

From: Scala, Mary Joy
Sent: Thursday, August 22, 2013 11:42 AM
To: Stoner, Frank; Murray, Chris
Subject: BAR Action 1512 E Market Street

August 22,, 2013

JABA Timberlake Place LLC
674 Hillsdale Drive Suite 9
Charlottesville, VA 22901

Certificate of Appropriateness Application

BAR 13-08-01
1512 East Market Street
Tax Map 56 Parcels 40.4 and 109
Milestone Partners, Applicant/JABA Timberlake Place LLC, Owner
New walkway to Timberlake-Branham House

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2013. The following action was taken:

The BAR prefers not to see a sidewalk in this [front yard] location, if possible. But, if there is a sidewalk, it should be: in line with the front door; City Mix color; no handrails; 3.5 feet wide. (7-1 with Knott opposed)

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 20, 2015), 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 construction. 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.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. 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



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

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

JUL 30 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

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 4 p.m.

Owner Name JABA Timberlake Place LLC Applicant Name Chris Murray
Project Name/Description Timberlake Place Parcel Number TMP 56 Parcel 40.4, 109
Property Address 1512 East Market St.

Applicant Information

Address: 674 Hillisdale Dr. Suite 9
Charlottesville, Va 22901
Email: cmurray@jabacares.org
Phone: (W) 434-817-5222 (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.)

[Signature]
Signature _____ Date _____
Chris Murray 7/30/13
Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature]
Signature _____ Date _____
Chris Murray 7/30/13
Print Name _____ Date _____

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

Description of Proposed Work (attach separate narrative if necessary): Multi-family apartment
Concrete sidewalk in front yard of the Timberlake Branham Home

List All Attachments (see reverse side for submittal requirements):

C1 Site Plan

For Office Use Only

Received by: _____	Approved/Disapproved by: _____
Fee paid: _____ Cash/Ck. # _____	Date: _____
Date Received: _____	Conditions of approval: _____

P13-0131

Scala, Mary Joy

From: bill emory <billemory@gmail.com>
Sent: Monday, August 19, 2013 2:27 PM
To: Scala, Mary Joy
Cc: Victoria Dunham; Murray, Chris
Subject: 1512 E Market Timberlake-Branham House
Attachments: Pages from 18 properties.pdf; branham039.jpg

Dear BAR,

August 20 you consider the design of the front walkway for Timberlake-Branham House at 1512 E Market.

It is my hope that you will make design suggestions that minimize the presentation of this walkway as seen from the street. The north face of this house, the "front porch" was never used as a main entrance. I have attached a site plan drawn by James Branham's granddaughter showing the site as in was in the 1950's. The south porch was used as the main entrance.



(In the picture above, James Branham accesses southern entrance to his house via circular drive. That is 1510 E Market in the background. 1512 is to his right)

Bisecting the front lawn with a concrete walkway does little to support the remaining integrity of the site.

Thanks,

Bill Emory

--

p.s.- Mary Joy- could you please forward to BAR?

RAILROAD TRACKS

Corn field + Potatoes

WPT

(Halfway down hi)

Hog pen

Field Corn

BAON

Shed

Smoke House

Watering Trough for live stock

chickens

Fence

Lucy

Fence

gate to field

Tool sheds (we called it the playhouse! A NOT SO FUNNY story)

