



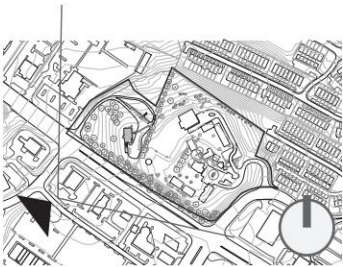
MOUNTAINTOP MONTESSORI MIDDLE SCHOOL - ADDITION + RENOVATION

ARB SUBMISSION FOR CERTIFICATE OF APPROPRIATENESS

OCTOBER 16 2023

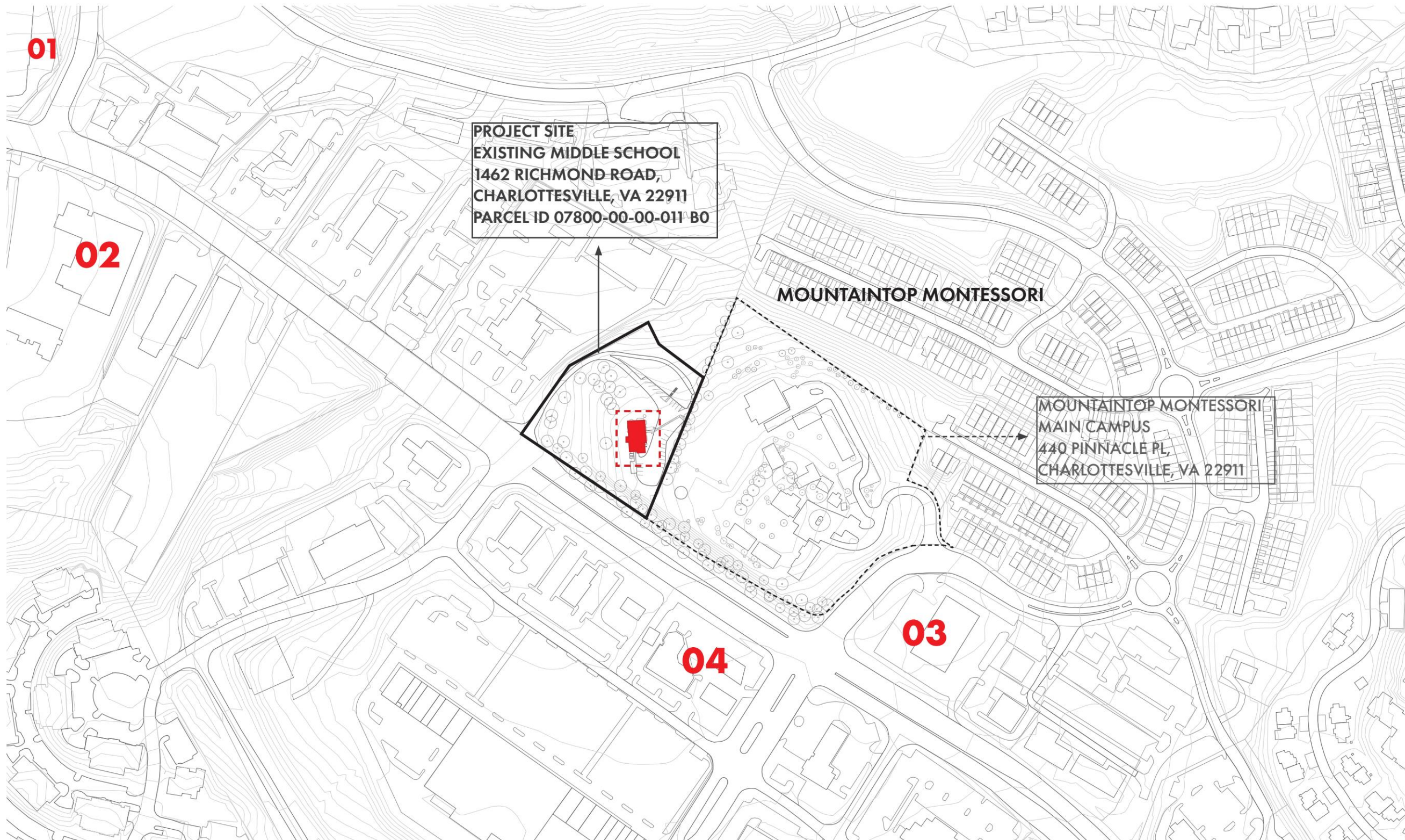
MOUNTAINTOP MONTESSORI (MMS)
MAIN CAMPUS
440 PINNACLE PL, CHARLOTTESVILLE,
VA 22911

PROJECT: RENOVATION OF
MMS MIDDLE SCHOOL
1462 RICHMOND ROAD,
CHARLOTTESVILLE, VA 22911



AERIAL VIEW - EXISTING

MOUNTAINTOP MONTESSORI - MIDDLE SCHOOL
APPLICATION FOR ARB CERTIFICATE OF APPROPRIATENESS
OCTOBER 16 2023



SITE CONTEXT - EXISTING

MOUNTAIN TOP MONTESSORI - MIDDLE SCHOOL
APPLICATION FOR ARB CERTIFICATE OF APPROPRIATENESS
OCTOBER 16 2023

This Project combines a new 2500 SF addition with a renovation of the Mountaintop Montessori Middle School (MMMS) building at 1462 Richmond Road (parcel 07800-00-00-011B0).

