

## 2020-07 BAR Decision for 120 Oakhurst Circle

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:58 PM

To: Bill Chapman <bill@oakhurstinn.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-07-03

120 Oakhurst Circle

Tax Parcel: 110025000

Owner: Tenth and Main, LLC

Applicant: Bill Chapman

New driveway and parking

Dear Bill,

Last Tuesday, the Charlottesville Board of Architectural Review (BAR) reviewed your project listed above. At the meeting, the BAR approved your project with the consent agenda. BAR Member Cheri Lewis moved to approve the consent agenda, and Breck Gastinger seconded. The consent agenda passed (9-0).

Please find the motion for approval from the staff report below:

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 parking area, landscaping and site work satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

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**  
July 21, 2020



**Certificate of Appropriateness Application**

BAR 20-07-03

120 Oakhurst Circle

Tax Parcel 110025000

Tenth and Main LLC, Owner/Bill Chapman, Applicant

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**Background**

Year Built: c1950

District: Oakhurst-Gildersleeve District

Status: Non-contributing (Note: It is a contributing structure to the VLR/NRHP district, but not the local ADC District.)

This modest one-story, three-bay frame house was built around 1950 for Susan W. Clark.

**Prior BAR Reviews**

None

**Application**

Submittal: Site Plan, undated.

Request for CoA to construct parking area at rear of parcel, to be accessed by existing driveway on neighboring parcel. New parking surface to be Turfstone pavers. (This is in lieu of the pea gravel noted on the drawing.) Access will require removal of two locust trees and slight regrading of the slope. A 6-ft high wood fence approximately 40-ft in length will be constructed on the south parcel line, screening the parking area. (New fence to match the existing at the rear parcel line. See appendix.) To further screen the parking area, three American boxwoods (*Buxus Sempervirens*) will be planted at the south side and a crepe myrtle (*Lagerstroemia Indica*) will be planted at the north side.

### **Discussion and Recommendations**

120 Oakhurst Circle is a non-contributing structure, the proposed alterations are entirely to the rear of the house, well below street level, and the ADC District does not extend beyond the rear parcel line. (The existing house is 6-ft lower than the street. The rear of the house is 16-feet lower.)

(See photos in appendix.) Oakhurst Circle has an abundance of large tree. The two locust to be removed are to the rear of the house and not part of the streetscape, nor are they prominent in the overall tree canopy.

The new fence will replicate the existing at the south parcel line. That fence is unfinished, vertical, 1 x 6 boards—see photo in appendix.

Staff recommends approval, with any proposed conditions regarding the fencing and/or the tree selection.

### **Suggested Motion**

*Approval:* 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 parking area, landscaping and site work satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

*Denial:* 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 parking area, landscaping and site work satisfy the BAR's criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that 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:**

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;

- (1) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (2) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- (3) 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 and Elements**

#### **B. Plantings**

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.

#### **C. 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 clues 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 structure 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 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.

