

From: Scala, Mary Joy
Sent: Thursday, August 25, 2016 1:20 PM
To: Julia Ledger (julia@dinsmorehouse.com)
Subject: BAR Action - 1211 W Main Street - August 16, 2016

August 25, 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 August 16, 2016. The following actions were taken:

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 [Jean Hiatt, President - jhiatt3@gmail.com]. Approved 7-0.

This certificate of appropriateness shall expire in 18 months (February 16, 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.

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.

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**

~~June 21~~, 2016

August 16



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. (Survey attached)

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.

Application

The applicant is requesting to demolish the existing two story side porch and replace it with a new brick addition to provide a café bar and expanded café seating, a commercial kitchen, and two new guestrooms.

Proposed building material is predominantly whitewashed red brick. The existing rear porch will connect to the proposed raised "patio" on the rear of the addition.

They are also proposing site improvements and landscaping, including new outdoor café space along the West Main Street frontage, and in the rear yard with a new terrace area. Existing Bradford Pear trees on the Marriott property are to be replaced with a row of Armstrong Maple or similar. The three street trees are not part of this project, but are to be added by the City in the future.

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 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; **The main structure dates to 1822-1826; the porch was added in 1917.***

*(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; **It is not listed.***

*(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; **The main building was built by James Dinsmore. It was the home of the publisher of Charlottesville's first newspaper.***

*(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; **The Heiskell - Mckennie- Livers House is an excellent example of the Federal style, and is quite old. The porch is a charming design, but is probably not an infrequent example of n architectural style or feature.***

*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; and **It could be reproduced, but would not be old.***

*(6) The degree to which distinguishing characteristics, qualities, features or materials remain; **The wood porch addition appears fairly intact but is in poor shape structurally.***

*(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. **There are few remaining buildings along West Main Street that date to this time period. If the porch was in better shape structurally, it would be worth preserving.***

*(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; **A structural report has been submitted, and recommends removal rather than repair.***

*(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 **The oldest part of the building will remain.***

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

- 1) The standards established by the City Code, Section 34-278.*
- 2) The public necessity of the proposed demolition. **There is no public necessity.***

- 3) *The public purpose or interest in land or buildings to be protected. **The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. The older part of this building will be preserved.***
- 4) *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. **It would not.***
- 5) *Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. **Removal of the addition would not diminish the character of the historic structure.***
- 6) *The reason for demolishing the structure and whether or not alternatives exist. **The porch is structurally unsound. Preserving and maintaining the main structure is more important.***
- 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. **A structural reports has been submitted, and its findings support the demolition.***

Guidelines for Demolition

1. *Demolish a historic structure only after all preferable alternatives have been exhausted.*
2. *Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.*
3. *If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.*

Review Criteria 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 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 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

In general, the inn is a perfect use for this property and location. The side porch has been in a deteriorated condition for many years. The proposed new brick addition and site changes are appropriate.

Most of the BAR members have personally viewed the condition of the existing porch addition. This first-hand inspection, and the structural report that has been submitted, support the proposed demolition. The applicant should be asked to document the existing porch with drawings and photographs before it is removed. The documentation should be submitted to Preservation Piedmont so they can be added to the collection of documented demolitions at Special Collections Library at UVA.

The proposed addition generally meets the design guidelines and is compatible with the character of the property and other properties in the West Main Street district. The BAR should discuss specific design and material details.

The applicant hopes to coordinate with the streetscape improvements planned for the length of West Main Street. In particular, the plan should note that three street trees are shown on the City's proposed Streetscape Plan for West Main Street, and are not required to be installed by the applicant. Staff asked the applicant to secure approval from the Marriott owner to replace the trees along their common boundary. The BAR should discuss specific landscape and site details.

Café furniture on private property is generally not regulated. Silver or black metal furniture is preferred for City-owned spaces. The City does prohibit text on umbrellas, which are considered to be signage.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find the proposed porch demolition satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District and that the BAR approves the application as submitted.

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...).



Architectural And Historic

Survey

Identification

<p>STREET ADDRESS: 1211 West Main Street MAP & PARCEL: 10-59 CENSUS TRACT AND BLOCK: 2-303 PRESENT ZONING: B-3 ORIGINAL OWNER: Alexander St. Clair Heiskell ORIGINAL USE: Residence PRESENT USE: Antique Shop PRESENT OWNER: Dorothy L. Moore & Mary L. deButts ADDRESS: Tudor Grove Old Lynchburg Road Charlottesville, VA</p>	<p>HISTORIC NAME: Heiskell-McKennie-Livers House DATE / PERIOD: 1826 STYLE: Federal HEIGHT (to cornice) OR STORIES: 2 Storeys DIMENSIONS AND LAND AREA: 109' x 207' (22,563 sq. ft.) CONDITION: Good SURVEYOR: DATE OF SURVEY: 1974 (revised 1978) SOURCES: City/County Records Richard deButts Mary L. deButts Alexander, <i>Recollections of Early Charlottesville</i></p>
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ARCHITECTURAL DESCRIPTION

This handsome four bay brick structure is an outstanding example of residences built in Charlottesville in the 1820's. A triple pile side hall plan, it retains much of its original fabric both inside and out. While the first floor woodwork was refreshed in the later part of the nineteenth 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 staircase 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.

HISTORICAL DESCRIPTION

Alexander St. Clair Heiskell purchased a half-acre lot "on the north side of the road from Charlottesville to the University" from James Dinsmore in 1822 (ACDB 23-343), and tax records show that he built this house in 1826. An 1830 deed of trust stated that he was then residing on the property (ACDB 30-217). John B. Breckenridge purchased the property in 1831 (ACDB 33-499) and sold it to Clement P. McKennie in 1848, describing it as the lot "on which Alexander St. Clair Heiskell erected a valuable brick dwelling house" (ACDB 36-424). McKennie was the publisher of Charlottesville's first newspaper, *The Central Gazette*, and later owned a book store on the corner. This house was the home of the McKennie family for 75 years. The western annex was added sometime during that period. The house was sold to John L. Livers by McKennie's granddaughters in 1913 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 25-1). It remains in the Livers family and has been used as commercial rental property since the late 1960's (City DB 207-123).

SIGNIFICANCE

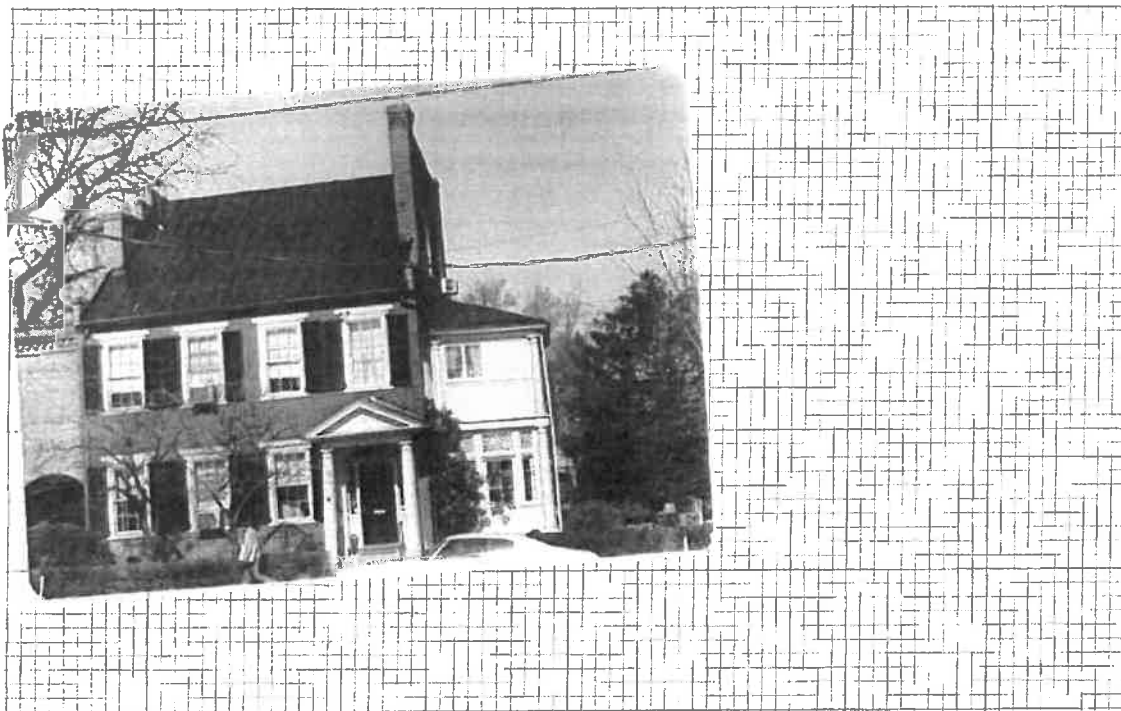
This is an excellent example of the Federal style popular in the early years of the 19th century. It is very nicely detailed, and much original fabric remains. It is said to have been constructed of brick left over from the University. It was the home of the publisher of Charlottesville's first newspaper.

