

**From:** Scala, Mary Joy  
**Sent:** Monday, March 21, 2016 12:36 PM  
**To:** keith scott (keith@rosneyarchitects.com); elainealpern@yahoo.com  
**Subject:** BAR Action – March 15, 2016 - 1105 Park Street

March 21, 2016

Nicholas Cafferillo & Elaine Alpern  
1383 Tattersall Ct.  
Keswick, VA 22947

**RE: Certificate of Appropriateness Application**

BAR 16-02-06  
1105 Park Street  
Tax Parcel 470007000  
Nicholas Cafferillo & Elaine Alpern, Owners/ Keith Scott, Applicant  
Demolition of rear additions; new wrap around porch and rear additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

**Keesecker moved to find that the proposed new addition, new garage/gym building, and general site layout work satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted (with amended plans and perspectives dated 3/14/2016) with a landscape plan and roof specifications to be submitted at a later date. Schwarz amended the motion, that the landscape plan, details and specifics related to the pools and terraces to be submitted at a later date, but the proposed driveway is OK. Mohr seconded. Motion passes (6-0-1, with Balut abstained)**

This certificate of appropriateness shall expire in 18 months (September 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner  
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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 15,, 2016**



**Certificate of Appropriateness Application**

BAR 16-02-06

1105 Park Street

Tax Parcel 470007000

Nicholas Cafferillo & Elaine Alpern, Owners/ Keith Scott, Applicant

Demolition of rear additions; new wrap around porch and rear additions

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**Background**

1105 Park Street is an Individually Protected Property. It was listed on the Virginia Landmarks Register in 1981, and on the National Register of Historic Places in 1984. The building is a Victorian house once nicknamed "Hard Bargain". Original owner, John D Watson, purchased the land on the west side of the road to Cochran's Mill from Thomas Preston in 1876. This marked the northern limit of 19<sup>th</sup> century suburban development along Park Street. A small building (perhaps the present day cottage) was erected in 1876 and the main house was built in 1878. According to tax records the rear two-storey wing was added in the late 1890s. The two-storey home sits above an English basement. It is three bays wide with a projecting end pavilion with a one-storey bay window. The original tin roof has been replaced with shingles.

**February 17, 2016 – The BAR approved (7-1 with Earnst opposed) demolition of the additions as submitted.**

**The BAR approved (8-0) the new addition, and the new roof on the existing house and cottage (with specifications to be submitted); and the following must come back to the BAR:**

- **The new garage/gym;**
- **Alternatives to the driveway and parking area configuration, and additional development of landscape plan;**
- **One major modification the BAR wants to see is the porch developed as the original single deck with balusters off the south elevation, and don't connect the porches around, develop it as a new porch on the back of house.**

**Application**

**Garage:** Elevation drawings, floor plans and a perspective drawing have been submitted for the proposed freestanding 3-bay garage/gym in the rear yard. Its material palette will be the same as for the other buildings: painted wood clapboard siding, standing seam metal roof, and painted brick foundation. New half-round gutters will be installed on the addition and outbuildings.

**Porch:** Instead of a wraparound porch connecting to the front porch, the south side open porch will be reconstructed using the original newels and sawn balusters stored in the basement. There will be a large wraparound porch in the rear, attached to the new addition.

**Site:** The site design has been altered to eliminate the guest parking in front of the house. A final landscape plan prepared by a landscape architect will be submitted at a later date.

**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.*

**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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

**Pertinent Design Review Guidelines for New Construction and Additions:**

*P. Additions*

*The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:*

*(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.*

**Pertinent Design Review Guidelines for Rehabilitation**

*D. Entrances, Porches and Doors*

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.*

- 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.*
- 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.*

**Discussion and Recommendations**

The BAR previously approved the addition, except the wraparound porch connecting to the front porch, which has been revised. Staff has requested a perspective of the north side of the addition.

The BAR previously asked the applicant for the new standing seam roof specifications, which could come back to the BAR when the final landscape plan is submitted.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitations, I move to find that the proposed new addition, new garage/gym building, and general site layout site work satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with a landscape plan and roof specifications to be submitted at a later date.

