

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, May 18, 2022 2:05 PM
To: Jeff Dreyfus
Cc: Werner, Jeffrey B
Subject: May 2022 BAR Decision

Certificate of Appropriateness

BAR 10-11-04
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
Project: Modifications to the west elevation

Dear Jeff,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2022. The following action was taken:

James Zehmer moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 123 Bollingwood Road satisfy the BAR's criteria and are compatible with this IPP and that the BAR approves the application as submitted.

Jody Lahendro seconds motion. Motion passes (8-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

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 separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
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
May 17, 2022**



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Background

Year Built: 1884

District: IPP

Disney-Keith House, a vernacular farmhouse. Between 1923 and the mid-20th century, Arthur Keith's wife, Ellie Wood Keith, operated a riding academy here.* A barn, outbuildings, and stables immediately west of the house are no longer standing, but can be seen on the c1965 Sanborn Maps and 1966 aerial photo--see the Appendix. The existing garage south of the house was constructed in 1988.

Prior BAR Review

July 19, 1988 – BAR approved CoA for a new detached garage in the rear yard, a rear fence, and minor alterations to the main house.

November 2, 1989 – BAR approved CoA for enclosure of the rear porch, with siding, windows, shutters and paint color to match existing.

November 16, 2010 – BAR accepted applicant's request for deferral. (CoA request to modify the west elevation: replacing single window with a triple window; replace single window with French doors to match doors on east elevation; and construct a painted wood pergola/sunscreen. New window and doors to be painted wood, with painted, operable wood shutters.)

September 28, 2020 – Admin approval of roof replacement (in kind).

November 16, 2021 – BAR reviewed this project and accepted applicant's request for a deferral (7-0).

Application

- Applicant submittal: Bushman-Dreyfus submittal, dated May 17, 2022: Site Concept Plan L1.00); Existing Conditions; Photographic History of the Property; Elevation Concept (3 sheets); Concept (plan and wall section); and Precedent Images. (8 sheets.)

Request CoA to modify the west elevation of the rear addition: New sliding door and exterior stoop at the door. (The landscape plan, including other work on the property, is aspirational and included in the submittal for context only.) Note: In November 2021, the BAR reviewed a conceptual sketch of the proposed changes. See the Appendix.

Discussion and Recommendations

Modifications to the west elevation: The existing door and window to the left (in the photos and elevations) are not in the historic photos and were added after/during construction of the small addition to the SW corner of the main house. (See the comparison photos in the Appendix.)

The City's landmark survey suggests the rear wing was added to the original, 1884 house, with that work completed in two stages, likely prior to 1923. Staff believes the rear addition (excluding the addition at the SW corner) likely dates to between 1894 and prior to 1907.*

Staff suggests the alterations to the elevation should be allowed, within the framework of the design guidelines, and supports this request conceptually. With that, staff suggests BAR discuss whether or not the proposed sliding doors are appropriate, within the framework of the design guidelines.

The applicant's submittal makes clear the design intent for the proposed changes: *To connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric.*

* Typically, house additions are associated with growing households. The census data does not tell us when this house was expanded, but it does show how many people were living here. It is speculation only, but the census suggests the addition likely dates to between 1894 and 1907, when Lambert Disney and his family occupied the house.

- 1884: Frederick Wm. Disney constructs 123 Bollingwood.
- 1890 Census: Records are not available.
- 1894: Property given to Lambert Disney.
- 1900 Census: Lambert Disney and his nine children. (Disney's wife died in 1895.)
- 1907: Property sold to Stella Carver
- 1908: Property sold to Frank Thornton.
- 1910 Census: Thornton, his wife, and four daughters.
- 1919: Property sold to Henry Corbet.
- 1920 Census: Corbet, his wife, and two children.
- 1923: Property sold to Albert Bolling, then to Arthur Keith.
- 1930 Census: Keith, his wife, two children, and two servants.
- 1940 Census: Keith, his wife, and three children.

Suggested Motion

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 alterations at 123 Bollingwood Road satisfies the BAR’s criteria and is compatible with this IPP 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 alterations at 123 Bollingwood Road does not satisfy the BAR’s criteria and is not compatible with this IPP, 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 4 – Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

A. Introduction

These design review guidelines are based on the Secretary of the Interior’s Standards for Rehabilitation, found on page 1.8. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must

not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.

- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

Appendix

Current



Proposed November 2021



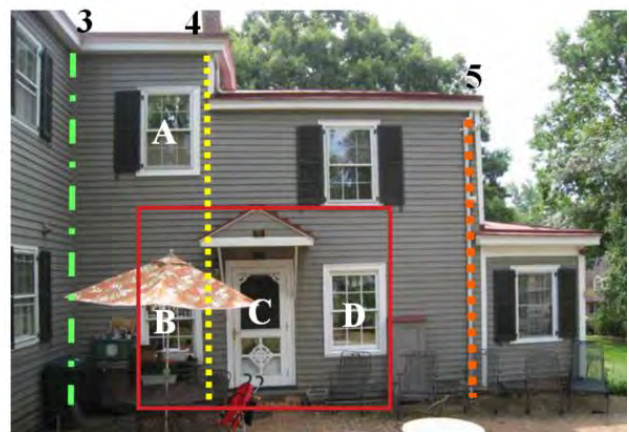
Current



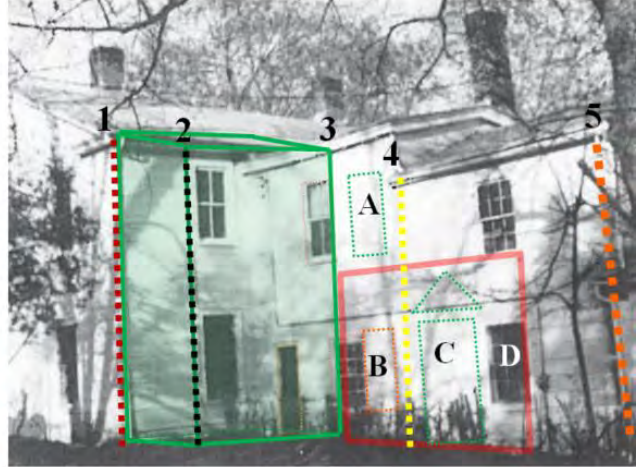
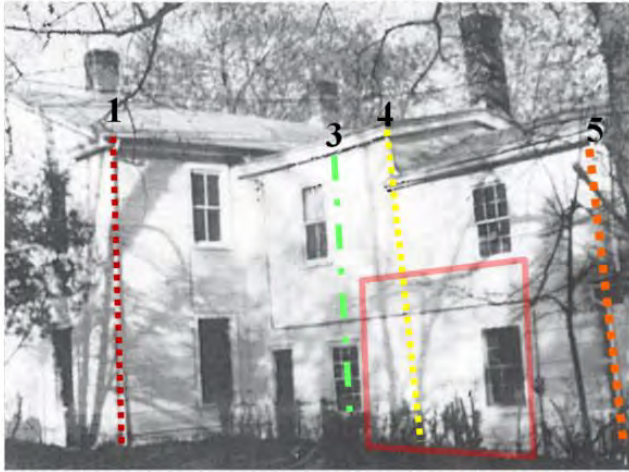
Proposed May 2022



Current



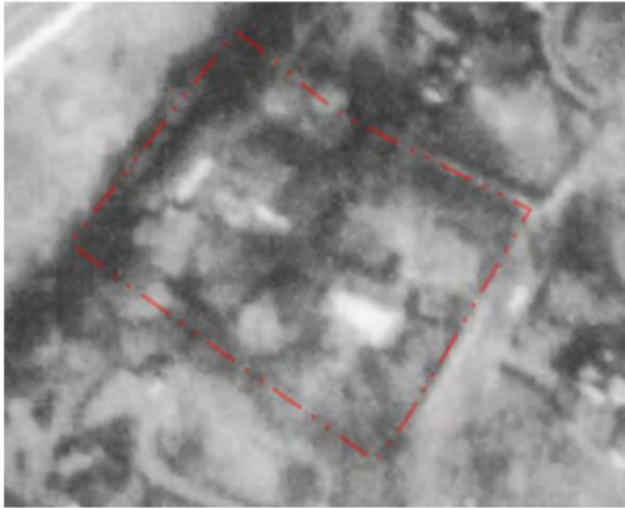
Historic (Unknown date, assume mid- to late-20th century.)



c1965 Sanborn Map



1966 aerial photo



1990 aerial photo



2018 aerial photo



123 Bollingwood - September 2020



123 Bollingwood (5/13/2022)

123 Bollingwood - September 2020



123 Bollingwood (5/13/2022)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 123 Bollingwood Road
Map and Parcel: 7-22
Census Tract & Block: 7-218
Present Owner: Ellie Wood Page Keith
Address: 123 Bollingwood Road
Present Use: Residence
Original Owner: Frederick W. Disney
Original Use: Residence