Adjacent to Mountaintop Montessori’s main campus (at 440 Pinnacle Place), this property was purchased in 2008 by Mountaintop Montessori and now serves as the center for 7th and 8th grade classes. With limited space and an old interior (not changed since its American Legion days), this project will transform the building into an up-to-date educational facility with increased floor area required for the Middle School’s proper function.

The architectural design intent for MMMS is the creation of a modern school space while also maintaining respect for the existing building and site. Mountaintop students are fortunate to have a beautiful campus. Situated atop a portion of a well-preserved forested hillside, this property retains some of the original character of Pantops Mountain - prior to the recent development along the EC. And high above Richmond Road, the Middle School looks out to stunning views and appears as a kind of natural oasis amidst the rest of Pantops below. While this project will address many functional needs, the School’s Building Committee has also prioritized a new design that fits within the site’s special context.

Site Background

Dating from the 1940’s, the existing building was originally planned as an events space and through the years has served as a branch for the American Legion as well as more recently a rehearsal space for the Front Porch. The building might easily be interpreted as residential in both scale and feel – and one would characterize its style as a hybrid, semi-traditional colonial cape. While the floor plan is rectangular and oriented in a north-south direction, the exterior massing is expressed as T-shaped with a south portion of the building mass on an east west orientation. The roof of the main body of the house is 12:12 gable – the material is traditional slate. Functionally, the east face of the house serves as the main entry as it is aligned to the interior drive and oriented toward the rest of Mountaintop campus. However, the west and north sides of the building are the portions visible from the Entry Corridor.

The School - Addressing Plan and Function

Two separate additions are planned for this project: the larger main addition (@2000 SF footprint) springs from the building’s north-west elevation and will provide for a new second classroom as well as numerous surrounding ancillary workspaces;

including a reading room, tutoring space and Seminar Room. In plan, this addition is set at 20 degrees off the main house orientation. This rotation is a direct response to the site: maximizing views and enhancing connection between interior space, building and site. The design incorporates a spatial ‘bridge’ connecting the old house with the new north wing. Inside this ‘bridge’ is a transitional space between classrooms, with a framed view to the west. An exterior deck extends out to the east and provides a dedicated space for outside lunch and classroom. A wood shop and additional storage will be located in the basement below the main floor; which will be a daylit space due to the fall in topography.

The minor addition to the south side (500 SF) of the existing building replaces the footprint of a series of older lean-to structures that are in poor condition and are slated for demolition. This new 1 story minor addition will hold 2 new offices, new bathrooms and additional workspace.

In between the new additions, the existing house will remain well intact: the exterior form, brick siding and slate roofing will remain as-is. However, all windows will be replaced and some new openings created in the east side entry. The old house’s interior will be refinished where required and will undergo a full upgrade of building services.

Envisioning a New School within a Rich History

A major theme in the design process has been discovering a vision of the new building that expresses the school’s wonderful energy and forward-thinking philosophy while simultaneously respecting the existing context. In this way, the new MMMS main addition generates a specific visual relationship to the existing building. While the design’s new gable form relates in shape and scale to the original slate roof, the new addition also forms a new contemporary perspective: A new metal roof will provide a similar color but also unique contemporary counterpoint to the existing. Further, the lower ‘spatial bridge’ between gables provides a needed pause visually separating old and new; but also acts as a tertiary force tying the 2 masses together. Contemporary clean lines of the new additions minimal overhangs reveal a simple but clear geometry that one also sees in the existing house. New oversized windows help emphasize the house’s geometry while also providing greater connection between inside and out. The existing house’s windows will be replaced to match the color and style of the addition. This consistency of new window - together with the removal of the old faux shutters – will help organize the building masses and maintain cohesion between old and new. Ultimately the hope is for a design acting as a representation of the Montessori system itself - a progressive contemporary school that also exists within a long and storied tradition.





In this project Mountaintop Montessori looks to create a building renovation responding to the general guidelines for the Entrance Corridor.

ARB Purpose

A special aspect of this property /building is the way it is inherently aligned with the ARB priority of both 'reflecting the traditional architecture of the area' and 'promoting orderly and attractive development' within the Corridor.

As a forested relic on busy Richmond Road, the property is a special link to Albemarle and Richmond Road's history. A priority of the school is to maintaining the existing pastoral character of its surroundings; which in turn preserves of the historic integrity of site.

As a renovation of the existing house with small additions, the project footprint is minimal and will not require substantial site work. A level of disturbance is estimated to be less than 7,000 sf in total. No new driveway or other topographic manipulation will be planned. In other words, other than the new building additions, the Site will remain relatively untouched.

Compatibility with the Character of the Entrance Corridor

Given the larger commercial development along Richmond Road (see attached examples in this document), the size and scale of this project is smaller than most of its neighbors but serves an important link to the Entrance Corridor's history.

As more residential in scale than the majority of building's on the EC, it is well aligned with the ARB Guidelines.

