

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:02 PM
To: julia@dinsmorehouse.com
Subject: BAR Action- January 17, 2018 - 1211 West Main Street

January 26, 2018

Ryan Hubbard
1211 West Main Street
Charlottesville VA, 22903

Certificate of Appropriateness Application
BAR 16-06-04
1211 West Main Street (Dinsmore House Inn)
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Amendments to the approved COA

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that Certificate of Appropriateness amendment for the new construction and addition satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application for not white washing the brick and for the mechanical screen as submitted. The BAR would like the applicant to come back with an as built landscape plan, and a proposed landscape plan that actually matches what was discussed in the meeting, with an attempt to replace the canopy that was lost in the back. Gastinger seconded. Approved (6-0.)

This certificate of appropriateness shall expire in 18 months (July 17, 2019), 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 messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 16-06-04

1211 West Main Street (Dinsmore House Inn)

Tax Parcel 100059000

1817 House LLC, Owner/Ryan Hubbard, Applicant

Amendments to the approved COA

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 is 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.

June 21, 2016 - The BAR held a preliminary discussion. 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.

August 16, 2016 - Sarafin moved and Mohr seconded a motion to approve the demolition of the side porch. The BAR requests that the applicant photograph and draw the porch before demolition, which documentation is to reside with Preservation Piedmont. Approved 7-0.

Schwarz moved and Knott seconded a motion to approve in concept, the massing and scale of the proposed new addition, and landscaping and site changes, as submitted, with further details to come back to the BAR. Approved 7-0.

The BAR further clarified that their approval was not a COA.

September 20, 2016- Miller moved to find the proposed new addition, landscaping, and site changes satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District and that the BAR approves the application as submitted with the following items to come back: the awning on front to extend to the edges of the recess; reconsider the panel on the front; a resolution for the ramp and required railing; look at both the materials and

size of the awning along the back (complete with a section drawing), a painted balcony on the original building on the back (instead of stained or natural), the return of the hedge in front of the addition behind the wrought iron fence; the material of the dormer window in rear; the consideration of zinc element to read as a fin wall on the West Main Street elevation, and a site visit to see the brick. Mohr seconded, and the motion passed (9-0).

October 18, 2016- Balut moved approval of the final details of two-story addition, landscape and site changes as submitted with the following modification: brick (either a treatment or new proposed brick for the façade) be submitted administratively for BAR review, and if required, an on-site sample will be installed or provided for BAR review. Mohr seconded. Motion passes 8-0.

The previously approved application has been included in the packet.

Application

The applicant is requesting amendments to the Certificate of Appropriateness that was approved on October 18, 2016.

- Aesthetic Variance Requests
 - Modify Certificate of Appropriateness to leave the brick veneer unpainted (white washed was approved)
 - Front storefront was changed in order to meet ADA compliance
 - Requesting small privacy screen system for screening HVAC equipment on roof as opposed to the metal fin wall that was previously approved
- Landscape Variance Requests
 - Replace three Cryptomyeria with 5 Armstrong Maples along the East Façade
 - The existing River Birch trees in the courtyard behind the building took on enormous stress during site work (primarily root damage) which left aged trees susceptible to disease. The two river Birch trees have to be removed and the applicant is considering pergola or trellis system as suggested by Water Street Studios
 - Added Magnolia Trees to break up guest room entrance to courtyard space (this was not on the approved site plan)
 - Front entrance to townhouse space hardscaped to ensure ease for guests to roll luggage
 - Hot pots to be designed/planted seasonally in indicated spaces on drawings.

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

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

Standards for Review of Construction and Alterations 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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design 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 Guidelines for Site Design

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 the "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 metal fin wall and whitewash were discussed extensively in prior BAR meetings and approved. The BAR should discuss if the modifications of the smaller privacy screen system and keeping the brick veneer 'as is' are appropriate.

Also, the BAR should look at the landscape variance requests and see if the plantings that are being substituted are appropriate.

It should be noted if the BAR approves these changes; the applicant is required to check in with the City Planner for this project to see if a site plan amendment is required OR if an as-built plan will be sufficient to depict changes made.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find that Certificate of Appropriateness amendment requests satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

Mess, Camie

From: Newmyer, Heather
Sent: Tuesday, January 09, 2018 11:19 AM
To: Mess, Camie
Subject: RE: 1211 West Main Street- Dinsmore House

Site is currently technically in site plan violation and the applicant has not contacted planner regarding changes to site plan. A site plan amendment was approved for this site on January 6, 2017, where Mary Joy Scala, Preservation and Design Planner at the time, reviewed for compliance with the BAR approval that occurred October 2017.

Link to approved site plan: <J:\NEIGHPLAN\Scanned Site Plans\W Streets\West Main>

In the spirit of the City Code Sec. 34-866 (below)... regarding the two (2) 12" River Birch trees that were removed, the Planner would recommend two comparable trees be replanted there. The changes to the site will likely require a site plan amendment for planning records, where landscape plan would be reviewed by Urban Forester.

Sec. 34-866. - Preservation of existing landscape features.

(a)

The developer shall demonstrate reasonable efforts, in light of the proposed development and topography of a particular site, to preserve, replenish, protect and utilize the following types of landscape features: trees of eight-inch caliper or larger; ornamental trees of any size; trees within required setbacks or along boundaries, unless necessary to remove for access, grading, tree health, circulation, utilities or drainage; streams in their natural condition; and natural features of the site which promote energy conservation.

From: Newmyer, Heather
Sent: Tuesday, January 09, 2018 11:04 AM
To: Mess, Camie
Subject: RE: 1211 West Main Street- Dinsmore House

Hey there,

I pulled the Dinsmore site plan amendment that was approved Jan 6, 2017 (I didn't know if it was too late to note that in your staff report) – If it is – here is the electronic link to the approved site plan for your reference if you need to note there is an existing site plan amendment that was approved in Jan 2017 to the BAR when you present:

Link to Dinsmore approved site plan:

The changes made that are related to the site are:

- Landscape changes(I am sad they took the 2 River Birch down as the whole point was to have those shade the patio area in the back...but it is what it is)
- Rooftop Mechanical equipment is to be screened per zoning and Mary Joy in attached e-mail notes it was not

Once I know what BAR recommends we can go from there and if applicant contacts me I can work with them via site plan amendment or As-Built depending on how significant changes are. But at very least we will need something in the site plan record showing what was actually built.



