

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
May 19, 2026 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion [5pm in Council Chambers]

Regular Meeting [5:30pm in Council Chambers]

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

B. Consent Agenda

1. **Meeting Minutes:** February 18, 2026 [\[Link to meeting video\]](#)
2. **Certificate of Appropriateness Application**
BAR # 26-0017
203 Ridge Street; TMP 290022000
Ridge Street ADC District
Owner: City of Charlottesville
Applicant: Scott Hendrix, Capital Development Division
Project: Accessibility project with site alterations

C. Deferred Items - N/A

D. New Items

3. **Certificate of Appropriateness Application**
BAR # 26-0016
110 3rd Street, NE; TMP 330222000
Downtown ADC District
Owner/Applicant: Steve Barber / Dunbar, Milby & Williams
Project: Window replacements
4. **Certificate of Appropriateness Application**
BAR # 26-0021
1615 Keith Valley Road; TMP 41A046000
Individually Protected Property
Owner: Luanne Murphy
Applicant: Kelly Trout, Robertson Renovations
Project: New addition, exterior alterations and repairs

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

5. **Pre-Application Conference**
BAR # 25-0095
835 West Main Street; Tax Parcel 310183000
843 West Main Street; Tax Parcel 310175000
847 West Main Street; Tax Parcel 310174000

West Main Street ADC District
 Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
 Applicant: Andree Sahakian, LV Collective
 Project: Multi-story housing development

- 6. **Preliminary Discussion** [No action will be taken]
 BAR # HST26-0002
 528 Valley Road; TMP 110070000 and
 526 Valley Road; TMP 110071000
 Oakhurst Circle-Gildersleeve Wood ADC District
 Owner: Andrew Fossen; AVP 528 Valley LLC
 Applicant: Raymond Gaines, The Gaines Group
 Project: Construction of eleven townhomes

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

7. **Staff Discussion**

- Café Space design guidelines: Construction of decks, creation of enclosed spaces: no active café and/or not a leased space.

G. Adjourn

Public Participation & Access

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

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

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

2026 Meeting Schedule

Tuesday June 16, 2026	Tuesday October 20, 2026
Tuesday July 21, 2026	Tuesday November 17, 2026
Tuesday August 18, 2026	Tuesday December 15, 2026
Tuesday September 15, 2026	

Certificate of Appropriateness Application

BAR # 26-0017

203 Ridge Street; TMP 290022000

Ridge Street ADC District

Owner: City of Charlottesville

Applicant: Scott Hendrix, Capital Development Division

Project: Accessibility project with site alterations

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

- [Staff Report](#)

- [Application Submittal](#)

Certificate of Appropriateness Application

BAR # 26-0016

110 3rd Street, NE; TMP 330222000

Downtown ADC District

Owner/Applicant: Steve Barber / Dunbar, Milby & Williams

Project: Window replacements

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

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

Pre-Application Conference

BAR # 26-0021

1615 Keith Valley Road; TMP 41A046000

Individually Protected Property

Owner: Luanne Murphy

Applicant: Kelly Trout, Robertson Renovations

Project: New addition, exterior alterations and repairs

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

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

Pre-Application Conference

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian, LV Collective

Project: Multi-story housing development

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

- [Staff Report](#)
- [Application Submittal](#)
- [BAR Meeting Minutes Excerpts - August 19, 2025](#)

Pre-Application Conference

BAR # HST26-0002

528 Valley Road; TMP 110070000 and

526 Valley Road; TMP 110071000

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of eleven townhomes

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

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

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

Regular Meeting

February 18, 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: Ron Bailey, James Zehmer, Cheri Lewis, Roger Birle, Katherin Tabony, Carl Schwarz, Jerry Rosenthal

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

Pre-Meeting:

Ms. Lewis had a question about West Main Street window replacement. Ms. Lewis wanted to know what past window replacements have been done. Staff said that it was about the BAR composition. People often say that there is nobody who can repair old windows. Staff said that is generally true. There was a discussion surrounding restoring versus replacing windows on West Main Street.

Ms. Lewis had a question about the County Courthouse, and the BAR had approved for the courthouse windows. Staff did go over what was happening to the windows in the courthouse.

The meeting was called to order by Mr. Zehmer at 5:33 PM.

A. Matters from the public not on the agenda.

No Comments from the Public

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 – November 18, 2025

Motion to Approve – Mr. Schwarz – Second by Ms. Lewis – Motion passes 7-0.

C. Deferred Items

N/A

D. New Items

2. **Certificate of Appropriateness Application**

BAR # HST26-0001
701-705 West Main Street; TMP 320157000
West Main Street ADC District
Owner: Rocky Mountain LLC
Applicant: Calder Kegley
Project: Window replacements

Jeff Werner, Staff Report – Request CoA for window replacements on the second floor only.

Calder Kegley, Applicant – I am here representing the owner of 701-705 West Main Street. Since buying this building, almost 10 months ago, we have been faced with many challenges and have gotten plenty of surprises. After bringing Mitchell Matthews Architects, we began to formulate a plan to heavily renovate and revive the 5 apartment units that are upstairs. With the help of Martin Quarles, who has a long history of building and renovating both commercial and residential properties in Charlottesville, we investigated the necessities to help preserve the building for at least another 100 years. It was evident early on that to improve the thermal barriers of the units; the windows had to be examined. With Mr. Quarles' help and Mark Wingers from Gaston & Wyatt, we were able to find and inspect the Marvin Ultimate Series inserts that fit nicely into space. Best of all, they do not come with storm windows. By using these inserts, we will be able to satisfy the thermal needs while also presenting an unrecognizable exterior façade. During this process, all the exterior trim will be repainted. The rest of the rust-crated seals will be repaired and preserved. There will be no storm windows. Any damage that those incurred to the original frames will be repaired. With all the brick work, we are planning on repointing and replacing the existing brick that is not repairable and going around the entire exterior. With all the previous and upcoming high-rise construction that is happening on West Main Street, we hope that we can be recognized for our effort in not only preserving but creating space that is inviting within a historic building inside a historic district. Perhaps by example, others will take this path rather than building anew.

Charles Quarles – As mentioned earlier, the building was renovated in the early 70s. I am certain the sash on the streetscape is not original. They represent that and they do not perform well.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – Did you say that the window air conditioner units are going away?

Mr. Kegley – That is correct. I did not mention that. When we acquired this building, there was an air conditioner unit just about every other window around West Main Street and 7th Street. What led us to taking them out was all the tenants left around the end of December. We had a big cold snap. To prevent any water from freezing, all the AC units came out. We put sealed plastic around the entire interior. That made an incredible difference in the heating capabilities of that space. Every piece of plastic was blowing in like a sail on a boat.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – The windows there are simple, easily replaceable. We are not losing any historic fabric that represents any handicraft. I recognize staff's comment about finding a sash on another elevation building. There are none. If there was one, it would be piecemeal. There are no sashes that match these. I am in support of this.

Mr. Zehmer – It seems like there are no sashes that date to the original construction either if this assessment is correct. My biggest thing is making sure that the Marvin Windows match as closely as they can to the one-over-one and proportions of the existing windows. The existing windows are a replication of what was originally there most likely. I don't have any objection to the application.

Ms. Tabony – The cumulative benefit of new windows in the overall preservation of the building is a net positive for the user benefit, comfort, and general appreciation of the building. I do support this.

Ms. Lewis – I think Mr. Kegley did a window-by-window survey. I appreciated that. It allowed me to see all the different conditions, not just the front but the back windows. Some of them were poor and irreparable. Some were okay. I appreciated that work that was done on behalf of the owner.

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

- **Preference for wood, metal or metal-clad windows.**
- **For the 6 over 6 you may use insulated glass with applied grills, provided there is an internal spacer bar.**
- **Insert frames must fit relatively tight into the opening and retain the existing exterior trim or at least have something new that is similar.**

Second by Mr. Bailey. Motion passes 7-0.

3. Certificate of Appropriateness Application

BAR # HST26-xxxx [TBD]

Historic Downtown Pedestrian Mall

Downtown ADC District

Owner/Applicant: City of Charlottesville

Project: Downtown Mall trashcan replacement plan

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

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – I see that the new ones have a hinge lid. That is how they would empty them. How are the current ones emptied if they are hanging?

Mr. Werner – It is very difficult. I did not get into it. It seems like they swing and remove the bag.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

Mr. Schwarz – Does it really matter that the new one matches the old one so precisely? Does it matter that it is just black and round? We have 6 replacement receptacles and 25 base covers. For \$19,500, that is a lot of money for 6 trash cans. There are a lot of them out there. We are going to be replacing these trash cans over time. Are we stuck with the same manufacturer? I am just throwing that out to Parks & Recreation. Does the BAR care that this trash can looks exactly like the one that showed up sometime in the early 2000s? Do we care that it fits in with all the other trash cans that are out there?

Mr. Zehmer – It sounds like they are trying to do a phased rollout. I do see value in them matching the older ones so that you have a consistent look on The Mall even if it takes 10 years to roll out. You start back at replacing the ones we started with. I take your point. Is there a cheaper option that still achieves the goal? I do see value in consistency and appearance.

Mr. Schwarz – My other concern is that if you look at those little attachments to the pavers, some of them are really rusted out. The city throws down way too much salt every winter. I wish we could discuss that. It is destroying the buildings and all The Mall furniture. This new trash can is made of steel that has been powder coated. When it is sitting directly on the ground, are the bottoms going to rust out in a short amount of time? Has it been considered?

Ms. Lewis – Maybe that is why the current ones were hung.

Mr. Schwarz – I am wondering if that might have been part of the reason for that. I noticed on this manufacturer's website, I did not see if they had any trash cans that were hung. I don't know if that is just something people don't do anymore. I am curious about the longevity of these trash cans sitting in so much salt every winter, especially if they are just made of plain steel. Do those steel hangers provide any protection? The big cast iron planters don't get busted up, but other people's planters do. I am wondering if once we take these trash cans out from their protective ballard areas, are they going to be subject to being kicked over and busted up? If the BAR thinks that these trash cans should match exactly minus the ballards, I guess the conversation does not matter. If we are less concerned about that, I am wondering if it would be worth shopping around more.

Mr. Zehmer – The ballards could be modified to have a hanger that holds the new trash can. Leave the ballards in place. You could have it where it has a padlock.

Mr. Schwarz – We are then modifying every trash can to fit that.

Ms. Tabony – The replacement has a hinged lid. That might not be optimal

Mr. Schwarz – If this is not time sensitive, I don't want to stand in the way of us approving a trash can that is perfectly acceptable. If Parks and Recreation wanted to consider some of these questions, I don't know if that would hurt.

Ms. Tabony – I think the cost is an interesting question. Is that the trash cans or is that the masonry repair of the granite? Is that going to be happening regardless?

Mr. Schwarz – I think the \$19,500 was for preemptively buying 6 trash cans for when some of these fail in the future. They could just put a new one in place. The cost of the granite would be something extra. Is that correct?

Mr. Werner – I don't know. I know what you just said is correct. These were no longer available. They got what they could. My answer to Cliff was what the BAR would be concerned about is consistency. While we recognize that we will not remake these, there is consistency in that intent. They are round, black, and located in similar locations. The fact that there was visibly similar made it easier. I certainly could ask if there were other options that they wanted to consider. It is possible that they selected this. There is a lot. I am still tamping this down all the time. You do see other departments responding to this fear. The BAR did this or did that. 99 percent of the time it is not true.

Mr. Schwarz – I am worried that they chose this because someone decided that the existing trash cans that aren't original.

Mr. Werner – It is possible. I am working with Cliff on a couple things. This is not imminent. It would be helpful to approve it. They may not need to buy one of these for a couple of years. I can have a conversation with him about it.

Mr. Rosenthal – These trash cans have already been purchased?

Mr. Werner – They have some that match. That is what is there now. They have not purchased anything beyond those trash cans.

Mr. Schwarz – They knew that these were being discontinued. They spent \$20,000 to buy six. They have them ready to replace. They are of the old style. They will still have 6 more trash cans that can fail that they can replace before they move onto the new ones.

Mr. Werner – Since I came on, I have been pushing for a long-term maintenance plan and management plan for The Mall; short-term, mid-term, and long-term. You can see the condition of The Mall. I walked it today looking at some things. It is in rough shape. We need a plan. We can't wake up one day and realize that the bricks need to be replaced. We should not be surprised by those things. This is trying to get ahead of that. There is a lot happening out there. I am trying to keep you involved with The Mall as much as possible. To what extent do I bring things to you. I am glad that they are asking about this. If you think there is something that would be more suitable or if you think there is something a design part or an aesthetic, I think Parks and Recreation would be more than happy to hear some ideas if you have any. We are going to talk about that at the end of the meeting.

Mr. Schwarz – I want to make sure that my comments are framed more as not this is unacceptable, and we want to cause more work for you. It is more of if you had the opportunity to choose something else, would you? If you didn't think that you had to match it exactly, would there be a better option out there?

Mr. Zehmer – These are good questions. They do have a CoA before us.

Mr. Schwarz – We can vote to approve this. I am fine with that if those questions get answered. They can always come back to us later and ask, 'Is this different trash can, okay?' I doubt the city is charging themselves a fee to apply for a CoA.

Mr. Birle – I went out there at lunch time. I did not see any problems with the trash cans that I saw. I did not do an extensive search. This trash can is perfectly fine. This is the least of the concerns of the Downtown Mall right now. Why don't we have recycling cans that are obvious?

Mr. Werner – Some services are single stream. You throw it all in one bin and they sort it out. I don't know if that is the case. I do have a reminder to ask.

Ms. Lewis – I am only finding one guideline which is what we are supposed to talk about that pertains to trash containers. It is in Section G of Chapter 6-Public Improvements. Trash containers should be metal and should match other street furniture. We have encouraged black furniture on The Mall. I would say that it meets that. There is number 3 criteria that says, 'attempt to make street furniture compatible in design, color, materials with existing elements.' To the extent that there is any benefit, I think there are two benefits. The new ones are the same manufacturer and generally match the existing. There is a user component here. I don't even have to think that these are trash cans. I am used to the trash cans on The Mall. If we change to another shape, I wonder how that would compete. We must consider the application before us. It meets the guidelines.

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including the City's ADC District Design Guidelines [specifically Ch. 6, sect. G], I move to find that the proposed replacement trashcans for the Downtown Mall satisfies the BAR's criteria and are compatible with the Downtown Mall and this ADC district, and that the BAR approves the application as submitted with the following condition:

- **That the damaged granite pavers [where tube frames are removed] will be replaced in-kind [and not simply repaired or patched].**

Second by Mr. Birle. Motion passes 7-0.

We would encourage a holistic look at recycling containers on The Mall and how they might be located next to the trash containers to efficiently get recycled items collected.

E. Other Business

4. Pre-Application Conference

BAR # HST26-0002

528 Valley Road; TMP

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes

- The BAR will review the project under New Construction criteria [and not as an addition to the site]. See ADC Districts Design Guidelines, Ch.3
- The BAR compliments and thanks the team for saving and respecting the original house (528 Valley Road).
- The scale and massing of building #1 (situated at the street) is more of a challenge [for this review] than buildings #2 and #3 (at rear of parcel).
- Perhaps reduce the size of Building #1 and use dormers to achieve the third floor.
- Consider flipping the floorplan around to reduce the façade of building #1 along the street-facing side. This might conflict with zoning.
- Switch from a horizontal to a vertical emphasis to help break down the façades; embrace the verticality of the buildings.
- For the roofline, the BAR suggests picking a style- noting that the current design does not feel either contemporary, modern or traditional.
- Give more consideration to the entrances and windows.
- The BAR questions how close building #2 is to the original house (528 Valley Road).
- The new structures should complement the (neighboring) historic assets and the district.

- Consider materiality and other elements of design: the BAR asks the applicant to explore brick, dormer windows, the Cape Cod style and avoid vinyl.

5. Pre-Application Conference

BAR # HST26-0003

714-716 Lexington Avenue; TMP 520152000

Martha Jefferson Historic Conservation District

Owner: David T. & Cristine S. Gardner

Applicant: Bridget Ridenour, Alloy Architecture + Construction

Project: Construct single-family home

- The project is within a Historic Conservation district therefore the BAR will have a lighter touch [on review]; focus will primarily be on what can be viewed from the street.
- The proposed dwelling is sympathetic to the neighboring house and fits into the district well.
- There is some support [from the BAR] for the carport; it is definitely a better option than a garage.
- Breakdown of the carport's side elevation, either through additional columns, screening, or low wall to give some visual separation for the neighboring property.
- Consider the carport and driveway materiality- concrete is preferable to asphalt for both the parking surface and driveway and should be continuous to the street.
- For exterior siding brick is preferred. The alternate of Hardie plank is acceptable.
- Explore breaking down the house as it progresses to the rear of the lot to perhaps mirror the additions of the neighboring house [at 716 Lexington Ave.], including roofline changes which could be cost effective to allow for the use of brick at the front porch [and façade].
- The two walls of the interior carport should match the exterior of the house.
- The BAR will act on this project at a future meeting. [In lieu of a staff administrative approval which is allowable within HC districts.]

6. Staff questions/discussion

- Lighting on the Downtown Mall.
- Exploring design options – Removing barriers for the Downtown Mall Fountains.

F. Adjourn

Adjournment

The meeting was adjourned at 7:50 PM.

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Certificate of Appropriateness Application

BAR # 26-0017

203 Ridge Street; TMP 290022000

Ridge Street ADC District

Owner: City of Charlottesville

Applicant: Drew Barnocky; Scott Hendrix

Project: Accessibility alterations and site improvements



Background

Year Built: 1959

District: Ridge Street ADC District

Status: Contributing [added to district in 1995]

Two-story, rectangular fire station of red brick masonry construction with flat roof and brick parapet. Primary façade organized into four bays: three apparatus bays with aluminum-framed, multi-light sectional doors, and one pedestrian-entry bay. Entrance recessed beneath standing-seam metal shed awning; aluminum-framed door with sidelights and transom. Fenestration consists of paired and grouped metal framed windows, aligned horizontally across both stories. Vertical brick pilasters define bay divisions. The original Mid-Century façade was modified post-1985.

Prior BAR Reviews – None.

Application

- Applicant submittals:
 - *Ridge St. Fire Station Accessibility Final Site Plan, Line and Grade*, dated March 5, 2026, 7 sheets.
 - Site photographs of existing conditions.

CoA for site alterations to improve accessibility at the primary entrance to the facility, including new parking spaces, entrance path, ramp, and accompanying small-plant landscaping.

Discussion

Improvements to this municipal facility include demolition of existing concrete sidewalks and asphalt pavement adjacent to the existing parking spaces. Minor re-grading will precede new paving and paint striping. A new path, curbed ramp and sidewalk are to be installed. Additional minor improvements include a redesigned landscape, plantings and bench seating.

Recommendation

Project will improve accessibility at this public facility. The site design and elements are appropriate for the property and ADC District. Staff recommends approval as submitted.

Suggested Motions

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed site alterations at 203 Ridge 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.

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...
[...]

Standards for Review and Decision

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

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

Links to ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

Pertinent Design Review Guidelines for Site Design and Elements

E. WALKWAYS AND DRIVEWAYS

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

F. PARKING AREAS & LOTS

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.
- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.

10) Select lighting fixtures that are appropriate to a historic setting.

APPENDIX

Ridge Street Fire Station with original façade, c. 1985



Liberty Bell Replica installed at the Ridge Street Fire Station. [See attached report.]



203 Ridge Street

Ridge Street Fire Station

BAR # 26-0017

May 19, 2026

Scope of Work

The proposed work includes: Demolition of the existing concrete sidewalk and asphalt pavement at the parking spaces; minor re-grading, paving, and paint striping for installation of two accessible parking spaces and access aisle; installation of a new accessible path including concrete curb ramp and sidewalk; and installation of other minor site improvements such as a bench and landscape plantings.

Site Photographs & Existing Conditions







RIDGE ST FIRE STATION ACCESSIBILITY

FINAL SITE PLAN

CHARLOTTESVILLE, VIRGINIA

PROJECT SUMMARY

NAME OF PROJECT: RIDGE STREET FIRE STATION ACCESSIBILITY IMPROVEMENTS

PROJECT ADDRESS: 203 RIDGE STREET
CHARLOTTESVILLE, VA 22902

DEVELOPMENT TYPE: BY RIGHT

PROJECT NARRATIVE: THIS PROJECT INCLUDES A REVISED ENTRYWAY AND PARKING AREA THAT IS ADA COMPLIANT AT THE RIDGE STREET FIRE STATION IN THE CITY OF CHARLOTTESVILLE.

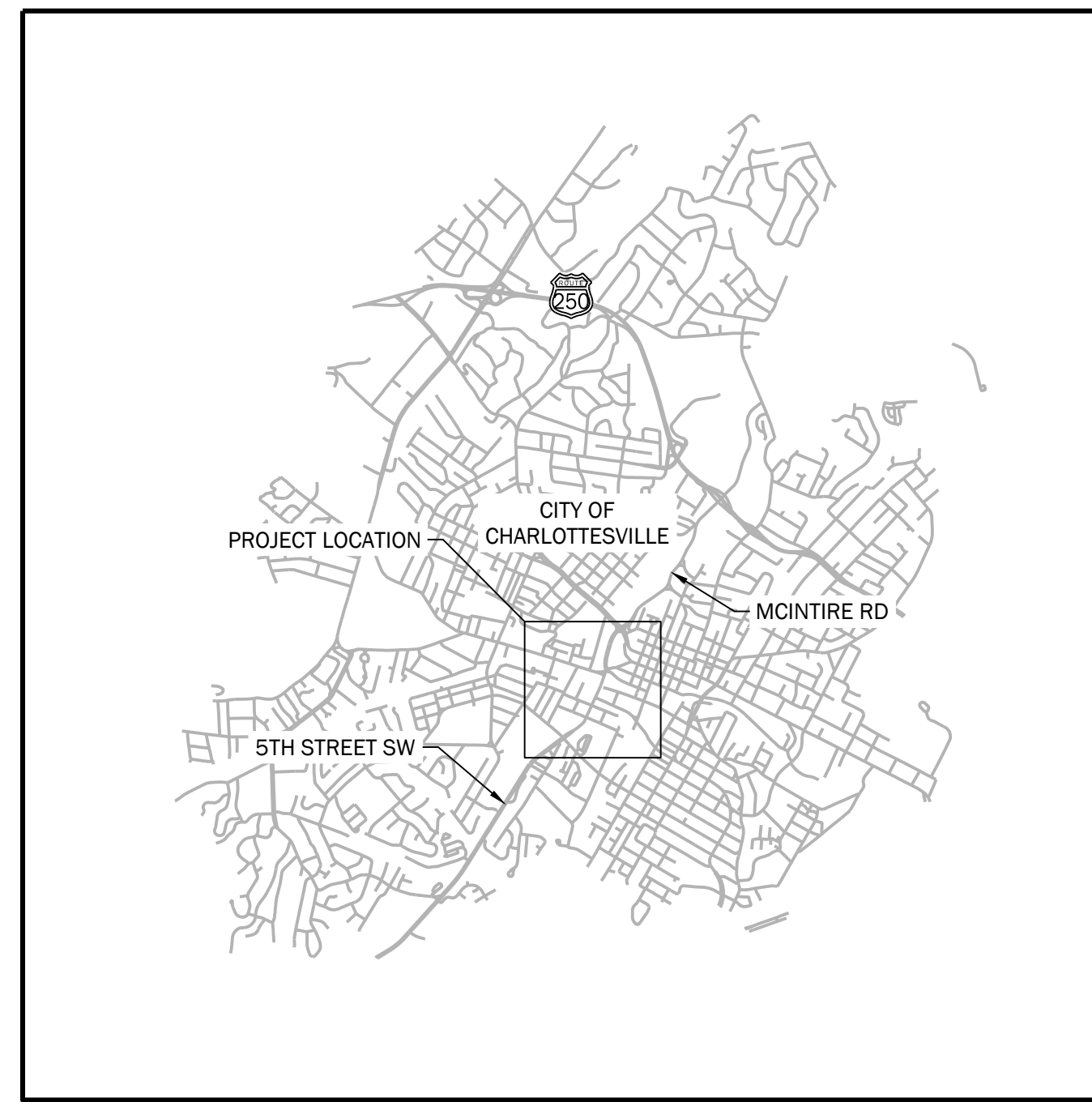
APPLICANT/OWNER:
CONTACT: CITY OF CHARLOTTESVILLE
SCOTT HENDRIX
ADDRESS: 305 4TH STREET NW
CHARLOTTESVILLE, VA 22903
PHONE: 434-465-5739
EMAIL: HENDRIX@CHARLOTTESVILLE.ORG

ENGINEER OF RECORD:
CONTACT: LINE AND GRADE CIVIL ENGINEERING
DREW BARNOCKY, PE
ADDRESS: 222 WEST SOUTH STREET
CHARLOTTESVILLE, VA 22902
PHONE: 804-512-0762
EMAIL: DBARNOCKY@LINE-GRADE.COM

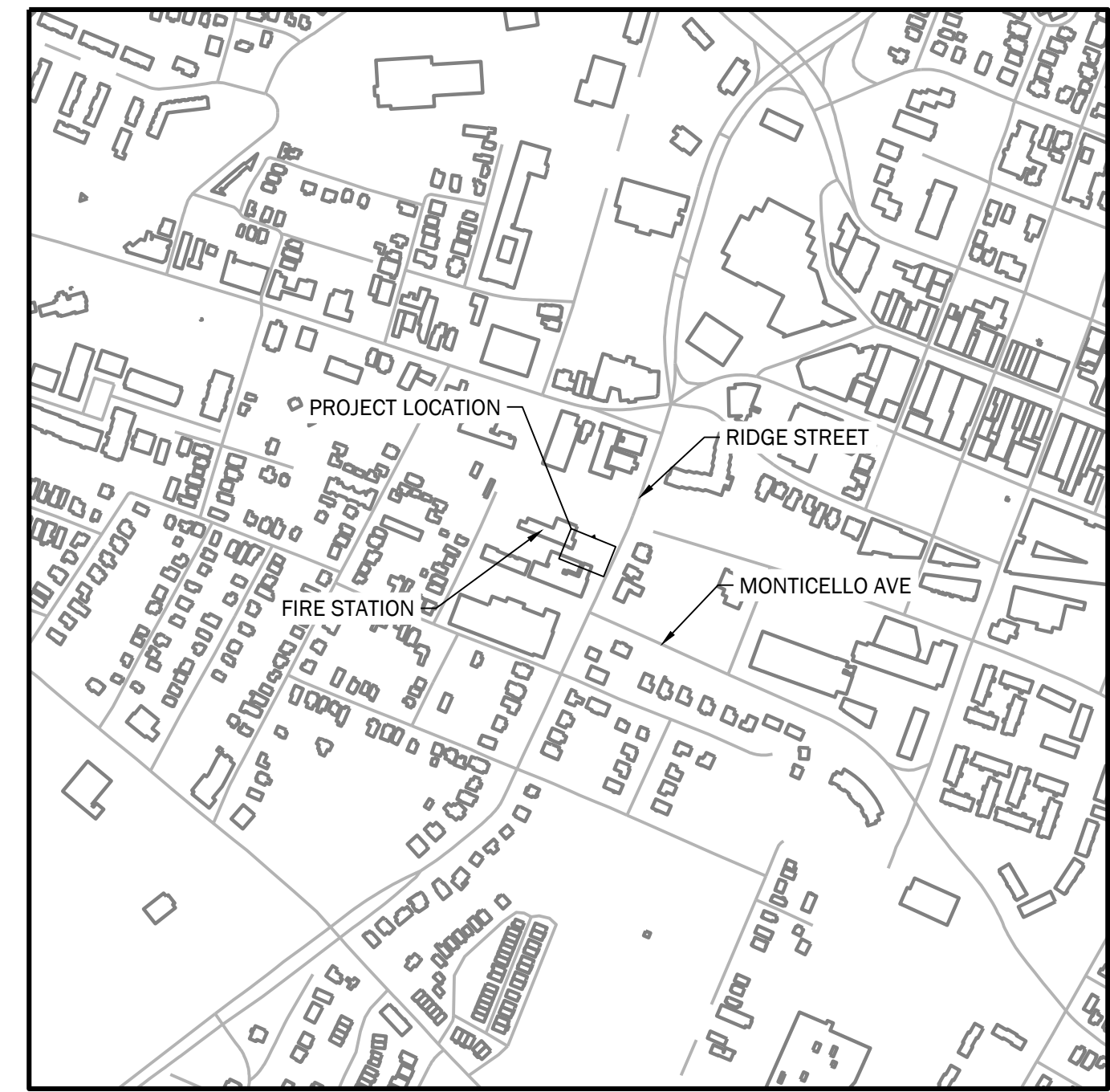
SOURCE OF SURVEY AND TOPOGRAPHY:
SOURCE: FIELD SURVEY (2025)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAVD '88
CONTACT: LINCOLN SURVEYING & GIS
CHRISTOPHER B. KEAN
ADDRESS: 632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
PHONE: 434-974-1417
EMAIL: CHRIS.KEAN@LINCOLNSURVEYING.COM

PARCELS:
PARCEL ID: 290022000
OWNER: CITY OF CHARLOTTESVILLE
CONTACT: SCOTT HENDRIX
ZONED: CV CIVIC
MAG. DISTRICT: BUFORD
OVERLAYS: ARCHITECTURAL DESIGN CONTROL DISTRICT
LEGAL AREA: 1.480 AC

PROPOSED SITE PLAN REQUIREMENTS	ALLOWED OR REQ'D
BUILDING HEIGHT:	
MAX HEIGHT ALLOWED =	72 FT
PROPOSED BUILDING HEIGHT =	N/A
SETBACKS:	
PRIMARY STREET LOT LINE (MIN) =	10 FT
SIDE STREET LOT LINE (MIN) =	10 FT
SIDE LOT LINE (MIN) =	5 FT
REAR / ALLEY LOT LINE (MIN) =	5 FT
TRANSITION TYPE =	TYPE C
BUILDING COVERAGE:	
BUILDING COVERAGE (MAX) =	50 %
OUTDOOR AMENITY SPACE =	NONE
TREE CANOPY COVER:	
MIN TREE CANOPY =	15 %
PROVIDED TREE CANOPY =	N/A



VICINITY MAP
SCALE: 1" = 4,000'



LOCATION MAP
SCALE: 1" = 500'

DESIGN INFORMATION:

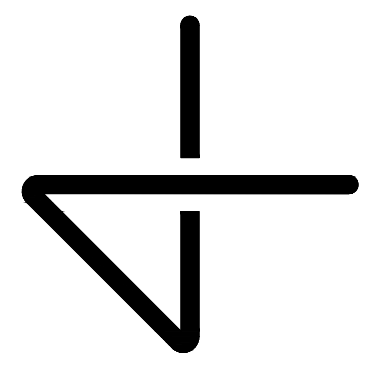
ADDITIONAL INFORMATION:
DISTURBANCE AREA: 0.065 AC (2,822 SF)
PROPOSED IMPERVIOUS AREA: 1,850 SF
MISS UTILITY TICKET NO.: A528202025

UTILITY OWNERS:

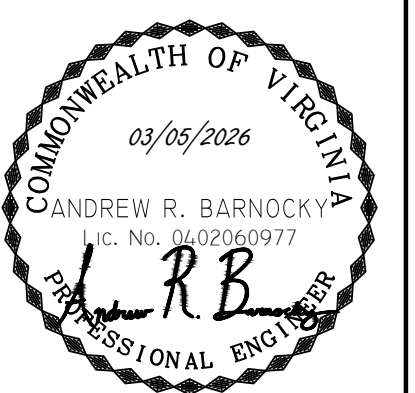
GAS: CITY OF CHARLOTTESVILLE
WATER: CITY OF CHARLOTTESVILLE
STORM SEWER: CITY OF CHARLOTTESVILLE
SANITARY SEWER: CITY OF CHARLOTTESVILLE

Sheet Index

SHEET NUMBER	SHEET TITLE
C0.0	Cover Sheet
C0.1	General Notes and Legend
C1.0	Existing Conditions and Demolition
C2.0	Site Plan
C3.0	Grading Plan
C4.0	Site Details
C5.0	Landscaping Plan
7	TOTAL SHEETS



COVER SHEET
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA



SUB No./DESCRIPTION
1 - 03/05/2026
FINAL SITE PLAN

LINE AND GRADE
Civil Engineering

C0.0

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES DATE

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (VDOT R&B STDS & SPECS), DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE RULES AND REGULATIONS GOVERNING WATER AND SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR THE PLAN APPROVING AUTHORITY, AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL ORDINANCES, CODES, AND LAWS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, MATERIALS, DIMENSIONS, LOCATIONS, AND EXISTING ELEMENTS TO REMAIN PRIOR TO BEGINNING ANY WORK. IF CONDITIONS VARY FROM WHAT IS REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- LOCATION OF EXISTING ELEMENTS SHOWN IN THESE DRAWINGS SHALL BE CONSIDERED RELATIVE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR IF DEEMED CRITICAL FOR PROPER EXECUTION OF THE WORK.
- SECTION CUTS AND DETAIL CALLOUTS INDICATED IN THE DRAWINGS ARE TYPICAL FOR THE PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AND MAY NOT BE SHOWN EVERYWHERE THEY APPLY.
- SYMBOLS IN THE DRAWINGS ARE NOT TO SCALE.
- STATION VALUES REFERENCE CENTERLINE OR CONSTRUCTION BASELINE STATIONING, UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, BUILDING OCCUPANTS, PROPERTY, VEHICLES, AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE WITH OSHA AND ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DAMAGES RESULTING FROM CONSTRUCTION ACTIVITIES.
- EQUIPMENT AND MATERIALS SHALL BE STORED IN DESIGNATED AREAS WHICH WILL NOT CAUSE HARM OR IMPACTS TO VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEASURES TAKEN TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY IS PARAMOUNT.
- EQUIPMENT AND MATERIAL STORAGE SHALL NOT ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT OF WAY, OR ADJOINING GROUNDS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND GROUNDS CAUSED BY THE CARELESSNESS OR NEGLIGENCE OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION READY FOR IMMEDIATE USE, DISTRIBUTED AROUND THE PROJECT, INCLUDING IN TEMPORARY STRUCTURES. EXISTING FIRE HOSE CONNECTIONS SHALL BE ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. MATERIALS AND DEBRIS SHALL NOT BE STORED IN FRONT OF THE CONNECTION, THUS PREVENTING ACCESS. WHEN NECESSARY TO OBSTRUCT ACCESS TO PERFORM THE WORK, THE CONTRACTOR SHALL COORDINATE ACCESS PROCEDURES WITH THE FIRE MARSHALL PRIOR TO PERFORMING WORK.
- ALL WORK AREAS SHALL BE CLEANED AT THE END OF EACH WORK DAY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION.
- ALL WORK SHALL BE LAID OUT PRIOR TO INSTALLATION OF NEW WORK. LAYOUT SHALL BE BASED ON FIELD MEASUREMENTS TO EXISTING ELEMENTS THAT WILL REMAIN IN PLACE AND PROTECTED SURVEY BENCHMARKS. DO NOT START INSTALLATION OF WORK UNTIL LAYOUT IS COMPLETE AND POTENTIAL CONFLICTS HAVE BEEN IDENTIFIED AND ADDRESSED.
- PROTECTION OF THE WORK: EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST, OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
- PROTECT EXISTING MATERIALS DURING INSTALLATION OF TEMPORARY CONSTRUCTION AND PROTECTION ELEMENTS. DO NOT DEFACE OR REMOVE EXISTING MATERIALS IF INTENDED TO STAY. ATTACHMENTS OF TEMPORARY PROTECTION TO EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- OBTAIN ENGINEER REVIEW AND WRITTEN APPROVAL IN THE FORM OF A CONSTRUCTION CHANGE DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.
- NOTIFY ENGINEER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIALS OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING OR THAWING OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL DIRECTED BY THE ENGINEER.
- WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.
- WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED, CLEANED AND REUSED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIALS THEMSELVES, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE. WHEN CLEANING, MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE BEEN CLEANED AND IDENTIFIED FOR ACCEPTABLE CLEANING LEVELS. AVOID OVER CLEANING TO PREVENT DAMAGE TO EXISTING MATERIALS DURING CLEANING.
- TEMPORARY MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE FOR REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS, AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
- CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR A PROJECT SPECIFIC LIST OF REQUIRED SUBMITTALS PRIOR TO PROCURING MATERIALS. PROVIDE SUBMITTALS FOR ALL SITE SPECIFIC STRUCTURES, UTILITIES, DEVICES, AND MATERIALS. IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED ON THE PLANS, SUBMITTALS WILL NOT BE REQUIRED FOR THOSE PRODUCTS UNLESS MODIFICATION OF MATERIAL OR INSTALLATION PROCEDURE IS REQUIRED. SUBMITTALS ARE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.
- CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES TO MARK ALL WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL PRIVATE UTILITIES WITHIN ALL WORK AREAS.
- TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL NOT BE TRIMMED OR CUT WITHOUT THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUB-CONTRACTORS, SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION CONTROL MEASURES, INCLUDING DUST, SPILLS, AND IMPACTS FROM WIND AND RUNOFF.

WORK AREA PROTECTION AND MAINTENANCE:

- CLEARING AND GRUBBING SHALL BE CONFINED TO THE PERMITTED LIMITS OF DISTURBANCE (LOD) AS SHOWN IN THE DRAWINGS. AS DETERMINED BY THE VESMP AUTHORITY, ANY NON-PERMITTED DISTURBANCE OUTSIDE THE LOD SHALL BE MITIGATED AT THE SOLE EXPENSE OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL AMENDMENTS, RESTORATIVE PLANTINGS, ADDITIONAL E&S MEASURES, PERMITTING AND ENGINEERING FEES, AND POLLUTANT REMOVAL CREDIT PURCHASES. THIS INCLUDES IMPACTS ASSOCIATED WITH CONSTRUCTION ACCESS OUTSIDE THE LOD.
- DISTURBED AREAS NOT RECEIVING PAVEMENT, AND WHERE INDICATED ON PLANS, SHALL RECEIVE TOPSOIL AND PLANTINGS AS NECESSARY TO AFFECT PERMANENT VEGETATIVE COVER. SEED MIX SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, CH. 7, C-SSM-10.
- CONTRACTOR SHALL NOTIFY PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
- THE WORK SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES AT THE SOLE EXPENSE OF THE CONTRACTOR. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF BY THE CONTRACTOR AT A PERMITTED DISPOSAL SITE SEPARATE FROM THE WORK SITE.
- RIGHT-OF-WAY MONUMENTS AND PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY STATE CODE OR ANY ORDINANCE ENACTED BY THE CITY OF CHARLOTTEVILLE. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION AND SEDIMENT CONTROLS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR ADJACENT PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS.
- CONTRACTOR SHALL CLEAN AND STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL, SEED, FERTILIZER, AND MULCH SHALL BE PLACED IN ACCORDANCE WITH CITY OF CHARLOTTEVILLE STANDARDS ON ALL DISTURBED AREAS, UNLESS OTHERWISE INDICATED ON THE PLANS.
- FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, AND EROSION AND SEDIMENT CONTROL, REFER TO THE DEQ VIRGINIA STORMWATER MANAGEMENT HANDBOOK, CHAPTER 7.
- AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES.
- THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS. TEMPORARY CONTROLS SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO PROJECT CLOSEOUT.

CONCRETE AND ASPHALT:

- ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
- CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
- CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY OF CHARLOTTEVILLE STANDARDS.
- 1/2" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
- ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
- DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES:

- PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL "MISS UTILITY OF VIRGINIA" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
- THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR UNCONCLUSIVE. INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES. A PUBLIC UTILITY REPRESENTATIVE/INSPECTOR SHALL BE PRESENT DURING TEST EXCAVATIONS, WHERE REQUIRED.
- WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER OF RECORD. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY COMPANY'S STANDARDS.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. WORK SHALL BE SEQUENCED TO KEEP SERVICE INTERRUPTIONS TO A MINIMUM.
- CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
- PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

- EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
- ALL BACKFILL SHALL CONSIST OF CLEAN BORROW FREE OF DELETERIOUS MATERIALS, EXCESSIVE ORGANIC CONTENT, AND TASH.
- THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE CITY OF CHARLOTTEVILLE E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED. OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PERMITTED SEPARATELY BY THE CONTRACTOR.
- PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
- CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINAGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
- CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
- ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
- ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

- TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER HAVING JURISDICTION.
- THE CURRENT VERSIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
- ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
- THE CONTRACTOR SHALL COORDINATE WORK TIMES WITH THE OWNER, ENGINEER OF RECORD, AND APPROPRIATE RIGHT-OF-WAY PERMITTING AGENCY. WORK SHALL BE STAGED AND SEQUENCED TO MINIMIZE IMPACTS TO TRAFFIC DURING PEAK TIMES. IF ANY LANE CLOSURES OR ENCROACHMENTS ARE REQUIRED, CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING ENCROACHMENT.
- IF APPLICABLE, ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
- WHEN WORK IN AN AREA OF EXCAVATION ADJACENT TO THE TRAVELWAY IS DISCONTINUED FOR A SHORT PERIOD OF TIME, SUCH AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
- EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
- CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC, UNLESS A DETOUR PLAN HAS BEEN PREPARED AND APPROVED.
- IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
- CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
- ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
- INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 66.25 OF THE WORK AREA PROTECTION MANUAL.
- USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
- CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

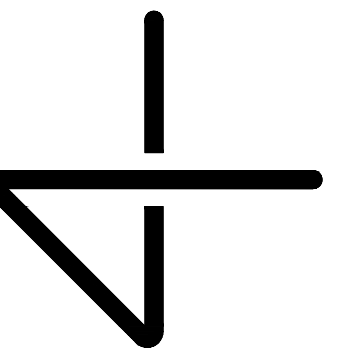
FIRE PREVENTION:

- SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- GASOLINE AND OTHER FLAMMABLE LIQUIDS SHALL BE STORED AND DISPENSED FROM UL LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS' RECOMMENDATIONS.

