

Murphy, Mollie

From: Werner, Jeffrey B
Sent: Friday, September 22, 2023 11:41 AM
To: Zimmerman, Dan
Cc: Bridget Ridenour; Murphy, Mollie
Subject: RE: BAR-23-03-01 (204 Hartman's Mill Rd. - The Nimmo House)

Dan:
The modifications (drawings dated 9-20-2023) are fine, no need for a formal submittal or review. We will amend the BAR record accordingly.

Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

From: Dan Zimmerman - Alloy <dan@alloyworkshop.com>
Sent: Thursday, September 21, 2023 11:46 AM
To: Werner, Jeffrey B <wernerjb@charlottesville.gov>
Cc: Bridget Ridenour <bridget@alloyworkshop.com>; Murphy, Mollie <murphymo@charlottesville.gov>
Subject: Re: BAR-23-03-01 (204 Hartman's Mill Rd. - The Nimmo House)

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Hi Jeffrey,

I hope you are well.

I have attached an updated set of drawings for 204 Hartman's Mill, highlighting the changes from our previous submission. The primary change to the project is the removal of the additions. We've eliminated the bathroom additions, incorporating that program into the existing footprint of the house, and we've eliminated the screened porch addition and new deck to align the project with the homeowners' construction budget. The existing footprint of the house will remain unchanged. We've highlighted the changes in red on the submitted drawings.

Based on our previous correspondence I'm hoping the project can get your approval administratively, but please let me know if you would like to discuss.

Unfortunately, no windfall as of yet...

Thanks again for your help through this process,
Dan

Daniel Zimmerman, Registered Architect, AIA
ALLOY: Architecture + Construction
1109 Rose Hill Drive
Charlottesville, Virginia 22903
tel: 434-977-8733
www.alloyworkshop.com

On Thu, Aug 24, 2023 at 4:44 PM Dan Zimmerman - Alloy <dan@alloyworkshop.com> wrote:

Jeffrey,

That sounds like a great plan. We are meeting with the client next Friday, so I will probably wait until after that meeting. Based on what you said, I don't expect it to be a big hurdle, it is mainly tweaks.

Dan

Daniel Zimmerman, Registered Architect, AIA
ALLOY: Architecture + Construction
1109 Rose Hill Drive
Charlottesville, Virginia 22903
tel: 434-977-8733
www.alloyworkshop.com

On Wed, Aug 23, 2023 at 6:10 PM Werner, Jeffrey B <wernerjb@charlottesville.gov> wrote:

Dan.

I know how you're feeling. (Yet people still wonder why I got out of construction 25 years ago.)

Make some notes on the plan or the elevations, so I can see what's changed and then reply. If you've eliminated things (no north bathroom addition, no screened porch, not building the deck, etc.) and/or only tweaked the rest (slightly smaller deck, not relocating the kitchen window, etc.) you don't need anything formal from me. I can just add your notes to the file, make sure there's no confusion later. Also, who knows, in the next year the owners may have a windfall and want to add to the project, so might be best to just see where things end up.

Will that work?

Jeff

Jeff Werner, AICP

Historic Preservation and Design Planner

City of Charlottesville

Neighborhood Development Services

City Hall | P.O. Box 911

610 East Market Street

Charlottesville, VA 22902

Phone: 434.970.3130

Email: wernerjb@charlottesville.gov

From: Dan Zimmerman - Alloy <dan@alloyworkshop.com>
Sent: Wednesday, August 23, 2023 5:20 PM
To: Werner, Jeffrey B <wernerjb@charlottesville.gov>
Cc: Bridget Ridenour <bridget@alloyworkshop.com>
Subject: Fwd: BAR-23-03-01 (204 Hartman's Mill Rd. - The Nimmo House)

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jeffrey,

I hope this email finds you well. I can't believe it has been five months since we received BAR approval for 204 Hartman's Mill! Since then, we have been working back and forth with our clients to align the scope of the project with their construction budget. It looks like we are close to finding that alignment and I wanted to reach out to you to give you an update and get your advice. The short version is that we've had to eliminate the proposed additions to the project in order to get alignment and I was wondering how best to proceed. Would you recommend setting up a meeting together so I could walk you through the changes?

I look forward to hearing from you,

Dan

Daniel Zimmerman, Registered Architect, AIA
ALLOY: Architecture + Construction
1109 Rose Hill Drive
Charlottesville, Virginia 22903
tel: 434-977-8733
www.alloyworkshop.com

On Wed, Mar 22, 2023 at 10:30 AM Murphy, Mollie <murphymo@charlottesville.gov> wrote:

Certificate of Appropriateness

BAR-23-03-01

204 Hartman's Mill Road, TMP 260038000

Individually Protected Property

Owner: Jocelyn Johnson and William Hunt

Applicant: Bridget Ridenour / Alloy Workshop

Project: Addition and exterior alterations

Ms. Ridenour:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 21, 2023. The following action was taken:

Motion to approve Consent Agenda by Mr. Bailey. Second by Mr. Zehmer. Vote 6-0, motion passed. (Mr. Schwarz and Mr. Badke abstains from Consent Agenda.)

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed additions and alterations to 204 Hartman's Mill Road satisfy the BAR's criteria and are compatible with this IPP, and that the BAR approves the application [as submitted].

Link below to the meeting video.

<https://boxcast.tv/channel/vabajtzeuylv3iclkx1a?b=kzlamlsoldraikznl3sd>

This CoA is valid for 18 months per the provisions of City Code Sec. 34-280. Upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year. 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 me at murphymo@charlottesville.gov.

Please remove the notice sign posted at the site.

Sincerely,

Mollie



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/>

--

Jocelyn Nicole Johnson (she/her)

Author of MY MONTICELLO

"Simply put, a masterly feat" - New York Times

"Nimble, Knowing, Electrifying" -Colson Whitehead

Winner of the Weatherford Prize & the Lillian Smith Book Award

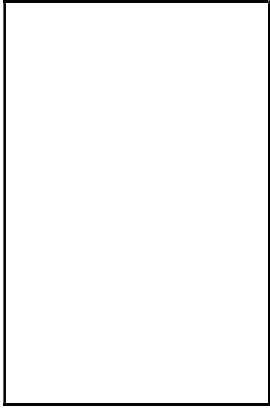
Finalist for the Kirkus Prize & NBCC's Leonard Prize

Long-listed for the Pen/Faulkner award & the Story Prize

A Washington Post & New York Times Notable Book of the Year

[Instagram](#)