{ ROSNEY CO }  
ARCHITECTS

RECEIVED  
MAR 08 2016  
NEIGHBORHOOD DEVELOPMENT SERVICES

**Hard Bargain Renovation and Addition**

**Re-Submittal 3/8/2016**

1105 Park Street, Charlottesville, Virginia 22901

Owners: Nicholas Cafferillo and Elaine Alpern

Architects: Rosney Co. Architects, Keith Scott & Julie Dixon

**Scope of Work – Wrap Around Porch:**

Through the design process the clients have determined that they do not want to wrap the porch around the front (South East) corner of the house. Instead, they would like to restore the original box newel and sawn balusters that were original to the house. The original newels and balusters are stored in the basement of the house so we will re-use if possible and reconstruct where necessary.

The current revised design has additional porch space added to the addition around the dining room. This makes for more functional porch space and allows the original front portion of the house to remain unaltered by new construction.

**Scope of Work - Garage:**

A new 3 bay garage will be constructed behind the house off the North West corner. Its material palette will be the same as the other buildings. Drawings are included illustrating the garage design.

**Scope of Work - Site:**

New vehicular circulation will be built with owner parking at the back of the house. The guest parking in front of the house has been eliminated and the driveway routed to minimally impact existing trees. A historic photo was found that supports the supposition that site circulation originally passed through the front yard past the front door and around to the back of the house.

The new driveway material will be "chip and seal" with owners parking area to be asphalt paving. The owners want to investigate the possibility of moving the entrance onto the property off Park Street to the North about 30 feet. The current entrance has poor site lines while entering and exiting the property. A pool is to be installed to the West of the cottage.

The clients are interviewing Landscape Architects and the final landscape plan will be submitted at a later date.

**Material Palette:**

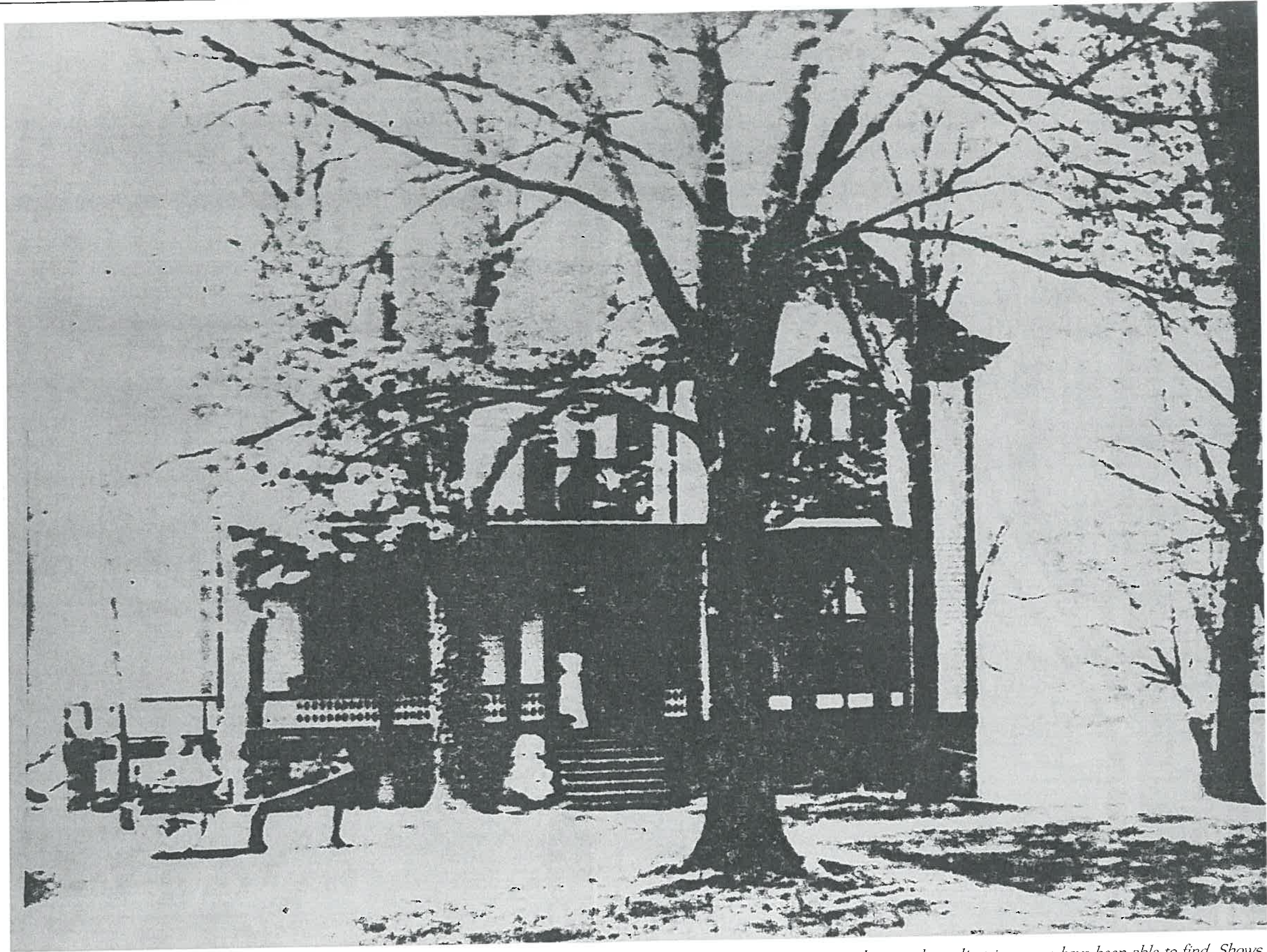
The addition and the garage will be constructed of the same material palette as the front with the exception that a new standing seam metal roof (either copper or a matte black pre-painted metal) will be installed over the existing house as well as the new construction. The siding will be painted wood clapboard and the foundation will be a painted brick. While the built in gutters will be repaired on the original house new half round gutters will be installed on the addition and outbuildings.

