

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
December 19, 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. Certificate of Appropriateness Application

BAR 23-12-03
1112 Park Street, Tax Parcel 470050000
Individually Protected Property
Owner: Margaret & Sherman Todd
Applicant: Sherman Todd
Project: Exterior, rear deck

C. Deferred Items

D. New Items

2. Certificate of Appropriateness Application

BAR 23-12-01
350 Park Street, TMP 530109000
North Downtown ADC District
Owner: City of Charlottesville and County of Albemarle
Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]
Project: New courthouse building at Levy site: Color palette (bricks and trim elements)

3. Certificate of Appropriateness Application

BAR 23-12-02
625 West Main Street, TMP 320165100
West Main Street ADC District
Owner: Paul's Rental Properties, LLC
Applicant: Mariscos El Barco
Project: Seasonal Tent (El Barco restaurant)

E. Other Business

4. Preliminary Discussion

915 East High Street, Tax Parcel 530247000
Martha Jefferson Historic Conservation District
Owner: LO-HI, LLC
Applicant: Ashley Davies, Redlight Management
Project: New Construction

5. Staff questions/discussion
 - BAR appointments, elect chair/co-chair
 - BAR awards 2023 (See list below)
6. Design Guidelines discussion
 - Features of each ADC District

F. Adjourn

Certificate of Appropriateness Application

BAR 23-12-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Owner: Margaret & Sherman Todd

Applicant: Sherman Todd

Project: Exterior, rear deck

[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
December 19, 2023**



Certificate of Appropriateness Application

BAR 23-12-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Owner/Applicant: Margaret Sherman Todd

Project: Construct wood deck.



Background

Year Built: 1884 (rear additions 1992)

District: IPP

Status: N/A

The Finch-McGee Cottage. When built it marked the northern extent of residential development along Park Street. The two-story wood house is organized into three bays, with the northernmost bay projecting forward. The building incorporates a range of features from various styles popular during the period. Its character-defining features include the steeply pitched gables, first-floor bay window, veranda supported by Tuscan columns, and a roof balustrade crowning the veranda.

Prior BAR Reviews

April 1992 – BAR approved alterations, including removal of a c1915 addition at the SE corner and construction of an addition to the rear and a garage/studio.

September 2020 – BAR approved CoA for new driveway, fence, and associated landscaping.

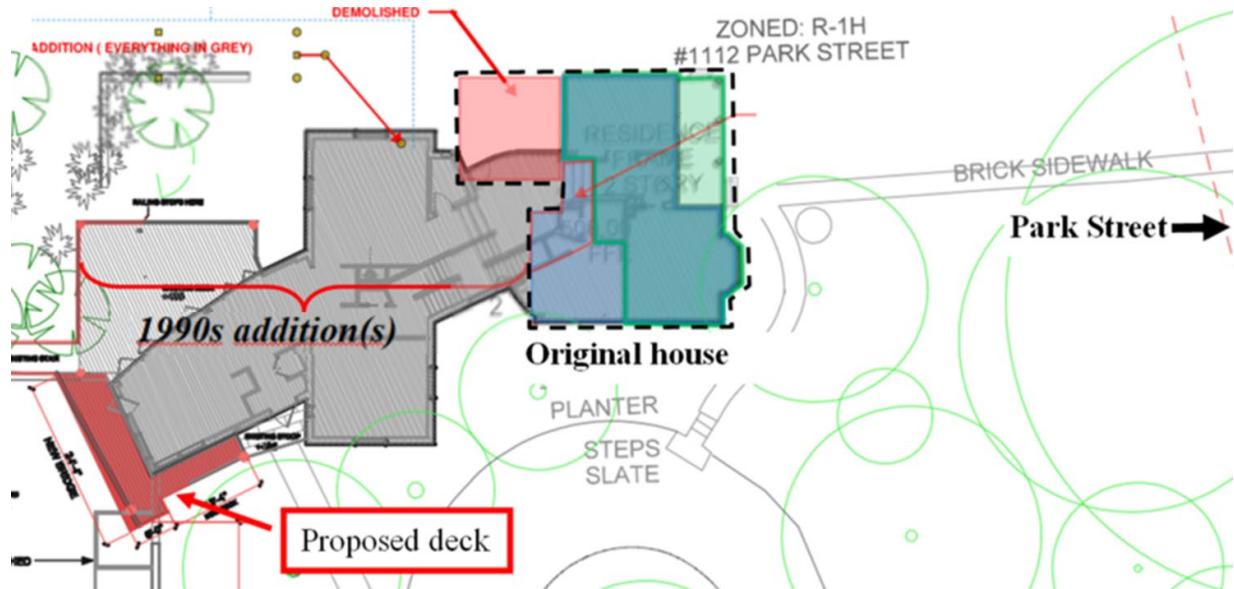
Application

- Submittal: Todd-Mohr Architects drawings for 1112 Park Street, dated November 28, 2023 (sheets: DS25-C, DS25-1 through DS25-5) and photos of existing conditions.

Request CoA to construct a wood deck at the north and east elevations of the east (rear) addition.

Discussion and Recommendations

Staff recommends approval. The proposed deck is at the rear of the property, and behind the house and will not impact or connect to the historic cottage. The deck is a continuation of an existing, contemporary deck adjoining a 1990s addition (approved by the BAR 1992), so the design is appropriate.



Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that proposed deck satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves 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 Guidelines for New Construction and 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.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1112 Park Street
Map and Parcel: 47-50
Census Track & Block: 9-203
Present Owner: Jane S. Coles
Address: 1108 Park Street
Present Use: Residence
Original Owner: B.O. Finch
Original Use: Residence

BASE DATA

Historic Name: McGee House
Date/Period: 1884
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 4.51 acres
Assessed Value (land + imp.): 28,600 + 27,000 = 55,600

ARCHITECTURAL DESCRIPTION

The McGee house combines features of several architectural styles. The low roofline and high gables give it the form of a Gothic cottage. It is a two-story yellow weatherboarded house on a low brick foundation, three bays wide with a projecting end pavilion with a bay window. There is a two-story rear addition and several small one-story shed roofed additions. The steeply pitched gable roof of standing seam tin is in three parts with four gable ends, plus another gable centered above the veranda. A simple cornice board runs around the whole building. There are two interior chimneys. The double-sash windows have two-over-two glazing; those on the second level are shorter. Windows and door in the original section have cornice and architrave trim; in the newer section, a flat board replaces the cornice. The one-story bay window has a bellcast truncated hip roof and decorated paneled spandrels below its four narrow windows. The veranda has no ballustrade. Three Tuscan columns support an exaggerated bellcast truncated hip roof topped by a heavy sawn roof ballustrade. There is a single flight of open stairs in the central hall. The rooms on the second level have sloping ceilings under the low roof, and the only windows are in the gable ends. There are no fireplaces; the house was originally heated by stoves.

HISTORICAL DESCRIPTION

This cottage with its large lot marks the northern limit of nineteenth century suburban development along Park Street. B.O. Finch purchased 3.38 acres from the John Cochran estate in 1884 and erected this house the same year. In 1889 his wife Ellen purchased an additional 3 acres adjoining "the lot now owned and occupied by B.O. Finch". They sold to John Hamilton in 1891, and he bought 5.73 acres behind the house from the Locust Grove Investment Company. The Hamiltons sold the house and six acres in 1900 to Mrs. Lottie G. Flannagan who, in turn, sold to N.C. McGee in 1903. The McGees probably built the rear addition, perhaps about 1915, according to tax records. The McGee family lived here for 54 years, until the death in 1957 of Miss Louisa McGee. She left the house and the remaining 4.51 acres to Constance Murray Ribble who sold it in 1959 to the present owner, who lives next door.

Deed References: ACDB 84-6, 96-136, 101-133, 118-441, 127-338; City DB 212-227.

SIGNIFICANCE

This Victorian cottage combines elements of several architectural styles and is an important part of the 19th century fabric of Park Street, although a highway and some recent construction separate it from the Historic District.

CONDITIONS

Average

UTM: 17/722000/4213400

SOURCES

City/County Records
Mrs. George Coles, Sr. (Jane S. Coles)
George Coles, Jr.

Architectural And Historic
Survey

Graphics



LANDMARK



SURVEY

#198

IDENTIFICATION

Street Address: 1112 Park Street
 Map and Parcel: 47-50
 Census Track & Block: 9-203
 Present Owner: Jane S. Coles
 Address: 1108 Park Street
 Present Use: Residence
 Original Owner: B.O. Finch
 Original Use: Residence

BASE DATA

Historic Name: Finch - McGee Cottage
 McGee House
 Date/Period: 1884
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq.ft.): 4.51 acres
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Jane S. Coles

This was one of the first surveys I did, so I might notice more if I looked at it again, at that time, I concluded from tax records that the addition was probably c. 1910-1915, I would be glad to take another look at it, if you think I should.

RAPHICS

E

SOURCES

City/County Records
 Mrs. George Coles, Sr. (Jane S. Coles)
 George Coles, Jr.

1112

City Tax Records

1112 Park St

1112 Park

212-227 Jane S. Coles 4/24/57 \$18,800 plat 212-227
WB 8-78
COB 33-329 Mrs W. Leigh Ribble 8/24/57
130-345 Louise B. McGee '03 ab 127-338

rent \$100

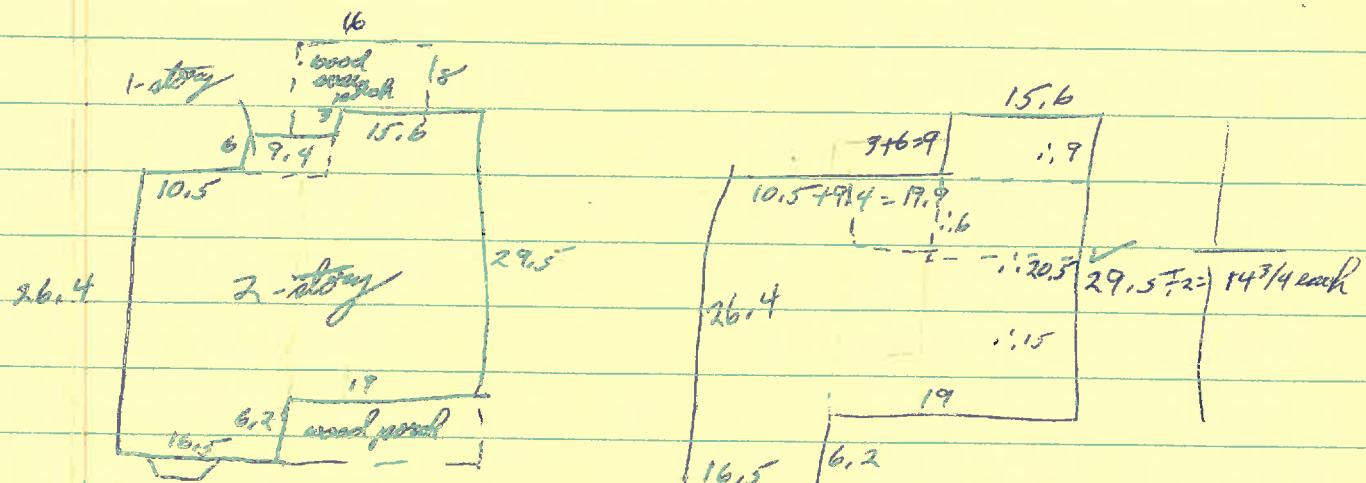
built 1870

8 rooms, 2 baths

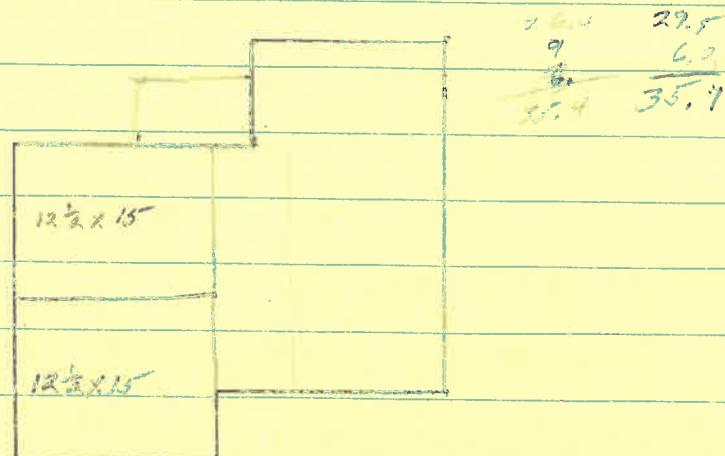
brick found, frame, metal roof

softwood, plaster

no basement



9.6-9	1.9		
10.5 + 9.4 = 19.9	1.6		
26.4	1.20.5	29.5 / 2 = 14 3/4 each	
16.5	1.15		



notice: window & door trim
sawn design - use
gable over porch
roof form
Gables pedimented - not regular
111½ Park St

top story bay windows?

cornice -

2-bay window - 4 1/2

recessed panel below each w/ raised diamond
cornice

porch w/ 3 round ^{tapering} Tuscan? columns
wind 2/2

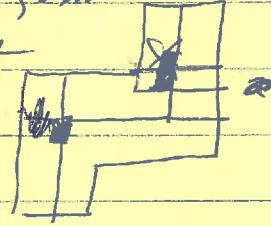
sawn ballast track porch roof; roof has ballast below ballast track
Basic shape: L

mod gable roof

extra " over porch w/ windows

chimney at intersection of ridges, and then

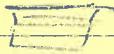
sun, overhanging eaves + raves



1 3/4 story

rear wing - gable on rear

2 more sun shed add & shed porch on rear

above wind:  d board in add

4 panel door (2 glass) door on
shutters

central hall plan, open 1-fl stairs

no upstairs windows except in gables + add
bay window - flat roof - true hip?

2-bay

basement

frame, brick found. (low)

Ridge rays porch roof has Japanese kick (see p 202?)

" sharp gables are Gothic

3/10/22
4/10/22

1112 Park St

212-227

Constance Murray Riddle & husband W. Leigh Riddle → James Cole

9/31/59

see all DB 127-336 & 338, 12/19/1903

Lottie B. Flanagan & husband → N. B. M. = Bee 6 acres

see all DB 128-394 correcting boundary

M. = Bee dec 5/11/19 (all w 3 33-15), to wife Mary "Molly" M. Hobson M. = Bee
for life (dec 12/21/24), then to son Clive W. & Louisa C.; Clive dec
inter alia 10/29/53; Louisa sold 2.3 ac (city DB 130-345) & dec
8/19/59 (city w 8 8-78), all → Constance Murray Riddle
(now W. Leigh Riddle)

4.51 acres

N
Park St

WB 8-78

Louisa C. M. = Bee, spinster

→ now w. Leigh Riddle of Richmond

→ Rev " " " " 5000 for son's ed

many sum bequeated to family
friends, & charities

Bee M
Coles

441.80

190.25

subdivision (185-153)

437.80

100.50

R. M.
Davis

- AB 127-338 Lottie C & Broaderus Flanagan \rightarrow N C Mee $\# 3650$
- 12/19/1903 6 acres of frame dwelling house
same as 118-441
- 118-441 EDL & John Hamilton \rightarrow Lottie C Flanagan $\# 2802$
- 5/10/1900 6 acres on east side road to Cochran mill, of frame dwelling house
part is same as 101-133
- " " part of 98-417 (behind other)
- 101-133 John Hamilton \rightarrow Ely & Lewis Hamilton, his wife
- 6/24/1894 same as 96-136 & 84-6
- 96-136 6/5/1884 84-6 John L & James C Cochran \rightarrow BO Finch
6.38 acres
- 6/20/1889 92-77 John L Cochran \rightarrow E. Ben Finch (2000 B.O.)
3 acres adj first
- 8/27/1891 BO & E. Ben Finch, John L & Mary Cochran, James C & Ely B. Cochran, Howard &
James L Cochran, John A. & Mary L Preston, Henry & Cochran (s)
(heirs of John Cochran) \rightarrow John Hamilton $\# 260$
(6.38 acres)
- 98-417 Locust Grove Investment Co \rightarrow John Hamilton $\# 286$
- 1/25/1893 part of Locust Grove Farm
5.73 acres
- 92-77 Cochran heirs \rightarrow Mosteller Finch $\# 360$
- 6/20/1887 adj on ^{the} so side lot now cleared & occupied by B.O., incl
part of Lock Lyon mill tract: N 65 $\frac{1}{2}$ W on Finch (formerly ^{5 rods} More
l to rd (whole l) 46 $\frac{1}{2}$ p; N 9 E 10 p on rd, 865 $\frac{1}{2}$ E 51 p to
Sinclair, 524 $\frac{1}{2}$ W 11.6 p on 5 Sinclair line to Finch corner;
N 80 $\frac{3}{4}$ W 1 $\frac{1}{2}$ p, N 84 E 2 $\frac{1}{4}$ p w l to start
(i.e., north of ~~the~~ lot)
- 84-6 Geiger corner in rd, 567 E 949 $\frac{1}{2}$ w l to Sinclair; N 34 E 150' w l 5 p
N 81 W 25', N 18 $\frac{1}{4}$ E 36 $\frac{1}{2}$ ', N 67 W to rd, w l to start
(i.e., Geiger on south - brick house - Sinclair on north)

15 min
 15
 15
 1900 - same as 1895-99
 1888

∴ addition perhaps c 1915?

1884 Finch ac

1885 2nd lot - B.O. Finch - 3.61 near Park Mills + 900 = 936.61

from John Cochran est & improvement

1886 same

1887 " 1891 same except: 6.61 ac + 900 = 116.72

1894 John Hamilton 6.61 ac Park St + 1220 = 1435.72

1895 was Lizzie Hamilton 3.61 ac Park St 116.38 + 900 = 1016.38

1896 same as 1895, also 1897, 1899

1902 2nd lot Lottie B. Flamagan - 3.61 ac Park St 170.06 + 675.25 =

1901 same as 1902 (also 2.99 ac L.C., both for Hamiltons, no bldg, he kept his 3 ac Park St 845.31)

1892 " John Hamilton 6.61 ac Park Mills + 900 = 116.72

1893 " " " 6.61 ac Park Mills

1894 Imp added 4320

1895 J H 3 ac Park St + 330 = 435

3.61 ac - 7 ac H

summary

(Imp added 1885)

1885-88 B.O. Finch 3.61 ac (fr. Cochran) 36.61 + 900 = 936.61

1891 " 6.61 " 216.72 + 900 = 116.72

1892-93 John Hamilton " " (fr. Finch) " "

1894 " " " 3.15.72 + 1220 = 1435.72 (Imp)

1895-~~1900~~ " 3 " (3.61-7 Lizzie) ~~(105)~~ + 330 = 435

Lizzie Hamilton 3.61 " (fr. John) 116.38 + 900 = 1016.38

1901-02 Lottie B. Flamagan 3.61 " 170.06 + 675.25 = 845.31

1904-05 N. C. M. Bee 6 " 275 + " = 950

1906 " 6 " 360 + 720 = 1080

1912-15 " 6 " 360 + " = 1280

1916 " 6 " 600 + 900 = 1500

1940-42 1000 + 1000 = 2000

1943-45 1500 + 2300 = 3800 recessional

10 min

City
~~1940~~

1112 Park St

1940 annexed	NE McBee lot	- 6ac Park St	1000 + 1000 = 2000
1945 lot	"	"	1500 + 2,300 = 3,800
1943	same as 1945		
1941, 1942	"	" 1940	reassessment 1942

1903	Lotta F. Flammage	3.61 ac	170.31 + 675 = 845.31
1904	NE McBee	6ac Park St	275 + 60" = 950
same as 1904, 1905			
1906	"	"	360 + 420 = 1080

1912	newly same as 1906	6ac	560 + 720 = 1280
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1915 same as 1912

1916		600 + 900 = 1500
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1885-89 3.61ac x \$10 = 36.61 + 900 = 936.61

1891-93 6.61" x \$33 = 216.72 + " = 1116.72

1894 " " = 215.78 + 1220 = 1435.78 ins added (house on other lot?)

1895-1900 3.61" x \$32 = 116.38 + 900 = 1016.38

1901-03 " " x \$47 = 170.06 + 675.25 = 845.31 - why the decrease??
assessment doesn't say

1904-05 " 6 " x \$46 = 275 + " = 820

1906 " x \$60 = 360 + 420 = 1080

1912-15

" x \$97 = 560 + " = 1280

1916 " x \$100 600 + 900 = 1500 - could that be addition?

3-8448

~~3-8447~~

~~977 7115~~

~~tell R.H.P. - hasn't found 1108 pictures~~

~~Colles~~ Coles questions

• who would know? ~~him~~?

built 1884

name of house?

{ alterations

{ additions

• anything torn off or burned? another house before?
fireplaces? no
sliding ceilings? ✓

Mrs Coles → Rips says mixed up, 2 types arch - Vir, Gothic
not well built, wide floors; farm house, added on

Georges Jr → only 75 years old

~~1977 7115~~

3-5373

miss stingfellow aunt 74 yr old + me
miss stingfellow

"cottage" - knows nothing

Mrs Coles → bought a 25 yr ago

big farm

probably is 1884, son guessing

~~1977 7115~~
-1884

93 or 95 yr?

Robert Coles at Cloverfields (bro-in-law)

she's 63 (or 53?)



IDENTIFICATION

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SIGNIFICANCE

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CONDITIONS

Average

SOURCES

City/County Records
 Mrs. George Coles, Sr. (Jane S. Coles)
 George Coles, Jr.



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

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 Margaret Sherman Todd Applicant Name Owner

Project Name/Description 1112 PARK ST - Deck bridge at rear elevation Parcel Number TMP 47-50 / PARCEL A

Project Property Address 1112 PARK STREET, CHARLOTTESVILLE, VA 22901

Applicant Information

Address: 1112 Park Street
Charlottesville, VA 22901

Email: stodd@tmdarch.com

Phone: (W) 434-971-4631 (C)

Signature of Applicant

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

Margaret Sherman Todd 12/1/2023

Signature Date

Margaret Sherman Todd 12/1/23

Print Name Date

Property Owner Information (if not applicant)

Address:

Email:

Phone: (W) (C)

Signature Date

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

Print Name Date

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

Construct a wood, deck bridge at rear elevation, per drawings DS25-C, DS25-2, DS25-3, DS25-4, and DS25-5, dated 11/28/2023

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

DS25 drawings (as noted above) & current photo compilation (1112 Park Street - Existing Conditions 11/28/2023)

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

Chapter 1 Introduction (Part 2)

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

Chapter 3 New Construction and Additions

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

Chapter 5 Signs, Awnings, Vending, and Cafes

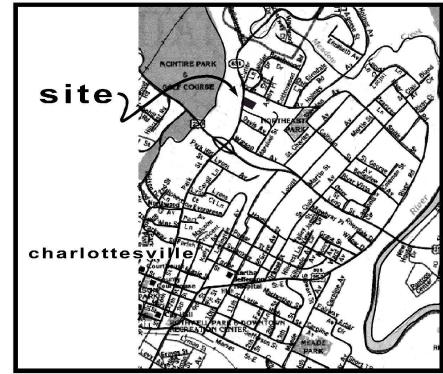
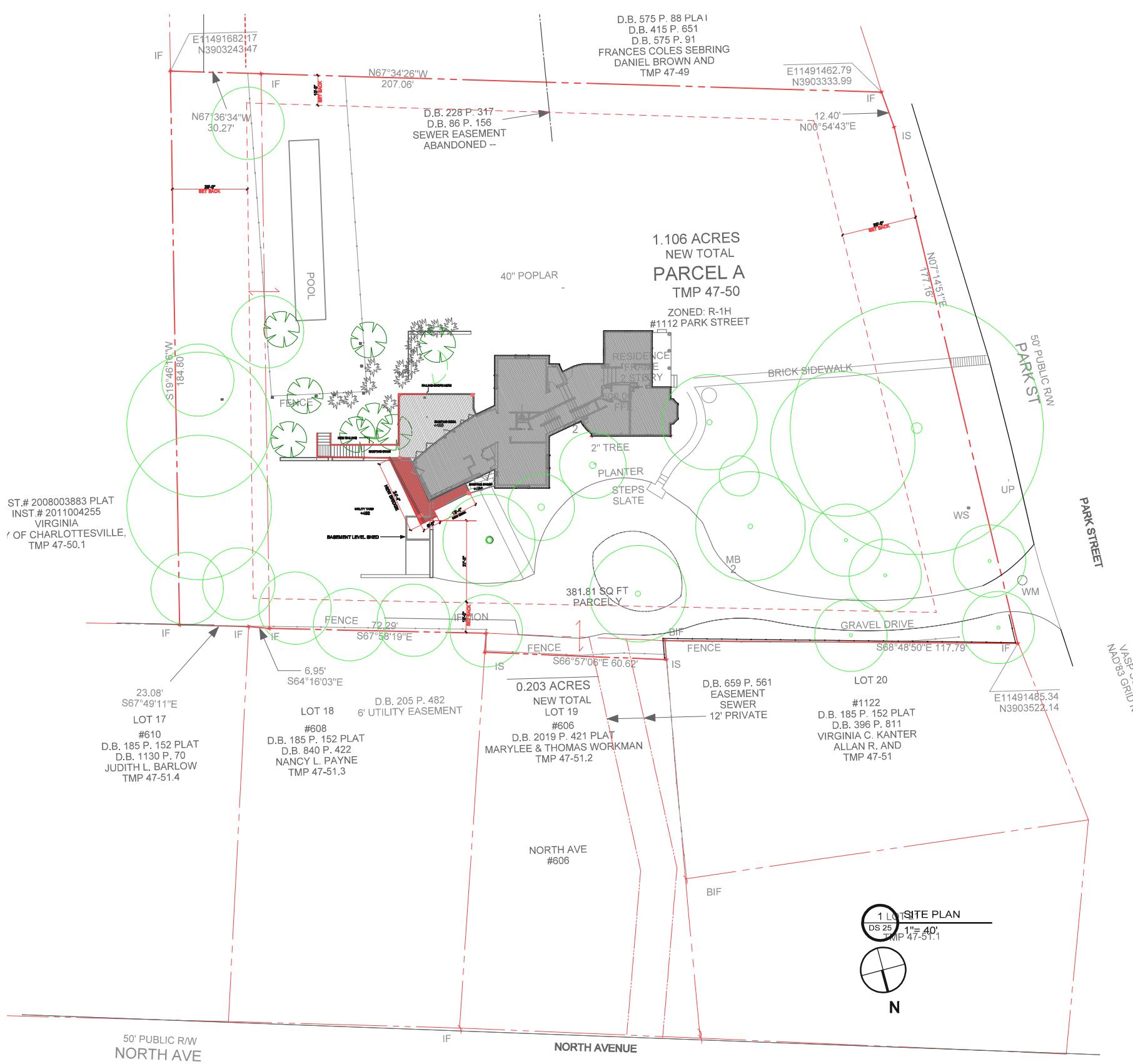
http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

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



VICINITY MAP

Zone R1-H , residential and individually
protected property
Parcel 470050000
TMP LOT A + PAR Y
Owner: Margaret Sherman Todd
1112 Park St
Charlottesville, Va 22901

Project Description: Addition of "bridge" deck to connect two side entry doors

Architect: Timothy D. Mohr, AIA, LEED AP
todd | mohr ARCHITECTS plc
1112 Park St
Charlottesville, VA 22901

Contractor: Jono Sarver
Skade Builders, LLC
Lic No 11352518
622 Wilder Dr
Charlottesville, Va 22901

TABLE OF CONTENTS

KEY	SCALE	DESCRIPTION	ISSUED	REVISED
DS25 C	1"=40'	COVER, SITE PLAN	11/28/2023	
DS25-1	3/16"=1'-0"	FIRST FLOOR PLAN	11/28/2023	
DS25-2	1/4"=1'-0"	DECK PLAN DETAIL & FRAMING	11/28/2023	
DS25-3	VARIABLES	NORTH ELEVATION, RAILING DETAIL	11/28/2023	
DS25-4	3/16"=1'-0"	EAST ELEVATION	11/28/2023	
DS25-5	3/16"=1'-0"	EAST ELEVATION DETAIL	11/28/2023	

1112 PARK ST

t o d d m o h r A R C H I T E C T S

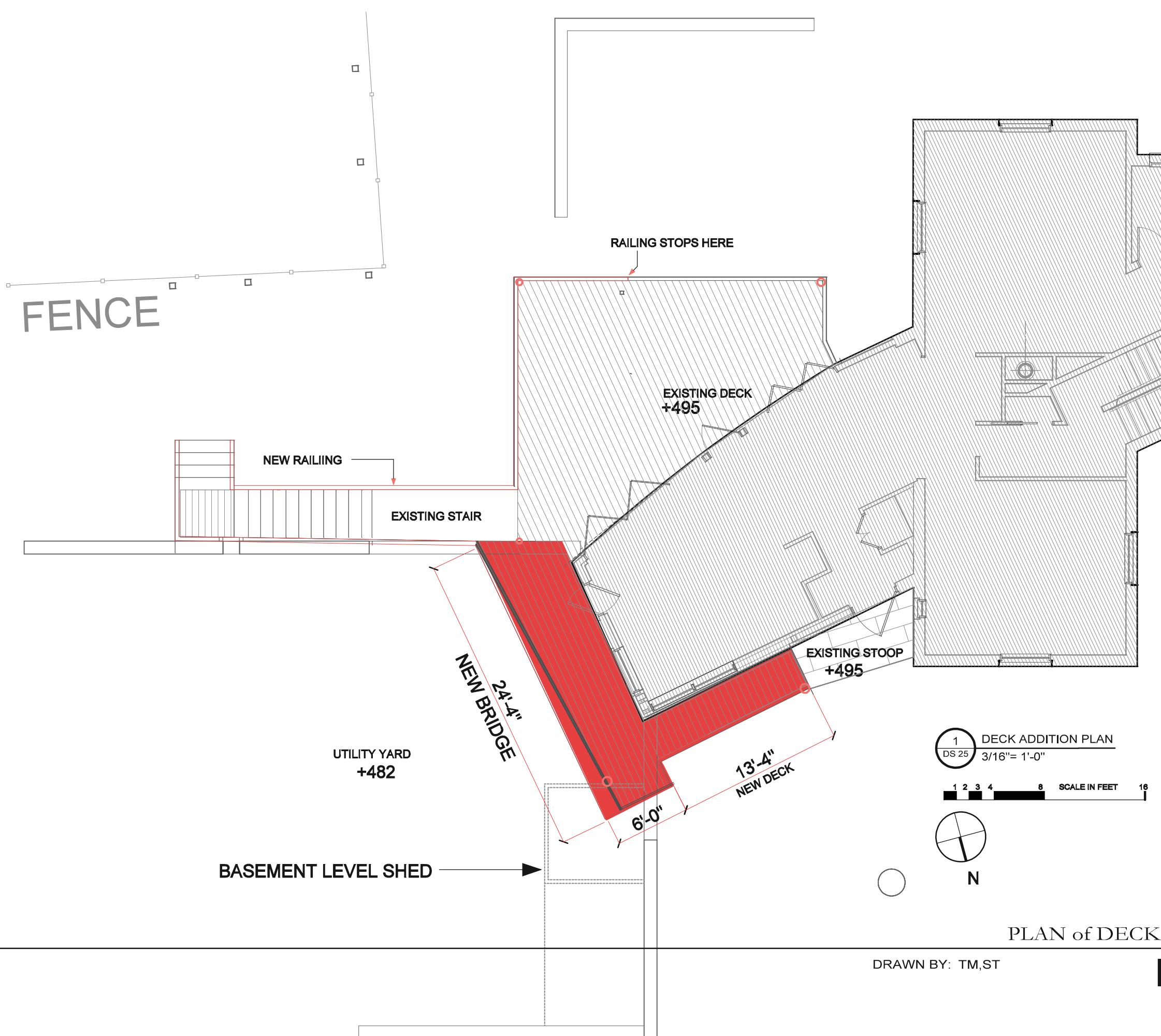
1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4631

