

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, July 21, 2022 10:57 AM
To: gabby@groundedllc.com
Cc: Werner, Jeffrey B
Subject: 07/19 BAR Decision

Certificate of Appropriateness

BAR 22-07-02
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Gabrielle Sabri / Grounded LLC
Project: Landscaping plan

Dear Gabby,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2022. The following action was taken:

*Cheri Lewis moves to approve the consent agenda.
Jody Lahendro seconds motion. Motion passes (5-0).*

A Certificate of Appropriateness was approved for your project as a result of it being on the consent agenda. Please also find the suggested motion for approval from the staff report:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan for 123 Bollingwood Road satisfies the BAR's criteria and is compatible with this IPP and that the BAR approves the application as submitted.

If you would like to hear the specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=kzdadsfzojpsfftw0pne>.

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?nodetd=CO_CH34ZO_ARTIIIOVDI_DIV2HIPRARDECOOV_DI_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
July 19, 2022**



Certificate of Appropriateness

BAR 22-07-02

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant:

Project: Landscaping plan



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. The existing garage 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 the proposed alterations to the west elevation and accepted applicant's request for a deferral (7-0).

May 17, 2022 - BAR approved alterations to west elevation: new sliding door and exterior stoop.

Application

- Applicant submittal: Grounded submittal package for *Elias Residence*, dated 7/19/2022: Project summary; Materials; Existing Conditions (2 sheets); Existing Conditions: Contiguous Properties; Topo survey (Roger Ray & Assoc.); and Site Plan L1.00.

Request CoA for landscaping plan, which includes:

- Site grading to provide positive drainage. Removal of the grading fill that had been a previous horse-riding ring.
- Removal of the rear portion of the driveway and asphalt adjacent to the existing garage.
- Removal of the existing brick patio at the rear of the residence.
- One Maple tree in poor condition has previously been removed by the homeowners due to disease. Several trees to be removed are noted on the landscape plan; none are mature or significant in nature.
- Addition of a bluestone stepper front walkway.
- Addition of a 13' x 7' pool with 18" bluestone seat wall coping.
- Addition of a mortared bluestone patio between house and pool.
- Addition of complementary planting beds in the patio and pool area. Trees and shrubs to comply with the Charlottesville Master Tree List.
- No additional exterior lighting.

Discussion and Recommendations

Staff recommends approval.

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 landscaping plan for 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 landscaping plan for 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 2 Site Design and Elements [Chapter 2 Site Design and Elements](#)