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Charlottesville, VA 22902  
434.242-9678

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MAR 08 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



*Historic photograph- earliest image we have been able to find. Shows horse and buggy in front of the house giving credence to the supposition that site circulation originally went through the front yard to the barn dependencies in the back.*

{ ROSNEY CO. }

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Hard Bargain

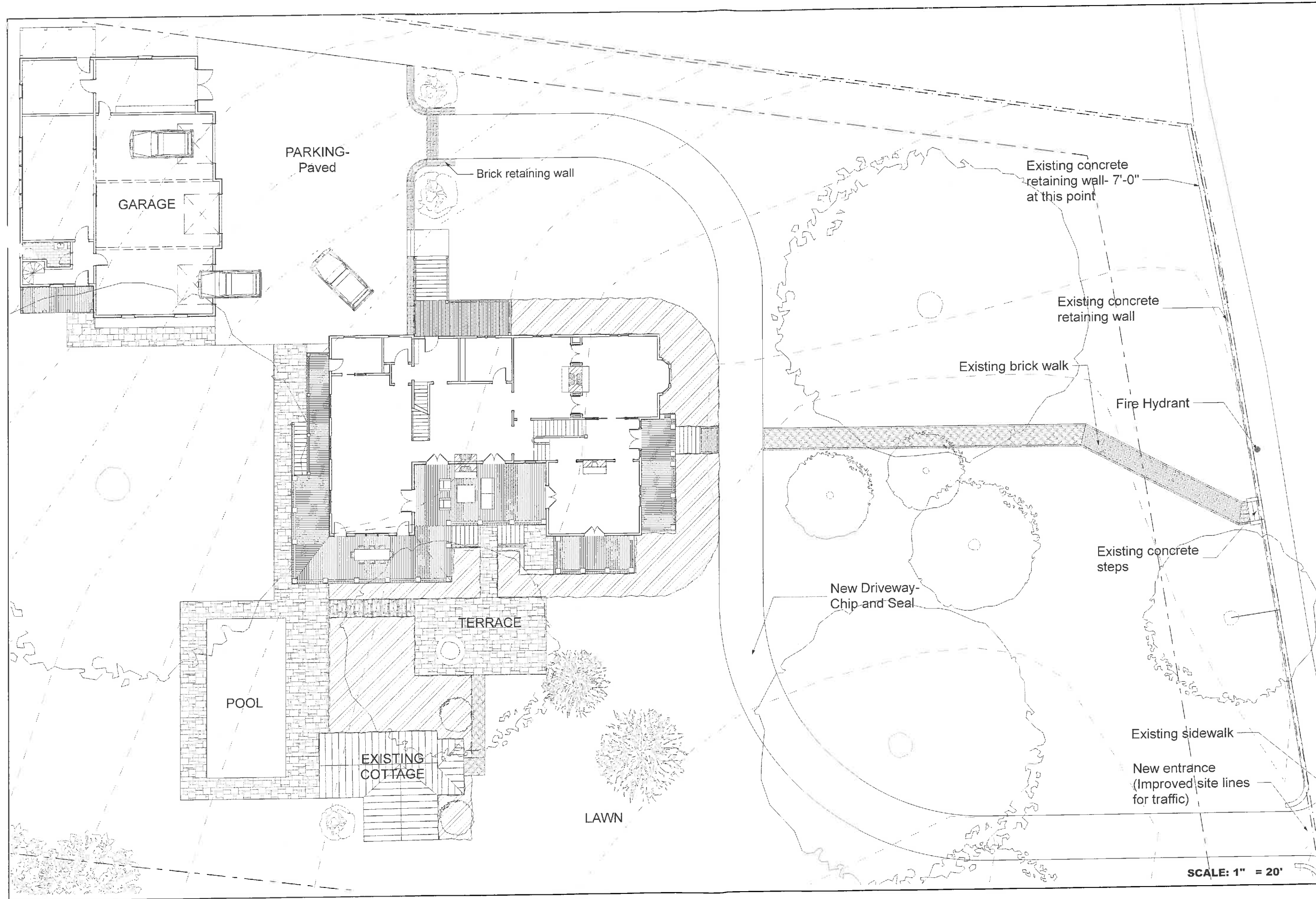
1105 Park Street  
Charlottesville, Virginia 22901

