

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**February 18, 2026 5:30 p.m.**  
**Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)**



**Pre-Meeting Discussion** [5pm in the NDS conference room]

**Regular Meeting** [5:30pm in Council Chamber]

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

**B. Consent Agenda**

1. Meeting minutes November 18, 2025. [Attached in draft form to this agenda.] Video recording available [here](#).

**C. Deferred Items - N/A**

**D. New Items**

2. **Certificate of Appropriateness Application**

BAR # HST26-0001

701-705 West Main Street; TMP 320157000

West Main Street ADC District

Owner: Rocky Mountain LLC

Applicant: Calder Kegley

Project: Window replacements

3. **Certificate of Appropriateness Application**

BAR # HST26-0004

Historic Downtown Pedestrian Mall

Downtown ADC District

Owner: City of Charlottesville

Applicant: Clifton Doods, Department of Parks & Rec

Project: Downtown Mall trashcan replacement plan

**E. Pre-Application Conferences** [Including continued, preliminary discussions]

(6:40) 4. **Pre-Application Conference**

BAR # HST26-0002

528 Valley Road; TMP 11-70 and portion of 11-71

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes

- (7:20) 5. **Pre-Application Conference**  
 BAR # HST26-0003  
 0 Lexington Avenue; TMP 520152001  
 Martha Jefferson Historic Conservation District  
 Owner: David T. & Cristine S. Gardner  
 Applicant: Bridget Ridenour, Alloy Architecture + Construction  
 Project: Construct single-family home

**F. Other Business** [Including work sessions, staff questions/discussion, non-action items]

- (7:45) 6. **Staff Discussion**

**G. Adjourn (8:00)**

**Public Participation & Access**

Regarding public comment(s): The BAR values community participation and input and welcomes public comments at meetings. The intent is to allow public input; not initiate a dialogue or debate with the board.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at 434-987-1267 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

The Board of Architectural Review’s regular meetings are held in person and online via Zoom webinar which requires advance registration. Access event details and Zoom link under the City of Charlottesville’s event and meetings calendar. Additionally, the webinar is broadcast on all the City’s streaming platforms. For a complete list and direct links, please visit: [www.charlottesville.gov/streaming](http://www.charlottesville.gov/streaming).

**2026 Meeting Schedule**

|                        |                            |
|------------------------|----------------------------|
| Tuesday March 17, 2026 | Tuesday August 18, 2026    |
| Tuesday April 21, 2026 | Tuesday September 15, 2026 |
| Tuesday May 19, 2026   | Tuesday October 20, 2026   |
| Tuesday June 16, 2026  | Tuesday November 17, 2026  |
| Tuesday July 21, 2026  | Tuesday December 15, 2026  |

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW**

**Regular Meeting**

**November 18, 2025**

**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, Cheri Lewis, Katherine Tabony, Ron Bailey, Roger Birle

**Staff Present:** Patrick Cory, Kate Richardson, Jeff Werner, Remy Trail, Missy Creasy, Matt Alfele, Sarah Kim

**Pre-Meeting:**

Staff brought up that there was a complicated agenda for the meeting. Staff decided to make changes to the original meeting agenda. 7<sup>th</sup> Street will be back on the BAR meeting agenda next month. Mr. Alfele went over the changes to the procedure manual and the new zoning code and the role of the BAR within the new zoning code. Mr. Alfele did bring up the amount verticality within the new zoning code. The CoA is a check on the final site plan for projects. Mr. Werner went over the process for an applicant getting to a pre-application conference in front of the BAR.

There was discussion surrounding the role of the BAR under the new zoning code.

Mr. Zehmer called the BAR meeting to order at 5:35 PM.

There was the election of Mr. Zehmer and Mr. Timmerman as Chair and Vice-Chair. Mr. Rosenthal made the motion to nominate Mr. Zehmer and Mr. Timmerman for Chair and Vice-Chair. The motion was seconded by Mr. Schwarz. Motion passes 7-0. Mr. Zehmer and Mr. Timmerman accepted the positions of Chair and Vice-Chair respectively.

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

No Public Comments

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

**1. Certificate of Appropriateness Application**

BAR # HST25-0110

1314 Rugby Road, TMP 380092000  
Individually Protected Property  
Owner: Pete Snyder  
Applicant: Jeff Dreyfus / Buschmann Dreyfus  
Project: Replace pool pavilion

**Motion to Approve the Consent Agenda – Mr. Schwarz – Second by Ms. Lewis – Motion passes 7-0.**

**Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 1314 Rugby Road satisfies the BAR’s criteria and is compatible with this IPP, and that the BAR approves the application as submitted.**

**C. Deferred Items**

NA

**D. New Items**

**2. Certificate of Appropriateness Application**

BAR # HST25-0112  
159 Madison Lane, TMP 090145000  
The Corner ADC District (contributing structure)  
Owner: Montalto Corporation  
Applicant: Paul Tassell / The Gaines Group  
Project: Misc. repairs/improvements to south porch

**Jeff Werner, Staff Report** – The project narrative identifies several elements that staff has determined are maintenance and repair, and therefore not subject to BAR review. The elements subject to this CoA request are as follows:

- Removal and reconstruction of the concrete (lower) stairs on the west side of the portico.
- Removal and reconstruction of the brick and concrete (upper) stairs on the east and west sides of the portico. In lieu of the concrete caps on the outside stingers, the new concrete treads will be exposed with a 1” overhang. This will replicate the original design at these stairs, which is shown on the original Makielski drawings dated February 1, 1928.
- Install a metal door and frame at the lower wall at the west side of the portico.
- The proposed work includes infilling with brick the three, basement-level windows at the front of the porch. The BAR approved that work with conditions in June 2022; however, that CoA expired.

**Paul Tassell, Applicant** – It is self-explanatory. We have the original drawings. We just want to repair what has been damaged by water over the years and neglect. We want to have a safer entry and exit out of the building.

**QUESTIONS FROM THE PUBLIC**

No Question from the Public

**QUESTIONS FROM THE BOARD**

**Mr. Rosenthal** – I was wondering why you could not put windows back instead of infilling with brick. I understand the security issue; maybe put bar or something behind the windows. It would at least allow light into the basement.

**Mr. Werner** – The BAR had that discussion in 2022 with a couple of scenarios. This seemed like the most ideal for their situation.

**Mr. Tassell** – They continuously get broken up. The kids don't care.

**Mr. Rosenthal** – A type of plexiglass would make it difficult to break.

**Mr. Tassell** – They broke through a door in the second-floor hatch to get into the building.

**Ms. Lewis** – It is inappropriate on a historic building like this. Perhaps, we have approved in the past. It would be unusual.

**Mr. Zehmer** – There are original windows there. I don't know what you are suggesting.

**Mr. Schwarz** – The staff report said that we are calling for 1 or 2 inches of recess. The proposal calls for the brick to be recessed a quarter inch.

**Mr. Werner** – That was in the prior CoA.

**Mr. Schwarz** – I don't know if that bothers anybody up here or there is a reason that you went with a shallower inset. Is there some structural reason?

**Mr. Tassell** – No.

**Mr. Zehmer** – Would you be opposed to recessing it further?

**Mr. Tassell** – No.

**Mr. Zehmer** – It maintains a shadow line at a depth.

**Mr. Schwarz** – On the stairs that are brick, you are going to replace the cap and extend the treads over. Is the brick being reused? Is there enough brick there?

**Mr. Tassell** – We spoke with a local brick mason. He believes that he has something like what is there now. We were going to try to repurpose it as much as we could.

**Mr. Rosenthal** – I saw that you are putting drains in the concrete on that deck. Where is the water being drained?

**Mr. Tassell** – If you are facing the building, on the left-hand side at the parking area, there is a storm drain that we were hoping to pipe it down and out that way. That was the last discussion.

**Mr. Zehmer** – On the railing replacements/handrails, one thing I want to confirm is that you are not planning to replace the railings in between the columns that was not shown on the plans. Are you trying to retain those? Is that correct?

**Mr. Tassell** – We were going to replace them as they are on the original drawings.

**Mr. Zehmer** – Those did not show up on any of the plans. All the arrows were pointing at the hand stairs, but not those 3 center sections. I do want to clarify that.

**Mr. Werner** – My understanding is that the whole deck is going to be reworked.

**Mr. Zehmer** – Those are all mounted to the columns. I think there is a way you could potentially save those even if you replace the deck. You said that you are going to replace them as is. I am worried that code requirements are going to make you follow the 4-inch rule and they are going to have a different appearance.

**Mr. Tassell** – We spoke to staff about that. We were under the impression that since we were putting back what is currently there that we were Ok.

**Mr. Zehmer** – Reinstalling the existing railings?

**Mr. Werner** – There are a couple of ways to look at it. Because it is a historic structure, there are certain things that, to meet code, don't necessarily have to comply. I have not had a conversation with the code official about this. I agree with that in some. I am not comfortable when it is a life and safety issue. If there is a railing height issue, and that is why the condition is in here. It is the first bullet. If it is replaced, it would be replaced with the understanding that it might have to be a different height. I don't have an answer for that. I know that Virginia code allows some flexibility with historic structures.

**Mr. Zehmer** – I understand that. They are rounded and curved. They are not just straight railings. At a minimum, that is an important detail to match if you must replace them with new railings. I would match that curve.

**Mr. Tassell** – On Drawing A2, facing the building, on the right-hand side between the far-right column, we have a note that addresses that to match the existing. We, not only address the handrails going up, but we also hit it in the center.

**Mr. Zehmer** – Do you know how tall the existing railings are?

**Mr. Tassell** – I believe it is 42 inches.

**Mr. Zehmer** – I think the only hangup would potentially be if the code official required you to do a 4-inch spacing.

**Mr. Tassell** – We are concerned with the same thing. Everything was bringing you back to the original drawing that is shown. On the left stairs going down, they did a hodge-podge repair. It is not the greatest.

**Mr. Zehmer** – I had another question about handrails. If you look at the Stannis-Lowkelski drawing, I noticed a detail like a fidal cap. They are all missing. Were they there? I would support putting them back.

**Mr. Rosenthal** – What are you doing to ensure that you will repeat the mistake with the brick and concrete?

**Mr. Tassell** – It is hopefully installed per our specifications, and we don't have this issue anymore. We have consulted with several different 'experts' with waterproofing slabs like this that are over a finished space. We are trying to find the best solution for this application. That is our intent. We don't want this to happen again. When we were first looking at this, we went through different options. One was to discharge the water and come over the top of that brick on the front. You would have the same thing when the freeze and thaw happen again. We decided to go with the internal drain system, run it down and out. RE Lee Contracting did a building

across the street from this. We went over and saw that elevated slab and saw how they did it. They provided the drawings. We matched that with this one. That is the intent.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Ms. Lewis** – I want to commend the applicant for trying to go back to the Stannis-Lowkelski drawings and trying to restore those aspects of the railings and front porch.

**Mr. Tassell** – The new board is going to make sure that that is handled in the future.

**Motion – Ms. Lewis** – **Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed masonry-related rehabilitation work at 159 Madison Lane satisfies the BAR’s criteria and is compatible with this district and that the BAR approves the application with the following conditions:**

- **Existing railings will be reused; however, if existing are not salvageable, the new will reasonably replicate the existing, with the understanding that dimensions might be modified to meet code requirements.**
- **Approval of the infill, with brick, of the three basement-level windows at the front of the porch must follow these parameters: the coursing, brick color and mortar be matched as closely to the historic as possible, and that the infill with brick be set 1 inch back from the plane of the brick wall.**

**The motion was seconded by Mr. Bailey and passed 7-0.**

The meeting was recessed at 5:58 PM and readjourned in the NDS Conference Room at 6:02 PM.

### **3. Staff questions/discussion**

- Update on workplan for review of design guidelines
  - Staff did bring up that the Design Guidelines are Council’s Guidelines and are adopted by City Council.
  - There was a discussion regarding the review and update of the new design guidelines.
  - Mr. Rosenthal brought up an email sent out by Mr. Timmerman to the other members of the BAR.
  - There was a robust discussion surrounding the application of the design guidelines.
  - Mr. Werner believes that the height, scale, and the massing are the easiest to apply with the guidelines.
  - Members of the BAR expressed interest in having a workflow chart and a checklist for the members of the BAR to follow with projects.
  - There was discussion about the administrative approvals without coming to the BAR for approval.
  - Ms. Tabony brought up identifying where the guidelines and zoning code come into conflict or collision.
  - Ms. Lewis did bring up that most of the neighborhoods were not that well organized during the Comp Plan and Zoning rewrite.
  - There was discussion about the project in Fifeville and Fifeville becoming a historic district. Staff did mention that there would have to be overwhelming support.
  - There was discussion about when the previous neighborhoods became Historic Conservation Districts (Woolen Mills and Martha Jefferson).

- Staff reminded the BAR that there can be no partial CoAs. All aspects of the applications need to be complete and full.
- Mr. Birle did bring up the details of the renderings that applicants submit for a CoA application.
- Mr. Schwarz did bring that each member of the BAR needs to be clear in their comments to the applicants in the feedback.
- Ms. Lewis brought up that a checklist for the 7<sup>th</sup> Street project might have been a good idea.
- There was an idea of partial CoAs for massing and scale at the beginning of projects.
- Staff stressed the difference between an IPP (Individually Protected Properties) and ADC Districts and the timing of the West Main and 7<sup>th</sup> Street projects.
- Ms. Lewis brought up the high cost of construction in offering and building affordable housing. Ms. Lewis did bring up the idea that the city should focus on renovation of existing housing.
- Mr. Schwarz suggested that the Guidelines are not too far off, except for materiality when it comes to the big projects.
- Mr. Zehmer did note that the new zoning code and ordinance is promoting bigger buildings. It is something that Charlottesville historically has not had.
- There was a discussion among the members of the BAR about the public perception of the BAR. There are members of the public who do not understand what the role of BAR is.
- Mr. Schwarz asked a question about whether the BAR tries to make projects better or projects just good enough.
- There was discussion surrounding the question asked by Mr. Schwarz.
- There was discussion surrounding the differences between contributing and non-contributing buildings.
- New development review policy. Development Review Procedures Manual

## **E. Adjourn**

### **Adjournment**

The meeting was adjourned at 7:45 PM.

**Certificate of Appropriateness Application**

BAR # HST26-0001

701-705 West Main Street; TMP 320157000

West Main Street ADC District

Owner: Rocky Mountain LLC

Applicant: Calder Kegley

Project: Window replacements

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

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

## **Certificate of Appropriateness Application**

BAR # HST26-0004

Historic Downtown Pedestrian Mall

Downtown ADC District

Owner: City of Charlottesville

Applicant: Clifton Dooms, Department of Parks & Rec

Project: Downtown Mall trashcan replacement plan

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

- [Staff Report](#)
  
- [Litter Receptacle Spec Sheet](#)

**Pre-Application Conference**

BAR # HST26-0002

528 Valley Road; TMP 11-70 and portion of 11-71

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes

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

- [Staff Report](#)
- [Photographs of Adjacent Houses](#)
- [Application Submittal](#)

**Pre-Application Conference**

BAR # HST26-0003

0 Lexington Avenue; TMP 520152001

Martha Jefferson Historic Conservation District

Owner: David T. & Cristine S. Gardner

Applicant: Bridget Ridenour, Alloy Architecture + Construction

Project: Construct single-family home

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

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

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 18, 2026**



**Certificate of Appropriateness**

BAR # HST26-0001  
701-705 West Main Street; TMP320157000  
West Main ADC District  
Owner: Rocky Mountain LLC  
Applicant: Calder Kegley  
Project: Window replacement

---



**Background**

Year Built: c. 1922  
District: West Main ADC District  
Status: Contributing

701-705 West Main Street features three storefronts each with a recessed vestibule, and copper or bronze framed windows separated by brick piers. The residential entrance door is topped with a quarry-faced stone lintel, and repeated at each of the second-story windows combined with keystone ornamentation. In the first quarter of the 20<sup>th</sup>-c. residential parcels in the immediate vicinity were redeveloped. In 1920 this block of West Main had a drugstore, dry goods store, and confectionary. The extent brick commercial/residential buildings (including 707-709 W. Main) were constructed between 1922-1925. [See Appendix; survey attached.]

**Prior BAR Reviews**

None. Staff recovered drawings from 1979 which indicate the second-floor units were reconfigured, including addition of storm windows, and a rear entrance doorway. However, the majority of the primary and 7<sup>th</sup> Street façade's windows appear unchanged, with the exception of #11 [see applicant submission] on the east elevation.

**Application**

- Submittal dated January 14, 2026: *701 West Main Street (2<sup>nd</sup> story)*, 15 pages; Marvin window cut sheets, 4 pages.
- Request CoA for window replacements on the second floor only.

**Discussion**

BAR staff were consulted on window replacements in 2023 while the property was under different ownership (see attached email correspondence dated January 7, 2026 and August 22, 2023). The application shows varying levels of age and deterioration, and staff cannot confirm whether the windows are irreparable. The applicant’s objective is to install replacement windows [frame inserts, retaining the exterior trim] that provide insulated, properly fitting, operable units.

Historical survey forms identify this property and the neighboring building at 707-709 West Main Street as the best-preserved stretch of historic commercial buildings on West Main Street. BAR should discuss if allowing replacement of the windows would be appropriate for this historic property and this ADC District. In reference to Ch. 4.C.8 of the Design Guidelines, “If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.” In the past we’ve encouraged applicants to consider this recommendation as an alternative to replacing all the windows.



West Main Street façade, c. 2008



Rear elevation in 2012, prior to window and porch alterations.

### **Staff Recommendation**

A rigid application of the guidelines would recommend repair in lieu of replacement, however the BAR has more recently approved window frame inserts for 20<sup>th</sup>-century buildings. If the BAR considers the frame inserts, consideration of the exterior trim and sill should be discussed.

Provided below is a summary of staff recommendations for the applicant:

- Preference is wood, metal, or metal-clad. Vinyl or plastic windows are not allowed. For window frame inserts, we have approved Pella *Reserve*, Marvin *Ultimate*, and Andersen *400 Series Woodwright*. Insulated glass is fine.
- Most of your windows are 1-over-1, but for the 6-over-6 you can use insulated with the applied grilles, provided there is an internal spacer bar. Muntin width should be between 5/8” and 7/8”.
- Insert frames must fit relatively tight into the opening and retain the existing exterior trim or at least have something new that is similar. Inserts that require wide metal flashing that eliminates or conceals the exterior trim are not allowed.

### **Suggested motion**

***Approval:*** Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed window replacements at 701-705 West Main Street satisfy the BAR’s criteria and are compatible with this property and other properties in the District, and that the BAR approves the application as submitted.

*Or with the following conditions: [...]*

***Denial:*** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements at 701-705 West Main Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the District, and that for the following reasons the BAR denies the application as submitted...

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

#### **Review Criteria Generally**

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.”

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

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.

- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane to this request]

**Standards for Review and Decision**

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

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City’s design guidelines.

**Pertinent ADC District Design Guidelines**

**Pertinent Design Review Guidelines for Rehabilitations**

**Link:** [Chapter 4 Rehabilitation](#)

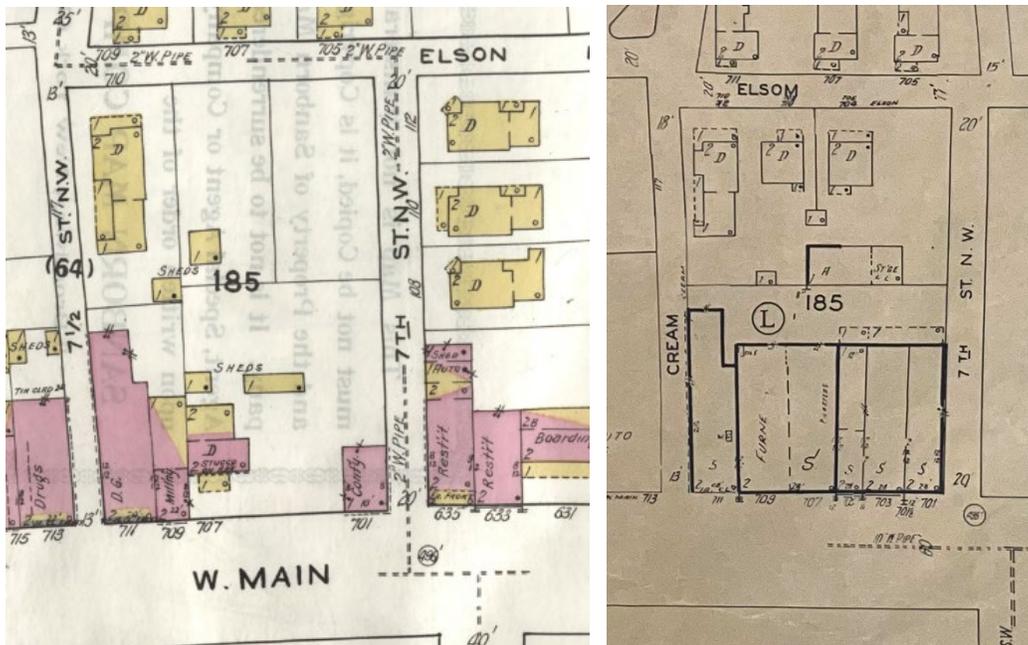
**C. Windows**

1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2. Retain original windows when possible.
- [...]
5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6. Replace historic components of a window that are beyond repair with matching components.
7. Replace entire windows only when they are missing or beyond repair.
8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- [...]

