

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
March 17, 2026 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



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

Regular Meeting [5:30 PM in Council Chambers]

A. Matters from the public not under items C through E on the agenda.

B. Consent Agenda

1. **Meeting minutes: January 21, 2026** [[Link to meeting video.](#)]

C. Deferred Items - N/A

D. New Items

2. **Certificate of Appropriateness Application**

BAR # HST26-0006

554 Valley Road; TMP 110053200

Oakhurst Circle-Gildersleeve Wood ADC District

Owners/Applicants: Lindsay & Evan Edwards

Project: Addition on front elevation with other alterations

3. **Certificate of Appropriateness Application**

BAR # HST26-0007

707-709 West Main Street; TMP 320156000

West Main Street ADC District

Owner: Starr Hill Properties, LLC

Applicant: Cliff Fox

Project: Seasonal vestibule

4. **Certificate of Appropriateness Application**

BAR # HST26-0009

208 3rd Street NE; TMP 330215100

Downtown ADC District

Owner: Asharper, LLC [The Luck Group II, LLC]

Applicant: Jennifer Batchelder, Glickman Design Studio

Project: Window replacements and exterior modifications

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

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

5. **Staff Discussion**

- Preservation Month - May
- 218 W. Market Street Cultural Resource Assessment
- Downtown Mall 50th Anniversary

G. Adjourn (8:00)

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

Regular Meeting

January 21, 2026 – 5:00 PM

Hybrid Meeting (In person at City Council Chambers & virtual via Zoom)



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

Members Present: Carl Schwarz, Ron Bailey, Roger Birle, James Zehmer, Jerry Rosenthal, Katherine Tabony, Cheri Lewis

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

Pre-Meeting:

There was discussion surrounding the Preliminary Discussion surrounding the proposed project on St. Charles Avenue. Mr. Schwarz did have questions about whether the BAR should be reviewing the project. Members of the BAR were given copies of the BAR bylaws to review. In the old ordinance, there was no pre-application conference for Historic Conservation Districts. The proposed project on St. Charles is in the Martha Jefferson Historic Conservation District. There is one pre-application conference for proposed projects in Historic Conservation Districts and two pre-application conferences for ADC Districts. There was a question regarding snow days and delaying BAR meetings. Mr. Zehmer brought up what could possibly happen if a BAR meeting is canceled due to something out of control of the BAR.

The meeting was called to order by Mr. Zehmer at 5:30 PM.

A. Matters from the public not on the agenda.

James Snyder (206 5th Street SW) – At one of the last meetings, one of the members mentioned that an option for historic preservation for an area like Fifeville might be a different type of historic preservation overlay, not one that was so specific that it detailed every window, shutter, and paint color. I wonder if we could get some more information about that. Is there a way to nominate houses? There is a house that is 100 years old, that is a unique, stone bungalow on 5th Street that looks like it was built about the same time by the same contractor as Rock House. It has been restored and is in much better shape when it was nominated.

Mr. Werner – Fifeville-Tonsler historic district is on the National Register and Virginia Landmarks Register as a historic district. The building that Mr. Snyder is talking about is contributing. A lot of them already are contributing. There is a National Register District overlay. The BAR only has purview only over what is locally designated. The city has the Architectural Design Control (ADC) Districts. We have 8 of those: West Main, Downtown, North Downtown, Wertland, etc. Those are the more rigid of the historic districts. In the city, we also have Individually Protected Properties (IPPs). For example, we have 2 houses on 7th Street. The reason that we were reviewing that project is because they were IPPs. The work on IPPs follows the more rigid design

review. The city also has 3 Historic Conservation Districts: Woolen Mills, Martha Jefferson, and Rugby Road. Those are a 'historic district light.' We look primarily at what is visible from the right-of-way. The way that I have explained it to people is that the design guidelines for ADC Districts are 150 pages. For historic conservation districts, it is maybe 3 pages. To get nominated as an ADC or Historic Conservation District, a community neighborhood can propose those. It would take overwhelming community support. For Council or staff to even consider taking it to Council, it is not a panacea. Council is very careful about it, given the last time they reviewed one, there was a lot of contention about it. It would take overwhelming support from the neighborhood. They would have to contact me. It would take a zoning text amendment and zoning map amendment to do an ADC district or IPP or historic conservation district. The overlay does not change the underlying zoning. The Board of Architectural Review gets a certain amount of purview. An overlay does not suddenly say that you cannot do something here if it is permitted by zoning. That is what I would offer given that area is already on the National Register.

Mr. Zehmer – Mr. Snyder is referring to the Historic Conservation District that we had talked about. The second question was whether there was a way to list an IPP. It is a good segway into our first new item tonight.

Mr. Werner – There are some additional IPPs in Fifeville. I am not sure if that house on 5th Street is one. I know there are several there that were. I cannot speak about the Fifeville process. My understanding is that when that survey was done and the National Register District was discussed, I don't know why local designation wasn't pursued. I imagine it came up.

Mr. Zehmer – If someone wanted to pursue creating an IPP for a property, they can do that. There is an avenue to do it. We have one on our agenda tonight. Does the owner have to be the person?

Mr. Werner – We won't consider an IPP unless it comes from the owner. We had a small conservation district proposed a couple years ago. It is somewhat still pending, the CH Brown HC District on 12th and Rosser. It is only 6 buildings. One is already an IPP. I needed to hear from the 5 other property owners that they supported that designation. That has not occurred. I cannot move that forward

Ms. Lewis – Didn't we also have a potential IPP in the Greenbrier District?

Mr. Werner – It was recently listed on the National Register. That has not been brought forward. It would take the owner.

Genevieve Keller – I attended City Council meeting last night. There was a lot of discussion or at least an introduction of a topic of architectural review control for what they are calling the core neighborhoods, RNA neighborhoods. I did make some comments. I supported using a conservation district, which I thought would be more appropriate. If that was to proceed, it would need to be handled in a different and more sensitive manner and still meet the state requirements for a historic district. I spoke about it. There was a lot of discussion last night. It is something Preservation Piedmont consistently recommended through the code revision and possibly in the Comp Plan, one of the parts of a solution for what they were initially calling sensitive neighborhoods. Since Mr. Werner was talking about National Register nominations, there is a bill being introduced in the General Assembly this session that would reduce the notification requirements for National Register nominations. I don't know if you are aware of that. It is not something immediately of interest to the city, but down the pipe, it might be. What it is doing is removing the requirement that adjacent owners be notified by mail of a pending National Register nomination. DHR (Department of Historic Resources) is supporting that. It will make the notification requirements less onerous for them and for jurisdictions like Charlottesville. It contributes to a misunderstanding now. There is no role for adjacent property owners to play when something is nominated to the National Register. It would be if they were in a district. It is something that would streamline the process. It will also create a better understanding. People are notified and they think that they have a role.

They don't have any role. If it was to go to court, they would not have any standing. It might be something that the department would want to send letter saying we are in support of this.

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

1. Meeting Minutes – December 16, 2025

Motion to Approve – Ms. Lewis – Second by Mr. Bailey – Motion passes 6-0 with 1 abstention (Mr. Schwarz)

C. Deferred Items

N/A

D. New Items

2. **Recommendation to City Council – IPP Designation**

Application for ZMA/ZTA pending

801 West Street; TMP 310042000

Owner/ Applicant: Richard H. Hunt, Jr.

Project: Zoning amendment to designate property an IPP

Kate Richardson, Staff Report – The BAR is asked to make a recommendation to City Council on the owner's request to designate as an Individually Protected Property (IPP) an approximately 0.3-acre parcel located at the NW corner of West Street and 8th Street, NW, within the 10th & Page Neighborhood. On December 9, 2025, in response to a request from the property owner, the Planning Commission voted to initiate the necessary review to amend City Code Chapter 34, Section 2.9.3.B. to designate this parcel an IPP, and, per City Code Chapter 34, Section 5.2.5, amend the City Zoning Map to identify this parcel as having an IPP overlay. Designation of an IPP follows the process for an amendment to the City's zoning ordinance and zoning map, including a public hearing and notification.

Ms. Lewis – Can staff summarize or address the emails that were exchanged this week about further work that was done on the property that are not represented in the pictures and the description?

Ms. Richardson – This house was constructed around 1905. In 1905 and later in 1913, there was a dependency or garage at the rear of the property. That was demolished prior to the early 1960s. In some of these pictures, there has been some alteration of enclosing this porch area. I believe that Mr. Schwarz provided some documentation yesterday. These images are from the Virginia Department of Historic Resources survey in 2021. In our efforts, we would document the known changes and sequence as best we could. With what is there, there already have been some modifications in the 20th century, the addition of stucco and replacement windows. We would put that into our full summary of the structure.

Ms. Lewis – Is the widow's walk original?

Mr. Werner – To our knowledge, yes.

Ms. Lewis – Is there roof access up there?

Mr. Werner – I don't know. I don't know if that is a decorative feature or not. The gentleman that built the house was a well-known builder and craftsman. When you see the pictures of the interior, you certainly see the attention to detail. This section of 10th & Page, this northeast corner was originally the white section of 10th & Page. You see the ownership changing over in the 1930s and 1940s. That is when Mr. Hunt's family acquired the home. They have lived in it and owned it ever since. The consultant identified it as one of the older homes in 10th & Page. We think that there are several 1880-era homes down near the Old Cox's Row that was associated with the railroad. It is one of the older homes. To the best that we can determine, it is in pretty good condition from when it was constructed.

Mr. Rosenthal – What was the original siding before the stucco?

Mr. Werner – We assume that with a lot of houses that it was siding. Stucco in Charlottesville is like the aluminum siding that you saw all over Baltimore in the 1950s. Stucco was a thing that was added in the early 20th century to a lot of homes around here. Presumably, it was a wood siding. It is probably still there.

Ms. Lewis – What are the oldest pictures that we have? Does the owner have any early pictures?

Ms. Richardson – I am looking for that. Mr. Hunt, the owner, shared the interior pictures that you see and some additional ones. This might be a good question for him. We are looking through our archives. I have 10th & Page pictures from the 1970s and 1980s.

Mr. Werner – Anything we have would not go back further than the 1970s.

With the zoning text amendment and zoning map amendments, the best way to do something like this is to ask the Planning Commission to initiate it. That takes some of the burden off the applicant. That takes some of the burden off the applicant for something like this. Mr. Hunt approached me last summer with the idea. We have been talking about it. He is officially the requestor of this.

Richard Hunt, Applicant – I am a son of Charlottesville I was born in the University of Virginia hospital. My grandparents are from Charlottesville. My grandmother taught at Jefferson School for 40 years. Much of my heart and soul and a lot of my money has gone into preserving the home that my grandparents purchased during the war. It stands there because I love Charlottesville. It is a monument to them and to my mother, who passed it down to me. I want to make sure that it is there for as long as it is standing and as an example to the community of the respect that the city would confer on the people of 10th & Page. For the things that we went through, for the things that we have developed, for our contributions to the city's culture, to our contributions to the city's economy, it is a beautiful house. I hope that you will come by and look. To answer a previous question, I do have a picture of my grandfather holding me when I was 2 years old in front of that house. It looks exactly like it does now. It does answer the question in part about when the stucco was on. It has been there as long as I have been there. That makes it about 69 years and counting.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

James Snyder – I want to congratulate Mr. Hunt. It is a beautiful house. Your family has been a great steward for it. It is houses like this that are kept up by the families and been there that make a community. That whole

neighborhood could use your help if we can help preserve it and help it be enhanced and survive all the development that is going on around it. I live in an older neighborhood and appreciate older homes.

Mr. Werner – Mr. Hunt and I have communicated back and forth on email. We have recently talked on the phone. We have had some email issues that we have hopefully resolved. The backstory of these places is what is always so amazing to me about Charlottesville and the connections that exist. This is a small town. When you piece together the names, I know the story of Mr. Hunt’s mother. I did not know the connection to Mr. Martin. I see these stories woven through this ‘quilt’ that is this town. It is amazing. In the HRC meetings, we talk about places in the city that are places that is important for a certain thing or certain event.

COMMENTS FROM THE BOARD

Mr. Schwarz – We have the item, the association of the building structure site with historic person or event. Is there a way to add to this?

Mr. Werner – As this moves forward, I gave it as much. I was able to piece together from the census and from the directory some information. The evolution of this story is something we can work on as it moves forward to the Planning Commission and City Council.

Mr. Schwarz – If there is some future owner and they want to do something; the text is there for that.

Mr. Werner – One of the things we would have to in the GIS layer is the ability to show sites in this town that associated with these stories. In the future, we can at least connect that story to it that somebody may not know.

Mr. Bailey – If this gets designated, does that mean it is preserved as it currently stands?

Mr. Werner – That means that it is like any other house in a historic district. Alterations to the exterior, demolition, and new construction would require BAR review.

Mr. Zehmer – Mr. Schwarz, your point is well taken that potentially a historic person associated at the local level would be a prominent educator lived in this house.

Motion – Mr. Schwarz – Having reviewed the criteria for designation of Individually Protected Properties per City Code Chapter 34, Section 2.9.3., I move the BAR recommend that City Council approve the request to designate 801 West Street (Parcel 31-42) an Individually Protected Property. We request that staff supplement the record of this with current pictures and the history of those who have lived there and documentation of recent modifications. Second by Ms. Lewis. Motion passes 7-0.

E. Other Business

3. Preliminary Discussion

BAR # HST25-0119

705 St. Charles Ave, TMP 520155001

Martha Jefferson Historic Conservation District

Owner: Kimberly and Galen Suppes

Applicant: Marcelino Arroyo / Nola Builds

Project: New residence on vacant parcel

- Staff introduced this proposed project and new construction to the BAR.
- With conservation districts when compared to ADC districts, it is a much lighter touch and fewer guidelines.

- The guidance for materials in conservation districts to be typical. Staff do not find the proposed materials to meet that standard.
- Staff does feel strongly about the proposed materials.
- With the proposed design, there are some code issues that do need to be resolved with this proposed new construction.
- If the overlay were to be removed, it would go to the Planning Commission and eventually to City Council. It would be publicly noticed.
- Ms. Tabony had questions about the sight lines from St. Charles.
- The parcel has been split, and the address has been assigned to the parcel.
- With historic conservation districts, there are fewer guidelines as compared to ADC districts guidelines.
- The applicant presented that it will not have vinyl siding and will use cement lap siding, dimensional shingles.
- The applicant will not be putting metal on the roof. There will be no vinyl rails on the porches and there will be black metal.
- The biggest part of this proposed house is the garage requirement. Garages in this neighborhood tend to be either in the rear or on the side.
- The biggest issues for most members of the BAR were around the materiality of the project. The applicant was able to address those issues and answer those questions.
- Members of the BAR were pleased with the answers to the questions.

4. Work Session

- Review draft of changes and revisions to BAR bylaws
 - (4.3) Once a motion has been made, there is nothing about future conversation with the applicant.
 - There was a robust discussion surrounding having questions and comments from the public and whether there should be one opportunity for the public to ask questions and make comments.
 - Staff believe that the process of having separate questions and comments from the public, as it currently is.
 - Mr. Schwarz mentioned asking a member of the public could be a privacy issue. Staff are going to investigate whether members of the public need to provide their address when providing public comments.
 - Mr. Schwarz did bring up finding a solution to snow days and a lack of quorum for meetings.
 - The code does allow an appeal if a project is approved due to the lack of a BAR meeting.
 - Staff did go over the public notification process, timeline, and rules of the BAR regarding applications and other actionable items.
 - (2.2) Staff will no longer be handing the notices of BAR meetings as stated in the bylaws to the members.
 - The quorum requirement for BAR meetings to occur is a majority of the appointed members. With the current number of 8 members, a quorum is 5.
 - There was discussion surrounding items pulled from the Consent Agenda and the place in the meetings for those pulled items.
 - Staff did go over recusal from items. Unless a member stands to lose or make money based on a BAR decision, members do not need to recuse themselves.
 - It is each member's decision on whether to recuse themselves voluntarily from an item on the agenda.
 - If a member recuses themselves for an item, they do need to leave the room for the deliberation on the item. Staff will bring member back into the room.

The meeting was recessed for 5 minutes. The meeting was called back to order following a 5-minute recess.

