

**From:** Scala, Mary Joy  
**Sent:** Wednesday, July 27, 2016 2:23 PM  
**To:** 'keith@rosneyarchitects.com'  
**Cc:** Mary Williams Wolf (mwolf@wolfjosey.com)  
**Subject:** BAR Action - 1105 Park Street - July 19, 2016

July 27, 2016

Keith Scott  
108 5<sup>th</sup> Street SE – Suite 306  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 16-02-06  
1105 Park Street  
Tax Parcel 470007000  
Nicholas Cafferillo & Elaine Alpern, Owners/Keith Scott, Applicant  
Landscape Plan

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2016. The following action was taken:

**Sarafin moved to find that the proposed landscape plan satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted. Earnst seconded. Motion passed (7-0).**

This certificate of appropriateness shall expire in 18 months (January 19, 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](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  
July 19, 2016**



**Certificate of Appropriateness Application**

BAR 16-02-06

1105 Park Street

Tax Parcel 470007000

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

Landscape Plan

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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-story wing was added in the late 1890s. The two-story home sits above an English basement. It is three bays wide with a projecting end pavilion with a one-story bay window. The original tin roof has been replaced with shingles. (Survey attached)

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.

March 15, 2016 - The BAR approved the new addition, new garage/gym building, and general site layout as submitted (with amended plans and perspectives dated 3/14/16) 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 are to be submitted at a later date, but the proposed driveway is OK. Mohr seconded. Motion passed (6-0-1 with Balut abstained).

**Application**

The applicant has provided a landscape plan, and details/specifications related to the pools and terraces, as requested by the BAR at the March 15, 2016 meeting.

**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**

- (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 Site Design and Elements**

#### **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 an "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.*

#### **C. WALLS & FENCES**

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards vary.

Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1. *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2. *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3. *Match old fencing in material, height, and detail.*
4. *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5. *For new fences, use materials that relate to materials in the neighborhood.*
6. *Take design clues from nearby historic fences and walls.*
7. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8. *Traditional concrete block walls may be appropriate.*
9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

#### E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1. *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2. *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3. *Gravel or stone dust may be appropriate, but must be contained.*
4. *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5. *Limit asphalt use to driveways and parking areas.*
6. *Place driveways through the front yard only when no rear access to parking is available.*
7. *Do not demolish historic structures to provide areas for parking.*
8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

#### F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

1. *If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.*
2. *Locate parking lots behind buildings.*
3. *Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.*
4. *Avoid creating parking areas in the front yards of historic building sites.*
5. *Avoid excessive curb cuts to gain entry to parking areas.*
6. *Avoid large expanses of asphalt.*
7. *On large lots, provide interior plantings and pedestrian walkways.*
8. *Provide screening from adjacent land uses as needed.*
9. *Install adequate lighting in parking areas to provide security in evening hours.*
10. *Select lighting fixtures that are appropriate to a historic setting.*

### **Discussion and Recommendations**

The landscape plan is complete. The BAR should determine that it meets the Guidelines and is compatible with the character of the Individually Protected Property.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed landscape plan satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications...).

# LANDMARK



# SURVEY

Eugenia Bibb  
December 1977

## IDENTIFICATION

Street Address: 1105 Park Street  
Map and Parcel: 47-7  
Census Tract & Block: 9-204  
Present Owner: David S. Walker, Jr.  
Address: 1105 Park Street  
Present Use: Residence  
Original Owner: John D. Watson  
Original Use: Residence

## BASE DATA

Historic Name: Hard Bargain  
Date/Period: 1878  
Style: Victorian  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: R-1  
Land Area (sq.ft.): 3½ acres  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

Hard Bargain is a particularly handsome and finely detailed Victorian house of white weatherboarding, two stories above a brick English basement. It is three bays wide with a projecting end pavillion with a one-storey bay window. A large two-storey addition covers the central bay of the rear. The slightly bellcast tin roof has a gable on each of the four sides. It has a box cornice with return, scroll brackets and pendants, and cornice board. The lower rear wing has a simpler gable roof and cornice without brackets. Two interior chimneys serve fireplaces in all nine original rooms. The shuttered windows are single-paned, double sash, very tall and narrow, arranged in pairs with cornice and frieze. Those in the wing are simple six-over-six. The bay window has a truncated bellcast hip roof with bracketed cornice and raised paneled spandrels under the windows, which have segmental-arched glazing. The flatroofed veranda has sawn balustrade, bracketed chamfered posts paired at the steps, and simple cornice brackets. A matching porch behind the parlor has been enclosed. There is also an open deck with sawn balustrade at the parlor end of the house. The original double entrance doors have been replaced with a Colonial Revival door with fan and sidelights. There are two rooms on one side of the wide central hall and a larger one on the other. Tall windows and high ceilings make the large rooms seem even more spacious. The parlor is especially handsome with a black marble mantel with round-arched opening and cartouche. Originally it had French doors onto all three porches, but they have been shortened into windows to accommodate radiators below them. The old dining room under the parlor

