

**City of Charlottesville
Board of Architectural Review
Regular Meeting
May 17, 2022, 5:30 p.m.
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)**



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. [Meeting minutes August 17, 2021](#)
- C. Deferred Items**
 - 2. [Certificate of Appropriateness](#)
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
 - 3. [Certificate of Appropriateness](#)
BAR 10-11-04
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
Project: Modifications to the west elevation
- E. Other Business**
 - 4. Staff questions/discussion
- F. Adjourn**

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
August 17, 2021 – 5:00 PM
Zoom Webinar**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Carl Schwarz, Cheri Lewis, Jody Lahendro, James Zehmer, Breck Gastinger, Robert Edwards, Tim Mohr

Members Absent: Ron Bailey

Staff Present: Patrick Cory, Robert Watkins, Joe Rice, Jeff Werner

Pre-Meeting:

There was a brief discussion regarding the Design Guidelines. Staff did contact planners from other localities to get some guidance and advice regarding the Design Guidelines. There was a brief discussion regarding the design guidelines going forward.

Staff went over the items on the meeting agenda. The big item on the BAR meeting agenda is the Preston Place Certificate of Appropriateness Application.

Mr. Lahendro brought up a concern that the BAR guidelines are not accessible for the public to view. Staff is going to work to make those guidelines easier for the public to find and view the Design Guidelines. There was an in depth discussion regarding the next steps in reviewing and updating the guidelines. There was discussion regarding public engagement and City Council approval to possibly hire a consultant to update the Design Guidelines.

The meeting was called to order by the Chairman at 5:30 PM.

A. Matters from the public not on the agenda

Genevieve Keller – I am here to speak for Preservation Piedmont. I am concerned at the minor role the BAR has been asked to play in the comp plan process. In the public online forums I have attended, I have heard that the BAR will be involved in the zoning phase. I am concerned that it might be too late. Although our districts are overlay zoning, what you know and do is more than that. The BAR is more involved in the kinds of projects than any other group in the city. As a preservation professional and former BAR member, I am concerned that the plan is not being informed by our community's deep understanding of its historic resources and how they enter into new development and redevelopment. You are probably one of the most qualified BARs in the state. We need you to lead. I ask that you advocate for yourselves in the work that you do. Charlottesville has committed to preservation and to you being the preservation advocates. We desperately need better guidance on this

kind of denser, taller, infill, and contextual design in historic residential areas. We anticipate any new zoning ordinance will be encouraging taller and denser development in some areas.

Lisa Kendrick – 64 University Way is a historic building. I see that there is going to be some rezoning. I also see that there is a request for a Special Use Permit. I have concerns about what is happening on that property and if the BAR is already involved in some way on that. I was wanting some information on that.

Mr. Werner – This was reviewed in March and a recommendation was made on the Special Use Permit Request. It would allow an alteration to the setback, which allowed the existing building to become conforming. You all recommended that Council approve that SUP. You recommended that it will not adversely impact the district. There are no physical changes to the building. They are altering some of the interior to increase some density. What happens inside a building is not under the BAR's purview. The fact they are working with the Department of Historic Resources for Rehabilitation Tax Credits on all of the exterior work that becomes, as far as design review, an administrative review. You looked at the Special Use Permit request. There were no physical alterations to the building. Because of the DHR involvement in what they will be doing there, it is an administrative review. I have been talking to their consultant for a couple of years. It will look sharp when it is done. I can't speak to what is going on inside. The exterior is going to be rehabilitated. Some non-original things will be removed. It is not coming back to the BAR.

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. BAR Meeting Minutes from March 15, 2021

Ms. Lewis moved to approve the Consent Agenda (Second by Mr. Gastinger). Motion passes 7-0.

C. Deferred Items

2. Certificate of Appropriateness Application

BAR 21-05-03

605 Preston Place, Tax Parcel 050111000

Rugby Road-University Circle-Venable Neighborhood ADC District

Owner: Neighborhood Investment – PC, LP

Applicant: Kevin Riddle, Mitchell Matthews Architects

Project: Three-story apartment building with below-grade parking

Jeff Werner, Staff Report – Year Built: 1857 District: Rugby Road-University Circle-Venable Neighborhood ADC District. Also designated an Individually Protected Property Status: Contributing Also known as Wyndhurst, 605 Preston Place was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile, weatherboard-clad house with Greek Revival details. CoA request for construction of apartment building, including parking, landscaping and site improvements. (Note: The following is a summary only of the project scope. For specific details or clarification, refer to the applicant's July 23, 2021 submittal.)

Apartment Building

- Walls: Stucco, painted (Note: Brick sections omitted)

- Flat roof behind low parapet. Metal scuppers boxes and downspouts
 - Rooftop mechanical units screened with enclosures
 - Doors and Windows: Marvin Ultimate Clad Exterior, rubbed bronze
 - Shutters: Wood shutters, operable bi-fold, painted to match the stucco and trim
 - Stair/balcony railings: Metal (rectangular rails, round pickets), color similar to Pantone 418C
 - Stairs: Metal framing (color similar to Pantone 418C) with wood treads,
 - Ceilings at balconies and stair landings: White Oak boards, clear finish*
 - Decking at balconies and stair landings: Black Locust boards, clear finish*
- * Applicant's note: Ceiling and deck boards will be spaced to allow drainage. The balconies are small [shallow].

Lighting

- Type A. Sconce (parking): Lithonia Lighting, WDGE2 LED P3
 - o Dimmable available, CT 3000K, CRI 90, BUG 1-0-0
- Type B. Wall light (parking): Lightway Industries Inc, PDLW-12-LED-11W
 - o Dimmable available, CT 3000K – 4,000K, CRI 80
- Type C. Step light (path): Eurofase Lighting, 31590-013
 - o Not dimmable, CT 3,000K, CRI 80
- Type D. (Omitted.)
- Type E. (Omitted.)
- Type F. Recessed light (stairs): Lithonia Lighting, LBR6WW ALO1 (500LM) SWW1
 - o Dimmable available, CT 3,000K, CRI 90
- Type G. Recessed light (stairs): Mark Architectural Lighting, SL2L 4 FLP 400LMF
 - o Dimmable available CT 3,000K, CRI 80
- Type H. Wall wash (stairs): Mark Architectural Lighting, SL2L LOP 4 FLP 400LMF
 - o Dimmable available CT 3,000K, CRI 80
- Balconies: No exterior light fixtures. The applicant noted that the balconies are shallow and ambient lighting from the interior will be sufficient.

Color Palette

- Clad windows and French doors: Similar to Pantone 418C or similar.
- Exterior trim and metal channel fascias: Similar Pantone 418C or similar.
- Stucco (two colors): Similar to Pantone 4222C and Pantone 418C.
- Metal railings and stair frames: Similar to Pantone 418C or similar.
- White Oak boards, clear finish
- Black Locust boards, clear finish

Landscape and Site Work

- Two (2) mature Deodora cedars will remain.
- Construction will require the removal of five (5) trees:
 - o One (1) 36" Ash (Submittal includes arborist letter)
 - o Three (3) 8" Dogwood
 - o One (1) 10" Maple
 - o Note: The 18" tree noted on the plan is no longer standing.
- New plantings:
 - o a. Three (3) Blackgum (Nyssa Sylvatica):
 - At the east side of Wyndhurst
 - Note: On the City's Tree List
 - o b. Six (6) Shagbark Hickory (Carya Ovata):
 - On the south, to the rear of the existing Preston Court Apartments

- Note: On the City's Tree List
- o c. Six (6) White Fringetree (*Chionanthus Virginicus*):
 - Note: While not on the City's Tree or Shrub lists, White Fringetree is identified as being native to the central Virginia. (In 1997, the Virginia Native Plant Society named it the Wildflower of the Year.)
 - <https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CHVI3>
- o d. Appalachian Sedge (*Carex Appalachica*):
 - Groundcover typical at planting beds
 - Note: While not on the City's Tree or Shrub lists, it is listed as native to central Virginia.
 - <https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CAAP5>
- o e. Dart's Gold Ninebark (*Physocarpus Opulifolius*); Alternative: Smooth Sumac (*Rhus Glabra*):
 - Hedge above retaining wall at driveway/parking entrance
 - Note: Both on the City's Tree List
- o f. Pipevine (*Aristolochia Macrophylla*) and Woodbine (*Clematis Virginiana*).
 - Climbing plant intended to spread and cover wall at driveway/parking entrance
 - Note: While not on the City's Tree or Shrub lists, Pipevine and Woodbine are both listed as native to central Virginia.
 - <https://plants.sc.egov.usda.gov/home/plantProfile?symbol=ARMA7>
 - <https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CLVI5>
 - Alteration to the (west) stone patio at the existing house
 - Path: Concrete
 - Patio: flagstone paving.
 - Low walls: fieldstone with bluestone caps
 - Electrical transformers to be screened.
 - Parking: below grade, accesses from west via Preston Place
 - Driveway wall: fieldstone with metal planting boxes (climbing plants—incl. Woodbine and Pipevine), metal railing and plantings at top (Dart's Gold Ninebark or Smooth Sumac.)

Regarding historic designation

Local

This property, including the house, was first designated by the City as an IPP. When the City later established the Rugby Road-University Circle-Venable Neighborhood ADC District, Wyndhurst was incorporated into the district.

State and federal

Wyndhurst is listed on the Virginia Landmarks Register and the National Register of Historic Places as an individual site (<https://www.dhr.virginia.gov/historic-registers/104-0048/>) and as a contributing structure to the Rugby Road-University Corner Historic District (<https://www.dhr.virginia.gov/historic-registers/104-0133/>).

Being a contributing structure to a VLR/NRHP district carries no less importance than being individually listed, the term is intended to express that a district is important due to the sum of its contributing parts. However, the individual listing of a resource, like Wyndhurst, expresses the resource's importance, in and of itself.

September 15, 2020 Preliminary Discussion

Notes from the meeting minutes are below. The BAR should discuss if the proposal is consistent with that input and whether the submittal provides the information necessary to evaluate this CoA request.

Summary of Project

- Recently a surface parking lot was proposed.
- New apartment building located to the west of Wyndhurst.
- Parking spaces support the new apartment building, relegated to the site interior.
- Proposal of a connection that runs along south of the site to access the parking.
- Access to parking designated for one-way travel and would reduce vehicle traffic.
- Street could rejuvenate and strengthen the perception of Wyndhurst's original frontage.
- Not related to earlier proposal to move Wyndhurst or introduce surface parking.
- New building will address the problems of earlier efforts.
- Provide housing close to the University.
- Potential in this proposal to animate the site.

Summary of Board Comments and Questions

- BAR indicated the project can be considered.
- Interested in seeing how this project moves forward and could enhance the neighborhood.
- Questions about the parking and the north yard. Parking spots 7 and 8 encroach very close to the building.
- Cautious about the under sides of parking areas, bright lighting with the parking area.
- Not sure about the grades on the other side of the building.
- This is far more appropriate than what was previously proposed.
- Staff reviewed the previous COA application that was denied in October 2019.
- Parking lot proposal did nothing to enhance the Wyndhurst frontage.
- Two trees are going to be retained.
- Enter and exit [parking] from the north drive.
- There would be a 25-foot setback for the front yard.
- Concern about the distance between the proposed building and Wyndhurst [house].
- Basement windows [Wyndhurst] are going to stay where they are.
- The guidelines are friendlier with a building versus a parking lot.
- Some concern regarding the massing that was raised.
- Straw poll: Project is better than proposed parking lot and better than moving the house.

Staff Recommendations

If approval is considered, staff recommends the following conditions:

- Requiring that all lamping be dimmable, if that option is available with the specified light fixtures, the Color Temperature not exceed 3,000K, and the Color Rendering Index is not less than 80, preferably not less than 90.
- Underground the new electrical service.
- During construction, protect the existing stone walls and curbs within the public right of way.
- Provide documentation prior to construction. If damaged, repair/reconstruct to match prior to final inspection.

No site plan has been submitted for the proposed new work. During the site plan review process, it is not uncommon to see changes that alter the initial design. In considering an approval of the requested CoA, the BAR should be clear that any subsequent revisions or modifications to what has been submitted for that CoA will require a new application for BAR review.

Additionally, the 1920 and c1965 Sanborn maps indicate this site has been undisturbed for at least the last 100 years. The City's Comprehensive Plan recommends that during land disturbing activities in areas likely to reveal knowledge about the past developers be encouraged to undertake archeological

investigations. Additionally, the Secretary's Standards, as referenced in the Design Guidelines, recommends that archeological resources should be protected, with mitigation measures should they be disturbed. A Phase I archeological level survey would be appropriate at this site.

Kevin Riddle, Applicant – We do just want to emphasize that this is a by right building proposal in an R-3 zoning. The majority of properties on Preston Place are zoned to allow multi-family housing. Seventy-five percent of the parcels are classified as R-3 as they have been since the 1970s. Boarding house and apartment use has a long history in this neighborhood. Wyndhurst, since 1930, has been used as either a boarding house or an apartment building. There are four buildings that serve as Greek housing and they have for a long time. There are the Preston Court Apartments. When you add all of these together, you have about 30 percent of the properties who have boundaries on Preston Place that have served as non-single family housing. The one thing mistaken on the survey is an “oak tree” up near the northwest corner. It is actually an ash tree. We do have an arborist evaluation of that tree.

What we're proposing is a 3 story residential building. It is on the west half of the property at 605 Preston Place. The proposed building is adjacent to two historic structures. You have the Wyndhurst House built in 1857 to the east. It shares the parcel with that house. The Preston Court Apartments built in 1929 are to the south. The property is located in the Rugby Road-University Circle Venable Neighborhood. Within the guidelines for this neighborhood, it states that this residential was carved out of two large farms to house the University's growing number of students and faculty during the boom years between 1890 and 1930. In the site plan you can see the location of the proposed building. You can see where we expect to locate mechanical units, which will be behind parapet walls and out of view from the street. You can also see the plantings identified.

I want to go over the things that have changed since we first presented this formally two months ago. Most of the site walls, in particular the large walls around the entry drive, are stone instead of brick. Exterior walls on the building that were previously a red brick, they are now a stucco and earthen green. The width of the entry drive has been reduced from 24 feet to 20 feet. That is pending a favorable ruling from zoning administrator. We need to make sure that 20 feet is OK when you don't have parking on either side of it. Next to that drive, we're proposing a tulip poplar tree that we expect to grow very big and would help to shade that corner. On the walls around the entry drive, we are proposing climbing plants along the north and east edge. We have added muttons to the balcony doors. Only some of the shallow balconies have been retained. Along the north and south walls, most of the balconies have been eliminated. Where we have inswing doors that lack balconies, we have protected metal railings. They're mounted directly to the exterior wall. We have four new elevation drawings that are expanded to include more of the surrounding context. We have two new perspective views included. We also have photographs and an assessment of the terrace that is at the west side of Wyndhurst.

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What you see in the lower right are bluestone paths that currently lead to the entry points of the Preston Court Apartments. This is the same kind of stone we propose to use along the narrow patio south of our building as well as to potentially replace the stone that is at the Wyndhurst Terrace.

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The parking is located primarily under the building. It is accessed by a paved drive at the northwest corner. Getting under the building will require a rather tall retaining wall. It does put most of the cars out of sight. We plan to encourage climbing plants to enliven and soften this wall. We think this is a

better alternative to a parking level located at grade. Down in this parking area, we will also have a large trash totter stored. They would be out of sight most of the week.

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This gives you some basic overall dimensions. There are two dimensions that I want to bring up. The distance from the south wall of our proposed building and the Preston Court Apartments is over 22 feet. The distance between our proposed building's north wall and the neighbor to the north (625 Preston Place) is over 29 feet.

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Here is one of those expanded elevations where you can see more of the context. You can see the Preston Court Apartments to the right. The building height will be approximately 32 feet above grade. The parapets in several locations will reach 36 feet, 6 inches. At the southwest corner of Wyndhurst, the soffit there is about 27 feet above grade. We have a grade difference at that location and what is typically the grade at our proposed building of about 4 feet. This ends up putting the extended overhangs we have on the lower portions of the roof of our building; it aligns them with the eaves at Wyndhurst. The Wyndhurst ridge does stand higher than the proposed building. At roughly 38 feet above grade, the cornice of the Preston Court Apartment Building is also taller than our building. The parapets will conceal the mechanical equipment, while also contributing to a varied massing allowing the perceived top of the building to step down where there are no parapets.

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We just zoomed in on the elevation so you can get a better look at the building itself after seeing the larger context. The flat roof may be unusual in this neighborhood. The Preston Court Apartments set a clear precedent. There are other numerous, notable other examples of flat roofed residential buildings abiding alongside traditional pitched roof houses within design control districts. Among them is the 5 story apartment building on Altamont Circle, several 3 and 4 story apartment buildings on University Circle and University Way, apartments at 505 16th Street Northwest, houses at 430 First Street North, and 517 2nd Street Northeast.

