City of Charlottesville
Board of Architectural Review
Regular Meeting
February 15, 2022, 5:30 p.m.
Remote meeting via Zoom

Packet Guide

This is not the agenda.
Please click each agenda item below to link directly to the corresponding documents

Pre-Meeting Discussion

Regular Meeting

A. Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Certificate of Appropriateness
BAR 22-02-01
617 Park Street, TMP 520186000
North Downtown ADC District
Owner: Lucy Taurel and Alex Bassett
Applicant: Adelle Chenier
Project: Play structure

2. Certificate of Appropriateness
BAR 22-02-02
413 Ridge Street, Tax Parcel 290136000
Ridge Street ADC District
Owner/Applicant: Michaela Lieberman and Benjamin Martin
Project: Fencing and landscape

3. Certificate of Appropriateness
BAR 22-02-03
511 N 1st Street, TMP 330001000
North Downtown ADC District
Owner: Charlottesville Towers Condo Assoc.
Applicant: Robert McGinnis
Project: Alterations to main entry.

4. **SUP Recommendation**
BAR 22-02-05
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Limited Partnership
Applicant: Bill Chapman
Project: SUP to allow use as a hotel. (currently apartments.)

C. Deferred Items

5. **Certificate of Appropriateness Application**
BAR 21-10-04
310 East Main Street, TMP 28004100
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovations/alterations

6. **Certificate of Appropriateness Application**
BAR 21-07-05
350 Park Street, TMP 530109000 and 530108000
North Downtown ADC District (non-contributing property)
Owner: City of Charlottesville and County of Albemarle
Applicant: Eric Amtmann, Dalgliesh-Gilpin-Paxton Architects [on behalf of Albemarle County]
Project: New courthouse building (at Levy Building)

D. New Items

7. **Certificate of Appropriateness**
BAR 22-02-04
540 Park Street, TMP 520183000
North Downtown ADC District
Owner: Jessica and Patrick Fenn
Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects
Project: Raze pool house, construct new; addition and alterations to house.

E. Discussion Items (No actions will be taken.)

8. **Preliminary Discussion**
0 Preston Place, TMP 050118001 (or 050118002 or 050118003)
Rugby Rd-University Cir-Venable ADC District
Owner: Preston Place Properties, LLC
Applicant: Leigh Boyes
Project: New residence

9. **Preliminary Discussion**
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Jeanne and Roger Davis
Applicant: Kevin Schafer / Design Develop
Project: New residential building

F. ***Work Session*** *(TENTATIVE – May only introduce the matter for later discussion.)*

10. ***Zoning Ordinance Revisions***
James Freas, NDS Director

F. Other Business

11. Staff questions/discussion

G. Adjourn

Certificate of Appropriateness
BAR 22-02-01
617 Park Street, TMP 520186000
North Downtown ADC District
Owner: Lucy Taurel and Alex Bassett
Applicant: Adelle Chenier
Project: Play structure

Application components (please click each link to go directly to PDF page):

City of Charlottesville
Board of Architectural Review
Staff Report
February 15, 2022

Certificate of Appropriateness Application
BAR 22-02-01
617 Park Street, TMP 520186000
North Downtown ADC District
Owner: Lucy Taurel and Alex Bassett
Applicant: Adelle Chenier
Project: Play structure

Background
Year Built: c1880
District: North Downtown ADC District
Status: Contributing

Prior BAR Reviews
(See Appendix.)

Application
- Applicant's submittal (5 pages): massing diagrams of proposed play structure (p.1), material specifications and structure dimensions (p.1), site drawings and photographs identifying proposed location. Submittal dated January 3, 2022 (pp. 2-5).

Request CoA to construct a play structure in northwest corner of parcel, adjacent to existing wood fence. Play structure will incorporate existing tree stump.

Discussion and Recommendations
Staff recommends the BAR refer to the criteria established in *Chapter II: Site Design and Elements* in the ADC District Guidelines. From G. Garages, Sheds & Other Structures:
- Choose designs for new outbuildings that are compatible with the major buildings on the site.
- Take clues and scale from older outbuildings in the area.
- Use traditional roof slopes and traditional materials.
- Place new outbuildings behind the dwelling.
- If the design complements the main building however, it can be visible from primary elevations or streets.

- The design and location of any new site features should relate to the existing character of the property.

Staff finds that the form, materials, and siting of the proposed play structure are compatible with these guidelines and 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 play structure at 617 Park Street satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted..

[..as submitted with the following modifications…]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed play structure at 617 Park Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, 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 II – Site Design and Elements

G. Garages, Sheds & Other Structures

1. Retain existing historic garages, outbuildings, and site features in their original locations.
2. If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)
3. Choose designs for new outbuildings that are compatible with the major buildings on the site.
4. Take clues and scale from older outbuildings in the area.
5. Use traditional roof slopes and traditional materials.
6. Place new outbuildings behind the dwelling.
7. If the design complements the main building however, it can be visible from primary elevations or streets.
8. The design and location of any new site features should relate to the existing character of the property.

APPENDIX

Prior BAR Reviews:

August 17, 1999: The BAR unanimously approved the construction of a new sunroom on the north side.

April 14, 2006: Staff administratively approved the restoration of the original clapboard siding.
August 21, 2007 - The BAR approved (7-1) the application for a garden shed as submitted.

December 17, 2013 - The BAR approved (8-0) the applicant's request as submitted to demolish the 1920's addition, the sleeping porch, and the 1999 addition.

June 17, 2014 – The BAR accepted (9-0) the applicant's request for deferral to incorporate the BAR's comments.

July 15, 2014 – The BAR approved (6-0) the proposed addition and site work, except the hedge on Park Street, for which the applicant has requested deferral to give them opportunity to discuss the revised plan with their client**.**

August 19, 2014 - The BAR approved (7-0) a Boxwood hedge along Park Street with a mature height of not over 4 feet, after a motion to allow a 6 foot high English Boxwood hedge failed (3-4), and a motion to deny the application for a 6 foot high American Boxwood was withdrawn.

January 20, 2015 - The BAR approved (7-0), (1) a new plan has been submitted that moves a portion of the stone retaining wall approximately two feet to the east; (2) a request to reposition a portion of the wood fence to allow less impact on the roots of an existing Oak tree; and (3) a request to apply stucco finish instead of stone to approximately 21 feet of the wall. The wall would retain a continuous stone coping; (4) the applicant is requesting new fencing to replace an existing wire fence, to be located 2 feet south of the north property line.

March 21, 2017 – the BAR approves (7-0) the applicants' request for a deferral. The application proposed a new circular driveway on the side of the parcel that would have entered and exited off of Wine Street.

LANDMARK SURVEY

IDENTIFICATION

Street Address:	617 Park Street
Map and Parcel:	52-186
Census Track & Block:	3-510
Present Owner:	James Hubbard
Address:	617 Park Street, City
Present Use:	Residence
Original Owner:	George L. Sampson
Original Use:	Residence

BASE DATA

Historic Name:	Sinclair House
Date/Period:	cir. 1880
Style:	Victorian Vernacular
Height to Cornice:	
Height in Stories:	2
Present Zoning:	R-3
Land Area (sq.ft:):	94 x 193
Assessed Value (land + imp.):	4890 + 8700 = 13,590

ARCHITECTURAL DESCRIPTION

This structure is typical of the Victorian vernacular houses built in Charlottesville in the seventies and eighties. Three bays, two stories, with a central gable and overhanging eaves, and L-shaped in plan with a central hall and interior chimneys, this house was a bit finer than others as it has handsome black veined marble Victorian mantles. The shaker shingles, Federal style entrance and stoop were added by the Quarles family who owned the house between 1921 and 1953.

HISTORICAL DESCRIPTION

Julie Holladay sold the southern part of the lot of land known as "Northwood" to George L. Sampson for $1,000 in 1878. Sampson probably built the present house which is stylistically very similar to others such as the Watson-Bosserman House on North First Street built at about the same time. Tax records indicate that the house was standing in 1889 when Charlottesville was incorporated. In 1896 Sampson conveyed the property to Charles G. Sinclair (DB 12-118) for $3,450. He resided there until 1921 when he sold to his son, J.C. Quarles, who added the shaker shingles and Colonial Revival detailing. The house remained in the Quarles family until 1953. James Hubbard, the present owner, purchased the property in 1973 (DB 346-567).

GRAPHICS

CONDITIONS

Average

SOURCES

Alexander, Recollections
City/County Records
Miss Helen Duke
Mrs. James Hubbard

The Daily Progress

Charlottesville, Virginia, Sunday, July 23, 1978

Miscellaneous Styles Adorn Victorian Home

By LENNY GRANGER
of The Progress Staff

Borrowed motifs in mixed profusion were the order of the day in late 19th century American architecture, reflecting the rapid, chaotic growth of a nation determined to struggle beyond the trauma of the what up to that time was one of the world's bloodiest wars.

Victorian eclecticism, in architecture and elsewhere, by its very nature defies generalization. Miscellaneous styles were grafted one upon the other in a tumbling medley, at once drawing praise and scorn of its search for "a more promising end," as the optimists put it.

Charlottesville's conservatism kept a lid on some of the more exuberant tendencies of the age, thereby accomplishing two things.

It means that Charlottesville is not wealthy in her number of High Victorian buildings or the vernacular in its most eccentric forms.

But it does mean that examples of this cocky, self-confi- species provide whimsical ef as they pop up, usually singular and exceptional rm, quickly eliciting from viewer an immediate re- use of embrace or aversion, ely anything in between.

ne of the city's finest exam- s of the Queen Anne style is Marshall-Rucker house at Park Street, owned by Lloyd th and his wife who are both ve in the Albemarle Histor- ociety. Mrs. Smith is also a mber of the Architectural view Board.

he architect of the sophisti- ed red-brick home, built in 4, is unknown. The original owner's wife, Carrie Marshall, apparently had dreams for it that so far exceeded their means that J. W. Marshall's fortune never quite recovered, according to Smith.

It has passed through a series of hands since that time, coming under the Smiths' ownership in the early 1960s and becoming the object of their persistant and ceaseless attention in 1968 when they decided to make it their home for life.

They do not plan to restore everything, and their intentions are not simply those of the purist. They are restoring it because Mrs. Smith says frankly "It looks better that way."

The grand proportions and asymetrical design of Victorian construction provides a tremendous opportunity for the homeowner to release an ample imagination and any excess energy.

They were intended as practical and very liveable homes, tailor-made to the needs of the owners and flexible to enough so that subsequent owners might adapt them to their own styles of living.

The Smiths find theirs a particularly pleasant house in the summers, where high ceilings keep things cool downstairs.

Large, open interiors lend themselves magnificently to entertaining as well as to the scramble of day-to-day living for growing families.

Smith estimates that fully two-thirds of the rooms in the house are "public," thereby cementing it as a focus for family togetherness.

Irregularities in design provide vastly interesting spaces which can be used in new ways, making this house a special one.

It was true in the days of William J. Rucker, who acquired the home in 1913 for his Charlottesville wife.

Rucker made a number of excellent improvements, one which was actually just what the doctor ordered.

He apparently prescribed sunlight for an illness of Mrs. Rucker's, so her husband saw to it that Vita glass was installed clear around what is now the living room on the first floor.

The glass was intended to filter out noxious rays, filter in beneficial ones. A tiny sunburst in the corner of one pane is still intact, the trademark of the 19th century invention.

Decorating the home has been thoughtful but not burdensomely systematic, as the Smiths over the years have picked up pieces here and there that seem to fit in.

Burlap covers the living room walls in a way that is at once informal and surprisingly appropriate to what is usually considered "problem space."

Hanging on the walls of the first floor bathroom are framed fashion pag es of the Paris edition of the Herald Tribune from April 5, 1896, newspapers Smith says his children found under the house.

One of the most notable furnishings is a huge four poster bed with satin-cushioned canopy which came with the house.

It perfectly matches the great poplar columned mantel in the first-floor guest room, and took Smith four years to refinish.

(The attorney emphasizes that it took a professional the angled windows as well as other evidence of romantic notions that prevailed in the last century, lend themselves to a variety of functions, in particular an intimate wooded platform beneath the turret where a

Smith says some of his neighbors may be willing to pitch in together to have the pool improved so it can be put back in service.

Victorian architecture, for all its fanciful renditions of

four-over-four.

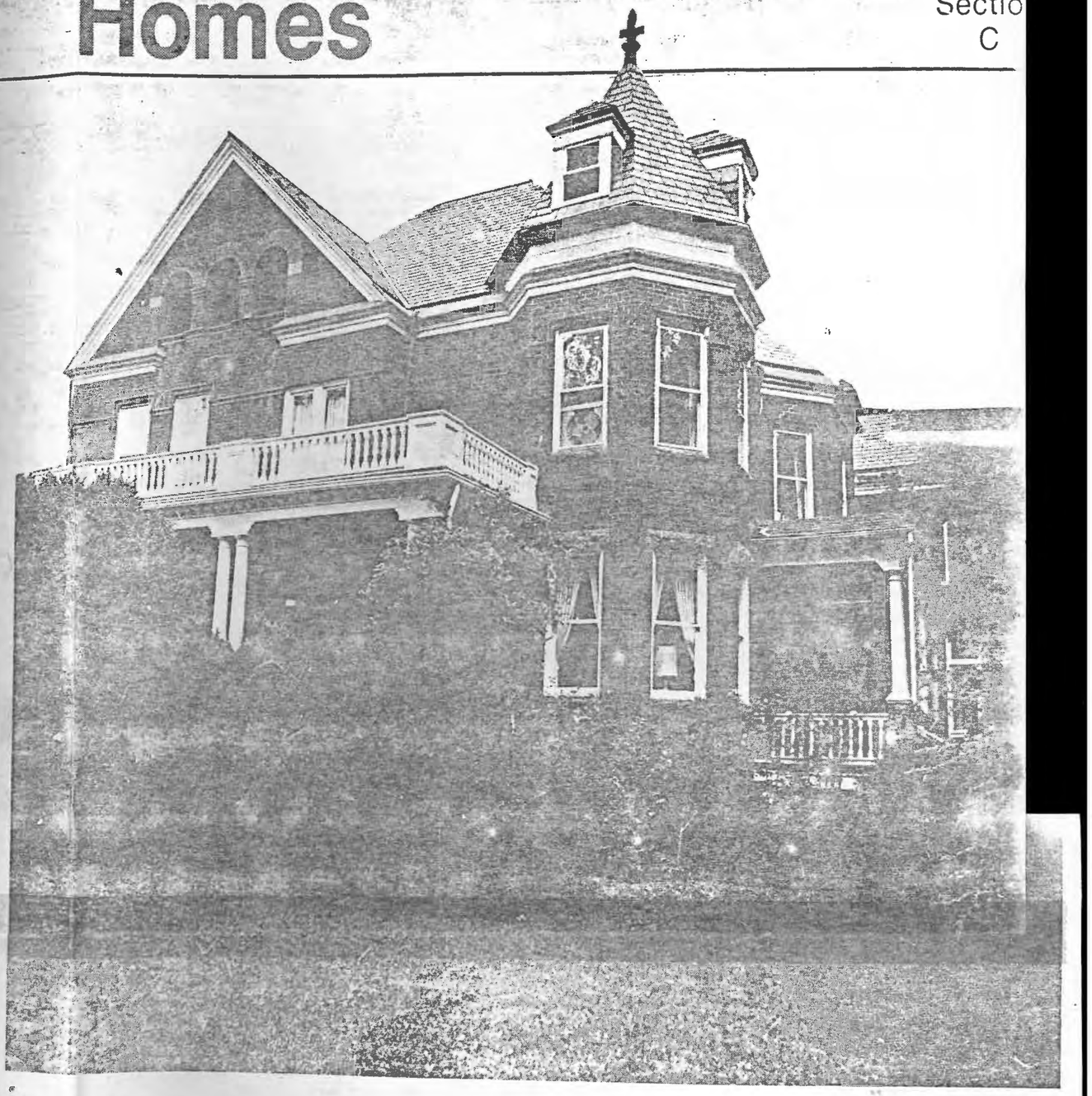
The reason? Smith says the smaller panes were cheaper, and the builder was obviously not as concerned about the aes-

makes you hard-put to deny the architectural integrity of the sometimes frivolous Gilded Age.

Victorianism suffered the scorn of many an architect in

onial Revival architecture and that of railroad stations as well, Lay says.

There are those who will admit that there was little of significance built between 1850



Progress Photos by John Atkins

THE MARSHALL-RUCKER HOUSE WAS BUILT IN 1894
Owner Lloyd Smith Has Had Serious Restoration Under Way for 10 Years

...d red-brick home, built in ...4, is unknown. The original ...vide vastly interesting spaces which can be used in new ways.

MRS. LLOYD SMITH ON THE SIDE PORCH
Irs. Smith Is on the City's Architectural Review Board

(The attorney emphasizes that it took a professional the same amount of time to refinish an identical mantel in the yet-to-be restored drawing room just off the entrance hall.)

Interesting and unusual spaces abound, including a small cubby-hole beneath the stairway which now contains a small light and tiny furniture, a secret room for the children when they were small.

Climbing the stairs to the second floor, where most of the bedrooms are, Smith says with a sigh that the job of restoring, which has fortunately required few new building materials, is a never-ending one.

One of the most comfortable rooms in this generous and elegant home is Rucker's library, lined with glassed-in bookshelves centering on a small brass-screened fireplace.

Rucker, a local philanthropist, apparently tailored the room for himself while he was building the room below for his wife.

Probably the most interesting room in the entire house is the attic which the Smiths have converted into a recreation room for their children.

Irregular outlines, bayed and an intimate wooded platform beneath the turret where a game table and chairs now stand.

Pinball machines, a sterero and hanging swing keep the children occupied, while a small balcony facing Park Street 40 feet above the ground is a place where one enjoys the luxury of seeing without being seen, as if protected in the highest reaches of a well-guarded castle facade.

Indeed, it must be a magnificent spot for observing summer thunderstorms.

Livability is a hallmark in these homes. In the Duke house next door, built around the same time as an equally fine example of Victorian architecture at its best, Judge Duke was supposed to have built an octagonal library similar to an octagonal ice house he liked to sit in as a boy.

The serene and rather private grounds speak for themselves, where two large maples and a 100-year-old linden tree planted by the judge still stand.

A large swimming pool sits nicely enclosed by a border of deodar trees which also were used to screen the garden from the traffic on Park Street.

Victorian architecture, for all its fancifal renditions of a society clearly gone romantic, is still marked by practicality.

Cheaper building materials were used at the back of the house for example, Smith says, pointing to the back wall of the kitchen and stairway.

The family rooms toward the front of the house had two-over-two windows, while those that look out from the back stair-

not as concerned about the aesthetics of that part of the house.

All the refinishing is being done by Smith himself, which is no easy task. For example, he has found that it takes four or five days to take down a window and reglaze it. Multiply that by 60 windows throughout, and you've got a job on your hands that just won't quit.

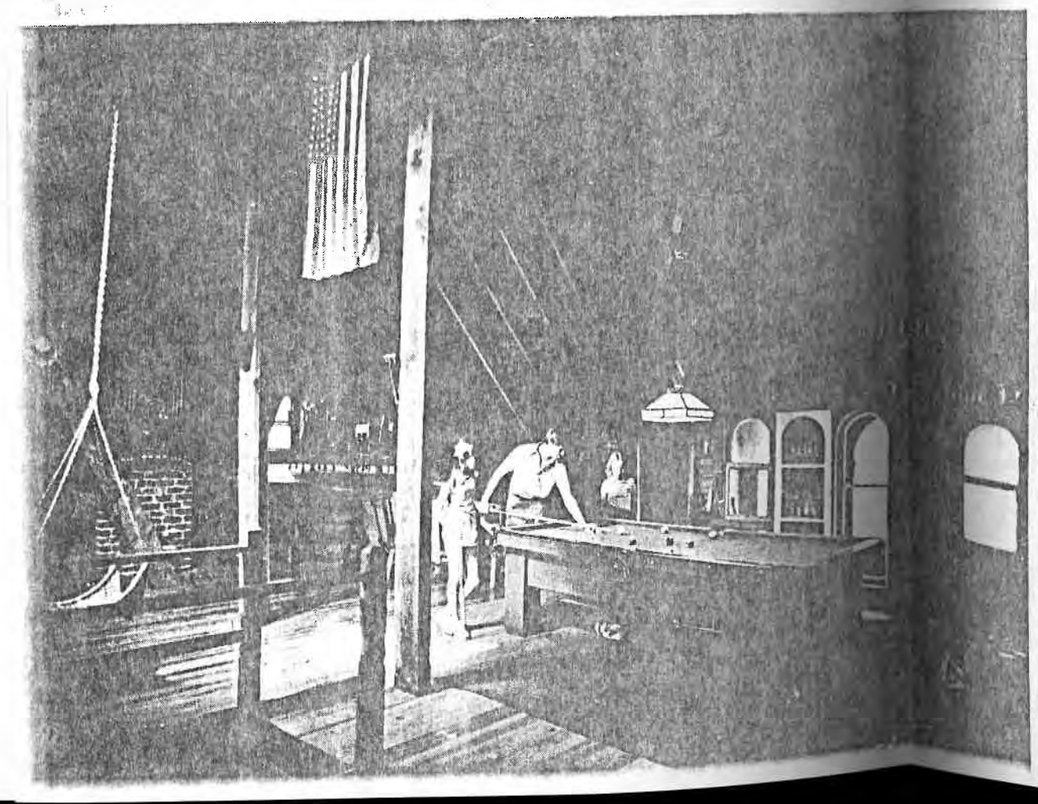
A walk through a home like the Marshall-Rucker house

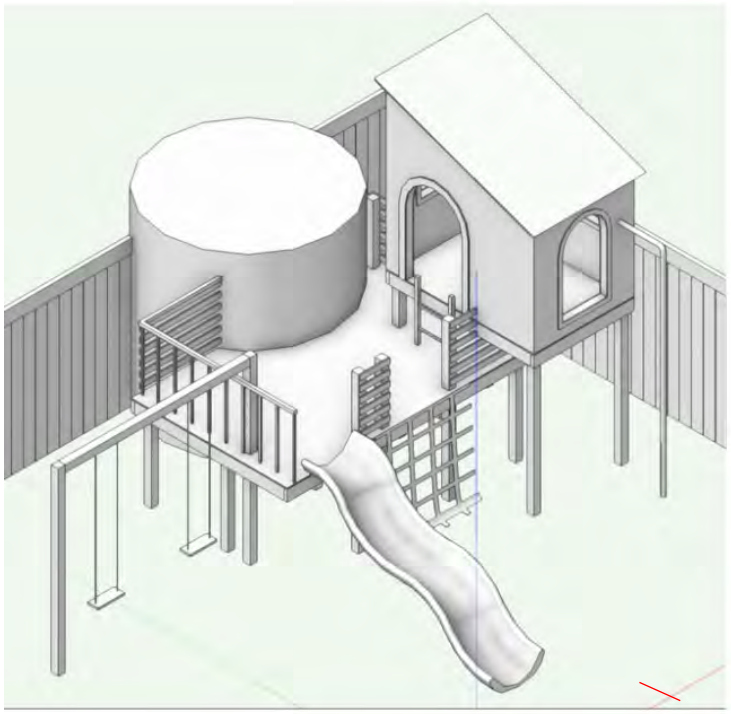
scorn of many an architect in the wake of modernism, according to Edward Lay, University of Virginia architecture professor, when schools abandoned teaching its history altogether and concentrated completley on new concepts.

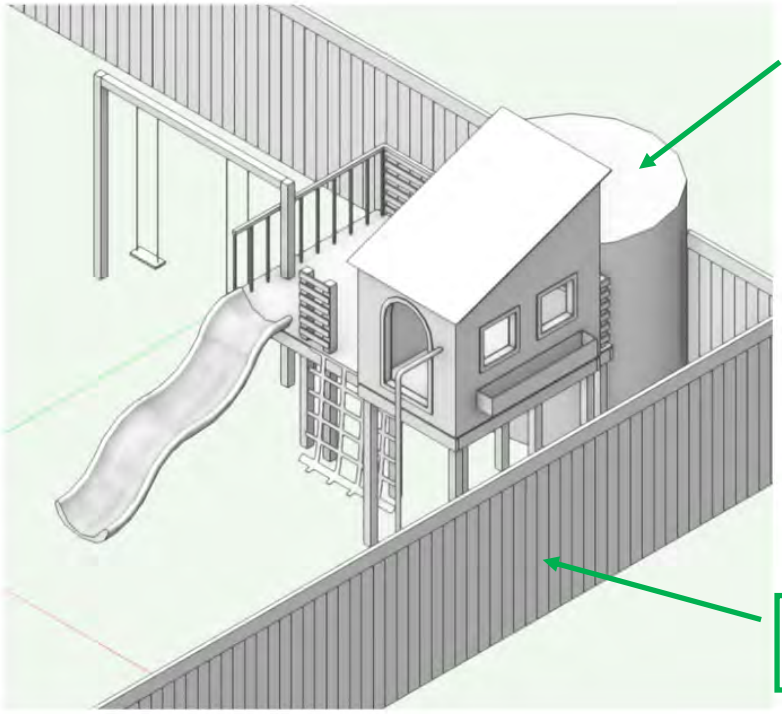
And those who eliminate Victorian architecture because it hasn't yet passed the seemingly arbitrary 100-year mark eliminate in a sweeping gesture Col-

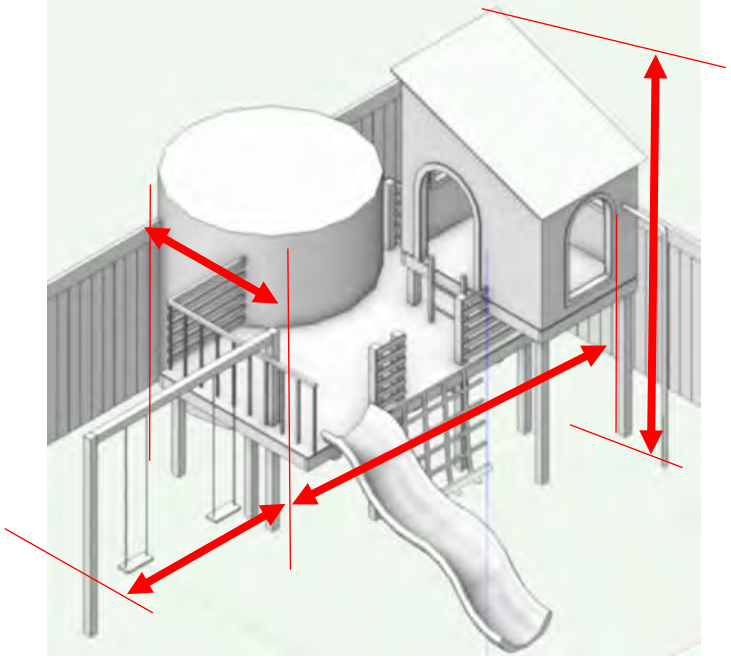
significance built between 1850 and 1870.

But the fact remains, in the minds of Victorian enthusiasts, that the late 19th century's eclecticism is unequaled in a style that pleased educated and rustic persons alike, a style that transformed the vernacular in America at a time that witnessed rapid advances in household technology and building techniques.

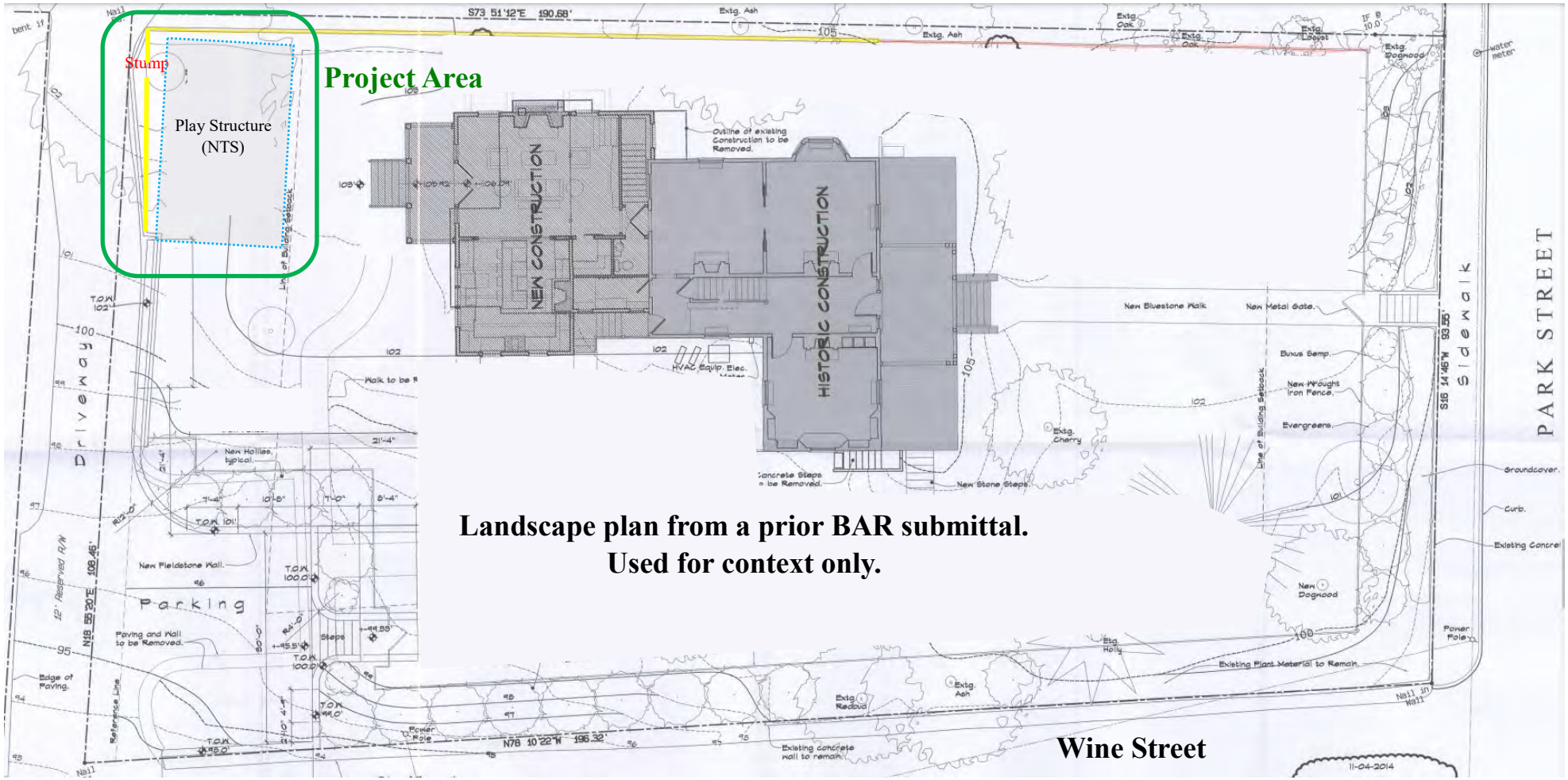






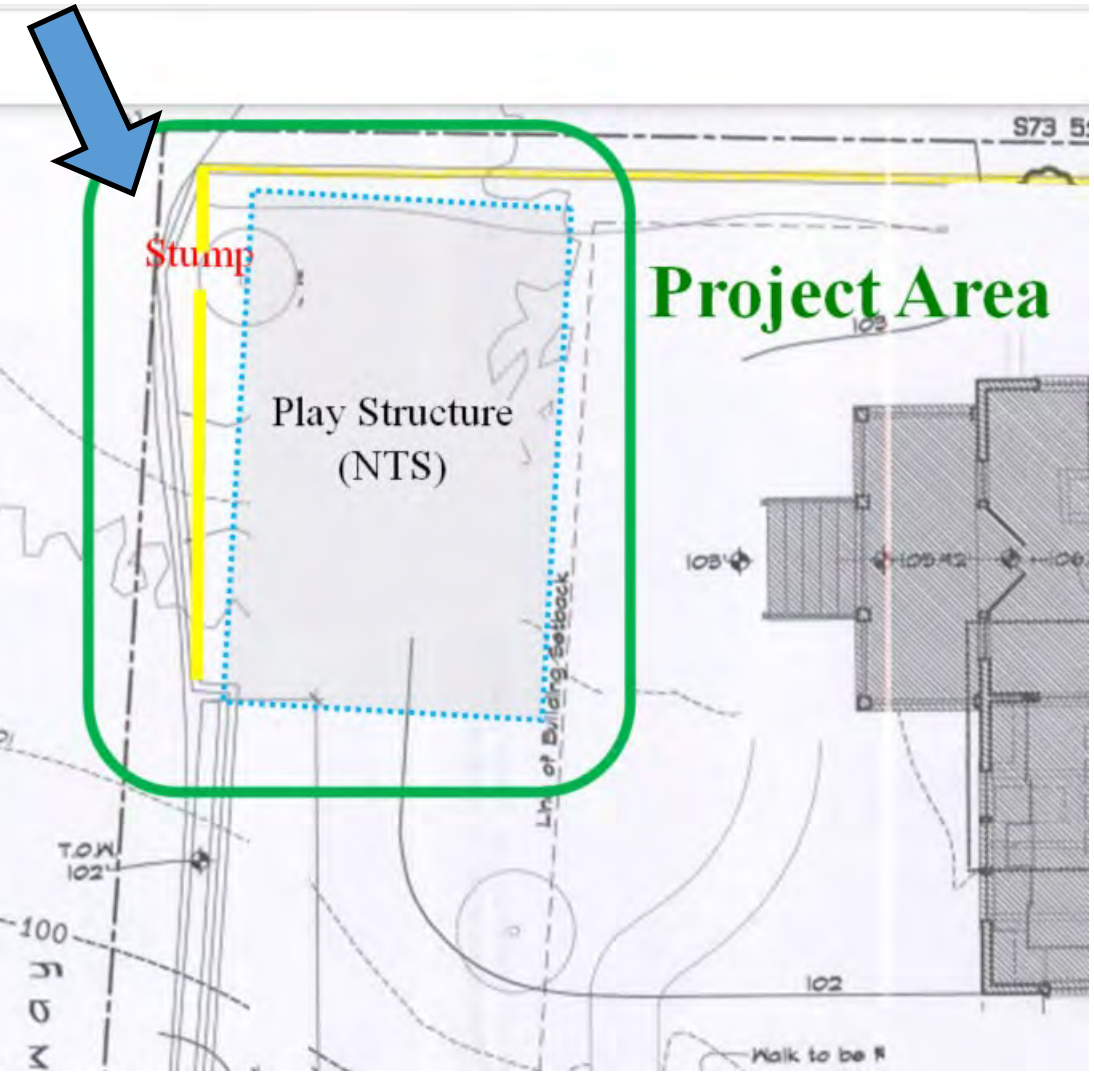


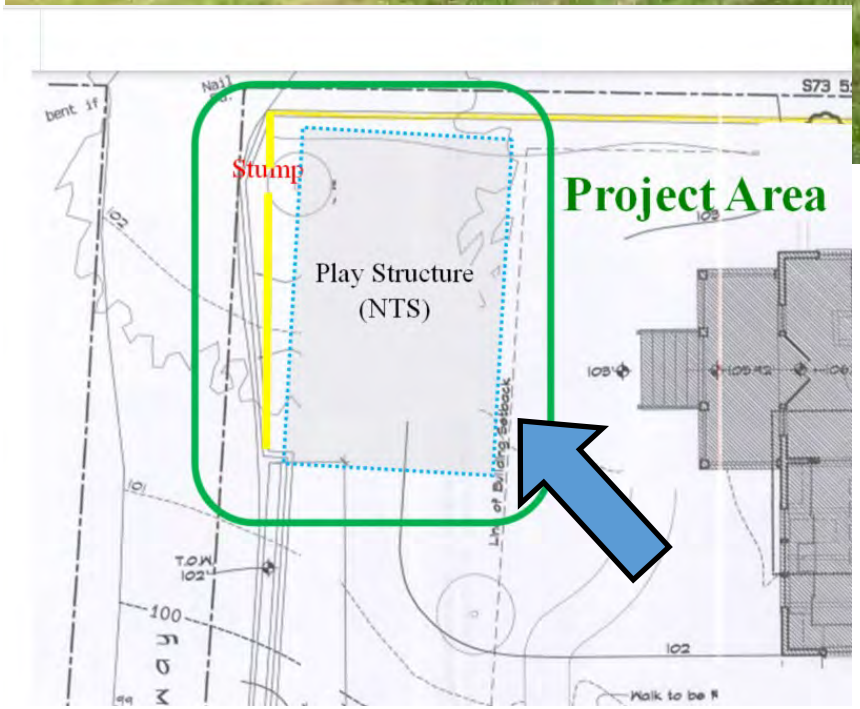
Play Structure – 617 Park Street (BAR Feb 2022)



Play Structure – 617 Park Street (BAR Feb 2022)

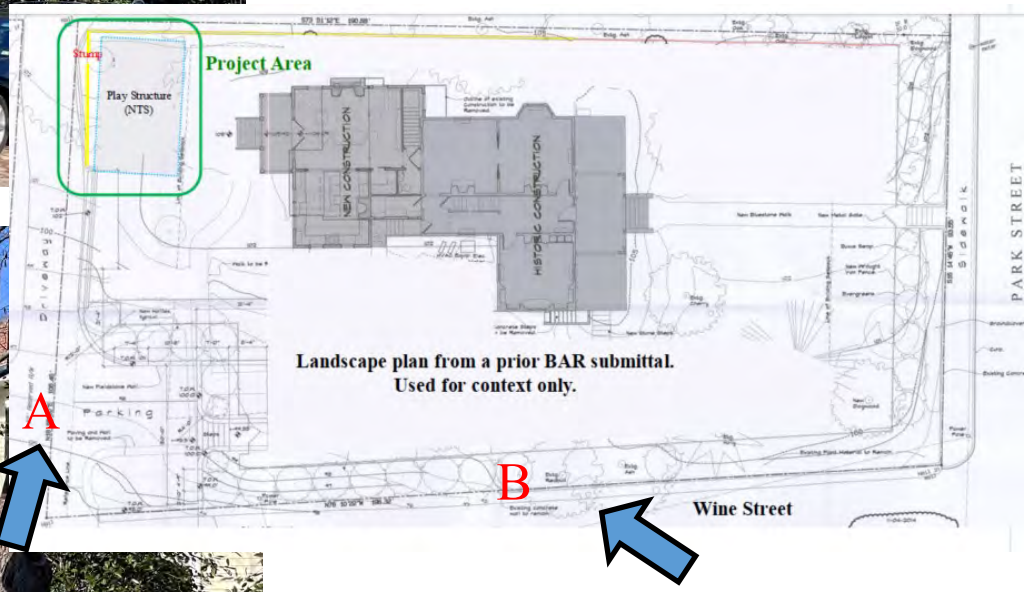
1/3/22


Stump
Play Structure
(NTS)
Project Area
T.O.W
102'
100
102
Walk to be



Stump

Play Structure – 617 Park Street (BAR Feb 2022)



Play Structure – 617 Park Street (BAR Feb 2022)

Certificate of Appropriateness
BAR 22-02-02
413 Ridge Street, Tax Parcel 290136000
Ridge Street ADC District
Owner/Applicant: Michaela Lieberman and Benjamin Martin
Project: Fencing and landscape

Application components (please click each link to go directly to PDF page):

City of Charlottesville
Board of Architectural Review
Staff Report
February 15, 2022

Certificate of Appropriateness
BAR 22-02-02
413 Ridge Street, Tax Parcel 290136000
Ridge Street ADC District
Owner/Applicant: Michaela Lieberman and Benjamin Martin
Project: Fencing and landscape

Background

Year Built: 1881, one-story kitchen wing dates to 1907
District: Rugby Road-University Circle-Venable ADC District
Status: Non-contributing

Prior BAR Reviews

(See Appendix.)

Application

- Applicant's submittal: Drawings (3 sheets) for 413 Ridge Street by Jenny Jones: Materials plan (L1.0); Planting plan for back yard (L2.0); Planting plan for front yard, and planting schedule (L2.1).

Request CoA for landscaping plan, including a new fence. The plan includes a new gravel driveway and gravel garden to the rear of the existing house. In other areas, the plan proposes that planting beds replace much of the existing lawn. The plan will require the additional removal of several existing plantings.

Front of house:
Remove: existing privet hedges. (See Appendix for diagrams of hedges to be removed).
New: New planting areas that wrap perimeter of yard and oval-shaped planting area in center of lawn. See Sheet L2.1 for planting plan and planting schedule.

Sides of house:
Remove: existing privet hedge and other plantings along side of house (See Appendix for diagrams).

New:

- 42”-tall wood fence with vertical cedar slats. Fence will run length of parcel along Oak Street to the intersection of Ridge and Oak.
- Walkways on north and south sides of house. Small pavers set into gravel paths.

Rear of house:
Remove: Existing privet hedges along Oak Street.
New:

- Gravel driveway and gravel garden
- 2 18”-tall cedar-lined raised beds
- New planting areas that will wrap perimeter of gravel garden and yard. See Sheet L2.0 for planting plan and Sheet L2.1 for planting schedule.

Diagrams of Plantings to be Removed:
In the following diagrams, “E” is a tree at the corner of Oak and Ridge Streets that will remain in the new landscaping plan. All other identified plantings are either already removed or will be removed in this project.

(L)View SW from Ridge Street. (R) View NE from Oak Street. (Image from Google Maps.)

Discussion
Staff recommends the BAR refer to the criteria established in *Chapter II: Site Design and Elements* in the ADC District Guidelines.

From C. Walls & Fences:

- For new fences, use materials that relate to materials in the neighborhood.
- If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.

Staff finds that the materials, form, and height of the proposed fence adhere to the ADC District Guidelines. Staff also finds that the proposed planting plan, driveway, and gravel garden are compatible with the district, and 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 fence and landscape plan at 413 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC District, and that the BAR approves the application as submitted with the condition the wood fence be either painted or stained.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed fence and landscape plan at 413 Ridge Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Ridge Street ADC District, 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 II – Site Design and Elements

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.

4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls & Fences

1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought iron fences.
2. When a portion of a fence needs replacing, salvage original parts for a prominent location.
3. Match old fencing in material, height, and detail.
4. If it is not possible to match old fencing, use a simplified design of similar materials and height.
5. For new fences, use materials that relate to materials in the neighborhood.
6. Take design clues from nearby historic fences and walls.
7. Chain-link fencing, split rail fences, and vinyl plastic fencesshould not be used.
8. Traditional concrete block walls may be appropriate.
9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.
10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12. Fences should not exceed six (6) feet in height in the side and rear yards.
13. Fence structure should face the inside of the fenced property.
14. Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.
15. Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.

8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

APPENDIX

Prior BAR Reviews:

November 21, 2017- Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including two window replacements on the Oak Street side [rear addition] satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted with the rear elevation to come back to the BAR for approval at a regular meeting, and any additional site work to come back. Balut seconded. The motion was approved (6-0).

January 17, 2018- Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including window replacements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (6-0.)

March 20, 2018 - Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and New Construction and Additions, I move to find that the proposed changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (7-0).

May 23, 2018 - Motion: Balut moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and New Construction and Additions, I move to find that the proposed changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted with the suggestion you change the trim on the windows from MiraTEC to PVC. Sarafin seconded. Approved (4-1; with Miller opposed).

#212

LANDMARK SURVEY

IDENTIFICATION

Street Address: 413 Ridge Street

Map and Parcel: 29-136

Census Track & Block: 4-339

Present Owner: Elizabeth F. Dawson
Address: 413 Ridge Street

Present Use: Residence

Original Owner: John L. Cochran

Original Use: Rental Property

BASE DATA

Historic Name: - Hudson-Smith House

Date/Period: 1881

Style: Gothic Revival

Height to Cornice:

Height in Stories: 2

Present Zoning: R-3

Land Area (sq.ft.): 50' x 162'

Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This fanciful Gothic cottage is two stories tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing seam tin and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the original section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the second-storey level, above the bay window, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The

HISTORICAL DESCRIPTION

entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing appears to be an early addition (before 1907). It has a low-pitched bellcast gable roof, and the side window matches those in the original section.

G. Wallace Spooner, who was the contractor for the additions to the Albemarle Courthouse, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochran ownership, a house was built at 413 Ridge Street which was sold by Cochran to C.N.P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said

GRAPHICS

to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427), and probably added the kitchen wing at that time. She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129) it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch floor and steps with concrete.

CONDITIONS

Good

SOURCES

City/County Records
Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES 03/24/1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-014

Property Name:
Historic Hudson-Smith House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
29 136

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 413 Ridge Street

Location:

Vicinity of: Municipality:

ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?
1	Building	Contributing

TOTAL: 1

Contrib: 1
Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?
1	House	Contributing

TOTAL: 1

Contrib: 1
Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
Estimated Construction Date: 1881
Source of Date: Tax Records
Physical Status: Existing
Condition: Good
Threat: None Known
Degree of Historic Integrity:
Association:
Design:
Feeling:
Location:
Materials:
Setting:
Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular Gothic Revival/Italianate

# of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 3
Arch Config: Geo Config:
Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Foundation		Raised	Brick	
Porch		Front entrance	Wood	1-story, 1-bay
Roof		Gable	Metal	Standing seam
Windows		double-hung sash	Wood	6/6, 4/4, 3/3

Brief Architectural Description of Primary Resource:
This fanciful Gothic cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the original section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the

second-storey level, above the bay windows, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast gable roof, and the side window matches that in the original section.

Brief Architectural Description of Additions and Alterations
See Architectural Description and Historical Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
Ridge Street Historic District
Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION
G. Wallace Spooner, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochrans' ownership, a house was built at 413 Ridge Street which was sold by Cochran to C. N. P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427). She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129), it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch steps with concrete.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA
The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Gothic Revival house. Also of note are the entrance porch and the nicely detailed window treatments. The Hudson-Smith House is believed to have been built for his daughter by G. Wallace Spooner, an amateur architect and prominent Charlottesville builder whose construction projects included

Mt. Zion Baptist Church, Christ Church, and the present portico on the Albemarle County Courthouse. He was the son of George W. Spooner, one of the builders at the University, and the grandson of John M. Perry, one of Jefferson's master builders who worked both on Monticello and on the University.The Hudson-Smith House is part of the important 400-block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

BIBLIOGRAPHY

Type of Record	Citation
City Records	
Charlottesville City Deed Book	
County Records	
Albemarle County Deed Books	
Interview	
Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13471	21 - 23	1/ /1994

CRM MANAGEMENT EVENTS

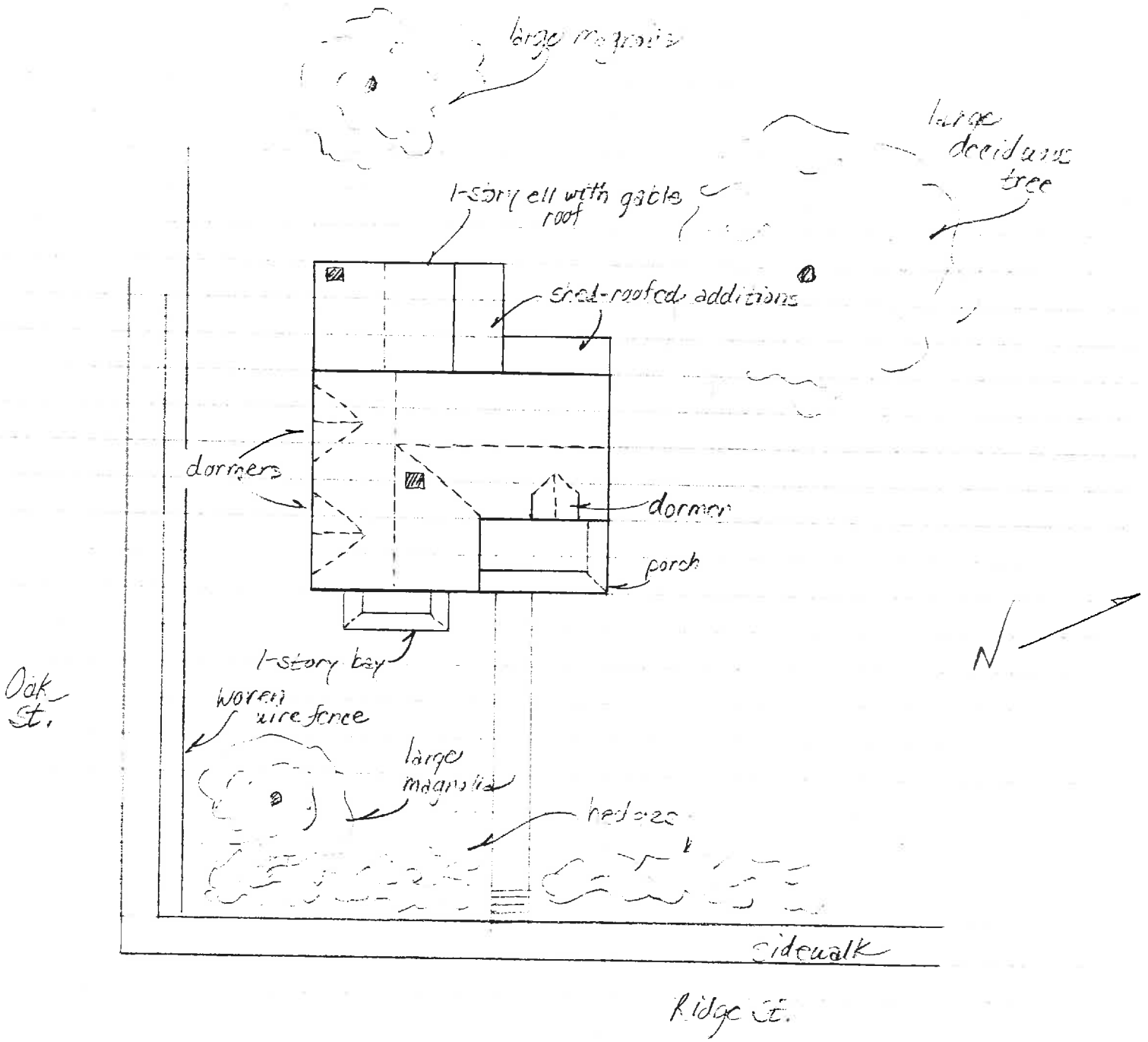
MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	PAVA/Smead and City/Bibb	/ /1978

IPS data entry-PAVA (Smead)

HUDSON-SMITH HOUSE
413 RIDGE ST.

VDHR FILE NO. 134-25-4



SUSAN E. SMEAL
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1992

HUDSON-SMITH HOUSE

ARCHITECTURAL DESCRIPTION

This Italianate cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast-gable roof sweeps down toward the bottom of the second-storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing-seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and scroll-sawn decoration offsets the sharp angles at the peak and in the cornice returns. There are three interior chimneys; one in the original section and two smaller ones in the additions. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. The windows above the bay are a paired, tall, narrow, circular-headed, four-over-four light. There is a gable-roofed dormer above the entrance. The basement windows are much shorter, three-over-three, segmental-arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the original five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast-gable roof, and the side window matches that in the original section.