Historic  
Photo

3/8/2016

P1.4

2:32 PM 3/8/2016



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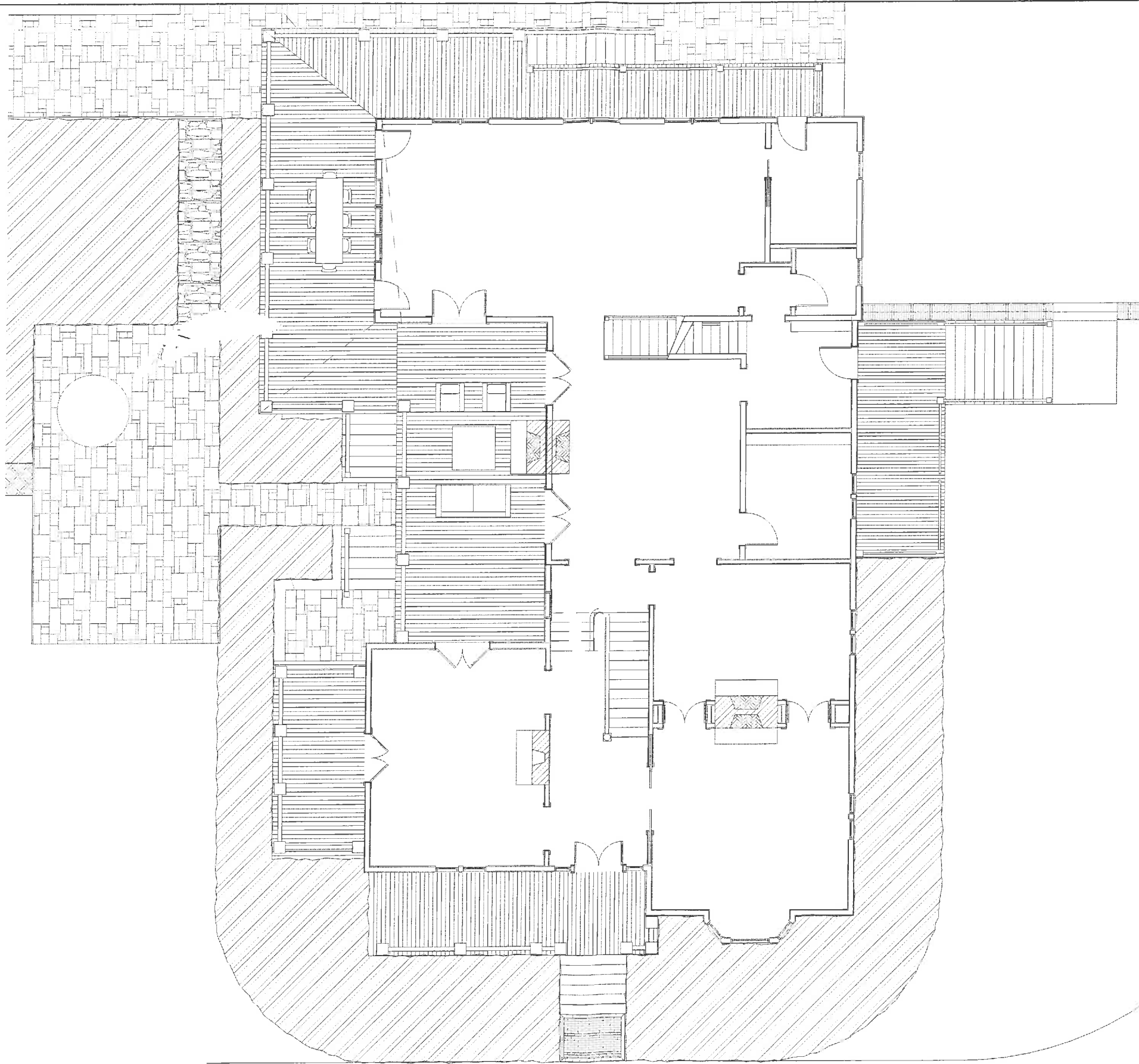
Hard Bargain  
 1105 Park Street  
 Charlottesville, Virginia 22901