10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
  11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
  12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
  13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
  14. False muntins and internal removable grilles do not present an historic appearance and should not be used.
  15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- [...]

## **APPENDIX**

### 1920 and 1968 Sanborn Map



#### Charlottesville Census listings for business operators and residents, 1922-1960:

Unit #701- Carter Blakey Drug Co. (1931), Durrer's Drug (1940-50) then West Main Druggist's (1960)

Unit #701 1/2- residence of Fred Holt, Elias Commings, Cecil Carrol, Thomas Businger (1940), Thomas J. Businger, Mary K Humphreys (1950), Lonzie J. Carter (1960).

Unit #703 was the location of Midway Market Meats and Grocery for more than fifty years.

Unit # 705 Albemarle Maytag (1940-1950s), George's Place, general merchandise (1960).

## Key For Identifying Windows

### Control Picture



### Google Slide Deck Notated Windows:

Apt A 1 = 1

Apt A 2 = 2

Apt A 3 = 3

Apt A 4 = 4

Apt B 1 = 6

Apt B 2 = 7

Apt B 3 = 8

Apt B 4 = 9

Apt B 5 = 10

Apt B 6 = 11

Apt B 7 = 12

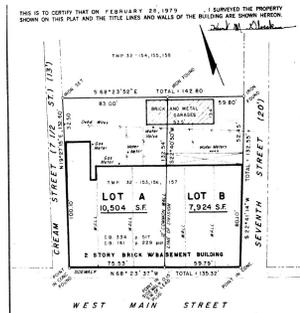
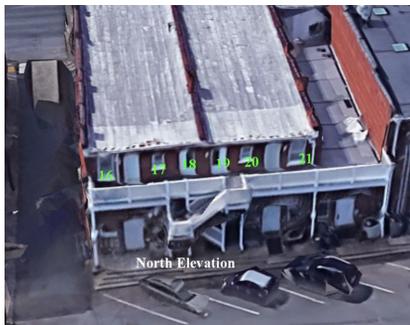
Apt C 1 = 13

Apt C 2 = 14

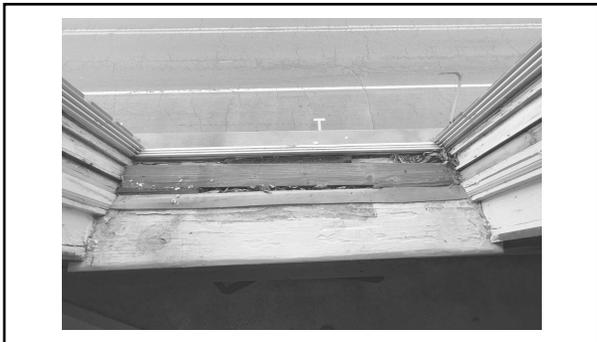
Apt C 3 = 15

701 West Main Street (2nd story)

Replacing windows for units A, B, C, D, E

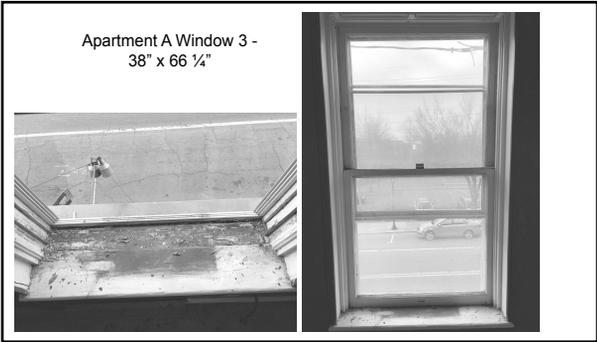


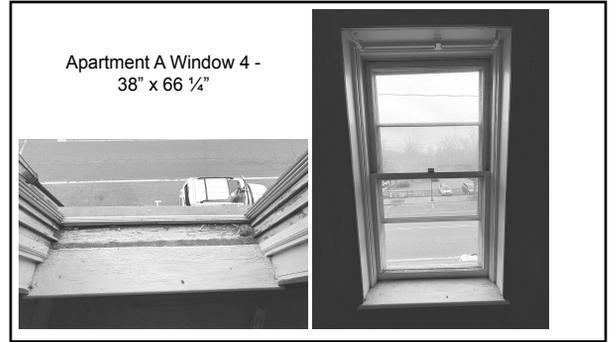
Apartment A Window 1 -  
38" W x 66 1/4"



Apartment A Window 2 -  
38" x 66 1/4"

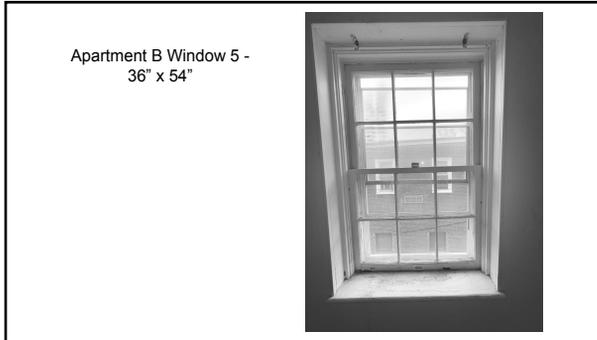


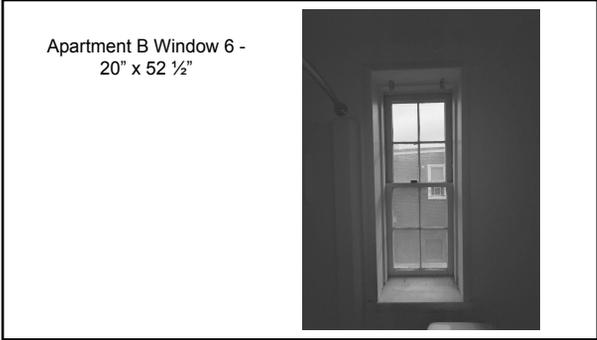




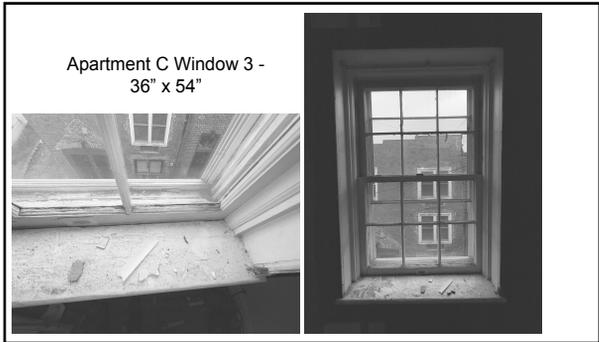
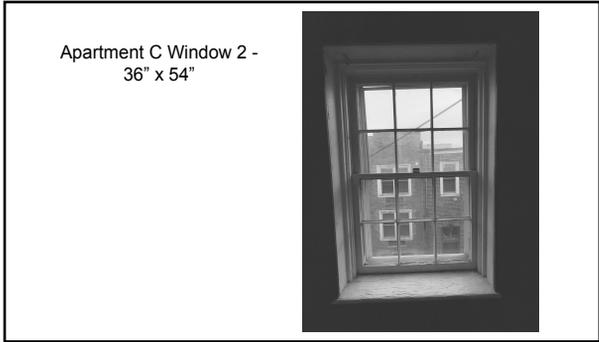






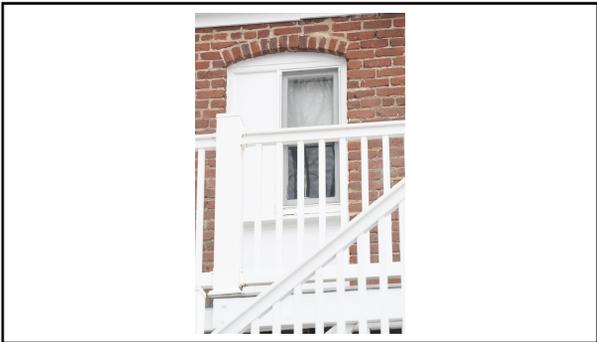












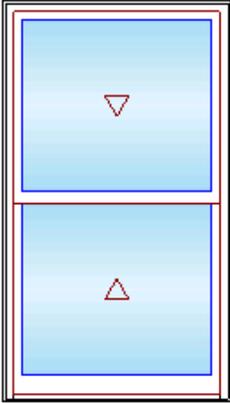
Apartment D Window 2 -  
36" x 54"



Apartment D  
Window 3 -  
36" x 54"



|         |                  |  |  |  |
|---------|------------------|--|--|--|
| Line #1 | Mark Unit: Front |  |  |  |
| Qty: 8  |                  |  |  |  |

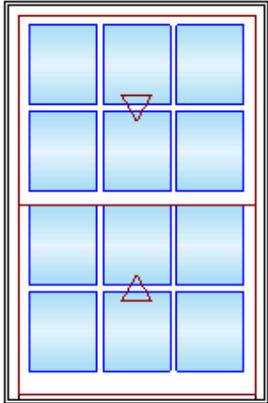


As Viewed From The Exterior

FS 37 5/8" X 66 17/64"  
IO 38" X 66"

Stone White Clad Exterior  
 Primed Pine Interior  
 Ultimate Double Hung Insert G2  
 Inside Opening 38" X 66"  
 #ALLOWANCE FOR FRAME EXPANDERS  
 8° Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Silver Stainless Steel Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Silver Stainless Steel Perimeter Bar  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs  
 # Non system generated Pricing  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

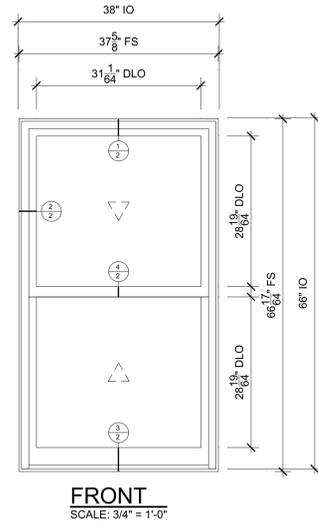
|         |                      |  |  |  |
|---------|----------------------|--|--|--|
| Line #2 | Mark Unit: Side/Back |  |  |  |
| Qty: 11 |                      |  |  |  |



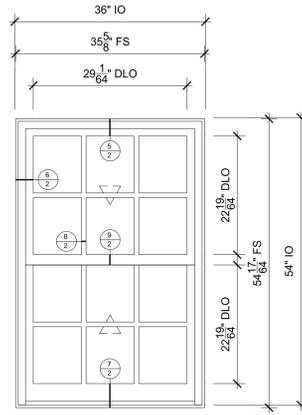
As Viewed From The Exterior

FS 35 5/8" X 54 17/64"  
IO 36" X 54"

Stone White Clad Exterior  
 Primed Pine Interior  
 Ultimate Double Hung Insert G2  
 Inside Opening 36" X 54"  
 #ALLOWANCE FOR FRAME EXPANDERS  
 8° Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Silver Stainless Steel Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Silver  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Silver Stainless Steel Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Silver  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs  
 # Non system generated Pricing  
 \*\*\*Note: Unit Availability and Price is Subject to Change



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



**SIDE/BACK**  
SCALE: 3/4" = 1'-0"

PROJ/JOB: 701 W Main 021026 / 701 W Main replacements

DIST/DEALER: GASTON & WYATT INC

DRAWN: MARK WINGGERD

QUOTE#: SWBU4QP

PK VERSION: 0004.19.01

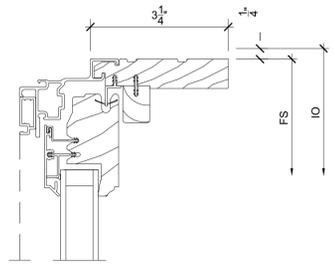
CREATED: 02/10/2026

REVISION:

SHEET  
**1**  
OF 2

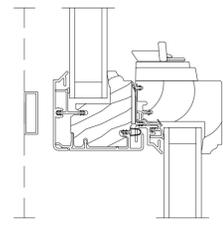
**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.





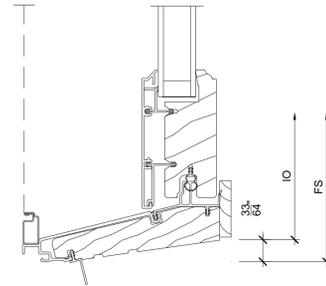
1  
2 Head

SCALE: 6" = 1'-0"



4  
2 Checkrail

SCALE: 6" = 1'-0"

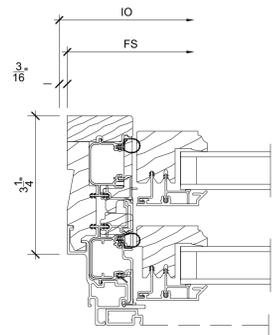


7  
2 Sill

SCALE: 6" = 1'-0"

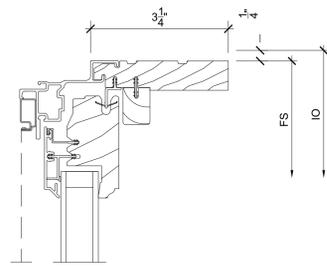
10  
2 NOT USED

SCALE: 6" = 1'-0"



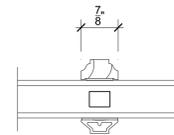
2  
2 Jamb

SCALE: 6" = 1'-0"



5  
2 Head

SCALE: 6" = 1'-0"

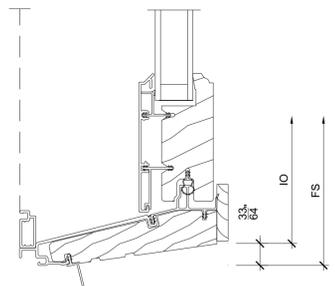


8  
2 Divided Lite

SCALE: 6" = 1'-0"

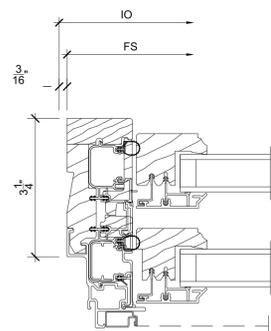
11  
2 NOT USED

SCALE: 6" = 1'-0"



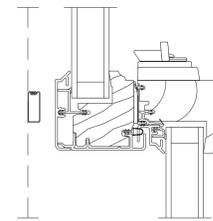
3  
2 Sill

SCALE: 6" = 1'-0"



6  
2 Jamb

SCALE: 6" = 1'-0"



9  
2 Checkrail

SCALE: 6" = 1'-0"

12  
2 NOT USED

SCALE: 6" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 701 W Main 021026 / 701 W Main replacements  
 DIST/DEALER: GASTON & WYATT INC  
 DRAWN: MARK WINGERO  
 QUOTE#: SWBU4QP  
 PK VERSION: 0004.19.01  
 CREATED: 02/10/2026  
 REVISION:

Window replacement at 701-705 West Main Street

From Werner, Jeffrey B <wernerjb@charlottesville.gov>  
Date Wed 1/7/2026 3:46 PM  
To Zehmer, James <james.zehmer@gmail.com>; Schwarz, Carl <caschwarz83@gmail.com>  
Cc Richardson, Kate <richardsonka@charlottesville.gov>

We can discuss later.

I spoke with the prior building owner two years ago. See my comments below, which I shared with Kevin Riddle last May.

Jeff



Jeff Werner, AICP  
Historic Preservation & Design Planner  
City of Charlottesville  
Neighborhood Development Services  
434-970-3130 |  
[wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

From: Werner, Jeffrey B  
Sent: Tuesday, August 22, 2023 2:12 PM  
To: J.B. <jb.amas@gmail.com>  
Cc: Murphy, Mollie <murphymo@charlottesville.gov>  
Subject: RE: Window replacement at 701-705 West Main Street

JB:  
Replacing all the windows will require BAR approval. Next meeting is September 19, with submittal deadline next Tuesday, August 29. We would need from you a signed application and check for \$125 fee.

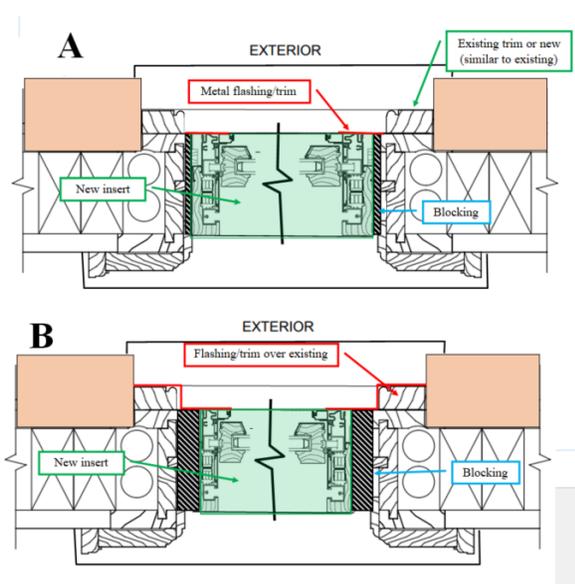
Preference is wood, metal, or metal-clad. The BAR has approved a project using Andersen's *Fibrex*, which is a composite material. Vinyl or plastic windows are not allowed. For window frame inserts, we have approved Pella *Reserve*, Marvin *Ultimate*, and Andersen *400 Series Woodwright*. Insulated glass is fine. Most of your windows are 1-over-1, but for the 6-over-6 you can use insulated with the applied grilles, provided there is an internal spacer bar, see below. The profile of the muntin doesn't matter that much, but the width should be between 5/8" and 7/8".



Primary question for you, the BAR will want to know why replacement is necessary, instead of repairs. The windows may need new glazing and paint, but that doesn't mean they must be replaced, so you'll need to provide photos of the existing. As I mentioned last week, I believe the BAR will be more amenable to replacements at the side and rear, if you salvage and reuse existing sash for the eight windows facing West Main.

Second, the BAR has approved insert frames, but they must fit relatively tight into the opening and retain the existing exterior trim or at least have something new that is similar. (See A below.) They have not allowed insert frames that require wide metal flashing that eliminates or conceals the exterior trim. (See B below.)





Jeff

Jeff Werner, AICP  
 Historic Preservation and Design Planner  
 City of Charlottesville  
 Neighborhood Development Services  
 City Hall | P.O. Box 911  
 610 East Market Street  
 Charlottesville, VA 22902  
 Phone: 434.970.3130  
 Email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

**From:** J.B. <[jb.amas@gmail.com](mailto:jb.amas@gmail.com)>  
**Sent:** Monday, August 21, 2023 12:18 PM  
**To:** Werner, Jeffrey B <[wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)>  
**Subject:** Re: Window replacement at 701-705 West Main Street

**\*\* WARNING:** This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.\*\*

Hi Jeff,

I have been talking with some of the Window Companies that we are considering on the window replacement. The windows will be custom to fit the actual opening and trim would be wrapped in a Coated Aluminum and be No wider than the trim that is present now.

They have several material options for replacement windows other than Vinyl if the BAR will not approve Vinyl. Can you give me an idea of what type of material the BAR would approve for a replacement, like Aluminum, Metal, A Composite Material, Etc.? Any help you could give would be appreciated.

I also called and left a message on your office number today.

Thank you  
 JB Agee

On Thu, Aug 10, 2023 at 11:03 AM J.B. <[jb.amas@gmail.com](mailto:jb.amas@gmail.com)> wrote:

Jeff,

The sashes and frames on the front windows are not as bad as the windows on the side and back, but the tracks that the windows set in and move up and down in are very bad and worn out.

The new windows would not require storm windows like the ones on there now have which distracts the historic look of the building. The new windows would give the building a more historical natural look I think.

JB

On Thu, Aug 10, 2023 at 10:35 AM J.B. <[jb.amas@gmail.com](mailto:jb.amas@gmail.com)> wrote:

Good Morning Jeff.

Yes. We are looking at replacing all the windows on the second floor which is 28 total. Only on second floor. None will be replaced on first floor.

