

From: Scala, Mary Joy
Sent: Tuesday, October 04, 2016 12:12 PM
To: Julia Ledger (julia@dinsmorehouse.com)
Subject: BAR Actions -1211 West Main Street- September 20, 2016

October 4, 2016

Ryan Hubbard
1211 West Main Street
Charlottesville VA, 22903

RE: Certificate of Appropriateness Application

BAR 16-06-04
1211 West Main Street (Dinsmore House Inn)
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Removal and Replacement of Side Porch, Streetscape and Yard Renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2016. The following action was taken:

Miller moved to find the proposed new addition, landscaping, and site changes satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District and that the BAR approves the application as submitted with the following details to come back: the awning to extend across the front to the edges to the recess, the panel on the front, a resolution for the ramp and required railing, look at the materials and size of the awning on the back (complete with a section drawing), a painted balcony floor for the original building (instead of stained or natural), the return of the hedge in front of the addition in front of the wrought iron fence, the material of the dormer window, the consideration of zinc to making that read as a fin wall on the West Main Street elevation, and a site visit to see the brick. Mohr seconded, and the motion passed (9-0).

This certificate of appropriateness shall expire in 18 months (March 20, 2018), 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.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 20, 2016**



Certificate of Appropriateness Application

BAR 16-06-04

1211 West Main Street (Dinsmore House Inn)

Tax Parcel 100059000

1817 House LLC, Owner/Ryan Hubbard, Applicant

Removal and Replacement of Side Porch, Streetscape and Yard Renovations

Background

This property, currently used as the Dinsmore House Inn, is an excellent example of the Federal style popular in the early years of the 19th century. It is very nicely detailed, and much of the original fabric remains. It is said to have been constructed of brick left over from the University. It was the home of the publisher of Charlottesville's first newspaper.

It is a handsome four bay brick structure and is an outstanding example of residences built in Charlottesville in the 1820's by James Dinsmore. A triple pile side hall plan, it retains much of its original fabric in and out. While the first floor woodwork was refreshed in the later part of the 19th century, the second floor retains two very good Federal mantels, the chair rail delicately carved with an interlocking circle motif, and raised panel doors, some with Carpenter locks. The stair case is also original and typical of those built in town before 1850. On the exterior the six-over-six light windows are detailed with a simple Jeffersonian architrave and wooden lintels with end blocks. The Federal style entrance door with its fanlight and delicate sidelights is particularly fine. The thermal window in the western garret is a handsome detail. The eastern gable treatment is unusual and a little puzzling because the typical curtain wall is placed between two (apparently) false chimneys while the western wall with the operative chimneys has a stepped gable. The entrance portico and side porch were added by the Livers family after 1913.

June 21, 2016 - The BAR held a preliminary discussion. In general, the BAR did not want to see the existing porch removed; they suggested considering ways to accommodate the business plan at the rear, or to find a creative way to push out the porch to gain additional space, but still distinguish new work from old. They did not think the octagonal porch was compatible with a federal style building.

August 16, 2016 - Sarafin moved and Mohr seconded a motion to approve the demolition of the side porch. The BAR requests that the applicant photograph and draw the porch before demolition, which documentation is to reside with Preservation Piedmont. Approved 7-0.

Schwarz moved and Knott seconded a motion to approve in concept, the massing and scale of the proposed new addition, and landscaping and site changes, as submitted, with further details to come back to the BAR. Approved 7-0.

The BAR further clarified that their approval was not a COA.

Some August BAR comments were:

Balconies:

Rail material? Make railing light.

Pull back rear balcony from original structure.

Show front and rear balconies pulling in.
How rear terrace and railing tie together.
Details of both railings.

Top structure:

Make it read more as a fin.

South (front) façade:

Too busy.

Need window specs. BAR prefers dark muntins.

East wall:

Mixed feelings about indentation and double-hung windows on side.

Muntins need to match front doors more closely.

Windows oddly set back from front.

Like east elevation starkness.

Shutters vs. front could be harmonized better.

Do not rely on plant material.

More work on east side-planters?

Site and Landscaping:

Need to see back details and need to see front café better.

Take out street trees if applicant is not going to plant them – show only what you are responsible for.

What are we guaranteed to get in terms of sidewalk width?

Application

The applicant is requesting a certificate of appropriateness for final details of the two-story addition and the landscaping and site changes.

The east side elevation reflects fewer windows due to building code requirements. (Page 23 – east side elevation was apparently not updated).

