

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**May 16, 2023, 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]**

**B. Consent Agenda**

1. Meeting minutes: March 21, 2023
2. [Certificate of Appropriateness](#)  
BAR # 23-05-03  
485 14th Street NW, TMP 090034000  
Rugby Road-University Circle-Venable ADC District  
Owner: Hoo House, LLC  
Applicant: Greg Winkler, Kurt Wassenaar  
Project: Rear addition

**C. Deferred Items**

*No items*

**D. New Items**

3. [Certificate of Appropriateness](#)  
BAR # 23-05-01  
180 Rugby Road, TMP 090152000  
The Corner ADC District  
Owner: Wooglin Company  
Applicant: Ian Brown / UVREF  
Project: Landscaping
4. [Certificate of Appropriateness](#)  
BAR # 23-05-02  
410 2nd Street NE, TMP 330078000  
North Downtown ADC District  
Owner: Sherry Kraft  
Applicant: Annie Mathot  
Project: Rear alterations

**E. Other Business**

**5. Preliminary Discussion**

704 Park Street, TMP 520061000

North Downtown ADC District

Owner: Lauren Kenney

Applicant: Leigh Boyes

Project: Replace windows, paint brick

**6. Preliminary discussion**

DT Mall

- Coca-Cola sign
- Historic building recognition

**7. Staff questions/discussion**

- DT Mall NRHP update
- Zoning re-write questions
- Café space shades

**F. Adjourn**

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
March 21, 2023 – 5:00 PM  
Hybrid Meeting (In person at City Space & virtual via Zoom)**



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:** Tyler Whitney, James Zehmer, Carl Schwarz, Kevin Badke, Roger Birle, Breck Gastinger, David Timmerman, Ron Bailey

**Staff Present:** Patrick Cory, Mollie Murphy, Remy Trail, Jeff Werner

**Pre-Meeting:**

316 First Street North application was removed from the agenda. Kevin Badke was welcomed to his first BAR meeting.

There was discussion regarding the proposed Hotel on West Main Street.

Staff went over those items on the Consent Agenda and Regular Agenda. Members of the BAR asked questions of staff regarding the meeting tonight. Most of the pre-meeting discussion was centered on Madison Lane. Members of the Board had concerns regarding the condition of the roof and replacing the roof.

The meeting was called to order at 5:32 PM.

The Chair welcomed Kevin Badke to the BAR.

**A. Matters from the public not on the agenda**

No Public Comments

**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 – May 17, 2022
2. Review of action notes for July 19, 2022; August 16, 2022; September 20, 2022; October 18, 2022; November 15, 2022; December 20, 2022
3. **Certificate of Appropriateness Application**  
BAR-23-03-01

204 Hartman's Mill Road, TMP 260038000  
Individually Protected Property  
Owner: Jocelyn Johnson and William Hunt  
Applicant: Bridget Ridenour / Alloy Workshop  
Project: Addition and exterior alterations

**Motion to Approve Consent Agenda – Mr. Bailey – Second by Mr. Zehmer – Motion passes 6-0 with 2 abstentions.**

### **C. New Items**

#### **4. Certificate of Appropriateness**

BAR 23-03-02  
506 Park Street, TMP 530123000  
North Downtown ADC District  
Owner: Presbyterian Church Ch'ville Trust  
Applicant: Todd Shallenberger, Waterstreet Studio  
Project: Landscaping

#### **Jeff Werner, Staff Report – Background**

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986) District: North Downtown ADC  
District Status: Contributing

CoA request for alterations to memorial garden.

[Edited from applicant's narrative.] Renovation of the memorial garden to provide a more sacrosanct space for events and ceremonies. Bluestone walk will lead from Maple Street and align with existing walk and gathering terrace. (Small entry way at the chapel will be repaved with bluestone.) The paving replicates the cruciform of the granite cross, expressing the cross-axial arrangement with bluestone pavers. The connecting transitions that close the circle will be colored concrete with saw-cut joints in a radial pattern. A low brick wall and piers will match the existing brick wall and mark the southern edge, between the garden and Maple Street. The plantings are structured with 4' tall boxwood hedge forming the space--allowing for privacy and transparency without making opaque green walls. Eight dogwood trees mark each threshold of the axis; four sweetbay magnolias distinguish the two sides. Deciduous shrubs of dwarf fothergilla, winterberry hollies and summersweet contrast with the evergreen hedge. Small 'little missy' boxwoods define the circle and reinforce the bluestone axis. Plantings of perennials, groundcovers, ferns, grasses, and bulbs are intended to provide a predominant white flowering garden with different forms, textures, and four-season interest.

#### **Discussion**

Staff finds the proposed landscaping plan is consistent with the design guidelines and recommends approval; however, the BAR should discuss the recent removal of two large trees and resolve with the owner/applicant what is planned for the site's tree coverage. Note: During discussion in 2020 and 2021 regarding proposed alterations, the BAR expressed specific concerns regarding the tree coverage—see links below. (Refer to images in the Appendix.) In front of the chapel and south of the sanctuary, a large tree near Maple Street was recently removed and a 28" tree near the sanctuary (noted on the July 2020 submittal) has also been removed. Neither reviewed by the BAR.

Additionally (see maps in the Appendix), on this lot prior to construction of the church was a 19th century, two-story brick house. Of historic note, General Philip Sheridan established his headquarters in this house during the Union Army's brief occupation of Charlottesville, from March 3 to March 5 or 6, 1865. Sheridan's cavalry camped further north along Park Street. The arguably more infamous



General George Custer established his headquarters at *The Farm* (1202 East Jefferson Street). No evidence suggests the memorial garden area is archeologically significant; however, the applicant should be mindful of the site's history and encouraged to treat appropriately any evidence revealed during excavations.

**Todd Shallenberger, Applicant** – I wasn't part of the decision to remove the nine trees in the last 3 years. I understand that the city arborist did conclude that those trees were in decline and towards the end of their life. I did speak with David Forney (Pastor of the Church). They do plan on planting upwards of 19 new trees in the coming years. Those 10 trees are proposed for the Memorial. We are making a renovation to an existing memorial garden. We're changing the pavement and the planting. We're helping define the space better using boxwoods that are about 4 feet high as a framework and border to help define the space we use for ceremonies and events. It is basically a small gathering space. We're trying to make all of the planting relate to the Church and be a white flowering garden. We're proposing dogwood trees because the sepals of the dogwood are in the form of a cruciform. The pavement that we're adding is bluestone and concrete. We want to emulate an existing cross that will be preserved in the center of the garden. We plan to use deciduous shrubs to help play off the boxwood hedges. We have 4 magnolia trees that are going to be in the corners of the garden. Originally, we wanted something taller but there is an existing overhead line that parallels Maple Street. We're trying to keep the trees in scale to Maple Street and keep them more gardenlike. In the future, that doesn't prevent a larger tree along Park Street to help define the street in a more urban way.

#### **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. Timmerman recused himself from this application due to wife working at Waterstreet Studio and the firm is working on the Church.**

**Mr. Gastinger** – I don't have any comment or critique of the garden as designed. It is a beautiful addition to that landscape and fully within our guidelines and all of the direction that our guidelines give, especially related to use of native plants and pedestrian scale. It will be a beautiful addition. The reason why this is not on the Consent Agenda is to take a moment to note that the significant loss of canopy trees on this property has made an impact on this district. Whether it can happen within the bounds of this project, there is a real need for considering canopy trees of scale to give back to the city. I am happy to hear that there might be a coordinated plan. That is even better than one offs here or there. I would invite First Presbyterian to let us know how that unfolds. It is something that we should be involved in and help facilitate. I don't think it will be arduous. It can be easy. It is important to know while this project is up.

**Mr. Schwarz** – I was a little confused. I saw staff's marks where the trees have come down. I was shown something on streetview where they have taken trees down further north on the site. Did the city approve that?

**Mr. Werner** – There are two trees that I saw. There is the large tree along Maple. Facing Park Street from the chapel/fellowship hall, there was a 24 inch tree in the prior reviews that was supposed to stay. There is something new there. It hadn't been reviewed by you. I remember how much concern and questions there were back in 2020 about tree coverage.

**Mr. Schwarz** – Mr. Gastinger was pointing out a tree that is just north of their entrance drive on Park Street. I think that we do need to see a plan, not just invite them to bring it in. We need to see replacements. For the trees that have come down, we definitely need to see replacements. We should be seeing a plan of what they are going to put back. If there is some discussion about not having trees under the power lines, that is fine. It is a very big property. They can pull some large shade trees further away from the power lines if they had to.

**Mr. Werner** – One of the questions: What if any are required relative to the site plan? With that in mind, it sounds like a deferral is in order with some clear direction of what it is that you all would like to see. You can express in the deferral where you stand with the Memorial Garden not as an approval. The COA applies to the property/parcel. We're talking about this whole parcel. There are trees that are going to be planted. You would like to see them. Request that drawing as part of this request and bundle it together. You have the right to defer something on your own at its first discussion in front of the BAR.

**Mr. Schwarz** – Are they planting this spring?

**Mr. Shallenberger** – I am not sure. I do know that the Church is committed to being good partners of North Downtown and providing trees along Park Street. That is an important entrance corridor. What is interesting with the First Presbyterian setback off the street is that it does lend itself to a strategy where you can have sizeable trees adjacent to the street. Not all business owners along Park Street where some of the buildings, houses are close to the street allow that to happen. On this site and given the fact that some sizeable trees have already been lost, it would be nice to think holistically about that edge.

**Mr. Schwarz** – The language is not one of mistrust but more of procedure. We are covering our bases. We should see these.

**Mr. Gastinger** – You mentioned a specific number of trees. Do you know if there is a plan already in the works?

**Mr. Shallenberger** – It is in the plan for the works.

**Mr. Birle** – Did the BAR approve the removal of those trees in the first place?

**Mr. Werner** – Not the 24 inch deciduous on the prior review. If a tree is dangerous, we do allow its removal. The 24 inch tree was removed. Something was planted in its place. I don't know what it was. I can't address the north side. As far as additional trees or planned trees, you can request a plan. That is reasonable. I know that there are some tree cover requirements for properties.

**Mr. Gastinger** – Given the recent loss of really significant trees and a plan is in the works, it would be both expedient for the congregation and from our point of view better to consider the site plan as a whole and see if the applicant would be willing to ask for a deferral so that they can come back with a tree planting diagram of how the congregation is planning on moving forward in that regard.

**Mr. Shallenberger** – The Church wants to start building this in the summer and have planting for the garden in the fall.

**Mr. Schwarz** – We are either going to defer it and you have to come back next month or you can ask for a deferral and you come back when you're ready.

**Mr. Bailey** – I am curious if we can do this motion with the following conditions. We can approve the Memorial Garden subject to a planting plan being presented and approved by the Board. Is that a possibility?

**Mr. Gastinger** – From what I can tell, that is not a condition we would be able to make. Sometimes we ask for things to be filed for record and that can happen. It is not subject to an additional approval from us.

**Mr. Werner** – It sounds like you want to see a plan that indicates what has been planted new, how it might differ from the prior review, and what the plans are for appropriately sized trees elsewhere on the property so that we have some record of that. That is a relatively simple request.

**Mr. Gastinger** – It would be nice if that plan could include the trees that have been removed in the last year.

**Mr. Werner** – I will follow up on anything that is necessary. It is a relative formality with the site plan. That is reasonable. You (BAR) get to defer regardless. The applicant certainly come back next month with this. Given the calendar that they talked about, it fits within their calendar. You haven't indicated in any way the BAR is opposed to the memorial garden. It is about trying to document, know what trees have changed, and what trees are proposed. Are there any recommendations? Is there anything you would prefer to see at this site?

**Mr. Gastinger** – The comment has been made about canopy trees of scale. The trees that are included in the memorial garden are perfectly suited for that use. They are smaller statured and not contribute to the character of the district in the way that those large canopy trees have in the past.

**Mr. Shallenberger – asked for a deferral – Mr. Schwarz moves to accept deferral – The BAR would like to see tree plan for the site. That includes trees that have been removed and those trees that you are proposing to put back in their place with a preference for canopy trees – Second by Mr. Bailey – Motion passes 7-0 with one abstention. (Mr. Timmerman)**

## **5. Certificate of Appropriateness**

BAR 23-03-04

130 Madison Lane, TMP 090138000

The Corner ADC District

Owner: St Elmo Club of UVA INC

Applicant: Kevin Schafer

Project: Rehabilitation

### **Jeff Werner, Staff Report –**

#### **Background**

*Year Built:* ca. 1912 *District:* The Corner ADC District *Status:* Contributing

*St. Elmo Hall*, constructed for the Delta Phi fraternity, is a Georgian Revival, brick fraternity house with four Doric columns supporting a flat portico roof. Except for the railings on the portico roof and

main roof, the exterior remains generally unaltered since construction. The National Register nomination for Rugby Road-University Corner Historic District (104-0133) identifies this as one of UVa's earliest fraternity houses.

Request CoA to install faux slate, reconstruct the roof railing, and renovate to the rear/side patio.  
Roof:

- Replace deteriorating slate shingles with synthetic slate.
- Remove 1980's metal railing along top of roof; reconstruct wood railing to match original.
- Repair "crow's nest" roof, remove vents no longer in use.
- Replace copper flashing.

Patio:

- Remove existing trex decking.
- Reinforce deck framing.
- Weatherproof basement ceiling to prevent further water infiltration.
- Install trex decking above new waterproofing and sleeper system.

### **Discussion and Recommendations**

Regarding the patio work and roof railing.

Staff recommends approval as submitted.

Regarding the slate roof.

In 2008, sections of slate roofing were replaced with faux-slate. There is no BAR record of a review; however, in the BAR archive is a roof plan (dated February 2008, see the Appendix) indicating planned replacement of *cracked, broken, and missing slate shingles*. It's possible the roof work was approved as part of the broader submittal, but not noted in the staff report, which was focused on the new work at the patio.

The BAR has approved replacing slate with faux-slate; however, staff suggests discussing whether replacement of all the slate is warranted. Buckingham slate, when properly maintained, can last 150 years or more. [Note: The longevity of Buckingham slate was cited in the BAR's recent denial of a request to remove portions of the slate roof at FUMC, constructed in 1923.] Typically, the nails holding the shingles fail long before the slate requires replacement. In fact, it is likely the shingle replacement in 2008 was necessary more due to activity on the roof than to the age and weathering. Additionally: (Images below from the applicant's submittal. **See Appendix - 3/15/2023 e-mail re: roof questions.**)

- 1) The existing slate has mitered hips. Applicant is proposing a hip cap. The BAR should determine if that detail should be retained or allow cap. (Staff recommends a cap is preferable, relative to mitigating leaks.)
- 2) The existing slate include *splits* worked in between whole shingles. Staff believes the roof dates to the 1916 construction; however, because there is no apparent decorative pattern, might this suggest the *original* slate was salvaged material, not new?

**Kevin Schafer, Applicant –**

**Next Slide**

The primary goals of the proposal in front of you this evening is to address some deferred maintenance items to ensure water tightness, longevity of the structure, and to restore the historic railing or recreate the historic railing at the crow's nest at the top of the structure. This slide identifies the areas of the proposed work and the DE terminology of the crow's nest for this presentation.

**Next Slide**

The membrane on the crow's nest is beyond its lifespan and in need of replacement. Though this isn't visible from the public right of way, this does give us the opportunity to take advantage of restoring

this historic railing. The original railing on the crow's nest, at some point, has been removed and replaced with a welded metal railing. It is not historic or appropriate. Because we understand the importance of replicating a historic element not through conjecture, I want to talk about our process recreating the historic railing.

#### **Next Slide**

The existing building was scanned with a 3D point cloud scanner inside and outside for an accurate understanding of the existing conditions and a digital record of the structure. We next modeled the historic structure off the point cloud to ensure confidence in our digital replication of this existing structure. With this 3D model created digitally, we were able to align our model and some found historic imagery at the same angle and perspective.

#### **Next Slide**

These historic photos are high quality scans of the original negatives that were found in UVA's Holsinger Collection. They were taken in March, 1919 and sometime in 1924. From this photo and model alignment, we are able to produce an accurate replication of the original railing, again confident in our analysis on proportion, sizing of the railing members, and specific motifs found on this original architectural element.

#### **Next Slide**

It is important to note that this area is not an occupiable space. This railing is not required to meet building code standards for the guardrail. It is lower than what the guardrail requirements would be for today. Because this is an unoccupiable space, this is simply an architectural element. We have no concerns about meeting the building code requirements.

#### **Next Slide**

The restoration or replication that we're proposing will be done using a quoya wood, which is a pine species from The Netherlands. It has undergone a modification process that turns the pine into an exceptional stable wood. This product has been used at UVA in restorations of railings on The Lawn. It was recommended to us for this application, which will be exposed on the crow's nest of the roof. We will be specifying stainless steel screws for fasteners. We aim to ensure high quality painting on a routine maintenance schedule. The goal here is to ensure a high quality railing restoration or replication that will look good for the foreseeable future.

#### **Next Slide**

Regarding the slate roof and understanding that this might be the subject of the most scrutiny, I do want to convey to the Board that St. Elmo's Hall has carefully and deliberately considered the state of the roof before making this request. After extensive review and consultation with roof subcontractors, architects, historians, the owner feel replacing with a synthetic slate is the best path forward to ensure the longevity of this structure. The slate, as noted by staff, is in poor condition. It has been subject to wear and tear over the past 115 years that has been more intense than what a normal slate roof would undergo. As mentioned in the staff report, there are irregularities in the tiles. There are odd tiles shapes. There is random placement of tiles, perhaps lending to staff's theory that this could potentially be a salvaged roof upon original installation.

#### **Next Slide**

In an effort to better understand the existing conditions and study the roof more carefully, we did do the aerial drone footage to try and get some detailed shots and evaluate each façade carefully. These images show broken and cracked slate tiles that are prominent on all sides of the roof.

**Next Slide**

Particularly concerning from my perspective is the patchwork the project has already undergone. This large portion on the western façade is out of synthetic slate. These are around the troubled areas where the slate has undergone more wear and tear, as students have traversed to the crow's nest over the years. That's why you are seeing the synthetic slate replacement in this location done in 2008.

**Next Slide**

What we see on all sides is some form of patching, particularly around the typical troubled areas you might find on the roof valleys, cricked chimneys, and around the dormers have all been patched in some way. There isn't a single façade/side of the roof that hasn't had some sort of patching issue with it.

**Next Slide**

It has been noted in several areas of the ceiling in the upper floor have had to be re-plastered and repainted as water infiltration has occurred over the years. The current St. Elmo President noted moisture continues to appear through the paint in some areas. There is very limited attic access in this third floor. Finding specific leak locations is particularly challenging. The fear from the St. Elmo organization is that the continued deterioration of the roof will lead to rot within the structural elements. A roof replacement will become much more invasive and extensive.

**Next Slide**

It is important to note that in order to restore the slate and ensure the water tightness on the roof, we did attempt to source Buckingham slate. Buckingham slate is currently not available for roof tiles. The current deposit is "better suited for the production of flagstone, decorative stone, and hardscape products." That presents another logistical challenge in sourcing Buckingham slate at this time.

**Next Slide**

We know that there are challenges with this synthetic slate, mainly around the trimmed details staff has identified. Because of the hollowed core of synthetic slate, a minor hipped corner becomes very challenging if not impossible. The existing house does have that minor hipped corner. It has also been identified as an area of concern. It has also been identified by city staff as an area to potentially be rectified for leaks in the future. We are suggesting that hipped ridge tile as staff mentioned. We are open to the Board for guidance on the preferred hipped detail. With the synthetic slate, there are two options: the hipped ridge tile or we can have exposed metal flashing. We are proposing all copper flashing, particularly around the crow's nest. There is some exposed copper there. It could be a design solution to have an exposed copper hipped ridge on all four sides.

**Next Slide**

We are aware that the Board reviews each application individually. A solution that has precedent on adjacent structures in this Madison Lane ADC District is the implementation of this high quality synthetic slate, including at 123 Chancellor Street and 167 Chancellor Street. When you consider the application individually, the poor condition of the existing slate, the recent water infiltration, and the previously performed patchwork with synthetic slate, all of this makes this individual application more logical and appropriate from my perspective.

**Next Slide**

At the rear deck, these images show our selective demolition we did at the rear deck. The sleepers have rotted here. The rigid insulation has compressed and the drainage plain is full of debris. We intend to restore the deck and ensure water tightness there. It should be noted that the deck is above a 1984 sub-

grade expansion of the basement and is not part of the original 1916 structure. The deck boards were replaced in 2008.

#### **Next Slide**

The final portion of the project is an outdoor kitchen, which is located on the western portion of the exterior patio. The outdoor kitchen is screened by existing dense mature shrubs. It will sit within the existing, non-historic steel railing that bounds the exterior patio. The outdoor kitchen is held off of the historic structure by an amount that allows for debris removal but also allows for safe demolition in case the kitchen is no longer desired in the future.

#### **Next Slide**

The goals of this renovation are to promote the replication of this lost architectural element. We think it would be much more in keeping with the historic structure and to address these deferred maintenance items in an effort to preserve and protect this historic structure for the next 100 years. We believe all of the areas of the scope in this proposal are within the ADC Guidelines. We hope that you will take note of the care that our client has gone to faithfully and accurately restore the original railing in a high quality manner. Please note that the client did seriously debate the necessity for the requestment for the slate replacement.

#### **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

#### **QUESTIONS FROM THE BOARD**

**Mr. Zehmer** – I want to recognize that this is my fraternity. I was a former member of the board of directors. I am no longer a member of the board of directors. I will not benefit financially in any way from this project. I do not feel that I need to recuse myself from voting or discussion.

**Mr. Whitney** – The application is to maintain the existing synthetic slate that has been applied rather than replaced?

**Mr. Schafer** – This will be a holistic replacement and reflashing. There is still reflashing that needs to be done around those existing dormers directly above the portico. The idea is to replace with the cohesive materials so it looks all uniform.

**Mr. Whitney** – What is the expected lifespan on synthetic slate and tile?

**Mr. Schafer** – I know they have 20 year warranties.

**Mr. Birle** – I have a question about gutters and downspouts. Are you replacing those?

**Mr. Schafer** – The original copper gutters and downspouts are to remain. There is one gutter that has been damaged on the rear exterior patio. It is not in the public right of way view. It is more of a maintenance item than anything else.

**Mr. Timmerman** – Can you review the options that you have for the eaves?

**Mr. Schafer** – There are two hipped details that are available in synthetic slate. The first is a hipped cap tile, which is whatever angle you need it to be for the hip that covers that joint of the tiles as they come together. Because of the hollowed core of the synthetic slate tile, you can't cut that edge and

form a minor. It effects the structural stability. That's why we have to look to these alternatives. The other would be an exposed metal flashing cap that goes down that ridge. It would have 'a return' that the tiles would abut into.

**Mr. Gastinger** – A picture on page 11 that shows an example of a hipped detail doesn't sound like either of those. On page 11, it looks like two tiles that have been 'glued' at the corner rather than a single tile.

**Mr. Schafer** – I think we have that. I believe we are showing the hipped tile. It is a single tile that has been bent. That layer laps up.

**Mr. Zehmer** – Is that still sealant?

**Mr. Schafer** – It is a single piece of synthetic materials.

**Mr. Bailey** – You're replacing the membrane on the flat portion of the crow's nest?

**Mr. Schafer** – That is correct and the rigid insulation that provides the pitch for that. We're actually increasing the pitch slightly. The ridge wouldn't be visible from the street. The rigid insulation has been compressed over the years.

**Mr. Timmerman** – Have you had any discussion about replacing the railing on the porch?

**Mr. Schafer** – That one wasn't originally there. That was added some time in the 80s.

**Mr. Zehmer** – I know that it was after 2002. I feel like it was somewhere around 2008. That was the fraternity's 100<sup>th</sup> anniversary. There was a lot of work done right before that.

It looks like there are two options for the ridge. There is a hipped ridge tile one piece and hipped ridge two piece.

**Mr. Gastinger** – Do you know which one is your preference?

**Mr. Schafer** – The original intention was certainly for the one piece, for the water tightness of that detail. We are open to the Board's preference on this. We would prefer the most water tight, appropriate option, which I believe is the one piece.

**Mr. Birle** – That would definitely be preferable.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – If any slate roof does need to be replaced, this one meets the requirements. It already has synthetic slate up there. It is in our guidelines. In the past, I was bothered when you gave us this for a previous project. The hipped seemed prominent. I am less concerned now. I am happy to approve the whole thing.



