Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
October 21, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)

Pre-Meeting Discussion [NDS Conference Room, 5pm]

Regular Meeting [Council Chamber, 5:30pm]

A. Matters from the public not on the agenda [or on the Consent Agenda]

B. Consent Agenda

1. Meeting minutes August 19, 2025. [Attached in draft form to this agenda.] Video recording available **here**.

2. **Certificate of Appropriateness Application** [*Applicant deferral, May 2024*]
   BAR # 24-05-01
   207 14th Street, NW; TMP 090070100
   Rugby Rd-University Cir-Venable ADC District (non-contributing)
   Owner: University Hotel Management LLC
   Applicant: Jim Shideler
   Project: Mural on east elevation

C. Deferred Items - N/A

D. New Items

3. **Certificate of Appropriateness Application**
   BAR # 25-0103
   1409 University Avenue; Tax Parcel 090075000
   The Corner ADC District
   Owner: Tiger Investments, LLC
   Applicant: Christopher Postak
   Project: Sign installation

4. **Certificate of Appropriateness Application**
   BAR # 25-0104
   1331 West Main Street; Tax Parcel 100006000
   West Main Street ADC District
   Owner: MKV Property, LLC
   Applicant: Joseph Andelic
   Project: Painting exterior façade

5. **Certificate of Appropriateness Application**
BAR # 25-0107
530 East Main Street; Tax Parcel 530077A00
Downtown ADC District
Owner: RJD&P, LLC
Applicant: Andrea Nelson
Project: Fencing and gate installation

E. Other Business

6. **Discussion** [*Continued from August 19, 2025*]
No formal action will be taken.
BAR # 25-0084
Tax Map 29 Parcels 71,73,74,75,76
202, 204, 208 & 214 7th Street SW & 613 Delevan Street
204 & 208 7th Street SW - Individually Protected Properties
Owners:
202: Monticello Media LLC
204: William Lynch & 204-7 LLC
208: Michael J. Christian
214: 7th St LLC
613 Delevan St: Mattie L. Hall
Applicant: Mitchell-Matthews Architects
Project: New multi-story, mixed-use building

7. **Staff Discussion**

F. Adjourn

Certificate of Appropriateness Application
BAR # 24-05-01
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Hotel Management LLC
Applicant: Jim Shideler
Project: Mural on east elevation

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

- Staff Report (includes previous BAR submittal and meeting minutes)

Certificate of Appropriateness Application
BAR # 25-0103
1409 University Avenue; Tax Parcel 090075000
The Corner ADC District
Owner: Tiger Investments, LLC
Applicant: Christopher Postak
Project: Sign installation

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

- Staff Report
- Attachment 1 (2015 CoA & Sign permit applications)
- Application Submittal

Certificate of Appropriateness Application
BAR # 25-0104
1331 West Main Street; Tax Parcel 100006000
West Main Street ADC District
Owner: MKV Property, LLC
Applicant: Joseph Andelic
Project: Painting exterior façade

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

- Staff Report
- Application Materials

Certificate of Appropriateness Application
BAR # 25-0107
530 East Main Street; Tax Parcel 530077A00
Downtown ADC District
Owner: RJD&P, LLC
Applicant: Andrea Nelson
Project: Fencing and gate installation

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

- Staff Report
- Attachment 1 (1988 Landscape Plan)
- Attachment 2 (Minor Development Plan PL-25-0119)
- Application Submittal
- Historic Survey

Discussion [*Continued from August 19, 2025*]
No formal action will be taken.
BAR # 25-0084
Tax Map 29 Parcels 71,73,74,75,76
202, 204, 208 & 214 7th Street SW & 613 Delevan Street
204 & 208 7th Street SW - Individually Protected Properties
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Applicant: Mitchell-Matthews Architects
Project: New multi-story, mixed-use building

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

- Application Submittal

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
August 19, 2025 – 5:00 PM
Hybrid Meeting (In person at City Council Chambers & 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: James Zehmer, Carl Schwarz, Jerry Rosenthal, Jennifer Lauer, Cheri Lewis, Katherine Tabony, Ron Bailey, Roger Birle, David Timmerman
Staff Present: Jeff Werner, Kate Richardson, Patrick Cory, Remy Trail, Kellie Brown, Ose Akinlotan
Pre-Meeting:

Staff went over the incredible public interest of the project at West Main Street. Mr. Zehmer would like to pull the Martha Jefferson House project from the Consent Agenda. Mr. Zehmer thinks that the door is the original historic door. Ms. Lewis asked about moving the 4th Street NE project onto the Consent Agenda. There was discussion among the BAR members about the actionable and public hearing items.

There was also discussion regarding the time when members of the public will speak to the West Main Street project. Ms. Brown spoke to the timeliness of public comments for the West Main Street Pre-Application Conference. It was decided that members of the public should be allowed to speak at the beginning of the meeting, and again later in the meeting during the West Main Street proposal's agenda item.

The Chair called the meeting to order at 5:35 PM.

Motion – Ms. Lewis – As permitted by the adopted bylaws of the Charlottesville Board of Architectural Review and to ensure that we can perform our duties tonight in a timely and orderly manner, we move to amend the usual meeting agenda as follows:

- **For items 2 through 7 on tonight's agenda, staff will introduce each item, followed by the applicant's presentation, which will not exceed 10 minutes. We are going to be strict about that tonight.**
- **Following the staff and the applicant presentation, the Chair will invite comments from the public.**
- **The speakers should identify themselves and give their address.**
- **Speakers will be allowed to speak for 3 minutes. That will include either questions or comments.**
- **Comments should be limited to our purview. That is regarding the exterior aspects of a project, per our charge from City Council.**
- **Per city code, for a major historic review, following public comments, the BAR will offer questions and comments.**
- **The applicant will have 3 minutes to respond. That can be extended by the Chair.**
- **We will allow any comments at the beginning of the meeting.**

Second by Mr. Birle. Motion passes 9-0.

A. COMMENTS FROM THE PUBLIC

Latricia Giles (911 Nassau) – I serve as the executive director of the Public Housing Association of Residents (PHAR). PHAR is the resident-led voice of Charlottesville's public housing neighborhoods. I come before you with the concerns of West Haven and the 10th & Page neighbors, who have already lived through decades of broken promises, displacement, and exclusion. The proposal before you is not just about design. It is about whether the city repeats the mistakes of the past choices or chooses a different path. Charlottesville already scarred West Haven once when it destroyed Vinegar Hill in the name of progress. Families were uprooted, culture was erased, and communities were left carrying the wounds for generations. For decades, West Haven has lived at the bottom of the hill looking up at a wall. This is a daily view that residents wake up to now. This project would raise that wall even higher. If built, families will sleep with headlights shining into their bedrooms and children will be playing in the shadows of parking decks instead of under trees. Instead of the porches and open sky, they will be looking onto dumpsters, and service doors of the backside of someone else's convenience pushed out into our front yards. This is not repair and not healing. This is exclusion dressed as development. We are not opposed to change. Residents have been for years have begun to design a future for West Haven that honors, history, strength, and safety. It keeps community at the center. This project does none of that. It overshadows and walls off. It predetermines the future of our neighborhood without our consent. That is why over 300 neighbors and allies to date have signed on for our call to change online and on paper. Together we are asking for major reductions in the height and scale of the building, for real setbacks, for safe pedestrian connections, and development that lives alongside community rather than looming over it. We are asking you to listen not only to the drawings and renderings but to the lived reality of the people who will carry out the weight of this decision every day. Charlottesville still carries the wounds of Vinegar Hill. We cannot afford to make that same mistake again. The city can choose a different path, one that uplifts residents, overshadowing them. We urge you to stand with the residents and say 'no.'

Rucia Parker (Hardy Drive) – I have lived in the West Haven neighborhood for 20 years. I have been a resident planner since we started 3 years ago. The height of the building does not match the neighborhood field that we are trying to create with our masterplan. At ground level from Hardy Drive, it would be visible from all angles. If our buildings are going up 4 stories from the bottom of Hardy Drive and 11 stories on West Main Street, we would be looking at a 16-story skyscraper on top of us. It feels like a penitentiary, and we are living in the yard. Deep step-backs on the West Haven side might make this a little better and make our walkway/ramp feel more open. Setbacks along the memory walk side could also help avoid creating a closed-in feeling. The BAR can and should require step-backs as for pictures showing a building with big step-backs.

Mary Anderson – I have lived in West Haven for 8 years. I am a resident planner. I do not like the building. It is too big to be on top of our neighborhood. The only way to make it better is to have many big step-backs and have more setback spaces from the property line.

Shirley Gentry – I have been living at West Haven for over 20 years. I am a resident planner. I do not like the plan for the building. It will be seen from everywhere in West Haven and block us off from the rest of Charlottesville.

Michael Salvatierra (1321 Welford) – I have been a teacher at Trailblazer Elementary for the last 16 years. I teach the kids who live in West Haven. With all the history that we have in Charlottesville of residents and neighborhoods and communities whose voices have been pushed to the side, especially around housing, it is absurd that we would not put the concerns of the West Haven community as the first priority when making decisions above profit or convenience or any of the privileges of students or developers. The community has been isolated physically. I cannot believe that it is going to happen again. Please listen to and prioritize the members of the West Haven community.

Betty Jones – I have been in West Haven since April 1992. I pay my rent for a whole year. I am not paying rent until January. The place is too big. I like it where I am.

Cindy Ivey – I have lived in West Haven for 21 years. I am a resident planner. We need bigger setbacks. We understand that a setback that is more than what is required is being planned. However, it is not enough. More space and distance need to be found to reduce the feeling of being crowded. This also is a safety issue. When we created our masterplan, we removed any small spaces where bad people could gather to do bad things. Having openness creates visibility. Space on the ground will make the memory walk and the area used to get to the sports court more open and usable. We need more space between the access road, memory walk, and the sports court with safety measures in place. We do not want to be walking along an ugly access road. We need to see drawings that show more setbacks and lighting plans combined with step-backs. More setbacks might keep a neighborhood feel safe.

Paul Reeder (211 5th Street SW) – I wish to talk about the other student housing project that is being proposed and is on the agenda tonight. I wish to talk to you about the 7th Street Southwest luxury student housing proposal. I am the president of the Oak Grove Condominium Owners Association, which backs directly onto the land subject to this proposal. When I asked Mr. Werner if I might speak tonight, he asked that I be brief because he anticipated a busy agenda. We welcome the development of this site. As a resident here of over 30 years, I know it is a wonderfully located parcel of land in the heart of Charlottesville. It should be developed. However, we want affordable housing, not luxury student housing with a swimming pool. I suspect that you will hear the same from our friends in Westhaven and the opposition that we have already heard tonight. These 2 projects together are over 1300 students. The good news for Fifeville, which I hope will make your agenda shorter, is that this land is outside the half-mile radius of the University contemplated by the zoning code and related ordinances for student housing. Therefore, this land cannot be developed as student housing. You will see from this handout the language that is used in the zoning code that relates to this half-mile radius. You will also see on that map from the University of Virginia that shows Central Grounds. There is specific reference to the edge of Central Grounds. The language of the affordable dwelling regulation specifically says that the land must be within a half mile of the University with measurement being in a direct line from the edge of the main campus areas to the edge of the subject parcel. Outlying university owned parcels are not considered part of the campus for the purpose of this ordinance. According to Apple Maps, this land is 0.7 miles away from the Memorial to Enslaved Labor. With Google Maps, it is 0.8 miles away from the Memorial to Enslaved Labor. Student housing is an inappropriate use for this land per the city's own code.

Stacy Rush – I work for PHAR. I am the community intern coordinator for the Public Housing Association of Residents. Caged like a bird, I look behind me. There are no birds here. Caged like a zoo, I look behind me. There are no animals. There are caring residents. This building is a clear disservice to this community. The structure is a direct impact on the residents' safety, their health, and their lives. Luxury housing is being built instead of affordable housing that can be managed is the residents who are already waking up to a concrete wall. The Standard is that concrete wall. They are blocking sunlight. They are blocking everything else that is in the city. The impact this has on the mental health is real. Imagine waking up to a wall as a child and expecting to be happy and even further to learn. There are so many more issues that this development will cause. Let's do the right thing by the West Haven community and listen to the residents and their concerns and their needs.

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

1. Meeting Minutes – May 20, 2025, and June 17, 2025

Motion to Approve Consent Agenda – Mr. Schwarz – Second by Mr. Bailey – Motion passes 9-0.

Mr. Zehmer (Chair) pulled the Martha Jefferson House door replacement proposal from the Consent Agenda.

C. Deferred Items
NA

D. New Items

1. Certificate of Appropriateness Application
BAR # 25-0100
1600 Gordon Avenue, Tax Parcel 090016000
Rugby Road, University Circle, Venable Neighborhood ADC District
Owner: Martha Jefferson House
Applicant: Mark Barstow
Project: Door replacement

Jeff Werner, Staff Report – Request CoA to replace exterior dolor at entry vestibule.

Mark Barstow, Applicant – I was the director of building and grounds at The Martha Jefferson House. I am now in charge of special projects there. That is why this project falls under my purview. City staff and I have been going back and forth on this for several months now. Our interest in this is because of the way our facility is used. The people that live there now need more assistance getting around using wheelchairs, walkers, etc. Our current entry system is this front door and another entry door just inside of that. It is going to create some bottleneck for our residents. As many of you are aware, this is probably the primary concern for us. There have been an increasing number of safety incidents in our neighborhood. With student housing there, we are surrounded by the fraternities and sororities. Some of our residents have expressed concern about our current front entrance from a safety perspective. It is not substantial enough to keep out somebody that really wanted to get in. With those factors in mind, we feel, from a practical standpoint, that we need to change to a more secure entrance. Our desire would be to replace the front door. I understand that there are questions about that.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – With the existing door that you are removing, do you need to make it wider? Is that part of it?

Mr. Barstow – When we change it out, we would like to make it wider. I think it is 39 inches. It might be a little less than that. We propose increasing it to a 40- to 42-inch door.

Mr. Schwarz – Is that the primary reason? I am trying to understand why you want to get rid of the existing sidelights. Is that the primary reason? Is there a structural reason?

Mr. Barstow – To get the sized door we want with the posts there that are beside the door that frame the sidelights and the door, we cannot get a bigger door in there with that in place. This would be an aluminum type storefront door. Our objective is to put an opener that people could use to push to get in and out. With that in mind, the frame would reduce the width even more to the point of not being practical for us. Whether it happens out here or inboard of that, that is our objective

Mr. Bailey – What do you know about the historicity of the door? Is it original?

Mr. Barstow – I don't know that. We have tried to come up with older photographs. Nobody seems to know.

Mr. Bailey – You see it primarily as a safety issue.

Mr. Barstow – That is our primary concern; safety and allowing easier access.

Mr. Bailey – The door would now open outward.

Mr. Barstow – We have considered both options. There is an inner door behind this that has sidelights as well. If we had an in-swinging door on the outermost part and we are allowed to take that intersection out, it would make a nice entryway. In that case, we would like to swing it in. If we had to keep the inner part of it, we would swing it out. It is not as convenient for the residents. It would be an option that we would explore.

Mr. Birle – I have a question about the muttons. Are they applied to both the exterior and the interior surface of the glass?

Mr. Barstow – They would be both surfaces. What staff asked me today; I did not have the opportunity to confirm whether they would have the spacer between. I would assume that would be available. It is not what we talked about when we had this door quoted.

Mr. Timmerman – What is your reason for going with glass and not just another solid door?

Mr. Barstow – It would be for visibility. Our security guard is just inside and to the right. He can see into the doorway there. It is also nice to let light in.

Mr. Schwarz – We have 2 options in here. I don't know if staff made that or if you did between divided lights and no divided lights. Did you have a preference?

Mr. Barstow – I am not a big fan of the fake lights. It is hard to make them look real. We did that as a way that it could be appealing in one sense. Personally, I would like to see it open. If it was an issue with this board or anybody else, we are happy to do it the other way. That is why we wanted to present both options.

Mr. Timmerman – Have you considered a half-window instead of a full window?

Mr. Barstow – We have not considered it. I don't know if that would be available in this type of door. It is an aluminum frame door. We are really trying to beef up the security of that area by putting in a legitimate door system, not just replacing that door with another door. We are trying to get a more secure entryway one way or another

COMMENTS FROM THE PUBLIC
No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – I stopped by this afternoon. I want to thank you for letting me look at the door. I did have a big question after we looked at this project a couple months ago. With the photographs, it was hard to tell how historic the door was. I think that the door is probably original based on the historic floor plans that [staff] found. The molding profile around the panels of the 8-panel door matches the molding profiles of the 2 closet

doors that are immediately adjacent to it. They also match the original rear door to the building, which is an 8-panel door. The architraves around the door match the closet doors and the rear door. It seems to me that this is the original door along with the original sidelights. By our guidelines, I cannot support replacing this door. I empathize with what you are trying to achieve. I talked with Rebecca [with M.J. House] about talking to a hardware consultant. They could find a way to beef up the hardware on the door to provide some additional security and an operator. I have done a lot of projects where we have retrofitted historic doors with operators. I know it is not our purview. There is a sprinkler pipe right over the door on the inside. That might be a challenge. Looking at our guidelines under Section 4: *Rehabilitation*, Part D: *Entrances, Porches, and Doors*, entrances and porches are often the primary focal points of historic buildings. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. The important focal point of an entrance or porch is the door. Doors are often character defining features of the architectural style of the building. In this case, it would include the skylights and the mullions that frame the door separating it from the skylights. In the details, do not remove or radically change entrances or porches important in defining the building's overall historic character. The original size and shape of the door opening should be maintained. These things steer me towards not being able to approve this. I would welcome discussion from the rest of the BAR. There might be a way considering storm that windows with safety glass over the sidelights would be another way to achieve higher security on the sidelights without having to remove the historic feature.

Mr. Barstow – Another consideration of ours was taking out that inner door and putting the substantial door in there, which would not change the front of the building.

Mr. Zehmer – That is outside our purview. It is inside the building. You can do whatever you want to that door. Since I was able to see it, I do not think it is historic. From that perspective, it is not shown on the original floorplans. That is not our purview. I also don't think that it was historic.

Mr. Barstow – You are focused on the exterior of the building. That is it. Is that under staff's guidelines? I get your concerns about the exterior. I don't see a way to do it and keep it looking historic. We do need to achieve something with this entryway. If this is where your decision stops and you all don't agree to move forward with this request, that is probably the place we would go. It does create a little more of a bottleneck for people. Currently, that is our secure door.

Mr. Schwarz – As an assisted living facility, I think for the functionality of it and because they would be maintaining the entire ornate surround around the door, I would be willing to accept the new door in its place. I think I would favor the not having divided lights. I will leave that up to you to decide as long as those divided lights meet our guidelines with the spacer and all the other requirements.

Mr. Birle – I was also taking into consideration the use and was willing to think about a wider door until you said the existing door is 39 inches. That is a wide door.

Mr. Barstow – I cannot remember. I was not there today. I did not have an opportunity to measure it.

Mr. Birle – Whether it is original or a 1950s Milton Greg edition, it is still significant. There is some fine detailing in the mullion and the leaded glass. With the thought that this is not a small door, it is a door that a wheelchair can easily get through. I agree with Mr. Zehmer.

Ms. Lewis – With our guidelines, looking at the portions that Mr. Zehmer referenced under rehabilitation, entrances, porches, and doors should not strip entrances and porches of historic materials or details. Do not remove or radically change entrances or porches. It is important in defining the building's overall historic character. Don't remove transoms or sidelights, which is part of your proposal.

It seems like a solid door would be more secure. You want to bolster security, maybe have a push-button where somebody could open it if they need that help. It just seems like a solid door. A glass door would offer security from the exterior that you want. I would remove the sidelights and the things that are choking down the entryway from the interior of the building. I think that would mostly solve your problem. The original architecture with the closets made that passage narrow.

Mr. Barstow – That door would not be usable by our residents as a primary door. We keep that open most of the time. It is too heavy and cumbersome. It is an old, heavy, wooden door. From a practical standpoint, we keep that open most of the time now. The inner door is the secure one. It is not something that is navigable by our residents for the most part. When they need to get out and we have that closed in bad weather, there is a security guy who will go out and assist them out the door. It is not a practical entrance for this type of facility.

Mr. Werner – I found the notes from when you and I talked. The opening for the wood door is 40 inches. The idea was that when you assemble a commercial storefront frame to put in there, if it fits into that opening, it reduces it below 36 inches. It is also anchoring it into the wood frame that is there. If it allowed the entire opening to be used, that gave them freedom to have a wider door that anchored into the wall frame itself.

Mr. Bailey – With regards to Beth Israel, we allowed them to change the doors for safety purposes. I don't know what changes were done. The doors in that case would open outward as opposed to inward. I assume they had to do something with the original doors that modified them to do that.

Mr. Zehmer – That is what I was suggesting. They could talk to a hardware consultant to see if they could retrofit the existing door with electronic strike. A pushbutton-door operator could also be tied into your security system. The person at the front desk could buzz somebody in. There would not have to be a person out there. I would be Ok with that because that is trying to modernize the historic door to suit your purposes.

Mr. Barstow – We have not investigated the opener part. We do have the strike system on the inner door right now. I am sure that part could be done. The opener would be an issue because it is such a hard door to open.

Mr. Timmerman – Mr. Zehmer's idea would be my number 1. If that would not work for whatever reason, I would be willing to entertain a replacement. However, I don't think that the kind of aluminum storefront is appropriate here. I would want a replacement that is historically more in line. I agree with Ms. Lewis. A smaller light might be more advantageous to your purpose. It is such a beautiful door. I would not want to get rid of the sidelights. The width is adequate for what you need given your use. I don't want to hamper the people that are in need.

Mr. Barstow – I appreciate what you are saying. The issue was if we had put an aluminum frame inside of that, it would have squeezed the door too much. We need to do more homework on this part if we want to change that up.

Mr. Zehmer – There are a couple of different ways we can go about this. We can either vote on it and see where we land, which would be approval or denial. We can defer it, which would mean you would have to bring it back to us within a month. You can request a deferral. If you would like to explore a different hardware option, those are the 3 options.

Mr. Werner – My recommendation would be that Mr. Barstow ask for a deferral, and we tinker with this a little bit more.

Mr. Barstow requests a deferral – Motion to accept the applicant's deferral – Ms. Lewis – Second by Mr. Zehmer – Motion passes 9-0.

2. Certificate of Appropriateness Application
BAR # 24-0051
300 Ridge Street, Tax Parcel 280151000
Ridge Street ADC District
Owner/Applicant: Carla Shifflett
Project: Alteration/addition

Jeff Werner, Staff Report – CoA request for a second-floor addition onto and within the footprint of an existing single-story, brick structure. Notes from discussion with applicant:

- The tower and railing on the roof are the preferred option; however, that decision will be evaluated as the project budget is finalized.
- New windows will be metal, storefront to match existing.
- Roof will drain to the south (rear) elevation. Anticipate two external scuppers and downspouts.

Greg Jackson, Applicant – Our intent is to add another level. One of the previous times that we came to you we were thinking that we had to go to the side. What we are doing is going up above it like the sketch. We are raising the height of the main floor there. We are trying to keep it all together, keep the original building but having the addition be something different, but work with it complimentary. What we are doing is adding 3 layers of soldier course, the brick with the similar brick. We are going with cast stone. It is a typical material used in these types of brick structures, just trying to get that base high because the next floor has height. We need the height for the Pilates studio. That whole upper level is metal siding. We kept the corners because the original building has these interesting jut-out corners of a foot. We looked at maybe just trying to keep it clean up top. There are a lot of corners to track when we are doing with all the metal trim. We felt that was interesting enough to keep going with it. Capping it at the top and making it regular all the way around with the band there, all tracking to keep the height. You can see that in this section, going with canopies instead of those portico-rooved structures with columns on the Monticello Avenue side, with these more modern type of canopies with gables, and balconies on the east side. With an earlier version with the sketches, we had the stairs and the tower on the Monticello side. The tower ended up being on that corner, which makes it not too much right there demanding too much attention. It was just a much better location for the staircase to go up and down there. We have different levels because there is another level below this. It is a 9-foot, 10-foot, and 11-foot heights. The intent is to have the roof deck access up there. We will have to see how that pans out with the budget, code, and considerations like that. It is a low sloped roof to the backside, to the northside. The northside is without windows and plain. There is a chance and opportunity that there might be a building of some size up against it on that property line.

QUESTIONS FROM THE BOARD

Mr. Rosenthal – What is your HVAC situation?

Mr. Jackson – On the north elevation, that is directly against the adjacent property. There is an area for the units to be out there. There is a compressor unit already out there. We would just add more.

Ms. Tabony – With the windows on the upper level, the grey area, there are 2 flanking windows around a vertical window. Are those double hung?

Mr. Jackson – They are probably going to be awnings. I imagine there is one fix and an awning. We want to have some operable windows. We wanted to have some articulation. They are the same proportion and size of the lower ones. We wanted to change it up a little bit.

Mr. Schwarz – You gave us this sheet. It looks like you have the vertical siding profile on there. What are you thinking for the horizontal siding? Is it a lap siding?

Mr. Jackson – This is the kind of siding. You can have it directly against each other or you can have a variation of gaps. (The applicant brought in a sample). We are going to have this going horizontal on the middle section. We are probably going to go with something like 16 or 18. For the vertical on the corners, we are going to keep that at the minimum they have in these at 1-foot.

Mr. Timmerman – What do you do at the soffit where the indent is?

Mr. Jackson – That could still be the same material. That is one foot and that would fit in there. We have not detailed all the trim. There is a good company. They cover everything. It is just the color that I was thinking about. I am happy to provide that when we think more about it. It could easily just be the same as what wraps the corner. I thought it might be interesting to make it a little bit darker and a little bit cooler. It is a detail that I am not sure.

Mr. Timmerman – With the metal paneling, what do you do at the corners?

Mr. Jackson – That is a trim. It is going to be a trimmed piece. They have all that. We are happy to show what that is. I don't think there are options on wide or thin. We will go with the thinnest profile the most.

Mr. Timmerman – Was the idea that you would keep the existing windows below?

Mr. Jackson – I think so. Ideally, we might change them up. They are not in bad condition. There is an intent to stay within a certain budget. There are newer windows down below.

Mr. Birle – With the face that has no windows (south)

Mr. Jackson – All the lighting and colors on the main façade are going to be north. We tried it. When we were selecting, we tried direct light and indirect light. We realized that a lot of it is going to be in shade/shadow.

Mr. Birle – What is that color facing? I am trying to get a sense of what that blank wall is up against.

Mr. Jackson – There is about 5 feet to the property line. There is a parking lot behind, which is currently a tattoo bar and then a little market.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

COMMENTS FROM THE PUBLIC
No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Bailey – I like the design. It is a very elegant design for a space that is really boring right now. It will be an enhancement to the block.

Ms. Lewis – I agree. Thank you for retaining those big windows on the ground floor and taking them up and using the corners, those interesting brick corners and using the first story existing brick. I hope that you can do the deck. It really ups the beauty of the building.

Mr. Rosenthal – I like the design. If you can pull off doing the deck, that would enhance the property.

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations to 300 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted. Second by Mr. Bailey. Motion passes 8-0.

3. Certificate of Appropriate Application
BAR # 25-0099
310 4th Street NE, #201; Tax Parcel 330205L00
North Downtown ADC District
Owner: Court Square LLC; Great Eastern Management Co.
Applicant: Caitlin Byrd Schafer
Project: New roof structure over existing patio

Jeff Werner, Staff Report – CoA for installation of a roof and columns at the existing patio facing East High Street.

Mark Kestner, Applicant – I don't think there should be a return on the roof gables. The 2 wings are not symmetrical. That create an asymmetrical condition on each side, which would draw more emphasis to that condition. It is just a polite shed with a straight termination.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Birle – With the gabled end, what material are you putting in that little piece of gable end that is sticking out?

Mr. Kestner – It will be fiber cement to match the rest of the trim work.

Ms. Lewis – Is this being driven by the occupant/tenant in that space?

Mr. Kestner – Both. I think there is a desire to have a more inviting space. I don't think there is a lot of use of that patio now. If we had a cover over it and created more of a room outside, there are 2 tenants on that floor. They would both use it and appreciate it.

Ms. Lewis – This will encourage use.

Mr. Kestner – A ceiling and some slow-moving fans will bring it down to a pedestrian scale. It does not feel good when you are out there on the space. It feels like you are exposed. The roof will add to that atmosphere.

COMMENTS FROM THE PUBLIC
No Comments from the Public

COMMENTS FROM THE BOARD

Motion – Mr. Timmerman - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed patio roof at 310 4th Street NE satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted. Second by Ms. Lewis. Motion passes 9-0.

The Chair recessed the meeting until 7 PM.

The meeting was called back to order at 7:02 PM.

E. Other Business

4. Pre-Application Conference
No formal action will be taken.
BAR # 25-0097
714 Ridge Street, Tax Parcel 250077000
Ridge Street ADC District
Owner: 270 Partners LLC
Applicant: Kevin Schafer, Design Develop
Project: Two residential structures with dwelling units

- Staff presented this project to the BAR.
- The proposal is 2 residential units on a vacant lot in the Ridge Street ADC District.
- Staff laid out how these proposed 2 residential units relate to other buildings and structures within the ADC District.
- The parcel is the most southern portion of this ADC District.
- This proposal does include a boundary line adjustment.
- This area is zoned R-A. Height allowance is 3 stories.
- Applicant stated that more attention does need to be paid to the massing of the proposed residential structures.
- Adjacent properties are residential in nature and residential in scale.
- The applicant is committing to a gable roof over a 2-story brick mass and embracing that gable roof form.
- An evaluation was completed from the street level and a pedestrian level as to the scale of the proposed units.
- The large retaining walls will be removed to work with the topography.
- The R-A zoning does allow for a duplex.
- Ms. Tabony asked whether the development could move closer to the Lankford side of the property. There are topographical issues on that side of the parcel.
- Ms. Tabony asked if the design intended to respond to Ridge Street given the adjacent properties.
- Mr. Zehmer would like for there to be slight differences with the 2 buildings, such as addressing the corner on the Lankford street-side unit.
- Ms. Tabony did point out that some of the best views of the city are at this location.
- Members of the BAR provided suggestions and feedback on how the proposed project might be improved.
- Ms. Lewis and Mr. Zehmer did bring up the significance of porches, and their appearance in the Ridge Street ADC District.
- The applicant did take note of the importance of addressing the corner, outdoor spaces/porches, and removal of the retaining walls in the rear of the structures.

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

BAR # 25-0095
835 West Main Street, Tax Parcel 310183000
843 West Main Street, Tax Parcel 310175000
847 West Main Street; Tax Parcel 310174000
West Main Street ADC District
Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
Applicants: Megan Nedostup & Andree Sahakian, Contractor
Project: Multi-story housing development

- Staff provided an introduction for project.
- The proposed development would combine three city parcels of record, on which there is one structure, and a largely vacant area utilized as a parking lot.
- Applicant does need to address the questions and issues about height, massing and scale. The project team should address and respond to the concerns raised by area residents [Westhaven].
- The Design Guidelines do require recognition and care for surrounding neighborhoods.
- The applicant presented both the site plan and building design.
- The applicant and development team have initiated neighborhood outreach to Westhaven and 10th & Page neighborhoods.
- The applicant did emphasize the importance of the pedestrian connection from Westhaven to West Main Street in the *Westhaven Redevelopment Plan*.
- The project proposal has focused on safety and security by using lighting and bollards along the pedestrian connection to West Main Street.
- The applicant stated the need for housing as outlined in the Comprehensive Plan.
- The parcel is zoned CX-8. The setbacks for this zoning are 0 feet. The proposal does not intend to have 0 foot setbacks.
- There are trees within the proposed landscape plan.
- 11 stories/156 feet are allowed for the CX-8 zoning.
- The applicant introduced a 25-foot step-back at the northwest corner of the proposed building.
- The applicant did provide the context of the building and the surrounding buildings, structures, houses, and the neighborhoods around the proposed building.

COMMENTS FROM THE PUBLIC

Joy Johnson (Hardy Drive) – I am the Chair of PHAR. I have lived in Westhaven for many years. I do not appreciate using my name in your presentation after the fact of what you did. I know some of what I might say you cannot consider. You need to know the facts. They started their planning in April. For 3 years, we worked on our site plan. The first I heard of it was when they came to a meeting to say that 'this is what we are going to build.' That is not how we operate in Westhaven. That is not how we operate in the whole redevelopment of our public housing. We suggested to them that what they should have done was have a meeting with the whole 10th & Page Neighborhood and include Westhaven to talk about the design and to incorporate what we were doing in their plans. This is very disrespectful the way this went down. Our residents work very hard to come up with a design of what their neighborhood could look like. I am hoping tonight that you all can do some setbacks with what they are doing. We talked about the memory walk. That is the idea you all took and went back. If you look at the side of the building, it is going to block our memory wall. It is going to be a wall that is blocking the history of Vinegar Hill, the history of what we are trying to present. You have the Drewery Brown Memory Wall Bridge right there, which is very historic. What I am pleading to you all is to think about how Westhaven was built, how it was dug out, how we were sitting in the bottom. If you can look at our plans, they showed you some of our site plans. There is a rendering of where we can show where we are looking up. We are not looking at a building. We are looking into a community that we would like to be connected to. Please don't ever use my name unless I ask you to use it in not telling the truth.

Avana Key – I am a resident of Westhaven. I have been a resident of Westhaven for 8 years. Can you show more images and ranges of lighting along the memory walk? The way that you showed the image of the walkway, the memory walk to Main Street, is very little. The Standard is right there. I am on the bottom. I have kids. I don't want my kids to be going up to Main Street. You have steps. I understand you have steps on this side. You have a very narrow spot. Where the train is, can you show more space, put more space if you are going to put this building up? That is all I am asking.

Betsy Roettger – I am on the Planning Commission. Some of my issue with this whole thing is the city's fault. That site should have been looked at more sensitively. Since we are here and it is by right, there are some things that could be looked at. You will hear a lot about how Westhaven feels and literally is often walled off. We heard from people on Westhaven Day talking about how the chain-link fence used to be locked to West Main Street at 9 PM every night. There is a lot of want and to get some connection back up to that street. That is what the site plan does. It connects people to bus stops. Right now, there is no accessible way to get up there. You must walk all the way to 10th Street and around. The basketball court is up there. One of the concerns is how that is going to fit in with this large student housing project. Some of the things that I was looking at in the guidelines was how the building should relate to the adjoining neighbors. 'Relate' is a subjective term. I did think a couple of things reinforced the human scale. Along the promenade, that edge is seen as a side street. In this case, it should be seen as a public walkway just as important as Main Street. Some of the images showed coming over the bridge looking at the building. That is the entrance to this cavern of student housing. That edge having the parking garage along the walkway loses some of the liveliness that was alluded to along West Main Street. With the transparency, that does not have transparency along that edge because we are looking at cars. That whole edge is problematic on the street level. There is one exit door. On the back elevation, start showing the HVAC equipment, delivery service, the garage doors, and how those trees might screen some of that. I don't think we have seen what that back looks like. We mentioned the headlights shinning into the apartments from that side. With working with the resident planners, a couple of things have come up. One of the things that we don't see is the way some spaces are used. What I thought was striking was the way private security influences neighbors. We have heard that the security at The Standard has been difficult. That edge needs a lot more work. Any step-backs in getting more sunlight down the hill would be helpful.

Brandon Collins – I have lived here my whole life. I have had the great honor to work with Westhaven residents for the past 3 years on developing their masterplan and moving forward with a buildable and livable new community with 5 main goals. Those goals have been hard to meet. The reason why we bring up their plan is because it relates to this building that you are talking about today. If you understand our plan, you will see the same things we are seeing. I think you will find the same issues. You will find that your design guidelines allow you to comment on these issues that we have seen. Two of the biggest goals we have had are how we increase density for affordable housing but still have a neighborhood that is not crowded, not too tall, and how we access West Main Street in a meaningful way. That has been blocked off. The neighborhood has been secluded from sight and from access since before 1964. Our resident planners, who have spent a lot of time on this, have come up with something. It is very uncomfortable to increase density. They have come up with some buildings about as tall as they can handle in the neighborhood. As a result, we are providing more affordable housing. They have also expanded their usable open space by 4.5 times. When they are looking east, it is not a giant cavern between the apartment buildings they will have and the townhomes they will have on the other side. What this building does is present 11 stories on top of 3 or 4 stories that they are building for about a 15- to 16-story skyscraper from every point in the bottom of Westhaven. People in Westhaven must deal with this from The Standard. It is a psychological burden and a symbol of exclusion. No matter how much of a setback there is, it is still going to be there. It is a giant wall there psychologically blocking the community from the rest of Charlottesville. That is a shame. One of our goals is making up for those past injustices. We are not going to be able to do that if we continue to seclude the neighborhood. How do you address it? Maybe step-backs and a tree

line. The footprint needs to be smaller for that building. With the walkway to West Main, it is not enough space. They need to put in an access road. It is unsafe because of how people gather.

Janet Nordinson – I have been at Westhaven for 31 years. This building is a big distraction to what the residents want. It blocks everything. I don't like it, and it is ugly. What they have planned to put there, without this building, looks nice. I hope you all consider it. The safety issue is another thing for everyone around it.

Wendy Goyo – I am a community organizer at the Public Housing Association of Residents. Westhaven and 10th & Page neighbors are greatly concerned about the incredible height of this building and how it would tower over Westhaven, making residents feel more crowded in, claustrophobic, and entrapped. I know that I am supposed to comment on architecture. There are several historians on this board. You cannot talk about architecture or height without understanding the history of Westhaven. This is an 11-story building, which is already a gigantic building from ground level. To talk about height, you must acknowledge the fact that Westhaven was purposefully dug into the ground 16 feet when it was constructed in 1964 to house the displaced residents of Vinegar Hill. When we are talking about an 11-story building, this is an 11-story plus building to residents of Westhaven because Westhaven already sits at the base of a hill. The thing with architecture is you cannot divorce it from the legacies of enslavement, Jim Crow, urban renewal, and gentrification. It has long a been priority for Westhaven residents to have an accessible walking path from Westhaven to West Main Street once Westhaven redevelopment is complete. This building would sit on top of the Westhaven residents' proposed walkway and obstruct their accessibility and visibility. Things that might help include adding several step-backs on the Westhaven side to gradually increase height, increase the step-backs even more than the developer's voluntary proposal of 60 to 75 feet, and improve the safety on the pedestrian walkway by adding an access road for the Westhaven residents' memory walkway.

Sofia Marrero – I am a community organizer with the Public Housing Association of Residents. There are a lot of concerns concerning this building. I am here to further demand that consideration is taken into place about Westhaven residents. More step-backs starting at the second floor increased, more step-backs starting at the second floor are added. Increasing the step-backs improving pedestrian safety by adding space to separate the road from the memory walk and removing the massive wall along the Westhaven walking path to West Main in the current plans to allow for more connection.

James Bryant (10th Street Northwest) – I am the Vice-President of the 10th & Page Neighborhood Association. I was compelled to come tonight because I have a deep connection and affection for the residents of Hardy Drive. I once lived on Hardy Drive from 1965 to 1975. When I first heard about this project/building being placed on West Main Street, I was astonished and dismayed that the residents again must endure this tall building, feeling boxed in. I am hoping that this Board of Architectural Review will take into consideration that the residents, based on the feedback that they received at the community meeting at the Heritage Center, is not in favor of this project. I cannot imagine waking up every morning looking at this tall building hovering over Hardy Drive. I walked over there yesterday. I stood in the middle of Hardy Drive. I looked to my left, my right, and up. I was probably more depressed after having taken that walk. The residents of Hardy Drive have not even had an opportunity to rebuild. Hardy Drive has not had a makeover since 1964. It is time for them to have a makeover. To have a makeover and to look up at this building hovering over them, it is not what the residents want to see or have in the neighborhood. The 10th & Page residents feel the same way. The 10th & Page neighborhood does not yet have a small area plan, but neighbors have consistently said that 'we want gradual, not abrupt building height increases.' As you are looking and dissecting this project, I hope that you will take that into consideration; the height, the way it looks, and the residents of Hardy Drive and of the 10th & Page neighborhood.

Michael Payne – I echo what everyone else has said. This is the only body that the residents of Westhaven and 10th & Page have any opportunity to make their voices heard or have any opportunity to have democratic

control over what is built in an area that they have spent years designing. This will not go to the Planning Commission or City Council. There is a reason for that. The zoning on this parcel is CX-8. It allows 11 stories by right with unlimited density. There is a reason it is that designation. When we developed the zoning, there was a strong push to maintain special use permits around 10th & Page, Fifeville, Rose Hill, Kindlewood, Westhaven, and other public housing sites. Not to say that increased density or height could not be built, but to give the residents a voice and have the ability for them to have what is built match the designs they have spent years building. That decision was rolled back by planners who thought they knew better. One of the exact words was, 'This area of West Main is an area where large student apartments want to go.' That change was rolled back. We all know the history of urban renewal. There are a lot of lessons to take from it. One of the lessons I take is the importance of humility in city decision makers and the danger of arrogance for decision makers who never have to live with the consequences of the decisions they have made. There is a great documentary about West Main Street. It is about the 80s and 90s on West Main Street. It is a fascinating look at the history of West Main when it was an intersection of historic black neighborhoods, working class white residents, and UVA students. It made me think of what alternative futures could have been. Now, it is a corridor of, by, and for UVA students. What if the city had been as intentional about creating a black business district as we were in creating the Downtown Mall? What if we thought beyond either or decision-making and beyond the free market delivering what is going to create historic justice? Are we confident that we are not able to repeat the mistakes of urban renewal? Is this time different? Is this time the decision makers who did not grow up in Westhaven, did not live in Westhaven, don't socialize in Westhaven? Do they know better this time? If on reflection, anyone listening feels that they are not confident that this time we do know better, we need to return special use permits and discretionary decisions into more areas of the zoning, especially areas where we are allowing 7 and 10 stories by right. It does not block change in density. Our largest apartments were approved under the old zoning with special use permits. It allows for community benefits, agreements, addressing hyper-local concerns and addressing the history of the city. If anybody in the audience is concerned about this, you need to email City Council to change the zoning, to reintroduce more special use permits. You need to come to our meetings and let us hear that. You need to go to Planning Commission meetings and let us hear that. Unless that changes, this is going to be the future throughout Fifeville, 10th & Page, and Rose Hill. There will be nothing you can do about it.

Anthony Malabad (4000 City Walkway) – While I was here listening to the first public comment period, there was something that struck me, the idea of being caged in, being blocked from the outside world. I investigated the numbers. What I found was concerning. I understand the Board only dealing with exterior things with buildings. I feel that this is pertinent to the exterior and to the Westhaven community. The elevation of the front of the parcel in question is 505 feet above sea level. I looked on the city GIS website to get these figures. The closest building in Westhaven sits at 476 feet. That is a difference of about 30 feet. Assuming 10 feet per story, that is 110 feet. That is 140 feet difference in total. Assuming there is 90 feet in between the building and Westhaven. That means someone standing on the ground in West Haven would be looking at the top of this new building would be looking up at a 57-degree angle. If you extend that to the 100-foot distance from the presentation, 75-foot distance between buildings, and a 25-foot setback, you only lower that angle to 54.5 degrees. This is the problem. We sit almost exactly on the 38th parallel north. The sun at equinox reaches a maximum of 52 degrees above the horizon. While the sun gets higher in the summer, what this building would mean is that there would be parts of Westhaven that would be in complete shadow for more than half the year. That is unacceptable. I would urge the Board to listen to the concerns of Westhaven residents.

Earl Hicks (808 Hardy Drive) – I am a resident of Westhaven and a native of Charlottesville. I come here today to say this. I don't approve of this building. I don't approve of the design of this building. I want to say that you look at generations that have lived on Hardy Drive. I stand on my porch every day. I look up and down Hardy Drive. I see kids playing in the street. I see kids running up and down the sidewalks. When in my backyard, I look up and imagine an 11-story building standing in our backyard depriving us of, not only sunshine, but locking us in. I know that some of you heard about urban renewal. Do we want to go back to that again? Do we

want to relive that? I know I don't. I am 52 years old. I have family that lived on Hardy Drive from the 70s, 80s, and onward. I am the next generation. I am speaking for the next generation. I had to say something. I could not let this pass without saying something. I am for my residents, my Westhaven community.

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Emily Axelboom (Monticello Road) – I agree with so many that have spoken tonight about the massiveness of the building, not only 11 stories tall, but 120 feet long. The height is out of scale with all the surrounding buildings. It is even out of scale with The Standard. In terms of context for each proposal tonight, I have heard you talk about your feelings about a historic door, a rooftop patio, a porch, and these small details. I have heard the community reacting to a very large structure/building. I hope you are listening closely to how those individuals that are living the closest are feeling about this project and taking their feelings at the center of your decision making. I heard at the beginning that you don't have all the power. You do have some power as individuals in this community and as the volunteers that you are on this board, I am encouraging you to use the power that you have, even if it is a small piece of a larger puzzle of ways that we can ask for changes that the community wants to see.

Gloria Beard (1116 Page Street) – It took my 30 years to buy my home. I am from Staunton. I used to come over here as a teenager to visit friends on Hardy Drive. It is 2025. They have never given these people air conditioning. That is horrible. Everybody is building up, fixing up, doing whatever. Why haven't these people been raised up? What is going on? They want to build a big and tall building. My taxes are going to go up. I work too hard. I use my social security check to pay more taxes for other people. I don't know how long I have left on this earth. You consider these people on Hardy Drive and us on 10th & Page. You can find another spot to build this 11-story building. It does not have to be right there. It cannot be all about money all the time. Think about all the people, not just some of the people.

Jessie Gamman (810 Page Street) – Everyone has already had a lot of beautiful comments. I don't think I need to add much. I hope that you support the residents of Hardy Drive and do the right thing.

Zyanna Bryant (North Downtown) – I want to make it clear that there are people in this room who have spoken to you this evening, who have been advocating for the Westhaven community for decades. Ms. Joy Johnson is an example of that. They are all examples of people, who have been advocating for this neighborhood since before I was born. Being that I am 24, this is an intergenerational fight. This is something that people, who are my age and younger are paying attention to. As someone, who is a homeowner at a young age, I am thinking about how I want to continue to invest in this community and invest in Charlottesville, the greater metropolitan area. It is important to think about what the trajectory of that future looks like. Councilor Payne is correct. This is the only public on the record forum where people can come and bring their concerns. I hope that they are being taken seriously. We appreciate your time. Thank you for not cutting anyone off who has gone off the design comment parameter. It is important to make sure that everyone feels like they have a voice, and they can make their voice heard. In 1975, there was a riot. There are historians who are on your body. It is important to remember that in 1975, there were young people who were walking from Westhaven to the Safeway. They were being harassed by the police. When we think about this idea of design and architecture and how that can either stand in the way of community or it can create open dialogue and open opportunities for community to be built. That 1975 riot is a prime example of what neighbors are fearing. It is an incident that was documented in the newspaper. It is discussed how the young people from Westhaven felt very unwelcome in that corridor, that space between Westhaven and Main Street and the surrounding neighborhoods there. It is important to think about how space will be navigated and how people will exist in space who are from Westhaven, 10th & Page, and what it looks like when students, those who have wealth, access, and privilege are put into a neighborhood where there are people who do not have as much wealth, access, and privilege and that confrontation within space and how that happens. Students are looking for affordable housing. That is the part that nobody is saying out loud. Students at UVA are not willingly just paying $2,000 for rent. If they have cheaper options, it pushes them into low-income neighborhoods. Keep that in mind.

Eugene Yong – I am a resident of Charlottesville and in the unique position of being the landscape architecture consultant for both projects: Westhaven and for LB Collective. They have their own landscape architects. We have been asked to work on the promenade or the connection from Westhaven to Main Street. We joined this project to be an advocate for Westhaven. We have not had the position to be an advocate because we were given the path on the edges of the building. We have not been able to work on the promenade or connection. We were just given a space to plant. We spent 3 years working with the community to design a real neighborhood. If you could step back and designed a neighborhood and someone built a couple block long 140-foot building right over it and you were in shadow half the year, you would think differently about it. This is from the last meeting we attended. It was the security issue. Security for white students or white people usually means violence for black, brown, and low-income people. That is something to consider as well. If there is a promenade that honors memory and history, it would have some width and breadth to it. Maybe it becomes a city and safe promenade for everyone.

Multiple letters were sent to city staff and added into the record. Those letters will be added to the minutes for this BAR meeting. The letters reiterated many of the comments made by members of the public during COMMENTS FROM THE PUBLIC.

COMMENTS/QUESTIONS FROM THE BOARD

- Staff reminded the Board that the BAR is responding to the ordinance within the City's Development Code as approved by City Council.
- There are 2 tools relative to height, massing, and scale that the BAR can use. Conditions can be adopted that might require a reduction in height or massing consistent with the City's Design Guidelines subject to the following limitations, per code:
    - BAR may reduce the allowed height by no more than 2 stories (within this zoning district).
    - BAR may require upper story step-backs of up to 25 feet (on any façade).
- Staff is concerned about some of the comments made by members of the public. The BAR is operating 'in a box' with the zoning ordinance that was not adopted by the BAR. The BAR does not have purview to change the zoning ordinance or consider "use"- the BAR's purview includes only the exterior design of the proposed building and site.
- There are conflicts between the zoning ordinance [and the Design Guidelines] that still need to be evaluated and understood.
- Since the building has more than 10 units, 10 percent of those units would have to be affordable at a certain rate. The other choice is to pay into a fund.
- If the BAR does consider a reduction of height, there will be concerns that this action is limiting affordable housing funding.
- Staff reminded that the BAR cannot require a private landowner to make their property accessible.
- The BAR discussion began with measured height of the building and how height is perceived, given the already elevated topography of the site.
- Mr. Birle stated that the building was too tall for West Main Street.
- The Chair reminded all in attendance that there would be no vote on this proposed project.
- Mr. Schwarz did state that he voted for the new zoning ordinance. Commissioner Schwarz voted for this, and that the BAR would have full control.
- Special use permits were removed from the updated Development Code because it was thought that special use permits could interfere with housing production.
- Mr. Schwarz said that there should be 25-foot stepbacks on the north, east, and south sides of this building.
- Mr. Schwarz said that the height of the building should be reduced by 2 stories for a good part of the north side, creating 2 stepbacks facing Westhaven.
- Mr. Schwarz said that the base as parking is a hostile environment for pedestrians.

- With the proposed Memory Walk, it may feel dangerous at certain times of day given its design layout. There will be lots of various lighting elements projecting onto Westhaven and 10th & Page [below].
- Mr. Schwarz did not know why the Westhaven masterplan with the walkway up to Main Street did not make it into City's overarching plan.
- Mr. Schwarz would like for the applicant to make the walkway to Main Street a reality.
- Mr. Schwarz had concerns about the height and heaviness of the tower piece coming down Main Street on the northeast corner. It is not an entry feature to the University.
- Mr. Schwarz commented on the massiveness and breaking down the façade.
- Ms. Tabony stated that there was a missed opportunity with the walkway to Main Street and incorporating the Westhaven Master Plan and engaging the neighborhood in a public partnership.
- Ms. Tabony stated that this [Memory Walk] is not a celebration of anything and feels more 'shoved out of the way.'
- Ms. Lauer asked the applicant to talk about the concept of the promenade and connecting the historic bridge with the community.
- The applicants stated that they were continually exploring ways to connect the walk to Main Street.
- From the property line, there is 20 to 25 feet of a setback to allow the access, according to the applicant.
- Mr. Zehmer did visit the site. Mr. Zehmer told the applicant that this proposed building is entirely too big and too tall.
- Mr. Zehmer also asked the applicant to engage the surrounding neighborhoods including 10th & Page and Westhaven.
- Mr. Timmerman provided feedback to listen to what the community members have said and respond to the feedback provided by the community.
- Mr. Timmerman did point out that past BAR decisions have been overturned by City Council, however the BAR is happy to take this project on [given the challenges].
- Ms. Lauer asked the applicant how they have responded to the concerns of the community in the public engagement in the spring.
- The applicant did say that the proposal does have a step-back to address the looming feeling members of the community had expressed to them previously.
- The applicant also stated that there is an additional step-back from their building and where the outdoor spaces are located.
- The applicant stated their intent is to follow the Design Guidelines and City Code. The applicant also stated that they do extensive research on the code and rules before proposing a project.
- Mr. Zehmer and Mr. Schwarz did have feedback surrounding the materiality of the building. Mr. Zehmer did state that the applicant should make the building 'pretty'.
- Ms. Lewis agrees with other members of the BAR that reducing the height of the proposed building by 2 stories is a potential path forward and further requested the applicant to voluntarily reduce the height further than 2 stories. The step-backs need to be on 3 sides.
- Ms. Lewis did ask that the materiality and architecture reflect the City of Charlottesville, there should be a 'reference to Charlottesville' in the building.
- Ms. Lewis stated the memory walk should have a direct and straight access to Main Street.
- Ms. Lewis stated that Cedar Street/8 ½ Street needs to be reinstated and directly connect to West Main Street.
- Ms. Lewis did encourage members of the public to contact the councilors and commissioners regarding the zoning ordinance and development code.

Meeting was recessed for 10 minutes until 9:40 PM.

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

BAR # 25-0084
Tax Map 29 Parcels 71,73,74,75,76
202, 204, 208 & 214 7th Street SW & 613 Delevan Street
204 & 208 7th Street SW - Individually Protected Properties
Owners:

202: Monticello Media LLC
204: William Lynch & 204-7 LLC
208: Michael J. Christian
214: 7th St LLC
613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects
Project: New multi-story, mixed-use building

- There was a prior discussion on this project and the applicant is presenting materials and information to the BAR based on the prior conversation.
- The applicant presented the proposed project to the BAR. The applicant wants to make sure that they are following the comments from the previous conversation.
- Two smaller parcels have been added to the proposed project and to incorporate the comments on the project, including a house on Delevan Street that is within a National Register Historic District, but is not City-designated.
- The applicant added pictures of the conditions of the existing buildings and deterioration of the existing buildings. The 2 existing buildings are going to be documented.
- The applicant did present the roof plans for the project. The bulk of the massing has been moved to the back of the property near the railway line.
- Most of the shadows of the proposed project are cast on the railway and on the backs of West Main Street with the change in the massing. The applicant did have shadows studies.
- The center of the building has been moved back 114 feet from the street.
- There has been a marginal increase in the size of the building. The wings of the building have been stepped down from the street.
- The applicant did remove the brick towers. It allowed for a 2-story stepping up along with the houses to pull into the street façade.
- A 1-story element was kept behind the houses and that opened into the courtyard and an amenity space.
- The primary entry space will be on the left side (A). Students will enter through that left side and exit on the right side (B).
- The applicant did present renderings of what the pedestrian experience will look and feel like as people walk along the front of the proposed project.
- The applicant is going to preserve, protect, and maintain the existing buildings as part of this proposed residential project.
- The proposed names of the 2 buildings are Hawkins Cottage/House 1 and Hawkins Cottage/House 2. Historical markers are also going to be provided.
- The vertical brick elements have been removed in response to the comments from the BAR.
- The applicant did present the landscape plan and lighting plan for the proposed building.

