

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, September 20, 2018 1:57 PM  
**To:** 'bill@oakhurstinn.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - September 18, 2018 - 122 Oakhurst Circle

September 20, 2018

### **Certificate of Appropriateness Application**

BAR 18-09-02  
122 Oakhurst Circle  
Tax Parcel 110026000  
Tenth and Main LLC, Owner/Bill Chapman, Applicant  
Site improvements, ADA access ramp, and pool addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 18, 2018. The following action was taken:

**Motion: Gastinger moved 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 changes satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted, and that the BAR approves any of the three [paint] color choices [for the fence and house] presented at the meeting.**

**Lahendro seconded. Approved 6-0. (Ball recused himself and was not present during this agenda item.)**

This certificate of appropriateness shall expire in 18 months (March 17, 2020), 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. 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 [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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### **Tim Lasley**

Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 18, 2018**



**Certificate of Appropriateness Application**

BAR 18-09-02

122 Oakhurst Circle

Tax Parcel 110026000

Tenth and Main LLC, Owner/Bill Chapman, Applicant

**Site improvements, ADA access ramp, and pool addition**

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**Background**

Built circa 1915 for the Risher family, 122 Oakhurst Circle is a contributing property in Oakhurst-Gildersleeve ADC District. Since its construction, the historically intact house has been a residence, and is one of the earliest structures in the Oakhurst-Gildersleeve Historic District. (Historic survey attached.)

Note: On May 30, 2018, per city code Sec. 34-283(a)(1) staff administratively approved exterior renovations being completed in coordination with the VDHR. That work, currently underway, involves windows and doors on the rear elevations of Oakhurst Hall and the Risher Wing.

**Application**

Applicant's submittal:

- Grounded Landscape Architecture & Design submittal dated August 28, 2018: Demo and preservation plan (sheet LOa), existing conditions (sheets LOb-LOc), site plan (sheet L1.0), planting plan (sheet L2), and fence detail (sheet L3). (6 sheets.)

Request for the following site improvements requiring BAR approval:

- Remove existing fence in three different places
- Remove neglected plants and trees
- Remove degraded/broken concrete landing
- Retain the existing off-street parking area
- Retain any tree of 15" caliper or more
- Add ADA-compliant ramps from front sidewalk to the side door across the existing patio
- Add four Mitsubishi A/C units
- Improvements to the rear courtyard with hardscaping (bluestone and travertine) and a 12ft.x20ft. pool
- Add six foot painted wooden safety fence around the pool
- Add trash enclosure, generator enclosure, a mostly-below-grade pool equipment shed on the NE portion of the site

### **Discussion and Recommendations**

The site improvements are an enhancement to what is currently on the property, and are compatible with the BARs guidelines. The largest changes with the addition of the pool and hardscaping are taking place in the back of the building, and has very little impact on the street view.

The BAR should clarify if the applicant plans to have any additional lighting that would require BAR approval.

### **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 changes satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

Criteria, Standards, and Guidelines

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

#### **Pertinent Standards for Review of Construction and Alterations include:**

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;

- (1) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (2) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- (3) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent 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 AND 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 varies. 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 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 AND 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.

#### H. UTILITIES AND OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls or plantings
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure

### **Application narrative for 122 Oakhurst Circle:**

122 Oakhurst Circle is my (or my firm's) 10<sup>th</sup> building in the district. It will be our fifth tax-credit renovation. Built in 1915 and added to in the early 1980s, the building has been a boarding house, apartment building, and maybe a fraternity house. We propose a bed-and-breakfast, "Oakhurst Hall."

Our proposed changes to the building were approved several months ago by the Department of Historic Resources (DHR). There are myriad interior changes but the exterior changes are limited to the addition and rearrangement of some doors and windows on the rear (north) of the building. (Plus a likely color change tbd).

Based on the DHR approval, we sought and were granted city/BAR administrative approval of the building changes.

