

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**June 16, 2026 5:30 p.m.**  
**Hybrid Meeting (In-person at Council Chamber and virtually 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:** March 17, 2026 [\[Link to meeting video\]](#)

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

**D. New Items**

2. **Certificate of Appropriateness Application**

BAR # 26-0025

601-617 East Market Street; Tax Parcel 530100000

Downtown ADC District

Owners: Townsquare Associates

Applicant: Candance Smith

Project: Installation of entry gate

3. **Certificate of Appropriateness Application**

BAR # 26-0028

1410 Grady Avenue; TMP 050089000

Rugby Road-University Circle-Venable ADC District

Owner: Grady Apartments LLC

Applicant: Kassiah Skipwith, Woodard Properties

Project: Window replacements

4. **Certificate of Appropriateness Application**

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 & Brittani Sanders, LV Collective

Project: Multi-story housing development

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

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

**5. Staff Discussion**

- Bylaws revision update: second draft for review & comments.

**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](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

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

**2026 Meeting Schedule**

	Tuesday 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 # 26-0025

601-617 East Market Street; Tax Parcel 530100000

Downtown ADC District

Owners: Townsquare Associates

Applicant: Candance Smith

Project: Installation of entry gate

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

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

## **Certificate of Appropriateness Application**

BAR # 26-0028

1410 Grady Avenue; TMP 050089000

Rugby Road-University Circle-Venable ADC District

Owner: Grady Apartments LLC

Applicant: Kassiah Skipwith, Woodard Properties

Project: Window replacements

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

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

## **Certificate of Appropriateness Application**

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](#)
- [BAR Discussion Minutes Excerpts](#)
- [BAR Glass Policy Summary](#)
- [Development Plan \[PL-25-0087\] 2<sup>nd</sup> Submission Comment Letter](#)
- [Application Submittal](#)

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
March 17, 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:** Roger Birle, Carl Schwarz, Katherine Tabony, James Zehmer, Jerry Rosenthal, Ron Bailey, David Timmerman

**Staff Present:** Patrick Cory, Remy Trail, Kate Richardson, Jeff Werner, Sarah Kim, Eric Morris, Brennen Duncan

**Pre-Meeting:**

Discussed work on the Downtown Mall crossings at 2<sup>nd</sup> and 4<sup>th</sup> Streets: From the pre-construction meeting held earlier that day, staff reviewed with BAR the several different options for materials and colors of the pavers and bricks. Project timeline is 70 days (to mid-June) so the work is completed in time for the 50<sup>th</sup> anniversary of the Mall, and the 250<sup>th</sup> US/VA anniversary events this summer.

Mr. Zehmer called the meeting to order at 5:33 PM.

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

No Public Comments

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

1. Meeting Minutes – January 21, 2026

**Mr. Timmerman – Motion to approve Consent Agenda– Second by Mr. Bailey – Motion passes 7-0.**

**C. Deferred Items**

N/A

**D. New Items**

**2. Certificate of Appropriateness Application**

BAR # HST26-0006  
554 Valley Road; TMP 110053200  
Oakhurst Circle-Gildersleeve Wood ADC District  
Owners/Applicants: Lindsay & Evan Edwards  
Project: Addition on front elevation

**Kate Richarson, Staff Report** – CoA request for a two-story addition on the front (east) elevation and alterations to the house.

**Lindsay Edwards, Applicant** – I don't have any further commentary. I am here to answer any questions.

## QUESTIONS FROM THE PUBLIC

**Judy Bellifarow** – I am going to assume that those metal windows that she is talking about are drafty and not energy efficient that she wants to replace, those old windows.

**Ms. Edwards** – All of the original windows are going to be replaced. The vinyl ones that were replaced by the previous owner are also going to be replaced with double-pane windows, which are in a style that is more in keeping with the historic nature of the original windows.

**Ms. Bellifarow** – Are the original windows now in place? Are they all drafty and not energy efficient, those old windows?

**Ms. Edwards** – Yes, absolutely. I had someone come out and assessed restoring all the original windows. They said that the efficiency of the original windows there was not possible to achieve what I needed to achieve for the envelope of the building.

## QUESTIONS FROM THE BOARD

**Mr. Birle** – How does this relate to Valley Road? I have not had a chance to get over there. Is the addition facing Valley Road? How far is it off the road?

**Mr. Werner** – I can tell you that you cannot see it.

**Ms. Richardson** – It is situated on a landform [above Valley Road]. There is an intentional swale below, and a tiny bridge that you must access. There is a screen of vegetation limiting street visibility. There are similar stone facades on every house immediately adjacent to it [this property].

**Ms. Edwards** – I would also like to add that the house sits at a 45-degree angle to Valley Road. This could not necessarily be considered an addition. There is no possible way to pass from the 1<sup>st</sup> floor to the 2<sup>nd</sup> floor in an enclosed space in the existing house. When we talk about this “addition,” the only thing that we are adding is an enclosed stairway on the front of the house to have an interior stair, to have a finished bottom level connect to the upper level.

**Mr. Schwarz** – There is a site plan. They do have a plat.

**Mr. Zehmer** – On the gable ends of the house, I guess there is maybe an attic space. There are 2 small windows up at either end. Are you planning to replace those as well?

**Ms. Edwards** – Yes, these should be replaced. The insulation will be added at the framing, at the attic level. We are going to be insulating at those rafters and not at the roof level. They could remain in place as original windows because we will not meet the envelope to be secured at that level. We will be replacing those attic windows as well.

**Mr. Zehmer** – You would like to replace them. It is in the documents where one note said something about removing the chimney. Another note said something about repairing the chimney and capping it. What is your intention?

**Ms. Edwards** – We will be repairing the chimney and capping it.

**Mr. Rosenthal** – Is there a driveway or way to get to this building?

**Ms. Edwards** – Yes. There is a gravel driveway across a concrete bridge and then a gravel driveway.

**Mr. Rosenthal** – What are your plans for the roof?

**Ms. Edwards** – It will be an asphalt shingle roof.

**Mr. Schwarz** – Our staff report recommends that we put a condition on here that you replace the metal roof with a metal roof per our Guidelines. Is that doable? It is a big question. We are going to get to that at some point tonight.

**Ms. Edwards** – Anything is doable. I guess that I would ask my contractor if he would like to chime in.

**Mr. Zehmer** – We have Design Guidelines that you are hoping to meet. What you are applying to do and what you would like to do. Not everything that you are applying to do meets our Guidelines. That is why we are asking about that in particular. One of our Guidelines says to avoid replacing a standing seam metal with asphalt shingles. More than likely, we are going to recommend or maybe put a condition on the motion that you use a metal roof. That is why the question came up.

**Mr. Schwarz** – Is it just the budget? Is there another reason an asphalt shingle roof would be preferable for you?

**Ms. Edwards** – Originally, the roof was standing seam. The budget for renovating this house came in more than the cost of purchasing the house. I have been looking for ways to reduce costs for the renovation because it exceeded the original budget. That was the original intention of switching to an asphalt shingle roof. The original intention of the design was to go to standing seam.

**Mr. Zehmer** – What is the condition of the roof? Is it leaking? Could it just be painted?

**Ms. Edwards** – It is leaking. If anybody has driven by this house, it is in the worst condition possible, not even viable for human occupancy right now. There were so many break-ins that the previous owner put in a brand-new security system because so many people were breaking in and squatting in this house.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Rosenthal** – I would like to see the roof go back as a metal roof.

**Mr. Schwarz** – Mr. Werner, I feel that there have been some cases where we have allowed asphalt to replace metal. I cannot remember if we did that anywhere.

**Mr. Werner** – It is a preference recommendation in the Guidelines.

**Mr. Schwarz** – I just wonder about precedent.

**Mr. Werner** – We have allowed some changes. We allowed one house where they removed the slate and put on metal so they could do solar panels. As someone in an 1884 house facing a new roof, I am not going to replace it with asphalt. I wish I could. It is not an unusual question that we will be seeing. We know what the roof was. There is a valid argument there that this one needs to be replaced. If anyone were to restore it later, you could certainly return it. Installing asphalt shingles does not negate that possibility. My preference would be yes, it be metal.

**Mr. Schwarz** – Where I am struggling with this one is how precious is it? It is an outbuilding for a more important house on JPA. Is that house on JPA contributing? It is contributing. They are doing a lot of work that is a little less than reversible. They are lowering the sills on the stone windows or the windows set in stone. They are building that bump out with matching stone and some of the salvage stone. If this was a more visible house and maybe a more important contributing structure in one of our districts, some of these things would cause me more concern. As it is, I feel the real form of the house is staying the same. There is still going to be the knowledge that there was an outbuilding right here. I am okay with what is being presented. I am leaning towards being okay with the roof because it is an outbuilding and it is not visible from the street. I have a couple comments on the staff recommendations. One of the recommendations was that with the windows that are in the stucco wall, you said that you want them to be flush or slightly proud from the stucco. The existing windows are recessed. That does not make sense to me push them out.

**Mr. Werner** – We were looking at the photographs. When the windows were there, if it is reduced into the opening such that it could be done that way without producing whatever that return must be, I did not know if they must widen those or change them. Maybe I should have said on the front where they are making a wider window. You can say to have it inset. They then must do a return at the edge. That is fine.

**Mr. Schwarz** – It looks like the existing details do a stucco return around all those windows. Just make it consistent.

**Mr. Werner** – I have no problem with that. I just wanted to make sure.

**Mr. Schwarz** – The idea of retaining the garage door on site seems great. It is going to disappear. It is easier to do that when it is a big commercial building. Those are the conditions that I would drop. I would be okay with the rest of the application.

