

From: [Murphy, Mollie](#)
To: [Sherman Todd](#)
Cc: [Werner, Jeffrey B](#)
Subject: BAR 23-12-03
Date: Wednesday, December 20, 2023 3:32:41 PM
Attachments: [image001.png](#)

Certificate of Appropriateness Application

BAR 23-12-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Owner: Margaret & Sherman Todd

Applicant: Sherman Todd

Project: Exterior, rear deck

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on December 19, 2023. The following action was taken:

Motion to approve CoA by Mr. Schwarz. Lewis second. Vote 7-0. Motion passed.

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 deck satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

For specifics of the discussion, the meeting video is on-line at:

[All broadcasts for Charlottesville TV10 \(boxcast.tv\)](#)

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact Jeff Werner at wernerjb@charlottesville.gov.

Sincerely,
Mollie Murphy



Mollie Murphy

Assistant Historic Preservation and Design Planner
Neighborhood Development Services
City of Charlottesville
(434) 970-3515 | murphymo@charlottesville.gov

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>

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Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
December 19, 2023**



Certificate of Appropriateness Application

BAR 23-12-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Owner/Applicant: Margaret Sherman Todd

Project: Construct wood deck.



Background

Year Built: 1884 (rear additions 1992)

District: IPP

Status: N/A

The Finch-McGee Cottage. When built it marked the northern extent of residential development along Park Street. The two-story wood house is organized into three bays, with the northernmost bay projecting forward. The building incorporates a range of features from various styles popular during the period. Its character-defining features include the steeply pitched gables, first-floor bay window, veranda supported by Tuscan columns, and a roof balustrade crowning the veranda.

Prior BAR Reviews

April 1992 – BAR approved alterations, including removal of a c1915 addition at the SE corner and construction of an addition to the rear and a garage/studio.

September 2020 – BAR approved CoA for new driveway, fence, and associated landscaping.

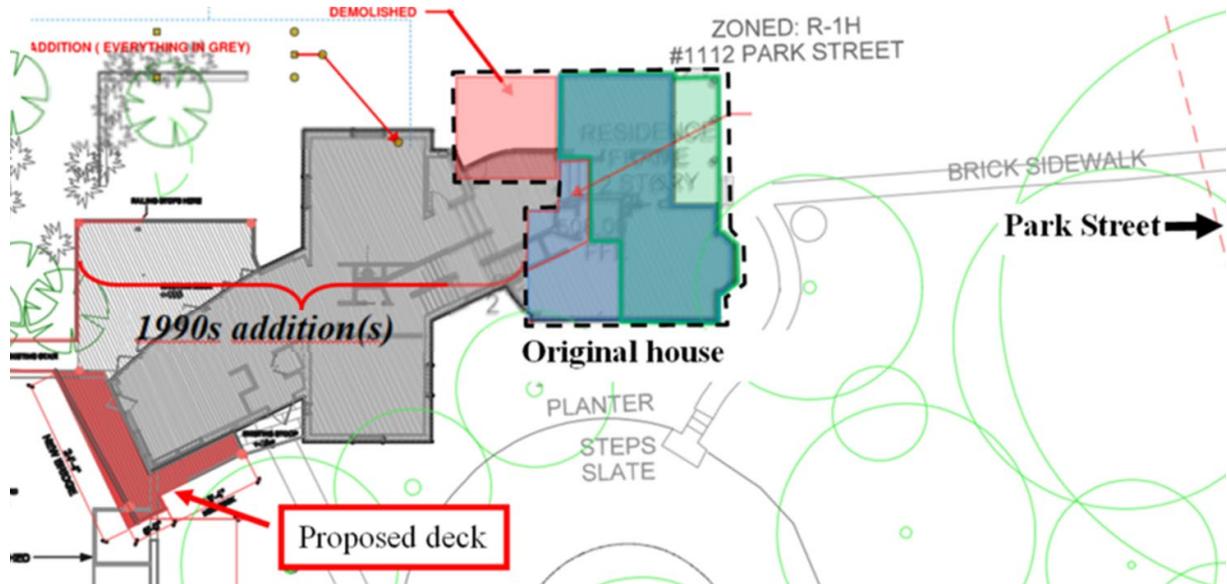
Application

- Submittal: Todd-Mohr Architects drawings for 1112 Park Street, dated November 28, 2023 (sheets: DS25-C, DS25-1 through DS25-5) and photos of existing conditions.

Request CoA to construct a wood deck at the north and east elevations of the east (rear) addition.

Discussion and Recommendations

Staff recommends approval. The proposed deck is at the rear of the property, and behind the house and will not impact or connect to the historic cottage. The deck is a continuation of an existing, contemporary deck adjoining a 1990s addition (approved by the BAR 1992), so the design is appropriate.



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 proposed deck satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves 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 New Construction and Additions

- 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.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1112 Park Street
Map and Parcel: 47-50
Census Tract & Block: 9-203
Present Owner: Jane S. Coles
Address: 1108 Park Street
Present Use: Residence
Original Owner: B.O. Finch
Original Use: Residence

BASE DATA

Historic Name: McGee House
Date/Period: 1884
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 4.51 acres
Assessed Value (land + imp.): 28,600 + 27,000 = 55,600

ARCHITECTURAL DESCRIPTION

The McGee house combines features of several architectural styles. The low roofline and high gables give it the form of a Gothic cottage. It is a two-story yellow weatherboarded house on a low brick foundation, three bays wide with a projecting end pavillion with a bay window. There is a two-story rear addition and several small one-story shed roofed additions. The steeply pitched gable roof of standing seam tin is in three parts with four gable ends, plus another gable centered above the veranda. A simple cornice board runs around the whole building. There are two interior chimneys. The double-sash windows have two-over-two glazing; those on the second level are shorter. Windows and door in the original section have cornice and architrave trim; in the newer section, a flat board replaces the cornice. The one-story bay window has a bellcast truncated hip roof and decorated paneled spandrels below its four narrow windows. The veranda has no ballustrade. Three Tuscan columns support an exaggerated bell-cast truncated hip roof topped by a heavy sawn roof ballustrade. There is a single flight of open stairs in the central hall. The rooms on the second level have sloping ceilings under the low roof, and the only windows are in the gable ends. There are no fireplaces; the house was originally heated by stoves.