BASE DATA

Historic Name: Disney-Keith House
Date/Period: 1884
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 199.5' x 230'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This large farmhouse faces north toward the Three-Notched Road (Rt. 250), with its side toward the newer Bollingwood Road. It is a basic two-storey, three-bay, double-pile house on a low brick foundation, with a long two-storey wing covering the central bay of the rear and giving it a T-shape. The wing appears to have been built in two stages, each one lower-ceilinged than the sections preceding it. The low gable roof is covered with standing seam tin and has a boxed cornice with returns. The original weatherboarding was covered with asbestos shingles about 1950. A simple Tuscan-columned veranda without balustrade extends across the entire front and halfway along the east side of the house. Apparently it once continued around to the rear wing, but the rear section was removed and the rear half of the side section enclosed many years ago as a sun parlor with a sleeping porch above. The four-paneled entrance door has a four-light rectangular transom and narrow sidelights over panels. The double-sash windows on the first level are single-light and have louvered shutters; those on the second level are two-over-two light and are somewhat shorter. Doors and windows have architrave trim. There are interior brick chimneys between the two rooms on each side of the central hall, and another in the wing. Fireplaces in the two front rooms on the first level have mantels with Ionic colonettes; the other rooms were originally heated by stoves. The wall between the parlor and the central hall has been removed. A single flight of open stairs rises from the hall.

HISTORICAL DESCRIPTION

When the Morea estate was divided in 1880, R.T.W. Duke purchased an unimproved tract of 48 $\frac{1}{2}$ acres west of the mansion (ACDB 77-127). He sold 20 acres of this in 1884 to Frederick William Disney who built this house the same year (ACDB 83-378). It remained in the Disney family until 1907 (ACDB 135-96), then changed hands several times in the next 16 years before being purchased from H. Guy Corbett and subdivided by Albert S. Bolling and David J. Wood in 1923 (ACDB 182-487). The rear wing was added, probably in two stages, sometime before then, but tax records give no indication of the year. The house stood in the midst of a large apple orchard. Ellie Wood Page Keith (Mrs. Arthur M. Keith) purchased Lot #14 of Ivy Terrace subdivision, including the Disney house, in 1923 (ACDB 183-372). The Keith family has now lived there for 55 years, and Mrs. Keith continues to operate a very popular riding stable there. Additional Deed References: ACDB 102-403, 137-125, 170-519, 183-342.

