

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
December 17, 2024, 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber 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. Approval of Meeting minutes: November 19, 2024 (Attached to packet guide below.)

2. Certificate of Appropriateness

BAR #24-12-02

128 Madison Lane, TMP 090139000

The Corner ADC District

Owner: Omicron Chapter House Society

Applicant: Greg Koehler

Project: Paved terrace at front yard

C. Deferred Items

3. Certificate of Appropriateness

BAR # 24-10-02

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Three-story apartment building

D. New Items

N/A

E. Other Business

4. Pre-Application Conference

No formal action will be taken.

606 Lyons Court; TMP 520063000

North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Alterations to house and site

5. Pre-Application Conference

No formal action will be taken.

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

6. Pre-Application Conference

No formal action will be taken.

1000 Wertland Street, TMP 100038000

(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)

West Main Street ADC District

Owner: UVA Foundation

Applicant: Elizabeth Chapman; Grimm + Parker Architects

Project: Multi-story residential building

7. Pre-Application Conference

No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

8. Staff Questions/Discussion

- Update on Council's review of café design guidelines.

F. Adjourn

Certificate of Appropriateness Application

BAR #24-12-02

128 Madison Lane, TMP 090139000

The Corner ADC District

Owner: Omicron Chapter House Society

Applicant: Greg Koehler

Project: Paved terrace at front yard.

[Application components \(please click a bookmark below to go directly to the report pages\):](#)

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

Certificate of Appropriateness Application

BAR # 24-10-02

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Three-story apartment building

Application components (please click a bookmark below to go directly to report pages):

- Staff Report
- Comparison of Submissions October/November
- BAR Minutes – October 2024
- Application Submittal November 2024

Pre-Application Conference

No formal action will be taken.

606 Lyons Court; TMP 520063000

North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Alterations to house and site

Components (please click a bookmark below to go directly to report pages):

- Staff Report
- Historic Survey
- Staff Notes
- Applicant Submission

Pre-Application Conference

No formal action will be taken.

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

Components (please click a bookmark below to go directly to report pages):

- Staff Report
- Application Submittal

Pre-Application Conference

No formal action will be taken.

1000 Wertland Street, TMP 100038000

(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)

West Main Street ADC District

Owner: UVA Foundation

Applicant: Elizabeth Chapman; Grimm + Parker Architects

Project: Multi-story residential building

Components (please click a bookmark below to go directly to report pages):

- Staff Report
- BAR Letter Re: 10th & Wertland
- Application Submittals

Pre-Application Conference

No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

Components (please click a bookmark below to go directly to report pages):

- Staff Report
- BAR Minutes – November 2024
- Applicant Submittal December 17, 2024

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
November 19, 2024 – 5:00 PM
Hybrid Meeting (In person at City Space & virtual via Zoom)



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and provide their address. Comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond.

Members Present: Jerry Rosenthal, Carl Schwarz, James Zehmer, Roger Birle, Ron Bailey, Cheri Lewis, David Timmerman, Kate Tabony, Breck Gastinger (Remote)

Staff Present: Patrick Cory, Jeff Werner, Remy Trail, Kate Richardson

Pre-Meeting:

There was discussion regarding the Monday night Council meeting and the café guidelines. Council will need more time to revise and update the café guidelines. The plan is to have the café guidelines on the Council agenda for one of the January Council meetings. Ms. Lewis did bring up that the BAR should talk to the affected property owners with updating the guidelines in the historic districts and conservation districts. All café and restaurant operators were notified by staff of the changes to the café guidelines.

Ms. Lewis brought up the suggestion of inviting Council to the last BAR meeting adopting the new and updated guidelines for the historic districts.

There was discussion of the items on the meeting agenda.

The chairman called the meeting to order at 5:34 PM.

A. Matters from the public not on the agenda.

No Public Comments

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

1. Meeting Minutes – October 15, 2024

Motion to Approve Consent Agenda – Ms. Lewis – with edits to the Meeting Minutes – Second by Mr. Timmerman – Motion passes 8-0.

C. Deferred Items

NA

D. New Items

2. Certificate of Appropriateness Application

BAR # 24-11-02

946 Grady Avenue; TMP 310060000

Individually Protected Property

Owner: Dairy Central Phase 1, LLC

Applicant: Mike Stoneking /Stoneking - von Storch Architects

Project: Exterior alterations at west elevation

Jeff Werner, Staff Report – Request for CoA is to modify four existing, non-historic doors/windows at the NW elevation. No changes to masonry openings are proposed, except to modify the bottom courses at the relocated door and sidelites.

Mike Stoneking, Applicant – The bottom image is existing conditions. It would have the muttions in it. In either case of the overhead door or the accordion style door, the muttions will absolutely line up with the center line of the existing on the front. They are all custom units. We could do anything we want. We are not bound to some dimensional constraint. On the right, this is a measured drawing of the overhead door condition. On the left is a measured drawing of the trifold or accordion style. You can see in the overhead door, because of the way it functions, the horizontals are thicker, and the verticals are skinny. It is the opposite in the accordion style. That was the case in the existing conditions as well. I think the horizontal is skinny and the verticals to support the door weight are fatter. All the ones on the north side are skinny because they are the old steel windows. This is the closest this technology can get. We are asking for a blessing of both approaches. We are still examining the financial structure of the project. One of these costs more than the other. We would like to retain the flexibility to let the proforma tell us which to choose if you find both acceptable.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Bailey – I am looking at the proposed project. You are going to relocate a door. If you went with the folding doors, why would you need a door there?

Mr. Stoneking – The person door is one of the entries and one of the two exits to the space. The folding doors/overhead doors do not come down to the floor. The brick sill that staff is talking about is about 8 inches above the sidewalk and 16 inches above the interior floor. They are not passageways.

Mr. Zehmer – With the question of preference, the rollup doors might be nicer. As this indicates, the folding doors would protrude out 30 inches past the façade of the building. That is only a minor preference. I would agree with either one.

Mr. Schwarz – My concern would be that the rolling doors be set such that they must be recessed into the interior face of the wall. I prefer the folding doors. I am OK with either.

Mr. Werner – That is the weather face. Mr. Stoneking, how do you feel about the weather preference? Do you have a preference?

Mr. Stoneking – We are not troubled by the 30-inch thing. The sidewalk is huge. This area is private property, and it is not the public right-of-way. We are not intruding there. Our furniture out there will show that is not an issue. We really do not have a preference. Both have their benefits. As we finish pricing everything out and mock it up more, we will then decide.

Mr. Timmerman – Where are you going to relocate the door? Is it to the right or left?

Mr. Stoneking – With the bottom image, you will see the person door off to the left. In the upper image, we are moving it 2 bays over and in the right third of that bay, as opposed to the middle third of that bay.

Ms. Lewis – With the opening where the door is, the remaining two-thirds would not be movable. They would be static. Are you proposing a folding door there as well?

Mr. Stoneking – It will be fixed. It needs to be fixed. The jam for the door needs to be there. That will stay fixed.

Mr. Zehmer – You had mentioned that you would have the horizontal muttons put into the door. Is that in the application?

Mr. Stoneking – You can make it a condition.

Mr. Werner – My understanding is that it was an attempt to reuse what is there, rearrange it, and move it. If that was not possible, it would not replicate.

Ms. Tabony – With the fixed portion next to the door, I presume that detailing would match the doors of the other openings.

Mr. Stoneking – Yes, it will.

Mr. Timmerman – Why not leave the door in its original location?

Mr. Stoneking – The floor plan does not support that location.

Mr. Timmerman – Can you confirm the color?

Mr. Stoneking – It would be white.

Mr. Birle – With the new door, will it have a small bottom rail like you are showing in the image? Will it have a taller bottom rail?

Mr. Stoneking – I think that we would keep it equal to the rails and styles on the other sides. I do not see why we would have a tall rail.

Mr. Werner – With the door that is there, the goal was to simply move it. In the motion, it would be that a new door and sidelights are necessary, and that they will match the door in that current opening.

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed door and window alterations at the west elevation satisfy the BAR's criteria and are compatible with this IPP, and that the BAR approves the request as submitted with the following conditions:

- That the horizontal muntins will line up with those on the north elevation
- That there will be muntins in the door
- That the sill at the existing door will be infilled with brick to match the existing [brick].
- The new door and sidelights will match.

Second by Mr. Birle. Motion passes 8-0.

Discussion following Second of Motion

Ms. Lewis – I am supporting the motion. I would prefer the folding doors. What has been a real attribute of this project in the neighborhood is its engagement with the street on the front patio. You are now proposing to wrap it around on 10th Street. It is important. I believe we have had 3 folding doors in historic districts: one on West Main, two on Water and an adjoining street off Water. They tend to be either fully closed or fully open. I have seen them in the old tempo half raised. That would be infrequent. I feel the folding doors would provide some engagement between the activity on the inside and the neighborhood on the outside spaces and maybe some flexibility for all parties. I would like to express a preference there. I am thinking that is the more expensive option.

3. Certificate of Appropriateness Application

BAR # 24-11-03

301 East Main Street; TMP 33023100

Downtown ADC District

Owner: Williams, J & D Pettit, Tr. - Advance Auto Ltd.

Applicant: Greg Jackson / TOPIA

Project: Art installation on south and west elevations

Jeff Werner, Staff Report – Request CoA is for the installation of art panels onto the south (primary) and west (side) facades.

Greg Jackson, Applicant – It is simple in what is proposed here. The owner has been doing a lot of art to his properties around town. This is an ongoing thing with the owner. He is acquiring a lot of art and improving his properties with it. I asked him if he would like me to take another picture without the person taking a nap there. He seemed to like the idea that he was there. We were going to put them on the side/west façade. When the property owner brought me in, I raised them up where they were below the windows on the side there. I raised them up above those windows. We saw these empty panels and thought why hide them around the corner. They were in danger of maybe getting vandalized and making more of an element of the building.

Mr. Werner – Are these 17th century pieces of art?

Mr. Jackson – Other than the description, they are from the 1600s to the 1800s. It looks like there is an overlap when that property first had a building on it in the 1800s. I spent 30 minutes to an hour getting into it and looking at all the artwork from that time. It was a popular style and a big part of the culture during that time.

Mr. Zehmer – Are these pieces of art from the period or are they reproductions?

Mr. Jackson – They are reproductions. They seem like they are isolated portraits. From what I reviewed. They were scenes of individuals with horses and landscape. This artist pulled these certain characters out of this and recreated it. I am probably going beyond what I know.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – Are they going to be covered with something like a plexiglass? Is there going to be anything that prevents them from fading? What will happen if they do fade? What would the owner plan to do at that point?

Mr. Jackson – I do not know what the final clear coat is on it. I believe this is a similar artist that has done some work at the Woolen Mills President's House. It is like a museum of sculptures throughout the whole grounds. There is a sculpture over in the Michie Building courtyard with water. They are well protected with a shellack type of coating. I can find out the information. I assume the artist is aware of what is needed to keep it protected.

Mr. Schwarz – It is not going to be a sheet of plastic or a sheet of glass.

Mr. Jackson – It seems more like a fiberglass with a coating over the top of it. It is a thick clear coat.

Mr. Timmerman – Is the intention for these to be permanent or just put up for a certain period?

Mr. Jackson – I don't know. I imagine that he is going to put them up there and see how it feels, how far it goes, and how they hold up. They were made, and he was looking for a place to put them. With the center panels, where there are 7 of those little portraits, it would be made custom if this is given an approval. The other ones were already made. He was looking for places to put them. He has a lot of artworks, and he is trying to find an appropriate location. It is not as if they were custom made for this site. I could see him moving it at another time, but also keeping them there if they become part of the lively scenery of The Mall.

Mr. Timmerman – Are the sizes accurate on the rendering?

Mr. Jackson – It is the best I could do. It is pretty much there.

Mr. Zehmer – Is the intent to have a border around the artwork as opposed to have the artwork fill up the entire freeze?

Mr. Jackson – These are already made. You can maybe see in the final page of the presentation. That might be the property owner's house or something with other artwork around it. They were made and we are finding a good spot for them. They happened to fit well in this condition for this building. He picked the building. They ended up being in these locations as a proposal.

Ms. Tabony – I have a question about the color that you have chosen for the area behind the artwork. Is that color a chip you can hand us or is that a general representation of a warm gray?

Mr. Jackson – It is a general representation. I am open to suggestions. Frankly, I felt something mellow, soft, and pulling back would be better than white or off-white that is there now. It seems too bright. We can provide a chip to tell you the exact color.

Ms. Tabony – The other question I had was about the scale of these artworks relative to the building. Have you done a mockup? Have you put them on the building to see whether you can read the drawings?

Mr. Jackson – No. We have not placed them. I believe they are still in California. I imagine that we could put a size mockup, something up there at the same scale.

Mr. Timmerman – Is there any kind of a statement about why they are there? It sounds like these are interesting pieces of artwork and we need a place to put them. Is there anything more than that?

Mr. Jackson – This is where it would be great if Allen could have made it in. I don't know. A lot of his art recently has a Japanese feel to it, especially at that timeframe. I imagine it as art as nothing to be of referencing anything. The only thing I think is interesting is this time period of this art. It did overlap a little where it is not the same building. At that site, there was a building during that same period. It is a long way from Japan. It is the style, color, and expression and to have something interesting.

Mr. Werner – In 1997, when this was being reviewed, the woman involved referred to some Japanese process of the design and the coloring to it. That might have stuck with the applicant. It does seem plausible. Somehow the color selection of when the façade was changed, she was referring to this Japanese process of selecting colors. If not true, it sounds like a good story.

Ms. Lewis – With the mockups that we are looking at with the panels superimposed, they are not necessarily to scale. You said that you have done your best.

Mr. Jackson – That is correct, without getting the scaffolding up there.

Ms. Lewis – I am glad that the sleeping person is there. Let's say that he is a normal man, and he is between 5 and 6 feet tall. He is laying directly down. Your application says the panels are 2-by-8. It seems like the panels are going to be a little bit longer. It looks like with the length of that man; the panel is only a little bit longer than he is. Eight feet is another two feet. I am sure that you have made sure that these panels will fit in those spaces. I think it will take up more of those spaces.

COMMENTS FROM THE PUBLIC

James Shu – I don't know if I like the color of the gray paint behind the paintings. Maybe a yellow ochre or a blue. I like colors that are in the painting. That will maybe work better. I don't know how well that would end up fitting with the rest of the façade of the Downtown Mall. That is my suggestion.

COMMENTS FROM THE BOARD

Ms. Lewis – There was discussion by staff that we should talk about the wood bench on 3rd Street, and the fact that is under a CoA.

Mr. Werner – It is an opportunity to emphasize something. I have been asking the store to remove the green lights. Adding it as a condition for this owner to comply might see those green lamps removed, not the fixtures but the lamping.

Ms. Lewis – Were the lamps put up without approval?

Mr. Werner – I don't know about the fixtures. I know the green bulbs went up. We would like them removed. This is an additional mechanism to accomplish that.

Mr. Jackson – I can speak about the bench. We did get an email today from Mike of Rapture. They have already ordered the materials. They were already on it. They said that they hope to have it done and repaired and painted within the next couple of weeks. With the green light, even though it is in the photos when I was there taking it, I had to go back to see what you were talking about. It is obvious to me that must be the tenant wanting to have more of a presence on the outside of the building of their store. I don't think Allan is attached to it. It would be fine to tell the tenant.

Mr. Werner – I will leave it to the BAR. Staff would like to have them removed. With the bench in the back, we have so many good bench stories on The Mall with trying to find the original Halpern benches. This bench was one of the first CoAs I had to work with. This had been previously located at a building that was demolished for the Code Building. This bench has been around. Hopefully, it will take on a mythology of its own.

Mr. Zehmer – In terms of the lights, I was looking at our guidelines and seeing if we have guidance on color. I am not really seeing anything.

Mr. Schwarz – I remember Mary Joy used to not allow it. Violet Crown had to get special permission for their purple lights on their sign.

Mr. Zehmer – My suggestion was going to be that if they wanted to use green lights, they could bring it to us for approval, which is the process. It sounds like they are working on the bench.

With the artwork, looking back to the architecture of antiquity, the freezes of buildings were often ornamented with artwork. I do not have any problem with this, especially if it is installed in a reversible manner. I have no objection.

Mr. Birle – I agree with Mr. Zehmer. It is not a historic freeze nor is it a particularly attractive freeze. It is clunky the more I look at it without these artwork pieces the more I want to see something up there. Toning the color down is a good move. This is an improvement.

Ms. Lewis – Considering the whole building volume, at the street it is 1997. There is nothing left of what it was before then. I have no objection. Ali and Gabe were the 2 individuals who did the most for The Mall in the early days. This was one of the first buildings that was completely redone and reused. We would not have the Babar lights at the Michie Building had it not been for Gabe and Ali and the artistic touches that we have through downtown, which give us a sense of place. I have no problem with these. They are quite beautiful.

Mr. Jackson – I am glad that you brought up the lights at Michie. I was going to mention that. It goes back far with these guys in incorporating art.

Mr. Gastinger – In terms of our purview, this is reversible, and it is appropriate. It enhances the historic district. Personally, I find it fun and interesting. It brings some interest to The Mall. I accept that it is not our role to judge the content of the art.

Mr. Rosenthal – While it is not like anything else on The Mall, it is quite attractive. I like the whole concept of bringing art, some color, and excitement to The Mall. I really like it.

Mr. Timmerman – I would reiterate what staff had to say. There is nothing here that goes against the guidelines, not in our purview. In some of the questions and comments, I would be interested in looking at some different colors. Even if you stuck with the same kind of green or whatever the rest of the body is, darkening that a little bit to create a little more emphasis up there. That might help some. A mockup would be helpful. Those are just suggestions as part of a process that has not yet been finished.

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed art installation at 301 East Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the request with the following conditions:

- The artwork will be maintained in good condition.
- If the art panels are removed the underlying façade will be repaired and repainted.
- The green lamps will be removed from the exterior fixtures on the south and west elevations and replaced with light bulbs that comply with our guidelines in terms of intensity and color temperature.
- The wood bench at the 3rd Street café space will be repaired, refinished, and maintained in good condition.
- Staff will approve the eventual background color selection for where the art panels are installed.

Second by Ms. Lewis. Motion passes 8-0.

E. Other Business

4. Consultation with BAR (Ref CoA #22-12-02)

116 West Jefferson Street; TMP 330183000

North Downtown ADC District

Owner: Jefferson Street Properties, LLC

Architect: Kristin Cory

Review design for emergency egress stairs.

- The staff presented the proposed project at 116 West Jefferson Street
- According to the code, the applicant is going to need emergency egress for this project.
- The project is to be an egress stair and nothing more.
- The applicant does want to turn this building into a boutique hotel.
- The applicant shared some additional information with the design of the egress stairs.
- The project is across from the McGuffey School.
- The applicant intends to rehab what is there. Emergency egress is going to be needed.
- There will be no decking on the 2nd balcony.
- Staff is seeking BAR recommendations and suggestions for the applicant to make the emergency egress stairs.
- The intent of the applicant is to make this into a boutique hotel.
- Staff did speak with the building code official regarding the location of the egress stairs.
- Mr. Zehmer expressed frustration that there was no mention of this at the December 2022 BAR meeting.
- The applicant is working with a structural engineer on this project.
- The owner did want to keep the porches, but the building code official ruled against keeping the porches.
- The stairs will be a painted composite trim for the risers and skirt boards.
- Members of the BAR provided feedback and asked the applicant questions regarding the project.

- The BAR would like to see more detailed and accurate drawings and renderings for the final project. The BAR would also like for the applicant to re-present to the BAR.
- The applicant intends to provide more detailed drawings and renderings of the finished project when he re-presents to the BAR.

The meeting was recessed for 5 minutes.

5. Discussion – At BAR's discretion. No formal action will be taken.

218 West Market Street; TMP 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Al Patel / Cavalier Hospitality LLC

Project: Multi-story hotel

- Staff did go over the proposed project plan and the plan is to get some input, feedback, and questions from the BAR.
- There are a significant number of trees on the site that will be removed as part of this project.
- A connection to The Mall that was discussed in the April 2024 Preliminary Discussion.
- The demolition CoA for this property is still valid.
- Came before the BAR in April 2024 for a preliminary discussion.
- There has been a change in the architect since the April 2024 preliminary discussion.
- The proposed project will be 5 stories on Market Street and 6 stories on Old Preston Avenue.
- There are also some other zoning issues to be resolved with this project.
- There have been several iterations of this project over the past years.
- The new applicant team presented the changes that they are proposing with the new revisions and changes for this project.
- The intent is to get feedback and suggestions from the BAR and to get a vote from the BAR on a CoA public hearing at the next BAR meeting.
- The applicant intent is to break up the facade so as not to read as one large wall. The intent is for the height to be more contextual and be more modest than the neighboring buildings (Code and Omni).
- There will be a pedestrian path through the building that will connect West Market and Preston.
- The entrance for the parking garage for the site will be on Market Street and will descend to the garage under the building.
- The ground floor on The Downtown Mall side would be retail and the ground floor on the other side would be the lobby of the hotel.
- The BAR did provide suggestions and feedback regarding this project for the applicant to include in the CoA application.
- There was appreciation from Mr. Gastinger in addressing the parking on the site.
- Mr. Gastinger does not believe that the building articulation fits in with Charlottesville and did not feel right. The building does not reflect The Mall.
- Mr. Gastinger felt that the materiality was off. There are some opportunities to improve the building.
- Mr. Timmerman expressed disappointment with the design of the building and how it works with the design guidelines.
- Mr. Timmerman hoped that the design would reflect how special the site is being next to the Downtown Mall and being an extension of the Downtown Mall.
- Mr. Schwarz did speak about the pedestrian experience on the Market Street side of the building and the height of the building.
- Mr. Zehmer and Ms. Lewis did read and summarize emails that were sent to the BAR into the record. The emails provided suggestions, criticism, and feedback for this project.

- The director of Lighthouse Studio (Deanna Gould) did provide public comment regarding this project. The main point of the concerns for the director were safety, operational concerns, and eventually financial concerns.
- Staff brought up that the signage that is shown would not be allowed. Staff did notify the applicant that a separate sign permit would be required.
- Staff does not know how to address the landscaping plan and the screening of the rooftop equipment.
- Mr. Zehmer did bring up the importance of showing lighting in the formal CoA application when it is submitted.
- Mr. Rosenthal and Ms. Tabony brought up the importance of having an entrance on the Downtown Mall to get up to the lobby.

6. Pre-Application Conference – No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien /Heirloom Development (contract purchaser)

Project: Multi-story residential

- This project would require a CoA from the BAR for the demolition of the current and a design CoA for the construction of the new residential building on the site.
- A pre-application conference with the BAR is required by the code. There will be no formal action taken by the BAR during this pre-application conference.
- There has been no formal CoA request submitted for this proposed project.
- There are zoning considerations for this project. The BAR does not have purview with what is happening inside a building (affordable housing, zoning, etc.). The purview of the BAR is on the exterior features of the building.
- Staff recommended that the BAR be honest and sincere in providing feedback and criticism to the applicant.
- Staff also mentioned that BAR is not afraid of height for big projects.
- Staff did remind the applicant of the importance to show the shadows on the Downtown Mall.
- The current zoning ordinance allows a height of 10 stories by right.
- This is a sensitive and important project given the site and the location on the Downtown Mall.
- The applicant is going need to permission from the BAR to demolish the current building on the site.
- The applicant emphasized the importance of starting the conversation of whether development is possible on this site.
- Mr. Bailey did state that there needs to be more people living downtown.

APPLICANT PRESENTATION

- The applicant is under contract to purchase the site for this project.
- The applicant does understand the importance of this property and the history of the property on the Downtown Mall.
- This is the first test of the new zoning code.
- The applicant wants to start the conversation and discussion on whether the site can be developed under the current code.
- The applicant is going to need approval to demolish the current building and approval for the “massing and satisfaction” as outlined in the code.
- The applicant did present the massing and height that could be permitted under the current zoning. The applicant does not intend to build to the maximum height.

- According to the applicant, there is not much difference with the shadows between a 6-story building and a 184-foot-tall building.
- The applicant outlined what he would submit for a partial CoA to demolish the current building to develop something on the site.
- According to the applicant, the Mall needs 24/7 activation, and the code is designed to provide more housing.
- According to the opinion of the applicant, the Violet Crown has become outdated in terms of movie theaters.
- The new zoning code was written to develop a site like this.

COMMENTS FROM THE PUBLIC

Michael Payne – We all know the current code and stories are limiting factors. The height bonus has an affordability requirement. City Council has not made any decision to waive any requirements in the existing code. I wonder if further discussion between City Council and the Board of Architectural Review might be needed going forward. Has any existing height study been done looking at the Downtown Mall? If there is going to be height, where would it be? What would the number of stories be? If there is a certain number of stories, what are the building materials or design elements? What is the shadow impact in terms of your visual experience on the Downtown Mall and the health of the trees? Are there existing guidelines that will allow you to put that in the context, not just of one context, but thinking 20 to 30 years into the future if the city made a zoning change that allowed this level of intensity in multiple areas throughout the Downtown Mall. In the future, do you have the ability for developers to assemble multiple lots? What does that look like if you see this level of intensity throughout the Downtown Mall or on blocks that extend to a greater amount of The Mall? Maybe a lot more discussion is needed on these points. You saw from the last presentation that if finances change and you have a project that changes to owners who own many properties, you are going to see a standardized architectural design even after you have granted certain approvals. What does that look like long-term on The Mall? Having more housing on The Mall is a good area. There is a big conversation for our community. Is the long-term vision of the Downtown Mall to be a traditional mixed-use business district that has good pedestrian access? Is it a piece of public architecture that is rooted in the specific history and design of Lawrence Halperin and has a unique sense of place and architecture? That is a big debate that our community has not had. I don't know if you will have the guidelines to discuss it in that context.

Genevieve Keller – As members of the BAR, you are the curators of The Mall. It is listed in the National Register. The landscape is listed in the National Register. Any demolition of an existing building on The Mall warrants serious consideration. You make that decision. A lot of the preliminary discussion was about the height and setbacks. It is a very serious thing to approve a demolition, especially one of this size on The Mall. We are not concerned about height. The BAR has not been especially concerned about height. I would be enthusiastic to see a project of this type on Water Street, Ridge-McIntire, and other places on The Mall. If this was to be a trend on The Mall, I would be very concerned. This ordinance has monetized our space. Do we want to transfer development rights or something like that? Here we are. You are the first guardrail, and you make the decisions. I ask that you take your positional responsibilities seriously. To me, this is Vinegar Hill. That hotel space is Vinegar Hill. It was the mixed-race whiter part of Vinegar Hill. You could talk to older residents. They might have different opinions. We cannot specify what the boundaries of Vinegar Hill were.

Mo van de Sompel – I feel that you are missing fundamental information here that could be provided by the applicant. If your role as a body, is to try to figure out what maximizes the aesthetic appeal of The Mall, and what does not fit within the aesthetic purview of The Mall. If the counterfactual for this site is that we have a boarded up 1-story former movie theater, we should be begging the applicant to build anything here that might inject some more life. If the alternative is not that, the current layout is economically feasible and could

retain in the long run. That seems like an entirely different story and this debate is built on what the counterfactual is. Without the information on what that would be, whether a movie theater or a 2-story building is economically viable in the long-term. That seems like a more relevant question here. I don't see how you can have any of the discussions you have been having until you know the counterfactual.

Breck Gastinger – I would suggest to the city that if they are looking to grant bonuses based on affordable housing, I will be skeptical of affordable housing being truly affordable in one of the highest valued sites in the city. I am not afraid of the height architecturally. That is a very big bonus, and I am skeptical of that claim.

Mike Parisi – Nobody is talking about the effect that trees would have on the visibility of the building. When the trees have leaves, you are not going to notice the building as much. I am hearing a lot of critiques or observations about the building and aesthetics perspective and the experience of The Mall, but not about our housing crisis. I would encourage you to think about this project from that perspective if you are going to take the Comprehensive Plan into account. The most sustainable kind of building for people to live in is an apartment building. This would make a lot more of those units possible. I would encourage you going forward to look at this through a different lens.

COMMENTS FROM THE BOARD

- Ms. Lewis did go through the guidelines for the demolition of a contributing building, such as the Violet Crown Theater.
- Ms. Lewis did emphasize the importance of the CoA for demolition first and foremost before granting a CoA for the design of the building that would replace the current building.
- Mr. Zehmer did emphasize that the burden is on the applicant to convince the BAR to approve a CoA for demolition.
- Mr. Zehmer also emphasized the importance of providing feedback about the scale and massing of the building. The burden is on the applicant to convince the BAR for the demolition of the building.
- The architect for this proposed project did state that the proposed building would not be blocking any sunlight on the Downtown Mall during the prime evening hours. The members of the BAR disagreed with this statement by the applicant.
- Mr. Schwarz did bring up that Council and the BAR do need to discuss development on the Downtown Mall.
- Mr. Schwarz did state that the BAR can impose 25 feet in setbacks for this project.
- Mr. Timmerman did express concern about the location of the proposed parking on this building.
- Mr. Birle did bring up the importance of the pedestrian experience on Second Street and the connection from the Downtown Mall.
- There was consensus that there would not be a problem or issue with granting a CoA for the demolition.
- The applicant brought up that bringing these kinds of projects to the Downtown Mall and area will change the area and the Downtown.

7. Staff Questions/Discussion

- Update: CC's Nov 18 review of Outdoor Café design guidelines
- BAR comment letter: NRHP nomination of James Minor House
- 128 Madison Lane – Terrace
- 422 East Main – Elevated café platform
- 500 Park Street - Fence at First Presbyterian Daycare

- 321 East Main—Install door at east elevation, on 4th St NE
- Review design guidelines – next steps.
- 2024 BAR awards

F. Adjourn

Adjournment

The meeting was adjourned at 10:18 PM.

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Certificate of Appropriateness Application

BAR 24-12-02

128 Madison Lane

Tax Parcel 090139000

Owner: Omicron Chapter House Society

Applicant: Greg Koehler

Project: Paved terrace at front yard



Background

Year Built: 1900-1907, south addition 1929

District: The Corner ADC District

Status: Contributing

Constructed as St. Peter's Society Hall, purchased in 1912 by Phi Gamma Delta Fraternity. The 2 1/2 to 3 story, Georgian revival, brick building has full height portico and a metal roof. The south wing addition was designed by Stanislaw Makielski. This is one of the oldest houses on Madison Lane and contributes to the unique streetscape of the area and it also symbolizes student life at UVA.

Link to historical survey: [128 Madison Lane - survey](#)

Prior BAR Reviews

June 15, 2004 – BAR reviewed application to add four dormers--three on side (north), one on rear (east). BAR approved (8-0) CoA, except the two proposed dormers on the NW side closest to the portico, as submitted with true divided lites and relocation of safety ladder to rear elevation. In a second motion, BAR failed to approve (3-5 vote) a motion to deny two NW dormers. BAR approved (5-3) the middle dormer, if aligned with those on the 1st and 2nd floors; and denied the dormer closest to the portico.

June 2012 - BAR approved (7-0) replacement of four dormer windows; new to have simulated divided lights as submitted, provided new muntins match existing as closely as possible

December 17, 2019 – BAR approved CoA for a ligustrum [privet] hedge along the north parcel line; from the existing hedge at the front to a point TBD near the house. Height of new hedge to be maintained at 5'.

Application

- Applicant Submittal: Outdoor Dreams plan for 128 Madison Lane, undated, one sheet; serial view of site; site photos and paver images.

CoA request for installing pavers in front yard.

Discussion

Staff recommends approval of the CoA, with a condition the new, low brick wall on the north side of the terrace be similar (brick color, size, coursing) to the existing low wall at the adjacent steps.

Note: This request is similar to other approved paving projects on Madison Lane and Chancellor Street. For example:

- Bluestone pavers at front yard: [138 Madison Lane - May 2017](#)
- Bluestone pavers at front yard: [129 Chancellor St - June 2019](#)
- Brick pavers at front yard: [128 Chancellor - March 2021](#)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the paved terrace satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted, with the condition the new, low brick wall be similar (brick color, size, coursing) to the existing low wall at the adjacent steps.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the paved terrace does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Corner ADC district, and that for the following reasons the BAR approves the application as submitted...

Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:

- i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
- ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

Pertinent Design Review Guidelines for Site Design:

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.

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

C. Walls and Fences

Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

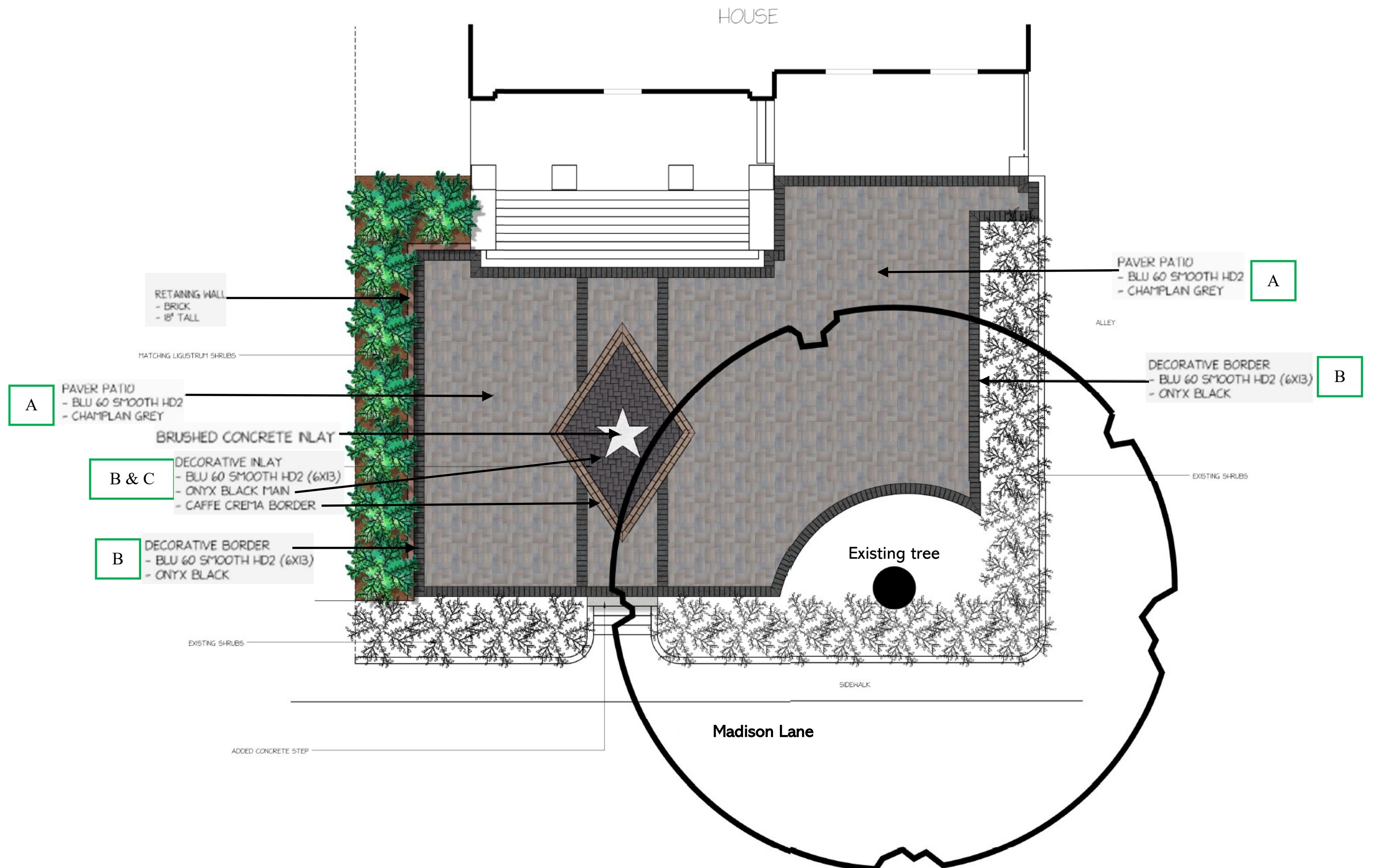
E. Walkways and Driveways

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

PHI GAMMA DELTA HOUSE - FINAL

SCALE: 1" = 8'
DRAWING PAGE: 18" X 24"

0 5 10 20
SCALE IN FEET



The front yard is currently a muddy mess where grass will not take root. We are proposing a new paver patio to solve this issue and provide a wonderful entrance to the property. The project also includes an 18" tall retaining wall on the North side of the property to control the runoff. The scope also includes finishing the evergreen ligustrum hedge along the North side of the property, behind the retaining wall.

PHI GAMMA DELTA HOUSE
128 MADISON LANE, CHARLOTTESVILLE, VA 22903
DRAWING #
DATE
SCALE
1" = 8'

OUTDOOR DREAMS
3126 W CARY ST.
RICHMOND, VA 23221
804.592.1305
DESIGNER: GREG KOEHLER

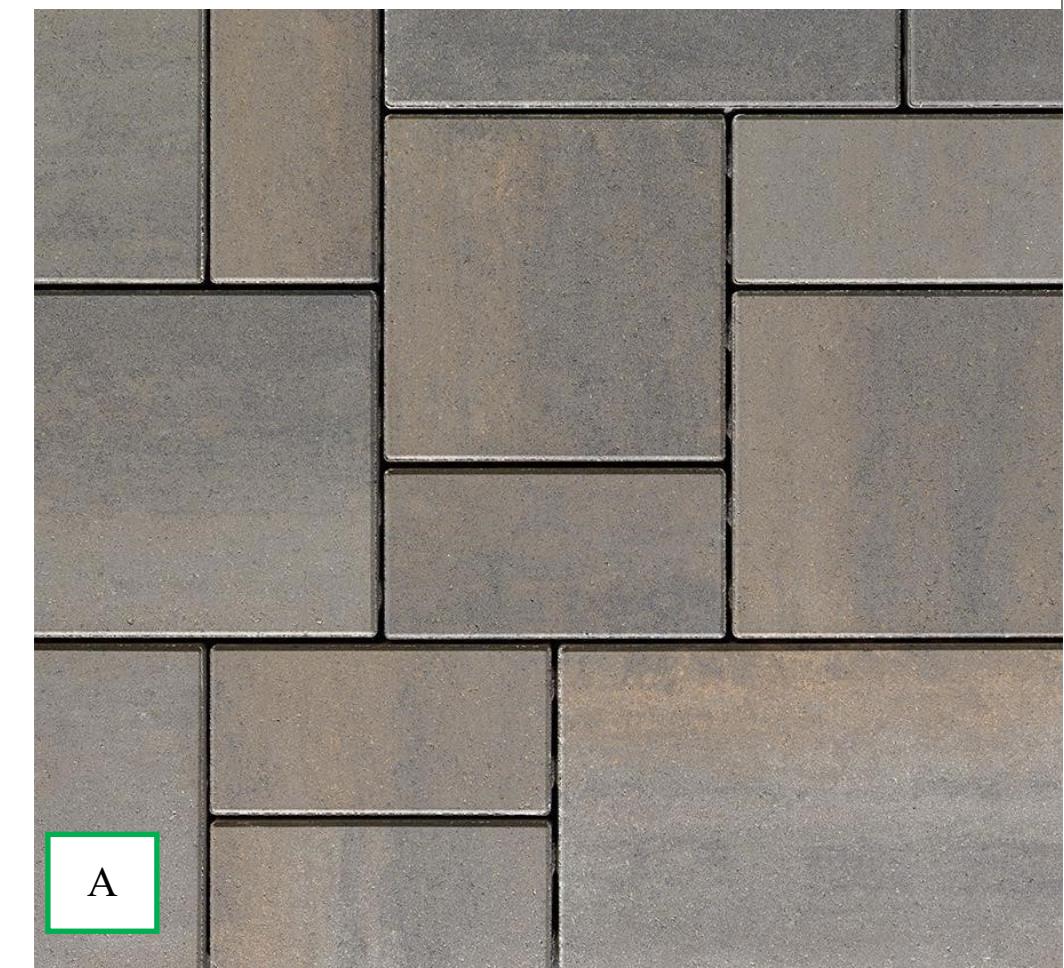
OUTDOOR DREAMS
DESIGN • BUILD • PURCHASE



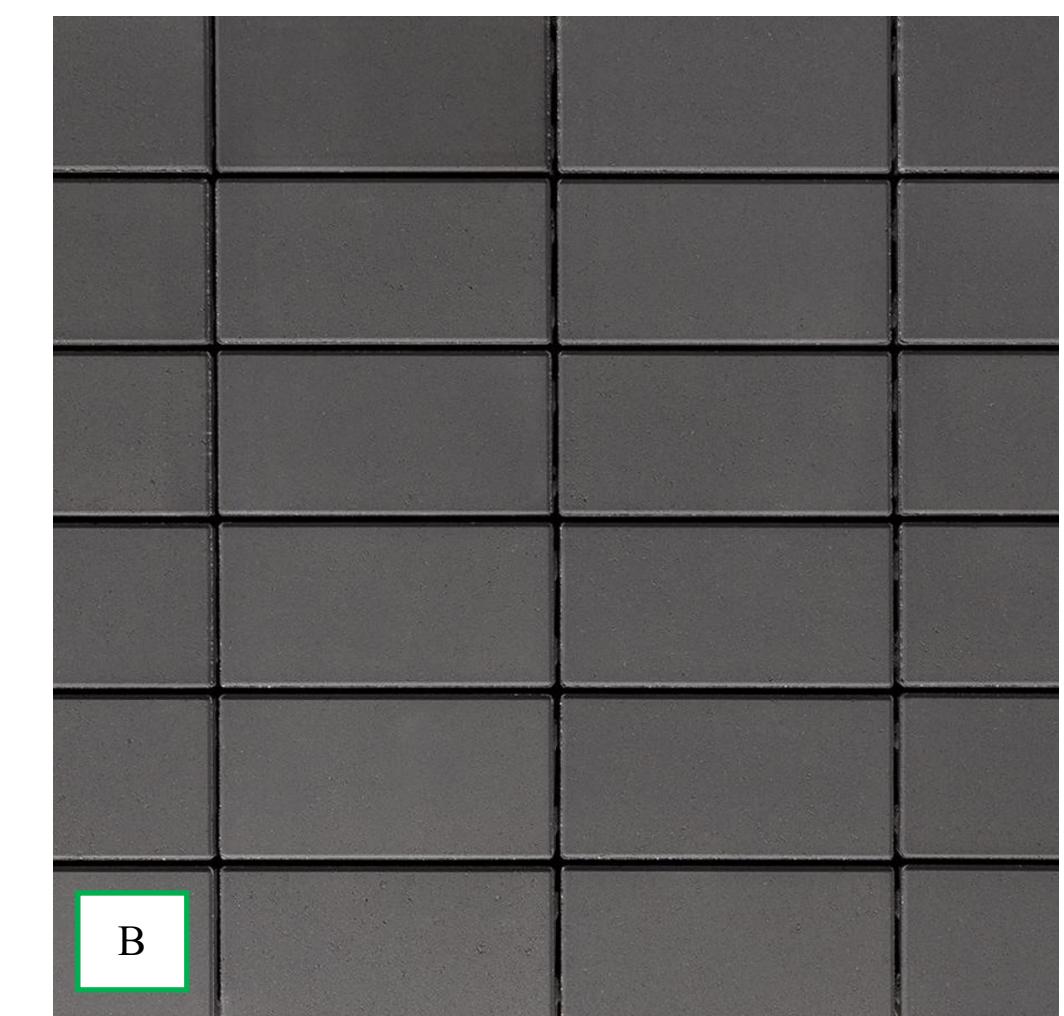
NORTH

Powered by Symmetry®

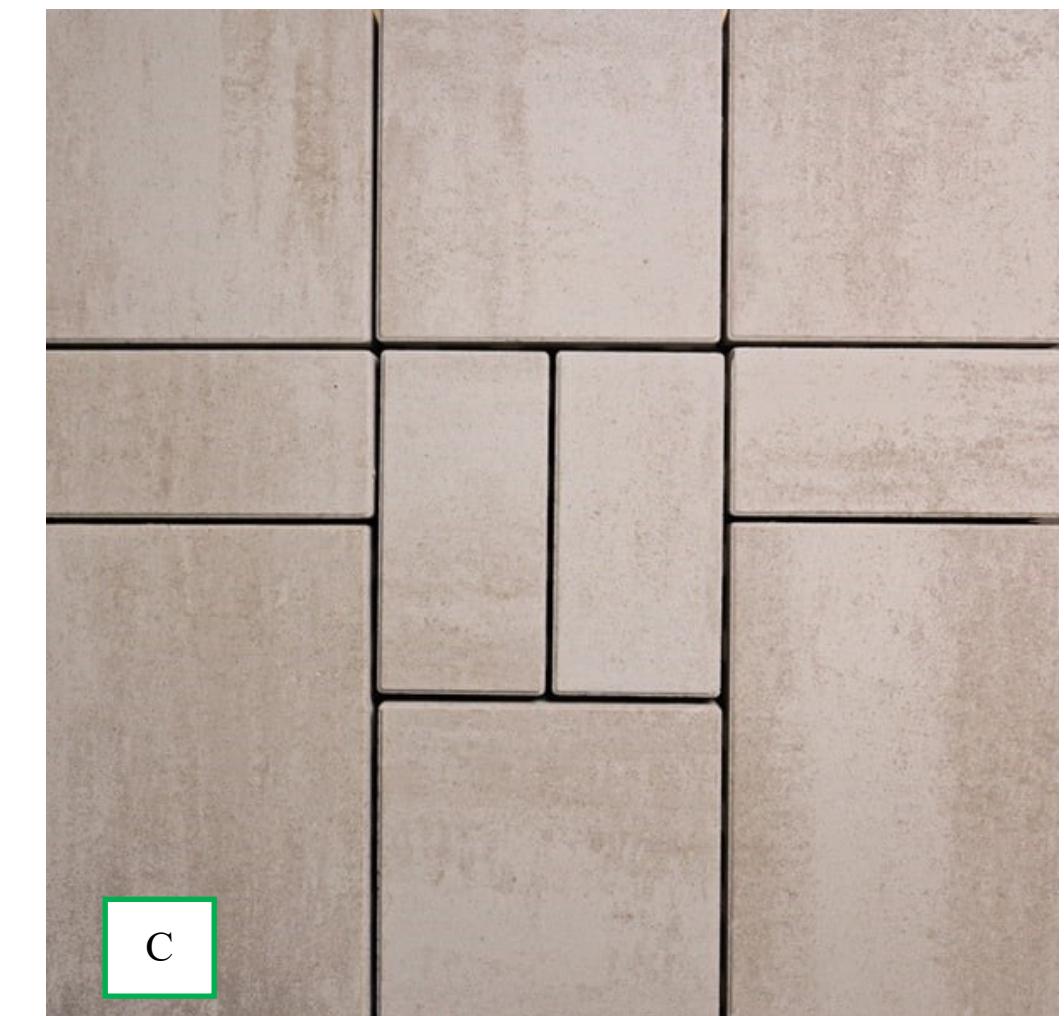




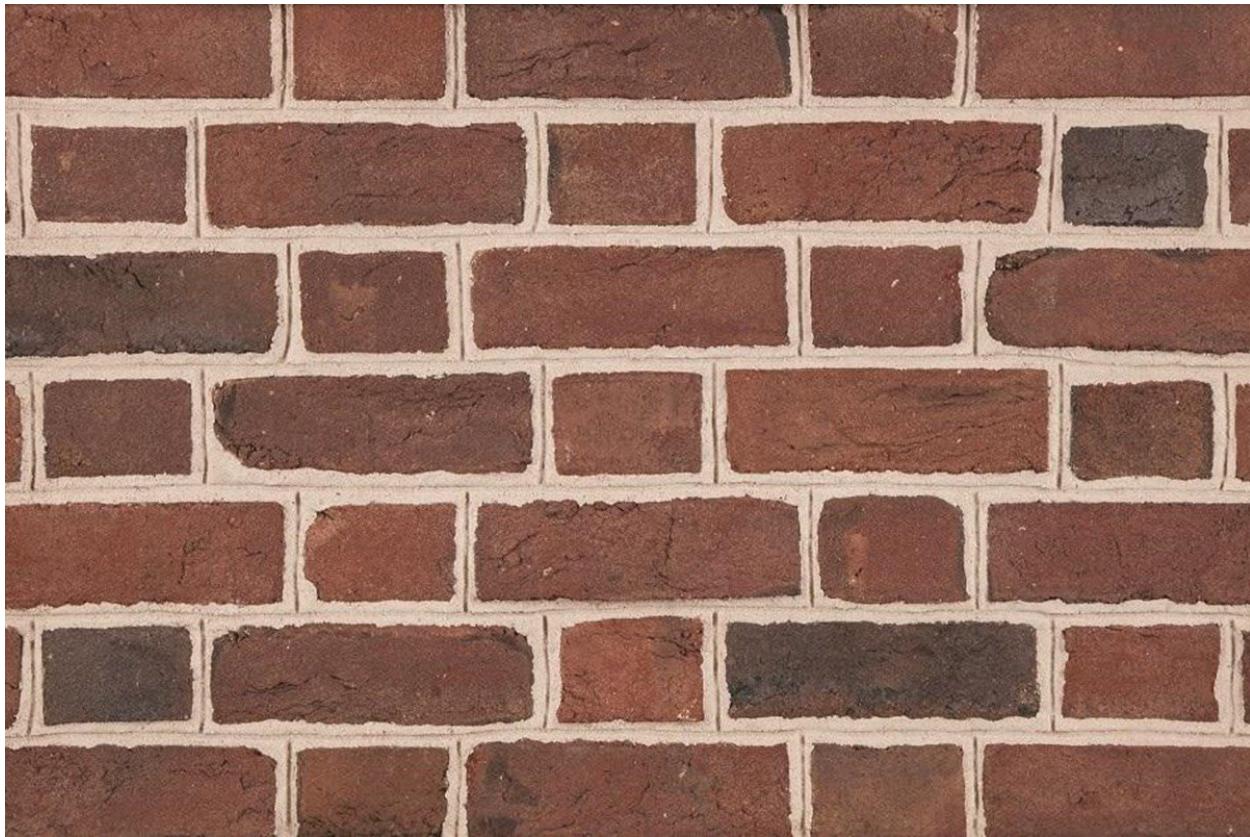
Random-Paver-Slab-HD2-Smooth-Champlain-Grey-9327



6x13-Paver-Slab-HD2-Smooth-Onyx-Black-9307



Smooth HD2 6x13 Caffe Crema (for color sample only)



Tryon Handmade

Brand	Old Carolina
Material	Brick
Colors	Red
Type	Handmade Facebrick

Based on their commitment to quality and authenticity, Old Carolina® brick are each hand moulded and then fired to provide the beautiful bisques, hues, and unique colors identical to those of brick made centuries ago. Their hand crafting process imparts distinctive folds, finger marks, and particular surface irregularities for individual characterization of each brick. Old Carolina® handmade brick provide a unique appearance unequalled by conventional mass produced brick.

All Old Carolina® brick are pavers, as well as face brick.

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Certificate of Appropriateness

BAR # 24-10-02

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Three-story apartment building



Background: Existing two-story apartment building, to be razed.

Year Built: 1963

District: Rugby Road-University Circle-Venable Neighborhood ADC District

Status: Non-contributing (No CoA required for demolition.)

Prior BAR Reviews

February 21, 2024 - Preliminary discussion re: proposed apartment building.

Links: [Staff Report](#) (pg. 57 of 134), [Meeting minutes](#) and [video](#) (46:54).

October 15, 2024 – BAR reviewed CoA application for proposed. Due to an unresolved zoning issue, this item was pulled by staff from the agenda for formal action; however, the BAR still discussed the project with the applicant.

Links: [BAR packet October 15 2024](#) Video [BAR video Oct 15 2024](#) (at approx. 01:05:00)

Meeting minutes attached.

Application

- Submittal: Design Develop, LLC drawings: *1609 Gordon Ave BAR Submission*, dated November 26, 2024, 31 sheets.

Request CoA for construction of a three-story apartment building with internal parking. Specifically note items 7, 8, and 9 summarized on sheet 14 of the submittal.* See a side-by-side comparisons in the attached. (* Items 1 through 6 were modifications shown in the October submittal.)

7. New entry element and doorway into a common lobby space.
8. Stairway and balconies facing Gordon Ave less visible.
9. Rooftop screening of mechanical units.

Note: The parcel is zoned RX-5. Sheet 2 of the submittal incorrectly refers to RX-3 zoning; however, that error does not affect this CoA request.

Discussion

See the Appendix for staff's summary from the February 15, 2024 staff report [for preliminary discussion] re: massing, scale, spatial characteristics, and materiality.

Key comments during October 15, 2024, discussion. (Complete minutes are attached.)

- BAR expressed general support for the use of EIFS. (Two of eight members preferred cement fiber cement panels. Mr. Zehmer abstained from the discussion.)
- Request for a color sample for the EIFS and samples of the proposed brick.
- Recommendation to *deemphasize the balconies on the 2nd and 3rd floors and put more importance to the pedestrian level entrance; create more of a traditional porch. More emphasis on the ground plane.*
- Front façade is *monolithic. Lacking as far as context for the residential portion of the neighborhood.*
- Do not use climbing plants that will stick to the EIFS.

Should the BAR vote to approve the CoA, staff recommends consideration of the following conditions:

- All exterior lighting and fixed lighting within the garage that produces light visible outside (that is, excluding vehicle headlights), will have lamping that is dimmable, have a Color Temperature [CCT] not exceeding 3,000K, and have a Color Rendering Index [CRI] not less than 80, preferably not less than 90.
- The EIFS material will be a drainable, exterior wall covering consisting of sheathing, air and moisture barrier, insulation board, reinforcing fabric, base coat, finish coat, adhesive and mechanical fasteners as applicable, and where installed in areas adjacent to pedestrian traffic or prone to damage [for ex, at the balconies and stairwells] it will be reinforced or a Class PM system and/or a high-impact resistant system.
- Any ground-level mechanical equipment and/or utility boxes will be appropriately screened.
- Meters and panel boxes for utilities, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened.
- Applied grilles are allowed on insulated glass windows, provided they have internal space bars.
- Address the concern re: climbing plants on the EIFS. (If a plant variety is not suitable, perhaps the garage openings should have a different type of screening. For example, louvers.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed apartment building at 1609 Gordon Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road - University Circle - Venable ADC District, and that the BAR approves the application [as submitted with the conditions recommended by staff].

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find proposed apartment building at 1609 Gordon Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby

Road - University Circle - Venable ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;

- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

From Chapter III – *New Construction and Additions*

A. Introduction

3. Building Types within the Historic Districts

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

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

b. Residential Infill

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

Appendix:

From the February 15, 2024 staff report for the preliminary discussion.

The following staff comments are not unintended as a comprehensive evaluation, but as a general summary of key design criteria and to provide a framework for the BAR's discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 24 nearby properties that have contributing structures.

Spatial Elements, per recommendations of the Design Guidelines.

- **Setbacks:** *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
 - Average front setback is 28-ft, ranging between 10-ft and 58-ft. The recommended setback for the new building would be between 22-ft and 34-ft feet.
 - **The proposed building has a front setback of approximately 15-ft.**
 - Per RX-3 zoning, a front setback of 5-ft to 15-ft is permitted.
- **Spacing:** *Within 20 percent of the average spacing between houses on the block.*

- Average side spacing is 26-ft, ranging between 4-ft and 70-ft. The recommended spacing for the new building would be between 20-ft and 31-ft from the adjacent buildings.
 - **The proposed building will have a zero lot line at west side [the neighboring property with a structure].**
 - Per RX-3 zoning, a side setback of 0-ft is permitted adjacent to a parcel and 5-ft to 15-ft is permitted adjacent to a side street.
- **Massing and Footprint:** *Relate to the majority of the surrounding historic dwellings.*
 - The average footprint is 2,000 sq ft, ranging from 624 sq ft to 5,130 sq ft. [Only four buildings exceed 4,000 sq ft.]
 - **The proposed building will have a maximum footprint of 5,951 sq ft.**
 - Per RX-3 zoning, the maximum footprint permitted is 6,000 sq ft. [80% of the 7,500 sq ft parcel.]
- **Height and Width:** *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
 - **Height.** The prevailing height is two stories. Recommended max height of a new building would be four stories.
 - **The proposed building will be three stories.**
 - Per RX-3 zoning, a maximum height of three stories (44-ft) permitted. [Note: With density bonus, max. height five stories (72-ft) permitted.]
 - **Width.** The average building width is 44-ft, ranging between 28-ft and 78-ft. The recommended max width of a new building would be approximately 90-ft.
 - **The proposed building width is approximately 58 feet, facing Gordon Ave.**
 - Per RX-3 zoning, the minimum permitted width of the new building is approximately 56-ft. [75% of the 75-ft street frontage.]. Max. width permitted is 70-ft. [75-ft less 0-ft for west setback and 5-ft for east setback.]

Architectural styles and materials

Rugby Road-- University Circle--Venable Neighborhood ADC District: This residential area north of the University of Virginia was carved out of two large farms to house the University's growing number of students and faculty during the boom years between 1890 and 1930. The neighborhood contains a number of architecturally significant structures including apartment buildings, residential dwellings, and fraternity houses, as well as a school, a library, and two churches. Although a wide variety of architectural styles exist in this area, the Colonial Revival and Georgian Revival styles are most commonly represented.

b. Rugby/Grady Greek Area: A mix of moderate to large scale fraternities, sororities, and apartment buildings, deep setbacks, brick, wood frame, metal roofs, porches, wooded lots; variety of architectural styles including Colonial Revival, Georgian Revival, Victorian, and Classical Revival.

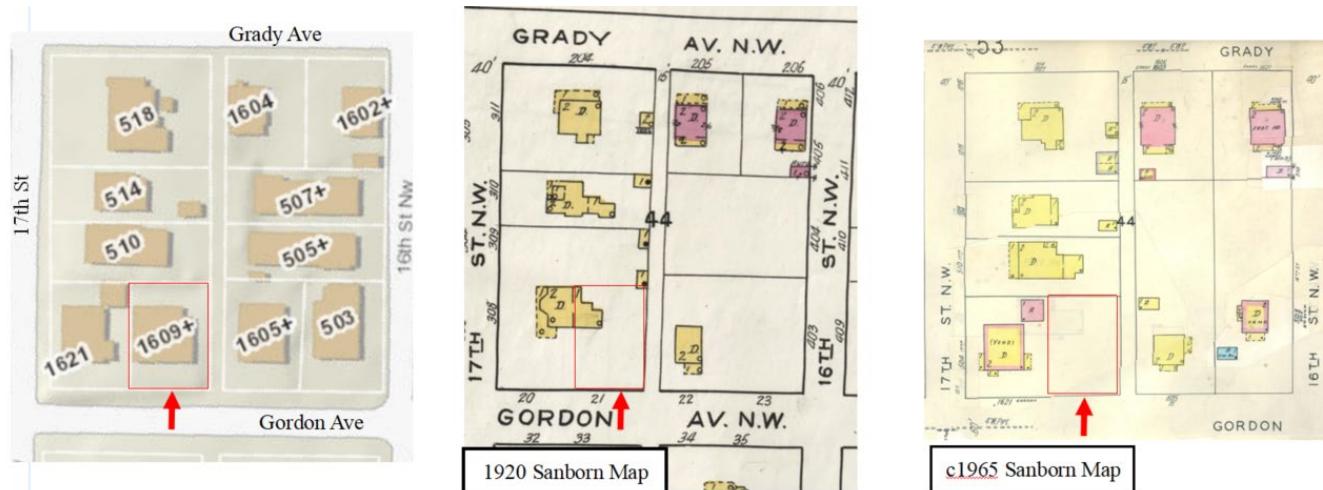
From the sample set of 24 nearby properties:

- Year built. Median is 1918 (1890 to 1958). 18 date to the 1910s and 1920s.
- Styles:
 - Seven Colonial Revival

- Five *Craftsman*
- Five *Victorian*
- Four *Vernacular/Neo-Colonial*
- Three *Vernacular/Eclectic*
- Materials:
 - 17 brick
 - Two painted siding
 - Four painted shingles or stucco, but originally painted siding
 - One stucco

Historic resources

Per the 1920 and c1965 Sanborn maps, this site had been the rear yard for a two-story framed house at 1621 Gordon Ave. That house was razed between 1920 and 1941, when the existing, two-story brick house was constructed.