wall

Vegetable garden

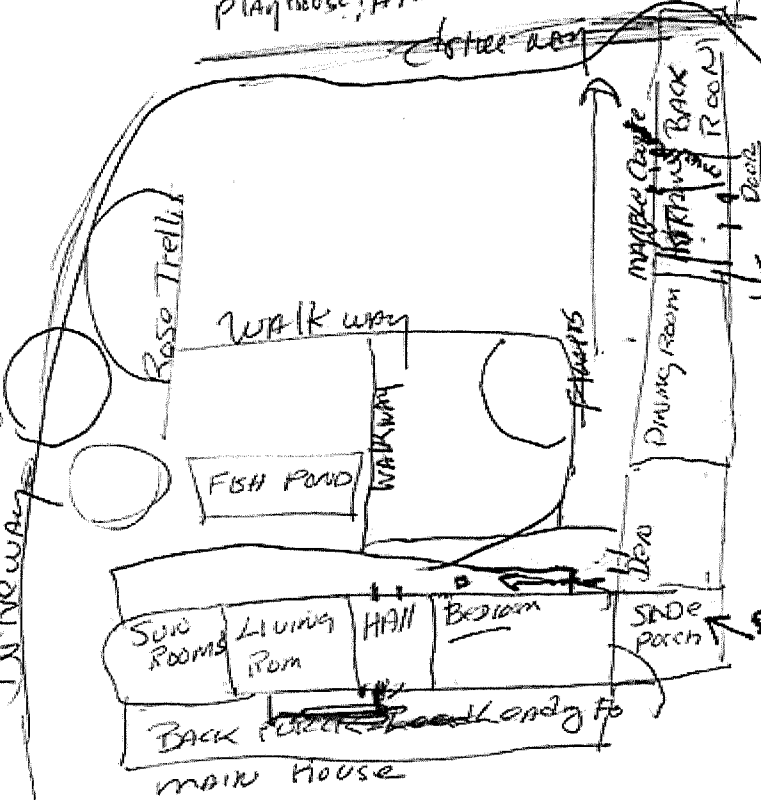
Plot no 15

flower garden

FF

Iron chairs for summer things

Driveway



Hose Pathway

BATH ROOM

MAIN HOUSE

James Brackman House

Driveway

Bibb House

to garden

TIMBERLAKE-BRANHAM HOUSE



STREET ADDRESS: 1512 East Market Street
MAP & PARCEL: 56-40.4
VDHR FILE NUMBER: 104-232
CITY FILE NUMBER: 323
PRESENT ZONING: R-1A
ORIGINAL OWNER: James E. Timberlake
ORIGINAL USE: Residence
PRESENT USE: Adult Care Center
PRESENT OWNER: Rivanna Partners L P
ADDRESS: P.O. Box 7885
Charlottesville, Virginia 22906

HISTORIC NAME: Timberlake-Branham House
DATE/PERIOD: 1886
STYLE: Vernacular
HEIGHT IN STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 6.893 acres
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1980
SOURCES: City/County Records
Sanborn Map Co. - 1920
Lucille Branham Watson, James L. Branham, Jr.

TIMBERLAKE-BRANHAM HOUSE

ARCHITECTURAL DESCRIPTION

This two-storey, three-bay, single-pile, white weatherboarded house set on a low brick foundation is a somewhat elongated Virginia I-House. There is a two-storey semi-octagonal addition at the eastern end and a Z-shaped series of one-storey additions at the southwestern corner. It has a medium-pitched gabled roof with an additional central gable on the facade. The roof is covered with standing-seam metal, has projecting eaves and verges and shaped rafter ends behind cornice fascia. Returns in present in the central gable only. There is an interior capped chimney on each side of the central hall. Windows are double-sash, 6-over-6 light, with plain trim, about the same height at both levels. The semi-octagonal addition has very tall 2-over-2 light windows, shorter at the second level, but all probably reaching to the floor. Small cornice brackets support the overhanging corners of the roof. The one-storey, one-bay central entrance porch has a low-pitched hipped roof, chamfered square pillars with simple brackets, and a simple balustrade. The entrance door has two circular-headed lights over panels with moulded rails. It is flanked by narrow sidelights over panels and has a rectangular transom. The rear elevation is covered by a one-storey back porch with a concrete floor and a nearly flat roof supported by five chamfered square posts with brackets. Access to the southwestern addition is through this back porch. Each of the two pavilions that make up the addition, located at right angles to the main house and to each other, has a small central chimney and appears to contain two rooms. The one nearest the main house matches it in most details and was probably added somewhat later. It has been stuccoed and its roof lacks the shaped rafter ends and cornice fascia. A shed-roofed porch along its eastern side has been enclosed.

1993: The house was rehabilitated in 1989 and adapted for use as an adult care center. The entire complex of one-storey wings at the southwest corner was removed and replaced with a new wing.

HISTORICAL DESCRIPTION

This house, with its broad lawn overlooking Woolen Mills Road, is still surrounded by 7 3/4 acres of farmland. James E. Timberlake, a foreman at the Charlottesville Woolen Mills, purchased 5 1/2 acres in 1886 (ACDB 86-405) and built this house the same year. He bought another 5 1/2 acres adjoining it in 1889 (ACDB 103-241). The house remained in the family for half a century, and there was a family cemetery in the front yard just northwest of the house. The Timberlakes deeded it to their daughter Bessie M. Mann in 1916 (ACDB 162-244). She sold it in 1937 to Henry E. Fairburn (ACDB 237-210), who sold it to George W. Maupin the next year (ACDB 261-448). Mildred A. Branham purchased it from him in 1945 (ACDB 246-104).

1993: Thomas Hickman then purchased the Timberlake-Branham House in 1985 and subdivided the tract (DB 472-829). In 1988 Republic Homes Investment Corporation purchased the house and then sold it to Rivanna Partners in 1989 (DB 509-108, DB 528-214). It is now an adult care center.