<http://jocelynjohnson.com/>



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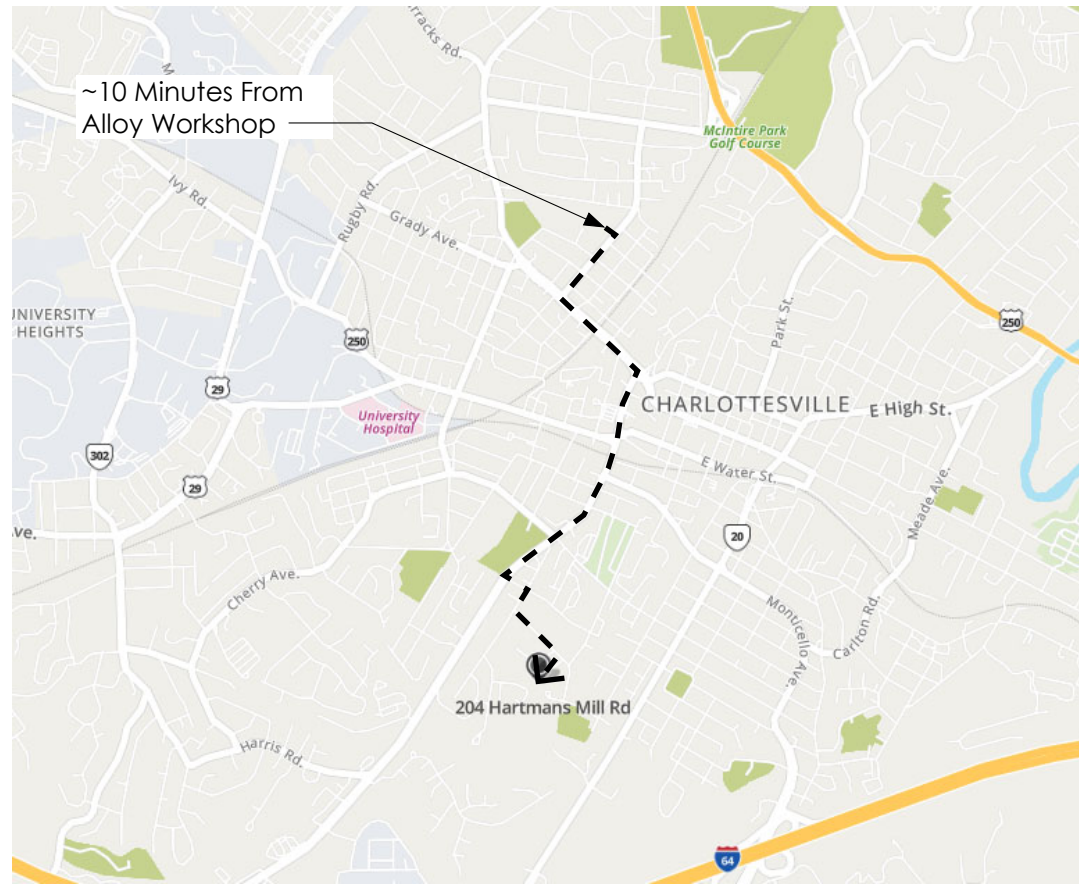
Bridget Ridenour, Architect, RA, LEED AP
Alloy: Architecture + Construction

1109 Rose Hill Drive
Charlottesville, Virginia, 22903
tel: 312-718-1701 web: www.alloyworkshop.com

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Bridget Ridenour, Architect, RA, LEED AP
Alloy: Architecture + Construction

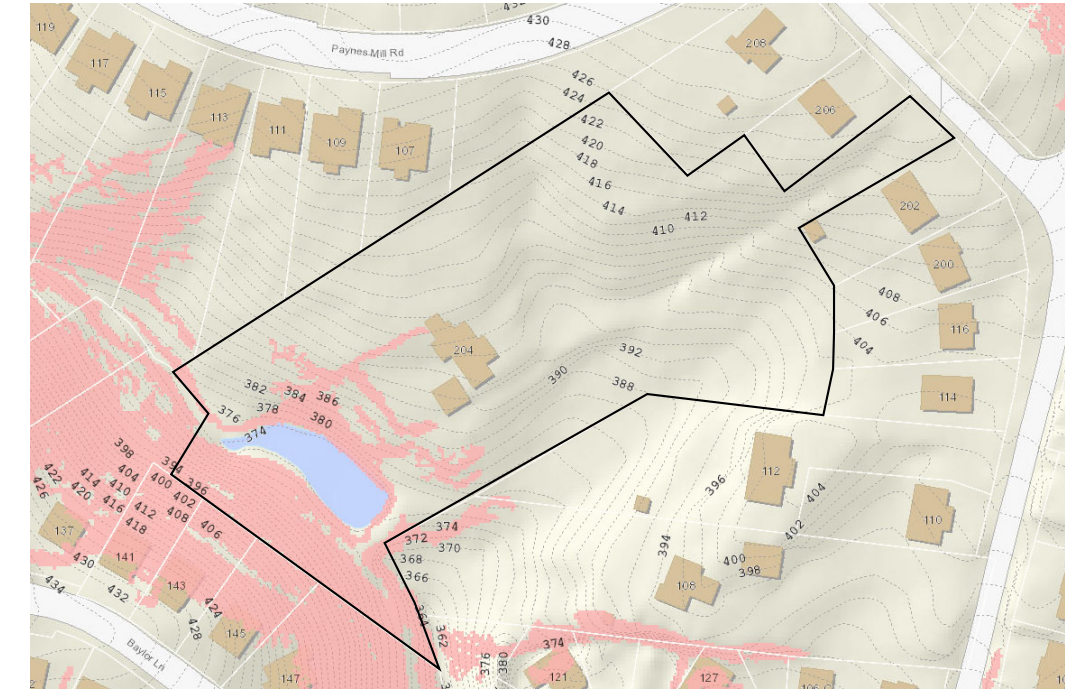
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tel: 312-718-1701 web: www.alloyworkshop.com



1 Vicinity Map
Not to Scale



2 View
Not to Scale



3 GIS
Not to Scale

PROJECT INFORMATION	
Parcel ID:	260038000
Zoning:	R-1SH
County:	Charlottesville City
Year Built:	1825
Neighborhood:	Ridge Street
Construction Type:	V
Existing SF:	1690
Proposed Addition SF:	N/A
Proposed Renovated SF:	1690
Front Setback:	25*
Rear Setback:	25'
Side Setback:	5'

SHEET INDEX
A0.0 - Cover Page
A1.1 - Site Plan
A1.2 - First Floor Demolition Plan
A1.3 - Crawl Space Plans
A1.4 - First Floor Plan
A1.5 - First Floor Wall Framing Plan
A1.6 - Roof Framing Plan
A1.7 - Roof Plan
A1.8 - Reflected Ceiling Plan
A1.9 - Kitchen Detail Plan
A1.10 - Bath/Laundry/Office Detail Plan
A2.1 - Interior Elevations - Kitchen
A2.2 - Interior Elevations - Primary Bath
A2.3 - Interior Elevations - 1/2 Bath & Laundry
A2.4 - Interior Elevations - Full Bath
A2.5 - North Elevations - Existing and Proposed
A2.6 - East Elevations - Existing and Proposed
A2.7 - South Elevations - Existing and Proposed
A2.8 - West Elevations - Existing and Proposed
A2.9 - Building Section
A3.1 - Shelving details

PROJECT HISTORY AND SCOPE:

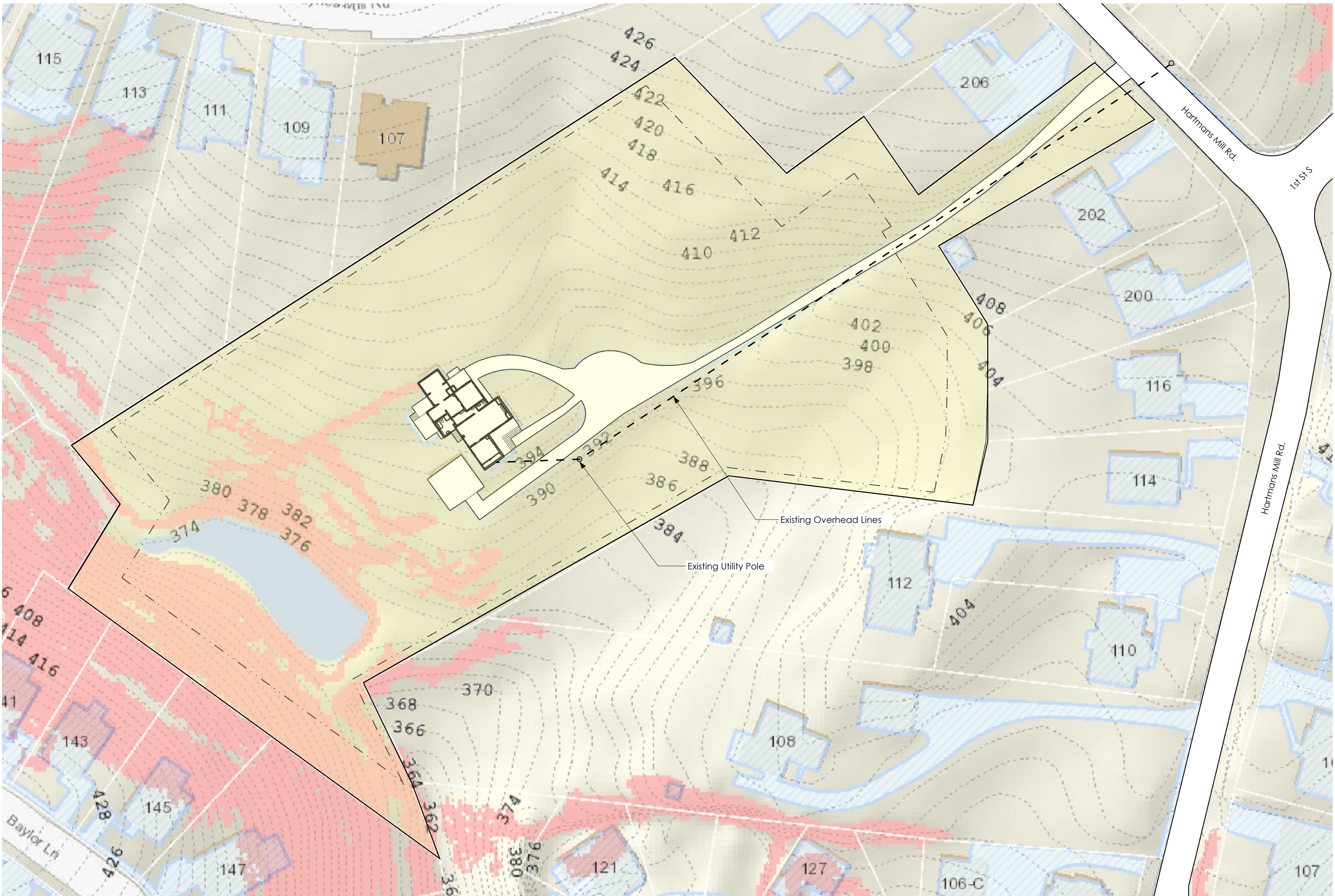
The historic 'Nimmo House' at 204 Hartman's Mill Road is a one-story weatherboarded frame house which has a rambling quality after having expanded and grown through various additions in at least three separate time periods. The result is an amalgamation of styles, with the earliest dating back to the late nineteenth century and the most recent modern-style addition from the 1970's or 80's. There continues to be some debate as to which structure was the original to the property, but regardless, the earliest structures consisted of a simple gabled building, a separate kitchen structure behind, and another room with an attached shed-roofed porch. All three of these separate structures were connected early on, thereby creating a weatherboarded hallway dog-trot like condition in between.

George A. Sinclair purchased a 9 ¼ acre parcel of land from Edward J. Timberlake in 1870. From there, Jesse and George Nimmo purchased 1.1 acres, added another half-acre in 1882, and divided the land into two parcels in 1887, with George's half being the one that is now the current property. A combination of family history and tax records indicate that the first building was built in 1870-1871. The Nimmo family significantly grew in the 1920's and 30's which mostly likely spurred the next round of additions to the house thereafter. One was a much taller gabled structure with a section of the veranda which created the L-shaped porch. Another addition was a modern shed-roofed wing behind the original kitchen. Other separate outbuildings have also come and gone throughout its history which have included a stable, a chicken coop and an earthen dam structure near the pond. A detached board and batten cottage still exists behind the house but has fallen into disrepair and has already been granted permission to be demolished.

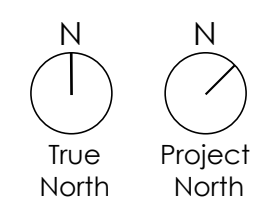
Other historic details include descriptions of the original six over six double-hung wood sash windows which have all eventually been replaced. Two over two double sash windows are believed to have been put in place at the porch along with a different entry door around 1900 and both of these features are still present today. The original entry door was replaced with a Victorian style oak door, which has a single panel of glass surrounded by small panes of stained glass. The original exterior end chimney is of brick laid in stretcher bond. Somewhere along the way, the house number changed as well from 106 to 204. Members of the Nimmo family continued to occupy the house for over 100 years from its inception until they eventually sold the house with its accompanying 12 acres in 1973. It was subdivided soon after and at present day, the property is now nestled on 2 1/2 acres.

The property has already overcome significant obstacles that threatened its existence in pursuit of building new housing developments in the 1960's. A specific committee formed in response to fight the proposed location of the public housing project and to help voters understand the repercussions of the proposed changes put forth by the Redevelopment and Housing Authority. During this process, voters were specifically asked "to examine his(her) conscience before recommending that these graves be touched" or that "these homes and land which are the fruits of generations of hard work be destroyed".

Given the historic significance of this home and its remarkable resilience over the past century and a half, we are undertaking the vital task of renovating it. Our goal is to preserve the home's historic fabric and qualities by retaining the most historic areas of the house with minimal alterations while making necessary functional adjustments that will allow the clients to fully enjoy their home. We plan to relocate the kitchen closer to the primary living and dining areas, and place all the bedroom spaces towards the back and more private areas of the house, significantly improving the layout and flow of the home. The new addition will be in non-historic areas of the house, and we intend to leave the original structures mostly undisturbed. The only alterations to the historic sections of the house will involve raising the sill height for the existing windows in the proposed kitchen space, reversing the swing on the main entry door, and repairing the foundation walls. All proposed alterations are limited to non-historic materials and areas. We hope that our renovation and preservation efforts strike a thoughtful balance that results in a livable and historically significant home, vital for the future generations to come.