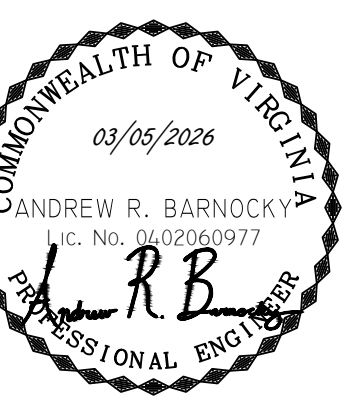
PROPOSED	LEGEND	EXISTING
	SANITARY CENTERLINE	
	WATER CENTERLINE	
	STORM SEWER	
	GAS LINE	
	UNDERGROUND POWER	
	UNDERGROUND COMMUNICATIONS	
	OVERHEAD UTILITY	
	CONTOUR LINE	
	UTILITY POLE	
	CURB / CURB AND GUTTER	
	SPILL CURB WITH TRANSITION AREA	
	DETECTABLE WARNING STRIP	
	ADA ACCESS PATH AND LANDING	
	PAVEMENT MARKING LINE	
	PARKING / ADA PARKING COUNTERS	
	SIGN	
	BUILDING INGRESS / EGRESS SYMBOL	
	BUILDING LINE	
	BUILDING OVERHEAD / PROJECTION	
	WALL	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	ROAD CENTERLINE	
	CHANNEL CENTERLINE	
	BERM CENTERLINE	
	LIMITS OF DISTURBANCE	
	100-YR FLOODPLAIN	
	REGULATORY FLOODWAY	
	WETLAND	
	WATER BODY	
	TREELINE	
	TREE / SHRUB	
	REGULATED STEEP SLOPES	
	CONCRETE	
	BMP/SWM	
	RIPRAP	

ABBREVIATIONS

AC	ACRES	LVC	LENGTH OF VERTICAL CURVE
ADJ	ADJUST	MAX	MAXIMUM
APPROX	APPROXIMATE	MIN	MINIMUM
BC	BACK OF CURB	ME	MATCH EXISTING
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	N.T.S.	NOT TO SCALE
BVCS	BEGIN VERTICAL CURVE STATION	OC	ON CENTER
BVCE	BEGIN VERTICAL CURVE ELEVATION	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	O/S	OFFSET
CL	CENTERLINE	P	POINT OF CURVATURE
CF	CUBIC FEET	PCC	POINT OF COMPOUND CURVATURE
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
D OR Δ	DELTA ANGLE	PROP	PROPOSED
DIA	DIAMETER	PT	POINT OF TANGENCY
EC	EDGE OF CONCRETE	PVC	POINT OF VERTICAL CURVATURE / POLYVINYL CHLORIDE
EG	EXISTING GRADE	PVI	POINT OF VERTICAL INTERSECTION
EL/ELEV	ELEVATION	PVT	POINT OF VERTICAL TANGENCY
EP	EDGE OF PAVEMENT	R	RADIUS
EVCS	END VERTICAL CURVE STATION	ROW	RIGHT-OF-WAY
EVCE	END VERTICAL CURVE ELEVATION	SAN	SANITARY SEWER
EX	EXISTING	SCH	SCHEDULE (PIPE WALL THICKNESS)
FG	FINISHED GRADE	SD	STORM DRAIN
FND	FOUNDATION	SF	SQUARE FEET
GRVL	GRAVEL	SM	SANITARY MANHOLE
HC	HANDICAP	STA	STATION
HP	HIGH POINT	SW	SIDEWALK
ID	INSIDE DIAMETER	TC	TOP OF CURB
IRR	IRRIGATION	TEMP	TEMPORARY
INV	INVERT	THT	THROAT
LAT	LATERAL	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LOD	LIMITS OF DISTURBANCE	WSEL	WATER SURFACE ELEVATION
LP	LOW POINT		



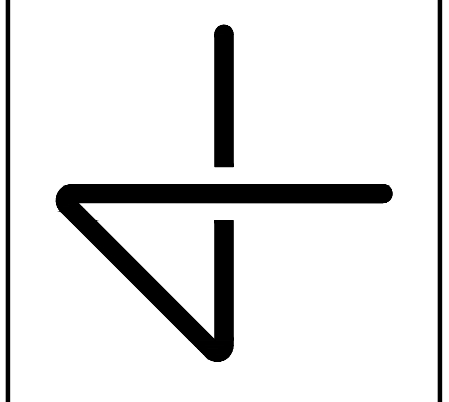
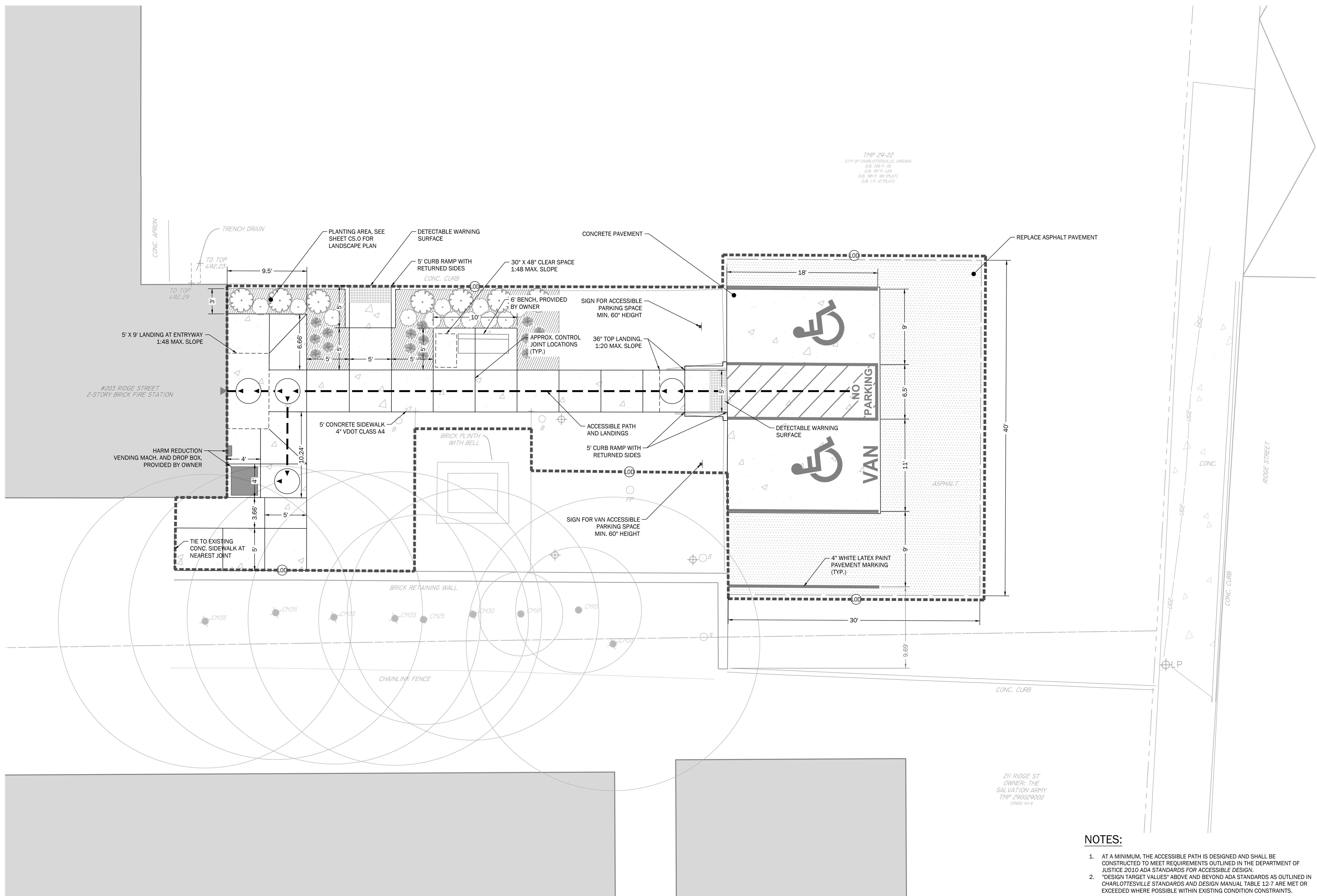
GENERAL NOTES AND LEGEND
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
 CHARLOTTEVILLE, VIRGINIA



SUB No./DESCRIPTION
1: 03/05/2026
FINAL SITE PLAN

LINE AND GRADE
 Civil Engineering

C0.1



SITE PLAN
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
 CHARLOTTESVILLE, VIRGINIA

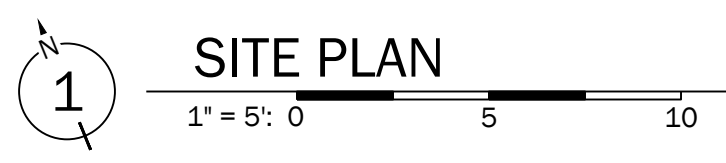


SUB No./DESCRIPTION
 1: 03/05/2026
 FINAL SITE PLAN

LINE AND GRADE
 Civil Engineering

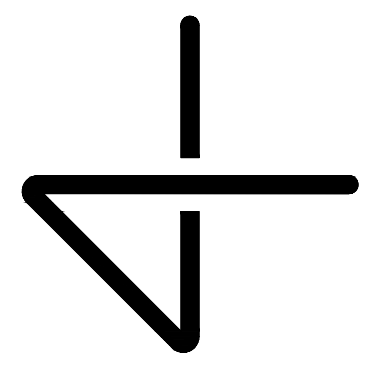
C2.0

- NOTES:**
1. AT A MINIMUM, THE ACCESSIBLE PATH IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET REQUIREMENTS OUTLINED IN THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 2. "DESIGN TARGET VALUES" ABOVE AND BEYOND ADA STANDARDS AS OUTLINED IN CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL TABLE 12-7 ARE MET OR EXCEEDED WHERE POSSIBLE WITHIN EXISTING CONDITION CONSTRAINTS.

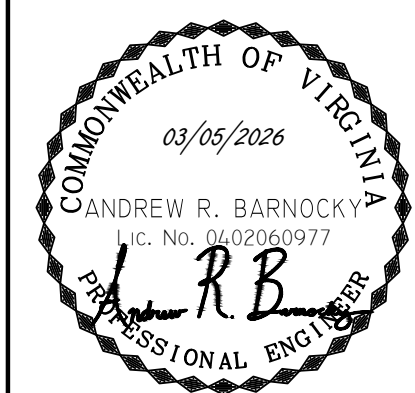


211 RIDGE ST
 OWNER: THE SALVATION ARMY
 TMP 290029000
 DATED: 04-8

TMP 29-22
 CITY OF CHARLOTTESVILLE, VIRGINIA
 D.B. 205 P. 85
 D.B. 107 P. 420
 D.B. 185 P. 83 (PLAT)
 D.B. 1 P. 41 (PLAT)



GRADING PLAN
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
CHARLOTTESVILLE, VIRGINIA

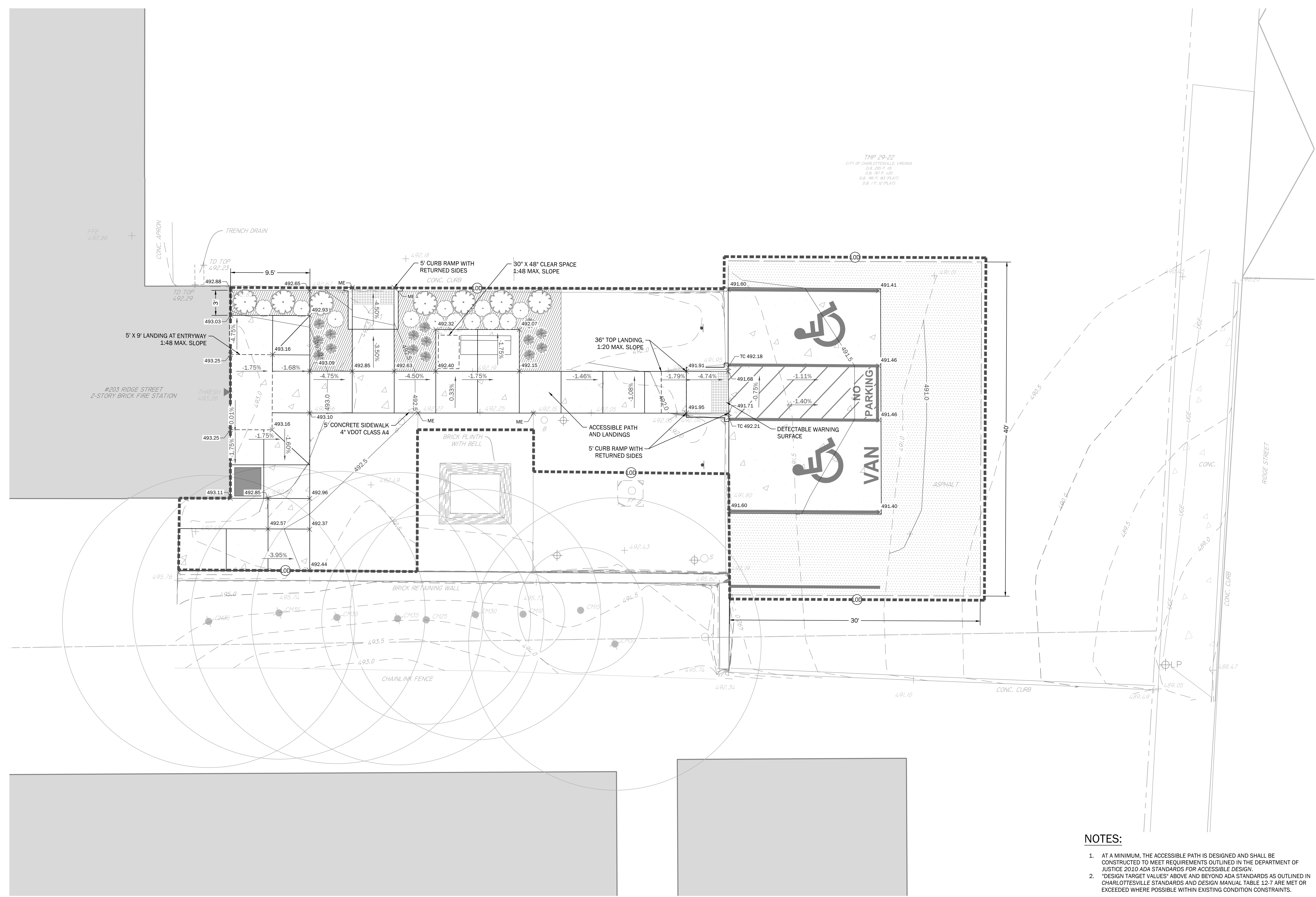


SUB No./DESCRIPTION
1: 03/05/2026
FINAL SITE PLAN

LINE AND GRADE
Civil Engineering

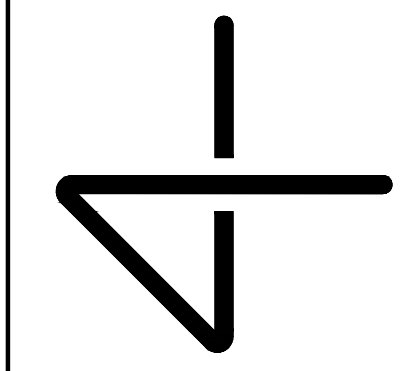
C3.0

TMP 29-22
CITY OF CHARLOTTESVILLE, VIRGINIA
D.B. 205 P. 85
D.B. 107 P. 420
D.B. 185 P. 83 (PLAT)
D.B. 1 P. 41 (PLAT)

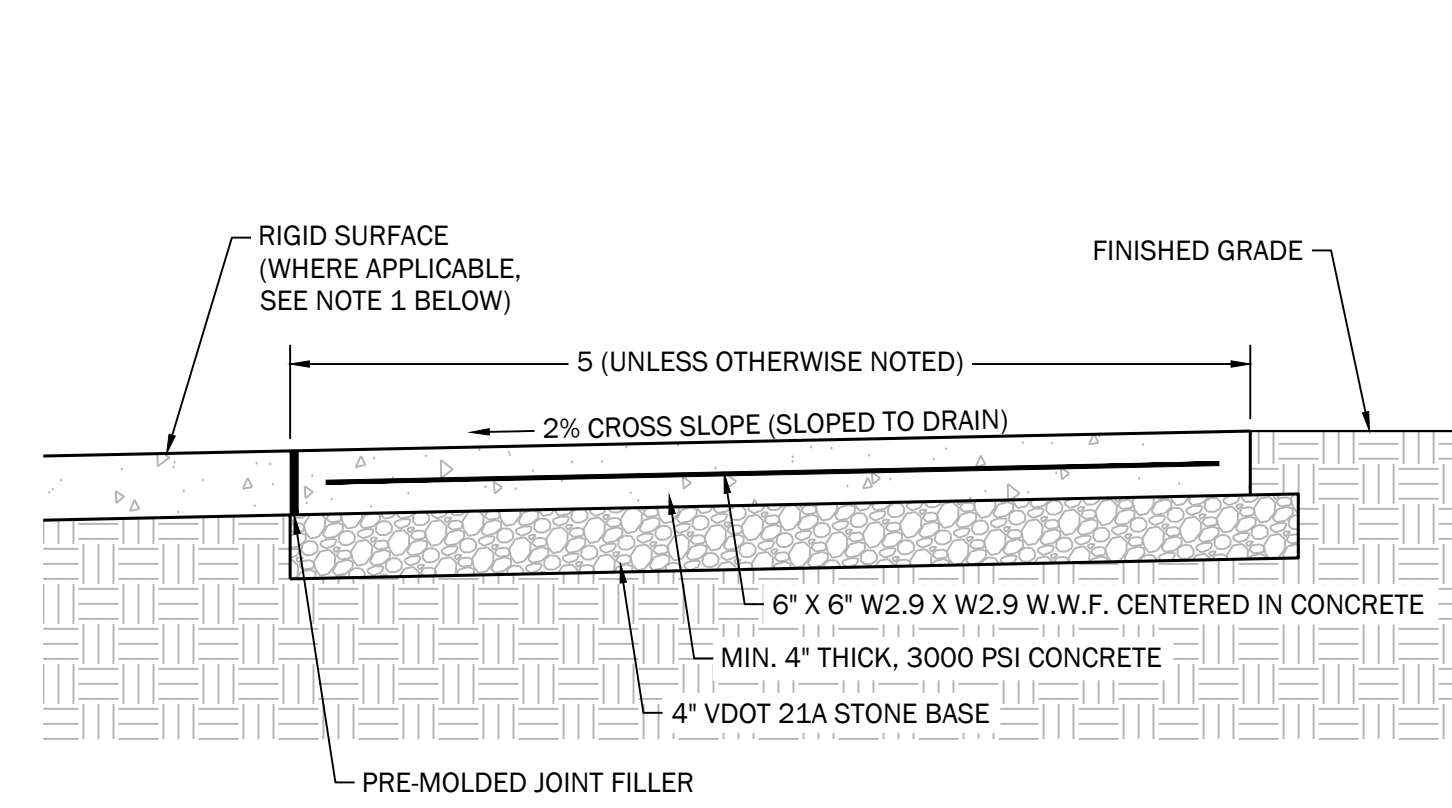


- NOTES:**
1. AT A MINIMUM, THE ACCESSIBLE PATH IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET REQUIREMENTS OUTLINED IN THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 2. *DESIGN TARGET VALUES* ABOVE AND BEYOND ADA STANDARDS AS OUTLINED IN CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL TABLE 12-7 ARE MET OR EXCEEDED WHERE POSSIBLE WITHIN EXISTING CONDITION CONSTRAINTS.

1 GRADING PLAN
1" = 5' 0" 5 10

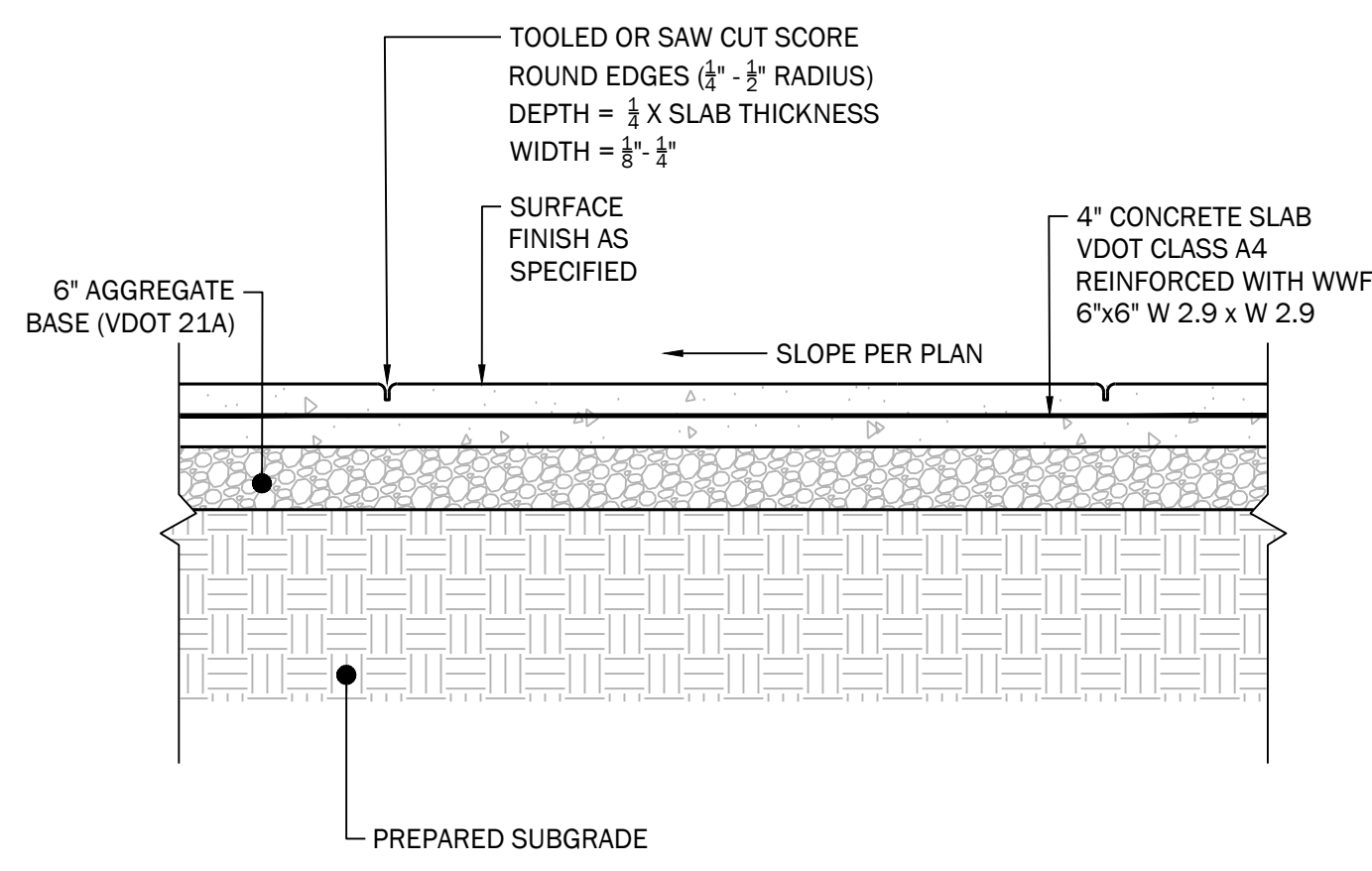


SITE DETAILS
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
 CHARLOTTESVILLE, VIRGINIA

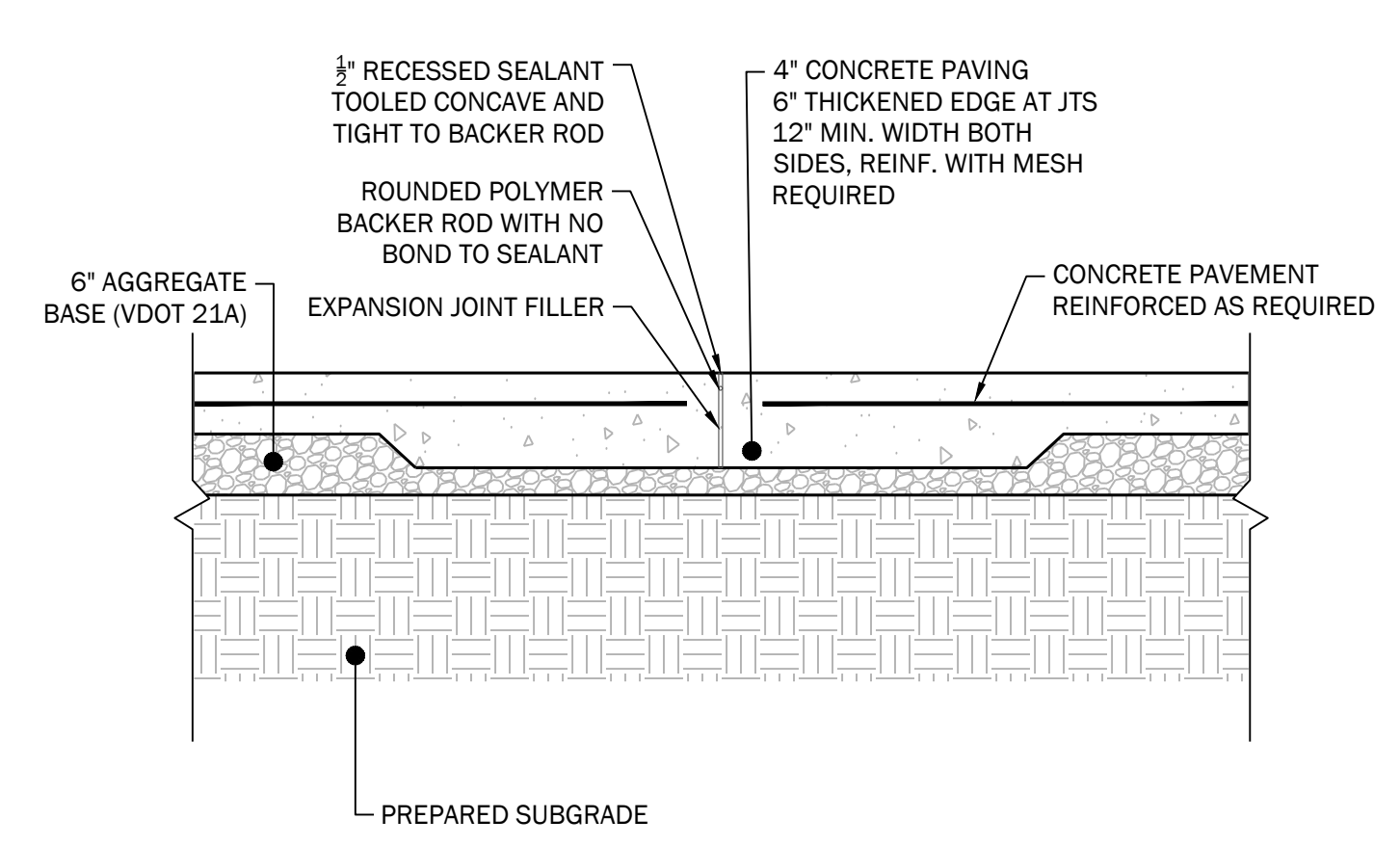


NOTE:
 1. WHERE SIDEWALK ABUTS PAVEMENT, CONCRETE, BRICK, CURB, BUILDING, OR OTHER HARD SURFACE, CONTRACTOR TO PROVIDE PRE-MOLDED JOINT FILLER AND EXPANSION JOINT AS SHOWN ABOVE.

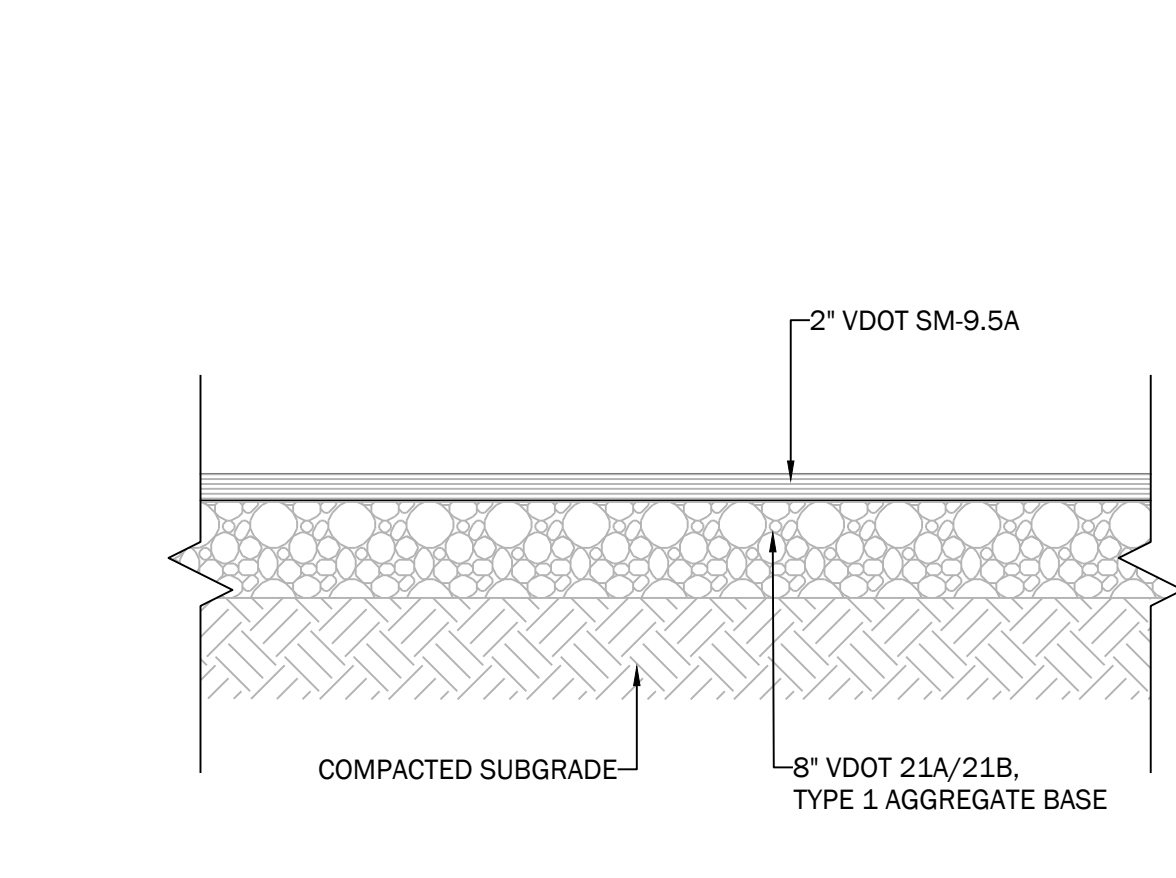
① SIDEWALK



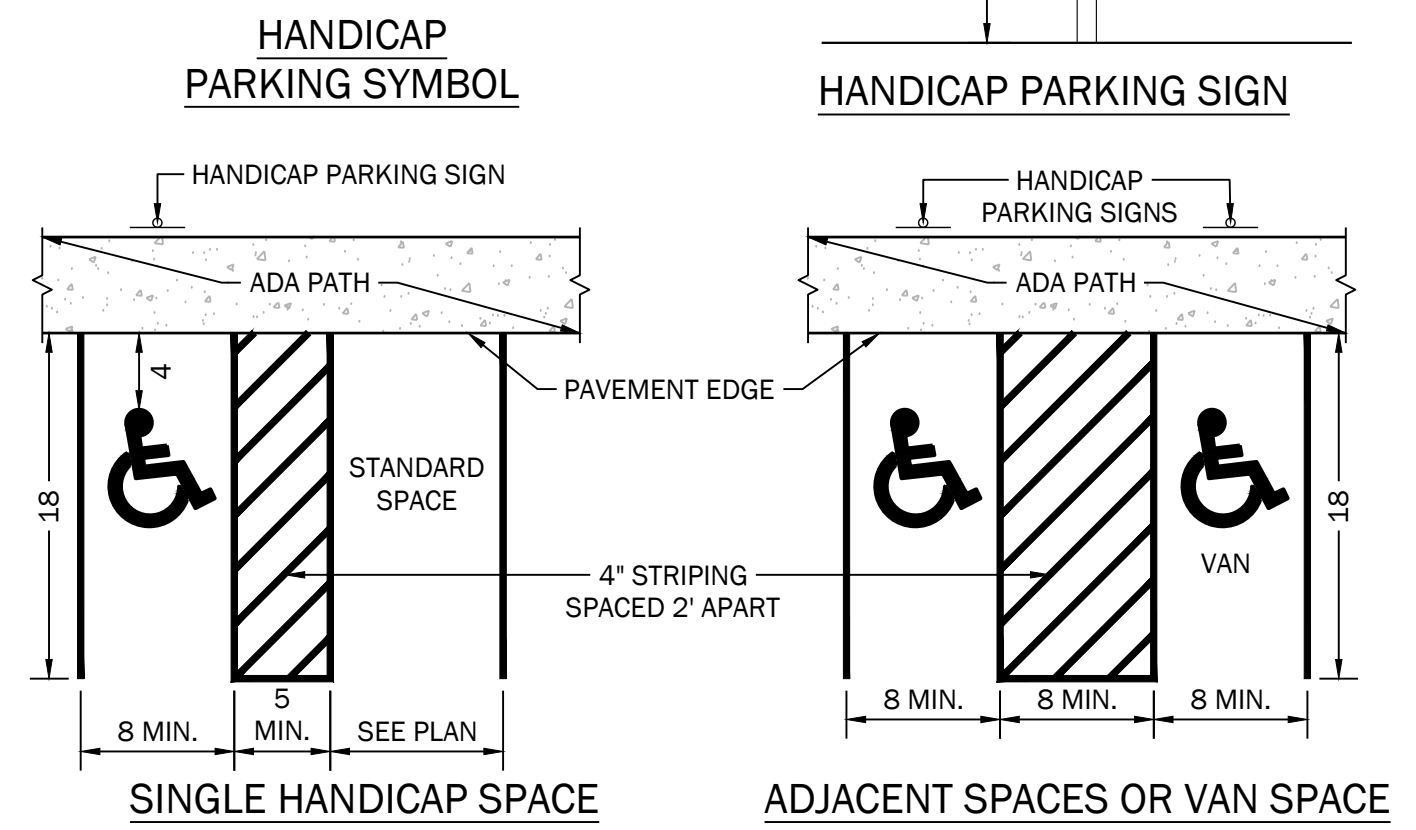
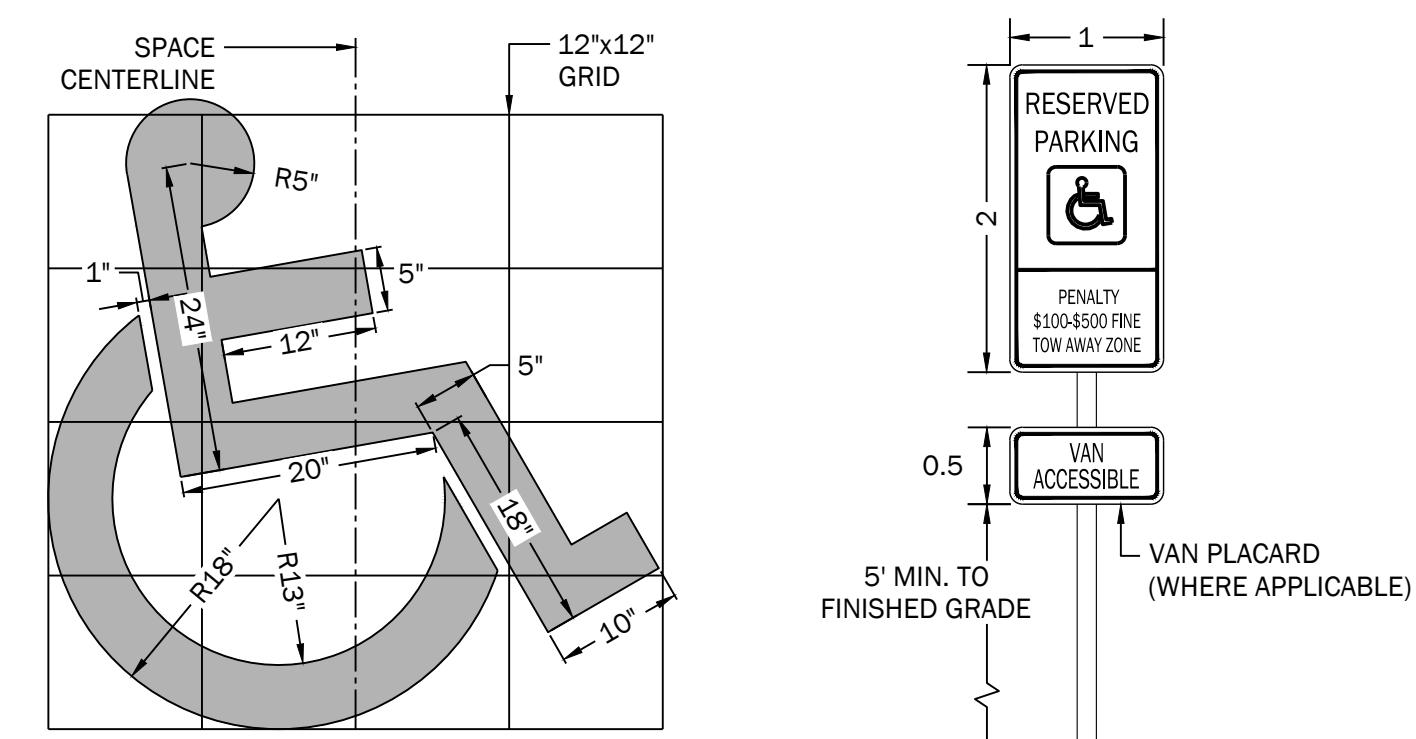
② CONCRETE PAVEMENT



③ CONCRETE PAVEMENT EXPANSION JOINT



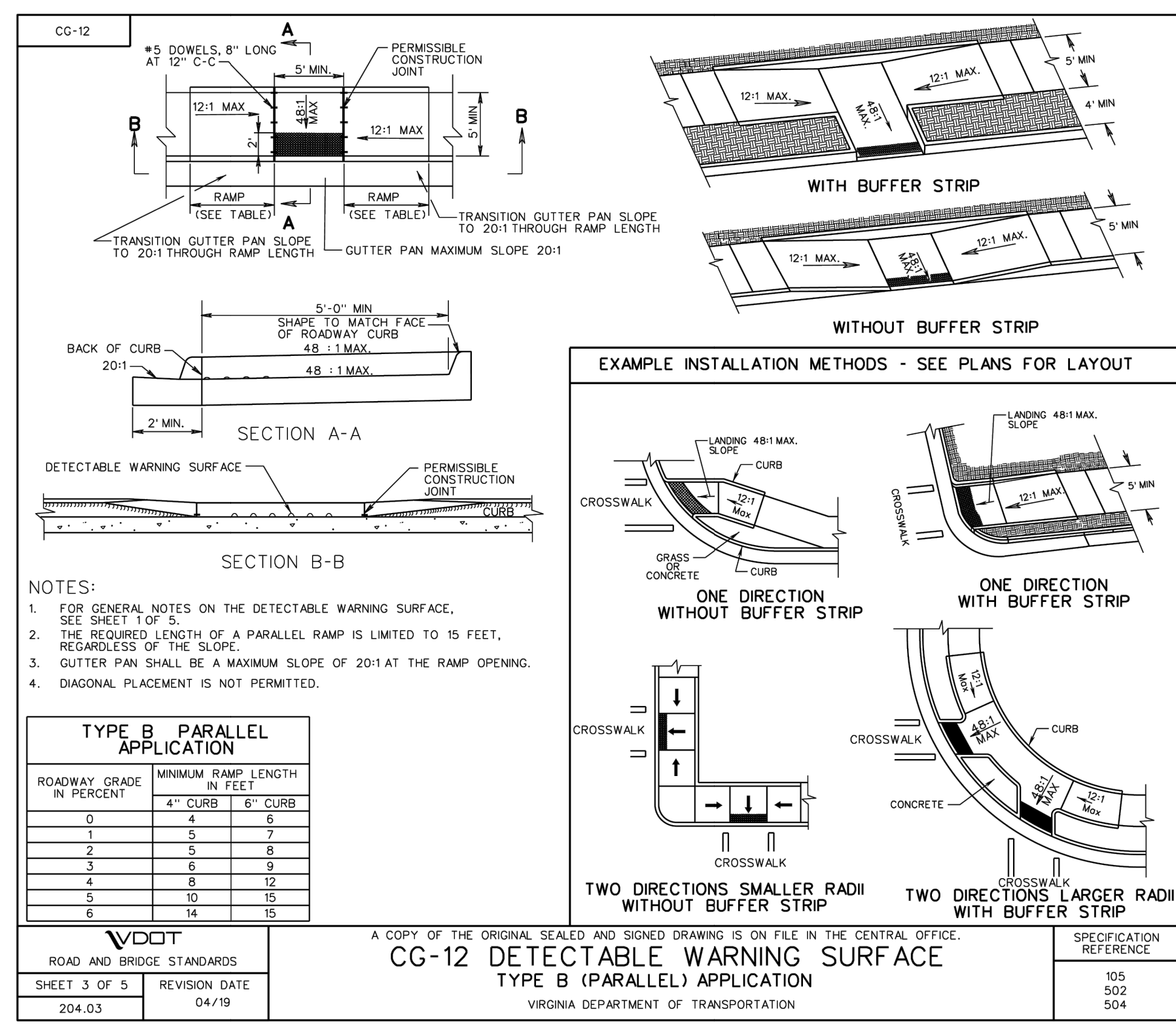
④ ASPHALT PAVEMENT



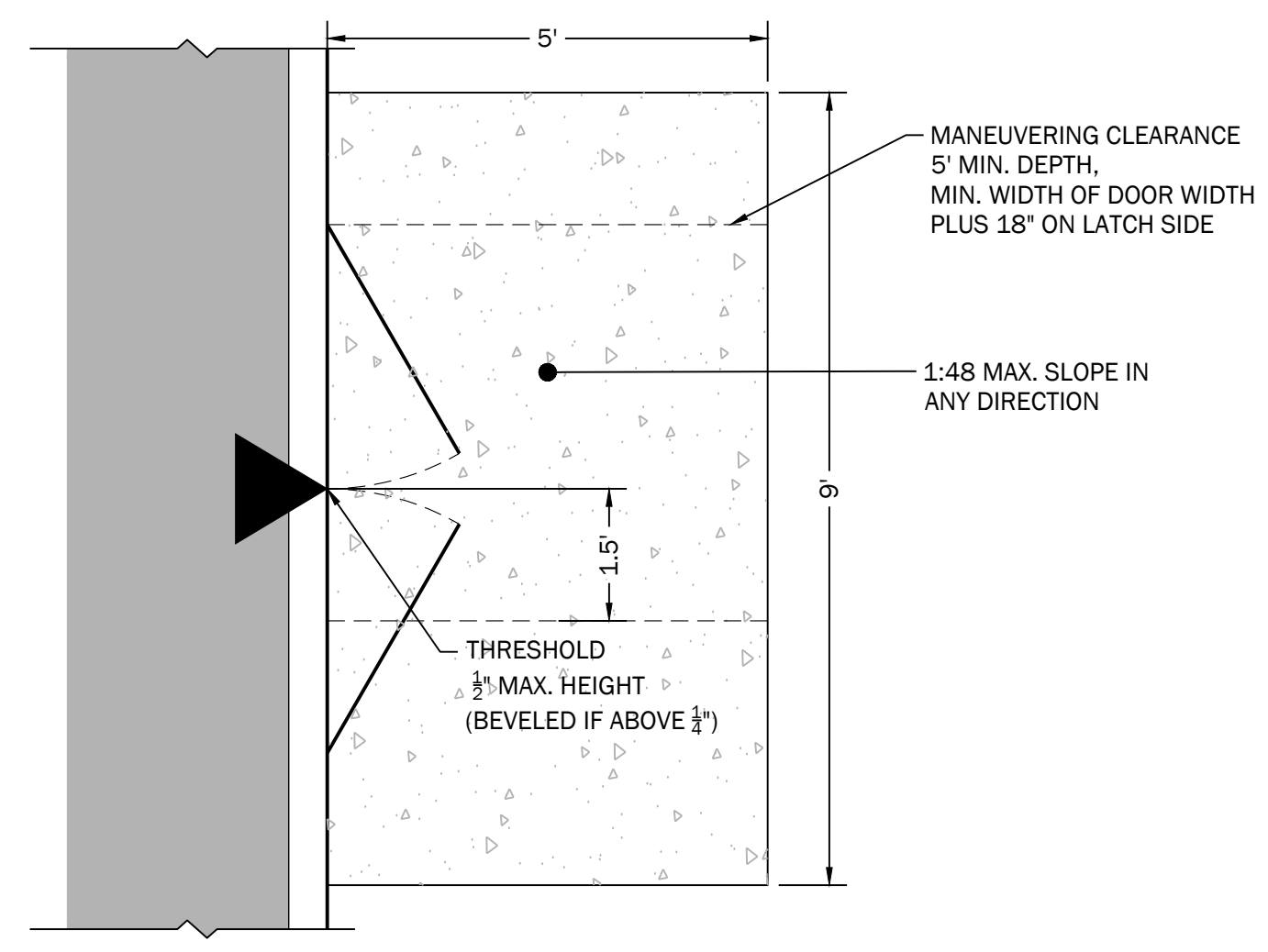
HANDICAP PARKING SPACE NOTES:
 1. SPACES SHALL BE COMPLIANT WITH ADAAG 502.6 AND VUSBC 1106.8.
 2. ALL HANDICAP PARKING PAVEMENT MARKINGS SHALL BE WHITE IN COLOR.

HANDICAP PARKING SIGN NOTES:
 3. SIGN SYMBOL SHALL BE INTERNATIONAL HANDICAP SYMBOL.
 4. SIGN MATERIAL TO BE 0.065\"/>

⑤ ACCESSIBLE PARKING SPACE



⑥ CG-12B



⑦ ENTRANCE MANEUVERING CLEARANCE



SUB NO./DESCRIPTION
 1: 03/05/2026
 FINAL SITE PLAN

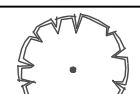



LINE AND GRADE
 Civil Engineering

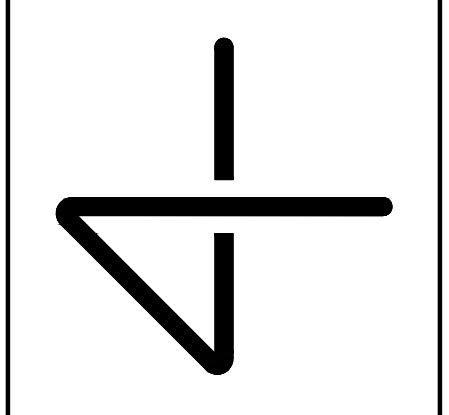
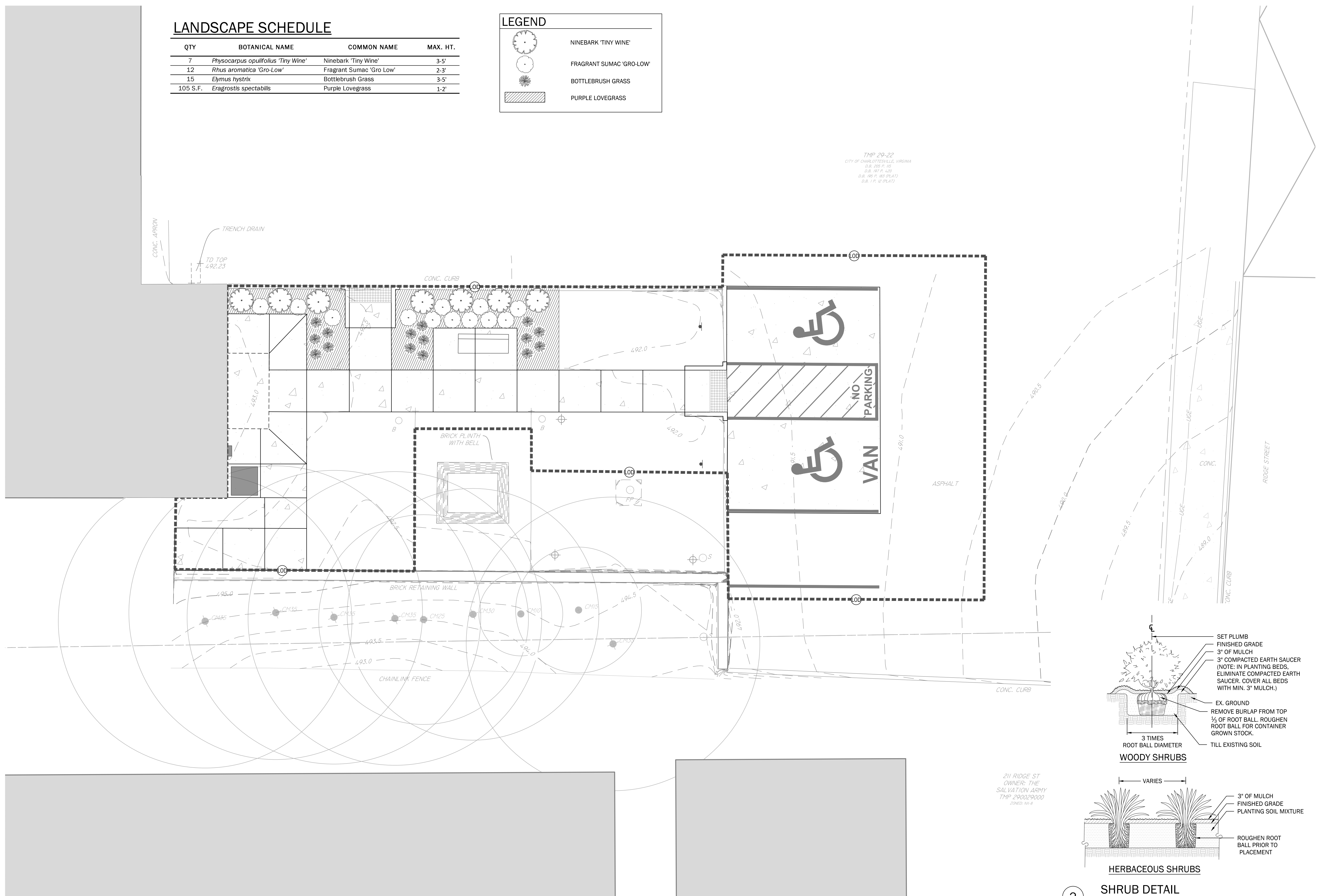
C4.0

LANDSCAPE SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	MAX. HT.
7	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Ninebark 'Tiny Wine'	3-5'
12	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac 'Gro Low'	2-3'
15	<i>Elymus hystrix</i>	Bottlebrush Grass	3-5'
105 S.F.	<i>Eragrostis spectabilis</i>	Purple Lovegrass	1-2'

LEGEND

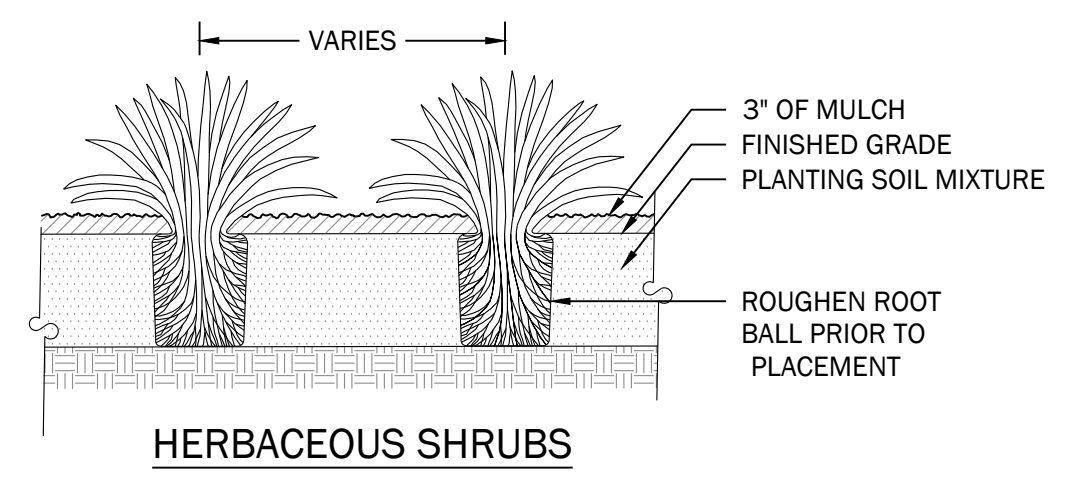
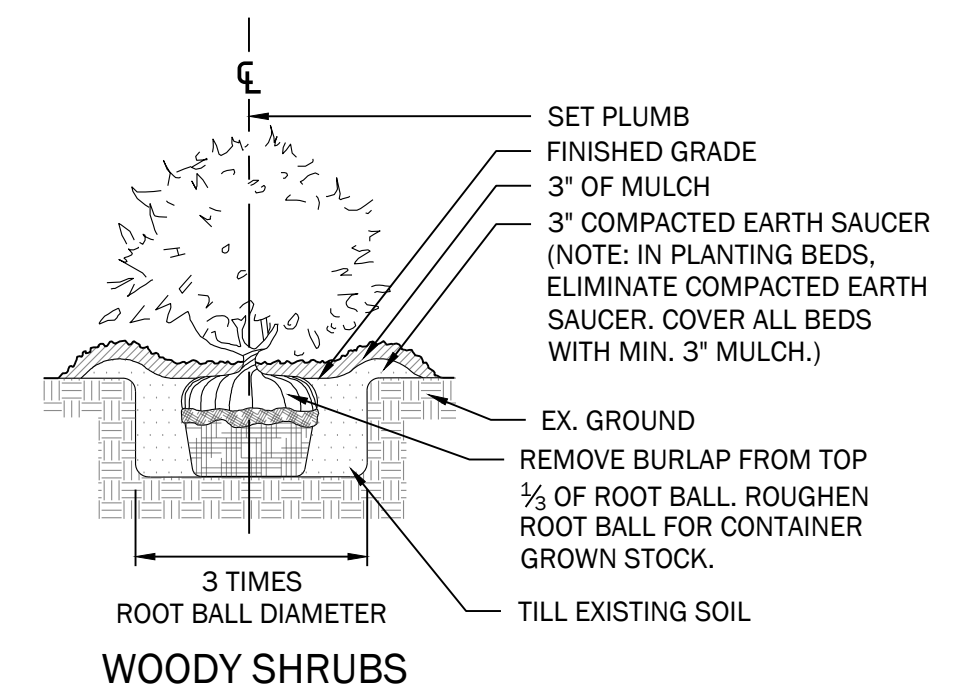
-  NINEBARK 'TINY WINE'
-  FRAGRANT SUMAC 'GRO-LOW'
-  BOTTLEBRUSH GRASS
-  PURPLE LOVEGRASS



LANDSCAPING PLAN
RIDGE ST FIRE STATION ACCESSIBILITY
FINAL SITE PLAN
 CHARLOTTESVILLE, VIRGINIA



SUB No./DESCRIPTION
 1: 03/05/2026
 FINAL SITE PLAN



2 SHRUB DETAIL

LINE AND GRADE
 Civil Engineering

C5.0

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Certificate of Appropriateness

BAR # HST26-0016
110-114 3rd Street NE; TMP 30222000
Downtown ADC District
Owner/Applicant: Steve Barber/Dunbar, Milby & Williams
Project: Window replacements



Background

Year Built: c. 1940-1950
District: Downtown ADC District
Status: Contributing

Two-story commercial brick building in the International Style. The city Sanborn Maps show this lot as vacant from 1886 - 1920. [Historical survey attached.]