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Jack Abgett, Charlottesville

Date

March 1980



**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

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	Dinsmore House Inn	Parcel Number	
Project Property Address	1211 W. Main Street		

Applicant Information

Address: 1211 W. Main Street
Charlottesville, Va 22903
Email: julia@dinsmorehouse.com
Phone: (W) _____ (C) (434) 981-6278

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? NO

Signature of Applicant

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

Ryan J. Hubbard 7/26/16
Signature Date

Ryan Hubbard
Print Name Date

Property Owner Permission (if not applicant)

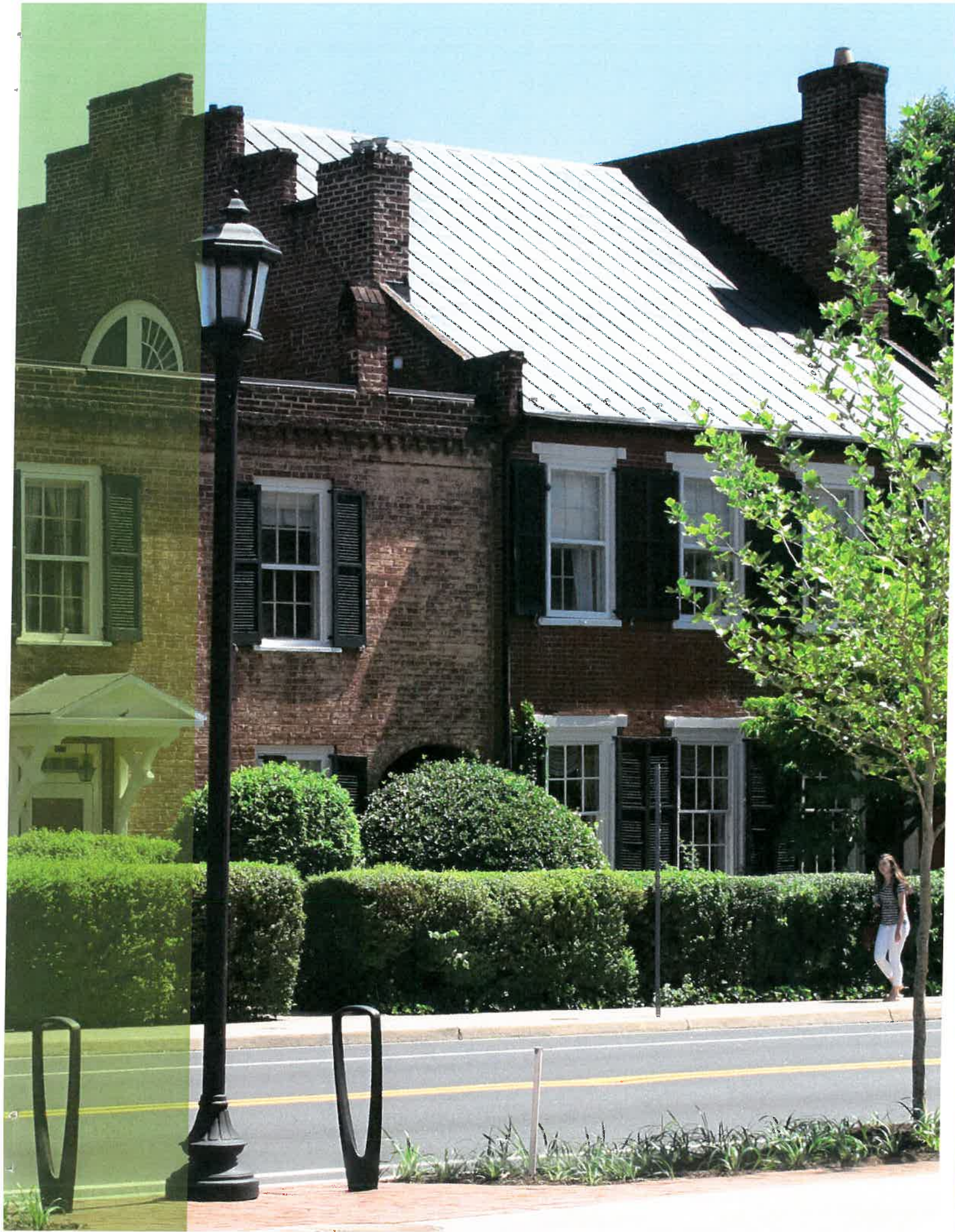
I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Removal of existing side porch to be replaced with an addition to the main structure. Renovations to front streetscape, side yard and rear courtyards.
List All Attachments (see reverse side for submittal requirements):

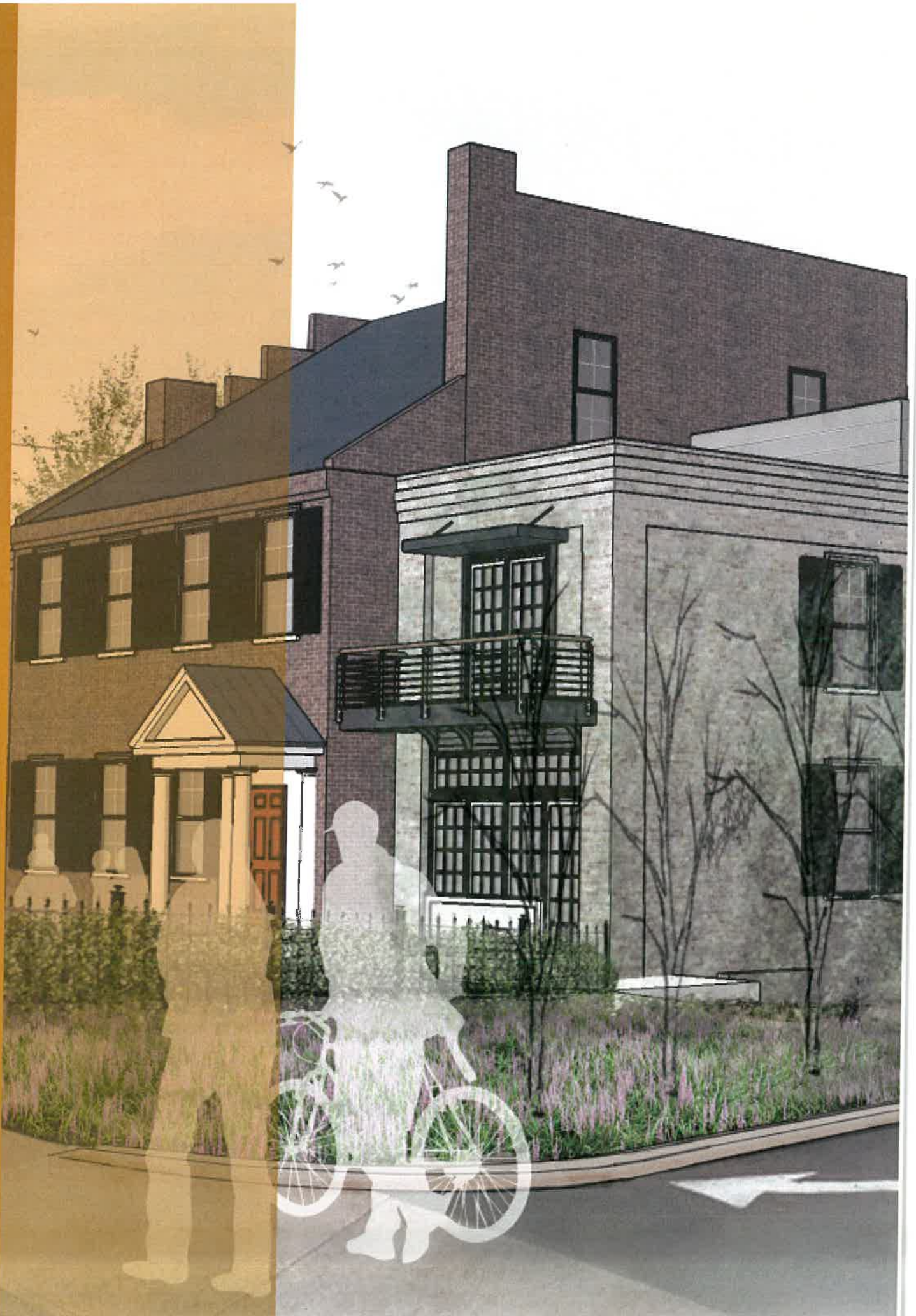
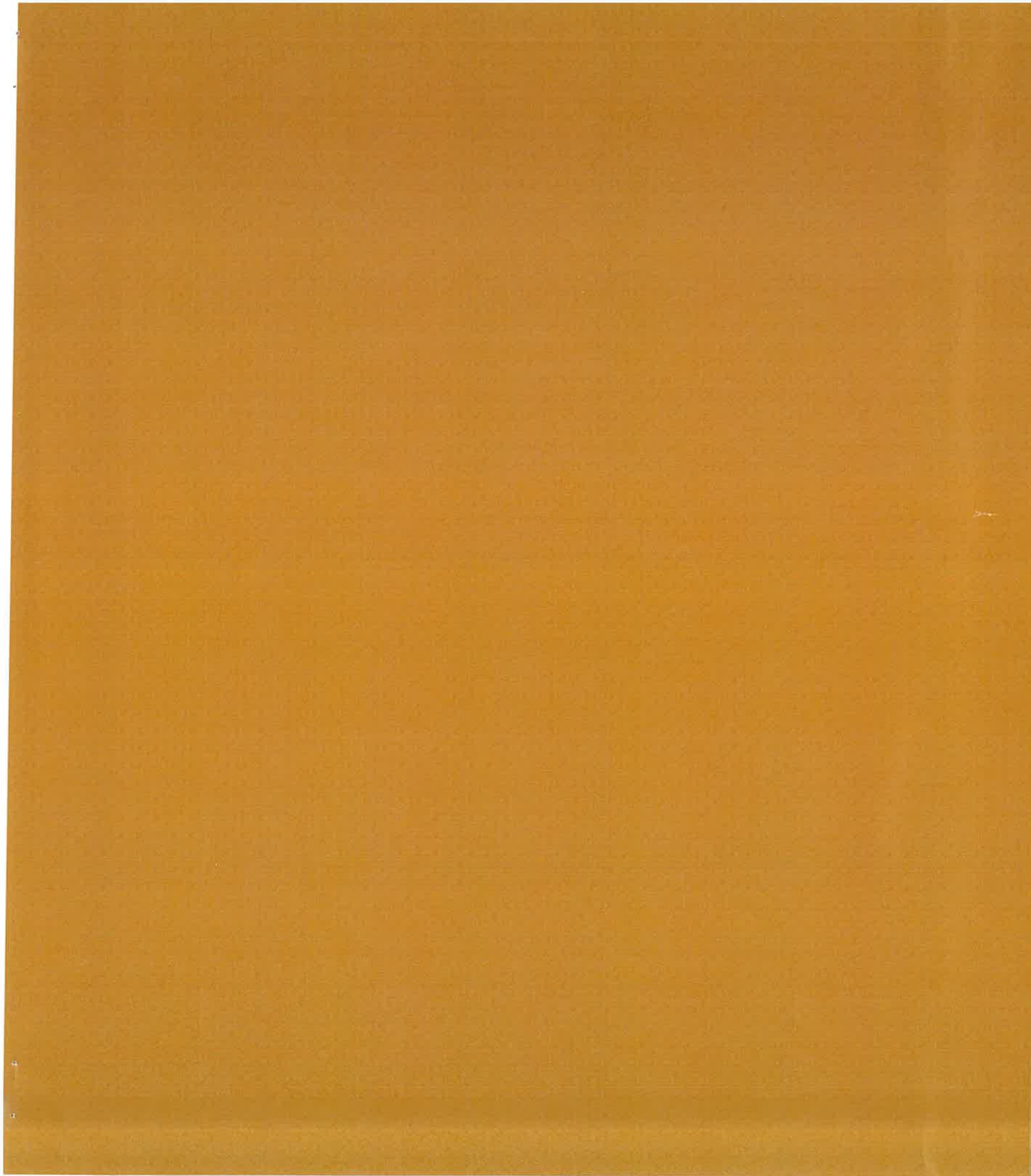
For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	
Revised 2016	