1 Site Plan
Scale: 1" = 40'



A1.1 Site Plan

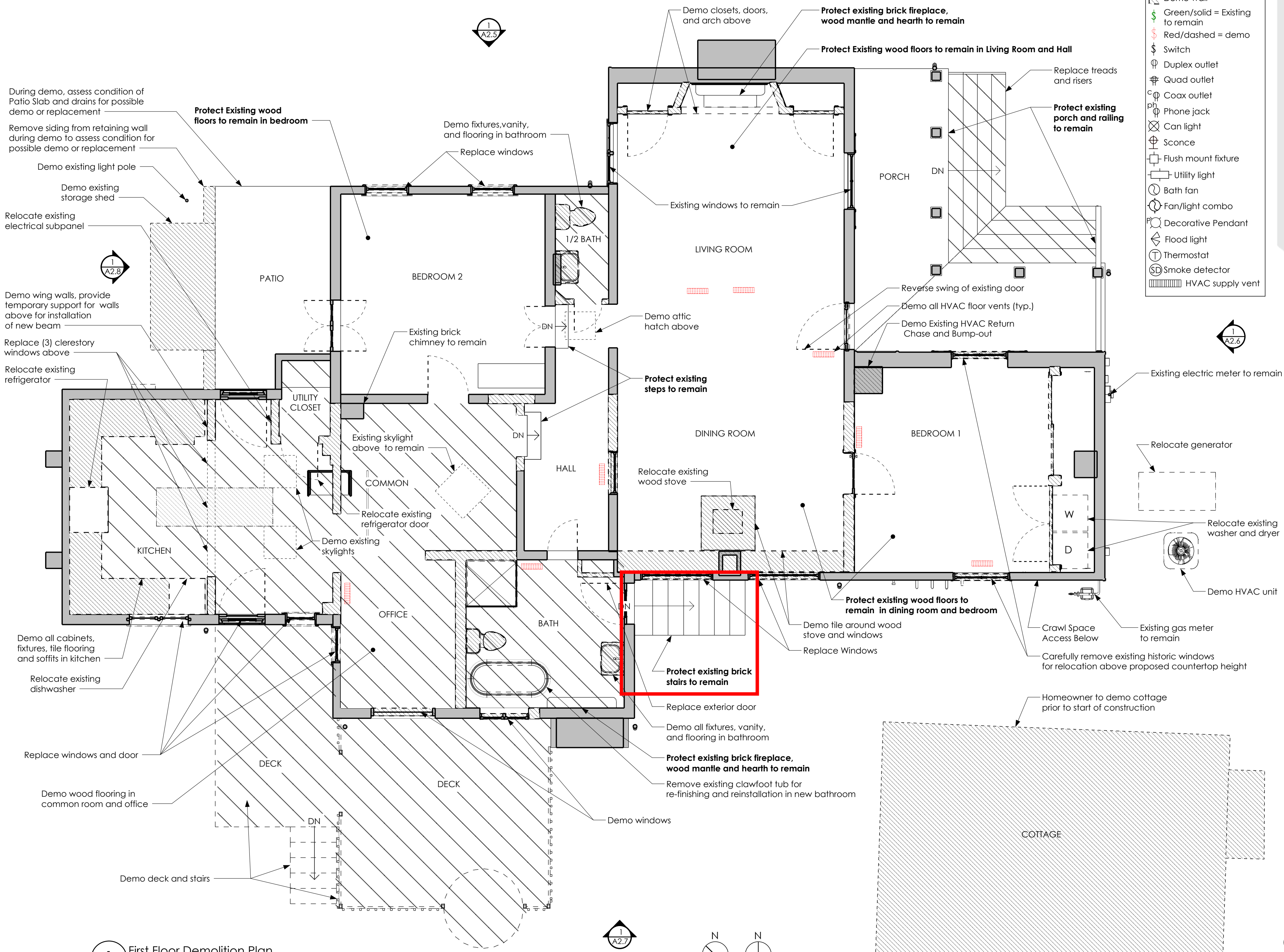
Nimmo House Renovation
204 Hartman's Mill Road | Charlottesville, VA, 22903
DATE: September 20, 2023



www.aiova.com
1109 Rose Hill Drive
Charlottesville, Virginia 22903
t- 434-977-8733
f- 434-979-8733

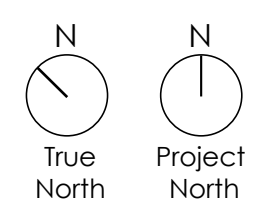


DEMO LEGEND	
Bold = Protect during demo	
	Existing wall to remain
	Demo wall
	Green/solid = Existing to remain
	Red/dashed = demo
	Switch
	Duplex outlet
	Quad outlet
	Coax outlet
	Phone jack
	Can light
	Sconce
	Flush mount fixture
	Utility light
	Bath fan
	Fan/light combo
	Decorative Pendant
	Flood light
	Thermostat
	Smoke detector
	HVAC supply vent



1 First Floor Demolition Plan
 1/4" = 1' - 0"

NOTE: Demo all interior plaster, drywall, electrical and HVAC throughout the house