The front fence is noted as 3-1/2 feet height, wrought iron.

The café umbrellas have no text, which complies with zoning.

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;

(7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and

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

Pertinent Design 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 Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

Discussion and Recommendations

The BAR should discuss specific design and material details for the addition, and specific landscape and site details. The *Background* section includes some BAR concerns from the August meeting.

- The applicant should secure approval from the Marriott owner to replace the trees along their common boundary.
- The BAR may wish to view the final proposed brick color onsite.
- The window manufacturer, material, and glass specification (clear= 70% VLT) should be confirmed.
- The balcony railing materials should be confirmed.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find the proposed new addition and landscaping and site changes satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District and that the BAR approves the application as submitted (or with the following modifications...).



**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 Email scala@charlottesville.org

RECEIVED

MAY 31 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

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 1817 House, LLC Applicant Name Ryan Hubbard
Project Name/Description Porch Expansion / Streetscape Parcel Number 100059000
Project Property Address 1211 W. Main Street

Applicant Information

Address: 1211 W. Main Street
Charlottesville, Va 22903
Email: julia@diismorehouse.
Phone: (W) _____ (C) (434) 981-5278

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? Yes

Signature of Applicant

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

[Signature] 5/31/16
Signature Date

Ryan Hubbard 5/31/16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

For Office Use Only

Received by: J. Barmore
Fee paid: \$125.00 Cash/Ck. # 3074
Date Received: 5/31/2016

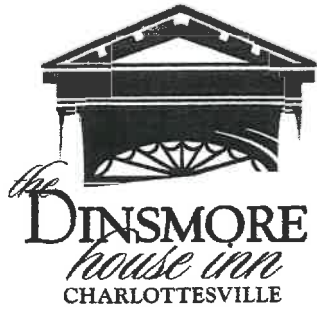
Revised 2016

PI6-0100

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



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MAY 31 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Subject: Dinsmore House Inn Preliminary BAR Submittal

To: Charlottesville Board of Architectural Review

From: Ryan Hubbard, Owner, The Dinsmore House Inn

We are pleased to submit, for your review, the preliminary packet on the following pages. I will present the submittal at the BAR meeting on June 21st, in hopes of receiving feedback from board members. After receiving feedback, my staff in conjunction with Grimm & Parker Architects, intends to make a formal submission for the July BAR meeting.

The enclosed packet includes a brief project narrative, history of the building, and a proposed plan for site improvements. I believe the Dinsmore House Inn to be a gateway property for the city of Charlottesville, and am excited to improve the streetscape and building in keeping with its historic significance.

I appreciate your time and feedback on this preliminary submission, as we endeavor to improve this historic Charlottesville property.

Regards,

Ryan O. Hubbard



Dinsmore House Inn

Cafe Addition - BAR Comment Response

2016

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SEP 12 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