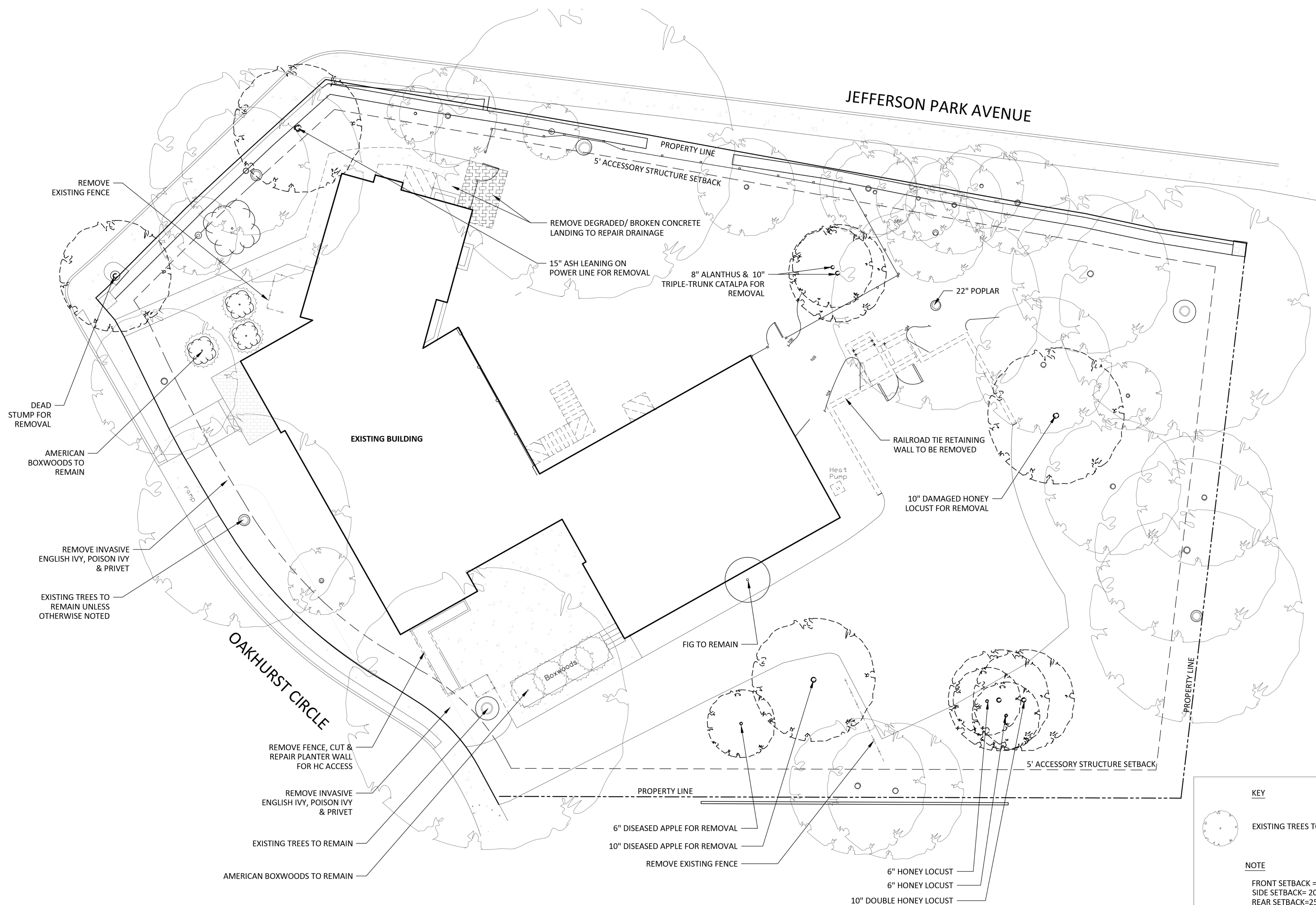
We did hold a pre-application meeting (required for projects with budgets over \$500k) with BAR staff and a few members present.