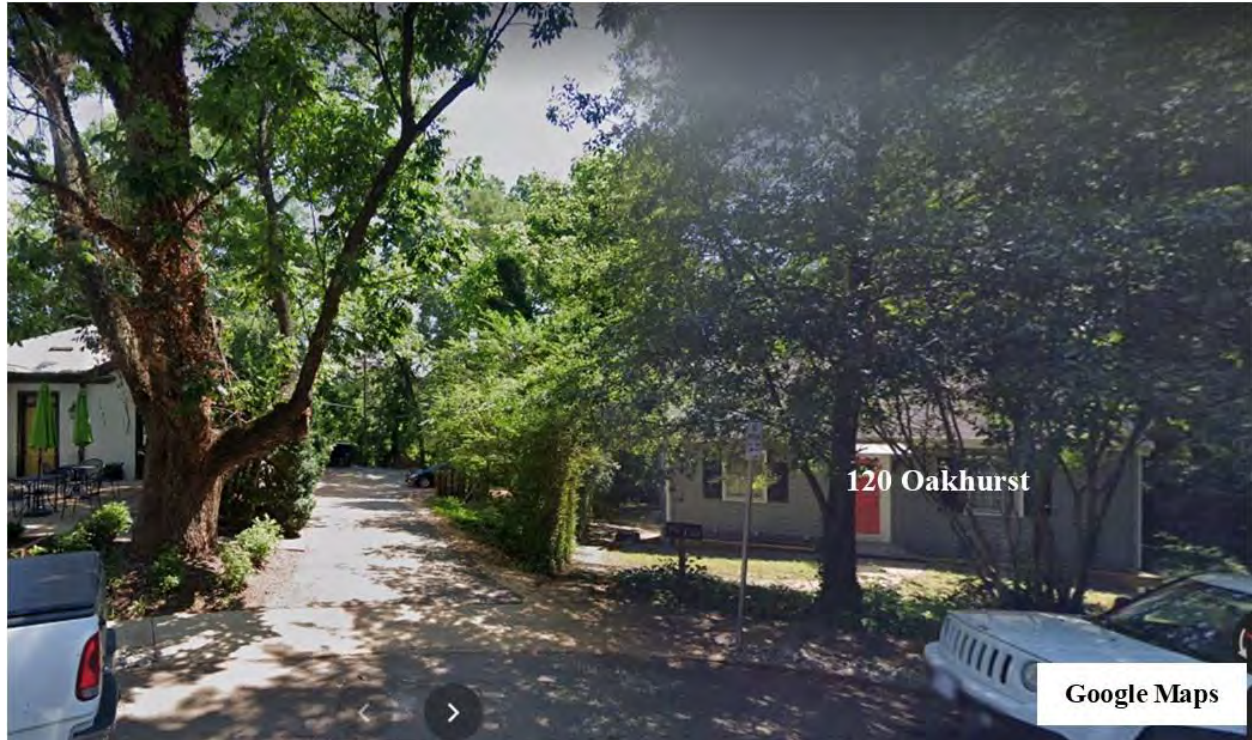
16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.



