

January 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 1/22/2021 12:40 PM

To: Bill Chapman <bill@oakhurstinn.com>

Certificate of Appropriateness Application

BAR 21-01-01

3 Gildersleeve Wood

Tax Parcel 110019000

William G. Chapman and Jeanette E. Peabody, Owners and Applicants

New rear deck

Dear Bill,

On Wednesday, January 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 from the staff report below:

Breck Gastinger moves to approve the consent agenda.

Jody Lahendro seconds motion.

Motion passes (8-0).

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed rear deck at 3 Gildersleeve Wood satisfies the BAR's criteria and is compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

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
January 20, 2021**



Certificate of Appropriateness Application

BAR 21-01-01
3 Gildersleeve Wood, TMP 110019000
Oakhurst-Gildersleeve ADC District
Owner/Applicant: Bill Chapman
Project: Rear deck



Background

Year Built: ca. 1928
District: Oakhurst-Gildersleeve ADC District
Status: Contributing

3 Gildersleeve Wood is a well-preserved example of the Tudor Revival style. The 1-½-story dwelling is dominated by a steeply-pitched side-gabled slate roof with a large central stone chimney. The walls are of stone construction and the multi-pane casement, steel windows. The side gable ends are clad in weatherboard, three large gable-roofed dormers dominate the rear elevation.

Prior BAR Reviews

n/a

Application

- Applicant submittal: Gray Trotter drawings *Chapman Deck*, dated December 8, 2020: Sheets 1 through 6.

Request for CoA for construction of an ipe wood deck at the rear of the house.

Discussion

Staff recommends approval as a Consent Agenda item.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed rear deck at 3 Gildersleeve Wood satisfied 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[.]

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed rear deck at 3 Gildersleeve Wood does not satisfy the BAR’s criteria and is 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:

- (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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 3 Gildersleeve Wood

Property Addresses

Current - 3 Gildersleeve Wood

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:

On east side of Gildersleeve Wood; stone wall along road; mature oaks; side driveway leads back to garage; large front lawn.

Garage in rear.

Surveyor Assessment:

This house is a well-preserved example of the Tudor Revival style and a contributing element to the potential Oakhurst-Gildersleeve Neighborhood Historic District. It is believed that the original owner was W. Carl Whitlock, who was a salesman, and that the house is still owned by his family.

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 1928

Date Source: Site Visit/Map

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: Tudor Revival

Form: *No Data*

Number of Stories: 1.5

Condition: Excellent

Threats to Resource: None Known

Architectural Description:

This 1 1/2-story, 3-bay, Tudor Revival-style stone dwelling was constructed ca. 1928. The front is dominated by a steeply-pitched gable roof clad in slate with a large stone chimney. Architectural details include multi-light steel casement windows with brick sills, an integral shed-roofed hood protecting the front door, which is paneled and has octagonal lights, weatherboard in the 1/2-story gable ends, and three gable-roofed dormers in the rear elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Slate	Shingle
Windows	Casement	Steel	Multiple-light
Foundation	Solid/Continuous	Stone	Rubble, Random
Structural System and Exterior Treatment	Masonry	Stone	Uncoursed Ashlar
Chimneys	Central interior	Stone	Rubble, Random

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
Date of Construction: 1928Ca
Date Source: Site Visit/Map
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Domestic
Architectural Style: Other
Form: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Architectural Description:
Garage: ca. 1928, gable-end, frame (weatherboard) garage with doors.
Number of Stories: *No Data*

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, Eugenia, "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 WILLIAM CHAPMAN Applicant Name same
Project Name/Description Rear deck Parcel Number 110019000
Project Property Address 3 GILBERSLEEVE WOOD

Applicant Information

Address: 3 gildersleeve
Email: Bill@oakhurstinn.com
Phone: (W) _____ (C) 242-7901

Signature of Applicant

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

[Signature] 12/9/20
Signature Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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 _____

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

Description of Proposed Work (attach separate narrative if necessary): Addition of rear deck as described in attached plan

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____

Revised 2016

Chapman Deck

3 Gildersleeve Wood, Charlottesville, VA 22903

Layout Page Table	
Number	Title
1	Project Overview
2	GIS and Construction Location
3	Framing Plan
4	Floor Plan
5	Elevation and Side Views
6	Material Details