**Mr. Zehmer** – I think that the doors are neat and honorific of the fact that it was a garage. I was wondering if they couldn't be restored. Restored is probably not the right word but cleaned up, repainted, and maybe just hung on the wall inside somewhere like it is artwork. In that way, they stay with the house. I tend to agree with your general assessment. I thought that the staff put it well in saying the former garage dependency was never intended as a primary residence, nor was the building given a significant position on the landscape or improved access to the street. It is essentially a secondary structure or utilitarian outbuilding. That is how we should view this in a broader scheme. I tend to agree with Mr. Rosenthal on the roof. At the same time, if allowing an asphalt shingle roof helps this building be preserved, maybe take that win. With the casement windows,

looking at the historic photo in the staff report and knowing that we have metal casements in the basement level, I think it is safe to assume. I think the historic photo shows a casement window for the upper level. The Pella Lifestyle Windows that you are specking have a divided light option. Personally, I would like to see that. You can still achieve a casement opening but honor the original appearance of the historic windows while still maintaining your energy standards, I understand the reasoning for enlarging the basement windows. I am not going to push back on that. The wide-open window looks like a hole in the wall.

**Mr. Schwarz** – My only hesitation is that we don't know what was there. With the windows in the front, they are going to be bigger.

**Mr. Zehmer** – We do know it is there. There is one historic photo. It was not shown tonight but it was in our packet. I don't know what this elevation is. It shows the side door. It is that window beside it. You can see that it is a casement window. I would also prefer it if they could restore and retain that entrance door, the personnel door to the 2<sup>nd</sup> floor. I did not know if there was a strong reason for replacing that. I am not opposed to having the divided light for the Pella replacement windows. I have a follow-up question about the replacement for the main door at the entry.

**Ms. Edwards** – Am I hearing that you have a question on why I am replacing the original door?

**Mr. Schwarz** – Mr. Zehmer, you are asking about the side door.

**Mr. Zehmer** – I am asking about the 2<sup>nd</sup> floor door that goes to the kitchen.

**Ms. Edwards** – I was intending to have a secure envelope for the whole house. Since I was replacing every opening, I wanted to ensure that the envelope was sealed and energy efficient, so I was replacing all the openings at that point. It is not original.

**Mr. Zehmer** – It was hard to tell because there is a storm door. If it is not original, I am not going to argue for it. It would be nice to confirm. What do you think about trying to somehow store the garage doors on site or using them as artwork? They are a unique feature to this house and speak to its original function.

**Ms. Edwards** – I could investigate reusing work. I talked to a contractor about reusing them as doors. They would have to be significantly rebuilt to be rodent resistant and have the proper sealing as part of the envelope. I could consider using them as something on the interior.

**Mr. Zehmer** – That is the spirit of it in keeping them with the house instead of throwing them in the dumpster if that is possible. It does not necessarily need to be a functioning door. You could get creative with a barn door style with a sliding rail if you wanted to.

**Mr. Timmerman** – Why didn't the protruding part come down to the ground? It looks like you have some brackets underneath there.

**Ms. Edwards** – Those were added for structural support. I wanted to keep the base with the stone consistent band across the bottom. I felt it would go to the ground. It would not read as well in the elevation. If there is opposition to that, we could bring it fully to the ground. In my opinion, stone is a more robust material to interact with the ground. I wanted to have that separation.

**Mr. Timmerman** – That is great. What inspired you to design it this way? I don't know if you did the design. It is worthwhile noting that. There is an intention to it. That is a good intention. It is worthwhile to mention that he tried to do things to try to reinforce the nature of the house. Mr. Zehmer suggested trying to keep some

of the items on site. Why are there 2 roofs above the part that is protruding out? There are the gable roof and the flat part above the bay.

**Ms. Edwards** – That was an intent to bring some of the standing seam previous roof to visible. When you look at the photos and the existing standing seam, you cannot see the standing seam from the road. In the photos when you go to the rear yard, you are on the top of the hill. That is when you see the standing seam. 90 percent of the time you never see the roof from the ground level. The intent of having the gable and standing seam was to maintain that homage to the existing standing seam. The gabled roof was more of a simplification of the structural system needed for the addition.

**Mr. Timmerman** – My thoughts are the same as Mr. Schwarz. I do not feel like this building is significant enough to make you foot a bill that is \$50,000 more than the roof is going to cost you. For me, it is just a matter of preference that you are intentional and how you treat the house. The only suggestion that I might offer is that the house is simple. Try to maintain simplicity. I found that the bay is at that 3-sided thing is not necessarily from a design standpoint in keeping with the general proportion and detailing of the house. The double roof feels a little busy to me as well. I appreciate your intention and nodding to the standing metal seam. I am willing to approve it. The brackets feel funny being inset the way they are. These are minor details for conversation.

**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 addition and alterations 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:**

- **A recommendation, not a requirement, that the garage doors be kept on-site and be reused in some way [perhaps decoratively, or however possible].**
- **That window and door trim that is on the stucco be treated consistently, [whether its installed recessed, flush or slightly proud]; windows in the stone wall should be recessed.**
- **The new gutters should be half round.**
- **The existing chimney should be retained.**
- **The recommendation that all replacement windows in the house should have divided lights, excluding the hopper window on the west elevation, and applied grills with an internal spacer bar.**

**Second by Mr. Bailey. Motion passes 6-0 with one abstention (Mr. Rosenthal).**

### **3. Certificate of Appropriateness Application**

BAR # HST26-0007

707-709 West Main Street; TMP 320156000

West Main Street ADC District

Owner: Starr Hill Properties, LLC

Applicant: Cliff Fox

Project: Seasonal vestibule

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

**Mr. Timmerman** – Is this the first year it has been put up?

**Mr. Werner** – No.

**Mr. Timmerman** – Has it been up permanently since it was put up? Has it been taken down during the summer?

**Mr. Schwarz** – It has been up consistently for about 15 months now.

**Mr. Rosenthal** – If I remember correctly, this area out in the sidewalk is city property?

**Mr. Werner** – I don't know exactly where the city property line starts. You can assume it is close to the front wall.

**Mr. Rosenthal** – I think we discussed about handicapped access.

**Mr. Werner** – I asked when Mr. Fox contacted me initially about it. There is no code issue. I had wondered if there was a code issue with a door opening out into the sidewalk. There wasn't a code issue. Apparently, the restaurant did this in response to some concerns that were expressed to them. This was not something they were required to do. A door could not go in because of the ramp part. This is another question we must resolve, and we would look at it in the policy. Is that ADA accessible? I don't know. That would have to be something that we would incorporate into that. You are looking at it relative to whether this is compatible or incompatible with the architecture and character of that building. We will address the ADA and building code issues.

**Mr. Timmerman** – In the summertime, they take the blanket down?

**Mr. Werner** – We would remove the entire thing. That is the original piece on the recommendation. If someone wished to do this permanently, my recommendation would be to work with a glazing company and to fabricate an extension of the storefront that respected what is there. That could be installed permanently. What you see there were not intended to be permanent installations. It would not last, and I would not recommend approval.

**Mr. Timmerman** – How did they use it in the summertime? Did they just take the blanket down and keep the plexiglass panel on the side?

**Mr. Schwarz** – I think there was a moment where it was not there. The applicant is here.

**Mr. Zehmer** – I want to ask the applicant to come up and speak to us. I did not see their application. I just saw the staff report.

**Mr. Werner** – It should be attached. There are some photographs that we augmented with some information we had.

**Mr. Zehmer** – I want to be clear on what they are submitting.

**Mr. Werner** – They are submitting that image right there. There is no question about it being a seasonal temporary vestibule. Whether they intend to reinstall the door or retain that fabric opening, it is unclear. I am assuming that is what they want in there. That is the door as installed. I would be fine with that. I would prefer that. That is what is there now.

**Mr. Zehmer** – Even with the door, it did not get approved.

**Ms. Tabony** – I have a question about your recommendation to approve it until April 1<sup>st</sup>. If we approve it now, that does not imply that it would be able to be reinstalled at any point.

**Mr. Werner** – No. Every application is viewed independently. You certainly can state that. You could say in any motion that under the circumstances. What we are trying to do is to recognize this is a zoning violation. I am trying to find a solution that works for the applicant and works for us. As I had told the property manager a year or two ago, this is something that we would entertain. We could consider it. I don't want to slam the door on it, but only as a temporary item. You can see the air curtain that was installed. You all may have an opinion of that. There has not been any application for that. I would have no problem if you wished to address that in the motion. I am assuming that this current arrangement is what they are requesting a CoA for with the understanding that it might have the door reinstalled. I don't see how that would happen in the next month or why they would do that.

**Mr. Rosenthal** – Do we need an end date so that it starts again on October 1<sup>st</sup>?

**Mr. Werner** – No. Anything new would be a new CoA request and would come to you.

**Mr. Zehmer** – They never brought it to us.

**Mr. Werner** – You have done that before. You have approved things. The only thing in our Guidelines that you currently approve formally are temporary and seasonal tents. You have applied timelines and conditions to other things. I am just trying to bridge the zoning violation and resolve that by getting CoA. If they get a CoA, they have resolved the zoning violation. The CoA also stipulates that it gets removed. If they want to reinstall it, it will come back.

**Mr. Zehmer** – I am curious about the potential building code violations. That is not our purview.

**Mr. Werner** – My understanding is that there are none other than whether this required a building permit or not, I don't know. I was told that the building code official said that the door can open out. We do have buildings where the doors open out. As far as that thing being accessible, I don't know.

**Cliff Fox, Applicant** – I am the property manager for most of that strip. The CoA application was produced in a rush to make this meeting deadline. The goal is to come up with a curative solution that as feasible honors the historic character of the property. If you look at 707 through 711, that has been attempted over the past decade. What we are trying to achieve is a seasonal temporary vestibule that can be installed and maintained. I understand that we might have to come back for another permit annually from October 1<sup>st</sup> through March 31<sup>st</sup>. It relieves a hardship for the restaurant seating it knocks. Staff had recommended an interior solution, which knocked out 8 seats, which translates into a huge sum of lost revenue each month. We are trying to accommodate the tenants' needs while respecting the building. The tenant was instructed to make the application in 2024. That did not happen. This is a remedial process to get us current. They replaced the door with the flexible magnetic opening thing this past October. The property owners would like a solution that was completely removed from April through September depending on whether a viable temporary installation for the cold weather season.