Dinsmore House Inn

Cafe Addition

2016



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Project Summary

1

Site Analysis

Site Location & Context
Site Analysis
Building Context

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2

Architectural Concept

Conceptual Floor Plans
Massing
Conceptual Perspectives
Elevations
Material Palette

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3

Landscape Concept

Plan
Materials

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Project Summary | 0

Project Summary

1213 West Main St was probably built between 1822-1826, by James Dinsmore, an Irish house-joiner employed by Thomas Jefferson in the construction of the University of Virginia. It is one of the finest Federal style townhouses in Charlottesville with its carefully detailed interior largely intact. It has also been known as the Heiskell-McKennie House and the Livers Townhouse.

- Location 1211 and 1215 W Main St lie at the corner of 12 1/2 St. and West Main St., near the boundary of the Corner and West Main Street Architectural Design Control Districts. The building is zoned in the West Main North Corridor which is mixed use.
- Setback The original townhome exhibits a shallow setback from the street with a side porch setback a short distance more from the front façade. The renovation will maintain the existing setback from W. Main St. while expanding slightly to the side and rear to comport with the zero-setback requirements to the east property line.
- Spacing The spacing between the renovated porch and adjacent buildings is consistent with the density of commercial and residential buildings in the neighborhood.
- Massing & Footprint The two-story rectangular plans of the town home and annex outline the massing, differentiated by a high gable roof over the townhome. The renovated porch will expand the existing footprint slightly to the side (East) and rear (North).
- Scale & Orientation The porch's existing low-slope roofline is lower than the main building roof and will be repeated in height and similar slope in the renovation. The renovation presents a human scale and approachability when viewed from public sidewalks. The porch renovation's axial orientation is to W. Main St. with a long fenestrated façade facing East.
- Materials & Texture Major materials include: red brick, painted wood beaded panels and trim, and painted wood columns. Roof will be standing seam metal to match existing. Windows will be high-performance, divided lites, with mullion spacing to match existing windows.
- Exterior Colors Exterior colors have not been finalized but it is anticipated that wood panels and trim will be white. Existing brick will be salvaged as feasible with new brick to match. Metal roofing will be brown to match existing.