- Minor Historic Reviews – Scenario planning
 - Staff will no longer use the term ‘administrative approval’ going forward.
 - Staff did go over with the BAR the different types of minor development projects that staff receive on a regular basis.
 - Staff did present examples of the different kinds of minor projects that have been submitted.
 - There was discussion between staff and the BAR regarding the different projects that have been reviewed by staff.
 - With tree removal, staff does need to see a tree removal permit

5. Staff questions/discussion

- BAR awards
- Landscape Architect vacancy on the BAR

F. Adjourn

Adjournment

The meeting was adjourned at 8:36 PM.

Certificate of Appropriateness Application

BAR # HST26-0006

554 Valley Road; TMP 110053200

Oakhurst Circle-Gildersleeve Wood ADC District

Owners/Applicants: Lindsay & Evan Edwards

Project: Addition on front elevation with other alterations

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

- [Staff Report](#)

- [Application Submittal](#)

Certificate of Appropriateness Application

BAR # HST26-0007

707-709 West Main Street; TMP 320156000

West Main Street ADC District

Owner: Starr Hill Properties, LLC

Applicant: Cliff Fox

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BAR # HST26-0009

208 3rd Street NE; TMP 330215100

Downtown ADC District

Owner: Asharper. LLC [The Luck Group II, LLC]

Applicant: Jennifer Batchelder, Glickman Design Studio

Project: Window replacements and exterior modifications

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

- [Staff Report](#)

- [Application Submittal](#)

Certificate of Appropriateness Application

**City of Charlottesville
Board of Architectural Review
Staff Report
March 17, 2026**



Certificate of Appropriateness Application

BAR # 26-0006

554 Valley Road; TMP 110053200

Oakhurst Circle-Gildersleeve Wood ADC District

Owners/Applicants: Lindsay & Evan Edwards

Project: Addition on front elevation with alterations



Background

Year Built: 1932

District: Oakhurst Circle-Gildersleeve Wood ADC District

Status: Contributing structure

Constructed as a dependency of 1708 Jefferson Park Avenue (JPA), this 2-story, gabled roofed garage was built into a small rise above a swale at the rear of the parent property. The building has two components: stone walls for the lower half, and a framed upper half with stucco. Character defining features include double-leaf swinging garage doors, multi-light steel framed windows, stone stairs at both the front and north elevations, standing-seam metal roof and brick end chimney. According to census records this property has housed UVA employees and their families for over 70 years. Early residents include Charlotte Ray, a stenographer for UVA in the 1930's and 40's, and Nicholson Buchwalter, an alumnus who returned to Charlottesville after WWII with his Swiss wife, Elizabeth. [Historical survey attached.]

Prior BAR Reviews – N/A

Applicant Request

- Submittal:
 - Building plans: *Edwards, 554 Valley Drive*; 12 sheets
 - Plat of TMP 52-53.1
 - *All Elevations*, sheet A200
 - Supplemental information and images, 6 pages

CoA request for a two-story addition on the front (east) elevation and alterations to the house.

Discussion

The buildings within the Oakhurst Circle-Gildersleeve Wood ADC District have great architectural integrity and represent styles popular during the first quarter of the 20th- century: Tudor Revival, Craftsman, and Dutch Colonial Revival. By contrast, later homes (post-1950) on Valley Road almost predominately feature the Cape Code style or are Minimalist in expression. 554 Valley Road and the neighboring homes closest to the intersection of JPA date to the earlier period, all of which feature stone as a quintessential architectural feature.

When evaluating an addition made to the front façade, Ch. 3, Sect. P of the Design Guidelines states the proposal should be treated as *new construction* and assessed for compatibility with the district as such. However, in this situation, it may be appropriate to consider this property's initial purpose. The former garage dependency was never intended as a primary residence, nor was the building given a significant position on the landscape or improved access to the street. It is essentially a secondary structure or utilitarian outbuilding.

Applicant's objective is to stabilize the structure and make necessary improvements to provide additional bedrooms. Meeting egress requirements includes expansion of some window openings. Stone salvaged will be used on the addition.

The proposed alterations include:

- Construction of a two-story front addition with cross-gable roof
- Removal of the garage doors at the front elevation
- Door and overhang replacement, north elevation
- Removal of triple-light metal casement windows, and enlargement of openings at the first floor, front elevation*
- Replacement of first floor triple-light metal casement window at north elevation*
- Removal of eight-light metal casement window at west elevation*
- Replacement of two triple-light metal casement windows at second story, south elevation*
- Replacement of second story vinyl windows
- Installation of new roof, with asphalt shingles, new fascia boards, gutters and downspouts
- Replacing entry stairs and metal railing

* That applicant has stated the steel casements are not salvageable.

** It appears the attic windows will be removed; BAR should request clarification.

Doors and windows:

Exterior doors will be fiberglass.

On the addition: Jeldwen fixed windows.

Replacement of vinyl windows: Pella Lifestyle and Jeldwen, a combination of fixed and casement windows that replicate the functionality of the originals.

Replacement of casement windows: Pella Lifestyle and Jeldwen, fixed, casement (single and double light) with a Pella hopper window at the west (rear) elevation.

Front addition:

The addition will have stone at the first level, with stucco above.

Railings, deck, stairs: Aluminum railing (color to be determined) & Trex.

Roof: Replacement with asphalt shingles. [Gutters and downspouts are not yet selected. Current K-style gutters are not original.]

North entry canopy: Repair and replace with asphalt shingles.

Recommendation

The contemporary design of the addition distinguishes it from the historic core. Staff recommends approval of the CoA with the following conditions:

- The garage doors be retained and stored on-site.
- The window and door trim be installed flush with or slightly proud from the stucco; Windows in the stone wall should be recessed.
- New gutters should be half round
- The standing-seam metal roof should be replaced in kind. The Design Guidelines make this recommendation: *Avoid replacing a standing-seam metal roof with asphalt shingles.*
- Note on Sheet AD101: *Remove or repair chimney.* BAR should require it be retained.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed addition and alterations at 554 Valley Road satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following conditions:

- The garage doors be retained and stored on-site.
- The window and door trim be installed flush with or slightly proud from the stucco; Windows in the stone wall should be recessed.
- New gutters should be half round
- The standing-seam metal roof should be replaced in kind
- The existing chimney will be retained.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed addition and alterations at 554 Valley Road does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

Criteria, Standards and Guidelines

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

Review Criteria Generally

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

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. 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. [...]

Standards for Review and Decision

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

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

Links to ADC District Design Guidelines

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

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

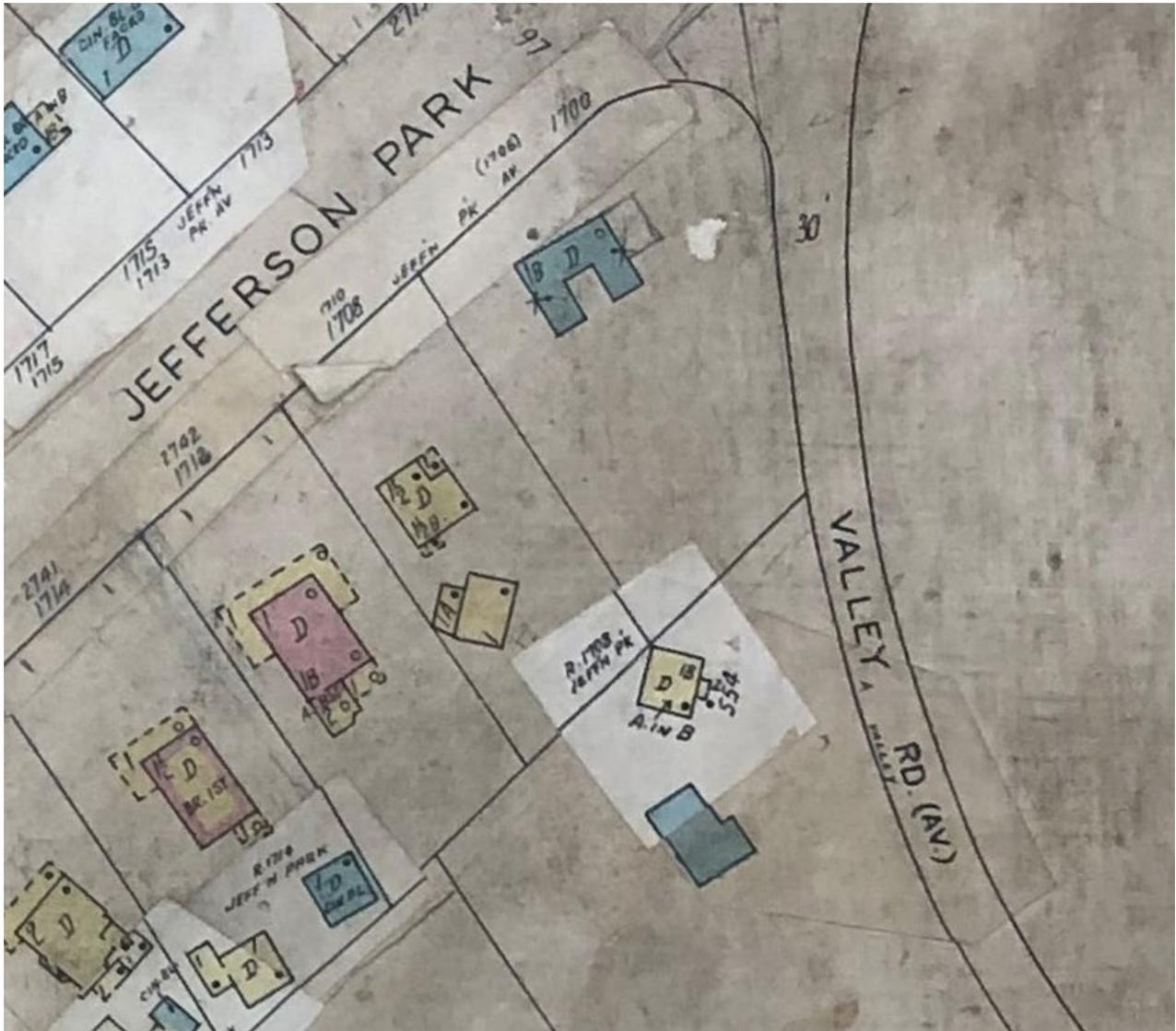
[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

APPENDIX

c.1960's Sanborn Map – 554 Valley Road



554 Valley Road (DHR # 104-5092-0039)



| | |
|----------------------------------|--|
| STREET ADDRESS: | 554 Valley Road |
| MAP & PARCEL: | 11-53.2 |
| PRESENT ZONING: | R-UHD |
| ORIGINAL OWNER: | Orland E. White |
| ORIGINAL USE: | Residential |
| PRESENT USE: | Residential |
| PRESENT OWNER: | John R. Winchester |
| | |
| ADDRESS: | John R. Winchester 554 Valley Road Charlottesville, VA 22903 |
| DATE/ PERIOD: | 1932 |
| STYLE: | Vernacular |
| HEIGHT IN STORIES: | 2.0 Stories |
| DIMENSIONS AND LAND AREA: | 705 sq.ft./0.202 Acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| | |
| CONTRIBUTING: | Yes |

ARCHITECTURAL DESCRIPTION

This 2 story, 4-bay, gable-roofed vernacular building is of stone construction on the first floor with central double-leaf swinging garage doors. Built in 1932, the second floor is stuccoed and accessible by an exterior stair leading up to a 1-bay porch with square wood

supports. Other details include multi-light steel casement windows, and a standing-seam metal roof.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, this vernacular cottage was originally part of 1708 Jefferson Park Avenue property (104-5092-0071) and was constructed by UVA botany professor Orland E. White in 1932. It has since been subdivided and is a contributing resource in the potential Oakhurst-Gildersleeve Neighborhood Historic District.



① Elevation 5 - a
1/8" = 1'-0"

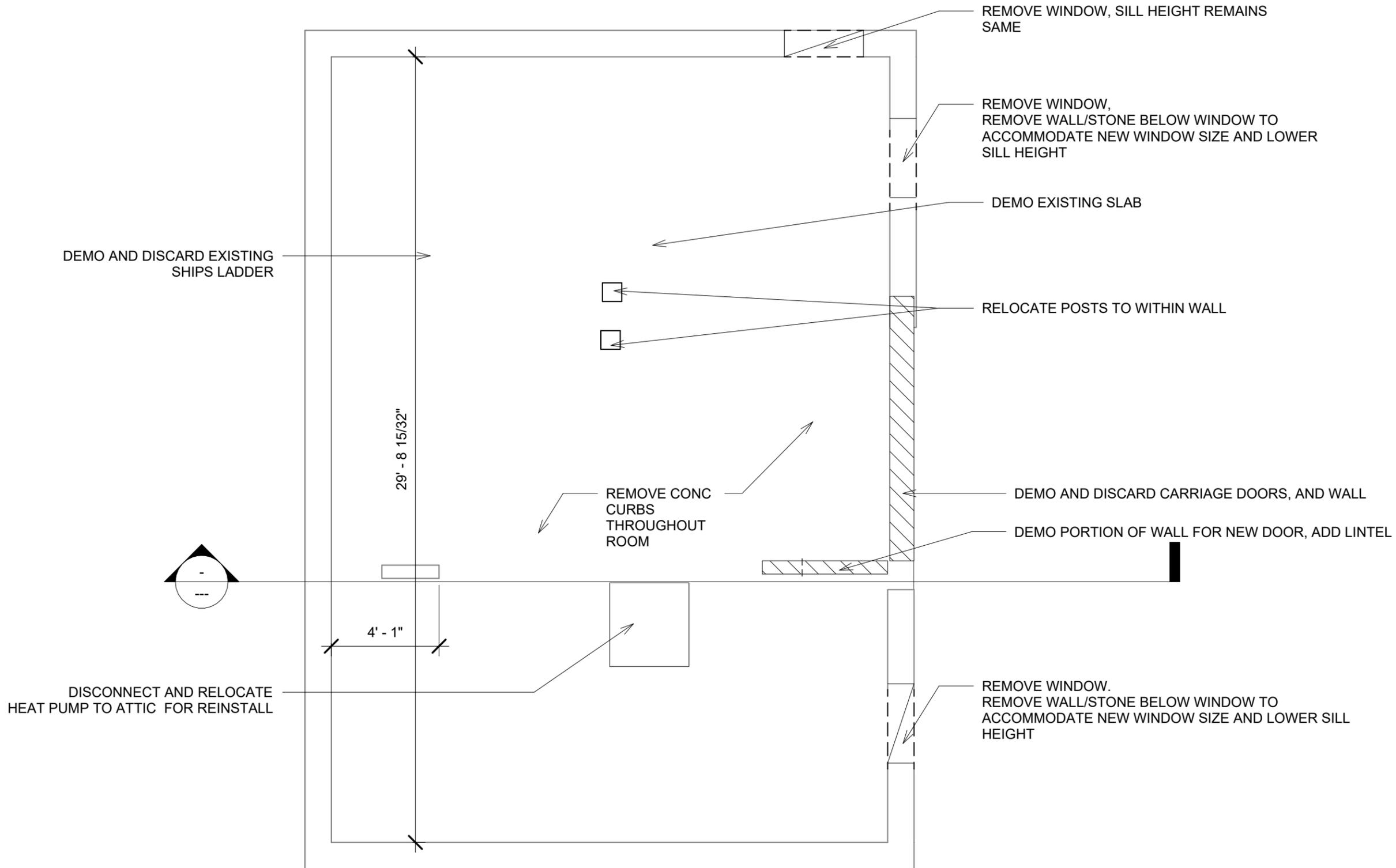
| Sheet List | |
|--------------|------------------------------|
| Sheet Number | Sheet Name |
| G001 | Cover Sheet |
| AD100 | Demo Plan Basement |
| AD101 | Demo Plan Floor 1 |
| A100 | Foundation |
| A101 | Basement Level |
| A102 | Floor 1 |
| A103 | Reflected Ceiling Plans |
| A104 | Interior Layout & Elevations |
| A105 | Roof Plan |
| A200 | Elevations |
| A201 | Window Schedule |
| A202 | Door & Room Schedules |