STATEMENT OF SIGNIFICANCE

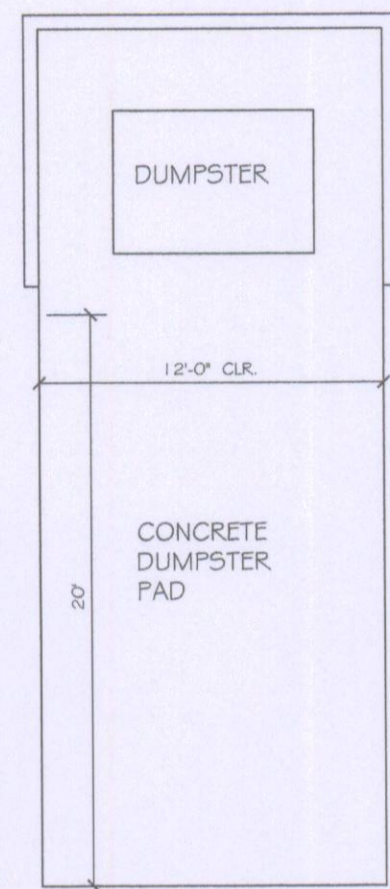
Built in 1886, the Timberlake-Branham House is a fine example of the vernacular house with Victorian detail which was quite popular in the City in the last quarter of the 19th Century. As such, it is an important part of the historical and architectural fabric of the City. The basic form of the house is vernacular: a 2-storey, 3-bay, single-pile house following the central-hall plan. To this basic form have been added Victorian details such as a central gable on the facade and bracketed porch posts. The semi-octagonal projecting bay with floor-length windows is not quite like any other in the City. The entrance door with its circular-headed lights and moulded rails is an infrequent survivor of a popular form. The fact that many of its contemporaries have not survived increases the value of this house as a well-preserved example of the style.

The Timberlake-Branham House would contribute greatly to the architectural and historical significance of a proposed Woolen Mills Historic District. It is already listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

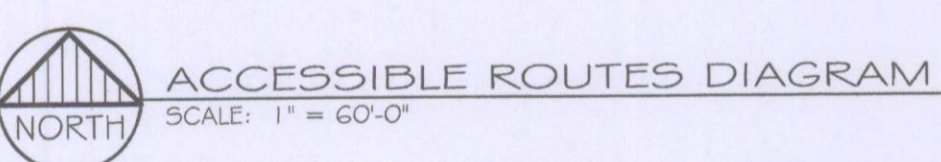
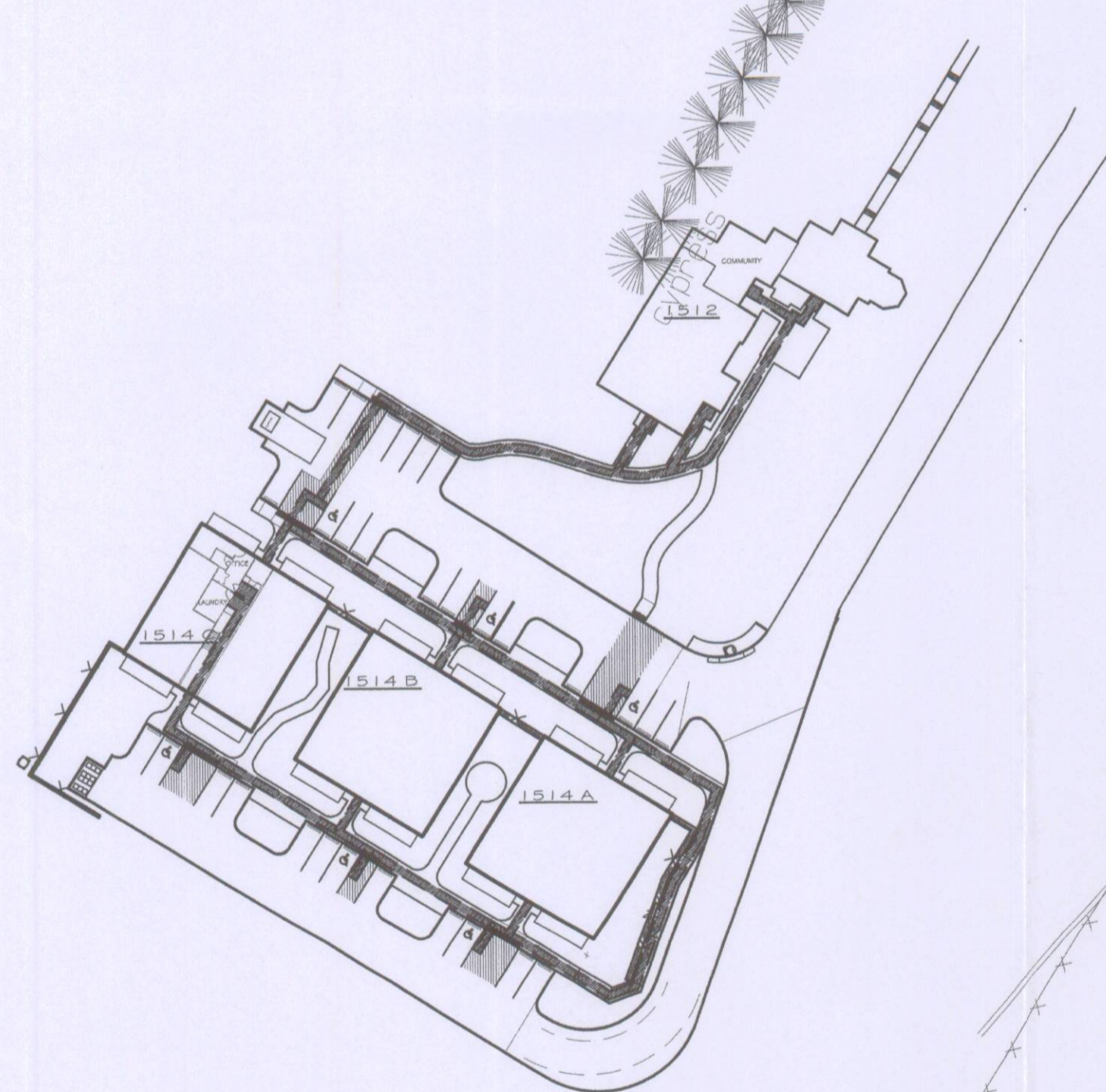
TIMBERLAKE-BRANHAM HOUSE