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STATEMENT OF SIGNIFICANCE

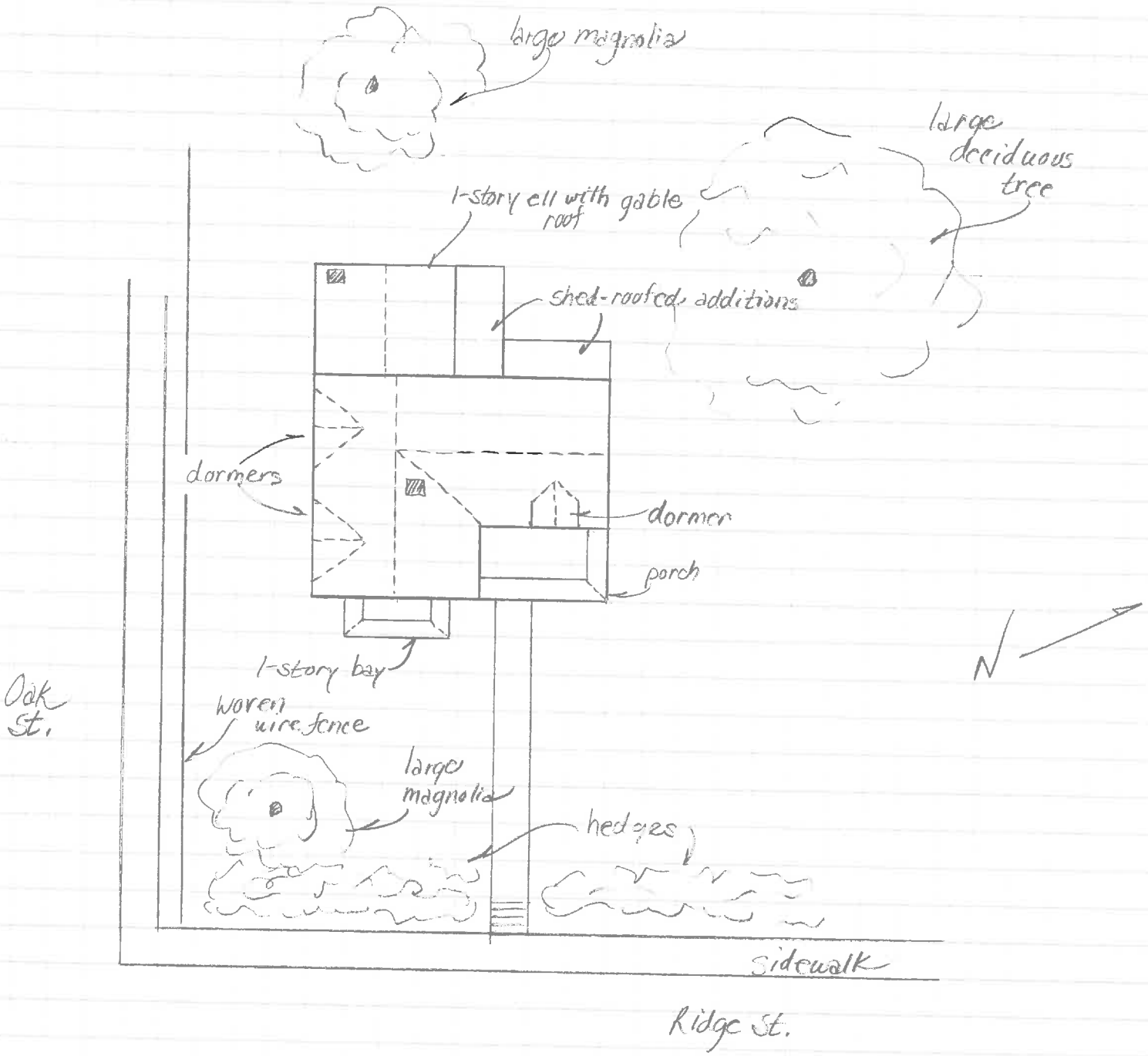
The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Italianate house. Also of note are the entrance porch and the nicely detailed window treatments.

The Hudson-Smith House is believed to have been built for his daughter by G.Wallace Spooner, an amateur architect and prominent Charlottesville builder whose construction projects included Mt.Zion Baptist Church, Christ Church, and the present portico on the Albemarle County Courthouse. He was the son of George W. Spooner, one of the builders at the University, and the grandson of John M. Perry, one of Jefferson's master builders who worked both on Monticello and on the University.

The Hudson-Smith House is part of the important 400 block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

HUDSON-SMITH HOUSE
413 RIDGE ST.

VDHR FILE NO. 104-25-14



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

HUDSON-SMITH HOUSE

STREET ADDRESS:	413 Ridge Street
MAP & PARCEL:	29-136
VDHR FILE NUMBER:	104-25-14
CITY FILE NUMBER:	212
PRESENT ZONING:	R-1A
ORIGINAL OWNER:	John L. Cochran
ORIGINAL USE:	Rental Property
PRESENT USE:	Residence
PRESENT OWNER:	Elizabeth F. Dawson
ADDRESS:	413 Ridge Street Charlottesville, VA 22901
HISTORIC NAME:	Hudson-Smith House
DATE/PERIOD:	1881
STYLE:	Italianate
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	50' x 162' (8,100 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1978, Revised 1993
SOURCES:	City/County Records Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

413 Ridge Street

413 Ridge Street

Architectural And Historic Survey

Identification

STREET ADDRESS: 413 Ridge Street
MAP & PARCEL: 29-136
CENSUS TRACT AND BLOCK: 4-339
PRESENT ZONING: R-3
ORIGINAL OWNER: John L. Cochran
ORIGINAL USE: Rental Property
PRESENT USE: Residence
PRESENT OWNER: Elizabeth F. Dawson
ADDRESS: 413 Ridge Street
Charlottesville, VA

HISTORIC NAME: Hudson-Smith House
DATE / PERIOD: 1881
STYLE: Gothic Revival
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 50' x 162' (8,100 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1978
SOURCES: City/County Records
Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

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Date Jan. 1994 File No. 104-25-14

Name Hudson-Smith House, 413 Riage st

Town CHARLOTTESVILLE

County

Photographer ANN C. HUPPERT

Contents 3 EXT. VIEWS

Board of Architectural Review (BAR)
Certificate of Appropriateness

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 email: wernerjb@charlottesville.gov
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 Michaela Lieberman & Benjamin Martin Applicant Name **Michaela Lieberman & Benjamin Martin**

Project Name/Description Fence Parcel Number 290136000

Project Property Address 413 Ridge Street

Applicant Information

Address: **413 Ridge Street**
Charlottesville, VA 22902
Email: **michaela.r.lieberman@gmail.com; b.martin86@gmail.com**
Phone: (W) **(434) 326-8551** (C) **(240) 447-0896**

Property Owner Information (if not applicant)

Address: **Same as applicant**

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.

Signature **01/24/2022** Date

Michaela Lieberman
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Cedar or pressure-treated wood fence and driveway gate to run along side the Oak street-side of the house. Fence will be painted studio green (no. 93 by farrow and ball; see attached). See attached plan for more detailed description and rendering.

List All Attachments (see reverse side for submittal requirements):
(1) Photographs of the 413 property; (2) photographsof the contiguous properties; (3) proposed fence design/ rendering; (4) image of paint color to be used (included only with online submission as we lack a color printer)

For Office Use Only

Received by:
Fee paid: Cash/Ck. #
Date Received:

Approved/Disapproved by:
Date:
Conditions of approval:

Revised 2016

Show fence location, heights, etc.


409 Ridge St, Charlottesville, VA 22902
Off Market


Studio Green (93)
Farrow & Ball

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 www.charlottesville.org.

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.

EXISTING WALL TO REMAIN

HAMMOCK
-(2) 6X6 CEDAR POSTS SET IN CONCRETE
-HAMMOCK TO BE PROVIDED BY OWNER
-ALLOW FOR HARDWARE CONNECTIONS

EXISTING TREE, TYP.

DINING TABLE, PROVIDED BY ONWER

EXISTING CONCRETE LANDING TO REMAIN

EXISTING PAVERS TO BE RE-SET

PLANTING AREA

PLANTING AREA

LAWN

PLANTING AREA

ALL SITE FURNITURE TO BE PROVIDED BY OWNER

UTILITIES

LAWN

GRAVEL GARDEN

HOUSE

LAWN

PLANTING AREA

(2) RAISED BEDS:
-5'-6" X 10'-3" X 18" TALL
-4X4 CEDAR, BUTT JOINTED AT CORNERS
-LINE BOTTOM W/ HARDWARE MESH
-ALLOW FOR (1) SIMPLE METAL ARCH BETWEEN BEDS FOR CLIMBING ROSE

PLANTING AREA

DRIVEWAY

UTILITIES

PLANTING AREA

PLANTING AREA

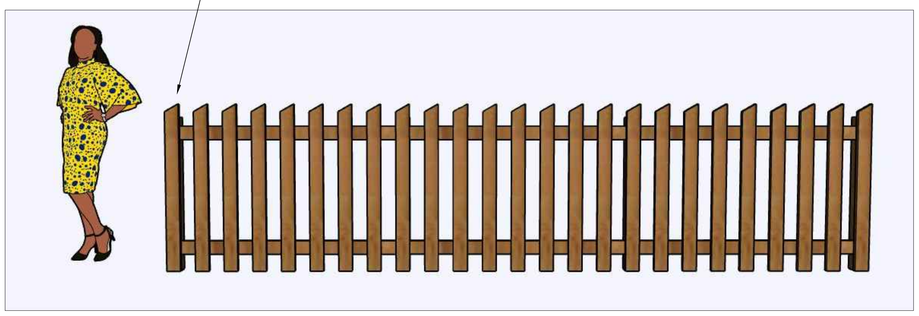
WOOD-BURNING FIRE PIT TO BE PROVIDED BY OWNER

CEDAR FENCE AND DRIVEWAY GATE:
-110 LF TOTAL, 20 LF AUTOMATIC ROLLING DRIVEWAY GATE
-42" TALL
-4X4 GREEN PT POSTS
-2X4 CEDAR FRAMING
-2X4 CEDAR SLATS, W/ TOP CUT ON ANGLE

EXISTING HEDGE TO REMAIN IN PLACE, TO BE CLEANED UP AS NEEDED.

LEGEND

- 1600 SF SOD, SPECIES TBD
- 2,925 SF MULCH @ 2.5" THICK
- 1,050 SF GRAVEL TBD, BASE ROCK USED AT DRIVEWAY
- 125 SF EXISTING CONCRETE PAVERS TO BE RE-SET
- 130 CF PLANTING SOIL FOR RAISED BEDS
- (10) LARGE PAVERS TBD
- (45) SMALL PAVERS TBD
- 1,740 LF BLACK METAL EDGING

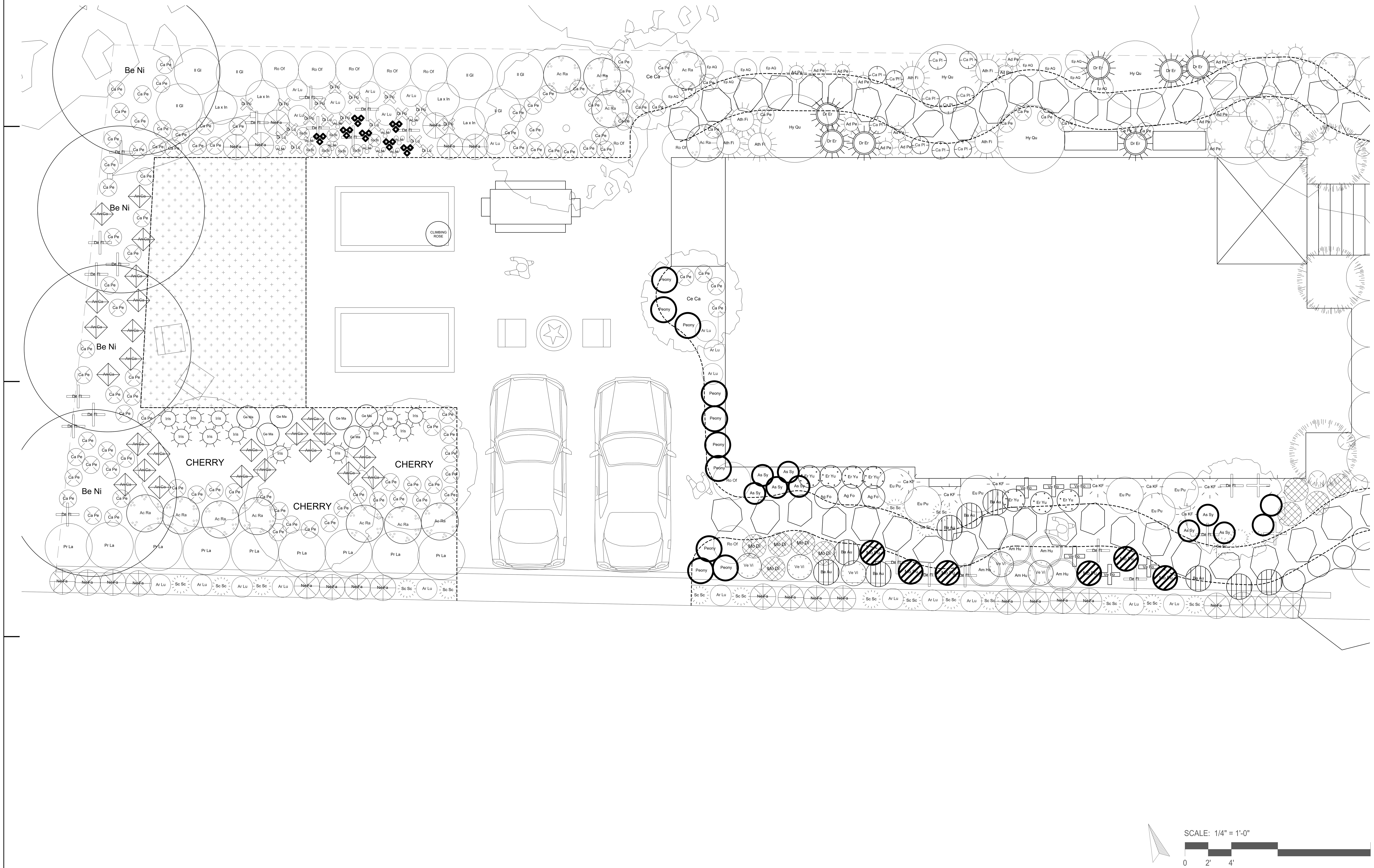


CEDAR FENCE

SCALE: 1/8" = 1'-0"

0 4' 8'

BACK YARD

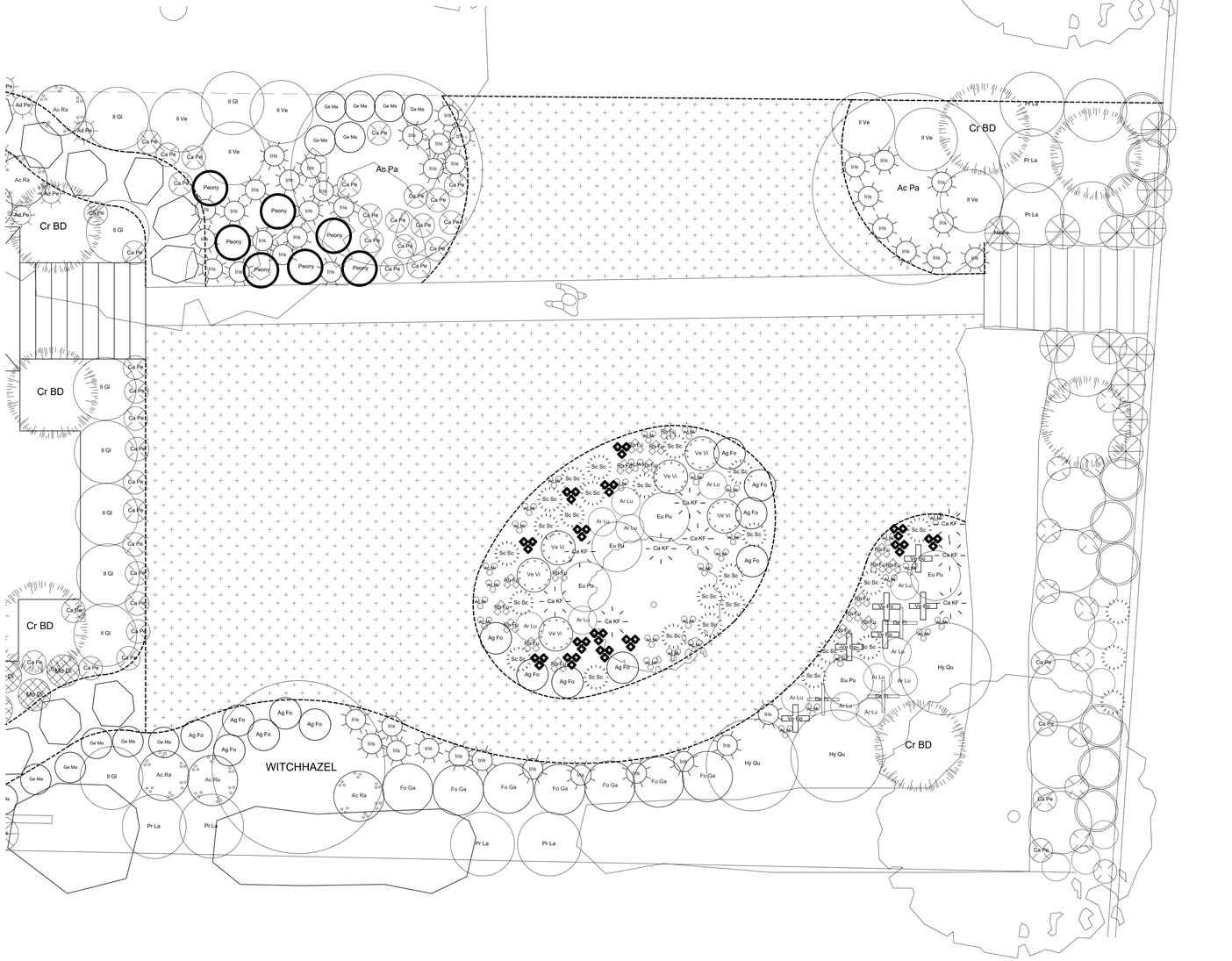


Be Ni
CHERRY
CHERRY
CHERRY
CLIMBING ROSE
Ce Ca
Peony
Hy Qu
SCALE: 1/4" = 1'-0"
0
2'
4'

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	TREES			
Ac Pa	*Acer palmatum*	JAPANESE MAPLE	**2**	1" CALIPER, MULTI
Be Ni	*Betula nigra*	RIVER BIRCH	4	2" CALIPER, MULTI
Ce Ca	*Cercis canadensis*	EASTERN REDBUD	3	1" CALIPER, MULTI
Cr BD	*Cryptomeria Black Dragon*	BLACK DRAGON JAPANESE CEDAR	7	1" CALIPER, STANDARD
Ha Vi	*Hammemelis virginiana*	WITCH HAZEL	1	1" CALIPER, MULTI
Cherry	*Prunus cv*	EDIBLE CHERRY (ORNAMENTAL OK)	3	1" CALIPER, STANDARD
	SHRUBS + VINES			
Il Gl	*Ilex glabra*	INKBERRY	15	7 Gal or 3 Gal
Il Ve	*Ilex verticillata*	WINTERBERRY	20	3 Gal
La In	*Lavendula x intermedia*	LAVENDER	2	3 or 5 Gal
Hy Qu	*Hydrangea quercifolia*	OAK LEAF HYDRANGEA	8	7 Gal
Peony	*Paeonia Sp.*	PEONY TBD - WHITE AND PINK	21	3 Gal
Pr La	*Prunus laurocerasus 'Schipkaensis'*	SKIP LAUREL	16	15 Gal
Climbing Rose	*Rosa Sp.*	CLIMBING ROSE TBD	1	5 Gal
Ro Of	*Rosmarinus officnalis*	ROSEMARY	4	3 or 5 Gal
	PERENNIALS, FERNS, AND GROUNDCOVERS			
Ac Mi	*Achillea millefolium*	COMMON YARROW	51	1 Qt. or Plug
Ac Ra	*Actaea racemosa*	BLACK COHOSH	22	1 Gal
Ad Pe	*Adiantum pedatum*	MAIDENHAIR FERN	25	1 Gal
Ag Fo	*Agastache foeniculum*	ANISE HYSSOP	17	1 Gal
Am Hu	*Amsonia hubrichtii*	THREADLEAF BLUESTAR	17	1 Gal
An Ca	*Anemone canadensis*	CANADA ANEMONE	31	1 Gal
Ar Lu	*Artemesia ludoviciana 'Valerie Fir*	WHITE SAGEBRUSH	40	1 Gal
As S	*Asclepias syriaca*	COMMON MILKWEED	10	1 Gal
Ath Fi	*Athyriium filix-femina*	LADY FERN	6	3 Gal
Ba Au	*Baptisia australis*	BLUE FALSE INDIGO	9	1 Gal
Di L	*Digitalis lutea*	SMALL YELLOW FOXGLOVE	7	1 Gal
Di P	*Digitalis purpurea*	COMMON FOXGLOVE	11	1 Gal
Dr Ey	*Dryopteris erythrosora*	AUTUMN FERN	7	3 Gal
Ec Pu	*Echinacea purpurea*	PURPLE CONEFLOWER	21	1 Gal
Ep AQ	*Epimedium 'Amber Queen'*	BARRENWORT	10	1 Gal
Er Yu	*Eryngium yuccifolium*	RATTLESNAKE MASTER	9	1 Gal
Eu Pu	*Eupatorium purpurea*	JOE PYE WEED	11	1 Gal
Fo Ga	*Fothergilla gardenii*	DWARF FOTHERGILLA	7	1 Gal
Ge Ma	*Geranium macrorrhizum*	BIGROOT GERANIUM	18	1 Gal
Mo Di	*Monarda didyma*	SCARLET BEE BALM	9	1 Gal
Mo Pu	*Monarda punctata*	SPOTTED BEE BALM	6	1 Gal
Ne Ra	*Nepeta racemosa 'Walker's Low'*	CATMINT	38	1 Gal
Ru Fu	*Rudbeckia fulgida*	BLACK-EYED SUSAN	18	1 Gal
So Bi	*Solidago bicolor*	WHITE GOLDENROD	10	1 Gal
Ve Bo	*Verbena bonariensis*	PURPLETOP VERVAIN	12	1 Gal
Ve V	*Veronicastrum virginicum*	CULVER'S ROOT	11	1 Gal
	GRASSES + SEDGES			
Ca Pe	Carex pennsylvanica	PENNSYLVANIA SEDGE	151	1 Gal, 4" Pot, or Plug
Ca Pl	Carex platyphylla	BROAD LOEAF SEDGE	11	1 Gal
Ca KF	Calamagrostis 'Karl Foerster	KARL FOERSTER FEATHER REED GRASS	17	1 Gal, 4" Pot, or Plug
De Fl	Deschampsia flexuosa	WAVY HAIR GRASS	26	1 Gal, 4" Pot, or Plug
Ir Ve	Iris versicolor	NORTHERN BLUEFLAG	56	1 Gal
Sc Sc	Schizachyrium scoparium	LITTLE BLUESTEM	47	1 Gal or 1 Qt. or Plug
	SOD / LAWN	TBD	1600 SF	

FRONT YARD



Certificate of Appropriateness
BAR 22-02-03
511 N 1st Street, TMP 330001000
North Downtown ADC District
Owner: Charlottesville Towers Condo Assoc.
Applicant: Robert McGinnis
Project: Alterations to main entry.

Application components (please click each link to go directly to PDF page):

- Staff Report

- Application Submittal

City of Charlottesville
Board of Architectural Review
February 15, 2022

Certificate of Appropriateness
BAR 22-02-03
511 N 1st Street, TMP 330001000
North Downtown ADC District
Owner: Charlottesville Towers Condo Assoc.
Applicant: Robert McGinnis
Project: Alterations to main entry.


Background

Year Built: 1967
District: North Downtown ADC District
Status: Non-contributing, apartments

Prior BAR Actions

- November 2010 – BAR denied request to plant two Japanese maples to replace two oaks
- August 2015 - BAR denied above ground water meter vault

Application

- Submittal:
  - *Charlottesville Towers Entrance Renovation*, dated October 24, 2021: Sheets L0.0 - L0.8; L1.0 - L3.0; L3.1; L4.0 - L7.0; and P0.1 – P0.4 (21 sheets).
  - Charlottesville Towers Main Entrance Renovation: Purpose of the Project and Description of Proposed Work, dated January 18, 2022 (4 pages).
  - Site plan (existing conditions), dated April 28, 2021: Sheets 1 and 2.

Request CoA for alteration to entry of r demolition of existing pool house, exterior alterations to rear addition, new pool house construction, and the execution of a new landscape plan.

Scope of work:

- Replace paving tiles under entrance canopy.
- Repair posts for entrance canopy. (maintenance and repair)
- Curb Ramp at entrance canopy
- Curb Ramp at east end of the sidewalk (in front of building)
- Install bike racks
- Trash Room/Service Entrance Access: install new ramp and raised curb

- Entrance public seating area: replace paving, benches and planters.

Discussion
Staff recommends approval.

Suggested Motion
Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed alterations at 511 North 1st Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions/modifications: …].

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 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation

Chapter II – *Site Design and Elements*
Link: III: Site Design and Elements
B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an “avenue” effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
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 Charlottesville Towers Unit Owners Assoc. Applicant Name Charlottesville Towers Unit Owners Association Robert McGinnis, Officer of the CTUOA Board

Project Name/Description Cville Towers Main Entrance Paving Renovation Parcel Number 330001000

Project Property Address 511 First Street North, Charlottesville, VA 22902

Applicant Information

Address: 511 First Street North, APT 401
Charlottesville, VA 22902
Email: robmcginnis@me.com
Phone: (W) _____ (C) 434-962-9110

Property Owner Information (if not applicant)

Address: Cathcart Management, ATTN: Rob McGinnis/Erica Dalton
200 Reserve Blvd., Suite 200, Charlottesville, VA 22901
Email: robmcginnis@me.com
Phone: (W) _____ (C) 434-962-9110

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.

Signature 1/17/22 Date

Robert M. McGinnis, CTUOA Officer of the BoardReplace
Print Name Date

Property Owner Permission (if not applicant)

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

Signature 1/17/22 Date

Eric Gilchrist, CTUOA Board President
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
See Attachment A for a description of the proposed work.

List All Attachments (see reverse side for submittal requirements): Attachment A (description of work) 1/18/22 (4 pages); Charlottesville Towers Entrance Renovation drawings, 10/24/21, sheets L0.0-L0.8, L1.0-L3.0, L3.1, L4.0-L7.0, P0.1-P0.4 (21 sheets); Base Map of the Charlottesville Towers, Roudabush, Gale, & Associates, 4/28/21, Sheets 1 & 2

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 www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

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.

ATTACHMENT A

Charlottesville Towers Main Entrance Renovation

Purpose of the Project and Description of Proposed Work

January 18, 2022

Charlottesville Towers Unit Owners Association
Contact: Rob McGinnis, Officer of the Board, 434.962.9110, robmcginnis@me.com

Project Location: Charlottesville Towers, 511 First Street North, Charlottesville, Virginia 22902

Introduction

This document is appended to the Board of Architectural Review Certificate of Appropriateness (dated 1/18/22) prepared by Rob McGinnis, Officer of the Board of Directors of the Charlottesville Towers Unit Owners Association (CTUOA).

This document provides the purpose of the project including a description of current conditions and proposed work for the renovation of the exterior paved areas of the main entrance.

Purpose of the Project

The purpose of the project is to address existing unsafe conditions and the unsightly appearance of the paved areas through the **replacement** of existing site construction including:

- Sections of concrete curbing;
- Sections of concrete sidewalks;
- Concrete pedestrian sidewalk ramps;
- Concrete ramp at trash room/service entrance;
- Concrete paved areas for seating and bicycle storage;
- Wood benches, painted metal bicycle racks, and small moveable planter; and
- Plants in the low brick wall planter and plants in the abutting planting bed.

To be **cleaned**:

- Unaltered existing pedestrian paved areas to remain;
- Existing brick low wall to remain; and
- Existing tall free-standing brick screen wall will be cleaned.

The scope of this project **does not involve**:

- An increase in impervious area;
- Revising or altering the existing location and arrangement of vehicle accessways and parking spaces;
- Revising or altering the location and arrangement of pedestrian circulation and building access;
- Alterations to the building structure including the main entrance vestibule and canopy structures. (Minor repairs and touch-up painting of painted metal surfaces of the canopy structure are anticipated.);
- Revising or altering existing signs, removal of existing signs, or installation of new signs; and
- Revising or altering existing light fixtures, removal of existing light fixtures, or installation of new light fixtures.

Existing Conditions and Proposed Renovations

Exterior Paving Tiles Under Canopy

The main entrance ceramic tiles are in poor condition.

Existing conditions:

- The existing tiles extending from the main entrance vestibule door out under the canopy to the parking lot are lifting up at the edges due in part to water penetrating the edges of the paving. When the water penetrates the tile mortar bed and freezes, the freezing water expands and lifts up the tiles. In addition, the mortar setting bed is cracking and breaking up.
- The deteriorating edges of the tile paved area are trip hazards.
- The beveled mortar edge of the tile paved area is also a trip hazard and may not comply with the maximum change is surface height required in the American with Disabilities Act design standards.
- The glossy smooth glazed surface of the tiles becomes slippery during rain/snow/ice events which results in slipping and falling hazards. The CTUOA Board was notified by a resident that the resident slipped on these wet tiles in 2021 resulting in a serious leg and head injury.

Proposed:

- **The tiles will be removed and replaced with a slip-resistant paving.**
- **New paving options include large rectangular bluestone or large rectangular concrete pavers over a mortar setting bed over a reinforced concrete base.**

Curb Ramp at Building Canopy

The existing exposed aggregate concrete curb ramp and handrails do not meet the requirements of the American with Disabilities Act (ADA) design standards.

Existing conditions:

- The existing exposed aggregate concrete ramp includes painted metal handrails which are not required by the American with Disabilities Act design standards. These rails present an impediment to the ease of pedestrian movement in the space under the canopy.
- The existing ramp does not include an ADA-compliant detectable warning strip at the low end of the ramp. Detectable warning strips provide a warning to sight-impaired persons transitioning from a pedestrian surface to a vehicular surface.
- The existing apartment unit door key lock boxes attached to the bars that span from the ramp handrails to canopy posts are unsightly and compromise the integrity of the architectural character of the canopy structure. A more appropriate location is warranted.

Proposed:

- **An ADA-compliant concrete curb ramp will be constructed as part of the new sidewalk fronting the existing accessible parking spaces and will be constructed meeting the latest City design standard for ADA-compliant curb ramps.**
- **A stainless steel lock box rack will be attached to the west-facing side of the existing tall brick freestanding screen wall at the buildings trash room and loading/unloading door.**

Curb Ramp at East End of the Sidewalk Fronting the Building

The existing asphalt curb ramp and painted metal handrails do not meet the requirements of American with Disabilities Act (ADA) design standards. This ramp was originally constructed to provide a barrier-free pedestrian route from the building entrance to accessible parking and to the sidewalk on First Street North.

Existing Conditions:

- The existing asphalt ramp includes painted metal handrails which are not required by the American with Disabilities Act design standards. These rails also present an impediment to the ease of pedestrian movement.
- The existing ramp does not include an ADA-compliant detectable warning strip at the low end of the ramp. Detectable warning strips provide a warning to sight-impaired persons transitioning from a pedestrian surface to a vehicular surface.
- The existing ramp is constructed of asphalt paving mounded up to a 6-inch height concrete curb. This condition results in the ponding of water running off the parking lot.

Proposed:

- **The existing curb ramp will be removed and replaced with an ADA-compliant concrete curb ramp. An ADA-compliant concrete curb ramp will be constructed meeting the latest City design standard for ADA-compliant curb ramps.**

Building Entrance Canopy Posts

Some of the painted metal canopy posts serve as the roof drains for the canopy and exhibit water-related damage at their bases.

Existing Condition:

- Owing to failed grout at the base of the posts that drain the canopy, water is pooling at the post bases causing the base of the posts to rust and the grout to crack owing to freezing pooled water.

Proposed:

- **The grout at the base of the metal posts will be removed and replaced with non-shrink grout with a slope to prevent pooling of water.**
- **The bases of the metal posts will be cleaned, rust removed, and repainted.**

Bike Racks

The area between the existing vestibule wall and the tall free-standing brick screen wall is the location of the existing bike racks. The current bike racks installed on the concrete paving provide a narrow space to maneuver bikes.

Proposed:

- **The existing bike racks will be removed and recycled. Vertical metal bike racks will be installed on the face of the tall brick free-standing wall to increase the width of maneuvering space.**
- **The existing stamped-patterned concrete paving will be removed and replaced with new brick or concrete unit pavers matching the new paving in the seating area.**

Trash Room/Service Entrance Access

Navigating the existing concrete ramp accessing the trash room/service access is dangerous owing to the narrow width and steep slope of the ramp. The CTUOA's trash removal company has indicated to the CTUOA property management company that the ramp is dangerous. The CTUOA's property management company has reported to the CTUOA Board that trash removal personnel had lost control of a wheeled trash bin on the existing ramp and that the uncontrolled bin collided with an adjacent parked car.

Existing Conditions:

- The existing concrete ramp is too steep, too narrow, and the horizontal surface is warped owing to the ramp on a sloped section of the parking lot. These conditions pose hazards to property and persons during trash removal operations and when people are unloading and loading items and accessing the trash room/service access.
- The steep-sloped sides of the ramp are falling hazards.

Proposed:

- **The existing ramp will be removed and replaced by a new concrete ramp that is wider and has a less steep slope.**
- **The west-facing side of the ramp will include a 6-inch raised concrete curb above a low concrete side wall and a painted metal handrail to prevent wheeled containers from exiting the side of the ramp and to protect people on the ramp from falling from the side of the ramp curb/wall.**

Visual Quality of the Main Building Entrance Paved Area

The existing poor condition and poor appearance of the paved areas at the main building entrance may be impacting the sale and rental of units. An upgraded visual quality that is compatible with the Mid-Century Modern style of the building architecture is more appropriate.

Existing Conditions:

- The existing paving at the main entrance includes colored stamp-patterned concrete at the seating area and the bike storage area, standard concrete sidewalks, standard concrete curbing, an exposed aggregate curb ramp, and glazed ceramic tiles under the entrance canopy.
- The colored stamped-patterned concrete paving in the seating area and bike parking area flanking the building entrance is spalling and the non-integral coloring on the surface is peeling.
- The wood benches are somewhat flimsy, and the finishes are peeling.
- The raised brick planter flanking the seating area has been invaded by English ivy and some bricks are loose.
- The grated vault and electrical transformer just beyond the raised brick planter are visible from the seating area and from the front entrance vestibule doorway.
- The small moveable round cast concrete planter is cracked and needs to be replaced.
- Bricks on the tall free-standing brick wall screening the trash room/service access door are missing.

Proposed:

- **The entire paved seating area and bike storage area will be removed and replaced with a higher quality paving material. The options include brick or concrete unit pavers over a mortar setting bed over a concrete base.**
- **The ivy and soil will be removed from the raised brick planter, a liner installed, planting soil added, and new plantings installed to screen views of the grated vault and electrical transformer beyond.**
- **The existing benches will be salvaged and donated and replaced with new benches compatible with the Mid-Century Modern architectural style of building.**
- **The existing moveable concrete planter will be replaced with a new planter compatible with the Mid-Century Modern architectural style of building.**

END

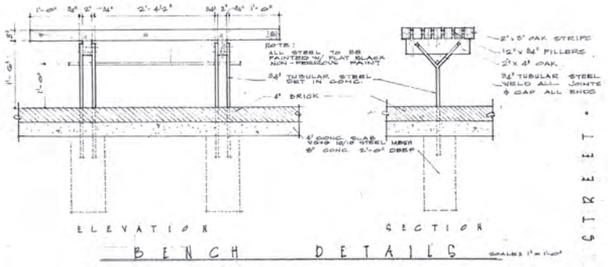
Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
Contact: Rob McGinnis
434.962.9110 | robmcginnis@me.com

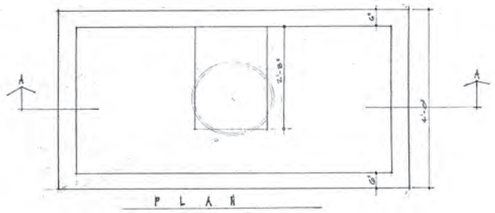
Charlottesville Towers
Entrance Renovation

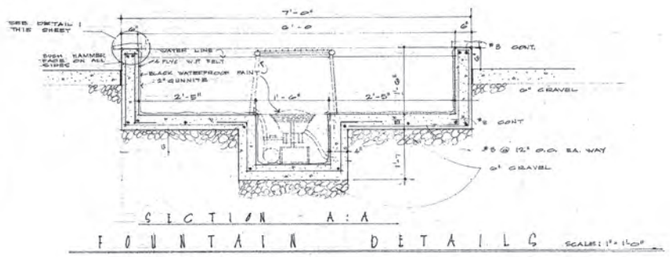
CONCEPT PLAN
Cover Sheet

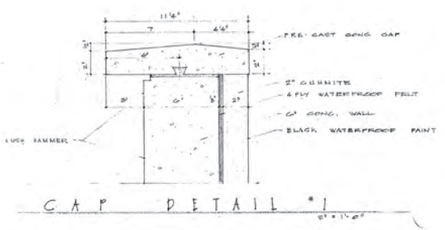
Date:
10.24.21

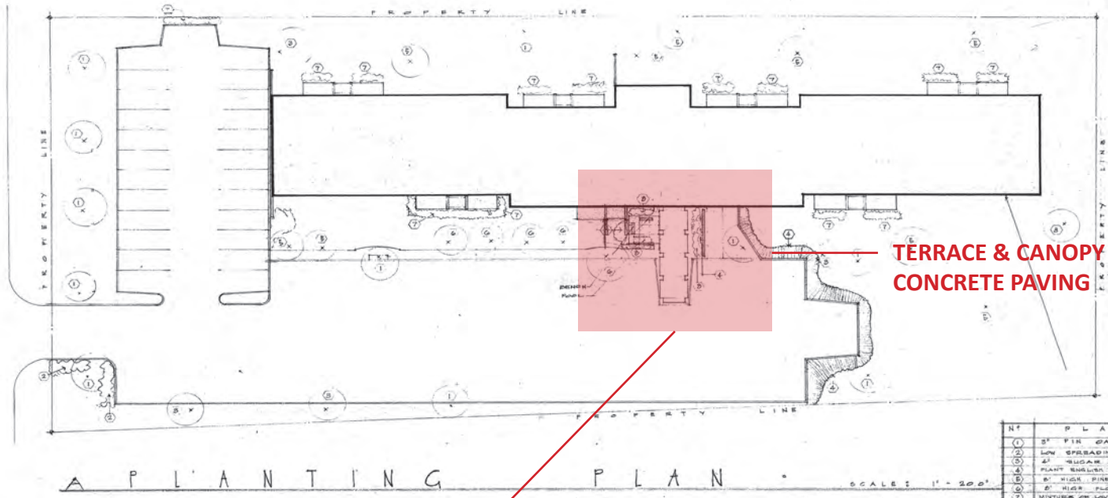
Sheet
L0.0





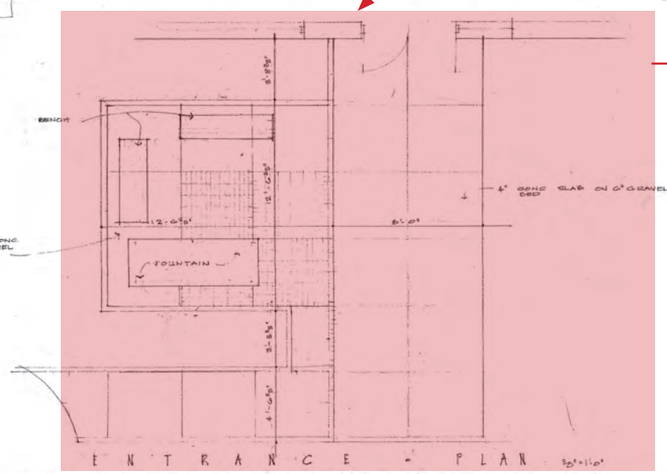






TERRACE & CANOPY OVER CONCRETE PAVING

NO	PLANT
1	5" PIN OAK
2	LOW SPREADING JUNIPER
3	4" SUGAR MAPLE
4	PLANT ENGLISH IVY AT BASE OF WALL
5	8' HIGH PINES
6	8' HIGH FLOWERING DOGWOOD
7	MIXTURE OF LOW GROWING JUNIPER & BARBERY BUSH
8	VIEW AREA



TERRACE & CANOPY OVER CONCRETE PAVING

N

Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
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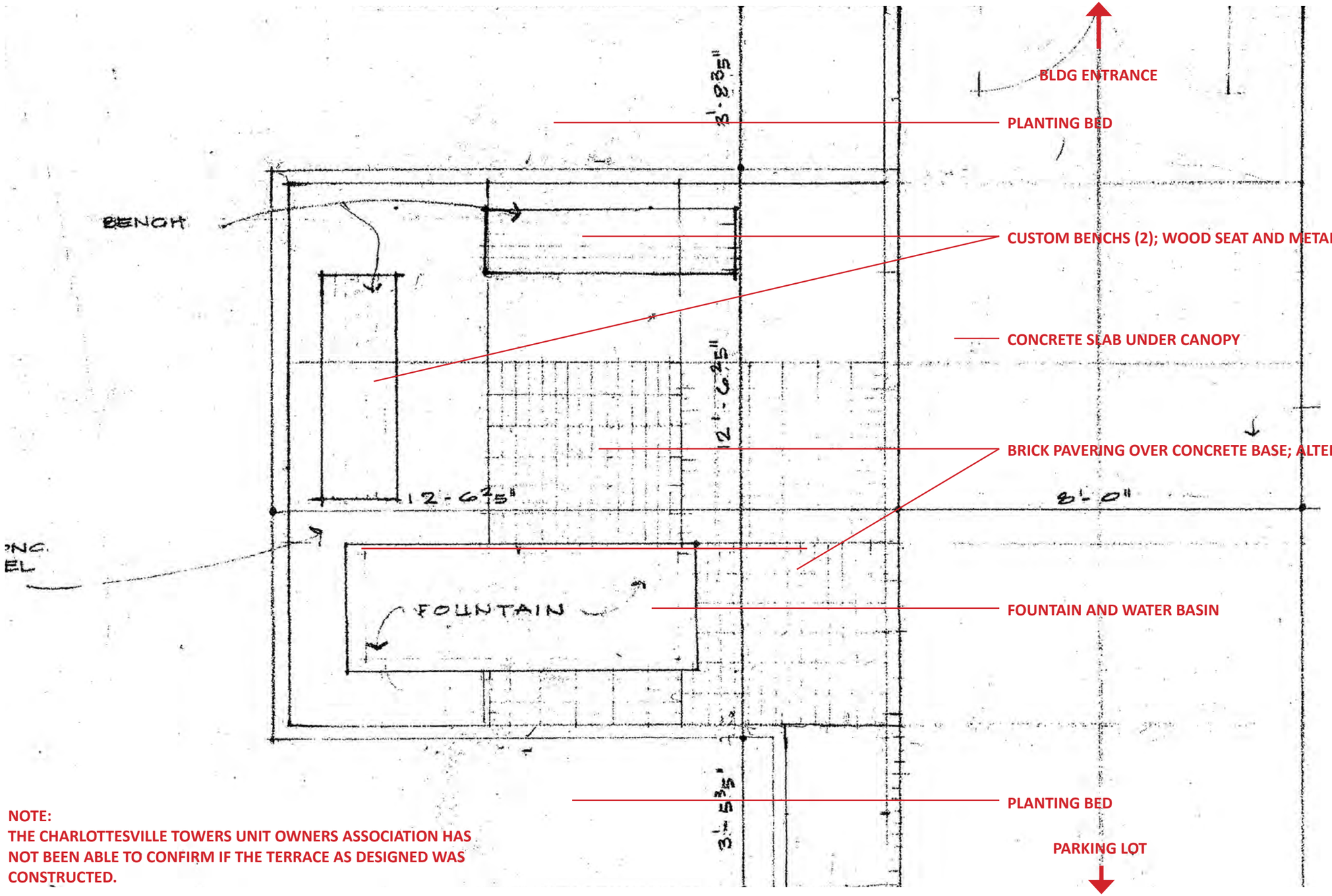
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
As-Designed 1967

Date:
10.24.21

Sheet
L0.1



NOTE:
THE CHARLOTTESVILLE TOWERS UNIT OWNERS ASSOCIATION HAS NOT BEEN ABLE TO CONFIRM IF THE TERRACE AS DESIGNED WAS CONSTRUCTED.

