background

Year Built: House: c1873, with ongoing additions through 1920.

District: Individually Protected Property

*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 and Census data attached.)

### Prior BAR Actions

September 15, 2020 – BAR discussed proposed demolition of the cottage. In lieu of requiring an engineer’s evaluation, on September 22 four members of the BAR visited the site.

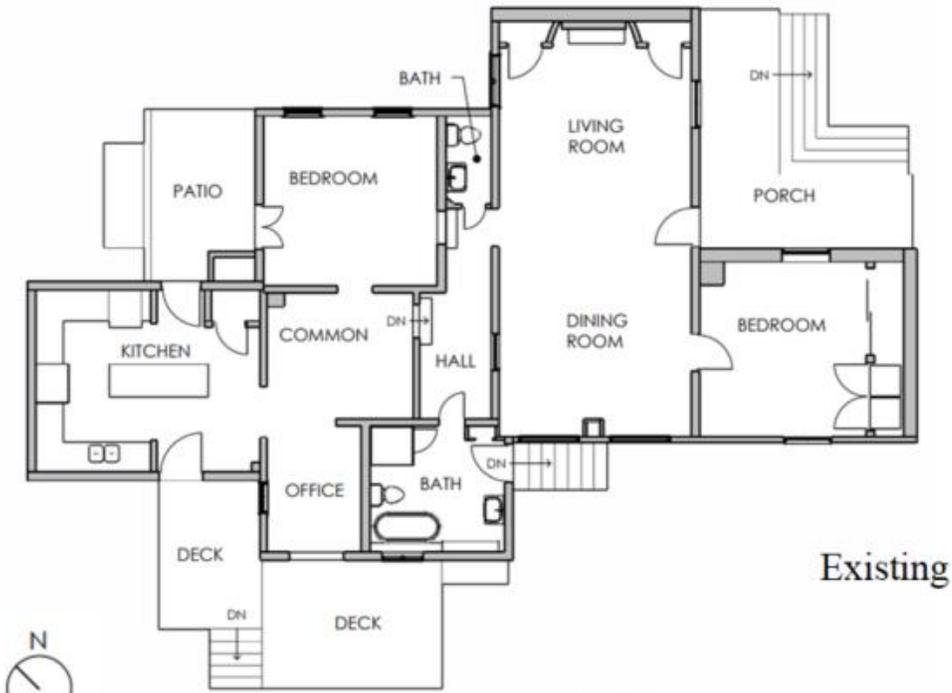
October 20, 2020 – BAR approved CoA for demolition of the cottage. (As a condition of approval, the applicant provided staff with photos and documentation.)

[http://weblink.charlottesville.org/public/0/edoc/798350/2020-10\\_204%20Hartmans%20Mill%20Road\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/798350/2020-10_204%20Hartmans%20Mill%20Road_BAR.pdf)

### Application

- Applicant’s submittal: Alloy Workshop drawings *Johnson Hunt Renovations*, dated November 8, 2022: Sheets A0.0, A1.1, A1.2, and A1.3.

Preliminary discussion. No action to be taken. Proposed alterations to the single-story, framed house include two additions (enclosing a patio and deck), construction of two fireplaces, new windows and doors (in some locations), a screened porch, and an extension of the rear deck.



Existing



Proposed

**Discussion and Recommendations**

Regarding the proposed addition: During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria. [Note: The ADC District guidelines are applied to IPP projects.]

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter IV—*Rehabilitation*.

As a checklist for the preliminary discussion, the criteria for Additions in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

### **Suggested Motions**

No action will be taken.

### **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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

Link: [Chapter 2 Site Design and Elements](#)

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- 4) Replication of Style
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