**Mr. Timmerman** – I commend you on the nice replacement of the railing and going the extra mile, doing the research, and doing the facsimile that replaces what was there. It is definitely a huge leap above what is there now. It would be nice to take the front one off above the porch if there has to be railing up there for whatever reason. It would be nice to see the two matching. I understand that it might not be in the scope. Although I don't like synthetic slate, it makes sense in this particular case given the leave times and the need to prioritize protecting the structure of the old house.

**Mr. Zehmer** – With the sentiment to replace the portico railing with one that matches the crow's nest, we would be in jeopardy of false stoicism there. I wouldn't necessarily recommend that. Beyond that I fully support the application.

**Mr. Whitney** – There is a difference in that functioning as a guardrail.

**Mr. Zehmer** – There are a couple sections of railing between the front dormer windows that were part of a BAR approval. Somebody on the BAR recommended that we paint those black so they would disappear against the slate. I thought that was a good suggestion. I don't know if painting the portico railing black would make it disappear or if it would mar the appearance of the front of the building.

**Mr. Timmerman** – That is a good point. It is worth thinking about. What kind of railing would you put up there to replace what is there? It is not a replica of something historic. Is there something better you can replace it with? It might contrast with the overall style. It is not supposed to be like the original house. It still serves the purpose. It seems like it is pretty necessary.

**Mr. Gastinger** – In addition to the commendation Mr. Timmerman gave about the research that went into this, I want to specifically call out and applaud Design Develop for this application of technology using drone modeling, photo matching as part of that research. It makes for some interesting discoveries and development of new techniques that can help a number of projects in the future.

**Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed patio renovations and railing reconstruction at 130 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application as submitted. Second by Mr. Schwarz. Motion passes 8-0.**

#### **D. Other Business**

#### **6. Preliminary Discussion**

843 West Main Street, TMP 310175000

North Downtown ADC District

Owner: Kim Tran Dabney

Applicant: Mitchell-Matthews Architects & Planners

Project: Proposed Hotel

- Staff introduced this preliminary discussion for 843 West Main Street to the Board. Kevin Riddle with Mitchell-Matthews Architects is at the meeting to make a presentation on this preliminary potential project and answer questions from members of the BAR.
- Since this is a preliminary discussion, there will be no action taken during this meeting.
- The applicant made an informative presentation regarding what the applicant/owner of this property is wishing to do on this site.
- The proposed hotel will have around 100 rooms with a parking garage under the building.

- This project is going to be a by right project depending on the zoning rewrite for this area.
- There is going to be future imagery with the façade of the building facing the Westhaven neighborhood.
- The height of the roof is expected to be 68 feet tall.
- The entry drive for the hotel will possibly be a paved entry into the hotel.
- The restaurant is going to be on the ground floor with a large window on the ground floor facing West Main Street.
- The four stories above the ground floor restaurant will be the guest rooms for the hotel.
- At the top level, there is going to be an outdoor space, roof lounge that will overlook West Main Street.
- A courtyard will be open on the east elevation.
- There were no comments or questions from the public.
- Members of the BAR provided suggestions for feedback for improvement and questions for this project on West Main Street.
- Most of the feedback from the members of the BAR was mostly positive for this project.

## **7. Misc. Discussion**

Staff questions/discussion

- DT Mall Fountains Discussion – Café Space Railings around fountains on the Downtown Mall.  
The consensus from the BAR was that temporary grates be used instead of railings.
- DT Mall NRHP update

## **Adjournment**

The meeting was adjourned at 8:02 PM.

## **Certificate of Appropriateness Application**

BAR # 23-05-03

485 14th Street NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Rear addition

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

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

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
May 16, 2023**



**Certificate of Appropriateness**

BAR # 23-05-03

485 14th Street NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phase 3 - Rear addition

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**Background**

Year Built: 1920

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing (Garage is non-contributing, razed 2021/22.)

Four square, Colonial Revival residence.

**Prior BAR Reviews**

April 20, 2021 - BAR approve CoA for Phase 1 application, excluding the window repairs and replacement, with the following conditions:

- any new elements match the existing; including, but not limited to:
  - beaded ceiling boards (no faux panels)
  - painted, wood tongue-and-groove flooring (no imitation material)
  - columns (round and engaged)
  - simple cornice at the entablature
  - the porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match

Staff report and submittal: [584 14th St NW Phase 1 CoA - BAR April 20 2021](#)

April 20, 2021 – Preliminary Discussion of Phases 2 and 3.

Staff report and submittal: [584 14th St NW Phases 2 and 3 Prelim - BAR April 20 2021](#)

October 19, 2021 – BAR approved CoA for Phase 2 with the conditions noted below. BAR requested a separate CoA submittal for Phase 3. Conditions applied to CoA for Phase 2:

- [side] porch will have wood square columns, with a beadboard ceiling, a wood deck.
- There will be a concrete foundation.
- The corner boards will be approximately 6” wide, to be consistent with the siding.
- There will be a fiber cement soffit and a standard aluminum gutter.
- There will be a tall frieze board above the window heads.
- Only exterior lighting (Phase 2) will be in ceiling of [side] porch, and will be dimmable, have a CCT not exceeding 3000K, and a CRI not less than 80, preferably not less than 90.
- The color of the siding and trim should match the paint color that is on the original house.

Staff report and submittal: [584 14th St NW Phases 2 and 3 CoA - BAR Oct 19 2021](#)

### **Application**

- Submittal: Wassenaar-Winkler Architects/Planners narrative and drawings for 485 14<sup>th</sup> St NW, Hoo House Phase 3: Narrative (one page, dated April 25, 2023) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages, dated April 20, 2023).

Request for CoA for a two-story, brick addition onto the back (west) of the existing house.

NOTE: The applicant’s drawings are somewhat blurred. If necessary, staff has also attached the drawings from October 2021 (dated September 27, 2021). The two submittals are identical, except as follows:

- Sheet EP1: Photos updated to show Phase 2.
- Sheets A1 and A2: Shading revised to show Phase 2 as existing.
- Sheets A3 and A5: Note indicating Existing and Phase 3.

### **Discussion**

The project as submitted and with staff’s recommended conditions (below) is consistent with the guidelines and adheres to the BAR’s prior discussions (see Appendix). Staff recommends approval as a Consent Agenda item, which will incorporate the motion for approval and conditions noted below. (The conditions are similar to those applied to the CoA for Phase 2.)

### **Materials for Phase 3**

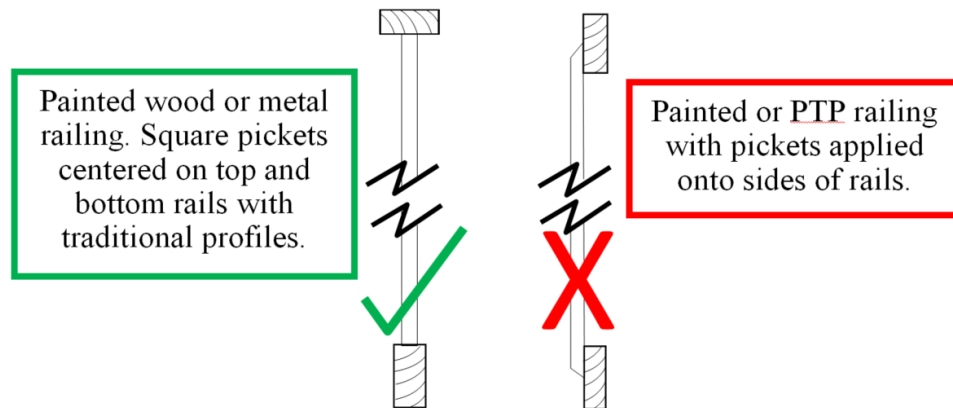
- Brick: General Shale. Color: *Old English Tudor*. (Mortar color not specified)
- Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
- Roof: Timberline asphalt. Color: *slate*
- Gutters and downspouts: Not specified. See conditions.
- Windows: Pella Architect Series, 1/1, double-hung
- Door railing at rear (west) elevation: Not specified. See conditions.
- [Note: The applicant is preparing sketches for the BAR to consider; however, the proposed condition provides flexibility for staff review of the final design.]
- Landscaping: 6” cypress and 18” locust will be removed.
- Location of mechanical units/utility boxes: Not specified. See conditions.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rear addition (Phase 3) at 485 14<sup>th</sup> Street, NW, satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted, with the following conditions:

- There will be a concrete foundation.\*
- There will be a fiber cement soffit and a standard aluminum gutter.\*
- There will be a tall frieze board above the window heads.\*
- No additional lighting is indicated; however, all exterior lighting will have lamping that is dimmable, have a CCT that does not exceed 3000 K, and will have a CRI not less than 80, preferably not less than 90.
- The trim color should match Phase 2.
- New mechanical units and meter/utility boxes will be located at/near the rear (west) and/or side (south) elevations of the Phase 3 addition.
- Railings at the rear (west) elevation: Wood or metal, painted. Design should be simple and traditional--square pickets centered on top and bottom rails, which can be square material or have traditional profiles. An alternate such as a cable railing can be considered. Railings with vinyl or PTP material and/or with pickets applied to the sides of the top and bottom rails are not permitted. (See images below.) The BAR allows for staff review of the railing design, provided they consult with the BAR chairs.

[\* Match or similar to Phase 2.]



For context only. Not to scale.

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rear addition (Phase 3) at 485 14<sup>th</sup> Street, NW, does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application as submitted: [...]

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

**Pertinent ADC District Design Guidelines**

*Chapter II – Site Design and Elements*

Link: [Chapter 2 Site Design and Elements](#)

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

*Chapter III – New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style

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

### **Appendix**

Excerpts: BAR meeting minutes for April 20 and October 19, 2021.



**Meting Minutes**  
**City of Charlottesville**  
**Board Of Architectural Review**  
**Regular Meeting**  
**April 20, 2021 – 5:00 PM**  
Excerpts re: 485 14<sup>th</sup> Street NW



**Members Present:** Jody Lahendro, Carl Schwarz, Andy McClure, James Zehmer, Breck Gastinger, Cheri Lewis, Robert Edwards, Tim Mohr  
**Members Absent:** Ron Bailey  
**Staff Present:** Patrick Cory, Joe Rice, Robert Watkins, Jeff Werner

**Certificate of Appropriateness**

BAR 21-04-05  
485 14<sup>th</sup> Street, NW, TMP 090034000  
Rugby Road-University Circle-Venable ADC District  
Owner: Hoo House, LLC  
Applicant: Greg Winkler, Kurt Wassenaar  
Project: Phase 1. Repair/replace windows, misc. exterior repairs and sitework

**Jeff Werner, Staff Report** – Year Built: 1920 District: Rugby Road-University Circle-Venable ADC District Status: Contributing (garage in rear is non-contributing) Submittal: Wassenaar-Winkler Architects/Planners submittal for 485 14<sup>th</sup> St NW: o BAR Submittal Set, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages). o Hoo House Renovation - Phase 1, dated March 11, 2021: Sheets G-101, D-101, D-201, E-101 (5 pages). CoA request for repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work. The existing garage will be razed; it is non-contributing, a CoA is not required for demolition. Also, the scope of work includes elements that are considered routine repair and maintenance, which do not require a CoA; however, in the context of this request, the BAR may ask for clarifications, if necessary. Phase 1, from the applicant's submittal (numbered here for reference) 1. Repair or rebuilding of the front porch as it now exists and without any architectural changes to the design, size or materials of the porch. Trim in need of repair may be replaced with Azek or other similar materials. 2. Repair of the existing Philadelphia gutter system and downspouts. 3. Repair and/or replacement of the existing windows. (A qualified window restorer will complete an evaluation of the existing windows to determine which can be repaired and which should be replaced. Those findings will be submitted to the BAR.) The proposed replacement windows are, in general, identical to windows approved by the BAR at 513 14<sup>th</sup> Street. (Applicant will provide it sheets.) 4. Structural repair and cosmetic cleanup of the existing rear stair addition. 5. Landscape cleanup, and replanting including new street trees. 6. Gravel the rear parking area. Discussion and Recommendations Items 2, 4, 5, and 6. Staff finds these consistent with the design guidelines. Anticipating the removal of three trees, staff requested that Phase 1 include the planting of new trees, which are indicated on sheet C4, dated April 2, 2021. Item 1 proposes repair or rebuilding of the front porch as it now exists. Photographs indicate the porch is in disrepair. The railing and lattice are not original. The stairs may not be original; however, they align with the walk, so the original width and location are known. The piers, framing, apron, flooring, columns, entablature, ceiling, trim and roof all appear to be original, with some areas and elements in poor condition. Staff recommends that any new elements match the existing; including, but not limit to: beaded ceiling boards (no faux panels); painted, wood tongue-and-groove flooring (no imitation material); columns (round and engaged); simple cornice at the

entablature. Additionally, the porch railing should be replaced in a manner appropriate to the period. Two nearby homes were built at a similar time and might serve as examples for the porch rail--403 14th Street NW (1921) and 1401 Gordon Ave (1925), see images below. Both also have similar columns and entry door designs. Staff recommends that the new railings be similar to these existing examples, and not require custom profiles. The pickets are square stock and the bottom rail is not profiled. The hand rail detail, however, may require some discussion. Item 3 proposes the repair and/or replacement of the existing windows, which are all wood, one-over-one, double-hung. The applicant will rely on the recommendations of an experienced mechanic regarding which windows can be repaired and which should be replaced. That 485 14th Street, NW - CoA Phase 1 (April 15, 2021) 3 information has not yet been provided and, without it, staff cannot offer comment or recommendation. The applicant intends to use windows similar to those approved for 513 14th Street, which were Andersen E-Series, Talon double-hung windows with insulated glass. (The E-Series windows are aluminum clad wood, which the BAR has allowed.) There appears to be an available Andersen trim that is similar to the existing.

**Kurt Wassenaar, Applicant** – This is a repair project. I just want to introduce why we're doing this project in phases. I didn't want there to be any hidden agenda pieces of this. We started out with a house. This is the phase I piece that is general repair of a slightly deteriorating house. The back of the house is not in good shape right now. Our intention would be to rebuild right away. Part of this is drive by a desire to have this house repaired and ready for rental in the Fall. We're concerned about timing relative to getting it ready. The back piece is not in good shape and serviceable. We would propose to paint it and get it into structurally reasonable shape so that the house can be rented in the Fall. I thought staff's suggestions on the porch were fine. We don't have any problem at all in replicating the railings. We did not proceed to take apart the porch. There's enough loose stuff. I crawled under it. It is in one of those states. If you started to take it apart, you wouldn't know what you have gotten into. We figured we would leave that for later once we got into it. We didn't want to start a demolition on the thing before we talked with the BAR and gotten your 'blessing' with what we were going to do. What we're basically going to do is replace it and restore it as it is right now. Staff had suggested that we use bead board ceiling and that's fine. We will replace the columns. One or two of them are probably serviceable. The other ones may need to be replicated. We would proposed to do that as they are. The porch deck is a tongue in groove wood. We will do our best to replace that. It is probably going to have to come apart completely. It is pretty badly rotted out. You can see that the lattice at the bottom is damaged in a great number of places. A part of that due to a lot of vegetation that has crawled into the edges and pieces. We're going to strip that back and get rid of the pieces of landscaping that are contributing to the deterioration of the porch. We're happy to consider any suggestions the BAR might have on that. Our goal is to put it back as it was according to the Secretary Standards and make that happen. I will apologize to the BAR for not having the window thing resolved. It has been hard to find somebody to come look at the windows, who is qualified to determine if they can be repaired or replaced or restored. My proposal is that we would get that report done and submitted to staff for approval. I know that is a sensitive issue. We don't have any objections restoring the windows as they are. There are a lot of windows. Some in OK shape and some are in really bad shape. A lot of the trees are jaunt and really need to be taken out. We have proposed to replant where needed according to the city standards. We will do that as part of the first phase. The first phase would allow us, with your approval, to get the house put back together again and do the interior work. We have a parallel construction permit in with the city for the interior work. Staff and I talked about the gutters. It has existing Philadelphia gutters. It is my belief that they were probably reworked 5 or ten years ago. They were pretty quality jobs at the time. There were some welded seems that need to be retend and re-glued back together.

They're not in bad shape at all. There is fascia rot that would be repaired. We would put the fascia and soffits back as they are now. They're pretty simple profiles.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## **QUESTIONS FROM THE BOARD**

**Mr. Schwarz** – If you were to replace the windows, there was a window picked out that had a jam profile that matched the brick mold on the existing windows. Is the intention to remove the existing brick mold as well as the window?

**Mr. Wassenaar** – Yes. A lot of those are rotted out as well. We had gone through a very extensive exercise on the renovation of the house down the road with the BAR. We finally arrived at a brick mold window assembly virtually identical to what was there earlier that the BAR had approved. We are proposing effectively the same design and window for this, except these windows are one over one and don't have any divided light. Obviously, under the Secretary Standards, if we can restore or save pieces of it that work and are consistent with the replaced windows, we will do that. When we get into them, they might be rotted pieces or other chunks that need to be dealt with. We will include that in our report to you on all of those components of the entire window assembly.

**Mr. Schwarz** – Usually, it is a little easier to approve the replacement of window sash than the brick mold.

**Mr. Wassenaar** – The only reason I am hesitant to that is I don't know what we're going to get into once we start taking these things apart.

**Mr. Mohr** – What is the plan with the metal storms?

**Mr. Wassenaar** – They would go away. They're not an attractive feature of the house. In support of the idea of replacing the windows, we would have the opportunity to put in insulated glass and new systems, which would be a little bit better from the thermal performance standpoint. It is a balance between protecting the Secretary's Standards and doing a good job on the rest of it. That's really the purpose of the report we will get into some detail to try to figure out.

**Mr. Schwarz** – I am looking at your existing and proposed landscape plans. On the new plan, you have on the back corner an 18 inch black locust remain that doesn't show on the existing plan. Was that a mistake?

**Mr. Wassenaar** – That tree is there and it will stay.

**Mr. Schwarz** – There is a tree there and it will remain.

**Mr. Wassenaar** – In the phase III work, it would be demolished. It is a nice tree and one of the few trees that has any redeeming value. Unfortunately, it doesn't fit with the development plan that works in the fully developed phase. We would put in other trees to fill in that part.

**Mr. Schwarz** – We're getting three new poplars along the street. That's great.

**Mr. Edwards** – Why are we only voting on phase I right now? Why are we holding off on voting phases II and III? Is it because you need to see what happens in phase I?

**Mr. Wassenaar** – It is really from a timing standpoint. We have to move on our construction in order to make our deadline. We didn't want to deceive the Board. We also didn't want to delay what we needed to do to meet our deadline for the development side of it. When we talked with staff, we had to debate whether we should disclose the whole thing. Having been the chairman of the Board, we decided it would be better if we just showed you what we're doing completely. We can address that.

**Mr. Werner** – It covers the preliminary discussion as well. If we get it all here, you can see what fits and doesn't fit and get some feeling for it. There is a lot of stuff they can do that is maintenance in phase I that doesn't require the BAR approval. If there are issues with the windows, you may want to pare down so that it is clear what can be done. I would suggest wrapping up where you stand on this phase. We can dive into the next phase.

**Mr. Lahendro** – In the application, it indicates that repairs to the porch will be made to those elements that are severely damaged. They're going to be replaced with synthetic materials. I would certainly like to know more. Does that include Dutchman? Is there a drawing surveying the damage to the front porch that it is going to be repaired? If not, can I have a better description of things like the columns? How much of the columns are damaged? How much is going to be repaired?

**Mr. Wassenaar** – We do not have that information at this time. We went up on a ladder and looked at it and tried to figure out what was what. Until you actually take the thing apart and see what is in it and how it is put together and what the status is, it is very hard to know that.

**Mr. Lahendro** – Your alternative is to tell a carpenter to go at it?

**Mr. Wassenaar** – Not at all.

**Mr. Lahendro** – It would be nice to know what is damaged before you start repairing.

**Mr. Wassenaar** – I will make a suggestion to the Board. What we have done in the past on situations like this where we have difficulty figuring out what is what is to do a little bit of exploratory surgery/repair report for the Board and have it reviewed by staff or a couple members of the Board to make sure we're on track with your standards. From my standpoint as an architect, this is pretty straightforward. The Secretary's Standards are very clear about how we use materials and how they would work. I am open to any suggestions you would like us to follow relative to addressing those concerns.

**Mr. Lahendro** – My memory of the Secretary's Standards is that you don't do Dutchman or replace historic wooden elements with synthetic material.

**Mr. Wassenaar** – I think that is generally the case. We have had a lot of discussions over the years on a number of projects about what point you shift to modern materials that don't require painting and maintenance. If they look identical to what you started out with, are they OK or not? There are a lot of scenarios which develop out of that. I don't know if I have ever gotten

complete clarity on what the right direction of that is. We're aware of the standards. We would follow the Secretary's Standards on materials as much as we could.

**Mr. Lahendro** – I don't know what advantage you get if you have a number of ballisters with 20 of them and five need to be replaced. You do those in Azick. You keep the other wood ballisters. I don't know what advantage there is in that. You don't paint those five as often.

**Mr. Wassenaar** – I guess there is a common sense practicality piece of this. My normal suggestion would be if we can replace historic materials with things that look identical to the historic materials in every way, shape, or form, that's a reasonable outcome from an economic and historic preservation standpoint. On the Gordon Avenue building, The Bridges, we had very difficult construction problems relative to face brick application with the setback numbers. We actually used a very thin set brick on a metal backing that was indistinguishable from actual brick. We put up a test panel. The BAR looked at it and approved it. I don't know that anybody had known different about the fact it was fairly sophisticated piece of work to achieve a look and a feel that is indistinguishable from real brick. I am not trying to argue with you. I am just trying to seek clarification. If you can suggest a pathway to resolve these things, I am happy to consider it. We want to be consistent with the city standards and with the Secretary's guidelines. At the same time, I would appeal for any common sense practicality in this particular case. The railing is not consistent with any of the normal typological forms on other railings. I would anticipate we're going to be replacing the entire railing. I don't think we would want any of the existing ballisters or profiles to be part of the final work.

**Mr. Lahendro** – I would like to know what specifically is being requested and for the applicant to do the research and to make the design decisions in consultation with the guidelines and the Secretary's standards and come to us with what they're proposing.

**Mr. Zehmer** – When I look at sheet A-101, which is phase I. It says Phase I work scope. The bullet points specifically say: new replacement windows throughout, removal of front porch and front decking surface, replace with five quarter treated decking, repairs to front floor joice, porch ceiling joice, roof rafters to restore pre-damaged state. The letter in front of the application talks about trying to make repairs where possible. The notes in the scope of work say full scale replacement. I think there's a discrepancy between the description and what is in the drawing. That's making it difficult for me to know what we're approving.

**Mr. Wassenaar** – The intent of those indications was that we were going to deal with one way or the other. You're correct in the notations.

**Mr. Zehmer** – For me, it does come back to Jody's recommendation of a more thorough survey to document existing conditions and really understand what can be repaired, which is our preference, versus what is so far gone and may need to be replaced.

**Mr. Wassenaar** – What we didn't want to do was to begin a disassembly exercise in order to determine what was workable and what wasn't workable and get ourselves in trouble with the Board from proceeding with a construction project that wasn't authorized and approved. I am open to whatever process you suggest as the optimum one. We're trying to follow the rules here and do something that makes sense. Guidance would be appreciated.

**Mr. Schwarz** – If they're going to basically replace what is there in kind, that is considered maintenance. That is something that is not under our purview. Is that correct? What we need to

do in our motion is to decide how much of this replacement can be done with alternative materials. Is that a fair statement?

**Mr. Werner** – There is a lot of stuff where I would communicate with people. There is a level of trust.

**Mr. Schwarz** – If the applicant was to use all wood to match what is existing to do any patching or repair. If no profiles change, it was all put back the way it was. That is something the applicant could do without an application?

**Mr. Werner** – Yes. Given that the porch railing no longer exists if this was only the porch, I could probably work with the applicant to see this is what needs to happen. You should look at it all together. We say matched in kind. I get a photograph.

**Mr. Schwarz** – You have offered some pictures of neighboring porches that were built at about the same time. We could put in our motion the railing should match the more historic railings. I think we can find a way to craft a motion to make this work for phase I.

**Mr. Wassenaar** – We are also the contractors for the project. We're licensed A contractors. There's not going to be some third party running around and doing this randomly on the project.

**Mr. Zehmer** – To answer your question- it is common practice to do architectural probes to determine the amount of deterioration.