Architecture Concept

Perspectives



Perspectives



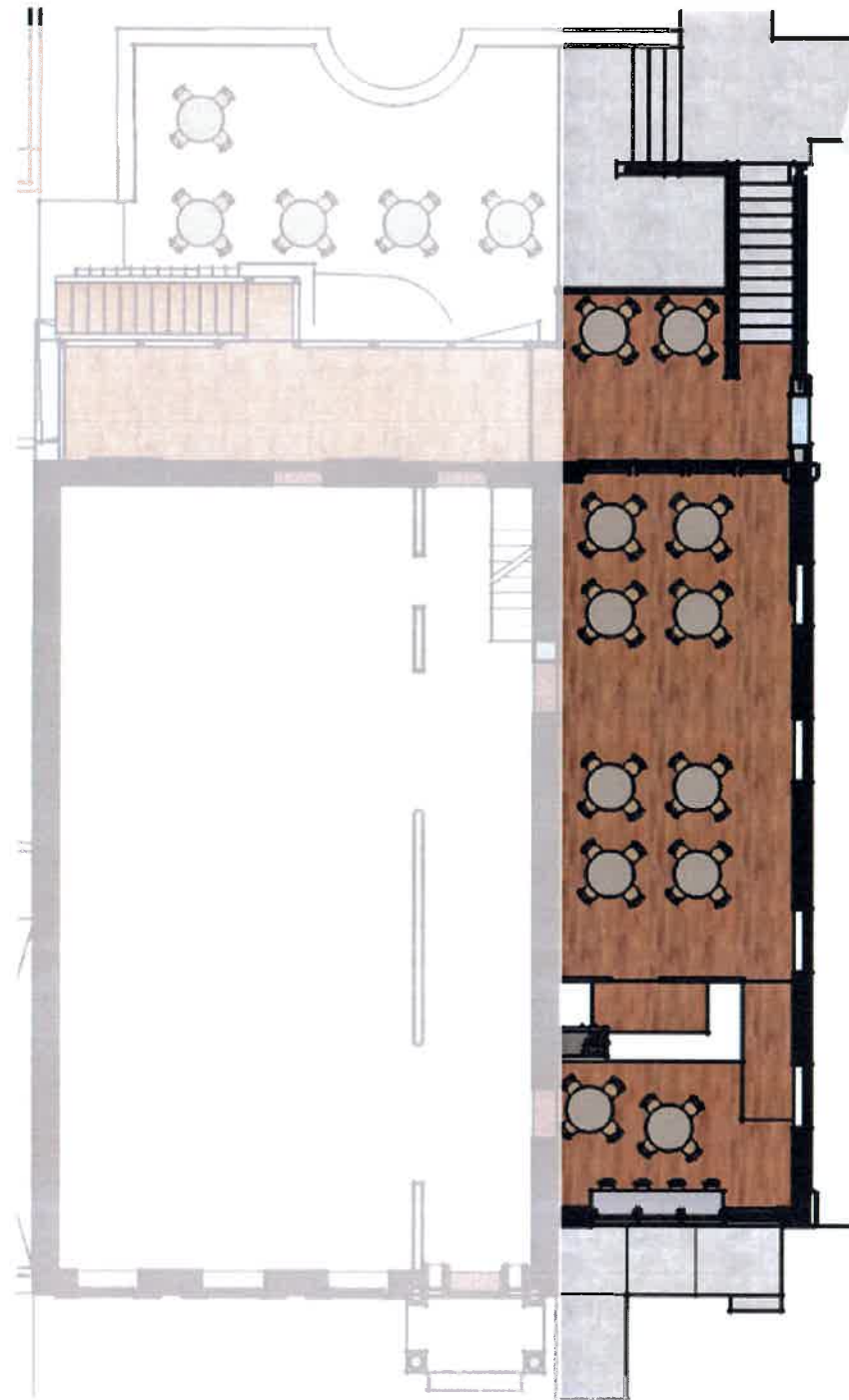
Conceptual Designs for Dinsmore House Inn Addition and Renovation

Conceptual Floor Plans



Basement Floor Plan

- Commercial kitchen: grill, Ref/Freezer, dishwashing, handwashing, prep tables, dumb-waiter
- Pantry
- Alcove for trash
- Potential renovation of GM apartment for storage/utility



First Floor Plan

- Cafe for <50 seats
- Cafe Bar / to-go counter
- Accessible route
- maximize outdoor seating



Second Floor Plan

- Two new guestrooms; ~14'x14' w/ 5'x7' bath and balcony.
- Potential dormer and renovated stair to 3rd floor GM apartment