Cover Sheet

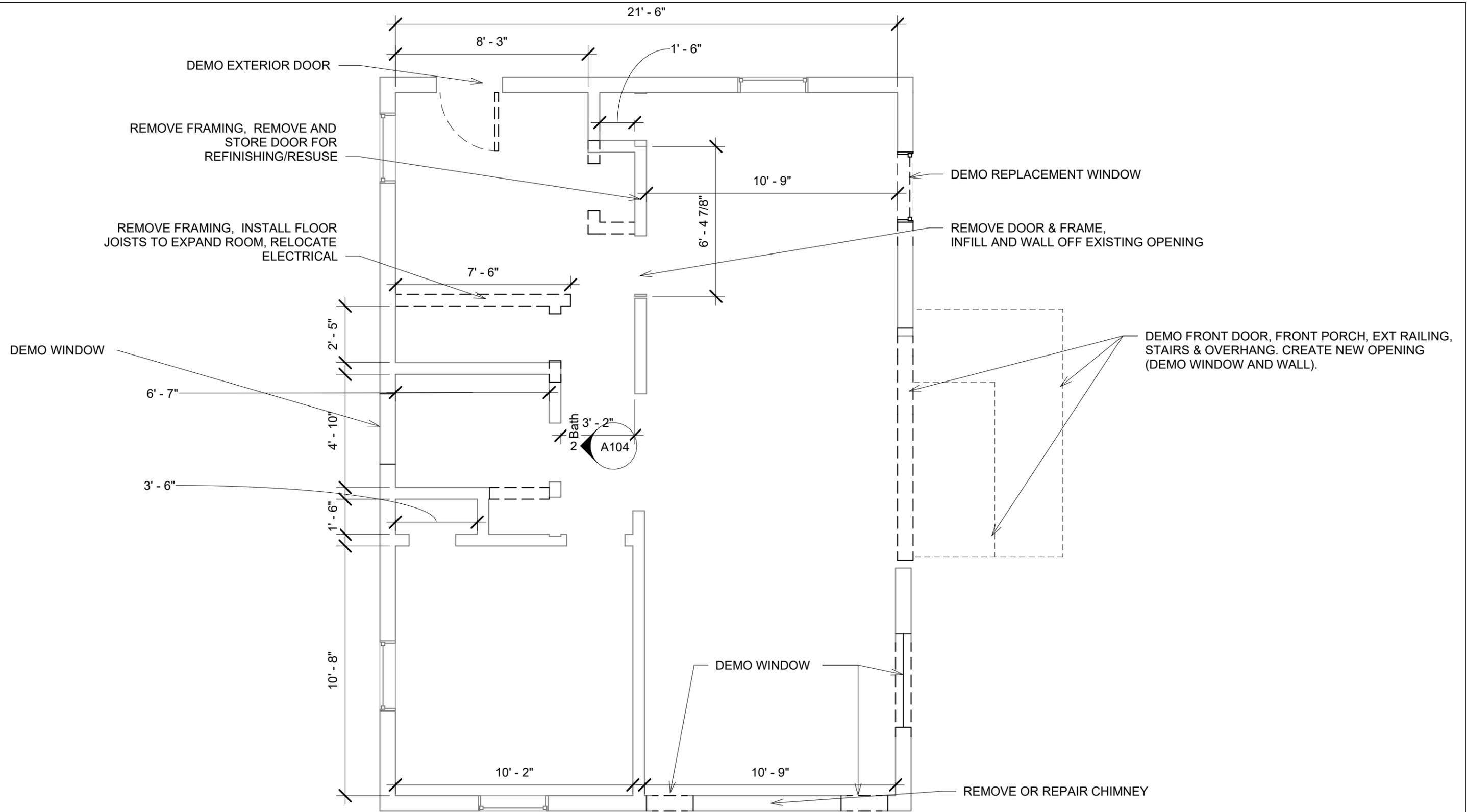
Project number
Date 12FEB26
EDWARDS
554 VALLEY DRIVE

G001

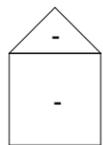
Scale 1/8" = 1'-0"



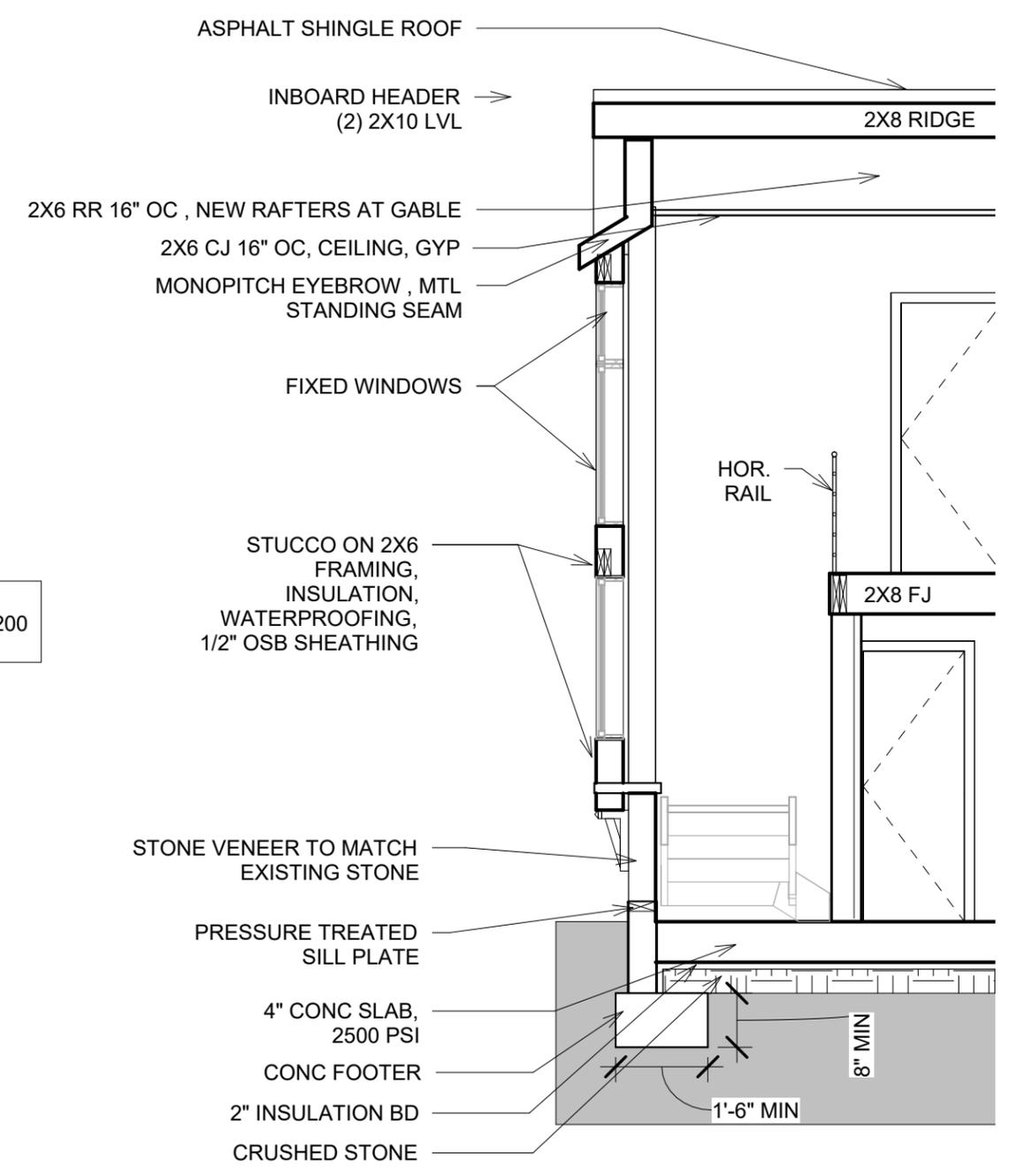
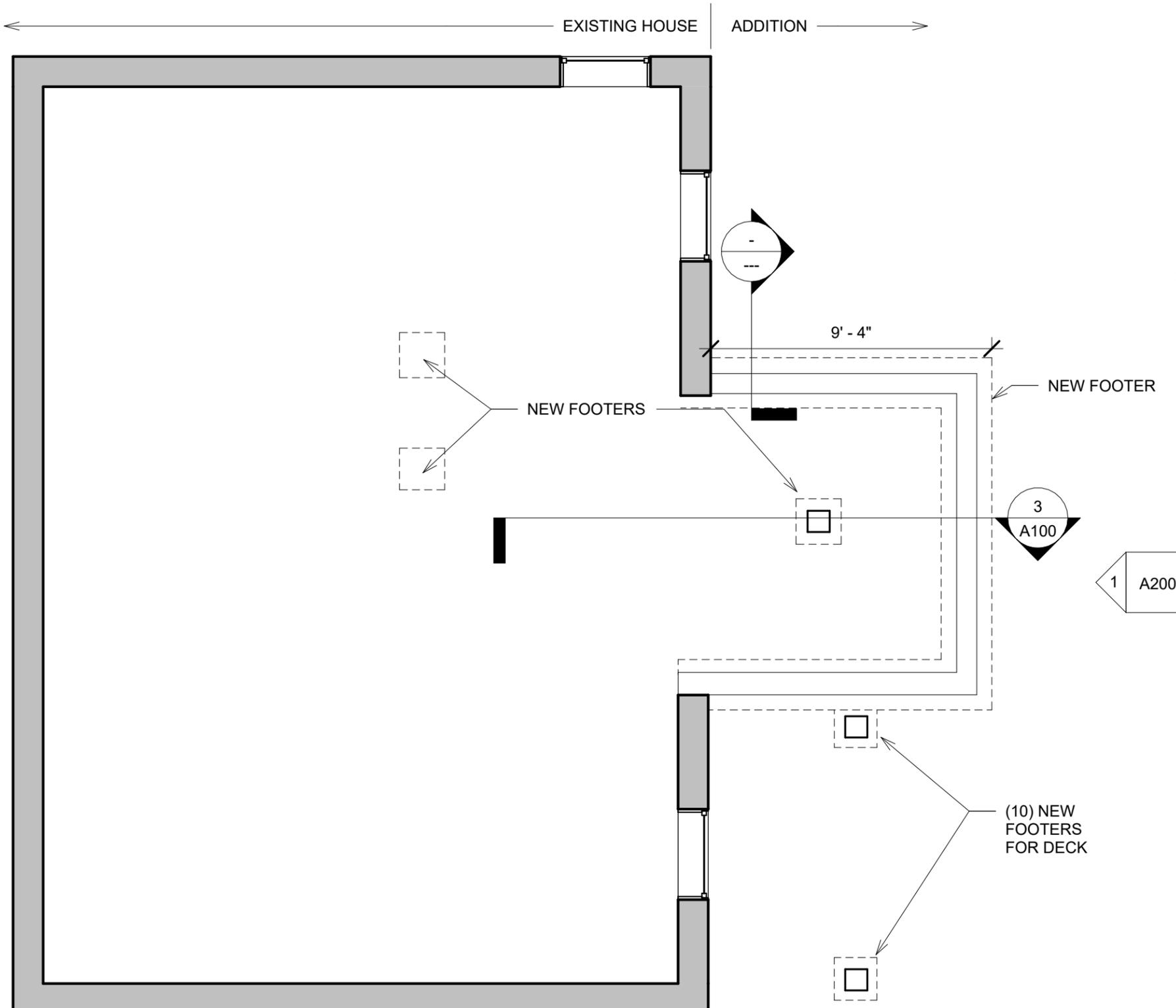
| | | |
|---------------------------|--------------------|--------------|
| Demo Plan Basement | | AD100 |
| Project number | | |
| Date | 12FEB26 | |
| EDWARDS | | |
| 554 VALLEY DRIVE | Scale 1/4" = 1'-0" | |



① Level 1 Existing-Demo
1/4" = 1'-0"



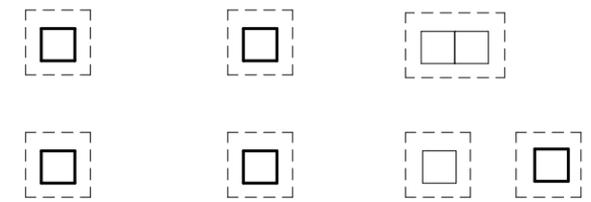
| | | |
|--------------------------|--------------|--------------------|
| Demo Plan Floor 1 | | |
| Project number | AD101 | |
| Date | | 12FEB26 |
| EDWARDS | | |
| 554 VALLEY DRIVE | | Scale 1/4" = 1'-0" |



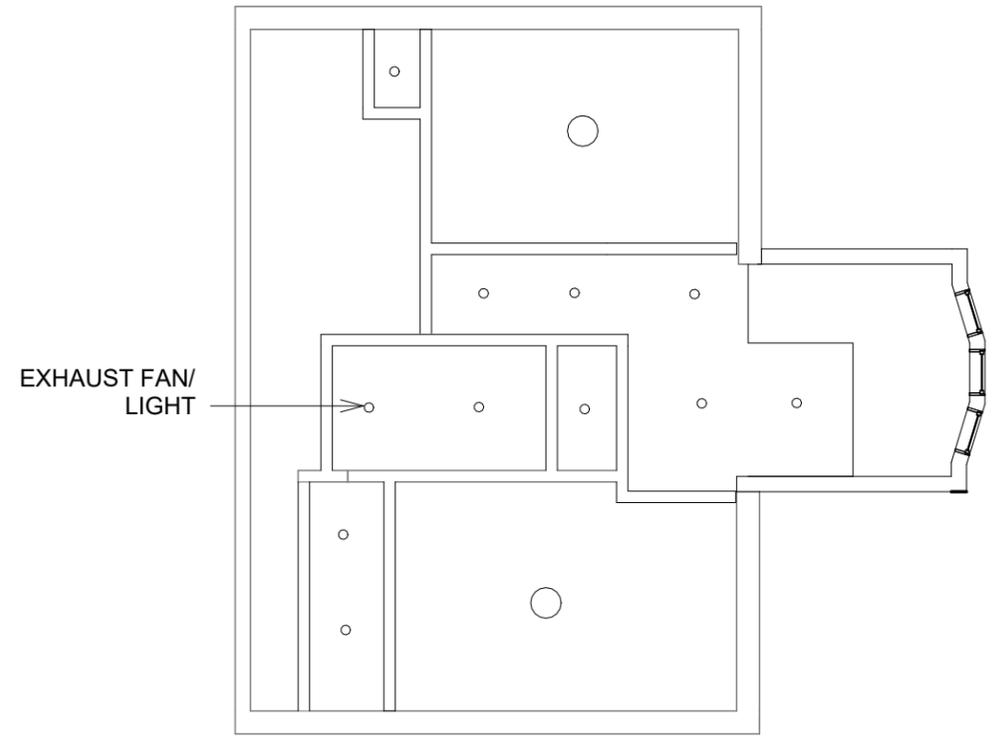
3 Section 3
1/4" = 1'-0"

1 Foundation Plan
1/4" = 1'-0"

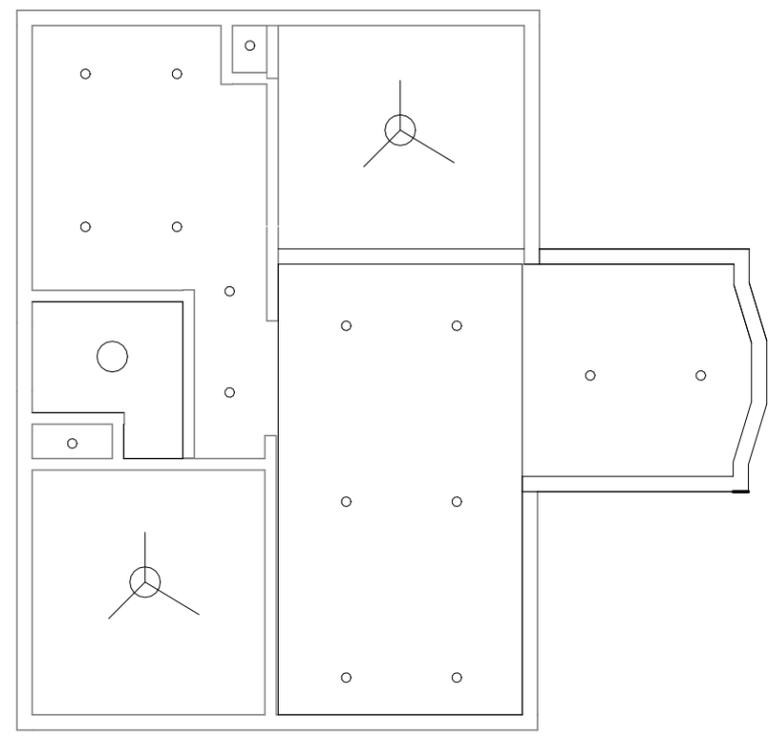
EXISTING WALL
NEW WALL



| | | |
|-------------------|---------|--------------------|
| Foundation | | A100 |
| Project number | | |
| Date | 12FEB26 | |
| EDWARDS | | |
| 554 VALLEY DRIVE | | Scale 1/4" = 1'-0" |