HISTORICAL DESCRIPTION

This cottage with its large lot marks the northern limit of nineteenth century suburban development along Park Street. B.O. Finch purchased 3.38 acres from the John Cochran estate in 1884 and erected this house the same year. In 1889 his wife Ellen purchased an additional 3 acres adjoining "the lot now owned and occupied by B.O. Finch". They sold to John Hamilton in 1891, and he bought 5.73 acres behind the house from the Locust Grove Investment Company. The Hamiltons sold the house and six acres in 1900 to Mrs. Lottie G. Flannagan who, in turn, sold to N.C. McGee in 1903. The McGees probably built the rear addition, perhaps about 1915, according to tax records. The McGee family lived here for 54 years, until the death in 1957 of Miss Louisa McGee. She left the house and the remaining 4.51 acres to Constance Murray Ribble who sold it in 1959 to the present owner, who lives next door.

Deed References: ACDB 84-6, 96-136, 101-133, 118-441, 127-338; City DB 212-227.

SIGNIFICANCE

This Victorian cottage combines elements of several architectural styles and is an important part of the 19th century fabric of Park Street, although a highway and some recent construction separate it from the Historic District.

CONDITIONS

Average

UTM: 17/722000/4213400

SOURCES

City/County Records
Mrs. George Coles, Sr. (Jane S. Coles)
George Coles, Jr.

Architectural  *And Historic*
Survey

Graphics



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 Present Owner: Jane S. Coles
 Address: 1108 Park Street
 Present Use: Residence
 Original Owner: B.O. Finch
 Original Use: Residence

BASE DATA

Historic Name: *Finch-McGee Cottage*
~~McGee House~~
 Date/Period: 1884
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 Height in Stories: 2
 Present Zoning: R-1
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Deed References: ACDB 84-6, 96-136, 101-133, 118-441, 127-338; City DB 212-227.

GRAPHICS

This was one of the first surveys I did, so I might notice more if I looked at it again, at that time, I concluded from tax records that the addition was probably c. 1910-1915, I would be glad to take another look at it, if you think I should.

SOURCES

City/County Records
 Mrs. George Coles, Sr. (Jane S. Coles)
 George Coles, Jr.

City Tax Records

1112 Park St

1112 Park

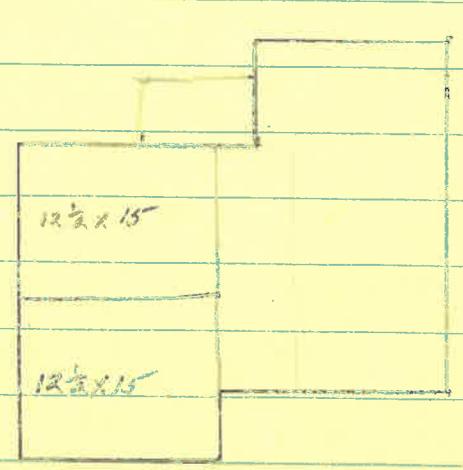
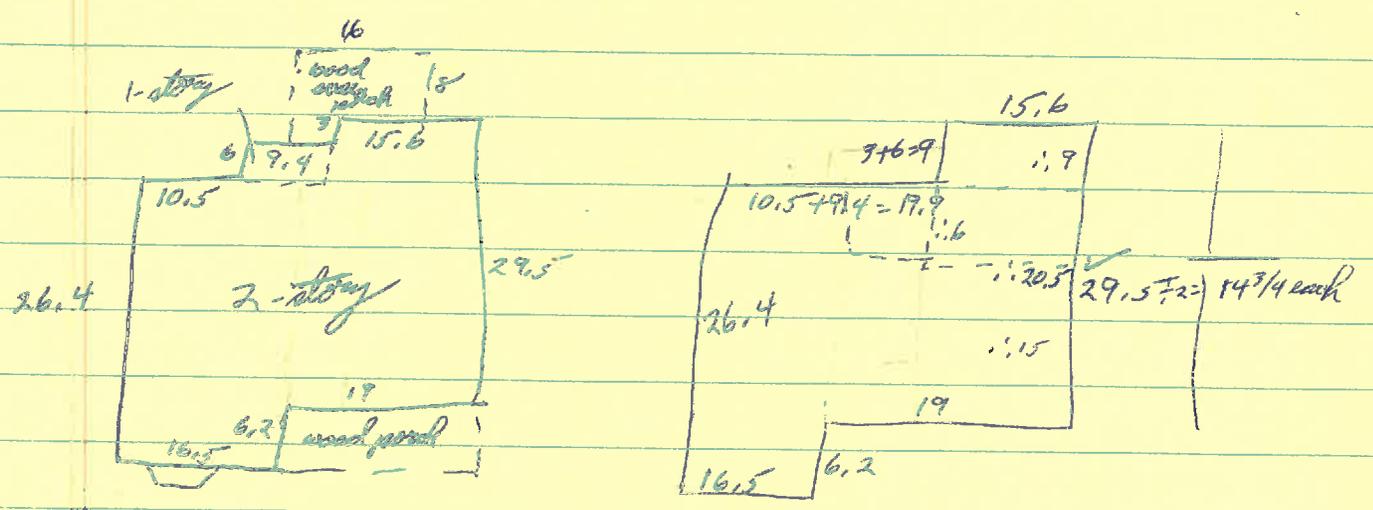
212-227 Jane S. Coles 4/24/57 \$18,800 plat 212-229⁹
 WB 8-48
 COB 33-329 Mrs W. Leigh Ribble 8/24/57
 130-345 Louisa B. MEBee '03 ab 127-335

sect. #100

built 1870

8 rooms, 2 baths

brick found, frame, metal roof
 softwood, plaster
 no basement



29.5
 9
 6.2
 35.7

notice: window & door trim

sawn design - pose

gable over porch

roof form

gothic pediment - not really 112 Park St

tot 1 story bay windows?