BAR SUBMISSION
OCTOBER 15, 2024



South Elevation (From Gordon Ave)

FLOATING BRICK REMOVED FROM
ENTRY CORRIDOR

BAR SUBMISSION
NOVEMBER 26, 2024



South Elevation (From Gordon Ave)

STAIRWAY AND BALCONIES FACING GORDON
PUSHED BACK TO BE LESS VISIBLE.

NEW ENTRY WAY ELEMENT INTO
COMMON LOBBY SPACE

Revisions to October 15, 2024 submittal

BAR SUBMISSION
OCTOBER 15, 2024



South Elevation (From Gordon Ave)

BAR SUBMISSION
NOVEMBER 26, 2024



South Elevation (From Gordon Ave)

Revisions to October 15, 2024 submittal

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OCTOBER 15, 2024



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Revisions to October 15, 2024 submittal

BAR Meeting Minutes – draft - excerpts 1609 Gordon Avenue
City of Charlottesville
Board of Architectural Review
Regular Meeting
October 15, 2024 – 5:00 PM

BAR # 24-10-02

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Three-story apartment building.

Jeff Werner, Staff Report – Request CoA for construction of a three-story apartment building with internal parking.

There will be no action taken by the BAR for this Certificate of Appropriateness Application. This application has been pulled from the meeting agenda due to a zoning issue. The BAR held a preliminary discussion. This project was reviewed in a preliminary discussion earlier in the year.

Mr. Schafer – We have been through 2 site development review plans. The screening is easily solved and clear that there needs to be mechanical screening. We have a rendering in this package. I think the screening will be more visible than the mechanical units. I don't think it is a battle we are going to win. We have made the following revisions since our preliminary hearing, which have made for a better, more cohesive, and more legible project: the first being the removal of the commercial standing seam details that we were showing in our previous renderings and moving towards a more residential standing seam. The second being the elimination of the hardy panel, which allows for a lot more ability to place our control joints in the way that we want to. It is insulation on the outside of the wall. It is a robust building system. We felt that was a good move. Previously, we had 2 main building wall materials. We had a brick, and we had the hardy panel. In certain locations, the brick appeared to be floating, particularly above the parking entrance. We have a recessed balcony. We have introduced a third material, which is a hardy plank that helps eliminate that kind of odd floating brick condition. Beyond, it has been the development of the details, the location of gutters and rainwater leaders, the development of the landscaping, the pedestrian access, the amenity space that we have, and the required screening for the garage on the alley side. Those site development reviews plus the initial BAR hearing that we had earlier this spring had us feeling that we were in a good spot. We will continue to work with zoning and determine what the problem is. I am not clear on what the entry requirements are. I can read the entry requirements. I am still not clear on it.

I want to highlight the anticipated screening locations that we will come back with. I don't believe we have seen that. These renderings do not show the screens. As you can see the mechanical units are on the roof at elevation. We did a little eye height test. We can locate the eye height. You would have to be 30 feet tall to see the mechanical units from any location. The zoning code requires screening. It is not something we would fight.

Mr. Werner – I know that lights coming out of parking garages have been something that comes up with the BAR and the Entrance Corridor Review. Since they showed a metal screen on that, the

response is that it is a screen with planting on it. That satisfied me. Something was physically going to be there. It just wasn't a screen over the opening.

Next Slide

Mr. Schafer – This was part of the site development review that I included. We were not trying to be disingenuous with what we were showing between our current site plan and in our BAR package.

Mr. Birle – Is zoning asking you to enclose the entry space?

Mr. Schafer – I have not been able to get in touch with zoning. Staff 'raised their hand' yesterday afternoon. I met with Kelsey Schlein at Shimp Engineering. We looked through it. The Standards, which is 21013 3c: To qualify as a street facing entry, building entrances must meet the following standards.

- They must be located on a street facing ground story façade.
- They must provide both ingress and egress pedestrian access to the ground story of the building.
- They must remain operable at all times. Access might be controlled.
- They must access an occupiable space.

I think that we are checking all 4 of those boxes. There is someone on this board who knows much more about the zoning code than I do because he was involved with the writing of it.

Mr. Schwarz – The entry feature section where they talk about being required to have an entry feature. It must meet certain standards. Those standards are particular. They have a certain amount of percentage of enclosure, a certain amount of percentage of what is open and what is not open. They say 'a covered porch with a front-facing entry.' There is some language in there that is vague, but probably does not need to be defined.

Mr. Schafer – We were considering this a covered enclosure, which did not have any minimum depth or any minimum width. It then had 50 percent enclosure maximum. I think we were meeting all those.

Mr. Werner – It comes down to the note here, my conversation with the zoning administrator. Does the entrance feature this entry feature require a closable door? Can it be defined as a for court? It would allow it to be as it is designed; that question about occupiable or habitable space and defining that and where you enter the individual apartments. That is what they will be discussing on Thursday internally. We will have a decision. It is possible that they say, 'from a given perspective, as designed, it meets the code.'

COMMENTS FROM THE PUBLIC

Genevieve Keller – This did raise something to me. Through the extended rezoning process, this came up several times. Preservation Piedmont was trying to follow that process through all its aspects, meeting with NDS leadership, the consultants, and City Council. We were assured each time that the code would not prevail over the guidance of the BAR. When there was a conflict, the BAR would have priority. It seems that this might be changing. Personally, and professionally, I

don't have any thoughts about this. I can see down the road where we would. It is important how this is resolved, particularly with the big issues that could come up between the code and between your existing guidelines or new guidelines. I want to raise that as an issue now. We did have assurances at the highest levels through this process that preservation values would not be sacrificed to the code. I am not saying that is the case here. It starts to be a precedent. I know that previously there was an issue when something was appealed to Council before we had a form-based code. One of the councilors was trying to apply form-based code to the historic features of a building to change the fenestration patterns. In the future, this could have a lot of implications.

Jean Hiatt – My concern is that there needs to be a nice entrance that is welcoming and is significant to the building. I am not seeing that in this design. I am hoping that can change, so that it is more formal and interesting.

COMMENTS FROM THE BOARD

Mr. Schwarz – That was something I questioned. I questioned it because this open stair in the middle of the building puts us in a bind. Two blocks to the north, we forced a project to get rid of their open stair that divided their building in half because it did not fit the context. Two blocks to the south, we gave you the opportunity to do that for a different context. This context is right in the middle. I agree with Ms. Hiatt. The building is lacking any kind of entrance. We have this slot in the middle of it, which opens into a parking garage at some point. We will see what happens with the zoning code. I feel that is something that is lacking in the design that makes it less contextual for this residential neighborhood. We have apartment buildings nearby. It is a mixed neighborhood. There is the Montessori across the street. We gave them a hard time when they tried to do an addition. There are residences on this street. It is not completely a student neighborhood context.

I appreciate the screening on the garages. It says Virginia Creeper Ivy. I assume that means Virginia Creeper or Ivy. Virginia Creeper will lose its leaves in the winter. Ivy will stick to the brick and eat the EIFS. I don't know if there is something else you can find for that. I don't know if that was a placeholder. You probably should not put any plant material that is going to stick to the EIFS. Are the eave materials fiber cement trim? It does look like metal turning over the eaves. Is it supposed to be fiber turn detail? The front façade is still monolithic. You are going for a contemporary look. With that monolithic and plane look to it, it is lacking as far as context for the residential portion of the neighborhood.

Mr. Gastinger – I was not here when this project was first presented. I like the massing of the project. I don't know if I have a strong opinion about the entranceway. It is beneficial to the neighborhood to have such a significant break in the volume of the building, which is quite large in making it look like 2 separate structures. Turning the roofline is helpful. The EIFS does not fit the context. I know that we have approved it in limited applications in the past and especially in applications where it is further away from public view. This would be one of the most prominent ones that we would have approved. I know we approved it on Virginia Avenue. That is also on a quieter street. What concerns me is not only the EIFS as a material, which feels inexpensive. It is so bright. That bright, white, inexpensive material in this residential neighborhood feels wrong. I wish there was a better alternative. I would not have recommended that if I was here in February.

Mr. Rosenthal – What is the height of the HVAC units on the roof?

Mr. Schafer – We have 2 different ones depending on the size of the unit. If there is a 4-bedroom unit, it is probably about 36 inches tall max. It probably includes some sound dampening feet that go with that. The other ones, for the 2-bedroom units, are smaller. Those are mini-split systems. They are probably 24 to 30 inches.

Mr. Rosenthal – What is the proposed material for the screening?

Mr. Schafer – We employed a pre-finished aluminum screening. They have screening products that are designed to go on roofs. It would be the same color as the metal roof. I don't think it would be visible, particularly given the adjacent landscaping. That is what we are thinking.

Mr. Timmerman – I would like it if you came back with the brick you are proposing. If it is an EIFS, the color sample would be the best. It is hard to tell on renderings sometimes what the color is meant to be. There is sunlight and reflection that sometimes distorts that. Having physical samples of the 2 main bricks, if not the tertiary materials and product information on the screens, would be great. Not all those decorative screens are the same. It is hard for me to tell where the windows are in line with the EIFS, how far back they are. That might be a simple window detail to understand the thickness, the materials return would help.

Ms. Lewis – I have some comments on the guidelines. With the EIFS, we were supportive of it because of the joints. For this largest space, EIFS would succeed. With materials and textures, this applies to new construction. The use of EIFS is discouraged but might be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints. With regards to the entrance, under Windows & Doors, the size and proportion or ratio of height and width to window and door openings, a new building's primary façade should be similar and compatible with those in the surrounding historic facades. Many of the entrances of Charlottesville's historic buildings have special features such as transoms, side lights, or decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape. They are encouraged. I don't know what to suggest about this entrance. It suffers that there is no habitable living space behind it. It is leading to a utilitarian space with on grade parking. People are still going to be using that as they come up and down those upper floor stairs. It is the main entrance to the building.

Mr. Birle – I am wondering if we would not help to deemphasize the balconies on the 2nd and 3rd floors and put more importance to the pedestrian level entrance and create more of a traditional porch. I like the idea of having a space between the 2 forms. It scales that back down to the neighborhood. Those overhanging balconies give it an apartment feeling in a not positive way. The door could be incorporated. If there is more emphasis on the ground plane rather than the 2nd and 3rd floor, the doors might be part of that.

Ms. Lewis – The 2nd story balcony provides an overhang. You get some protection from the elements. That is one reason it might have been programmed that way. It does not even come to the sidewalk out front. For a large building, it is a small protrusion and small covering. I wonder what you could do there.

Mr. Schafer – Nobody is touching eaves in this location. It is on the 2nd story. It is not at the pedestrian level. It is on a gable end. It happens to be prominent in terms of building form. I understand the color comment in our renderings. We can address that color comment. I would encourage you to drive down Virginia Avenue and look at that project. With the guidance from the BAR, there are big, large areas of eaves that have tight control joints that align with windows. There is rationality and order behind those things. It works. Isn't the Church across the street stucco? There is quite a bit of stucco on this street contextually. I don't think it is out of place from a material perspective. It is maybe a color issue. From my perspective, it is a lot more thoughtful and controllable than working within hardy panel. We are going to take a 4-by-8 hard panel sheet as hard as we can try to align things, you will see more trimlines, joint lines, and aluminum trim that does not line up. I am not opposed to looking at other materials. I felt the direction we were given last time was good. We utilize that staircase to break down the building form into residential massing. That is differential to our context. How can we take this building footprint that is adjacent to us and not overpower it with a building form that could be 2 more stories taller and even wider than we are showing to some degree. There is a shadow line and big void. That creates a breakdown in the building mass, which I think is a positive. I do like the comment. We will continue to study it.

Mr. Schwarz – How many people would not vote for this because of the EIFS? (2 members would vote 'no'). I support the fiber cement panels. You have the joints all over the place. I have yet to see fiber cement done well in this town. It is a little 'wonky' with the joints and the metal flashings. Everything is always coming out in a weird way even if it is an expensive system.

Mr. Birle – For me, it is more of a color issue.

Mr. Timmerman – Materially, I am in support of it. Some of these other materials you get into, they are more 'fussy.' They tend to warp. There is a more margin of error that happens. At least the EIFS is monolithic. If you choose a good quality one and if you are using the precedent of the Church across the street that is stucco, it seems appropriate.

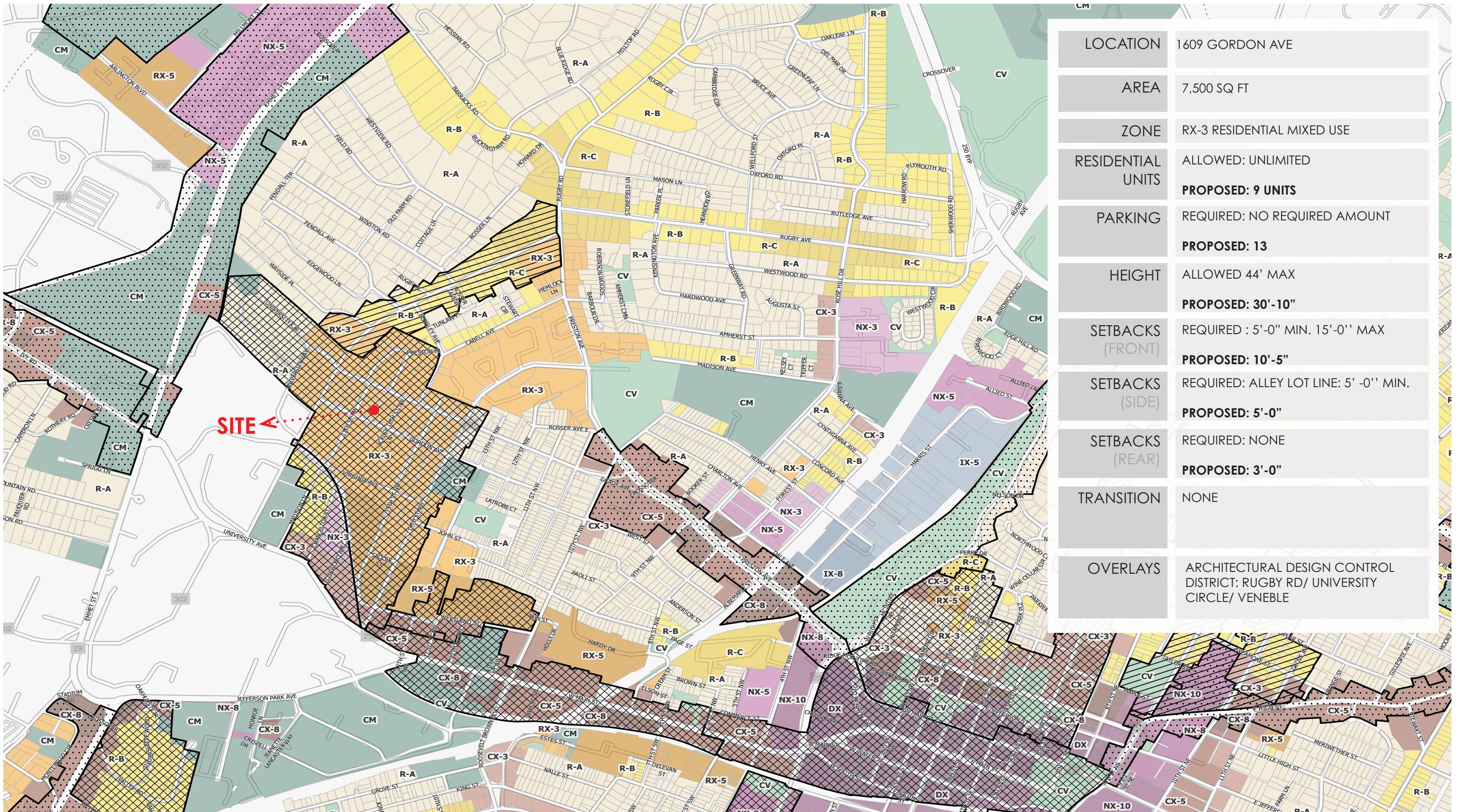
Mr. Bailey – With the building next door, what is that material?

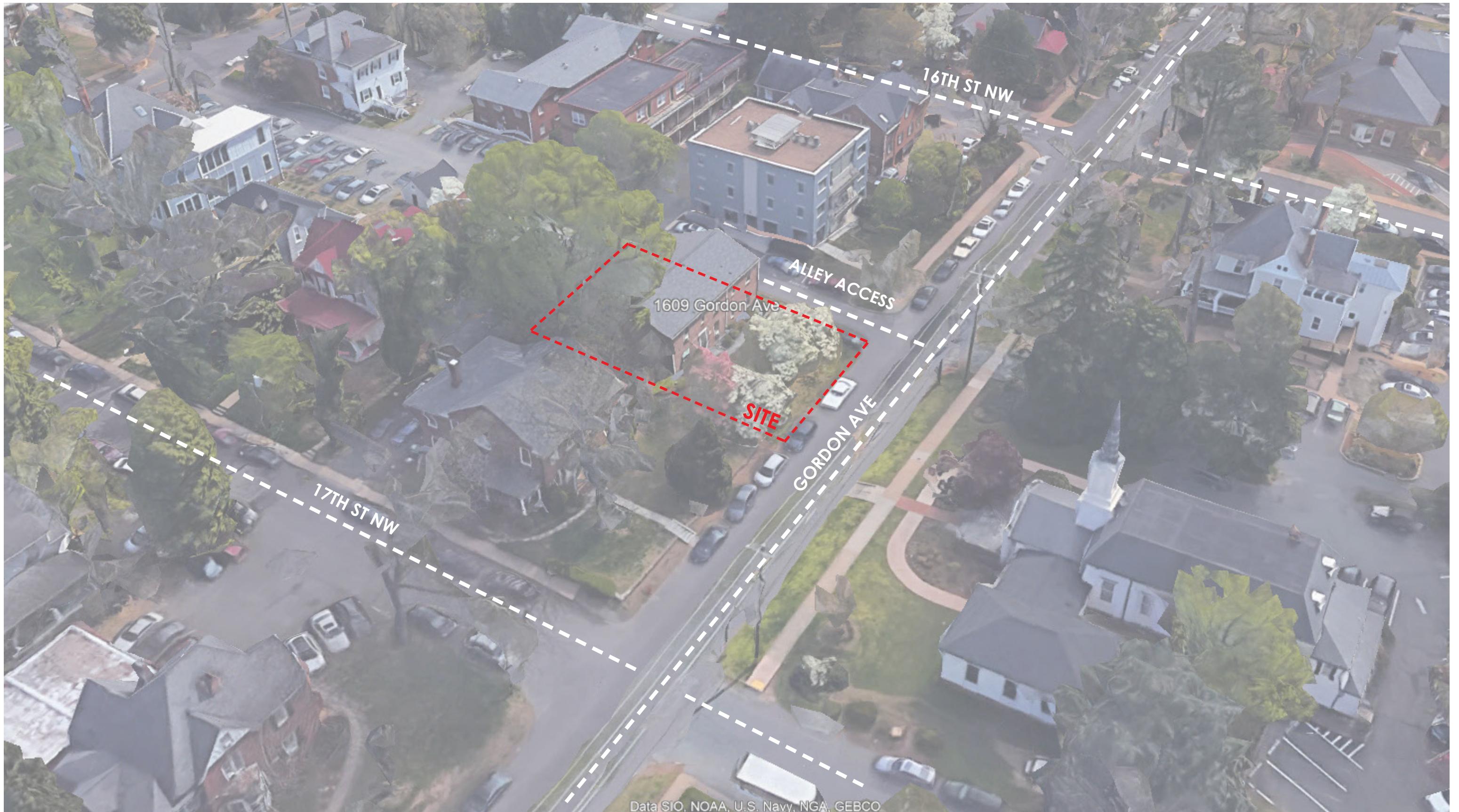
Mr. Schafer – CMU. We were in favor of staff's comments regarding the eaves in terms of its durability and its quality of construction. It would certainly be something we specify.

1609 GORDON AVE
PARCEL 050063100
BAR SUBMISSION

PRESENTED BY
DESIGN
DEVELOP

11 | 26 | 2024





1609 GORDON AVE
CHARLOTTESVILLE, VA

NEIGHBORHOOD CONTEXT

BAR SUBMISSION
NOVEMBER 26, 2024



1609 Gordon Ave

Existing landscaping acts
as visual screening



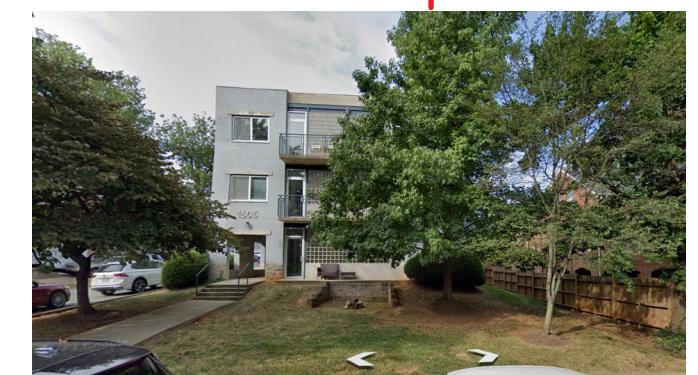
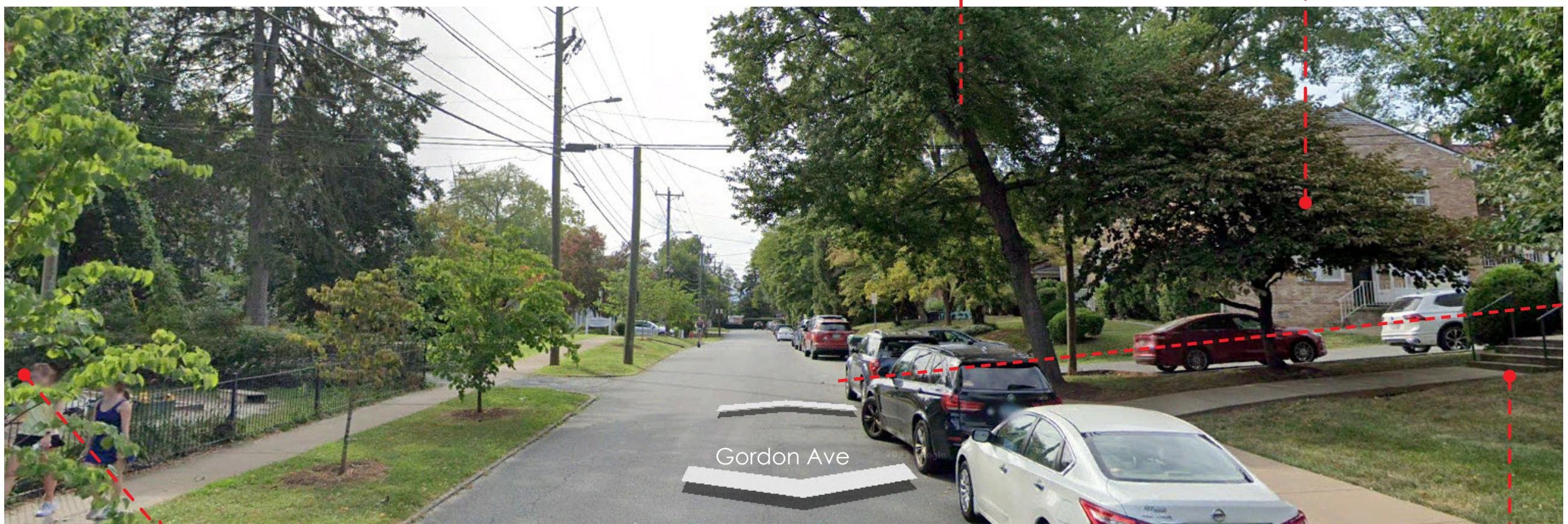
1618 Gordon Ave

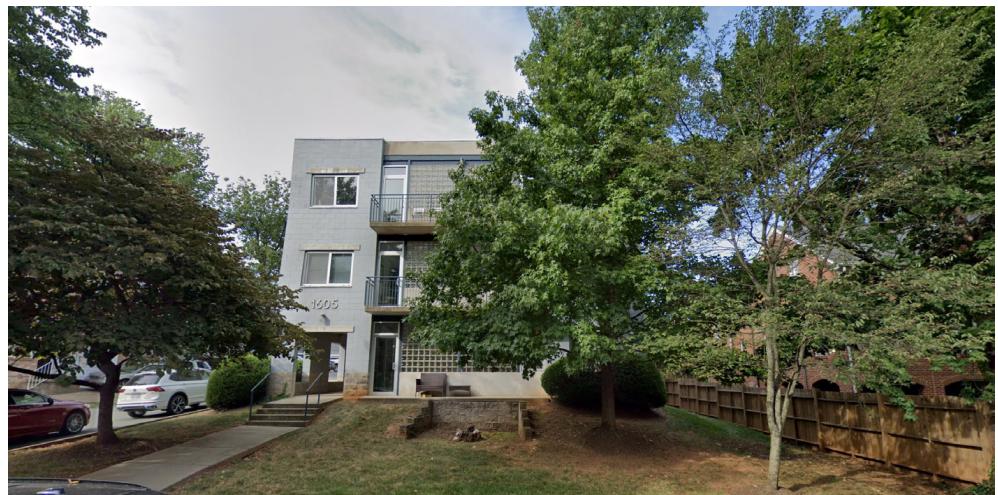


1621 Gordon Ave

1609 GORDON AVE
CHARLOTTESVILLE, VA

EAST BOUND STREET VIEW





1605 GORDON AVE (EAST ADJACENT)



1621 GORDON AVE (WEST ADJACENT)



503 16TH ST



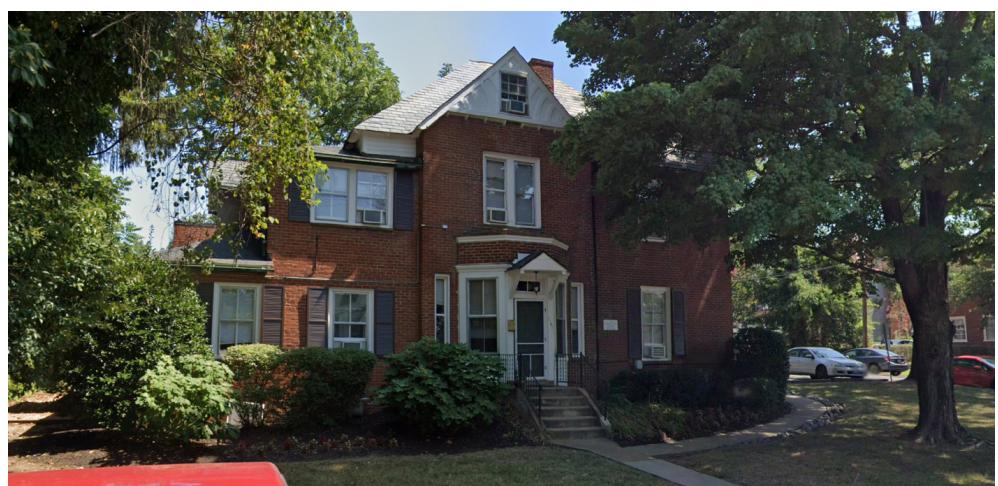
1618 GORDON AVE



1600 GORDON AVE



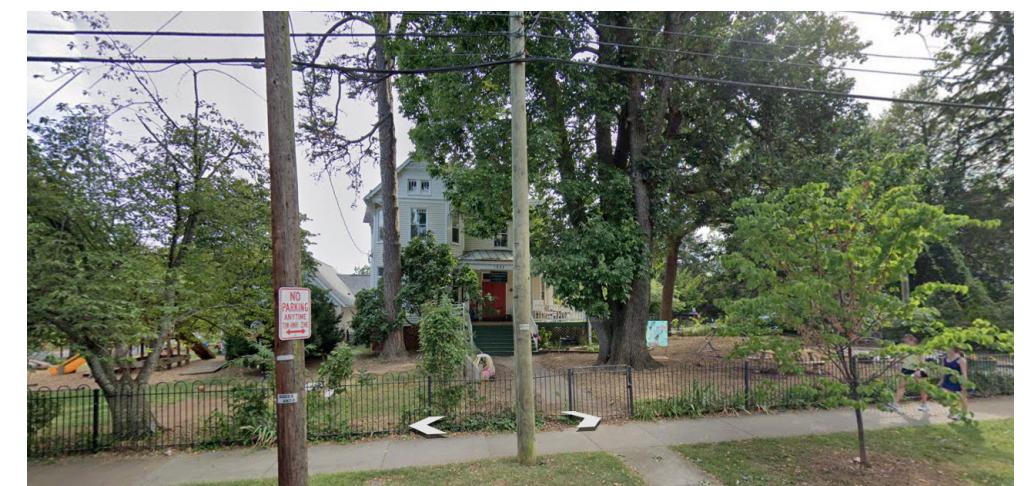
503 16TH ST



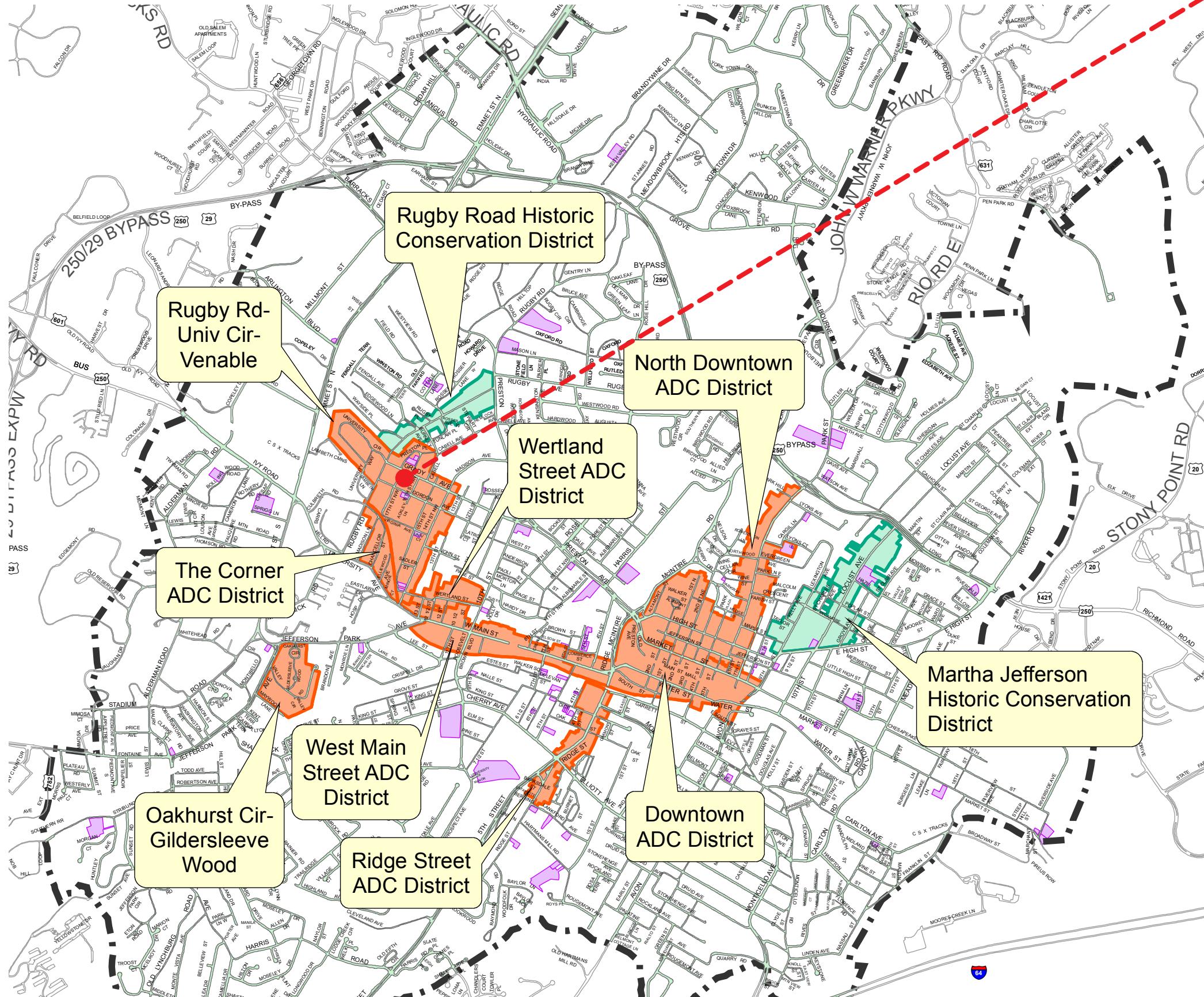
1702 GORDON AVE



1702 GORDON AVE



1602 GORDON AVE



ADC DISTRICT
Rugby Rd./ University Circle/ Venable

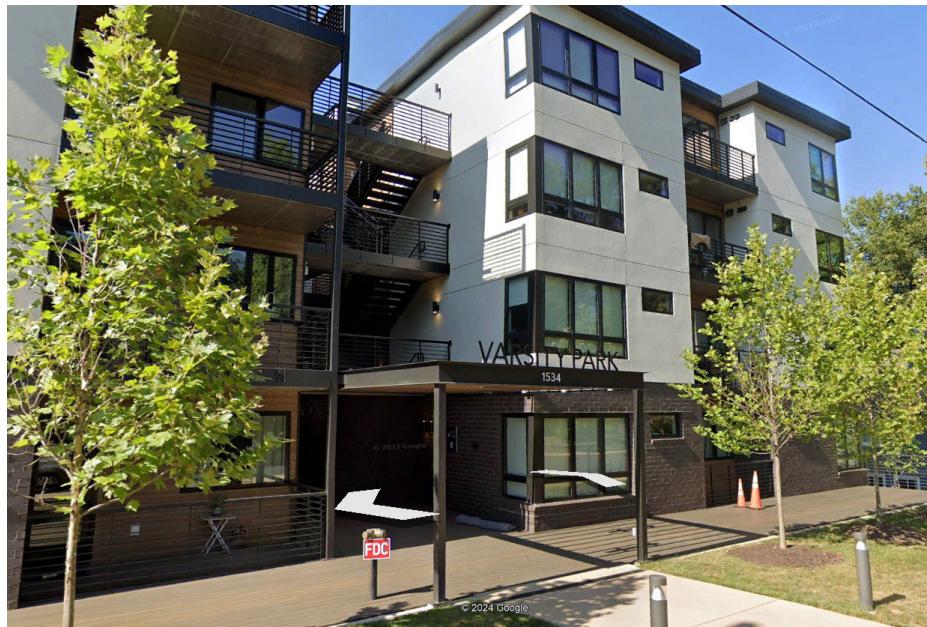
ADC DISTRICT CONTEXT



1500 GRADY AVE



1601 GRADY AVE



1534 VIRGINIA AVE



301 15TH ST NW



1704 GORDON AVE



1533 VIRGINIA AVE



10 UNIVERSITY CIRCLE



326 15TH ST NW

1609 GORDON AVE
CHARLOTTESVILLE, VA

ADC CONTEXT

BAR SUBMISSION
NOVEMBER 26, 2024



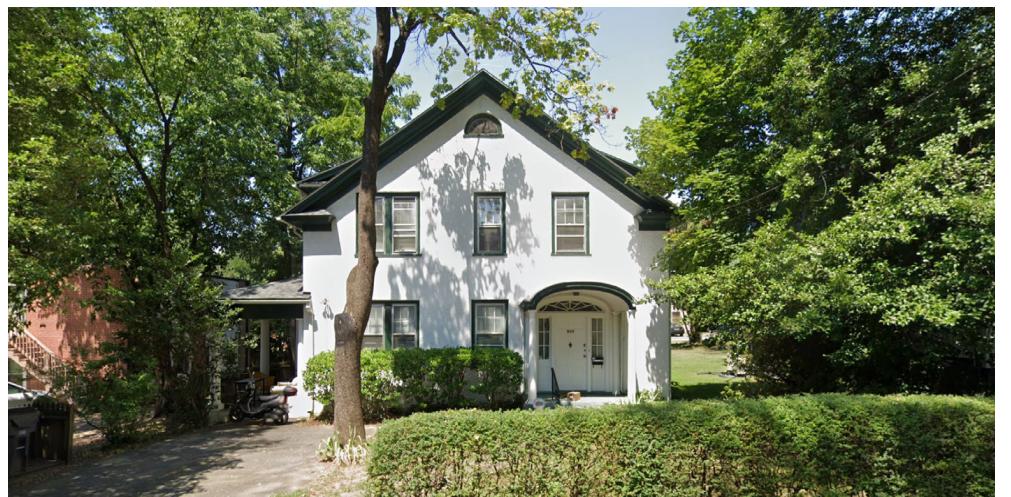
1702 GORDON AVE



1618 GORDON AVE



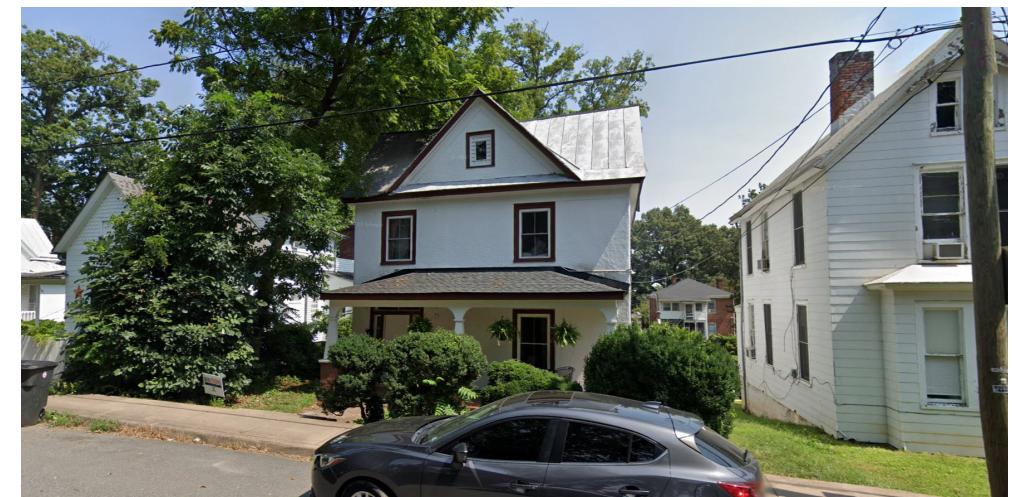
1702 GRADY AVE



511 17TH ST NW



1541 VIRGINIA AVE



422 15TH ST NW



33 UNIVERSITY CIRCLE



44 UNIVERSITY CIRCLE



1824 UNIVERSITY CIRCLE

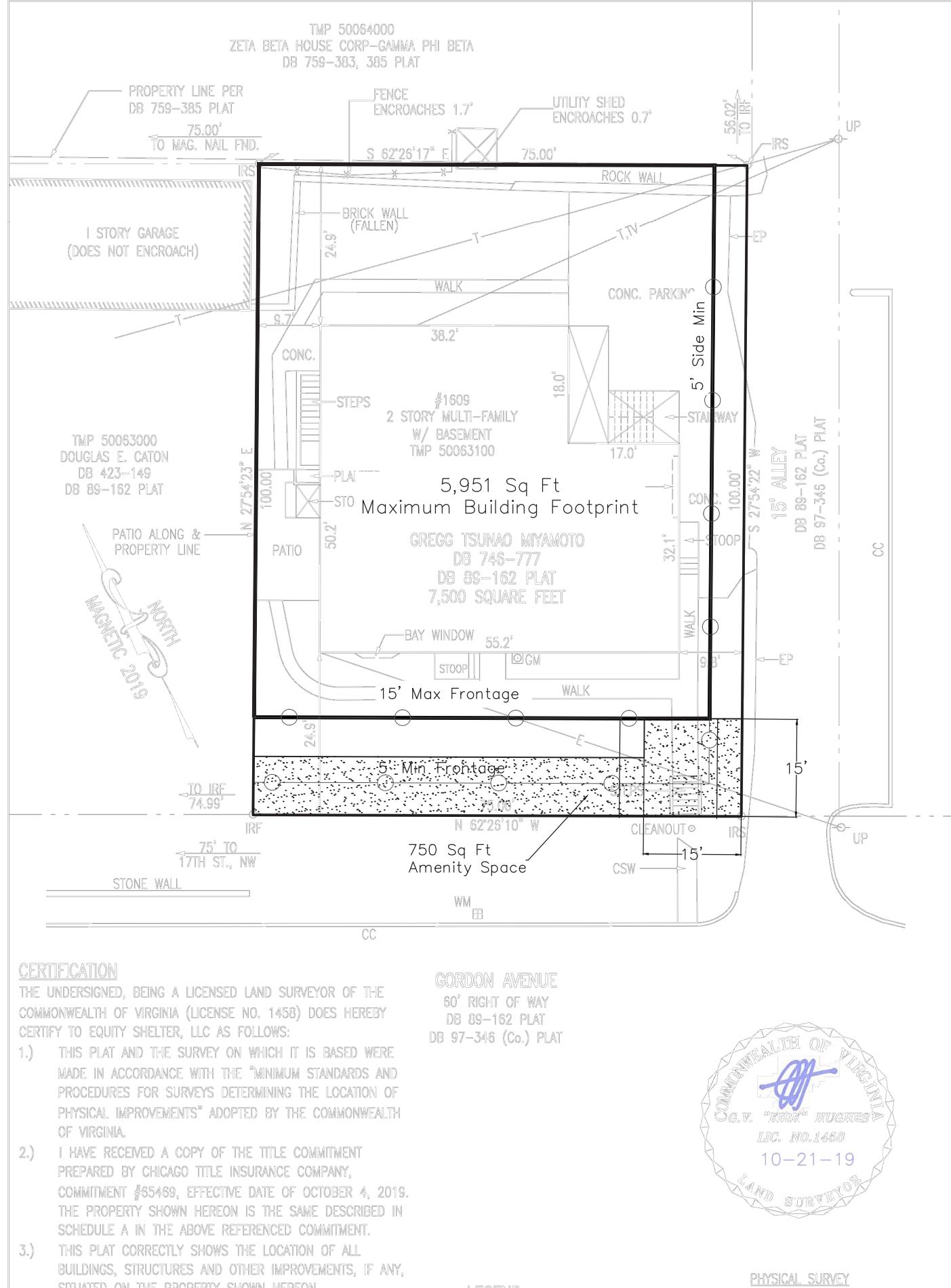
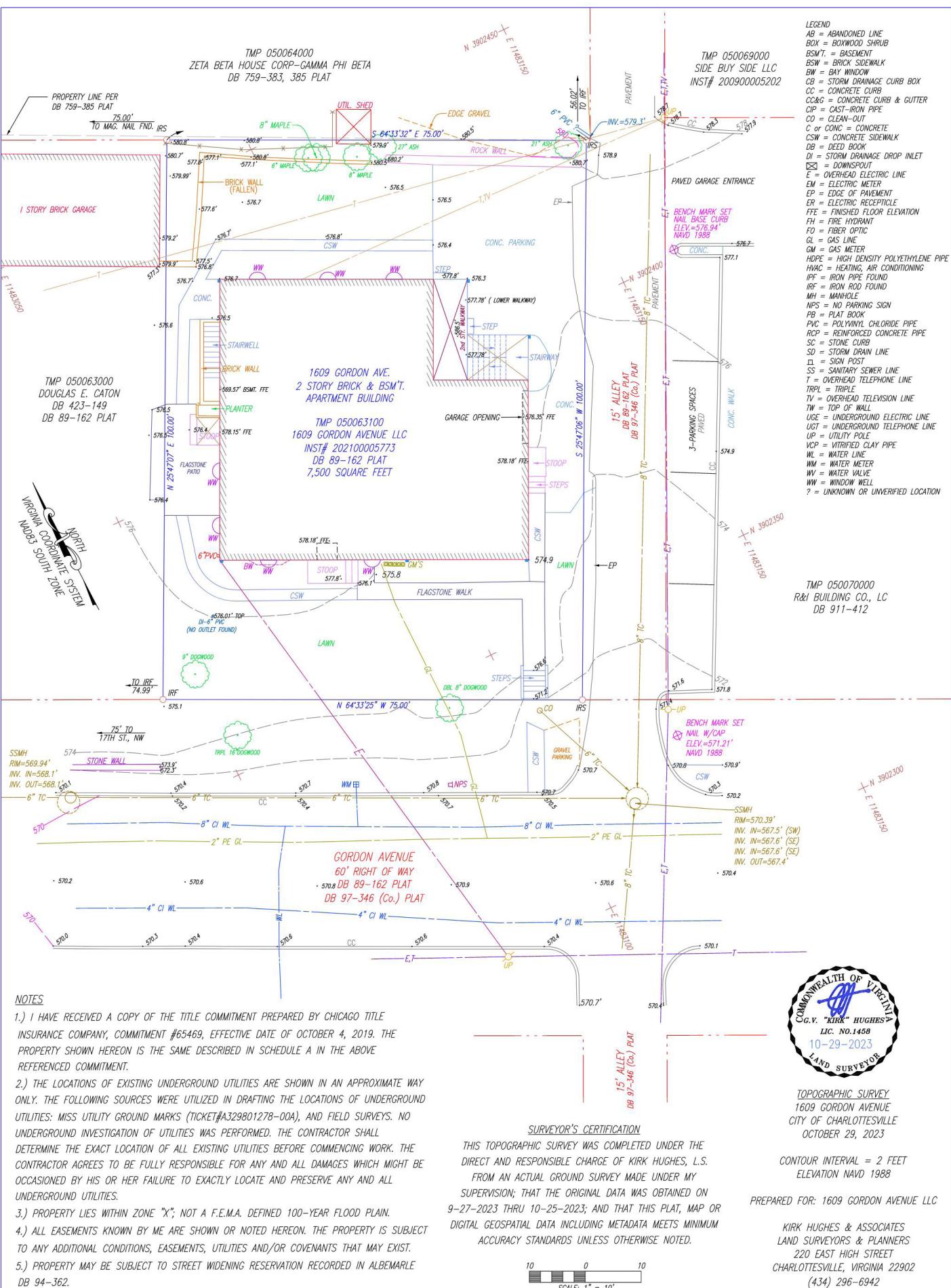


1609 GORDON AVE

ADC DISTRICT
RUGBY RD./ UNIVERSITY CIRCLE/ VENEABLE

SIGNIFICANCE TO DISTRICT FROM CITY SURVEY
THIS 2-STORY, 5-BAY, NEO-COLONIAL STYLE BRICK
VENEERED APARTMENT BUILD WAS BUILT IN 1963.

“ALTHOUGH IT MAINTAINS THE SCALE OF THE DISTRICT”, IT DOES NOT CONTRIBUTE TO ITS VISUAL APPEAL AND ADDITIONALLY, THE BUILDING IS NON-CONTRIBUTING TO THE DISTRICT BECAUSE OF ITS AGE.



1609 GORDON AVE
CHARLOTTESVILLE, VA

SITE SURVEY

11

BAR SUBMISSION NOVEMBER 26, 2024

TAKING CUES FROM THE CHARLOTTESVILLE ADCD DESIGN GUIDELINES: PART III: NEW CONSTRUCTION

A. INTRODUCTION: (PG 6) OFTEN NEW COMMERCIAL, OFFICE, OR MULTI-USE BUILDINGS WILL BE CONSTRUCTED ON SITES MUCH LARGER THAN THE TRADITIONALLY SIZED LOTS 25 TO 40 FEET WIDE. MANY SITES FOR SUCH STRUCTURES ARE LOCATED ON WEST MAIN STREET AND IN THE 14TH AND 15TH STREET AREA OF THE VENABLE NEIGHBORHOOD. THESE ASSEMBLED PARCELS CAN TRANSLATE INTO NEW STRUCTURES WHOSE SCALE AND MASS MAY OVERWHELM NEIGHBORING EXISTING STRUCTURES. **THEREFORE, WHILE THIS BUILDING TYPE MAY NEED TO RESPOND TO THE VARIOUS BUILDING CONDITIONS OF THE SITE, IT ALSO SHOULD EMPLOY DESIGN TECHNIQUES TO REDUCE ITS VISUAL PRESENCE. THESE COULD INCLUDE VARYING FAÇADE WALL PLANES, DIFFERING MATERIALS, STEPPED-BACK UPPER LEVELS, AND IRREGULAR MASSING.**

B. SETBACK: (PG 7) CONSTRUCT NEW COMMERCIAL BUILDINGS WITH A MINIMAL OR NO SETBACK IN ORDER TO REINFORCE THE TRADITIONAL STREET WALL. USE A MINIMAL SETBACK IF THE DESIRE IS TO CREATE A STRONG STREET WALL OR SETBACK CONSISTENT WITH THE SURROUNDING AREA. **KEEP RESIDENTIAL SETBACKS WITHIN 20 PERCENT OF THE SETBACKS OF A MAJORITY OF NEIGHBORHOOD DWELLINGS. AT TRANSITIONAL SITES BETWEEN TWO DISTINCTIVE AREAS OF SETBACK, FOR INSTANCE BETWEEN NEW COMMERCIAL AND HISTORIC COMMERCIAL, CONSIDER USING SETBACKS IN THE NEW CONSTRUCTION THAT REINFORCE AND RELATE TO SETBACKS OF THE HISTORIC BUILDINGS.**

C. SPACING: (PG 8) **MAINTAIN EXISTING CONSISTENCY OF SPACING IN THE AREA.** NEW RESIDENCES SHOULD BE SPACED WITHIN 20 PERCENT OF THE AVERAGE SPACING BETWEEN HOUSES ON THE BLOCK. IN AREAS THAT DO NOT HAVE CONSISTENT SPACING, CONSIDER LIMITING OR CREATING A MORE UNIFORM SPACING IN ORDER TO ESTABLISH AN OVERALL RHYTHM.

D. MASSING AND FOOTPRINT: (PG 9) NEIGHBORHOOD TRANSITIONAL BUILDINGS SHOULD HAVE SMALL BUILDING FOOTPRINTS SIMILAR TO NEARBY DWELLINGS.

1. IF THE FOOTPRINT IS LARGER, THEIR MASSING SHOULD BE REDUCED TO RELATE TO THE SMALLER-SCALED FORMS OF RESIDENTIAL STRUCTURES.
2. TECHNIQUES TO REDUCE MASSING COULD INCLUDE **VARYING THE SURFACE LANES OF THE BUILDINGS, STEPPING BACK THE BUILDINGS AS THE STRUCTURE INCREASES IN HEIGHT, AND BREAKING UP THE ROOF LINE WITH DIFFERENT ELEMENTS TO CREATE SMALLER COMPOSITIONS.**

E. HEIGHT AND WIDTH: (PG 10) RESPECT THE DIRECTIONAL EXPRESSION OF THE MAJORITY OF SURROUNDING BUILDINGS. ATTEMPT TO KEEP THE HEIGHT AND WIDTH OF NEW BUILDINGS WITHIN A MAXIMUM OF 200 PERCENT OF THE PREVAILING HEIGHT AND WIDTH IN THE SURROUNDING SUB-AREA. **REINFORCE THE HUMAN SCALE OF THE HISTORIC DISTRICTS BY INCLUDING ELEMENTS SUCH AS PORCHES, ENTRANCES, STOREFRONTS, AND DECORATIVE FEATURES DEPENDING ON THE CHARACTER OF THE PARTICULAR SUB-AREA.**

F. SCALE: (PG 11) IN CHARLOTTESVILLE, THERE IS A VARIETY OF SCALE. **REINFORCE THE SCALE AND CHARACTER OF THE SURROUNDING AREA, WHETHER HUMAN OR MONUMENTAL.**

THE DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

... TAKE CUES FROM THE ADJACENT CONTEXTUAL STRUCTURES ALONG GORDON AVE AND THE ARCHITECTURAL DESIGN CONTROL DISTRICT. THE VARIOUS, IRREGULAR MASSES THAT MAKE UP THE STRUCTURE ALLOW FOR THE VISUAL PRESENCE OF THE BUILDING TO BE REDUCED

... DIFFERING MATERIALS ALLOW FOR THE BUILDING TO BE REDUCED, AS ATTENTION IS DRAWN TO THE STREET LEVEL

... EXISTING LANDSCAPING ACTS AS A VEGETATIVE SCREEN TRAVELING EASTBOUND ON GORDON AVE.

... REACT AND RESPOND TO ADJACENT STRUCTURES AND MAINTAIN TRADITIONAL STREET WALL. PLANNED SETBACK RESPONDS TO THE NEIGHBORHOOD DWELLINGS OF THE RESIDENTIAL NEIGHBORHOOD.

... ACCESS TO GROUND FLOOR PARKING THROUGH THE EAST ALLEY FITS WITH THE STREET WALL CONTEXT.

... REINFORCE THE ESTABLISHED SPACING BETWEEN BUILDINGS FOUND ON THE BLOCK.

... REDUCE LARGER MASSING TO SMALLER-SCALED FORMS BY BREAKING UP THE ROOF LINE, AND VARYING THE SURFACE OF THE BUILDING.

... BY ALLOWING STAIRS TOWERS AND BALCONIES TO CREATE VISUAL SLOTS IN THE MASS, THE OVERALL MASS APPEARS SMALLER SCALED WHILE STILL ADDING NEEDED DENSITY TO THE DISTRICT.

... RESPECT THE DIRECTIONAL EXPRESSION OF THE SURROUNDING BUILDINGS BY ESTABLISHING A DIRECTIONAL RELATIONSHIP BETWEEN THE OLD AND NEW CONSTRUCTION.

... ADD TO THE DISTRICT BY THE REMOVAL OF THE EXISTING STRUCTURE IN PLACE OF A MORE TIMELESS AND THOUGHTFUL DESIGN

... ACKNOWLEDGE THAT THIS DISTRICT HAS VARYING SCALES, ARCHITECTURAL STYLES, USES, AND TECHNIQUES IN DEALING WITH SCALE. REINFORCE THIS VARIATION BY PROVIDING A THOUGHTFULLY COMPOSED AND COHESIVE EXTERIOR THAT DIRECTLY REFERENCES THE SCALE OF THE ADJACENT HISTORIC STRUCTURE. INTRODUCE DETAILING ELEMENTS TO REINFORCE THE HUMAN SCALE.

TAKING CUES FROM THE CHARLOTTESVILLE ADCD DESIGN GUIDELINES: PART III: NEW CONSTRUCTION

G. ROOF: (PG 12) **LARGE-SCALE, MULTI-LOT BUILDINGS SHOULD HAVE A VARIED ROOF LINE TO BREAK UP THE MASS OF THE DESIGN USING GABLE AND/OR HIPPED FORMS.** SHALLOW PITCHED ROOFS AND FLAT ROOFS MAY BE APPROPRIATE IN HISTORIC RESIDENTIAL AREAS ON A CONTEMPORARY DESIGNED BUILDING.

H. ORIENTATION: (PG 14) **NEW COMMERCIAL CONSTRUCTION SHOULD ORIENT ITS FAÇADE IN THE SAME DIRECTION AS ADJACENT HISTORIC BUILDINGS, THAT IS, TO THE STREET.**

I. WINDOWS AND DOORS: (PG 15) **THE RHYTHM, PATTERNS, AND RATIO OF SOLIDS (WALLS) AND VOIDS (WINDOWS AND DOORS) OF NEW BUILDINGS SHOULD RELATE TO AND BE COMPATIBLE WITH ADJACENT HISTORIC FAÇADES.** THE SIZE AND PROPORTION, OR THE RATIO OF WIDTH TO HEIGHT, OF WINDOW AND DOOR OPENINGS ON NEW BUILDINGS' PRIMARY FAÇADES SHOULD BE SIMILAR AND COMPATIBLE WITH THOSE ON SURROUNDING HISTORIC FAÇADES.

K. STREET-LEVEL DESIGN: (PG 17) **STREET LEVEL FAÇADES OF ALL BUILDING TYPES, WHETHER COMMERCIAL, OFFICE, OR INSTITUTIONAL, SHOULD NOT HAVE BLANK WALLS;** THEY SHOULD PROVIDE VISUAL INTEREST TO THE PASSING PEDESTRIAN. NEIGHBORHOOD TRANSITIONAL BUILDINGS IN GENERAL SHOULD NOT HAVE TRANSPARENT FIRST FLOORS, AND THE DESIGN AND SIZE OF THEIR FAÇADE OPENINGS SHOULD RELATE MORE TO NEIGHBORING RESIDENTIAL STRUCTURES.

L. FOUNDATION & CORNICE: (PG 18) FAÇADES GENERALLY HAVE A THREE-PART COMPOSITION: A FOUNDATION OR BASE THAT RESPONDS AT THE PEDESTRIAN OR STREET, THE MIDDLE SECTION, AND THE CAP OR CORNICE THAT TERMINATES THE MASS AND ADDRESSES HOW THE BUILDING MEETS THE SKY

M. MATERIALS & TEXTURES: (PG 19) **THE SELECTION OF MATERIALS AND TEXTURES FOR A NEW BUILDING SHOULD BE COMPATIBLE WITH AND COMPLEMENTARY TO NEIGHBORING BUILDINGS.** 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. LARGE-SCALE, MULTI-LOT BUILDINGS, WHOSE PRIMARY FAÇADES HAVE BEEN DIVIDED INTO DIFFERENT BAYS AND PLANES TO RELATE TO EXISTING NEIGHBORING BUILDINGS, CAN HAVE VARIED MATERIALS, SHADES, AND TEXTURES.

N. PAINT: (PG 20) **THE SELECTION AND USE OF COLORS FOR A NEW BUILDING SHOULD BE COORDINATED AND COMPATIBLE WITH ADJACENT BUILDINGS, NOT INTRUSIVE.**

O. DETAILS AND DECORATIONS: (PG 21) **MORE SUCCESSFUL NEW BUILDINGS MAY TAKE THEIR CUES FROM HISTORIC IMAGES AND REINTRODUCE AND REINTERPRET DESIGNS OF TRADITIONAL DECORATIVE ELEMENTS** OR MAY HAVE A MODERNIST APPROACH IN WHICH DETAILS AND DECORATION ARE MINIMAL.

THE DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

... PROVIDE A VARIED ROOF LINE TO BREAK UP THE MASSING. UTILIZE THE VOIDS CREATED BY STAIRS, BALCONIES, AND BUILDING FORMS TO PROVIDE A VARIED ROOF LINE. UTILIZE PARAPETS IN LIEU OF LARGE OVERHANGS TO SHIELD MECHANICAL EQUIPMENT WHILE REDUCING THE VISUAL IMPACT OF THE ROOF LINE.

... FRONT ORIENTATION MAINTAINS STREET CONDITION, ORTHOGONAL TO THE EAST ALLEY AND GORDON AVE

... PROVIDE APPROPRIATELY PROPORTIONED WINDOWS THAT RELATE TO AND ARE COMPATIBLE WITH ADJACENT HISTORIC FAÇADES. RESIDENTIAL SCALED, PUNCHED OPENINGS ARE PROPOSED IN A MORE TRADITIONAL AND RATIONAL ORDER ARRANGEMENT.

... ELIMINATE BLANK WALLS THROUGH CHANGE IN MATERIALS, BALCONIES, PORCHES, CIRCULATION CORE ELEMENTS, AND APPROPRIATE AMOUNTS OF GLAZING. UTILIZE PORCHES AND ENTRANCES TO BREAK DOWN BLANK WALLS.

... PEDESTRIAN STREET LEVEL MAINTAINS BRICK FAÇADE IN ORDER TO RESPOND TO THE STREET LEVEL TRAFFIC AND HISTORICAL CONTEXT.

... SELECT HIGH-QUALITY, LOW MAINTENANCE MATERIALS THAT ARE IN KEEPING WITH ADJACENT ESTABLISHED MATERIAL CHOICES. THE PROPOSED MATERIALS ARE BRICK AND FIBER-CEMENT PANELIZED SIDING (I.E. HARDIEPANEL)

... PROPOSAL AVOIDS BRIGHTLY COLORED OR INTRUSIVE PAINT COLORS

... PROVIDE A HOLISTIC COMPOSITION THAT IS DEFERENTIAL TO ITS HISTORIC CONTEXT. TAKE CUES FROM ADJACENT BRICK DETAILING IN HEADERS, SILLS, SOLIDER COURSING, AND CORNICES. TAKE CUES FROM CORNICE LINE HEIGHTS AND BUILDING PROPORTIONS.