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CONCEPT PLAN
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10.24.21

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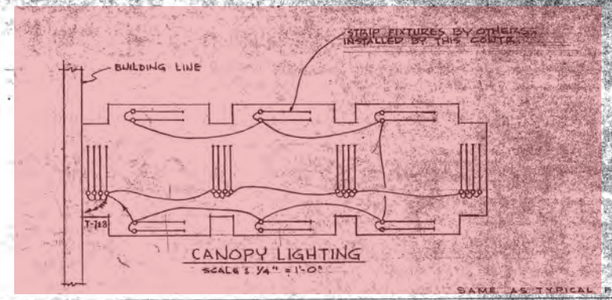
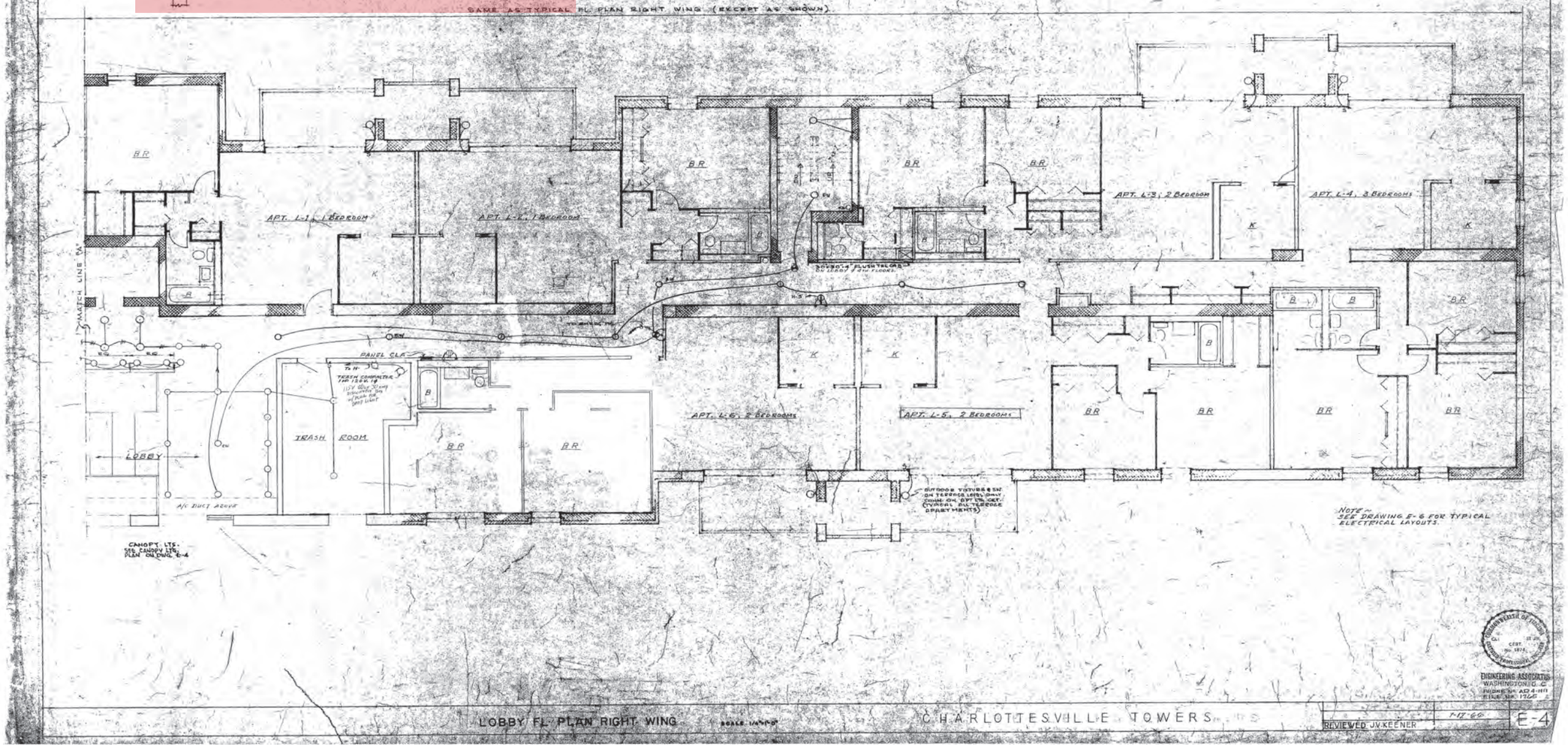
L0.2



SAME AS TYPICAL FL. PLAN RIGHT WING (EXCEPT AS SHOWN)



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CONCEPT PLAN
As-Designed 1967

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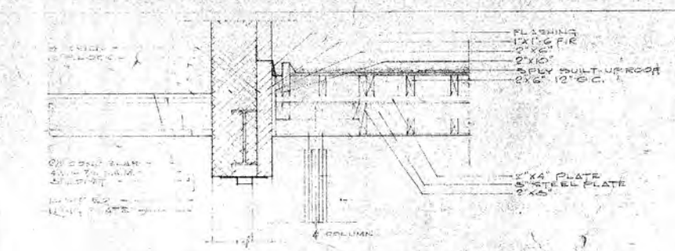
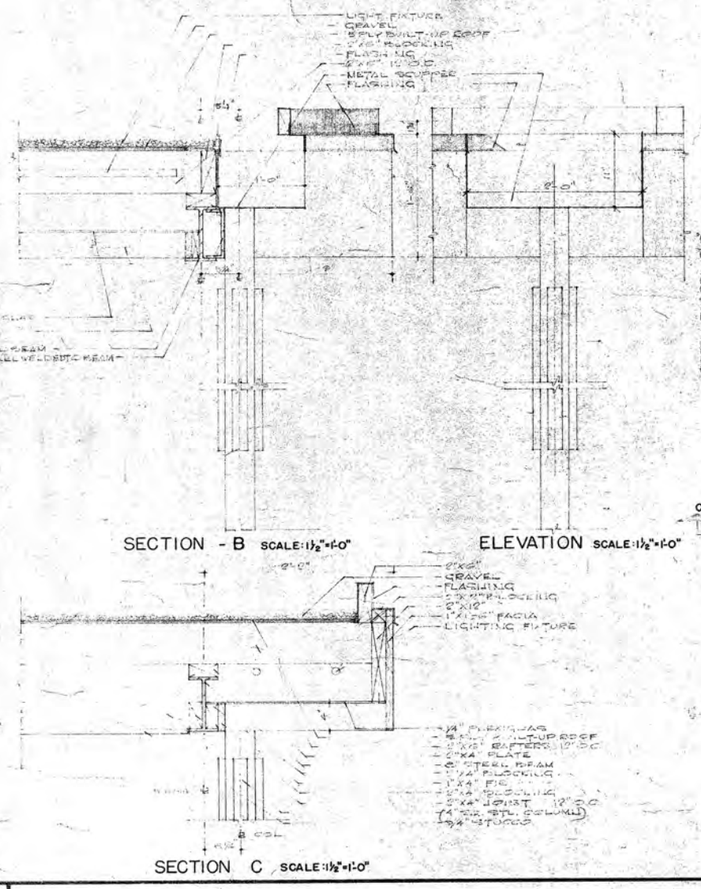
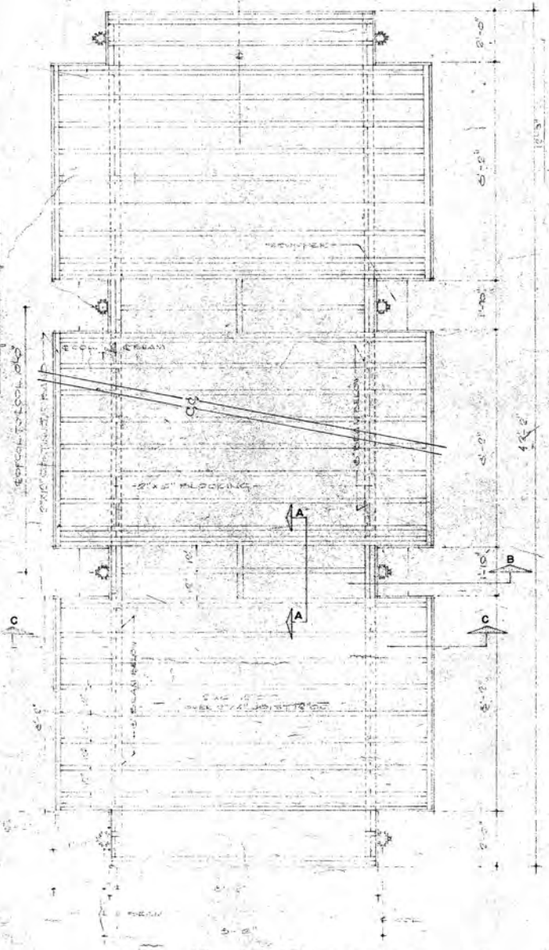
L0.3



DETAIL OF CANOPY AT BLDG. SCALE: 3/4"=1'-0"



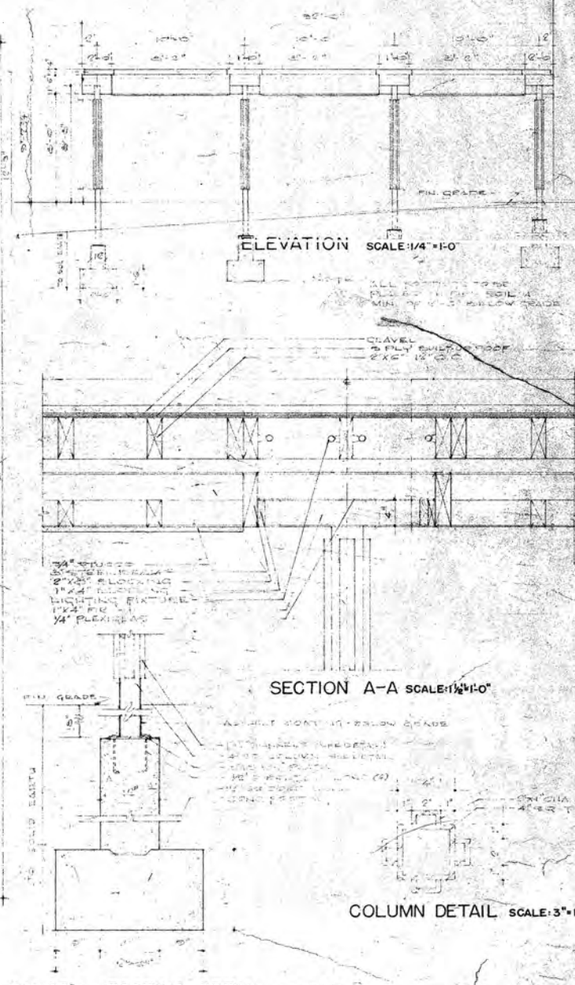
SECTION - B SCALE: 1½"=1'-0"



ELEVATION SCALE: 1½"=1'-0"

SECTION C SCALE: 1½"=1'-0"

PLAN OF CANOPY SCALE: ½"=1'-0"



CANOPY FOOTING DETAIL SCALE: 1"=1'-0"

ELEVATION SCALE: 1/4"=1'-0"

SECTION A-A SCALE: 1½"=1'-0"

COLUMN DETAIL SCALE: 3"=1'-0"

CONTR. NO.		DRAWN / CHECKED / REVIEWED	CANOPY DETAILS	BUCHER-MEYERS AND ASSOCIATES ARCHITECTS, A.I.A. 7676 fenton street, silver spring, maryland. DATE NOV 4 19

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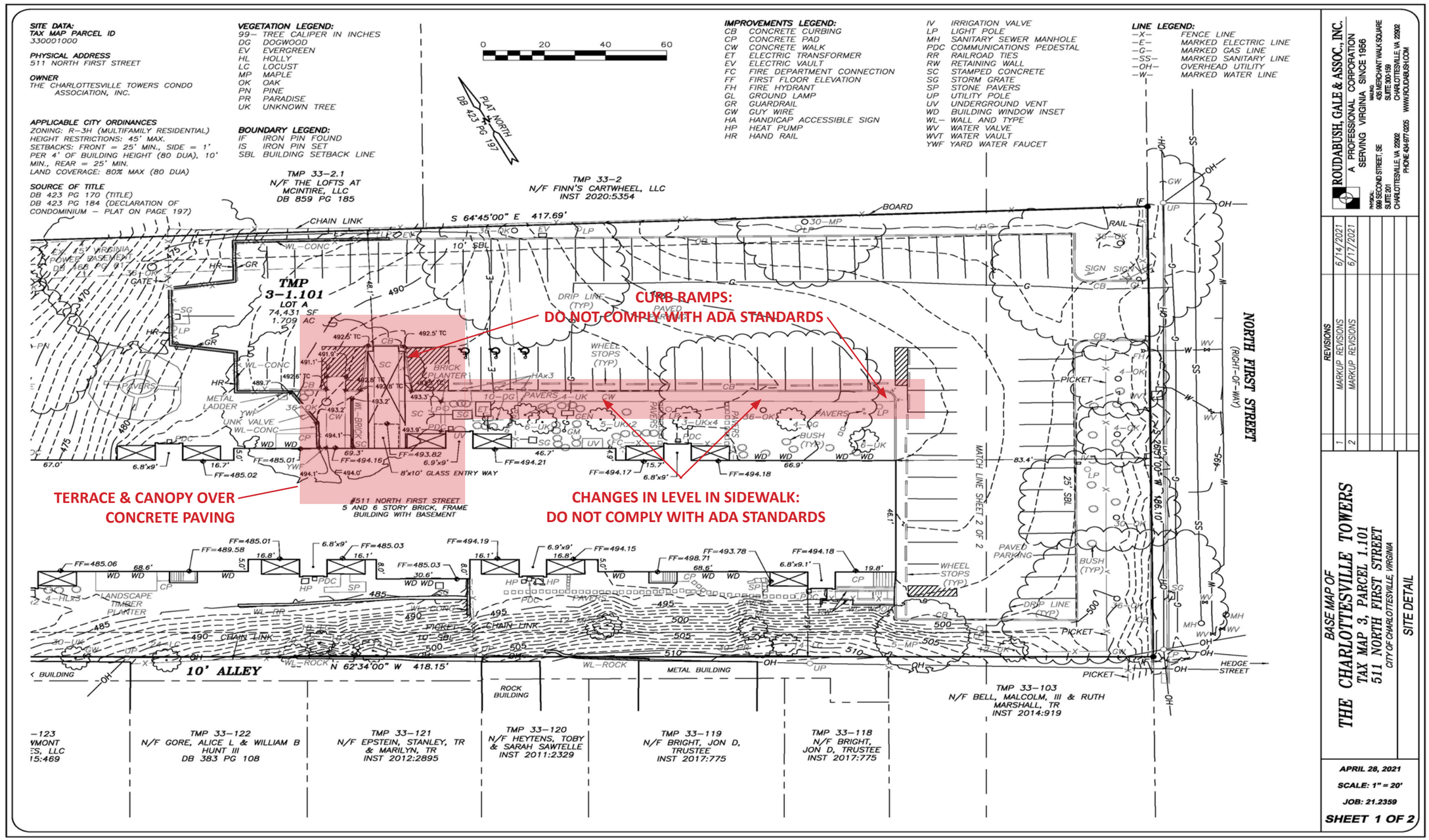
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
As-Designed 1967

Date:
10.24.21

Sheet
L0.4



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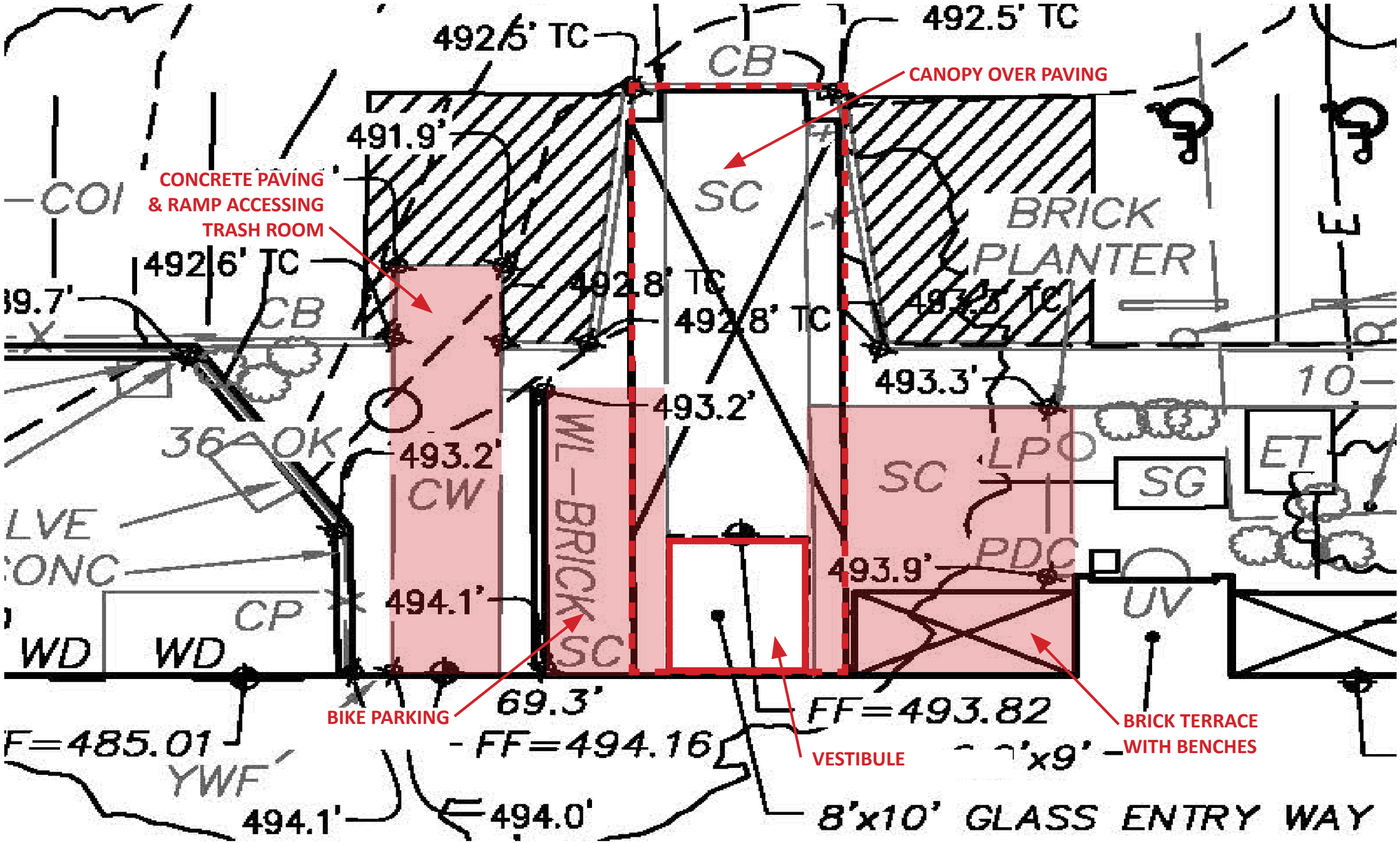
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Existing Conditions

Date:
10.24.21

Sheet
L0.5



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Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Existing Conditions

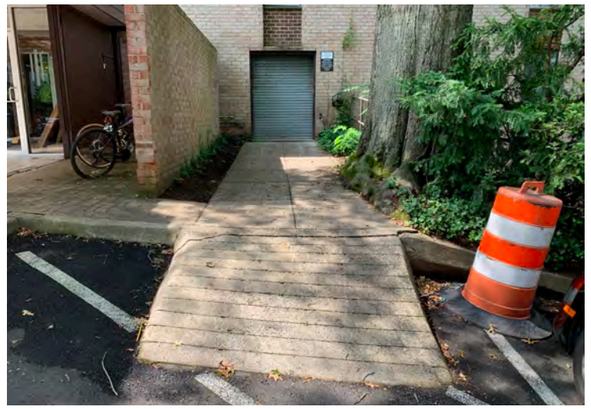
Date:
10.24.21

Sheet
L0.6









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Charlottesville Towers
Entrance Renovation

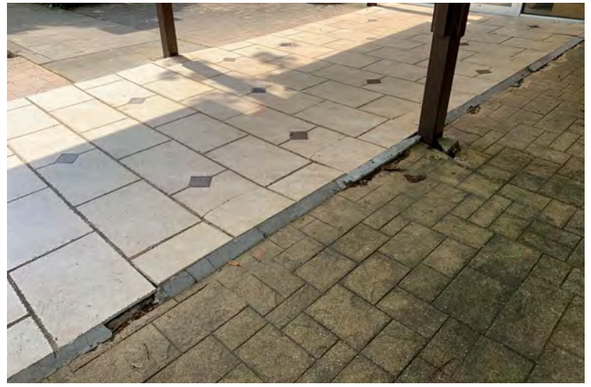
CONCEPT PLAN
Existing Conditions

Date:
10.24.21

Sheet
L0.7

RAMP IS DANGEROUS TO NAVIGATE

RAMP IS DANGEROUS TO NAVIGATE



CERAMIC TILES ARE SLIP HAZARDS; TILES ARE LIFTING UP

CERAMIC TILES ARE SLIP HAZARDS; BEVELED EDGES ARE NOT ADA-COMPLIANT; PAVING AT BASE OF CANOPY POST FAILING

CURB RAMP IN NOT ADA-COMPLIANT

TOP SURFACE ELEVATION OF TILE AND ABUTTNG PAVING DOES NOT MATCH

SPACE OF PASSAGE OF BIKES IS TIGHT

CURB RAMP IN NOT ADA-COMPLIANT

CHANGE IN LEVEL AT WALK JOINTS DOES NOT COMPLY WITH ADA REQUIREMENTS

ACCESSIBLE PARKING SPACE SIGNS SUBJECT TO DAMAGE FROM VEHICLES

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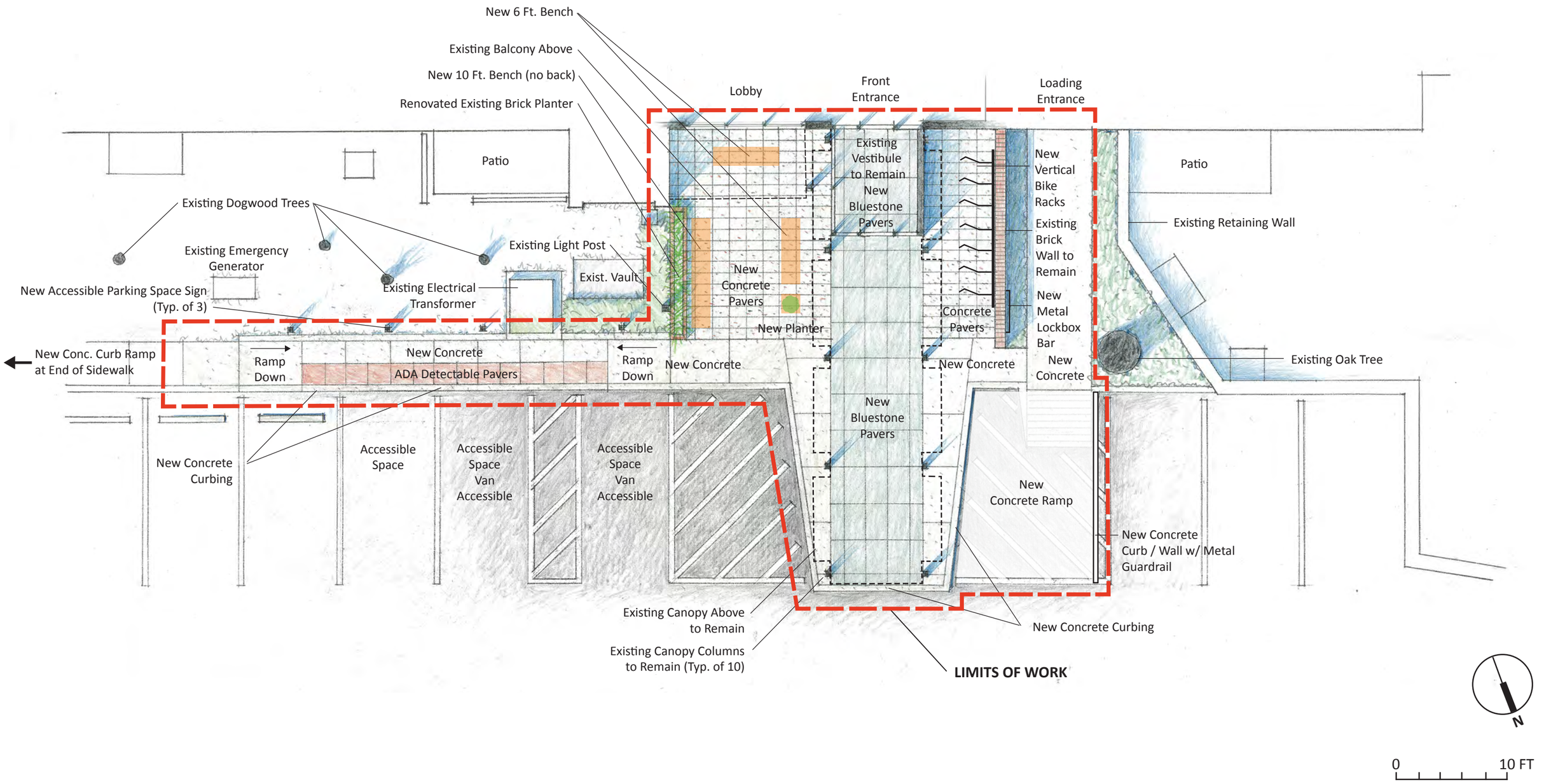
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Existing Conditions

Date:
10.24.21

Sheet
L0.8



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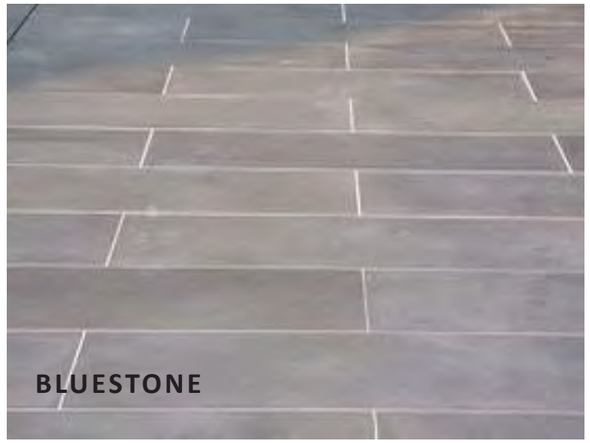
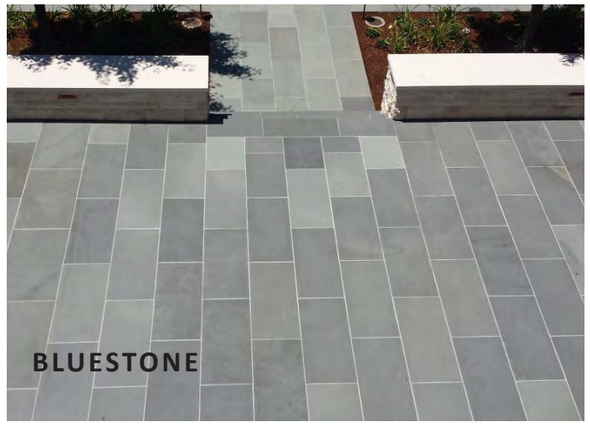
Charlottesville Towers
Entrance Renovation

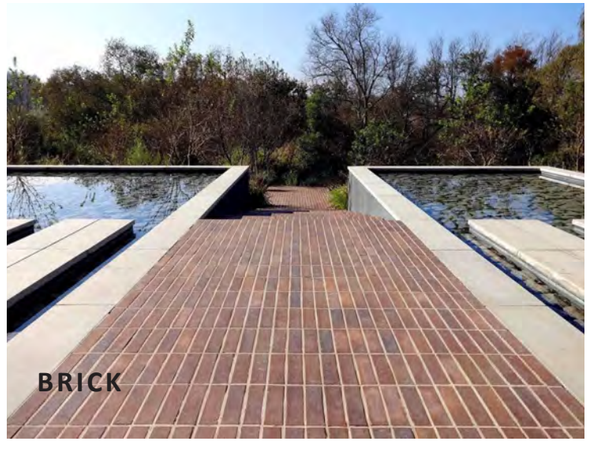
CONCEPT PLAN
Illustrative Plan

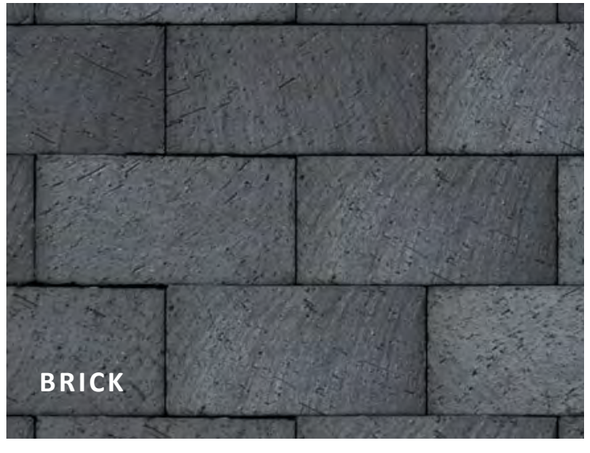
Date:
10.24.21

Sheet
L1.0









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Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Pavers

Date:
10.24.21

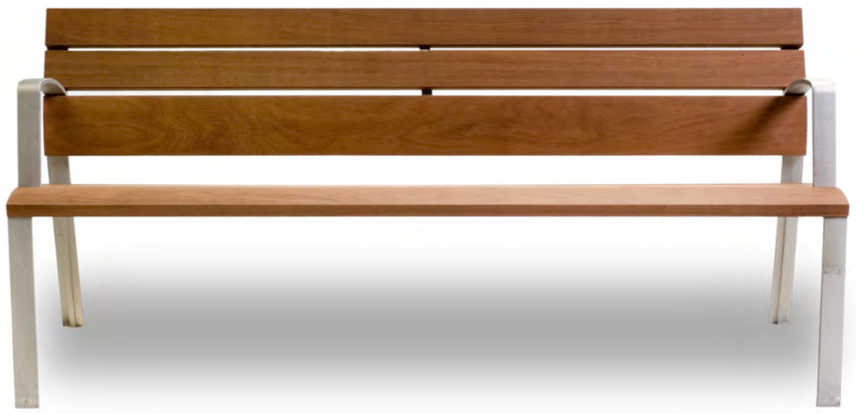
Sheet
L2.0

FGB Bench

LandscapeForms
www.landscapeforms.com

frame: cast aluminum with annodized finish

wood slats: ipe, unfinished



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Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Benches

Date:
10.24.21

Sheet
L3.0

Neoliviano Bench

LandscapeForms
www.landscapeforms.com

frame: cast aluminum

wood slats: jarrah, unfinished

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Entrance Renovation

CONCEPT PLAN
Benches

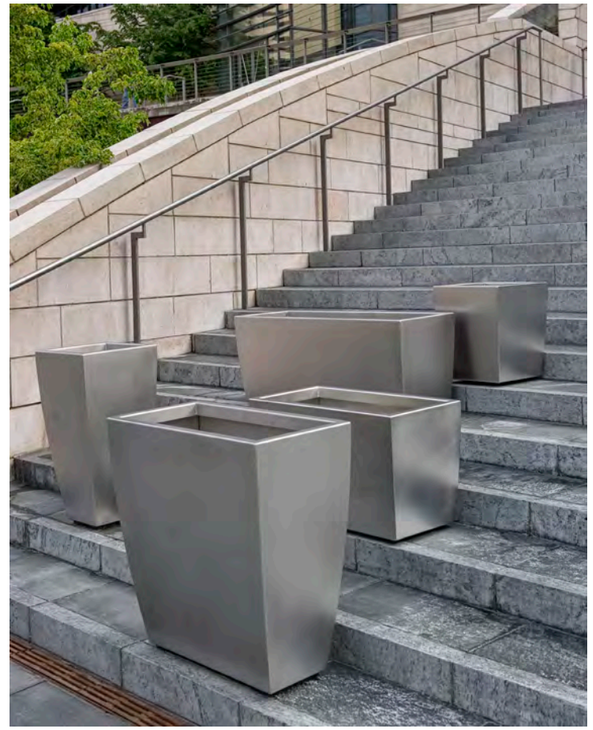
Date:
10.24.21

Sheet
L3.1







Sorella Planters

LandscapeForms
www.landscapeforms.com

steel with polyester
powdercoated finish

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Entrance Renovation

CONCEPT PLAN
Planters

Date:
10.24.21

Sheet
L4.0

scouringrush horsetail
Equisetum hyemale

evergreen rush native to every county in Virginia

height: 2’-4’
tolerates heavy shade and a wide range of soils

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Charlottesville Towers
Entrance Renovation

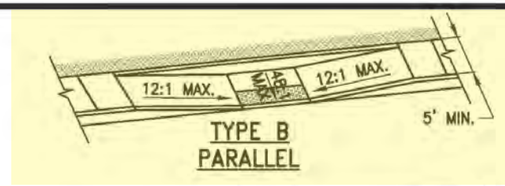
CONCEPT PLAN
Brick Planter Plant

Date:
10.24.21

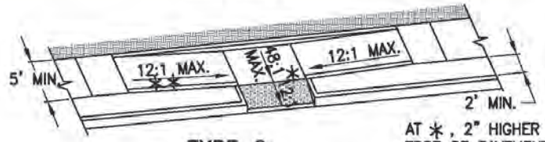
Sheet
L5.0

GENERAL NOTES:

1. DETECTABLE WARNING TO BE PRE-FORMED PLASTIC INSERT WITH SLIP RESISTANT SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2 FOOT IN LENGTH IN THE DIRECTION OF TRAVEL.
2. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. TRUNCATED DOMES TO BE STAMPED IN TOP SURFACE. THE COLOR OF THE DETECTABLE WARNING SECTION SHALL BE YELLOW.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1 1/2".
6. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
7. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE RAMP IS PLACED IN THE CURB RETURN RADIUS IT SHALL BE 7" THICK.
8. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.

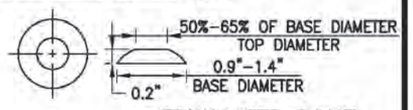


TYPE B
PARALLEL

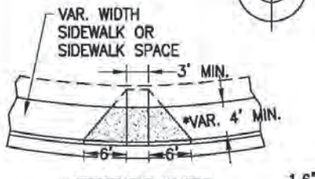


TYPE C
PARALLEL & PERPENDICULAR

AT ✱ , 2" HIGHER THAN EDGE OF PAVEMENT
AT ✱✱, SAME AS TOP OF CURB

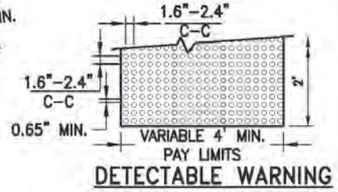


TRUNCATED DOME
DETAIL



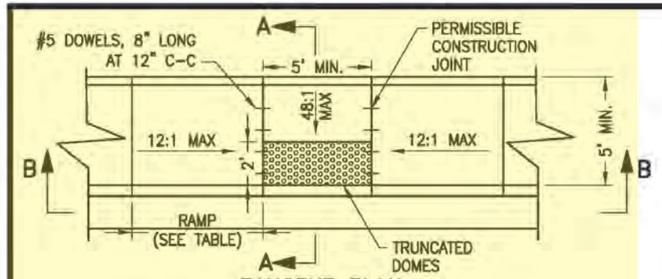
* TREATMENT WHERE WIDTH OF SIDEWALK OR SIDEWALK SPACE IS LESS THAN 7'-4"

CG-12
CURB RAMP



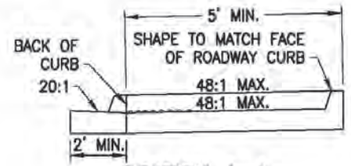
DETECTABLE WARNING
DETAIL

CITY OF CHARLOTTESVILLE			CITY STANDARDS CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES (SHEET 1 OF 3)	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: CG-12

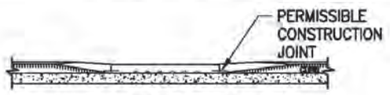


TANGENT PLAN

NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 3.



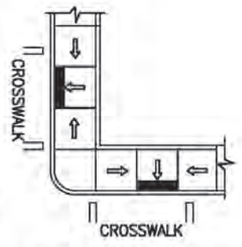
SECTION A-A



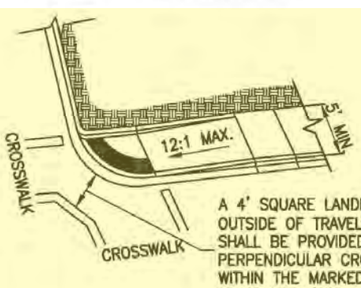
SECTION B-B

TYPE B PARALLEL APPLICATION		
ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT) 4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

NOTE: THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.



TYPICAL PLACEMENT
AT INTERSECTION
WITHIN CROSSWALK



A 4' SQUARE LANDING AREA OUTSIDE OF TRAVELWAY SHALL BE PROVIDED FOR PERPENDICULAR CROSSWALK WITHIN THE MARKED CROSSWALK AREA.

CITY OF CHARLOTTESVILLE			CITY STANDARDS CG-12 DETECTABLE WARNING SURFACE TYPE B (SHEET 2 OF 3)	
	REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: CG-12

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Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Curb Ramps

Date:
10.24.21

Sheet
L6.0

Vertical+ Wall Mount Bicycle Rack

Capacity: Dependent on project needs
Warranty: 1 Year

- Optional No Scratch® bumper and cushioned hook prevent bicycle damage
- Modular design for rapid assembly
- U-lock compatible, square tubing, and hidden fasteners for maximum security

Product Specifications

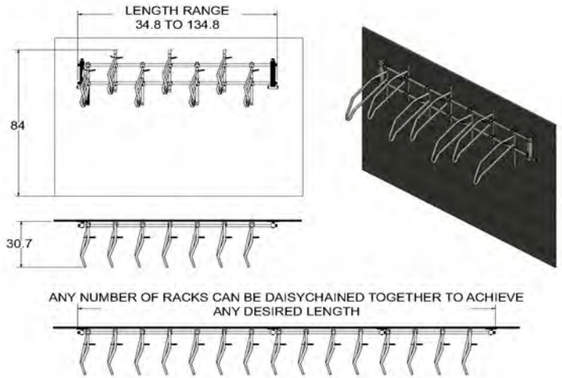
Materials:
- Mild Steel
  - Bicycle Support Loops: 1.0" x 1.0" x .060" Square Tubing
  - Towers: 2.5" x 2.5" x .125" Square Tubing
  - Cross-Members: 1.25" Schedule 40 pipe
- Optional Polyurethane No Scratch® Bumper
- Optional integrated locking cable

Standard Finish:
- Bicycle Rack Support Loops: Powder Coated
- Towers: Powder Coated
- Cross-Members: Galvanized

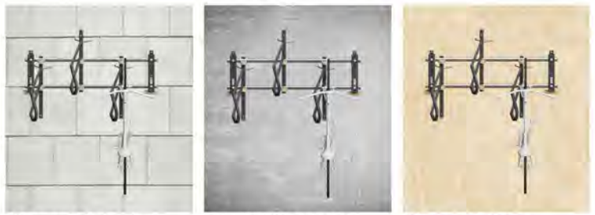
Standard Mounting:
- Wall Mount

Hardware
- ☐ Concrete Wedge Anchors (standard)
  - ☐ + Tamper Resistant Nuts (recommended)
- ☐ E-Z lock inserts for 3/4" thick plywood

Dimensions



Common Mounting Surfaces



Concrete Block | Poured Concrete | Plywood Over Drywall

Bicycle Spacing Options:
- ☐ 13"
- ☐ 16"
- ☐ 17"
- ☐ 18"

Product Options:
- ☐ Include No Scratch® Bumper
- ☐ Exclude No Scratch® Bumper
- ☐ Include Locking Cable
- ☐ Exclude Locking Cable

For complete dimensions please see the technical drawing located on our website:
https://www.sportworks.com/product/vertical-wall-mount

Mounting hardware varies by wall type. Our sales team can assist you in selecting the right hardware for your installation. You can also visit our resources section on our website for installation instructions including guidelines for plywood sizing and placement:
https://www.sportworks.com/howto

Revised:01/21/2021

* All dimensions are in inches

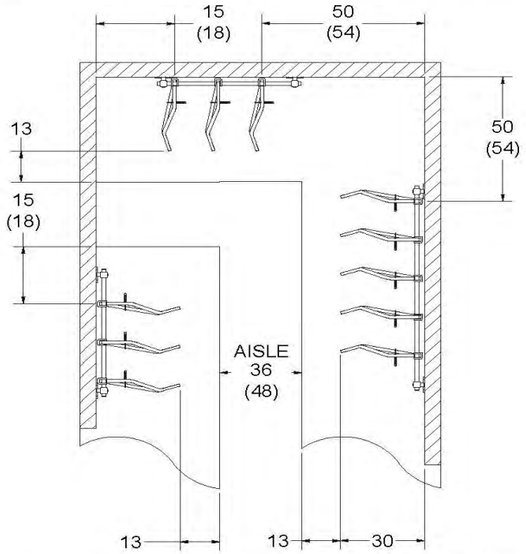
www.sportworks.com

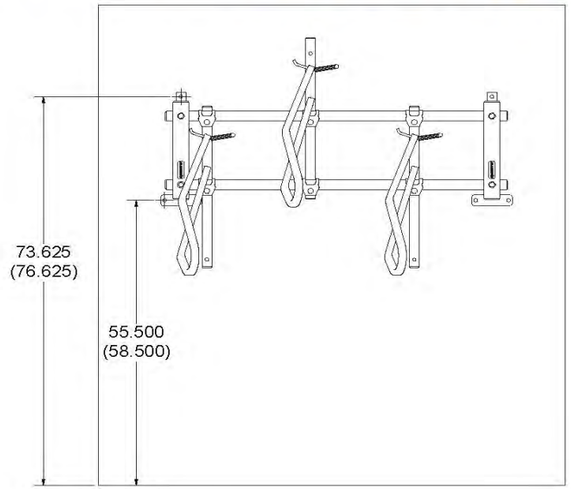
sportworks

Spacing and Setbacks

*Many local governments will specify minimum spacing and setback requirements

**All dimensional drawings are in inches. Minimum dimensions are placed above the recommended dimensions. Recommended dimensions are in ().





Minimum Required Ceiling Height: 84"

Powder Coat Color Options:

Custom colors are available to coat the support loops and rack Uprights. Colors will not be applied to the cross-members.

White | Silver | Black | Dark Blue | Royal Blue | DOT Green | Brown | Yellow | Red | Steel Gray

Contractor:

Job:

Notes:

Contact Information:
888-661-0555
sales@sportworks.com
www.sportworks.com

15540 Woodinville Redmond Rd NE, Bldg A-200,
Woodinville, WA 98072

MADE IN WASHINGTON

U.S. GREEN BUILDING COUNCIL LEED USGBC

Declare.

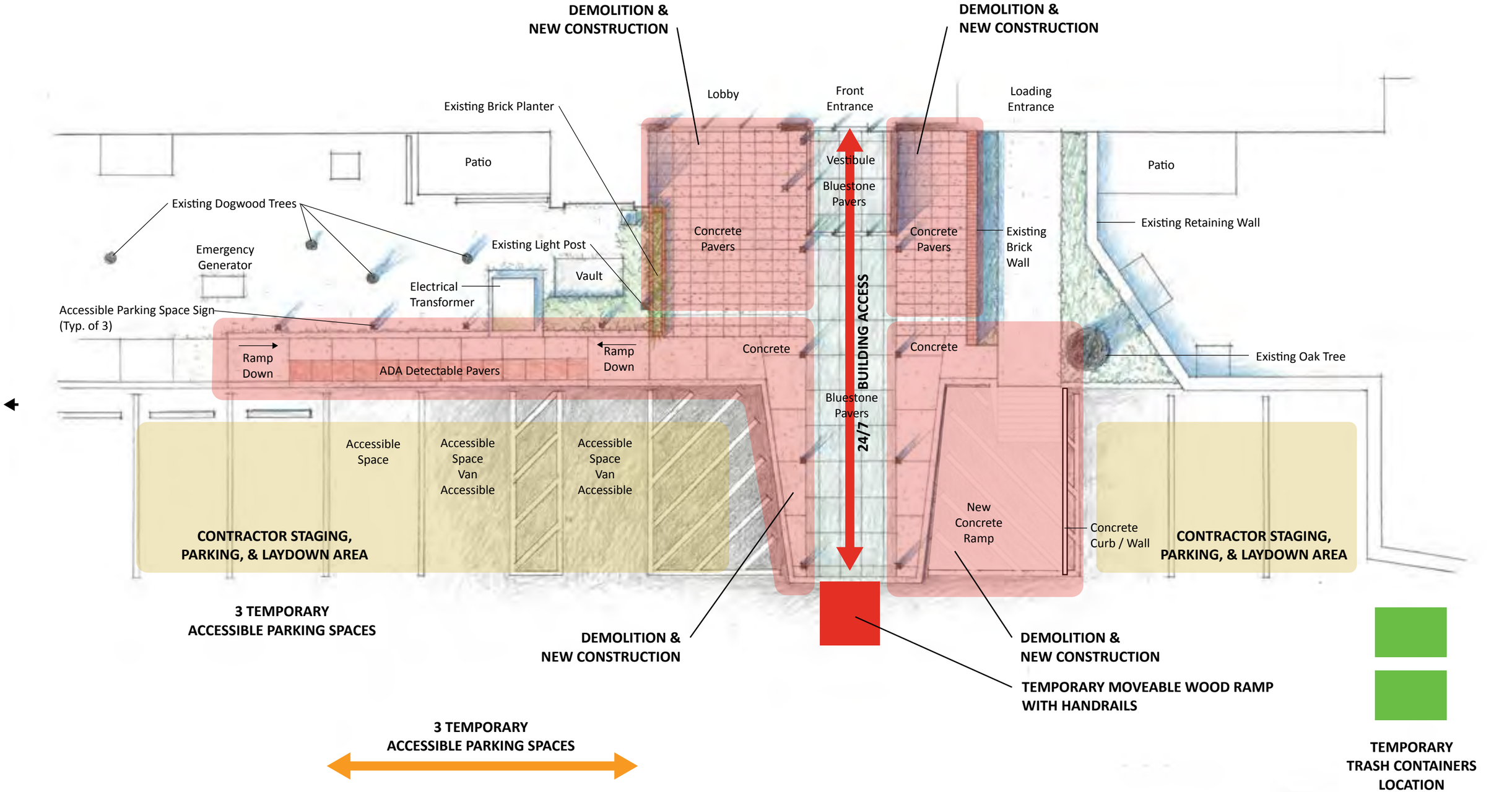
Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
Contact: Rob McGinnis
434.962.9110 | robmcginnis@me.com

Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Bike Racks

Date:
10.24.21

Sheet
L7.0



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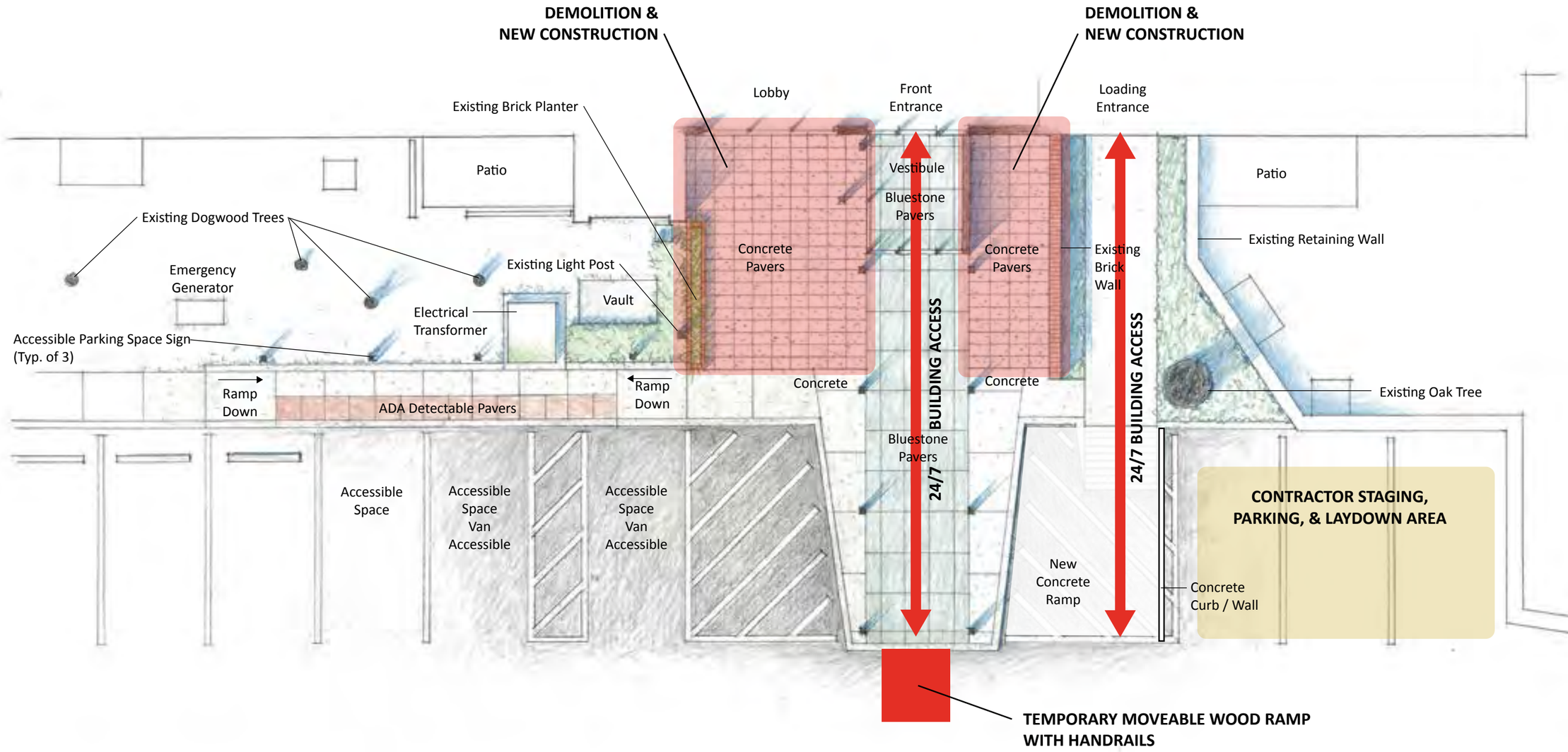
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Phase 1

Date:
10.24.21

Sheet
P0.1



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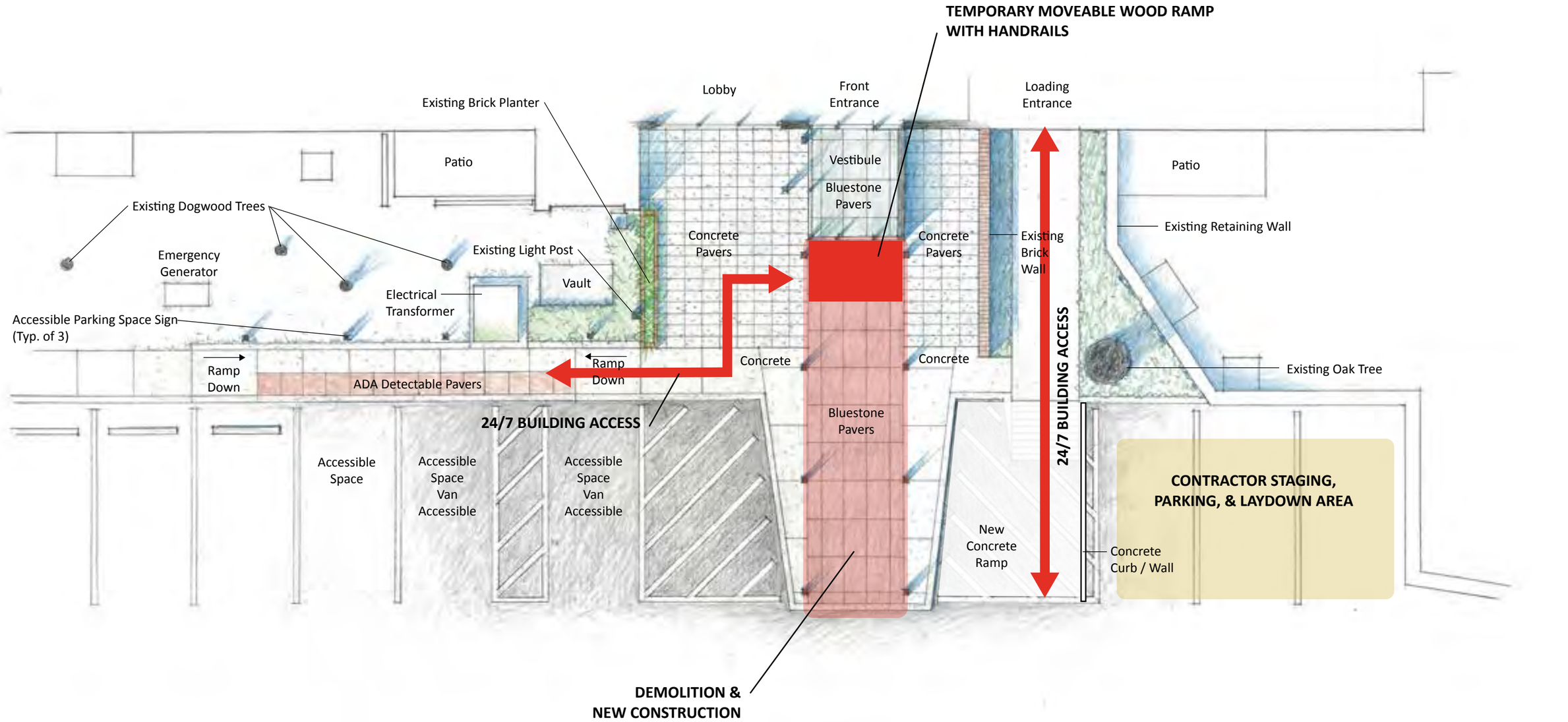
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Phase 2

Date:
10.24.21

Sheet
P0.2



Charlottesville Towers Unit Owners Association
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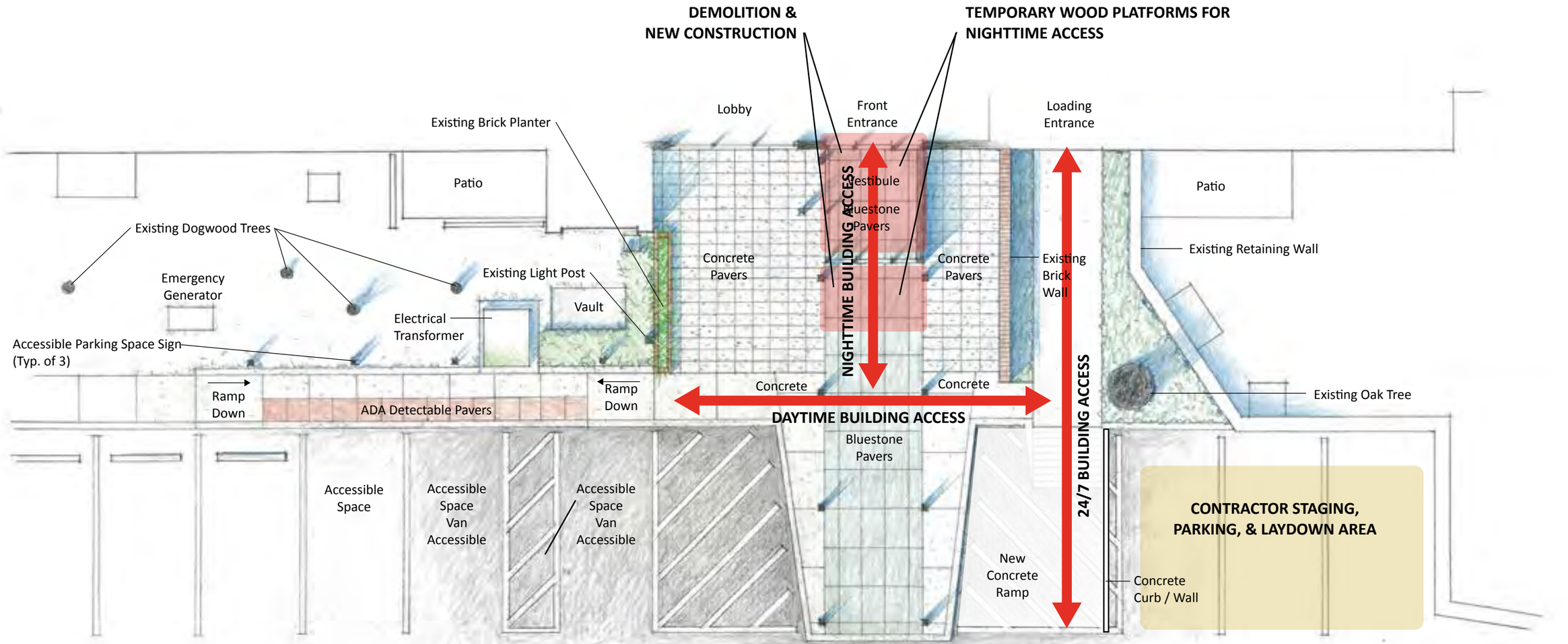
Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Phase 3

Date:
10.24.21

Sheet
P0.3



Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
Contact: Rob McGinnis
434.962.9110 | robmcginnis@me.com

Charlottesville Towers
Entrance Renovation

CONCEPT PLAN
Phase 4

Date:
10.24.21

Sheet
P0.4

SITE DATA:
TAX MAP PARCEL ID
330001000

PHYSICAL ADDRESS
511 NORTH FIRST STREET

OWNER
THE CHARLOTTESVILLE TOWERS CONDO ASSOCIATION, INC.