Prior BAR Reviews

January 27, 1992- CoA approved for installation of wrought-iron gate at the alley of 112 3rd St. NE

Application

- Submittal April 23, 2026: Window images, 5 pages.
- *DMWPV Office Floor Plan*, 2 pages, including Pella Reserve window details.

CoA application to replace all upper-level windows.

Discussion

Photographs provided by the application show varying levels of age and deterioration, and staff cannot confirm whether the windows are irreparable. The applicant states they will match the light layout at each location and retain the existing steel frames. The selected window is the Pella Reserve series with square mullions.

BAR should discuss if replacement of the windows would be appropriate for this property and this ADC District. In reference to Ch. 4.C.8 of the Design Guidelines, “If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.” In the past we’ve encouraged applicants to consider this recommendation as an alternative to replacing all the windows.

Staff Recommendation

A rigid application of the guidelines would recommend repair in lieu of replacement, however the BAR has recently approved window replacements for 20th-century buildings.

Staff does not recommend replacement of the windows on the primary façade, and suggests the applicant consider repair and reglazing of the existing frames. However, replacements at the side and rear elevations of the second floor may be appropriate.

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed window replacements at 110 3rd Street NE satisfy the BAR’s criteria and are compatible with this property and other properties in the District, and that the BAR approves the application as submitted.

*Or, excluding replacement of windows on the primary façade[...]
And/or, with the following conditions: [...]*

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements at 110 3rd Street NE do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the District, and that for the following reasons the BAR denies the application as submitted...

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

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

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

Standards for Review and Decision

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

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

Pertinent ADC District Design Guidelines

Pertinent Design Review Guidelines for Rehabilitations

Link: [Chapter 4 Rehabilitation](#)

C. Windows

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2. Retain original windows when possible.
- [...]
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6. Replace historic components of a window that are beyond repair with matching components.
- 7. Replace entire windows only when they are missing or beyond repair.
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- [...]
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.

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

APPENDIX

NDS Photographs, April 2026









VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72B
Negative no(s). 513-21

SURVEY FORM

Historic name County/Town/City <u>ALBEMARLE / CHARLOTTESVILLE</u> Street address or route number <u>110-114 3RD ST. N.E. DUNBAR, MILBY, WILLIAMS, ENG.</u> USGS Quad <u>CHARLOTTESVILLE EAST, VA.</u> Original owner Original use Present owner Present owner address Present use Acreage	Common name <u>CAR MICHAEL SHOE REPAIR</u> <u>S. E. DARNEL, ARCH.</u> Date or period <u>1940-1950</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
--	---

State condition of structure and environs

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

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

(stretch)
 BRICK - ~~AMERICAN~~ BOND; 2 STORIES; FLAT ROOF; 2 BAYS;
 "INTERNATIONAL"; ENTRANCE - ONE AT EACH BAY; FLATE GLASS
 WINDOWS - 1ST - RIBBON WINDOWS - 2ND;

Interior inspected? YES

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



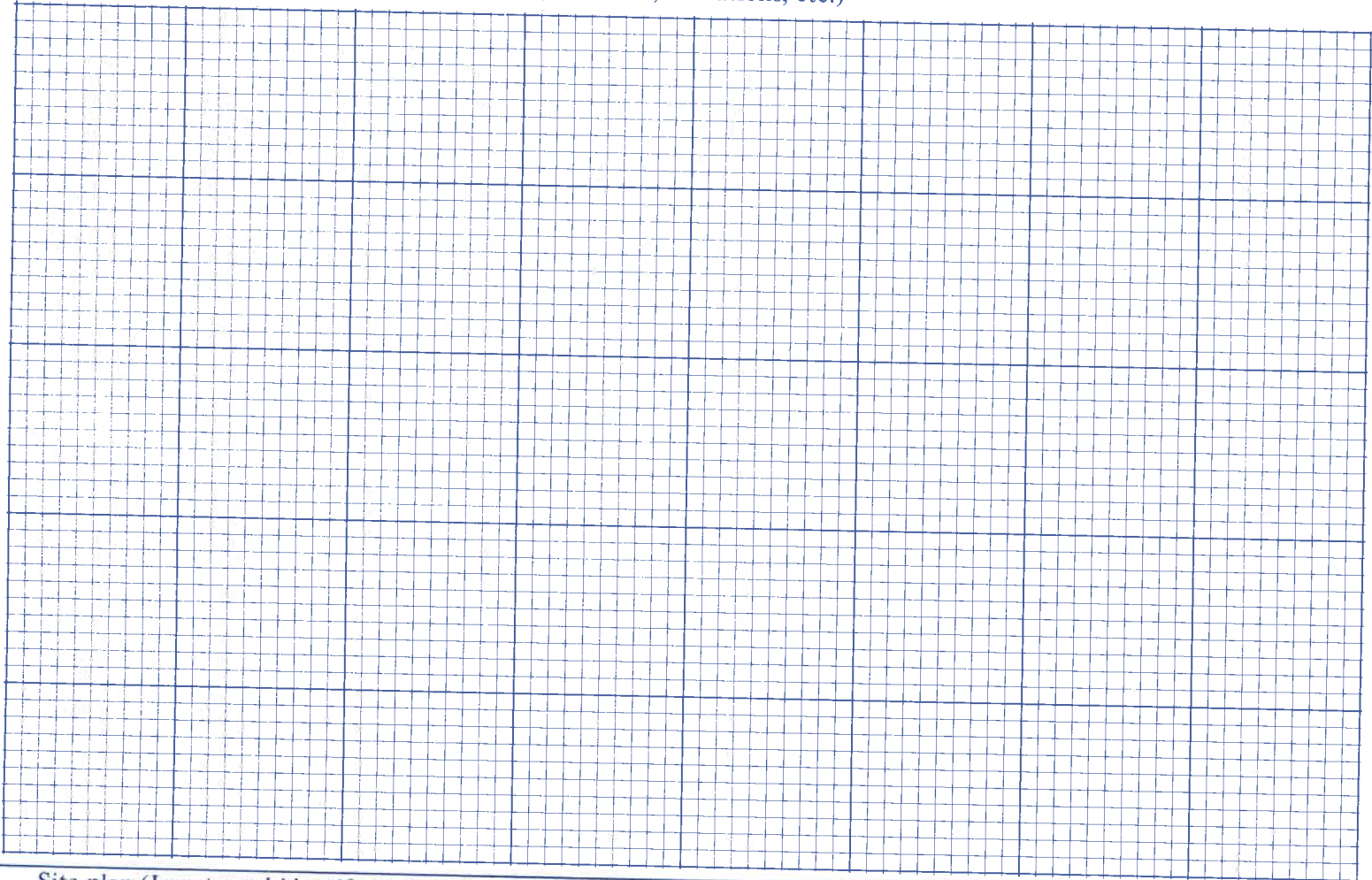
SANBORN MAP!
 886 VALANT LOT
 891 SAME
 907 VALANT
 920 SAME

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

CLAIRE WELCH

Date

2/80

110-114 3rd Street NE
TMP: 330222000

Window Images
BAR CoA Application – May 19, 2026



110-114 3rd Street NE
TMP: 330222000

Window Images
BAR CoA Application – May 19, 2026





110-114 3rd Street NE
TMP: 330222000

Window Images
BAR CoA Application – May 19, 2026

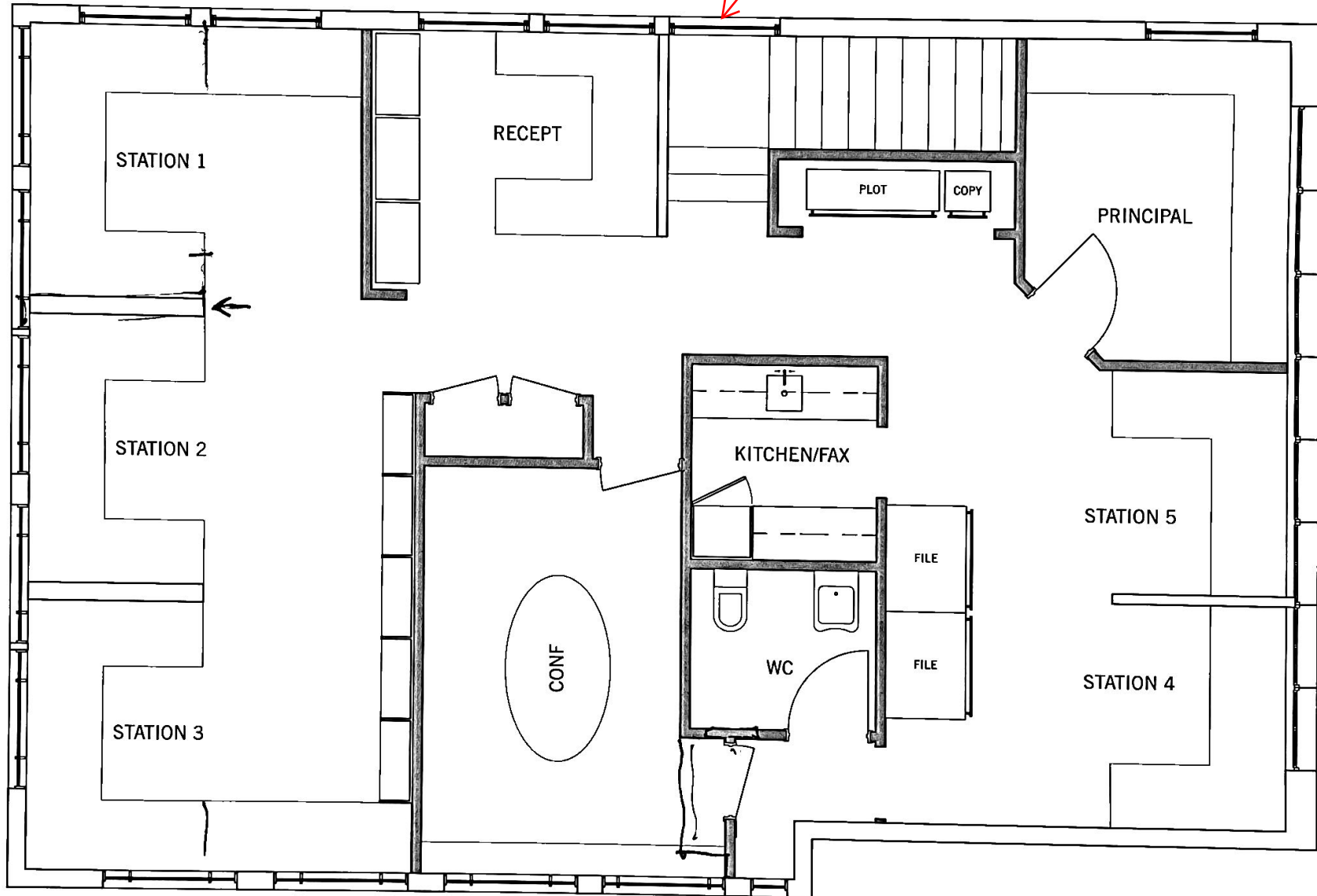




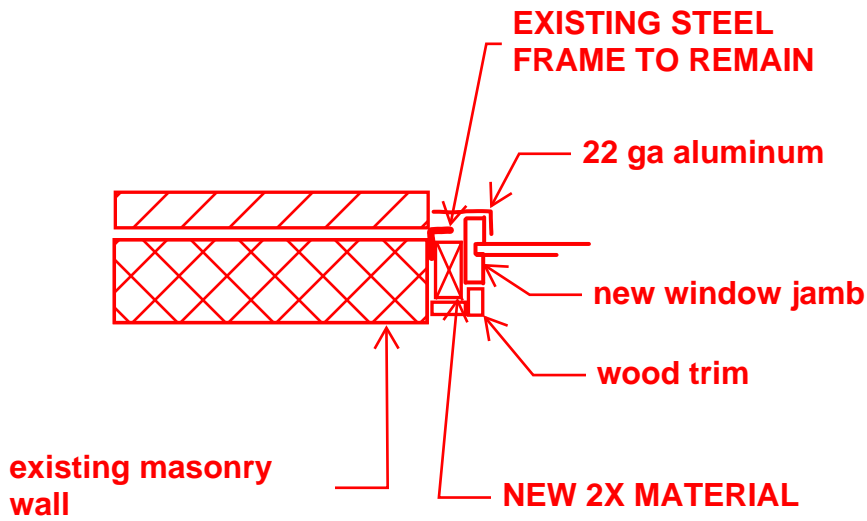
Existing windows date to the 1950's and are single pane with steel frames. Many units are inoperable with broken hardware. There are no seals. Windows leak air. Some have broken glass.

We propose a replacement with modern efficient windows that would replicate the light layout of the existing windows. Mullions will be square. Color will closely match existing color.

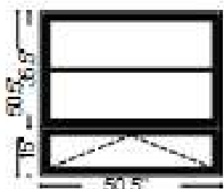
REPLACE ALL UPPER LEVEL WINDOWS WITH PELLA RESERVE SERIES WITH MATCHING LIGHT LAYOUT AT EACH LOCATION.



DMWPV OFFICE FLOOR PLAN v.3

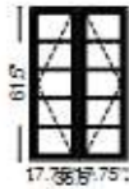


TYPICAL NEW WINDOW JAMB DETAIL WITH ALUMINUM BREAK METAL AT EXTERIOR

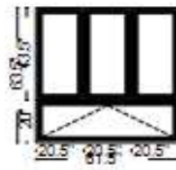


Viewed From Exterior

PK #
2227



Viewed From Exterior



Viewed From Exterior

PK #
2227

TYPICAL WINDOW TYPES (PELLA RESERVE SERIES WITH SQUARE MULLIONS)



EXAMPLE

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Certificate of Appropriateness Application

BAR # 26-0021

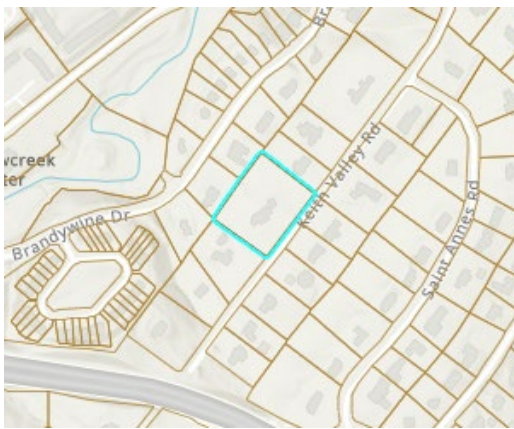
1615 Keith Valley Rd; TMP 41A046000

Individually Protected Property

Owner: Luanne Murphy

Applicant: Kelly Trout, Robertson Renovations

Project: Exterior alterations and repairs



Background

Year Built: Historic Core: third quarter 18th-c. (Possibly 1760s or 1790s; per one account, it was 1774.) Alterations and additions 1937-1938 and later. Staff cannot determine when garage was constructed, but prior to 1960s. Staff believes the center room at the rear had been a patio that was later enclosed.

District: Individually Protected Property

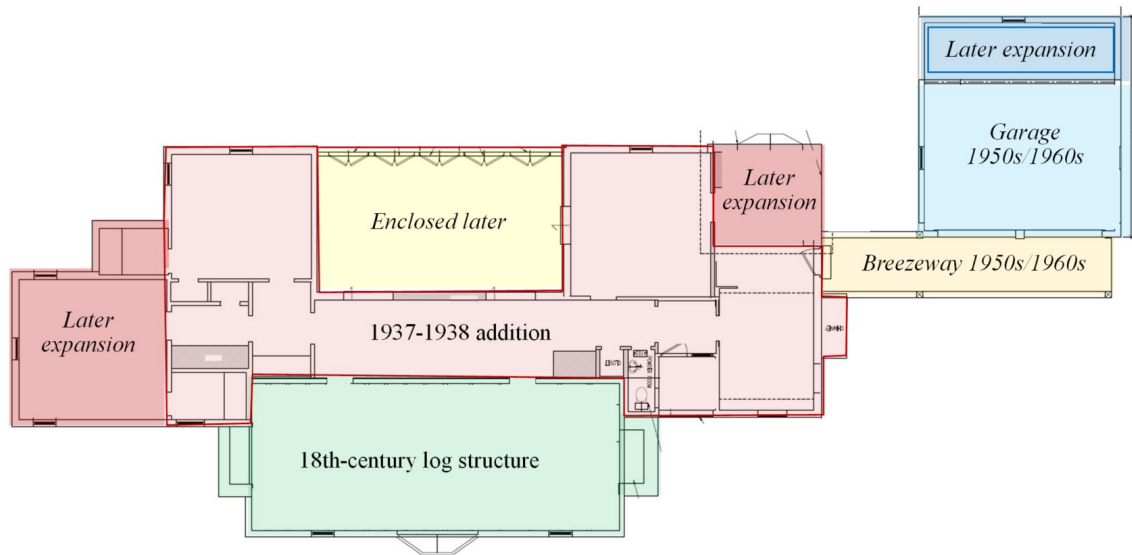
Status: Contributing [Designated as an IPP in 1991.]

‘The Old Keith House’ portion of the property was constructed after 1760, and is a three-bay, single story plus loft, hand-hewn, square-log cabin with both half-dovetail and square notching. The typical gable roof is flanked by stone chimneys. Numerous later additions and alterations have added to the dwelling’s footprint, with its current form being “U-shaped”. (Survey attached.)

Construction dates for each section could not be determined from available information; however, staff believes the following presents reasonable assumptions relative to the sequencing of the various additions and alterations.

- Late-1700s: Two log structures built.
- 1937-1938: Marshall Wells-designed rehabilitation and addition. Log structures combined into a single building, brick wings added.
- Post-1930s (possibly):
 - Patio between wings is enclosed
 - Expansions of north and south wings.

- Post-1930s/Pre-1960s (possibly):
 - Garage constructed, later expanded to rear.
 - Breezeway constructed connecting house to garage.



Prior BAR Reviews – None.

Application

- Applicant submittals:
 - ‘Murphy Residence – 1615 Keith Valley Road’, Robertson Renovations; dated February 2026, 5 sheets.
 - Description of Work – Charlottesville BAR submittal, dated April 24, 2026.
 - Property photographs

CoA for construction of new garage (to replace existing), enclose the connecting breezeway, and replace several windows, doors, and a skylight the rear elevation. No alterations are proposed for the original, 18th-century section.

Several maintenance and repair items will be completed on the property which are not part of this CoA. That work includes foundation stabilization and repair to mitigate water infiltration, gutter replacements, partial roof replacement, and repair work on both historic chimneys. At rear, asphalt shingles on low-sloped roofs will be replaced with EPDM.

Note: Construction of a new garage is permitted by the Code of Development; however, by connecting the house and garage via an enclosed hallway, the combined length of the resulting *single structure* would be non-conforming. Options that might resolve this are being evaluated, including a request for a Special Exception. (In the Suggested Motions below, staff included language to address this, relative to the BAR’s purview.)

Garage and enclosed breezeway

- Demolish existing CMU garage and construct new two-car garage with second story living space. Ridge line will be four feet taller than the existing; garage will occupy the same footprint,

but extend 6-ft further into the back yard. (Existing structure lacks footers; undersized for current vehicles; exposed electrical and plumbing; second floor space has inadequate head room.)

- Enclose the covered breezeway connecting the garage to the north wing of the 1937 addition. This enclosure and new construction (at the rear side) will be enclosed and enlarged, providing hall and stairway access to the second floor of the addition. Note: On the exterior walls of the connecting hall (front and rear), fiber cement board siding will be used in lieu of the brick indicated on the drawings.
- New materials will match the aesthetic of the existing home as closely as possible while utilizing modern, low-maintenance materials. Profiles and detailing will match as closely as possible to the 1930s addition with stock profiles (no custom milled trim or detailing).
- Siding will be fiber cement board with beaded profile, similar to siding on existing garage
- Cornice, trim, etc. will be fiber cement board. Soffits, rakes, fascia, etc. to match 1930s addition(s) as closely as possible. [Staff note: The guidelines do not require that elements on an addition or new structure match or replicate historic materials.]
- Pella Lifestyle windows and doors. Aluminum-clad, fiberglass windows and doors. SDL insulated glass on all.
- Ceiling of exposed breezeway in front of garage will be v-groove Azek, or equal.
- Roofing at garage will be 50-year architectural asphalt shingles selected to match/compliment/blend with the existing shingles on the house.

Door and window replacements at rear elevation:

- All are in poor and deteriorating condition.
- Replace four double doors at rear, central room (sunroom).
- Remove the bay window at rear elevation (including the masonry wall below it) and install a single, double-hung window. (Repaired brick wall will be flush, not projecting. This is necessary to accommodate the egress window below.)
- At the north wing, remove existing window and install a triple, double-hung window.
- At basement wall of north wing, install egress window, required by code.
- Pella Lifestyle windows and doors. Aluminum-clad, fiberglass windows and doors. SDL insulated glass on all. Profiles, grilles, grille pattern to match existing to closest standard available.
- Replace skylight on rear sunroom. Velux curb mounted skylights, or equal. [Staff note: Acrylic bubble skylights were not common until the 1950s; therefore, staff does not consider this a historic element related to the 1930s alterations.]

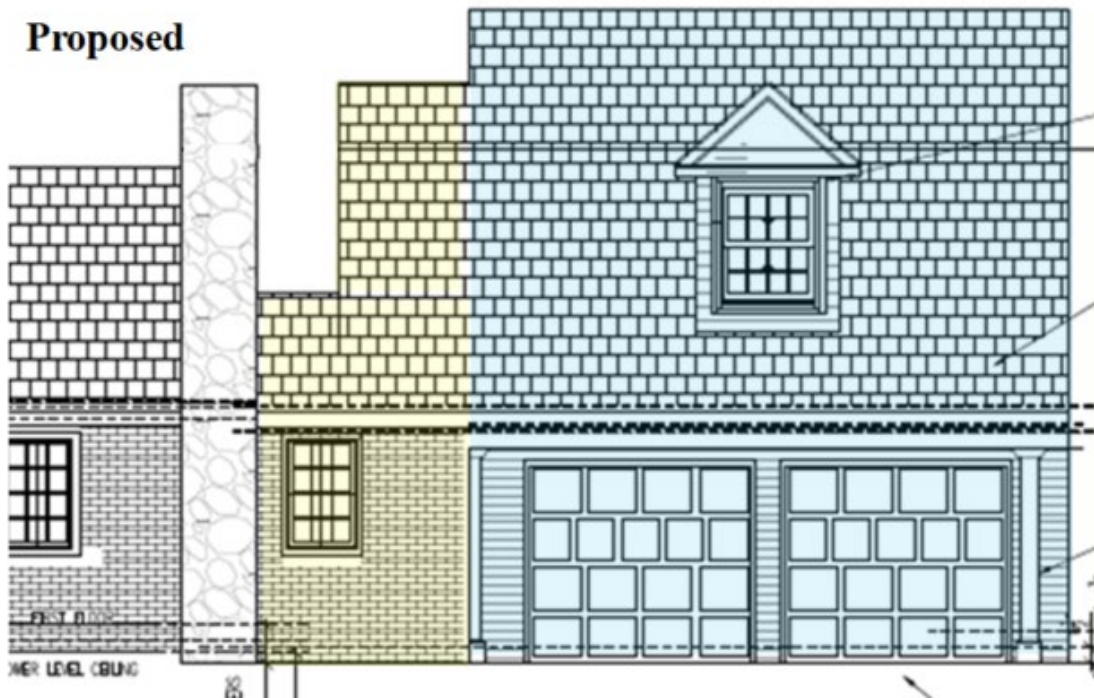
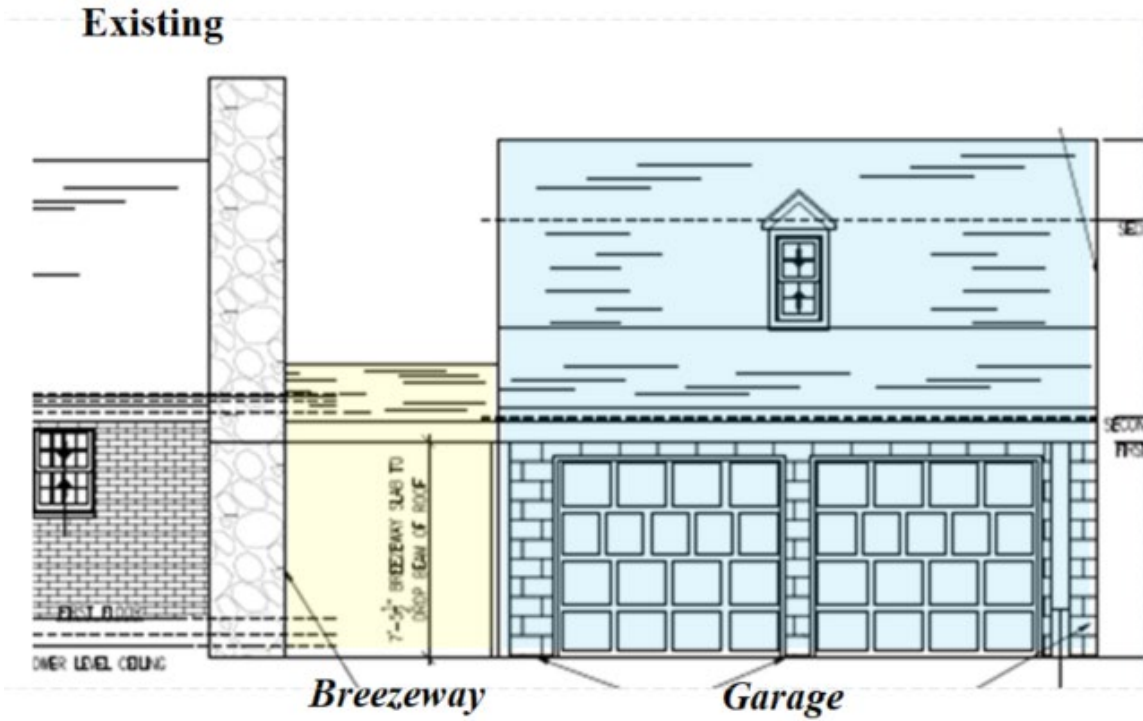
Discussion

Staff recommends approval of the door and window replacements, with a condition that insulated glass will have internal spacers bars aligned with applied grilles. BAR should discuss how to address the necessary brick infill at the two windows of the north wing. Should the infilled and/or repaired sections be flush with the existing wall or recessed slightly to indicate the alterations? With the bricks whitewashed, it is not necessary to match the brick color; however, the size and coursing should correspond with the existing, and new bricks should be toothed into the existing.

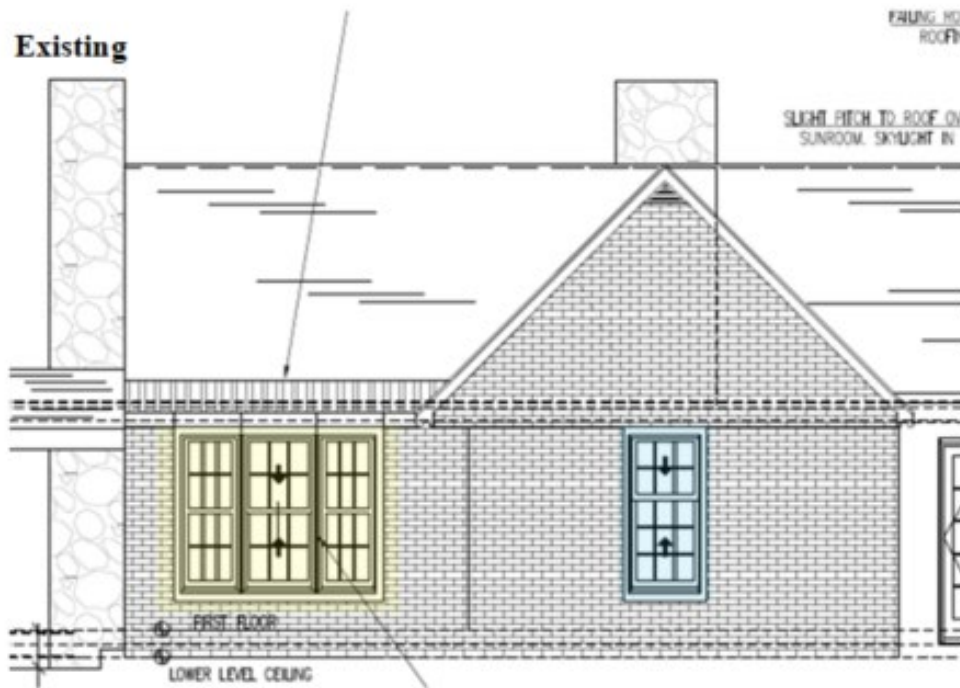
Staff recommends approval of the new garage and the enclosed breezeway, with any motion for approval including the suggested comment related to the necessary zoning compliance. Note: The BAR cannot, by condition of a CoA, require, enforce or waive compliance with any requirements of

the City's Code of Development. The intent of referring to this in a CoA is simply to make that clear.

Front elevation.



Rear elevation. Corresponding with infiltration mitigation and basement foundation repair, a new window will be installed where the bay window is currently located, and a sub-grade egress window installed for code compliance. A triple-framed window will replace the single window under the north rear gable.

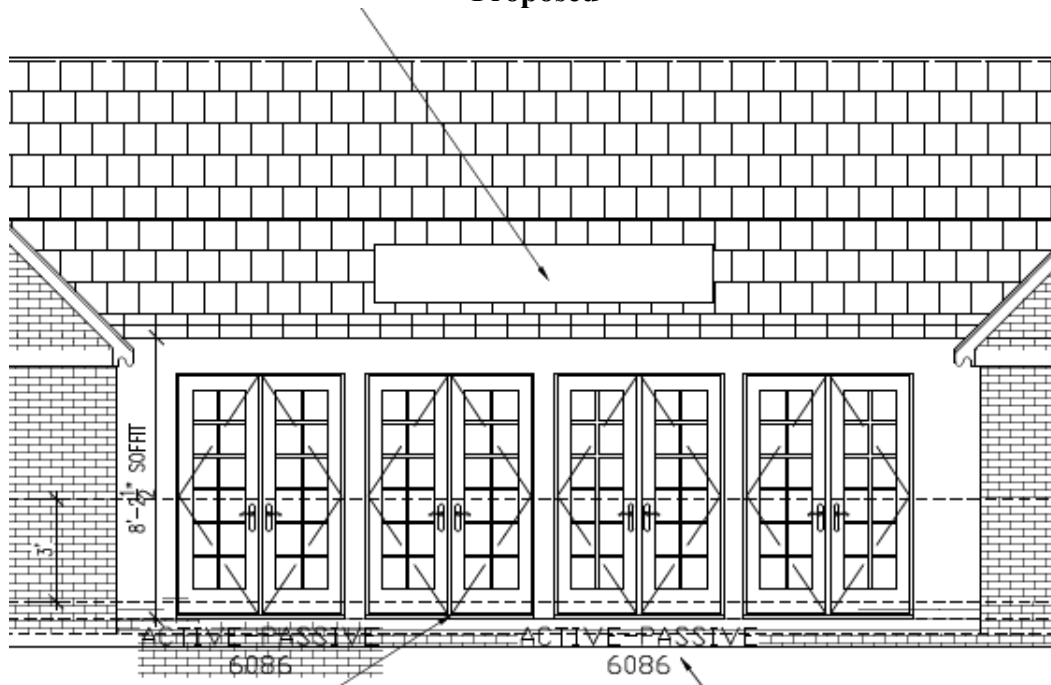


At the sunroom, the existing series of rear doors are to be replaced. The skylight will be replaced, and the shingle roof replaced with EPDM.

Existing



Proposed



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 rehabilitations, alterations, and new garage at 1615 Keith Valley Road satisfy the BAR’s criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

- Per the design guidelines, doors and windows with insulated glass and simulated divided lites will have internal spacer bars.
- New gutters will be half-round and downspout will be full-round.
- In addition, the BAR notes that approval of a CoA for the new garage is for the design review only and does authorize any work requiring a building permit, nor does it supersede the City’s Code of Development, which the proposed work must comply with.

Approval - alternate: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rehabilitations and alterations at the rear elevation of 1615 Keith Valley Road satisfy the BAR’s criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

- Per the design guidelines, doors and windows with insulated glass and simulated divided lites will have internal spacer bars.
- New gutters will be half-round and downspout will be full-round.
- The demolition of the existing garage, construction of the new garage, and enclosing of the breezeway are omitted from this CoA.

Staff note: In lieu of action to deny all or a portion of this proposal, staff recommends the BAR defer the matter to the next meeting or, if requested by the applicant, approve a deferral until a later meeting.

Criteria, Standards and Guidelines

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

Review Criteria Generally

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

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

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

Standards for Review and Decision

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

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

Links to ADC District Design Guidelines

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1615 Keith Valley Road
Map and Parcel: 41A-46
Census Tract & Block: 8-203
Present Owner: Anna N. Hammer, Murray F. & Lewis
Address: T. Nimmo
Present Use: Residence, Single Family
Original Owner: John Newcomb (probable)
Original Use: Residence

BASE DATA

Historic Name: Keith House
Date/Period: 1760's or 1790's
Style: Vernacular
Height to Cornice:
Height in Stories: 1
Present Zoning: R-1
Land Area (sq.ft.): 69,600
Assessed Value (land + imp.): \$76,900

ARCHITECTURAL DESCRIPTION

The old Keith House is a three-bay, single-pile rectangle in form. Height is single storey with loft above and no basement. Construction is hand-hewn, squared logs, with half dovetail notching on the south west end and square knotching on the north east end. The roof is gable covered in asbestos shingle. Massive, exterior stone chimneys stand at either gable-end of the log house. The eaves are simple with exposed ceiling joist ends. Spacing in these joists (exposed also on the interior) is slightly greater in the north east half of the building. A three-sided bay window projects from the central bay of the south east (street) facade. The bay roof is covered in copper. The different notching styles, ceiling joists spacing, and the presence of the bay window all suggest that the house may have been two separate sections, built at different times, separated by a breezeway or center hall. Alterations may have been made in the late nineteenth century, and again in 1937 by Marshall Wells. At this latter date, interior walls were removed and the log house became a one-room "great hall" with fireplace at each end. Of note is the original enclosed stairway to the loft, with wooden hinges and bar latch. Windows throughout are six-over-six-light, double hung sash, with solid shutters. The addition by architect Wells of balanced pavilions off the rear corners of the log house, with a perpendicular wing behind each pavilion, created a multi-pavilioned "U" form house with a pleasingly picturesque appearance. A garage is attached by breezeway to the north corner of the total house, and an outbuilding of pegged-frame construction stands in the backyard.

HISTORICAL DESCRIPTION

Traditionally, the log portion, known as the Keith House, was constructed in 1760 or 1790. The first recorded reference discovered is a deed of trust (Co. DB15-643) in 1806 in which John Newcomb mentions his one-seventh share in 74 acres of land of which his father John died possessed. The father was possibly the builder. The will of John Newcum (Newcomb, the son), dated June 5, 1828 (Co. WB12-455) leaves to his two daughters Sarah and Ellin "my land whereon I now reside with the houses, etc." -- the first reference to a house. Daniel Keith purchased the property in 1841 from the heirs of William Newcomb (heir of John) (Co. DB38-433, DB38-481). (Daniel was apparently a printer, as a deed of trust dated 1830 secures a \$2,000 bond "for the faithful delivery ... of the work called 'Memoir, correspondence, etc., of Thomas Jefferson'", written by Thomas Jefferson Randolph (Co. DB28-270)). The property passed to Daniel's heirs, one of whom, James D. Keith in 1861 and 1874 purchased the others' shares (Co. DB59-562, DB68-644, DB68-645). Mrs. R. Maude Gentry purchased the house in 1911 from the executor of Bettie M. Gregory, Keith's daughter (Co. DB144-302). When Robert R. Harmon bought the house in 1937, the log structure was remodeled and included as one pavilion of the new house design by architect Marshall S. Wells.

GRAPHICS

CONDITIONS

Excellent

SOURCES

City and County Records

NAME: Keith House

ADDRESS: 1615 Keith Valley Road

Undated Photo



log cabin 1770

By Mr. Keith a stonemason

3. This afternoon Anna W. Hammer 293-8460
or after 11 am tomorrow

→ 1774 by James W. Keith
orig chimneys + fireplaces
Wood Hangel + Hesp.

40' x 15'

Home on Wednesday

Va House Tour

Mr. Kinloch Mahone



the nimmo house

1615 KEITH VALLEY ROAD

Delightful one-level living in an impeccably maintained home of old world charm, at the heart of which is an original 18th Century log dwelling; it was the home of James Keith, a respected stone mason. Massive stone chimneys anchor the original Keith abode. Marshall S. Wells, architect, designed the brick wings and the attached garage.



The mellowed setting embraces over 1.6 acres of privacy enhanced by some century old trees to which the present owners have added great numbers of mature English boxwoods, magnolias, azaleas, dogwoods, and other flowering plants.





The NIMMO HOUSE at 1615 Keith Valley Road, Meadowbrook Heights, Charlottesville, Virginia, according to survey plat of record in the City Clerk's Office is Lot 1-A, showing frontage (and constant width) of 290 feet and a constant depth of 240 feet. Property is on metered city water, city sewer and natural gas. It is within 3 minutes drive of access ramp to the East-West By Pass, U. S. 250, approximately 1½ miles from historic Court House Square and Downtown Mall; about 2 miles north of University of Virginia and Medical Center, closer still to major shopping centers and new Fashion Mall.

PRICE: ~~\$275,000~~ ^{\$225,000} includes furnished gallery, furnished bedroom (above garage); all draperies, curtains and shades throughout (from such sources as Scalmandre' and Schumacher; also, numerous English antique light fixtures and pair of antique urns.

TAXES: (1983) \$1,374.08



STEVENS & COMPANY

REALTORS NATIONAL MARKETING INSTITUTE · NATIONAL FARM AND LAND INSTITUTE · AMERICAN CHAPTER, INTERNATIONAL REAL ESTATE FEDERATION

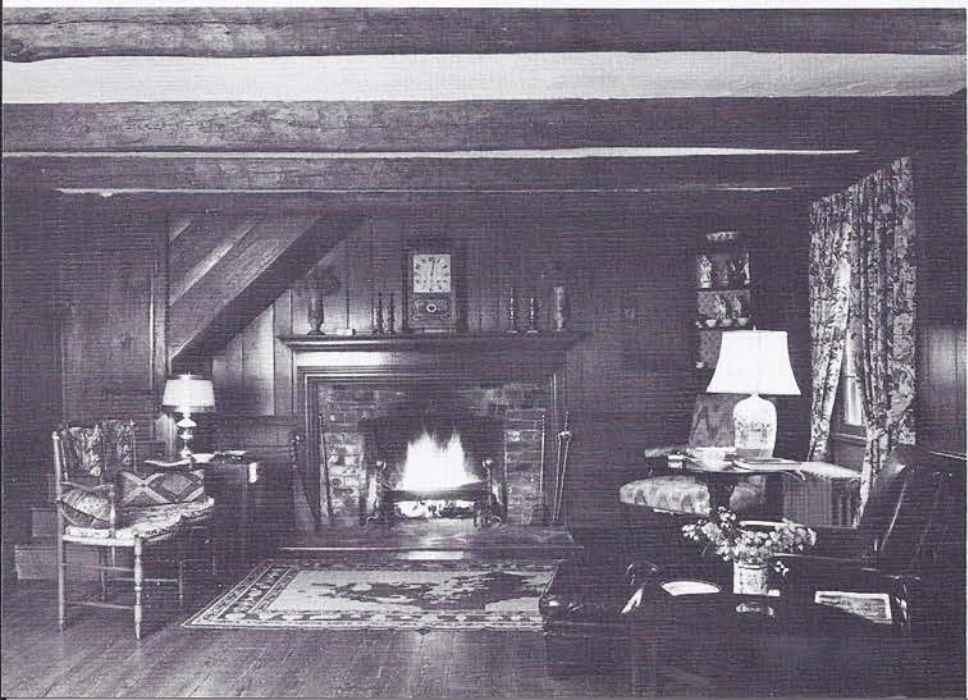
TELEPHONE 804 296-6104
TWX 510-5875455

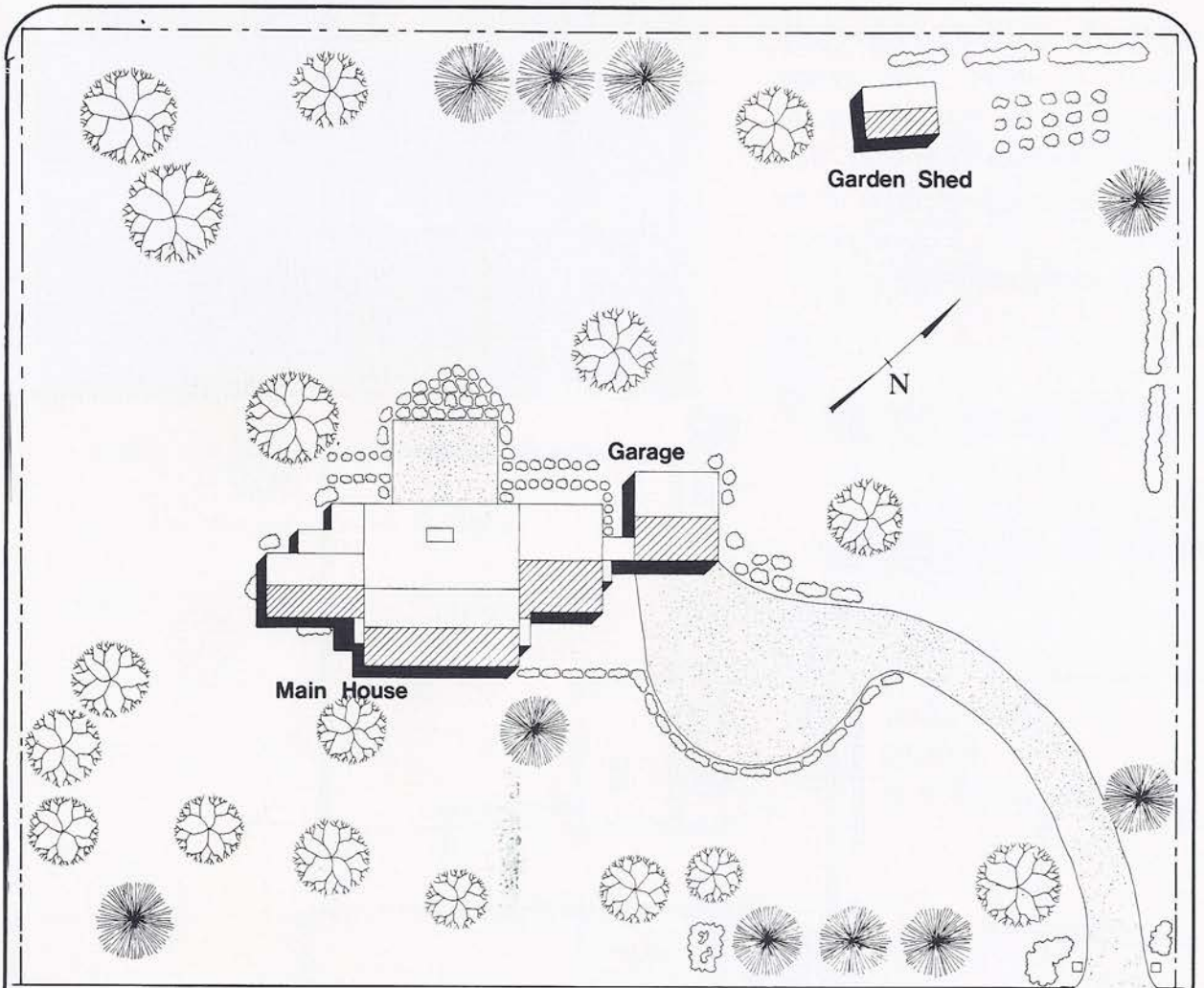
ONE BOAR'S HEAD PLACE

CHARLOTTESVILLE, VIRGINIA 22901



ALL INFORMATION REGARDING PROPERTY IS FROM SOURCES DEEMED RELIABLE AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE, OR WITHDRAWAL WITHOUT NOTICE.