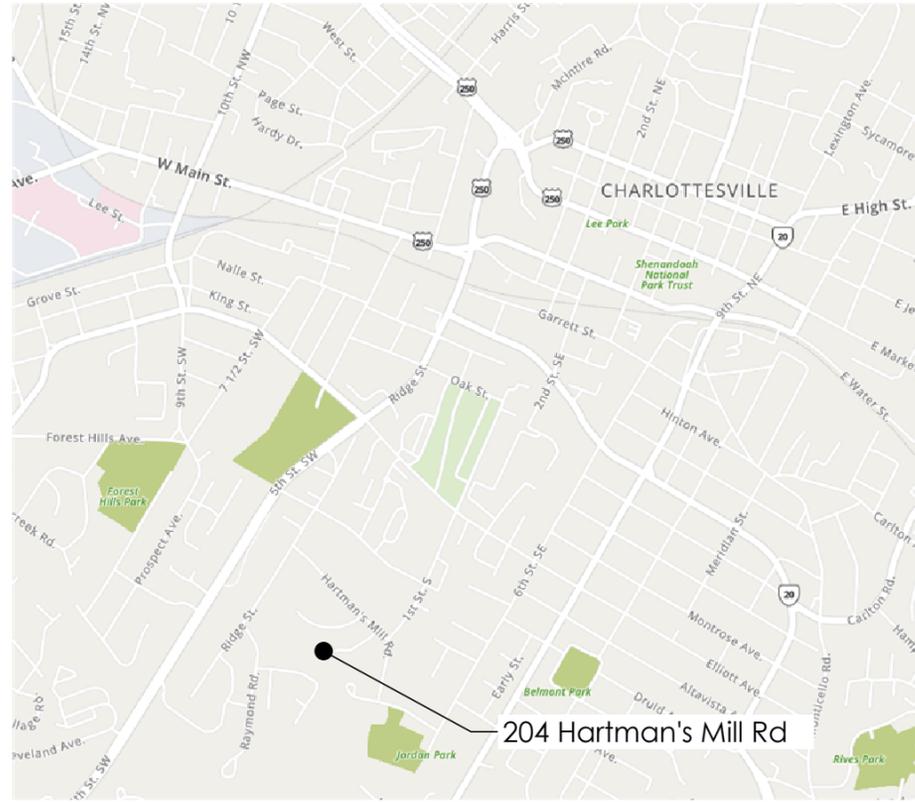
#### Chapter 4 – *Rehabilitation*

Link: [Chapter 4 Rehabilitation](#)

#### D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.

- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
- a. They should be a simple design where lock rails and stiles are similar in placement and size.
  - b. Avoid using aluminum colored storm doors.
  - c. If the existing storm door is aluminum, consider painting it to match the existing door.
  - d. Use a zinc chromate primer before painting to ensure adhesion.



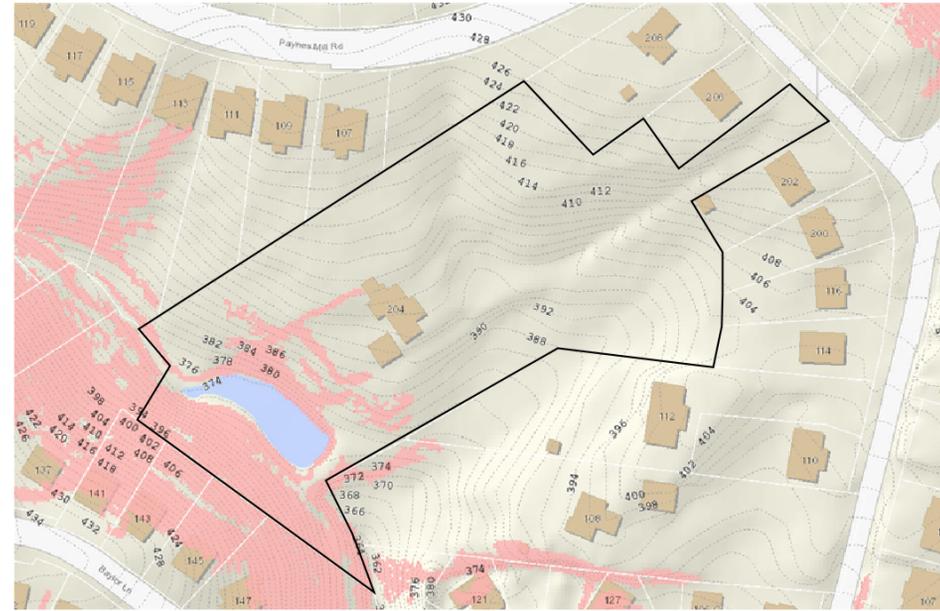
1 Vicinity Map  
Not to Scale



2 View  
Not to Scale

PROJECT INFORMATION	
Parcel ID:	260038000
Zoning:	R-1SH
County:	Charlottesville City
Year Built:	1825
Neighborhood:	Ridge Street
Construction Type:	V
Existing SF:	1625
Proposed Addition SF:	
Proposed Renovated SF:	
Front Setback:	25*
Rear Setback:	25'
Side Setback:	5'

SHEET INDEX	
A0.0 -	Cover Page
A1.1 -	Site Plan
A1.2 -	Existing First Floor Plan
A1.3 -	Proposed First Floor Plan



3 GIS  
Not to Scale