REVISIONS BASED ON BOARD'S COMMENTS:

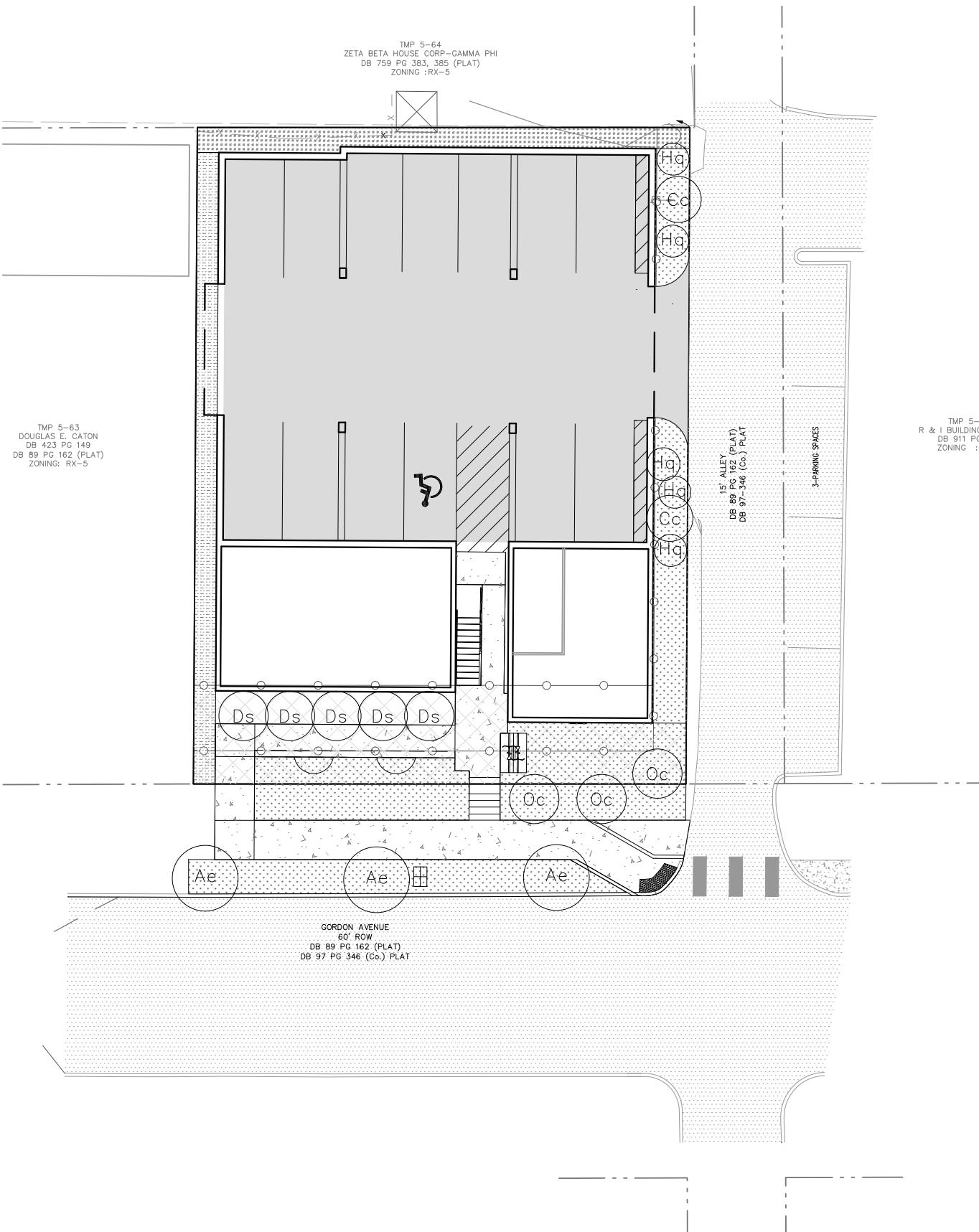
- 1. RESIDENTIAL STANDING SEAM METAL ROOF DETAIL**
TO REPLACE COMMERCIAL STANDING SEAM METAL ROOF RIDGE CAP.
- 2. EIFS SYSTEM** TO REPLACE HARDIE PANELS TO PROVIDE A MORE SEAMLESS LOOK AND TO EMPHASIZE WINDOW ORGANIZATION THROUGH A RATIONAL ORGANIZATION OF JOINTS.
- 3. ELIMINATE VISUAL ODITY OF “FLOATING” BRICK**
OVER LARGE SCALE OPENINGS BY REPLACING IT WITH HARDIE SIDING.
- 4. SCREENING AND PLANTING ADDED AT GARAGE** TO FURTHER REDUCE THE IMPACT OF TUCK-UNDER PARKING.
- 5. FURTHER DEVELOPMENT OF LANDSCAPING, PEDESTRIAN ACCESS, AND AMENITY SPACE.**
- 6. EMPHASIZE THE GABLE FORM AND ADDRESS THE STREET WITH CANTILEVERED VOLUME.**
- 7. NEW ENTRY ELEMENT AND DOORWAY** INTO A COMMON LOBBY SPACE.
- 8. STAIRWAY AND BALCONIES** FACING GORDON PUSHED BACK TO BE LESS VISIBLE.
- 9. NEW SCREENING ON ROOF** TO HIDE ROOF TOP UNITS.











TMP 5-70
 R & I BUILDINGS CO, LC
 DB 911 PG 412
 ZONING :RX-5

LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Caliper/Gallon Size	Quantity	Canopy SF	Total Canopy SF
(Cc)	Ornamental Tree	Cornus Kousa	Kousa Dogwood	5" Gallon	2	49	98
(Ha)	Deciduous Shrub	Hydrangea arborescens	Wild Hydrangea		5	0	0
(Ds)	Powerline-Compatible	Arborea	Downy Serviceberry	3" Gallon	5	78	390
(Ae)	Large Street Tree	Americana	American Elm -Princeton/Jefferson	2" Caliper	3	105	315
(Oc)	Small Street Tree	X Incamp	Okame Cherry	5" Gallon	3	78	234
						TOTAL SF:	1037

[Symbol: Mowed Lawn]	Mowed Lawn
[Symbol: Grass and perennial mix]	Grass and perennial mix (thredleaf bluestar, panicum, virgatum shenendoah switchgrass; swamp milkweed; hyssop (purple haze))
[Symbol: Virginia Creeper ivy]	Virginia Creeper ivy (at garage openings and screens)



1609 GORDON AVE
CHARLOTTESVILLE, VA

RENDERED SITE PLAN

20

BAR SUBMISSION
NOVEMBER 26, 2024



1609 GORDON AVE
CHARLOTTESVILLE, VA

PERSPECTIVE FROM GORDON AVE



1609 GORDON AVE
CHARLOTTESVILLE, VA

PERSPECTIVE FROM GORDON AVE

BAR SUBMISSION
NOVEMBER 26, 2024



1609 GORDON AVE
CHARLOTTESVILLE, VA

PERSPECTIVE FROM ALLEY

23

BAR SUBMISSION
NOVEMBER 26, 2024



1609 GORDON AVE
CHARLOTTESVILLE, VA

NEIGHBORHOOD PERSPECTIVE



1609 GORDON AVE
CHARLOTTESVILLE, VA

PEDESTRIAN PERSPECTIVE

BAR SUBMISSION
NOVEMBER 26, 2024



SOUTH ELEVATION



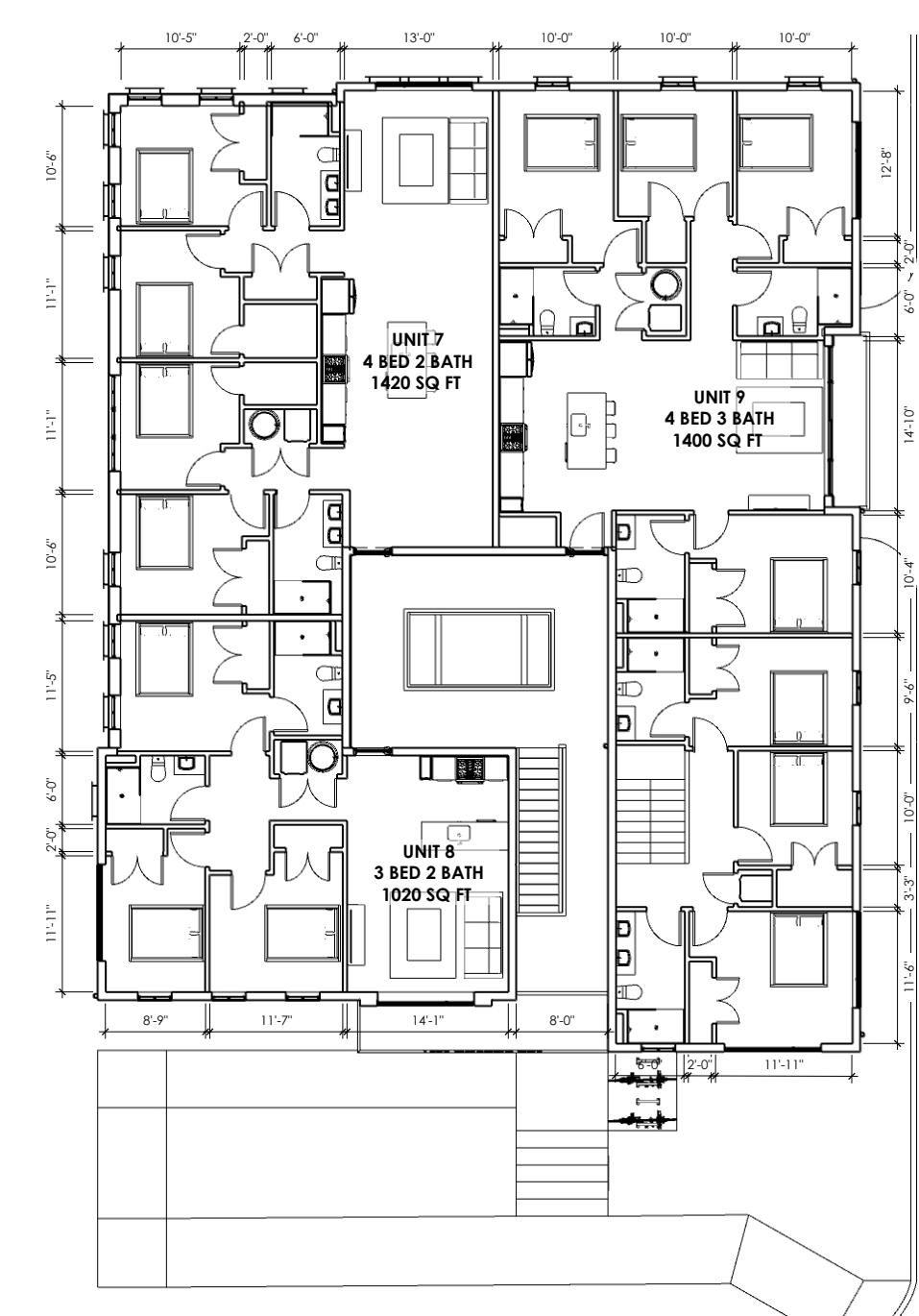
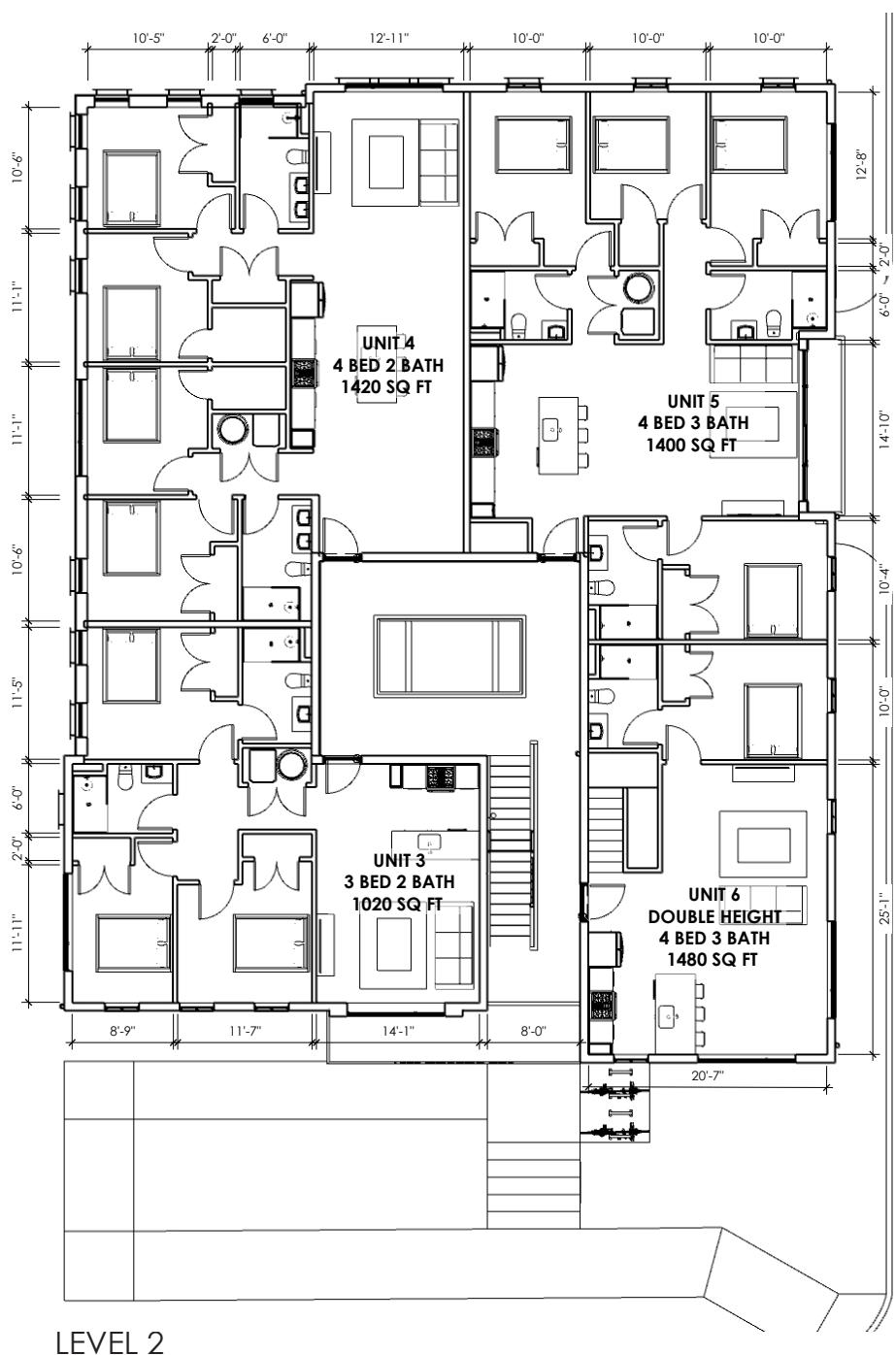
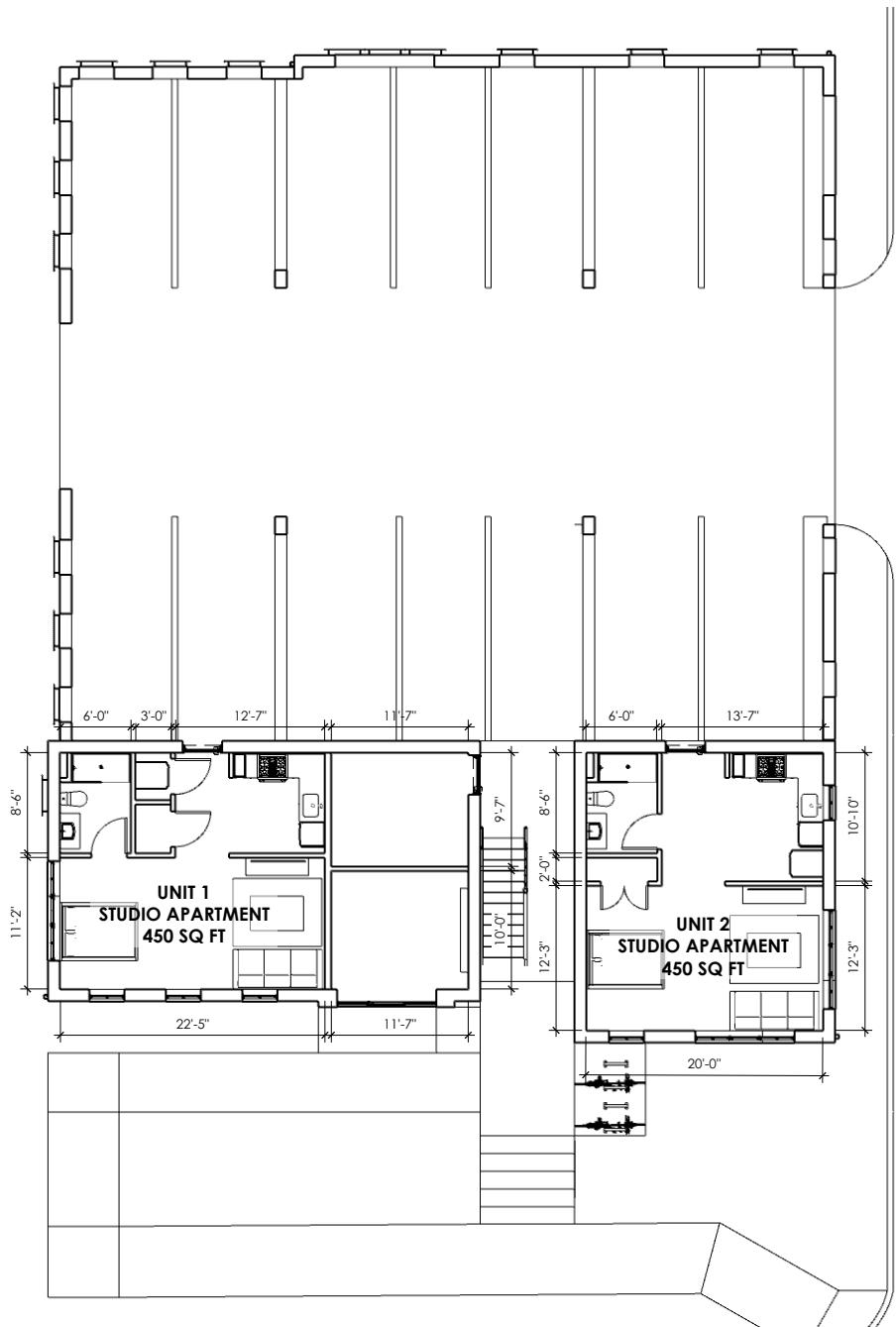
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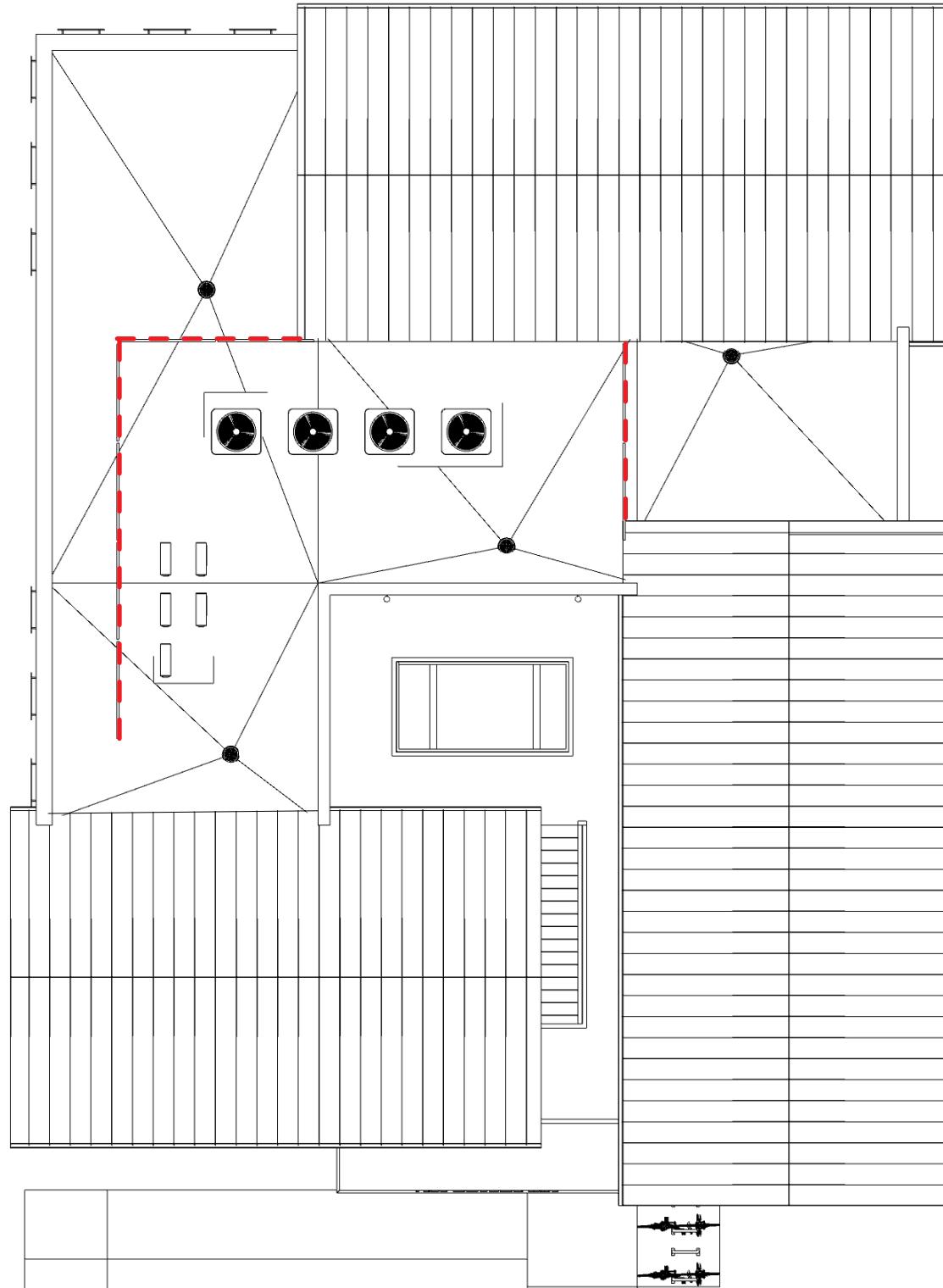


NORTH ELEVATION

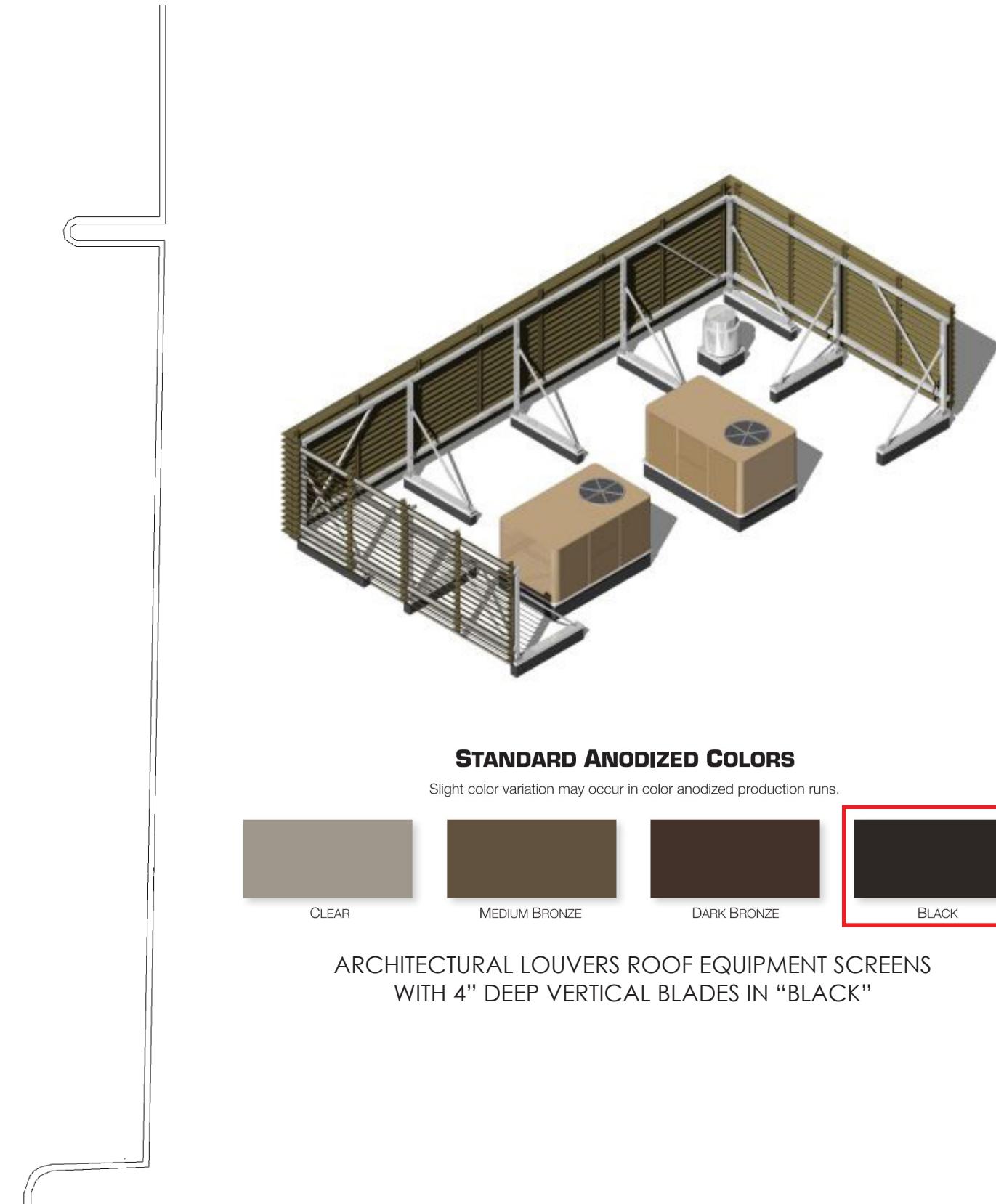


WEST ELEVATION





ROOF PLAN



STANDARD ANODIZED COLORS

Slight color variation may occur in color anodized production runs.



CLEAR



MEDIUM BRONZE

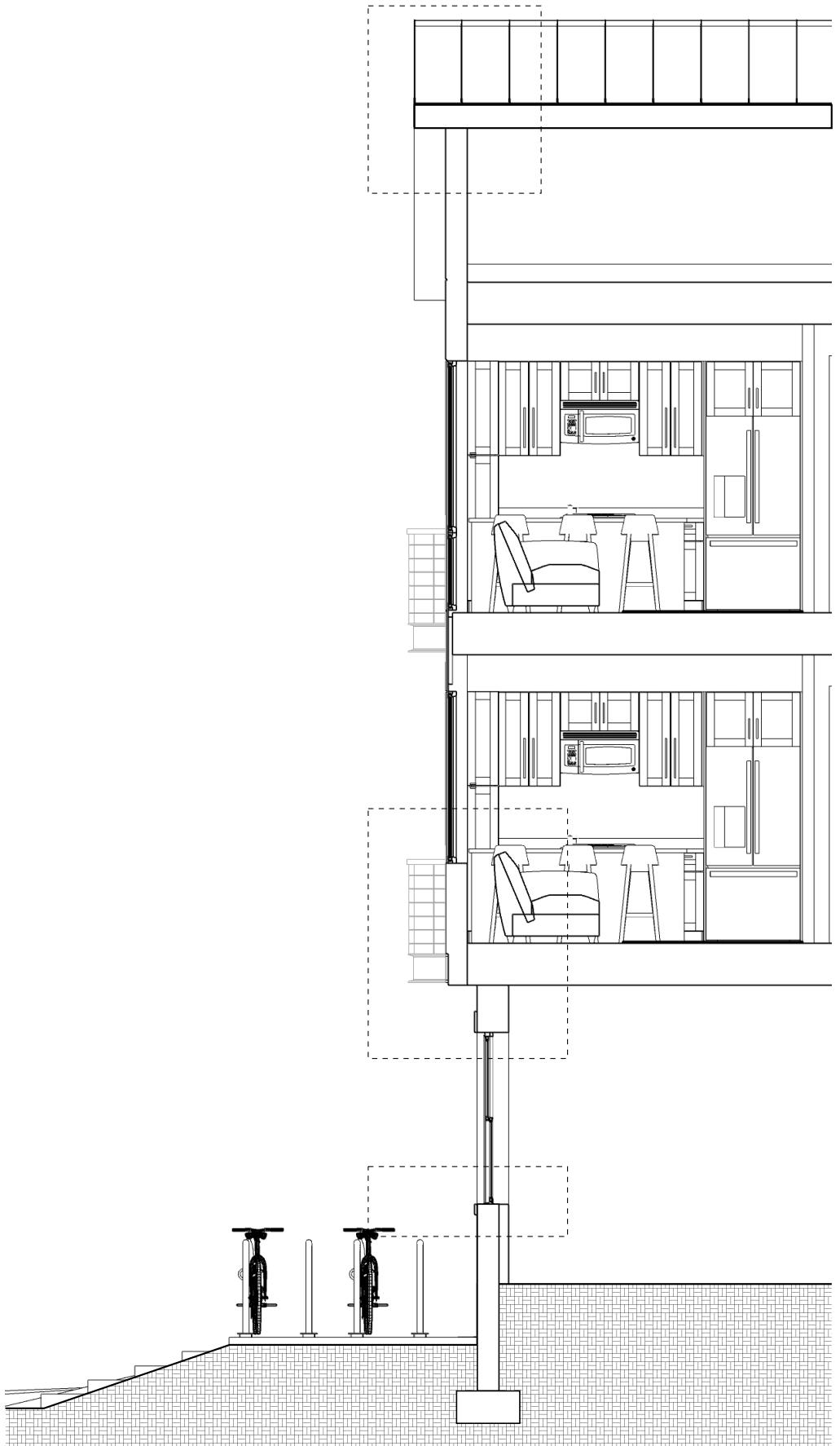
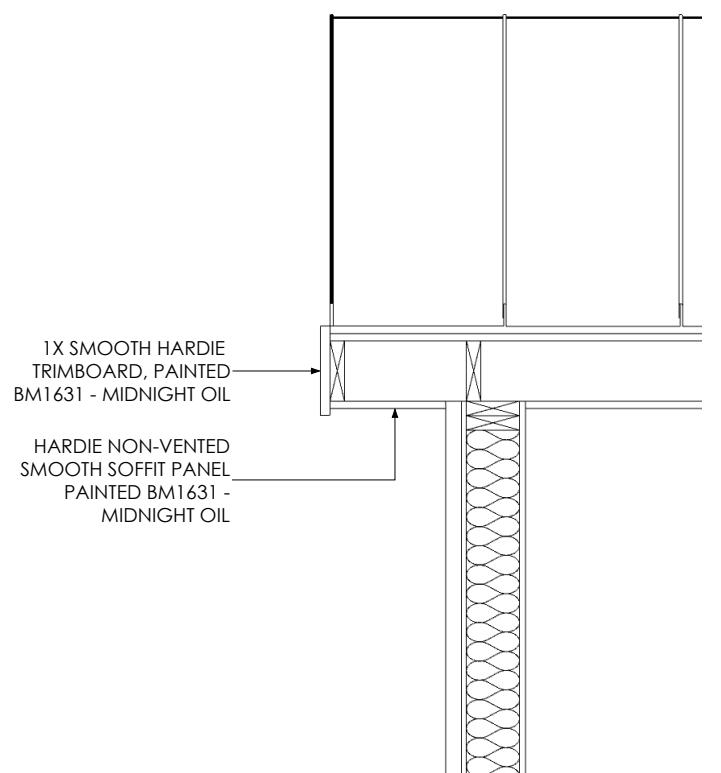
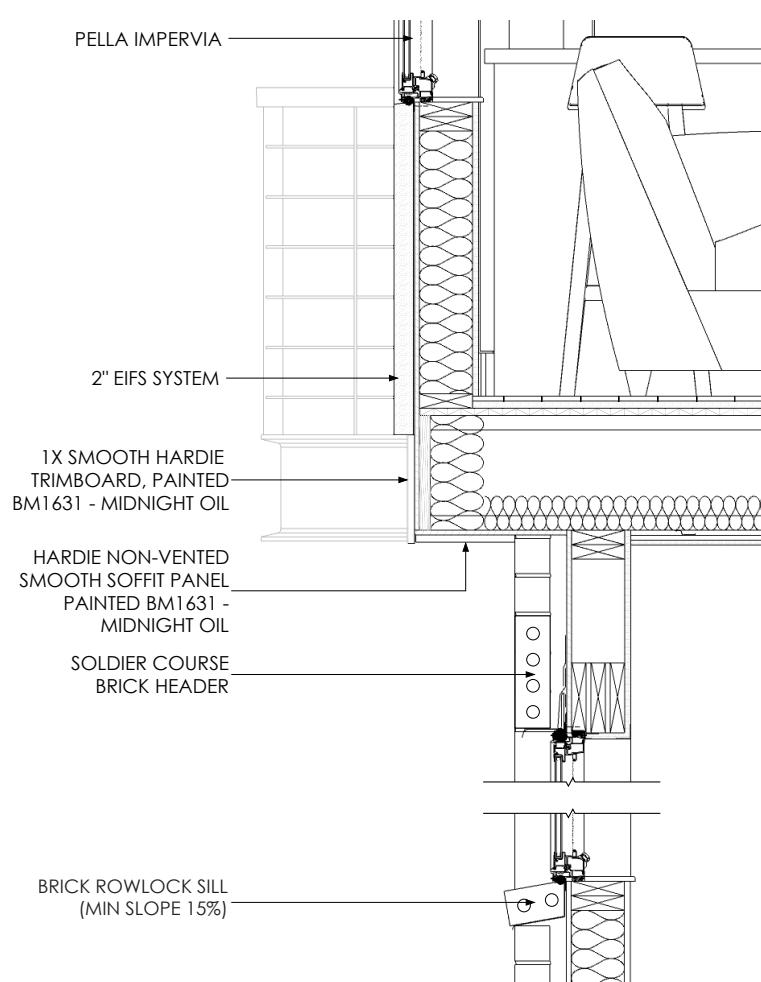
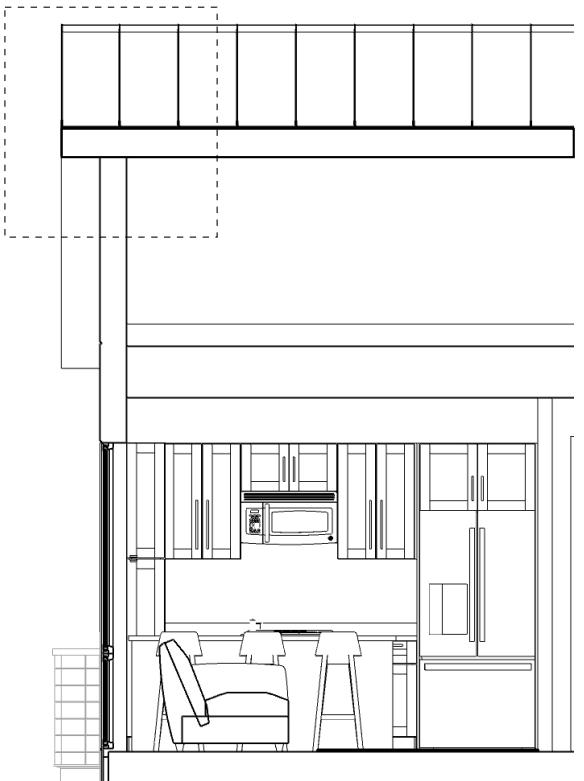


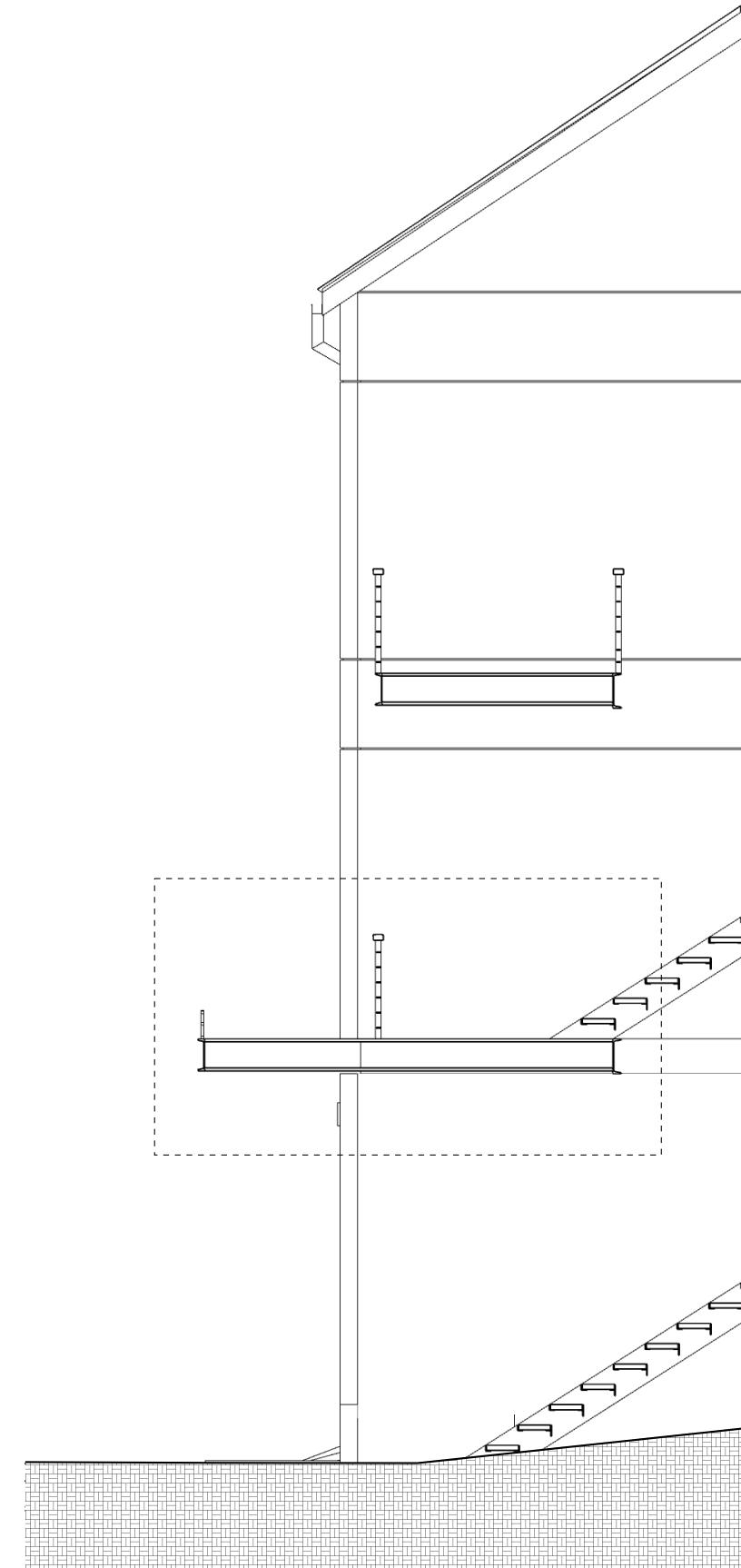
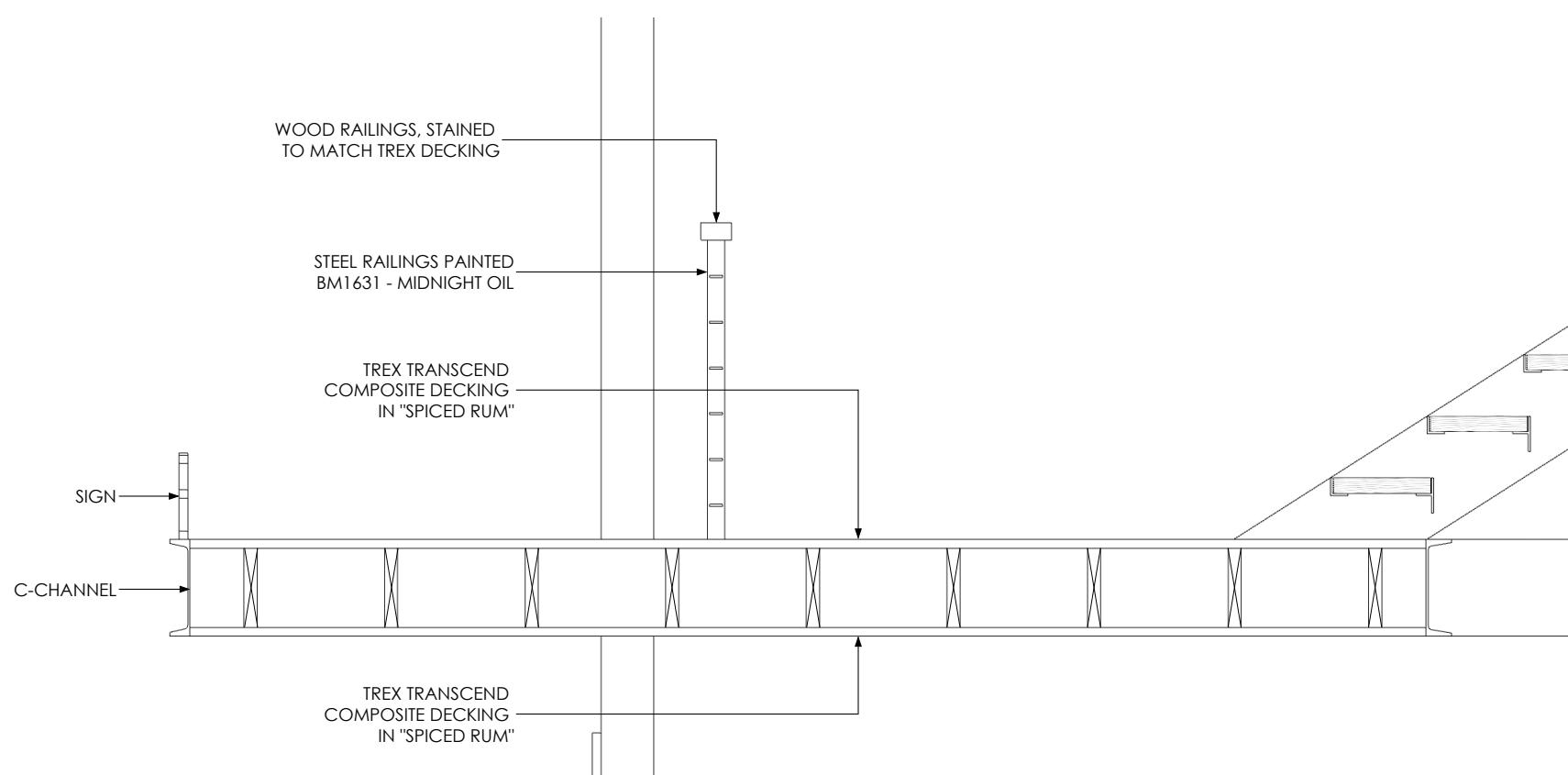
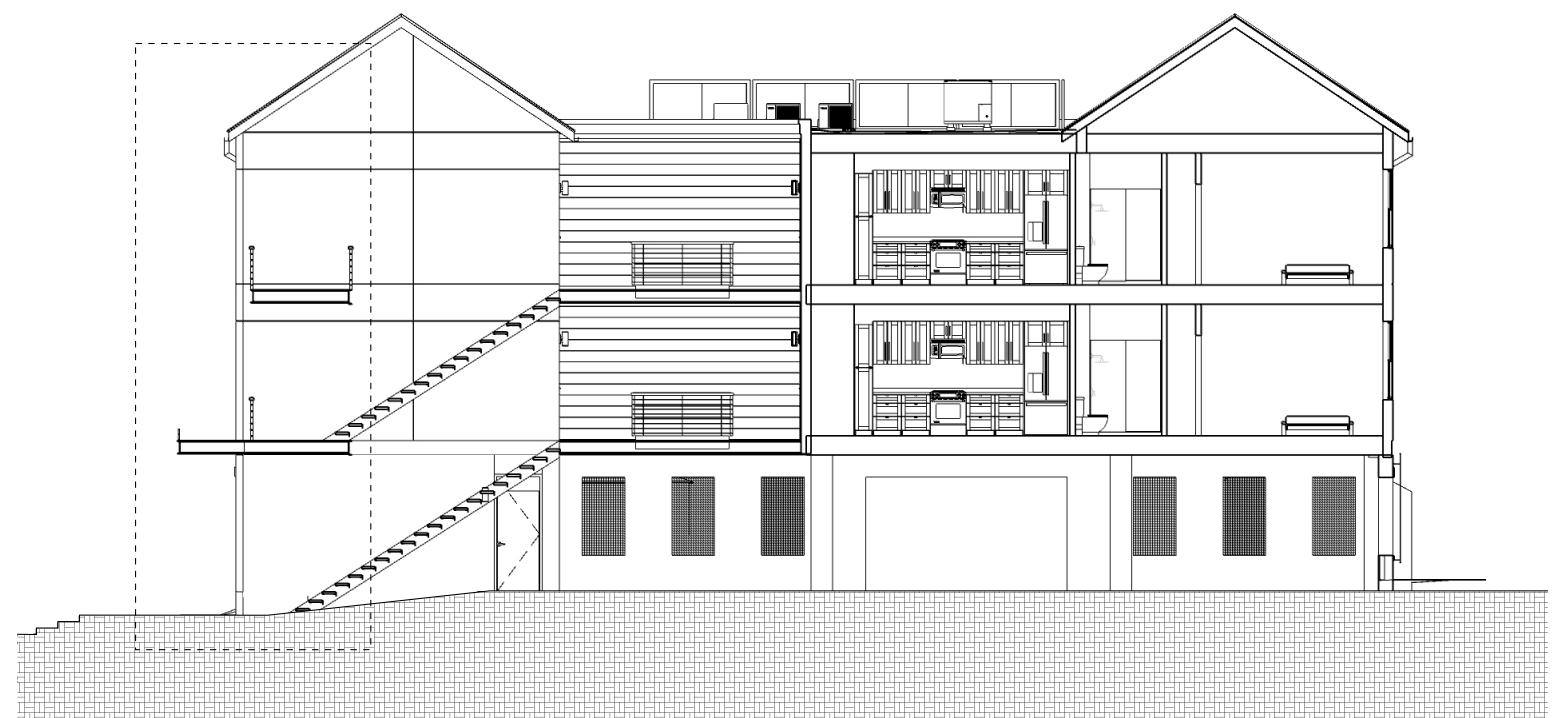
DARK BRONZE



BLACK

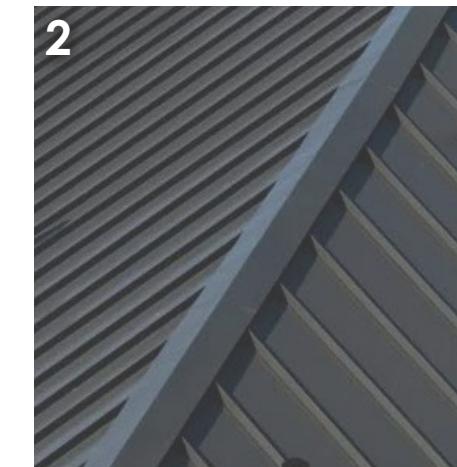
ARCHITECTURAL LOUVERS ROOF EQUIPMENT SCREENS
WITH 4" DEEP VERTICAL BLADES IN "BLACK"







EIFS SYSTEM



PAC-CLAD SSM ROOF IN
"MATTE BLACK STEEL"



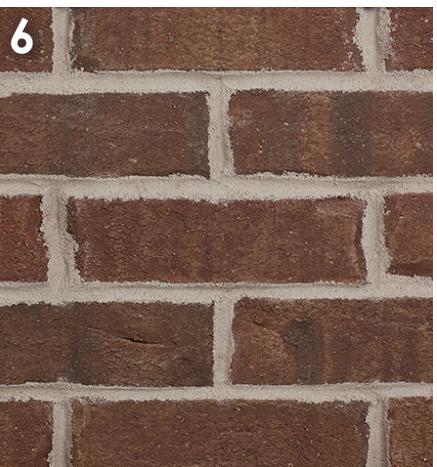
STEEL RAILINGS PAINTED BM163-
"MIDNIGHT OIL" WITH WOOD
RAILINGS STAINED TO MATCH
DECKING



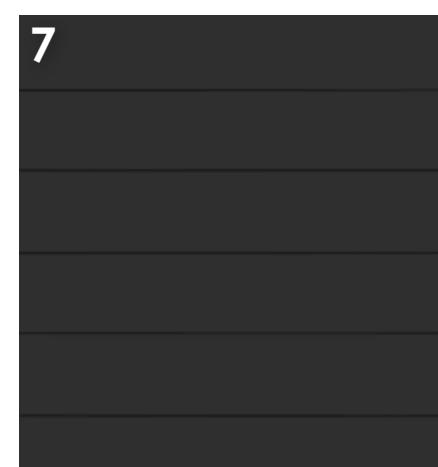
PELLA IMPERIA SERIES
SINGLE-HUNG WINDOWS



TRIM BOARD PAINTED BM1631
- "MIDNIGHT OIL"



BRICK



HARDIE ARTISAN SIDING
PAINTED BM-1631



TREX TRANSCEND COMPOSITE
DECKING IN "SPICED RUM"



2X2 METAL SCREENING +
CROSSVINE (BIGNONIA
CAPREOLATA)

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



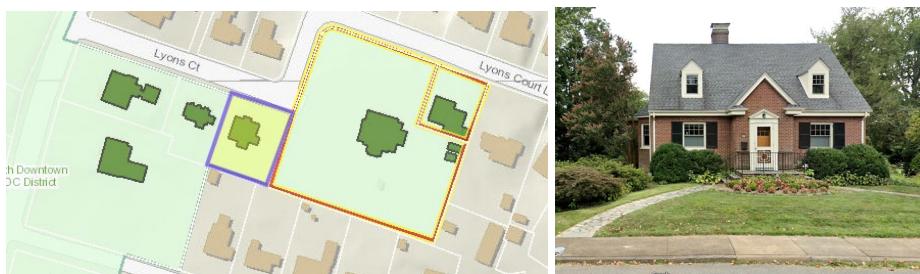
Certificate of Appropriateness – Preliminary Discussion

606 Lyons Court; TMP 520063000

North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Exterior alterations



Background

Year Built: 1939

District: North Downtown ADC District

Status: Contributing

606 Lyons Court is a brick Cape Cod in the Colonial Revival style, with two front gabled dormers, louvered shutters, projected front entry and pediment. The architectural survey is attached.

Prior BAR Reviews

N/A

Application

- Submittals: Outlaw Design Company renderings *Martin Drawings* and photos of house.

Request CoA for exterior alterations:

- Replace existing front stoop and railings.
- Modify front entry and pediment.
- Infill windows at basement, SE corner, infill with brick.
- Replace and relocate doorways and windows at rear porch.
- Install carriage-style door at rear basement entry (former garage).
- Remove driveway and replace with permeable surface.
- Remove front yard walkway and replace with new design and pavers.
- Site-wide landscaping

Note: The applicant requested a formal review for a CoA; however, the submittal is incomplete, so staff is presenting this for a discussion. Except for proposed alterations to the front entry pediment, (see Discussion), staff finds all of the proposed alterations, in concept, to be generally consistent with the guidelines.

Discussion and Recommendation

The applicant's project has evolved since their initial discussion with staff; however, there are several details to be finalized. The most recent renderings provide context for the BAR to offer general comment and, if necessary, guidance ahead of a final application.

Staff has advised the applicant the proposed shed roof at the front entry is a departure from the Colonial Revival character of this house, suggesting they consider an alternative that retains the pediment and the door surround.

Suggested Motions

Staff recommends no formal action be taken.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [not germane].

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;

- iii. 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;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

Chapter 2 – Site Design and Elements

E. Walkways and Driveways

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

Chapter 4 – Rehabilitation

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.

- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

606 Lyons Court (DHR #104-0072-0084)



STREET ADDRESS:	606 Lyons Court
MAP & PARCEL:	52-63
PRESENT ZONING:	R-1
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Deane, Maureen S
ADDRESS:	Deane, Maureen S 606 Lyons Court Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1939
STYLE:	Cape Cod
HEIGHT IN STORIES:	1.5 Stories
DIMENSIONS/LAND AREA:	1,796 sq.ft./0.277 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1939, this 1 ½-story, 3-bay, Cape Cod-style brick dwelling features the following details: two front gabled dormers with 6/6-sash windows; 8/8-sash windows with louvered shutters; projecting center front gabled bay with entrance; door surround of fluted pilasters, plain frieze, and pediment; central brick chimney; projecting polygonal bay on east end; wrought iron handrail leading to front stoop; and boxed wood cornice. This good example of the style with Colonial Revival detailing is a contributing resource in the District.

606 Lyons Court - December 2024



Existing



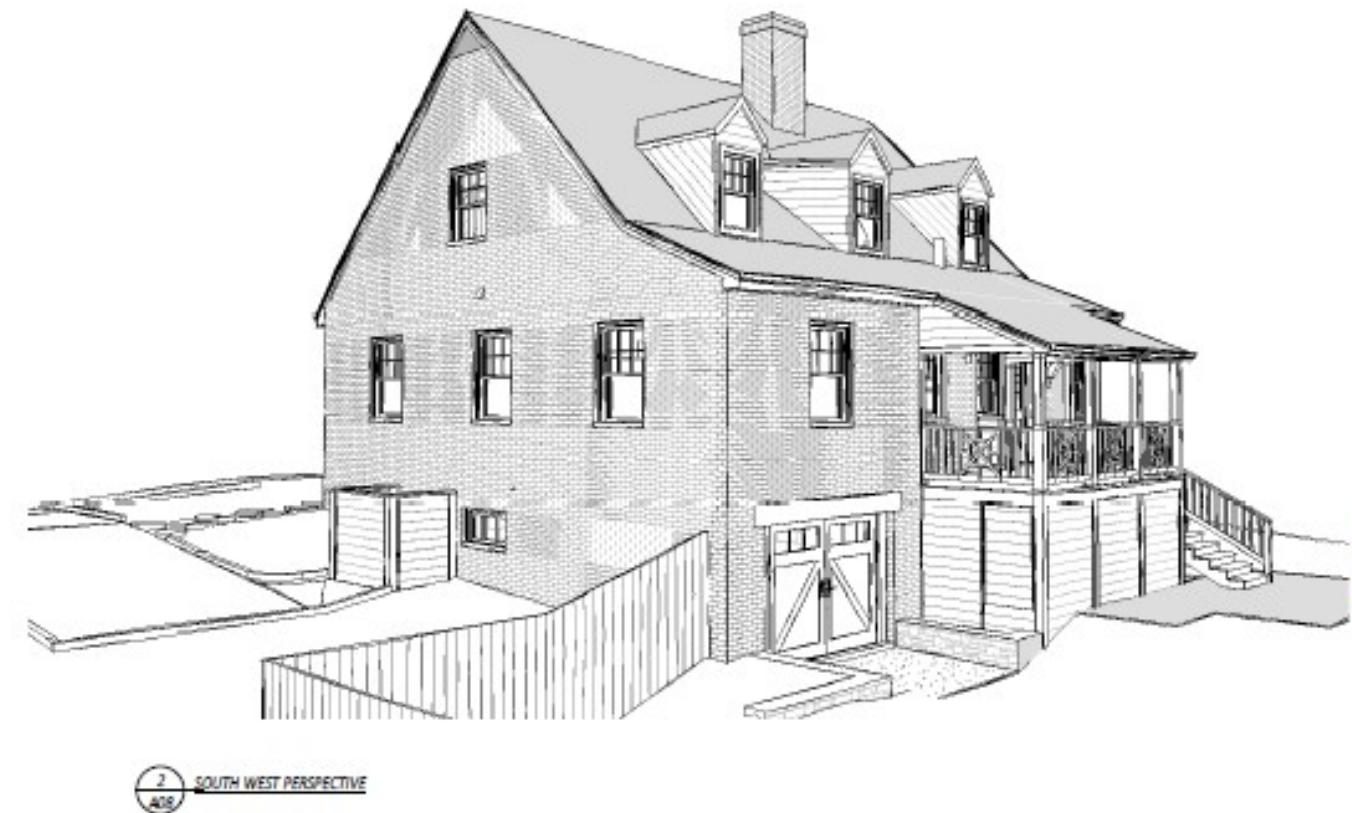
North (front)



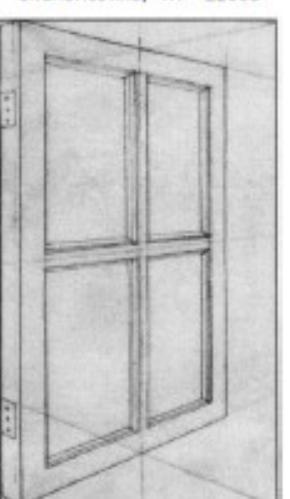
East (side)



South (rear)

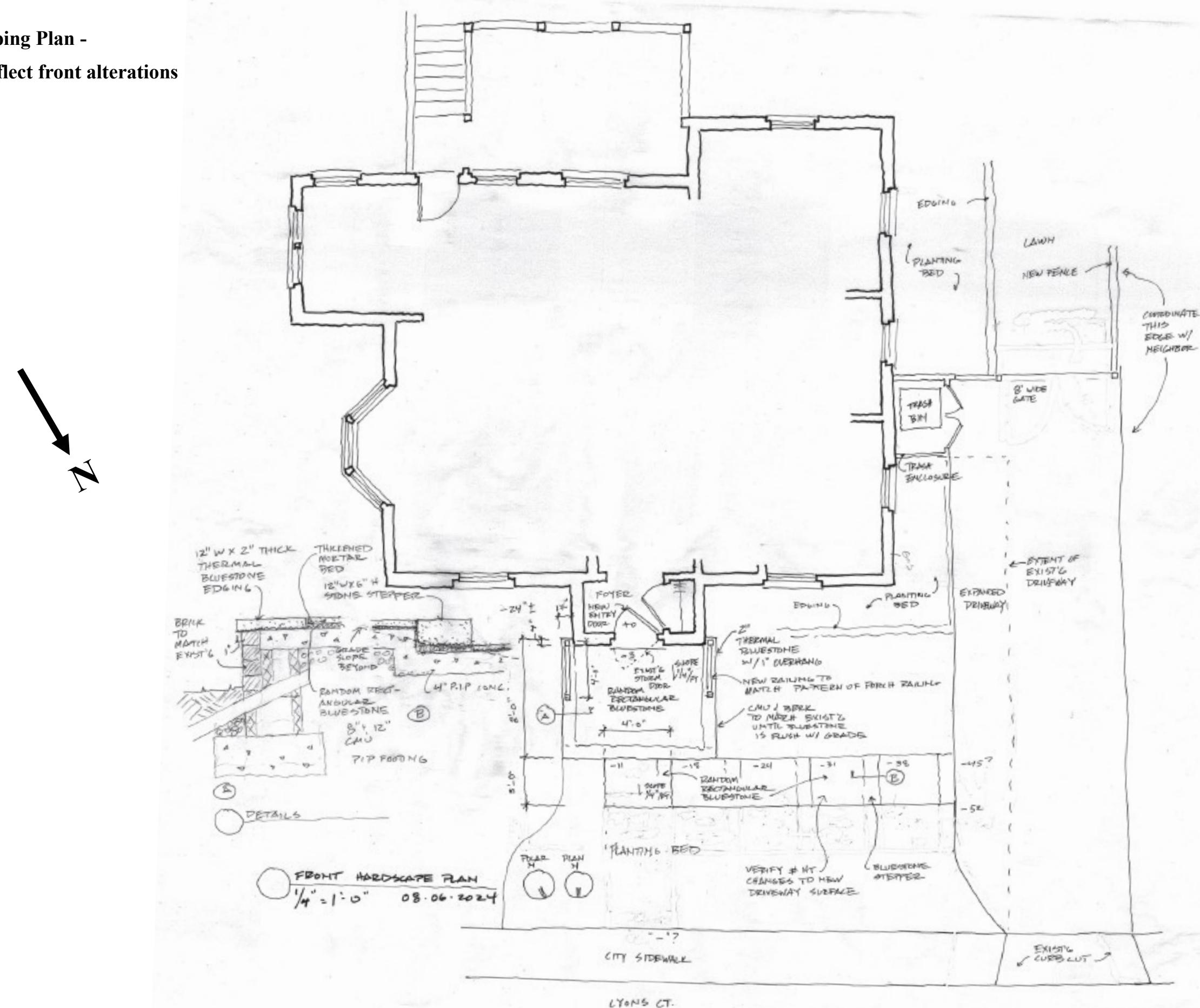


DATE	12-04-24
AS BUILT DRAWN BY:	KI
CDS DRAWN BY:	JK
DESIGN REVIEW	
INT. & RENOV. ONLY	
ADDITIONS SET	
INTERNAL ONLY	
C. EXTERIOR PERSPECTIVES	
DRAWING	408
JOB	MARTIN C.
Copyright © 2024, by Outlaw Design Company 1186 Old Lynchburg Road Charlottesville, VA 22903	



Site and Landscaping Plan -

Not updated to reflect front alterations



MARTIN C.