**Mr. Werner** – When I spoke with them 2 years ago about a permanent solution, I had suggested that an interior vestibule could be constructed with a 3x3 small-framed wall. The idea of building something permanent, they could do it if the inside won't work. My suggestion was something on the outside could be pursued. It would have to be something designed and working with a professional company to extend the storefront.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## QUESTIONS FROM THE BOARD

**Mr. Birle** – The door that we see in image 5, it was installed with a door at one point. That door was removed.

**Mr. Fox** – Yes. They installed this with the opening door. I thought that this was a remedial solution that the tenant came up with and dealt with building codes and fire department. I thought that they had complied with making an application. That door is still there. It is in the basement. That door could be reinstalled.

**Mr. Birle** – Was there a reason why it was removed?

**Mr. Fox** – It was perceived from the comments we got from the city. That was the tenant's interpretation. The opening door was a fire code issue or a building code issue because it opened out across the sidewalk. I think that was a question that came up early on.

**Mr. Birle** – This is basically a curtain that you pull aside and walk in.

**Mr. Fox** – That is correct.

**Mr. Zehmer** – You are the property manager, but you mentioned the building owner. Does the whole building have a single owner?

**Mr. Fox** – Yes.

**Mr. Zehmer** – I heard you say that they wanted a more permanent solution? Would they prefer a solution that is seasonal?

**Mr. Fox** – They want the tenant to do what they are supposed to have done. We want a permanent solution, which is either a seasonal or permanent solution that meets the code.

**Mr. Zehmer** – I could potentially see a way forward. As much as the recessed opening is part of the historic form of the building, possibly a more successful approach to this would be to have a storefront across the entire thing. To each of those, is it 2 or 3 entrances across there and provide a uniform vestibule for all of those instead of this telephone booth right there? I think that is to be discussed in a future submission.

**Ms. Tabony** – I have a question about our role tonight. Because it already exists, we cannot say that we want to modify it in such a way. It is whether we are either approving it or denying it. If we deny it, are we discussing how we would modify it to make an approval? Is that for another date?

**Mr. Zehmer** – I would rather save that for another date personally. I know where I stand on this.

**Mr. Werner** – There is the give & take of this. We are not trying to draw too bold of a line. Mr. Fox could say that they want the option of keeping this up for the number of weeks or putting the door back up for a period of x-weeks. The only caveat I would say to that is I don't know if either of these, whether the door or this fabric opening, whether there are code issues relative to ADA or building code. I don't know. I just want to be clear. Even if you all say that you love this thing and it can stay up, the reality is that the building code or fire department might tell me something else. The timeline for it is you can certainly modify that. This is not the result because the applicant has stated that this is a seasonal, temporary installation. That means at some point in time it is removed, you can determine when that is. You can be flexible here. This is about finding a solution.

**Mr. Bailey** – What we could do is simply say that this must be removed by April 1<sup>st</sup>. If you ever want to put it up again, come back and ask about it.

**Mr. Werner** – That is my recommendation. With that, not part of the CoA, is you all instructing. It helps when it comes from you. Ms. Richardson and I can say that we were asked by the BAR to do the following. It goes to the top of the list. You may say that you are fine. The current provisions for temporary, seasonal tents cover this. That is a possibility.

**Mr. Birle** – I would agree with Mr. Bailey’s assessment if that were a strategy that we can take. We can come back and say ‘you can’t put a curtain. It must be something better than that.’

**Mr. Timmerman** – It is hard to react to something that we don’t know what it is going to be. I don’t think this is acceptable for one of our main streets. I would certainly recommend putting a timeline on it but doing it in a way that is feasible for the restaurant.

**Mr. Schwarz** – I think that it would be useful to discuss what is and is not acceptable. If they come back in September with this and we say it is fine to put it back up, we are running into an issue where they are potentially damaging the existing wall by taking this down, putting it back up in September because it is currently fastened into the storefront and the wall. It might be worthwhile having a conversation about what would be acceptable.

**Mr. Rosenthal** – I feel that we want to accommodate this tenant. The restaurant is a benefit to our community. I want to commend the chef for his honors that he has recently received. We will want to work and make sure that the seating is available inside and we come up with a good design that will benefit that street and the restaurant.

**Mr. Timmerman** – Whoever procured this, is the intention for it to be an impermanent structure? Is it something that is meant to be put up and taken down during the summer season?

**Orhun Dikmen, Owner** – Last year, we applied. It was denied because the door was blocking the sidewalk. We removed the door. I thought that was the issue to not approve it. In the summer, I don’t need the door. I asked my next-door neighbor if it was blocking. They said it was okay. Winter came and we put up the curtain. I know it is maybe not the best design, but you recommend it. It was temporary. Maybe after your approval or not, I would like to work on a better design or take it off. I have the violation right now.

**Mr. Timmerman** – I guess you sourced it. You found this item. Did you buy it?

**Mr. Dikmen** – Yes, I installed that. The first company put in the vestibule. We removed the door after the BAR decision last year. It was because it was blocking the sidewalk. We realized that it should not be on that side. It should be the other side. It was going to block the other side. The BAR recommended putting the vestibule inside. With that plan, I am losing 3 tables. That means less profit monthly and yearly. The solution was to remove the door, not block the sidewalk. I have an open mind to have a better curtain. That is not the only solution. We tried that. I am okay to buy the new one. In the wintertime, it is in the entire room, and it is cold.

**Mr. Timmerman** – When you did your research on this, was it sold like an impermanent or a temporary structure? Is there something about the way you put this thing up that allows you to take it down and then put it back up? Is it more you screw it to the side?

**Mr. Dikmen** – It is with the screw. I agree with Mr. Schwarz. It is going to be the screw issue after several times, maybe not in the second time. My purpose is the seasonal solution. That is why I apply for the seasonal. If the BAR says that I can keep it on the side, I will keep it and remove the door or curtain for the summer. That even helps sometimes in the summer. It is windy there and it helps with my entrance.

**Mr. Fox** – The air curtain is an artifact from the prior tenant. We are happy to get rid of that.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – I will start with a technical comment. I hate to disagree with our code official. There is a section in the code, 3302.2. It forbids doors and windows from projecting or opening into the public right-of-way. I only complained to you, Mr. Werner. I was never complaining to you guys or the city. I was smacked in the face by that door when it was first installed. I know you guys think it looks better. It is a wide door. It is wider than 3 feet. It swings way over the sidewalk all the way to where the tree pit is. People walk out of the restaurant. If you are not paying attention, you get smacked.

**Mr. Werner** – I told Mr. Fox that when we first talked about it. I said that is probably the bigger headache. Even if the code official had said that they had no problem with it, I said that the first person you hit, it is going to be a PR nightmare. I want to emphasize that again. I don't know if this would come from the code official and certainly from any ADA review if necessary. I want to stay away from that and make sure that we are clear that even if you all love this thing, if the life-safety people tell me it is a problem, it is a problem.

**Mr. Zehmer** – I want to help frame this. I will try and take some notes about what we talk about. I agree with Mr. Schwarz. If we can give any constructive feedback to the applicant, so that when they come back, they are not just starting from scratch. That is a bonus. It will help us out too in the long run. I want to echo Mr. Rosenthal's sentiments. We do want to support our businesses up and down Main Street and make sure that they are as successful as they can be. That is what keeps the city thriving and keeps people using our historic buildings. We appreciate that. I would prefer for us to approve this until April 1<sup>st</sup> as recommended in the staff report. Ask that it be taken down and ask that you bring us a formal CoA application with a real design so we can do our thing and get into it and get something approved for you so that you have your plan moving forward. I would be willing to support either a permanent solution or a temporary seasonal solution. It does need to be well thought out and designed. Taking screws out of the same hole repeatedly is going to wallow that hole out. It won't hold anymore. Possibly a track system that this thing can clip into and has toggles or something that would make it easier to remove and reinstall each year or each season would make sense. I wonder whether something would go across this whole opening. I am grappling with that one a little bit. I recognize that it is a historic step-in to the building entrances. Maybe that makes this feel like less of a one-off. You could have a better overall design there. With the air curtain, if you could take it down, that would be great. It does block the transom window over the door.

**Mr. Birle** – I would generally agree. I would also encourage you to come up with a permanent solution for this. Get a design professional to help you come up with a solution. It is an issue in the summertime too with air conditioning. You then don't have to worry about it.

**Mr. Bailey** – Would that be something that the owner of the property should probably do as opposed to the renter?

**Mr. Zehmer** – I think so. That is why I asked that question about whether the whole building had a single owner. This feature would then benefit their multiple tenants. Something we would look for is maybe holding the face of this thing back maybe an inch or two from the original storefront plane. It is something we often do when you are adding on to a historic building. It gives a sense of that original opening. When you are talking to a designer, that is something you might mention.

**Mr. Werner** – You are correct. We have talked to Mr. Fox about the vestibule that was approved at the Jefferson Theater, which is deep inside that. That was for privacy. It was a full glass wall and opening. I am thinking about the courthouse and the vestibule area there that they are enclosing in glass. There is precedent for doing that. That idea of distinguishing it between the historic storefront. We are talking about the length of that storefront. I have 2 or 3 doors there between those more formal storefronts.

**Mr. Bailey** – Would the door in that case still open out though?

**Mr. Werner** – That would not be my call.

**Mr. Schwarz** – ADA is another thing. It is not our purview. I do wonder how that is going to turn out if this ends up coming up for a building permit. Speaking of the storefront, I know there is some disagreement in the staff report. I am certain that this storefront is original. I think it is bronze. The staff report says it is copper. It is patinaed too dark to be copper with at least the few pieces that are still not painted.