Site Plan  
 3/8/2016

**A1.0**  
 2:43 PM, 3/8/2016

SCALE: 1" = 20'





FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

1

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Hard Bargain

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First Floor  
Plan

3/8/2016

A1.3

3:16 PM:3/8/2016



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Hard Bargain

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Perspective  
3/8/2016

**A9.3**

2:58 PM:3/8/2016



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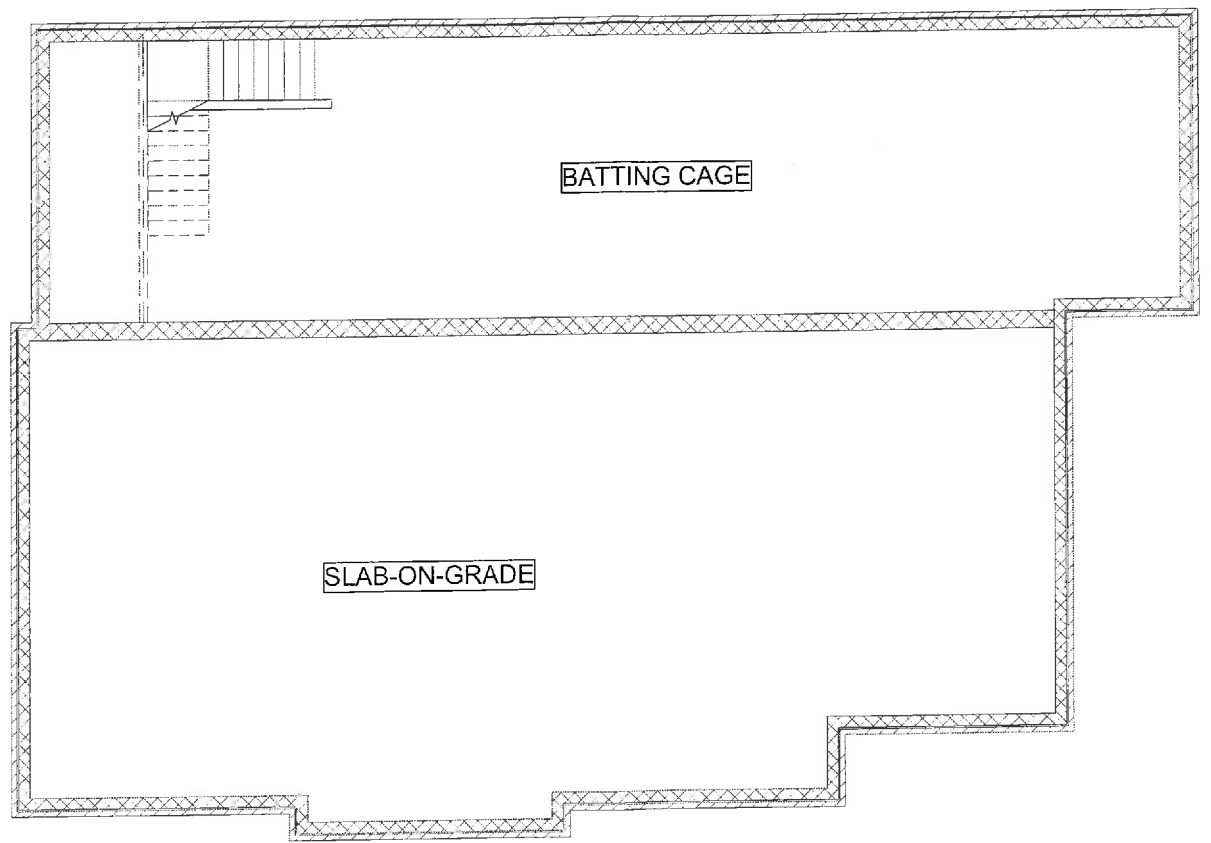
Hard Bargain