DRAWN BY: TM,ST

COVER

DS25 C

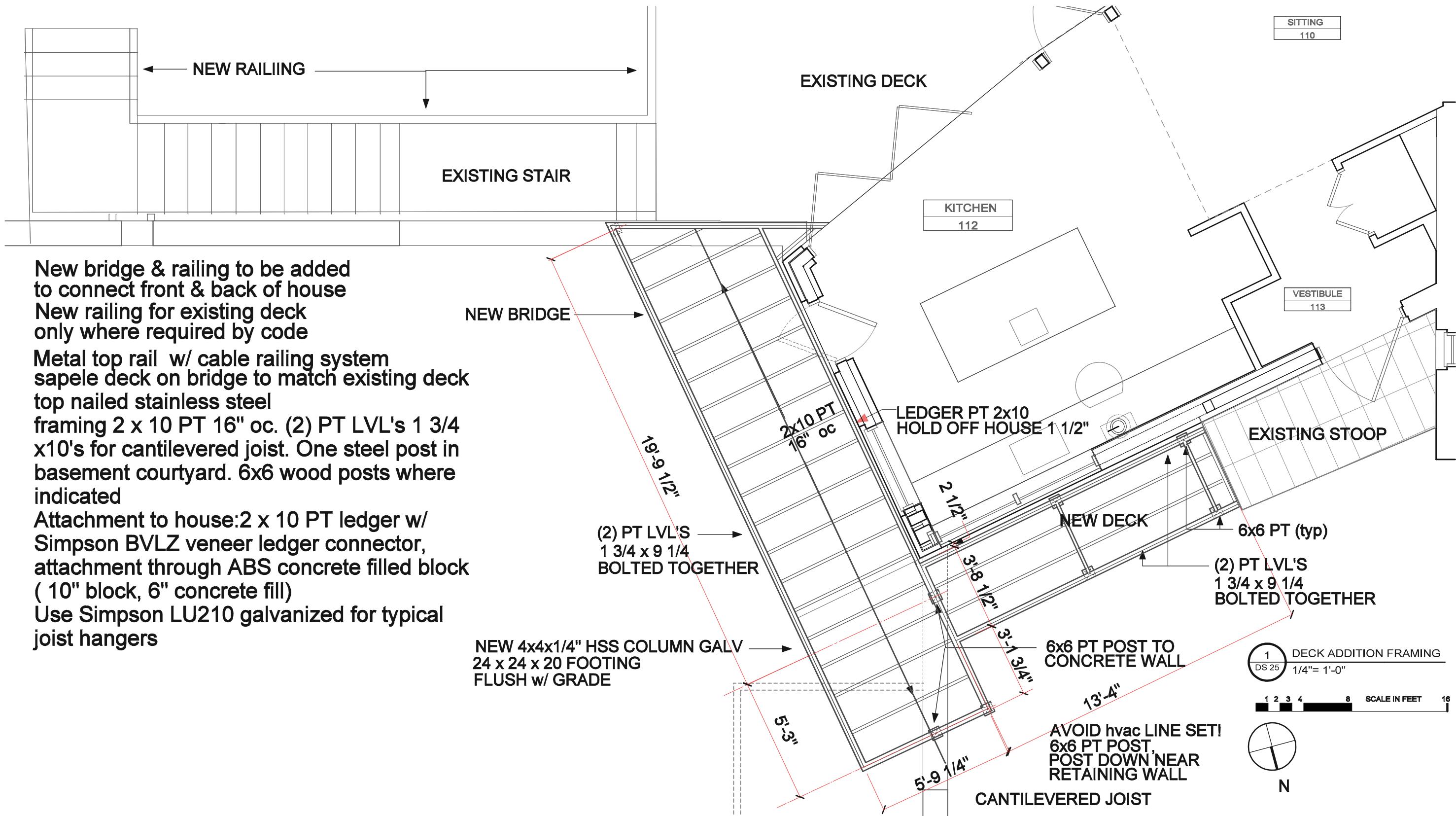
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1112 PARK ST

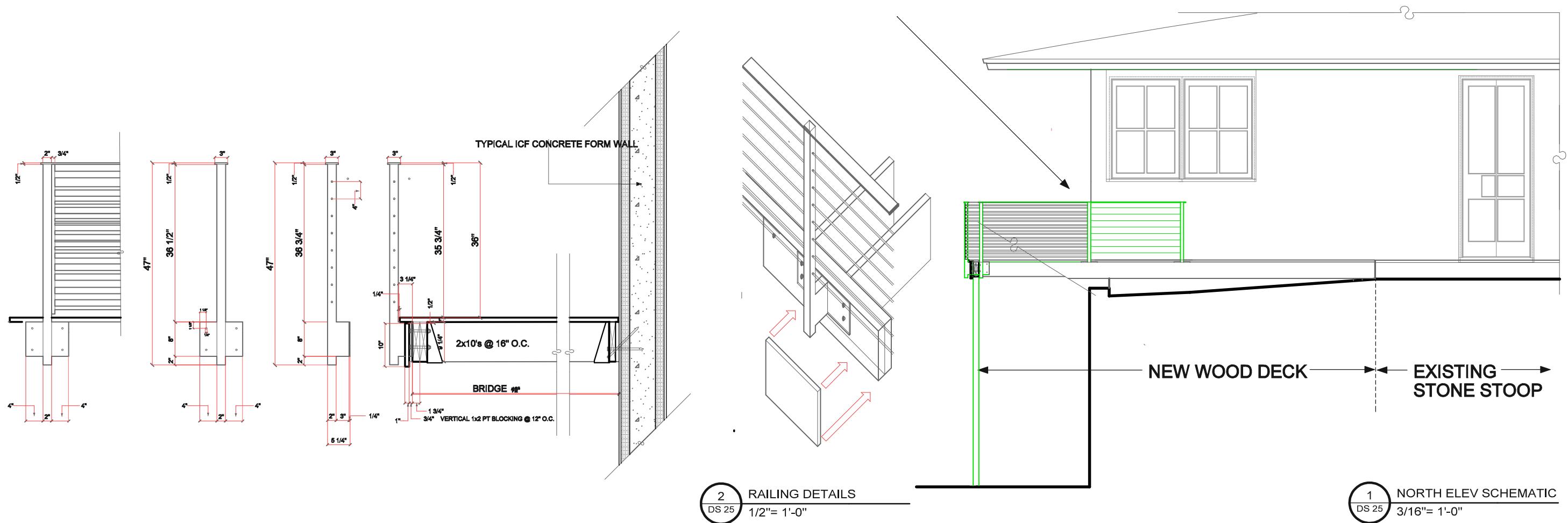
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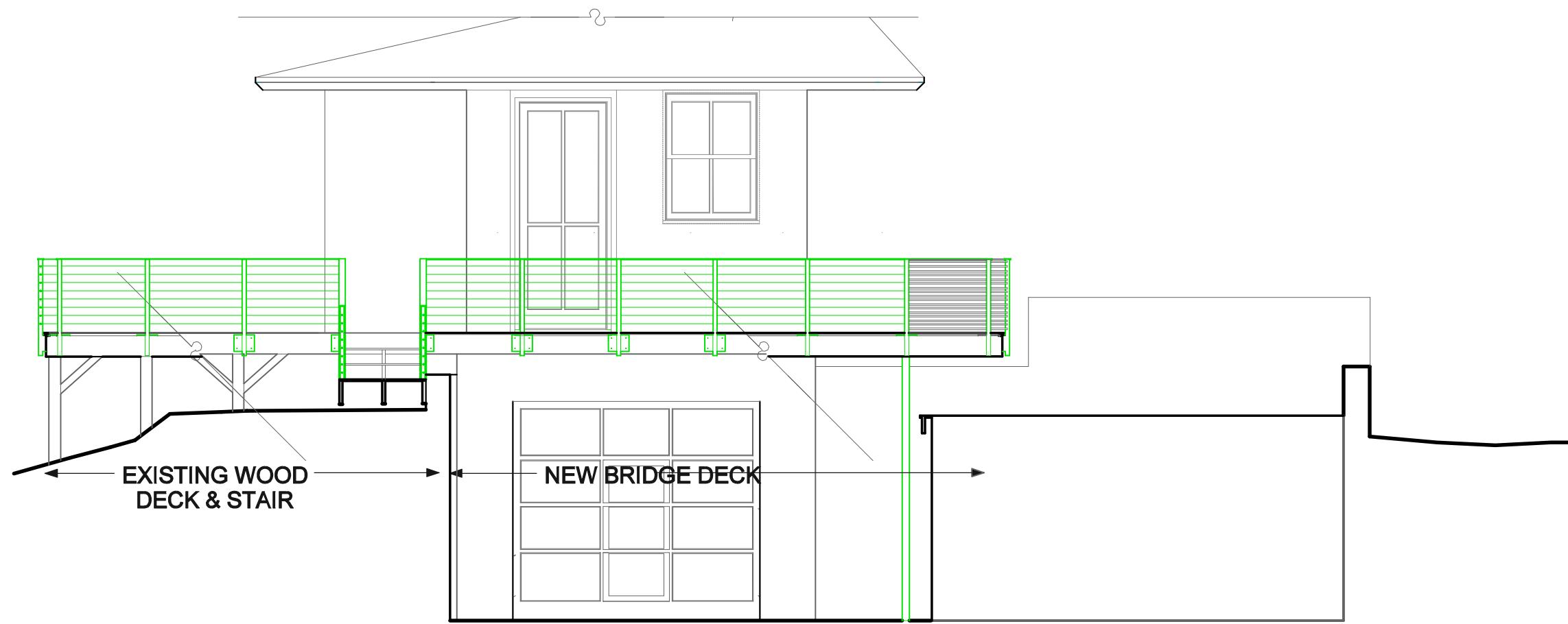
1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4631



Railing:

powder coated bronze metal cable, metal posts, metal cap
except at NE corner where railing is horizontal sapele strips, ranging from 1 1/2" to 2" wide. Gaps between horizontal strips vary from 1" to 3 1/2". & meet code. Railing cap in wood section is metal to match the rest of railing
Deck: level from South side , around East end bridge to North side stone stoop.
supporting post: (1)4" HSS gal.column, on 24 x 24 x 20" concrete footing





1 EAST ELEV SCHEMATIC
DS 25 3/16" = 1'-0"

1112 PARK ST

to d d m o h r
A R C H I T E C T S

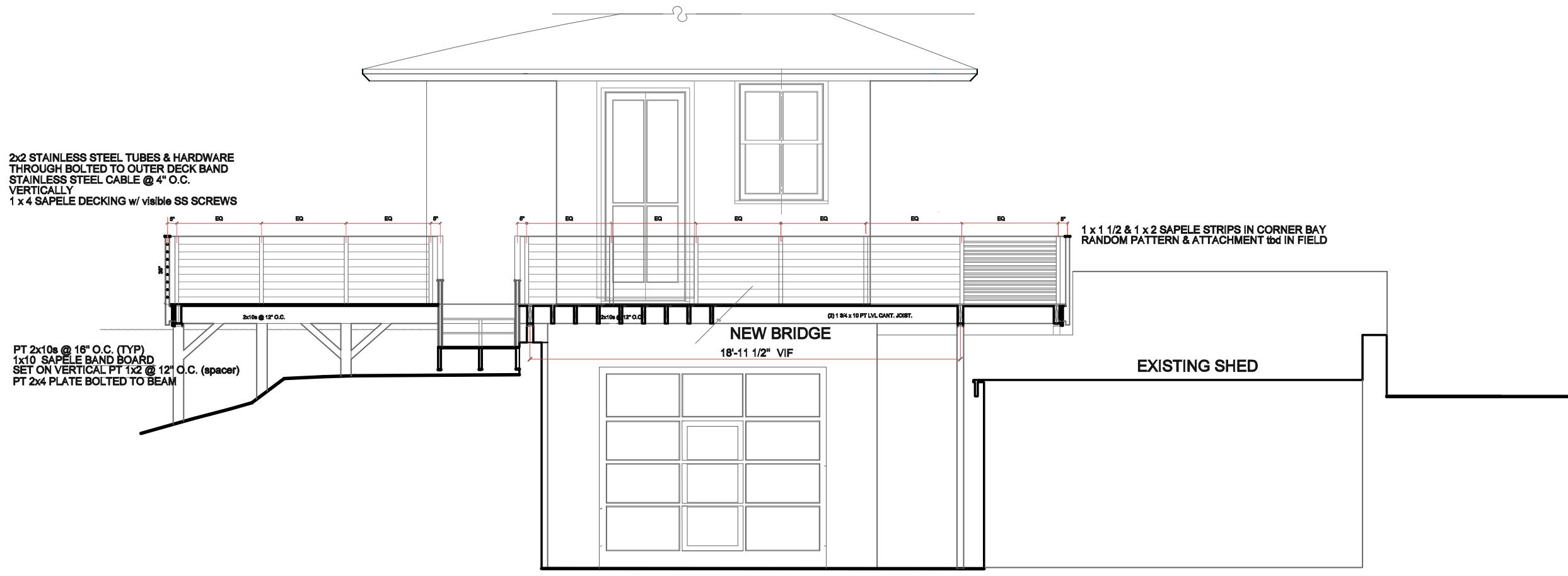
1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4631

DRAWN BY: TM,ST

EAST DECK ELEVATION

DS25-4

11/28/23



1
EAST ELEV DETAILS
DS 25 3/16" = 1'-0"

1112 PARK ST

to d d m o h r
A R C H I T E C T S

1112 PARK STREET CHARLOTTESVILLE VA 22901
(434) 971 - 4631

EAST DECK ELEVATION DETAIL

DRAWN BY: TM, ST

DS25-5

11/28/23



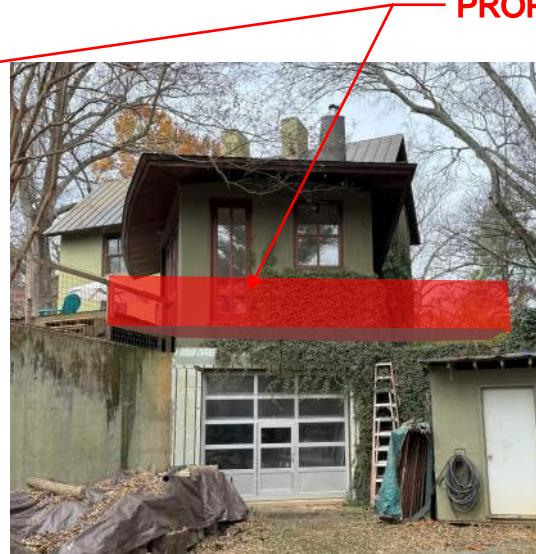
PARK STREET - WEST ELEVATION



DECK - SOUTH ELEVATION



DECK - LOOKING EAST



EAST ELEVATION



NORTH ELEVATION



NORTH WEST ELEVATION

PROPOSED BRIDGE

Certificate of Appropriateness Application

BAR 23-12-01

350 Park Street, TMP 530109000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: New courthouse building at Levy site: Color palette (bricks and trim elements)

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
December 19, 2023**



Certificate of Appropriateness Application

BAR 23-12-01

350 Park Street, TMP 530109000 and 530108000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: New courthouse building at Levy site: Color palette (bricks and trim elements)



Background

350 Park Street

Year Built: Levy Building 1852

District: North Downtown ADC District

Status: Contributing

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

Prior BAR Reviews

(See Appendix for complete list, includes links to prior submittals and meeting videos.)

November 21, 2023 – Applicant presented samples to the BAR and announced the brick sample panel was accessible at the site. No action was taken. (Link to the meeting video. This discussion begins at approximately 00:3400. [BAR meeting 11-21-2023 video](#))

Application

- Applicant submitted: Renderings from Aug 2022 submittal, images and samples of the brick (including a panel on-site) and samples of the trim elements. (The samples were circulated during a discussion at the November 21, 2023 BAR meeting.)

CoA request for building's material palette, including the colors of the brick and trim for the new construction related to the expansion of the City-County Courts Complex.

Discussion

Per the August 2022 CoA approving the design, which included approval of the *brick size and coursing*, due to hesitation by both the design team and the BAR it was decided to omit the material palette, specifically the colors of the brick and trim. This approved the overall design, allowing for the completion of construction drawings, but deferred approval of the color palette until a later date, when it would be submitted and reviewed as a separate CoA request.

On November 14, 2023, the applicant requested an opportunity to present the selected color palette at the BAR's November 21 meeting. On November 20, the applicant shared with staff photos of the selected brick, cast stone, windows, and metal paint color, which were circulated to the BAR. With this, the BAR was also informed that a brick panel was available at the construction and that the applicant would attend the November 21 meeting to present the other samples. On November 29, staff circulated to the BAR additional images of the sample brick, images of nearby brick buildings, and excerpts from *The Secretary of The Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (2017), see attached.

If, in applying the design guidelines, the BAR finds the materials and color palette, as presented, are *compatible with and complementary to, but without mimicking*, the Levy Building (as an addition to it) and the surrounding ADC District (as a new building within it) staff recommends approval of the requested CoA.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site satisfies the BAR's criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted.

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

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site does not satisfy the BAR's criteria and is not compatible with the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent ADC District Design Guidelines

Chapter III – New Construction and Additions

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

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

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

L. Foundation and Cornice

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

M. Materials and Textures

- 1) **The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.**
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.

[...]

N. Paint [Color palette]

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

O. Details and Decoration

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

P. Additions

[...]

- 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
 - c. 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.**
 - d. 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
 - e. **Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.**

Chapter VI – Public Design and Improvements

Link: [Chapter 6 Public Improvements](#)

C. Public Buildings and Structures

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

APPENDIX

Prior BAR Reviews

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

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

City-County Courts Complex

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

http://weblink.charlottesville.org/public/0/edoc/798347/2020-10_350%20Park%20Street_Preliminary%20Discussion.pdf

Video: <https://www.youtube.com/watch?v=TXJTStxpZDw>

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

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following conditions:

- that the east wall of the Levy Building is substantially protected from damage;
- that the BAR recommends archaeological work within the footprint of the proposed demolition area of the hyphen and annex;
- that the BAR encourages and supports archaeological planning as part of the schematic design development for the larger project site;
- that the demolition includes the concrete steps (formerly to a house) along High Street.

(Zehmer, Lewis second. Motion passed 8-0.)

http://weblink.charlottesville.org/public/0/edoc/798365/2020-12_350%20Park%20Street_BAR.pdf

Video: <https://www.youtube.com/watch?v=l6C5e0cJf4s>

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

http://weblink.charlottesville.org/public/0/edoc/799308/2021-07_350%20Park%20Street_BAR.pdf

Video: <https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=fv9pkoqglj79dwzp7r0h>

February 16, 2022 - BAR accepted applicant's request for deferral.

http://weblink.charlottesville.org/public/0/edoc/799363/2022-02_350%20Park%20Street_BAR.pdf

Video: <https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=tycoam74nerhajuktwgz>

August 16, 2022 – BAR approved CoA for new design, omitting the color palette for the bricks and trim elements.

Ron Bailey moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed courts expansion project at the Levy Building satisfies the BAR's criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted, including the proposed brick size and coursing, with the condition that a further CoA be submitted in which the BAR considers the building's material palette, including the colors of the brick and trim, before the project moves forward.

Cheri Lewis seconds motion. Motion passes (6-0).



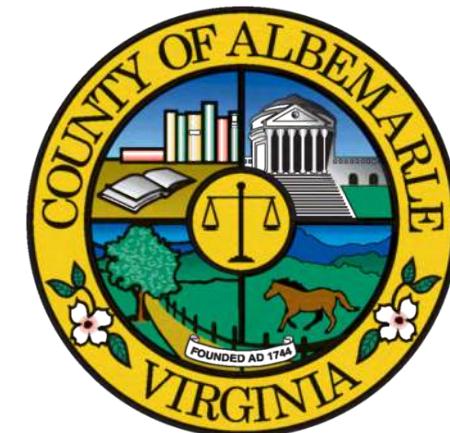




Albemarle County & Charlottesville City General District Courts Complex

City of Charlottesville
Board of Architectural Review

August 5, 2022





FENTRESS | ARCHITECTS

**SITE PERSPECTIVE - PLAZA FROM SOUTH
EAST SITE**

August 5, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



FENTRESS | ARCHITECTS

ELEVATION - WEST
EAST SITE

August 5, 2022

Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



FENTRESS | ARCHITECTS

ELEVATION - NORTH
EAST SITE

August 5, 2022

Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



FENTRESS | ARCHITECTS

ELEVATION - EAST
EAST SITE

August 5, 2022

Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



FENTRESS | ARCHITECTS

ELEVATION - SOUTH
EAST SITE

August 5, 2022

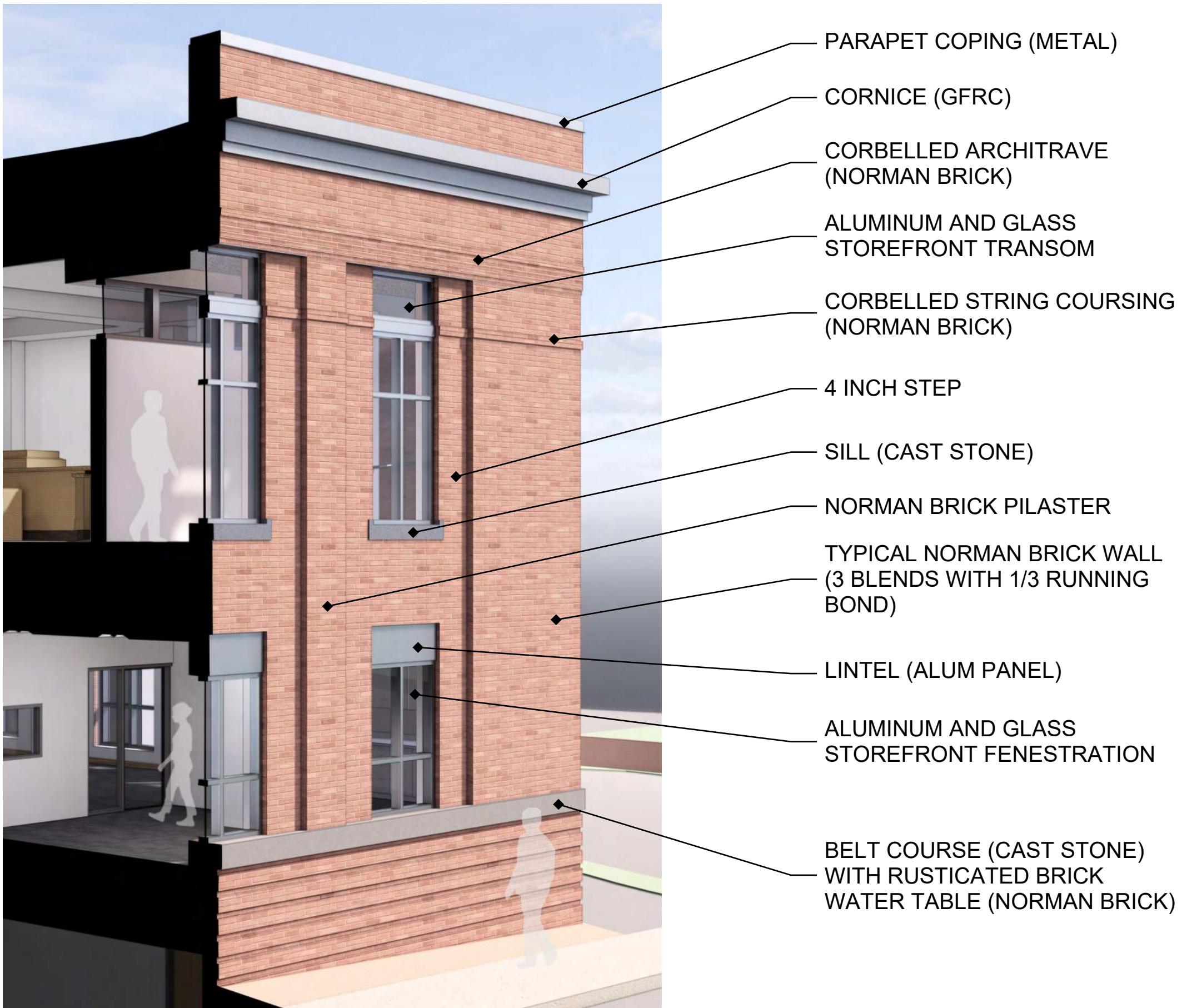
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

LINEAR LIGHT FIXTURE



FENTRESS | ARCHITECTS

SECTION PERSPECTIVE - PORTICO
EAST SITE



SECTION PERSPECTIVE - TYPICAL BAY
EAST SITE



FENTRESS | ARCHITECTS

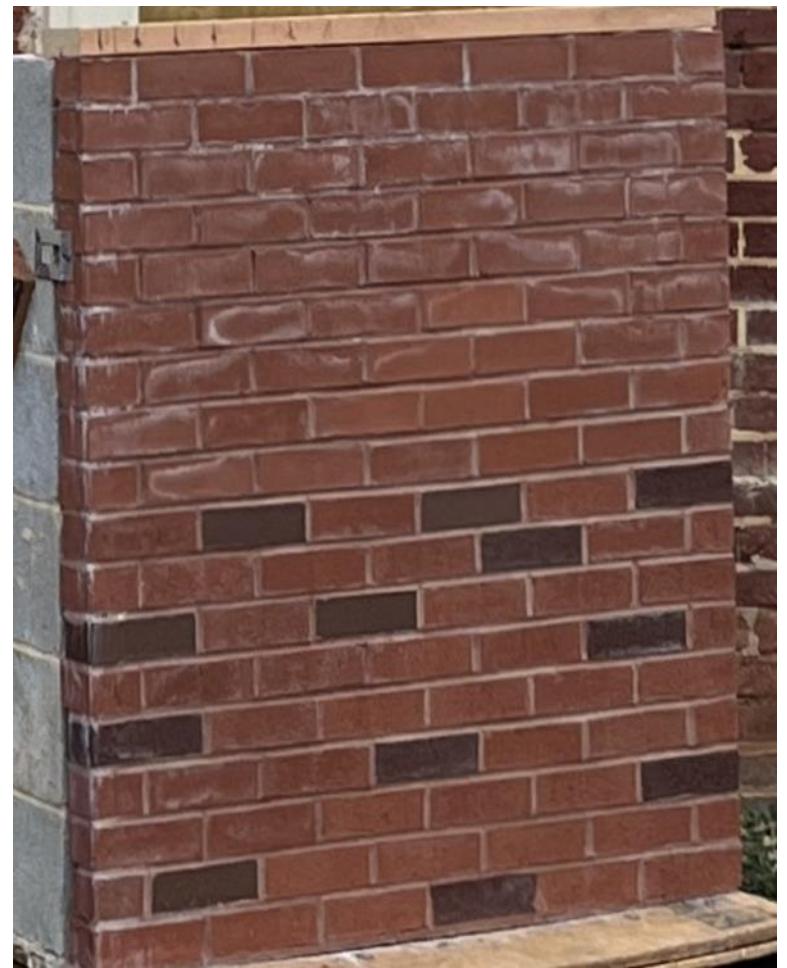
August 5, 2022

Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023



City-County Courts Expansion Project - Levy Site: **Brick selection Nov 2023**



City-County Courts Expansion Project - Levy Site: **Brick selection Nov 2023**



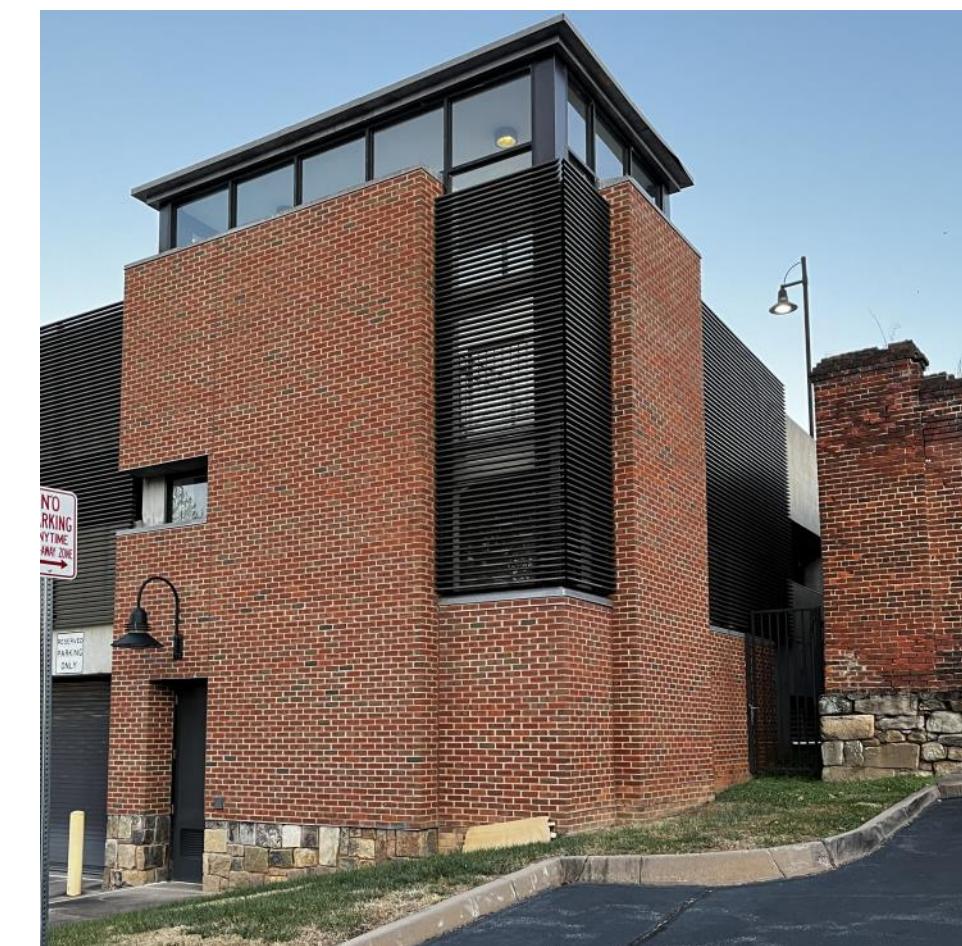
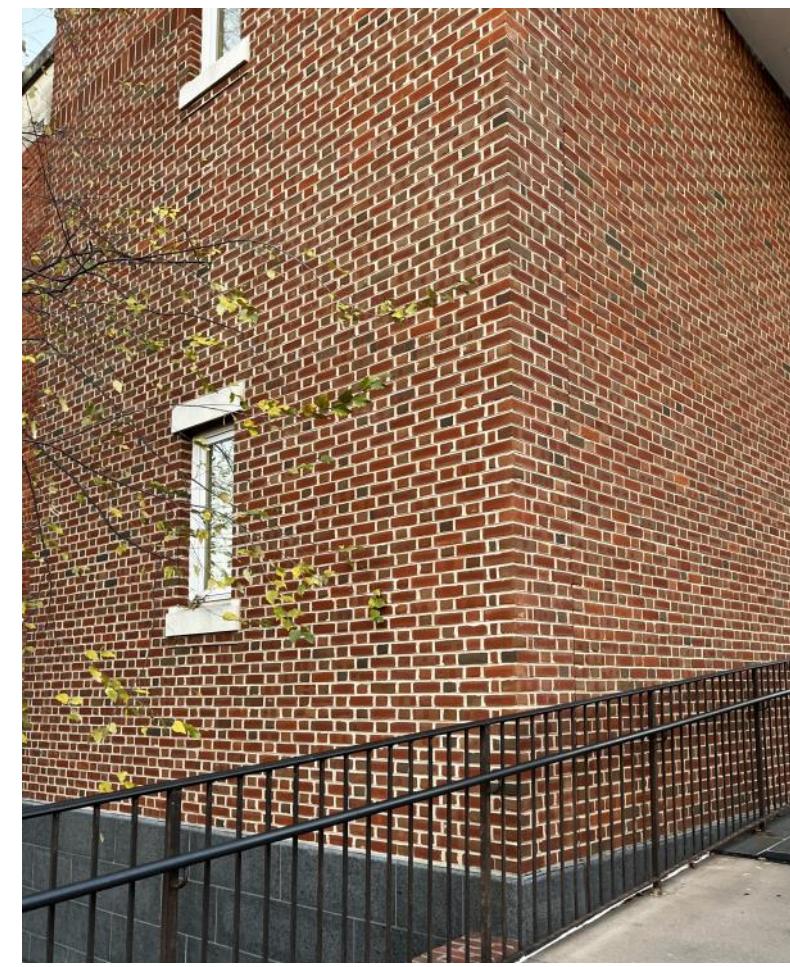
City-County Courts Expansion Project - Levy Site: **Brick selection Nov 2023**



City-County Courts Expansion Project - Levy Site: **Brick selection Nov 2023**



City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

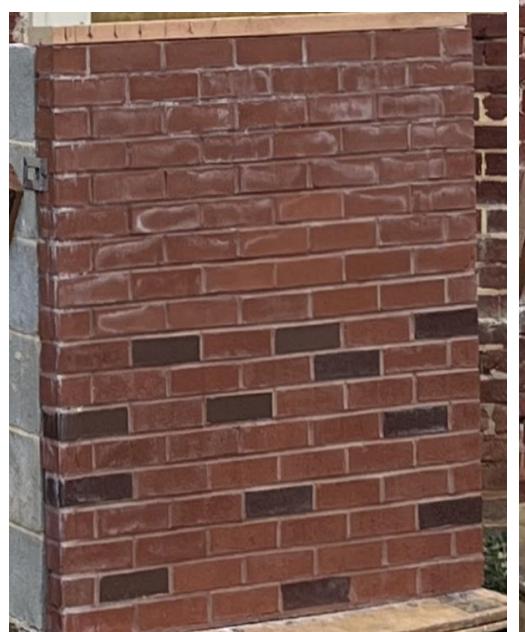


City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



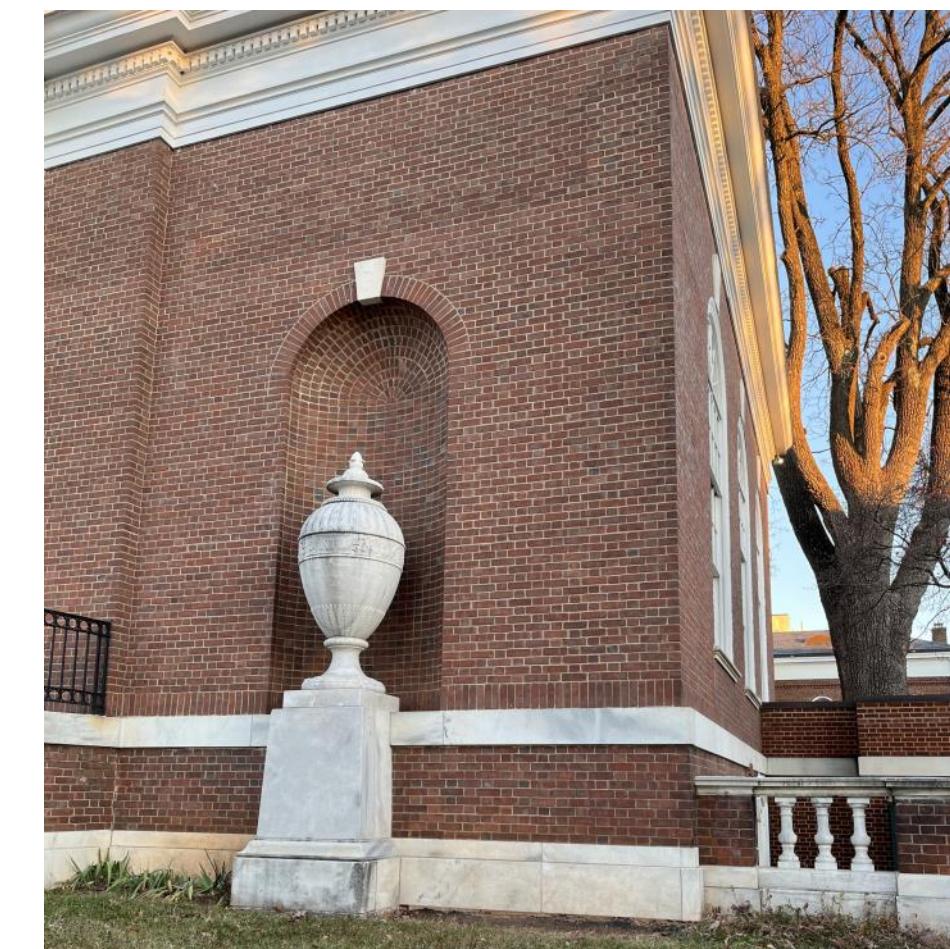
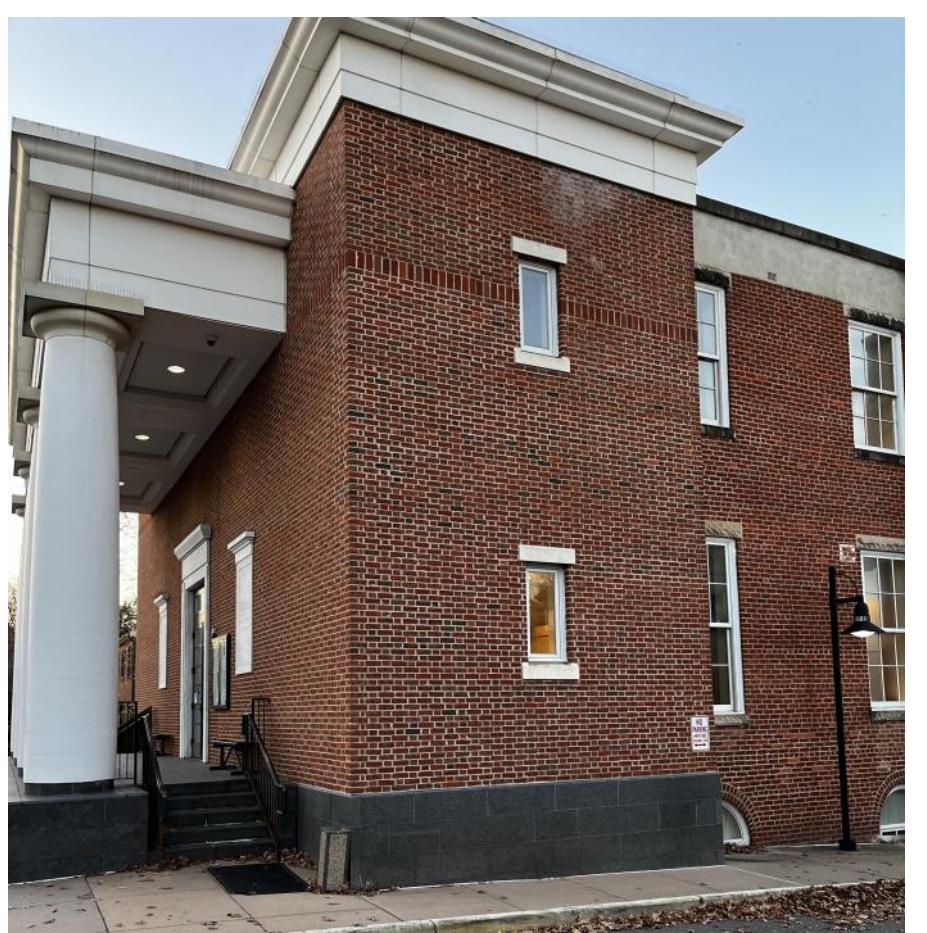
Levy Site: Brick sample panel. Nov 2023.