APPLICABLE CITY ORDINANCES
ZONING: R–3H (MULTIFAMILY RESIDENTIAL)
HEIGHT RESTRICTIONS: 45' MAX.
SETBACKS: FRONT = 25' MIN., SIDE = 1' PER 4' OF BUILDING HEIGHT (80 DUA), 10' MIN., REAR = 25' MIN.
LAND COVERAGE: 80% MAX (80 DUA)

SOURCE OF TITLE
DB 423 PG 170 (TITLE)
DB 423 PG 184 (DECLARATION OF CONDOMINIUM – PLAT ON PAGE 197)

VEGETATION LEGEND:

99–	TREE CALIPER IN INCHES
DG	DOGWOOD
EV	EVERGREEN
HL	HOLLY
LC	LOCUST
MP	MAPLE
OK	OAK
PN	PINE
PR	PARADISE
UK	UNKNOWN TREE

BOUNDARY LEGEND:

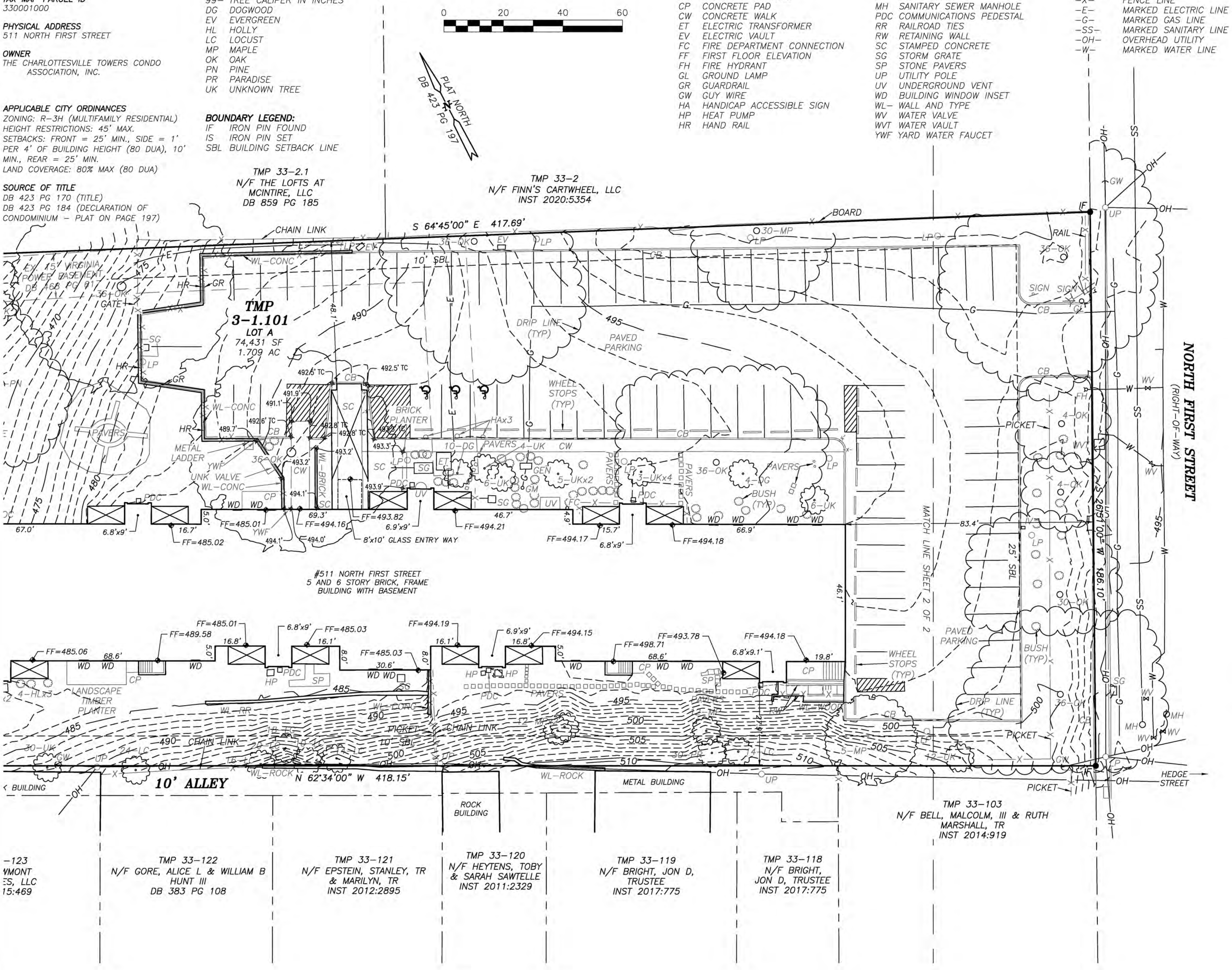
IF	IRON PIN FOUND
IS	IRON PIN SET
SBL	BUILDING SETBACK LINE

IMPROVEMENTS LEGEND:

CB	CONCRETE CURBING
CP	CONCRETE PAD
CW	CONCRETE WALK
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FC	FIRE DEPARTMENT CONNECTION
FF	FIRST FLOOR ELEVATION
FH	FIRE HYDRANT
GL	GROUND LAMP
GR	GUARDRAIL
GW	GUY WIRE
HA	HANDICAP ACCESSIBLE SIGN
HP	HEAT PUMP
HR	HAND RAIL
IV	IRRIGATION VALVE
LP	LIGHT POLE
MH	SANITARY SEWER MANHOLE
PDC	COMMUNICATIONS PEDESTAL
RR	RAILROAD TIES
RW	RETAINING WALL
SC	STAMPED CONCRETE
SG	STORM GRATE
SP	STONE PAVERS
UP	UTILITY POLE
UV	UNDERGROUND VENT
WD	BUILDING WINDOW INSET
WL–	WALL AND TYPE
WV	WATER VALVE
WVT	WATER VAULT
YWF	YARD WATER FAUCET

LINE LEGEND:

–X–	FENCE LINE
–E–	MARKED ELECTRIC LINE
–G–	MARKED GAS LINE
–SS–	MARKED SANITARY LINE
–OH–	OVERHEAD UTILITY
–W–	MARKED WATER LINE



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

PHYSICAL:
999 SECOND STREET, SE
SUITE 201
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205

MAILING:
435 MERCHANT WALK SQUARE
SUITE 300-159
CHARLOTTESVILLE, VA 22902
WWW.ROUDABUSH.COM

REVISIONS		
1	MARKUP REVISIONS	6/14/2021
2	MARKUP REVISIONS	6/17/2021

BASE MAP OF
THE CHARLOTTESVILLE TOWERS
TAX MAP 3, PARCEL 1.101
511 NORTH FIRST STREET
CITY OF CHARLOTTESVILLE, VIRGINIA

SITE DETAIL

APRIL 28, 2021

SCALE: 1" = 20'

JOB: 21.2359

SHEET 1 OF 2

SITE DATA:

TAX MAP PARCEL ID
330001000

PHYSICAL ADDRESS
511 NORTH FIRST STREET

OWNER
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SBL	BUILDING SETBACK LINE

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-E-	MARKED ELECTRIC LINE
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-OH-	OVERHEAD UTILITY
-W-	MARKED WATER LINE

0 20 40 60

IMPROVEMENTS LEGEND:

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CP	CONCRETE PAD
CW	CONCRETE WALK
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EV	ELECTRIC VAULT
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UV	UNDERGROUND VENT
WD	BUILDING WINDOW INSET
WL-	WALL AND TYPE
WV	WATER VALVE
WVT	WATER VAULT
YWF	YARD WATER FAUCET

PLAT NORTH
DB 423 PG 197

TMP 33-2
N/F FINN'S CARTWHEEL, LLC
INST 2020:5354

TMP 33-2.1
N/F THE LOFTS AT MCINTIRE, LLC
DB 859 PG 185

S 64°45'00" E 417.69'

CHAIN LINK

BOARD

WL-CONC

10' SBL

EX. 15' VIRGINIA POWER EASEMENT DB 468 PG 91

TMP 3-1.101
LOT A
74,431 SF
1.709 AC

EX. 10' DRAINAGE & UTILITY EASEMENT DB 247 PG 150 AND EX. 10' VIRGINIA TELEPHONE & TELEGRAPH CO. EASEMENT DB 286 PG 267

EX. PARKING & SLOPE MAINTENANCE EASEMENT DB 400 PG 568

DRIP LINE (TYP)

PAVED PARKING

WHEEL STOPS (TYP)

BRICK PLANTER

PAVERS

METAL LADDER

YWF

UNK VALVE

WL-BRICK

WL-WOOD

WL-RR

WL-LONG

PICKET

CHAIN LINK

WL-ROCK

EDGE OF PAVEMENT

HEDGE LINE

BUSH (TYP)

MATCH LINE SHEET 1 OF 2

N 27°03'00" E 170.18'

TMP 33-1.1
N/F HILLSIDE LIMITED PARTNERSHIP
DB 383 PG 207

#511 NORTH FIRST STREET
5 AND 6 STORY BRICK, FRAME BUILDING WITH BASEMENT

FF=485.01
FF=485.02
FF=494.16
FF=493.82
FF=494.21
FF=494.17
FF=494.18
FF=485.06
FF=489.58
FF=485.03
FF=494.19
FF=494.15
FF=498.71
FF=493.78
FF=494.18

8'x10' GLASS ENTRY WAY

EX. 6' SANITARY SEWER EASEMENT DB 83 PG 315

10' ALLEY

N 62°34'00" W 418.15'

ROCK BUILDING

METAL BUILDING

TMP 33-139
N/F BRASS RAIL, LLC
INST 2016:1231

TMP 33-123
N/F VIEWMONT ASSOCIATES, LLC
INST 2015:469

TMP 33-122
N/F GORE, ALICE L & WILLIAM B HUNT III
DB 383 PG 108

TMP 33-121
N/F EPSTEIN, STANLEY, TR & MARILYN, TR
INST 2012:2895

TMP 33-120
N/F HEYTENS, TOBY & SARAH SAWTELLE
INST 2011:2329

TMP 33-119
N/F BRIGHT, JON D, TRUSTEE
INST 2017:775

TMP 33-118
N/F BRIGHT, JON D, TRUSTEE
INST 2017:775

TMP 3
N/F BELL, MALC
MARSH
INST 2(

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
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PHYSICAL: 999 SECOND STREET, SE SUITE 201 CHARLOTTESVILLE, VA 22902
MAILING: 435 MERCHANT WALK SQUARE SUITE 300-159 CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS		
1	MARKUP REVISIONS	6/14/2021
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BASE MAP OF
THE CHARLOTTESVILLE TOWERS
TAX MAP 3, PARCEL 1.101
511 NORTH FIRST STREET
CITY OF CHARLOTTESVILLE, VIRGINIA

SITE DETAIL

APRIL 28, 2021
SCALE: 1" = 20'
JOB: 21.2359

SHEET 2 OF 2

SUP Recommendation
BAR 22-02-05
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Limited Partnership
Applicant: Bill Chapman
Project: SUP to allow use as a hotel. (currently apartments.)

Application components (please click each link to go directly to PDF page):

- Staff Report

- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
February 15, 2022

Special Use Permit (SP) – BAR recommendation
BAR 22-02-05
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Limited Partnership
Applicant: Bill Chapman
Project: SP 22-00003 to allow use as a hotel. (currently apartments.)

Background

Year Built: 1964 (constructed as a hotel)
District: Rugby Road-University Circle-Venable ADC District
Status: Non-contributing

Prior BAR Reviews

n/a

Application

- Submittal: City of Charlottesville Application for Special Use Permit for *14th Street Hotel*, located at 207 14th Street, NW (9 pages).

The property is currently used as multifamily condos. **The special use permit (SP) will allow the exiting building to be used as a hotel with one apartment.** The property is zoned B-1, and hotel uses require an approved SP. No modifications to the building footprint or any significant alterations proposed; however, several parking spaces on the east side (facing 14th Street) will be removed to accommodate a pickup/drop-off lane. (Prior to that work being initiated, a CoA is required.)

Per City Code Section 34-157(7), for a special use permit request for a property within an ADC District, Council shall refer the application to the BAR for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, would mitigate any such impacts.

Discussion and Recommendation

In evaluating this SUP request, the Planning Commission and, ultimately, City Council will take into consideration the BAR's recommendation on whether or not the SP, if approved, would adversely impact Rugby Road-University Circle-Venable Neighborhood ADC District and, if so, any proposed conditions to mitigate the impact. The BAR may request that the Planning Commission and City Council consider including these design recommendations as conditions of approval for the SP.

The BAR's recommendation is not a function of how the site will be used or occupied, but an evaluation of the requested SP relative to the criteria within the ADC Design Guidelines. For this project, the request is to allow the building to be used as a hotel. Future alterations are noted in the application; however, they are not the subject of the SP request. As such, a recommendation on this SP neither constitutes a CoA for or indicates pending BAR approval of any referenced and/or planned alterations. Staff recommends the BAR approve the motion below.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to recommend to City Council that, based on the information submitted, the proposed Special Use Permit for 207 14th Street will not adversely impact the Rugby Road-University Circle-Venable Neighborhood ADC District and that any later, related alterations to the site or structure will require BAR design review and an approved CoA.

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.

Relevant City Code Sections:

Sec. 34-157. - General standards for issuance. [re: Special Use Permits]

a) In considering an application for a special use permit, the city council shall consider the following factors:

[…]

7. When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Sec. 34-162. - Exceptions and modifications as conditions of permit. [re: Special Use Permits]

a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:
   1. Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and
   2. Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and
   3. No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this chapter within the zoning district in which the subject property is situated.

b) The planning commission, in making its recommendations to city council concerning any special use permit application, may include comments or recommendations regarding the advisability or effect of any modifications or exceptions.

c) The resolution adopted by city council to grant any special use permit shall set forth any such modifications or exceptions which have been approved.

ADC District Design Guidelines

Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements
Chapter 7 Moving and Demolition
Index

1/20/2022

To: Dannon O'Connell, Neighborhood Planner
re: Special use Permit application for 207 14th Street NW
From: Bill Chapman, Developer/applicant
3 Gildersleeve Wood, Charlottesville 22903
434-242-7901/bill@oakhurstinn.com

Project Narrative:

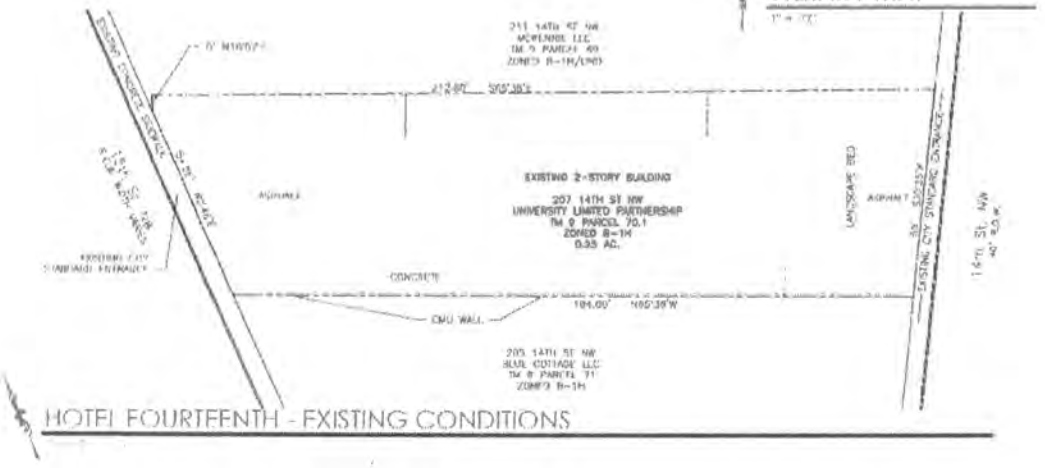
Bill Chapman (occasional developer and founder/manager of the Oakhurst Inn) is hoping to renovate 207 14th Street for hotel use. The hotel will have 19 rooms, one residential apartment, and a small office. Although the property was built as a hotel/motel in 1964, it was later converted to apartment use. The developer needs a Special Use Permit to make this change back to hotel.

(The developer believes a "by-right" use would be 15 "inn" rooms rented nightly and five apartments rented for periods of longer than 30 days. However, a pure "hotel" use is a better reflection of our plans so we are going through this entitlement process.)

Upgrades are largely mechanical and cosmetic. We will not add any height or footprint to the building. All new HVAC and bathrooms are planned. Site work is limited to converting a small six-car lot in front to a loading/drop off area, with a one-way drive aisle entering from the north and exiting at the south. There is virtually no landscaping on the ¼ acre site.

There are currently (usually) 15 cars on the site (six on 14th Street and 9 on 15th Street). We plan to use the 14th Steet Garage for valet parking so onsite parking would be limited to drop-offs/check-ins and parking to 1-2 staff members. With 19 rooms, 60% occupancy, and average length of stay 1.5 nights, we anticipate nine arrivals per day.

VICINITY MAP



HOTEL FOURTEENTH - EXISTING CONDITIONS

HOTEL FOURTEENTH - PROPOSED SITE PLAN

The building is currently leased as apartments and those leases end on various dates May-September 2022. We would commence a historic renovation in the summer and fall and open in in early 2023.

Historic preservation is at the heart of what we do and we believe the property presents an opportunity to showcase Mid-Century Modern design not typically associated with development in Charlottesville.

"Before" photo and "after" rendering here (*actual name of hotel tbd*):

Map below shows the new hotel in relation to Oakhurst Inn and the University. The "corner" district (reflected by Starbucks and CVS on this map) has 65 or so businesses and half of those are restaurants within easy walking distance. We plan on offering room service from one or two.

Charlottesville's draft comprehensive plan does not offer specific support for hotels but Hotel use is allowed by SUP in the B-1 zone. Generally, we feel that the project embodies these goals from the mixed "Objectives for Mixed-Use Areas" section of the comp plan:

"• Facilitate economic activity in the City.

• Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville's authentic community identity.

• Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages."

Of course the renovated property would be in compliance with all USBC provisions.

Compared to the current use as apartments, we cannot think of any adverse neighborhood impacts.

There were no in-person or Zoom attendees (other than applicant and city staff) at our community meeting held on January 17th to discuss this change.

Respectfully submitted,

Bill Chapman, applicant

City of Charlottesville

Application for Special Use Permit

Project Name: 14th ST HOTEL

Address of Property: 207 14th st NW cville 22903

Tax Map and Parcel Number(s): 090070100 – 090070210 0

Current Zoning District Classification: B-1H

Comprehensive Plan Land Use Designation: _____

Is this an amendment to an existing SUP? N

If "yes", provide the SUP #: _____

Applicant: William CHAPMAN

Address: 3 gildersleeve Wood CHARLOTTESVILLE 22903

Phone: 434-242-7901 **Email:** bill@oakhurstinn.com

Applicant's Role in the Development (check one):

☐ Owner ☐ Owner's Agent ☐ Designer ☑ Contract Purchaser

Owner of Record: University Limited partnership

Address: 1134 E High St charlottesville VA 22902

Phone: 977-2650 **Email:** carl@alcovaproperties.com

Reason for Special Use Permit:

☐ Additional height: _____ feet

☐ Additional residential density: _____ units, or _____ units per acre

☑ Authorize specific land use (identify) "HOTEL"

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature _____ **Print** WM CHAPMAN **Date** 1-19-22

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature _____ **Print** _____ **Date** _____

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(see owner signature attached)

SP22-0003

City of Charlottesville

Application for Special Use Permit

Project Name: 14th ST HOTEL

Address of Property: 207 14th St NW cville 22903

Tax Map and Parcel Number(s): 090076100 – 090070210 0

Current Zoning District Classification: B-1H

Comprehensive Plan Land Use Designation: _____

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: WILLIAM CHAPMAN

Address: 3 gildersleeve Wood. cHarlottsville 22903

Phone: 434-242-7901 Email: bill@oakhurstinn.com

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(1) Signature _____ Print WM CHAPMAN Date 1-19-22

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature _____ Print Carl J. Schwab Date 1-21-22

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

City of Charlottesville

Pre-Application Meeting Verification

Project Name: 14th ST HOTEL

Pre-Application Meeting Date: 11/23/21

Applicant's Representative: BILL CHAPMAN

Planner: DANNON O'CONNELL

Other City Officials in Attendance:

BRENNEN DUNCAN

Steve WALTON

Roy Nester

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1.

2.

3.

4.

5.

Planner Signature: Dannon O'Connell 1/31/2022

City of Charlottesville

Application Checklist

Project Name: 14th St Hotel

I certify that the following documentation is ATTACHED to this application:

- ☐ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities) N/A
- ☐ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs) N/A
- ☐ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s)) N/A
- ☐ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses? N/A
- ☑ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☑ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☑ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☑ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☑ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☑ All items noted on the Pre-Application Meeting Verification.

Applicant

Signature _____ **Print** William CHAPMAN **Date** 1/21/22

By Its: _____

(For entities, specify: Officer, Member, Manager, Trustee, etc.)

civil c/plans

City of Charlottesville

Community Meeting

Project Name: 14th ST NW HOTEL

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: BILL CHAPMAN

By:

Signature _____ **Print** W F CHAPMAN **Date** 1/19/21

Its: _____ (Officer, Member, Trustee, etc.)

City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner:_____ **Date** _____

By (sign name):_____ **Print Name:** _____

Owner's: LLC Member **LLC Manager** **Corporate Officer (specify):**_____

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ **Date:** _____

By (sign name): _____ **Print Name:** _____

Circle one:

Owner's: LLC Member **LLC Manager** **Corporate Officer (specify):**_____

Other (specific): _____

Permission could be obtained but would need to be scheduled to honor lease provisions please call Bill Chapman 434-242-7901

City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies): the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Bernard Schwab **Address** 95 Key West Dr cville

Name Kathy Grave **Address** 1134 E High St cville

Name Carl Schwab **Address** 1134 E High St cville

Name John Schwab **Address** 1134 E High St cville

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: Bill Chapman

By:

Signature _____ **Print** WM Chapman **Date** 1-19-22

Its: _____ **(Officer, Member, Trustee, etc.)**

Contract purchaser:
William Chapman
3 Gildersleeve Wood
Charlottesville VA
22903

City of Charlottesville

Fee Schedule

Project Name: 14th St Hotel

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)		$ 1,800	1800
Mailing Costs per letter		$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			1800

Office Use Only

Amount Received:_____ **Date Paid**_____ **Received By:** _____

Amount Received:_____ **Date Paid**_____ **Received By:** _____

Amount Received:_____ **Date Paid**_____ **Received By:** _____

Amount Received:_____ **Date Paid**_____ **Received By:** _____

City of Charlottesville

LID Checklist

Project Name: 14th St Hotel

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	N/A
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft.^{2} or ≥ 50% of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft.^{2}.	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat ≥ 50% of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
	Total Points	

Applicant's Signature

Signature _____ **Print** 1/25/22 William Chapman **Date** _____

Certificate of Appropriateness Application
BAR 21-10-04
310 East Main Street, TMP 28004100
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovations/alterations

Application components (please click each link to go directly to PDF page):

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 15, 2022

Certificate of Appropriateness Application
BAR 21-10-04
310 East Main Street, TMP 28004100
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovations/alterations

Background

Year Built: 1916. In 1956 the north façade was reconstructed. The existing north façade was constructed in 1982. (South façade may have been built at this same time.)
District: Downtown ADC District
Status: Contributing (Note: When the district was established, all existing structures were designated *contributing*.)

Prior BAR Review

October 19, 2021: BAR review this project and accepted applicant's request for a deferral (8-0).

Application

- Submittal: Formwork Design drawings *310 East Main Street*, dated January 21, 2022: Cover; Sheet 2, Context - East Main Street; Sheet 3, Context - Water Street; Sheet 4, East Main Street Views; Sheet 5, Elevator Shaft Decorative Scheme; Sheet 6, Water Street Views; Sheet 7, Mall Level Plan

CoA request for alterations to the Main Street (north) and Water Street (south) facades. The proposed work will alter the 20th century facades. *See Appendix for comparison of October 2021 submittal and present submittal*.

Discussion and Recommendations

The original, 1916 facades no longer exist. The proposed alterations will replace the contemporary facades constructed in the 1980s. The November 1980 National Register nomination of the Charlottesville and Albemarle County Courthouse Historic District does not include this address, nor do any of the building descriptions for this block match the current design. Unless the building [the facades] are of *exceptional importance*, it does not meet the 50-year threshold necessary for consideration for the National Register.

https://www.dhr.virginia.gov/historic-register/
A Property that can be Nominated for Listing in the Registers should:

- Have achieved historical significance at least 50 years prior to today and/or is of exceptional importance; and
- Is associated with at least one of the following:
    - An important event or historic trend;
    - A significant person whose specific contributions to history can be identified and documented;
    - An important architectural or engineering design; or it represents the work of a master; or it is a distinguishable entity although its components may lack individual distinction;
    - Has the potential to answer important research questions about human history (most commonly these properties are archaeological sites); and
- Retain physical integrity through retention of historic materials, appearance, design, and other physical features.

There are two questions for the BAR to discuss:

1. Do the existing facades—together or singularly; as part of the mall or as a single structure; and due to age, design, architect. and/or other factors—contribute to historic character of the Downtown ADC and should they be protected? (Emphasizing that an ADC District is a City designation, and not dependent on state or national designation.)
2. If the facades are to be altered--together or singularly—are the proposed changes consistent with the ADC District Design Guidelines?

Additionally, due to the unique nature of the existing facades, the BAR might consider applying components of the design standards for both *New Construction* and for *Rehabilitation*.

The applicant has not specified the glass to be used. The BAR may request that information or address it as a condition of approval. In the Appendix is a summary of BAR's July 17, 2018 discussion re: glass.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed façade alterations at 310 East Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions/modifications: …].

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 façade alterations at 310 East Main Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC district, and for the following reasons the BAR denies the application …

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 Guidelines for New Construction and Additions include:

I. Windows and Doors

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street-Level Design

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4) Include doors in all storefronts to reinforce street level vitality.
5) Articulate the bays of institutional or office buildings to provide visual interest.
6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7) Office buildings should provide windows or other visual interest at street level.
8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

Pertinent Guidelines for Rehabilitation include:

B. Facades and Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1) Conduct pictorial research to determine the design of the original building or early changes.
2) Conduct exploratory demolition to determine what original fabric remains and its condition.
3) Remove any inappropriate materials, signs, or canopies covering the façade.
4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).
7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,

11) Avoid introducing inappropriate architectural elements where they never previously existed.

Appendix:
Summary of BAR Discussion July 17, 2018 re: Clear Glass: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

Comparisons of proposed elevations

October 2021 Submittal:

WATER STREET FACADE

PEDESTRIAN MALL FACADE

February 2022 Submittal:

WATER STREET FACADE

PEDESTRIAN MALL FACADE

Architectural And Historic Survey

259

Identification

STREET ADDRESS:	310 E. Main Street	**HISTORIC NAME:**	Tilman Building (J.D. & J.S. Tilman's)
MAP & PARCEL:	28-41	**DATE / PERIOD:**	1916 and 1956
CENSUS TRACT AND BLOCK:	1-124	**STYLE:**	Victorian
PRESENT ZONING:	B-4	**HEIGHT (to cornice) OR STORIES:**	2 1/2, 3 storeys
ORIGINAL OWNER:	J. Dean Tilman, Sr.	**DIMENSIONS AND LAND AREA:**	27' x 232' (6,140 sq. ft.)
ORIGINAL USE:	Dry Goods Store	**CONDITION:**	Good
PRESENT USE:	Department Store	**SURVEYOR:**	Bibb
PRESENT OWNER:	J. Dean Tilman, Jr., G. McNeir Tilman, William T. Tilman	**DATE OF SURVEY:**	Spring 1979
ADDRESS:	310 E. Main Street Charlottesville, VA	**SOURCES:**	City Records William T. Tilman Holsinger's Charlottesville Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay building with pointed-arched windows evokes the Gothic Revival style of a half century before. Construction is of pressed brick laid in stretcher bond on the facade. A 1956 remodelling gave the building an incongruous Colonial Revival storefront: Corner pilasters support an entablature and pediment above a recessed entrance loggia. The original storefront had a narrower loggia and simple entablature. Windows at the second level are double-sash, 8-over-8 light, with 4-light rectangular transoms. The center muntins are wider to give the appearance of narrow paired windows. Their pointed arches continue as window surrounds. The area above each window, under the arch, is faced with concrete and has a raised brick circle in its center. There is a low attic storey at the front of the building with tiny Gothic double-sash windows with pointed arches. These windows rest directly on a narrow concrete stringcourse. The parapet is topped by a simple concrete cornice. Behind it, a tar-&-gravel shed roof slopes to the rear. The flat-roofed, windowless, 3-storey rear addition is built of brick laid in 5-course American bond. It has a storefront entrance at the basement level framed by a band of stretchers.

HISTORICAL DESCRIPTION

J. D. & J. S. Tilman's was founded in 1905 and for several years occupied one of the Main Street store rooms in the magnificent old bank building on the northwest corner of Main and Fourth Streets. J. Dean Tilman, Sr., purchased the lot in 1915 (City DB 27-455) and completed the present building the next year (DB 28-82). A 2-storey brick house had once stood on the site, but it was destroyed in the 1909 fire. The building was completely remodeled and given a new storefront, and a large 3-storey rear wing with a basement entrance on Water Street was added in 1956. The Tilman family still owns the building and conducts their business there. Additional References: City DB 28-17, 375-149; WB 9-66.

LANDMARK SURVEY

259

Bibb/Spring 1979

IDENTIFICATION

Street Address:	310 E. Main Street
Map and Parcel:	28-41
Census Track & Block:	1-124
Present Owner:	J. Dean Tilman, Jr., G. McNeir Tilman, William T. Tilman
Address:	310 E. Main Street
Present Use:	Department Store
Original Owner:	J. Dean Tilman, Sr.
Original Use:	Dry Goods Store

BASE DATA

Historic Name:	Tilman Building (J.D. & J.S. Tilman's)
Date/Period:	1916 and 1956
Style:	Victorian
Height to Cornice:	
Height in Stories:	2½, 3
Present Zoning:	B-4
Land Area (sq.ft.):	27' x 232' (6140 sq. ft.)
Assessed Value (land + imp.):	

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay building with pointed-arched windows evokes the Gothic Revival style of a half century before. Construction is of pressed brick laid in stretcher bond on the facade. A 1956 remodelling gave the building an incongruous Colonial Revival storefront: Corner pilasters support an entablature and pediment above a recessed entrance loggia. The orginial storefront had a narrower loggia and simple entablature. Windows at the second level are double-sash, 8-over-8 light, with 4-light rectangular transoms. The center muntins are wider to give the appearance of narrow paired windows. Their pointed arches continue as window surrounds. The area above each window, under the arch, is faced with concrete and has a raised brick circle in its center. There is a low attic storey at the front of the building with tiny Gothic double-sash windows with pointed arches. These windows rest directly on a narrow concrete stringcourse. The parapet is topped by a simple concrete cornice. Behind it, a tar-&-gravel shed roof slopes to the rear. The flat-roofed, windowless, 3-storey rear addition is built of brick laid in 5-course American bond. It has a storefront entrance at the basement level framed by a band of stretchers.

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GRAPHICS

CONDITIONS

Good

SOURCES

City Records
William T. Tilman
Holsinger's Charlottesville
Sanborn Map Co. - 1896, 1907, 1920

WATER STREET FACADE

PEDESTRIAN MALL FACADE

310 EAST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

SUBMITTED SEPTEMBER 28, 2021

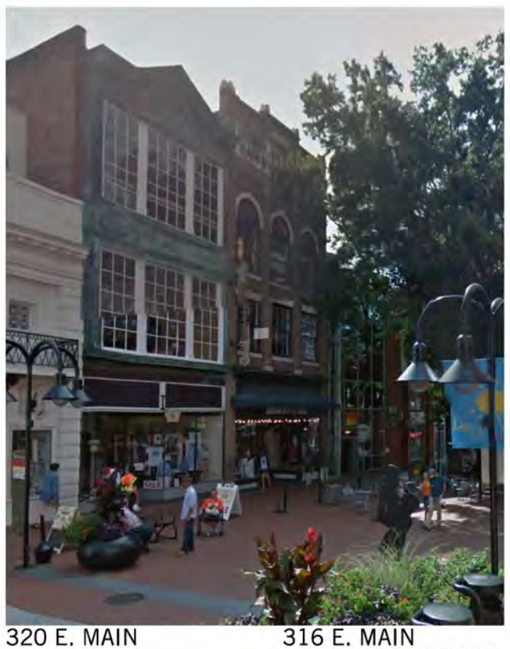
RESUBMITTED JANUARY 21, 2022

...the Milgraum Center was immediately labeled as a "Futuristic" building because of its angled entrance to the mall and its entirely glass facade. The building was meant to be a focal point on Main Street. Many thought its construction set a dangerous precedent on the Mall. In 1985, the Board of Architectural Review was set up in Charlottesville to address growing concerns about architectural changes downtown. However controversial, this building is a statement of 20th-century architectural style on Main Street.

Excerpt from "More than a Mall: A Guide to Historic Charlottesville. Albemarle Charlottesville Historical Society, 2010

EAST MAIN FACADE, C. 1974


EAST MAIN FACADE, C. 1916


320 E. MAIN

316 E. MAIN
HARDWARE STORE

SUBJECT BUILDING
310 E. MAIN ST, A.K.A. MILGRAUM CENTER


308 E. MAIN
BANK ANNEX

300 E. MAIN
PEOPLE'S BANK

PRESENT DAY

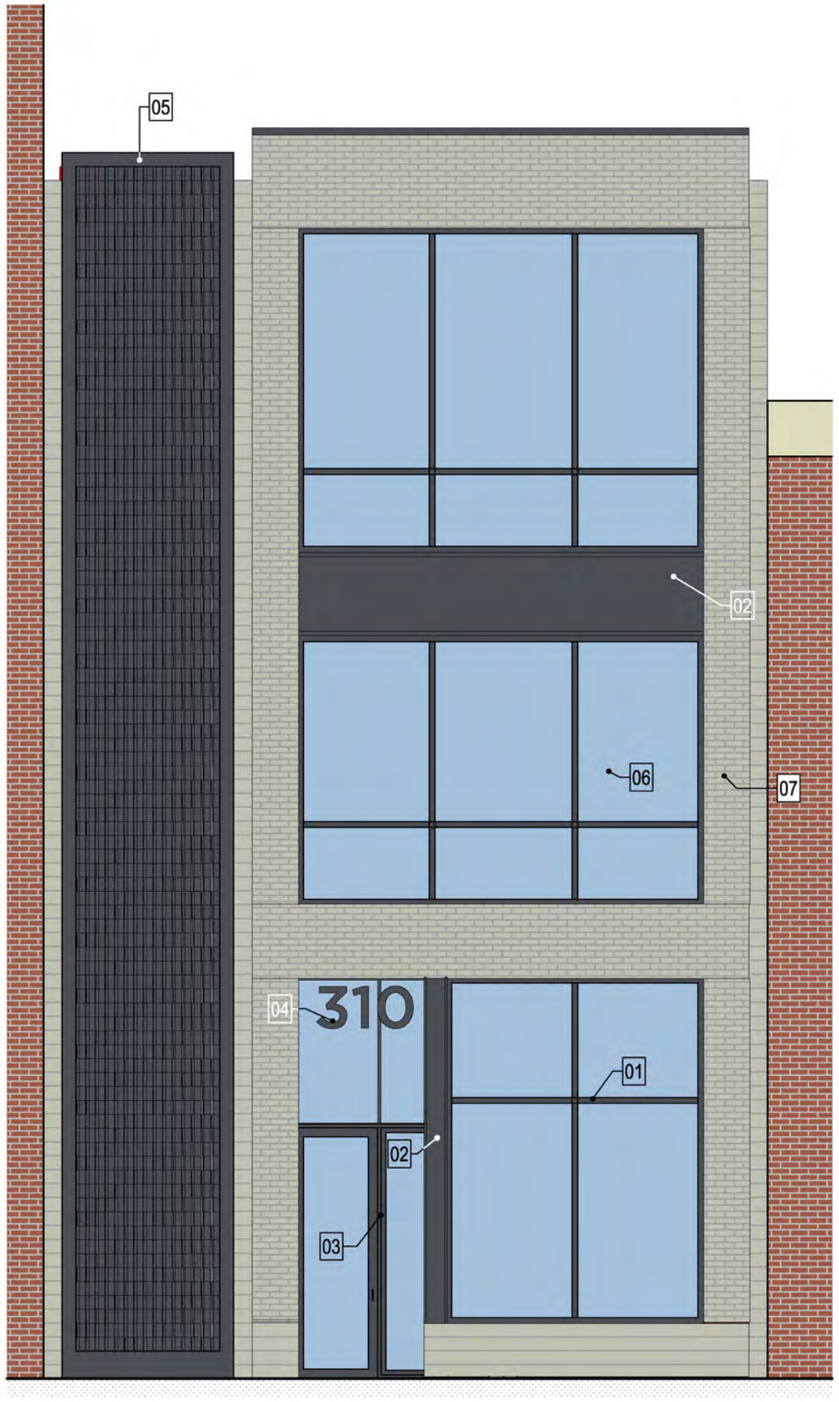
SUBJECT BUILDING
310 E. MAIN ST
WATER ST FACADE

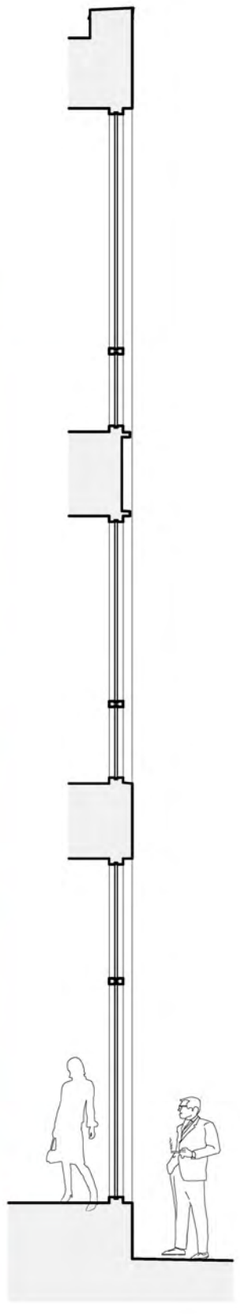
316 E. MAIN
HARDWARE STORE
WATER ST FACADE

SUBJECT BUILDING
310 E. MAIN ST
WATER ST FACADE

320 E. MAIN
WATER ST FACADE

316 E. MAIN
HARDWARE STORE
WATER ST FACADE





01 ALUMINUM STOREFRONT SYSTEM

02 BRAKE-METAL CLAD MULLIONS, SPANDRELS, ETC.

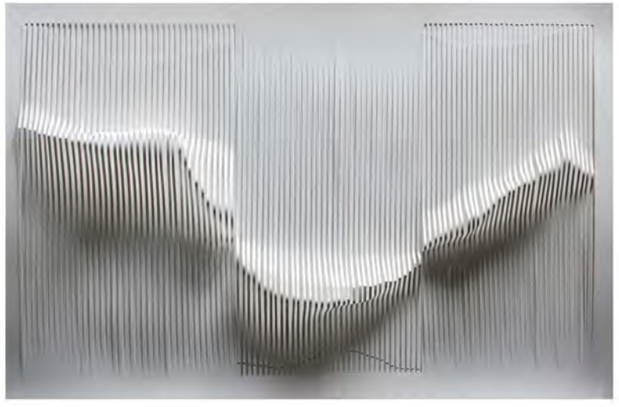
03 ALUMINUM ENTRY SYSTEM

04 1" DEEP DIMENSIONAL LETTERS; LETTER HT: 18"

05 BREAK-METAL FRAME & PANELS W/ CNC OVERLAY 'SHADOW' SCREEN IN CONTRASTING MATERIAL

06 FIXED GLAZED PANELS

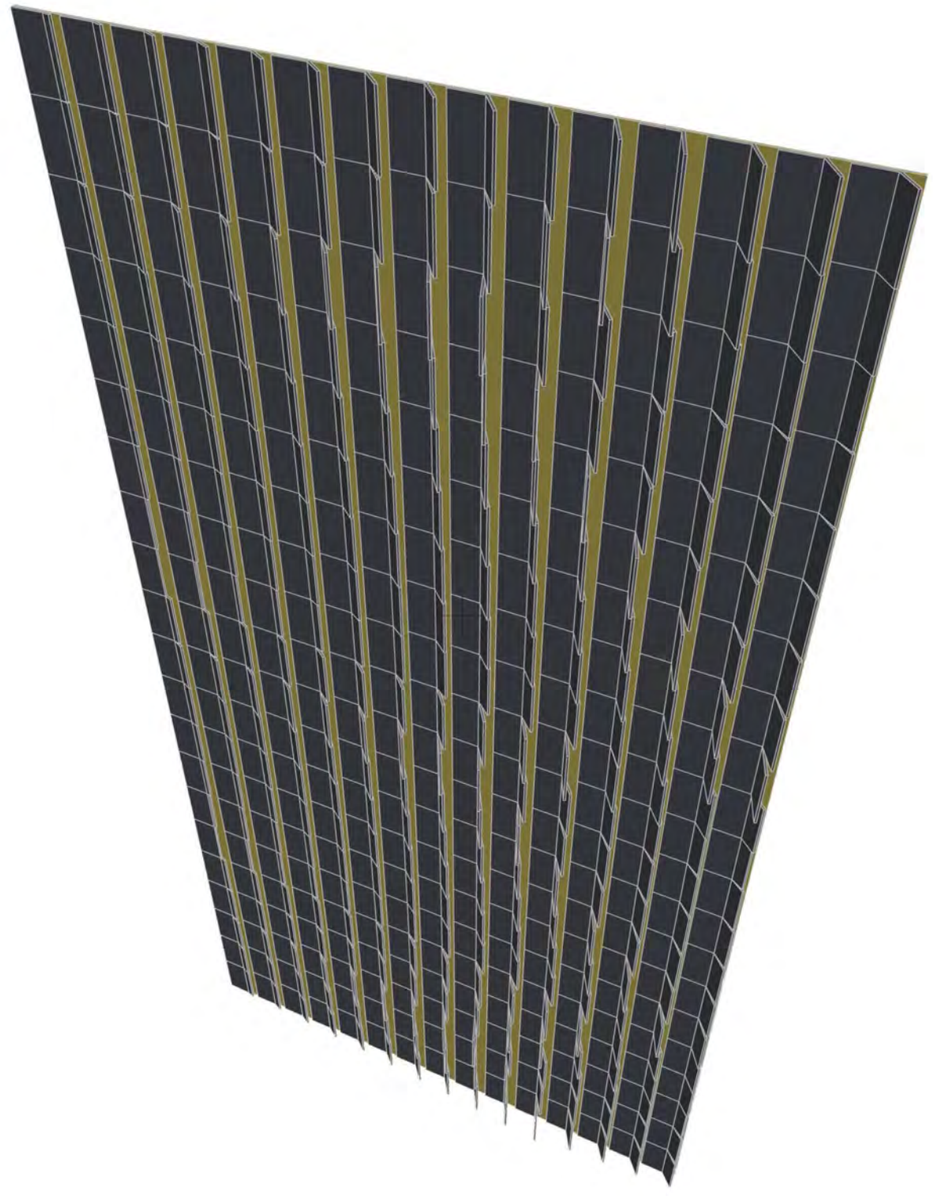
07 MODULAR BRICK - GREY



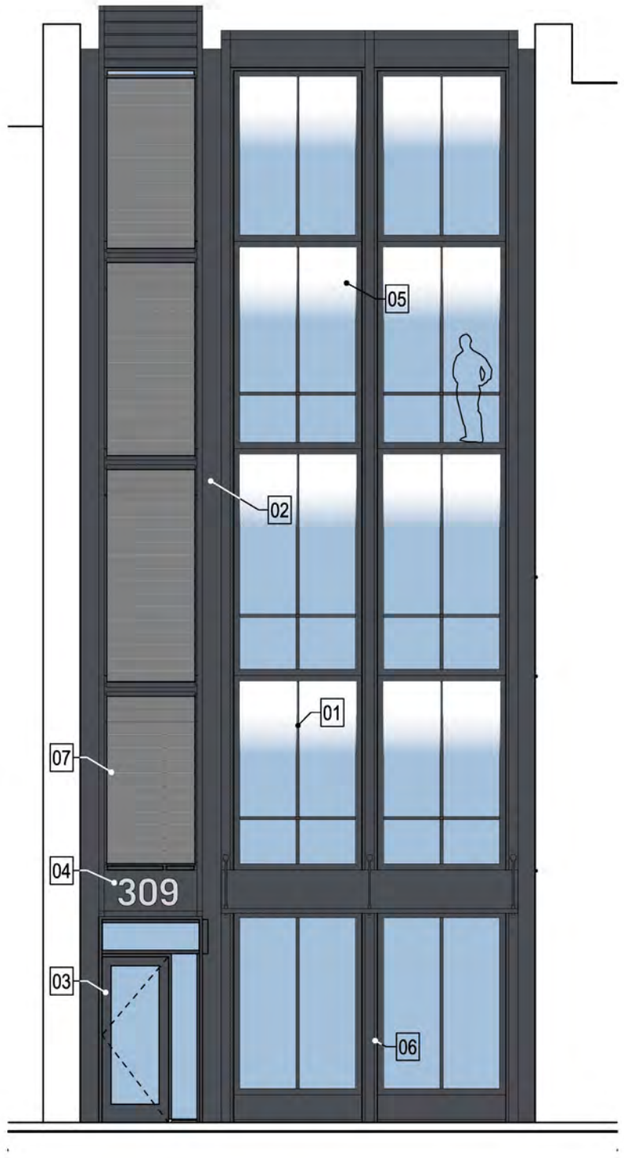
PRECEDENT IMAGES

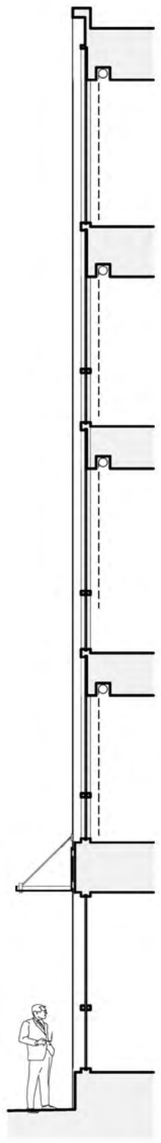
AN OPTICAL EFFECT SIMILAR TO "MOIRÉ", USING REPEATION OF MANY SMALL METAL "TILES, EACH WITH SLIGHT ADJUSTMENT IN GEOMETRY.

THE FABRICATION PROCESS USES COMPUTATIONAL METHODS TO PRODUCE MANY UNIQUE TILES IN A QUICK AND EFFICIENT MANNER.



DIGITAL MOCKUP OF EFFECT





01 ALUMINUM STOREFRONT SYSTEM

02 BRAKE-METAL CLAD MULLIONS, SPANDRELS, ETC.

03 RECESSED ALUMINUM ENTRY SYSTEM

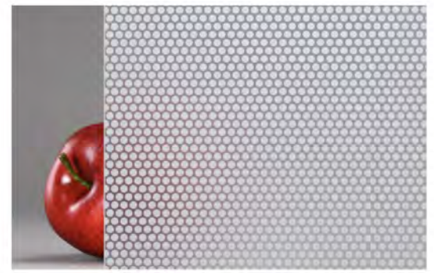
04 1.5" DEEP REVERSE-CHANNEL LETTERS WITH INTEGRAL LIGHTING - COLOR TEMP: 3000K; LETTER HT: 18"

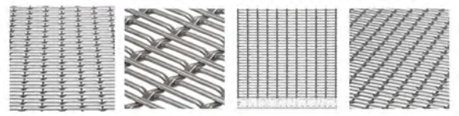
05 GRADUATED TRANSPARENT/OPAQUE GLASS INTERLAYER

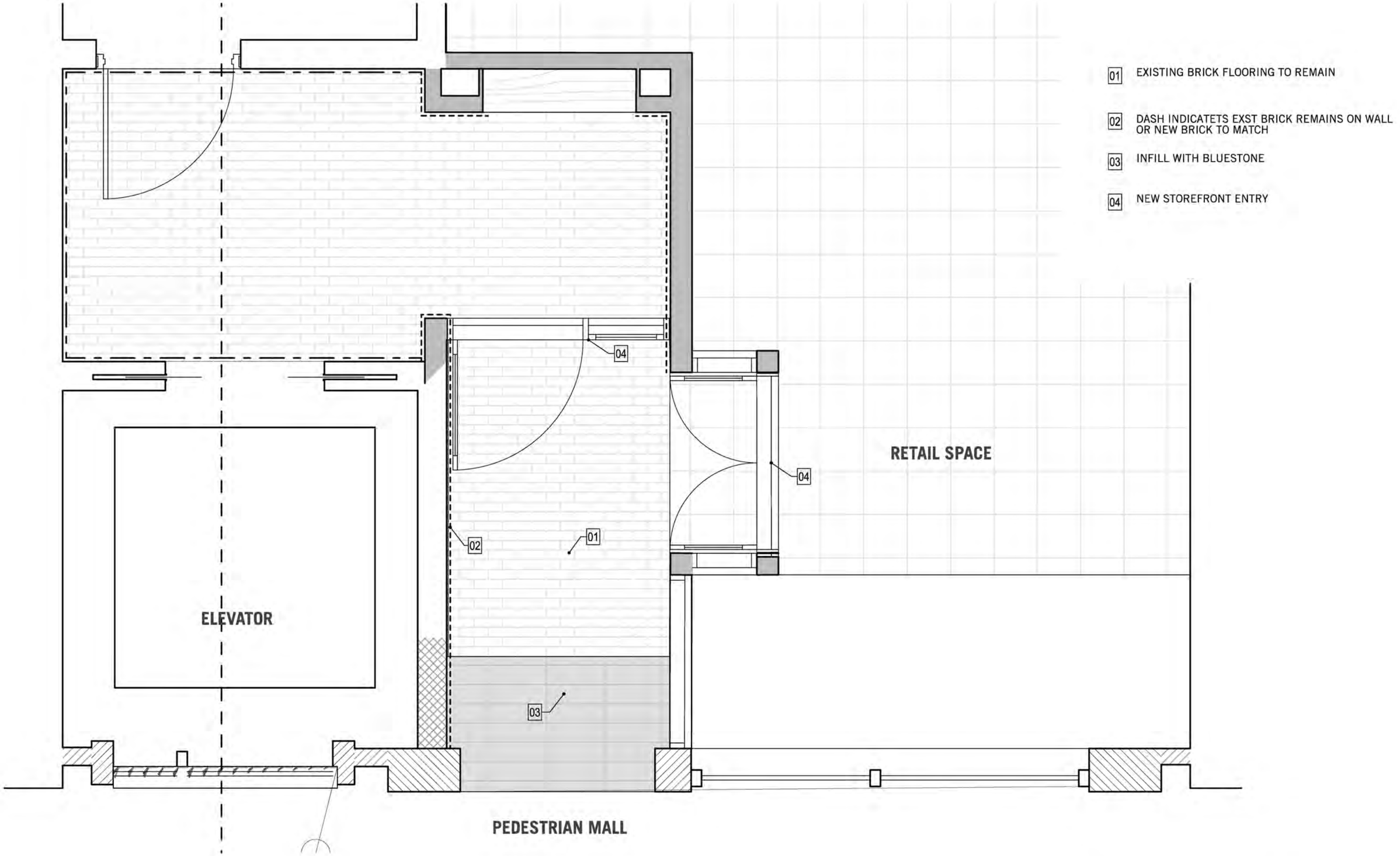
06 FIXED GLAZED PANELS

07 STAINLESS STEEL MESH SCREEN

08 INTERIOR SUN CONTROL / ROLL-DOWN SHADE







Certificate of Appropriateness Application
BAR 21-07-05
350 Park Street, TMP 530109000 and 530108000
North Downtown ADC District (non-contributing property)
Owner: City of Charlottesville and County of Albemarle
Applicant: Eric Amtmann, Dalgliesh-Gilpin-Paxton Architects [on behalf of Albemarle County]
Project: New courthouse building (at Levy Building)

Application components (please click each link to go directly to PDF page):

City of Charlottesville
Board of Architectural Review
Staff Report
February 15, 2022

Certificate of Appropriateness Application
BAR 21-07-05
350 Park Street, TMP 530109000 and 530108000
North Downtown ADC District
Owner: City of Charlottesville and County of Albemarle
Applicant: Eric Amtmann, Dalgliesh-Gilpin-Paxton Architects [on behalf of Albemarle County]
Project: Expansion of City-County Courts Complex (at Levy Building)

Background

350 Park Street
Year Built: Levy Building 1852, Annex c1980
District: North Downtown ADC District
Status: Contributing

0 Park Street
Year Built: N/A, parking lot
District: North Downtown ADC District
Status: N/A

The Levy Building is Greek Revival, constructed with brick laid in American bond with Flemish bond variant. Three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crossette architraves, and brick water table.

Prior BAR Reviews (See Appendix for all)
October 20, 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building's hyphen and annex. No action taken.