Main House

Garage

Garden Shed

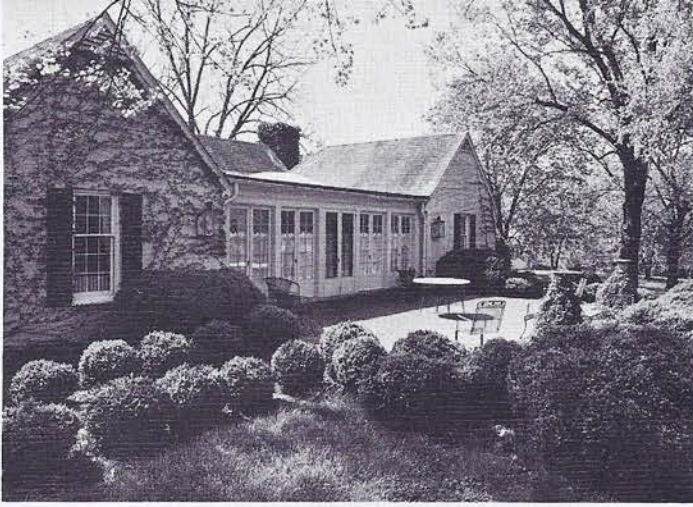
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KEITH VALLEY ROAD

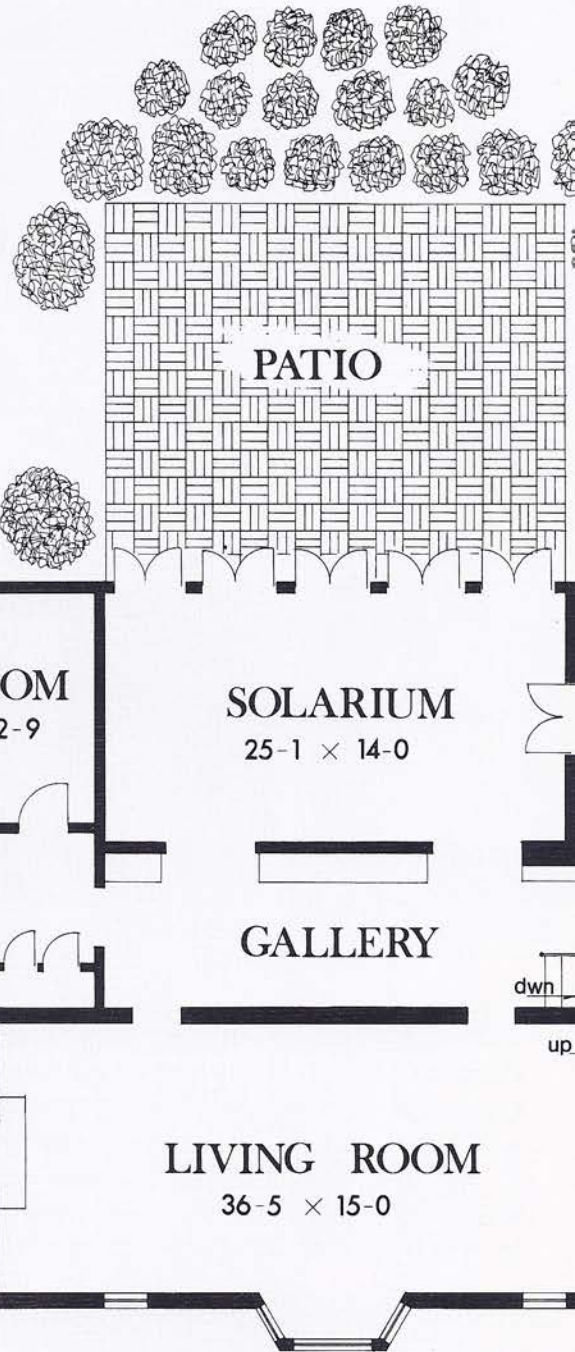
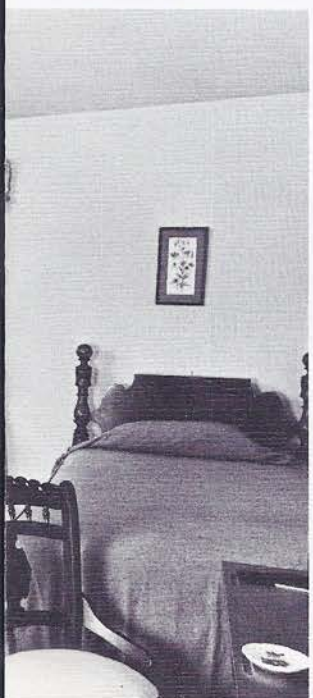
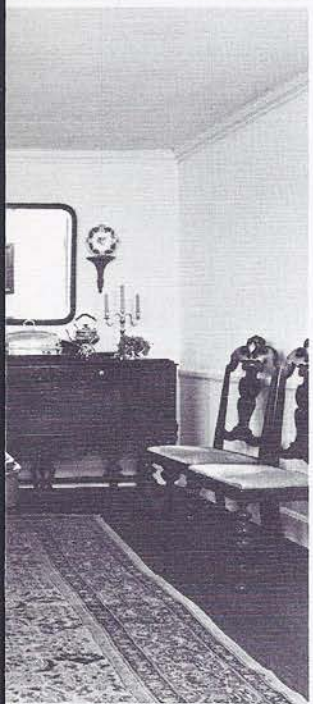
SITE PLAN



the nimmo house

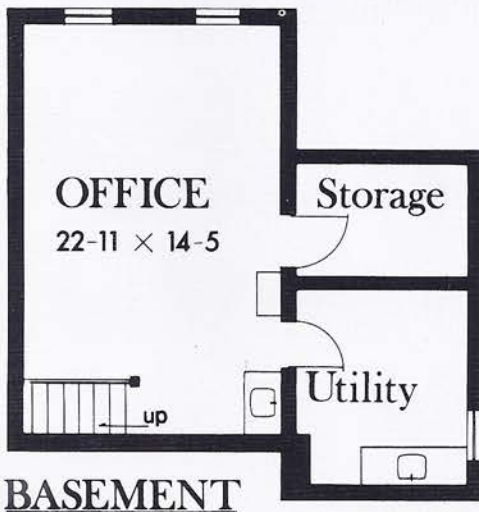
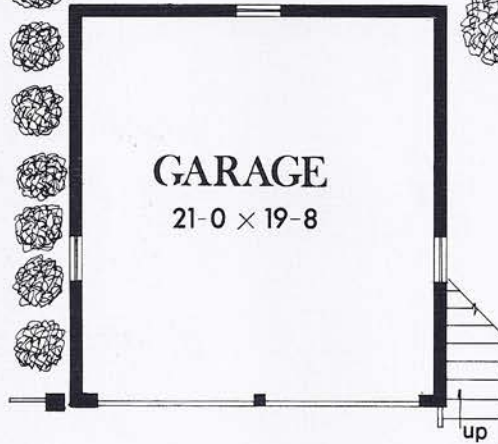
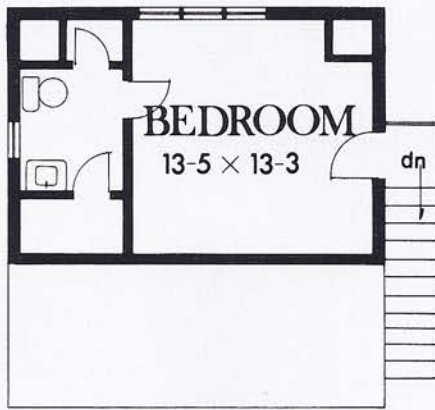


Pictures (far left, top and bottom) show both fireplaces in Living Room, panelled with beamed ceiling. Original stair as access to gable above central log section, c. 1770.



Office or den (shown at right) is an easy stair descent from the Main Gallery. Central furnace is in Utility Room, beyond Office.

Bedroom and bath (shown at right) is above 2-car garage, connected to main house by covered walkway (dog trot). It is adequate as a guest room or for live-in help or as a rental unit to graduate student.



Entrance gates and columns were brought from present owner's family home; cut-stone finials (fruit baskets) are from Italy. Grounds professionally landscaped by Baltimore/Washington firm. Included are over 100 English boxwoods, many over a century old; specimen trees such as copper beech, European larches, contorted hazelnut (Sir Harry Lander's walking stick), Kousa dogwood, cut-leaf fern beech, mature magnolia, English holly, numerous hemlock, blue spruce, and oaks; also roses in a small flower garden.





ROBERTSON RENOVATIONS
+ NEW CONSTRUCTION

Description of work – Charlottesville BAR Submittal

1615 Keith Valley Road (“Keith House” or “Nimmo House”)

April 24, 2026

Renovate and repair 1615 Keith Valley Road (“Keith House”/“Nimmo House”) to ensure long-term stability of the structures, bring the building systems up to date and improve areas of the property that are in disrepair or structurally inadequate. There are two goals for this renovation: 1. Replace a structurally inadequate garage and 2. Protect the existing home from continued water damage and update all systems.

1. Replace a structurally inadequate garage:

- Replace existing CMU block garage which is built without footers, is undersized for current vehicles, has exposed systems (electrical and plumbing) and has inadequate head height in second floor living space.
- Replace existing garage with new two-car garage and second floor living space.
- The new garage will be code compliant and provide updated systems (plumbing, electrical, HVAC) as well as increase the livable square footage within the same width as the existing garage.
- The new garage ridge line will be just four feet taller than the existing ridge line and the garage extends just six feet further into the back yard.
- Enclose the covered breezeway between the garage and existing home and infill some of the space behind the breezeway. This integrates the living space above the garage into the main house's total livable area without significantly altering/increasing the home's footprint.
- Relocate home's powder room to the new connective space allowing the existing powder room to be removed and the original outdoor storage closet function off the front porch to be restored.

2. Protect the existing home from continued water damage and update all systems including:

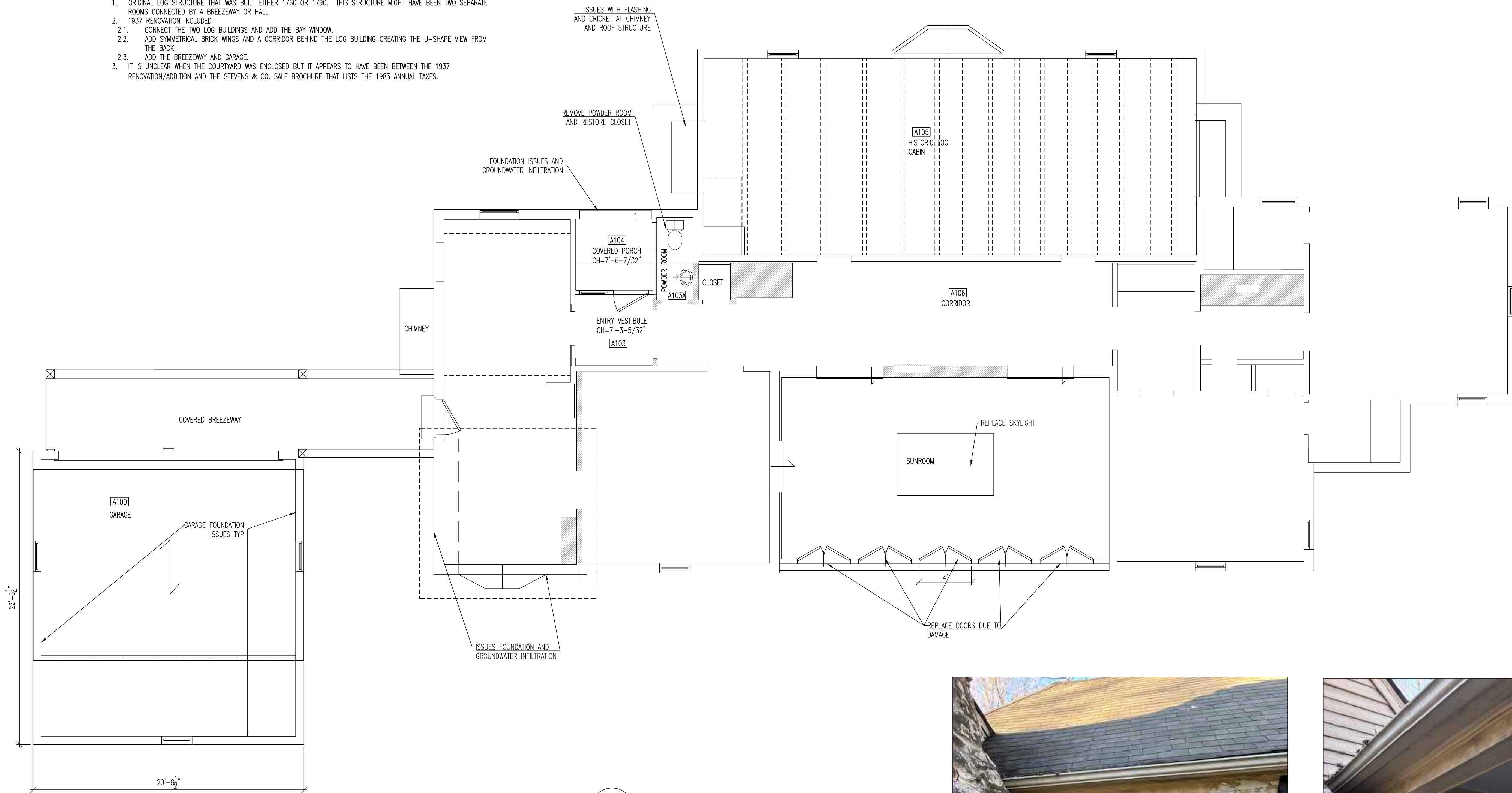
- Flashing and cricket work at existing chimney on right hand side of original 1700s home.
- Remediate ground water/drainage problems around the kitchen side (right side) foundation of the 1930s renovation and replace/repair foundation walls as required to secure the foundation and mitigate water infiltration.
- Provide new egress window to meet code from finished basement.
- Replace/repair all existing plumbing and electrical. Remove failing radiator heat and install HVAC.
- Replace/repair failing/rotting existing sunroom roof and skylight. Work to be as minimal as possible based on conditions uncovered during demolition. Replacement to be as close to existing in design and massing as is feasible based on current codes and building material requirements.
- Replace rotting/failing French doors to sunroom with similar doors (wood interior, exterior metal clad doors and windows are preferred for long-term maintenance).

Please note that there is no change to the front facade of the original house or the 1930s addition.

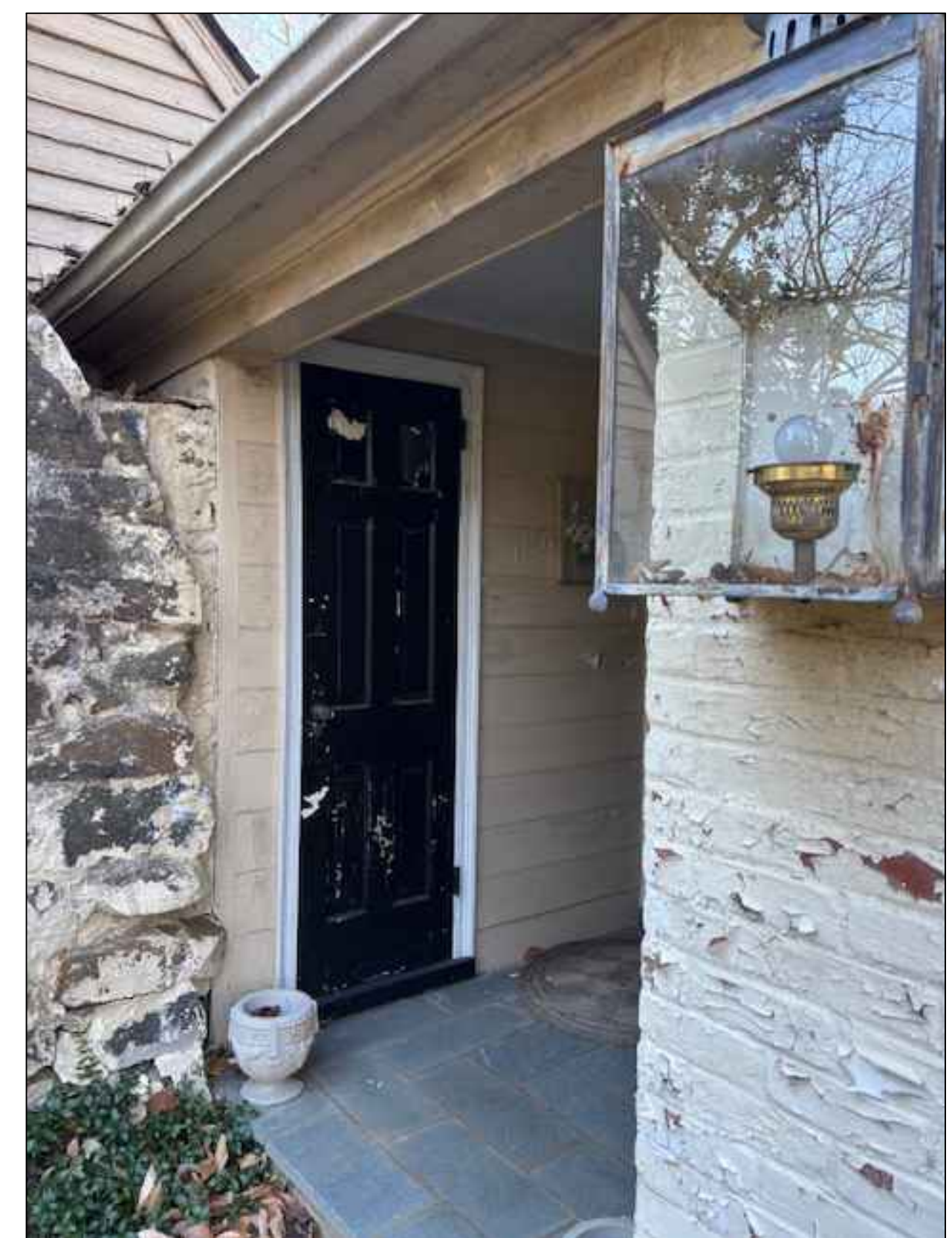
NOT FOR
CONSTRUCTION

STRUCTURE TIMELINE:

1. ORIGINAL LOG STRUCTURE THAT WAS BUILT EITHER 1760 OR 1790. THIS STRUCTURE MIGHT HAVE BEEN TWO SEPARATE ROOMS CONNECTED BY A BREEZEWAY OR HALL.
2. 1937 RENOVATION INCLUDED
 - 2.1. CONNECT THE TWO LOG BUILDINGS AND ADD THE BAY WINDOW.
 - 2.2. ADD SYMMETRICAL BRICK WINGS AND A CORRIDOR BEHIND THE LOG BUILDING CREATING THE U-SHAPE VIEW FROM THE BACK.
 - 2.3. ADD THE BREEZEWAY AND GARAGE.
3. IT IS UNCLEAR WHEN THE COURTYARD WAS ENCLOSED BUT IT APPEARS TO HAVE BEEN BETWEEN THE 1937 RENOVATION/ADDITION AND THE STEVENS & CO. SALE BROCHURE THAT LISTS THE 1983 ANNUAL TAXES.



1
BAR 1
EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"



ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING PLAN VIEW FIRST
FLOOR

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

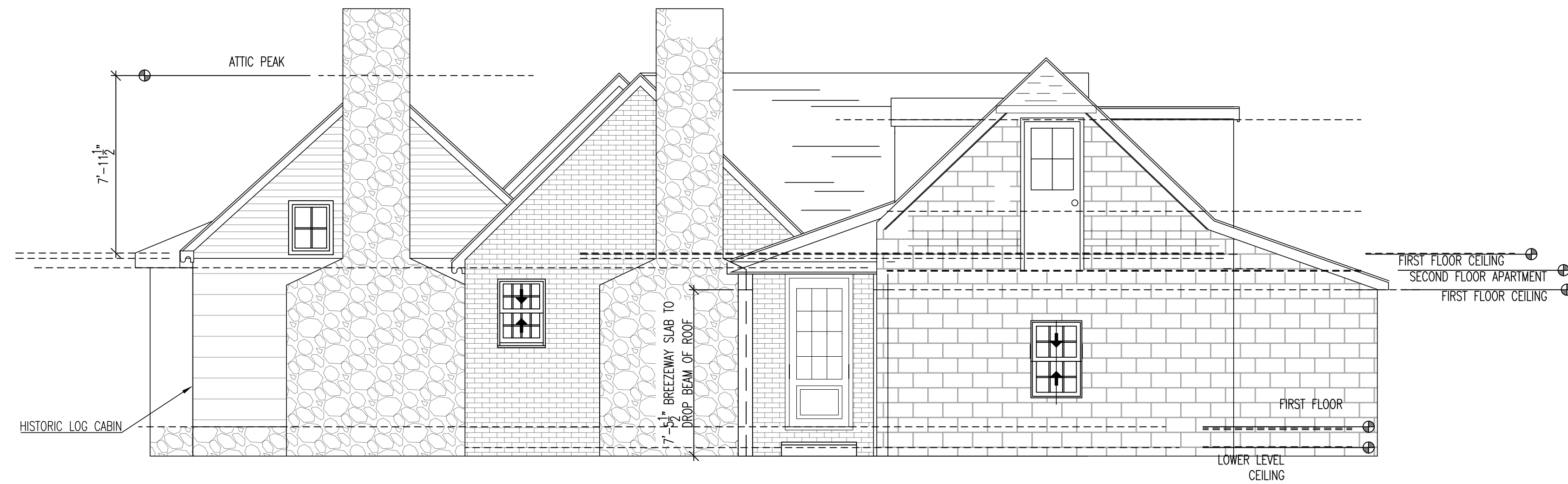
DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR 1

PROJ. #25R0104-MURPHY

NOT FOR
CONSTRUCTION



2
BAR2 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING REAR ELEVATION
EXISTING RIGHT SIDE
ELEVATION

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR 2

PROJ. #25R0104-MURPHY

DUE TO EXTENSIVE CEILING AND ROOF DAMAGE WITH WATER INFILTRATION: REPLACE ROOF OVER THE KITCHEN WITH NEW EPDM OR EQUAL MEMBRANE. REPLACE INSULATION AND VERIFY STRUCTURE

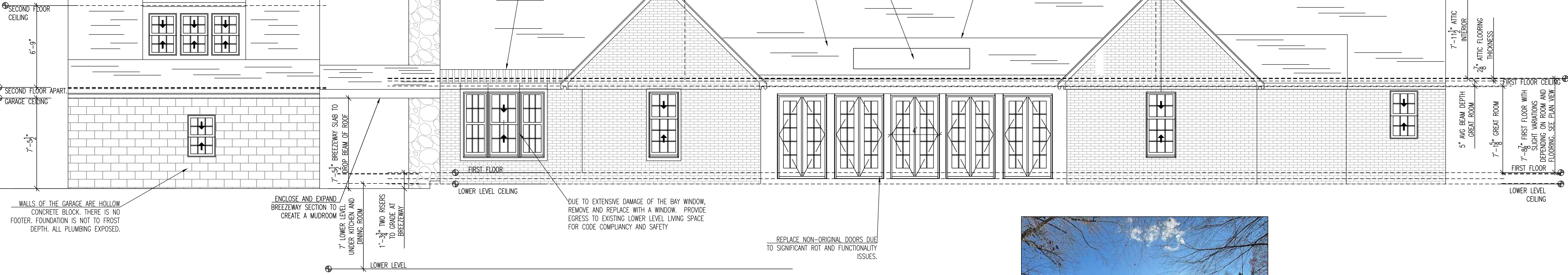
FAILING ROOFING MATERIALS: REPLACE ROOFING MATERIAL AND SKYLIGHT

SLIGHT PITCH TO ROOF OVER THE SUNROOM. SKYLIGHT IN CENTER

SHED ROOF IS 3'-3 3/4" ABOVE THE ATTIC FLOOR AS MEASURED FROM INTERIOR. SHED ROOF HAS 2" X 4 RAFTERS ACROSS THE HALLWAY

DUE TO EXTENSIVE DAMAGE OF THE BAY WINDOW, REMOVE AND REPLACE WITH A WINDOW. PROVIDE EGRESS TO EXISTING LOWER LEVEL LIVING SPACE FOR CODE COMPLIANCY AND SAFETY

REPLACE NON-ORIGINAL DOORS DUE TO SIGNIFICANT ROT AND FUNCTIONALITY ISSUES.



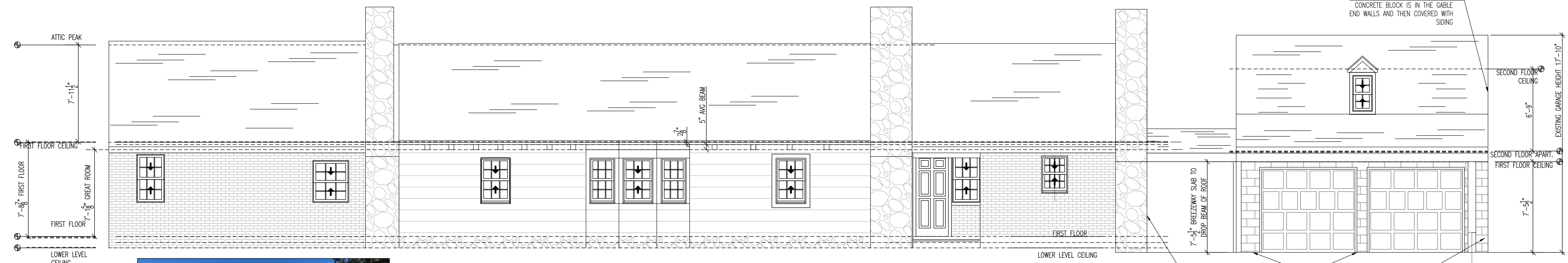
1
BAR 2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



NOT FOR
CONSTRUCTION



2
BAR3
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
BAR3
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING FRONT AND LEFT
SIDE ELEVATIONS

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

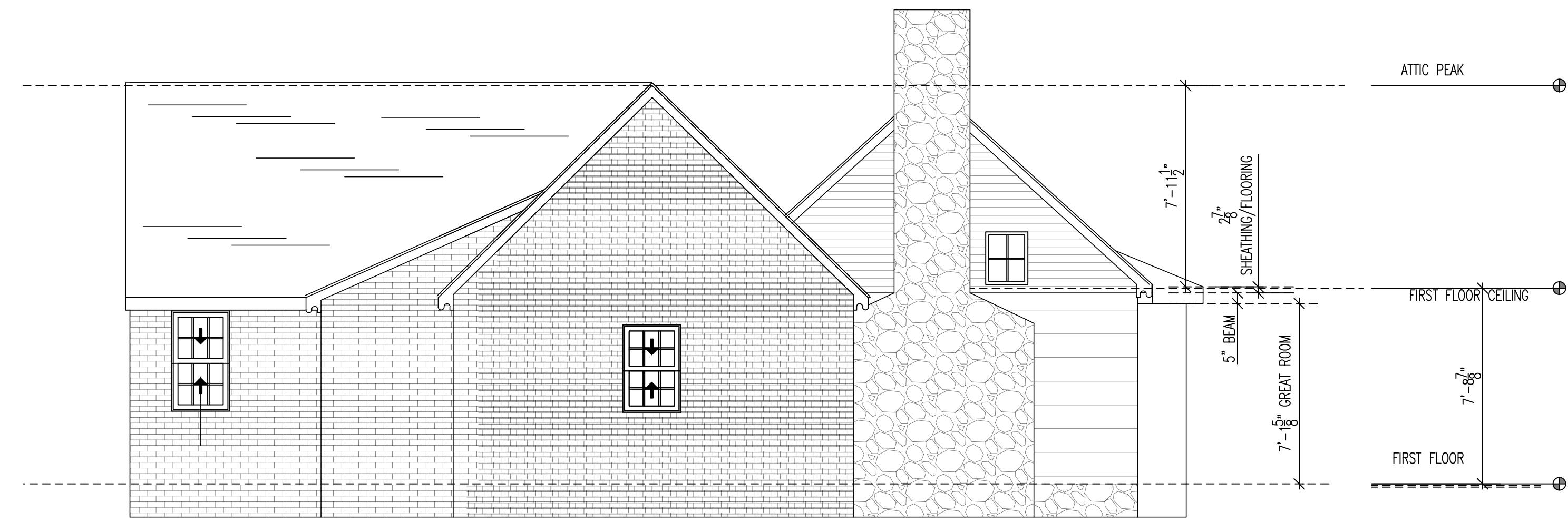
SCALE = 1/4" = 1'-0"
SHEET NO.

BAR3

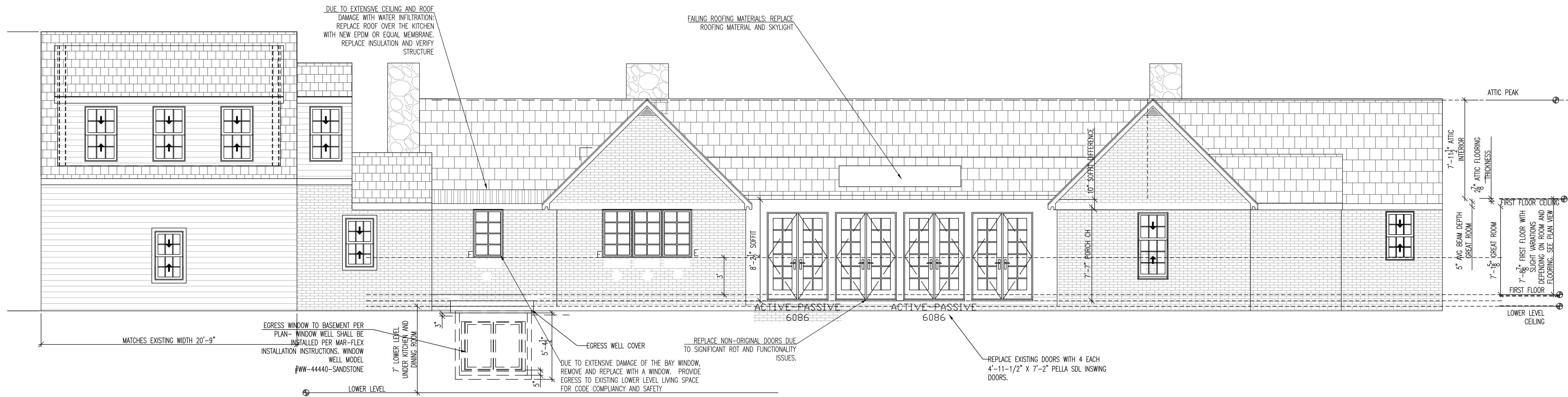
PROJ. #25R0104-MURPHY



NOT FOR
CONSTRUCTION



1
BAR4 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
BAR4 PROPOSED REAR ELEVATION WITH PROPOSED GARAGE
SCALE: 1/4" = 1'-0"

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

PROPOSED ELEVATIONS
WITH PROPOSED GARAGE

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR4
PROJ. #25R0104-MURPHY

NOT FOR
CONSTRUCTION

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

PROPOSED ELEVATIONS
WITH PROPOSED GARAGE

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

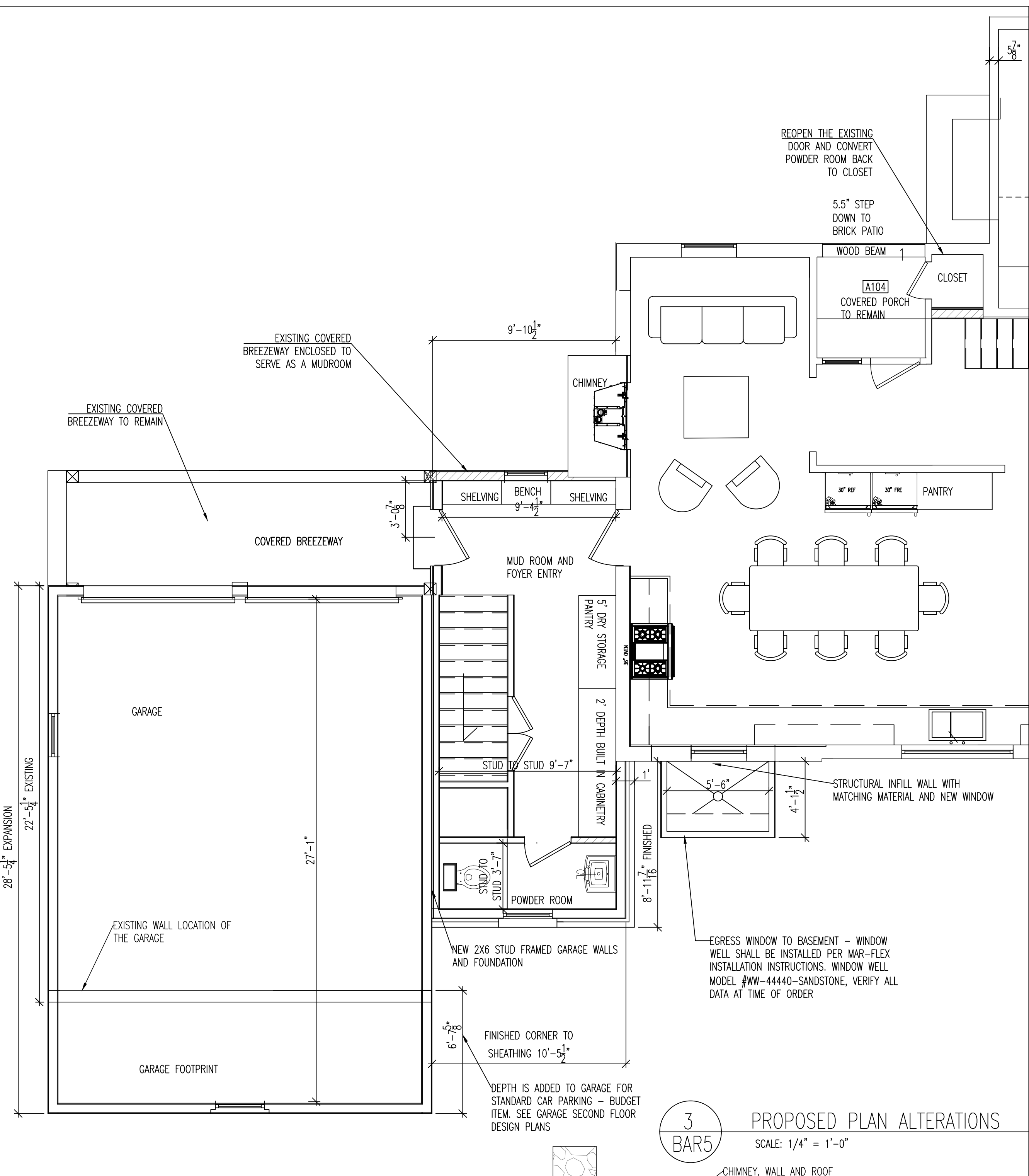
DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR5
PROJ. #25R0104-MURPHY

- GARAGE PROPOSAL:**
1. THE GARAGE WIDTH TO REMAIN THE SAME AND SHALL NOT EXTEND ANY FURTHER TO THE RIGHT OF THE HOME THAN CURRENTLY PROJECTS.
 2. THE GARAGE FRONT WALL IS TO REMAIN IN THE SAME LOCATION PROVIDING THE SAME SETBACK OF THE GARAGE FROM THE RIGHT SIDE ADDITION OF THE 1960'S GARAGE IS TO BE REBUILT DUE TO LACK OF CODE COMPLIANT FOUNDATION AND FOOTER AND CURRENT CONDITION INCLUDING LACK OF INSULATION AND CODE COMPLIANT LIVING SPACE ABOVE. FURTHERMORE THE WALLS OF THE GARAGE ARE HOLLOW BLOCK AND THERE IS NO INSULATION OVER THE MEP TO THE SECOND FLOOR. REPLACING THE WALLS WITH 2X6 STUD FRAMING WILL ALLOW FOR STRENGTH, STABILITY AND INSULATION.
 3. THE GARAGE HEIGHT IS INCREASING ONLY BY 4.75' IN ORDER TO MEET THE CODE COMPLIANCY IN THE SECOND FLOOR LIVING AREA
 4. THE STAIRCASE IS MOVING INSIDE DUE TO DANGERS OF THE WOOD STAIRCASE WITH INCLEMENT WEATHER
 5. THE FRONT PENT ROOF DESIGN THAT EXTENDS OFF OF THE FRONT OF THE CURRENT GARAGE AND EXTENDS TO THE HOME AS A BREEZEWAY WILL REMAIN. THE SECTION TO THE LEFT OF THE GARAGE WILL BE ENCLOSED SO AS TO MOVE THE POWDER ROOM THERE AND HAVE A MUDROOM SPACE. CURRENTLY THE POWDER ROOM WAS TUCKED INTO A HISTORIC AREA OF THE HOME THAT WE WOULD LIKE TO RESTORE AS NOTED ON THE PLANS



1615 Keith Vally Road - Existing Conditions Photographs

Photos by Dames Design, LLC - Site Survey, January 2025

EXTERIOR VIEWS



FRONT - CABIN & 1937 PAVILION



FRONT - HISTORIC CABIN



FRONT - 1937 ENTRY & GARAGE



DRIVEWAY - STAGGERED FACADES



GARAGE - RIGHT SIDE VIEW (FROM DRIVEWAY)



GARAGE - RIGHT/REAR



REAR - GARAGE



REAR - GARAGE & 1937 PAVILION



GARAGE - REAR / SIDE



REAR - BREEZEWAY & 1937 PAVILION



REAR - 1937 PAVILION & ENCLOSED PATIO



REAR - ENCLOSED PATIO



SIDE - 1937 PAVILION & CABIN

1615 Keith Vally Road - Existing Conditions Photographs

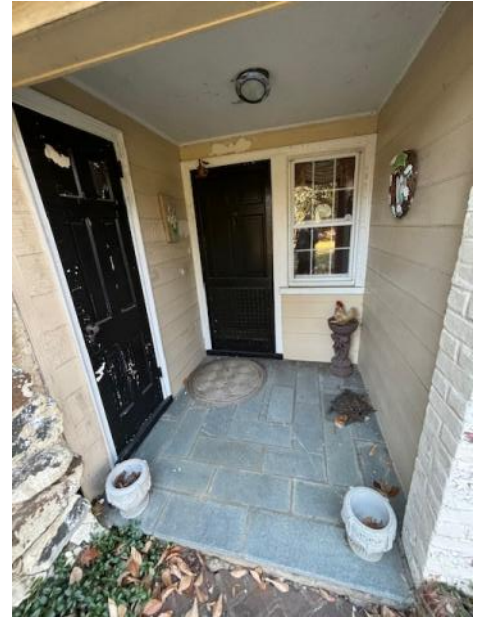
Photos by Dames Design, LLC - Site Survey, January 2025



STONE CHIMNEY - RIGHT



STONE DHIMNEY - RIGHT



ENTRY, STORAGE & STONE CHIMNEY



STONE CHIMNEY - LEFT



STONE CHIMNEY - LEFT



BREEZEWAY



ENCLOSED PATIO - DOOR DAMAGE



ENCLOSED PATIO - DOOR DAMAGE



ENCLOSED PATIO - DOOR DAMAGE



BAY WINDOW - ROT/DAMAGE

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Preliminary Discussion – No action will be taken

BAR #25-0095

847 West Main Street; TMP 310174000

843 West Main Street; TMP 310175000

835 West Main Street; TMP 310183000

West Main ADC District

Owners:

31-174 and 31-175: Kim T. & Chris Dabney

31-183: Fluvanna Holdings, LLC

Applicants: LV Collective, Andree Sahakian

Project: Multi-story apartment building



Background

Year Built: 1972, single story, commercial structure at 843 West Main.

District: West Main Street ADC District

Status: Non-contributing

Historical survey and Sanborn Maps, see August 2025 staff report.

Prior BAR Reviews (Complete list on Appendix)

August 19, 2025 - BAR Pre-Application Conference for this project. (Meeting Minutes excerpt attached.)

Link to submittal and staff report: [847_843_835 West Main BAR August 2025](#)

[Link to meeting video.](#)

Application

- Applicant submittals:
 - LV Collective / Niles Bolton Associates plans for 835, 843, & 847 West Main Street, dated May 7, 2026; 28 sheets.

Preliminary discussion. Construction of multi-story apartment building on two vacant parcels.

Note: Per code section 5.2.7.B. a pre-application conference was held with the BAR in August 2025. Due to modifications to the initial design, this will be preliminary discussion only and no action will be taken.

The primary change is the building’s height. Facing West Main, the primary elevation has been reduced from 11 stories to eight stories. At the rear, adjacent to Westhaven, the height has been reduced from 11 stories to six stories. (See elevations in Appendix.)

Discussion

(Note: See also *staff comments* below, under the Chapter III guidelines.)

Applicant has modified the design to reflect comments offered during the August 2025 Pre-application Conference with the BAR. The objectives of this discussion are to provide feedback on those modifications and, if appropriate, allow the applicant and the BAR to establish what is necessary for a formal CoA submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

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

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

As an informal checklist, the BAR should use the following (sections and elements from Chapter III) to discuss with the applicant what additional information might be necessary.

- | | | |
|-------------------------|--------------------|--------------------------|
| B. Setback | F. Scale | J. Porches |
| C. Spacing | G. Roof | K. Foundation & Cornice |
| D. Massing & Footprint | H. Orientation | L. Materials & Textures |
| E. Height & Width | I. Windows & Doors | M. Paint [Color palette] |
| N. Details & Decoration | | |

Elements:

- | | | |
|------------------------|-------------------------|---|
| • Roof | • Lighting | • Public spaces |
| • Gutters & Downspouts | • Railings | • Screening (HVAC, utilities, utilities, meter boxes, ground level equipment, etc.) |
| • Exterior walls | • Balcony details | |
| • Trim | • Plantings/Landscaping | |
| • Doors & Windows | • Patios & walks | |

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

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Additionally, staff recommends the BAR discuss if specific details and/or information are necessary to address the following:

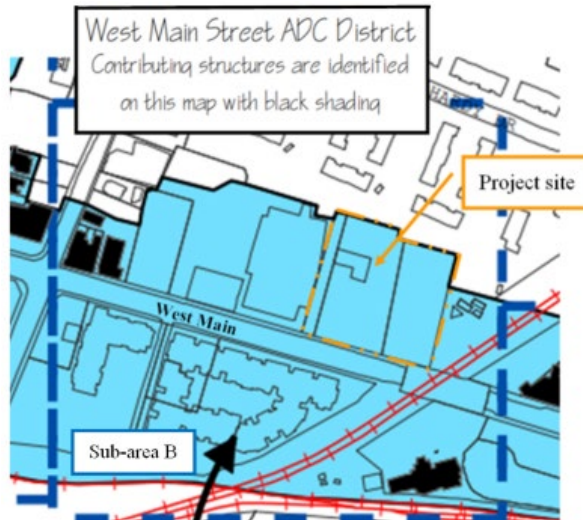
- Typical sections (note any specific locations and/or conditions):
 - Brick details. Corbels, recessed coursing, decorative coursing, etc.
 - Note: A photo is labeled “faux brick veneer.” The wall sections indicate a full brick.
 - Sills and returns at doors and windows.
 - Typical sections are included, but not dimensioned.
 - Parapets and railings.
 - Ceilings and soffits at overhangs and storefronts.
- Materials:
 - Indicate application of color palette for cement board panels.
 - Locations of expansion joints.
- Windows: Vinyl windows are proposed; however, the guidelines discourage their use.
- Screening of parking garage lighting, including vehicular lights and light from interior fixtures emanating from the garage.
- Identify on-site landscape and hardscape elements that will be included in the base design versus conceptual elements shown that might be incorporated later as part of a memorialization project.

Excerpts from the ADC District Design Guidelines: Chapters I and III.

West Main Street ADC District

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

Subarea B. 10th Street to Drewary Brown Bridge: much open space, few contributing buildings, historic lights, underground utilities.



Setback

- In the West Main Street corridor, construct new buildings with a minimal or no setback to reinforce the street wall.

Spacing

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

Staff Comment: The new building is bound on the east by the railroad and on the west by a 22-ft wide promenade. The result presents the 225-ft wide building as sitting within an approximately 250-ft urban block. (Comparable to the continuous facades on the 210-ft blocks of the Downtown Mall.)

Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot ... along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- The massing [of] large-scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.

Staff Comment: The building's footprint will occupy approximately 75% of the project site. Within this section of West Main, between the Drewary Brown Bridge and 10th St, NW, the only historic buildings are the three, c1920s, two-story structures at the NE corner with 10th Street NW. Otherwise, this block is dominated by three, multi-story buildings constructed in the last 30 years. On the two blocks east of the Drewary Brown Bridge, on the north side of West Main, several c1920s, two-story, commercial structures remain. On the south side is a large surface parking lot adjacent to the c1900 train station. (Note: This area is outside of Sub-area B.)

Height & Width

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

Staff Comment: (See comments above.) Facing West Main, the building will be eight stories, stepping down to six stories at the rear.

Nearby buildings on West Main range in height from 16-ft to 75-ft; the average is 40-ft. (Non-historic buildings, 45-ft to 75-ft; historic, 16-ft to 28-ft.) Widths range from 50-ft to 385-ft; the average is 163-ft. (Non-historic buildings, 65-ft to 385-ft; historic, 50-ft to 140-ft.) Facing West Main, the proposed building is approximately 90-ft tall and 225-ft wide. The height slightly exceeds the recommend 80-ft (200% of 40-ft). The width is well within the recommend maximum of 326-ft (200% of 163-ft).

* All dimensions approximate; intended to provide spatial context. Heights at primary façade.

Note: Maximum by-right height under CX-8 zoning is 11 stories/156-ft, with height bonus.

- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

Staff Comment: (See comments above.) The three, c1920s, two-story structures in Sub-area B are approximately 20-ft in height. (East of the Drewary Brown Bridge, two sections of c1920 commercial buildings are approximately 25-ft tall This is typical for most historic, commercial buildings on West Main.) At the street level, the primary elevation features a block-length, two-story section capped by a corbeled-brick cornice where the building transitions to the residential upper floors.

- When the primary façade of a new building in a commercial area, [such as West Main] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

Staff Comment: The primary elevation is modulated with bays and varying wall planes.

- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

Suggested Motion

Preliminary discussion. No action to be taken.

Criteria, Standards and Guidelines

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

Review Criteria Generally

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

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

Standards for Review and Decision

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

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;

- iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

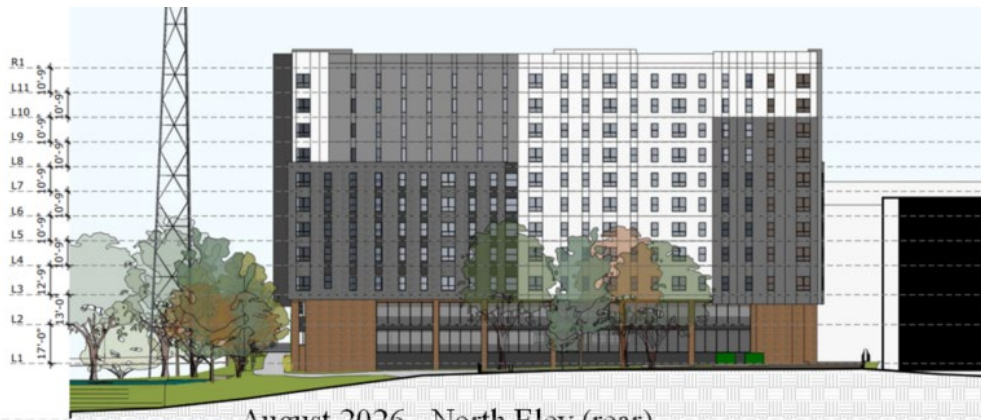
APPENDIX



August 2026 - South Elev (front)



May 2026 - South Elev (front)



August 2026 - North Elev (rear)



May 2026 - North Elev (rear)



Prior BAR Reviews (unrelated to current project)

843 West Main Street-

March 20, 2018 – A prior design for this project was submitted for BAR review. BAR accepted the applicant’s request for deferral.

June 19, 2018 – BAR approved a CoA for proposed massing and glazing (*in-concept*) of a proposed office building. The BAR encouraged applicant to step back portions of the building [from the street]and to investigate changing the proposed materiality. [Note: The BAR no longer approves partial CoAs.]

August 21, 2018 – BAR approved a CoA for conceptual design of a three-story office building with retail/office space on the first floor. (119 feet long, 56 feet wide, height approximately 43 feet.) [Note: The BAR no longer approves partial CoAs.]

March 21, 2023 – Preliminary discussion of proposed new hotel. Discussion video available online [here](#) (at time mark 1:34:23). Staff report available [here](#).

835 West Main Street-

July 2013- Request for a temporary trailer to be used as a leasing office for *The Plaza* apartments which was approved 7-0. Staff report, and CoA action letter available [here](#).

847 West Main Street-

No previous reviews.

LV COLLECTIVE - CHARLOTTESVILLE, VA
BAR SUBMISSION

A RESIDENTIAL COMMUNITY DEVELOPED BY
LV COLLECTIVE

NILES BOLTON ASSOCIATES

Michael Hsu
Office Of Architecture

Project Location Map

835, 843 & 847 W Main St - Charlottesville, VA

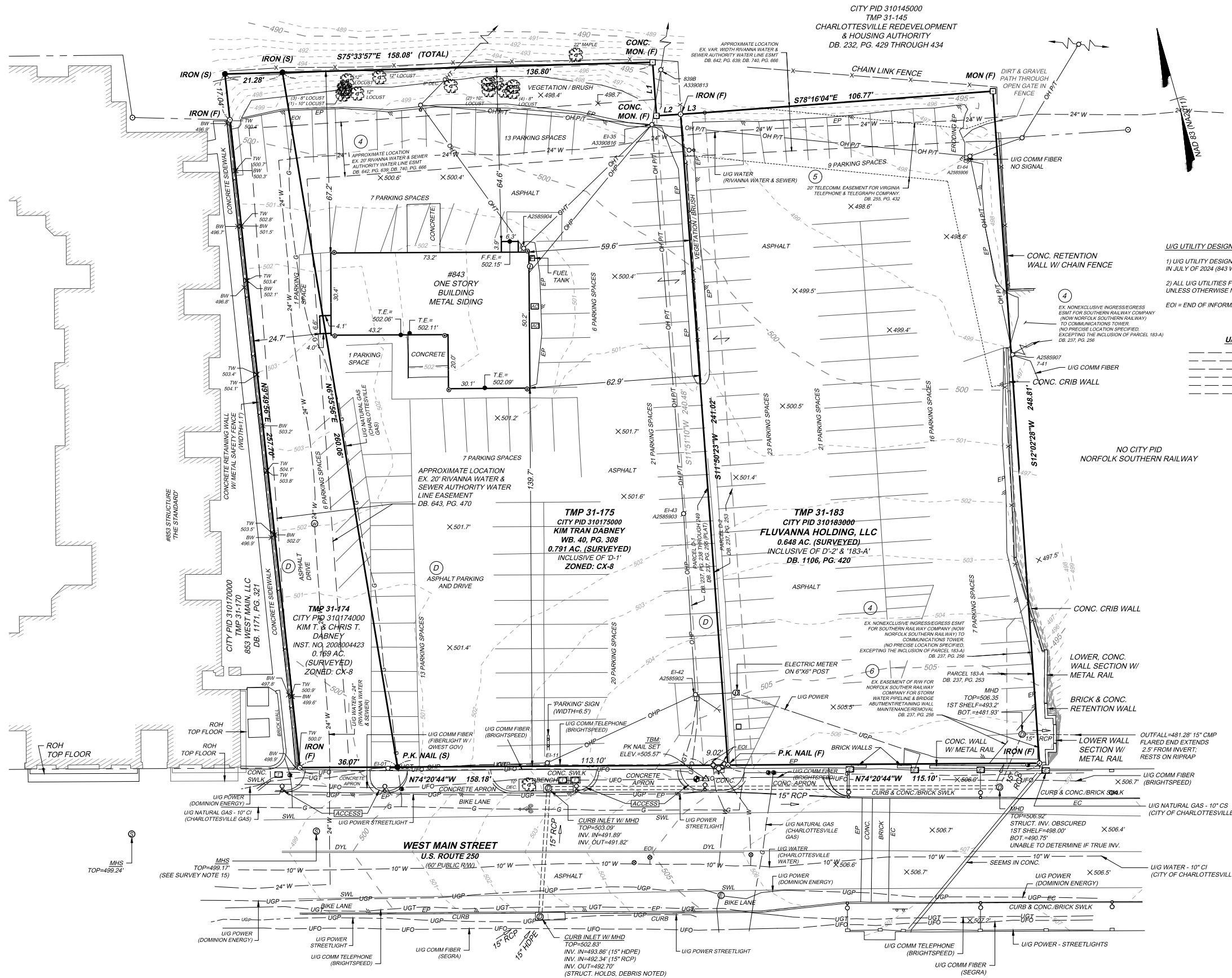


Existing Conditions

SITE DATA:
TOTAL PARCEL AREA: +/- 1.61 ACRES
ZONING: CX8 - URBAN MIXED-USE CORRIDOR



Existing Conditions - Site Survey



UTILITY OWNERS:

- DOMINION ENERGY (POWER)
- CHARLOTTEVILLE GAS (NATURAL GAS)
- CHARLOTTEVILLE WATER (WATER)
- BRIGHTSPEED (TELEPHONE)
- BRIGHTSPEED (FIBER OPTIC)
- QUEST GOV / LUMEN TECHNOLOGIES (FIBER OPTIC)
- SEGRA (FIBER OPTIC)
- FIBERLIGHT (FIBER OPTIC)

U/G UTILITY DESIGNATION NOTES:

- 1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN JULY OF 2024 (843 W. MAIN) & APRIL OF 2025 (835 W. MAIN).
- 2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

U/G UTILITY DESIGNATION LEGEND

- W - U/G WATER UTILITY
- 24" W - U/G WATER UTILITY
- G - U/G GAS UTILITY
- UGT - U/G TELEPHONE UTILITY
- UGP - U/G POWER UTILITY
- UFO - U/G FIBER OPTIC UTILITY

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- SANITARY SEWER MANHOLE (MHS)
- ELECTRIC MANHOLE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC VAULT
- GUY WIRE ANCHOR
- GAS VALVE
- TELECOM VAULT
- ROOF LEADER DOWNSPOUT
- STORM DRAINAGE MANHOLE (MHD)
- STORM DRAINAGE (SD) / FLOW DIRECTION
- REINFORCED CONCRETE PIPE
- HDPE
- HIGH DENSITY POLYETHYLENE PIPE
- OVERHEAD POWER
- OVERHEAD TELECOM
- OVERHEAD POWER & TELECOM
- SANITARY SEWER PIPE
- EDGE OF PAVEMENT (EP)

- DECIDUOUS (DEC) TREE
- BENCHMARK
- SIGN
- TELECOM PEDESTAL
- HVAC UNIT
- SCHEDULE B EXCEPTION #

- F.F.E. FINISH FLOOR ELEVATION
- T.E. THRESHOLD ELEVATION
- CONC. CONCRETE
- MON. MONUMENT
- SWLK. SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- DYL. DOUBLE YELLOW LINE
- SWL. SINGLE WHITE LINE
- (F) PROPERTY COR. FOUND, AS NOTED
- (S) PROPERTY COR. SET, AS NOTED

RECORD DESCRIPTION:

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CHARLOTTEVILLE CITY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (FOR INFORMATIONAL PURPOSE ONLY - APN: 310175000)

ALL THOSE CERTAIN ADJOINING LOTS OR PARCELS OF LAND SITUATED IN THE CITY OF CHARLOTTEVILLE, VIRGINIA, CURRENTLY KNOWN AS 843 WEST MAIN, SHOWN AS THE DABNEY LOT ON A PLAT BY W. WASHBAUGH, C.E., DATED AUGUST 20, 1945, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTEVILLE, VIRGINIA, IN DEED BOOK 121, PAGE 462, AND AS PARCEL D-1, SHOWN ON A PLAT BY O.R. RANDOLPH, ENGINEER, DATED OCTOBER 10, 1962, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 237, PAGE 255; AND MORE PARTICULARLY DESCRIBED AS PARCEL 175, ON TAX MAP SHEET 31.

PARCEL 2: (FOR INFORMATIONAL PURPOSE ONLY - APN: 310174000)

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, SITUATED IN THE CITY OF CHARLOTTEVILLE, VIRGINIA, ON THE NORTH SIDE OF WEST MAIN STREET, SHOWN ON A PLAT BY O. R. RANDOLPH, ENGINEER, DATED MARCH 12, 1948, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTEVILLE, VIRGINIA, IN DEED BOOK 141, PAGE 343, AND KNOWN BY CURRENT STREET NUMBERING AS 847 WEST MAIN STREET. SAID PARCEL IS CURRENTLY DESIGNATED AS PARCEL 174 CHARLOTTEVILLE TAX MAP SHEET 31.

PARCEL 3: (FOR INFORMATIONAL PURPOSE ONLY - APN: 310183000)

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THERON AND APPURTENANCES THERETO, SITUATED IN THE CITY OF CHARLOTTEVILLE, VIRGINIA, ON THE NORTH SIDE OF WEST MAIN STREET, COMPRISED OF PARCELS 181-A, 182, 183, AND 183-A, ASH SHOWN ON A PLAT BY O.R. RANDOLPH, ENGINEER, DATED SEPTEMBER 1, 1965, LAST REVISED SEPTEMBER 20, 1965, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTEVILLE, VIRGINIA, IN DEED BOOK 271, PAGE 221; AND THAT CERTAIN LOT OR PARCEL OF LAND ADJACENT TO THE AFORESAID PLAT. SAID PARCEL IS CURRENTLY DESIGNATED AS PARCEL 183 ON CHARLOTTEVILLE TAX MAP SHEET 31.

'ALT/NSPS LAND TITLE SURVEY'
OF THREE PARCELS
CONTAINING 1.608 ACRES
FRONTING WEST MAIN STREET

Site Photos

835, 843 & 847 W Main St - Charlottesville, VA



View from SE Corner of Site looking West



View from SE Corner of Site looking Northwest



View from East Property Line looking West



View from South Property Line looking North



View from SW Corner of Site looking East

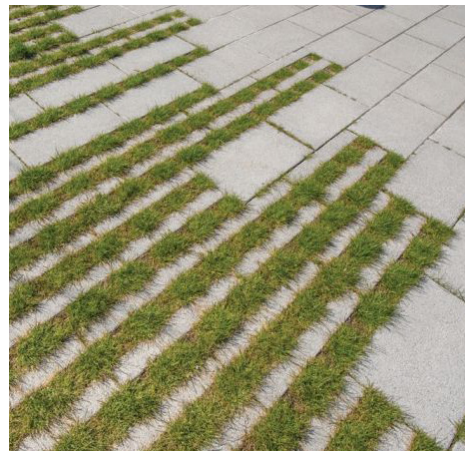


View from SW Corner of Site looking Northeast

CHARACTER IMAGERY

Charlottesville, VA

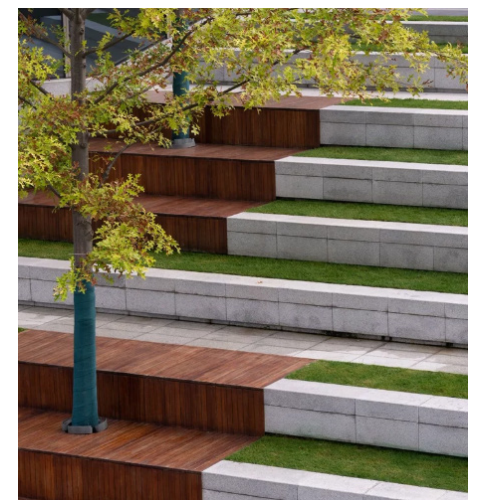
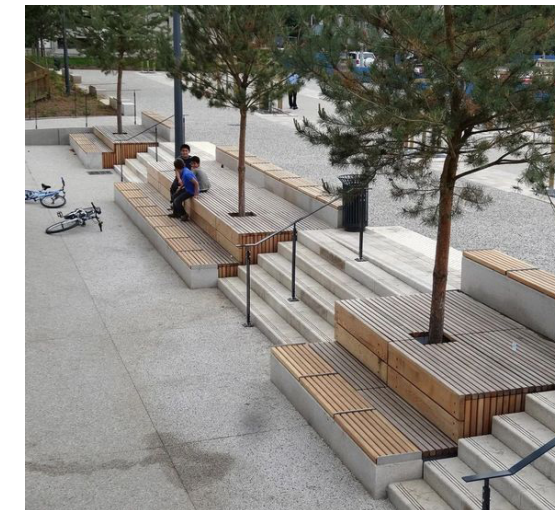
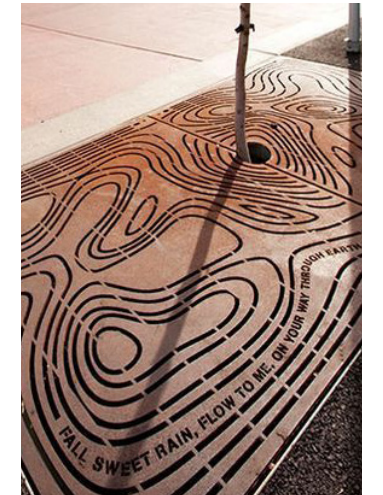
SHARED PROMENADE



STREETSCAPE



COMMEMORATIVE PLAZA



CONTEXT PLAN

Charlottesville, VA



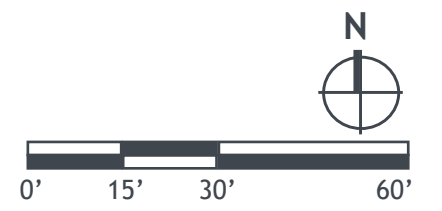
- ① CELEBRATED & SIGNALIZED CROSSING AT W MAIN ST
- ② SHARED PROMENADE:
 - 22' WIDE VEHICULAR ACCESS
 - 8' WIDE PEDESTRIAN PATH
- ③ 8' WIDE PEDESTRIAN PATH
- ④ COMMEMORATIVE PLAZA
- ⑤ HOSPITALITY DRIVE & VEHICULAR EGRESS
- ⑥ CELEBRATED GATEWAY & CONNECTION TO WEST HAVEN
- ⑦ UTILITY ACCESS & EASEMENT
- ⑧ EXISTING CELL TOWER

SITE PLAN

Charlottesville, VA



- ① TREE & FURNITURE ZONE
- ② COMMEMORATIVE PLAZA: OPPORTUNITY FOR SEATING, PLANTING, & ART
- ③ CELEBRATED & SIGNALIZED CROSSING AT W MAIN ST
- ④ 22' WIDE VEHICULAR DRIVE AISLE
- ⑤ 8' WIDE PEDESTRIAN PROMENADE
- ⑥ 3' WIDE PLANTING BED
- ⑦ DECORATIVE WALL OR SCREENING FEATURE
- ⑧ HOSPITALITY DRIVE & VEHICULAR EGRESS
- ⑨ CELEBRATED CONNECTION & GATEWAY TO WEST HAVEN
- ⑩ UTILITY ACCESS & EASEMENT
- ⑪ ACCESS TO CELL TOWER



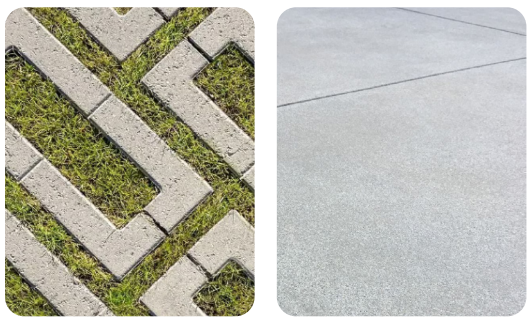
DECORATIVE SCREENING FEATURE



TERRACE SEATING AT COMMEMORATIVE PLAZA



STREETScape SEATING & PLANTING



SHARED PROMENADE PAVING

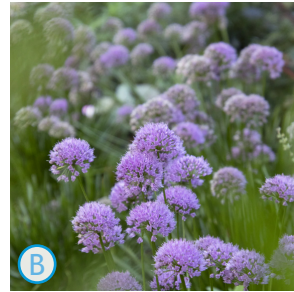
SAMPLE PLANT PALETTE

Charlottesville, VA

GROUNDCOVERS & PERENNIALS



A
Catlin's Giant Ajuga
Ajuga reptans 'Catlin's Giant'
3"-6" T x 12"-24" W



B
Millenium Ornamental Onion
Allium hybrid
14"- 22" T & W



C
Zephyr Compact Blue Russian Sage
Perovskia atriplicifolia
12"- 18" T & W



D
Big Blue Lilyturf
Liriope muscari 'Big Blue'
12"- 15" T & W



E
Cherokee Sedge
Carex cherokeensis
2' T



F
Blue Zinger Sedge
Carex flacca 'Blue Zinger'
1.5' T

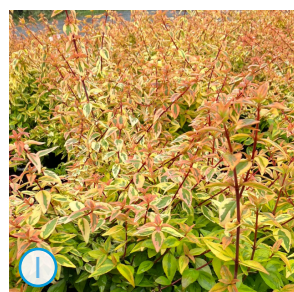
SHRUBS



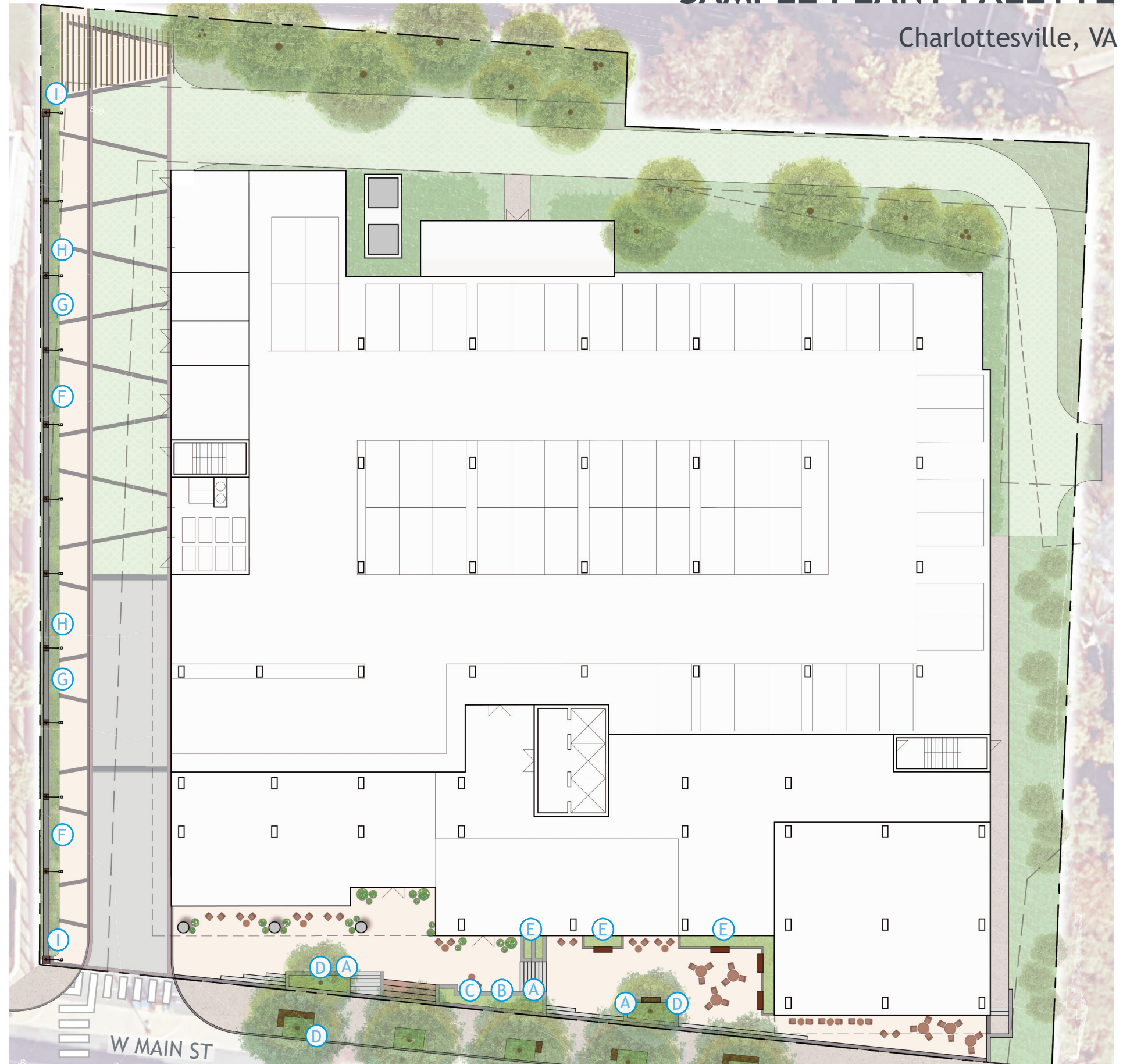
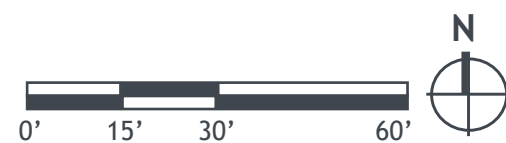
G
Purple Coneflower
Echinacea purpurea
2'- 4' T x 1'- 2' W



H
American Gold Rush Black-Eyed Susan
Rudbeckia x fulgida
2'- 3' T x 3' W



I
Kaleidoscope Abelia
Abelia x grandiflora 'Kaleidoscope'
2'- 3' T x 3'- 4' W



SAMPLE PLANT PALETTE

Charlottesville, VA

SHRUBS



J
Snow Queen Oakleaf Hydrangea
Hydrangea quercifolia
'Snow Queen'
4'- 5' T x 5'- 6' W



K
Mount Airy Fothergilla
Fothergilla major
'Mount Airy'
5'- 6' T & W



L
Shamrock Inkberry
Ilex glabra 'Shamrock'
5' T & W

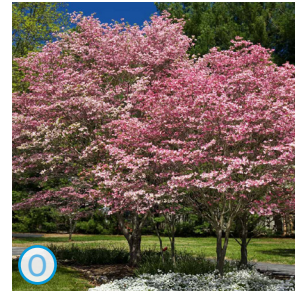
ORNAMENTAL & CANOPY TREES



M
David Viburnum
Viburnum davidii
2'- 3' T x 3'- 4' W



N
Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'
15'- 25' T & W



O
Cherokee Brave Dogwood
Cornus florida
'Cherokee Brave'
15'- 30' T & W



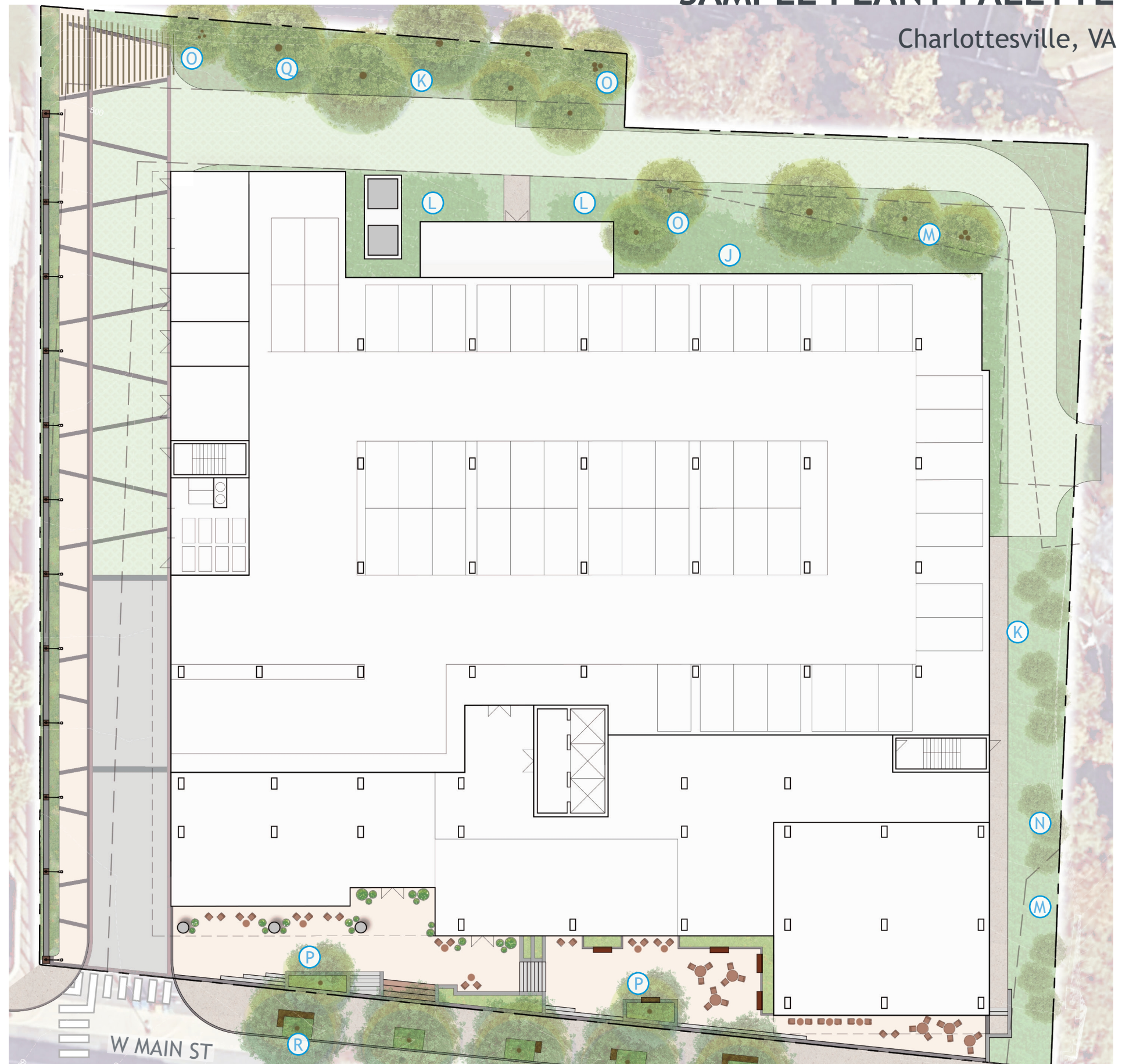
P
Moonglow Magnolia
Magnolia virginiana
'Jim Wilson'
15'- 35' T x 10'- 20' W