Project Specifications:

- Deck framing with opening for dogwood tree
- Freestanding deck with anchoring to the house masonry to prevent movement
- Finished deck level to be level with existing door threshold
- GeoTextile fabric placed under deck for drainage
- 12" diameter x 6" depth precast concrete footings 18" below terrain
- 6x6 PT support posts
- Triple 2x10 PT perimeter flush beams at house and front of framing
- 2x10 PT joists with Simpson joist hangers, 16" o.c. or 12" o.c. when specified
- 2x8 ground contact stair framing
- 2x4 PT bench framing
- 4x4 ipe posts to support bench
- 1x6 solid ipe decking installed for the seat of the bench
- 1x6 ipe grooved decking boards installed with CamoClip hidden fasteners
- Perimeter of deck picture framed with solid 1x6 ipe deck boards installed with Coretex hidden fasteners
- (3) 1x6 ipe solid decking boards for stair treads
- ipe riser boards for stair risers and finished rim boards
- (3) 4x4 ipe posts 8' above deck level with galvanized eye bolts installed for securing lights by owner



ANGLED LEFT RENDERING



ANGLED RIGHT RENDERING

Chapman Deck
3 Gildersleeve Wood, Charlottesville, VA 22903

Project
Overview

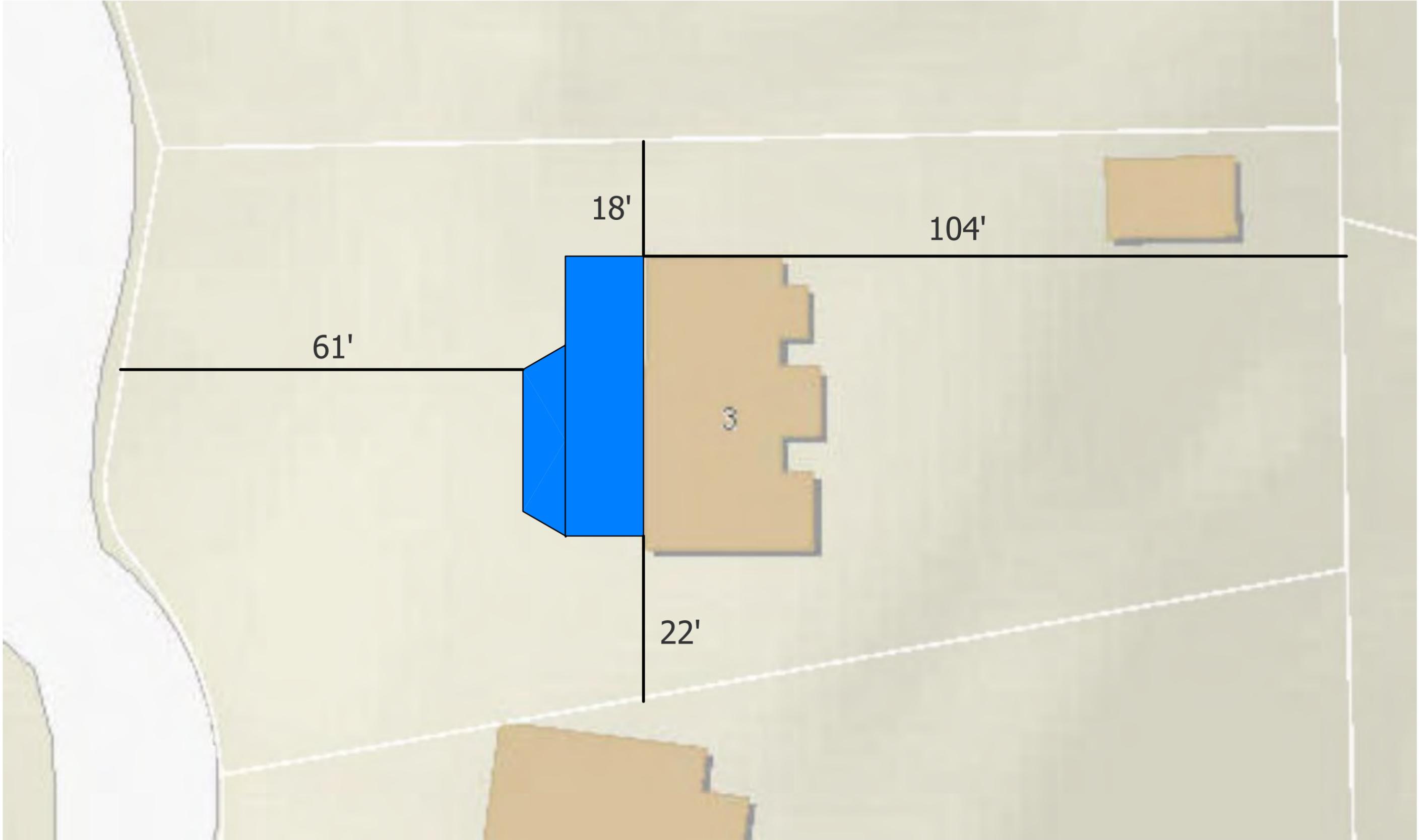
Designed by:
Gray Trotter
Bear Creek Enterprises, LLC
700 2nd Street Waynesboro, VA 22980