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

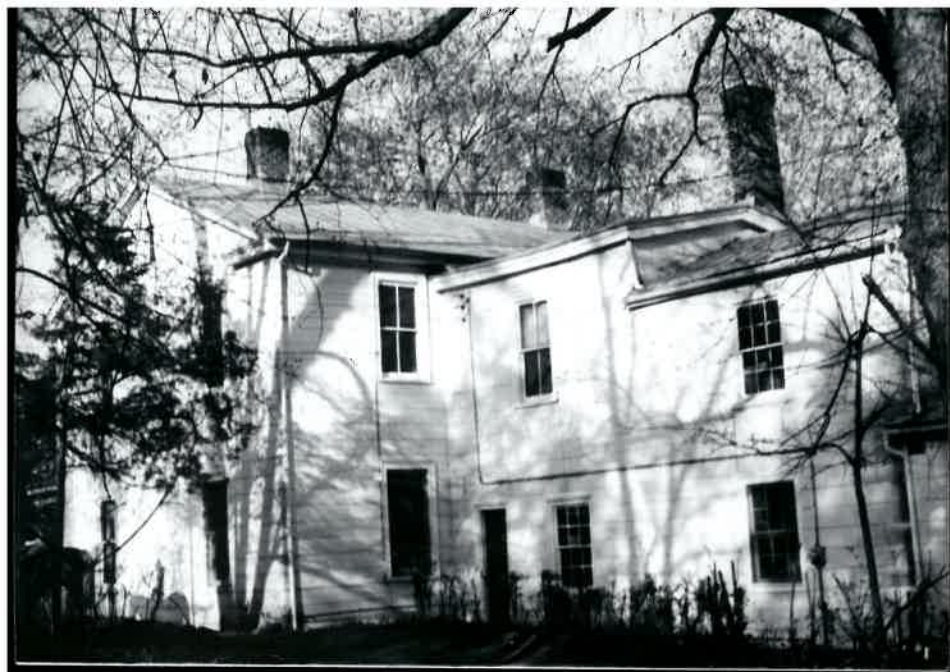
CONDITIONS

Fair

SOURCES

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







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

Robert Watkins watkinsro@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	William Elias and Juliana Bueno	Applicant Name	Gabrielle Sabri / Grounded LLC
Project Name/Description	Landscaping	Parcel Number	070022000
Project Property Address	123 Bollingwood Road		

Applicant Information

Address: Secretarys Sand Road
Esmont, Va 22937

Email: 434.249.7779 <Gabby@Groundedllc.Com>

Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: _____
123 Bollingwood Road, Charlottesville, Va. 22903

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.

<u>Gabrielle Sabri</u>	<u>6/14/22</u>
Signature	Date

<u>Gabrielle Sabri</u>	<u>6/14/22</u>
Print Name	Date

Property Owner Permission (if not applicant)

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

<u>Jeff Elias</u>	<u>6-14-2022</u>
Signature	Date

<u>W. Jeff Elias</u>	<u>6-14-2022</u>
Print Name	Date

Description of Proposed Work (attach separate narrative if necessary): _____
See separate narrative for proposed demolition, preservation, and site additions

List All Attachments (see reverse side for submittal requirements): _____
Project narrative, Proposed materials, Existing conditions, Site Survey, Site Plan