December 15, 2020 – BAR approved CoA for selective demolition of the Levy Building hype and east annex. (See Appendix for approved motion.)

July 20, 2021 – BAR accepted applicant's request for deferral.

Application
- Applicant submitted: Fentress Architects drawing and presentation *Albemarle County & Charlottesville City General District Courts Complex*, dated February 15, 2022 (48 pages).

CoA request for construction of an addition to the Levy Building and new construction related to the expansion of the City-County Courts Complex.

Discussion

While this is a formal CoA request, the applicant has acknowledged that this meeting will be treated as an intermediate review, that the applicant will request a deferral, and no formal BAR action will be taken, except to accept that request. However, by consensus the BAR may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project's likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR's opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements,* Chapter III--*New Construction and Additions,* and Chapter VI – *Public Design and Improvements*.

Of particular assistance for this discussion are the criteria in Chapter III:

- Setback, including landscaping and site improvements
- Spacing
- Massing and Footprint
- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Paint [Color palette]
- Details and Decoration, including lighting and signage

Also, the criteria under *Public Buildings and Structures*, in Chapter VI

- Public buildings should follow design guidelines for new construction.
- New structures, including bridges, should reflect contemporary design principles.

Additionally, the BAR should consider Sec. 34-282(d). While the provision identifies what is *required for a submittal*, the BAR has historically applied this list with discretion, given that not all are necessary for every CoA request.

1) Detailed and clear descriptions of any proposed changes in the exterior features of the subject property, including but not limited to the following: the general design, arrangement, texture, materials, plantings and colors to be used, the type of windows, exterior doors, lights, landscaping, parking, signs, and other exterior fixtures and appurtenances. The relationship of the proposed change to surrounding properties will also be shown.
2) Photographs of the subject property and photographs of the buildings on contiguous properties.
3) Samples to show the nature, texture and color of materials proposed.

4) The history of an existing building or structure, if requested by the BAR or staff.
5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form) depicting the site, and all buildings and structures to be located thereon, as it will appear upon completion of the work that is the subject of the application.

Suggested Motions

Staff recommends no formal action, except to defer this matter. (With an applicant's request for deferral, there is no calendar requirement for when the application returns to the BAR. In the absence of an applicant requested deferral and the BAR defers it, the application must be presented at the next meeting.)

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

Links to the guidelines
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements
Chapter 7 Moving and Demolition
Index

Chapter II – *Site Design and Elements*

A. Introduction

The relationship between a historic building and its site, landscape features, outbuildings, and other elements within the property boundary all contribute to a historic district's overall image. Site features should be considered an important part of any project to be reviewed by the Board of Architectural Review.

There is much variety in site design and elements between and within the various historic districts in Charlottesville. The commercial areas of the downtown mall, West Main Street Corridor and the Corner, generally have few site features since the buildings usually cover much of the lot and have very limited setbacks. The early nineteenth century rowhouses near the courthouse are similar to commercial lot coverage with the exception that some may have a very small front yard with limited foundation or ground cover plantings.

Many of the nineteenth century dwellings in the North Downtown area and along parts of Ridge and Wertland streets also have limited setbacks and are spaced closely together. In these cases there are small front yards composed of grass or ground cover and often containing large canopy trees. The edges of these areas often are planted with low shrubs or flower beds, and the houses are surrounded by foundation plantings. Iron fences, hedges or low stone walls may separate the homeowner's property from the public sidewalk.

In other parts of the North Downtown area, particularly along Park Street, many of the dwellings are sited on larger lots and are placed further back on the lot. In these cases the front yard is a large lawn defined by border plantings and usually a low stone retaining wall or iron fence. Some have larger boxwood hedges and rows of box defining the entrance walkway. Large canopy trees, smaller ornamental trees and flower beds are additional elements often found within these spaces.

The resulting character of many of the residential streets in the historic districts is one of lush plantings and mature shade trees. While there may be much variety within the house types and styles along a particular street, the landscape character ties together the setting and plays an important role in defining the distinctiveness of the districts.

When making changes to a property within one of the historic districts, the entire site should be studied to better understand its original design and its context within its sub-area. When planning changes to a site in a historic district, create a new plan that reflects the site traditions of the area and that fits the scale of the lot. Consider using different types and scales of plantings that will create scale, define edges and enclose outdoor spaces of the site. The following sections provide more specific guidance.

The elements of urban landscapes, parks, and other open spaces in public ownership, including sidewalks, streets, plantings, street furniture, and street lighting also contribute to the character of the district and are discussed in Chapter 6: Public Improvements.

B. Plantings

1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.

3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.

5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

E. Walkways and Driveways
1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

F. Parking Areas and Lots
1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
2) Locate parking lots behind buildings.
3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
4) Avoid creating parking areas in the front yards of historic building sites.
5) Avoid excessive curb cuts to gain entry to parking areas.
6) Avoid large expanses of asphalt.
7) On large lots, provide interior plantings and pedestrian walkways.
8) Provide screening from adjacent land uses as needed.
9) Install adequate lighting in parking areas to provide security in evening hours.
10) Select lighting fixtures that are appropriate to a historic setting.

H. Utilities and Other Site Appurtenances
1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Chapter III – *New Construction and Additions*

A. Introduction

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect

the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area, and have the freedom to design appropriate new architecture for Charlottesville's historic districts. These criteria are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary.

For instance, setback and spacing between buildings may be more important than roof forms or materials since there is more variety of the last two criteria on most residential streets. All criteria need not be met in every example of new construction although all criteria should be taken into consideration in the design process. When studying the character of a district, examine the forms of historic contributing buildings and avoid taking design cues from non-contributing structures.

There may be the opportunity for more flexibility in designing new buildings or making an addition depending on the level of historic integrity of a particular area. Some parts of the historic districts retain a high degree of their original historic character. In these areas care should be taken to ensure that the new design does not visually overpower its historic neighboring buildings. In other areas where there are more non-contributing structures or more commercial utilitarian buildings, new designs could be more contemporary and the Board of Architectural Review (BAR) may be more flexible in applying these guidelines. Thus, the overall context of historic integrity of an area needs to be understood and considered on an individual basis and what may be appropriate in some areas may not be appropriate in others.

According to the Secretary of the Interior's Standards for Rehabilitation:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1. Sustainability

Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Green building means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

- Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
- Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.

- Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
- Designing buildings for the local climate helps conserve energy.
- Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
- Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property.

2. Flexibility

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

d. Institutional: Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located

on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. Setback

1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and Footprint

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
    a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
    b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height and Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

1) Roof Forms and Pitches
    a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
    c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
   a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
   b. In some cases, shingles that mimic the appearance of slate may be acceptable.
   c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
   d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
   e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
   f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.
3) Rooftop Screening
   a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
   b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
   c. The screening should not appear as an afterthought or addition the building.

H. Orientation

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
   a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
   b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
   a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
   b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street-Level Design

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4) Include doors in all storefronts to reinforce street level vitality.
5) Articulate the bays of institutional or office buildings to provide visual interest.
6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7) Office buildings should provide windows or other visual interest at street level.
8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation and Cornice

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.

4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint [Color]

1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
4) It is proper to paint individual details different colors.
5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

P. Additions

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location

a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design
   a. New additions should not destroy historic materials that characterize the property.
   b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
   a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
   b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
   a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
   a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
   b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter VI – *Public Design and Improvements*

A. Introduction

Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community. Charlottesville's historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.

Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.

All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.

B. Plazas, Parks & Open Spaces

1. Maintain existing spaces and important site features for continued public use.consistent with the original design intent,
2. Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.
3. Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.
4. New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.
5. Exterior furniture and site accessories should be compatible with the overall character of the park or open space.
6. Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.
7. Avoid demolishing historic buildings to create open spaces and parks.

C. Public Buildings and Structures

1. Public buildings should follow design guidelines for new construction.
2. New structures, including bridges, should reflect contemporary design principles.

D. Streets, Walks, & Curbs

1. Retain historic paving or curbing.
2. If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.
3. Make street paving consistent throughout districts.
4. When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.
5. Limit paved areas to streets, driveways and pedestrian areas.
6. Consider using some type of distinctive crosswalks at key intersections or crossings.
7. Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.
8. When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.
9. Avoid variation in sidewalk and curb materials.
10. When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.
11. Avoid excessive curb cuts for vehicular access across pedestrian ways.
12. Where curb cuts are necessary, they should be consistent with other curb cuts in the area
13. Do not block sidewalks with street furniture elements.
14. Remove obsolete signs and poles.

E. Street Trees & Plantings

1. Maintain existing plantings in public rights of way.
2. Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.
3. Install plantings in areas like medians, divider strips, and traffic islands.
4. Locate planters so that they do not block sidewalks.

F. Lighting

1. In pedestrian areas, use smaller-scaled light fixtures that do not create a glare.
2. Light fixtures can vary according to district or sub-area and can be in traditional or contemporary styles.
3. Provide adequate lighting at critical areas of pedestrian/vehicular conflict, such as parking lots, alleys, and crosswalks.
4. Limit the number of styles of light fixtures and light sources used in each district except in cases of varying sub-areas or distinctive areas, such as bridges.
5. Light color and intensity should be consistent throughout a general area or subarea of a
6. historic district. Use similar lamping (bulb type) and/or wattage to maintain a consistent quality of light.
7. Provide street lighting fixtures with flat lenses that are shielded and directed down to the site in order to reduce glare and prevent uplighting.

I. Public Signs

1. Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.
2. Add a distinctive street sign system for historic districts.
3. Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.
4. Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.
5. Preserve existing historic plaques located in the district.
6. New plaques should be discreetly located and should not obscure architectural elements.

K. Parking Facilities

1. Ensure that the design of any new parking structure follows the design guidelines in *Chapter 3* for new multi-lot buildings and street-level design.
2. The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.
3. Avoid demolishing historic buildings to construct new parking facilities.
4. Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.
5. Parking at the ground level should not be visible from the street.
6. Reduce the scale of the openings by providing separate entrances and exits.
7. Consider the impact of interior and roof lighting.

APPENDIX

Prior BAR Reviews

February 2003 – Prelim discussion. Temporary sally port and ADA ramp. (350 Park Street.)

March 2003 - Prelim discussion. Permanent ADA ramp. (350 Park Street.)

October 20, 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building's hyphen and annex. No action taken.

December 15, 2020 – BAR approved CoA for selective demolition of the Levy Building hype and east annex

> Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following conditions:
>
> - that the east wall of the Levy Building is substantially protected from damage;
> - that the BAR recommends archaeological work within the footprint of the proposed demolition area of the hyphen and annex;
> - that the BAR encourages and supports archaeological planning as part of the schematic design development for the larger project site;
> - that the demolition includes the concrete steps (formerly to a house) along High Street.
>
> (Zehmer, Lewis second. Motion passed 8-0.)

July 20, 2021 – BAR accepted applicant's request for deferral.

LANDMARK SURVEY

IDENTIFICATION

Street Address: 350 Park Street
Map and Parcel: 53-109
Census Track & Block: 1-103
Present Owner: Town Hall-Levy Opera House Found., Inc.
Address:
Present Use:
Original Owner: Charlottesville Town Hall Co.
Original Use: Town Hall

BASE DATA

Historic Name: The Levy Opera House
Date/Period: 1851-2
Style: Greek Revival
Height to Cornice: 48
Height in Stories: 3
Present Zoning: B-1
Land Area (sq.ft.): 56 x 112
Assessed Value (land + imp.): 12,300 + 13,890 = 26,190

ARCHITECTURAL DESCRIPTION

The Levy Opera House was the first building in Charlottesville to be designed with pilasters as the dominent architectural feature of the facade. The influence of this device was great. The Hughes House (c. 1853), Lyons Court (1858) and the Abell-Gleason House (1859) are a few examples of the "Pilastered Style" fashioned after the Levy Opera House. The pilasters of the Opera House are stuccoed and painted to make them outstanding and to create a portico effect. The four pilasters support a Tuscan entablature and a hipped roof which replaced the original Classical pediment. The Flemish bond brickwork is among the latest examples in the city. As a town hall, the town hall had a level floor, a stage with two curtains (one with advertising), fly decks, and benches for seats.

HISTORICAL DESCRIPTION

On July 9, 1851, the Trustees of the Charlottesville Town Hall Company, headed by Valentine W. Southall, purchased the lot from Samuel Leitch for $750 "for the purpose of building a town hall". In December, 1852, a notice was placed in the local paper by H. Benson that the newly completed town hall would be available to rent for lectures, concerts, and thespian productions. The building was sold in 1887 and opened in March, 1888, as an opera house. One year later Jefferson Monroe Levy of Monticello gained title to the property. He sold it in 1914 to E. G. Haden who turned the building into apartments. Deed references: ACDB 50-143, City DB 2-32, 27-46, 34-302, 37-218, 73-158, 116-341, 337-5, 337-574.

CONDITIONS

Poor

SOURCES

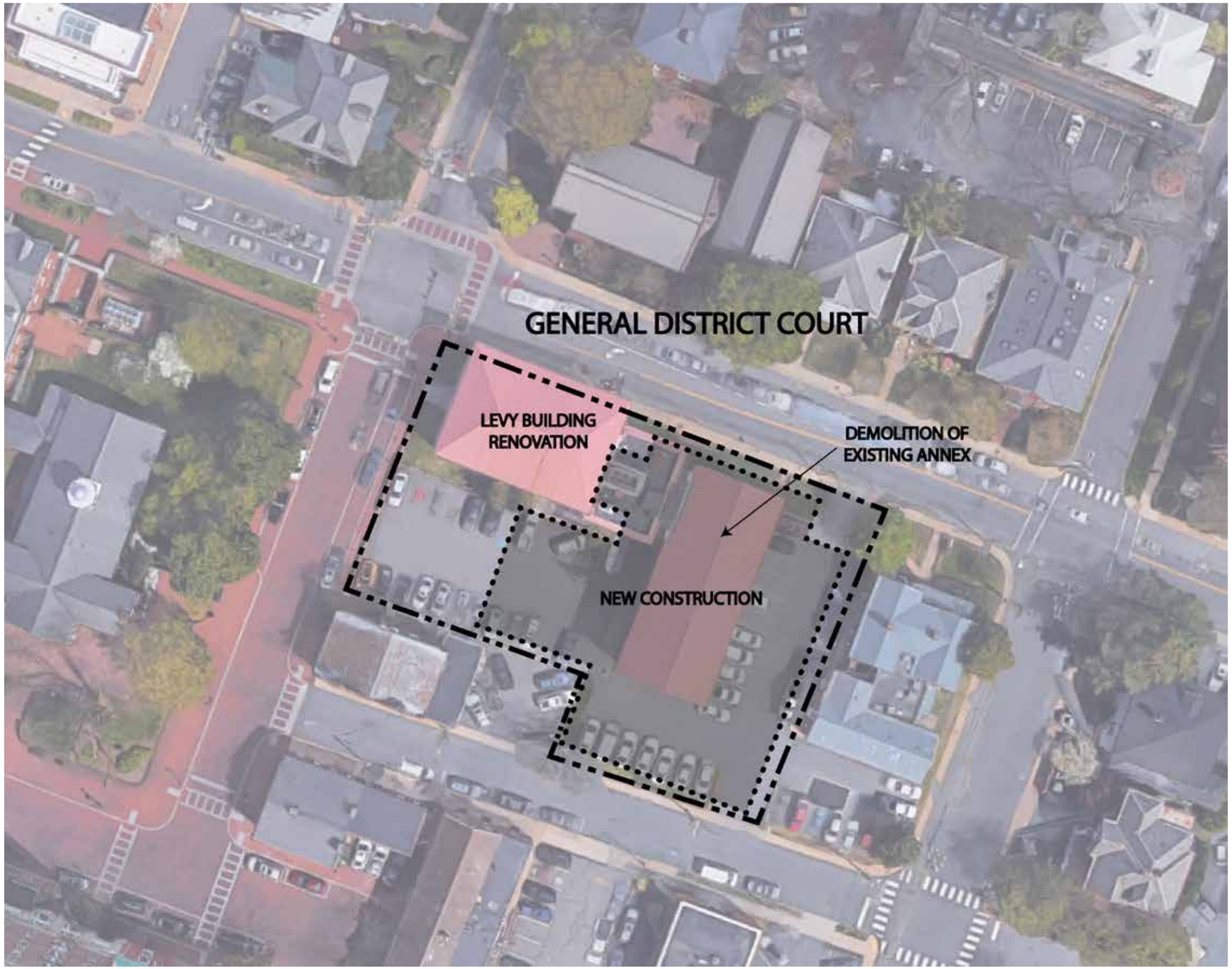
City/County Records
Alexander, Recollections, p.37.
Margaret F. Clark

Albemarle County & Charlottesville City General District Courts Complex

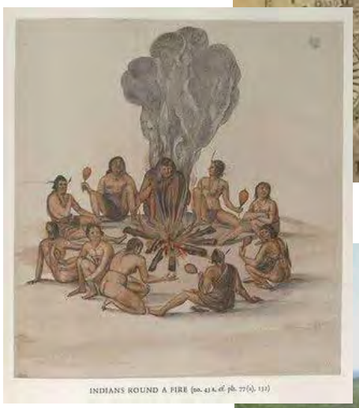
City of Charlottesville
Board of Architectural Review

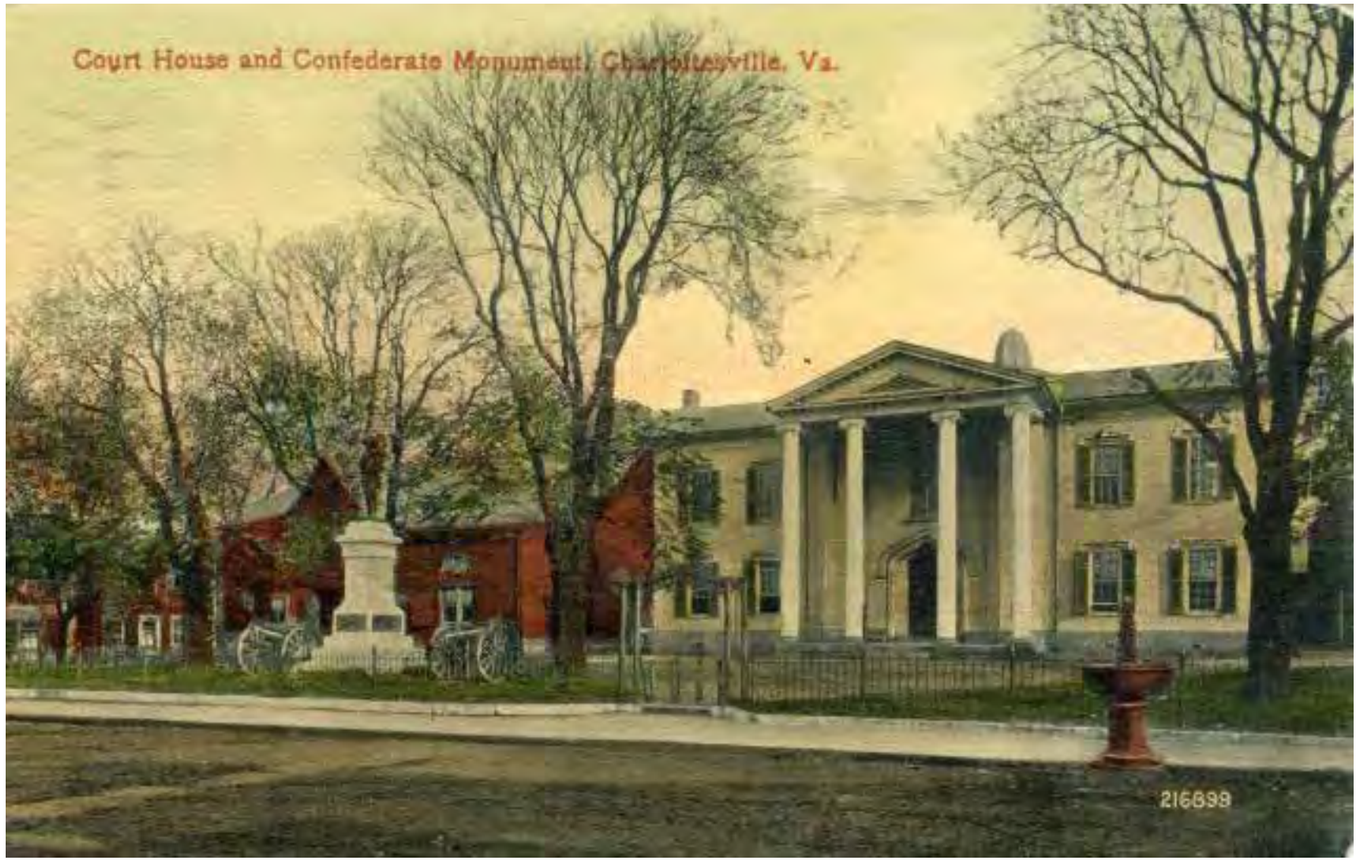
February 15, 2022

FENTRESS | ARCHITECTS


GENERAL DISTRICT COURT
LEVY BUILDING
RENOVATION
DEMOLITION OF
EXISTING ANNEX
NEW CONSTRUCTION

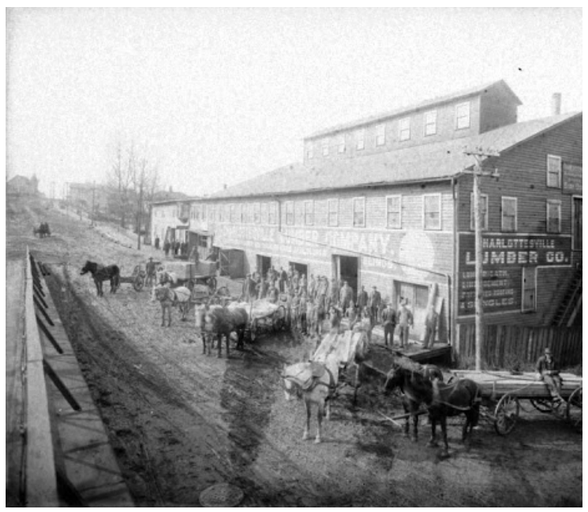
HISTORY & CONTEXT


INDIANS ROUND A FIRE


Court House and Confederate Monument, Charlottesville, Va.
216899


SITE OF OLD SWAN TAVERN
WHERE LIVED AND DIED JACK JOUETT
WHOSE HEROIC RIDE SAVED
MR JEFFERSON THE GOVERNOR
AND THE VIRGINIA ASSEMBLY
FROM CAPTURE BY TARLETON
JUNE 1781

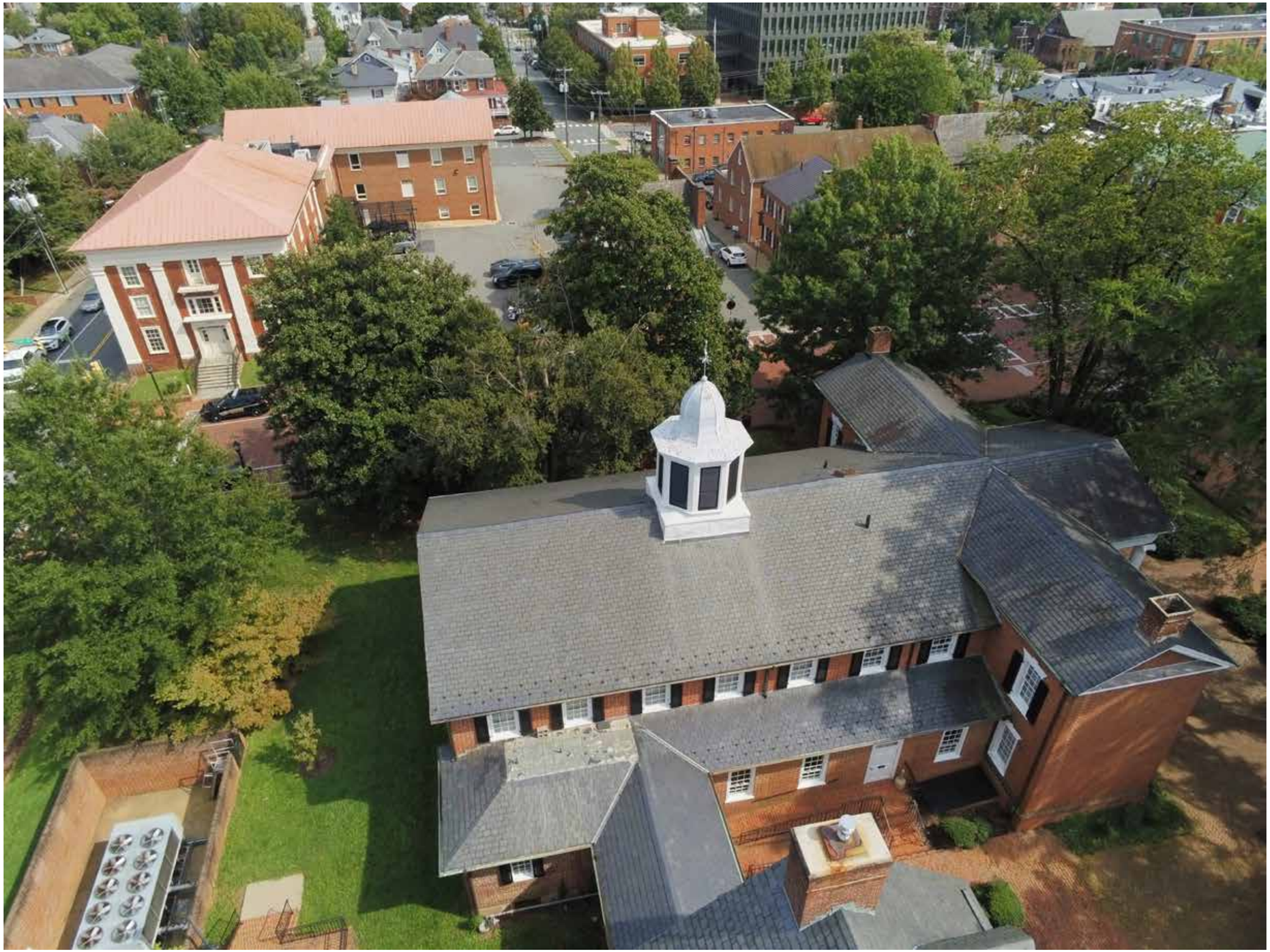

LEAVE YOUR MARK


LUMBER CO.


BUY, SELL &
EXCHANGE


Main Street.

SITE CONTEXT



1935 CIRCUIT COURT BUILDING ANNEX

1803 HISTORIC CIRCUIT COURT BUILDING

1851 LEVY BUILDING

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WEST SITE IMAGES

January 25, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

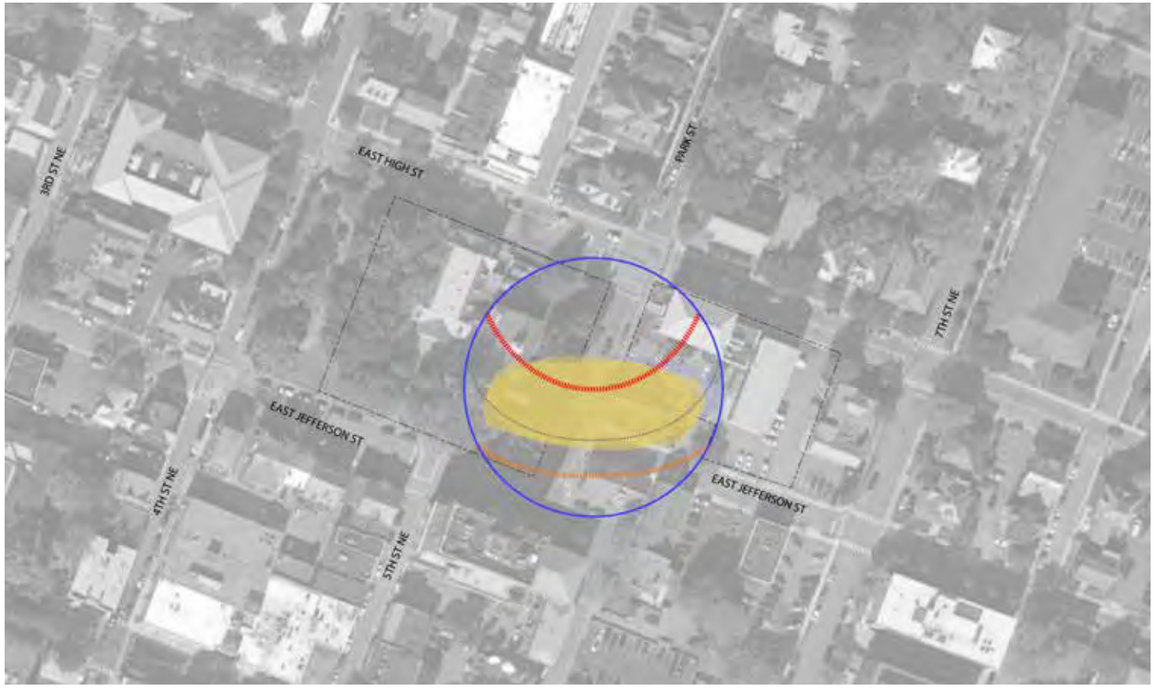
EAST SITE IMAGES

January 25, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

SITE ANALYSIS

URBAN EDGE

VIEWS TO SITE



SOLAR ORIENTATION

SITE TOPOGRAPHY

FENTRESS | ARCHITECTS

SITE DIAGRAMS

January 25, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

EAST SITE - BUILDING DESIGN

SITE DESIGN AND PORTICO ENTRANCE:

The west portion of the site has undergone several adjustments and enhancements since the initial presentation. To create a more plaza space with better proportions, the building portico entrance was foreshortened/truncated adding seventeen feet to the plaza. This adjustment allowed for an additional row of trees creating two groups of three framing the enlarged elliptical form. The elliptical form, a theme that continues into the lobby and courtrooms, represents harmony and cooperation for the greater good.

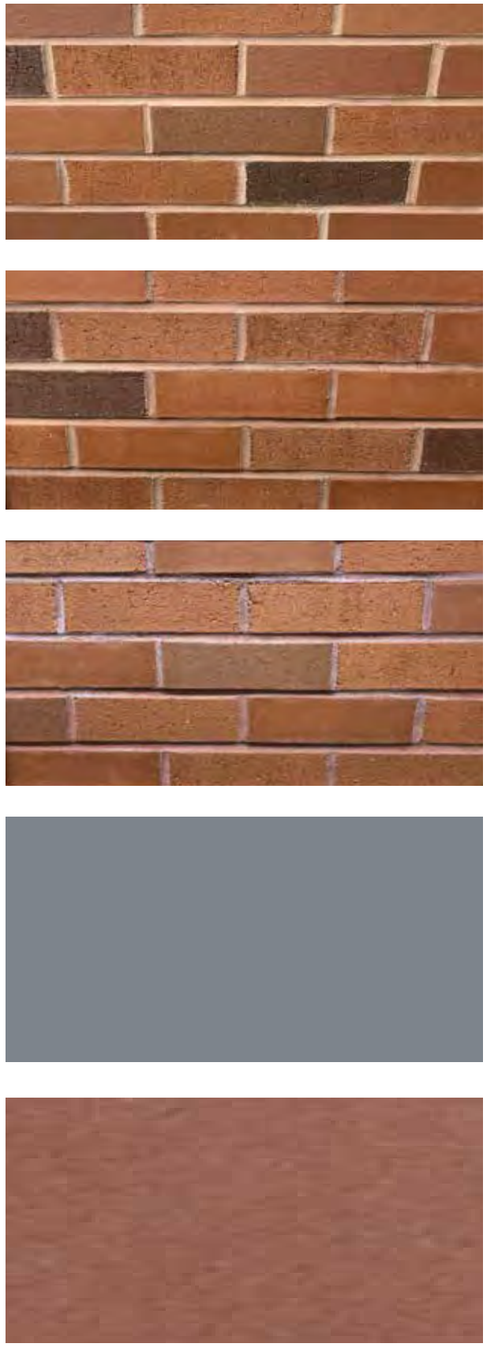
To preserve the function of accessible on-street parking and emergency access, the parallel parking lane remains as currently exists along Park Street. Lighting in the plaza is all indirect with integrated bench downlighting, and spillover light from the portico entrance. The seat walls and benches have been to be rectilinear in the space and tucked next to the shade trees, freeing the ellipse to be an unencumbered monumental and ceremonial space.

The portico architecture has continued The original bay portico has been reduced to a three-bay portico, reminiscent of the west site entrances and Levy, creating an A-B-A arrangement with bookended corners. The smaller fenestration on the corners appropriately expresses the functions within. The portico is a modern expression of slender steel columns with a brise soleil roof. A small weatherlock with glazing muntins recalling the surrounding fenestration protects guests from the elements. The cornice lines have been adjusted and The primary architrave is aligned with the pilaster capital of the Levy Building. The cornices are arranged within three groupings: the primary building mass (courtrooms), the entrance massing and chambers (secondary height), and the hyphen connecting Levy (tertiary height). The primary cornice is slightly lower than the Levy and thus deferential to the historic structure. The coloration of the cornice/trim elements is deliberately intended to be similar in color to the brick so as to create a backdrop to the 18th and early to mid-19th century adjacent buildings. Equally, the portico and window coloration of light blue / gray again is a deferential nod to the historic fabric, intentionally avoiding mimicking the trim detailing of the historic elements and maintaining a civic character and complementary relationship.

The design team and County leadership are in the process of negotiating removal or replacement of trees in question along the property edge at the Jessup House and Redlands Club.

FACADE DESIGN:

The façade has undergone a thorough of the brick detailing and proportional relationships. The façade is broken into a base, ground story, second story (piano nobile / courts and cornice/ top. Brick corbeling and matching cast stone are integrated into belts and cornices in keeping with the monochromatic palette. Bricks are a custom blend of four types to sensitively respond to the rich range of colors of the west site; bricks are a Norman brick proportion to distinguish new from historic brickwork. Three sample boards under consideration are included as part of this submission. Mortar is matching the brick to reduce the contrasting colors and create a harmonious relationship in the complex of judicial buildings.



The watertable is a very subtle two-to-four inch step in cast stone matching the brick. The two-story order directly corresponds to the Levy Building order and the 1803 portico, giving a clear message of the civic purpose of the building. Equally, the light blue/gray window shapes are a departure from the 6 over 6, or 9 over 9 divided lite double hung windows common to the neighboring buildings. The penthouse is deeply set back from the building and is not in view from several vantage points. The screen wall is ten feet above the roof and clad in gray metal panels to blend with the skyline.

The walls along Redlands property (south and west elevations) have been studied and reworked. The façade was reduced by seventeen feet in the west-east direction and broken into proportions commensurate with the townhouse quality of the neighboring buildings. Subtle recessed panels give scale and reinforce proportions. The east façade has reduced fenestration to create an A-B-A-B-A arrangement expressive of the courtrooms within.

This adjustment brings down the scale fronting the Jessup House. The north elevation is proportional to the Levy Building expressing the chambers within and sets back from Levy. The lowered hyphen restores the full historic cornice of Levy along the east side. Stairs on the north and south are expressed in an adjustment to fenestration heights and further breaks the scale down for the neighboring streets.

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SITE PLAN
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

EAST HIGH STREET

PARK STREET

7TH STREET NE

LEVY BUILDING

JESSUP HOUSE

REDLANDS CLUB

PARKING AREA MODIFIED
(BY OTHERS)

E. JEFFERSON STREET

0 10 20

PLAN TRUE

FENTRESS | ARCHITECTS

FIRST FLOOR
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

EAST HIGH STREET

PARK STREET

7TH STREET NE

LEVY BUILDING

JESSUP HOUSE

OPEN TO BELOW

REDLANDS CLUB

E. JEFFERSON STREET

0 10 20

PLAN TRUE

FENTRESS | ARCHITECTS

SECOND FLOOR
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

EAST HIGH STREET

PARK STREET

7TH STREET NE

LEVY BUILDING

JESSUP HOUSE

MECHANICAL PENTHOUSE
SCREEN WALL

REDLANDS CLUB

E. JEFFERSON STREET

0 10 20

PLAN TRUE

FENTRESS | ARCHITECTS

ROOF
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

THE ROTUNDA - CHARLOTTESVILLE, VA

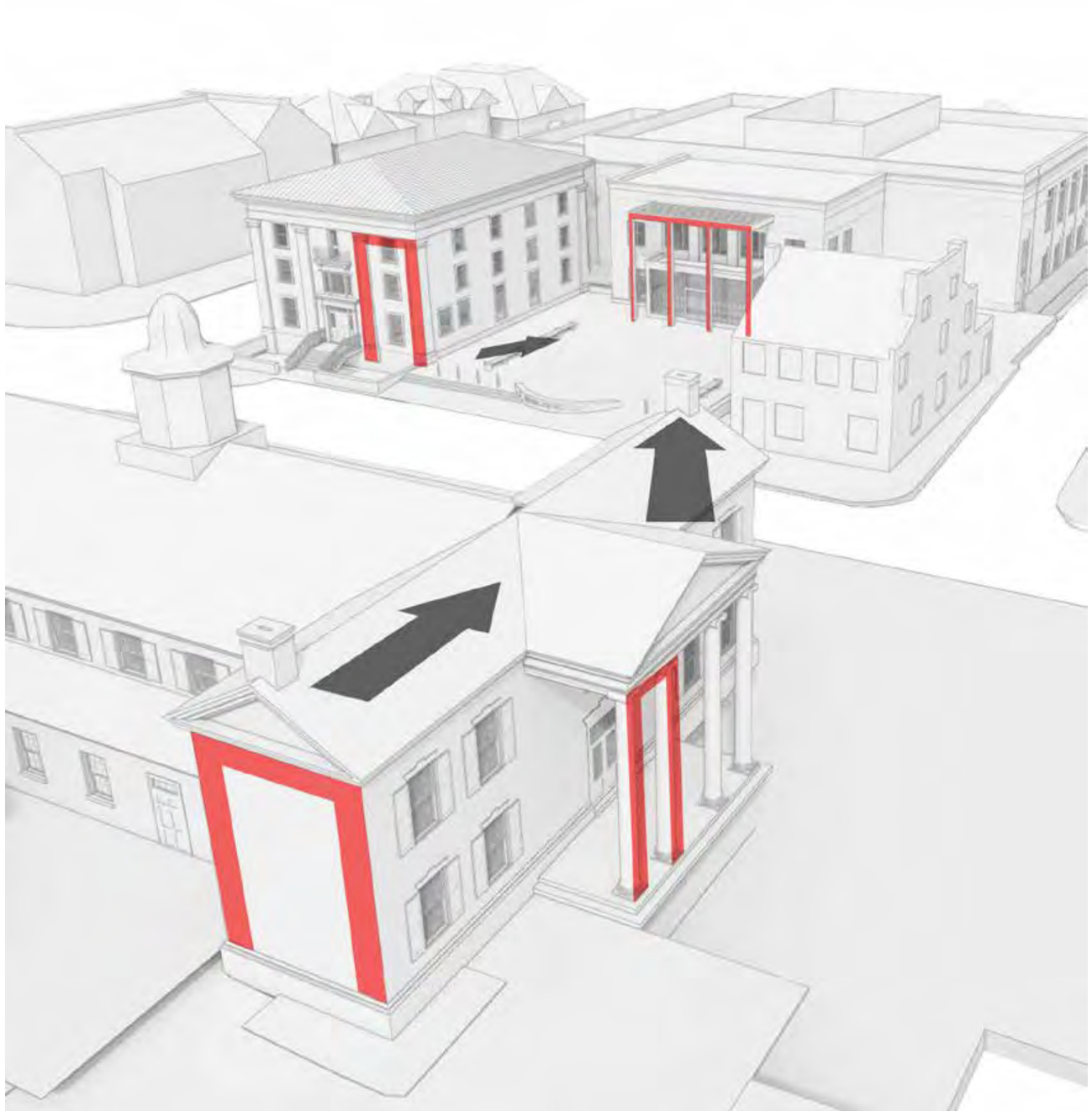
STATE CAPITOL - RICHMOND, VA

US COURTHOUSE - HUNTSVILLE, AL

DC COURTHOUSE - WASHINGTON, DC

US COURTHOUSE - SPRINGFIELD, MA

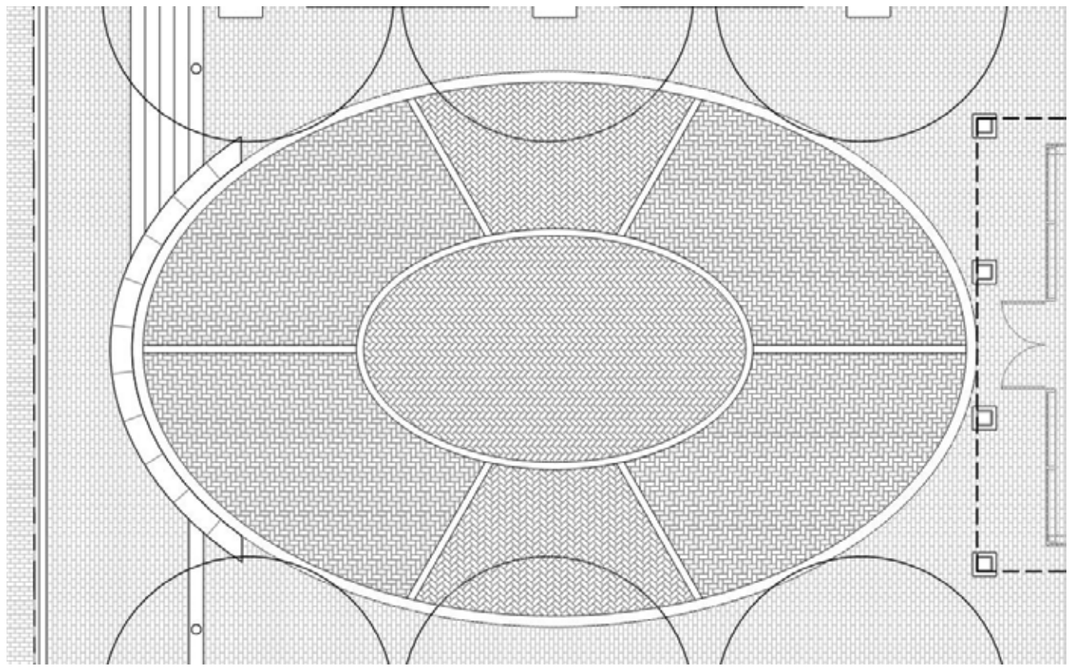
US COURTHOUSE - BAKERSFIELD, CA



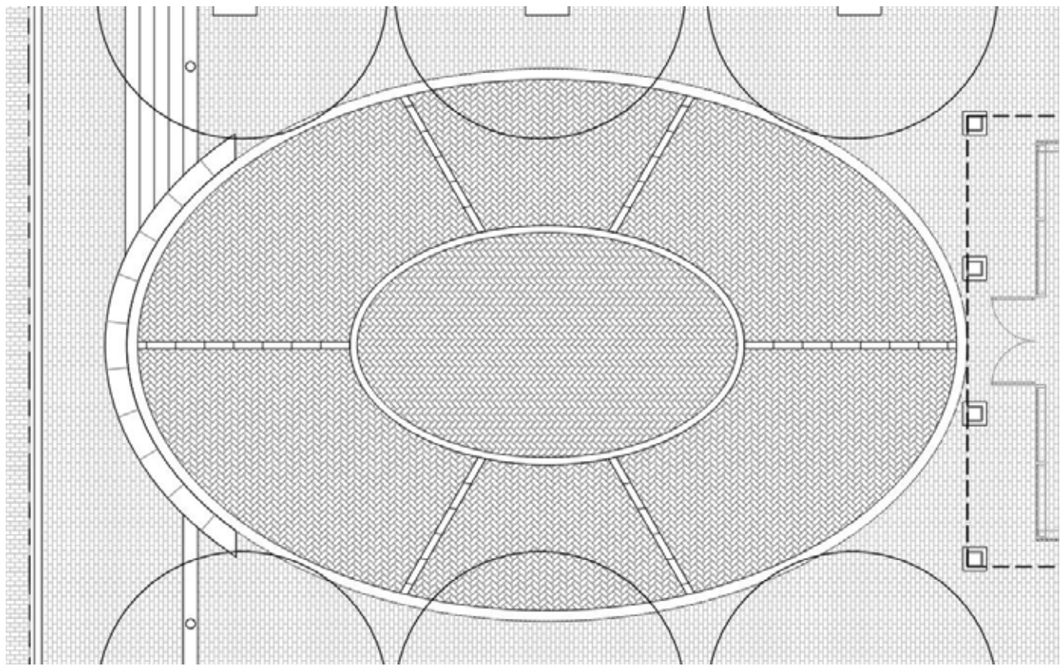
FENTRESS | ARCHITECTS

PERSPECTIVE - AERIAL
EAST SITE

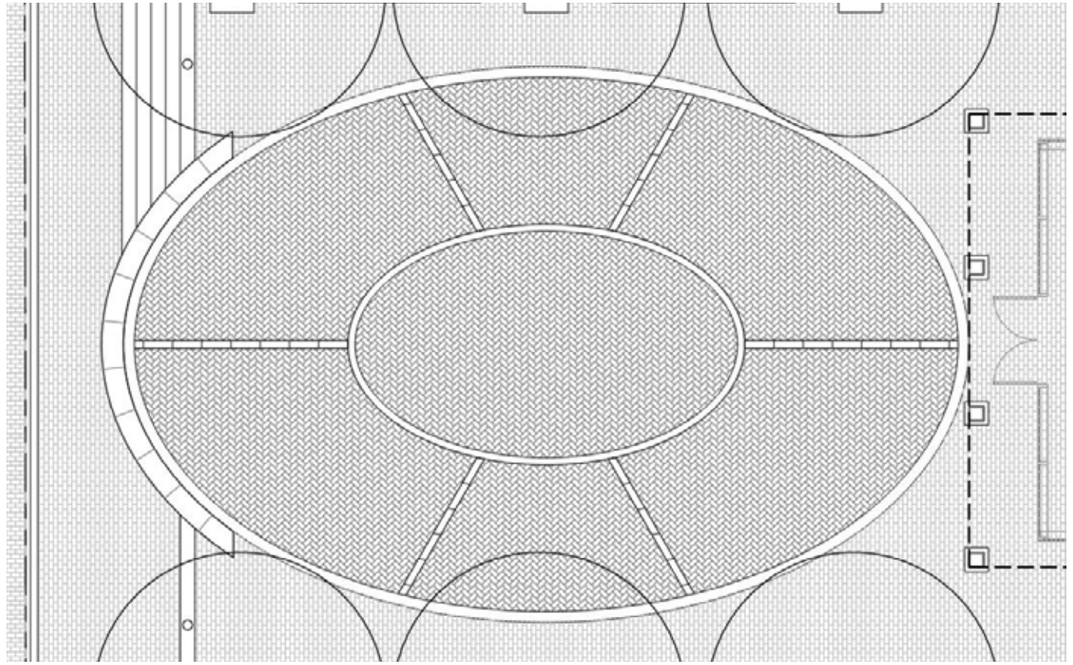
February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