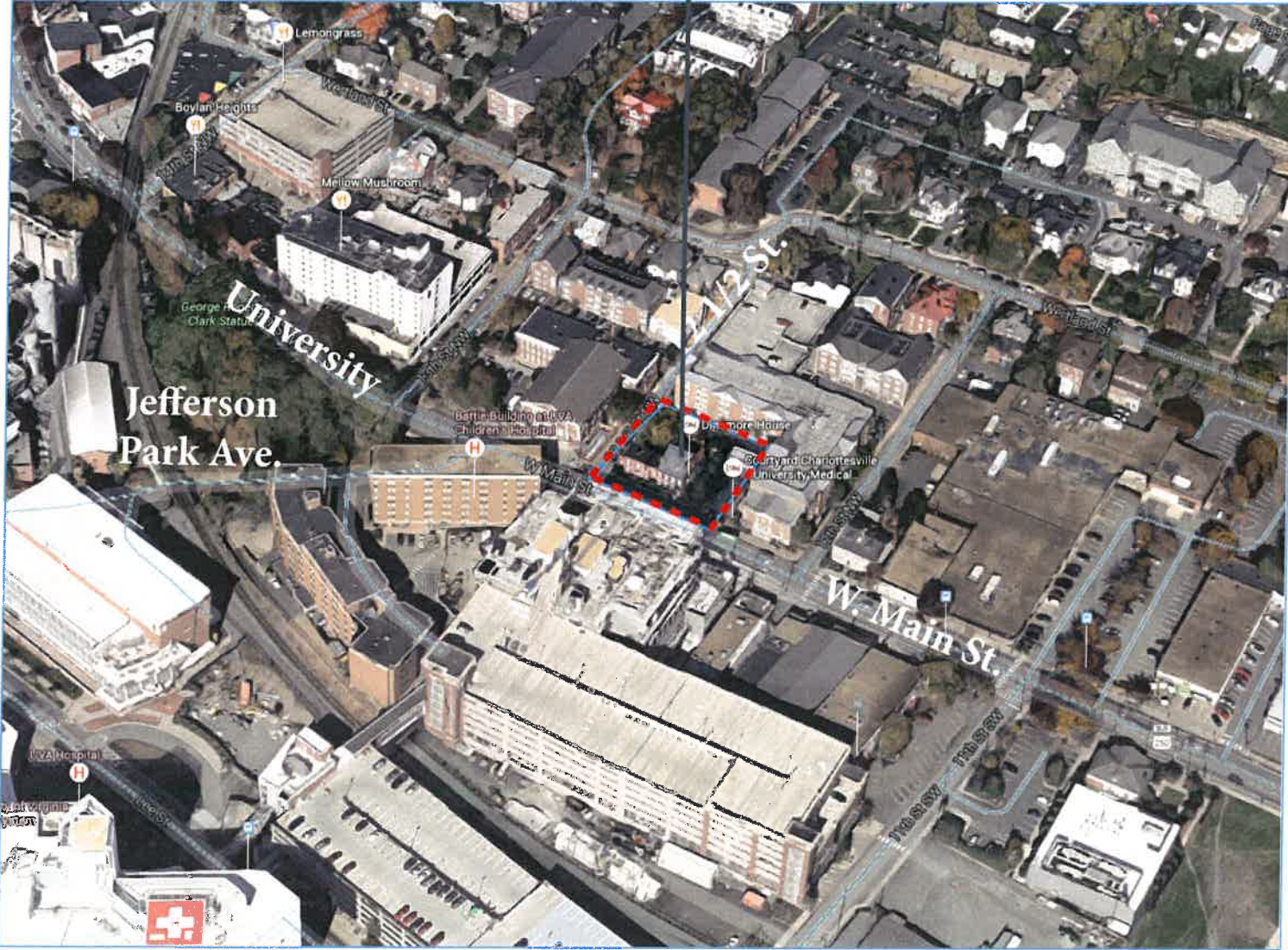


Site Analysis

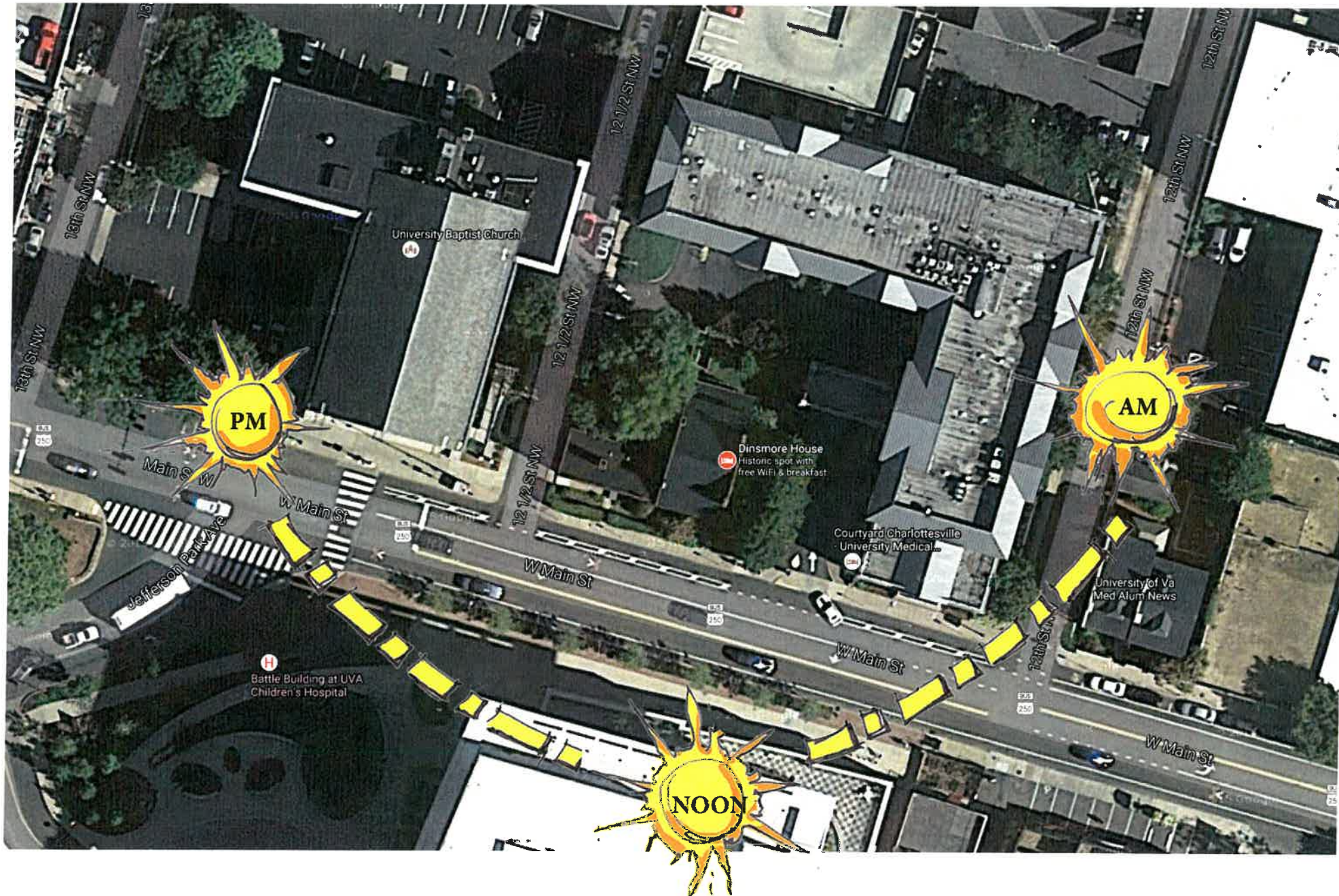
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Site Location and Context

1211 W. Main St.

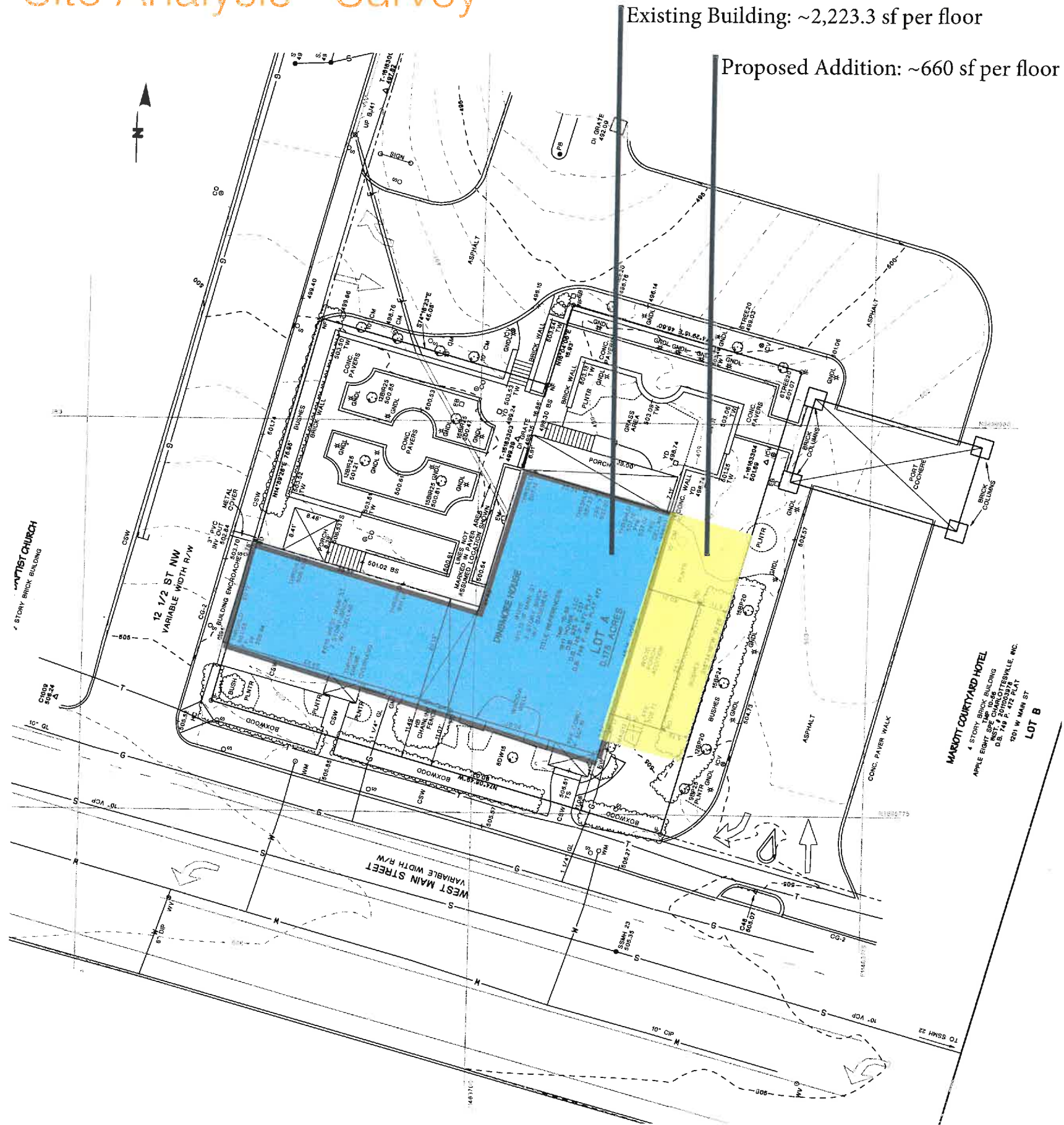


Site Analysis



- Historic building, one of only remaining Federal Style townhomes in Charlottesville.
- A true “Gateway” building at fork of University Ave. and Jefferson Park Ave.
- Marriott Hotel immediately to the east and north.
- Residential neighborhood to the northeast - predominately student housing.
- UVA Hospital to the south with extensive contemporary architecture.
- Site is **.175 total acres**
- existing courtyard and hardscape in rear was installed by Marriott i under agreement with prior owner.
- Substantial existing tree canopy however root structures have degraded grading, paving, and plumbing.
- No existing shade trees on street frontage to the south.