DATE:
12/8/2020

SCALE:

PAPER SIZE:
Tabloid (11" x 17")

SHEET:
1



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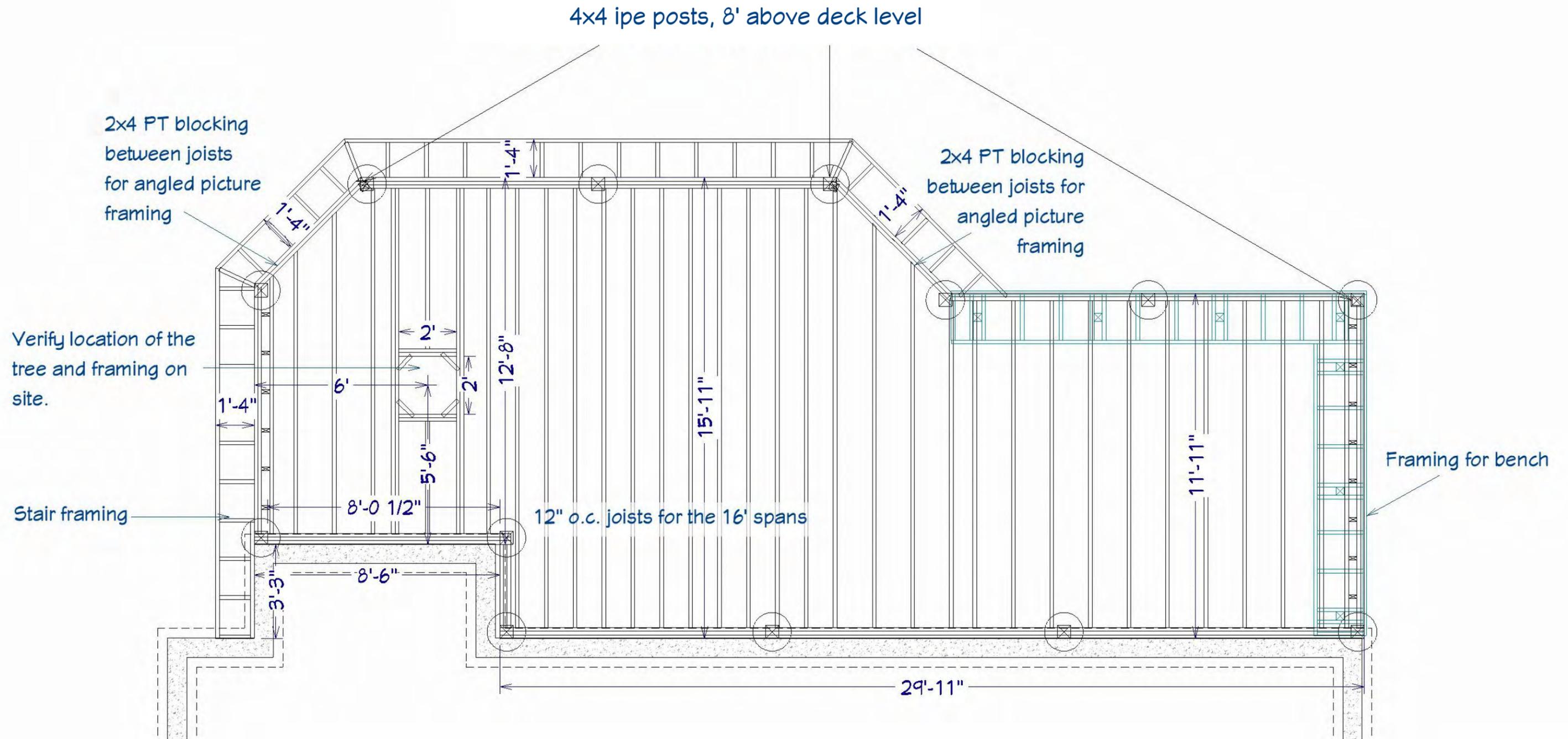