Form, Shape, Scale, and Material Creating a Cohesive Whole

While the existing building is already residential in scale (@2500 sf), the new project additions are designed to coordinate with the composition of the existing structure; and maintain the existing building forms and scale. The spatial bridge between old house and new main additional was designed with the intention of maintaining the existing scale of the building while increasing building area. The form of the new

addition has an obvious relationship to the house's traditional form while also avoiding a staid mimicry.

With the intention of maintaining a 'Cohesive Whole' between old and new, brick has been selected as the primary siding for the new additions. The school prefers to use a colored brick for durability reasons (as opposed to the existing painted brick) Color and texture will be similar and consistent with the existing house to promote cohesion.

The Design of the new addition also attempts to reinforce existing Form and Scale through a subtle differentiation between the Main floor mass and its base below. Cantilevering the upper mass outward on the north elevation provides a functional shelter for the Shop space below. Formally, from a design standpoint, it creates a differentiation between upper and lower floor that helps break down the scale of the 2 story elevation (exposed on that side due to the dropping elevation.) A slight change in brick texture will also provide a subtle differentiation between levels.

Buildings should relate to their site and surrounding context

We see the new design - with its unobtrusive footprint and new building improvements - as creating a stronger relationship to the site. The new Main Addition's reorientation is a response to the site topography, views and existing drive.

Buildings should have a human scale

This project is ultimately focused on the human scale. One of the advantages of the existing building for the school is its comfortable feel; which is due in large part to its residential scale. The new design is meant to work in tandem with the existing building to maintain the very human scale we've inherited - a special characteristic of the current school the all want to preserve.

Note on Project Visibility

One issue to note is that due to the building's setback, high elevation above Richmond Road and the site's wooded nature, the project is only partially seen from the EC and really only glimpsed as you drive east up the hill on Richmond Road. BRW has provided renderings that eliminate some of the actual vegetation blocking views to the building for clearer ARB comprehension of the structure proposed.

PROJECT NARRATIVE

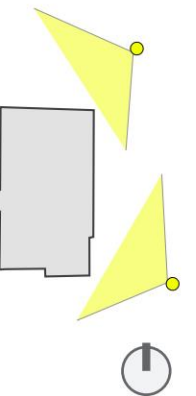
MOUNTAINTOP MONTESSORI - MIDDLE SCHOOL
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OCTOBER 16 2023