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The overall design approach is minimal. We have not attempted to directly emulate traditional detailing found on neighboring buildings. We have tapped into essential characteristics of relevant nearby structures such as durable building materials, generous use of windows and doors, heavily planted sites up on the paths/clear points of entry to drive the architectural appearance of our proposal. Entries made legible by the tall recess and the exterior stair. The recess improves the building's massing dividing its west face into two distinct volumes. Human scale is achieved through the main stair, the many exterior doors, and the shallow balconies and the narrow patio's access by some of these doors. Further variation and massing is achieved by the strategic location of parapets. Exterior materials and colors are straightforward. They alternate in a manner that further avoids monotony in the facades. The materials are largely traditional and durable. We expect the proposed building to age well.

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I want to talk about the Preston Court Apartments and why we think they're relevant context. They're next door to the proposal. When you consider the west façade of the Preston Court Apartments, they're about 100 feet wide. No other individual building on the circle has a greater façade. If you combine it with the east façade around the circle, you have 200 feet of elevation facing Preston Place. The west façade furthermore doesn't leave the impression of a side or an end elevation. It is not subordinate to the Grady façade. It is as though the Grady façade was simply turned 90 degrees to face Preston Place. Nothing is unchanged. Nothing in the building height, detailing, materials, entrances, porticos, or fenestration differs here between the west, south, and east facades. They're almost completely alike. This enhances the impression of prominence that the building holds on Preston Place. It is located on the inside of the circle. We think the relationship between the proposed building and the buildings on the inside of the circle is more significant and more legible than its relationship between the proposed building and the houses on the outside of the circle. On the inside of the circle, structures are consistently closer to the street and closer to one another as well. The taller and more prominent structures on Preston Place (Wyndhurst and Preston Court Apartments) are located on the inside of the circle.

The Preston Court Apartments are named for Thomas Preston, who was an earlier owner of Wyndhurst. The circle is also named for him. After his death, the daughter sold the land to Preston Court Incorporated, who built the historic apartment building. The relationship between the Preston Court Apartments is actually longer and older than the relationship between the apartment building and Grady Avenue. The very name of the apartment building associates it directly with Preston Place. It has older, stronger, historic ties to Preston Place than the single family homes on the circle. It is an Individually Designated Property on the National Register. It is an exemplary early 20th Century example of a garden style apartment. For these reasons, we think it would be strange to ignore or downplay the role of the Preston Court Apartments as an important context for new projects on Preston Place.

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This slide helps you to see coming from the other direction. It shows more clearly how the volume that's to the north is stepping back about ten feet further in from the street.

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Here is a look into the building directly and the recess where we have the entry stair. On the street facing façade, the building is divided into two volumes. We think this recess de-emphasizes the overall width of the building. It breaks up the massing and improves perceived proportions. The material change here (the light colored wood at the back and ceiling recess) further distinguishes the volumes and enhances the architectural variation. Such an exposed stair is not unprecedented in the neighborhood. The oldest house on the circle (611 Preston Place) has an unusual exterior stair on its front porch (One that disappears as it ascends into the eaves of the roof overhang). It possibly is a vestige of an earlier period when the house was divided in half and served two different tenants. At the Preston Court Apartments, four tall, covered exterior metal stairs that access all stories, once existed in the courtyard. You can see the outline of these stair towers in the 1964 Sanborn Map. While they didn't survive, they did serve the building for multiple decades and they're visible in older photographs. We like the exposed stair as a plane signifier of utility and access. There's no ambiguity here about where to enter the building. It also provides a potential opportunity for tenant comfort. It's one more place, in addition to the shallow balconies, where upper level tenants can step directly outside where they can assess temperature and be in the open air while under cover of rain and snow.

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The next slides give you a rundown of the materials. This calls out the moderate change to the balconies. You can see identified in the plan where we have eliminated balconies that we had before. It's typically around where we expect it to be the common or living space where we retain the balconies.

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You can see what we have in mind for the tall wall on the north and east of the entry drive. The next slides are about lighting. Here is the arborist evaluation of the ash tree. It might be in trouble sooner rather than later. We expect it to not live very long. It would be the largest tree that would be eliminated with the construction of this building. Here are photos of that terrace next to Wyndhurst. It is an old terrace. We don't see any indication that it dates to the 19th century. It is not original to the house. You can see (on the lower photograph) how there is CMU, brick, as well as underneath the steps that lead into the house. There is a lot of grout that is located between the stonework. It's quite doubtful it was originally there. None of the historic register reports make reference to it. We did find one photo of the house probably dating from the 1960s where you can see the terrace. It is hard for us to tell how much earlier it was built. Our proposal is not to eliminate the terrace. We plan to keep it at its current elevation and width. The depth will be reduced about 24 inches from roughly 14 feet to 12 feet. We expect that we will replace the stone that is there with the bluestone discussed earlier.

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As we look at photographs of the houses, we want to talk a little bit more about what our design strategy was. It was to support a concept of juxtaposition. We think it better represents the neighborhood as it has taken shape rather than a strategy of emulation or deference. This is not a Preston Place of homogenous dwellings that explicitly shares architectural character. The Circle boasts a surprising variety of houses. Several of the houses, chiefly the fraternities, speak the language of neo-classicism. Elsewhere the buildings tend to be eccentric (even one of a kind). 630 Preston Place has unusual shingle siding with a quirky narrow, elevated front porch almost as wide as the house. At 626 Preston Place, a generous second story balcony canilevers out from most of the front façade. Few other houses of Charlottesville have such a balcony. 611 Preston Place has rare surviving cladding with heavy, thick, unusually wide bats over wood planks. This house, in particular, is unique. It is one of the oldest in the city. On the inside of the Circle, the architecture is really all over the map. The dwellings share little in common. They're unlikely juxtapositioned rather than their conformity that informs the relationships. That little island is rife with informal proximities. You take 619 and 615 Preston Place at the top. Not only are they conjoined at odd angles, they present to the street different faces: one to the north and one to the east. Additions to 611 Preston Place have brought it within 15 feet of 625 Preston Place (the neighbor to the west). The fronts of each of the buildings on the inner circle are within 25 feet of the ride of way. They're much closer than their counterparts on the outer ring, which typically have front yards 50 feet. It is our position that the inner circle has its own special characteristics, environment. It can be taken as a sub-precinct within the Preston Place neighborhood. It is to this inner circle that our proposal belongs.

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We have some images of other buildings in town. While the Preston Court Apartments are an obvious precedent for our proposal, we find some other structures in design and control districts that bear on today's discussion. This shows 39 University Circle. This is another beautiful building in a

neighborhood where free-standing houses predominate. While that scale and use might be slightly outside of the norm, it is doubtful that its presence has had a negative impact on the street. It is a strong addition with its own historic pedigree. However, I don't think we should limit our discussion of good neighborhood architecture just to apartments that are rich with Jeffersonian detailing. The Park Lane Apartments and the Altamont Circle Apartments are useful examples of another kind; perhaps even more relevant to the building we're proposing. At the corner of Park Street and Park Lane, we have a pair of three story apartment buildings parallel to one another. These take no obvious cues from the earlier 20th century and late 19th century houses on the block. Material choices might be largely consistent with the neighbors. That's where the similarities end. Little else is sympathetic in their size, form, orientation, and fenestration. These buildings deviate from anything close by. The garden apartment arrangement is introverted. The building facades on Park Street read as end or side elevations. The true building faces and entries into the apartments turn inward and face each other across a narrow court. The architecture makes few explicit gestures to acknowledge the primary street. Even with these tradeoffs, some of which are the subject of criticism of our proposal on Preston Place, we think the Park Lane Apartments have contributed more that is positive than negative to the neighborhood. It may not be anyone's favorite building on Park Street. It is distinctive in its way. I assume most city residents are happy to see these buildings renovated rather than demolished. They would be a loss.

I will talk about the Altamont Circle Apartments building, which was built in 1929. It represents a departure from its neighborhood fabric that's arguably even more abrupt than the Park Lane Apartments. At 5 stories, it is much taller than the surrounding houses. The site is significantly hemmed in for such a large structure. While it supports a big cornice and prominent entries with pilasters and pediments, the detailing is minimal making little reference to its exterior touches on nearby houses. The windows are simple and plain. The brickwork is unadorned. Compared to the Preston Court Apartments, as well as the apartments on 39 University Circle, its architecture is significantly stripped down. All of these characteristics should sound familiar. They're all characteristics (building height, flat roof, minimal non-referential detailing, and a confined site) are the same characteristics that were the subject of objections coming from the neighbors in our last meeting. It's the same objections you will hear tonight. When we consider Altamont Circle, hasn't the construction of the apartment building been a net benefit to the neighborhood? The building has given many people a dwelling with walkable access to Charlottesville's downtown without any obvious detriment to the value and character of the historic houses that surround it. Contrast this with the alternative of a grassy lawn or a single large house here. There might be some atmospheric upsides in the eyes of a few neighbors. On the whole, the Circle would lose something without this apartment building.

Ultimately at Preston Place, we see circumstances not unlike Altamont Circle. Both are great little enclaves hiding in plain sight. Both are remarkably accommodating and adaptable. In time, buildings of different scales, uses, and looks have been absorbed without endangering the whole. We don't agree that new construction on either of these streets is only conceivable with something petite, diffident, or withdrawn. This hasn't been the case in the past. Each neighborhood has survived big, multi-family buildings. Their current fabric has been informed, made more distinctive and interesting for inclusion of these buildings. These have truly contributed. We're optimistic our proposal, if constructed, might enjoy the same outcome.

QUESTIONS FROM THE PUBLIC

Paul Wright – I hope that you take some time and find out exactly the material stucco, what they mean by that. In the past, I have seen the actual materials being used to change to something like EIFS or stucco-like material. That definition should be defined tonight and not determined later.

Elizabeth Turner – I noticed in the renderings there was some accountability for a tree along the driveway of the apartment building but no accountability for the deodar cedars on some of the renderings. The cedars are there on other renderings. These are monumental trees, contributing trees to the historic character of the landscape. The manner and care in which the acknowledgement of these trees is handled is going to be very important. I don't see that accounted for in the drawings. My concern is that the walls, paving, the retaining walls around them, cutting into the roots has been on the construction site for 4 years with a lot of trenches being dug. The walls along the street have been removed. I just don't see the applicant really addressing the preservation of those trees. With the lack of a site plan is a tremendous concern with the amount of paving, structural walls, and the way in which the site is being fully built, fully occupied to the point of abutting the west terrace of the historic house. There were no photographs of that façade with the tall windows that original to the house. That house is going to be blocked by this massive construction effort which occupies the entire site. There is no site plan. This is going to adversely impact the surrounding properties. Where is the site plan?

Mr. Riddle – The reason, in the elevations, that we don't show those cedar trees is that they would obscure the building so much. We were afraid that leaving them in might have people asking questions about what is back there, what we are hiding. We want the building elevations to be reasonably clear. We wanted to show, in the elevations, places where new plantings are expected to be. As far as the cedars go, in all of the perspective illustrations, they are included. In our description, we mention them by name. Their preservation and their protection is definitely in the plan for this project. We don't want to lose those trees. The building is far enough away from them that it should not be in the dripline of the trees. There has been some work done to one of the narrow walks that is closest to those trees. The trees seemed to have survived fine. They seem to be in good health even with the construction that has been going on. We will certainly plan to go to lengths in our site plan to provide any and all protection of those trees.

Lisa Kendrick – I have a question about the ash. A couple of times you have mentioned it. An arborist had seen it and said it was at the end of its life. Could you be a little more specific? We have an ash tree. The derecho, a couple of years ago, twisted the top out. It has come back. We have had it treated for ashe bore. It's doing really well. I am just wondering if there's a desire to treat it or preserve it as much as possible. How had they determined that it is coming to the end of its life?

Mr. Riddle – I am not an arborist. We don't have the arborist present on the meeting. You can refer to the letter of evaluation that we have in our presentation. I would have to talk to him to find the greater detail about how he makes his evaluation and how he determines that the tree is likely to succumb to the ashe bore.

Mr. Schwarz – From Mr. Wright and Mrs. Turner, there were a couple of more questions embedded in there. One was about the stucco. Am I right in understanding that you are proposing either stucco or EIFS?

Mr. Riddle – Stucco or synthetic stucco. It is just something that we haven't had a chance to evaluate in consultation with the contractors. I understand that synthetic stucco or EIFS can actually be a good material on a building. It does require really conscientious application. We think it might be a possibility. We are leaning towards a traditional stucco. It will be some question of the practicality and the cost. We expect they will look very much the same. We have access to the same colors and

textures. It is really a question with the synthetic stucco and how durable they are over time. That has more to do with how well they're applied. If the project was approved, we would be glad to come back to the BAR to show more about an ultimate stucco choice to make sure it adheres to standards.

Mr. Schwarz – There was a question about the west wall and the windows of Wyndhurst. Are you touching that at all?

Mr. Riddle – We're not.

QUESTIONS FROM THE BOARD

Mr. Zehmer – I see that you have a railing along the east side of the high retaining wall. Have you done any sort of study to ensure that you won't need a railing along the north or stepped side of that retaining wall?

Mr. Riddle – We're showing plantings there. It is not clear to us the kind of access from the north of the property that someone might reasonably have and if a railing would become necessary there. If it is a safety or code issue, we would have to include that.

Mr. Zehmer – It looks like you have a staircase going down. Is that a shadow line?

Mr. Riddle – That is just shadows. There is no stair.

Mr. Mohr – Where you have the 20 feet of width in that driveway, what is driving the 20 feet? Is it the city code for the width of apron? Is that where that is coming from?

Mr. Riddle – When I look at the zoning ordinance, it appears that, technically, 24 feet might be required. I believe that's what they require for 2 way traffic when there's not parking on either side. If we can reduce that width and people can still reasonably get by, we prefer to. We took it down to what is the least aisle you can have when you have parking on either side of a two way aisle.

Mr. Mohr – Given that there is a fair amount of asphalt there and you're only parking at one end and under the building, is there any reason you couldn't consider a one way so that people have to basically take turns coming in and out so that you have a narrower entrance? You can basically have an island or peninsula that could even carry a tree there. I don't envision this being a driveway where you're going to have a whole bunch of traffic.

Mr. Riddle – There's not much parking here. I can see the tenants being able to wait on one another on the rare occasion.

Mr. Mohr – It would be a study in manners. It seems like it would be a way to narrow that kind of thing down and still have a reasonable "in and out" but possibly also get a street tree in on the north side there and reduce the apparent amount of asphalt.

Mr. Riddle – I think we would be glad to consider that. It is then question of how narrow. Are you thinking as narrow as 12 or 16 feet?

Mr. Mohr – I was thinking mostly such that you would have room to put a tree in and get some kind of planting bed on the street edge. It creates more shade. It punctuates and hides the asphalt and

manipulates the scale of it on the street. I appreciate it coming down from 24 feet to 20 feet. Twenty feet is still a significant chunk.

With going to a monolithic color scheme, what took you down that path? Before, didn't you have brick colored?

Mr. Riddle – We did have red brick. I was thinking about something that Mr. Zehmer brought up in the last meeting about the brick, especially along the tall retaining walls being a bit much. I agreed with him and began to consider a stone; not unlike a stone you see elsewhere in the neighborhood. When we applied that to those walls, the brick and the stone weren't quite working. Going to stucco and consolidating to a single material for much of the building but varying it by color looked better to us. In a way, it seems to soften and quiet the building versus what it had been with the brick. We also didn't want to make too explicit a connection with the Preston Court Apartments. We thought it was useful for this building to be distinctive. It is still our position that when you view it in the background from the east side of the circle, with Wyndhurst in front, Wyndhurst remains prominent. Our building, with the materials we have selected, falls more into the background.

Mr. Mohr – It certainly is a strategy used elsewhere. I am on the fence about it; not so much on the Wyndhurst side. I am not so sure about it on the other street side.

Mr. Gastinger – I have a question about the boxes you have shown to house the vines and if you had some examples where that has been successful in the past.

Mr. Riddle – We don't have examples. We were a little confined down there. With the cars parked up close to that edge, we were trying to think of how we could accommodate plantings without putting them right down where tires might hit them. This seemed like a potential way to protect the plants and recess them inside the wall. What I am showing there would allow for enough material to plant these. It can benefit with some more scrutiny to ensure that.

Mr. Lahendro – It looks like low stone walls are being indicated along the pathways beneath the deadora cedar. Is that true?

Mr. Riddle – There are some low stone walls that are there to the east of the cedar.

Mr. Lahendro – They're already there?

Mr. Riddle – No, they are not there. All that is there right now is the path that runs adjacent to the Preston Court Apartments on the south.

Mr. Lahendro – I worry about the stone walls. They're going to require concrete footings and the damage they will naturally do to the deadoras. Is it just in the north-south sidewalk? Is it also along the south side of the east-west sidewalk?

Mr. Riddle – There is a wall there on that side of the east-west walk that goes to the entry of the building. That is a good point. If constructing these walks and walls were to endanger the trees, we would suspect they would. We would re-evaluate and we would find another way to provide entry.

Mr. Lahendro – There are easier ways of creating walks that do not damage root systems. Walls with concrete footings do.

Mr. Gastinger – I would include in that concern potential of undergrounding utilities. While it might be good in concept, it also needs to be considered in the context of those cedars.

Mr. Schwarz – Last time, I asked about the balconies. You have boards on top and boards on the soffits below them with water draining through. Your response was that it was a placeholder design. You didn't want water to drain through. It looks like the detail is the same.