GRAPHICS

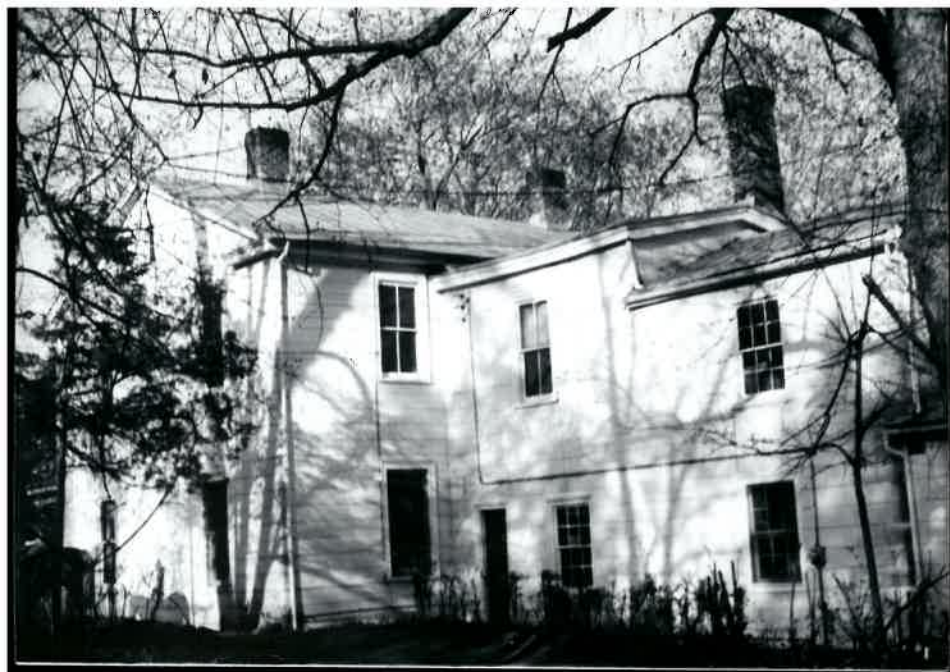
CONDITIONS

Fair

SOURCES

City/County Records
Mrs. and Mrs. A.M. Keith

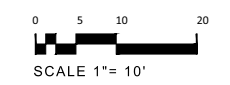
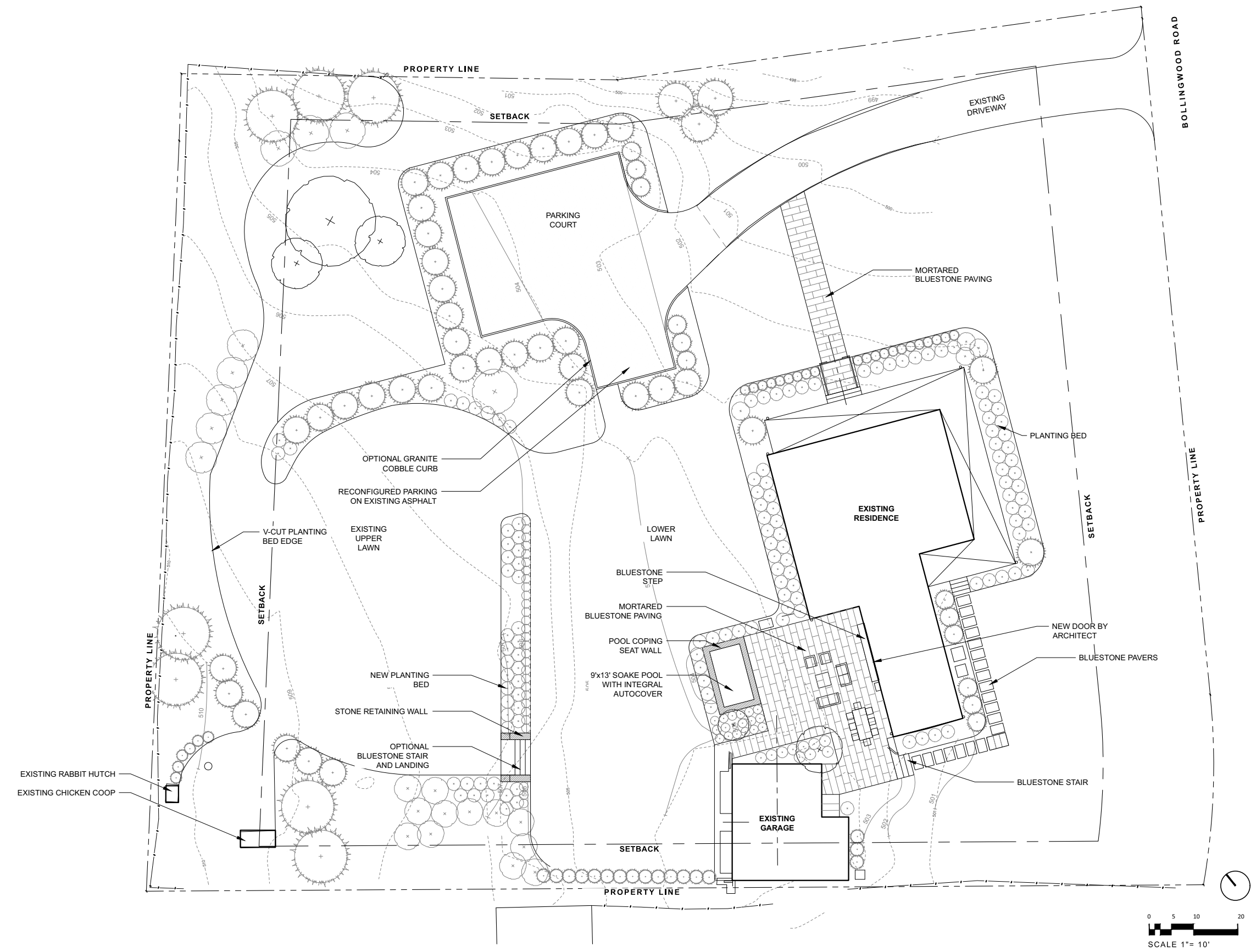




ELIAS RESIDENCE
123 BOLLINGWOOD ROAD CHARLOTTEVILLE, VIRGINIA

05.06.2022
SCHEMATIC DESIGN
SITE PLAN

L1.00



May 17, 2022

123 Bollingwood Road

Site Concept Plan



Limit of work outlined in red



May 17, 2022

123 Bollingwood Road

Existing Conditions



The property has been substantially altered over time. The enclosed sleeping porch on the left in these 2 images has been completely removed.