COMMENTS FROM THE PUBLIC

James Snyder – I am the original owner of 206b 5th Street Southwest. That is one of the cottages built in 2005. The architects have done a lovely job of talking about this project. Is this even an allowed use? I would remind you of my neighbor Paul Reeder's early discussion to you about the half-mile radius. We now face projects that show the dangers of treating student housing as if it was apartments. The 800-unit, 11-story project and this project reveal the flaws in our zoning code. It is as if the Starship Enterprise landed on a small heavily treed

village in this site. That is not really planning. That is market speculation, which has overwhelmed the community fabric. The ceiling of the RX-5 zone has become the floor. If you read the intent, it was supposed to develop duplexes, cottages, 4-plexes, middle housing. What you have now is that they have gone to the maximum. Student housing is an asset class that is economically more competitive than any other use. As long as you are allowing this, that is all you will get. They can finance it. The company that does this is skilled with this. They rent by the bed. You are not going to have any affordable housing. You are going to have student housing, and you will be selling density. You are going to get money. You are going to risk the neighborhood character. Historic neighborhoods like Fifeville will be overshadowed, destabilized, and economically displaced. Charlottesville has recognized the needs for limits. That is where the half-mile issue came up. Other universities have defined student housing as a distinct use. It is not the same as apartments. You need to have that half-mile overlay rule work and contain student housing where it belongs: within walking distance of UVA. Special use permits need to be involved. You are not getting the things that people want. There are a lot of issues with student housing that can be at odds with a community. The city is at a crossroads where we allow the market to build these starship dorms that land in our neighborhoods. We can set clear, fair, and forceful rules to protect the residents while accommodating student demand.

COMMENTS FROM THE BOARD

- There was concern and questions about the distance of this proposed project to the University Grounds.
- The applicant was told by staff that the site was outside the half-mile radius to the University Grounds.
- There needs to be clarity on the distance from the University Grounds with regards to the zoning.
- Staff reminded the BAR that this site is not within a historic district. The review is to be the compatibility of the architecture to the surrounding neighbors.
- Staff reminded the Board to continue to refer to the guidelines with this proposed project.
- Mr. Zehmer did like the improvements made to this proposed project from the prior discussion.
- Ms. Lewis did not have any concern about the demolishment of the buildings.
- Ms. Lauer also had positive comments about the changes that have been made for this proposed project.
- Ms. Tabony did say that this proposed project was inappropriate with regards to the historic neighborhood. Ms. Tabony did have hesitations about approving this possible CoA application.
- The applicant did mention that there was a setback from the street, a step-back, and another step-back to the backside of the building.
- The applicant did have concerns about the community engagement and whether community engagement would be a requirement.
- Mr. Bailey and Mr. Birle did have positive comments with the improvements made to the proposed project.
- Mr. Timmerman did have questions regarding the height of the proposed building.
- Mr. Timmerman said that the scale is inappropriate. Mr. Timmerman stated that this is a part of the zoning and a massive increase in scale.
- Mr. Timmerman wants to see a response to the surrounding neighborhoods further down the street.
- Ms. Lewis mentioned the guidelines and the applicability of the guidelines with this proposed project.
- There was discussion about the applicability of the guidelines on IPPs (Individually Protected Properties), such as this site. There was the concern of where the guidelines and zoning are in conflict.
- Mr. Schwarz said there needs to be a streetscape plan provided where it is possible. Mr. Schwarz expressed the need for more street trees where possible, especially along Delevan.

7. ~~**Staff Questions/Discussion**~~ Staff determined that due to the lateness of the hour, the discussion items will be circulated to the BAR either over email, or at the next monthly meeting.

F. Adjourn

The meeting was adjourned at 11:10 PM.

City of Charlottesville
Board of Architectural Review
Staff Report
October 21, 2025

Certificate of Appropriateness
BAR # 24-05-01
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Hotel Management LLC
Applicant: Jim Shideler
Project: Mural on east elevation





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

Prior BAR Reviews
February 15, 2022 – SUP request (22-00003) to allow use as a hotel. BAR recommended to City Council the proposed SUP will not adversely impact the ADC District, with the understanding that later alterations to the site or structure require BAR review and an approved CoA.

July 19, 2022 – BAR approved CoA for exterior alterations.

May 21, 2024 – Mural. Applicant requested deferral. 207 14th St - BAR - Mural May 2021

Application
Request CoA for a painted mural (within area of approximately 8-ft x 8-ft) on the east elevation, facing 14th Street. (See image in Appendix)

Discussion and Recommendation
At the May 21, 2024 meeting (see motion below), in accepting applicant's request for deferral, the BAR also expressed unanimous support for a mural at the proposed location; however, because the actual artwork had not been developed and citing the design guidelines [Chapter 6, Section J, as it relates to murals], the matter was deferred to allow the BAR to formally review the artwork when ready.

- May 21, 2024. Motion to accept applicant's request for deferral: Schwarz. Second: Bailey. Vote: 8-0. Note: In accepting the request for deferral, the BAR also expressed unanimous support for a mural at the proposed location; however, because the actual artwork has not been developed and citing the design guidelines [Chapter 6, Section J, as it relates to murals], the matter was deferred to allow the BAR to formally review the artwork when ready

The building's masonry walls are painted. The proposed mural will not obscure or interfere with architectural element. Additionally, the Zoning Administrator determined the proposed image will not represent a commercial sign. Staff recommends approval of the CoA.

Suggested Motions

Approval [with approval of the Consent Agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed wall mural at 207 14th Street, NW satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the request.

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. 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.

ADC District Design Guidelines
Chapter 6 Public Improvements

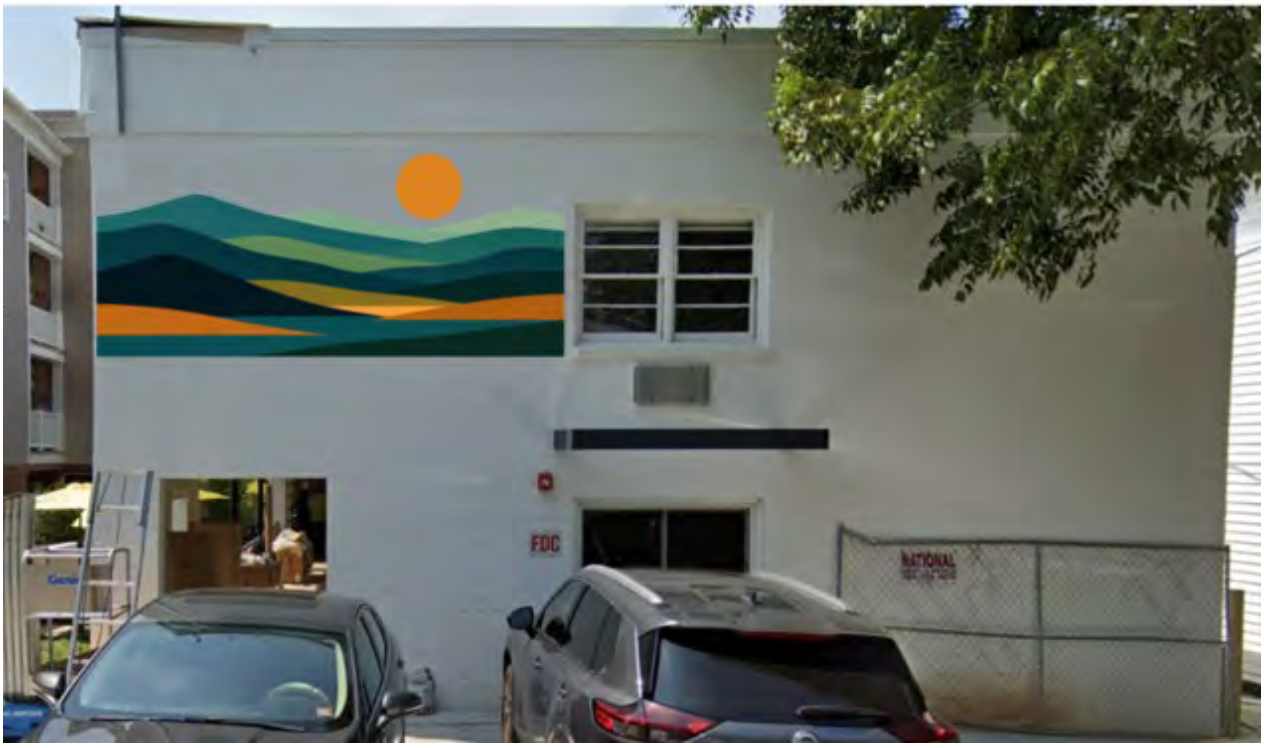
Pertinent Design Review Guidelines for Public Design and Improvements:
Chapter 6 Public Improvements
J. Public Art, Statues, & Fountains
1. Maintain existing features related to public art, statues and fountains.
2. Public art is preferred that offers a place-making role in celebrating and communicating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

Appendix

Existing 14th Street elevation



With proposed mural



City of Charlottesville
Board of Architectural Review
Staff Report
October 21, 2025

Certificate of Appropriateness Application
BAR # 25-0103
1409 University Avenue; TMP 090075000
The Corner ADC District
Owner: Tiger Investments, LLC
Applicant: Christopher Postak
Project: Blade sign installation





Background
Year Built: 1920 (interior core constructed in 1891)
District: The Corner ADC District
Status: Contributing

The Chancellor Building (1403-1415 University Avenue) was built in 1920 encapsulating an 1891 structure and is a fine example of early 20th-c. commercial buildings on the Corner. Historical survey provided.

Prior BAR Reviews:
November 5, 2015 – Administrative CoA in conjunction with sign permit, approval for awning with text, window and door signs. (See Attachment 1.)

Application
- Applicant submittals: *Insomnia Cookies* [blade] sign proposal, 3 pages, dated Dec. 13, 2024.

CoA request for installation of a two-sided blade sign on the façade above the existing awning.

Discussion and Recommendation

Sign permit and CoA approved in 2015 permitted signs on the window, door, and face of the cloth awning, below left. (The large logo was then installed on the door, with only the approved text installed on the window.) Possibly in 2022, decorative-line graphic was added below the window sign and an *open sign* with logo was installed inside, but not on the window. (Until the 2024 code change, the *open sign* was not regulated as a sign.)

Excluding the *open sign*, there are three building signs at this business. The current signage meets the sign regs, which allow here a maximum of four signs, with a maximum total area of 30-sq. ft. Additionally, the signage does not obscure more than 50% of the glass panels*. However, the ADC District Design Guidelines for *Signs, Awnings, Vending & Cafes* (Ch. V, section A) limit a business to ***two permanent signs***. The 2015 approval permitted three. Adding a fourth, the blade sign, requires a CoA. (* Per the Design Guidelines, the window signs cannot obscure more than 20% of the glass. The existing signs are within that threshold.)

For a single business with the Corner ADC District, multiple signs and multiple types of signs are not uncommon. Staff recommends approval of the requested blade sign, with the conditions offered on the motion for approval.

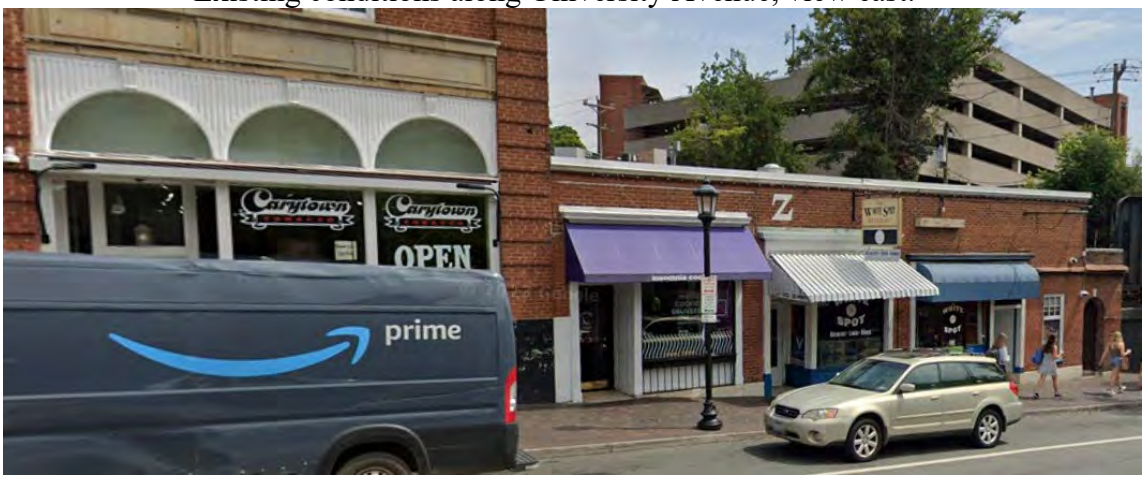
Approved rendering, 2015.



Existing signs.



Existing conditions along University Avenue, view east.



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 blade sign at 1409 University Avenue satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following conditions:

- Unnecessary wires, conduit, or cables will be removed from the storefront façade.
- Excluding removal, any alterations to the existing signage and/or decorative graphics (per the current photo), including the *open sign*, will require a new sign permit and/or CoA.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed blade sign at University Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: […]

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. 4.11. Signs
4.11.3. Sign Permits
A. Permit Required

[…]

2. 2. For signs within an ADC District, HC District, Entrance Corridor, or an IPP, a Certificate of Appropriateness will be issued in lieu of a Sign Permit according to 5.2.6. Minor Historic Review, 5.2.7. Major Historic Review, and 5.2.8. Corridor Review

4.11.F. [Signs in] ADC Districts, HC Districts, Entrance Corridors, and IPPs:

1. The character of all signs must be harmonious with the character of the structure on which they are to be placed. Among other things, consideration will be given to the following:
    a. Location of signs on the structure in relation to the surrounding buildings;
    b. Use of compatible colors;
    c. Use of appropriate materials;
    d. Size and style of lettering and graphics; and
    e. Type of lighting.
2. Notwithstanding any contrary provisions of this Division, the restoration or reconstruction of an original sign associated with an IPP is permitted, provided the establishment identified in the sign is still in operation at that location.

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. 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 5 – Signs, Awnings, Vending, and Cafes

A. Signs

[…]

4. Number of permanent signs
   a) The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
   b) In commercial areas, signs should be limited to two total, which can be different types.
   c) A buildings should have only one wall sign per street frontage.

APPENDIX
Prior BAR Reviews for The Chancellor Building

Relating to 1413 University Avenue:
July 21, 2015 – Awning approval.

Relating to 1413.5 University Avenue:
August 18, 2015 – Window repair and replacement

Relating to 1415 University Avenue:
August 19, 2003 – Façade renovations approved
October 21,2003 – CoA for revised façade design
November 20, 2018 – Storefront rehabilitation approved
February 20, 2019 – CoA approved for sign options

Sign Application and Permit

Please return to: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902
Telephone (434) 970-3182 Fax (434) 970-3359

For directional signs on the Downtown Mall, please include $125 permit fee per sign. For all other signs, please include $75 permit fee per sign. For an Optional Comprehensive Sign Package, please include a single fee of $250.

Project Name/Description Insomnia Coolkies Parcel Number
Address/Location 1409 University Ave Charlottesville Va
Owner Name Tiger Investments Applicant Name Michael Sannuti

A. Property Owner Information
Address 1900 Arlington Blvd Suite A
Charlottesville Va 22905
Phone Number [redacted]
Email [redacted]

B. Property Owner Permission
I, the undersigned, owner of the property on which this sign is to be erected, have read this application and hereby give my consent for this sign to be erected on my property/building.

Signed

C. Applicant's Information
I, the undersigned, agree to abide by all conditions of the City Sign Ordinance and Building Code in the erection of this sign, and understand that my permit can be revoked at any time for just cause.

Signed
Print Name Michael Sannuti
Company Name Insomnia Coolkies
Address 10 Campus Blvd Newtown Square Pa 19073
Phone Number [redacted]
Email [redacted]

*Awning sign with Sunbrella color Concord No. 4665-000 Fabric (not vinyl)

D. Sign Description
Type: *Freestanding ____ Projecting from wall ____ Flat against wall ____ *Monument ____ Other ____
Size: Width 7.5' * Height 24" * Number of Faces 1 = 15 sq ft Total Sq. Ft.

Max height: _____ Min clearance: _____
Lighted? N (Y/N) Internal ____ External ____

Make a sketch of your sign on the back of this form, showing what the sign will look like. Include colors, wording, materials, dimensions, and clearances.

E. Sign Location Information
Street Address 1409 University Ave

Is this sign replacing a previous sign, either for your business or a previous business? Y (Y/N)
If yes, list on the back of this form the signs being replaced and the size of each.
Where on the property is the sign to be located? Above Front door: Awning replacement

Are there other signs on the property? Y (Y/N)
If yes, list these other signs and their sizes on the back of this form, even if they are not for your business. Window signage - See rendering

**New signs with concrete footings/foundations are required to get a building permit before any concrete placement. Contact NDS at 434-970-3182*

For Office Use Only Sign Permit No. _____
Tax Map _____ Parcel _____ Zoning _____
BZA Case No _____ Date _____
BAR No _____ Date _____
Conditions of Approval: _____

Approvals:
Zoning Administrator
Preservation & Design Planner (EC or ADC districts only)
Date: Nov. 5, 2015

Amt Paid: 75.00 Cash/Check # 014282 Date paid: 10/19/15 Received by: O. Evans

OTIS-00502

*Condition: Keep existing trim above awning
Fabric awning (not vinyl)

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $375 application fee. For all other projects requiring BAR approval, please include $125 application fee. For projects that require only administrative approval, please include $100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Tiger Investments Applicant Name Michael Sannuti
Project Name/Description Insomnia Cookies Parcel Number 090075000
Property Address 1409 University Ave Charlottesville Va 22903

Applicant Information
Address: 10 Campus Boulevard Newtown Square Pa 19073
Email: [redacted]
Phone: (W) [redacted] (H)
FAX:

Property Owner Information (if not applicant)
Address: 1900 Arlington Blvd Suite A Charlottesville Va 22905
Email: [redacted]
Phone: (W) [redacted]
FAX: [redacted]

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

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature 10/13/15 Date

Michael Sannuti 10/13/15
Print Name Date

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

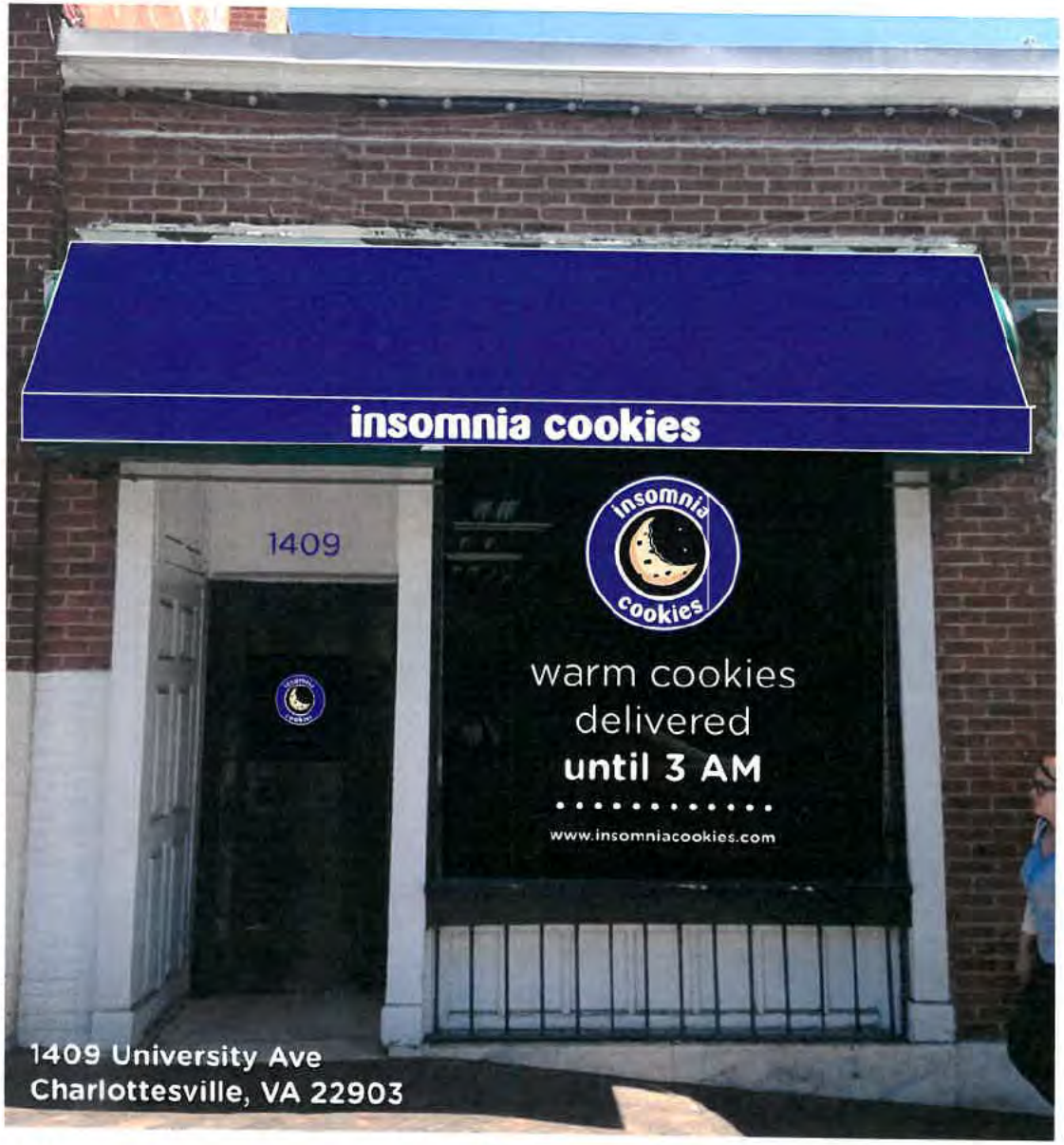
Description of Proposed Work (attach separate narrative if necessary): Tenant fit out. Add plumbing lines in accumulation of Retail Bakery. Flor Finishing Add on Bathroom

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

For Office Use Only
Received by: O. Ebanks
Fee paid: 100.00 Cash/Ck. #014283
Date Received: 10/19/15

Approved/Disapproved by: M.J. Scala
Date: Nov. 5, 2015
Conditions of approval:

P15-0165



1409





Purple is PMS 2695 (CMYK 91/100/0/49)
Dark Brown is PMS 465 (CMYK 20/32/58/0)
Light Brown is PMS 467 (CMYK 9/15/34/0)

*All measurements are estimates and MUST be confirmed in the field

opaque cloth awning with painted graphics

roughly 7.5' wide, exact size TBD

insomnia cookies

insomnia cookies

Insomnia Cookies #77 ● Charlottesville, VA

BLADE SIGN

PRELIMINARY	13/12/24	DG

REF. #XXXXX

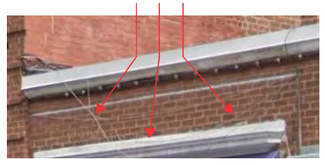
International Neon
Fran Derkson
1-800-906-NEON
fran@neon.ca



CLEARANCE: ±148"

PROPOSED

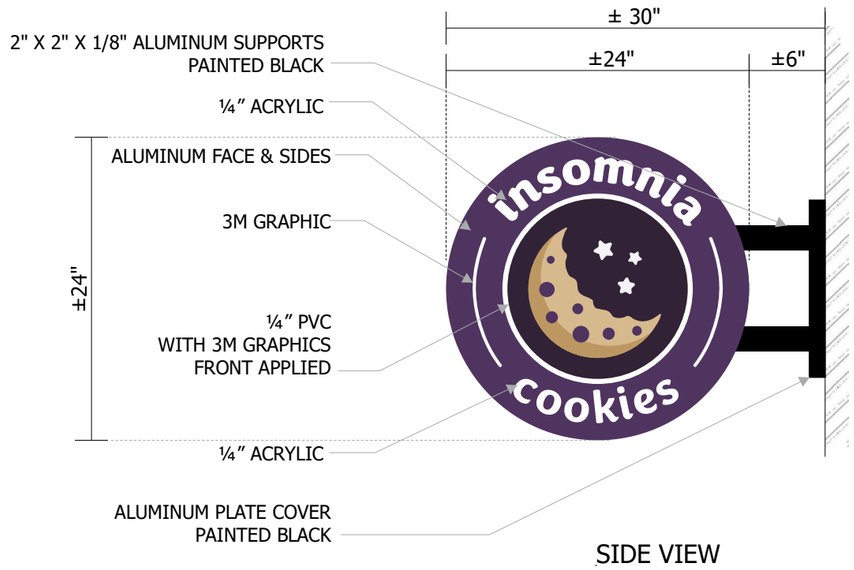
EXISTING WIRING TO BE REMOVED OR RELOCATED BY OTHERS



EXISTING







SIDE VIEW

FRONT VIEW

A **NEW NON-ILLUMINATED D/F BLADE SIGN**
ALUMINUM C/W ¼" ACRYLIC & 3M GRAPHICS

SCALE: 3/4" = 1'-0"

X1

AREA: 4 ft² PER SIDE
WEIGHT: 55 lbs

- PANTONE 2627 C
- PANTONE 276 C
- PANTONE 467 C
- PANTONE 465 C
- PANTONE 663 C

EXACT ATTACHMENT DETAILS TO FOLLOW

SITE CHECK REQUIRED

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

Insomnia Cookies #77 • Charlottesville, VA

International Neon

CLIENT:	Insomnia Cookies	SITE:	Insomnia Cookies #77 • Charlottesville, VA	DRAWING:	
ADDRESS:	10 CAMPUS BOULEVARD	ADDRESS:	1409 UNIVERSITY AVE	DATE:	REV. DATE:
CITY:	NEWTON SQUARE, PA P.C.: 19073	CITY:	CHARLOTTESVILLE, VA P.C.: 22903	SCALE:	DRAWN BY:
TEL:	FAX:	TEL:	FAX:	DIR:	2024 \ INSOMNIA_COOKIES \ 77_CHARLOTTESVILLE_VA \ CDR

5790 Ferrier
Mont-Royal QC CA
H4P 1M7
Tel: (514) 937-0044
Fax: (514) 938-2056



AERIAL VIEW

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

Insomnia Cookies #77 • Charlottesville, VA

International Neon

CLIENT:	Insomnia Cookies	SITE:	Insomnia Cookies #77 • Charlottesville, VA	DRAWING:	
ADDRESS:	10 CAMPUS BOULEVARD	ADDRESS:	1409 UNIVERSITY AVE	DATE:	REV. DATE:
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TEL:	FAX:	TEL:	FAX:	DIR:	2021 \ INSOMNIA_COOKIES \ 000-VINYL-REBRANDING-2021 \ 77_CHARLOTTESVILLE_VA \ CDR

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City of Charlottesville
Board of Architectural Review
Staff Report
October 21, 2025

Certificate of Appropriateness Application
BAR 21-02-03
1331 West Main Street, Tax Parcel 100006000
Owner: MKV Property LLC
Applicant: Jozo Andelic
Project: Exterior painting





Background

Year Built: ca. 1965
District: West Main Street ADC District
Status: Contributing

Constructed for the University Diner--famous for its grilled donut and ice cream sandwich—it replaced a former railroad or trolley car, reportedly installed at the site in 1928 (see photos in Appendix). Prior to the 1920s, the site appears to have been undeveloped. The West Main façade featured decorative cinder block at the entrance (covered with cement panels in 2013).

Prior BAR Reviews

September 2013 – BAR approved (8-1) exterior painting and the covering of the decorative cinder block façade feature with cement boards. (CoA granted after-the-fact.)
Link to application and staff report: 1331 West Main - Sept 2013

February 17, 2021 – BAR (4-4) did not approve requested CoA to paint the exterior brick.
Meeting minutes in Appendix. Link to application and staff report: 1331 West Main - Feb 2021

Application

- Applicant's submittal: Photo of existing building detailing areas to be painted, photo of building with similar color scheme to demonstrate desired color. (Assembled by staff Oct. 13, 2025)

CoA request to paint exterior, including unpainted brick (on building and low wall at sidewalk), metal roof flashing/coping, and metal frames at storefront and entry door. Note: While the conceptual color schemes show an upper, horizontal muntin in the storefront, no changes are proposed to the existing.

Discussion and Recommendation

Painting the metal storefront and entrance door. Staff recommends approval of the request, provided the metal will be appropriately cleaned and primed and an appropriate paint is used to assure a durable, quality finish.

Repairing and repointing the brick (building and wall at sidewalk). This is considered maintenance and repair, which does not require a CoA. However, the wall at the sidewalk has long needed repair. In any approval—and regardless of allowing the masonry to be painted or not--the BAR should include a condition that requires timely maintenance and repair of the wall.

Painting the unpainted brick at the sidewalk wall. Staff recommends approval of the request with the required maintenance and repair noted above.

Painting the unpainted brick at the building. The BAR's discussion in February 2021 did not result in a consensus decision. The opinions were, generally, split on the following:

- The design guidelines recommend against painting unpainted masonry.
- Painting is not reversible.
- Repair and clean the brick to maintain the building's 1960s character.

Versus:

- BAR has approved painting of masonry.
- Uninspiring architecture; has lost its defining character; would not oppose razing it.
- Brick is uninspiring; color would make composition/design more legible.
- Brick is not the predominant material.

Proposed color schemes. Staff finds the colors appropriate and recommends approval, allowing the applicant to select the final scheme.

Staff suggests BAR consider one of three options:

1. Approve the painting.
   - This building and the five adjacent on West Main date between the 1940s and 1970s. All are brick; two are painted.
   - While part of the West Main ADC District, this block is more associated with The Corner, of which eight of the brick buildings on University Avenue are painted.
2. Approve the painting of the sidewalk wall, the building entrance, and the metal storefront, but exclude painting of the unpainted brick on the primary façade [at the storefront].
   - While the brick essentially serves to frame the featured storefront, the alignment and coursing of the narrow brick accentuates the masonry, especially at the west corner.
   - Painting the low wall will improve the appearance (if maintained) and accentuate the unpainted brick on the façade.
3. Approve the painting of the [painted] building entrance, coping/flashing, and the metal storefront, but exclude the painting of any unpainted masonry.
   - The design guidelines recommend against painting unpainted masonry.

With an approval, staff recommends the BAR consider the following conditions, as applicable:

- Brick and mortar be repaired and repointed prior to painting.
- The paint be appropriate for application to unpainted masonry.

- Prior to painting the metal storefront and entrance door/frame, the metal will be appropriately cleaned and primed to assure a quality finish.

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 painting at 1331 West 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 application as submitted.

Or, [as submitted with the following **conditions**…] (See above.)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed painting at 1331 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: […]

Criteria 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. 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 4 Rehabilitation

Pertinent Guidelines for Rehabilitation:
H. Masonry
1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
   a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
   b. Do not repoint with a synthetic caulking compound.
4) Repoint to match original joints and retain the original joint width.
5) Do not paint unpainted masonry.

Maintenance Tips
- Use knowledgeable contractors and check their references and methods.
- Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
- Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
- Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.

- Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
- Repair leaking roofs, gutters, and downspouts; secure loose flashing.
- Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
- Caulk the joints between masonry and window frame to prevent water penetration.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- Clean unpainted masonry with the gentlest means possible.
- The best method is low-pressure water wash with detergents and natural bristly brushes.
- Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
- Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
- Avoid freezing conditions when using water or water-based chemicals.
- Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
- Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

K. Paint

1) Do not remove paint on wood trim or architectural details.
2) Do not paint unpainted masonry.
3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
5) Use appropriate paint placement to enhance the inherent design of the building

Appendix:

Undated (pre-1965)



1980 (NDS)



1996 (NDS)



c2013 prior to alerations (BAR application #13-09-02)



2013 following alerations (BAR application #13-09-02)





BAR Meeting Minutes, February 17, 2021
Excerpts re: 1331 West Main, CoA BAR 21-02-03

Staff Report,– This is a COA request for 1331 West Main Street, which is actually in the West Main Street ADC district that extends down to The Corner there. This is a circa 1965 building. The West main facade features decorative cinderblock on a covered entrance that was original to the building's construction. Back in 2013 the BAR did approve of the exterior painting of the cinder block. There were some cement boards that were painted. The applicant is requesting to paint the brick that you see. This includes the brick on that front wall that you see with a whitewash. They're willing to comply with whatever recommendation that the BAR would have on that. There is some of the non-brick that they'll be painting in a dark gray color. We recommend approval with some conditions. While the design guidelines discourage painting on painted masonry, the building's relative lack of architectural distinction and recent construction date merits some exception.

Typically if it's a brick building prior to the 1920s,1930s simply because of the nature the masonry, you don't want to put paint on it. That's not a problem with the paint as far as mechanical properties of the brick. Aesthetically, the owner wants to brighten this up. It's got a little bit of a used back in the corner look. That's caught the intent here. We recommended approval with some strong recommendation that the brick and mortar be repaired prior to any white washing. We want to recommend that they use a mineral paint suitable for painting on masonry surfaces.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

COMMENTS FROM THE BOARD
Mr. Lahendro – When it changes hands and there is another owner and the brick has been whitewashed, what is to keep the new owner from painting it a solid white?

Mr. Werner – Those are legitimate questions. This is where a lime paint and traditional whitewash would be preferable to any paint or product.

Mr. Lahendro – Once it is painted, we cross the line.

Mr. Zehmer – You said our guidelines discourage painting on painted masonry. Is that the exact verbage?

Mr. Werner – "Do not paint on painted masonry."

Mr. Zehmer – That doesn't sound like discouraging. It sounds like a direction.

Mr. Werner – I am offering it in terms of the traditional whitewash. I don't call it painting. The BAR has historically considered the painting relative to the age of the brick as a condition. It is a recommendation. My preference would have been to not paint the front wall. There's relatively little brick. There's absolute minimal brick on the building. The wall changed things for me.

Mr. Gastinger – In my experience, it has been very seldom and very few examples when we've allowed painting brick. It is in very inconsequential locations or more contemporary locations. This might qualify. It's pretty awful brick all around. There is nothing pretty distinguishing about it.

Mr. Bailey – To the question of who is going to stop a future owner from painting something else, the answer is the BAR.

Mr. Gastinger – They don't have to come to the BAR to paint a wall.

Mr. Schwarz – If we approve whitewash, we are approving 'forever' paint

Mr. Lahendro – In the future, they don't have to come to the BAR.

Mr. Zehmer – It becomes painted maintenance masonry.

Mr. Schwarz – The color of the paint does have to go to staff. We approved a complete demolition of a brick façade. The part that remained is now completely painted. We have definitely made exceptions before. If this building came to us for a demolition permit, I think it might have a good chance of being approved. I cannot deny painting brick that I would allow it to be demolished.

Mr. Lahendro – I disagree with that. It is a characteristic, 1960s design. It is perfectly appropriate for when it was built.

Mr. Bailey – Therefore, we should maintain historically, drab, useless architecture.

Mr. Mohr – That's really the question. Do we collectively believe or is there enough belief that this is an architecturally significant building?

Mr. Schwarz – I think we have voted to demolish much more significant buildings in the past. That is where that comment came from.

Mr. Mohr – The chicken place on West Main is an architecturally significant building. It has a whole lot of character. I wouldn't want to see anything happen to that. Is this building architecturally significant? It doesn't feel that it is well defined. It is a messy picture. It is hard to tell.

Mr. Lahendro – That's a distinctive, interesting, textured, concrete block. It is a great classic 50s/60s design.

Ms. Lewis – It doesn't look the same. I love the look of that photo.

Mr. Zehmer – You also have some plantings in front of that block.

Mr. Lahendro – If the purpose is to make this stand out, it seems that there are other ways to do that besides just painting the brick.

Mr. Zehmer – The sign on the original University Diner could have been a character defining feature. It is not there anymore.

Mr. Gastinger – I think the elegance of that little façade is proportional in its composition. I don't think giving it a whitewash really changes that. If anything, it might make it more legible, given all of the things that have come up.

Mr. Werner – They want to 'freshen' it up. That was the word that they used.

Mr. Lahendro – Put some interesting plants in. Put some colorful umbrellas out in the front.

Mr. Gastinger – Are the planters going to change?

Mr. Werner – Nothing was said about that. There are some problems with the brick. It needs to be stabilized. The planters look like they are tacked on top of this. It is not anything internal. At the back wall, it is interesting and unique. I don't know what is going on. I think they want to do something about the brick. They don't know what. The next step is to whitewash it. We're not here to design it for them. In looking at this, we can mention other things. There are opportunities to request some things.

Mr. Gastinger – If they design a different canopy and painted with a different color, it could be interesting.

Mr. Mohr – I would say that the wood needs to come off of the top of the walls. The one thing that I would wonder about is whether we let them do something with the railing. The railing seems inappropriate to that building. Do you let them do something with the railing and change the paint? The storefront is different than what was there. The unfortunate thing is that they painted the block.

Mr. Lahendro – Let's have them take the paint off.

Mr. Gastinger – If you look at the corner, you can actually see the block. There is some sheet that covers the block.

Mr. Mohr – Maybe the thing to do is to clean the thing up. That underside of that canopy looks like oily, formerly white paint. The canopy is bad. The planters are bad.

Mr. Schwarz – There are a lot of things we can offer them that they can do to this. We have an application for whitewashing the brick and painting. Maybe we don't have enough votes for that. If we don't, we can deny it real fast. I would vote in favor of the application. I think staff's note about the masonry that it be specified in point with Portland cement. I would be willing to approve this.

Ms. Lewis – I am a little in concurrence with Mr. Schwarz. I think the character defining features from the submission aren't there anymore. It's not the same building. The brick is not the predominant material here. It really is a storefront look that was much more interesting several iterations before. I would support this with the caveat that the brick be repaired. There is a lot that can be done here. It's not our job to design for this property owner.

Mr. Zehmer – Where I struggle with it is the wording with our motion. It says that it meets the BARs criteria. The BARs criteria states to not paint unpainted masonry. If you're going to word it that way, I am not going to be able to support it.

Mr. Schwarz – The reason that this could not be on the Consent Agenda is if we do approve it, we need to state why. The 'why' is the exception. My thought on why we even exist at all as a board is because if everyone had to follow the guidelines word for word, staff could handle it.

Ms. Lewis – The brick is a surround. It's not the primary material. That's what I would say. I would feel differently if we had a submission to paint the historic building to the right. It is two stories and has a lot of brick on it. I think that's what our guidelines are going towards. I see the brick as a trim. It was the material used as a trim in a storefront looking building half a century ago. It has lost its defining features.

Mr. Werner – It's a building that's owned by someone. They're leasing it to someone who uses it as a restaurant. It's that struggle of a business that sees a way to liven up the space and the building owners that own real estate. That's some of the tension I suspect here. Having had several conversations with the owner of the restaurant, they're very much open to taking a look behind that wall. If that's just a panel there, that's something that could be removed, I don't have any problem offering people recommendations consistent with revealing the history of the building.

Mr. Zehmer – If you removed that panel of that historic block, the contrast in color between that and the brick is striking. If you painted the brick white, it loses that contrast.

Mr. Schwarz – Mr. Lahendro and Mr. Zehmer are "no's." Where do you stand Mr. Gastinger?

Mr. Gastinger – I would be in favor if the planters are removed, the wall is repaired, and we make sure that wall to the east has a single line to it.

Mr. Werner – You are talking about that panel?

Mr. Gastinger – It looks like there is a missing a top part of the wall. I would prefer the restoration that we have been discussing. That would be in keeping with the original design. Given the application as it is, I would be in support with those caveats.

Mr. Mohr – I do think somebody could go at this in more sophisticated fashion, cleaning the brick, use a darker mortar, do things like that to make the brick come out, and remove the boarding. I think there are options to make what's here work a lot better than it does. I understand what they're trying to do as well. I'm a little conflicted about it.

Mr. McClure – It is a drab building. This will improve how it looks.

Motion – Mr. Schwarz – Having inserted the center set forth in the city code including ADC district design guidelines and moved to find the proposed painting at 1331 West Main Street satisfies the BARs criteria is compatible with this property other properties in the West Main Street ADC district. The BAR approves the application as submitted with the following modifications:

- We would like to see them remove the wooden planters.
- We would like to see them repair the masonry before painting and repair properly using the correct masonry mortar.
- We would recommend that they investigate what's underneath the green paneling to see if the concrete block can be salvaged.
- The paint should be intended for matte mineral paint or something that is intended for use on masonry.
- The exception is due to the secondary nature of the material and on the building and the more contemporary and the more recent brick installation.

Second by Ms. Lewis. Motion does not pass 4-4.

Motion to defer application to next month –
Mr. Zehmer – Second by Mr. Gastinger – Motion passes 8-0.

1331 West Main Street, The Fig: BAR October 13, 2025

Existing





1331 West Main Street, The Fig: BAR October 13, 2025

Existing



1331 West Main Street, The Fig: BAR October 13, 2025

Existing



1331 West Main Street, The Fig: BAR October 13, 2025

Historic Diner - pre-1965

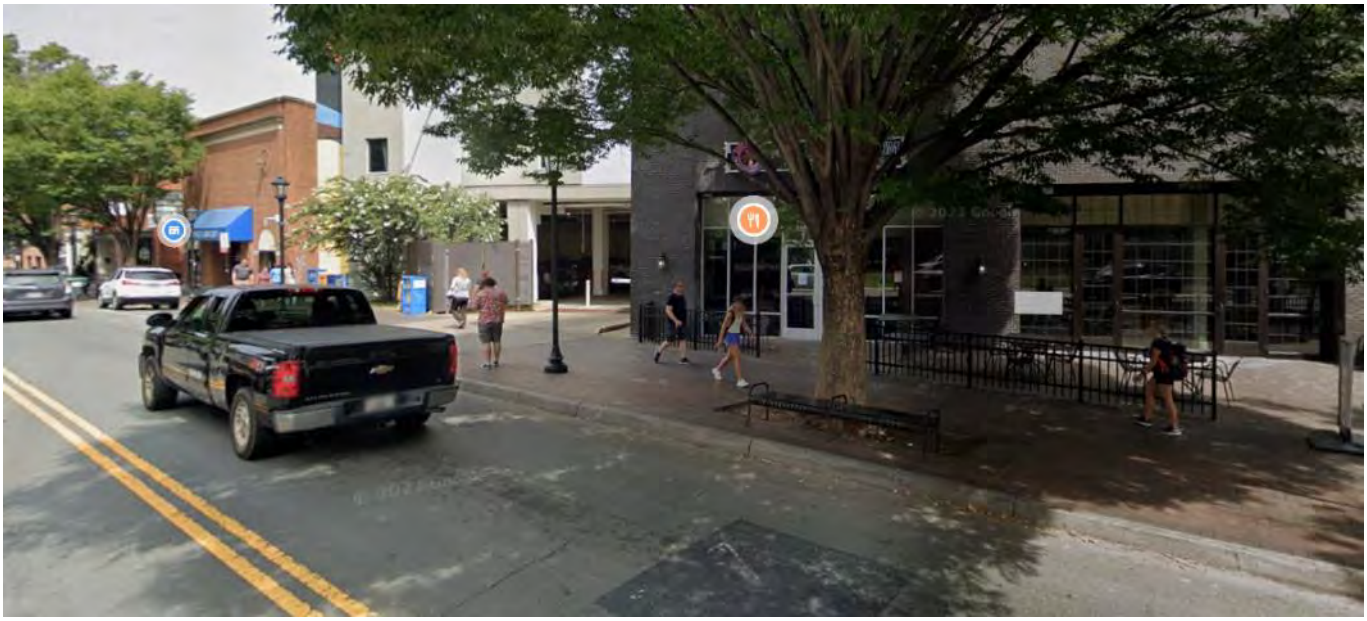


1331 West Main Street, The Fig: BAR October 13, 2025

Existing - nearby structures







1331 West Main Street, The Fig: BAR October 13, 2025

Proposed - Conceptual Color Schemes

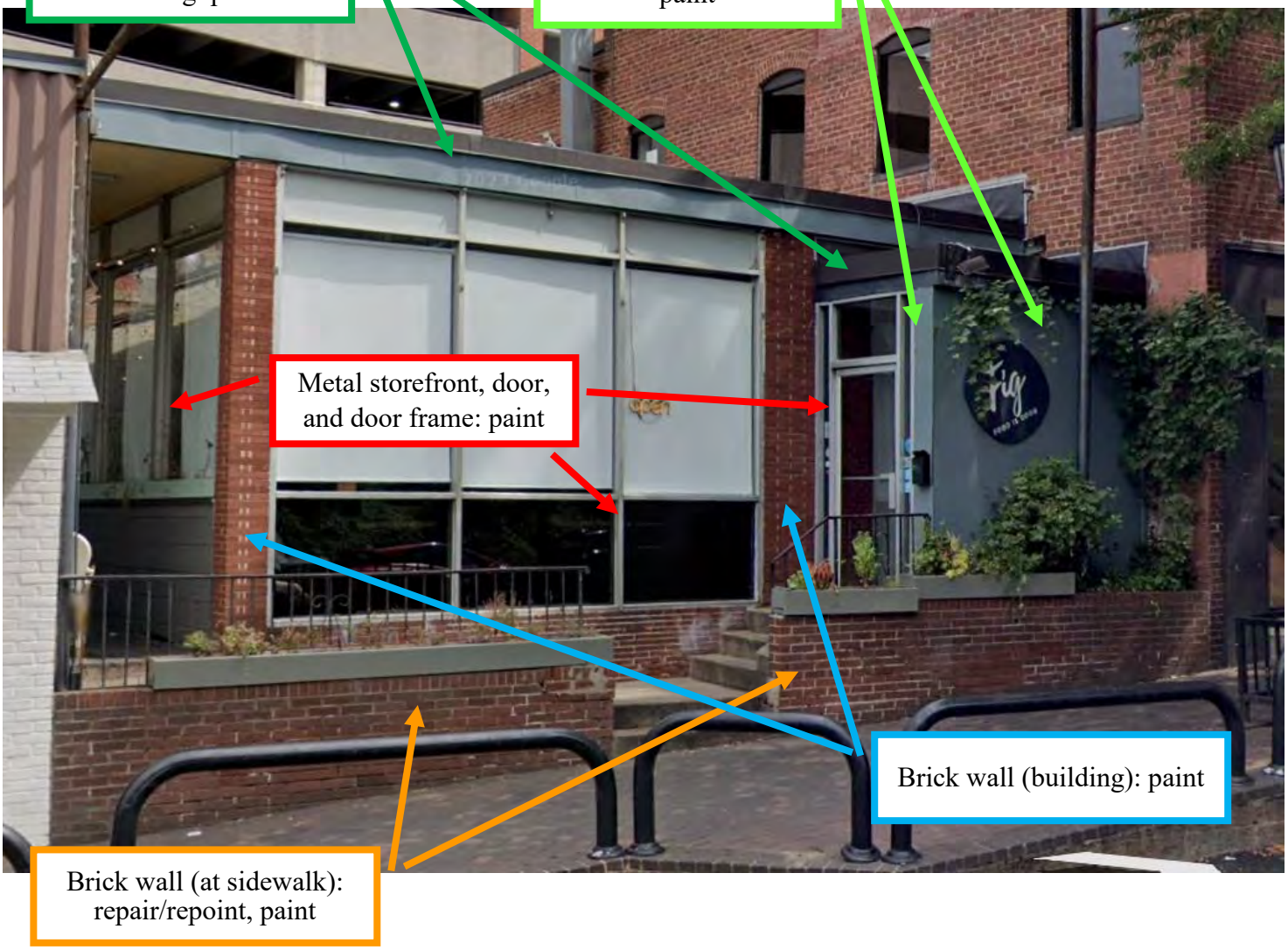






1331 West Main Street, The Fig: BAR October 13, 2025

Proposed - Proposed Alterations



City of Charlottesville
Board of Architectural Review
Staff Report
October 21, 2025

Certificate of Appropriateness Application
BAR # 25-0107
530 East Main Street; Tax Parcel 530077A00
Downtown ADC District
Owner: RJD&P, LLC
Applicant: Andrea Nelson
Project: Fencing and gate installation





Background
Year Built: c. 1910, 1953-54,1981; Additions: 1988.
District: Downtown ADC District
Status: Contributing

The primary brick building visible from the Mall is a 1988 addition to the original, single-story structure (which includes 534 E. Main Street). The historic core is all that remains of a 15-bay, three-story brick factory dating to the early 1900s. The Irving, Way, & Hill Company functioned as both livery and carriage manufacturer throughout the first quarter of the century. After a fire in 1953, the top stories were removed and surrounding outbuildings demolished, (see maps in Appendix). Further alterations to the façade and site began in 1981, including replacement of the original segmental-arched windows, construction of the brick building, and the courtyard [facing the Mall], (see Attachment 1).

Prior BAR Reviews (See Appendix.)

Application
- Submittal: Images and plan, 8 pages, dated Oct 13, 2025 with staff notes.

CoA request to install new 42” metal fence above brick walls, replace metal gate, and replace metal handrail at entry walk.

Discussion and Recommendation

Replacement of the existing gate: Staff finds the proposed gate appropriate and recommends approval.*

Replacement of the existing handrail at the sloped walkway: Staff finds the handrail appropriate and recommends approval.* (Height will be as required by code.)

Installation of fence at upper brick wall: Staff finds the proposed design is appropriate and recommends approval.* Relative to the proposed 42" fence height, with the brick wall, the top of the fence will be approximately 6'-6" above the walk at the front corner and approximately 5'-0" above the walk at the gate pier. The ADC District Design Guidelines for Site Design and Elements (Chapter 2) recommends *fences should not exceed six (6) feet in height in the side yards.* The BAR should determine if the overall height is appropriate at this location.

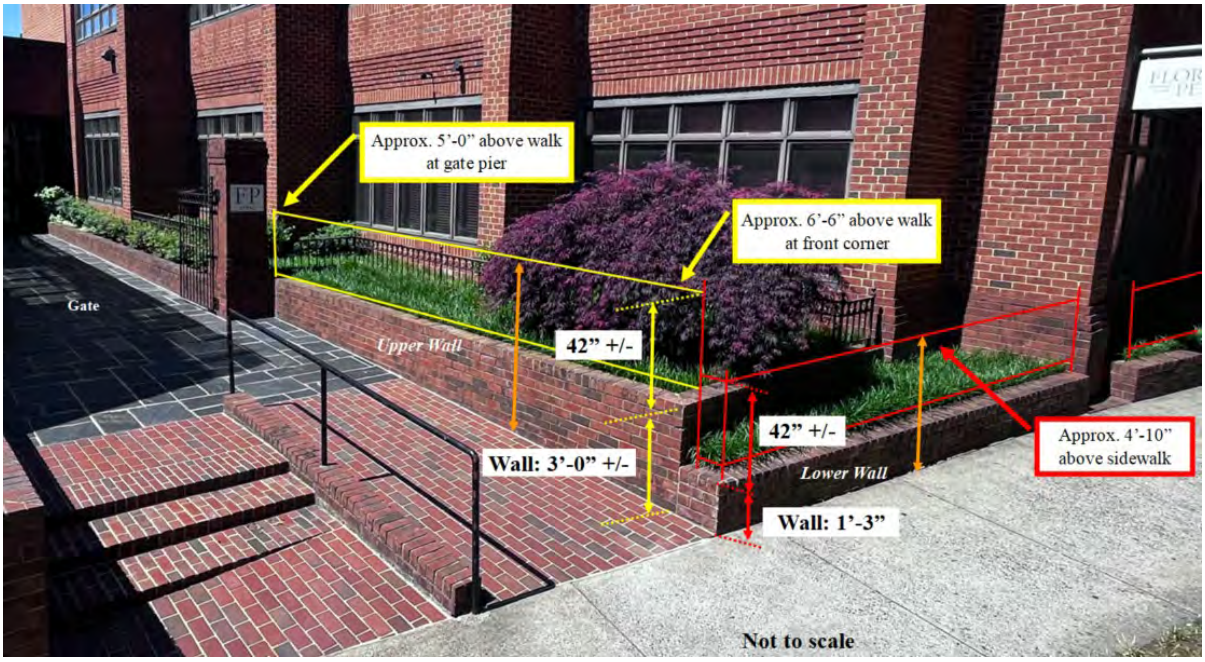
(* Had the height of the proposed fencing not exceeded 48" above the sidewalk [at the front corner], staff would have administratively approved the upper wall fence, the handrail, and the gate. Additionally, while the upper wall is in a *side yard*, design staff was not comfortable administratively reviewing the fence/wall height as proposed.)

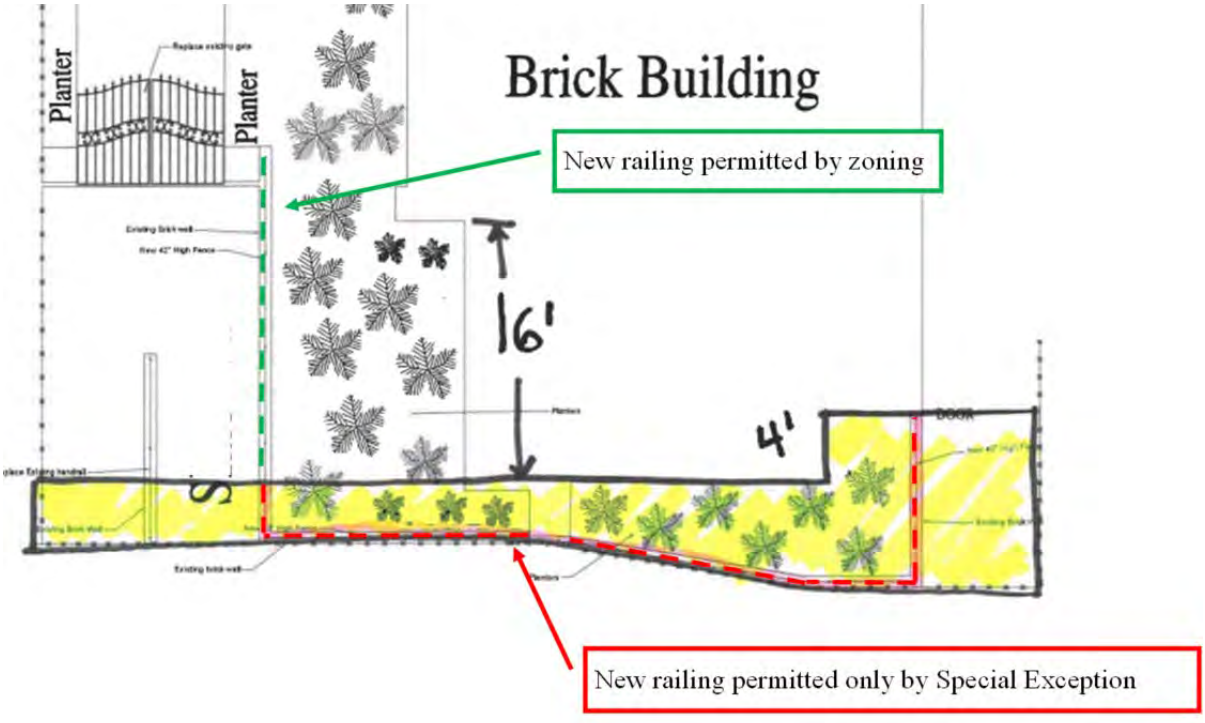
Installation of fence at the lower brick wall: Staff finds the proposed design is appropriate and recommends approval. Relative to the proposed 42" fence height, with the brick wall, the top of the fence will be approximately 4'-10" above the walk. The ADC District Design Guidelines for Site Design and Elements (Chapter 2) recommends *street-front fences or walls should not exceed four (4) feet in height from the sidewalk or public right-of-way*. The BAR should determine if the fence height should be reduced to approximately 2'-9", resulting in the top of the fence being within 48" +/- of the sidewalk.