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Charlottesville, Virginia 22901

Perspective  
3/8/2016

**A9.4**

2:59 PM:3/8/2016



**GARAGE LOWER LEVEL**  
SCALE: 3/32" = 1'-0"

1

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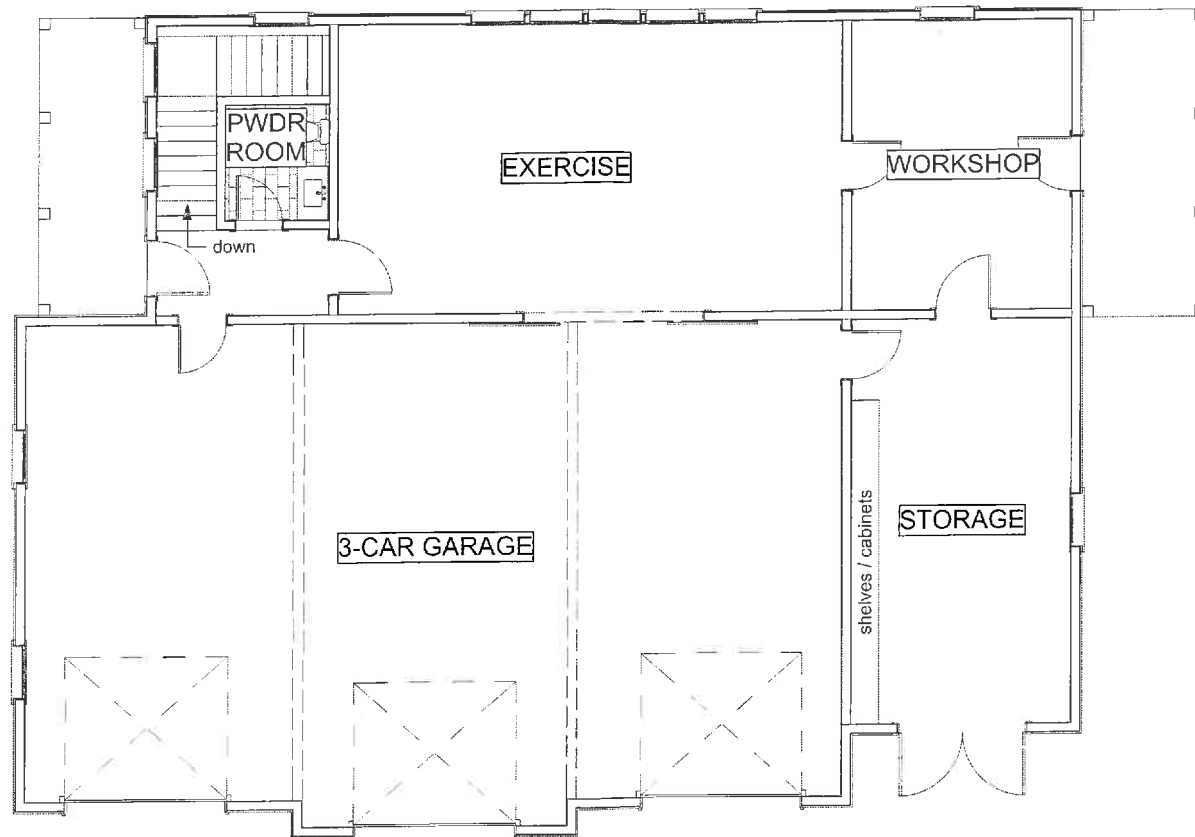
Hard Bargain

1105 Park Street  
Charlotteville, Virginia 22901

Garage Plan  
Lower  
3/8/2016

**A1.6**

2:39 PM:3/8/2016



**GARAGE MAIN LEVEL**  
**SCALE: 3/32" = 1'-0"**

1

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Hard Bargain

1105 Park Street  
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Garage Plan  
 Main

3/8/2016

**A1.7**

2:39 PM 3/8/2016



**GARAGE EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

1

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Hard Bargain  
1105 Park Street  
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Garage  
Elevations  
3/8/2016