VIEW 01



VIEW 02



SITE - EXISTING CONDITIONS

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01 AUDI & PORSCHE



03 WALGREENS

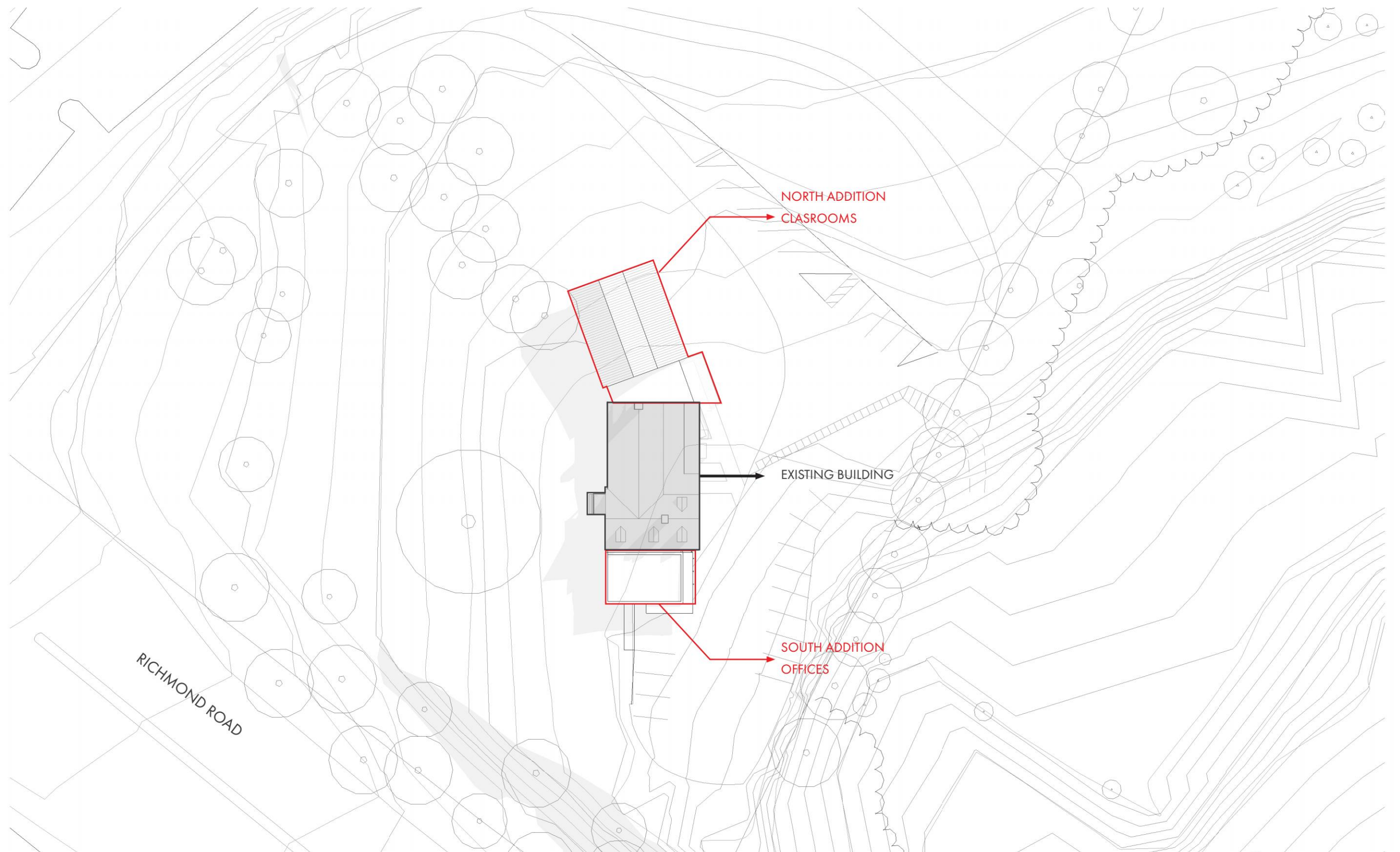


02 TOYOTA



04 MOBILE GAS STATION

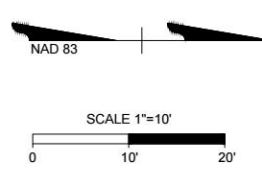
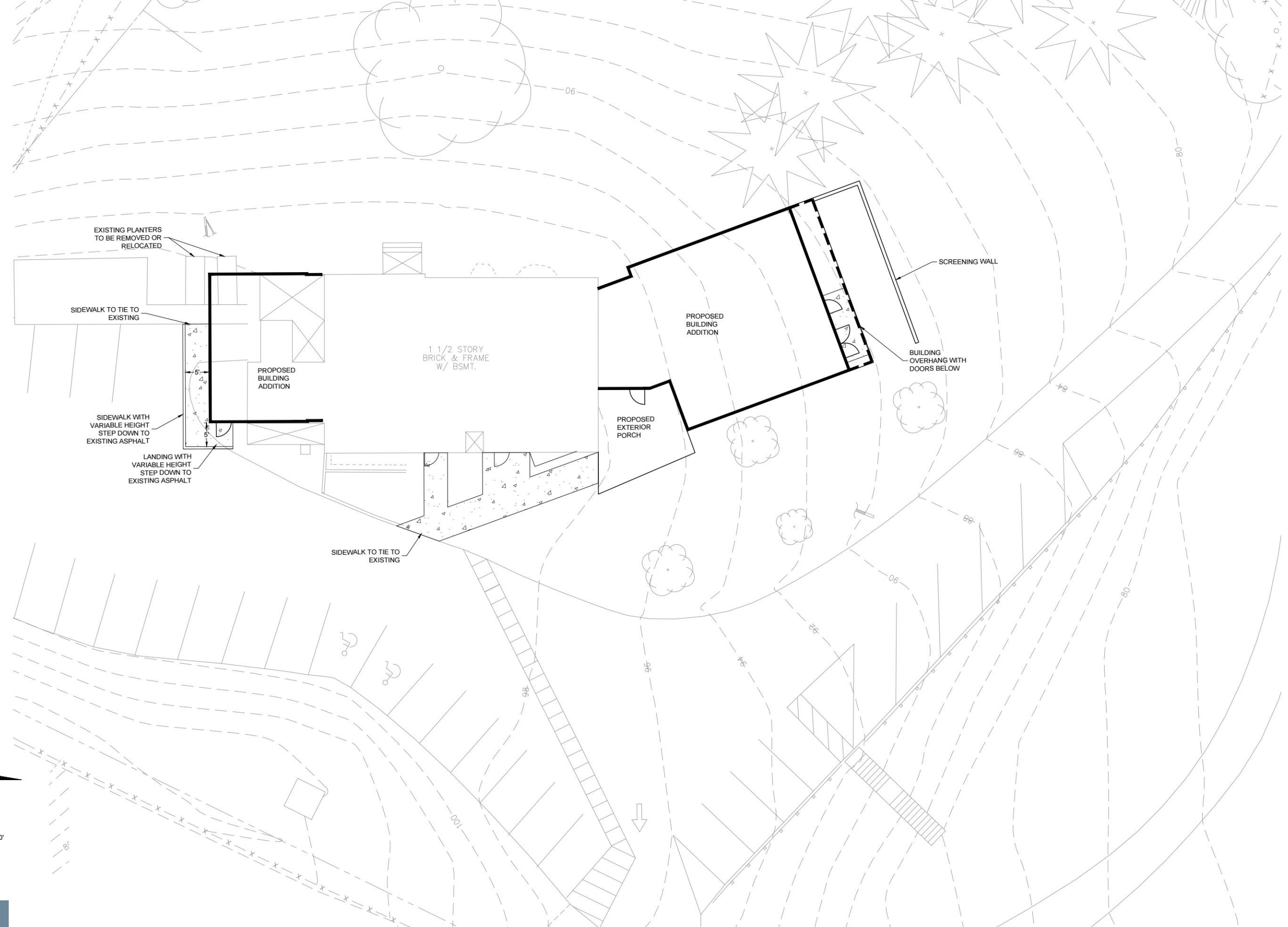
NEW ADDITION + RENOVATION



scale : 1'-0" = 1/40"