## Appendix





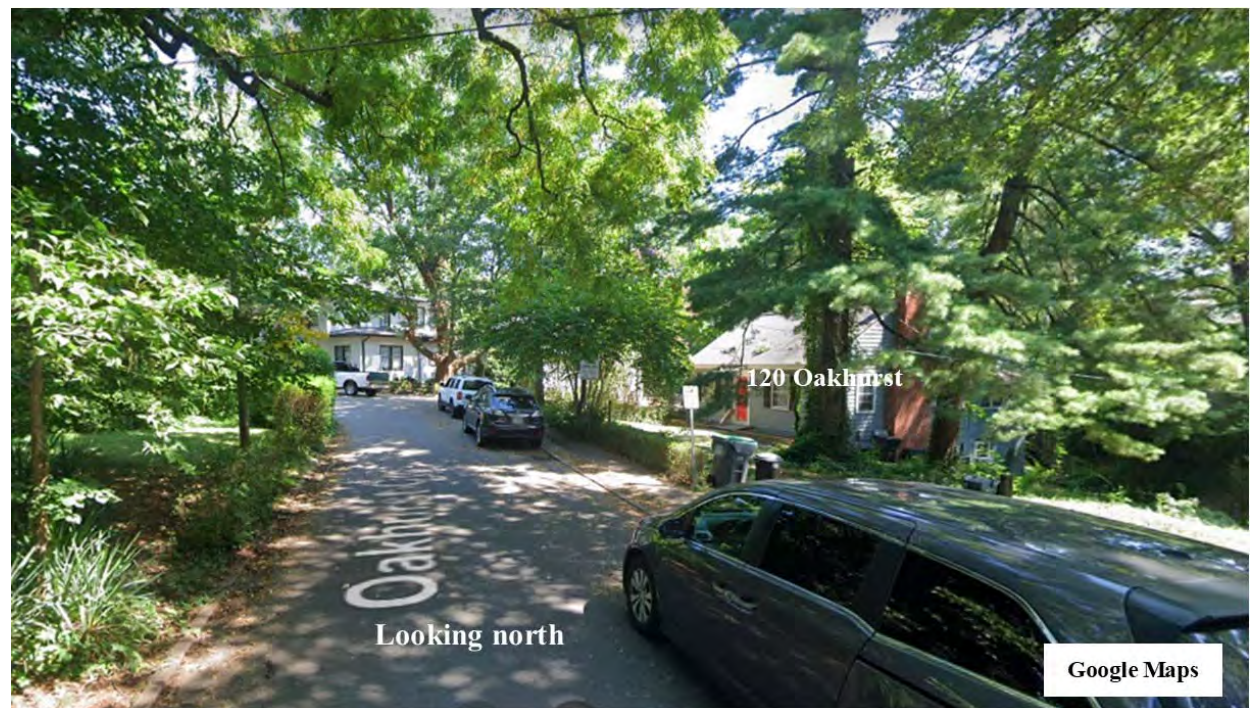
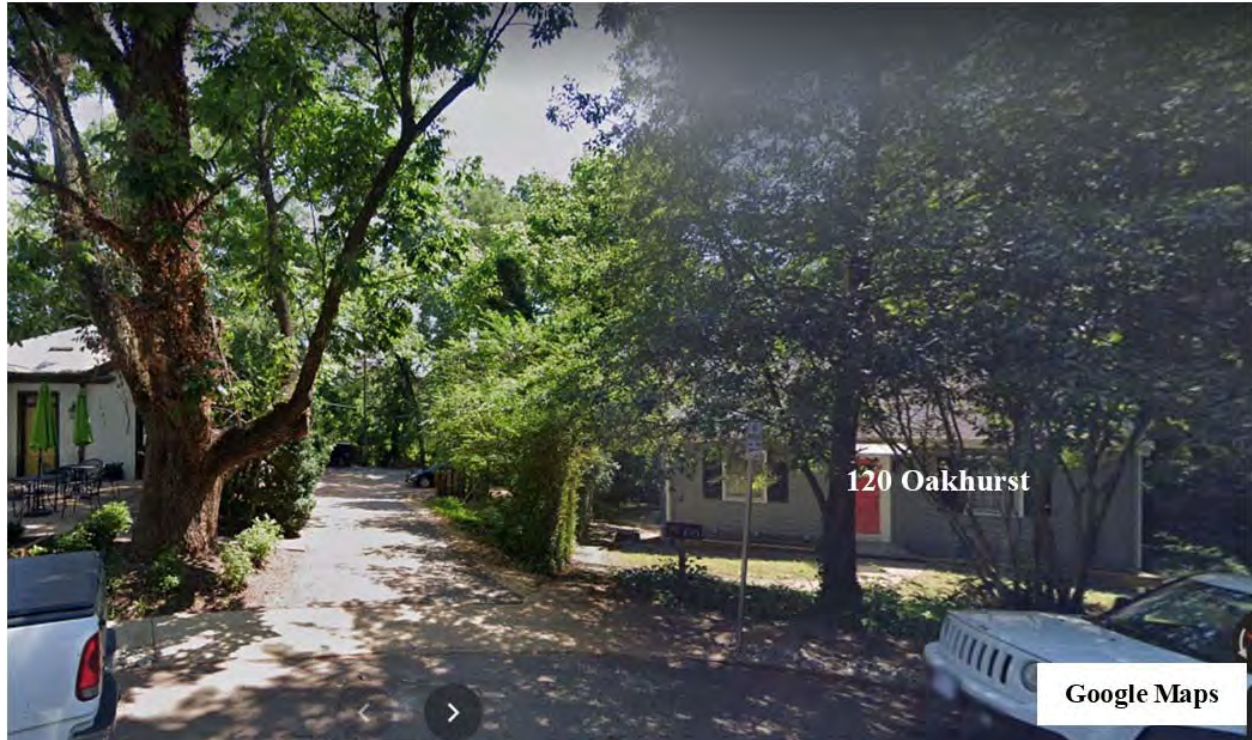


Existing fence





## Appendix







Existing fence





120 Oakhurst Circle  
Staff Photos



*Figure 1: Oblique view of 120 Oakhurst Circle, facing northeast.*



*Figure 2: West elevation of 120 Oakhurst Circle.*





*Figure 3: Oblique view of 120 Oakhurst Circle, facing southeast.*



*Figure 4: View of 120 Oakhurst Circle along with entrance to parking area at neighboring Oakhurst Inn.*





*Figure 5: View from street to rear yard of 120 Oakhurst Circle, site of proposed parking area. Parking area for Oakhurst Inn at left.*



*Figure 6: View of 120 Oakhurst Circle, at left, in context of neighboring buildings on street.*

## Property Information

### Property Names

Name Explanation	Name
Function/Location	House, 120 Oakhurst Circle

### Property Addresses

Current - 120 Oakhurst Circle

**County/Independent City(s):** Charlottesville (Ind. City)

**Incorporated Town(s):** *No Data*

**Zip Code(s):** 22903

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** CHARLOTTESVILLE WEST

### Property Evaluation Status

Not Evaluated

This Property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District.