Mr. Riddle – We're not really showing the detail there. In the staff report, staff does retain reference to that. We're not planning for the floor boards to drain through like they would with an outside deck. On these shallow balconies that you see identified as B, the small ones there in the middle, they would be sloped to drain out at the front edge.

Ms. Lewis – Following up on Jody's question about those stone walls and walkways, they are attractive. I am wondering what their function is. There's not that much grade change. I like the element. Considering that you're going to be chopping around the root of these two trees, I am thinking along with Jody on this. The purpose is connectivity from the walkway behind Preston Court from off of Preston Place. Both of your walkways achieve this. I am thinking about that particular element and how invasive it is.

Mr. Riddle – The north-south walk is one that rises gently and would accommodate a tenant's wheelchair. It is true that the grade there is gentle enough that the inclusion of wall along that walk is probably unnecessary. We would definitely consider eliminating that to help avoid any trouble with the cedar trees. With the walk that goes in the east-west direction up to the entry, there is more of a grade change there. There are steps leading up. It might be a little more challenging to go without walls. We also might consider narrowing the drive in some way. I know there's the opportunity that Tim mentioned to have a tree planted right up at the northwest above the drive. It is possible the drive could be narrowed more from its southern edge. We could have a walk that would approach the site but farther from those cedar trees. That might be another potential solution if we felt we were getting too close to them and endangering them.

Ms. Lewis – The survey is dated less than a month ago. It is dated July 23rd. It is supposed to be current. I am looking at the stone patio on the historic structure and note that there are steps to the west of it. As of three weeks ago, those still exist. You are saying that you are reducing the width of the patio by two feet from 14 to 12. Those steps are going. The steps are not remaining with the new structure. I don't see an application or any mention of demolishing the steps. What are they made of? What do they look like? I am really curious now. I didn't notice them when I was on site. I think they're covered up by shrubs there. What may they have led to? Could you give us a little bit of information about them? I don't see any photos in the packet of them.

Mr. Riddle – They lead up from the lawn that is to the west of Wyndhurst to the patio. The stone terraces are up on a plateau.

Ms. Lewis – What are the materials?

Mr. Riddle – They're basically the same stone as the surface of the patio.

Ms. Lewis – We have to consciously think "Are we demolishing this?" As a Board, we have what the applicant just gave us. We really don't have any information about that. That would be a demolition of a feature of the historic property in addition to the reduction of the protrusion of the patio itself.

Mr. Zehmer – I think the July 23rd is the date of this pdf slide. If you look at the paragraph at the top, it says that this plat is effective of August 8th of 2016.

Ms. Lewis – There is also a requirement to note that the date they go on site and do a physical survey. When a surveyor also dates a plat near the seal, they are re-certifying that.

Mr. Zehmer – The date of July 23rd is the Mitchell-Matthews date. My question would be: Can they verify that the steps are still there?

Mr. Riddle – They are still there. I saw them a few days ago.

Ms. Lewis – My last question is brought about by the comments of the neighbors about the condition of Wyndhurst. I was on site with the applicant a couple of months ago. They looked like they were pretty diligently pursuing some things. They said that the pandemic had made certain materials difficult. I wondered if you could speak to the ongoing work on the historic structure and what the status of that is. What remains to be done? There were some pretty sharp comments from the neighbors. I think that is an area we could be concerned with considering the structure is on the same parcel.

Mr. Riddle – Unfortunately, we haven't done any work on Wyndhurst itself. It is true that our proposal does share the parcel. Our office simply hasn't been involved with the historic house, its renovation, and any of the construction strategies that have been going on as a part of renovating the Preston Court Apartments and that house.

Ms. Lewis – To clarify for members of the public and the Board, the historic structure and the parcel under consideration are the same ownership?

Mr. Riddle – That's correct.

COMMENTS FROM THE PUBLIC

Christine Colley – We're neighbors to the north of the parcel in question. I noted several points in the presentation remarked on retaining a prominent view of Wyndhurst as a historic building on the property. The views that we see are there to show as thoroughly as possible the design of the proposed building. From the south in order to look at Wyndhurst at all, one would have to stand in a narrow passageway on that walkway and look up at it. From the fraternity side, there are shrubs that obscure the view of this side of the building. The north side of the parcel backs up to our house (611) and 625. There's no view for the public walking or driving by of the historic house from the north. The new building almost completely obscures Wyndhurst from the west. When you picture what the views would be to see those windows, you have to stand in a terrace reduced to 12 feet and look up at a tall building. The angle from which you view walking or driving around the Circle means you aren't going to see the roof because there's another mass in front of it. One purpose of a historic neighborhood was to keep the views of historic buildings available to the public. That is a concern.

Lisa Kendrick – Preston Court Apartment building was built in 1928. There are multiple homes on Preston Place that were built before 1928. It is not like the Preston Court Apartment building was built first and everybody around it. The fraternity houses were built at around the same time. During that time period, multi-residential living can be done beautifully. We see that with the fraternities. We have seen that with the beautiful addition that has been done. You get to see these lovely buildings that

contribute to this neighborhood. It is just surprising to me that we cannot come up with something that contributes to the whole community. It is clearly a nod to Preston Court Apartments and the mass of Preston Court Apartments. The mass does face Grady Avenue. Preston Place is a one way, narrow street. After all this time, these talented people could come up with a design that really does support, enhance, and contribute to this historic neighborhood. The exterior of that proposed building does not go with this neighborhood. It does not contribute to this neighborhood. Think of the aesthetics. Is it acceptable or not?

Larry Goode – The previous commenter is pointing to an important flaw in the proposed design, which is the sheer mass of the building. It should be smaller. It encroaches on the stairs and the patio on the west side of the historical building. It is just too large. This is not a neighborhood of three story buildings. This is something that needs to be remediated in the design.

Elizabeth Turner – We welcome a multi-family/multi-unit building. The objection is the fact that they are attempting to put a commercial design in. Preston Court Apartments towers over our little street. The students inevitably open their doors, blast their music, and stand on every balcony every chance they get. We can hear everything that goes on. The noise pollution of those balconies is only going to be replicated by the balconies that are retained on the front of those two buildings that are being inserted into the hill and abutting Wyndhurst. It replicates the backside of Preston Court Apartments.

Genevieve Keller – We urge you to modify the proposal to achieve a more harmonious fit. Protecting Wyndhurst should be a major concern but is neglected. This project needs more reference and repair to this historic neighbor. You would be justified in denying this project. The new construction does not fit into its immediate context. It is more reasonable to modify this proposal so that 3 centuries of architecture could co-exist better on this site. Wyndhurst needs more “breathing room.” Activating Wyndhurst by providing a stronger visual connection across the whole site with new pathways. Preston Court is a strong architectural statement that can take a lot and hold its own. We commend the restraint of the new construction. The elements line up. Shutters are a nice feature. There is still the feeling of a generic building that will not match anything. The intent should be a contemporary background building rather than one designed to stand out. For greater compatibility, try brighter colors that work better with those buildings. Using a lighter color for doors and shutters would help. Please listen to neighbors for guidance about the open stair and balconies. The visibility of the stairs is an architecturally dominant feature. There is a significant massing issue. It is difficult to understand the retaining walls.

Jean Hiatt – I was involved in the designation of this street as part of the Rugby Road-University Circle-Venable Neighborhood ADC District. I am concerned about what is going on. The architect has done a good job checking off the items on the ADC District Guidelines. There are a lot of points that are not being considered. I urge you not to award this certificate of appropriateness today until more work is done on this. The City of Charlottesville seeks to assure the new structures are in harmony with their settings in historic districts. This is written in the design guidelines. The new building does not adhere to what is recommended. What is recommended is that new buildings should be 30 feet to 46 feet from existing buildings. It is only 22 feet from adjacent buildings according to the map. Please make the building adheres to Dark Sky guidelines. There should be no spillover light into the neighborhood. Parking should not be next to historic buildings. The entranceway should be a key feature. This is not the case. You should distinguish the foundations from the existing structure. There should be more wall than voids. I am wondering about the height. I would like that you require Wyndhurst be rehabilitated and maintained as part of a future certificate.

Paul Wright – You all are entrusted to follow the code that is in the city’s historic districts, new structures, landscape, and other related elements and they be in harmony with their setting and environments. This latest submission seems to be taking an unremarkable building that contains little design legacy from its surroundings, removing costly brickwork from a previous submittal, painting it green, and surrounding it with extensive plantings. This is the practical effect of attempting architectural camouflage more than a serious attempt at coordinating a harmonious design in a historical district. Within your deliberations today, I hope you might focus on the use of stucco. EIFS isn’t as durable. Application isn’t the problem. It is unfair to equate the two. If you want stucco, make them build stucco. Please consider the merit of taking a light colored stucco all the way to the ground without requiring some kind of water table. It’s not good design given the clay splashing that will occur. In the western elevation, this view has been covered by planting. The orange splash of clay will certainly cover the base of the lighter green stucco unless a water table is added to echo the rock walls being considered as part of the landscaping. For some in the community have defended this building as part of the missing middle housing, let me dispel you of that motion. This building will likely be the highest square footage student housing ever built. The Preston Court Apartments next door are currently getting \$4500 a month for a 3 bedroom apartment. Perhaps some of the revenues could be used to better design or pay for real stucco. Park Lane Apartments are used as a precedent. That is a brick structure that was renovated. All of the precedents were all brick and have defined entablature and lack stucco. I can only guess Altamont Circle Apartments was included to remind the BAR how bad exterior apartment design can be. It is my hope the BAR will defend architectural integrity of the historic contributing structures and demand more.

COMMENTS FROM THE BOARD

Mr. Lahendro – I have found value in having a public hearing and listening to the public. When we previously looked at this, I was more receptive to the design. Something said tonight has made me reconsider. Previously, I had looked at this new building as being a partner with Preston Place. Rethinking that and knowing that its context is more to the Circle and to the residences around the Circle and its proximity to the next door neighbor, I am really believing that it is an inappropriate design. The design needs to have more of a gesture towards the neighborhood. That makes it a very difficult and challenging design. It is right next to Preston Place. The architects are talented enough to be able to accept that challenge. I cannot support this in its current design. I see it now through the neighbors’ eyes as being more related to the Circle neighborhood than its relationship to Preston Place. I feel that there needs to be more space between the historic building next door and this new construction.

Mr. Gastinger – There are some things about this project that have been successful and continue to be successful. There are some things that I am definitely concerned about. I am satisfied with some of the research regarding the blue stone terrace that is a later addition. There might be a reasonable reconstitution of that terrace in a future project. The planting palette is generally a really good one. It is made chiefly of native species that will do well. There has been some discussion about the entrance way. It has been discussed as a negative by some. One thing that it does that is very positive is by having that gap between the two volumes, it does break down the apparent scale or has the potential of the structure giving a little more verticality as it relates to the street. It relates more to the scaled residential units. If it was more, as some suggested, more solid or more of a destination, that facade gets awfully large and broader than it is. I actually think the massing is OK. I think that some of the additional drawings that the architects have produced show that it does make a transition from the scale of Preston Place down to some of the residences. It is a reasonable solution from a massing standpoint. I think the language is OK. I know there has been a lot of comments about appropriateness and how we decide what that means. I want to read from our guidelines on new construction that I think make a

point of making a case for contemporary architecture in historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of the guidelines is to not be overly specific or to dictate certain designs to owners and designers. The intent is also to not 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 traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts. The scale and language are OK and could work here.

Now to some of my real big concerns about the project. I don't know that I could approve this as presented tonight. The change in material from the brick to the stucco is a massive problem. It changes the materiality. It cheapens the appearance of the structure. It doesn't have the elegance of the earlier scheme. The combination of the brick, even if it was a different colored brick, would be a much more elegant solution. It does tend to bring up other visual references when it goes into that material. The vine boxes would work as a way of sustaining the vines in that condition. You might get enough depth of soil. The problem is that soil volume is exposed and is likely to freeze. That would be a very difficult condition for vines to thrive. I would encourage a different approach. I am really concerned about the deodars. They are important to the neighborhood in those site walls. Utility trenching could potentially be an issue. I like the suggestion of the shag bar hickory in the planting plan. That can be a very difficult to establish species. Normally, you can't get them very large in the trade. They're difficult to transplant. Given some of the concerns raised by Preservation Piedmont, some subtle changes can make more of a connection from Wyndhurst to the alleyway through the block. That could give it more prominence and make more reference to that being the historic entrance to the house. I am concerned about the condition of Wyndhurst. It does not appear to have been maintained well over the years. It does appear to have significant issues. Although the architects are not involved in that renovation project, it is worth asking about and finding out how we can be better convinced of the upkeep of that historic home as a part of this project that is so closely related.

Ms. Lewis – My analysis is to check down the new construction guidelines in Chapter 3 of our ADC Guidelines and as objectively as possible weigh this application. In light of those, it would be most important for us to review and to hold this application to the guidelines.

I don't have a problem with the massing. I do applaud the applicant in creating these two structures that break that up. That thoughtfulness goes a long way to help the volume that will be on this small part of the parcel and the density that will be there. I don't have a problem with the flat roof. There are other flat roofs next door and in other ADC districts. For a new construction, it is not the most offensive thing. I applaud the applicant for pointing out other examples of flat roofs. One of the guidelines says that if you do have a garage or parking entrance, to diminish the look of it. The applicant has tried to do that by reducing the width down to 20 feet and also by the stone wall and landscaping. The relegated parking underneath is a really nice way to handle that. It is not expensive. That has been done as a response to comments we had that there shouldn't be a parking lot next door to Wyndhurst. I applaud the applicant for responding to that and modifying the plan accordingly. I do agree with comments that have been made about the switch in exterior material to stucco. Because of this format, we don't get to look at samples. We also weren't sent any information about whether this is going to be EIFS, which is discouraged by our guidelines or whether it was going to be authentic stucco. We didn't get any specs or cut sheets. The retreat from brick is a negative on this application. Our guidelines state that entrances should be significant in a historic district. The entrances should not be flush with the exterior walls. This certainly does not meet that. We made some comments last time about how to deal with this entrance. I think that something can be done. I think there should be something at this entrance if we continue to go with these two structures. There really is no emphasis on the foundation or the cornice. Maybe going to a brick material would offer an opportunity. Our

guidelines do say that foundations and cornices should be evident in our buildings. I do support the use of these Juliet balconies. For members of the neighboring properties, I think you can only stand on them. I don't think you can sit out there. One of our ADC Guidelines is that there should be some semi-public porches that address the exterior. These meet that. I understand there is always concern about noise and disruption, especially with a parking lot that is being turned into a residential building. That's more of a zoning matter and out of our purview. The steps may be coming from a historic structure could serve as an opportunity. If they do need to be demolished, they need to be called out. That's perhaps a connectivity opportunity. They might line up with the center stairwell of the new building. I would be curious what could be done there.

Mr. Zehmer – I do want to thank Kevin for putting together a really good presentation. He put a lot of effort into addressing a lot of our concerns. We have a really good opportunity to make this something that fits in well. I hope that we can get there. I don't think I can approve what is presented tonight. The addition of the window muntins to the balcony doors gives it a more residential feel and breaks down the scale. The stucco is what we stay with in exploring some lighter color. Lighter tone stuccos may be appropriate. One of the members of the public who called in suggested possibly redoing the stone down low as a splash back. In terms of massing, the last speaker mentioned that a two story building might be more appropriate. I wonder if one of the ways we work ourselves through this is to really think of these as two buildings: the south wing, which is closer to the Preston Court Apartments and the north wing, which is more engaged with the neighborhood. I wonder if the south wing remains three stories and the north wing could be shortened to two stories so that it steps down the hill. It also looks like that would reveal a lot more of the west elevation of Wyndhurst Proper; even in the two different wings, aesthetically treating them differently. Maybe we have some brick detailing on one and stucco on the other; really trying to get creative with making them look different. That would also trend more to a smaller scale residential feel with the neighborhood. The use of natural material is appreciated. I appreciate the response to my comment by going to a stone retaining wall. That is pretty successful. I do support efforts to save the deodars. I wonder if there's a way of thinking of these as two separate buildings within one site.

Mr. Schwarz – I am still extremely 'hung up' on the open stair. That is going to be a deal breaker for me. I don't think this is actually going to read as two buildings regardless of that open stair. You're getting more out of the setback and the façade. A three story building like this, for a walkup, is perfectly acceptable and can fit in very well and very comfortably. It can benefit a district like this. A lot of this comes from living in St. Louis. I remember seeing three story walkups jammed right next to big, expensive houses. It wasn't a problem. The scale works just fine. We see that on University Circle. Even the smaller apartment buildings on University Circle are bigger in footprint than the houses next to them. Dividing this into two buildings doesn't seem to do anything for me. As one long façade, it is still the same width of the house just to the north. One of the things I did find in trying to look at precedence is I did not find a lot of open stairs. When I did, it gave the impression and feeling of cheapness. I know that's not what you're going for. It definitely reads as an apartment building. I think that it makes it less compatible with this specific neighborhood. I know we approved a building with an open stair down on Virginia Avenue. That is a different context. I do support the massing. This is definitely something that can be done. I think we're going to see a lot of this throughout the city if the Land Use Map ends up becoming a reality. I don't think that is a problem. That makes this building, unfortunately, incompatible with this specific neighborhood. I do support the massing. I think we're going to see a lot of this throughout the city if the land use map becomes a reality. You're trying to create a modern building with paired down detail. The most successful examples I have seen of these apartment buildings inserted as infill in single family neighborhoods have more residential detail. Providing an entry way and masking that stair could provide an opportunity for some of that detail.

