

From: Scala, Mary Joy
Sent: Tuesday, June 28, 2016 9:10 AM
To: Julia Ledger (julia@dinsmorehouse.com)
Subject: BAR Actions - June 21, 2016 - 1211 West Main Street

June 28, 2016

Ryan Hubbard
1211 West Main Street
Charlottesville, VA 22903

RE: Preliminary Discussion

BAR 16-06-04
1211 West Main Street
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Porch Demolition, Porch Expansion, and Streetscape

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

The applicant is requesting a preliminary discussion, so no motion is needed. In general, the BAR did not want to see the existing porch removed; they suggested considering ways to accommodate the business plan at the rear, or to find a creative way to push out the porch to gain additional space, but still distinguish new work from old. They did not think the octagonal porch was compatible with a federal style building.

You may submit final drawings at least three weeks prior to the BAR meeting at which you want to be heard.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 21, 2016**



Preliminary Discussion

BAR 16-06-04
1211 West Main Street
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Porch Demolition, Porch Expansion, and Streetscape

Background

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

It is a handsome four bay brick structure and is an outstanding example of residences built in Charlottesville in the 1820's by James Dinsmore. A triple pile side hall plan, it retains much of its original fabric in and out. While the first floor woodwork was refreshed in the later part of the 19th century, the second floor retains two very good Federal mantels, the chair rail delicately carved with an interlocking circle motif, and raised panel doors, some with Carpenter locks. The stair case is also original and typical of those built in town before 1850. On the exterior the six-over-six light windows are detailed with a simple Jeffersonian architrave and wooden lintels with end blocks. The Federal style entrance door with its fanlight and delicate sidelights is particularly fine. The thermal window in the western garret is a handsome detail. The eastern gable treatment is unusual and a little puzzling because the typical curtain wall is placed between two (apparently) false chimneys while the western wall with the operative chimneys has a stepped gable. The entrance portico and side porch were added by the Livers family after 1913. (Survey attached)

Application

The applicant is requesting preliminary comments on a proposal to demolish the existing two story side porch and replace it with a larger footprint porch which will provide expanded café space, serving kitchen, and an improved guest suite.

They are also proposing future site improvements and landscaping along the West Main Street frontage and the 12-1/2 Street frontage.

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.*

Review Criteria for Demolition

1. *The standards established by the City Code, Section 34-278.*
2. *The public necessity of the proposed demolition*
3. *The public purpose or interest in land or buildings to be protected.*
4. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
5. *Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.*
6. *The reason for demolishing the structure and whether or not alternatives exist.*
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.*

Guidelines for Demolition

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

Review Criteria of Construction and Alterations include:

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

Pertinent Guidelines for Site Design and Elements include:

C. 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.*

Discussion and Recommendations

The applicant is requesting a preliminary discussion, so no motion is needed.

The BAR should assess the condition of the existing porch, if the BAR members decide demolition is an acceptable solution, then they may comment on the proposed design. The BAR should take into consideration the massing of the new porch areas and how they fit on the parcel in relation to the scale of this property and the West Main Street ADC district.

Also, the applicant is requesting to make site improvements which need to be generally described, and later detailed in a planting plan. The applicant hopes to coordinate with the streetscape improvements planned for the length of West Main Street.

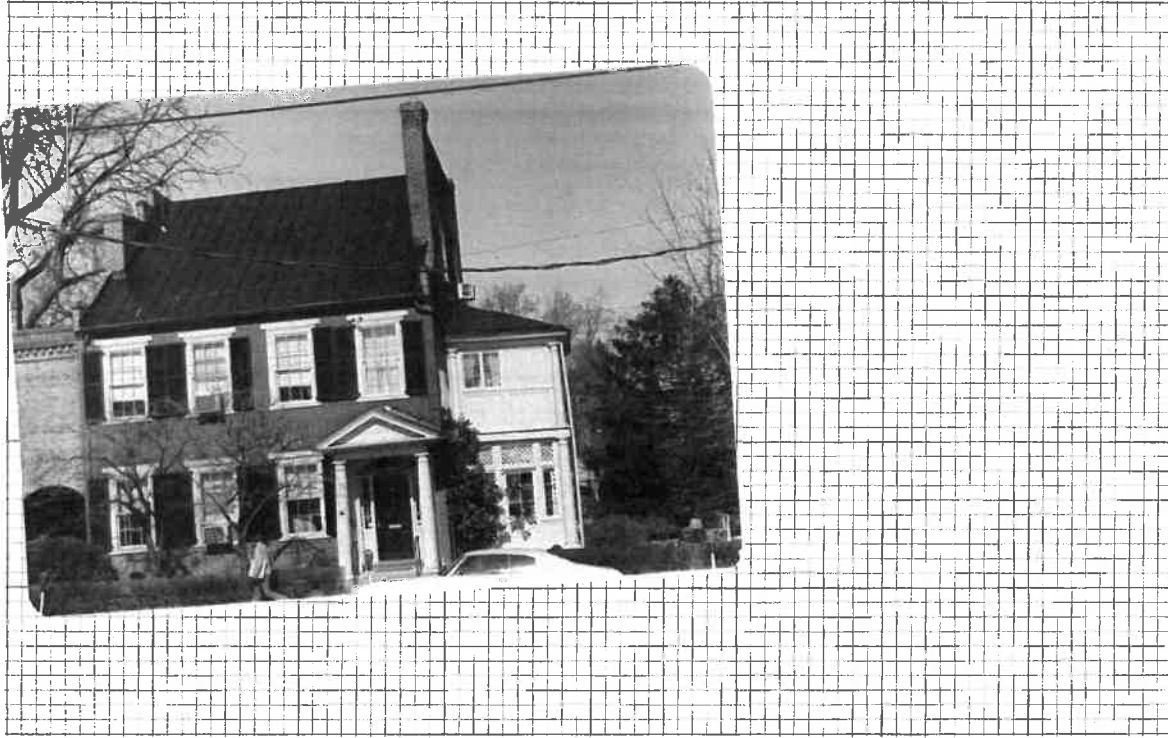
In general, the inn is a perfect use for this property and location. The side porch has been in a deteriorated condition for many years.