RENOVATION & ADDITION

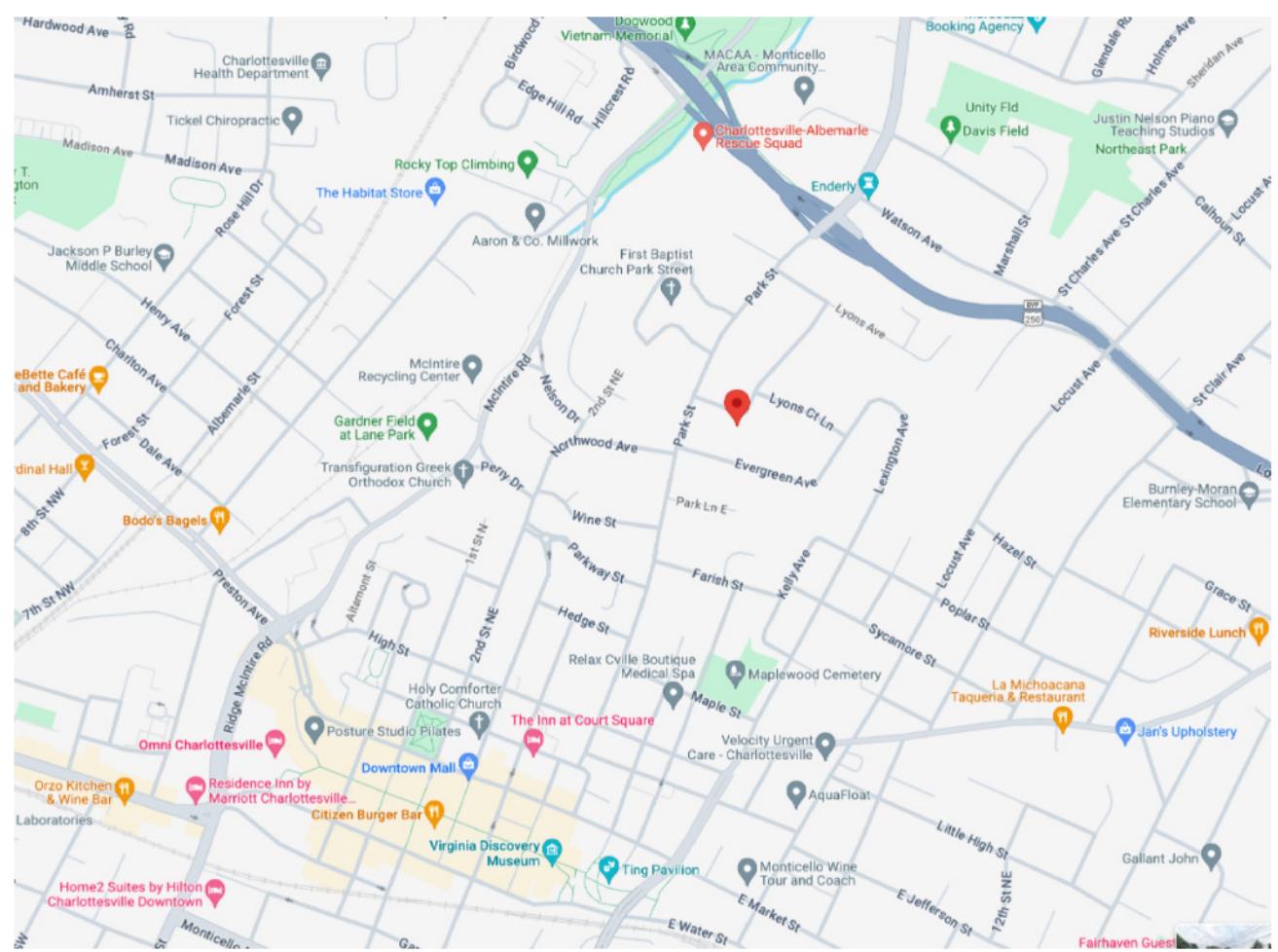
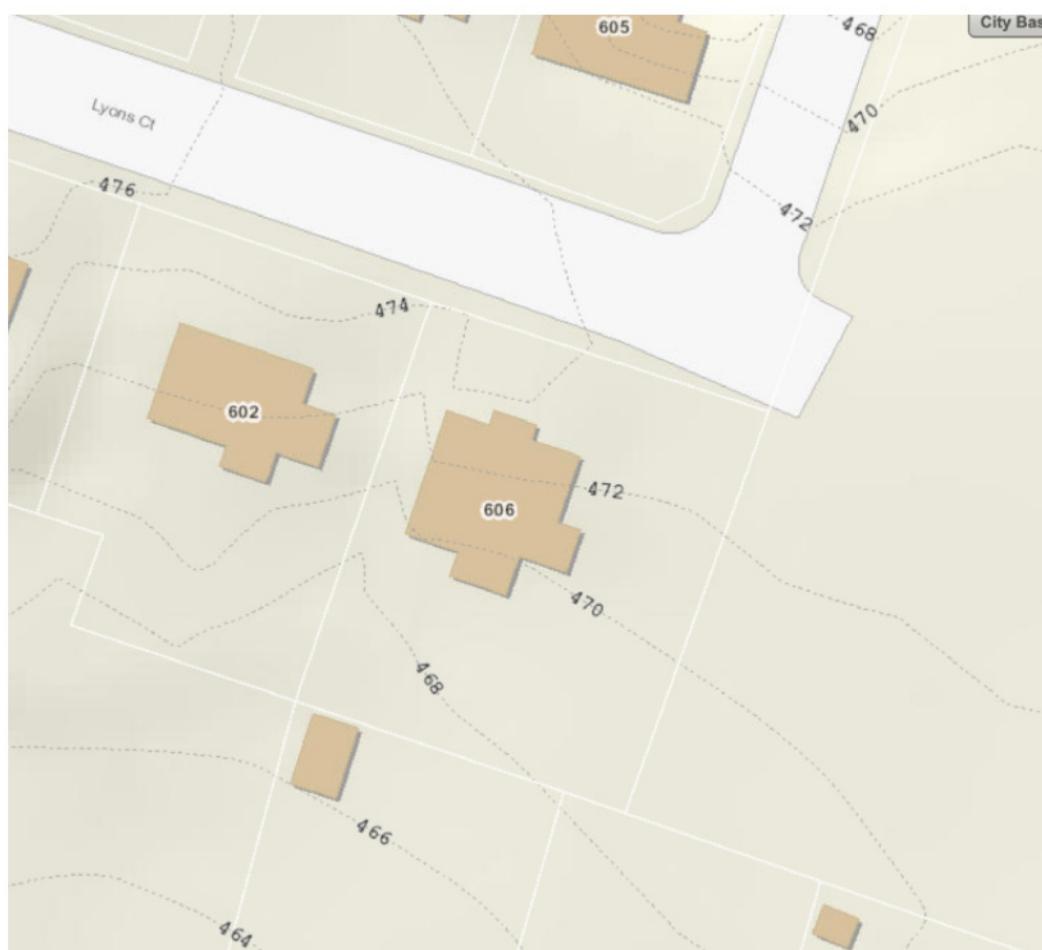
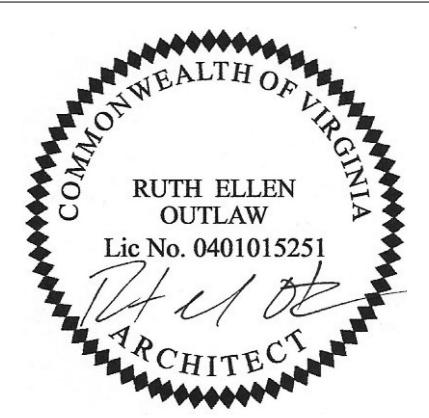


TABLE OF CONTENTS

A00	COVER SHEET
D01	BASEMENT DEMOLITION PLAN
D02	FIRST FLOOR DEMOLITION PLAN
D03	SECOND FLOOR DEMOLITION PLAN
A01	BASEMENT PLAN
A02	FIRST FLOOR PLAN
A03	SECOND FLOOR & ROOF PLANS
A04	EXTERIOR ELEVATION
A05	EXTERIOR ELEVATION
A06	EXTERIOR ELEVATION
A07	EXTERIOR ELEVATION
A08	EXTERIOR PERSPECTIVES
A09	INTERIOR ELEVATIONS
E01	BASEMENT ELECTRICAL PLAN
E02	FIRST FLOOR ELECTRICAL PLAN
E03	SECOND FLOOR ELECTRICAL PLAN

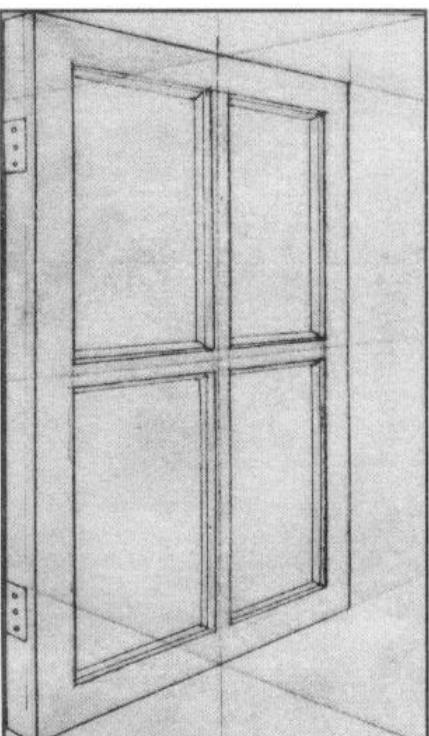
SQUARE FOOTAGE OF NEW WORK

EXISTING FOUNDATION	799 SF
EXISTING 1st FLOOR	1247 SF
EXISTING 2nd FLOOR	838 SF
TOTAL OF EXISTING & NEW FINISHED	2884 SF



DATE	12-11-24
AS BUILT DRAWN BY:	KI
SHEET	A00
CDS DRAWN BY:	JK
DRAWING	MARTIN C. ADDITION & RENOVATION
JOB	Ruth Ellen Outlaw

Ruth Ellen Outlaw
434 971 9914 o
434 996 7849 c
Copyright © 2024, by
Outlaw Design Company
1186 Old Lynchburg Road
Charlottesville, VA 22903



GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. VERIFY GRADES AND ELEVATIONS SHOWN ON DRAWINGS.
3. ANY DISCREPANCIES IN ELEVATIONS OR DIMENSIONS SHALL BE REPORTED TO DESIGNER.
4. DO NOT SCALE DRAWINGS.
5. VERIFY AND PROVIDE ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
6. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
7. DIMENSIONS ON EXISTING CONSTRUCTION ARE TO FINISHED FACES OF WALLS & LEVELS. DIMENSIONS ON NEW CONSTRUCTION ARE TO FACE OF FRAMING/SHEATHING. NEW & EXISTING DIMENSIONS ARE TO FACE OF MASONRY, CENTER OF OPENING, CENTER OF BEAM, CENTER OF COLUMN & CENTER OF FIXTURE.
8. NEW INTERIOR PARTITIONS ARE 3 1/2" UNLESS OTHERWISE DIMENSIONED. NEW EXTERIOR WALLS ARE 2x6's UNLESS OTHERWISE NOTED.
9. WINDOWS SHOWN ARE GENERIC SIZES UNLESS MANUFACTURER IS NOTED.
10. VERIFY SIZES OF ALL REPLACEMENT WINDOWS.

PROJECT NOTES

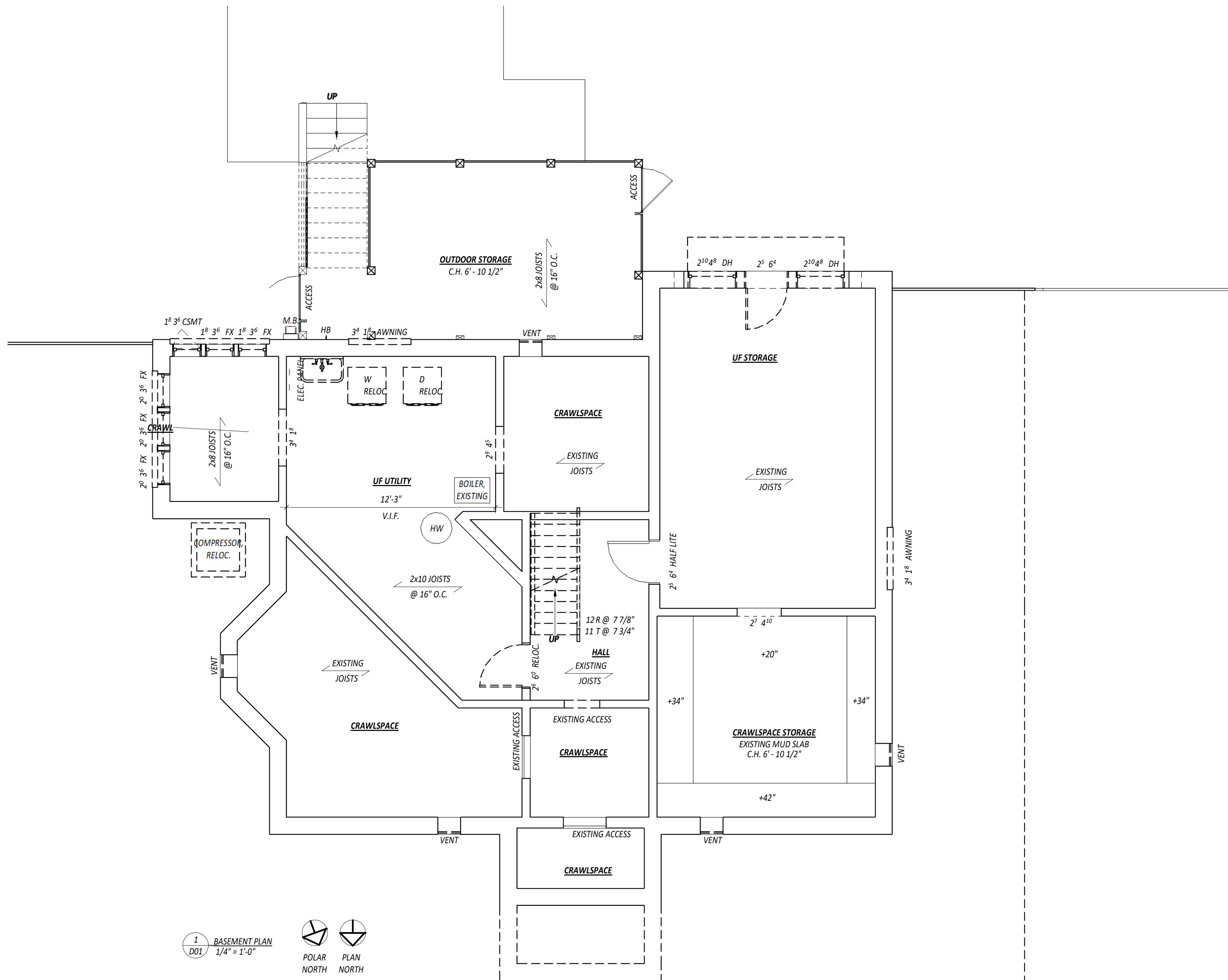
1. VERIFY ON SITE THE SIZES OF EXISTING WINDOWS TO BE REPLACED SO NEW WINDOW SIZES WILL BE OPTIMIZED.
2. WINDOW SIZES SHOWN ARE GENERIC BUT WILL BE MARTIN IN WHITE, SDL'S.
3. CABINETS CONSTRUCTION AND STYLE SHOWN IN ELEVATIONS ARE DRAWN GENERICALLY. SPECIFICATIONS AND CABINET MANUFACTURER'S OR CUSTOM CABINETMAKER'S SHOP DRAWINGS WILL SHOW GREATER DETAIL.
4. RAILINGS ARE DRAWN GENERICALLY.

ABBREVIATIONS

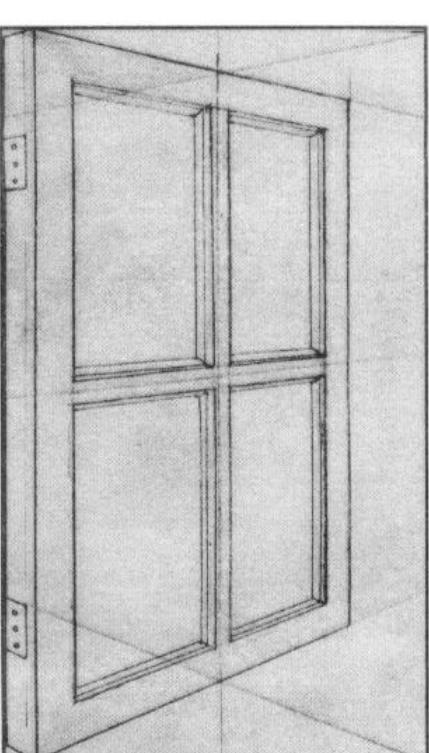
A.F.F.	ABOVE FINISH FLOOR	M.N.T.	MOUNT
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BM.	BEAM	P.I.P.	POURED IN PLACE
C.O.	CASED OPENING	P.T.	PRESSURE TREATED
CAB.	CABINETRY	PTD.	PAINT
CER.	CERAMIC	R	RISER
D	DRYER	R.I.	ROUGH-IN
D.S.	DOWNSPOUT	REF.	REFRIGERATOR
DW	DISHWASHER	REG.	REGISTER
EA.	EACH	REQ'D	REQUIRED
EQ.	EQUAL	RET.	RETURN
F.F.	FINISH FLOOR	S.O.G.	SLAB ON GRADE
F.P.	FIREPLACE	T	TREAD
FOUND.	FOUNDATION	T&G	TONGUE AND GROOVE
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
HD.	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
JST.	JOIST	V.I.F.	VERIFY IN FIELD
K.S.	KNEE SPACE	W	WASHER
		W/	WITH

PRIOR TO INITIATING ANY ORDER OR
BEGINNING CONSTRUCTION, INFORM THE
DESIGNER OF ANY DISCREPANCY BETWEEN
DRAWINGS AND LOCAL AND STATE CODES

OUTLAW
DESIGN
COMPANY



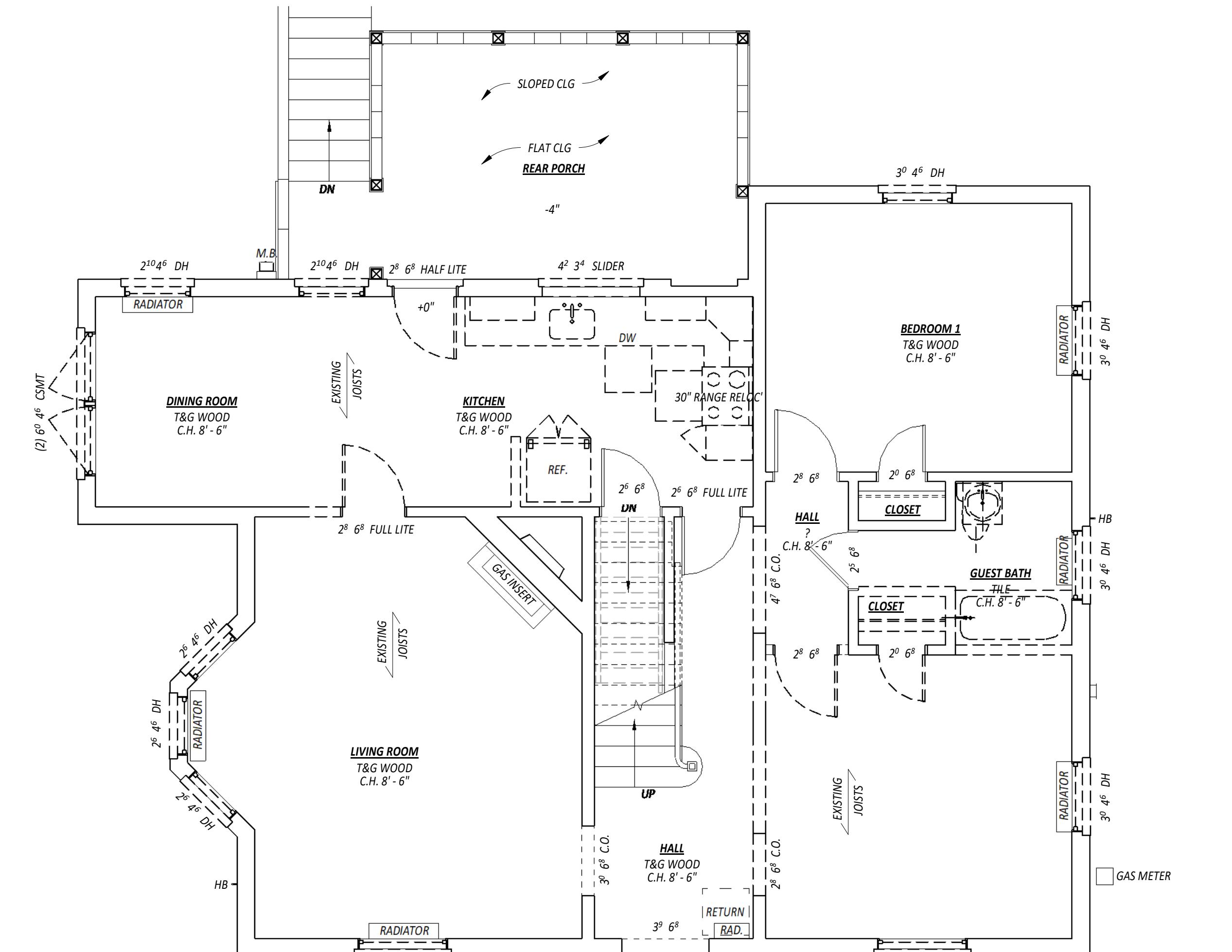
COMMONWEALTH OF VIRGINIA	
RUTH ELLEN OUTLAW	
Lic No. 0401015251	
RUTH ELLEN OUTLAW ARCHITECT	
DATE 12-11-24	
SHEET DO1	
AS BUILT DRAWN BY: K1	
CDS DRAWN BY: JK	
DRAWING BASEMENT DEMOLITION PLAN	
JOB MARTIN C. ADDITION & RENOVATION	



OUTLAW
DESIGN
COMPANY

PRIOR TO INITIATING ANY ORDER OR
BEGINNING CONSTRUCTION, INFORM THE
DESIGNER OF ANY DISCREPANCY BETWEEN
DRAWINGS AND LOCAL AND STATE CODES

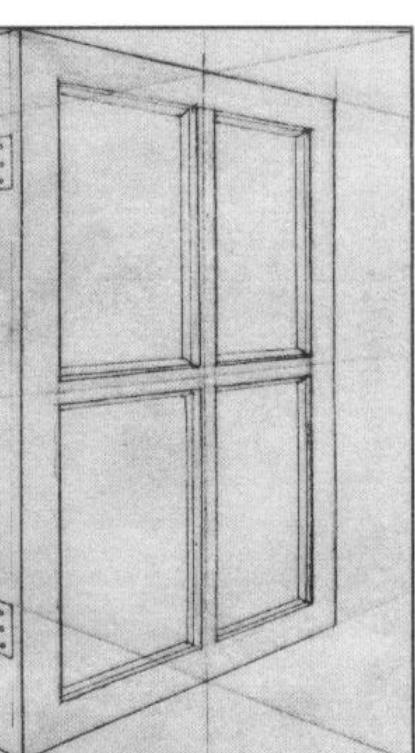
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DATE	12-11-24
AS BUILT DRAWN BY:	KI
SHEET	D02
CDS DRAWN BY:	JK

JOB	MARTIN C. ADDITION & RENOVATION
DRAWING	FIRST FLOOR DEMOLITION PLAN



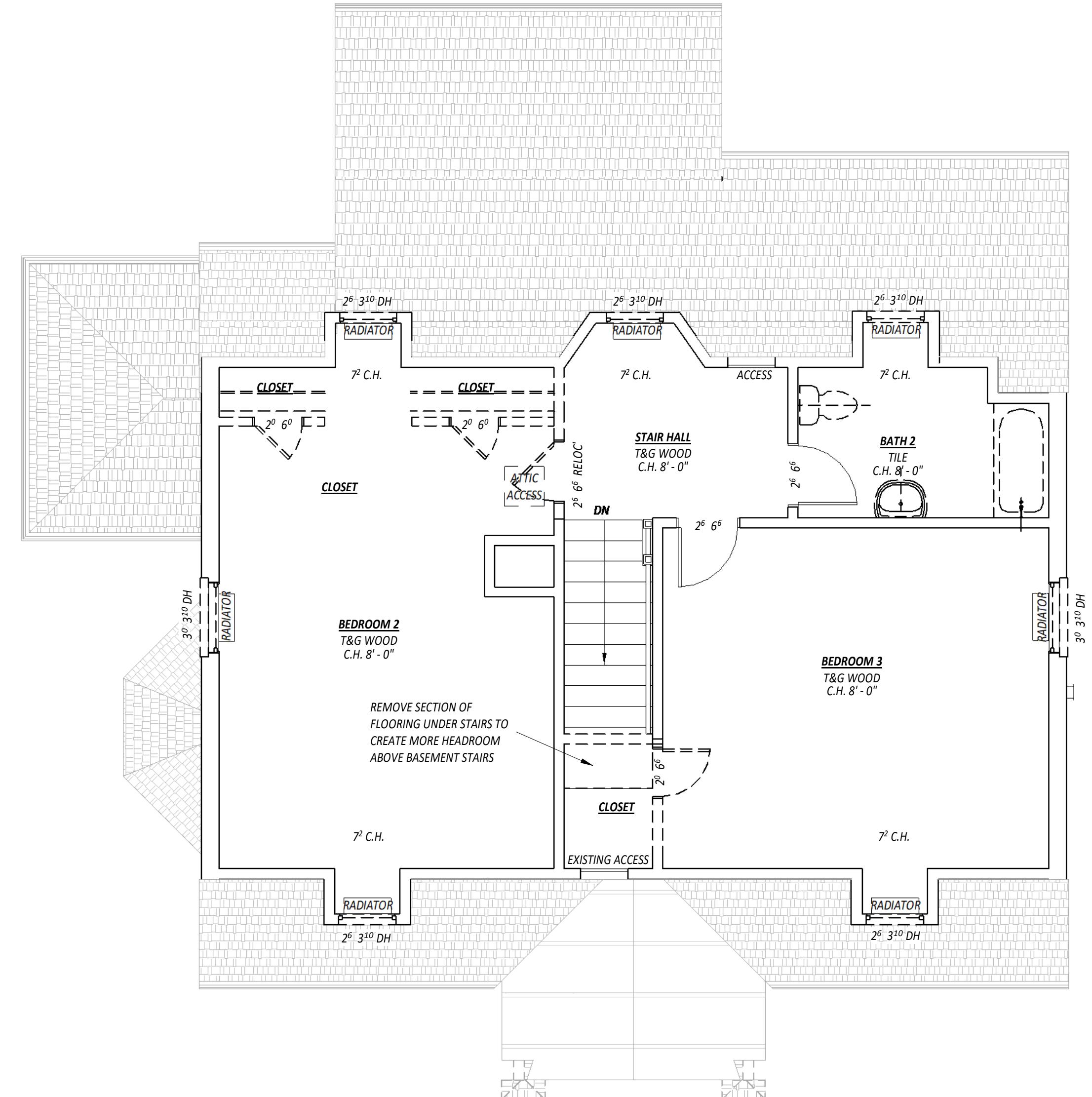
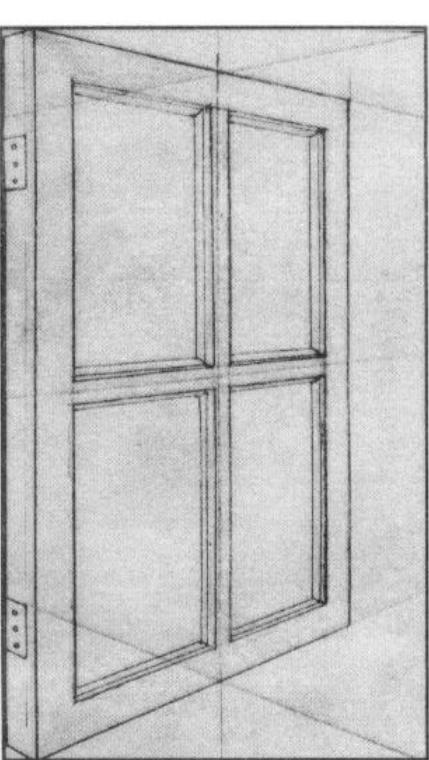
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DATE	12-11-24
SHEET	DO3
AS BUILT DRAWN BY:	KI
CDS DRAWN BY:	JK

JOB	MARTIN C. ADDITION & RENOVATION
DRAWING	SECOND FLOOR DEMOLITION PLAN



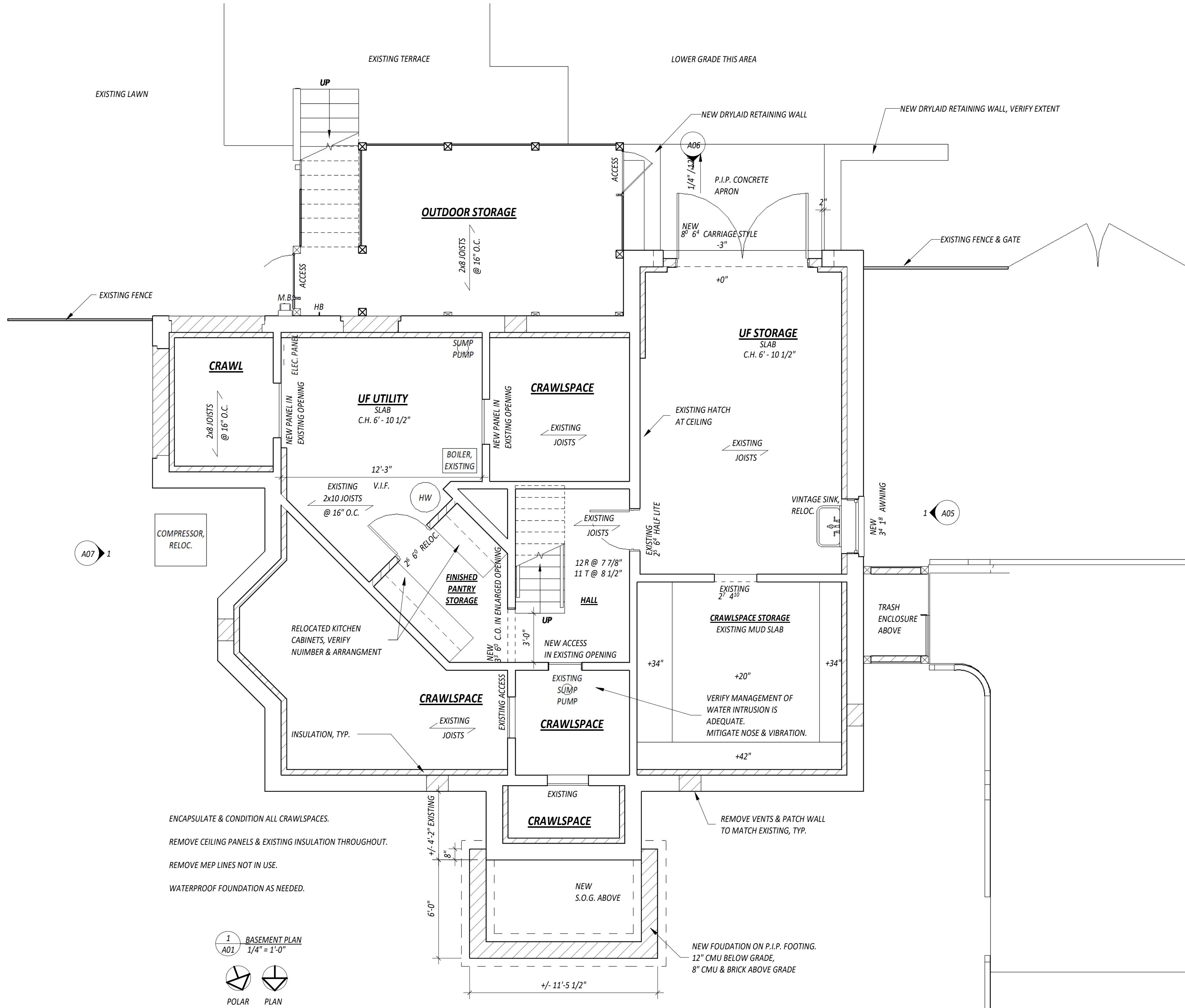
1
DO3
SECOND FLOOR PLAN
1/4" = 1'0"

POLAR
NORTH
PLAN
NORTH

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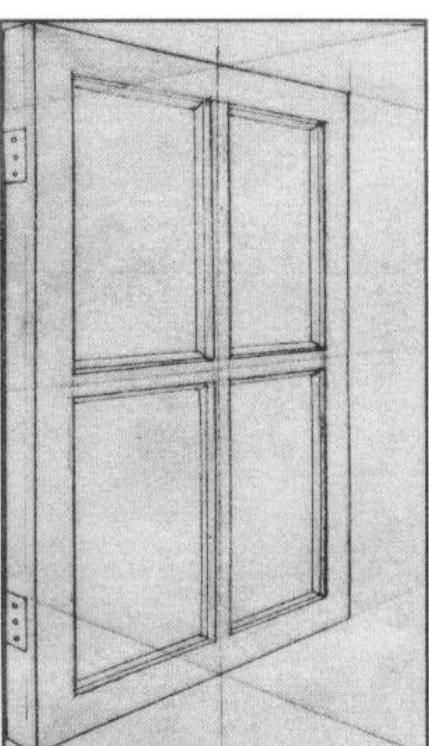
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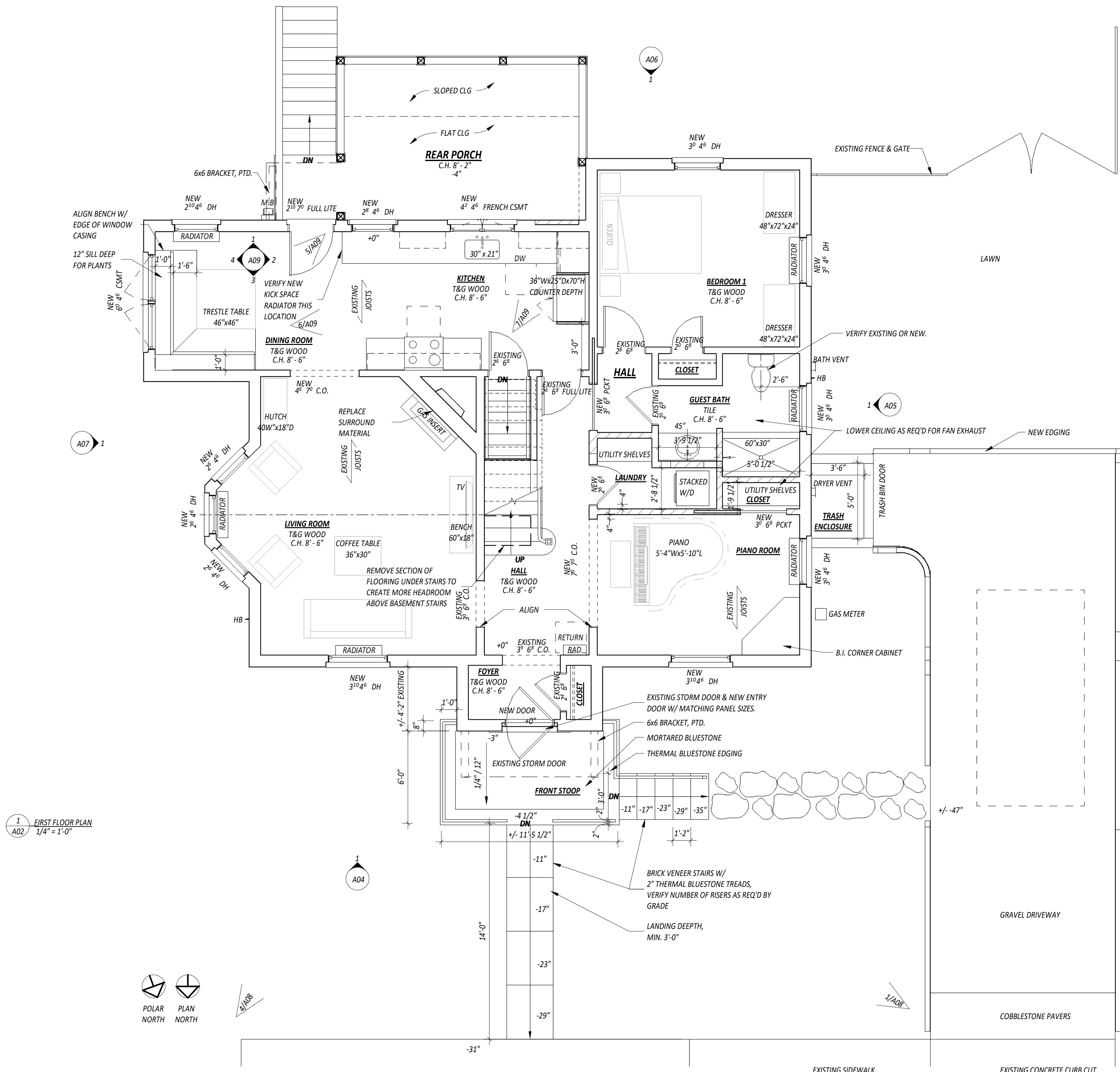
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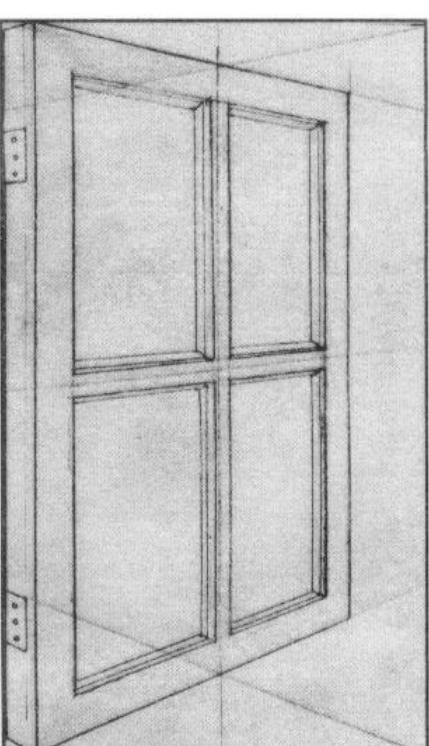
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DATE	12-11-24
SHEET	A02
AS BUILT DRAWN BY:	KI
CD'S DRAWN BY:	JK

JOB	MARTIN C. ADDITION & RENOVATION	DRAWING	FIRST FLOOR PLAN
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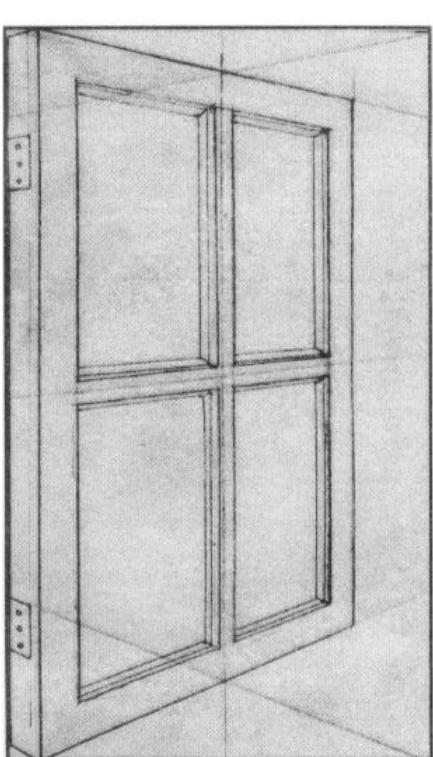
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DATE 12-11-24
AS BUILT DRAWN BY: K1
SHEET A03
CDS DRAWN BY: JK

DRAWING SECOND FLOOR & ROOF PLANS

1 A05
JOB MARTIN C. ADDITION & RENOVATION
DRAFTING



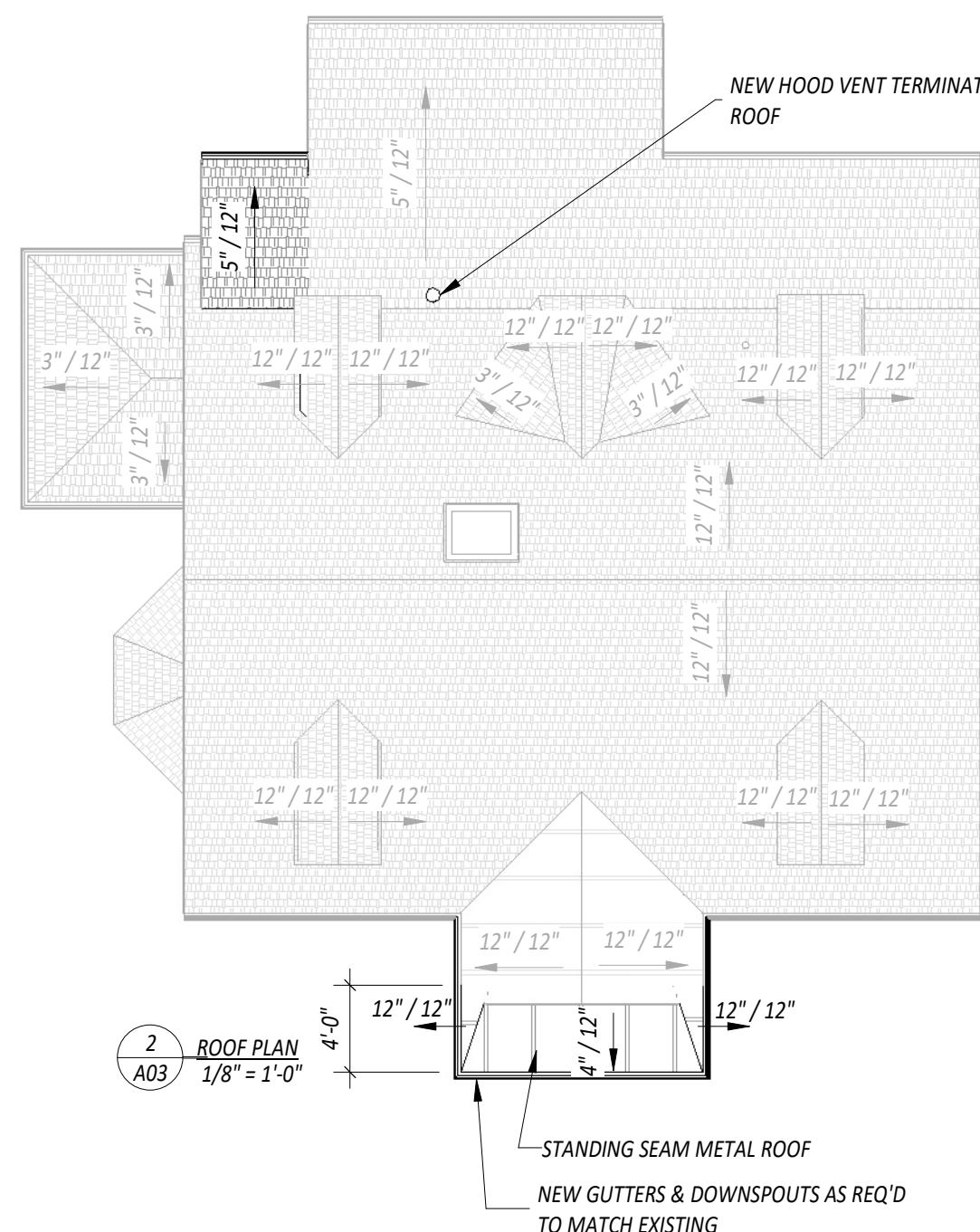
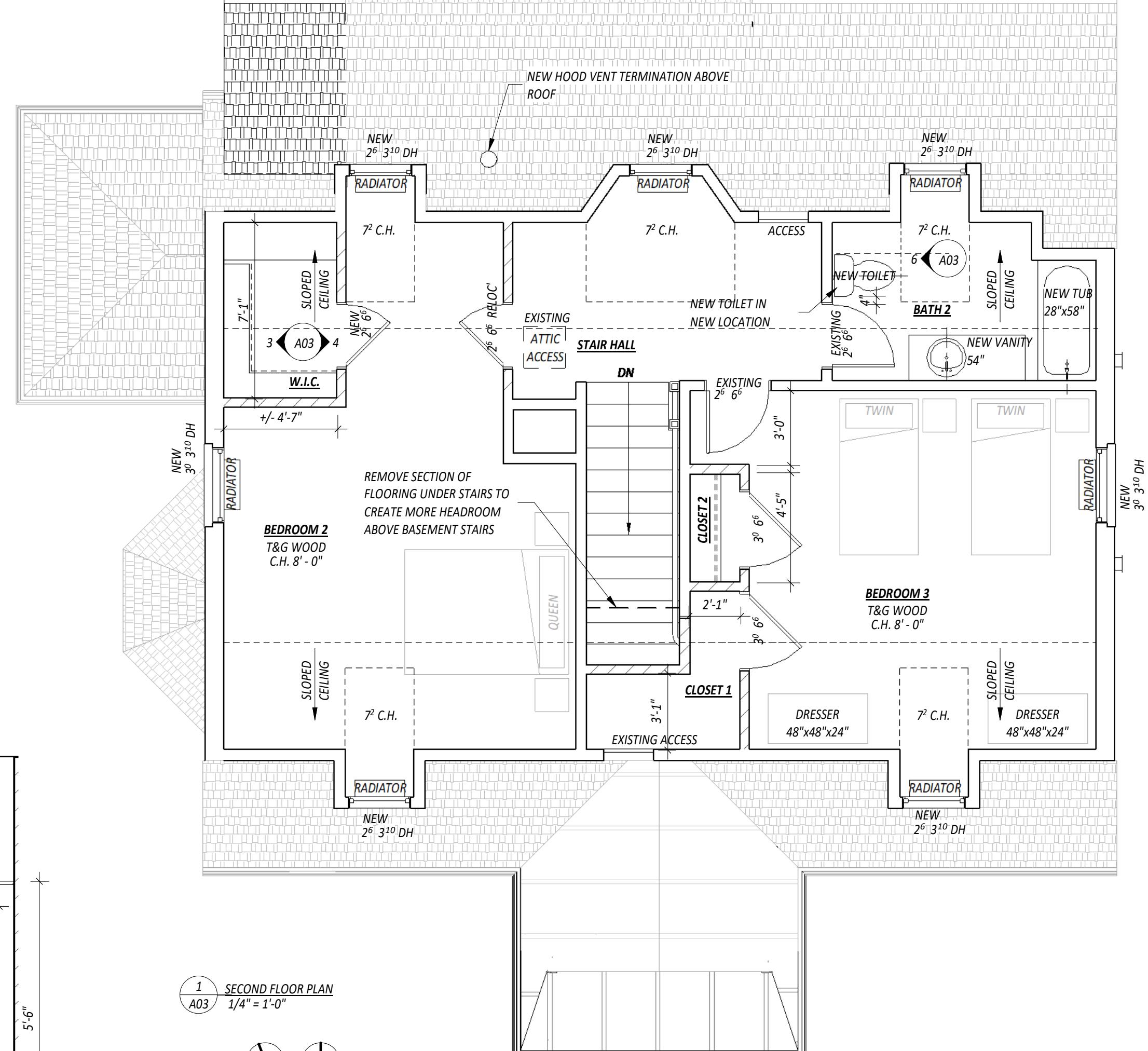
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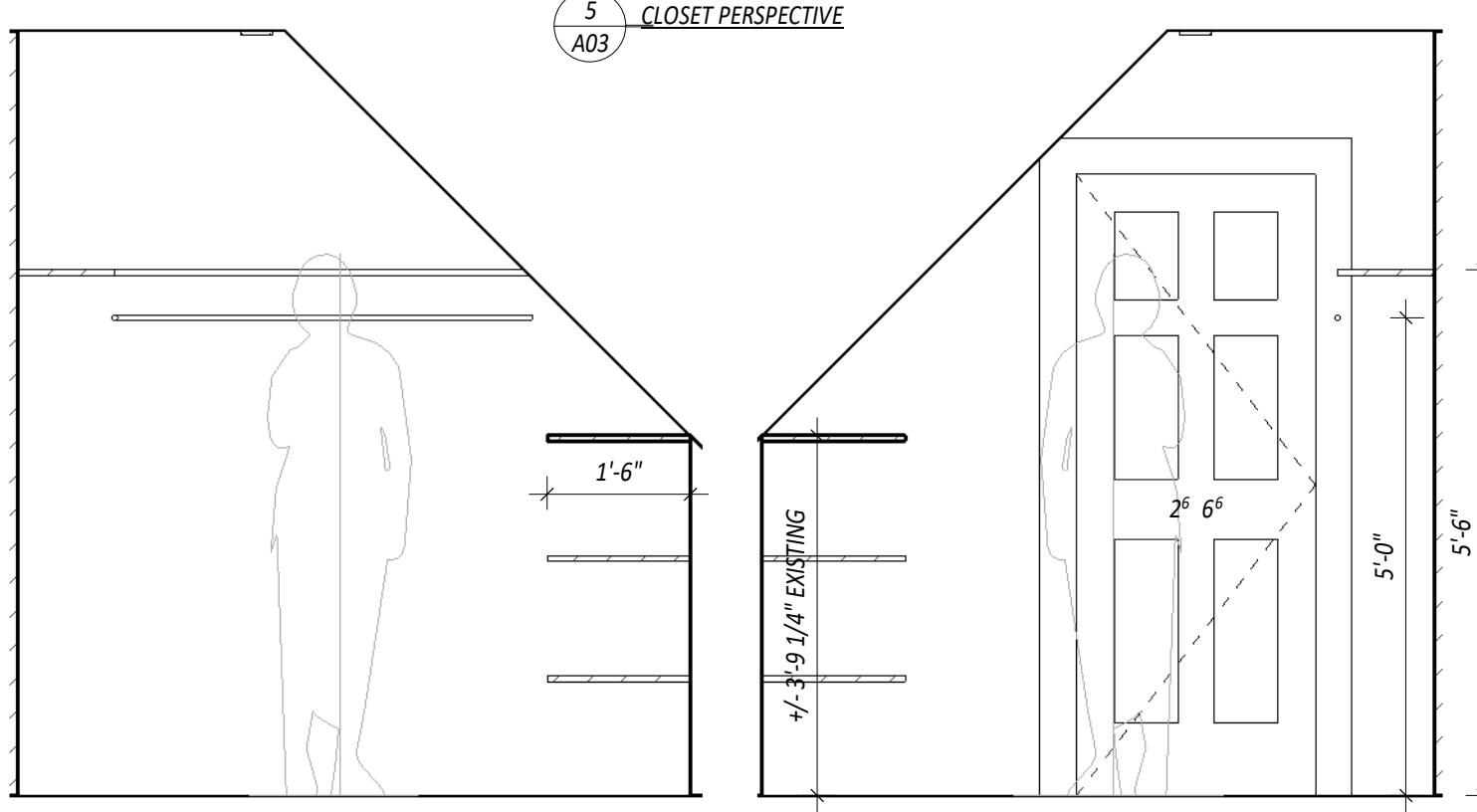
1 A03
SECOND FLOOR PLAN
1/4" = 1'-0"

POLAR
NORTH PLAN
NORTH

1
A04



5 A03
CLOSET PERSPECTIVE

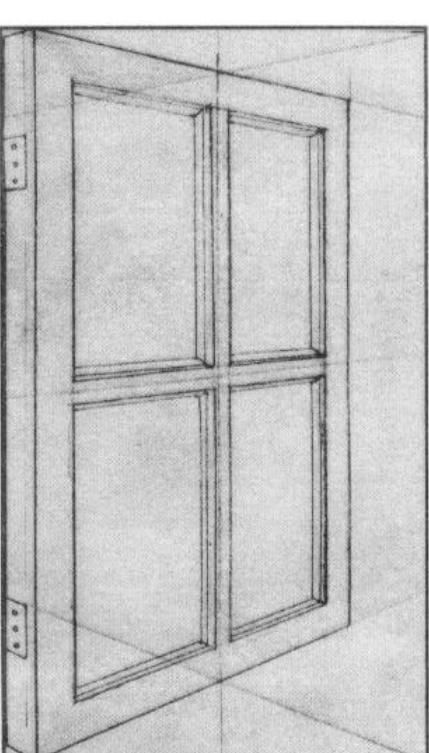
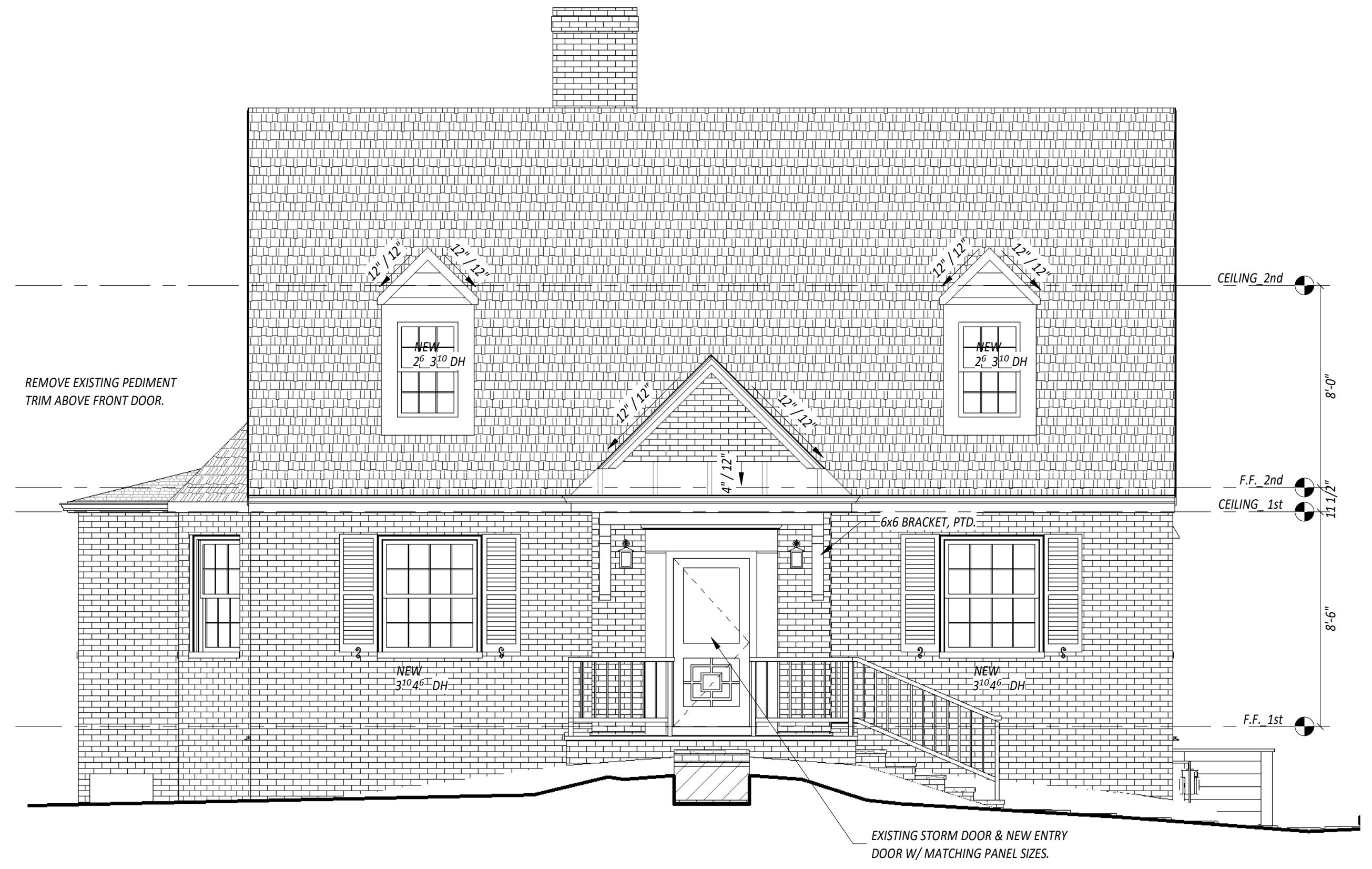


3 A03
W.I.C. ELEVATION
1/2" = 1'-0"

4 A03
W.I.C. ELEVATION
1/2" = 1'-0"



DATE	12-11-24
AS BUILT DRAWN BY:	KI
SHEET	A04
CDS DRAWN BY:	JK
JOB	MARTIN C. ADDITION & RENOVATION
DRAWING	EXTERIOR ELEVATION



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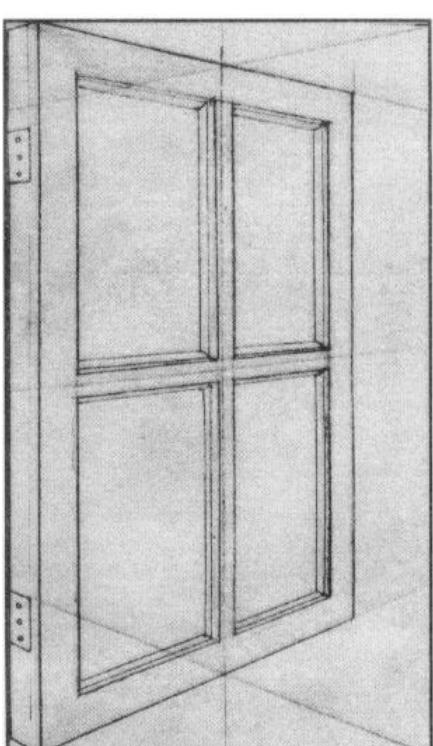
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DATE 12-11-24
 SHEET A05
 AS BUILT DRAWN BY: K1
 CDS DRAWN BY: JK

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 DRAWING EXTERIOR ELEVATION

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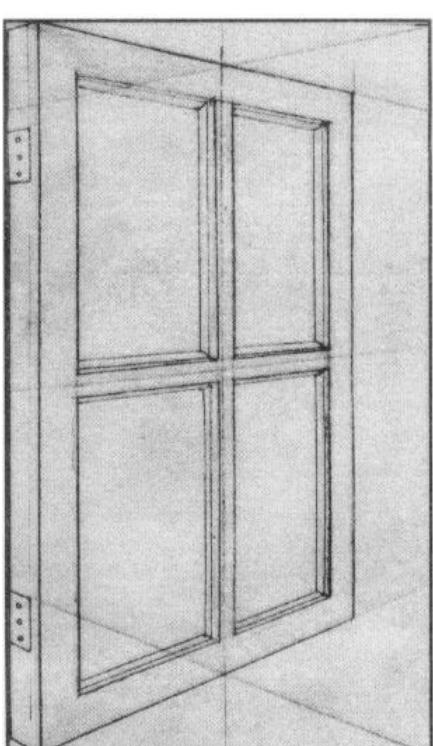
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DATE 12-11-24
SHEET A06
AS BUILT DRAWN BY: K1
CDS DRAWN BY: JK

