

From: Scala, Mary Joy
Sent: Friday, February 26, 2016 8:44 AM
To: keith scott (keith@rosneyarchitects.com); elainealpern@yahoo.com
Subject: BAR Action - February 17, 2016 - 1105 Park Street

February 26, 2016

Nicholas Cafferillo & Elaine Alpern
1383 Tattersall Ct.
Keswick, VA 22947

RE: Certificate of Appropriateness Application

BAR 16-02-06
1105 Park Street
Tax Parcel 470007000
Nicholas Cafferillo & Elaine Alpern, Owners/ Keith Scott, Applicant
Demolition of rear additions; new wrap around porch and rear additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

The BAR approved (7-1 with Earnst opposed) demolition of the additions as submitted.

This certificate of appropriateness shall expire in 18 months (August 17, 2017), 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.

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.**

Please submit revised drawings by March 9. You will be heard again on the March 15 agenda. 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
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-02-06

1105 Park Street

Tax Parcel 470007000

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

Demolition of rear additions; new wrap around porch and rear additions

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 19th 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-storey wing was added in the late 1890s. The two-storey home sits above an English basement. It is three bays wide with a projecting end pavilion with a one-storey bay window. The original tin roof has been replaced with shingles.

Application

- ✓ 1. Demolish rear additions:
 - ✓ Two-story addition possibly from late 1890s;
 - One-story enclosed porch on SW corner, original (enclosed 1954);
 - One-story addition and basement garage from 1954 on NW corner.
 - Demolish asphalt roof and framing from basement-level appurtenance on south side (originally a greenhouse, then an open porch with railing).
 - Relocate driveway.

- 2. The oldest (1878) part of the house and existing cottage (1876) will remain, along with other site elements: a stone wall in the rear, and the existing brick walk and stairs to Park Street sidewalk. The existing paired, one-over-one windows on the house will be repaired. The cottage roof will be replaced, and its siding and brick will be repaired as needed.

- 3. A new addition is proposed at the rear of the house, with the front porch connected to a new veranda on the south side. A pair of existing double-hung windows on the south side of the house will be replaced by a pair of French doors to access the veranda.

- 4. A new free-standing garage/gym is proposed in the rear yard, but elevation drawings have not yet been submitted.

- 5. Site work includes a relocated driveway, new guest parking in front, owner parking in rear, pool and terrace on the south side, and additional landscaping.

- 6. The addition and garage will be constructed of the same material palette as the house. A new standing seam roof, either copper or matte black pre-painted metal, will replace the existing shingle roof, and will be used on the new construction. The siding will be painted wood clapboard and the

foundation painted brick. The built-in gutters will be repaired on the house; new half-round gutters will be used on the new construction.

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 include:

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; **Two-story rear addition is 1890; the garage is 1954.***
- (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; **Both.***

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

*(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; **Hard Bargain is a particularly handsome and finely detailed example of a Victorian house. It is also quite old.***

*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 additions are intact.***

*(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. **This house is similar to other large residences along Park Street, and is significant in its own right.***

*(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; **Structural reports have not been submitted.***

(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 house and existing cottage 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.***

- 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 additions would probably not diminish the character of the historic structure.**
- 6) The reason for demolishing the structure and whether or not alternatives exist. **An alternative would be to incorporate the existing 1890s addition into the new design. But overall, 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. **Structural reports have not been submitted.**

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (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 Review Guidelines for Rehabilitation

D. Entrances, Porches and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements.*
- 9. In general, avoid adding a new entrance to the primary facade or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*

- a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
- b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. *The original size and shape of door openings should be maintained.*
- 13. *Original door openings should not be filled in.*
- 14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. *Retain transom windows and sidelights.*

Discussion and Recommendations

The property has been vacant for some time, and the building is situated on a large parcel, which makes it attractive for potential development. Staff has received inquiries about rezoning the property for townhouses. However, the current proposal is to continue the historic use as a single family home, and to preserve the wonderful original house and cottage. The BAR saw a similar application on Park Street in 2014, when a rear 1920's addition was demolished to make way for a large, new addition that matched the architecture of the older home. Ultimately, the older home was protected and refreshed for modern living.

The BAR should first discuss the proposed demolitions, then the proposed new addition, new outbuilding, and other site changes. Removal of the 1950s addition is appropriate. The proposed demolition of the 1890's addition merits discussion. It is a sensitive addition with much simpler detailing than the older part of the house. The windows appear to be original, six over six. On the interior the addition is utilitarian, very small in area, and has low ceilings. The north side has been partially covered by the 1950s addition. Staff has asked the architect to investigate how this 1890s addition might be incorporated into the new plan. Alternatively, if this addition is allowed to be removed, it should first be documented with photos and drawings.

The BAR should take action regarding the demolitions so that the architect can continue to develop plans for the addition. The architect understands that the new addition should not use the same wall plane, roof line, or cornice line of the existing structure. The BAR should provide comments regarding the proposed addition. In staff opinion, the extended porch (that retains the brick piers of the original porch on the SW corner) is appropriate, and could attach to either the 1890s addition or a new addition. The survey notes indicate the parlor originally had French doors onto all three porches, but they were shortened to windows to install radiators.

The rehabilitation plans to return the roof to standing seam metal, and to repair the gutters and windows are all good decisions.

The proposed site plan is appropriate. The BAR will want to review elevation drawings for the garage.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolitions of the 1890s and 1954 rear additions and partial demolitions of the SW enclosed porch and south side appurtenance satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the demolitions as submitted (or with the following modifications...).

(Future Action)

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitations, I move to find that the proposed new addition, new roofs on existing house and cottage, new garage/gym building, site work and landscaping satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications...).



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 seen 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

GOOD

SOURCES

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







City Tax Records

105 Park

104-377 E.E. Burrows
 106-467 David S. & May P. Walker 5/29/41 \$2,500 plot 106-472
 " Walker

367-571 David S. Walker, Jr 9/5/25 gift
 8224-340 " " 5/22/69 owner's days
 106-467 " & May P. Walker 5/29/41 \$7,000 plot 106-472
 104-378 E.E. Burrows

2 story, basement

9 rooms, 3 baths

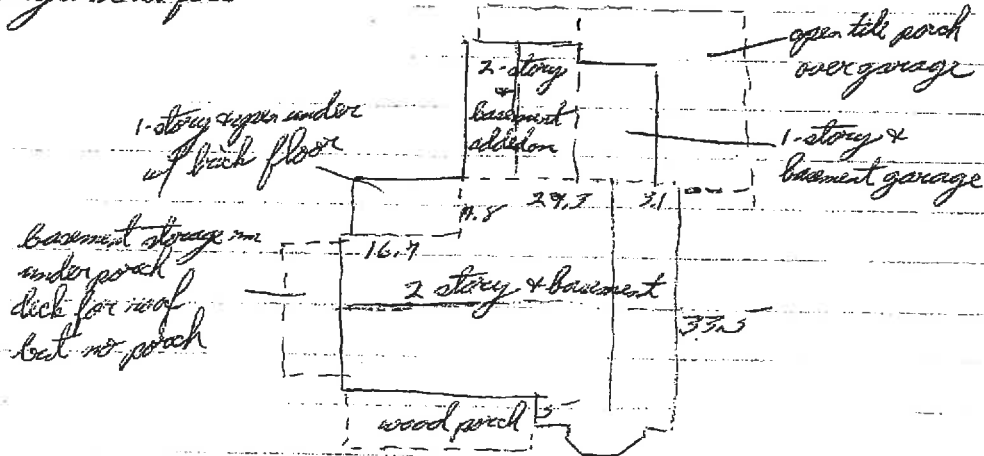
built 1870

brick found, frame, metal gable roof

softwood, hardwood, plaster

improvements 1954

diagram in file



1109 is 1 1/2 story brick veneer, 1936



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

Applicant Information

Address: 100 5TH ST. SE SUITE 306
CHARLOTTESVILLE, VA 22907
Email: KEITH@ROJNEYARCHITECTS.COM
Phone: (W) 434-242-9670 (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.)

<u>Keith Scott</u>	<u>1-26-16</u>
Signature	Date
<u>KEITH SCOTT</u>	<u>1-26-16</u>
Print Name	Date

Property Owner Information (if not applicant)

Address: 1393 TATTERSALL CT.
KEESWICK, VA. 22947
Email: ELAINEALPERN@VAHOO.COM
Phone: (W) 301-704-4779 (H) 301-980-4526
FAX: _____

Property Owner Permission (if not applicant)

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

<u>Elaine Alpern</u>	<u>1/26/16</u>
Signature	Date
<u>Elaine Alpern</u>	<u>1/26/16</u>
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.

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

{ ROSNEY CO }

ARCHITECTS

Hard Bargain Renovation and Addition

1105 Park Street, Charlottesville, Virginia 22901

Owners: Nicholas Cafferillo and Elaine Alpern

Architects: Rosney Co. Architects, Keith Scott & Julie Dixon

Introduction:

The proposed renovation and addition of the property located at 1105 Park Street will be comprehensive and respectful. The current owners and their family of 6 approach the renovation of "Hard Bargain" with the mindset that they are stewards of the property and through this project give new life to a house and property that is rapidly deteriorating due to old age and neglect.

The property consists of the main house built in 1878 and a small cottage possibly built in 1876. Additions were added in the late 1890's and then in the 1950's the garage addition was added and a porch on the south west side of the original house was filled in to create additional interior space.

Demolition:

The two additions in the back will be removed to make way for the proposed addition. As part of the reconfiguration of the vehicular circulation the existing driveway will be removed.

Scope of Work - House:

The original house is best described as a Victorian farmhouse with Italianate detailing. The addition will borrow from the original in scale, proportion, general character and quality but will be more in keeping with the 2 story addition from the 1890's in details (simpler trim, 2 over 2 double hung windows, no shutters, etc.) to allow the original house to remain distinct from the addition while blending together from a proportion, massing and material standpoint. Some trim details will be carried over from old to new where needed for consistency.

The main body of the original house will not be altered on the exterior in a significant way other than the front porch will be continued around the south and west elevations to create a wraparound porch. There is photographic evidence that an uncovered porch existed on the south side of the house so our proposed porch is in keeping with the original intent and structure of the house while the section of the porch on the west side is, in effect, reopening the original porch that was filled in during the 1950's renovation. The original windows are to remain and rehabilitated as they are generally in good shape. A pair of French doors are to be added as part of the wrap around porch where currently there are a pair of double hung windows (Piano Room).

The addition is designed to blend harmoniously with the original house and is located at the back of the house to allow for the original to retain its position of prominence on Park Street.

Scope of Work - Cottage:

The cottage is to remain "as is" on the exterior other than a new roof and repairs to siding and brick as needed.

Scope of Work - Garage:

A new 3 bay garage will be constructed behind the house off the North West corner. Its material palette will be the same as the other buildings.

Scope of Work - Site:

New vehicular circulation will be built incorporating guest parking at the front of the house and owner parking at the back of the house. The new driveway material will be "chip and seal". The owners want to investigate the possibility of moving the entrance onto the property off Park Street to the North about 30 feet. The current entrance has poor site lines while entering and exiting the property. A pool is to be installed to the West of the cottage.