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

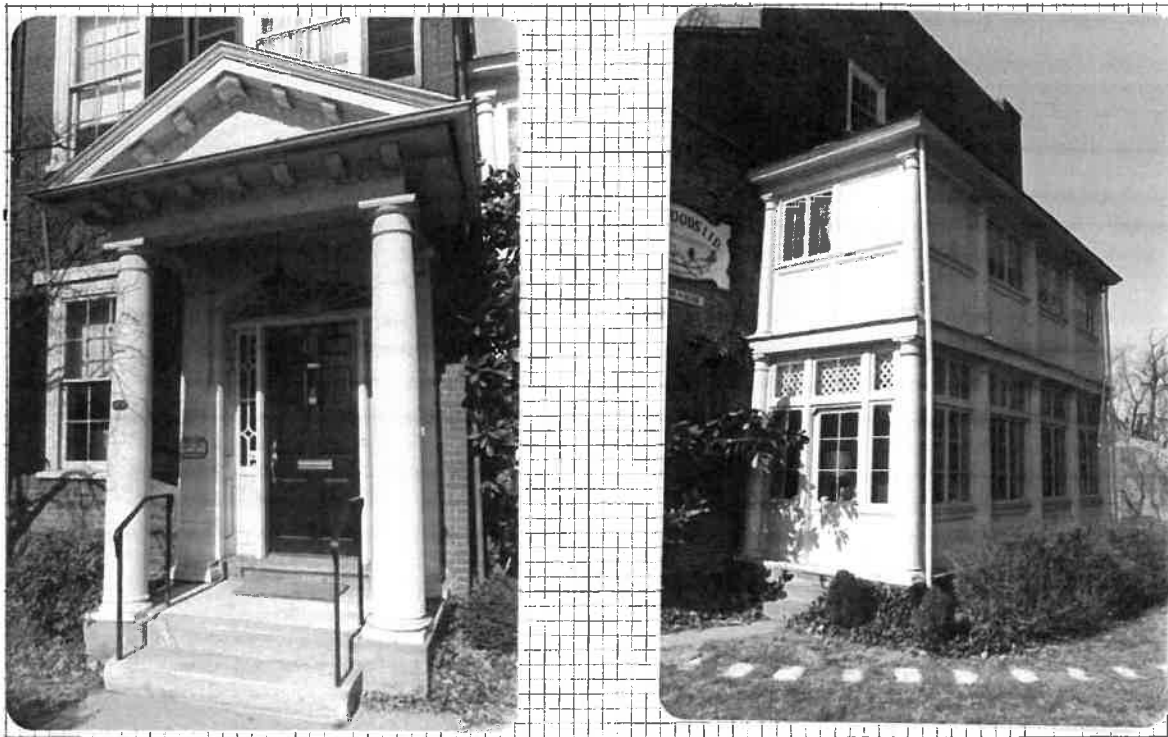
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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



Name, address and title of recorder
Jack Abgott, Charlottesville

Date
March 1980

Architectural And Historic Survey



Identification

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

ARCHITECTURAL DESCRIPTION

This handsome four bay brick structure is an outstanding example of residences built in Charlottesville in the 1820's. A triple pile side hall plan, it retains much of its original fabric both inside and out. While the first floor woodwork was refreshed in the later part of the nineteenth century, the second floor retains two very good Federal mantels, the chair rail delicately carved with an interlocking circle motif, and raised panel doors, some with Carpenter locks. The staircase is also original and typical of those built in town before 1850. On the exterior, the six-over-six light windows are detailed with a simple Jeffersonian architrave and wooden lintels with end blocks. The Federal style entrance door with its fanlight and delicate sidelights is particularly fine. The thermal window in the western garret is a handsome detail. The eastern gable treatment is unusual and a little puzzling because the typical curtain wall is placed between two (apparently) false chimneys while the western wall with the operative chimneys has a stepped gable. The entrance portico and side porch were added by the Livers family after 1913.