Mr. Edwards – I want to strongly advocate that the applicant listens to our advice and listens to the residents. Those voices matter. I think this building is awesome. It is not having the cohesive conversation with the architectural landscape it needs to. You need to listen to us and to the people who showed up tonight. They live here. That's really important. That's why we're here.

Mr. Mohr – I think the drawings are deceptive about that hall. Acoustically, it will be a 'boom-box' of a space. I appreciate the intent to separate the two bottoms. That is fundamentally successful. I don't think that would be compromised by glazing that in and playing with where the plane of the entrance is relative to the building. I find the material changes to be not beneficial. The modularity of the brick and the scale it brought to it made it less monolithic and made it "talk" more to the existing structures. Combining that with the stone base, I don't see any problem with brick and stone as a combination. That's pretty common in old buildings and modern buildings. The elevation on the west is fundamentally successful. The elevation between Preston Place and the new building is successful. That perspective on page 77 is a bit grim comparing it to the house next to it. Plantings would help. That is the least successful elevation from my perspective. One of the things that broke it up successfully before were the Juliet balconies along there. It broke the scale down. The other item that is a little problematic is how close it is to the old house. It just seems to be about ten feet too narrow in there. It is just a little too close to the house. If they were farther apart, you could get a planter in there. That terrace is a non-starter with the buildings so close together. The scale of the building is correct. The two facades, one facing Preston Place and one facing west, is pretty successful. The one facing the driveway is pretty grim. There needs to be some way of breaking that up. I don't think dropping the left façade does the trick. It is about getting more modulation on that side and perhaps doing a peninsula to get some trees in that driving area. That elevation is the most problematic right now. The distance of that from the house to the left of it, if looking at the west elevation, is successful. It needs some street trees or some approach to narrowing it down.

Mr. Schwarz – We've provided a lot of feedback. How many people could make a motion tonight to approve with some conditions? I am not seeing anyone. This is something we all want to approve. We're all struggling for different reasons with it.

Mr. Riddle – I appreciate the comments. They were really thoughtful and very helpful. I also appreciate the comments from the neighbors. We have made efforts to meet with them on site to keep the conversation going. I just want to emphasize that. In their minds, we have not been as responsive as they would prefer to their concerns. We have been making every effort to listen to them. They can email us or call us anytime if they want to make suggestions or offer observations. Thank you to everyone on the BAR. You have laid out specifically and usefully the issues you have. Jody, you were a little more general in your observations about this building. In your mind, it was a little inappropriate. I just wondered if you wanted to describe anything specifically about the massing, the footprint, the colors, and the materials you disagree with.

Mr. Lahendro – I just see it as an interesting, difficult, and challenging design project in mediating or transitioning from the Preston Place building to the neighborhood behind it. I see your building as having more to do with the neighborhood behind it. I did make a mistake in not including the guideline that I was leaning upon for my comments. It is the Secretary of Interior Standards for Rehabilitations, Standard #1, which includes that new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. I am not seeing it as compatible with the features and the other elements of the residential part of the neighborhood.

Mr. Riddle – When we’re assessing the appropriateness and you’re referencing the Secretary’s Standards for Rehabilitation and we look to some of the guidelines that the BAR offers, the guidelines seems to suggest that there’s a lot of flexibility. A building that doesn’t make a lot of obvious references to or take cues from surrounding architecture can still be potentially successful.

Mr. Lahendro – That’s true. In the Secretary’s Standards, it tells us to differentiate between the historic and the new. It is why we have architects. Kevin, I feel for you. This is a very difficult problem. I feel like it hasn’t made that gesture and hasn’t been polite to the residential neighborhood behind Preston Place.

Mr. Riddle – When we look at that expanded west elevation, I don’t see something that is egregiously out of step. For some people looking at this neighborhood, there is a tendency to keep holding the Preston Court Apartments apart. I understand that they are exceptional. At the same time, they’re inevitably always in your view. When you turn onto the circle, they are there. One of the things that we saw, relative to that building, is that it appears that the scale and the touches we have on our own building are not a big departure from that. It even serves, to some extent, as a transition. If you look to the house to the north, 625, it is a house that is rather big. It has absorbed some additions over the years.

Mr. Lahendro – The new design has more to do with Preston Place than it does with the residential community. Look at the rooflines. I know Preston Place has a flat roof. Not the rest of this community does. I thought James made an important comment or potentially a valuable comment in talking about a step down from the south to the north portion of the building. I see a huge difference between Preston Place and that residence on the left. I don’t see that your building has mediated between the two.

Mr. Zehmer – Maybe take a cue from Wyndhurst and turn the thing 90 degrees. Make the alley between Preston Court Apartments and Wyndhurst a true pedestrian alley.

Mr. Mohr – One thing might be to do some sort of horizontal element at the second or third floor line that picks up the horizontal gain going on with that portico on Preston Place. That one horizontal line does line up with the eaves of the house next to it.

The applicant moved to defer this application – Mr. Lahendro moved to accept the deferral request. (Second by Mr. Zehmer). Motion passes 7-0.

The meeting was recessed for five minutes.

D. New Items

3. Certificate of Appropriateness Application

BAR 21-08-01

603 Lexington Avenue, Tax Parcel 520167000

Martha Jefferson Historic Conservation District

Owner: Richard Zeller

Applicant: Kevin Schafer, Design Develop

Project: First-floor addition

Jeff Werner, Staff Report – *Year Built:* 1893-1897 *District:* Martha Jefferson Historic Conservation District *Status:* Contributing. The two-story house is stucco and features a hipped roof and a

surrounding porch. Request CoA for the construction of first-floor additions on south and north elevations.

Project description (From applicant's submittal)

Proposed addition includes enclosing an existing side porch to create a ground level master suite for the owners to age in place. A second addition to the north side of the house extends the existing powder room and includes the addition of a main laundry room. The proposed project remains in keeping with the architectural considerations of the conservation district neighborhood. Proposed changes maintain essential architectural form and integrity of the existing house while creating a distinction between old and new in the following ways:

- Proposed addition employs a change in material that distinguishes the new construction from the existing historic house.

- Existing porch columns will remain in place and will be engaged into the new structure.

Existing brick piers are restored to align with existing column locations.

- Existing porch elements including the beam and railing are expressed through trim on the proposed addition.

- Proposed window placement maintains the harmony of existing windows and a new window is added to the front of the addition to provide balance for the front elevation.

- The north addition continues the harmony established by the modern addition to the rear and existing north side. The proposed bathroom and laundry room extends to the edge of the existing enclosed porch and the existing modern roof is extended towards the front of the house to include the addition. Existing trim is continued onto the new massing.

Discussion

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines. In general, staff recommends approval; however, there are elements that should be discussed and/or clarified:

- Changing the existing single-window to a double-window. Is this an appropriate alteration to the primary façade?

- Clarify detail of the composite panels on the south addition. (Profiled or trim applied to flat panels, etc.?)

- Clarify wall material at the north addition. (Photograph of the existing would be sufficient.)

- Provide cut sheets and/or information on the new windows. There is no specific requirement for HC Districts, but helpful to know what is proposed—wood, clad, true divided light, insulated glass with applied grilles, etc.

- Window trim and sill detail. Staff recommends the new match existing or be similar.

Kevin Schafer, Applicant – I want to thank staff for their guidance. I would like to touch briefly on the goals of the project and our strategy for keeping with the architectural considerations of the Conservation District. Per the criteria for approval set forth in Section 34-341, which is the criteria for approval of applications within a historic conservation district. The owners approached Design Develop with the idea of creating an amenable master suite for their home to be able to accommodate aging in place, extend their lives in the home that they have grown to love. The owners have been in the house for over a decade now. They both have been very considerate owners of the home, preserving and protecting key historical elements whenever possible and making few modifications to

the house in general as well as being stewards of the neighborhood. Rick serves on the Martha Jefferson Neighborhood Association Board. The owners are passionate about this place. It is a relevant conversation tonight with the BAR. Rick has been very active in understanding our zoning and gathering community feedback. Historic homes are not particularly conducive to accessibility considerations: tight stairways, narrow halls, and smaller bathrooms are found in this house. They would like to enjoy this house for the foreseeable future. They believe creating a main level master suite and main level living area will go a long way to achieve this goal.

Built on a relatively tight lot on Lexington Avenue, 603 Lexington Avenue was originally constructed in 1890. We began by evaluating opportunities to house this new program in a separate mass, distinguishing a new mass and separating the new master suite from the historic structure both stylistically and from a massing perspective. This proved to be particularly challenging as the side yards cannot accommodate any addition. The rear yard features a very beautiful, very modern, screened-in porch, a kitchen addition and renovation, and a beautiful rear yard landscaped terrace that was designed and constructed by previous owners. We walked the site. We talked through opportunities there. It was desired to keep that screened-in porch.

Mr. Zeller pointed to an underutilized side portion of the wraparound porch as a place to potentially house a new bathroom for the conversion of the existing front parlor into a master suite. This porch is not particularly functional and practical. It was rarely used. It faces the immediate adjacent neighbor pretty closely to the left. Enclosing this side porch looked like a great opportunity to provide this new bathroom, new closet, and a new sitting area off of the existing living room.

With this location in mind, we began to study the idea of enclosing this porch and how it would relate to the massing of the existing house. We first explored a stucco version of this that would match the rest of the existing structure. Because it was under the existing side porch roof, the massing was very challenging to read. It read like an add-on. It looked out of place as we tried to mimic the existing conditions. In response, we have chosen to express this enclosure of the side porch as honestly as we could to make that revision legible as the building changes throughout time and throughout its use. We're using lap siding materials that have a historic precedent to continue to distinguish between the old and the new. Existing porch columns will remain in place and will be engaged into this new structure. Existing brick piers will be restored to align with the existing column locations. The proposed window placement maintains the rhythm and harmony of the existing windows on the upper floor.

With the addition on the north side, we have taken cues from this existing, modern addition that happen on this side. We have begun to extend that mass forward towards Lexington Avenue. There is an opportunity for us to create an accessible, main level laundry room and reconfigure what is currently a very tight, inaccessible, powder room to a more functional and usable half-bath. To provide clarity to staff's questions about this location, the exterior material here is a charcoal, painted stucco façade that we will continue to employ on the addition. Roof-trim details, the foundation trim, the foundation treatment, and window trim will continue to emulate the existing addition.

Despite moving forward towards Lexington Avenue by 13 feet, the addition will remain largely not visible on the north side due to extensive landscaping, a very tight side yard, and this existing mechanical equipment.

All of this is proposed with the standards for new construction and additions in mind. The form, height, scale, mass, and placement of the proposed construction is visually and architecturally compatible with the site and the Martha Jefferson Conservation District. The overall proportion, size, and placement on

entrances and windows is in harmony with existing conditions. The impact of the proposed change on the central form and the integrity of the existing building has been considered and mitigated through the clarity of and legibility of the additions and enclosed side porch. The proposed changes have no negative impact on the Conservation District neighborhood.

To respond to staff's discussion topics, we will begin with the conversion of the front single window into a double window. You can see from this side existing elevation, there is a precedent set forth in the house to have a double window that is directly below an existing single window. We're going to take that historic window from the side porch and relocate it to the front location still directly under that single window on the second floor to create much more natural light into this bedroom. As we think about accessibility and aging in place is the requirement for natural light in a master bedroom. Sometimes that is overlooked in these historic houses. We can see how that has been thoughtfully done in line with the window above and is still in keeping with the house as a whole.

The composite panels we're showing are to be a smooth hardy panel. We are applying PVC trim that is an inch and a half wide by three quarter inch deep to create those panels. We also have a PVC sill that is serving as a visual continuation of that existing railing line. It serves to cap the smooth hardy panel. We're picking these materials based on longevity, durability, maintenance, and believe they are keeping with this historic precedence found within the neighborhood.

We have been working closely with Larry Taupin (window supplier) to specify and provide windows that will mostly, closely match the profiles of the existing windows. Larry has been to the site a few times and has visited the house to look at the historic windows and see what can be done that is compatible in keeping with the new proposed window. This is the Marvin double-hung G2 Window. It's an aluminum clad wood with proposed simulated divided light with a spacer bar. The existing house features simple flat trim around the windows that we continue to emulate in the proposed new windows and proposed trim on the additions.

The idea of the proposed additions in front of you today is to provide an appropriate and thoughtful resolution to the idea that buildings change over time but the people who inhabit them. Accommodating owners who value this historic significance of their homes will ultimately lead to these conservation districts remaining beautiful and noteworthy places within Charlottesville. We're proud to have worked with such owners.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – It is clear that you want to move the double windows to the front. There's a little discrepancy in your proposed application in what windows are new and which ones are being relocated. I support moving the window to the front. You have argued that there is a precedent for it. You have another single window on the top elevation that is existing. I wonder if you would consider

moving that to the front as well so the front façade has all historic windows and the south elevation has all new windows.

Mr. Schafer – I think it’s a great suggestion. We would be amenable to it. One less window to purchase.

Mr. Lahendro – I wonder why you don’t put the wall for the addition on the backside of the columns and keep the railing in place. It seems that the brackets for the columns are important features to keep. If you’re keeping the columns, why not keep the brackets too? I know you lose 3 inches. It is something I have done with the AIA building in Richmond before they moved. We had a Greek Revival back porch. We infilled it. We kept the porch railings. They were held together as units. You could lift them out when you needed to paint them or paint the siding beneath them or behind them. There is a way of doing it. It would continue the appearance of the existing, historic porch.

Mr. Gastinger – It would be easier to continue waterproofing and thermal barriers as well.

The comments that have been made are nice ones. The project is an elegant solution to a real funky house in a good neighborhood. I think it is in keeping with our guidelines for the conservation district.

Ms. Lewis – I would also note there’s precedence, not only in the neighborhood additions that the applicant pointed out. Last year we considered this in an ADC District in North Downtown on First Street. They did a very similar buildout addition under the existing porch.

Mr. Lahendro – The panels bother me in that they’re a colonial type of appearance. It would be nice to keep the Italianate, Victorian appearance of the house consistent around the wraparound porch.

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including the Historic Conservation District Guidelines, I move to find that the proposed first floor additions on the north and south sides at 603 Lexington Avenue satisfy the BAR’s criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted, with a strong suggestion that the porch railings on the south side be retained as part of the addition, and with a recommendation that an existing south side window be retained for the east porch elevation. (Second by Mr. Gastinger). Motion passes 7-0.

4. Certificate of Appropriateness

BAR 21-08-02

735 Northwood Avenue, TMP 340078000

North Downtown ADC District

Owner: Laura and Phillip Smith

Applicant: David Mullen, Halcyon

Project: Replace asphalt shingle roof with standing-seam metal, install PV panels

Jeff Werner, Staff Report – Year Built: 1931 District: North Downtown ADC District Status: Contributing. Request CoA to replace the existing asphalt shingles with standing-seam metal and install photovoltaic (PV) panels on the south facing roof. Replace existing, white, K-type gutters with half-round, white. (March 2021 CoA had approved copper gutters and downspouts.) The metal roofing to be crimped at the ridge, 21” pan widths, color to be Matte Black, low gloss.

Discussion

Re: replacing asphalt shingles with standing-seam metal

Slate or asphalt shingles are common on Colonial Revival styles homes; however, standing-seam metal is typical on many of Charlottesville's historic homes, especially on Park Street. There is no historic survey or other information that identifies the original roof material. The City's 1962 Sanborn Maps (below) indicate the house is masonry, with the note tile, brick faced, and a solid dot indicating a composition roof; most likely asphalt shingles. Tabbed, asphalt shingles were common in the 1930s; however, we can only assume the current asphalt shingles reflect the original material.

Re: PV panels

Since adoption of the current ADC District Design Guidelines, the BAR has reviewed and approved nine CoA request related to PV panels, six in the last three years.* Six were either IPPs or within an ADC District, all except one installed rooftop panels. Two were installations onto standing-seam metal roofs—1102 Carlton Ave and 420 Park Street. (* Not including March, 2021 request to install PV shingles at 735 Northwood Avenue, which was omitted from the project prior to approving the CoA.) The Design Guidelines (Rehabilitation, Roofing) do not specifically recommend against solar panels on historic roofs, but instead recommended they be placed *on non-character defining roofs or roofs of non-historic adjacent buildings*. However, the next provision recommends against adding *new elements that would be visible on the primary elevations of the building*. (The Design Guidelines closely follow the recommendations in the Secretary's Standards, included in the Appendix.) Due to the orientation of this house and the constraints of the parcel, there are only three options for functional PV panels: on the south-facing roof; on an addition to the primary elevation, or on a new structure erected in the front yard. The first is proposed, the other two would arguably be less preferable. While not formally presented or approved, the BAR's 2018 discussions on updating the Design Guidelines include a suggestion that the installation of PV panels *not damage or interfere with historic material*. That is, that PV panels be evaluated as non-permanent alterations that should not interfere with or alter the historic roof. (Relative to this request that the PV panels not permanently interfere with the new, standing-seam metal roof.) Given the above and that the Design Guidelines are intended to provide flexibility, with an acknowledgement that sustainable and green building design is complimentary to the goals of historic preservation, staff suggests this CoA can be approved, provided the BAR expresses that the alternatives are limited and less-preferable, and with the following conditions:

- the PV panels will not damage or interfere with the new roof;
- any associated PV equipment—boxes, cables, etc.—will be located to the side or rear of the house and properly screened.