JB

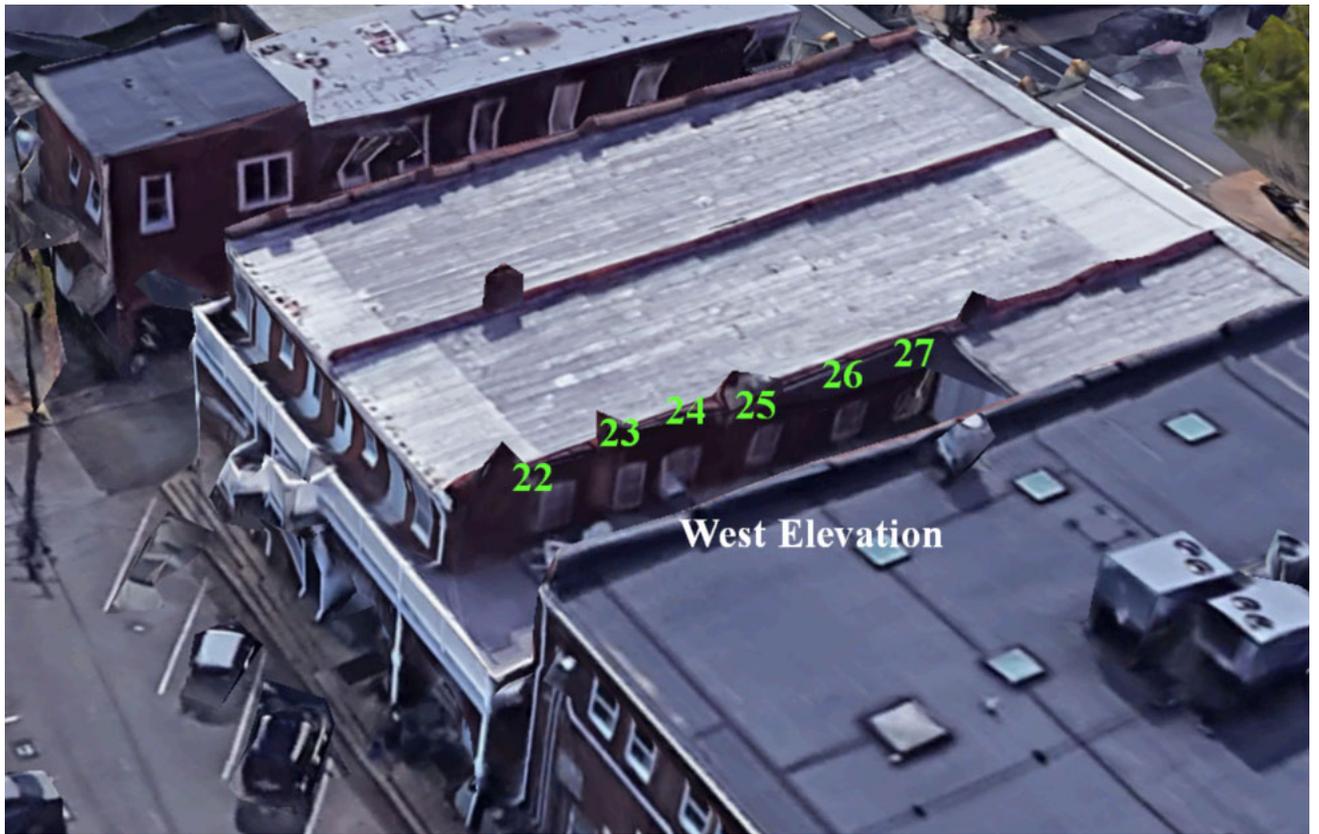
On Thu, Aug 10, 2023 at 10:04 AM Werner, Jeffrey B <[wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)> wrote:

JB:

Just want to make sure we're on the same page.

1. (Google's 3D mages are a bit fuzzy, but they work for this.) Are you looking to replace all of second floor windows? There appear to be 27. If not, let me know which. And are there any on the first floor?





2. From the photos of the five windows, some of the sash, frames, and even the trim are in rough shape, I agree, but some might just need to be reglazed and painted.







3. The BAR is hesitant to replace windows, but they are more receptive when the effort is made to retain historic windows at the front façade. That is, from the 20 or so windows, identify which sash are in good shape, have them reglazed and painted, then move them to the eight, front windows.

Possibly, the front windows are in the best shape, but the goal is to have historic windows at the front, and it will also save you money.



-----  
Jeff Werner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Neighborhood Development Services  
City Hall | P.O. Box 911  
[610 East Market Street](https://www.charlottesville.gov)  
[Charlottesville, VA 22902](https://www.charlottesville.gov)  
Phone: 434.970.3130  
Email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)



## IDENTIFICATION

**Street Address:** 701-705 West Main Street  
**Map and Parcel:** 32-157  
**Census Track & Block:** 1-307  
**Present Owner:** Jones-Counterpoint Partnership  
**Address:** 340 Key West Drive  
**Present Use:** 2 antique and furniture repair shops  
**Original Owner:** A.G. Carter  
**Original Use:** drug store, grocery store

## BASE DATA

**Historic Name:** A.G. Carter Building  
**Date/Period:** 1922  
**Style:** No identifiable style  
**Height to Cornice:**  
**Height in Stories:** 2  
**Present Zoning:** B-3  
**Land Area (sq.ft.):** 59.8' x 132.6' (7929.5 sq. ft.)  
**Assessed Value (land + imp.):**

## ARCHITECTURAL DESCRIPTION

This three-unit store building with apartments above is eight bays wide and two stories tall, except that the second storey of the smallest unit, #705, extends only halfway back. It is built of brick laid in seven-course American bond on the side and rear, with a facade of pressed brick laid in stretcher bond. The wall is faced with stone below the copper-framed display windows. The three storefronts have recessed entrances (at the east side in #705 and #703, centered in #701) and are separated from one another and from the apartment entrance between #701 and #703 by piers of brick. The apartment door has a rusticated stone lintel. An entablature with dentil moulding extends across the entire facade between the first and second levels. The single-paned, double-sash windows at the second level have rusticated stone sills and lintels. Above each there is a rusticated stone sill with flush round arch with keystone in the shape of a thermal window, to suggest a third storey. A parapet with boxed cornice with cornice stops, heavy modillions, and a narrow frieze with dentil moulding below it, conceal nearly flat shed roof. The rear elevation presents an interesting composition of doors, tall six-over-six windows, and tiny casement windows, all segmental-arched. A tin shed roof shelters the rear doors and supports an open deck for the apartments above. Windows on the 7th Street elevation are six-over-six with rusticated stone sills and lintels.

## HISTORICAL DESCRIPTION

When the John C. Culin property was subdivided in 1920, A.G. Carter purchase the two easternmost West Main Street lots, as well as two lots on Elsom Street (City DB 37-90), and erected this building in 1922. With Andrew B. Bolton, Sr., he operated the Midway Market in #703. Carter bought the rest of the block in 1924 (DB 46-44), and sold it all in 1935 to W.D. Haden and Hollis Rinehart, Sr. (DB 85-424). Rinehart later bought out Haden's share of this lot (DB 141-224). James F. Dulaney bought it from the Rinehart family's Kenridge Properties, Inc., in 1968 (DB 301-249), and J. Elmer and Virginia C. Estes bought it from Dulaney's estate in 1972 (DB 334-517). Bolton continued to operate the Midway Market after Carter's death until 1971, a half-century at 703 West Main Street. A series of drug stores (Robert E. Clark, Carter Blakey Drug Co., Durrer's Drug Store, West Main Cut Rate) occupied 701 West Main Street for half a century. Hoffman Furniture Shop (repair and refinishing) now occupies both #701 and #703. #705, the smallest unit has had a number of tenants over the years, George's Place in the 1950's and 1960's being one of the longest. It now houses Payne's Restoration and Repair Shop. Additional references: City DB 193-

## GRAPHICS

289; WB 14-461, 20-499.

## SIGNIFICANCE

This building, and 707-709 next door, are the only two relatively unaltered buildings along the West Main Street Corridor dating back to the early 1920's, when the increasing popularity of West Main Street as a route for automobile traffic spurred commercial development there. The building is part of the last unbroken commercial block along West Main Street, and is noteworthy because the original storefronts have been retained.

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. J. Elmer Estes (Virginia C. Estes)  
 Andrew B. Bolton, Jr.  
 Charlottesville City Directories

*Architectural And Historic  
Survey*



# LANDMARK



Bibb/Fall 1978

# SURVEY

## IDENTIFICATION

Street Address: 701-705 West Main Street  
 Map and Parcel: 32-157  
 Census Track & Block: 1-307  
 Present Owner: Virginia C. Estes  
 Address: Route 1, Box 141, Charlottesville, VA  
 Present Use: 2 antique and furniture repair shops  
 Original Owner: A.G. Carter  
 Original Use: drug store, grocery store

## BASE DATA

Historic Name: A.G. Carter Building  
 Date/Period: 1922  
 Style: No identifiable style  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: B-3  
 Land Area (sq.ft.): 59.8' x 132.6' (7929.5 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This three-unit store building with apartments above is eight bays wide and two stories tall, except that the second storey of the smallest unit, #705, extends only halfway back. It is built of brick laid in seven-course American bond on the side and rear, with a facade of pressed brick laid in stretcher bond. The wall is faced with stone below the copper-framed display windows. The three storefronts have recessed entrances (at the east side in #705 and #703, centered in #701) and are separated from one another and from the apartment entrance between #701 and #703 by piers of brick. The apartment door has a rusticated stone lintel. An entablature with dentil moulding extends across the entire facade between the first and second levels. The single-paned, double-sash windows at the second level have rusticated stone sills and lintels. Above each there is a rusticated stone sill with flush round arch with keystone in the shape of a thermal window, to suggest a third storey. A parapet with boxed cornice with cornice stops, heavy modillions, and a narrow frieze with dentil moulding below it, conceal nearly flat shed roof. The rear elevation presents an interesting composition of doors, tall six-over-six windows, and tiny casement windows, all segmental-arched. A tin shed roof shelters the rear doors and supports an open deck for the apartments above. Windows on the 7th Street elevation are six-over-six with rusticated stone sills and lintels.

## HISTORICAL DESCRIPTION

When the John C. Culin property was subdivided in 1920, A.G. Carter purchase the two easternmost West Main Street lots, as well as two lots on Elsom Street (City DB 37-90), and erected this building in 1922. With Andrew B. Bolton, Sr., he operated the Midway Market in #703. Carter bought the rest of the block in 1924 (DB 46-44), and sold it all in 1935 to W.D. Haden and Hollis Rinehart, Sr. (DB 85-424). Rinehart later bought out Haden's share of this lot (DB 141-224). James F. Dulaney bought it from the Rinehart family's Kenridge Properties, Inc., in 1968 (DB 301-249), and J. Elmer and Virginia C. Estes bought it from Dulaney's estate in 1972 (DB 334-517). Bolton continued to operate the Midway Market after Carter's death until 1971, a half-century at 703 West Main Street. A series of drug stores (Robert E. Clark, Carter Blakey Drug Co., Durrer's Drug Store, West Main Cut Rate) occupied 701 West Main Street for half a century. Hoffman Furniture Shop (repair and refinishing) now occupies both #701 and #703. #705, the smallest unit has had a number of tenants over the years, George's Place in the 1950's and 1960's being one of the longest. It now houses Payne's Restoration and Repair Shop. Additional references: City DB 193-

## GRAPHICS

289; WB 14-461, 20-499.

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. J. Elmer Estes (Virginia C. Estes)  
 Andrew B. Bolton, Jr.  
 Charlottesville City Directories

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 701-705 West Main Street  
 Map and Parcel: 32-157  
 Census Tract & Block: 1-307  
 Present Owner: Virginia C. Estes  
 Address: Route 1, Box 141, Charlottesville, VA  
 Present Use: 2 antique and furniture repair shops  
 Original Owner: A.G. Carter  
 Original Use: drug store, grocery store

## BASE DATA

Historic Name: A.G. Carter Building  
 Date/Period: 1922  
 Style: No identifiable style  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: B-3  
 Land Area (sq. ft.): 59.3' x 132.6' (7929.5 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This three-unit store building with apartments above is eight bays wide and two stories tall, except that the second storey of the smallest unit, #705, extends only halfway back. It is built of brick laid in seven-course American bond on the side and rear, with a facade of pressed brick laid in stretcher bond. The wall is faced with stone below the copper-framed display windows. The three storefronts have recessed entrances (at the east side in #705 and #703, centered in #701) and are separated from one another and from the apartment entrance between #701 and #703 by piers of brick. The apartment door has a rusticated stone lintel. An entablature with dentil moulding extends across the entire facade between the first and second levels. The single-paned, double-sash windows at the second level have rusticated stone sills and lintels. Above each there is a rusticated stone sill with flush round arch with keystone in the shape of a thermal window, to suggest a third storey. A parapet with boxed cornice with cornice stops, heavy modillions, and a narrow frieze with dentil moulding below it, conceal nearly flat shed roof. The rear elevation presents an interesting composition of doors, tall six-over-six windows, and tiny casement windows, all segmental-arched. A tin shed roof shelters the rear doors and supports an open deck for the apartments above. Windows on the 7th Street elevation are six-over-six with rusticated stone sills and lintels.

## HISTORICAL DESCRIPTION

When the John C. Gullin property was subdivided in 1920, A.G. Carter purchase the two easternmost West Main Street lots, as well as two lots on Elsom Street (City DB 37-90), and erected this building in 1922. With Andrew B. Bolton, Sr., he operated the Midway Market in #703. Carter bought the rest of the block in 1924 (DB 46-44), and sold it all in 1935 to W.D. Haden and Hollis Rinehart, Sr. (DB 85-424). Rinehart later bought out Haden's share of this lot (DB 141-224). James F. Dulaney bought it from the Rinehart family's Kenridge Properties, Inc., in 1968 (DB 301-249), and J. Elmer and Virginia C. Estes bought it from Dulaney's estate in 1972 (DB 334-517). Bolton continued to operate the Midway Market after Carter's death until 1971, a half-century at 703 West Main Street. A series of drug stores (Robert E. Clark, Carter Blakey Drug Co., Durrer's Drug Store, West Main Cut Rate) occupied 701 West Main Street for half a century. Hoffman Furniture Shop (repair and refinishing) now occupies both #701 and #703. #705, the smallest unit has had a number of tenants over the years, George's Place in the 1950's and 1960's being one of the longest. It now houses Payne's Restoration and Repair Shop. Additional references: City DB 193-

## GRAPHICS

289: WB 14-461, 10-499.

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. J. Elmer Estes (Virginia C. Estes)  
 Andrew B. Bolton, Jr.  
 Charlottesville City Directories

*2/28/74*

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: *701-705 W. Main*  
 Map and Parcel: *32-157*  
 Census Tract & Block:  
 Present Owner: *Virginia C. Estes*  
 Address:  
 Present Use:  
 Original Owner: *AB Carter*  
 Original Use:

## BASE DATA

Historic Name: *AB Carter Bldg*  
 Date/Period:  
 Style:  
 Height to Cornice:  
 Height in Stories: *14.2*  
 Present Zoning: *B-3*  
 Land Area (sq.ft.): *59.8 X 132.6*  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

~~250~~  
~~132.6~~  
*x 59.8*  


---

*10608*  
*11934*  


---

*6630*  


---

*7929.48*

## HISTORICAL DESCRIPTION

## GRAPHICS

## CONDITIONS

## SOURCES

1  
Sequence #: 1.0 Bibliographic Record Type: Map  
Author: Sanborn Map Company  
Citation Abbreviation:  
Sanborn maps of Charlottesville, 1891+  
Notes:  
Maps date to 1891, 1896, 1902, 1907, 1913, 1920, 1929, and 1939.

Sequence #: 2.0 Bibliographic Record Type: Book  
Author: Chataigne, J. H.  
Citation Abbreviation:  
Chataigne state business directories, 1877+  
Notes:  
Directories date to 1877, 1880, 1884, 1887, 1890, and 1893.

Sequence #: 3.0 Bibliographic Record Type: Book  
Author: Hill Directory Co.  
Citation Abbreviation:  
Hill state business directories, 1896+  
Notes:  
Directories date to 1896, 1906, 1911, and 1917.

Sequence #: 4.0 Bibliographic Record Type: Local Records  
Author: City of Charlottesville  
Citation Abbreviation:  
Charlottesville Architectural and Historic Survey files  
Notes:  
Files archived at the Department of Community Development.

#### CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996  
Cultural Resource Management Event: Reconnaissance Survey  
Organization or Person: J. Daniel Pezzoni, Preserv Consult  
ID # Associated with Event:  
CRM Event Notes or Comments:  
Recon survey of historic resources located in the West Main, Wertland, and  
Ridge Street and University Corner areas of Charlottesville conducted for  
the  
city's Department of Community Development in 1996.

#### MAILING ADDRESS

Honorif:  
First : Margaret & Edward Jr  
Last : Jones  
Suffix :  
Title : Trustees  
Company:

Address: 340 Key West Dr.

City : Charlottesville State: VA  
Zip : 22901- Country: USA  
Phone/extension: - -

Individual Category Codes:

Mailing Address Notes:

---

reconnaissance main screen 1 of 7

Where is data filed at DHR? \_\_\_\_\_  
 DHR Iden. # \_\_\_\_\_ Property date(s) \_\_\_\_\_  
 Other DHR no. \_\_\_\_\_

| Seq. # | Name | Property Names | Explanation* |
|--------|------|----------------|--------------|
|        |      |                |              |

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

County/Ind. City \_\_\_\_\_ Tax Parcel Number 32-157  
 State VA Virginia  
 Magis'l District \_\_\_\_\_  
 USGS Quad Map Name \_\_\_\_\_ UTM's of Boundary \_\_\_\_\_  
 Center UTM-Zone/East/North \_\_\_\_\_

reconnaissance main screen 2 of 7

Restrict Location and UTM data? \_\_\_\_\_

| # | # Suffix | Thoroughfare Name | Address | Explanation |
|---|----------|-------------------|---------|-------------|
|   |          |                   |         |             |

| Sequence Number    | Address Superfield Screen | Address Explanation | Alternate | Name Change   |
|--------------------|---------------------------|---------------------|-----------|---------------|
| Main Street Number |                           |                     | Current   | Number Change |
| Number Suffix      |                           |                     |           |               |
| Street Name        |                           |                     |           |               |

Vicinity of: \_\_\_\_\_ Town/Village/Hamlet \_\_\_\_\_

Name of National Register Historic District \_\_\_\_\_

Name of VDHR Eligible Historic District \_\_\_\_\_

Name of Local Historic District \_\_\_\_\_

reconnaissance main screen 3 of 7

Physical Character of General Surroundings \_\_\_\_\_  
 City \_\_\_\_\_ Hamlet \_\_\_\_\_ Rural \_\_\_\_\_ Suburban \_\_\_\_\_ Town \_\_\_\_\_ Village \_\_\_\_\_

Site Description/Notable Landscape Features \_\_\_\_\_

Ownership \_\_\_\_\_ NR Resource Type \_\_\_\_\_  
 F Public-Federal P Private B Building S Site  
 L Public-Local S Public-State D District U Structure  
 O Object

| Seq. # | # of | Wuzit Count | Historic?* | Total        |
|--------|------|-------------|------------|--------------|
|        |      | Wuzit Types |            | Historic     |
|        |      |             |            | Non-Historic |
|        |      |             |            |              |

note:  
 a Durrett's vest.  
 at 5th + Main in 1895  
 cv Daily Prog 5.9.1895

reconnaissance main screen 4 of 7

| Component  | # | Comp Type/Form | Material | Material Treatment |
|------------|---|----------------|----------|--------------------|
| chimney(s) |   |                |          |                    |
| columns    |   |                |          |                    |
| cornice    |   |                |          |                    |
| dormer(s)  |   |                |          |                    |
| foundation |   |                |          |                    |
| porch      |   |                |          |                    |
| roof       |   |                |          |                    |
| walls      |   |                |          |                    |
| windows    |   |                |          |                    |

Seq. # Wuzit \_\_\_\_\_ Individual Resource Information Primary? \_\_\_\_\_ Date Built \_\_\_\_\_

Individual Resource Superfield Screen

Sequence Number \_\_\_\_\_ Wuzit \_\_\_\_\_  
 Primary Resource? \_\_\_\_\_  
 Estimated Date of Construction \_\_\_\_\_ Source of Date \_\_\_\_\_

| Architectural Style | French Colonial                           | Late Gothic Revival                               | Prairie School   |
|---------------------|---|---|------------------|
| Art Deco            | French Renaissance                        | Late Victorian                                    | Pueblo           |
| Beaux Arts          | Georgian                                  | Mid-19th C.                                       | Queen Anne       |
| Bungalow/Craftsman  | Gothic                                    | Mission/Spanish                                   | Renaissance      |
| Chicago             | Gothic Revival                            | Colonial Revival                                  | Romanesque       |
| Classical Revival   | Greek Revival                             | Mixed (more than 3 styles from different periods) | Second Empire    |
| Colonial            | International Style                       | Modern Movement                                   | Shingle Style    |
| Colonial Revival    | Italian Renaissance                       | Moderne   | Skyscraper       |
| Commercial Style    | Italian Villa                             | No Style Listed                                   | Spanish Colonial |
| Dutch Colonial      | Italianate                                | Octagon Mode                                      | Stick/Eastlake   |
| Early Class. Rev.   | Early Class. Rev.                         | Other   | Tudor Revival    |
| Early Republic      | Late 19th & 20th C. Revivals              | Postmedieval English                              |                  |
| Exotic Revival      | Late 19th & Early 20th C. Amer. Movements |   |                  |
| Federal             |   |   |                  |

