

## **Watkins, Robert**

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**From:** Watkins, Robert  
**Sent:** Thursday, February 20, 2020 12:04 PM  
**To:** Jeff Dreyfus  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Action - 109 East Jefferson Street

### **Certificate of Appropriateness Application**

BAR 20-02-02  
109 East Jefferson Street  
Tax Parcel 330194000  
Christopher and Kaitlyn Henry, Owner;  
Jeff Dreyfus, Bushman Dreyfus Architects, Applicant  
New entry gate

Dear Jeff,

Please find below the action taken for the above-referenced project at last night's Board of Architectural Review meeting:

**Breck Gastinger moved having considered the standards set forth within the City Code, including the City Design Guidelines for Site Design, I move to find that the proposed gate satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District and that the BAR approves the application as submitted, with the following modifications:**

- **That the gate structure be reduced in height by around 12 inches**
- **That the adjacent hedge be maintained at a height of 5 to 6 feet, measured relative to the base of the gate structure**

**Jody Lahendro seconded. Approved (6-0).**

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 19, 2020**



**Certificate of Appropriateness Application**

BAR 20-02-02

109 East Jefferson Street; Tax Map Parcel 330194000

Christopher and Kaitlyn Henry, Owner; Jeff Dreyfus, Bushman Dreyfus Architects, Applicant  
New entry gate



**Background**

Year Built: 1814

District: North Downtown ADC District

Status: Contributing

109 East Jefferson Street, commonly known as Social Hall, is a two-story Flemish-bond brick dwelling. The double-pile house has five bays and is oriented south towards Jefferson Street. 109 East Jefferson Street was built for local merchant, John R. Jones, who owned a mercantile store in Number Nothing on Court Square. The house has a Colonial Revival-era porch that spans the three central bays of its first floor, and the building is crowned with a metal hipped roof. Four chimneys rise above the hipped roof. The house prominently overlooks Market Street Park, across Jefferson Street.

**Prior BAR Review**

In 2010 and 2011, the BAR reviewed plans for an extensive renovation of the house. The reviewed project encompassed:

- The demolition of not-original features, including a west addition and rear brick dependency
- The construction of a rear terrace and pool, a new pool pavilion, new stairs to the north porch, and a parking area by the east elevation

**Application**

- Applicant submittal: Bushman Dreyfus Architects drawings Social Hall Entry gate, dated February 10, 2020: Cover and sheets A1 through A4.

CoA request for a new entry gate at East Jefferson Street, to replace existing gate. New gate to be sapele mahogany, painted white, with black iron hardware. Arched gate to be 10'9" tall.

## **Discussion**

The design guidelines do not specifically address gates, however—with a gate being a component of a fence—the recommendations for walls and fences provide guidance.

The proposed painted-wood gate relates to other wood fences in the North Downtown ADC district and other historic districts in Charlottesville.

Staff recommends approval of this CoA, with a friendly recommendation to trim the adjacent tall privet hedges. Though the Design Guidelines do not address hedge dimensions, they state street-front fences shall not exceed four feet in height.

## **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed gate satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted...

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed gate does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted.

## **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 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) Any applicable provisions of the City's Design Guidelines.

### **Pertinent Design Review Guidelines for Site Design: Walls and Fences**

1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2. When a portion of a fence needs replacing, salvage original parts for a prominent location.
3. Match old fencing in material, height, and detail.
4. If it is not possible to match old fencing, use a simplified design of similar materials and height.
5. For new fences, use materials that relate to materials in the neighborhood.
6. Take design cues from nearby historic fences and walls.
7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8. Traditional concrete block walls may be appropriate.
9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12. Fences should not exceed six (6) feet in height in the side and rear yards.
13. Fence structures should face the inside of the fenced property.
14. Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15. Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: View, facing northwest, of existing entry gate.



Figure 2: View, facing northeast, of existing entry gate.



Figure 3: Oblique view, facing northeast, of subject building in context of neighboring buildings. 108 East Jefferson Street at right.



Figure 4: South elevation of subject building. Existing entry gate visible beyond vehicle.



Figure 5: Oblique view, facing northwest, of subject building in context of neighboring buildings. Existing entry gate visible between vehicles.



Figure 6: Oblique view, facing northwest, of subject building.