## Additional Property Information

**Architecture Setting:** Town

**Acreage:** *No Data*

### Site Description:

Privacy fence in front; overgrown lot.

### Surveyor Assessment:

The original owner of this ca. 1950 1-story frame cottage with Colonial Revival detailing was Susan W. Clark. It is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District

**Surveyor Recommendation:** *No Data*

### Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

## Primary Resource Information

**Resource Category:** Domestic

**Resource Type:** Single Dwelling

**NR Resource Type:** Building

**Historic District Status:** Contributing

**Date of Construction:** Ca 1950

**Date Source:** Local Records

**Historic Time Period:** The New Dominion (1946 - 1991)

**Historic Context(s):** Domestic

**Other ID Number:** *No Data*

**Architectural Style:** Colonial Revival

**Form:** *No Data*

**Number of Stories:** 1.0

**Condition:** Good

**Threats to Resource:** None Known

### Architectural Description:

This 1-story, 3-bay, frame (weatherboard), gable-roofed (asphalt shingle) vernacular dwelling features some Colonial Revival detailing including 8/8-sash windows and an exterior-end brick chimney. Constructed ca. 1950, other details include aluminum awning over the door, batten shutters, and large rear extension.

### Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block

Roof Structural System and Exterior Treatment	Gable Frame	Asphalt Wood	Shingle Weatherboard
Windows Chimneys	Sash, Double-Hung Exterior End	Wood Brick	8/8 Bond, Common

### Secondary Resource Information

### Historic District Information

**Historic District Name:** Oakhurst/Gildersleeve Neighborhood Historic District  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** HD104-5092  
**Investigator:** Kalbian, Maral  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 3/1/2004  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

#### Project Bibliographic Information:

Name: Bibb, Eugenia  
Record Type: Personal Papers  
Bibliographic Notes: Bibb, Engenia, "Field Notes," April 15, 2004. 1545 Dairy Road, Charlottesville, Va. 22903  
-----  
Name: Sanborn Fire Insurance Maps  
Record Type: Map  
-----  
Name: Chville Assessors Records  
Record Type: Local Records  
Bibliographic Notes: Web Site

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*





## 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 TENTH + MAIN LLC Applicant Name TENTH + MAIN LLC  
Project Name/Description DRIVEWAY/PARKING 120 OAKHURST Parcel Number 110025000  
Project Property Address 120 OAKHURST CIRCLE

### Applicant Information

Address: 122 OAKHURST CIRCLE  
CHARLOTTESVILLE 22903  
Email: BILL@OAKHURSTINN.COM  
Phone: (W) 242-7901 (C) \_\_\_\_\_