Description  
 Little-attached fr elev w/ rhd-arched relieving arches over 2nd-st wms both ends - r vs w/ rhd-arched 1st stone trim, 6cs Am bond side wall, stone fr. corn above pressed br. front elev., porches + busses, br. pias town wall, g/t wms rhd 2nd-st & elev, near elev. mod dark 2nd-st dock w/ chimney bal. replaced earlier parts, sag'd main wds + doors

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

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

Additional Alterations Description \_\_\_\_\_

2  
 "painted signage on E elev,  
 "Durrett's Prescription  
 Drug store  
 Sanitary Fountain"

Number of Stories 2 **Conditional Individual Resource Superfield Screen**  
 Interior Plan Type \_\_\_\_\_  
 Accessed? \_\_\_\_\_

If not, why not? \_\_\_\_\_  
 Denied \_\_\_\_\_ No Trespassing \_\_\_\_\_ Not Accessible \_\_\_\_\_

**Interior Description**

\_\_\_\_\_

\_\_\_\_\_

**Relationship of Secondary Resources**

\_\_\_\_\_

\_\_\_\_\_

**reconnaissance main screen 5 of 7**  
**Historic Context**

DHR Historic Context(s):

|                                      |                                |                     |
|--------------------------------------|--------------------------------|---------------------|
| Agriculture/Subsistence              | Ethnicity/Immigration          | Recreation/Arts     |
| Architecture/Landscape Architecture/ | Funerary                       | Religion            |
| Community Planning                   | Health Care                    | Settlement Patterns |
| Commerce/Trade                       | Industry/Processing/Extraction | Social              |
| Domestic                             | Landscape                      | Traffic Engineering |
| Education                            | Military/Defense               | Transportation      |
|                                      |                                | Other               |

**Significance Statement**

\_\_\_\_\_

\_\_\_\_\_

**reconnaissance main screen 6 of 7**  
**Graphic Documentation**

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

**Bibliographic Data**

Seq. # \_\_\_\_\_ Type \_\_\_\_\_ Citation \_\_\_\_\_

**Bibliographic Superfield Screen**

Sequence #: \_\_\_\_\_ Bibliographic Record Type: \_\_\_\_\_ Author: \_\_\_\_\_  
 Citation Abbreviation: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**Bibliographic Superfield Screen**

Sequence #: \_\_\_\_\_ Bibliographic Record Type: \_\_\_\_\_ Author: \_\_\_\_\_  
 Citation Abbreviation: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**reconnaissance main screen 7 of 7**  
**Cultural Resource Management Events**  
**Agency/Individual**

| Date | CRM Event | Assoc. ID# |
|------|-----------|------------|
|      |           |            |

**CRM Event Superfield Screen**

Date: \_\_\_\_\_ Cultural Resource Management Event: \_\_\_\_\_  
 Organization or Person: \_\_\_\_\_  
 ID# Associated with Event: \_\_\_\_\_

**Notes or Comments**

**Mailing Address Superfield Screen**

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

**PHONE/EXTENSION:** \_\_\_\_\_  
**STATE:** \_\_\_\_\_  
**COUNTRY:** \_\_\_\_\_

**Individual's Category Codes**

| Informant | Occupant | Owner | Specimens (owner of specimens) | Tenant |
|-----------|----------|-------|--------------------------------|--------|
|           |          |       |                                |        |

**Notes**

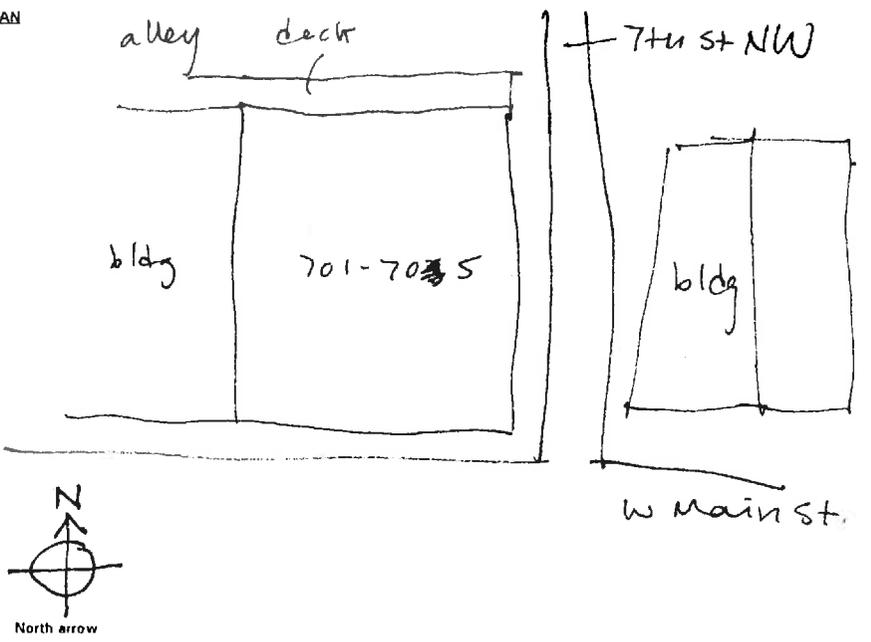
\_\_\_\_\_

\_\_\_\_\_

**Surveyor's Notes**

| Date | Event | Data Processing Events Person |
|------|-------|-------------------------------|
|      |       |                               |

**SITE PLAN**



N.T.S.  
 Date: \_\_\_\_\_  
 SES - 2/96

Drawn by: \_\_\_\_\_  
 Agency: \_\_\_\_\_

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

#### INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1922

Source of Date: Local Records

Architectural Style: Classical Revival

Description:

Building's well-preserved front elevation features a bracketed pressed-metal cornice, pressed brick facing, round-arched relieving arches over the second-story windows, quarry-faced limestone window and arch trim, and store fronts with a pressed-metal cornice, transoms, and bronze window frames. The six-course American-bond east side elevation features 6/1 second-story windows, brick flues, and early painted signage reading "Durren's Prescription Drug Store Sanitary Fountain."

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

On the rear elevation, a modern second-story deck with a Chinese balustrade replaces an earlier porch.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning  
Commerce/Trade

Significance Statement:

This two-story brick building represents one of the best-preserved early-twentieth-century commercial buildings on West Main Street. The building contributes to the historic character of the street. A. G. Carter built the building in 1922 and with Andrew B. Bolton, Sr., operated the Midway Market in it. A later business tenant was Durrer's Drug Store (hence the painted signage on the 7th St. elevation).

#### GRAPHIC DOCUMENTATION

| Medium          | Medium ID # | Frames  | Date     |
|-----------------|-------------|---------|----------|
| B&W 35mm Photos | 14632       | 20 - 23 | 2/ /1996 |

#### BIBLIOGRAPHIC DATA

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

*Reviewed by Margaret Peters*

DHR Identification Number: 104-0306

Other DHR Number:

Property Date(s) 1922

PROPERTY NAMES

Carter Building I (701-05 W. Main St.)

EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 32-157

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

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

|           |                  |  |
|-----------|------------------|--|
| 701 --705 | West Main Street |  |
|-----------|------------------|--|

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up.

Ownership: Private

NR Resource Type: Building

WUZITS

| Seq. # | # of | Wuzit Types         | Historic? |
|--------|------|---------------------|-----------|
| 1.0    | 1    | Commercial Building | Historic  |

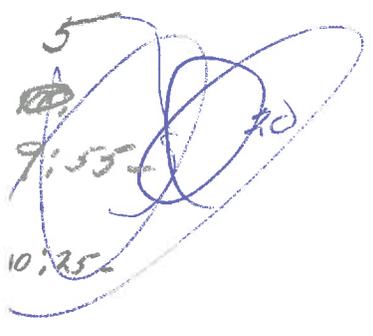
|               |   |  |
|---------------|---|--|
| TOTAL:        | 1 |  |
| Historic:     | 1 |  |
| Non-Historic: | 0 |  |

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

5.00  
Copper south?

The wall is faced w/ stone below the ~~copper-~~<sup>brashed</sup> display window,

apt door bet #705 & #703



401-405 W. Main

|                         |                              |         |          |                   |
|-------------------------|------------------------------|---------|----------|-------------------|
| WB 20-499               | Virginia C. Estes            | 5/16/76 |          |                   |
| 334-517                 | J. Elmer & " " "             | 4/19/72 | \$24,000 | plat 141-229      |
| WB 14-461 & 469         | Eliy W. Dulaney, et al, exec | 11/9/70 |          |                   |
| 301-249                 | James F. "                   | 8/30/68 | \$36,000 | "                 |
| 193-289                 | Kewidge Properties, Inc      | 8/2/56  |          | "                 |
| 141-224                 | Hollis Rinchard est          |         |          | <del>86-424</del> |
| <del>86-424</del><br>85 |                              |         |          |                   |

Payne's Restoration  
Hoffman Furniture

brick walls & found  
built-up flat roof  
are concrete

12 rooms, 2  $\frac{3}{2}$  b, open basement

50% basement

"old"

apt & commercial

see diagram in file

"This is Lot B Plat DB 141-229 - see 37-92 & 126-361"

built soon after 1920?

1945

1953

~~1955~~ City Dir 701 - W Main Cut Rate - 2 apte upstair  
Dover & Drug Store  
same 703 - Midway Market  
alb. Maytag 705 - George's Place conf (confectioner)

DB-326 = ~~119~~  
25"

701-705 West Main

see 711 W. Main for

City DB 141-224 1948

141-229 plat

85-424 1935

37-90 1920

~~401-304~~  
~~1948~~

37-92 plat

193-289 Hollis Reinhardt est → Kenridge Properties

8/1/1956 incl: ~~47-205-207 East~~

(X) ~~see~~ 701-703-705 West Main (see plat 141-229)

at that time:

701 - ~~Druxer's~~ Druxer's Drug Store, 1948-

703 - Midway Mkt (A.B. Bolton), 1946-

705 - George's Place (G. Makowski), 1955-

Bolton

Men Ward's restaurant in 709 in 1940s

Maytag (Barketts) 711

Carter + Bolton partners

before: Carter, Snyder, & \_\_\_\_\_ - Young Men's Shop site  
ask Mr Inge - only store older than Midway Mkt  
Bobby Thomas, City Mortgage, managed for Kincharts

701-705 W 77th St

Ceilings & roof line sl lower than others in block

2-storey, brick (stretcher, unpainted, pressed?), 5-bay

flat roof behind boxed cornice of corner brackets,  
heavy modillions covering frieze, dentils below

windows 1/1 w/ 0 surrounds & rusticated stone sills &  
lintels

rusticated stone sill w/ round arch & stone keystone in thermal  
window shape in each bay above 2nd-storey level

boxed cornice w/ corner brackets, dentils, & plain frieze  
above <sup>1st</sup> 2nd storey

1st storey divided roughly into 3 bays w/ apt ent bet 801 & 803  
brick between each

panels above wind & door solid in outer 2, glass in 803  
all have recessed entries, 1-pane w/ transom, at left in 805-  
& 803, center 801 (doubly recessed)

concrete? below windows - marble 801?

apt door sl recessed, transom, rusticated stone lintel

not pressed brick  
rear: 1st storey each 3' - tall 6/6 seg arched windows flanking  
seg-arched door; per tiny seg-arched windows <sup>701 & 703</sup> length,  
705's above each other at west, only 1 large



2nd storey only over 701 & 703, 5-bay, seg-arched 6/6 windows  
w/ deck over "porch" below (to roof, no floor); outside stairs  
basement windows covered

under windows? 4'-6" am bond sides & rear  
side windows 6/6 w/ <sup>stone</sup> lintels & sills

side windows - rust stone sills & lintels

facade faced w/ stone below display windows  
display windows framed w/ copper

705 - ~~same~~ plain pressed tin ceiling

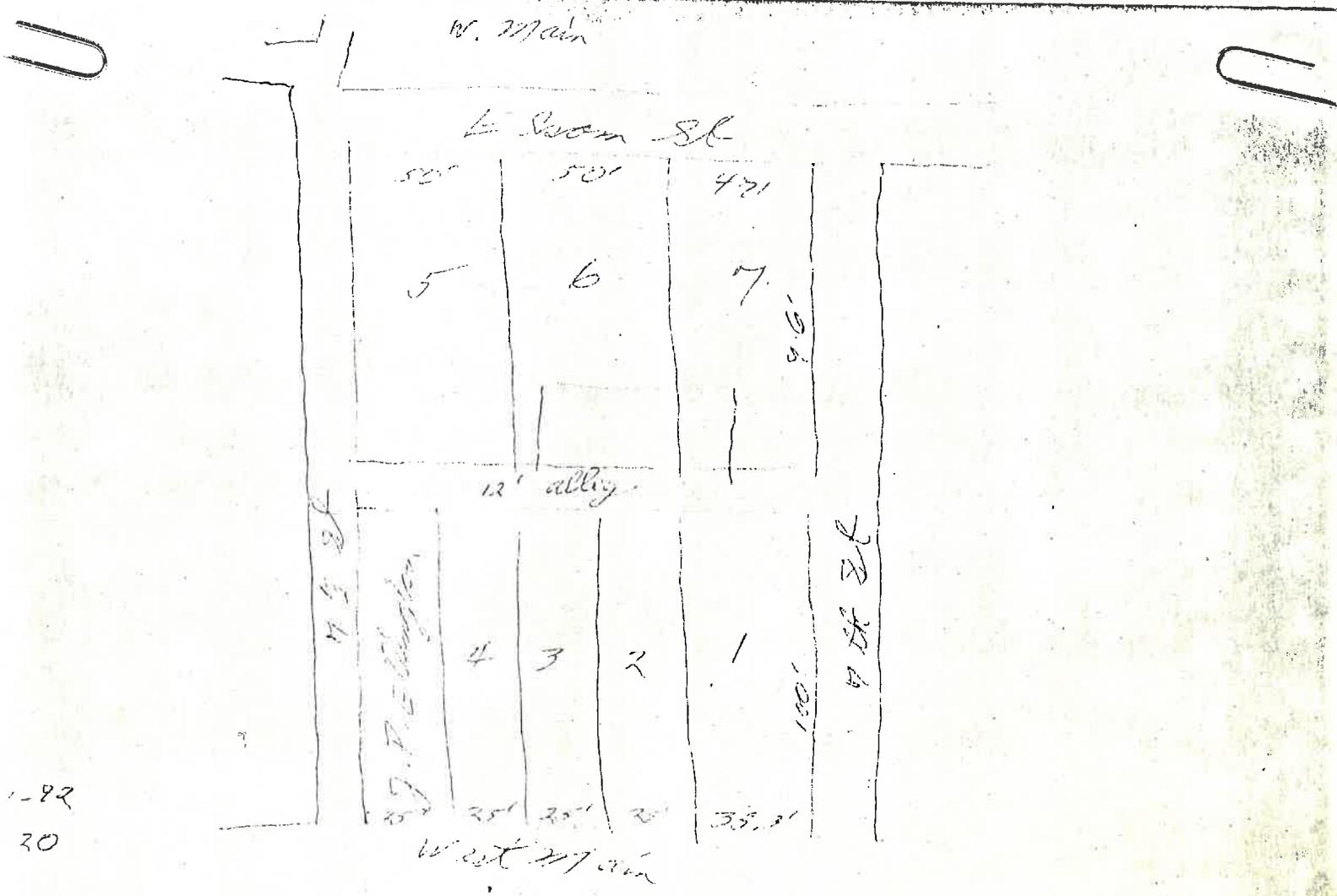
703 - arched tile

701 - ?

321-73 45.52' on West Main  
 2/16/1970 see DB 141-224 & 229 Haden estate purchased other 1/2' incl  
 85-424 Dr W & D Haden purchased 1/2' incl

85-424 AB & Magna B. Carter → W & D Haden & Hollis Rice Carter  
 1/31/1935 property incl:  
 (1) lot at NE corner West Main & 7 1/2 St, 25' on Main,  
 back 100' to alley (same as 46-44)  
 (2-a) plat with West Main, #1 & 2 on plat DB 37-92  
 (same as 37-90)  
 deed incl lots # 1-7 & rights to alley & 25' strip bet #4 & 7 1/2 St

46-44 J.P. & S.J. Ellington → AB Carter \$31,000  
 1/1/1934 (1) 2 25' lots on W. Main, #3 & 4 on plat DB 37-92, same as DB 37-8  
 (2) lot 6 on plat  
 (3) right to alley  
 (4) 25' lot on main, same as DB 12-288



天  
人  
地

# The Three Emperors

A School of Chinese Health & Physical Culture

John Alton,  
Chief Instructor

701 W. Main St.  
Charlottesville, Va  
804-293-8365

Taiji  
Yang  
Wu  
Chen



Bagua  
Long Fist  
Weapons  
Baji  
Qigong



Beginning Class Times

|               | Mon | Tue | Wed | Thu | Fri | Sat |
|---------------|-----|-----|-----|-----|-----|-----|
| 10:30 - 12:00 |     | ✓   |     | ✓   |     | ✓   |
| 4:00 - 5:30   |     | ✓   |     | ✓   |     |     |
| 6:30 - 7:30   | ✓   |     | ✓   |     | ✓   |     |

104-306

14632  
2.96  
104-306 dd sign on E. elev.

104-306

104-306

104-306

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 18, 2026**



**Discussion: Certificate of Appropriateness**

Downtown Mall – Pedestrian sections of East & West Main Street

Owner: City of Charlottesville

Applicant: Michael Goddard, Deputy Director, Public Works

Project: Downtown Mall Trashcan Replacement Plan

---

**Background**

The Downtown Pedestrian Mall was designed by Lawrence Halprin Associates from 1973-76. The first five blocks of East Main Street were pedestrianized in 1976. In 1980 the mall was extended by two blocks on West Main Street. The west end (at the Omni) was completed in 1985. The east end completed in 2006 with construction of the Transit Center, Freedom of Expression wall, and the Amphitheater.

Wallace, Roberts and Todd, LLC (WRT) prepared a Downtown Mall Schematic Design Report in Spring 2004, revised in May 2005, as part of a coordinated series of projects downtown. The report recognized the success of the 1970's Lawrence Halprin mall design and recommended minimal intervention to repair age-related decline. The report also recommended expanding the perceived width of the mall to include Market and Water Streets, with pedestrian connections to other neighborhoods via West Main, Second, and Fourth Streets.

**Prior BAR Reviews** (For brevity, a complete summary has been omitted.)

May 20, 2025 – BAR approved with conditions, repairs to vehicular crossings at 4<sup>th</sup> Street East and 2<sup>nd</sup> Street West.

November 18, 2008 – BAR approved paving design for vehicular crossings at 4th Street East and 2nd Street West.

**Application**

- Applicant submittal: *Petoskey Litter Receptacles Product Data Sheet and Product Drawing*, submitted February 2, 2026, 2 pages.

CoA request for proposed litter receptacles to be installed on the Downtown Mall. Existing cans, which are not original to the Mall, are no longer available. The currently used cans did not replicate the original cans designed by Lawrence Halprin & Associates for the initial phase of the Mall, in fact, they are entirely different. Therefore, the only reason for selecting a type/style that is similar to the current trash cans is for continuity of design, and not to reflect on or represent an original element. No immediate replacements are planned; however, this review is necessary to establish the new type that will be used moving forward, when necessary. (See the Appendix for staff correspondence with the applicant.)

**Discussion and Recommendation**

Staff recommends approval of the requested CoA with the condition that damaged granite pavers (where tube frames are removed) will be replaced in-kind.

## **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed replacement trash cans on the Downtown Mall satisfy the BAR’s criteria and are compatible with the Downtown Mall and 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 replacement trash cans on the Downtown Mall do not satisfy the BAR’s criteria and are not compatible with the Downtown Mall and this ADC District, and that for the following reasons the BAR denies the application as submitted: ...

## **Criteria, Standards and Guidelines**

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

### **Review Criteria Generally**

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

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

**Pertinent Design Review Guidelines for Public Design and Improvements**

[Chapter 6 Public Improvements](#)

**B. Plazas, Parks & Open Spaces**

1. Maintain existing spaces and important site features for continued public use consistent with the original design intent.  
[...]
5. Exterior furniture and site accessories should be compatible with the overall character of the park or open space.