Elevations



South

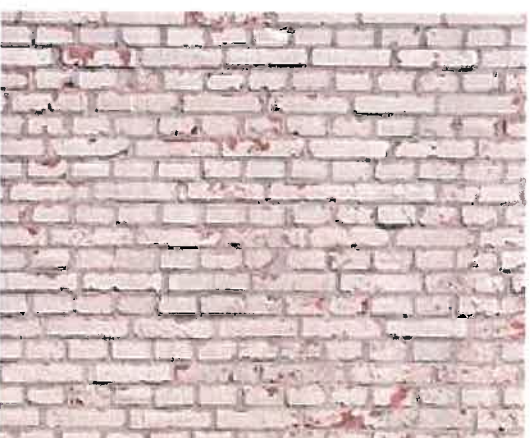


East



North

Material Palette



Conceptual Designs for Dinsmore House Inni Addition and Renovation



Landscape Design |

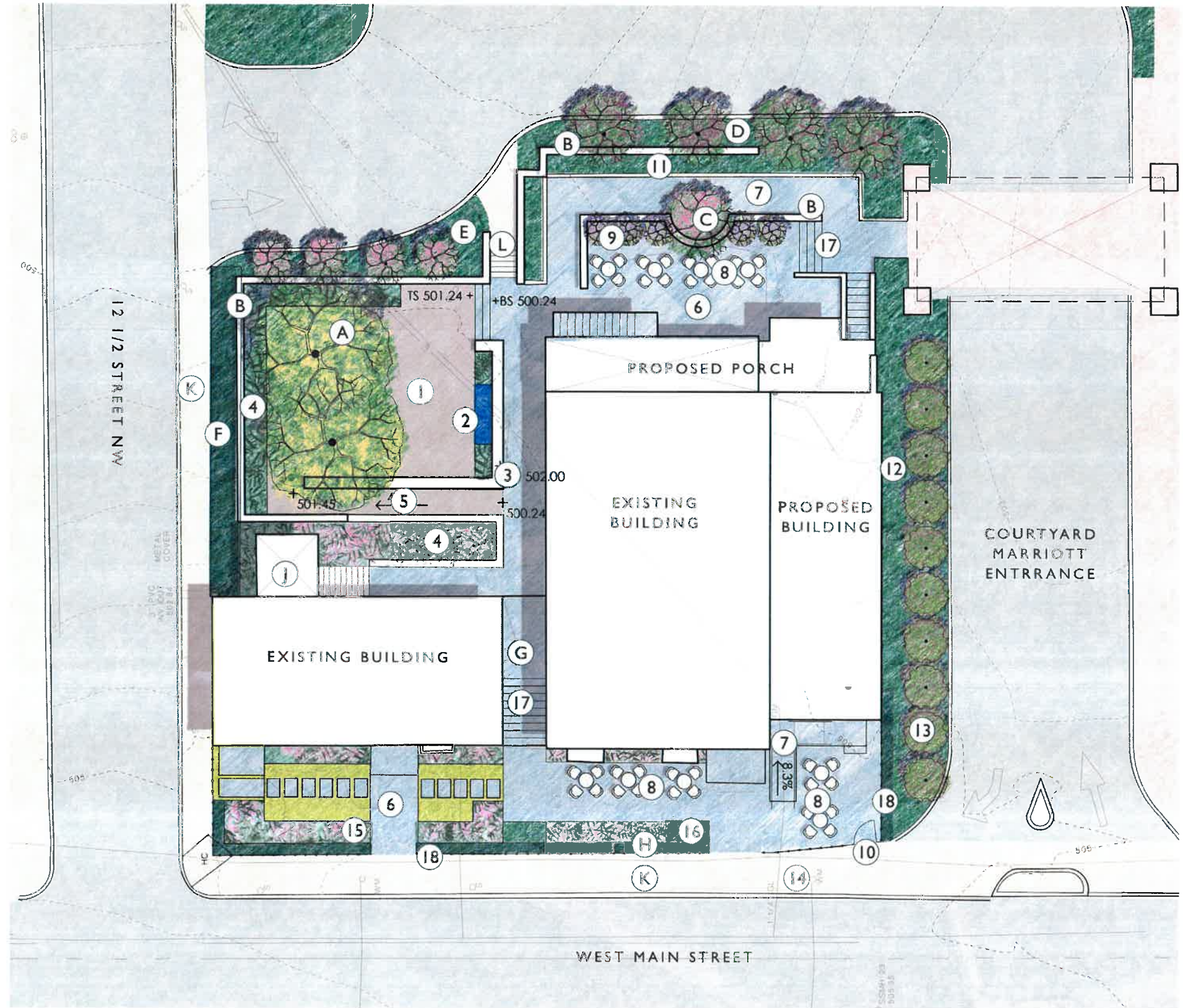
LEGEND

EXISTING FEATURES

- A - River Birch Trees
- B - Brick Wall
- C - Magnolia Tree
- D - Planting Bed with Purple-Leaf Plum Trees and Groundcover
- E - Planting Bed with Crape Myrtle Trees and Groundcover
- F - Holly Hedge
- G - Arched Passageway
- H - Privet Hedge (requires heavy pruning and partial removal)
- J - Porch and Stair
- K - Concrete Sidewalk
- L - Concrete Walk and Stair