**Mr. Werner** – The glass was replaced but the metal was not.

**Mr. Schwarz** – It matches what is happening on the adjacent building. Whatever they come up with, I hope that it is something that does not destroy that storefront every time it attaches to it. Although it is original, I think it is still in decent shape. It has some places where there are still some holes. It looks like it is thin. You could easily damage it. That would be my 1 caution. If we are having them remove and replace something constantly, it is that they do that without damaging it.

**Mr. Zehmer** – That is why I was suggesting some kind of track system. You would only screw into it once.

**Mr. Schwarz** – What they have, we don't want to see that again. I am not sure how you do it better than what they have. I cannot think of any other solution. It is not the most attractive thing. I cannot think of anything that would be lighter unless you did some structural glass thing like at The Jefferson. You still have a curtain on the front. At Public, they have a different situation. They have their own alcove for their door. They have strung a heavy curtain across that. That shows up every winter. It seems to be functional and does not cause a problem. Is this the specific curtain that they have? Is that something that we have a problem with? If they came back with this same thing, what would we do in August or September?

**Ms. Tabony** – I am so glad that Smyrna has a restaurant on Main Street. I want you all to succeed. Whatever we suggest is in the spirit of wanting to help you. I would say materiality is a big one for me. I think Mr. Zehmer's comment about pushing it back a few inches would be helpful. There is a jog on the top where the top of the glass meets the ceiling. If you moved it back to that point of the jog, that would be enough for me to move it beyond the trim detail of that front façade. On one hand, the kind of galvanized aluminum is a little jarring next to the bronze. I don't have a huge problem with it, maybe something of a darker color would blend a little bit better. A curtain could be nice there. There is something about the kind of continuation of that glass façade that I find confusing. It is like the existing glass. It looks like a shower curtain. It feels inappropriate. If that was a nice, heavy fabric material that, if it pushes back, you would get the same kind of rain damage there. Some kind of weatherproof material that will not fade too much in the sun. It is a tricky spot. A fabric solution would be better than the shower curtain.

**Mr. Timmerman** – Those are all good points. It leads to the issue of creating guidelines for these things that are hard to do. It is the reason why you need to come back and submit for a design. We have a chance to provide these kinds of solutions. It is place specific. That is why it is difficult for me to say yes to this and no to that.

**Mr. Rosenthal** – I will support letting you keep this until April 1<sup>st</sup> and then ask you to come back with designs. You can decide whether you want something permanent or something seasonal. You have heard some thoughts from the BAR about those designs. It is fine to talk with staff, get a little bit further stuff, and come back to us with your designs. We can then work with you to get this done in a timely manner before it gets cold again.

**Mr. Timmerman** – I have a question about April 1<sup>st</sup>. Does that work for your business? Is that going to impinge on your business? I can't think of how cold it is on April 1<sup>st</sup> versus April 15<sup>th</sup>. I am willing to make that date flexible to make sure that you don't lose any kind of business.

**Mr. Dikmen** – It sounds good to me. I just want to make sure your point on the design with the curtain. The design looks good on this place or just the curtain.

**Ms. Tabony** – If this was my project, I would consider doing a curtain the full length unless there is a reason you need the light coming in from the south.

**Mr. Dikmen** – That is not the reason for the curtain. I bought many heavy curtains because it is windy. It blows everywhere. It was not helpful. It was my experience. The idea was coming from the public. This is the only magnet that keeps it straight. It is not easy to open. I am happy to remove the curtain if the best side of the vestibule stays there. Even that is going to be helpful if the wind is coming from one direction. I can put a better curtain on top of the door. At that point, I would not need any door or curtain over there. I can find many curtains that would hopefully be the best. I will try to do that. If you are not okay with many curtains, I am okay not to do anything.

**Mr. Timmerman** – I don't want to speak for you. One of your ideas was that the point of the curtain is that it is a different material than the beautiful glass façade that is existing. Our point is that we want to be sure that as much as we can, we support moves that preserve that, that accentuate that. One idea that came up here is that a curtain is a different material set in. It allows that beautiful façade to remain. It keeps people's attention on it. It provides you with an opportunity to shield in a certain way the wind and cold weather. The discussion about whether the left-hand panel is appropriate, you need to think about it comprehensively. It would be a good idea to maybe get with a designer and come up with a creative solution that is holistic in that temporary little spot. It also should be something that works with the greater whole, the beautiful existing façade.

**Mr. Werner** – You are now entertaining ideas of what might be considered acceptable at a later date.

**Mr. Zehmer** – There is support to suggest that this be removed April 1<sup>st</sup>. If we want to discuss a later date. I am happy to entertain that. My understanding is that this gets removed in its entirety. It is not just the curtain. The wall needs to come down. The transom over the curtain needs to come down. The frame needs to come down. We will then see the new design.

**Motion – Mr. Zehmer – 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 seasonal vestibule at 707-709 West Main Street, as currently installed, satisfies 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 with the following conditions:

- By April 1, 2026, the vestibule, in its entirety, be removed and impacts of its installation be repaired.
- Any future vestibule be brought to the BAR for a new Certificate of Appropriateness application.

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

#### **4. Certificate of Appropriateness Application**

BAR # HST26-0009

208 3rd Street NE; TMP 330215100

Downtown ADC District

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

Applicant: Jennifer Batchelder, Glickman Design Studio

Project: Window replacements and exterior modifications

**Jeff Werner, Staff Report** – CoA for replacement windows, new windows within entry alcove, and other alterations at the front façade.

**Mr. Zehmer** – The history said that there was a renovation in 1968. Do we have any photos before or after that?

**Ms. Richardson** – We [NDS] do not have any photos from that renovation.

**Mr. Rosenthal** – Are they taking out these 25 panes on each side because they are energy inefficient?

**Jennifer Glickman, Applicant** – The purpose and the intent of the future use is to be an interior design studio and a retail space for homewares. I am an interior designer. The purpose of opening up the 2 front windows is to display items that I will be selling.

#### **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

#### **QUESTIONS FROM THE BOARD**

**Mr. Schwarz** – Staff had mentioned the trash receptacles. Did that fence finally fall? Is that even on your property?

**Ms. Glickman** – No. I did have a survey conducted. I do not own any property outside of the actual footprint of the building.

**Mr. Zehmer** – Any objection to removing abandoned wiring or conduit on the building?

**Ms. Glickman** – No. There is also some unsavory graffiti on one side that we plan to clean up as well.

**Mr. Zehmer** – You are welcome to do that without our approval.

**Ms. Glickman** – The intent is to make this a charming destination. We don't have parking. I want to make this feel warm and welcoming so that people want to come visit. However, I can improve the appeal of the exterior of the building while maintaining historical integrity as the goal.

**Mr. Timmerman** – You have one paint color selected for the entire front. It looks like the doors are a little lighter. Maybe that is the rendering.

**Ms. Glickman** – It is just the rendering. It is a simple color.

**Mr. Werner** – On paint color, that is something staff can approve. Ms. Glickman came in this fall and wanted to change the colors. I would look at it and weigh it. I used to be adamantly against that sort of color palette up to 5 or 6 years ago. Robert Watkins shared with me an image from Williamsburg. He said, ‘you don’t like this.’ In Williamsburg, this is very much a common color palette. I had to yield on that. I would also yield to you all if you feel strongly.

**Mr. Rosenthal** – What is the tile that you are proposing for the entranceway?

**Ms. Glickman** – I have been working with Sarisand Tile on appropriate materials that would withstand weather but most of all the salt. The salt has eroded the brick below the wood portion of the façade. We have been repointing that. You can see through some of the former mortar locations into the interior of the building. We are working with Sarisand Tile to look at some natural stone materials. They would be mosaic in size, smaller in size to prevent slippage.

**Mr. Rosenthal** – Is going to be neutral as shown here.

**Ms. Glickman** – I have not yet presented that but would explore a traditional pattern, maybe a border around the offset of the interior of the perimeter. I could present an actual rendering.

**Mr. Werner** – That is something I am comfortable looking at.

**Mr. Timmerman** – Do you think you are going to put a sign up somewhere?

**Ms. Glickman** – I was not sure if I submit that separately to a separate person. The hope was potentially 2 locations. One is above the door on the wood portion of the façade, like the historic image previously shown and potentially etched onto the glass. It would maybe be white or gold.

**Mr. Rosenthal** – Is there a flat roof on this?

**Ms. Glickman** – There is a flat roof. It is recessed below the front façade.

**Mr. Rosenthal** – Is your HVAC up on the roof?

**Mr. Glickman** – The HVAC is on the roof. We are planning to remove the current defunct HVAC unit that is there and replace it with a working new HVAC unit.

**Mr. Rosenthal** – I think our regulations say that needs to be screened.

**Mr. Werner** – That is something we will take care of. The new ordinance requires that on the rooftop. With a parapet wall like that, it is likely not an issue.

**Mr. Zehmer** – If you currently cannot see the unit from the street but you could see the screening, I would recommend not doing the screening.

**Ms. Glickman** – Our new HVAC unit will be much smaller than the current one. My contractor said that the current HVAC unit that is sitting on the roof is above and beyond what is needed for that space.

**Ms. Tabony** – I was wondering if you could take us through your decision to get rid of the divided lights? Explain to us why that is bad for your business.

**Ms. Glickman** – I hope to bring my clients into this space but also welcome people who happen to be walking around the Downtown Mall on a nice afternoon. On the interior of the space on both the left and right side, we are building platforms. On top of the platforms, I will have vignettes of furniture, decorative objects, and things like that, just welcoming warm scenes to draw people inside. Having the muttons as they are today block a lot of that view. The hope is to open that up and draw your eyes inside and welcome people in.