**Appendix**

Existing



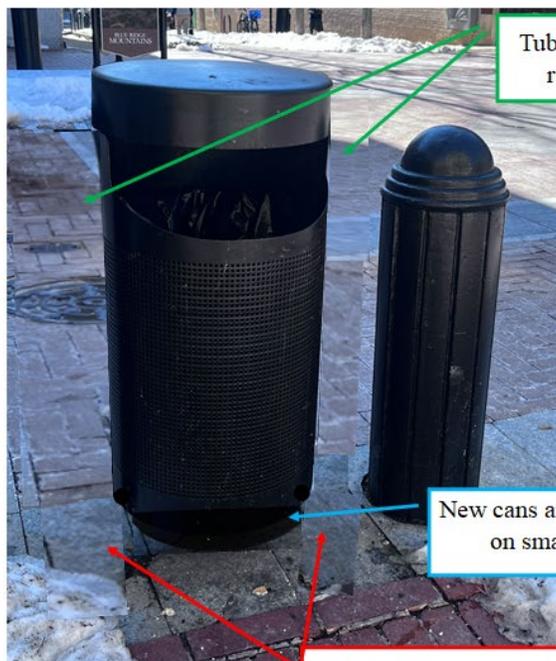
Proposed



Simulation of replacement



Existing



Proposed

Where tubes removed from granite bands, damaged pavers will be replaced in-kind.

From: Dooms, Clifton Sent: Monday, February 2, 2026 12:09 PM

#### Context

A representative from the manufacturer, Landscape Forms, has confirmed that the existing trash receptacles—identified as the Petoskey Litter Tube Support units (attached)—are no longer being produced and were officially discontinued on December 5, 2025.

Prior to this discontinuation, all static assets on the Downtown Mall were inventoried and assessed for condition. That assessment identified seven (7) trash receptacles requiring immediate replacement, with additional units requiring servicing or lower mounting covers. Due to funding availability and procurement timelines, six (6) replacement receptacles matching the existing installations, along with 25+ base covers, were ordered at a cost of approximately \$19,500. These units have since been installed.

Following installation, a subsequent assessment identified additional receptacles that will require replacement in the near future. Upon contacting the manufacturer again, I was informed of the product discontinuation and provided with a recommended replacement unit, the Petoskey Litter – No Tube Support model (also attached).

#### Details and Comparisons

- The current unit and the recommended replacement are very similar in appearance, with the primary difference being the absence of tubular supports on the replacement unit.
- Unit dimensions are comparable:
  - Current unit: 47” H × 23.75” D × 27” W
  - Recommended unit: 42” H × 20.5” D (width not provided in the specification sheet)
- Replacement units will be ordered in the same finish, Gloss Black.
- Replacement units will be mounted in the existing locations with no changes to servicing procedures.
- The current units require clearance to allow for emptying, whereas the recommended units utilize a hinged lid, eliminating impacts to pedestrian circulation.
- The perforated patterns of the new unit match the preexisting unit
- The trash receptacle openings are an exact match
- The trash receptacles referenced are not historic features and are not original to Halprin’s design.

#### Request

Based on the context provided, we are seeking approval to move forward with ordering the manufacturer-recommended replacement units and to begin phasing out the current trash receptacles. This phase-out would occur over time rather than through immediate removal or replacement. This approach will allow for an orderly transition while maintaining operational continuity and minimizing visual impact.

Hyperlink for the recommended unit- [Petoskey Litter - Landscape Forms](#)

From: Doms, Clifton Sent: Friday, February 13, 2026 8:26 AM

Jeff, The preexisting trash receptacle and its tubing would be completely removed. In its place, the newer surface mounted receptacle would be mounted or anchored down. No tubing would remain.

History has shown that there were no repairs conducted once removed. 90% of the receptacles are mounted in the granite bandings on the Mall (the rest in either concrete or pavers themselves). Back to the history, there is current evidence where receptacles have been replaced due to damage or simple corrective alignment with their old placement apparent from the drill holes or ground off hardware. If this practice is an issue (assuming it is). Granite, concrete, or pavers that once held the receptacles would require replacement. With that said, we just awarded a contract for paver/ granite repair on the Mall. When the time comes to phase the older receptacles out, a repair can be made as we have the specs on the stone/ materials and the means to get it complete.

## Product Data Sheet



Like the prized coral fossil stone that shares its names, Petoskey is pleasing to the eye and solid as a rock. The Petoskey Litter receptacle is engineered for active commercial and institutional spaces and has become a favorite for courtyards, city parks, university campuses, open air retail malls, and transportation hubs.

### Litter Receptacles

- Formed of 11-gauge steel.
- Receptacles with hinged lid features a standard freestanding/surface mount base.
- Recycling receptacles are available in 5" opening, 3"h x 11 newspaper slot opening, or standard side opening.
- Recycling receptacles come with 10"x10" signs. Select standard wording from options available on [landscapeforms.com](https://landscapeforms.com). (Custom wording is available for an upcharge)
- Custom fit 30-gallon polyethylene liner supplied with both litter receptacle styles.

### Metal Finishes

- Metal parts are finished with Landscape Forms' exclusive Panguard II® polyester powdercoat, a hard yet flexible finishing process that resists rusting, chipping, peeling and fading.

### To Specify

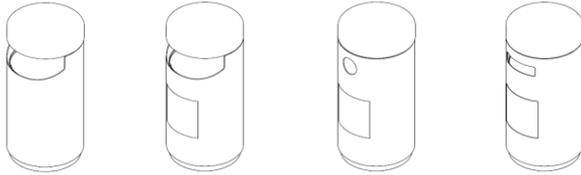
- Litter Receptacle: Select Petoskey receptacle, choose top or side opening, and select powdercoat color.
- For Recycling Receptacle: Select opening style, powdercoat color, and signage.

Designed by *Beckett and Raeder, Inc.* and *Arno Yurk, AIA, IDSA*.

[Click here](#) for patent information related to this product.

|  | Style                            | Depth | Width | Height | Product Weight |
|--|----------------------------------|-------|-------|--------|----------------|
|   | litter receptacle, hinged lid    | 20.5" | n/a   | 42"    | 112 lb         |
|  | recycling receptacle, w/ signage | 20.5" | n/a   | 42"    | 112 lb         |

Visit [landscapeforms.com](https://landscapeforms.com) for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.  
©2024 Landscape Forms, Inc. Printed in U.S.A.



Hinged lid receptacle

**Tools Required**

- Safety glasses
- Surface mounting hinged-lid receptacle:
- (2) non-corrosive anchors, maximum 3/8" diameter (not included)

**PROCEDURE FOR INSTALLATION:**

**FOR HINGED LID FREESTANDING LITTER RECEPTACLE:**

Unit ships fully assembled and can be set in place.

**FOR SURFACE MOUNT LITTER RECEPTACLE:**

**NOTE:** It is not recommended to locate holes for anchoring until unit is on site.

1. Place the unit in the desired position. Lift lid and remove liner.
2. Mark anchor locations through the holes in the anchor plates.
3. Move the unit to allow access for drilling holes.
4. Drill holes at marked locations according to anchor manufacturer's specification.
5. Complete the anchor installation according to the anchor manufacturer's instructions.

**TO OPEN UNIT:**

*Hinged lid:* See Fig. 1. A plastic putty knife with a minimum 3-1/2" blade may be also be used to push down on the lever by sliding it in the gap between the lid and the body near the hinge.

**ASSEMBLE WITH CARE!** Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

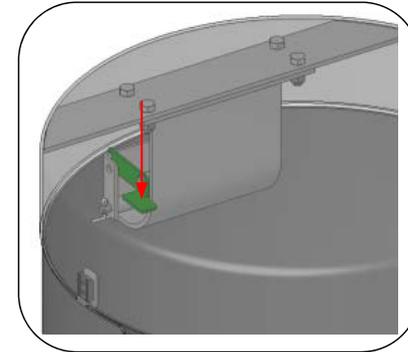


Fig. 1 – Hinged lid latch

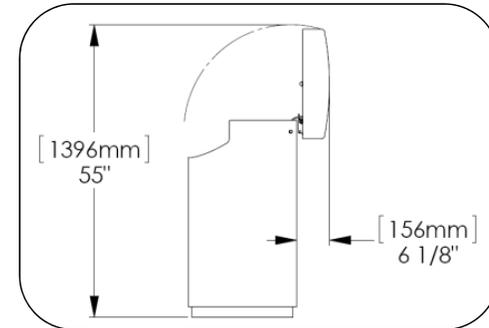


Fig. 2 – Hinged lid clearances

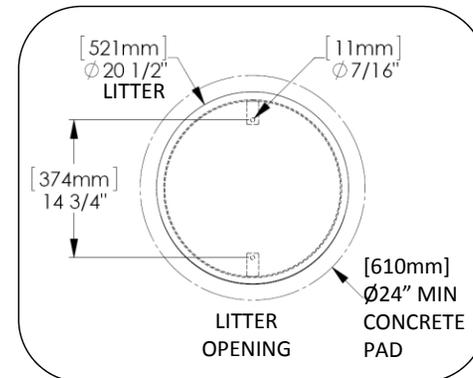


Fig. 3 - Hinged lid receptacle anchor tabs

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 18, 2026**



**Pre-application Discussion**

BAR # HST26-0002

528 Valley Road; TMP 11-70 (and portion of 11-71)

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes



**Background**

Year Built: 1937

District: Oakhurst Circle-Gildersleeve Wood ADC District

Status: Contributing

The vernacular Colonial Revival-style brick dwelling is 1-1/2 stories with a gabled roof and three gabled dormers. The façade features a five-bay integral porch with brick posts and round-arched bays. Initially the home of Peter Witzel and his family, from 1950 until at least 1961 it was occupied by Jack Compton and his family. More recently, the dwelling has been a rental.

**Prior BAR Review**

n/a

**Project**

- Applicant submittal: 528 Valley Road, undated. 10 sheets.

Pre-application discussion. Construction of three (3) multi-unit structures immediately adjacent to a 1937 brick dwelling. No alterations to the existing building are currently proposed. (Note: The parking area, which is within the BAR’s purview, encroaches onto 526 Valley Road. For this pre-app discussion, and for simplicity, staff is referring to the project as *528 Valley Road*.)

Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

### **Discussion**

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

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

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

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

Elements:

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

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

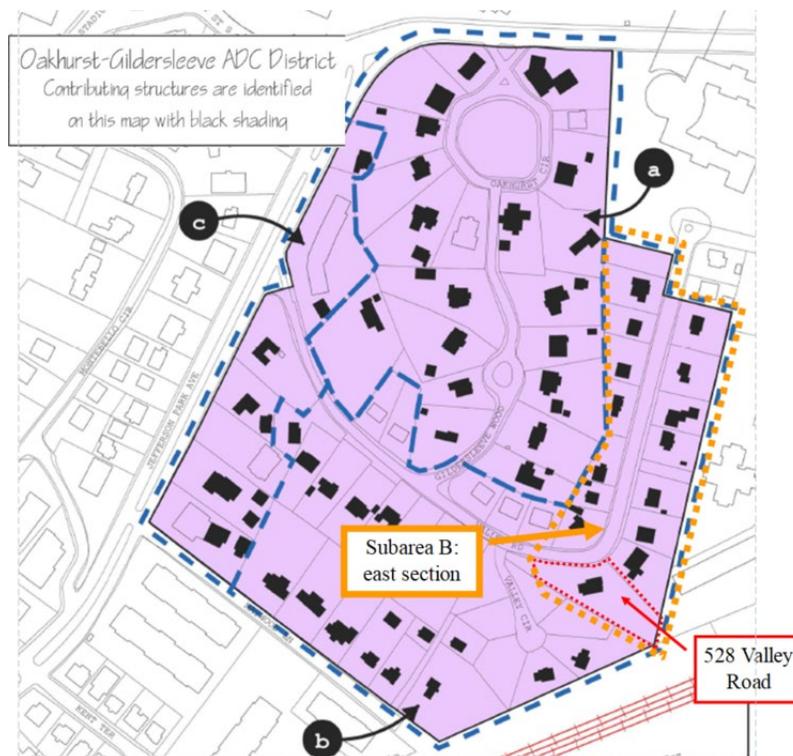
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.

- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

### Oakhurst-Gildersleeve Neighborhood ADC District

Located in the southwestern section of the City near the University of Virginia, this neighborhood has a remarkable collection of houses and apartment dwellings that have housed University faculty and students for over 90 years. Properties dating from the 1910’s to the 1960’s include a range of architectural styles including Craftsman, Colonial Revival, Dutch Colonial Revival, Tudor Revival, Minimal Traditional and Cape Cod.

b. Valley Road/Valley Circle/Maywood Lane: At the bottom of the hill is Valley Road with a small creek running alongside it. Mostly 1930’s dwellings on smaller lots. Both Valley Road and Maywood Lane feature some older stone and frame dwellings.



### Spatial Elements

The following comments are intended as a general summary of key design criteria and to provide a framework for the BAR’s discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 15 properties within the eastern section of Subarea B.

- **Setbacks:** *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
  - The median front setback is approximately 33-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 26-ft and 40-ft feet.

- Front setback for the proposed new structures: Building #1 is approximately 14-ft; Building # 2 is approximately 55-ft. Building #3 is behind #2.
  - Per R-B zoning, a front setback can be between 10-ft and 20-ft, or within the existing range of nearby properties.
- Spacing: *Within 20 percent of the average spacing between houses on the block.* [Note: The new structures are on the same parcel as the existing dwelling at 528 Valley Road.]
  - The median side spacing is approximately 46-ft, ranging between 13-ft and 100-ft. The recommended spacing for a new building would be between 38-ft and 55-ft from the adjacent buildings.
    - Building #1 is approximately 20-ft from 528 Valley Road.
    - Building #2 is approximately 12-ft from 528 Valley Road.
    - Building #3 is approximately 12-ft from Building #2.
- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*
  - The average footprint (1<sup>st</sup> floor area) is approximately 926 sq ft, ranging from 558 sq ft to 1,562 sq ft. The dwelling at 528 Valley Road is 1,132 sq ft.
    - Each of the proposed buildings will have a footprint of approx. 1,500 sq ft.
    - Per R-B zoning, the maximum footprint permitted is 3,500 sq ft.
- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
  - **Height.** The prevailing height is one-and-one-half stories. The recommended max height of a new building would be three stories.
    - The proposed buildings will be three stories.
    - Per R-B zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
  - **Width.** The average building width is approximately 36-ft, ranging between 28-ft and 68-ft. The recommended max width of a building would be approximately 72-ft.
    - Building #1 is approximately 60-ft wide.
    - Buildings #2 and 3 are approximately 48-ft wide.
    - Per R-B zoning, the maximum permitted width of a new building is 60-ft.

### **Architectural styles and materials**

Characteristics within the east section of Subarea B:

- Year built: Median is 1938, ranging from 1930 to 1948. The majority (10) were built in the 1930s.
- Styles: The majority (11) are Cape Code or Colonial Revival cottage style.
- Materials: The majority (9) are brick.

### **Recommendations:**

This project represents a primary goal of the Code of Development: to introduce infill, residential development. In that context, the BAR is likely to see similar requests going forward, which suggests how the BAR evaluates this project will likely inform those later projects.

Second, it is worth noting that one option for this project was to raze (if approved) the existing, historic dwelling. The applicant opted to retain it. In that context, the project might already be viewed as a preservation success.

Prior to discussing the proposed structures, staff recommends the BAR establish a framework to guide that evaluation. For example, should the primary focus be compatibility with the surrounding ADC District, the entirety of Subarea B, the eastern section of Subarea B (as presented by staff), or the existing brick dwelling on the subject property? Additionally, the three proposed buildings are essentially identical. In evaluating compatibility, consideration might be given to the respective locations on the lot and in relation to the existing dwelling. For example, while the new and existing buildings on the same parcel, Buildings #2 and 3 might be evaluated as *additions*, and therefore should be subordinate to the existing dwelling; whereas Building #1 might be evaluated as a new building *on a separate parcel*, and not necessarily require it be subordinate to the existing dwelling.

### **Suggested Motions**

Pre-application conference. No action will be taken.

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

#### **Review Criteria Generally**

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

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

**Pertinent Guidelines for New Construction and Additions**

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

A. Introduction

[...]

3. Building Types within the Historic Districts

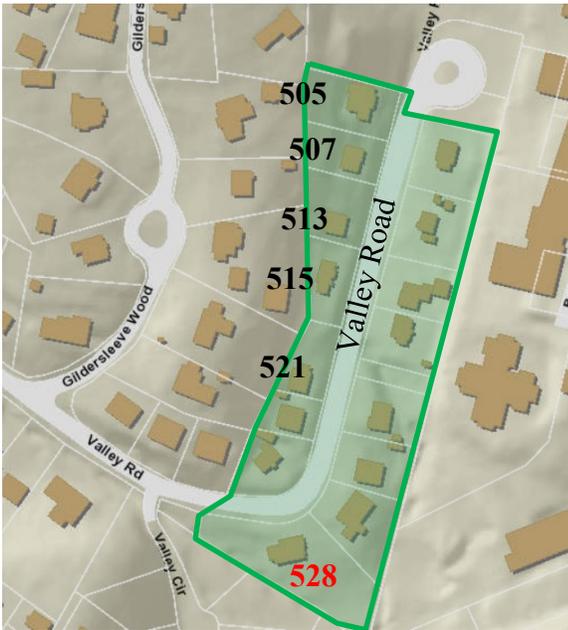
When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

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

[...]

b. Residential Infill

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



505 Valley Road (1948)



507 Valley Road (1940)



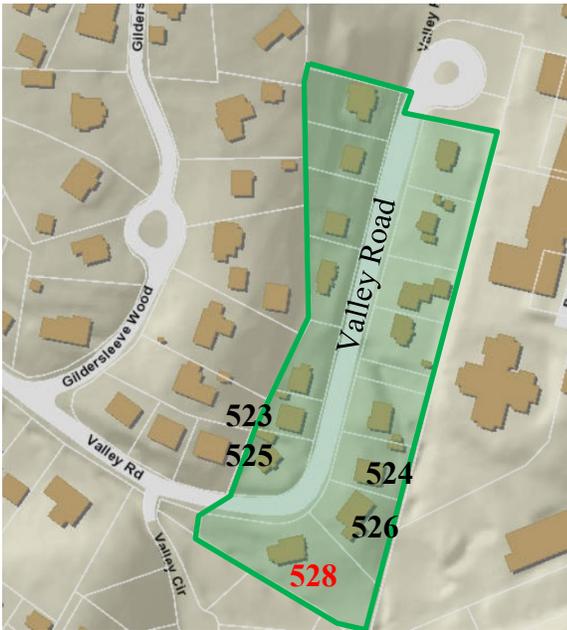
513 Valley Road (1940)



515 Valley Road (1937)



521 Valley Road (1935)



523 Valley Road (1935)



525 Valley Road (1937)



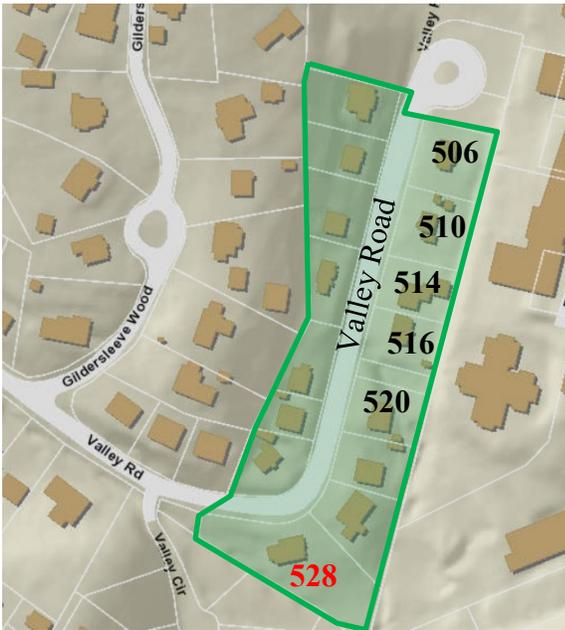
528 Valley Road (1937)