JOB MARTIN C. ADDITION & RENOVATION
DRAWING EXTERIOR ELEVATION



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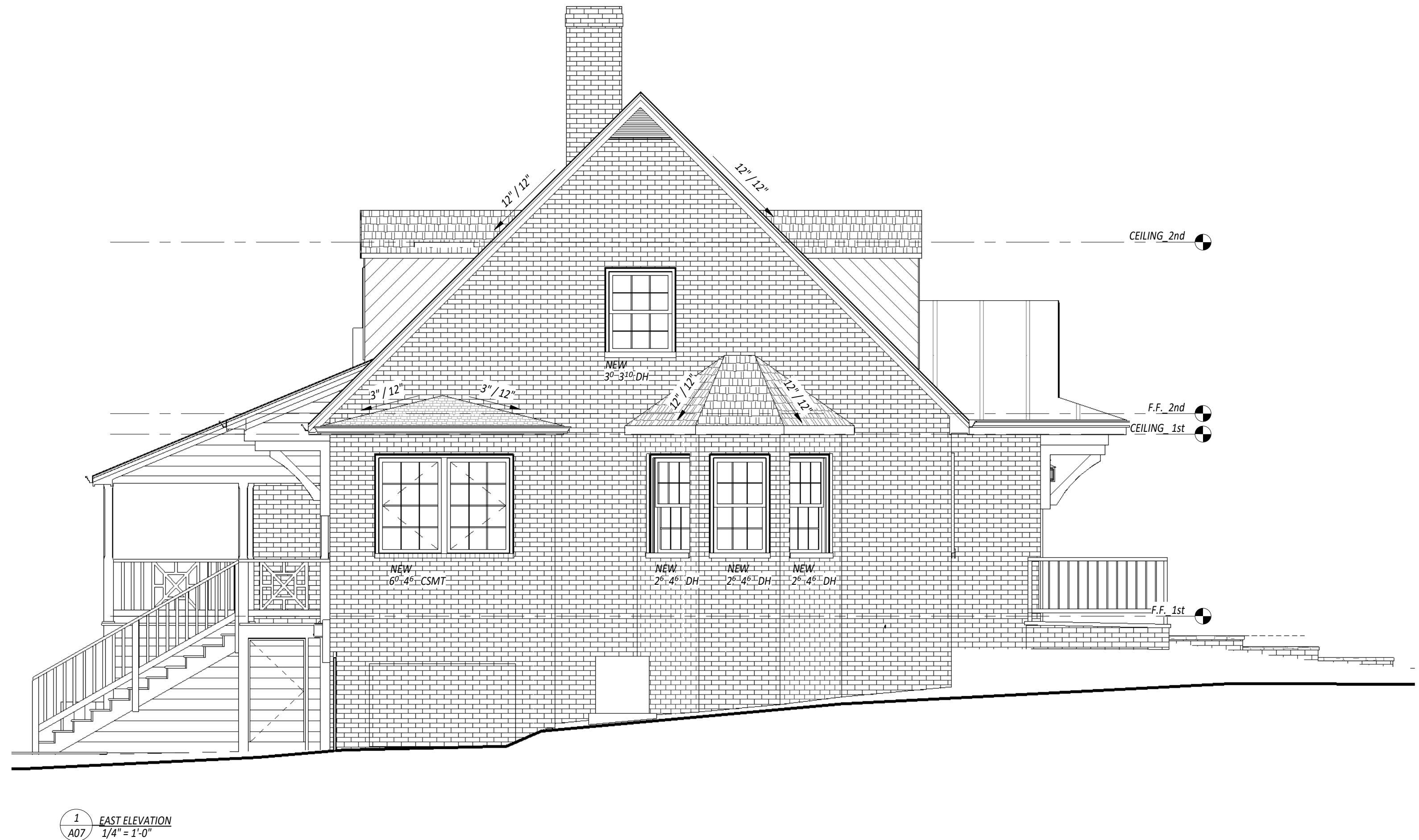
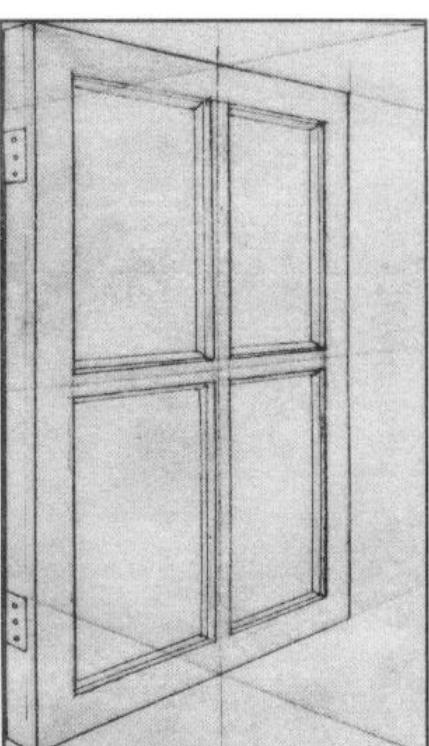
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DATE	12-11-24
SHEET	A07
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CDS DRAWN BY:	JK

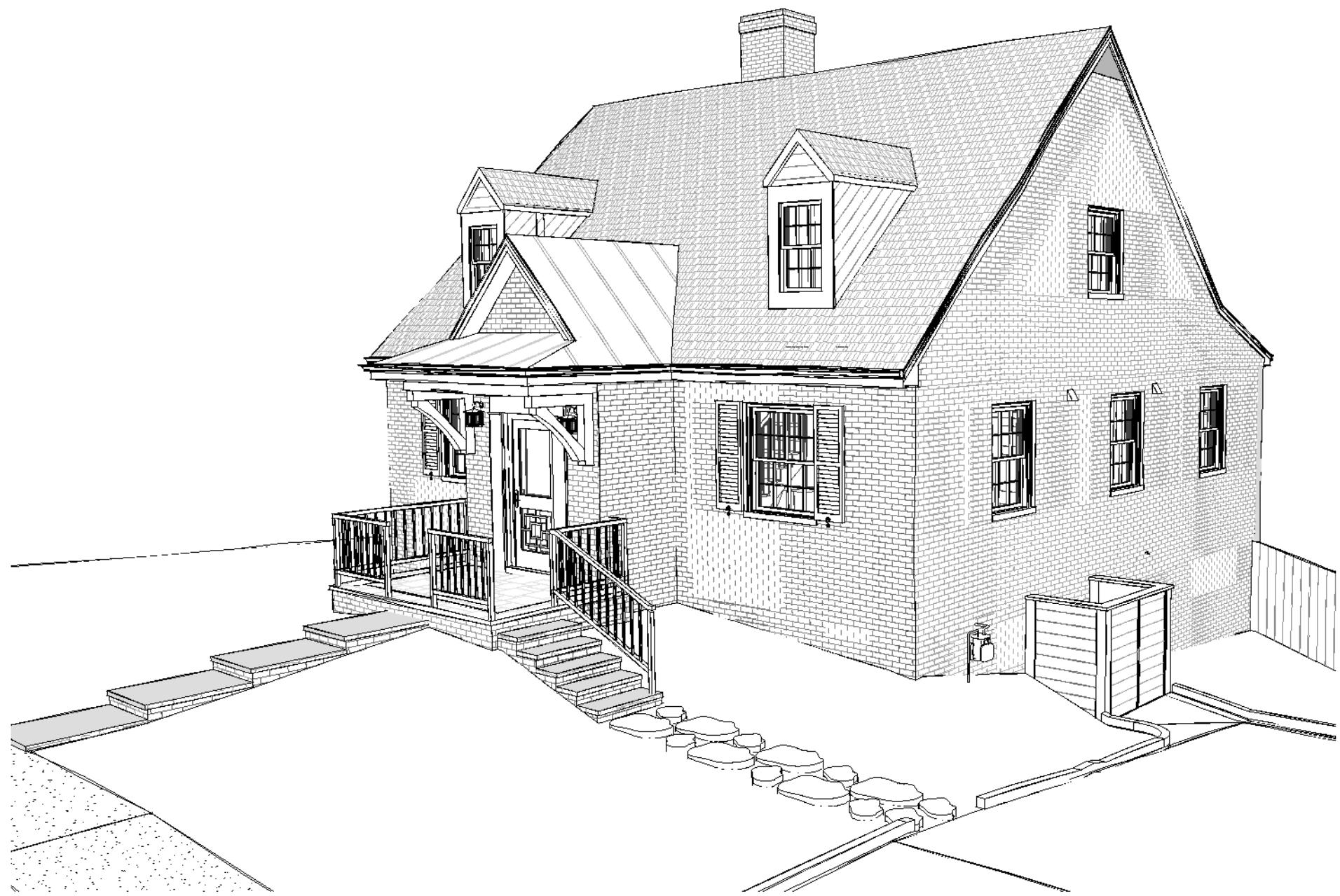
JOB	MARTIN C. ADDITION & RENOVATION
DRAWING	EXTERIOR ELEVATION

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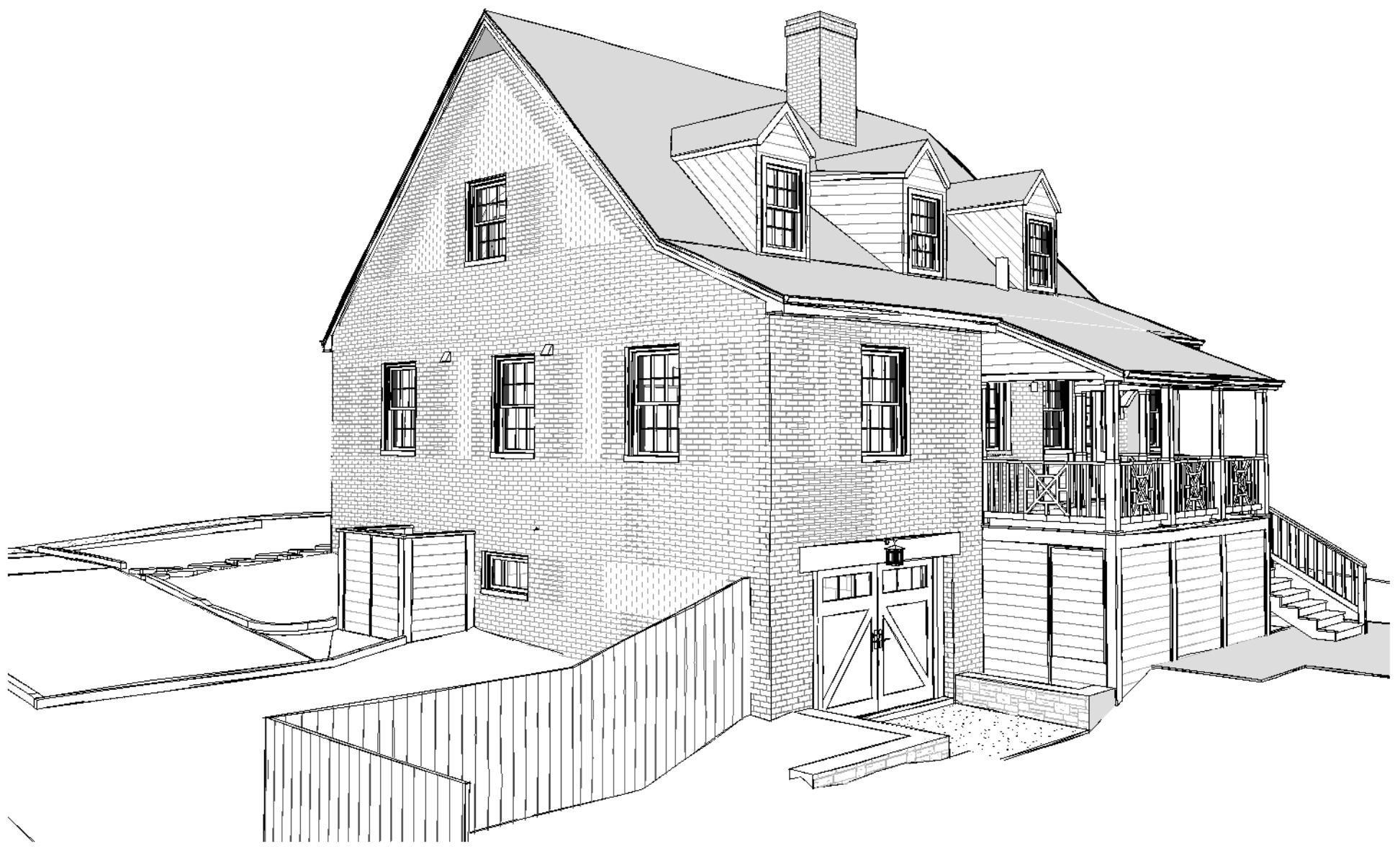


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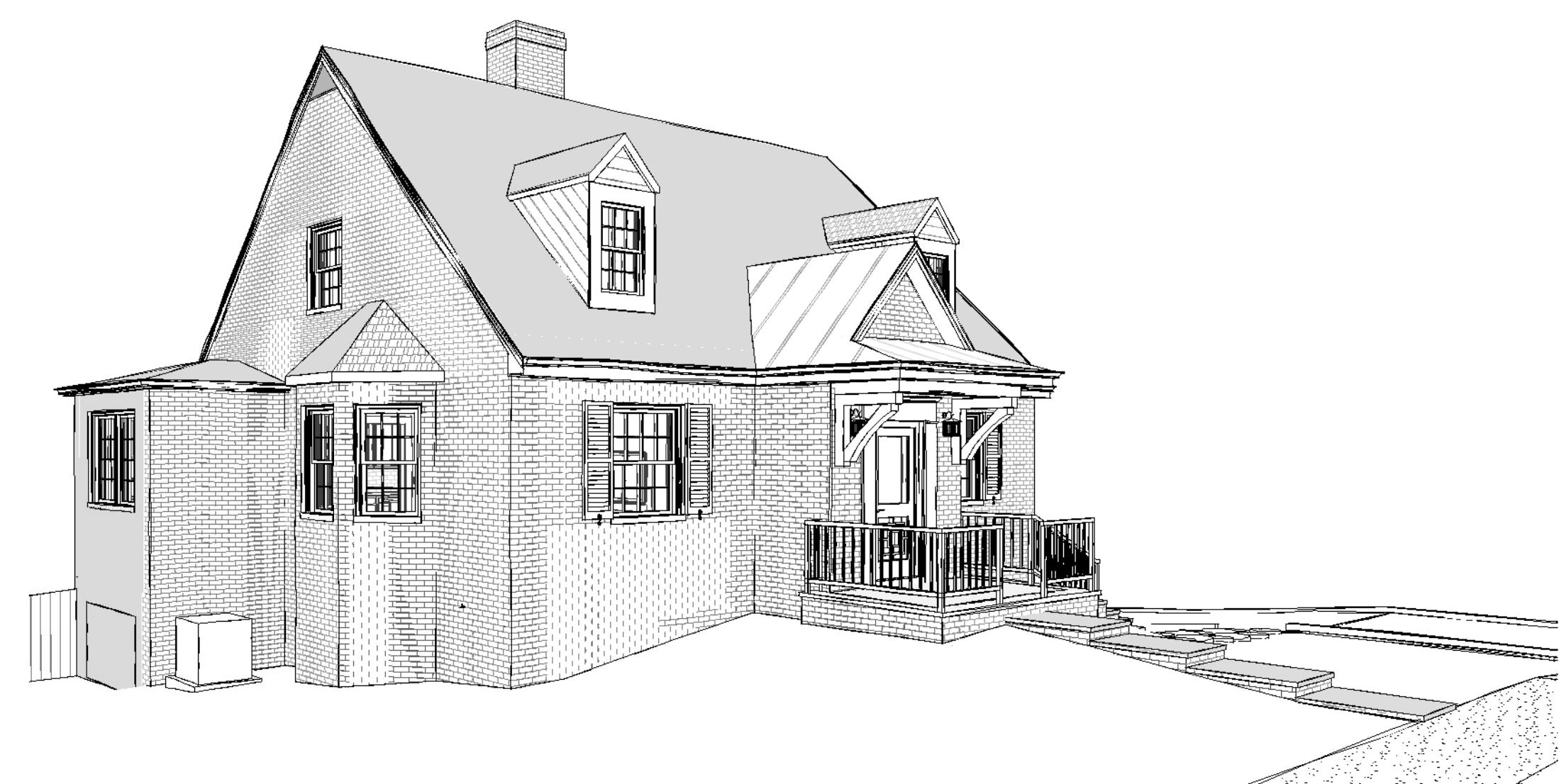
1 NORTH WEST PERSPECTIVE
A08



2 SOUTH WEST PERSPECTIVE
A08



3 SOUTH EAST PERSPECTIVE
A08

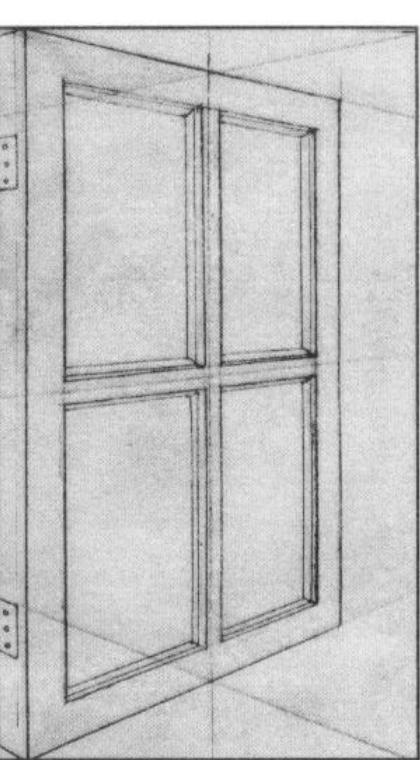


4 NORTH EAST PERSPECTIVE
A08



DATE 12-11-24
SHEET A08
AS BUILT DRAWN BY: K1
CDS DRAWN BY: JK

JOB MARTIN C. ADDITION & RENOVATION
DRAWING EXTERIOR PERSPECTIVES



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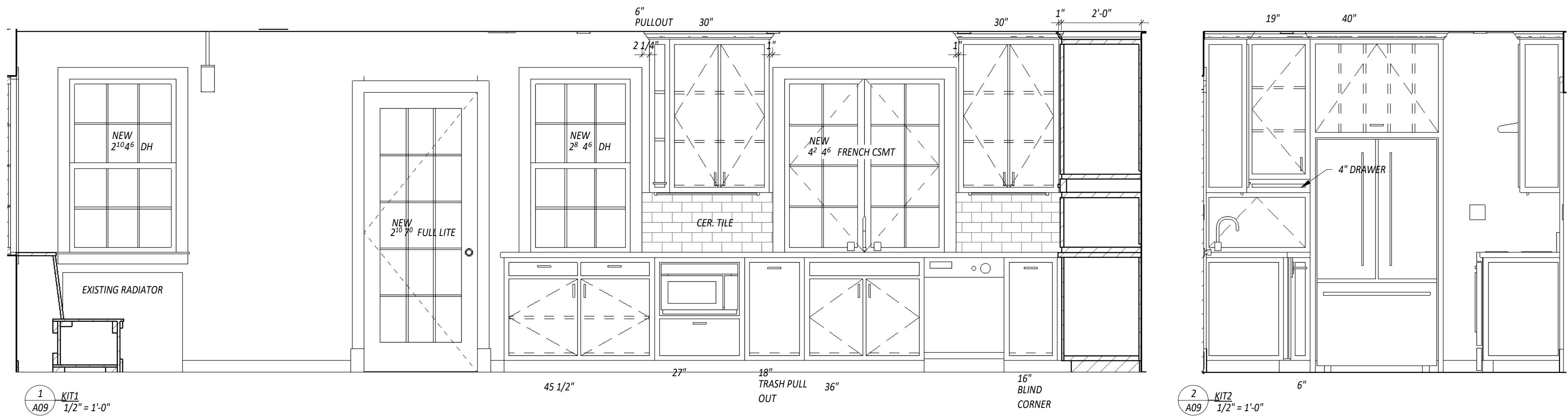
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Lic No. 0401015251

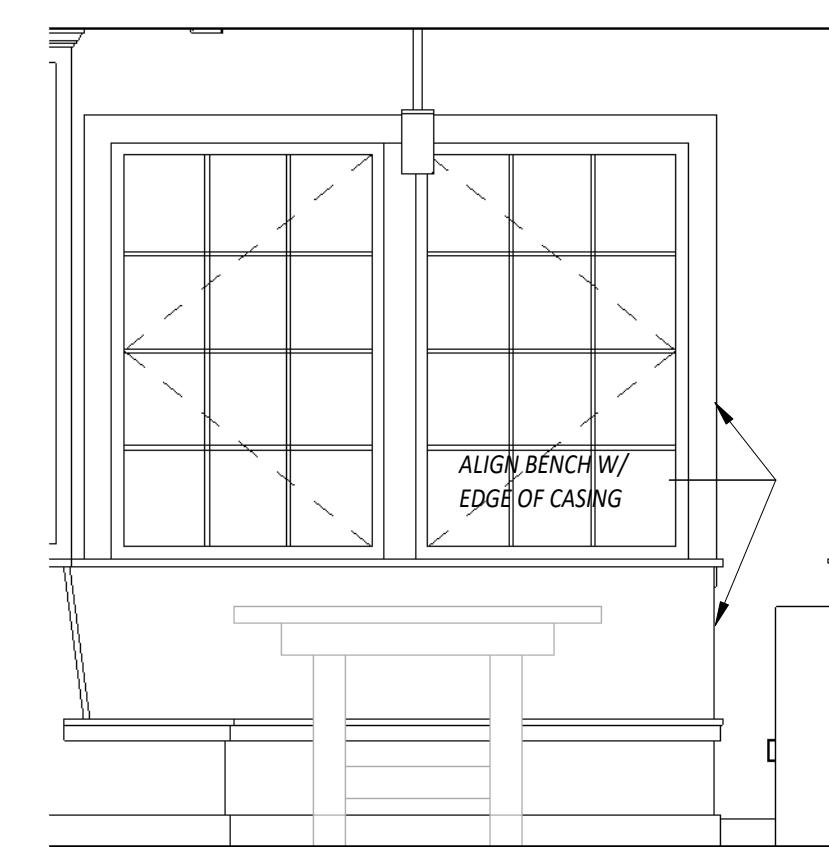
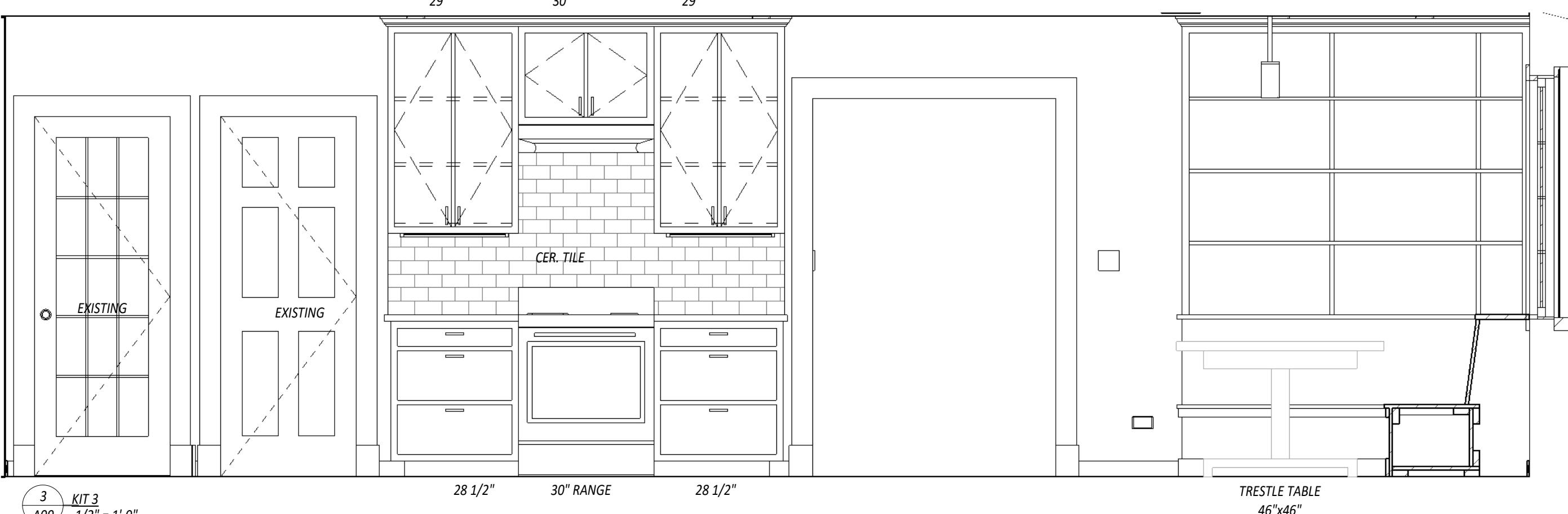
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SHEET A08
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CDS DRAWN BY: JK

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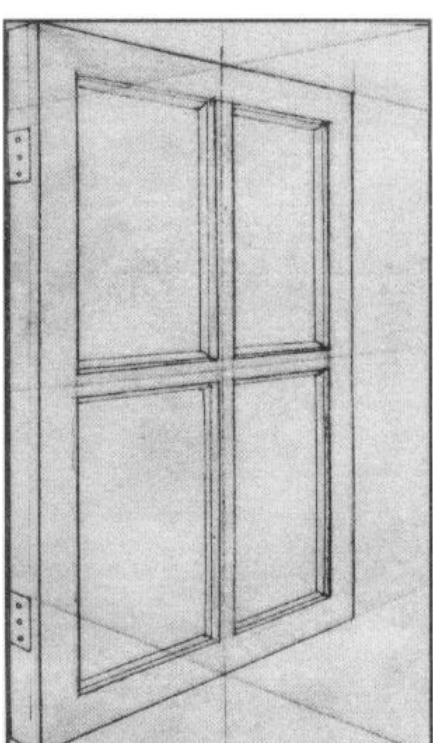


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CDS DRAWN BY: JK
SHEET A09

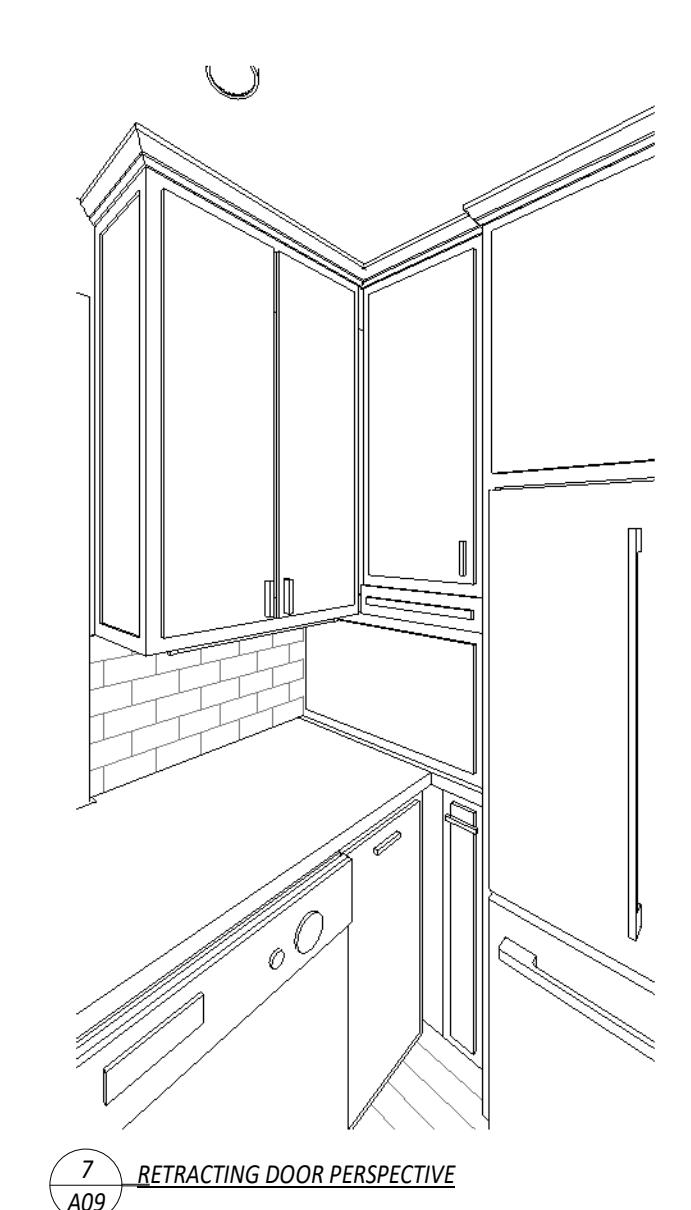
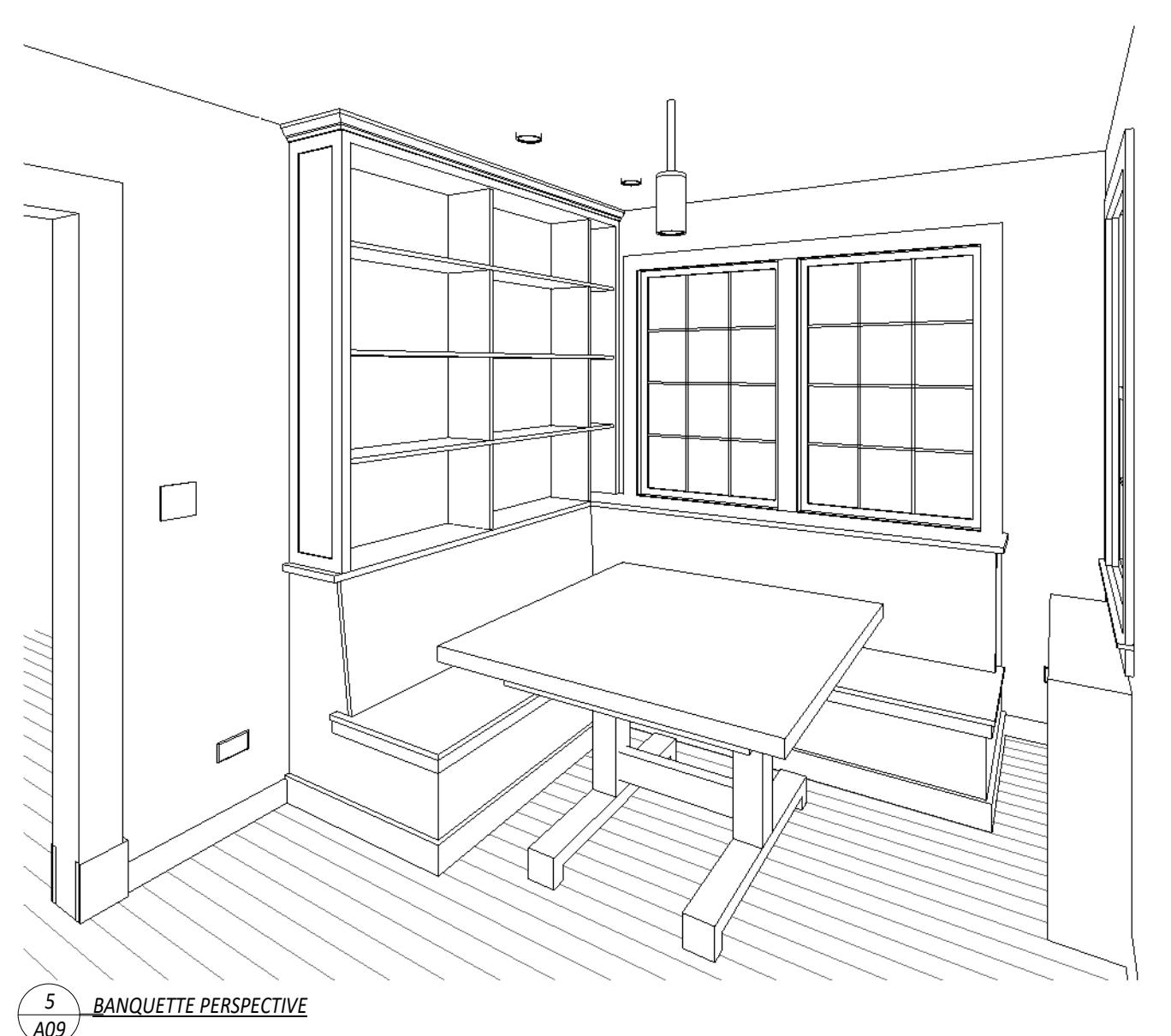


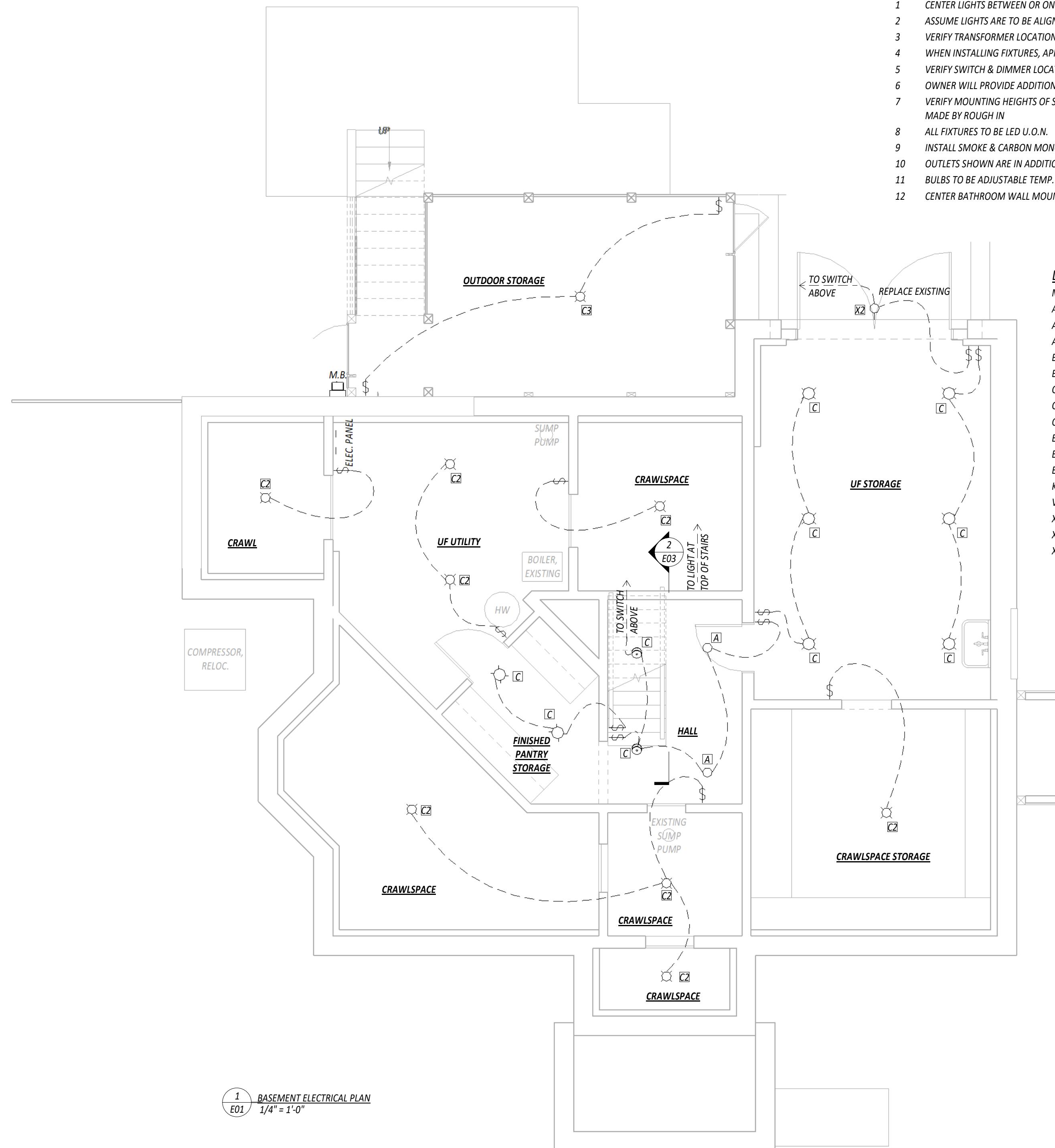
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DRAWING INTERIOR ELEVATIONS

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GENERAL ELECTRICAL NOTES

- CENTER LIGHTS BETWEEN OR ON WINDOWS UNLESS OTHERWISE INDICATED.
- ASSUME LIGHTS ARE TO BE ALIGNED IF THEY ALIGN GRAPHICALLY.
- VERIFY TRANSFORMER LOCATIONS.
- WHEN INSTALLING FIXTURES, APPROXIMATE LOCATIONS AS JOISTS WILL ALLOW.
- VERIFY SWITCH & DIMMER LOCATIONS ON SITE WITH OWNER.
- OWNER WILL PROVIDE ADDITIONAL FIXTURE MODEL NUMBERS.
- VERIFY MOUNTING HEIGHTS OF SCONCES. LEAVE WIRES STUBBED OUT OF GYPSUM BOARD IF SELECTIONS NOT MADE BY ROUGH IN
- ALL FIXTURES TO BE LED U.O.N.
- INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO CODE IN NEW & EXISTING PORTIONS OF HOUSE.
- OUTLETS SHOWN ARE IN ADDITION TO THOSE REQUIRED BY CODE OR MORE SPECIFICALLY LOCATED.
- BULBS TO BE ADJUSTABLE TEMP. BUT SET TO 2700K INITIALLY
- CENTER BATHROOM WALL MOUNTED LIGHTS ON SINKS OR SPACE EVENLY FROM SINK CENTER LINES U.O.N.

LIGHTING SCHEDULE

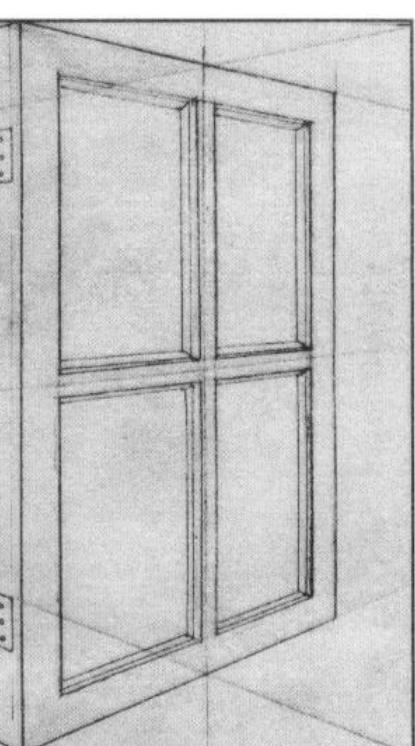
MARK	#	TYPE
A	19	RECESSED
A2	2	RECESSED, WET LOCATION
A3	4	RECESSED, WALL WASHER
B	1	WALL MOUNTED, DECORATIVE, UPLIGHT
B2	2	WALL MOUNTED, CLOSET LIGHT
C	10	CEILING MOUNTED, CLOSE TO CEILING
C2	9	CEILING MOUNTED, UTILITY LIGHT
C3	1	CEILING MOUNTED, UTILITY LIGHT, DAMP LOCATION
E1	4	EXISTING
E2	1	EXISTING CHANDELIER, RELOCATE
E3	4	EXISTING FAN, NO LIGHT
K	4	UNDER CABINET LED ROPE LIGHT
V	2	VENT FAN, NO LIGHT
X	2	WALL MOUNTED, EXTERIOR, WET LOCATION
X2	1	FLOOD LIGHT
X3	2	WALL MOUNTED, SCONCE, WET LOCATION



DATE 12-11-24
AS BUILT DRAWN BY: K1
SHEET E01
CDS DRAWN BY: JK

JOB MARTIN C. ADDITION & RENOVATION
DRAWING BASEMENT ELECTRICAL PLAN

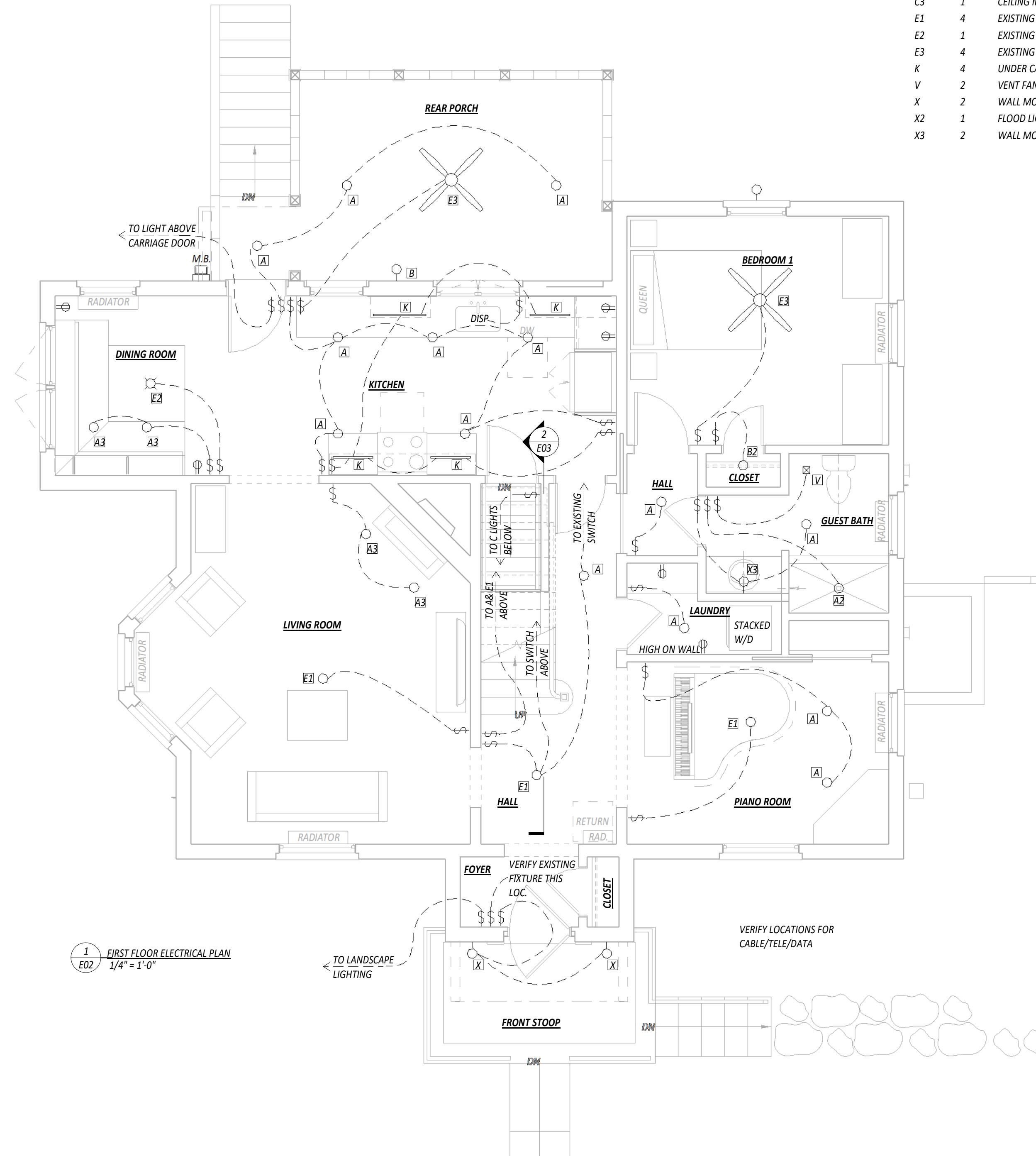
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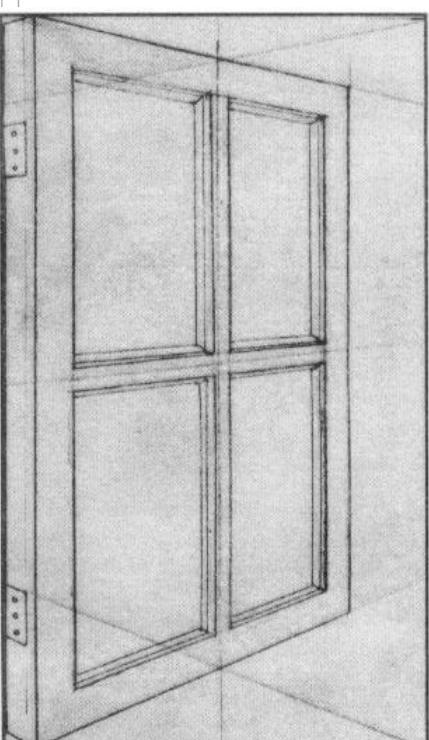


LIGHTING SCHEDULE

MARK	#	TYPE
A	19	RECESSED
A2	2	RECESSED, WET LOCATION
A3	4	RECESSED, WALL WASHER
B	1	WALL MOUNTED, DECORATIVE, UPLIGHT
B2	2	WALL MOUNTED, CLOSET LIGHT
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C3	1	CEILING MOUNTED, UTILITY LIGHT, DAMP LOCATION
E1	4	EXISTING
E2	1	EXISTING CHANDELIER, RELOCATE
E3	4	EXISTING FAN, NO LIGHT
K	4	UNDER CABINET LED ROPE LIGHT
V	2	VENT FAN, NO LIGHT
X	2	WALL MOUNTED, EXTERIOR, WET LOCATION
X2	1	FLOOD LIGHT
X3	2	WALL MOUNTED, SCONCE, WET LOCATION



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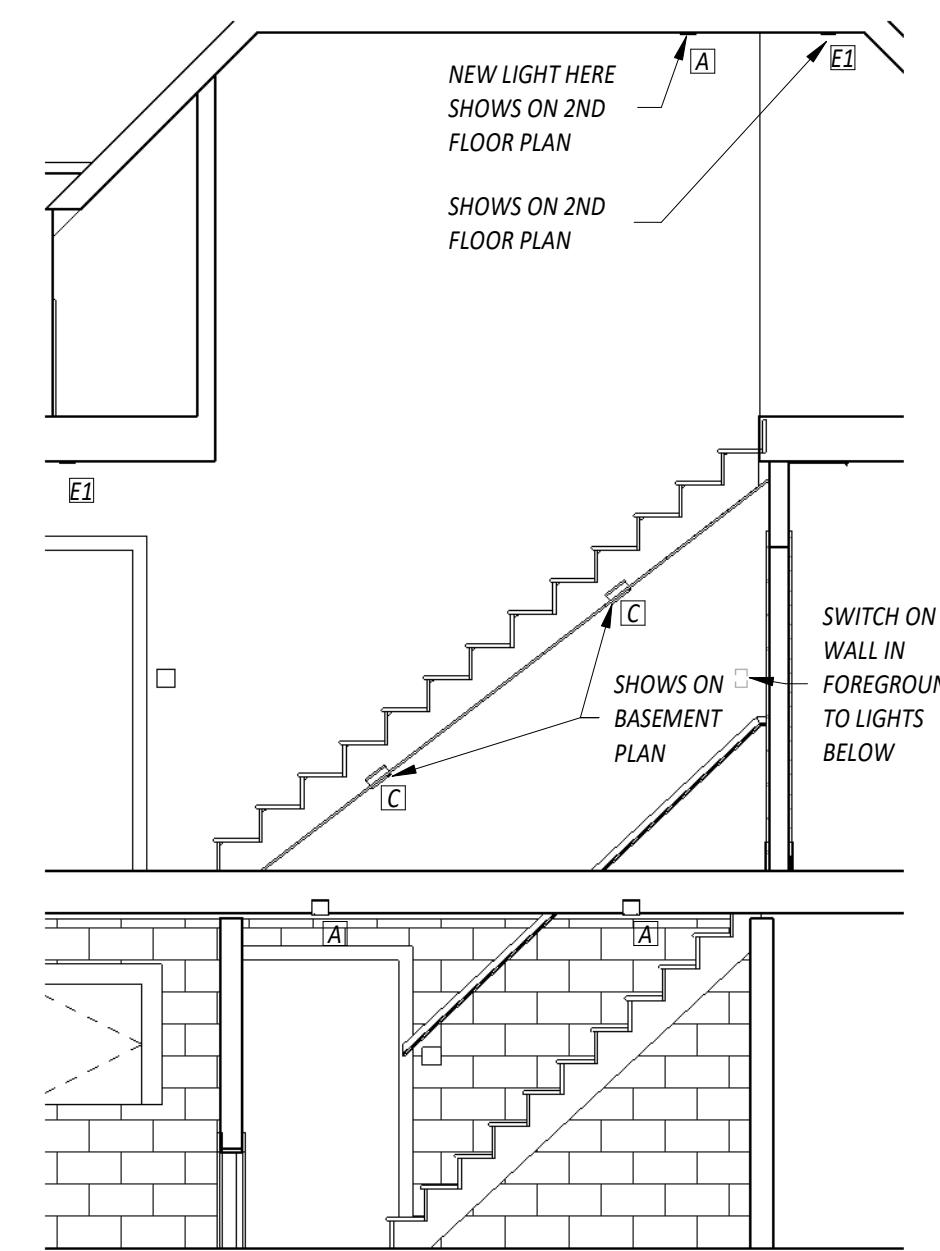
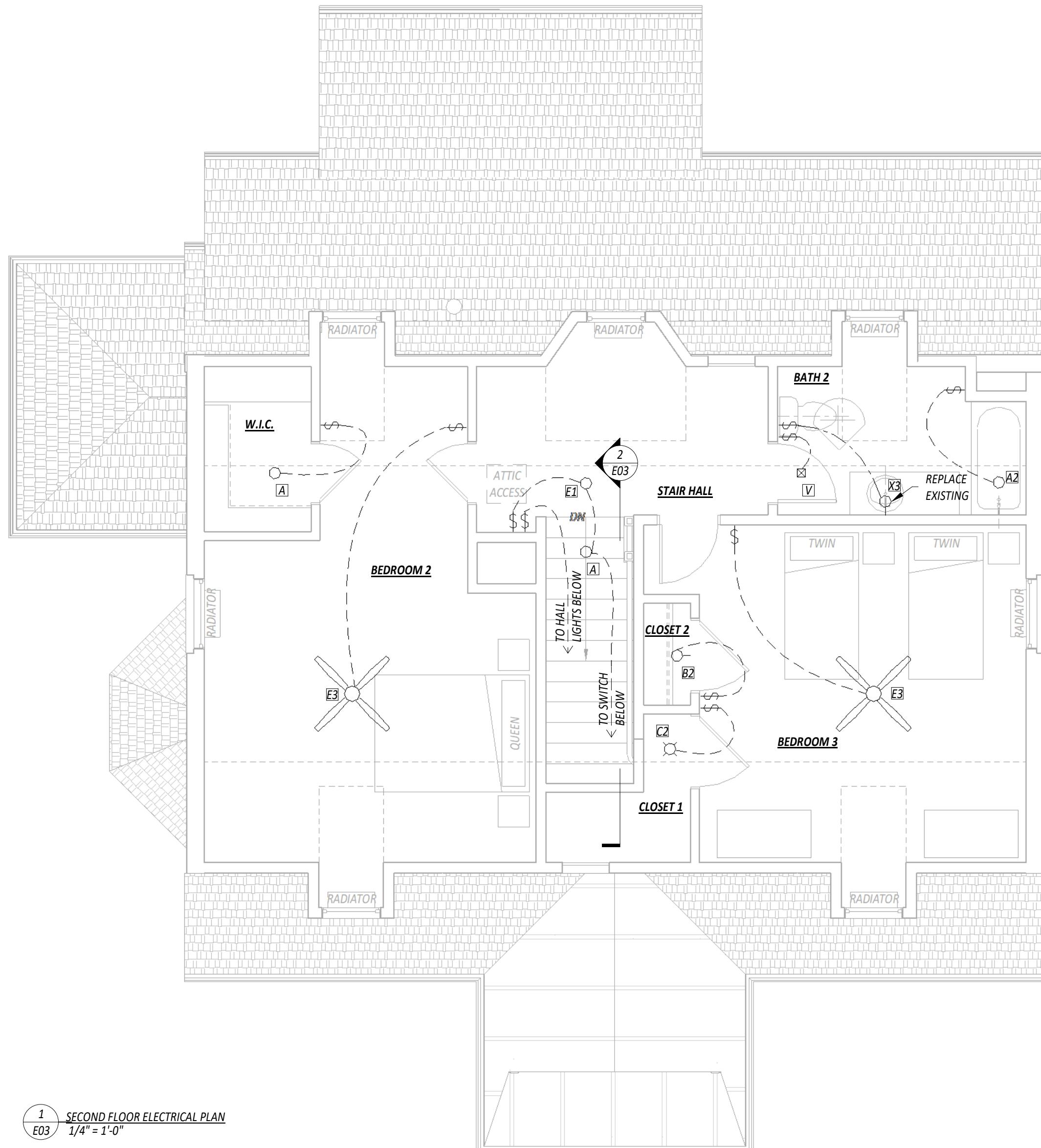
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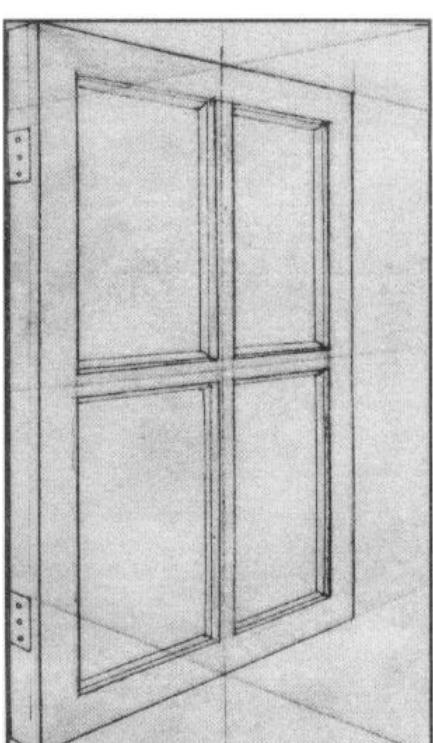


LIGHTING SCHEDULE

MARK	#	TYPE
A	19	RECESSED
A2	2	RECESSED, WET LOCATION
A3	4	RECESSED, WALL WASHER
B	1	WALL MOUNTED, DECORATIVE, UPLIGHT
B2	2	WALL MOUNTED, CLOSET LIGHT
C	10	CEILING MOUNTED, CLOSE TO CEILING
C2	9	CEILING MOUNTED, UTILITY LIGHT
C3	1	CEILING MOUNTED, UTILITY LIGHT, DAMP LOCATION
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V	2	VENT FAN, NO LIGHT
X	2	WALL MOUNTED, EXTERIOR, WET LOCATION
X2	1	FLOOD LIGHT
X3	2	WALL MOUNTED, SCONCE, WET LOCATION



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**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Pre-Application Conference - Certificate of Appropriateness

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition and alterations to existing structure



Background

Year Built: 1957

District: North Downtown ADC District

Status: Contributing

Brick, stretcher bond; 1-1/2 stories; gable roof (composition); 3 bays. Detached house, 1950s-60s. Entrance in center bay. Exterior end chimney on north, single ramp. (NRHP listing for the Charlottesville and Albemarle County Courthouse Historic District. VDHR #104-0072.) See additional background and the historical survey in the November 16, 2021 staff report:

[745 Park Street - Request for Demo CoA November 2021](#)

Prior BAR Actions

November 2021 – BAR approved CoA to raze house. (Note: In response to the applicant's request, on May 3, 2023, the NDS Director extended the CoA's period of validity to May 16, 2024. However, that CoA has since expired.)

Applicant Request

- Submittal: Office Riddle drawings *745 Park Renovations, BAR application*, dated 12-09-2024, Cover through A-9, (9 sheets).

Pre-application conference re: a CoA request CoA for addition and alterations to the existing house.

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not proscribe what information must be presented for a pre-application conference; however, the BAR has historically required at least a general representation of the location, context, and massing and scale of the proposed building.

Pre-application Conference Process

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal, for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

• Setback	• Roof	• Materials & Textures
• Spacing	• Orientation	• Paint [Color palette]
• Massing & Footprint	• Windows & Doors	• Details & Decoration
• Height & Width	• Porches	
• Scale	• Foundation & Cornice	

Elements:

• Roof	• Lighting	• Public spaces
• Gutters & Downspouts	• Railings	• Screening (HVAC, utilities)
• Exterior walls	• Balcony details	
• Trim	• Plantings/Landscaping	
• Doors & Windows	• Patios & walks	

Discussion

While the demolition CoA has expired, it is germane to consider that razing the existing house had been approved. In that context, the BAR should discuss if this project is considered—and reviewed as--an addition or new construction.

North Downtown ADC District: Subarea a. Park Street: residential, large scale, mixture of styles, brick, red/white, porches, dark metal and slate roofs, rich rooflines, 2 to 2 and 1/2 stories, large lots with deep setbacks and spacing, extensive landscaping, stone walls, shallow setbacks and spacing, small signs.



Suggested Motion

No action will be taken.

Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:

- i. 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 District;
- ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
- iii. 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;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 7 Demolition and Moving](#)

Pertinent ADC District Design Guidelines

Chapter III – New Construction and Additions

Checklist from section P. Additions

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

- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5) Materials and Features

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

6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

PROJECT SUMMARY

Construction of a second-story addition to replace the upper half-story of a house in Charlottesville, Virginia.

Upper half-story of existing house to be demolished.

Existing Site Area: 0.24 acres (10,454 sf)

A survey is included.

Zoning Classification R-A (no zoning change proposed)

Current Use Residential (General Household Living)

Proposed Use Residential (General Household Living)

Density 3 dwellings allowed per lot (without bonus)
1 dwelling to remain

Building Coverage 7.3% coverage (unchanged)

Building Footprint 780 sf, existing (unchanged)

Building Height With one dwelling, **2.5 stories** allowed
2 stories, proposed
1.5 stories, existing

Floor Areas New Construction 780 sf +/- 2 bedrooms, 2 baths in second story
2 x 6 wood frame (metal cladding) on
existing 2 x 6 wood frame (brick
veneer) on existing cmu foundation

320 sf +/- Porch
Wood deck on treated wood
frame on concrete sonotube
footings. Pergola framed metal.