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

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. (12/27)

Owner Name	1817 House LLC	Applicant Name	Ryan Hubbard
Project Name/Description	Dinismore House Inn	Parcel Number	1000 59000
Project Property Address	1211 W Main Street		

Applicant Information

Address: 1211 W Main St.
Charlottesville, VA 22901
Email: info@dinismorehouse.com
Phone: (W) 434-974-4663 (C) _____

Signature of Applicant

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

[Signature] 12/27/17
Signature Date

RYAN D. HUBBARD 12/27/17
Print Name Date

Property Owner Information (if not applicant)

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

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

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): Amendment to previous approval for addition to historic building.

List All Attachments (see reverse side for submittal requirements): PHOTOS AND LISTED CHANGES TO THE PRE-CONSTRUCTION Cert. of Appropriateness

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O. F. Johns</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>1139</u>	Conditions of approval: _____
Date Received: <u>12/20/17</u>	_____

Revised 2016

P17-0224

BAR Certificate of Appropriateness Amendment Requests

- Landscape Variance Request [Total Canopy Calculation: 1943 SF As-is - Required 902SF]
 - o Spaced Cryptomyeria and Otto Luyken Laurel along East Façade to allow natural light to come through the four fire windows – balanced between copper gutter/scuppers. We are going to replace the (3) Cryptomyeria with (5) Armstrong Maples equidistant along the East Façade and bond this landscape amendment with the City of Charlottesville.
 - o Existing River Birch trees in the courtyard behind the building took on enormous stress during site work (primarily root damage) which left aged trees susceptible to disease. The two River Birch trees had to be removed and we are considering pergola or trellis system as suggested by Water Street Studios.
 - o Added Magnolia Trees to break up guest room entrance to courtyard space that was not on the approved site plan.
 - o Front entrance to townhouse space hardscaped to ensure ease for guests to roll luggage.
 - o **Hot pots to be designed/planted seasonally in indicated spaces on drawings.**

- Aesthetic Variance Requests:
 - o As the building went up, we realized that painting the new building 'white' would unnecessarily distract the streetscape. A new white structure was not consistent with the historic perspective or our neighbors in this corner of the West Main corridor. Several of the BAR members objected to the building whitewash during the application process, and we agree with those objections. The white wash does not further the appeal of the “row houses”, and we would like to modify the Certificate of Appropriateness to leave the brick veneer unpainted.
 - o Front Storefront changed in order to meet ADA compliance per Building Code – (2) 36” wide doors with left center panel at 66” in lieu of (4) 33” panels.
 - o The BAR had previously approved a requested design element metal fin from the roof down the back of the building. The fin wall is obtrusive to the building and it inhibits a light on the rear of the building for both the back deck and upper level guest room. Also, we felt like once the building was built the fin was too modern of an aesthetic element. The fin functioned as a screen for the rooftop equipment which is an element we wish to accommodate, and therefore will bond to remedy that element with a smaller privacy screen system for the rooftop HVAC equipment.