526 Valley Road (1935, altered)



524 Valley Road (1940)



520 Valley Road (1940)



516 Valley Road (1939)



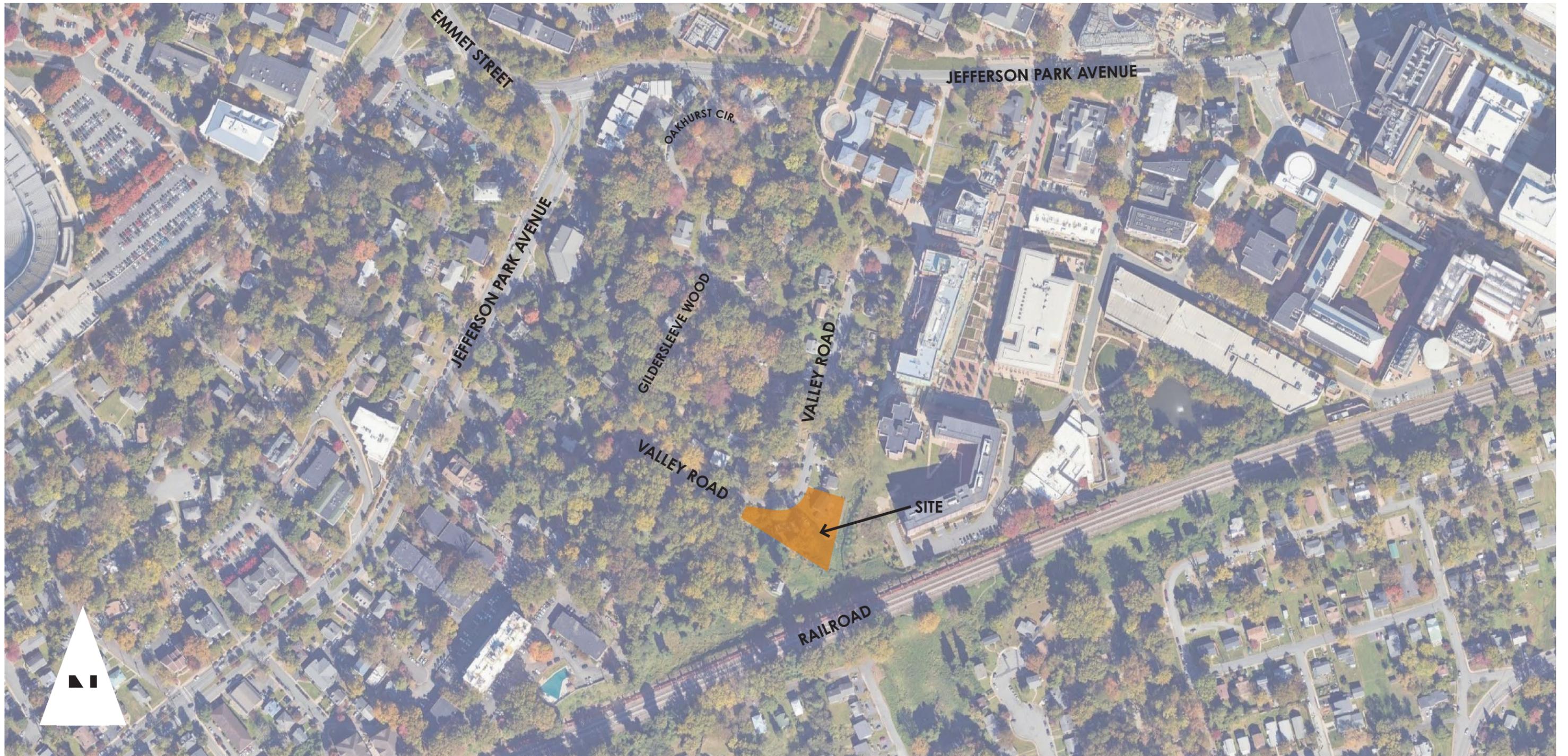
514 Valley Road (1936)



510 Valley Road (1935)



506 Valley Road (1930)



## 528 VALLEY ROAD

CHARLOTTESVILLE, VIRGINIA

### PROJECT DESCRIPTION

The project proposes the construction of three buildings containing nine townhomes and an accompanying parking lot at 528 Valley Road in Charlottesville, Virginia. The project site consists of three lots that include two existing houses. The project directly responds to the pressing need for student housing in close proximity to the University of Virginia. By situating new housing within walking distance of grounds, the development reduces reliance on cars, alleviates pressure on the city's infrastructure, and helps slow the spread of university-related growth into outlying areas of Charlottesville. In doing so, the project advances goals of smart growth, sustainability, and responsible urban design—providing students with high-quality housing while supporting a healthier balance between the university, its students, and the broader Charlottesville community.



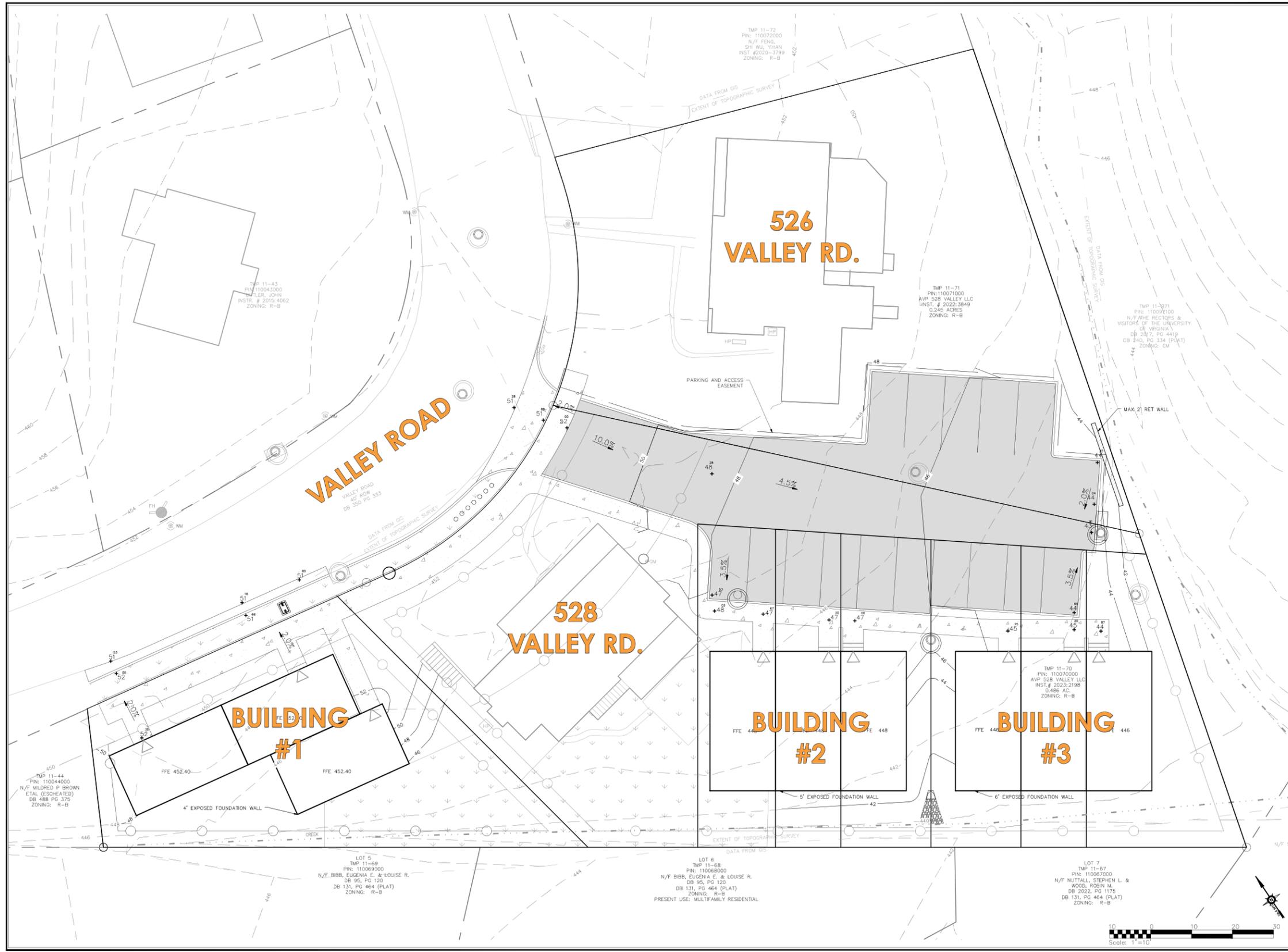
**EXISTING**  
VIEW EAST



**EXISTING**  
VIEW WEST



**EXISTING**  
VIEW SOUTH



**SHIMP ENGINEERING**  
 LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST.  
 CHARLOTTEVILLE VA 22902

434.222.5140  
 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY  
JM

CHECKED BY  
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN  
**528 VALLEY RD.**

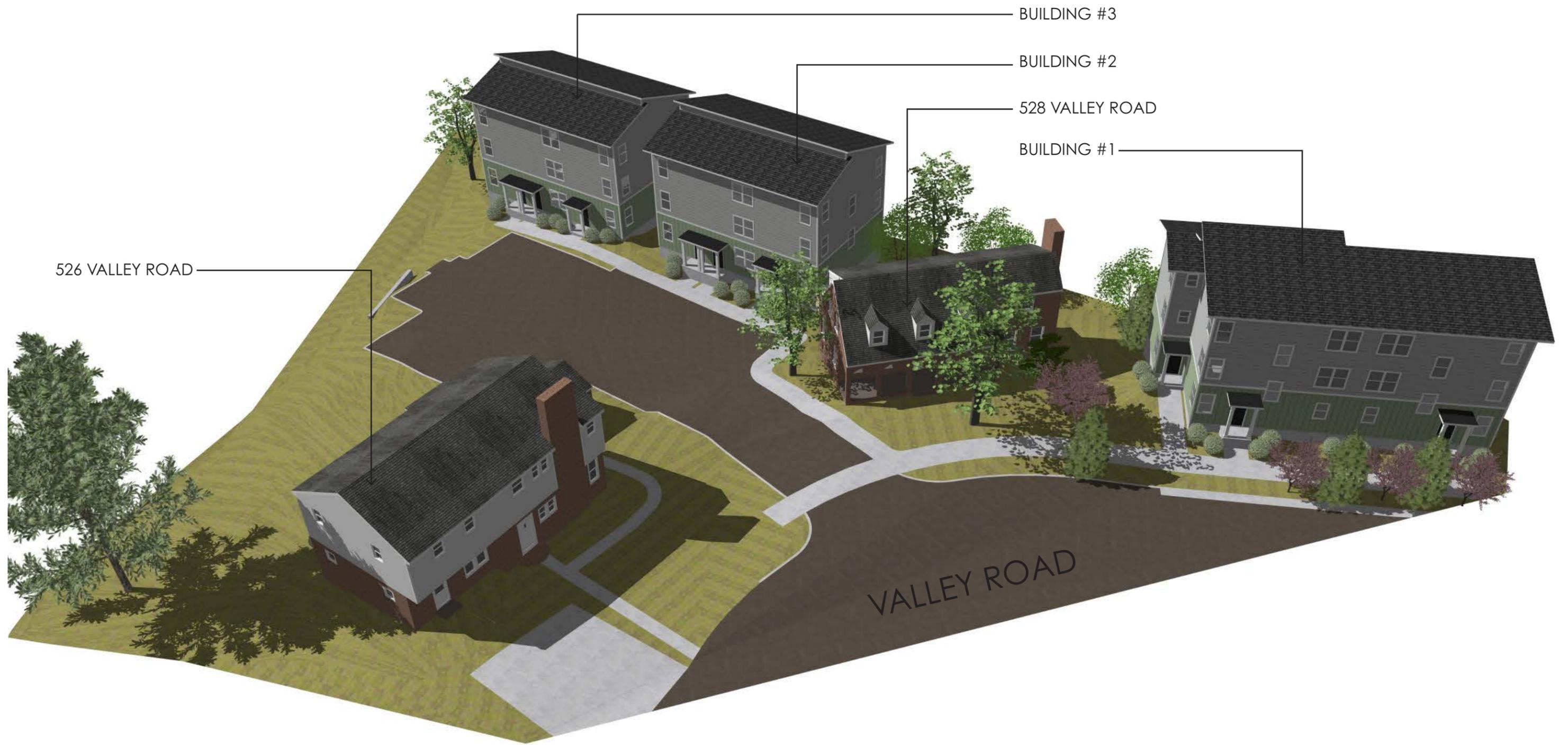
CHARLOTTEVILLE, VIRGINIA  
 SUBMISSION:  
 2025.05.14

FILE NO. **24.075**  
**GRADING PLAN**

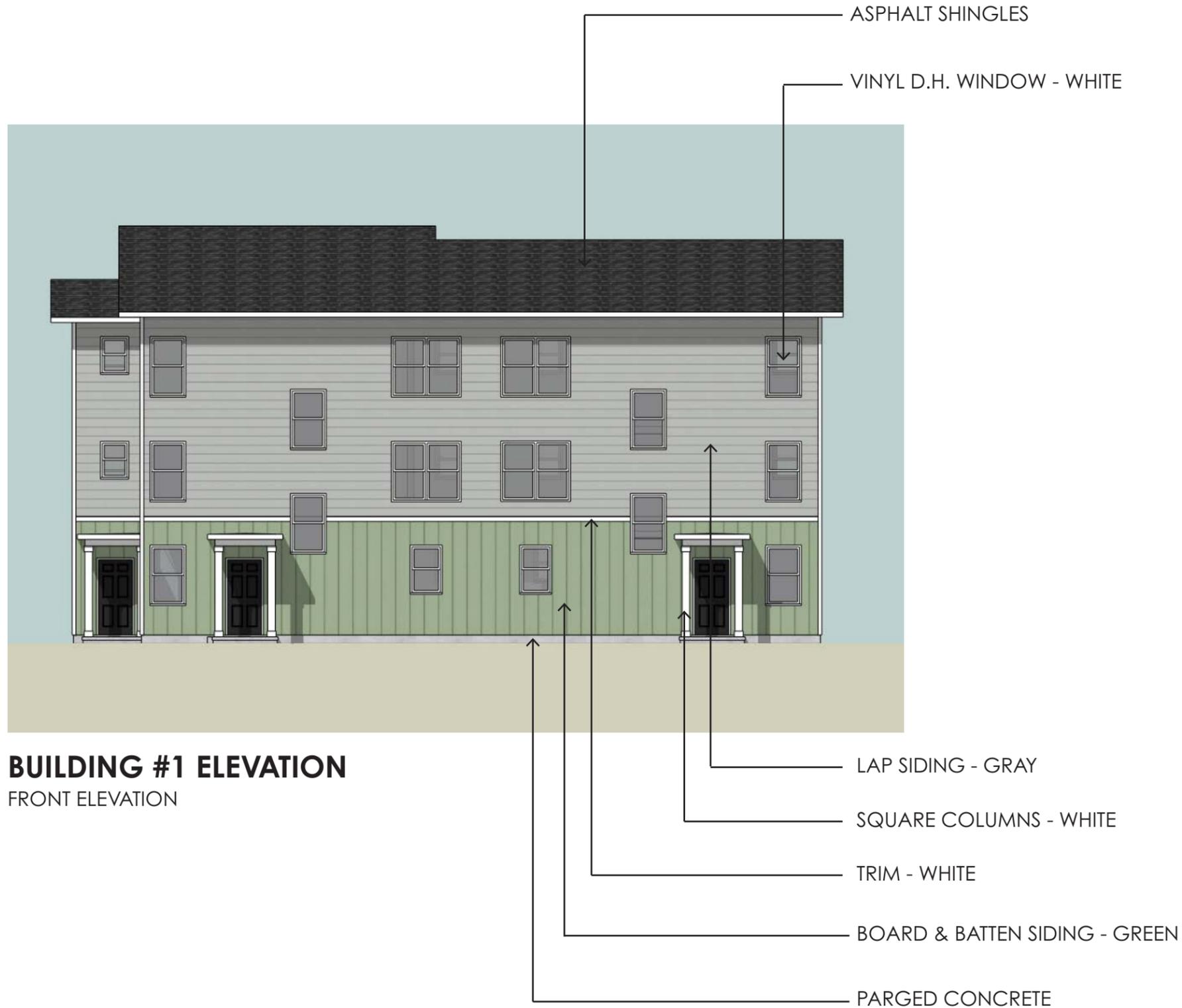
**C5**



**SITE PLAN**



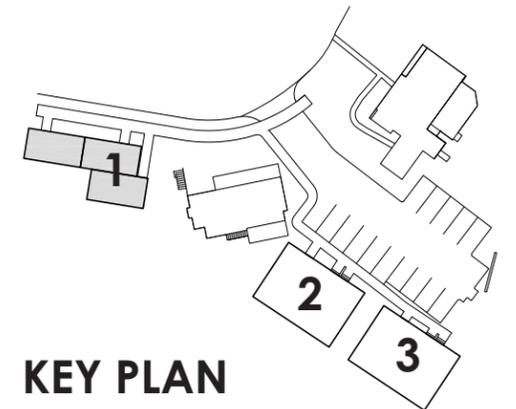
**SITE LAYOUT**

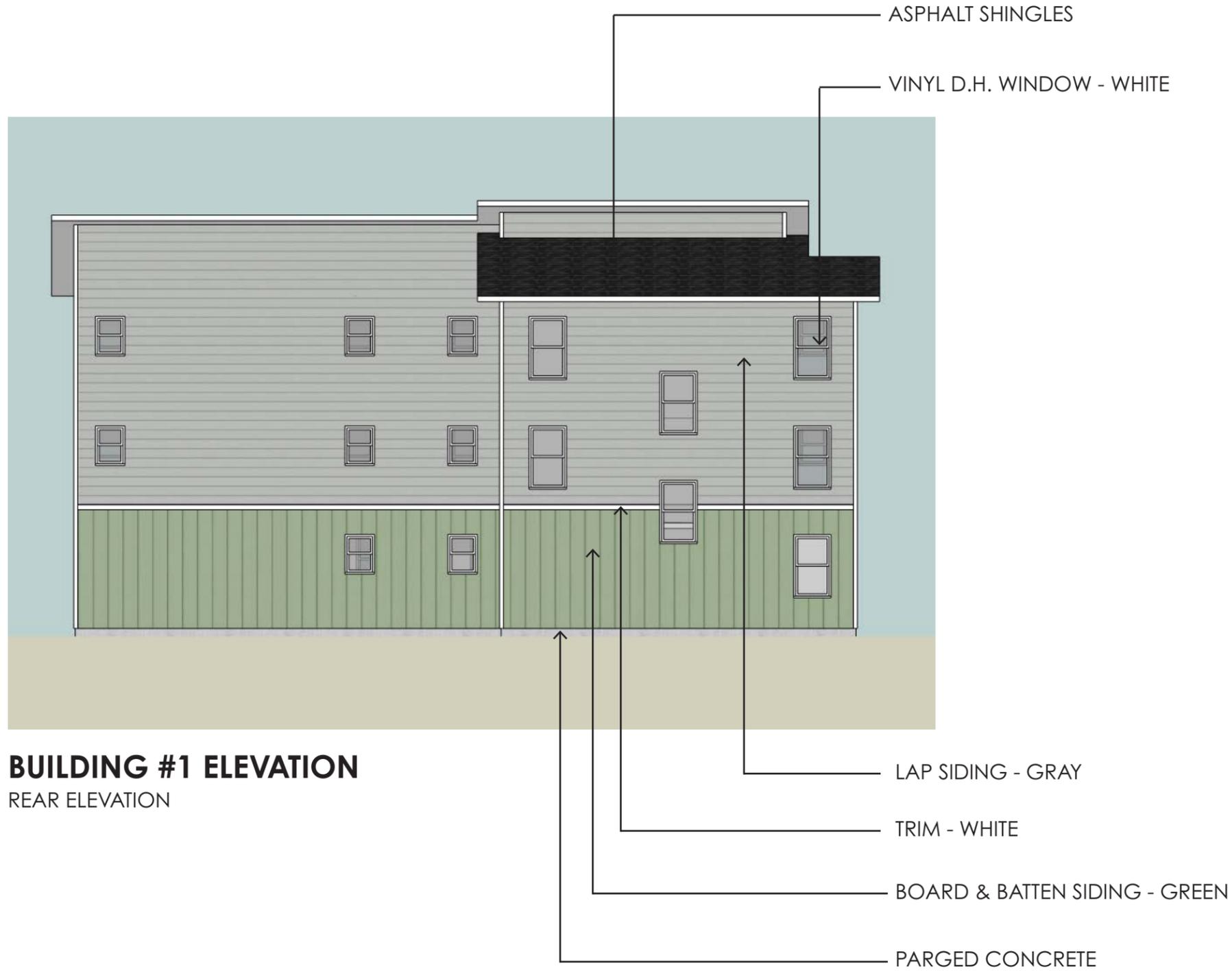


**BUILDING #1 ELEVATION**  
FRONT ELEVATION



**BUILDING #1 ELEVATION**  
RIGHT ELEVATION

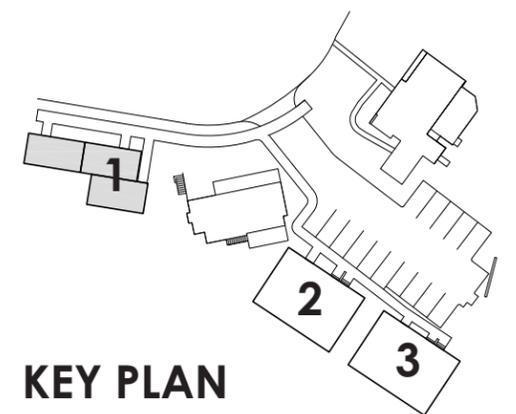




**BUILDING #1 ELEVATION**  
REAR ELEVATION



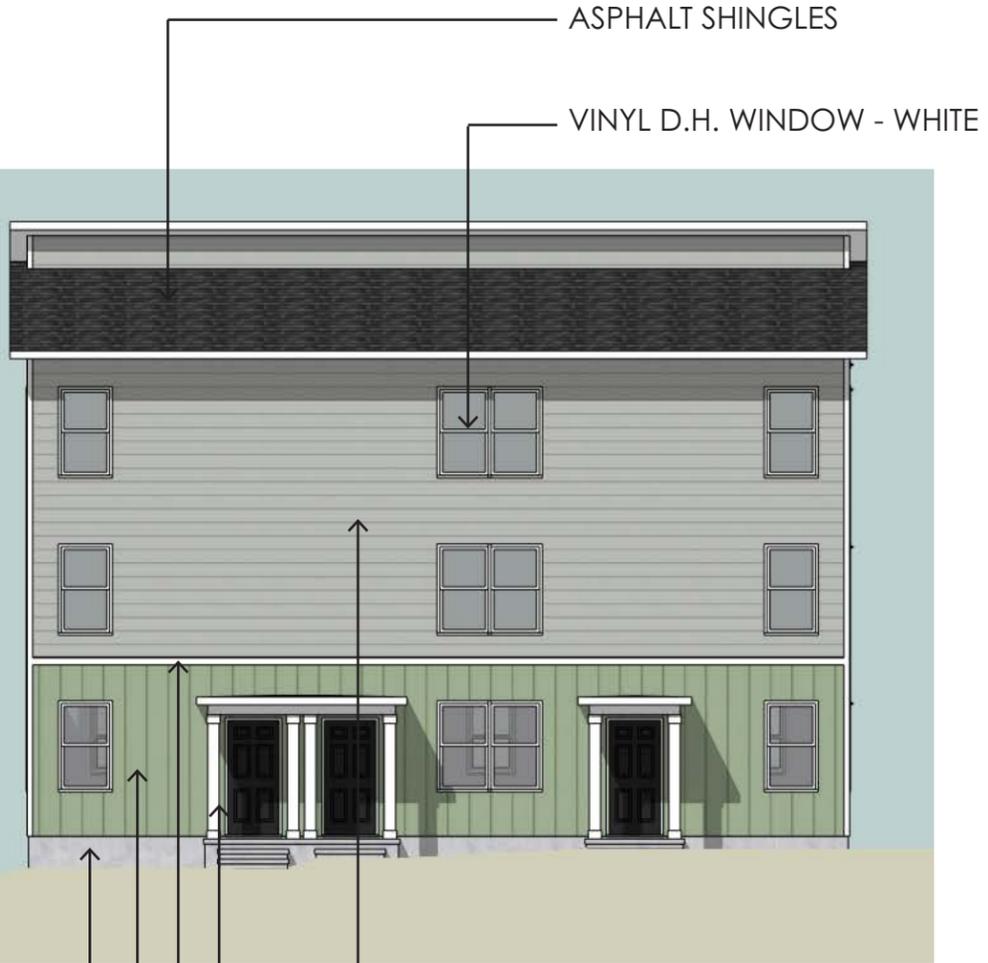
**BUILDING #1 ELEVATION**  
LEFT ELEVATION