**A2.4**

2:51 PM:3/8/2016



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Hard Bargain

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Perspective

3/8/2016

**A9.5**

3:00 PM:3/8/2016



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Hard Bargain

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Perspective  
3/14/2016

**A9.11**

1:55 PM:3/14/2016





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Perspective  
3/10/2016

**A9.3**



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Perspective  
3/10/2016

**A9.4**

10:59 PM:3/10/2016



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Perspective

3/10/2016

**A9.6**

11:03 PM.3/10/2016



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Perspective

3/10/2016

**A9.9**

11:10 PM:3/10/2016



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Hard Bargain

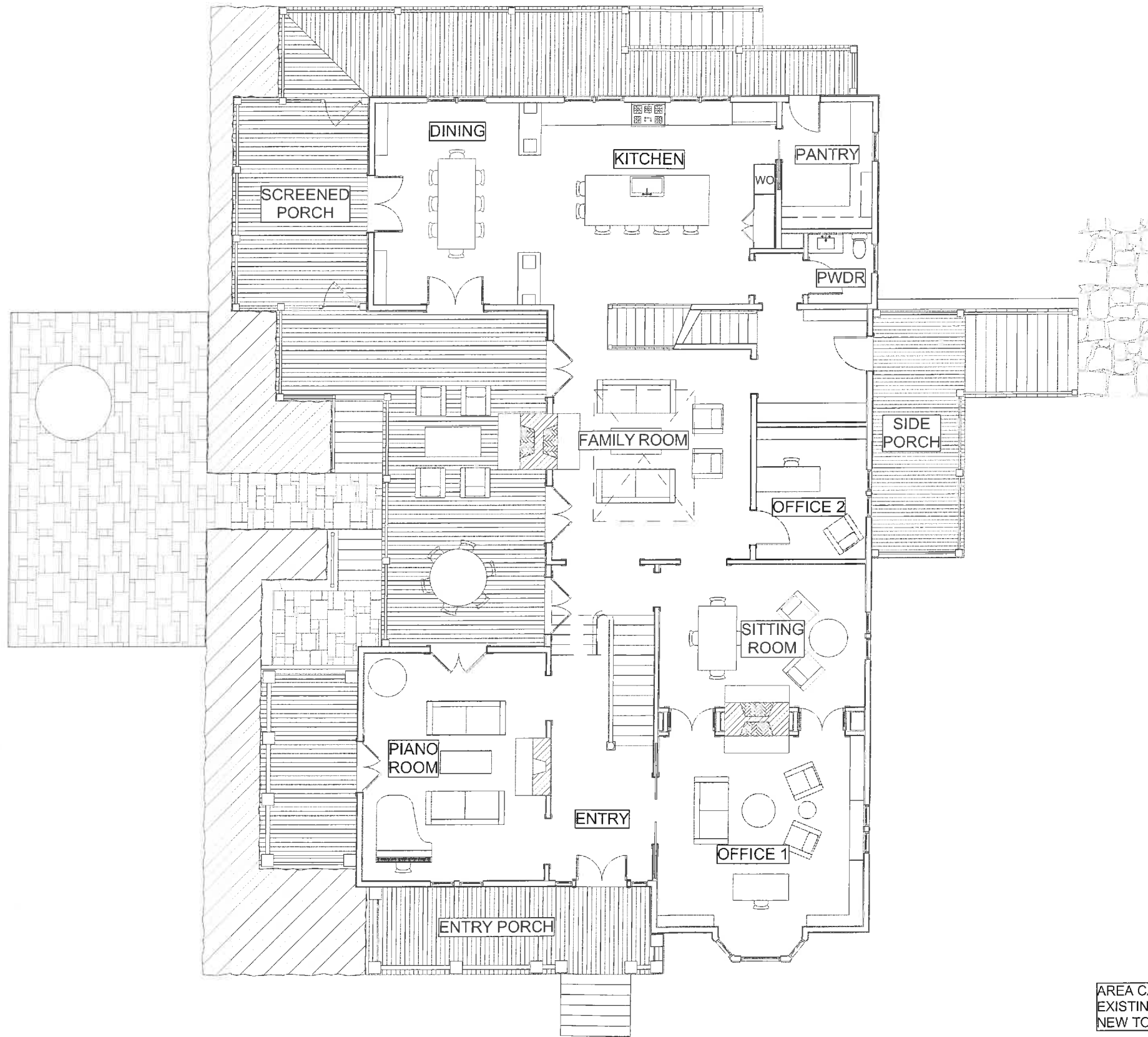
1105 Park Street  
Charlottesville, Virginia 22901