Figure 7: East elevation of subject building.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 109 East Jefferson Street  
 Map and Parcel: 33-194  
 Census Tract & Block: 1-107  
 Present Owner: First Baptist Church  
 Address: Second and Jefferson  
 Present Use: Youth Building  
 Original Owner: Colonel John R. Jones  
 Original Use: Residence

## BASE DATA

Historic Name: "Social Hall"  
 Date/Period: 1814  
 Style: Late Georgian  
 Height to Cornice: 21  
 Height in Stories: 2  
 Present Zoning: B-1  
 Land Area (sq.ft.): 112 x 119  
 Assessed Value (land + imp.): 18,400 + 12,630 = 31,030

## ARCHITECTURAL DESCRIPTION

This building is an important example of late Georgian architecture and one of the few remaining high style residences of the early period. Characteristic of the late Georgian style is the formal, symmetrical composition, five bays wide, two stories high with a low roof. The house is built of brick laid in Flemish bond on the Jefferson and Second Streets elevations and five course common bond on the remaining sides. Notable features of the exterior include a fine Federal fanlight doorway and blind windows (to preserve symmetry). The unfortunate additions of the Colonial Revival veranda and a small two story wing on the west side tend to disrupt the purity and grace of the original design. The interior has suffered alterations but much of the original woodwork remains intact.

## HISTORICAL DESCRIPTION

John R. Jones, a merchant who occupied the southern half of Number Nothing, purchased lots 63 and 64 on April 28, 1814 from Chiles Brand for 186 pounds (ACDB 19-56). Jones, whose wealth came from his position as financial agent for several large planters in the county, set about to construct the mansion shortly after the land was bought. Jones continued to live on the property until April 1857, when it was sold to John H. Bibb, who held the title for 24 years. In 1881, Bibb sold the house to Hanna Kaufman who in turn sold it to Dr. J. Fulton Williams. It is from the Williams' estate that the present owners purchased the property. Deed References: ACDB 69-630, 79-61, City DB 31-22, 163-367.



## CONDITIONS

Average

## SOURCES

Mrs. Lucille Carr, City and County Records  
 Alexanders Recollections, pp. 19-20.



## 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

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 Christopher & Kaitlyn Henry Applicant Name Jeff Dreyfus  
Project Name/Description Replacement garden gate Parcel Number 330194000  
Project Property Address 109 East Jefferson Street, Charlottesville, VA 22902

### Applicant Information

Address: Jeff Dreyfus, Bushman Dreyfus Architects  
820B East High Street, Charlottesville, 22902  
Email: JD@BDArchitects.com  
Phone: (W) 434.295.1936 x234 (C) 434.242.1322

### Property Owner Information (if not applicant)

Address: 109 East Jefferson Street  
Charlottesville, VA 22902  
Email: chenry@stonypointdb.com  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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

### Signature of Applicant

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

[Signature] 1/27/2020  
Signature Date

Jeffrey G. Dreyfus 1/27/2020  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature] 1/27/2020  
Signature Date

Chris Henry 1/27/2020  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replacement garden entry gate at front walk (fronting East Jefferson Street). Replacement gate to be white, painted wood with black iron hardware.

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

Site plan, photos of proposed replacement gate, photographs of existing gate.

### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



1/28/2020

Mr. Jeff Werner  
City of Charlottesville  
PO Box 911  
Charlottesville VA 22902

Subject: 109 East Jefferson, replacement garden gate Certificate of Appropriateness

Dear Jeff,

The existing front entry garden gate at 109 E. Jefferson, also known as Social Hall, is in need of replacement.

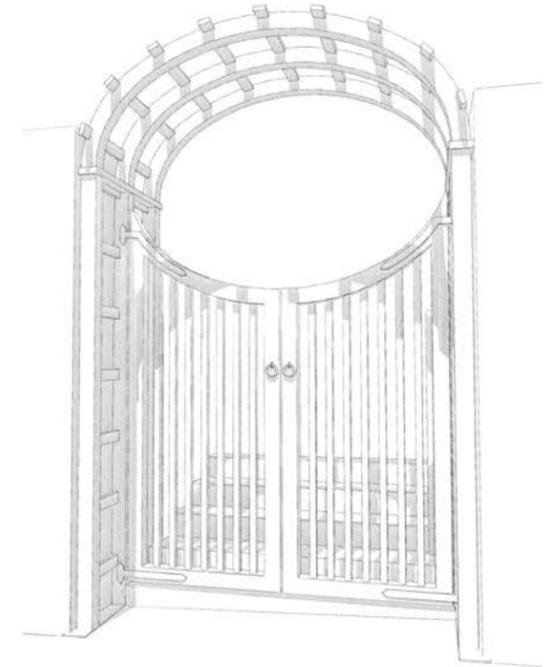
The existing gate is adjacent to the public sidewalk and is set well in front of the historic home. The replacement gate will be construct of similar materials: sapele mahogany painted white, with black iron hardware. No electrical work (i.e. path or gate lighting) is anticipated with this project.

