

April 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 4/23/2021 7:54 AM

To: Ross Fillman <ross@uhlerandcompany.com>

Certificate of Appropriateness Application

BAR 21-04-01

200 West South Street, TMP 280100000

Downtown ADC District

Owner: 200 South Street A Virginia Inn PA

Applicant: Ross Fillman/Uhler and Co.

Project: Landscaping Plan, South Street Inn

Dear Ross,

On Tuesday, April 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below:

Breck Gastinger moves to approve the consent agenda.

Jody Lahendro seconds motion. Motion passes (7-0-1, Andy McClure abstaining).

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed landscaping plan for 200 West South Street 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 and with the condition that any new, exterior lighting will have lamping that is dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index that is not less than 80, preferably not less than 90.

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
April 20, 2021**



Certificate of Appropriateness Application

BAR 21-04-01

200 West South Street, TMP 280100000

Downtown ADC District

Owner: 200 South Street A Virginia Inn PA

Applicant: Ross Fillman/Uhler and Co.

Project: Landscaping Plan, South Street Inn



Background

Year Built: 1856

District: Downtown ADC

Status: Contributing

Constructed for Thomas Jefferson Wertenbaker, the house remained a private residence until the 20th century, when it was used as a girls finishing school, a boarding house, and, possibly, as a brothel. In the 1980s, this house and neighboring 204 W. South Street were renovated and re-opened as the South Street Inn. The Greek Revival/Colonial Revival house is brick, 2-1/2-stories, with a hipped, standing-seam metal roof with two dormers. The front porch, originally only on the middle third of the north façade, was expanded as a wraparound porch between 1896 and 1907. Extension of the porch to the rear occurred sometime after the 1960s. (Historic survey attached.)

Prior BAR Actions

February 2020 – (BAR 20-02-01) BAR approved (6-0) removal of four trees at 108-110 W. South Street, including trees that straddled the line with 200 West South Street. BAR included the following recommendation: The applicant work with the adjacent landowner [200 West South Street] and come back to the BAR at a future date with a landscape plan that addresses the loss of vegetation and recommends the replacement of at least four trees on the site, two of which should be from Charlottesville's Master Tree List for Large and Medium Deciduous Trees.

Application

- Applicant submittal: Uhler & Co. drawings for South Street Inn, dated March 15, 2021: G-2 Site Plan, Electrical Plan, and Landscape Plan, site photos (dated April 13, 2021). Cut sheet for Volt Lighting Max Spread Brass Path Lights

CoA request for a landscaping plan, which will satisfy the BAR's recommendation in the February 2020 CoA approving the removal of four trees at 108-110 West South Street, including trees that straddled the parcel line with 200 West South Street.

Notes:

- All tree illumination will be downlighting.
- Walkways to be 24 x 36 thermaled bluestone (*Thermaled* bluestone is cut and torched to provide a flat, non-slip surface.)
- New fireplace at rear courtyard will be painted brick to match the inn with thermaled bluestone caps.
- Pathway lighting to be Volt Lighting Max Spread Brass Path Lights. They are 2,700K and will be dimmable.

Discussion

Staff recommends approval as a Consent Agenda item.

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 landscaping plan for 200 West South Street 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 and with the condition that any new, exterior lighting will have lamping that is dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index that is not less than 80, preferably not less than 90.

[...with the following modifications/conditions...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed landscaping plan for 200 West South Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown 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:

- (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 Guidelines for Site Design:

B. Plantings

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.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 5 : 5067

SURVEY FORM

Historic name
County/Town/City ALBEMARLE/CHARLOTTESVILLE
Street address or route number 200 SOUTH STREET, W.
USGS Quad CHARLOTTESVILLE BRK, VIRGINIA
Original owner
Original use
Present owner
Present owner address
Present use
Acreage

Common name
Date or period
Architect/builder/craftsmen
Source of name
Source of date
Stories
Foundation and wall const'n

Roof type

State condition of structure and environs AVERAGE

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no ☒

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (STRETCHER BOND); 2 1/2 STORIES ON
HIGH BASEMENT; HIP ROOF WITH ONE TWO
SHED ROOF DORMERS; 3 BAYS; ONE STORY
FLAT ROOF PORCH COVERS FIRST STORY OF
FACADE. GREEK REVIVAL/COLONIAL REVIVAL.
C. 1850 BRICK PLASTER PROTECT
FROM FACADE, SUPPORT METAL, COLONIAL REVIVAL
ENTABLATURE