Today we are presenting the site/landscaping changes which are not as heavily regulated by the DHR. They can be summarized as follows:

1. We will retain the existing off-street parking area.
2. We will remove most of the long-neglected plants and replace with new as shown on the plan.
3. We will add an ADA-compliant ramps to provide a route from the front sidewalk to the side door across the existing patio.
4. We will retain any tree of 15" caliper or more, as well as small trees along the JPA border.
5. We will add four Mitsubishi a/c units just like the ones we have at 100, 102, and 104 Oakhurst.
4. We will improve the rear (north) courtyard with hardscaping (both bluestone and travertine) and a 12x20' pool. The pool/courtyard will be enclosed with a 6' painted wooden safety fence as proposed on the plan.
5. We will add some infrastructure improvements in the NE portion of the site: trash enclosure, generator enclosure, a mostly-below-grade pool equipment shed. These will all be visible mainly from the parking area which is not open to the public. We own the buildings on both sides of 122 Oakhurst.

Bill Chapman

**OAKHURST INN**  
 122 OAKHURST CIRCLE CHARLOTTEVILLE, VA



**KEY**  
 (Symbol) EXISTING TREES TO REMAIN

**NOTE**  
 FRONT SETBACK = 25'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 25'  
 ACCESSORY STRUCTURES SETBACK = 5'