**Mr. Wassenaar** – If you take a column apart or try to figure out if it is good or not, you don't really know that until you get in there into the inside of it and see how it is put together. Sometimes, I have had the experience of you don't know where to end as you start taking things apart. They're not suitable or structural or reasonable to deal with. There are parts of this porch that have those attributes that worry me about how far we go and where we start to do it. If it was simply drilling a hole into it and saying that it looks fine, that would be one thing. If I am dealing with a whole top of the capital of a column, I am not going to know that until I take that apart. My plea would be the standard if we discover that, we put it back. We can almost do a halves review where we take a picture of the profile. We document the profile. We agree to put it back together in a way that you can't tell that it was repaired. That would be the reasonable standard. I will defer to your judgement on where that line is. We're trying to do this without spending a million dollars. It is a repair job; not a complete rebuild of the house.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – I would like to be able to see if we can craft a motion that says what the line is between when replacements need to be the same material or where a synthetic material can be used. We can just say all must go back as wood. I think the applicant can proceed on the porch almost at will. The main construction on this is the stair piece on the back. We have some site issues and we have the details about the porch.

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed porch repairs and

landscaping at 435 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the submitted Phase I application, excluding the window repairs and replacement, with the following conditions:

- Any new elements match the existing; including, but not limited to
  - Beaded ceiling boards (no faux panels)
  - Painted, wood tongue-and-groove flooring (no imitation material)
  - Columns (round and engaged)
  - Simple cornice at the entablature of the porch
- The porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match

Carl Schwarz seconds motion. Motion passes (8-0).

### **Preliminary Discussion**

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

- The BAR and the applicant had a discussion regarding phases II and III of 485 14<sup>th</sup> Street Northwest.
- The applicant provided information on the renovation of the existing house.
- The building will meet code requirements in the occupancy, according to the applicant.
- There is a high probability of doing the whole project according to the applicant. It will be dependent on the timing.
- The little additions in the back were done later. The applicant wants to differentiate from the existing part of the house with the new part of the house that is being added.
- The applicant is trying to keep the rooflines together.
- The project is very similar to a project down the street from this project.
- No landscaping included to show the different architectural aspects of the project.
- The BAR asked questions and provided feedback to the applicant regarding phases II and III of this project.
- The applicant indicated that he would return to the BAR with both phases II and III at the same time.

**Bar Minutes**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**October 19, 2021 – 5:00 PM**  
Excerpts re: 485 14th Street, NW



**Members Present:** Cheri Lewis, James Zehmer, Carl Schwarz, Ron Bailey, Jody Lahendro, Breck Gastinger, Robert Edwards, Tim Mohr  
**Staff Present:** Patrick Cory, Joe Rice. Jeff Werner, Robert Watkins

**Certificate of Appropriateness**

BAR 21-10-03  
485 14th Street, NW, TMP 090034000  
Rugby Road-University Circle-Venable ADC District  
Owner: Hoo House, LLC  
Applicant: Greg Winkler, Kurt Wassenaar  
Project: Phases 2 and 3 - Renovations and rear addition

**Jeff Werner, Staff Report** – Year Built: 1920 District: Rugby Road-University Circle-Venable ADC District Status: Contributing (garage in rear is non-contributing). Four square, Colonial Revival residence. CoA request for Phases 2 and 3 of a three-phase project. (CoA for Phase 1 approved in April 2021.) The applicant has requested that the two phases be evaluated and considered as a single CoA request. Phase 2 includes removal of the existing rear stairs and construction of a two-story addition. Phase 3 includes a two-story addition onto the Phase 2 addition.

**Materials for Phases 2 and 3**

- Brick (Phase 3 only): General Shale. Color: *Old English Tudor*. (Mortar color not specified)
- Siding: Hardieplank. Color: *Cobblestone*
- Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
- Roof: Timberline asphalt. Color: *slate*
- Gutters and downspouts: Not specified
- Windows: Pella Architect Series, 1/1, double-hung
- Doors: Not specified
- Porch deck, columns, ceiling (Phase 2 only): Not specified
- Balcony rails (Phase 3 only): Not specified
- Landscaping: (See landscape plans in Appendix) Phase 2 retains a 6” cypress and a 18” locust; however, these will be removed in Phase 3.
- Walkway: Not specified
- Exterior lighting: Not specified
- Location/screening of mechanical units and utility boxes: Not specified

**Discussion and Recommendations**

Staff recommends that additional information and material specifications are necessary for a complete review and formal action; however, the general design and materials, as presented, are not inconsistent with the design guidelines. With that, while staff recommends this request be deferred, the BAR should discuss the project, as presented, and express any modifications, if necessary, and request the specific information that should be provided when this application is resubmitted.



This project will also require a site plan review. Because that process may result in changes to the proposed work—landscaping, building footprint, parking area, etc.—by deferring this application any necessary changes can be incorporated into what is resubmitted for the BAR design review. *Regarding a deferral:* The BAR can defer this request, which would require the applicant resubmit the in time for the November 16 BAR meeting. Or, the BAR can accept the applicant's request for deferral, which allows the applicant to choose the timing of any resubmittal.

Additionally, it should be made clear that a CoA has an 18-month period of validity, which, if certain conditions are not met, can be extended for reasonable cause and at the applicant's request. (Refer to Sec. 34-280 for the specific conditions applicable to the period of validity.) The requested CoA would apply to Phases 2 and 3 as presented, so the conditions for the period of validity apply to both. For example, if Phase 2 is initiated, but work on Phase 3 is delayed and the period of validity conditions related to Phase 3 are not met, a new CoA would be required.

Finally, Sec. 34-277(a)(2)—below--requires that demolition of the existing rear porch be addressed as a separate CoA, not with the CoA permitting alterations. Staff erred in not making this distinction. Deferring the current CoA request will allow that matter to be properly resolved.

**Sec. 34-277. - Certificates of appropriateness; demolitions and removals.**

(a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:

(2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.

**Kurt Wassenaar, Applicant** – This is an update of Phase I that you approved back in April. We have successfully found a company to restore the windows. Those are now being completed. There were no new windows added to the building. The existing windows were restored. We were able to save the ceiling wood, which is a B board trim. That's being saved and restored. There was some question about the deck material for the front porch. That is being replaced with wood. There's some structural damage underneath that. We're replacing that with wood. There was a suggestion/requirement that we replace the railings with the railings that were done down the road at a similar project to this. We're following those guidelines. I don't believe there are any items we had on prior conditions that have not been addressed by us. It has been consistent with your recommendations and goals. I think we have everything done. We did have a survey of the site done. We are completely within the survey boundaries in our zoning envelope for all of the building parts. I don't know if there are any issues where the building is outside of anything. It would not change from the zoning envelope. I think everything you're seeing is within your purview and not a zoning related issue relative to the building envelope. The existing backyard structure is pretty close to collapse. We did look at trying to work with it. It is really gone. We are planning on taking it off and using it as a link piece. I don't know if there are any outstanding issues on the existing Phase I piece.

With Phase II, there are some code-related issues of the existing house that need to be addressed. They conform under the existing building code. They're really not up to code standards that the owner is comfortable with. The Phase II part is a two story addition. It does include a rear fire exit

and a rear fire stair, which is conforming to the current code. That was a safety issue we wanted to address as well as providing a living space for the 2 four bedroom units that are on the two floors of the existing building. There is a front porch on the existing Phase II building. This is the 2<sup>nd</sup> floor. It is a common bathroom, living room, etc. We have finished construction drawings for these projects. We're happy to provide the full drawings. (Next Slide) This is the proposed Phase II side elevation from Gordon Avenue. We're just trying to work with the typology of the building. You had requested that we shift the eave line in the rear section to distinguish it from the original house. We shifted the colors on that to more properly contrast the existing trim and roof with the existing house with the new addition. (Next Slide) This is the rear Phase II addition. It faces the alley. There are parking spaces in front of the house. We did not show all of the plantings in front of this with these renderings. There are plantings that go along the base of that. (Next Slide) We're just trying to follow the basic geometry and typology of the existing house. (Next Slide) This is a street view. We're just trying to fit in with the existing houses and the buildings around it. (Next Slide) This is the view from the alleyway drive in with the Phase II configuration. We have parking along the back. We're proposing a standard curb. The alley is gravel now. We will pave that back parking area. We do have bike racks, which offset two of the parking requirements on the zoning. (Next Slide) This is a side elevation from the entrance of the alley looking at the back of the house. You can see two entrance doors. The door on the left is a door into the main floor of the ground floor unit of the existing house. The door on the right is the door to the stairway that goes up to the upper floor addition section. (Next Slide) This is the back of the Phase II addition. (Next Slide) This is oblique corner from the adjacent house looking at the backyard. There is quite a bit of yard there. (Next Slide) These are the specifications of the windows. These are the exact same window type on the project that we did down the road. These are consistent with the similar addition we 3 years ago up the street towards 17<sup>th</sup> Street. Roofing is hardy plank siding. We picked the trim colors to match your recommendations on the contrast you had asked us to provide. These windows are one over one double hung windows.

With Phase III, the current plan of the owner is to build the second phase of the project right now. We're working quickly to get the first phase done for January occupancy. We would proceed onto the Phase II work. I am aware of the validity period of the BAR approval. If the Board sought to extend this for us to save your workload down the road, I would certainly be happy to have any extensions you're preparing to offer on this. There is a high probability that we will build it within the envelope of the current approval. This is the view from Gordon Avenue looking at the addition. We adjusted the building to fit the recommendations you have given us in April relative to the offset between the buildings. The door that you see is the door to the ground floor of the rear addition section. The stairway that you saw in the Phase II addition serves the upper floor apartments. There's no other entrance door. (Next Slide) The new addition essentially wraps the existing Phase II addition. It is completely encapsulated by the Phase III work. It is on two floors. (Next Slide) This is the Gordon Avenue elevation. The end of the porch is cut off by the new addition. It effectively joins that stairway that you saw. It is effectively wrapping the end of the Phase II addition and encompassing that stair piece. (Next Slide) This is the rear elevation. We're trying to do a little bit more long-term harmonious design. It will be the permanent solution to the design down the road. It has parking within 4 feet of the back of the building. (Next Slide) This is the elevation from the adjacent house. It is the connector piece on the other side. (Next Slide) This is the same oblique view from the alleyway looking across at the house. With the meeting in April, we took careful notes and tried to do everything you advised us to do. We agreed with the consensus opinion of the Board. We have been consistent with implementing the recommendations of the Board at that time. I hope that we're coming to you with what you had asked us to do as completely as we could make it. (Next Slide) There are some nice trees across the back. We're saving those. Staff mentioned that there were trees that we're removing. Most of those are not

survivable trees. They're old and damaged. If they had been something we thought that was worthy of saving, we would have tried to do that. They're not viable trees. They have been badly banged up by cars, kids, and everything else. (Next Slide) This is the material palette. We picked a contrasting brick color at the recommendation of the Board.

As you know, city utilities are a mystery in places. Our contractor is excavating to try to find all of those, which is why we haven't yet submitted a site plan. As soon as we are successful in identifying all of the utility pieces, we will be submitting the site plan.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## **QUESTIONS FROM THE BOARD**

**Mr. Schwarz** – The windows show some heavy jambs. Is that a graphical error?

**Mr. Wassenaar** – Yes. The windows are the same that we had approved in the prior addition.

**Mr. Schwarz** – It's more the brick mold that goes around them?

**Mr. Wassenaar** – We can give you additional detail that will match. We also modified the eave line to drop it a little bit so that the rooflines don't conflict. They don't portend that they're emulating the existing house.

**Mr. Schwarz** – Can you describe the two back, little balconies?

**Mr. Wassenaar** – Those are just flat balconies with a railing that the doors open in. They're not protruding beyond the edge. We're within a foot of the zoning envelope. We're just trying to provide a nice living room experience off that backside of the building.

**Mr. Schwarz** – Are they wood that is painted?

**Mr. Wassenaar** – It will be a metal railing.

**Mr. Gastinger** – You described a difference in the brick color. I sense a color difference in some of the renderings. Would you describe more about how they would compare/contrast?

**Mr. Wassenaar** – We have dealt with this with the National Park Service guidelines on not trying to emulate or duplicate the color of the existing brick. The general rule is that we want shift the color enough that it looks different when you see it in various light conditions. That's the goal. I think we did that. If there's a question about that, we can certainly refine the design intent. The samples that we provided to you do that relative to the existing brick color. We just got a new color rendering that is going to give us a better ability to match the brick colors without having a problem with that. It's been hard to get those exactly right because of the lighting and the variation of the existing brick that has aged on the existing house. The design intent is that it be a contrasting red brick that is different from the front house brick.

**Mr. Gastinger** – It looks like a little bit more brown and lighter. How would you describe the difference? We just have the renderings.

**Mr. Wassenaar** – The palate of the back of the house that we were working with was to try to go to more of a lighter color because of the mass of the building. It reduces the visual mass in that alley corner. It is obviously a subjective call.

**Mr. Gastinger** – With Phase III, there are a number of plantings that are suggested in the renderings. Will we be receiving a planting plan?

**Mr. Wassenaar** – Yes. That's going to be part of our site plan submission.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – My one concern is the change in colors. It is obviously going to be new construction. Even the brick will obviously be new brick. You are just continuing the roofline. I know our guidelines are picky about breaking the roofline. You are recessing the roofline. I am not sure the change in colors was necessary.

**Mr. Wassenaar** – We were following your suggestions. We thought it wasn't a bad suggestion. Whether we got the colors right or contrast right, I am open to suggestions from my colleagues. It's pretty open ended. The National Park Service Guidelines want there to be a differentiation. What that means is really anybody's guess.

**Mr. Gastinger** – I feel it is impossible to evaluate the brick with the perspectives. Relative to color, they're washed out. It is hard to tell. We know, from the existing photos, that is a really rich, red brick. Seeing the two photos of a brick panel against existing, I can be swayed either way. The project is very straightforward and appropriate for the context. It just needs a little more detail, seeing the landscape plan, and some clarity about the brick intentions.

**Mr. Wassenaar** – We have this new color emitter technology that we can actually do a map of the exact color frequencies of the existing brick. We're limited in terms of what is available in the market place. We can come back to you with a review of the sample boards of what the actual color is. We may be able to get some of the brick as we do the demolition of that little chunk in the back and present that to you.

**Mr. Schwarz** – If still stuck with COVID issues, you can also drop off a sample panel.

**Mr. Lahendro** – I think it is impossible to match the existing bricks. You come as close as you can. It will be distinct enough to be able to tell that it is a later addition. I agree with Karl about making it deliberately different. That does worry me. I would say to get as close as you can. It's going to be different.

**Mr. Wassenaar** – That's a subjective comment. I am hoping to consider the Park Guidelines to lead us in the direction of doing something that is contrasting so you don't mistake the old with the new. This is such a small building on an intimate scale. If you want us to match, we can certainly do that. The shifts in the rooflines are enough along with the difference in construction.

**Mr. Lahendro** – I guarantee you that the mortar joints will be different. There is so much that is going to be different even if you try to match it exactly. It's going to read as a different building.

**Mr. Wassenaar** – We have never succeeded in matching these things on historical restorations very well. In general, I favor a contrast than a badly matched attempt.

**Mr Lahendro** – Putting a brown brick addition on a red brick building bothers me.

We're being asked for a COA approval for Phase III? I am worried about improving something that we know that the windows are shown to be wrong. Some other details are wrong on the packets we have received. Is that what we're being asked to do?

**Mr. Schwarz** – Staff has suggested that we defer this. It does need a little more information. It needs a landscape plan and some lighting.

**Mr. Zehmer** – A deferral would be for Phase II and Phase III?

**Mr. Schwarz** – Correct. We should have a good conversation. When the applicant brings it back, he knows exactly what he needs to do to get an approval.

**Mr. Zehmer** – I want to be considerate of his schedule. If he is coming back next month and trying to get Phase II complete by January that might be tough.

**Mr. Lahendro** – Would it help if we went ahead and voted on a COA for Phase II?

**Mr. Wassenaar** – It would. That would avoid the brick problem.

**Mr. Werner** – There are some details to know what we're getting. It would be helpful. I am putting that out there to cover my bases. I think that it would be wise to split these up. That would help them. There is an investment going on in this expansion. Saving \$125 on making this application is probably the best idea. It would be fine for you to evaluate it and make it clear that you're approving only Phase II. There still might be some clarification points that you want to address.

**Mr. Mohr** – It seems to me that we should hold it to the same standard we ask of other people. There's nothing here that is going to be a problem. The applicant already has the construction drawings. As long as he shares the eave detail, column detail, and fascia detail, we're consistent with how we treat other people.

**Mr. Lahendro** – I would ask that staff be clear in what the applicant is lacking.

**Mr. Werner** – It is always a struggle from a design review. Renderings are really helpful. Renderings can illustrate but they're not construction drawings. I have had things come in where renderings look like the picture. That's not what it was. I look at this and see a porch detail, porch ceiling, porch columns, and porch flooring. We have done awnings on the backs of buildings and asked for a section through how those are attached. It comes back to us.

**Mr. Wassenaar** – If you want to make approval of the construction drawings for Phase II, we're happy to do that. We're close to be able to do that. It would be helpful to us to not to defer to November because of our construction schedule if possible. I respect the wisdom of the Board.

**Mr. Werner** – We have a porch that is a prominent feature. I want to make sure we have gone to great length in discussing column details. Is there something going on here that needs to be expressed and articulated when it comes in, I am not “catching hell” for it?

**Mr. Wassenaar** – Let us provide you with construction drawings of what it is. We’ll do that as part of a conditional approval.

**Mr. Schwarz** – We can’t have staff administratively approve anything unless it has been fully described to us. We can say that staff can confirm what we discussed in the meeting has been achieved and has been met. If we’re going to approve this Phase II, we’re going to have to pick out some of these details in this meeting right now. Everyone is going to have to feel comfortable with you verbally telling us. For example, the porch columns appear to be round Tuscan columns. Is that what we’re seeing? Are they wood?

**Mr. Wassenaar** – They’re wood, square columns because they’re a secondary column from the front porch.

**Mr. Schwarz** – Is there any exterior lighting?

**Mr. Wassenaar** – Yes. It is recessed lighting. The ceiling of that would be bead- board. The deck below, on the porch is a wood deck similar in type and construction to the front porch deck.

**Mr. Mohr** – How does the building meet the ground at the porch and along the siding edge? Is that brick or concrete?

**Mr. Wassenaar** – It is a concrete sub-piece that sits there. The front of that edge will sit up on it. We will match the windows from what we did in the other project that you have already approved. We can give you a detail on the fascia and soffits.

**Mr. Mohr** – The corner boards look wide. Is that how it is going to go?

**Mr. Wassenaar** – It is a narrower one consistent with the width of the hardy plank.

**Mr. Zehmer** – What is the porch floor?

**Mr. Wassenaar** – The porch floor is wood.

**Mr. Schwarz** – The corner boards will be about 6 inches. Is that correct?

**Mr. Wassenaar** – That’s correct.

**Mr. Werner** – We have entablature on the front porch. We have a porch ceiling. That can be a guide.

**Mr. Wassenaar** – We’re going to follow that. That’s the intent.

**Mr. Lahendro** – As it has been pointed out, this is to be distinguished from the historic part of the building. We’re not looking to exactly reproduce the front porch. This is a secondary porch. Simplify the details that give the character without exactly matching.

**Mr. Wassenaar** – The proportions need to be familial and consistent with an appropriate proportion with the front of the house.

**Mr. Schwarz** – We have the lighting and porch construction. We have a better understanding of the trim boards. It will be a concrete foundation that will be exposed underneath the siding underneath the porch.

**Mr. Mohr** – There needs to be frieze to the window heads. On the old house there is the jack arch and the freeze board? The rendering implies it is doing the same thing.

**Mr. Wassenaar** – That is correct. In Phase II, there is no brick. We would include a detail for that in the Phase III submittal.

**Mr. Schwarz** – With Phase II, you have a wide freeze board above the top of the windows. Is that the intent?

**Mr. Wassenaar** – That is correct.

**Mr. Schwarz** – I am trying to get you to verbally describe any of these questions. That's the only way we're going to be able to approve this tonight. We're teasing out things. Can you describe the eave? What type of soffit is going up there?

**Mr. Wassenaar** – It is going to be a hardy plank flat. The existing house is a Philadelphia Gutter. These gutters are going to be regular, aluminum gutters.

**Mr. Mohr** – Set on a flat fascia at 1x6?

**Mr. Wassenaar** – That's correct.

**Mr. Mohr** – The windows in Phase II are down by a flat casing that makes up the difference of that jack arch to line up?

**Mr. Wassenaar** – That's correct. I can see this either way. I thought this was more appropriate. It's really a secondary part of the typology of the building. It is more modern of its time.

**Mr. Mohr** – I was wondering about taking the freeze board down to land on the casing lengths for the new part and have a distinction between how the window heads are handled.

**Mr. Wassenaar** – My preference is what we have drawn here. I can see it the other way if that was important.

**Mr. Schwarz** – For simplicity and if we are going to vote on this tonight, we probably want to leave it as he has drawn it.

**Mr. Wassenaar** – I see the Phase II piece as a separate part of the building that is secondary to the main house. I don't know if it needs mimic the detail on the brick part of the building.

**Mr. Schwarz** – If we voted on this tonight, it would be without a full landscape plan. We understand what trees are going and staying for Phase II. Are we comfortable with that?

**Mr. Gastinger** – I am comfortable with that. It doesn't seem that there is any new proposed plantings or demolitions as part of Phase II.

**Mr. Werner** – I understand that it is being expressed verbally so there is a record here. I am trying to envision this. It's good. It's difficult to not have a piece of paper. Two years ago, unless it was an administrative review, decisions could not be deferred to staff. Things had to be addressed completely. Things seem to make sense at the moment.

**Mr. Wassenaar** – I spent a decade on the Board.

**Mr. Gastinger** – I don't think there is much objectionable in the proposal. We're spending way too much time on this project.

**Mr. Wassenaar** – It is a simple building. It is not that complex of a building.

Motion (Phase II) – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that only the proposed Phase 2 alterations and construction at 485 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the Phase 2 portions of the application, as has been verbally confirmed in this meeting. Those items include:

- The porch will have wood square columns, with a beadboard ceiling, a wood deck.
  - There will be a concrete foundation.
  - The corner boards will be approximately 6" wide, to be consistent with the siding.
  - There will be a fiber cement soffit and a standard aluminum gutter.
  - There will be a tall frieze board above the window heads.
  - The only exterior lighting for Phase 2 will be in the ceiling of the porch, and will be dimmable, will have a color temperature that does not exceed 3000 K, and will have a color rendering index of not less than 80, preferably not less than 90.
  - The color of the siding and trim should match the paint color that is on the original house.
- Mr. Lahendro seconds motion. Motion passes (8-0).



April 25, 2023

Mr. Jeff Werner  
BAR Administrator  
City Of Charlottesville, VA

Department of Neighborhood Planning  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902

Re: Hoo House Phase #3 Submittal  
485 14<sup>th</sup> Street, Charlottesville, VA 22902

Dear Mr. Werner,

Attached please find our submittal application, drawing set for the proposed phase 3 addition, BAR review comments from the Phase 2 & 3 preliminary BAR review and the phase 2 review comments which have been executed in the completed phase 2 addition.

### **Hoo House Phase # 3 Project Narrative**

This application follows on the completed construction of the Hoo House Phase #2 addition which was reviewed by the BAR in April of 2021 and approved with a certificate of appropriateness. The recommendations and requirements of the BAR were implemented in the completed addition phase 2 as approved.

At the time that the Phase 2 addition was reviewed by the BAR, the Phase 2 addition proposal was also reviewed as a preliminary review and these recommendations have been incorporated into our Phase 3 submittal for review by the BAR. There are no changes to the proposed Phase 3 addition which were not discussed in the Phase 3 preliminary discussions, review and recommendations. Accordingly we ask that the BAR now move to review the proposed Phase 3 addition to the Phase 1 and 2 work and issue the project a certificate of appropriateness for the Phase 3 addition to the existing building.

We would be happy to meet with Staff or any BAR members should their be questions or comments on the proposed Phase 3 addition. Please let us know if a meeting or contact would be helpful.