Site Analysis - Survey



DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

Consulting Structural Engineers PLLC

RICHMOND AND CHARLOTTESVILLE

110 THIRD STREET, N.E., CHARLOTTESVILLE, VIRGINIA 22902-5224 PHONE: 434 293-5171 FAX: 434 971-5191

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 C. NELSON WILLIAMS, IV, PE, SECB
 KENNETH J. PITTMAN, PE, SECB
 R. LINDLEY VAUGHAN, JR., PE, SECB
 EDWARD S. FRAHER, III, PE, SECB
 STEPHEN D. BARBER, PE, SECB
 JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C
 GREGORY C. ELLIOTT, PE, SECB

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 JEFFREY M. GREENMIN, PE
 RICHARD K. HAYS, PE, SE, MLSE
 MARIN J. KOTAS, PE
 AARON J. RICKEL, PE
 ROBERT L. SMITH, PE, SECB
 BETTY M. THOMPSON

August 1, 2016

Ms. Julia Ledger
 The Dinsmore House Inn
 1211 West Main Street
 Charlottesville, VA 22903

RE: **Porch Investigation -
 The Dinsmore House Inn - 1211 West Main Street
 DMWPV Project 1608-01**

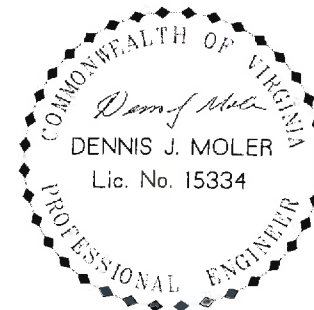
Dear Julia,

At your request I met with you this morning at the above noted site. The purpose of my visit was to become familiar with the site and to address concerns regarding the (right side) porch. This area is approximately 10' wide x 25' deep and is wood framing over a solid brick foundation wall. You noted that this portion of the structure was constructed circa 1917; the original (main house) was constructed circa 1826. The main house has a full basement; the porch was constructed over a crawl space. There appears to be no means to ventilate the crawl area. It is likely that all of the structure is built without a concrete foundation; the bricks are seated on the earth.

There is evidence of deterioration of the porch foundation walls; much of the mortar has deteriorated. There is also evidence of rotation and settlement of the brick foundation walls; the porch structure appears to be pulling away from the main house. It also appears that the exterior wood walls have moisture penetration issues; there appears to be little if any flashing in place.

You asked if the existing building would continue to deteriorate and what repairs might entail? Note that a foundation stabilization (using helical piers) may not be possible. It would also be quite costly to remove enough finishes to determine the extent of the wood wall/floor deterioration. A simpler more economical solution might be to remove the porch addition in its entirety.

If I can be of further assistance, please contact me.



Very truly yours,
 Dunbar Milby Williams Pittman & Vaughan, PLLC

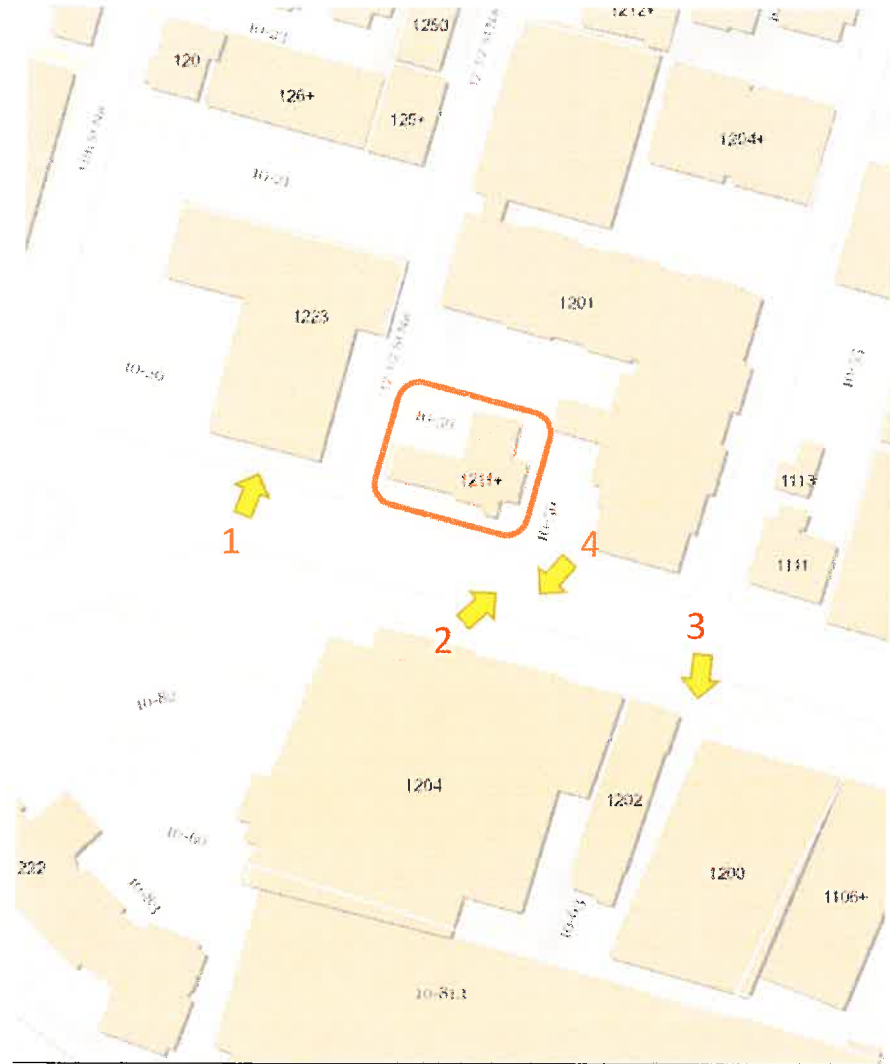
Dennis J. Moler

Dennis J. Moler, PE

www.dmwvp.com

Site Context

Surrounding Buildings



1



2



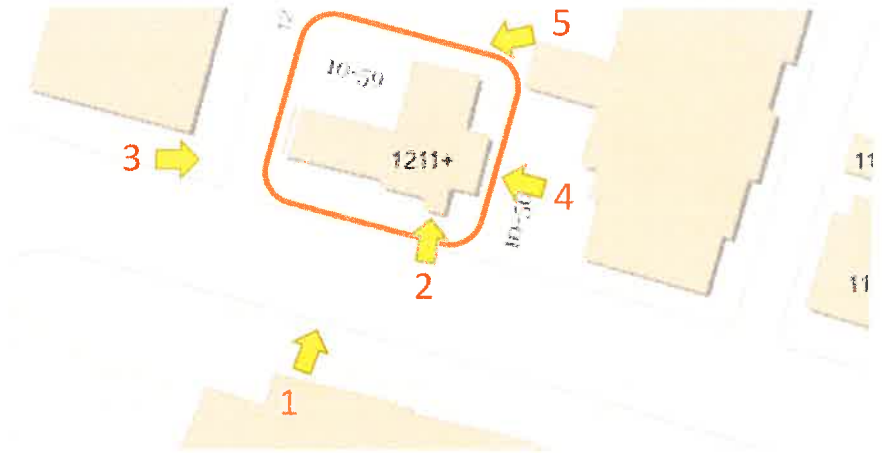
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Site Context