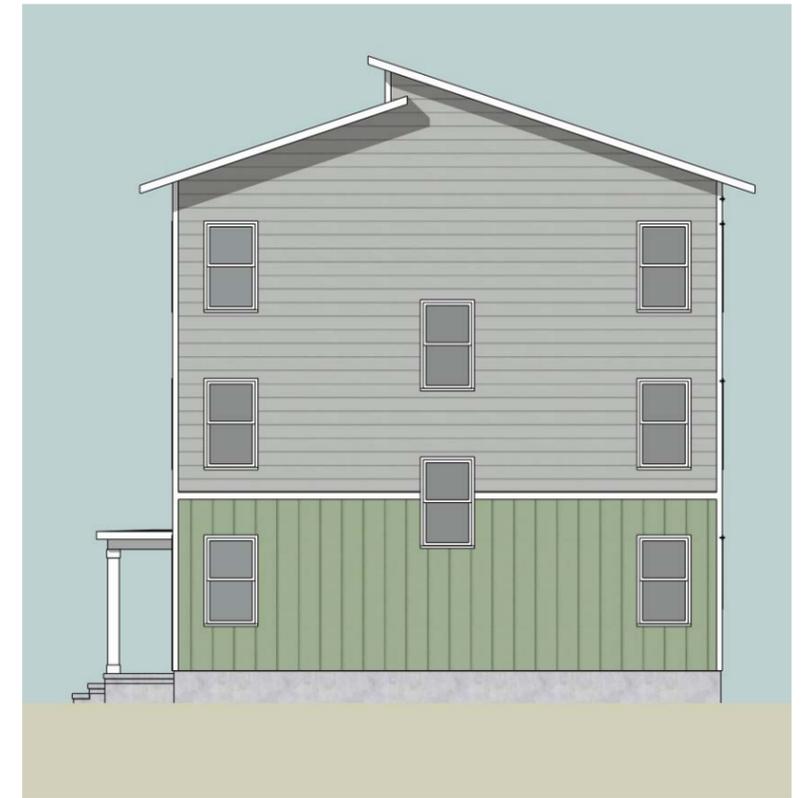
**KEY PLAN**



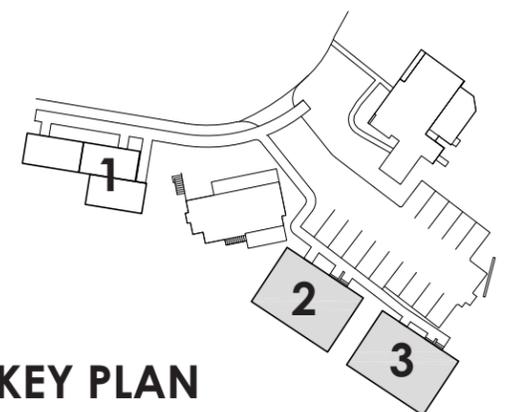
**BUILDING #2 & #3 ELEVATION**  
FRONT ELEVATION



- ASPHALT SHINGLES
- VINYL D.H. WINDOW - WHITE
- LAP SIDING - GRAY
- SQUARE COLUMNS - WHITE
- TRIM - WHITE
- BOARD & BATTEN SIDING - GREEN
- PARGED CONCRETE



**BUILDING #2 & #3 ELEVATION**  
RIGHT ELEVATION



**KEY PLAN**

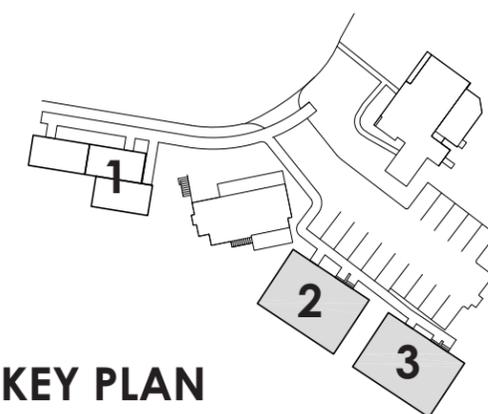


**BUILDING #2 & #3 ELEVATION**  
REAR ELEVATION

- ASPHALT SHINGLES
- VINYL D.H. WINDOW - WHITE
- LAP SIDING - GRAY
- TRIM - WHITE
- BOARD & BATTEN SIDING - GREEN
- PARGED CONCRETE



**BUILDING #2 & #3 ELEVATION**  
LEFT ELEVATION



**KEY PLAN**

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 18, 2026**



**Pre-application discussion: CoA in HC District**

BAR # HST26-0003

716 & 0 Lexington Avenue, TMP 520152000 & 520152001

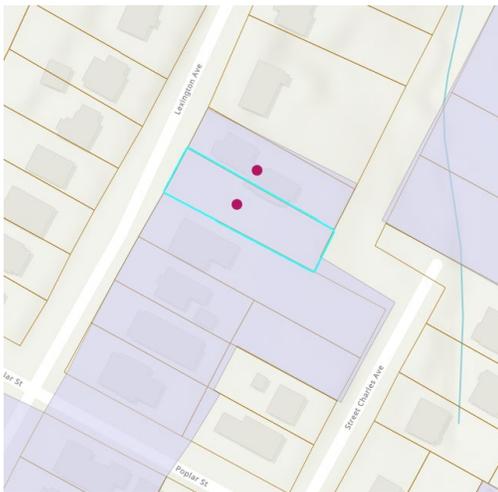
Martha Jefferson Historic Conservation District

Owner: David T. & Christine S. Gardner

Applicant: Bridge Ridenour, Alloy Architecture + Construction

Project: Construct single-family home

---



**Background**

Year Built: No prior structures at 0 Lexington Avenue

District: Martha Jefferson Historic Conservation District

Survey: The 600 & 700 blocks of Lexington Avenue are described on pages 62-78 of the Martha Jefferson Neighborhood HCD inventory [[link](#)].

**Prior BAR Review**

N/A

**Application**

- Submittal: Alloy Workshop, *Gardner Renovation*, dated February 6, 2026, 9 pages; including material selections: *714 Lexington Look and Feel*, 4 pages.

Pre-application conference re: construction of a single-story residence. No action will be taken.

The proposed single-story home is to be situated on the vacant portion of the lot [0 Lexington Avenue] between 716 and 712 Lexington Avenue.



*Arial View East - yellow arrow indicating approximate project area.*



*716 Lexington Avenue, view East.*



*Properties immediately West, across Lexington Avenue - **not** within M.J. HCD.*



*Rear lot, view N-NW. Proposed structure to be situated on the left.*

### **Discussion**

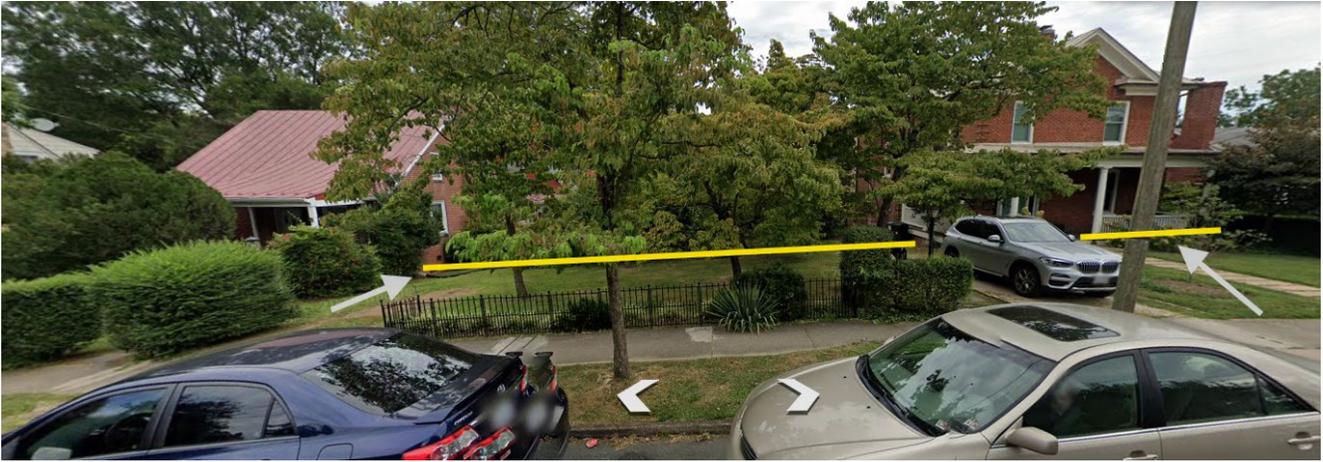
Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes.

The BAR should discuss whether additional elements and details are necessary to evaluate the project. For example:

- Measured drawings: Elevations, wall details, etc.
- Foundation and exterior walls
- Exterior trim, ornament, details, etc.
- Doors and windows: Type, lite arrangement, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping

For the proposed dwelling at 0 Lexington Avenue (TMP 52015200), the project team was advised by planning and zoning staff to address the necessary boundary line adjustment with 716 Lexington in order to meet required development regulations. Resolution of this matter will not alter the design.

In addition to any comments, suggestions, or questions from the BAR, staff requests feedback on the proposed setback.



*Yellow line showing approximate existing front setback at 716 & 712 Lexington Avenue*

Additionally, per Code Sec. 5.2.6.A.1., while this request is subject to a Major Historic Review, the BAR may delegate to staff the final review (approval of the CoA).

See staff comments under the review criteria.

### **Suggested Motions**

No action will be taken.

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

#### **Review Criteria Generally**

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

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

#### **Standards for Review and Decision**

Per Chapter 34. Div. Section 5.2.7.D. Criteria for Review and Decision

##### **2. Historic Conservation District**

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

- a. Whether the form, height, scale, mass, and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- b. The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- c. The impact of the proposed changes on the essential architectural form and integrity of the existing building;
- d. The effect of the proposed change on the adjacent building or structures; and
- e. Any applicable provisions of the City's design guidelines.

### **Historic Conservation Districts: Design Guidelines for New Construction and Additions**

Note: In reviewing the design guidelines, staff examined the 31 primary structures within the district located on the 500, 600, and 700 blocks of Lexington Avenue.

#### Building Location – setback and spacing

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

#### **Staff Comment:**

1. The proposed front setback is shown at 20 feet. The average front setback on this street is 36 feet, and ranges between 24 and 56 feet.
2. Spacing between the new dwellings and those on the adjacent parcels (716 Lexington Avenue and 712 Lexington Avenue) are 12 and 14 feet respectively. Spacing between nearby structures ranges between 6 and 30 feet, with an average of 17 feet.

#### Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.

#### **Staff Comment:**

1. The estimated footprint and façade widths are compatible with other structures in the district, most especially the single-story dwelling immediately adjacent (716 Lexington Ave). The perspective view on page A1.6 of the submittal indicates the proposed massing and scale relative to adjacent properties.
2. On this segment of Lexington Avenue, the existing dwellings are overwhelmingly 2-stories. The new building is a single-story home. The established lot width is typical. In the district, average building width is 30 feet, ranging between 26 and 38 feet. The maximum width as shown would be 42 feet, therefore the BAR should discuss appropriate building width.

#### Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.

2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

**Staff Comment:** The proposed gabled roof is compatible with the district. The new dwelling features both front and rear porches.

#### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.

**Staff Comment:** The primary entrance is at the front, from the street-facing porch.

2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

**Staff Comment:** On the primary façade, window and door alignments and patterns are compatible with the district.

#### Building Materials and Textures

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

**Staff Comment:** Throughout this district, brick and horizontal siding are common.

#### Building Paint

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

**Staff Comment:** n/a

#### Site

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

**Staff Comment:** n/a

#### Architectural character-defining features of the Martha Jefferson Historic Conservation District:

1. Encourage one-story front porches;

**Staff Comment:** The new dwelling features front and rear porches.

2. Encourage garages to be located in the rear yards;

**Staff Comment:** A carport is proposed at the front elevation.

3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];

**Staff Comment:** The level of the first floor aligns with those on the adjacent dwellings.

4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];

**Staff Comment:** The form and style reflect that of the house at 716 Lexington Avenue.

5. Encourage standing seam metal roofs;

**Staff Comment:** The roof will be either standing seam metal, or asphalt shingles.

6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];

**Staff Comment:** No existing large trees will be removed. Per zoning a 10% tree canopy will be required.

7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent:
  - a. maintain neighborhood massing and form;
  - b. encourage the use of sustainable materials;
  - c. limit the height of fences in front yards to 3 ½ feet in height.

**Staff Comment:**

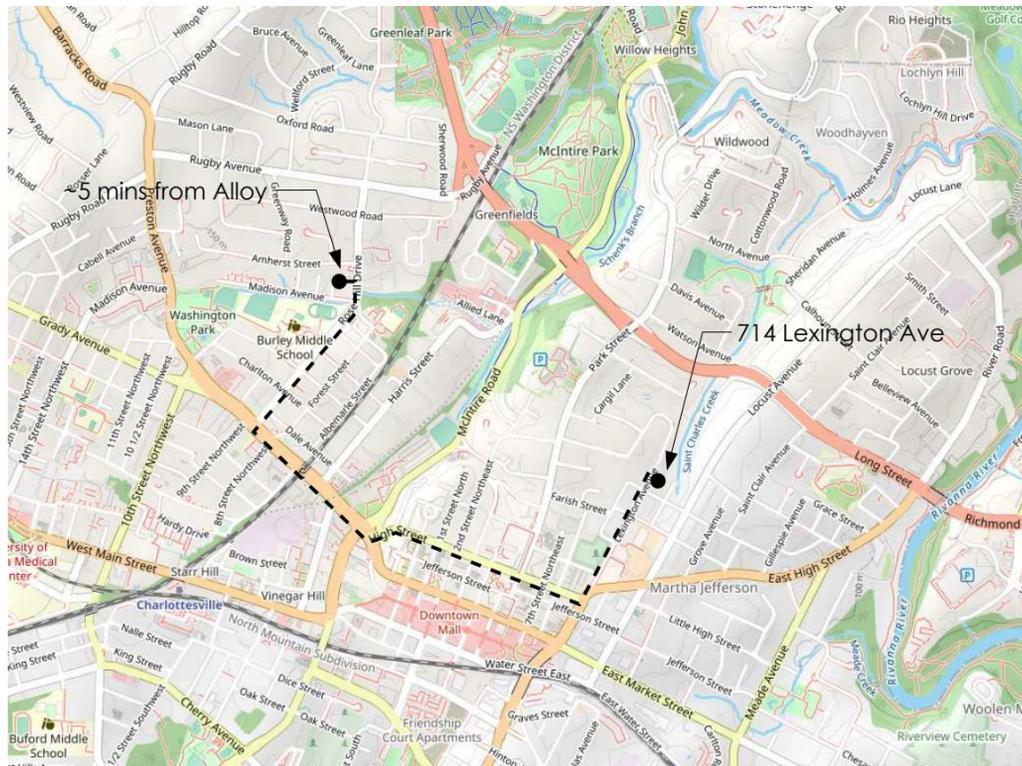
- a. Height, massing, and scale is compatible with nearby dwellings within the district.
- b. Materials, as presented, are compatible.
- c. No fencing is proposed.