With Kind Regards,



Kurt Wassenaar, Architect – Wassenaar + Winkler Architects and Planners

# ADC District or IPP



## Board of Architectural Review (BAR) Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130  
Staff contacts: Jeff Werner [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.  
Note: No submittal deadline for Admin Review

Owner Name Hoo House LLC Applicant Name Eric Trebour  
Project Name/Description Hoo House Renovation Phase #3 Parcel Number 090034000  
Project Property Address 485 14th Street NW, Charlottesville, VA 22902

### Applicant Information

Address: 190 Blue Springs Lane  
Charlottesville VA 22903  
Email: \_\_\_\_\_  
Phone: (W) ric7022@gmail.com (C) 434-962-4800  
434-964-1067

### Property Owner Information (if not applicant)

Address: Same  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? No

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Eric Trebour 4/25/23  
Signature Date

Eric Trebour 04/25/23  
Print Name Date

### Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached narrative

List All Attachments (see reverse side for submittal requirements):

BAR Drawing Set for Phase #3 of project. Narrative of Project

### For Office Use Only

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

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



**HISTORIC DISTRICT ORDINANCE:** You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at **[charlottesville.gov](http://charlottesville.gov)** or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at **[charlottesville.gov](http://charlottesville.gov)**

**SUBMITTAL REQUIREMENTS:** The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

**APPEALS:** Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

## CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

### Chapter 1 Introduction (Part 1)

[http://weblink.charlottesville.org/public/0/edoc/793062/2\\_Introduction%20I\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf)

### Chapter 1 Introduction (Part 2)

[http://weblink.charlottesville.org/public/0/edoc/793063/1\\_Introduction%20II\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf)

### Chapter 2 Site Design and Elements

[http://weblink.charlottesville.org/public/0/edoc/793064/3\\_Chapter%20III%20Site%20Design%20and%20Elements\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20III%20Site%20Design%20and%20Elements_BAR.pdf)

### Chapter 3 New Construction and Additions

[http://weblink.charlottesville.org/public/0/edoc/793065/4\\_Chapter%20III%20New%20Construction%20and%20Additions\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf)

### Chapter 4 Rehabilitation

[http://weblink.charlottesville.org/public/0/edoc/793066/5\\_Chapter%20IV%20Rehabilitation\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf)

### Chapter 5 Signs, Awnings, Vending, and Cafes

[http://weblink.charlottesville.org/public/0/edoc/793067/6\\_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf)

### Chapter 6 Public Improvements

[http://weblink.charlottesville.org/public/0/edoc/793068/7\\_Chapter%20VI%20Public%20Improvements\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf)

### Chapter 7 Moving and Demolition

[http://weblink.charlottesville.org/public/0/edoc/793069/8\\_Chapter%20VII%20Moving%20and%20Demolition\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf)

# 485 14th St NW Addition - Phase 3

## Charlottesville, VA 22903

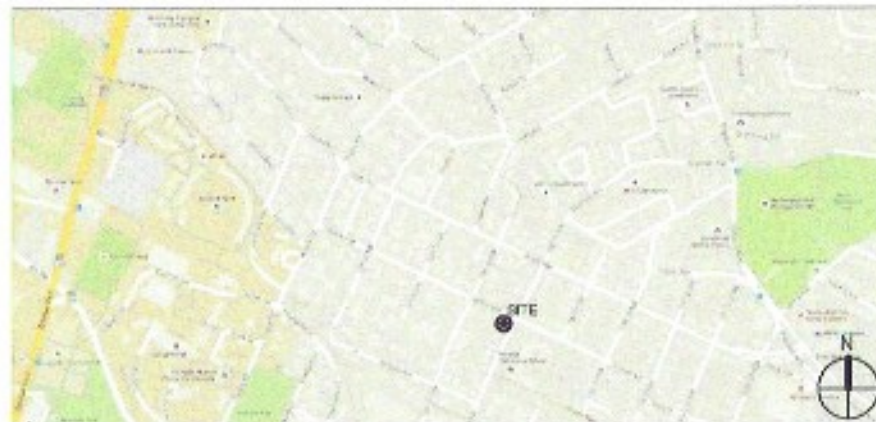
### BAR SUBMITTAL SET

#### SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective



Vicinity Map

#### ARCHITECT :

Wassenaar - Winkler, PLLC  
200 West 12th Street  
Waynesboro, VA 22980  
540-941-3567  
Kurt Wassenaar, Principal Architect  
kurt@wpluswdesign.com

#### OWNER:

Hoo House, LLC  
Eric Trebour  
190 Blue Springs Lane  
Charlottesville, VA 22903

**WASSENAAR**  
**WINKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 941-3567

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**G1**  
PHASE 3

April 20, 2023





SIDE OF RESIDENCE FROM GRODON AVENUE



SIDE OF RESIDENCE FROM ALLEY



REAR OF RESIDENCE FROM ALLEY 1



REAR OF RESIDENCE FROM ALLEY 2

## EXISTING RESIDENCE PHOTOS

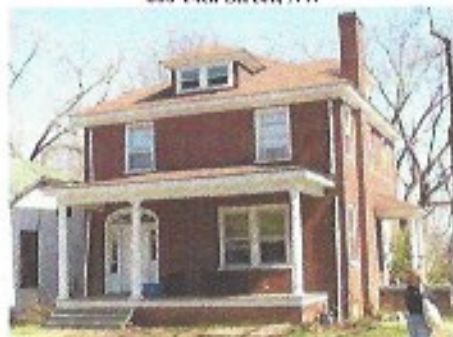
**ASSENAR**  
**INKLER**  
 ARCHITECTS | PLANNERS  
 300 PACO 1200 SHELLEY WAY #200, VA 22903  
 Telephone (540) 341-2567

485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903

**EP1**  
 PHASE 3  
 April 24, 2023



600 14th Street, NW

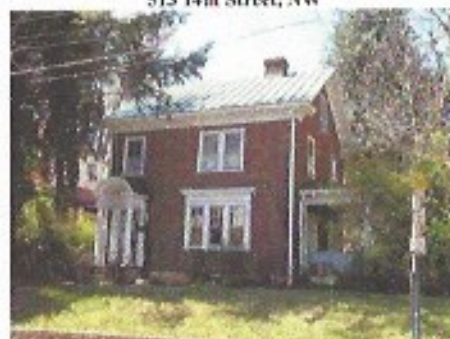


**STREET ADDRESS:** 600 14th Street, NW  
**MAP & PARCEL:** 4-4  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:** Residential – single family  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Leggett, William E. Jr.  
**PRESENT OWNER:**  
**ADDRESS:** 7 Deer Path Road  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1930  
**STYLE:** American Foursquare  
**HEIGHT IN STORIES:** 2.5 stories  
**DIMENSIONS AND LAND AREA:** 1,628 sq ft/0.149 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

#### ARCHITECTURAL DESCRIPTION

This 2 1/2-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.

513 14th Street, NW



**STREET ADDRESS:** 513 14th Street, NW  
**MAP & PARCEL:** 5-87  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:** Residential – single family  
**ORIGINAL USE:** Residential – single family  
**PRESENT USE:** Newlen, Charles E.  
**PRESENT OWNER:**  
**ADDRESS:** 22903  
 910 King Street  
 Charlottesville, Va.  
 22903  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,339 sq ft/0.143 acres  
**SOURCES:** Charlottesville City Records  
 and 2004 Architectural  
 Survey  
**CONTRIBUTING:** Yes

#### ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

## EXISTING NEIGHBORHOOD PHOTOS



**STREET ADDRESS:** 510 14th Street, NW  
**MAP & PARCEL:** 4-111  
**PRESENT ZONING:** R-1SU  
**ORIGINAL OWNER:** Residential - single family  
**ORIGINAL USE:** Residential - single family  
**PRESENT USE:** R & I Building Co. PC  
**PRESENT OWNER:** c/o Hamridge, Gregory  
 656 Rockfish Orchard Drive  
 Afton, Va.  
 22920  
**ADDRESS:**  
**DATE/ PERIOD:** Ca. 1938  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,790 sq ft/0.175 acres  
**SOURCES:** Charlottesville City Records and 2004 Architectural Survey  
**CONTRIBUTING:** Yes

#### ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fulllight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.

#### EXISTING NEIGHBORHOOD PHOTOS



**STREET ADDRESS:** 519 14th Street, NW  
**MAP & PARCEL:** 5-88  
**PRESENT ZONING:** UMD  
**ORIGINAL OWNER:** Residential - single-family  
**ORIGINAL USE:** Residential - single-family  
**PRESENT USE:** Veliky LC  
**PRESENT OWNER:**  
**ADDRESS:** 3125 Dundee Road  
 Earlysville, Va.  
 22936  
**DATE/ PERIOD:** Ca. 1925  
**STYLE:** Colonial Revival  
**HEIGHT IN STORIES:** 2.0 stories  
**DIMENSIONS AND LAND AREA:** 1,560 sq ft/0.197 acres  
**SOURCES:** Charlottesville City Records and 2004 Architectural Survey  
**CONTRIBUTING:** Yes

#### ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.



## SITE DEVELOPMENT SUMMARY :

TAX MAP 9 . . . . . PARCEL 34

CURRENT ZONING . . . . . R-UMD (UNIVERSITY MEDIUM DENSITY)  
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT  
OVERLAY - DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-  
VENABLE NEIGHBORHOOD).

EXISTING USE . . . . . MULTI-FAMILY RESIDENTIAL  
PROPOSED USE . . . . . MULTI-FAMILY RESIDENTIAL  
EXISTING (2) 4 BEDROOM RENTAL UNITS  
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION . . . . . PRIVATE COLLECTION (TOTTERS)

### GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY . . . . . 43 D.U./A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150  
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS  
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING  
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES  
150 BR / ACRE \* 0.227 = 34.05 ALLOWABLE BEDROOMS  
4 BR / UNIT @ 21 DUA \* 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES . . . . . (2) 4-BEDROOM EXISTING UNITS PLUS  
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS  
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL  
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-884 . . . . (1) SPACES PER 1-BR UNIT  
(1) SPACES PER 2-BR UNIT  
(2) SPACES PER 3-BR UNIT  
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES . . . . . EXISTING (2) 4 BEDROOM UNIT (4 REQ'D)  
PROPOSED (2) 3 BEDROOM UNIT (4 REQ'D)  
TOTAL REQ'D = 8 PARKING SPACES

PER SEC. 34-885 (a) (3) ONE PARKING SPACE CAN BE SUBTRACTED  
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.  
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED; 8 STD + 1 ADA)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) BICYCLE SPACE PER 2 DWELLING UNITS.  
PROJECT INCLUDES 4 DWELLING UNITS, SO 2 BIKE SPACES REQUIRED.

PROJECT INCLUDES BIKE RACK AREA THAT PROVIDES LOCKING FOR 8 BIKES.

## SETBACKS :

FRONT . . . . . 25 FEET  
SIDE . . . . . 1-2 STORIES 10 FEET MIN,  
3-5 STORIES 1 FT per 3 FT HEIGHT  
NEW BUILDING IS 2 STORIES  
(10' SETBACK TO BE USED)  
CORNER STREET SIDE 20' MIN  
REAR . . . . . 25 FEET  
HEIGHT . . . . . 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)  
LAND COVERAGE . . . . 80% MAX (56.7% PROPOSED)

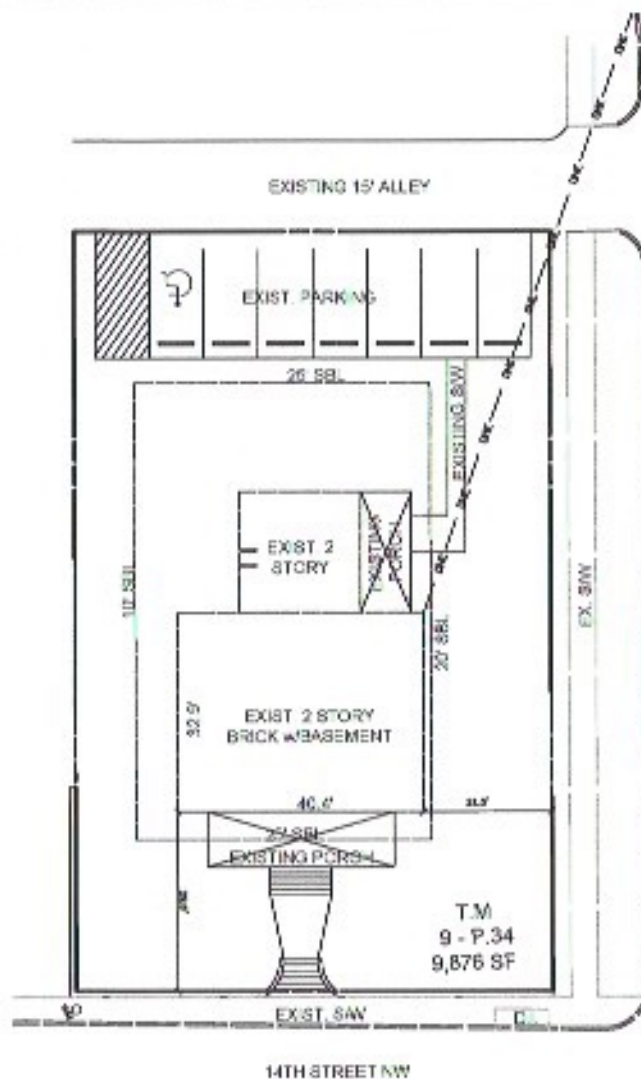


485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**C1**  
PHASE 3

April 20, 2023

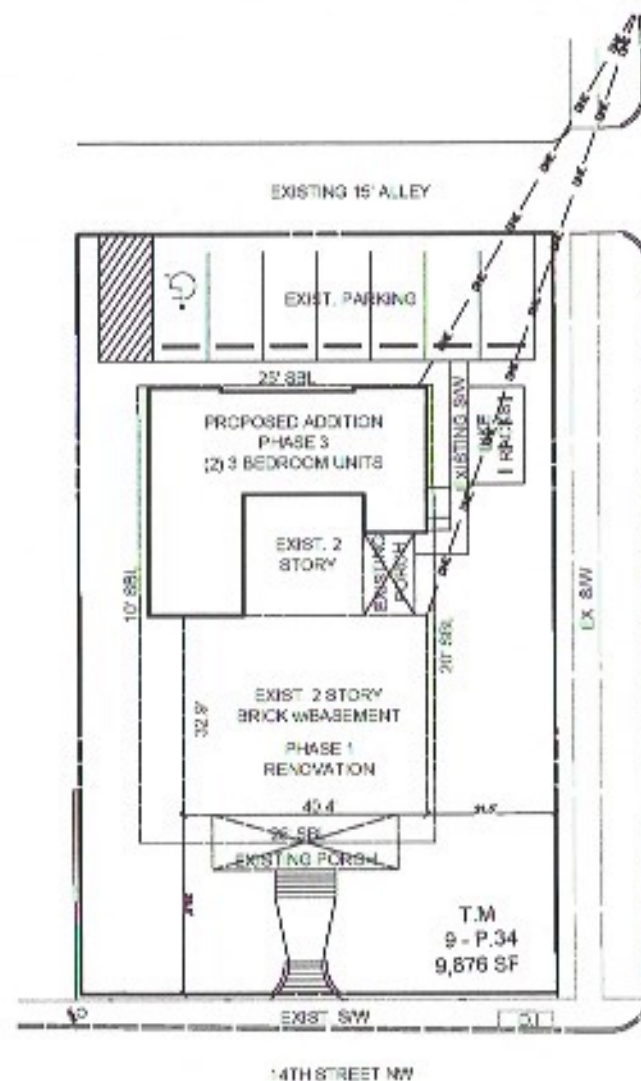




### EXISTING SITE PLAN

SCALE 1" = 20'-0"

GORDON AVE. (80' ROW)



### PROPOSED SITE PLAN

SCALE 1" = 20'-0"

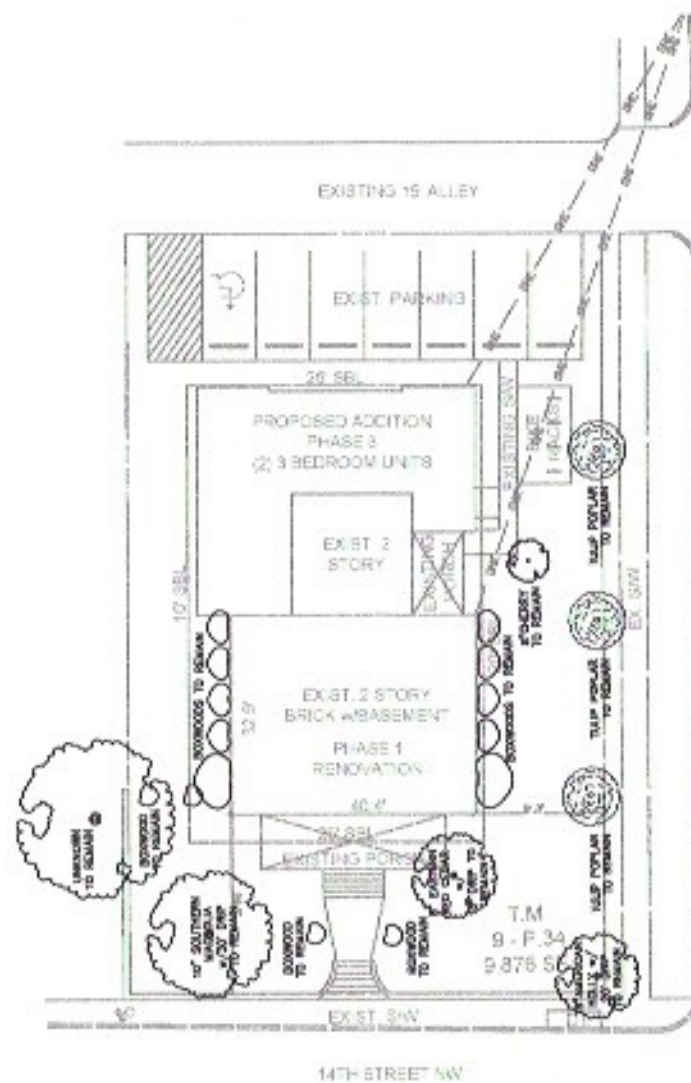
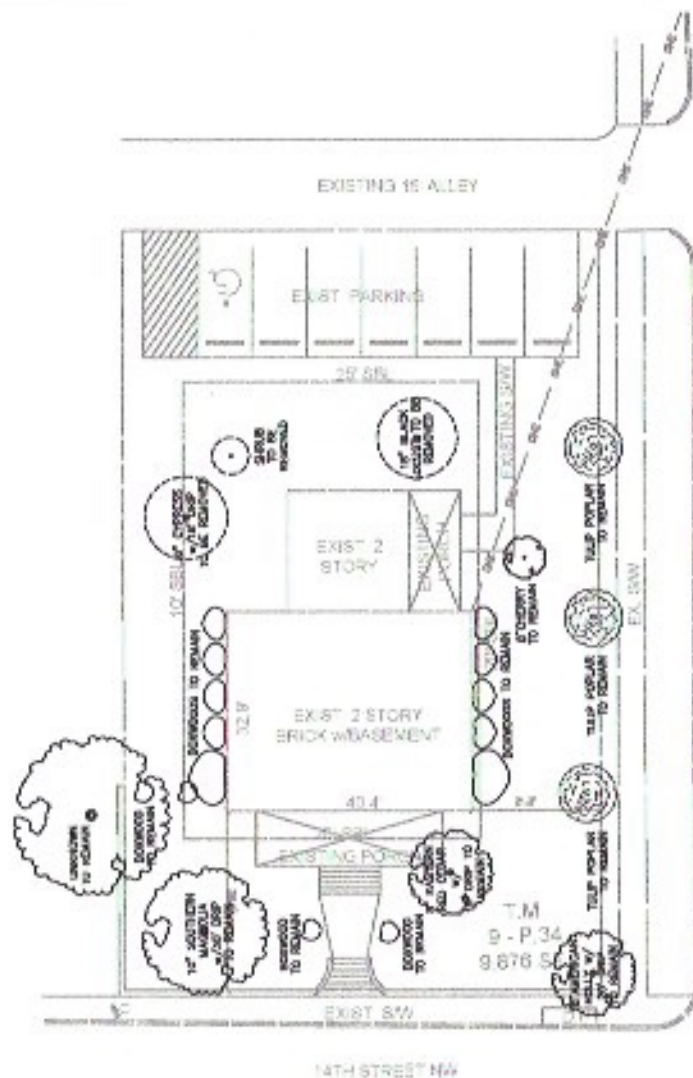
GORDON AVE. (80' ROW)

**ASSENAAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Vinyardham, VA 22680  
Telephone (540) 841-2667

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**C2**  
PHASE 3

April 20, 2023



485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903



**C3**  
PHASE 3  
April 20, 2023

**ASSENAAAR**  
**INKLER**  
ARCHITECTS | PLANNERS

300 West 12th Street, Mayaguez, PA 22080  
Telephone (540) 541-3557

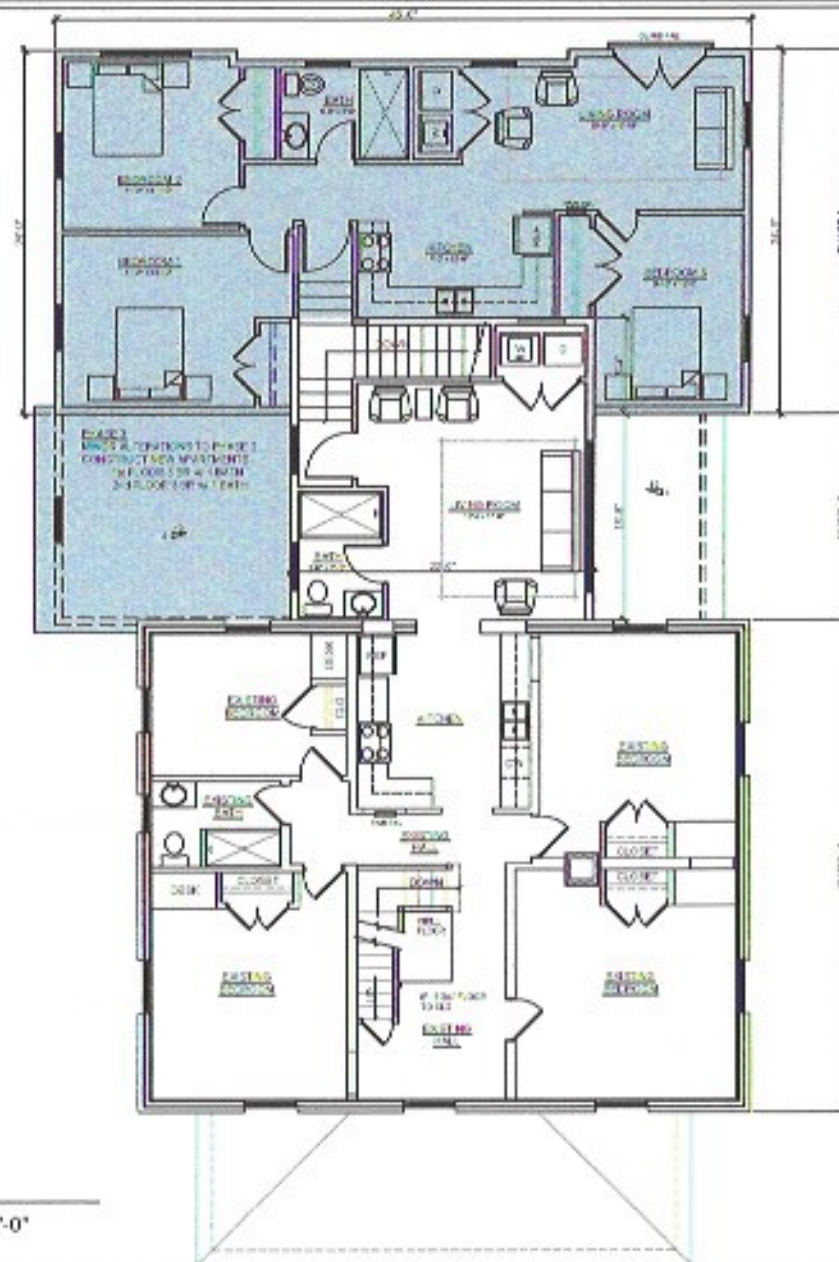




PHASE HATCH LEGEND	
	PHASE 3 - PROPOSED
	EXISTING

# PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



**ASSENAAR**  
**INKLER**  
 ARCHITECTS | PLANNERS  
 200 West 12th Street, Maryland, VA 22003  
 Telephone (540) 841-3957

485 14th Street NW Renovation  
 485 14th Street NW  
 Charlottesville, VA 22903

**A2**  
 PHASE 3  
 April 20, 2023



ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**ASSENAAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
300 West 12th Street, Waynesboro, VA 22380  
Telephone (540) 841-3567

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A3**  
PHASE 3  
April 20, 2023





ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**ASSENAAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22250  
Telephone (540) 341-2567

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A4**  
PHASE 3  
April 20, 2023