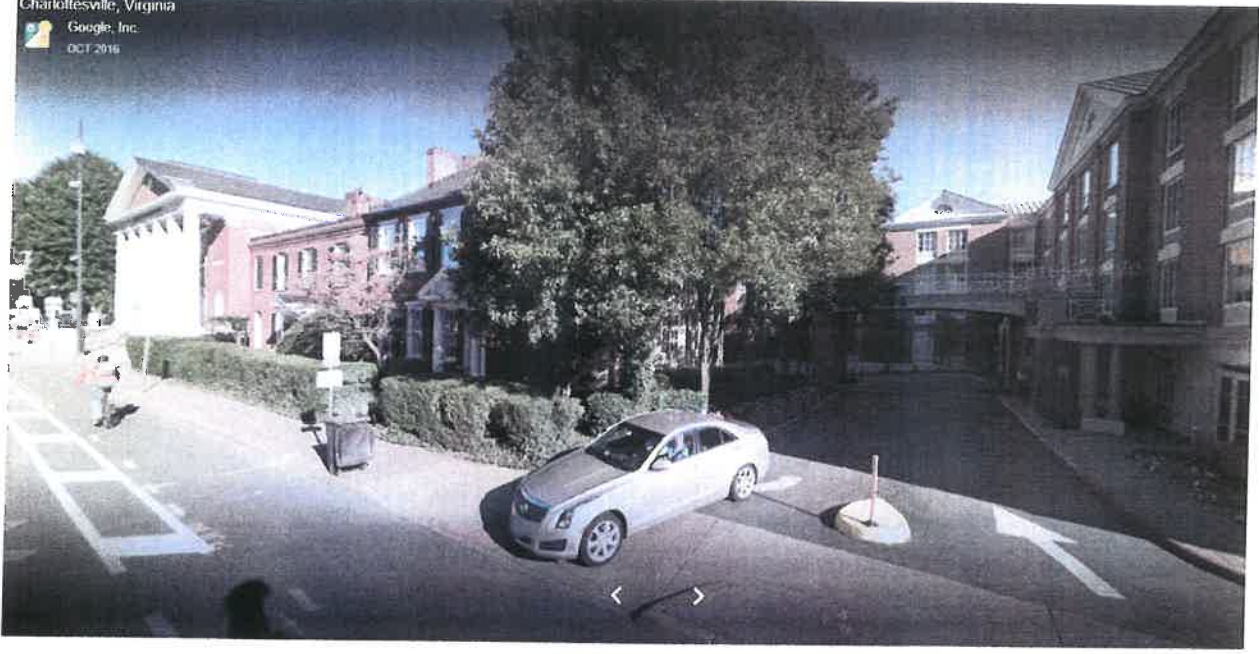


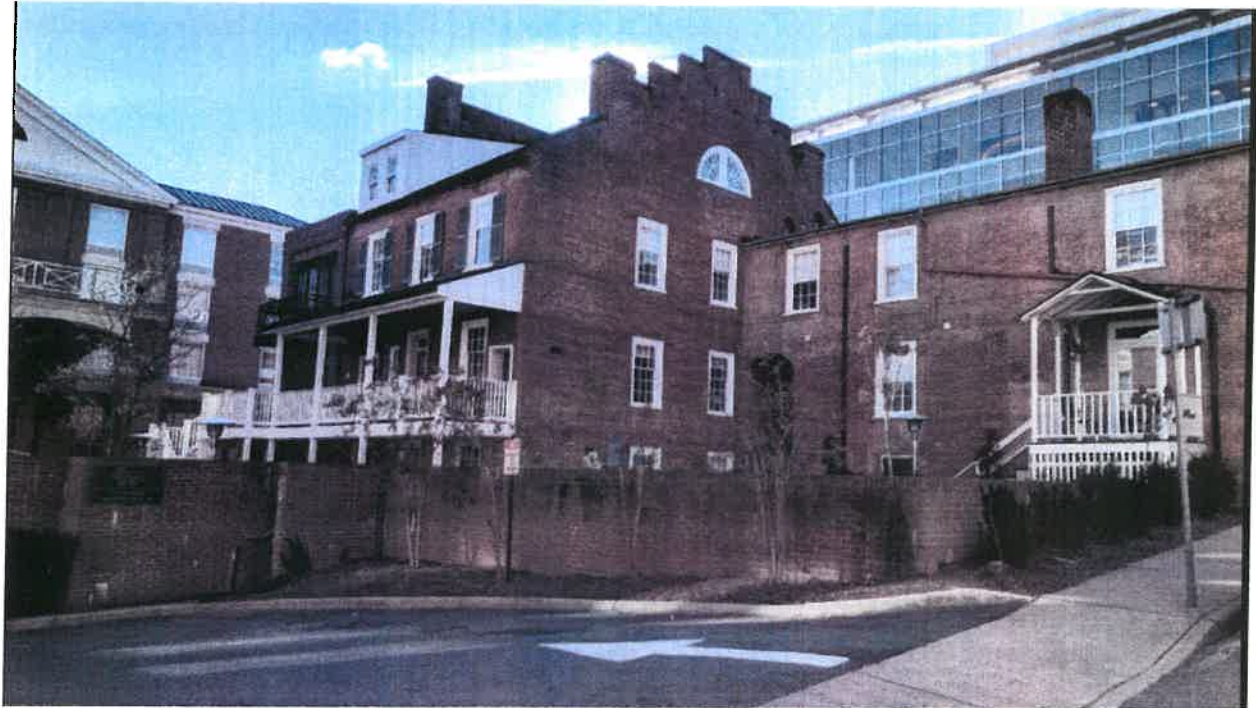


Charlottesville, Virginia
Google, Inc.
OCT 2016



Charlottesville, Virginia
Google, Inc.
OCT 2016





Charlottesville, Virginia



Google, Inc.

SEP 2016





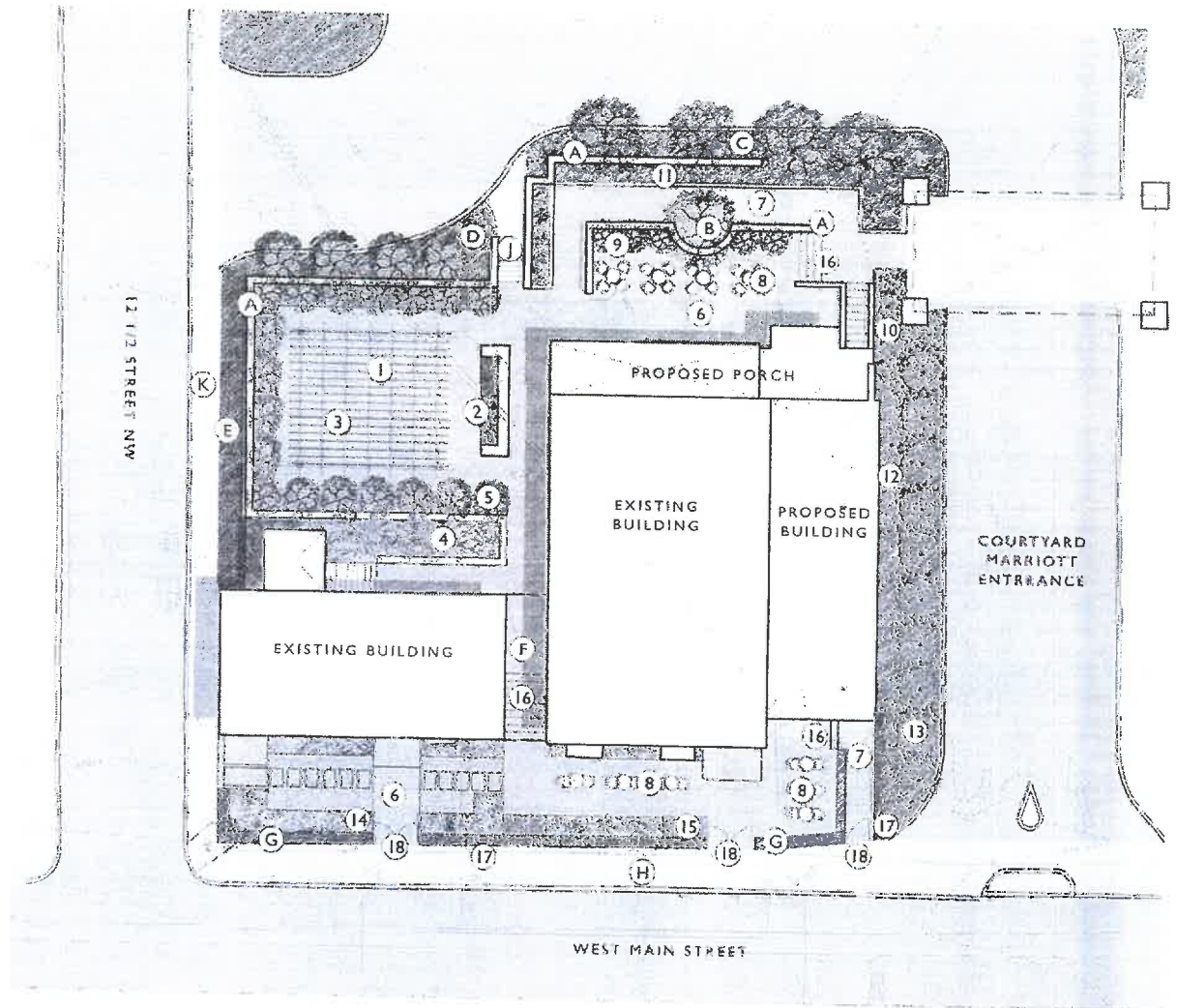
LEGEND

EXISTING FEATURES

- A - Brick Wall
- B - Magnolia Tree
- C - Planting Bed with Purple-Leaf Plum Trees and Groundcover
- D - Planting Bed with Crape Myrtle Trees and Groundcover
- E - Holly Hedge
- F - Arched Passageway
- G - Privet Hedge - Requires heavy pruning and partial or complete removal. If complete removal is required, hedge will be replaced with a new evergreen hedge.
- H - Concrete Sidewalk
- J - Concrete Walk and Stair

