

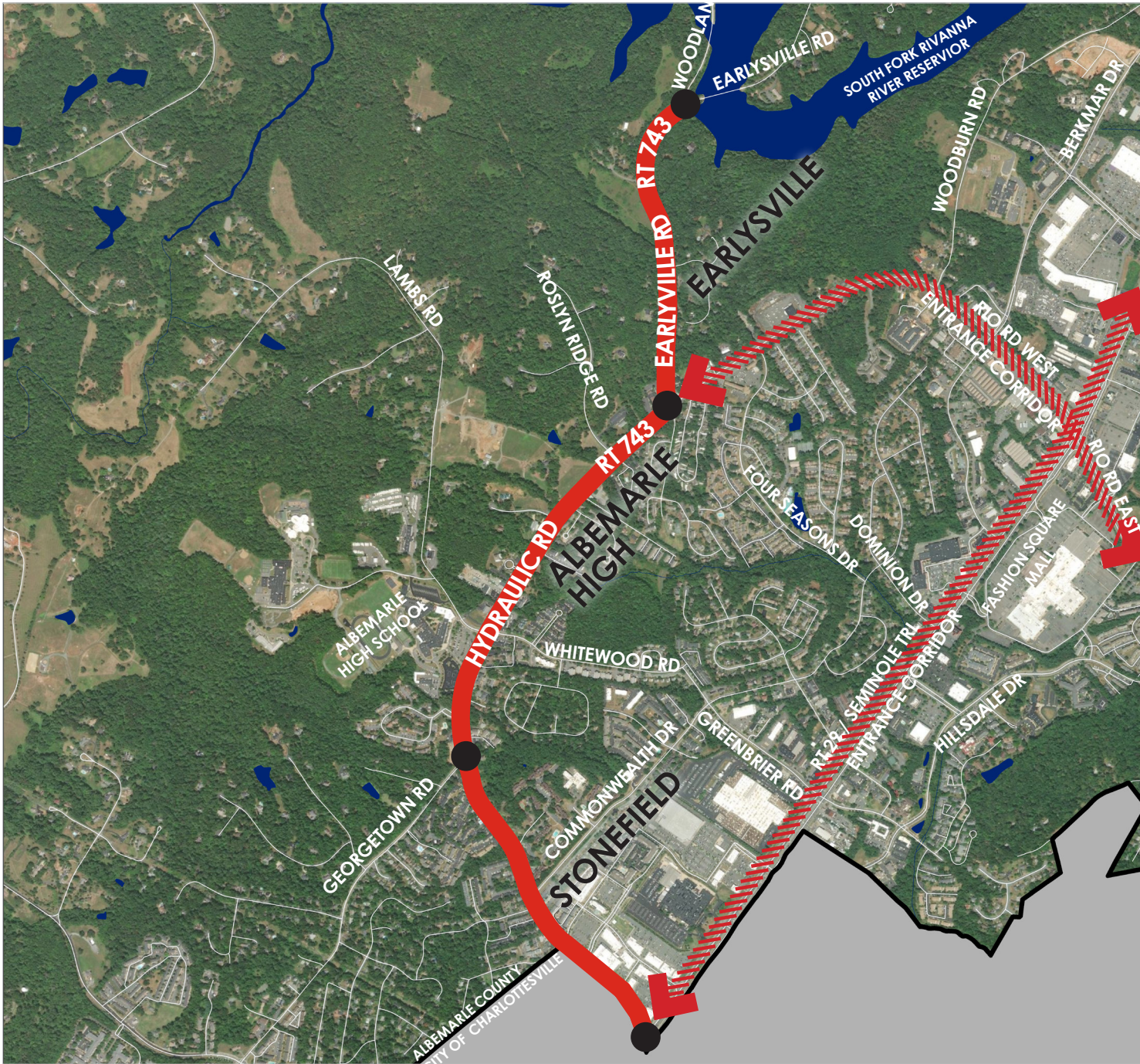
Entrance Corridor // Route 743 (Earlysville Rd. and Hydraulic Rd.)