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

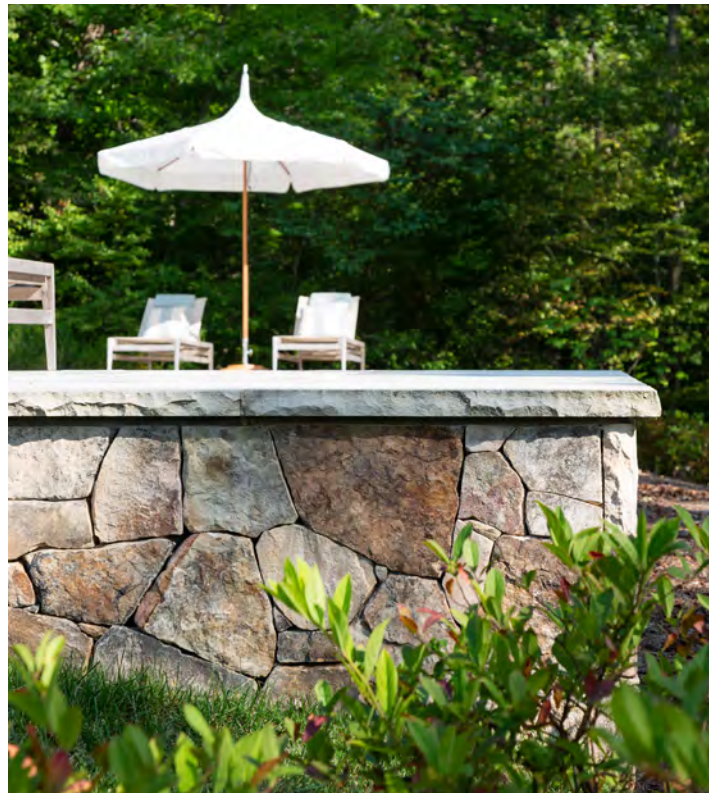
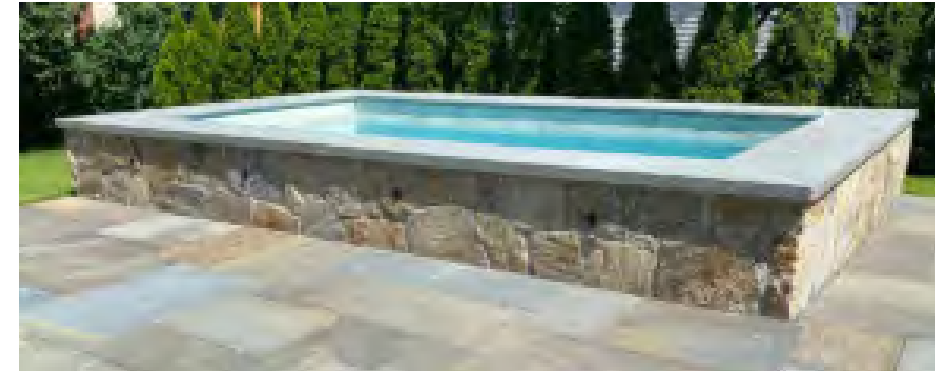
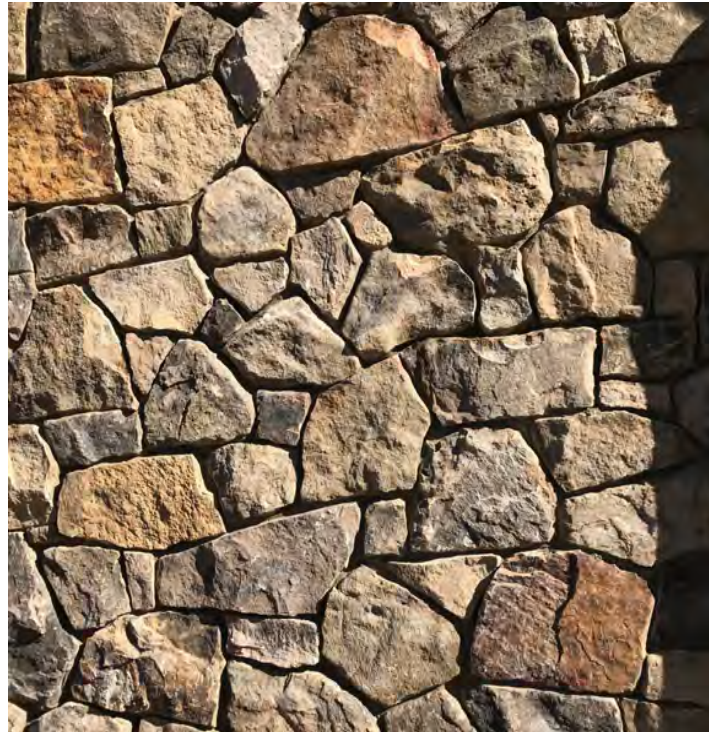
http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf

PROJECT SUMMARY

Please see the 123 Bollingwood Road architecture CoA submittal for BAR meeting dated May 17, 2022 for architectural renovations associated with this project.

The site changes are as follows:

- Site grading to provide positive drainage. Removal of the grading fill that had been a previous horse riding ring.
- Removal of the rear portion of the driveway and asphalt adjacent to the existing garage.
- Removal of the existing brick patio at the rear of the residence.
- One Maple tree in poor condition has previously been removed by the homeowners due to disease. Several trees to be removed are noted on the landscape plan; none are mature or significant in nature.
- Addition of a bluestone stepper front walkway.
- Addition of a 13'X7' pool with 18" bluestone seatwall coping.
- Addition of a mortared bluestone patio between house and pool.
- Addition of complementary planting beds in the patio and pool area. Trees and shrubs to comply with the Charlottesville Master Tree List.
- No additional exterior lighting.