PROPOSED FEATURES

- 1 - Bluestone Terrace
- 2 - Fountain
- 3 - Shade Structure
- 4 - Planting Bed with Evergreen Ferns and Perennials
- 5 - Ornamental Hedge (ex. Carpinus betulus)
- 6 - Bluestone Paving
- 7 - Bluestone Ramp
- 8 - Cafe Seating
- 9 - Planted Containers
- 10 - Retaining Wall
- 11 - Shrubs
- 12 - Shrubs and Groundcover
- 13 - Armstrong Maple or Similar Fastigate Tree
- 14 - Planting Bed - Shrubs, Groundcover and Perennials
- 15 - Planting Bed - Evergreen Groundcover
- 16 - Stair
- 17 - Metal Fence
- 18 - Gate



waterstreetstudio

412 E Main Street
 Charlottesville, VA 22902
 434.295.8177

CONCEPT PLAN

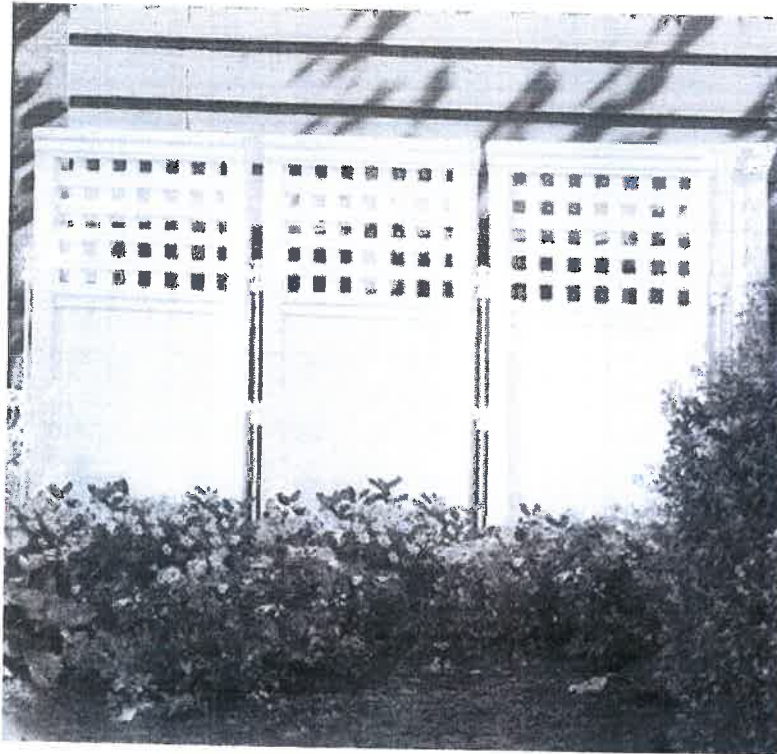


DINSMORE HOUSE
 CONCEPT PLAN
 06 | OCTOBER | 2016

PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Tree & Shrub Canopy	Canopy Totals (SF)	Notes
TREES									
3	LG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	5'-6'	AS SHOWN	B&B	82	246	
3	CR	<i>Cryptomeria japonica</i>	Cryptomeria	6'-7'	AS SHOWN	B&B	123	369	
1	ER	<i>Cercis canadensis</i>	Eastern Redbud	3'-4'	AS SHOWN	HOT POT	62	62	
SHRUBS									
3	LH	<i>Hydrangea paniculata</i> 'Limelight'	Limeleaf Hydrangea	3'-4'	AS SHOWN	HOT POT	16	48	
29	HY	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	24"-30" Ht.	AS SHOWN	B&B	28	812	
9	HH	<i>Ilex verticillata</i>	Helleri Holly	3 GAL			23	207	
11	PR	<i>Rosa rugosa</i> 'Pavement'	Pavement Rose	3 GAL			7	77	
8	OL	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	18"-24" Ht.			10	80	
3	AB	<i>Abelia grandiflora</i>	Abelia	3 GAL			14	42	
PERENNIALS & GROUNDCOVERS									
3	LP	<i>Lavendula x intermedia</i> 'Provence'	Provence Lavender	1 GAL					
9	NF	<i>Nepeta x fassenii</i> 'Walker's Low'	Catmint	1 GAL					

Total Canopy Cover 1943



Outdoor Screen Fence - 4 Pc Pk

★★★★☆ 2 Ratings and Reviews

Product Specifications

Manufactured By	Suncast
Sold By	ShopLadder
Color	White/Off-White
Assembly Required	No
Category	Home Fencing And Gates
Style	Contemporary

Need more info? [Ask a question >](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 18, 2016**



Certificate of Appropriateness Application
BAR 16-06-04
1211 West Main Street (Dinsmore House Inn)
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Final Details

Background

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June 21, 2016 - The BAR held a preliminary discussion. 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.

August 16, 2016 - Sarafin moved and Mohr seconded a motion to approve the demolition of the side porch. The BAR requests that the applicant photograph and draw the porch before demolition, which documentation is to reside with Preservation Piedmont. Approved 7-0.

Schwarz moved and Knott seconded a motion to approve in concept, the massing and scale of the proposed new addition, and landscaping and site changes, as submitted, with further details to come back to the BAR. Approved 7-0.
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the back (complete with a section drawing), a painted balcony on the original building on the back (instead of stained or natural), the return of the hedge in front of the addition behind the wrought iron fence; the material of the dormer window in rear; the consideration of zinc element to read as a fin wall on the West Main Street elevation, and a site visit to see the brick. Mohr seconded, and the motion passed (9-0).

