

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, May 23, 2018 11:37 AM  
**To:** 'julia@dinsmorehouse.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - May 15, 2018 - 1121 West Main Street

May 23, 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  
Landscape Plan Modifications

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

**Motion: Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed landscape plan modifications 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. Sarafin seconded. Approved (6-0).**

This certificate of appropriateness shall expire in 18 months (November 15, 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 Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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### **Tim Lasley**

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

Phone: (434)970-3185  
Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 15, 2018**



**Certificate of Appropriateness Application**

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1211 West Main Street (Dinsmore House Inn)  
Tax Parcel 100059000  
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**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 19<sup>th</sup> 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 19<sup>th</sup> 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.

January 17, 2018 – 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).

### **Application**

The applicant requests approval of a modified landscape plan modification. Specifics about the original design plan, the existing plantings, and the proposed modifications can be found on the second page of the application.

### **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 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 BAR should discuss if these plantings are adequate substitutions to what was originally approved in the Certificate of Appropriateness and if the landscape modifications are appropriate within this district.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that proposed landscape plan modifications 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...).

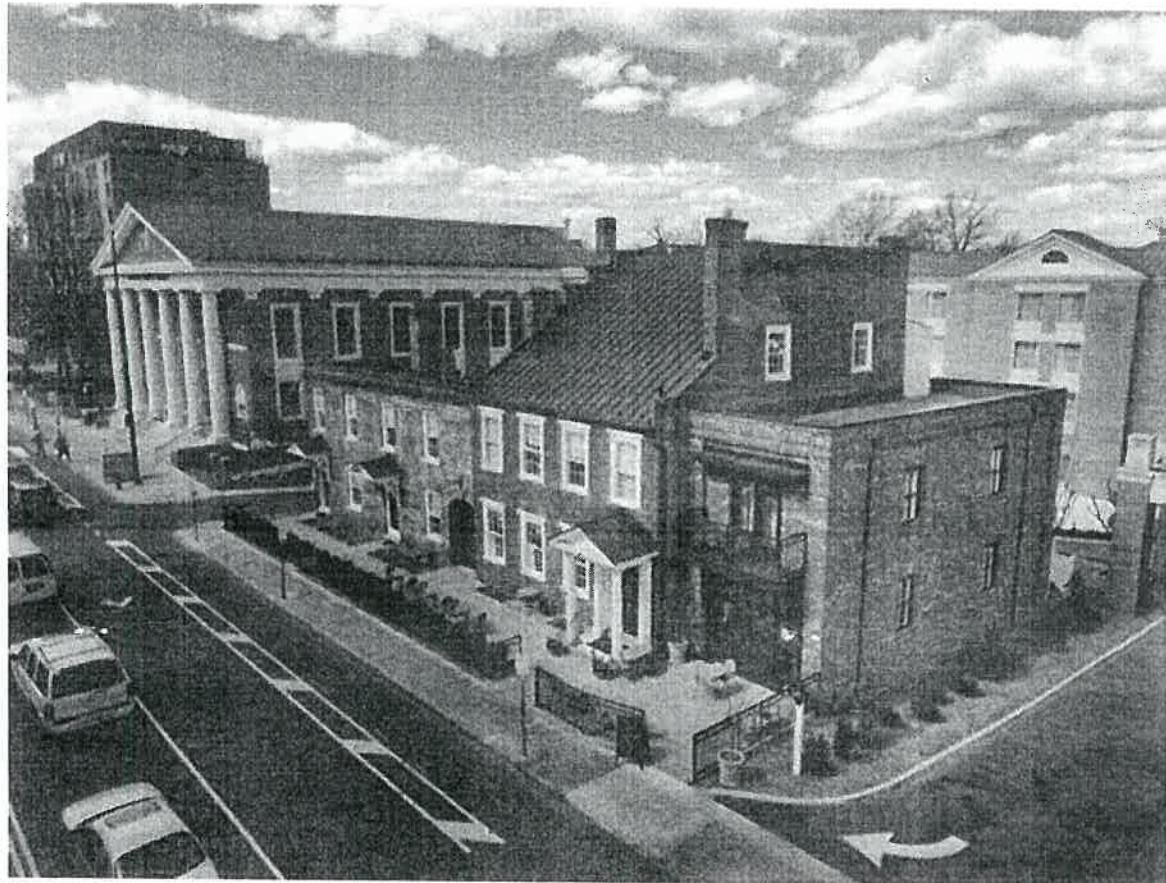
# Dinsmore Inn

1209-1215 W Main St

RECEIVED  
APR 24 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Landscape Plan Modifications Submittal - April 2018