cornice -

2-bay window - 4 1/1

recessed panel below each w/ raised diamond cornice

porch w/ 3 round ^{tapering} Tuscan? columns

wind 2/2

sawn ballustrade porch roof; roof has bellcast below ballustrade

basic shape: L

mod gable roof

extra " over porch w/ window

chimney at intersection of ridges, and then

ten, overhanging eaves + savor

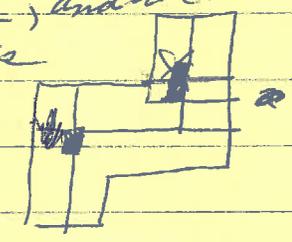
1 3/4 story

rear wing - gable on rear

2 more on shed add & shed porch on rear

above wind:  pl board in add

4 panel door (2 glass) door on shutters



central hall plan, open 1-fl stairs

no upstairs windows except in gable² & they're shorter

bay wind - flat roof - turn hip?

2-bay

0 basement

frame, brick found. (low)

Rip says porch roof has Japanese kick (see p 202?)

" " sharp gables are Gothic

~~3, 70~~
~~4, 20~~ ~~4, 40~~

1112 Park St

212-227
4/21/59

Constance Murray Ribble & husb W. Leigh Ribble → James S. Cole
see alb DB 127-336 & 338, 12/19/1903

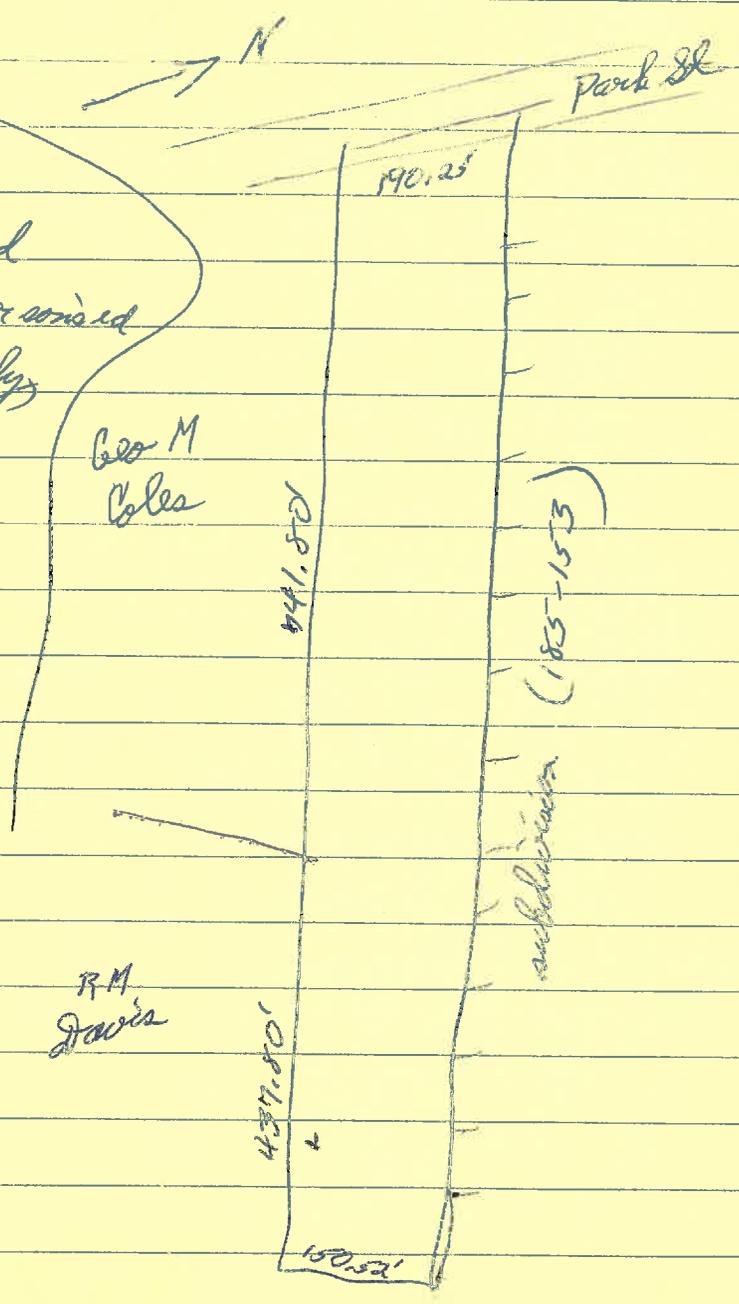
Lottie B. Flanagan & husb → N.C. McBea 6 acres
see alb DB 128-394 correcting boundary

McBea dec 5/11/19 (alb WB 33-15), to wife Mary "Molly" M. Lobben McBea
for life (dec 12/21/24), then to Chas Clive W & Louisa C; Clive dec
immediate 10/29/13; Louisa sold 2.3 ac (city DB 130-345) & dec
8/19/57 (city WB 8-78), all → Constance Murray Ribble
(now W. Leigh Ribble)

4.51 acres

WB 8-78

Louisa C. McBea, spinster
→ now W. Leigh Ribble of Richmond
→ Rec " " " \$5000 for various
many an bequest to family,
friends, & churches