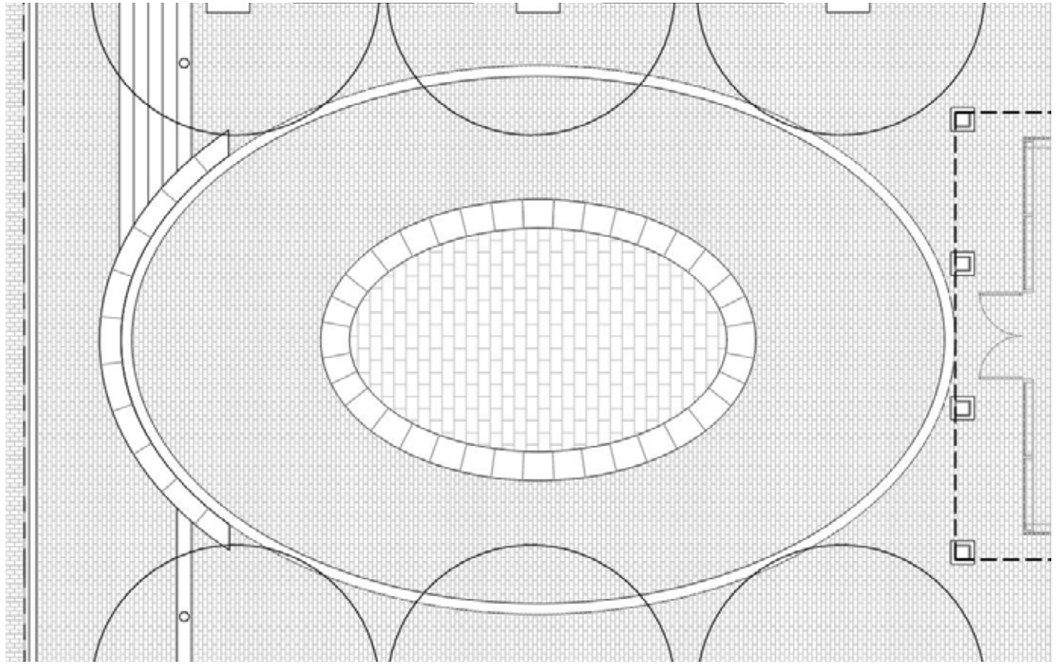
Option A - Rotating Herringbone



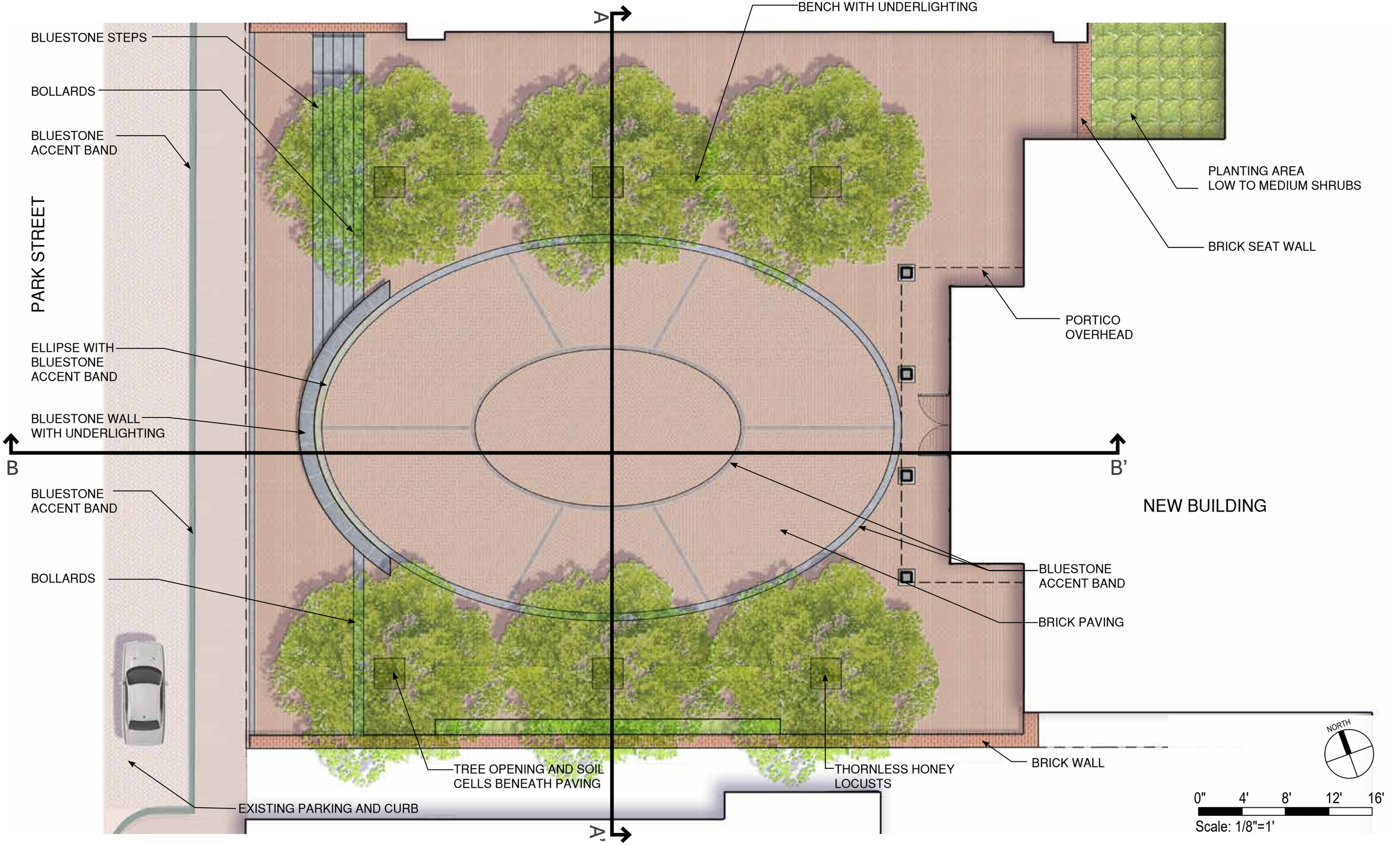
Option B - Herringbone Rotated Center



Option C - Herringbone



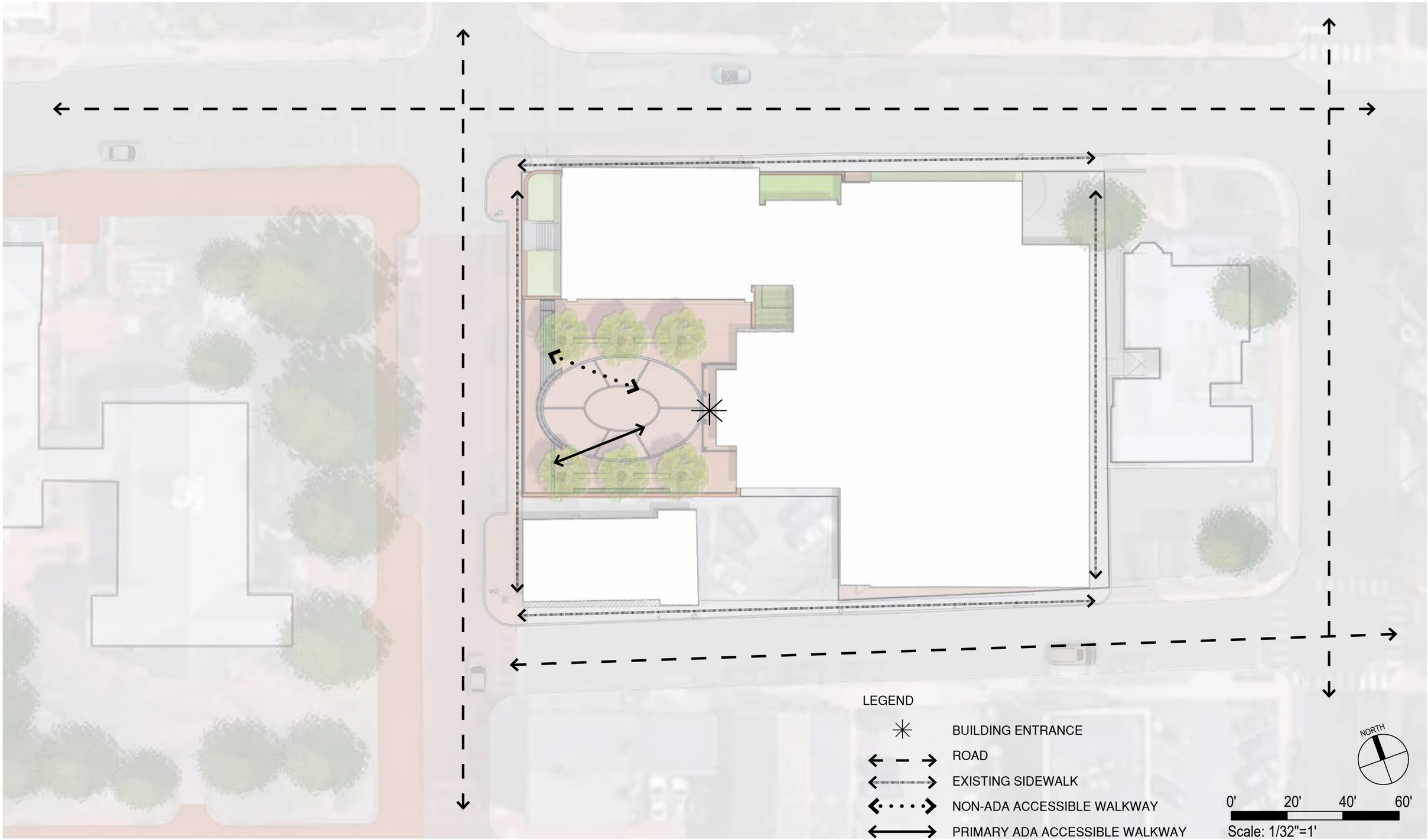
Option D - Bluestone Central Ellipse



FENTRESS | ARCHITECTS RHI

SITE PLAN - PLAZA ENLARGEMENT
EAST SITE

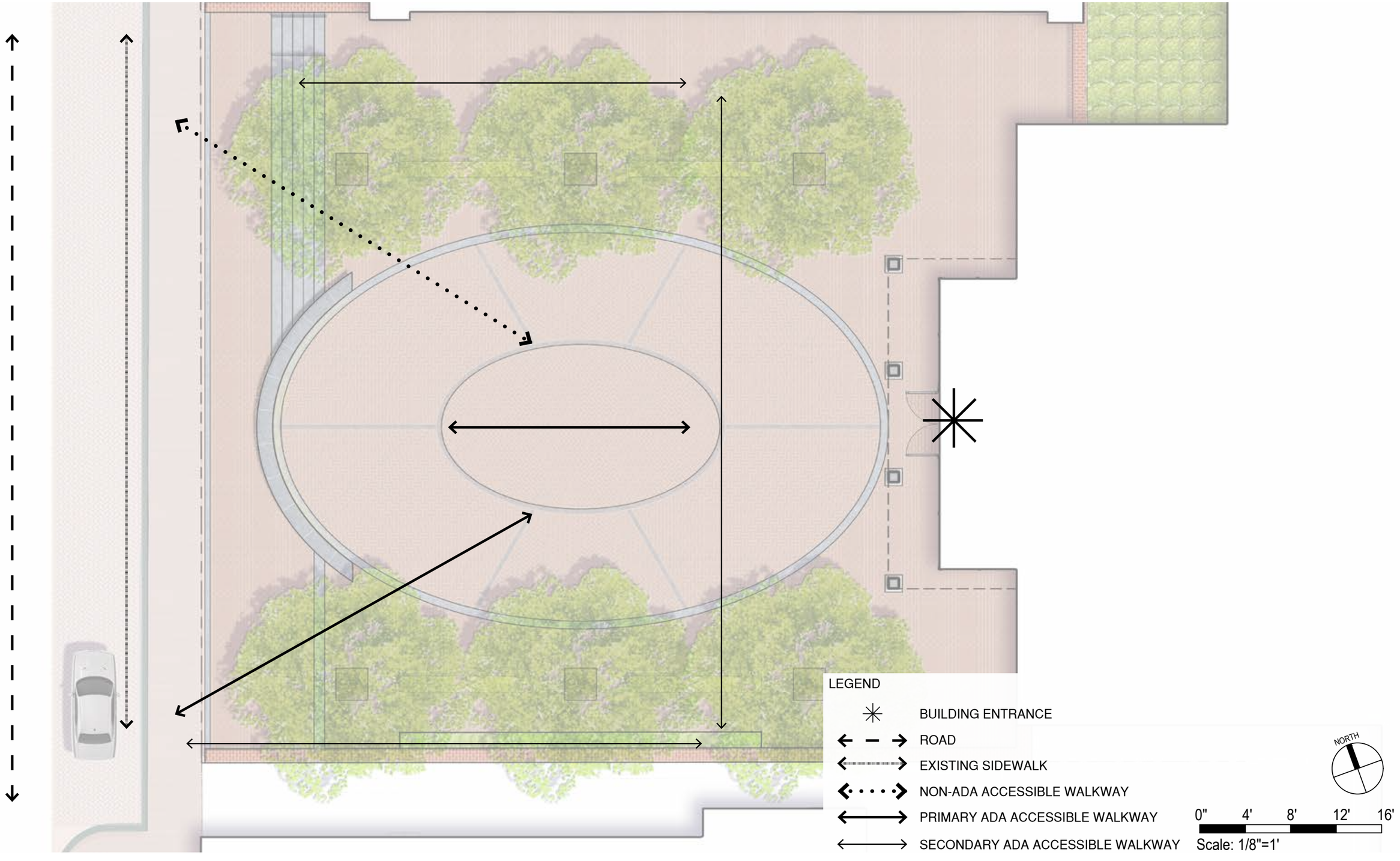
February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



FENTRESS | ARCHITECTS RHI

CIRCULATION PLAN - SITE
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

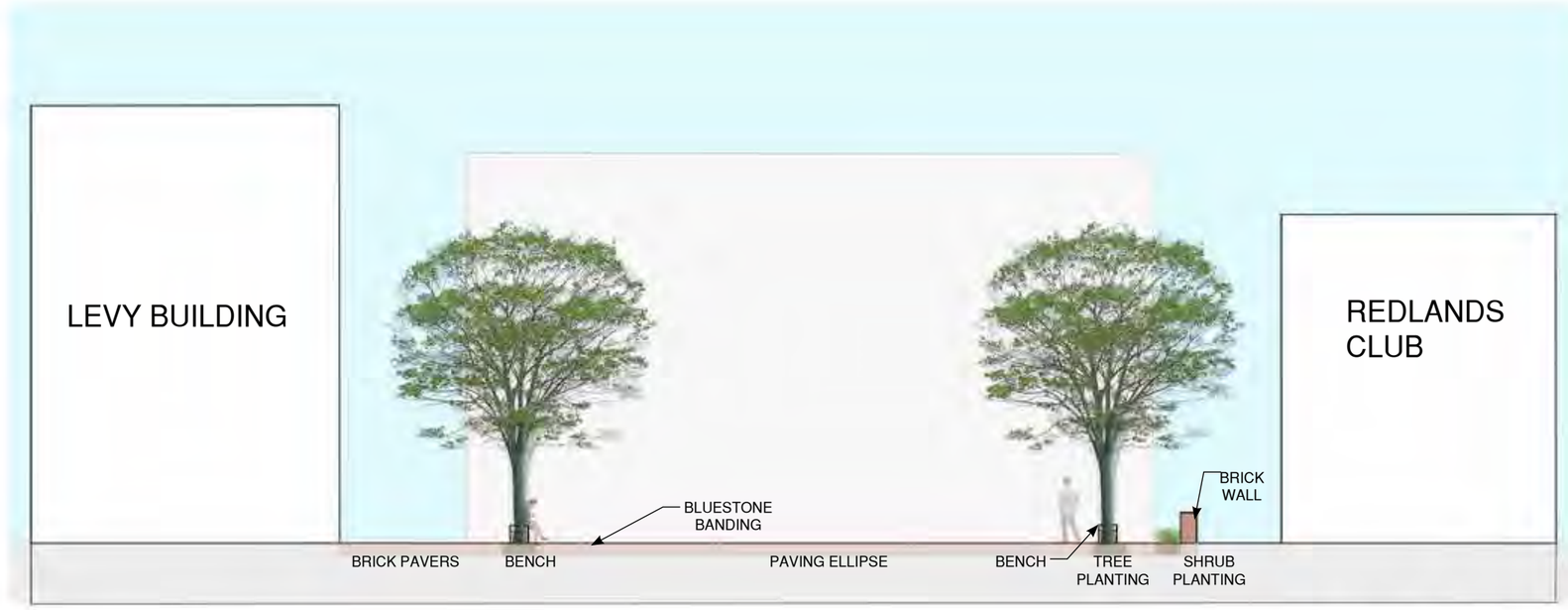


FENTRESS | ARCHITECTS RHI

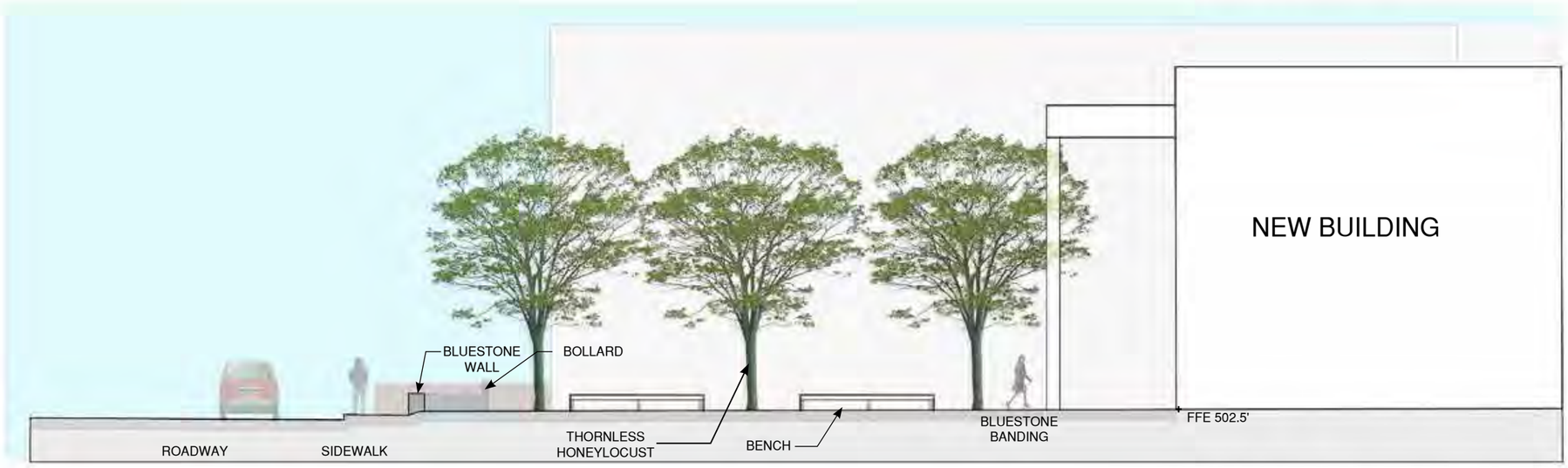
CIRCULATION PLAN - PLAZA

EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



PLAZA SECTION: NORTH-SOUTH A-A'



PLAZA SECTION: WEST-EAST B-B'

FENTRESS | ARCHITECTS

VIEW ON PARK STREET LOOKING NORTH AND EAST
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

SITE PERSPECTIVE - PLAZA FROM SOUTH

EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

SITE PERSPECTIVE - PLAZA FROM NORTH

EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

ELEVATION - WEST
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

VIEW ON HIGH STREET LOOKING WEST
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

PERSPECTIVE - VIEW FROM NORTHEAST
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

PERSPECTIVE - TYPICAL BAY
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

ELEVATION - EAST

EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

ELEVATION - NORTH
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

ELEVATION - SOUTH
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

FENTRESS | ARCHITECTS

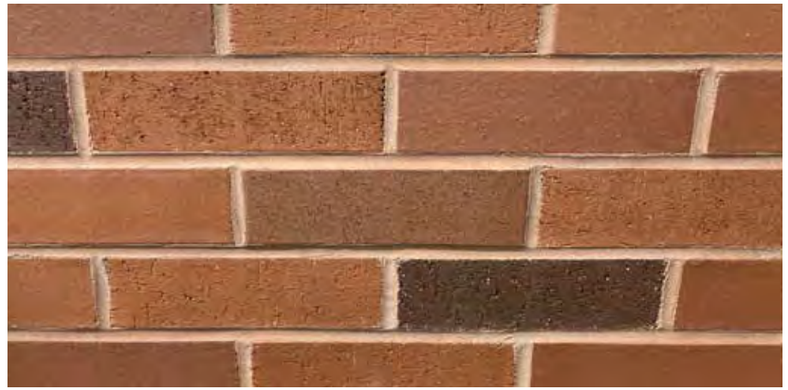
PERSPECTIVE - VIEW FROM SOUTHEAST
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

CONTEMPORARY METAL ENTRY

LIGHT BLUE / GRAY - WINDOW FRAME

BRICK WITH MATCHING MORTAR
AND SANDSTONE TRIM



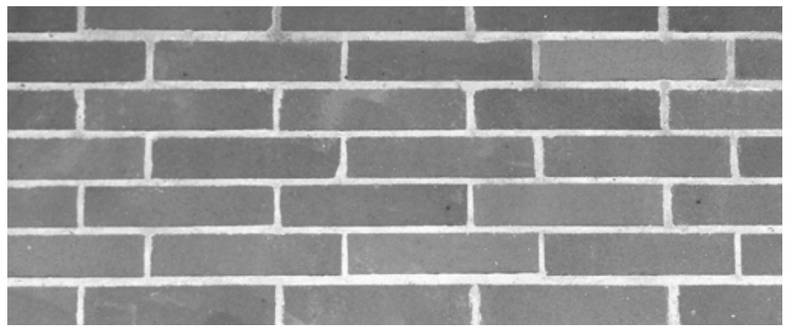
BRICK BLEND - OPTION 1

BRICK BLEND - OPTION 2

BRICK BLEND - OPTION 3

CAST STONE

BRICK SAMPLE BOARD OPTIONS AT LEVY FACADE



NORMAN BRICK WITH 1/3 RUNNING BOND PATTERN

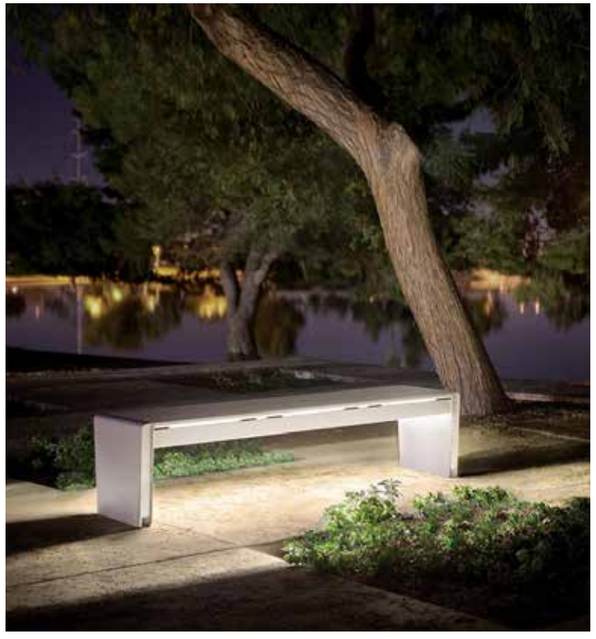
FENTRESS | ARCHITECTS

EXTERIOR FINISHES - BRICK/MORTAR/TRIM COLOR RESEARCH

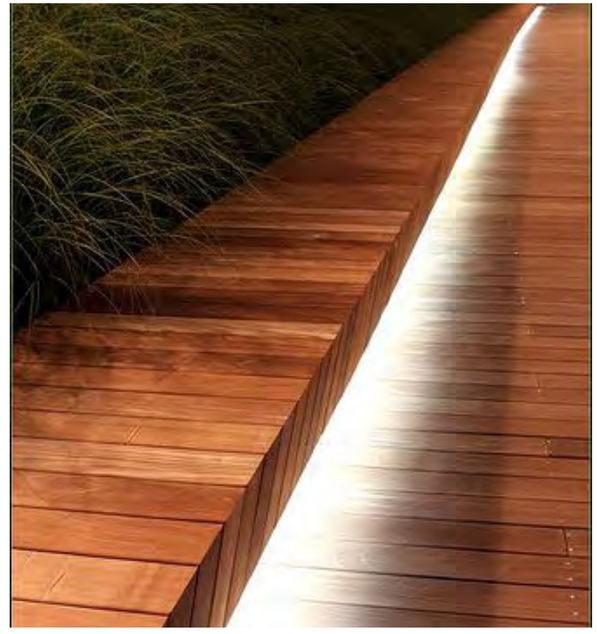
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

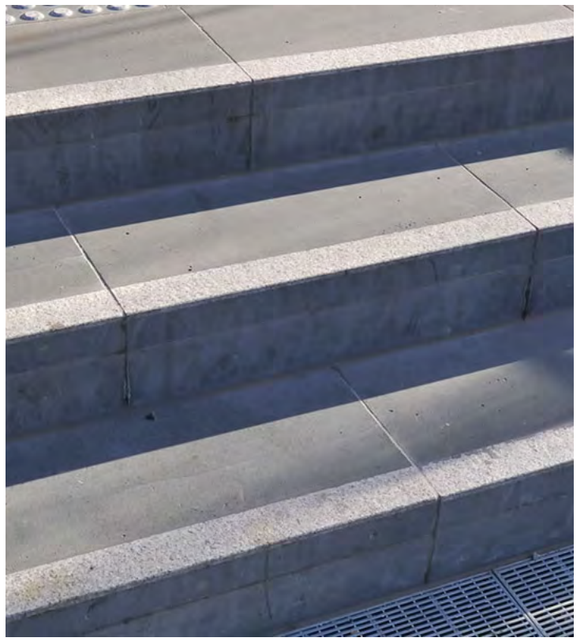
WOOD TOPPED BENCH



UNDERLIT BENCH



BRICK PAVING



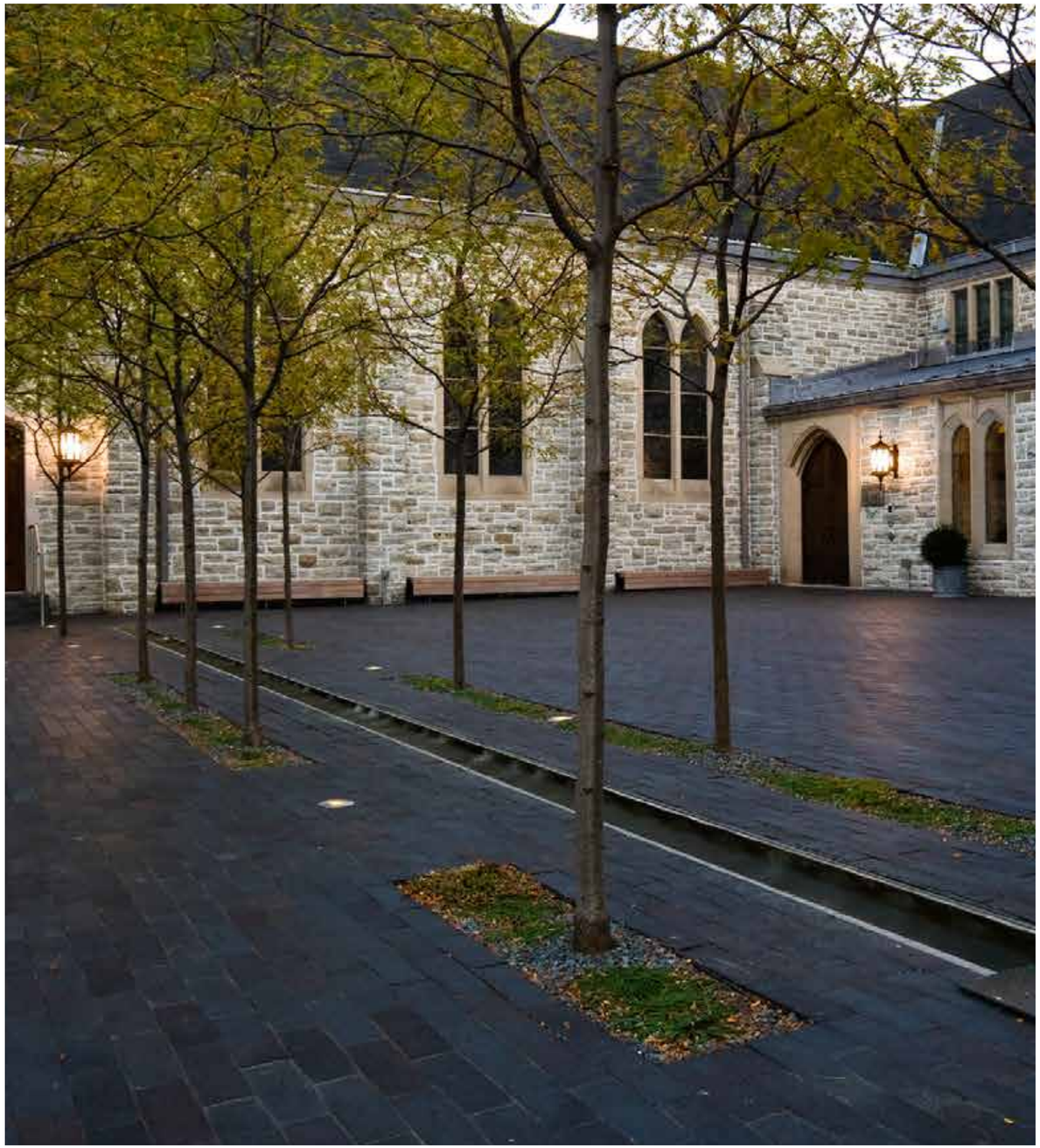
BLUESTONE STAIR

BLUESTONE PAVING AT COLUMN

FENTRESS | ARCHITECTS

EXTERIOR MATERIALS PALETTE
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



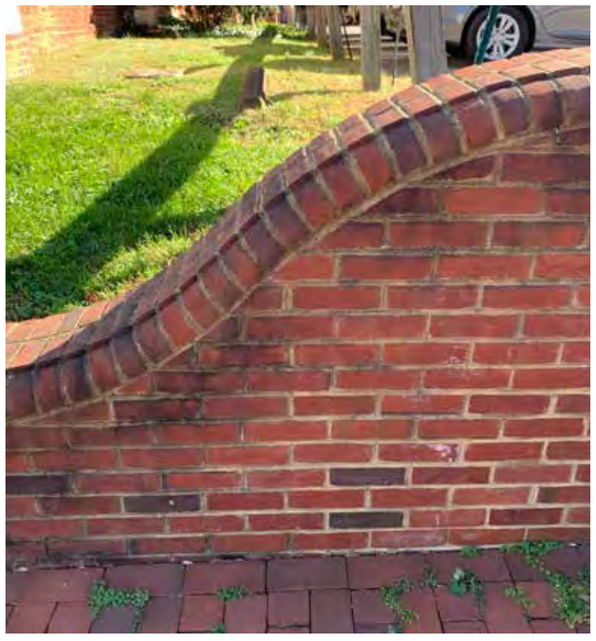
THORNLESS HONEY LOCUST

CRUSHED GRAVEL TREE PIT

PAVING AT SITE, PARK ST

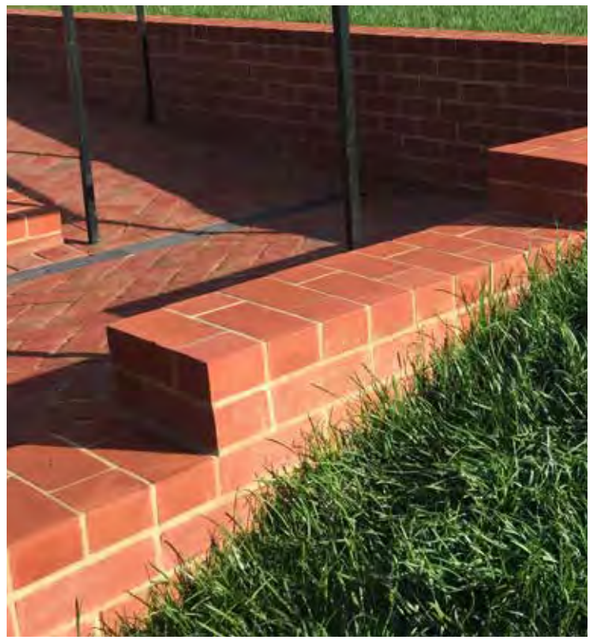
BRICK WALL - SITE PRECEDENT

BRICK WALL - SITE PRECEDENT



BRICK WALL - SITE PRECEDENT

BRICK WALL



BRICK WALL

BRICK WALL BLUESTONE CAP

BLUESTONE WALL

BLUESTONE WALL

FENTRESS | ARCHITECTS

EXTERIOR MATERIALS PALETTE
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

Certificate of Appropriateness
BAR 22-02-04
540 Park Street, TMP 520183000
North Downtown ADC District
Owner: Jessica and Patrick Fenn
Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects
Project: Raze pool house, construct new; addition and alterations to house.

Application components (please click each link to go directly to PDF page):

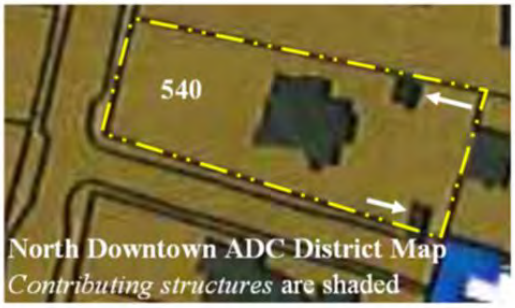
- Staff Report
- Historic Survey
- Application Submittal

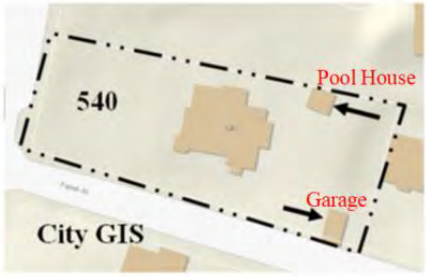
City of Charlottesville
Board of Architectural Review
February 15, 2022

Certificate of Appropriateness
540 Park Street, TMP 520183000
North Downtown ADC District
Owner: Jessica and Patrick Fenn
Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects
Project: Alteration, rear addition, and new pool house

Background
Year Built: 1900
District: North Downtown ADC District
Status: Contributing, including two outbuildings: garage and pool house. (Note: While designated contributing, the pool house was constructed between 2000 and 2002. See images in Appendix.)

540 Park Street is a two-story asymmetrical wood house with a Doric veranda. Constructed by William T. Vandergrift for the Maphis family. Wood siding was covered in stucco.





Prior BAR Actions (see Appendix for complete summary)
December 21, 2021 – BAR held a preliminary discussion on this request.

Application
- Applicant's submittal: Dalgliesh Gilpin Paxton Architects narrative (two pages) and drawings (15 sheets, including five sheets from Wolf Josey Landscape Architects) for 540 Park Street, dated January 25, 2022.

Request for demolition of existing pool house, exterior alterations to rear addition, new pool house construction, and the execution of a new landscape plan.

From applicant's submittal
Architectural Summary: The architectural plan proposes to demolish the existing pool house structure, construct a new lower profile pool house, and revise the east addition within the existing footprint. The goals of the project are to achieve a new coordinated aesthetic for the rear pool courtyard, add square footage, and improve the functionality of the existing square footage for the current owner.

Front of House:
- Removable screen panels are proposed for the southwest portion of the existing front porch.

Back of House:
- Overall, the new architecture around the rear pool courtyard of the house will be thoughtfully considered, holistically designed, and will result in improved functionality for the owners upon completion. The architectural language of the altered east addition and new pool house will be modern, rendered in colors and high-quality materials that are compatible with the main house, but not intended to imitate the house stylistically. The stucco exterior walls will have a smooth finish, clad metal windows and doors will be dark in color, and the roofs will be copper.

Landscape Summary: The landscape plan proposes renovations to the existing hardscapes at the front and side of the house as well as modifications to paving and planting at the back of the house to support the proposed architectural changes.

Front of House:
- Existing crushed stone paths will be realigned and replaced with stepping stones in lawn. The north path section will be removed and replaced with lawn.
- The crushed stone landing in the front of the house will be paved in bluestone and raised slightly for drainage purposes.
- The steps down from the front porch will be rebuilt to adjust to a revised landing elevation. Stair treads will be lengthened.
- An existing black walnut along the street is in poor health and is proposed to be removed.
- The front lawn will be regraded to a more gentle pitch. A new stone seatwall at the west end of the lawn will retain approximately 12" of soil.

Side of House:
- Pathways and hardscapes on the south side of the house along Farish Street will be upgraded and paved in bluestone or brick.

Back of House:
- Paving along the back and east side of the house will respond to the architectural changes and match or complement existing paving.

Discussion
Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements,* Chapter III--*New Construction and Additions,* and *Chapter VII--Demolitions and Moving*.

Re: razing the existing pool house: The pool house was constructed between 2000 and 2002. (See Appendix.) Staff is uncertain why it was designated a contributing structure. While a formal review will require compliance with Code section 34-2779(a), there is nothing to indicate this structure is historic or that its demolition would negatively impact the character of the ADC District. (Per 34-277(a), a CoA is required for the demolition of a contributing structure.)

For the new pool house: From G. Garages, Sheds, and Other Structures in Chapter II

- Choose designs for new outbuildings that are compatible with the major buildings on the site.
- Take clues and scale from older outbuildings in the area.
- Use traditional roof slopes and traditional materials.
- Place new outbuildings behind the dwelling.
- If the design complements the main building however, it can be visible from primary elevations or streets.
- The design and location of any new site features should relate to the existing character of the property.

For the rear addition: From the checklist for *Additions* in Chapter III.

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

Additionally, the discussion should address any questions regarding the materials and components. For example:

- Roofing
- Gutters/Downspouts
- Cornice
- Siding and Trim
- Doors and Windows
- Landscaping
- Lighting

The proposed alterations to the rear addition include a new shell within the footprint of the existing addition. This rear addition was substantially altered in 2014; the second floor of the addition is older than the floor and was previously supported by columns over an open porch. In 2014, the BAR approved a first-floor addition that enclosed the porch under the second floor. It is unclear if when this second floor addition was constructed, but given these substantial changes, staff finds the proposed alterations consistent with the guidelines.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the pool house demolition, new pool house construction, rear addition alterations, porch screening, and landscape plan at 540 Park Street satisfy the BAR's

criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions/modifications: …].

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed pool house demolition, new pool house construction, rear addition alterations, porch screening, and landscape plan at 540 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC district, and for the following reasons the BAR denies the application …

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 II – *Site Design and Elements*

Link: III: Site Design and Elements

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.

6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

Chapter III – *New Construction and Additions*
Link: IV: New Construction and Additions
Checklist from section P. Additions

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*
Link: V: Rehabilitation

Chapter VII – *Demolitions and Moving*
Link: VIII: Moving and Demolition
Reference Sec. 34-278. - Standards for considering demolitions.
The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
    1. The age of the structure or property;
    2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
    3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
    4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
    5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
    6. The degree to which distinguishing characteristics, qualities, features or materials remain;
b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
e) Any applicable provisions of the city's design guidelines.

APPENDIX

Prior BAR Actions

July 18, 2005- Administrative Approval given to repaint the house.

September 20, 2005- BAR approved CoA with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

Architectural changes:

1. Rear porch extended; replace stairs at south end of porch with at the north end, to wood, painted; replace double window with a painted, wood doors with transom.
2. Install painted, wood shutters on all windows with operable hardware.
3. Replace front stair treads.

Site changes:

1. Remove existing wood fence, concrete and brick walks, a portion of the asphalt pavement, and planting beds.
2. Construct brick walks and dining terrace using salvaged bricks.
3. Front yard: install evergreen hedge; wood gates; stone dust walkway with brick edge.
4. Rear yard: Construct swimming pool with bluestone coping; flagstone pool terrace; stone privacy wall with painted wood cap (along Farish Street); painted. wood security fence around balance of rear yard.

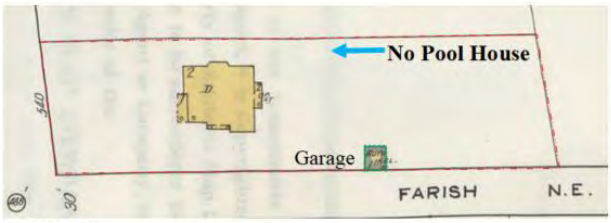
April 18, 2006- BAR approved CoA (6-0) fence details.

October 16, 2007- BAR approved (6-0-1) CoA for shed. BAR requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

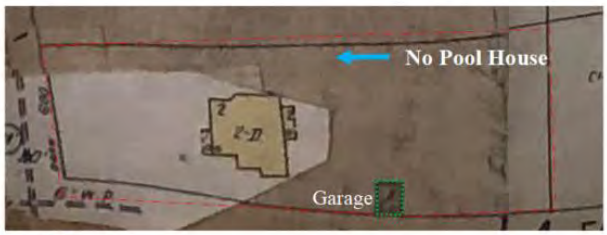
November 18, 2014- BAR approved CoA, with re-roofing details to be submitted for Administrative Approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

February 21, 2018 – BAR approved CoA to replace the existing painted standing seam metal roof with a copper standing seam roof with pan dimensions and seam heights to match the existing. The new roof will have copper snow guards in a 2-1-2 pattern. Replace the Philadelphia Gutter system with 6" copper half round gutters mounted on eaves with 4" copper downspouts. BAR required downspouts be painted to minimize visibility and, as much as possible, locate downspouts to minimize visibility, especially at prominent corners.

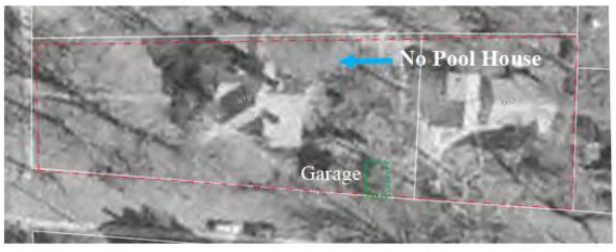
Pool House



1920 Sanborn

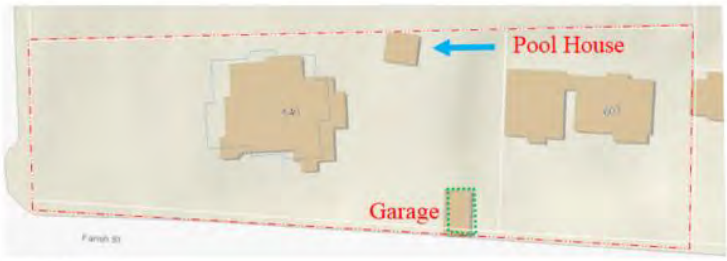


c1965 Sanborn



2000

2002



2021 GIS

LANDMARK SURVEY

IDENTIFICATION

Street Address: 540 Park Street

Map and Parcel: 52-183

Census Track & Block: 3-405

Present Owner: Mr. Paul Mustard
Address: 540 Park Street

Present Use: Residence & Apartments
Original Owner: Maphis family

Original Use: Residence

BASE DATA

Historic Name: Maphis-Mustard House

Date/Period: 1900

Style: Victorian Vernacular

Height to Cornice:

Height in Stories: 2 1/2

Present Zoning: R-3

Land Area (sq.ft.): 86 x 318

Assessed Value (land + imp.): 5400 + 8220 = 13,620

ARCHITECTURAL DESCRIPTION

The house is an example of a modified Victorian style with its typical assymetrical massing and varied roof silhouette. The verticle massing of the Maphin-Mustard House is quite handsome giving the structure a noble, serene quality which is enhanced by its bucolic setting among large shade trees and box. The simple Doric veranda is nicely scaled so as to compliment the verticalness of the main house. The house is stucco over frame and has a tin roof. It was built by General Alexander A. Vandergrift's father William T. Vandergrift, a local craftsman of some repute.

HISTORICAL DESCRIPTION

The house was built by the Maphis family in 1900. Mr. Maphis purchased the corner lot from Judge R. T. W. Duke who resided in the large white frame house next door. Bessie D. Maphis conveyed the property to Mary Davis Thomas Cleveland in 1942. Stella Mustard purchased it from Mrs. Cleveland in 1948, and in 1952 it passed to her son Paul Mustard, the present owner.

CONDITIONS

Average

SOURCES

Miss Helen Duke
City Records

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
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 Patrick and Jessica Fenn Applicant Name Ashley Falwell

Project Name/Description Fenn Renovation, Addition, and Poolhouse Parcel Number 520183000

Project Property Address 540 Park Street Charlottesville, VA 22902

Applicant Information

Address: 206 5th Street NE
Charlottesville, VA 22902
Email: ashley@dgparchitects.com
Phone: (W) 434.977.4480 (C) _____

Property Owner Information (if not applicant)

Address: 540 Park Street
Charlottesville, VA 22902
Email: patrick@montevistafarm.com
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.

Ashley Falwell 1/24/22
Signature Date

Ashley L Falwell 1/24/22
Print Name Date

Property Owner Permission (if not applicant)

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

1/24/2022
Signature Date

PATRICK FENN 1/24/2022
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
East Elevation Addition, Demolition of Existing Poolhouse, New Poolhouse, and New Landscape Plan

List All Attachments (see reverse side for submittal requirements):
Floor Plan, Landscape Plan, Exterior Elevations
Images of Subject Property and Adjacent Properties

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

DALGLIESH GILPIN PAXTON ARCHITECTS
ARCHITECTURE + HISTORIC PRESERVATION + PLANNING + INTERIOR DESIGN

Robert L Paxton AIA
Eric W Amtmann AIA
Roger L Birle AIA

R David Craig
Director Interior Design

Mark T Bittle AIA
Joseph J Chambers AIA
Ashley LeFew Falwell AIA
John Peterson AIA
Garett M Rouzer AIA
Blake M Walker AIA

540 PARK STREET - BAR NARRATIVE SUMMARY

JANUARY 25, 2022

ARCHITECTURAL SUMMARY:

The architectural plan proposes to demolish the existing poolhouse structure, construct a new lower profile poolhouse, and revise the East addition within the existing footprint. The goals of the project are to achieve a new coordinated aesthetic for the rear pool courtyard, add square footage, and improve the functionality of the existing square footage for the current owner.

BACK OF HOUSE:
The architectural language of the altered East addition and new poolhouse will be modern, rendered in colors and high-quality materials that are compatible with the main house, but not intended to imitate the house stylistically. The stucco exterior walls will have a smooth finish, clad metal windows and doors will be dark in color, and the roofs, gutters and downspouts will be copper. The new stone chimney at the poolhouse will reference the character of the existing stone site wall along Farish.

LANDSCAPE SUMMARY:

The landscape plan proposes renovations to the existing paving and plantings in the front of the house and along Farish Street as well as new paving and plantings in the back in association with the proposed architecture.

Three tree removals are proposed - a declining walnut along Park Street and two ash trees beside the shed on Farish Street. The walnut has several dead limbs over the street and has recently lost a large limb over the front yard. The ash trees are growing into the foundation of the shed posing an imminent risk to the structure.

The property is surrounded by numerous large canopy trees which will be preserved including several mature ash trees which are being treated for emerald ash borer. The plans propose to add two new canopy trees to the front.

A small oak in the front is awkwardly located in relation to the yard and will be transplanted or removed and replanted in a more perimeter location near the street.

FRONT OF HOUSE:
The existing crushed stone paths will be realigned and replaced with bluestone stepping stones in lawn. A bluestone landing at the bottom of the porch steps will be added. The existing north path will be removed and replaced with lawn.

The hemlocks and arborvitaes along Park Street will be replaced with a 4' - 5' height boxwood hedge back planted with native deciduous shrubs creating a more inviting sidewalk edge and opening up views to the house.

A 4' ht. wood gate may be added at the sidewalk entry. The gate design would be understated, with simple square wood pickets.

Existing shrubs on the north and south side of the lawn will be augmented with native flowering shrubs.

An 18" stone seatwall is proposed for the uphill side of the lawn and will enable the lawn to be regraded to a more gentle pitch.

Low path lighting will be added to the front walk at steps and turns.

SIDE OF HOUSE :
Pathways and hardscapes will be upgraded and paved in bluestone or brick. Path lighting will be added along the walk from the parking to the front door.

BACK OF HOUSE:
Paving along the back and east side of the house will respond to the architectural changes to the house and the pool house addition. The paving will match or complement the existing paving.

PARK STREET

SIDEWALK

PROPERTY LINE

ex. 17" hackberry

large ash trees

ex.
horse chestnut

new shrubs added to
existing shrub border

ex. 30"walnut

new canopy tree
(oak, elm, or black gum)

remove ex.
walnut

deciduous
flowering shrubs

4' - 5' boxwood hedge

remove
or transplant
6" oak

LAWN

18" stone
retaining wall

ex. 7" oak

4' wood
gate

2 steps

stepping stones in lawn

brick or
concrete
paving

steps

path
light (typ.)

new canopy tree
(oak, elm, or black gum)

new shrubs added to
existing shrub border

ex. linden

ex. shrubs

PROPERTY LINE

FARISH STREET

bluestone
landing

PLAY LAWN

HOUSE

PORCH

paved path

ex. ash

ex. 21" pecan

ex. steps
and walk

POOL
HOUSE

ex. fence

PROPERTY LINE

ex.
sycamore

ex. paving

ex. pool

ex.wall and fence

ex. parking

remove
ex. ash
trees

ex. shed

0' 8' 16' 32'

Site Plan

540 Park Street Landscape
January 25, 2022

WOLF JOSEY
landscape architects

PARK STREET

SIDEWALK

PROPERTY LINE

ex. 17" hackberry

large ash trees

ex. horse chestnut

ex. shrubs

ex. walnut

EX. CRUSHED STONE PATHS TO BE REMOVED

remove ex. walnut

ex. hemock and arborvitae hedge

ex. shrubs

LAWN

ex. 7" oak

PLAY LAWN

POOL HOUSE

ex. fence

PROPERTY LINE

HOUSE

ex. pool

ex. sycamore

PORCH

ex.wall and fence

gravel walkway w/brick border

EX. STEPPING STONES AND LANDINGS TO BE REPLACED

ex. linden

ex. shrubs

ex. ash

ex. 21" pecan

remove ex. ash trees

ex. shed

PROPERTY LINE

FARISH STREET

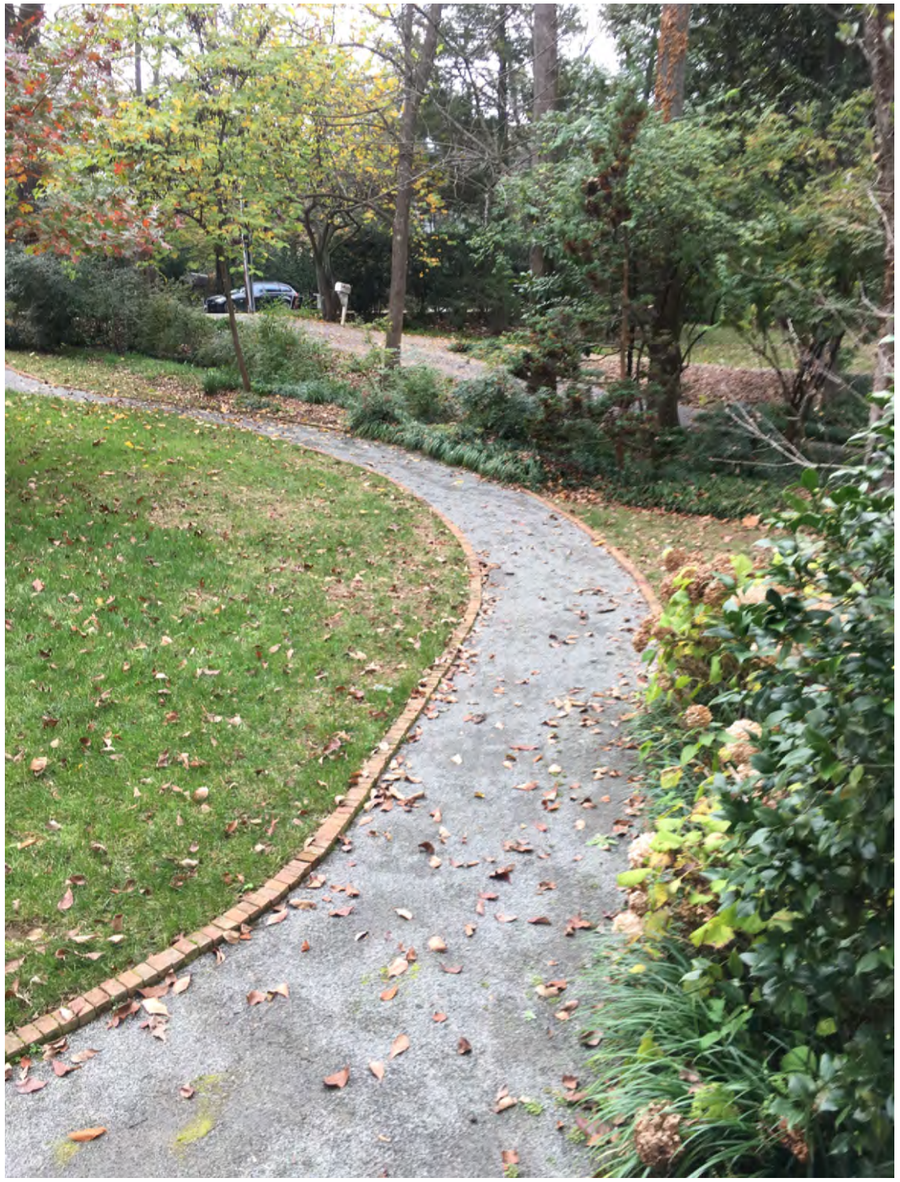
ex. steps and walk

0' 8' 16' 32'

Site Plan - Existing Conditions Overlay

540 Park Street Landscape
January 25, 2022

WOLF JOSEY
landscape architects



Crushed stone path to be removed and replaced with lawn

Paths and landings to be realigned and upgraded

Crushed stone landing to be replaced with bluestone

South entrance to be realigned and paved

North entrance to be removed

EXISTING CONDITIONS

540 Park Street Landscape
January 25, 2022

WOLF JOSEY
landscape architects

Existing hemlock hedge along 540 Park Street

Properties north of 540 Park street

View to Park Street from house

Planting across Park Street

Existing Street Plantings

540 Park Street Landscape

January 25, 2022

WOLF JOSEY
landscape architects

Ash trees beside shed

Base of ash trees growing into shed

6 - 7″ caliper oak to be transplanted or replaced in alternate location

27″ Walnut along Park Street in decline

Dead limbs above power line

Tree Removals

540 Park Street Landscape
January 25, 2022

WOLF JOSEY
landscape architects

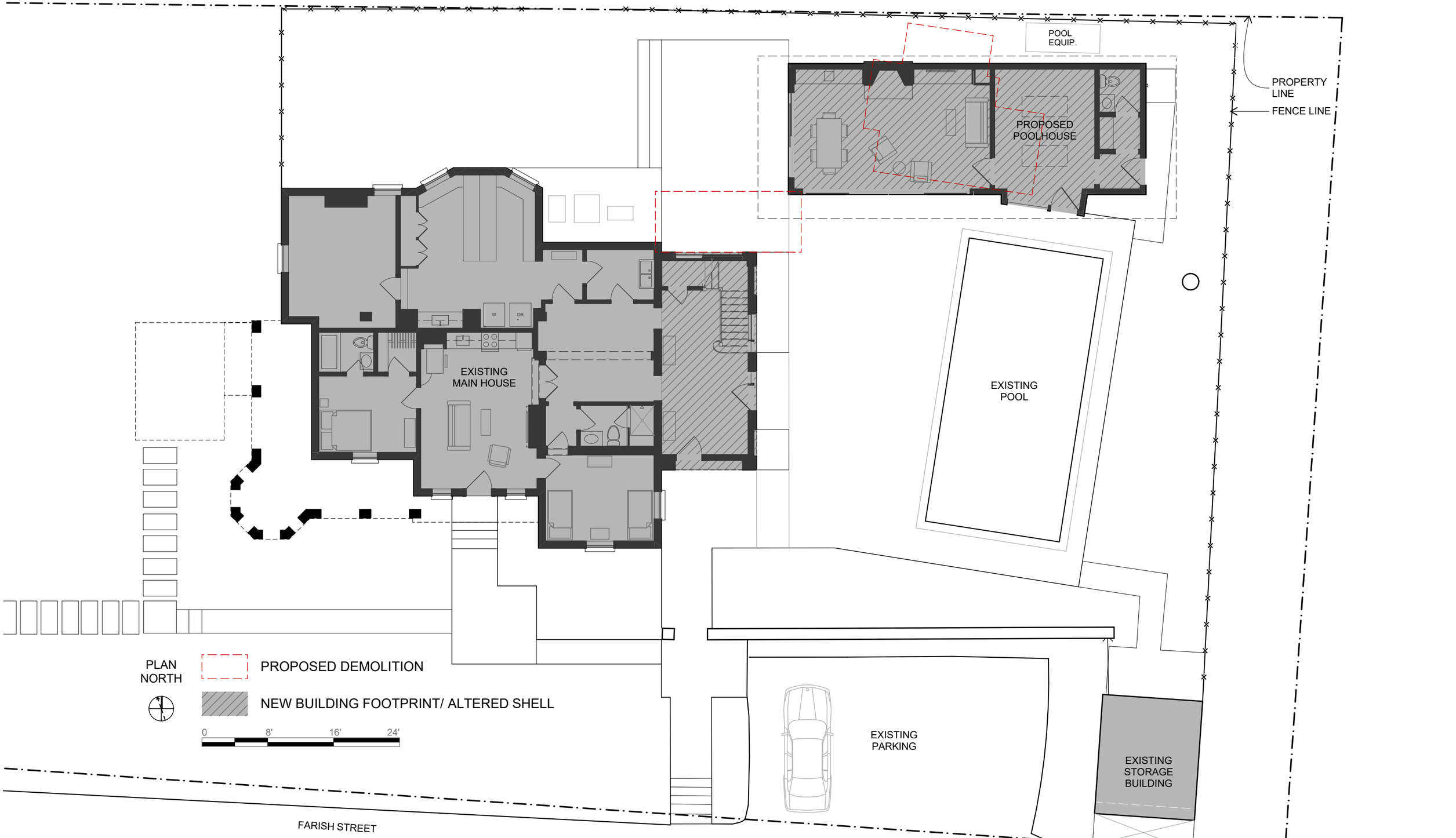
Existing Plan

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 3/32" = 1'-0"