Application

The applicant is requesting a certificate of appropriateness for final details of the two-story addition and the landscaping and site changes. At the September meeting, the BAR requested the following items to come back for approval:

- The awning on front to extend to the edges to the recess,
The awning has been extended.
- reconsider the panel on the front,
The panel has been eliminated.
- a resolution for the ramp and required railing,
The ramp has been redesigned to eliminate a railing.
- look at the materials and size of the awning along the back (complete with a section drawing),
The rear awning has been eliminated.
- a painted balcony on the original building on the back (instead of stained or natural),
This needs to be noted.
- the return of the hedge in front of the addition behind the wrought iron fence,
The hedge has not been returned; a planter is shown.
- the material of the dormer window in rear,
This needs to be noted.
- the consideration of zinc element to read as a fin wall on the West Main Street elevation, and
This detail needs to be explained.
- a site visit to see the brick.
The brick sample has been made available on site.

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*
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Standards for Review of Construction and Alterations include:

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- (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;*

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 2:06 PM
To: Julia Ledger (julia@dinsmorehouse.com)
Cc: Dinsmore House Inn (info@dinsmorehouse.com)
Subject: BAR Action - 1211 W Main Street - October 18, 2016

October 27, 2016

Ryan Hubbard
1211 West Main Street
Charlottesville VA, 22903

RE: Certificate of Appropriateness Application
BAR 16-06-04
1211 West Main Street (Dinsmore House Inn)
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Final Details: Removal and Replacement of Side Porch, Streetscape and Yard Renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Balut moved approval of the final details of two-story addition, landscape and site changes as submitted with the following modification:
Brick (either a treatment or new proposed brick for the façade) be submitted administratively for BAR review, and if required, an on-site sample will be installed or provided for BAR review. Mohr seconded. Motion passes 8-0.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

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

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

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, December 08, 2017 11:48 AM
To: Brodhead, Read; Fabio, Craig; Newmyer, Heather
Cc: Miller, Melanie; Mess, Camie
Subject: 1211 W Main Street CO - Dinsmore House
Attachments: front of cafe.jpg; front landscaping.jpg; East side of addition.jpg; Rear addition.jpg; REar addition looking SW.jpg

I met with Julia Ledger today and Ron Hubbard. They are asking the process to get a CO ASAP.

I told them they should start preparing an as-built site plan. I did not count every bush, but the differences are great enough that they will need to get BAR approval of site and building amendments. The tree canopy on the site plan may need recalculation.

Site and BAR issues

1. They failed to plant 10 Armstrong Red Maple on east side. If they want to reduce that total number the BAR may OK that but they likely won't approve the shrubs and 3 Leland cypress they installed in lieu of Maples. Tree canopy issue also.



October 2016 conditions

2. They removed two -12" caliper birch trees in the rear patio (phoso in next email) that are shown to be saved on site plan. They added some magnolias in a different location (but not on the plan) that look fine. There is probably a tree canopy issue, and the BAR will possibly want two shade trees planted in the patio.
3. The front patio design and landscape have been simplified but I think the BAR will be OK with it.
4. They failed to screen the rooftop mechanical. I asked Julia to come up with a design.
5. The brick addition was supposed to have been whitewashed. They will ask the BAR to change that requirement (Jan BAR).
6. The building design has other changes that the BAR must sign off on, but don't affect the site plan. Not sure how to deal with building changes on the CO unless we require them to go to BAR in January with all requested changes.

Mary Joy Scala, AICP

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CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
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Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



January 3, 2018

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 16-06-04

1211 West Main Street (Dinsmore House Inn)

Tax Parcel 100059000

1817 House LLC, Owner/Ryan Hubbard, Applicant

Amendments to the approved COA

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday, January 17, 2018, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Camie Mess".

Camie Mess
Assistant Preservation and Design Planner



Dinsmore House Inn

Cafe Addition - Requirement Fulfillment for COA

October 18, 2016

RECEIVED

OCT 07 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

LEGEND

EXISTING FEATURES

- A - Birch Trees
- B - Brick Wall
- C - Magnolia Tree
- D - Planting Bed with Purple-Leaf Plum Trees and Groundcover
- E - Planting Bed with Crape Myrtle Trees and Groundcover
- F - Holly Hedge
- G - Arched Passageway
- H - Privet Hedge - Requires heavy pruning and partial or complete removal. If complete removal is required, hedge will be replaced.
- J - Concrete Sidewalk
- K - Concrete Walk and Stair

PROPOSED FEATURES

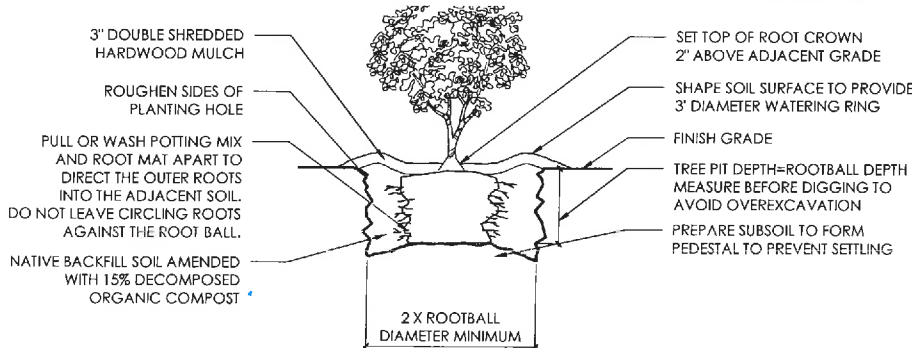
- 1 - Bluestone Terrace
- 2 - Fountain
- 3 - Seat Wall
- 4 - Planting Bed with Evergreen Ferns and Perennials
- 5 - Bluestone Paving
- 6 - Bluestone Ramp
- 7 - Cafe Seating
- 8 - Planted Containers
- 9 - Retaining Wall
- 10 - Shrubs
- 11 - Shrubs and Groundcover
- 12 - Armstrong Maple or Similar Fastigate Tree
- 13 - Planting Bed - Shrubs, Groundcover and Perennials
- 14 - Planting Bed - Evergreen Groundcover
- 15 - Stair
- 16 - Metal Fence
- 17 - Gate