Geo M
Cole

R.M.
Davis

subdivision
(185-153)

- All 127-338 Lottie C & Broadus Flannagan → N O M & Bee #2650
 12/19/1903 6 acres w/ frame dwelling house
 same as 118-44
- 118-441 EDL & John Hamilton → Lottie R. Flannagan #2800
 5/10/1900 6 acres on east side road to Cochran's mill, w/ frame dwelling house
 part is same as 101-133
 " " part of 98-417 (behind other)
- 101-133 John Hamilton → Ely D. Lewis Hamilton, his wife
 6/24/1894 same as 96-136 & 84-6
- 96-136 6/5/1884 84-6 John L. & James C. Cochran → BO Finch
~~6.38~~ 3.38 acres
 Mary M. & Ely L.
 6/20/1889 92-77 John & Cochran → Ellen Finch (son BO)
 3 acres adj' front
- 8/27/1891 BO & Ellen Finch, John L. & Mary M. Cochran, James C. & Ely B. Cochran, Howard R.
 Jimmy L. Cochran, John A. May & Prester, Henry K. Cochran (5)
 (heirs of John Cochran) → John Hamilton #2900
 (6.38 acres)
- 98-417 Locust Grove Investment Co → John Hamilton #286
 7/25/1893 part of Locust Grove Farm
 5.73 acres
- 92-77 Cochran heirs → Matt Ellen Finch #360
 6/20/1889 adj' on ^{the} so side lot now owned & occupied by BO Finch
 part of Lock Ligon mill tract: N 65 1/2 W on Finch (formerly Morfitt's)
 l to rd (whole f-l) 46 3/4 p; N 9 E 10 p on rd; S 65 1/2 E 51 p to
 Sinclair; S 24 1/2 W 11.6 p on Sinclair line to Finch corner;
 N 80 3/4 W 1 1/2 p; N 15 1/4 E 2 1/4 p w/ l to start
 (i.e., north of ~~the~~ lot)
- 84-6 Beiger corner in rd, S 67 E 449 1/2' w/ l to Sinclair; N 24 E 150' w/ s l
 N 81 W 25'; N 15 1/4 E 36 1/2'; N 67 W to rd, w/ rd to start
 (i.e., Beiger on south - brick house - Sinclair on north)

15 min
15
15

∴ addition perhaps in 1915?

1900 - same as 1895-99
all

1884 Finch and

1885 2nd list - B.O. Finch - 3.61 near Park Mills + 900 = 936.61
from John Cochran est & improvements

1886 same

1889 " 1891 same except: 6.61 ac + 900 = 116.72

1894 John Hamilton 6.61 ac Park St + 1220 = 1435.78

1895 Mrs Lizzie Hamilton 3.61 ac Park St 116.38 + 900 = 1016.38

1896 same as 1895, also 1897, 1899

1902 2nd list Lottie B. Flanagan - 3.61 ac Park St 170.06 + 675.25 =

1901 same as 1902 (also 2.99 ac L & E, both for Hamiltons, no bldg; she kept this 3 ac Park St 845.31

1892 " John Hamilton 6.61 ac Park Mills + 900 = 116.72

1893 " " " " BO Finch

1894 Imp added \$320

1895 J H 3 ac Park St + 330 = 435

3.61 ac → J H

summary

(Imps added 1885)

1885-89 BO Finch 3.61 ac (for Cochran) 36.61 + 900 = 936.61

1891 " 6.61 " 216.72 + 900 = 116.72

1892-93 John Hamilton " " (for Finch) " " "

1894 " " " 2,15.78 + 1220 = 1435.78 (Imps)

1895-~~99~~¹⁹⁰⁰ " 3 " (3.61 → Lizzie) ~~(105)~~ + 330 = 435

Lizzie Hamilton 3.61 " (for John) 116.38 + 900 = 1016.38

1901-02 Lottie B. Flanagan 3.61 " 170.06 + 675.25 = 845.31

1904-05 N. C. M. Bee 6 " 275 + " = 950

1906 " 6 " 360 + 720 = 1080

1912-15 " 6 " 560 + " = 1280

1916 " 6 " 600 + 900 = 1500

1940-42 1000 + 1000 = 2000

1943-45 1500 + 2300 = 3800

10 min

City
~~1940~~

1112 Park St

1940 annexed NE M=bee est - 6ac Park St $1800 + 1000 = 2800$
 1945 lot " " $1500 + 2300 = 3800$
 1943 same as 1945
 1941, 1942 " " 1940 reassessment 1942

1903 Lottie B. Flanagan 3.61 ac $170.31 + 675 = 845.31$
 1904 NE M=bee 6ac Park St $275 + 675 = 950$
 same as 1904; 1905
 1906 " " $360 + 720 = 1080$ for L B Flanagan

1912 ^{nearly} same as 1906 6ac $560 + 720 = 1280$

1915 same as 1912

1916 $600 + 900 = 1500$

1885-89 $3.61ac \times \$10 = 36.61 + 900 = 936.61$

1891-93 $6.61" \times \$33 = 216.72 + " = 1116.72$

1894 " " = $215.78 + 1220 = 1435.78$ 'imp added (house on other lot)

1895-1900 $3.61" \times \$32 = 116.38 + 900 = 1016.38$

1901-03 " " $\times \$47 = 170.06 + 675.25 = 845.31$ - why the decrease??
reassessment doesn't say

1904-05 " $6" \times \$46 = 275 + " = 950$

1906 " $\times \$60 = 360 + 720 = 1080$

1912-15 " $\times \$97 = 560 + " = 1280$

1916 " $\times \$100 = 600 + 900 = 1500$ - could that be addition?