PROPOSED FEATURES

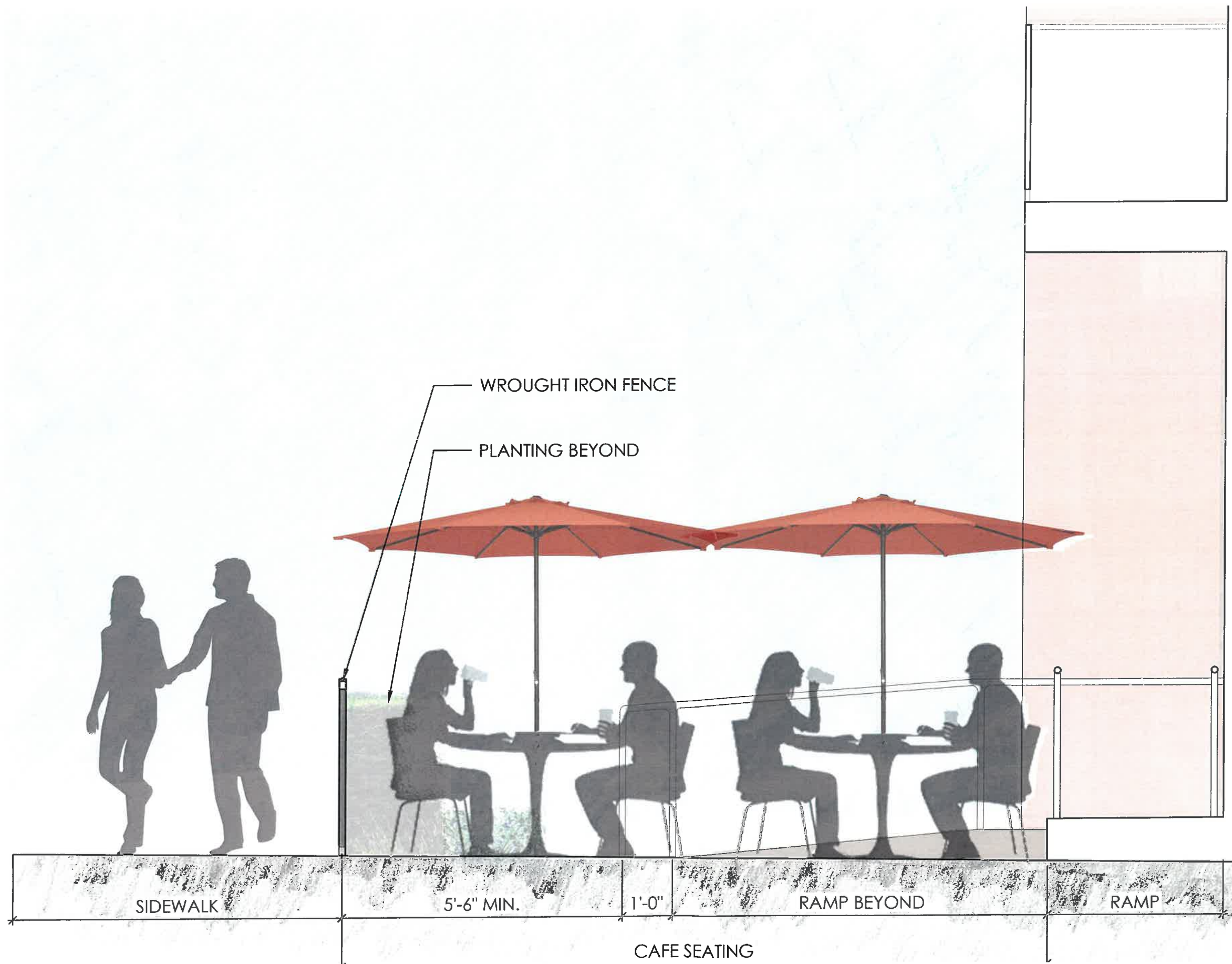
- 1 - Stone Dust Terrace
- 2 - Fountain
- 3 - 18" - 24" Ht. Seatwall
- 4 - Planting Bed with Evergreen Ferns and Perennials
- 5 - Ramp
- 6 - Bluestone Paving
- 7 - Bluestone Ramp
- 8 - Cafe Seating
- 9 - Planted Containers
- 10 - Gate
- 11 - Shrubs
- 12 - Shrubs and Groundcover
- 13 - Armstrong Maple or Similar Fastigate Tree
- 14 - Street Trees - Ulmus Americana 'Princeton'
- 15 - Planting Bed - Shrubs, Groundcover and Perennials
- 16 - Planting Bed - Evergreen Groundcover
- 17 - Stair
- 18 - Metal Fence







Conceptual Designs for Dinsmore House Inn Addition



WROUGHT IRON FENCE

PLANTING BEYOND

SIDEWALK

5'-6" MIN.