Material Palette:

The addition and the garage will be constructed of the same material palette as the front with the exception that a new standing seam metal roof (either copper or a matte black pre-painted metal) will be installed over the existing house as well as the new construction. The siding will be painted wood clapboard and the foundation will be a painted brick. While the built in gutters will be repaired on the original house new half round gutters will be installed on the addition and outbuildings.

VLR-10/20/81 NRHR 1/10/84

LANDMARK



SURVEY

Eugenia Bibb
December 1977

IDENTIFICATION	BASE DATA
Street Address: 1105 Park Street	Historic Name: Hard Bargain
Map and Parcel: 47-7	Date/Period: 1878
Census Track & Block: 9-204	Style: Victorian
Present Owner: David S. Walker, Jr. Address: 1105 Park Street	Height to Cornice:
Present Use: Residence	Height in Stories: 2
Original Owner: John D. Watson	Present Zoning: R-1
Original Use: Residence	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 seen even more specious. 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 elyptical 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	SOURCES
GOOD	City/County Records Davis S. Walker, Jr. Mrs. Albert Pennybacker
UTM: 17/721890/4213380	

*Architectural And Historic
Survey*



Graphics





{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Perspective
View NE

2/17/2016

A9.0

3:24 PM:2/17/2016



{ ROSNEY Co. }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Perspective
View SW

2/17/2016

A9.2

2:58 PM:2/17/2016



{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

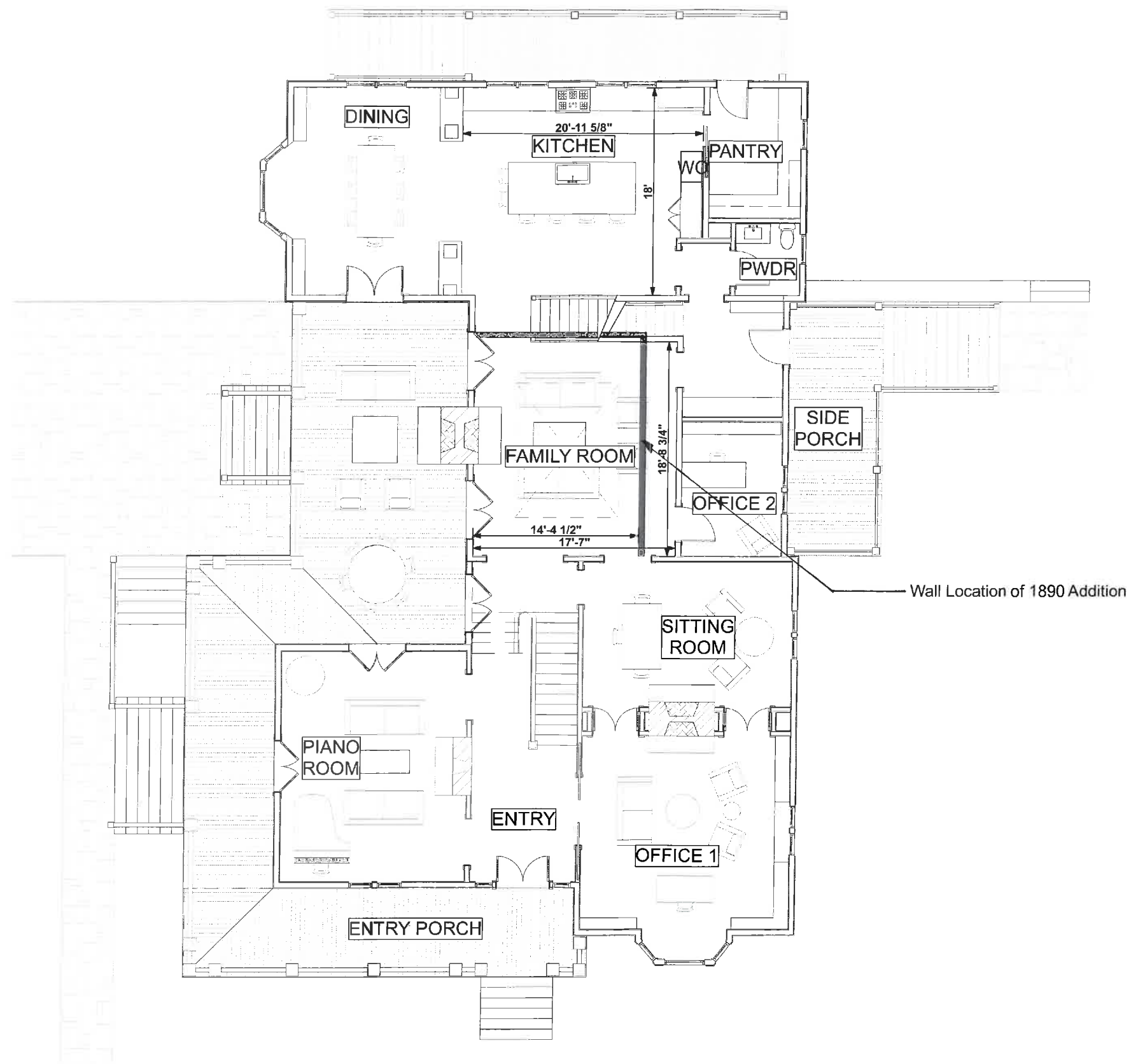
1105 Park Street
Charlottesville, Virginia 22901

Perspective
From Street

2/17/2016

A9.3

2:39 PM 2/17/2016



Wall Location of 1890 Addition

First Floor Plan
SCALE: 3/32" = 1'-0"

1

{ ROSNEY Co }

ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

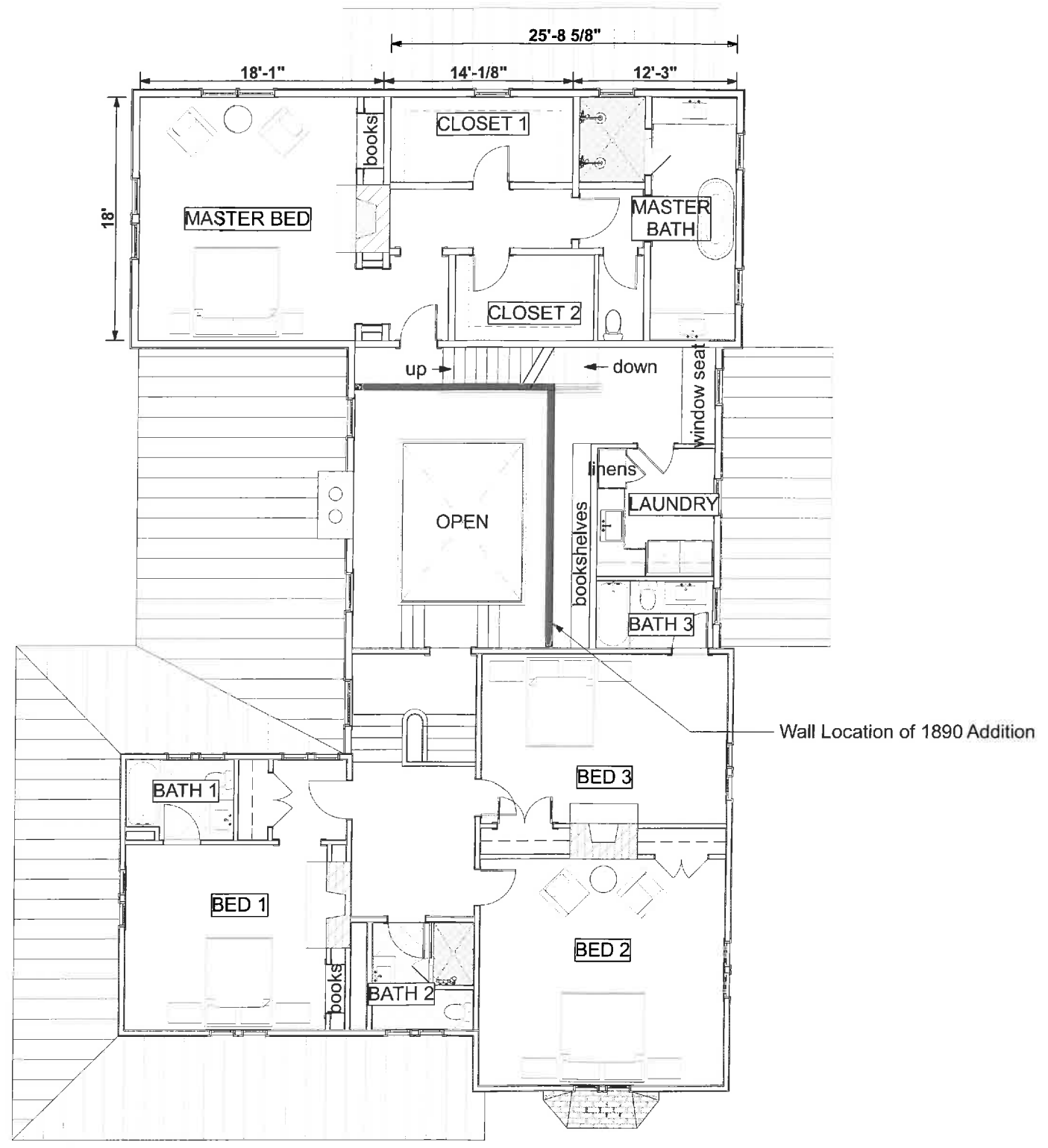
1105 Park Street
Charlottesville, Virginia 22901

First Floor
Plan

2/17/2016

A1.3

2:25 PM 2/17/2016



Second Floor Plan
 SCALE: 3/32" = 1'-0"

1

{ ROSNEY Co }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Second Floor
 Plan

2/17/2016

A1.4

{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901



East
Elevation

2/17/2016

East Elevation Revised
SCALE: 1/8" = 1'-0"

1

A2.0 B



{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

North
Elevation
2/17/2016

North Elevation Revised
SCALE: 1/8" = 1'-0"

1

A2.1 B



West Elevation Revised
SCALE: 1/8" = 1'-0"

1

{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

West
Elevation
2/17/2016

A2.2 B

1:08 PM 2/17/2016



{ ROSNEY Co }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

South
Elevation
2/17/2016

South Elevation Revised
SCALE: 1/8" = 1'-0"

1

A2.3 B



Extent of 1890 Addition

{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

South
Elevation
2/17/2016

South Elevation with 1890 Addition
SCALE: 1/8" = 1'-0"