Of possibly greater importance than the design of the house itself, however, is the role that it plays in the neighborhood. The southern side of Woolen Mills Road was divided into five-acre tracts in the 1880's, and substantial Victorian houses were built along the road with gardens and pastures behind them.

The builder of this house, James E. Timberlake, was a foreman at the Charlottesville Woolen Mills. Several of these large houses have been lost, but with this one, enough remains to establish the character of the neighborhood and to maintain the rhythm and scale of the streetscape. The prominent location of this house on a knoll high above the street gives it special importance to the neighborhood. The loss of such a dominant presence would have a serious effect on the entire Woolen Mills area.



DUMPSTER DETAIL
NOT TO SCALE



T.M.P. 56-42.3
Burgess Lane Properties
D.B.790 Pg.19



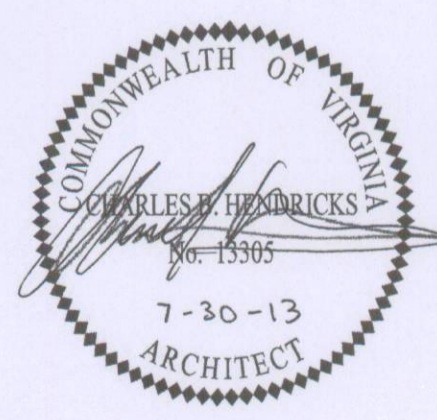
PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

ADJOINING GRADES SHALL HAVE 6\"/>

CONNECT ALL ROOF DRAINS TO THE STORM SEWER SYSTEM.

T.M.P. 56-40.4A
Woolen Mills Self Storage LLC
D.B.790 Pg.19

Boundary line as shown on R/W & Track Map V2/106
There was no recorded instrument found conveying this land to the C.S.X. Corp.



REVISIONS	
1	PER CITY REVIEW
2	REVIEW SET
3	VE CHANGES (RAMP / SIDEWALKS)
4	PERMIT SET
5	VDPA REVISIONS- ADDRESS CHANGES
6	CHANGES PER VDPA
7	AS-BUILT REVISIONS

SITE PLAN
THE GAINES GROUP, PLC.
RESIDENTIAL & COMMERCIAL ARCHITECTURE

TIMBERLAKE PLACE
EAST MARKET ST.
TAX MAP 56, PARCEL 40.4, 109
CHARLOTTESVILLE, VIRGINIA

JOB NO: 1009
DATE: 2-4-11
DRAWN: CBH/ADS

RECORD MERIDIAN
D.B.790 Pg.22

East Market Street
(Woolen Mills Road)
(50' RW)

Franklin Street