### **Original Design included:**

- Retaining (2) two of the River Birch trees in the courtyard space
- Installing (10) ten Armstrong Maples along the east façade
- Installing a planting bed within the Courtyard space – Upper Terrace

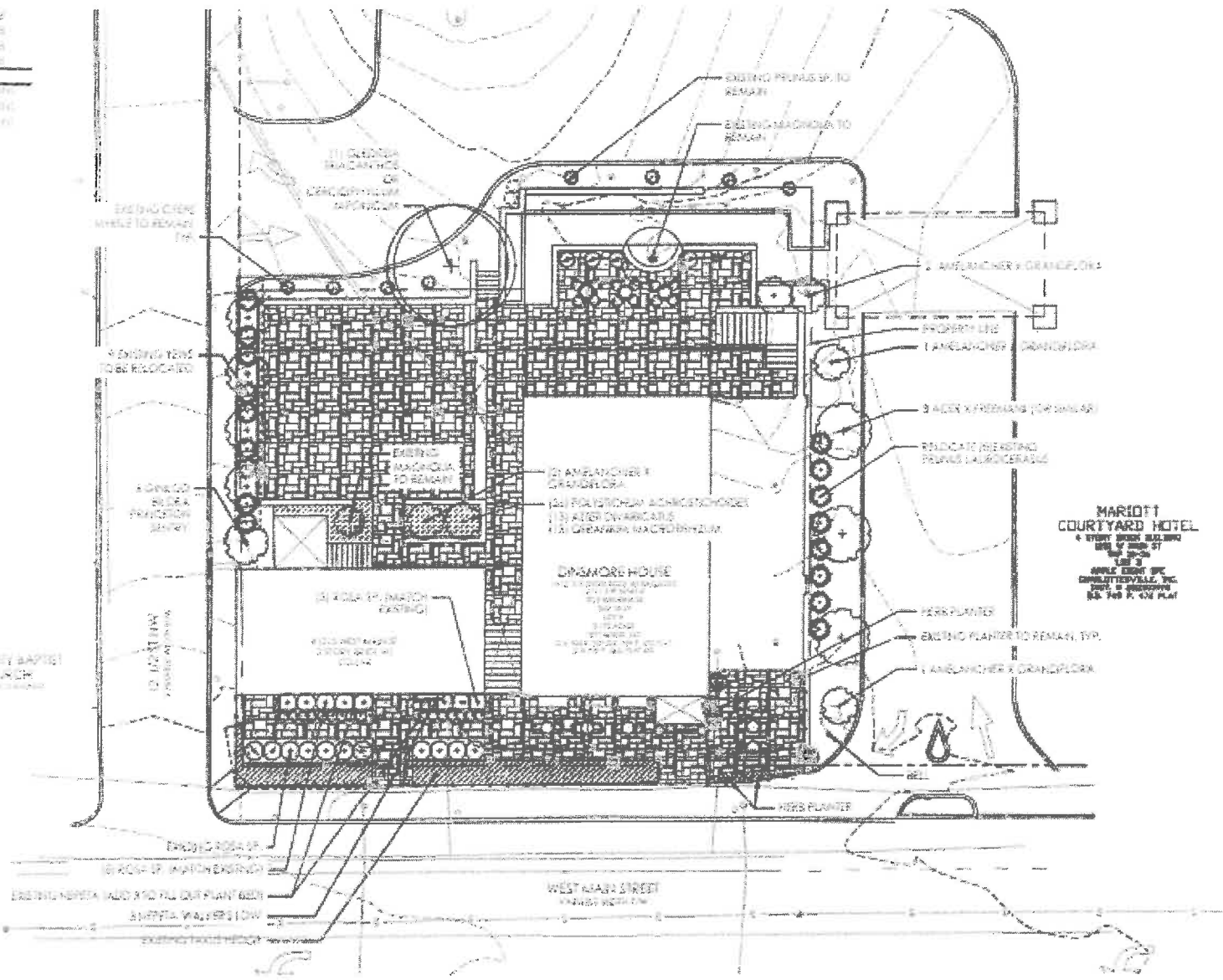
### **Existing Plantings:**

- (4) four “Hot Pots” with Red Bud and Limeleaf Hydrangeas and varieties of perennial plantings installed in the Courtyard space – Upper Terrace
- Installation of (3) Magnolia trees along the peripheral of the Courtyard
- (3) Cryptomyria and (6) Otto Laurels along the east façade
- Continuation of Hicks Yew along the front of West Main Street
- Installation of Hicks Yew to create buffer along 12 ½ Street