**Mr. Schwarz** – If you push lightly on that window, it is mobile?

**Ms. Glickman** – Yes. We are replacing the glass.

**Mr. Schwarz** – Getting rid of those muttons and everything, it would be much more stable. It is falling apart.

**Ms. Glickman** – A lot of it is falling apart. We would also replace the doors. The door on the left is broken.

**Mr. Zehmer** – Is that in the application?

**Ms. Glickman** – It is not. It could have been something that we needed to figure out afterwards.

**Mr. Zehmer** – Are you planning to replace both doors?

**Ms. Glickman** – Yes. Both doors are a matching set.

**Mr. Zehmer** – You would replace both doors.

**Ms. Glickman** – Yes. The structural integrity of the doors has been compromised. They have been kicked in.

**Mr. Zehmer** – Where I was going was if you are going to replace both doors anyways, would you consider replacing them back to the original design?

**Ms. Glickman** – Yes, something very similar with glass above. One of the thoughts was to keep the mail slot at its current location so that it is usable for the mail person.

**Mr. Zehmer** – There is a photo that is called Shapiro Office in August 1974 which I would venture to guess are maybe the original doors. It basically has a single panel in the lower portion of the door still glazed above. They are slightly different. They are handsome.

**Mr. Birle** – That is a door you can get easily made to look like that.

**Mr. Zehmer** – If you are planning to replace them anyways, why not go back to the historic door?

**Ms. Glickman** – We can do that.

**Mr. Birle** – Are you going to be using insulated glass?

**Ms. Glickman** – Yes, we will be using insulated glass.

**Mr. Birle** – We do have a requirement that there are spacer bars that it is an SDL

**Mr. Werner** – If it is an applied grill, there should be and must be a spacer bar.

**Mr. Birle** – These are not going to be true divided lights.

**Ms. Richardson** – There are specs that I printed that are there today. I have made a copy for everyone.

**Mr. Werner** – The important thing with the large sash is that this is a true storefront. This is where that clear glass specification becomes important. We want visible light. It is not a mirror. It is high VLT. It is clear glass. It is for a storefront. When people are walking outside, they are not looking in a mirror. They are seeing through the glass with that higher VLT. As a matter of guidance, we have established 70 percent VLT as clear glass. There is some flexibility in that. If you could ask Marvin what the VLT on is that.

**Ms. Glickman** – We want it to be as transparent as possible because those are the 2 main windows in the whole space. They really bring the main natural light in through the space.

**Mr. Birle** – This cut sheet has 8 lights on the transom of the big windows whereas with the renderings we only see 4.

**Ms. Glickman** – We were looking at both. We are open to both options. We have explored many renderings and are open to both options.

**Mr. Rosenthal** – Do you have a preference?

**Ms. Glickman** – The one in the cut sheet, the 8 lights.

**Mr. Birle** – It is going to be closer to the transom above the doors.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Zehmer** – Did anybody have thoughts or objections on the proposed 2 new windows on the sidewalls of the alcove?

**Ms. Tabony** – Conceptually, it is a good idea. I am looking at the rendering and your cut sheet. I am seeing 2 different situations. In the rendering, I am seeing the bottom bar of the divided light portion higher. It would be helpful to see elevations of this straight-on or hear your intention. Are those windows supposed to be the same height with the same transom top being the same dimension? It would be better if they matched. In this version, you see how the bottom of the divided light portion is higher than the sidewall. It would be helpful to see elevations of this straight on or hear your intention. Are those windows supposed to be the same height with the same transom top being the same dimension? I think it would be better if they matched. In this version, you see how the bottom of the divided light portion is higher than the sidewall? That is different than the door. If we could have some consistency, that would be great.

**Ms. Glickman** – It is better reflected in the cut sheets that those lines will be consistent. We were testing out an AI rendering in this instance. It is not as successful as we hoped

**Mr. Birle** – I think to have a dotted line that is the top of the door that just tracks would probably be the cleanest.

**Mr. Werner** – What is currently in the transom is the 6 lights, which are in the old photograph. Is the intent to change? I thought that the transom was staying the same.

**Mr. Birle** – It is. There is a note that says no change to transom window. That line might be too low on the front.

**Mr. Schwarz** – I don't think it needs to match up with the door transom.

**Ms. Tabony** – It also looks like your cut sheet says the windows are coconut cream clad sash exterior. You are showing the blue painted. Are you planning to paint the cladding?

**Ms. Glickman** – We are. They are paintable.

**Mr. Zehmer** – I can get behind some of this proposal. I can get behind the tile on the floor. I can get behind the sconce lights. I can get behind the replacing of the doors with original. I can get behind the walls and the new windows in the alcove walls. I cannot get behind replacing the big windows. They are one of the major character defining features of this building along with maybe the pilasters. Other than that, there is not much else going for this building. That is where I stand. I find it hard to agree to replace what is as far as we can tell the original windows. They are kind of a storefront. Even if they have muttons break it up, they are large. You could still have your vignettes. I would not mind breaking up the color a little bit. Instead of monochromatic, maybe highlighting the pilasters or something like that would be fun.

**Mr. Bailey** – I disagree with my colleague here. Getting rid of those would be fine. Originally there was an office building. It is now going to be a storefront. The idea of displaying your wares is exactly what you need to do. This would get in the way. If you go to this original Walston company issue, they have blinds in the window. They did not intend for people to look in. This design is appropriate for what you are intending to reuse this. It is an undistinguished building. Perhaps you can improve it.

**Mr. Schwarz** – I don't think the building is precious enough to warrant preservation of the windows. They do not represent handcraft. They don't represent something that cannot be replaced. In that sense, I am okay with a replacement.

**Mr. Birle** – I agree with my colleagues on the right.

**Mr. Werner** – In the staff report, we noted that when we were looking at similar buildings, we drove down High Street. That seems to be what this is representative of those single-story small commercial buildings you see there.

**Mr. Timmerman** – I tend to agree. Form follows function in this case. It is going to be a boom for you to have a large storefront window. It would be good for you to show a true elevation. We know that it is an AI rendering. Who knows what is going to come? Is it going to be 8 panes? That stuff does tend to make a difference, those details. Whether we decide it is a good idea to align the door, the head of the door with the bottom of the window or not, we will not know until we see it as a building elevation. I would like to see that to make sure we don't miss anything, and you don't miss anything.

**Mr. Rosenthal** – At the same time, bring back from Sarisand some of your potential designs.

**Mr. Birle** – We are not asking that she reapply.

**Mr. Zehmer** – There are a couple different ways this can go. We can either vote for approval as is or with conditions. We can deny it, which does not sound like that is going to happen. You can request a deferral, which means you have your own timeline to bring it back to us, or we can request a deferral, which means you must bring it back to us within a month.

**Ms. Tabony** – I am in support of the project. It would be important to see the elevations. I am also maybe comfortable saying that if the windows are the same height and the muttons are continuous across the multiple window units, I might not need to see it again. I see on your cut sheet that the windows are different vertical sizes. Maybe that is a resubmittal to staff

**Mr. Schwarz** – I wanted to ask about that. I noticed that. I am assuming it is because the window on the bottom has a frame around it. The one on the top doesn't. Is that what is causing the difference? One of them is 78 and 5/8 inches tall and the other one 81 and 9/16 inches tall. There are about 3 inches there that is different. Is that because of an extra frame material?

**Ms. Glickman** – I believe there was a construction influence on that. I would have to defer to my contractor on why that was. I can come back to that with that response.

**Mr. Birle** – It looks like the ceiling in the alcove is a little lower than the bottom of the entablature.

**Ms. Glickman** – The goal is to align every line as much as possible.

**Mr. Birle** – I think that horizontal line of the big picture unit, which is the bottom of the transom, should wrap the corner.

**Mr. Zehmer** – What is your timeline?

**Ms. Glickman** – As soon as possible.

**Mr. Zehmer** – It is trying to gauge how much we want to see this again or we just put conditions on it.

**Mr. Rosenthal** – Do you think you could come back to us with elevations and the answers to these questions at the next meeting?

**Mr. Werner** – Something with the longest lead time is ordering these windows. If there is something that you would like to see modified, in the interest of helping the applicant, it would be great to articulate that.

**Mr. Birle** – Can we put conditions on it that you could then approve before the next meeting as soon as those conditions are met?

**Mr. Werner** – This is where I wish we had a big whiteboard. If there is some alignment that you would like to see, doodle' it for me and we all can agree on it.

**Mr. Schwarz** – I think it is the horizontal mutton.

**Mr. Birle** – This AI image is showing a big mullion in between. That is now what is happening on that side window. It is going to be a mutton.

**Mr. Werner** – What you are looking at is we have this line. We have enlarged windows. We have that spring line there at the door between the door and the transom. Is the intent to see some alignment of that?

**Mr. Zehmer** – I think the driver might be the ceiling height of the alcove. If the exterior windows are taller, you will need to drop this line down to where that ends up.

**Mr. Werner** – That line could conceivably align.

**Mr. Timmerman** – I don't think we are the designers. All I want is somebody who is going to design it and build it to show me what it is going to be. Right now, we don't know. It would behoove you to have a construction document that delineates what the windows are going to be like.

**Mr. Werner** – You are okay with replacing the 2 storefronts and with installing a window on either side of the door. The question is that we are clear with the mutton, spring line, and if the applicant can demonstrate what that alignment is, I can circulate that to you all. You seem prepared to approve the CoA. You are fine with these alterations. There is detail that you want some clarification on. I will not sign off on the building permit until the CoA and until we are comfortable with this. In the past, we have asked for some clarification that has been provided after the fact. As long as that is stated clearly in your condition and that you express which is it that you prefer as the result and instruct staff to confirm that, I don't have any problem with that responsibility.

**Scott Patton, Contractor** – The answer on the size of the windows is the original frame on the front is staying in. We are just replacing the sash. That is why the difference looks they are not the same size on the drawings. They will be the same size when you look at the lines. The lines will line up. The cell will line up. The transoms will line up on the windows. The door is completely different because it is a door. I was trying to line up the windows. In the room, you are looking at the windows. The doors are nilyte doors, like what was there originally. I think it is a 2-panel underneath because that would be a custom door. They are 10 times as much as a custom door made with a single panel underneath. With the windows, they will look at the same height inside and out. It is just that we are replacing the sash, not the window frame on the other one. They will have a bar between the SDLs. That is the standard for us. That is what makes if you are looking at the drawings look different because it is the height of the window on the inside. The front of the window slides down a little because that has a fall on the sill on the original window. The window itself is the same size. The transom is the same size.