1

A2.3 C



{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Street Views
2/16/2016

Photos

12:33 PM 2/18/2016



{ ROSNEY Co. }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Site Photos

1/26/2016

P1.0

10:28 AM:1/26/2016





{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Site Photos

1/26/2016

P1.1

10:46 AM: 1/26/2016



{ ROSNEY Co. }

ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Photographs

1/26/2016

P1.2

12:31 PM:1/26/2016



{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

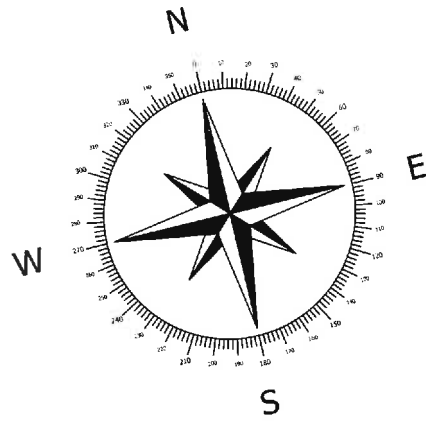
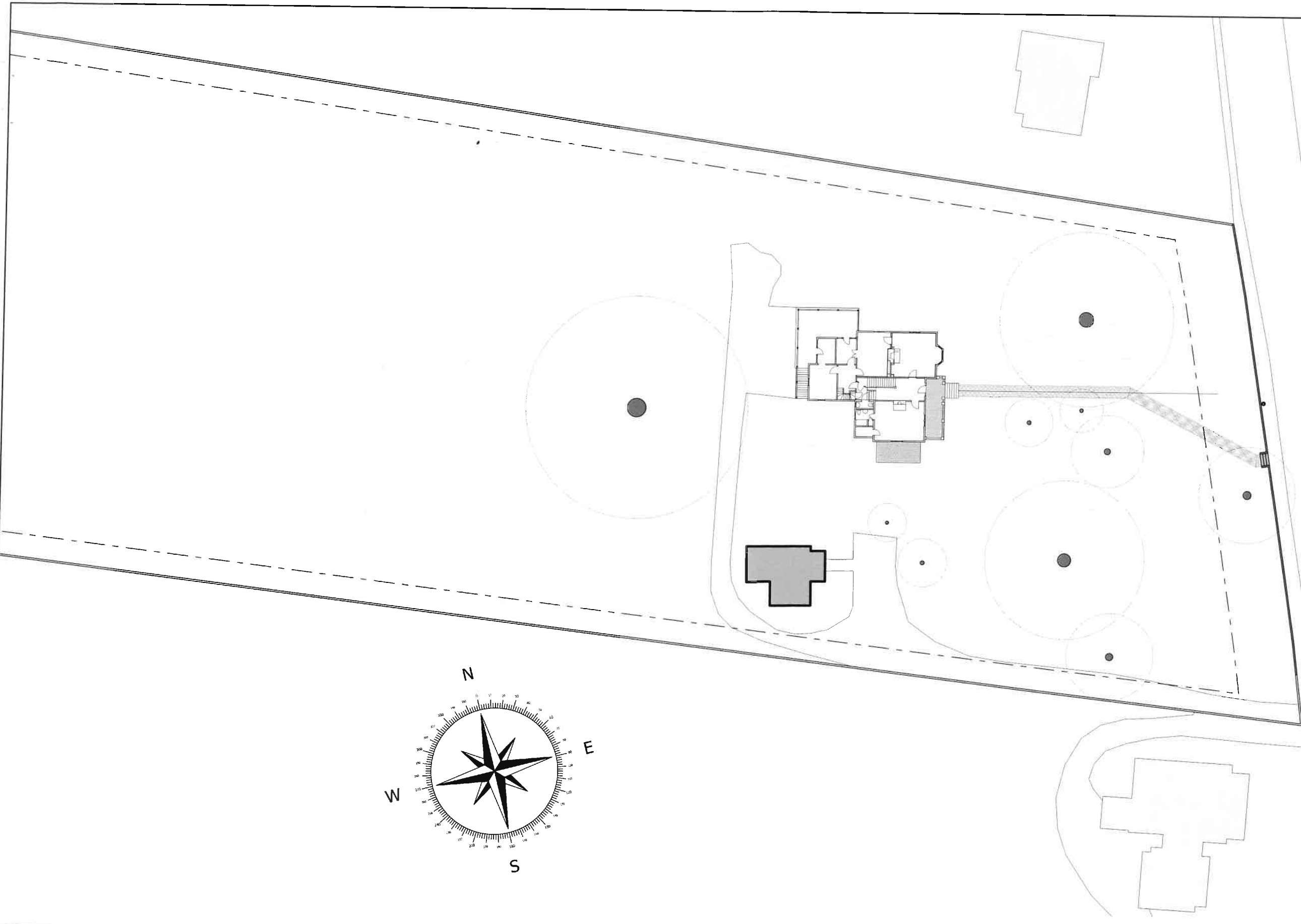


Photographs

1/26/2016

P1.3

12:25 PM 1/28/2016



EXISTING SITE PLAN
SCALE: 1" = 40'

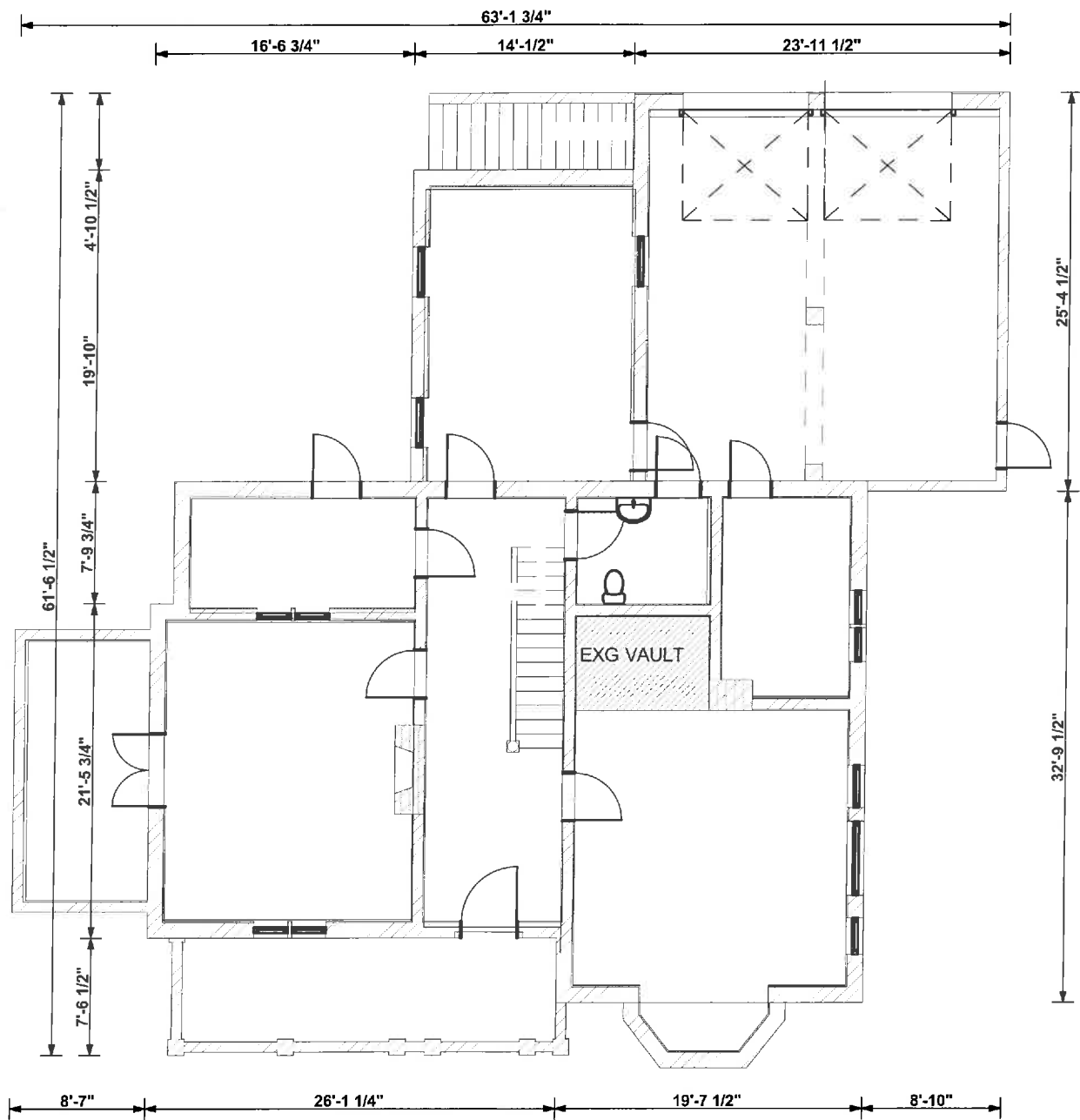
1

{ ROSNEY Co }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Existing Site
Plan
1/26/2016

EC1.0



EXISTING BASEMENT PLAN
SCALE: 3/32" = 1'-0"

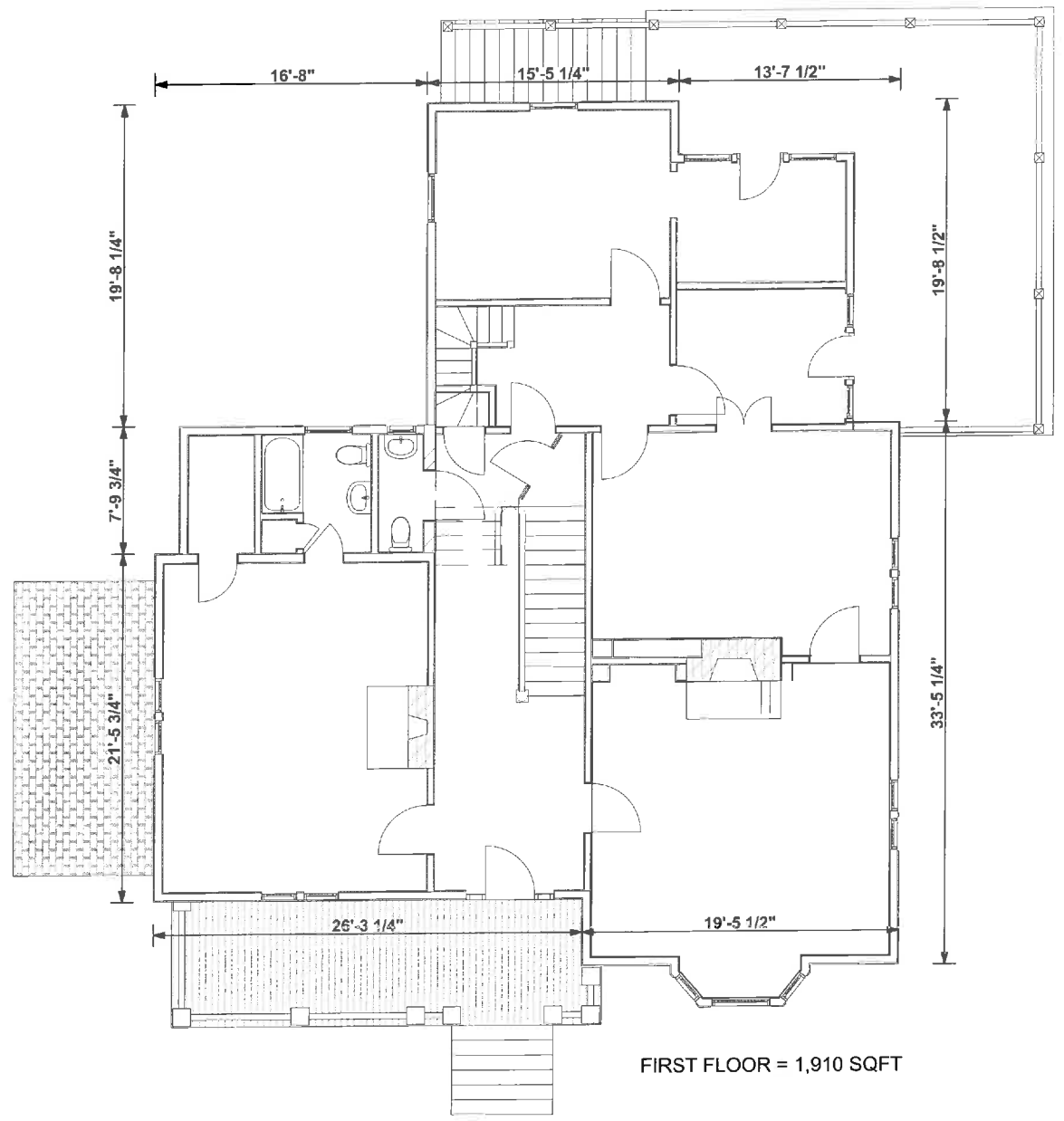
1

{ ROSNEY Co }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Existing
 Basement
 1/26/2016