Q
Red Maple
Acer rubrum 'Built to Last'
30'- 50' T x 30'- 40' W

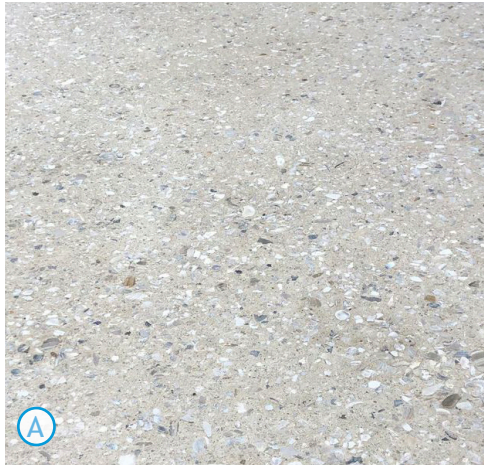


R
Black Gum
Nyssa sylvatica
30'- 50' T x 20'- 30' W



PAVING PALETTE

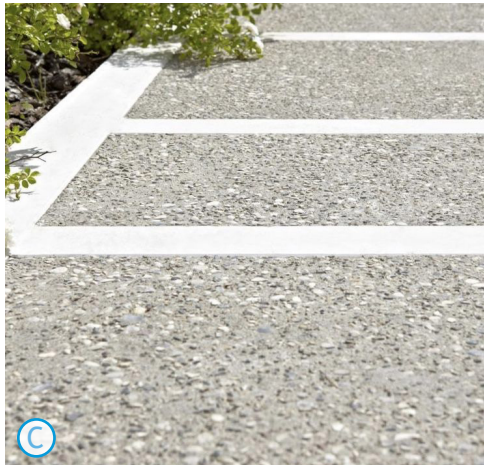
Charlottesville, VA



A
Exposed Aggregate Concrete



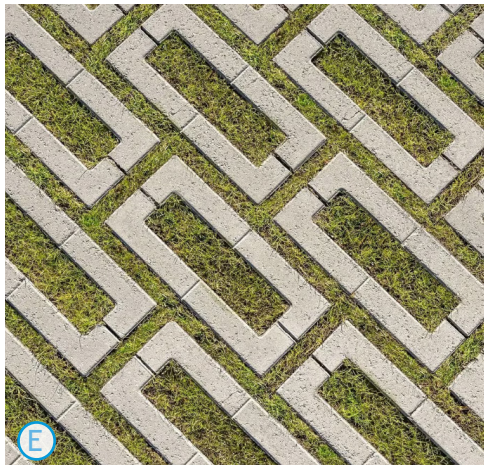
B
Concrete



C
Accent Paving



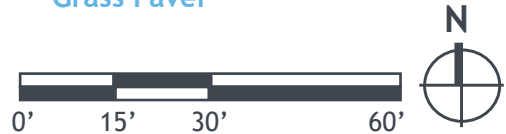
D
Concrete Steps



E
Concrete Grass Paver



F
Grass Paver

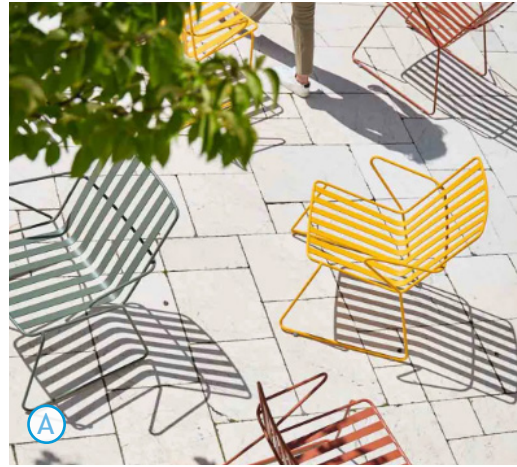


SITE FURNISHINGS

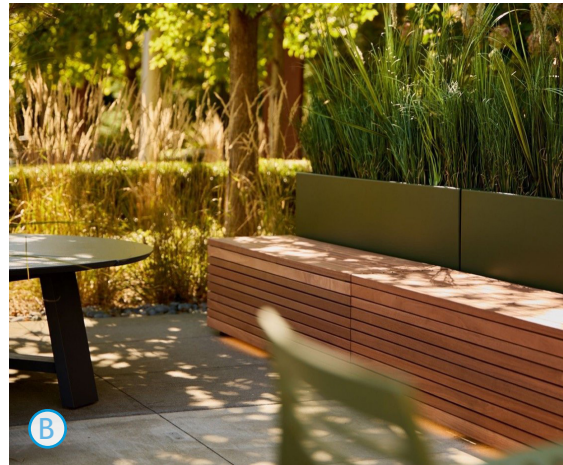
Charlottesville, VA



A
Moveable Plaza Seating



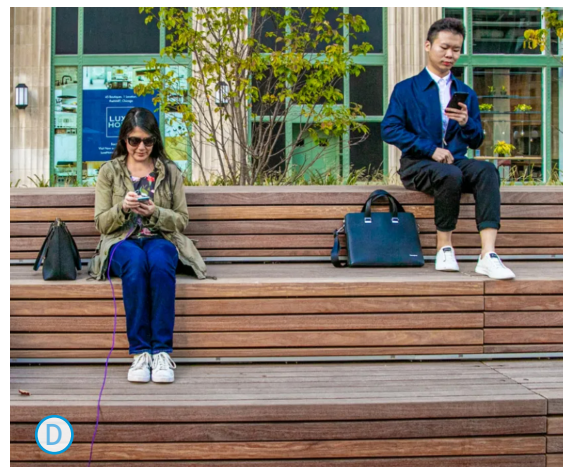
A



B
Plaza Bench Seating



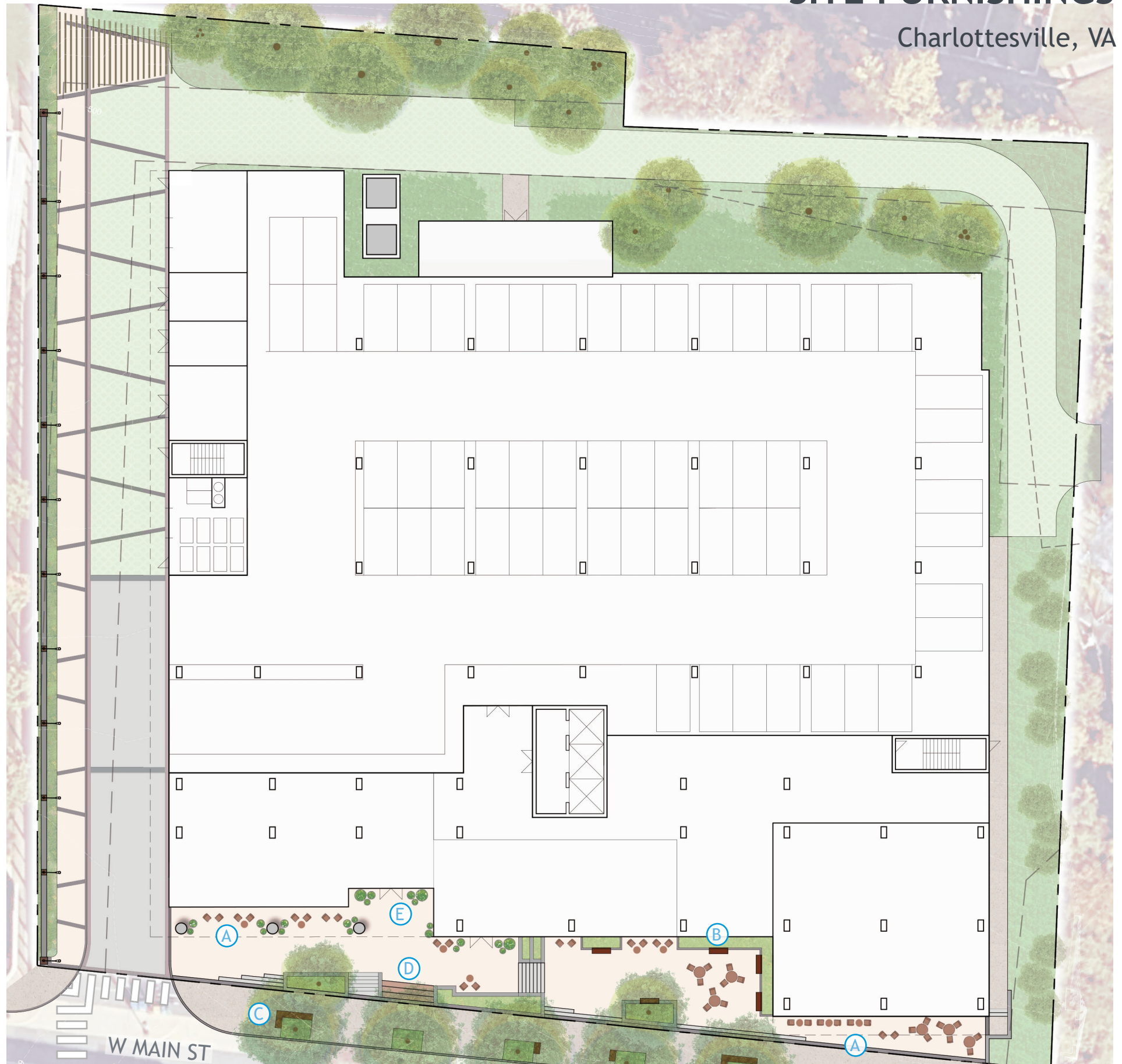
C
Streetscape Bench Seating



D
Terrace Seating



E
Plaza Planters

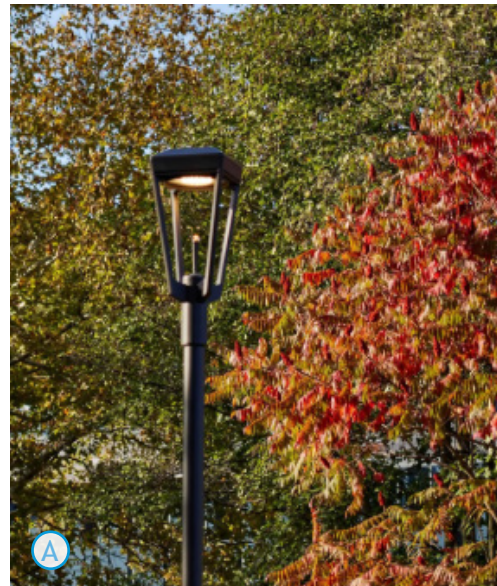


SITE LIGHTING

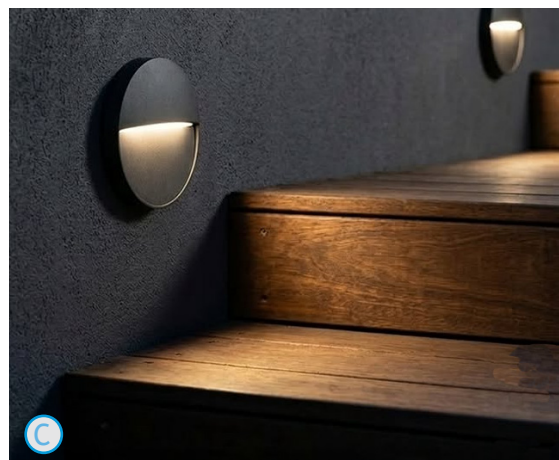
Charlottesville, VA



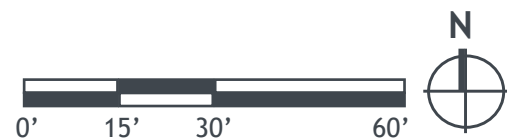
Pedestrian Pole Lights



Overhead Lighting at Shared Promenade

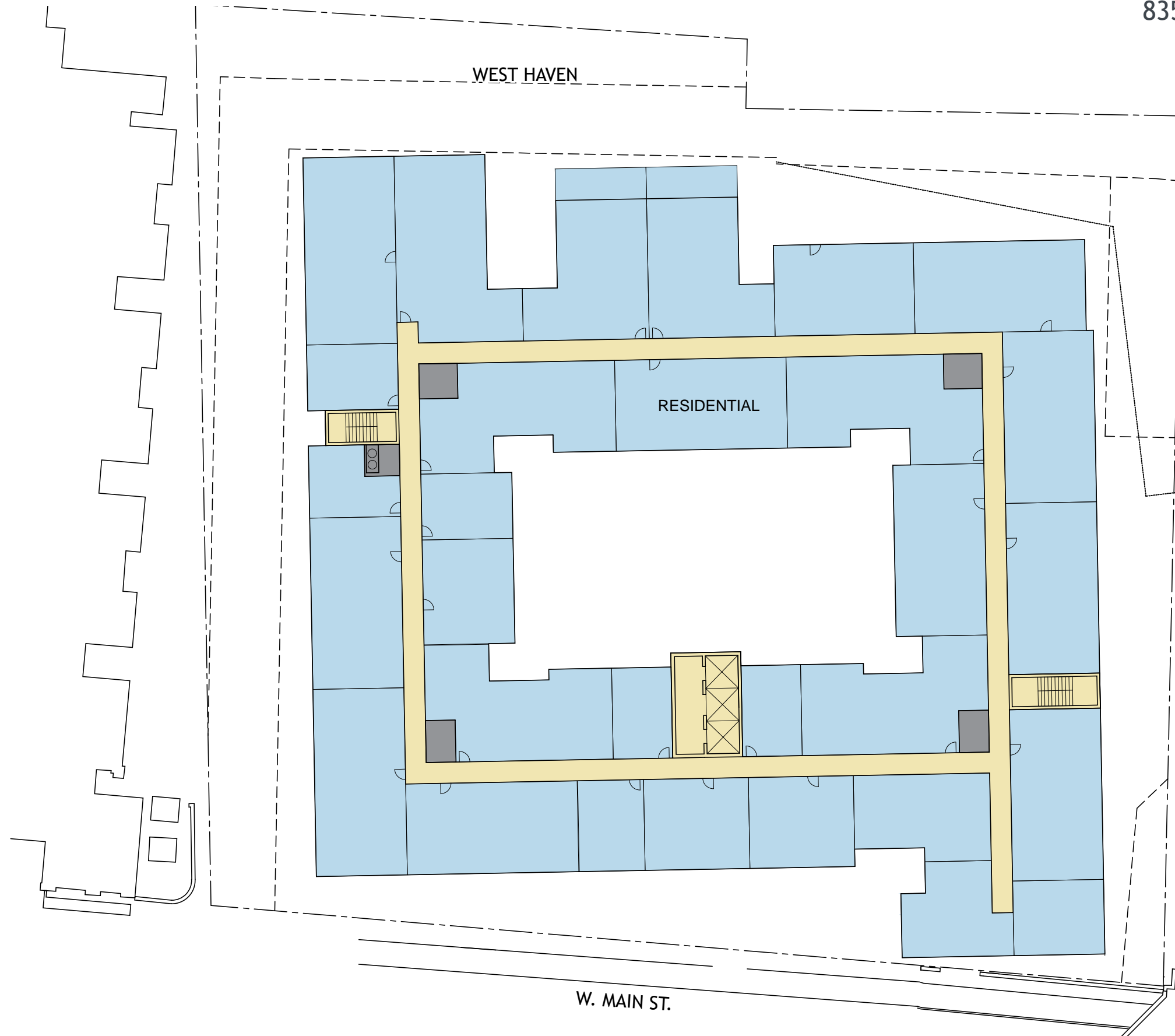


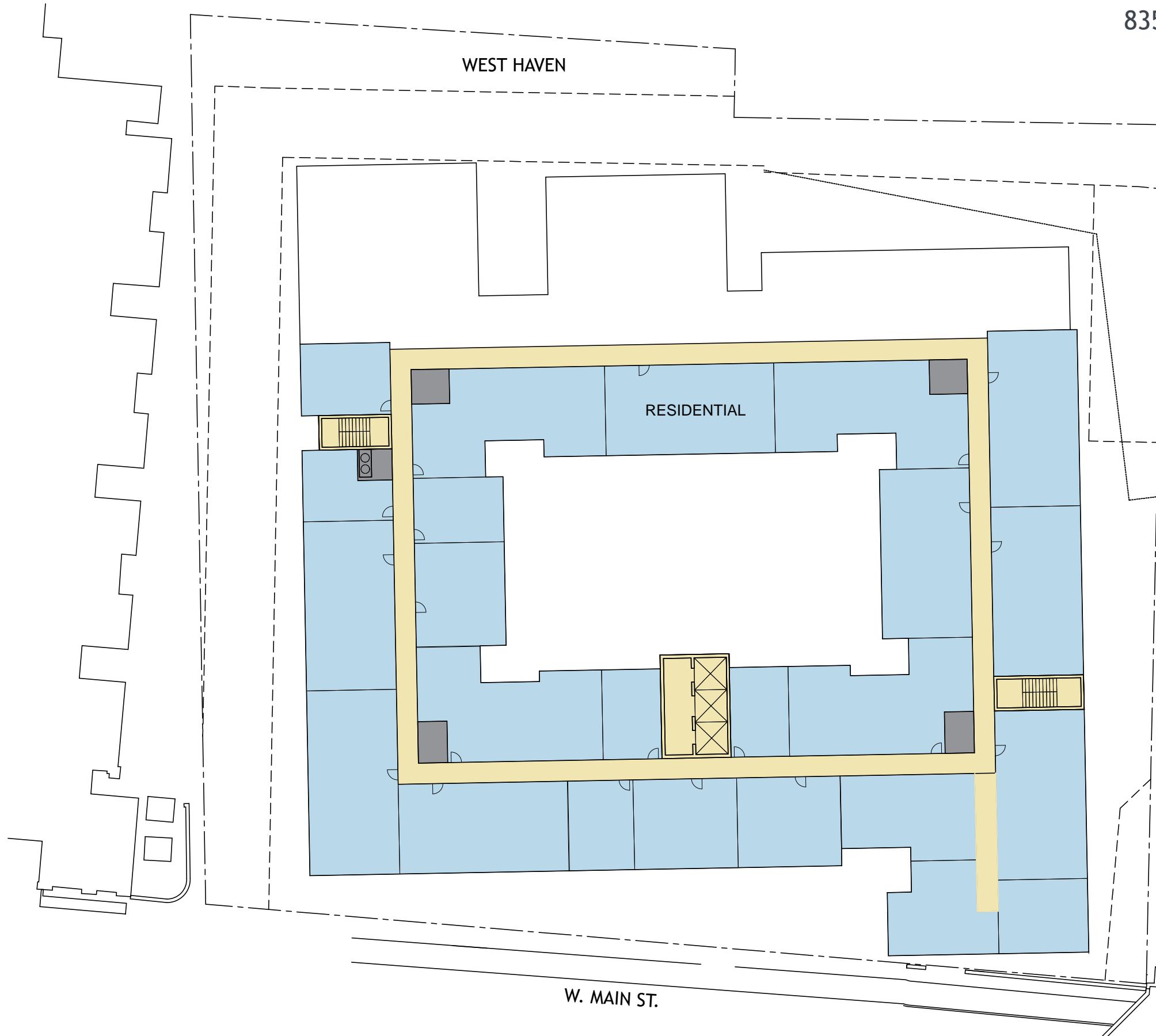
Recessed Lighting

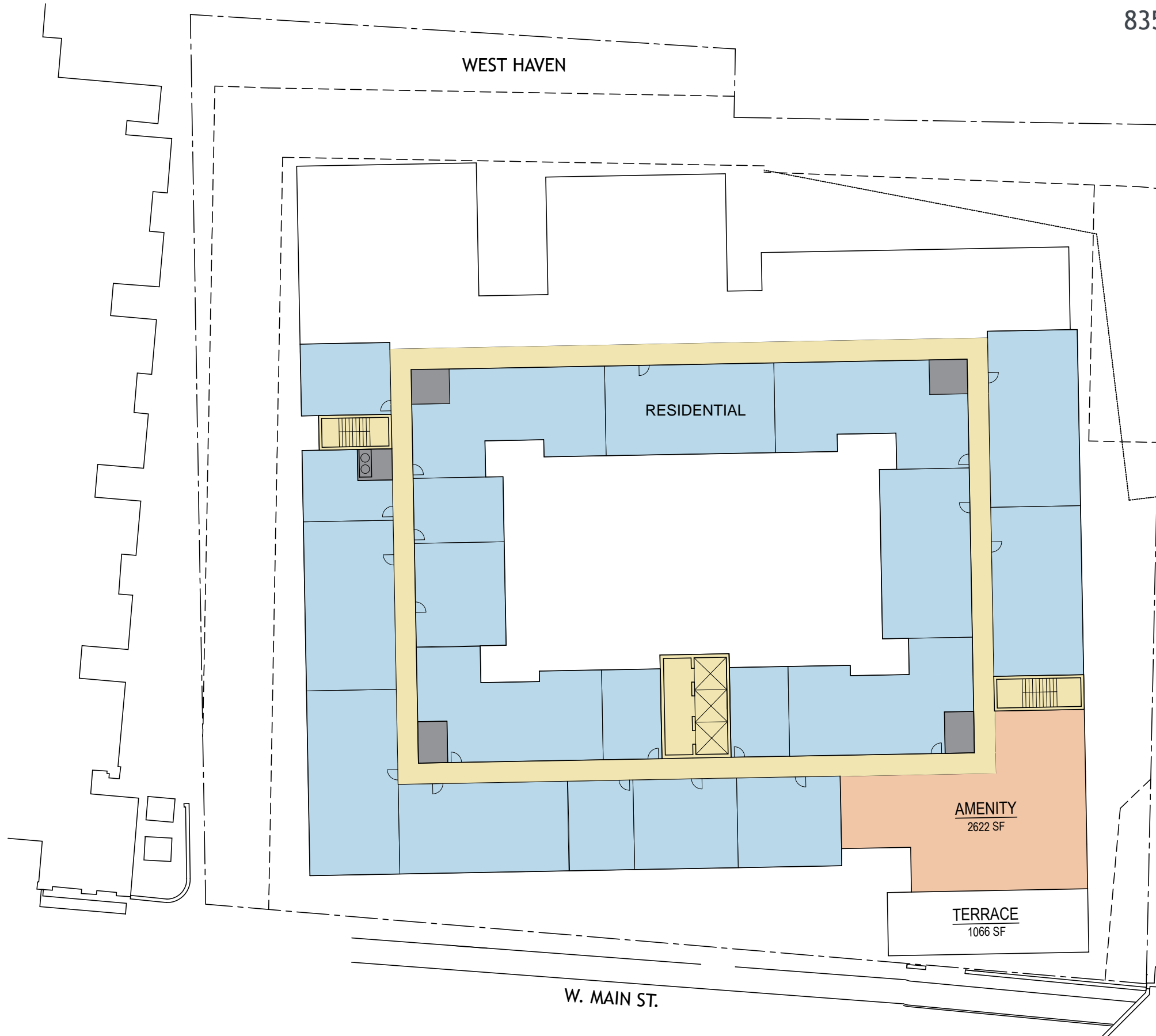








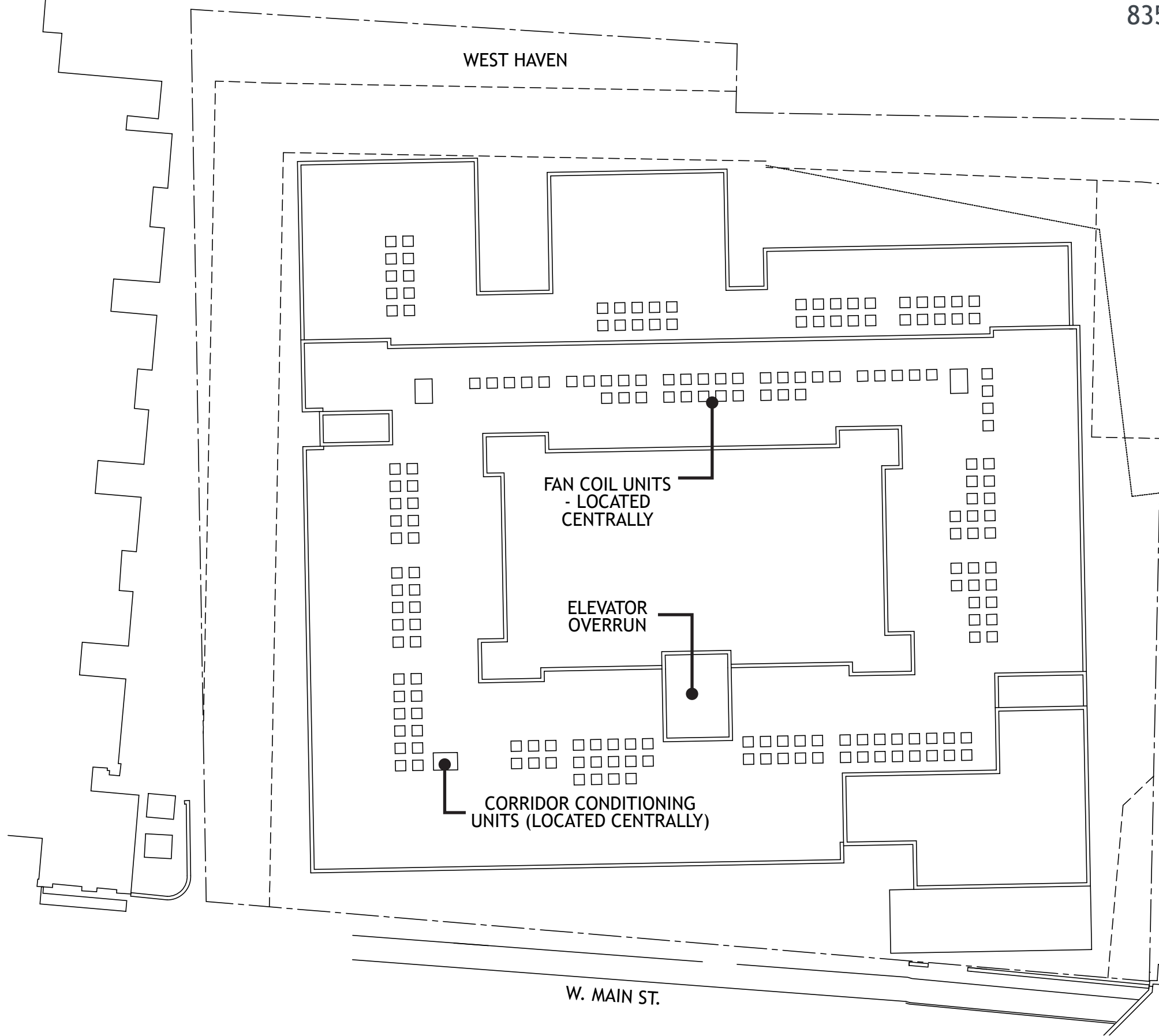




Roof Plan

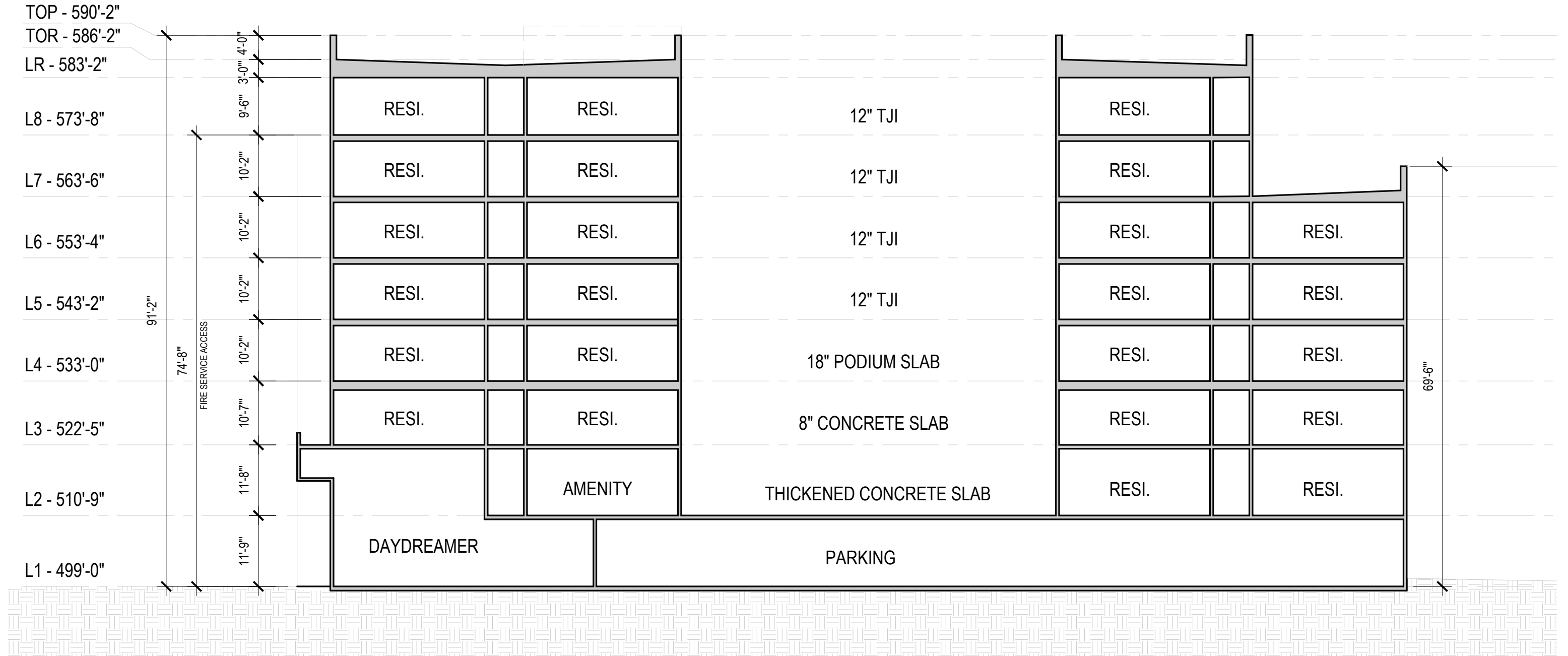
Conceptual Plans

835, 843 & 847 W Main St - Charlottesville, VA



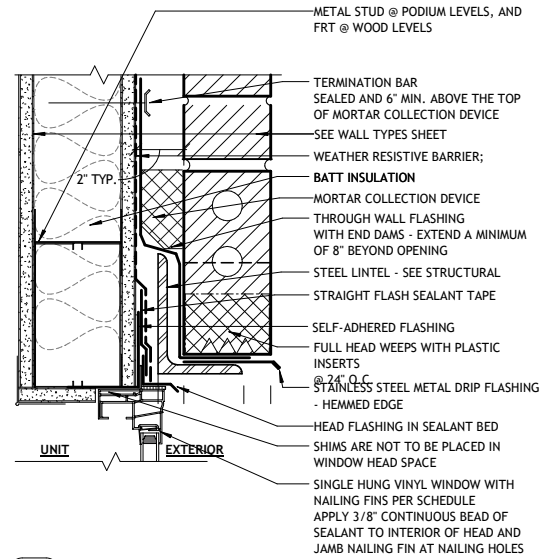
ALL MECHANICAL UNITS TO BE LOCATED OVER THE RESIDENTIAL CORRIDORS. A MINIMUM DIMENSION OF 10'-0" TO BE MAINTAINED BETWEEN EQUIPMENT AND PARAPET. NO SCREENING OF MECHANICAL EQUIPMENT IS CURRENTLY BEING PROPOSED.



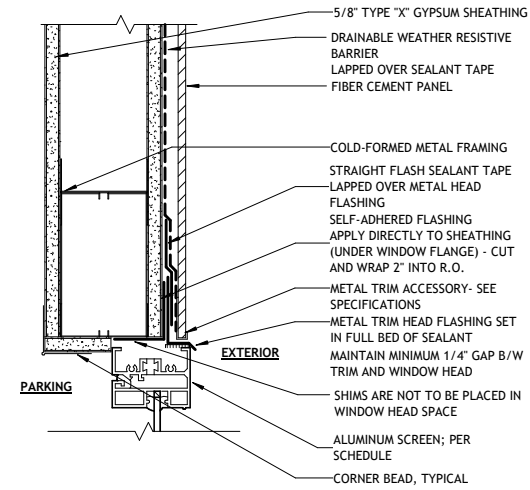


Head & Sill Details and Elevations

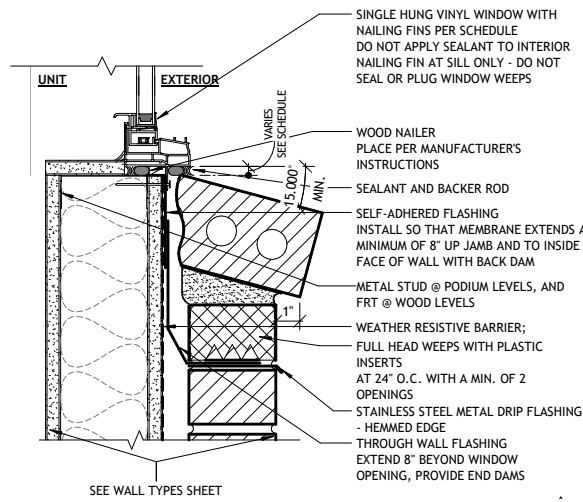
Typical Windows
835, 843 & 847 W Main St - Charlottesville, VA



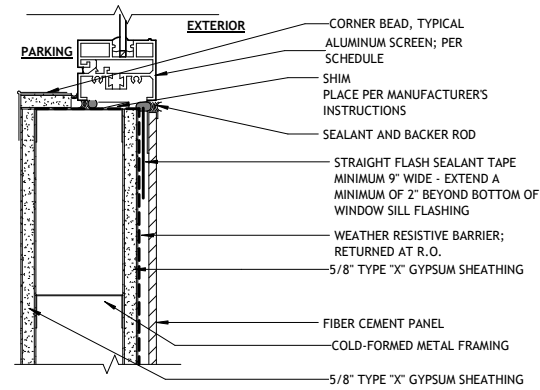
HEAD DETAIL - BRICK VENEER



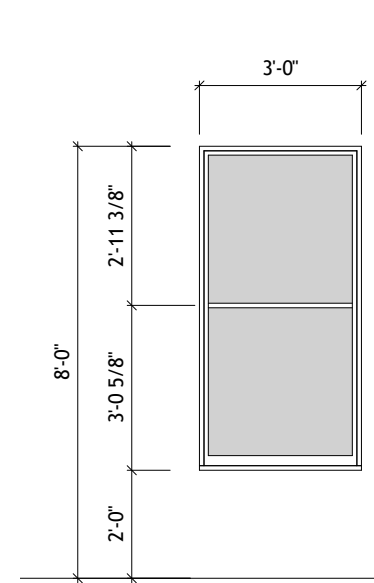
HEAD DETAIL - FIBER CEMENT PANEL



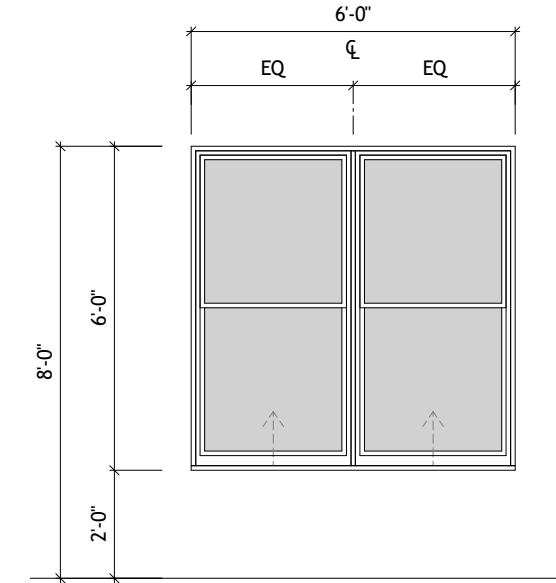
SILL DETAIL - BRICK VENEER



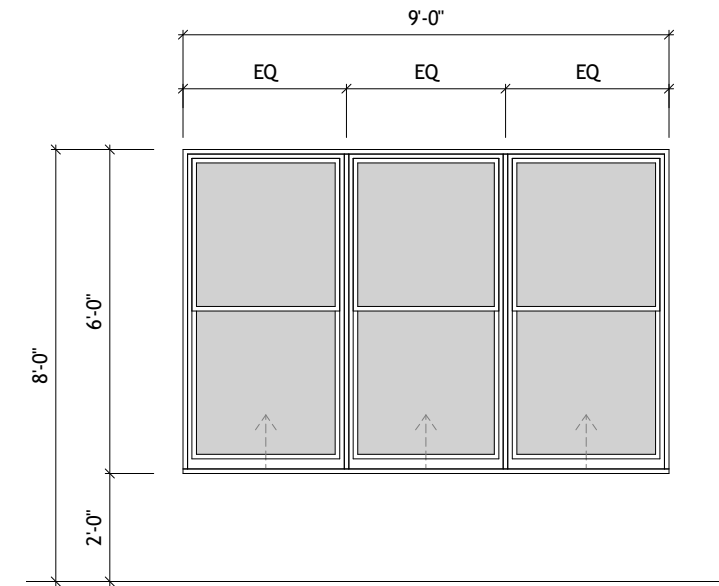
SILL DETAIL - FIBER CEMENT PANEL



SINGLE WINDOW



DOUBLE WINDOW



TRIPLE WINDOW

NOTES:

- PART NUMBERS FOLLOWED BY (*) NEED ONLY THE COLOR SUFFIX INSERTED TO COMPLETE THE PART NUMBER.
- PART NUMBERS FOLLOWED BY (**) ARE SENSITIVE TO MORE THAN COLOR, AND INDICATES SEE B.O.M TO COMPLETE THE PART NUMBER.
- FOR FIELD SERVICE PARTS REFER TO B.O.M. FOR FURTHER DETAILS.

PARTS LIST				PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION	ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	N/A	Brickmould, SH, NC, Frame assy	10	2	200170XXX **	Flexible, Glazing Bead, Vertical Fabrication, Frame
2	1	200139XXX **	SH, Common, Meeting rail	11	2	430028010	Meeting Rail Anchor, Left, (OSLI)
3	1	N/A	1500 Series Single Hung Sash	12	2	440039XXX *	Screw, #6x1.5" PPH, Type A
3.1	2	420129000	1500, Pivot Bar	13	1	430029010	Meeting Rail Anchor, Right, (OSLI)
3.2	1	420127XXX *	Barrel-style Composite Tilt Latch (Right OSLI)	14	4	200163XXX *	Screen Clip for 5/16" Screen, Single Hung
		420128XXX *	Barrel-style Composite Tilt Latch (Left OSLI)	15	2	200162008 / 200161008	Brickmould, Jamb Centering Clip / Beveled Jamb Centering Clip
3.3	2	420126XXX *	FER Lock	16	1	N/A	1500 Setting Blocks, Frame (See assembly Specification)
3.4	4	440029XXX *	Screw, #6 x 1" PH FH Vyn-L-Hold, Pntd head	17	2	253186-XXX **	Block and Tackle Balance Assembly, Option
3.5	2	420109XXX *	Implact, Tilt Latch	18	2	400019XXX **	Inverted Coil Balance (Constant Force), Option
3.6	4	440018XXX *	Screw, #8 x 7/8 PH FH Self Drill, Pnt. Head	19	2	420147XXX *	Autolock Keeper
3.7	2	420144000	Autolock T-Latch Mechanism	20	1	420148XXX *	Child Safety Latch (Factory Applied Only)
3.8	2	420145XXX *	Autolock Zinc Cover	21	2	600064012	1500, 3/8" Foam Balance Plug
3.9	2	420146XXX *	ADA / Autolock Plastic Cover				
3.10	2	440007000	Screw, #6 x 1/2" PH modified truss head, 410 SS crypton coated				
3.11	1	600067XXX	.405 Partial Hollow Bulb				
4	1	N/A	Standard 1/2 Screen Assembly				
5	4	400023000	Inverted Coil Balance, Cleat				
6	3	420130XXX *	Composite Keeper				
7	6	440030XXX *	Screw, #6x 5/8" PH Vinyl lock				
8	1	N/A	IG Assembly, 1500, SH, Frame				
9	2	200170XXX **	Flexible, Glazing Bead, Horizontal Fabrication, Sash				

SINGLE HUNG




20D/35D/50D

Narrow, Medium and Wide Stile Commercial Entrance Systems

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without clips while maintaining the structural integrity of transom frames. Our doors are also tested well above industry standards to ensure door quality.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

- 2-1/2" Narrow, 3-1/2" Medium & 5" Wide Stiles
- Single and paired door options
- Single or double acting options
- Integrates seamlessly with a variety of YKK AP storefront and curtainwall systems
- Standard and custom hardware options
- Variety of mid-rail and bottom-rail size options
- Lifetime warranty on door corners and California compliant option
- Various glazing options available including: 1/4", 1/2", 3/8", 3/4" and 1"

Door Leaf:

Glazing	Glass Setting	Installation
Inside/Outside	Center Set	Single or Pair



20D/35D/50D SPECS		
System Stiles	2" - Narrow, 3-1/2" - Medium, and 5" - Wide	
Door Config	Outside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	Single: 0.50 CFM/FT ² (1.10 m ³ /h-m ²) Pair: 1.00 CFM/FT ² (1.10 m ³ /h-m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Structural Uniform Load	20D Door Single: 35 PSF Pair: 35 PSF 35D Door Single: 50 PSF Pair: 50 PSF 50D Door Single: 60 PSF Pair: 60 PSF	ASTM E 330
Structural Performance	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Midrail Sizes
3/4", 3-7/16", 7-5/16" and 10"
Glass Sizes
3/16", 1/4", 3/8", 1/2", 5/8", 3/4" and 1"

Stocked Entrances		Custom Entrances	
20D Entrances	Single Doors: 3'-0" x 7'-0" 3'-6" x 7'-0"	Paired Doors: 6'-0" x 7'-0"	20D, 35D or 50D Entrances Single Doors or Paired Doors: Up to 8'-0" tall*
Offset Pivot, Center Pivot and Butt Hinge hanging options MS Locks, and CVR Exit Device (CVR for Offset Pivots only)			All of our standard and most custom hardware options are available for use
			*Custom Entrance Sizes over 8'-0" may be possible with YKK AP Engineering approval.

Bi-Fold and Showroom Doors

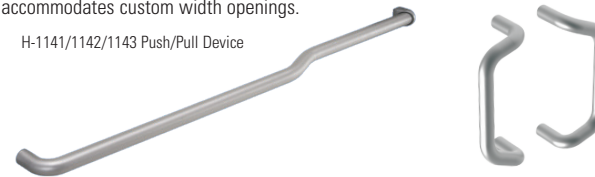
We now offer standard options to turn our 20D, 35D and 50D entrances into a bi-fold or showroom door. A bi-fold door uses a continuous hinge to completely open the door and stack it off to the side of the doorway. Our showroom doors are extremely wide options to swing the door out, letting large objects, such as demo vehicles into a building. Drawings and a separate data sheet for the bi-fold/showroom options are available on the product guide and/or our design manual at www.ykkap.com.

Standard Entrance Hardware

Smart Series Push/Pull Devices

The one inch diameter push/pull provides flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder, but is slightly angled to provide a uniquely modern look. The push bar starts at the locking stile, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by an end cap. This innovative push bar also accommodates custom width openings.

H-1141/1142/1143 Push/Pull Device

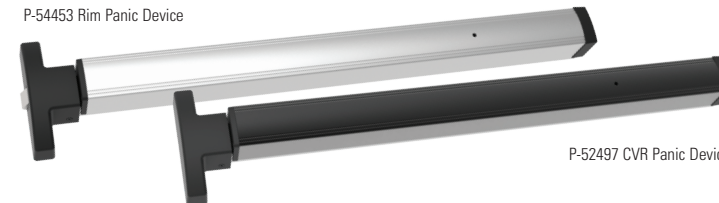


H-1341/1541/1542 Pull Handles

Exit/Panic Devices

The modern and economical standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed devices feature single point dogging and are available with electric actuation.

P-54453 Rim Panic Device



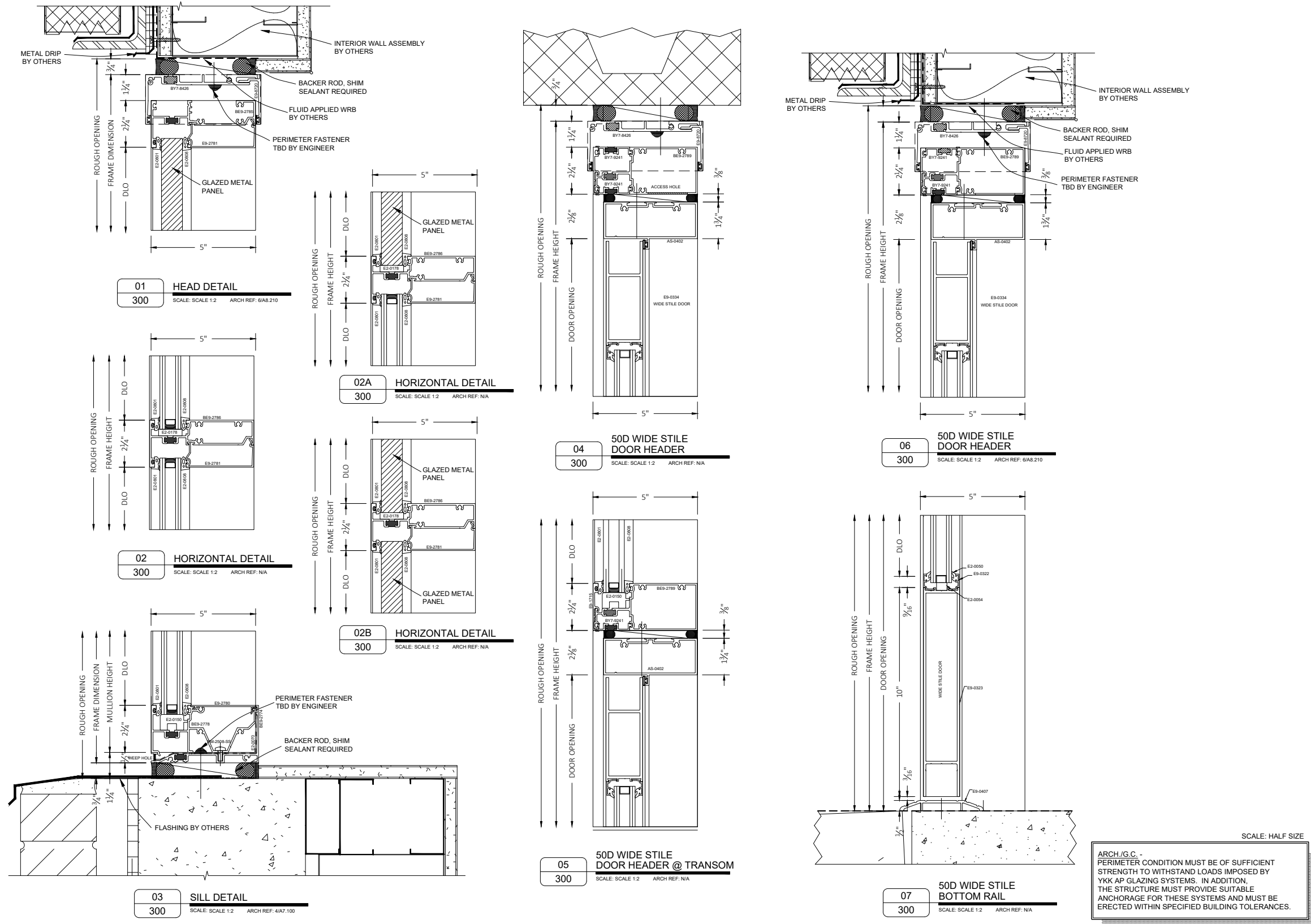
P-52497 CVR Panic Device

You can view all of our standard entrance hardware options by selecting the entrance hardware data sheets on our product guide at www.ykkap.com

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

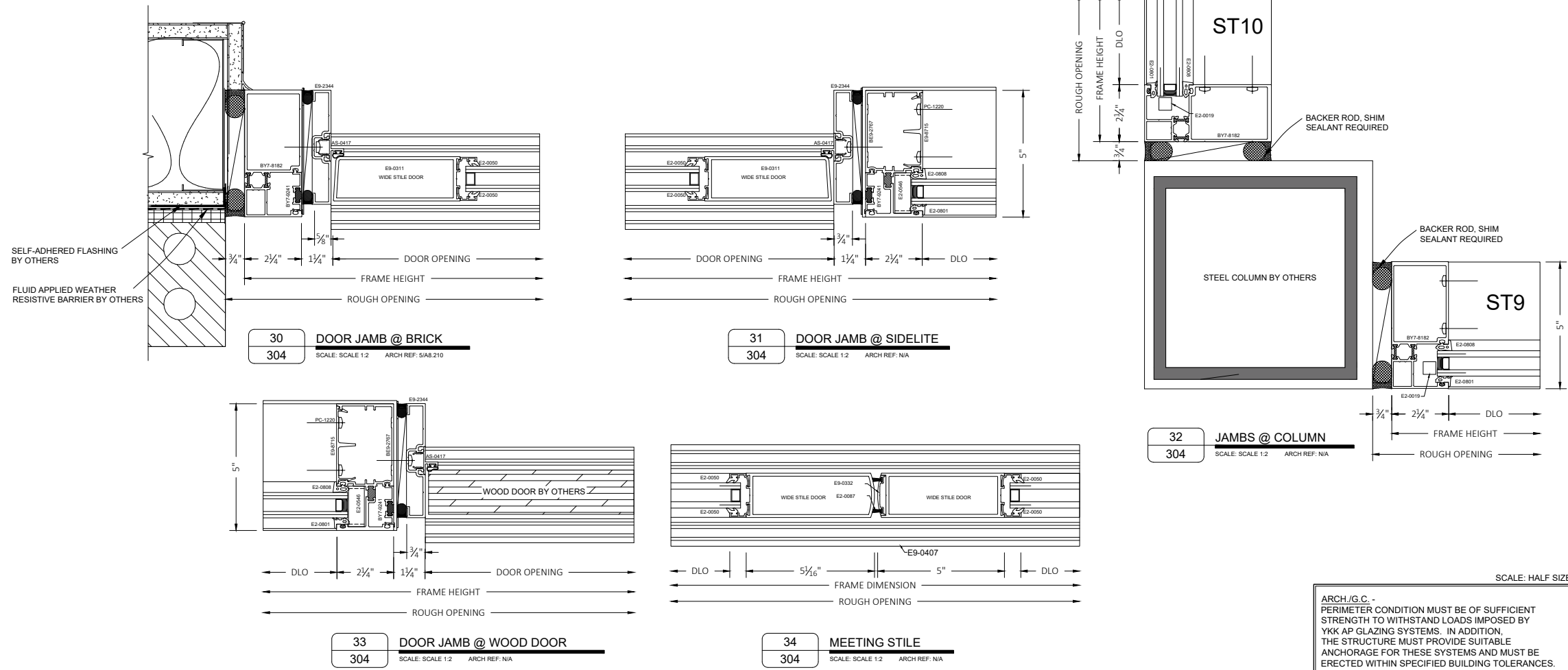
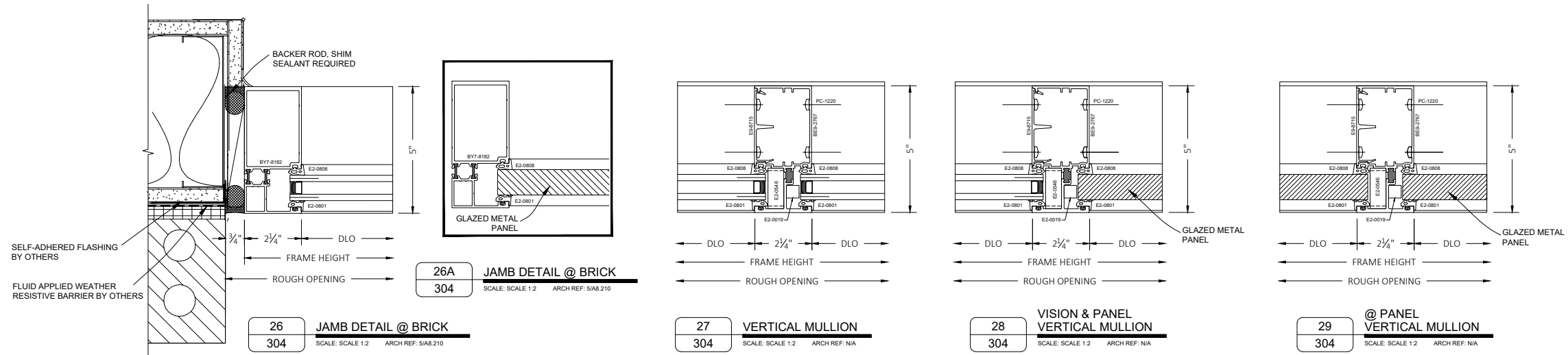
Typical Storefront Door - Details

Storefront
835, 843 & 847 W Main St - Charlottesville, VA



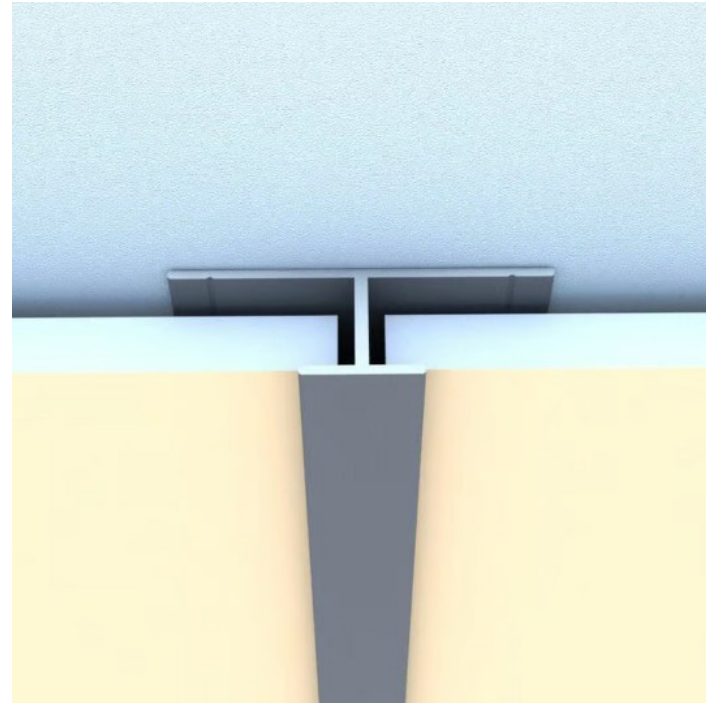
Typical Storefront - Vertical Mullion Profiles & Jamb Details

Storefront
835, 843 & 847 W Main St - Charlottesville, VA

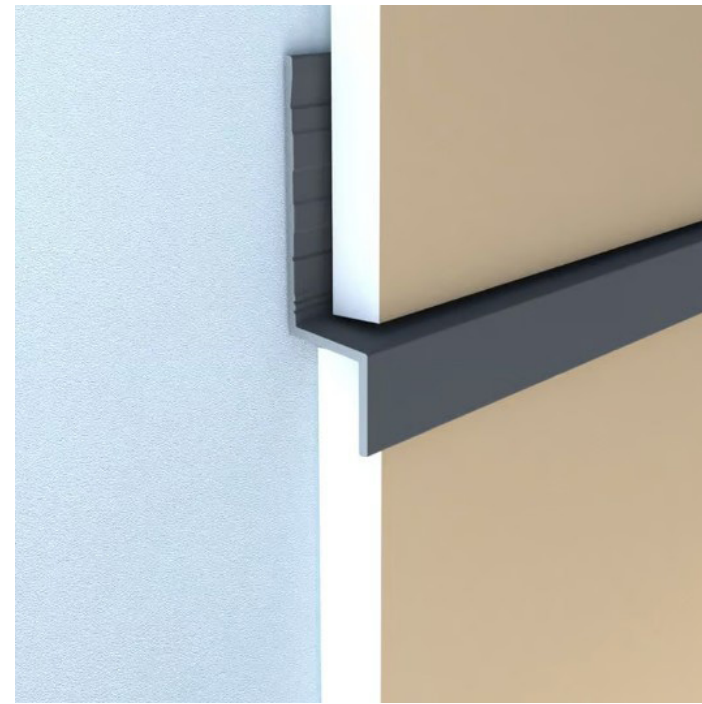


SCALE: HALF SIZE

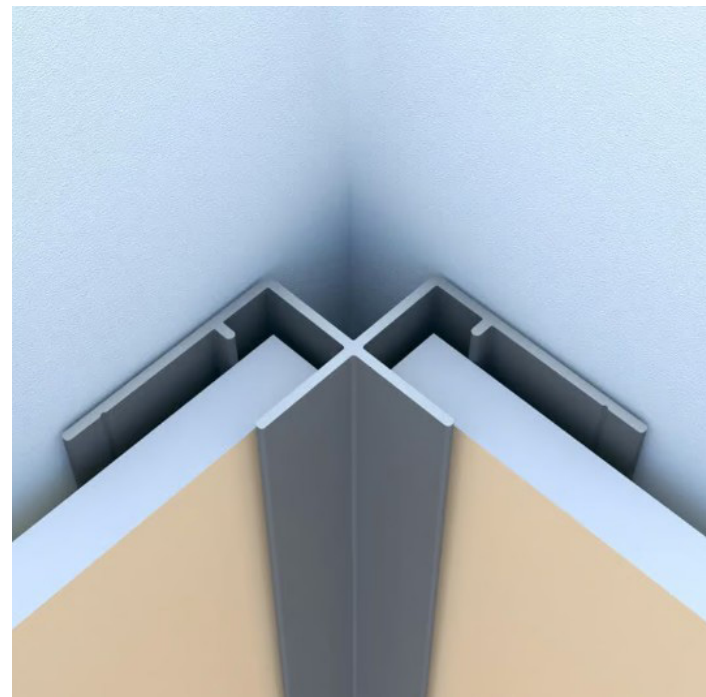
ARCH./G.C. - PERIMETER CONDITION MUST BE OF SUFFICIENT STRENGTH TO WITHSTAND LOADS IMPOSED BY YKK AP GLAZING SYSTEMS. IN ADDITION, THE STRUCTURE MUST PROVIDE SUITABLE ANCHORAGE FOR THESE SYSTEMS AND MUST BE ERECTED WITHIN SPECIFIED BUILDING TOLERANCES.