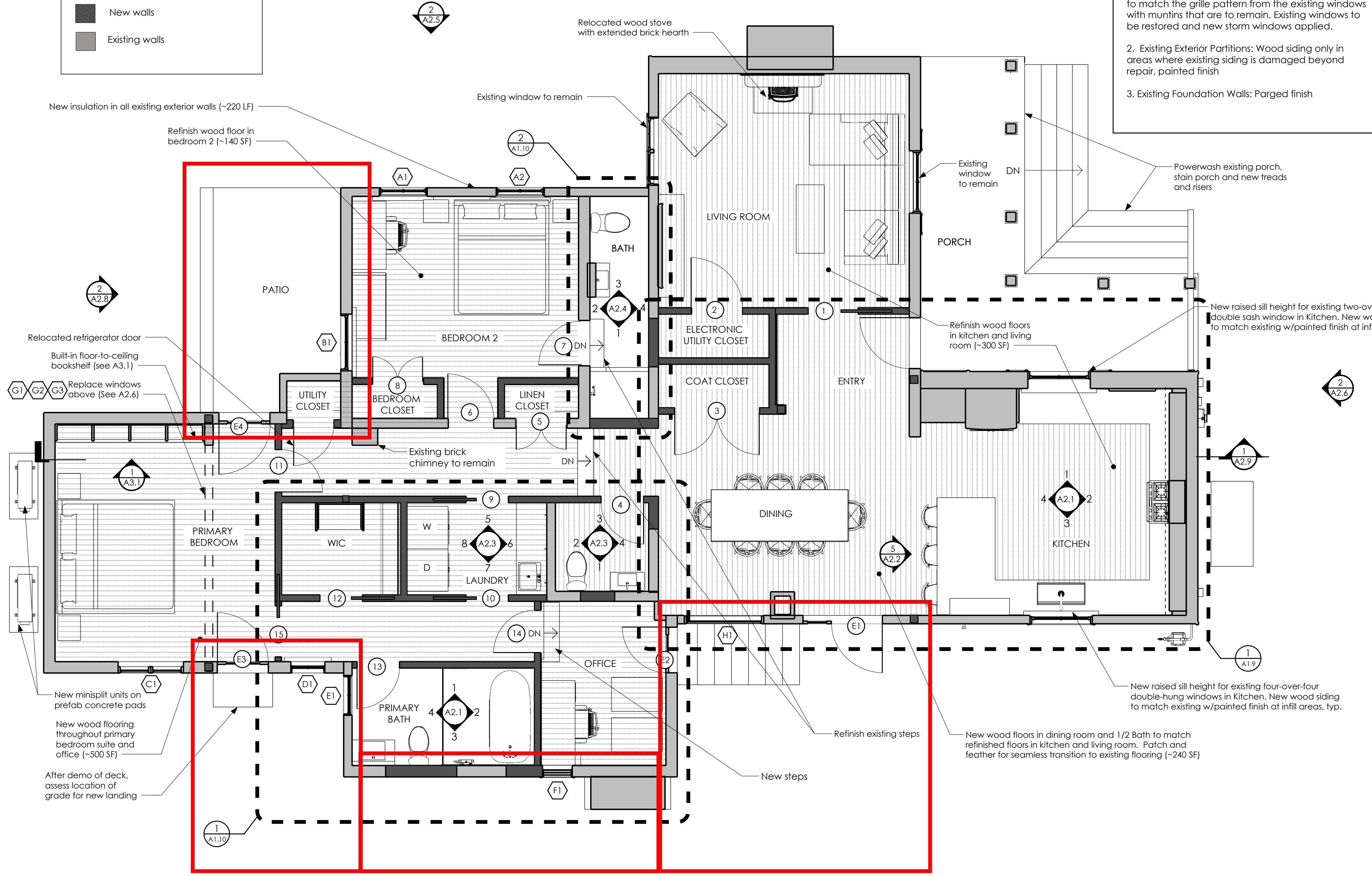
A1.2 First Floor Demolition Plan

FLOOR PLAN LEGEND:

- New walls
- Existing walls

GENERAL NOTES:

1. New exterior windows throughout unless noted otherwise. Style to match existing, or changed to match the grille pattern from the existing windows with muntins that are to remain. Existing windows to be restored and new storm windows applied.
2. Existing Exterior Partitions: Wood siding only in areas where existing siding is damaged beyond repair, painted finish
3. Existing Foundation Walls: Parged finish

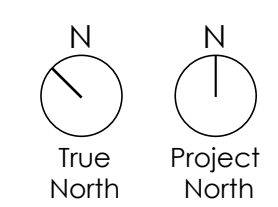


ALLOY

www.alloyworkshop.com
 1109 Rose Hill Drive
 Charlottesville, Virginia 22903
 t- 434-977-8733
 f- 434-979-8733

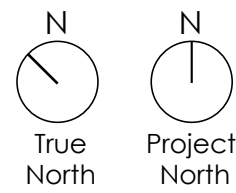
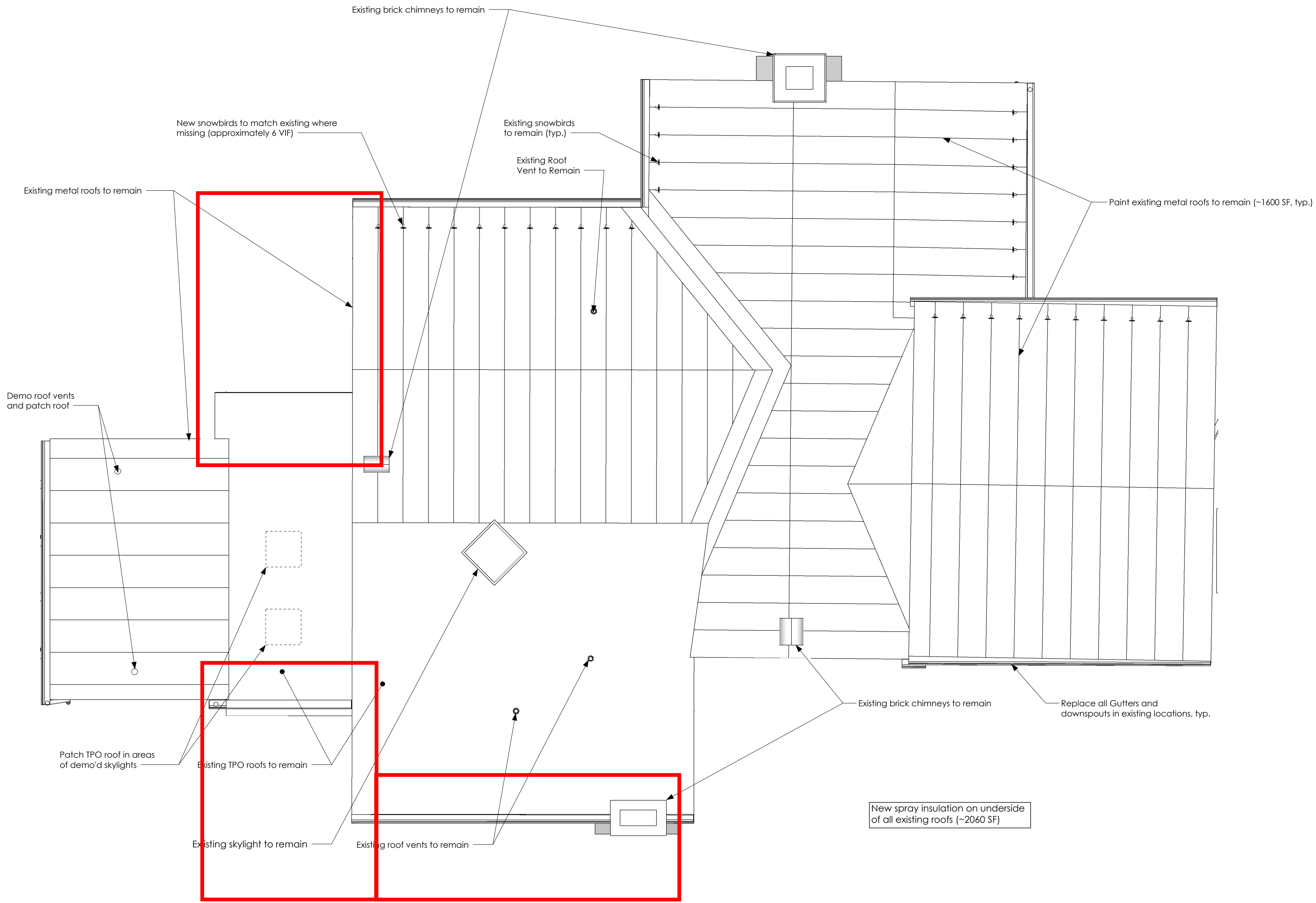
REVISION 1 AR 2.007
 REVISION 2 CN 2.007