**Mr. Werner** – Am I correct in reading this where the intent is this sill line being maintained? The top of this sash cannot be replicated here.

**Mr. Patton** – Yes it can. It is the same. We are not taking the original windowsill out. I used to do historic preservation. I knew there were going to be some issues. We duplicated the exact size and height. The width is narrower because it is fitting in the alcove. Everything else will line up. The spring line will be the same all the way around except for the door because it is a 6-8 door. It is a 15-inch light above the transom. It is going to be a different height there. When you are in each room on the interior, with those windows, everything lines up. The original windows did not line up with the door either. The light configuration of that transom is what is on those details that you have of the windows. That is the exact order. I don't remember how many lights there are.

**Motion – Mr. Rosenthal** – **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 and**

alterations at 208 3rd Street NE 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 with the following conditions:

- The applicant will work with staff to document the existing glazing, widths and profiles of the 25-light windows.
- The applicant should refer to the BAR's 2018 window policy regarding the definition of clear glass [to allow additional flexibility].
- All orphaned services lines, cables, wires or unnecessary attachments on the exterior of the building are removed.
- Staff will review and approve of tile selected for the alcove.
- Staff will be provided with an front elevation for verification [prior to any exterior alterations being done].

The motion was seconded by Mr. Bailey and passed 6-1 (Mr. Zehmer dissented).

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

##### **5. Staff questions/discussion**

- Preservation Month Events:
  - Preservation Month – May
  - 218 West Market Street Cultural Resource Assessment-met condition of CoA and will be added to the BAR archive.
  - Freeing the Fountains-Parks & Rec has a designer that will investigate and address the ADA issues.
  - Downtown Mall 50<sup>th</sup> Anniversary-Plaque to commemorate 50<sup>th</sup> Anniversary

#### **F. Adjourn**

##### **Adjournment**

The meeting was adjourned at 8:09 PM

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
June 16, 2026**



**Certificate of Appropriateness Application**

BAR # 26-0025

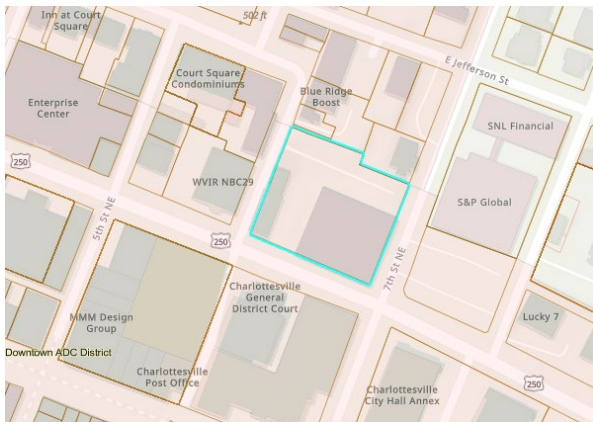
601-617 East Market Street; TMP 530100000

Downtown ADC District

Owner: Townsquare Associates

Applicant: Candance Smith

Project: Installation of entry gate



**Background**

Year Built: 1900

District: Downtown ADC District

Status: Contributing structure

The Michie Company print shop at 609 East Market Street was constructed in 1900. Two-stories, brick, with hip roof and dual hipped dormer windows at both the Market Street and 7<sup>th</sup> Street elevations. (Historical survey attached.)

**Prior BAR Reviews** (See complete list Appendix)

July 17, 2007 – (Related to the current request.) BAR approved modification of the masonry opening at a south elevation window to accommodate an entry door. Note: The opening was modified. Per photos from 2008 to the present, the entry door was not installed.

**Application**

- Applicant submittals:
  - *Old Michie Building Entry Gate*, Candance M. P. Smith Architect, 1 sheet.
  - Photographs of existing entry and other gates at the Old Michie Building, 5 pages.

CoA request for a metal gate with glass transom to be installed within an existing entry on the Market Street elevation.

## **Discussion & Recommendation**

BAR has previously approved both decorative and service-oriented gates at other locations downtown. The proposed metal decorative gate and transom is to be installed at the left (western) entrance to the Old Mitchie Building at Market Street (see appendix and applicant's submittal for detailed photographs). Anchoring plates mounted to the brick jamb will support the framing structure, with three hinge points set below the transom.

Staff recommends approval of this CoA. This opening has been altered from the original. (In fact, at the street level, much of the original east and west elevations have been altered--see comments below from 2007 BAR staff report.) The proposed gate will not further modify the opening, nor will it preclude later restoration of the original, if pursued. The design identifies the gate as non-historic, while contributing to the contemporary, eclectic elements that have been added over the years to this historic building.

Staff comments from the July 2007 BAR staff report, which seem germane to this request:

The doorways and fenestration have been altered over the years. The Market Street façade has nine bays. Doorways were originally located in the second and fourth bays; now, there is a 5-ft wide doorway located in the sixth bay.

The 7<sup>th</sup> Street façade originally had 15 bays, with doors in the second, fourth, and tenth bays. An extra window has been added in the third bay; additional doorways have been added in the sixth and thirteenth bays, and a window added in the eleventh bay.

The proposal is to retain the existing 3'-8" wide brick window opening and arch. A new 3-ft wide wood door and transom with true divided lights will be recessed approximately 3'-6" in the wall, similar to the existing doorway in the 6<sup>th</sup> bay. The ceiling and interior walls will be plastered. The new door and transom will be similar to other doors installed on the 7<sup>th</sup> Street façade. [This door was not installed.]

Staff recommends approval because (1) the door and window configurations have previously been altered in the [street level] facades of this building; and (2) the existing width of the brick window opening and arch will not be increased; and (3) the proposed wood door and transom will be compatible with the building and district.

## **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 entry gate at 609 East Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

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

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry gate at 609 East Market Street does not satisfy the BAR's criteria and is not compatible with this property or other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

## **Criteria, Standards and Guidelines**

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

### **Review Criteria Generally**

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

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

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

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

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

## **Links to ADC District Design Guidelines**

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

#### **For Rehabilitation**

##### **B. FACADES & STOREFRONTS**

1. Conduct pictorial research to determine the design of the original building or early changes.
2. Conduct exploratory demolition to determine what original fabric remains and its condition.
3. Remove any inappropriate materials, signs, or canopies covering the façade.
4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
6. When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9. Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
11. Avoid introducing inappropriate architectural elements where they never previously existed.

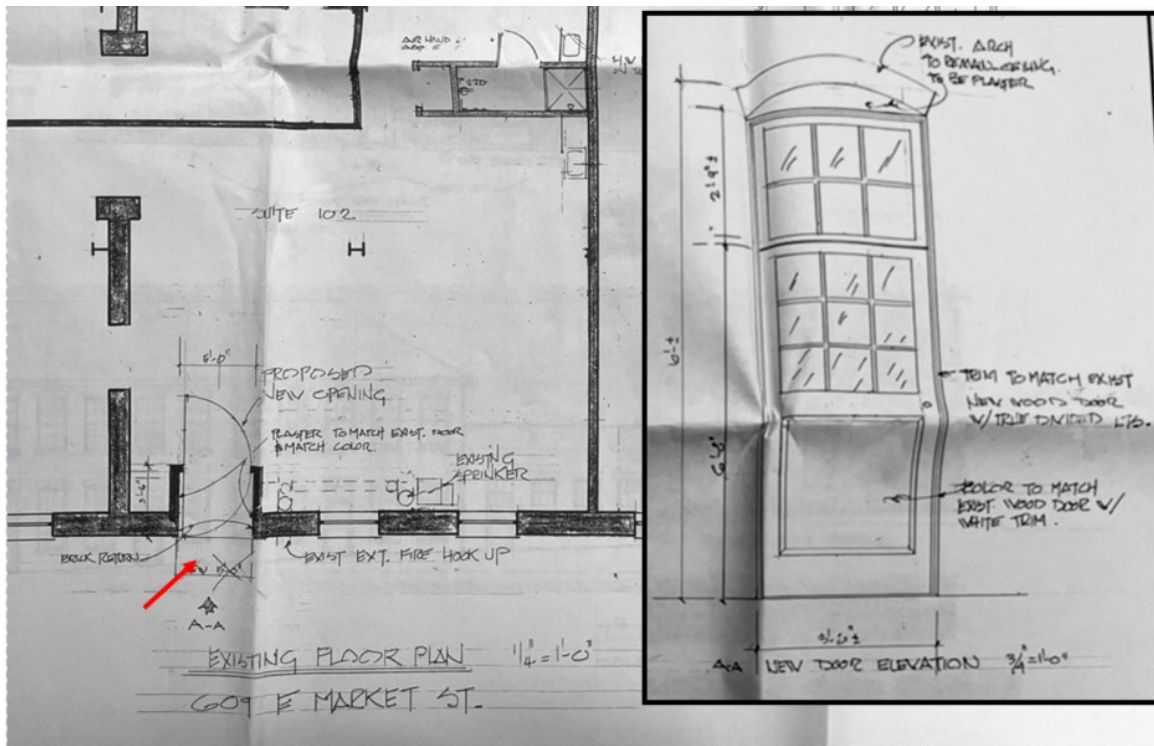
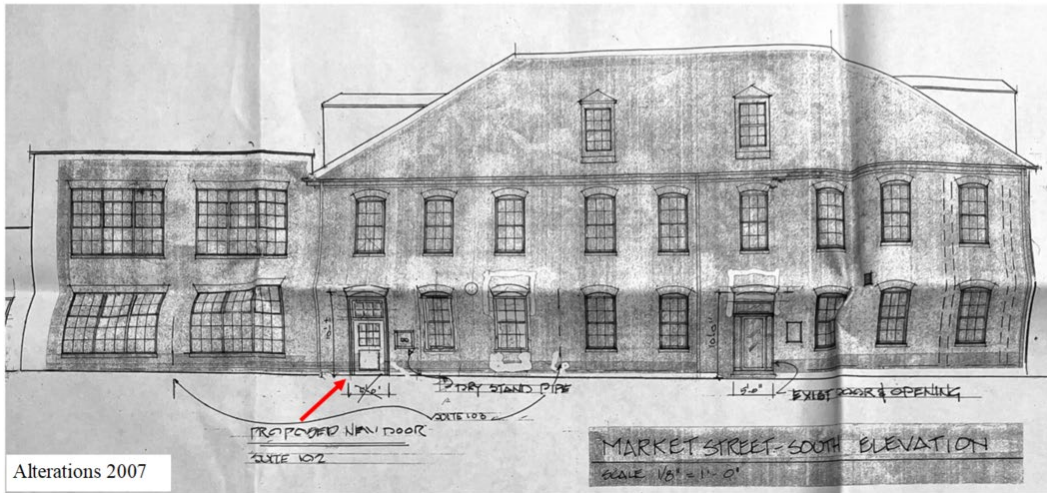
## **APPENDIX**