HISTORICAL DESCRIPTION

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

SIGNIFICANCE

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



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

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

RECEIVED
MAY 31 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name 1817 House, LLC Applicant Name Ryan Hubbard
Project Name/Description Porch Expansion / Streetscape Parcel Number 100059000
Project Property Address 1211 W. Main Street

Applicant Information

Address: 1211 N. Main Street
Charlottesville, Va 22903
Email: julia@dirsmorehouse.
Phone: (W) _____ (C) (434) 981-5278

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

[Signature] 5/31/16
Signature Date
Ryan Hubbard 5/31/16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

For Office Use Only

Received by: J. Barmore
Fee paid: \$125.00 Cash/Ck. # 3074
Date Received: 5/31/2016

Revised 2016

PI6-0100

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



RECEIVED
MAY 31 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Subject: Dinsmore House Inn Preliminary BAR Submittal

To: Charlottesville Board of Architectural Review

From: Ryan Hubbard, Owner, The Dinsmore House Inn

We are pleased to submit, for your review, the preliminary packet on the following pages. I will present the submittal at the BAR meeting on June 21st, in hopes of receiving feedback from board members. After receiving feedback, my staff in conjunction with Grimm & Parker Architects, intends to make a formal submission for the July BAR meeting.

The enclosed packet includes a brief project narrative, history of the building, and a proposed plan for site improvements. I believe the Dinsmore House Inn to be a gateway property for the city of Charlottesville, and am excited to improve the streetscape and building in keeping with its historic significance.

I appreciate your time and feedback on this preliminary submission, as we endeavor to improve this historic Charlottesville property.

Regards,

Ryan D. Hubbard



DINSMORE HOUSE INN RENOVATION | 1211-1215 W MAIN ST | CHARLOTTESVILLE, VIRGINIA 22903
PRELIMINARY BAR SUBMITTAL | JUNE 21, 2016

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4. Site improvements

Project Narrative

Proposed Work

The 1211 W Main Street B&B will be:

- Demolition of failing two story porch.
- Porch replacement to provide expanded café space, serving kitchen and improved guest suite.
- Site improvements and landscaping