Additionally, this parcel is zoned DX, for which a fence in the *front yard* is permitted only with City Council approval of a Special Exception (City Code Chapter 34, Section 5.2.15). The Zoning Administrator determined that the lower wall is within the front yard (see sheet 4 of the submittal). The applicant has sought relief via a SE request and submittal of a development plan (PL-25-0119), see Attachment 2.

> Per Section 5.2.15.C.1.c.: "When the property is within an ADC district, [the] Administrator will refer the application to the BAR for review as to whether the proposed exception will have an adverse impact on the district, and for recommendation as [to] reasonable conditions which, if imposed, would mitigate any such impacts. The BAR must submit a written report of its findings in support of its recommendation to City Council."

Should the BAR approve a CoA that includes a fence at the lower wall, any changes and/or conditions related to the lower wall [or front yard] fence will serve as the BAR's recommendation to Council. Council approval of the Special Exception is then necessary for the CoA to be applicable to the lower wall fence.





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 fence, gate, and rail installation at 530 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 application as submitted.

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 the proposed fence, gate, and rail installation at 530 East Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: […]

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. 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

Appendix

Prior BAR Reviews

Reviews attributed to 534 East Main Street:

- September 16, 1986 – Preliminary discussion. Additions at 534 E. Main Street.
- October 28, 1986 – CoA approved for additions to the building and installation of receiving antenna on roof.
- December 17, 1987 – Partial CoA for design concept (except site plan).
- July 8, 1988 – Special meeting: Review of changes to site plan (Ryder Center).
- July 26, 1988 – Alteration to site plan; CoA approved with conditions following stop work order.
- June 5, 1989 – CoA approved for fence on Water Street.
- October 15, 1991 – CoA approved for alteration of landscape design: use of wire in lieu of wood trellis at walkway
- March 18, 1997 – CoA approved for window replacements.
- December 19, 1997- Administrative CoA approved for three window awnings at rear façade.
- April 4, 2001 – Administrative CoA approved to replace wood trim on the building with aluminum cladding.
- November 4, 2008 – Administrative approval for roof maintenance and repair.

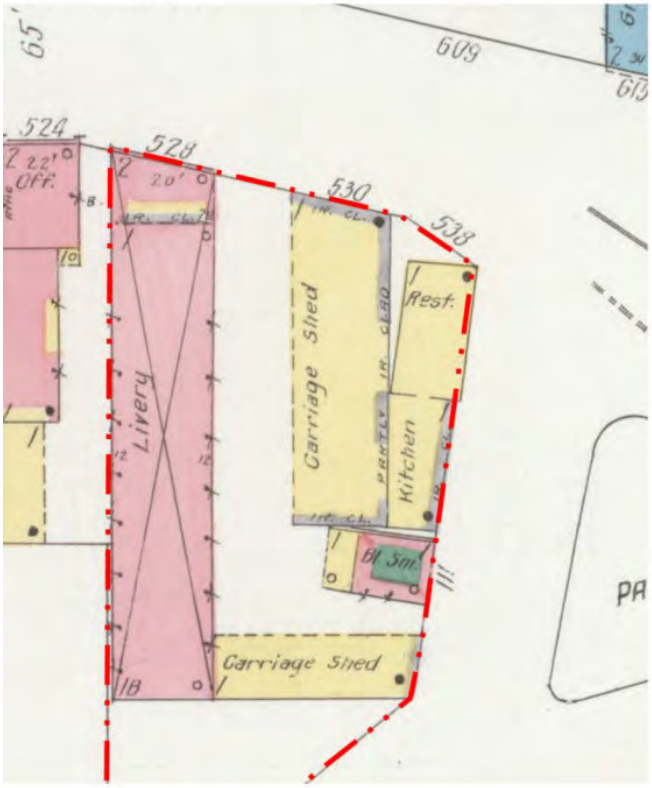
508-534 East Main Street, NDS archives, c. 1986.



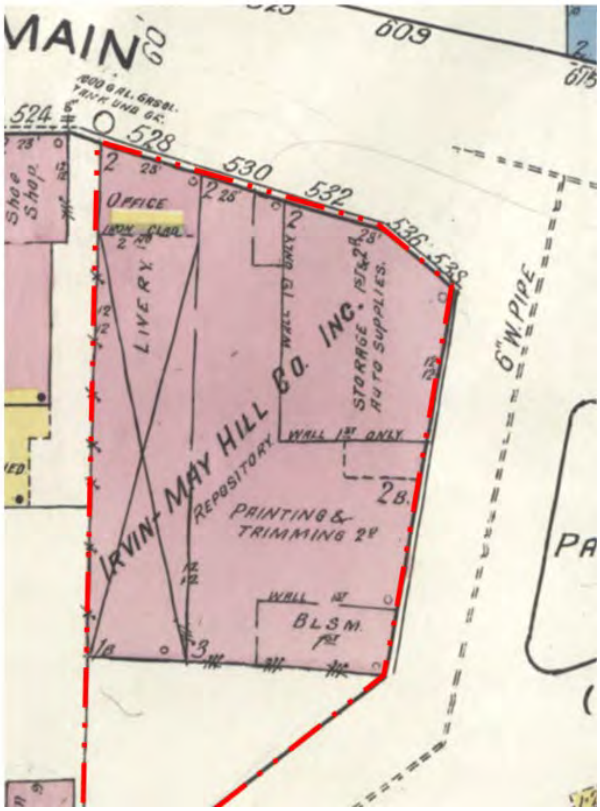
2025



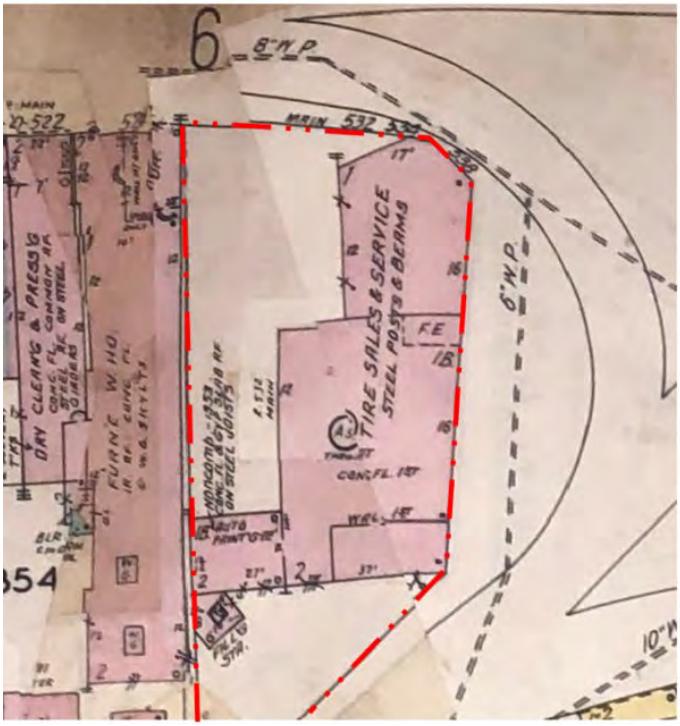
1907 Sanborn



1920 Sanborn



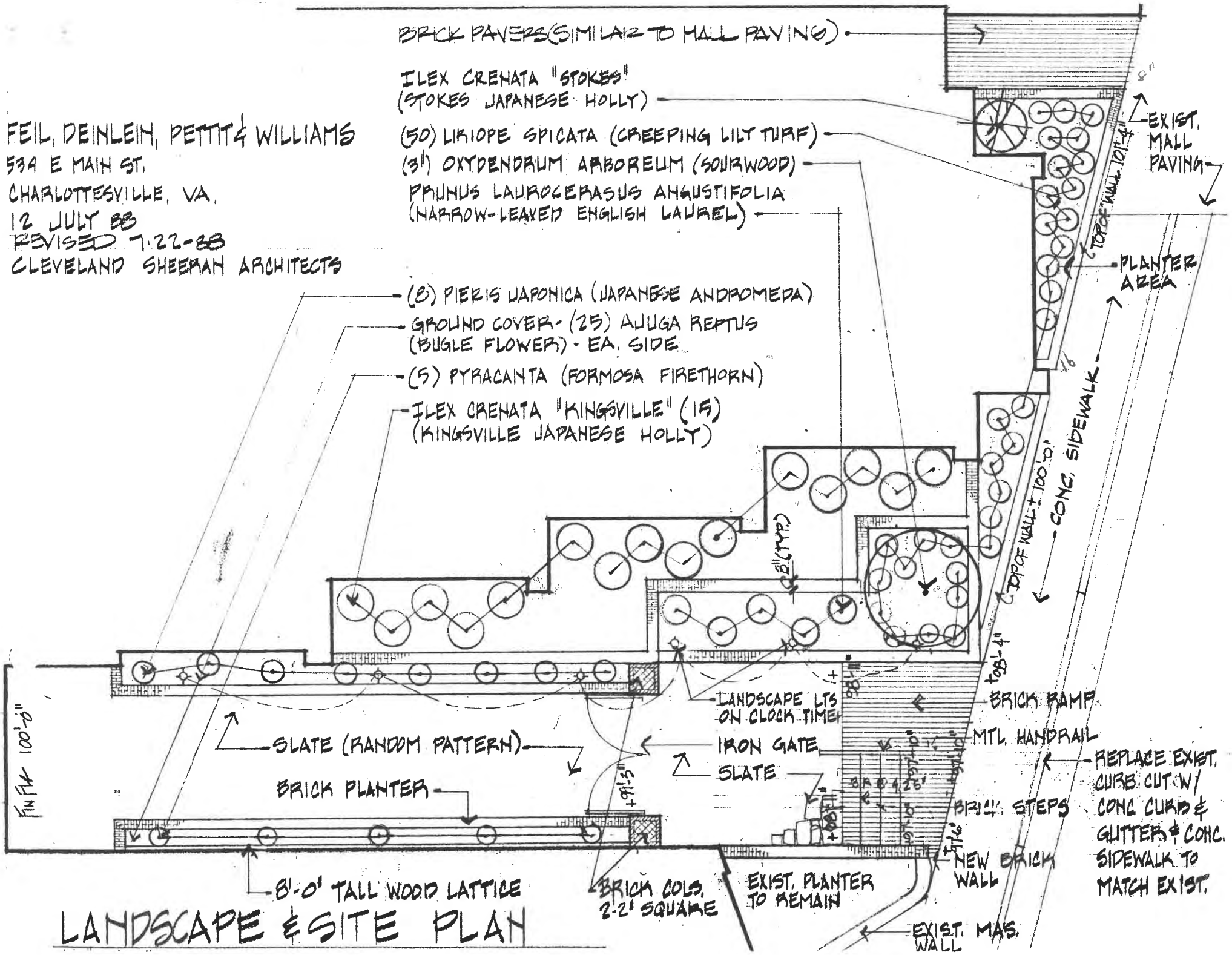
c1960s Sanborn



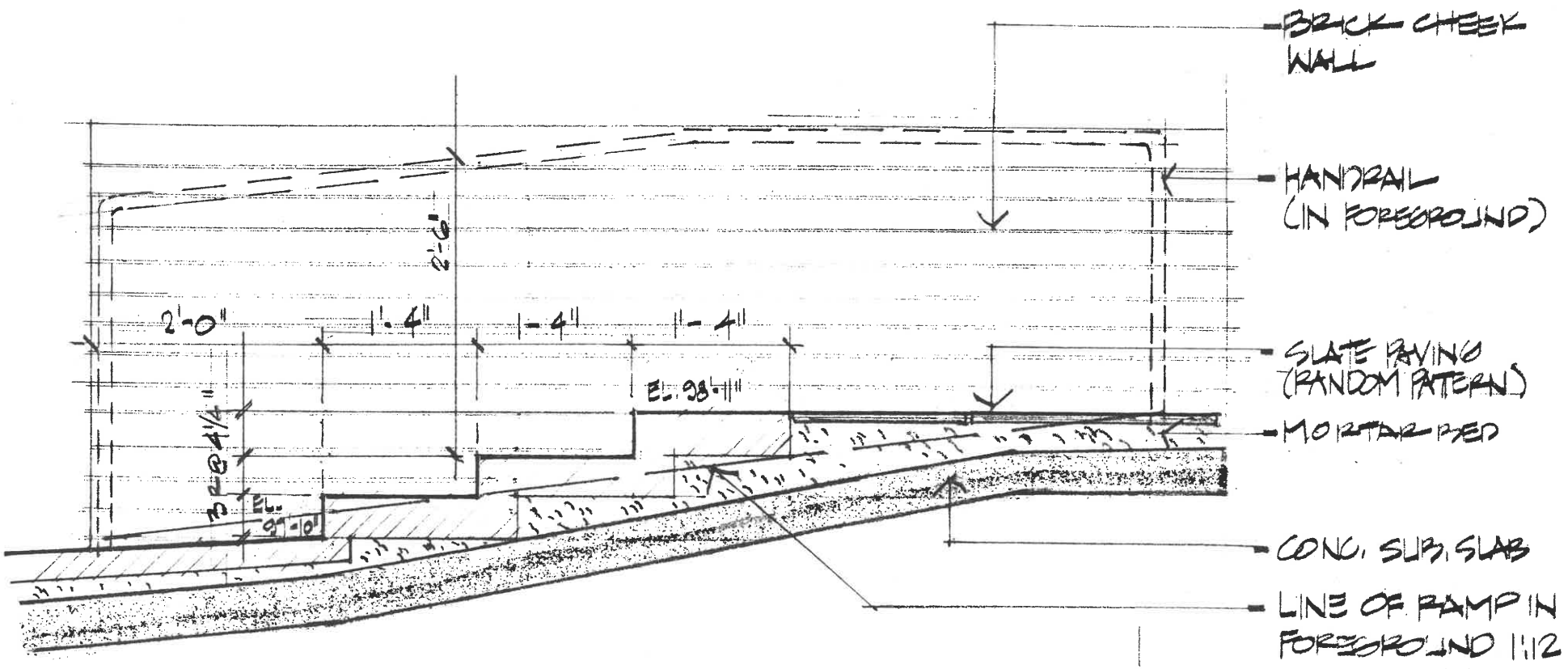
Current



FEIL, DEINLEIN, PETTIT & WILLIAMS
534 E MAIN ST.
CHARLOTTESVILLE, VA.
12 JULY 88
REVISED 7-22-88
CLEVELAND SHEERAN ARCHITECTS

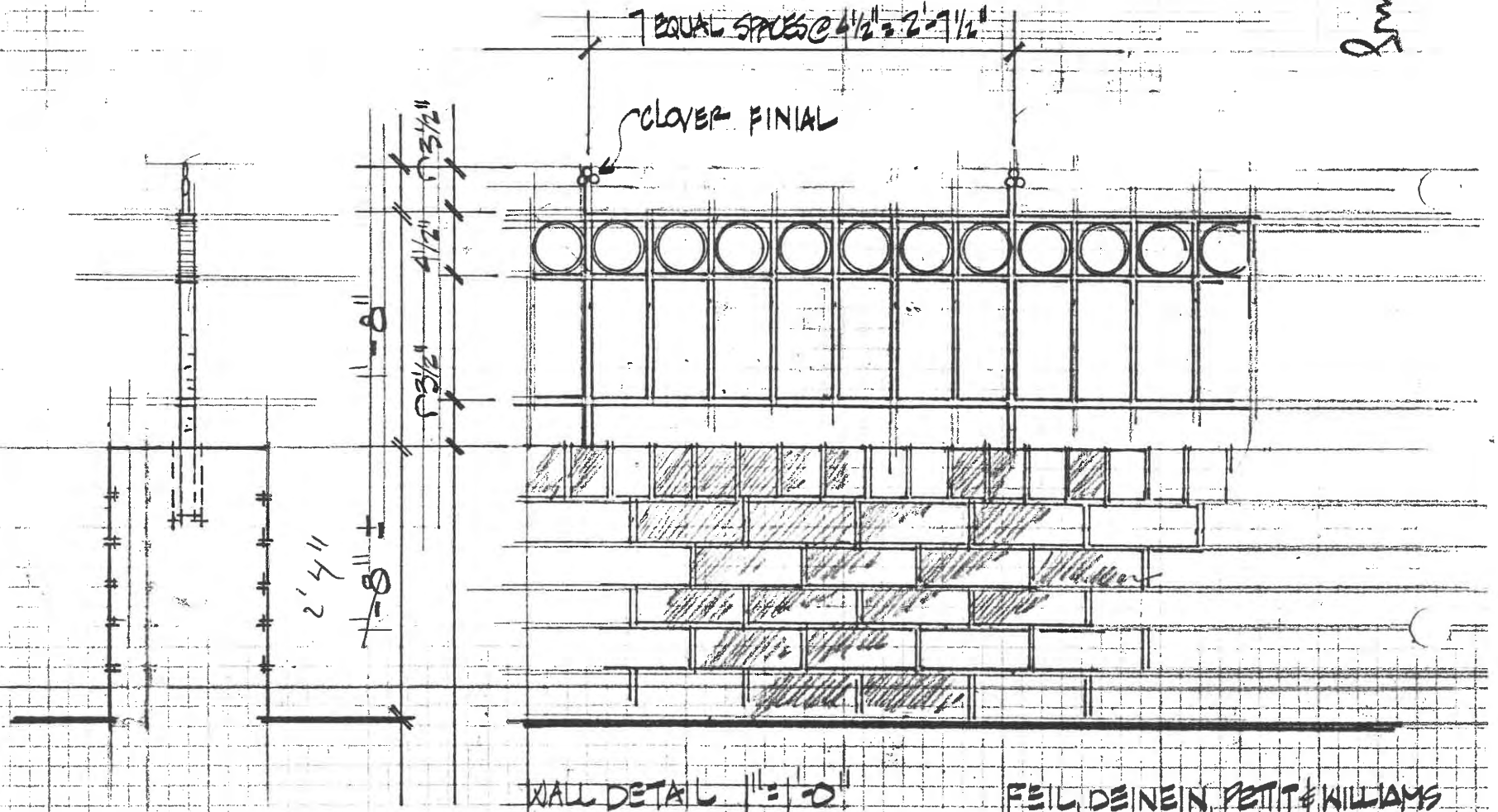


LANDSCAPE & SITE PLAN



SECTION @ ENTRY STEPS & RAMP 3/4" = 1'-0"

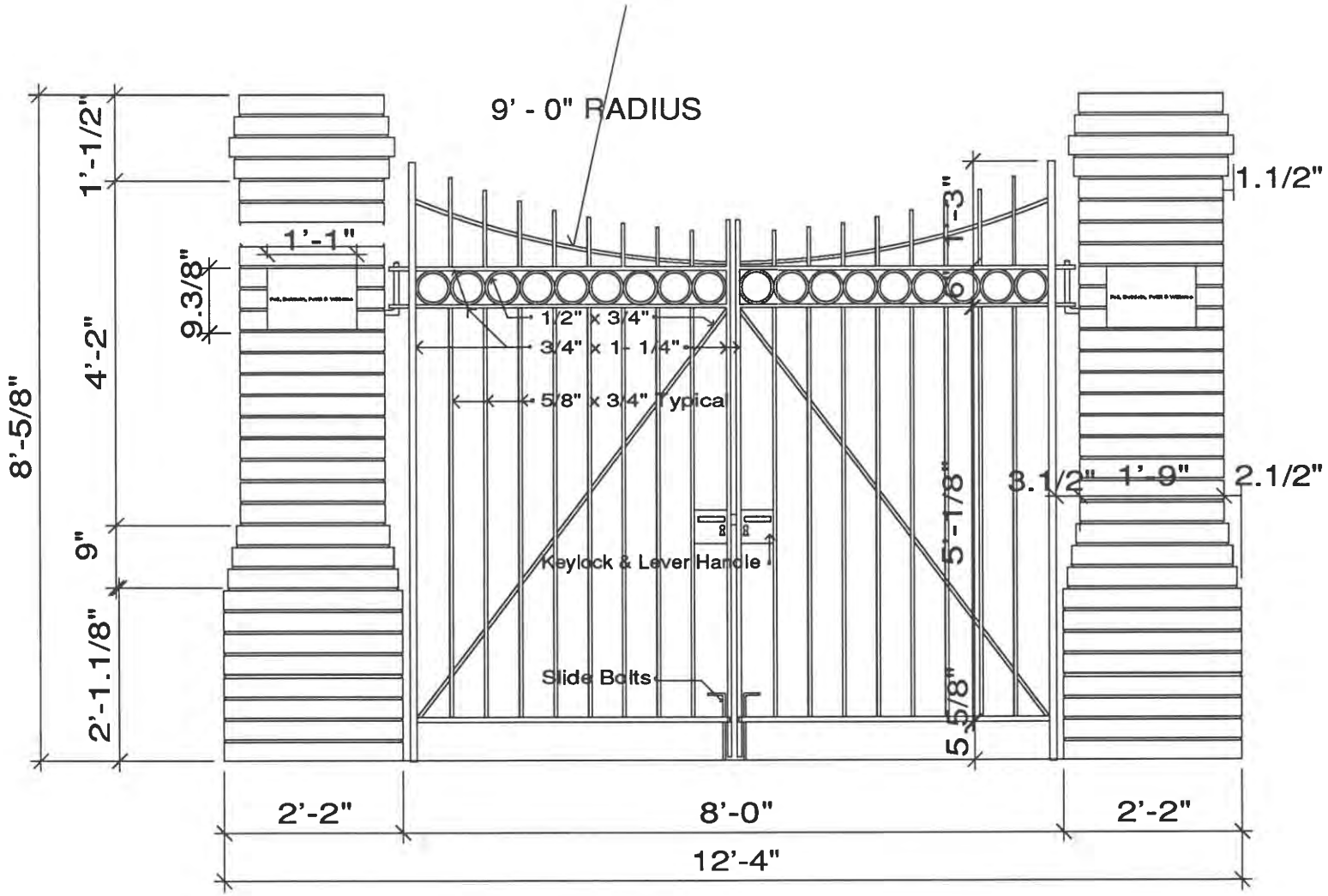
FEIL DEINLEIN PETTIT & WILLIAMS
534 E. MAIN ST.
CHARLOTTESVILLE, VIRGINIA
7·22·88



WALL DETAIL 1" = 1'-0"

FEIL DEINEIN PETIT & WILLIAMS

CSA 5.27.08



GATE ELEVATION

SCALE 1/2" = 1' - 0"

Scale:1/4" = 1'0"

TM 53 Parcel 70
D.B. 56 Page 206

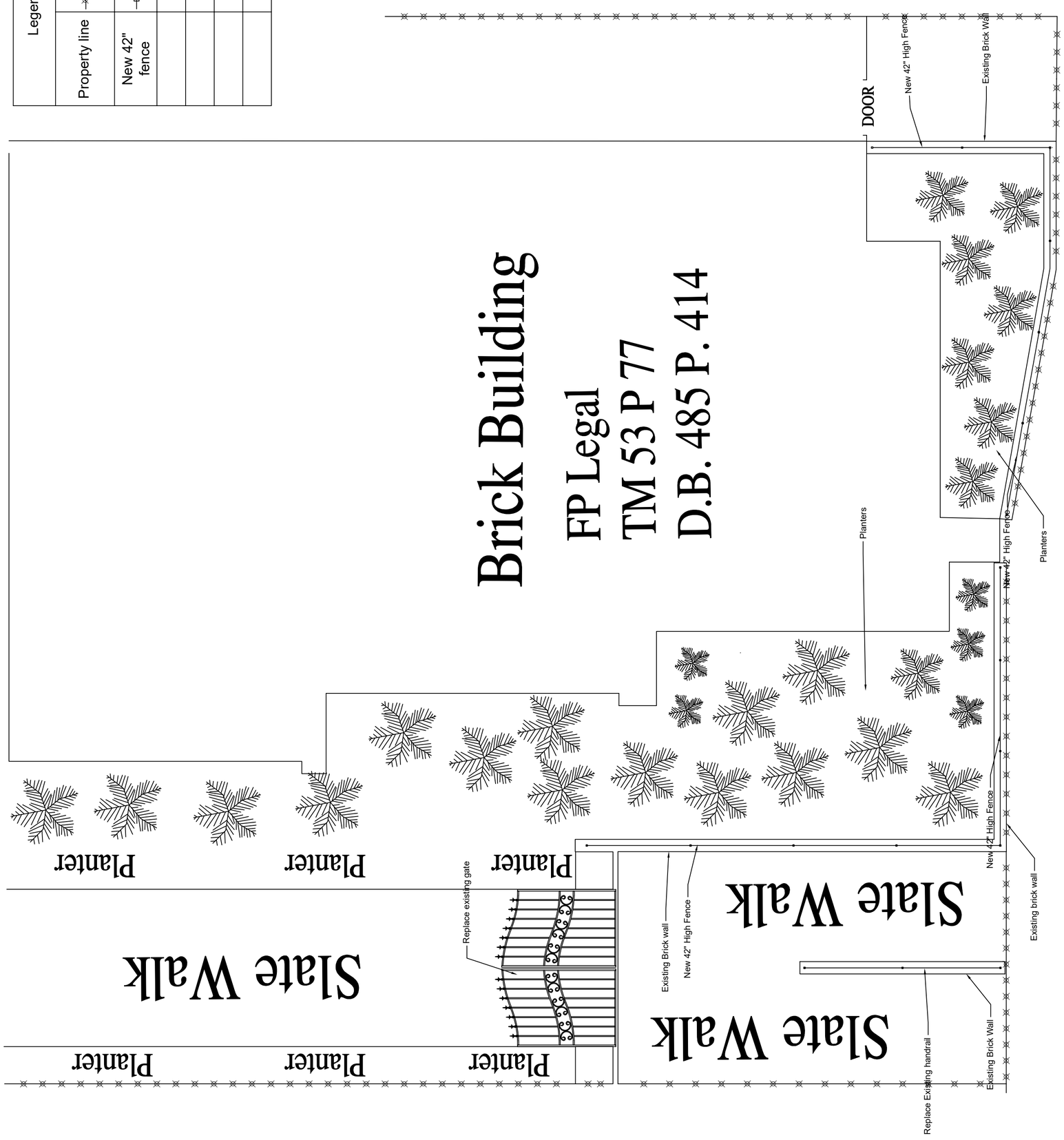
Legend

Property line	
New 42" fence	

Brick Building

FP Legal
TM 53 P 77
D.B. 485 P. 414

Concrete Sidewalk



T.M 53 Parcel 161
D.B 220 Page 416

CITY OF CHARLOTTESVILLE
Department of Neighborhood Development Services
City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.gov

September 29, 2025

Flora Pettit PC
Attn: Andrea C. Nelson
530 E Main Street
Charlottesville, VA 22902

RE: 530 E Main Street Minor Development Plan (PL-25-0119) 1st Submission Comments

Dear Applicant:

Thank you for presenting the site plan for the above referenced development initially on August 22, 2025. The application was reviewed by the Director of Planning or equivalent official and the plan is hereby denied due to deficiencies in specific ordinances, regulations, and/or policies outlined in this letter. Please address these deficiencies and re-submit your plan by December 26, 2025, per Section 34-5.2.9 and Development Review Procedures Manual Section 2.4. Per Development Review Procedures Manual Section 2.4, there are three (3) review cycles remaining under the current application.

City Staff have made a good faith effort to identify all deficiencies within this submission; however, in the event that there remains any other deficiency which, if left uncorrected, would violate local, state or federal law, regulations, or mandatory engineering and safety requirements, such other deficiency shall not be considered, treated or deemed as having been approved. These comments are based on the current submission; future submissions may generate additional comments.

Please revise the materials and resubmit in the Cityworks portal application. If you have questions, please feel free to contact me at 434-970-3453 or raineyc@charlotesville.gov and I will be happy to assist you.

Sincerely,

Carrie Rainey, RLA, AICP
City Planner

C: Stokes of England Blacksmiths USA, Attn: Mike Trennepohl, t5stokesusa@gmail.com

Neighborhood Development Services

Planning – Carrie Rainey

General

1. Please reference the published plan set comments in the application portal for additional comments.
2. The City's Agent will not approve the minor development plan until all required subplans and applications, as referenced in Development Review Administration Manual Section 2.4, are approved:
    a. Per Development Review Procedures Manual Section 2.4 and Sections 34-2.9.2, 34-5.1.5, 34-5.1.6, 34-5.2.6, and 34-5.2.7, a Certificate of Appropriateness for Historic Review must be issued by the Board of Architectural Review or Preservation Planner.
    b. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.2, any required Special Exception Permit must be approved by City Council, if applicable. Please see Sections 34-5.2.1 and 34-5.2.15 for more information. Please coordinate with Carrie Rainey for any potential applications.
    c. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.4, any required Variance must be approved by the Board of Zoning Appeals. Please see Sections 34-5.2.1 and 34-5.2.12 for more information. Per Development Review Procedures Manual Section 2.7.2, an application must be submitted for consideration of a Variance. The Zoning Administrator serves as the Administrator for Variance applications. Please coordinate with Read Brodhead, Zoning Administrator, on any potential applications.
3. Please note: pursuant to state law, whether or not specific improvements depicted on this site plan will satisfy requirements of the Americans With Disabilities Act, or other standards set forth within the Virginia Uniform Statewide Building Code (USBC), is subject to review and determination by the Building Code Official. The Site Plan Agent's approval of this site plan does not constitute any determination that off-street parking, improved surfaces, vertical or horizontal sidewalk clearances, parking space dimensions and slopes, or ingress/egress from parking to building entrances, or any other improvements, comply with ADA requirements or other requirements set forth within the USBC. Relative to requirements of the ADA/ USBC, any deficiencies—even if apparent on this site plan—shall not be considered, treated or deemed as having been approved by the Site Plan Agent. (See, e.g., Sections 34-4.5.4.C.2, 34-4.5.5.C.5, 34-4.5.3, 34-4.5.1, 34-4.5.5.C.2, et al.).
4. Proposed fencing within the front yard (Section 34-2.10.1.D.2) is not permitted per Section 34-2.5.6.B.6. Options to permit the fencing are outlined within Section 34-5.2, including a Special Exception Permit from City Council or a Variance from the Board of Zoning Appeals. Please see Comments 2b and 2c for more information.

Neighborhood Development Services

Building Official – Chuck Miller

5. No comments were provided.

Neighborhood Development Services

Preservation Planner – Jeff Werner

6. Due to height of wall/rail (combined) exceeding 48" above sidewalk, a CoA for Major Historic Review is required.

City Manager's Office

ADA Coordinator – Paul Rudacille

7. No comments were provided.

Public Works

Engineering – Emily Smith

8. Pedestrian walkways in ROW must comply with ADA regulations.

Public Works

Traffic Engineering – Caleb Smith

9. This application was reviewed by Traffic Engineering and did not generate any comments.

Utilities

Utilities – Calvin Chan

General

10. This application was reviewed by Utilities and did not generate any comments.

Utilities

Gas Utilities – Chuck Drennen

11. This application was reviewed by the Gas Division and did not generate any comments.

Fire Department

Fire Department – Jonathan Williams

Comments:

12. **503.5 Required gates or barricades.**
    The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including public streets, alleys, or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.
13. **503.6 Security gates.**
    Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed

14. **506.1 Where required.**
    Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official.
15. **506.1.1 Locks.**
    An approved lock shall be installed on gates or similar barriers where required by the fire code official.

Rivanna Water and Sewer Authority (RWSA)

Civil Engineer – Dyon Vega

16. This application was reviewed by RWSA and did not generate any comments.

530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Existing

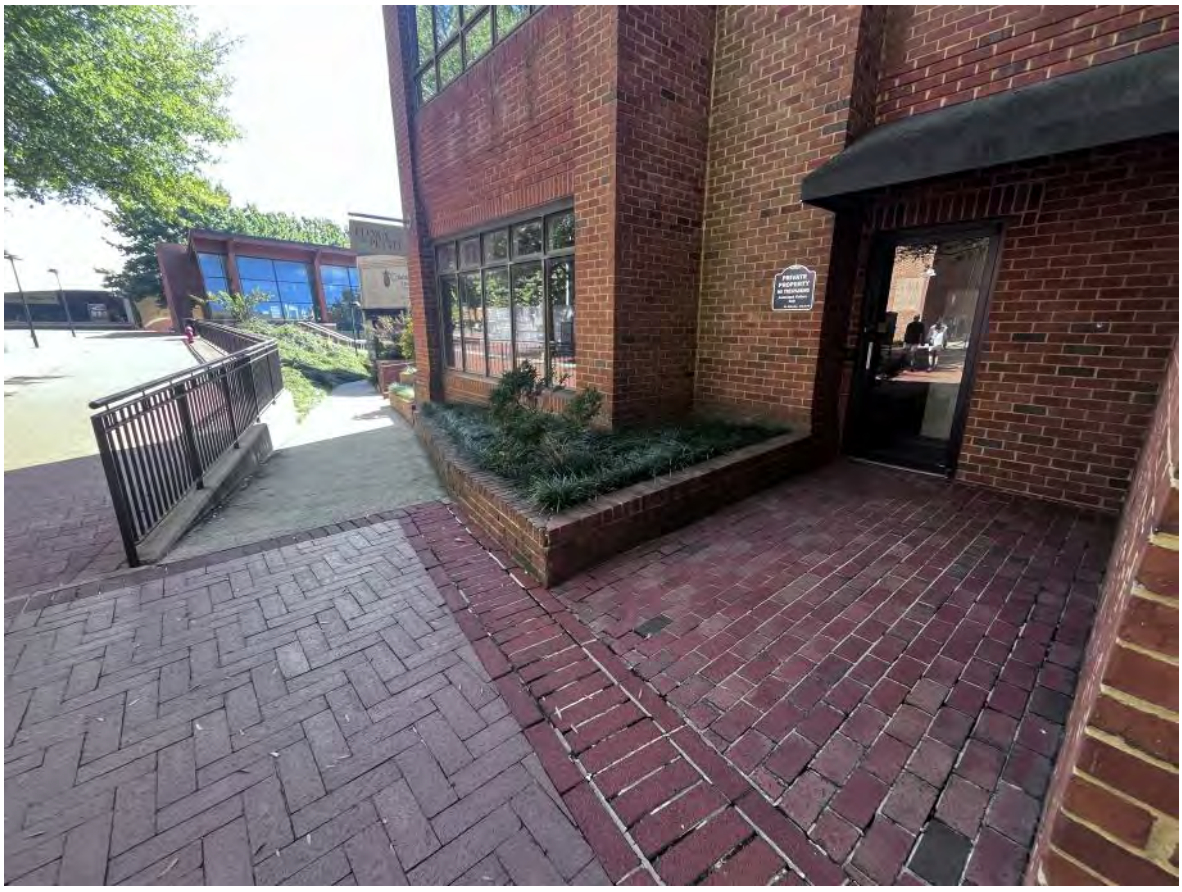




530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

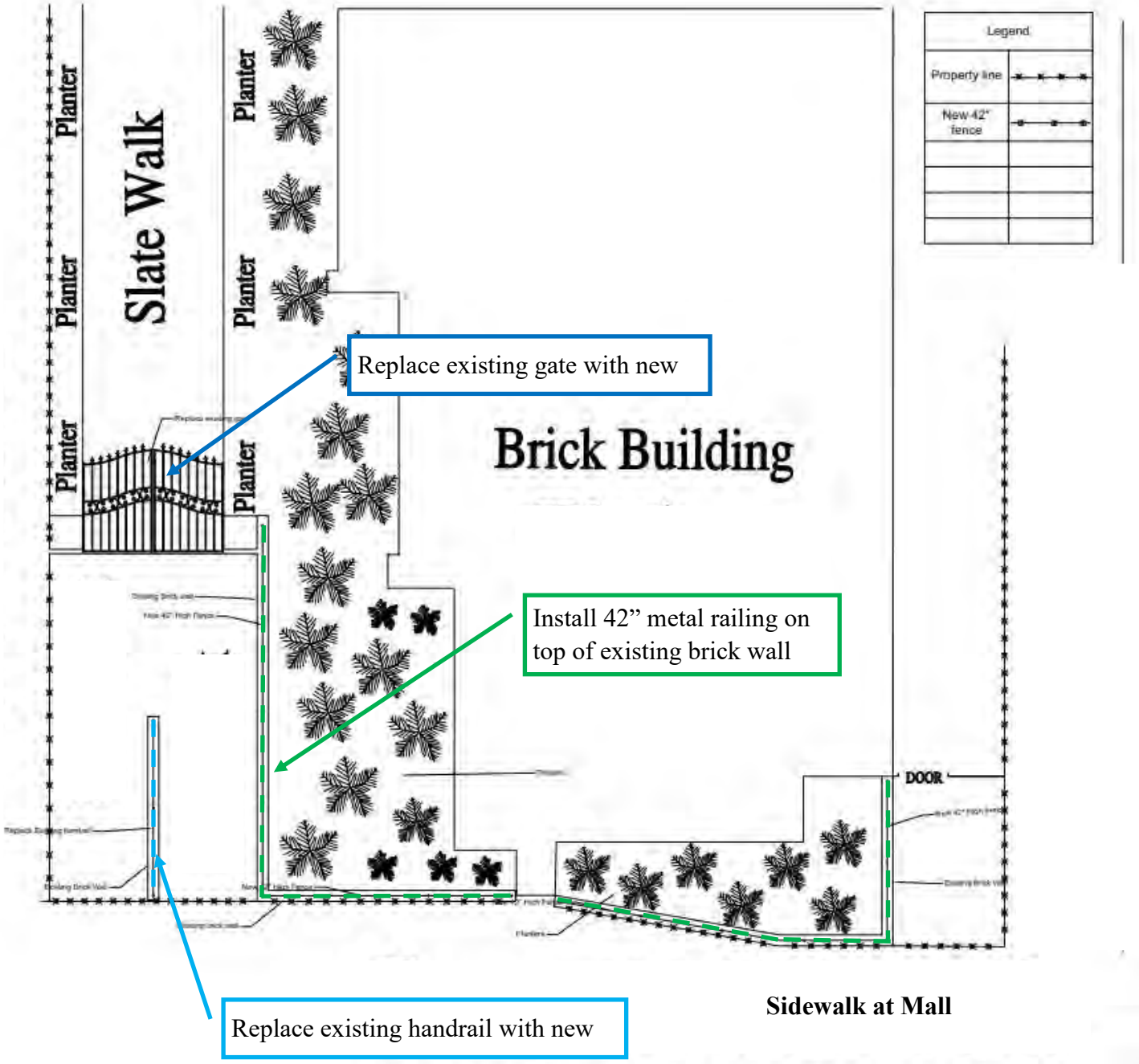
Existing





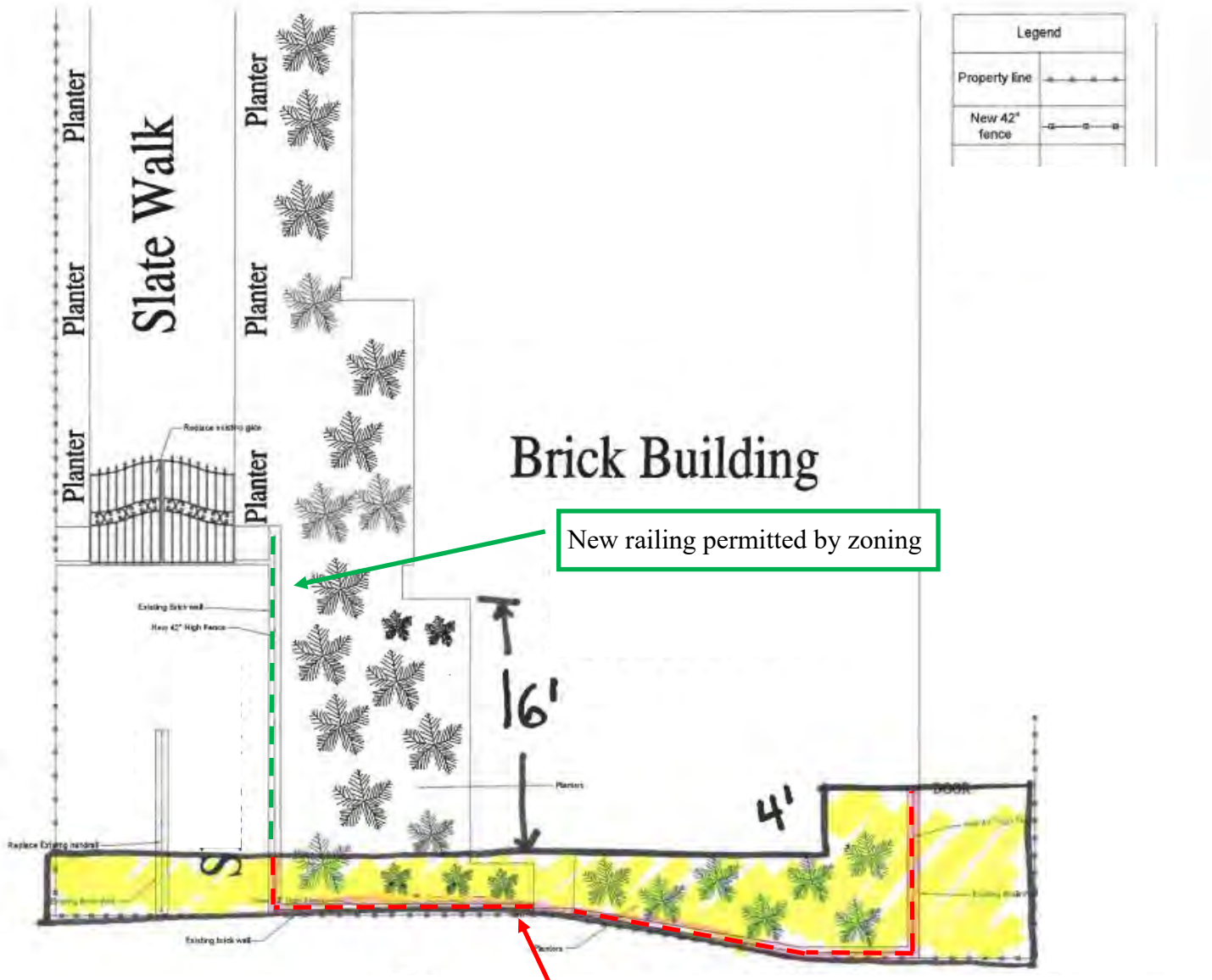
530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed - Plan



530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed - Plan, with Front Yard Determination





RULES FOR ZONING DISTRICTS

2. Front Yard

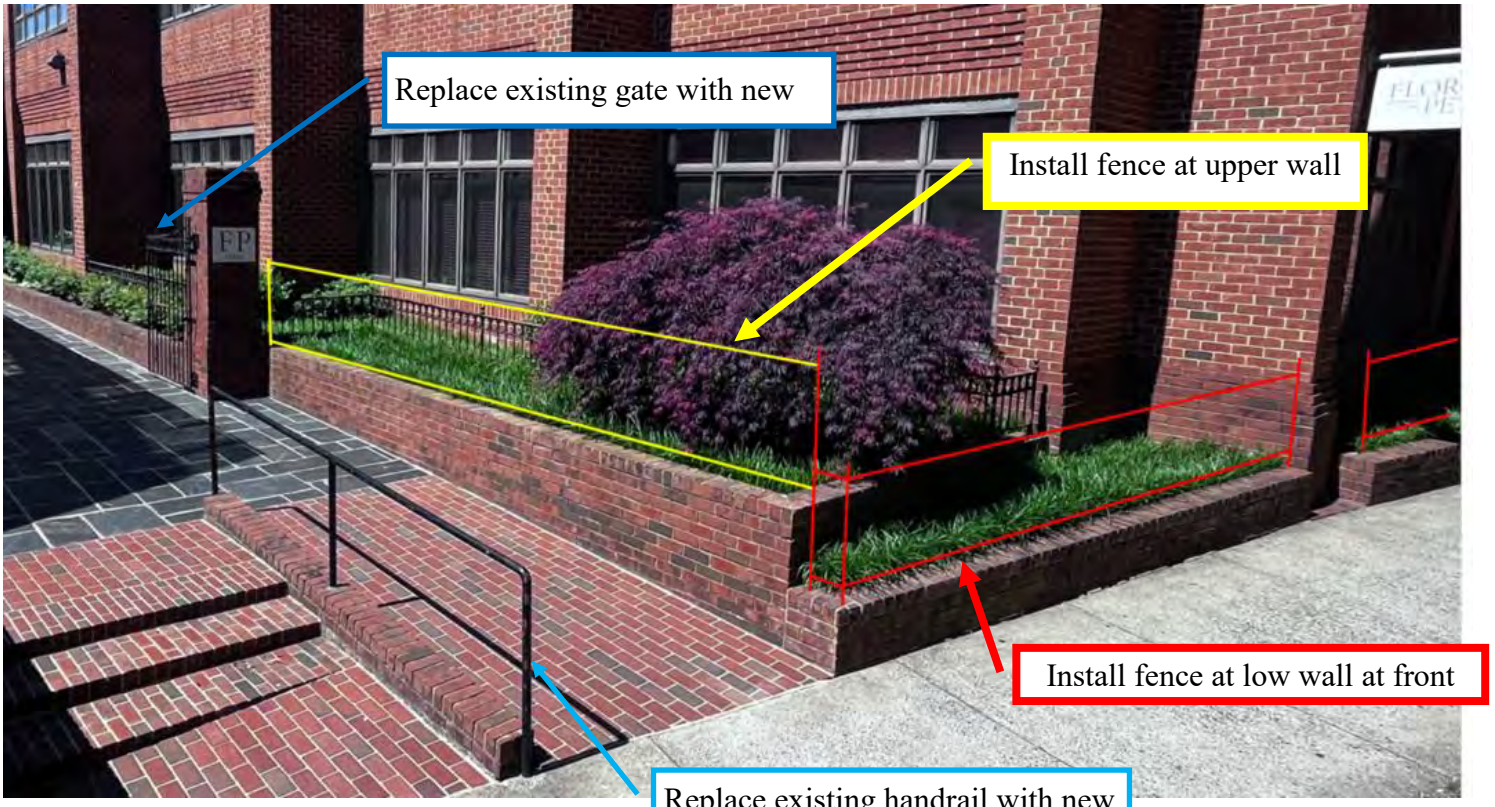
All portions of a lot between a primary street lot line and a primary structure facing a primary street lot line extending the full width of the lot.

a. A front yard does not include a building facade set back more than 15 feet from the primary building's street-facing facade.

b. Any portion of a lot that is designated as a front yard may not be designated as any other yard.

530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed



Not to scale: for location only



530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed - fencing on brick walls



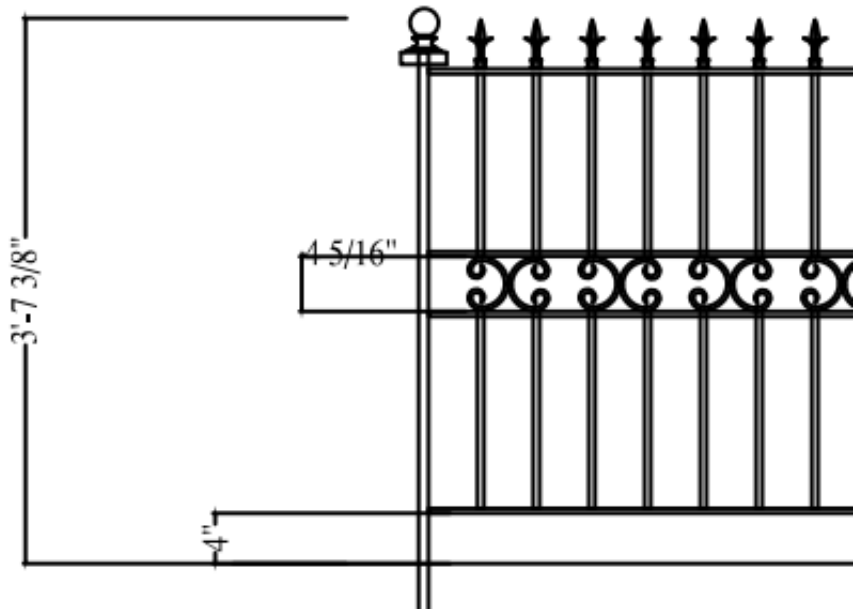
Fence at upper wall



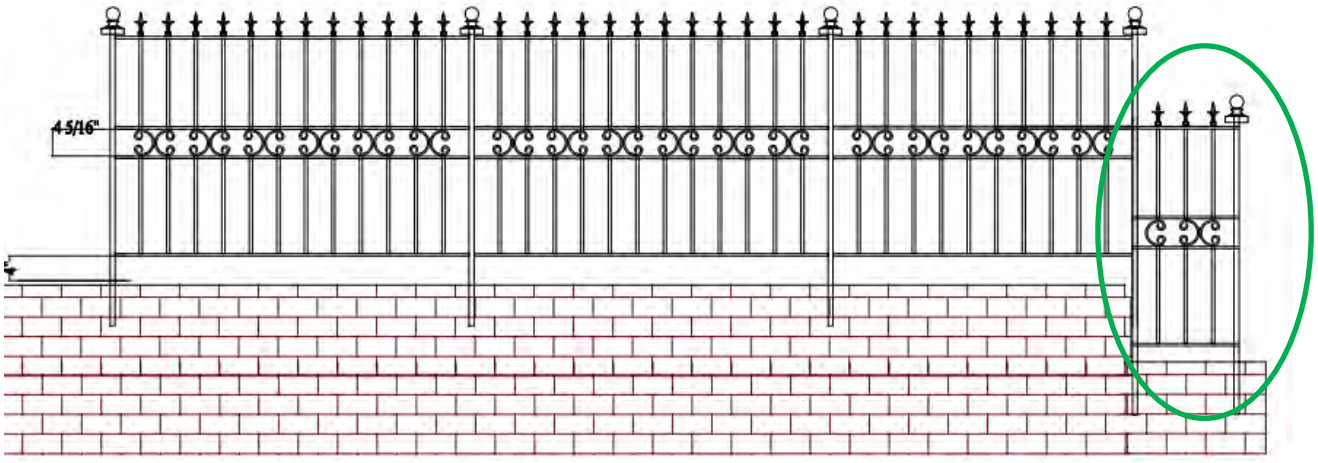
Fence at lower wall

530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed - fencing on brick walls



Transition at front corner



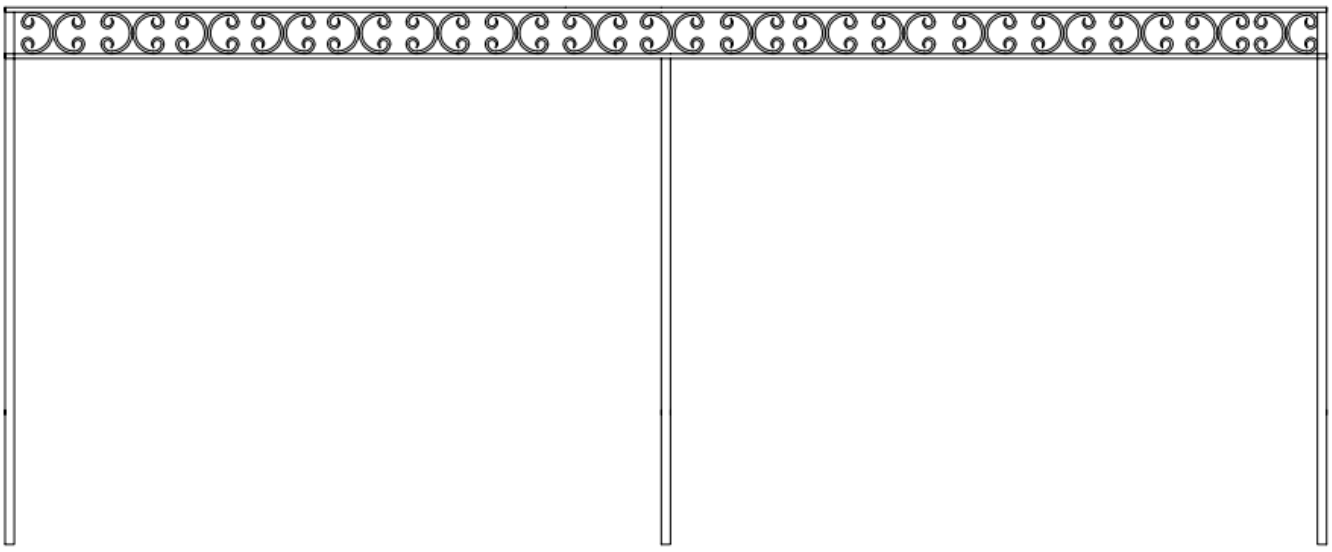


530 E. Main Street, Flora Pettit PC - Fence and gate: BAR October 13, 2025

Proposed - new gate



Proposed - handrail at sloped walk



Height per code. Square cap or stock, molded cap-rail.