### **Prior BAR Reviews**

- 1989/1990 – BAR approved a plaza/courtyard (at former parking lot) and alterations to all elevations of the building. (See NDS files.)
- September 16, 2014: Approval of cloth awnings, 609 East Market Street.
- June 18, 2019: Approval of façade alterations, 609 East Market Street.
- July 16, 2019 – Applicant deferred application regarding proposed pavilion.
- August 22, 2019: Approval of plaza pavilion, 601-617 East Market Street.
- November 2024: Replacement of metal roof, in-kind.



2007 request to alter window opening.



Door approved at this opening in 2007 was not installed.



2008 (Street View)



2012 (Street View)



2016 (Street View)



2019 (Street View)



2023 (Street View)



2026 NDS Staff

**Entrance at 609 E. Market Street**



**Existing Gates Downtown**  
**361 1<sup>st</sup> Street N, First Methodist Church**



**110 4<sup>th</sup> Street**



**Monticello Hotel - gates at 5<sup>th</sup> St. NE & 500 Court Square**



# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: East Market and Seventh Streets  
Map and Parcel: 53-100  
Census Tract & Block: 1-113  
Present Owner: Michie Company  
Address: P. O. Box 57, City  
Present Use: Manufacturing Department  
Original Owner: Michie Company  
Original Use: Print Shop & Bindery

## BASE DATA

Historic Name: Michie Printing Company  
Date/Period: 1900  
Style: Nineteenth Century Commercial  
Height to Cornice:  
Height in Stories: 2 1/2  
Present Zoning: B-3  
Land Area (sq.ft.): 207 x 163  
Assessed Value (land + imp.): 47140 + 98640 = 145780

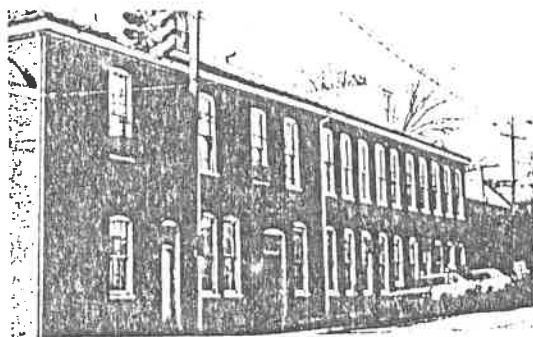
## ARCHITECTURAL DESCRIPTION

The Michie Company print shop and bindery is a valuable survivor of nineteenth century commercial architecture. It was built in 1900 at a value of \$4000. The simple, two story brick structure is functional in design with large and frequent windows for light and ventilation and large areas of open floor space to accommodate the machinery. The building has a tin hip roof and hipped dormer windows. While the Michie Company has expanded around the 1900 shop, it has carefully preserved the character and integrity of its first building.

## HISTORICAL DESCRIPTION

In 1900 the Michie Company purchased three lots on the northeast corner of East Market and Seventh Streets from the Carr family (DB 10-308). The print shop was erected in the same year and has continually served as their manufacturing department since then. The company, founded in 1897, is one of the leading publishers of legal publications in the south.

## GRAPHICS



## CONDITIONS

Good

## SOURCES

City Records  
Mr. Alrich, VP, Michie Company

BAR SUBMITTAL  
FOR

**OLD MICHIE  
BUILDING  
ENTRY GATE**

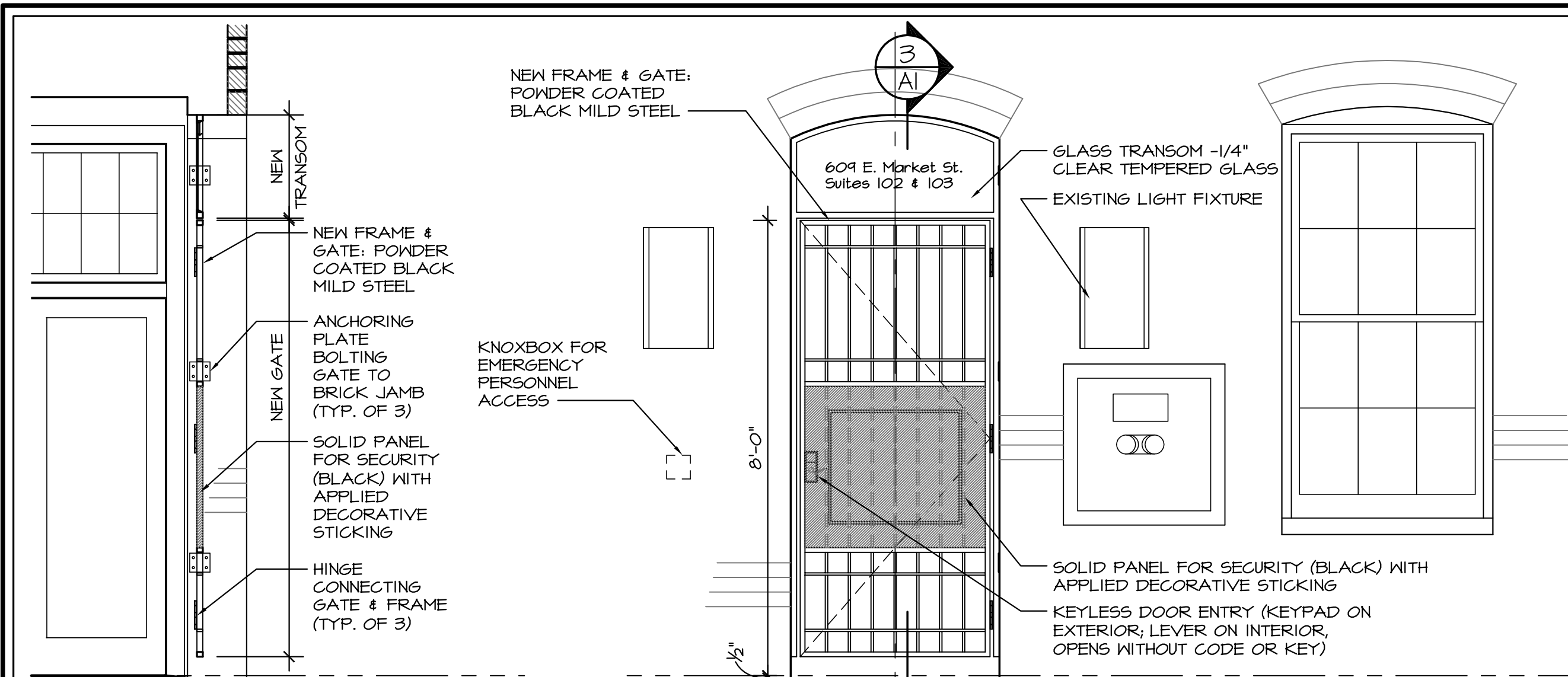
609 E Market St Suites 102 & 103  
Charlottesville, VA 22902