EC1.1



FIRST FLOOR = 1,910 SQFT

EXISTING FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

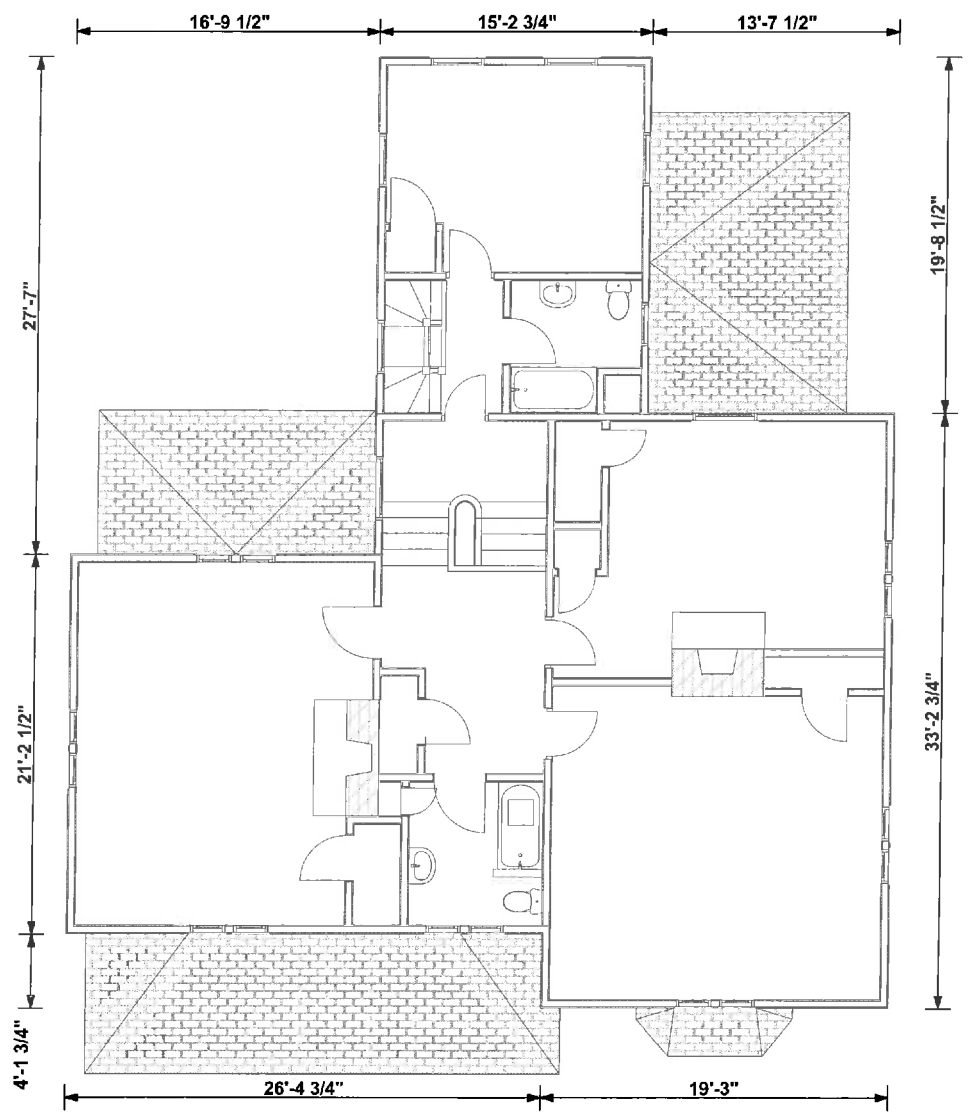
1

{ ROSNEY CO }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Existing 1st
 Floor
 1/26/2016

EC1.2



EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

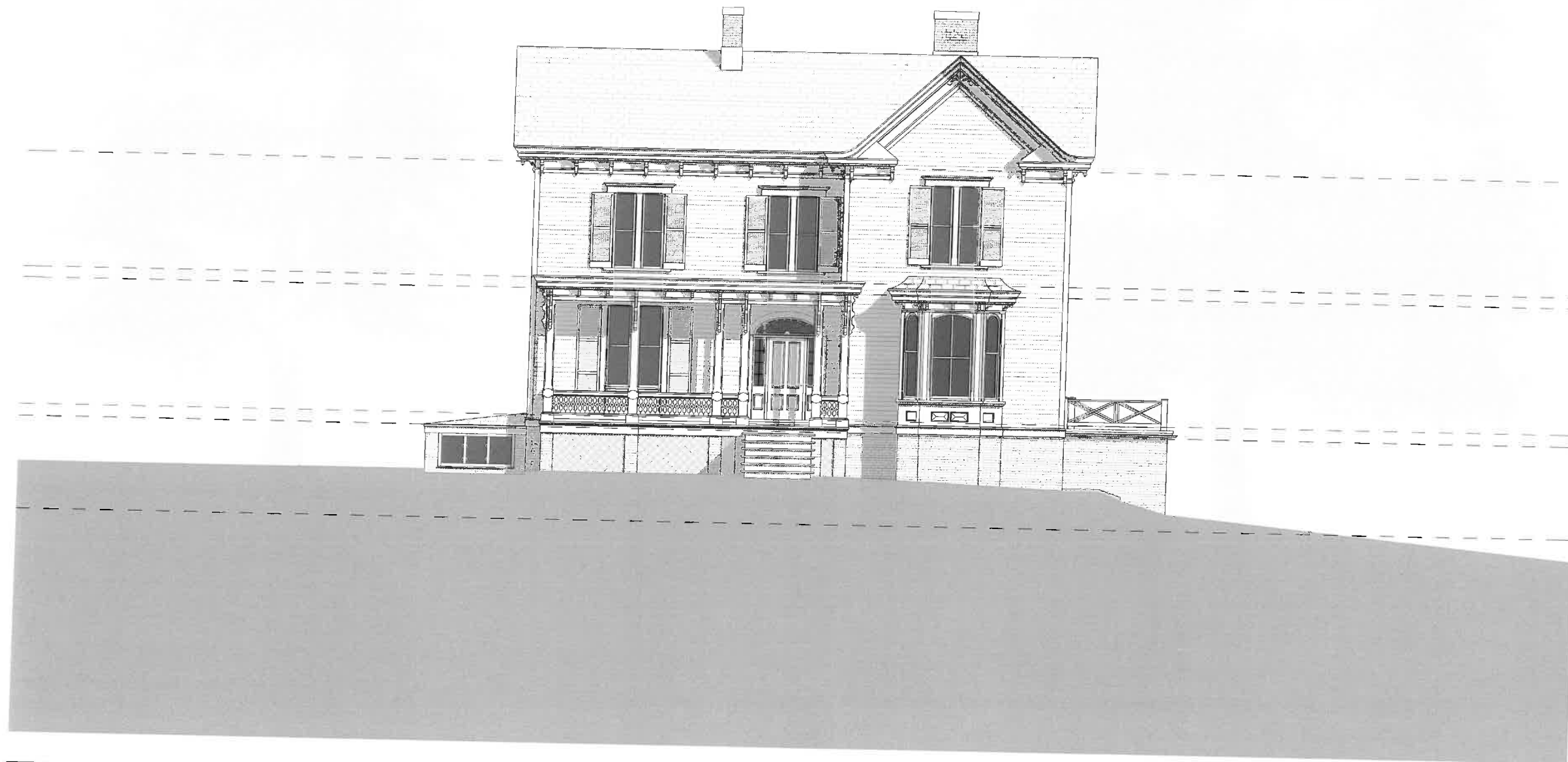
1

{ ROSNEY Co }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Existing 2nd
 Floor
 1/26/2016

EC1.3



EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"

1

{ ROSNEY Co }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Existing E
Elevation

1/26/2016

EC2.0

10:12 AM:1/26/2016



EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"

1

{ ROSNEY CO. }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Existing N
Elevation
1/26/2016

EC2.1



EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"