WALL MATERIALS:
FREDERICK BLOCK OAK RIDGE STONE WITH
BLUESTONE CAP

PAVING MATERIALS:
THERMAL BLUESTONE AND BLUESTONE STEPPERS

SOAKE POOL:
13'X7'
OAK RIDGE STONE VENEER WITH
BLUESTONE CAP, SEATWALL HEIGHT
SURROUNDED BY BLUESTONE PATIO AND
PLANTING BEDS



EXISTING CONDITIONS: RAILROAD TIE PLANTERS TO BE REMOVED

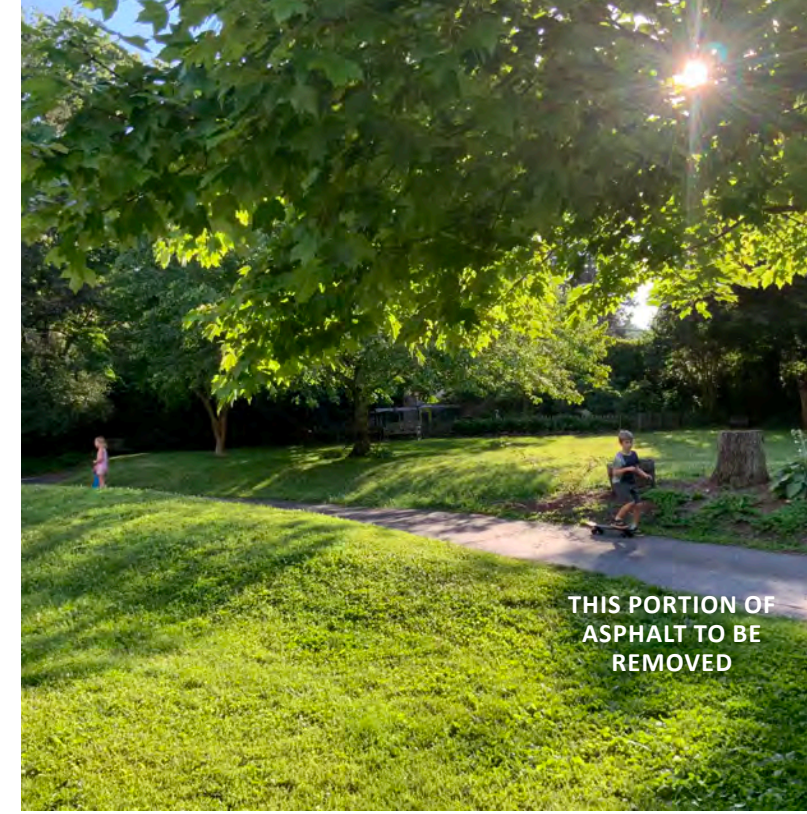


EXISTING CONDITIONS: BRICK PATIO TO BE REMOVED



EXISTING CONDITIONS: REAR ASPHALT DRIVE AND PARKING TO BE REMOVED





EXISTING VEGETATION TO REMAIN: FRONT PLANTING BEDS AND MATURE BOXWOODS TO REMAIN

EXISTING CONDITIONS TO REMAIN: MATURE TREES TO REMAIN

EXISTING CONDITIONS: REAR ASPHALT TO BE REMOVED AND SEEDED. FRONT ENTRY DRIVE TO REMAIN.



CONTIGUOUS PROPERTIES:
117 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES:
FROM 123 BOLLINGWOOD ROAD, LOOKING
NORTH TOWARD 117 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES:
133 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES: VIEW FROM THE SITE
ACROSS BOLLINGWOOD ROAD TOWARD 120 AND
122 BOLLINGWOOD ROAD