1'-0"

RAMP BEYOND

RAMP

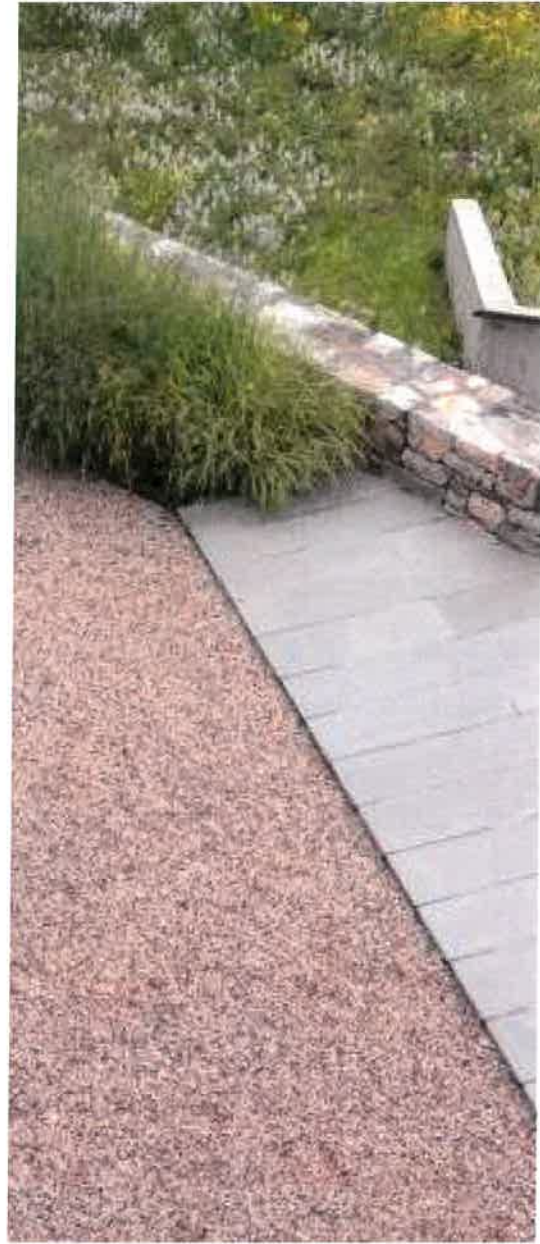
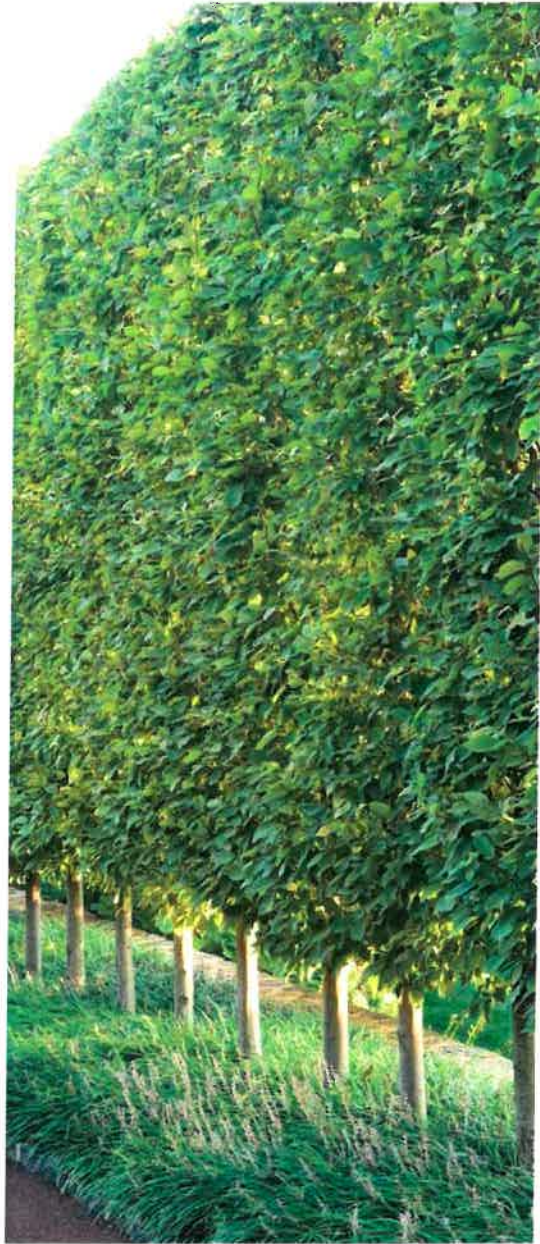
CAFE SEATING

CAFE SECTION





Material Palette



Conceptual Designs for Dinsmore House Inn Addition