SITE DIAGRAM

MOUNTAINTOP MONTESSORI - MIDDLE SCHOOL
 APPLICATION FOR ARB CERTIFICATE OF APPROPRIATENESS
 OCTOBER 16 2023



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22904
TEL 434.295.5624 FAX 434.295.8317 www.brw.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE

DRAWN BY

DESIGNED BY

CHECKED BY

SCALE

08/10/2023

M.AKMAL

J.SHOWALTER

J.SHOWALTER

1"=10'

TIMMONS GROUP

MOUNTAINTOP MONTESSORI MIDDLE SCHOOL

ALBEMARLE COUNTY, VIRGINIA

SCHEMATIC DESIGN SITE LAYOUT

JOB NO.

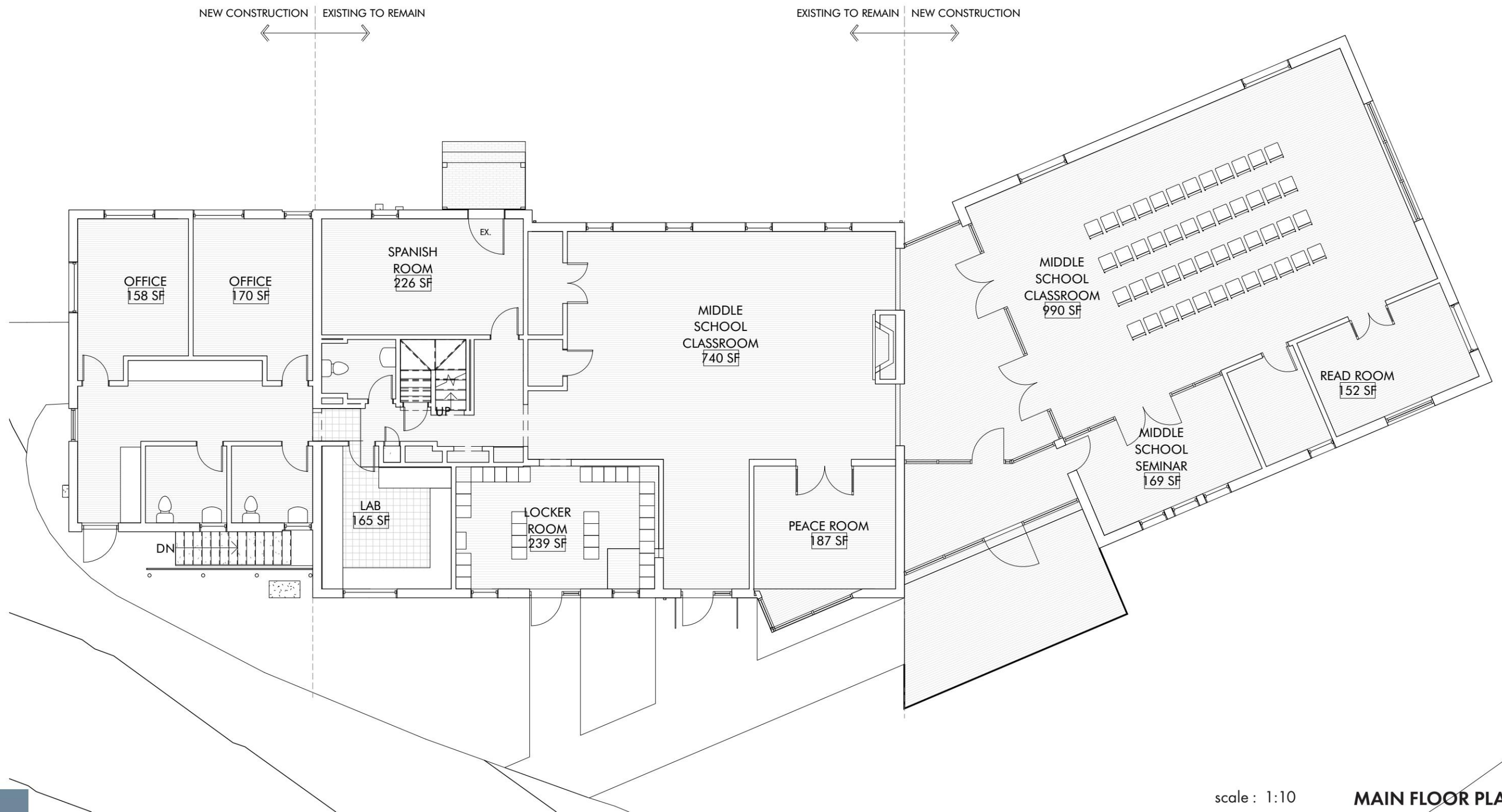
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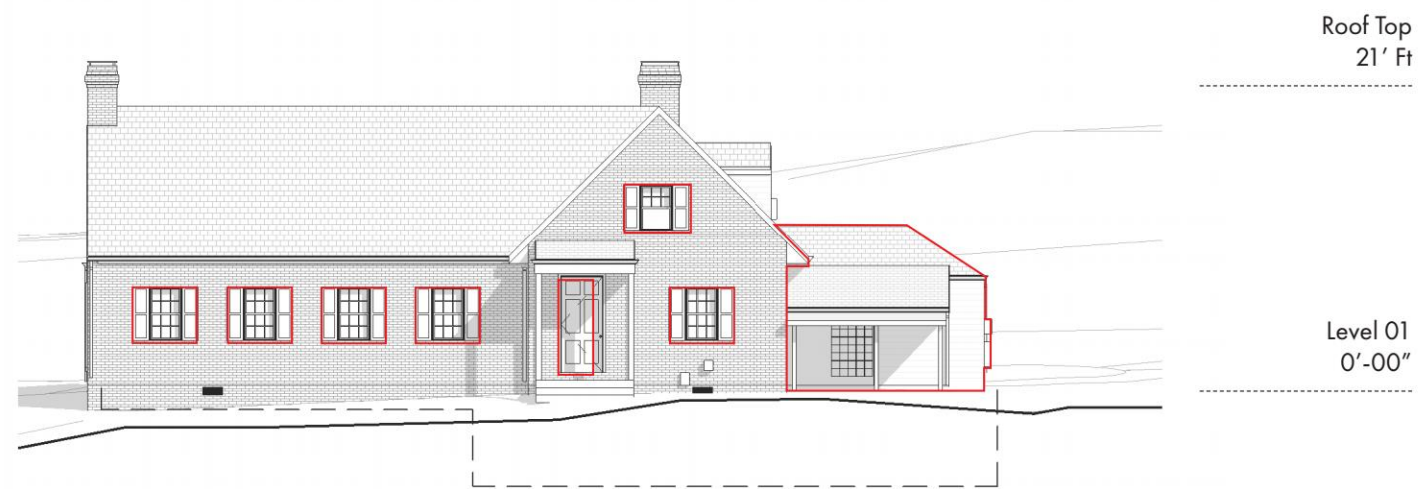
SHEET NO.