PLANT SCHEDULE

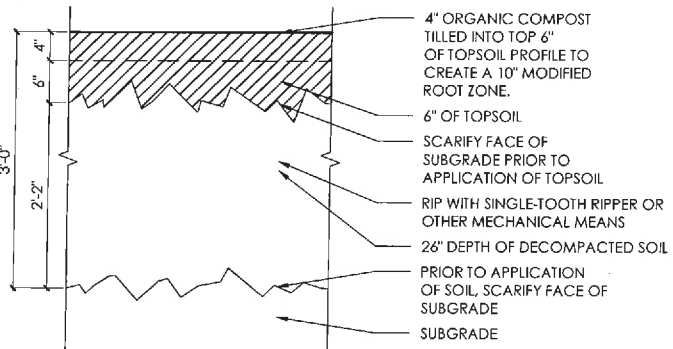
QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Tree & Shrub Canopy	Canopy Table (SF)
EXISTING TREES TO BE PRESERVED								
2	BH	<i>Betula nigra</i>	River Birch	12" CAL.			400	800
TREES								
10	AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Maple	8"-10" HT.	AS SHOWN	B&B	NA (outside prop line)	
SHRUBS								
23	3GM	<i>Buxus x Green Mountain</i>	Green Mountain Boxwood	24" HT.	AS SHOWN	B&B	10	230
11	BGV	<i>Buxus x Green Velvet</i>	Green Velvet Boxwood	24" HT.	AS SHOWN	B&B	10	110
21	HQ	<i>Hydrangea quercifolia</i> 'Pee Wee'	Dwarf Oak Leaf Hydrangea	24" HT.	3" O.C.	CONT.	16	336
8	HQ	<i>Hydrangea quercifolia</i> 'Pee Wee'	Dwarf Oak Leaf Hydrangea	24" HT.	3" O.C.	CONT.	NA (outside prop line)	
9	IC	<i>Ilex crenata</i> 'Helleri'	Japanese Holly	24" HT.	2.5" O.C.	CONT.	16	144
63	IT	<i>Itea virginica</i> 'Henry's Garnet'	Virginia Sweetpire	24" HT.	3" O.C.	CONT.	NA (outside prop line)	
11	RP	<i>Rosa</i> 'Dwarf Pavement'	Pavement Rose	24" HT.	2.5" O.C.	CONT.	7	77
PERENNIALS & GROUNDCOVERS								
5	AH	<i>Anemone x hybrida</i> 'Honorine Jobert'	Anemone	1 GAL	18" O.C.	CONT.		
22	AS	<i>Anemone sylvestris</i>	Snowdrop Windflower	1 GAL	12" O.C.	CONT.		
15	DE	<i>Dryopteris erythrosora</i> 'Brilliance'	Autumn Fern	1 GAL	18" O.C.	CONT.		
9	HV	<i>Heuchera villosa</i> 'Autumn Bride'	Holly Alum Root	1 GAL	18" O.C.	CONT.		
15	GM	<i>Geranium macrorrhizum</i> 'Bevans Variety'	Bigroot Geranium	1 GAL	18" O.C.	CONT.		
3	LP	<i>Lavandula x intermedia</i> 'Provence'	Provence Lavender	1 GAL	18" O.C.	CONT.		
100	OJ	<i>Ophiopogon japonicus</i>	Kentia Grass	4" pot	12" O.C.	CONT.		
15	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL	18" O.C.	CONT.		
22	NF	<i>Nepeta x fassenii</i> 'Walker's Low'	Catmint	1 GAL	18" O.C.	CONT.		
18	TS	<i>Thymus sp.</i>	Creeping Thyme	4" pot	12" O.C.	CONT.		
22	TC	<i>Tiarella cordifolia</i>	Fern Flower	1 GAL	12" O.C.	CONT.		

Total Canopy Cover 1697



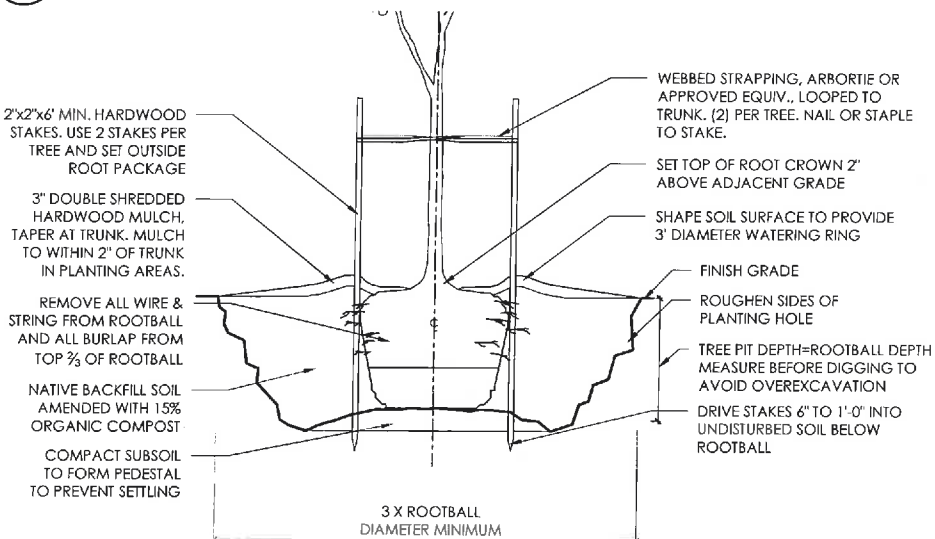
01 TREE OR SHRUB PLANTING IN BEDS - SECTION

CT.03 SCALE: N.T.S.



02 TREE OR SHRUB PLANTING SOIL - SECTION

CT.03 SCALE: N.T.S.



03 TREE STAKING DETAIL - SECTION

CT.03 SCALE: N.T.S.