Renovated Lower Level & Poolhouse Plan

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 3/32" = 1'-0"

SOUTH

EAST

Existing Elevations - South & East

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 3/32" = 1'-0"

New South Elevation

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 1/8" = 1'-0"

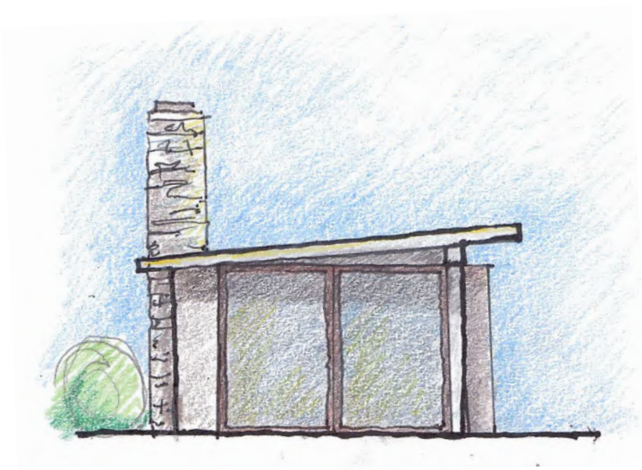
New East Elevation

540 PARK STREET

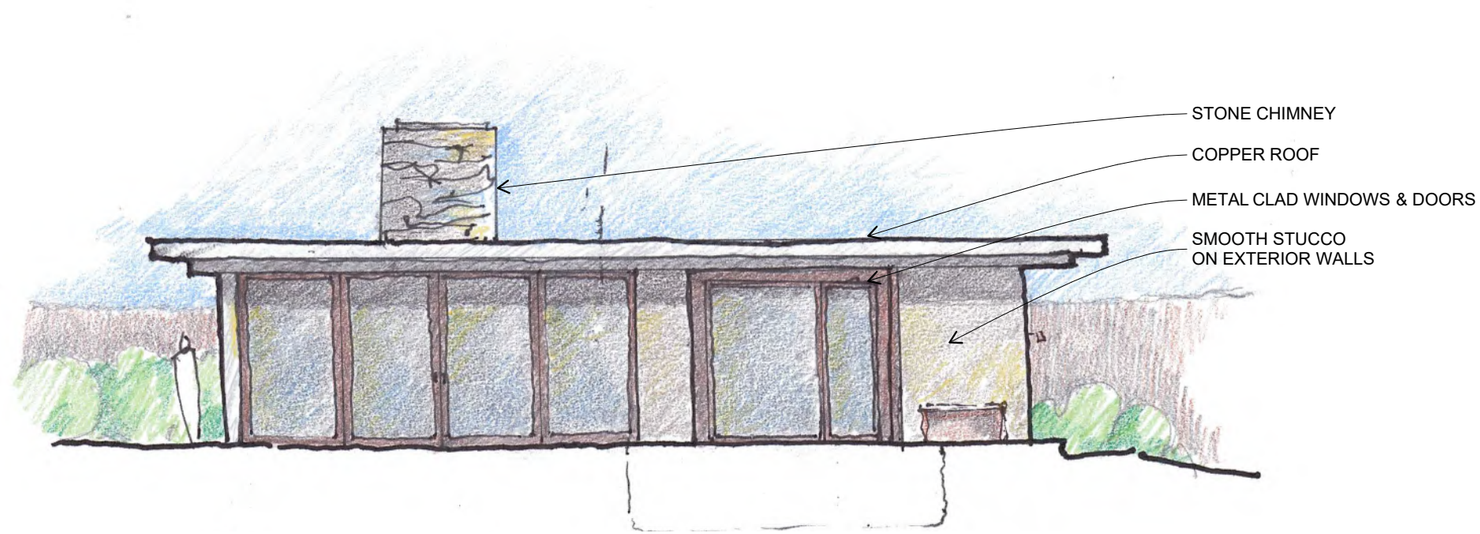
DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 1/8" = 1'-0"



WEST



SOUTH

Proposed Poolhouse Elevations

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

Scale: 1/8" = 1'-0"

Pella® Reserve™

Contemporary Clad/Wood

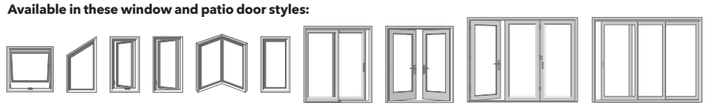
Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior

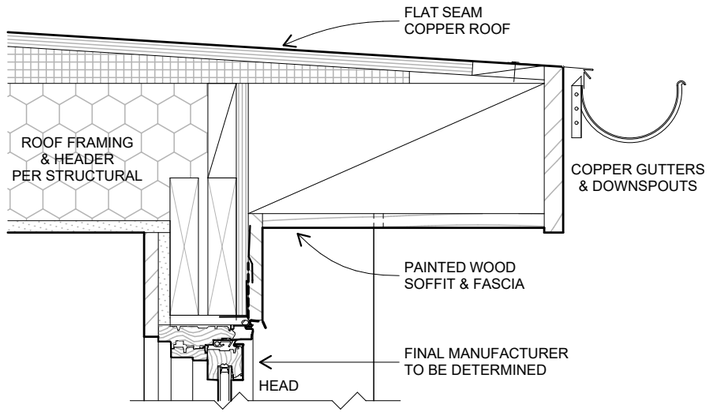
Exterior

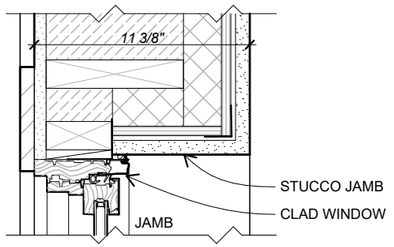
- **Clean lines**
  Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- **Modern hardware**
  Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- **Architectural interest**
  Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Cutting-edge innovation**
  Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in four paints, eleven stains and primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[1]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.[1]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty[2]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[2]

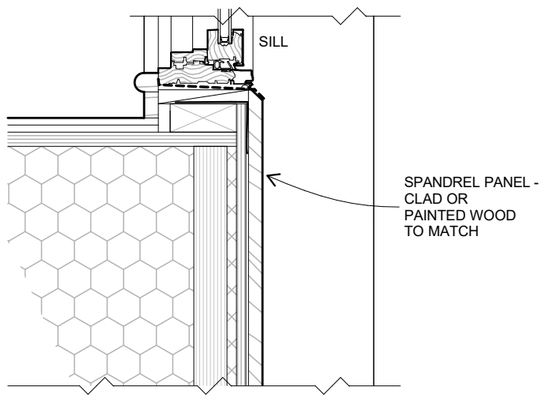
Available in these window and patio door styles:



Special shape windows also available.





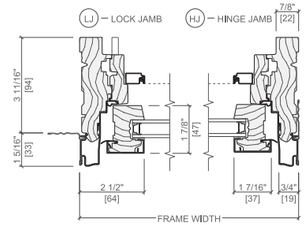


SAMPLE WINDOW DETAIL
1 1/2" = 1'-0"

Attention to Detail

Cross Sections

The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



Optional Fold-Out Installation Fin

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[10]

Custom colors are also available.

Black · **White** · **Brown** · **Fossil**

Iron Ore · **Portobello** · **Putty** · **Almond** · **Classic White** · **Brick Red** · **Hartford Green**

Pearl Gray · **Soft Linen** · **Satin Steel** · **Matte Gray** · **Wolf Gray** · **Spice Red** · **Sage**

Frost Blue · **Blue Ash**

Proposed Window/Door Manufacturer & Sample Detail

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

1/25/2022

West Elevation - Park Street

North Elevation

East Elevation

South Elevation - Farish Street

South Elevation - Detail

Main House - Reference Photographs

540 PARK STREET

South Elevation

East Elevation

South Elevation

West Elevation

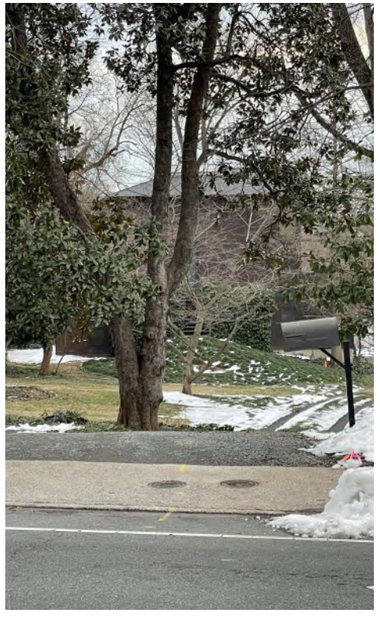
Southeast View

Existing Poolhouse - Reference Photographs

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

616 Park Street - Southwest View



614 Park Street - West View

534 Park Street - North/ Farish St

534 Park Street - West/ Park St

532 Park Street - West/ Park St

611 Park Street - East/ Park St

601 Park Street - East/ Park St

Nearby Properties - Reference Photographs

540 PARK STREET

Preliminary Discussion
0 Preston Place, TMP 050118001 (or 050118002 or 050118003)
Rugby Rd-University Cir-Venable ADC District
Owner: Preston Place Properties, LLC
Applicant: Leigh Boyes
Project: New residence

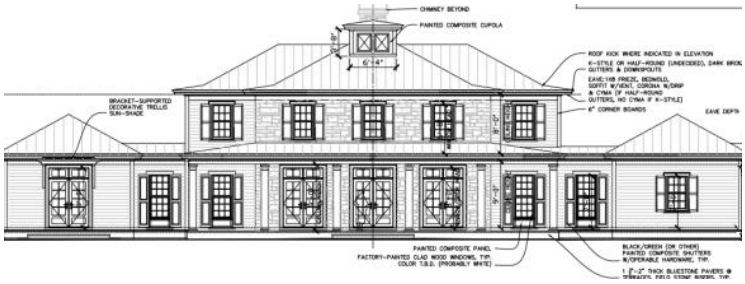
Application components (please click each link to go directly to PDF page):

- Staff Report

- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
September 15, 2020

Preliminary Discussion on Requested Certificate of Appropriateness
0 Preston Place, TMP 050118001 and 050118002
Rugby Rd-University Cir-Venable ADC District
Owner: Preston Place Properties, LLC
Applicant: Leigh Boyes
Project: New residence



Background

Year Built: n/a, vacant lots
District: Rugby Road-University Circle-Venable Neighborhood ADC
Status: n/a

Prior BAR Reviews

August 14, 2017 – BAR approved moving **to** 0 Preston Place the house, porch, chimneys, and east side additions located at 605 Preston Avenue.

Application

- Submittal: Sage Designs drawings *Lewis Residence,* dated February 3, 2022: Sheets S1.1; A1.1; A1.2; A2.1; and A2.2.

Preliminary discussion for proposed new residence.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria from Chapter III:

A. Building Types within the Historic Districts: Residential Infill
B. Setback
C. Spacing
D. Massing and Footprint
E. Height and Width
F. Scale
G. Roof
H. Orientation
I. Windows and Doors
J. Porches
L. Foundation and Cornice
M. Materials and Textures
N. Paint [Color palette]
O. Details and Decoration

From the drawings (to assist with discussion only):

- Roof: Metal, standing seam, dark bronze
- Gutters: K-style or half round
- Downspouts:
- Exterior walls:
    - Base and portion of main house: Field stone
    - Cement fiber siding, painted
- Trim:
- Columns:
- Cupolas:
- Trellis:
- Doors and windows: Clad wood
- Shutters: Operable, painted.
- Garage doors:
- Lighting:
- Driveway: pea gravel
- Plantings:
- Patios and walks:

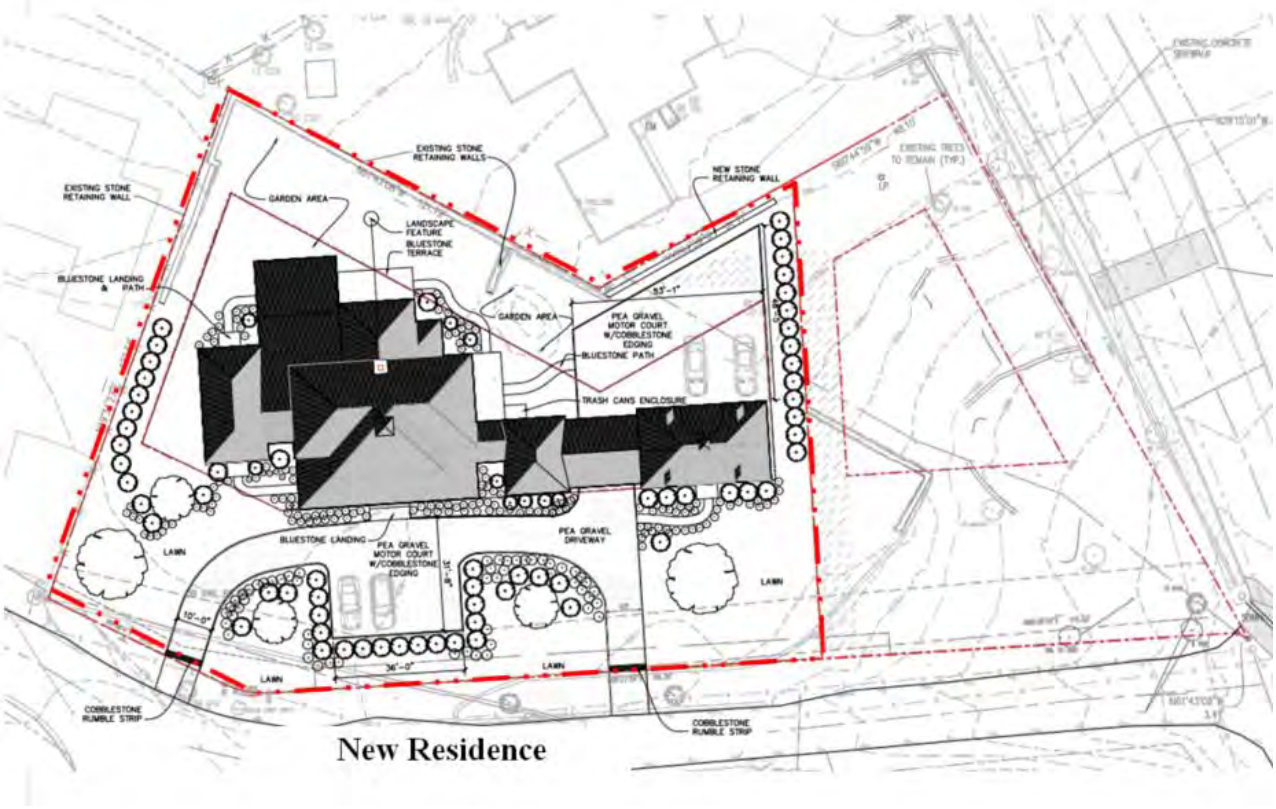
Spatial Elements

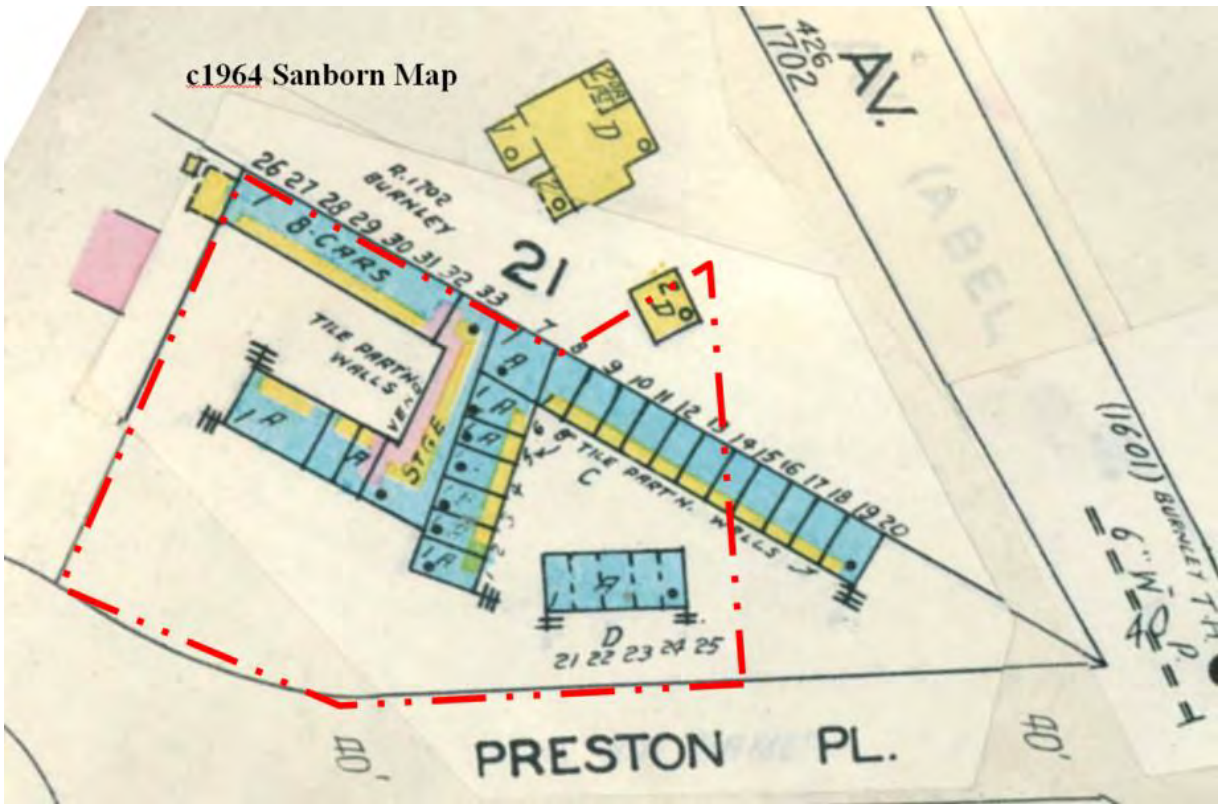
- Setbacks: Within 20 percent of the setbacks of a majority of the neighborhood dwellings.
    - Average front setback is 43 feet, ranging between 10 feet and 80 feet. The recommended setback for the new building would be between 35 feet and 51 feet.
        - The proposed residence setback is **approximately** 60 feet.

- Spacing: Within 20 percent of the average spacing between houses on the block.
    - Average side spacing is 38 feet, ranging between 22 feet and 62 feet. The recommended spacing for the new building would be between 30 feet and 46 feet from the adjacent buildings.
        - The proposed residence spacing [from 620 Preston Place] is **approximatel**y 30 feet.

- Massing and Footprint: Relate to the majority of the surrounding historic dwellings.
    - Not including the Preston Court apartments [with a footprint of 42,50 square feet], the average footprint is 2,085 square feet, ranging from 961 square feet to 4,404 square feet. [Three building exceed 3,500 square feet.]
        - The proposed building will have a footprint of **approximatel**y 4,000 square feet.

- Height and Width: Keep the height and width within a maximum of 200 percent of the prevailing height and width.
    - **Height**. The prevailing height is two stories, with the adjacent apartments at four stories. The recommended max height of the new building would be four stories.
        - The proposed residence will be two stories
    - **Width.** Not including the adjacent apartments [150 feet facing Grady Avenue and 100 feet facing Preston Place], the average building width is 54 feet, ranging between 32 feet and 104 feet. The recommended max width of the new building would be 108 feet.
        - The proposed building will be approximately 156 feet wide, broken by a 20 foot porte cochere.


EXISTING STONE RETAINING WALLS
EXISTING STONE RETAINING WALL
GARDEN AREA
LANDSCAPE FEATURE
BLUESTONE TERRACE
NEW STONE RETAINING WALL
BLUESTONE LANDING & PATH
GARDEN AREA
PEA GRAVEL MOTOR COURT W/COBBLESTONE EDGING
BLUESTONE PATH
TRASH CANS ENCLOSURE
BLUESTONE LANDING
PEA GRAVEL MOTOR COURT W/COBBLESTONE EDGING
PEA GRAVEL DRIVEWAY
LAWN
LAWN
LAWN
COBBLESTONE RUMBLE STRIP
COBBLESTONE RUMBLE STRIP
New Residence


c1964 Sanborn Map
AV.
R.1702 BURNLEY
26 27 28 29 30 31 32 33
8 CARS
21
TILE PARTN. WALLS
STAGE
D
21 22 23 24 25
PRESTON PL.
40'
40'

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: (4) Development having a projected construction cost of three hundred fifty thousand dollars ($350,000.00) or more;

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 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*
A. Introduction
…
3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

b. Residential Infill
These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

B. Setback

1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and Footprint

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
    a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
    b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height and Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

1) Roof Forms and Pitches
    a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
    c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
    d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
    e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
    f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
    a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
    b. In some cases, shingles that mimic the appearance of slate may be acceptable.
    c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
    d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
    e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
    f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.
3) Rooftop Screening
    a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
    b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
    c. The screening should not appear as an afterthought or addition the building.

H. Orientation

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. Porches

1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

L. Foundation and Cornice

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.

4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

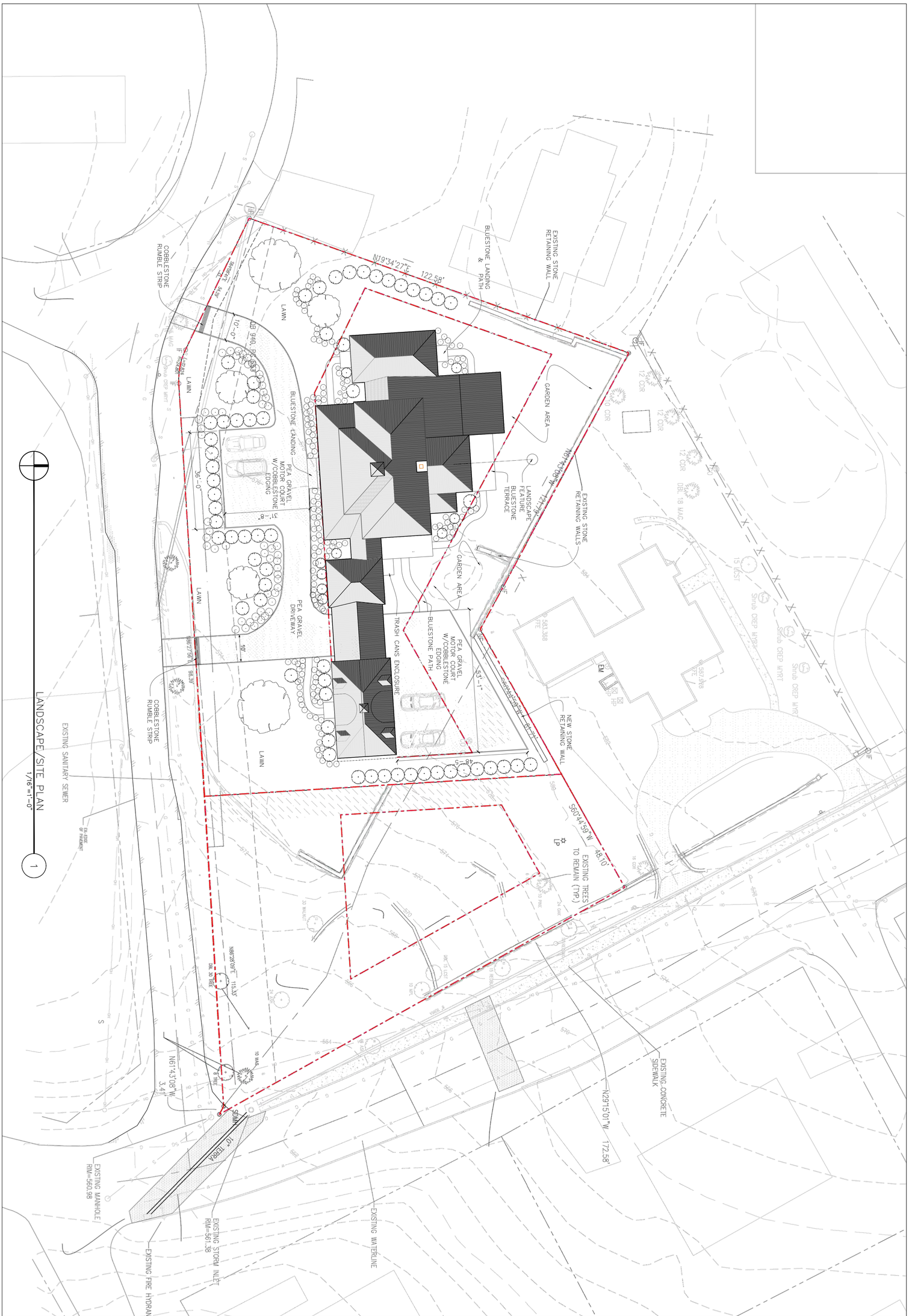
1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint [Color palette]

1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville’s historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
4) It is proper to paint individual details different colors.
5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.



S1.1
02/03/22

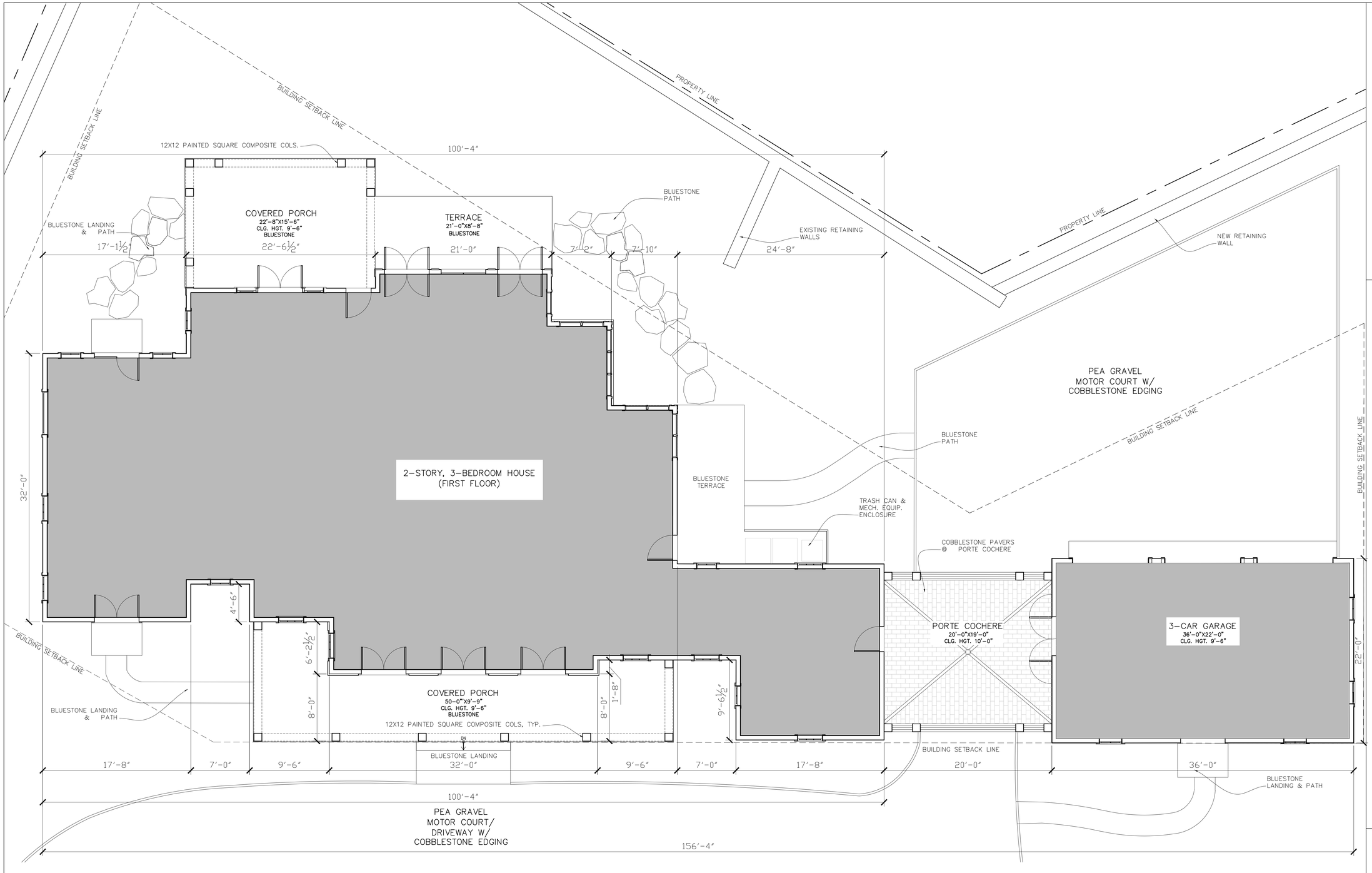
LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA. 22903

PRELIMINARY LANDSCAPE/SITE PLAN - $\frac{1}{16}$"=1'-0"

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,
ESMONT, VA. 22937
434-296-7381



FIRST FLOOR PLAN
3/16"=1'-0"

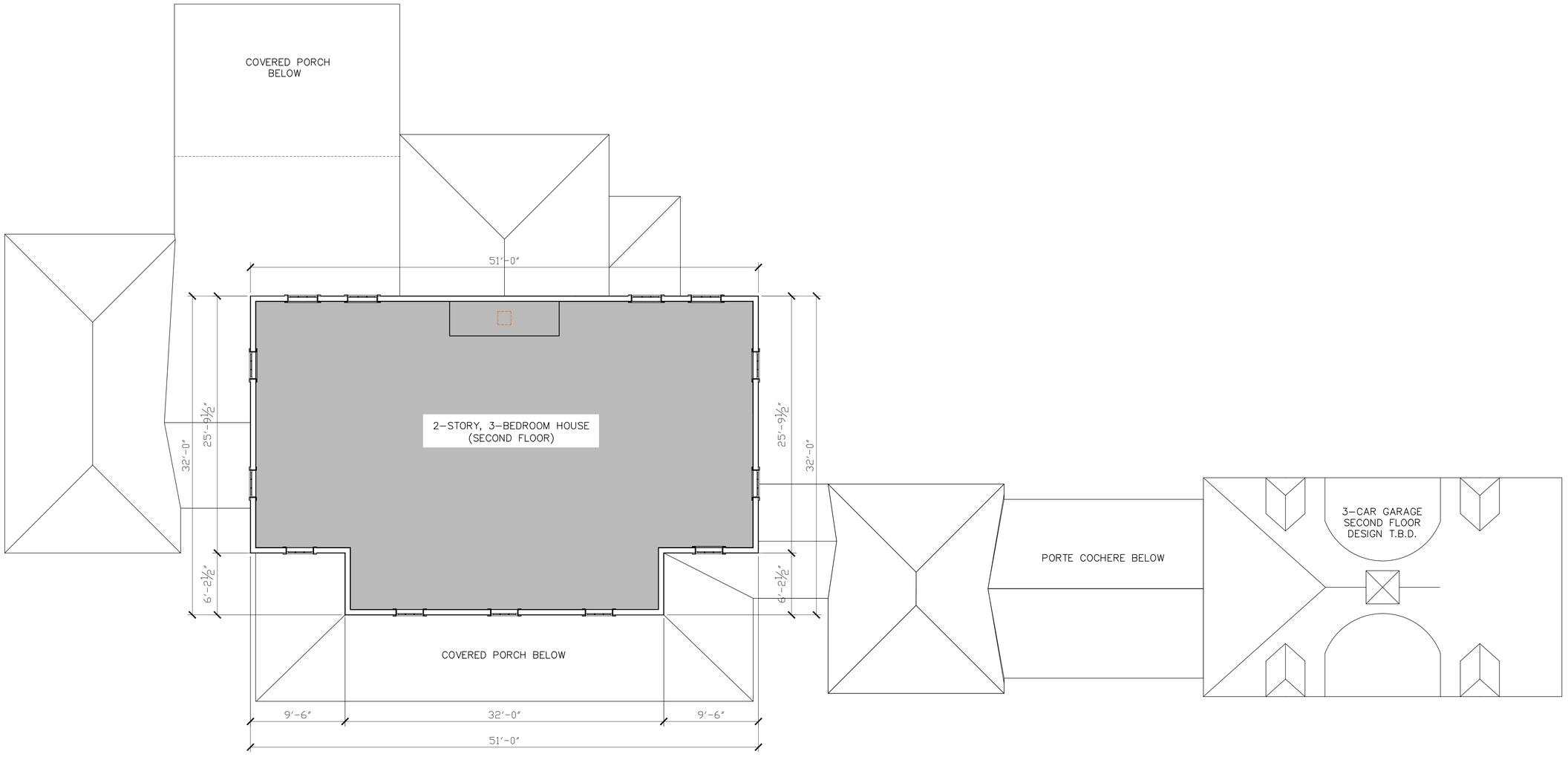
1

SAGE DESIGNS
3033 ALBERNE CHURCH LANE,
ESMONT, VA. 22937
434-296-7381

LEWIS RESIDENCE
PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

FIRST FLOOR PLAN

A1.1
02/03/22



SECOND FLOOR PLAN
3/16"=1'-0"
1

SAGE DESIGNS
3033 ALBERNE CHURCH LANE,
ESMONT, VA. 22937
434-296-7381

LEWIS RESIDENCE
PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

SECOND FLOOR PLAN

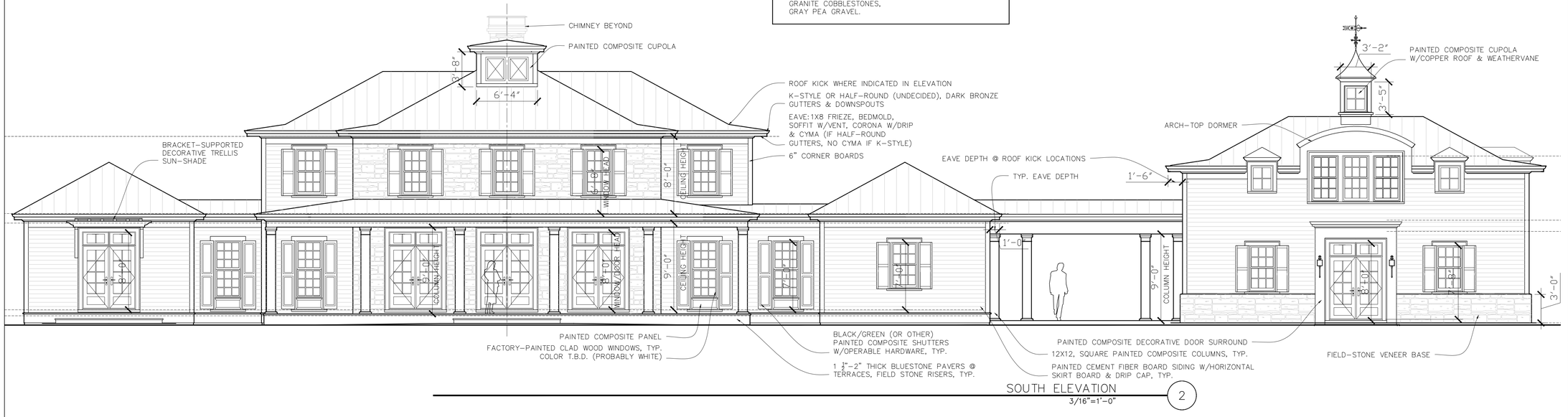
A1.2
02/03/22

NORTH ELEVTION
3/16"=1'-0"

1

NOTE:

MATERIALS COLOR SCHEME –
PAINTED (LIKELY WHITE) CEMENT FIBER BOARD SIDING,
PAINTED (LIKELY WHITE) TRIM,
PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,
MIX OF GRAYS & BROWNS FIELD STONE,
DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,
BLUESTONE PAVERS,
GRANITE COBBLESTONES,
GRAY PEA GRAVEL.



SOUTH ELEVATION
3/16"=1'-0"

2

SAGE DESIGNS
3033 ALBERNE CHURCH LANE,
ESMONT, VA. 22937
434-296-7381

LEWIS RESIDENCE
PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

ELEVATIONS

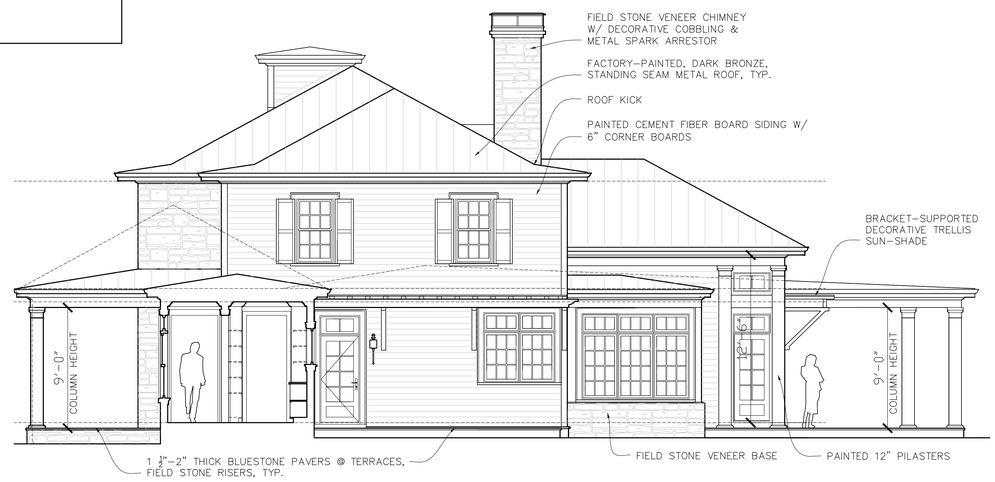
A2.1
02/03/22

WEST ELEVATION
3/16"=1'-0"
1

NOTE:

MATERIALS COLOR SCHEME –
PAINTED (LIKELY WHITE) CEMENT FIBER BOARD SIDING,
PAINTED (LIKELY WHITE) TRIM,
PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,
MIX OF GRAYS & BROWNS FIELD STONE,
DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,
BLUESTONE PAVERS,
GRANITE COBBLESTONES,
GRAY PEA GRAVEL.

EAST ELEVATION @ GARAGE
3/16"=1'-0"
3



EAST ELEVATION/SECTION THROUGH HALL/PANTRY
3/16"=1'-0"
2

SAGE DESIGNS
3033 ALBERNE CHURCH LANE,
ESMONT, VA. 22937
434-296-7381

LEWIS RESIDENCE
PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

ELEVATIONS

A2.2
02/03/22

Preliminary Discussion
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Jeanne and Roger Davis
Applicant: Kevin Schafer / Design Develop
Project: New residential building

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
February 15, 2020

Preliminary Discussion on Requested Certificate of Appropriateness
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Jeanne and Roger Davis
Applicant: Kevin Schafer / Design Develop
Project: New residential building

Background

Year Built: 1830 (possibly 1816)
District: Wertland Street ADC District
Status: Contributing

Prior BAR Reviews

n/a

Application

- Submittal: Design Develop drawings *1301 Wertland Street*, dated February 15, 2022:

Proposed construction of apartment building, including parking, landscaping and site improvements.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal.

That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria from Chapter III:

A. Building Types within the Historic Districts: Residential Infill
B. Setback
C. Spacing
D. Massing and Footprint
E. Height and Width
F. Scale
G. Roof
H. Orientation
I. Windows and Doors
J. Porches
L. Foundation and Cornice
M. Materials and Textures
N. Paint [Color palette]
O. Details and Decoration

To assist with discussion only:

- Roof:
- Gutters:
- Downspouts:
- Exterior walls:
- Trim:
- Doors and windows:
- Lighting:
- Railings:
- Balcony details:
- Plantings:
- Patios and walks:
- Public spaces:
- Screening of equipment and utilities:

Spatial Elements

Note: The following approximations are for nearby structures only, not a broad analysis of the entire district, which range widely. The intent is to facilitate discussion only.

- Setbacks: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings*.
    - Average front setback for *nearby structures* is approximately 33 feet, ranging between 0 and 95 feet.
        - The proposed building setback is approximately 15 feet.

- Spacing: *Within 20 percent of the average spacing between houses on the block*.
    - Average side spacing for *nearby structures* is approximately 31 feet, ranging between 5 and 93 feet.
        - The proposed building spacing is **approximatel**y 27 feet from 1215 Wertland Street and 10 feet from the existing house.

- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings*.
    - Average footprint for *nearby structures* is approximately 4,000 square feet, ranging from 1,500 square feet to 14,000 square feet.
        - The proposed building footprint will be **approximatel**y 5,000 square feet.

- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width*.
    - **Height**. The prevailing height nearby structures is three stories, ranging from two to five stories. The recommended max height of the new building would be six stories.
        - The proposed building will be three stories.

    - **Width.** The average building width nearby structures is approximately 45 feet, ranging between approximately 30 feet and 72 feet.
        - The proposed building will be **approximately** 40 feet wide,

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: (4) Development having a projected construction cost of three hundred fifty thousand dollars ($350,000.00) or more;

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 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation

Chapter I - *Introduction*
5. Wertland Street ADC District
Subdivision of four large lots in the 1880s provided the impetus for the development of this University-adjacent neighborhood. It survives today as one of Charlottesville's best examples of vernacular Victorian domestic architecture. Queen Anne, vernacular Victorian, foursquares, and Colonial Revival residences with a variety of gabled, hipped and complex roof forms, large dormers, porches, and porticos line the street. Many of the larger residences have been converted to student housing with parking in the front yards, however, the district retains its residential character.

a. Wertland Street: primarily mid-to-late nineteenth century, 2 to 3 stories, large lots, predominantly shallow setbacks, narrow spacing, brick, slate and metal roofs, older apartment building, large scale infill apartment buildings, front site parking, mature landscaping, overhead utilities, cobrahead lights, low stone walls, ornate metal fencing, large parking lots, hedges, concrete retaining walls, small planted islands, smaller lots.

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*

Chapter III – *New Construction and Additions*
A. Introduction
…
3. Building Types within the Historic Districts
When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

b. Residential Infill
These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the

new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

B. Setback

1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and Footprint

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
    a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
    b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height and Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

1) Roof Forms and Pitches
    a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
   a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
   b. In some cases, shingles that mimic the appearance of slate may be acceptable.
   c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
   d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
   e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
   f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.
3) Rooftop Screening
   a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
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1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
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   a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
   b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. Porches
1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

L. Foundation and Cornice
1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.
4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures
1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.

3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
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10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint [Color palette]
1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville’s historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
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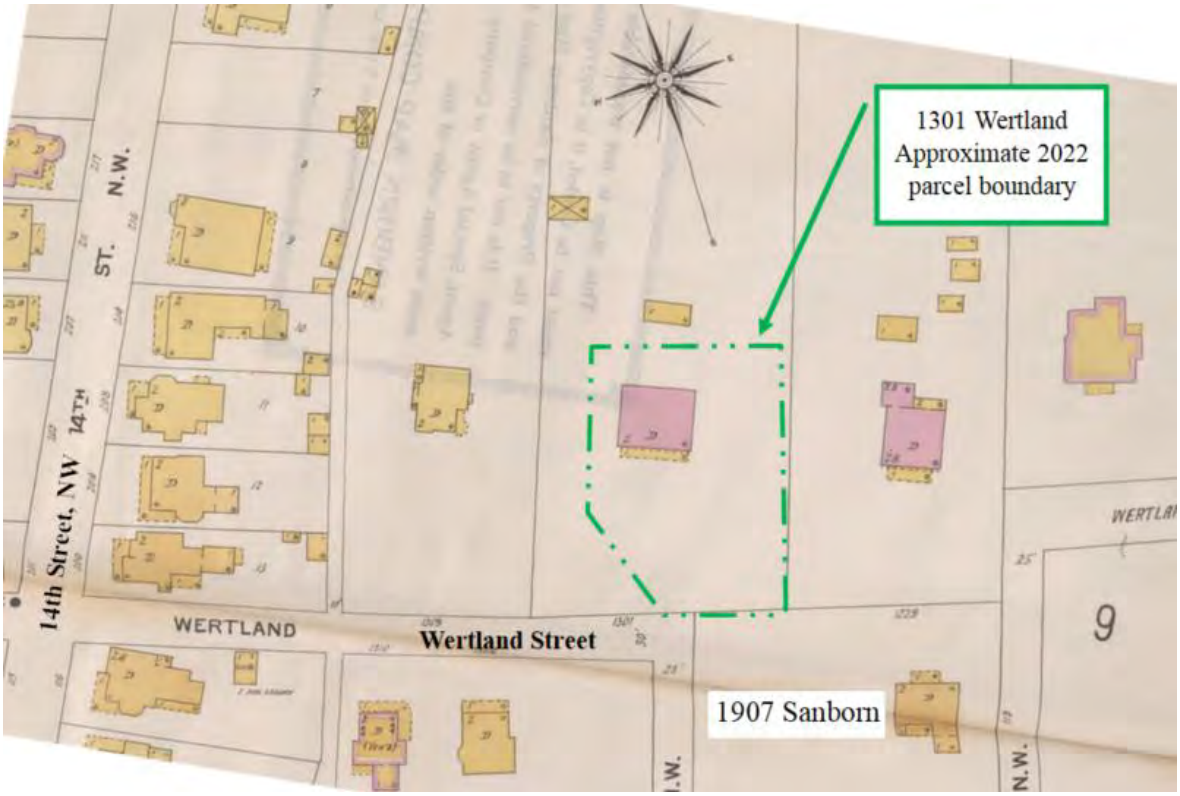
O. Details and Decoration
1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

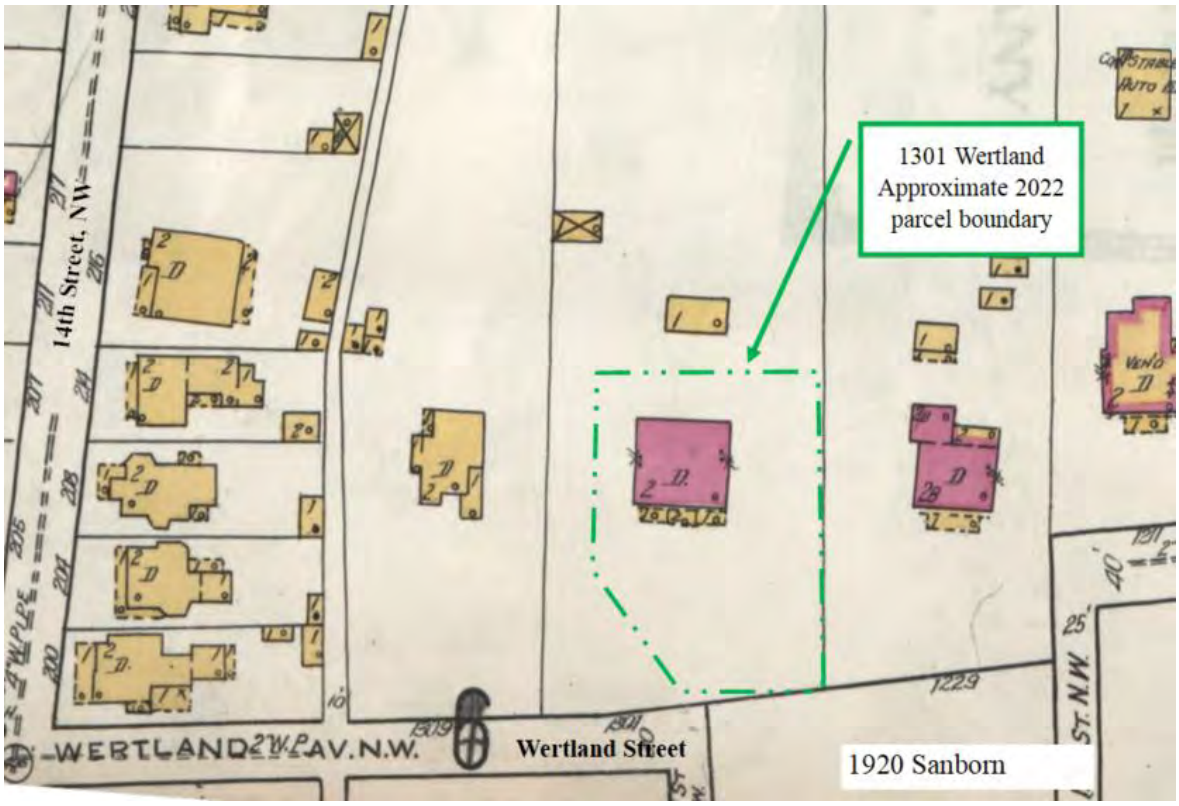
<u>Checklist from section P. Additions</u>
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:
1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.

    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Appendix


222+
216+
214
218+
206
200
1311
1305+
1303+
1215+
1301
14th Street, NW
Wertland St
Wertland Street


1301 Wertland
Approximate 2022
parcel boundary
14th Street, NW
WERTLAND
Wertland Street
1907 Sanborn
9


1301 Wertland
Approximate 2022
parcel boundary
14th Street, NW
WERTLAND AV. N.W.
Wertland Street
1920 Sanborn


14th Street, NW
72
WERTLAND
(WERTLAND AV. N.
Wertland Street
39
c1965 Sanborn

LANDMARK SURVEY

IDENTIFICATION

Street Address: 1301 Wertland Street
Map and Parcel: 4-303
Census Track & Block:
Present Owner: Dyer, Anne F. Humphrey's et. al.
Address: P.O. Box 3114, University Station Charlottesville
Present Use: Residential
Original Owner: William Wertenbaker
Original Use: Residential

BASE DATA

Historic Name: Wertenbaker House
Date/Period: Circa 1830
Style: Federal
Height to Cornice:
Height in Stories: 2
Present Zoning: B-1 and R-3
Land Area (sq.ft.): 80,586 sq. ft.
Assessed Value (land + imp.): 35,600 + 150 = 35,750

ARCHITECTURAL DESCRIPTION

1301 Wertland Street is a brick "L" shaped house on a high basement. The leg of the "L" is a later addition but is of similar construction. The front section of the house is three bays in length and the nearly square back section covers two bays of this length. The main section with a gently sloping metal gable roof has solid brick and gable walls and inside end chimneys. The back section has a large chimney on one side and a hipped roof of the same height as the gable of the main block with which it intersects. There is a bracketed cornice with plain frieze running around the entire house. Besides the fine brickwork the most notable feature of the house is the elaborate symmetrical stick style porch. This is open underneath and supported to the level of the first floor by large square brick posts. It is reached by a broad flight of eight wooden stairs. Carved posts support the low metal roof creating symmetrical end bays and a central bay of equal size flanked by small bays and surmounted by a low pediment. The central second floor porch repeats the design of the entrance section with a larger pediment . An intricate railing runs between the posts on both levels and the porch exhibits definite stick style characteristics which date it later than the house.