### **Proposed Plantings:**

- Add five Ginkgo trees along the 12 ½ street edge and respace/replant the Yews in between the Ginkgos
- Add one Gleditsia triacanthos var. inermis (Honey Locust) at the back corner adjacent to the wall/steps
- Add more Roses along the front façade to replace struggling Ilex crenata
- Add (2) two Serviceberry trees and groundcover to replace the struggling Little Gem Magnolias in the back terrace.
- Add (2) two Serviceberry trees at the back stair between the porte cochere and wall.
- Add (2) two Serviceberry trees at either end of the planting bed along the eastern edge of the site
- (3) Three Fastigate Maples -or similar- planted along the eastern edge
- Dig and replant the existing ‘Otto Luyken’ Laurels (as shown in plan) along the eastern edge
- Add planters along the inside edge of the fence at the café and along the building entrance stoop

1' 2'  
1' 4'  
1' 6'  
1' 8'  
2'



**MARRIOTT  
COURTYARD HOTEL**  
4 STORY BRICK BUILDING  
200 S. WEST ST  
LEWIS  
BUILT 1908  
ORIG. DESG. BY  
CRAMPTONVILLE, N.C.  
DWG. 12 20080808  
S&S-108 P. CIV PLAN

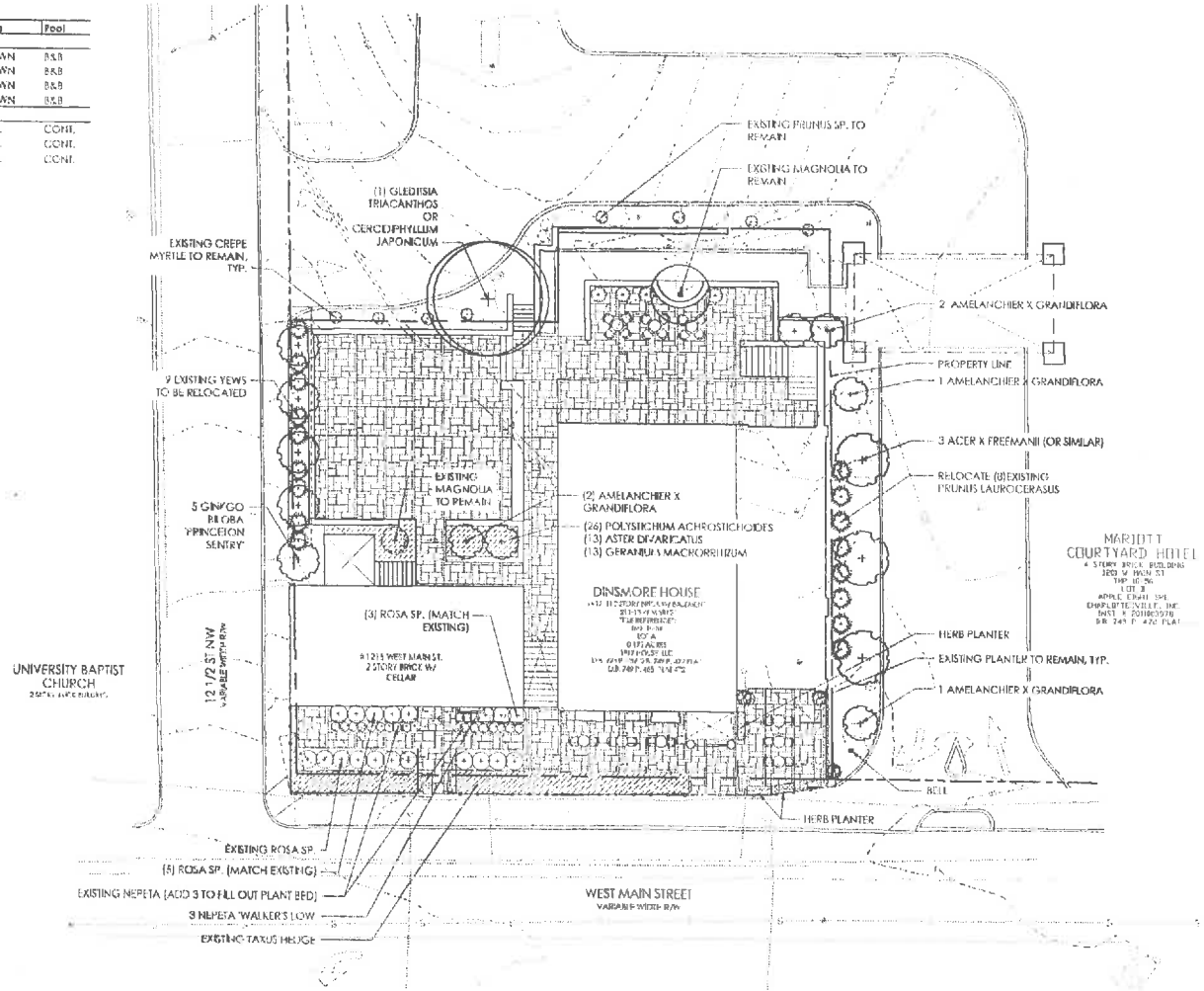
UNIVERSITY BAPTIST  
CHURCH  
200 WEST MAIN