### 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? NO

### Signature of Applicant

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

[Signature] 6/25/20  
Signature Date  
WILLIAM CHAMPA  
Print Name

### Property Owner Permission (if not applicant)

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

Signature Date  
Print Name Date

### Description of Proposed Work (attach separate narrative if necessary):

ADD OFF-STREET PARKING FOR 120 OAKHURST CIRCLE

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

PHOTOS, ENGINEERING PLAN, NARRATIVE

### For Office Use Only

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

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

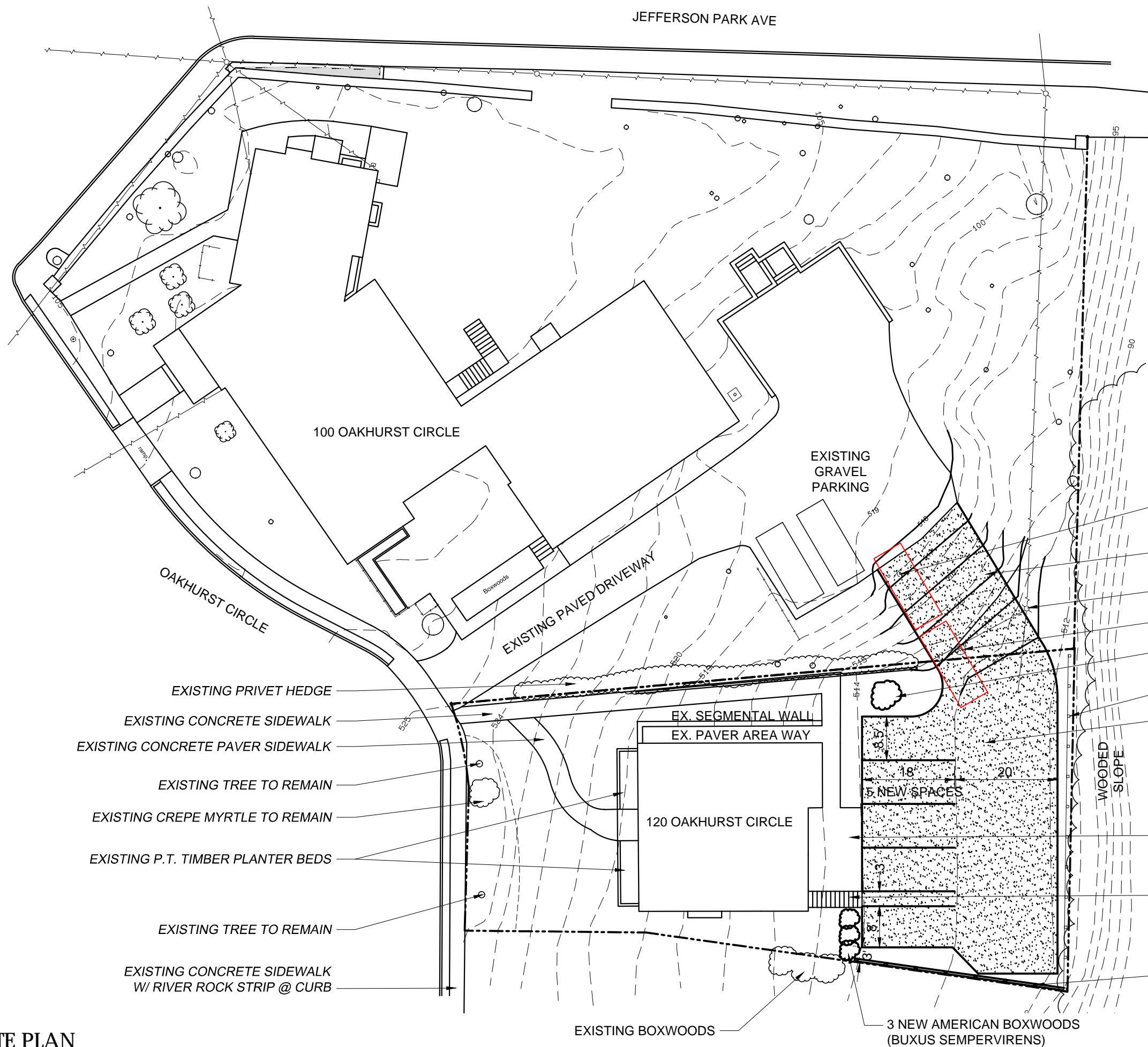
Date Received: \_\_\_\_\_

Revised 2016

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

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

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



- REMOVE LOCUST TREES
- NEW RAMP AISLE @ 18%  
W/ 4" #21A STONE
- EXISTING UTILITY POLE
- RAISE SAN. MANHOLE TO NEW GRADE
- NEW CREPE MYRTLE  
(LAGERSTROEMIA INDICA)
- EXISTING 6' WOOD FENCE TO REMAIN
- PROPOSED PARKING W/ PEA GRAVEL SURFACE  
ON 4" #21A BASE
- EXISTING CONCRETE PATIO
- EXISTING WOOD STEPS
- NEW 6' FENCE TO MATCH EXISTING, WITH  
VERTICAL PICKETS ON BOTH SIDES  
LENGTH: 40'



## SITE PLAN

SCALE: 1" = 20'-0"

We propose an off-street parking area behind 120 Oakhurst to be accessed off the existing driveway of 122 Oakhurst. 120 Oakhurst is a two-unit building with one full-time tenant below and transient tenants on the top floor (mainly hospital patients and their families staying 30-90 days).