Floor Areas Existing House to remain 780 sf +/- 1 bedroom, 1 bath in first story
2 x 6 wood frame (brick veneer) on
cmu foundation
400 sf +/- Finished basement room
cmu
380 sf +/- Unfinished basement
cmu



CONTENTS

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Survey **A2**

Floor Plans - Story 1 **A3**

Floor Plans - Story 2 **A4**

Elevations East & South **A5**

Elevations West & North **A6**

Perspectives - SE corner **A7**

Perspectives - NE corner **A8**

Materials **A9**

Kevin & Karen Riddle
745 Park Street
Charlottesville, Virginia 22902
434 . 882 . 3145

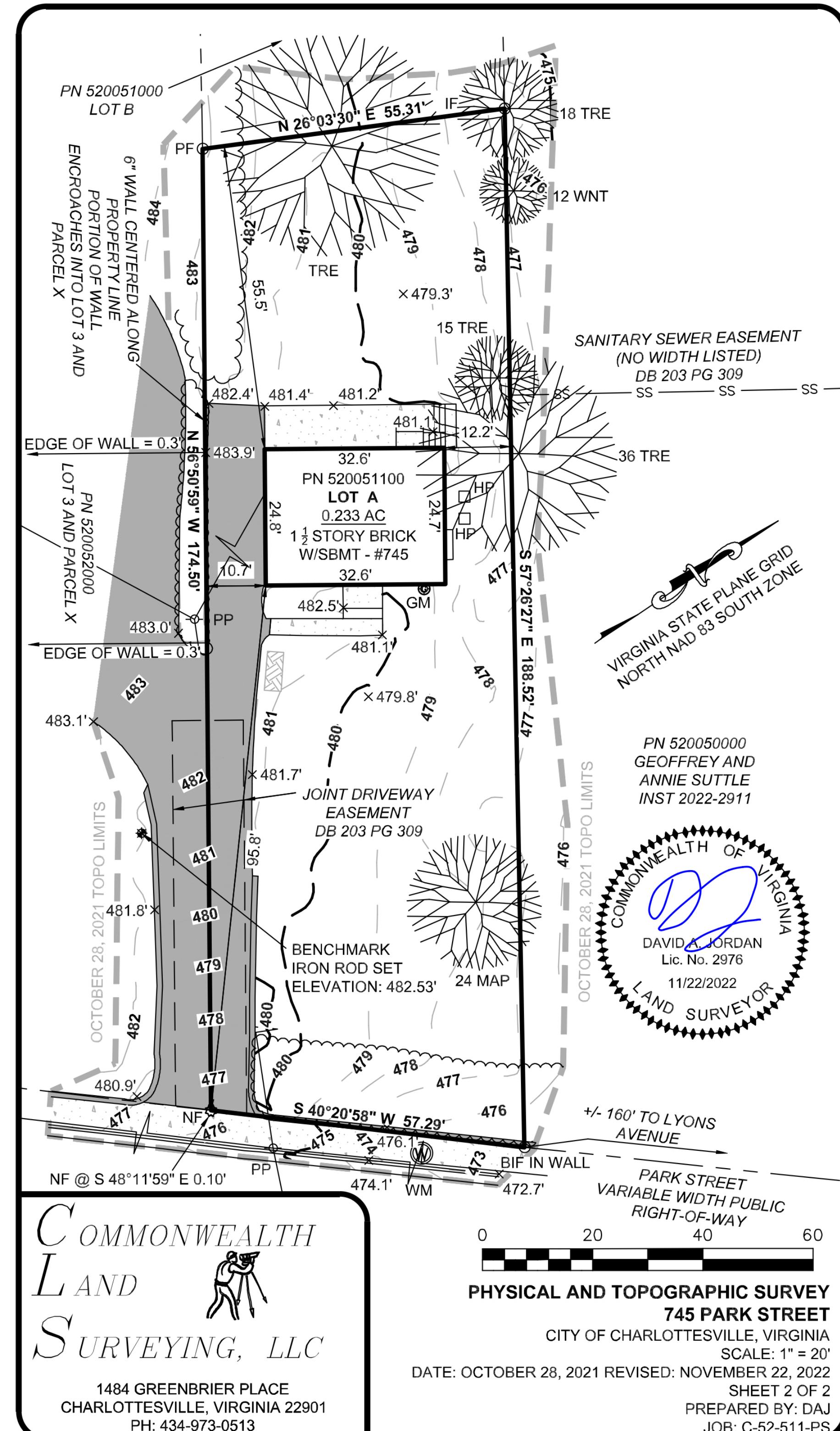
OFFICE
RIDDLE
434 . 882 . 3145

12-09-2024

745 Park
Renovation
BAR APPLICATION

745 Park Renovation

745 Park Street, Charlottesville, VA



NOTES:

1. THIS PHYSICAL SURVEY IS BASED ON A CURRENT FIELD RUN BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAT PREPARED BY B. AUBREY HUFFMAN ENGINEERING-SURVEYING ENTITLED "PLAT SHOWING DIVISION OF LOT 4 INTO LOTS A & B & SANITARY SEWER EASEMENT ACROSS ADJOINING LOT NOW OWNED BY NAYLOR," DATED NOVEMBER 27, 1957 AND IS RECORDED IN DEED BOOK 203 AT PAGE 309.
2. NO TITLE REPORT FURNISHED IN THE PREPARATION OF THIS PLAT. THUS EASEMENTS AND ENCROACHMENTS MAY EXIST THAT ARE OTHERWISE UNKNOWN.
3. THE SUBJECT PROPERTIES APPEAR TO BE SITUATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" (UNSHADED) AS SHOWN ON COMMUNITY PANEL NO. 51003C0286D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
4. ON OCTOBER 28, 2021, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

TOPOGRAPHIC MAP NOTES:

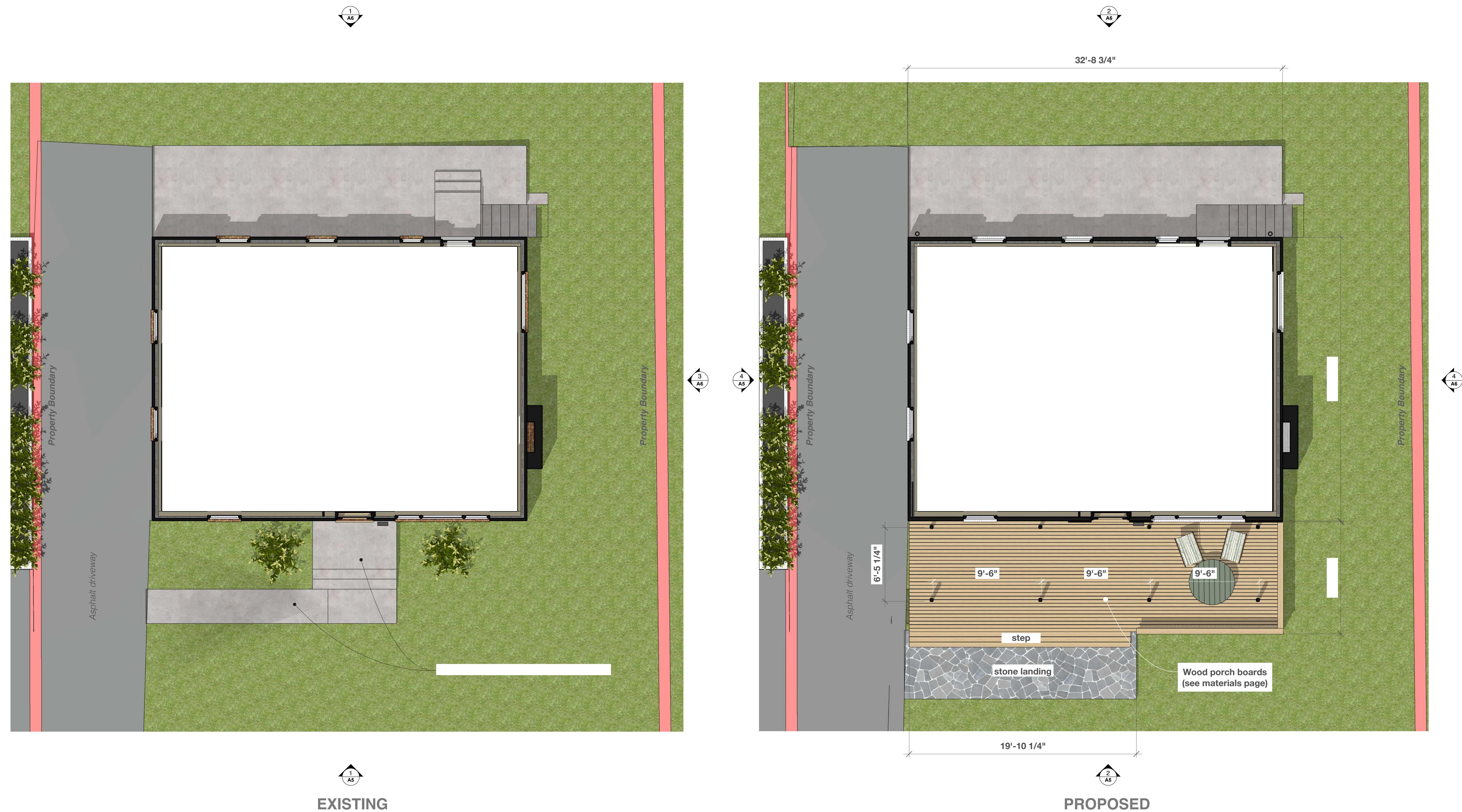
1. THIS PHYSICAL AND TOPOGRAPHIC SURVEY - 745 PARK STREET WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID JORDAN FROM AN ACTUAL X GROUND OR □ REMOTE SENSING (CHECK THE ONE THAT IS APPLICABLE) SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 28, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE
2. NOTED. VERTICAL DATUM: NAVD 88. CONTOUR INTERVAL: 1'
3. THE TOPOGRAPHIC SURVEY WAS PREPARED FOR KEVIN RIDDLE AND KAREN VAJDA.

LEGEND

15 TRE	15" TREE
18 TRE	18" TREE
36 TRE	36" TREE
12 WNT	12" WALNUT TREE
GV	GAS VALVE
HP	HEAT PUMP
IF	IRON ROD FOUND
IS	IRON ROD SET
NS	NAIL SET
PP	POWER POLE
WM	WATER METER
WNT	WALNUT TREE



PHYSICAL AND TOPOGRAPHIC SURVEY
745 PARK STREET
CITY OF CHARLOTTESVILLE, VIRGINIA
SCALE: N/A
DATE: OCTOBER 28, 2021
REVISED: NOVEMBER 22, 2022
SHEET 1 OF 2
PREPARED BY: DAJ
JOB: C-52-511-PS



Floor Plans - Story 1
Scale: 1/4" = 1'-0"

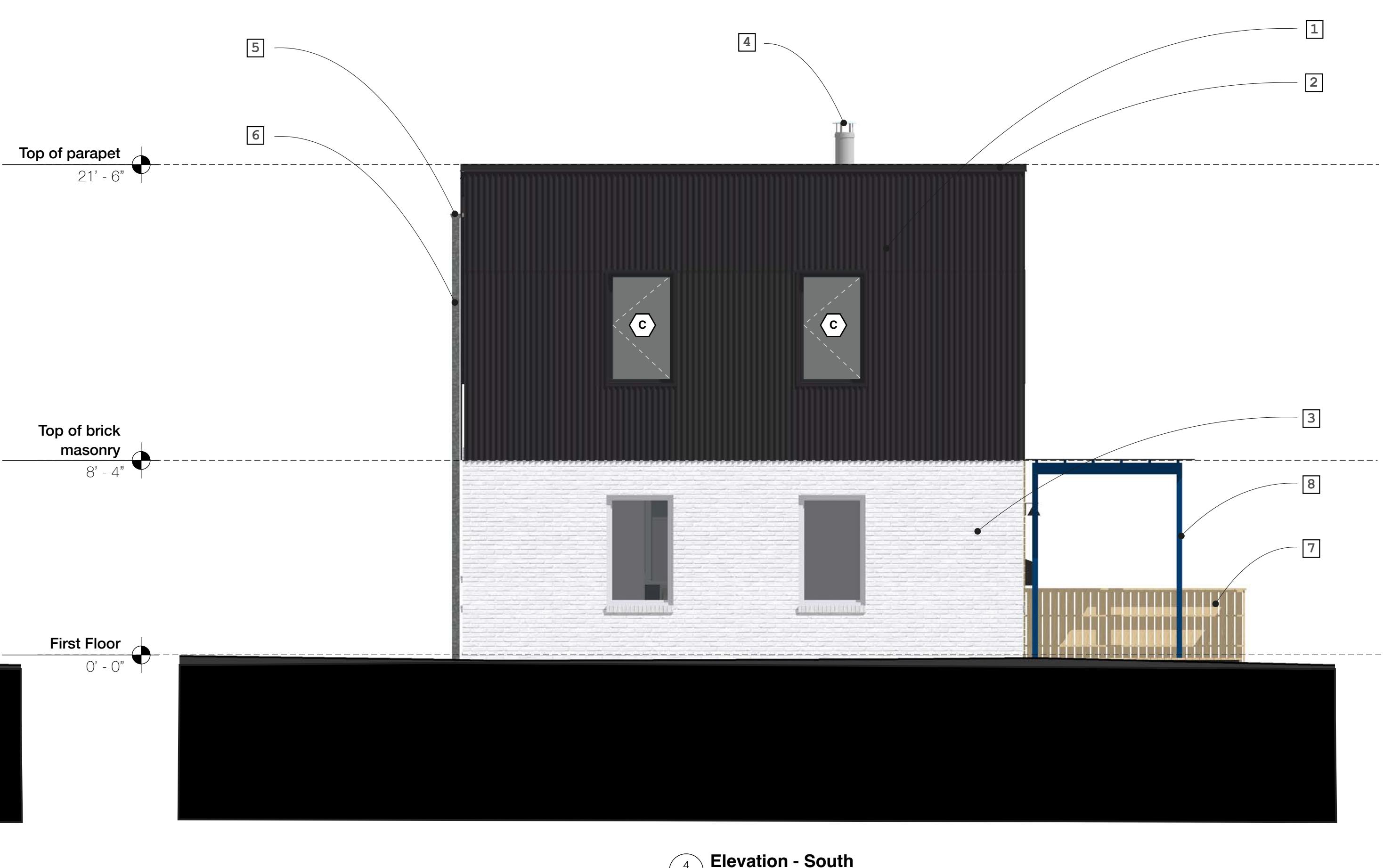
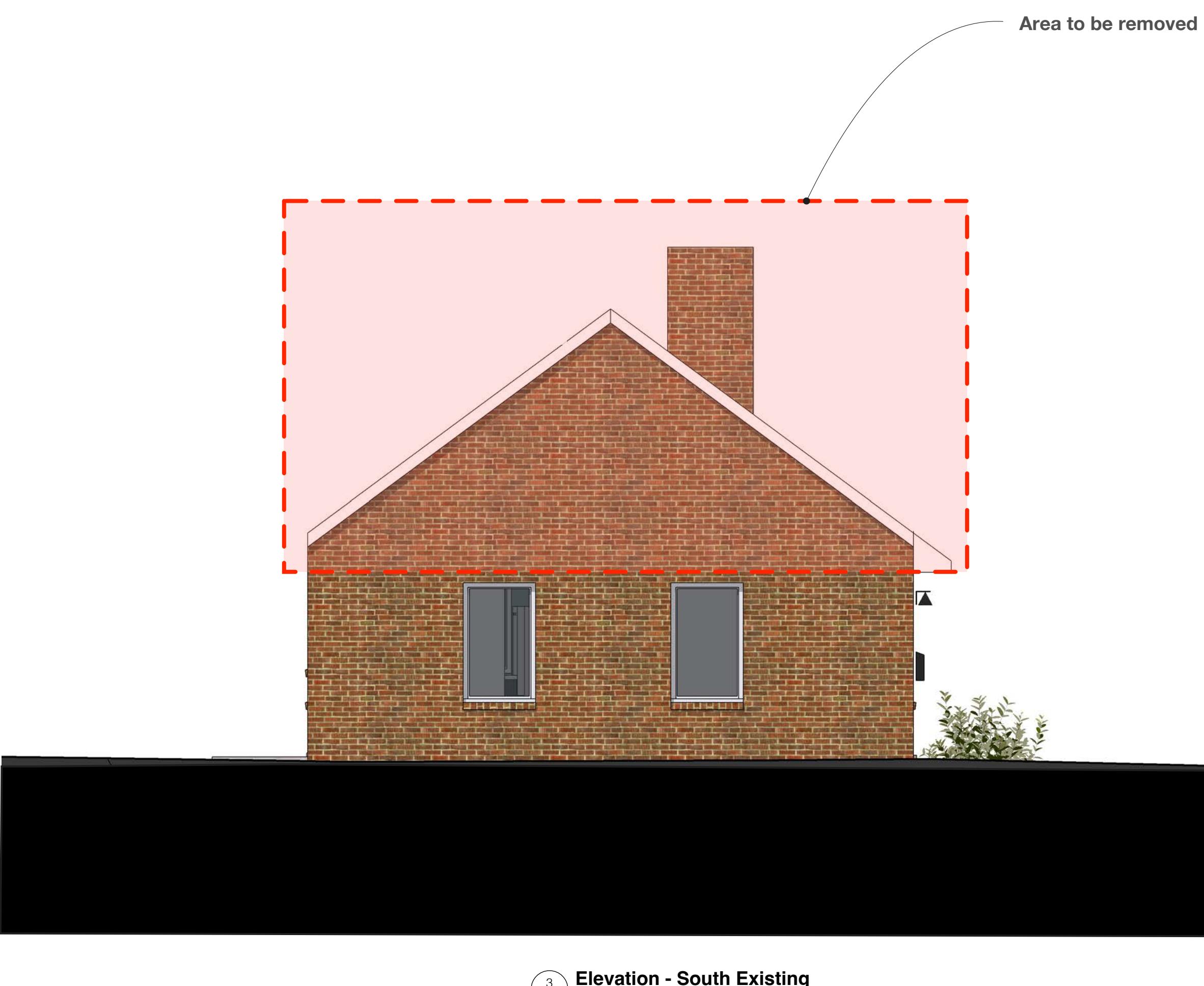


PROPOSED

EXISTING



Floor Plans - Story 2
Scale: 1/4" = 1'-0"

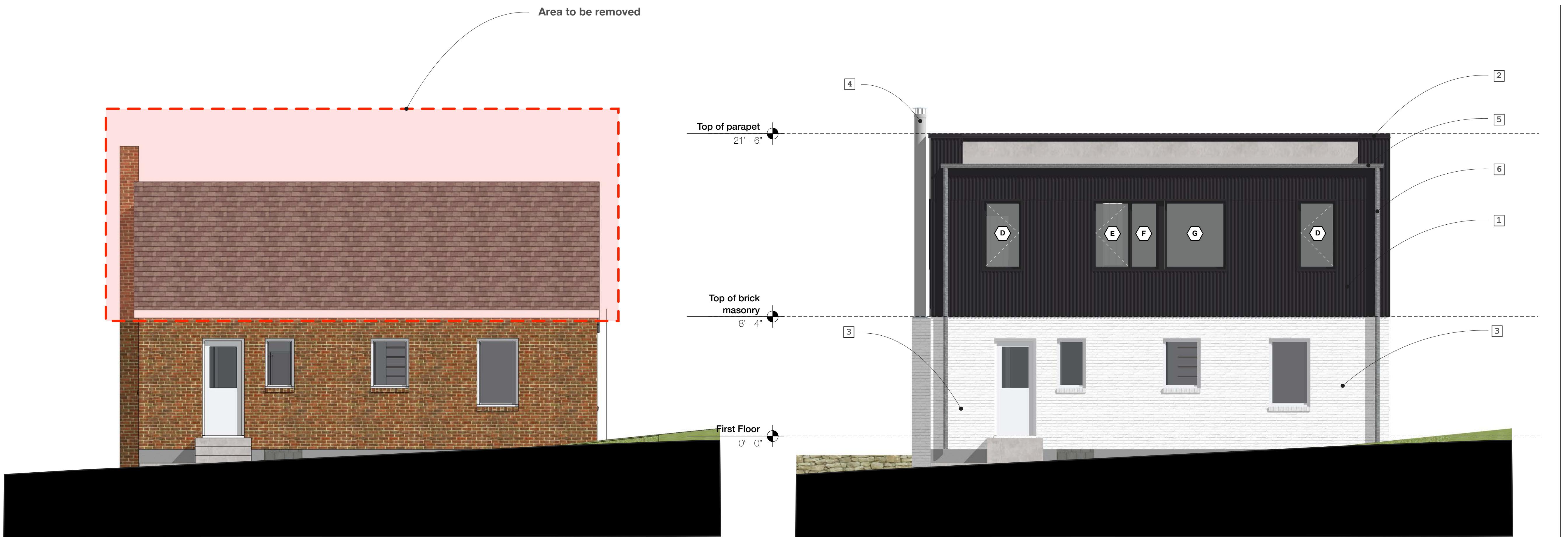


KEYNOTES

- 1 Corrugated metal siding in dark gray
- 2 Metal coping at parapet - color to match metal cladding
- 3 Existing brick painted white
- 4 Steel chimney pipe
- 5 Galvanized half round gutter
- 6 Galvanized round downspout
- 7 Hardwood - black locust, white oak or similar finished in 3-coat spar varnish/linseed oil mix or thermally modified hardwood
- 8 Steel porch framing painted color B

745 Park Renovation

745 Park Street, Charlottesville, VA



1 Elevation - West Existing

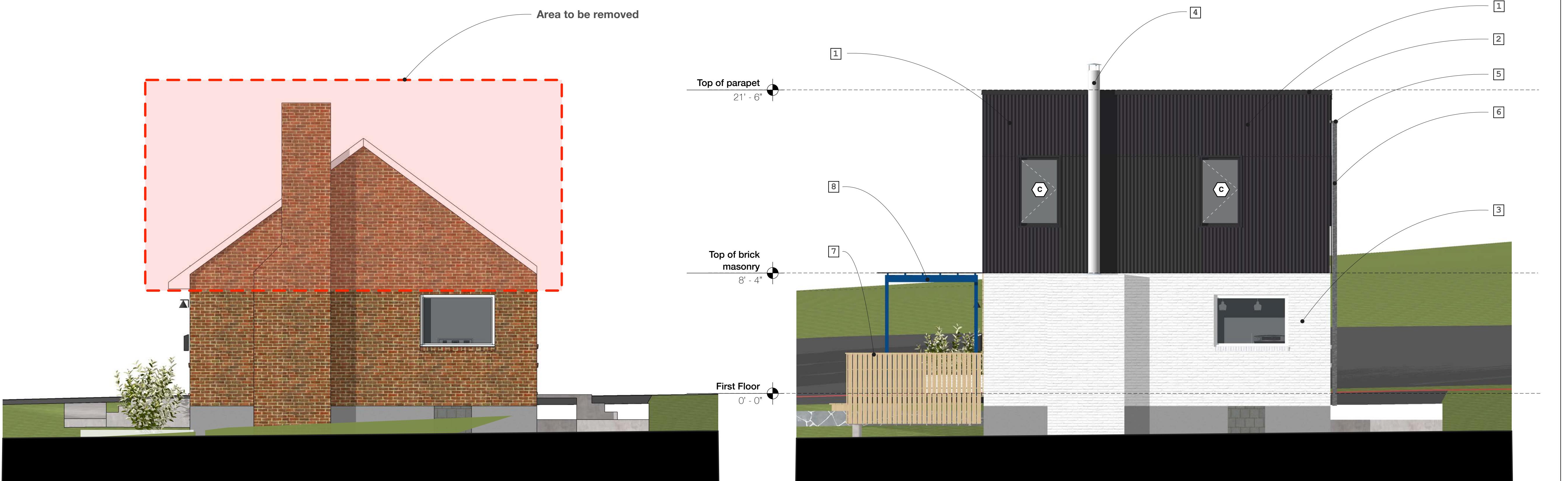
A6

Scale: 1/4" = 1'-0"

2 Elevation - West

A6

Scale: 1/4" = 1'-0"



3 Elevation - West Existing

A6

Scale: 1/4" = 1'-0"

4 Elevation - North

A6

Scale: 1/4" = 1'-0"

KEYNOTES

- 1 Corrugated metal siding in dark gray
- 2 Metal coping at parapet - color to match metal cladding
- 3 Existing brick painted white
- 4 Steel chimney pipe
- 5 Galvanized half round gutter
- 6 Galvanized round downspout
- 7 Hardwood - black locust, white oak or similar finished in 3-coat spar varnish/linseed oil mix or thermally modified hardwood
- 8 Steel porch framing painted color B

745 Park

Renovation

VIEWS SE

12-09-2024

A7

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kccorridors@gmail.com



EXISTING HOUSE



PROPOSED HOUSE

745 Park

Renovation

VIEW NE

12-09-2024

A8



EXISTING HOUSE



PROPOSED HOUSE

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RIDDLE
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kccorridors@gmail.com

745 Park Renovation

745 Park Street, Charlottesville, VA

MATERIALS

12-09-2024

A9



Metal porch structure painted color similar to Pantone 280C [8]

3" square tube steel posts, 3x6 tube steel beams, 1 1/2" sq. purlins (pending structural review)

Corrugated metal covering painted color similar to Pantone 412C [9]

Stone landing [11]

Panel Name
7/8" Corrugated

Industries
Commercial
Pre-Engineered Metal Buildings & Storage Solutions
Residential

Warranties
Read about our warranties

Color Chart
ICC All Colors Color Chart

45 YEAR 45 YEAR Paint warranty 20 YEAR Substrate warranty

7/8" Corrugated

Designed for commercial, industrial, residential, and steel-framed building applications, the 7/8" Corrugated Panel provides architects and designers a corrugated profile option which can be installed as both a roof and a wall panel. The 7/8" corrugation height creates the structural integrity required to allow installation over a solid substrate or open framing.

Specifications

24 Gauge Profile
Coverage 37.33" for Siding
Coverage 34.67" for Roofing
2.67" height
7/8" thickness

26 Gauge Profile
Coverage 32.00" for Siding
Coverage 29.33" for Roofing
1.67" height
7/8" thickness

Substrates and Coatings

- High Strength Steel Gauge Options: 24 GA, 26 GA
- Finishes: Painted Panels, Unpainted Panels
- Anti-corrosion A250 Galvalume® coating for painted and A255 for unpainted steel
- 26 ga available in Signature 200 Paint System
- 24 ga available in Signature 300 Paint System

Painted dark gray color similar to Pantone 412C [1]

Exposed fasteners



Selkirk® Chimney System (SCS)
The rugged all-fuel chimney designed for maximum safety and performance!

We Stand Behind Our Products.
Backing our commitment to quality, Selkirk All-Fuel Chimneys carry the most comprehensive limited lifetime warranty in the industry. All system components (not just the insulated length) are warranted against defects in material and workmanship for the life of the product.

An impeccable safety record, along with unsurpassed durability, design and engineering, all combine to offer a warranty that's comprehensive and unmatched by anyone else in the industry.

For over 85 years we have been the industry's chimney innovator, using the highest in design standards to develop the safest products.

Safety
Our All-Fuel Chimney is listed to Underwriters Laboratories Safety Standard for Factory-Built Chimneys (UL-103).

ULTRA-TEMP® HT
GALVA-TEMP® HT

Dimensions:
Diameter: 6", 8", 10", 12", 14", 16", 18", 20", 22", 24"

Clearances:
2" Airspace to Combustibles
210°F Maximum Wall 10" (100°F)
100°F Maximum Combustible
100°F Maximum Non-Combustible

Temperature Ratings:
100°F, 140°F, 180°F, 220°F, 240°F

Warranty:
Smart Choice® Lifetime Warranty

Professional installation qualifies for extended coverage - see warranty for details.

All-Fuel Chimney Buyers Guide

Metal chimney system to replace brick chimney above first story. Galva-temp with a galvanized exterior preferred. [4]

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Wood Casement Window

3.94 ★★★★☆ 2165 Reviews

Pella Lifestyle Series aluminum-clad wood casement windows open and close with the turn of a crank, making them a perfect option for hard-to-reach places. With a variety of grilles, finishes and hardware, personalize your casement window to complement any style, from traditional to modern. Create room-by-room solutions with upgraded performance packages to make your home quieter and more comfortable.

- #1 performing wood window for the combination of energy, sound and value.
- Optional Rollscreen® retractable screen rolls away and out of sight when not in use.
- Available with built-in, integrated blinds, shades and security sensors.
- Product #300003

Configuration: 1-wide
1-wide 2-wide 3-wide

ONLINE ONLY PRICE: \$756.43
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Enter your address to see available options

Wood windows with aluminum clad exterior in black finish [10]

Hardwood decking - black locust, white oak or thermally modified ash finished in multiple clear coats of spar varnish. In the months following installation, the wood will look something like the photo on right. Over time, it will tend to weather to a silvery hue like the photo on the left. [7]

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Pre-application Conference (No action will be taken)

NE corner of Wertland and 10th Street, NW

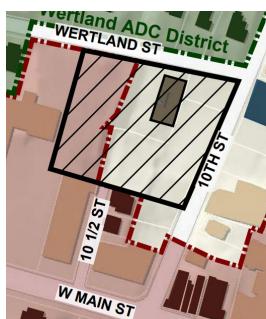
TMP 100037000, 100038000, 100039000, 100053000 (partial)

West Main Street ADC District

Owner/Applicant: UVA Foundation and UVA

Developer: Preservation of Affordable Housing (POAH) + National Housing Trust (NHT)

Project: Multi-story building



Background

1000 & 1010 Wertland St, 129 10th St, portion of current lot at 1105 W Main St

Year Built: n/a (See Discussion)

District: West Main ADC District

Status: n/a (See Discussion)

Except for Stacey Hall, no existing historic structures exist on the project site. See the historic maps in the Appendix.

Note: Only TMP 100053000 is within the ADC District; however, with it being incorporated into the project the entire project falls under BAR purview.

Prior BAR Reviews

May 21, 2024 – Preliminary discussion re: proposed multi-story building. [[Link to archive](#), [Video at 0:28:00](#).]

Application

- Submittal: Grimm+Parker submittal, *Wertland & 10th Street Affordable Housing*, dated November 26, 2024, 30 sheets; narrative letter, dated November 21, 2024,

CoA request for construction of a multi-story residential building, the existing non-contributing structure will be razed.

Note: The applicant requested a formal review for a Certificate of Appropriateness (CoA); however, for several reasons--including those noted below--staff has deemed this an incomplete application. With that, in lieu of a recommendation the BAR either defer action to January 2025, or

deny the CoA request, staff is presenting this to the BAR as a continuation of the May 2024 pre-application conference, with a recommendation the BAR comment on the project as presented.

For a complete submittal, the applicant should provide the following (BAR can offer guidance):

- Elevations with dimensions.
- Typical wall sections (include parapet, cornice, windows/doors, canopies/awnings, etc.)
- Exterior lighting plan, including the courtyard, and emanating from interior near garage entrance(s)
- Brick selection and coursing
- Joint detail: cement wall panels
- Cut-sheets: doors/windows,
- Location and screening of street level utilities (meters, transformers, etc.)
- Roof top screening – locations, material
- Existing site plan
- Detailed landscaping plan. Street trees, spacing, etc.
- Street Trees
 - Analysis of shade
 - Compatibility with underground and overhead utilities
 - Species selection and canopy requirements
- Relationship to Stacey Hall. Re: spacing, bike and pedestrian routes, access between W. Main and Wertland Street, etc.

Pre-application Conference Process

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal, for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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 2--Site Design and Elements* and *Chapter 3--New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

• Setback	• Scale	• Porches
• Spacing	• Roof	• Foundation & Cornice
• Massing & Footprint	• Orientation	• Materials & Textures
• Height & Width	• Windows & Doors	• Paint [Color palette]

- Details & Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities)

Discussion

Only a portion (0.7 acres) of the project site (1.9 acres) is within the West Main ADC District and the contributing structure at 1105 West Main will not be altered. However, because of that overlap into the district, the entire project is subject to design review. Project area is zoned CX-8, see Appendix.

The existing structure (c1982) is not within the ADC district. Demolition does not require BAR approval.

In the May preliminary discussion with the BAR, the applicant posed three questions:

- Should precedents from the Wertland ADC district and the Coca-Cola Building (IPP) be considered equal to or stronger influences than the West Main Street ADC designation?
- What historical cues or architectural principles found in proximity does the BAR view as most critical to the development of the site?
- Can the BAR identify exemplary pedestrian experiences in the surrounding area that should be considered?

BAR Comment Summary:

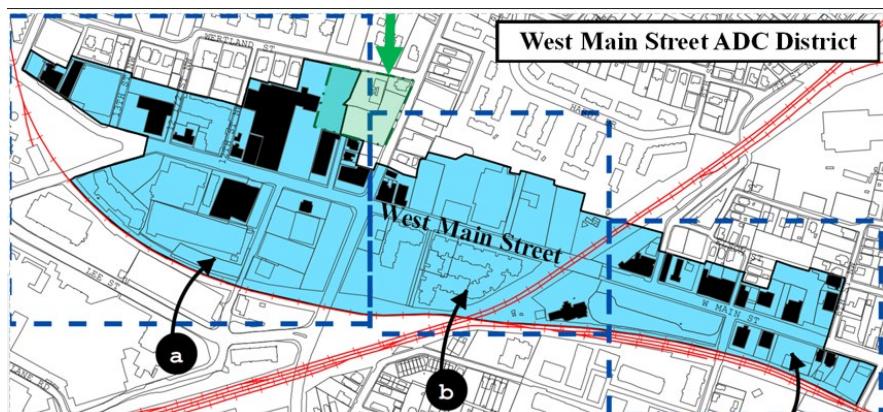
- The challenge for this project will be to consider the 3 *historics*- Wertland ADC, W. Main ADC & the IPP.
- Look at the materiality and fenestration of the Coca-Cola Building for inspiration.
- Residences across Wertalnd Street from project area are setback and lifted, however the proposed building will impact them, as well as the Coca-Cola Building. [Viewscape, shade, etc.]
- The project “wants” to be a West Main building, but it must respect the residential development behind.
- The project straddles the commercial and the residential, so special attention should be given for this transition.
- Members expressed they were pleased the proposal is for 6 stories, not 11. And that it would be wonderful if street trees are included.
- Make this a nice pedestrian experience. West Main developments did not necessarily consider the pedestrian experience.
- The 10th and Wertland corridor is critical. It crosses many Charlottesville neighborhoods and through all the City’s socioeconomic lines. This is an opportunity to improve function, connection, and could be one of the best examples of pedestrian environments.
- Traffic considerations: 10th Street is very busy, and is located up a hill with a short traffic signal. Consider parking access of Wertland or 10th ½ Street.
- The two buildings on 10th ½ Street are very historic. Consider the impact and pedestrian experience and spacing near them.

- Creating a courtyard (as proposed) is a nice addition for the residents, however the massing is not very welcoming to the Wertland neighborhood.
- This streetscape will be a concern, especially being able to navigate the underground stormwater utility.
- This is a massive building and fortress-like.
- Create an idea of porosity. Off West Main Street, 10th Street should continue feeling like it leads “somewhere”. Invite the public in; create curiosity. (Gardens, a walking experience?)
- Honor the Coca-Cola Building.
- The parking entrance off 10th Street could destroy that walkability.
- This project has the opportunity to become a symbol of good design for the transition between high density and commercial and residential districts.
- The Corner ADC District provides good examples of connecting the public and private elements on the streetscape.
- Plazas or courtyards along 10th Street could assist with that porosity.
- On Wertland Street, give consideration to “turning the corner” into the more commercial area.
- Consider a drop-off lane and side pedestrian entrance where vehicular traffic can stop or safely pull-off.

From the design guidelines:

West Main Street ADC District: This thoroughfare was originally part of Three Notched Road, an early east to west transportation route from Tidewater to the Shenandoah Valley. It now serves as an important connector, origin, and destination between downtown and the University. The earliest structures along this route are a series of brick townhouses that date from the early-nineteenth century and were built by a master craftsman associated with the University of Virginia. Installation of railroad tracks parallel to West Main Street in the 1850s provided the impetus for construction of various historic commercial buildings of two and three stories in the late-nineteenth and early-twentieth centuries. In the mid-part of the twentieth century, more one-story structures with surrounding parking areas relating to auto-oriented uses were added to the corridor. The character of this historically mixed-use corridor exhibits much variety in the type, age, style, and scale of its buildings.

Subarea a. West of 10th Street: mixed scale, institutional, large new hotels, overhead utilities, cobrahead lights, auto-oriented, some street trees, some historic.



Suggested Motions

No action to be taken.

Criteria, Standards and Guidelines of the City Code, under Major Historic Review

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and

viii. Any applicable provisions of the City's design guidelines.

ADC District Design Guidelines (Links)

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 6 Public Improvements](#)

From Chapter 3: New Construction and Additions

A.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:

a. Traditional Commercial Infill: Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

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

c. Neighborhood Transitional: Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms. In the West Main Street Corridor and in the 14th and 15th Street area of Venable Neighborhood, new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.

B. Setback

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. Spacing

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

D. Massing and Footprint

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

E. Height and Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- 6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

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

G. Roof

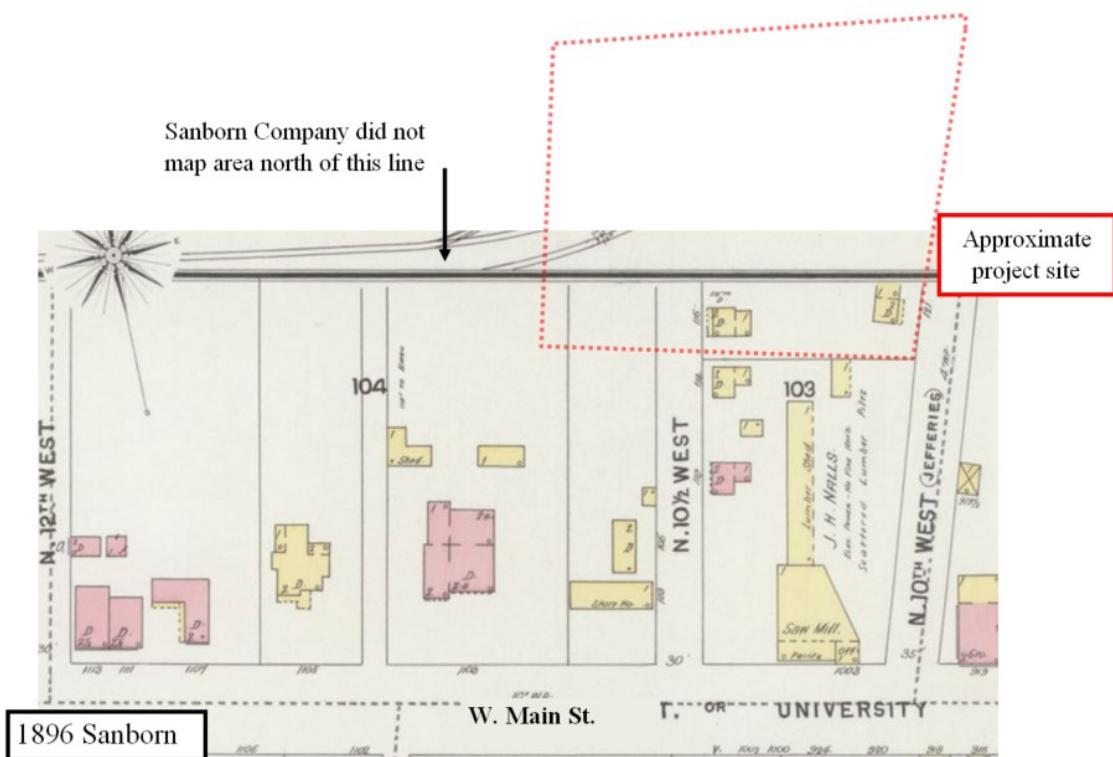
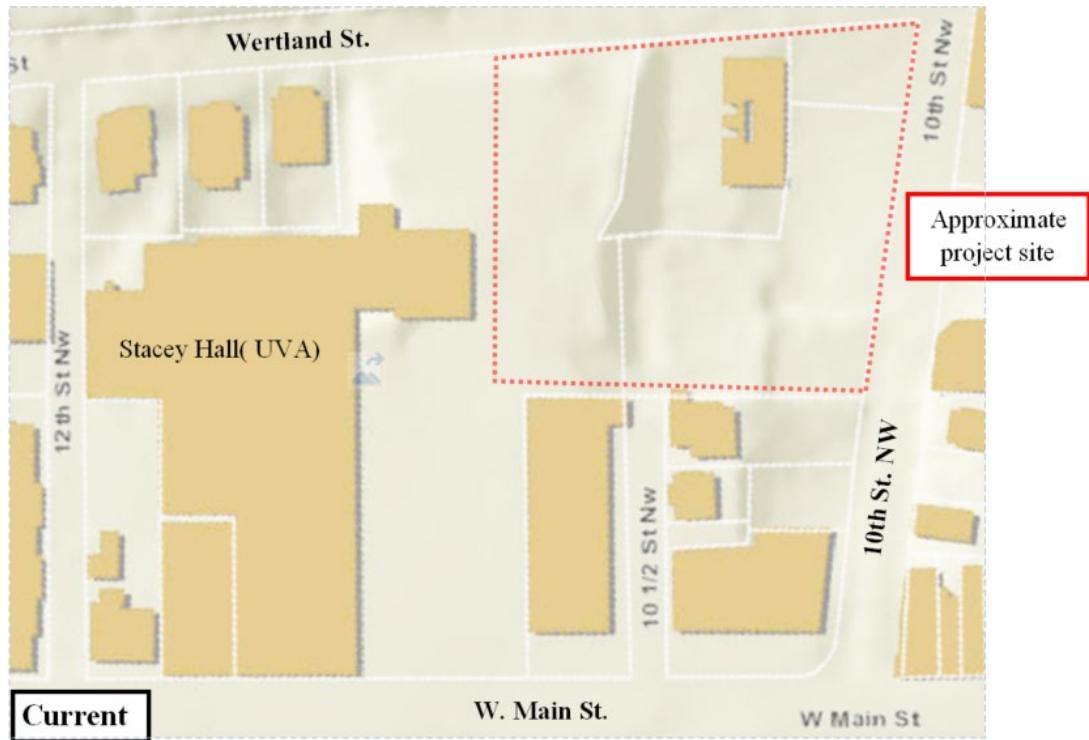
- 1) Roof Forms and Pitches
 - a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

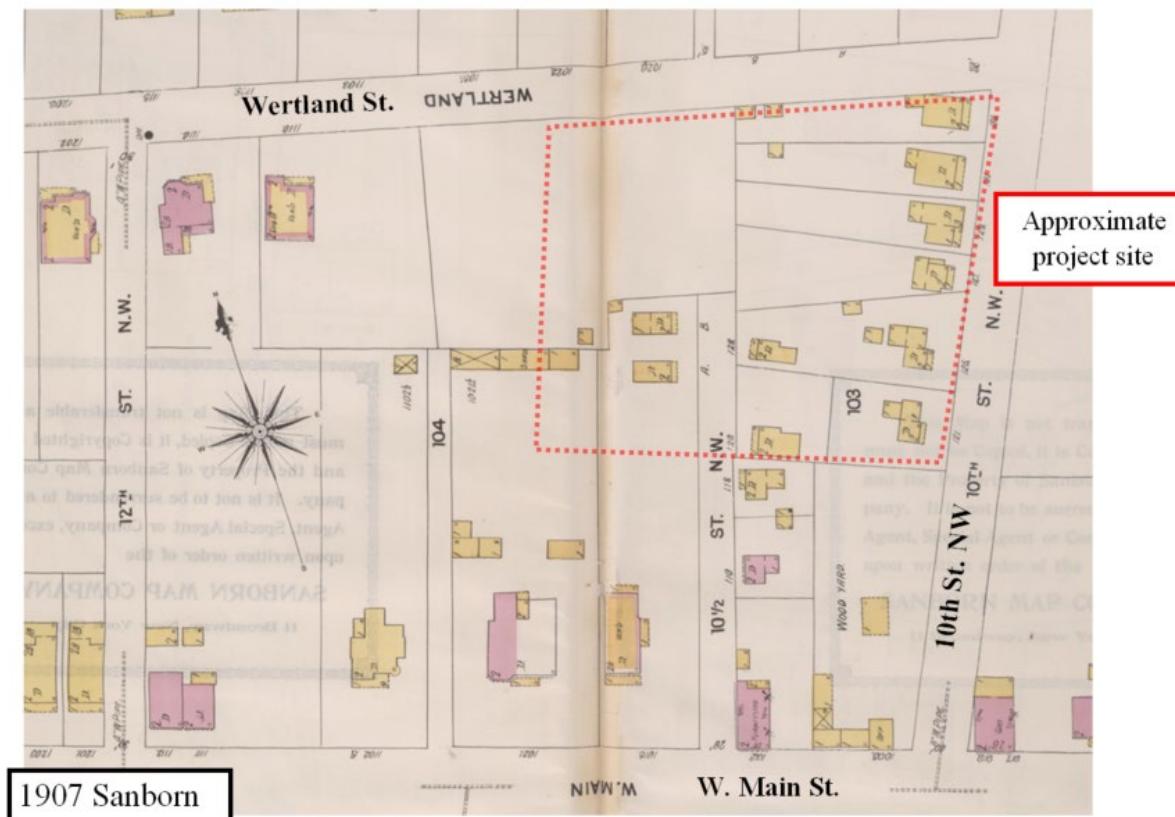
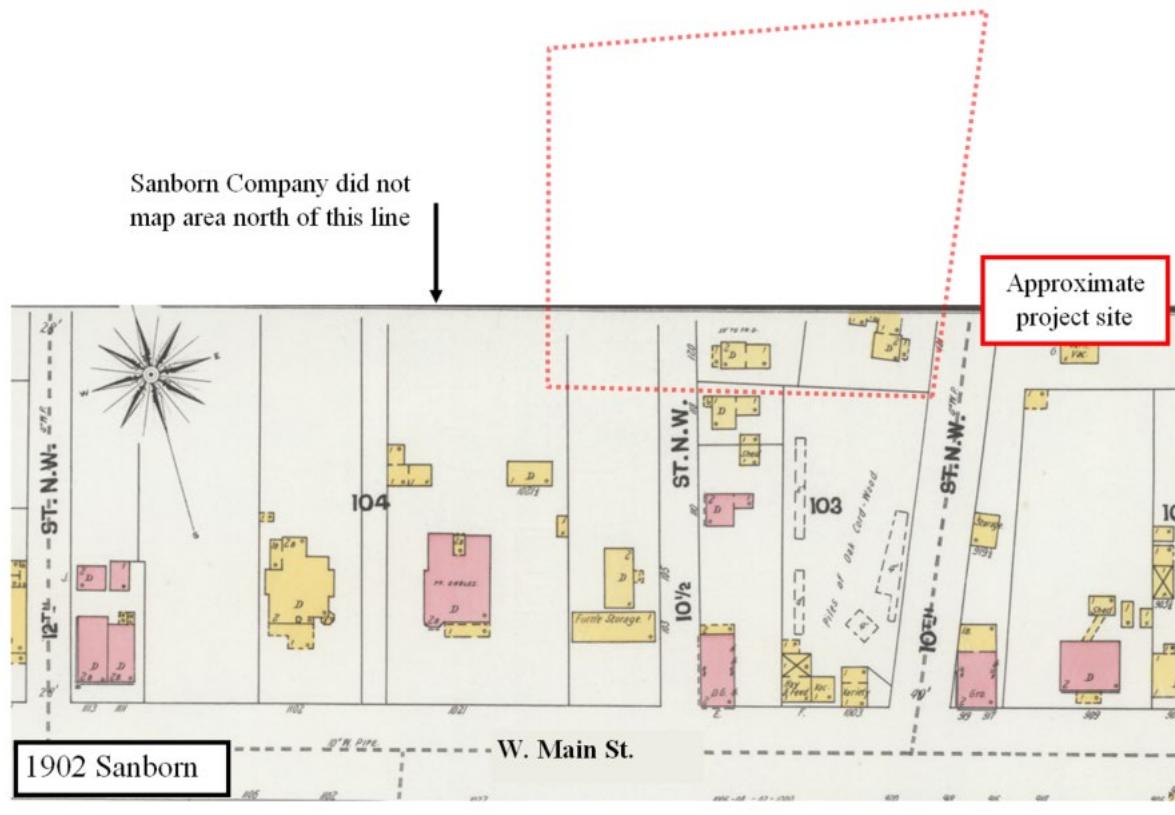
Appendix:

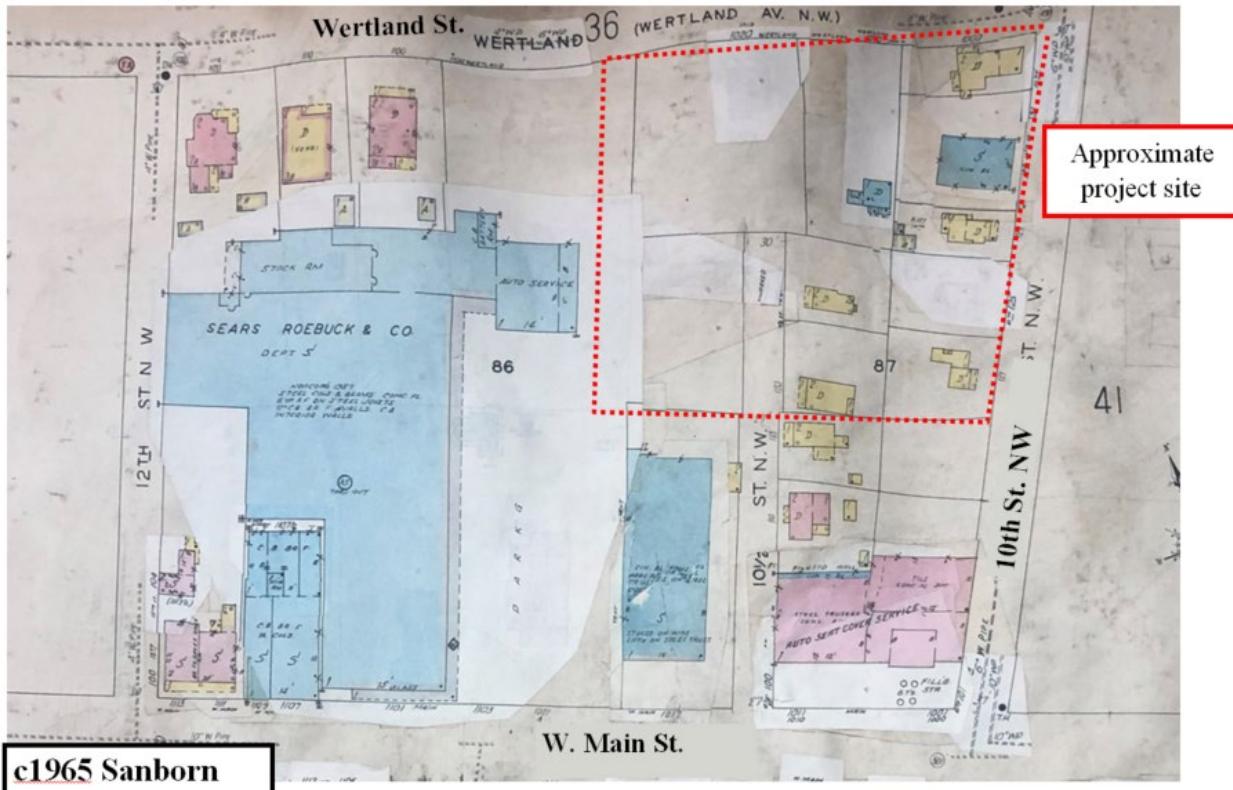
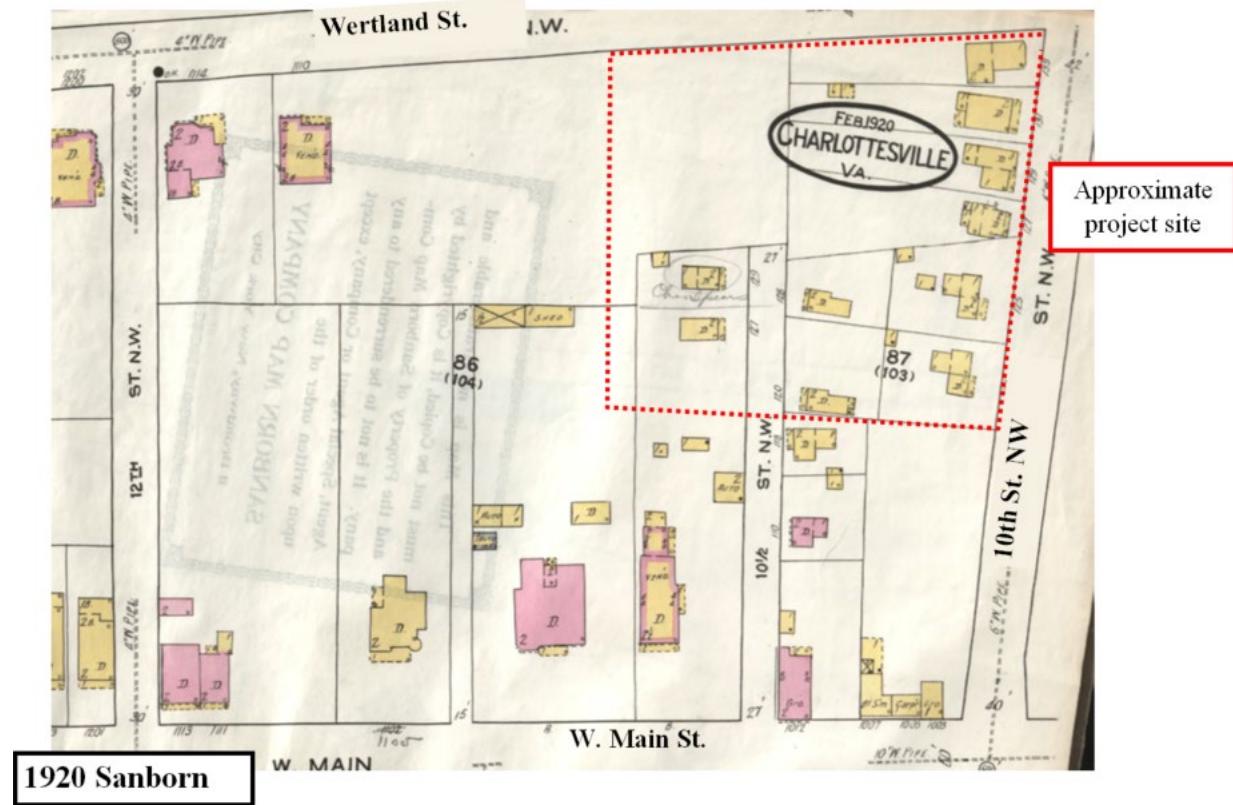
Building façade lengths, for context:

- 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
- *Culbreth Parking Garage* (3 stories) approx. 285-feet.
- Side streets, Downtown Mall: Building wall approx. 235-feet.
- West Main facade *The Omni* (6 stories) approx. 232-feet.
- Maywood Lane façade of 1800 JPA (3 stories) approx. 221-feet
- Water Street façade *CODE Building* (8 stories) approx. 215-feet.
- 2111 JPA (apartments) front façade (3 stories) approx. 210-feet.
- East High Street façade *Queen Charlotte* condos (4 stories) approx. 200-feet.
- Main Street (facing Downtown Mall). Building wall approx. 196-feet.
- 1600 JPA west façade *South Range Apartments* (4 stories) approx. 188-feet
- Grady Avenue façade *Preston Court Apartments* (4 stories) approx. 160-feet
- 1815 JPA apartments façade (5 stories) approx. 160-feet
- 1600 Monticello Avenue (apartments) (5 stories) approx. 150-feet.
- Stadium Road facade *Woodrow Apartments* (2 stories) approx. 145-feet.
- 1830 JPA (apartments) Shamrock Road facade (3 stories) approx. 124-feet.
- 1725 JPA (apartments) front façade (6 stories) approx. 100-feet.

Maps

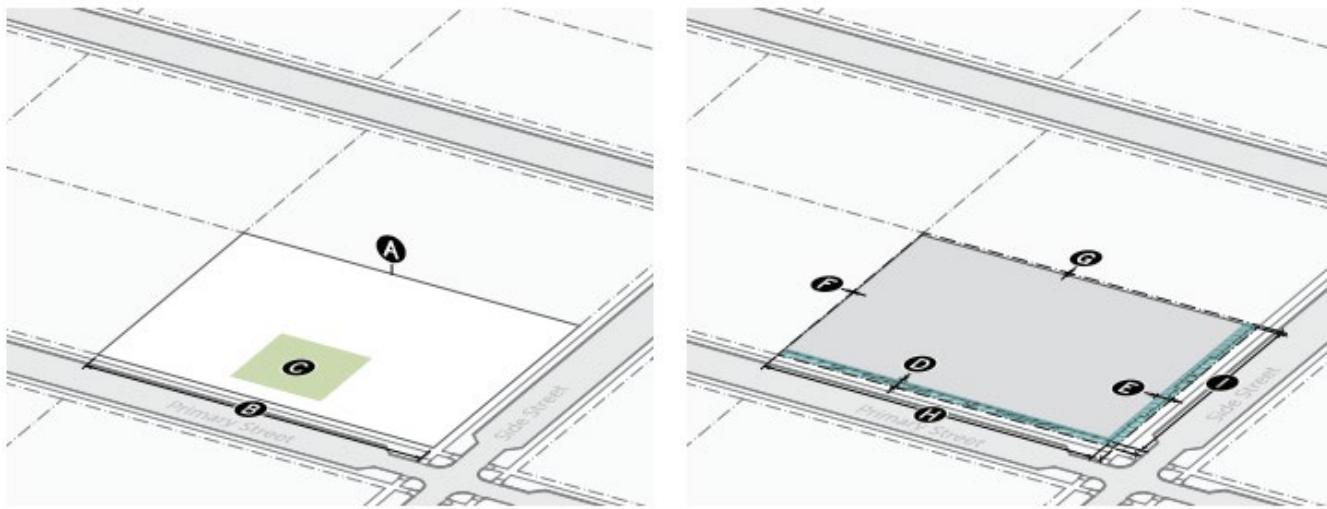






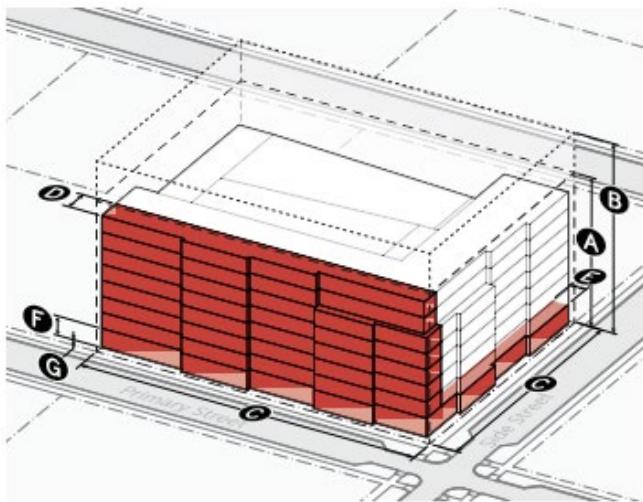
2.4.4. CX-8 CORRIDOR MIXED USE 8

A. LOT



1. LOT SIZE	Sec. 2.10.2.	4. BUILDING SETBACKS	Sec. 2.10.5.
A Area (min)	None	D Primary street lot line (min/max)	0' / 10'
B Width (min)		E Side street lot line (min/max)	0' / 10'
Front access	40'	F Side lot line (min)	0'
Side / rear access	15'	G Rear lot line (min)	0'
		H Alley lot line (min)	5'
2. DENSITY	Sec. 2.10.3.	5. BUILD-TO	Sec. 2.10.6.
Dwellings per lot (max)	Unlimited	Build-to width (min)	
3. COVERAGE	Sec. 2.10.4.	H Primary street	75%
Building coverage (max)	None	I Side street	45%
C Outdoor amenity space	10%	6. TRANSITION	Sec. 2.10.7.
		Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.		
Front yard		Front yard	Not allowed
Side street yard		Side street yard	Not allowed
Side yard		Side yard	Allowed
Rear yard		Rear yard	Allowed

B. BUILDING



1. HEIGHT		Sec. 2.10.9.	
Building height (max stories/feet)			
A	Base	8 / 114'	
B	With bonus	11 / 156'	
2. MASSING		Sec. 2.10.10.	
C	Building width (max)	275'	
Active depth (min)			
D	Primary street	15'	
E	Side street	9'	
3. GROUND STORY		Sec. 2.10.11.	
F		Ground story height (min)	
Residential		10'	
Nonresidential		14'	
G		Finished floor elevation (min/max)	
Residential		0' / 6'	
Nonresidential		-2' / 6'	

4. TRANSPARENCY		Sec. 2.10.12.	
H	Ground story (min)		
Residential		35%	30%
Nonresidential		50%	30%
I	Upper story (min)	20%	20%
J	Blank wall width (max)	15'	25'
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)		4'	
Side street yard height (max)		6'	

November 21, 2024

Jeff Werner
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

Re: BAR COA Application Supporting Documents
UVAF – Wertland & 10th Affordable Housing
Parcel #100038000, 100037000, 100039000, part of 100053000

Mr. Werner,

Please see the attached Certificate of Appropriateness Application for more information on the above-mentioned project.

Description of Proposed Work:

The site development team, comprised of Preservation of Affordable Housing (POAH), National Housing Trust (NHTC) and Wickliffe Development and Consulting (WDC), in partnership with the UVA Foundation proposes to construct 180 units of affordable housing in a mixed-use building at the corner of Wertland and 10th Streets. Adjacent properties include Stacey Hall, a 1-story office building and part of the UVA grounds; 118 10 ½ Street NW, a 2-story house currently containing a coffee shop; 134 10th Street NW, also known as the Coca Cola Building, and 1001, 1005, & 1009 Wertland Street, three 2-story homes that have been subdivided into apartments. These neighboring buildings fall into either the West Main St ADC and the Wertland ADC or are listed as individual contributing structures.

The existing property is currently spread across 4 parcels; however, UVA and UVAF are in the process of adjusting the property boundaries with the city to create a single parcel to be wholly owned by UVAF. While the site falls partially within the West Main St ADC, there are no existing contributing historic structures present. The proposed site currently contains surface parking lots and a 3-story apartment building of approximately 9 units constructed in 1982.

Our proposed building will include a ground story of street facing commercial tenant spaces along 10th Street with a partially buried garage housing approximately 83 parking spaces behind the tenant spaces. The primary vehicular entrance is proposed to be located on 10th Street. Above this ground story podium construction, we are proposing 5 stories of residential units and related amenity and support spaces in a Type 3 structure. Units will be organized in a double-loaded corridor configuration and arranged around a central landscaped courtyard. The main pedestrian entrance to the residences will be located at the northwest corner of the property on Wertland Street. To reduce the overall bulk and scale of the building with respect to the adjacent structures, the top floor will step back approximately 9.5' along 10th Street and Wertland Street. Our 3D daylight studies show that this will significantly reduce the overall size of the building when viewed from the pedestrian perspective and will allow more daylight access to the adjacent structures.