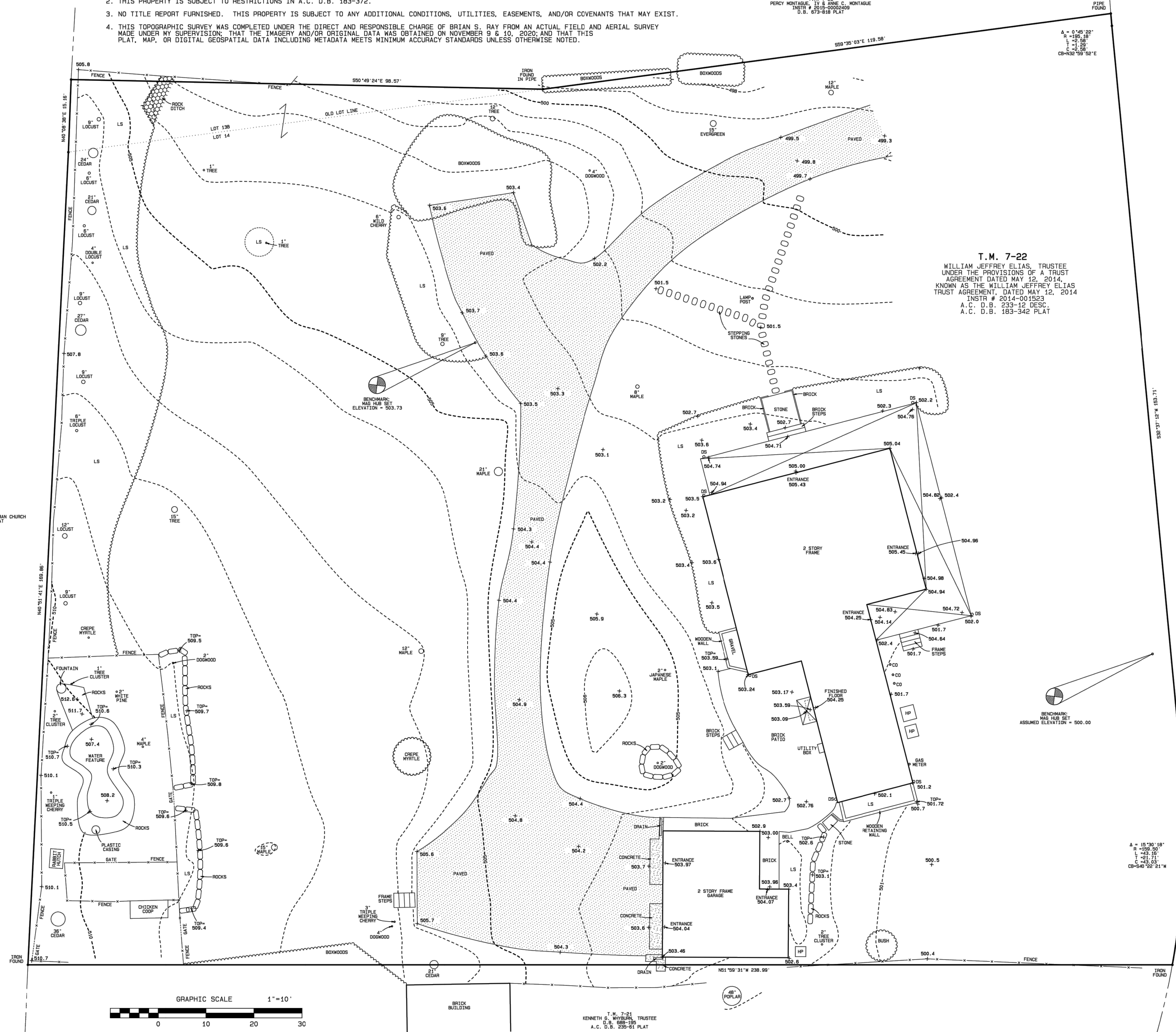
VIEW OUTWARD TOWARD 133 BOLLINGWOOD
ROAD: (7) AMERICAN BOXWOODS TO SCREEN THIS
AREA, ASPHALT TO BE REMOVED



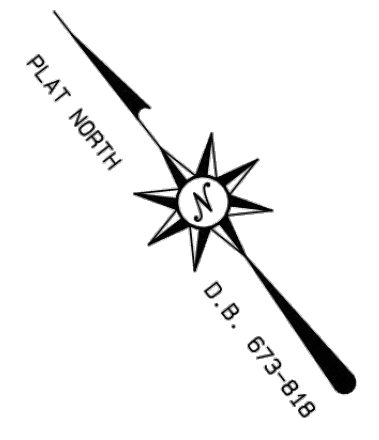
- NOTES:
1. NO DETERMINATION WAS MADE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES. CALL MISS UTILITY (811) BEFORE ANY GROUND DISTURBING ACTIVITIES.
 2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS IN A.C. D.B. 183-372.
 3. NO TITLE REPORT FURNISHED. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS, AND/OR COVENANTS THAT MAY EXIST.
 4. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BRIAN S. RAY FROM AN ACTUAL FIELD AND AERIAL SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 9 & 10, 2020; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND

CO	CLEARCUT
DS	DOWNCUT
HP	HEAT PUMP
LS	LANDSCAPING

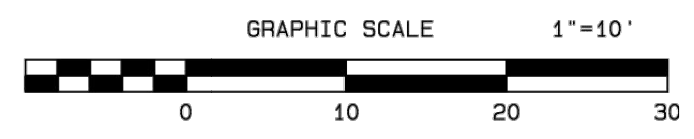


T.M. 7-22
 WILLIAM JEFFREY ELIAS, TRUSTEE
 UNDER THE PROVISIONS OF A TRUST
 AGREEMENT DATED MAY 12, 2014,
 KNOWN AS THE WILLIAM JEFFREY ELIAS
 TRUST AGREEMENT, DATED MAY 12, 2014
 INSTR # 2014-001523
 A.C. D.B. 233-12 DESSC
 A.C. D.B. 183-342 PLAT



T.M. 7-23 101
 ST. MARK'S EVANGELICAL LUTHERAN CHURCH
 D.S. 187-427, 431 PLAT

T.M. 7-21
 KENNETH G. WYBURN, TRUSTEE
 D.S. 686-177
 A.C. D.B. 235-01 PLAT



BOLLINGWOOD AVENUE (50')

TOPOGRAPHIC SURVEY
 OF A PORTION OF
 THE PROPERTY DESIGNATED AS
 PARCEL 22 ON TAX MAP 7
 BEING A PORTION OF LOT 13B & 14
 17V TERRACE
 CITY OF CHARLOTTESVILLE, VIRGINIA
 SCALE: 1" = 10' DATE: NOVEMBER 10, 2020
 CONTOUR INTERVAL = 1' DATUM: ASSUMED

