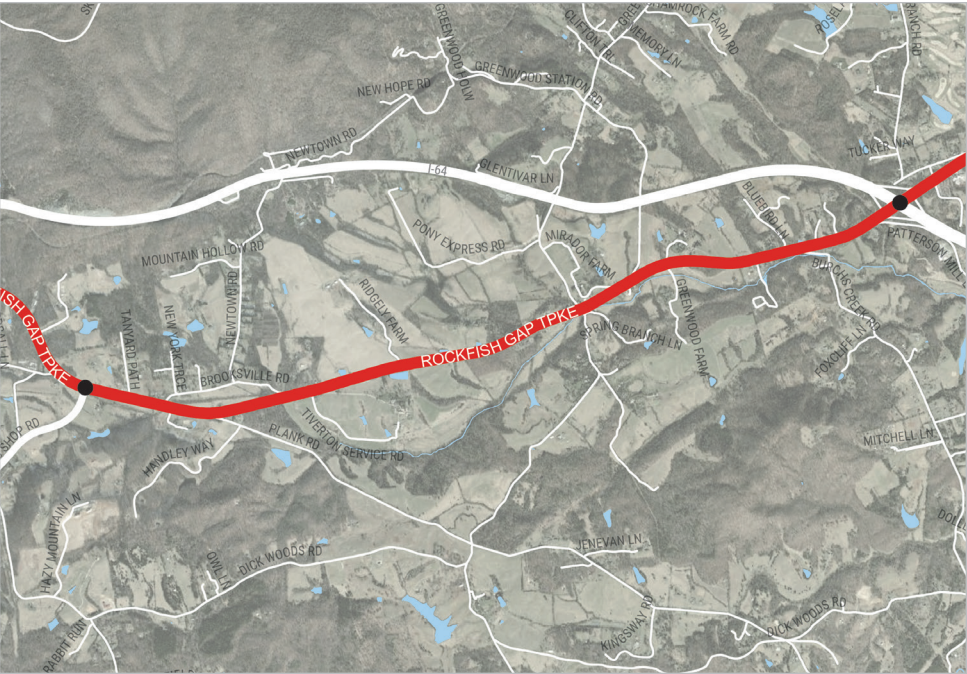
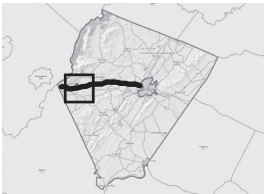


Entrance Corridor: Route 250 West: Greenwood

Between Rt. 151 (Critzers Shop Rd.) to the west and the I-64 Interchange (Exit 107) to the east



LENGTH: 4.7 MILES

GENERAL CHARACTERISTICS

The character of the Greenwood segment is that of a well-preserved rural landscape. Rolling fields, forests, farms, historic estates, and panoramic mountain vistas are highlights of the segment. Fields are bounded by 3- and 4-board fences. Several historic estates and a few religious buildings enjoy deep setbacks from the street and often occupy elevated sites. The simple forms of agricultural buildings are grouped on working farms, and a rhythm of wooded borders giving way to expansive views develops along the narrow corridor. Single family detached residences are present but have little to no visual impact on the road. Commercial development is also limited, predates the establishment of the EC, and is concentrated along the approach to the interstate interchange at Crozet, but retains a small scale and a connection to the agricultural traditions of the region.

STRUCTURES

- Form: High-style historic estates are prime examples of the American Country House Movement. Farm buildings have simple forms and pitched roofs.
- Scale: Some buildings have large footprints, but most buildings have deep setbacks from the road and the expansive landscape is visually dominant.
- Materials: Masonry, wood
- Colors: Red brick, white wood, black fences, weathered farm buildings

PREDOMINANT LANDSCAPE FEATURES

- Narrow road with rhythm of wooded borders alternating with expansive views
- Continuous 3- and 4-board fences mark boundaries; black is most typical color for fences in this segment
- Hedgerows mark some boundaries
- Landscapes are generally large, continuous, rolling pastures with mountain backdrop; buildings are secondary and typically screened

UNIFYING ORDERLY ELEMENTS

- Residential and agricultural buildings generally have deep setbacks from the road
- Views of structures are secondary to landscapes and mountain views
- Fences and grand entrance gates/low walls mark progression
- Natural and informal landscapes predominate

CHARACTERISTICS TO AVOID

- Insufficient screening of parking areas
- Un-relegated storage areas

PRECEDENT IMAGES



Rockfish Gap Tpke
Remarkably intact landscape, 3- and 4-board fences mark pasture borders, panoramic mountain views



140 Ridgely Farm
Prominent gated entrance with painted stone walls and allee of trees leads to Ridgely, a sprawling Colonial Revival style Country House constructed c. 1910. The house is not visible; the landscape is dominant.