## HISTORICAL DESCRIPTION

still has its French doors. The ceilings are lower in the rear addition, the second level being at the level of the landing of the broad open-well staircase. The small, nicely detailed cottage is noteworthy for its elaborate elliptical sawn work in the front gable.

John D. Watson purchased 8 acres on the west side of the road to Cochran's Mill (Park Street Extd.) from Thomas L. Preston in 1876 and two adjoining acres from W.W. Flannagan of Rock Hill the following year. This marked the northern limit of 19th century suburban development along Park Street. A small building, perhaps the present cottage, was erected in 1876, and the main house was built in 1878. The large two-storey rear wing was probably added in the late 1890's, according to tax records. The Watsons lived here for 25 years, and after they sold it in 1903, it changed hands seven times in 18 years. Norman T. Shumate owned it from 1921 until 1936; and then it changed hands four more times in five years. The house was used as rental property much of the time, and that

## GRAPHICS

and the Depression took their toll. It is said to have been scheduled for demolition before it was purchased by David Walker, Sr., in 1941. All of the plaster and some woodwork had to be replaced, but much original fabric still remains. Walker also built a back stairs in the wing, and in 1954 enclosed one porch and built a garage under the rear porch. Hard Bargain still has the spacious lawn that most of the other fine houses on Park Street once had. Behind the house are the stone foundation of an old barn and the remains of a mill on Schenk's Branch. Hard Bargain has now been the home of the Walker family for 36 years.

Deed References: ACDB 69-548, 71-226, 126-382, 176-25, 233-260; City DB 106-469.

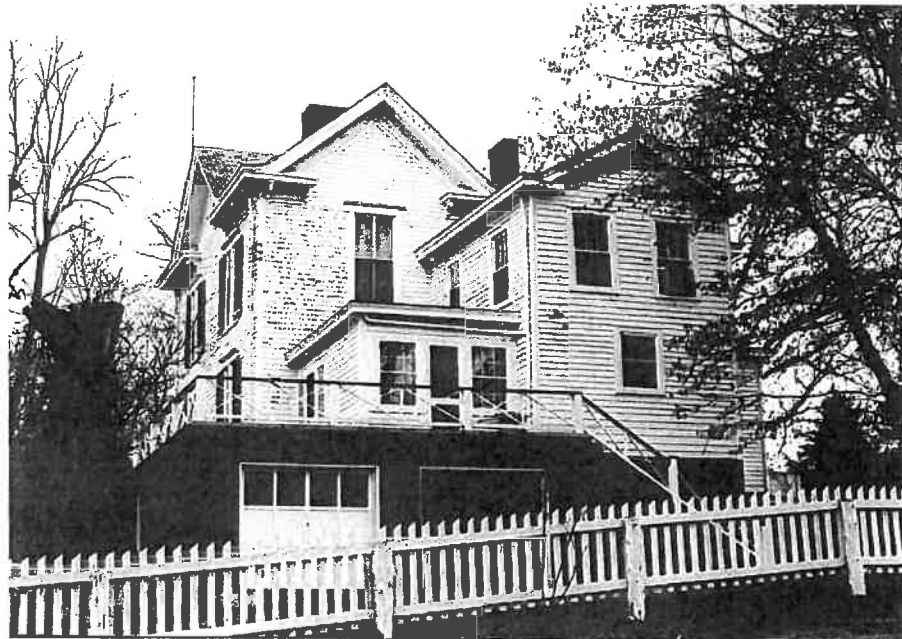
## CONDITIONS

G000

## SOURCES

City/County Records  
Davis S. Walker, Jr.  
Mrs. Albert Pennybacker











# 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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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.