1 First Floor Plan
 1/4" = 1' 0"

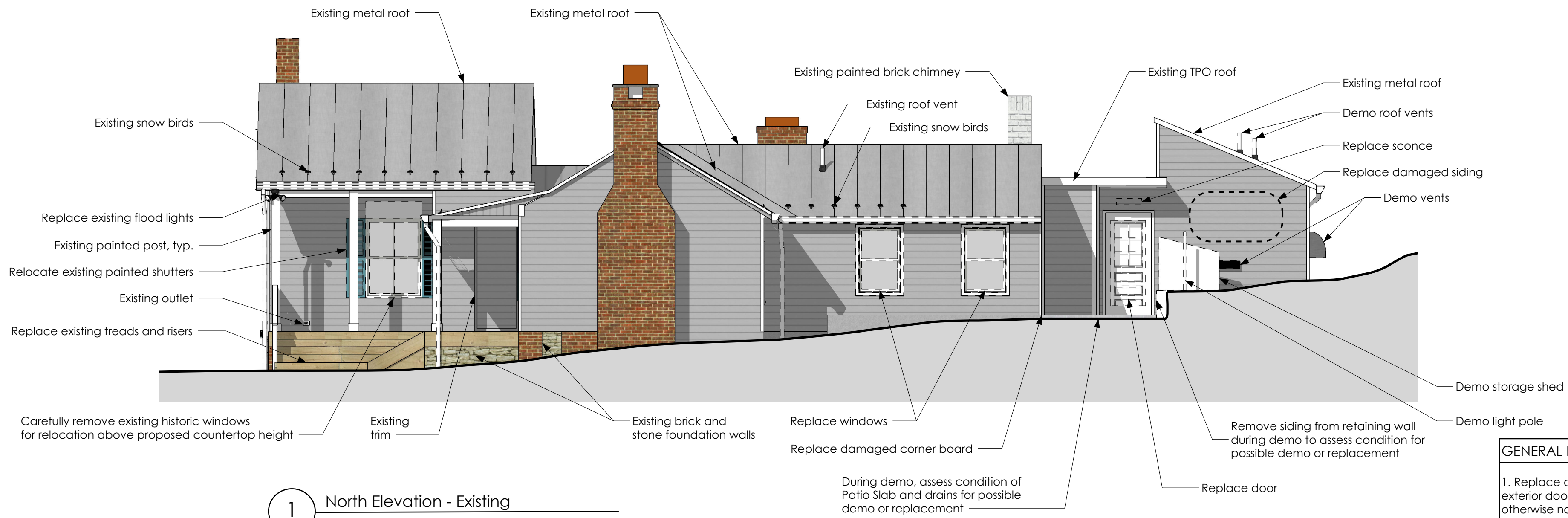


A1.4 First Floor Plan

1 Roof Plan
1/4" = 1' 0"

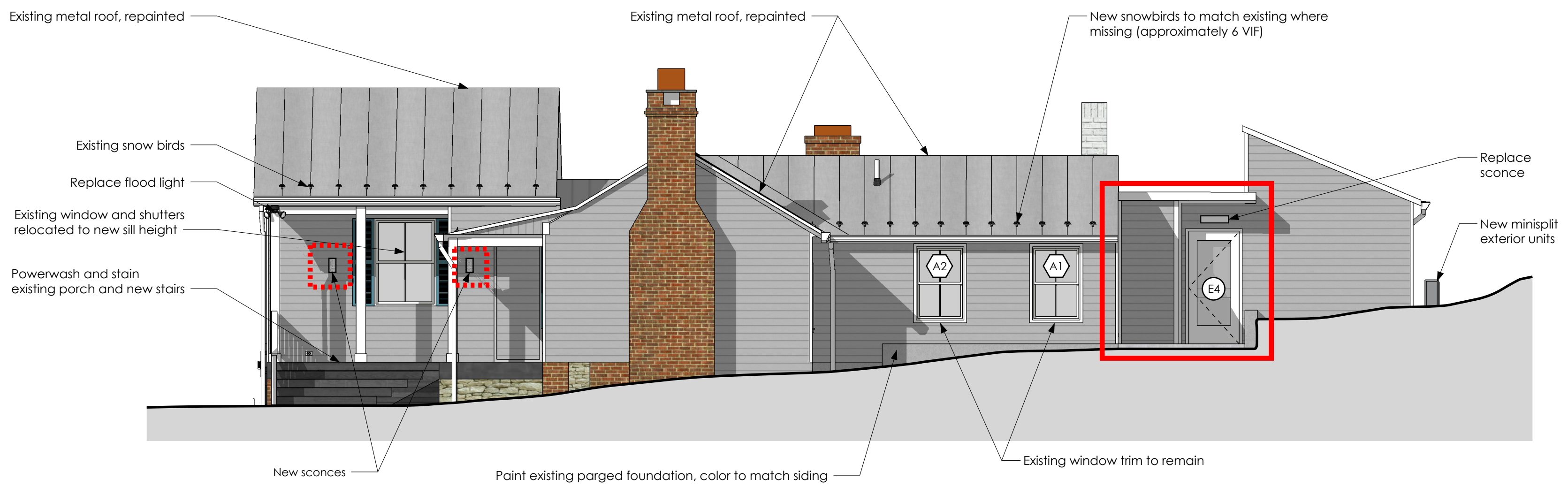


A1.7 Roof Plan

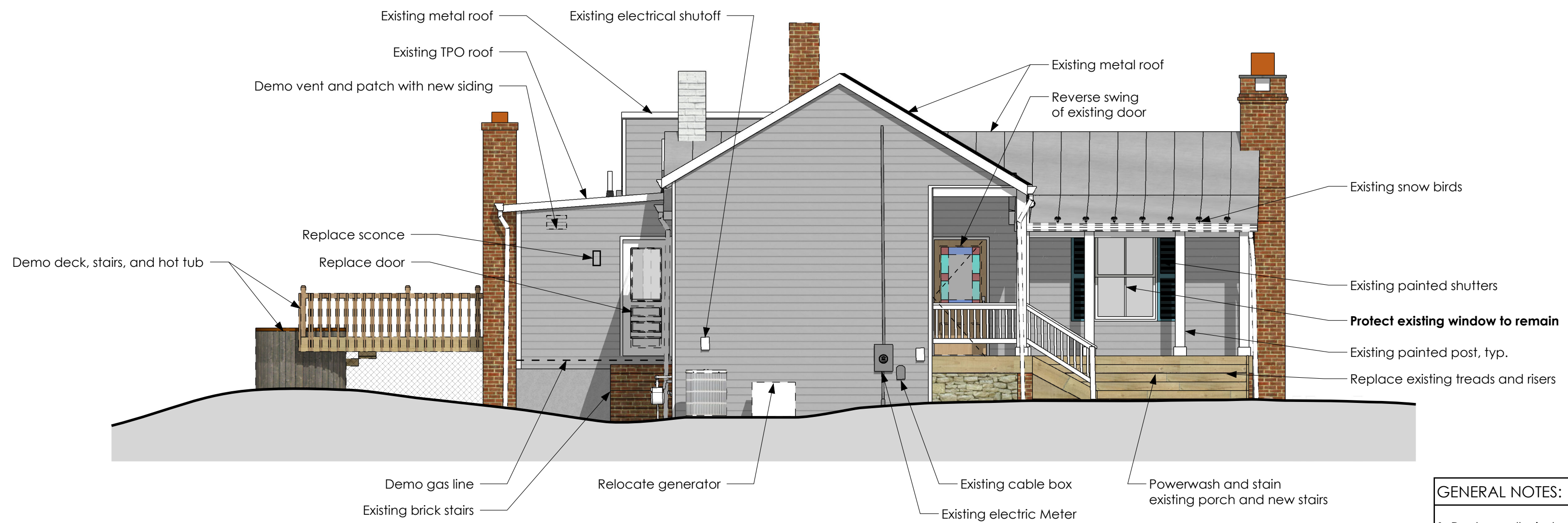


1 North Elevation - Existing
 3/16" = 1' 0"

- GENERAL NOTES:**
1. Replace all windows and exterior doors unless otherwise noted
 2. Replace all gutters and downspouts in existing locations
 3. During demo, investigate siding and exterior trim - replace to match existing where damaged/rotted
 4. Paint all siding, trim, and parged foundation walls, any unpainted brick or stone to remain unpainted