From Woodlands Rd. to Rt. 29

DRAFT



Last updated: 12.21.2022



LENGTH: 2.5 MILES

HISTORY

The place name "Hydraulic" refers to the mills and settlement that grew up at the point where Ivy Creek meets the Rivanna River. The Hydraulic Mills was established in 1818 and operated through the late 1800s. By the 1850s, the location became the head of navigation for the Rivanna in Albemarle, and by the 1880s the Mills acted as a commercial and social center for nearby African American neighborhoods. By the early 1890s there were nearly 60 African American landowners in the area in the neighborhoods of Georgetown, Webbland, Hydraulic, Union Ridge, Allentown and Cartersburg. At the center of the Union Ridge community was the Union Ridge Baptist Church, still standing today at 2980 Hydraulic Rd. The Georgetown, Webbland, and Hydraulic communities are acknowledged today in local street names.

The Nine Mile Circuit Road that appears on the 1907 Massie Map of Albemarle County approximates the route of today's Rio Rd. West and Hydraulic Rd. Rt. 743 was designated an Entrance Corridor in 1990.

**Portions of this history were based on the following sources: Ivy Creek Foundation. "Hydraulic Mills/Union Ridge Communities" and "History Submerged." Ivy Creek Foundation, April 2021; and Albemarle County Historic Preservation Committee. "Rio Mills and Cartersburg: Forgotten Stories of the Rivanna." County of Albemarle, May 2018.*

GENERAL CHARACTERISTICS OF PROGRESSION

The Rt. 743 corridor consists of Hydraulic Rd. and the southernmost portion of Earlysville Rd. Travelers on this corridor experience a wide variety of building types, uses, forms and scales as the road transitions from rural to urban settings, with many developments predating the EC designation. The northern leg has a rural wooded character; the southern end has a suburban commercial and higher density residential character; and the connecting segment is transitional, displaying both urban and rural qualities with primary structures located close to the right-of-way. Frontage conditions vary, with typically wooded frontages giving way to landscaped frontages, which then open into paved parking lots near the intersection with Rt. 29 (Seminole Trl.).

ZONING & LAND USE

Parcels along the northern leg of this corridor, and most of the parcels on the western side of the corridor, are zoned Rural Areas. This results in heavily wooded frontages along Earlysville Rd. and some wooded backdrops for developed properties. The parcels on the eastern side of the Hydraulic Rd. segment are mostly a mix of residential zoning, with commercial zoning concentrated at the Rt. 29, Commonwealth, Georgetown, and Whitewood intersections. East of Georgetown, the residential mix is found on both the north and south sides of Hydraulic.

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Entrance Corridor // Route 743 // Earlysville

Between Woodlands Rd. to the north and Hydraulic Rd. to the south



LENGTH: 0.7 MILES

GENERAL CHARACTERISTICS

This northernmost segment of the Rt. 743 corridor is a narrow, 2-lane, curving road with a rural character. Rolling terrain with wooded and sloped frontages is typical, with minimal intrusions by residential driveways and subdivision entrances. Single family residences have deep setbacks and minimal visibility from the street.

STRUCTURES – PREDOMINANT FEATURES

- Form: Glimpses of simple, small-scale rectangular forms with gabled roofs
- Scale: 1-2 stories
- Materials: Wood, masonry
- Colors: Muted colors blend with wooded surroundings

LANDSCAPE – PREDOMINANT FEATURES / ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Heavily wooded frontages
- Minimal driveway width maximizes forest or landscaping at entrances

CHARACTERISTICS TO AVOID

- Wide entrances
- Un-wooded frontages

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Entrance Corridor // Route 743 // Earlysville

Between Woodlands Rd. to the north and Hydraulic Rd. to the south

PRECEDENT IMAGES



Vicinity of 1780 Earlysville Rd.

Berms and wooded lots establish a “country road” character for this narrow, 2-lane segment of the corridor.



1780 Earlysville Rd.

The Ivy Creek Natural Area entrance maintains the character of the roadway with vegetated berms, mature trees, and a minimal sign design that uses materials and colors that are compatible with the surroundings.