3-8448

~~tell RIP - haven't found 1108 pictures~~

~~3049~~

~~977 753~~

~~the~~ Coles questions

- who would know? ~~his~~ ~~me~~?
- (built 1883?)
- name of house?
- { alterations
- { additions
- anything torn off or burned? another house before?
- fireplaces? - no
- sloping ceilings? ✓

Mr Coles → Rip says mixed up, 7 types arch - Vin, Gothic
not well built, wide floors; farm house, added on

George Jr → only 75 years old

~~not old~~

3-5373
Miss Stringfellow → aunt 74 yr old + me
Miss Stringfellow

"cottage" - knows nothing

Mr Coles → bought ~ 25 yr ago
big farm

~~1977~~ 1977
-1884
93 or 75 yr?

probably is 1884, son guessing.
Roberta Coles at Cloverfields (bro-in-law)
she's 63 (or 53?)



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SIGNIFICANCE

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CONDITIONS

Average

SOURCES

City/County Records
 Mrs. George Coles, Sr. (Jane S. Coles)
 George Coles, Jr.



ADC District or IPP



Board of Architectural Review (BAR)

Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Staff contacts:
Jeff Werner wernerjb@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
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 Margaret Sherman Todd Applicant Name Owner
Project Name/Description 1112 PARK ST - Deck bridge at rear elevation Parcel Number TMP 47-50 / PARCEL A
Project Property Address 1112 PARK STREET, CHARLOTTESVILLE, VA 22901

Applicant Information

Address: 1112 Park Street
Charlottesville, VA 22901
Email: stodd@tmdarch.com
Phone: (W) 434-971-4631 (C) _____

Signature of Applicant

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

Margaret Sherman Todd 12/1/2023
Signature Date

Margaret Sherman Todd 12/1/23

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? NO

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

Construct a wood, deck bridge at rear elevation, per drawings DS25-C, DS25-2, DS25-3, DS25-4, and DS25-5, dated 11/28/2023

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

DS25 drawings (as noted above) & current photo compilation (1112 Park Street - Existing Conditions 11/28/2023)

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at **charlottesville.gov** or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at **charlottesville.gov**

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf

Chapter 1 Introduction (Part 2)

http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf

Chapter 2 Site Design and Elements

http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

Chapter 3 New Construction and Additions

http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf

Chapter 4 Rehabilitation

http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf

Chapter 5 Signs, Awnings, Vending, and Cafes

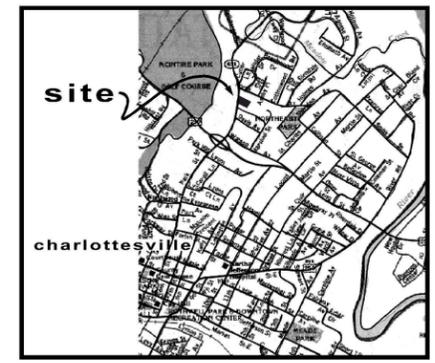
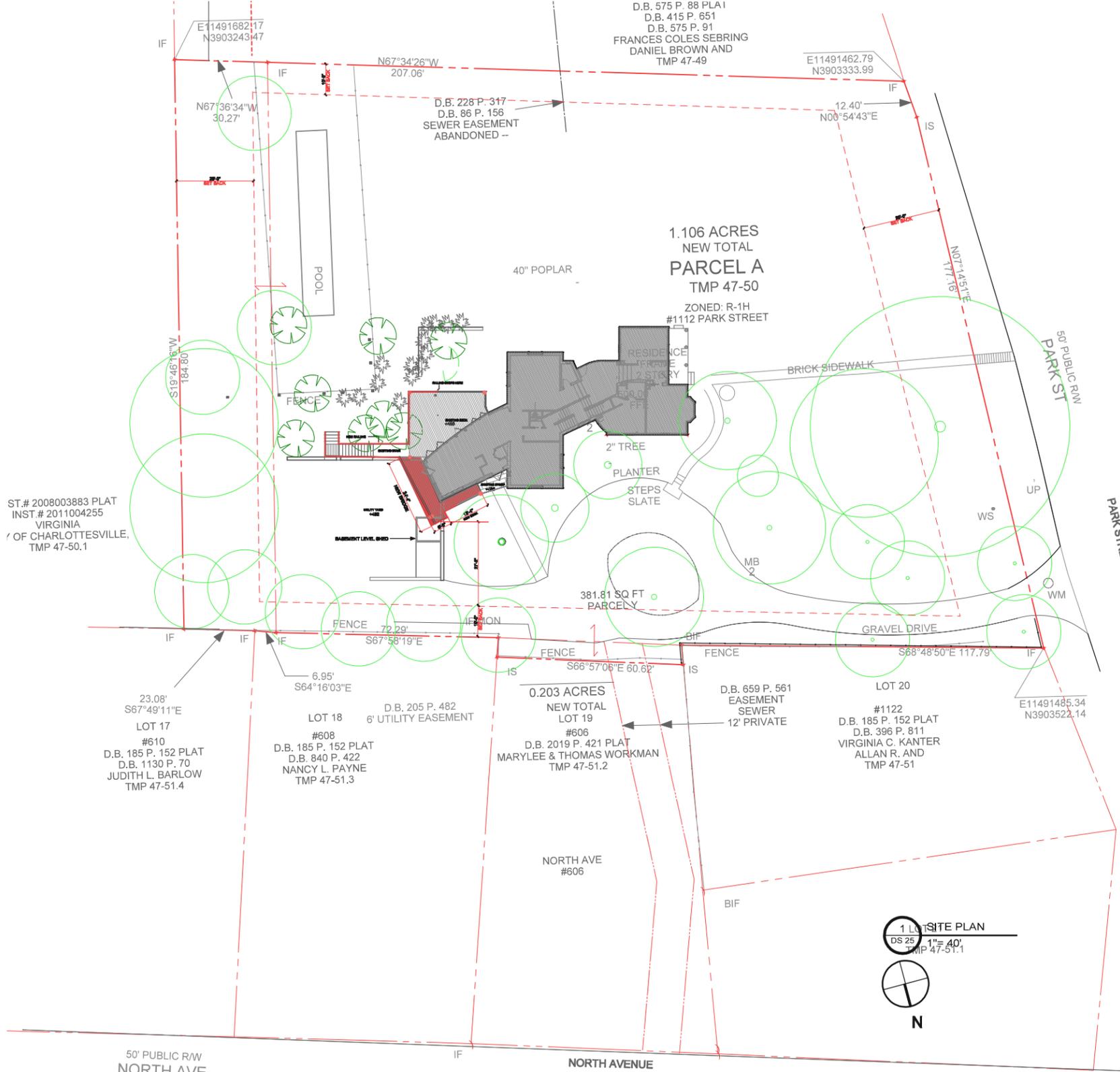
http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf

Chapter 7 Moving and Demolition

http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf



VICINITY MAP

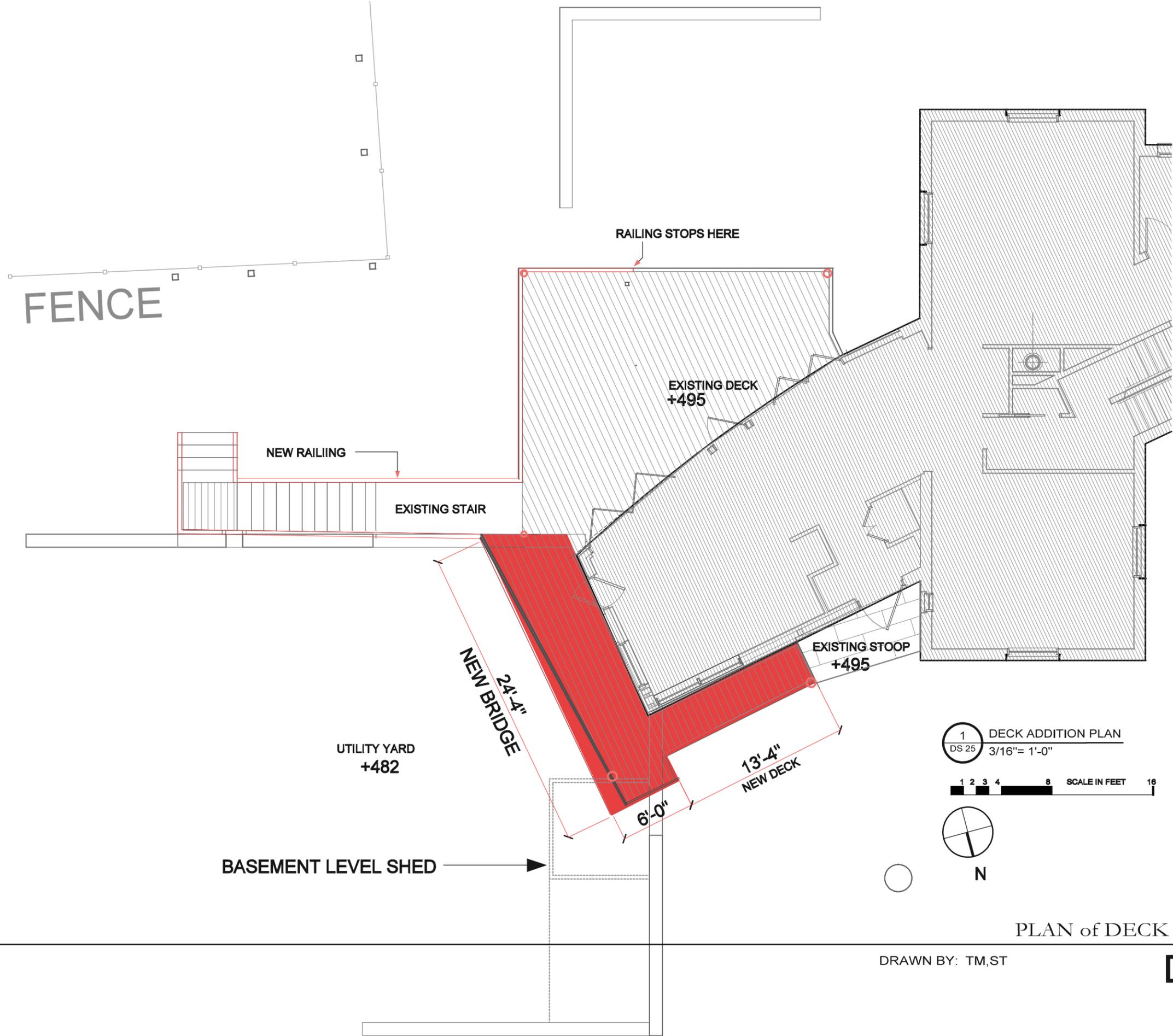
Zone R1-H , residential and individually protected property
 Parcel 470050000
 TMP LOT A + PAR Y
 Owner: Margaret Sherman Todd
 1112 Park St
 Charlottesville, Va 22901

Project Description: Addition of "bridge" deck to connect two side entry doors

Architect: Timothy D. Mohr, AIA, LEED AP
 todd | mohr ARCHITECTS plc
 1112 Park St
 Charlottesville, VA 22901

Contractor: Jono Sarver
 Skade Builders, LLC
 Lic No 11352518
 622 Wilder Dr
 Charlottesville, Va 22901