C4.0

MOUNTAINTOP MONTESSORI - MIDDLE SCHOOL
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11





EXISTING

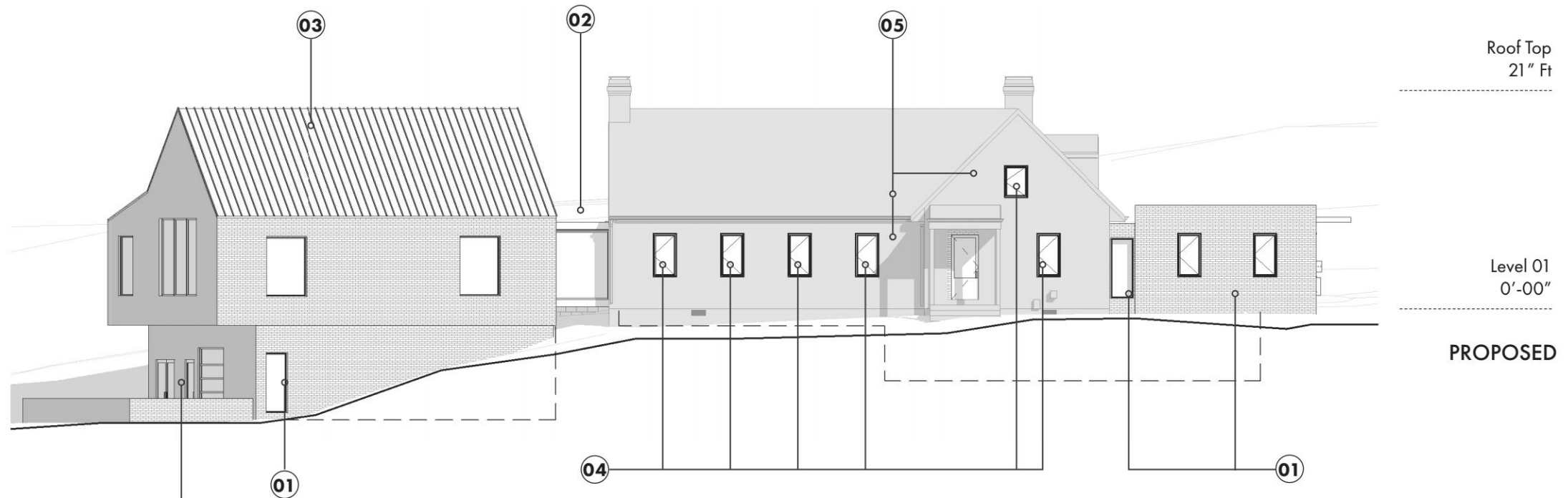
note: red denotes elements to be demolished

ELEVATION NOTES:

1. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%
2. NO MECHANICAL EQUIPMENT WILL BE SEEN FROM E.C.