NICHOLAS CAFFERILLO &

Owner Name ELAINE ALPERN Applicant Name KEITH SCOTT  
Project Name/Description HARD BARGAIN RENOVATION & ADDITION Parcel Number A70007000  
Property Address 1105 PARK STREET

### Applicant Information

Address: 100 5TH ST. SE SUITE 306  
CHARLOTTESVILLE, VA 22907  
Email: KEITH@KOJNEYARCHITECTS.COM  
Phone: (W) 434-242-9610 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

K Scott 1-26-16  
Signature Date

KEITH SCOTT 1-26-16  
Print Name Date

### Property Owner Information (if not applicant)

Address: 1393 TATTERSALL CT.  
KESWICK, VA. 22947  
Email: ELAINEALPERN@VAHOO.COM  
Phone: (W) 301-904-4779 (H) 301-980-4526  
FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

[Signature] 1/26/16  
Signature Date

Elaine Alpern 1/26/16  
Print Name Date

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

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

List All Attachments (see reverse side for submittal requirements):  
PACKET OF DRAWINGS & INFORMATION DESCRIBING SCOPE OF WORK; EXISTING CONDITIONS, PHOTOS OF PROPERTY, HISTORICAL DESCRIPTION, EXISTING & PROPOSED DRAWINGS. NARRATIVE OF PROJECT DESCRIPTION.

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>O. E. [Signature]</u>	Date: _____
Fee paid: <u>125.00</u> Cash/Ck. # <u>314</u>	Conditions of approval: _____
Date Received: <u>1/26/16</u>	_____

PA  
P16-0013

6/28/16

Board of Architectural Review  
City of Charlottesville  
PO Box 911, City Hall  
Charlottesville, VA 22902

Re: Hard Bargain Landscape Plan  
1105 Park Street, Charlottesville, Virginia 22901  
Tax Parcel 470007000

Owners: Nicholas Cafferillo and Elaine Alpern  
Landscape Architects: Wolf | Josey Landscape Architects, Mary Wolf

Dear Mary Joy,

Please see attached the Landscape Plans for Hard Bargain property as requested by the BAR at the March 15, 2016 meeting.

It is my understanding that no additional fee or application is needed.

Thank you,

  
Mary Wolf

RECEIVED  
JUN 29 2016  
NEIGHBORHOOD DEVELOPMENT SERVICES

6/28/16

**Hard Bargain Landscape Plan/Description of Proposed Work**

1105 Park Street, Charlottesville, Virginia 22901

**Owners:** Nicholas Cafferillo and Elaine Alpern

**Landscape Architects:** Wolf | Josey Landscape Architects, Mary Wolf

**Introduction:**

The landscape design is inspired by its historical context as well as the local context of Park Street. The writing of Andrew Jackson Downing was consulted as an appropriate historical reference and starting point for the landscape concept.

The house will remain situated within an overall setting of open lawn and trees which will be enhanced by borders of native flowering shrubs along the property lines.

A pool terrace surrounded by planting will extend off the side of the house and serve a transition between the formal architecture of the house and the natural forms in the front and back lawns. While a more formal period in landscape architecture was beginning to take shape when Hard Bargain and its additions were built, the pool terrace will have simple detailing that is deferential to the architecture of the house.

**Vehicular circulation:**

The main driveway is shown per the approved earlier submission with sweeping curves reminiscent of earlier carriage paths through the property. It will be paved in chip and seal with a cobble or stone edging per the existing driveway. A long cobble threshold at the entrance has been added to prevent gravel migration and is being reviewed by the City Engineer.

The existing parking at the small cottage will remain but has been reduced in size.

**Front Lawn:**

The front lawn will maintain its park-like feel with a mix of large canopy trees and evergreens. Specimen magnolias will be added to give some buffer from the street while maintaining open views to the house. Mixed shrub borders along the front side property lines will complement the existing plantings at the property line. Large boxwoods will be planted in front of the house in keeping with the original planting design. Shrub borders extending off the north and south side of the house will be heavily evergreen with some flowering shrubs. These borders along with the specimen magnolias and hollies will buffer views of the parking areas from the street.

**Rear Lawn:**

The rear yard, which is centered around a magnificent large oak tree, will remain an informal open lawn. Canopy trees will be added to replace a number of existing dead trees.

**Pool:**

An 18' x 41' pool is located between the house addition and the existing cottage. The pool terrace is conceived as a garden extension of the house responding architecturally to the body of house and its exterior circulation. A small shade garden off the east side will be a focal point from the house as well as a forecourt to the pool.