TABLE OF CONTENTS				
KEY	SCALE	DESCRIPTION	ISSUED	REVISED
DS25 C	1"=40'	COVER, SITE PLAN	11/28/2023	
DS25-1	3/16"=1'-0"	FIRST FLOOR PLAN	11/28/2023	
DS25-2	1/4"=1'-0"	DECK PLAN DETAIL & FRAMING	11/28/2023	
DS25-3	VARIES	NORTH ELEVATION, RAILING DETAIL	11/28/2023	
DS25-4	3/16"=1'-0"	EAST ELEVATION	11/28/2023	
DS25-5	3/16"=1'-0"	EAST ELEVATION DETAIL	11/28/2023	



1 DECK ADDITION PLAN
 DS 25 3/16" = 1'-0"



1112 PARK ST

t o d d m o h r
 A R C H I T E C T S

1112 PARK STREET CHARLOTTESVILLE VA 22901
 (434) 971 - 4631

PLAN of DECK ADDITION

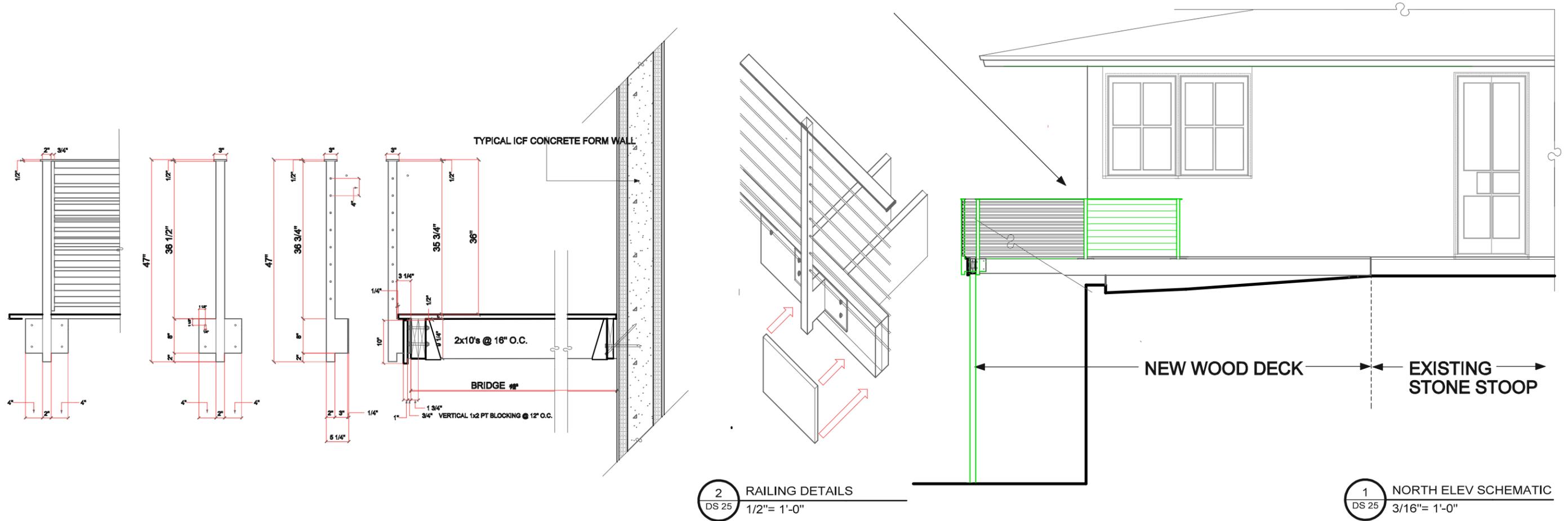
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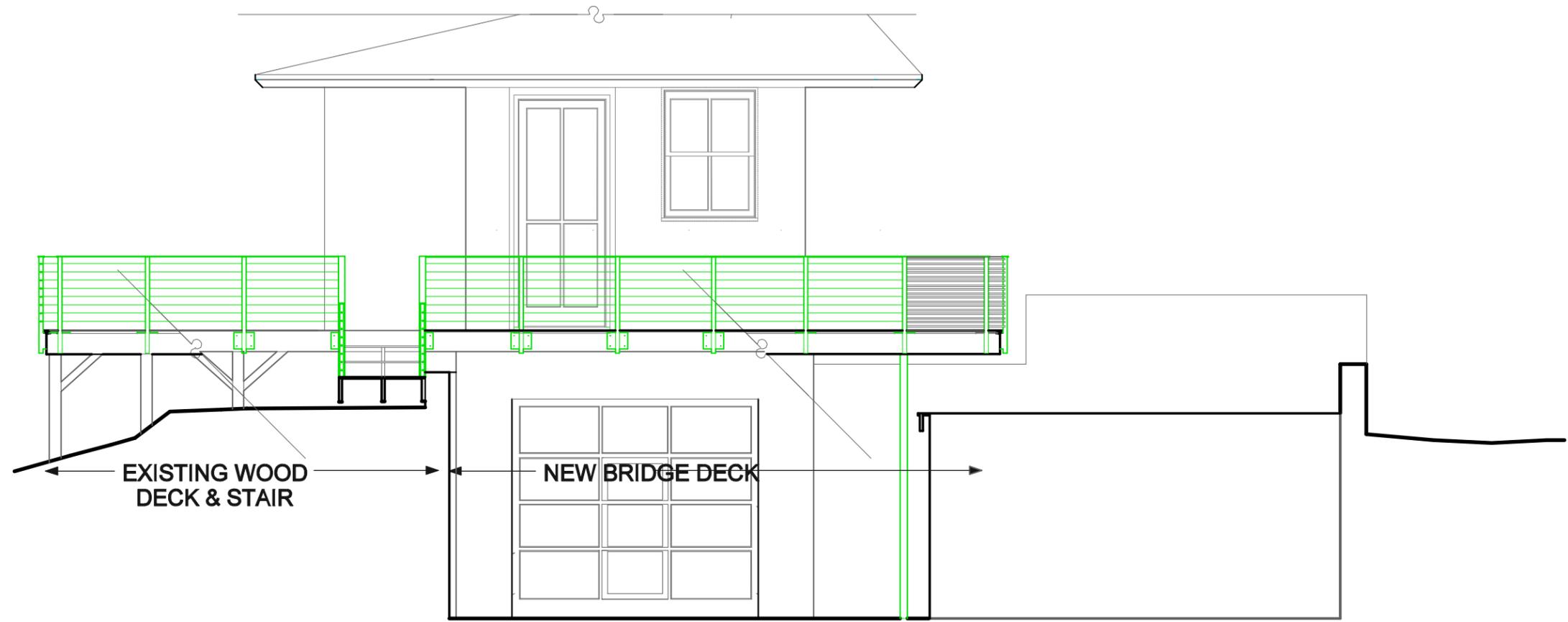
DS25-1