1745–1747 Earlysville Rd.

Residential driveways maintain the character of the corridor with minimal width and wooded and landscaped entrances.



Intersection of Earlysville Rd. and Squirrel Path

Low-level landscaping helps integrate a freestanding subdivision sign into the streetscape.



Intersection of Earlysville Rd. and Rio Rd. West (Looking North)

Development at the intersection of Earlysville Rd. with Rio West/Hydraulic Rd. introduces the range of uses, building scales and styles found along the Hydraulic and Rio West corridors.

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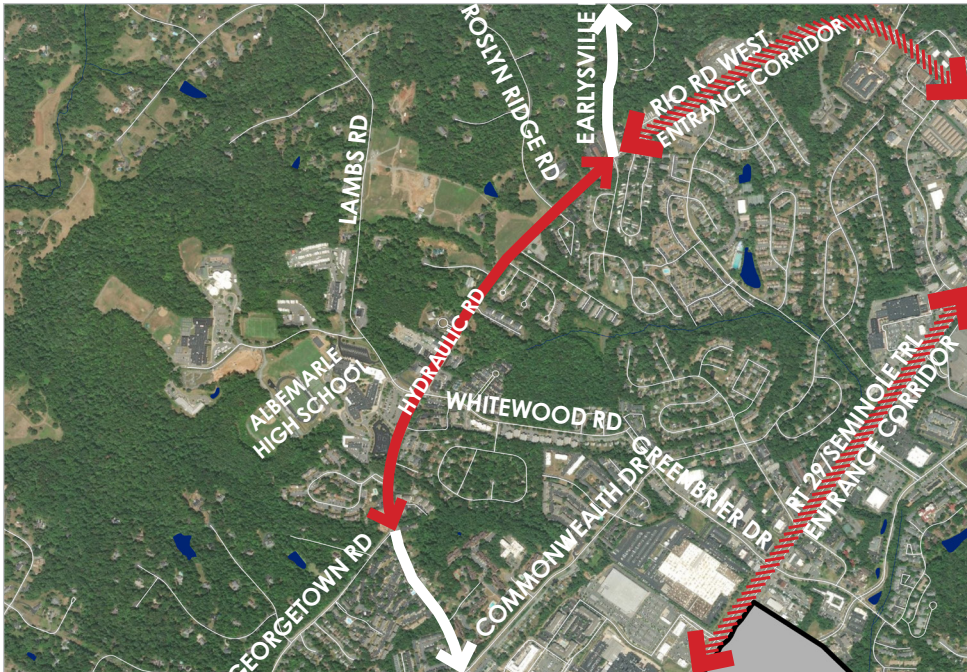
Entrance Corridor // Route 743 // Albemarle High

Between Earlysville Rd. to the east and Georgetown Rd. to the west

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Last updated: 12.21.2022



LENGTH: 1.0 MILES

GENERAL CHARACTERISTICS

This segment of the Rt. 743 corridor has a suburban character with a mix of commercial, residential, and institutional uses, many with generous setbacks from the open, 4-lane road. The Albemarle High School campus is most prominent along this segment, set below the elevation of the street with dramatic mountain views rising beyond. On the opposite side of the street, a mix of residential and commercial office developments rise above landscaped berms.

Predominant uses include religious gathering places and a variety of residential dwelling units in a mix of vernacular and contemporary styles. Along the east side of Hydraulic Rd., properties demonstrate a generally rural character with open landscapes and wooded areas, while developments on the west are typically more visible, with narrower setbacks, landscaped frontages, and sidewalks.