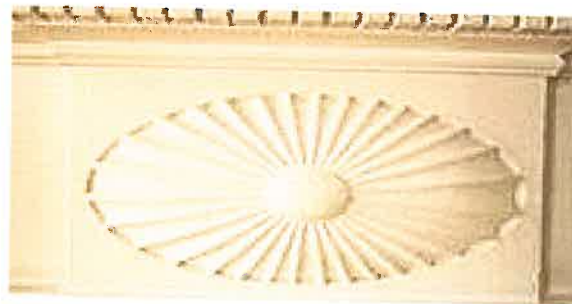
Project Narrative

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

History & Context

Building History

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



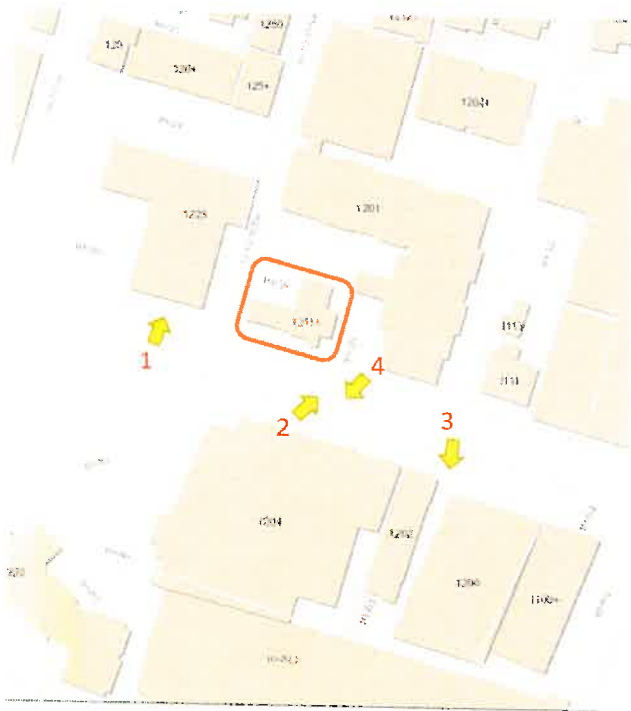
History & Context

Location and Context



History & Context

Surrounding Building Photos



1



2



3



4

History & Context

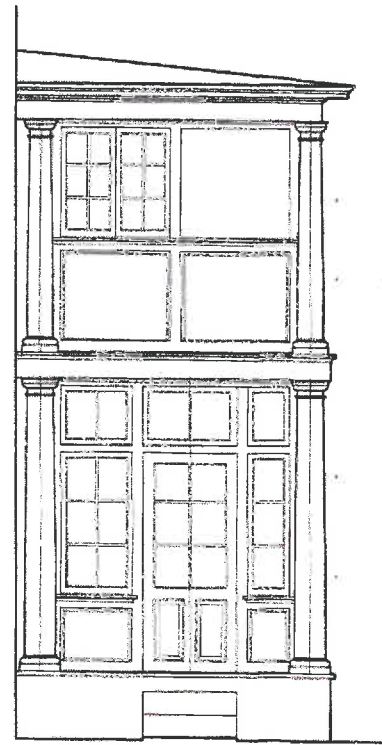
Project Building Photos



Existing & Proposed Design South Elevation



Proposed

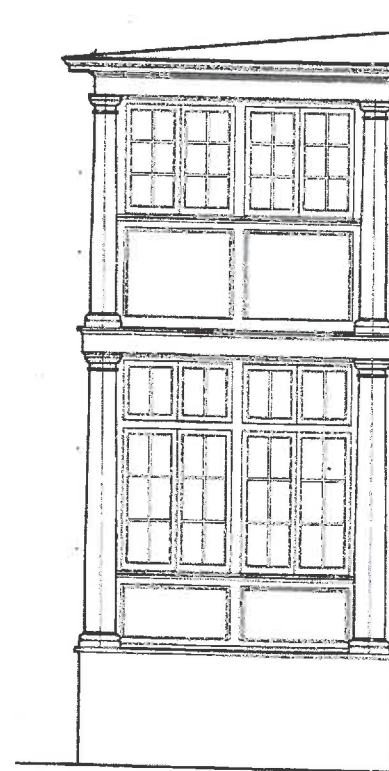


Existing

Existing & Proposed Design
North Elevation



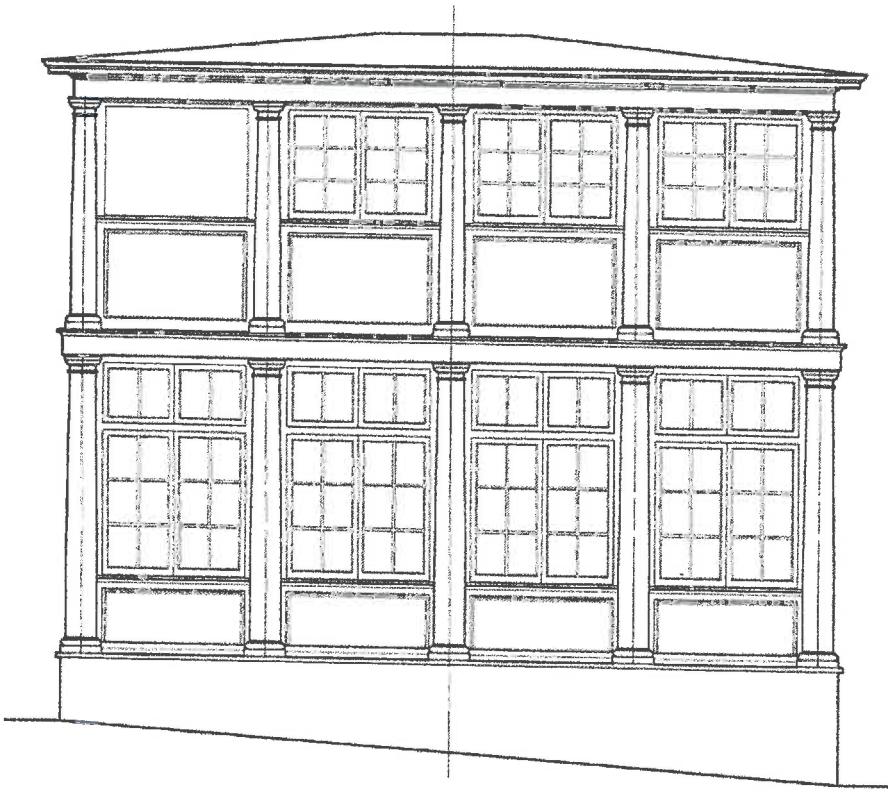
Proposed



Existing

Existing & Proposed Design

East Elevation



Existing

Proposed Design
East Elevation



Proposed