Interior inspected? NO

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)





VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no.
Negative no(s). 5 : 5067

Historic name	Common name
County/Town/City ALBEMARLE/CHARLOTTESVILLE	
Street address or route number 200 SOUTH STREET, W.	
USGS Quad CHARLOTTESVILLE DIST, VIRGINIA	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	

State condition of structure and environs	Roof type
AVERAGE	
State potential threats to structure	
Note any archaeological interest	
Should be investigated for possible register potential?	yes ___ no <input checked="" type="checkbox"/>

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (STRETCHER BOND); 2 1/2 STORIES ON HIGH BASEMENT; HIP ROOF WITH ONE TWO SHED ROOF DORMERS; 3 BAYS; ONE STORY FLAT ROOF PORCH COVERS FIRST STORY OF FACADE. GREEK REVIVAL/COLONIAL REVIVAL. C. 1850 BRICK PLASTER PROTECT FROM FACADE, SUPPORT METAL, COLONIAL REVIVAL ENTABLATURE

Interior inspected? NO

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)





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

~~five (5)*~~

signed copy of application and one digital copy of the drawings

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	200 South Street A Virginia Inn PA	Applicant Name	Ross Fillman
Project Name/Description	South Street Inn Landscaping Plan	Parcel Number	280100000
Project Property Address	200 West South Street		

Applicant Information

Address Uhler & Company, 7957 Plank Rd
Afton Va, 22920
Email:
Phone: (434) 547-0320, ross@uhlerandcompany.com

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? N/A

Signature of Applicant

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

Signature Date

Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Landscaping at the South Street Inn

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

Uhler & Co. drawings for South Street Inn, dated March 15, 2021: G-2 Site Plan, Electrical Plan, and Landscape Plan

For Office Use Only

Received by:
Fee paid: Cash/Ck. #
Date Received:

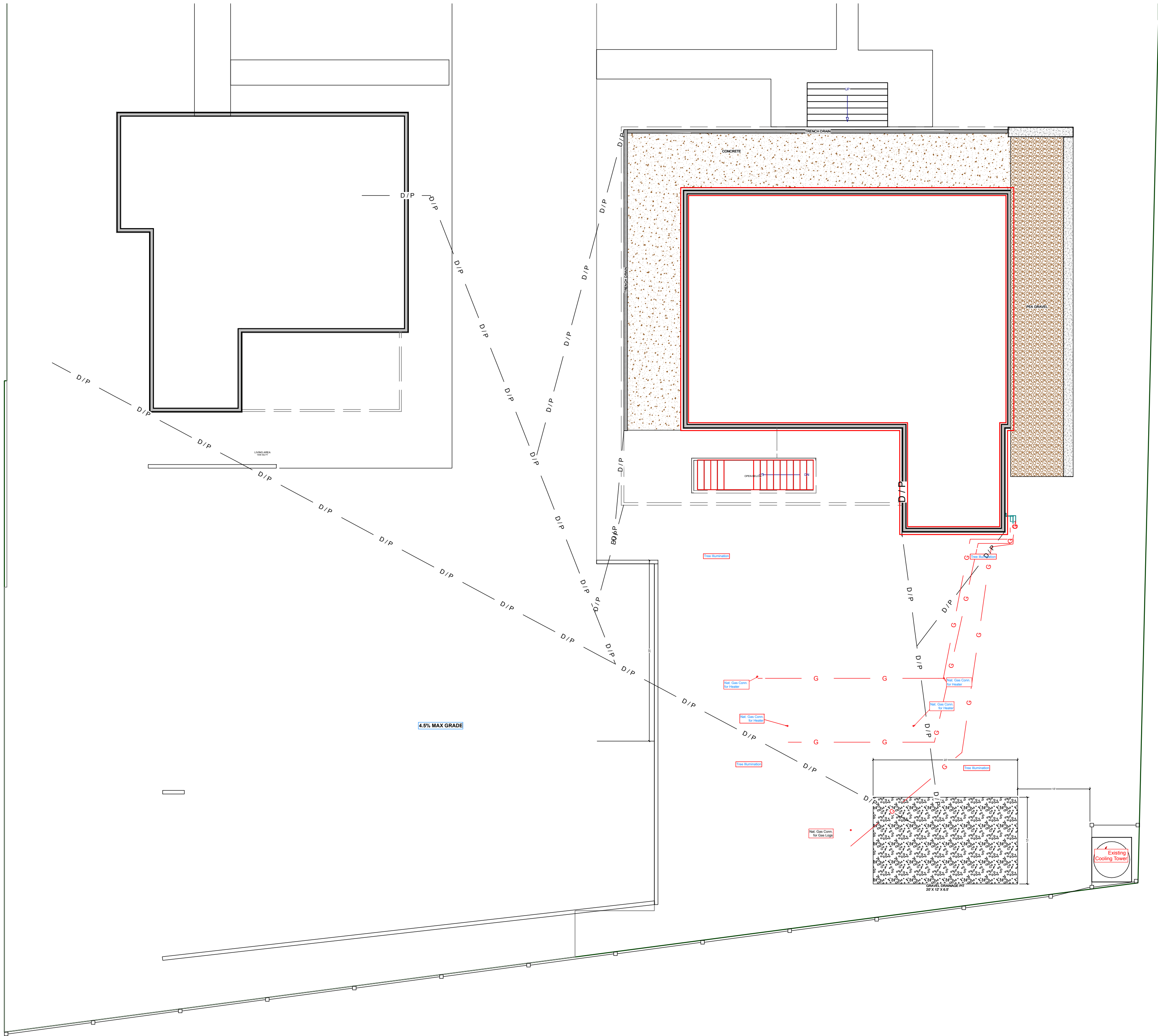
Revised 2016

Approved/Disapproved by:

Date:

Conditions of approval:

-D/P D/P - DRAIN PIPE



1st Floor

NO.	DESCRIPTION	BY	DATE