Proposed area is 16' below street level so is shielded from street view by the house and elevation. At the rear a fence separates the property from UVA's South Lawn. We will extend that fence along the east of the yard to shield from the house at 118 Oakhurst (also owned by UVA) and provide plantings as described on the plan. A cluster of three locusts will be removed.

Surface and access ramp will be Turfstone with grass which will look like grass when viewed from an angle. See enclosure.

Bill Chapman  
434-242-7901



TurfStone provides an alternative solution to the problem of permanently destroying green space when building parking areas or fire and emergency roads. The design, with 40% open area, allows ground cover to grow while providing the necessary structural strength for most traffic.

TurfStone offers excellent erosion control and soil stabilization to slopes, embankments, low flow channels and dikes, or ponds and reservoirs where there is no extreme wave action.

Use TurfStone for:

- Overflow or marginal parking areas
- Shoulders along airfields and highways
- Access roads adjacent to buildings
- Ditch lining
- Driveways
- Crossovers on medians
- Boat ramps
- Emergency fire lanes
- Bridge underpasses
- Embankments

3 1/2" x 23 3/8" x 15 3/4" x  
9 cm x 60 cm x 40 cm



## MUTUAL MATERIALS TECH SHEET

# TurfStone

## ENVIRONMENTAL



This product is designed for a sustainable future



## PRODUCT DATA\*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft <sup>2</sup> / pc (.24 pcs / m <sup>2</sup> )	35	91 ft <sup>2</sup> (8.45 m <sup>2</sup> )	65 lb (30 kg)	2,325 lbs (1,055 kg)

All **Weight per Pallet** noted above include a 50 lb pallet weight.

\* All metric dimensions are soft converted to Imperial. Dimensions and coverage include 1/8" (1.5 mm) joint.

## STANDARD SPECIFICATION

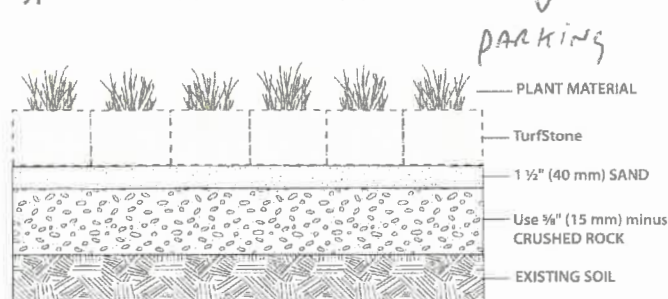
TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

## AVAILABLE COLORS

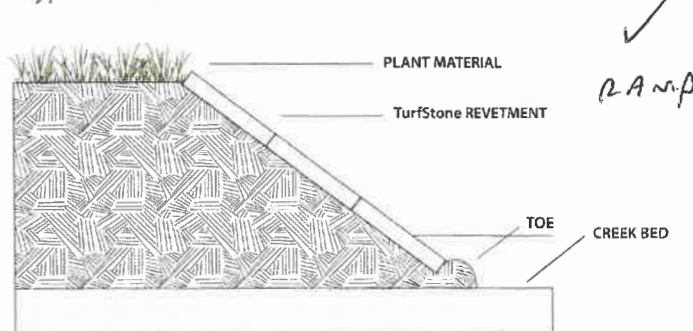
For more information about custom colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

## CROSS SECTIONS

### Typical Installation Over Dense Graded Base\*



### Typical Embankment Erosion Control\*



\* Note: See ICPI Tech Spec #8 for more specific application information and construction details.





FRONT ELEVATION. FRONT OF HOUSE IS  
6' BELOW STREET LEVEL AND REAR  
ARE IS 16' BELOW STREET LEVEL





more for removal





QCD-8864, YRF-4544, A64-ARZ





EXISTING DEAD FENCE TO BE REMOVED AND REPLACED