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



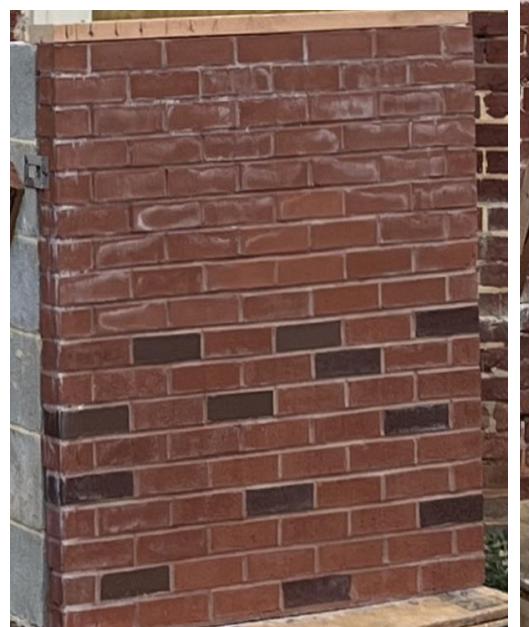
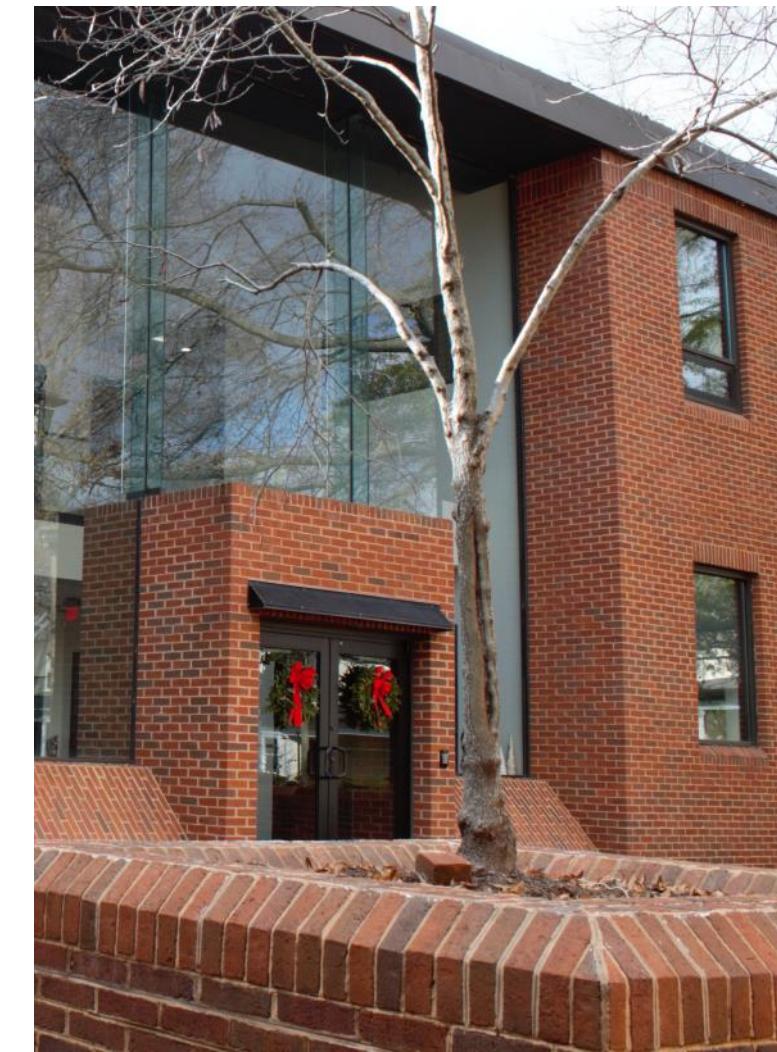
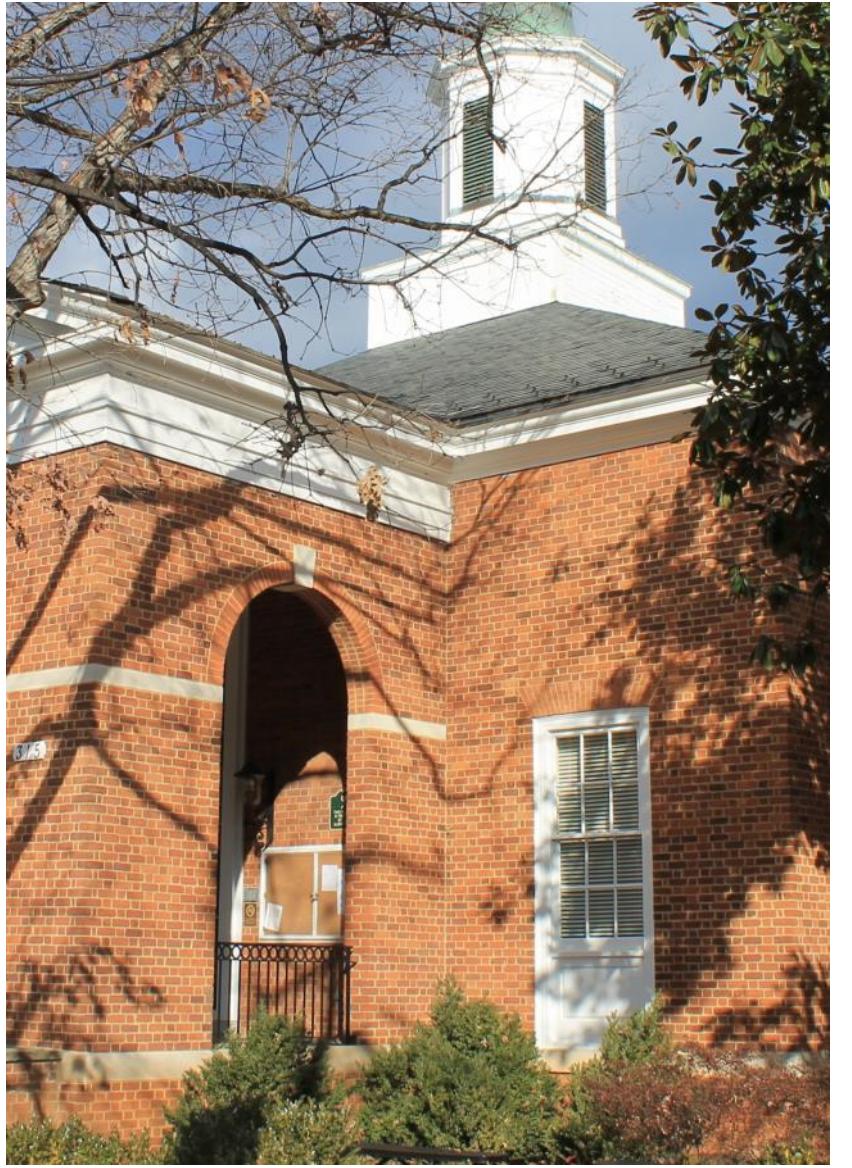
Levy Site: Brick sample panel. Nov 2023.

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

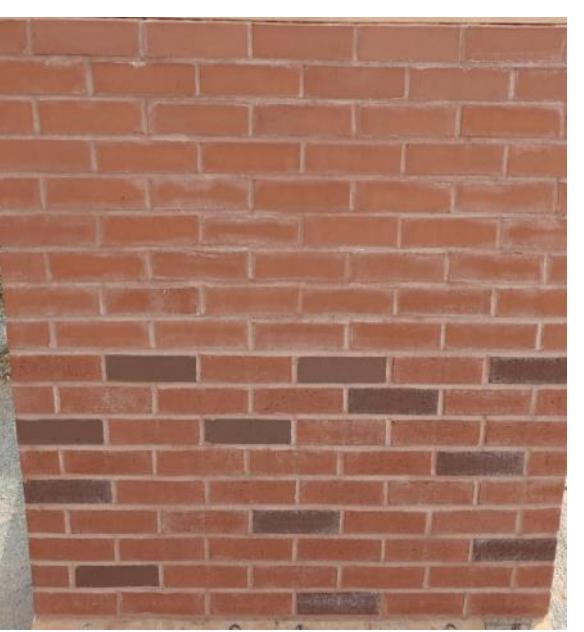
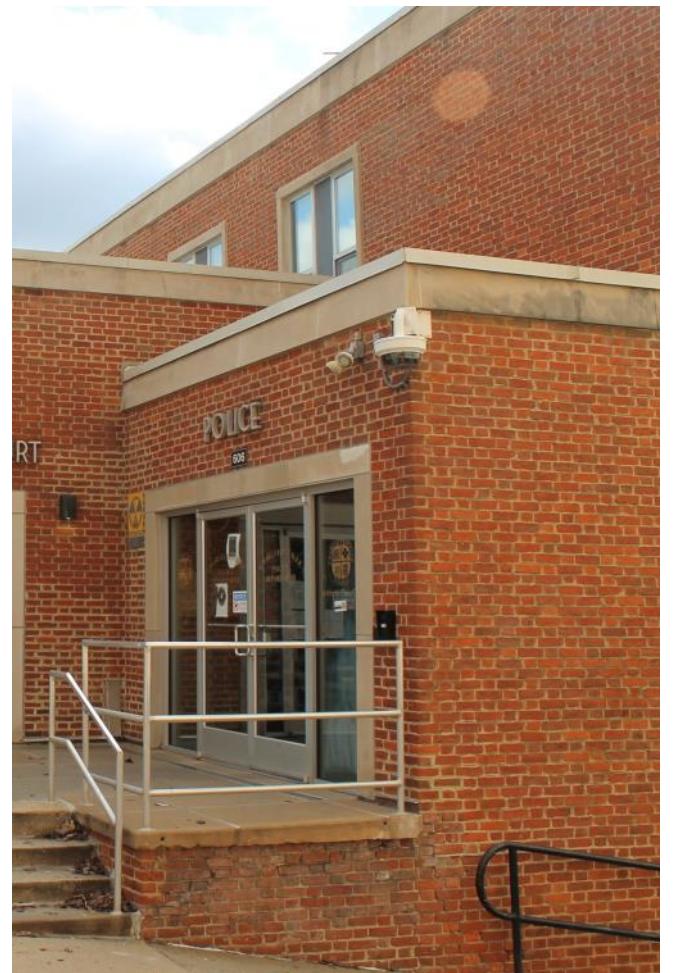
City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

NEW DOMINION BOOKSHOP
EST. 1924

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

<u>RECOMMENDED</u>	<u>NOT RECOMMENDED</u>
New Additions Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.	
Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.	
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.	
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).	
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.	

The Secretary Of The Interior's Standards For The Treatment Of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017

Pages 156-162

<u>RECOMMENDED</u>	<u>NOT RECOMMENDED</u>
Related New Construction	
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building. Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.	

Certificate of Appropriateness

BAR 23-12-02

625 West Main Street, TMP 320165100

West Main Street ADC District

Owner: Paul's Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent (El Barco restaurant)

[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
December 19, 2023**



Certificate of Appropriateness Application

BAR 23-12-02

625 West Main Street, Tax Parcel 320165100

Owner: Paul's Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent at front patio (El Barco restaurant)



Background

Year built: 1935 (single-story service station), altered in 1970s

District: West Main ADC District

Status: Contributing

Originally a single-story service station (the *Albemarle Hotel Service Station*), between 1970 and 1981, the building was altered, and a second floor added. Note: this was a non-contributing property when the West Main Street ADC district was established in 1996, when the district was reviewed in 2013/2014 the property was designated contributing.

Prior BAR Reviews

(See Appendix for prior CoA requests for reviews of seasonal tents.)

May 18, 2010 – BAR approved CoA to install three windows at the rear of the building and five on the east side to be replaced. The windows were aluminum frame and required to be white by the BAR.

April 16, 2013 – BAR approved CoA for seasonal tent in the front patio. [At the time, the property was non-contributing.]

Application

CoA request to install an approximately 30-ft x 60-ft seasonal tent at the front patio area.

Note: The applicant recently installed a tent at the front patio without BAR review, see photo in staff's attachment. This request is in response to that error.

Discussion and Recommendations

Staff Comments

Staff has attached information that might be helpful.

- Pages 1 and 2: Images of the property, including prior years, when a tent was allowed.

- Page 3: 2022 aerial image of the site, from City GIS
- Page 4: 1984 site plan of the site, from NDS files.
- Page 5: Sanborn Maps showing changes at site between 1891 and the 1960s.
- Page 6: Maps of the West Main ADC District, including the 2013/2024 revisions.
- Page 7: Relative to establish a precedent, there are 30 contributing properties within the West Main ADC District. Of these, 25 front on West Main Street, of which nine have space between the front façade and the public right of way in which a tent *might* be installed (including 625 West Main). (See page 7 of the staff attachment.)
 - 625 West Main: approx. 26-ft
 - 719 West Main: approx. 15-ft
 - 810 West Main: approx. 110-ft
 - 1001 West Main: approx. 28-ft
 - 1003 West Main: approx. 30-ft
 - 1018 West Main: approx. 16-ft
 - 1111 West Main: approx. 10-ft
 - 1209 West Main: approx. 10-ft
 - 1223 West Main: approx. 8-ft
- Page 8: Common tent options, features and components.

Staff Recommendation

The ADC District design guidelines (Chapter 5, Section G) *recommend tents are not appropriate in front of a contributing building*, which 625 West Main is. [This section was updated in 2013 specifically to address increased requests for seasonal tents.]

However, in an effort to support restaurants during the winter, the BAR may consider approval as a temporary, seasonal tent, with the following conditions of approval:

- Installation intended for seasonal use only, particularly for the winter and spring, therefore the CoA will expire six-months after approval.
- Tent installation will not alter the landscaping or site features, nor be anchored to the historic structure.
- The tent will be a solid color, without any text, signage, or logos, and no commercial signage will be installed onto the tent or suspended from the tent frame.

Note: In 2013, the City Attorney's Office advised that the BAR could stipulate, as a condition of approval, that a tent be allowed for seasonal use without annual re-approvals. The condition should establish the time period when the tent could be in-place, the color, size and placement [location] of the tent. And, if any circumstances changed, the applicant would have to return for re-approval. It was also suggested that these conditions—or the parameters—be adopted as a standard policy.

Additional, optional conditions.

- Locate tent in parking lot at side or rear.
- Allow installation of a smaller tent at the front patio. [Tents are typically sized in 20-ft increments.]

Additionally, the BAR should consider and, if a CoA is approved, incorporate the following into the conditions (See images on page 8 of the staff attachment.):

- Allow the installation of side panels, when, what types, etc.
- Allowing cover (top) panels that are clear.
- Allow non-fabric side panels.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street satisfies the BAR's criteria and is compatible with the West Main Street ADC District, and that the BAR approves the application as submitted.

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

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street does not satisfy the BAR's criteria and is not compatible with the West Main Street ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

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

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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and
- 8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for Signs Awnings Vending and Cafes

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

G. Tents (Including Tent Canopies) for The Winter Cafe Season or Year-Round Use (Amended October 21, 2013)

1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).
2. **Tents may be appropriate in [...] the West Main Street ADC districts [.]**
3. Traditional solutions such as patio umbrellas and tree shade are encouraged.
4. Tents are not appropriate on the upper floors or roof of buildings.
5. **Tents are not appropriate in front of a contributing building.**
6. Tents may be appropriate in front of a non-contributing building, depending on the tent materials, and the impact of its footprint and massing on the streetscape and building.
7. **Tents may be appropriate on the rear or side of a building.**
8. Tents should not permanently alter significant landscaping or site features.
9. Tents should be a solid color, without any text or logos.

Appendix

Date	Address	District	BAR Action	Contrib / Non-contrib	Tent Location
Dec-12	16 Elliewood Ave	The Corner ADC	Approve	C	Side patio
Apr-13	625 West Main St	West Main ADC	Approve	NC	Front patio
Apr-13	629 West Main St	West Main ADC	Approve	NC	Front patio
Nov-13	16 Elliewood Av	West Main ADC	Approve	C	Side patio
May-18	1212 West Main St	West Main ADC	Approve	C	Rear patio

Page No. 1
06/28/1996

IPS (INTEGRATED PRESERVATION SOFTWARE)

charlottesville RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0304

Other DHR Number: Property Date(s) 1940 ca

PROPERTY NAMES

EXPLANATION

Building (625 W. Main St.)

Function/Location

Blue Bird Cafe

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 32-165.1

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
625 -	W. Main St.	

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up, modern dining terrace with lattice fence in front, parking lots on east and west sides.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Service Station	Undetermined
TOTAL:	1		
Historic:	0		
Non-Historic:	0		

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component Treatment	#	Comp Type/Form	Material	Material
Structural System visible	0	Masonry	Brick	Not
Roof visible	0	Shed		Not
Window(s)	0	Sash, double-hung	Metal	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

Primary Resource? Yes

Estimated Date of Construction: 1940 ca

Source of Date: Site Visit

Architectural Style: No Style Listed

Description:

This utilitarian building has an asymmetrical two-unit elevation defined by shallow recessed facade planes with corbeling at the parapet.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Projecting from the front elevation are two one-story additions with the character of glassed-in porches with wood-shingled hip roofs. These appear to be inserted in former garage bay openings.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

Although it is not clear from the historical sources examined whether this

building dates to 1946 or earlier, its form and detail suggest that it was

built in the 1930s or 1940s. Sanborn maps for the period show a one-story

auto sales, repair, and storage building being replaced by a one-story garage

and filling station--the latter possibly incorporated into the present

building. A 1947 business directory shows the Albemarle Hotel Service Station

at 623-27 W. Main.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos /1996	14632	35 - 37	2/

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill's Charlottesville City Directory, 1947-48

Notes:

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preservation Con

ID # Associated with Event:

CRM Event Notes or Comments:

rec

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :
Title :
Company: Albemarle Hotel Ltd Pship

Address: PO Box 8147

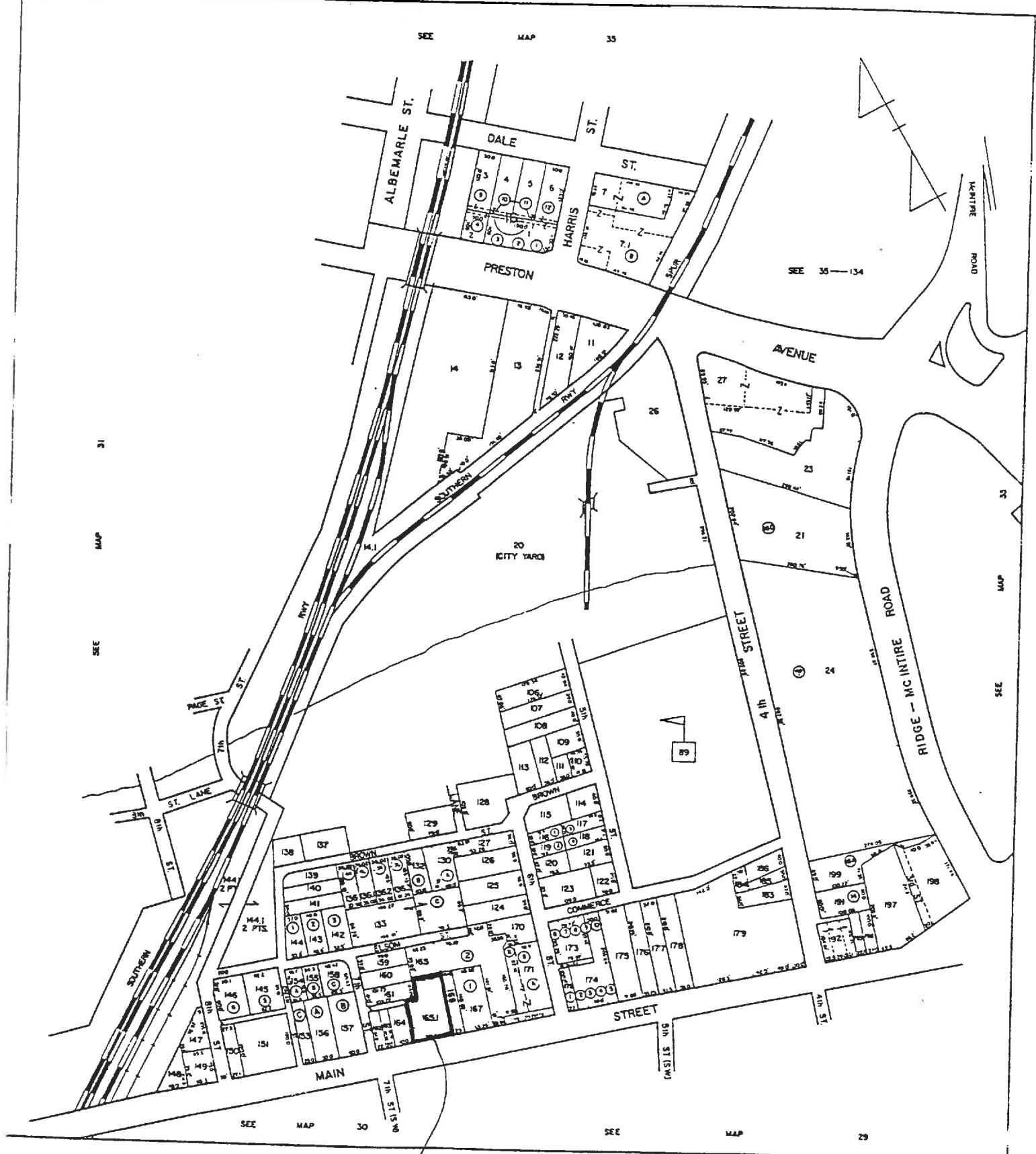
City : Charlottesville State: VA
Zip : 22906- Country: USA
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



SALE : 1" : 100'

104-304

SECTION

304

Where is data filed at DHR?
 DHR Iden. # _____
 Other DHR no. _____

reconnaissance main screen 1 of 7

Property date(s) _____

Seq. # Name Property Names

Explanation* _____

BLUE BIRD cafe cur

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

County/Ind. City _____
 State VA Virginia
 Magis'l District _____
 USGS Quad Map Name _____
 Center UTM-Zone/East/North. 1 1

Tax Parcel Number 32-165.1

UTMs of Boundary _____ / _____

Restrict Location and UTM data? _____

1 Suffix Thoroughfare Name
225 WMS

Address

Explanation

Sequence Number _____
 Main Street Number _____
 Number Suffix _____
 Street Name _____

Address Superfield Screen

Address Explanation

Alternate	Name Change
Current	Number Change

Vicinity of: _____ Town/Village/Hamlet _____

Name of National Register Historic Districts

Name of VDHR Eligible Historic Districts

Name of Local Historic Districts

Physical Character of General Surroundings

City	Hamlet	Rural	Suburban	Town	Village
------	--------	-------	----------	------	---------

Brittup, dining service w/ lattice fence in front,
 gate to W + E sides

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

NR Resource Type

B Building	S Site
D District	U Structure
O Object	

Seq. # of Wuzit Count _____
 Wuzit Types _____ Historic? _____
 Historic Non-Historic Undetermined

Total _____
 Historic _____
 Non-Historic _____

1

Component	#	Primary Resource Exterior Component Description		Material Treatment
		Comp Type/Form	Material	
chimney(s)	-			
columns	-			
cornice	-			
decor(s)	-			
foundation	NV			
porch				
roof	1	ched	NV	
walls	1	mas	bric	
windows	1	dbze	metal	1/1

Seq. #	Wuzit	Individual Resource Information		Date Built
		Primary	Secondary	
		Individual Resource Superfield Screen		Wuzit
		Sequence Number		
		Primary Resource?		
		Estimated Date of Construction		
		Architectural Style		Source of Date
		Art Deco	French Colonial	Late Gothic Revival
		Beaux Arts	French Renaissance	Prairie School
		Bungalow/Craftsman	Georgian	Pueblo
		Chicago	Gothic	Queen Anne
		Classical Revival	Gothic Revival	Renaissance
		Colonial	Greek Revival	Romanesque
		Colonial Revival	International Style	Second Empire
		Commercial Style	Italian Renaissance	Shingle Style
		Dutch Colonial	Italian Villa	Skyscraper
		Early Class. Rev.	Italianate	Spanish Colonial
		Early Republic	Late 19th & Early 20th C. Revivals	Stick/Eastlake
		Exotic Revival	20th C. Revivals	Tudor Revival
		Federal	Late 19th & Early 20th C. Amer. Movements	Postmedieval English

Asym'lable stove bldg w/ plain detailing
 incl. covered pipe +.

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

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

Mod w/ shingled pent roof + bldg glass. v-in
 porch on front.

2

Number of Stories 2
Interior Plan Type _____
Accessed? _____

Conditional Individual Resource Superfield Screen

If not, why not? _____
Denied No Trespassing Not Accessible
Interior Description

Relationship of Secondary Resources

reconnaissance main screen 5 of 7 Historic Context

DHR Historic Context(s):
Agriculture/Subsistence
Architecture/Landscape Architecture/
Community Planning
Commerce/Trade
Domestic
Education

Ethnicity/Immigration
Funerary
Health Care
Industry/Processing/Extraction
Landscape
Military/Defense

Recreation/Arts
Religion
Settlement Patterns
Social
Traffic Engineering
Transportation
Other

Significance Statement

reconnaissance main screen 6 of 7
Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos 4 x 5 B & W photos	6 & W 35 mm photos Color 35 mm photos	Historic photos Measured drawings	Slides

Seq. # Type Citation

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

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

reconnaissance main screen 7 of 7
Cultural Resource Management Events

Date	CRM_Event	Agency/Individual	Assoc_ID#
Date: _____	Cultural Resource Management Event: _____	Organization or Person: _____	ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen

HONORIF: _____ Record Created: _____
FIRST: _____ Last Updated: _____
LAST: _____
SUFFIX: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____
CITY: _____
ZIP: _____

PHONE/EXTENSION: _____
STATE: _____
COUNTRY: _____

Individual's Category Codes

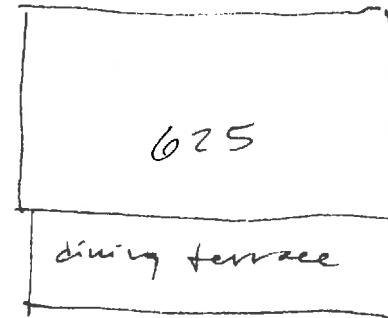
Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant
_____	_____	_____	Notes	_____

Surveyor's Notes

Date Event Person Data Processing Events

SITE PLAN

alley



p. lot.



W. Main St.

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

Drawn by: _____
Agency: _____

1920 Sanb-map - not built yet

STREET ADDRESS: 621-627 West Main Street
MAP & PARCEL: 32-165.1
FILE NUMBER: 694
PRESENT ZONING: B-3
ORIGINAL OWNER: W. A. Rinehart, Trustee
ORIGINAL USE: Service Station
PRESENT USE: Restaurant and Apartments
PRESENT OWNER: Albemarle Hotel Ltd. Partnership
ADDRESS: P. O. Box 8147
Charlottesville, VA 22906

HISTORIC NAME:
DATE/PERIOD: 1935 and 1981
STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 Stories

DIMENSIONS AND LAND AREA: 90' x 129' (11,610 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1995

SOURCES: City Records

Sanborn Map Co. - 1896, 1920, 1929-57

Pictorial History of Ch'ville and U. Va.

1996 Special Edition of The Daily Progress

ARCHITECTURAL DESCRIPTION

This automotive building has been completely remodeled for use as a restaurant and has had a second storey added for use as apartments. In its present form, it is two stories tall and two bays wide. Wall construction is of brick, laid in 7-course American bond in the original building and in stretcher bond in the second story addition. The walls are painted cream. Projecting brick piers divide the facade into two unequal bays. The wider western bay has been bumped out at the first story level. The addition has a wooden shingled hipped roof with boxed cornice and plain frieze, and a band of all single-paned windows extends all around the addition. In the eastern bay, a wooden-shingled, hipped-roof hood shelters an entrance door and two tall windows. At the new second story level of the facade are four single-light, double-sash windows with louvered shutters, evenly spaced across the facade without regard to the positions of the piers. A brick architrave marks of a plain frieze on the parapet. A central entrance with shingled hood on the eastern elevation provides access to the second story apartments. There are also three high windows at the first story level. All first story window openings on the rear and western elevations have been infilled. Second story windows on the rear and both side elevations are irregularly spaced and match those on the facade, except they lack shutters. The eastern portion of the building extends farther to the rear than the western portion. There is a small recessed entrance in the ell. A brick-walled brick terrace fills the front yard. Perennials and small evergreens are planted in the wall and along the foundation on the facade and eastern elevation.

HISTORICAL DESCRIPTION

This building is on the side of A. D. Payne's Livery Stable. Probably built before 1877, that imposing 2-story brick building was three bays wide with arched openings. Sometime between 1906 and 1920, the main building was replaced with a large brick building for automobile sales and repair. Dealers for such long-gone automobiles as Reo and Hudson occupied the building in the 1920's and early 1930's. The stable on the rear of the lot was retained. In 1935, W. A. Rinehart, acting as trustee for a group of investors, purchased the property (City DB 85-164) and replaced the existing buildings with the present one. It was used as a service station for nearly half a century before Charles W. Hurt, who had purchased it in 1970 (DB 321-269, 422-858 & 859) completely remodeled it and added a second story in 1981 at the time that the Hotel Albemarle next door was rehabilitated.