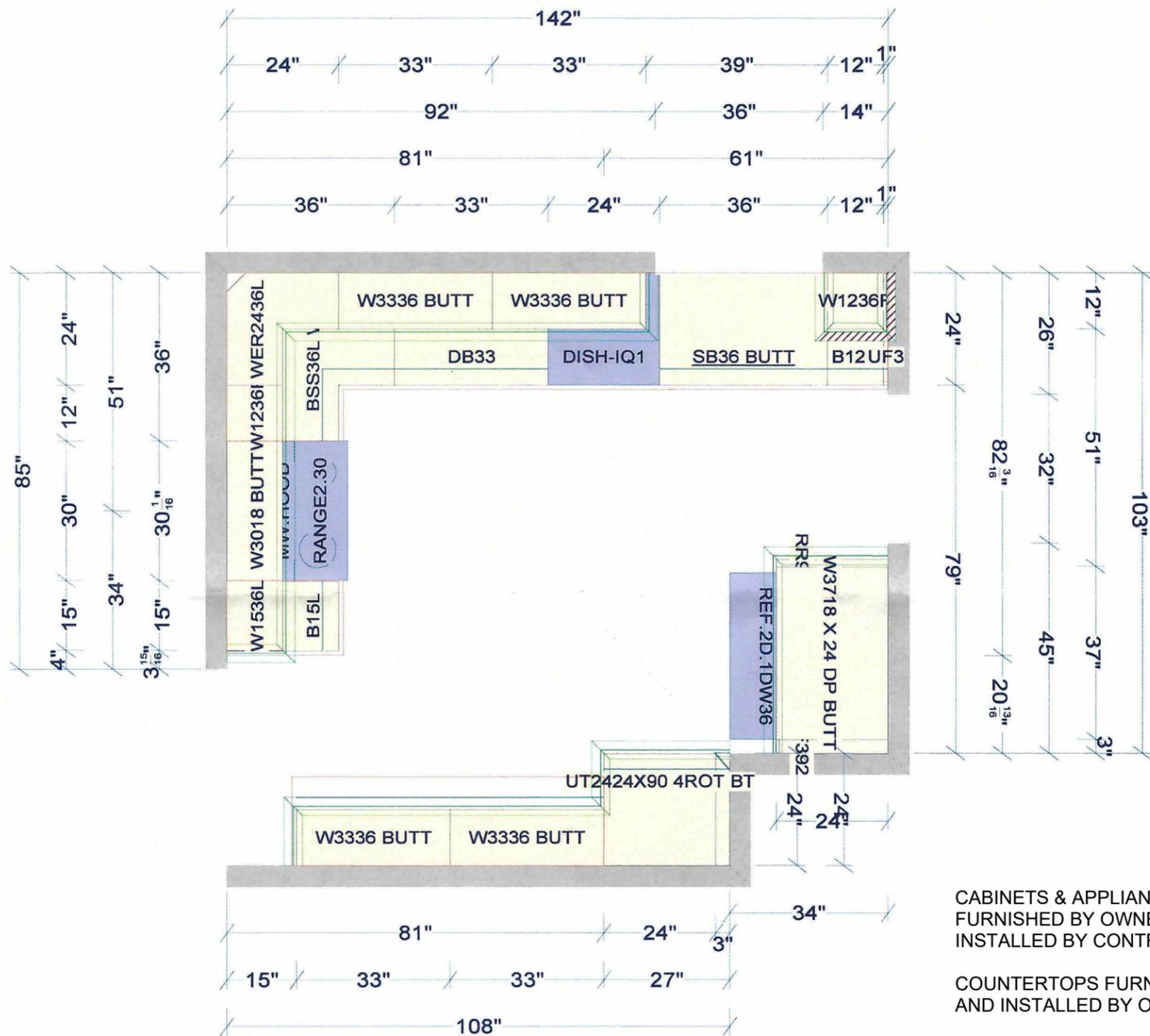


② Basement
1/8" = 1'-0"



① Level 1 New
1/8" = 1'-0"

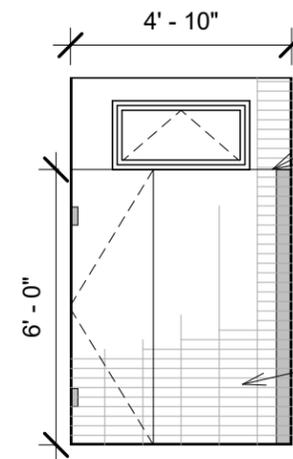
| | |
|--------------------------------|-------------|
| Reflected Ceiling Plans | |
| Project number | A103 |
| Date | |
| EDWARDS | |
| 554 VALLEY DRIVE | |
| Scale 1/8" = 1'-0" | |



3 KITCHEN LAYOUT
NTS

CABINETS & APPLIANCES
FURNISHED BY OWNER,
INSTALLED BY CONTRACTOR

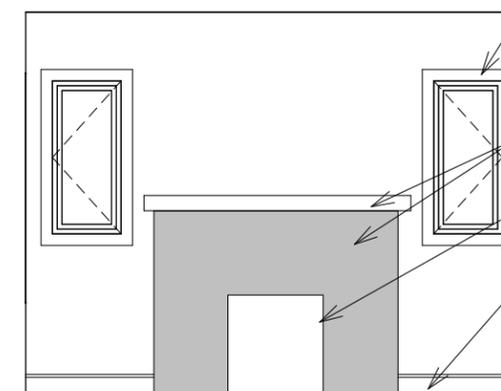
COUNTERTOPS FURNISHED
AND INSTALLED BY OTHERS



DREAMLINE UNIDOOR MATTE
BLACK (57-in to 58-in W x 72-in
FRAMELESS CLEAR GLASS
HINGED SHOWER DOOR OR
EQ

FULL HEIGHT,
WALL CERAMIC TILE,
STACKED, 10 X 2-1/2"

2 Bath
1/4" = 1'-0"



9/16" X 3" WINDOW CASING,
TYP (#2253 BY MOULDINGS
ONE OR EQ)

EXISTING BRICK SURROUND &
MANTEL TO REMAIN

NEW VENTLESS GAS FIREPLACE
INSERT (BY OTHERS)

NEW BASEBOARD, 3/4" X 5-1/4" TYP. (#
2139 BY MOULDINGS ONE OR EQ)

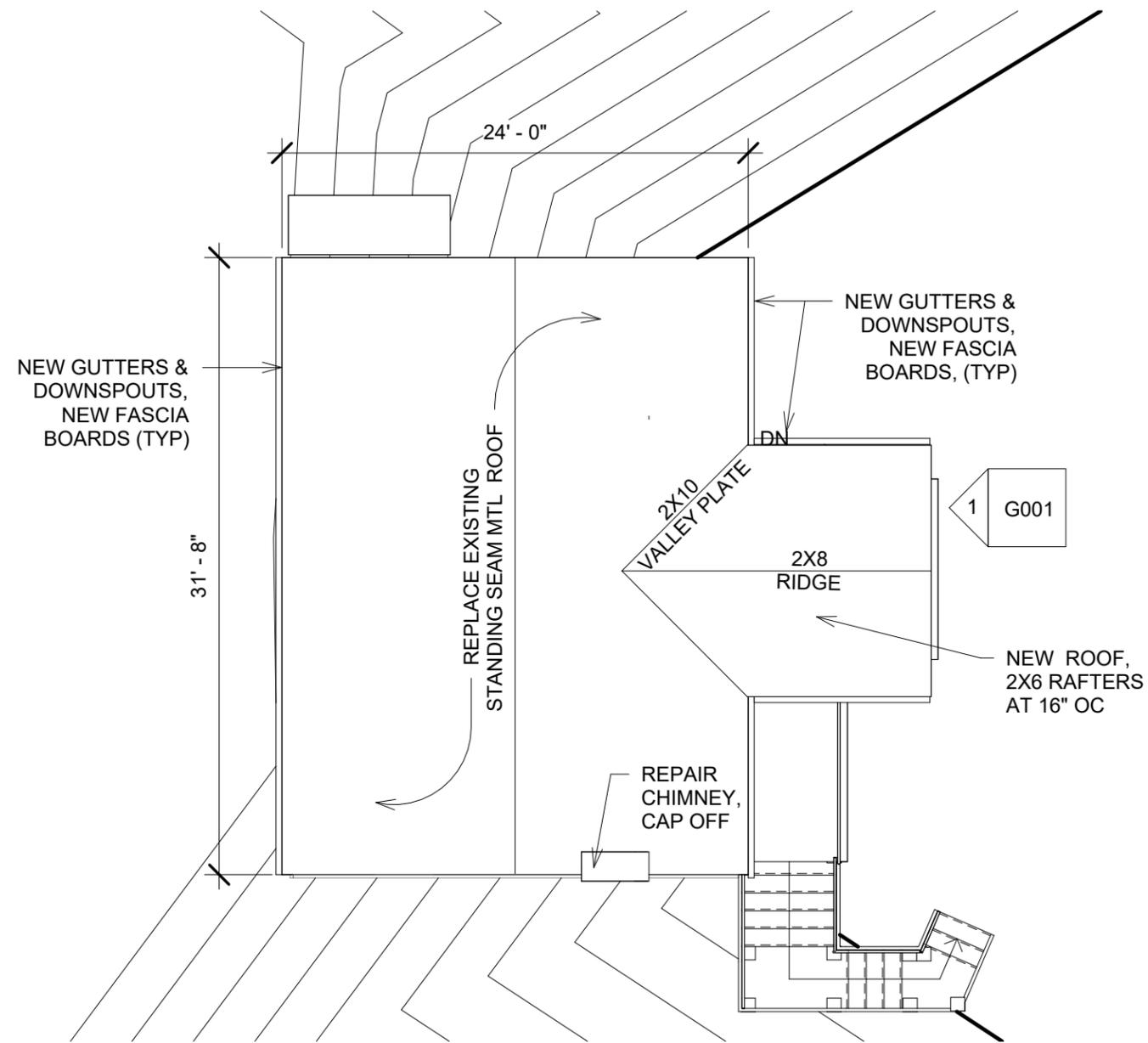
1 Living Room Elevation
1/4" = 1'-0"

Interior Layout & Elevations

Project number
Date 12FEB26
EDWARDS
554 VALLEY DRIVE

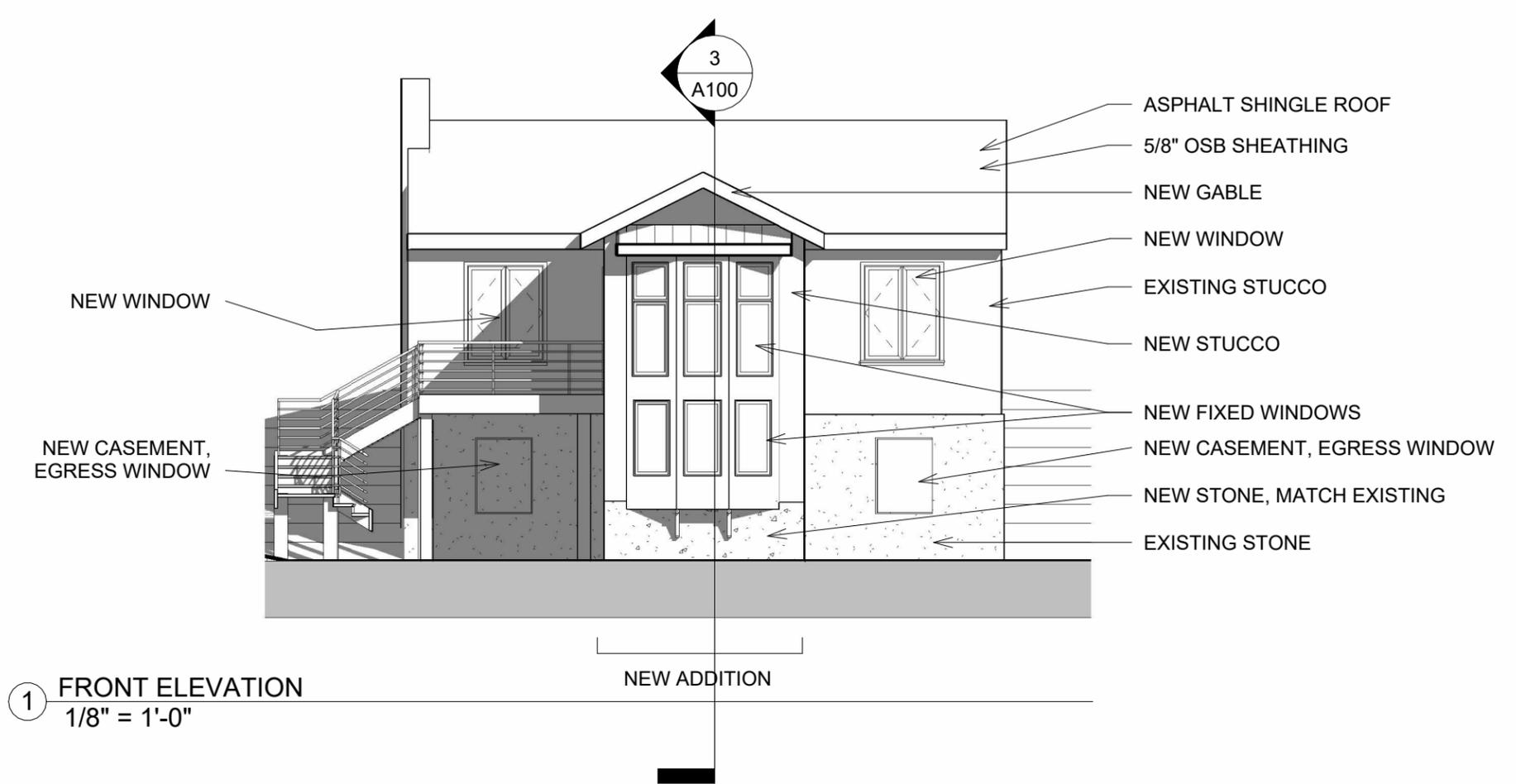
A104

Scale 1/4" = 1'-0"



① Roof Plan
1/8" = 1'-0"

| | | |
|------------------|---------|--------------------|
| Roof Plan | | A105 |
| Project number | | |
| Date | 12FEB26 | |
| EDWARDS | | |
| 554 VALLEY DRIVE | | Scale 1/8" = 1'-0" |



① FRONT ELEVATION
1/8" = 1'-0"