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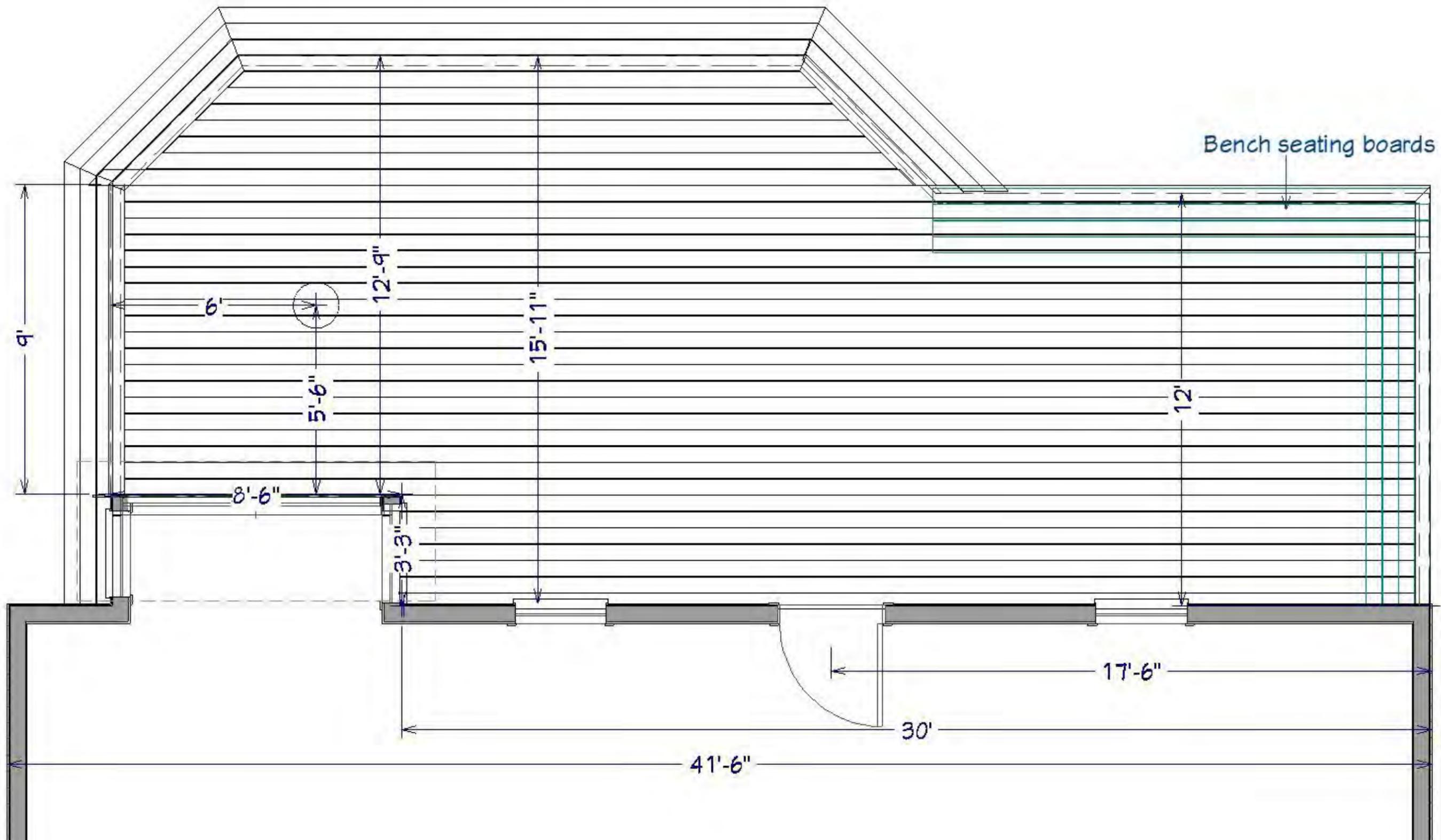
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GIS and Construction
Location