Mr. Gastinger – I find it odd that 735 Northwood is included in the North Downtown ADC District. When you look at the diagram of the properties within the boundary, it is the only one that faces a side street. The exception being Lions View. It seems that it is mainly because it is protecting the larger residences of 627 and 705 Park Street. Unless there's other important information we should know about this house, are there other houses of that same era on Northwood not included? There are others in the neighborhood.

Mr. Werner – I don't know. Robert and I have talked about this a lot. There is no survey of it. It is possible the individual that lived there wanted to be part of the District. You raise a good question. I don't know. I haven't been able to find a reason.

Mr. Gastinger – I would just suggest that, when we make our decision tonight we might want to make some comment. What we decide here wouldn't necessarily apply to every other house in the District.

Mr. Mohr – That’s what concerns me the most is that this from a precedence standpoint. That’s really the issue.

David Mullen, Applicant – One issue that has been pointed out is that the solar panels are facing the street. It is a side street. The property on Park Street, on the rear and right side of the house, is an Individually Protected Property. Those elevations to the rear of the house are where you would actually not want to put the solar panels as far as pointing them at the historic site.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – The cables are running down the back behind a gutter?

Mr. Mullen – Yes. The idea is that we bring the conduit from the solar panels on the front through the attic to the rear of the building and either drop it through a conduit inside the building envelope to the basement and out towards where the batteries are located. The batteries will be in an existing outside storage area. Or we would take it out the soffit next to a radon pipe that already exists at the back corner and keep everything tight rather than spreading it out over the elevation.

Mr. Lahendro – What’s the difference between from the top of the solar panels to the top of the roofing?

Mr. Mullen – It’s about six inches when you add the standard beam, the clip, and the rail. The solar panels sit on top of that. The thickness of the solar panel is between 5 and 6 inches. We could do a smaller rail. It also improves the efficiency of the solar panel the farther it is off the roof.

Mr. Zehmer – I was looking at the roofing. You’re proposing a 21 inch pan. I looked at the specs on the solar panels. It looks like they’re about 40 inches wide. Is there a way to get a 20 inch pan so that you might be able to align the ridges of the standing seam with the edges of the panels?

Mr. Mullen – That’s a good thought. The way the standing seam aligns with the overall building, the pattern ends up centered on the elevation. Otherwise you end up with really skinny ends. If we had a 20 inch standing seam, it would be every other seam with a panel. That could work.

Mr. Zehmer – I recognize it might be a shot worth considering visually.

Mr. Mullen – The other issue is the rails clip on the standing seam.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – While the guidelines seem to discourage putting anything on the front of a roof, it’s a new roof. You’re not going to damage the roof. There’s no historical materials being damaged. It is a simple rectangular roof. It’s not like these will be obscuring a turret or any sort of architectural detail. In looking at the Secretary of Interior Standards, these actually seem to fit even better than they would with our guidelines. They say “don’t damage or obscure character defining features.” I don’t know that

I consider a plain, simple, rectangular roof a character defining feature. It is a prominent feature. They say “don’t change historic roofline or obscure features such as relationship of dormers, skylights, and chimneys.” It is certainly not doing that. I would vote for approval on this.

Mr. Gastinger – I am in support of this as well. In the introduction on sustainability, it says that “sustainability and preservation are complimentary 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 be in conflict with a specific guideline, the BAR shall work with the applicant to devise a creative solution that meets that applicant’s goal for sustainability. It is also compatible with the character of the district and property.” Given this particular location and in keeping with the geometry and form of the house, it is not in conflict with the roofline. That doesn’t mean that I think that every condition where we have a south-facing façade on a primary façade that solar panels will be appropriate. In this case, I find it to be so.

Mr. Mohr – The house is a nice example. This isn’t a one-off. It’s a pretty common house in this immediate area. Your point about it even being in the district is very well made. It doesn’t make any sense. There are no other houses on side streets?

Ms. Lewis – Yes, there are. The properties on Lyons Court. North Downtown doesn’t stop at Park Street. It extends to the Downtown Mall. There are plenty of properties on side streets that are also designated historic and in that district. I respectfully disagree with that observation. I live in this district. Look at the properties on Lyons Court as a good example. There are several properties on that. It is not just one house into the street. They’re three houses deep into the street off of Park Street.

Mr. Mohr – This house does seem like an anomaly.

Ms. Lewis – The reality is that this is in a historic district. No matter our personal opinions about that, they apply. I disagree with those statements. I do note, for all of the reasons stated, there is a presidential value that we should maybe look at the boundaries of those districts. There should have been a survey done. There was a historic survey done when this became the first historic ADC. They’re not publicly available online. I have seen a lot of them. That’s one thing we should make very available; those original surveys that were done. This is a contributing property. It’s not non-contributing.

I actually can’t support this. Our guidelines speak to whether the addition would have an adverse impact on neighboring properties. None of us have seen what those materials are, what this looks like, and whether there is glare to it. We talk about windows and tinting all of the time. Do we know what this will look like? Will it be a shiny, sheen silver during the day that will impact neighbors across the street? Will it be mirror-like? Are they transparent so you can still see the roof material? I don’t know what this material is. I am certain that architects on this Board can imagine, based on their experience, what the materials could be. We have nothing in front of us. We were led to believe, from the last submittal we deferred, that these would actually be roof shingles made by Tesla. I would think differently if that is what is in front of us. Instead, we have an array that is going to be mounted on the roof. Whether this is a brand new roof or not, one of our guidelines says that we should try to retain character defining elements. This roofline itself is character defining for this house. It’s a very steeply hipped roof. It’s quite a beautiful structure. I don’t believe it is commonplace. It was built in 1939. It less than 90 years old. Another one of our guidelines states: “Don’t add new elements that will be visible on primary elevations.” This certainly is. It’s not the owner’s fault that the front side is the southern side and that is where they can gather the most energy. That would be a direct violation of our

guidelines. This is precedent making. It's a contributing structure in our oldest district. I can't support it.

Mr. Zehmer – I think Cheri has some good points. I would rather see the Tesla shingles. That would maintain the roofline and be a shingled roof.

Mr. Lahendro – I am mostly OK with it because of the following reasons. It's not a roof that has distinctive forms that the solar panels would 'fight with.' I am presuming the solar panels are dark as the roof is. They would blend in with the roof. They're symmetrical on the roof. They fill it up for the most part if they need to be kept as low as possible. Most importantly for me, it is reversible. When this technology is passé in 20/30 years and we move onto something else, this can be taken off. That's the most critical thing to me.

Mr. Schwarz – The last page of our staff report has some links to the products. I know we're relying on a photograph on a website. What we do know is that they're black. They should match the roof.

Mr. Zehmer – I guess the trick there is that the roof is called matte black. I would think these might have some sheen to them. I wonder if a sheen on the metal roof might make it blend more.

Mr. Mullen – I think it is a low gloss matte black.

Mr. Mohr – We did ask for samples of the shingles. I think Cheri has a point here about seeing a sample of the DV panel.

Mr. Schwarz – I have held a solar panel before. I thought that everyone knew what they looked like.

Ms. Lewis – I don't think we can presume to be familiar with materials that haven't been presented to us. If you read the minutes that we just approved, which had the discussion from March, when we talked about this. I specifically asked for samples. We had an entire discussion about this. I know in this context it is really difficult. This applicant has had four months. I will walk down to City Hall to look at something masked up. There are lots of options for getting these materials to us. I understand it is no longer Tesla. Maybe this is more commonplace, which makes it easier for some of you who are practitioners in the trade to presume that you know what the material is. Do you really know? Is there only one vendor in the world and one look to solar panels? I can't believe that. We have a drawing that shows it as black. We have a spec sheet that shows it as black. I see the mounts. They're going to be black. Do we know how many inches from the roof this is going to be mounted? Does anyone know that? Or are we just reading in the lines? It's late in the evening. That's not a reason to approve something when we don't have enough information. I will go down as the minority. I will be happy and comfortable with the objections I have made. Once this goes up, it's not coming down.

Mr. Gastinger – If we were to approve the solar panels, the technology does change quickly over time. It's likely it would either be taken down or replaced with a different technology. It would likely not be subject to BAR review at that time. The main point I am trying to get at is whether or not the concept of a solar panel is approvable or not is one threshold. What does a solar panel look like? What the finish color is a different and separate conversation.

Mr. Werner – One question is the changing of the roof. Is the intent to go with standing seam metal roof and replacing the asphalt with a solar array? We did send out information that has descriptions and images showing connecting of devices. Maybe they got lost in the shuffle. I sent this out yesterday. How it clips, information on the panels.

Mr. Zehmer – What was the reason between shifting away from the Tesla shingles to this larger panel?

Mr. Mullen – What we were finding was that Tesla doesn't have an installer in this area yet. They're working on that. The solar installer we're working with now talked about how solar panels operate best. He had a lot of reservations about Tesla's solar panels being shingles. There are these crevasses where dust or dirt can build up. He was concerned about cleaning that. Tesla's solar panels do have an air gap behind them. We came around to working with a regular panel system. It had a black finish to it that we could try to blend into a standing seam roof.

Ms. Lewis – There was a note there is a larger question of whether we're against solar panels. I am not in that camp. There are things about this application that I wish I had a little more information. I appreciate Mr. Mullen's response about why they shifted. I am not really stuck on the Tesla. As someone who is not a professional, I don't have enough information about it. I looked at the links. I really don't know what is going on. It violates our guidelines from what I read. Until we get to our guideline review, the guidelines are not arbitrary. They're supposed to guide our decisions.

Mr. Zehmer – That argument is what swayed me.

Mr. Mohr – I do feel both ways about it. It certainly doesn't compliment the house. In ten years, it is going to be a paint that goes on this standing seam roof. I am sure that we will be leaving this in the near future. It's a little scary saying everybody can put these on their roofs. It looks like hell. The only reason I was liking Breck's point was just being able to duck it from precedent standpoint. That would get us off the hook. Cheri is right. It's on the main façade of the house. It definitely affects the quality of what that house looks like.

Mr. Gastinger – I agree with Cheri that it's in the district. It's held to the same standard. To assess the effect on the whole neighborhood, that's a really important difference. There's no house across the street. I don't think it's going to have a negative impact on the street. If we saw more solar panels, that would be great. We should note that. Taking the context in its position within the neighborhood is an important one.

Motion – Mr. Schwarz – **Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed metal roof and PV panels at 735 Northwood Avenue 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.**

Motion passes 5-2.

E. Discussion Items

Brief Work Session on ADC District Design Guidelines

- Staff introduced the scale of the projects that the BAR and the different projects and historic surveys completed by staff.
- Staff went over the details of the Comprehensive Plan and the role of the BAR with the comprehensive plan.
- There was a discussion between the staff and BAR regarding the upzoning that could be taking place in the historic districts.

F. Other Business

Staff Questions/Discussion

- Staff briefly went over several questions with the BAR regarding certain properties.

In person Meeting Delayed

BAR Vacancies at the end of 2021

G. Adjournment

Meeting was adjourned at 9:47 PM.

Certificate of Appropriateness

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):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 17, 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 reviewed this project and accepted applicant's request for a deferral (8-0).

February 15, 2022: BAR reviewed this project and accepted applicant's request for a deferral (9-0).

Application

- Submittal: Formwork Design drawings *310 East Main Street*, dated May 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, Elevator Shaft Decorative Scheme context; Sheet 7, Elevator Shaft Angled; Sheet 8, Elevator Shaft Closeup Views; Sheet 9, Mall Level Plan; Sheet 10, Water Street Views

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 comparisons of October 2021, February 2022, and present submittals

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.

The BAR last had a formal review of this project at the February BAR meeting. The BAR was generally supportive of the project's design, form and materials, but expressed the following concerns:

- The glass used in the Main Street storefront should be clear.
- Members expressed hesitation over design of screen; not sure what they'll look like.
- Applicant should provide material samples of brick and screen
- Screen provides an appropriate contemporary take on existing materials seen on Mall.
- Applicant should provide visuals that show how proportions of new façade relate to neighboring buildings.
- Window patterns should exhibit more variety
- Members express no objections to Water Street elevation.
- Concern over color of screen; since it's located on north elevation, it won't receive direct sunlight.
- Applicant should submit more detailed information about storefront.

The applicant returned for a brief informal discussion at the April BAR meeting with the new design for the façade screen. The BAR commended the project's direction and was intrigued by the design, but requested material samples and close-up renderings.

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

May 2022 Submittal:



PEDESTRIAN MALL VIEW



WATER STREET VIEW

Architectural And Historic Survey



259

Identification

STREET ADDRESS: 310 E. Main Street

MAP & PARCEL: 28-41

CENSUS TRACT AND BLOCK: 1-124

PRESENT ZONING: B-4

ORIGINAL OWNER: J. Dean Tilman, Sr.

ORIGINAL USE: Dry Goods Store

PRESENT USE: Department Store

PRESENT OWNER: J. Dean Tilman, Jr., G. McNeir Tilman,

ADDRESS: 310 E. Main Street
Charlottesville, VA

HISTORIC NAME: Tilman Building (J.D. & J.S. Tilman's)

DATE / PERIOD: 1916 and 1956

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 1/2, 3 storeys

DIMENSIONS AND LAND AREA: 27' x 232' (6,140 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1979

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.

310- E Main St.
312
Tilman's Dept Store

1916 + 1956 (assessor)

28-41



259

Downtown Mall To Get 'Futuristic' Building

By CHARLES GIAMETTA
of The Progress Staff

Backers of a new office and retail building on Charlottesville's downtown mall unveiled their plans today and said they hope the structure's futuristic design will inspire owners of other mall buildings.

The Milgraum Center, at 310 E. Market St., will feature a silver-reflective glass facade and a glass-enclosed elevator shaft facing the mall.

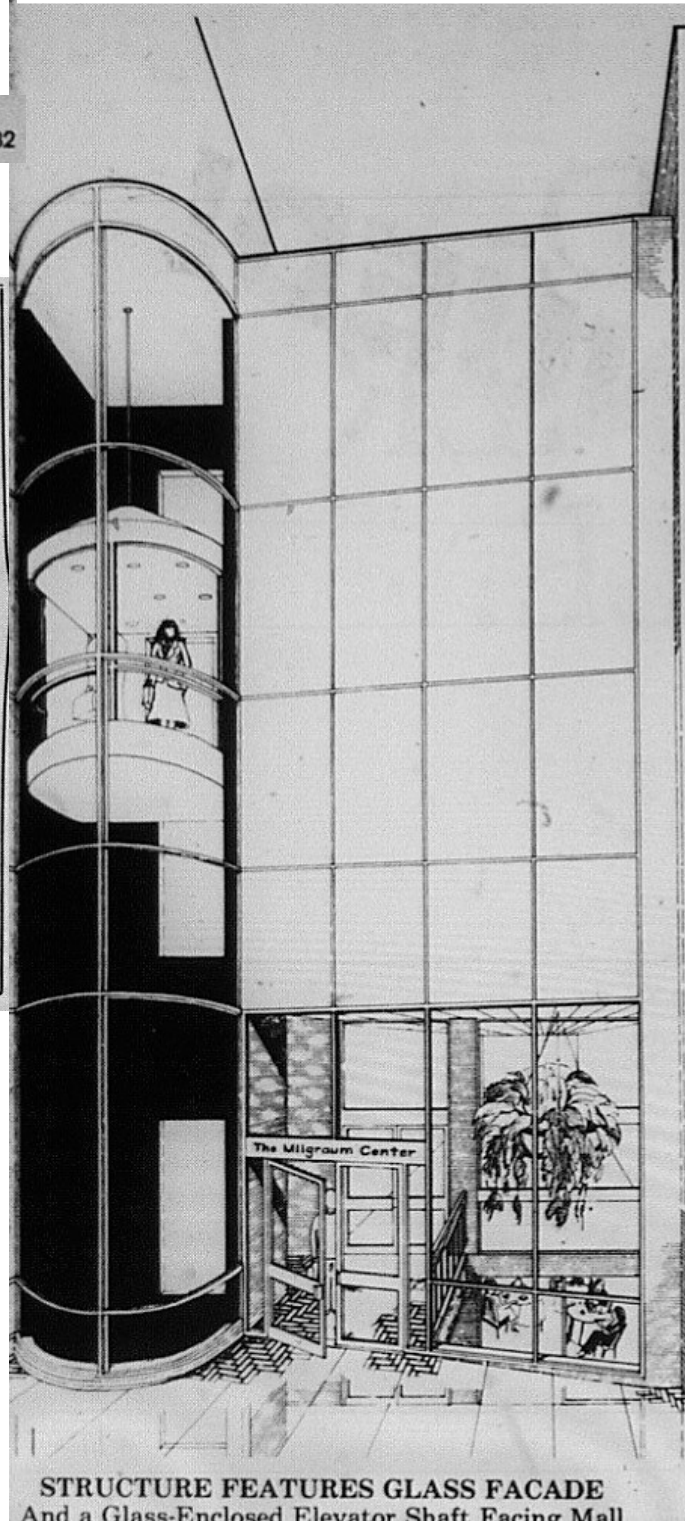
Plans call for offices on the top two stories of the four-level building, a retail space on the mall level and a restaurant in the basement.