As suggested by the Neighborhood Transitional definition in Section 3 of the Charlottesville Architectural Design Control District Design Guideline, this proposal attempts to pay deference to the adjacent structures through detailing and material selection while increasing overall massing in recognition of the city's current focus on maximizing affordable housing stock. Building exterior materials will primarily consist of brick, horizontal lap siding, and fiber cement panel siding in a neutral colorway. We recognize that brick and lap siding are the main cladding types found in the surrounding neighborhood and want to utilize a similar material palate. On the ground floor, sections of storefront glazing will be provided along with entrance canopies, lighting, and signage to mark the entry to each commercial bay and add visual interest. These entry points will be coordinated with the surrounding landscaping and hardscaping to enhance the pedestrian experience.

List of Attachments:

- COA Application
- BAR slide show PDF
- Submittal Requirements from COA:
 1. Detailed and clear depictions of any proposed changes in the exterior features of the subject property.
 - N/A, existing structure is non-contributing and proposed to be demolished.
 2. Photographs of the subject property and photographs of the buildings on contiguous properties.
 - Reference the BAR slide show PDF
 3. One set of samples to show the nature, texture, and color of materials proposed.
 - Included in digital form in the BAR slide show PDF. Physical samples can be provided to Jeff Werner if needed.
 4. The history of an existing building or structure, if requested.
 - N/A
 5. For new construction and projects proposing an expansion of the footprint of an existing building, a 3D model (in physical or digital form).
 - 3D renderings from the digital model are included in the BAR slide show PDF. If further views are needed for the BAR to make their determination, please advise.
 6. In the case of a demolition request where structural integrity is at issue, the application shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.
 - N/A

Prepared by:

Elizabeth Chapman, AIA, LEED AP ND

Associate Principal

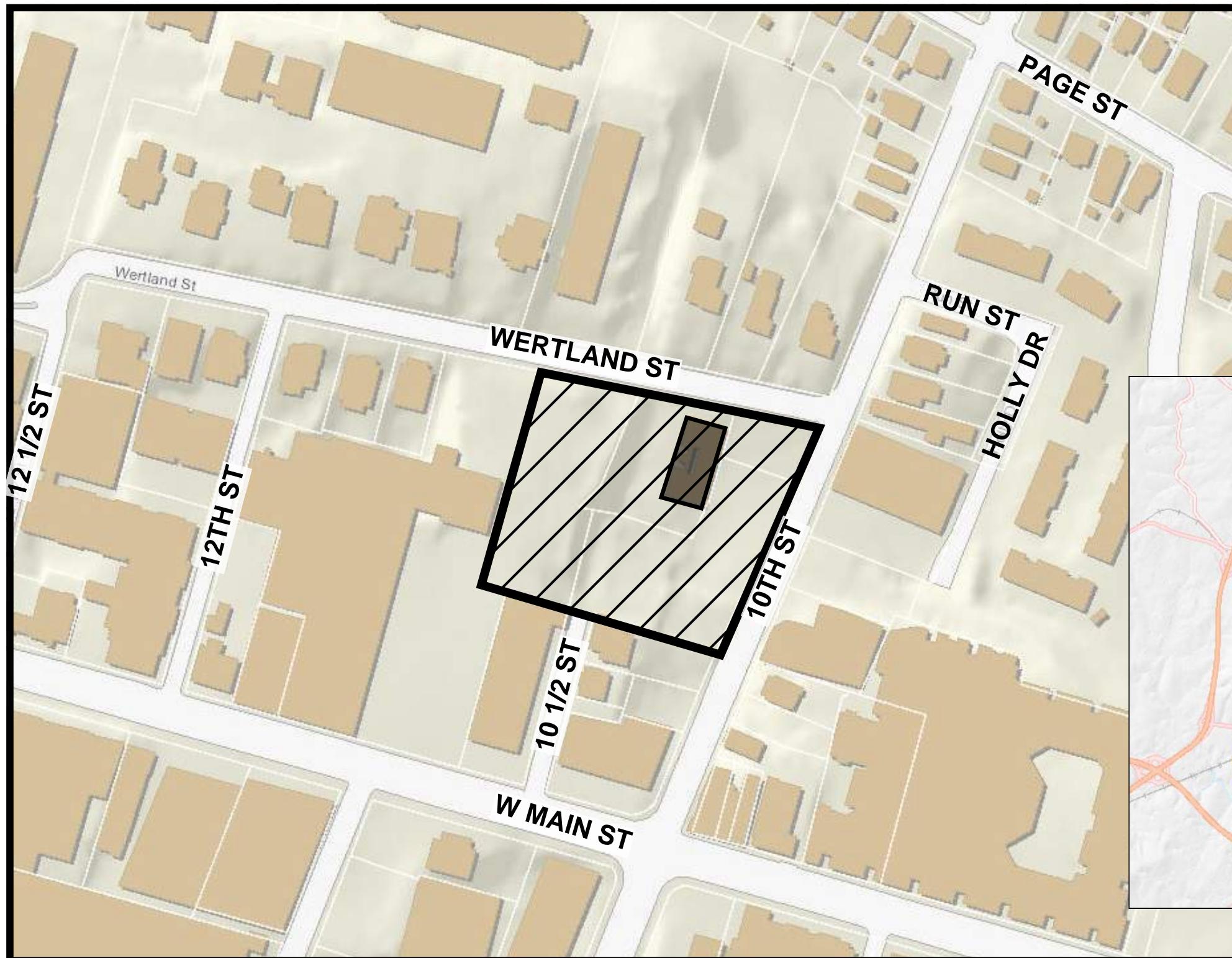
Grimm + Parker Architects

WERTLAND & 10TH AFFORDABLE HOUSING

BAR SUBMISSION

NOVEMBER 26, 2024

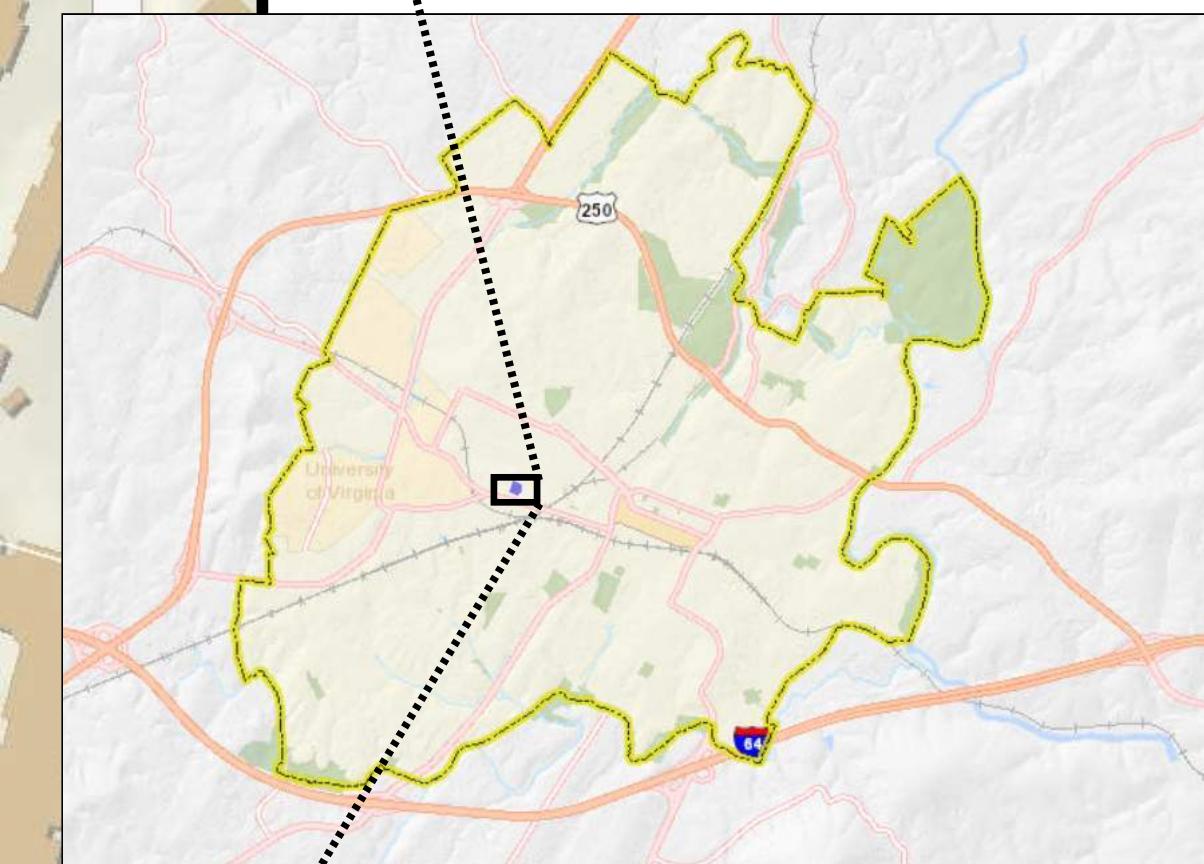


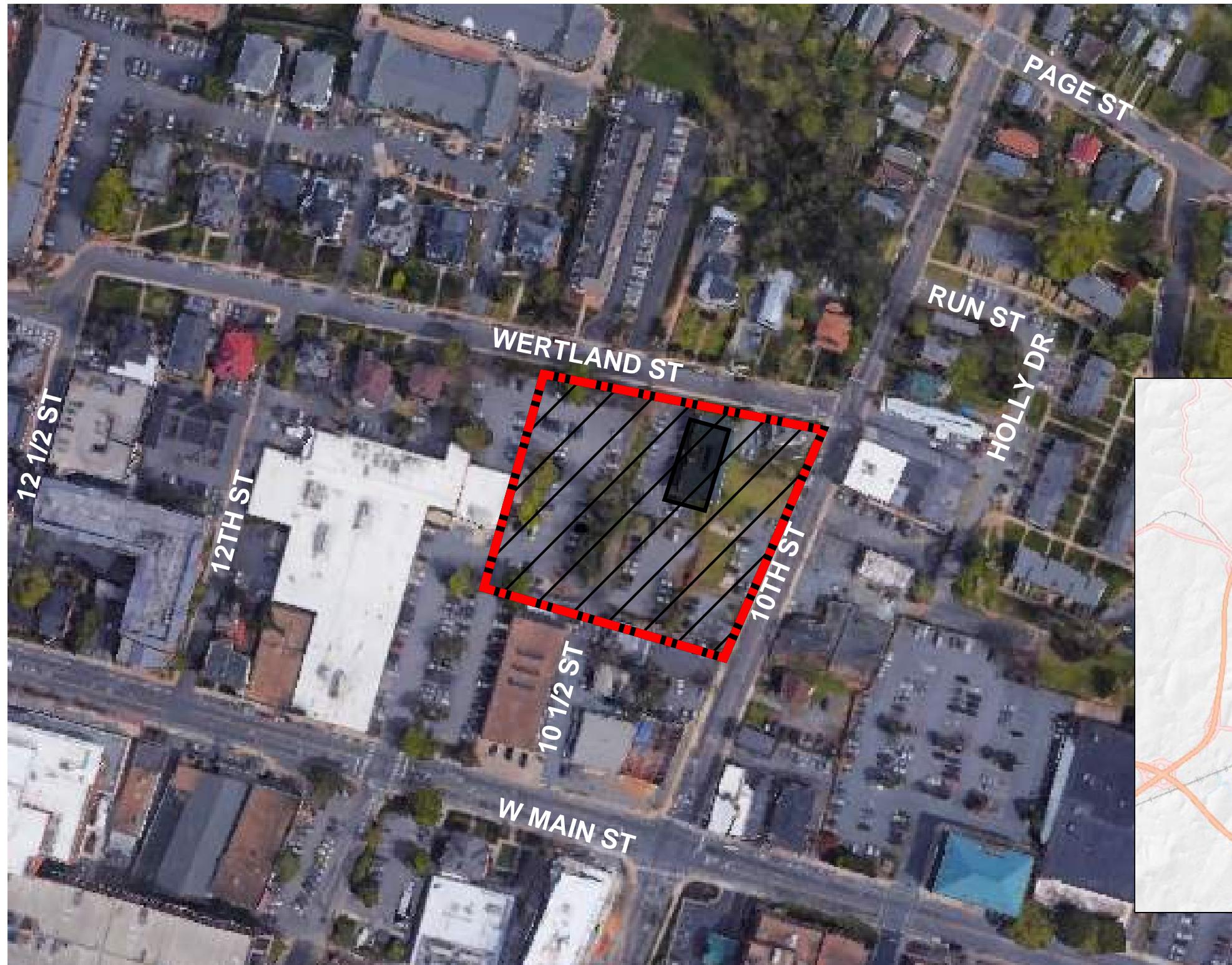


Proposed Site
currently 4 properties:

**1000 Wertland St
1010 Wertland St
129 10th St NW
1105 W Main St**
(property being subdivided)

2.18 Acres Total

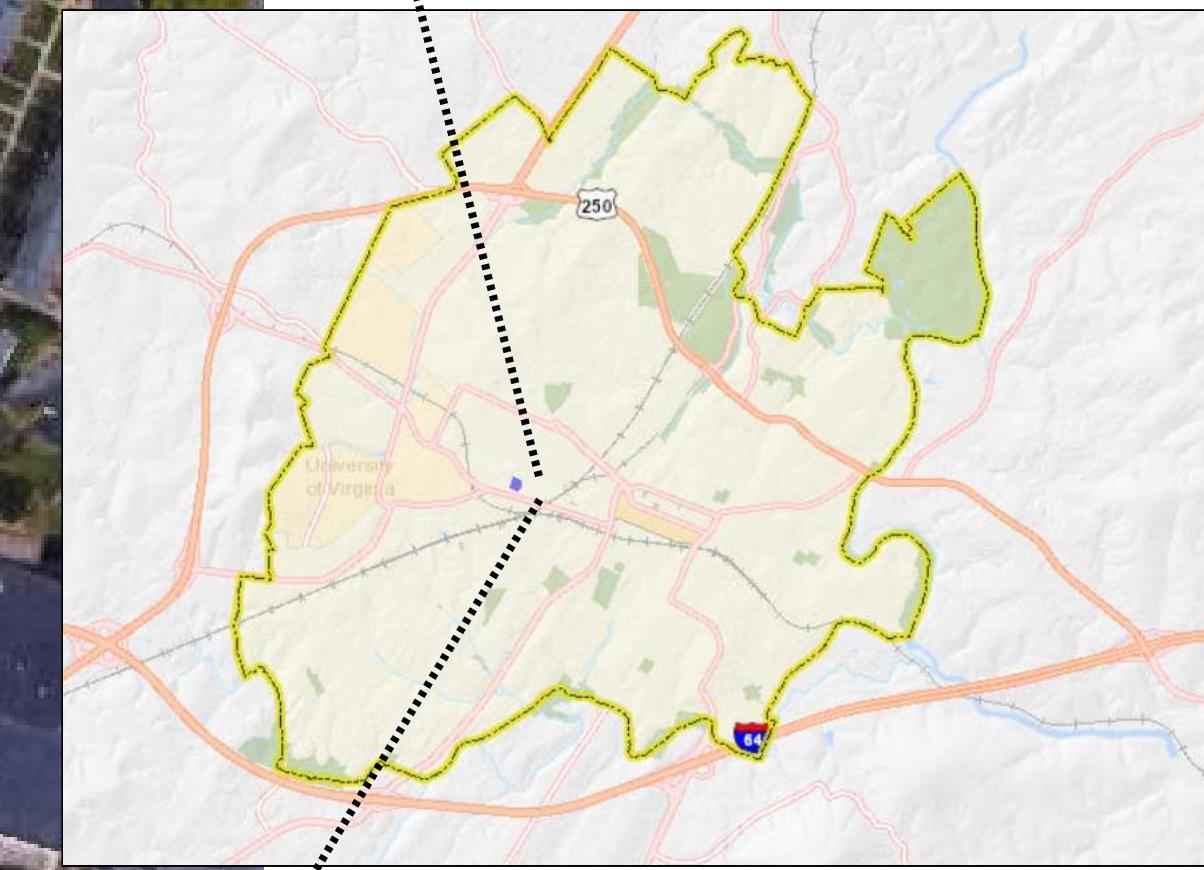




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**1000 Wertland St
1010 Wertland St
129 10th St NW
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(property being subdivided)

2.18 Acres Total





Proposed Site
currently 4 properties:

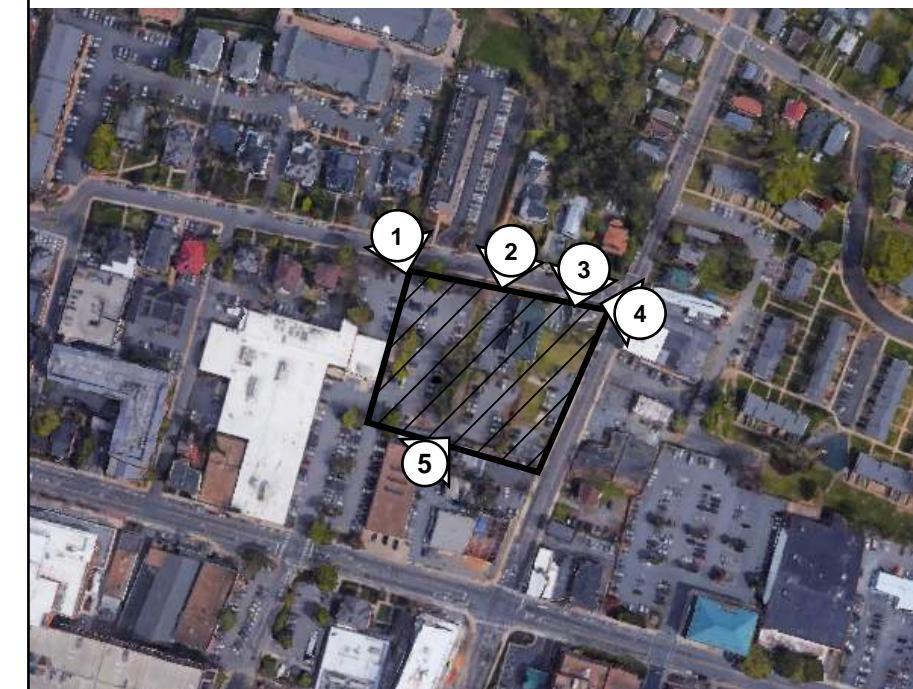
1000 Wertland St
1010 Wertland St
129 10th St NW
1105 W Main St
(property being subdivided)

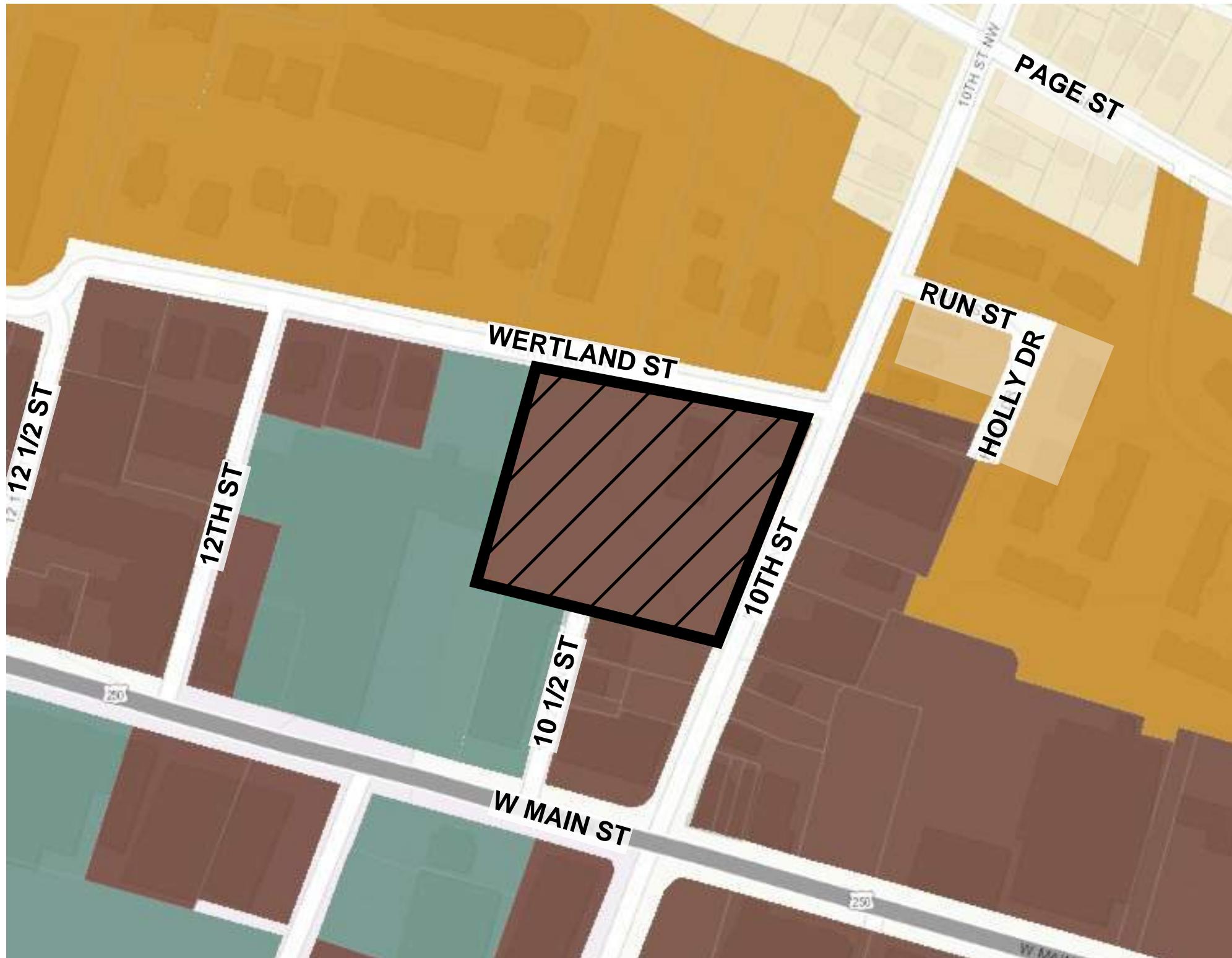
2.18 Acres Total

— New Property Boundary
- - - Existing Property Boundaries



Key Map





CM

RX-5

R-A

CX-8

Zone: CX-8

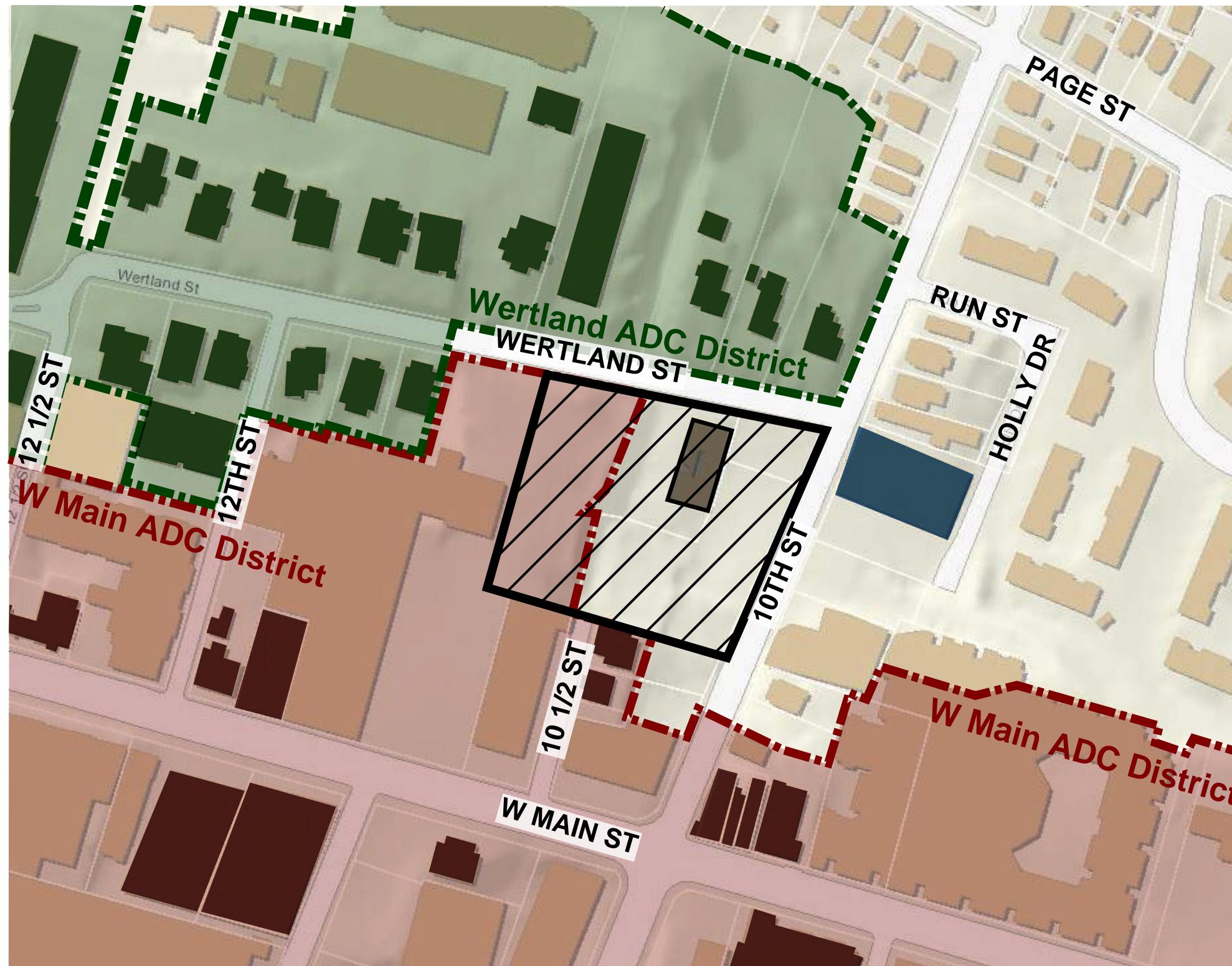
**Allowable Height: Base, 8 stories
w/ Bonus, 11 stories**

Proposed Height: 6 stories

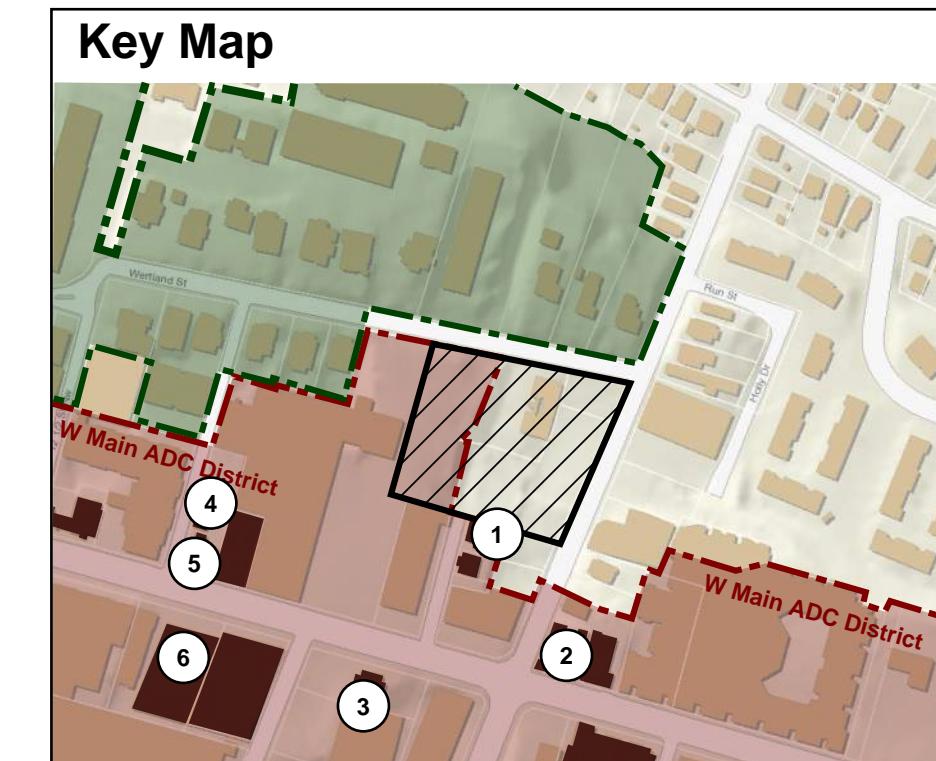
Affordable Housing:

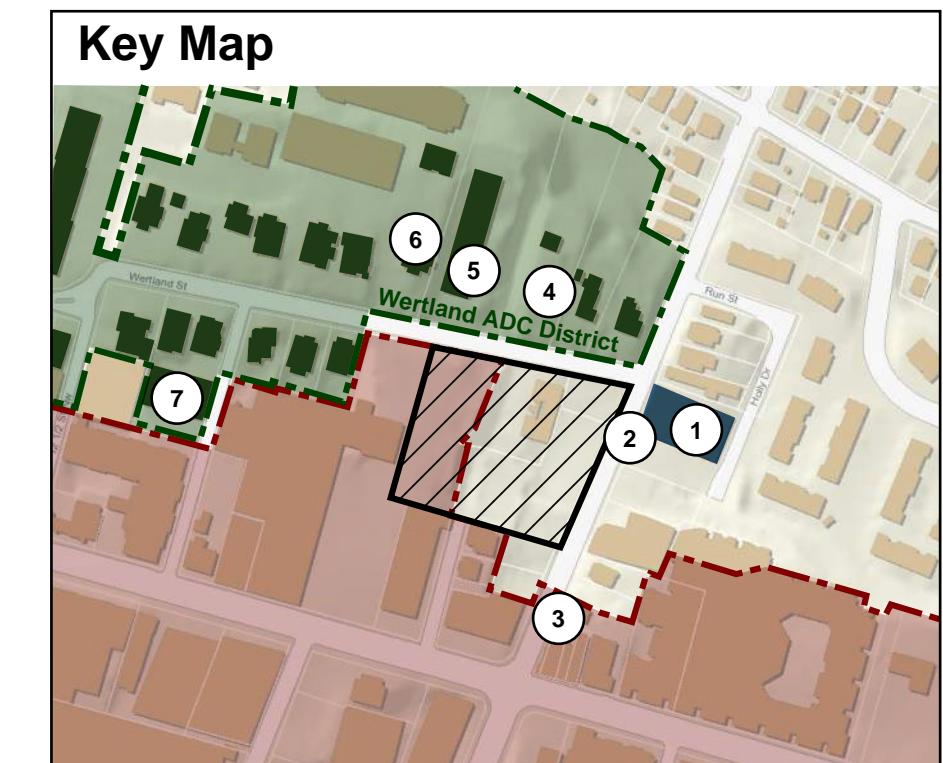
At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

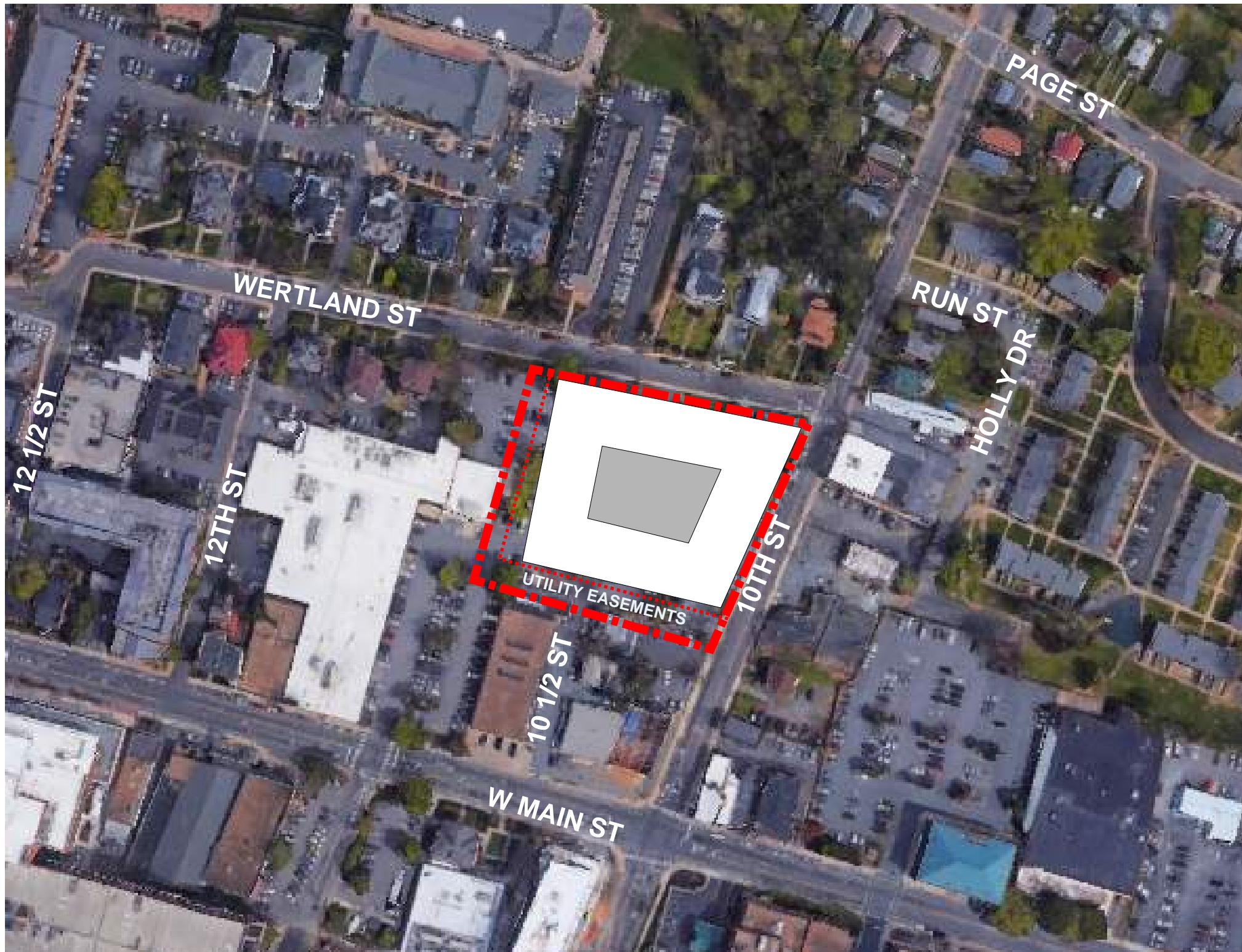
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



- Wertland ADC District**
- Wertland ADC Contributing Structure**
- W Main ADC District**
- W Main ADC Contributing Structure**
- Individually Protected Property**
- Proposed Site. Boundary adjustment in progress to combine 4 lots. 1 existing non-contributing structure.**







**PERMITTED:
BUILDABLE AREA**

Zone: CX-8

Allowable Height:
Base, 8 stories
w/ Bonus, 11 stories

Proposed Height:
6 stories

Density:
Unlimited DU/Lot

Building Coverage:
Unlimited

Outdoor Amenity Space:
10% Minimum



**PERMITTED:
BUILDABLE AREA / MASSING**

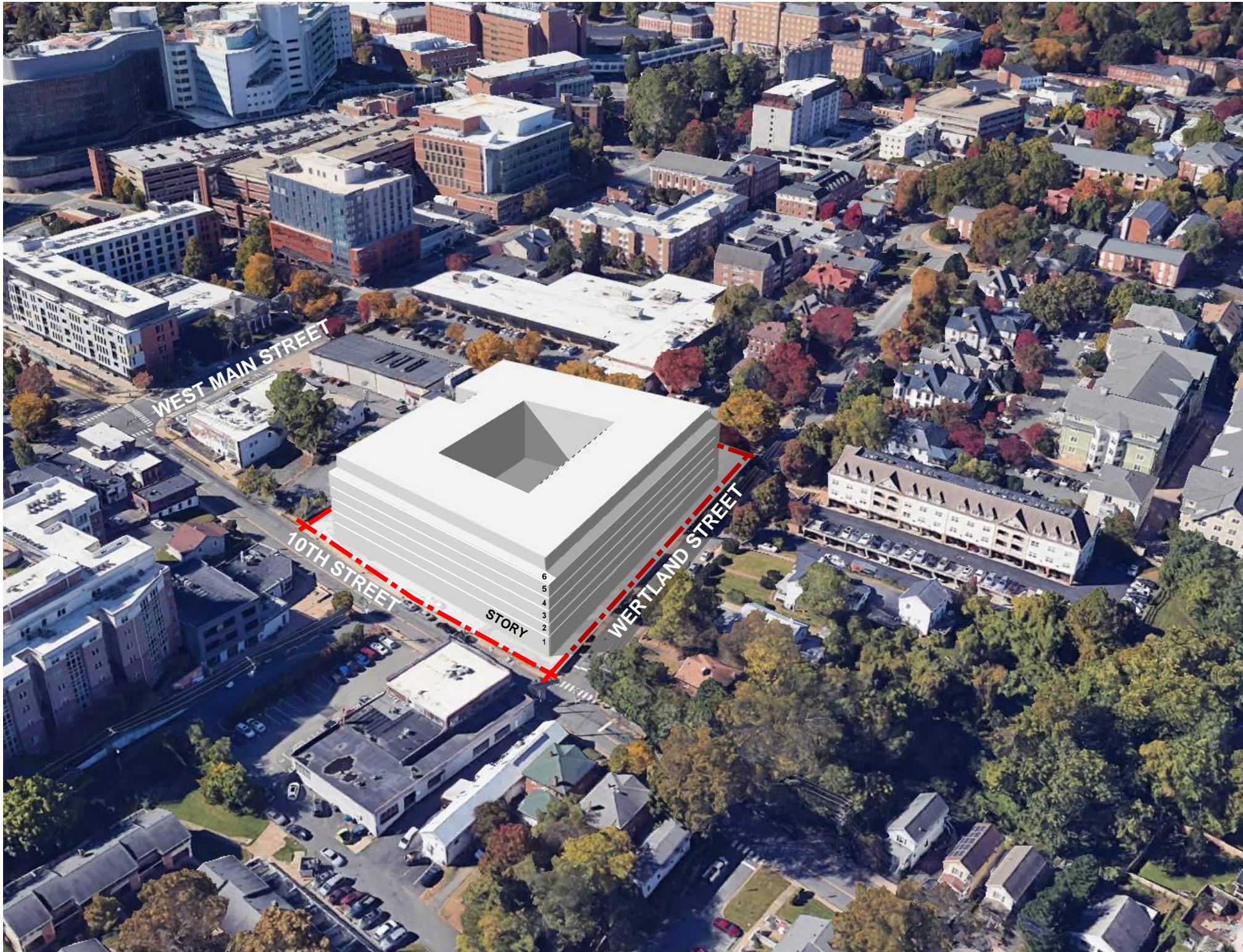
Zone: CX-8

**Allowable Height: Base, 8 stories
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Proposed Height: 6 stories

Affordable Housing:
At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

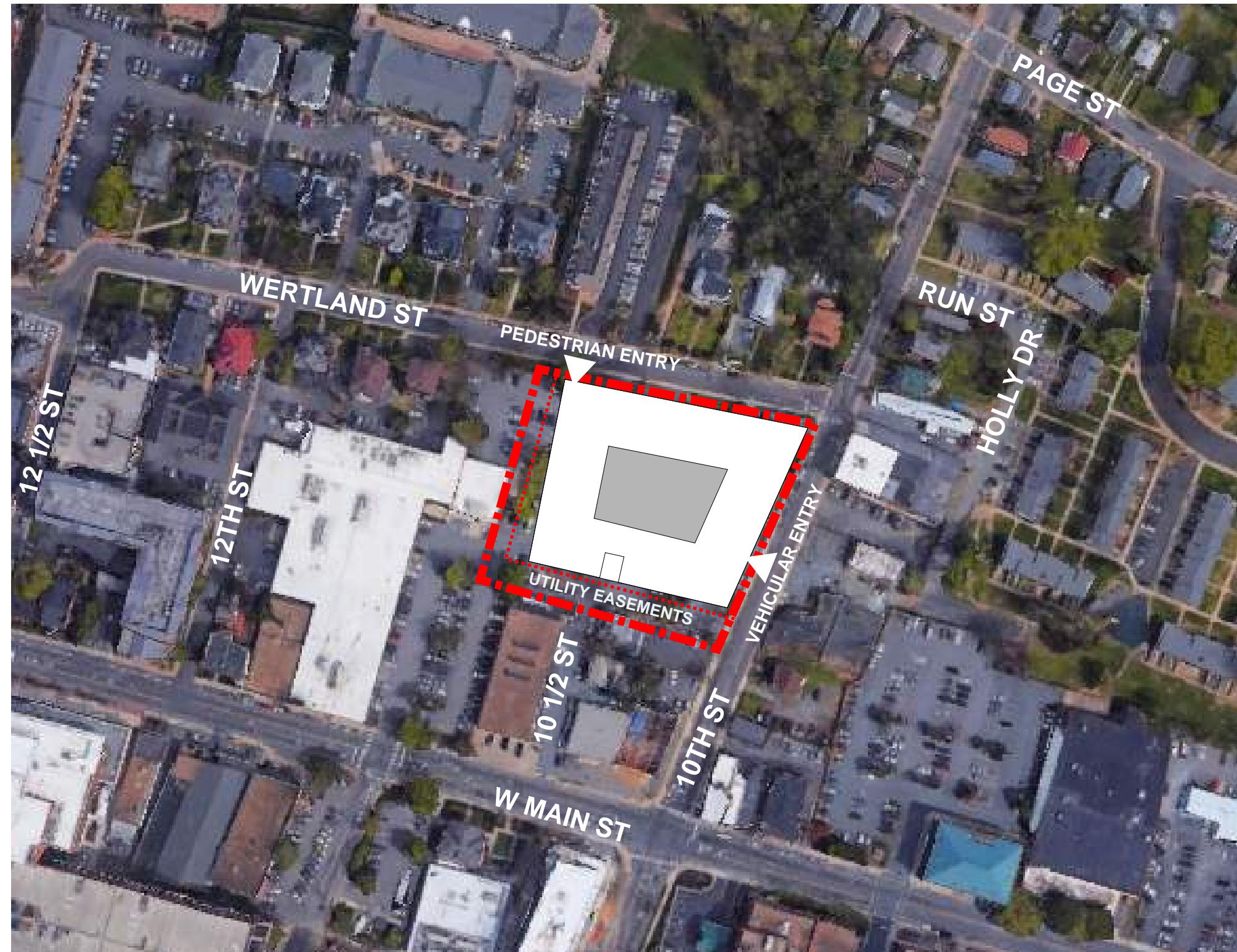
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



PROPOSED: MAXIMUM BUILDING MASSING

Podium Style Mixed Use Building

- Retail facing 10th Street
16,000 SF
- Parking Garage
Below building, behind retail
83 spaces
- 180 affordable rental units
- Central landscaped courtyard
Over retail and parking podium
- Building Height
6 Stories

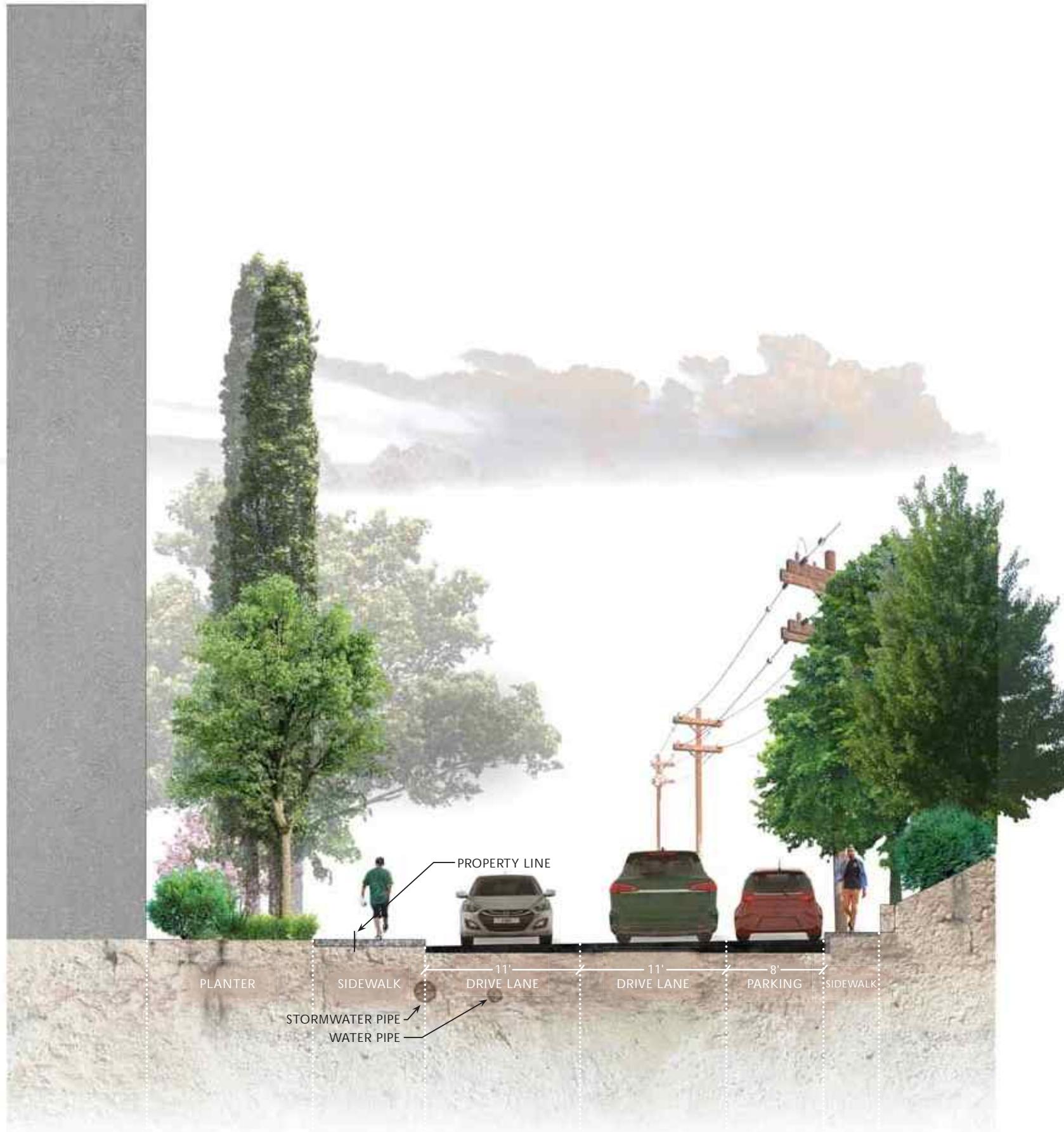


PROPOSED: MAXIMUM BUILDING FOOTPRINT

Podium Style Mixed Use Building

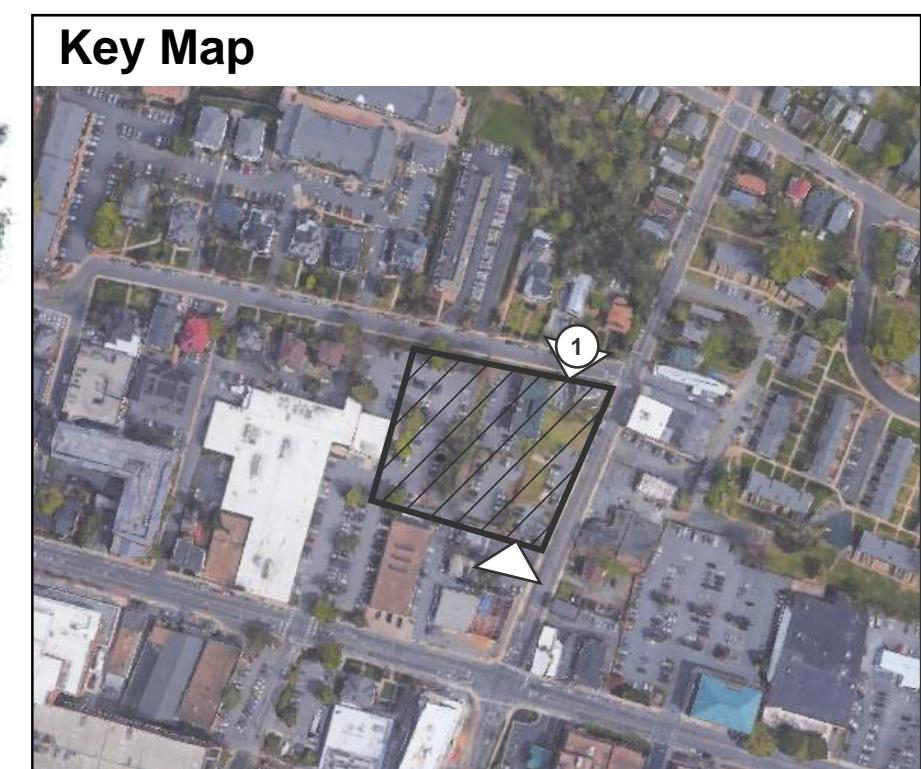
- Retail facing 10th Street
16,000 SF
- Parking Garage
Below building, behind retail
83 spaces
- 180 affordable rental units
- Central landscaped courtyard
Over retail and parking podium
- Building Height
6 Stories





Wertland & 10th Affordable Housing

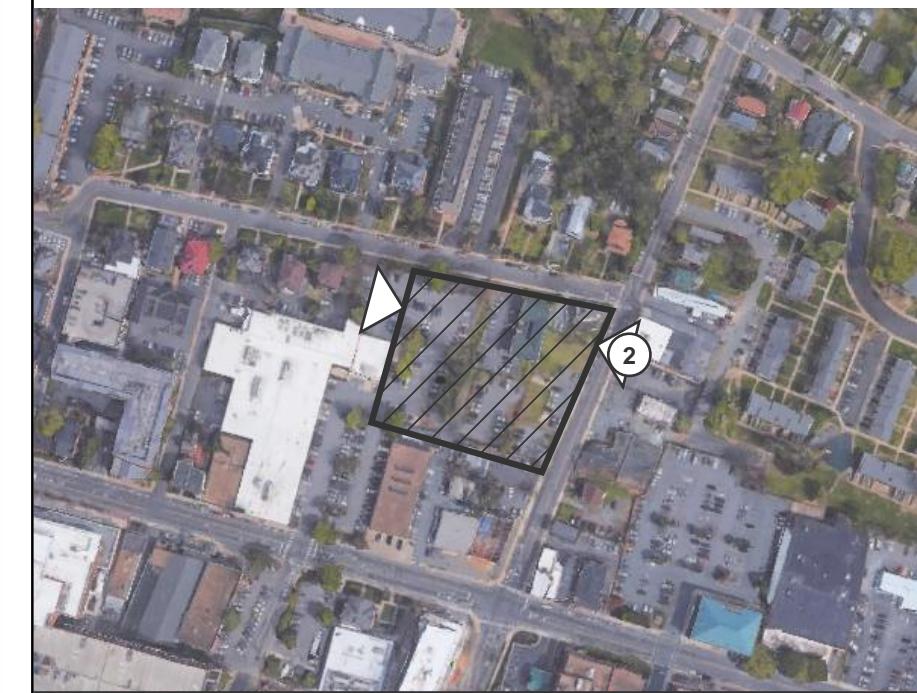
Wertland Street Section
11/26/2024







Key Map





Wertland & 10th Affordable Housing

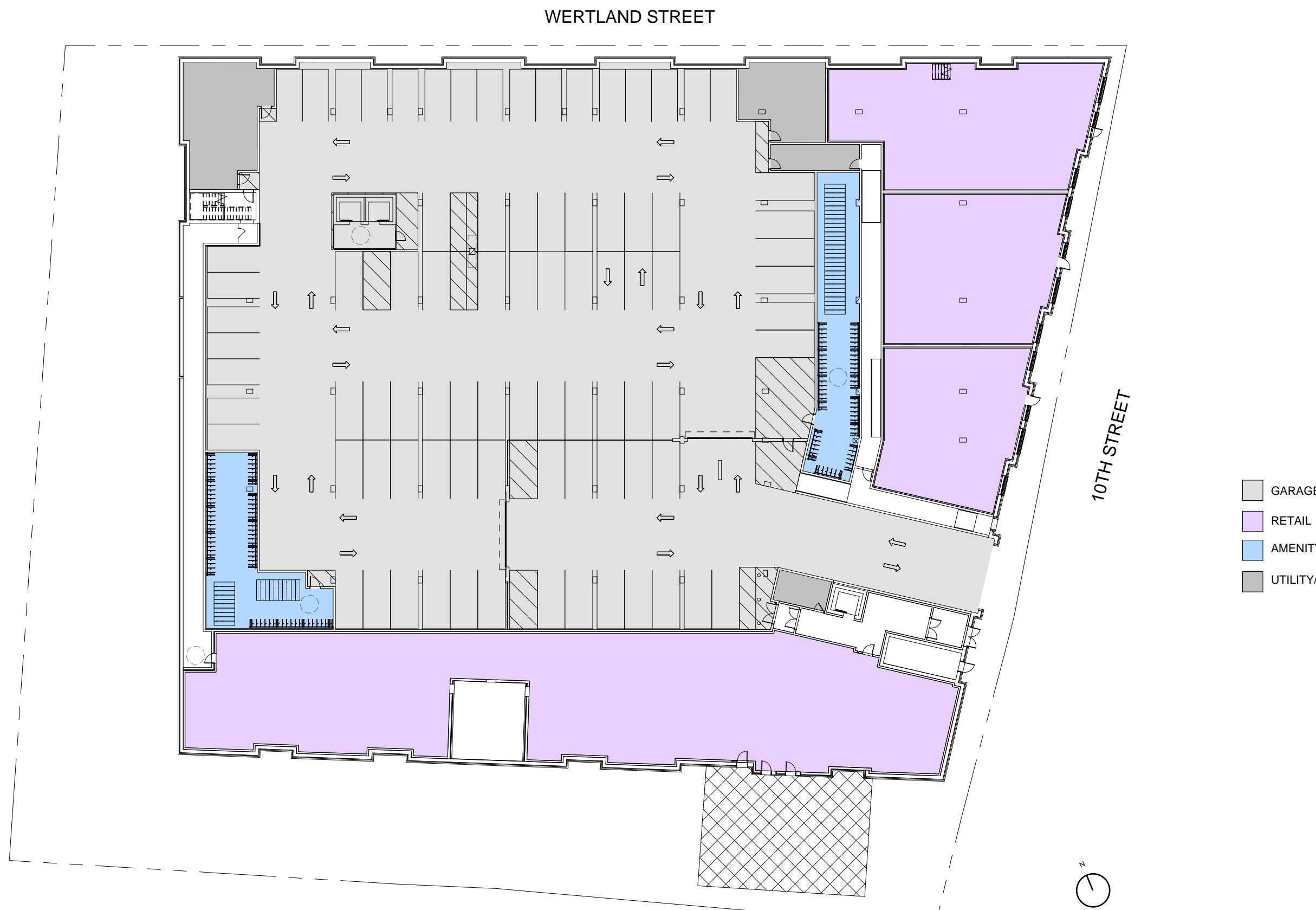
Landscape Plan
11/26/2024



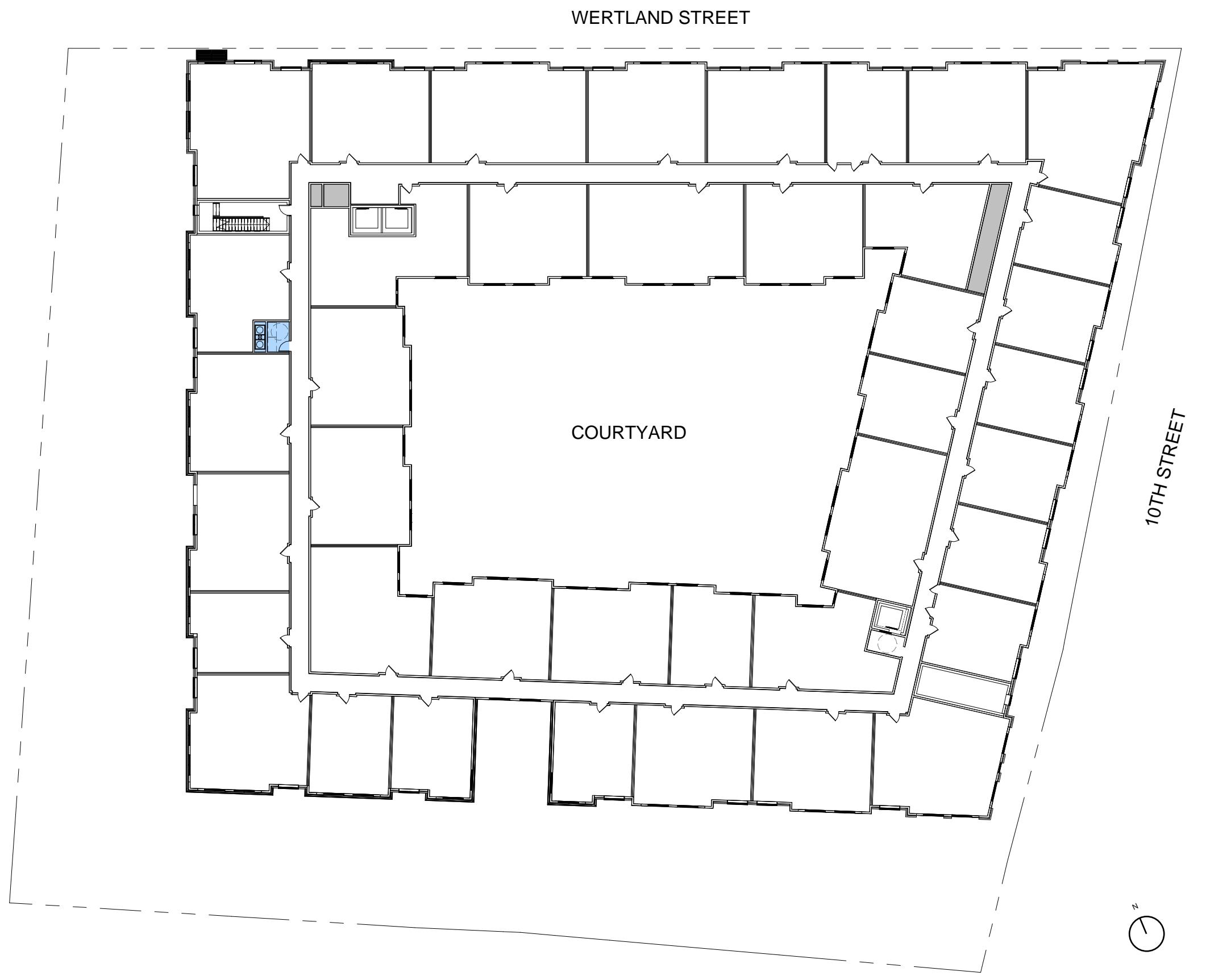




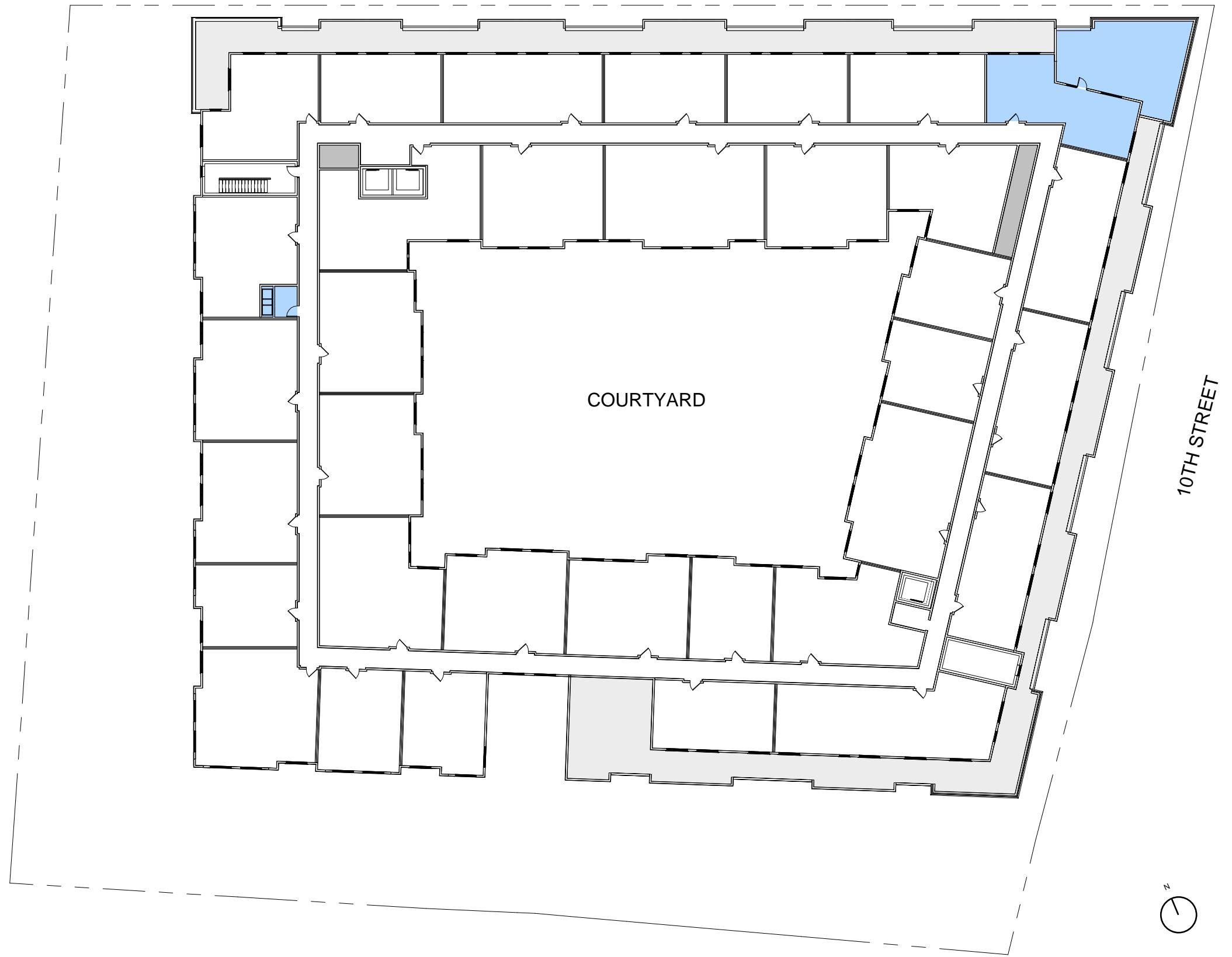








WERTLAND STREET





PROPOSED PROJECT MATERIALS

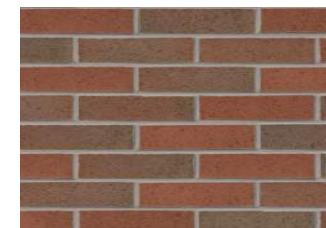
1. HARDIE FIBER CEMENT PANEL WITH REVEALS