NEW ADDITION

| | | |
|-------------------|--------------------|-------------|
| Elevations | | A200 |
| Project number | | |
| Date | 12FEB26 | |
| EDWARDS | | |
| 554 VALLEY DRIVE | Scale 1/8" = 1'-0" | |

| Window Schedule | | | | | | |
|-----------------|------|-----------------------|---------|---------|-------------|-------------------------------|
| Level | Mark | Comments | Width | Height | Sill Height | Other |
| Basement | W35 | PELLA CASEMENT | 3' - 0" | 4' - 0" | 2' - 6" | CFCI, MAX SILL HEIGHT 44" AFF |
| Basement | W36 | PELLA CASEMENT | 3' - 0" | 4' - 0" | 2' - 6" | CFCI, MAX SILL HEIGHT 44" AFF |
| Basement | W43 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 4' - 6" | FBO, CONTRACTOR INSTALLED |
| Basement | W44 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 4' - 6" | FBO, CONTRACTOR INSTALLED |
| Basement | W48 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 4' - 6" | FBO, CONTRACTOR INSTALLED |
| Basement | WB10 | PELLA FIXED | 3' - 0" | 4' - 0" | 3' - 0" | CFCI |
| Level 1 New | W05 | JELDWEN FIXED 24"X24" | 2' - 0" | 2' - 0" | 5' - 2" | FBO, CONTRACTOR INSTALLED |
| Level 1 New | W10 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 1' - 2" | FBO, CONTRACTOR INSTALLED |
| Level 1 New | W14 | PELLA DOUBLE CASEMENT | 4' - 0" | 5' - 0" | 2' - 0" | CFCI |
| Level 1 New | W15 | PELLA DOUBLE CASEMENT | 4' - 0" | 5' - 0" | 2' - 0" | CFCI |
| Level 1 New | W16 | PELLA CASEMENT | 1' - 6" | 3' - 4" | 3' - 6" | CFCI |
| Level 1 New | W17 | PELLA CASEMENT | 1' - 6" | 3' - 4" | 3' - 6" | CFCI |
| Level 1 New | W18 | PELLA HOPPER | 3' - 0" | 1' - 6" | 6' - 0" | CFCI |
| Level 1 New | W39 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 1' - 2" | FBO, CONTRACTOR INSTALLED |
| Level 1 New | W40 | JELDWEN FIXED 24"X24" | 2' - 0" | 2' - 0" | 5' - 2" | FBO, CONTRACTOR INSTALLED |
| Level 1 New | W46 | JELDWEN FIXED 24"X48" | 2' - 0" | 4' - 0" | 1' - 2" | FBO, CONTRACTOR INSTALLED |
| Level 1 New | W47 | JELDWEN FIXED 24"X24" | 2' - 0" | 2' - 0" | 5' - 2" | FBO, CONTRACTOR INSTALLED |

Window Schedule

Project number
Date 12FEB26
EDWARDS
554 VALLEY DRIVE

A201

Scale

Door Schedule

| Level | Mark | Width | Height | Comments |
|-------------|------|----------|---------|---------------------------------------|
| Basement | B21 | 2' - 6" | 6' - 8" | INTERIOR COAT CLOSET |
| Basement | B22 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM |
| Basement | B23 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM |
| Basement | B24 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM CLOSET |
| Basement | B25 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BATH |
| Basement | B26 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL HALL |
| Basement | B27 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM CLOSET |
| Basement | B28 | 2' - 6" | 6' - 8" | EXTERIOR ENTRY DOOR, FIBERGLASS |
| Level 1 New | 19 | 2' - 0" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM CLOSET |
| Level 1 New | 20 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BATH |
| Level 1 New | 21 | 2' - 0" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM CLOSET |
| Level 1 New | 22 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM |
| Level 1 New | 24 | 2' - 10" | 6' - 8" | NEW EXTERIOR KITCHEN DOOR, FIBERGLASS |
| Level 1 New | 25 | 2' - 6" | 6' - 8" | INTERIOR 5 HOR. PANEL BDRM |
| Level 1 New | 26 | 2' - 6" | 6' - 8" | EXTERIOR ENTRY DOOR, FIBERGLASS |

INTERIOR DOORS: INTERIOR SLAB DOOR WITH MDF SOLID CORE. 5 PANEL SHAKER DOOR.



WINDOW AND DOOR CASEMENT BASIS OF DESIGN: #2253 BY MOULDINGS ONE OR EQ)



Room Schedule

| Number | Name | Area | Floor Finish | Base Finish | Wall Finish | Ceiling Finish |
|--------|------------|--------|-------------------------|-------------|-------------|----------------|
| 1 | ENTRY | 165 SF | LVT | WD BASE | PT GYP | PT GYP |
| 2 | BDR 3 | 125 SF | LVT | WD BASE | PT GYP | PT GYP |
| 3 | BDR 4 | 144 SF | LVT | WD BASE | PT GYP | PT GYP |
| 4 | BDR 4 CL | 32 SF | LVT | WD BASE | PT GYP | PT GYP |
| 5 | COAT | 14 SF | LVT | WD BASE | PT GYP | PT GYP |
| 6 | BATH | 51 SF | LVT | WD BASE | PT GYP | PT GYP |
| 7 | UNFINISHED | 124 SF | NA | | PT GYP | PT GYP |
| 10 | LIVING | 275 SF | REFINISHED EXISTING WD | WD BASE | PT GYP | PT GYP |
| 11 | BDR 1 | 102 SF | REFINISHED EXISTING WD | WD BASE | PT GYP | PT GYP |
| 12 | BDR 2 | 108 SF | REFINISHED EXISTING WD | WD BASE | PT GYP | PT GYP |
| 13 | KITCHEN | 113 SF | REFINISHED EXISTING WD | WD BASE | PT GYP | PT GYP |
| 14 | BATH 2 | 37 SF | CERAMIC TILE | WD BASE | PT GYP | PT GYP |
| 15 | MAIN ENTRY | 26 SF | WD FL TO MATCH EXISTING | WD BASE | PT GYP | PT GYP |

BASE BOARD PROFILE TO BE SELECTED AND APPROVED BY OWNER. BASIS OF DESIGN: 3/4" X 5-1/4" TYP. (#2139 BY MOULDINGS ONE OR EQ)

ALL PAINT COLORS TO BE SELECTED AND APPROVED BY OWNER.

Door & Room Schedules

| | |
|------------------|------|
| Project number | A202 |
| Date 12FEB26 | |
| EDWARDS | |
| 554 VALLEY DRIVE | |
| Scale | |

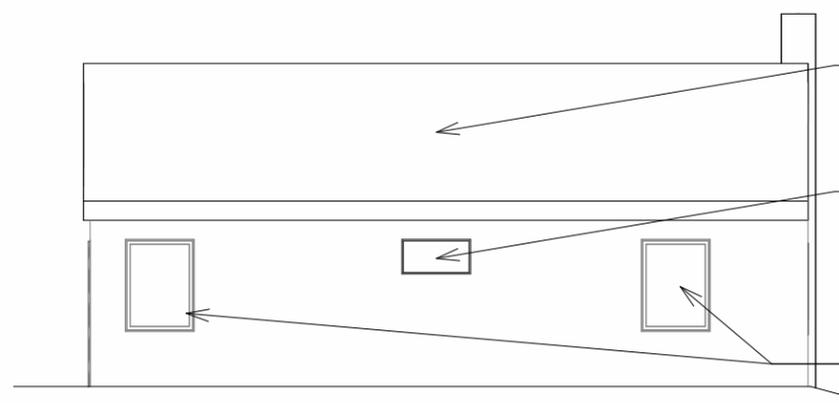
3
A100



1 EAST ELEVATION
1/8" = 1'-0"

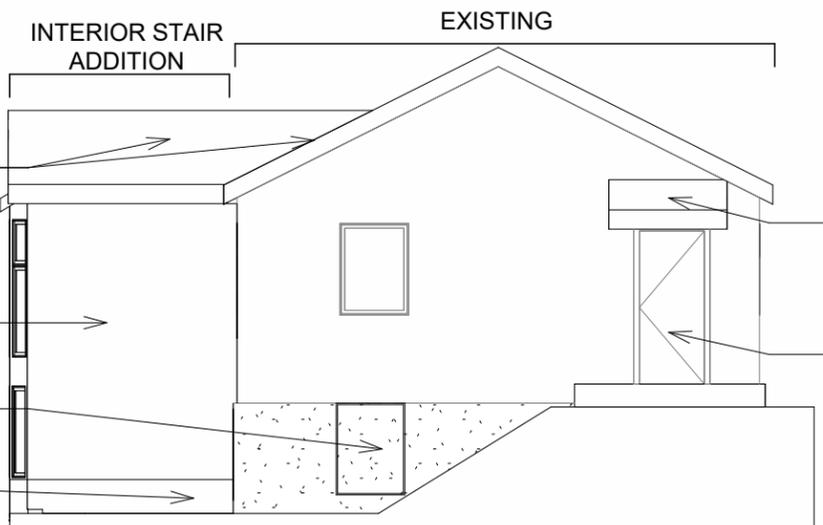
- ASPHALT SHINGLE ROOF
- 5/8" OSB SHEATHING
- NEW GABLE
- NEW WINDOW
- EXISTING STUCCO
- NEW STUCCO
- NEW FIXED WINDOWS
- NEW CASEMENT, EGRESS WINDOW
- NEW STONE, MATCH EXISTING
- EXISTING STONE

- NEW WINDOW
- NEW CASEMENT, EGRESS WINDOW



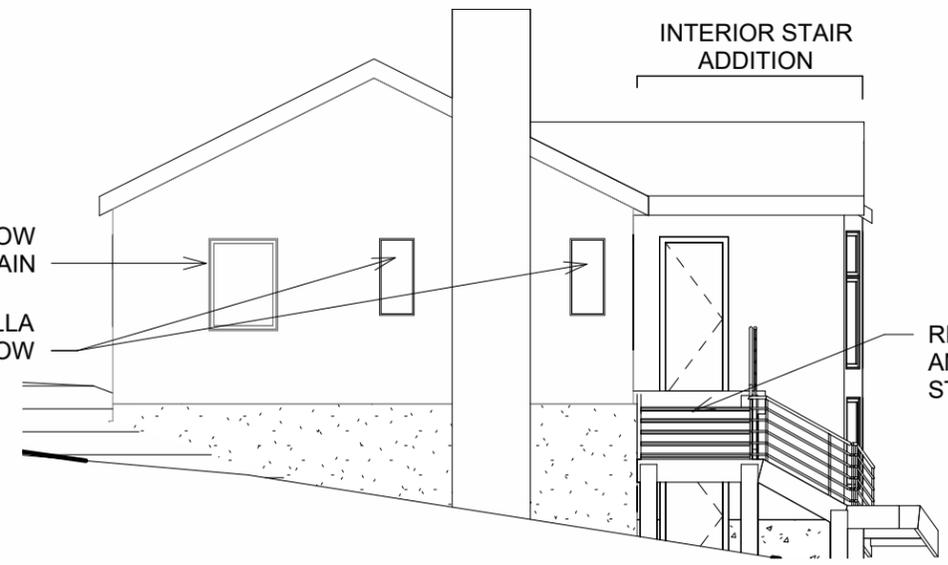
4 WEST ELEVATION
1/8" = 1'-0"

- NEW ROOF, SUBSTRATE, FASCIA BOARD, AND GUTTER SYSTEM
- NEW REPLACEMENT WINDOW
- EXISTING WINDOW REMAINS



2 NORTH ELEVATION
1/8" = 1'-0"

- NEW ROOF SHINGLES & SUBSTRATE
- STUCCO TO MATCH
- REPLACE EXISTING WINDOW
- STONE BASE TO MATCH EXISTING
- REPAIRED AND REROOFED OVERHANG
- NEW INSULATED EXT. DOOR



3 SOUTH ELEVATION
1/8" = 1'-0"

- EXISTING WINDOW TO REMAIN
- NEW CASEMENT PELLA WINDOW
- REPLACED DECK AND ENTRY STAIR

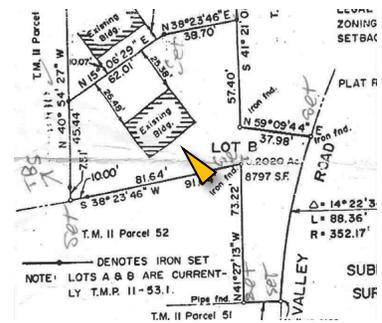
| Elevations | | A200 |
|------------------|---------|--------------------|
| Project number | | |
| Date | 12FEB26 | |
| EDWARDS | | |
| 554 VALLEY DRIVE | | Scale 1/8" = 1'-0" |

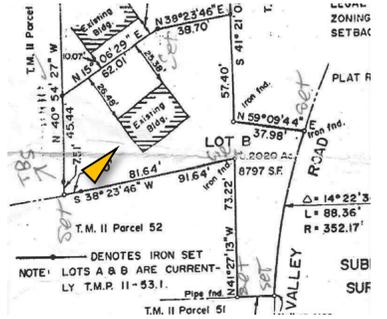
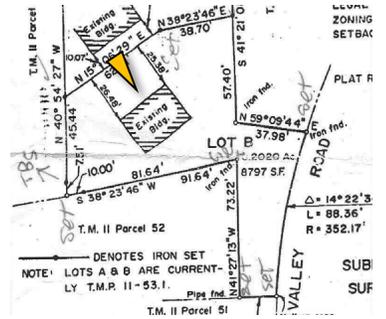
554 Valley Supplemental Information per request received 25 Feb 2026.

Reference: HST26-0006 & BR-26-0039

- Request: Site photographs and of each elevation of the house.

Response: Please find photographs of each elevation below with plan indicator adjacent.





- *Request: Scope of work includes roof replacement and chimney repair/capping... need images of existing conditions.*

Response: Please find images of existing brick chimney below. Existing chimney is cracked and listing. Masonry repair, repointing , and new cap will be provided.



- *Request: Materials/spec sheets selected for: roof (*asphalt proposed to replace metal), gutters, exterior trim, exterior treatments (stone to match existing/stucco), windows, door, stair details and railings (Trex and aluminum)*

Response:

Windows: The previous owners of the property replaced the two windows at the front of the house on the upper level with cheap vinyl windows that are not in keeping with the historic elements of the house. This renovation will replace 2 of those vinyl windows on the upper floor with double casement windows (see attached cut sheet from Pella) that are more in keeping with the historic windows at the house. The middle vinyl window will be removed as part of the new opening for the addition at the front of the house. The lower level windows will be replaced by single casement windows to create a visual hierarchy of the two levels. The windows on the basement level will need to be larger than the existing windows in



order to fulfil egress requirements and sill height requirements for the two bedrooms that are being added to the basement level. Existing stone that is removed from below the windows will be salvaged and used for the new stone veneer at the new bump out. Restoring the existing windows was investigated, however the steel of the single pane windows was significantly deteriorated due to rust and neglect and restoration was determined to be cost prohibitive.

Main Level Front Window Replacement:

Lifestyle, 2-Wide Casement, 35 X 45, Without HGP, Brown

Qty
2

1: Non-Standard Size Non-Standard Size Left Casement
Frame Size: 17 1/2 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 7.75, Clear Opening Height 40.875, Clear Opening Area 2.19987, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
2: Non-Standard Size Non-Standard Size Right Casement
Frame Size: 17 1/2 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 7.75, Clear Opening Height 40.875, Clear Opening Area 2.19987, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: Factory Mull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 160".

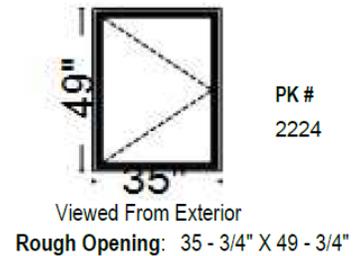


Basement Level Front Window Replacement:

Lifestyle, Casement Left, 35 X 49, Without HGP, Brown

Qty
1

1: Non-Standard Size Left Casement
Frame Size: 35 X 49
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 44.875, Clear Opening Area 7.869707, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 168".



Stone: The stone at the new bump out will be matched as closely as possible by a local stone mason and will mix the salvaged stone from the new openings as well as stone available on the site (demoed stone planter wall at front of house, as well as loose site stone that matches the house. The masonry contractor selected for the project is Flint Masonry.





Roof: The metal roof is deteriorating. The existing fascia boards are rotting, and the gutters are missing as shown in these existing images:



The roof will be replaced with a new dimensional shingle asphalt roof, new painted fascia boards, and new gutters and downspouts.



Railing: The existing railing is a combination of wrought iron at the steps and wood at the front porch. The wood is rotted through and does not meet code for various dimensional reasons (e.g. rail height is too low). The proposed railing is a continuous horizontal aluminum railing (color, TBD). The railing contractor selected is Quality Welding. The decking will be Trex, Enhance (color Toasted Sand, Golden Hour, Honey Grove to be coordinated with railing and Pella window color).



- *Request: Exterior elevations and/or section of the addition (currently we have a front elevation, and interior plan).*

Response: Please find updated A200 with all elevations. Also, there is a section provided of the addition on 3/A100.