08.28.2018  
 ARB  
 DEMO & PRESERVATION PLAN

**L0a**  
 SCALE: 1/8" = 1'



10 AND 6 INCH DISEASED APPLE TREES FOR REMOVAL



10 INCH DISEASED APPLE FOR REMOVAL



AILANTHUS AND TRIPLE-TRUNK CATALPA FOR REMOVAL



AILANTHUS AND TRIPLE-TRUNK CATALPA FOR REMOVAL



CHALET STONE OF NEIGHBORING PROPERTY



DRAINAGE ISSUES AND AREA OF NEW CONCRETE PATH



DYING HONEY LOCUST FOR REMOVAL



ENGLISH IVY FOR REMOVAL



EXISTING BACK



EXISTING BACK



EXISTING FRONT



EXISTING SIDE



FENCE FOR REMOVAL AND PLANTER ADJUSTED TO ALLOW HC ACCESS



FENCE FOR REMOVAL



FIG TO REMAIN



HONEY LOCUST ON UTILITY LINES FOR REMOVAL

OAKHURST INN  
122 OAKHURST CIRCLE CHARLOTTESVILLE, VA

08.28.2018

ARB

EXISTING CONDITIONS

L0b





NEW POOL AND TERRACE AREA



NEW POOL AREA



NEW POOL TERRACE AREA



NON-CONFORMING HC RAMP FOR REMOVAL



PARKING TREES



PLANTER FOR ADJUSTMENT TO ACCOMMODATE HC ACCESS



PRIVET AND ENGLISH IVY FOR REMOVAL



PRIVET AND ENGLISH IVY FOR REMOVAL



PRIVET FOR REMOVAL AND ASH TO REMAIN



RAILROAD TIE RETAINING WALL FOR REMOVAL



RAILROAD TIE RETAINING WALL FOR REMOVAL



STUMP FOR REMOVAL



RHODEDENDRON AND BOXWOOD TO REMAIN



SIDEWALK TREES AND SHRUBS TO REMAIN



EXISTING STAIRS



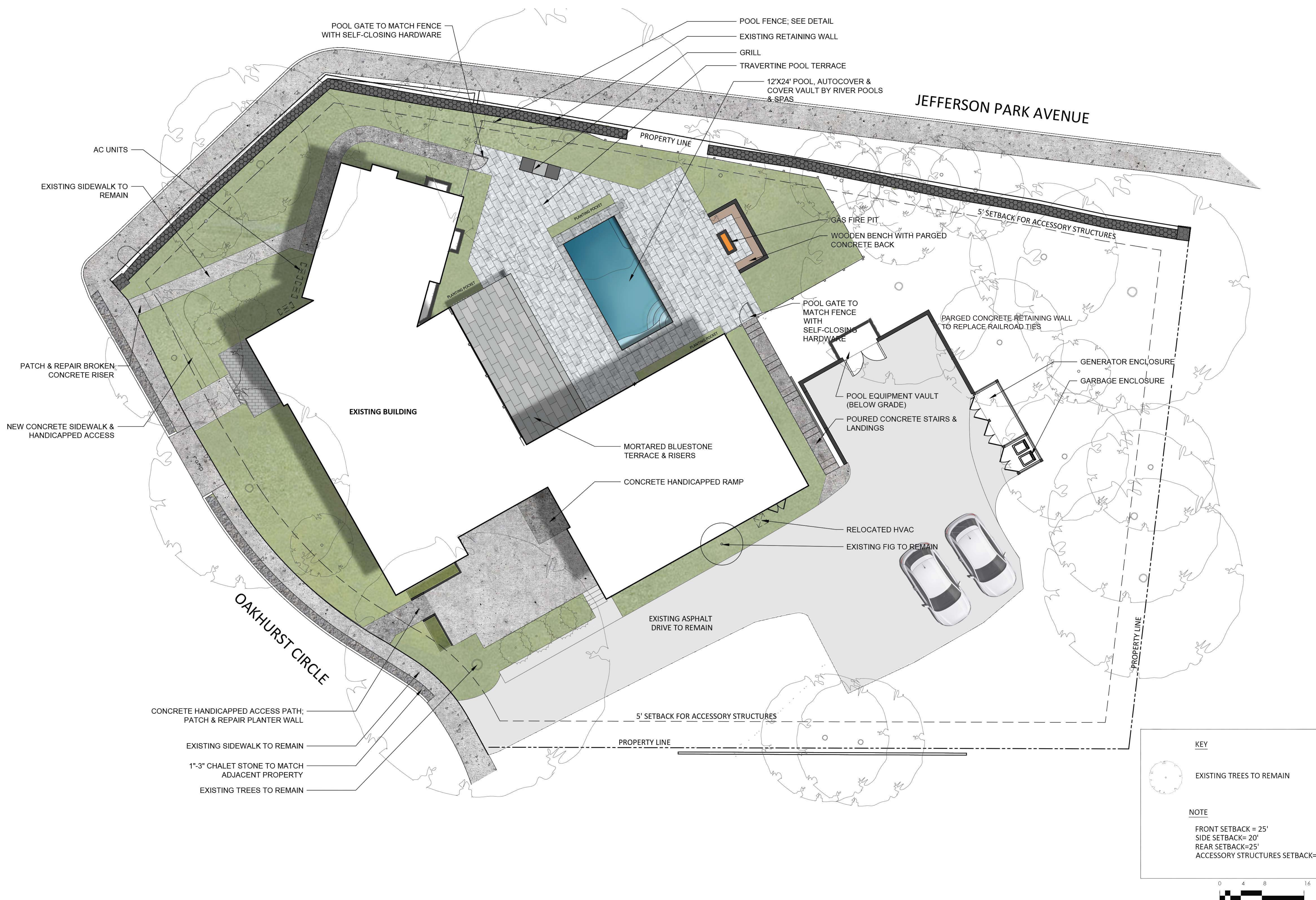
EXISTING STAIRS

OAKHURST INN  
122 OAKHURST CIRCLE CHARLOTTESVILLE, VA

08.28.2018  
ARB  
EXISTING CONDITIONS

L0c

**OAKHURST INN**  
 122 OAKHURST CIRCLE CHARLOTTEVILLE, VA

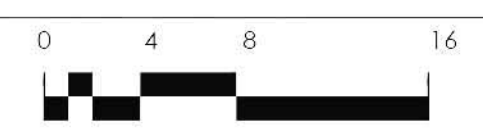


**KEY**

EXISTING TREES TO REMAIN

**NOTE**

FRONT SETBACK = 25'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 25'  
 ACCESSORY STRUCTURES SETBACK = 5'