The \$250,000 renovation is being financed by the building's owners, Leonard and Sylvia Milgraum, who own land in Cismont in Albemarle County and also own several downtown properties.

"It's a very futuristic-type building," said Bill Rice, a real estate broker who announced the plans this morning. "We wanted the building to be a focal point — that no matter where you are on the mall, it would stand out and grab you."

Please See MALL, Page B4

Curiously, the wrong street.



STRUCTURE FEATURES GLASS FACADE
And a Glass-Enclosed Elevator Shaft Facing Mall

★ Mall

Continued From Page B1

"There are a lot of landlords on the downtown mall that sit back, collecting rent checks and basically not doing anything," Rice added. "The city fathers know this ... maybe we can embarrass (other landlords) into doing something."

Rice said he helped the owners and the general contractor, John Moore, design the renovation. "What we had to do is find something that works" to make the building attractive to tenants, he said.

The building, next to the Hardware Store Restaurant, was vacated in the mid-1970s by Tilman's department store, Rice said. The Milgraums bought the property in the late 1970s, he said.

About 3,000 square feet of retail space are available on the mall side of the first floor; a fabric store is already operating in about 1,200 square feet on the building's Water Street side, Rice said.

Rice said he did not expect to have problems renting the space because he said there is a demand for small office space downtown. He said he hoped the first occupants could move into the building in September.

Rice said the exterior glass will promote energy efficiency by reflecting sunlight.

The facade will be angled toward the elevator so that the glass-enclosed elevator shaft and glass elevator car will stand in relief from the building, Rice said.

??

WE
SEA



PEDESTRIAN MALL VIEW



WATER STREET VIEW

310 EAST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

SUBMITTED SEPTEMBER 28, 2021

RESUBMITTED JANUARY 21, 2022

NON-AGENDA UPDATE ON ELEVATOR SHAFT ORNAMENT, APRIL 19, 2022

RESUBMITTED FOR C.O.A. MAY 17, 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.

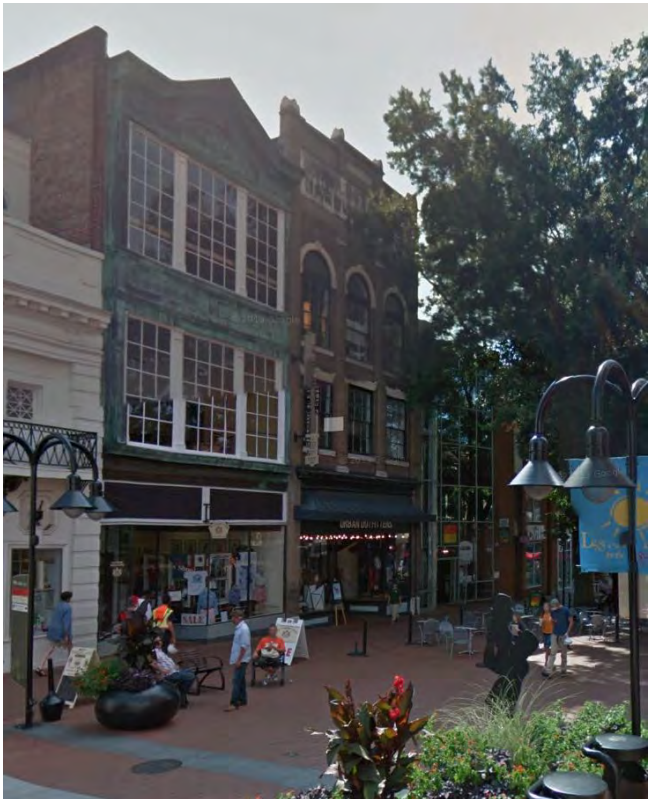
Excerpt from "More than a Mall: A Guide to Historic Charlottesville. Albemarle Charlottesville Historical Society, 2010



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

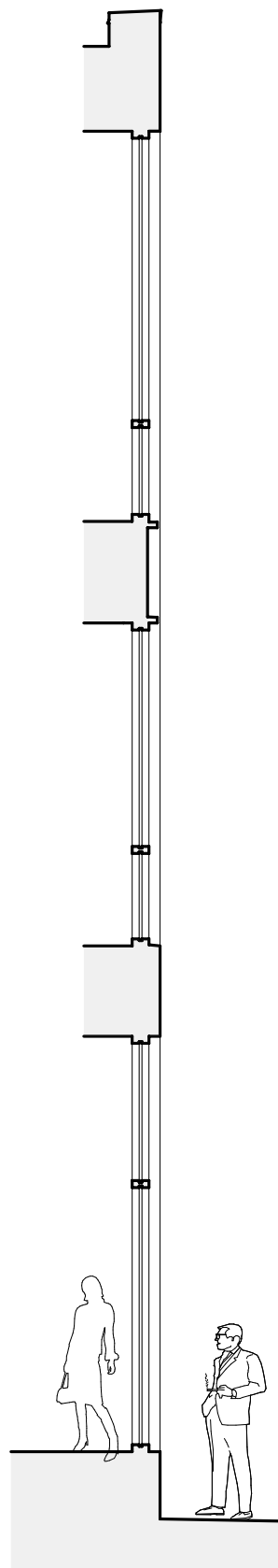
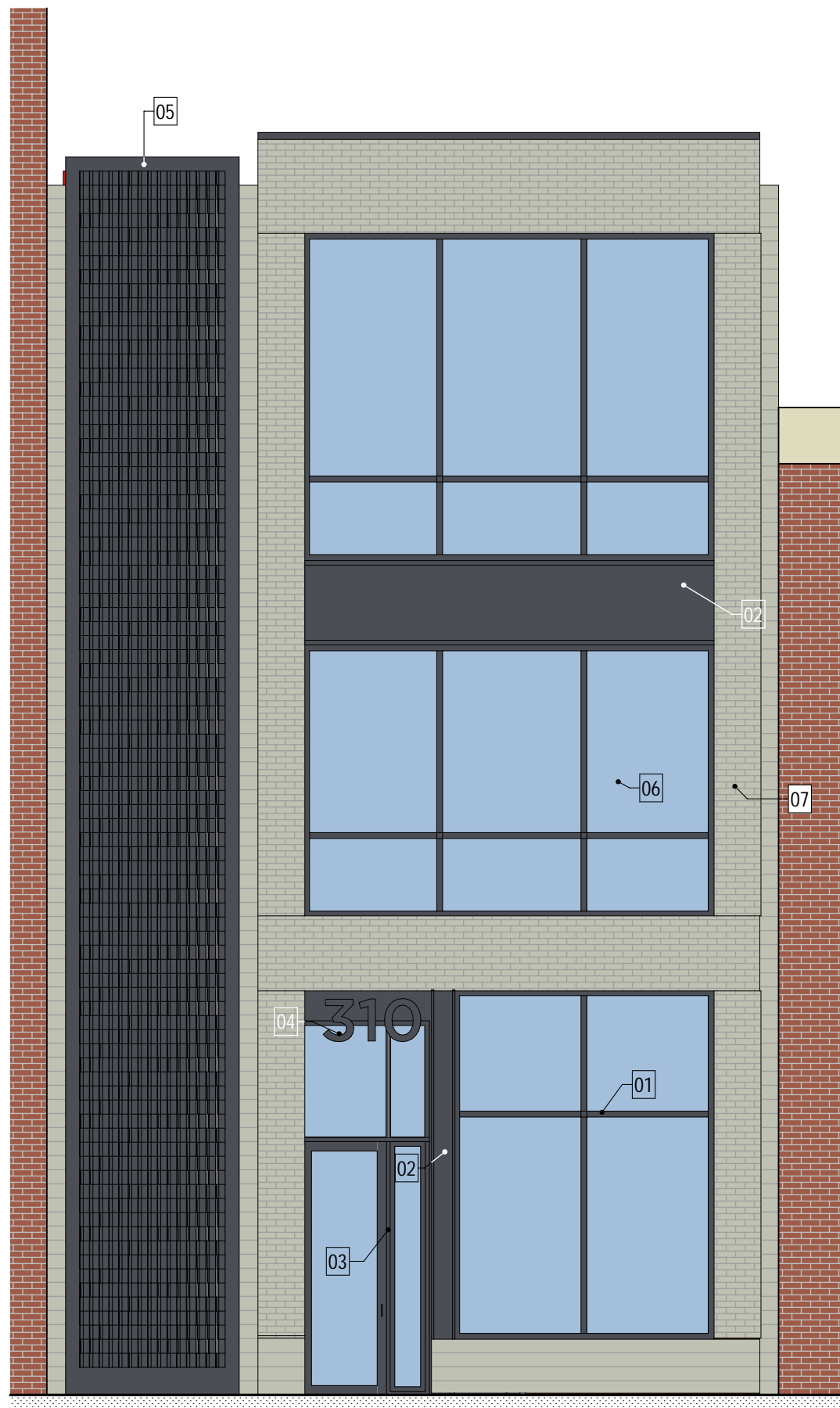
316 E. MAIN
HARDWARE STORE
WATER ST FACADE



SUBJECT BUILDING
310 E. MAIN ST
WATER ST FACADE

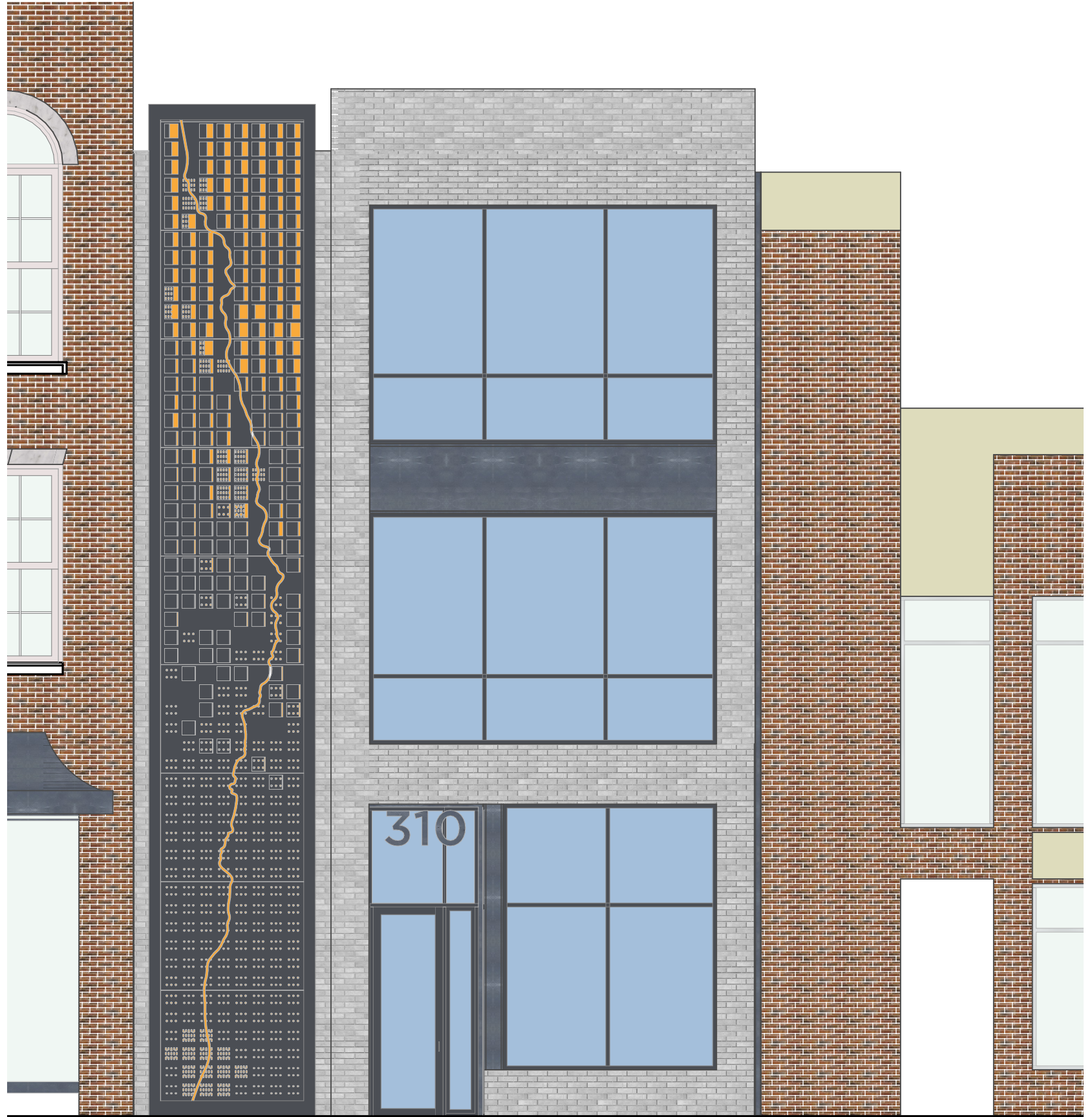
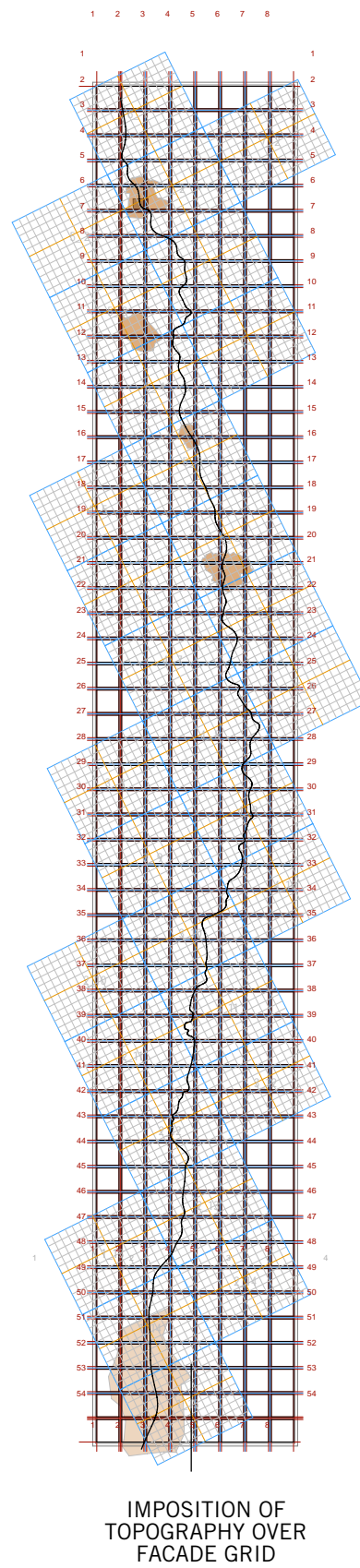
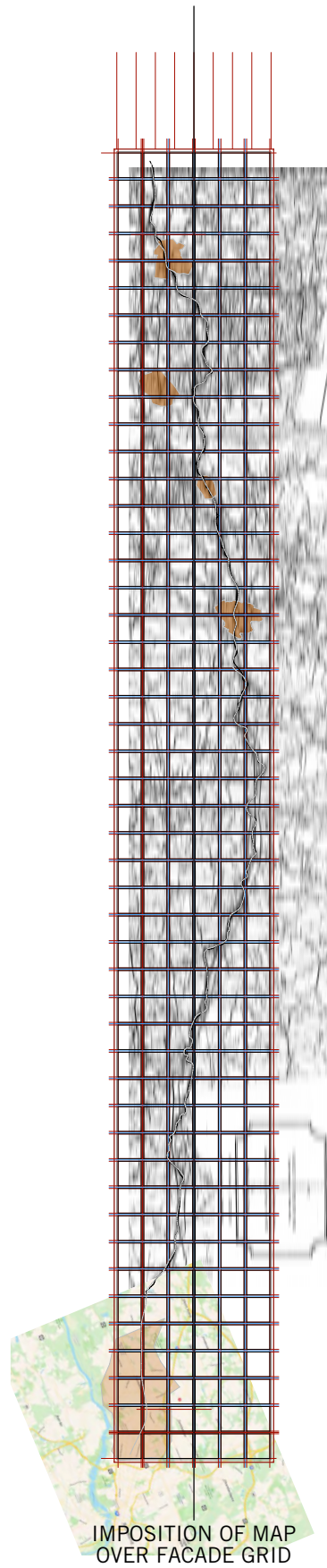
320 E. MAIN
WATER ST FACADE