LANDSCAPE CALCULATIONS

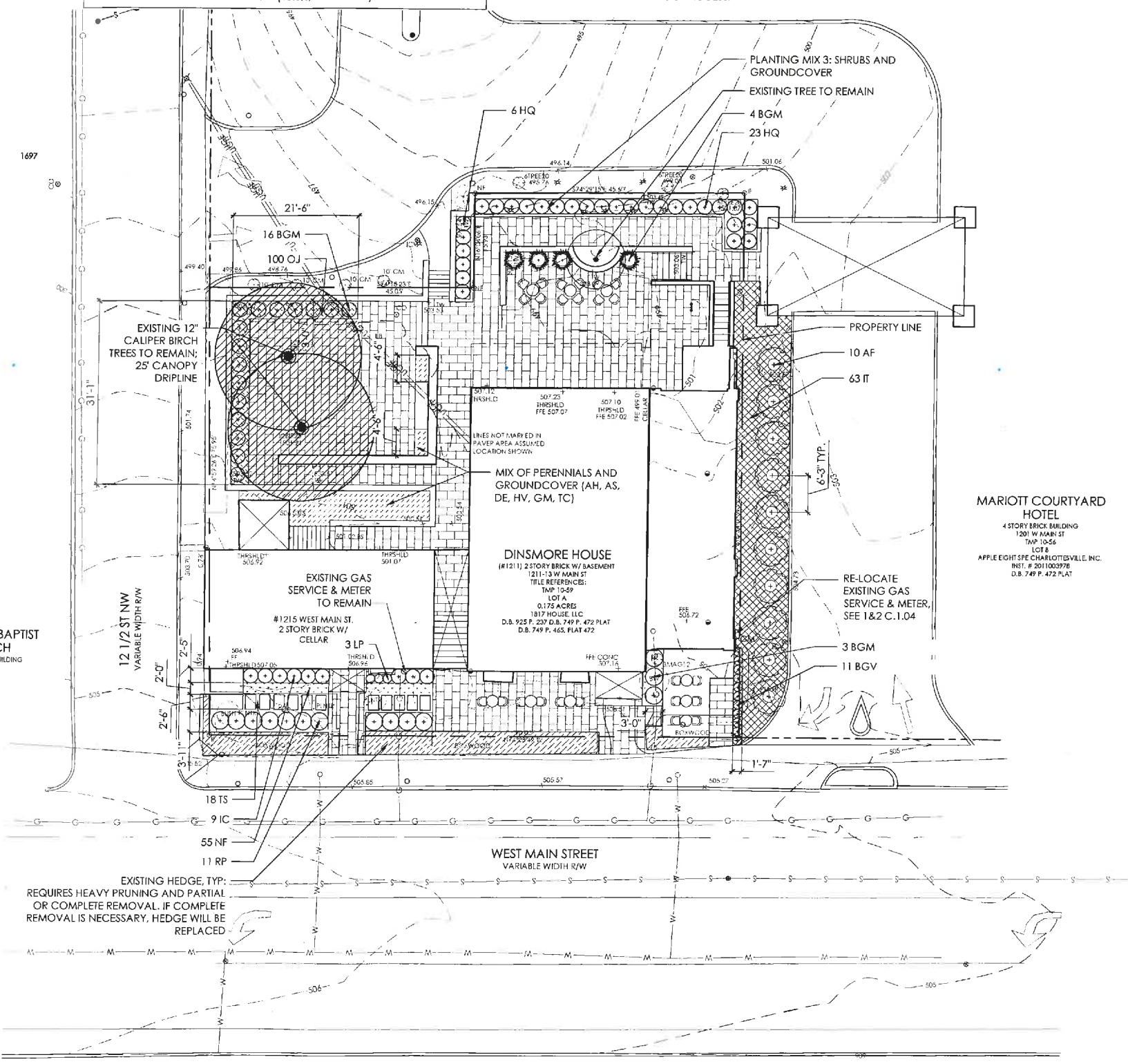
SEC. 34-869 - TREE COVER

REQUIREMENTS:
-20 YEAR MINIMUM TREE CANOPY - 10% GROSS AREA OF DEVELOPMENT
ZONING: CORNER DISTRICT

CALCULATIONS:
-AREA OF DEVELOPMENT: 9020 S.F. (0.21 ACRES)
-CANOPY REQUIRED: 902 S.F. (10%, 0.02 ACRES)
-CANOPY PROVIDED: 897 S.F.
-TREE CANOPY BONUS: 800 S.F. (2 EXISTING BIRCH TREES TO BE PRESERVED)
-TOTAL CANOPY: 1697 S.F. (18.8%, .039 ACRES)

NOTES:
STREET TREES TO BE COORDINATED WITH THE CITY PER THE CITY STREET TREE PLAN AS RECOMMENDED BY CARRIE RAINEY.

MAINTENANCE NOTES PER CITY CRIME PREVENTION SPECIALIST:
1. TREE CANOPY SHOULD BE MAINTAINED FIVE TO SIX FEET FROM THE GROUND TO ALLOW FOR NATURAL SURVEILLANCE OF BUILDING.
2. ALL SHRUBS TO BE MAINTAINED AT 2'-3' HEIGHT MAX. TO PREVENT AREAS OF HIDING.
3. TREE LIMBS SHOULD BE TRIMMED AT LEAST 5' FROM BUILDING TO PREVENT CLIMBING AND ROOF ACCESS.



waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.2177 Charlottesville, VA 22902



professional seal

JC project manager
AGF
JC project team

MARIOTT COURTYARD HOTEL
4 STORY BRICK BUILDING
1201 W MAIN ST
TWP 10-56
LOT 8
APPLE EIGHT ONE CHARLOTTESVILLE, INC.
INST. # 5011003976
D.B. 749 P. 472 PLAT