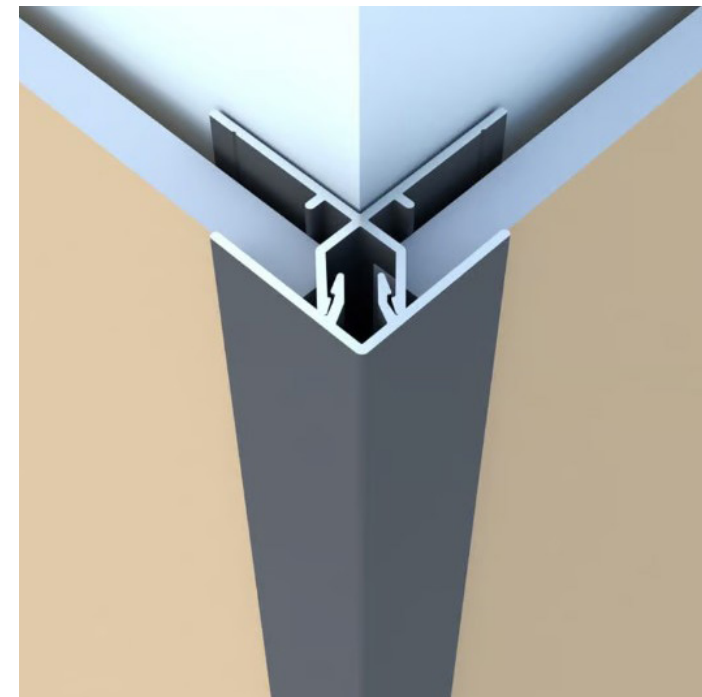
VERTICAL JOINT



HORIZONTAL JOINT



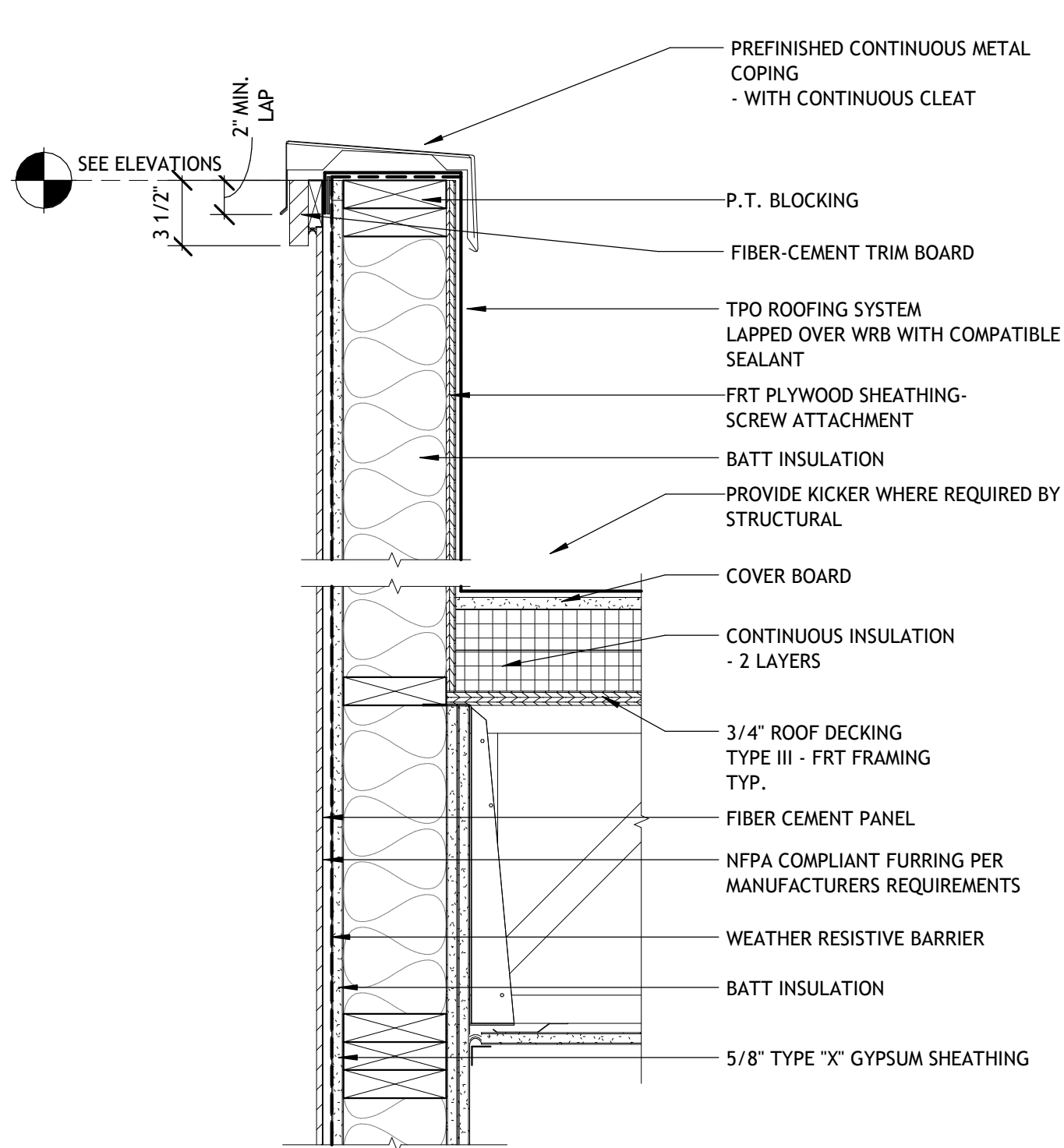
INSIDE CORNER JOINT



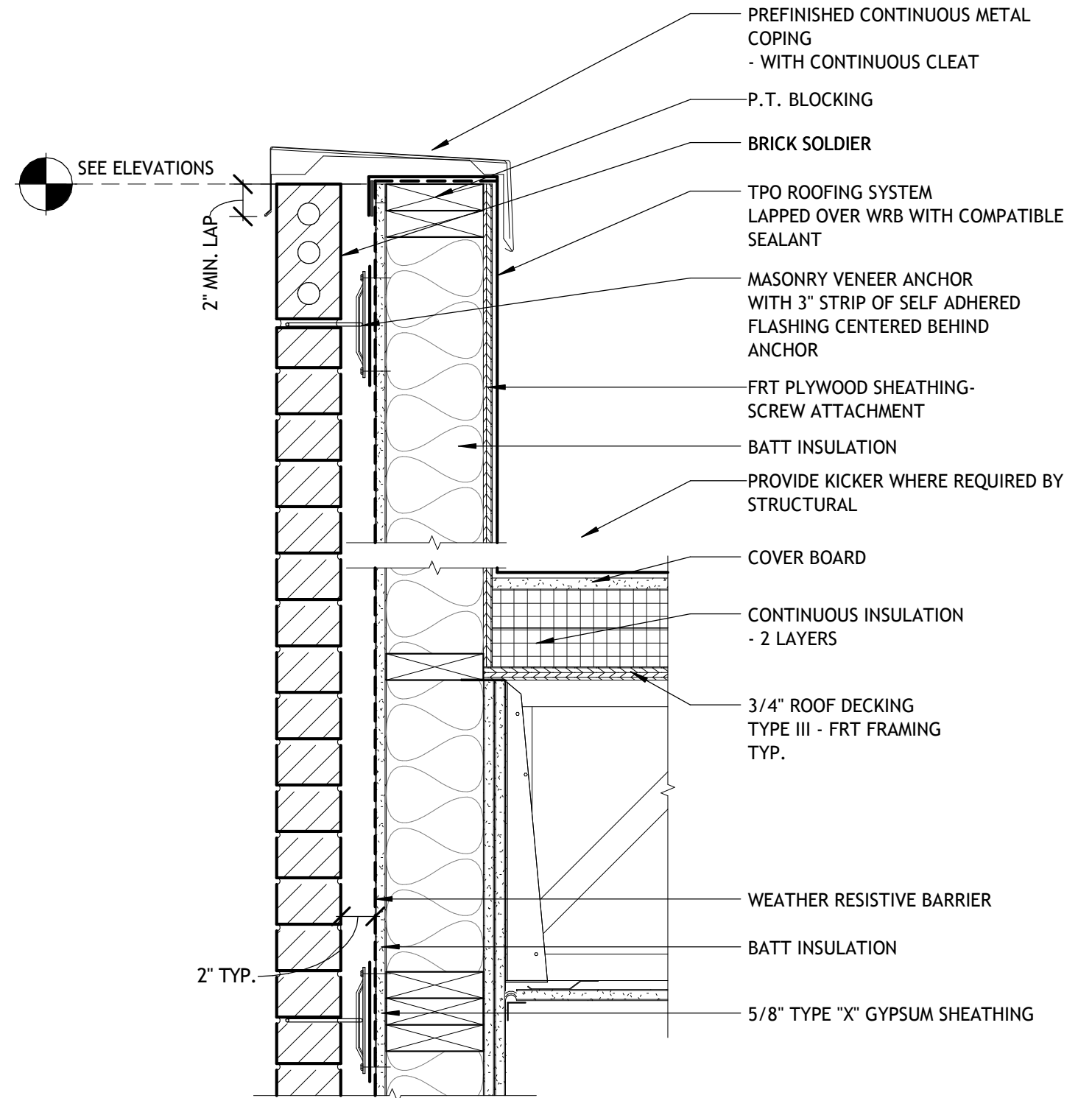
OUTSIDE CORNER JOINT

Brick Veneer and Fiber Cement Panel

Parapet Details
835, 843 & 847 W Main St - Charlottesville, VA



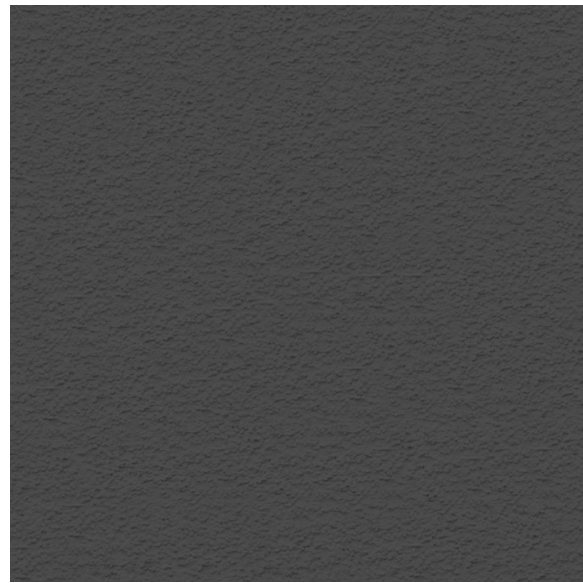
TYPICAL FIBER CEMENT PANEL PARAPET DETAIL



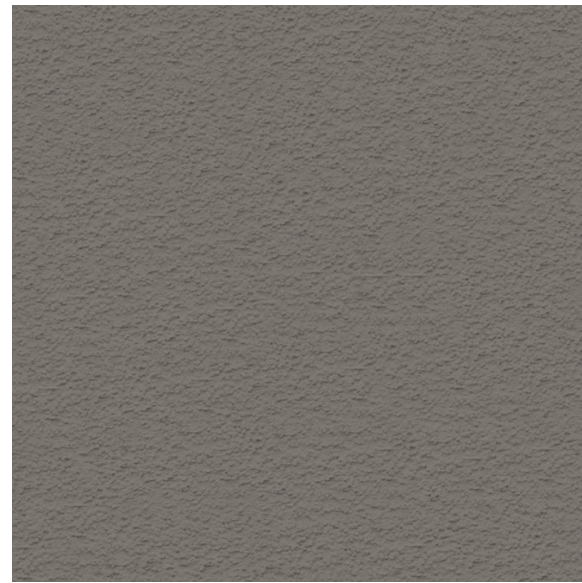
TYPICAL BRICK PARAPET DETAIL

Materials Board

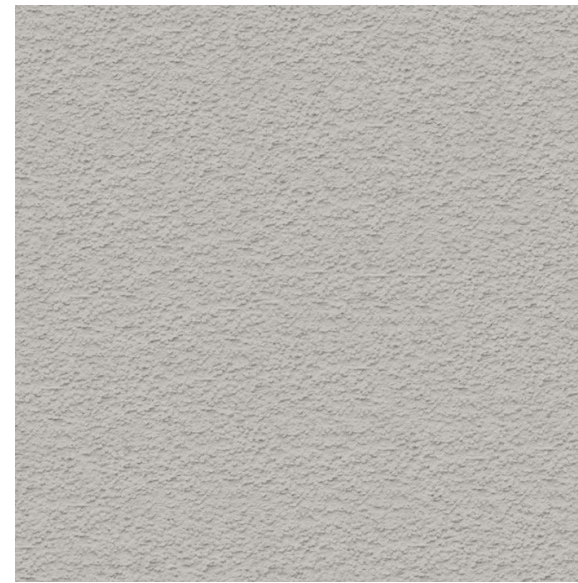
835, 843 & 847 W Main St - Charlottesville, VA



FC PANEL COLOR 1



FC PANEL COLOR 2



FC PANEL COLOR 3



FAUX BRICK VENEER
BEIGE



- ① MATTE BLACK STOREFRONT DOOR (CLEAR VISION GLAZING)
- ② MATTE BLACK STOREFRONT SYSTEM (CLEAR VISION GLAZING)
- ③ SPANDREL PANEL GLAZING
- ④ METAL CANOPY WITH WOOD-LOOK SOFFIT
- ⑤ STEPPED SOLDIER COURSE (THREE TIER)
- ⑥ BRICK PILASTER WITH EXTRUDED STRETCHER COURSE
- ⑦ RECESSED BRICK BAY
- ⑧ VINYL WINDOW
- ⑨ RADIUS BRICK CORNER
- ⑩ SOLDIER COURSE

Conceptual Renderings

835, 843 & 847 W Main St - Charlottesville, VA



Conceptual Renderings

835, 843 & 847 W Main St - Charlottesville, VA

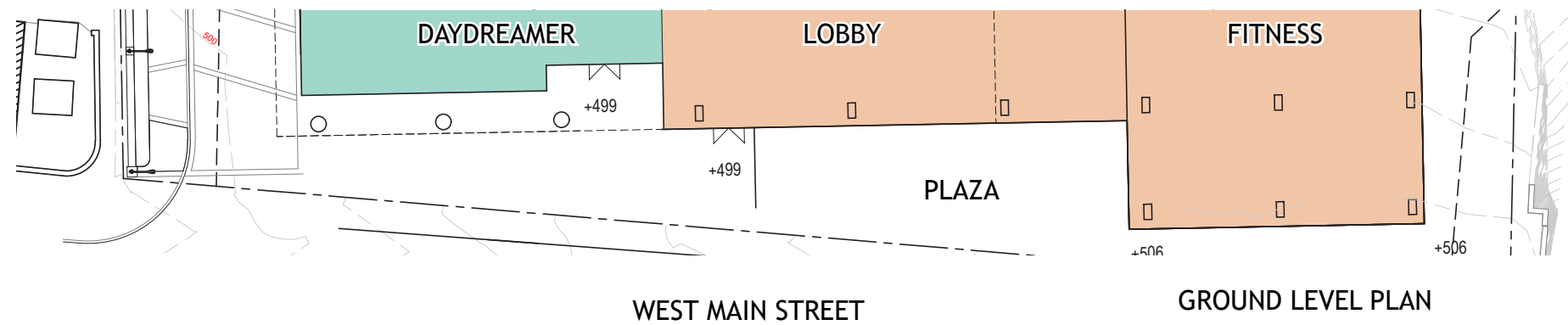
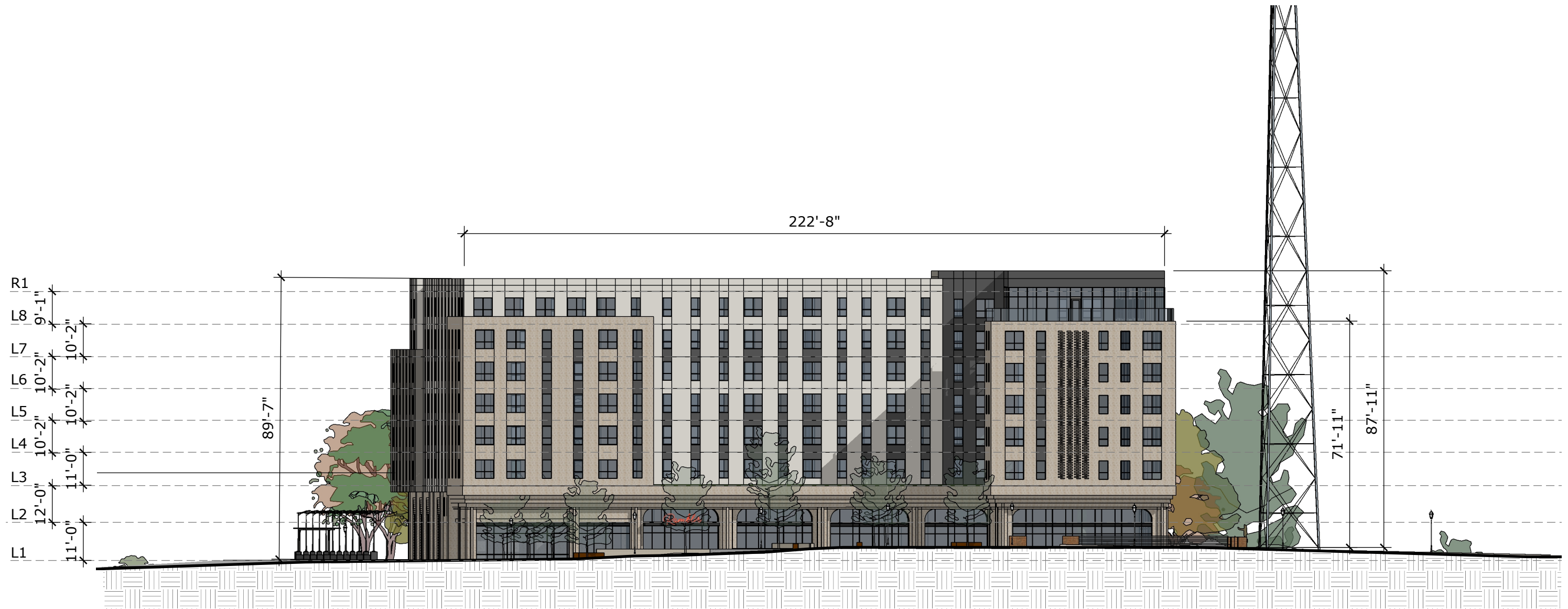


VIEW FROM WEST MAIN STREET

Elevation - South (West Main Street)

Elevations

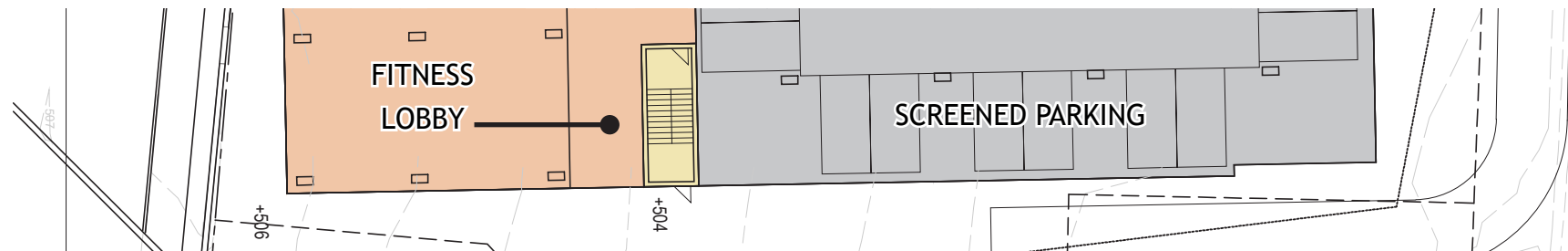
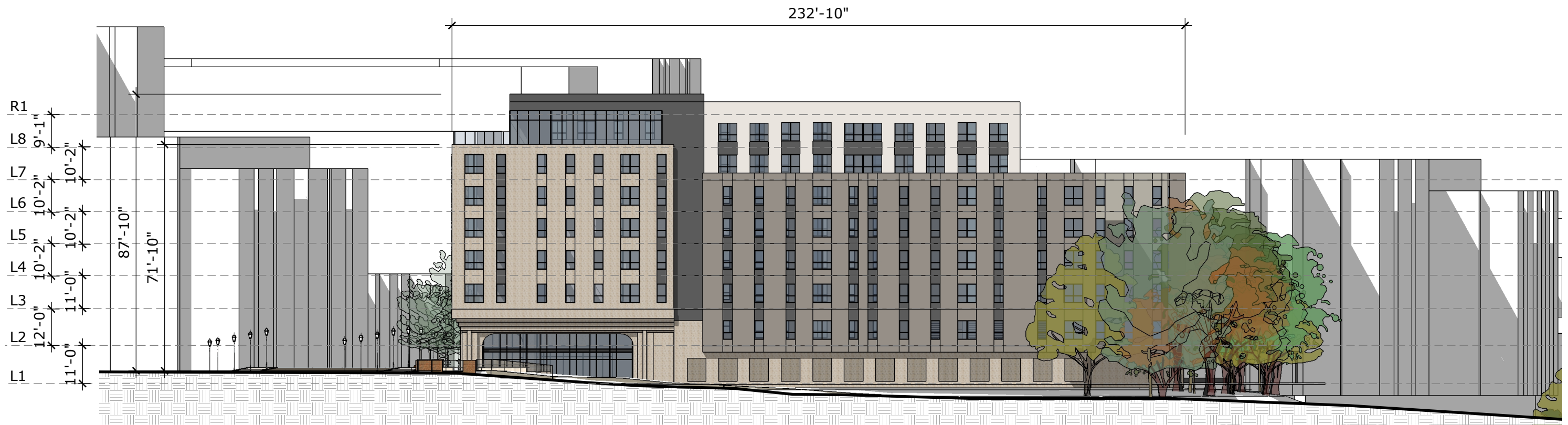
835, 843 & 847 W Main St - Charlottesville, VA



Elevation - East (Cell Tower Side)

Elevations

835, 843 & 847 W Main St - Charlottesville, VA



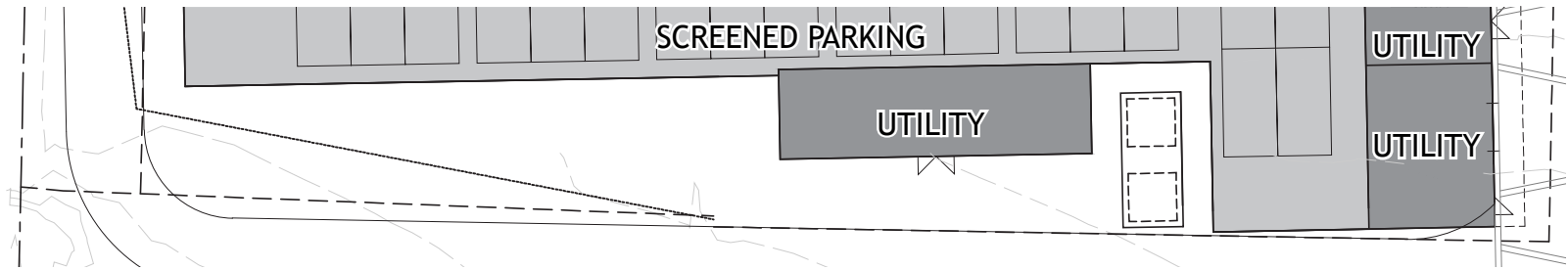
CELL TOWER SIDE

GROUND LEVEL PLAN

Elevation - North (West Haven Side)

Elevations

835, 843 & 847 W Main St - Charlottesville, VA



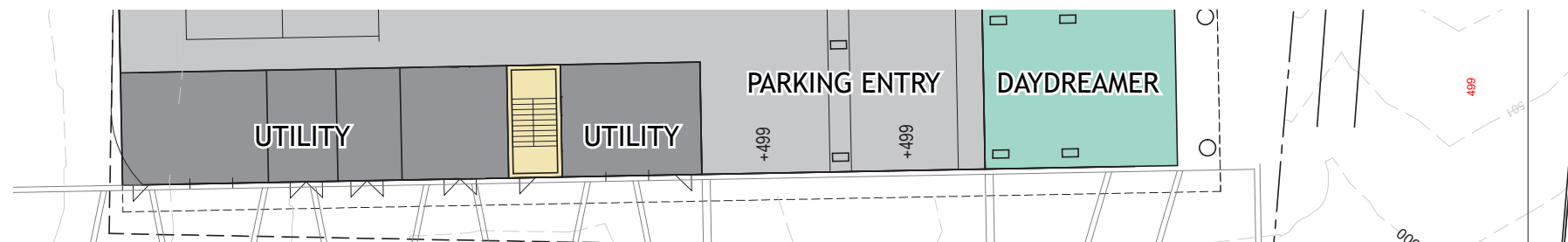
WEST HAVEN SIDE

GROUND LEVEL PLAN

Elevation - West (Facing The Standard)

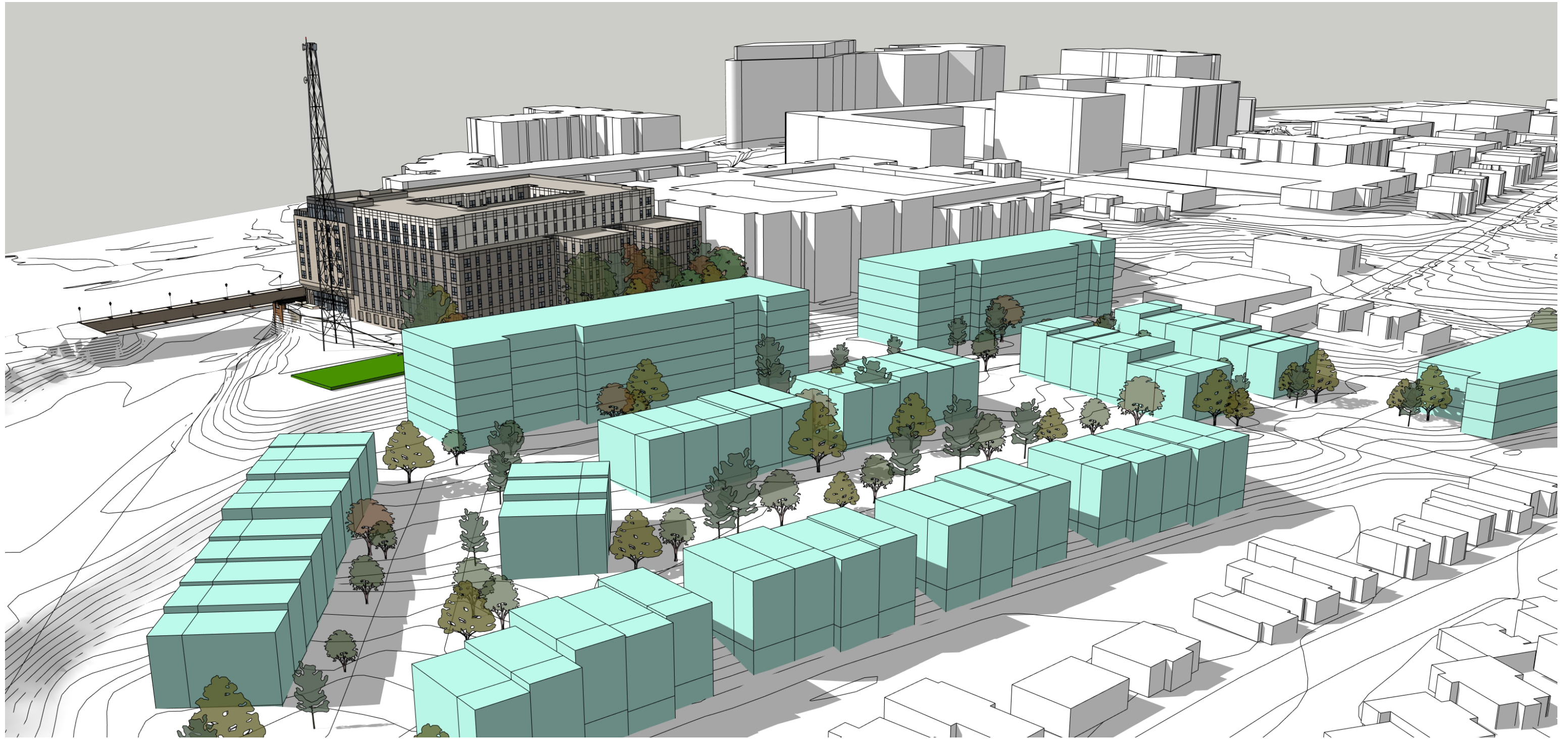
Elevations

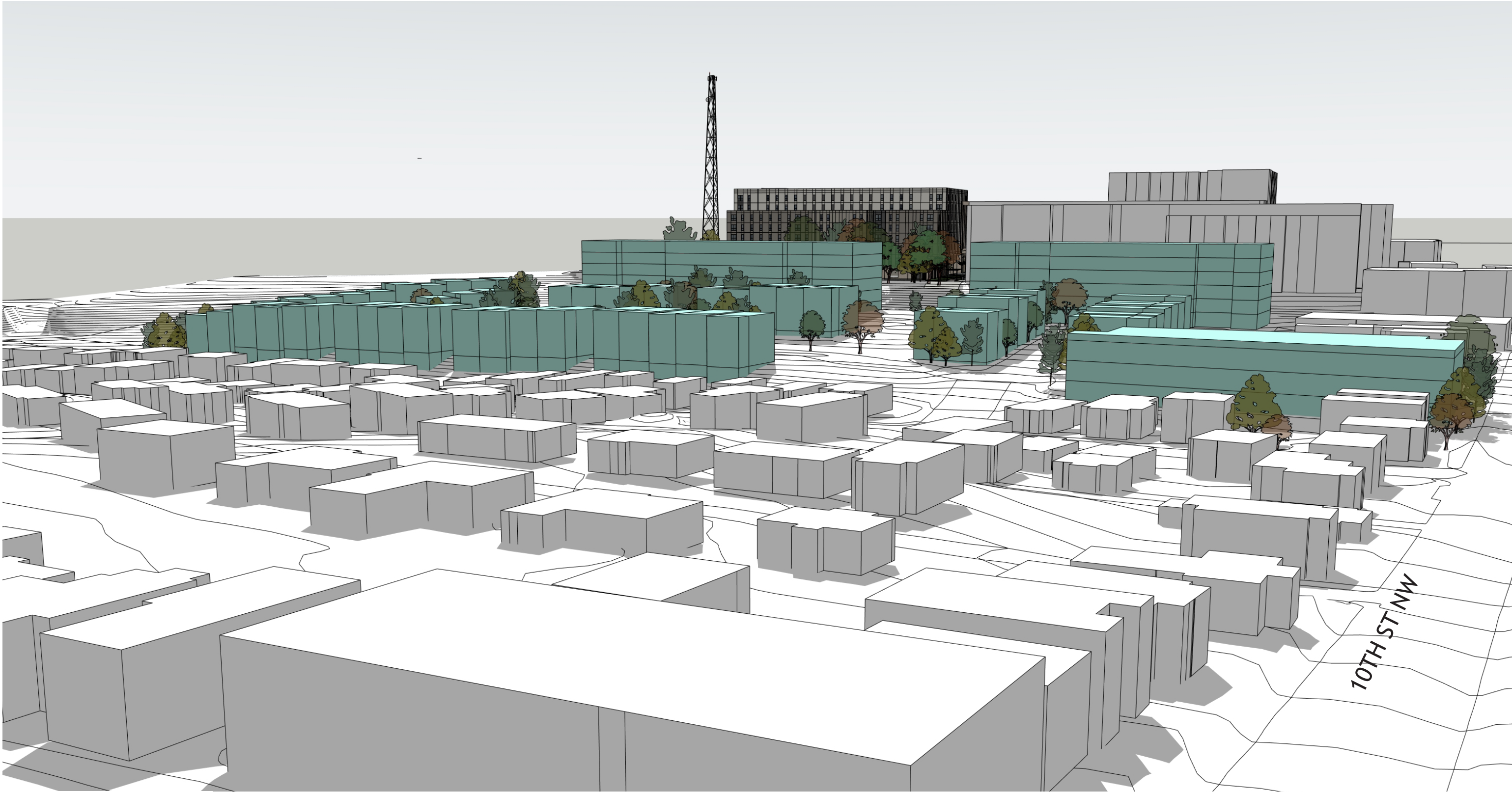
835, 843 & 847 W Main St - Charlottesville, VA



PEDESTRIAN PROMENADE

GROUND LEVEL PLAN





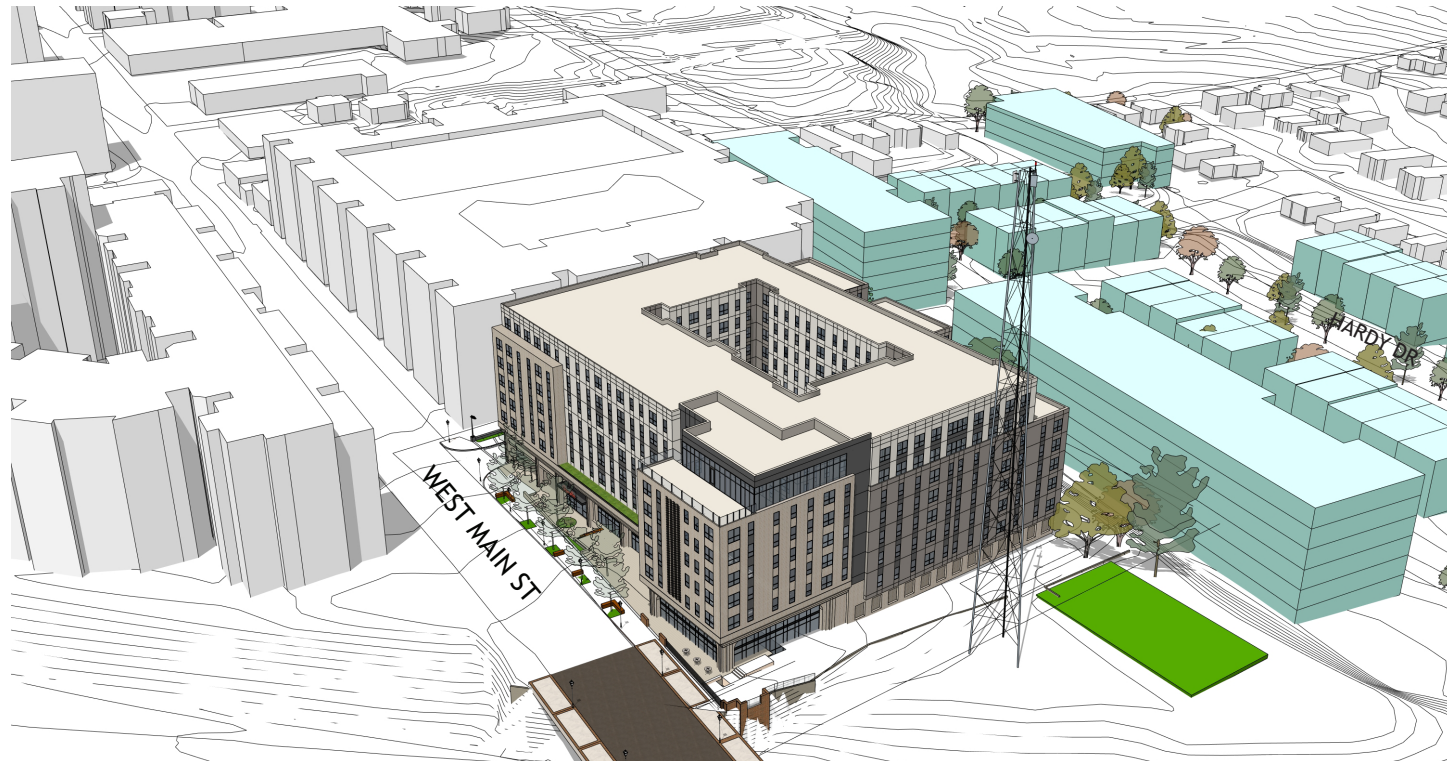




Massing View - West Main Street

Conceptual Plans

835, 843 & 847 W Main St - Charlottesville, VA



LOOKING NORTH/WEST



LOOKING NORTH/EAST



WEST MAIN STREET- LOOKING WEST



WEST MAIN STREET- LOOKING EAST

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

Regular Meeting

August 19, 2025 – 5:00 PM

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



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

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

Staff Present: Jeff Werner, Kate Richardson, Patrick Cory, Remy Trail, Kellie Brown, Ose Akinlotan

Pre-Meeting:

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

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

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

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

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

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

BAR # 25-0095

835 West Main Street, Tax Parcel 310183000

843 West Main Street, Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Megan Nedostup & Andree Sahakian, Contractor

Project: Multi-story housing development

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

COMMENTS FROM THE PUBLIC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMENTS/QUESTIONS FROM THE BOARD

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

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

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

6. Pre-Application Conference

No formal action will be taken

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Preliminary Discussion

528 Valley Road; TMP 110070000 (BAR # HST26-0002)
526 Valley Road; TMP 110071000
Oakhurst Circle-Gildersleeve Wood ADC District
Owner: Andrew Fossen; AVP 528 Valley LLC
Applicant: Raymond Gaines, The Gaines Group
Project: Construction of eleven townhomes



Background

Year Built: 528 Valley Road - 1937; 526 Valley Road – 1935, modified c1993
District: Oakhurst Circle-Gildersleeve Wood ADC District
Status: Both dwellings are contributing structures.

528 Valley Road:

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

526 Valley Road:

Originally a 1-1/2 story brick Tudor-Revival with gable roof. The framed second story and vinyl siding was added c.1993. [See historical survey attached; photographic sequence of alterations, NDS archive.]

Prior BAR Review

[February 18, 2026](#)- Pre-Application Conference for multi-unit infill development at 528 Valley Road. See the Appendix for a summary of BAR comments.

Application:

- *528 Valley Road, Charlottesville, VA*, undated. 11 sheets. (Submittal includes information re: 526 Valley Road.)
- *Description of Proposed Work*, April 27, 2026.
- Materials
- Community Photographs
- Major Development Plan Response Letter #1 [PL-25-0074], dated October 9, 2025.

- Major Development Plan extracted pages (C3, C4, C7).

Continued preliminary discussion of project at 528 Valley Road and introduction of project at 526 Valley Road. Construction of two (2) multi-unit structures at 528 Valley Road and one (1) multi-unit structure at 526 Valley Road. Existing dwellings on both parcels are contributing structures. No alterations to those buildings are currently proposed.

Note: The applicant has been advised that proposed construction of a separate building on TMP 11007100 [526 Valley Road] will require a separate CoA application; however, all three buildings are being reviewed for this discussion. For this preliminary review, the BAR can choose to treat Buildings #1 and #2 separately from Building #3 or as a cohesive development. (See comparison of elevations in Appendix.)

During the Pre-Application meeting held in February 2026, the BAR reviewed a proposal to construct three (3) multi-unit structures at 528 Valley Road. In the current application, two proposed buildings at 528 have been joined (now Building #2) and a multi-unit structure behind the contributing structure on 526 Valley Road has been added (Building #3).



Discussion

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

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

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

Of assistance are the following criteria from Chapter 3:

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

Elements:

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

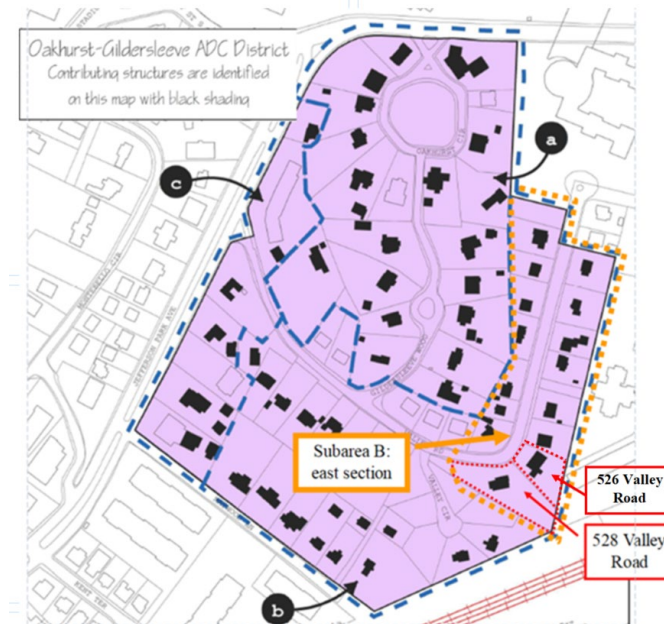
The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For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

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Oakhurst-Gildersleeve Neighborhood ADC District

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

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



Spatial Elements

Evaluation of the following key design criteria are provided to aid the BAR's discussion. Staff evaluated 15 properties within the eastern section of Subarea B (see map above).

- **Setbacks:** *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
 - The median front setback is approximately 33-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 26-ft and 40-ft feet.
 - Front setback for the proposed structures:
 - Building #1 (528) is approximately 14-ft.
 - Building #2 (528) is approximately 55-ft.
 - Building #3 (526) is behind the contributing dwelling at 526 Valley Road.
 - Per R-B zoning, a front setback can be between 10-ft and 20-ft, or within the existing range of nearby properties.
- **Spacing:** *Within 20 percent of the average spacing between houses on the block.* [Note: Buildings #1 and #2 are on the same parcel as the existing dwelling at 528 Valley Road, and the spacing is unchanged as best discerned from the provided plans.]

- The median side spacing is approximately 46-ft, ranging between 13-ft and 100-ft. The recommended spacing for a new building would be between 38-ft and 55-ft from the adjacent buildings.
 - Buildings #1 (528) and #2 (526): approximately 20-ft from 528 Valley Road.
 - Building #2 (528): approximately 12-ft from 528 Valley Road.
 - Building #3: spacing from adjacent buildings same as the existing dwelling.
- Massing and Footprint: Relate to the majority of the surrounding historic dwellings.
 - The average footprint (1st floor area) is approximately 926 sq ft, ranging from 558 sq ft to 1,562 sq ft. The dwelling at 528 Valley Road is 1,132 sq ft. The dwelling at 526 Valley Road is 1,562 sq ft.
 - Buildings #1 (528) and #2 (526): approximately 1,500 sq. ft.
 - Building #2 (528): approximately 3,000 sq ft.
 - Application does not provide dimensions or plan views.
 - Per R-B zoning, the maximum footprint permitted is 3,500 sq ft.
- Height and Width: Keep the height and width within a maximum of 200 percent of the prevailing height and width.
 - **Height.** The prevailing height is one-and-one-half stories. The recommended max height of a new building would be three stories.
 - The proposed buildings will be three stories.
 - Per R-B zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
 - **Width.** The average building width is approximately 36-ft, ranging between 28-ft and 68-ft. The recommended max width of a building would be approximately 72-ft.
 - Buildings #1 (528) and #2 (526): approximately 60-ft wide.
 - Buildings #2 (528): approximately 80-ft wide
 - Application does not provide dimensions or plan views.
 - Per R-B zoning, the maximum permitted width of a new building is 60-ft.

Architectural styles and materials

Characteristics within the east section of Subarea B:

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

Recommendations:

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

Second, it is worth noting that one option for this project would be to raze (if approved), both existing historic dwellings. The applicant is choosing to retain both.

Prior to discussing the proposed structures, staff recommends the BAR establish a framework to guide that evaluation. For example, should the primary focus be compatibility with the surrounding

ADC District, the entirety of Subarea B, the eastern section of Subarea B (as presented by staff), or the existing brick dwellings on the subject properties? The three proposed buildings are of similar design. In evaluating compatibility, consideration might be given to the respective locations on the lot and in relation to the existing dwellings.

Building #1 (528): Height, massing, and scale could be mitigated by better alignment with and spacing from the immediately adjacent, contributing structure.

Building #1 (526): Height, massing, and scale could be mitigated by articulating the visible elevations and other design elements.

Building #3 (526): Height, massing, scale, and location appear consistent with the guidelines.

Suggested Motions

Continued preliminary discussion. No action will be taken.

Criteria, Standards and Guidelines

Review Criteria Generally

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

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

Standards for Review and Decision

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

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

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

Pertinent Guidelines for New Construction and Additions

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

A. Introduction

[...]

3. Building Types within the Historic Districts

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

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

[...]

b. Residential Infill

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

Appendix

Minutes excerpt: BAR Comments– Pre-Application Conference, February 18, 2026.

BAR # HST26-0002

528 Valley Road; TMP 110070000

- The BAR will review the project under New Construction criteria [and not as an addition to the site]. See ADC Districts Design Guidelines, Ch.3
- The BAR compliments applicant for saving and respecting the original house (528 Valley Rd).
- The scale and massing of building #1 (situated at the street) is more of a challenge [for this review] than buildings #2 and #3 (at rear of parcel).
- Perhaps reduce the size of Building #1 and use dormers to achieve the third floor.
- Consider flipping the floorplan around to reduce the façade of building #1 along the street-facing side. (Acknowledge that this might conflict with zoning.)
- Switch from a horizontal to a vertical emphasis to help break down the façades; embrace the verticality of the buildings.
- For the roofline, the BAR suggests picking a style- noting that the current design does not feel either contemporary, modern or traditional.
- Give more consideration to the entrances and windows.
- The BAR questions how close building #2 is to the original house (528 Valley Road).
- The new structures should complement the (neighboring) historic assets and the district.
- Consider materiality and other elements of design: the BAR asks the applicant to explore brick, dormer windows, the Cape Cod style and avoid vinyl.

Building #1 - 528 Valley Road



February 2026



May 2026

Buildings #2 and #3 - 528 Valley Road



February 2026



Building #2 - 528 Valley Road



May 2026

526 Valley Road (DHR # 104-5092-0047)



STREET ADDRESS:	526 Valley Road
MAP & PARCEL:	11-71
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Unknown
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Richard & Carol Ward etal
ADDRESS:	Richard & Carol Ward etal 7 Orchard Road Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1935
STYLE:	Vernacular
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS AND LAND AREA:	2862 sq.ft./0.235 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-story building is brick (6-course American bond) on the first floor and frame with vinyl siding on the second floor. It was constructed ca. 1935 originally as a 1 ½-story gable-roofed building (probably a Tudor Revival style). The roof was raised bringing it to

11-71

1987



8/90



11-71

1993



its current configuration sometime during the 1980s. The original 6/6-sash windows with brick arches and the exterior front brick chimney are still evident.

HISTORICAL DESCRIPTION

According to architectural evidence and Sanborn maps, the original section of this vernacular dwelling was constructed ca. 1935. It is a contributing resource in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

528 Valley Road (DHR # 104-5092-0046)



STREET ADDRESS:	528 Valley Road
MAP & PARCEL:	11-70
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Peter Ritzel
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Craig & Marguerite Pickering etal
ADDRESS:	Craig & Marguerite Pickering etal 7 Orchard Road Charlottesville, VA 22903
DATE/ PERIOD:	Ca. 1937
STYLE:	Colonial Revival
HEIGHT IN STORIES:	1.5 Stories
DIMENSIONS AND LAND AREA:	2002 q.ft./0.472 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1 ½-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed

dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-5092-0046

Resource Identification

Property Name(s): House, 528 Valley Road {Address-Current}
 Property Date: ca 1937
 Address(s): 528 Valley Road {Current}
 County/Independent City: Charlottesville
 City:
 State, Zip: Virginia 22903
 USGS Quad Name: CHARLOTTESVILLE WEST
 Surrounding area: Town

National Register Eligibility Status

Property is Historic (50 years or older)

This property is associated with the
 Oakhurst/Gildersleeve Neighborhood Historic
 District[district]

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - Exterior end	Brick	Chimneys - Common Bond
Foundation	Foundation - Solid	Copper	Foundation - Block
Porch	Porch - 1-story, 5-bay	Brick	Porch - Post, Square
Roof	Roof - Gable	Asphalt	Roof - Asphalt Shingle
Structural System	Structural System - Masonry	Brick	Structural System - Stretcher Bond
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: Located on south side of Valley Road; mature pine trees conceal much of house; banked site

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing

NR Resource Count:

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: 1937 ca {Local Records}

Accessed?

Primary Resource? Yes

Number of Stories: 1.5

Architectural Style: Colonial Revival

Condition: Good

Interior Plan Type:

Threats to Resource: None Known

Description: This 1 1/2-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

Cemetery Information

Bridge Information

National Register Eligibility Information

Historic Context(s): Domestic

Historic Time Period(s): R- World War I to Present (1914 - Present)

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville

DHR Id#: 104-5092-0046

Significance Statement: According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

Bibliographic Documentation

Reference #: 1

Bibliographic RecordType: Local Records
Author: Chville Assessors Records
Citation Abbreviation:
Notes: Web Site

Reference #: 2

Bibliographic RecordType: Map
Author: Sanborn Fire Insurance Maps
Citation Abbreviation:
Notes:

Reference #: 3

Bibliographic RecordType: Personal Papers
Author: Eugenia Bibb
Citation Abbreviation:
Notes: Bibb, Eugenia, "Field Notes," April 15, 2004, 1545 Dairy Road, Charlottesville, Va. 22903

Ownership Information

Graphic Media Documentation

<u>Medium</u>	<u>Depository ID #</u>	<u>Photo Depository</u>	<u>Date</u>	<u>File Name</u>
35 MM B&W	21353	VDHR	2004/03/99	Oakhurst/Gildersleeve Neig.H.D.

Cultural Resource Management (CRM) Events

CRM Event # 1,
Cultural Resource Management Event: Reconnaissance Survey
Date: 2004/03/99
Organization or Person: Maral Kalbian
VDHR Project ID # Associated with Event: .. HD104-5092
CRM Event Notes or Comments: Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-5092-0046

Resource Identification

Property Name(s): House, 528 Valley Road {Address-Current}
 Property Date: ca 1937
 Address(s): 528 Valley Road {Current}
 County/Independent City: Charlottesville
 City:
 State, Zip: Virginia 22903
 USGS Quad Name: CHARLOTTESVILLE WEST
 Surrounding area: Town

National Register Eligibility Status

Property is Historic (50 years or older)

This property is associated with the
 Oakhurst/Gildersleeve Neighborhood Historic
 District[district]

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - Exterior end	Brick	Chimneys - Common Bond
Foundation	Foundation - Solid	Copper	Foundation - Block
Porch	Porch - 1-story, 5-bay	Brick	Porch - Post, Square
Roof	Roof - Gable	Asphalt	Roof - Asphalt Shingle
Structural System	Structural System - Masonry	Brick	Structural System - Stretcher Bond
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: Located on south side of Valley Road; mature pine trees conceal much of house; banked site

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing

NR Resource Count:

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: 1937 ca {Local Records}

Accessed?

Primary Resource? Yes

Number of Stories: 1.5

Architectural Style: Colonial Revival

Condition: Good

Interior Plan Type:

Threats to Resource: None Known

Description: This 1 ½-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

Cemetery Information

Bridge Information

National Register Eligibility Information

Historic Context(s): Domestic

Historic Time Period(s):..... R- World War I to Present (1914 - Present)

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville

DHR Id#: 104-5092-0046

Significance Statement: According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

Bibliographic Documentation

Reference #: 1

Bibliographic RecordType: Local Records
Author: Chville Assessors Records
Citation Abbreviation:
Notes: Web Site

Reference #: 2

Bibliographic RecordType: Map
Author: Sanborn Fire Insurance Maps
Citation Abbreviation:
Notes:

Reference #: 3

Bibliographic RecordType: Personal Papers
Author: Eugenia Bibb
Citation Abbreviation:
Notes: Bibb, Eugenia, "Field Notes," April 15, 2004, 1545 Dairy Road, Charlottesville, Va. 22903

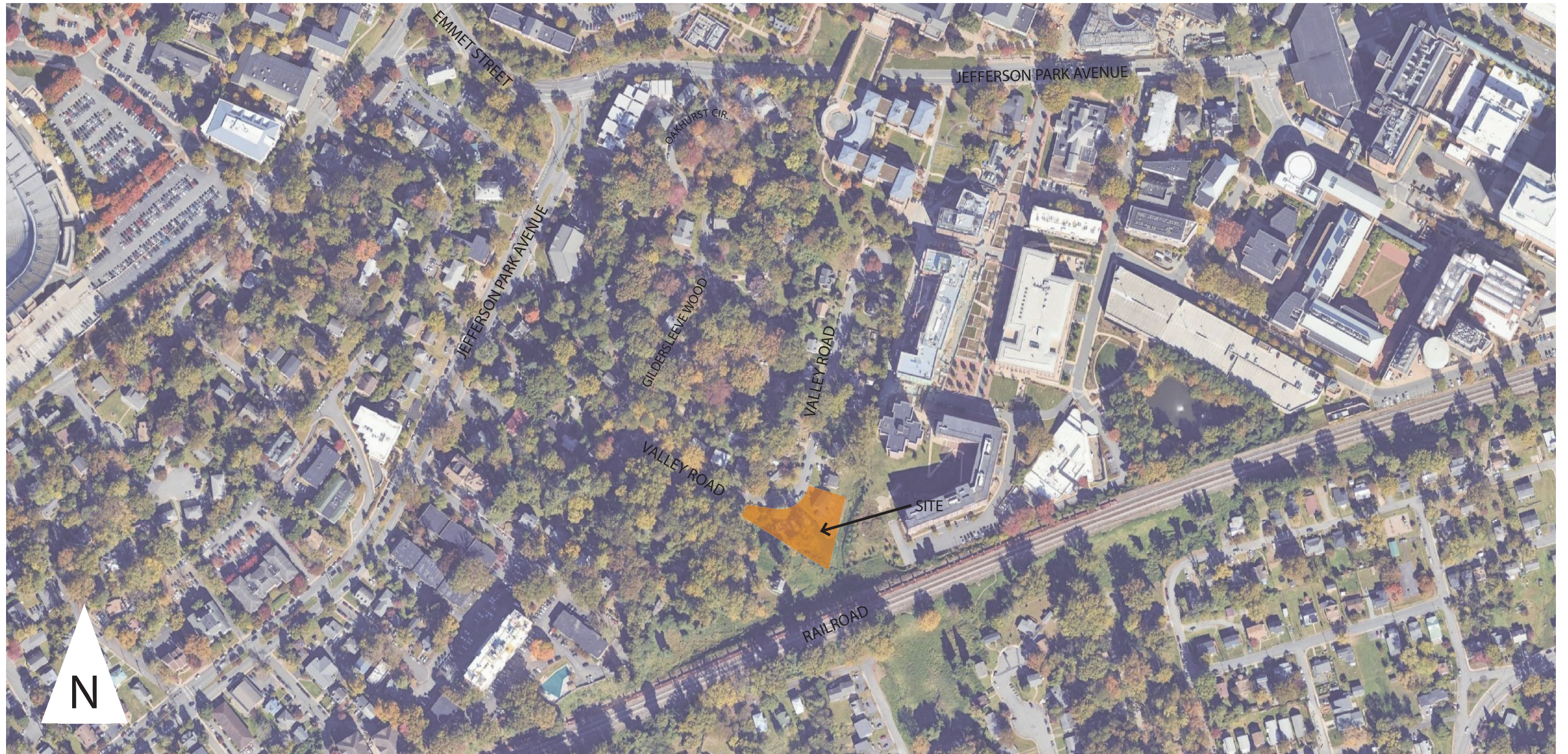
Ownership Information

Graphic Media Documentation

<u>Medium</u>	<u>Depository ID #</u>	<u>Photo Depository</u>	<u>Date</u>	<u>File Name</u>
35 MM B&W	21353	VDHR	2004/03/99	Oakhurst/Gildersleeve Neig.H.D.