ELEVATION - SIDE

N.T.S

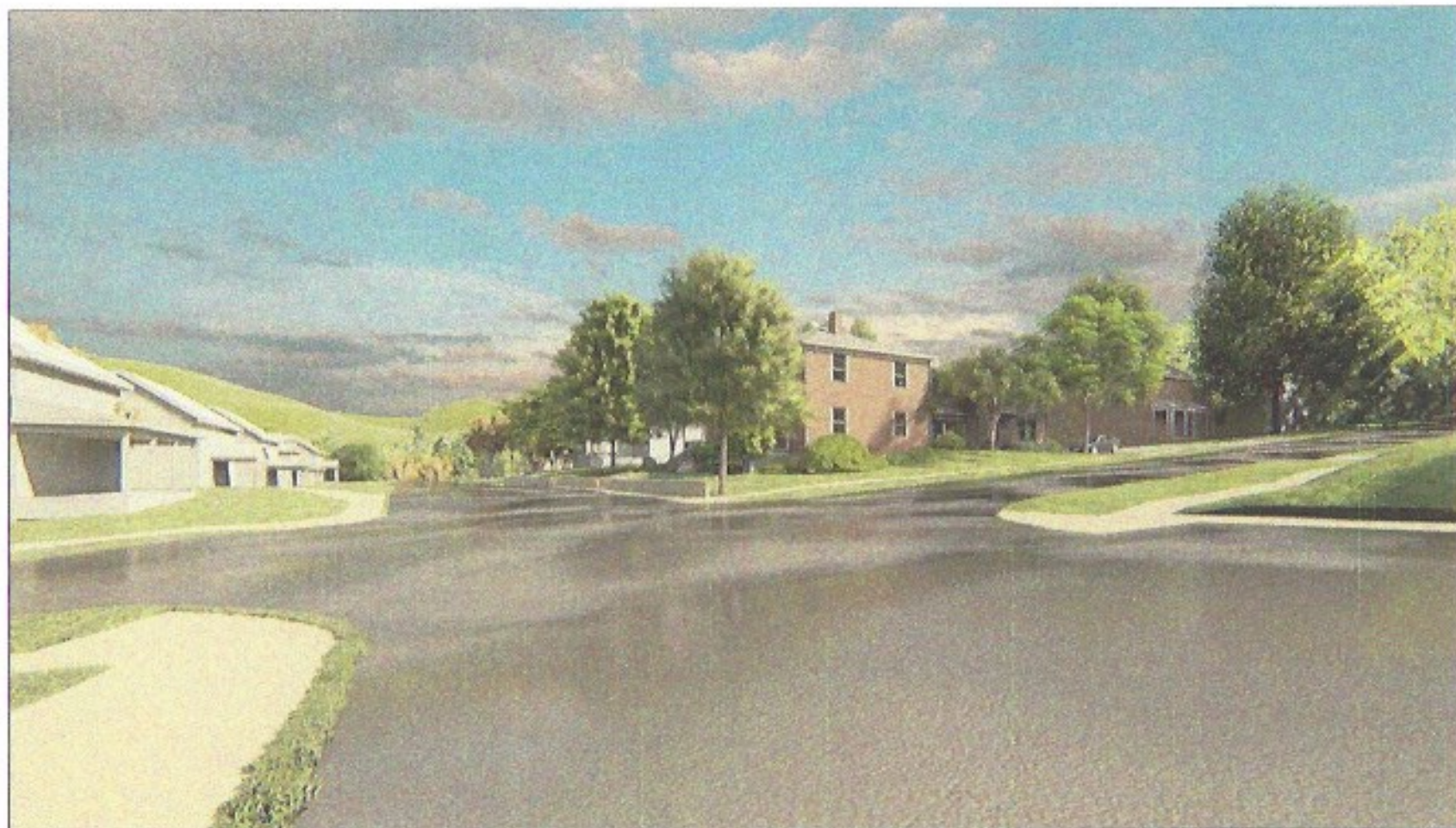
PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**ASSENAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 841-3507

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A5**  
PHASE 3  
April 20, 2023





## RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**ASSENAAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
300 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 941-3557

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A6**  
**PHASE 3**

April 20, 2023





# RENDERING - VIEW B

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**W ASSENAAR**  
**W INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Vinyardboro, VA 22980  
Telephone (840) 941-3367

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A7**  
PHASE 3  
April 20, 2023





RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**ASSENAAR**  
**INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Waynesboro, VA 22380  
Telephone (540) 241-3587

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A8**  
PHASE 3  
April 20, 2023





RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**W ASSENAAR**  
**W INKLER**  
ARCHITECTS | PLANNERS  
300 West 12th Street, Waynesboro, VA 22980  
Telephone (540) 941-3567

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A9**  
**PHASE 3**  
April 20, 2023





RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED  
FOR GRAPHIC CLARITY AT ADDITION.

**W ASSENAAR**  
**W INKLER**  
ARCHITECTS | PLANNERS  
200 West 12th Street, Vinyardtown, VA 22660  
Telephone (540) 941-3067

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A10**  
PHASE 3  
April 20, 2023

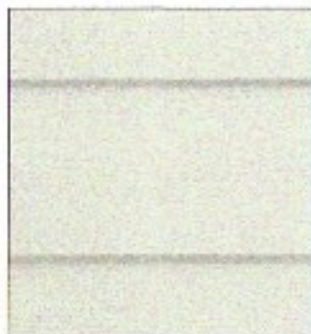




**BRICK**  
GENERAL SHALE -  
OLD ENGLISH TUDOR



**ROOFING**  
TIMBERLINE - SLATE



**SIDING**  
HARDPLANK - COBBLESTONE



**TRIM**  
BENJAMIN MOORE COLOR - HC-106  
(HISTORIC - SANDY HOOK GRAY)

## Pella Architect Series<sup>®</sup>

### Traditional<sup>®</sup> wood

Exquisite crafted wood windows that add architectural interest.

Three Part Sash

Three Part Sash

- **DESIGNED WITH ARCHITECTURAL INTEGRITY**  
Crafted with master joiners to make a statement and add timeless interest to your project. Made in the USA.
- **UNPARALLELED STYLE OPTIONS**  
From your single-paneled up-and-downs with a classic box sash or, coffee patterns, transoms, and triple-pane glass systems.
- **EXPANSIVE CUSTOM CAPABILITIES**  
History dedicated custom design experience for bringing your project vision to life with virtually unlimited design choices.
- **AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**  
Pella's Integral Light<sup>®</sup> Technology<sup>®</sup> gives you the authentic look of true divided light, by creating a more realistic shadow.
- **INTERIOR FINISH OPTIONS**  
From light-colored Architect Series Traditional wood windows and patio doors are available in a range of colors, including wood stains. Plus, features you can choose in four-pieces, 17 stains and painted and ready-to-paint.
- **SPAINISH HARDWARE**  
Choose from Pella's exclusive collection of iron, brass and other historic finishes.
- **OPTIONAL INTEGRATED SECURITY ENHANCES**  
Built-in security features that help protect your home when your windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR<sup>®</sup> CERTIFIED**  
Pella products offer energy efficiency and comfort that will save you money. Pella's 100% customer in all 50 states. Architect Series Traditional products with multiple glass have been awarded the 2020 Energy Star Most Efficient Award in 2021.
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Complement your interest with EnduraCare<sup>®</sup> finish applied in all configurations for up to 10 years for maximum protection. Pella's anti-rust EnduraCare<sup>®</sup> finish provides a lifetime after the glass has been set and sealed, but only in the assembly.
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Pella Architect Series Traditional products are covered by the best limited lifetime warranty for your windows and patio doors in the industry.
- **TESTING BEYOND REQUIREMENTS**  
At Pella, we go beyond the standard requirements to help ensure that lasting lasting performance and mission will last for you.

**PELLA ARCHITECT SERIES**  
COLOR TO MATCH EXISTING

**1 MATERIAL LIST**  
scale: N.T.S.

**2 WINDOW CUT SHEET**  
scale: N.T.S.

**ASSENAAR**  
**INKLER**  
**ARCHITECTS | PLANNERS**  
200 West 12th Street, Charlottesville, VA 22902  
Telephone: (540) 941-2927

485 14th Street NW Renovation  
485 14th Street NW  
Charlottesville, VA 22903

**A11**  
PHASE 3  
April 20, 2023

City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 20, 2021



**Preliminary Discussion**

485 14<sup>th</sup> Street, NW, TMP 090034000  
Rugby Road-University Circle-Venable ADC District  
Owner: Hoo House, LLC  
Applicant: Greg Winkler, Kurt Wassenaar  
Project: Phases 2 and 3. Additions and associated site work

---



**Background**

Year Built: 1920  
District: Rugby Road-University Circle-Venable ADC District  
Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

**Prior BAR Reviews**

n/a

**Application**

- Submittal: Wassenaar-Winkler Architects/Planners narrative and drawings for 485 14<sup>th</sup> St NW Addition:
  - *BAR Submittal Set*, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 - A11 (19 pages).
  - *Phase 2*, dated March 11, 2021: Sheets A1 - A8.
  - *Phase 3*, dated March 11, 2021: Sheets A1 - A8.

Preliminary discussion on Phases 2 and 3. Due to the estimated cost of the project(s), City Code section Sec. 34-282(c)(4) requires a pre-application conference [or preliminary discussion] prior to any formal BAR action.

**Paraphrased from the applicant's submittal:**

**Phase 2**

Replace the existing rear stair addition, construct a new, code access stair, common bathroom, and living area.



- Rear elevation of the phase II addition will be fully encapsulated as a part of phase 3.
- No new units are being added.
- Proposed Hardie Plank siding is intended to distinguish the existing brick building from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby. The addition will conform to the NPS historical renovation standards.

### Phase 3

Add two additional units to the building, per the maximum allowed by zoning.

- Work follows the general size and proportions of the existing house except it is exterior sheathed in brick of a familial but contrasting color of the brick. The massing of the new rear section is at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building.

### Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

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

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

The BAR should consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

### **Suggested Motions**

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

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

#### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent ADC District Design Guidelines**

##### *Chapter II – Site Design and Elements*

##### *B. Plantings*

##### *C. Walls and Fences*

##### *D. Lighting*

##### *E. Walkways and Driveways*

##### *F. Parking Areas and Lots*

##### *G. Garages, Sheds, and Other Structures*

##### *H. Utilities and Other Site Appurtenances*

##### *Chapter III – New Construction and Additions*

##### **Checklist from section P. Additions**

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.



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

## Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  - 1. The age of the structure or property;
  - 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
  - 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  - 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
  - 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
  - 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.

**Certificate of Appropriateness Application**

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: Landscaping

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 16, 2023**



**Certificate of Appropriateness**

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

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Project: Landscaping

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**Background**

Year Built: 1928

District: The Corner ADC District

Status: Contributing

This building was constructed in 1929, to designs by the Charlottesville architect Stanislaw Makielski, for the Beta Theta Pi Fraternity and is a Georgian Revival with five bays, two and half stories, brick (Flemish bond), and a hip, slate roof with two hip roof dormers. (Survey attached)

**Prior BAR Actions**

N/A

**Application**

- Applicant submittal: The Grow Company submittal *Beta Fraternity*, dated March 10, 2023, 1 drawing and 8 pictures. Spec sheet for *Lawnmaxx 55*.

CoA request for landscaping project, which includes area of artificial turf at front yard.

**Discussion and Recommendation**

The applicant's request involves a landscaping plan with multiple elements: brick piers at the front walk, steps and pavers on the sides and rear, five lit bollards, and artificial in the front yard. (The plans indicate misc. pruning, clean up, and repairs; however, maintenance and repair are not subject to BAR review.)

During the April 18, 2023 meeting staff mentioned two recent inquiries regarding the installation of artificial turf—both in the front yards of fraternity houses on Rugby Road. The BAR response was

generally positive, but conditional. Use of a sustainable, eco-friendly material would be necessary. (it was mentioned that Monticello High School is considering—or, maybe, has installed—a product that uses bamboo pellets. Given the observed—better said, the *infamous*--conditions at many fraternities, it was acknowledged that artificial turf might be preferable to the severely compacted soil on which nothing will ever grow; however, it was suggested that turf, if allowed, not be the prominent feature of a yard, but be incorporated into areas with appropriate paving material—stone, brick, gravel, etc. It was noted UVa had installed turf in the rear yard of the president’s house at Carr’s Hill.

As of the drafting of this report, staff has not evaluated the proposed turf (*Lawnmaxx* 55), nor researched other product and options; however, we hope to have information available for the May 16 meeting, and we encourage the BAR to also research the options. Should there be no decision on the turf request[ to approve or deny it], staff recommends approving a CoA for the balance of the project, with a condition addressing the lamping of the bollards and clarification of height, width, and cap material for the brick piers.

The BAR can exclude the turf from the CoA or resolve any design questions related to the turf installation (area, location, pavers, etc.) and incorporate into the CoA a condition that the turf product selected is subject to staff review, following consultation with the BAR chair. That is, not require a later, separate CoA request. to approve the material. (Staff is generally comfortable with this because the primary question for the BAR is whether or not artificial turf is aesthetically appropriate in this ADC District. Also, the BAR’s review and approval of the design elements of the turf area establish that future requests cannot be reviewed administratively.).

Because the discussion will establish some level of precedent, staff recommends the discussion include the following:

- Is artificial turf appropriate within an ADC district? If so, what parameters [product specs, visual attributes, environmental factors, etc.] are preferred or necessary?
- How should the BAR weigh factors such as location (front yard, side, rear), existing landscaping, topography, product type, area of coverage?
- Corresponding to the above, are there specific circumstances under which turf would not be allowed or even considered?
- How and to what extent should paving materials be incorporated into the turf area, if at all?
- Should the CoA address how the project is maintained and what criteria determines when/if the material must be replaced? as deteriorated?

Other than suggesting pavers to break up area of turf, staff finds the proposed landscaping plan is consistent with the design guidelines and recommends approval with conditions:

- Max height for the brick piers be 4-ft and widths not exceed 18” x 18” (approximately).
- Lamping for exterior lighting be dimmable, have a Color Temperature (CCT) not exceeding 3,000K, and a Color Rendering Index (CRI) not less than 80, preferably not less than 90.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed landscaping plan at 180 Rugby Road satisfy the BAR’s criteria and are compatible with this property and other properties in this ADC District, 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 the ADC District Design Guidelines, I move to find that proposed landscaping plan at 180 Rugby Road do not satisfy the BAR's criteria and are not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application as submitted:

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
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#### **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 from the Introduction**

Link: [Chapter 1 Introduction \(Part 1\)](#)

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

- Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
- Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
- Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
- Designing buildings for the local climate helps conserve energy.

- Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
- Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

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

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

## **Pertinent Guidelines for Site Design and Elements**

Link: [Chapter 2 Site Design and Elements](#)

### **B. Plantings**

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

### **E. Walkways & Driveways**

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

- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

**Appendix:**

**Sanborn 1920 (footprint drawn in later – date unknown)**



**Historic Survey photo (1980):**







VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no. 104-70  
Negative no(s). 5061(16)

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle, Charlottesville	Delta Upsilon House
Street address or route number 180 Rugby Road	
USGS Quad Charlottesville west, Va.	Date or period <del>c. 1930</del> c. 1927
Original owner	Architect/builder/craftsmen
Original use	
Present owner Delta Upsilon	Source of name
Present owner address	Source of date
180 Rugby Road	Stories
Present use Fraternity	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs good

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes \_\_\_ no ☒

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

180: brick (flemish bond); 2 1/2 stories, hip roof with 2 hip roof dormers; 5 bay; 5 bay brick terrace with iron railing. Georgian Revival. c. 1930. brick quoins, projecting center pavilion with pediment, entablature with soldier brick architrave, blank, dentilated frieze, modillion blocks. entrance in center bay has 4 Tuscan pilasters, full entablature with dentils and modillion blocks. frieze states "Delta Upsilon", five light transom. 8 over 8 light sash windows, 1st floor - jack arches, stone keys and sills. shutters. one interior chimney on north.

Interior inspected? no.

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

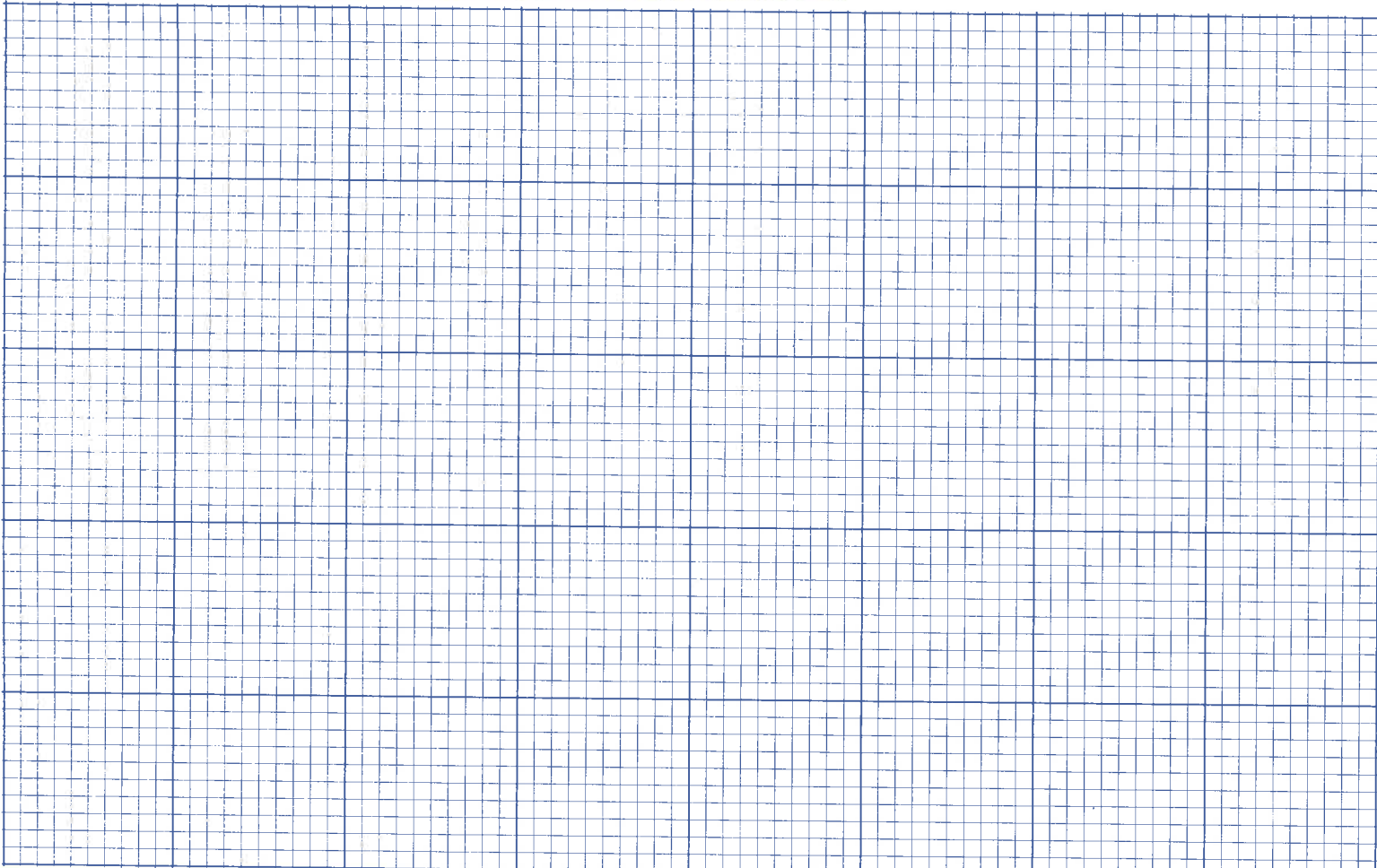
formerly Beta Theta Pi House  
not shown on 1907 or 1920 Sandborn maps.  
Delta Upsilon bought in early 1970's.

Sources and bibliography  
Published sources (Books, articles, etc., with bibliographic data.)

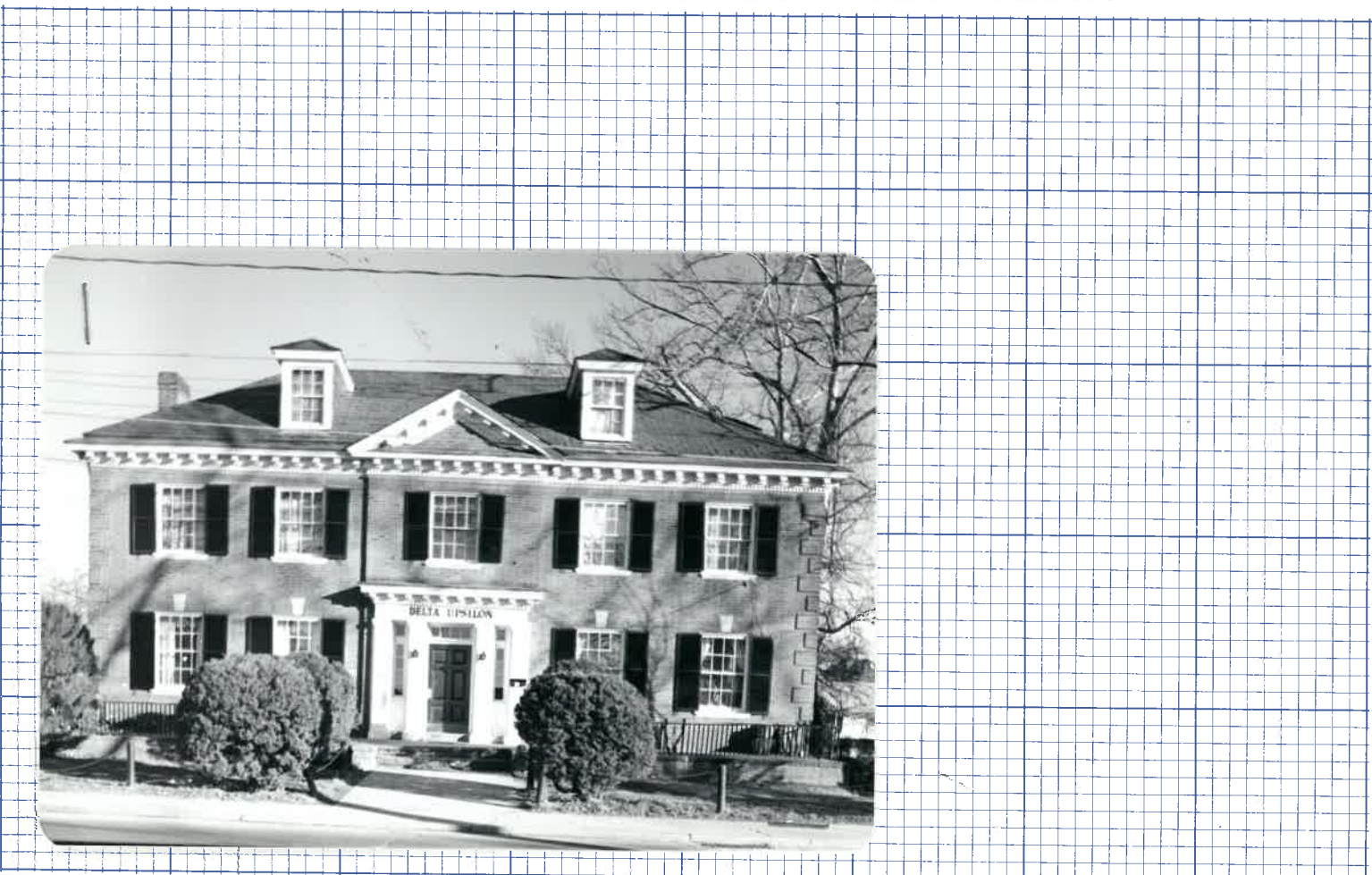
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Karen Kummer      Univ. of Va. Arch. History Grad. Student

Date

March 1980

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0002

Other DHR Number: 104-70

Property Date(s) 1929

## PROPERTY NAMES

180 Rugby Road

## EXPLANATION

Address-Current

Beta Theta Pi House

Historic

Delta Upsilon Fraternity House

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-152-1-2

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

## ADDRESSES

Number	Thoroughfare Name	Explanation
--------	-------------------	-------------

180 -	Rugby Road	Current
-------	------------	---------

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On corner lot, sloping downward to rear; yard planted with evergreen shrubs, and front yard edged with rail fence; driveway behind building leads to parking adjoining building on south/southwest side.