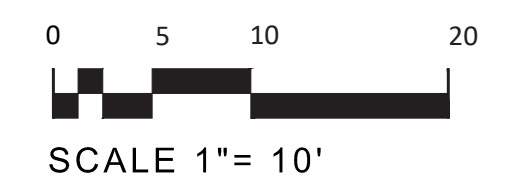
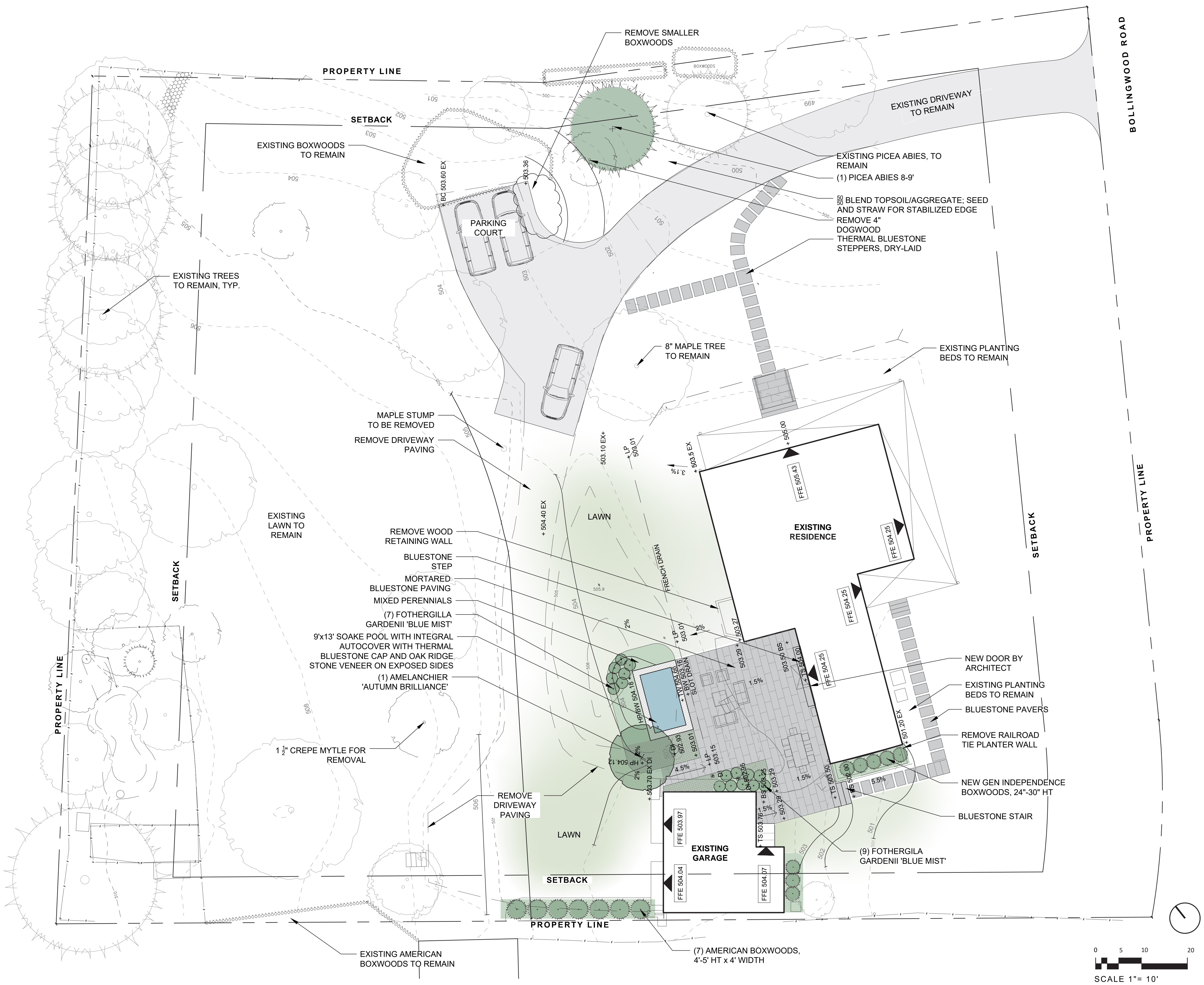
FOR
 WILLIAM JEFFREY ELIAS
 ROGER W. RAY & ASSOC., INC.
 663 BERKMAR COURT
 CHARLOTTESVILLE, VIRGINIA 22901
 LAND SURVEYORS LAND PLANNERS
 434-293-3195

123 BOLLINGWOOD ROAD CHARLOTTEVILLE, VIRGINIA

ELIAS RESIDENCE

07.19.2022
BAR SUBMITTAL
SITE PLAN

L1.00



CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
www.charlottesville.gov



AFFIDAVIT OF MAILING

This letter is to notify you that the following application has been submitted for approval of a design review Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review (BAR). The subject parcel is either abutting or immediately across a street from your property, or has frontage on the same city street block.

Certificate of Appropriateness
BAR 22-07-02
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Gabrielle Sabri / Grounded LLC
Project: Landscaping plan

The BAR will consider this application at a meeting to be held on **Tuesday, July 19, 2022 at 5:30 pm.**

COMMONWEALTH OF VIRGINIA,

City of Charlottesville, to-wit:

This day, Robert Watkins personally appeared before me, a notary public in and for the City of Charlottesville, Virginia, and made oath on July 5, 2022.

- (A) For Notification of a Public Hearing he mailed written notice of the above-referenced letter by U.S. mail, first-class, postage pre-paid, to the last known address(es) of the project applicant on July 5, 2022.
- (B) He also mailed notice letters to each property owner, or their agent, of property abutting or immediately across a street or road and having frontage along the same city street block as the property under review on July 5, 2022.
- (C) He is the individual assigned by the City of Charlottesville Board of Architectural Review to mail such notices, and to make this affidavit.



Robert Watkins

Taken, subscribed and sworn to before me this 5 day of July 2022.

My commission expires: September 30, 2023



Notary Public