Cultural Resource Management (CRM) Events

CRM Event # 1,
Cultural Resource Management Event: Reconnaissance Survey
Date: 2004/03/99
Organization or Person: Maral Kalbian
VDHR Project ID # Associated with Event: .. HD104-5092
CRM Event Notes or Comments: Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

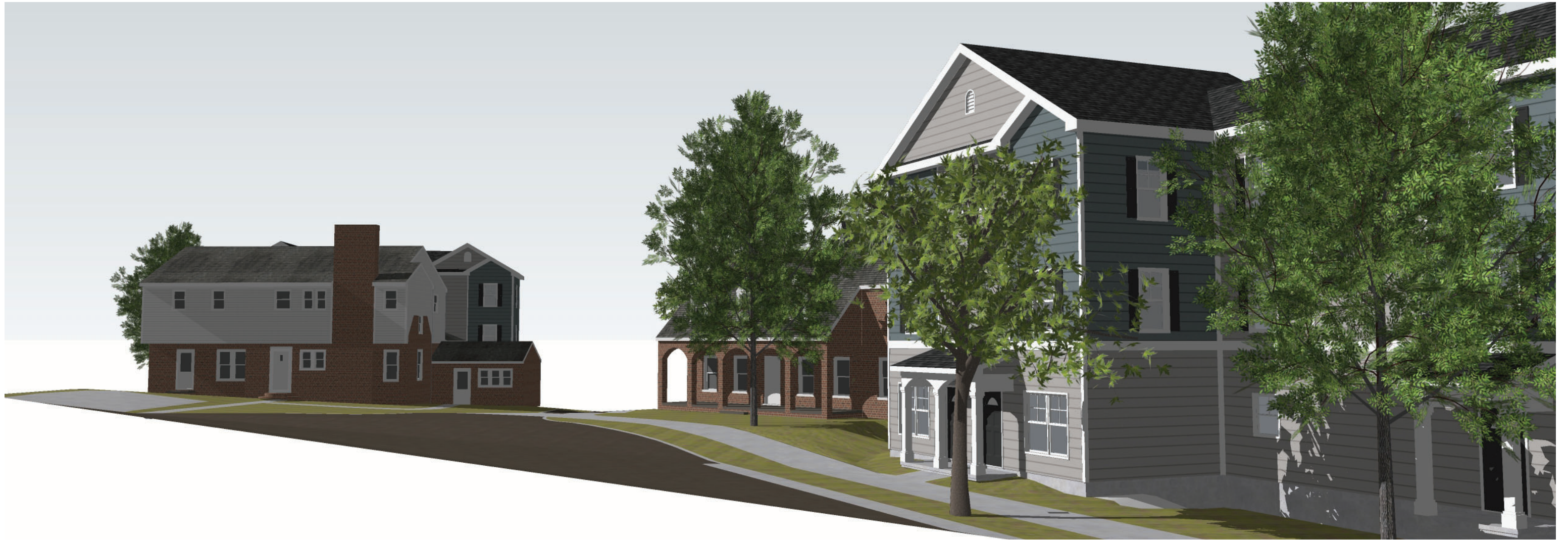


528 VALLEY ROAD CHARLOTTESVILLE, VIRGINIA

PROJECT DESCRIPTION

Located across three lots at 526 & 528 Valley Road, this project introduces eleven townhomes distributed across three distinct buildings. This strategy of broken massing ensures a sensitive architectural transition, preserving the residential "house-scale" rhythm and open-space character found along this section of the street. The design is rooted in an intentional dialogue with the district's established vocabulary. By referencing and abstracting the elegant arched entrance motif of the adjacent property and incorporating traditional gabled rooflines, the new structures pay homage to the neighborhood's historic fabric while offering high-quality, modern living. The exterior palette utilizes James Hardie lap siding in Boothbay Blue and Pearl Gray, colors selected specifically from neighboring examples to harmonize with the existing streetscape.

Aligned with the principles of responsible urbanism, this development addresses the critical demand for student housing adjacent to the University of Virginia. By prioritizing high-density, walkable design within steps of Grounds, the project minimizes car dependency and protects the district's long-term viability by concentrating growth within the existing urban footprint.



NEW
VIEW EAST



EXISTING
VIEW EAST



NEW
VIEW WEST



EXISTING
VIEW WEST



NEW
VIEW SOUTH



EXISTING
VIEW SOUTH



SITE LAYOUT



BUILDING #1 ELEVATION
FRONT ELEVATION

ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

SQUARE COLUMNS - WHITE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

PARGED CONCRETE



BUILDING #1 ELEVATION
RIGHT ELEVATION



ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

BUILDING #1 ELEVATION
REAR ELEVATION

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

PARGED CONCRETE



BUILDING #1 ELEVATION
LEFT ELEVATION



BUILDING #2 ELEVATION
FRONT ELEVATION

ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

SQUARE COLUMNS - WHITE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

PARGED CONCRETE



BUILDING #2 ELEVATION
RIGHT ELEVATION



BUILDING #2 ELEVATION
REAR ELEVATION



BUILDING #2 ELEVATION
LEFT ELEVATION

ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

PARGED CONCRETE



BUILDING #3 ELEVATION
FRONT ELEVATION

ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

SQUARE COLUMNS - WHITE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

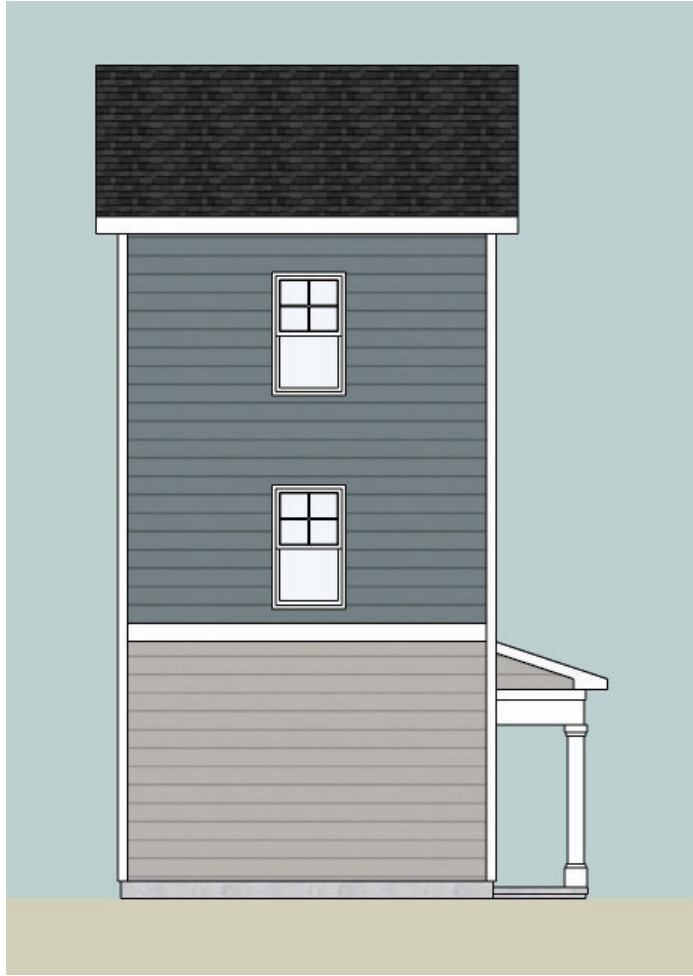
PARGED CONCRETE



BUILDING #3 ELEVATION
RIGHT ELEVATION



BUILDING #2 ELEVATION
REAR ELEVATION



BUILDING #2 ELEVATION
LEFT ELEVATION

ASPHALT SHINGLES

FIBERGLASS D.H. WINDOW -
WHITE W/ BLACK SHUTTERS

LAP SIDING - JAMES HARDIE BOOTHBAY BLUE

TRIM - WHITE

LAP SIDING - JAMES HARDIE PEARL GRAY

PARGED CONCRETE

HST26-0002
528 Valley Road

Description of Proposed Work
Submitted via *CityWorks*; April 27, 2026

Located across three lots at 526 & 528 Valley Road, this project introduces eleven townhomes distributed across three distinct buildings. This strategy of broken massing ensures a sensitive architectural transition, preserving the residential “house-scale” rhythm and open-space character found along this section of the street. The design is rooted in an intentional dialogue with the district’s established vocabulary. By referencing and abstracting the elegant arched entrance motif of the adjacent property and incorporating traditional gabled rooflines, the new structures pay homage to the neighborhood’s historic fabric while offering high-quality, modern living. The exterior palette utilizes James Hardie lap siding in Boothbay Blue and Pearl Gray, colors selected specifically from neighboring examples to harmonize with the existing streetscape. Aligned with the principles of responsible urbanism, this development addresses the critical demand for student housing adjacent to the University of Virginia. By prioritizing high-density, walkable design within steps of Grounds, the project minimizes car dependency and protects the district’s long-term viability by concentrating growth within the existing urban footprint.



LAP SIDING -

JAMES HARDIE BOOTHBAY BLUE
JAMES HARDIE PEARL GRAY



ASHALT SHINGLES -

PEWTER GRAY

ACCESSORIES -

BLACK SHUTTERS
ARCH TOP VENT
SQUARE COLUMNS



MATERIALS



NEIGHBORHOOD EXAMPLES

EXAMPLES FROM ALONG VALLEY ROAD:

BLUE AND GRAY SIDING EXAMPLES

BLACK SHUTTERS

ARCHES

SHIMP ENGINEERING, P.C.
Design Focused Engineering

October 9, 2025

Dannan O'Connell
City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, Virginia 22902

RE: Response Letter #1 for 528 Valley Road Major Development Plan [PL-25-0074]

Dear Dannan,

Thank you for your review of the Major Development Plan for 528 Valley Road. This letter contains responses to City comments dated July 11. Our responses are as follows:

Neighborhood Development Services
Dannan O'Connell – City Planner

1. Note: The City's Agent will not sign the final site plan until all required subplans and applications, as referenced in Development Review Administration Manual Section 2.4, are approved:
 - a. Developments requiring a stormwater management plan must complete and record a Stormwater Maintenance Agreement per Section 10-56(a). Per Section 34-6.6.1.C applicable per Development Review Procedures Manual Section 2.4 and Sections 34- 4.6.5 and 34-4.1.2.A, a maintenance easement plat must be prepared to provide access for maintenance and inspection purposes. Per Section 10-56(a)(1), the agreement must be approved and signed prior to approval of the Stormwater Management Plan and final site plan. Proof of recordation must be submitted to the VSMP Administrator prior to the issuance of a land disturbance permit. Comments on Stormwater Management requirements will be provided on the Stormwater Management Plan application (EG-24-0011).
 - b. Per Development Review Procedures Manual Section 2.4, Affordable Dwelling Unit Monitoring and Procedures Manual Section 3.2, and Section 34-4.2.2, an Affordable Dwelling Unit Certification from the Office of Community Solutions is required. Any project with residential units is required to complete an Affordable Dwelling Unit Certification application whether or not the project is subject to an Affordable Dwelling Unit requirement. Please contact the Office of Community Solutions for questions or procedures to obtain the Certification. The application form is available here: <https://charlottesville.gov/DocumentCenter/View/11489/ADU-certification-application>.
 - c. Per Development Review Procedures Manual Section 2.4 and Sections 34-4.1.1, 34-4.9.1.C, and 34-5.1.6, a Tree Removal Permit must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.10.A.1 for more information. Comments on the submitted Tree Removal Permit are provided in separate correspondence.
 - d. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.6, any required Administrative Modification must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.11 for more information.

- e. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.2, any required Special Exception Permit must be approved by City Council, if applicable. Please see Sections 34-5.2.1 and 34-5.2.15 for more information.
- f. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.5.E, any required exception from Streetscape Standards must be granted by the Administrator, if applicable.
- g. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.3.F, any required exception from the street grade requirement must be granted by the Traffic Engineer, if applicable.
- h. Bonds required for subplan approval, including bonds for public improvements, erosion & sediment control, and stormwater management facilities, as applicable, in the amounts approved by the agent administering the subplan must be submitted and accepted by the City Attorney's Office prior to final site plan approval.
- i. The subdivision plat, if applicable, must be submitted, approved, and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.
- j. Public easements and deeds required for approval per Sections 34-4.3.3., 34-4.4.5.A.3, 34-4.6.3, 34-4.6.4, 34-6.2.2, and 34-6.6.1 must be approved by the administering department and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.

RESPONSE: Affordable Dwelling Unit Certification will be obtained prior to the Final Site Plan approval.

- 2. Note: pursuant to state law, whether or not specific improvements depicted on this site plan will satisfy requirements of the Americans With Disabilities Act, or other standards set forth within the Virginia Uniform Statewide Building Code (USBC), is subject to review and determination by the Building Code Official. The Site Plan Agent's approval of this site plan does not constitute any determination that off-street parking, improved surfaces, vertical or horizontal sidewalk clearances, parking space dimensions and slopes, or ingress/egress from parking to building entrances, or any other improvements, comply with ADA requirements or other requirements set forth within the USBC. Relative to requirements of the ADA/ USBC, any deficiencies—even if apparent on this site plan—shall not be considered, treated or deemed as having been approved by the Site Plan Agent. (See, e.g., Sections 34-4.5.4.C.2, 34-4.5.5.C.5, 34-4.5.3, 34-4.5.1, 34-4.5.5.C.2, et al.).

RESPONSE: Comment acknowledged.

- 3. Reminder: per Section 34-6.5.1.A, relevant to this development per Section 34-4.1.2.A, all site-related improvements shall be completed prior to the first certificate of occupancy for any building, unless a written agreement with the City is completed to lay out specific phasing of site-related improvements. Such agreement shall be signed by all relevant parties and recorded by the applicant.

RESPONSE: Comment acknowledged.

General Comments:

- 4. Amend required lot size note on Sheet C2 to 2,500 square feet.
RESPONSE: Comment acknowledged. Please see updated Sheet C3.
- 5. Amend density note for Lot B on Sheet C2 to 8 units.
RESPONSE: Comment acknowledged. Please see updated Sheet C3.

6. Add proposed streetscape notes to Sheet C2.
RESPONSE: Please see revised Sheet C3.
7. Show all proposed tree removals.
RESPONSE: There are no existing trees on the property.
8. Provide a Tree Removal Permit for any proposed tree removals (see comment 1c).
RESPONSE: There are no existing trees on the property.
9. Provide a Subdivision Plat for the proposed subdivision and sublots (see comment 1i).
RESPONSE: A Subdivision Plat will be provided prior to the Final Site Plan submission.
10. Provide a public access easement for the proposed clear walk zone. Show this easement on the Development Plan as well as the Subdivision Plat.
RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.
11. Recommendation: adjust the northern property line with 526 Valley Road to align with the proposed parking area. This will eliminate the need for an access easement.
RESPONSE: Thank you for this comment. The owner of the property would like to retain the boundary line as previously shown.
12. Provide on-site bicycle parking as required by Sec. 34-4.5.2.C.
RESPONSE: Please see the proposed bicycle parking locations as shown on the attached site plan.
13. Note which trees are “to remain” on Sheet C7.
RESPONSE: There are no existing trees on the property.
14. Provide parking lot interior landscaping as required by Sec. 34-4.5.5.C.6.
RESPONSE: According to Sec. 34-4.5.5.C.6, “No more than 10 consecutive parking spaces may be provided without a landscape interior island.” Nowhere in the proposed parking lot are there more than 10 consecutive parking spaces. Therefore, no parking lot interior landscaping is required.
15. Provide all required greenscape trees for both lots per Sec. 34-4.4.5.C.
RESPONSE: Comment acknowledged. Please see revised Sheet C8.
16. Provide more spacing between the proposed greenscape trees. Small/medium trees are allowable given existing utilities, provided that no tree is planted less than 10 feet from another, per Sec. 34-4.4.5.C.2.c.
RESPONSE: Comment acknowledged. Streetscape trees have been revised to be spaced 10’ min.

Neighborhood Development Services

Jeff Werner – Preservation and Design Planner

17. Proposed construction will require a CoA (Oakhurst-Gildersleeve ADC District).
RESPONSE: Comment acknowledged.

Public Works/Engineering

Emily Smith – Civil Engineer

18. Note: Where work is being completed in the right of way, an improvement plan will be required and reviewed as a part of the final site plan. Please coordinate with the City Traffic Engineer regarding any road closure permits being requested.

RESPONSE: Comment acknowledged.

19. Note: Where encroachments into the ROW are being proposed, an encroachment agreement will need to be approved by City Council prior to site plan approval.

RESPONSE: Comment acknowledged.

20. Note: A full erosion and stormwater management plan will be required for this project and reviewed as a part of the final site plan.

RESPONSE: Comment acknowledged.

21. Note: In the final site plan, please provide blow ups of any sidewalk slopes in the ROW for ADA compliance review.

RESPONSE: Comment acknowledged.

Public Works/Engineering

Caleb Smith – Traffic Engineer

22. Provide long/short-term bicycle parking

RESPONSE: Please see proposed bicycle parking locations as shown on the attached site plan.

23. Ownership of the parking lot seems ambiguous. Who maintains which portion? Do individual sublots "own" individual spaces? What about the easternmost lot which only encompasses a tiny piece of curb? How is this supposed to be managed? Lots A and B are clearly indicated, which lot does the #526 address belong to? Or, are they just dedicating space for the parking area as a perpetual easement?

RESPONSE: Parking lots are not individually owned by the homeowners. 526 Valley Rd is not part of either Lot A or B. There is a parking and access easement proposed for the parking area that encroaches onto TMP 11-71.

City Utilities

Drake Yang, Calvin Chan – Utilities Engineers

24. On Sheet C1, under the Water and Sanitary Services section, please remove the lines for AWWA M22 Peak Water Demand and Fixture Value for clarity. These methods are used for sizing individual services and it appears from the fixture counts provided that the notes consider all the units together although there are separate water meters proposed. We will review M22 demand calculations for each meter with the Public Improvement Plan /Final Site Plan.

RESPONSE: Please see updated Sheet C1.

25. On all applicable sheets, please label both the existing and proposed sanitary and storm structures with a naming convention. This will greatly aid in identifying individual structures moving forward.

RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.

26. On all applicable sheets, please label the size and material for the existing water line and gas line in Valley Rd. Please also show the water service lines from the main to all appurtenances (hydrants, valves, meters), as well as the invert in sanitary pipe for the manhole with rim elevation 452.38 in front of 526 Valley Rd.

RESPONSE: Comment acknowledged. Please see the revised Major Development Plan attached.

27. On all applicable sheets, please show the entirety of the existing gas service to the existing dwelling at 528 Valley Rd, as well as the existing gas service line to Parcel TMP 11-43. Additionally, the gas line shown to the West of the 10-inch storm pipe crossing Valley Rd does not show up on City records.
RESPONSE: Existing gas service lines have been revised. Please note that the gas line shown to the West of the 10" storm pipe crossing Valley Rd has been marked by the Miss Utility 811 crew. City GIS records might need to be updated with its location.
28. On all applicable sheets, please show the existing easements over the 16-inch DIP sanitary sewer line that crosses the property. Please make reference to the deed book and page number for the recorded instruments.
RESPONSE: No recorded easement was found over the 16-inch DIP sanitary sewer line. The applicant proposes a 20-foot easement to be established.
29. On Sheet C3, there is an annotation for a Parking and Access Easement, but no linework is shown.
RESPONSE: Please see revised Sheet C4.
30. On Sheet C3, since the water meter in front of 528 Valley Rd is TBR, please indicate that the water service will be demolished back to the main. Please make sure to remove this line from subsequent sheets.
RESPONSE: Please see revised Sheet C4.
31. On Sheet C3 and other applicable sheets, there is a water meter shown in front of the fire hydrant on Parcel TMP 11-43 that is actually a gate valve.
RESPONSE: Please see revised Sheet C4.
32. On Sheet C3 and other applicable sheets, please review the alignment of the existing 8-inch DIP that enters the existing sanitary manhole with rim elevation 442.73 near the rear corner of the property. City records show the line parallel the rear property lines for TMP 11-70 and 11-71.
RESPONSE: Please see revised locations for the manholes and sanitary lines.
33. On Sheet C3 and other applicable sheets, some of the pipe sizes and II/IO annotations on the existing storm and sanitary manholes do not match the pipes they are associated with.
RESPONSE: Please see revised annotations on the updated Major Development Plan.
34. On Sheets C4 through C7, please label the units with their Lot/Unit references from Sheet C3 for ease of reference.
RESPONSE: Please see revised sheets C4-C8.
35. On Sheet C6, please show all proposed new lot and subplot lines.
RESPONSE: Please see revised Sheet C7.
36. On Sheet C6, please show all proposed public easements as Public Utility Easements that are not specific to any given utility.
RESPONSE: Please see revised Sheet C7.
37. On Sheet C6, for the proposed water service to Lot A, please call out the size of the corp stop in

addition to the service line size and material.

RESPONSE: Please see revised Sheet C7.

38. On Sheet C6, for the proposed water services to Lot B, the minimum spacing for taps on a cast iron water main is 5-feet, measured between each other as well as to any fitting or bell. Water service lines shall also run perpendicular to the main, straight to the meter. If these requirements are a concern, a portion of the CI water main can be replaced with DIP in which case the spacing may be reduced to 3-feet.

RESPONSE: Please see revised Sheet C7.

39. On Sheet C6, please show details for the required fire sprinkler service to Lot A. Due to the close proximity of the water and sewer mains in Valley Rd in front of Lot A and the need to cut in a new tee for the fire line, it is recommended to obtain a more accurate rather than approximate designation for these lines. Subsurface investigation may be required to develop the final design for the connection at the Public Improvement Plan/Final Site Plan stage.

RESPONSE: Fire sprinkler service line work has been added to Sheet C7.

40. On Sheet C6, for the proposed sanitary sewer extension on Lot B, the 45° fitting at the manhole tie in will not be permitted. Please consider beginning the sewer extension from the manhole with rim elevation 445.55 on Parcel TMP 11-71. Additionally, please note that the sewer extension alignment shall be designed such that laterals for each subplot do not cross private property (i.e. manholes to be set at the furthest property lines to be serviced), and such that minimum 10-feet of horizontal separation is maintained from the sewer infrastructure to any building, footing, retaining wall or other structure, both existing and proposed (proposed manhole S0 is currently too close to the deck for the existing dwelling). Also, the sewer lateral connection for Lot B Sublot 7 is currently shown to the existing 16-inch DIP sewer line instead of the proposed sewer extension. No new service taps shall be made to the 16-inch DIP sewer line.

RESPONSE: Thank you for this comment. Please see Sheet C7 for updated utility connections.

41. On Sheet C6, storm structure A1 and the nearby proposed retaining wall are in conflict with the actual alignment of the existing 8-inch DIP sanitary sewer line.

RESPONSE: Please see revised Sheet C7.

42. On Sheet C6, please label the proposed size and material for the sanitary sewer lateral for Lot A. Based on the unit count it appears that the typical 4-inch SDR-26 PVC laterals indicated for Lot B may not suffice. Please also label the cleanout location for this lateral.

RESPONSE: Please see revised Sheet C7.

43. Please show where proposed electrical / telephone / cable / fiber-optic service is provided to the proposed units. Please clearly differentiate between above ground and below ground lines.

RESPONSE: Please see revised Sheet C7 for proposed electrical connections.

44. Additional utility-related details (including profiles) will be reviewed in further detail at the Public Improvement Plan / Final Site Plan stage.

RESPONSE: Comment acknowledged. Additional utility-related details will be provided at the Site Plan stage.

Fire Department

Jonathan Williams – Assistant Fire Marshal

45. Sheet C1 Proposed Use: Single Family Attached Housing and Single Family Detached Housing.

RESPONSE: Please see comment 47 response.

46. Sheet C2: Residential Units: Number of units proposed: 10 Total

RESPONSE: Please see comment 47 response.

47. Sheet C1 & Sheet C2 conflict in property usage.

RESPONSE: Proposed use does not conflict between sheets C1 and C2. Both sheets indicate residential usage.

48. Please provide a current hydrant flow test (within 1 year).

RESPONSE: Please see updated sheet C2.

49. Compliance with NFPA 13R: As the project involves multifamily residential occupancy (apartments), the structure will be designed and constructed to comply with the requirements outlined in NFPA 13R. This includes equipping the structure throughout with an automatic sprinkler system per NFPA standards.

RESPONSE: Comment acknowledged.

50. Sheet C5: Entrance to Lot B Sublots shows a 10% grade, then a 4.5% grade.

RESPONSE: The entrance to Lot B sublots is proposed at 10% grade. Parking area travel way on Lot B is proposed at 4.5% grade.

51. VSFPC: Fire apparatus access roads shall not exceed 10 percent in grade.

RESPONSE: Comment acknowledged.

52. VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.

RESPONSE: Comment acknowledged.

53. VSFPC 506.1-An approved key box shall be mounted to the side of the front or main entrance. The Charlottesville Fire Department carries the Knox Box master key. A Knox Box key box can be ordered by going online to www.KnoxBox.com. The Knox Box allows entry to the building without damaging the lock and door system.

RESPONSE: Comment acknowledged.

54. Local Requirement - The submitted plan shall show the size and location of water mains and the distance and location to the nearest fire hydrant to the project.

RESPONSE: Please see revised Sheet C2.

55. Structures with fire protection systems shall indicate the location of any fire line to the building(s).

RESPONSE: Please see revised Sheet C7 for the proposed fire department connections.

56. The fire line shall be a separate water line tapped off the water main and separate from the domestic water line.

RESPONSE: Comment acknowledged.

57. Fire Lines – A permit is required for Fire Line installation. A detailed drawing showing fittings and thrust blocks must be submitted with the permit application. Once installed, the Fire Line requires a visual inspection and a pressure test by the Fire Marshal's office.

RESPONSE: A fire line permit will be submitted before Final Site Plan approval.

58. The site plan shall show the location of fire department connections for those structures with fire protection systems.
RESPONSE: Please see revised Sheet C7 for the proposed fire department connections.
59. VSFPC 912.2.1 - The fire department connection shall be located on the street side of the structure unless otherwise approved by the fire code official.
RESPONSE: Comment acknowledged.
60. An outside stand-alone or wall-mounted electrically monitored post indicator valve is required on the fire line and its location must be indicated on the site plan.
RESPONSE: Please see revised Sheet C7.
61. Please provide a current (less than 1 year old) Fire Flow test.
RESPONSE: Please see updated Sheet c2.
62. VSFPC 507.5.4 and 912.3 - Fire hydrants, fire pump test header, fire department connections, or fire suppression system control valves shall remain clear and unobstructed by landscaping, parking, or other objects or barriers.
RESPONSE: Comment acknowledged.
63. Local Requirement -Landscaping in the area fire hydrants, fire pump test header, fire department connections, or fire suppression system control valves shall be of the type that will not encroach on the required five (5) foot radius on the maturity of the landscaping.
RESPONSE: Comment acknowledged.

Construction Site Fire Safety Requirements

64. The owner shall designate a Site Safety Director for construction and remodeling.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
65. A legible temporary address to be posted for first responders.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
66. The fire department access road shall extend to within 150' of all portions of the exterior of the first level of a building.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
67. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading (Maximum 85,000 lbs.) under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
68. Access to fire hydrants from street, FDC's or other connections is clear at all times.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

69. Keep dumpsters, building materials, and construction debris at least 30 feet away from buildings under construction.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
70. Fire hydrants shall be installed and in service before any combustibile materials arrive on site. Fire hydrants shall be $\leq 500'$ of the combustibile materials. Maintain 15 feet of clear space on either side of fire hydrants. No vehicles/machinery of any type, construction materials, or construction debris are to be parked, placed, or stored either in front of or within 15 feet of a fire hydrant.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
71. Not more than 60 gallons of Class I or II liquids within 50' of any structure
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
72. Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 feet. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2-A:10-B:C rating or as directed by the fire department.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
73. Temporary exit signs are to be posted throughout a building under construction until permanent exit signs are installed.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
74. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
75. Access and egress pathways and stairways shall be maintained and free from obstructions.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
76. No smoking or vaping is allowed within the construction safety fence. No smoking signs shall be posted throughout each building under construction as well as outside the building. Should anyone from the Fire Marshal's office or the Building Official's office witness smoking/vaping within the construction site, he or she may request a 24 hour Stop Work Order from the City Building Official.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
77. Buildings requiring standpipe system: standpipes shall be installed once construction begins on the 2nd floor and remain continues to the highest working floor.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

78. Portable or mobile equipment refueling only in authorized areas that are well ventilated and away from ignition sources.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
- Hot Work: Grinding, cutting, welding, etc.*
79. Cutting, grinding, and/or welding equipment must be thoroughly inspected and found to be in good repair and free of damage or defects.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
80. Assess 35 ft. radial “sphere” of work for potential fire hazards.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
81. A multi-purpose dry chemical fire extinguisher must be located such that it is immediately available to the work and is fully charged and ready to use
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
82. Floors, work level and below, cleaned or protected.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
83. Combustible floors must be covered by fire-resistant shields (fire-retardant plywood, flame-proof tarpaulin, metal, etc
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
84. Sparks/slag catchers must be suspended below any elevated cutting, grinding, or welding operation.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
85. All other combustibles removed or shielded from sparks.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
86. Remove flammable liquids, dust, lint, combustible waste, oil deposits, etc., where possible.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
87. Transmission or conveying of sparks to adjacent areas is eliminated or protected.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
88. Tightly cover wall/floor openings with fire-retardant material.
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.
89. Where openings cannot be sealed, suspend fire-retardant tarpaulins to help protect areas beneath.

RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

90. Explosive atmosphere eliminated or potential not present.

RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

91. All construction equipment fueling activities and fuel storage must be relocated at least 35 feet away from the cutting, grinding or welding operation.

RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

92. A person must be assigned to fire watch during and for at least 1 hour after all cutting, grinding, or welding operations have ceased. The fire watch person must be provided with a means of contacting the fire department in the event of an emergency and be trained in the use of a fire extinguisher.

RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

93. Note: Please be aware of and follow Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

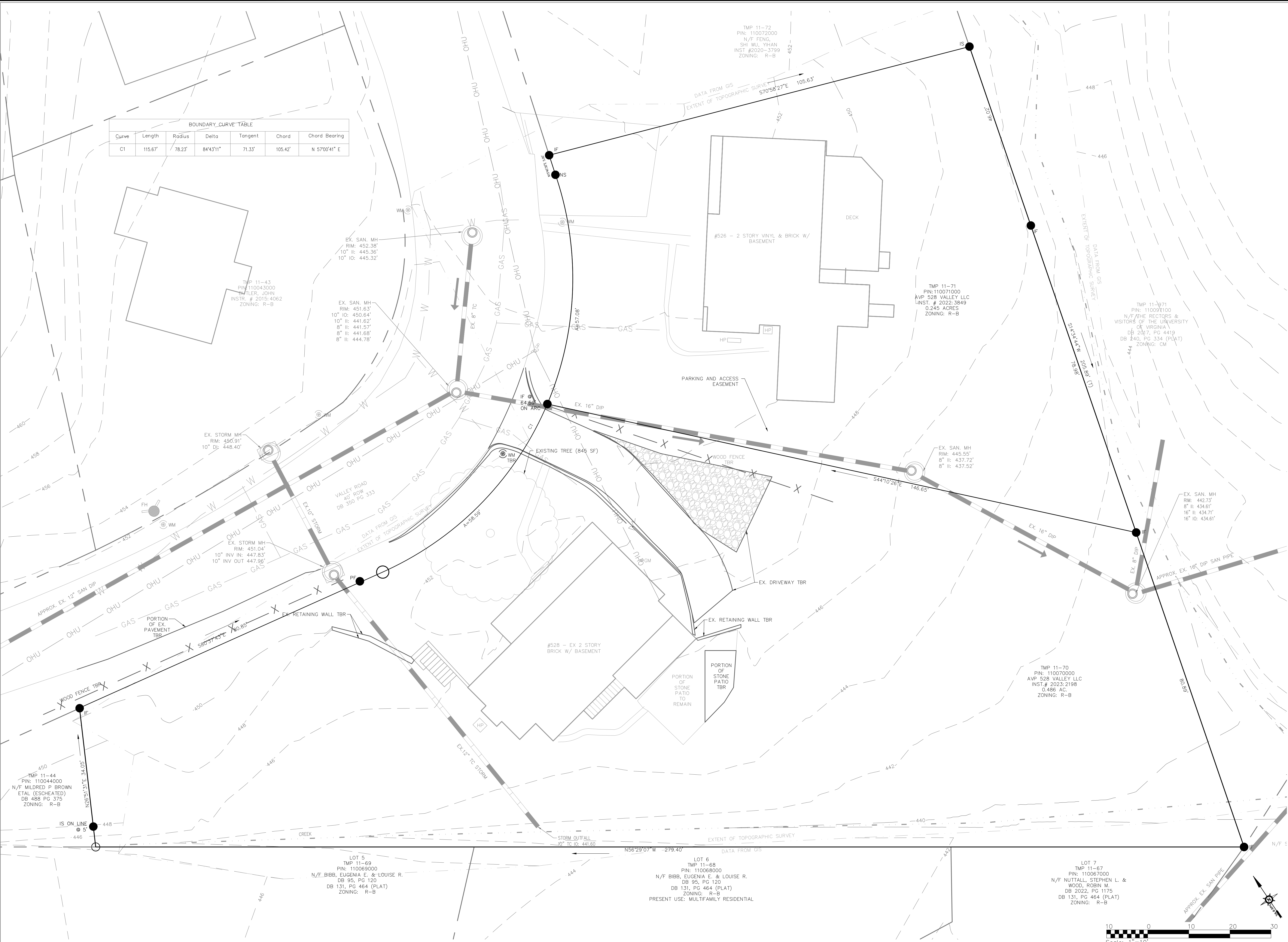
RESPONSE: Comment acknowledged. Please see updated sheet C2 for compliance with Chapter 33, Virginia Statewide Fire Prevention Code – Fire Safety During Construction and Demolition.

If you have any questions or concerns about these revisions, please feel free to contact us at polina@shimp-engineering.com, or justin@shimp-engineering.com, or by phone at 434-227-5140.

Regards,

Polina Andreeva
Shimp Engineering, P.C.

BOUNDARY CURVE TABLE					
Curve	Length	Radius	Delta	Tangent	Chord Bearing
C1	115.67	78.23'	84°43'11"	71.33'	N 57°00'41" E



912 E. HIGH ST. 434 227 5140
 CHARLOTTEVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

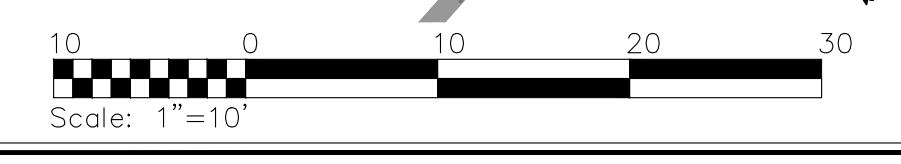
MAJOR DEVELOPMENT PLAN
528 VALLEY RD.

CHARLOTTEVILLE, VIRGINIA
SUBMISSION:
2025.05.14

FILE NO. **24.075**

EXISTING CONDITIONS

C3





TMP 11-72
PIN: 110072000
N/F FENG,
SHI WU, YIHAN
INST # 2020-3799
ZONING: R-B

TMP 11-43
PIN: 110043000
BUTLER, JOHN
INSTR. # 2015:4062
ZONING: R-B

TMP 11-71
PIN: 110071000
AVP 528 VALLEY LLC
INST. # 2022:3849
0.245 ACRES
ZONING: R-B

TMP 11-971
PIN: 110097100
N/F THE RECTORS &
VISITORS OF THE UNIVERSITY
OF VIRGINIA
DB 2017, PG 4419
DB 240, PG 334 (PLAT)
ZONING: CM

TMP 11-44
PIN: 110044000
N/F MILDRED P. BROWN
ETAL (ESCHEATED)
DB 488 PG 375
ZONING: R-B

LOT A
4,721 SF
3 NEW UNITS, 12 BD

LOT 5
TMP 11-69
PIN: 110069000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B

AMENITY AREA
1,092 SF

LOT 6
TMP 11-68
PIN: 110068000
N/F BIBB, EUGENIA E. & LOUISE R.
DB 95, PG 120
DB 131, PG 464 (PLAT)
ZONING: R-B
PRESENT USE: MULTIFAMILY RESIDENTIAL

LOT B
16,441 SF
6 NEW UNITS, 24 BD

LOT 7
TMP 11-67
PIN: 110067000
N/F NUTTALL, STEPHEN L. &
WOOD, ROBIN M.
DB 2022, PG 1175
DB 131, PG 464 (PLAT)
ZONING: R-B



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DESIGNED BY JM

CHECKED BY Justin Shimp, P.E.

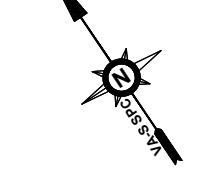
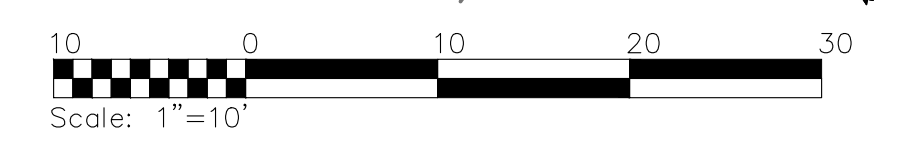
MAJOR DEVELOPMENT PLAN
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SITE LAYOUT

C4



LOT A: LANDSCAPE SCHEDULE: TREES							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Medium Evergreen Tree	Juniperus virginiana	Eastern Red Cedar	6-8' Ht.	2	78	156
	Large Deciduous Tree	Platanus occidentalis	American Sycamore	2.5' Cal.	2	201	402
	Large Deciduous Tree	Betula nigra	River Birch	2.5' Cal.	1	113	113
	Small Deciduous Tree	Asimina triloba	Pawpaw	6-8' Ht.	1	50	50
	Large Deciduous Tree	Salix nigra	Black Willow	2.5' Cal.	2	113	226
	Medium Deciduous Tree	Cercis canadensis	Eastern Redbud	6-8' Ht.	3	78	234
TOTAL SF:							955

LOT A LANDSCAPING REQUIRED:

SITE REQUIREMENT: 20% CANOPY REQUIRED PER LOT.
 LOT A SITE AREA: 4,721 SF
 4,721 SF x 20% = 942 SF
 LOT A CANOPY REQUIRED: 942 SF
 LOT A CANOPY TO BE PROVIDED: 955 SF

STREETSCAPE TREES:

FRONTAGE: 67' WITH OVERHEAD POWER LINES
 MIN SMALL/MEDIUM TREES: 15 = 5
 LOT A FRONTAGE TREES PROVIDED: 5 TREES

LOT B: LANDSCAPE SCHEDULE: TREES							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Medium Evergreen Tree	Juniperus virginiana	Eastern Red Cedar	2.5' Cal.	2	193	386
	Large Deciduous Tree	Platanus occidentalis	American Sycamore	2.5' Cal.	3	201	603
	Large Deciduous Tree	Quercus macrocarpa	Bur Oak	2.5' Cal.	2	79	158
	Large Deciduous Tree	Betula nigra	River Birch	2.5' Cal.	2	113	226
	Small Deciduous Tree	Asimina triloba	Pawpaw	6-8' Ht.	5	50	250
	Large Deciduous Tree	Salix nigra	Black Willow	2.5' Cal.	3	113	339
	Medium Deciduous Tree	Cercis canadensis	Eastern Redbud	6-8' Ht.	1	78	78
TOTAL SF:							2040

LOT B LANDSCAPING REQUIRED:

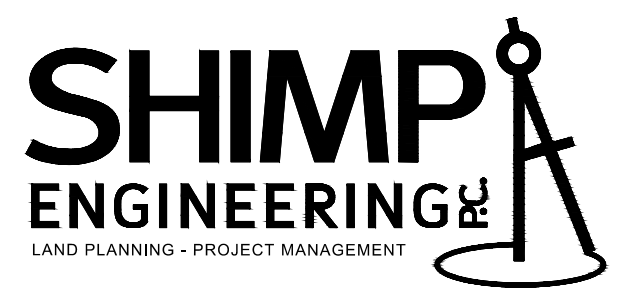
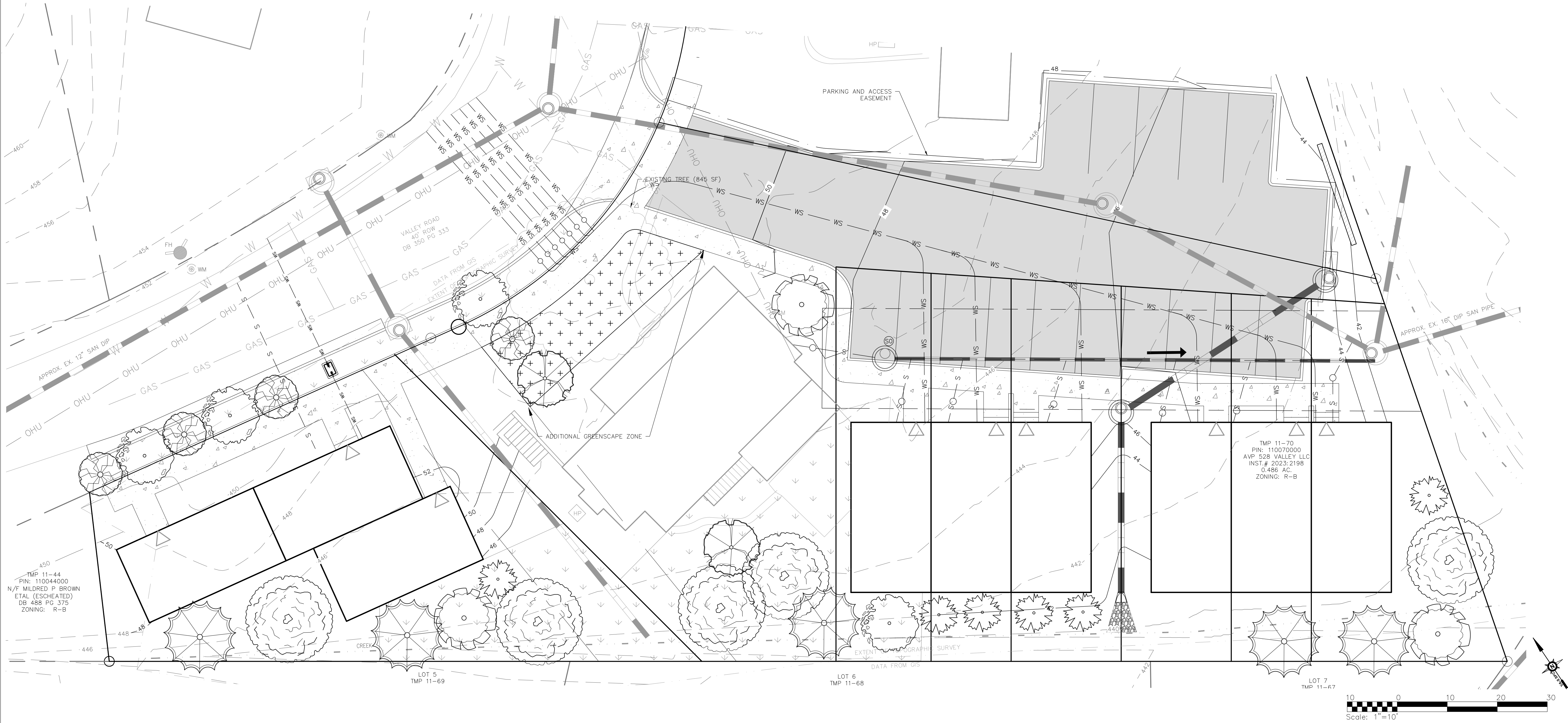
SITE REQUIREMENT: 20% CANOPY REQUIRED PER LOT.
 LOT B SITE AREA: 16,441 SF
 16,441 SF x 20% = 3,288 SF
 LOT B CANOPY REQUIRED: 3,288 SF
 CANOPY TO REMAIN = 845 SF
 LOT B CANOPY TO BE PROVIDED: 1,267 + 2,040 = 3,307 SF

STREETSCAPE TREES:

FRONTAGE 72' - 12' FOR DRIVEWAY: 60' (WITH OVERHEAD LINES)
 MIN SMALL/MEDIUM TREES: 18 = 5
 LOT B FRONTAGE TREES PROVIDED: 3 SMALL/MEDIUM TREES AND 1 EX. LARGE TREE

NOTES:

- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
- All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
- All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
- All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
- Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



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CHECKED BY Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN
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CHARLOTTEVILLE, VIRGINIA
SUBMISSION:
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FILE NO. **24.075**

LANDSCAPE PLAN

C7