Street 622 W. Main Street Number 625

CERTIFICATE OF OCCUPANCY
CITY OF CHARLOTTESVILLE

Permit No. 10926 (Gas Light Inn)

THIS IS TO CERTIFY THAT THE Renovated Restaurant & ~~APX~~ Units

Erected on Lot 32-165.1 Block Land Parcel 32-165.1

Zoning District B-2 Owner Charles W. Hurt

Has been inspected and is in compliance with the provisions of the Virginia Uniform Statewide Building Code and the purposes for which the building or structure may be used in its several parts.

Use Group R-2 & A-1 Fire Grading 1 HR. Live Loads on Floors 20 LBS.
(Article 2) (Table 902) (Article 7)

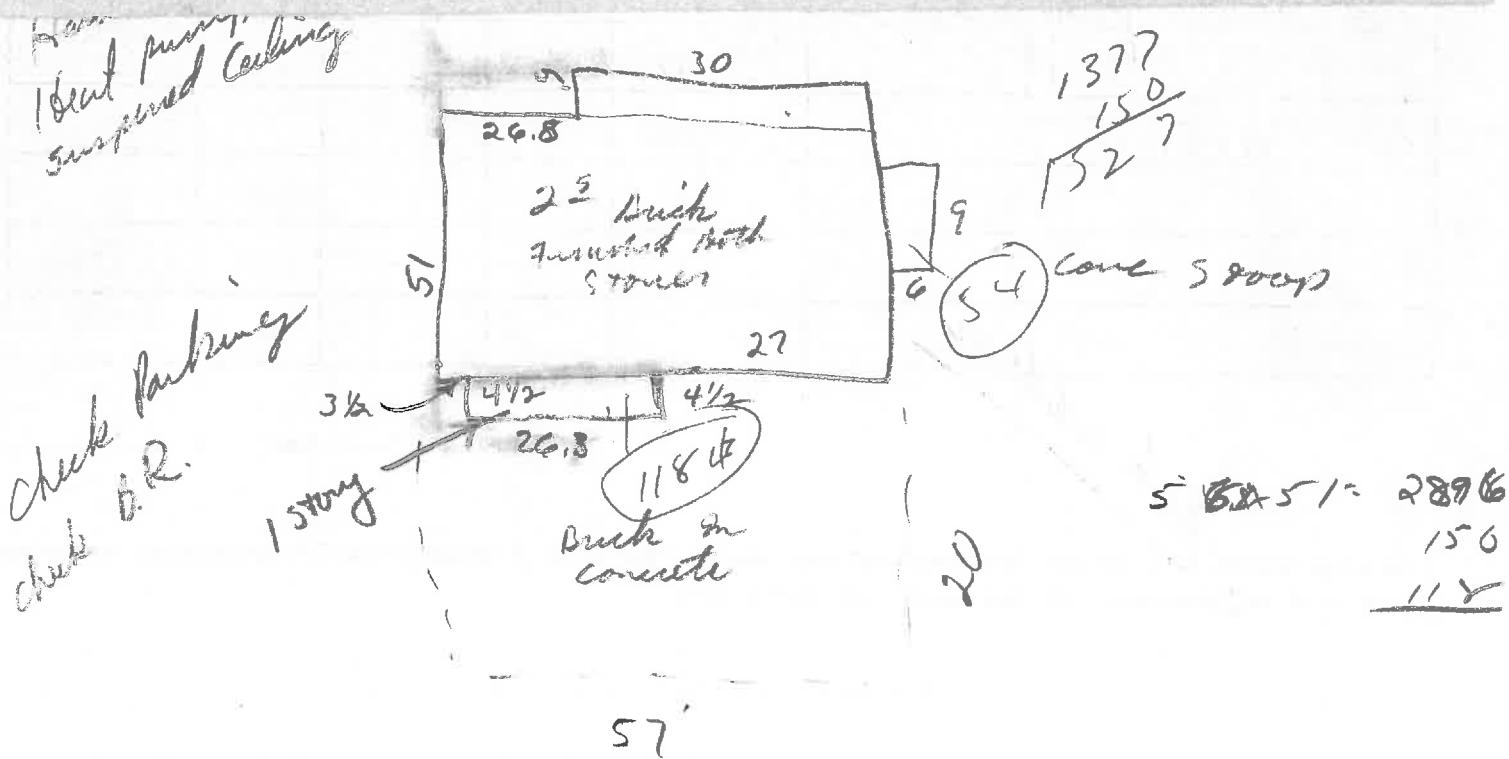
Occupancy Load 15 Sq. Ft. per occupant Number Stories 2
(Article 2)

Special Stipulations or Conditions None

Any change in USE or OCCUPANCY of this property VOIDS this Certificate.

Date Issued 10-20-82

last *Issue*
City Official



CHAIRMAN

SECRETARY

DATE

THIS PLAT IS MADE WITH THE CONSENT
OF THE UNDERSIGNED OWNERS, PROPRIETORS,
AND/OR TRUSTEES.

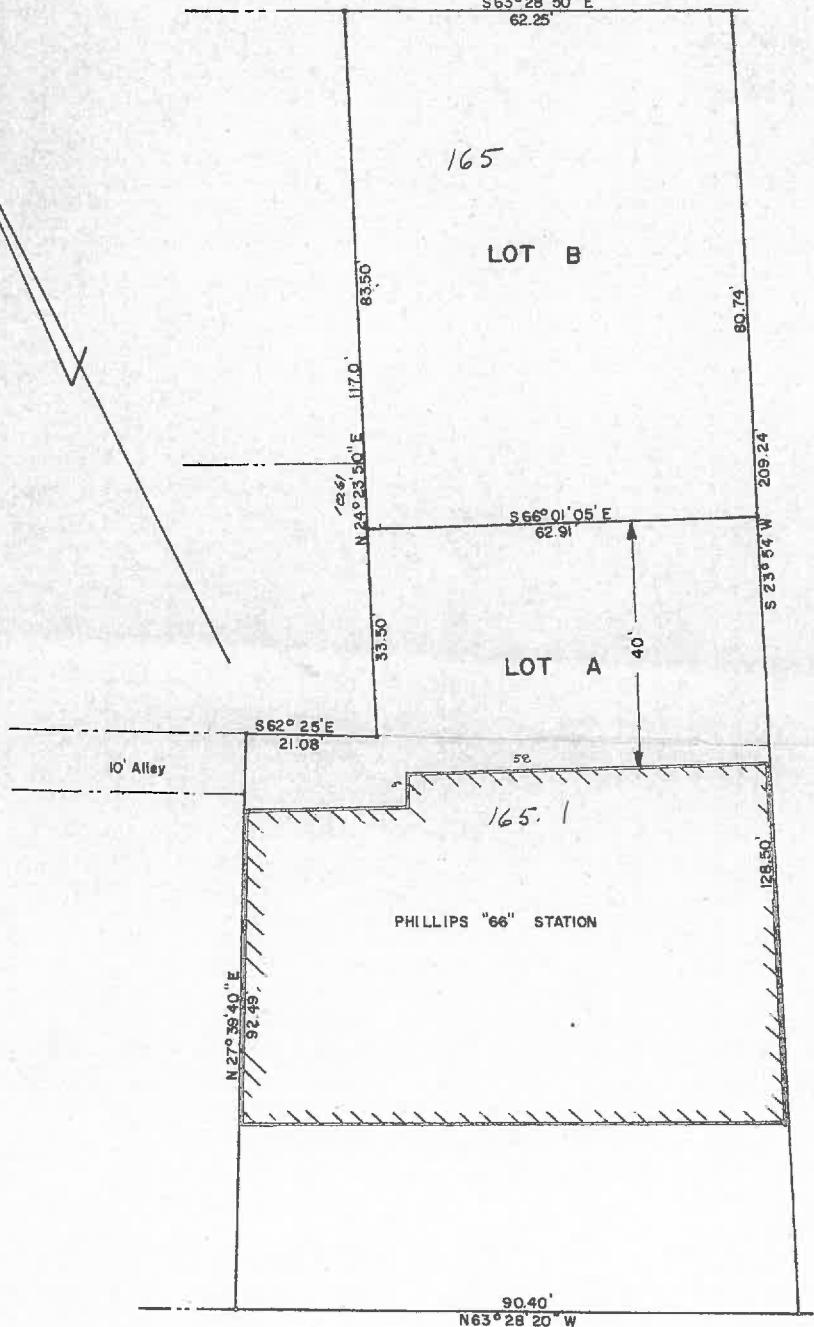
I CERTIFY THIS PLAT TO BE CORRECT
AND ACCURATE.

William A. Jefferson
OWNER

B. Aubrey Huffman
ENGINEER

ELSMOM STREET

S 63° 28' 50" E
62.25'



W. MAIN

STREET

PLAT SHOWING

SUBDIVISION OF PROPERTY LYING
WEST OF AND ADJACENT TO ALBEMARLE
HOTEL ON WEST MAIN AND ELSOM STREETS
SHOWN AS LOTS A AND B

1" = 20'

CHARLOTTESVILLE, VIRGINIA

JULY, 1961

B. AUBREY HUFFMAN

ENGINEER

Revised 8-28-61

PLAT 16221 P 500

32-165.1

4 apts rents range from 430⁰⁰
to 375⁰⁰ (W¹/s included)

Restaurant rents for 12600 monthly

4/92

A

2 32-165.1

LOT

BK.

SEC.

SUB'D.

WARD

MAP

ACME VISIBLE CROZET MACHIN #85850 8

CITY OF CHARLOTTESVILLE REAL PROPERTY CARD

OTES: Redivided - 1961

OWNER'S MAILING ADDRESS

1290 Seminole Trail

P.S. PILOT is 512

ITS	DESCRIPTION BLOCK SECTION	CURRENT ASSESSMENT				
		VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE	RATE	TOTAL CITY LEVIES
	T A PL. DB 227 P 500	8590	2400	10990	4.79	\$
		12170	5,160	17330	4.39	
		12170	2,670	18,700	4.39	1976
UB-D.	PROPERTY ADDRESS	32300	27800	62100	1.32	1977
	122-127 WEST MAIN ST.	32300	21800	62100	1978	2)

1	2	3	4	TYPE	MAIN BUILDING SEE NOTE ON PAGE							CORRECTIONS		
				DWELLING	APARTMENT	STORE	OFFICE					SQ.FT.	FLAT	
				FACTORY	WAREHOUSE	SERV STA.	GARAGE	EXEMPTED				54R + 34R	CHARGE	
				STORY HEIGHT: ①	1 1/2	2 2 1/2	3	ROOMS 4	BUILT 1935	E.AGE	YR.	500	P.M.	
				FOUNDATION: PIERS	TIMBER	CINDER	BLOCK	CONCRETE	BRICK	STONE	A			
				WALLS	FRAME: WOOD	STEEL	CONCRETE	MASONRY	MILL	VENEER	A		D	
				FACE:	ASB SHINGLE COMP.	W.SIDING	COM.	BRICK FACE	CINDER BLOCK	CONCRETE			E	
				STUCCO	STONE	T.COTTA	METAL	TRIM: PLAIN	ORNAMENTAL				B	
				SASH:	WOOD-METAL	CASEMENT	STORM							
				ROOF:	FLAT	GABLE	HIP	ARCHED	STEEL	DECK	RAFTER SIZE:			
				MATERIAL:	WOOD	ASB SHINGLE COMP.	SLATE	METAL	TILE	BUILT-UP	INSULATED			
				DORMERS	STAIRWAY	FLOORED					FINISHED ROOMS			
				FLOORS:	EARTH	SOFTWOOD	HARDWOOD	CONCRETE	COVERING:		A			
				CEILINGS:	WOOD	PLASTER	BOARD	METAL	FLOOR JOISTS:		A			
				FINISH AND CONSTRUCTION:	SOFTWOOD	HARDWOOD	METAL	PANEL			A			
				PARTITIONS:	WOOD	PLASTER	WALLBOARD	MASONRY						
				FIXTURES:	Coal									
				HEATING:	NONE	STOVES	F.FURN.	H.AIR DUCTS	STEAM	HOT WATER	RADIANT	A		
				PLUMBING:	NONE	FULL BATHS	EXTRA LAV.	2T	FEW	AVERAGE	MANY	A		
				LIGHTING:	NONE	OLD	MODERN	SUITABLE	FEW	AVERAGE	MANY	A		
				BASEMENT:	OPEN	PLASTERED	PARTITIONED	FLOOR	DIRT	WOOD	CEMENT		F	
				GARAGE ATTACHED:	CARS	FINISHED ROOMS								
				SQ.FT. AREA	OR %	None								
				EQUIPMENT AND ACCESSORY SCHEDULE:	EXTRA FIREPLACE \$							C	G	

BUILDING DIMENSIONS						BUILDING VALUE							
SECTION	WIDTH	LENGTH	HEIGHT	SQ.FT.	CU.FT.	METHOD	TOTAL CORRECTIONS					\$	
	50	90		4500		BOECKH	BASE PRICE \$	14,02	X	1.0		\$	
	5	58		290		CHARLOTTESVILLE	CURRENT INDEX	1.02	X	.87		X	X
PORCHES						MARSHALL	TOTAL BASE UNIT PRICE	4190	X	12.44		\$	\$
							SQ. OR CU.FT.	BASE PRICE				59587	
							FLAT CHARGES						
BASEMENT							REPLACEMENT VALUE						
PERIMETER				TOTAL 4190			DEPR. OR OBS.	* 50	%				
OTHER IMPROVEMENTS							SOUND VALUE					29800	
DETACHED GARAGE				Concrete 27x90	= 2430								
ADDITIONAL													
TOTAL APPRAISED VALUE OF IMPROVEMENTS												\$ 29800	
LAND VALUATION	FRONT	DEPTH	FACTOR	% TRI.	C.I.	ADJ.FT.	FR.FT.VALUE						
LOT NO.	A	90.4	92.49										
10,770 ±													
DEPTH TABLE: BUS. SEMI-BUS. IND. RES.													
LAND ZONED: B-3													
TOTAL APPRAISED LAND & IMPROVEMENTS VALUE												\$ 62,100	
LAND \$ 32,300	APPRaised \$ 32,300	ASSESSEd \$ 8590	25 APPRAISED \$ 40550	ASSESSEd \$ 12,170	76 APPRAISED \$ 40,530	ASSESSEd \$ 32,300							
IMPV. \$ 29,800		\$ 2400	\$ 17,200	\$ 5,160	\$ 70,100	\$ 29,800							
TOTAL \$ 62,100		\$ 10,990	\$ 57,750	\$ 17,330	\$ 60,650	\$ 62,100							
LOT A	BK	SEC.	SUB'D.				WARD 2	MAP	32-165.1				

32-1651

APPLICATION FOR BUILDING PERMIT

W. J. Leake & Son
NAME: *W. J. Leake & Son*
ADDRESS: *101 Main Street*
CITY: *Charlottesville, Va.*

Charlottesville, Va.

3/10
11305 1969

PERMIT NO.

SPECIFICATIONS

MASONRY	MATERIAL	SIZE
BEARING	<i>repair damage caused by auto</i>	
NON BEARING		
COLUMNS		

FOUNDATION

MATERIAL	EXTERIOR	PIERS
WIDTH		
DEPTH		
DEPTH IN GROUND		
REINFORCING		

FRAMING	SIZE	SPACING	SPAN
GIRDERS			
JOIST 1st FLOOR			
JOIST 2nd FLOOR			
JOIST CEILING			
EXTERIOR STUDS			
INTERIOR STUDS			
ROOF RAFTERS			

COVERING

EXTERIOR WALLS	<input checked="" type="checkbox"/>	ROOF
INTERIOR WALLS	<input checked="" type="checkbox"/>	REROOFING

FLUES

FIREPLACE	FURNACE
KITCHEN	WATER HEATER

FURNACE TYPE				
FUEL	GAS	OIL	COAL	OTHER

PLANS FILED IN OFFICE OF BUILDING OFFICIAL No. *1*

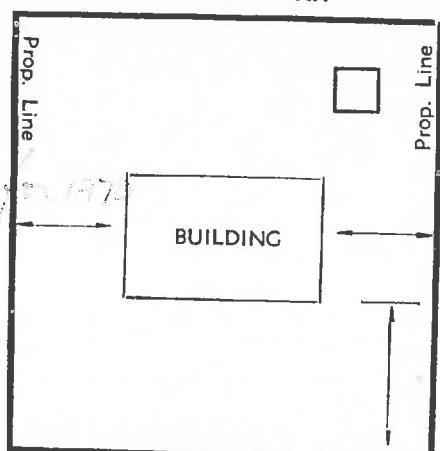
SEWERS— It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ *1700.00* FEE \$ *6.00*
ADJUST. FEE \$ *0.00*

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.

Owner or Agent

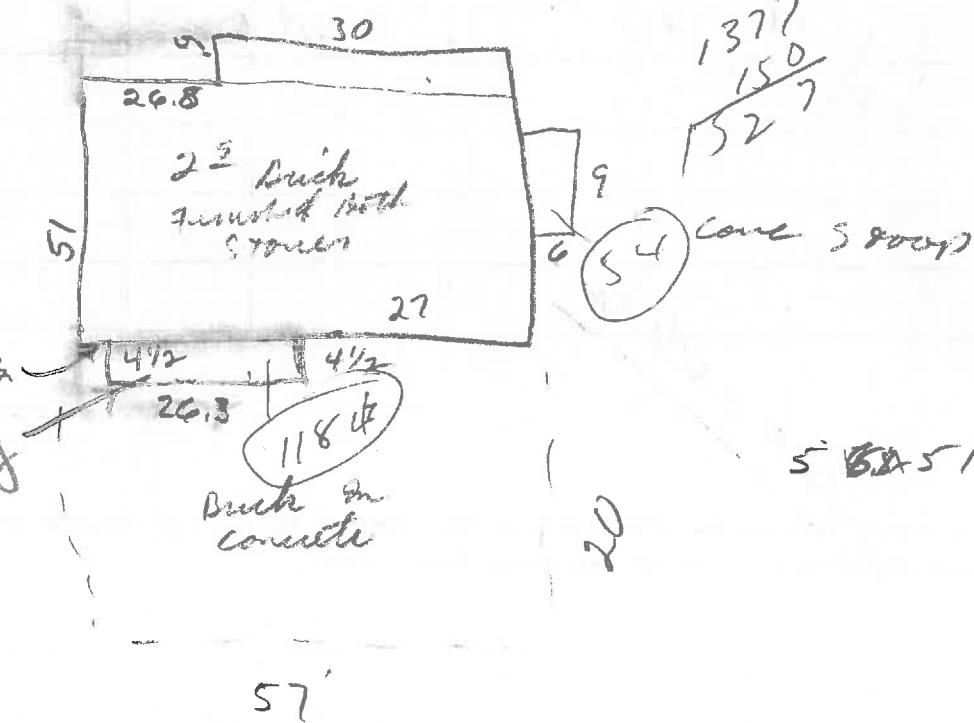
SIGNATURE



Street

tile
Harwood floor
Heat pump
suspended Ceiling

check parking
check B.R.
check



1377
150
152

5' brick = 2896
150
112

2986

32-165-1

APPLICATION FOR BUILDING PERMIT

Kurt, Class.com.

OWNER	NAME	Duto Motown Parts		
	ADDRESS	213 Garrett St.		
	CITY	City		
ARCHITECT ENGINEER	NAME			
	ADDRESS			
	CITY			
CONTRACTOR	NAME	Owner		
	ADDRESS			
	CITY			
STATE REG. NO.	STATE REG. NO.	CITY REG. NO.		
	LOCATION	W. Main St.		
	BETWEEN	6th St. & 7th St. AND 7th St. & N. Main St.		
LOT NO.	BLOCK			
PLAT OR SUBDIVISION				
LAND PARCEL NO.	32-1657			
HOUSE NO.	625			
ZONING	ZONING DISTRICT	B-3		
	Approved	Refused		
CLASS OF WORK				
NEW		DEMOLISH		
ALTERATION		REPAIR		
ADDITION		MOVE		
USE OF BUILDING	TYPE			
NO OF FAMILIES	NO. STORIES			
NO. ROOMS	NO. OF BATHS			
NO. FLOORS	SIZE OF LOT		x.....	
NO. OF BUILDINGS ON LOT	USE OF BLDGS. NOW ON LOT			
PLOT PLAN				
Street				
ESTIMATED TOTAL PHYSICAL VALUE \$ 300.00 FEE \$ 5.00 ADJUST. FEE \$..... ACTUAL COST \$..... I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.				
Owner or Agent <i>Mary A. Freedman</i> SIGNATURE				



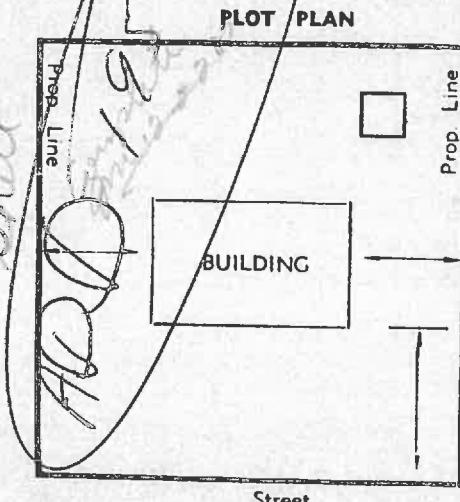
APPLICATION FOR BUILDING PERMIT

32-165.1

OWNER	NAME	W. W. Hurt
	ADDRESS	59-261 Farm Blvd
	CITY	
ARCHITECT ENGINEER	NAME	
	ADDRESS	
	CITY	
CONTRACTOR	NAME	Owner
	ADDRESS	
	CITY	
STATE REG. NO.	CITY REG. NO.	

LEGAL DESCRIPTION	LOCATION	W. Main St
	BETWEEN	2nd St. N.W. AND 3rd St. N.W.
	LOT NO.	X-11
	PLAT OR SUBDIVISION	
	LAND PARCEL NO.	32-165.1
HOUSE NO.	check address	

CLASS OF WORK	add Restaurant (gas light)
USE OF BUILDING	
NUMBER ROOMS	
NUMBER OF FLOORS	
TYPE OF HEAT	



Charlottesville, Va. 19

PERMIT NO. 1010

PLAN REVIEW

APPROVED REFUSED

BZA CASE NO.

ZONING DISTRICT B-3 INSPECTOR

Improvements as planned must be completed to
examine of Co. 10-9-51

DATE 10-9-51 BLDG. INSPECTOR

DATE PLMG. INSPECTOR

DATE ELECT. INSPECTOR

DATE ENGINEERING

DATE PLANNING

DATE TRAFFIC

DATE ASSESSOR

SEWERS—It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ FEE \$

ACTUAL COST \$ FEE \$

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.

Owner or Agent SIGNATURE



32-165-1 ✓

	Gaslight	#694	907129 (
	621-623-627 West Main		B-3
	PO Box 8147		
422-859	Ab Hotel Ltd Partnership	1981	plot DB 45-284
422-858	Hart Investment Co	"	"
	Chas Wm Hart		415-282 revision
321-269	"	1970	227-300
227-498	Hedgerow Corp	1961	"
224-363	Georgetown Land Co, Inc	"	224-361
224-358	"	"	"
	WA Rinehart, Tr		

1-3 commercial, 0 base
 one found, brick walls, built up flat roof
 built 1935
 4 apts & restaurant
 1981 garage remodeled into office bldg & rest.

2-3

Brick veneer, flat roof

621-627 N Main

Mary Duke(s),

224-338 Zella A Harris(s), Audrey B & E. Lewis E. Kohler, & Edna M Harris(u)

2/61 → Georgetown Land Co

\$33,000

lot on N side w. Main, w. of Alb Hotel

same as 85-164 → to for Mary Walker Harris, Zella A Harris, Anne L Harris,
Gwendolyn Baker & Baker & Mary Duke

VB 6-107 (1941) ~~Robt Brown Harris~~ → Robt Brown Harris

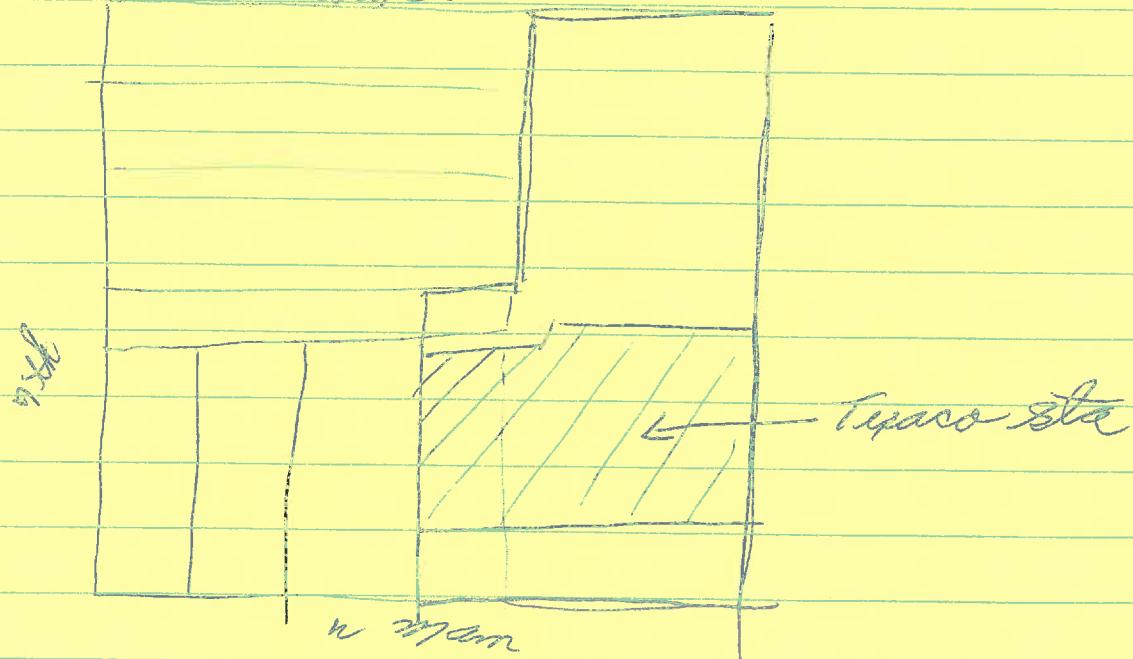
WB 8-488 (1961) Robt Brown " → Edna M. "

WB 6-108 (1946) Anne L Harris → Julia A Nairne

WB 8-480 (1959) Julia A Nairne → Zella A Harris

WB 8-329 (1959) Gwendolyn Baker & Baker → Audrey B. Kohler

E from st



85-164 spec comm in chancery cause of B.E. Wheeler vs E. Duke

3/1935 → W.A. Pinchard, Tr 9/11, 25'0

1) lot immed N of Alb Hotel

same as 40-436, 1922, Lowell & Chapman → Wheeler

2) lot W of above

same as 42-61, 1922, Motes & Porter → Wheeler

no mention of buildings

(Bastille)

now 2-5, 2 bay
cream brick, all stretcher?

3 proj brick piers on facade (not quite at end)
divide it into 2 bays, W adder

E - old garage door ^{display wood} filled w/ 1-l ent & transom
& 2 tall 1-l wood, sheltered ~~by~~ by
wooden - shingled, hipped roofed, hood of pl frieze
marks of infilled door or wind on each side

W - wood shingled, hipped roofed extn at 1st level, ent ent, ^{tall 1-l fixed} fixed and
wind all around (3+3 front, 1 each side)

2nd level - 2 sq 1/1 without surrounds, w/ boarded shutters
in each bay, spaced as 4 bays disregarding piers!

piers terminate in pl frieze w/ brick architrave

pl parapet

E ent -

cent ent door of same hood ^(1 is sliding)

3 ~~proj~~ 1-l fixed - each at 1st level, high & short

5 doors squared 1/1 3rd, 0 shutters

rear - E deeper; marks of 2-3 wind

W - ~~2~~ " " 2 " + mark 1 high

recessed ent in ell

2 wind each side 2nd

7-8 dm bond

✓ 3 2nd - 1 wind
new infilled 1st & base

brick-walled brick terrace fills front yard
privacy lattice on back ^{around found on 3 sides}
evergreens & perennials around ~~& along back ledge~~

Front

Eye Openers

<i>Blue Bird Bloody Mary</i>	3.50
<i>Tangy! Zesty! The Best!</i>	
<i>The "Bobby Ballard"</i>	4.25
<i>Blue Bird's Screwdriver. Served in a Pint Glass</i>	
<i>Harvey Wallbanger</i>	3.95
<i>Vodka & OJ. Topped with Galliano</i>	
<i>Mimosa</i>	3.50
<i>Champagne & Orange Juice</i>	
<i>Tequila Sunrise</i>	3.50
<i>Tequila, Orange Juice & Grenadine</i>	
<i>Mo Mo</i>	4.25
<i>White Wine, Cassis, & Sparkling h2o</i>	

Coffee Drinks

<i>Millionaire's Coffee</i>	5.95
<i>Kahlua, Frangelico, Bailey's & Grand Marnier</i>	
<i>Irish Coffee</i>	4.25
<i>Irish Whisky & Kahlua</i>	
<i>Spanish Coffee</i>	4.50
<i>Cointreau & Brandy</i>	
<i>Jamaican Coffee</i>	4.50
<i>Rum & Tia Maria</i>	
<i>Dutch Coffee</i>	4.25
<i>Vandermint & Cream</i>	
<i>Coffee Bean</i>	4.95
<i>Grand Marnier Brandy & Kahlua</i>	

Sunday Brunch



Cafe Specialties

(All Served with Brunch Potatoes)

Eggs Blue Bird

2 Poached Eggs in Blue Corn Tortilla Shells with Black Beans, Tomato Salsa, and Shrimp Hollandaise.....7.25

Eggs Benito

2 Poached Eggs over Grilled Pancetta and Toasted Italian Bread Topped with Tomato Hollandaise.....6.25

Eggs Nova Scotia

2 Poached Eggs over Smoked Salmon and Toasted Italian Bread with Hollandaise Sauce.....6.75

Blue Bird Duo

Grilled Tenderloin Medallion with Hollandaise Sauce and an "Egg Benito.".....8.95

Sunday Crepes

A Different Crepe Every Week ~ Please ask your Server for Today's Creation.....6.50

Dream Puff

Smoked Salmon and Scrambled Eggs, Topped with Sour Cream in a Puff Pastry Shell.....7.25

Farmland Breakfast

2 Fresh Eggs any Style with Hickory Smoked Bacon and Toast.....5.75

Breakfast Burrito

Black Beans, Scrambled Eggs, Bacon, and Cheddar Cheese Folded in a Flour Tortilla and Topped with Salsa and Sour Cream.....6.25

French Toast

Your Choice of Banana Nut, Whole Wheat, or French Bread with Warm Apple-Raspberry Compote and Creme Frache (Potatoes Additional).....6.25

3 Egg Omelets

Blue Bird Omelet

Hickory Smoked Bacon, Cheddar Cheese, and Sour Cream.....5.95

The New Yorker

Smoked Salmon, Green Onions, and Cream Cheese.....6.75

Create Your Own Omelet

Start with a Cheese Omelet (Cheddar or Swiss).....4.95

Add any Combination of the Following:

Mushrooms.....	35	Salsa.....	35
Tomatoes.....	35	Smoked Salmon.....	1.50
Green Onions.....	35	Bacon.....	1.25
Bell Peppers.....	35	Asparagus.....	.75
Black Olives.....	35	Ham.....	.75
Sour Cream.....	35	Cream Cheese.....	.50

Cuncheon Items

6 Oz. Sirloin Burgers (Served on a Toasted Bun w/ French Fries).....	4.25
Cheddar or Swiss Cheese.....	4.75
Bacon and Cheese.....	5.50
Mushrooms and Cheese.....	5.25
One-Eye (with Bacon, Cheddar Cheese, and a Fried Egg).....	6.25
Veggie Burger (Fresh Vegetable Patty, with Mushrooms and Swiss).....	4.95

Linguini Pesto in a Garlic and Basil Cream Sauce.....	5.75
Grilled Chicken over Linguini, Topped with Herb Butter.....	7.25
Smoked Turkey Club Sandwich with Cheddar Cheese, Bacon and French Fries.....	5.95
The Blue Bird's Hearty Caesar Salad.....	6.25
with Grilled Chicken.....	7.25
with Shrimp.....	8.50

Espresso.....1.45 Cappuccino.....1.95 Iced Cappuccino.....2.50

14632



Date 2.1996 File No. 104-304
Name Buildings (625 W. Main St.)
Town _____
County Clearwaterville
Photographer Dan Pezzoni
Contents 3 ext. views





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 wernerjb@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.

Owner Name Paul's Rental Properties, LLC Applicant Name Mariscos el Barco
Project Name/Description Season tent (El Barco restaurant) Parcel Number 320165100
Project Property Address 625 West Main Street (621-627 W MAIN ST)

Applicant Information

Address: 625 West main street
Email: Walter1082125@gmail.com
Phone: (W) (434) 940 (C) -1112

Property Owner Information (if not applicant)

Address: PO BOX 5738
C-ville, Va 22905
Email: PRP.BOKOURAKIS@GMAIL.COM
Phone: (W) 434-882-3539 (C) 434-604-0225
-

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.