*Proposed*



**PLANT SCHEDULE**

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Pool
<b>TREES</b>						
4	AA	<i>Amelanchier x grandiflora</i> 'Autumn Briance'	Serviceberry	7'-9" H.	AS SHOWN	8x8
3	AF	<i>Aster x freemanii</i> 'Autumn Blaze'	Armstrong Maple	8'-10" H.	AS SHOWN	8x8
5	GB	<i>Gleditsia triacanthos</i> 'Petaloon Sentry'	Flamboyant Tree	2.5' Cal.	AS SHOWN	8x8
1	GI	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2.5' Cal.	AS SHOWN	8x8
<b>PERENNIALS &amp; GROUNDCOVERS</b>						
13	AD	<i>Aster laevis</i> 'Eastern Star'	White Wood Aster	1 GAL	18" O.C.	CONC.
13	GM	<i>Geranium macranthum</i> 'Bevans Variety'	Bigroot Geranium	1 GAL	18" O.C.	CONC.
25	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL	18" O.C.	CONC.



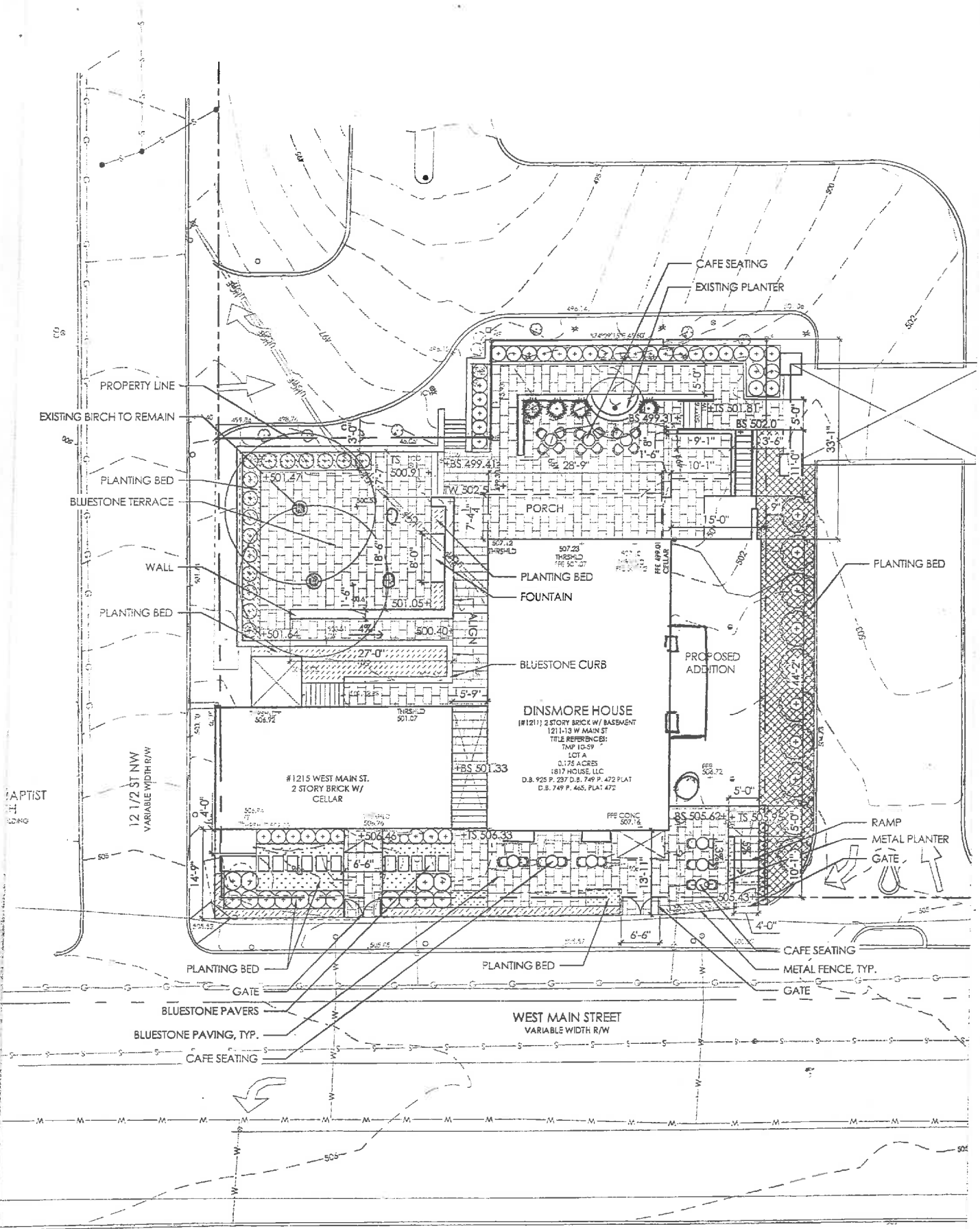
waterstreetstudio

418 E Main Street  
 Charlottesville, VA 22902  
 434.295.5177

**LANDSCAPE PLAN**



**DINSMORE HOUSE**  
 BAR SUBMITTAL  
 20 APRIL | 2018



**DINSMORE HOUSE**  
 (#1211) 2 STORY BRICK W/ BASEMENT  
 1211-13 W MAIN ST  
 TITLE REFERENCE: C-2  
 TWP. 10-59  
 LOT A  
 0.176 ACRES  
 1817 HOUSE, LLC  
 D.B. 925 P. 237 D.B. 749 P. 472 PLAT  
 D.B. 749 P. 465, PLAT 472