NDS Director
City Engineer

G-2 Site Plan

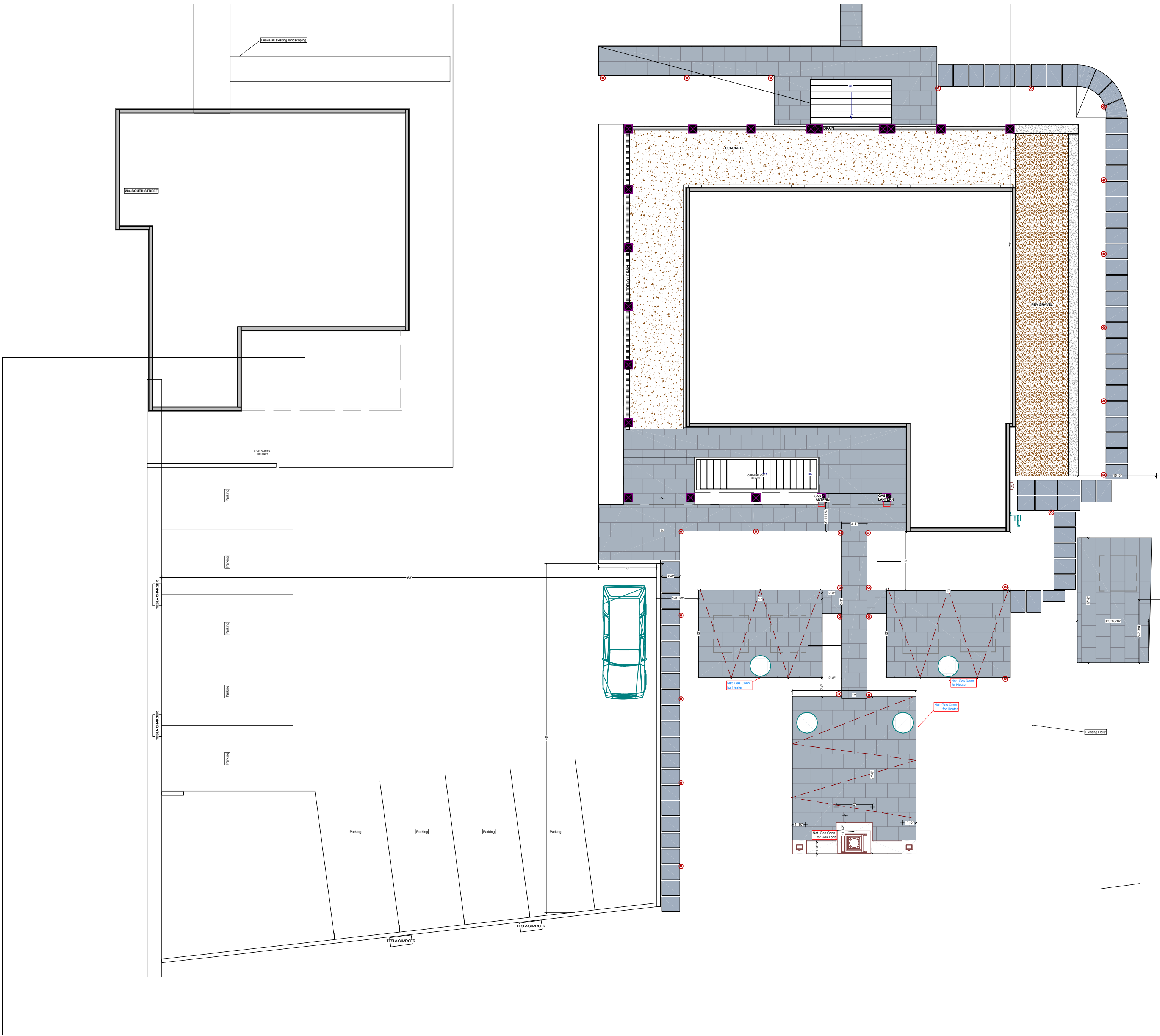
South Street Inn
200 & 204 SOUTH STREET
CHARLOTTEVILLE, VA 22901