11/28/23

Railing:

powder coated bronze metal cable, metal posts, metal cap
 except at NE corner where railing is horizontal sapele strips, ranging from 1 1/2" to 2" wide. Gaps between horizontal strips vary from 1" to 3 1/2". & meet code. Railing cap in wood section is metal to match the rest of railing
Deck: level from South side , around East end bridge to North side stone stoop.
 supporting post: (1)4" HSS gal.column, on 24 x 24 x 20" concrete footing





EXISTING WOOD
DECK & STAIR

NEW BRIDGE DECK

1 EAST ELEV SCHEMATIC
DS 25 3/16"= 1'-0"

1112 PARK ST

t o d d m o h r
A R C H I T E C T S

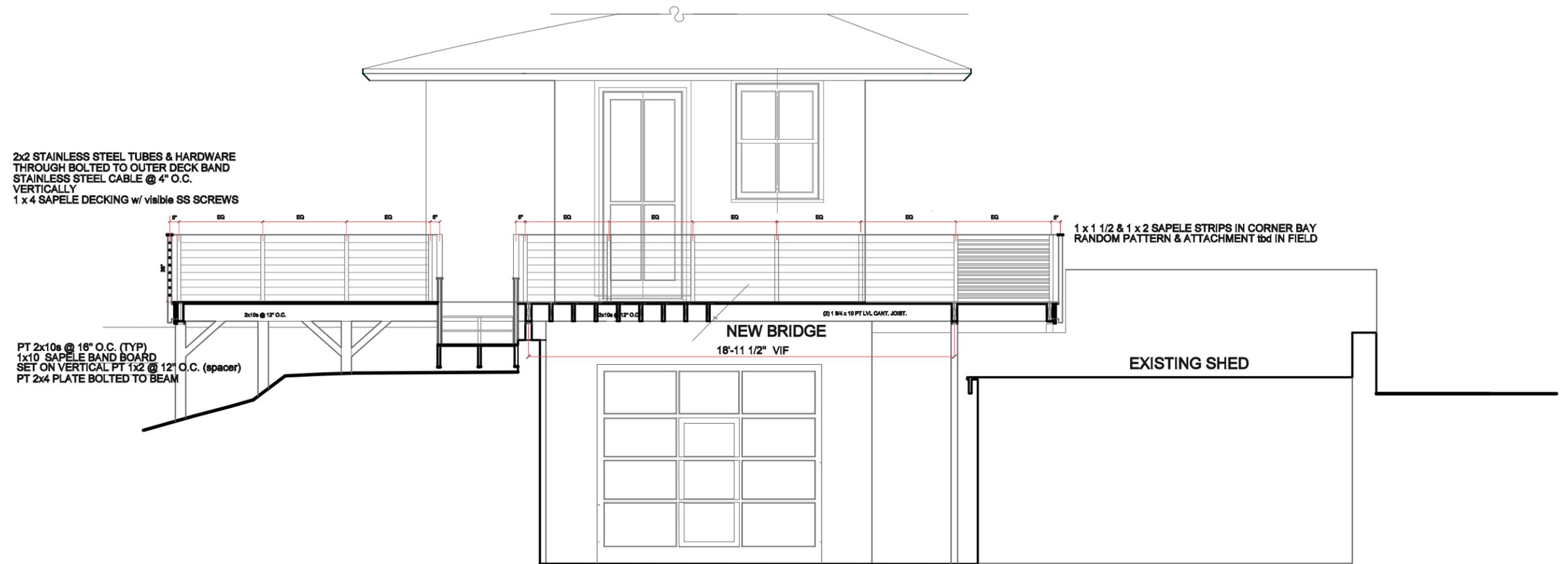
1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4831

EAST DECK ELEVATION

DRAWN BY: TM,ST

DS25-4

11/28/23



2x2 STAINLESS STEEL TUBES & HARDWARE
THROUGH BOLTED TO OUTER DECK BAND
STAINLESS STEEL CABLE @ 4" O.C.
VERTICALLY
1 x 4 SAPELE DECKING w/ visible SS SCREWS

PT 2x10s @ 16" O.C. (TYP)
1x10 SAPELE BAND BOARD
SET ON VERTICAL PT 1x2 @ 12" O.C. (spacer)
PT 2x4 PLATE BOLTED TO BEAM

1 x 1 1/2 & 1 x 2 SAPELE STRIPS IN CORNER BAY
RANDOM PATTERN & ATTACHMENT tbd IN FIELD

NEW BRIDGE

18'-11 1/2" VIF

EXISTING SHED

1 EAST ELEV DETAILS
DS 25 3/16" = 1'-0"

1112 PARK ST

t o d d m o h r
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1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4831

EAST DECK ELEVATION DETAIL

DRAWN BY: TM,ST

DS25-5

11/28/23



PARK STREET - WEST ELEVATION



DECK - SOUTH ELEVATION



DECK - LOOKING EAST

PROPOSED BRIDGE



EAST ELEVATION



NORTH ELEVATION



NORTH WEST ELEVATION