7600 Rockfish Gap Tpke, Emmanuel Episcopal Church
A historic, red brick, picturesque church rebuilt 1911-14 in the Colonial Revival style, sublimated within landscape

Entrance Corridor: Route 250 West: Greenwood

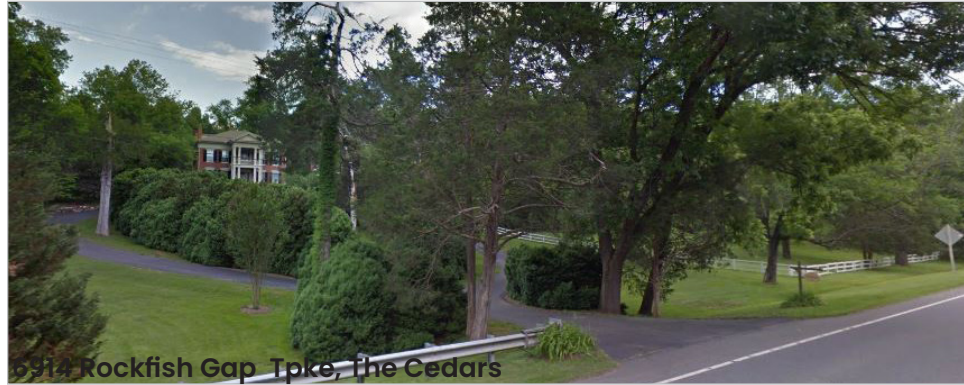
Between Rt. 151 (Critzers Shop Rd.) to the west and the I-64 Interchange (Exit 107) to the east

PRECEDENT IMAGES



Rockfish Gap Tpke

Representative 3- and 4-board fencing and development screened by pasture and wooded landscape.



6914 Rockfish Gap Tpke, The Cedars

Principal Cedars dwellings represent the Greek Revival style, with the main dwelling perched on a rise, deeply set in the landscape



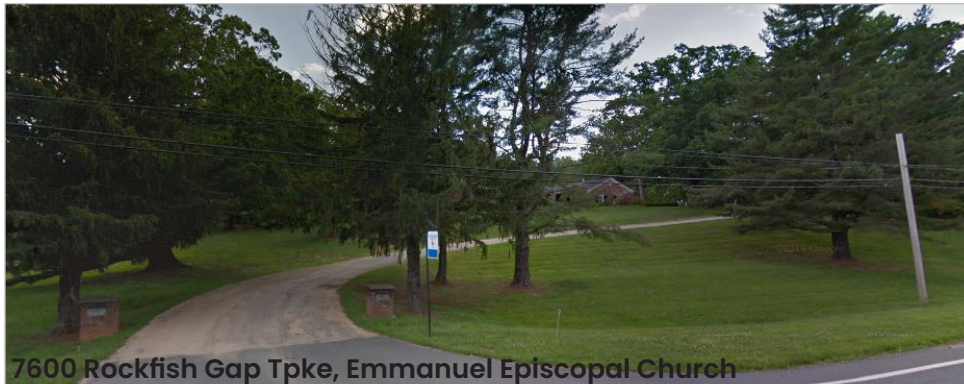
6701 Rockfish Gap Tpke, Greenwood Gourmet Grocery

Simple gable forms reminiscent of barn roofs, porches invite human occupancy, dark color palette and recessive materials help blend into landscape; site layout predates ECDG (parking isn't relegated).



Rockfish Gap Tpke

Wood-lined portions of road open up to expansive rolling pastures and distant mountain hillsides.



7600 Rockfish Gap Tpke, Emmanuel Episcopal Church

A historic, red brick, picturesque church rebuilt 1911-14 in the Colonial Revival style, sublimated within landscape



6767 Rockfish Gap Tpke, Village Market

Traditional mid-20th century roadside stand, a collection of small agrarian vernacular buildings with diminutive scale



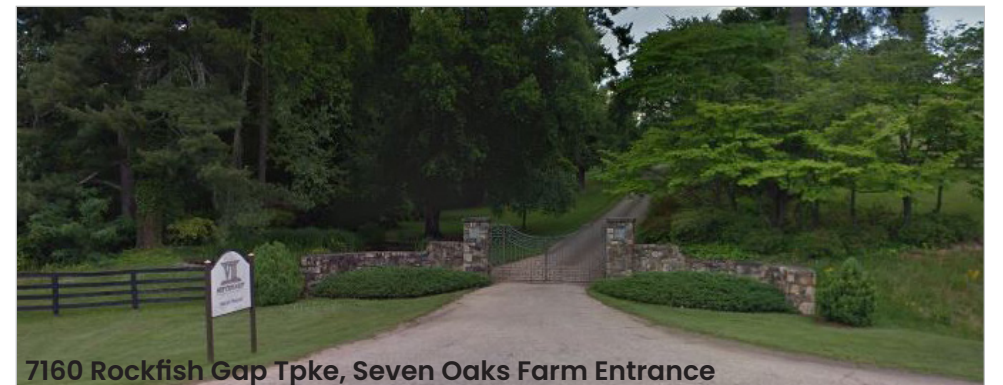
7760 Rockfish Gap Tpke

Entrance to Ramsay, a Country House built in 1900 and renovated in the Colonial revival style c. 1936. Buildings have deep setback. Landscape is visually dominant.



7300 Rockfish Gap Tpke

Mirador Farm Entrance. Principal Mirador dwellings represent the Greek Revival style and the barn complex is a prime example of the agricultural development of the region.



7160 Rockfish Gap Tpke, Seven Oaks Farm Entrance