Existing Building



1



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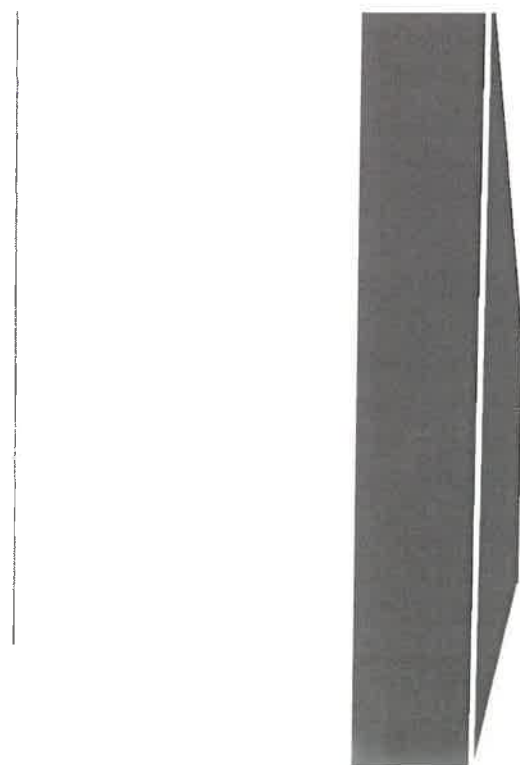
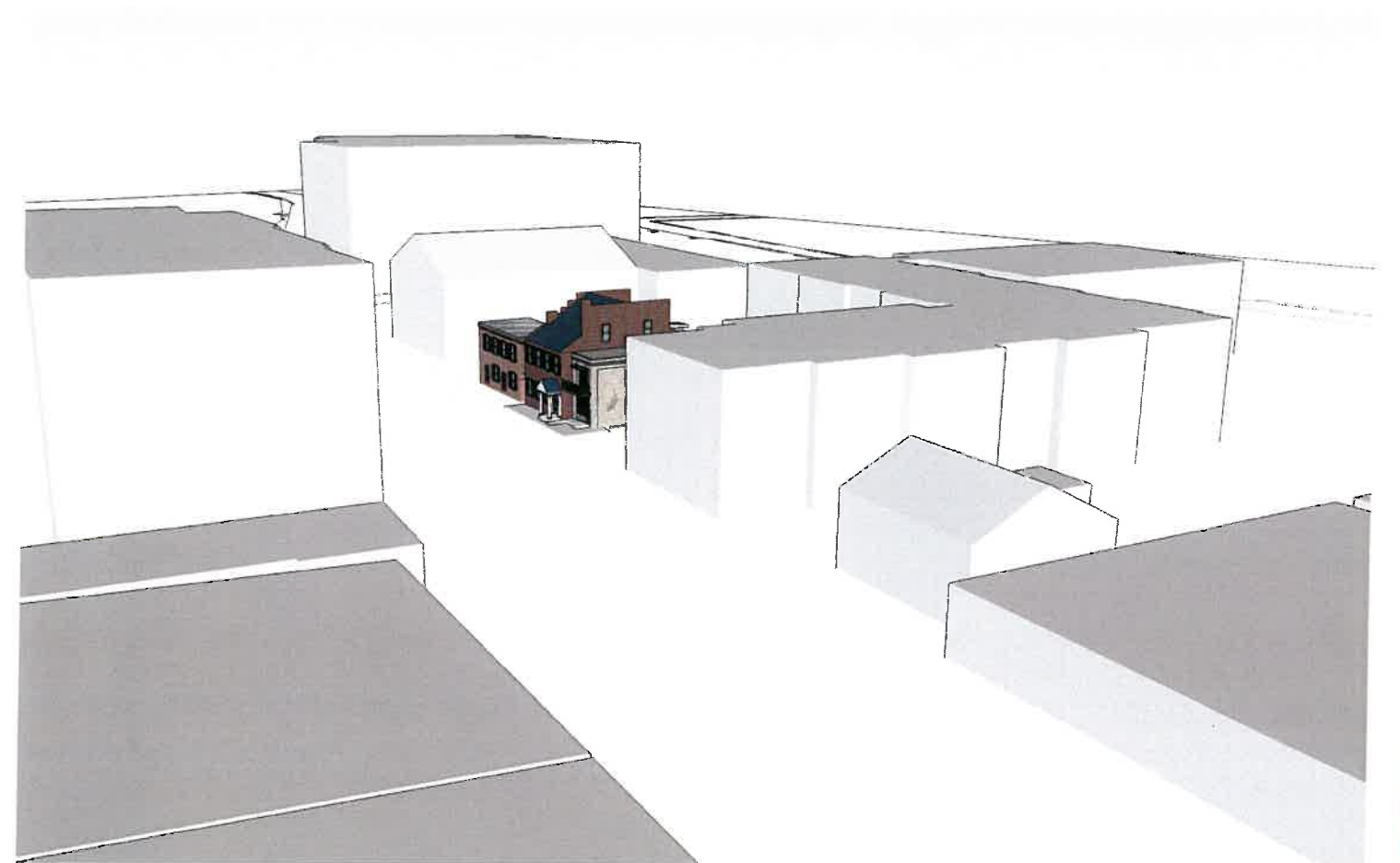
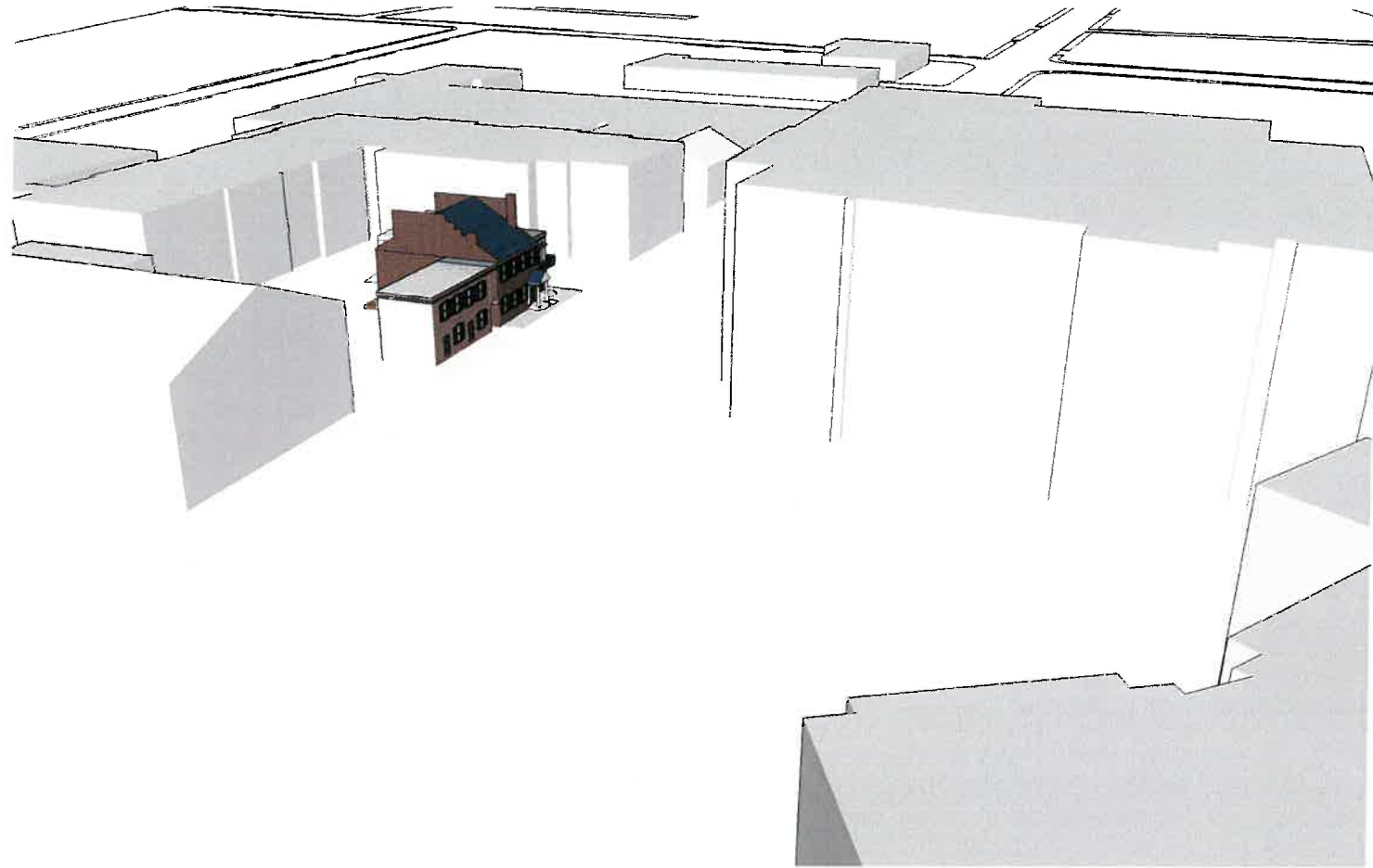