The pool is buffered from view from the street by a layering of evergreen and flowering shrubs as well as an existing large magnolia at the south east corner. A canopy of serviceberries in the shade garden gives an additional layer of buffer.

**Materials:**

With the exception of the front walk, which will remain brick, the proposed paths and terraces will be bluestone. Walls adjoining the house will be brick with a bluestone or brick cap. A retaining wall needed to raise the grade at the garage will be parged concrete. The high concrete retaining wall along Park street will serve as a precedent for the design of this wall.



**RECEIVED**

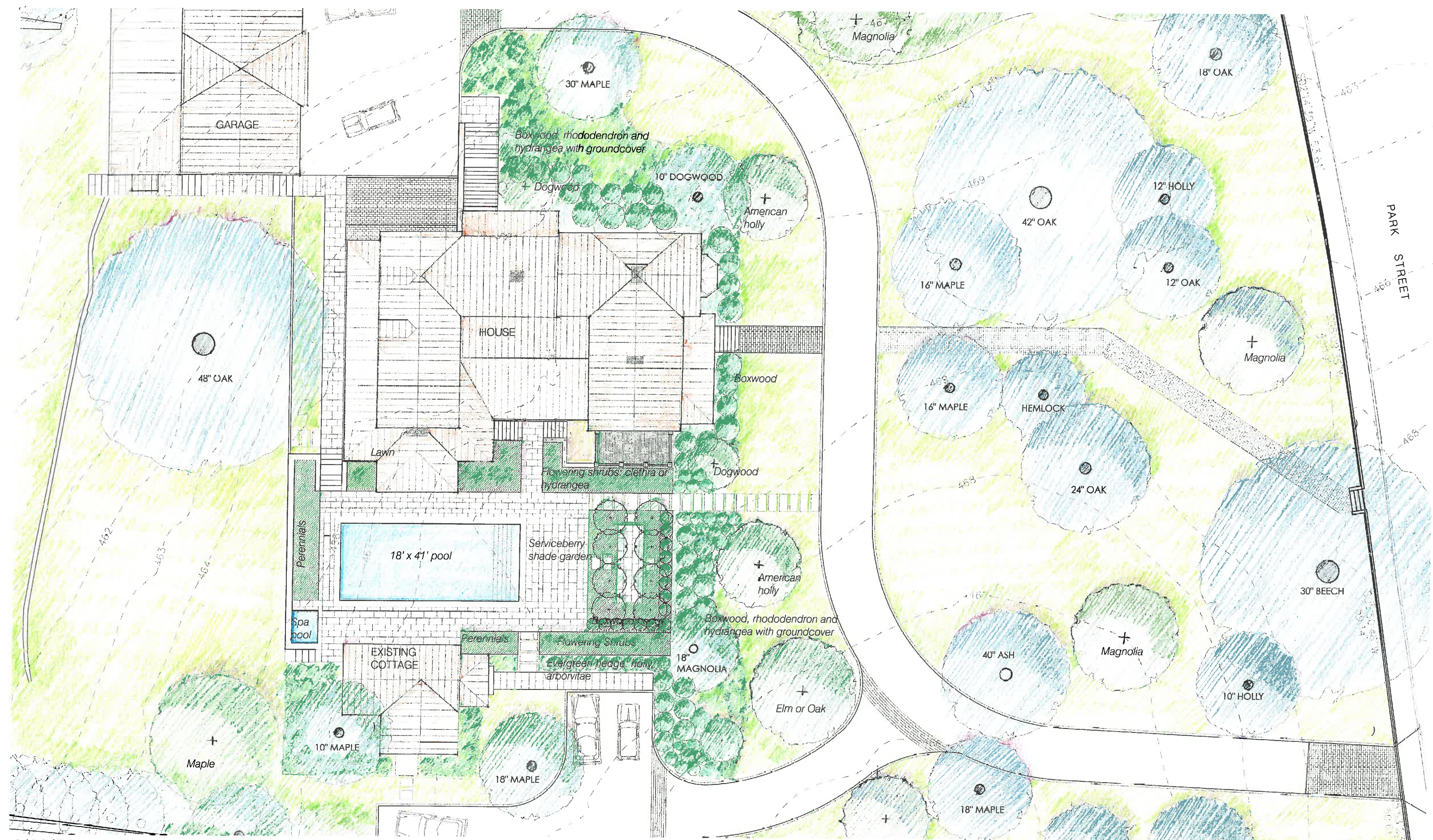
JUN 28 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