Architectural And Historic Survey

Identification

STREET ADDRESS: 534 E. Main Street
MAP & PARCEL: 53-77
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-4
ORIGINAL OWNER: Irving-Way-Hill Company, Inc.
ORIGINAL USE: Garage and Carriage Factory?
PRESENT USE: Carpet & Floor Covering Store
PRESENT OWNER: Phillip D. Ryder
ADDRESS: 534 E. Main Street
Charlottesville, VA 22901

HISTORIC NAME: Irving-Way-Hill/Hoff Motor Co. Building
DATE / PERIOD: 1910, 1953-54, 1981
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: One Storey
DIMENSIONS AND LAND AREA: 115' x 157' (16,015 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1983
SOURCES: City Records
Bonnie Ryder
Sanborn Map Co.- 1896,1907,1920,1929-57,1969

ARCHITECTURAL DESCRIPTION

The shape of the facade of this building reflects the bend in the Three-Notched Road at this point. The existing building was part of a complex that extended to the west across the present parking lot. After it was heavily damaged in a 1953 fire, the rest of the complex was demolished, and the second storey of this building was removed and the west corner of the facade clipped to give it a more symmetrical appearance and to orient it toward the Main Street business district. As it now stands, the building is one storey tall with a basement under the large rear section and a low basement under the high-ceiling store room at the front. Construction is of brick laid in 6-course American bond and painted cream with brown trim. A plain tiled parapet conceals a flat roof covered with tar and gravel. (The original building had a low-pitched shed roof.) Each of the three planes of the facade is one bay wide and recessed between corner piers, with the recession corbelled out at the top. A wooden storefront entablature extends between the piers. There are display windows in both side bays, with a flush entrance centered in the western one. The center bay is narrow and windowless. The east side elevation is fifteen bays long. The store-room section at the front is four bays long. A display window matching those on the facade occupies the first two bays. Basement windows in this section are very low. The first storey of the eleven bay rear section is at mezzanine level, allowing for a full basement storey. A 1912 photograph shows that windows at the basement and second storey levels were segmental-arched and that all windows in the rear section were the same height and double-sash, 6-over-6 light. All sashes were replaced with single-paned fixed sashes in 1981. A segmental-arched warehouse door at the basement level was replaced with a window and a semi-elliptical arched carriage entrance was filled in with glass for a rear entrance. The rear elevation is five unequal bays wide with a garage door occupying two bays at the basement level.

HISTORICAL DESCRIPTION

In 1904 & 1905, Willard A. Irving purchased several lots at the east end of Main Street at the point where the old Three-Notched Road turns slightly south (City DB 16-25 & 91). There were several small wooden buildings there which were to be demolished when that section of the street was widened (DB 16-156 & 252). Irving built a brick livery stable on the western lot (#528) in 1905. He apparently merged his business with the Way Carriage Company c. 1909 to form the Irving-Way-Hill Company, Inc., engaged in "carriage manufacturing, automobiles, livery, and undertaking". The real estate was transferred to the new firm (DB 22-85 & 87) and this building was erected in 1910, according to tax records. The property was sold during the Depression (DB 82-414), and George W. Barlow and Lee H. Hoff, who had been operating Hoff-Barlow Motor Company there for several years, bought it in 1939 (DB 97-392). Hoff acquired full ownership in 1943 (DB 113-158). The building was extensively damaged by fire in 1953, and the upper storey was removed. The adjacent buildings were demolished. Hoff Motor Company had occupied the building for two decades. For the next two decades, it housed the Firestone Store. In 1980 Phillip D. Ryder bought it from the Hoff family and remodeled it to house his Floor Fashions of Virginia.

Additional References: City DB 17-347, 392-605; City WB 21-288.

VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no. 104-72B
Negative no(s). 5065:11:12

Historic name
Common name FLOOR FASHIONS OF VIRGINIA
County/Town/City ALBEMARLE/ CHARLOTTESVILLE
Street address or route number 534 E. MAIN

USGS Quad CHARLOTTESVILLE EAST, VA.
Date or period c. 1885
Original owner
Architect/builder/craftsmen
Original use LIVERY STABLE
Present owner
Source of name
Present owner address
Source of date
Stories
Present use
Foundation and wall const'n
Acreage
Roof type

State condition of structure and environs

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no ✓

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

BRICK - 6 COURSE AMERICAN BOND; 1½ STORIES; SHED ROOF; 3 BAYS; COMMERCIAL VERNACULAR; ENTRANCE - RIGHT BAY; SIMPLE STRING COURSE ABOVE PLATE GLASS WINDOW;

Interior inspected? YES

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

SANBORN MAPS:

1886 COBBLER
FURNITURE
UPHOLSTERY

1891 SAME

-3-07 ✓

#458 B-4

115 x 157 (16,015)

534

~~528-530~~ E. Main (Hoff) (Sanborn maps & current telephone directory call this #534. #528 was western bldg.)

413-780	~~Robert~~ Phillip D. Ryder	1980	plat 413-783
392-605	Lee H. Hoff, Jr	1978	
WB 21-288	" " est	1977	
113-158	" " (Hoff Motels)		
	" "		

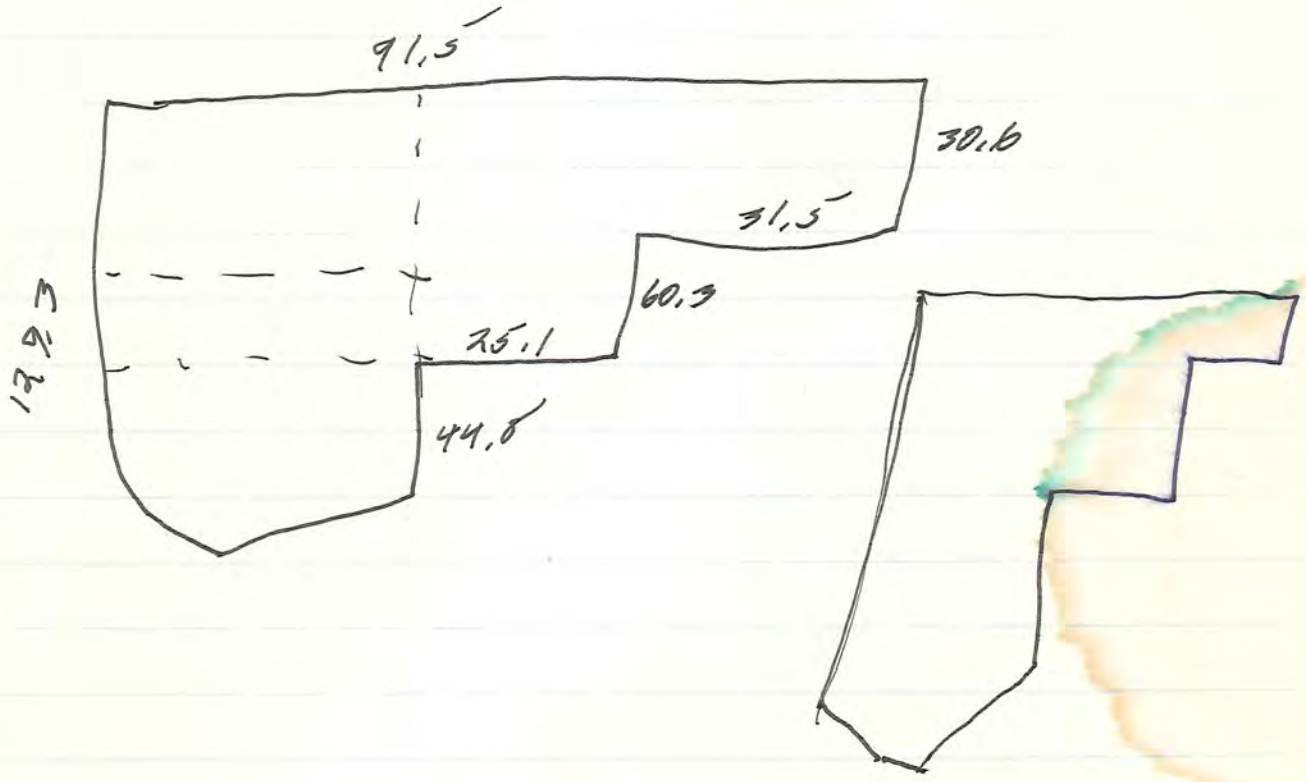
1-3, basement

conc. found, brick walls, built up flat roof

"old"

1981 - alterations

"destroyed by fire 1953, rebuilt 1953-1954



Miss Early at Hill + Wood
can't find a picture; all know they had one

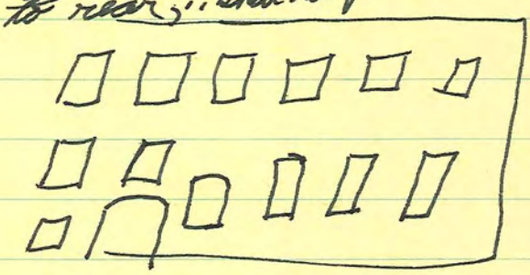
Mr Ryder
no pictures before fire; ACHS said Comm Dev should have

Lee Hoff Jr at Va Oil Co

Lee H Hoff, Jr Floor ~~Co~~ Fashions · 1800 s (Hoff Motor Co Bldg)
livery stable
2nd & 3rd stories burned 1956

1912 photo ACHS (fr anniv album) newspaper photo in collection marked "from anniversary album"
fr E
"Irving Way Hill Company, Inc"
"Carriage Mfrs, Automobiles, Livery, & Undertaking"

15-bay, 2-3 + basement
seg-arched 6/6, same ht each level
1st 3 bays has B & 1st combined into one taller
4th bay pub door on stair landing
parapet stepped, 3 bays per step, to rear; ∴ shed roof

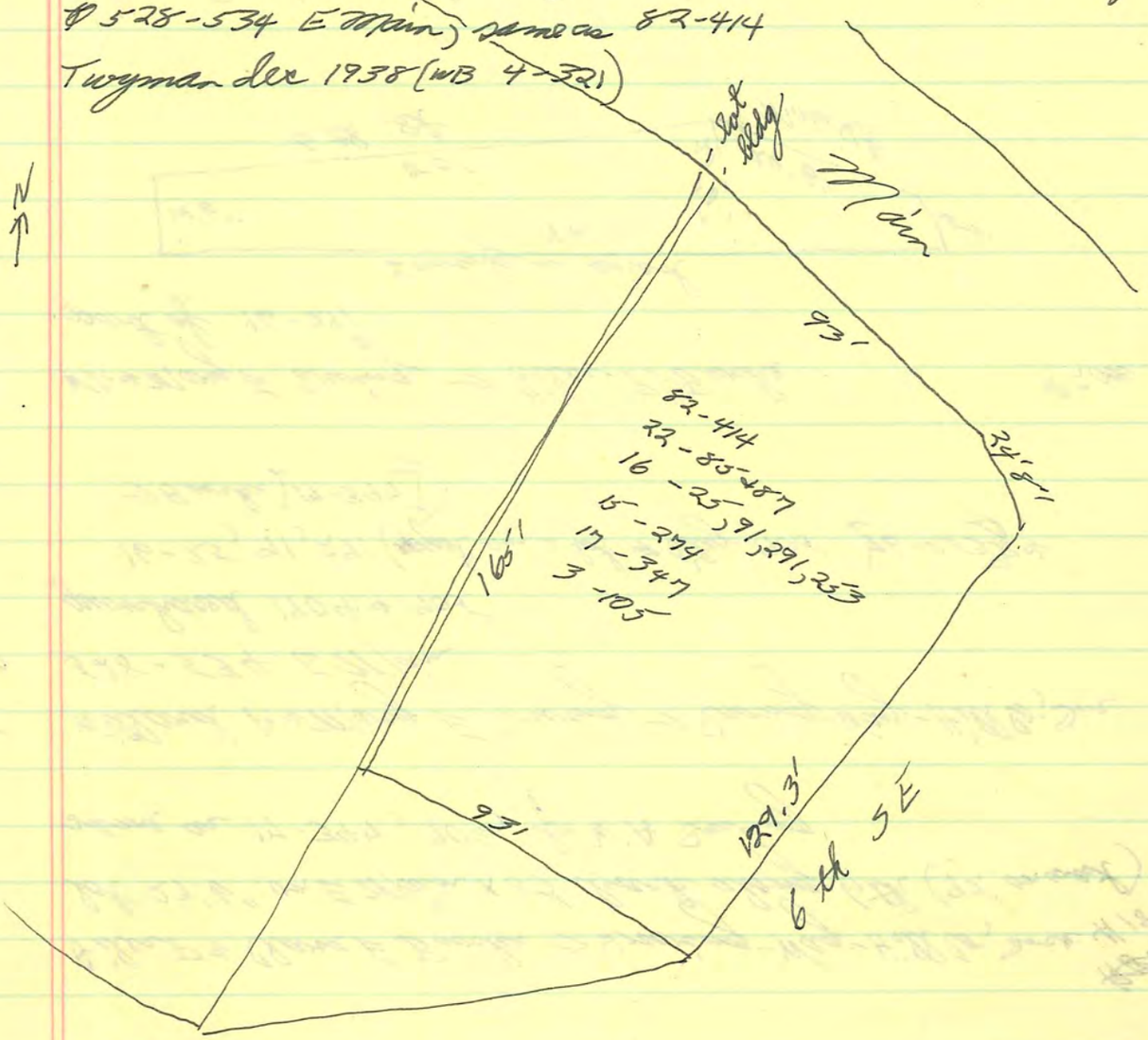


532 E Main

113-158
~~532~~
3/24/1943 Geo W & Sarah C. Barlow → Lee H. Hoff
½ int in 528 & 534 E. Main St
same as ~~106-71~~

~~106-71 Owen Nalle (s) → Geo W Barlow & Lee H. Hoff~~
~~3/29/1944~~

97-392 Sallie Baker Twyman, James Baker Twyman, & $26,000
1/1/1939 Per NB, exec of est F W Twyman → Geo W Barlow & Lee H Hoff
@ 528-534 E Main; same as 82-414
Twyman dec 1938 (WB 4-321)



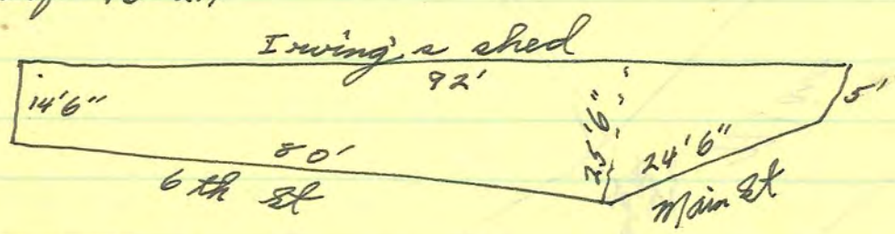
(Bankrupt)

82-414 Peo NB, under 1930 deed of trust for Irving-Way-Hill Co, Inc
8/1/1934 (68-184) → F W Twyman, at auction $25,000
528-534 E Main
same as ~~528~~ 22-85 & 87

22-87 Giles P & Clara E Burke → Irving-Way-Hill Co, Inc ~~$800~~ $1800
6/9/1907 lot 27'6" on E Main x 80' back along 6th (92' on west)
same as 17-347, 1906, fr W A Irving

22-85 Willard A & Mary E Irving → Irving-Way-Hill Co, Inc
~~6~~/10/1910 528-534 E Main
purchased 1904 & 1905
16-25, 91, 291 (except an Δ lot → City 1905. [16-253 &
→ Burke [17-347])

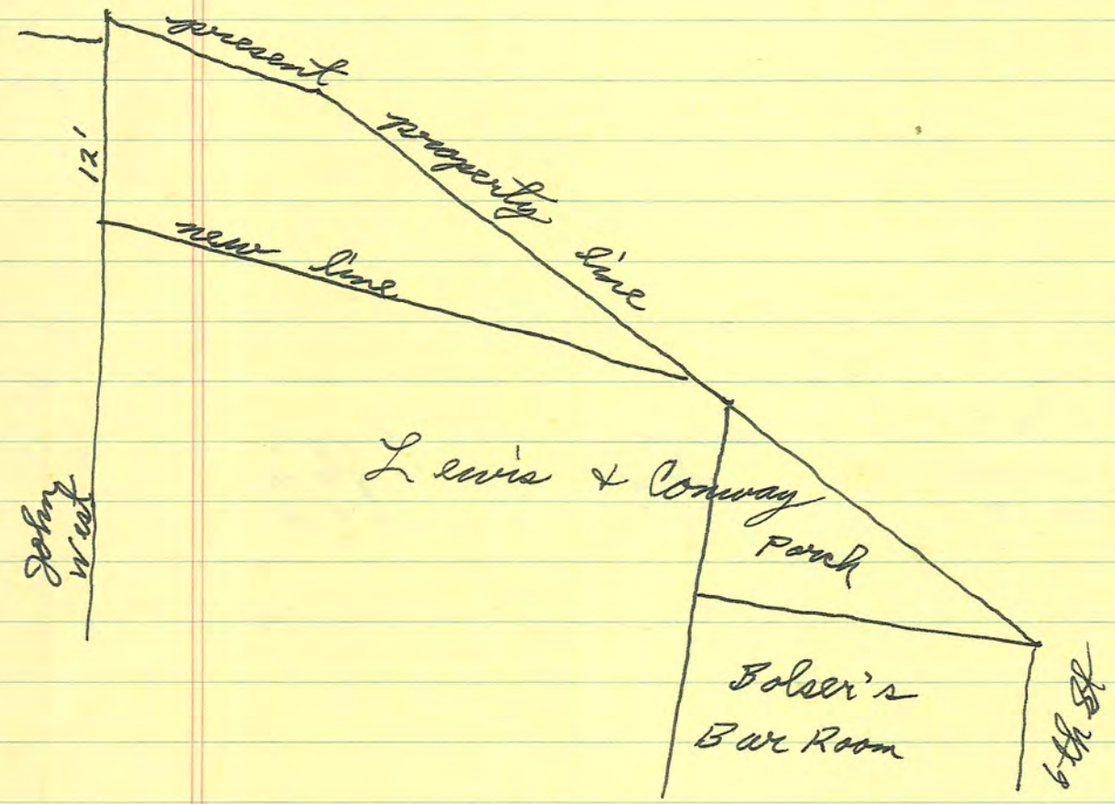
17-347 W A & Mary E Irving → Giles P. Burke $2000
6/5/1906 part of 16-291



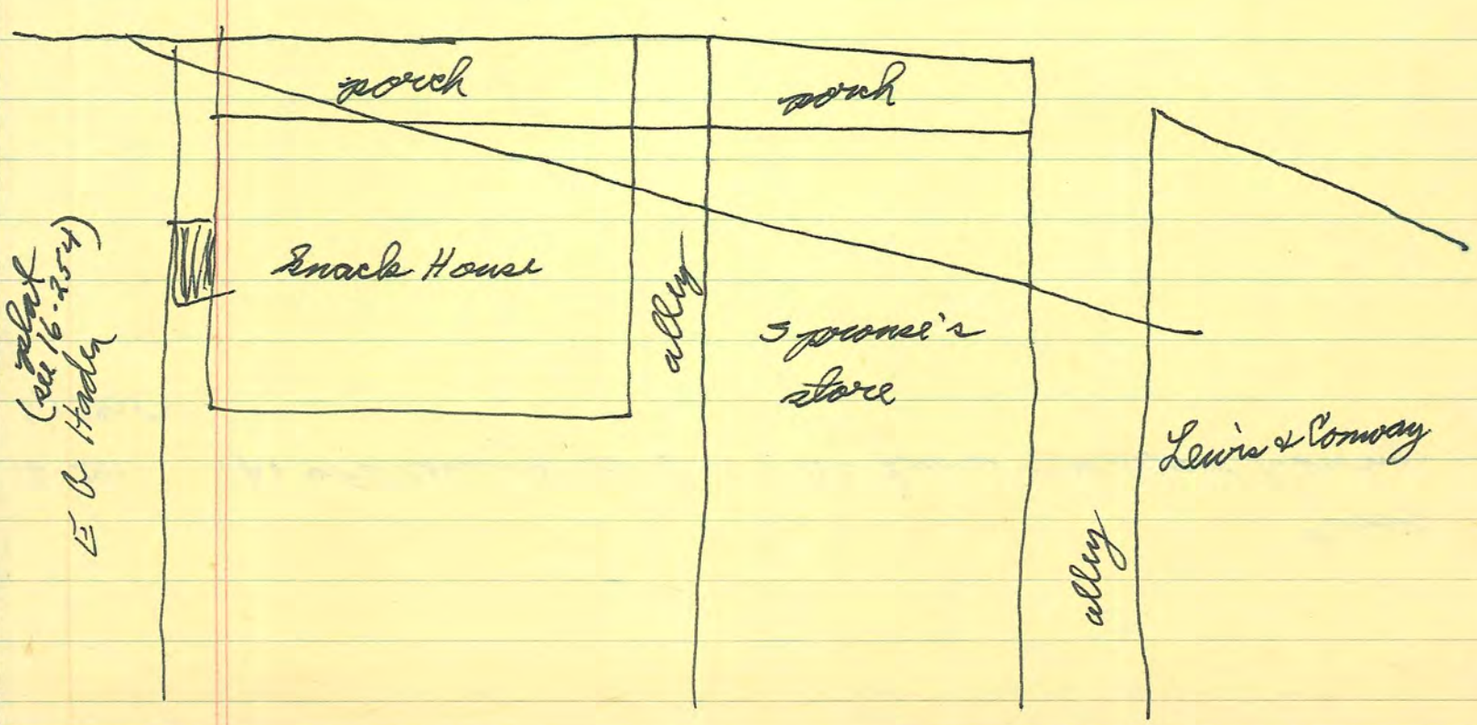
16-25 John & Dorrie J. West → W A Irving $2500
12/22/1904 #528 & #530 E Main, 56¼' x ~~115~~ 115-118
same as 3-317

16-91 C H & Roberta Walker, & R A Watson → Willard A Irving $1100
2/4/1905 45' on 6th x 90'
same as 15-274

16-156 AV & FE Conway, HM & AC Lewis → City of Ch'ville
3/1905 Δ off property east of John West for street
plat 16-15-7



16-252 WA & Mary E Irving → City
5/1905 Δ off property from John West (16-25)
plat 16-25-3



$3000

16-291
6/7/1905

AV & FE Conway, ⇒ HM & AC Lewis → Willard A. Irving

	528 West Irving	530 West Irving	534 Walker & Watson Irving
1904			
1905			
6			
7			
8			
9			
1910			

Hoff Motor Co

1904	nl				
1905 - 1st	WA Irving - gar 112,	#528-530	Main St	500 + 500 = 1000	for Inst'l
1906, 08	" "	"	stables	" 2000 + 4000 = 6000	for Inst'l - Walker - Conway & Lein
1910	" "	"	"	" 1200 + 9000 = 10,200	Bld added Irv-Way-Hill to pay
1909	" "	"	"	1200 + 3600 = 4800	reduced by order of court
1913, 13, 11	Irving-Way-Hill - "			2800 + 8000 = 10,800	for Irving & Burke
1921	" "	"	"	528-534 " 4000 + " = 12,000	
1907, 10	Giles P Burke		E Main	800 + 0 = 800	House burned I-W-H to pay

1957, '56	Lee Hoff	528 & 530 E Main	16,030 + 11,970 = 30,000	full val impr
1955	"	" "	" " "	partial val, new bldg
1954	"	" "	17,460 + 3000 = 20,460	
1953	"	" "	" + 12,930 = 30,390	

606, 614-616 W Main dem. 1953 –

1-5 + basement
brick painted cream
stretcher + 6-c bm?

all 3 faces of facade:
inset bet corner piers, corbelled at top
brown wooden storefront entab bet piers
flush ent. cent w
looks as if was door in cent, now bricked
— no, it was left this way when W corner was clipped

T & B flat roof, tiled parapet

East side
matching display windows in wide 1st bay, not inset
1st & basement windows in next bay 2
11-bay meganine section, ½ & 1½
seg-arched at lower level
warehouse (or garage or carriage) doors in 3rd fr rear
+ formerly in front
cont. brickwork, 6-c bm

this one semi-ellip-arched

West side etc
6-c bm, was int?

rear:
3 + bays, matches rear L
garage door W 2
W addn

Hoff Motor Co Bldg

appears between 1896 & 1920

front corner (w) has been clipped since 1920 & a west section removed,
as well as reduction to one storey

CERTIFICATE OF APPROPRIATENESS APPLICATION

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

October 21, 2025

MITCHELL MATTHEWS ARCHITECTS

Introduction

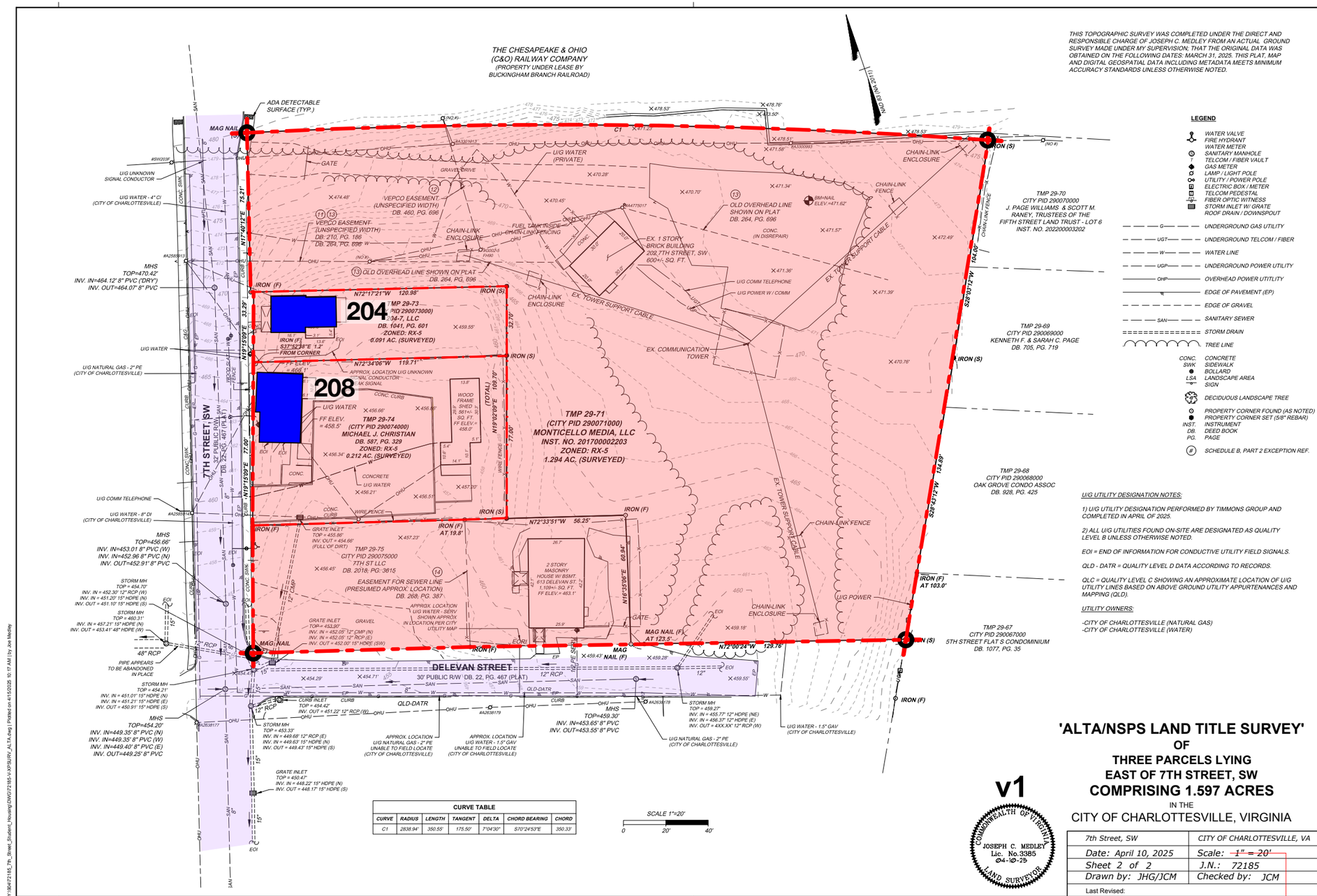
Our client, LCD Acquisitions, LLC, is seeking to build new student housing in compliance with the Comprehensive Plan and the City's new Development Code on five contiguous parcels, 202, 204, 208, and 214 7th Street SW, and 613 Delevan St. These parcels do not fall within any of Charlottesville's Architectural Design Control Districts, however the two smaller parcels, 204 and 208 7th Street SW, are listed as Individually Protected Properties (IPPs). It is our intention to retain, rehabilitate and maintain these houses as part of the overall design of the project.

This project is less than half a mile from the University of Virginia. The current design proposal calls for approximately 180 apartments with a mix of 1, 2, 3, 4, 5 and 6-bedroom units, spread over seven levels. It will include a range of study spaces and amenities. Outdoor features include a cottage courtyard, elevated pool, related exterior amenities and landscaped areas. Parking for approximately 250 vehicles is provided via an internal two level parking garage.

The purpose of this submission is to request BAR's permission on two issues:

1. **To remove non-contributing additions to IPPs**
2. **To allow construction behind existing houses on both IPPs**


1/2 MILE
SITE
UVA
W Main St
Water St E
Jefferson Park Ave
Cherry Ave
Ridge St
Ridge McIntire Rd
Preston Ave
Harris St
McIntire Rd
Market St
E Market St
E High St
Garrett St
Monticello Ave
Dice St
Oak St
Elm St
Pine St
Hardy Dr
Brown St
Wertland St
Page St
West St
Walker Sq
Nalle St
Lee St
King St
Grove St
Forest Hills Ave
Rock Creek
Lane Rd
Jefferson Park Ave
University Ave
McCormick Rd
Rotunda Dr
Hospital Dr
Brandon Ave
Valley Rd
Trailridge Rd
Briarcliff Ave
Prospect Ave
Forest Ridge Rd
Broad Ave
Laurel Cir
Dinsdale Ave
Rockcreek Rd
Baker St
N Baker St
Valley Rd Extension
Paton St
Spring St
Hanover St
Jones St
Chisplin Dr
Lane Rd
Chancellor St
Ellerslie Ave
Sadler St
John St
Jenkins Park
Run St
Anderson St
Alderman St
Allen St
Allegheny Ave
Alderman Cir
Thompson Rd
Parkway St
Park Plaza
Hedge St
Wine St
Perry Dr
Northwood Ave
Nelson Dr
Evergreen Ave
Park St
Lyons Ct
Lyons Ct Ln
Carmin Ln
Malcolm Cr
Farish St
Kelly Ave
Maplewood Cemetery
Maple St
Lexington Ave
Jefferson St
Court Sq
Water St E
S Street W
Garrett St
Monticello Ave
Oak St
Dice St
Ridge St
Cherry Ave



THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**SURVEY & TOPOGRAPHY** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025

Site History

202 7th Street SW was once part of a larger tract of land owned by the Delevan Hotel, now Delevan Baptist Church. In 1869, James B. Hawkins purchased a portion of the tract, which included 204 and 208 7th Street SW, as well as a corner of what is now 202, where a third brick building of this style used to stand. Over the years, 202 hosted a variety of businesses, including the Virginia Ice Co. around 1896 and, later, the Charlottesville & Albemarle Railway Company, which operated a power and ice plant on the site. The property was eventually sold to Charlottesville Broadcasting Corporation in 1984 and developed into its present form.

204 and 208 7th Street SW are two very small, Individually Protected Properties (IPPs). They are workers' cottages constructed in the late 19th century. These buildings exemplify a type of construction that was once common in Charlottesville during that period. However, the cottages on these sites are particularly notable for their use of load-bearing brick walls laid in an American-with-Flemish bond pattern – a unique departure from the more typical wood-framed structures of the time. Since their designation as IPPs, the more modern additions to the buildings' exteriors have fallen into severe disrepair and are covering the brickwork that contributes significantly to their historical value.



THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**204 (LEFT) & 208 (RIGHT) 7th STREET S.W. : IPP'S** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	6 © 2025 SK-05


Shed of 208 7 St.


Lean -To of 208 7 St.


Side Wall of 204 7 St.


Shed of 208 7 St.


Rear Wall of 208 7 St.


Rear Wall of 204 7 St.


Shed of 208 7 St.


Side of 204 7 St.


Rear Wall of 204 7 St.

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

EXISTING CONDITIONS - EXTERIOR

All grades, counts, and quantities are approximate and will change as the design proceeds

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Living Room


Upstairs Room 1

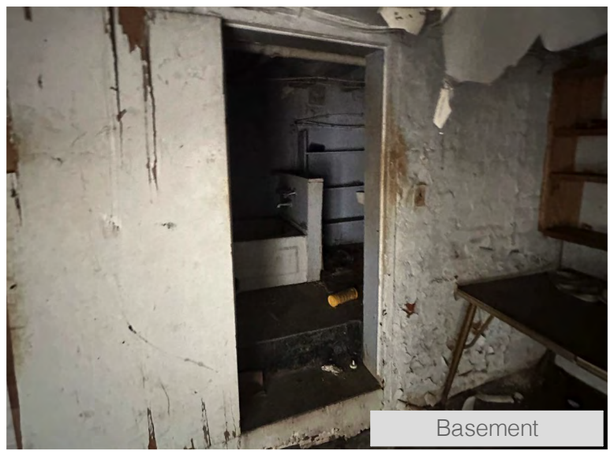

Upstairs Room 1


Top of the Stairs


Upstairs Room 1


Upstairs Room 2


Kitchen & Bathroom


Basement


Basement

© 2025

BAR Request 1

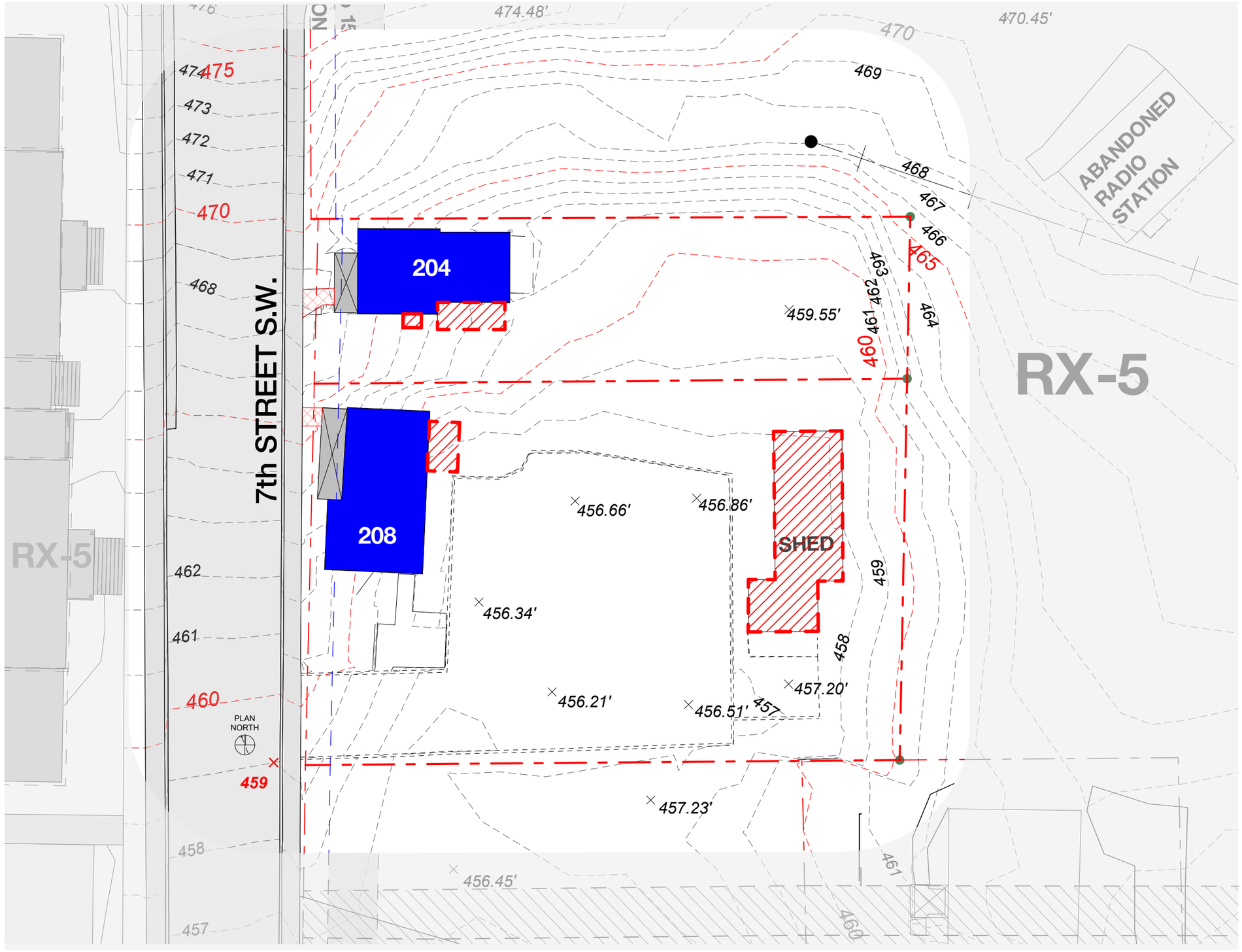
We request approval to remove a number of deteriorated, non-original additions that were constructed well after the original buildings and do not contribute to the historic character of the properties. These include:

- A **standalone shed** on the property at **208 7th Street SW**,
- A rear **lean-to addition** attached to **208 7th Street SW**,
- A **sheet metal addition** at the rear of **204 7th Street SW**,
- Along with several **minor ancillary additions** that lack architectural distinction.

These elements were not part of the original historic construction and exhibit no historic or architectural significance. Most are in advanced states of disrepair and deterioration, and many obscure or negatively impact the visibility and integrity of the original buildings.

The standalone shed at 208 7th Street SW was constructed after the demolition of an earlier outbuilding, which existed at the time the property was designated as an Individually Protected Property (IPP). The current shed does not demonstrate any historically significant construction techniques or materials and lacks contextual relevance. In addition, the sheet metal addition is not building code compliant.

It is our opinion that these later additions have **no redeeming architectural, historical, or community value**. Their removal will **not result in a loss of historic fabric**. The proposed rehabilitation of these buildings will be consistent with their original appearance and help ensure their longevity. The elements we are requesting permission to remove are illustrated in accompanying documents on pages 10 & 11, as well as photos on pages 7 & 8. Both structures will be photographically documented in their entirety prior to commencing rehabilitation.



TO BE REMOVED

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

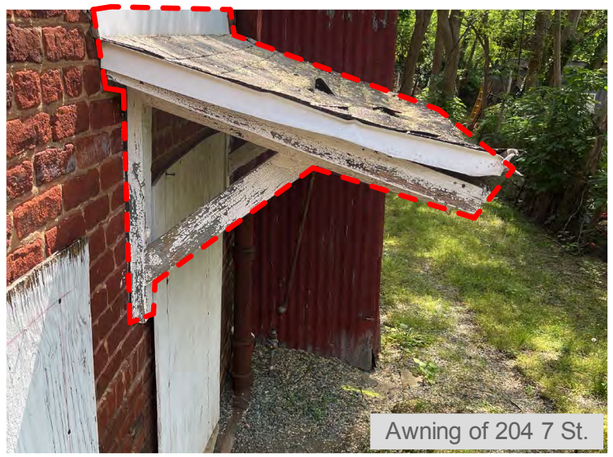
ELEMENTS TO BE REMOVED

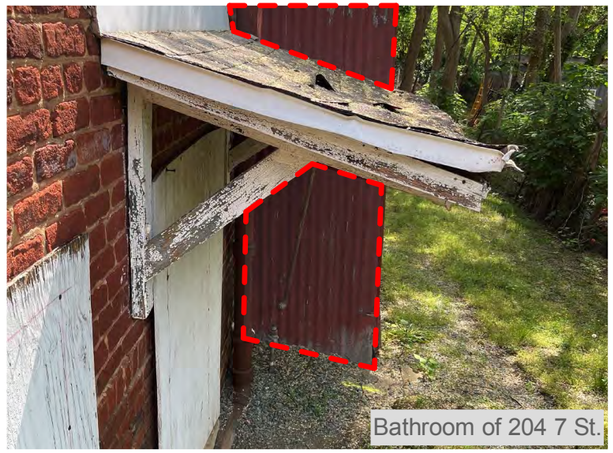
All grades, counts, and quantities are approximate and will change as the design proceeds

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© 2025


Shed of 208 7 St.


Awning of 204 7 St.


Bathroom of 204 7 St.

TO BE REMOVED


Shed of 208 7 St.


Paving behind 208 7 St.


Bathroom of 204 7 St.


Storage of 208 7 St.


Bathroom of 204 7 St.


Shed of 208 7 St.

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

ELEMENTS TO BE REMOVED

All grades, counts, and quantities are approximate and will change as the design proceeds

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BAR Request 2

Our second request is seeking **permission to construct** the proposed project behind the existing IPP houses at 204 & 208 7th Street SW. Both properties are seriously dilapidated, with 204 7th Street SW having remained unoccupied for 23 years (see accompanying images). The proposed project will ensure these buildings will be repaired and maintained.

On the following pages we have illustrated a number of similar recent projects that have been supported by the BAR and have been granted the same permission this project is seeking, to construct a new building behind the existing structures.

1. Blue Moon Diner (6 Levels) 512-514 West Main Street
2. The Doyle Hotel (6 Levels) 499 West Main Street
3. Mel's Café (7 Levels) 719 West Main Street (preliminary review)

The proposed project will help to revive these houses and integrate them into the overall project program for the daily use of the residents. The rehabilitation will maintain and protect these buildings from further decline. It is clear that the proposed primary building is of a different time and scale, however the proposed use and size is encouraged by City Council and the Planning Commission. This proposal and our request to retain and build to the rear of these houses is also consistent with our new Development Code, that seeks to provide greater housing options and support infill projects that utilize inner city land efficiently while providing city residents with the ability to live within walking distance of schools, employment and other services.

BAR Request 2

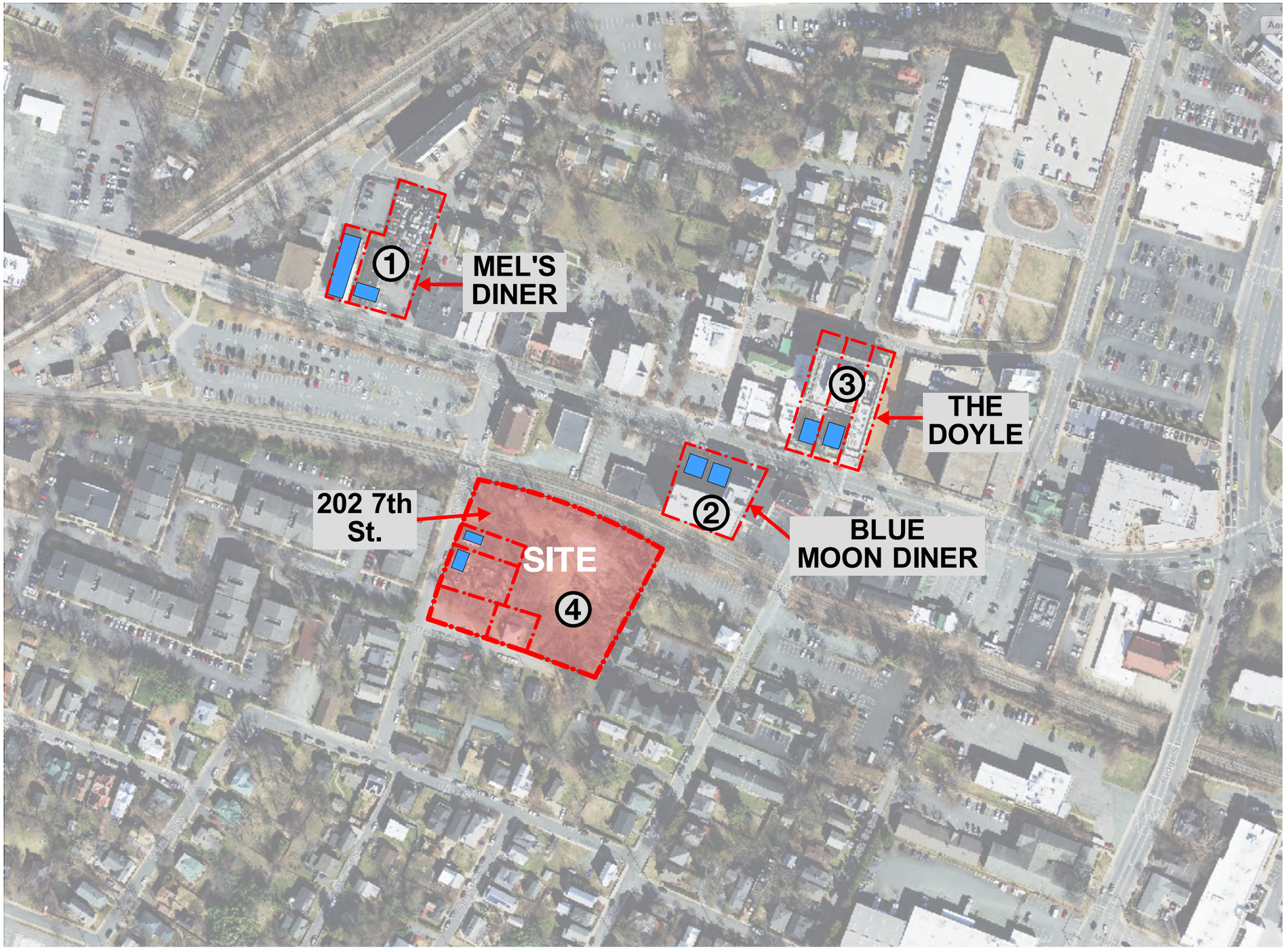
The proposed design intends to respond to the existing building, the street and the neighborhood in the following ways:

- We are implementing multiple setbacks, step-backs, and varied massing to mitigate the visual impact of the proposed building.
- Material and detail compatibility: We envision the new structure incorporating similar materials where appropriate. We have chosen high-quality materials that visually relate in texture and tone to the existing buildings.
- The simple masonry details on the new building will make reference to the masonry details used on the existing houses.
- The masonry base of the building is intended to respond to the street, neighbors, and existing structures. This is the portion of the building visible at a pedestrian level, below the tree canopy, while the upper portion of the building may be clad in siding similar to the existing surrounding context buildings.
- At the street level, we anticipate comprehensive reworking of the landscape and hardscape. See pg 31.
- Our intent is to improve street level interaction by activating the ground floors. We hope to:
    - Incorporate uses such as various amenity spaces for the tenants at street level as the building steps down the street by engaging the residents with the site, courtyards and the existing building porches.
    - Enhance transparency and entrances by the inclusion of larger windows and multiple entry points to promote openness and safety while minimizing blank walls.
    - Provide thoughtful and strategic incorporation of street trees and furnishings that integrate landscaping, benches, and lighting that align with the character of the existing structures and the street
    - Utilize, where appropriate, human-scale elements such as awnings, planters, and signage that provide a tactile experience and bridge the scale between the existing and the proposed.

Honoring and Respecting the Hawkins-Lee House (204) and the Hawkins-Parker House (208)

We intend to **recognize and honor** the houses as follows:

1. We will **stabilize**, rehabilitate and maintain the houses as long as they are owned by the developer
2. Plans for rehabilitation reference the following sources:
    a. Secretary of the Interior's Standards for Rehabilitation. 36 CFR 67. Washington, DC: National Park Service, U.S. Department of the Interior
    b. Unified Facilities Guide Specification 024291: Removal and Salvage of Historic Materials. Washington, DC: U.S. Department of Defense, 2018
    c. City of Charlottesville Architectural Design Control Districts Design Guidelines. Approved by City Council, September 17, 2012. See Chapter 4 ("Rehabilitation") and Chapter 7 ("Moving and Demolition")
3. The houses will be programmed with uses consistent with the residential nature of the project
4. The houses will be carefully rehabilitated and incorporated into the larger project
5. In addition, retaining these houses is an acknowledgement that they are important surviving structures that represent Charlottesville's architectural legacy and history
6. We will provide individual names for each house: **Hawkins-Lee House and Hawkins-Parker House**
7. We will provide a historical marker that describes a brief history of the properties
8. See accompanying sheets for an overview of planned rehabilitation work: SK-370 - SK-374



PROTECTED PROPERTIES

PROPERTY BOUNDARIES

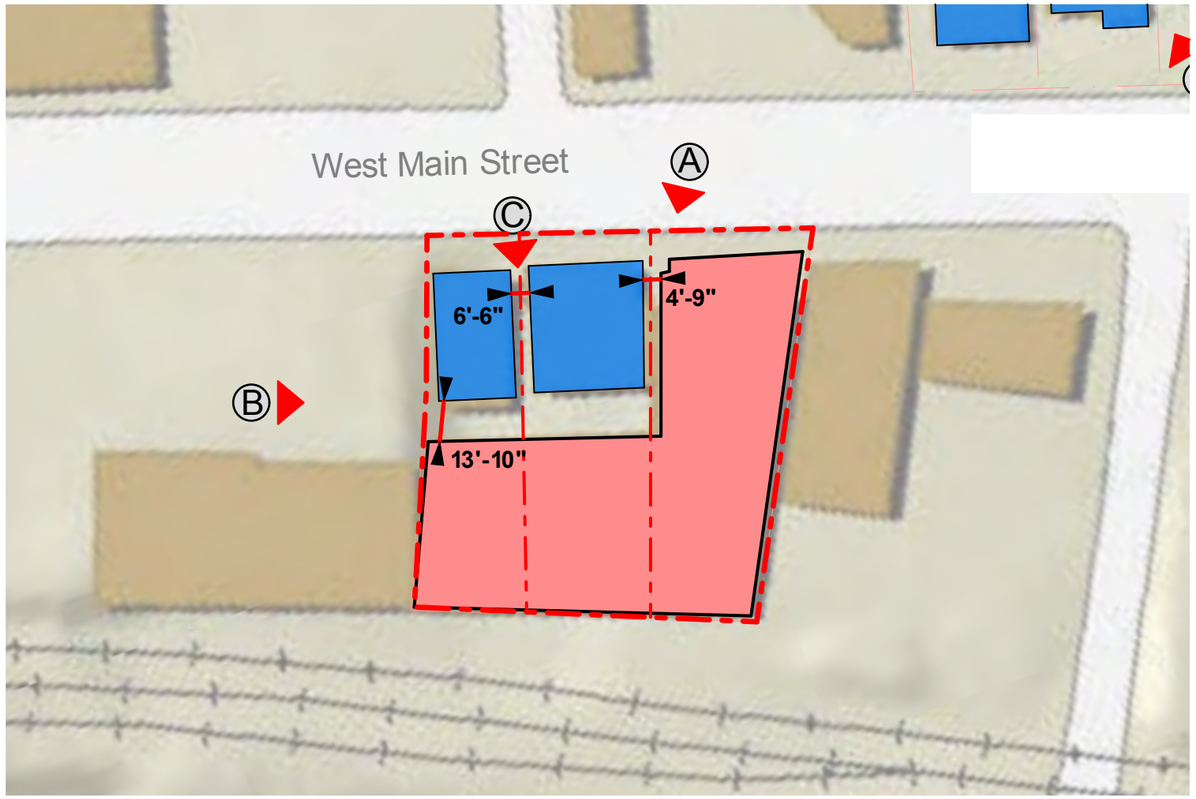
THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

PRECEDENTS

All grades, counts, and quantities are approximate and will change as the design proceeds

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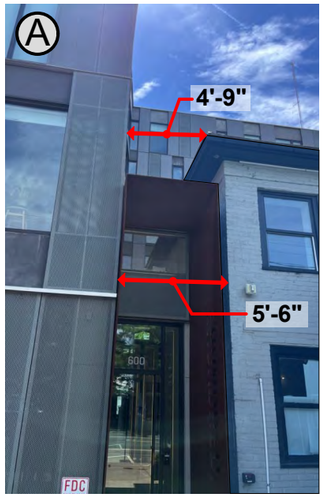