Ownership: Private

NR Resource Type: Building

## WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1  
Historic: 1  
Non-Historic: 0

#### PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Cornice	0	Boxed	Wood	W/ Modillions
Dormer	4	Hip-roofed	Wood	
Foundation	0	Continuous	Brick	
Roof	0	Gable	Asphalt	Shingle
Walls	0	Masonry	Brick	6-course Amer.Bond
Window(s)	0	Sash, double-hung	Wood	1/1
Chimney	1	Interior	Brick	
Dormer	1	Gable-roofed	Wood	
Chimney	3	Semi-exterior	Brick	

#### INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling  
Primary Resource? Yes  
Estimated Date of Construction: 1929  
Source of Date: Site Visit/Written  
Architectural Style: Colonial Revival  
Description:

Large rectangular block with two-and-one-half-story rear section on foundation with raised rear; both sections have hipped roofs, edged with ornate cornices which include modillion blocks on the front facade, and dentils on the other walls. Four hip-roofed dormers in main block, each with one-over-one double-hung sash window. Five-bay front facade has central entrance in Classical frontispiece with four three-quarter Doric columns supporting an entablature; a gabled dormer emphasizes the center bay. A semi-exterior chimney rises on the northeast side of the main block, with a one-over-one window breaking through on the second floor in the manner of Lutyens. The front facade's first-floor windows have jack arches and keystones; all windows on the front have window blinds.

Condition: Excellent  
Threats to Resource: None Known

Additions/Alterations Description:  
None.

Number of Stories: 2.5  
Interior Plan Type:  
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:  
None.

DHR Historic Context: Domestic

Significance Statement:

This building was constructed in 1929, to designs by the Charlottesville



architect Stanislaw Makielski, for the Beta Theta Pi Fraternity. "Since 1916 Beta Theta Pi had tried to build a house on University land, but in 1929 it chose instead to be on Rugby Road, across from Zeta Psi and near to the newly completed Phi Kappa Psi". Makielski envisioned another quadrangle formed by fraternity houses, similar to the arrangement on the northwest side of Rugby Road, for the site occupied by this house and adjoining land contained in the area between Chancellor Street, Rugby Road, and Madison Bowl; this plan was dropped when Phi Kappa Psi decided to build a house overlooking Madison Bowl (VDHR resource nos. 104-133-10, 104-67) (Bishop 1981: 17, 16). The Beta House was the last University of Virginia fraternity house to be built south of the railroad tracks, and it gave its name to Beta Bridge, located immediately to the north (VDHR resource no. 104-133-1) (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14646	3 - 5	3/ 9/1996
B&W 35mm Photos	14645	36 -	3/ 9/1996

#### BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other  
 Author: O'Dell, Jeffrey M.  
 Citation Abbreviation:  
 Virginia Historic Landmarks Commission (VHLC) Survey  
 Notes:  
 Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map  
 Author: Sanborn Map Company  
 Citation Abbreviation:  
 Sanborn Fire Insurance Maps, Charlottesville, VA  
 Notes:  
 Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.  
 University of Virginia Library Government Documents.

Sequence #: 1.2 Bibliographic Record Type: Book  
 Author: Bishop, Timothy L.  
 Citation Abbreviation:  
 Fraternity Houses at the University of Virginia  
 Notes:  
 Undergraduate Architectural History Independent Study, University of Virginia, 1981. University of Virginia Fiske Kimball Library.

#### CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996  
 Cultural Resource Management Event: Reconnaissance Survey  
 Organization or Person: Smead, Susan E.  
 ID # Associated with Event:  
 CRM Event Notes or Comments:

#### MAILING ADDRESS

Honorif:  
 First :  
 Last :  
 Suffix :

Title :

Company: VA Delta Upsilon Alumni Assoc., Inc.

Address: Mincer - 1527 University Avenue

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

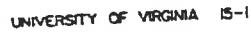
Mailing Address Notes:

Surveyor's Notes:





CHARLOTTESVILLE



9



VIRGINIA  
HISTORIC LANDMARKS COMMISSION  
HISTORIC DISTRICT SURVEY FORM

File No. 104-130-2  
Negative no(s). 7297

Page 1 of 2

Street address 180 Rugby Road  
Town/City Charlottesville

Present name: Delta Upsilon House  
Common name

Historic name Beta Theta Pi House

Material ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ \_\_\_\_\_)  
☒ brick (bond: ☒ Flemish, ☐ stretcher, ☐ \_\_\_\_\_-course American, ☐ \_\_\_\_\_)  
☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ \_\_\_\_\_)  
☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ \_\_\_\_\_)  
☐ stucco ☐ cast iron  
☐ concrete block ☐ terra cotta  
☐ enameled steel ☐ glass and metal  
☐ other: \_\_\_\_\_

Number of Stories

☐ 1 ☒ 2 1/2  
☐ 1 1/2 ☐ 3  
☐ 2 ☐ \_\_\_\_\_

Roof Type

☐ shed ☐ mansard  
☒ gable ☐ gambrel  
☐ pediment ☐ parapet  
☐ hipped ☐ flat  
☐ other: \_\_\_\_\_

Roof Material

☒ slate ☐ tile  
☐ wood shingle ☐ pressed tin  
☐ composition ☐ not visible  
☐ standing seam metal  
☐ other: \_\_\_\_\_

Dormers

☐ 0 ☐ 3 ☐ shed ☒ hipped  
☐ 1 ☐ 4 ☐ gable ☐ \_\_\_\_\_  
☒ 2 ☐ \_\_\_\_\_ ☐ pedimented

Number of bays — Main facade

☐ 1 ☐ 4 ☐ 7  
☐ 2 ☒ 5 ☐ 8  
☐ 3 ☐ 6 ☐ \_\_\_\_\_

Porch

☐ yes ☒ no

Stories

☐ 1 ☐ 3  
☐ 2 ☐ \_\_\_\_\_

Bays

☐ 1 (center) ☐ 2 ☐ 4  
☐ 1 (side) ☐ 3 ☐ \_\_\_\_\_

General description

no porch

Building type

☐ detached house ☐ garage ☐ government ☐ industrial  
☐ detached town house ☐ farmhouse ☐ commercial (office) ☐ school  
☐ row house ☐ apartment building ☐ commercial (store) ☐ church  
☐ double house ☐ gas station ☐ railroad ☒ fraternity

Style/period Georgian Revival

Date 1929

Architect/builder Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplight.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This is one of the few fraternity houses of its period in Charlottesville without a porch or portico. Following traditional Virginia Georgian forms, it has a prominent modillion wood cornice, a Classical door frame, and good-quality brickwork in Flemish bond with jack arches at the windows. The small decorative front pediment enlivens the facade.

Historical information

The last UVa fraternity house to be erected south of the railroad tracks, the Beta house was built for the Beta Theta Pi fraternity house, which occupied it until the local chapter became inactive in 1972.

The local chapter of Delta Upsilon has occupied it since 1973.

The Beta house gave its name to nearby "Beta Bridge" just northwest.

Source City directories; Eugenia Bibb;  
T. Bishop, "Fraternities at UVa"

Surveyed by Jeff O'Dell, VHLC

Date 9-83



VIRGINIA  
HISTORIC LANDMARKS COMMISSION  
HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s) 7297

Page 1 of 2

Street address 180 Rugby Road  
Town/City Charlottesville

Historic name Beta Theta Pi House

Present name: Delta Upsilon House  
Common name

Material ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ \_\_\_\_\_)  
☒ brick (bond: ☒ Flemish, ☐ stretcher, ☐ \_\_\_\_\_-course American, ☐ \_\_\_\_\_)  
☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ \_\_\_\_\_)  
☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ \_\_\_\_\_)  
☐ stucco ☐ cast iron  
☐ concrete block ☐ terra cotta  
☐ enameled steel ☐ glass and metal  
☐ other: \_\_\_\_\_

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

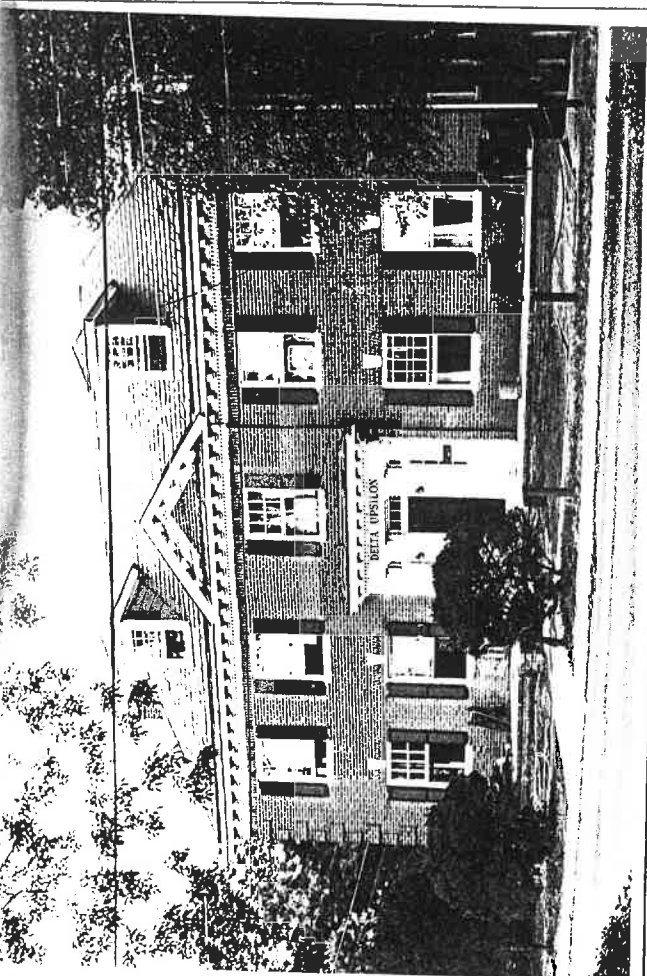
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	no porch

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> fraternity

Style/period Georgian Revival Date 1929 Architect/builder ~~xxxx~~ Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplit.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

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The Beta house gave its name to nearby "Beta Bridge", just northwest.

Source City directories; Eugenia Bibb;

T. Bishop, "Fraternities at UVA..."

Surveyed by Jeff O'Dell, VHLC

Date 9-83



Date 3/9/90 File No. 104-133-12  
Name Delta Upsilon, 180 Rugby Rd.  
Town Charlottesville  
County \_\_\_\_\_  
Photographer S.E. Smead  
Contents 4 exterior views  
\_\_\_\_\_  
\_\_\_\_\_



# ADC District or IPP



## Board of Architectural Review (BAR)

### Certificate of Appropriateness ADC Districts and IPPs

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

Staff contacts:

Jeff Werner [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Wooglin Company Applicant Name Ian Browning / UVA Foundation  
Project Name/Description Landscaping Parcel Number 090152000  
Project Property Address 180 Rugby Road

#### Applicant Information

Address: 180 Rugby Rd  
Charlottesville, VA 22903  
Email: lbrowning@uvafoundation.com  
Phone: (W) 434-989-6507 (C) \_\_\_\_\_

#### Property Owner Information (if not applicant)

Address: P O BOX 400218  
CHARLOTTESVILLE VA 22904  
Email: takers@stewart.com  
Phone: (W) 434-982-4840 (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits  
for this project? No

#### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Ian Browning 4-24-23  
Signature Date

Ian Browning 4-24-23  
Print Name Date

#### Property Owner Permission (if not applicant)

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

Timothy L. Akers 04-24-23  
Signature Date

Timothy L. Akers -President 04-24-23  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):  
Landscaping

#### List All Attachments (see reverse side for submittal requirements):

Site plan, requested photographs, example of entry pillars, example of landscape steps, lawn covering specs

#### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at **charlottesville.gov** or at Municode.com for the City of Charlottesville.

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

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

## CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

### Chapter 1 Introduction (Part 1)

[http://weblink.charlottesville.org/public/0/edoc/793062/2\\_Introduction%20I\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf)

### Chapter 1 Introduction (Part 2)

[http://weblink.charlottesville.org/public/0/edoc/793063/1\\_Introduction%20II\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf)

### Chapter 2 Site Design and Elements

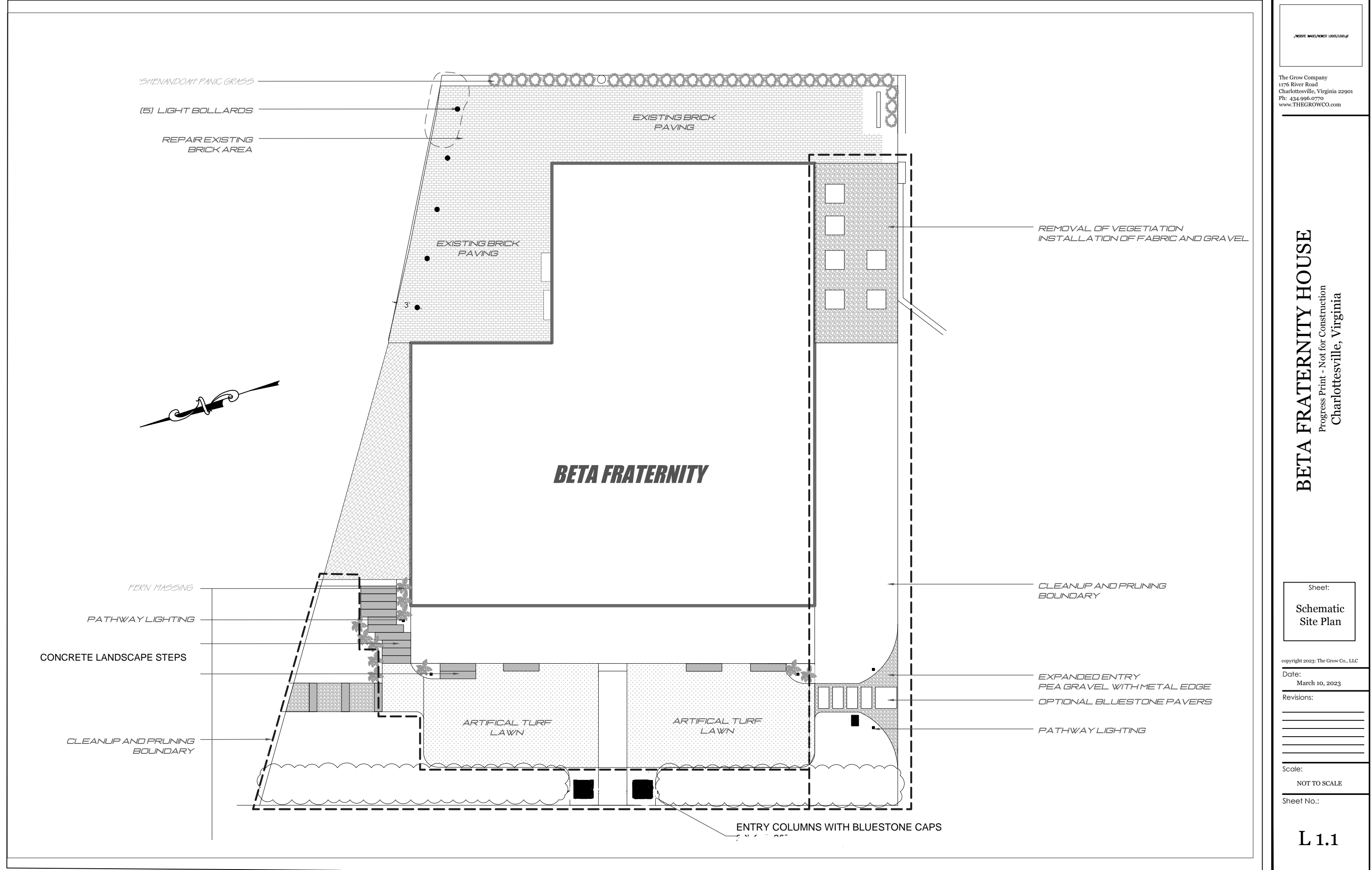
[http://weblink.charlottesville.org/public/0/edoc/793064/3\\_Chapter%20II%20Site%20Design%20and%20Elements\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf)

### Chapter 3 New Construction and Additions

[http://weblink.charlottesville.org/public/0/edoc/793065/4\\_Chapter%20III%20New%20Construction%20and%20Additions\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf)

### Chapter 4 Rehabilitation

[http://weblink.charlottesville.org/public/0/edoc/793066/5\\_Chapter%20IV%20Rehabilitation\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf)



The Grow Company  
1176 River Road  
Charlottesville, Virginia 22901  
Ph: 434.996.0770  
www.THEGROWCO.com

# BETA FRATERNITY HOUSE

Progress Print - Not for Construction  
Charlottesville, Virginia

Sheet:

Schematic  
Site Plan

copyright 2023; The Grow Co., LLC

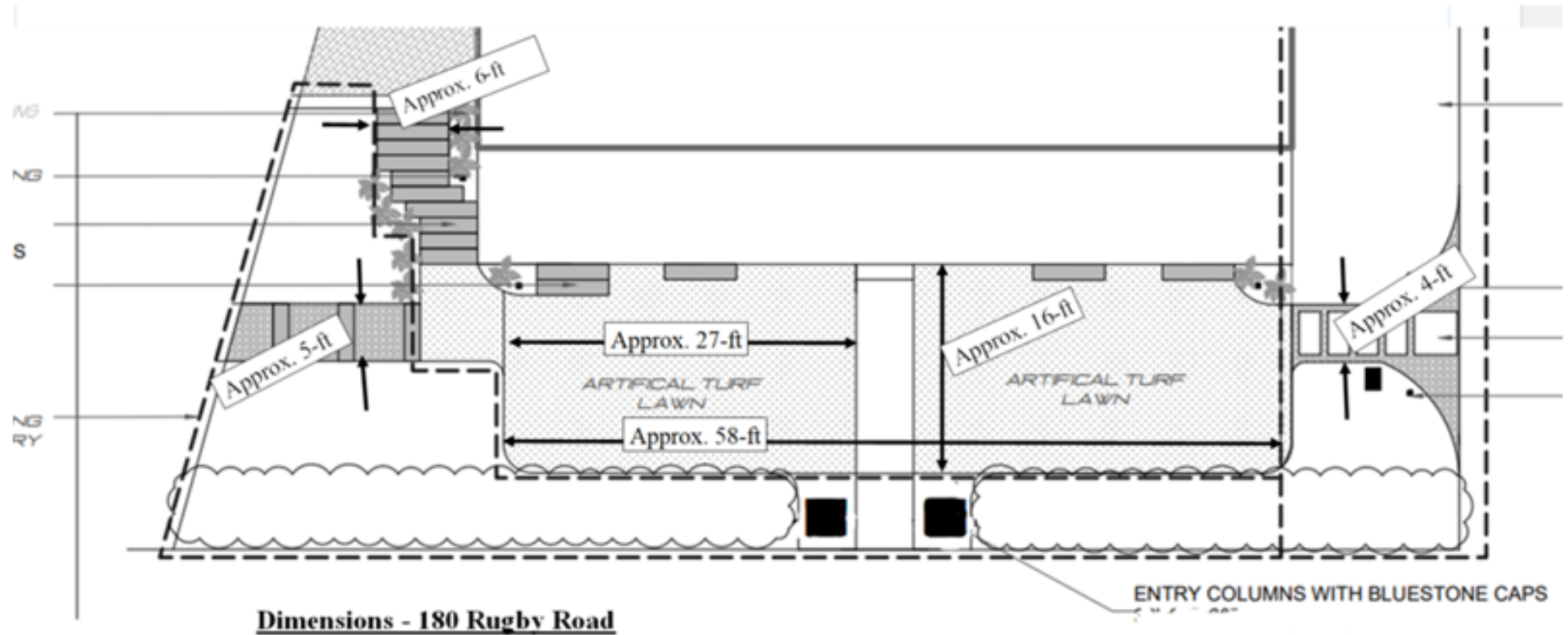
Date:  
March 10, 2023

Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
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Scale:  
NOT TO SCALE

Sheet No.:

# 180 Rugby Road





180 Rugby Road





180 Rugby Road

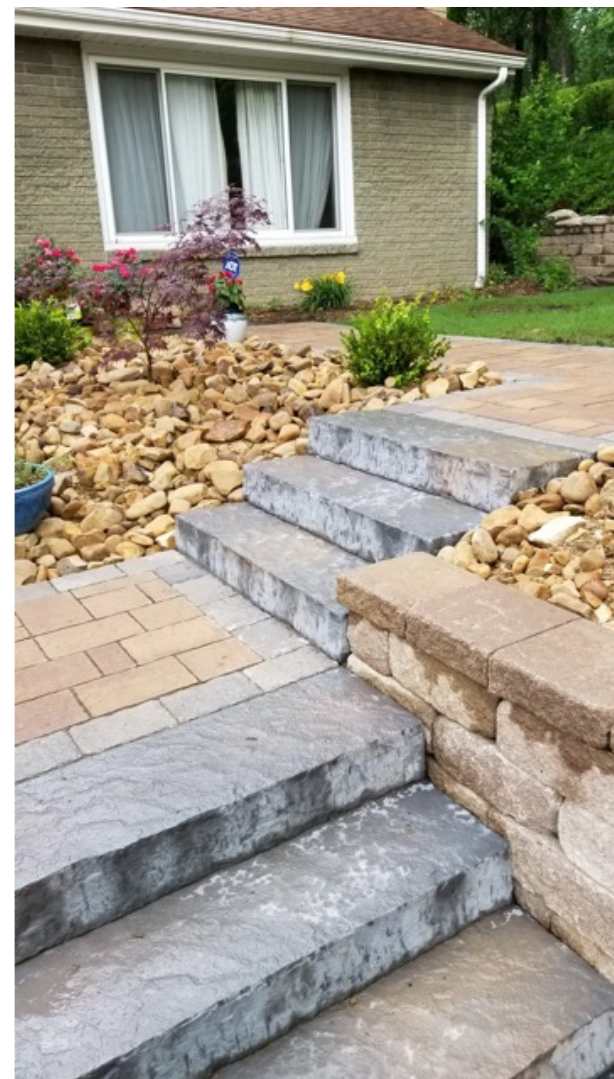




180 Rugby Road



180 Rugby Road





## **Certificate of Appropriateness Application**

BAR # 23-05-02

410 2nd Street NE, TMP 330078000

North Downtown ADC District

Owner: Sherry Kraft

Applicant: Annie Mathot

Project: Rear 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 16, 2023**



**Certificate of Appropriateness**

BAR # 23-05-02

410 2nd Street NE, TMP 330078000

North Downtown ADC District

Owner: Sherry Kraft

Applicant: Annie Mathot

Project: Rear alterations

---



**Background**

Year Built: c1896

District: North Downtown ADC District

Status: Contributing

Queen Anne style structure, two stories with a projecting pavilion on the north side and fronted by a single-story veranda supported by short Doric columns on piers. (Historic Survey attached).

**Prior BAR Review**

N/A

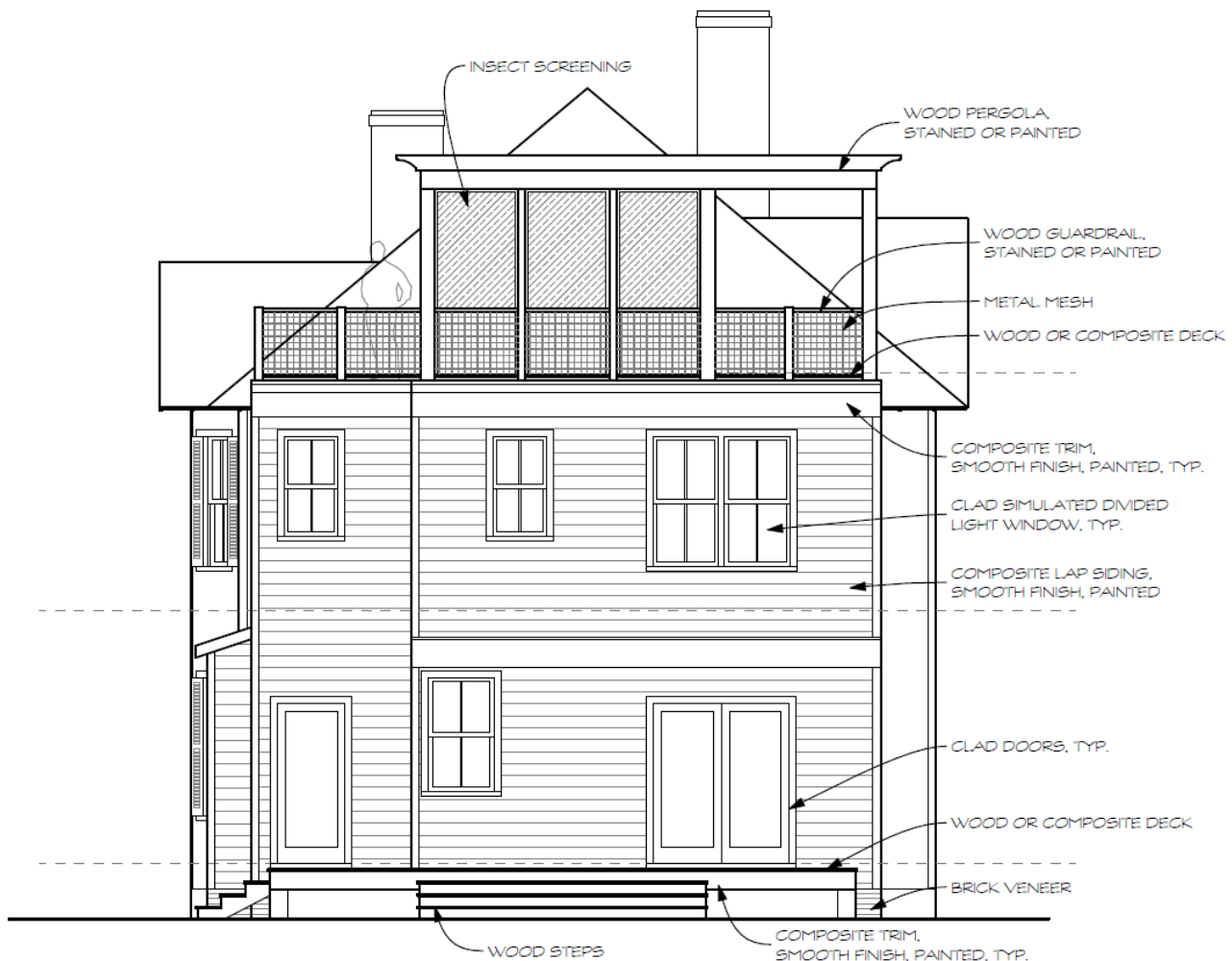
**Application**

- Submittal: Frazier Associates drawings 410 2nd Street NE, dated April 25, 2023: 10 Sheets.