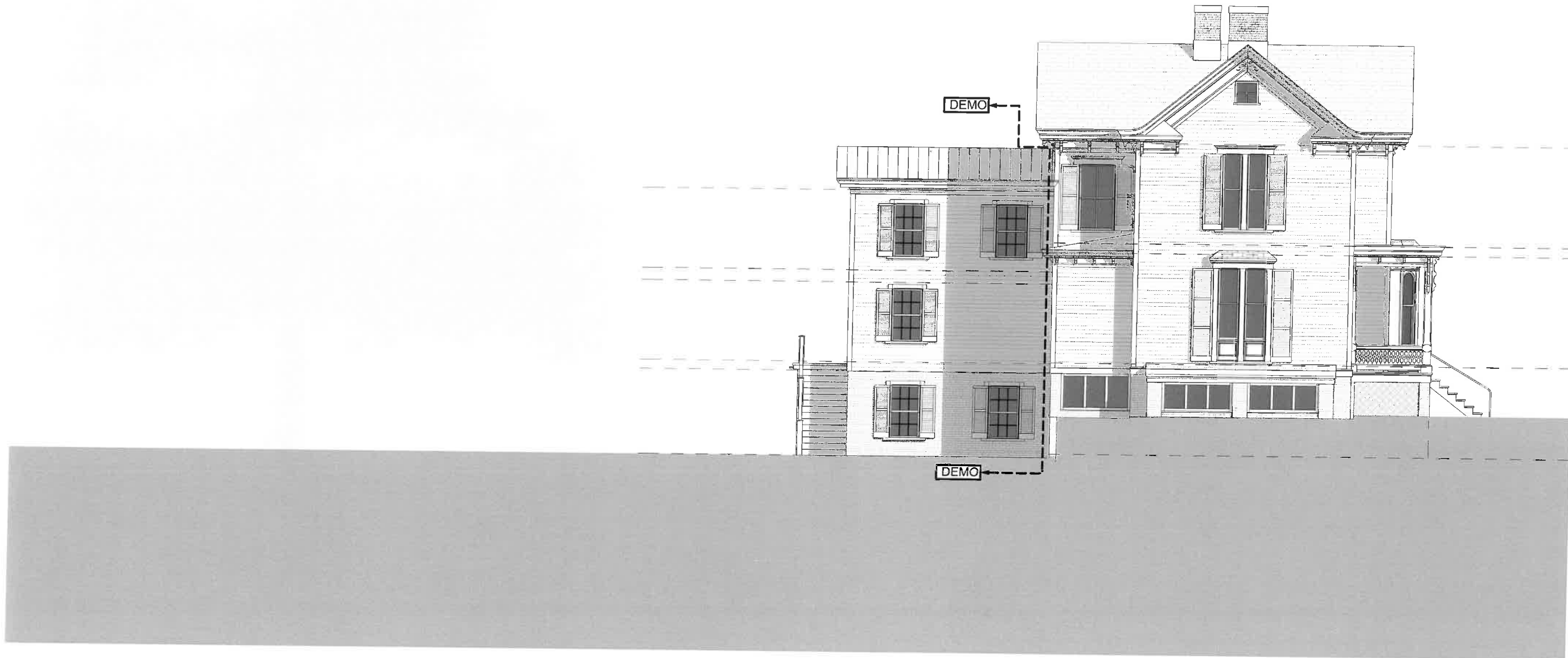
1

{ ROSNEY CO }
ARCHITECTS
108.5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Existing W
Elevation
1/26/2016

EC2.2



EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

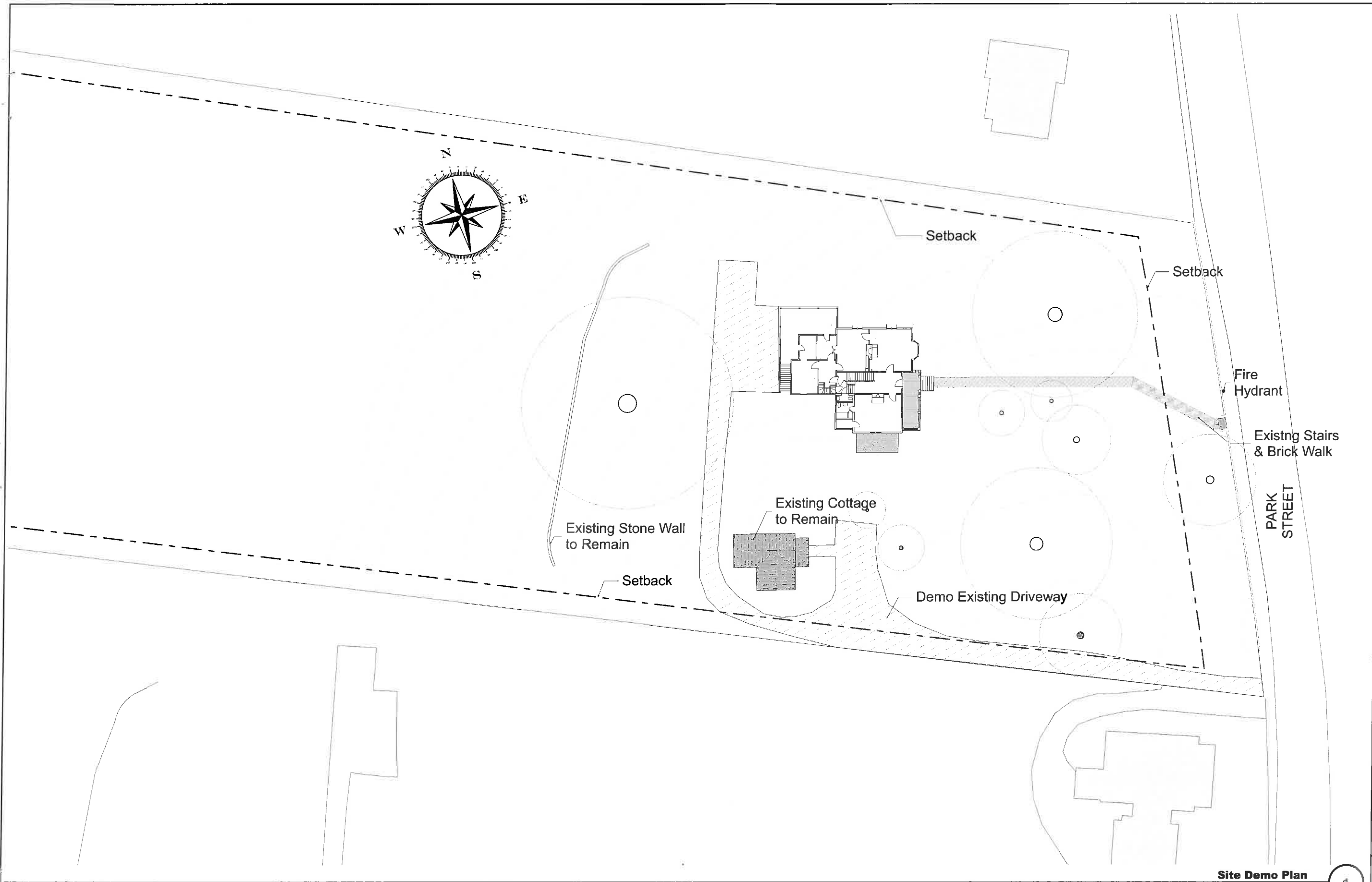
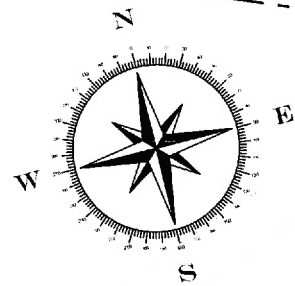
1

{ ROSNEY Co }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

Existing S
Elevation
1/26/2016

EC2.3



{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

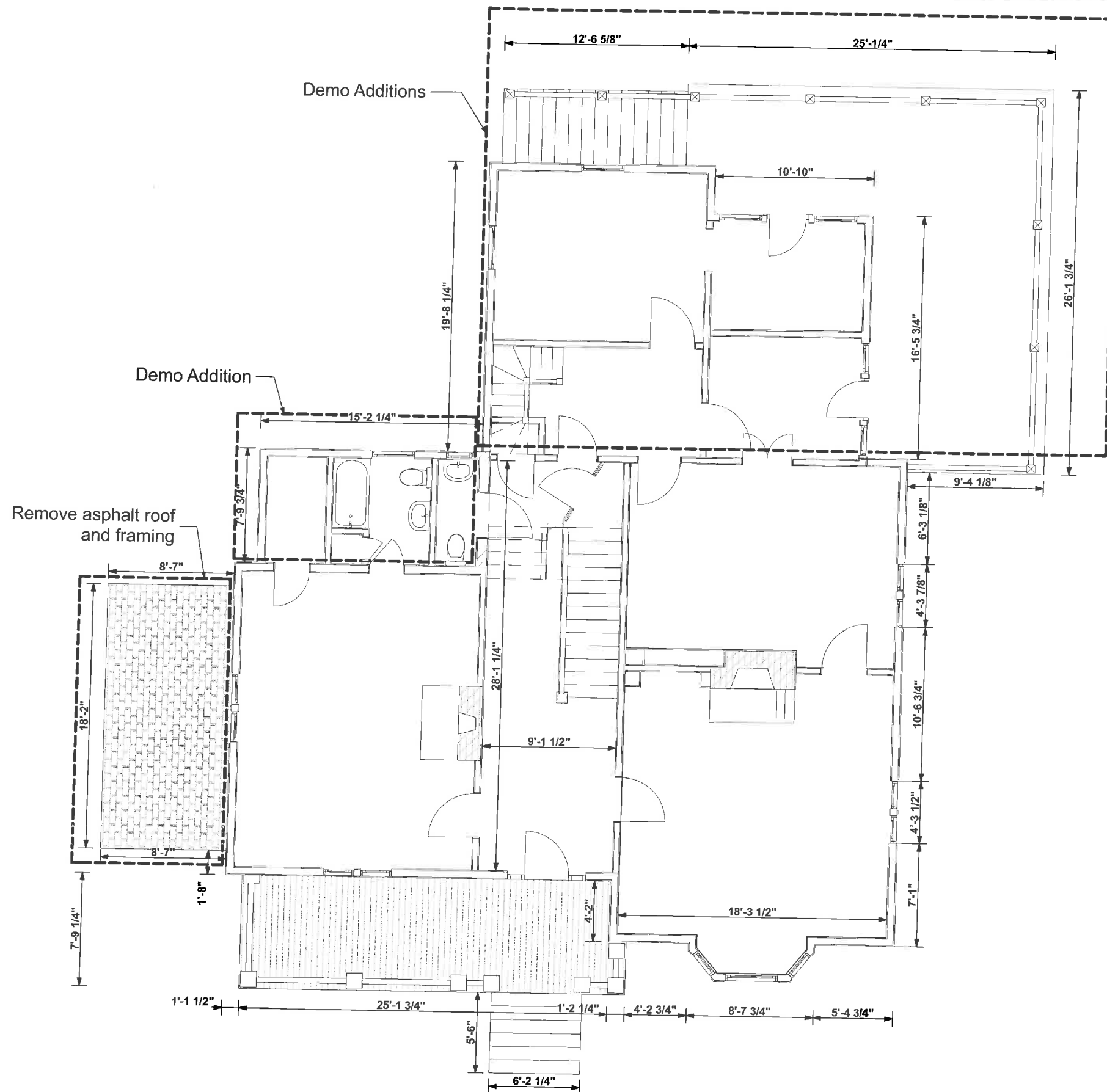
Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