We look forward to talking with the BAR about our proposal in February.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Dreyfus", with a long horizontal flourish extending to the right.

Jeff Dreyfus



# SOCIAL HALL ENTRY GATE

109 EAST JEFFERSON STREET

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
FEBRUARY 10, 2020

## SHEET INDEX

A1	EXISTING ELEVATION
A2	PROPOSED ELEVATION
A3	GATE PLAN AND VIEW
A4	GATE ELEVATION AND SECTION



BUSHMAN DREYFUS ARCHITECTS PLC  
820 EAST HIGH ST  
CHARLOTTESVILLE VA 22902

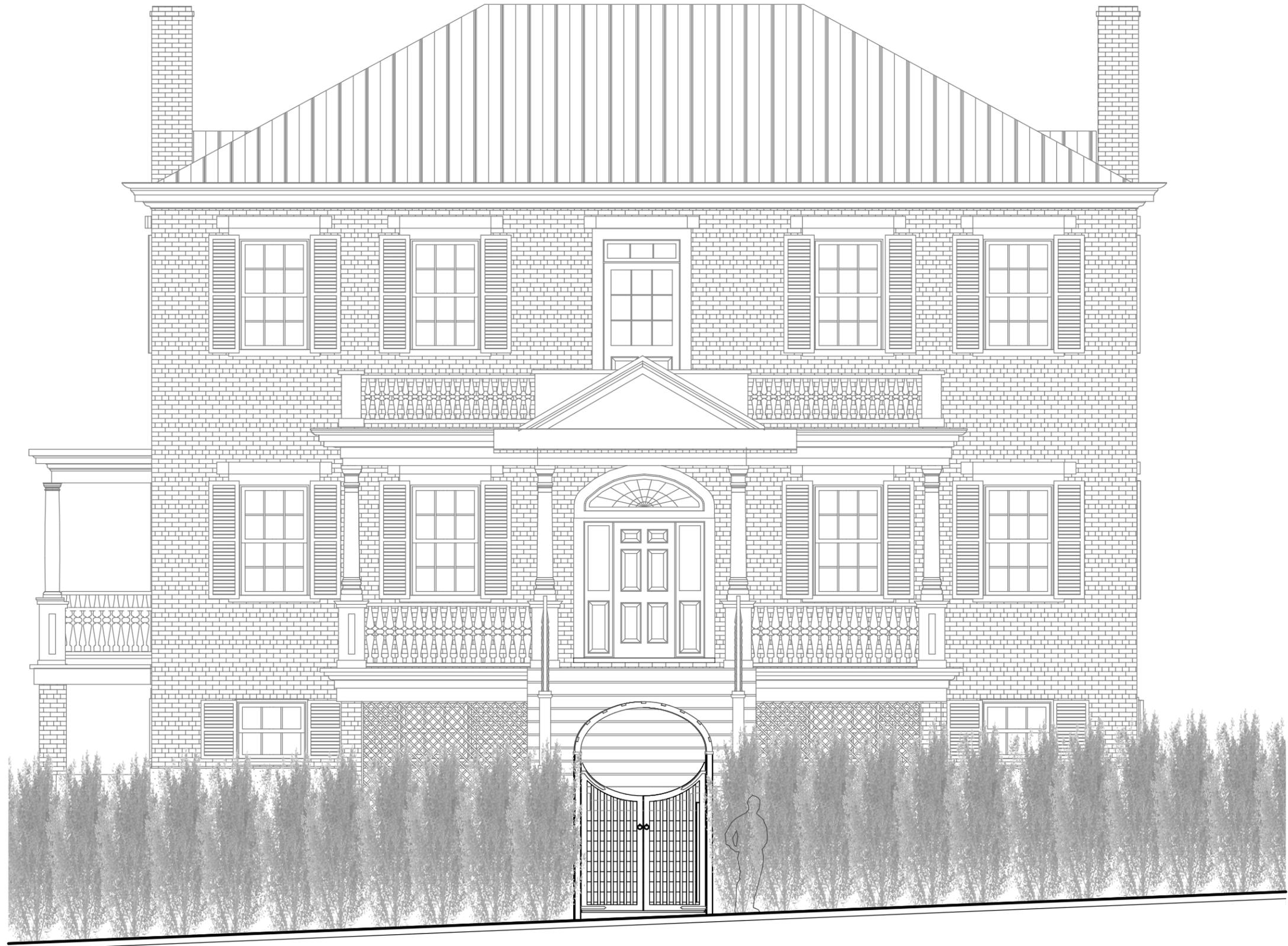


BUSHMAN DREYFUS ARCHITECTS PLC  
820 EAST HIGH ST  
CHARLOTTESVILLE VA 22902

**SOCIAL HALL**  
ENTRY GATE

EXISTING ELEVATION  
2/10/20

**A1**



BUSHMAN DREYFUS ARCHITECTS PLC  
820 EAST HIGH ST  
CHARLOTTESVILLE VA 22902

**SOCIAL HALL**  
ENTRY GATE

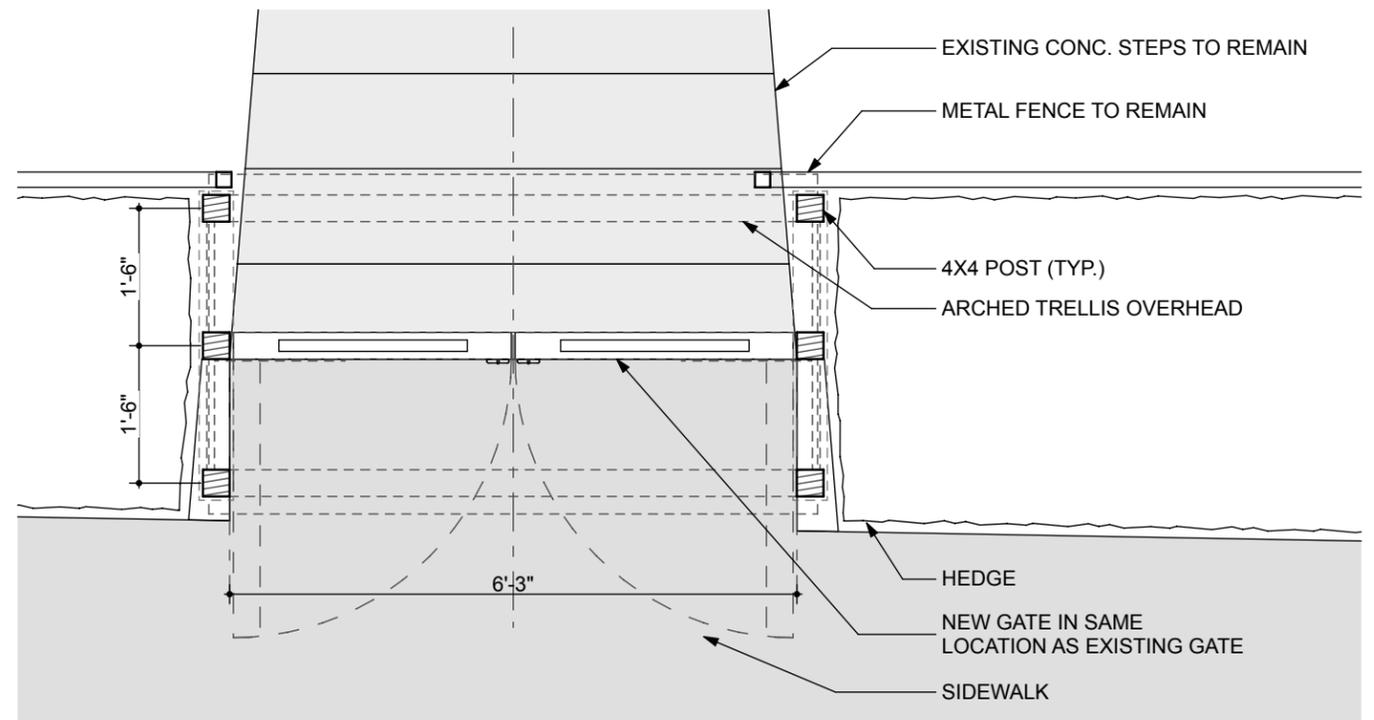
PROPOSED ELEVATION  
2/10/20

**A2**

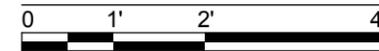


**GATE VIEW**

2  
A3



**GATE PLAN**



1/2" = 1'-0"