EXTERIOR FINISH MATERIALS:

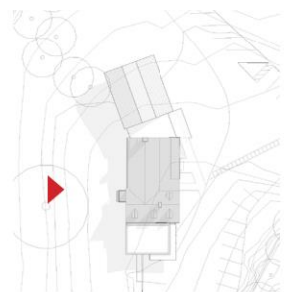
1. NEW BRICK - COLOR WHITE - (TO MATCH EXISTING HOUSE)
2. FLAT ROOF (NOT VISIBLE)
3. STANDING SEAM METAL ROOF
4. NEW WINDOWS
5. EXISTING TO REMAIN



PROPOSED

north elevation visible (in this drawing) due to plan rotation of new addition

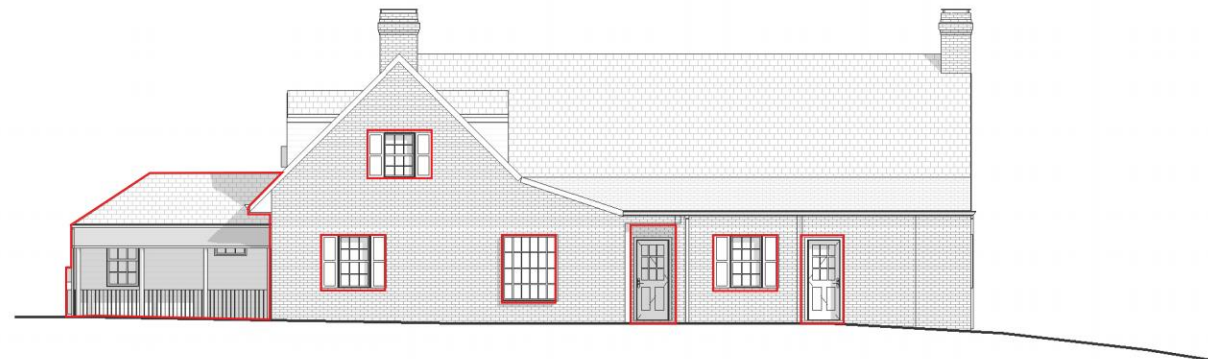
note: west elevation - portions of this elevation seen from EC (due to trees / landscape)



scale : 1/16" = 1'-0"

WEST ELEVATION

MOUNTAINTOP MONTESSORI - MIDDLE SCHOOL
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OCTOBER 16 2023



Roof Top
21' Ft

Level 01
0'-00"

EXISTING

ELEVATION NOTES:

1. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%
2. NO MECHANICAL EQUIPMENT WILL BE SEEN FROM E.C.

EXTERIOR FINISH MATERIALS:

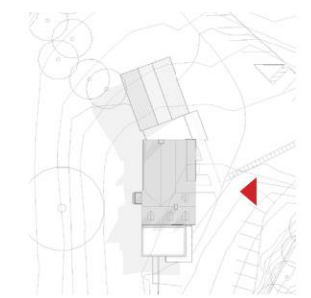
1. BRICK - COLOR WHITE - TO MATCH EXISTING HOUSE
2. FLAT ROOF
3. STANDING SEAM METAL ROOF
4. NEW WINDOWS
5. EXISTING TO REMAIN



Roof Top
21" Ft

Level 01
0'-00"

PROPOSED



scale : 1/16" = 1'-0"

note: east elevation - Not visible from EC

EAST ELEVATION

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ELEVATION NOTES:

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2. NO MECHANICAL EQUIPMENT WILL BE SEEN FROM E.C.

EXTERIOR FINISH MATERIALS:

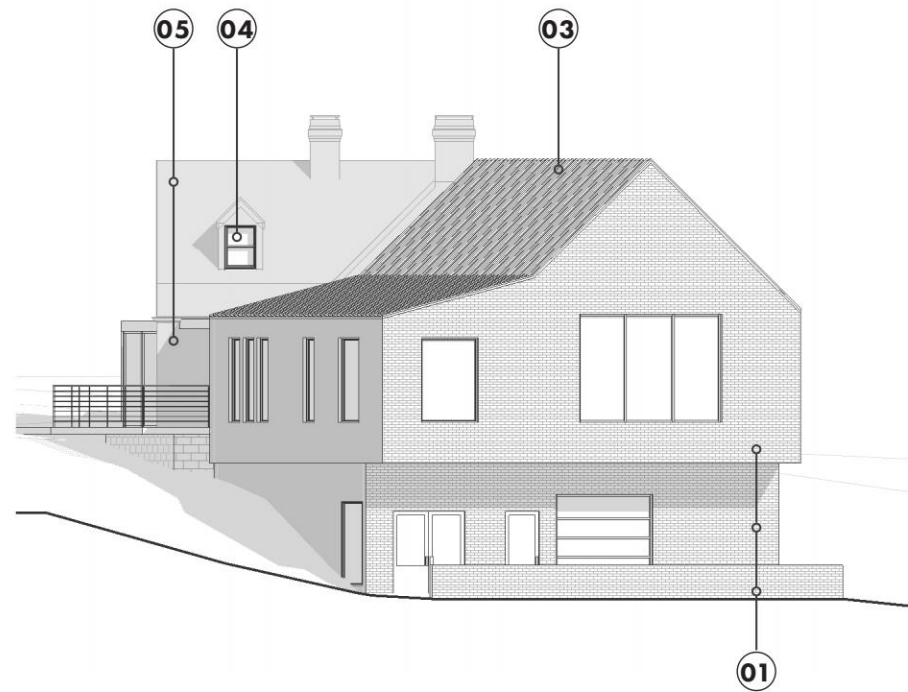
1. BRICK - COLOR WHITE - TO MATCH EXISTING HOUSE
2. FLAT ROOF (TAPERED ROOF)
3. STANDING SEAM METAL ROOF
4. NEW WINDOWS
5. EXISTING TO REMAIN