**City of Charlottesville
Board of Architectural Review
Staff Report
March 17, 2026**



Certificate of Appropriateness Application

BAR # 26-0007

707-709 West Main Street; TMP 320156000

West Main Street ADC District

Owner: Starr Hill Properties, LLC

Applicant: Cliff Fox

Project: Seasonal vestibule



Background

Year Built: 1925

District: West Main ADC District

Status: Contributing structure

707-709 West Main Street is a 6-bay, 2-story duplex commercial building constructed in 1925. A wide cornice runs across the top of the storefront and divides the building's two stories; six compass-headed metal sash windows overlook West Main Street on the second floor. A.G. Carter purchased and developed the building in 1925 on what had previously been a residential site. Carter also developed the neighboring building, 701-705 West Main Street. The building housed furniture stores for much of the twentieth century.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - Vestibule specifications with photographs, 7 pages.

CoA for seasonal, temporary vestibule at doorway to commercial address 707 W. Main Street currently in operation as Smyrna Restaurant. (Note: Applicant has replaced the operable door with a cloth and clear-vinyl curtain. See Discussion and Recommendation.)

Discussion

Historic survey forms identify this property and the neighboring building at 701-705 West Main Street as the best-preserved stretch of historic commercial buildings on West Main Street. At the subject building, the storefront glazing does not appear to be original, but other elements retain integrity; including the prism-glass transom and pressed-metal cornice above the transom; the recessed entry door and trim; and the stone curbing below the display window bulkhead.

August 2024: Applicant requested guidance from staff re: possible installation of a temporary, seasonal vestibule at the front entrance to the restaurant at 707 West Main Street. The information provided showed a metal-framed vestibule with plexiglass side panel and front door with transom. The plexiglass was clear, except for the translucent panels at the lower portion of the door and the side panel. (See images 1, 2, and 3.) Staff advised that, while intended as temporary and seasonal, installation of the vestibule would require a CoA.

December 2024: Staff was notified that a temporary, seasonal vestibule had been installed at the front entrance to the restaurant at 707 West Main Street. (See images 4 and 5.)

In January 2025, staff informed the applicant that the vestibule had been installed without a CoA and without review for Building Code and Fire Code compliance. Being a seasonal installation, staff stated the vestibule should be removed after the winter season and could be reinstalled later only with the necessary approvals.

In February 2026, the vestibule the door had been removed and replaced with a cloth and clear-vinyl curtain. (See images 6 through 12.) The applicant was notified and issued a zoning violation. [Staff cannot determine if the vestibule remained in place throughout 2025. There is evidence to suggest it was; however, that is moot at this point.]

If a CoA is approved, the vestibule, as currently installed, will be allowed to remain pursuant to conditions of the CoA. However, a CoA does not exempt this vestibule from complying with any Building Code and/or life safety requirements.

If a CoA is denied, the vestibule must be removed pursuant to the requirements of the Zoning Violation Notice 707_Feb_2026_20260213_0001.

Recommendation

In reviewing this request, staff applied the temporary tent guidelines (Ch.V, Sect. G) In general, temporary installations are “Not appropriate in front of a contributing building”.

Under the circumstances, staff recommends the following:

- BAR approve this CoA request with the condition that by April 1, 2026 the vestibule, in its entirety, be removed and impacts of its installation be repaired.
- BAR instruct staff to examine and submit a recommendation by September 1, 2026 regarding how similar and related temporary, weather proofing components should be evaluated and considered, consistent with the BAR review criteria. The recommendations should include possible conditions of approval, including suggested time periods when temporary

components will be permits, and/or the color, size, placement, even installation methods for such components.

If the applicant seeks a permanent solution for a weather entrance, they should prepare and submit a design for appropriate alterations to the storefront and entry that are appropriate to this historic resource and consistent with the ADC District Design Guidelines.

Regarding the air current heater above the entry door. While visible in the applicant's photos, the heater was not identified as part of this CoA request, nor was it the subject of any prior CoA request. Furthermore, the installation of a temporary vestibule does not result in that area becoming an interior space: the heater is an exterior alteration that requires a CoA. Additionally, staff is not aware if the installation was completed under an appropriate building permit. Staff will consult with Building Code Official and Zoning, and advise the BAR accordingly at a later date.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed seasonal vestibule, as currently installed, at 707-709 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed seasonal vestibule at 707-709 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

Criteria, Standards and Guidelines

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

Review Criteria Generally

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

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

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

Standards for Review and Decision

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

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

Links to Pertinent ADC District Design Guidelines

[Chapter 3 New Construction and Additions](#)

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

- G. Tents (Including Tent Canopies) for The Winter Cafe Season or Year- Round Use
 - 1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).
 - 2. **Tents may be appropriate** in the Downtown, the Corner, and the **West Main Street ADC** districts, and in the mixed use/commercial areas of Martha Jefferson Conservation District, except tents are not appropriate on the Downtown mall portion of East and West Main Streets, including Central Place, and on the side streets leading to the mall.
 - 3. Traditional solutions such as patio umbrellas and tree shade are encouraged.
 - 4. Tents are not appropriate on the upper floors or roof of buildings.

5. **Tents are not appropriate in front of a contributing building.**
6. Tents may be appropriate in front of a non-contributing building, depending on the tent materials, and the impact of its footprint and massing on the streetscape and building.
7. Tents may be appropriate on the rear or side of a building.
8. **Tents should not permanently alter significant landscaping or site features.**
9. Tents should be a solid color, without any text or logos.

APPENDIX

Prior CoA Applications & BAR Review

August 14, 2002 – CoA request to remove existing storefront and replace with aluminum storefront system. Staff did not recommend approval; the application was withdrawn prior to BAR discussion.

October 19, 2004 – CoA request to remove the storefront windows at 705 and 707 W. Main and install in their place movable, operable glass panels. The CoA was approved with a condition, but the project was abandoned.

October 4, 2013 – Administrative CoA approved for installation of an air intake and exhaust fan on the rear elevation at 709 W. Main Street.

April 19, 2022 – CoA request to install metal-framed folding windows at storefront and a new single-light glass panel at adjacent entry. BAR majority did not support request; granted (6-0) applicant's request for deferral. Applicant did not return matter to the BAR for later consideration.

LANDMARK



Bibb/Fall 1978

SURVEY

IDENTIFICATION

Street Address: 707-709 West Main Street
 Map and Parcel: 32-156
 Census Tract & Block: 1-307
 Present Owner: Virginia C. Estes
 Address: Route 1, Box 141, Charlottesville, VA
 Present Use: 2 antique shops
 Original Owner: A.G. Carter
 Original Use: 2 furniture stores

BASE DATA

Historic Name: A.G. Carter Building
 Date/Period: c. 1925
 Style: No Identifiable Style
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-3
 Land Area (sq.ft.): 50.52' x 132.6' (6698.95 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a two-storey, six-bay duplex store building with basement. It is built of brick, with a facade laid in six-course American-with-Flemish bond and the rear wall in six-course American bond. The trim and also the walls below the second level windows are painted light green. The wall is faced with stone below the first level display windows. The entrance doors to both stores are located in the same central entry recess. A cornice with cornice stops and plain frieze separates the first and second stories. The tall circular-headed, metal sash windows at the second level consist of paired casement windows with transoms. They have round arches with keystones, concrete sills, and no surrounds. There is a concrete panel in each bay above the second-storey level. Rear windows are double-sash, six-over-six light, with wooden sills and no surrounds. A parapet with boxed cornice, plain frieze, and cornice stops conceals a nearly flat shed roof. The rooms on the first level have pressed tin ceilings. Two flight open staircases in the back rooms give access to the second level, which is used for storage.

HISTORICAL DESCRIPTION

A.G. Carter had purchased about half the block when the John C. Culin estate was subdivided in 1920, and he bought the rest from J.P. Ellington in 1924 (City DB 37-90, 46-44). He built this duplex store building c. 1925 on the site of the Culin house. Carter sold the entire block to W.D. Haden and Hollis Rinehart in 1935 (DB 35-424). Haden's estate later purchased the Rinehart share of this building (DB 141-224 & 229) and sold the building to J. Elmer and Virginia C. Estes in 1970 (DB 321-73). From the beginning, both units have usually been occupied by furniture stores, the exception being the 1940's and 1950's when #709 housed the Railway Express Agency and #707 a restaurant.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 Mrs. J. Elmer Estes (Virginia C. Estes)
 Sanborn Maps - 1920, 1929
 Charlottesville City Directories

*Architectural And Historic
Survey*



Graphics



LANDMARK



SURVEY

IDENTIFICATION

Street Address: *707-709 W. Main*
Map and Parcel: *32-56*
Census Tract & Block:
Present Owner: *Virginia R. Estes*
Address: *Rd 2 Box 141*
Present Use: *2 antique shops*
Original Owner: ~~*J.P.E. Blington*~~ *AB Carter*
Original Use:

BASE DATA

Historic Name: ~~*510*~~ *AB Carter Bldg*
Date/Period: *c. 1925*
Style: *NIS*
Height to Cornice:
Height in Stories: *2*
Present Zoning: *B-3*
Land Area (sq. ft.): *50.52' x 132.6'*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

$$\begin{array}{r} 132.6 \\ \times 50.52 \\ \hline 2652 \\ 6630 \\ \hline 66300 \\ \hline 6698.952 \end{array}$$

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

| Component | # | Comp Type/Form | Material | Material Treatment |
|-------------------|---|----------------|----------|--------------------|
| Structural System | 0 | Masonry | Brick | 6-course Flem.bond |
| Roof | 0 | Shed | | Not visible |
| Window(s) | 0 | Casement | Metal | |

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1925 ca

Source of Date: Local Records

Architectural Style: Classical Revival

Description:

Building features a well-preserved front elevation with a pressed-metal cornice, second-story windows with round-arched heads, cast-stone sills, and cast-stone keystones, and a store front with a pressed-metal cornice, a prism-glass transom, and a modern awning and windows. The rear elevation has reworked window and door openings and what appears to be an early exterior water tank at the northwest corner.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Across the rear extends a modern raised deck with exterior stairs.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

This two-story brick building retains many of its original exterior features and is 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 a two-story commercial building at the corner of 7th and Main streets in 1922; several years later he built this architecturally similar commercial building. Furniture stores have been a common business tenant in the building through time.

GRAPHIC DOCUMENTATION

| Medium | Medium ID # | Frames | Date |
|-----------------|-------------|---------|----------|
| B&W 35mm Photos | 14632 | 18 - 19 | 2/ /1996 |

BIBLIOGRAPHIC DATA

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret :

DHR Identification Number: 104-0307

Other DHR Number: Property Date(s) 1925 ca

| | |
|---|-------------------|
| PROPERTY NAMES | EXPLANATION |
| Carter Building II (707-09 W. Main St.) | Historic/Location |
| Blue Ridge Brewing Co. | Current |

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: N/A Tax Parcel: 32-156

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

| Number | Thoroughfare Name | Explanation |
|-----------|-------------------|-------------|
| 707 --709 | 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

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:

CITY OF CHARLOTTESVILLE

SEE MAP 35

SEE MAP 31

SEE MAP 33

SEE MAP 30

SEE

MAP

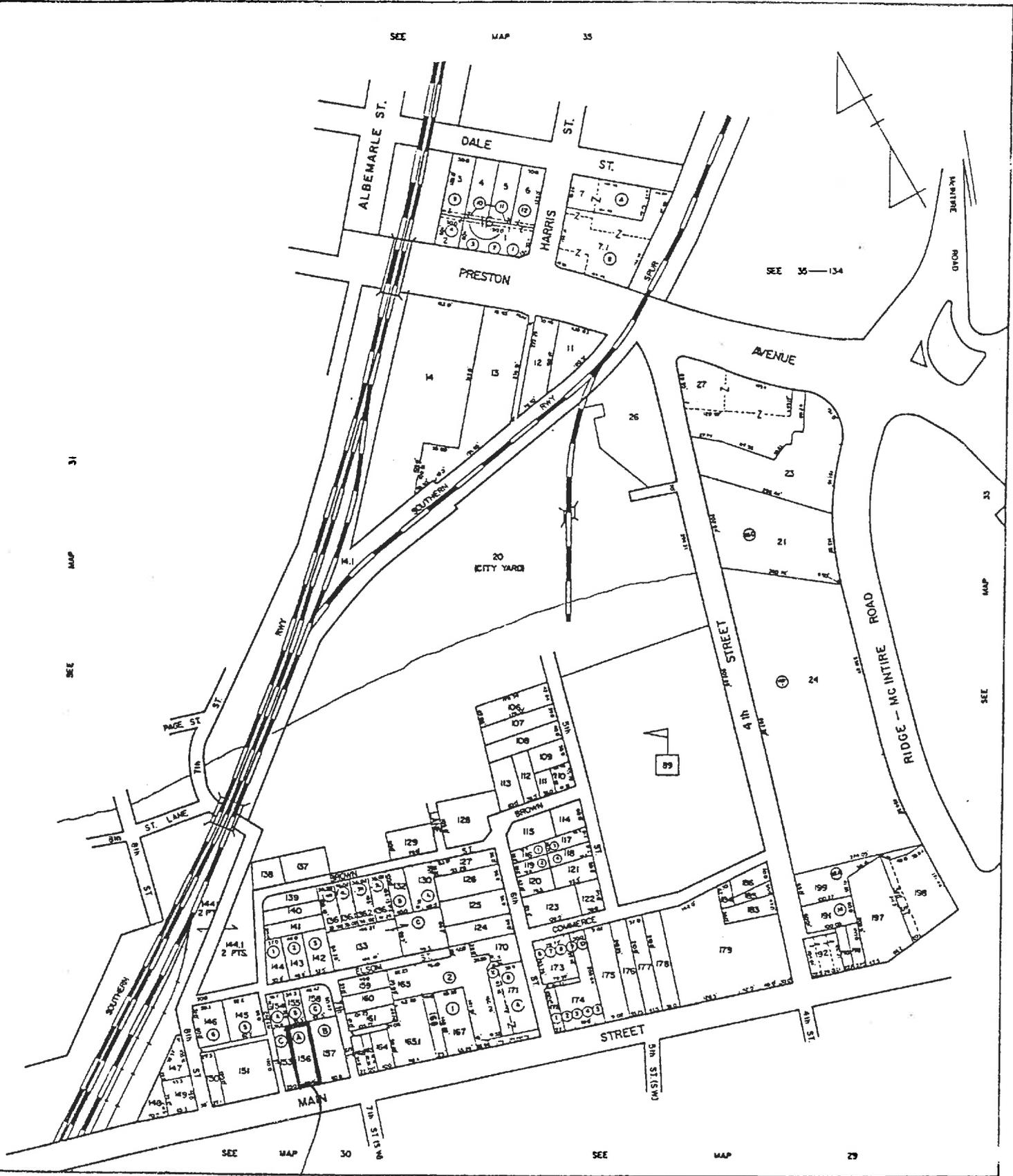
29

SCALE : 1" = 100'

104-307

SECTION

32



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* |
|--------|------------------------|----------------|--------------|
| | Blue Ridge Brewing Co. | | |

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

County/Ind. City: _____ Tax Parcel Number: 32-156
 State: VA Virginia
 Maga'l District: _____
 USGS Quad Map Name: _____ UTM's of Boundary: _____
 Center UTM-Zone/East/North: _____

reconnaissance main screen 2 of 7

| # | # Suffix | Thoroughfare Name | Addresses | Explanation |
|---|----------|-------------------|-----------|-------------|
| | 709 | WMS | | |

Address Superfield Screen: _____ Address Explanation: _____
 Sequence Number: _____ 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 VDR 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: hill top

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?* |
|--------|------|--------------|------------|
| | | Wuzit Types | |
| | | Historic | |
| | | Non-Historic | |
| | | Undetermined | |

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

| Component | Comp Type/Form | Material | Material Treatment |
|------------|----------------|----------|------------------------------|
| chimney(s) | 1 | | |
| columns | 1 | | |
| cornice | 1 | molded | metal |
| door(s) | 1 | | p'd |
| foundation | NV | | |
| porch | 1 | | |
| roof | 1 | shed | NV |
| walls | 1 | u.s.s | metal |
| windows | 1 | casement | acc. Flamm bond wallpaper |

Individual Resource Information

Seq. # _____ Wuzit _____ 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 | Prarie 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 |
| Coltural Revival | Italian Renaissance | Moderne | Skyscraper |
| Commercial Style | Italian Villa | No Style Listed | Spanish Colonial |
| Dutch Colonial | Italianate | Octagon Mode | Stick/Eastlake |
| Early Class. Rev. | Late 19th & 20th C. Revivals | Other | Tudor Revival |
| Early Republic | Late 19th & Early 20th C. Amer. Movements | Postmedieval English | |
| Exotic Revival | | | |
| Federal | | | |