11/27/2023

Date

11/27/2023

Date

Signature

Walter1082125

Print Name

El Barco

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):

Installation of a seasonal tent 60-ft x 32-ft (located per the attached)

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

Propane closed Heaters (BTU Heater)

For Office Use Only

Received by: Q. Ebdane

Fee paid: 1250 Cash/Ck. # 11510

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HST 23-0002

625 West Main Street (Sept 2022)

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

Chapter 1 Introduction (Part 2)

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

Chapter 3 New Construction and Additions

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

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

Chapter 6 Public Improvements

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

625 West Main Street (Sept 2022)

Indicate location of proposed tent



Design guidelines re: tents

Chapter 5 Signs, Awnings, Vending, and Cafes

G. Tents (Including Tent Canopies) for the Winter Café Season or Year-Round Use

1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).
2. Tents may be appropriate in the Downtown, the Corner, and the West Main Street ADC districts, and in the mixed use/commercial areas of Martha Jefferson Conservation District, except tents are not appropriate on the Downtown mall portion of East and West Main Streets, including Central Place, and on the side streets leading to the mall.
3. Tents should not permanently alter significant landscaping or site features.
4. Tents should be a solid color, without any text or logos.
5. Tents may be appropriate on the upper floors or roof of buildings.
6. Tents may be appropriate on the rear or side of a building.
7. ***If a tent would affect the front elevation of a building***, or the character of the property or district, then the guidelines for Additions in Chapter 3, *New Construction and Additions*, should be followed.

Chapter 3, New Construction and Additions

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:

Function and Size

1. Attempt to accommodate needed functions within the existing structure without building an addition.
2. Limit the size of the addition so that it does not visually overpower the existing building.

Location

1. Attempt to locate the addition on rear or side elevations that are not visible from the street.
2. 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.
3. 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.

Design

1. New additions should not destroy historic materials that characterize the property.
2. 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.

Replication of Style

1. 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.
2. 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.

Materials and Features

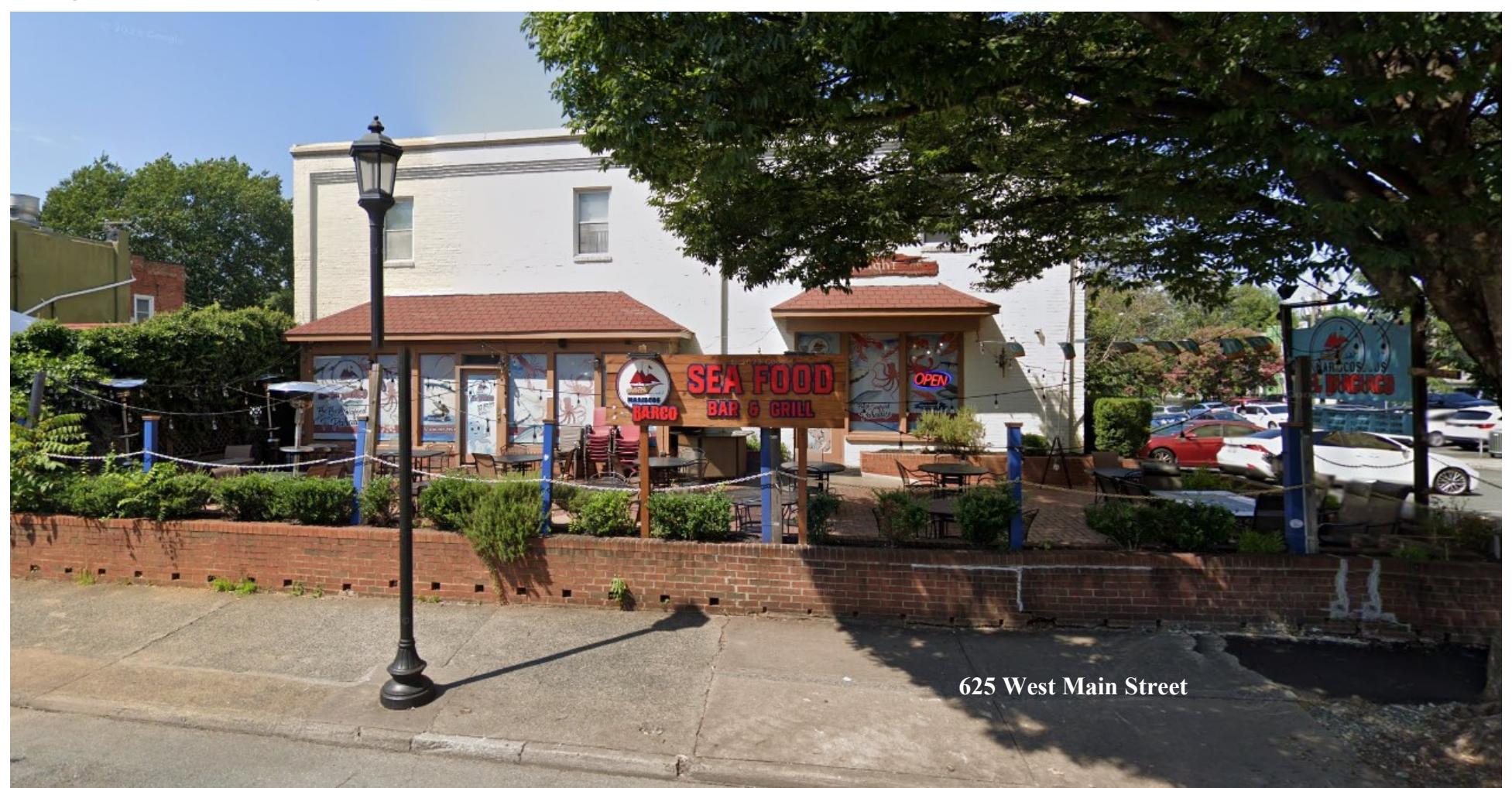
1. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

Attachment to Existing Building

1. 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.
2. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.



Google Street View - July 2023



Google Street View - July 2023



NDS staff - November 29, 2023



Google Street View - Oct 2012

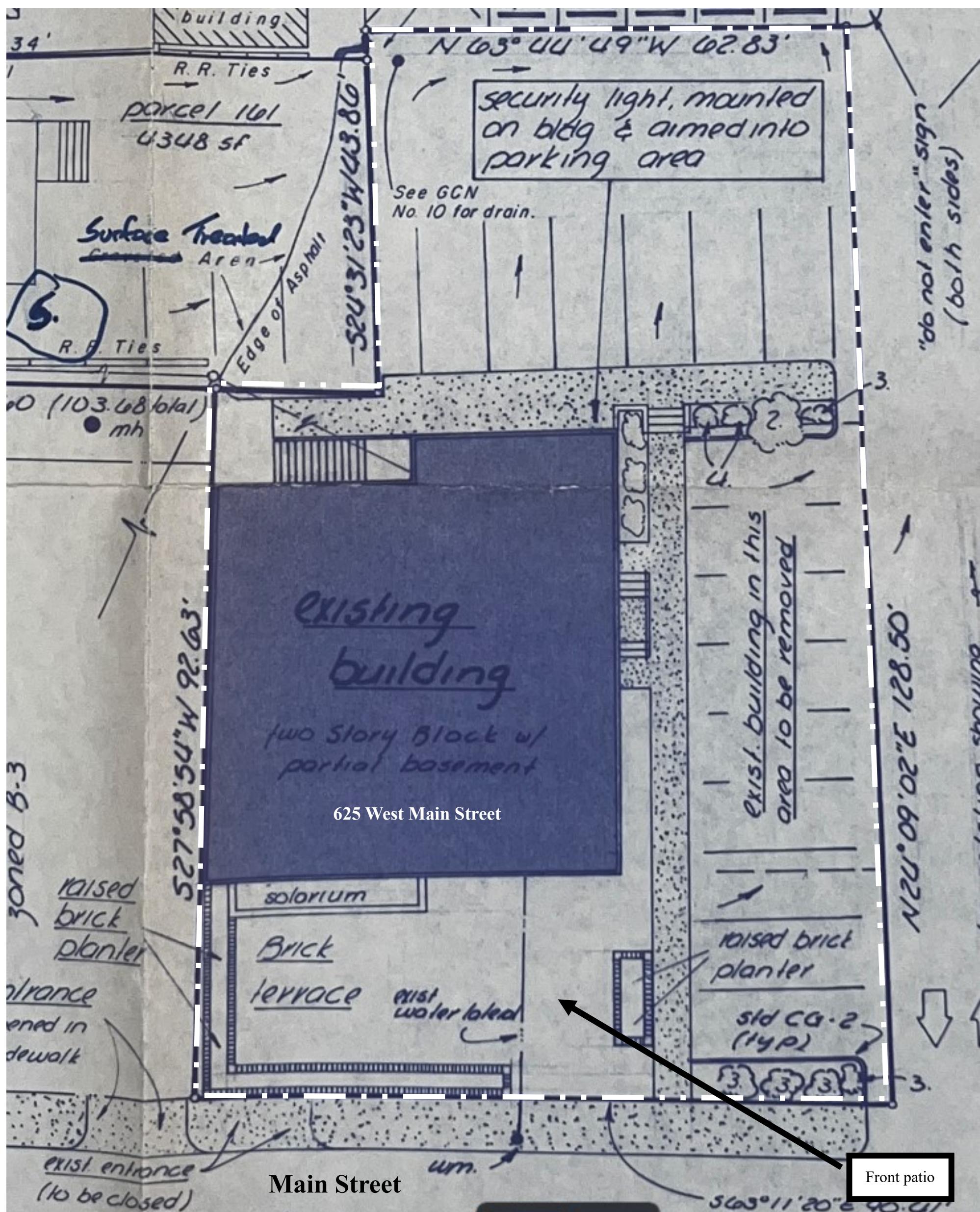


Google Street View - June 2011

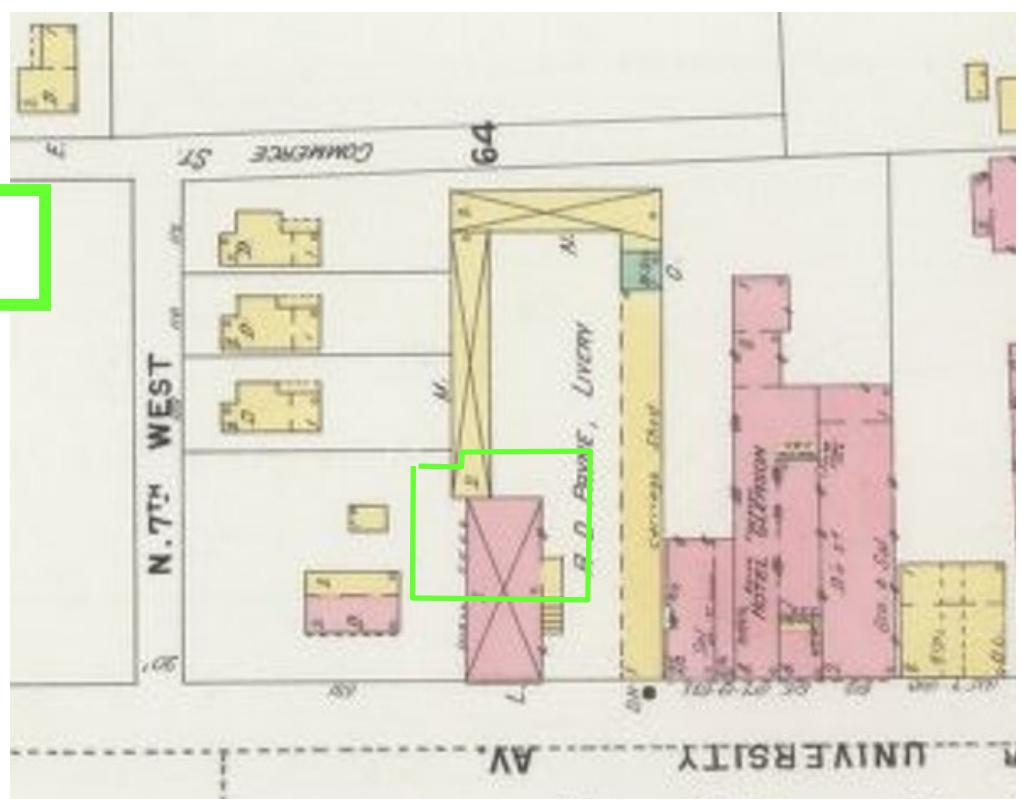
City GIS. 2022 aerial image



1984 site plan: NDS



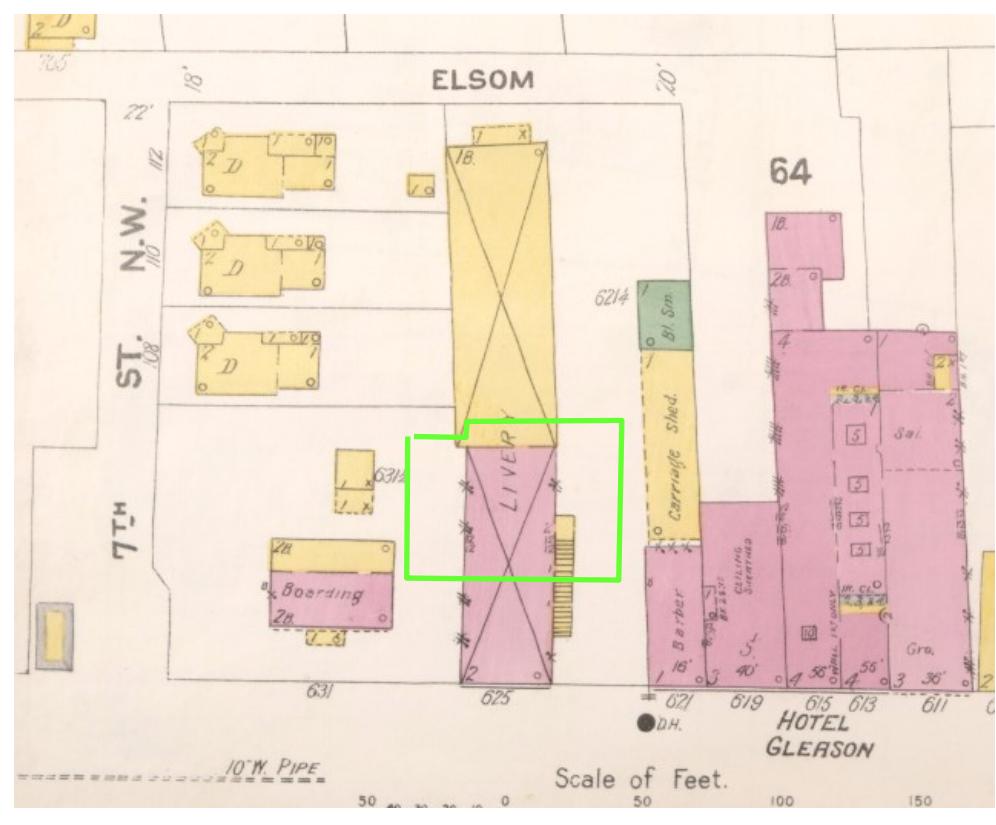
1896 Sanborn Map



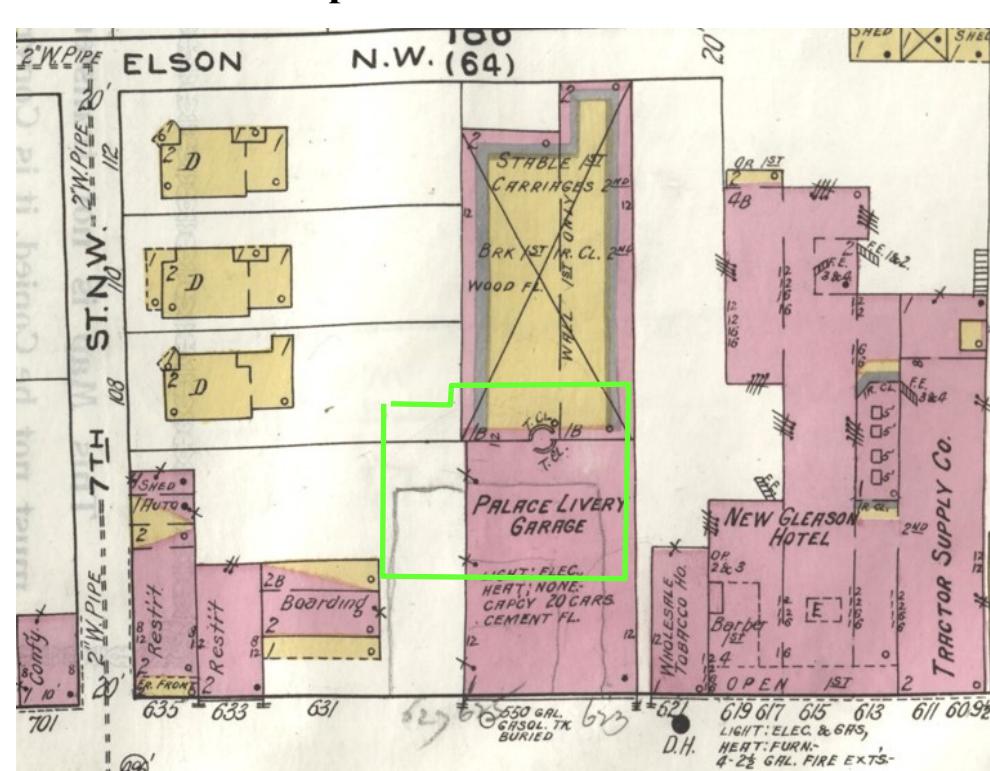
1902 Sanborn Map



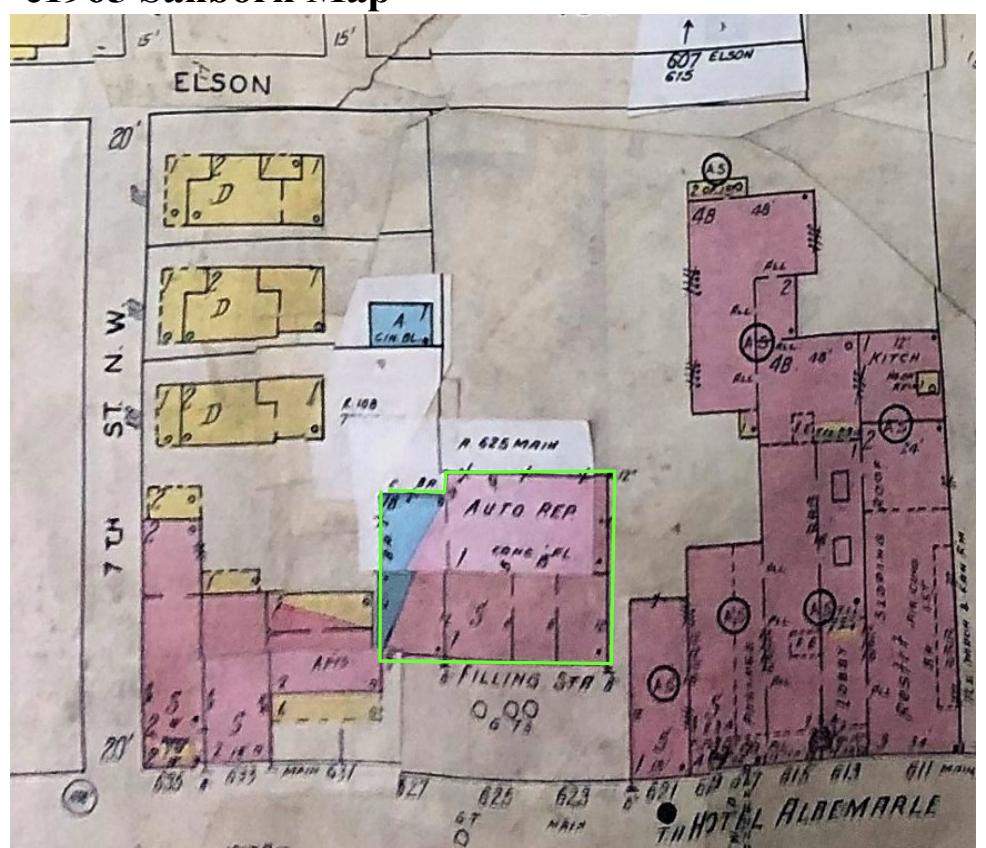
1907 Sanborn Map



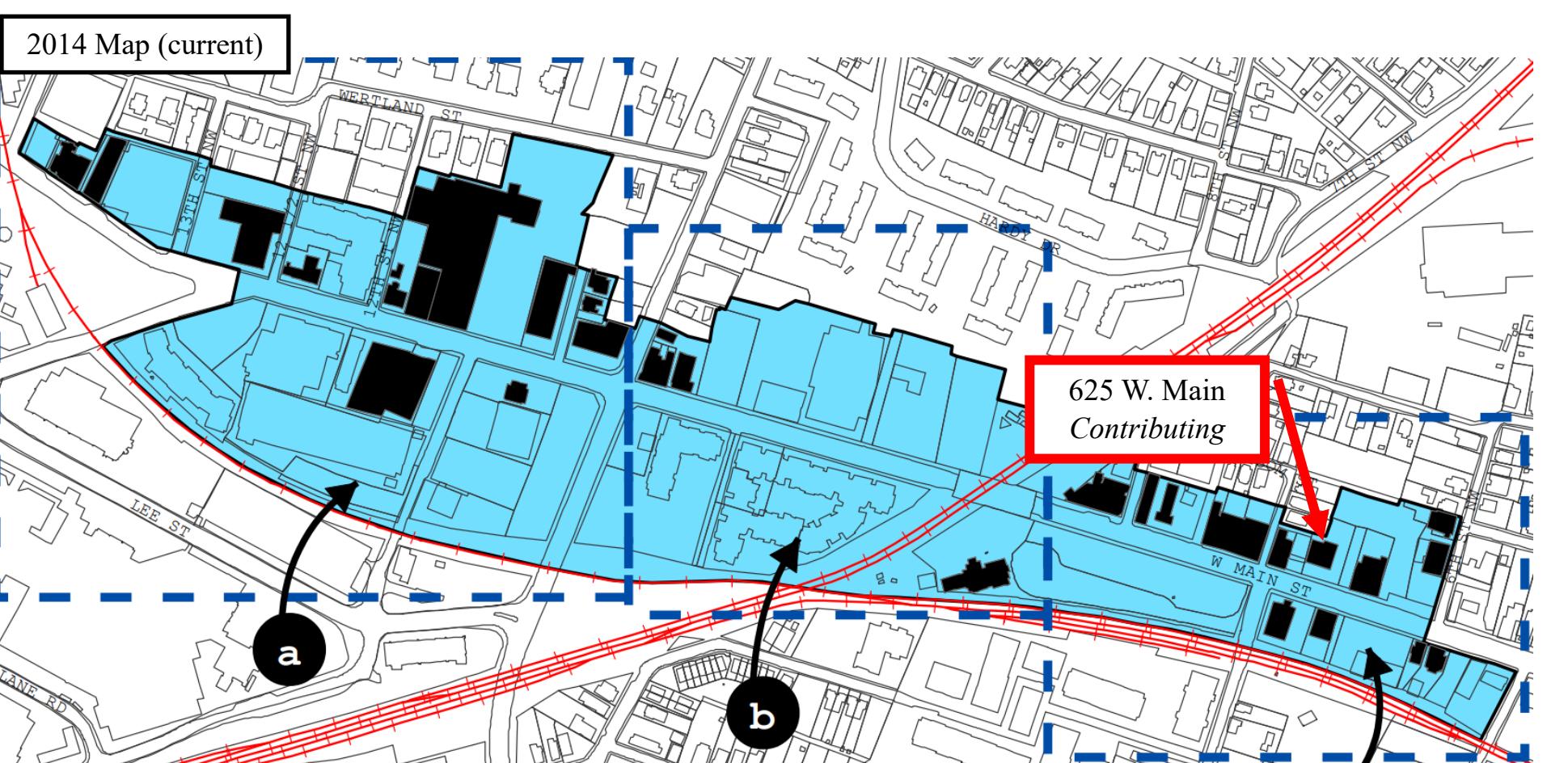
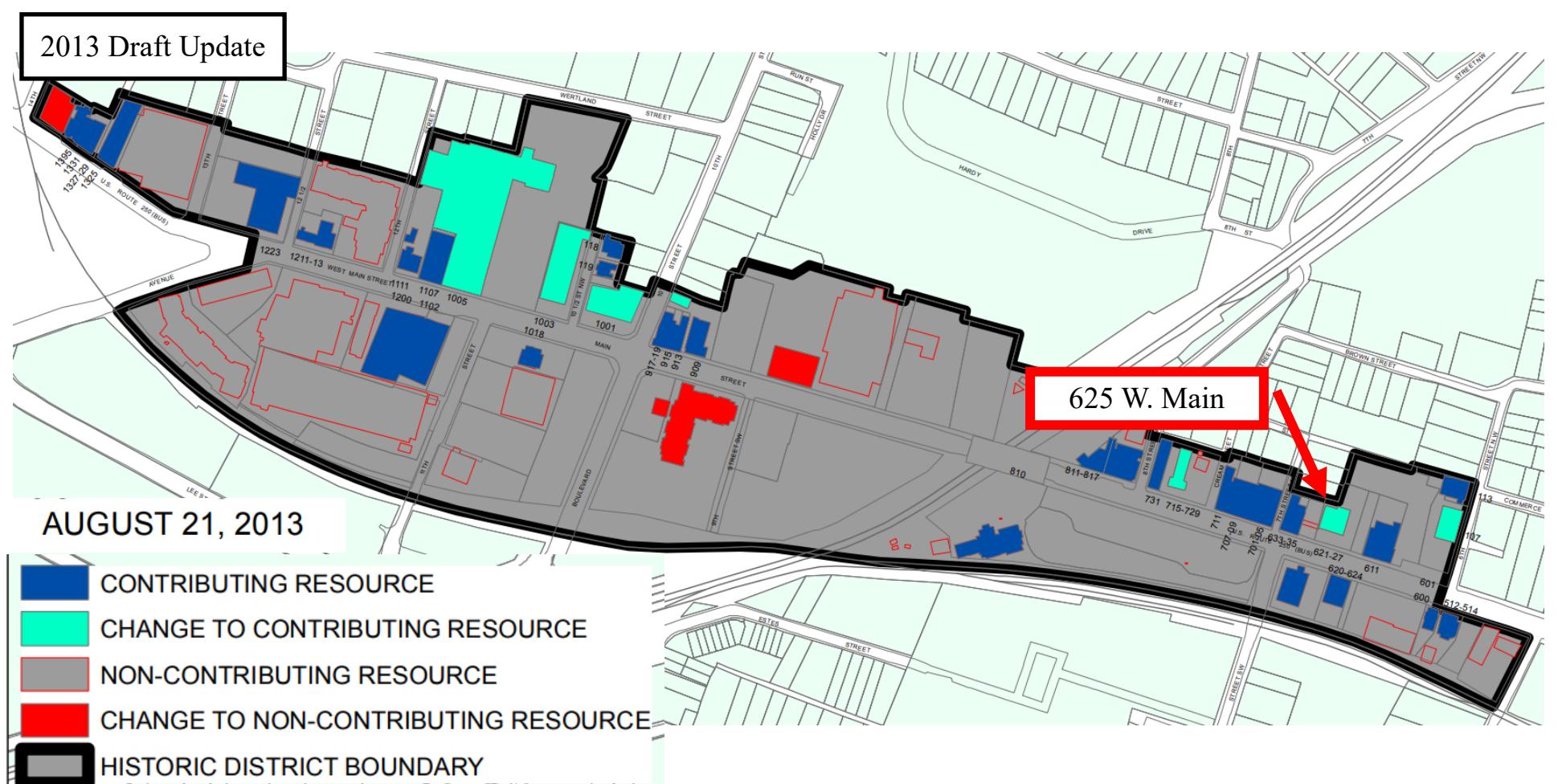
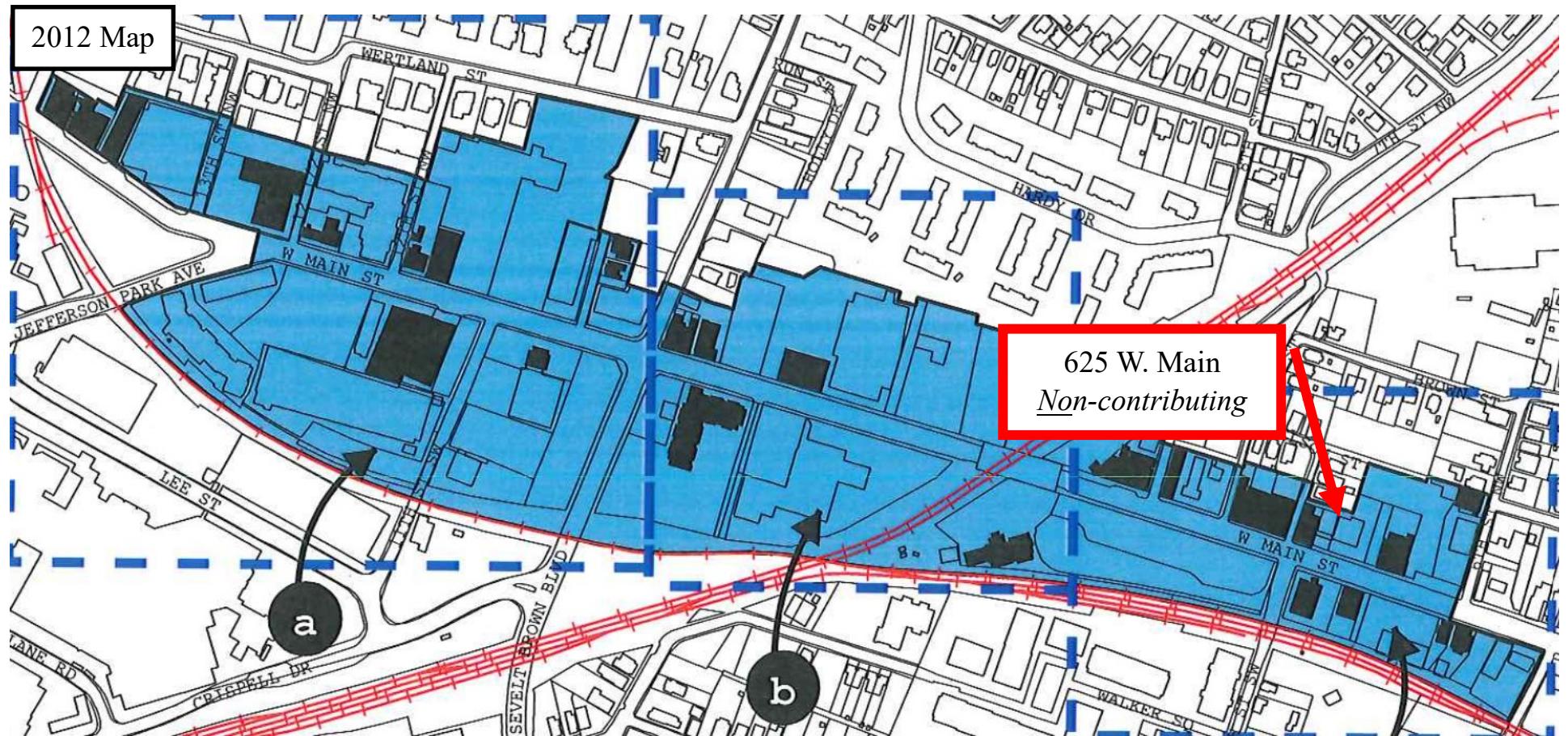
1920 Sanborn Map