The rear additions have also been altered over time.





EXISTING ELEVATION

Exterior renovation would be limited to the southwest facade of the structure - a series of later additions to the original farm house, not visible from Bollingwood Road. The interior space at this location is the kitchen and family dining area, and the goal of the project is to connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric. Modifications would include:

- Removal of small roof over door.
- Replace door and 2 windows with single, three-panel sliding door with minimal frame and with metal surround encasing sliding door.
- Repair and replace all wood siding effected by the modification.



ELEVATION CONCEPT



May 17, 2022

123 Bollingwood Road

Elevation Concept



May 17, 2022

123 Bollingwood Road

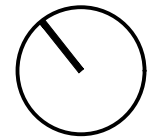
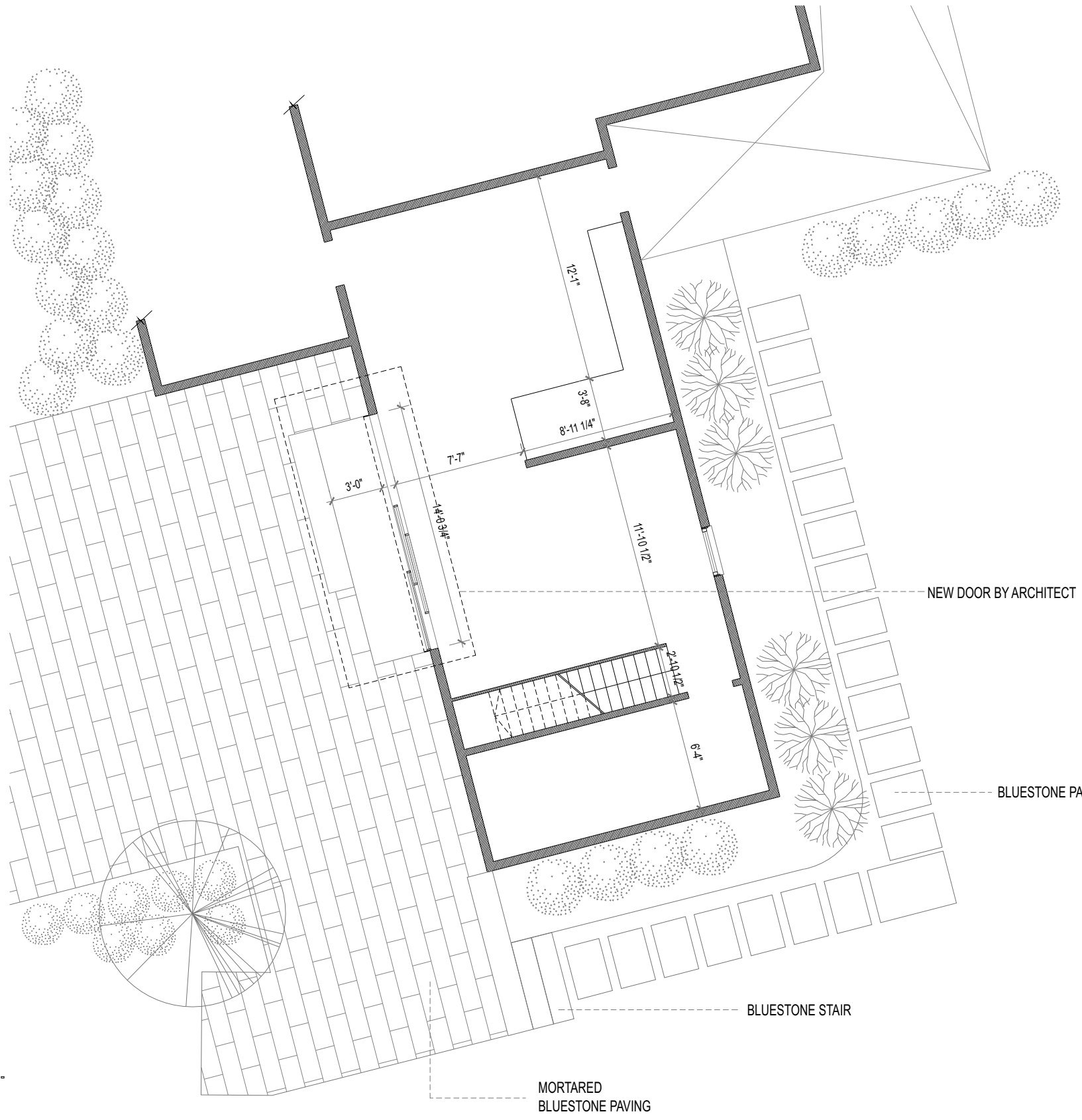
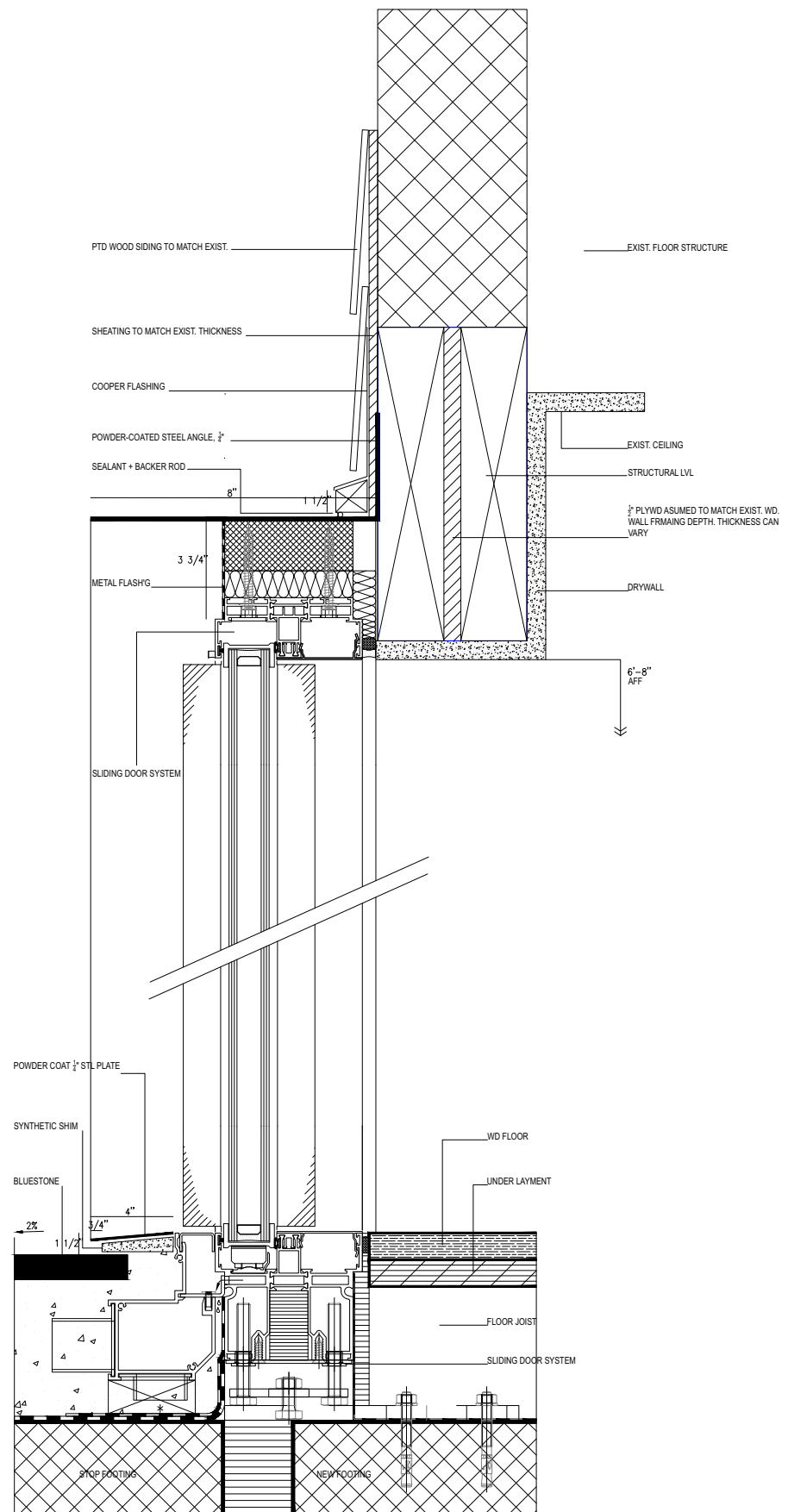
Elevation Concept



May 17, 2022

123 Bollingwood Road

Elevation Concept



May 17, 2022

123 Bollingwood Road

Concept



Older, hist on-c fabric with no dem .interventiions