# Overall Landscape Plan

1105 Park Street  
Charlottesville, VA 22901



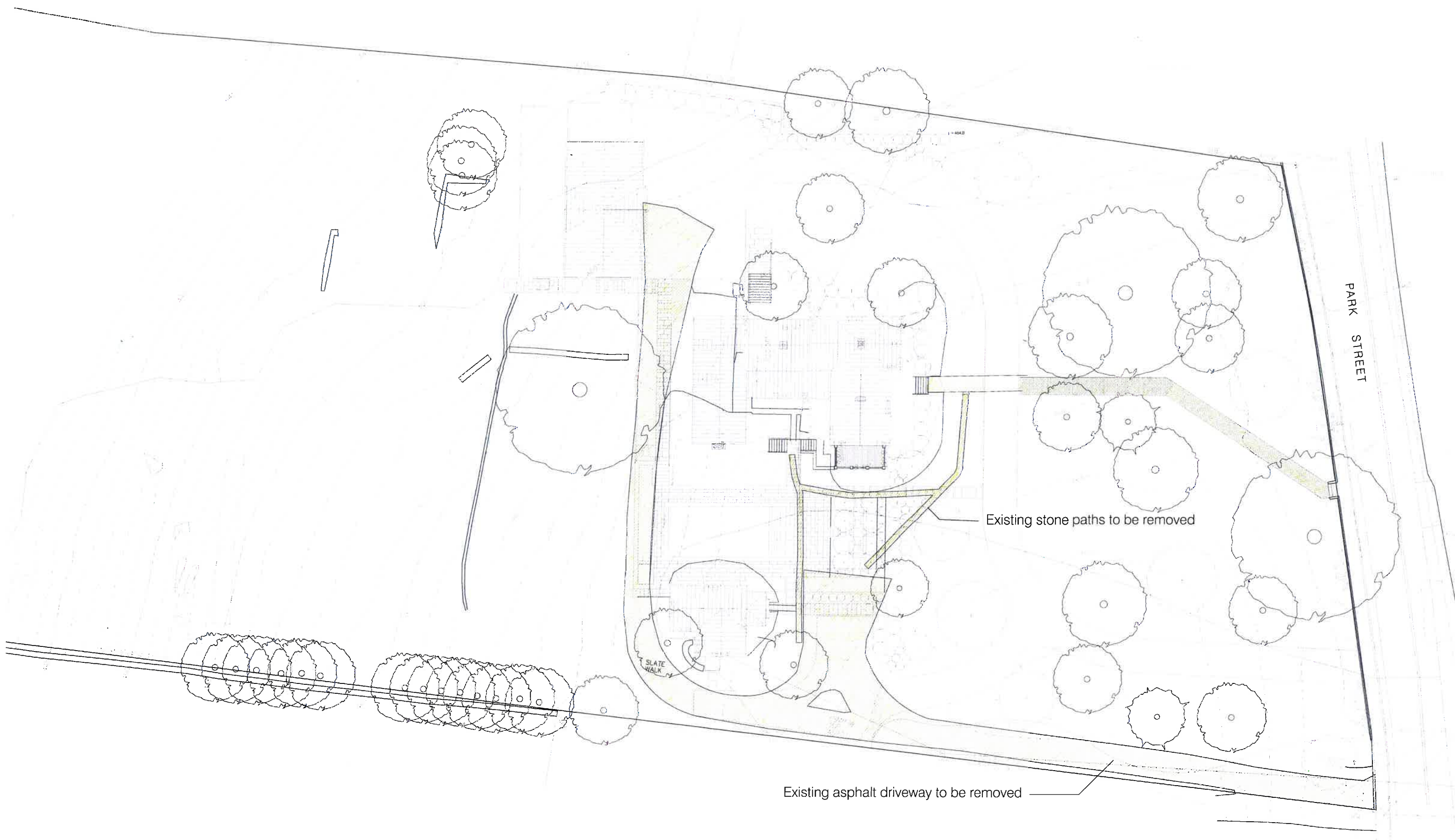


6/28/16

### Landscape Plan Enlargement

1105 Park Street  
Charlottesville, VA 22901





### Existing Site Overlay

1105 Park Street  
Charlottesville, VA 22901