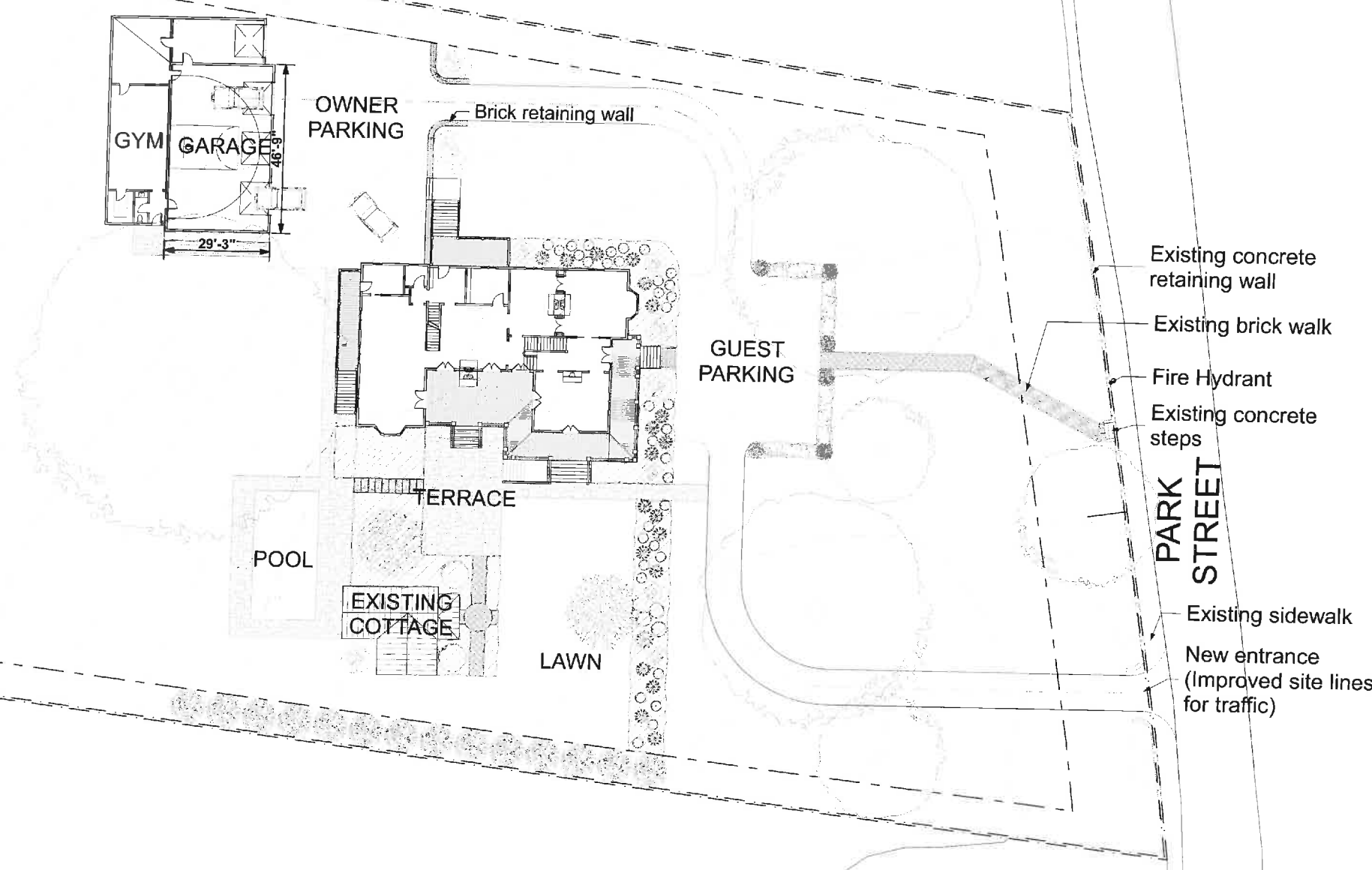
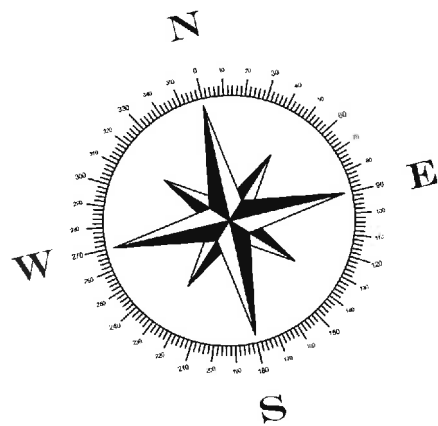
Site Demo
1/25/2016

D1.0

Site Demo Plan
SCALE: 1" = 40'







- Existing concrete retaining wall
- Existing brick walk
- Fire Hydrant
- Existing concrete steps
- PARK STREET
- Existing sidewalk
- New entrance (Improved site lines for traffic)

{ ROSNEY Co }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

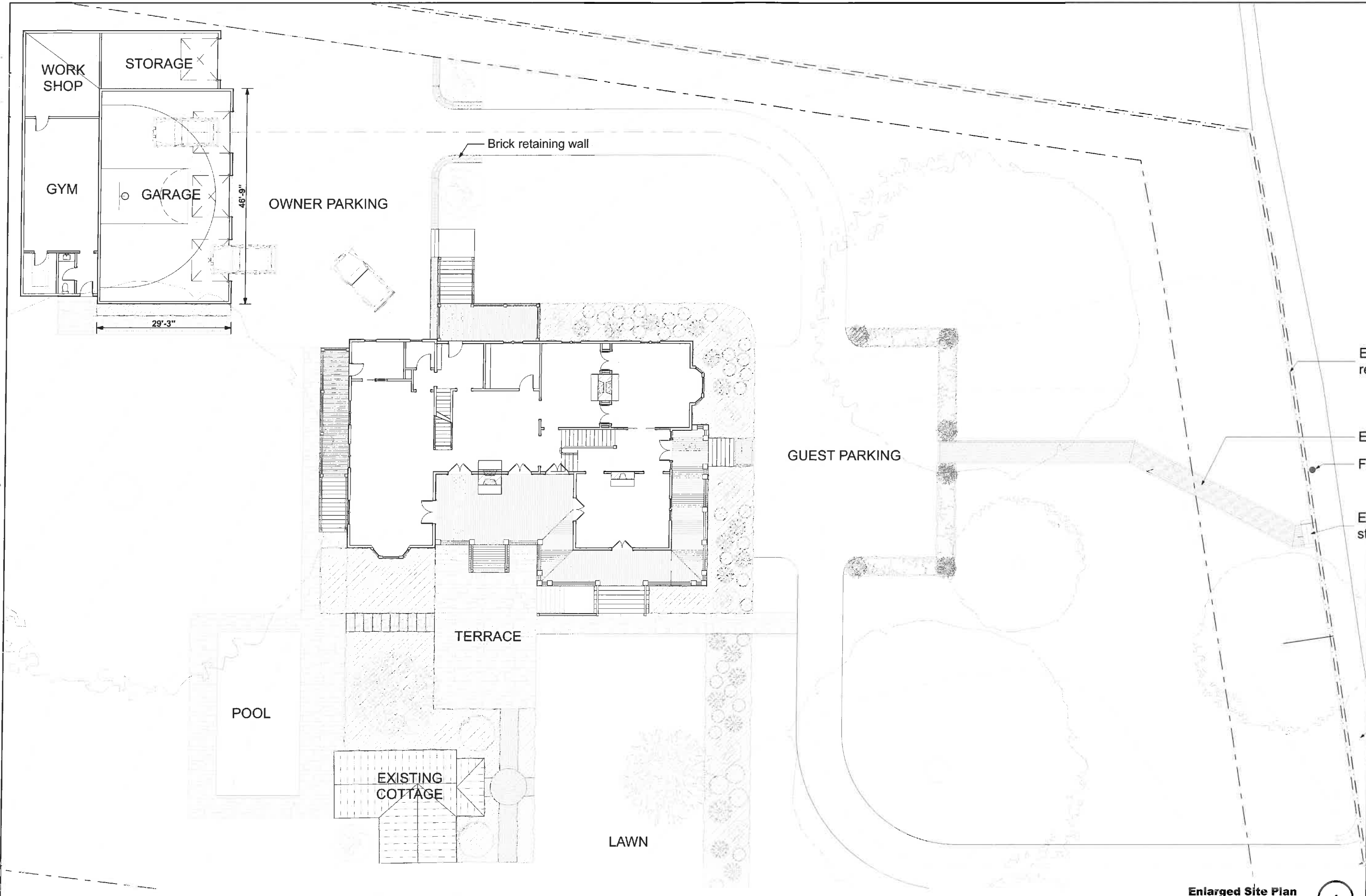
Site Plan
1/25/2016

A1.0

Site Plan
SCALE: 1" = 40'

1

10:31 PM-1/25/2016



{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

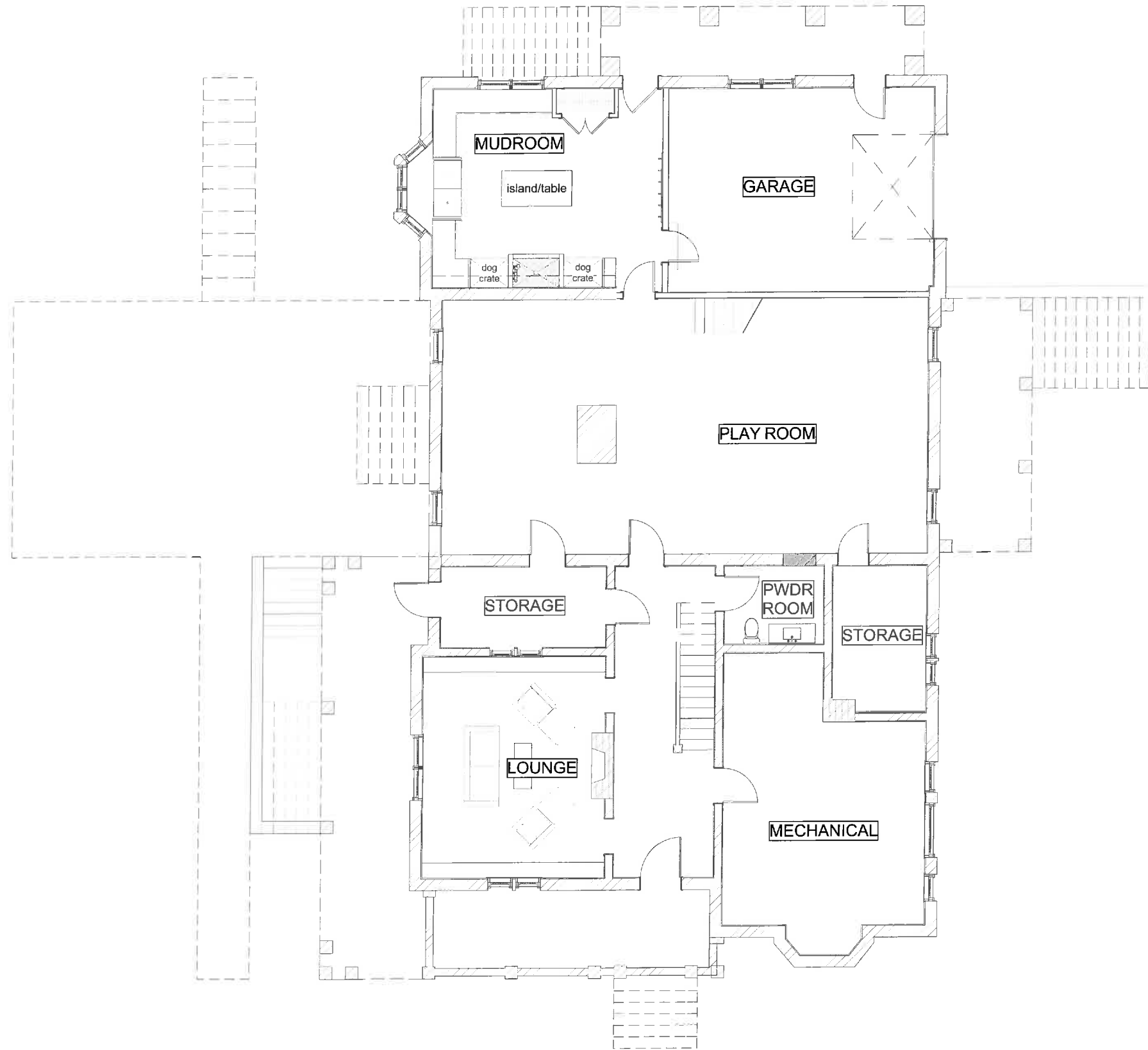
Site Plan
Enlarged

1/25/2016

A1.1

Enlarged Site Plan
SCALE: 1" = 20'