2. HARDIE FIBER CEMENT LAP



3. BRICK

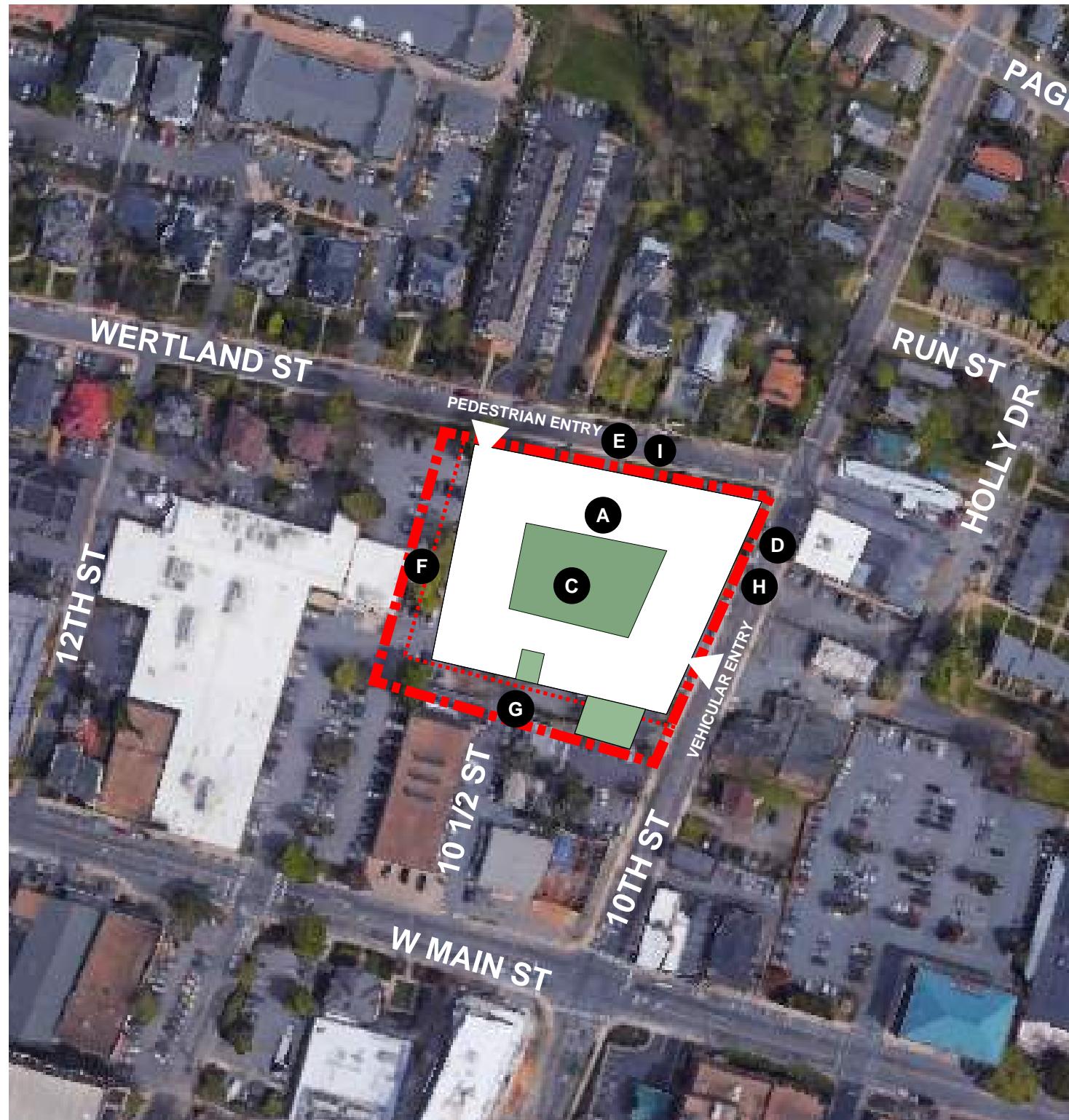


4. LIGHT BRICK ACCENT



WERTLAND & 10TH AFFORDABLE HOUSING

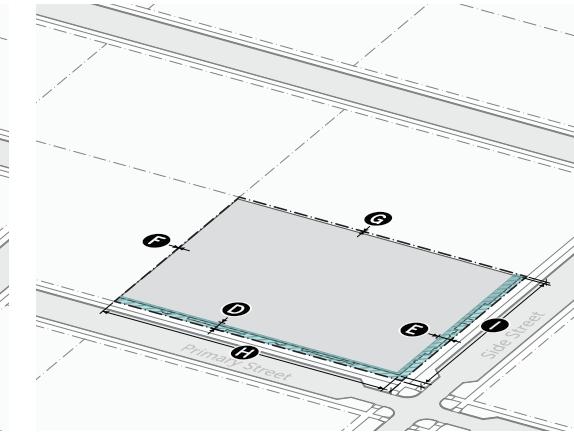
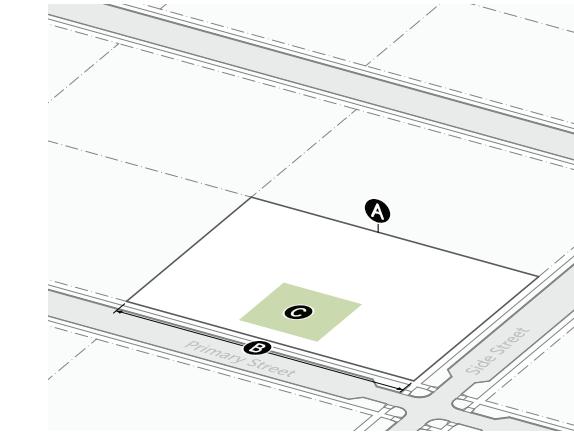
APPENDIX



CORRIDOR MIXED USE

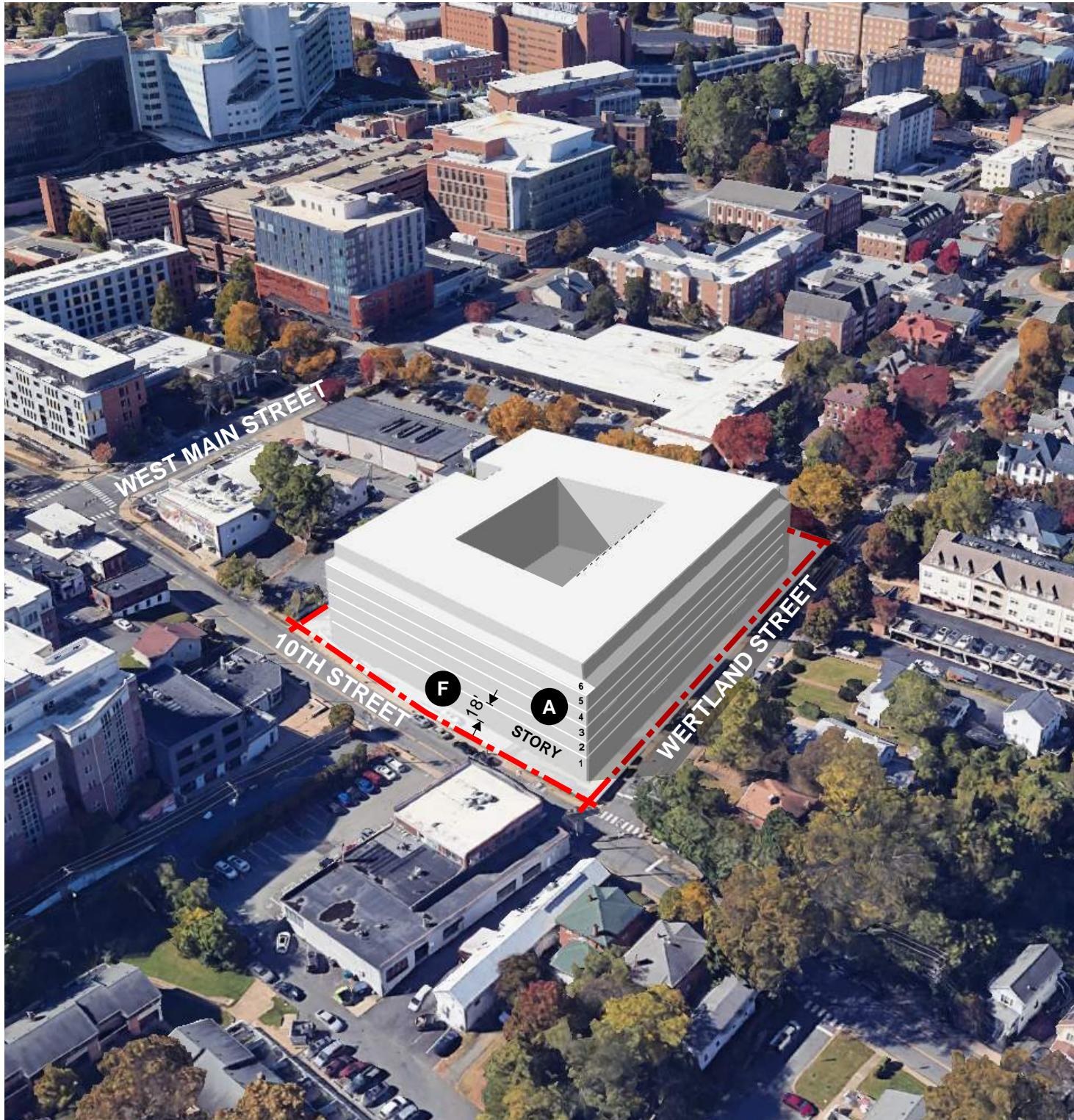
2.4.4. CX-8 CORRIDOR MIXED USE 8

A. LOT

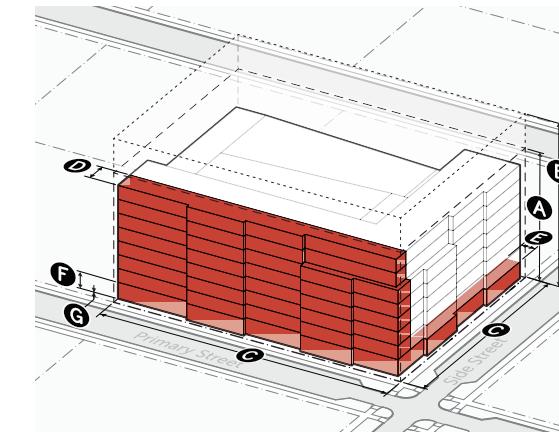


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

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	75%
I Side street	45%
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



B. BUILDING



1. HEIGHT Sec. 2.10.9.

Building height (max stories/feet)

A Base 8 / 114'

B With bonus 11 / 156'

2. MASSING Sec. 2.10.10.

C Building width (max) 275'

D Active depth (min) 15'

E Primary street 9'

3. GROUND STORY Sec. 2.10.11.

F Ground story height (min) 10'

Residential 10'

Nonresidential 14'

G Finished floor elevation (min/max)

Residential 0' / 6'

Nonresidential -2' / 6'



4. TRANSPARENCY Sec. 2.10.12.

H Ground story (min)

Residential 35% 30%

Nonresidential 50% 30%

I Upper story (min) 20% 20%

J Blank wall width (max) 15' 25'

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) 4'

Side street yard height (max) 6'

ADOPTED | DECEMBER 18, 2023

CHARLOTTESVILLE, VA | CHAPTER 34 - DEVELOPMENT CODE 2-29

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Pre-application Conference (No action will be taken)

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential building.



Background

Year Built: 1898, 1938 rear extension. Alterations to primary façade c1956, 1996, and 2014-2016. (See historic maps in Appendix.)

District: Downtown ADC District

Status: Contributing. Primary façade is non-contributing.

Historically, 200-214 West Main, Constructed in 1898, two-story brick structure. (Replacing existing, mid-19th century brick structures.) East portions used as a department store. West portions used as a steam laundry, a grocer, a furniture store, and, per the 1913 Sanborn Map, as a *Moving Pictures* theatre. In 1929 or 1938, building was expanded to the rear. Between 1956 and 1958, the façade was enclosed with enameled metal panels. In 1996, the building was converted from a Leggett's department store to a Regal movie theatre, with the metal façade replaced with bricks. In 2014-2016, the current, contemporary façade was constructed for the Violet Crown theatre.

Prior BAR Reviews

See Appendix. [Note: No prior CoA actions related to this request.]

November 19, 2024 – Initial pre-application conference re: this request.

[Staff Report, and applicant submittals.](#) (Go to cover page in packet guide, and follow links.)

See Appendix for excerpt from Nov 19 meeting mnutes.

Application

- Applicant submittal: Heirloom Development and Kahler Slater, Inc. *Draft BAR submittal for Two-Hundred W. Main St. CVL*, dated December 3, 2024: Cover sheet, and pages 02 through 08.

Pre-application conference re: a multistory residential building, with the proposed height of 13-stories at 184-ft, which is allowed under the provisions of Division 4.2 of the Development Code ("Code"),

Development Bonuses. Without the bonus allowance, the maximum height allowed under DX zoning is 10 stories / 142-ft. (Summary pages for DX zoning are attached.)

This is a continuation of the pre-application conference on November 19, 2024. The applicant has requested an opportunity to share during the meeting “an expanded shadow study [as requested by the BAR on November 19] so we can continue that conversation about the effects [the] height and stepbacks have on shading and views. [And] present that in conjunction with the information [related to the Wolf-Josey Mall Tree Study] and tie it together. [The applicant is] seeking feedback on the proposed stepbacks in the presentation and advice on what BAR may want to see next.”

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not proscribe what information must be presented for a pre-application conference; however, the BAR has historically required at least a general representation of the location, context, and massing and scale of the proposed building.

Note: re: the BAR’s purview when evaluating the height of a proposed structure:

- Per Code Sec. 34-2.10.9.A.3.ii. “In Downtown Mixed Use (DX), where the BAR has authority, the maximum height is determined based on BAR review using their design guidelines. In areas outside of BAR authority, the maximum height is determined by the maximum number of stories and feet allowed by the zoning district.”
- Per Code Sec. 34-5.2.7.B.2.c. In approving a CoA, the BAR may apply conditions that “require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’.”

Pres-Application Conference Process

This is a continuation of the pre-application conference on November 19, 2024, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal, for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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 2--Site Design and Elements, Chapter 3--New Construction and Additions, and Chapter 6 – Public Design and Improvements.

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities)

Discussion

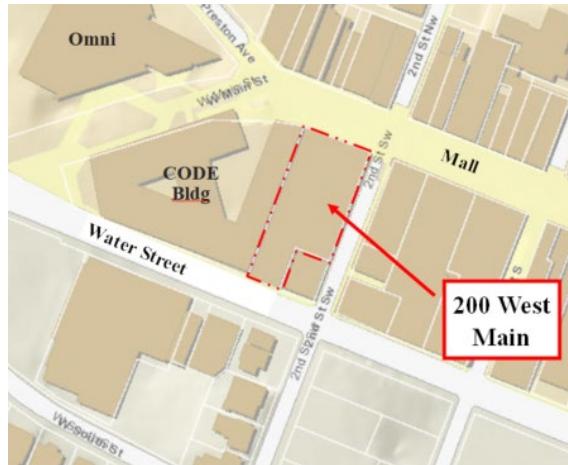
From ADC District Design Guidelines, Chapter 1: Downtown ADC District

Charlottesville's traditional, late 19th-century commercial core centered on Main Street, originally the Three Notched Road. Seven blocks now comprise a pedestrian mall designed by Lawrence Halprin in 1971. To the west, "Vinegar Hill" was an area of African-American commercial, civic, and residential buildings razed in a 1964 urban renewal project. 333 West Main, formerly Inge's Grocery, and Jefferson School are surviving structures. To the south, Water Street contained railroad-oriented warehouses and industrial buildings.

Sub-area b. Mall: traditional Main Street, attached buildings, 2 to 4 stories with some larger buildings, masonry, no setbacks, traditional three-part facades: storefront, upper stories with windows, and cornice, tall proportions, flat or shed roofs, many mall amenities, tree canopies, outdoor eating, lively pedestrian atmosphere.

Sub-area c. Water/South Street: industrial, parking, narrow sidewalks, hard edges, larger warehouse scale, masonry, open space, backyard of Main Street, downhill, auto oriented, quirky modern style.





From ADC District Design Guidelines, Chapter 3: Criteria specific to Setback, Spacing, Massing & Footprint, Height & Width, and Scale:

Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

Setback

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- Modify setback as necessary for sub-areas that do not have well-defined street walls.
- Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Massing & Footprint

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

Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. [...] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown [...] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Suggested Motions

Pre-application conference, **no action to be taken**.

Criteria, Standards and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:

- i. 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 District;
- ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
- iii. 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;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

APPENDIX

Photographs of primary facade

c1940s or 1950s



c1956 alterations



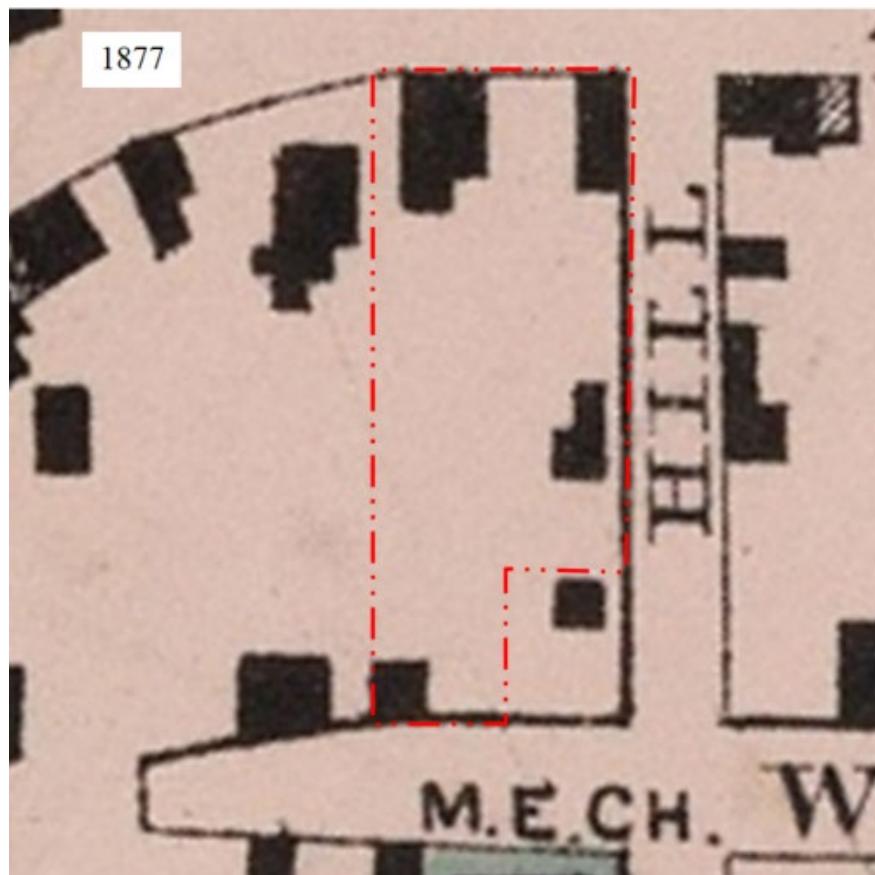
Post-1996 alterations



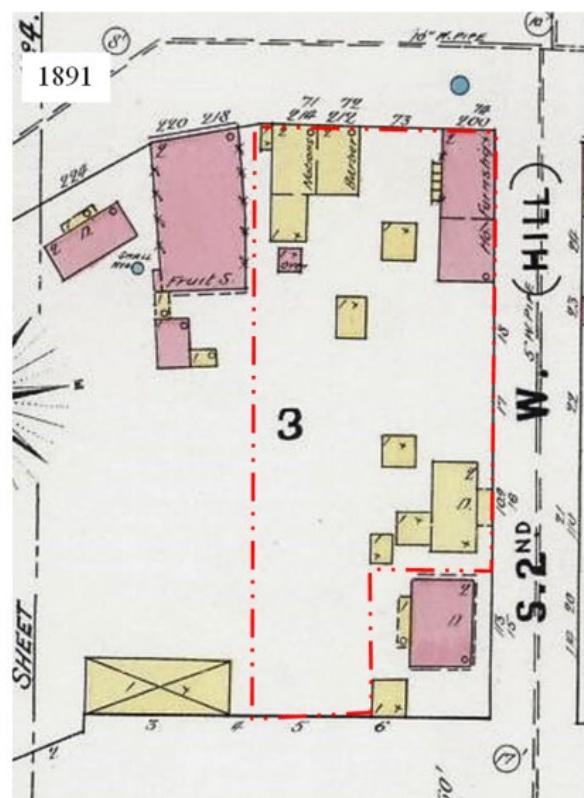
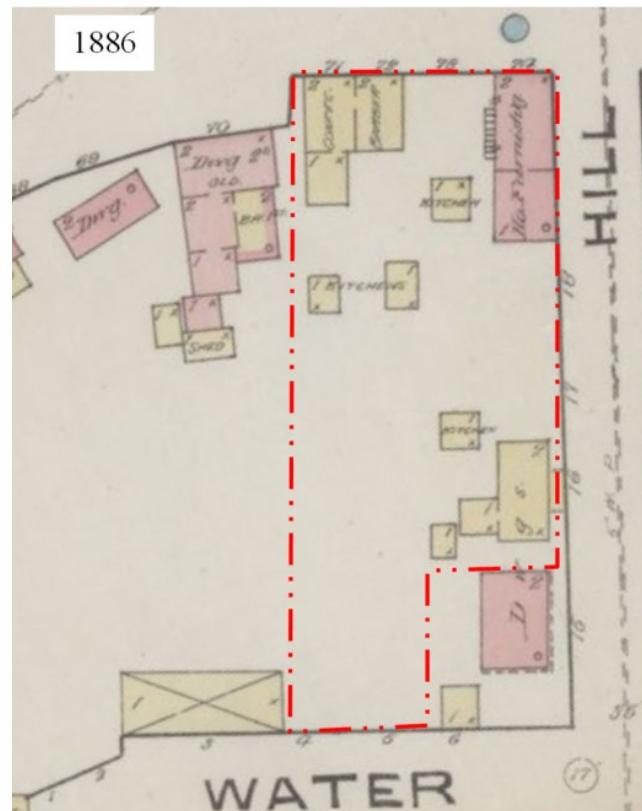
Current (rendering from 2014 BAR application)

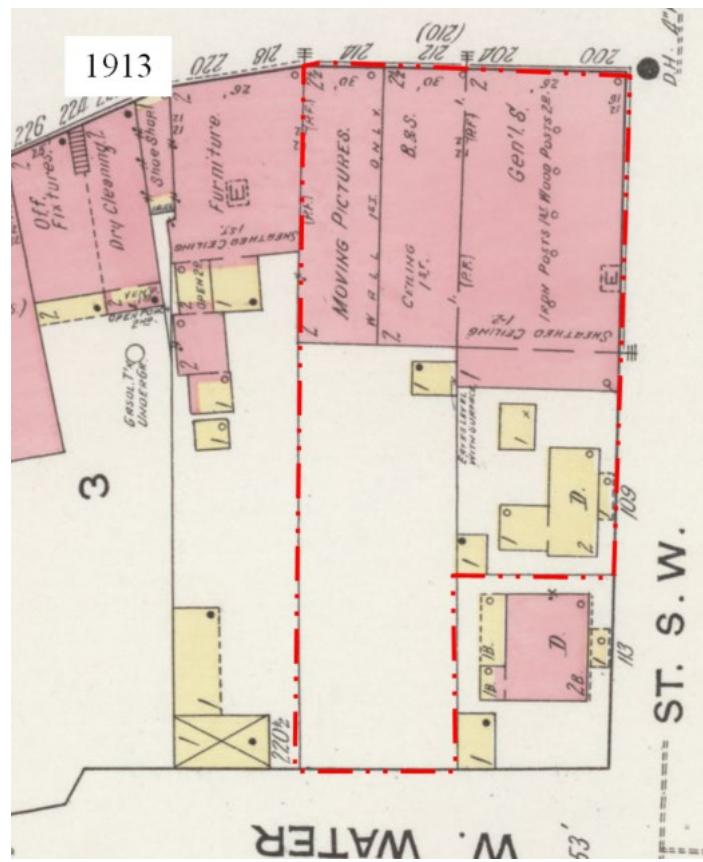
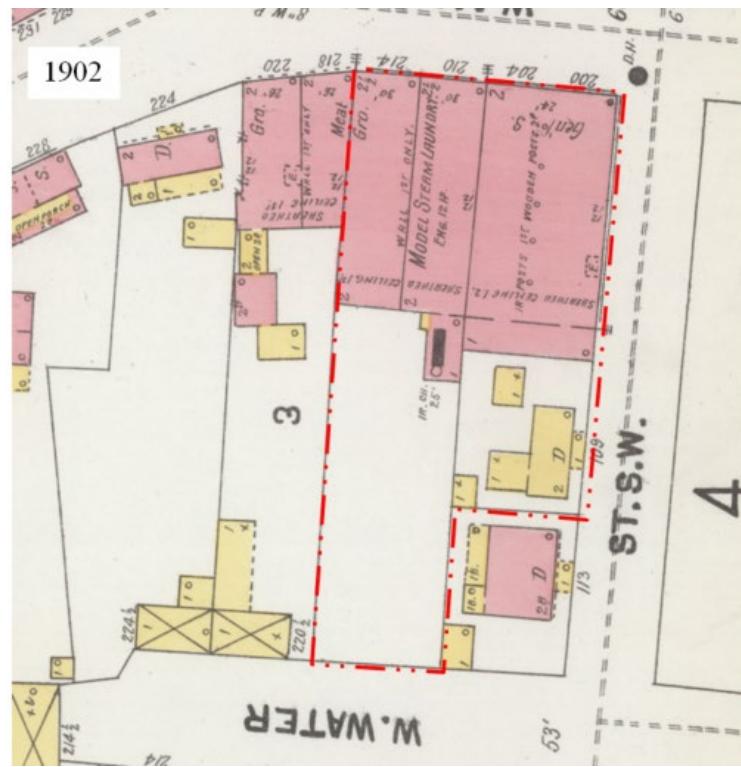


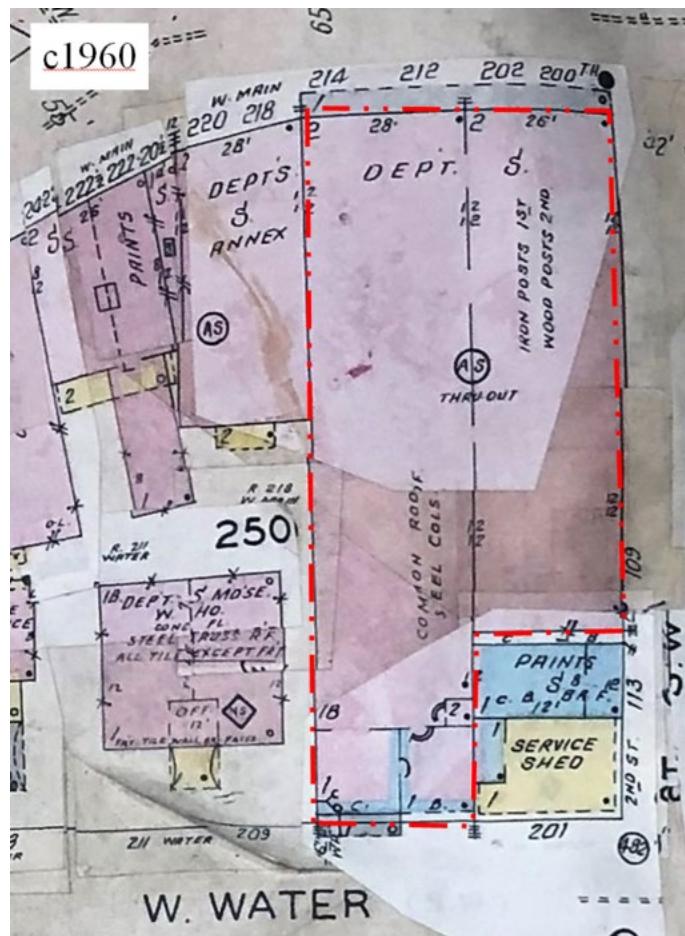
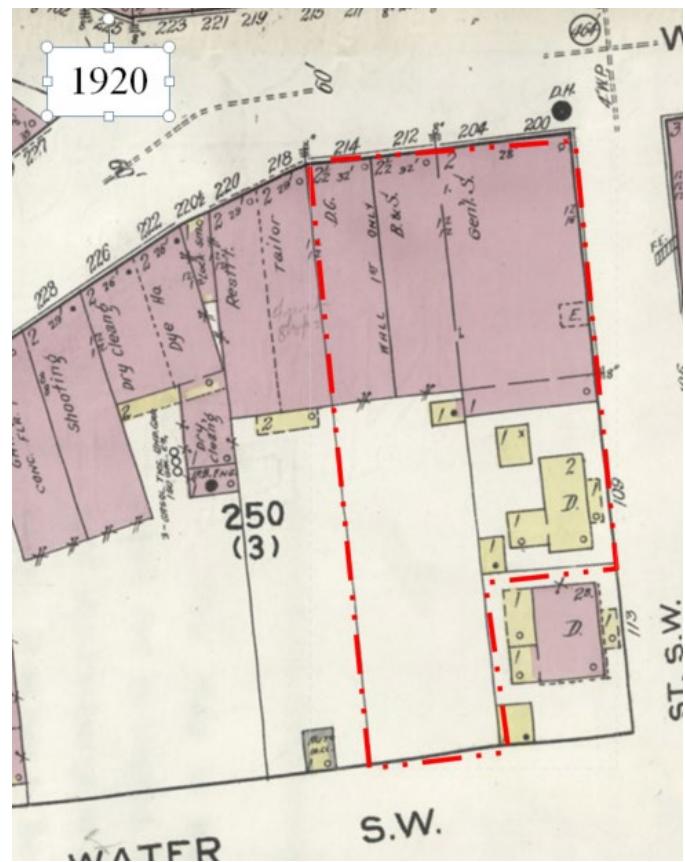
Historic Maps
1977 Gray Map



Sanborn Maps







Prior BAR reviews: None related to the current request.

September 26, 1995 - BAR approved COA for Regal Six Cinema. The original brick under the Woolworth's building was to be preserved, with brick veneer used on the west end of the façade.

June 14, 1996 – BAR held a discussion regarding a revised design because the theater was under construction and not being built as approved. The older façade had been demolished, and Dry-vit was being used instead of brick.

June 18, 1996 – BAR disapproved the latest submitted plans dated June 17, 1996, because they are not in keeping with the original approved plans and not in keeping with the historic character of Downtown and surrounding buildings in design, materials, details and fenestration....The BAR asked for a stop-work order.

June 18, 1996 – BAR Subcommittee met and agreed upon principles to guide the resolution of the project. Regarding the West Main Street façade: To use brick as the primary material and not stucco...there needs to be some articulation to reflect the second story character of this area....the front should still have windows and doors at the street level...the importance of careful detailing of the front façade so that the building is honest and compatible with the use and character of the area.

June 27, 1996 – BAR approved with conditions a concept plan, with revisions to return to the BAR.

July 3, 1996 – BAR approved a revised design.

February 18, 2014 – Prelim discussion. No action. BAR liked design, except glass canopy over patio.

March 18, 2014 – BAR approved new façade as submitted with modifications: 1996 façade is determined to be non-contributing and may be demolished; wood soffit material shall be submitted to staff for approval; programmable LED white lighting is approved, with color lighting for special events subject to (on-site) approval.

April 2015 – Administrative approval (after consulting BAR) for Belden Brick #661 to replace original brick (Calstar light gray) with matching mortar, horizontal joints raked $\frac{1}{4}$ " deep, and vertical joints tooled flush with brick face.

October 2015 – BAR approved the following design changes:

- The entry doors on the west side, at the center at the restaurant, and at the entrance are approved as built ;
- The window wall system which has been changed to storefront is approved as built with an exception to be detailed on the east side on our not-approved list;
- Movie poster holders are approved as installed;
- Purple sign lighting as installed.

BAR did approved the following design changes. Intent was to handle the items not approved not as a denial, but as a deferral until the December meeting.

- The Hardie panels – the BAR requests a change in finish with higher contrast, different texture, and much lighter [color];

- The marquee depth – the BAR wants to see alternative trim or other detailing in order to lighten the appearance ;
- The [tinted] glass shall be a clear glass;
- The smaller transom on the east side lower window shall be revised [to match upper window];
- More information in the form of a rendering for the request for paint color on 2nd Street.

BAR said their recommendation was for the City to grant a Temporary Certificate of Occupancy (TCO).

February 2016 – Applicant appealed to City Council the BAR’s denial of a CoA for darkly tinted glass.

August 2019 – BAR approved CoA for a mural on the wall facing 2nd Street SW.

BAR Meeting Minutes – draft - excerpts 200 West Main Street

City of Charlottesville

Board of Architectural Review

Regular Meeting

November 19, 2024

Pre-Application Conference – No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien /Heirloom Development (contract purchaser)

Project: Multi-story residential

STAFF INTRODUCTION

- This project would require a CoA from the BAR for the demolition of the current and a design CoA for the construction of the new residential building on the site.
- A pre-application conference with the BAR is required by the code. There will be no formal action taken by the BAR during this pre-application conference.
- There has been no formal CoA request submitted for this proposed project.
- There are zoning considerations for this project. The BAR does not have purview with what is happening inside a building (affordable housing, zoning, etc.). The purview of the BAR is on the exterior features of the building.
- Staff recommended that the BAR be honest and sincere in providing feedback and criticism to the applicant.
- Staff also mentioned that BAR is not afraid of height for big projects.
- Staff did remind the applicant of the importance to show the shadows on the Downtown Mall.
- The current zoning ordinance allows a height of 10 stories by right.
- This is a sensitive and important project given the site and the location on the Downtown Mall.
- The applicant is going need to permission from the BAR to demolish the current building on the site.
- The applicant emphasized the importance of starting the conversation of whether development is possible on this site.
- Mr. Bailey did state that there needs to be more people living downtown.

APPLICANT PRESENTATION

- The applicant is under contract to purchase the site for this project.
- The applicant does understand the importance of this property and the history of the property on the Downtown Mall.
- This is the first test of the new zoning code.
- The applicant wants to start the conversation and discussion on whether the site can be developed under the current code.
- The applicant is going to need approval to demolish the current building and approval for the “massing and satisfaction” as outlined in the code.
- The applicant did present the massing and height that could be permitted under the current zoning. The applicant does not intend to build to the maximum height.
- According to the applicant, there is not much difference with the shadows between a 6-story building and a 184-foot-tall building.

- The applicant outlined what he would submit for a partial CoA to demolish the current building to develop something there.
- According to the applicant, the Mall needs 24/7 activation, and the code is designed to provide more housing.
- According to the opinion of the applicant, the Violet Crown has become outdated in terms of movie theaters.
- The new zoning code was written to develop a site like this.

COMMENTS FROM THE PUBLIC

Michael Payne – We all know the current code and stories are limiting factors. The height bonus has an affordability requirement. City Council has not made any decision to waive any requirements in the existing code. I wonder if further discussion between City Council and the Board of Architectural Review might be needed going forward. Has any existing height study been done looking at the Downtown Mall? If there is going to be height, where would it be. What would the number of stories be? If there is a certain number of stories, what are the building materials or design elements? What is the shadow impact in terms of your visual experience on the Downtown Mall and the health of the trees. Are there existing guidelines that will allow you to put that in the context, not just of one context, but thinking 20 to 30 years into the future if the city made a zoning change that allowed this level of intensity in multiple areas throughout the Downtown Mall. In the future, do you have the ability for developers assemble multiple lots? What does that look like if you see this level of intensity throughout the Downtown Mall or on blocks that extend to a greater amount of The Mall? Maybe a lot more discussion is needed on these points. You saw from the last presentation that if finances change and you have a project that changes to owners who own many properties, you are going to see a standardized architectural design even after you have granted certain approvals. What does that look like long-term on The Mall? Having more housing on The Mall is a good area. There is a big conversation for our community. Is the long-term vision of the Downtown Mall to be a traditional mixed-use business district that has good pedestrian access? Is it a piece of public architecture that is rooted in the specific history and design of Lawrence Halperin and has a unique sense of place and architecture? That is a big debate that our community has not had. I don't know if you will have the guidelines to discuss it in that context.

Genevieve Keller – As members of the BAR, you are the curators of The Mall. It is listed in the National Register. The landscape is listed in the National Register. Any demolition of an existing building on The Mall warrants serious consideration. You make that decision. A lot of the preliminary discussion was about the height and setbacks. It is a very serious thing to approve a demolition, especially one of this size on The Mall. We are not concerned about height. The BAR has not been especially concerned about height. I would be enthusiastic to see a project of this type on Water Street, Ridge-McIntire, and other places on The Mall. If this was to be a trend on The Mall, I would be very concerned. This ordinance has monetized our space. Do we want to transfer development rights or something like that? Here we are. You are the first guardrail, and you make the decisions. I ask that you take your positional responsibilities seriously. To me, this is Vinegar Hill. That hotel space is Vinegar Hill. It was the mixed-race whiter part of Vinegar Hill. You could talk to older residents. They might have different opinions. We cannot specify what the boundaries of Vinegar Hill were.

Mo van de Sompel – I feel that you are missing fundamental information here that could be provided by the applicant. If your role as a body, is to try to figure out what maximizes the aesthetic appeal of The Mall, and what does not fit within the aesthetic purview of The Mall. If the

counterfactual for this site is that we have a boarded up 1-story former movie theater, we should be begging the applicant to build anything here that might inject some more life. If the alternative is not that, the current layout is economically feasible and could retain in the long run. That seems like an entirely different story and this debate is built on what the counterfactual is. Without the information on what that would be, whether a movie theater or a 2-story building is economically viable in the long-term. That seems like a more relevant question here. I don't see how you can have any of the discussions you have been having until you know the counterfactual.

Breck Gastinger – I would suggest to the city that if they are looking to grant bonuses based on affordable housing, I will be skeptical of affordable housing being truly affordable in one of the highest valued sites in the city. I am not afraid of the height architecturally. That is a very big bonus, and I am skeptical of that claim.

Mike Parisi – Nobody is talking about the effect that trees would have on the visibility of the building. When the trees have leaves, you are not going to notice the building as much. I am hearing a lot of critiques or observations about the building an aesthetics perspective and the experience of The Mall, but not about our housing crisis. I would encourage you to think about this project from that perspective if you are going to take the Comprehensive Plan into account.

COMMENTS FROM THE BOARD

- Ms. Lewis did go through the guidelines for the demolition of a contributing building, such as the Violet Crown Theater.
- Ms. Lewis did emphasize the importance of the CoA for demolition first and foremost before granting a CoA for the design of the building that would replace the current building.
- Mr. Zehmer also emphasized the importance of providing feedback about the scale and massing of the building. The burden is on the applicant to convince the BAR for the demolition of the building.
- The architect for this proposed project did state that the proposed building would not be blocking any sunlight on the Downtown Mall during the prime evening hours.
- Mr. Schwarz did bring up that Council and the BAR do need to discuss development on the Downtown Mall.
- Mr. Schwarz did state that the BAR can impose 25 feet in setbacks for this project.
- Mr. Timmerman did express concern about the location of the proposed parking on this building.
- Mr. Birle did bring up the importance of the pedestrian experience on Second Street and the connection from the Downtown Mall.
- There was consensus that there would not be a problem or issue with granting a CoA for the demolition.
- The applicant brought up that bringing these kinds of projects to the Downtown Mall and area will change the area and the Downtown.

T W O — H U N D R E D

W MAIN ST . CVL



BAR SUBMITTAL
DECEMBER 17, 2024 HEARING

ZONING ANALYSIS, MASSING AND PRELIMINARY ARCHITECTURE PREPARED BY:

Kahler Slater

DISCLAIMER AND CONFIDENTIALITY:

This presentation has been prepared solely for informational purposes and does not make any representations or warranties, expressed or implied, and all images and text, both design oriented and/or financial oriented, are for illustrative purposes only and do not necessarily reflect anticipated project design or project financial data. This is designed to assist City officials and other community members in a preliminary review of a potential real estate development in downtown Charlottesville and provide initial feedback thereto. Everything contained in this presentation and the proposed transaction it refers to is confidential and not to be disclosed except to the extent it is already in the public domain or per express prior written consent by Heirloom Development. This presentation is provided subject to errors, omissions and changes in the information, and is subject to modification or withdrawal as due diligence advances.

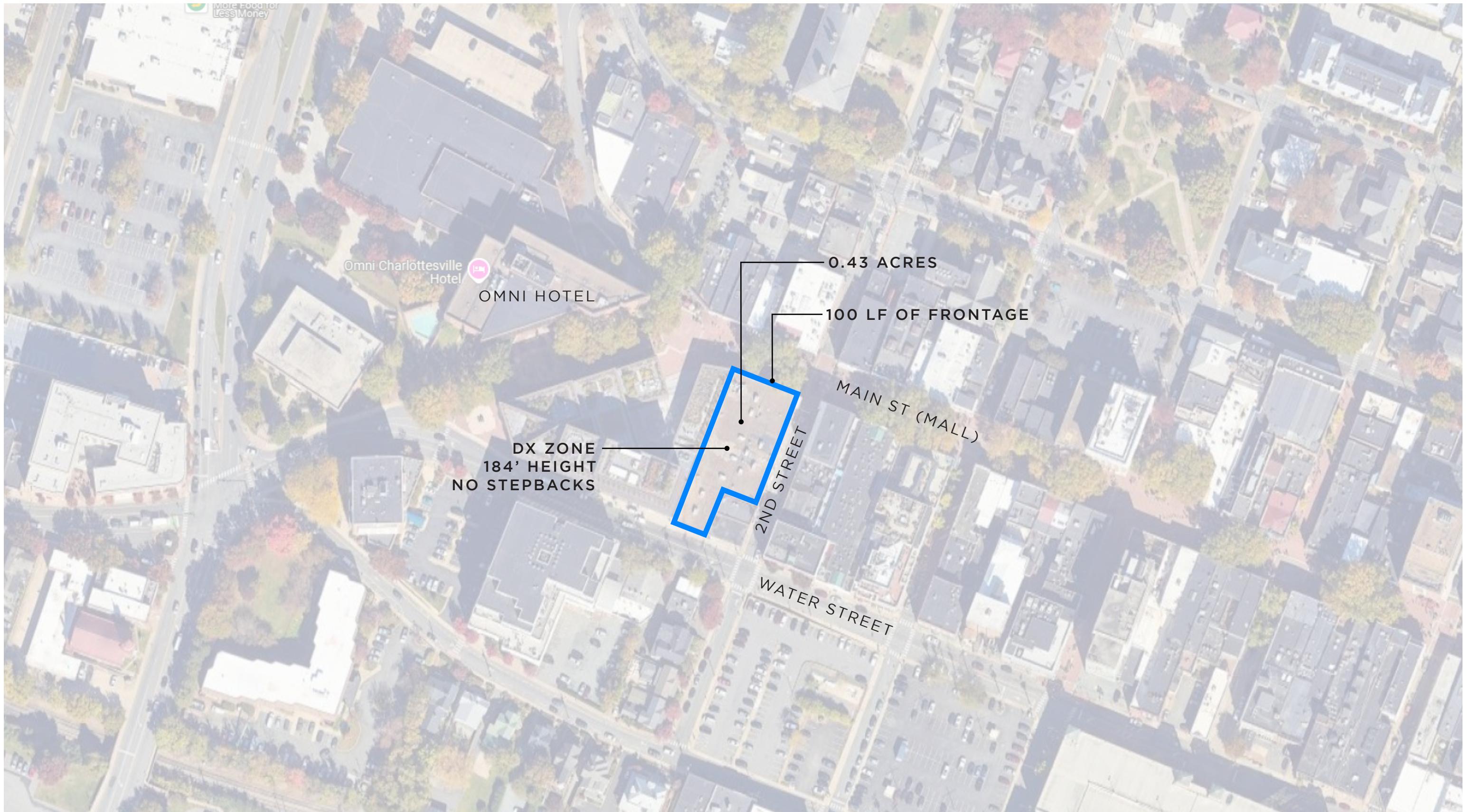
INTRODUCTION

- IMPORTANCE
- FIRST (VERY SMALL) STEP, BUT CRITICAL TO “UNLOCK”
- PRELIMINARY DISCUSSION

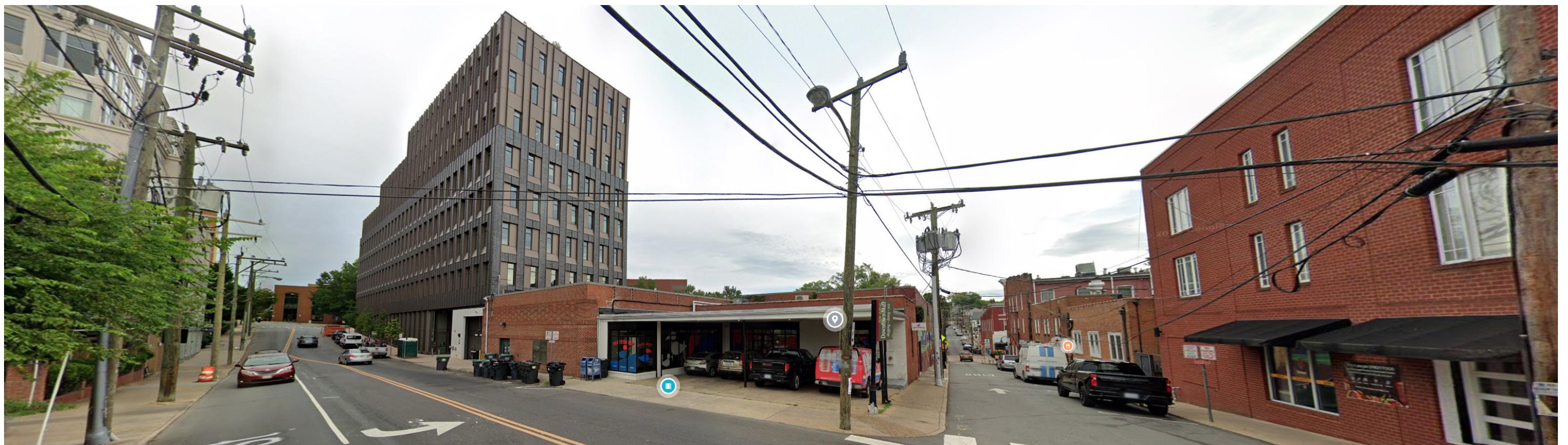
CERTIFICATE OF APPROPRIATENESS REQUEST

- PERMISSION TO DEMOLISH
- APPROVAL OF MASSING AND SATISFACTION OF SECTION 5.2.7(C)(2)(C)
- PARTIAL COA GRANTED

LOCATOR MAP

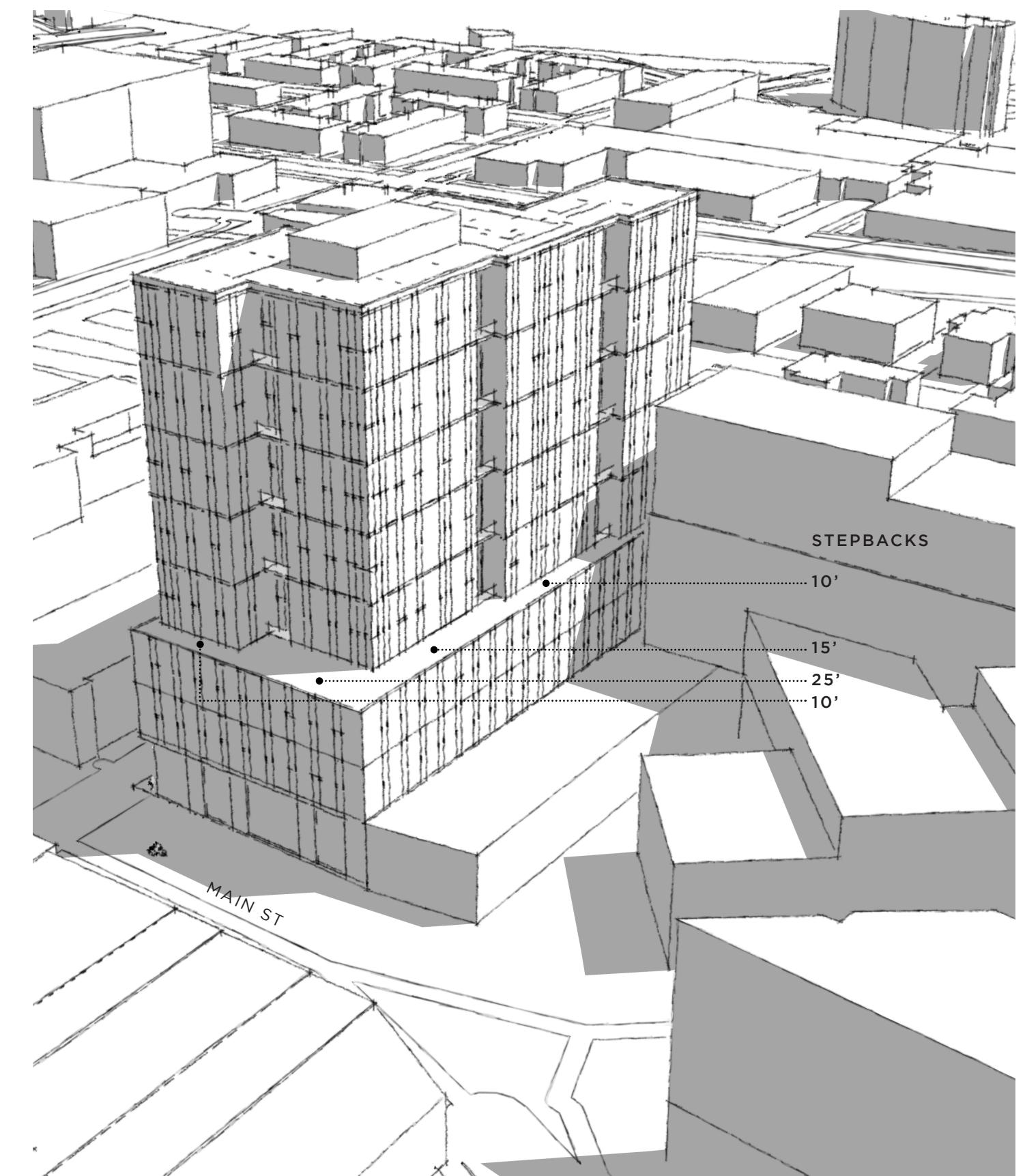


CONTEXT | STREET VIEWS



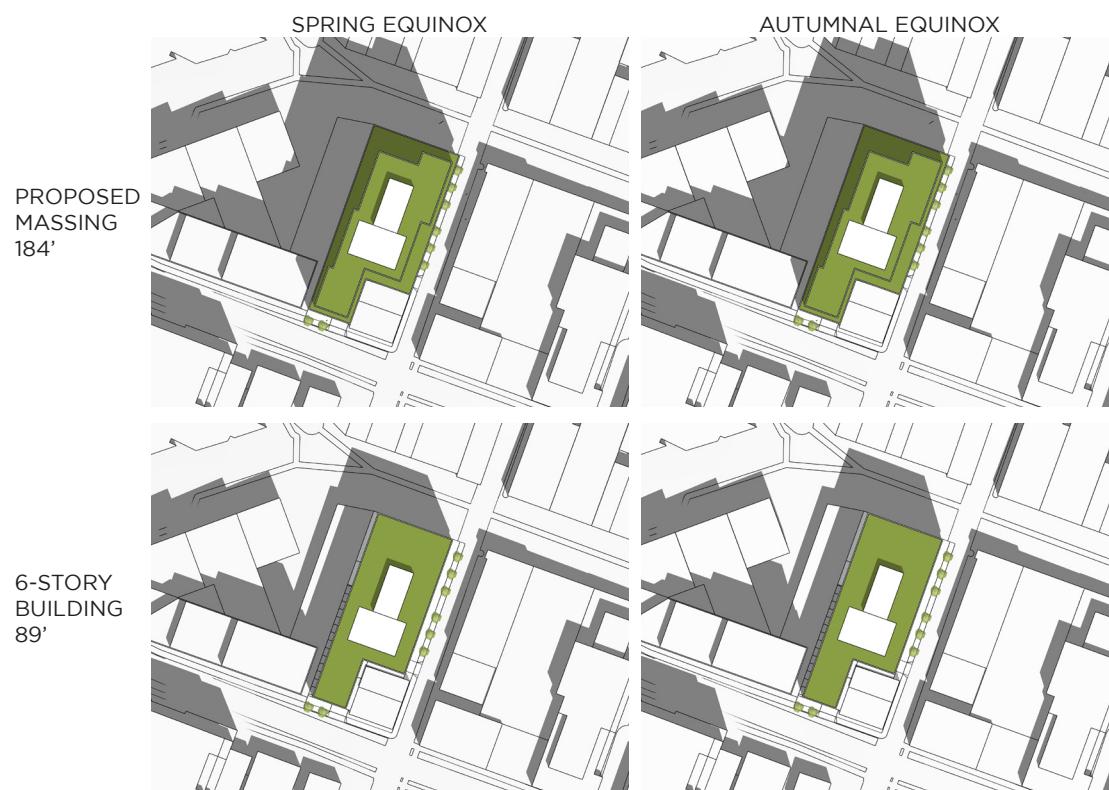
PROPOSED MASSING

184' HIGH, 13 STORIES ABOVE GRADE AT APPROXIMATELY 200,000 GSF
5'-25' STEPBACKS, SUBTRACTING APROX. 6,300 GSF FROM FOOTPRINT

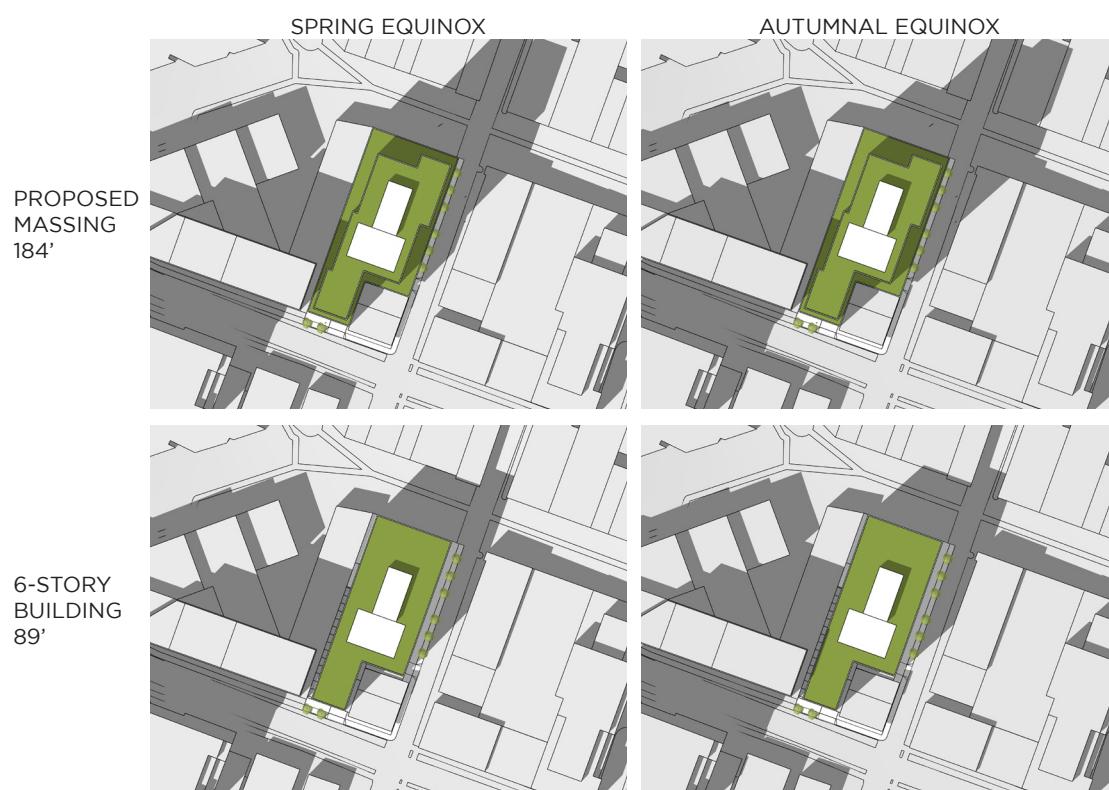


SHADOW STUDY PERTINENT SUMMARY

12PM



3PM



CONCLUSION:

MINIMAL DIFFERENCE IN TREE SHADING BETWEEN THE TWO OPTIONS.



PARTIAL CERTIFICATE OF APPROPRIATENESS

(NOT LEGALLY PROHIBITED AND WITHOUT IT, PROJECT IMPEDED)

REQUEST:

- PERMISSION TO DEMOLISH
- SATISFACTION OF SECTION PERMITTING BROAD RIGHTS (PARAPHRASED)
 - ON THE MALL, BAR MAY LIMIT HEIGHT TO WITHIN 2 STORIES OF “PREVAILING STORY HEIGHT OF THE BLOCK”
 - BAR MAY REQUIRE UPPER STORY STEPBACKS OF UP TO 25'



Kahler Slater

Milwaukee | Madison | Chicago | Richmond
www.kahlerslater.com