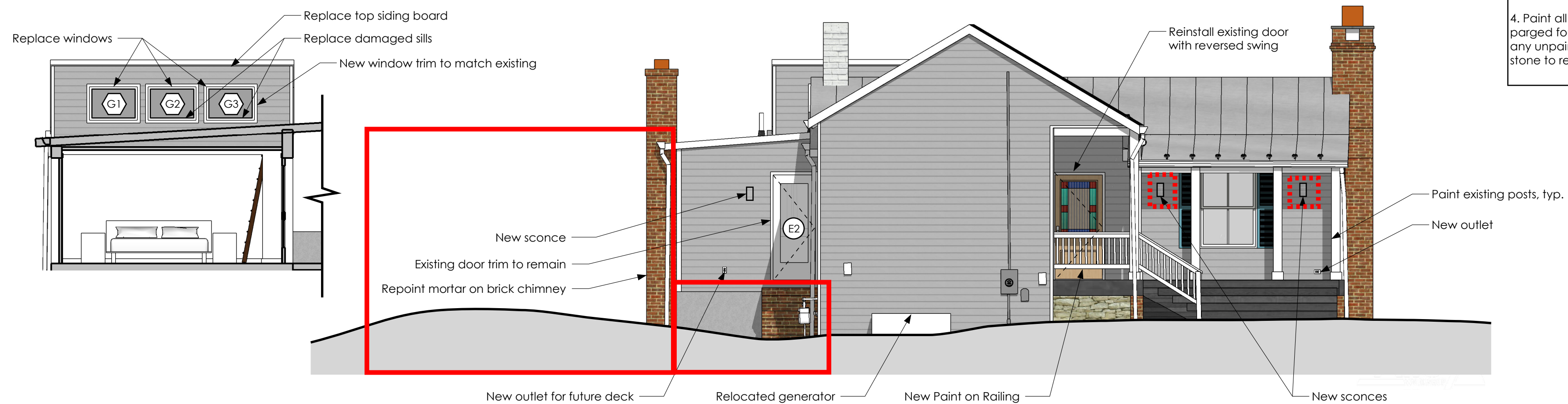


2 North Elevation - Proposed
 3/16" = 1' 0"

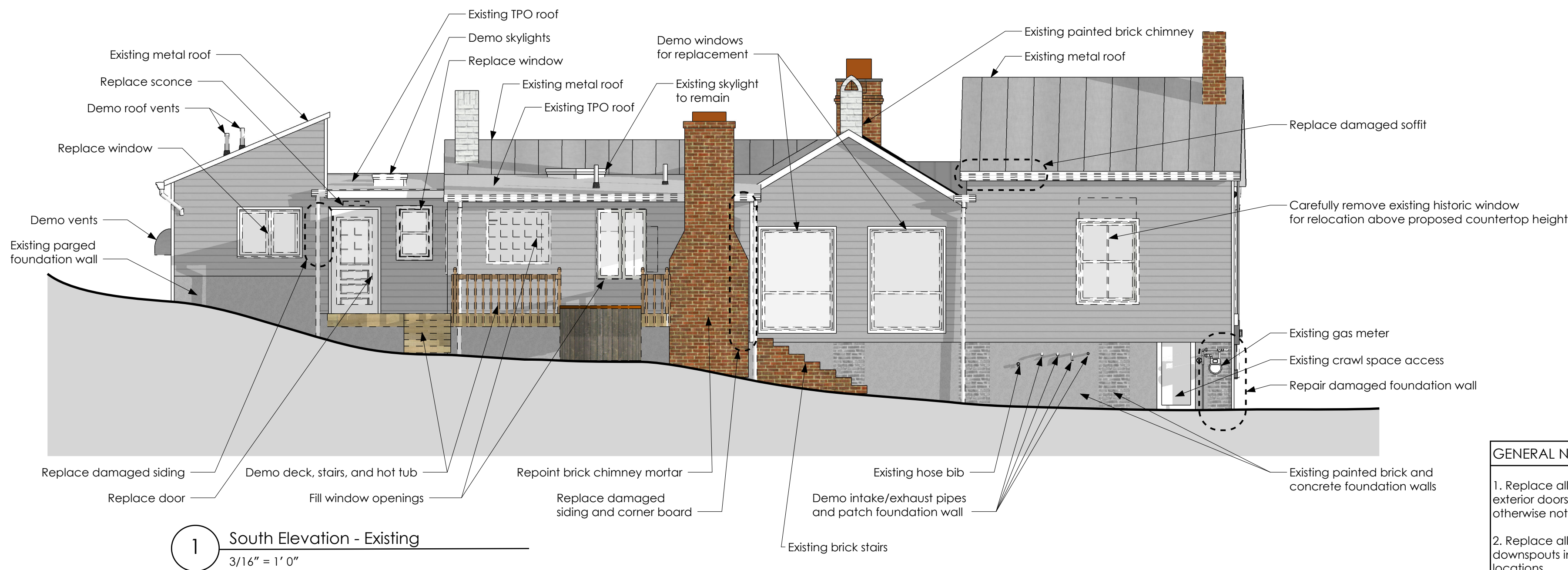


1 East Elevation - Existing
 3/16" = 1' 0"

- GENERAL NOTES:**
1. Replace all windows and exterior doors unless otherwise noted
 2. Replace all gutters and downspouts in existing locations
 3. During demo, investigate siding and exterior trim - replace to match existing where damaged/rotted
 4. Paint all siding, trim, and parged foundation walls, any unpainted brick or stone to remain unpainted