① MEL'S CAFÉ

SUPPORTED BY BAR, NOT YET APPROVED





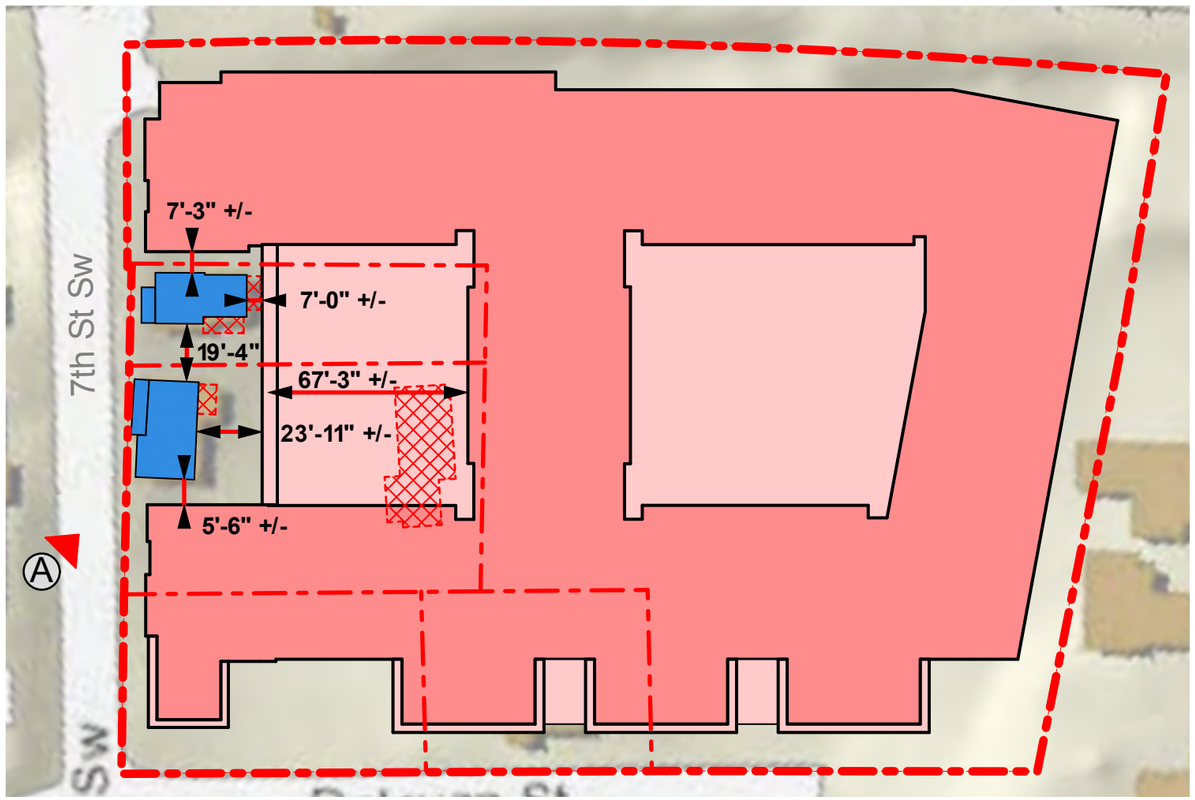


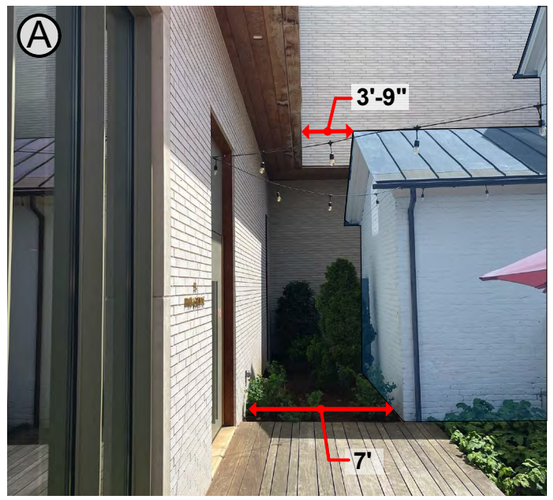
② BLUE MOON DINER

BUILT

© 2025









③ THE DOYLE

BUILT



④ 202 7th STREET SOUTHWEST

PROPOSED

© 2025

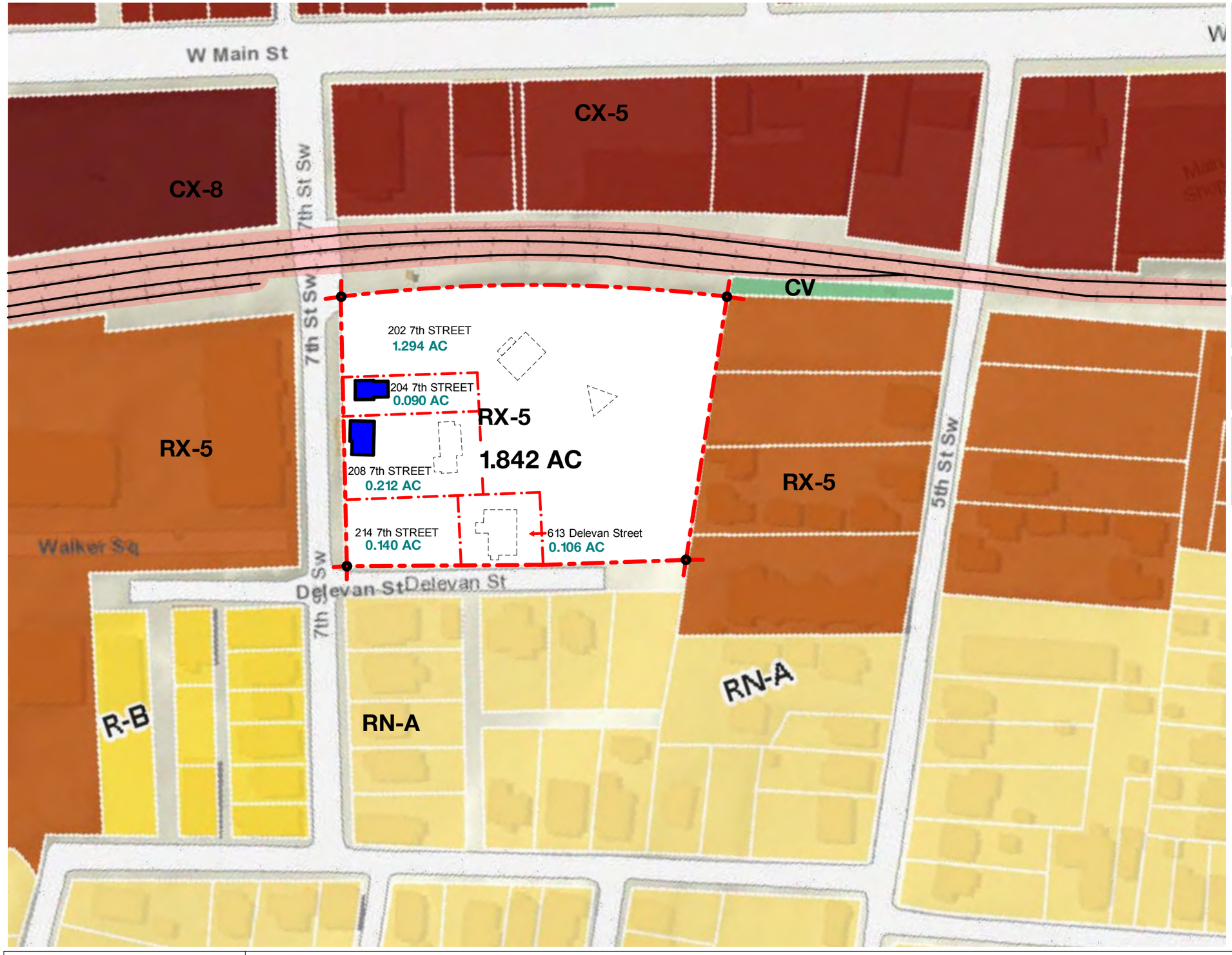
CONCEPT

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

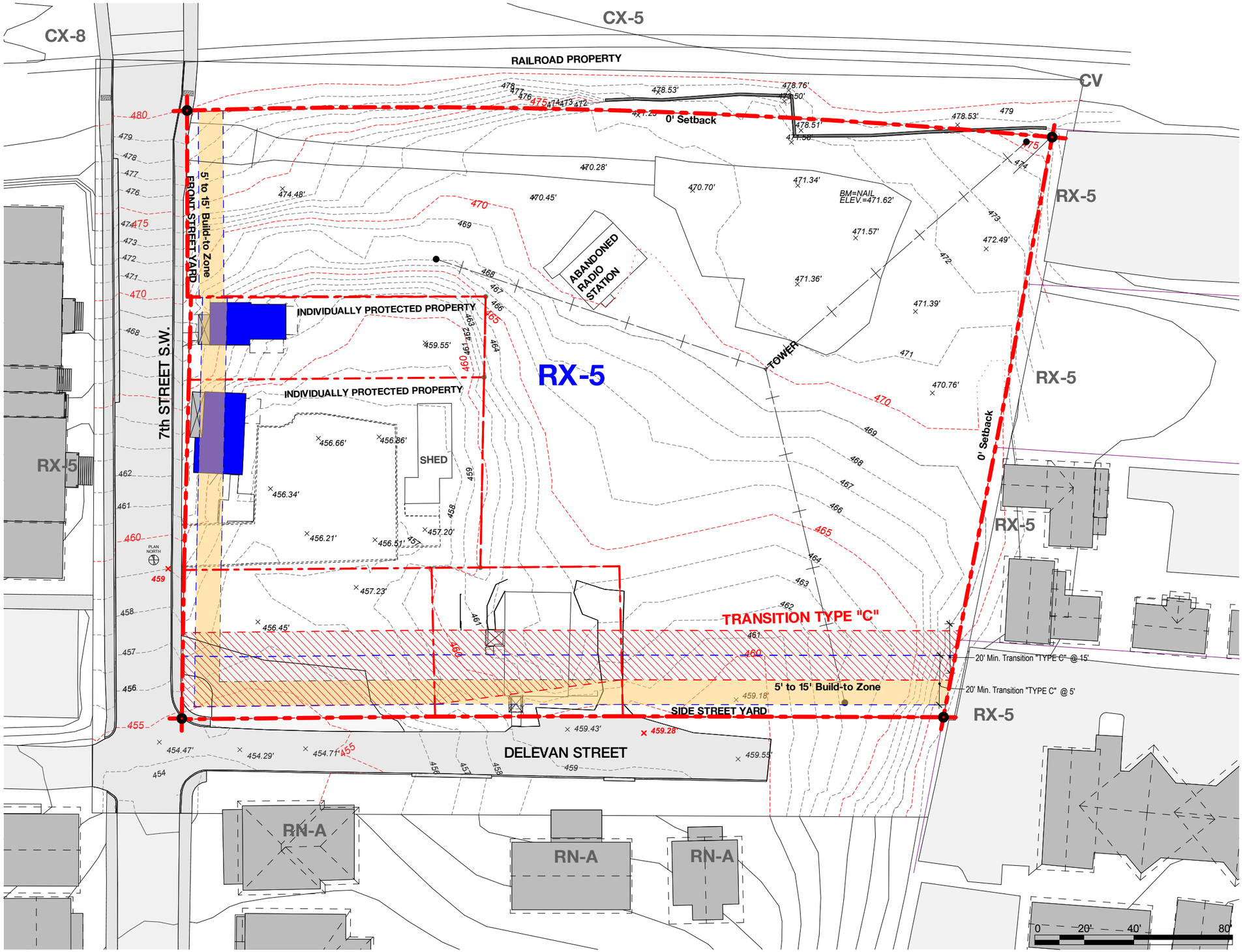
CHARLOTTESVILLE, VA

October 21, 2025



Location	**202 7th Street SW** **204 7th Street SW**- Individually Protected Property **208 7th Street SW**- Individually Protected Property **214 7th Street SW** **613 Delevan Street**
Area	**1.842 Acres**
Zone	**RX-5**
Base Stories	**5**
Total Stories *With Bonus*	**7**

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KEY ZONING REQUIREMENTS

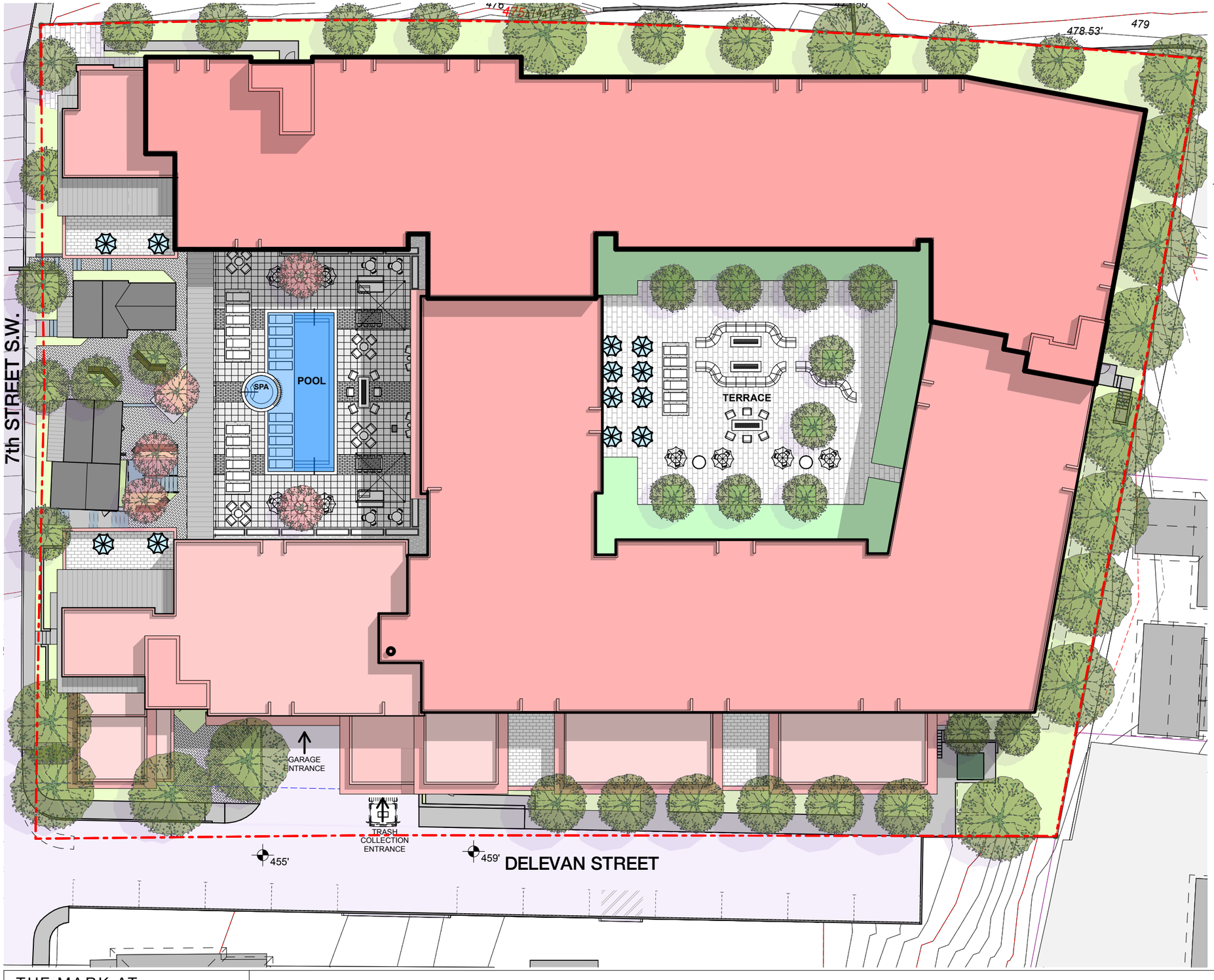
- SETBACKS
- TRANSITIONS
- BUILD-TO ZONES
- IPP's

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

ZONING CONSTRAINTS

All grades, counts, and quantities are approximate and will change as the design proceeds

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Location	202 7th Street S.W.
Size	1.842 acres
Zone	RX-5
Total Stories *With Bonus*	7

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

ROOF PLAN

All grades, counts, and quantities are approximate and will change as the design proceeds

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RESPONSES TO BAR COMMENTS FROM MEETING 2

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

October 21, 2025

BAR COMMENT # 1: Can you provide more detail on the proposed opening on the rear of 208 7th St SW?

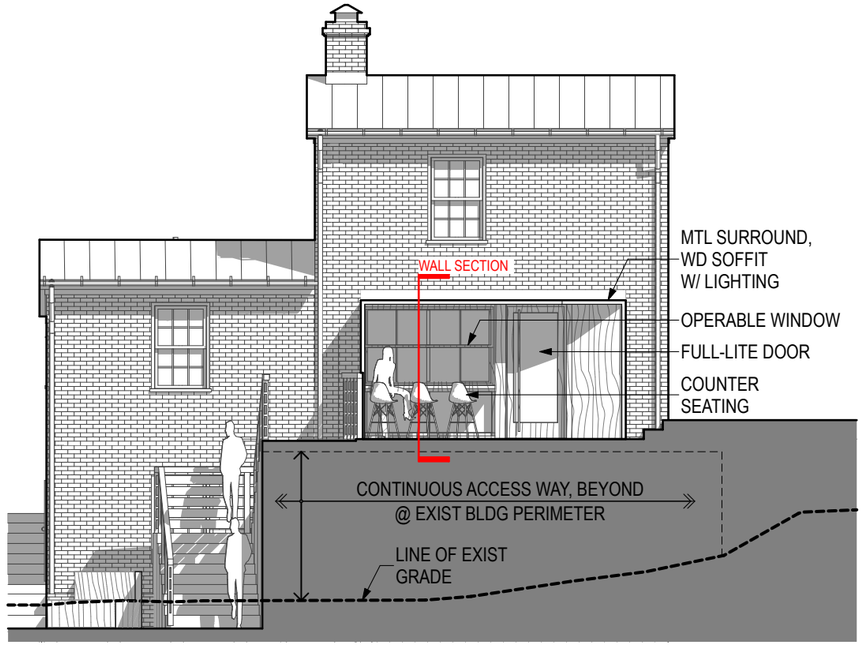
Response: ***Provided, see sheets 24, 25, and SK-374***



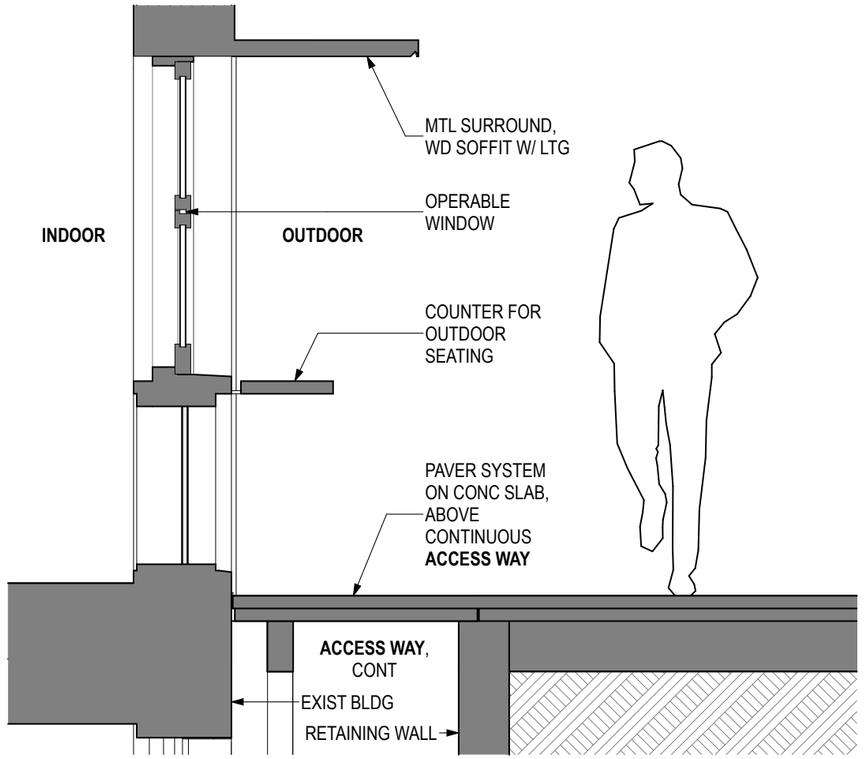
THE MARK AT CHARLOTTESVILLE Charlottesville, VA	**NEW OPENING @ REAR OF 208 7TH ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	23
Tuesday, October 21, 2025	*All grades, counts, and quantities are approximate and will change as the design proceeds*	Tel : 434-979-7550 © 2025	SK-302



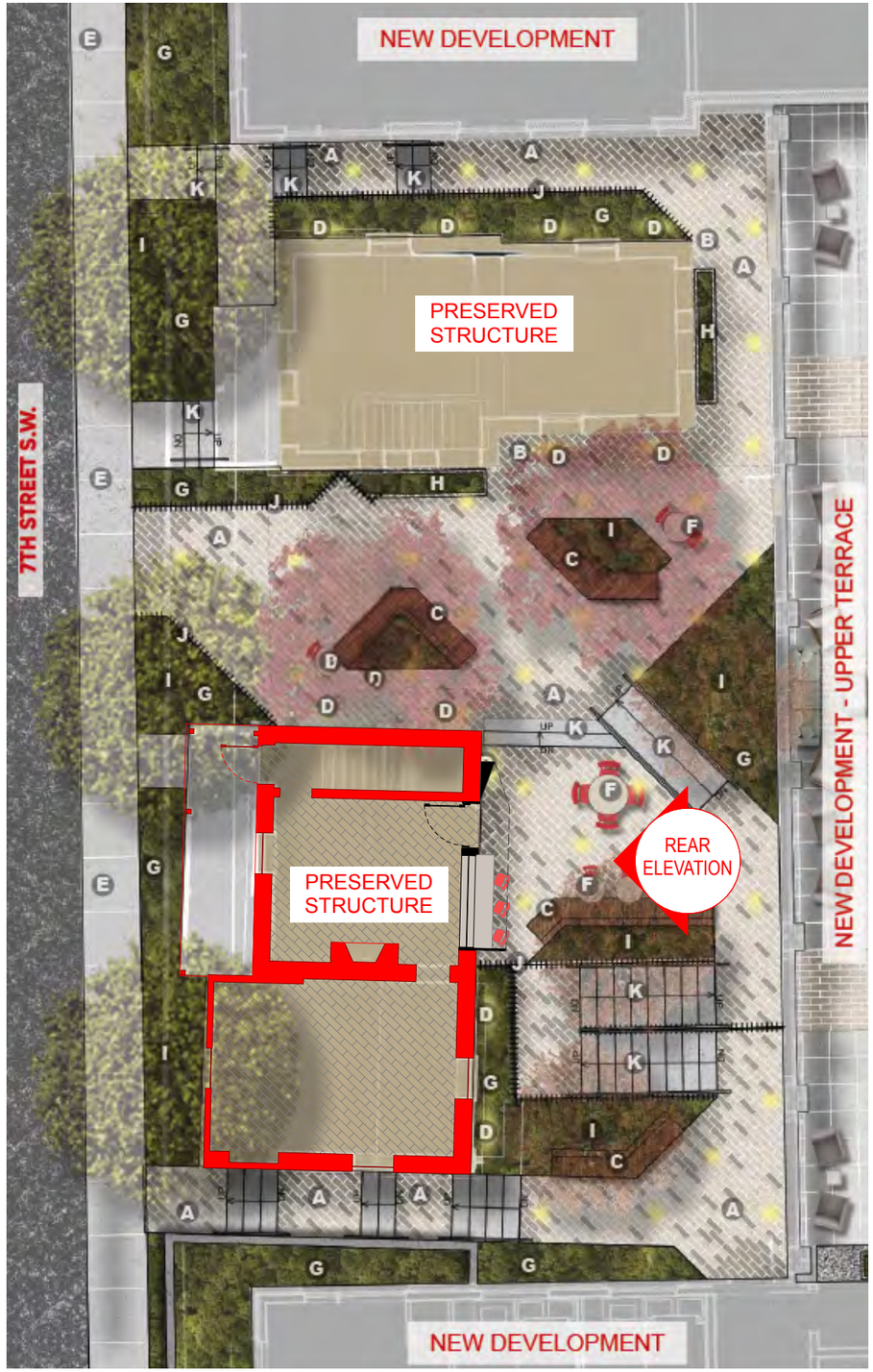
PRECEDENT IMAGE



PROPOSED REAR ELEVATION W/ NEW OPENING



WALL SECTION



COURTYARD KEY PLAN

THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**NEW OPENING @ REAR OF 208 7TH ST SW** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025

BAR COMMENT # 2: Increase horizontal projection on brick ribbon band below the siding to create a visible shadow line.

Response: ***We have increased the projection of the upper band of brick, see sheets 26, 29, 30 and 35***

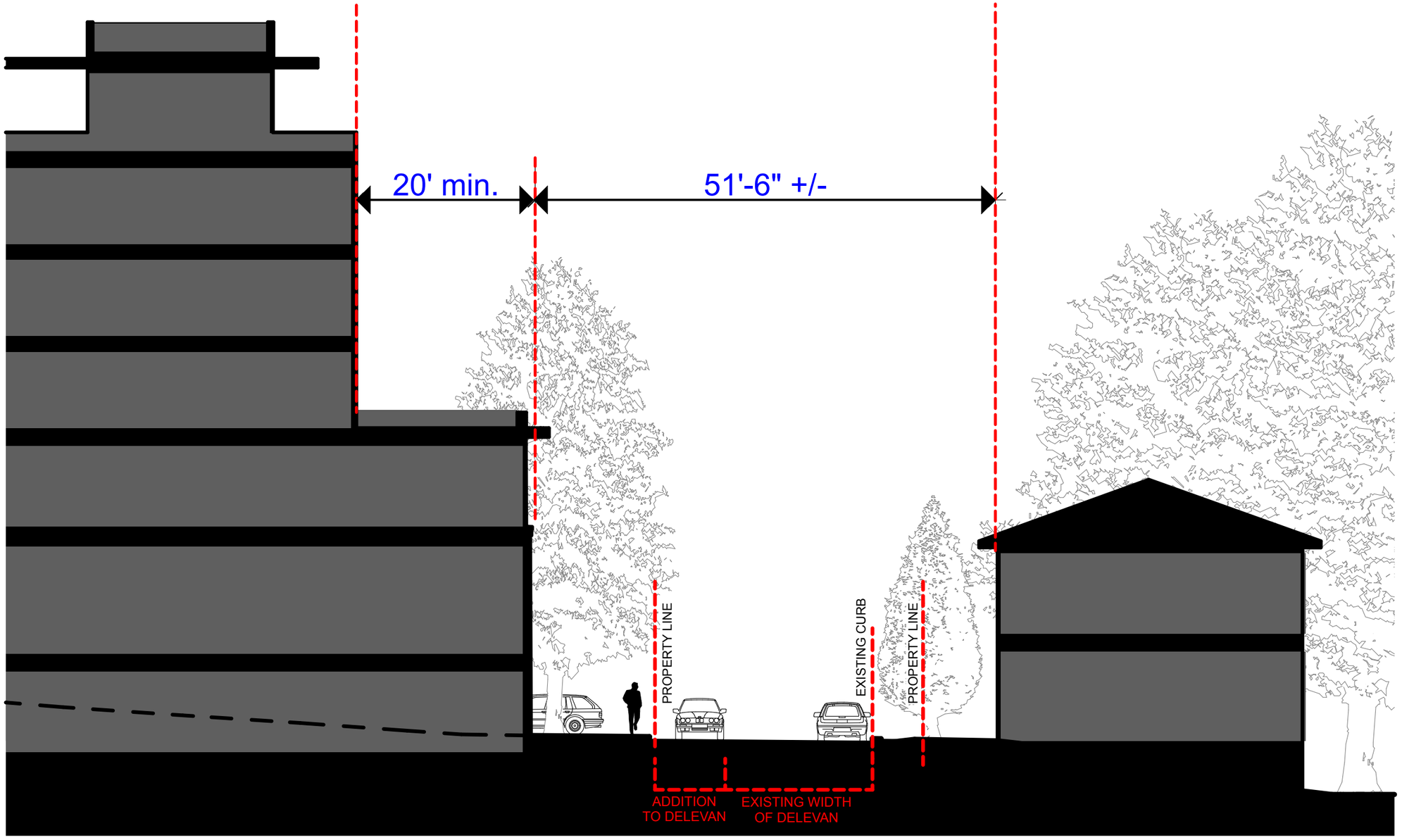


THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**MASONRY RIBBON COURSE** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	25 SK-305

BAR COMMENT # 3: It would be helpful to see a section through Delevan Street.

BAR COMMENT # 4: Provide transition/stepdown to Delevan and the two houses south of Delevan

Response: ***Provided, see below***



THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

SETBACKS, STEPBACKS AND TRANSITIONS AT DELEVAN STREET

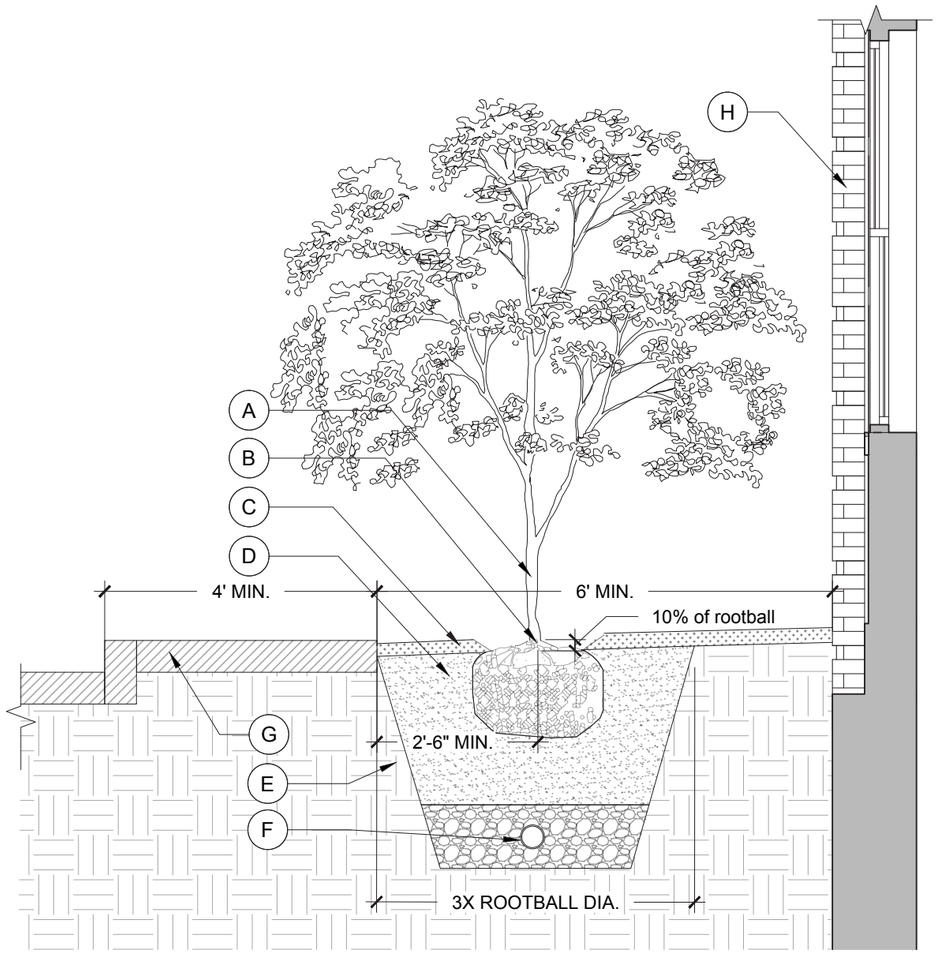
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BAR COMMENT # 5: Confirm there is adequate space for trees along property line

BAR COMMENT # 6: Provide planter/planting details for street trees

Response: ***Provided, see below***



LEGEND	
A	PROPOSED TREE, CENTER TRUNK IN PIT. PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING
B	FIND TOP-MOST ROOT ON ROOTBALL, POSITION ROOTBALL SO THIS TOP ROOT IS 1"-2" ABOVE LANDSCAPE SOIL (APROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL). REMOVE BURLAP AND BASKET FROM TOP 1/3 OF BALL
C	3" MINIMUM OF MULCH AS SPECIFIED IN LANDSCAPE PLANS. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
D	4' MIN DEPTH BACKFILL W/ 1/2 CLEAN EXISTING SOIL, 1/4 TOP SOIL & 1/4 ORGANIC MATERIAL APPROVED BY THE CITY. MOUND AND TAMP SOIL DIRECRTLY BELOW ROOTBALL BEFORE SETTING PLANT
E	COMPACTED SUBGRADE, EXCAVATE PIT AT 1:1 SLOPE SO AS NOT TO DISTURB STREET SUBGRADE
F	12" COURSE GRAVEL FOR DRAINAGE, 4" PERFORATED PLASTIC PIPE CONNECTED TO STORM DRAIN SYSTEM
G	CONCRETE SIDEWALK PER CIVIL DRAWINGS
H	PROPOSED OR EXISTING BUILDING WALL

NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER BEING REVIEWED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PAINT ALL STAKES WITH 2 COATS OF EXTERIOR GRADE PAINT FLAT MATTE BLACK.
4. ALL TREES SHALL BE PLUM VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
5. PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.
6. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.

TREE PLANTING (STREETSCAPE)

NOT TO SCALE

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THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**BUILDING FRONT - 7th ST SW** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	28 © 2025 SK-216



THE MARK AT CHARLOTTESVILLE Charlottesville, VA	**BUILDING FRONT - 7th ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	29
Tuesday, October 21, 2025	*All grades, counts, and quantities are approximate and will change as the design proceeds*	Tel : 434-979-7550 © 2025	SK-217



THE MARK AT CHARLOTTESVILLE
Charlottesville, VA

Tuesday, October 21, 2025

BUILDING FRONT - 7th ST SW

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THE MARK AT CHARLOTTESVILLE Charlottesville, VA	**VIEW AT STREET LEVEL**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	31
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THE MARK AT CHARLOTTESVILLE
Charlottesville, VA

Tuesday, October 21, 2025

VIEW OF COURTYARD

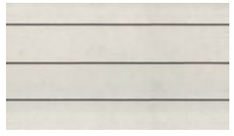
All grades, counts, and quantities are approximate and will change as the design proceeds

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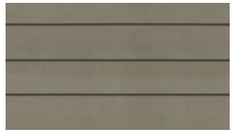
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MATERIALS LEGEND



1 Light Gray Fiber Cement Siding



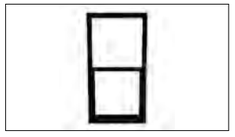
3 Dark Gray Fiber Cement Siding



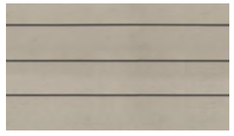
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window



2 Medium Gray Fiber Cement Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

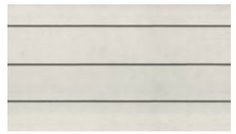
THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

WEST ELEVATION - SECTION THROUGH COURTYARD

All grades, counts, and quantities are approximate and will change as the design proceeds

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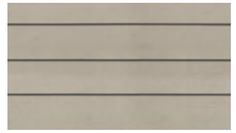




1 Light Gray Fiber Cement Siding



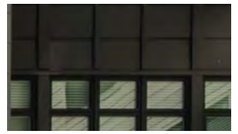
3 Dark Gray Fiber Cement Siding



2 Medium Gray Fiber Cement Siding



4 Black Fiber Cement Panel Siding



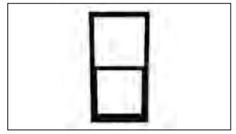
6 Black Fiber Cement Panel And Batten Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



8 Commercial Grade Vinyl Window



Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

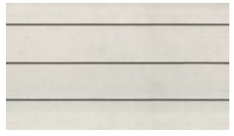
WEST ELEVATION ENLARGED

All grades, counts, and quantities are approximate and will change as the design proceeds

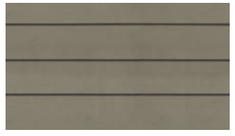
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MATERIALS LEGEND



1 Light Gray Fiber Cement Siding



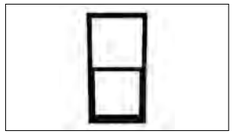
3 Dark Gray Fiber Cement Siding



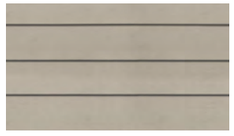
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window



2 Medium Gray Fiber Cement Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

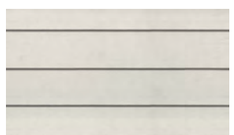
WEST ELEVATION - 7th STREET WITH EXISTING BUILDINGS

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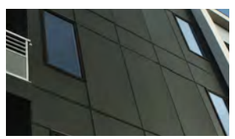
MATERIALS LEGEND



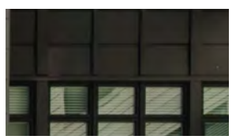
1 Light Gray Fiber Cement Siding



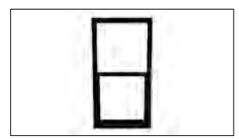
3 Dark Gray Fiber Cement Siding



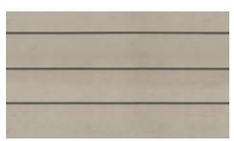
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade



2 Medium Gray Fiber Cement Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

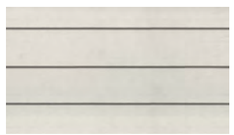
NORTH ELEVATION - ALONG RR TRACKS

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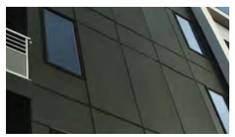
MATERIALS LEGEND



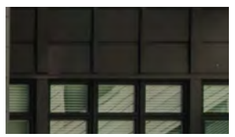
1 Light Gray Fiber Cement Siding



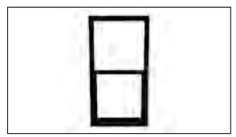
3 Dark Gray Fiber Cement Siding



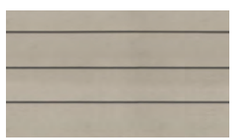
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window



2 Medium Gray Fiber Cement Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

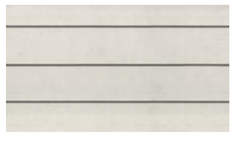
EAST ELEVATION

All grades, counts, and quantities are approximate and will change as the design proceeds

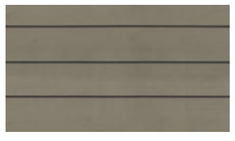
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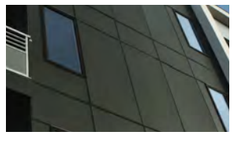
MATERIALS LEGEND



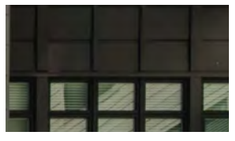
1 Light Gray Fiber Cement Siding



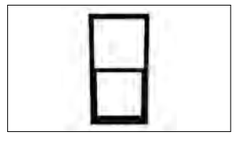
3 Dark Gray Fiber Cement Siding



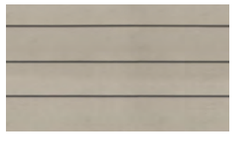
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window



2 Medium Gray Fiber Cement Siding



5 White Fiber Cement Panel Siding



7 Modular Red Face Brick W/ Charcoal Highlights



Black Onyx

White

Adobe

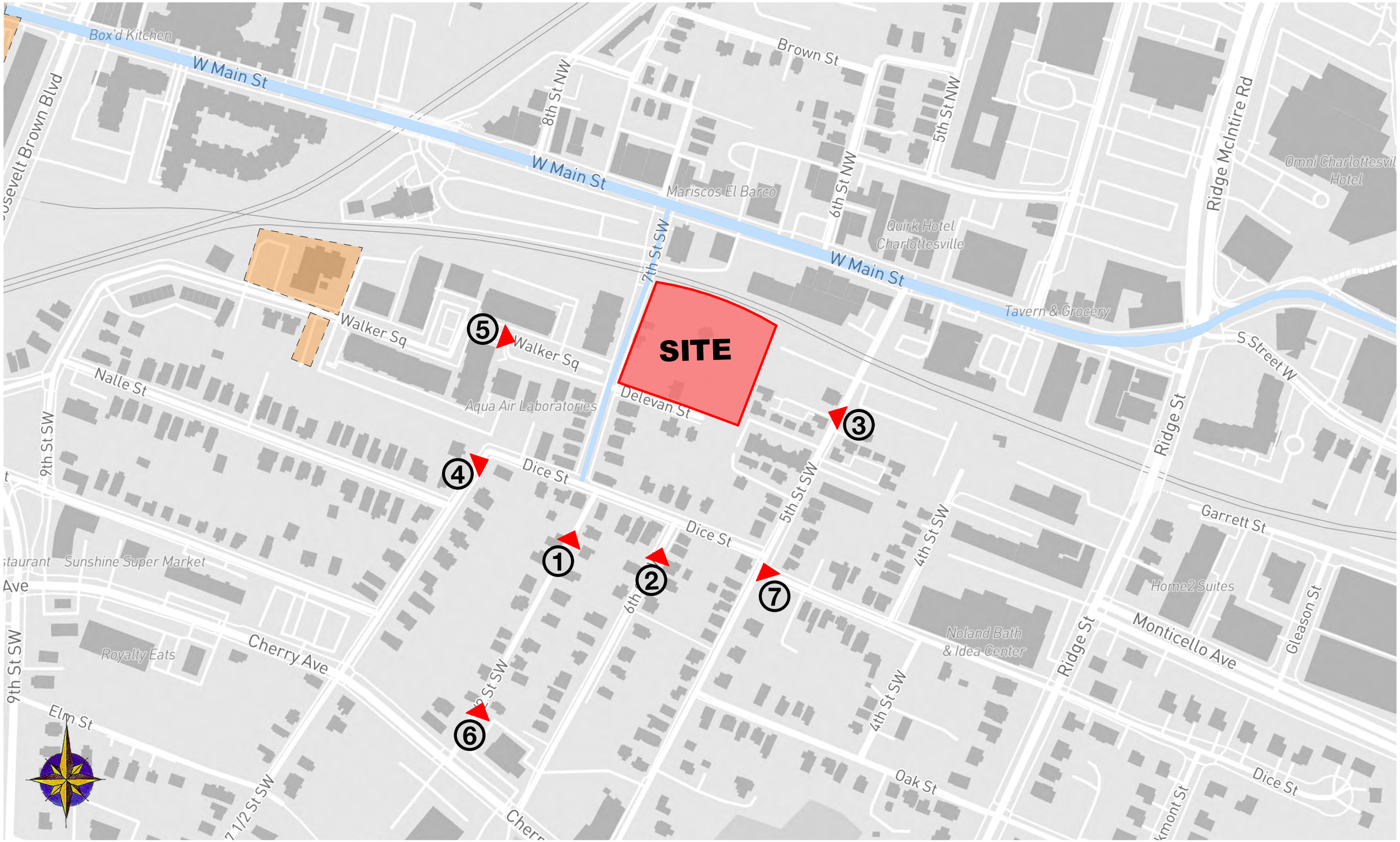
** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK AT CHARLOTTESVILLE
Charlottesville, VA
Tuesday, October 21, 2025

SOUTH ELEVATION - DELEVAN STREET

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THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**PHOTOMATCHING MAP** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025



THE MARK AT CHARLOTTESVILLE
Charlottesville, VA

Tuesday, October 21, 2025

306 6 1/2 St SW

All grades, counts, and quantities are approximate and will change as the design proceeds

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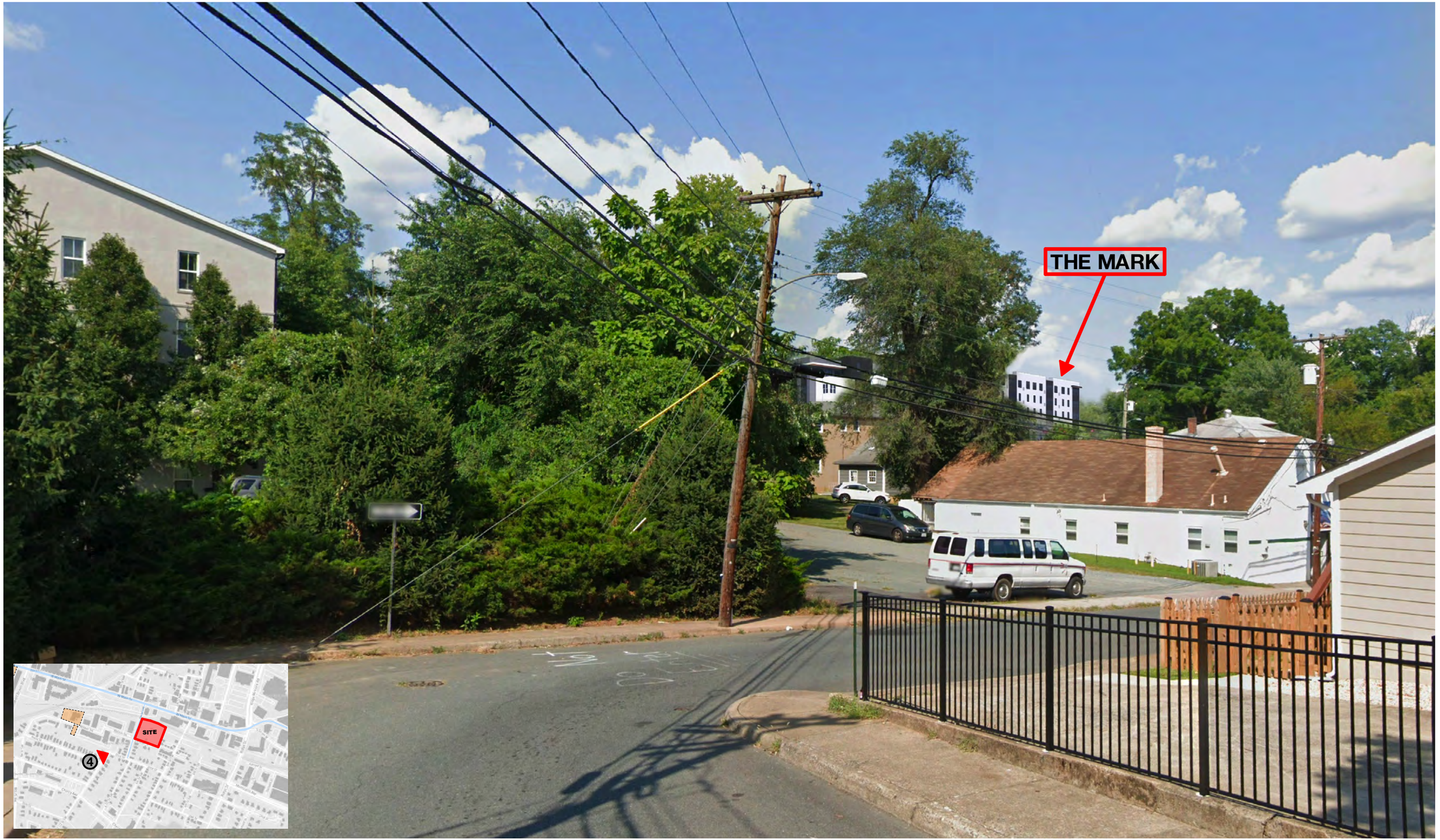
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THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**301 6th St SW** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	41 SK-312



THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**204 5th St SW** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	42 SK-313



THE MARK AT CHARLOTTESVILLE
Charlottesville, VA

Tuesday, October 21, 2025

300 7 1/2 St SW

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THE MARK AT CHARLOTTESVILLE Charlottesville, VA	**702 DELEVAN St**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	44
Tuesday, October 21, 2025	*All grades, counts, and quantities are approximate and will change as the design proceeds*	Tel : 434-979-7550 © 2025	SK-315



THE MARK AT CHARLOTTESVILLE
Charlottesville, VA

Tuesday, October 21, 2025

334 6 1/2 St SW

All grades, counts, and quantities are approximate and will change as the design proceeds

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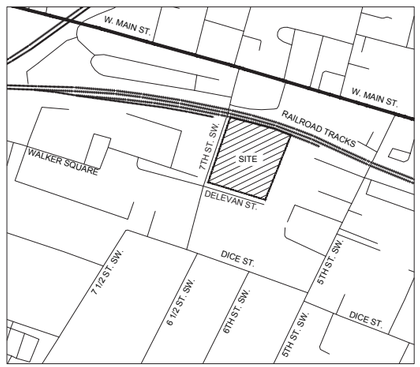
THE MARK AT CHARLOTTESVILLE Charlottesville, VA Tuesday, October 21, 2025	**CORNER OF DICE St & 5TH St SW** *All grades, counts, and quantities are approximate and will change as the design proceeds*	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025



SITE

Legend

- A Concrete sidewalk
- B At-grade landscape area
- C Garage entry driveway
- D Retaining wall
- E Proposed trees (see landscape plan)



VICINITY MAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

SITE COLORED PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS

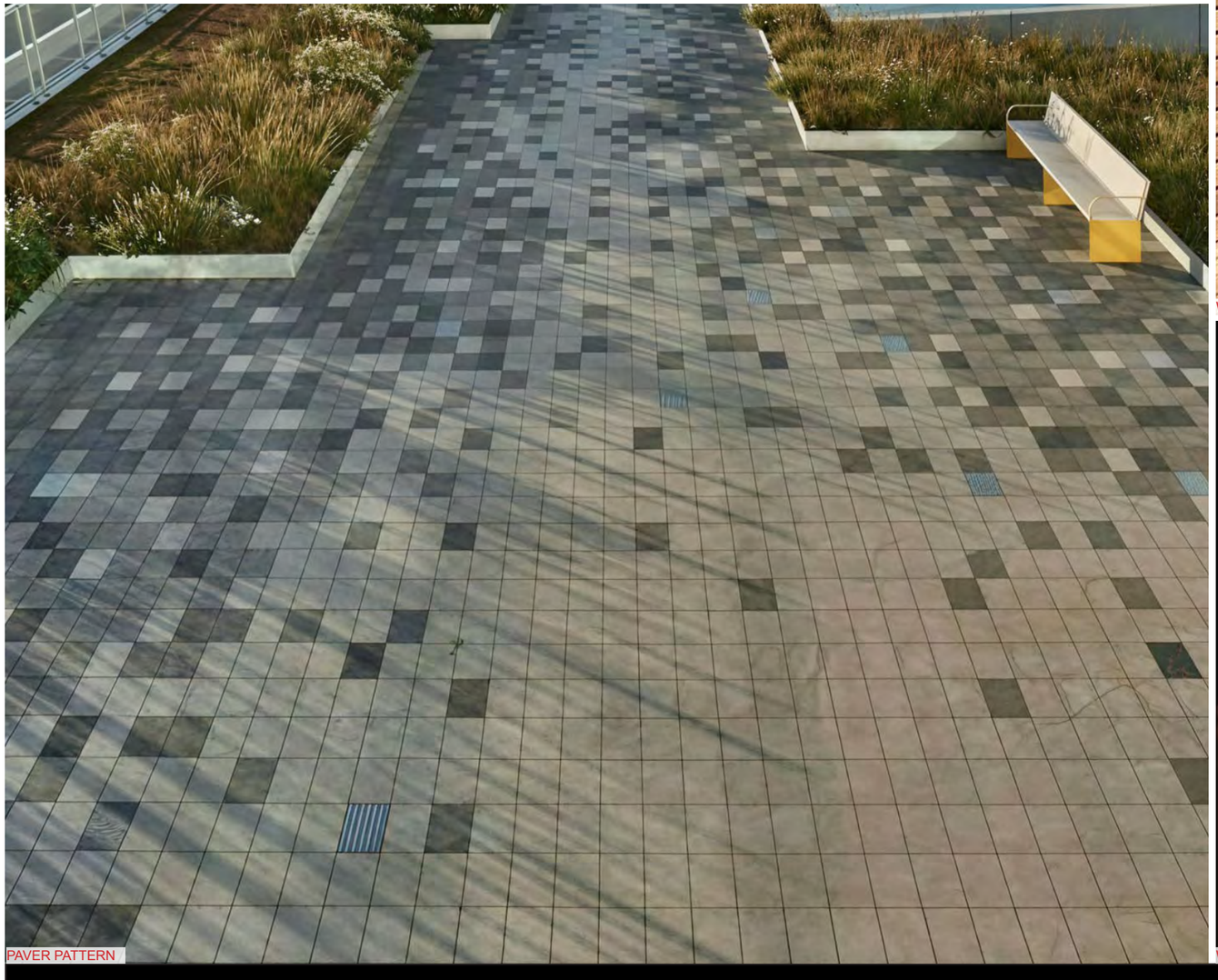
SHEET: 2 of 11

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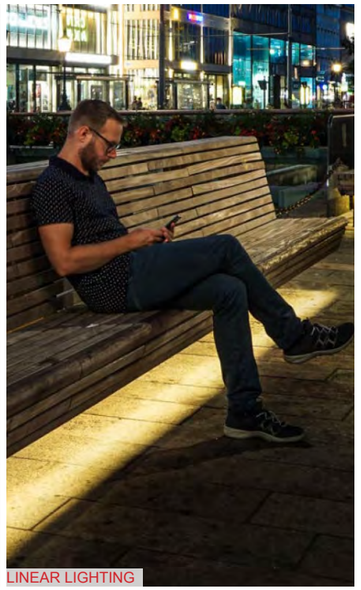
MULTI-TONE LINEAR PAVERS



PAVER PATTERN



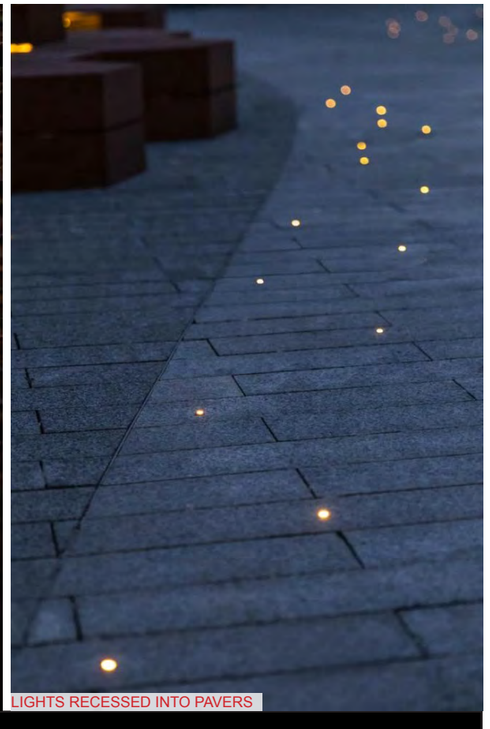
WOOD SEAT WALLS



LINEAR LIGHTING



WALL-WASHING LIGHTS



LIGHTS RECESSED INTO PAVERS

THE MARK AT CHARLOTTESVILLE

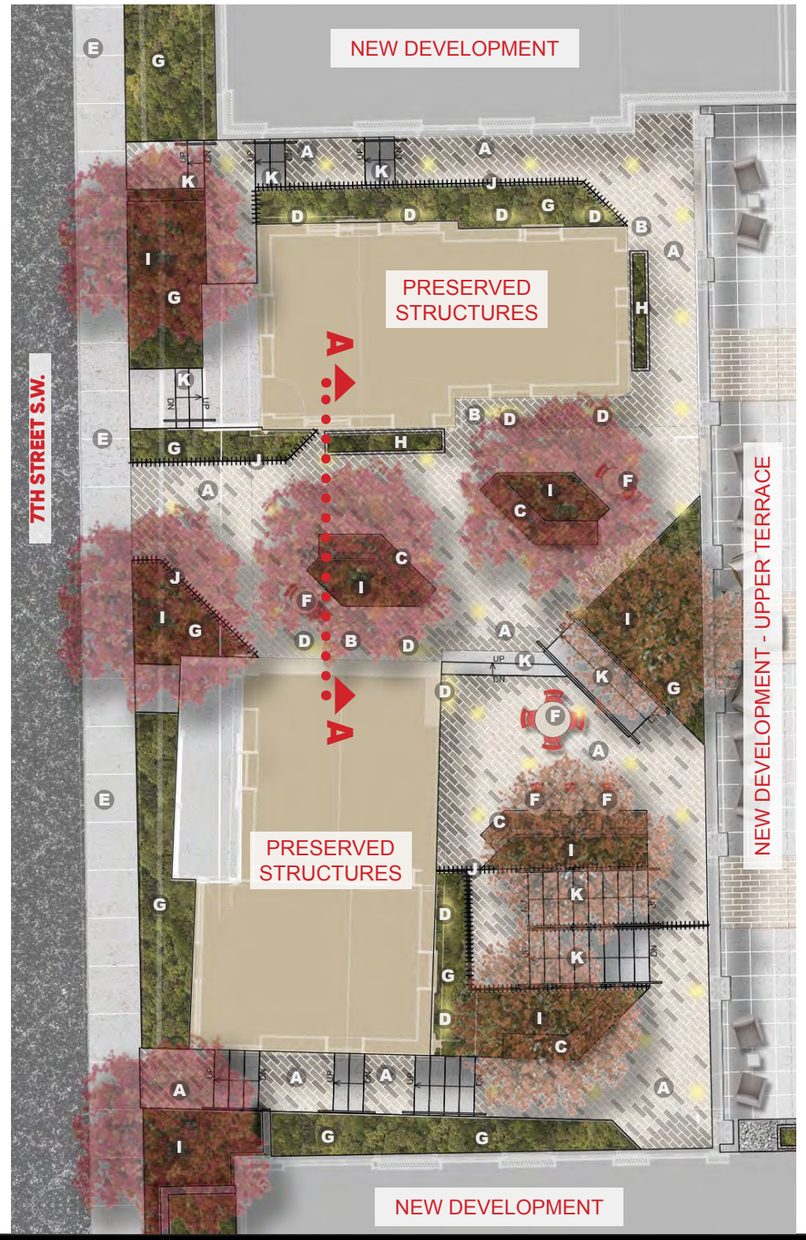
ENTRY PLAZA MOODBOARD

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

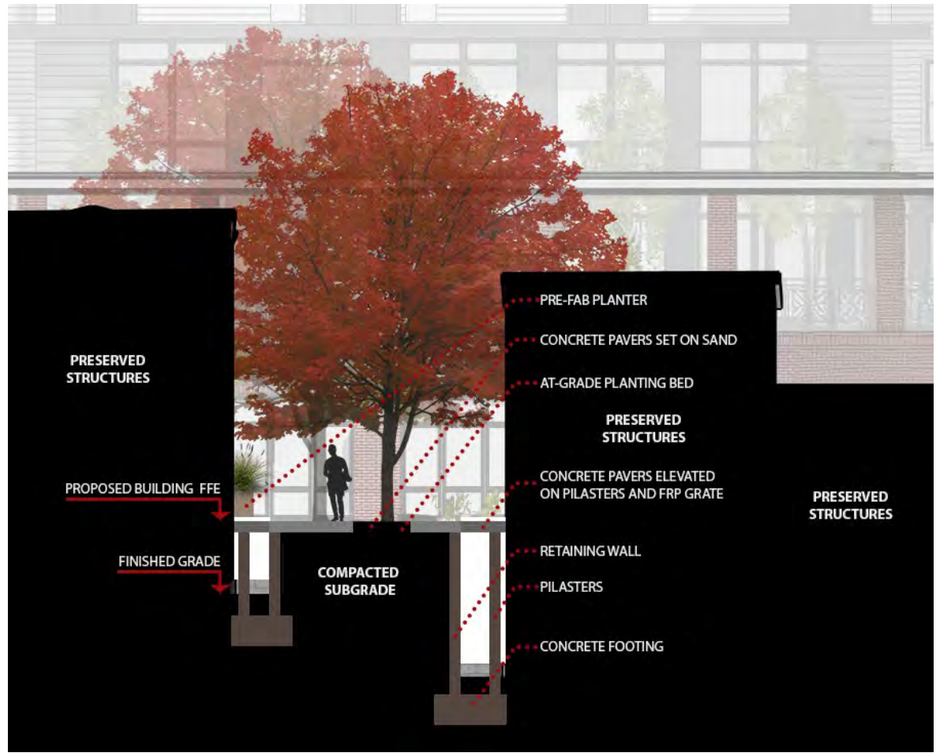
hpla studio



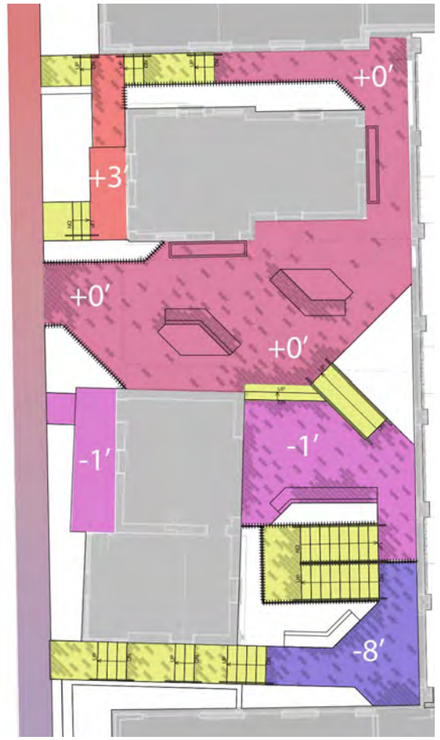
MAIN PLAZA

Legend

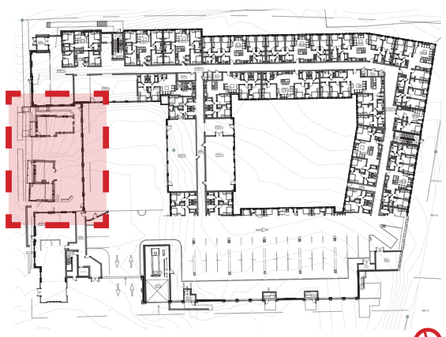
- A 6” x 18” Plankstone linear pavers, multi-tone (By: Hanover Pavers), w/ recessed lights
- B Set pavers elevated on FRP grate w/ columns and joisters around historic bldgs
- C Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- D Linear wall washers
- E Concrete sidewalk
- F Steel tables and chairs
- G Landscape area w/ shrubs and groundcovers
- H Pre-fab planters
- I Proposed trees (see plant palette)
- J 42” tube steel guardrail
- K ADA Stairs and ramps