#1215 WEST MAIN ST.  
 2 STORY BRICK W/  
 CELLAR

CAFE SEATING  
 EXISTING PLANTER

PLANTING BED

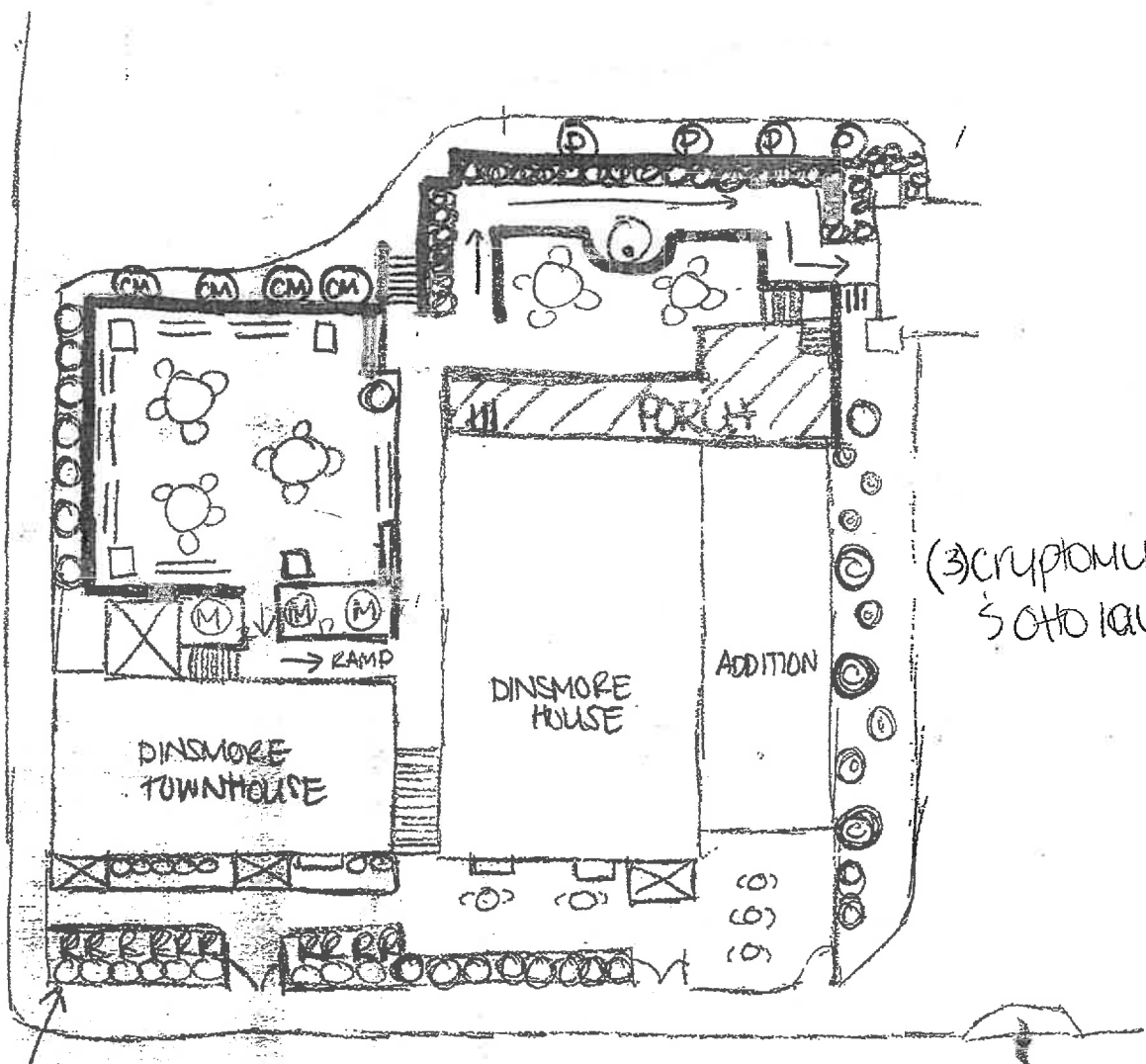
PROPOSED ADDITION

RAMP  
 METAL PLANTER  
 GATE

CAFE SEATING  
 METAL FENCE, TYP.

WEST MAIN STREET  
 VARIABLE WIDTH R/W

*Original design*



(3) cryptomyma  
 šoto laukei (6)

HICKS YEW

EXISTING


## PLANT SCHEDULE


QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root
<b>TREES</b>						
6	AA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry	7'-8' Ht.	AS SHOWN	B&B
3	AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Armstrong Maple	8'-10' Ht.	AS SHOWN	B&B
5	GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Maidenhair Tree	2.5" Cal.	AS SHOWN	B&B
1	GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2.5" Cal.	AS SHOWN	B&B
<b>PERENNIALS &amp; GROUNDCOVERS</b>						
13	AD	<i>Aster divaricatus</i> 'Eastern Star'	White Wood Aster	1 GAL	18" O.C.	CONT.
13	GM	<i>Geranium macrorrhizum</i> 'Bevans Variety'	Bigroot Geranium	1 GAL	18" O.C.	CONT.
26	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL	18" O.C.	CONT.





Black


Size

 8" H x 24" W x 8" D  
\$109.99

 10" H x 30" W x 10" D  
\$149.99  
On: 7/1/17

 12" H x 36" W x 12" D  
\$204.99

 16" H x 36" W x 14" D  
\$309.99  
Not Available

 16" H x 36" W x 16" D  
\$399.99  
On: 1/1/17

*size  
pref*