HISTORICAL DESCRIPTION

This house was built around 1830 (possibly as early as 1816) by William and Louisianna Wertenbaker. The land was generally known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C. C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker was chosen by Jefferson as the second Librarian of the University and served over fifty years. He was also sheriff and postmaster. It appears that the Wertenbakers acquired some of the land from James Dinsmore who died in 1830. He had a brick storehouse, kitchen and smokehouse in the vicinity of the present building (ACDB 36-319). In 1886 6 1/2 acres of land originally owned by William Wertenbaker (and sold by his son who moved) containing the present house were sold in three lots. Lot 1 containing the present house was sold to Charles Venable and James Jones (DB 1-314) who sold it to M. W. Humphreys (who had been renting the house) on Oct. 27, 1891 (DB2-449). The present owners are the heirs of M. W. Humphreys who bequeathed the property (WC30281) to his children with a provision that his older child Louise have an option to buy it. Upon her death it was bequeathed to the present owner.

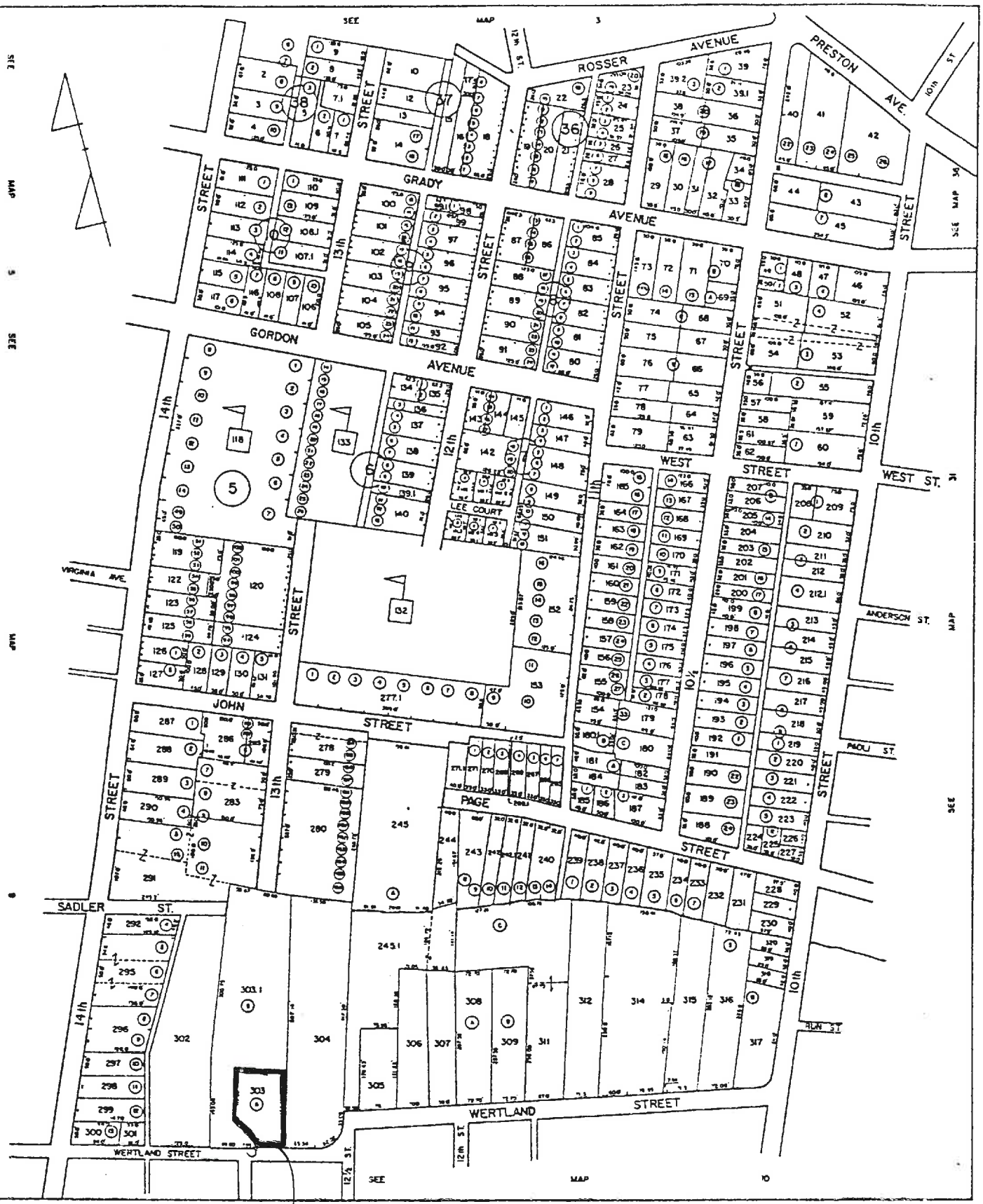
CONDITIONS

Poor

SOURCES

Mrs. Alice Flinn, 12 Elliewood Ave., Charlottesville
Mrs. J. Rawlings Thomson, 729 Northwood Ave., Charlottesville
County Records, City Records

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 4

104-47

130-0078 C04-4V

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

reconnaissance main screen 1 of 7

Where is data filed at DHR?
DHR Iden. #
Other DHR no.
Property date(s)

Property Names

Seq. #	Name	Explanation*
	Westenbakers	Hs Hist

* Address, Address-current, Alleged, Alternate name; Alternate spelling, Current, Descriptive, Former; Former/current, Function/location, Historic, Historic/current; Historic/location, Location, NHL listing, NRHP listing; Original, VLR listing

County/Ind. City
State VA Virginia
Magis'l District
USGS Quad Map Name
Center UTM-Zone/East/North / /
Tax Parcel Number 4-303
UTMs of Boundary / /

reconnaissance main screen 2 of 7

Restrict Location and UTM data?

Addresses

#	# Suffix	Thoroughfare Name	Explanation
1301		Ward	

Address Superfield Screen

Sequence Number
Main Street Number
Number Suffix
Street Name
Address Explanation
Alternate / Current
Name Change / Number Change

Vicinity of: Town/Village/Hamlet

Name of National Register Historic District

Name of VDHR Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings: City, Hamlet, Rural, Suburban, Town, Village

Site Description/Notable Landscape Features

landscaped lots w/ native deds, lot comply surr'd by p. lots + mod apt complexes

Ownership: F Public-Federal, L Public-Local, P Private, S Public-State

NR Resource Type: B Building, D District, O Object, S Site, U Structure

Seq. #	# of Wuzit Types	Wuzit Count	Historic?*
	1	1S	H

* Historic, Non-Historic, Undetermined

Total
Historic
Non-Historic

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component	#	Comp Type/Form	Material	Material Treatment
chimney(s)	2	int end	br	stretch
columns				
cornice				
dormer(s)				
foundation		conc	br	
porch		2s sb	wd	V.I.t
roof		gab (side)	met	S.S
walls		3 (var)	br	Flem
windows		dble	wd	6/6

Individual Resource Information

Seq. # Wuzit — Primary? — Date Built

Individual Resource Superfield Screen

Sequence Number
Primary Resource?
Estimated Date of Construction
Architectural Style
Wuzit
Source of Date

Art Deco	French Colonial	Late Gothic Revival	Prairie School
Beaux Arts	French Renaissance	Late Victorian	Pueblo
Bungalow/Craftsman	Georgian	Mid-19th C.	Queen Anne
Chicago	Gothic	Mission/Spanish Colonial Revival	Renaissance
Classical Revival	Gothic Revival	Mixed (more than 3 styles from different periods)	Romanesque
Colonial	Greek Revival	Modern Movement	Second Empire
Colonial Revival	International Style	Moderne	Shingle Style
Commercial Style	Italian Renaissance	No Style Listed	Skyscraper
Dutch Colonial	Italian Villa	Octagon Mode	Spanish Colonial
Early Class. Rev.	Italianate	Other	Stick/Eastlake
Early Republic	Late 19th & 20th C. Revivals	Postmedieval English	Tudor Revival
Exotic Revival	Late 19th & Early 20th C. Amer. Movements		
Federal ?			

V.I.t

Description

1+2-s Fr. porch w/ td posts, dec, bal., sawn brackets, F hip + gable rf.
integral 2-s ell w/ hip rf + flat chimn.
br'd cover w/ ret-s, bsmt bas't level

Condition

Demolished	Excellent	Good	Good-Fair	Poor	Remodeled
Deteriorated	Fair	Good-Excellent	N/A	Rebuilt	Ruinous

Threats to Resource

Demolition	Development	Neglect	None Known	Relocation	Trans. Expan.
Deterioration	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description

chimn tops rebuilt, otherwise few ext alts.

Conditional Individual Resource Superfield Screen

Number of Stories: 2
Interior Plan Type:
Accessed?
If not, why not? Denied No Trespassing Not Accessible

Interior Description

Relationship of Secondary Resources

reconnaissance main screen 5 of 7

Historic Context

DHR Historic Context(s):

Agriculture/Subsistence
Architecture/Landscape Architecture/ Community Planning
Commerce/Trade
Domestic
Education
Ethnicity/Immigration
Funerary
Health Care
Industry/Processing/Extraction
Landscape
Military/Defense
Recreation/Arts
Religion
Settlement Patterns
Social
Traffic Engineering
Transportation
Other

Significance Statement

reconnaissance main screen 6 of 7

Graphic Documentation

Medium* Medium ID # Frames Date

* 2 x 2 B & W photos; 4 x 5 B & W photos; B & W 35 mm photos; Color 35 mm photos; Historic photos; Measured drawings; Slides

Bibliographic Data

Seq. # Type Citation

Bibliographic Superfield Screen

Sequence #: Bibliographic Record Type: Author:
Citation Abbreviation:
Notes:

Bibliographic Superfield Screen

Sequence #: Bibliographic Record Type: Author:
Citation Abbreviation:
Notes:

reconnaissance main screen 7 of 7

Cultural Resource Management Events

Date CRM Event Agency/Individual Assoc. ID#

CRM Event Superfield Screen

Date: Cultural Resource Management Event:
Organization or Person:
ID# Associated with Event:

Notes or Comments

Mailing Address Superfield Screen

HONORIF:
FIRST:
LAST:
SUFFIX:
TITLE:
COMPANY:
ADDRESS:
CITY:
ZIP:
Record Created:
Last Updated:
PHONE/EXTENSION:
STATE:
COUNTRY:

Individual's Category Codes

Informant Occupant Owner Specimens (owner of specimens) Tenant

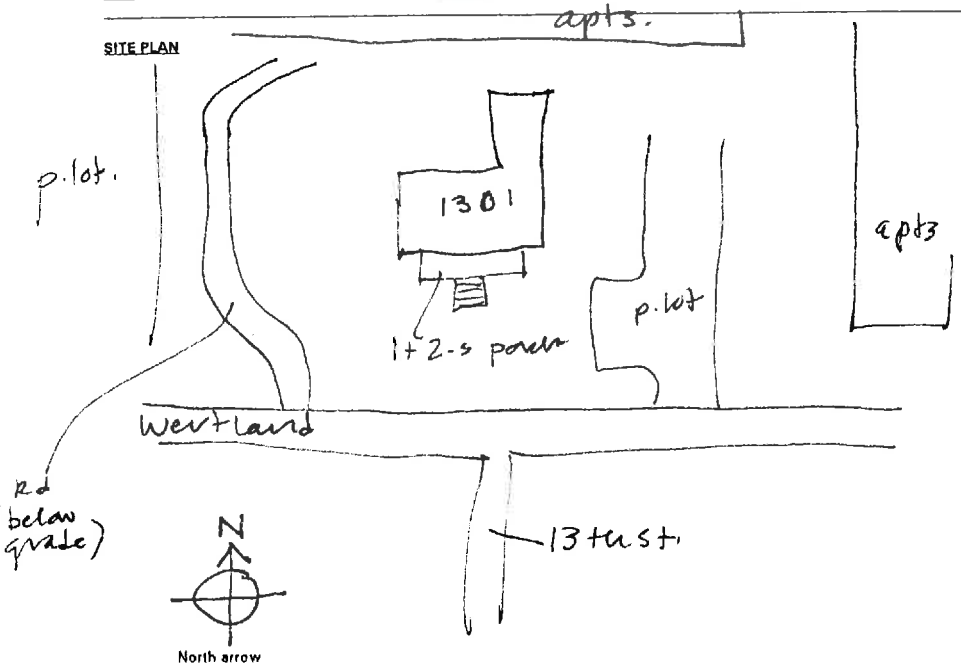
Notes

Surveyor's Notes

Data Processing Events

Date Event Person

SITE PLAN



N.T.S.
Date:
SES - 2/96

Drawn by:
Agency:

1. County
Town Charlottesville
Street No. 1301 Wertland St.

USGS Quad Name
Quad Date
Scale
Original Owner William Wertenbaker
Original Use dwelling
Present Owner Mrs. Edward R. Dyer
Present Owner Address 1301 Wertland St.

Present Use dwelling (part of house rented)

2. Historic Name Wertland
Present Name same
Date or Period ca. 1826
Architect
Builder, craftsman, etc.

Source of Date Mrs. Alicia W. Flynn

3. No. stories (dormers count as ½ story): Two over English Basement
Wall construction: Brick
Acreage

4. Historical Significance (Chain of Title, Families and Events, etc., connected with the property):

This house was built by William Wertenbaker who was for over fifty years Librarian at the University of Virginia, having been appointed by Mr. Jefferson.

It was later owned by his son, Charles Christian Wertenbaker who sold it to Prof. Milton Humphreys whose daughter Mrs. Edward R. Dyer is now the owner and occupant. Mrs. Dyer was one of the earliest women doctors and for some time served as a medical missionary in the Orient.

Charles Christian Wertenbaker built a house on the NW side of Wertland which was known as "Little Wertland". It was torn down a few years ago and its site is a parking lot for the University Hospital and Medical staff. On the SE side of Wertland the Wertenbaker family built a large building which was rented to students. It also has been torn down and the Wertland Garden Apartments now occupy the site.

Wertland is significant because of the builder and his association with The University and because the street on which it stands was named for it.

5. Architectural Significance (Note interesting interior and exterior details, etc. cite significant alterations and additions).

According to Mrs. Alicia Flynn, Great-granddaughter of the builder, William Wertenbaker planned the house himself. She says that he forgot to include an inside stairway to the kitchen and dining room which were in the basement so that the family always had to go outside to get to the dining room at meal times, apparently this stairway was never added in later years.

6. Condition of structure (check one):
(a) sound____ (b) in need of minor repairs X (c) in need of major repairs

offers have been made to owner for property. Rumor=
apt. building on site.

1971

Mrs. Alicia W. Flynn
gt. granddaughter Wm Westerbaker

STREET ADDRESS:	1301 Wertland Street
MAP & PARCEL	4-303
VDHR FILE NUMBER:	104-007
CITY FILE NUMBER:	163
PRESENT ZONING:	B-1
ORIGINAL OWNER:	William Wertenbaker
ORIGINAL USE:	Residence
PRESENT OWNER:	Offices
ADDRESS:	Wertenbaker Associates c/o Roger Davis P. O. Box 5384 Charlottesville, VA 22905
HISTORIC NAME:	Wertland
DATE/PERIOD:	1842, c. 1984
STYLE:	Vernacular
HEIGHT IN STORIES:	2 stories
DIMENSIONS AND LAND AREA:	7,598.24 sq. ft.
CONDITION:	Good
SURVEYOR:	_____/Bibb
DATE OF SURVEY:	1973/1987
SOURCES:	City/County Records Mrs. Alicia W. Flynn Mrs. J. Rawlings Thomson

ARCHITECTURAL DESCRIPTION

The Wertenbaker House is a 2-story, 3-bay single-pile Virginia I-house set on a very high English basement. A 2-story rear wing makes it L-shaped. The foundation of the main block is constructed of brick laid in 5-course American bond. The facade is laid in Flemish bond, while the other walls, as well as both walls and foundation in the rear wing, are 5-course American-with-Flemish bond. The main block of the house has a steep gabled roof covered with standing-seam metal. It has projecting eaves and verges and a cornice with returns, simple brackets, and a plain frieze. The wing has a low pitched hipped roof with matching cornice. There are interior end chimneys in the main block and an interior chimney in the wing. Windows throughout the house are double-sash, 6-over-6 light. Those at the second story and basement levels are somewhat shorter. A one-story verandah, with a smaller one-bay second story porch set on its roof, covers the facade. The verandah has a low-pitched metal roof with a low, pedimented central gable, projecting eaves, a boxed cornice, and a pierced frieze. The upper porch has a higher pitched gabled roof. Both have coupled Eastlake posts and a balustrade combining elements of the stick style with Chinese Chippendale. The central entrance door has three horizontal panels above three vertical ones. Moulded pilasters between the door and sidelights support a cornice. The sidelights and transom have decorative glazing. The corner lights have been closed. A 2-flight stair with a simple Federal balustrade and decorated rail rises from the narrow central hall. The fireplace have coal grates.

HISTORICAL DESCRIPTION

The Wertenbaker House has been reported to have been built c.1830, or even as early as 1816, but the records do not support that theory. In 1842 William Wertenbaker purchased 27 acres of James Dinsmore's estate (ACDB 39-454). He immediately sold off all

but 6 3/4 acres (ACDB 40-13 & 14), and tax records state that he built this house the same year. Family tradition says that he designed it himself. Later his son C. C. Wertembaker built a house west of this, and the family built a house on the east to rent to students. Willliam Wertenbaker was appointed by Jefferson to be the second librarian at the University. Wertland Street takes its name from this house. William Wertenbaker died in 1882, and his widow sold the property in 1886. James D. Jones bought the house and nearly two acres (City DB 1-314) and sold it in 1891 to M. W. Humphreys, a Greek Professor at the University, who had been renting it (DB 2-449). After his death, it was occupied for many years by his daughter, Dr. Louise H. Dyer, a former medical missionary, and it is now owned by her son Dr. E. R. Dyer (WB 3-281, 25-88).

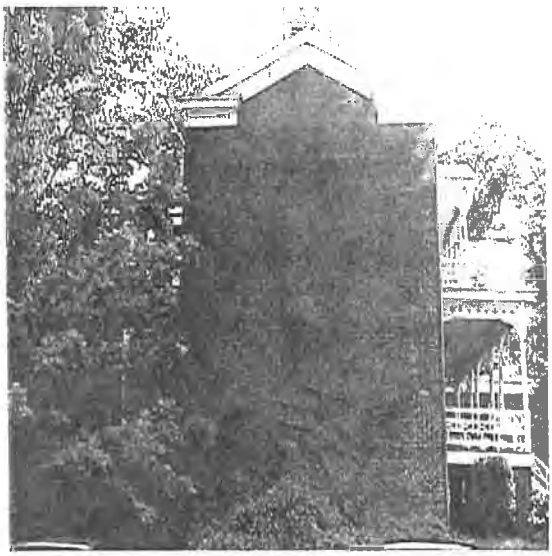
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

STATEMENT OF SIGNIFICANCE

Built in 842 when this area was still rural, Wertland is the oldest building in the Wertland Street Historic District. On its own merits, it has already been individually designated as a local historic landmark. Its intricately detailed verandah is particularly noteworthy.

William Wertenbaker was chosen by Thomas Jefferson in 1826 to be the second librarian at the University, and he held that position for over half a century.

1301 WERTLAND STREET



14704
14705

Date 3.1996 File No. 104-47

Name Wertenbaker House

Town (1301 Werthland St.)

County Charlottesville

Photographer Dan Pezzoni

Contents 4 ext. views

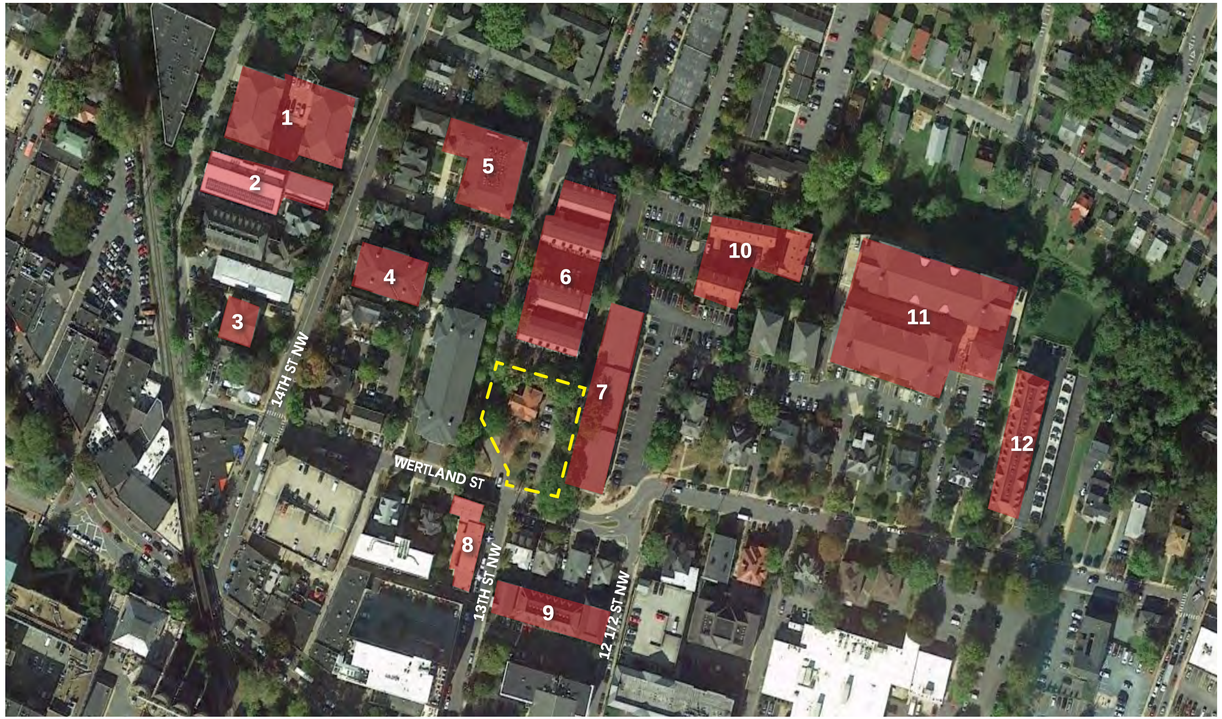
1301 WERTLAND ST.

PARCEL 040303000
BAR SUBMISSION

PRESENTED BY

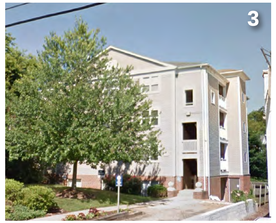
DESIGN
DEVELOP

02 | 15 | 2022



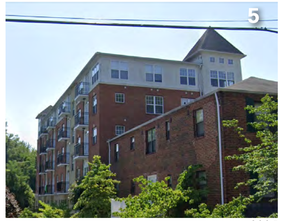
1989

2011



1992

2006



2005

1984

1965

1930

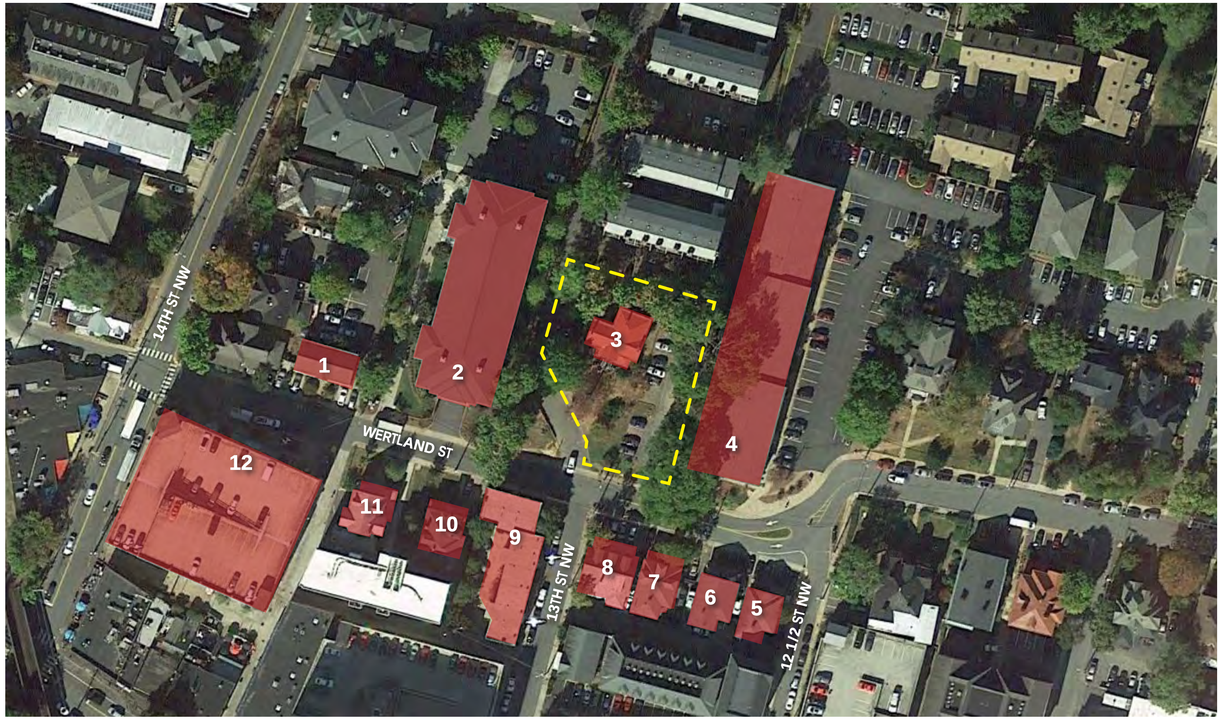
1997

1987

2010

1999

* DENOTES A CONTRIBUTING STRUCTURE


14TH ST NW
WERTLAND ST
13TH ST NW
12 1/2 ST NW
1
2
3
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10
11
12


1


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3

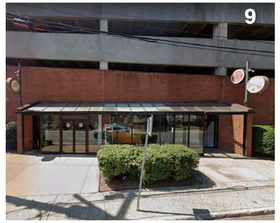

4


5


6

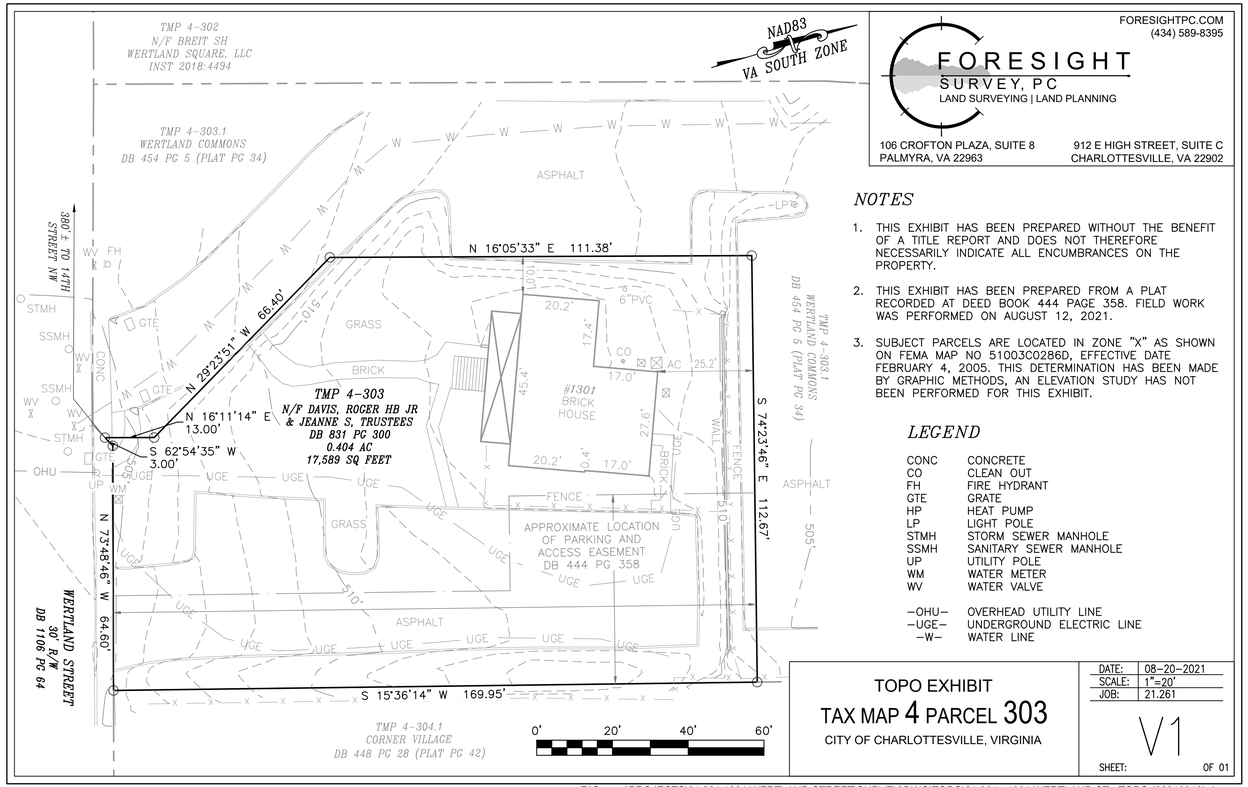

7


8


9


D
URD
J
UMD
CD


Wertland St



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SURVEY, PC
LAND SURVEYING | LAND PLANNING

106 CROFTON PLAZA, SUITE 8
PALMYRA, VA 22963

912 E HIGH STREET, SUITE C
CHARLOTTESVILLE, VA 22902

NOTES

1. THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS EXHIBIT HAS BEEN PREPARED FROM A PLAT RECORDED AT DEED BOOK 444 PAGE 358. FIELD WORK WAS PERFORMED ON AUGUST 12, 2021.
3. SUBJECT PARCELS ARE LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY HAS NOT BEEN PERFORMED FOR THIS EXHIBIT.

LEGEND

CONC	CONCRETE
CO	CLEAN OUT
FH	FIRE HYDRANT
GTE	GRATE
HP	HEAT PUMP
LP	LIGHT POLE
STMH	STORM SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
-OHU-	OVERHEAD UTILITY LINE
-UGE-	UNDERGROUND ELECTRIC LINE
-W-	WATER LINE

TOPO EXHIBIT
TAX MAP 4 PARCEL 303
CITY OF CHARLOTTESVILLE, VIRGINIA

DATE:	08-20-2021
SCALE:	1"=20'
JOB:	21.261

V1

SHEET: 0F 01

F:\Survey\PROJECTS\21.261 1301 WERTLAND STREET\SURVEY\DWG\TOPO\21.261 - 1301 WERTLAND ST - TOPO (20210818).dwg

HISTORIC DESCRIPTION

BUILT AROUND 1830 (POSSIBLY AS EARLY AS 1816) BY WILLIAM AND LOUISANNA WERTENBAKER, 1301 WERTLAND STREET IS THE OLDEST HOUSE IN THE WERTLAND DISTRICT AND THE NAMESAKE OF THE STREET ON WHICH IT STANDS CURRENTLY. WILLIAM WAS THE SECOND LIBRARIAN AT THE UNIVERSITY OF VIRGINIA, APPOINTED BY THOMAS JEFFERSON AND SERVED IN THAT ROLE FOR OVER 50 YEARS. THE PROPERTY ORIGINALLY BORDERED WEST MAIN STREET, THEN KNOWN AS "THREE NOTCH'D ROAD" AND THE CURRENT 13TH STREET WAS THE FORMER DRIVEWAY TO THE RESIDENCE.

THE BUILDING IS A CONTRIBUTING RESOURCE IN THE WERTLAND STREET HISTORIC DISTRICT, WHICH IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

ARCHITECTURAL DESCRIPTION

THE WERTENBAKER HOUSE IS A 2-STORY, 3 BAY SINGLE-PILE VIRGINIA I-HOUSE SET ON A VERY HIGH ENGLISH BASEMENT. THE MAIN BLOCK OF THE HOUSE HAS A GENTLY-SLOPING GABLED ROOF COVERED WITH STANDING-SEAM METAL. THE FACADE IS LAID IN FLEMISH BOND. "BESIDES THE FINE BRICKWORK, THE MOST NOTABLE FEATURE OF THE HOUSE IS THE ELABORATE SYMMETRICAL STICK STYLE PORCH."

"THE WERTENBAKER HOUSE IS A FEDERAL / GREEK REVIVAL RESIDENCE THAT WAS MADE-OVER IN THE VICTORIAN STYLE TOWARD THE END OF THE 19TH CENTURY... THE CHIMNEY TOPS HAVE BEEN REPAIRED, OTHERWISE THERE ARE VIRTUALLY NO POST-1900 CHANGES TO THE EXTERIOR."

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

THE WERTENBAKER HOUSE
11

BAR SUBMISSION
FEBRUARY 15, 2022

SITE OBSERVATIONS:

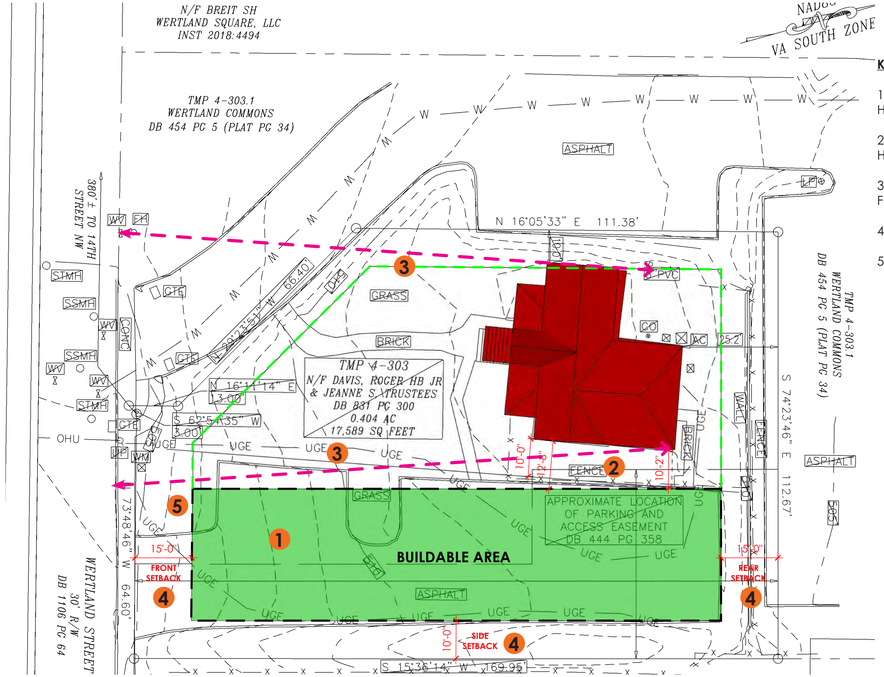
1. THE EXISTING SURFACE PARKING LOT IS THE ONLY APPROPRIATE LOCATION ON THE SITE TO DEVELOP. THE EXISTING HOUSE IS TOO SIGNIFICANT TO ENCROACH ON OR DEMOLISH.

2. THE RELATIONSHIP OF THE HISTORIC HOUSE TO THE STREET SHOULD BE PRESERVED (I.E. NEW BUILDING SHOULD NOT BE IN FRONT OF THE HISTORIC FACADE). THIS WILL CREATE AN OPPORTUNITY FOR A DYNAMIC AND THOUGHTFUL FRONT COURTYARD.

3. THE DESIGN OF THE FRONT COURTYARD SHOULD INFORM THE DESIGN OF THE STRUCTURE.

4. THE LANDSCAPING ON SITE HAS DEFERRED MAINTENANCE THAT SHOULD BE ADDRESSED DURING THE PROJECT.

5. THE EXISTING GRADE PROVIDES OPPORTUNITIES FOR SUB-GRADE PARKING.



1 A1.1 SITE PLAN WITH BUILDABLE AREA
1" = 20'-0"

KEY:

1. UTILIZE EXISTING HARDSCAPE PARKING AREA TO A HIGHER / BETTER USE

2. ESTABLISH A SUFFICIENT DISTANCE TO THE HISTORIC HOUSE TO ENSURE SAFE PRESERVATION.

3. MAINTAIN HISTORIC STREETWALL AND ENHANCE FRONT COURTYARD.

4. RESPECT SETBACKS PER ZONING REQUIREMENTS.

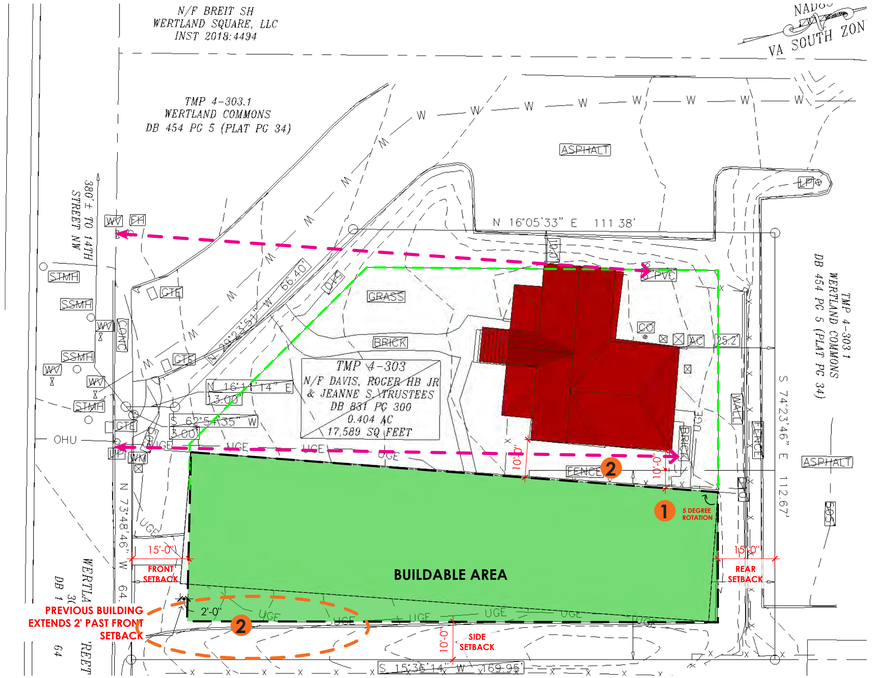
5. ALIGN BUILDING FACADE WITH WERTLAND STREET.

EXISTING TREES AT PROPERTY LINE

GIVEN BAR AND PC'S RECENT RECOMMENDATIONS TO PRESERVE MATURE TREES, THE APPLICANT PROACTIVELY SOUGHT OUT THE OPINION OF A RESPECTED LOCAL ARBORIST.

THE ARBORIST'S OPINION WAS THAT TREES IN VERY POOR CONDITION (THE ASH IN THE FRONT AND THE OAK IN THE REAR) BRACKET SEVERAL REASONABLY HEALTHY TREES (THE OAKS IN THE MIDDLE). HOWEVER, THE MIDDLE OAKS ARE TOO CLOSE TOGETHER TO FLOURISH.

THE ARBORIST ADVISED THAT PRESERVING THE TREES WOULD REQUIRE A 16' BUFFER FROM THE TRUNK OF EACH TREE.



1 A1.1 SITE PLAN WITH BUILDABLE AREA
1" = 20'-0"

KEY:

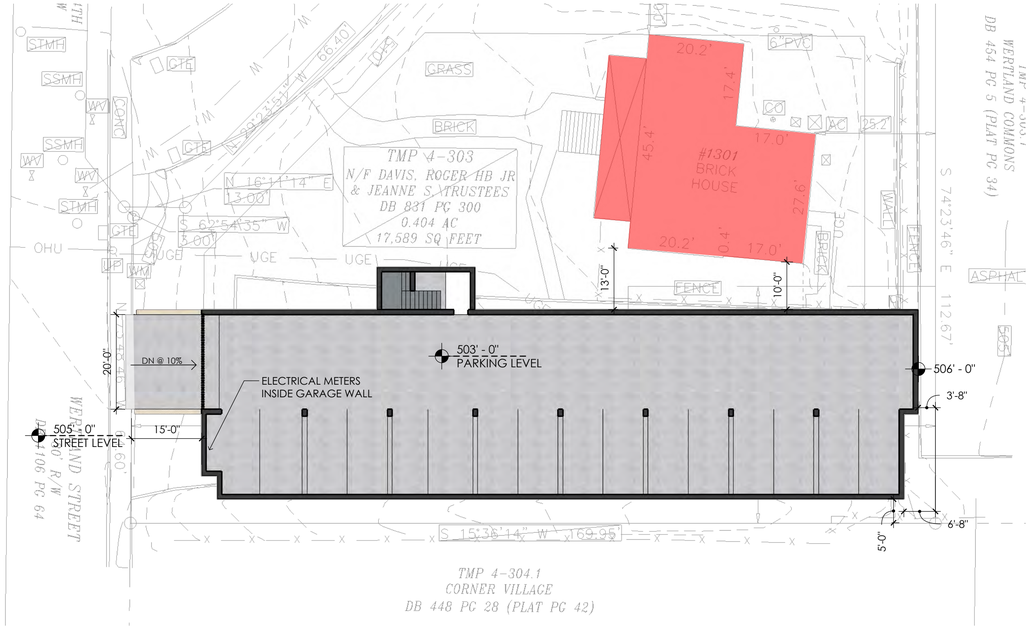
1. ROTATE PROPOSED BUILDABLE AREA 5 DEGREES TO BE PARALLEL WITH HISTORIC HOUSE

2. PROVIDE SPACE TO PROTECT EXISTING TREE ROOT SYSTEM

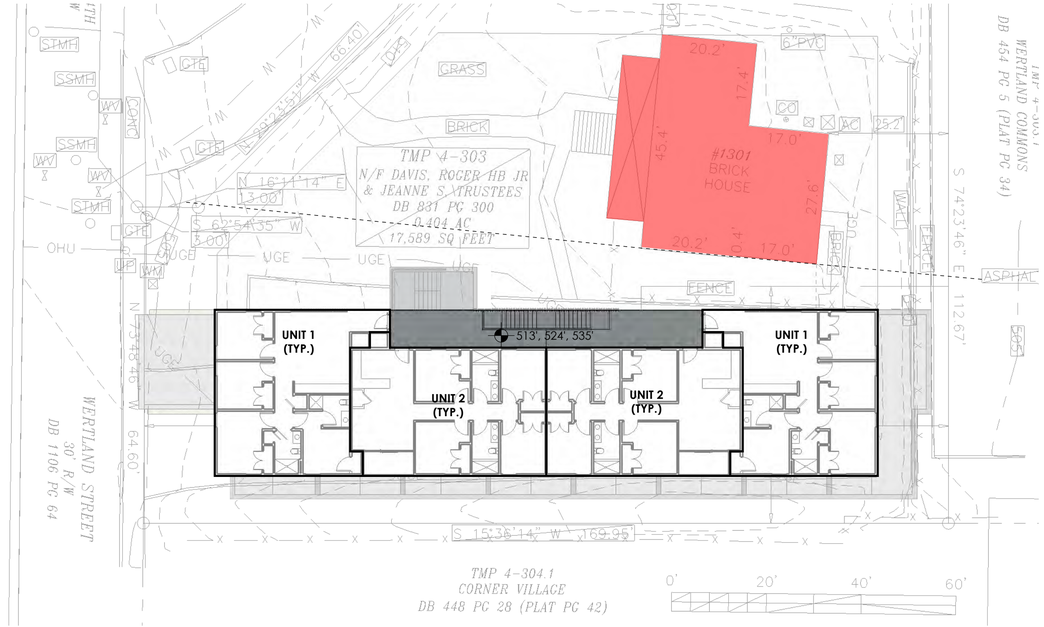
PROS:
- EXISTING TREES MAY BE RETAINED.

CONS:
- PROPOSED BUILDABLE AREA RESPONDS TO HISTORIC HOUSE AND NOT EXISTING STREETWALL. THIS RELATIONSHIP REDUCES THE IMPACT OF THE HISTORIC HOUSE TO THE STREET (STREETWALL).
- THE NEW BUILDING WOULD ENCROACH ON THE VIEW SHED OF THE HISTORIC HOUSE FROM WERTLAND STREET.
- THE SKEW IS AWKWARD ON SITE
- TREES ARE OF QUESTIONABLE BENEFIT.

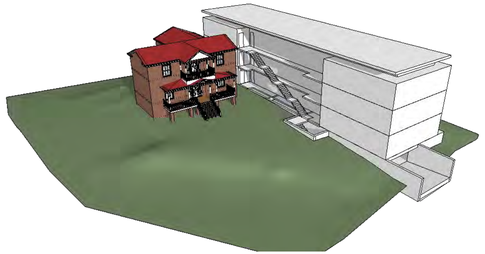
ULTIMATELY, FROM OUR PERSPECTIVE, THE NEGATIVE CONSEQUENCES OUTWEIGH THE BENEFITS OF RETAINING THE TREES.

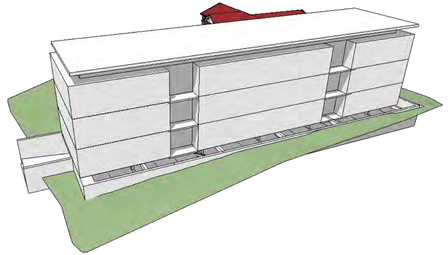


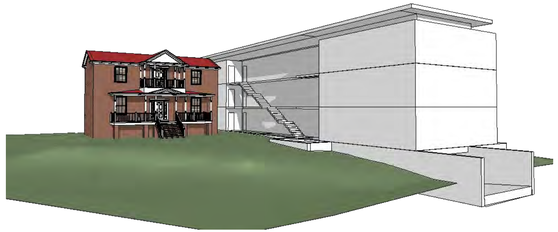
1 A1.2 PARKING PLAN
1/16" = 1'-0"



1 A1.3 TYPICAL RESIDENTIAL LEVEL
1/16" = 1'-0"







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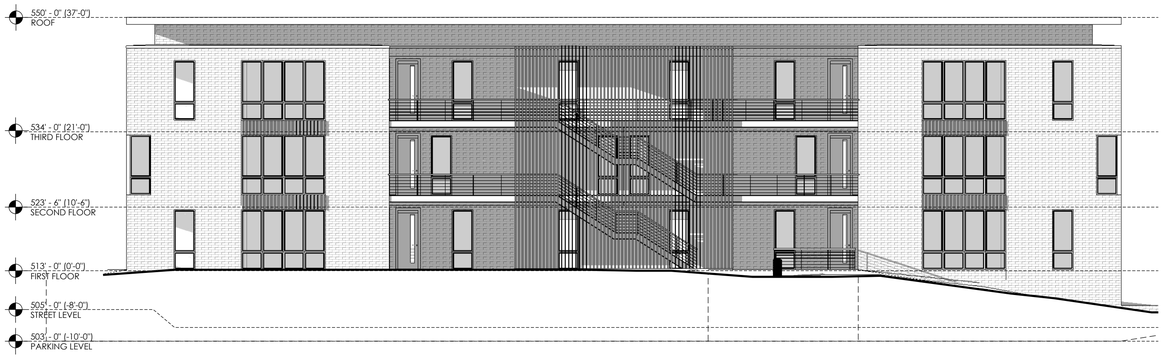
CHARLOTTESVILLE, VA

FRONT AND REAR ELEVATION
20

BAR SUBMISSION
FEBRUARY 15, 2022



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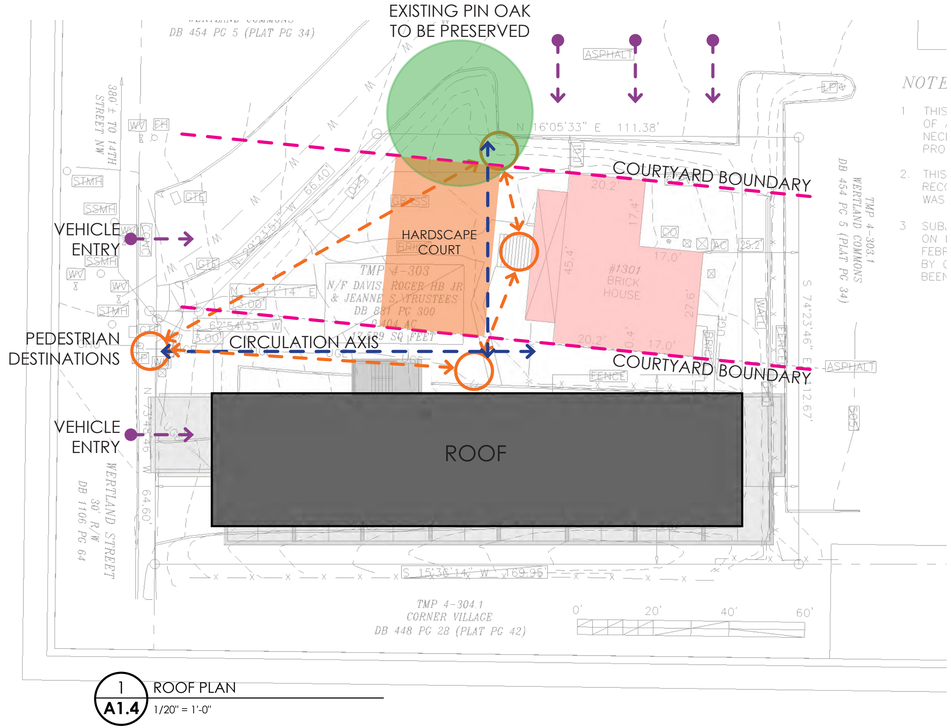
SIDE ELEVATIONS
21

BAR SUBMISSION
FEBRUARY 15, 2022



1 A1.4 ROOF PLAN
1/20" = 1'-0"

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EXISTING PERSPECTIVE FROM 13TH STREET

24

BAR SUBMISSION
FEBRUARY 15, 2022

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PROPOSED PERSPECTIVE FROM 13TH STREET

25

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EXISTING PERSPECTIVE FROM WERTLAND STREET

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PROPOSED PERSPECTIVE FROM WERTLAND STREET

BAR SUBMISSION
FEBRUARY 15, 2022


EXISTING

1. UTILIZE EXISTING CURB CUTS AND REDUCE THE DRIVE-AISLE WIDTH TO CITY MINIMUM REQUIREMENTS.

2. DESIGN SITE WALLS TO BE MINIMAL AND EXTENSIONS OF THE BUILDING FORM.

3. SCREEN WITH LANDSCAPING.

4. INCORPORATE BUILDING ELEMENTS TO DESIGN A UNIQUE GARAGE DOOR THAT IS RATIONAL AND THOUGHTFULLY COORDINATED WITH THE BUILDING ELEVATION ABOVE WHILE SCREENING A MORE UTILITARIAN PARKING LEVEL ENTRANCE.

LOCAL PRECEDENTS

ALUMINUM WOODGRAIN PRODUCT: LONGBOARD PRODUCTS / KNOTWOOD