SECTION A-A



SCHEMATIC PLAZA LEVELS



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

MAIN PLAZA PLAN AND SECTION

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

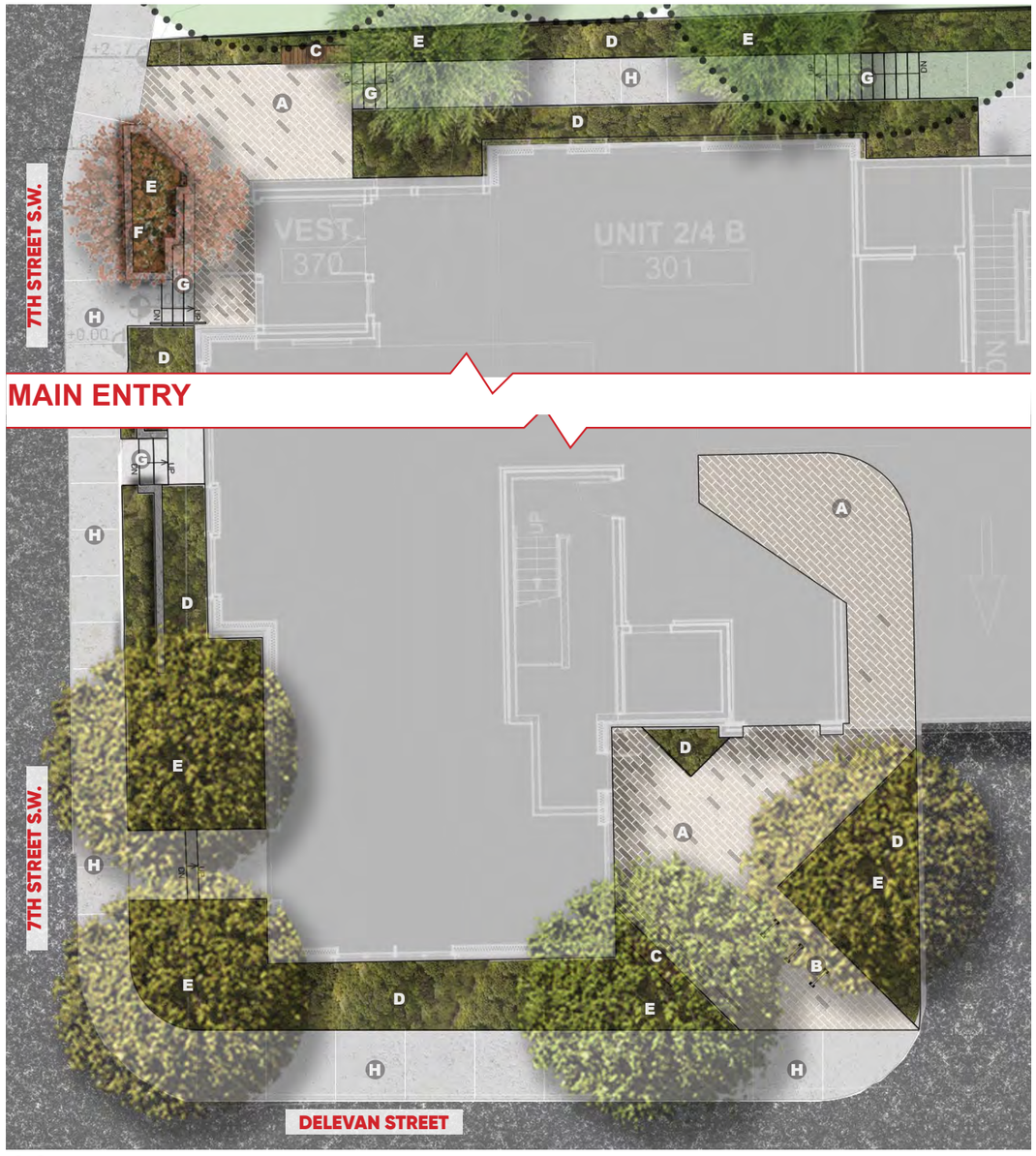
HPLA #: H25-107

SCALE: NTS

SHEET: 4 of 11

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MAIN ENTRY

CORNER PLAZA

MAIN ENTRY & CORNER PLAZA

Legend

- A 6” x 18” Plankstone linear pavers, multi-tone (By: Hanover Pavers)
- B (3) Bike racks
- C Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- D Landscape area w/ shrubs and groundcovers
- E Proposed trees (see plant palette)
- F Built-in concrete planter
- G ADA Stairs
- H Concrete sidewalk



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

MAIN ENTRY & CORNER PLAZA PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS
SHEET: 5 of 11

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PLANT PALETTE - OVERALL

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE
Gymnocladus dioicus "Espresso" SEEDLESS KENTUCKY COFFEETREE	5	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Quercus coccinea SCARLET OAK	3	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	7	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Acer saccharum SUGAR MAPLE	11	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE
Halesia monticola MOUNTAIN SILVERBELL	8	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO
Cercis canadensis EASTERN REDBUD	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Pistacia chinensis CHINESE PISTACHE	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO

CHARLOTTESVILLE SHADE REQUIREMENTS

REQUIRED		PROVIDED
SITE PERCENTAGE	10%	12%
AREA (80,269 SF)	8027 S.F.	9503 S.F.

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

EXISTING TREE BUFFER TO REMAIN

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

LANDSCAPE PLAN

CHARLOTTESVILLE, VA

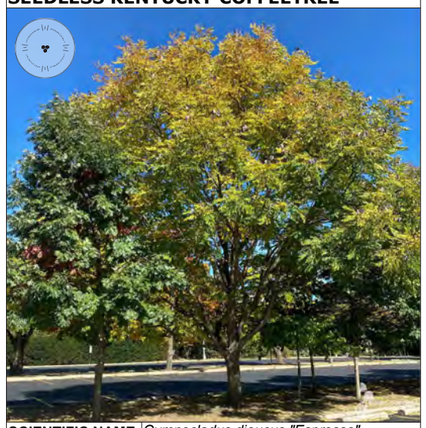
LANDMARK PROPERTIES

HPLA #: H25-107

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LANDSCAPE MATERIALS - CANOPY TREES

SEEDLESS KENTUCKY COFFEETREE



SCIENTIFIC NAME	*Gymnocladus dioucus "Espresso"*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	FAST GROWING
10-YEAR SIZE	35' H / 27' W
MAINTENANCE	LOW

SCARLET OAK



SCIENTIFIC NAME	*Quercus coccinea*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	MODERATE
10-YEAR SIZE	31' H / 22' W
MAINTENANCE	LOW

JEFFERSON AMERICAN ELM



SCIENTIFIC NAME	*Ulmus americana 'Jefferson'*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	25' H / 23' W
MAINTENANCE	LOW

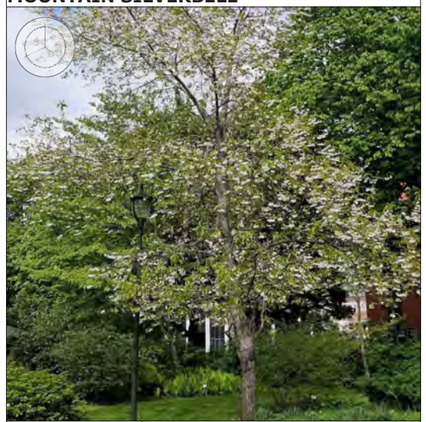
SUGAR MAPLE



SCIENTIFIC NAME	*Acer saccharum*
WATER / SUN	MEDIUM WATER, FULL TO PART SUN
SOIL	RICH, WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	MODERATE
10-YEAR SIZE	21' H / 16' W
MAINTENANCE	LOW

UNDERSTORY TREES

MOUNTAIN SILVERBELL



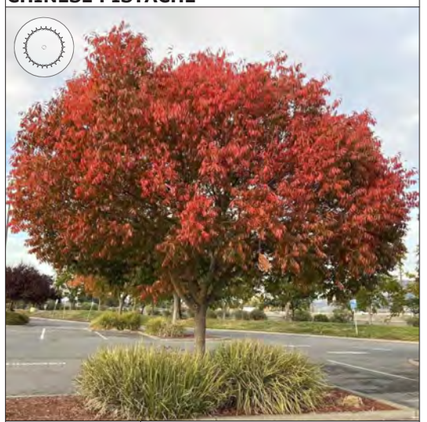
SCIENTIFIC NAME	*Halesia monticola*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	25' H / 17' W
MAINTENANCE	LOW

EASTERN REDBUD



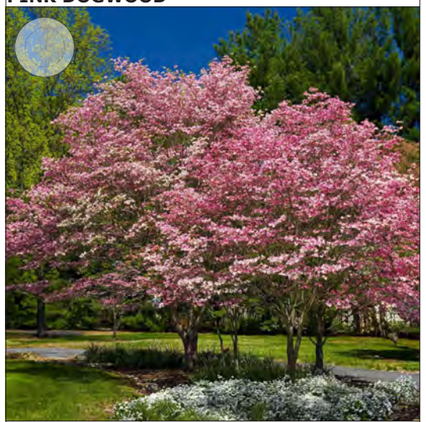
SCIENTIFIC NAME	*Ceris canadensis*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	17' H / 13' W
MAINTENANCE	LOW

CHINESE PISTACHE

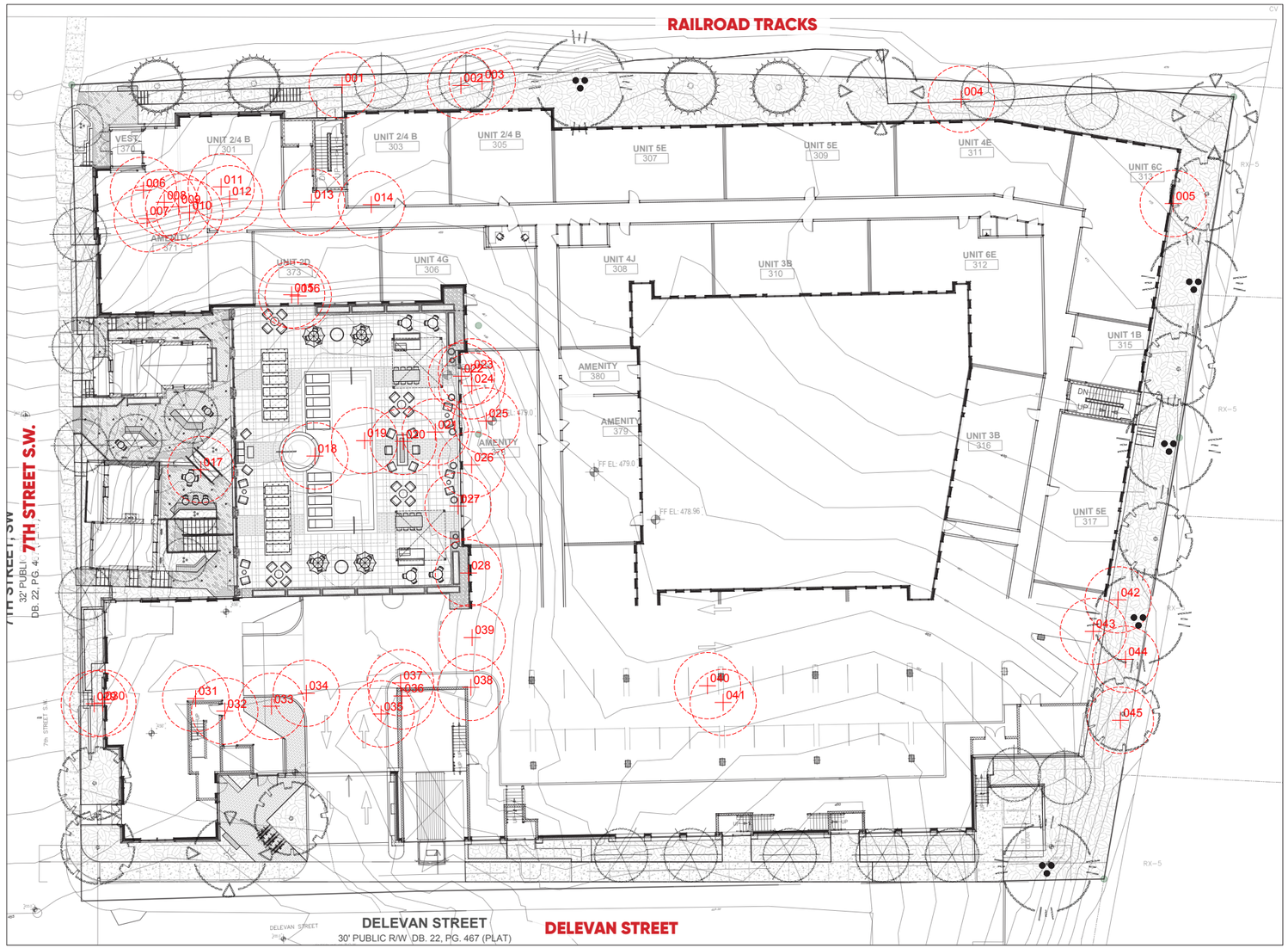


SCIENTIFIC NAME	*Pistacia chinensis*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	17' H / 15' W
MAINTENANCE	LOW

PINK DOGWOOD



SCIENTIFIC NAME	*Cornus florida 'Rubra'*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	FAST GROWING
10-YEAR SIZE	10' H / 13' W
MAINTENANCE	LOW



LANDSCAPE PLAN

SITE

0" 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT PALETTE - MITIGATION

EXISTING TREES

NAME	QTY.
EXISTING TO BE REMOVED	45
EXISTING TO BE PRESERVED	0

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Gymnocladus dioucus "Espresso" SEEDLESS KENTUCKY COFFEETREE	5	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	570
Quercus coccinea SCARLET OAK	3	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	370
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	7	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	397
Acer saccharum SUGAR MAPLE	11	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES	195

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Halesia monticola MOUNTAIN SILVERBELL	6	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	214
Cercis canadensis EASTERN REDBUD	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	124
Pistacia chinensis CHINESE PISTACHE	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	184
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO	124

CHARLOTTESVILLE SHADE REQUIREMENTS		
REQUIRED		PROVIDED
SITE PERCENTAGE	10%	15%
AREA (80,269 SF)	8027 S.F.	11648 S.F.

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

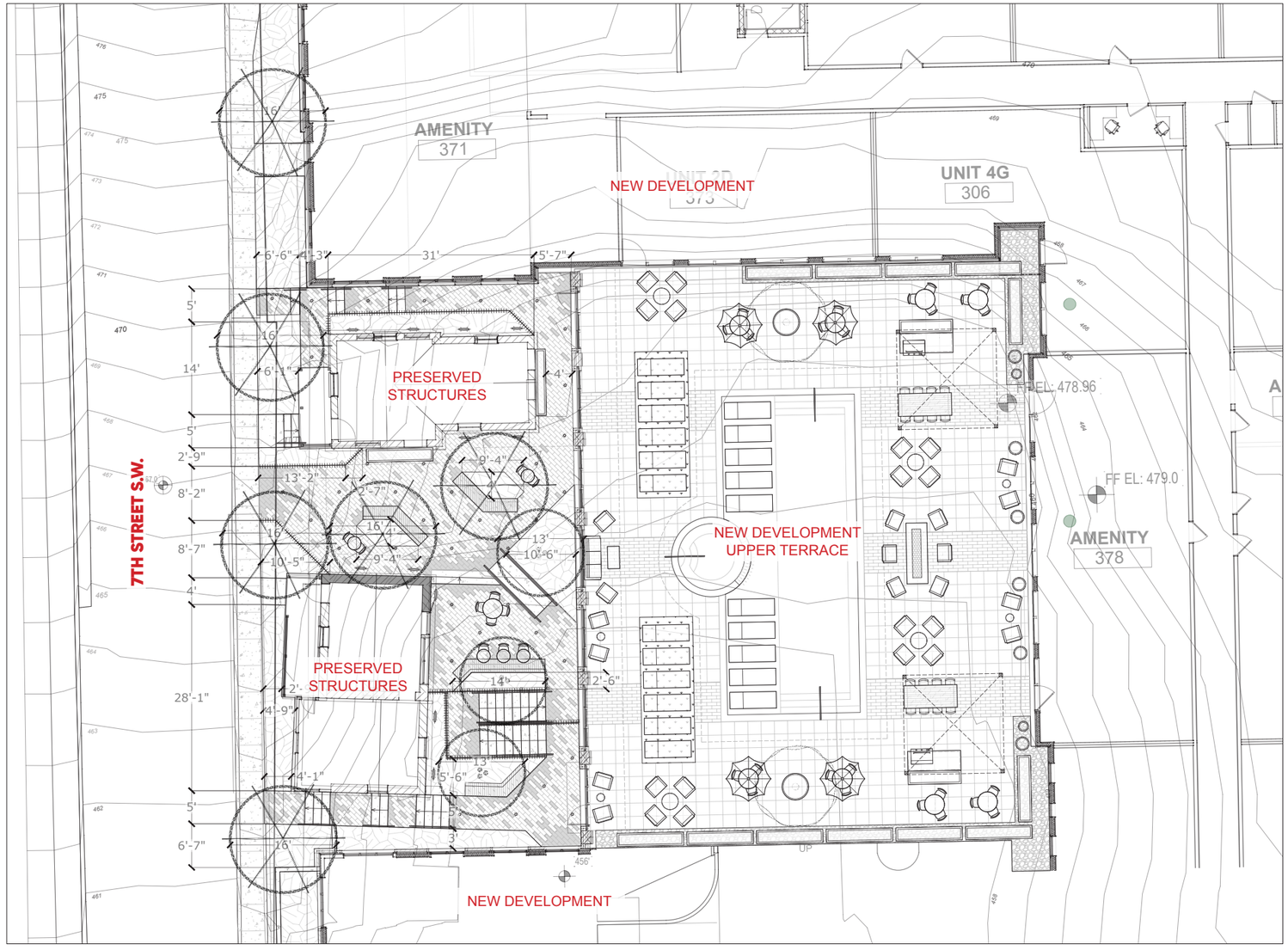
TREE MITIGATION PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

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LANDSCAPE PLAN

SITE

0" 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT PALETTE - PLAZA ENLARGEMENT

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	0	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	397
Acer saccharum SUGAR MAPLE	6	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES	195

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Cercis canadensis EASTERN REDBUD	3	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	124
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO	124

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

PLAZA ENLARGEMENT W/ DIMENSIONS

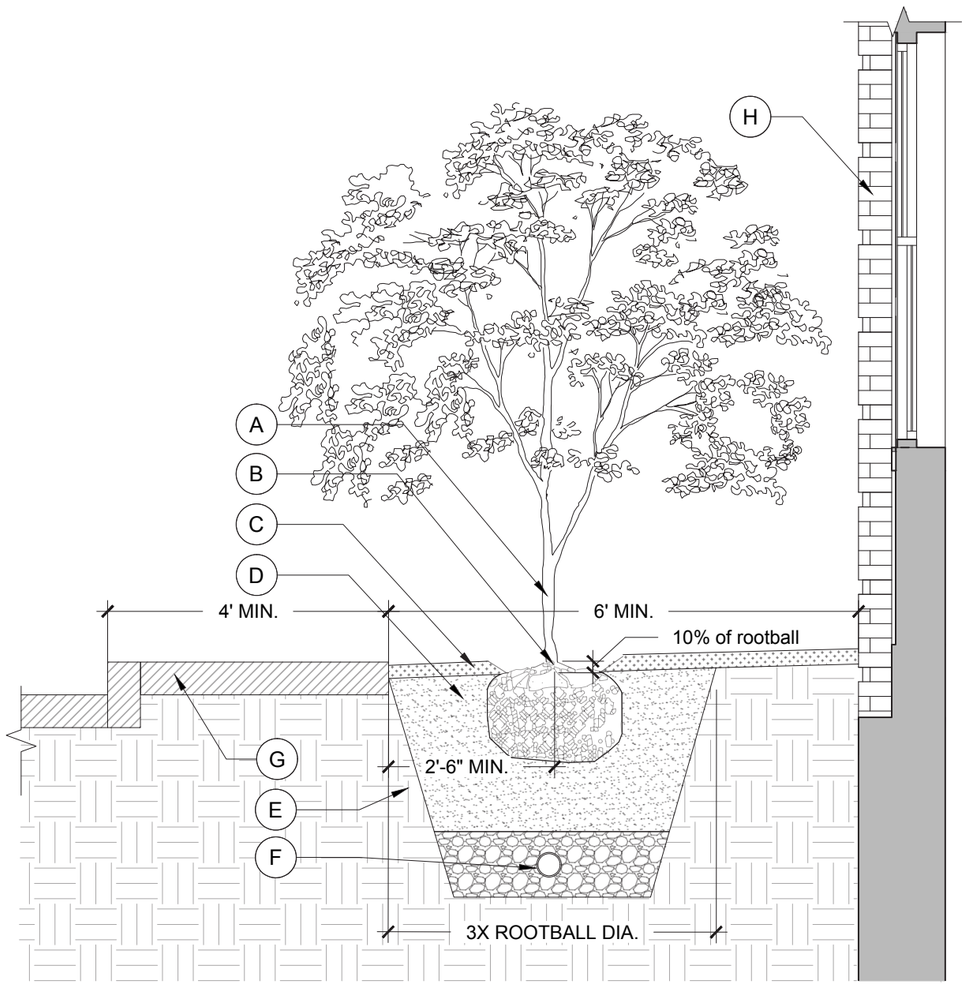
CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

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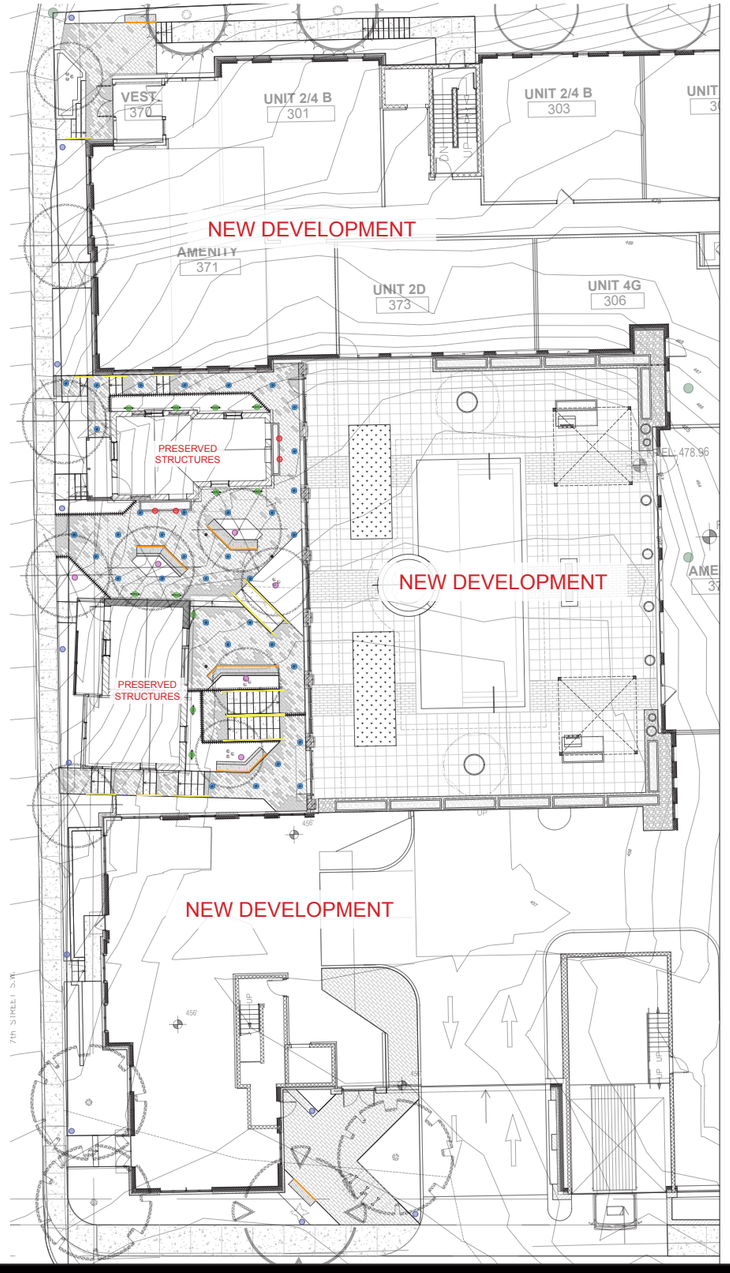
LEGEND	
A	PROPOSED TREE, CENTER TRUNK IN PIT. PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING
B	FIND TOP-MOST ROOT ON ROOTBALL, POSITION ROOTBALL SO THIS TOP ROOT IS 1"-2" ABOVE LANDSCAPE SOIL (APROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL). REMOVE BURLAP AND BASKET FROM TOP 1/3 OF BALL
C	3" MINIMUM OF MULCH AS SPECIFIED IN LANDSCAPE PLANS. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
D	4' MIN DEPTH BACKFILL W/ 1/2 CLEAN EXISTING SOIL, 1/4 TOP SOIL & 1/4 ORGANIC MATERIAL APPROVED BY THE CITY. MOUND AND TAMP SOIL DIRECRTLY BELOW ROOTBALL BEFORE SETTING PLANT
E	COMPACTED SUBGRADE, EXCAVATE PIT AT 1:1 SLOPE SO AS NOT TO DISTURB STREET SUBGRADE
F	12" COURSE GRAVEL FOR DRAINAGE, 4" PERFORATED PLASTIC PIPE CONNECTED TO STORM DRAIN SYSTEM
G	CONCRETE SIDEWALK PER CIVIL DRAWINGS
H	PROPOSED OR EXISTING BUILDING WALL

NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER BEING REVIEWED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PAINT ALL STAKES WITH 2 COATS OF EXTERIOR GRADE PAINT FLAT MATTE BLACK.
4. ALL TREES SHALL BE PLUM VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
5. PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.
6. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.

TREE PLANTING (STREETSCAPE)

NOT TO SCALE



LOW VOLTAGE LIGHTING

ICON	TYPE	MANUFACT.	MODEL	FINISH		IMAGE
	PEDESTRIAN POLE LIGHT	KIM LIGHTING	UR20 POST TOP	BLT (BLACK MATTE T)		
	RECESSED FLOOR LIGHT	IGUZZINI	LIGHT-UP ORBIT	STEEL		
	UPLIGHT	HK LIGHTING	ZXL30-I	ALUM. BLACK		
	WALL WASHER	TRAXON	ALLEGRO LINEAR RGBW	-	-	
	WALL LIGHT	HK LIGHTING	ZSLFM-I	SS		
	BENDABLE LINEAR LIGHT	LED LINEAR	VENUS TC 3D OPAL	-	-	
	HANDRAIL LIGHTS	ALPHABET	THETA HANDRAIL LIGHT	SS		



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

SITE LIGHTING PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS

SHEET: 11 of 11

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B.A.R. SUPPLEMENTAL DRAWINGS

PLANS, EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

C H A R L O T T E S V I L L E , V A

B.A.R. SUPPLEMENTAL DRAWINGS	
SHEET NO.	SHEET NAME
SK-331	3rd Floor Plan (Overall w/Units Shown)
SK-332	Rooftop Equipment Plan
SK-340	West Elevation
SK-341	North Elevation - West Half
SK-342	North Elevation - East Half
SK-343	East Elevation
SK-344	South Elevation - East Half
SK-345	South Elevation - West Half
SK-350	West and North Wall Sections
SK-351	Wall Section - Delevan Street (South)
SK-360	Wall Details
SK-361	Cladding and Opening Details
SK-362	Cladding and Opening Details

SK-330
INCOMPLETE
PROGRESS SKETCH
NOT FOR CONSTRUCTION
ALL INFORMATION SUBJECT TO CHANGE
Tuesday, September 30, 2025
MITCHELL / MATTHEWS ARCHITECTS & PLANNERS

October 21, 2025

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC
315 Oconee Street, Athens, GA 30601
678.835.2674

CONSULTANTS
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CIVIL ENGINEERS
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LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER
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####
INTERIOR DESIGNERS
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###
####
PME ENGINEERS
###
###
####
SPECIALTY CONSULTANTS
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###

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PROGRESS PLOT

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MITCHELL / MATTHEWS ARCHITECTS
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B.A.R.
SUPPLEMENTAL
DRAWINGS

THE MARK AT CHARLOTTESVILLE
202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

SUPPLEMENTAL
DRAWINGS COVER
SHEET

PROJECT 2509
DATE 2025-10-21

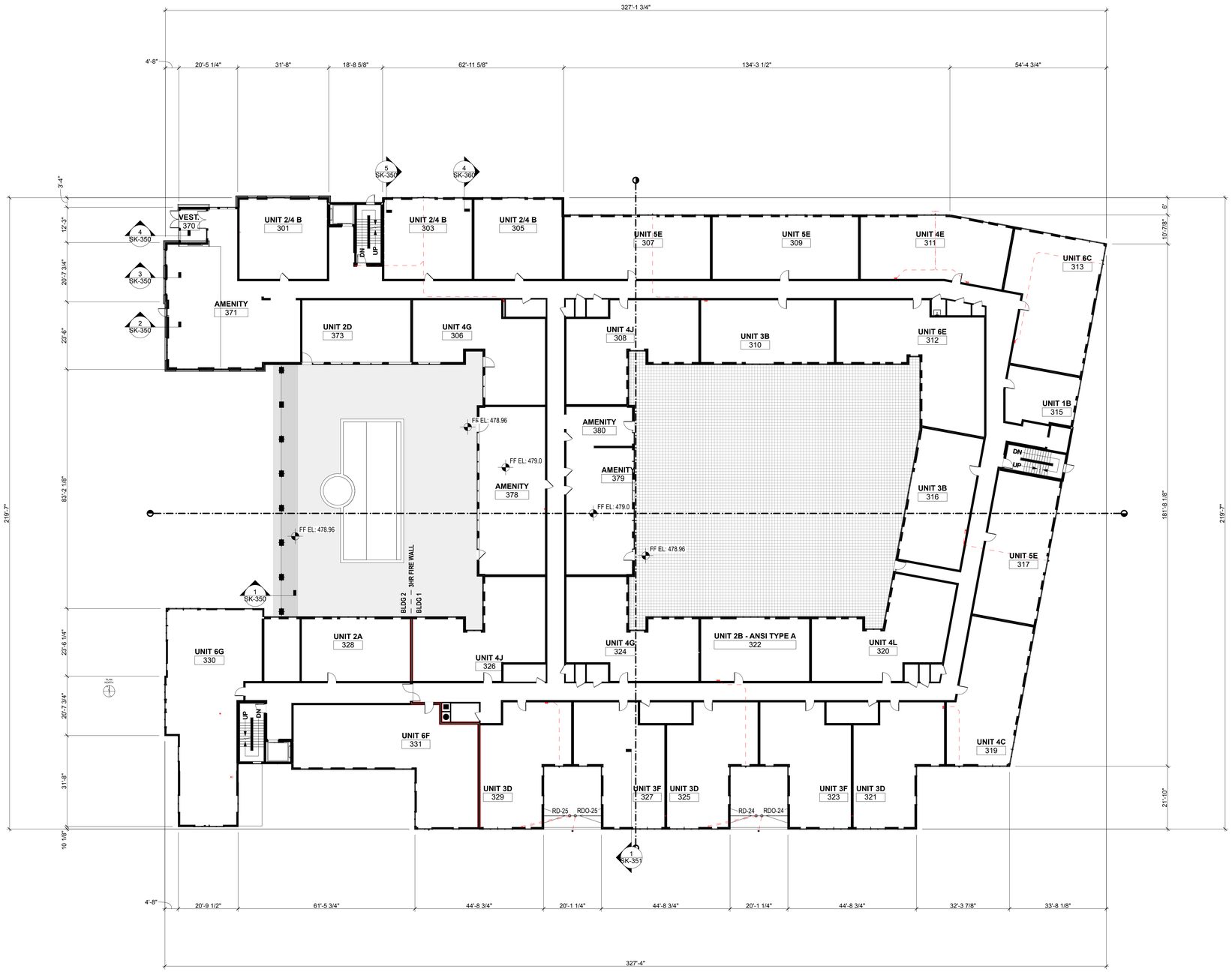
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-330

File Name: 2509_The Mark at Charlottesville_Supplemental Drawings_v1.0.pln



1 SK-331 **3rd FLOOR PLAN**

SCALE: 1/16" = 1'-0"

0' 8" 16" 32"

SK-331
INCOMPLETE
PROGRESS SKETCH
NOT FOR CONSTRUCTION
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Tuesday, September 30, 2025
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315 Oconee Street, Athens, GA 30601
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PME ENGINEERS
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SPECIALTY CONSULTANTS
###

INCOMPLETE
PROGRESS PLOT

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B.A.R.
SUPPLEMENTAL
DRAWINGS

THE MARK AT CHARLOTTESVILLE

202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

3rd Floor Plan
(Overall w/Units Shown)

PROJECT 2509
DATE 2025-10-21

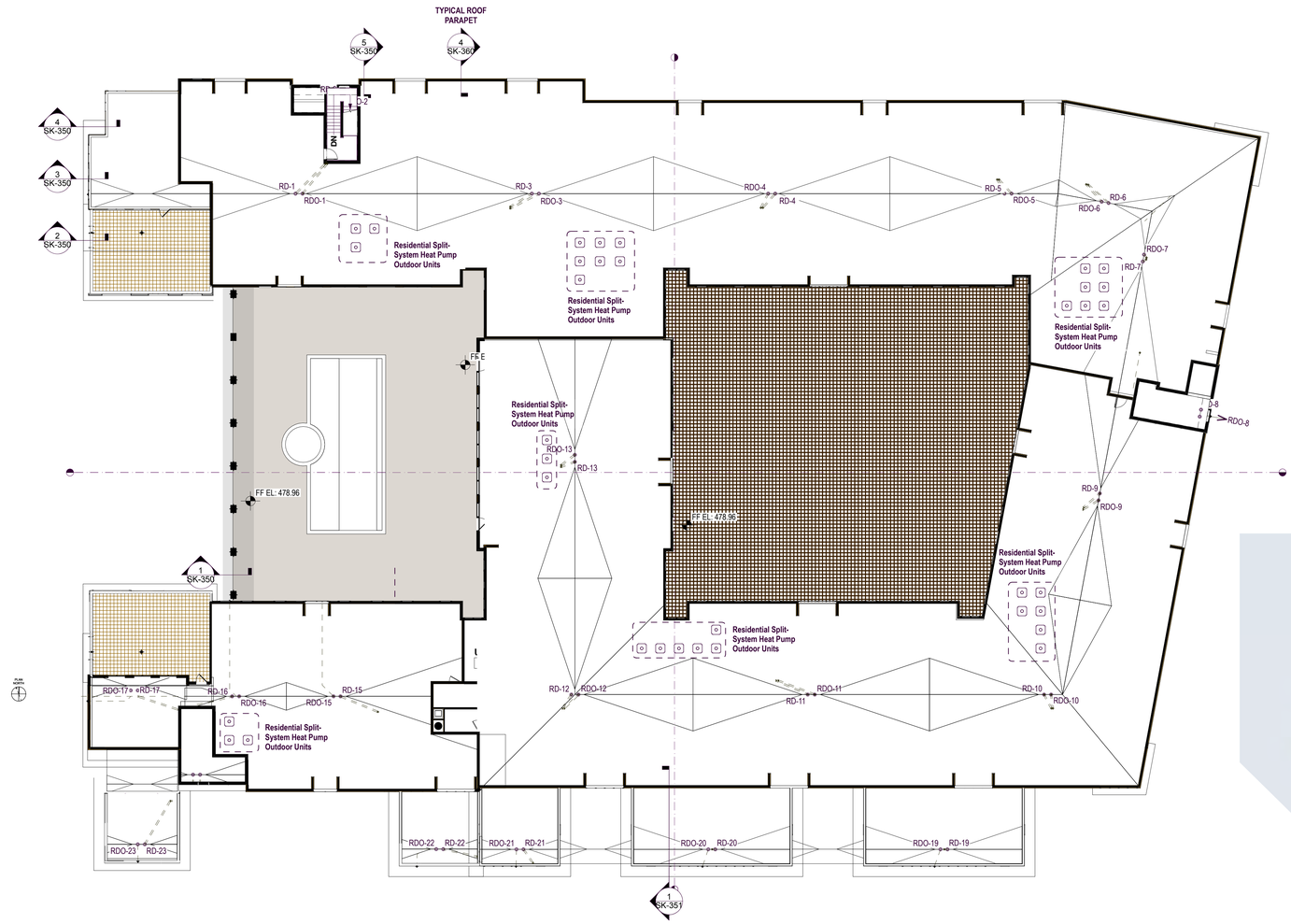
REVISIONS

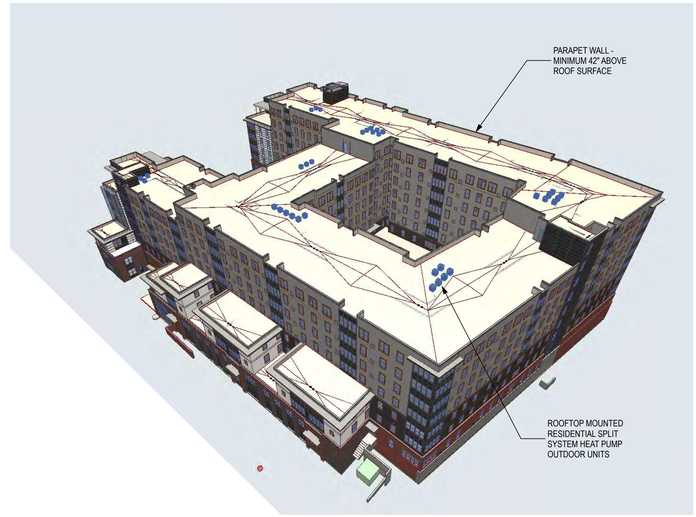
MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-331

File Name: 2509 - The Mark at Charlottesville_Sketches_R 21.rvt





2 SK-332 VIEW OF ROOFS FROM SOUTHEAST
NOT TO SCALE

1 SK-332 Rooftop Equipment Plan
SCALE: 1/16" = 1'-0"

0 8" 16" 32"

SK-332
INCOMPLETE
PROGRESS SKETCH
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As an Instrument of Service
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Rooftop Equipment Plan

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-332



1 SK-340 WEST ELEVATION

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

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

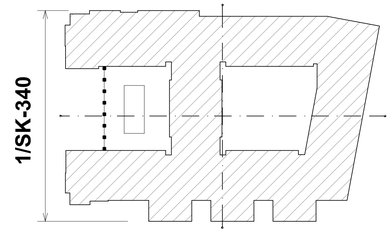
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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West Elevation

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-340



1 SK-341

PARTIAL NORTH ELEVATION

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

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

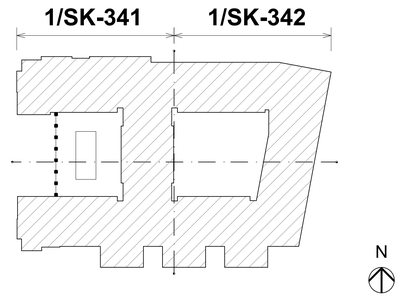
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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North Elevation - West Half

PROJECT 2509

DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-341

File Name: 2509_The Mark v
Last Saved: Tuesday, September 30, 2025



1 SK-342 NORTH ELEVATION

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

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

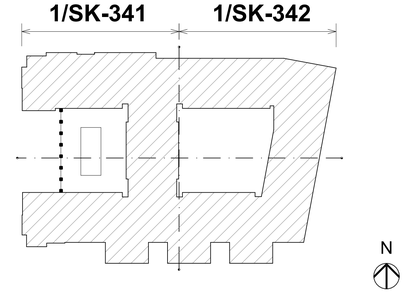
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



SK-342
INCOMPLETE
PROGRESS SKETCH
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North Elevation - East Half

PROJECT 2509

DATE 2025-10-21

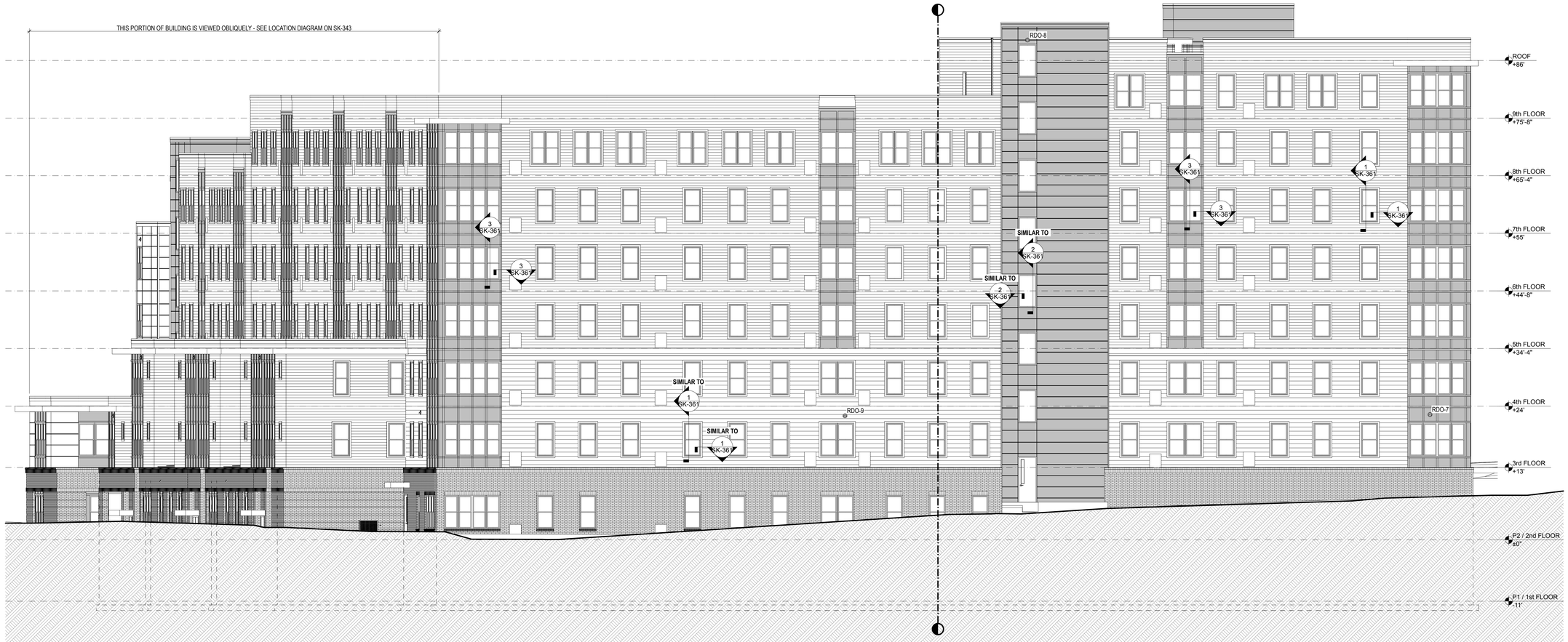
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-342

File Name: 2509_The Mark at Charlottesville_Design Submission v1.0.rvt



1 SK-343

EAST ELEVATION

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

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

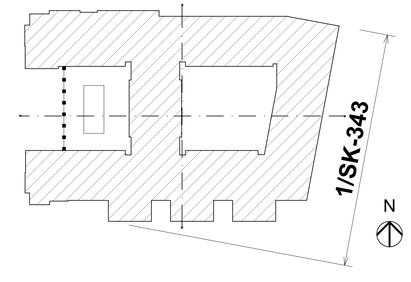
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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East Elevation

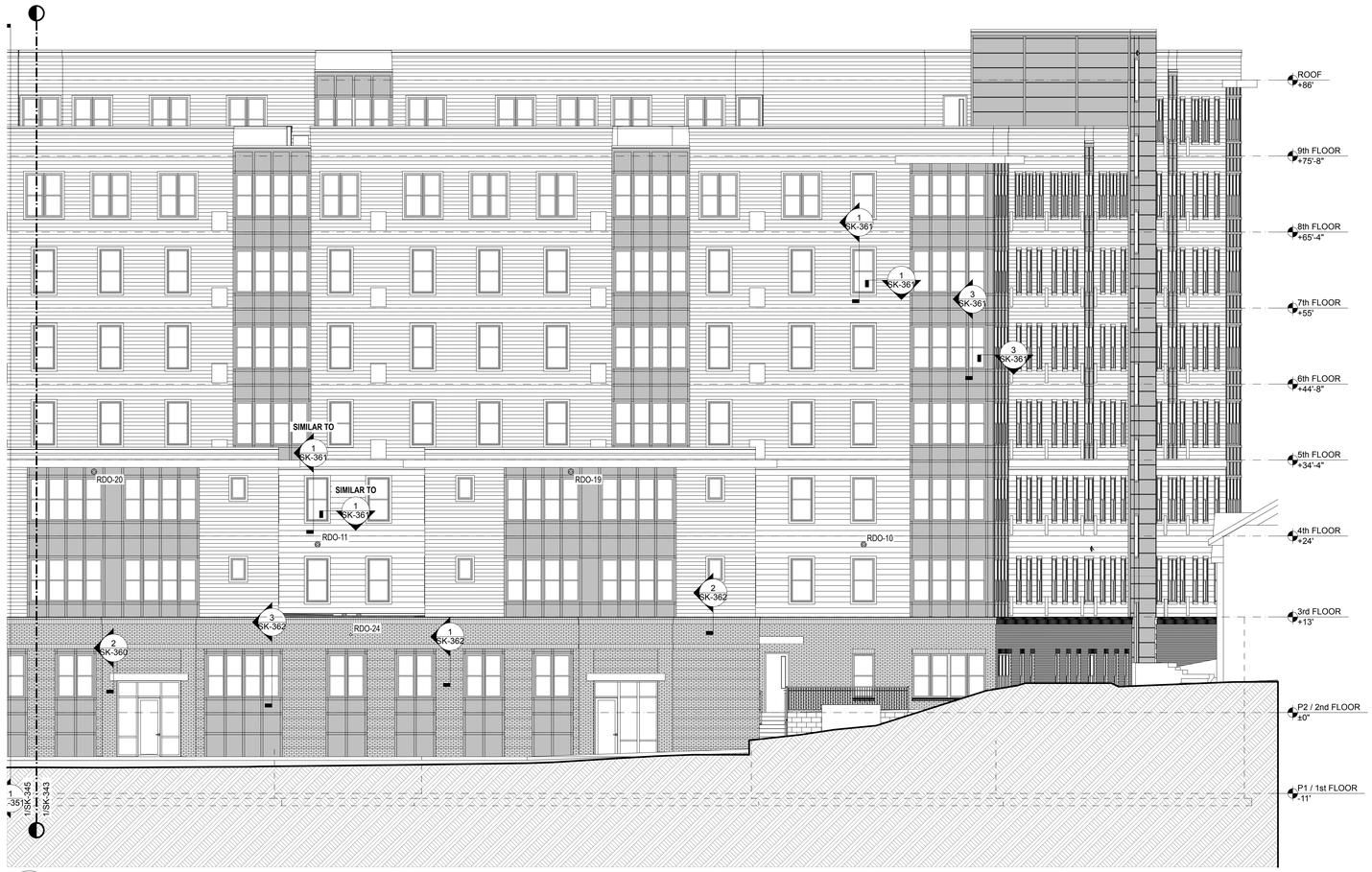
PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-343

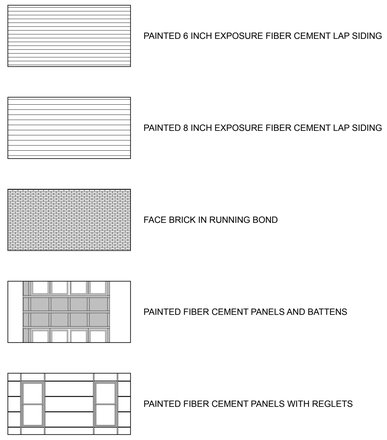


1 SK-344

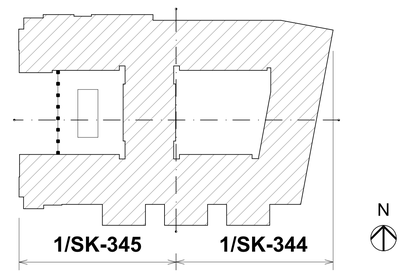
SOUTH ELEVATION

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

0 4' 8' 16'



MATERIAL LEGEND



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South Elevation - East Half

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-344

File Name: 2509_The Mark at Charlottesville_Sheet Name: A1.1.dwg



1 SK-345

SOUTH ELEVATION

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

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

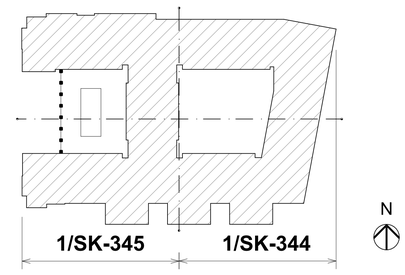
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

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MATERIAL LEGEND



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South Elevation -
West Half

PROJECT 2509

DATE 2025-10-21

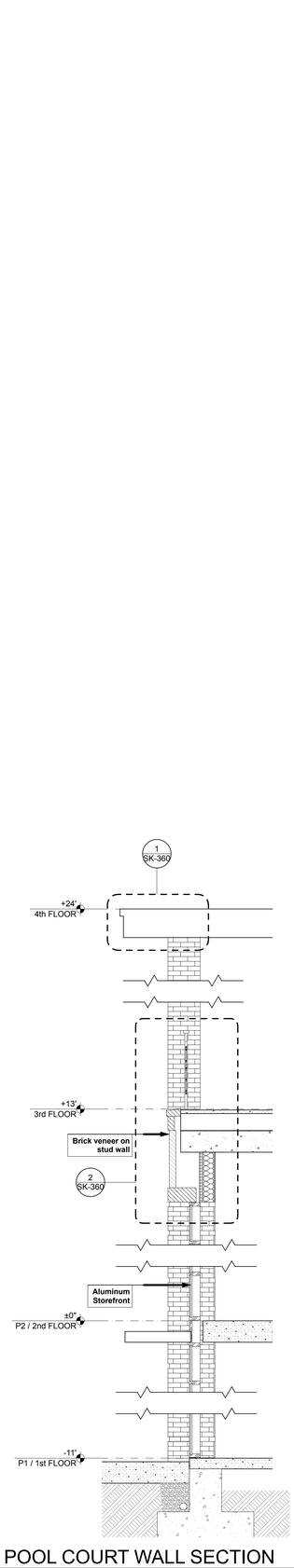
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