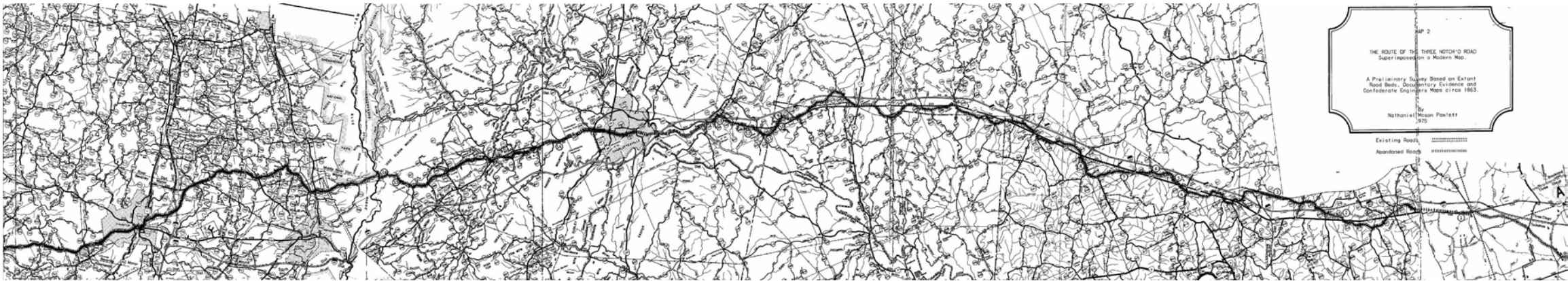
316 E. MAIN
HARDWARE STORE
WATER ST FACADE



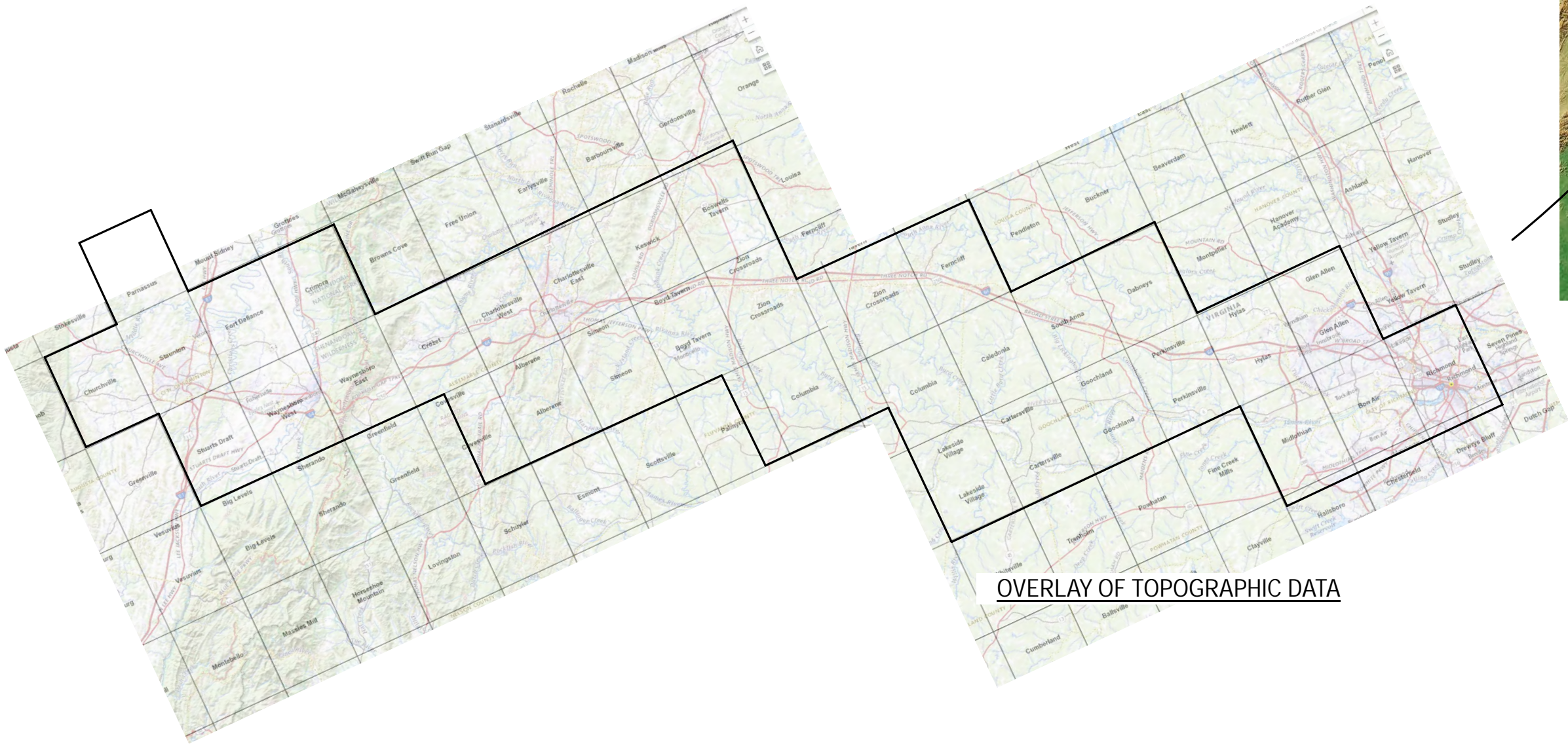
- 01 ALUMINUM STOREFRONT SYSTEM
- 02 BRAKE-METAL CLAD MULLIONS, SPANDRELS, ETC.
- 03 ALUMINUM ENTRY SYSTEM
- 04 1" DEEP DIMENSIONAL LETTERS; LETTER HT: 18"
- 05 BREAK-METAL FRAME & PANELS W/ CNC OVERLAY 'SHADOW' SCREEN IN CONTRASTING MATERIAL
- 06 FIXED GLAZED PANELS
- 07 MODULAR BRICK - GREY



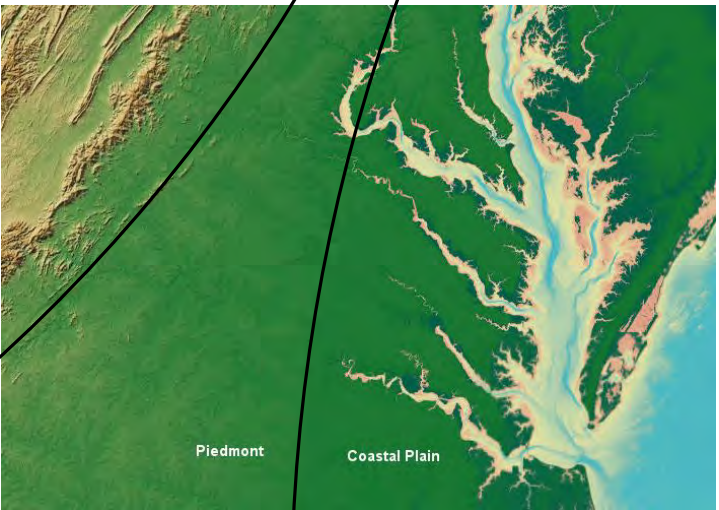




RECONSTRUCTED ROUTE OF THREE NOTCH'D ROAD



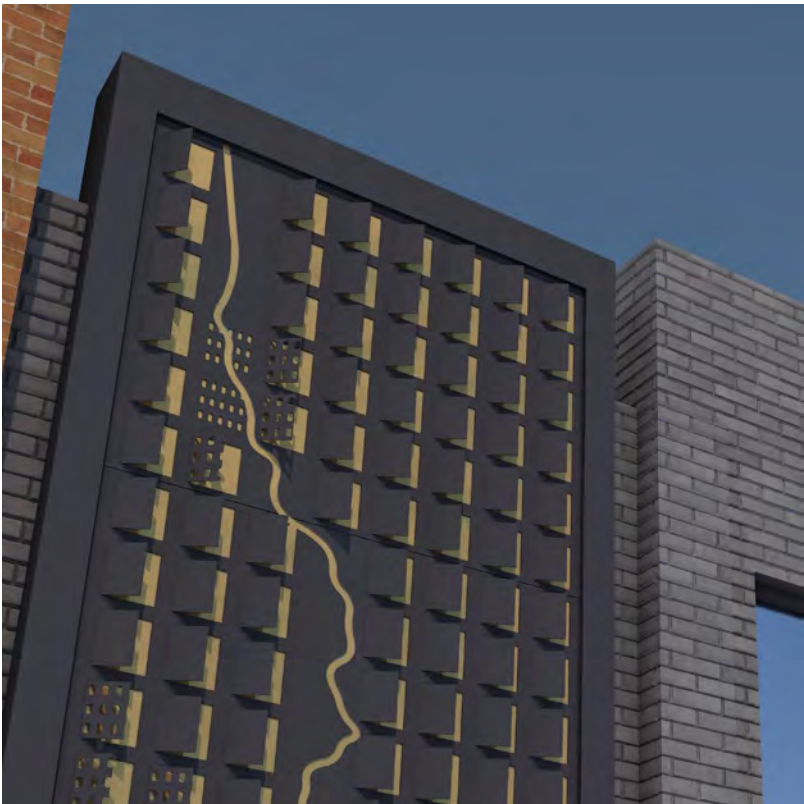
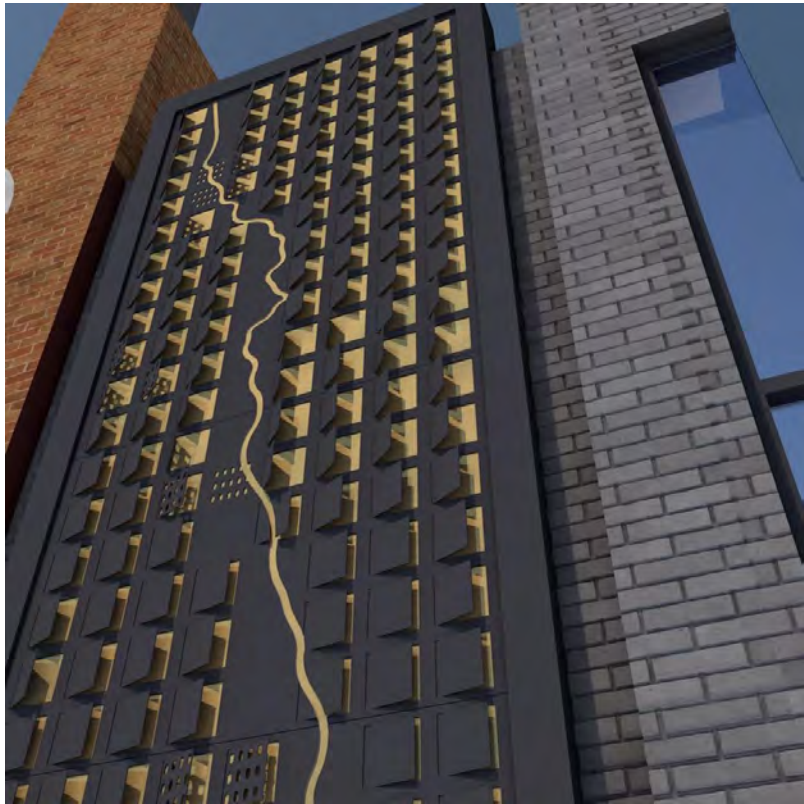
OVERLAY OF TOPOGRAPHIC DATA

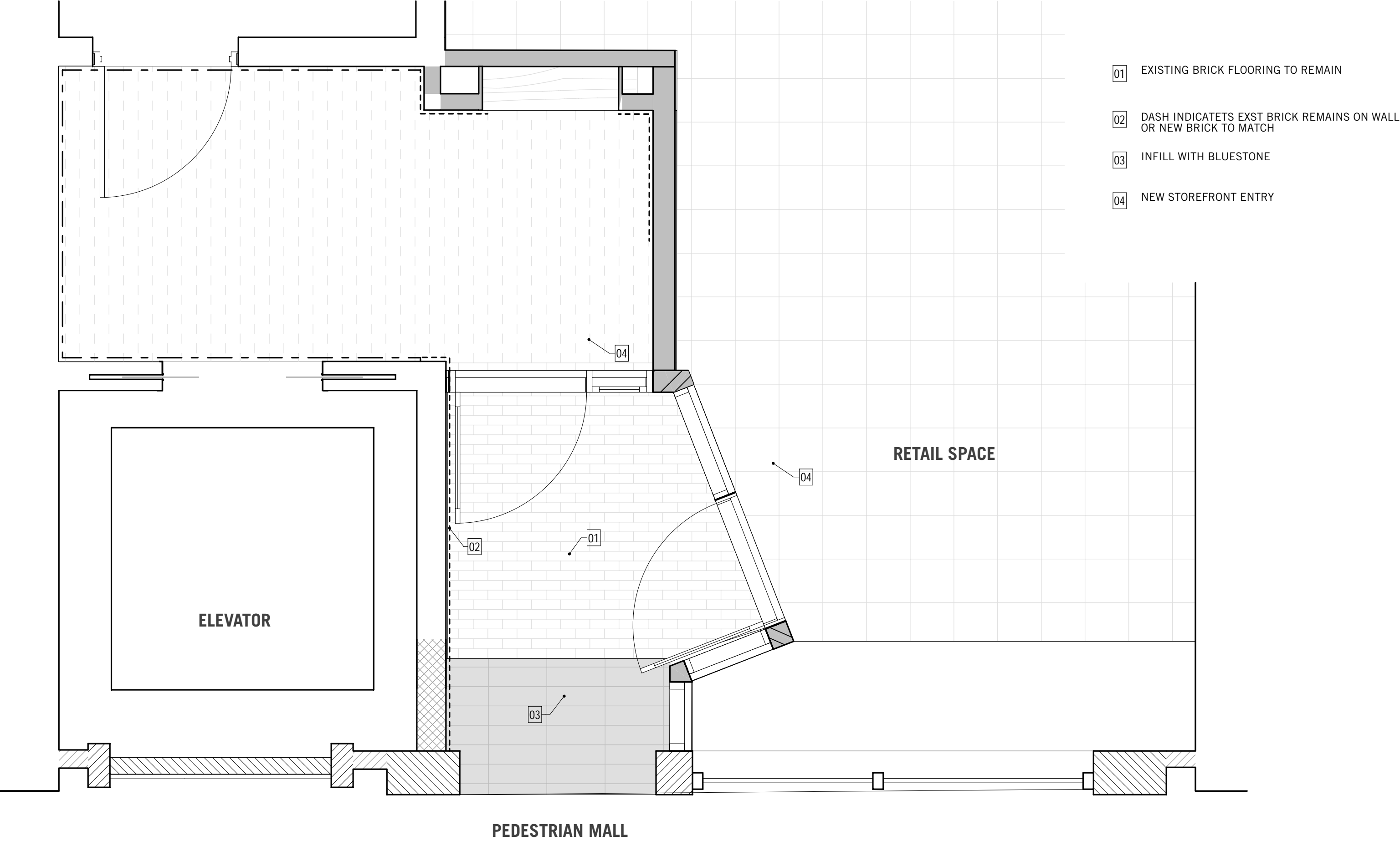


BLUE RIDGE / PIEDMONT / COASTAL PLANE



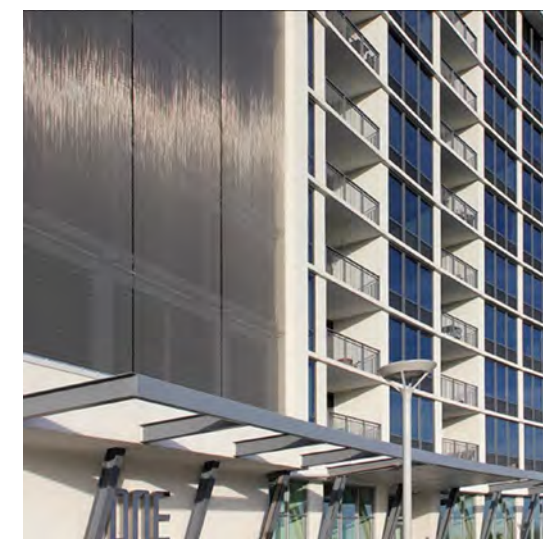
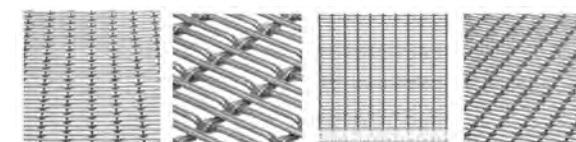
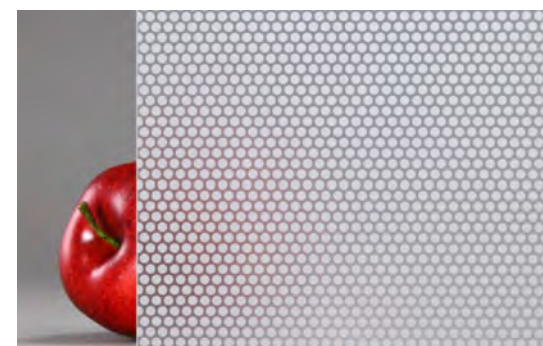
310 EAST MAIN ELEVATOR SHAFT - ANGLED VIEWS







- 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

BAR 10-11-04

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects

Project: Modifications to the west elevation

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 Report
May 17, 2022**



Certificate of Appropriateness

BAR 10-11-04

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects

Project: Modifications to the west elevation



Background

Year Built: 1884

District: IPP

Disney-Keith House, a vernacular farmhouse. Between 1923 and the mid-20th century, Arthur Keith's wife, Ellie Wood Keith, operated a riding academy here.* A barn, outbuildings, and stables immediately west of the house are no longer standing, but can be seen on the c1965 Sanborn Maps and 1966 aerial photo--see the Appendix. The existing garage south of the house was constructed in 1988.