4



5

Massing





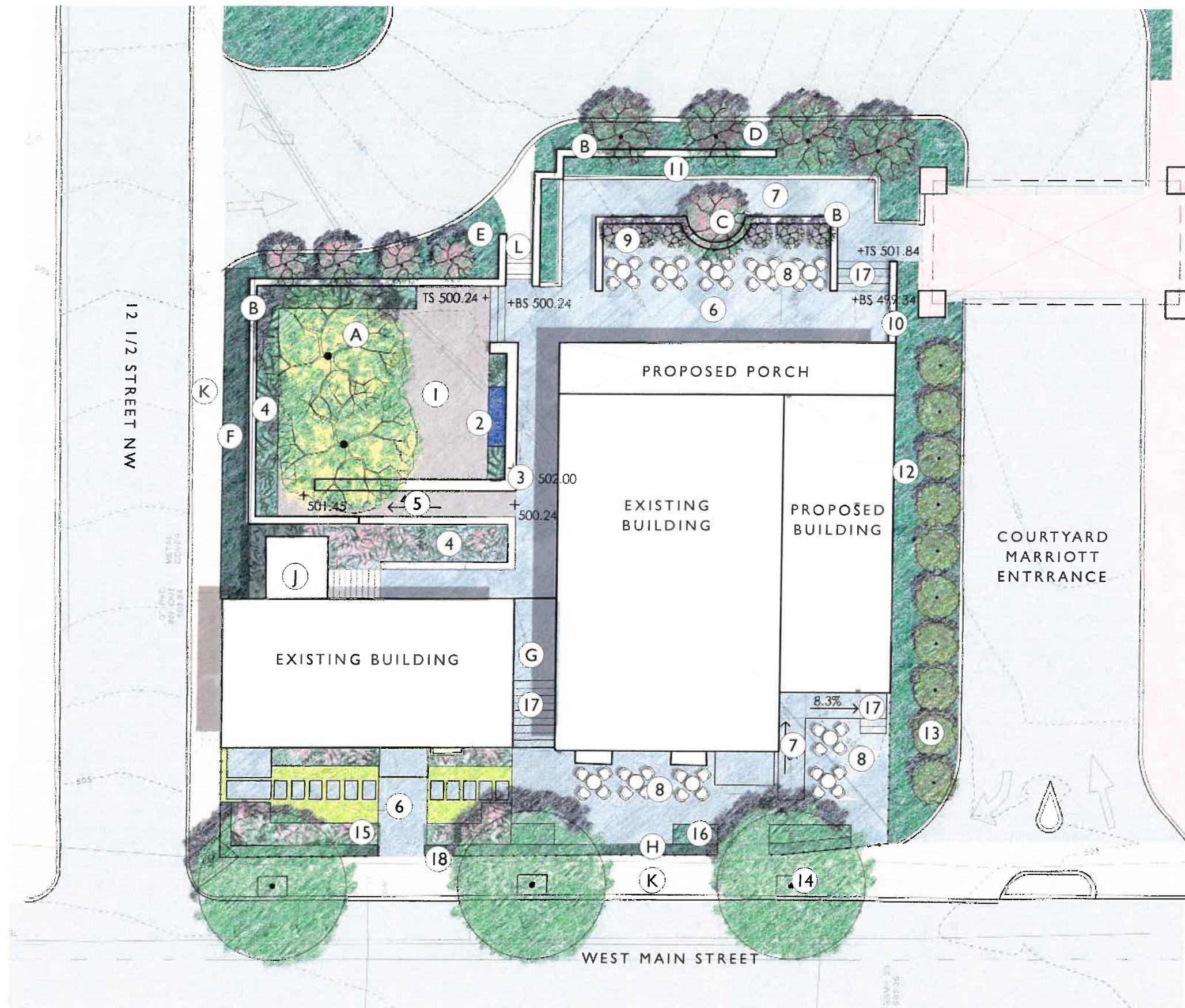
Architecture Concept

2

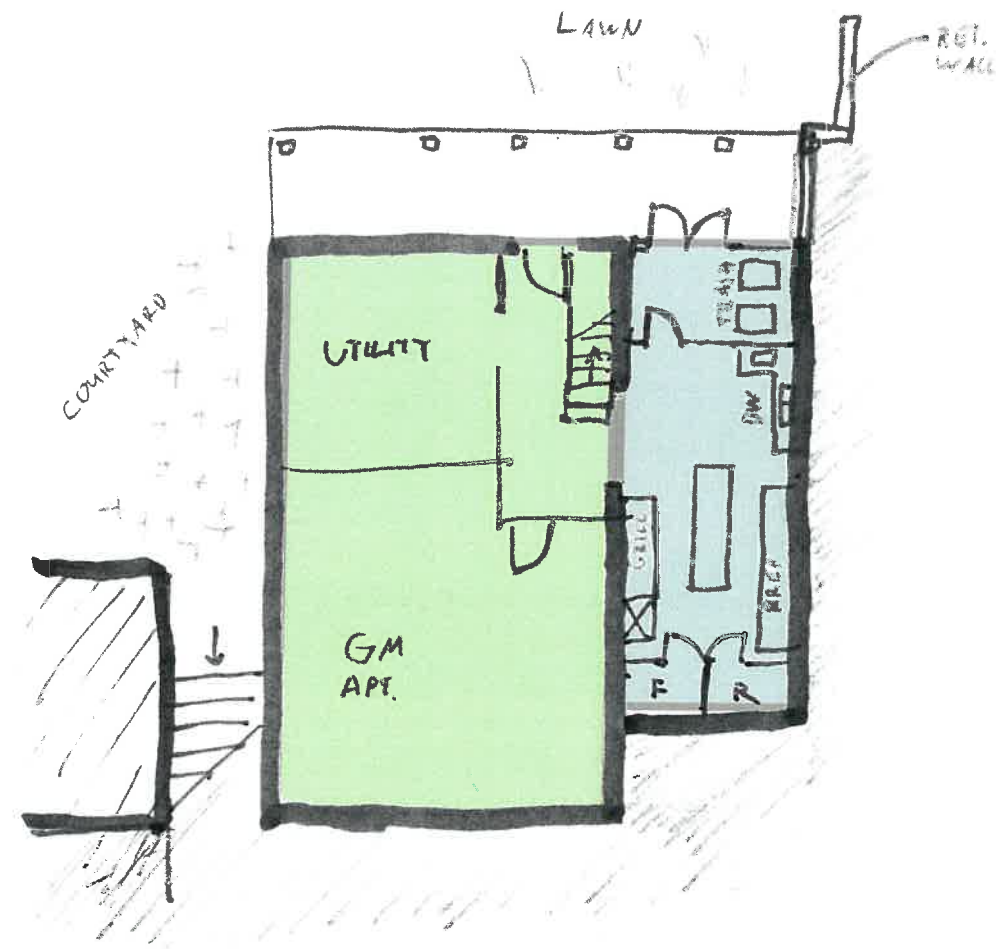
Perspectives



Conceptual Designs for Dinsmore House Inn Addition and Renovation

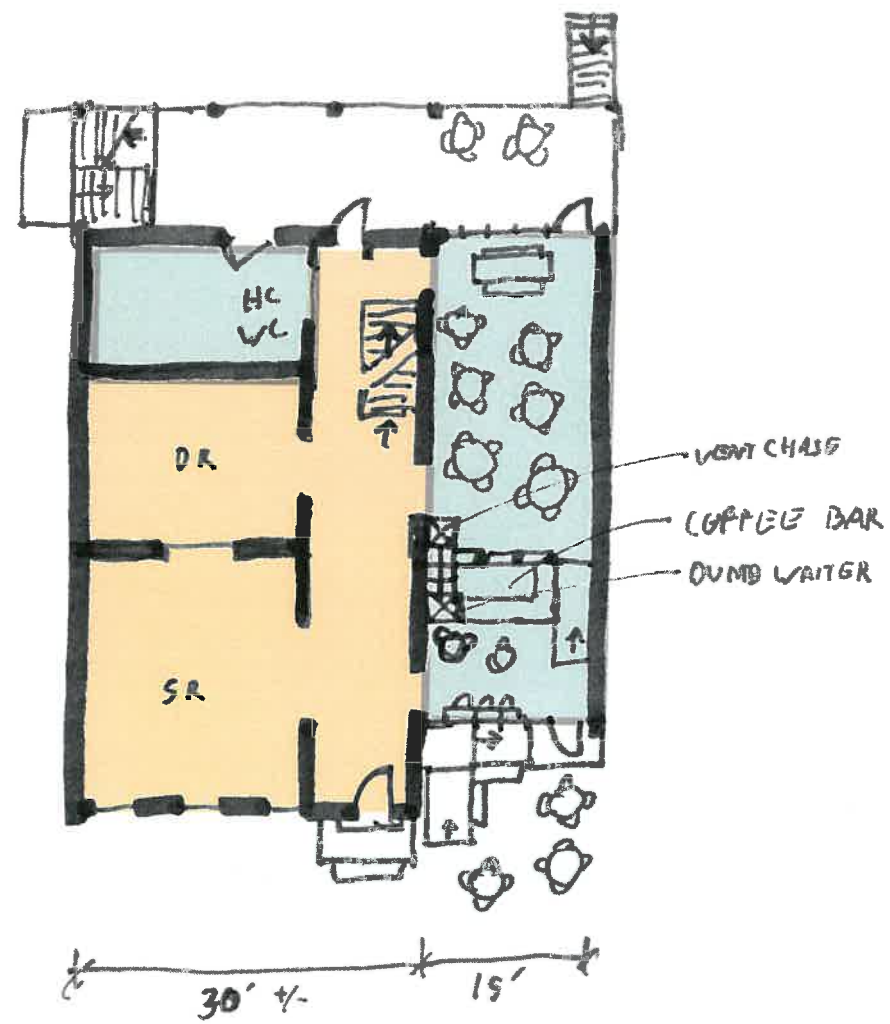


Conceptual Floor Plans



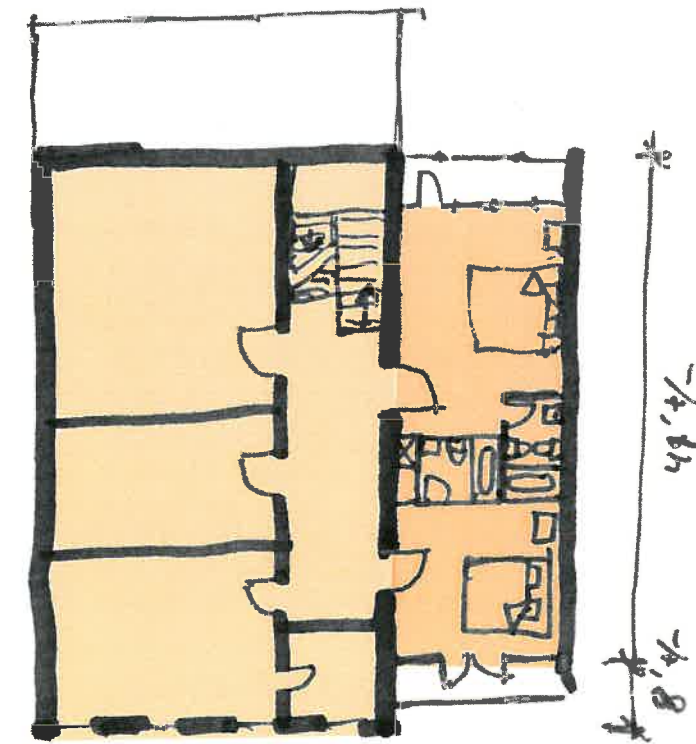
Basement Floor Plan

- 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

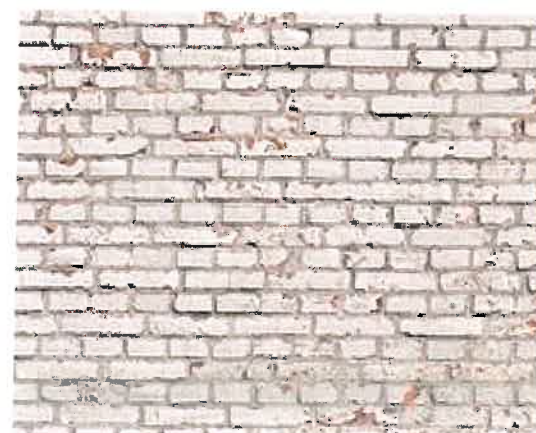


East



North

Material Palette