DINSMORE HOUSE

project name

DINSMORE HOUSE

client

1211-1215 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902
project address

project number

SITE PLAN AMENDMENT
project phase

OCTOBER 12, 2016
issue date

11.30.16 CITY COMMENTS
revisions

LANDSCAPE PLAN
sheet title



C1.03
sheet number

Perspective - Southwest



Conceptual Designs for Dinsmore House in Addition and Renovation

Perspective - Southeast



Perspective - Northeast

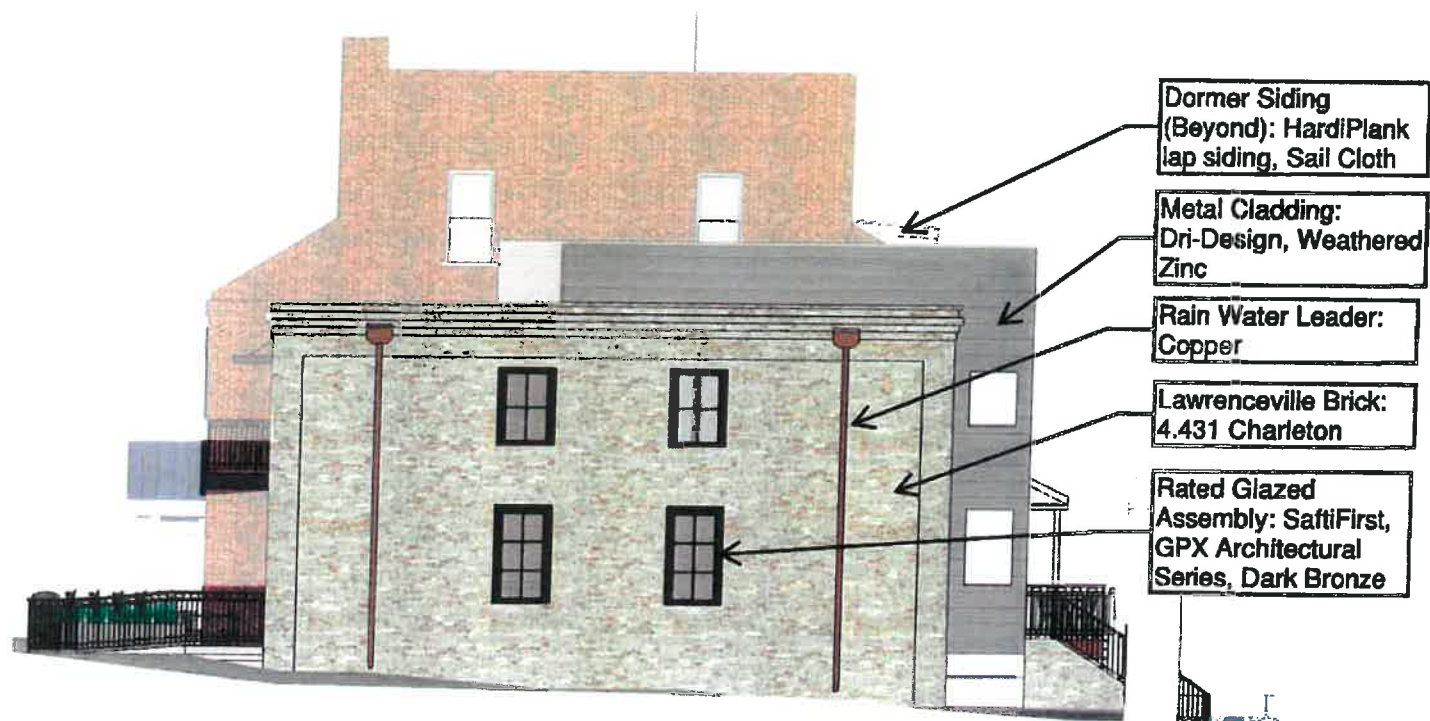


Conceptual Designs for Dinsmore House Inn Addition and Renovation

Elevations



South

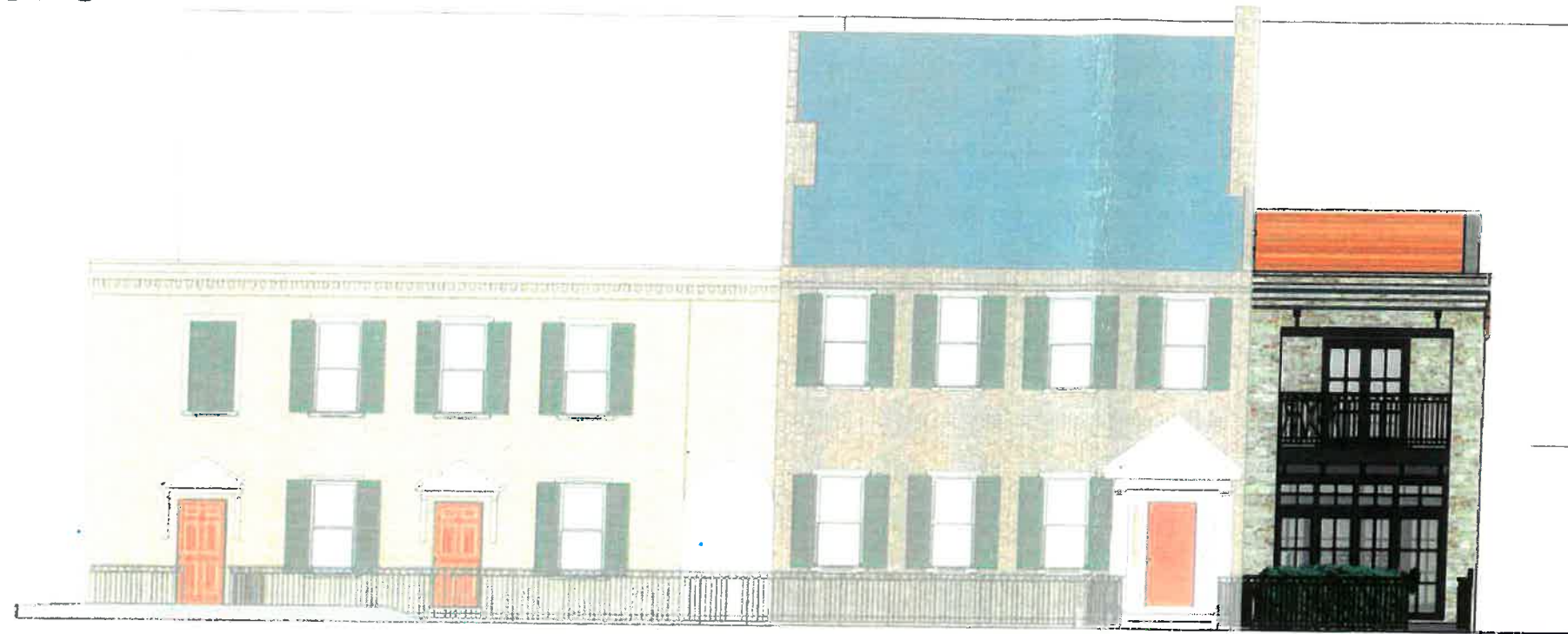


East



North

Elevations



South



East



North