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple, compound, irregular, massed; gabled, hipped and flat roofs
- Scale: 1-4 stories
- Materials: Wood, masonry, metal
- Colors: Muted

LANDSCAPE – PREDOMINANT FEATURES

- Mix of woodland, specimen trees, orchards, lawns and shade trees, open fields
- Some board fences, low stone walls and masonry retaining walls

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Planted frontages
- Convenient pedestrian connections

CHARACTERISTICS TO AVOID

- Lack of sidewalks
- Chain link fence
- Blank walls visible from the EC street
- Blocked mountain views

Entrance Corridor // Route 743 // Albemarle High

Between Earlysville Rd. to the east and Georgetown Rd. to the west

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PRECEDENT IMAGES



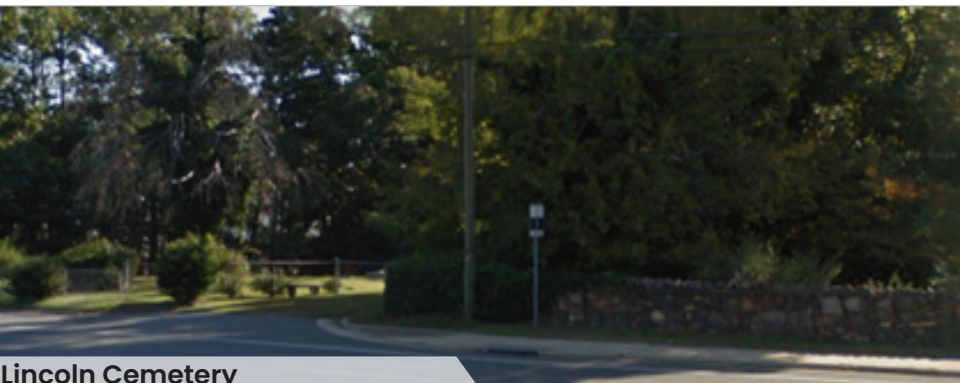
2980 Hydraulic Rd., Union Ridge Baptist Church

The Union Ridge Baptist Church, constructed ca. 1870, formed the heart of the historic communities of Georgetown, Webbland, Hydraulic, Union Ridge, Allentown and Cartersburg. Its gabled body, pyramidal-roofed bell tower, and pedimented side windows are typical details of the period. This structure demonstrates how visible and unique forms can also be harmonious with the general character of the area.



Vicinity of Birnam Dr.

A wood fence supplemented with heavy landscaping screens a residential development from the corridor.



Lincoln Cemetery

The low stone wall that borders the Lincoln cemetery is consistent with historic forms. The utilitarian character of chain link fence is not considered appropriate for the Entrance Corridors.



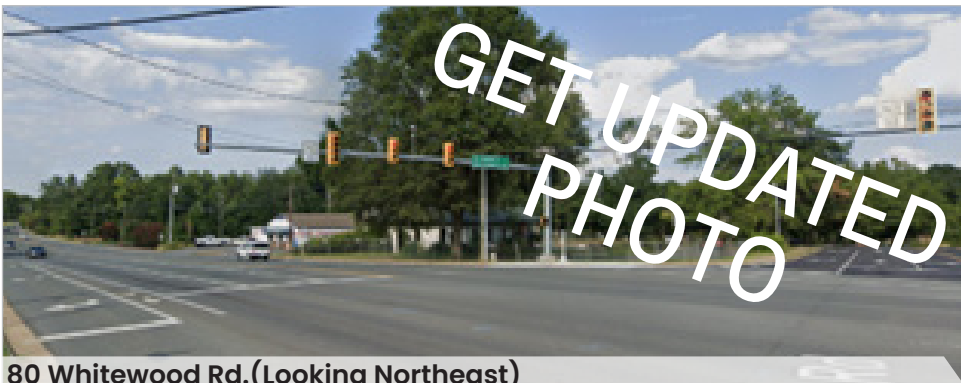
2964 Hydraulic Rd.

Mature trees shade a red brick office building and low-level plantings help transition to a grassy lawn.