Conceptual Designs for Dinsmore House Inn Addition and Renovation



Landscape Design | 3

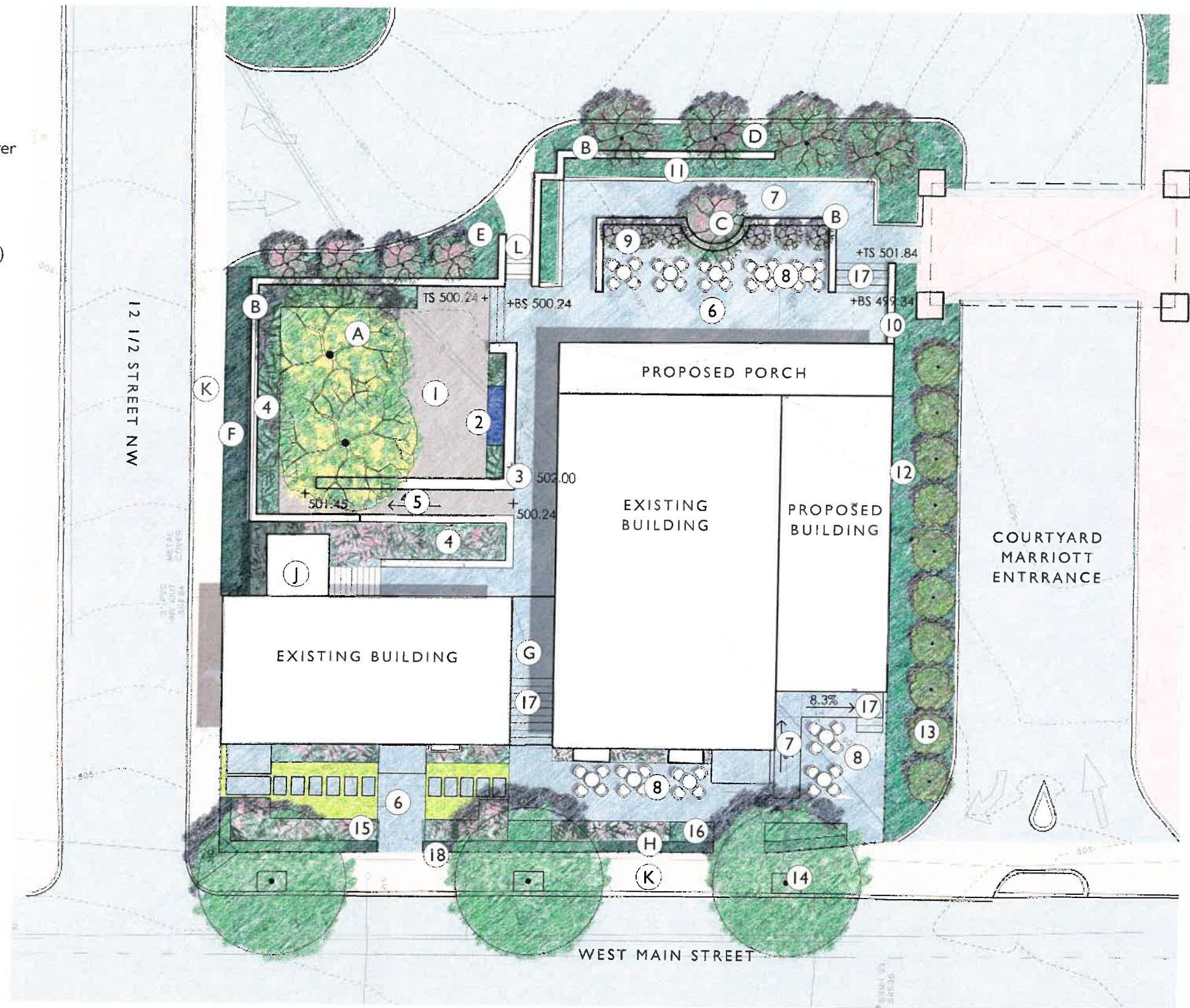
LEGEND

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 - Retaining Wall
- 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

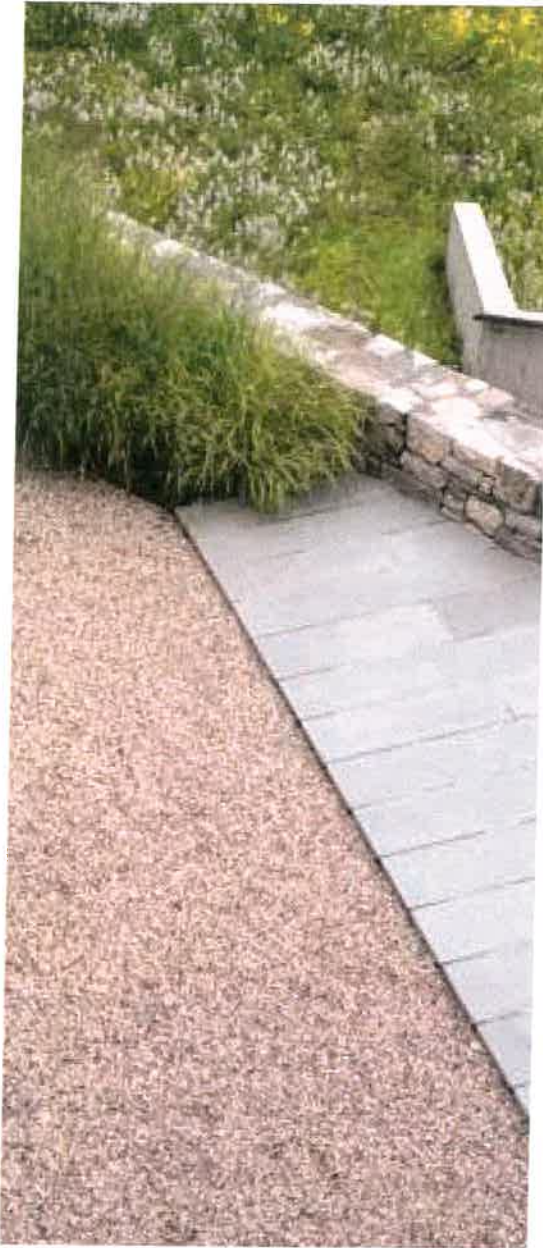
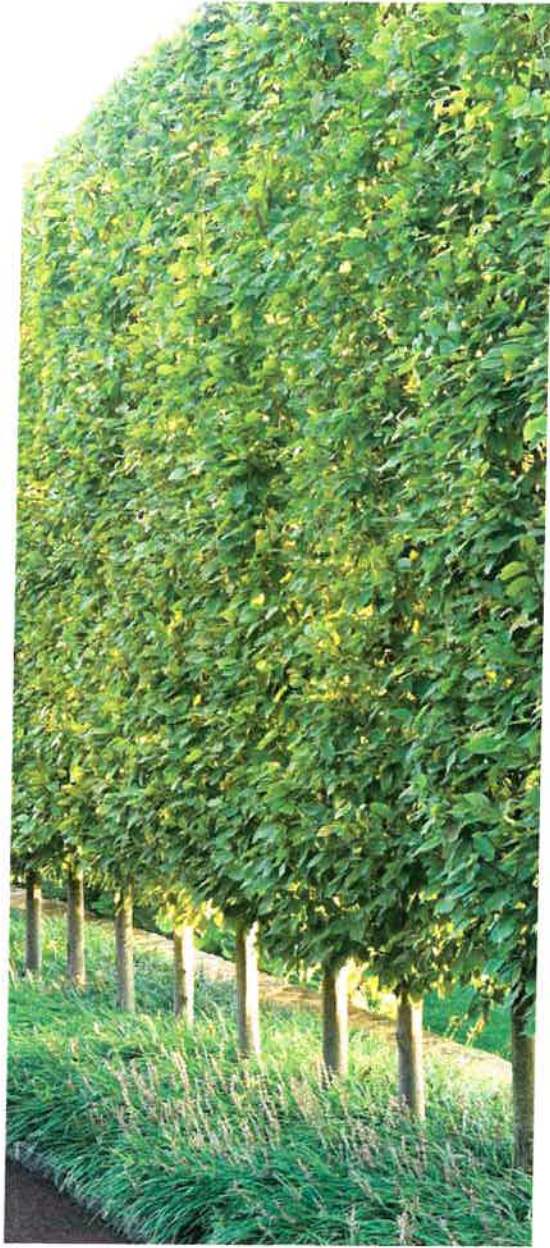






Conceptual Designs for Dinsmore House Inn Addition

Material Palette



Conceptual Designs for Dinsmore House Inn Addition