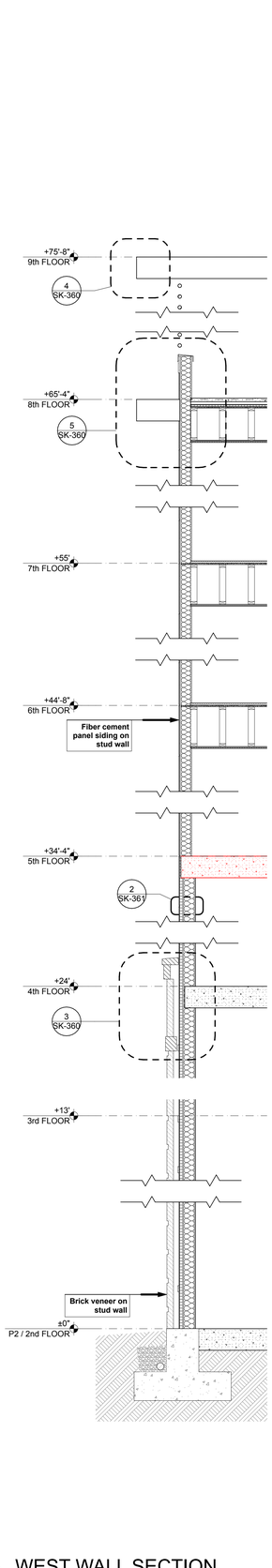
SK-345

File Name: 2509_The Mark at Charlottesville_Submission_B_v1.rvt



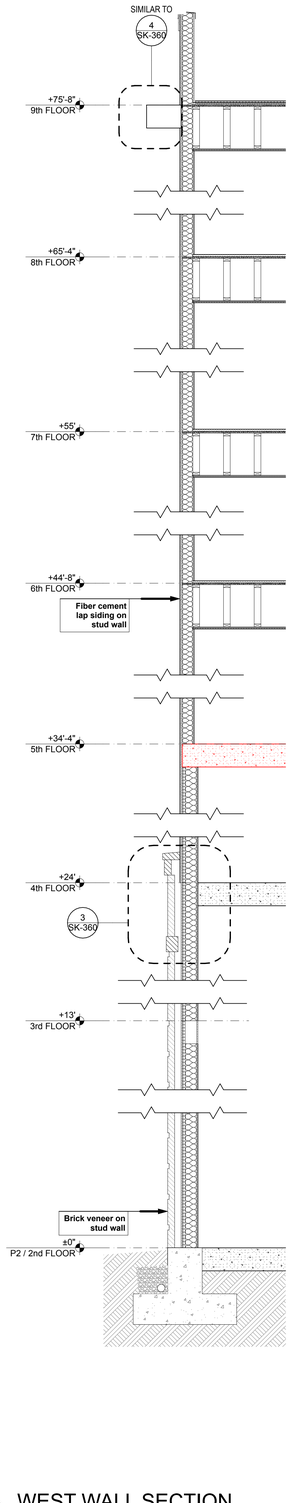
1 SK-350 POOL COURT WALL SECTION

SCALE: 3/8" = 1'-0"



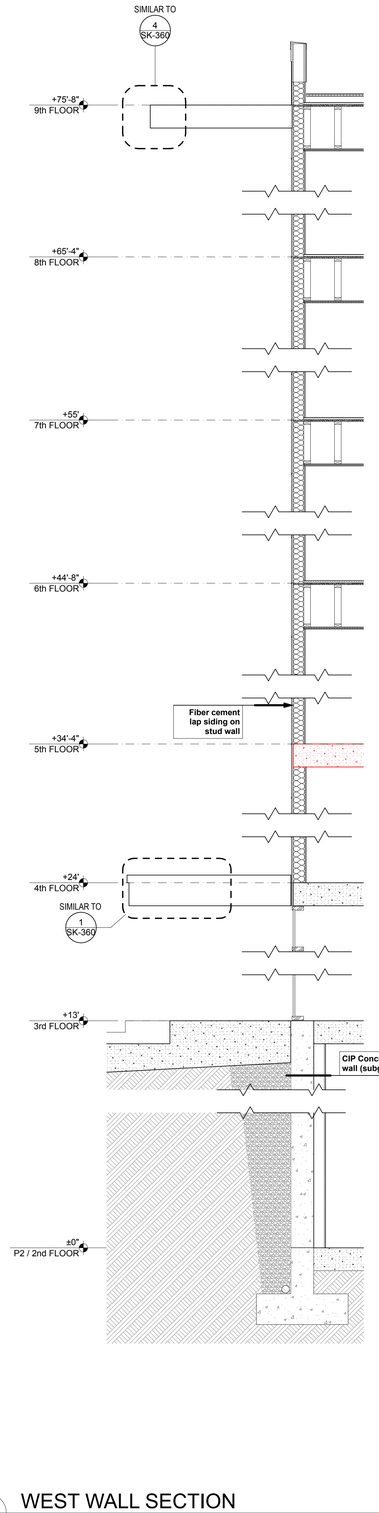
2 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



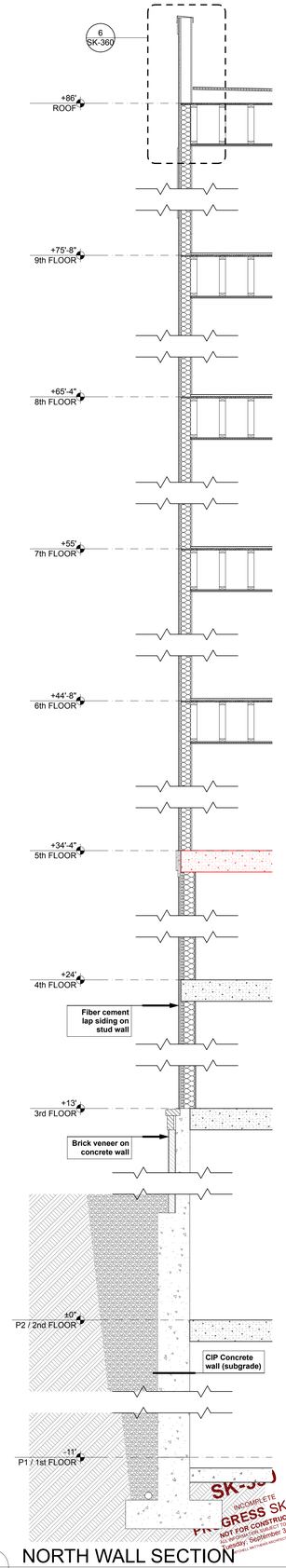
3 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



4 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



5 SK-350 NORTH WALL SECTION

SCALE: 3/8" = 1'-0"

SK-350
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West and North Wall Sections

PROJECT 2509

DATE 2025-10-21

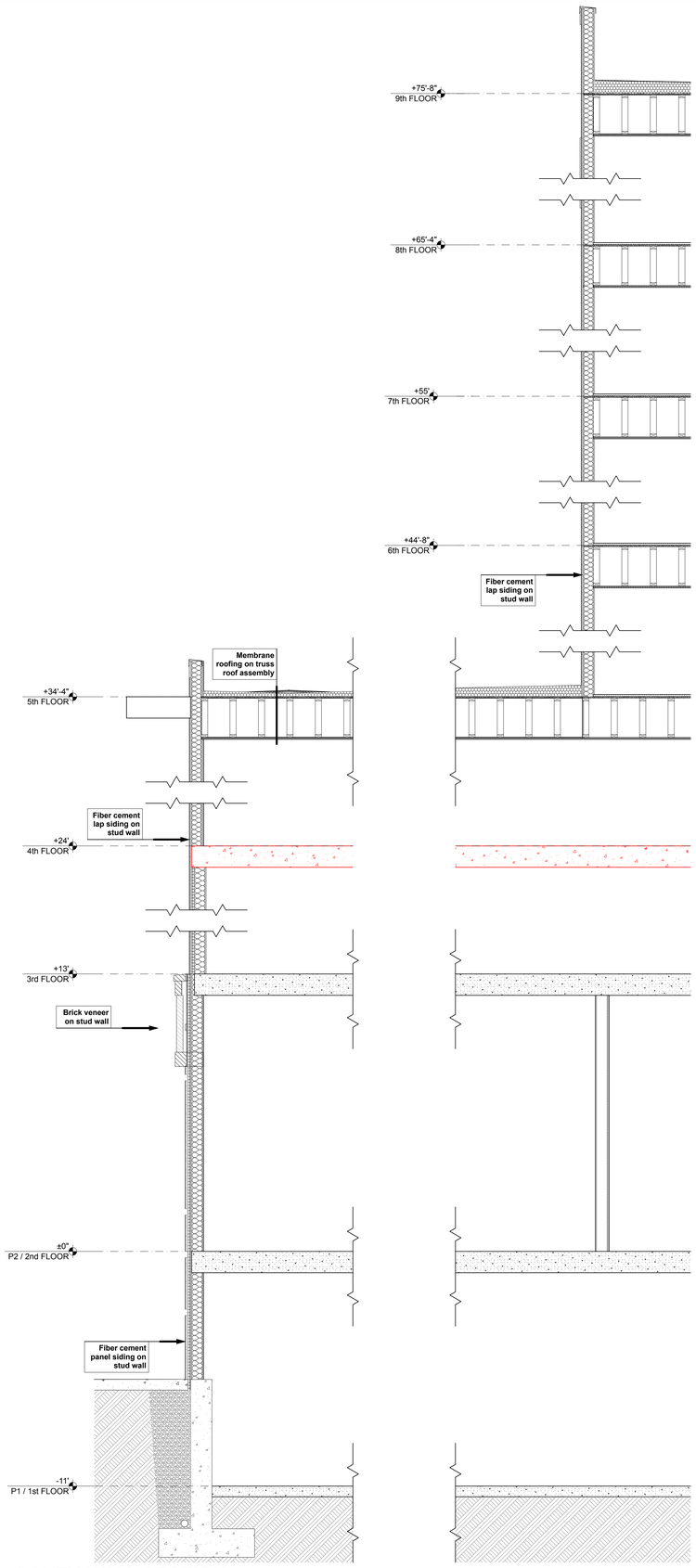
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-350

Plot Date: 2025 - Sep-30 at 4:18:54 PM
File Name: Mark_Wall Sections v1.1.pln



1 SK-351

SOUTH WALL SECTION

SCALE: 3/8" = 1'-0"

SK-351
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Wall Section -
Delevan Street
(South)

PROJECT 2509
DATE 2025-10-21

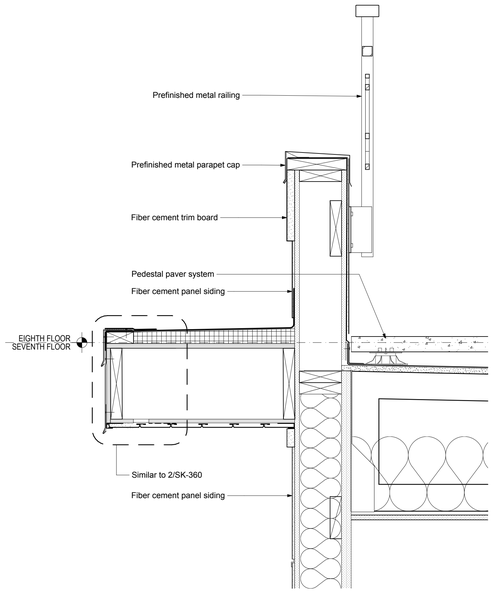
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

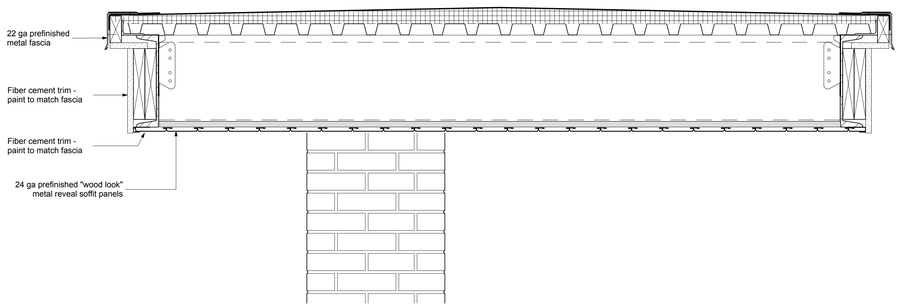
SK-351

The Mark - 2509 - The Mark A
2025-10-21 Wall Sections.rvt 10:13:08



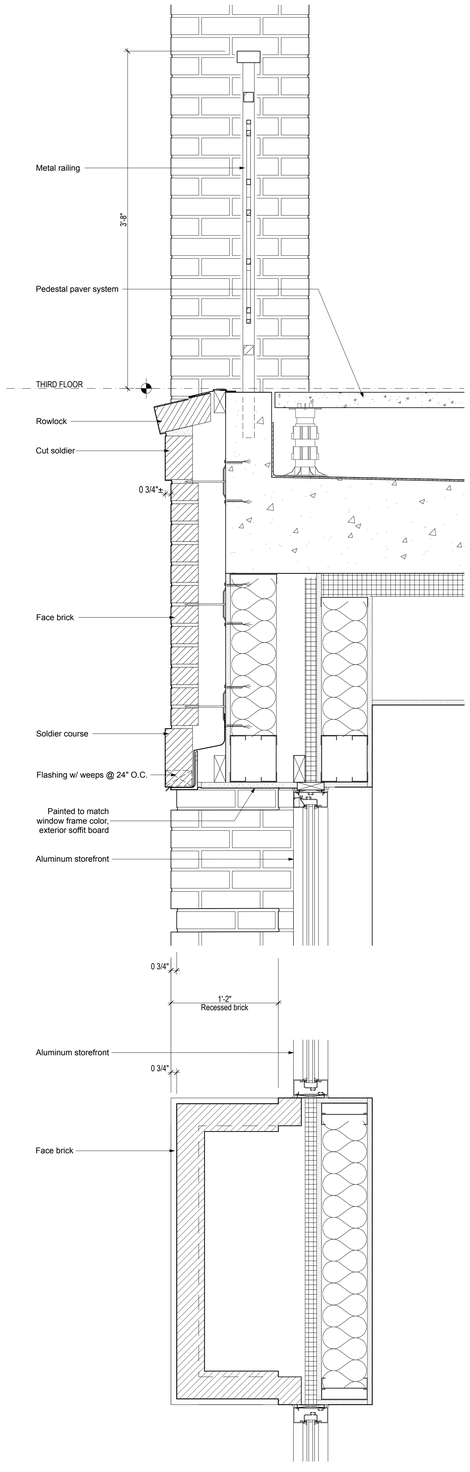
1 SK-360 **PARAPET AT ROOF TERRACE**

SCALE: 1 1/2"= 1'-0"



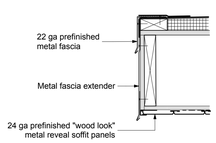
3 SK-360 **CANOPY AT POOL TERRACE**

SCALE: 1 1/2"= 1'-0"



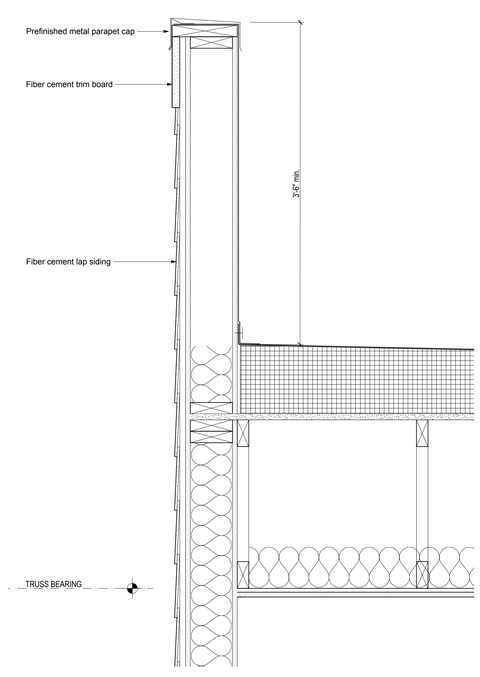
6 SK-360 **EDGE OF POOL TERERACE**

SCALE: 1 1/2"= 1'-0"



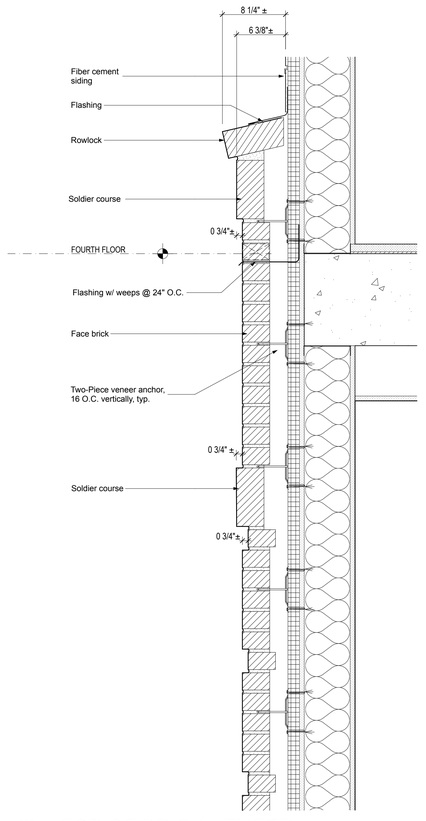
2 SK-360 **CANOPY FASCIA - TYPICAL**

SCALE: 1 1/2"= 1'-0"



4 SK-360 **TYPICAL PARAPET**

SCALE: 1 1/2"= 1'-0"



5 SK-360 **TOP OF BRICK VENEER**

SCALE: 1 1/2"= 1'-0"

SK-360
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PROGRESS SKETCH
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Wall Details

PROJECT 2509

DATE 2025-10-21

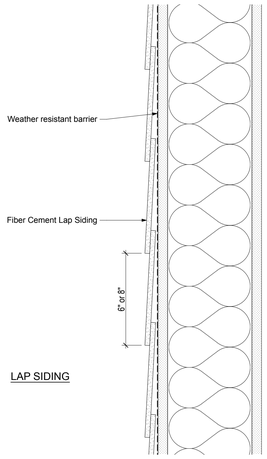
REVISIONS

MARK	DATE	DESCRIPTION

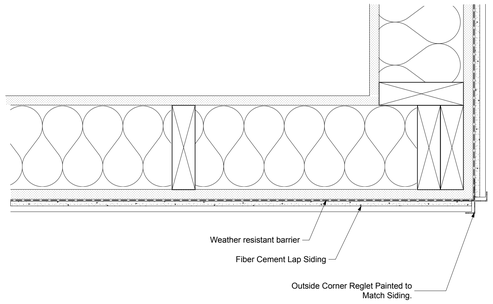
SCHEMATIC DESIGN

SK-360

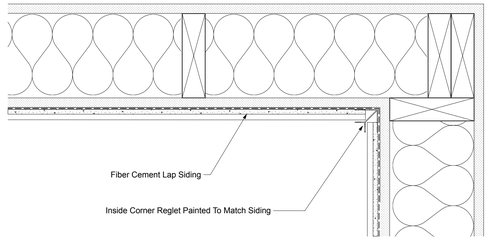
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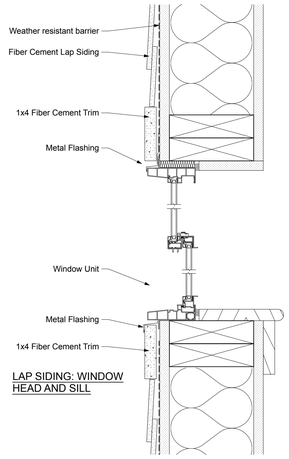
LAP SIDING



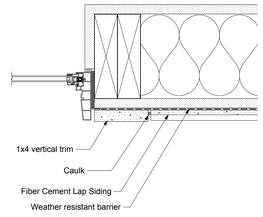
LAP SIDING: VERTICAL OUTSIDE CORNER



LAP SIDING: VERTICAL INSIDE CORNER



LAP SIDING: WINDOW HEAD AND SILL

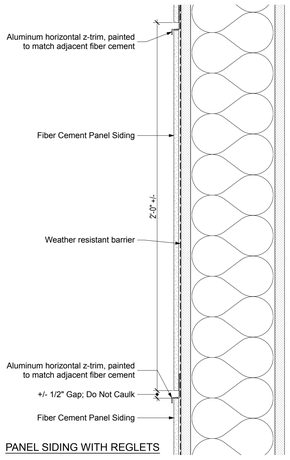


LAP SIDING: WINDOW JAMB

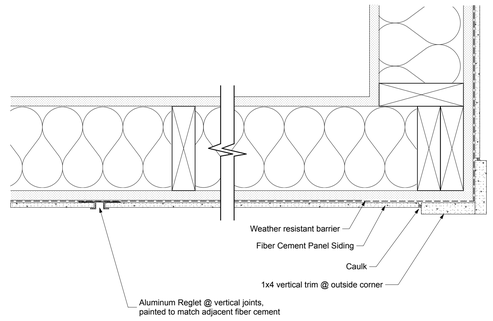
1 FIBER CEMENT LAP SIDING

SK-361

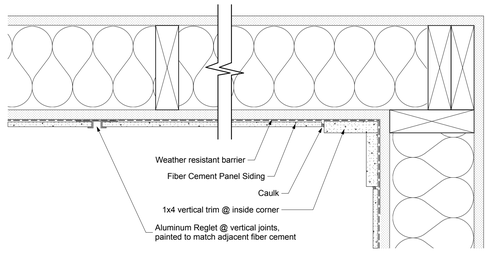
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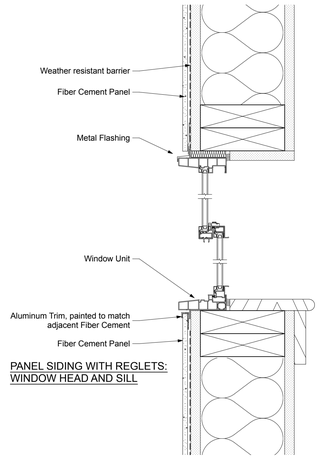
PANEL SIDING WITH REGLETS



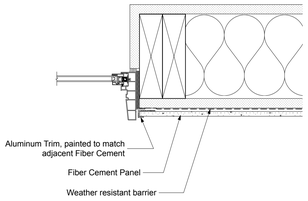
PANEL SIDING WITH REGLETS: VERTICAL OUTSIDE CORNER



PANEL SIDING WITH REGLETS: VERTICAL INSIDE CORNER



PANEL SIDING WITH REGLETS: WINDOW HEAD AND SILL

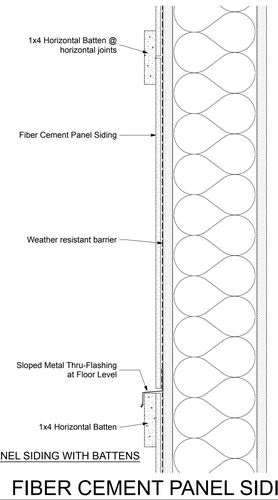


PANEL SIDING WITH REGLETS: WINDOW JAMB

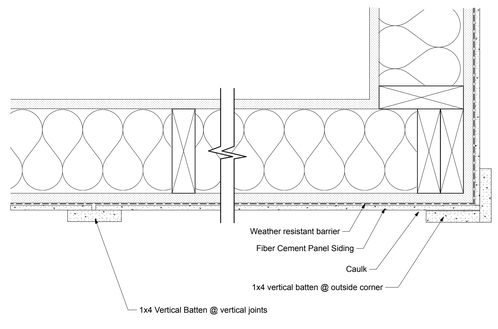
2 FIBER CEMENT PANEL SIDING WITH REVEALS (REGLETS)

SK-361

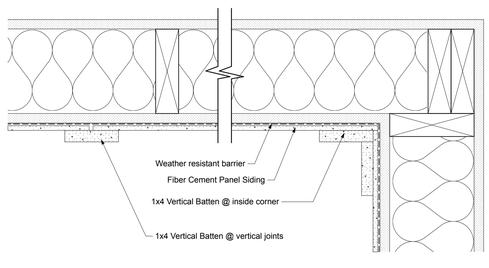
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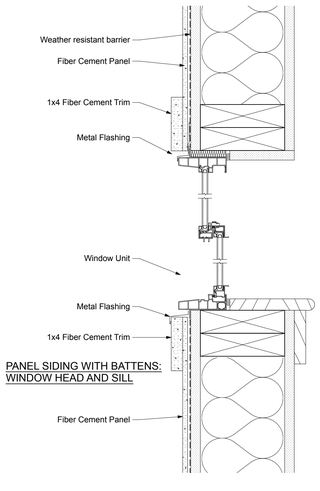
PANEL SIDING WITH BATTENS



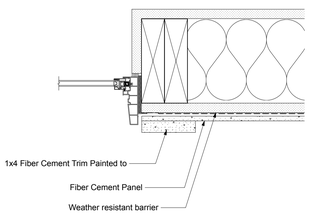
PANEL SIDING WITH BATTENS: VERTICAL OUTSIDE CORNER



PANEL SIDING WITH BATTENS: VERTICAL INSIDE CORNER



PANEL SIDING WITH BATTENS: WINDOW HEAD AND SILL



PANEL SIDING WITH BATTENS: WINDOW JAMB

3 FIBER CEMENT PANEL SIDING WITH BATTENS

SK-361

SCALE: 3" = 1'-0"

SK-361
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As of Monday, October 13, 2025
Tuesday, September 30, 2025
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Cladding and Opening Details

PROJECT 2509
DATE 2025-10-21

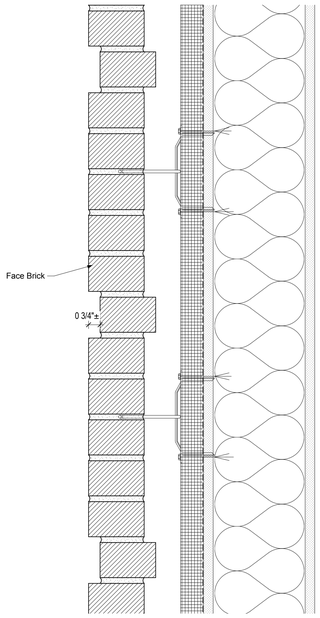
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MARK	DATE	DESCRIPTION

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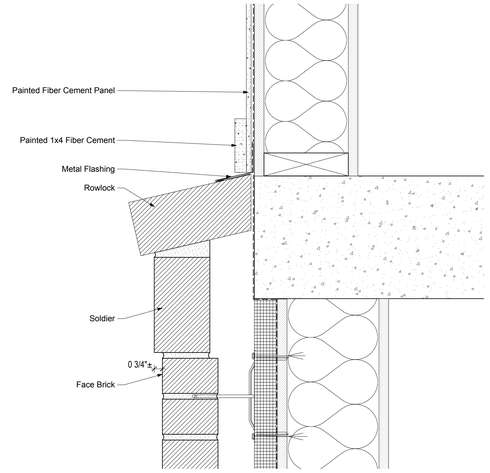
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File Name: 2509 - The Mark at Charlottesville - Building Elevations v1.1.pln



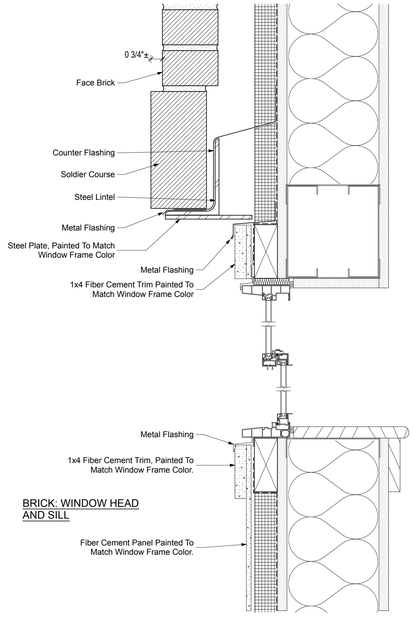
1 SK-362 TYPICAL BRICK RUSTICATION

SCALE: 3" = 1'-0"

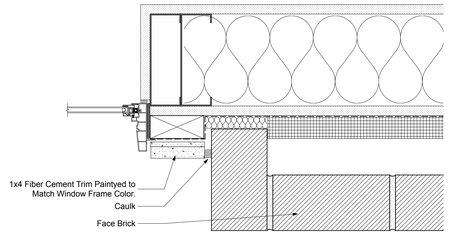


2 SK-362 TYPICAL BRICK TO FIBER CEMENT TRANSITION

SCALE: 3" = 1'-0"



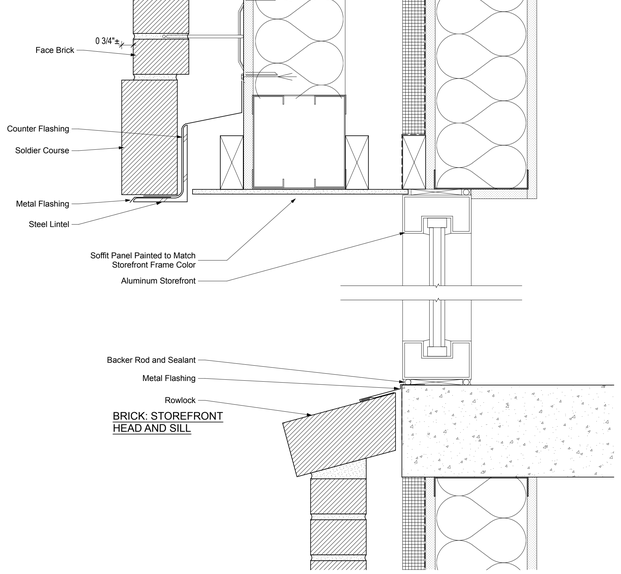
BRICK: WINDOW HEAD AND SILL



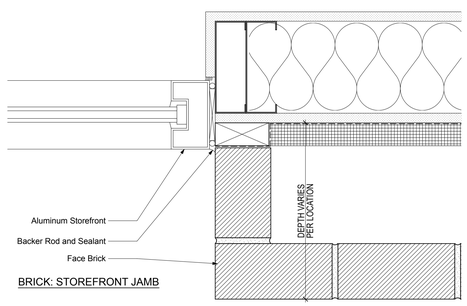
BRICK: WINDOW JAMB

3 SK-362 BRICK VENEER AT WINDOWS

SCALE: 3" = 1'-0"



BRICK: STOREFRONT HEAD AND SILL



BRICK: STOREFRONT JAMB

4 SK-362 BRICK VENEER AT STOREFRONT

SCALE: 3" = 1'-0"

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PROJECT 2509
DATE 2025-10-21

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MARK	DATE	DESCRIPTION

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SK-362

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File Name: 2509_The Mark at Charlottesville_Design Development_v1.rvt

IPP REHABILITATION DOCUMENTATION

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

SHEET INDEX	
ID	NAME
G001	COVER SHEET
G001	COVER SHEET
G010	DRAWING INDEX
G020	PROJECT INFORMATION
G030	SYMBOLS, LEGENDS & ABBREVIATIONS
G040	GENERAL NOTES AND COORDINATION
G100	REGULATORY COMPLIANCE SUMMARY
G110	BUILDING FIRE PROTECTION FEATURES
G120	BUILDING OCCUPANT LOADS
G121	BUILDING EGRESS PLANS

SK-369
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IPP COVER SHEET

PROJECT 2509
DATE 2025-10-21

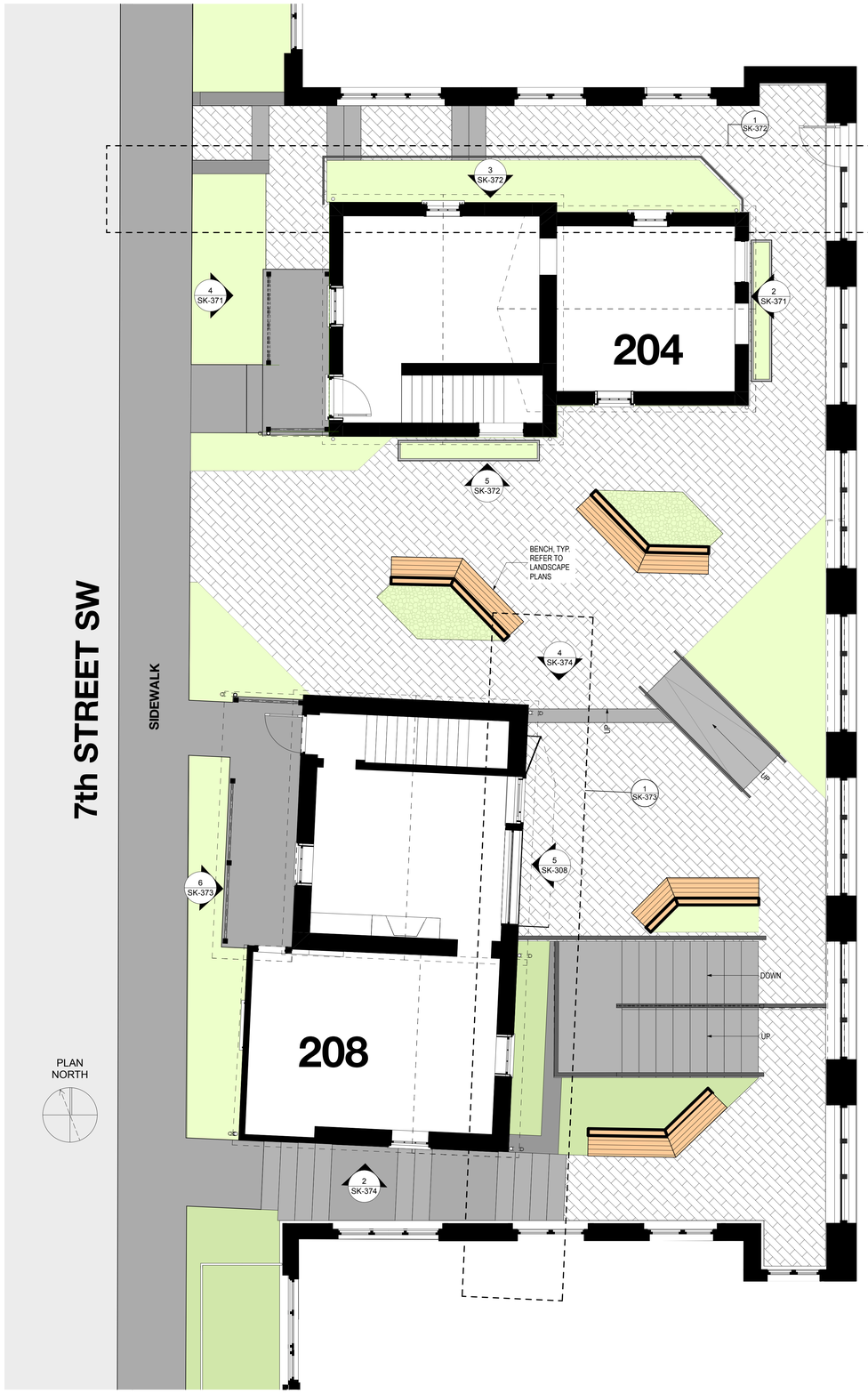
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-369

File Name: 2509_The Mark at Charlottesville_Submittals_v1.0.pln



1 SK-370 SITE PLAN

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

PROJECT DESCRIPTION

BRIEF HISTORY

7 STREET SW IS NOTED AS THE DEMARCATION LINE OF THE RESIDENTIAL SEGREGATION OCCURRING BETWEEN THE MAJORITY AFRICAN AMERICAN PORTION OF THE FIFEVILLE NEIGHBORHOOD TO THE EAST AND THE MAJORITY WHITE PORTION TO THE WEST.

204 AND 208 7TH STREET SW WERE REPORTEDLY CONSTRUCTED BETWEEN 1876 AND 1889 BY JAMES B. HAWKINS, WHO ACQUIRED THE PARCEL, FORMERLY PART OF THE DELEVAN HOTEL SITE, IN 1869. BOTH BUILDINGS WERE CONSTRUCTED AS RENTAL WORKER COTTAGES IN A SIMPLE FORM THAT WAS COMMON IN CHARLOTTESVILLE. THE USE OF BRICK WAS ATYPICAL.

204 IS ASSOCIATED WITH EDMOND LEE, A MAN OF COLOR BORN CIRCA 1875. THE LEE FAMILY OWNED AND OCCUPIED THE HOUSE FROM 1902 TO 1955, HOUSING MULTIPLE GENERATIONS OF THEIR FAMILY AT ONE TIME.

208 IS ASSOCIATED WITH WHIT PARKER, A MAN OF COLOR BORN CIRCA 1880. THE PARKER FAMILY OWNED AND OCCUPIED THE HOUSE FROM 1902 TO 1979. IN THE 1930s, THE CENSUS SHOWS THE PARKERS, STILL IN OCCUPATION, RENTED TO TWO MALE BOARDERS.

BOTH LEE AND PARKER WERE IDENTIFIED AS FOR-HIRE TRANSFER MEN OR DRAYMEN IN THE 1930 CENSUS, INDICATING THEY WORKED AS LABORERS WHO MOVED OR TRANSPORTED GOODS AND MATERIALS SHORT DISTANCES, OFTEN FROM A RAILWAY STATION TO A WAREHOUSE OR BUSINESS. THEIR WIVES WERE BOTH HOMEMAKERS.

A PERMANENT ON-SITE MARKER WILL RECOGNIZE THE BUILDER AND THESE LONG-TIME FAMILY RESIDENTS WHO LIVED IN THESE HOUSES.

CHARACTER-DEFINING HISTORIC FEATURES TO RETAIN

OVERALL FORM
- SIDE-BY-SIDE, SIMILARLY SCALED AND ARTICULATED VERNACULAR, 2-STORY RED BRICK MASONRY HOUSES WITH PAINTED WOOD TRIM
  - 204: DOUBLE-PILE (TWO-ROOM DEPTH, INCLUDING REAR "ELL" BRICK WING)
  - 208: SINGLE-PILE (ONE ROOM DEPTH) + WOOD CLAPBOARD SOUTH ADDITION
- PRIMARY FACADES GENERALLY ALIGNED, FACING 7TH STREET SW

STRUCTURE & EXTERIOR WALL APPEARANCE
- SOLID RED BRICK BEARING WALLS
  - DISTINCT FROM TYPICAL WOOD-FRAMED STRUCTURES OF THE SAME PERIOD
- AMERICAN-WITH-FLEMISH BOND BRICK PATTERN
  - 204: 7-COURSE PATTERN ON THE PRIMARY FACADE; 7 & 9-COURSE PATTERN ON THE OTHER SIDES AND WING
  - 208: 7-COURSE PATTERN ON THE PRIMARY FACADE; 8-COURSE PATTERN ON THE OTHER SIDES

FOUNDATION
- RAISED BRICK, STARTING FROM BELOW GRADE
- SPLIT-LEVELS ADAPT TO THE SLOPING GRADE

ROOF
- LOW-SLOPE ROOF FORM WITH FRONT-FACING EAVES
- OVERHANGING EAVES WITH A TYPICAL BOXED RAFTER AND SIMPLE WOOD CORNICE & RAKE BOARDS
- CHIMNEYS
  - 204: NOT VISIBLE FROM EXTERIOR
  - 208: INTERIOR END BRICK CHIMNEY AT GABLE END

FRONT FACADE OPENINGS (WINDOWS, DOORS)
- FIRST FLOOR: TWO-BAY WIDTH (PRIMARY ENTRY DOOR AND ONE WINDOW)
- SECOND FLOOR: ONE UPPER WINDOW ALIGNED WITH FIRST FLOOR WINDOW
- PRIMARY ENTRANCE: SINGLE HALF-LITE WOOD DOOR W/ 2-LITE TRANSOM ABOVE
- WINDOWS: DOUBLE-HUNG WOOD SASH (6-OVER-6 PANES) WITH TRADITIONAL SLIM PROPORTIONS

FRONT PORCH
- 204: TWO-BAY PORCH
  - o SQUARE POSTS
  - o EXPOSED RAFTER TAILS
  - o SHED-ROOF
- 208: FULL-WIDTH PORCH
  - o SQUARE POSTS WITH T-SHAPE, 3-RAIL HORIZONTAL BALUSTRADE
  - o SHED-ROOF WITH STANDING SEAM METAL ROOF

PROJECT GOALS

HONOR HISTORICAL CONTEXT – RETAIN THE SCALE, FORM, CHARACTER-DEFINING FEATURES AND STREET PRESENCE OF THE HISTORIC HOUSES (INDIVIDUALLY PROTECTED PROPERTIES) AS CONTRIBUTING STRUCTURES WITHIN THE NEIGHBORHOOD FABRIC.

APPLY REHABILITATION STANDARDS – USE THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND THE CITY'S DESIGN GUIDELINES TO PLAN TECHNICALLY SOUND METHODS OF REPAIR AND REHABILITATION.

- ENABLE ADAPTIVE REUSE – REHABILITATE THE BUILDINGS TO A FUNCTIONAL, EFFICIENT USE FOR NEW OCCUPANCY WHILE PRESERVING THE CHARACTER-DEFINING HISTORIC FEATURES.
- ENSURE STABILIZATION AND ESTABLISH RANGE OF TREATMENT APPROACHES–STABILIZING AND REPAIRING HISTORIC FEATURES; IF DETERIORATION REQUIRES REPLACEMENT, USE IN-KIND REPLACEMENT TO MATCH THE ORIGINAL.
- PLAN FOR APPROPRIATE TREATMENTS TO CHARACTER-DEFINING FEATURES (REFER TO THE LIST ABOVE). APPLY THE HIGHEST STANDARDS TO THE STREET FACADE.

BALANCE COST AND HISTORIC INTEGRITY – MAKE COST-EFFECTIVE CHOICES THAT MAINTAIN AUTHENTICITY: PRIORITIZE TREATMENT OF HIGHLY VISIBLE HISTORIC ELEMENTS, AND FAVOR REPAIR OVER REPLACEMENT WHEREVER FEASIBLE WHEN ADAPTING THE STRUCTURES FOR CONTEMPORARY USE.

DEFINITIONS

HISTORIC PRESERVATION
ACCORDING TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (NPS, 2017), "HISTORIC PRESERVATION" REFERS TO THE BROAD NATIONAL PROGRAM, WHILE "PRESERVATION" IS ONE OF FOUR TECHNICAL TREATMENTS—PRESERVATION, REHABILITATION, RESTORATION, AND RECONSTRUCTION—APPLIED TO HISTORIC PROPERTIES.

PRESERVATION
"THE ACT OR PROCESS OF APPLYING MEASURES NECESSARY TO SUSTAIN THE EXISTING FORM, INTEGRITY, AND MATERIALS OF AN HISTORIC PROPERTY. WORK, INCLUDING PRELIMINARY MEASURES TO PROTECT AND STABILIZE THE PROPERTY, GENERALLY FOCUSES UPON THE ONGOING MAINTENANCE AND REPAIR OF HISTORIC MATERIALS AND FEATURES RATHER THAN EXTENSIVE REPLACEMENT AND NEW CONSTRUCTION."

REHABILITATION
"THE PROCESS OF RETURNING A PROPERTY TO A STATE OF UTILITY, THROUGH REPAIR, ALTERATIONS, AND ADDITIONS, WHICH MAKES POSSIBLE AN EFFICIENT CONTEMPORARY USE WHILE PRESERVING THOSE PORTIONS AND FEATURES OF THE PROPERTY WHICH ARE SIGNIFICANT TO ITS HISTORIC, ARCHITECTURAL, AND CULTURAL VALUES."

MAINTENANCE / STABILIZATION
MAINTENANCE IS THE ROUTINE, PREVENTIVE CARE OF HISTORIC MATERIALS TO SLOW DETERIORATION.
STABILIZATION IS "THE ACT OR PROCESS OF APPLYING MEASURES DESIGNED TO RE-ESTABLISH A WEATHER-RESISTANT ENCLOSURE AND THE STRUCTURAL STABILITY OF AN UNSAFE, DAMAGED, OR DETERIORATED PROPERTY WHILE MAINTAINING ITS EXISTING FORM."

IN-KIND REPLACEMENT
"THE REPLACEMENT OF HISTORIC FABRIC WITH NEW MATERIAL THAT MATCHES THE HISTORIC DETAIL, CONFIGURATION, APPEARANCE, AND FABRIC AS CLOSELY AS POSSIBLE, IN ORDER TO REPLICATE THE VISUAL QUALITIES AND, WHERE FEASIBLE, THE MATERIAL PROPERTIES OF THE ORIGINAL."

REPAIR
A WORK METHOD WITHIN A TREATMENT: THE ACT OF FIXING OR MENDING DETERIORATED MATERIALS OR FEATURES. IN ALL CASES, REPAIR IS PRIORITIZED OVER REPLACEMENT; REPLACEMENT IS CONSIDERED ONLY WHEN DETERIORATION IS TOO SEVERE FOR FEASIBLE REPAIR.

QUOTATIONS ABOVE FROM *SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.*

GENERAL REHABILITATION GUIDELINES

APPLY TO ALL APPLICABLE EXTERIOR CONDITIONS @ 204 & 208 7TH ST. SW.

UNLESS NOTED BY ASTERISK (*), ALL GUIDELINES SELECTED FROM:
CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES, CH. 4 — *APPROVED BY CITY COUNCIL, SEPTEMBER 17, 2012*
BASED UPON THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

DEMOLITION
A. *VERIFY WITH STRUCTURAL DWGS & ENGINEER BEFORE REMOVAL OF ANY STRUCTURAL BUILDING MATERIALS/MEMBERS.
B. *VERIFY WITH MEP DWGS & ENGINEER BEFORE REMOVAL OF ANY MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT OR MATERIALS.
C. *CAREFULLY REMOVE ALL MATERIALS/EQUIPMENT TO BE REPLACED. PATCH EXPOSED AREA AND HOLES, AS REQUIRED BY APPLICABLE WORK NOTES OR DETAILS.
D. *SALVAGE ALL ORIGINAL BUILDING ELEMENTS WITH POTENTIAL TO BE STABILIZED FOR FUTURE RE-USE AS REPLACEMENT ELEMENTS OR PARTS. STORE ELEMENTS IN A PROTECTED ENVIRONMENT.
E. UNBLOCK WINDOWS AND DOORS AND RESTORE WINDOWS AND FRAMES IF MISSING.

FACADE
A. REMOVE ANY INAPPROPRIATE MATERIALS, SIGNS, OR CANOPIES COVERING THE FACADE.
B. RETAIN ALL ELEMENTS, MATERIALS, AND FEATURES THAT ARE ORIGINAL TO THE BUILDING (OR ARE CONTEXTUAL HISTORIC REMODELINGS), AND REPAIR THEM AS NECESSARY.
C. RESTORE AS MANY ORIGINAL ELEMENTS AS POSSIBLE, PARTICULARLY ORIGINAL MATERIALS, WINDOWS, DECORATIVE DETAILS, AND THE CORNICE.

WINDOWS
A. RETAIN ORIGINAL WINDOWS WHENEVER POSSIBLE.
B. UNCOVER AND REPAIR ANY COVERED OR BLOCKED-IN WINDOWS, AND REINSTALL WINDOWS WHERE THEY HAVE BEEN INFILLED.
C. REPAIR ORIGINAL WINDOWS BY PATCHING, SPLICING, CONSOLIDATING OR OTHERWISE REINFORCING THE MATERIAL.
D. REPLACE COMPONENTS OF A HISTORIC WINDOW ONLY WHEN THOSE COMPONENTS ARE BEYOND REPAIR, AND MATCH THE ORIGINALS.
E. REPLACE ENTIRE WINDOWS ONLY IF THEY ARE MISSING OR ARE COMPLETELY BEYOND REPAIR.
F. IF A WINDOW ON THE PRIMARY FAÇADE MUST BE REPLACED, USE A MATCHING HISTORIC WINDOW FROM A SECONDARY ELEVATION.
G. AVOID CHANGING THE NUMBER, LOCATION, SIZE, OR GLAZING PATTERN OF WINDOWS.
H. USE REPLACEMENT WINDOWS WITH TRUE DIVIDED LIGHTS OR FIXED MUNTINS WITH INTERNAL SPACERS.
I. VINYL WINDOWS ARE DISCOURAGED; FALSE MUNTINS AND REMOVABLE GRILLES SHOULD NOT BE USED.
J. STORM WINDOWS SHOULD MATCH THE SIZE AND SHAPE OF THE EXISTING SASH, AND AVOID ALUMINUM-COLORED SASH.

ENTRANCES, PORCHES, AND DOORS
A. RETAIN THE ORIGINAL FORM AND DETAILS OF PORCHES, INCLUDING OUTLINE, ROOF HEIGHT, AND PITCH.
B. INSPECT PORCHES AND ENTRANCES FOR DETERIORATION AND CORRECT CONDITIONS.
C. REPAIR DAMAGED PORCH OR ENTRANCE ELEMENTS IN PLACE, MATCHING ORIGINAL DETAILS.
D. REPLACE AN ENTIRE PORCH ONLY IF IT IS TOO DETERIORATED TO REPAIR OR IS COMPLETELY MISSING.
E. DO NOT REMOVE OR RADICALLY CHANGE ENTRANCES AND PORCHES THAT DEFINE THE BUILDING'S HISTORIC CHARACTER.
F. MAINTAIN THE ORIGINAL SIZE AND SHAPE OF DOOR OPENINGS.
G. RETAIN TRANSOM WINDOWS AND SIDELIGHTS.
H. WHEN POSSIBLE, REUSE HARDWARE AND LOCKS.
I. WHEN INSTALLING STORM OR SCREEN DOORS, ENSURE COMPATIBILITY WITH THE EXISTING DOOR AND AVOID ALUMINUM COLORS.

CORNICE, TRIM & FLASHING
A. KEEP THE CORNICE SEALED AND ANCHORED; MAINTAIN GUTTER SYSTEM AND FLASHING.
B. REPAIR RATHER THAN REPLACE THE CORNICE.
C. MATCH MATERIALS, DECORATIVE DETAILS, AND PROFILES OF THE EXISTING ORIGINAL CORNICE.
D. DO NOT WRAP OR COVER A CORNICE WITH VINYL OR ALUMINUM.

FOUNDATION / MASONRY WALLS / CHIMNEYS
A. REPOINT OR REBUILD DETERIORATED PORCH BASE WITH ORIGINAL MATERIALS.
B. RESPECT SIZE, TEXTURE, COLOR, AND PATTERN OF MASONRY UNITS WHEN REPAIRING OR REPLACING MASONRY FEATURES.
C. DUPLICATE MORTAR STRENGTH, COMPOSITION, COLOR, AND TEXTURE WHEN REPOINTING MASONRY.
D. DO NOT USE MORTAR STRONGER THAN THE ORIGINAL MASONRY.
E. DO NOT REPOINT WITH SYNTHETIC CAULKING COMPOUND.
F. DO NOT PAINT UNPAINTED MASONRY.
G. ENSURE WATER DRAINS AWAY FROM THE BASE OF WALLS; INSTALL DRAIN TILES OR DAMP-PROOFING WHERE NECESSARY.
H. REPAIR CRACKS TO PREVENT STRUCTURAL AND MOISTURE PROBLEMS.
I. CAULK MASONRY AND WINDOW JOINTS TO PREVENT WATER INFILTRATION.
J. CLEAN MASONRY ONLY WHEN NECESSARY AND WITH THE GENTLEST MEANS POSSIBLE.
K. REPAIR DAMAGED MASONRY FEATURES BY PATCHING OR REPLACING TO MATCH THE ORIGINAL.

ROOF, GUTTERS & DOWNSPOUTS
A. MATCH ORIGINAL ROOF MATERIALS WHEN REPLACING.
B. WHEN REPLACING STANDING SEAM METAL ROOFS, MATCH ORIGINAL SEAM WIDTH AND HEIGHT.
C. AVOID COMMERCIAL RIDGE CAPS OR VENTS ON RESIDENTIAL STRUCTURES.
D. MAINTAIN ORIGINAL ROOF PITCH AND CONFIGURATION.
E. DO NOT ADD VISIBLE NEW ELEMENTS ON PRIMARY ELEVATIONS.
F. REPAIR LEAKING ROOFS, GUTTERS, AND DOWNSPOUTS; SECURE LOOSE FLASHING.

SURFACES: WOOD / METAL
A. REPAIR ROTTED OR MISSING SECTIONS RATHER THAN REPLACING ENTIRE ELEMENTS.
B. USE EPOXIES TO PATCH OR CONSOLIDATE PARTS.
C. MATCH EXISTING MATERIALS AND DETAILS.
D. REPLACE WOOD ELEMENTS ONLY WHEN ROTTED BEYOND REPAIR.
E. DO NOT SUBSTITUTE VINYL FOR WOOD TRIM OR RAILING.
F. BASE RECONSTRUCTIONS ON PICTORIAL OR PHYSICAL EVIDENCE FROM THE ACTUAL BUILDING.

FINISHES: PAINT & COATINGS
A. DO NOT REMOVE PAINT ON WOOD TRIM OR ARCHITECTURAL DETAILS.
B. DO NOT PAINT UNPAINTED MASONRY.
C. CHOOSE PAINT COLORS THAT BLEND WITH THE STREET AND AVOID BRIGHT, OBTRUSIVE COLORS.

ELEMENTS OBSCURED FROM STREET VIEW
A. MEET ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS.
B. CONSOLIDATE AND SCREEN MECHANICAL/UTILITY EQUIPMENT.
C. RETAIN OR REPLACE DOORS WITH COMPATIBLE HISTORIC DESIGNS.
D. RETAIN ORIGINAL WINDOW CONFIGURATIONS; APPLY SAME RULES AS FOR WINDOWS ABOVE.
E. ENSURE LIGHTING, SIGNAGE, AND FENCING ARE COMPATIBLE WITH HISTORIC CHARACTER.