Chapman Deck
3 Gildersleeve Wood, Charlottesville, VA 22903





Chapman Deck
 3 Gildersleeve Wood, Charlottesville, VA 22903

Floor Plan

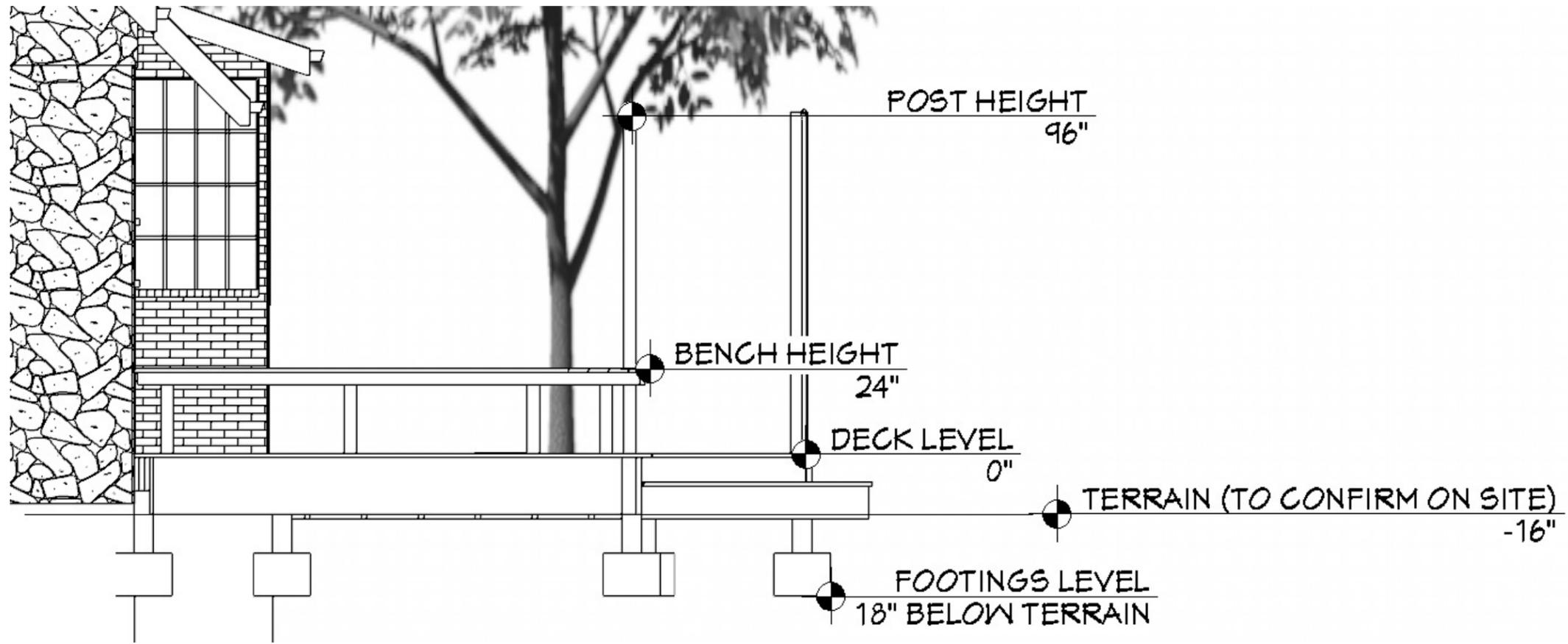
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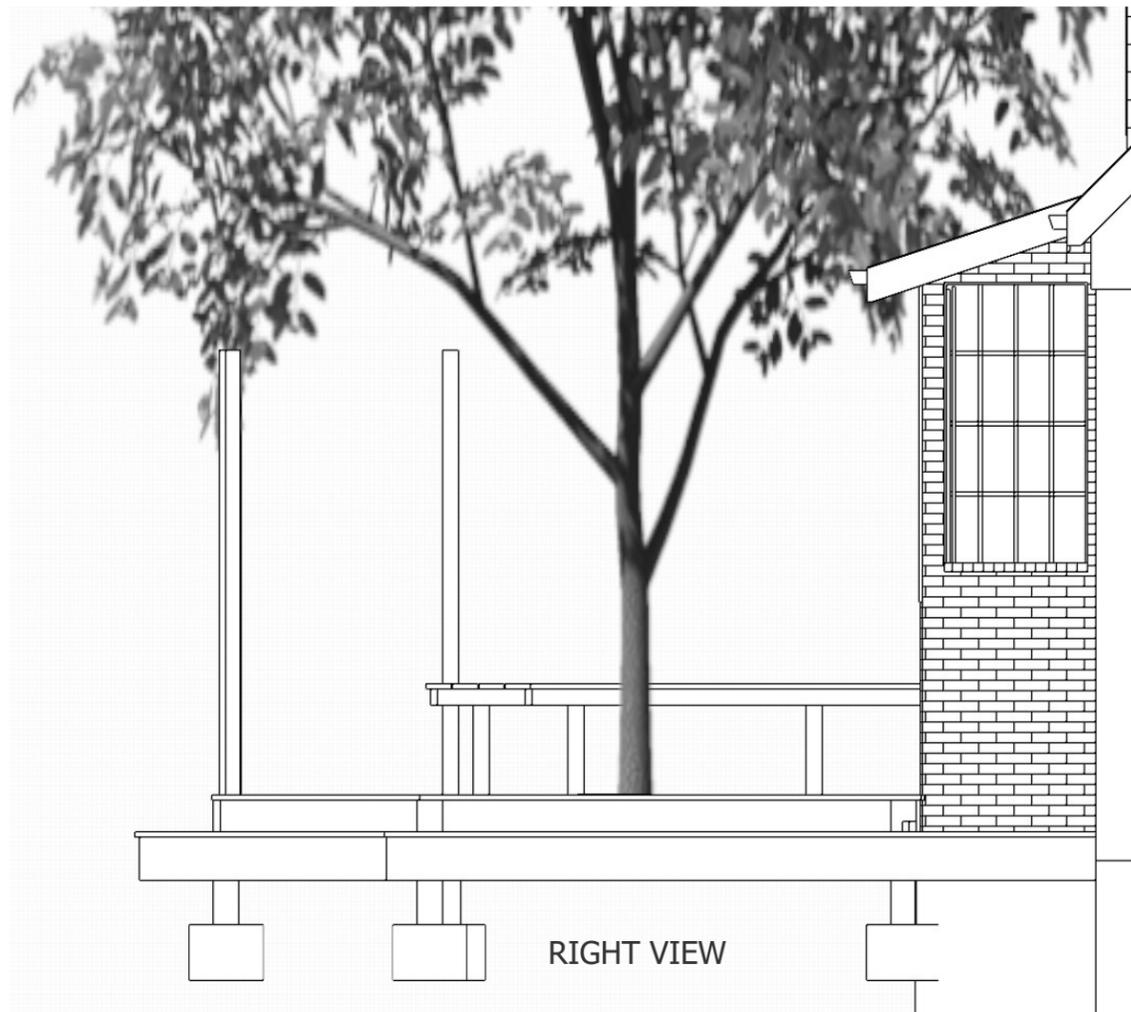
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ELEVATION VIEW



Chapman Deck
3 Gildersleeve Wood, Charlottesville, VA 22903

Elevation and
Side Views

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