Uhler & Company
7957 Plank Rd
Alton Va 22820

DATE:
3/15/21

SCALE:
1" : 10'

SHEET:



1st Floor

NO.	DESCRIPTION	BY	DATE

NDS Director
City Engineer

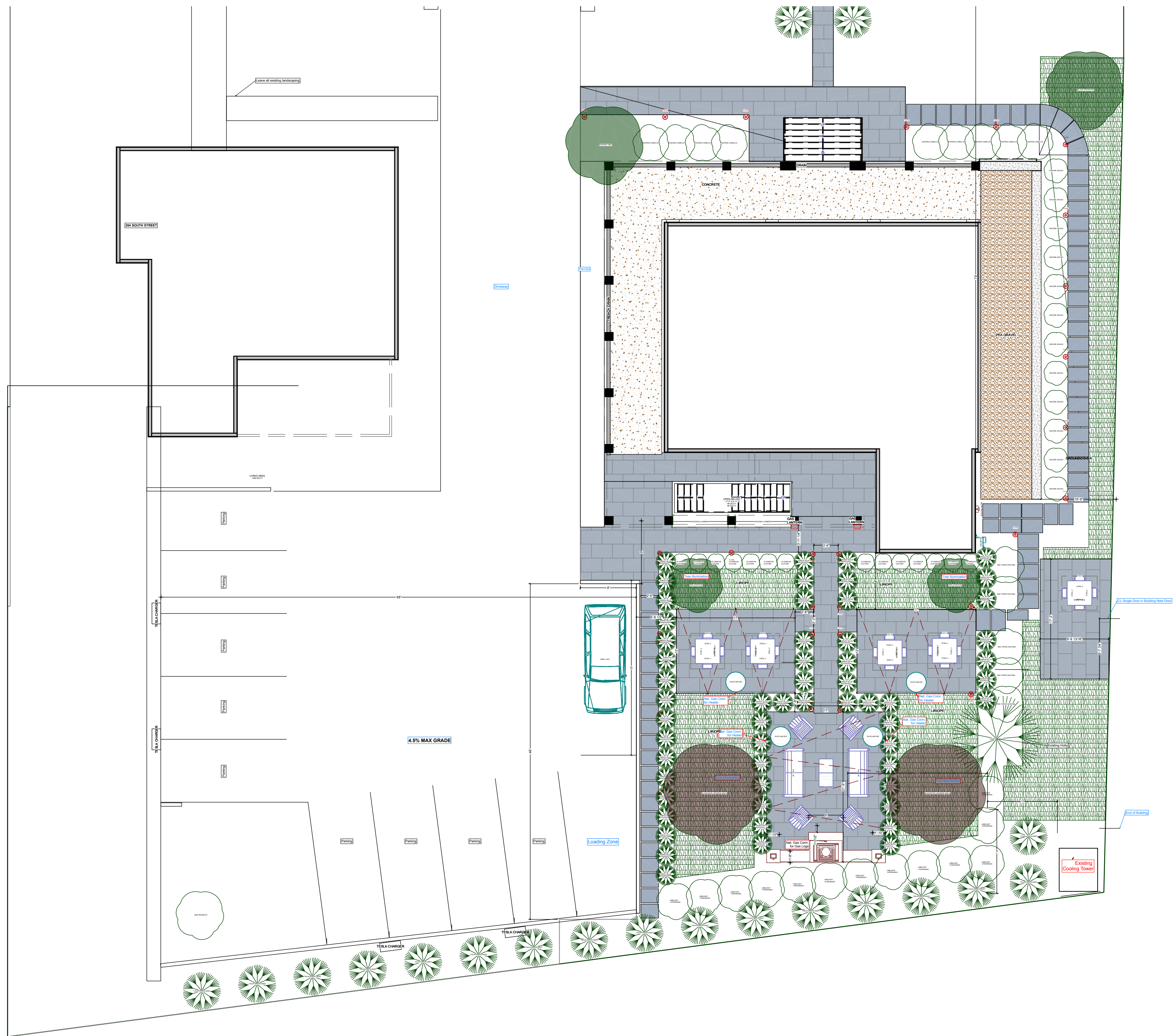
Electrical Plan

South Street Inn
200 & 204 SOUTH STREET
CHARLOTTESVILLE, VA 22901

Uhler & Company
7957 Plank Rd
Alton Va, 22820

DATE:	3/15/21
SCALE:	1" : 10'
SHEET:	

PLANT LIST : GREEN VELVET BOXWOOD LIMELIGHT HYDRANGEA BLOODGOOD JAPANESE MAPLE ENCORE AZELEA 16 CANDLES CLERTHRA RED TIPPED PHOTINIA DOGWOOD LIRIOPE GREEN GIANT THUJA



1st Floor

[illegible]

NDS Director
City Engineer

LANDSCAPE PLAN

South Street Inn
200 & 204 SOUTH STREET
CHARLOTTESVILLE, VA 22901

Uhler & Company
7957 Plank Rd
Afton Va, 22920

DATE:
3/15/21

SCALE:
1" : 10'

SHEET:

PRODUCT SPECIFICATIONS



Project Name _____ Date _____

Type or Model _____ Qty _____

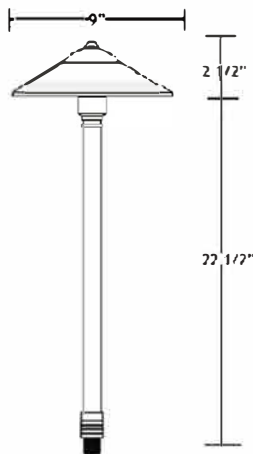
VOLT® Low Voltage Landscape Lighting Max Spread Path & Area Lights - 330 Series

Product Description

The Max Spread Path & Area Light is a high-quality outdoor light that lives up to its name. Featuring a tall stem and large flat hat, the luminaire projects an extra-wide beam of illumination with a diameter of about 16 ft. This allows you to use fewer lights to illuminate a path or garden area.

Corrosion-resistant internal components and an easy-to-change bulb socket-and-enclosure ensure years of optimal performance. Lifetime Warranty.

Product Dimensions



Specifications

- **Construction:** Solid Brass or Solid Raw Copper
- **Finish:** Bronze, Powder Coated Black or Raw Copper
- **Lead Wire:** 4' (standard) or 25' (optional) 18AWG
- **Mounting:** 10" Hammer® Stake with cutout for wire exit
- **Lens:** Clear Protective Polycarbonate lens
- **Light Source (sold separately):** Bi-Pin (LED or Halogen)
- **Operating Voltage:** 12V AC
- **Powered by:** VOLT's Low Voltage Transformer

Features & Benefits

- Solid Brass or Copper Construction.
- Pre aged patina or powder coated finish.
- Stem is 1-inch thick and includes extra-long (1-inch) strip resistant threading for greater stability.
- Beryllium copper socket - more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Machine threaded body screws tight onto an O-ring for a moisture tight design.

Warranty

Lifetime Warranty

Certifications



Max 20 Watts
File #E466348



Max 20 Watts
File #E466348

VOLT® 3W G4 LED Bi-Pin 2700K Bulb (20W Halogen Replacement)



- **Replaces 20 Watt Halogen G4 Bi-Pin Bulb**
- **Bulb Type** G4 Bi-Pin Lamp
- **Lumens:** 300
- **Energy Consumption:** 3 watts
- **Color Temperature:** 2700k (Warm White)
- **Color Rendering Index (CRI):** 80-85
- **Light Source:** 33 SMD 2835 LED
- **Lifespan:** 40,000 hours
- **Warranty:** Lifetime Warranty
- Made for use in damp locations
- Conformal coating on circuit boards to prevent corrosion and water damage
- **ETL & UL Listed**

In stock G4-20-27