1  
A3

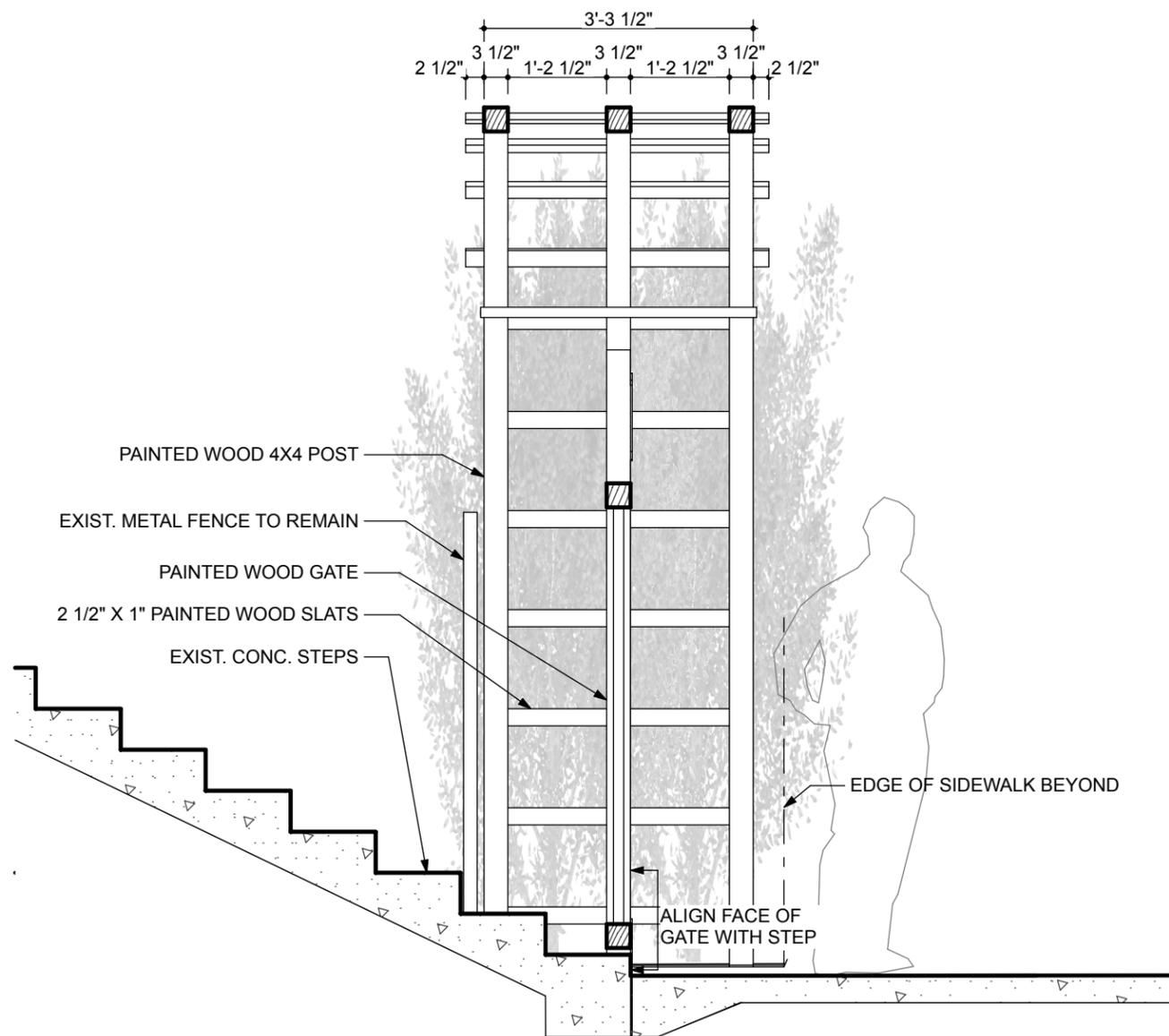


BUSHMAN DREYFUS ARCHITECTS PLC  
820 EAST HIGH ST  
CHARLOTTESVILLE VA 22902

**SOCIAL HALL**  
ENTRY GATE

GATE PLAN AND VIEW  
2/10/20

**A3**

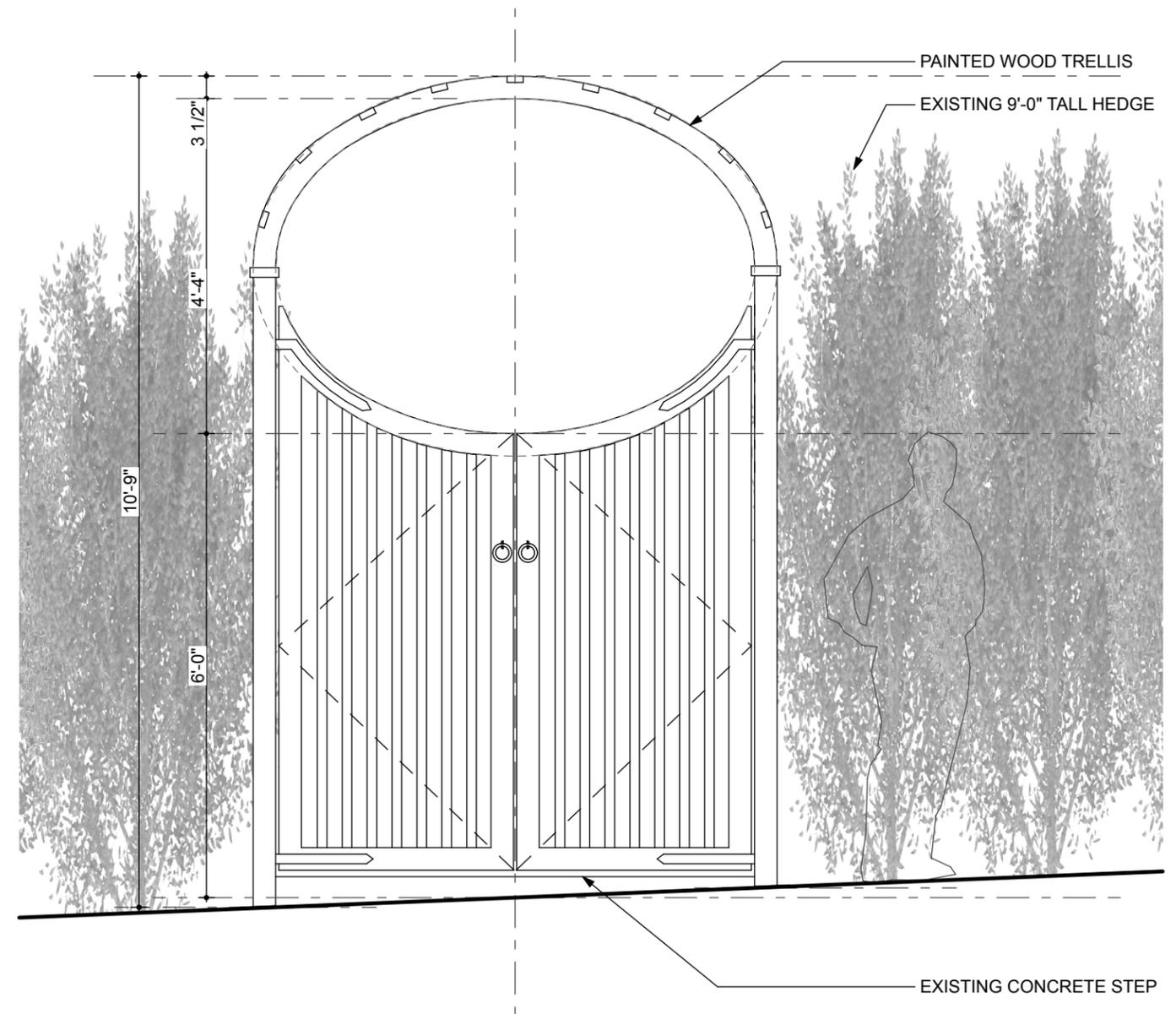


**GATE SECTION**

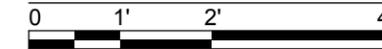


1/2" = 1'-0"

2  
A4



**GATE ELEVATION**



1/2" = 1'-0"

1  
A4



BUSHMAN DREYFUS ARCHITECTS PLC  
820 EAST HIGH ST  
CHARLOTTESVILLE VA 22902

**SOCIAL HALL**  
ENTRY GATE

GATE ELEVATION AND SECTION

2/10/20

**A4**