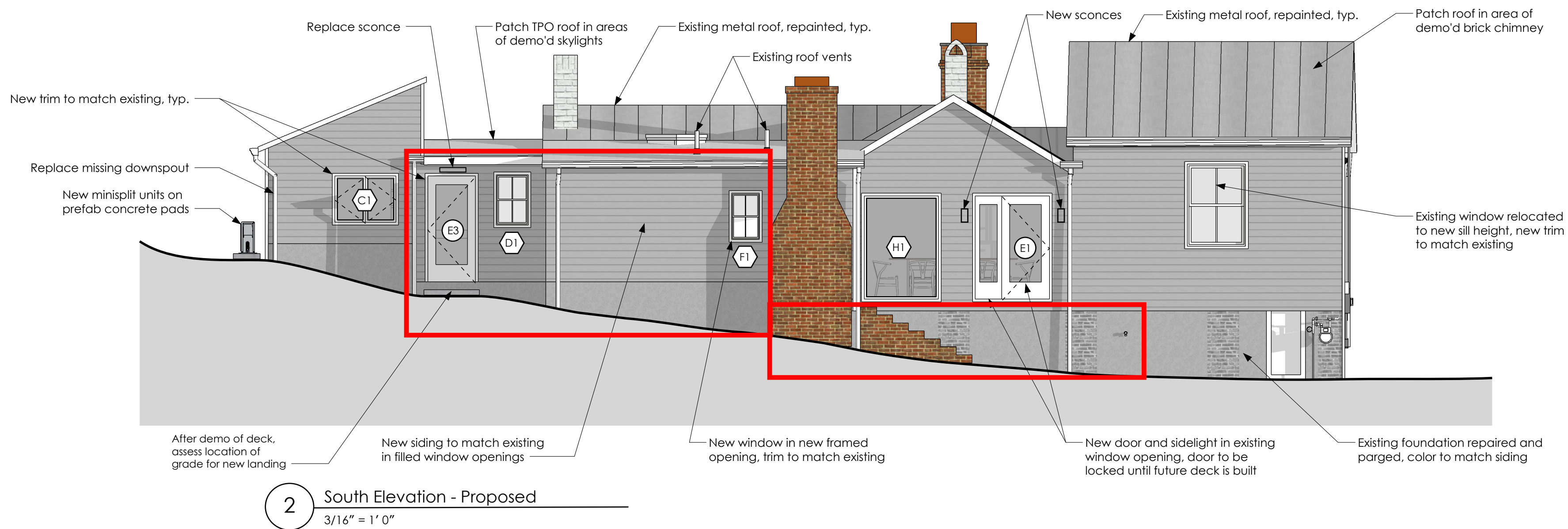


2 East Elevation - Proposed
 3/16" = 1' 0"

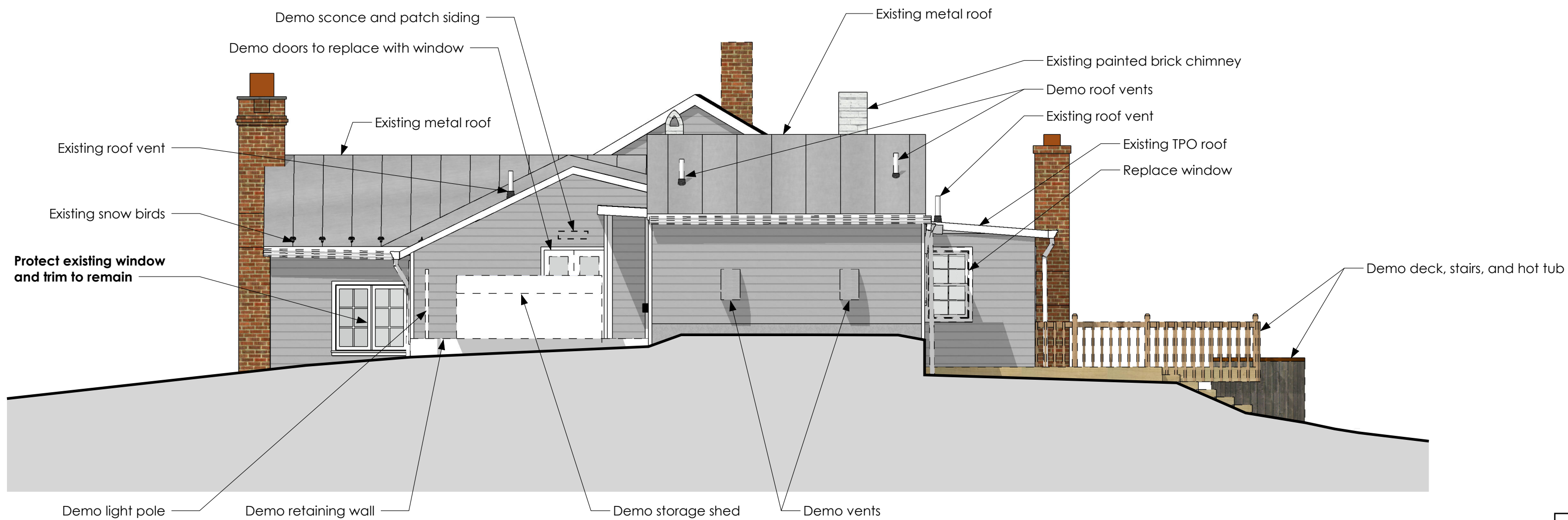


1 South Elevation - Existing
 3/16" = 1' 0"

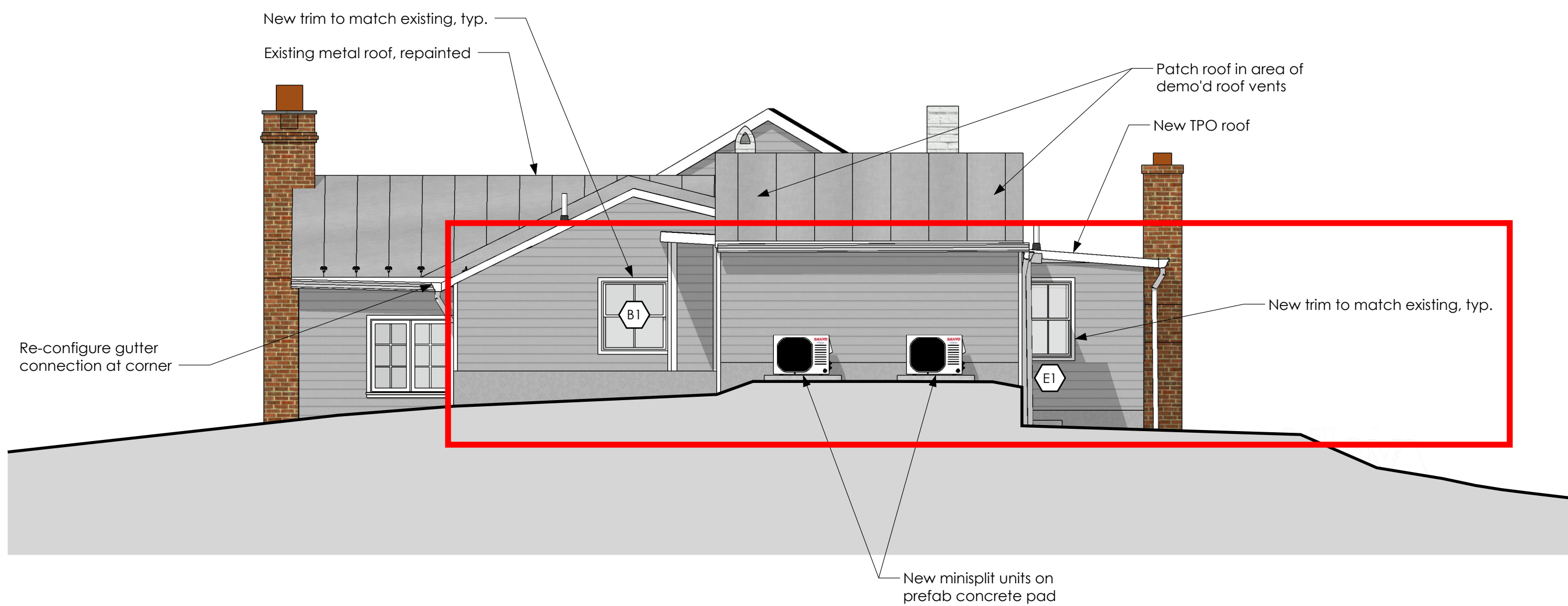
- GENERAL NOTES:**
1. Replace all windows and exterior doors unless otherwise noted
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 3. During demo, investigate siding and exterior trim - replace to match existing where damaged/rotted
 4. Paint all siding, trim, and parged foundation walls, any unpainted brick or stone to remain unpainted



2 South Elevation - Proposed
 3/16" = 1' 0"



1 West Elevation - Existing
 3/16" = 1' 0"



2 West Elevation - Proposed
 3/16" = 1' 0"

- GENERAL NOTES:**
1. Replace all windows and exterior doors unless otherwise noted
 2. Replace all gutters and downspouts in existing locations
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 4. Paint all siding, trim, and parged foundation walls, any unpainted brick or stone to remain unpainted