Request CoA for construction of rear addition expansion by increasing the footprint and increasing the height of the addition to two stories. A roof top deck will be constructed, accessed from a new gable in the existing roof. The roof deck will have a pergola structure that is partially covered with a roof and enclosed with retractable screened panels.

- Proposed Materials:
  - Foundation: brick veneer
  - Siding: composite HardiePlank lap siding or TruExterior lap siding, smooth finish, painted Bay window roof and dormer roof and siding: prefinished standing seam metal

- Windows: aluminum clad or fiberglass clad simulated divided light two-over-two double hung Doors: aluminum clad or fiberglass clad wood doors
- Trim: composite Hardie, TruExterior or Miratec, smooth finish, painted
- Deck and roof deck: wood, painted or stained, or composite Azek deck boards
- Railing: wood guard rail, painted or stained, with wire mesh panels
- Pergola structure: wood, painted or stained
- Gutters and downspouts will be prefinished aluminum where exposed



## **Discussion and Recommendations**

BAR should discuss access to roof top deck from a new gable in the existing roof. The proposed application reads as an addition separate from the existing structure; staff recommends altering the spacing of the siding to differentiate it from the current structure.

From applicant's submittal:



### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear alterations at 410 2nd Street NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

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

### **Criteria, Standards, and Guidelines**

Chapter III – *New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.



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

**Appendix:**  
**Sanborn 1907**



**From Survey (date unknown)**



# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 410 Second Street, NE  
Map and Parcel: 33-78  
Census Tract & Block: 3-504  
Present Owner: Alberta Shannon  
Address: c/o Virginia National Bank  
Present Use: Residence  
Original Owner: Jessie W. Robinson  
Original Use: Residence

## BASE DATA

Historic Name: Robinson House  
Date/Period: 1896  
Style: Victorian Vernacular  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: R-3  
Land Area (sq.ft.): 37 x 103  
Assessed Value (land + imp.): 1500 + 8790 = 10,290

## ARCHITECTURAL DESCRIPTION

This house is a simplified version of the Queen Anne style popular in the city from 1885 to about 1920. It is two stories high, with a projecting pavilion on the right or north side, and fronted by a single story veranda supported by short Doric columns on piers. The tin roof, two over two glazing, blinds, and door are all original.

## HISTORICAL DESCRIPTION

In 1896, Jessie W. Robinson bought the lot from Hugh T. Nelson for \$750. At that time the present structure was begun. The tax records for the year 1897 indicate that the lot was valued at \$300 and the house \$1,200. The current owner inherited the property from the estate of Robinson. Deed references: 7-304, 116-474, 237-305.

## GRAPHICS

## CONDITIONS

Average

## SOURCES

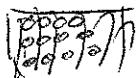
City Records

Street Address: 410 2<sup>ND</sup> STREET  
Map & Parcel: 33-78  
Census Tract & Block:  
Present Owner: Alberto  
Address: 410 2<sup>ND</sup> STREET  
Present Use: Dwelling  
Original Owner:  
Original Use: Dwelling

Historic Name:  
Date/Period:  
Style:  
Height to Cornice:  
Height to Stories: 2 1/2  
Present Zoning: R-3  
Land Area (sq. ft.): 57 x 103  
Assessed Value (land+imp)  
740 + 3300 = 4040

#### Architectural Description

L Shaped post Shaker - clapboard siding -  
Veranda w/ short columns supported by brick piers  
Original glazing -  
Double glazed door w/ 2 PANED TRANSOM -  
BRACKETS ARE SAWN RAFTER ENDS  
PAINTED TIN ROOF



#### Historic Description

1944

Alberta his niece 1942 probate will →

116-474  
w.B. 5-87

Name of Persons Interviewed:



110-370 1896 - 7-304 FROM Hugh T. Nelson  
\$750. buy lot

1896 plat of Nelson = corner - hospital lot  
next = Dwelling lot

97 - 1897 - 300 lot  
1200 building from Hugh T. Nelson

James W. Robinson



410 SECOND STREET, N.E.

Turn of the century Victorian residence located in historic north downtown. Tastefully decorated and renovated. Features include new kitchen, 4 bedrooms, 2 baths, 4 fireplaces, study or family room, finished attic playroom, detached garage or workshop, rear deck and upgraded insulation. For an appointment to inspect this fine home, call Larry Herbert or Jim May at 977-9879 or 293-3640.

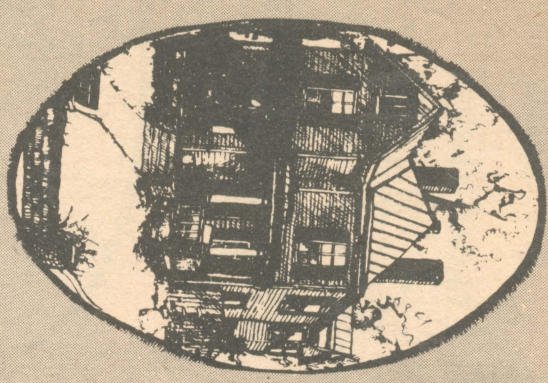
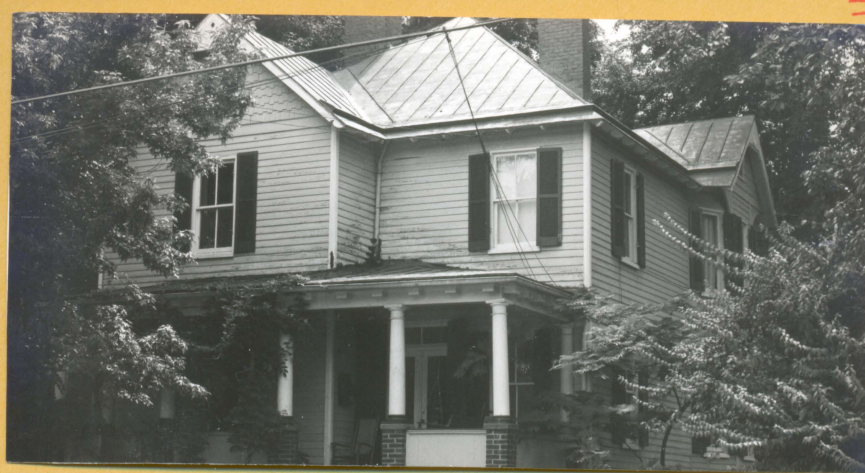
**May** REALTY  
CO.

296-4167



P 4102 Street, NE  
Historic Survey  
Alberta Shannon - Robinson House

Scanned



410 SECOND STREET, N.E.

Turn of the century Victorian residence located in historic north downtown. Tastefully decorated and renovated. Features include new kitchen, 4 bedrooms, 2 baths, 4 fireplaces, study or family room, finished attic playroom, detached garage or workshop, rear deck and upgraded insulation. For an appointment to inspect this fine home, call Larry Herbert or Jim May at 977-0879 or 293-3640.

May REALTY CO.

296-4167



## ADC District or IPP



## Board of Architectural Review (BAR)

## Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Staff contacts:

Charlottesville, Virginia 22902 Jeff Werner wernerjh@charlottesville.gov

Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;

Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.

Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Note: No submittal deadline

for Admin Review

Owner Name	<u>SHERY KRAFT</u>	Applicant Name	<u>ANNIE MATHOT</u>
Project Name/Description	<u>KRAFT RESIDENCE</u>	Parcel Number	<u>330078000</u>
Project Property Address	<u>410 2ND ST. NE</u>		

Applicant Information

Address: 213 N. AUGUSTA ST  
STAUNTON VA 24401  
 Email: amathote@frazierassociates.com  
 Phone: (W) 540 886 6230 (C) 540 462 7318

Property Owner Information (if not applicant)

Address: 410 2ND ST NE  
CHARLOTTESVILLE VA  
 Email: sherry.kraft@gmail.com  
 Phone: (W) \_\_\_\_\_ (C) 434.981.7283

Do you intend to apply for Federal or State Tax Credits  
 for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the  
 best of my knowledge, correct.

ANNE MATHOT 4.21.23  
 Signature Date

ANNIE MATHOT 4.21.23  
 Print Name Date

Property Owner Permission (if not applicant)

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

Sherry P. Kraft 04.24.23  
 Signature Date

Sherry P. Kraft 04-24-23  
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

List All Attachments (see reverse side for submittal requirements):

WRITTEN DESCRIPTION; EXISTING & PROPOSED SITE PLAN; EXISTING & PROPOSED  
ELEVATIONS; 3D MODEL VIEWS; EXISTING PHOTOS

For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



FRAZIER  
ASSOCIATES

---

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS:  
410 SECOND STREET NE, CHARLOTTESVILLE

DESCRIPTION OF EXISTING CONDITIONS

The existing home located at 410 Second Street NE was constructed around 1896 and is a two story, three bay frame structure with intersecting gables, exposed end rafters, and a hip standing seam metal roof. The projecting left front bay has wood shingles in the gable and a decorative panel in the roof peak; the south elevation has a bay with similar shingled gable and decorative panel. The house has a single story front porch with Tuscan columns set on brick piers with a modern wood balustrade and a bracketed cornice. The variety of shape and materials exhibit Queen Anne characteristics. The front entrance is a double door with louvered shutters; windows are typically two-over-two wood sash with simple molded frames. A single story rear addition was constructed by 1902; materials and details match the existing house. A more recent metal spiral stair leads from the rear yard to a metal frame roof deck on part of the addition.

DESCRIPTION OF PROPOSED EXTERIOR WORK

The proposed scope of work is to expand the rear addition by increasing the footprint and increasing the height of the addition to two stories. A roof top deck will be constructed, accessed from a new gable in the existing roof. The roof deck will have a pergola structure that is partially covered with a roof and enclosed with retractable screened panels.

PROPOSED MATERIALS

Foundation: brick veneer

Siding: composite HardiePlank lap siding or TruExterior lap siding, smooth finish, painted

Bay window roof and dormer roof and siding: prefinished standing seam metal

Windows: aluminum clad or fiberglass clad simulated divided light two-over-two double hung

Doors: aluminum clad or fiberglass clad wood doors

Trim: composite Hardie, TruExterior or Miratec, smooth finish, painted

Deck and roof deck: wood, painted or stained, or composite Azek deck boards

Railing: wood guard rail, painted or stained, with wire mesh panels

Pergola structure: wood, painted or stained

Gutters and downspouts will be prefinished aluminum where exposed





EXISTING STREET VIEW FROM SOUTH



EXISTING STREET VIEW FROM NORTH



EXISTING WEST (FRONT) FACADE

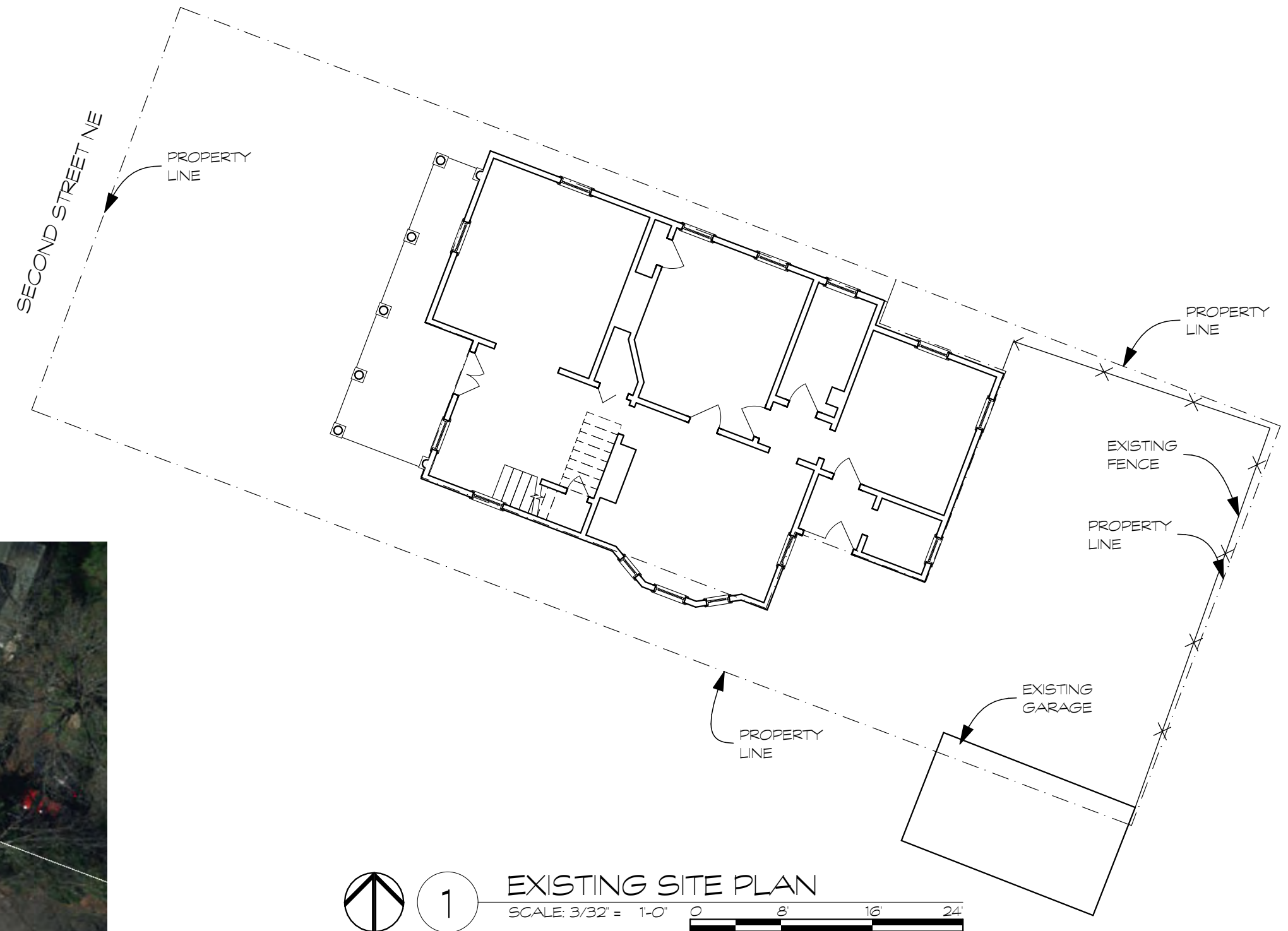


EXISTING SOUTH FACADE



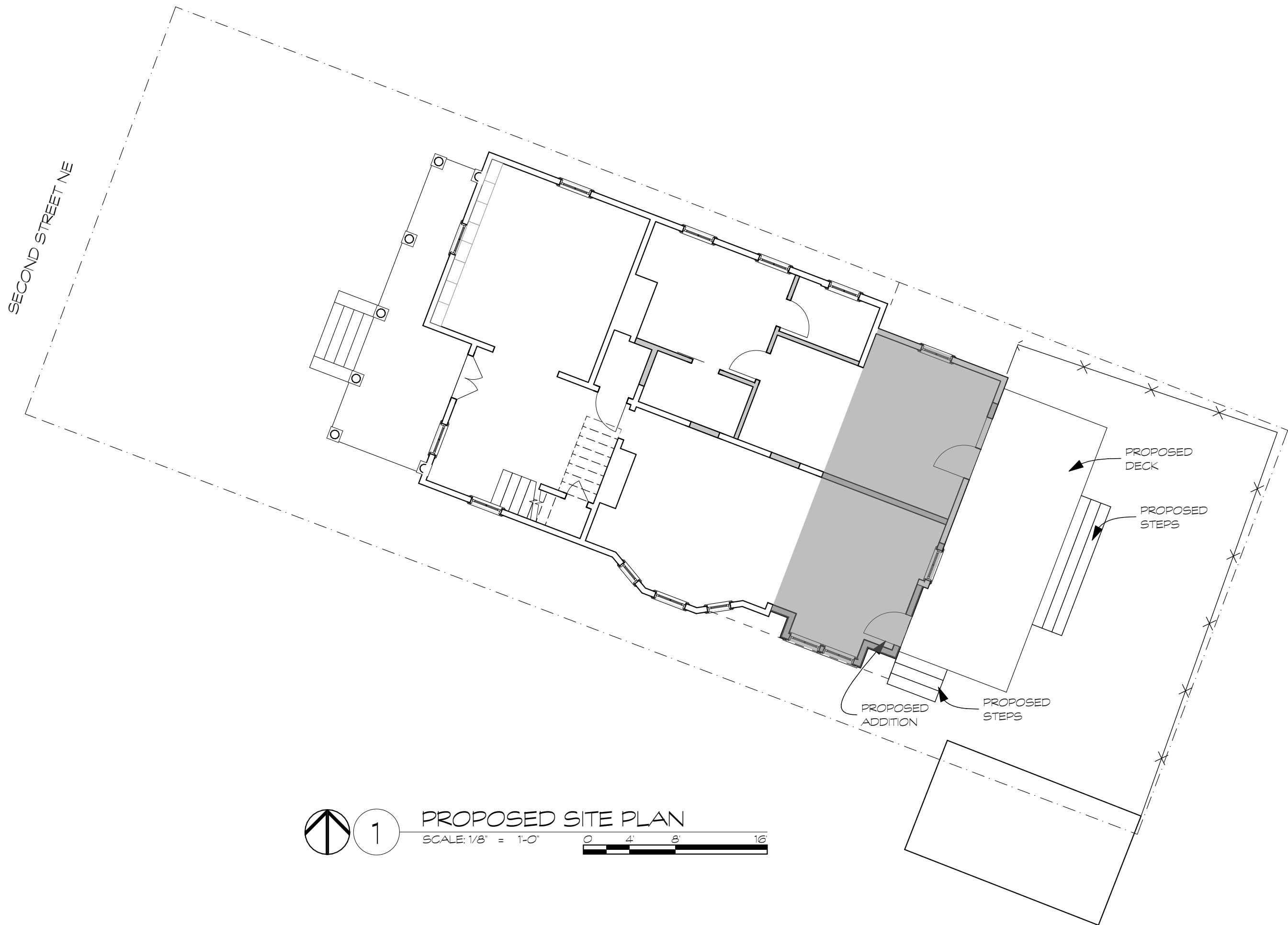
EXISTING EAST FACADE





2 EXISTING AERIAL PHOTO  
 SCALE: 1" = 30' 0 30' 60'











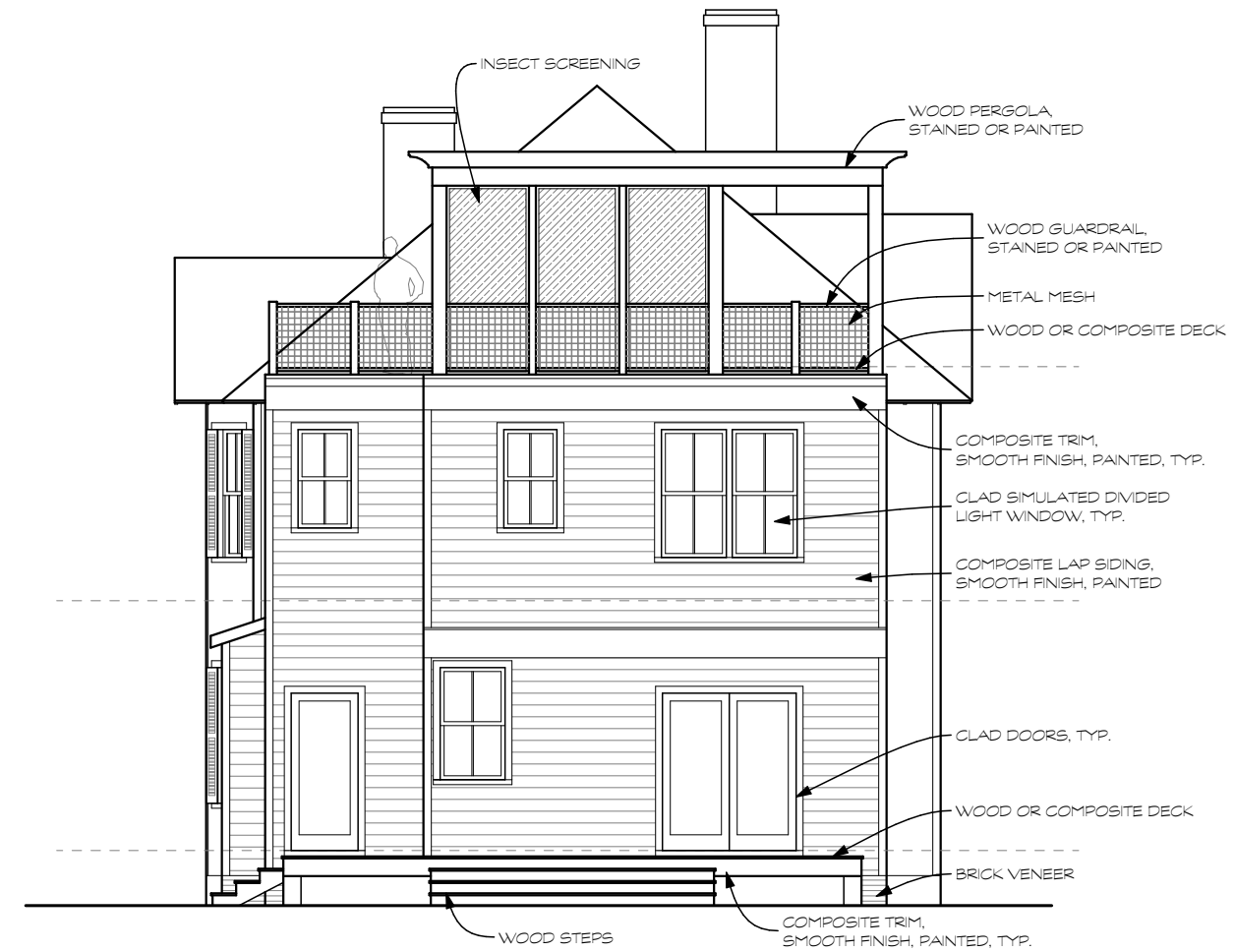
2 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



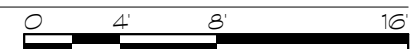
1 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

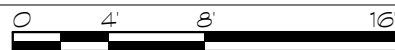


2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

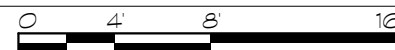




1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"







SOUTH VIEW FROM SIDEWALK



SOUTH ELEVATION



SOUTH ELEVATION







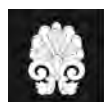
EAST ELEVATION



NORTH ELEVATION



NORTH VIEW FROM SIDEWALK



**Preliminary discussion**

704 Park Street, TMP 520061000

North Downtown ADC District

Owner: Lauren Kenney

Applicant: Leigh Boyes

Project: Replace windows, paint brick

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

- [Staff Report](#)



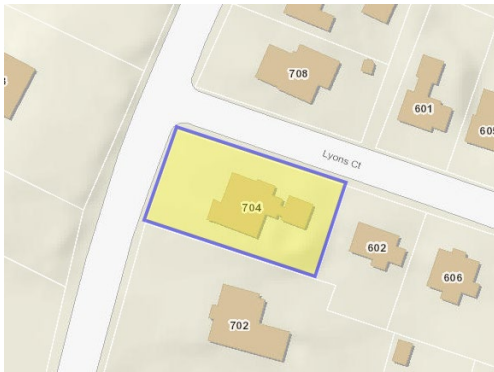
**City of Charlottesville  
Board of Architectural Review  
Staff Report  
May 16, 2023**



**Preliminary discussion**

704 Park Street, TMP 520061000  
North Downtown ADC District  
Owner: Lauren Kenney  
Applicant: Leigh Boyes, Architect  
Project: Replace windows, paint brick

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**Background:**

*Year Built:* 1987  
*District:* North Downtown ADC District  
*Status:* Contributing

This parcel was one of three adjacent lots that Dan Via purchased in 1928 from the Lyons Place Development Corporation. No records indicate a structure on the site until the present house was constructed in 1987. (There is no historical survey for the house, nor is the house noted in the NRHP inventory for the Charlottesville and Albemarle County Courthouse Historic District.) The 0.38-acre lot was part of a tract acquired in 1856 by B. C. Flannagan, on which in 1858 he constructed the two-story, Greek Revival house known as *Bonahora* (610 Lyons Court Lane). In 1891 Thomas Lyons purchased the house and property. In 1927, they were acquired by John Gilmer, who subsequently divided and sold the land, with *Bonahora* remaining on an 8.25-acre parcel.