2nd st
 Little altered fr. elev w/ mud-colored cast wms
 w/ cast stone sills + keystones, p'd metal stone
 front corn a base piz in g. trimm mod stone front.
 br. flues comm. arching over fr entry
 rear elev: rowkd wms + doors, water tank at NW
 cor.

| Condition | Excellent | Good | Good-Fair | Poor | Remodeled |
|------------|-----------|----------------|-----------|---------|-----------|
| Demolished | 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 | |

Additions/Alterations Description

Number of Stories: 2 Conditional Individual Resource Superfield Screen
 Interior Photo Type _____
 Accessed? _____ If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____

see menu

Interior Description

Relationship of Secondary Resources

reconnaissance main screen 6 of 7
 Historic Context

- | | | |
|--|--------------------------------|---------------------|
| DHR Historic Context(s): | Ethnicity/Immigration | Recreation/Arts |
| Agriculture/Subsistence | Funerary | Religion |
| Architecture/Landscape Architecture/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: _____ PHONE/EXTENSION: _____
 ADDRESS: _____ STATE: _____
 CITY: _____ COUNTRY: _____
 ZIP: _____

Individual's Category Codes

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

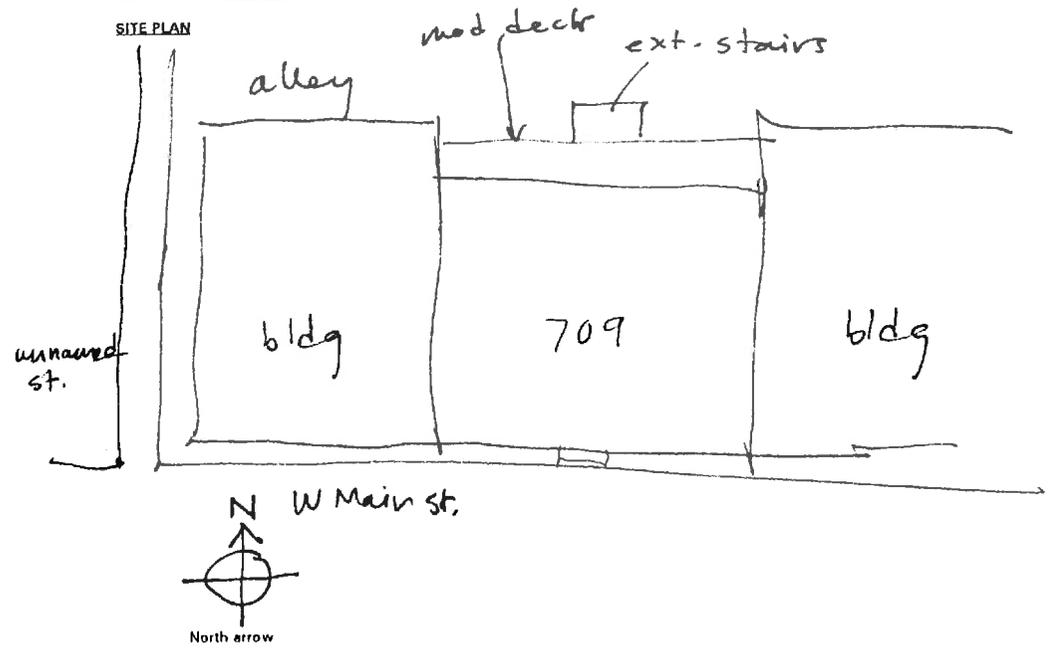
Notes

Survivor's Notes

Data Processing Events
 Person

| Date | Event |
|------|-------|
|------|-------|

SITE PLAN



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

Drawn by: _____
 Agency: _____

707-709 W. Main

(see 711 W. Main @ back to

W. J. Joseph Furniture Co
Hildebrand Antiques

brick walls & found
flat roof

loft on 2nd fl, open basement

are const

"old"

"This parcel & parcel 153 is actually Lot A Pl DB 141-229
see notes on parcel 32-153"

| | | |
|-----------------|-----------|----------|
| Ellington | c 1923-24 | = 1 yr |
| Carter | 1924-1935 | = 11 yrs |
| Haden & Rishard | 1935-1946 | = 11 yrs |
| E. Lee | 1940 — | |

built soon after 1920?

Wilson, 1909 residence of Capt. Culin of Monticello Guards

711
3,10 - 3,15 = 5
+ 15
20 "

707 - 709 ~~West Main~~ West Main

see 711 W. Main for

City D.B. 321 - 73 1970

141 - 224
141 - 229 plat

85 - 424 1935

46 - 44 1924

37 - 95 1930

: 37 - 92 plat

37 - 95 Culin estate → Ellington

2170-12-42
707 (once gas) - 709 (Joseph's) w Mdm

111 10 (1971)
125 (620)
111 (600)

2-story, brick (6-cm-wf-Flem, unpainted, carrying above), 6-bay evenly spaced flat roof behind. boxed cornice w/ corner brackets & plain frieze, lt green; 1st story & 2nd below windows also lt green

metal-framed windows, concrete sills, 0 surrounds each in paired 8-light casement.

4 stationary panes above, then thermal transom ~~round~~ circular-headed round arch w/ concrete keystone

concrete panel ^{to} above each bay above 2nd-story level

boxed cornice w/ corner brackets & plain frieze above 1st story

doors to both stores in same central recessed entry,

1-pane w/ transom ~~glass blocks~~, painted, bet ~~corn~~ frieze & display windows

near plain w/ 6/6 ~~of~~ windows on 2nd story, 6-cm (wooden sills, 0 surrounds)

under display windows

~~BBB~~

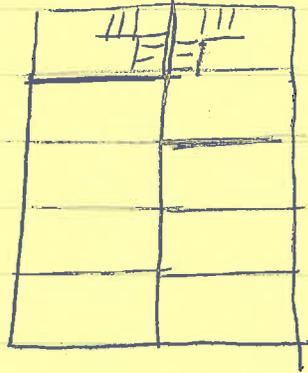
no pilasters or ~~balcony~~^{loft}; pilaster-like supports

707 - 5-section patterned pressed tin dec ceiling, balk room
A 2 fl open stair L rear corner

3-2

709 - mirror image of 707

stone facing below display window



705 - stone + copper
simpler stn cell, not 703



14632

Date 2.1996 File No. 104-307

Name A.G. Carter Building II

Town (707-09 W. Main St.)

County Charlottesville

Photographer Dan Pezzani

Contents 3 ext. views

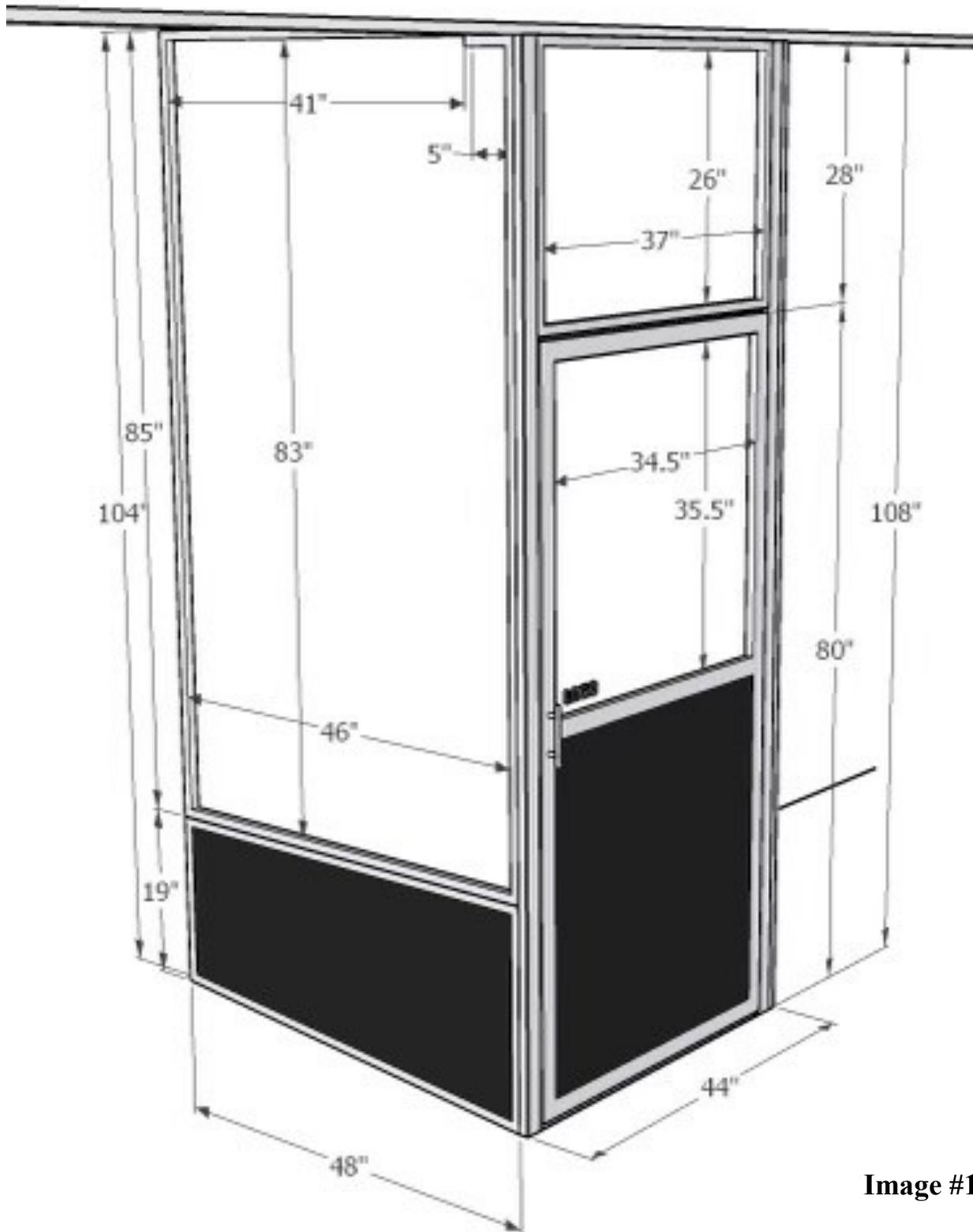


Image #1

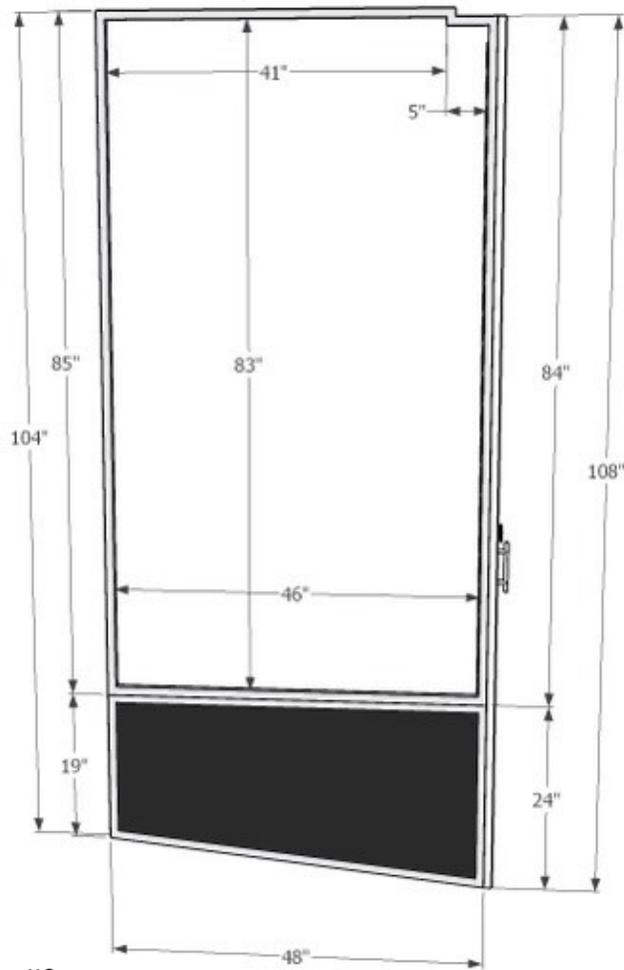


Image #2

West Elevation

Front Elevation

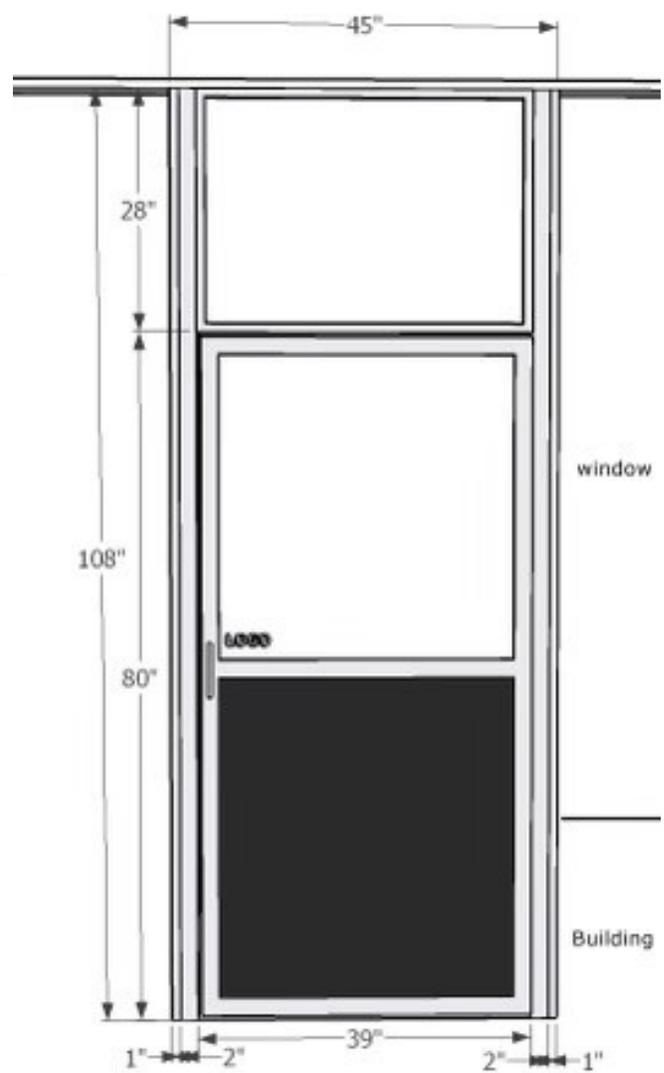


Image #3

NDS photo, December 16, 2024 - Vestibule with operable door.



Image #4



air curtain heater unit installed over entry door

Image #5

Applicant photos.



Image #6



Image #7

Applicant photos.