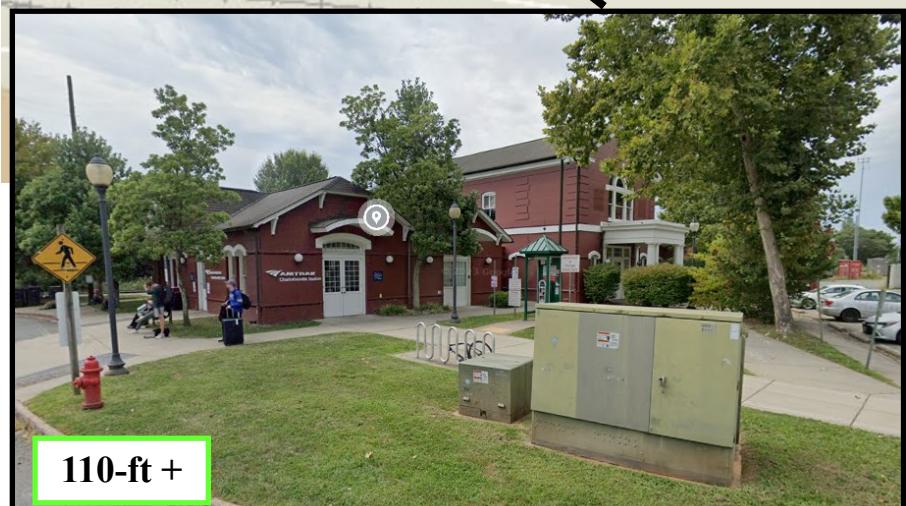
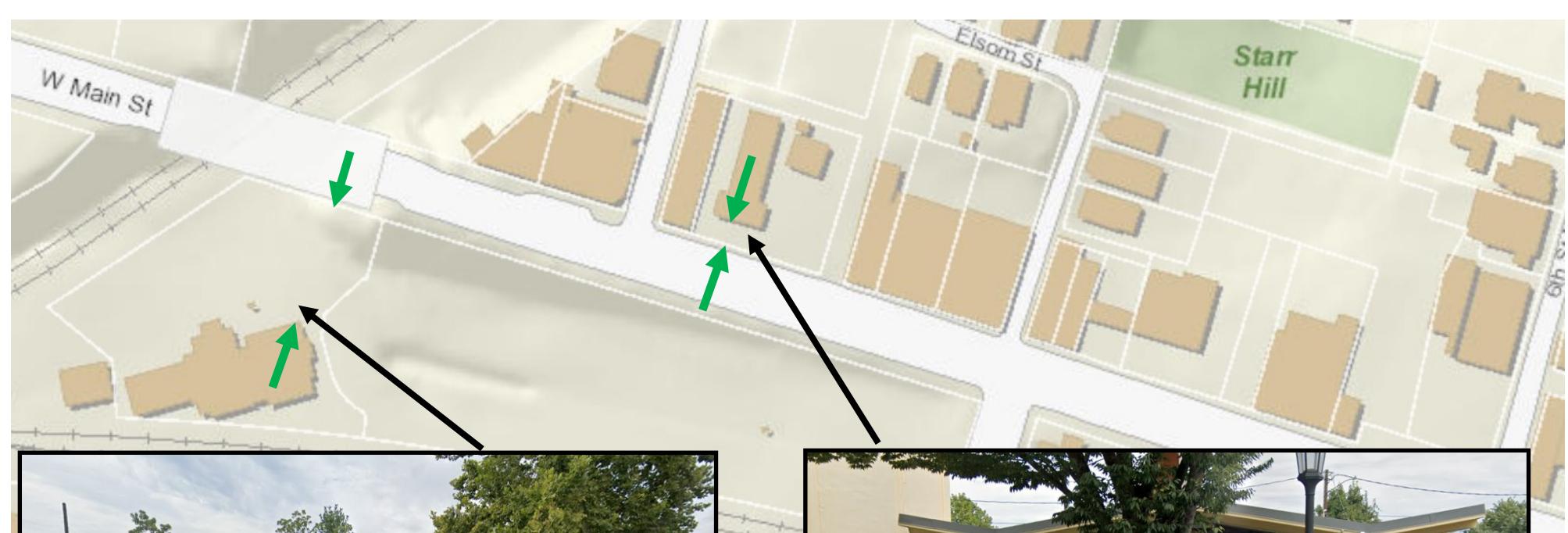
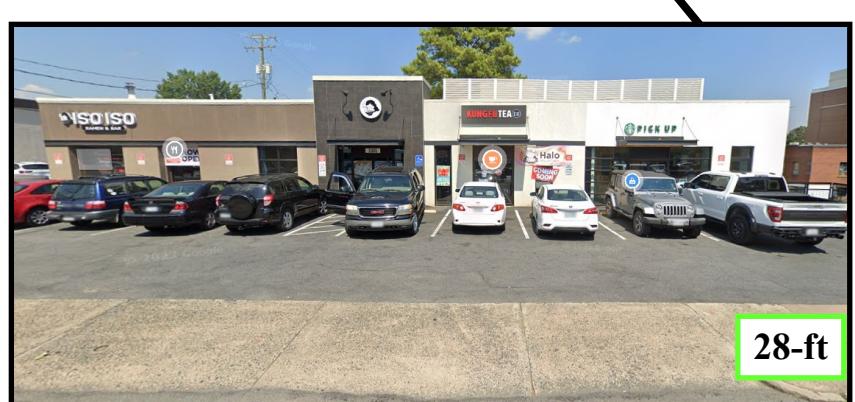
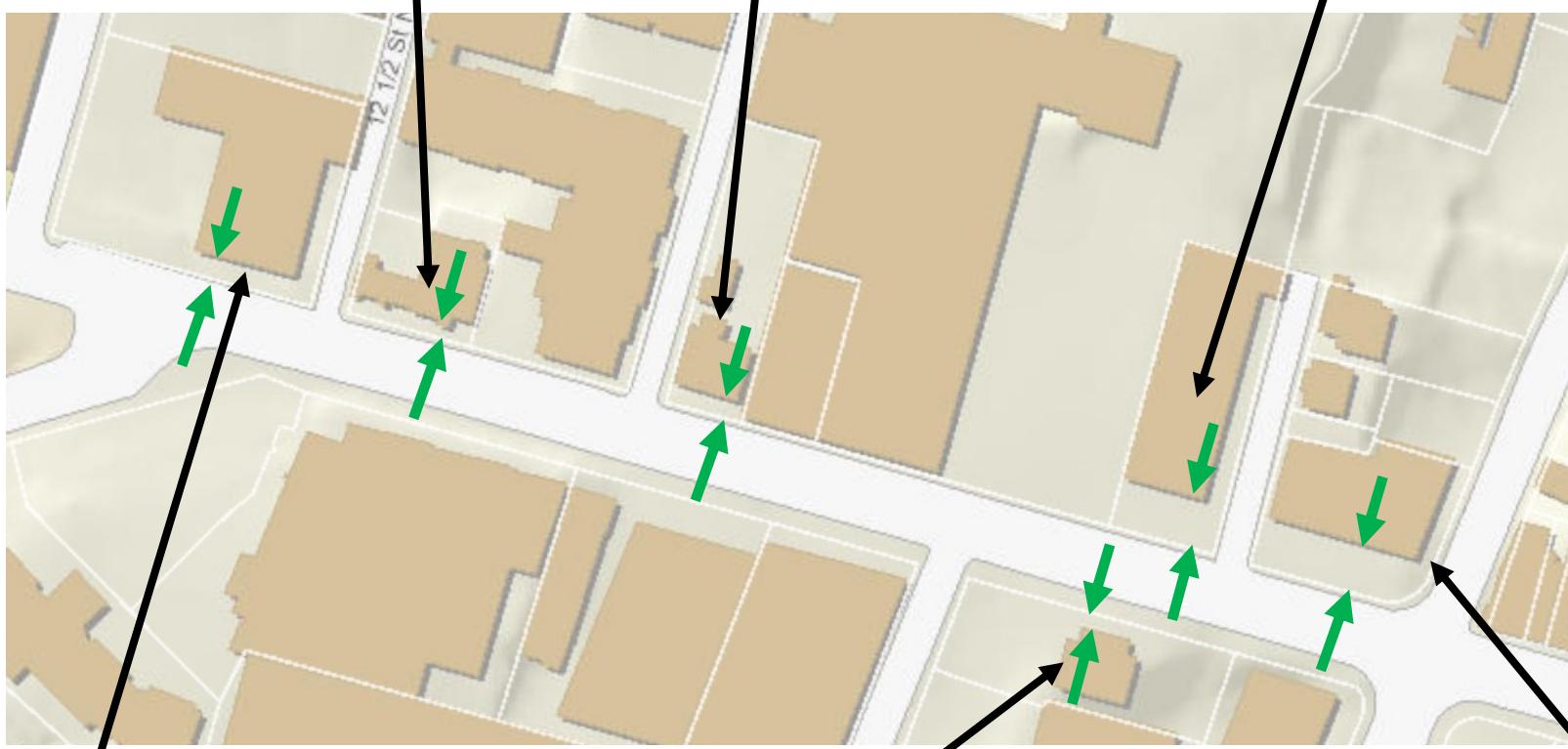
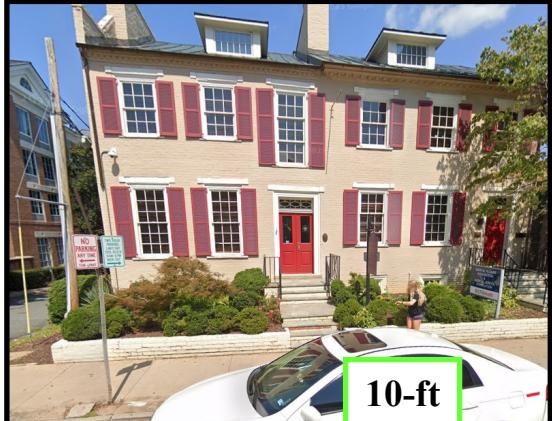
1965 Sanborn Map



West Main Street ADC District



Dimensions are approximate.



Common tent options, features and components.



Preliminary Discussion

915 East High Street, Tax Parcel 530247000
Martha Jefferson Historic Conservation District
Owner: LO-HI, LLC
Applicant: Ashley Davies, Redlight Management
Project: New Construction

[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
December 19, 2023**



Preliminary Discussion

915 East High Street, Tax Parcel 530247000
Martha Jefferson Historic Conservation District
Owner: LO-HI, LLC
Applicant: Ashley Davies, Redlight Management
Project: New Construction



Background

4.5-acre parcel within the Martha Jefferson Historic Conservation District. Proposed development of approximately 2.8 acres currently used for surface parking at the southwest corner of the parcel. On the east and north sections of the parcel are the buildings formerly occupied by Martha Jefferson Hospital, including the original 1903 hospital and the 1928 Patterson Wing. Both are contributing structures to the district; no work is proposed at either building. The 1903 hospital is also an IPP, with the overlay designation on the SE portion of this site; no alterations are proposed for the historic structure, nor any work within the IPP boundary. (See map in Appendix.)

Recent BAR Actions

None relate to this portion of the property.

Application

- Submittal: Two Street Studio drawings for 915 E High Street. Dated 12.06.2023, 25 pages.

Preliminary discussion of a proposed five-story building fronting on Lexington Avenue, with the associated parking within the building core. No formal action will be taken. (Preliminary discussions are not required for Conservation Districts; however, due to the scope and scale of this request, staff recommended a pre-application discussion with the BAR.)

Discussion and recommendation

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 HC District Design Guidelines and related review criteria.

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

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

While the ADC District Guidelines are not applicable to this project, the key criteria in *Site Design and Elements* and in *New Construction and Additions* provide a helpful outline for this discussion. The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates 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.

The details of these elements should be evaluated using the HC District Design Guidelines for New Construction and Additions and consideration given to the character-defining features of the district.

Martha Jefferson Architectural character-defining features:

- 1) Encourage one-story front porches;
- 2) Encourage garages to be located in the rear yards;
- 3) The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
- 4) Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
- 5) Encourage standing seam metal roofs;
- 6) Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
- 7) The following Historic Conservation Overlay District Design Guidelines are especially pertinent: maintain neighborhood massing and form; encourage the use of sustainable materials; and limit the height of fences in front yards to 3 ½ feet in height.
- 8) Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
- 9) Encourage good stewardship of Maplewood Cemetery.

Note: The regulations and guidelines for projects within a Historic Conservation District (HC) are, by design, less rigid than those for an ADC District. The HC designation is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is compatible with that character, while minimally imposing on residents who may want to upgrade their homes.

Staff summary: Characteristics of the Martha Jefferson HC District adjacent to this site.

Approximate dimensions based on City GIS. See attached images.

- Typical dimensions (19 dwellings on Lexington Avenue, all contributing)
 - Height: two-stories
 - Building width: 32-ft
 - Lot width: 50-ft
 - Building width/Lot width: 64%
 - Front setback: 32-ft
 - Side spacing: 16-ft
 - Side setback: 8-ft
 - Street width: 35-ft
- Elements
 - Year Built: 1914, vernacular.
 - Material: nine are framed/siding; five are stucco; four are brick; one is concrete block.
 - Roof types: Predominantly hip roof. Some with dormers, some with cross gables.
 - Porches: Front, full width. Columns with wood railing. 8-ft deep.
 - Steps to porch: four steps, concrete or wood.
 - Most have low wall at front yard, predominantly stone block.
- Streetscape
 - 4-ft tree lawn and 4-ft concrete sidewalk
 - Trees within property planted along Lexington on development lot.
 - Overhead utilities may conflict with large and medium street trees.
- Topography
 - From Taylor Street to E. High, elevation rises 24-ft.
 - Lexington from to back of site, elevation is same as along Lexington.
 - Slope falls away from Maplewood Cemetery to east. Approximately 20-ft
- Block size
 - On Lexington Ave:
 - Generally, approx. 350-ft (NS) and approx. 275-ft (EW).
 - Block length along Maplewood, 422-ft
 - Block length along 915 E High (Taylor Walk to East High), 616-ft

Comments on height and width, per design guidelines for New Construction.

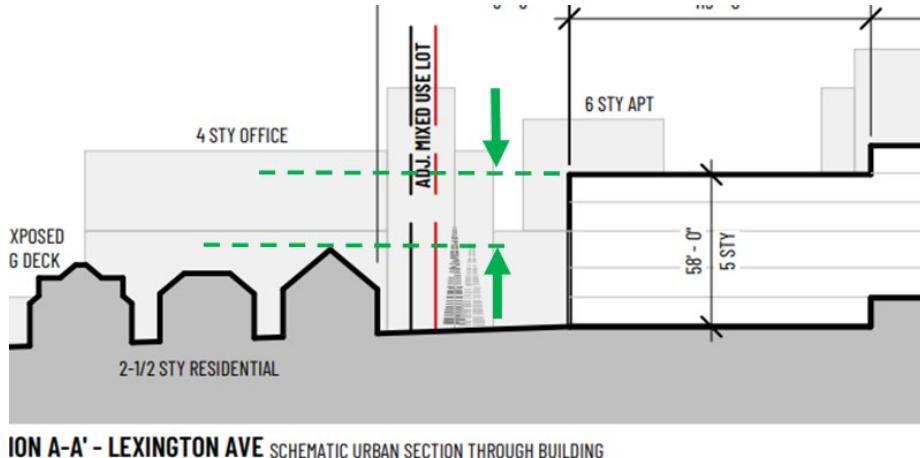
Height and width of new buildings should be within the prevailing averages. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.

- Height
 - Prevailing height for district is two-stories.
 - 200% of prevailing equals four-stories.
 - Martha Jefferson Hospital and Patterson Wing: four-stories
- Width
 - Prevailing width for nearby SFDs: 32-ft
 - Prevailing width for contributing, nearby non-residential: Martha Jefferson Hospital and Patterson Wing: 125-ft – 150-ft

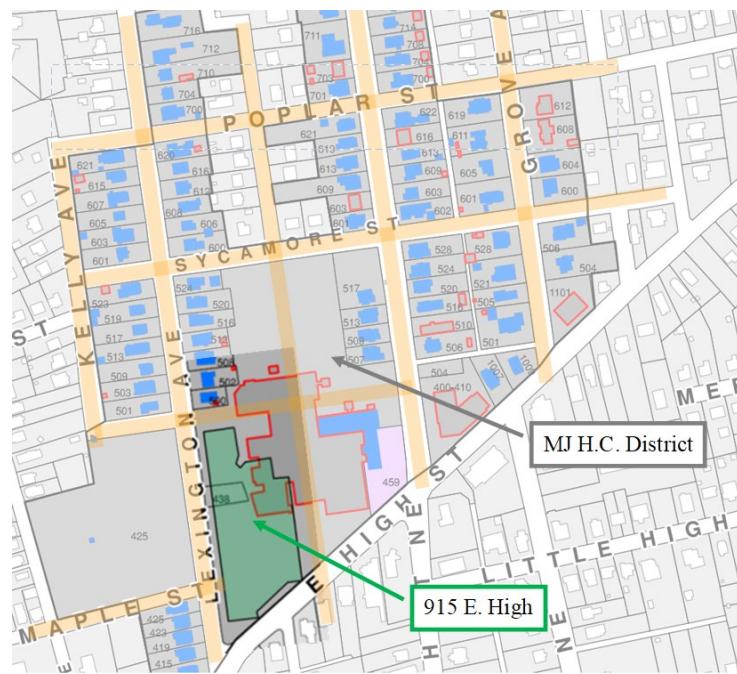
Note: In 2018, the BAR approved a CoA for the residential component of the Tarleton Oak project, See the appendix for information.

Staff suggests the BAR discuss the following:

- At the north end, the propped building height relative to the adjacent SFDs.



- Permeability of the Lexington Avenue façade. (See Appendix for building widths and block examples.) [Note: Per the draft zoning, maximum building width is 175-ft. See attachment.]



- Incorporation of the district's character-defining features, specifically front porches and standing-seam metal roofs. (See attachment with images of nearby contributing structures.)

Suggested Motion

Preliminary discussion. **No action will be taken.**

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341. - Criteria for approval.

- a) 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 conservation district design guidelines; and
 - 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b) The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c) The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

(3-16-09(2); 4-17-17)

Sec. 34-342. - Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

(3-16-09(2))

Design Guidelines for New Construction and Additions in Historic Conservation Districts

The following Design Guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's Historic Conservation 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.

The Design Guidelines are based on the Secretary of Interior's Standards for Rehabilitation, which are intended to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

New Construction and Additions

Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Appendix

Building façade lengths, for context:

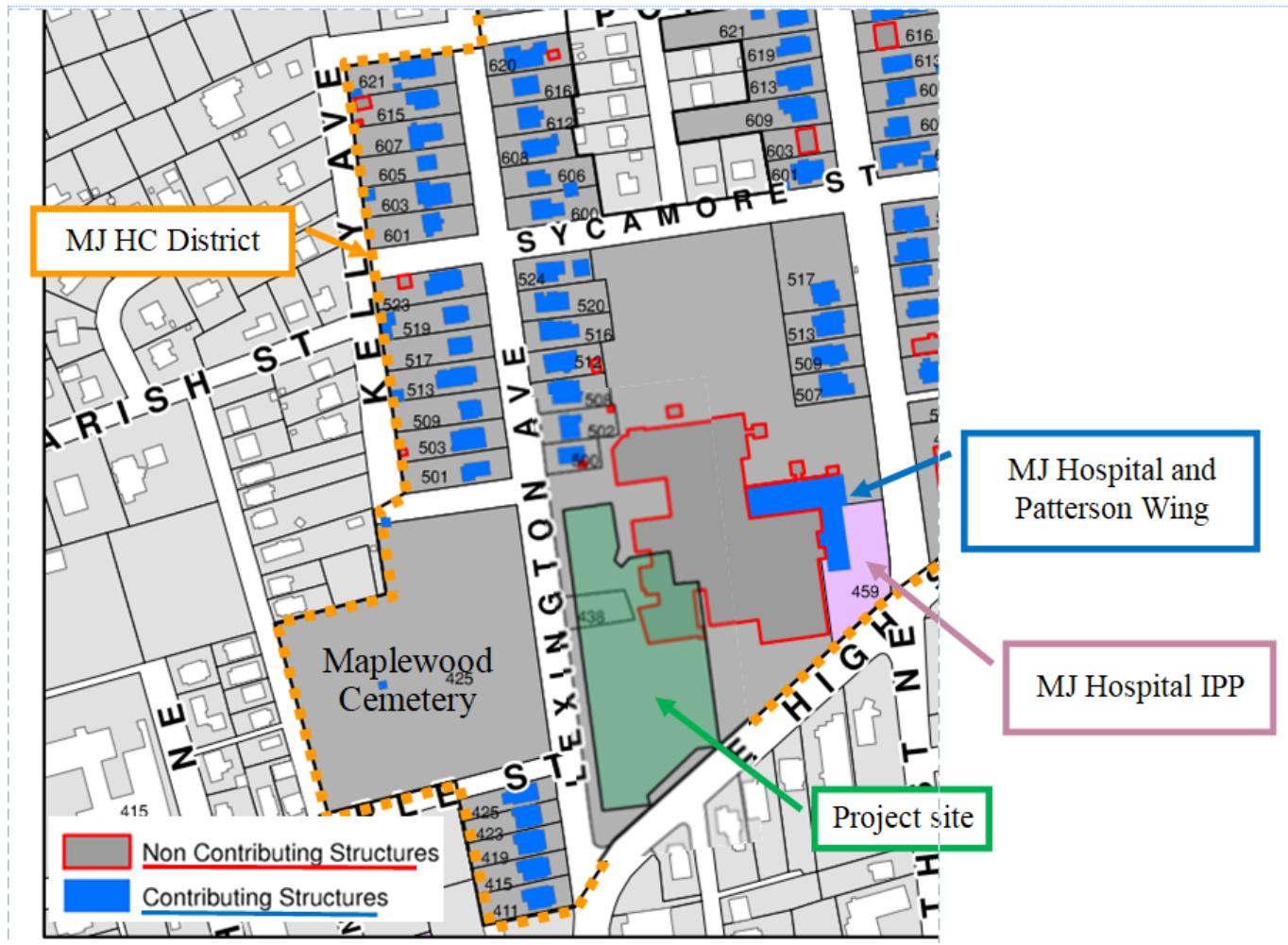
- 15th Street NW façade *Grand Marc Apartments* (5 stories) approx. 450-feet.
- Water Street façade *Water Street Parking Garage* (4 stories) approx. 400-feet.
- West Main façade *The Standard* (5 stories) approx. 380-feet.
- 10th Street elevation *The Lark* (6 stories) approx. 380-feet.
- West Main façade *The Flats* (6 stories) approx. 370-feet.
- Water Street facade *City Walk Apartments* (4 stories) approx. 360-feet.
- Memorial Gym: (4 stories) approx. 320-ft
- Side streets, Downtown Mall: Building wall approx. 235-feet.
- West Main facade *The Omni* (6 stories) approx. 232-feet.
- Water Street façade *CODE Building* (8 stories) approx. 215-feet.
- East High Street façade *Queen Charlotte* condos (4 stories) approx. 200-feet.
- Main Street (facing Downtown Mall). Building wall approx. 196-feet.
- Grady Avenue façade *Preston Court Apartments* (4 stories) approx. 160-feet
- 1600 Monticello Avenue (apartments) (5 stories) approx. 150-feet.

Blocks: Approximate length

Location typical block - curb-to-curb	Front	Side
Downtown Charlottesville	210	256
Venable Neighborhood	360	320
Martha Jeff Neighborhood	350	350
Belmont Neighborhood	500	290
Fifeville Neighborhood	800	200
10th and Page Neighborhood	800	275



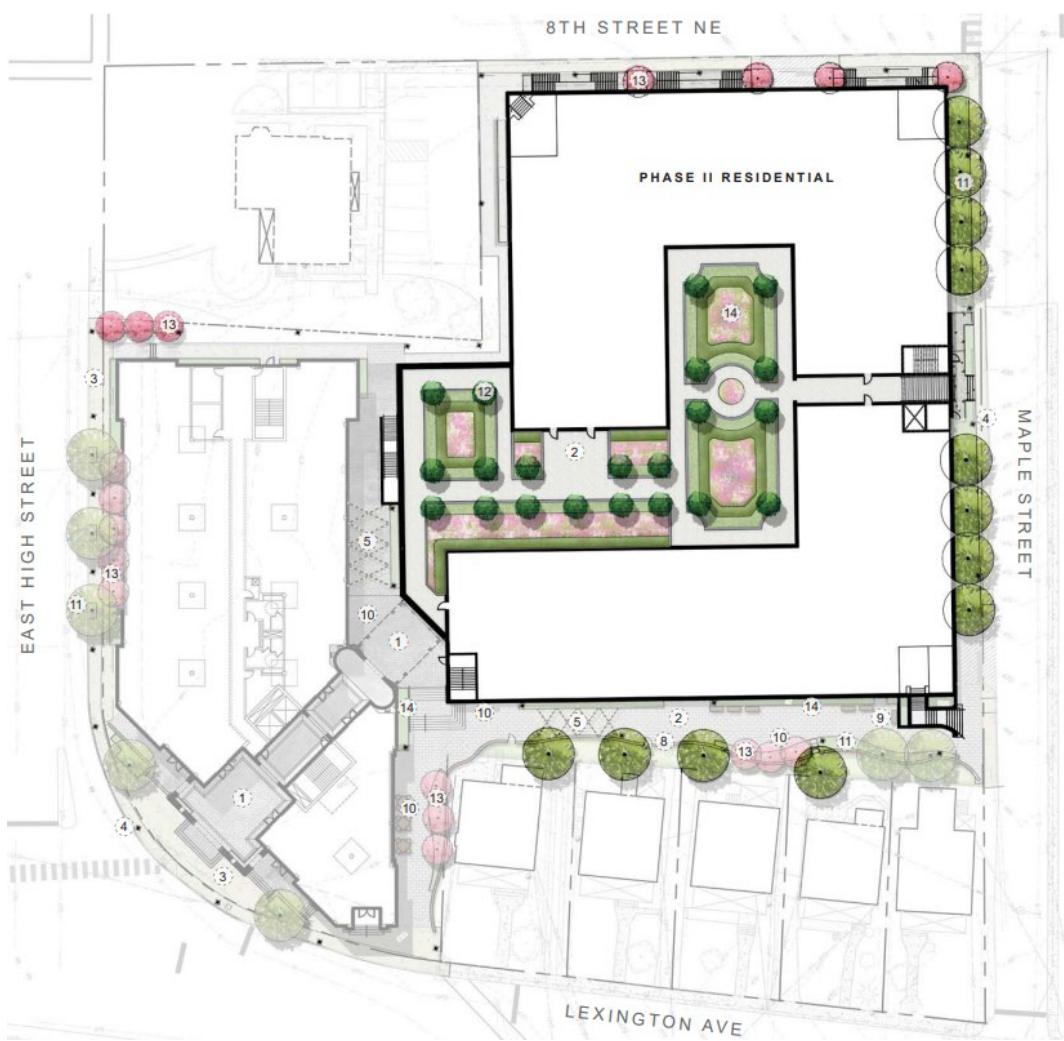
Section of HC District at Project Site



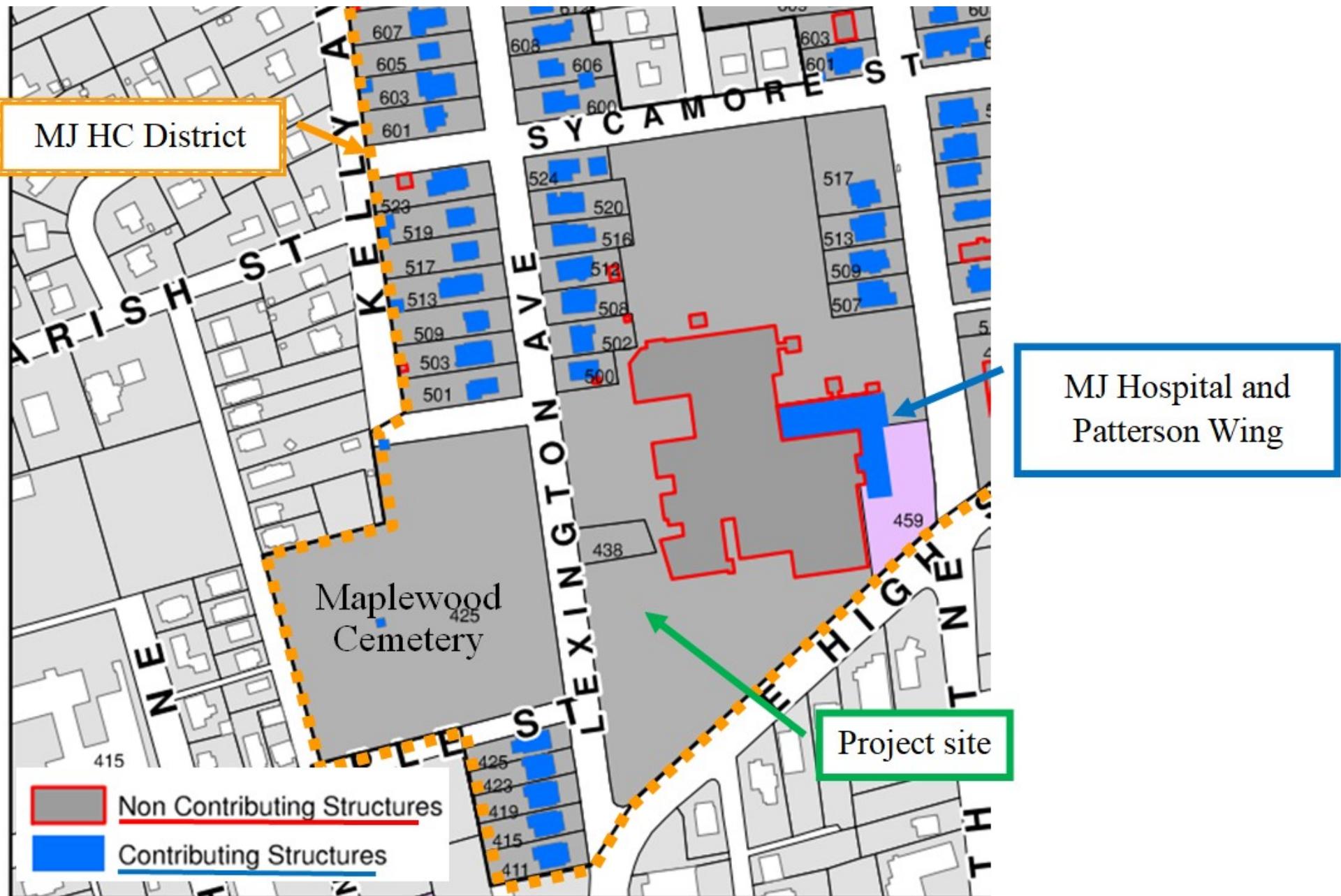
Tarleton Oak project

In 2018, the BAR approved a CoA for the residential component of the Tarleton Oak project, which is within the district on Maple Street, across Lexington Avenue. The three story, approximately 240-ft long building fronted on Maple Street. The project was not built.