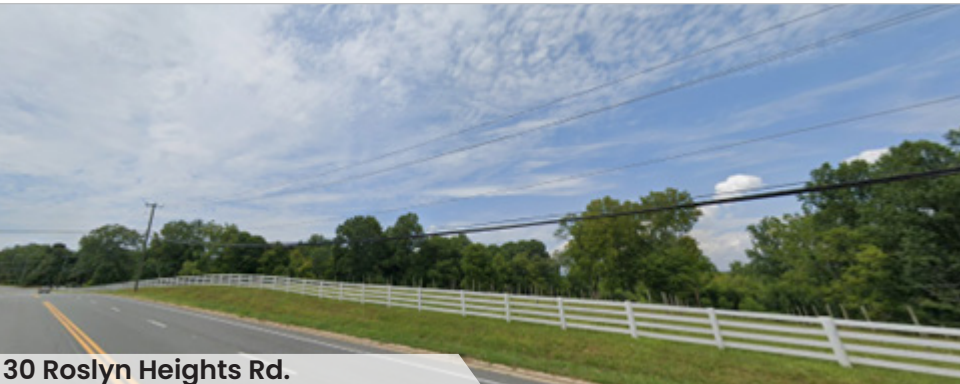
Intersection of Woodgate Ct.

Three-board fencing adds a traditional appearance to an entrance drive.



80 Whitewood Rd.(Looking Northeast)

The rhythms established by alternating materials and building forms contribute the contemporary style of this building while establishing consistency with the ECDG.



30 Roslyn Heights Rd.

A four-board fence is a traditional design for a recent vineyard.



1618 Earlysville Rd.

Some developments that predate the ECDG do not display the detailing to relieve blank walls that is required of later developments.



2775 Hydraulic Rd.

Distant views of the mountains remain available beyond the sprawling campus.

Entrance Corridor // Route 743 // Stonefield

Between Georgetown Rd. to the west and Rt. 29 (Seminole Trl.) to the east

DRAFT



Last updated: 12.21.2022



LENGTH: 0.8 MILES

GENERAL CHARACTERISTICS

Rt. 743 through the Stonefield segment is a vehicular-oriented, open road. It has a suburban character and a mix of uses and building types, including small-scale commercial buildings, shopping centers, strip malls and big box stores, and single-family detached residences, attached townhouses, and apartment buildings. Most properties have some landscaping visible from the street. Single-family residences have lawns with shade trees and/or shrubs; others have trees at the street edge, though not always in consistent rows.

Styles are minimal traditional with more mature vegetation at the Georgetown end of the segment. Contemporary architectural styles and younger vegetation are found towards Rt. 29.

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple rectangular and linear building forms; gabled and hipped roofs
- Scale: Small to large; 1-4 stories
- Materials: Wood, masonry, metal
- Colors: Muted; red brick; shades of tan and gray; white and off-white trim

LANDSCAPE – PREDOMINANT FEATURES

- Shade trees along the street
- Low-level planting supplements trees

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Sidewalks and street trees
- Continuity of building materials

CHARACTERISTICS TO AVOID

- Parking areas without landscape buffers
- Undivided building mass

Entrance Corridor // Route 743 // Stonefield

Between Georgetown Rd. to the west and Rt. 29 (Seminole Trl.) to the east

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PRECEDENT IMAGES



2500 block of Hydraulic Rd., Turtle Creek Apartments

This contemporary apartment design uses red brick to establish a tie to local historic architecture. Mature frontage trees help reduce the impacts of scale and mass.



1901-2005 Commonwealth Dr.

A distant mountain view is available at the Commonwealth Dr. intersection, above and beyond Stone Ridge Shopping Center.



2094-2116 Kober Way, Stonefield Townhomes

These townhomes use traditional materials and building elements in a contemporary design. The level of detail and finish is appropriate for a building fronting the corridor.



1954 Swanson Dr., Regal Cinema

Forms, materials, colors, architectural details, and landscaping combine to relieve the mass and blankness of this building.



2025 Bond Street, Trader Joe's

The materials of this contemporary monument sign recall local traditions and coordinate with nearby architecture. The form of the sign responds to the geometry of the intersection.



2025 Bond Street, Trader Joe's

Grading, varied landscaping, and siting are used effectively to minimize visual impacts of a parking lot. Building forms, materials, colors and details modulate mass and blankness.