Image #8



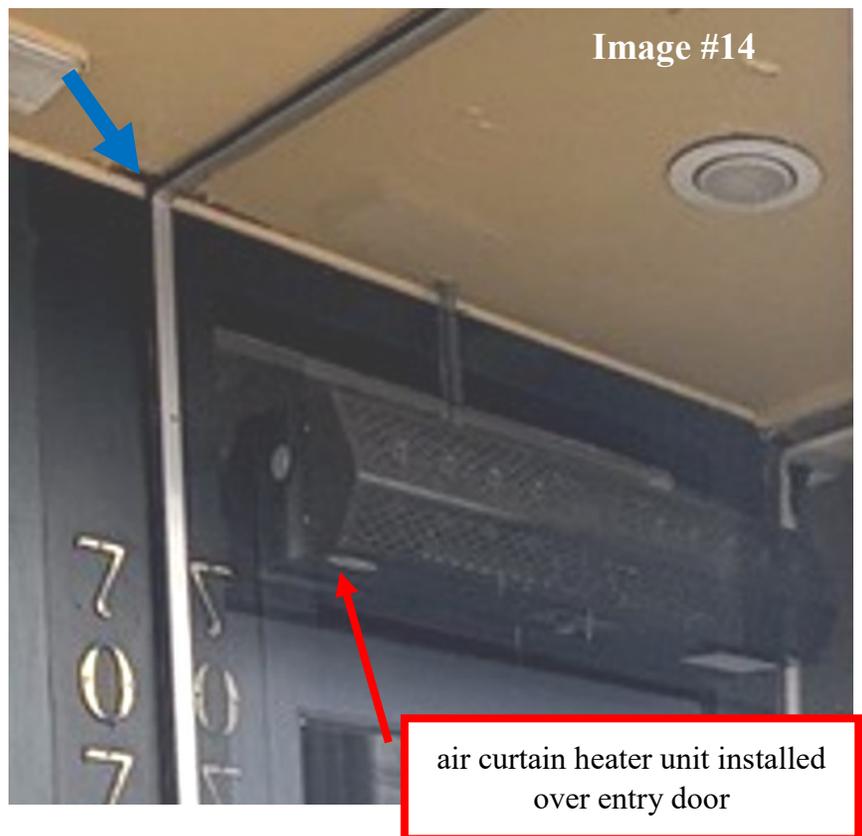
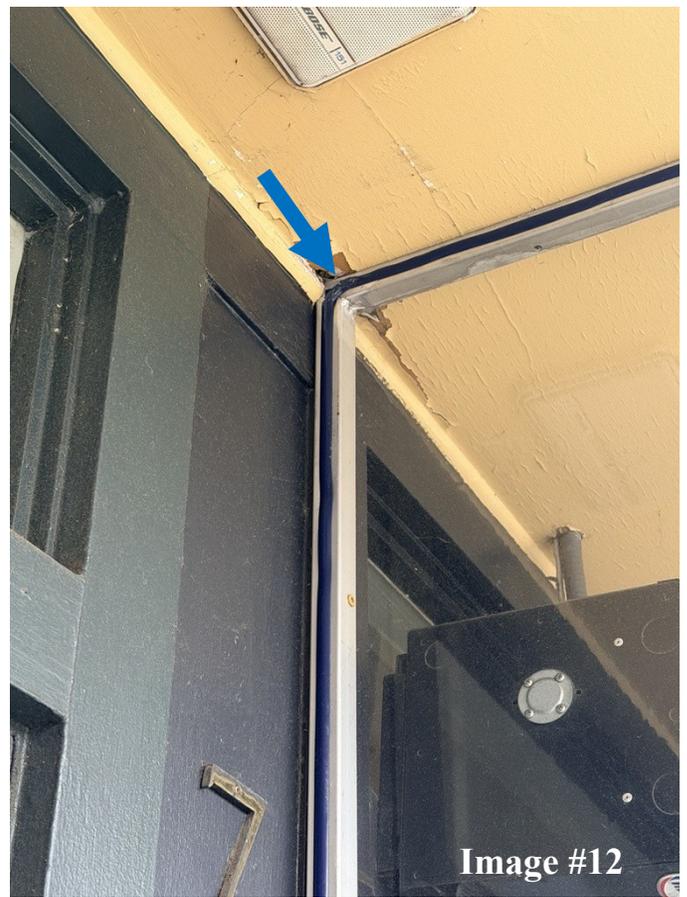
Image #9

March 3, 2026 - Vestibule with weather flaps and air curtain heater unit; photo by NDS



Image #10

March 3, 2026—Photos by NDS



**City of Charlottesville
Board of Architectural Review
Staff Report
March 17, 2026**



Certificate of Appropriateness Application

BAR # 26-0009

208 3rd Street NE; TMP 330215100

Downtown ADC District

Owner: Asharper, LLC [The Luck Group II, LLC]

Applicant: Jennifer Batchelder, Glickman Design Studio

Project: Window replacements and exterior modifications



Background

Year Built: 1960

District: Downtown ADC District

Status: Contributing structure

Documented as having “no identifiable style” on the city’s 1974 Landmarks survey, this 1-story 1960’s brick commercial building has a flat roof and rear cinderblock addition completed in 1980. The two 25-light front windows are flanked by simple fluted pilasters. The recessed entry has a double entry door (non-original) and a six-light transom. Wooden paneling is laid horizontally below the front windowsills but laid vertically inside the entrance vestibule. (See photographs in the Appendix.)

Prior BAR Reviews N/A

Application

- Applicant submittals:
 - glickman design studio *208 Third Street NE Exterior Rendering*, 3 pages.
 - GDS Studio, *Renovation Plan*, sheet A-1.

CoA for replacement windows, new windows within entry alcove, and other alterations at the front façade.

Discussion

The applicant proposes the following changes to the front elevation:

Windows:

- Replacement of both original 25-light front windows with new 4-over-1 glass inserts. Window specs not provided.
- Addition of two sidelights within alcove, in a 2-over-1 pattern.

Alcove:

- Installation of tile on entry floor- not specified.
- Replace wall sconces.

Exterior Paint:

- All trim and wood panels to be painted Farrow and Ball: Inchrya Blue. [Maintenance and repair which would not require a CoA, but is part of the proposal.]

While the property was remodeled in 1968, based upon the 1974 photograph the windows, brick and surrounds have been retained at the front elevation. The original door has been replaced, and crown mold added to the transom and door frame.

The 25-lite arrangement of the storefront windows appears original to the building; however, they are not historic in the context of the late-19th and early-20th century commercial storefronts predominant in the Downtown ADC District. They were likely intended to reflect a Colonial-Revival “Willaimsburg-esque” storefront with a false historicity.

Staff notes that there are other 1-story brick commercial buildings dating to the early 1960’s on Little High Street, some with multi-light storefronts. (See sample in the Appendix.)

Recommendation

As the proposed represents adaptive reuse of a now vacant building, staff recommends approval of the replacement windows, with a condition the applicant works with staff to document the existing glazing, widths and profiles.

Staff recommends approval for the new windows at the alcove, tile entry floor, wall sconces, and painted exterior trim, with the condition that staff review the alcove tile when selected.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements and alterations at 208 3rd Street NE satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted **with the following conditions:**

- The applicant will work with staff to document the existing glazing, widths and profiles of the 25-light windows.
- Glass have VLT of not less than 70%.

- All orphaned service lines, cables, wires or unnecessary attachments on the exterior of the building are removed.
- Appropriate screening is designed for litter receptacles at side of building.
- Staff review and approval of tile for the alcove.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements and alterations at 208 3rd Street NE does not satisfy the BAR’s criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

Criteria, Standards and Guidelines

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

Review Criteria Generally

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

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. 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. [...]

Standards for Review and Decision

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

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

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

Links to ADC District Design Guidelines

[Chapter 3 New Construction and Additions](#)

APPENDIX

Landmarks Commission Photographs [*formerly 206 3rd St. NE*]



‘Shapero Office’, August 1974



'Walston & Co., Inc.', Undated

Early-1960's Commercial Brick structures, Little High





LANDMARK



SURVEY

IDENTIFICATION

Street Address: 206 Third Street
Map and Parcel: 33-215.1
Census Track & Block: 1-110
Present Owner: Cecil C. Shapero et. al.
Address: c/o M. C. Curron
414 East Jefferson
Present Use: Offices
Original Owner: Maurice B. Shapero
Original Use: Offices

BASE DATA

Historic Name: Shapero Office
Date/Period: 1960
Style: No identifiable style
Height to Cornice:
Height in Stories: 1
Present Zoning: B-3
Land Area (sq.ft.): 36.6 x 55
Assessed Value (land + imp.): 5090 + 9510 = 14600

ARCHITECTURAL DESCRIPTION

Typical commercial building of the 1960's. It is brick faced, simplified to the point of having no apparent roof, and has a recessed entrance flanked by two large windows with five over five glazing.

HISTORICAL DESCRIPTION

The building was built in 1960 by Maurice Shapero for the present occupants, Shields and Company. It was remodeled in 1968. Deed references: 103-397, 347-72.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Mr. York

Street Address: 206 Third

Map & Parcel: 33-215-1

Census Tract & Block:

Present Owner: Maurice B. Shapiro
Address: 46 York Cechian

Present Use: 414 E. JEFFERSON

Original Owner:

Original Use:

Historic Name:

Date/Period: 1960 (ass)

Style:

Height to Cornice:

Height to Stories: 1

Present Zoning: B-3

Land Area (s. ft.): 36.6 x 55

Assessed Value (land+imp)

3740 + 8310 = 12,050

SHIELDS Co.

Stock Broker

Architectural Description

1 story Brick w/ flat roof - typical commercial of c-1960.

Stone front w/ brick 25 panned
Pictorial windows

Historic Description

Carried thru 1972 as 208 3rd ST. N.E.

Remodelled in 1968

Shields are original tenants

Me. York

Name of Persons Interviewed:

1973 . 347-72 (Shapiro)

1938 ~~1940~~ . 103-397 (Kotzen)

Pearl Kotzen from Norman Kassel et al.

Not specifically mentioned in Dead

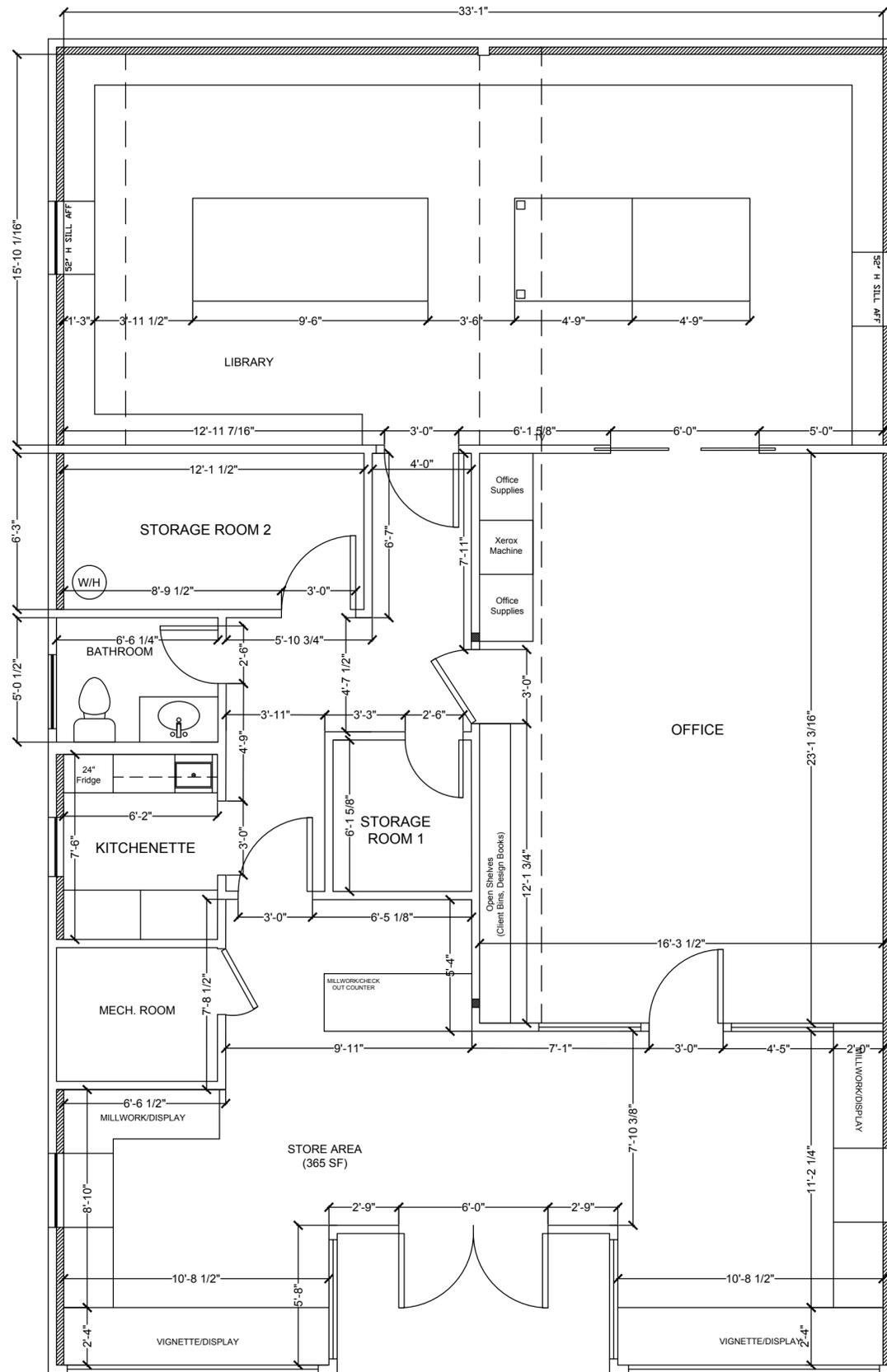
gds

glickman design studio

4099 Lofton Lane
North Garden, VA 22959

Sarah: 304-224-4110
Jennifer: 617-840-5560

GDS STUDIO
208 THIRD STREET NE
CHARLOTTESVILLE, VA



| REVISION | DATE |
|----------|------|
| | |
| | |
| | |
| | |

DRAWING TITLE
**RENOVATION
PLAN**

DRAWING NUMBER
A-1

| | |
|------------------|------------------|
| DATE 02/24/26 | SCALE 1/4"=1' |
|------------------|------------------|



208 Third Street NE Exterior Rendering

glickman design studio

**From applicant: No change to transom window in alcove.*

02.25.2026

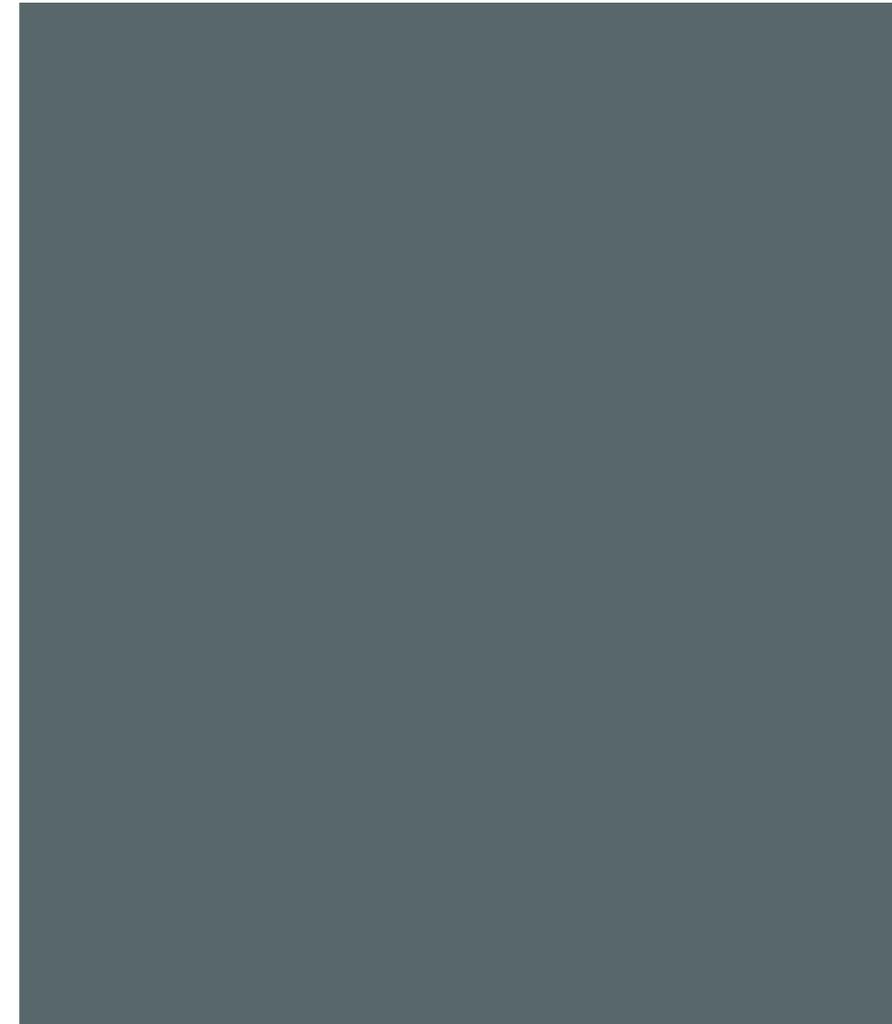
GDS Office
208 Third Street



Appropriate exterior tile to be installed within the red-outlined area



Exterior Lanterns
Visual Comfort: Galena Pocket
Wall Lantern



Exterior Wall Color
Farrow and Ball: Inchrya Blue