SK-370 INCOMPLETE PROGRESS SKETCH NOT FOR CONSTRUCTION
ALL INFORMATION SUBJECT TO CHANGE
Tuesday, September 30, 2025
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INCOMPLETE
PROGRESS PLOT

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B.A.R. SUPPLEMENTAL DRAWINGS

THE MARK AT CHARLOTTESVILLE
202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

IPP REHABILITATION
GENERAL NOTES
& KEY PLAN

PROJECT 2509
DATE 2025-10-21

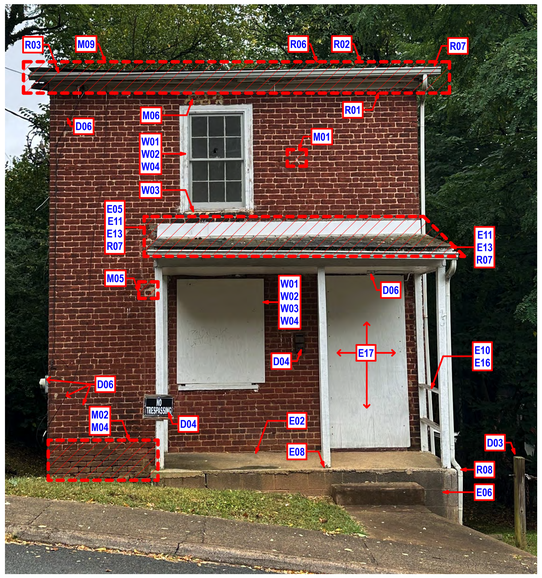
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-370

File Name: 2509_7th Street S
Last Saved By: Timothy Tolbert on 10/1/2025



3 SK-371

TREATMENT LABELING

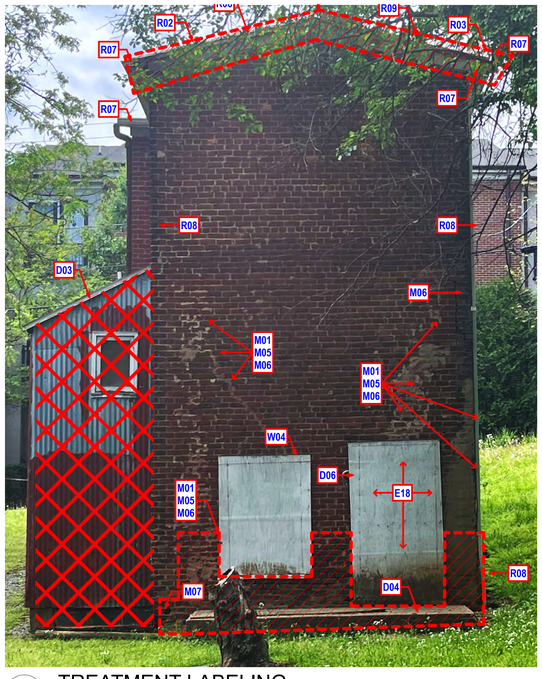
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204 WEST ELEVATION

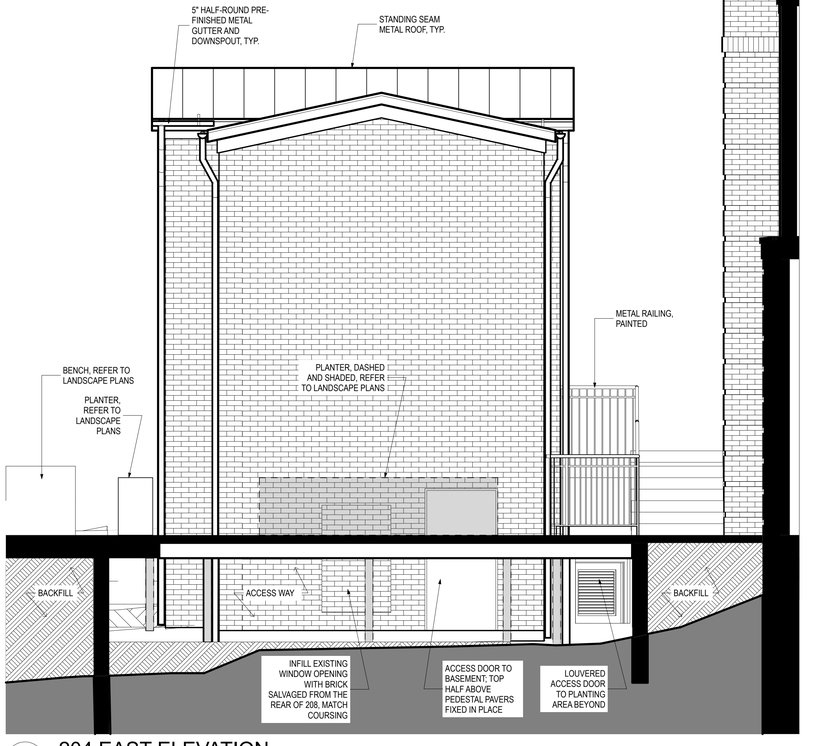
SCALE: 3/8" = 1'-0"



1 SK-371

TREATMENT LABELING

SCALE: 3/8" = 1'-0"



2 SK-371

204 EAST ELEVATION

SCALE: 3/8" = 1'-0"

LEGEND - REHABILITATION KEYNOTES

D DEMOLITION AND SITE PREPARATION

REFER TO PROJECT MANUAL REGARDING:
- UTILITY DISCONNECTION VERIFICATION
- ACCESS FOR EMERGENCY EGRESS AND SERVICE DURING DEMOLITION AND SITE PREP.
- HAZARDOUS MATERIALS
- RECYCLED MATERIALS
- SORTING, SALVAGING AND/OR DISPOSAL OF MATERIALS
- SITE PREPARATION AND PROTECTION

GENERAL DEMOLITION NOTES

REMOVE ALL EXISTING MATERIAL TO BE REPLACED. PATCH HOLES FROM FORMER WALL PENETRATIONS. CONSULT WITH STRUCTURAL ENGINEER AND ARCHITECT BEFORE DEMOLITION OF ALL POTENTIAL LOAD-BEARING ELEMENTS.

SALVAGED ITEMS

01. DOCUMENT HISTORIC COMPONENTS REMOVED (DOORS, WINDOWS, BRICK UNITS, HARDWARE).
02. STORE SALVAGED ITEMS IN DRY, SECURE, CLEARLY LABELED STORAGE; PRIORITIZE REUSE OF SALVAGED FABRIC FOR IN-KIND REPAIRS.

BUILDING SPECIFIC REMOVALS

03. 204 7TH STREET SW:
- REMOVE SIDE ADDITION AND CONCRETE SLAB BENEATH.
- REMOVE BASEMENT ENTRY CONCRETE PAD AT EAST SIDE.
- REMOVE WINDOW SCREENS.
- REMOVE YARD POSTS AND CHAIN.

04. 208 7TH STREET SW:
- REMOVE LEAN-TO ADDITION AND SLAB.
- REMOVE FREESTANDING SHED AND SLAB.
- REMOVE NON-HISTORIC SHUTTERS, SIGNAGE, MAILBOXES.
- REMOVE PAINTED WOOD PICKET FENCING.
- REMOVE EXTERIOR WINDOW SCREENS.

UTILITIES – REMOVING AND LOCATING

05. REMOVE ABANDONED GAS METER AND LINES; CAP ENDS IN ACCORDANCE WITH CIVIL DRAWINGS AND UTILITY STANDARDS.
06. REMOVE ELECTRICAL AND TELECOM EQUIPMENT AND CONDUIT ONLY AFTER CONFIRMING SERVICE IS DISCONNECTED.
07. REMOVE EXISTING HVAC EQUIPMENT AND CONDUIT.
- LOCATE NEW MEP EQUIP & CONDUIT SCREENED FROM STREET VIEW. SCREEN OR BURY LINES WHERE FEASIBLE. COORDINATE WITH CIVIL & MEP.

08. REMOVE PLUMBING LINES AND VENT/EXHAUST STACKS, ONLY AFTER CONFIRMING SERVICE IS DISCONNECTED.

M MASONRY & FOUNDATION

PROTECT AND MAINTAIN ORIGINAL MATERIAL

01. CLEAN MASONRY USING GENTLEST MEANS. AVOID SANDBLASTING, GRINDING, OR HARSH CHEMICAL CLEANING.
- REMOVE OVERPAINT & GRAFFITI FROM MASONRY WALLS.
- ADDRESS ACTIVE BIOLOGICAL GROWTH (MILDEW, MOSS, IVY ROOTLETS), CAREFUL TO AVOID SUBSTRATE DAMAGE.
- RETAIN ORIGINAL BRICK DETAILING.

02. MAINTAIN AND INSTALL PROPER DRAINAGE
- ENSURE NO STANDING WATER AT HORIZONTAL SURFACES.
- EVALUATE EXISTING WATERPROOFING; DO NOT APPLY IMPERMEABLE WATERPROOF OR SILICONE COATINGS THAT TRAP MOISTURE.
- INSTALL EFFECTIVE FOUNDATION DRAINAGE TO MANAGE SUBSURFACE MOISTURE INFILTRATION, IF REQUIRED.
- REPAIR AND MAINTAIN SHEET-METAL FLASHING AND COUNTER-FLASHING AT ROOF INTERSECTIONS (COORDINATE WITH ROOF, CORNICE, GUTTERS & DOWNSPOUT NOTES, THIS PAGE).

03. FIT VERMIN- AND INSECT-PROOF STAINLESS-STEEL SCREENS AT ACCESS WAY DOORS, VENTS AND PIPE PENETRATIONS; CONSULT W/ ARCHITECT TO ENSURE VISUAL COMPATIBILITY WITH HISTORIC CHARACTER.

STABILIZATION & REPAIR OF ORIGINAL MATERIAL

04. PATCH SPALLED OR DAMAGED BRICK WITH SOUND MASONRY UNITS, ENSURING TEXTURE, SIZE, AND COLOR COMPATIBILITY.
05. RAKE OUT DETERIORATED OR INAPPROPRIATE PRIOR MORTARS; REPOINT USING LIME-BASED MORTAR TO MATCH HISTORIC IN COLOR, TOOLING, STRENGTH, AND PERMEABILITY.
06. REPAIR CRACKS BY STITCHING OR COMPATIBLE GROUT INJECTION WHERE REQUIRED, AFTER STRUCTURAL DETERIORATION AND SOURCES OF MOISTURE INTRUSION ARE IDENTIFIED AND CORRECTED IN CONSULTATION WITH ARCHITECT OR ENGINEER.

REPLACEMENT

07. WHERE MASONRY UNITS ARE MISSING OR BEYOND STABILIZATION OR REPAIR, REPLACE ONLY THE MISSING OR DAMAGED BRICK WITH SALVAGED OR NEW BRICK MATCHING ORIGINAL IN DIMENSION, HARDNESS, POROSITY, COLOR, AND FINISH.

CHIMNEY DECOMMISSIONING

08. SEAL AND VENT FLUES OF CHIMNEYS TAKEN OUT OF SERVICE TO PREVENT MOISTURE INTRUSION AND CONCEALED HAZARDS; CAP UNUSED CHIMNEYS WITH MASONRY OR SHEET-METAL COVERS DESIGNED TO SHED WATER WHILE RETAINING ORIGINAL PROFILE.
09. AT 204 CONFIRM CHIMNEY REMOVAL BELOW ROOFLINE.
- VERIFY FLUES PROPERLY CLOSED AND VENTED.
- STABILIZE AND DOCUMENT REMAINING INTERIOR FIREBOX.
- RECORD CONDITION FOR ARCHIVAL DOCUMENTATION.

S SURFACES: WOOD / METAL

PROTECT AND MAINTAIN

01. MAINTAIN PROPER DRAINAGE AT ROOFS, CORNICES, AND GUTTERS TO PREVENT WATER INFILTRATION.
02. CLEAN WOOD AND METAL SURFACES GENTLY; AVOID ABRASIVE METHODS THAT DAMAGE HISTORIC FABRIC .
03. RETAIN AND PROTECT EXISTING COATINGS WHERE SOUND.
04. PREPARE DETERIORATED PAINTED SURFACES FOR REPAINT:
- REMOVE UNUSED FASTENERS AND FILL HOLES.
- SCRAPE LOOSE PAINT ONLY TO THE NEXT SOUND LAYER; DO NOT STRIP TO BARE WOOD OR METAL.
- REMOVE RUST STAINING; SPOT PRIME AS REQD.

STABILIZATION & REPAIR

05. REPAIR WOOD FEATURES BY RE-FASTENING, PATCHING, PIECING-IN, CONSOLIDATING, OR REINFORCING USING RECOGNIZED REHABILITATION METHODS.
06. REPAIR RUSTED OR DETERIORATED METAL WITH COMPATIBLE FASTENERS (STAINLESS STEEL, BRASS, OR BRONZE).
07. FILL LOCALIZED HOLES OR INSECT DAMAGE IN WOOD TRIM USING DUTCHMAN REPAIRS OR EPOXY PATCHES.
08. REPLACE IN-KIND ONLY THE DETERIORATED PORTION OF A FEATURE (E.G., SECTION OF SIDING, MOLDING, OR CORNICE).

REPLACEMENT

09. REPLACE ENTIRE WOOD FEATURES (E.G., SIDING, BALUSTRADES, CORNICES, BOXED RAFTERS/EAVES) ONLY WHEN REPAIR IS UNFEASIBLE. USE SURVIVING PHYSICAL EVIDENCE AS A MODEL FOR FORM, PROFILE, AND DETAILING.
10. REPLACE RUSTED OR FAILED METAL COMPONENTS BEYOND REPAIR USING COMPATIBLE FASTENERS AND PROFILES.
11. CONSULT ARCHITECT IF REPLACEMENT WITH THE SAME MATERIAL IS NOT TECHNICALLY OR ECONOMICALLY FEASIBLE TO CONSIDER COMPATIBLE SUBSTITUTE MATERIAL THAT MATCHES THE HISTORIC IN DESIGN, COLOR, TEXTURE, AND VISUAL PROPERTIES.

W WINDOWS & VENTS

01. ROUTINE MAINTENANCE OF ORIGINAL MATERIAL
- REMOVE ALL FAILED CAULK AND SEALANT; REPLACE WITH SPECIFIED SEALANT.
- REMOVE FLAKING OR DETERIORATED PAINT; PREPARE SURFACES BEFORE PRIME, AND REPAINT.
- REGLAZE SASH GLAZING WHERE COMPOUND IS MISSING OR DETERIORATED.
- REMOVE AND REPLACE BROKEN GLASS PANES.
- INSPECT AND SERVICE INTERIOR SASHES AND LOCKING HARDWARE FOR FULL OPERABILITY.
- * INTERIOR CASINGS AND TRIM MAY BE STABILIZED ONLY; FINAL TREATMENT MAY BE LIMITED TO A WHITE-BOX CONDITION SUITABLE FOR FUTURE TENANT FIT-OUT.

02. STRUCTURAL STABILIZATION & REPAIR OF ORIGINAL MATERIAL
- REFER TO STRUCTURAL FOR REPAIR OF WOOD LINTEL ASSEMBLY (HORIZONTAL AND VERTICAL MEMBERS) AND SECURE CONNECTION TO WALL; COORDINATE WITH TREATMENT OF BRICK MASONRY AND MORTAR JOINT CRACKS; REPOSITION LINTEL ASSEMBLY WITHIN WALL OPENING AS REQUIRED.
- REPAIR EACH WINDOW UNIT ELEMENT (FRAMES, RAILS, SILLS, SASHES, ETC) W/ DUTCHMEN OR EPOXY CONSOLIDANTS; SLOPE PATCHED SURFACES FOR WATER RUN-OFF.
- WATERPROOF AND CONSOLIDATE PARTIALLY DECAYED WOOD USING FUNGICIDE, LINSEED OIL, AND EPOXY PATCHING COMPOUNDS. REFER TO WOOD SECTION.

03. SPLICES & PARTS REPLACEMENT
- REPLACE DETERIORATED WOOD PARTS IN-KIND, INCLUDING RAILS, MUNTINS, OR SILLS; SPLICE NEW WOOD TO RETAIN MAXIMUM ORIGINAL FABRIC.
- ENGAGE MILLWORK FOR CUSTOM REPRODUCTION OF MISSING OR DAMAGED PARTS WHEN STABILIZATION OR EPOXY REPAIR IS NOT SUFFICIENT. THIS OPTION IS RESERVED FOR ELEMENTS WITH HIGH IMPACT CONTRIBUTION TO HISTORIC INTEGRITY. CONSULT WITH ARCHITECT.

04. WEATHERIZATION
- INSTALL STORM WINDOWS MATCHING SASH SIZE AND SHAPE; FINISH COLOR TO MATCH SASH AND FRAME.
- PROVIDE WEATHERSTRIPPING AT EXISTING SASH MEETING RAILS, JAMBS, AND SILLS TO IMPROVE ENERGY PERFORMANCE.

05. WHOLE ELEMENT OR UNIT REPLACEMENT
- CONSIDER ONLY WHEN REPAIR AND STABILIZATION ARE DEMONSTRABLY INFEASIBLE.
- EXISTING CONDITIONS SHALL BE DOCUMENTED PRIOR TO REMOVAL, WITH JUSTIFICATION PROVIDED FOR WHY REPAIR WAS NOT ACHIEVABLE.
- REUSE SALVAGED UNITS AND WINDOW ELEMENTS FROM LESS VISIBLE ELEVATIONS, IF REQUIRED, FOR REPLACEMENT OF STREET-FACING UNITS OR OTHER LOCATIONS OF HIGH CHARACTER-DEFINING IMPACT.
- REPLACEMENTS MUST REPLICATE THE APPEARANCE OF THE ORIGINAL UNIT; SALVAGED MATERIAL SHALL BE REUSED WHERE FEASIBLE.
- REPLACEMENT UNITS OR ELEMENTS MUST MATCH THE ORIGINAL SIZE, PROPORTION, MUNTIN PROFILE, WOOD SPECIES, AND GLAZING PATTERN.
- USE REPLACEMENT WINDOWS WITH TRUE DIVIDED LIGHTS OR SIMULATED DIVIDED LITES WITH INTERNAL SPACERS.
- VINYL WINDOWS ARE DISCOURAGED; FALSE MUNTINS AND REMOVABLE GRILLES SHOULD NOT BE USED.

06. FORMER WALL OPENING TO BE BLOCKED
- OPENING TO BE BLOCKED WITH MASONRY OR PAINTED WOOD PANELING, DETAILED TO CONTRAST APPROPRIATELY WITH ADJACENT HISTORIC FABRIC.

R ROOF, CORNICE, GUTTERS & DOWNSPOUTS

PROTECT AND MAINTAIN

01. REPAIR CORNICES AND RAKEBOARDS: REATTACH TO WALL AND SEAL GAPS.
02. REPAIR BOXED RAFTERS AND EAVES.

STABILIZATION & REPAIR

03. STABILIZE ROOF JOISTS PER STRUCTURAL ENGINEER
- RETAIN AND REPAIR EXPOSED RAFTER TAILS, BEAMS, AND BOARD SHEATHING.

04. INSTALL SHEET-METAL FLASHING AND COUNTER-FLASHING AT ROOF-TO-CHIMNEY INTERSECTIONS (COORDINATE WITH MASONRY & FOUNDATION NOTES, THIS PAGE, REFER TO SECTION ON CHIMNEY DECOMMISSIONING).
05. REPAIR AND SECURE TRANSITION FLASHING FROM PORCH ROOF HALF-GABLE TO ADJACENT ROOF AT 208 7TH ST SW.

REPLACEMENT

06. REPLACE ALL COMPOSITION SHINGLES WITH STANDING SEAM METAL ROOF (MECHANICAL LOCK) OVER REPAIRED BOARD SHEATHING W/ COMPATIBLE METAL FLASHING AND DRIP EDGES AT ALL ROOF EDGES--COLOR MATCH ALL VISIBLE METAL ROOFING COMPONENTS.
- MATCH APPROXIMATE APPEARANCE OF 208 EXISTING PORCH ROOF: DOUBLE-LOCKED SEAMS APPROX 1"-2"H, SPACED 10"-16"W; ROLLED DOUBLE-MUNCH @ RIDGES.
- PROVIDE SNOW GUARDS—COLOR TO MATCH METAL ROOF.
- LOCATE ALL NEW PENETRATIONS TO BE HIDDEN FROM STREET VIEW; FLASH W/ METAL—COLOR TO MATCH ROOF.

07. INSTALL / REPLACE GUTTERS AND DOWNSPOUTS WITH ½-ROUND PRE-PAINTED SHEET-METAL COMPATIBLE WITH ROOFING, BRICK AND ALL FASTENERS.
08. DOWNSPOUT / RAINWATER LEADER (RWL): REFER TO CIVIL.
- SURFACE—EXTEND AWAY FROM BUILDING / FOUNDATION.
- SUBSURFACE—TIE INTO STORMWATER MANAGEMENT SYSTEM.

09. INSTALL NEW LOW PROFILE SOLAR ATTIC EXHAUST FAN (LOW SLOPE ROOFS) & FLASHING AT ROOF LOCATION NOT VISIBLE FROM THE STREET.

LIGHTNING PROTECTION

10. RETAIN/DOCUMENT ANY HISTORIC LIGHTNING PROTECTION COMPONENTS; SUPPLEMENT WITH MODERN CONCEALED SYSTEM.
- PROVIDE AIR TERMINALS (LIGHTNING RODS) AT RIDGE ENDS AND CHIMNEYS, LOW-PROFILE AND MINIMALLY VISIBLE.
- CONNECT WITH STRANDED COPPER/BRONZE CONDUCTORS ROUTED ALONG RIDGES TO BE HIDDEN FROM STREET VIEW.
- PROVIDE CONDUCTORS DOWN TO GROUND RODS, DRIVEN DISTANCE BELOW GRADE PER CIVIL.
- BOND METAL ELEMENTS INCLUDING GUTTERS/DOWNSPOUTS TO SYSTEM.

E ENTRANCES, DOORS, PORCHES

PROTECT AND MAINTAIN

01. CLEAN PORCH WOODWORK PER SURFACES: WOOD / METAL NOTES, THIS PAGE.
02. CLEAN PORCH TOPPING SLAB (204); TREAT WITH MILDEW-CONTROL; APPLY CLEAR, SLIP-RESISTANT COMMERCIAL-GRADE SEALANT.
03. RETAIN FRONT DOOR AND 2-LITE TRANSOM (208).
- CLEAN AND OIL HARDWARE; REMOVE DEADBOLT.
- REFER TO SURFACES: WOOD / METAL NOTES, THIS PAGE, FOR PREP NOTES.
- INSTALL WEATHERSTRIPPING.

04. SCRAPE AND PATCH BASEMENT ACCESS DOOR
- INSTALL DEADBOLT W/ INTERIOR THUMBTURN, DULL SHEEN.
- REFER TO SURFACES: WOOD / METAL NOTES, THIS PAGE, FOR PREP NOTES.
- ENSURE VERMIN- AND INSECT-PROOF SEAL WHEN CLOSED.

STABILIZATION & REPAIR

05. REPAIR PORCH ROOF & FLASHING.
- RETAIN AND REPAIR EXPOSED RAFTER TAILS, BEAMS, AND BOARD SHEATHING.
- INSTALL HALF-ROUND GUTTERS AND DOWNSPOUTS/ RAINWATER LEADERS (RWL) PER ROOF, CORNICE, GUTTERS & DOWNSPOUTS NOTES, THIS PAGE.

06. REPAIR AND PARGE EXPOSED CMU BLOCK BASE.
07. REPAIR PORCH WOOD FLOOR JOISTS AND SKIRT TRIM.
08. REPAIR AND STABILIZE PORCH PIERS.
- RE-PLUMB AS REQUIRED; SECURING HEAD AND BASE CONNECTIONS; REPAIR WOOD DETERIORATION WITH EPOXY OR DUTCHMAN.

09. REPAIR BUCKLED PORCH FLOORBOARDS WITH TONGUE-AND-GROOVE BOARDS TO MATCH.
10. REPAIR PORCH RAILINGS.
- REMOVE VERTICAL BALUSTERS.
- REATTACH HORIZONTAL T-RAILINGS; REPAIR ENDS WITH EPOXY.

11. REPAIR PORCH HALF-GABLE SIDING; PREP, PRIME, AND PAINT ALL EXPOSED SURFACES.

REPLACEMENT

12. REPLACE PORCH FLOORING, FRAMING, OR TRIM ONLY WHERE REPAIR IS NOT FEASIBLE. MATCH MATERIAL, DIMENSION, AND FINISH OF ORIGINAL ELEMENTS.
13. REPLACE PORCH ROOF COMPONENTS WHERE MISSING OR BEYOND REPAIR.
- EXPOSED RAFTER TAILS.
- 5" HALF-ROUND GUTTER AND DOWNSPOUT.
- STANDING SEAM METAL ROOF—REFER TO ROOF, CORNICE, GUTTERS & DOWNSPOUTS NOTES, THIS PAGE.

14. REBUILD MISSING CMU BLOCK BASE; PARGE EXPOSED FACE TO MATCH ADJACENT FINISH.
15. REPLACE NON-HISTORIC STANDOFF BASES WITH BASES TO MATCH WOOD PIERS ABOVE.
16. INSTALL HORIZONTAL T-RAILINGS TO MATCH 208 7TH ST SW, MATCHING WOOD SPECIES, DIMENSIONS, DETAIL, FINISH.
17. INSTALL NEW SOLID WOOD FRONT DOOR WITH HALF-LITE, COMPATIBLE WITH CHARACTER-DEFINING PRIMARY ELEVATIONS, MATCHING PROPORTIONS AND DETAILS OF 208 FRONT DOOR TO THE GREATEST EXTENT POSSIBLE. CONSULT WITH ARCHITECT.
18. INSTALL BASEMENT VERMIN- AND INSECT-PROOF ACCESS PANELS WITH INTERIOR THUMB-TURN DEADBOLT LOCKS. MATCH BOARD-AND-BATTEN DETAILING OF PORCH SIDE ENTRY TO 208 SOUTH ADDITION.
19. INSTALL LOCKING ACCESS DOORS TO GRADE-LEVEL EXTERIOR PERIMETER ACCESS WAY AROUND EACH HISTORIC STRUCTURE. ACCESS WAY PANELS SHALL BE VENTILATED WITH ROBUST INSECT AND RODENT SCREENING. PANELS SHALL BE DURABLE OF COMPATIBLE DESIGN APPROVED BY ARCHITECT.

F FINISHES / SEALANTS

01. PROTECT AND MAINTAIN
- REMOVE FLAKING OR DETERIORATED PAINT BY HAND SCRAPING AND LIGHT WIRE BRUSHING. AVOID DESTRUCTIVE METHODS SUCH AS SANDBLASTING OR ROTARY SANDING.
- PRIME AND REPAINT WOOD SURFACES USING BREATHABLE, HISTORICALLY APPROPRIATE COATINGS.
- TREAT WOODWORK WITH MILDEWCIDE BEFORE REPAINTING; ADD A MILDEW INHIBITOR TO FINISH COATS.
- MATCH EXISTING PAINT COLORS WHERE DOCUMENTED.
- APPLY APPROPRIATE SEALANTS AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS. INSTALL BACKER RODS AS REQUIRED. USE SEALANT TYPES COMPATIBLE WITH ADJACENT MATERIALS).

02. STABILIZATION & REPAIR
- SPOT-PRIME EXPOSED SURFACES AFTER SCRAPING, ENSURING ADHESION OF NEW COATINGS.
- CUT OUT FAILED CAULKING; INSTALL NEW BACKER RODS AND COMPATIBLE ELASTOMERIC SEALANTS AT WOOD-TO-MASONRY, WOOD-TO-METAL, AND MASONRY-TO-METAL JOINTS.
- REPAIR ISOLATED PAINT FAILURES OR SURFACE STAINING BEFORE FULL RECOATING.
- WHERE GRAFFITI OR OVERPAINT OCCURS ON MASONRY, REMOVE PROMPTLY USING THE GENTLEST EFFECTIVE MEANS; AVOID HARSH ABRASIVES OR STRONG ACIDS

03. APPLICATION & COLORS

PAINT TO BE SELECTED FROM A RANGE OF MANUFACTURERS.
- **WOOD SURFACES:** REPAINT ALL EXPOSED WOOD SURFACES — COLORS OF CHARACTER-DEFINING HISTORIC FEATURES AS FOLLOWS:
  - WOOD SIDING, TRIM: WHITE, SIM TO EXIST.
  - ACCESS PANELS: WHITE, SIM TO EXIST.
  - ACCESS WAY DOORS: DARK COLOR, SIM TO 208 FRONT DOOR.
- **METAL ROOF AND ALL ROOF COMPONENTS:**
  - RED COLOR SIMILAR TO EXISTING PORCH ROOF.
- **MODERN ALTERATIONS**

REFER TO DRAWINGS FOR COMPATIBLE MATERIALS AND FINISHES.

SHEET NOTES

GENERAL

1. **"204"** REFERENCES 204 7TH STREET SW HISTORIC STRUCTURE.
2. **"208"** REFERENCES 208 7TH STREET SW HISTORIC STRUCTURE.
3. REFER TO GENERAL NOTES AND SPECIFICATIONS.
4. REHABILITATION TREATMENT WORK NOTES REFER TO TYPICAL CONDITIONS THAT EXIST THROUGHOUT BOTH BUILDINGS. **APPLY NOTES TO ALL SIMILAR EXTERIOR CONDITIONS.** CONTACT ARCHITECT FOR ANY ITEMS REQUIRING CLARIFICATION.
5. DRAWN ELEVATIONS ARE ILLUSTRATIVE ONLY TO SHOW RELATIVE SIZES AND GENERAL CHARACTER ARTICULATION. ALL MEASUREMENTS AND CONDITIONS TO BE VERIFIED AND FINALIZED IN THE FIELD.

SK-371
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Tuesday, September 30, 2025
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GRAPHIC LEGEND

X## TYPICAL TREATMENT AREA & KEYNOTE: X REFERS TO THE LETTER DESIGNATIONS IN THE REHABILITATION NOTES.

D## DEMOLITION AREA & KEYNOTE

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REHABILITATION
204 7TH ST SW
WEST (FRONT)
& EAST (REAR)

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-371



4 SK-372 TREATMENT LABELING

SCALE: 3/8" = 1'-0"



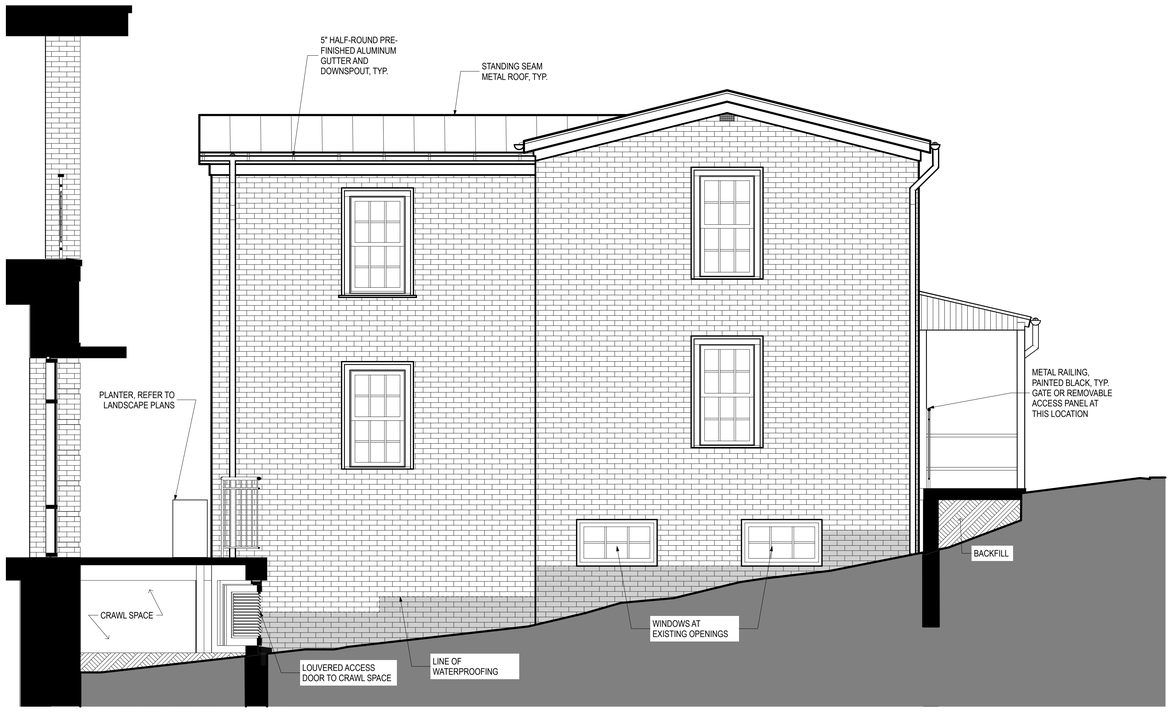
2 SK-372 TREATMENT LABELING

SCALE: 3/8" = 1'-0"



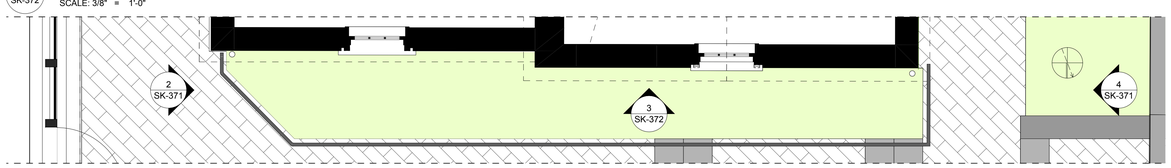
5 SK-372 204 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



3 SK-372 204 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



1 SK-372 204 PARTIAL SITE PLAN AT NORTH ELEVATION

SCALE: 3/8" = 1'-0"

SHEET NOTES

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REHABILITATION
204 7TH ST SW
NORTH & SOUTH

PROJECT 2509
DATE 2025-10-21

REVISIONS

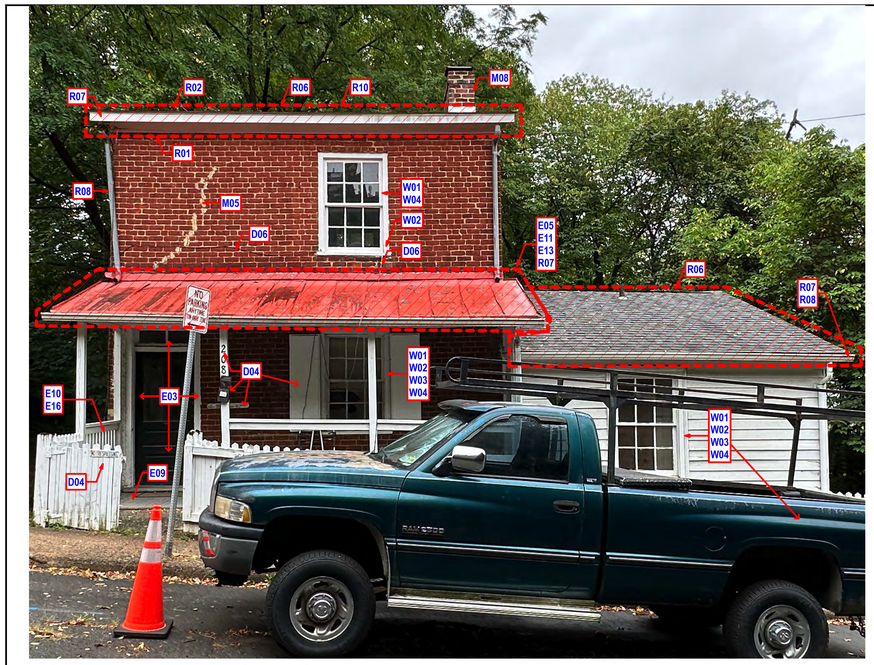
MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-372

SK-372
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5 SK-373 TREATMENT LABELING

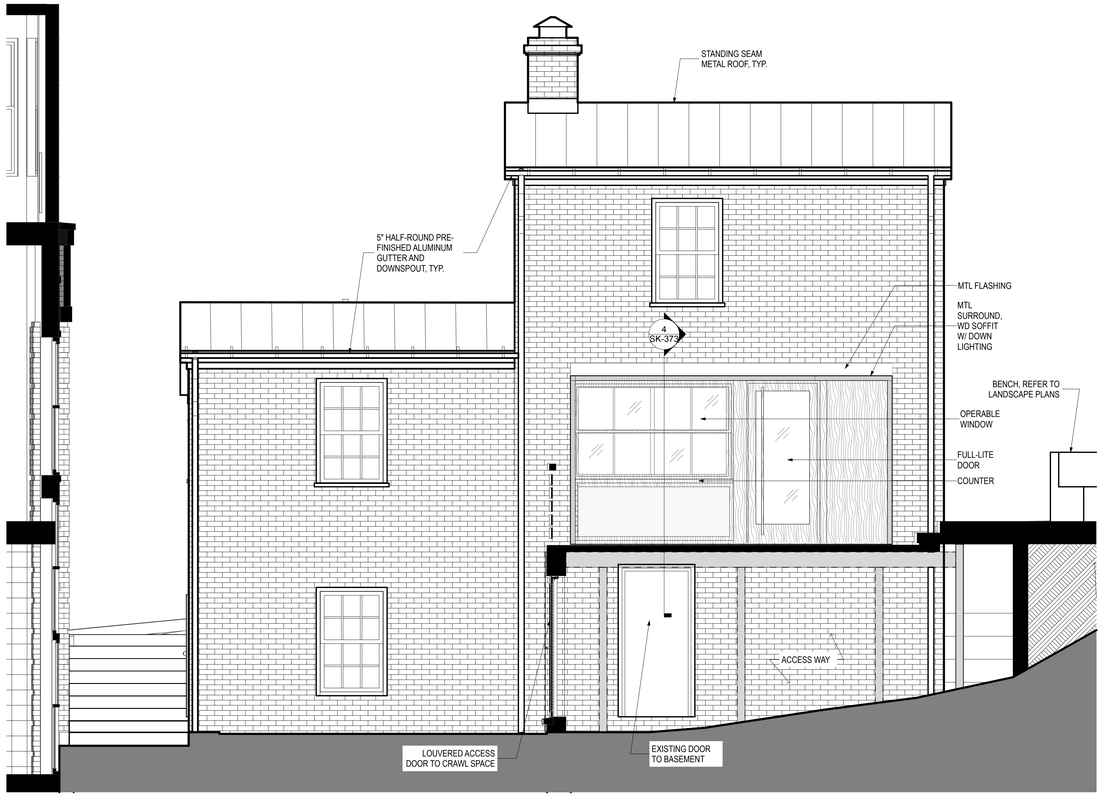


2 SK-373 TREATMENT LABELING



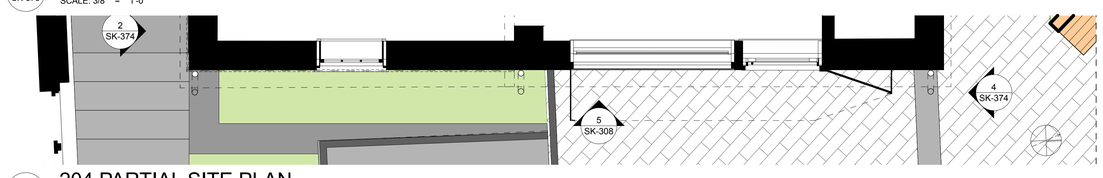
6 SK-373 208 WEST ELEVATION

SCALE: 3/8" = 1'-0"



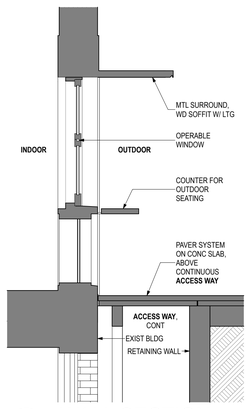
3 SK-373 208 EAST ELEVATION

SCALE: 3/8" = 1'-0"



1 SK-373 204 PARTIAL SITE PLAN

SCALE: 3/8" = 1'-0"



4 SK-373 WALL SECTION

SCALE: 1/2" = 1'-0"

SHEET NOTES

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GRAPHIC LEGEND

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D## DEMOLITION AREA & KEYNOTE

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REHABILITATION
208 7TH ST SW
WEST (FRONT)
& EAST (REAR)

PROJECT 2509
DATE 2025-10-21

REVISIONS

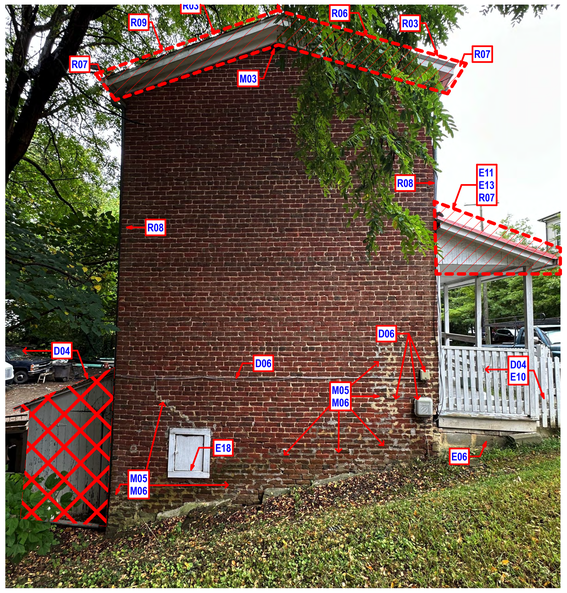
MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-373

SK-373
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Wednesday, October 1, 2025
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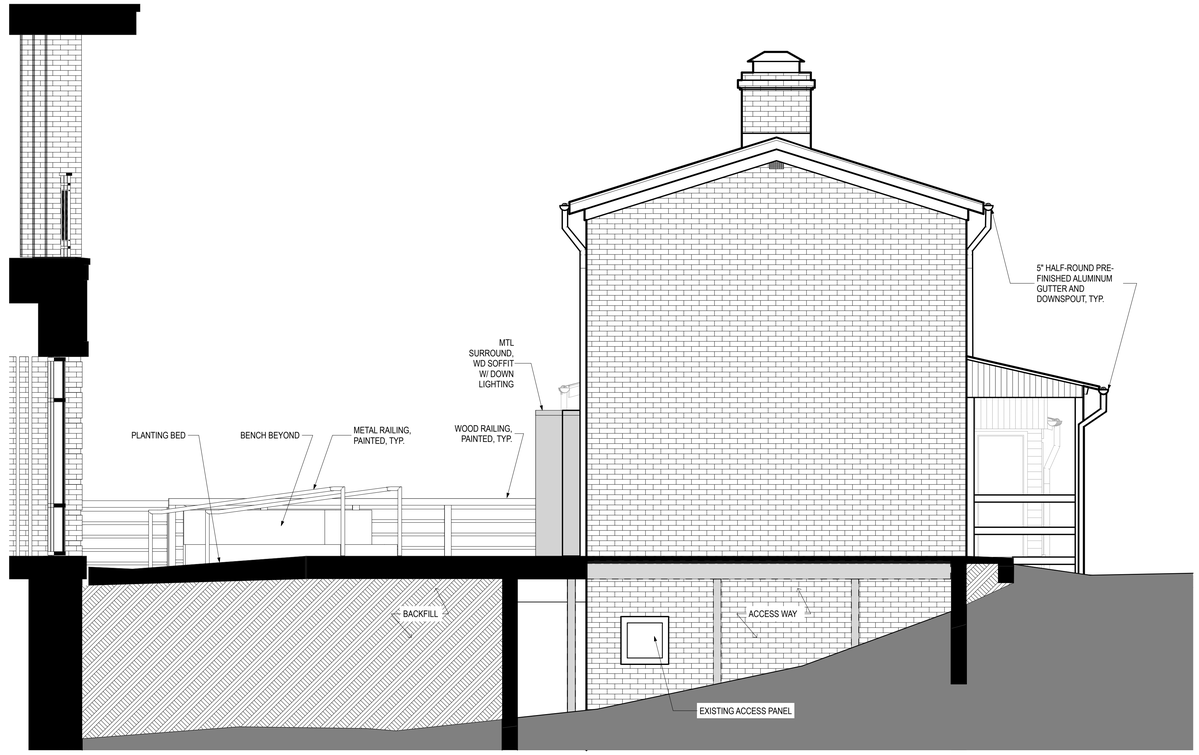
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3 SK-374

TREATMENT LABELING

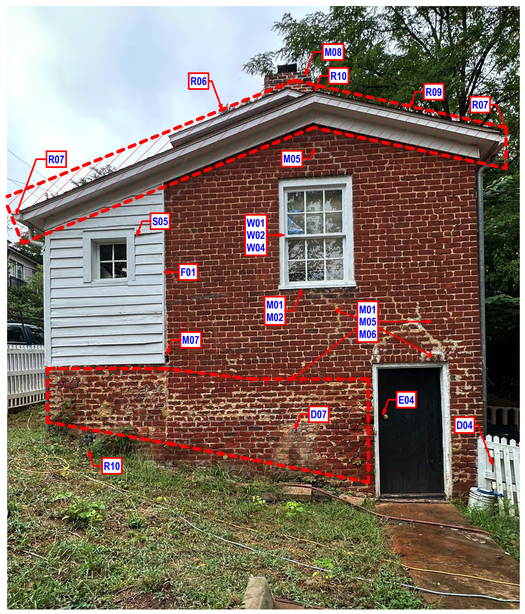
SCALE: 3/8" = 1'-0"



4 SK-374

208 NORTH ELEVATION

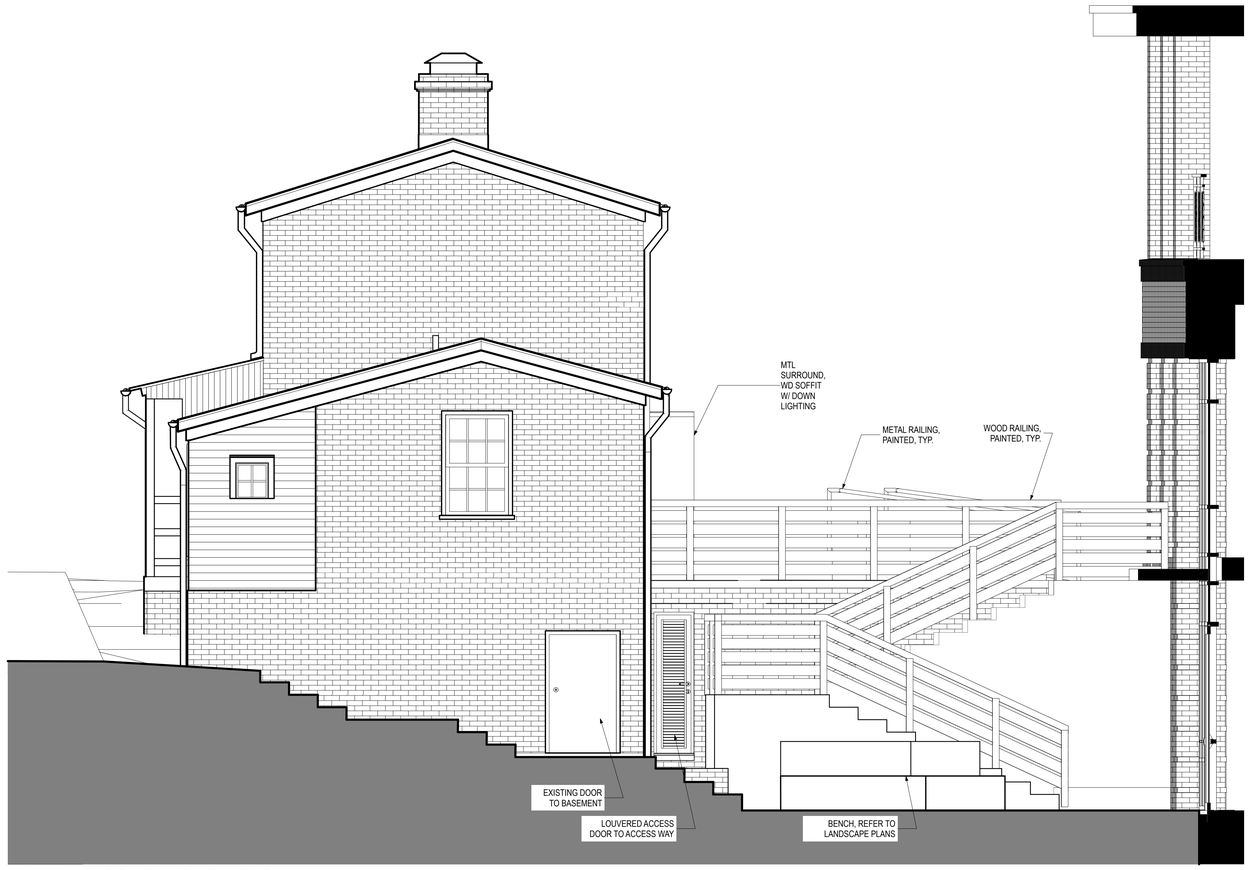
SCALE: 3/8" = 1'-0"



1 SK-374

TREATMENT LABELING

SCALE: 3/8" = 1'-0"



2 SK-374

208 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

SHEET NOTES

GENERAL

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6. REFER TO SHEET SK-371 FOR KEYED NOTES.

GRAPHIC LEGEND

X## TYPICAL TREATMENT AREA & KEYNOTE; X REFERS TO THE LETTER DESIGNATIONS IN THE ABOVE NOTES.

D## DEMOLITION AREA & KEYNOTE

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REHABILITATION
208 7TH ST SW
NORTH & SOUTH

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-374

The Mark 2509 - The Mark 2 - 208 and 204 7th Street S.W. - 2025

MATERIAL CUTSHEETS

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

MATERIAL & PRODUCT CUTSHEETS	
SHEET NO.	SHEET NAME
SK-380	MATERIAL CUTSHEETS COVERSHEET
SK-381	MATERIAL CUTSHEETS

SK-380
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MATERIAL
CUTSHEETS
COVERSHEET

PROJECT 2509
DATE 2025-10-21

REVISIONS

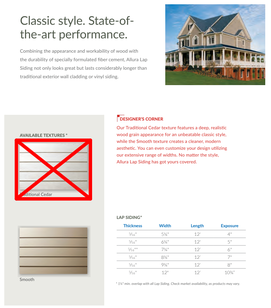
MARK	DATE	DESCRIPTION

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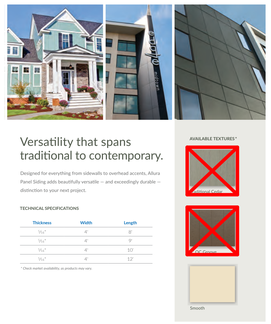
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FIBER CEMENT SIDING - LAP
① ② ③



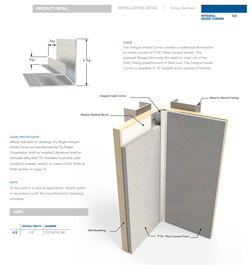
FIBER CEMENT SIDING - PANEL
④ ⑤



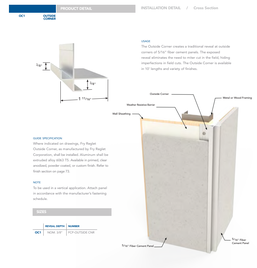
FIBER CEMENT - TRIM



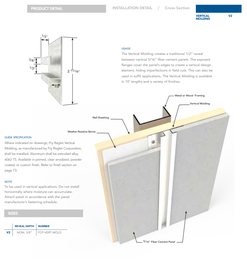
METAL REVEAL - INSIDE CORNER
④ ⑤



METAL REVEAL - OUTSIDE CORNER
④ ⑤



METAL REVEAL - VERTICAL MOULDING
④ ⑤



METAL REVEAL - HORIZONTAL MOULDING
④ ⑤



BRICK - NEW CONSTRUCTION
⑦

Cape Cod

RED

Classic, all-American style.

Inspired by the all-American style of a quaint, New England village, our Cape Cod brick offers a bold, red brick option with slight charcoal accents for a look that's classically elegant and down-to-earth. This sand-faced brick is perfectly suited for most building projects.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

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Available Sizes

Merry Oaks, NC

Closure — Special Production

Engineer

Norman — Special Production

Utility

Wadesboro, NC

BRICK - IF NEEDED FOR IPP'S

Coventry Ironspot

RED

Opulence for the everyman.

Subtle flecks of iron in dark blues and blacks provide a unique look and feel to our Coventry Ironspot architectural brick. From far away, this rich red Ironspot brick gives off an opulent, metallic-like appearance, making our special production Coventry Ironspot brick, as well as our other Ironspot bricks, the perfect exterior cladding option for a wide range of commercial projects.

Brick Image: Modular Size | Gray Mortar | Merry Oaks

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Available Sizes

Merry Oaks, NC | Special Production

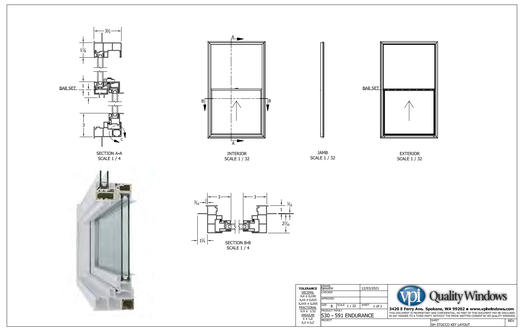
Closure — Special Production

Modular — Special Production

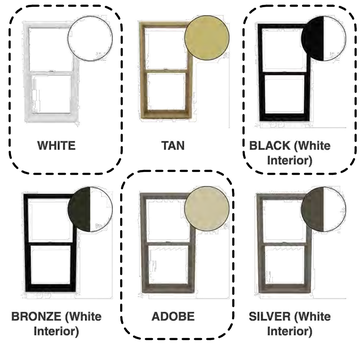
Norman — Special Production

Utility — Special Production

VPI WINDOWS - NEW CONSTRUCTION
⑧



VPI WINDOWS - COLOR OPTIONS



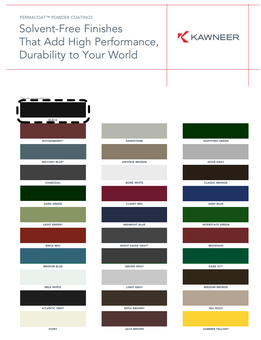
KAWNEER STOREFRONT



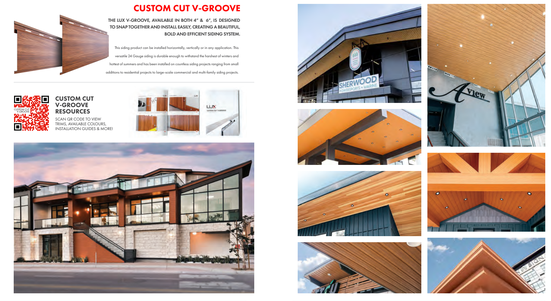
KAWNEER DOOR SYSTEM



KAWNEER COLORS

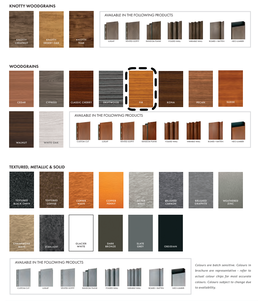


SOFFIT - VENTED AND SMOOTH





SOFFIT - WOOD CHOICES



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B.A.R.
SUPPLEMENTAL
DRAWINGS

THE MARK AT CHARLOTTESVILLE

202 7th Street S.W.
Charlottesville, VA

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MATERIAL
CUTSHEETS

PROJECT 2509
DATE 2025-10-21

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-381

SK-381
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Tuesday, September 30, 2025
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