1



BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

1

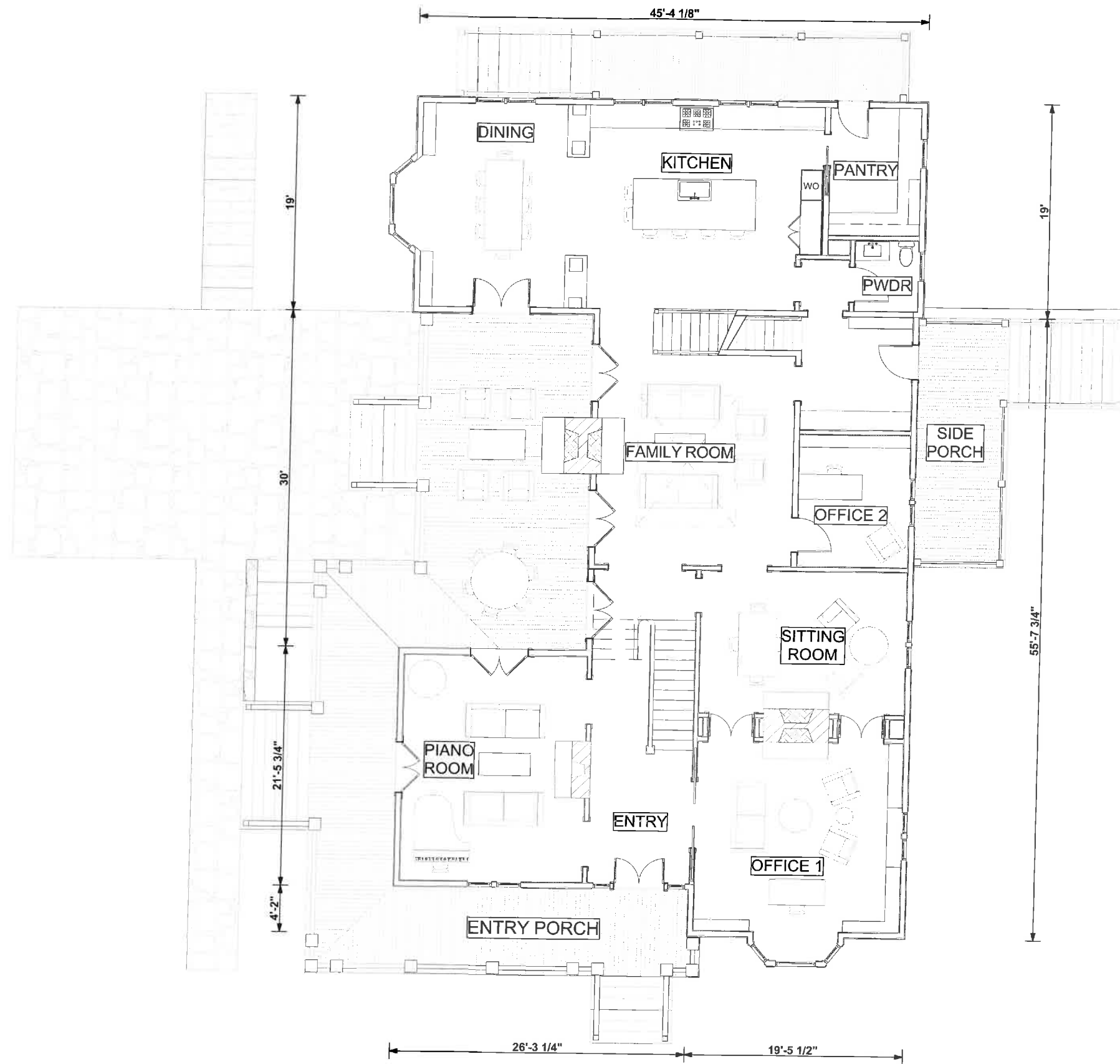
{ ROSNEY CO }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Basement
 Plan
 1/26/2016

A1.2

10:14 AM:1/26/2016



AREA CALCULATIONS
 EXISTING TOTAL = 5,963 SQFT
 NEW TOTAL = 9,467 SQFT

FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

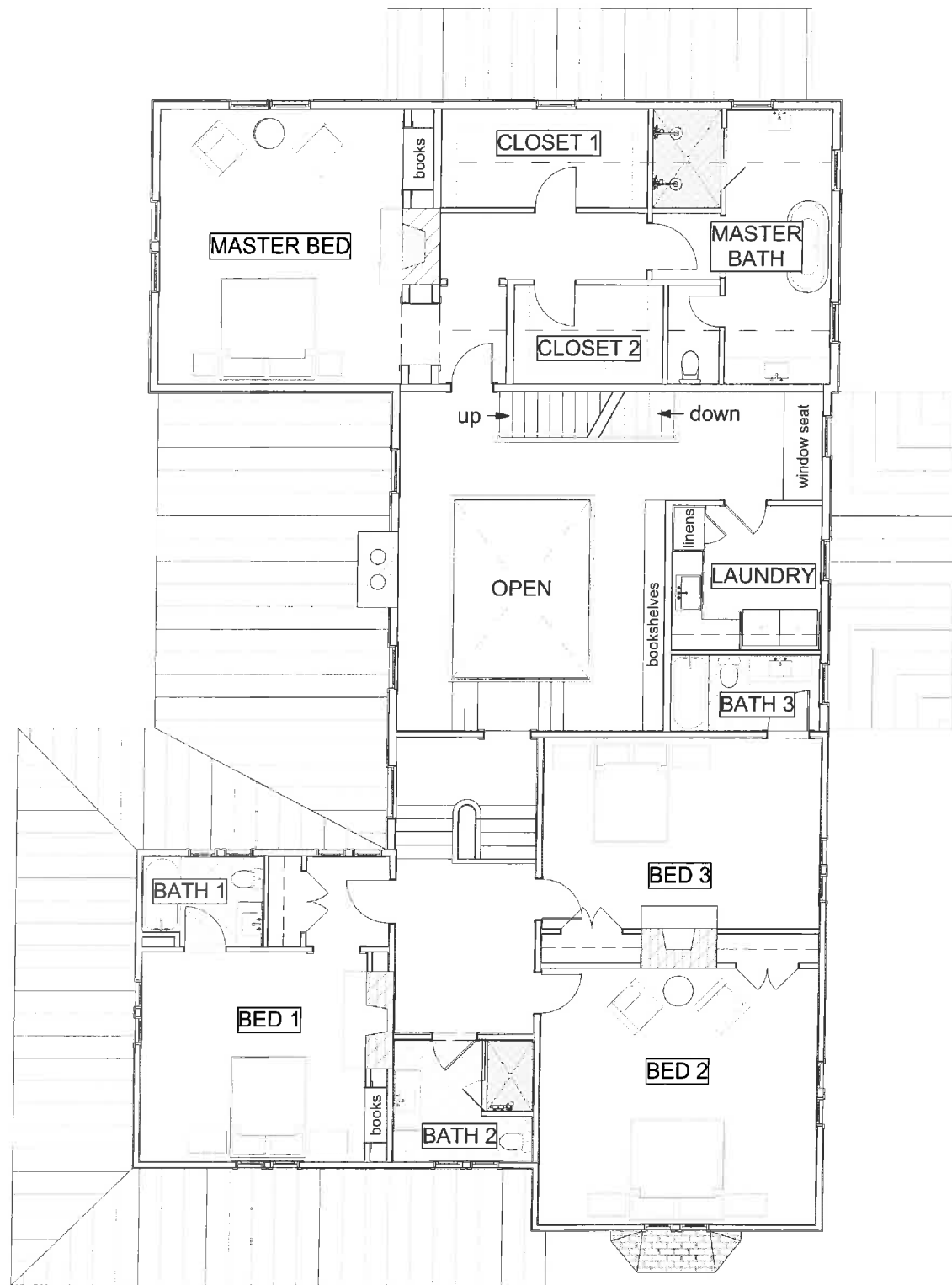
1

{ ROSNEY Co }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

First Floor
 Plan
 1/26/2016

A1.3



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

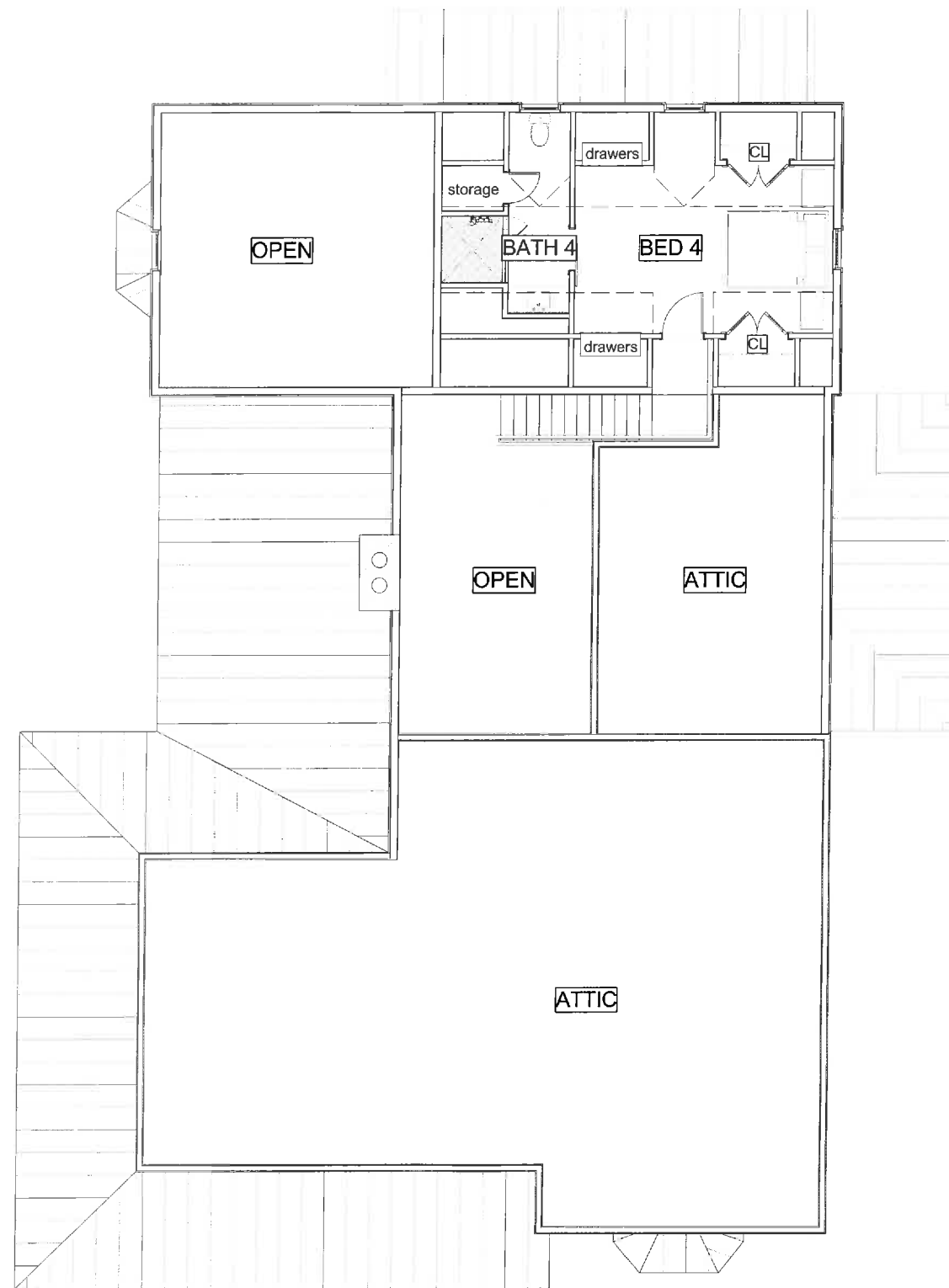
1

{ ROSNEY Co }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Second Floor
 Plan
 1/26/2016