Roof Top
21' Ft

Level 01
0'-00"

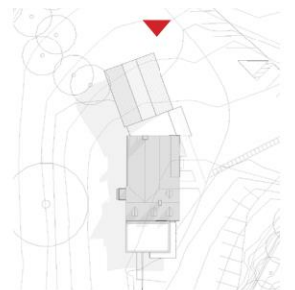
EXISTING



Roof Top
21" Ft

Level 01
0'-00"

PROPOSED



scale : 1/16" = 1'-0"

only portions of this elevation seen from EC (due to trees / landscape)

NORTH ELEVATION

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ELEVATION NOTES:

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2. NO MECHANICAL EQUIPMENT WILL BE SEEN FROM E.C.

EXTERIOR FINISH MATERIALS:

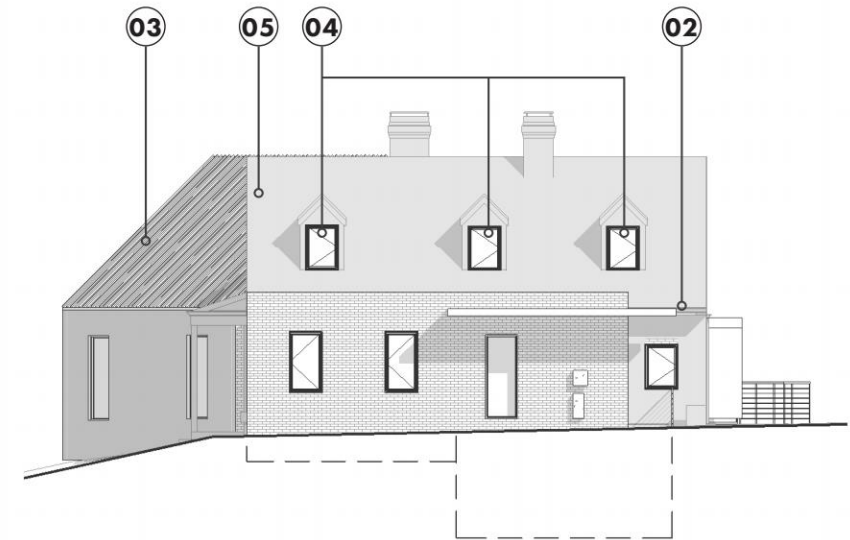
1. BRICK - COLOR WHITE - TO MATCH EXISTING HOUSE
2. FLAT ROOF (TAPERED ROOF)
3. STANDING SEAM METAL ROOF
4. NEW WINDOWS
5. EXISTING TO REMAIN



Roof Top
21' Ft

Level 01
0'-00"

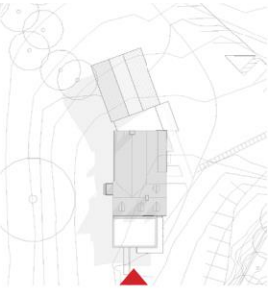
EXISTING



Roof Top
21" Ft

Level 01
0'-00"

PROPOSED



scale : 1/16" = 1'-0"

note: south elevation - Not visible from EC

SOUTH ELEVATION

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note: some landscaping was ghosted in this view for better understanding of proposed building.



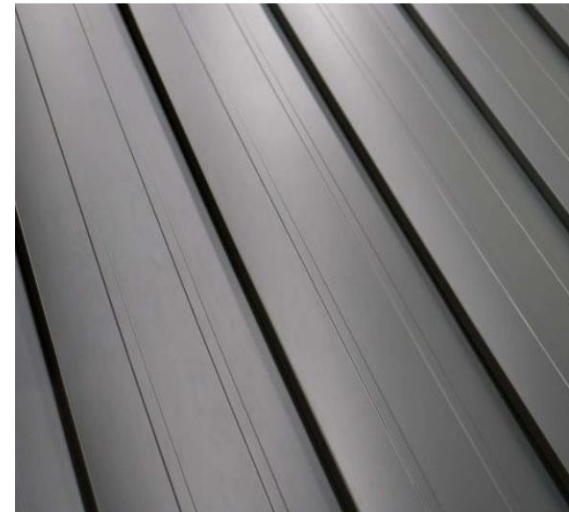






EXISTING CONDITIONS & NEW ADDITION - FROM DOWNHILL (NOT FROM EC)

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STANDING SEAM METAL ROOF

DOUBLE LOCK METAL PANEL - DEEP CHARCOAL
COLOR (TO MATCH EXISTING SLATE ROOF)



EXTERIOR VENEER

BRICK - 'TENLEY BRICK' BY CULTURED STONE.
COLOR LOFTON
(WHITE COLOR TO MATCH EXISTING BUILDING)



**SCHOOL ENTRY (EAST SIDE) RENDERING
FOR REFERENCE ONLY (NOT VISIBLE FROM EC)**

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