Link to submittal and staff report: [Tarleton Oak BAR 2018](#)



915 Eash High Street - Characteristics of 19 nearby contributing structures



Characteristics of 19 nearby contributing structures

Address	Width (ft)	Lot width	Width: Bldg / Lot	Front Setback (ft)	Spacing bldg-to-bldg (ft)	Footprint (SF)	Stories	Side setbacks (ft)
411 Lexington Ave	35	50	70%	36	13	1622	2	8 7
415 Lexington Ave	34	43	79%	29	8	1624	2	6 2
419 Lexington Ave	37	45	82%	30	6	1705	2	7 0
423 Lexington Ave	35	39	90%	30	6	1468	2	5 0
425 Lexington Ave	29	38	76%	32		1530	2	7 2
500 Lexington Ave	26	50	52%	24	14	1120	1.5	13 12
501 Lexington Ave	27	50	54%	39	12	1793	2	8 4
502 Lexington Ave	13	50	26%	33	20	1574	2	3 4
503 Lexington Ave	33	50	66%	33	16	1795	2	7 8
508 Lexington Ave	32	50	64%	26	14	1671	2	14 0
509 Lexington Ave	27	50	54%	36	29	1523	1.5	8 15
512 Lexington Ave	30	50	60%	27	17	1587	2	10 7
513 Lexington Ave	30	50	60%	34	21	1829	2	12 8
516 Lexington Ave	32	50	64%	25	15	1824	2	10 3
517 Lexington Ave	26	50	52%	35	24	987	2.5	10 14
519 Lexington Ave	27	50	54%	41	30	1062	2	9 13
520 Lexington Ave	32	50	64%	25	17	1605	2	10 8
523 Lexington Ave	33	50	66%	42		1885	2	16 6
524 Lexington Ave	32	50	64%	34		1294	2	8 10
Minimum	13	38	26%	24	6	987	1.5	0
Maximum	37	50	90%	42	30	1885	2.5	16
Median	32	50	0.64	33	16	1605	2	8
Average	30	48	63%	32	16	1553	2	8

Characteristics of 19 nearby contributing structures

Address	Material	Roof style	Year Built	Style	Wall at side-walk	Porch			
						Columns	Railing	Steps to front porch	Depth (ft)
411 Lexington Ave	Brick	hip w/dormer	1924	Foursquare	concrete	round Tuscan	railing	3	8
415 Lexington Ave	Brick	hip w/dormer	1923	Foursquare	concrete curb	round Tuscan	railing	2	8
419 Lexington Ave	Brick	hip w/dormer	1923	Foursquare	n/a	square brick	railing	4	8
423 Lexington Ave	Brick	hip w/dormer	1925	Foursquare	n/a	square Tuscan	railing	3	8
425 Lexington Ave	Stucco	side gable w/dormer	1924	Craftsman Bungalow	concrete l	square wood	solid	2	7
500 Lexington Ave	Stucco	gable	1925	vernacular	n/a	round Tuscan	railing	2	7
501 Lexington Ave	Frame	hip	1908	framed vernacular	stone block	round Tuscan	railing	6	7
502 Lexington Ave	Frame	double cross-gable	1907	vernacular I-house	stone block wall	square wood	none	1	9
503 Lexington Ave	Frame	hip w/dormer	1906	vernacular	n/a	turned	railing	4	12
508 Lexington Ave	Stucco	hip w/cross-gable	1910	vernacular	stone block	round Tuscan	railing	2	14
509 Lexington Ave	Frame	hip w/ cross gable	1908	vernacular	stone block	round Tuscan	railing	5	8
512 Lexington Ave	Concrete block	hip w/ cross gable	1911	vernacular	stone block wall	round Tuscan	ledge	3	10
513 Lexington Ave	Stucco	hip	1908	vernacular	stone block	round Tuscan	railing	7	8
516 Lexington Ave	Frame	hip w/ cross gable	1911	vernacular	stone block	round Tuscan	railing	5	10
517 Lexington Ave	Stucco	hip w/ cross gable	1908	vernacular	n/a	square wood	railing	7	8
519 Lexington Ave	Frame	hip w/ cross gable	1911	vernacular	stone block	round Tuscan	ledge	6	6
520 Lexington Ave	Frame	hip w/ cross gable	1916	vernacular	stone block	round Tuscan	railing	6	9
523 Lexington Ave	Frame	hip w/ cross gable	1913	vernacular	stone block	round Tuscan	railing	7	6
524 Lexington Ave	Frame	hip w/ cross gable	1913	vernacular	n/a	round Tuscan	railing	1	8
Minimum			1906					1	6
Maximum			1925					7	14
Median			1911					4	8
Average			1914					4	8.5

411 Lexington Avenue



415 Lexington Avenue



419 Lexington Avenue



423 Lexington Avenue



425 Lexington Avenue



500 Lexington Avenue



501 Lexington Avenue



502 Lexington Avenue



503 Lexington Avenue



508 Lexington Avenue



509 Lexington Avenue



512 Lexington Avenue



513 Lexington Avenue



516 Lexington Avenue



517 Lexington Avenue



519 Lexington Avenue



520 Lexington Avenue



523 Lexington Avenue



524 Lexington Avenue



600 Lexington Avenue



507 Locust Avenue



509 Locust Avenue



513 Locust Avenue



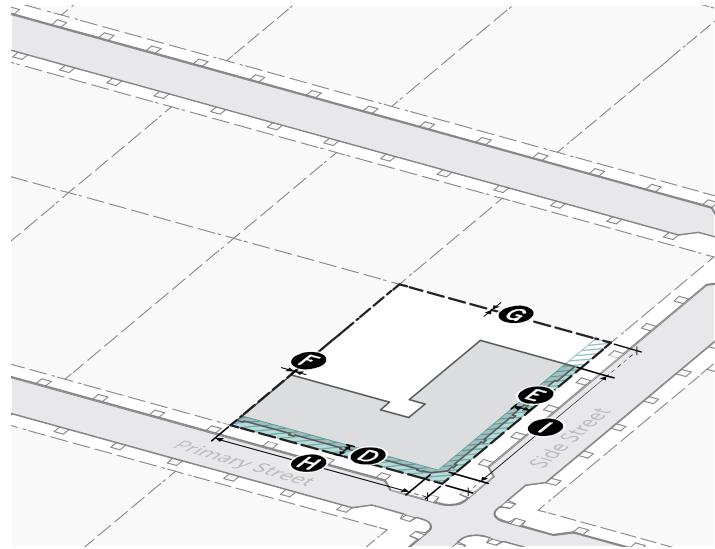
517 Locust Avenue





2.5.5. **NX-10** NODE MIXED USE 10

A. LOT

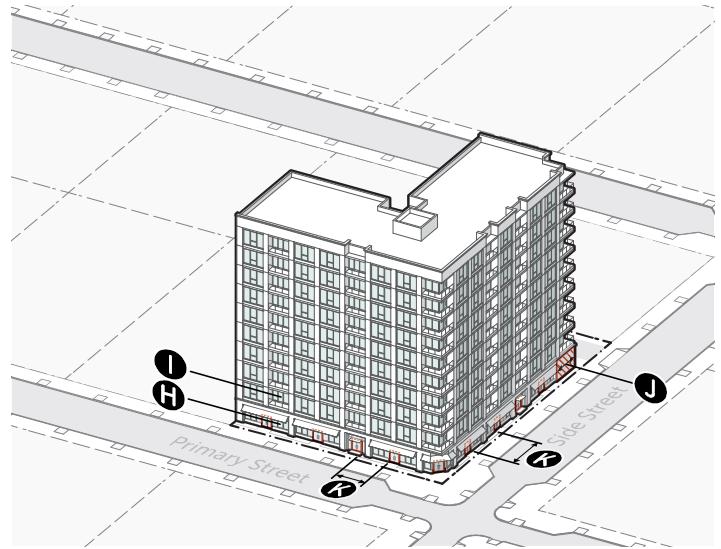
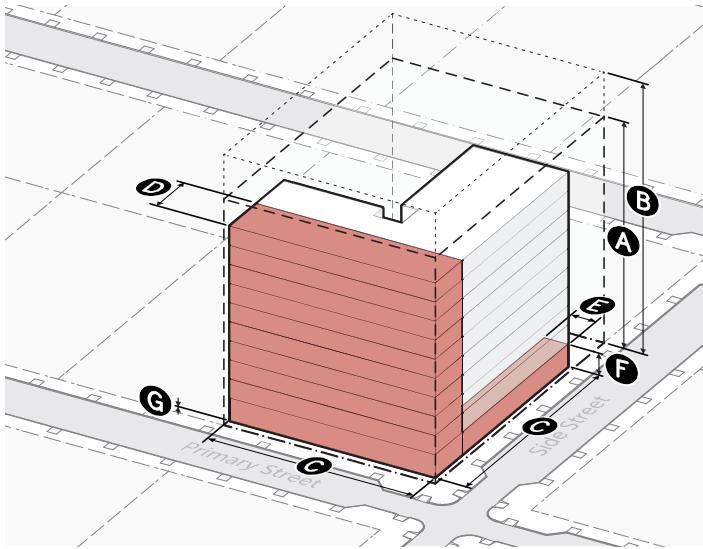


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	60'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	85%
I Side street	65%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

NX-10

B. BUILDING



1. HEIGHT		Sec. 2.10.9.
Building height (max stories/feet)		
A	Base	10 / 142'
B	Bonus	13 / 184'
2. MASSING		Sec. 2.10.10.
C	Building width (max)	175'
Active depth (min)		
D	Primary street	30'
E	Side street	15'
3. GROUND STORY		Sec. 2.10.11.
F	Ground story height (min)	14'
G	Finished floor elevation (min/max)	-2' / 6'

4. TRANSPARENCY		Sec. 2.10.12.
H	Ground story (min)	
Primary street	70%	35%
Side street	50%	35%
I		Upper story (min)
		20%
J		Blank wall width (max)
		10'
20'		20'
5. ENTRANCES		Sec. 2.10.13.
K	Street-facing entry spacing (max)	40' 60'
Entry feature		Yes Yes
6. FENCES AND WALLS		Sec. 2.10.14.
Front yard height (max)		0'
Side street yard height (max)		0'

915 E HIGH MIXED USE

LO-HI, LLC | 915 E HIGH STREET, CHARLOTTESVILLE, VA

BAR PRESENTATION SUBMISSION

No.		
0	1st BAR Submission	12.04.2023
1	1st BAR Submission - Revision 1	12.06.2023

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PROJECT OVERVIEW | SATELLITE MAP & AERIAL IMAGES



SITE PLAN - AERIAL CONTEXT



PROJECT OVERVIEW | HISTORIC MAP & PROJECT INFORMATION



SITE PLAN - HISTORICAL MAP

SOURCE: SANBORN FIRE INSURANCE MAPS, CHARLOTTESVILLE, VIRGINIA (1920)

PROJECT NARRATIVE

The proposed development is a part one-story, part five-story mixed use building consisting of 191 apartments, ample parking to serve the apartments as well as the existing office building at 915 East High Street, and retail/restaurant space facing East High Street. Existing vehicle access is utilized on East High Street and Lexington Avenue.

The building's form, layout, and massing are sensitive to the urban context and existing architectural features of the neighborhood. The parking structure is wrapped by apartments, concealing it from street view and presenting the street with active uses on all sides. The building's ground plane and height steps down with the slope of the site along Lexington Avenue. An active frontage that engages with the street is created along E High Street with the introduction of a one-story commercial space. Ground floor apartments along Lexington Ave engage the street with front porches referencing the one-story front porches that define the Martha Jefferson District, thereby creating an active streetscape. The elevations of the building are broken down through facade articulation and material transitions. Brick that relates architecturally to the district is used as a primary facade material, with complementary tones of metal panel, fiber cement panel and wood siding in other areas.

PARCEL INFORMATION

Address: 915 E. High Street, Charlottesville, VA 22902
 Parcel ID: 530247000 (Proposed New Lot Line Subdivision)
 Zoning Lot Area: 2.31 Acres (100, 702 SF)
 Existing Zoning: Downtown North Corridor (DN)
 Additional Overlay Districts: Entrance Corridor, Conservation District, Individually Designated Historic Properties, Special Use Permit Area (Hospital Expansion)

ZONING REQUIREMENTS - DN

Height

Primary Street (E High St) Frontage: Min. 2 Stories, Max. 5 Stories/ 60'
 Linking Street (Lexington Ave) Frontage: Min. 2 Stories, Max. 3 Stories/ 45'
 Corner Lot (Primary And Linking Street): Min. 2 Stories, Max. 3 Stories/ 45'

Setbacks/ Stepbacks

Primary Street (E High St) Frontage: Max. 15'
 Linking Street (Lexington Ave) Frontage: Min. 10', Max. 20'

50% planted with S-1 Type Landscaped Buffer

Min. 20'

Not Required

Min. 10' Along Min. 70% Of Facade After 3 Stories

Side And Rear (Adj. To Low Density Residential):

Side And Rear (Adj. To Other Zoning):

Stepbacks (Adj. To Low Density Residential):

Mixed-Use

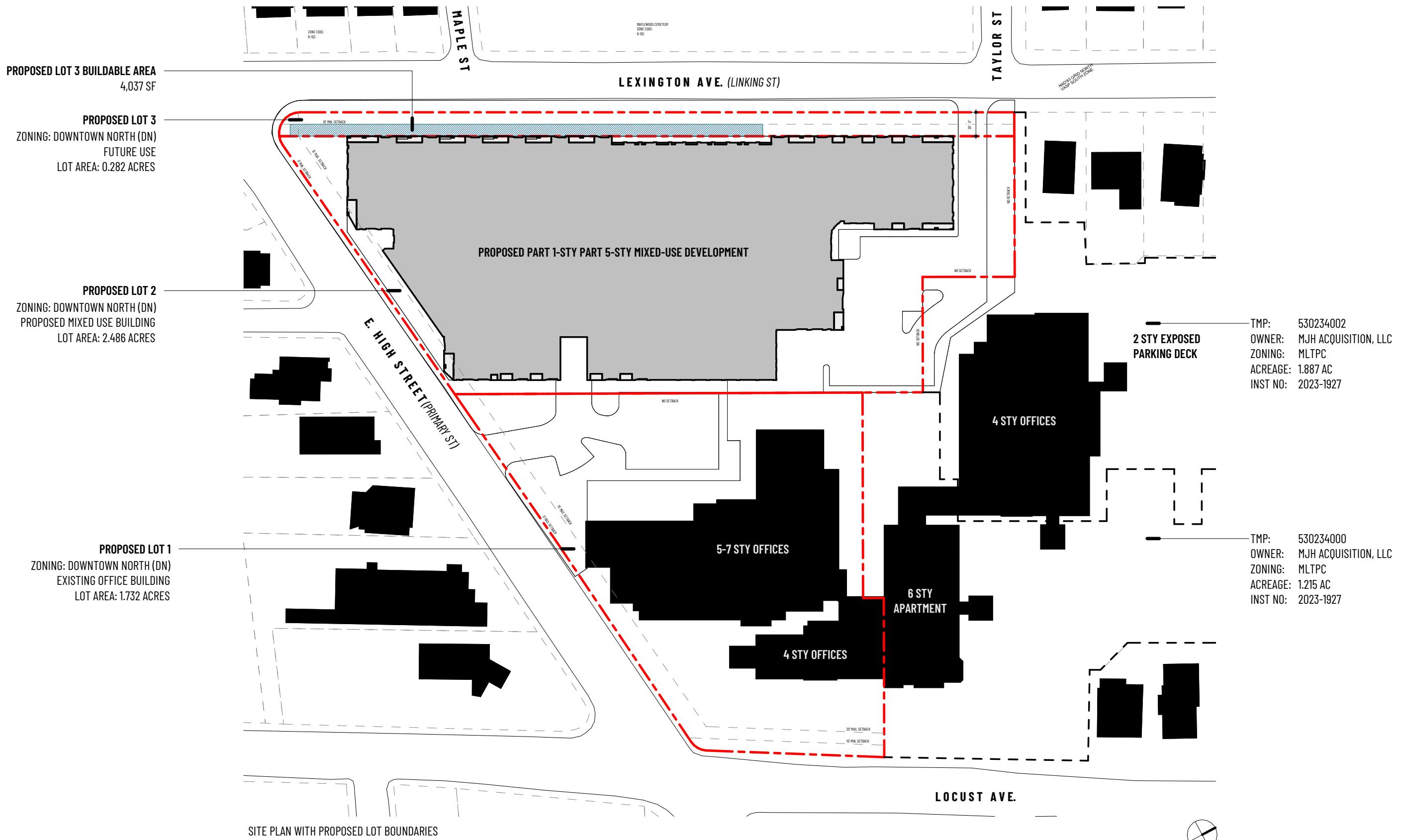
Use Breakdown:

Density:

Min. 25% - Max. 75% GFA For Residential Use

Max. 43 DUA (191 Units)

PROJECT OVERVIEW | PROPOSED LOT BOUNDARIES



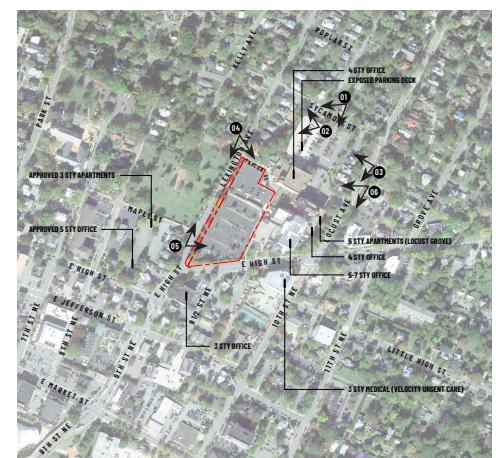
SITE CONTEXT | AERIAL VIEW



LEGEND

A	5-7 Story Offices	H	3 Story Office
B	4 Story Office (Old Martha Jefferson Hospital Building)	I	2 Story Office
C	6 Story Apartment	J	3 Story Urgent Care (Aerial Image Outdated)
D	4 Story Office	K	1 Story Childcare
E	Exposed 2 Story Parking Deck	L	1 Story Childcare
F	1-2.5 Story Houses	M	1 Story Office
G	Maplewood Cemetery	O	5 Story Office/3 Story Residential (Approved)

SITE CONTEXT | ADJACENT BUILDINGS & STREETS



SITE CONTEXT | LOCUST AVE



09 | 3-story Urgent Care Facility



10 | 1 & 2-story Offices



11 | 6-Story Apartment, 2 1/2-story Houses



12 | 1-story and 2-story Offices



SITE CONTEXT | E HIGH STREET



05 | 3-story Office, Gas Station, 2-story Houses



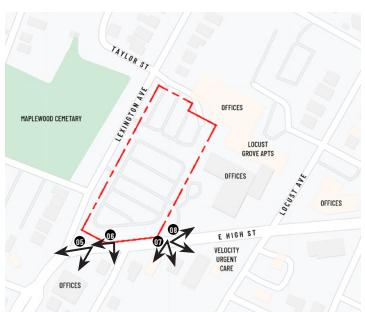
06 | 2 1/2-story House & 3-story Office



07 | 2 1/2-story Offices



08 | 5-story Office, 3-story Urgent Care Facility, 2 & 2 1/2-story Offices



SITE CONTEXT | LEXINGTON AVE



01 | 2 1 1/2-story Houses



02 | Maplewood Cemetery



03 | 5-7 Story Offices & 2-Story Houses

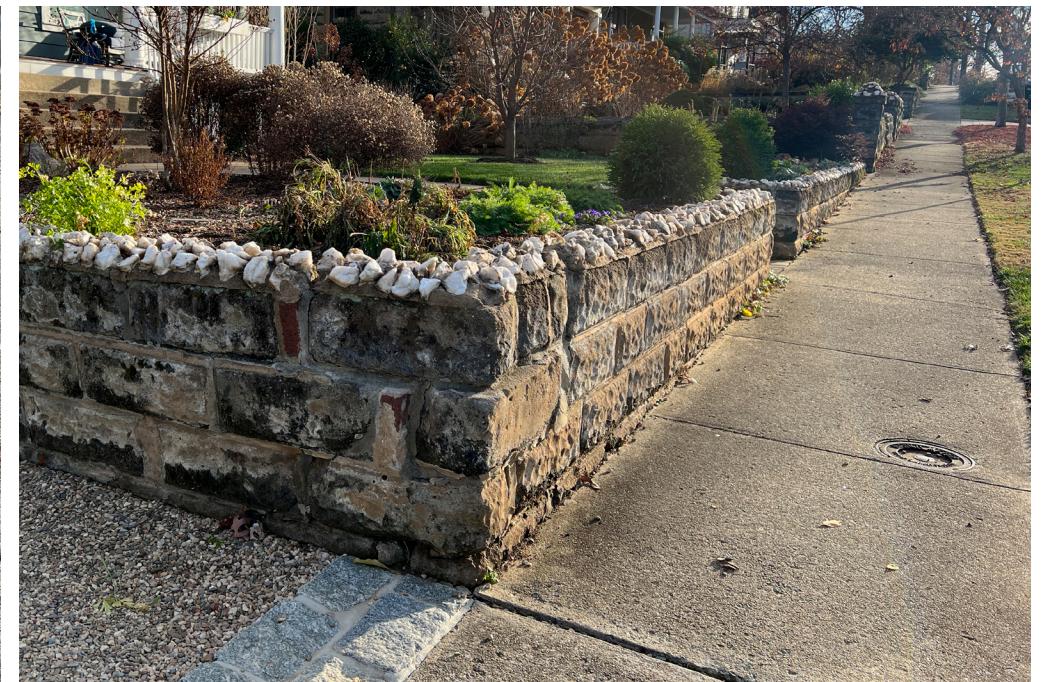
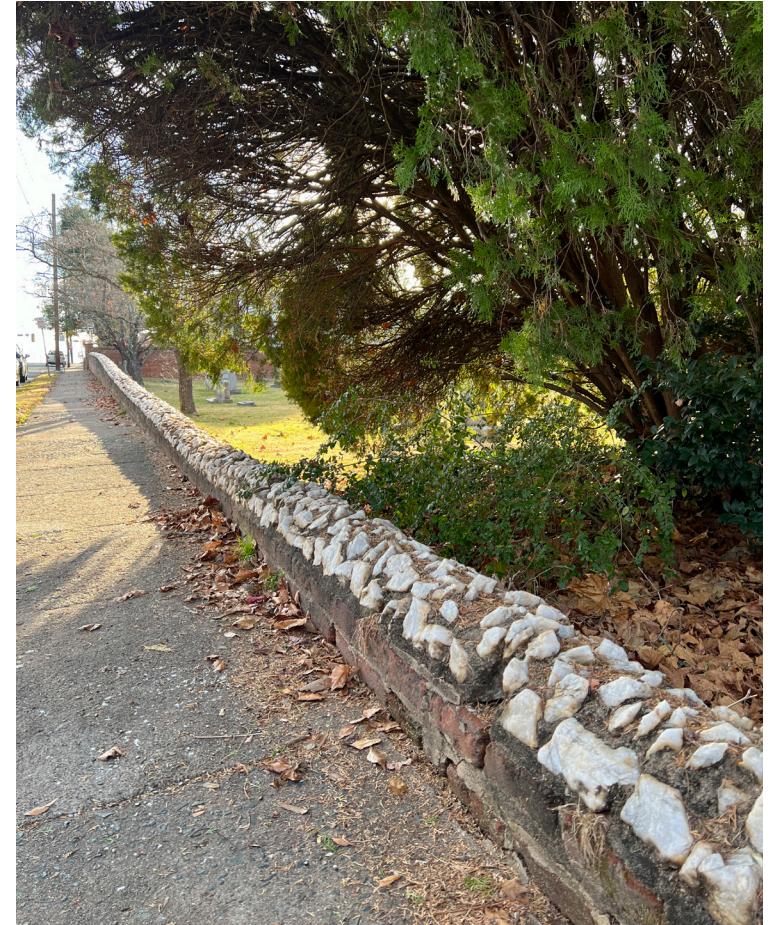
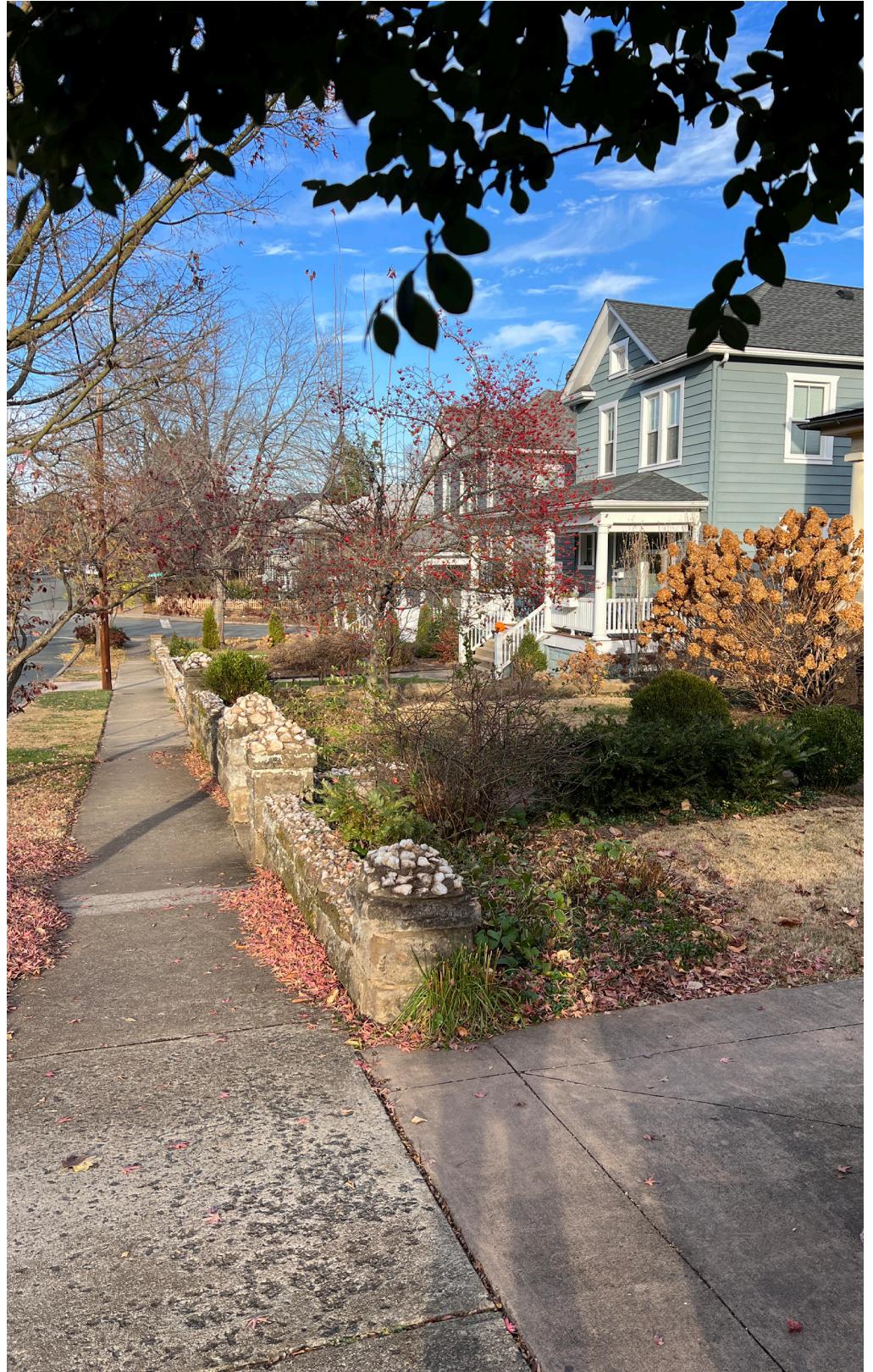


04 | 2-Story Houses



SITE CONTEXT | LEXINGTON AVE

// Streetscape Features - Front Yard Setbacks & Retaining Walls

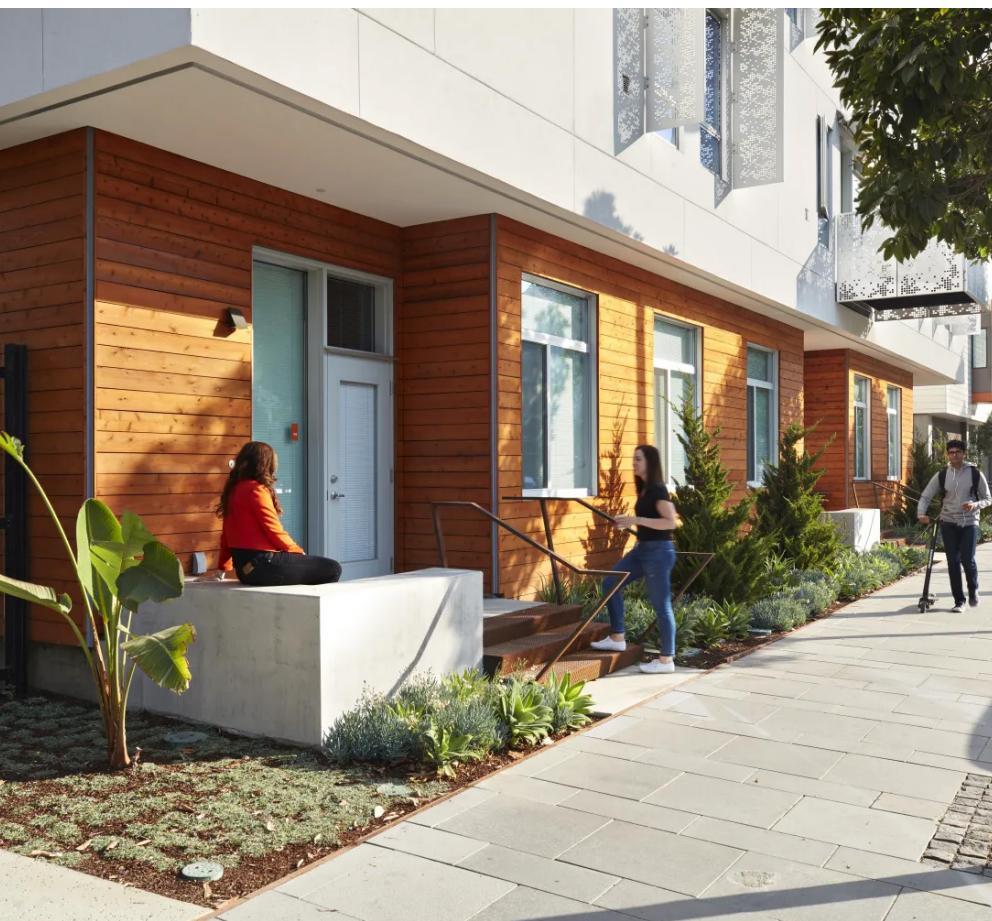


DESIGN | PRECEDENT IMAGERY

// Ground Floor Activation

Front Yard As Space For Informal Encounters

Shared Boundaries Between Private & Public Realms

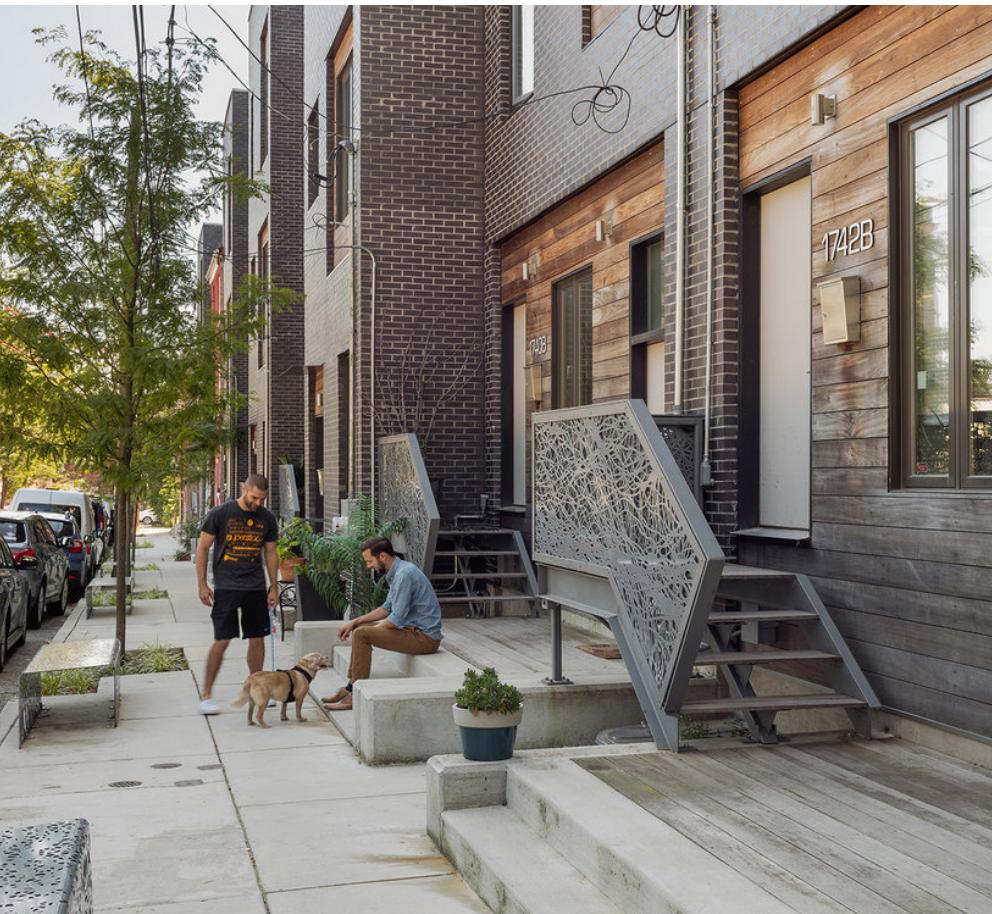


DESIGN | PRECEDENT IMAGERY

// Ground Floor Activation

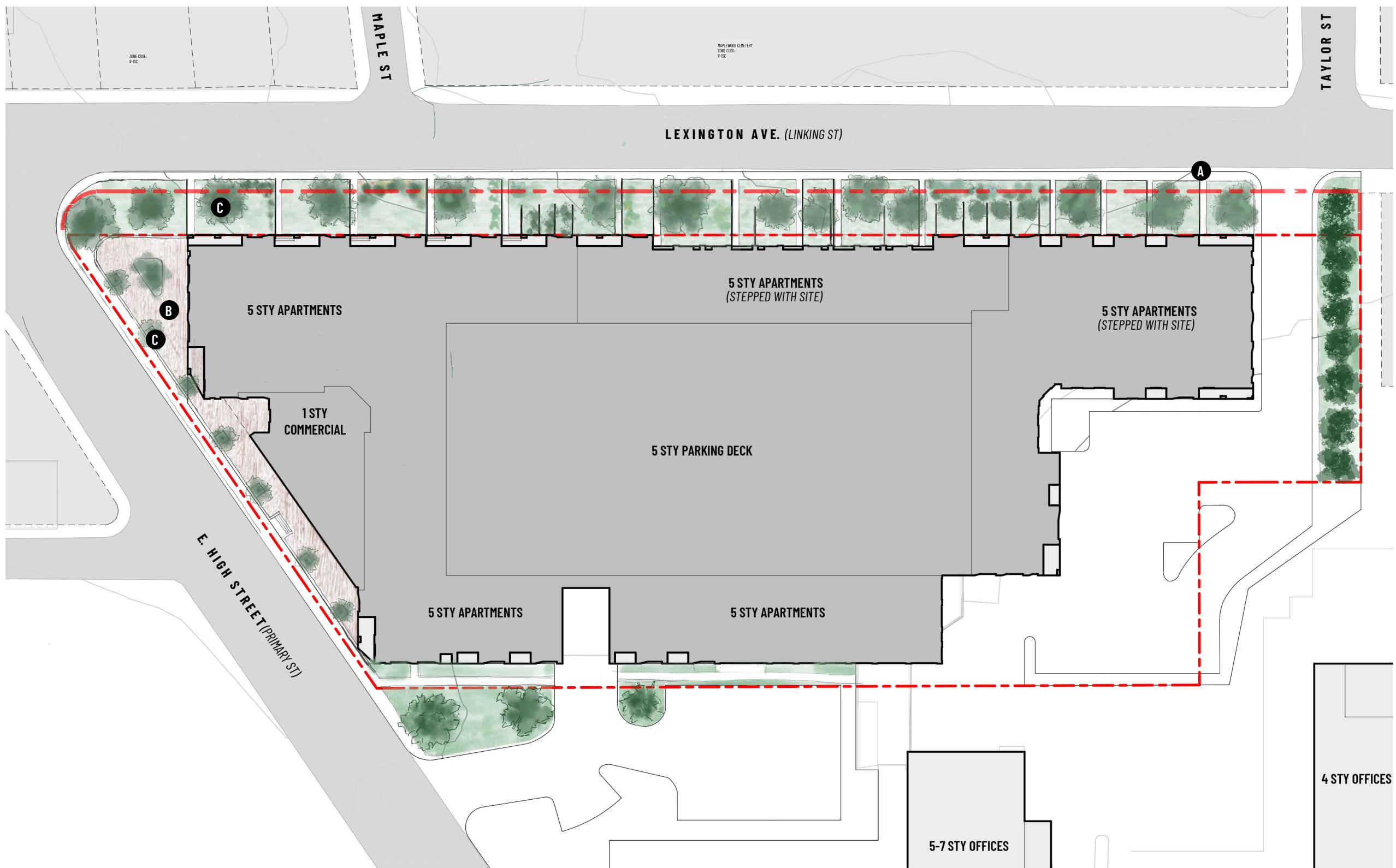
Front Yard As Space For Informal Encounters