A1.4



ATTIC PLAN
 SCALE: 3/32" = 1'-0"

1

{ ROSNEY CO }
 ARCHITECTS
 108 5th Street SE, Suite 306
 Charlottesville, Va. 22902
 434.242.9678

Hard Bargain
 1105 Park Street
 Charlottesville, Virginia 22901

Attic Plan
 1/26/2016

A1.5



CHIMNEYS:
PAINTED BRICK

ROOF:
STANDING SEAM METAL

SHUTTERS:
PAINTED WOOD

SIDING:
PAINTED WOOD CLAPBOARD

FOUNDATION:
PAINTED BRICK

EAST ELEVATION
SCALE: 3/32" = 1'-0"

1

{ ROSNEY Co. }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

East
Elevation

1/26/2016

A2.0

10:15 AM:1/26/2016



{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

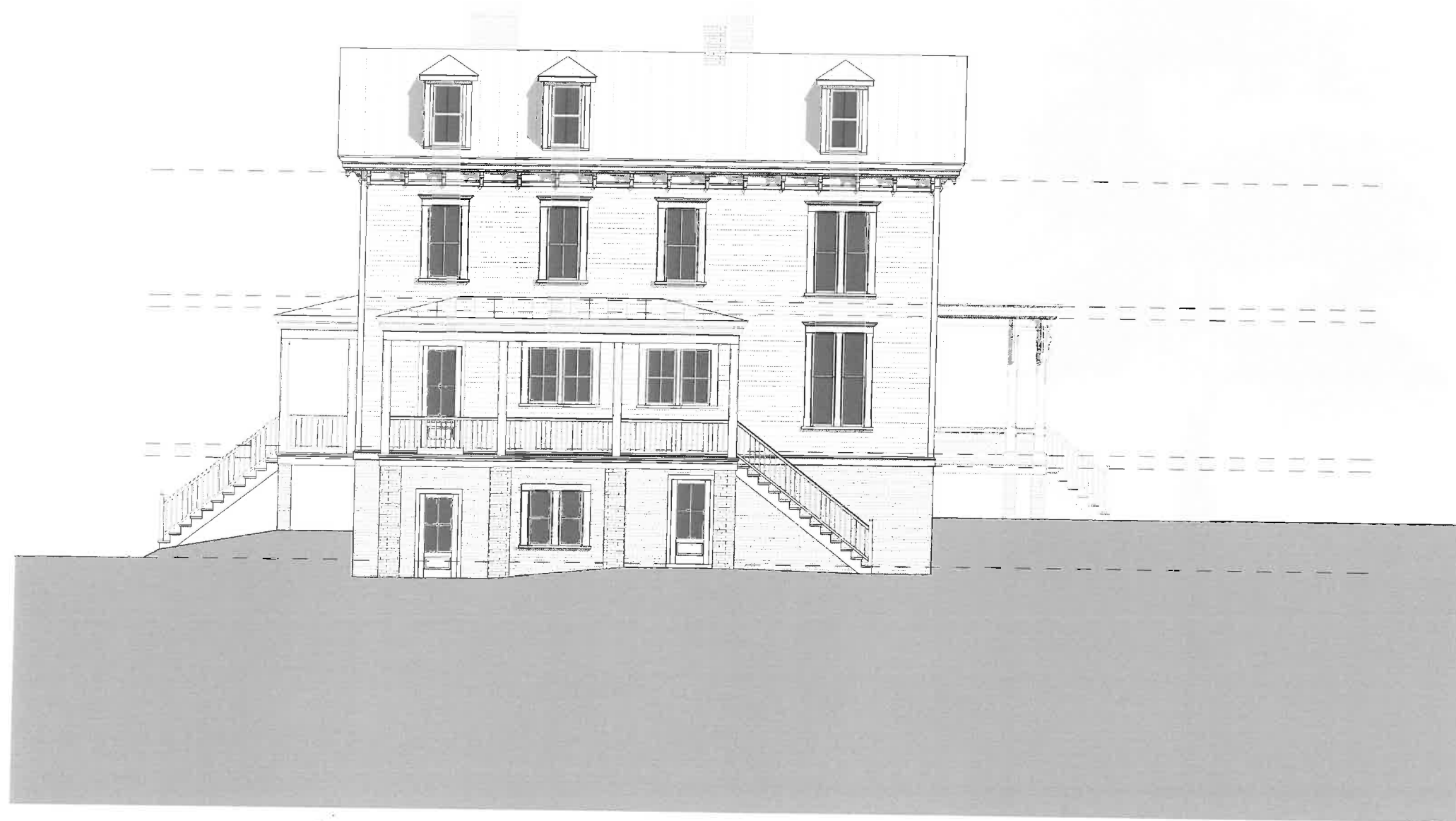
Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

North
Elevation
1/26/2016

NORTH ELEVATION
SCALE: 3/32" = 1'-0"

1

A2.1



WEST ELEVATION
SCALE: 3/32" = 1'-0"

1

West
Elevation
1/26/2016

A2.2

10:16 AM:1/26/2016

Hard Bargain
1105 Park Street
Charlottesville, Virginia 22901

{ ROSNEY CO }
ARCHITECTS
108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

South
Elevation

1/26/2016

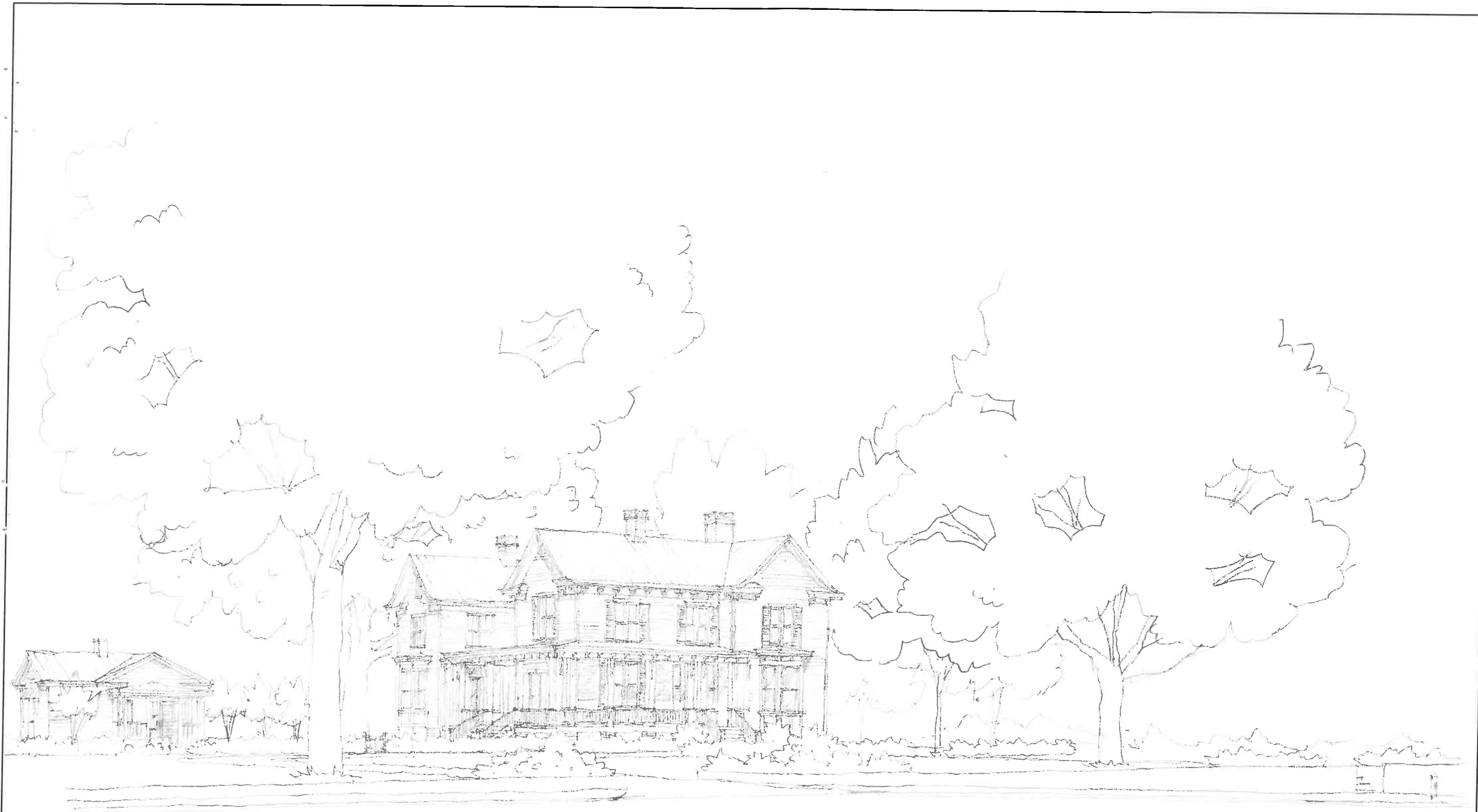
A2.3

10:16 AM: 1/26/2016



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

1



{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Cover Sheet

1/26/2016

T1

12:30 PM: 1/26/2016



{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Perspective
View NE

1/26/2016

A9.0



{ ROSNEY CO }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Perspective
View NW

1/26/2016

A9.1



{ ROSNEY Co }
ARCHITECTS

108 5th Street SE, Suite 306
Charlottesville, Va. 22902
434.242.9678

Hard Bargain

1105 Park Street
Charlottesville, Virginia 22901

Perspective
View SW

1/26/2016

A9.2

2:20 PM: 1/26/2016