Perspective

3/10/2016

**A9.10**

11:11 PM 3/10/2016



AREA CALCULATIONS  
 EXISTING TOTAL = 5,963 SQFT  
 NEW TOTAL = 9,467 SQFT

**FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

1

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Hard Bargain

1105 Park Street  
 Charlottesville, Virginia 22901

First Floor  
 Plan

3/10/2016

**A1.3**



CHIMNEYS:  
PAINTED BRICK

ROOF:  
STANDING SEAM METAL

SHUTTERS:  
PAINTED WOOD

SIDING:  
PAINTED WOOD CLAPBOARD

FOUNDATION:  
PAINTED BRICK

**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

1

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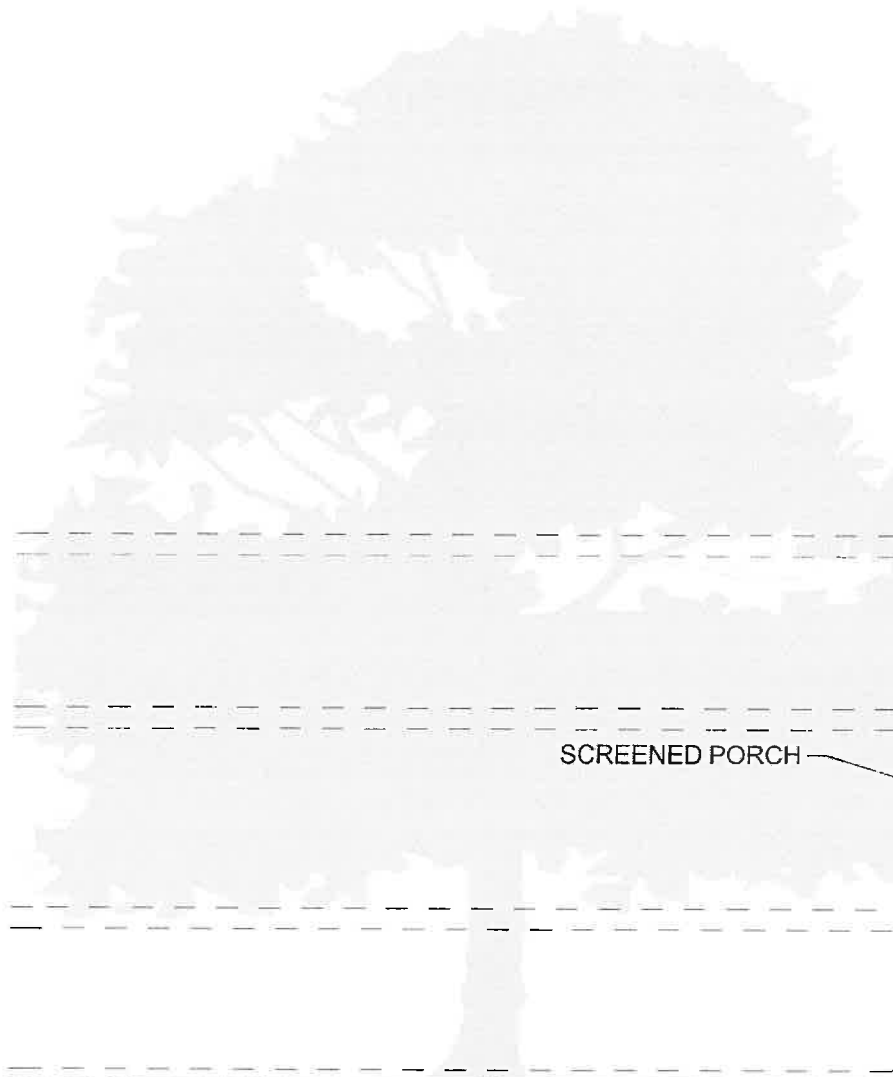
Hard Bargain

1105 Park Street  
Charlottesville, Virginia 22901

East  
Elevation  
3/10/2016

**A2.0**

2:25 PM:3/10/2016



SCREENED PORCH



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

1

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Hard Bargain

1105 Park Street  
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South  
Elevation

3/10/2016

**A2.3**

2:25 PM.3/10/2016