Prior BAR Review

July 19, 1988 – BAR approved CoA for a new detached garage in the rear yard, a rear fence, and minor alterations to the main house.

November 2, 1989 – BAR approved CoA for enclosure of the rear porch, with siding, windows, shutters and paint color to match existing.

November 16, 2010 – BAR accepted applicant's request for deferral. (CoA request to modify the west elevation: replacing single window with a triple window; replace single window with French doors to match doors on east elevation; and construct a painted wood pergola/sunscreen. New window and doors to be painted wood, with painted, operable wood shutters.)

September 28, 2020 – Admin approval of roof replacement (in kind).

November 16, 2021 – BAR reviewed this project and accepted applicant's request for a deferral (7-0).

Application

- Applicant submittal: Bushman-Dreyfus submittal, dated May 17, 2022: Site Concept Plan L1.00); Existing Conditions; Photographic History of the Property; Elevation Concept (3 sheets); Concept (plan and wall section); and Precedent Images. (8 sheets.)

Request CoA to modify the west elevation of the rear addition: New sliding door and exterior stoop at the door. (The landscape plan, including other work on the property, is aspirational and included in the submittal for context only.) Note: In November 2021, the BAR reviewed a conceptual sketch of the proposed changes. See the Appendix.

Discussion and Recommendations

Modifications to the west elevation: The existing door and window to the left (in the photos and elevations) are not in the historic photos and were added after/during construction of the small addition to the SW corner of the main house. (See the comparison photos in the Appendix.)

The City's landmark survey suggests the rear wing was added to the original, 1884 house, with that work completed in two stages, likely prior to 1923. Staff believes the rear addition (excluding the addition at the SW corner) likely dates to between 1894 and prior to 1907.*

Staff suggests the alterations to the elevation should be allowed, within the framework of the design guidelines, and supports this request conceptually. With that, staff suggests BAR discuss whether or not the proposed sliding doors are appropriate, within the framework of the design guidelines.

The applicant's submittal makes clear the design intent for the proposed changes: *To connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric.*

* Typically, house additions are associated with growing households. The census data does not tell us when this house was expanded, but it does show how many people were living here. It is speculation only, but the census suggests the addition likely dates to between 1894 and 1907, when Lambert Disney and his family occupied the house.

- 1884: Frederick Wm. Disney constructs 123 Bollingwood.
- 1890 Census: Records are not available.
- 1894: Property given to Lambert Disney.
- 1900 Census: Lambert Disney and his nine children. (Disney's wife died in 1895.)
- 1907: Property sold to Stella Carver
- 1908: Property sold to Frank Thornton.
- 1910 Census: Thornton, his wife, and four daughters.
- 1919: Property sold to Henry Corbet.
- 1920 Census: Corbet, his wife, and two children.
- 1923: Property sold to Albert Bolling, then to Arthur Keith.
- 1930 Census: Keith, his wife, two children, and two servants.
- 1940 Census: Keith, his wife, and three children.

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 alterations at 123 Bollingwood Road satisfies the BAR's criteria and is compatible with this IPP and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...]

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 alterations at 123 Bollingwood Road does not satisfy the BAR's criteria and is not compatible with this IPP, 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 4 – Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

A. Introduction

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must

not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.

- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

Appendix

Current



Proposed November 2021



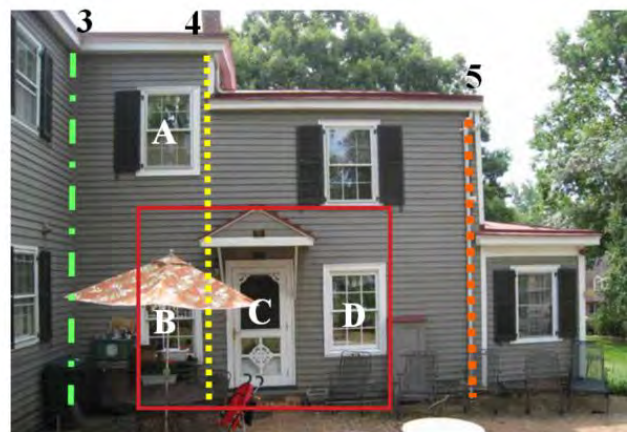
Current



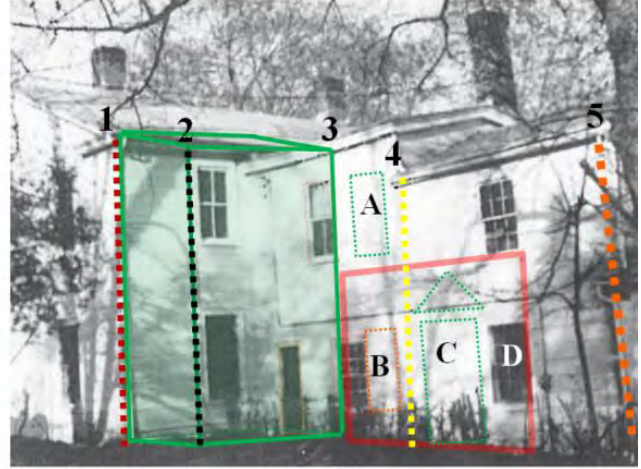
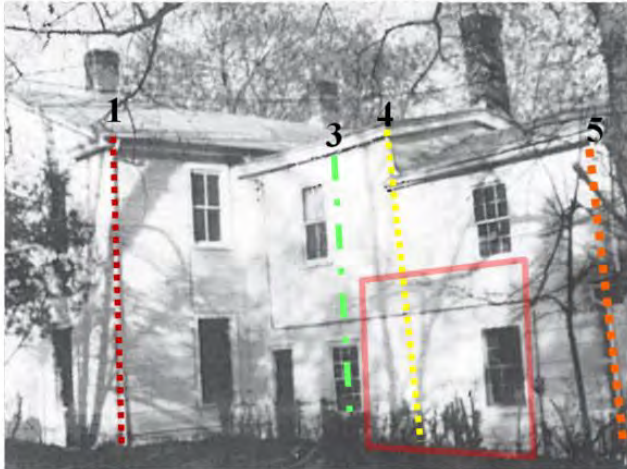
Proposed May 2022



Current



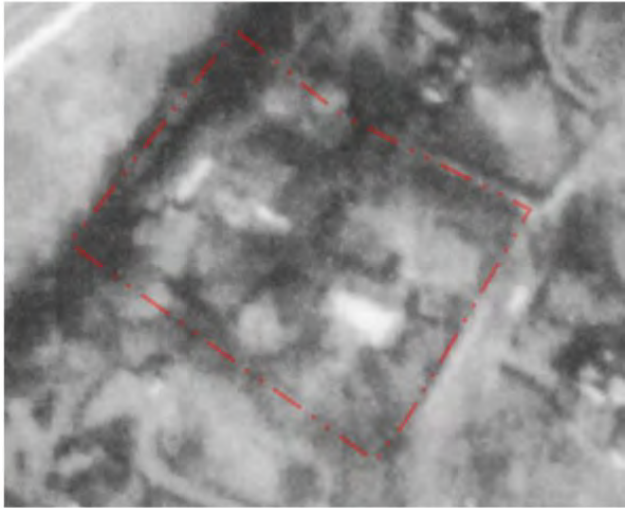
Historic (Unknown date, assume mid- to late-20th century.)



c1965 Sanborn Map



1966 aerial photo



1990 aerial photo



2018 aerial photo



123 Bollingwood - September 2020



123 Bollingwood (5/13/2022)

123 Bollingwood - September 2020



123 Bollingwood (5/13/2022)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 123 Bollingwood Road
Map and Parcel: 7-22
Census Tract & Block: 7-218
Present Owner: Ellie Wood Page Keith
Address: 123 Bollingwood Road
Present Use: Residence
Original Owner: Frederick W. Disney
Original Use: Residence

BASE DATA

Historic Name: Disney-Keith House
Date/Period: 1884
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 199.5' x 230'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This large farmhouse faces north toward the Three-Notched Road (Rt. 250), with its side toward the newer Bollingwood Road. It is a basic two-storey, three-bay, double-pile house on a low brick foundation, with a long two-storey wing covering the central bay of the rear and giving it a T-shape. The wing appears to have been built in two stages, each one lower-ceilinged than the sections preceding it. The low gable roof is covered with standing seam tin and has a boxed cornice with returns. The original weatherboarding was covered with asbestos shingles about 1950. A simple Tuscan-columned veranda without balustrade extends across the entire front and halfway along the east side of the house. Apparently it once continued around to the rear wing, but the rear section was removed and the rear half of the side section enclosed many years ago as a sun parlor with a sleeping porch above. The four-paneled entrance door has a four-light rectangular transom and narrow sidelights over panels. The double-sash windows on the first level are single-light and have louvered shutters; those on the second level are two-over-two light and are somewhat shorter. Doors and windows have architrave trim. There are interior brick chimneys between the two rooms on each side of the central hall, and another in the wing. Fireplaces in the two front rooms on the first level have mantels with Ionic colonettes; the other rooms were originally heated by stoves. The wall between the parlor and the central hall has been removed. A single flight of open stairs rises from the hall.

HISTORICAL DESCRIPTION

When the Morea estate was divided in 1880, R.T.W. Duke purchased an unimproved tract of 48½ acres west of the mansion (ACDB 77-127). He sold 20 acres of this in 1884 to Frederick William Disney who built this house the same year (ACDB 83-378). It remained in the Disney family until 1907 (ACDB 135-96), then changed hands several times in the next 16 years before being purchased from H. Guy Corbett and subdivided by Albert S. Bolling and David J. Wood in 1923 (ACDB 182-487). The rear wing was added, probably in two stages, sometime before then, but tax records give no indication of the year. The house stood in the midst of a large apple orchard. Ellie Wood Page Keith (Mrs. Arthur M. Keith) purchased Lot #14 of Ivy Terrace subdivision, including the Disney house, in 1923 (ACDB 183-372). The Keith family has now lived there for 55 years, and Mrs. Keith continues to operate a very popular riding stable there. Additional Deed References: ACDB 102-403, 137-125, 170-519, 183-342.

GRAPHICS

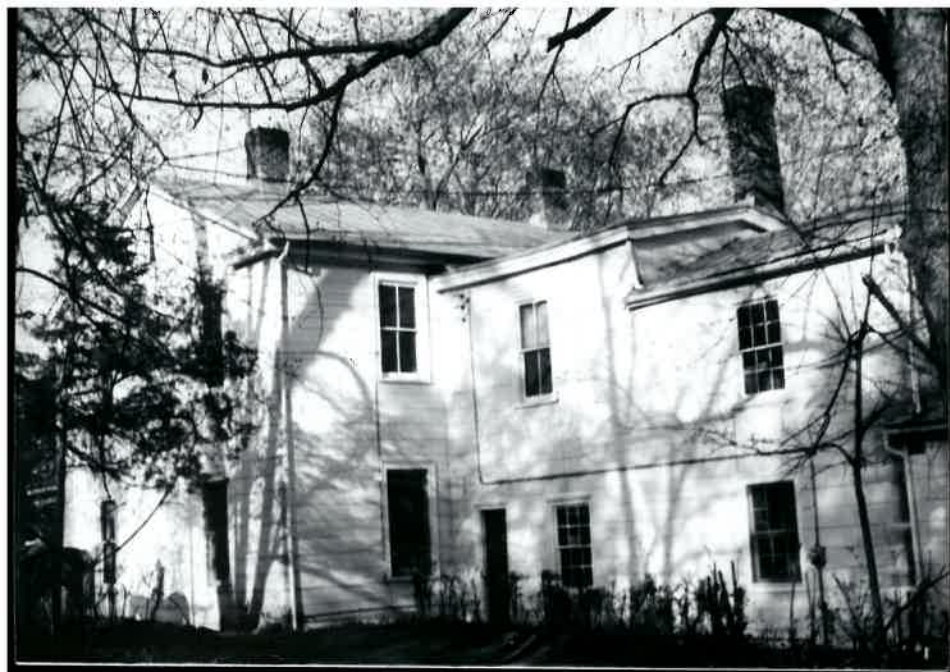
CONDITIONS

Fair

SOURCES

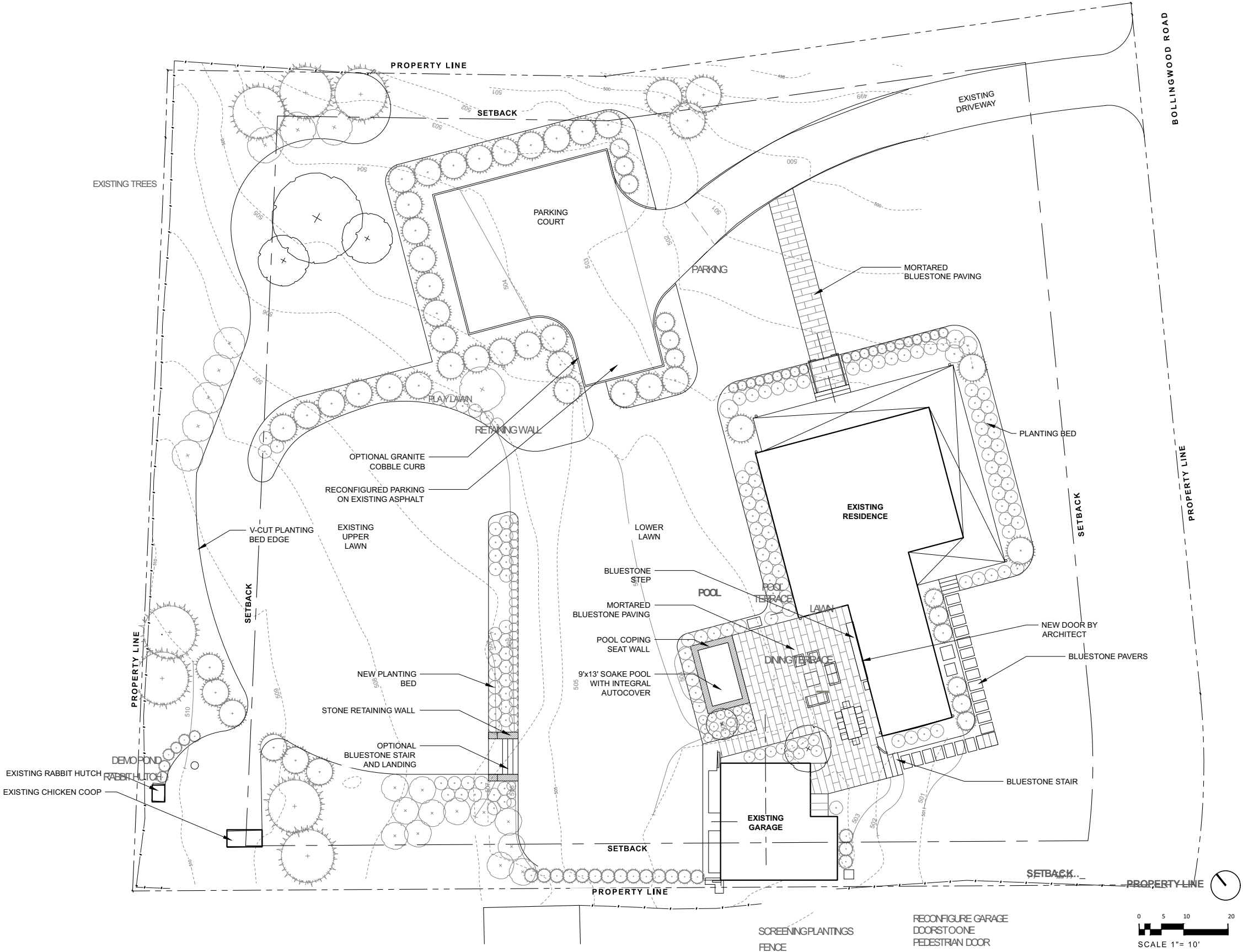
City/County Records
Mrs. and Mrs. A.M. Keith







May 17, 2022



grounded
LANDSCAPE ARCHITECTURE & DESIGN

ELIAS RESIDENCE
123 BOLLINGWOOD ROAD CHARLOTTEVILLE, VIRGINIA

05.06.2022
SCHEMATIC DESIGN

SITE PLAN

L1.000

ELIAS RESIDENCE
123 BOLLINGWOOD ROAD CHARLOTTEVILLE, VIRGINIA

09.13.2021
CONCEPTUAL DESIGN
SITE PLAN
CONCEPT

123 Bollingwood Road

Site Concept Plan



Limit of work outlined in red





The property has been substantially altered over time. The enclosed sleeping porch on the left in these 2 images has been completely removed.



The rear additions have also been altered over time.





Exterior renovation would be limited to the southwest facade of the structure - a series of later additions to the original farm house, not visible from Bollingwood Road. The interior space at this location is the kitchen and family dining area, and the goal of the project is to connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric. Modifications would include:

- Removal of small roof over door.
- Replace door and 2 windows with single, three-panel sliding door with minimal frame and with metal surround encasing sliding door.
- Repair and replace all wood siding effected by the modification.





May 17, 2022

123 Bollingwood Road

Elevation Concept



May 17, 2022

123 Bollingwood Road

Elevation Concept



Older, historic fabric with modern interventions