Shared Boundaries Between Private & Public Realms



DESIGN | SITE PLAN

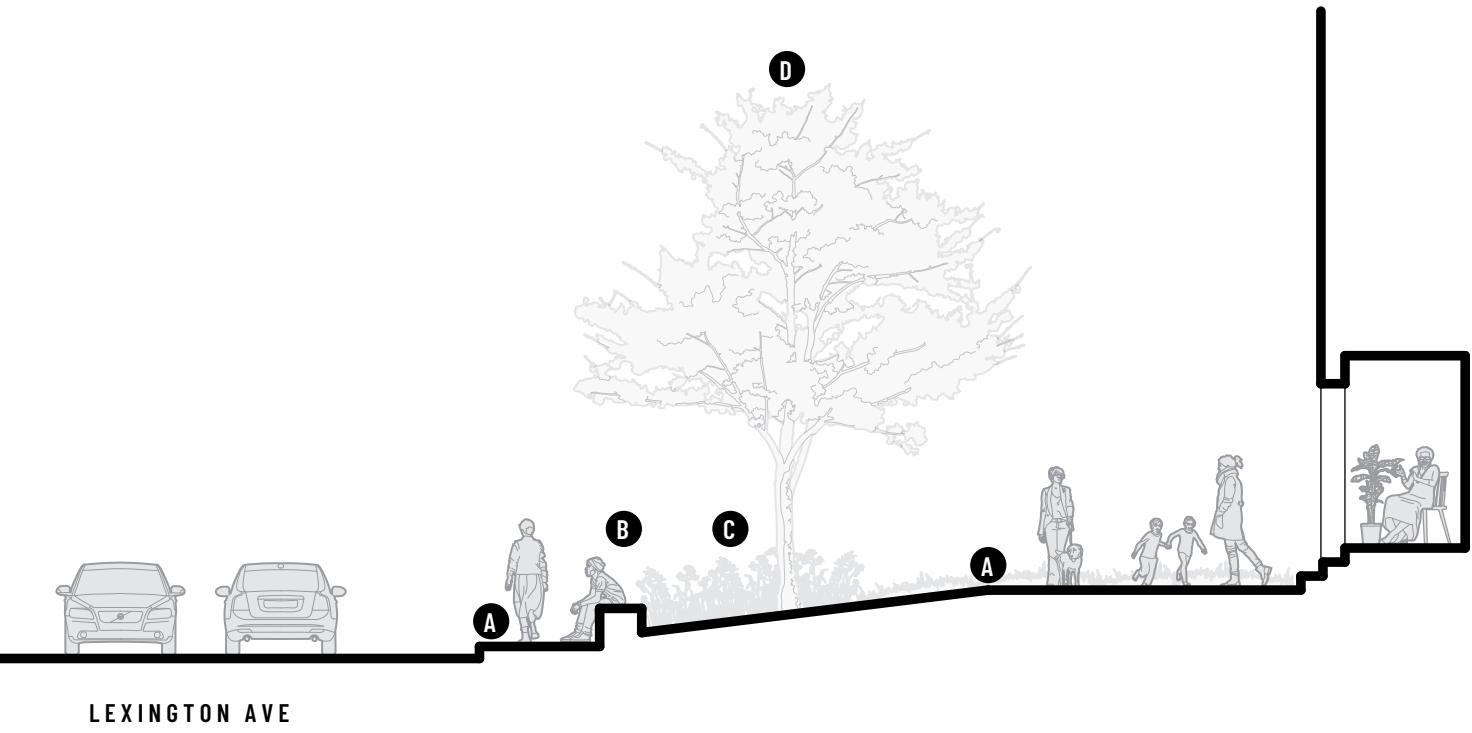
// Entries & Streetscape



SITE PLAN



DESIGN | LANDSCAPE PALETTE & ELEMENTS

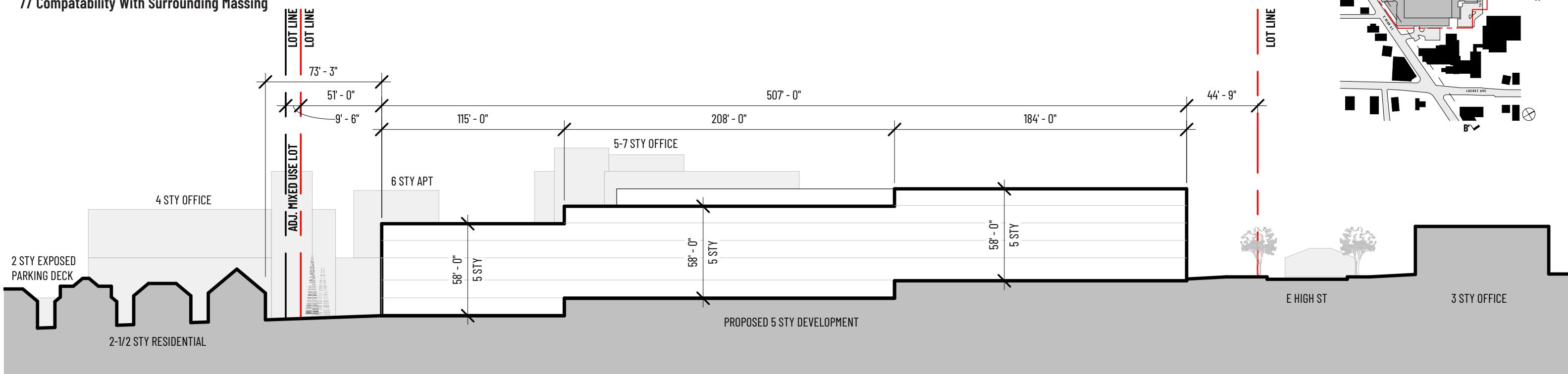


STREETSCAPE SECTION ALONG LEXINGTON AVE

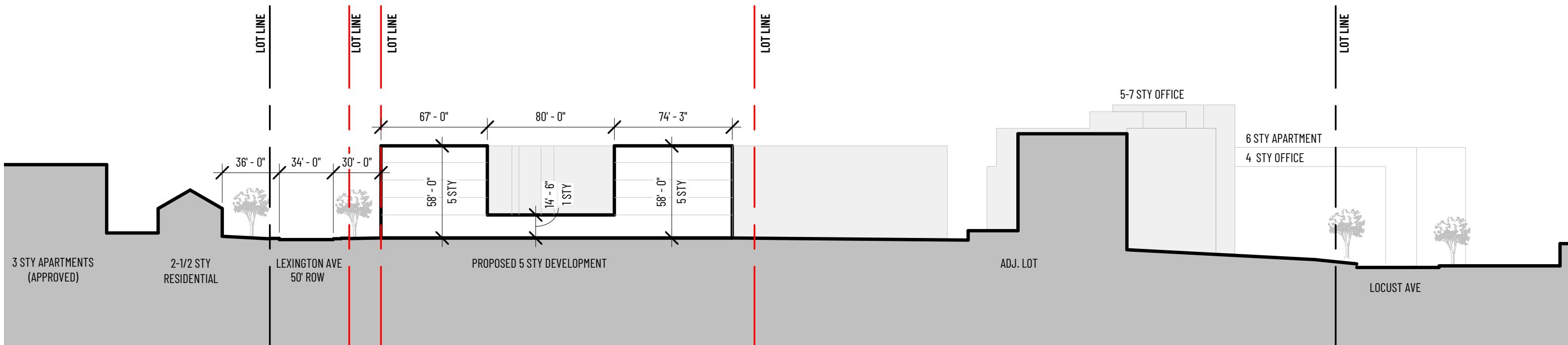


DESIGN | URBAN SECTIONS

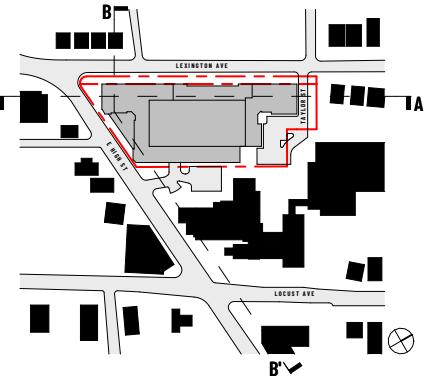
// Compatability With Surrounding Massing



SECTION A-A' - LEXINGTON AVE SCHEMATIC URBAN SECTION THROUGH BUILDING

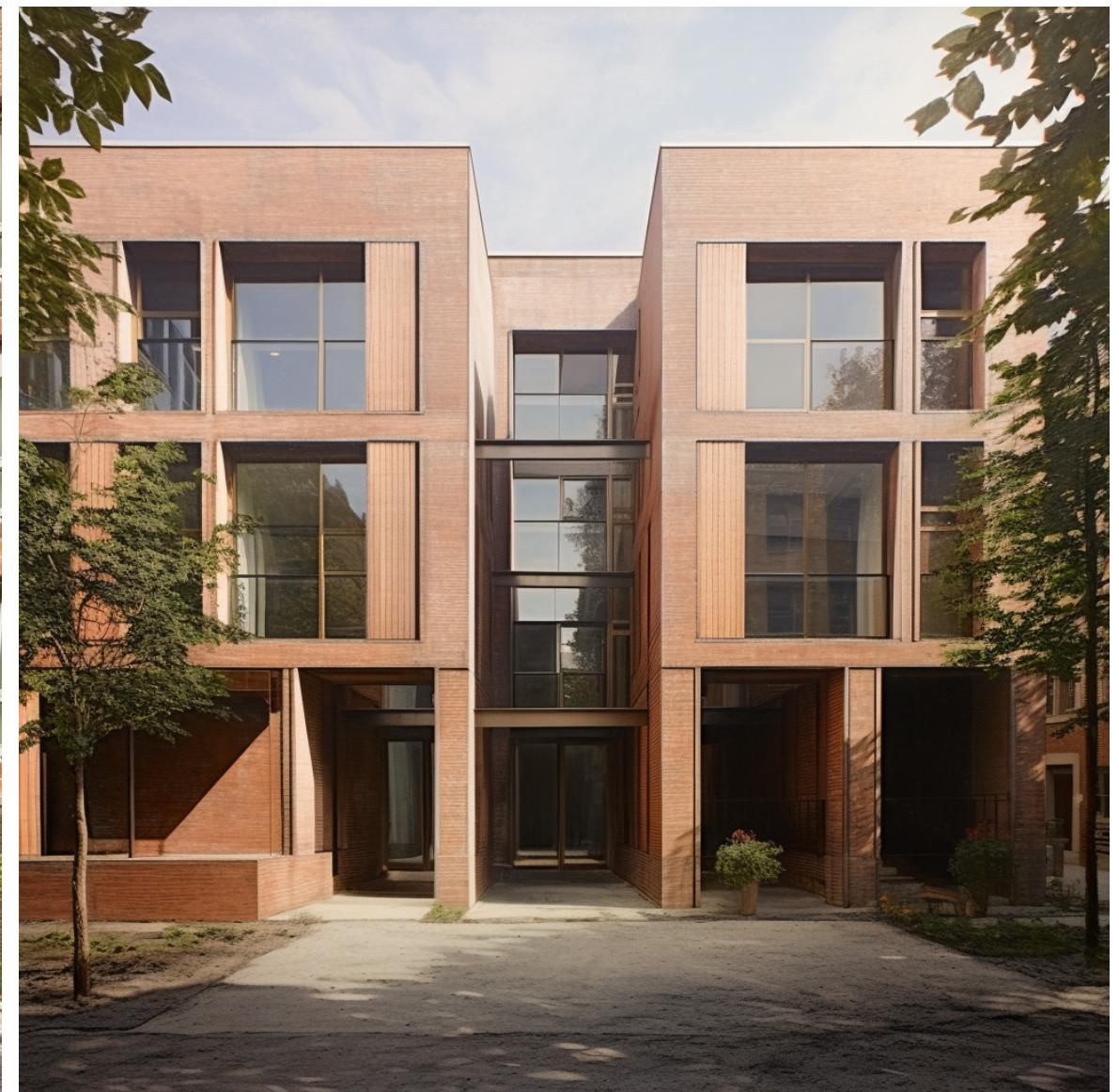


SECTION B-B' - E HIGH STREET SCHEMATIC URBAN SECTION THROUGH BUILDING



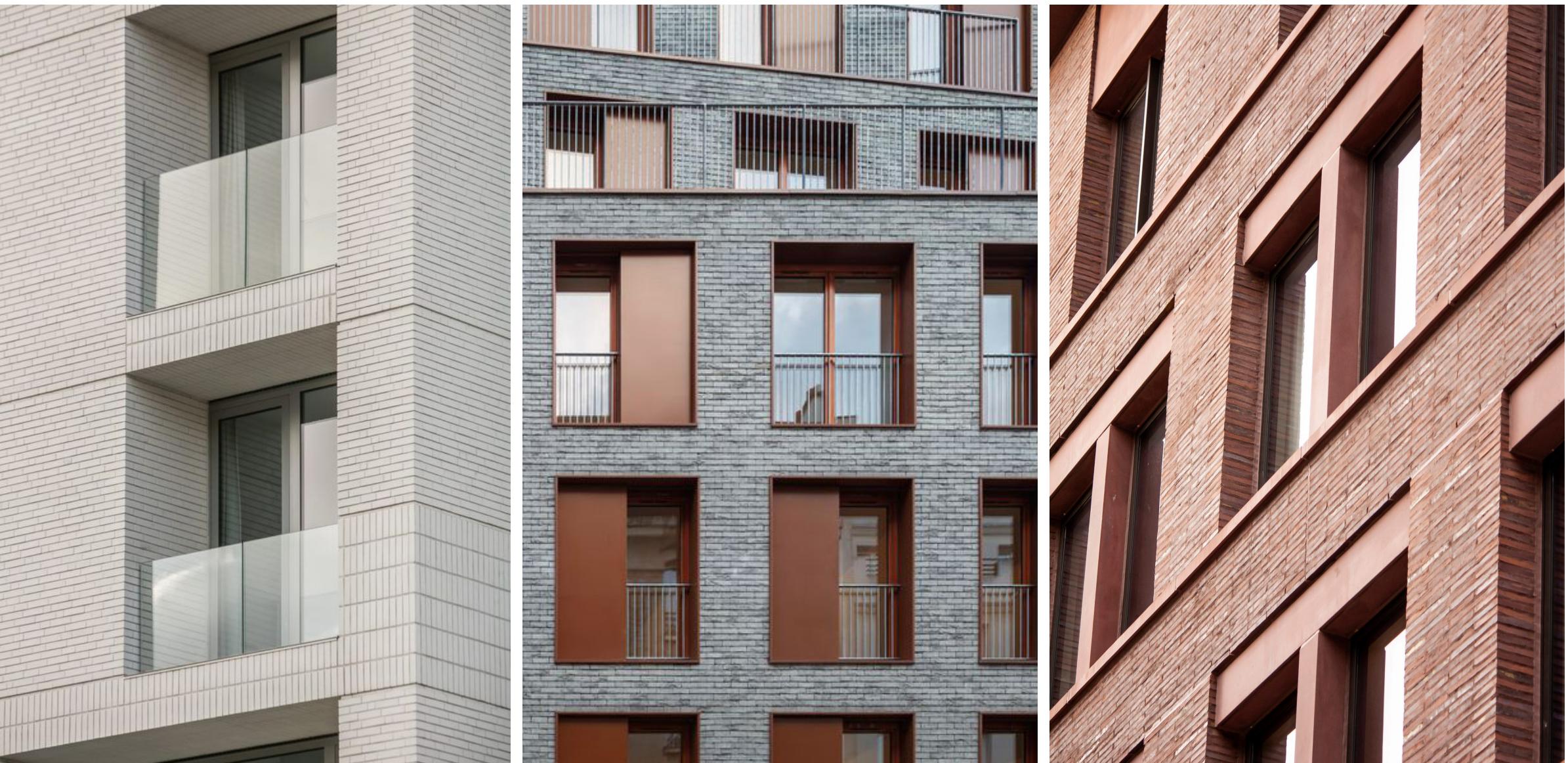
DESIGN | PRECEDENT IMAGERY

// Facade Expressed As Modular Grid



DESIGN | PRECEDENT IMAGERY

// Articulating Facade Grid With Punched Openings, Material Transitions & Details



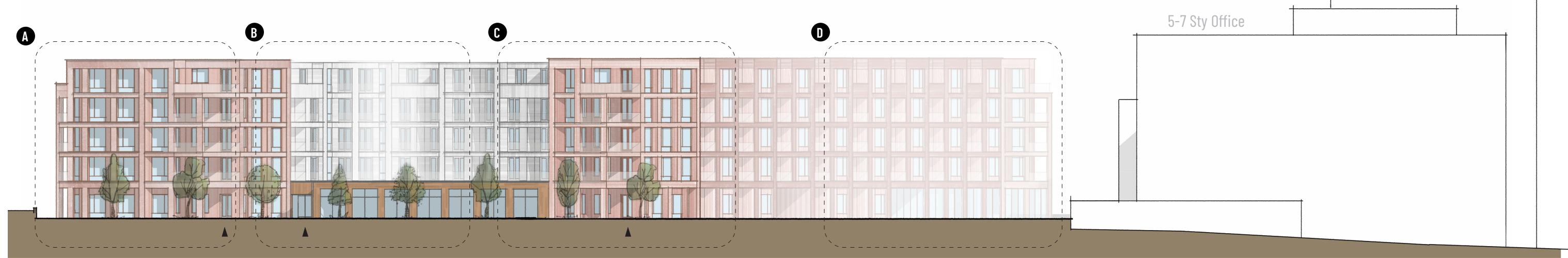
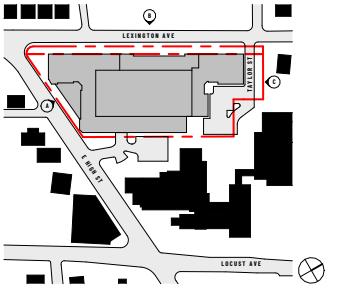
DESIGN | PRECEDENT IMAGERY

// Sensitivity To Urban Context & Scale

Engaging The Scale Of The Street With Change In Texture/Rhythm At Ground Floor
Breaking Down Building Elevation With Change In Material/Color

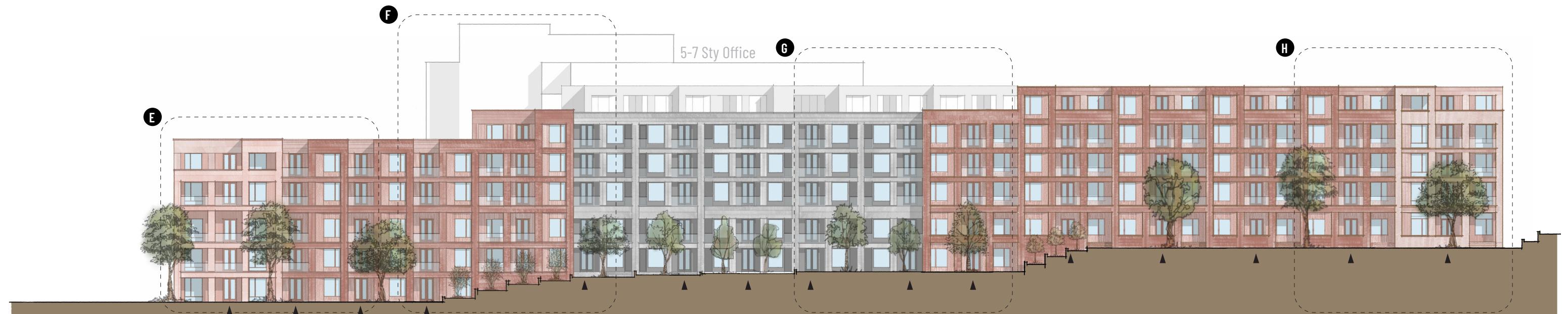


DESIGN | ELEVATIONS



ELEVATION A - E HIGH STREET

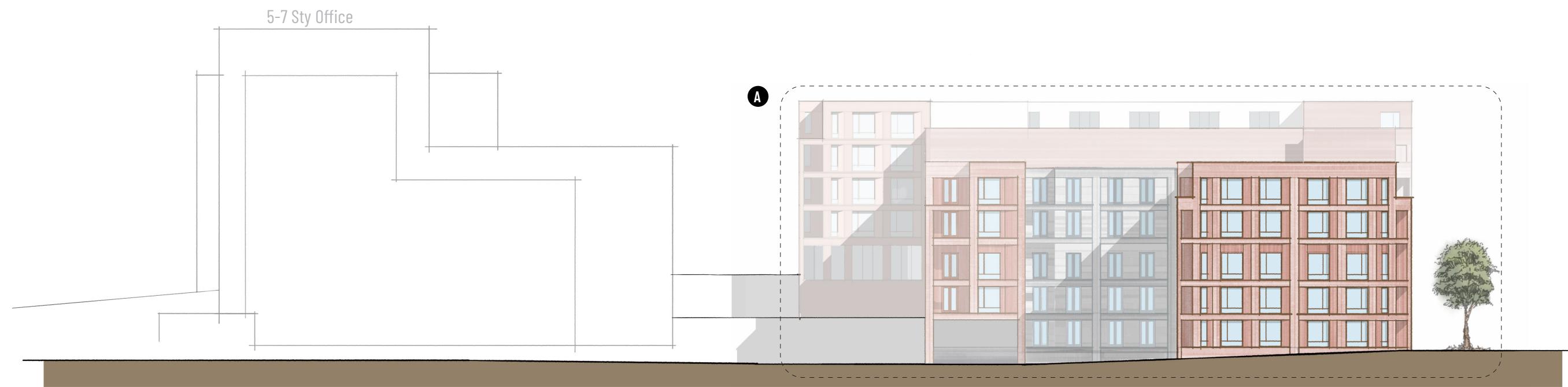
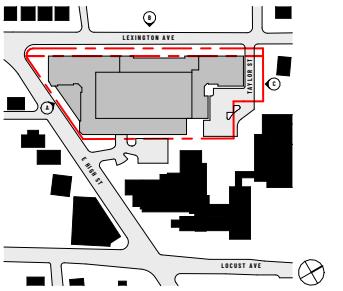
▲ (3) Entrances Fronting E High Street



ELEVATION B - LEXINGTON AVE

▲ (15) Entrances Fronting E High Street

DESIGN | ELEVATIONS

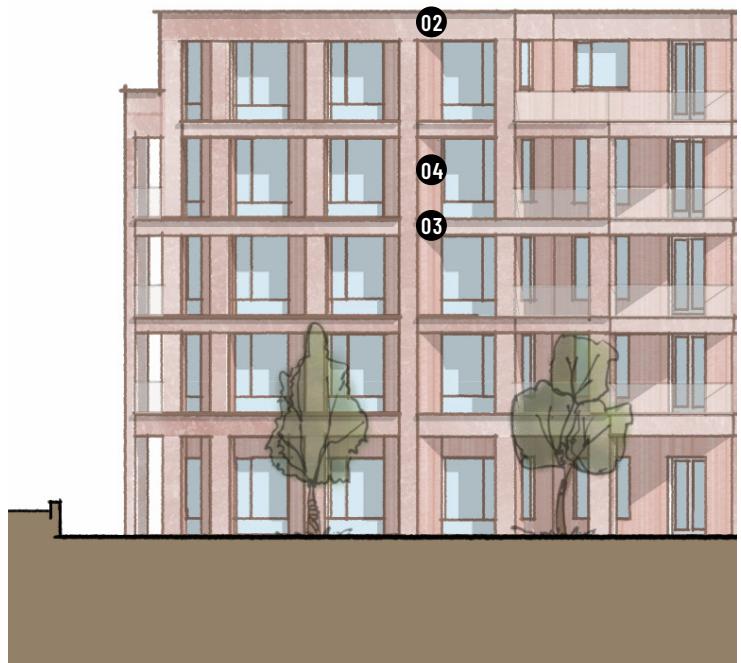


ELEVATION C - TAYLOR STREET

▲ No Entrances Fronting Taylor Street

DESIGN | ELEVATION VIGNETTES

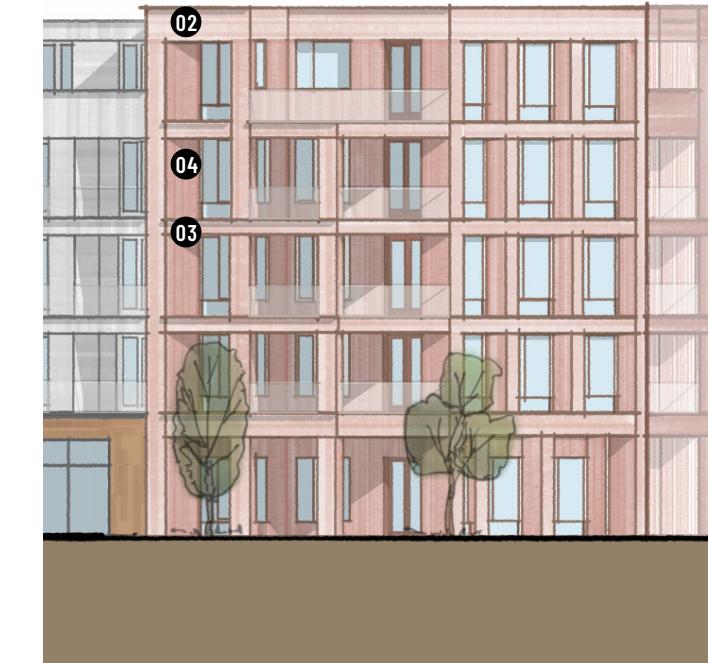
// E High Street



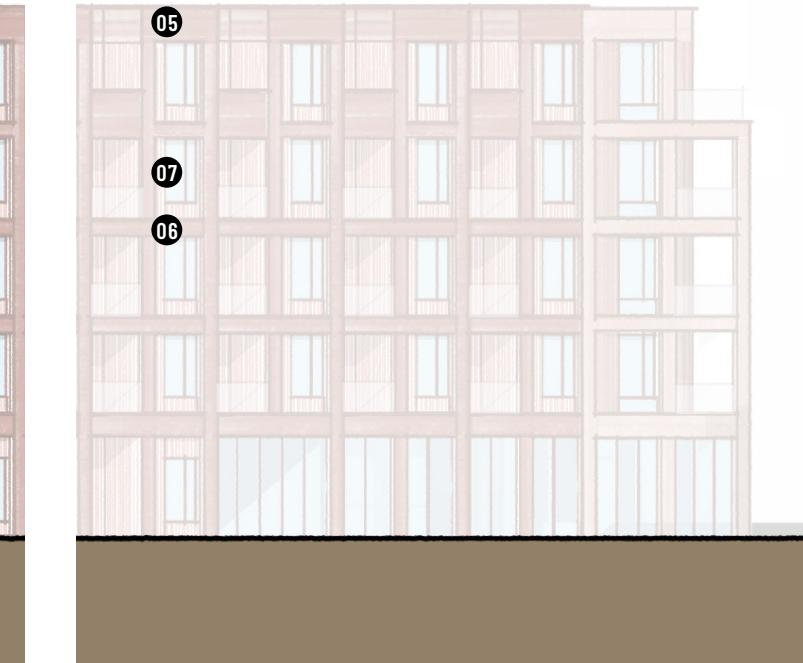
A



B



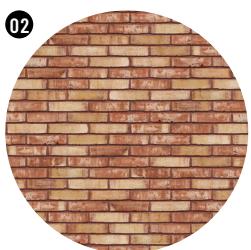
C



D



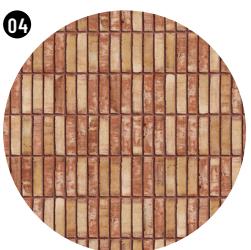
WOOD SIDING



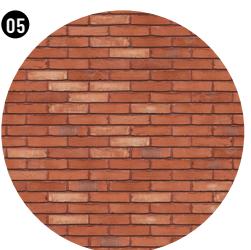
BRICK - COLOR 1
Running Bond



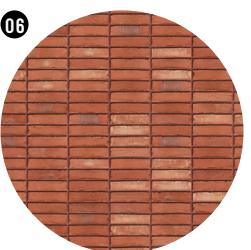
BRICK - COLOR 1
Horizontal Stacked Bond



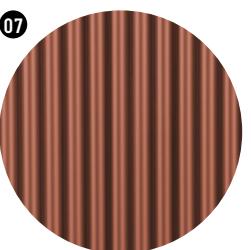
BRICK - COLOR 1
Vertical Stacked Bond



BRICK - COLOR 2
Running Bond



BRICK - COLOR 2
Horizontal Stacked Bond



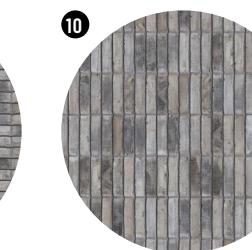
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



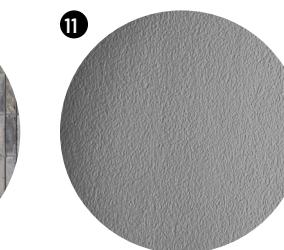
BRICK - COLOR 3
Running Bond



BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel

DESIGN | ELEVATION VIGNETTES

// Lexington Ave



E

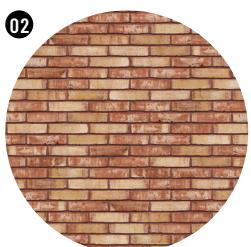
F

G

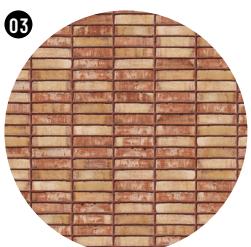
H



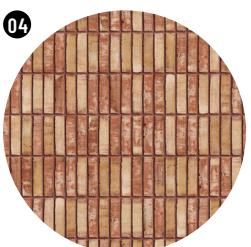
WOOD SIDING



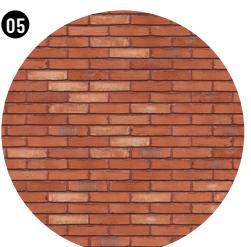
BRICK - COLOR 1
Running Bond



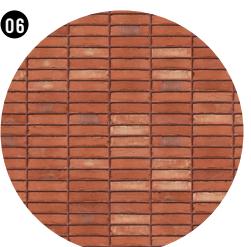
BRICK - COLOR 1
Horizontal Stacked Bond



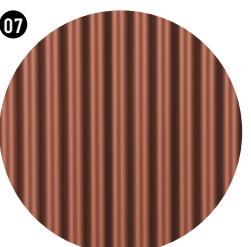
BRICK - COLOR 1
Vertical Stacked Bond



BRICK - COLOR 2
Running Bond



BRICK - COLOR 2
Horizontal Stacked Bond



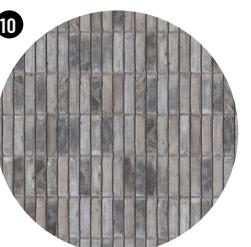
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



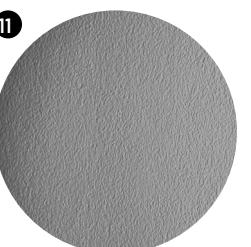
BRICK - COLOR 3
Running Bond



BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel

DESIGN | ELEVATION VIGNETTES

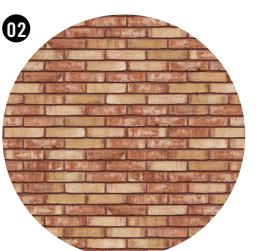
// Taylor Street



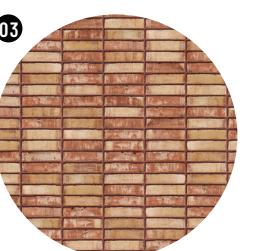
A



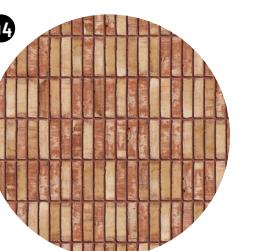
WOOD SIDING



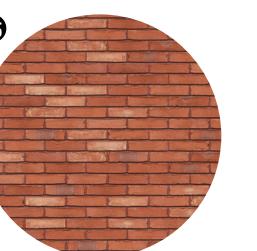
BRICK - COLOR 1
Running Bond



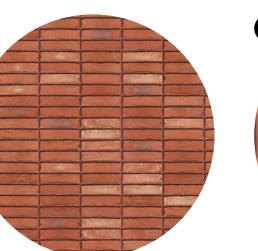
BRICK - COLOR 1
Horizontal Stacked Bond



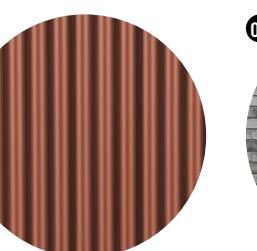
BRICK - COLOR 1
Vertical Stacked Bond



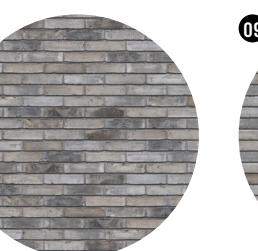
BRICK - COLOR 2
Running Bond



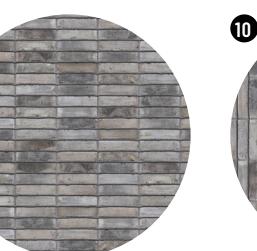
BRICK - COLOR 2
Horizontal Stacked Bond



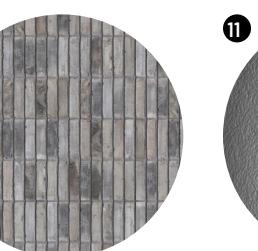
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



BRICK - COLOR 3
Running Bond



BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel

TWO STREET
STUDIO