8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
  - a. not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated);
  - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;

**Staff Comment:** n/a

9. Encourage good stewardship of Maplewood Cemetery.

**Staff Comment:** n/a



**1** Vicinity Map  
Not to Scale



**2** View  
Not to Scale

| PROJECT INFORMATION    |                         |
|------------------------|-------------------------|
| Parcel ID:             | 520152001               |
| Zoning:                | R-B                     |
| County:                | City of Charlottesville |
| Year Built:            | n/a                     |
| Neighborhood:          | North Downtown          |
| Construction Type:     | n/a                     |
| Existing SF:           |                         |
| Proposed Addition SF:  |                         |
| Proposed Renovated SF: |                         |
| Front Setback:         | 20'                     |
| Rear Setback:          | 4'                      |
| Side Setback:          | 4'                      |

| SHEET INDEX |                     |
|-------------|---------------------|
| A0.0 -      | Cover Page          |
| A0.1 -      | Survey              |
| A0.2 -      | Site Plan           |
| A1.1 -      | Proposed Floor Plan |
| A1.2 -      | West Elevation      |
| A1.3 -      | North Elevation     |
| A1.4 -      | East Elevation      |
| A1.5 -      | South Elevation     |
| A1.6 -      | Perspective View    |

| PROJECT SUMMARY   |  |
|---|--|
| New single-family home ~2000 SF with small pool and garage. |  |



**3** GIS  
Not to Scale

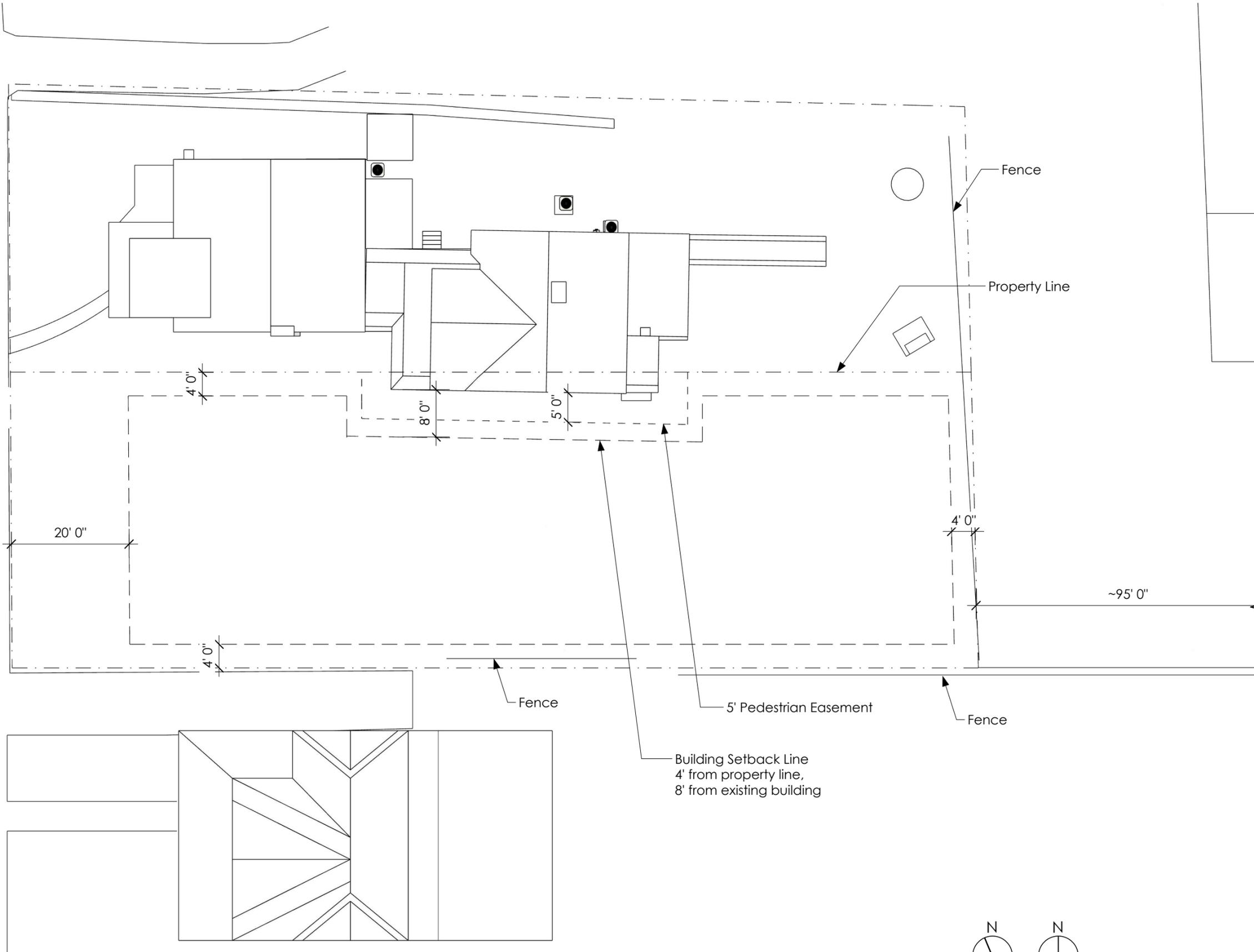
Martha Jefferson Historic Conservation District



Lexington Ave

1

Site Plan  
Scale: 1/16" = 1'-0"



# A0.2 Site Plan

Gardner Renovation

714 Lexington Ave. | Charlottesville, VA, 22902

DATE: February 6, 2026

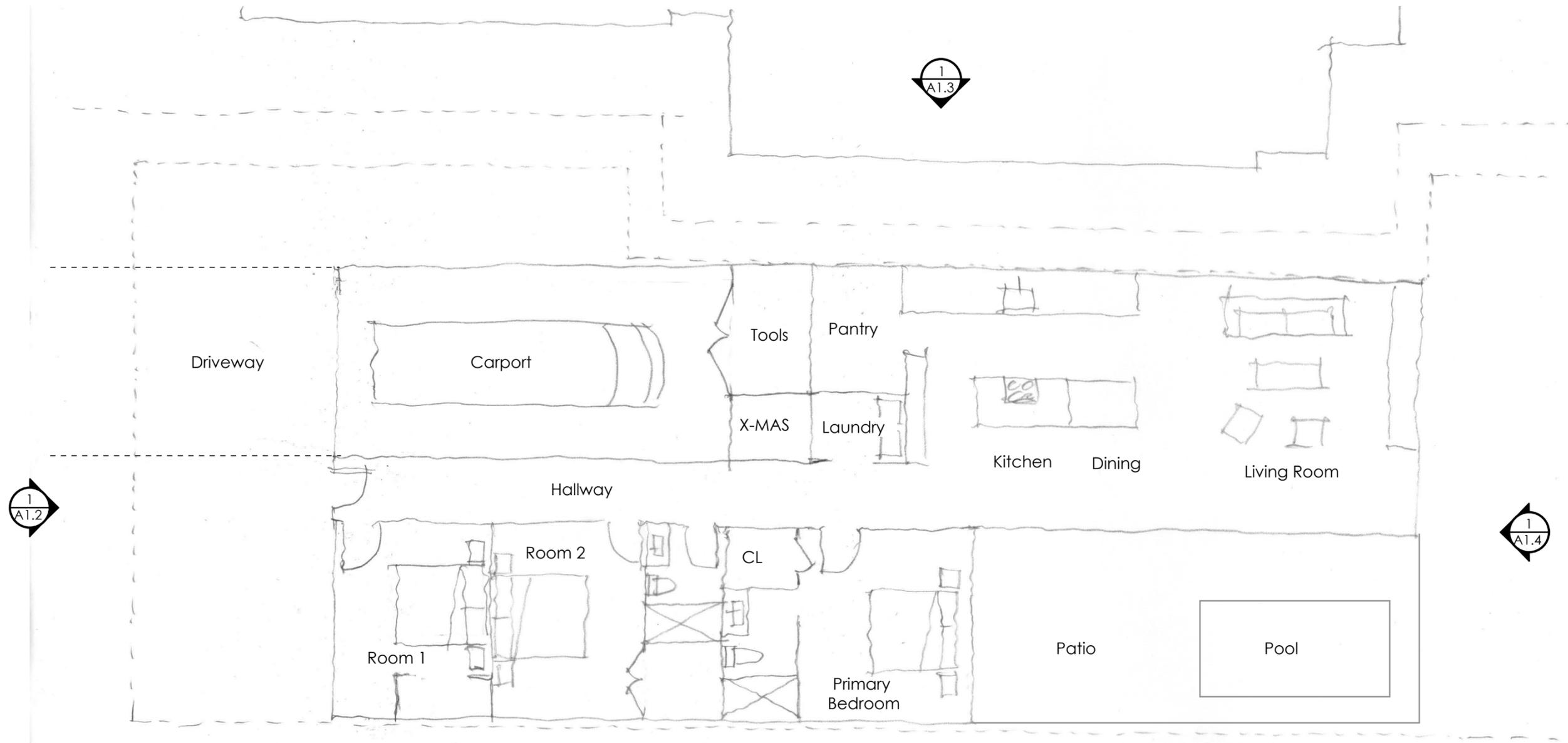
ISSUE: Schematic Design I



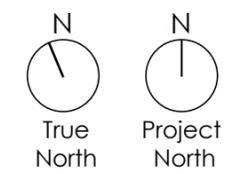
www.alloyworkshop.com

1109 Rose Hill Drive  
Charlottesville, Virginia 22903  
t- 434-977-8733  
f- 434-979-8733





1 Proposed Floor Plan  
 Scale: 1/8" = 1' - 0"



# A1.1 Proposed Floor Plan

## Gardner Renovation

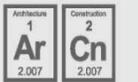
714 Lexington Ave. | Charlottesville, VA, 22902

DATE: February 6, 2026

ISSUE: PRELIMINARY DESIGN



www.alloyworkshop.com  
 1109 Rose Hill Drive  
 Charlottesville, Virginia 22903  
 t- 434-977-8733  
 f- 434-979-8733





714 Lexington

1 West Elevation  
Scale: NTS

# A1.2 West Elevation

## Gardner Renovation

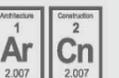
714 Lexington Ave. | Charlottesville, VA, 22902

DATE: February 6, 2026

ISSUE: PRELIMINARY DESIGN



[www.alloyworkshop.com](http://www.alloyworkshop.com)  
1109 Rose Hill Drive  
Charlottesville, Virginia 22903  
t- 434-977-8733  
f- 434-979-8733





1 North Elevation  
Scale: 1/8" = 1'-0"

# A1.3 North Elevation

## Gardner Renovation

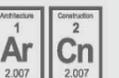
714 Lexington Ave. | Charlottesville, VA, 22902

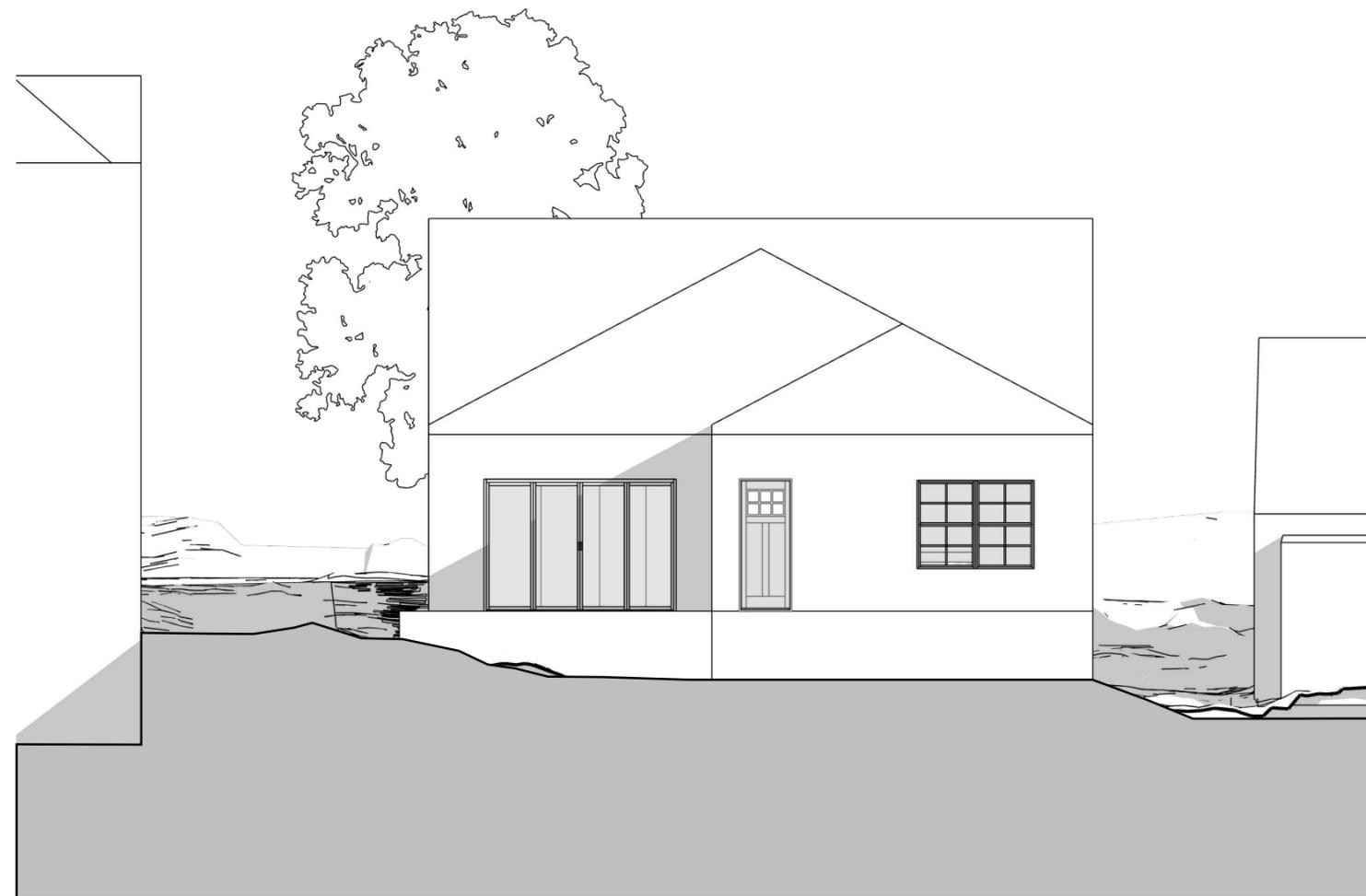
DATE: February 6, 2026

ISSUE: PRELIMINARY DESIGN



[www.alloyworkshop.com](http://www.alloyworkshop.com)  
1109 Rose Hill Drive  
Charlottesville, Virginia 22903  
t- 434-977-8733  
f- 434-979-8733





1 East Elevation  
Scale: 1/8" = 1'-0"

# A1.4 East Elevation

## Gardner Renovation

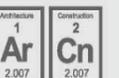
714 Lexington Ave. | Charlottesville, VA, 22902

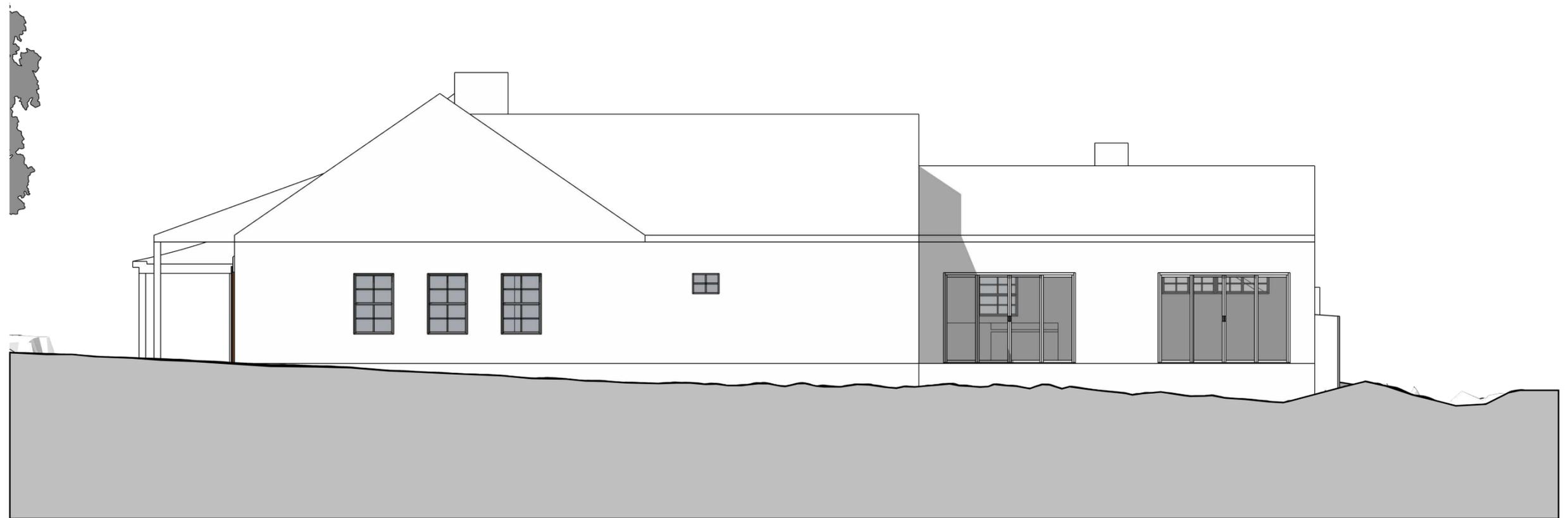
DATE: February 6, 2026

ISSUE: PRELIMINARY DESIGN



[www.alloyworkshop.com](http://www.alloyworkshop.com)  
1109 Rose Hill Drive  
Charlottesville, Virginia 22903  
t- 434-977-8733  
f- 434-979-8733





1 South Elevation  
Scale: 1/8" = 1'-0"

# A1.5 South Elevation

## Gardner Renovation

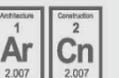
714 Lexington Ave. | Charlottesville, VA, 22902

DATE: February 6, 2026

ISSUE: PRELIMINARY DESIGN



[www.alloyworkshop.com](http://www.alloyworkshop.com)  
1109 Rose Hill Drive  
Charlottesville, Virginia 22903  
t- 434-977-8733  
f- 434-979-8733





# A1.6 Perspective View

## Gardner Renovation

714 Lexington Ave. | Charlottesville, VA, 22902

DATE: February 6, 2026

ISSUE: Schematic Design I



[www.alloyworkshop.com](http://www.alloyworkshop.com)

1109 Rose Hill Drive

Charlottesville, Virginia 22903

t- 434-977-8733

f- 434-979-8733



Overall Vibe:

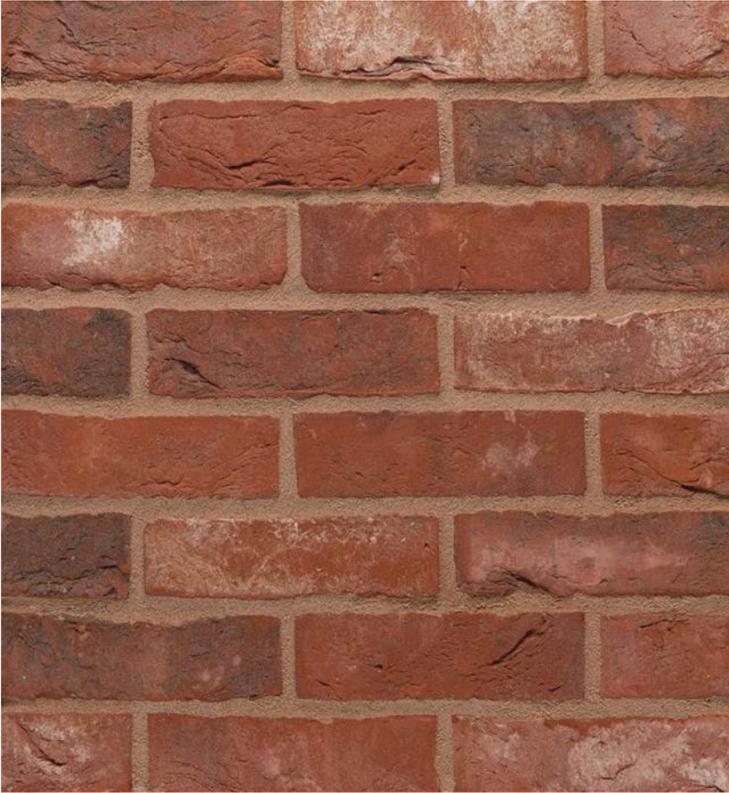


I need an updated exterior photo  
but wanted to share the paint  
color from my reel yesterday.

*Muddled Basil by Sherwin Williams*

714 LEXINGTON | Look & Feel

Exterior Cladding: Brick or Hardi-plank Lap Siding



Red brick

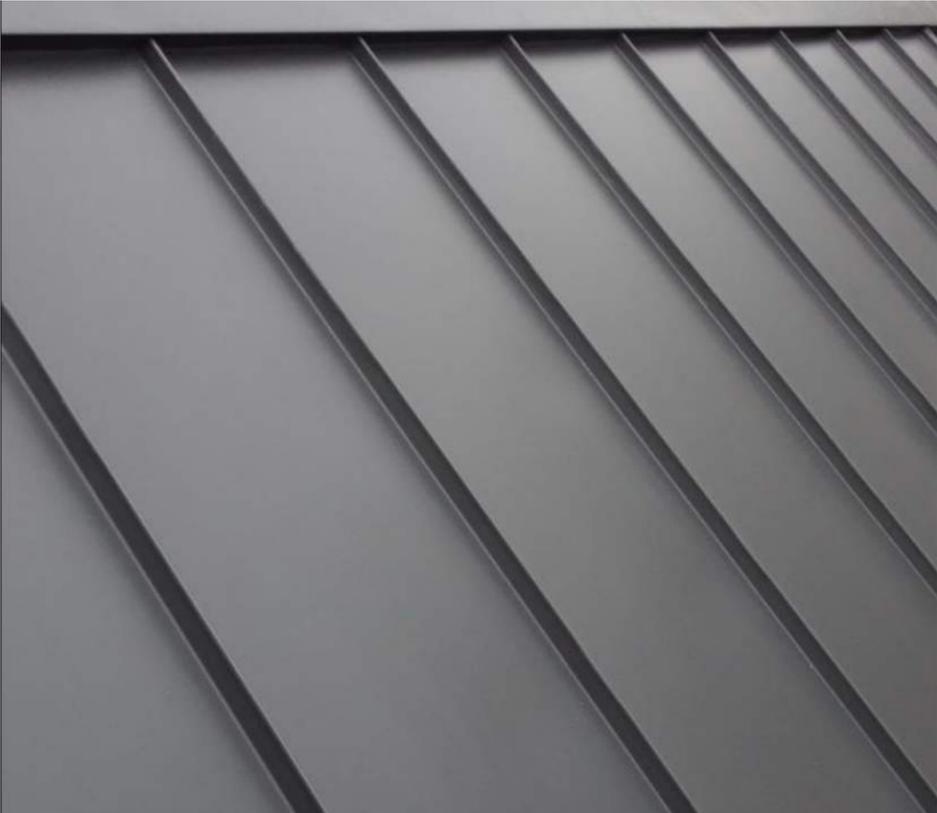


James Hardie: Timber Bark or Espresso



Benjamin Moore: Bear Creek 1470

Roofing: Metal Standing Seam or Asphalt Shingle



Dark Bronze



Charcoal Gray



Weathered Wood



Charcoal

## Windows: Pella Lifestyle Series

Aluminum-clad wood double-hung windows



Half Colonial  
(shown on Casement)

### Grille pattern variations



Iron Ore



Black



Matte Grey

### Exterior color options

714 LEXINGTON | Look & Feel