**Prior BAR Reviews**

n/a

**Application**

Preliminary discussion of planned alterations including replacement of the windows and painting the brick. Applicant seeks input prior to preparing a formal submittal. (Attached maps and images from staff.)

**Discussion**

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus

support for elements of the project.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

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

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter IV—*Rehabilitation*. (Link: [Chapter 4 Rehabilitation](#))

#### Windows:

The design guidelines are fairly rigid in discouraging the replacement of windows, unless absolutely necessary; however, this house was constructed in 1987 and there could be reasonable disagreement over the windows being consistent with this ADC District or with the architecture of this house. Should the BAR consider approving the request, staff suggest applying the guidelines for New Construction and Additions (see below, under Criteria, Standards, and Guidelines.)

#### Painting masonry:

The design guidelines are clear that unpainted brick should not be painted; however, the BAR has approved some applications, under specific circumstances. Typically, the BAR has denied requests due to the age of the masonry and/or the fact that painting is not reversible. The few approvals considered if painting was typical within a district and/or the type of paint to be used (for ex., mineral wash vs paint).

Responding to Ms. Boyes' inquiry re: 704 Park Street, staff offered the following (paraphrased here):

There are two primary *questions* and one *concern* to get resolved. 1) Is it typical for this district? 2) Is it old brick? And 3) Painting brick is not reversible.

I took a very cursory, *Google-car* look at Park Street--from High Street to the Bypass--and counted 55 buildings: 21 painted, 34 not painted. Therefore, a painted house is not unusual. Of these, 47 are brick: 14 painted, 33 not painted. Counting the brick buildings only within the ADC District [along Park Street]: 9 painted, 24 not painted. (Seven of the painted are concentrated between Wine Street and High Street.) With that, painted masonry on Park Street within the North Downtown ADC District is not typical; however, it is not unprecedented.

#### Suggested Motions

No action to be taken.

#### 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 Rehabilitation**

Link: [Chapter 4 Rehabilitation](#)

**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.

## H. Masonry

...

- 5) Do not paint unpainted masonry.

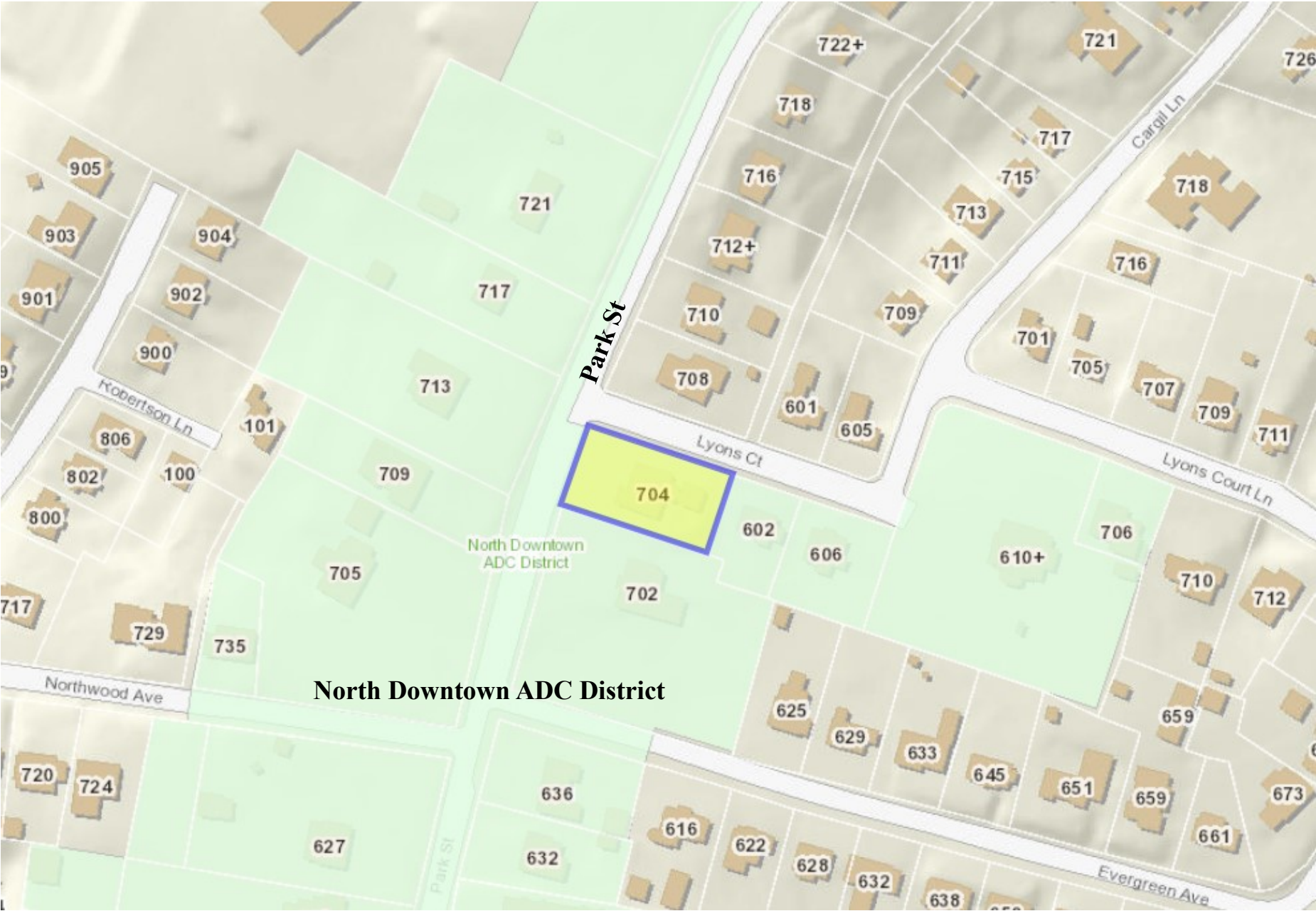
## **Guidelines for New Construction and Additions**

Link: [Chapter 3 New Construction and Additions](#)

### 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.







North elevation - from Lyons Ct (Google Streetview)





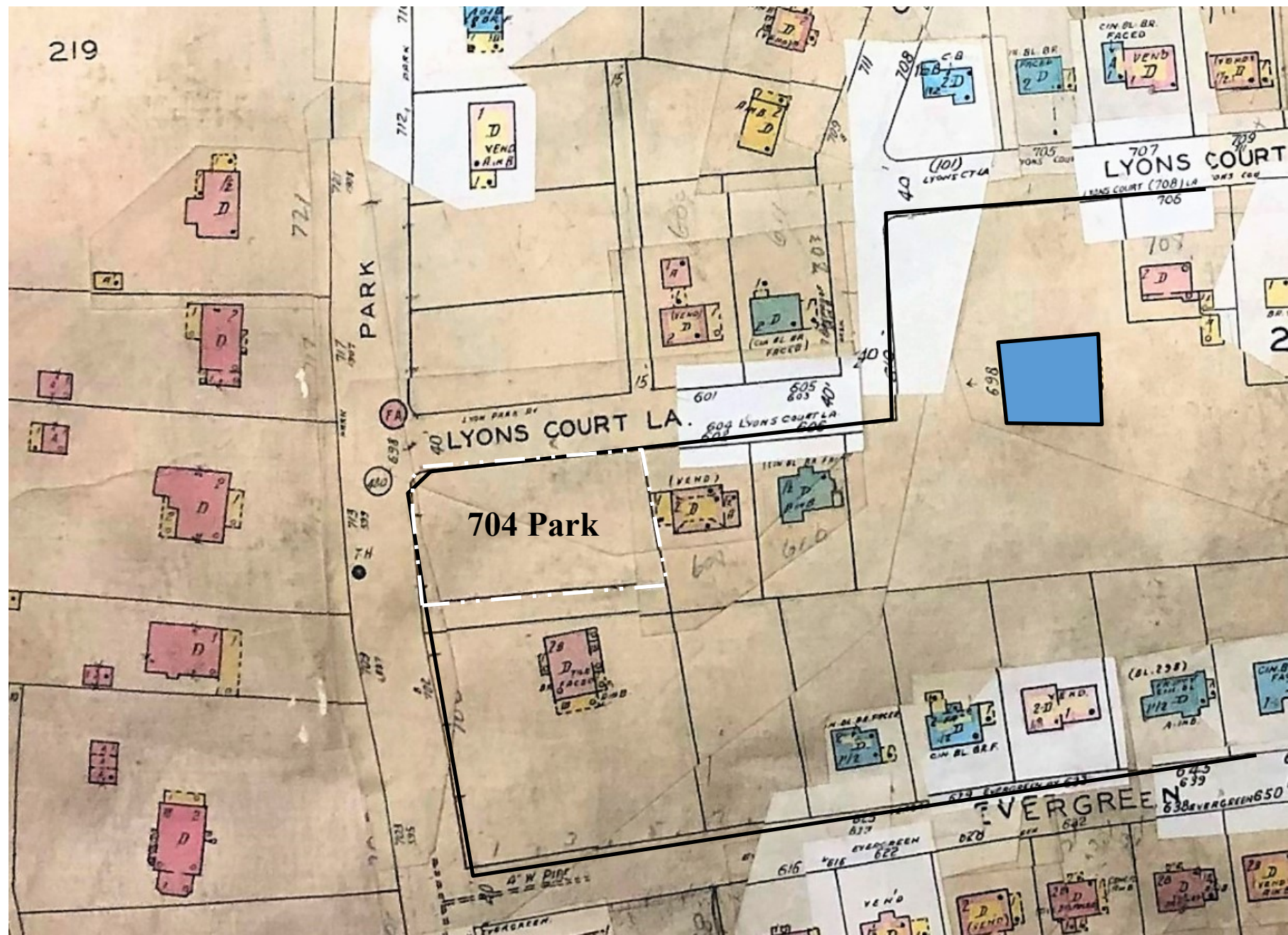
West elevation - from Park St (Google Streetview)





Northwest elevation - from Park St (Google Streetview)



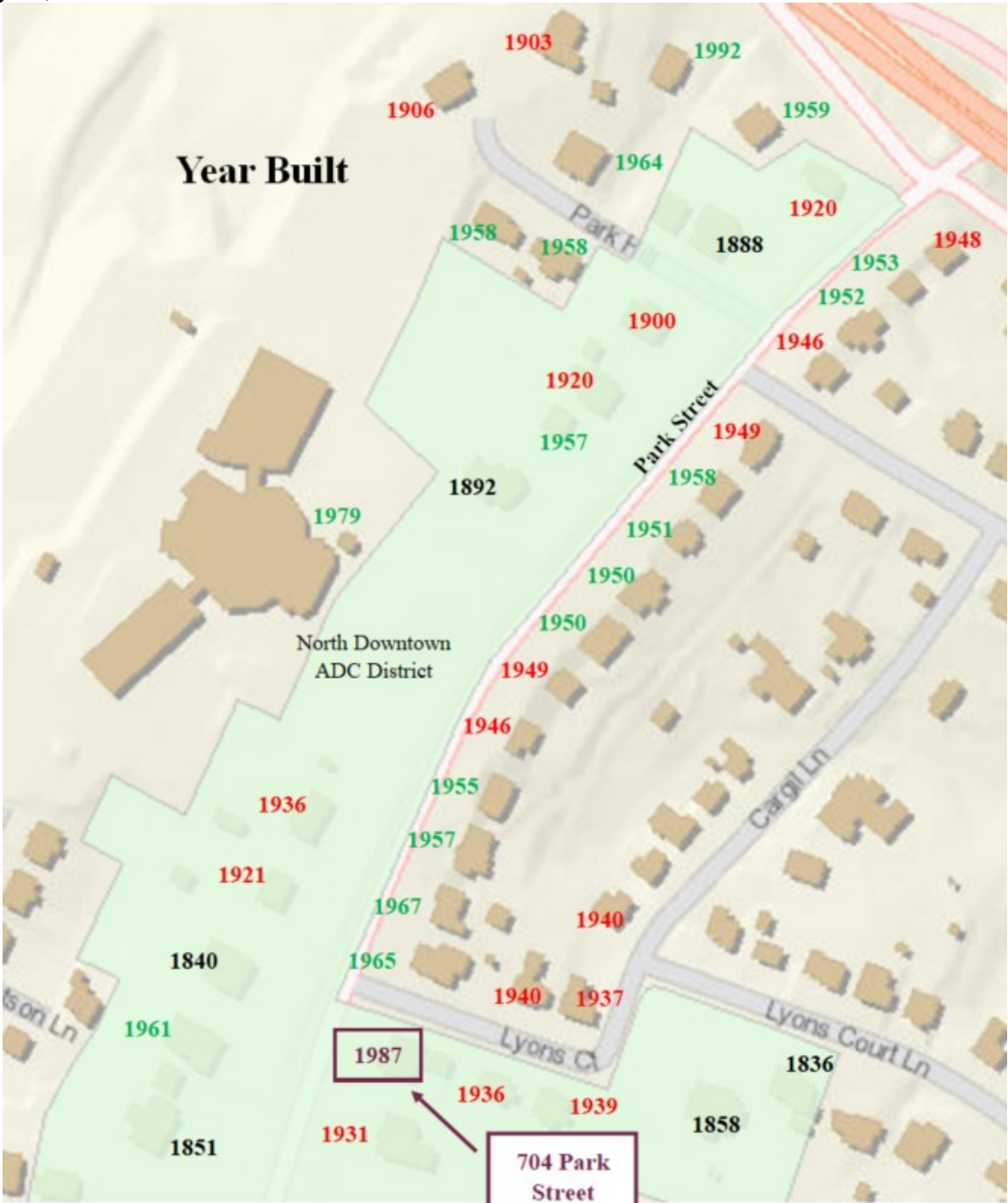


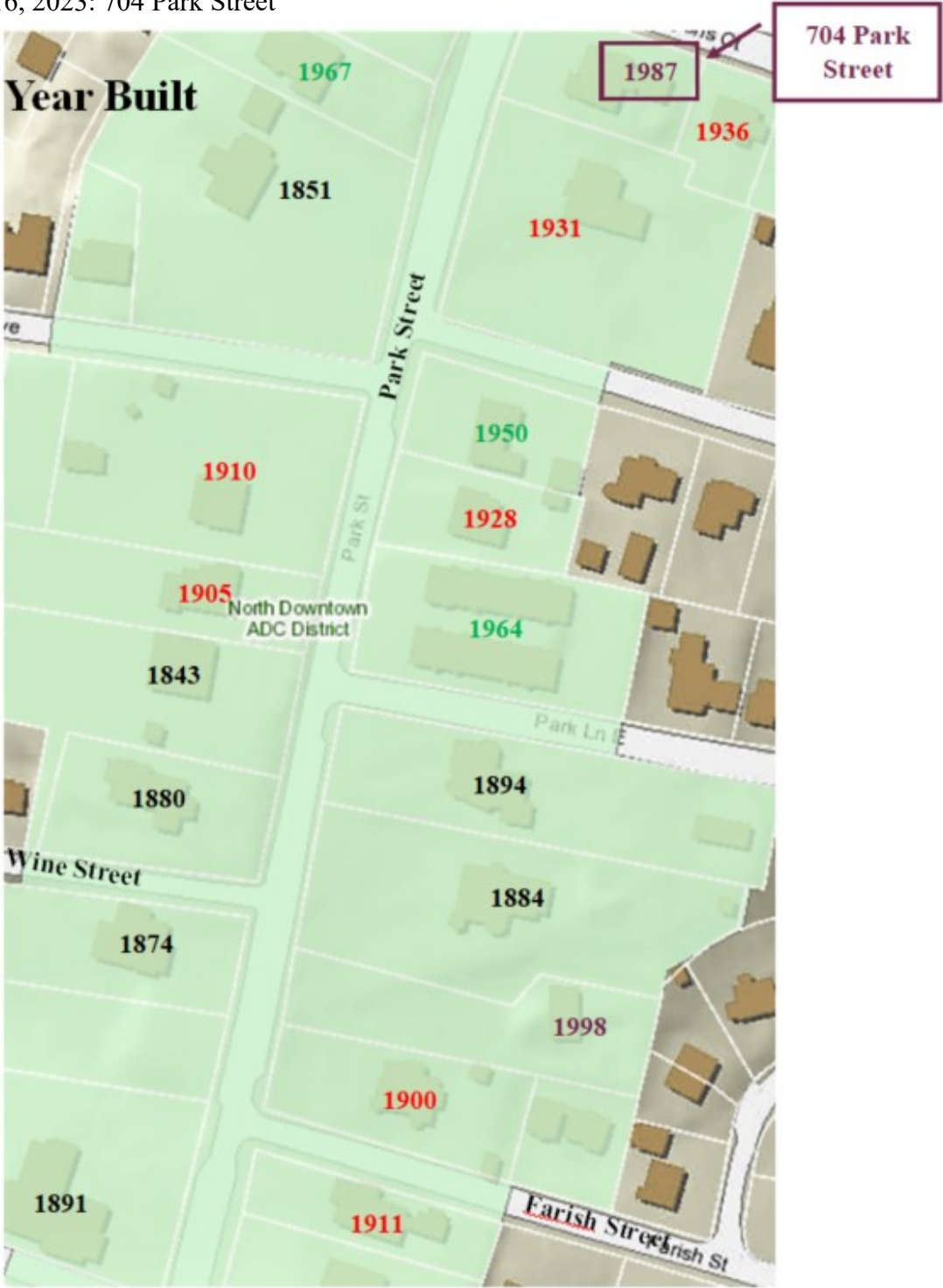
c1965 Sanborn Map





1937 aerial photo





**Preliminary discussion**

Rehabilitation of c1914 Coca-Cola ghost sign at 122 E Main Street (2nd St SE)

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

- [Staff Report](#)

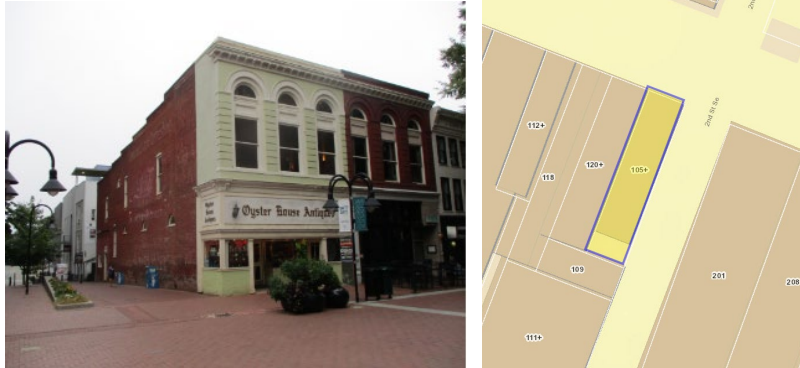




### **Preliminary discussion**

Rehabilitation of c1914 Coca-Cola ghost sign at 2<sup>nd</sup> St SE

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### **Sign Application**

Discussion of proposed rehabilitation of historic sign.

### **Discussion**

Per City Code Sec. 34-1041, *Downtown and University Corner architectural design control districts, Special regulations*, item (k): “[...] the restoration or reconstruction of an original sign associated with a protected property is permitted, if the establishment identified in the sign is still in operation at that location.”

However, no formal zoning determination has been made regarding this project being a sign subject to the sign regs or a mural. Therefore, for the purposes of this discussion only, we are assuming this work does not constitute a commercial sign. With that, the questions for the BAR discussion relates to the appropriateness of a mural in this location—under the assumption that it is not a commercial sign—and the appropriateness of rehabilitating the existing artwork in the manner proposed.

As defined by the National Park Service.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Restoration** “The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.”

**Reconstruction:** depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**Preservation** the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

The design guidelines discourage painting of unpainted masonry. This brick wall has been painted.

Based on several case studies, if a sign is rehabilitated, the following general guidelines should be considered:

- o Check old photos and newspapers for accuracy of sign
- o Clean the historic signs,
- o Seal with an acrylic urethane finish,
- o Paint: Stabilize existing paint layers, restoring just enough to make readable but retain vintage look – re-creating paint that would have been mixed (green paint = blue and yellow pigments will separate out over time, dots of yellow and blue.
- o To maintain impression of natural weathering (example: downspout where water has been running) – preserve imperfections, rather than painting over.
- o Apply a UV-protective varnish with a flat finish.

### **Suggested Motions**

No action to be taken.

### **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;
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- (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 Rehabilitation**

Link: [Chapter 4 Rehabilitation](#)

#### **H. Masonry**

...

5) Do not paint unpainted masonry.

### **Guidelines for Signs, Awnings, Vending, and Cafes**

Link: [Chapter 5 Signs, Awnings, Vending, and Cafes](#)

#### **A. Signs**

Signs are a vital part of commercial areas. A balance should be struck between the need to call attention to individual businesses and the need for a positive image of the entire district. The character of signs shall be harmonious to the character of the structure on which they are placed. Consider the relationship of surrounding buildings, compatible colors, appropriate materials, the style and size of the lettering and graphics, and the type of lighting. Signs can complement or detract from the character of a building depending on their design, placement, number, and condition. Historically significant signs on buildings should be retained if possible, even if the business is no longer in existence. See the Zoning Ordinance for specific sign regulations in each historic district. The following are recommended guidelines.

#### **5. Size**

- a) All the signs on a commercial building should not exceed 50 square feet.
- b) Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.
- c) Projecting signs should be a maximum of 10 square feet per face.
- d) Window signs should obscure no more than 20 percent of the window glass.
- e) Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.

#### **15. Sign Maintenance**

- a) Signs that are not properly maintained should be removed.
- b) Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

### **Guidelines for Public Design and Improvements (re: artwork and murals)**

Link: [Chapter 6 Public Improvements](#)

#### **A. Introduction**

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



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

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

#### J. Public Art, Statues, & Fountains

1. Maintain existing features related to public art, statues and fountains.
2. Public art is preferred that offers a place-making role in celebrating and communicating the history and culture of the districts.
3. Develop an appropriate relationship between materials, the scale of artwork and the surrounding environment.
4. Choose artwork that is appropriate for the current general character of the site.
5. Consider the appropriateness of the sculpture base.
6. Public art, statues, and fountains shall be maintained as accessible to the public.
7. A mural's appearance, materials, colors, size, and scale should be compatible with the building and historic district of which the building is a part.
8. The use of neon, luminescent, or reflective paint or materials is discouraged.
9. A mural should not obscure or distort the historic features of a building, and should not cover an entire wall.
10. Murals painted on primary facades are rarely permitted and strongly discouraged.
11. In general, previously unpainted masonry should be left unpainted.
12. Painting directly onto the walls of a non-contributing building, or adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.
13. In general, murals should be created on removable material, not directly on a building wall; installed on framing that allows water to weep between the mural and the wall; and attachments should not irrevocably damage the building.
14. Mural art that constitutes a sign shall conform to the sign regulations.

Coca-Cola Sign 2nd Street SE  
Michael Caplin, 5-2-2023: current ghost





Coca-Cola Sign 2nd Street SE

Michael Caplin, 5-2-2023: how the mural looked in 1914





Coca-Cola Sign 2nd Street SE

Michael Caplin, 5-2-2023: **Proposed mural preservation!** Consistent w historic environment, respectful of historic past, rich w nostalgia!