08.28.2018

ARB

SITE PLAN

**L1.0**

SCALE: 1/8" = 1'

**OAKHURST INN**  
 122 OAKHURST CIRCLE CHARLOTTEVILLE, VA

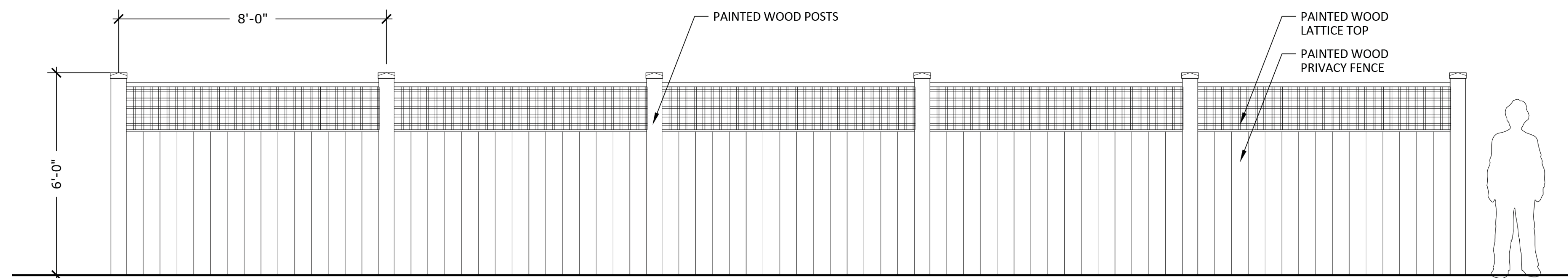


**KEY**

- EXISTING TO REMAIN
- PROPOSED DECIDUOUS
- PROPOSED EVERGREEN

**NOTE**

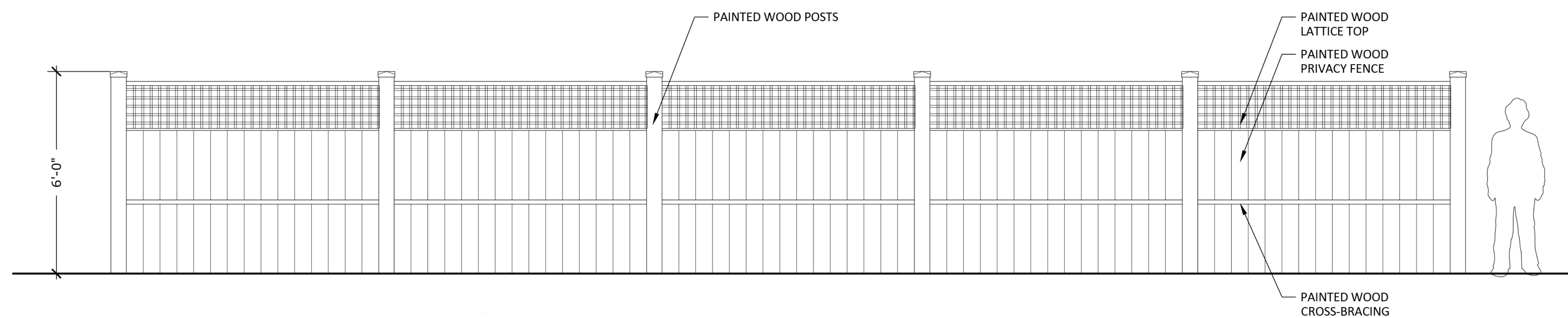
FRONT SETBACK = 25'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 25'  
 ACCESSORY STRUCTURES SETBACK = 5'



FRONT ELEVATION

1  
L3

SCALE: 1/2" = 1'



REAR ELEVATION

2  
L3

SCALE: 1/2" = 1'

08.28.2018

ARB

DETAIL: FENCE

L3

SCALE VARIES