PROPOSED  
ENTRY GATE  
TO HEART PINE  
CO. & SUTPHIN  
ARCHITECTURE

DATE: 5/26/26  
DRAWING SCALE: 1/2" = 1'-0"  
PROJECT NO: 2601  
REVISION DATE: 6/1/26

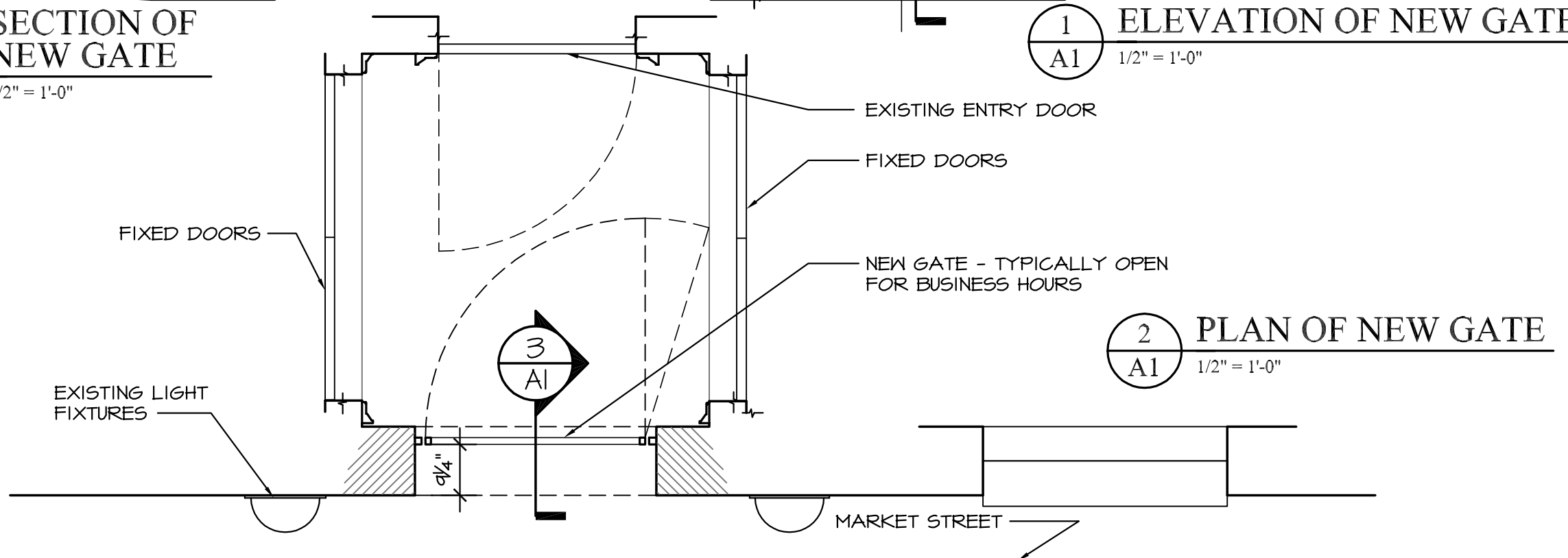
**A1**

1 OF 1



**SECTION OF  
NEW GATE**  
3  
A1 1/2" = 1'-0"

**ELEVATION OF NEW GATE**  
1  
A1 1/2" = 1'-0"



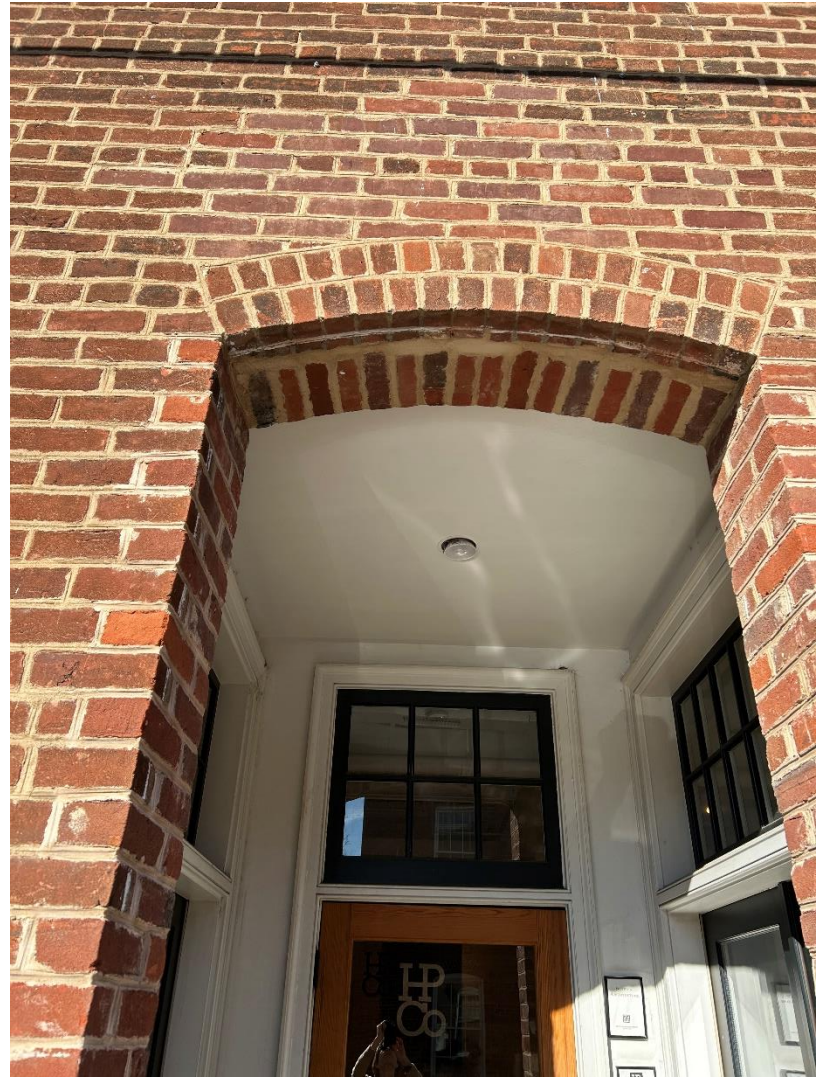
**PLAN OF NEW GATE**  
2  
A1 1/2" = 1'-0"







3



4





1



2

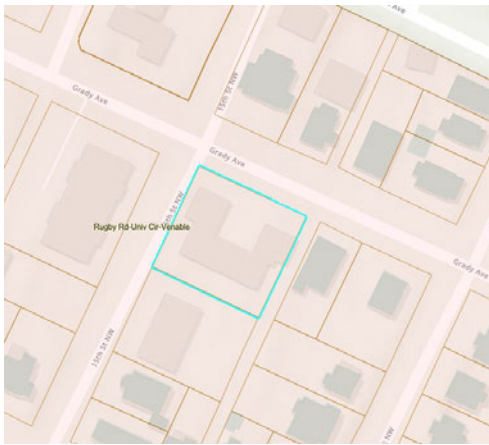
**City of Charlottesville  
Board of Architectural Review  
Staff Report  
June 16, 2026**



**Certificate of Appropriateness Application**

BAR # 26-0028  
1410 Grady Avenue; TMP 050089000  
Rugby Road-University Circle-Venable ADC District  
Owner: Grady Apartments LLC  
Applicant: Kassiah Skipwith, Woodard Properties  
Project: Window replacements

---



**Background**

Year Built: 1952  
District: Rugby Road-University Circle-Venable ADC District  
Status: Non-Contributing

From the NRHP district inventory dated 1984: *The Grady Avenue Apartments*, vernacular, built in 1952, walls clad in stucco; two-stories, U-plan with landscaped forecourt. 13 Bay with 7-bay central block and no porches, blending reasonably well with the older buildings in the neighborhood.

**Prior BAR Reviews** – N/A

(Note: In November 2025, a Tree Removal Permit was issued for two cedar trees that were causing structural damage to the foundation of the primary façade.)

**Application**

- Applicant submittals:
  - Statement of proposed work and photographs of existing conditions.
  - 200 Slocomb brochure and Woodard Properties window estimate.

CoA to replace existing, non-historic metal sliding windows with one-over-one (single-lite), double-hung, vinyl windows.

## **Discussion**

Staff recommends approval of the request. This is a non-contributing structure within the Rugby Road-University Circle-Venable ADC District. The existing windows are replacements, not original to the building. The design guidelines recommend against the use of vinyl windows; however, the BAR has approved their use in other, limited applications.

Staff was initially concerned that the sash of single-lite double-hung windows would appear too wide. A rough simulation of the changes (see Appendix) suggested otherwise. Additionally, this horizontal alignment is evident with one-over-one windows in some nearby, contributing structures, see images in Appendix.

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 1410 Grady Avenue 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.

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

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 1410 Grady Avenue do not satisfy the BAR’s criteria and are not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

## **Criteria, Standards and Guidelines**

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

## **Review Criteria Generally**

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

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

Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane]

**Standards for Review and Decision**

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

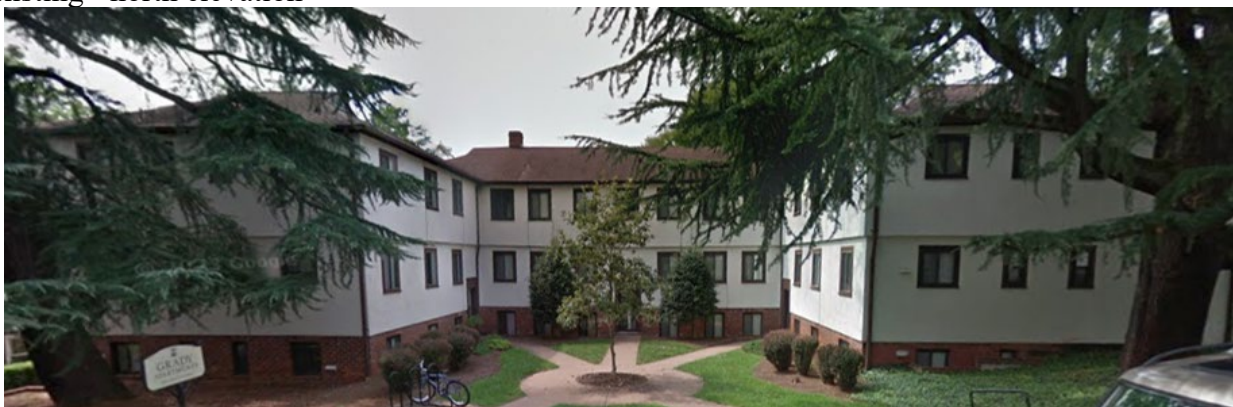
- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the 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 4 Rehabilitation](#)

**APPENDIX**

Existing - north elevation





Front (north) elevation - Existing



Front (north) elevation - Simulation of double-hung windows



West elevation - Existing



West elevation - Simulation of double-hung windows



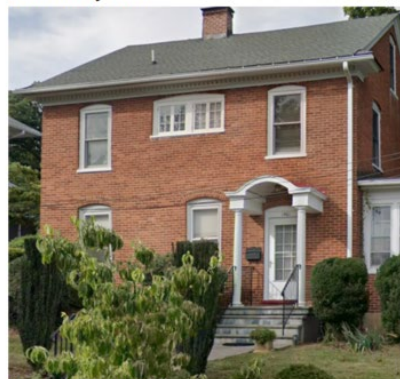
1604 Grady Ave



1602 Grady Ave



485 14th St, NW



1501 Gordon Ave

The project includes the full replacement of existing windows due to identified thermal bridging issues and overall performance deficiencies. The existing metal window systems have contributed to condensation buildup and interior water intrusion, indicating inadequate thermal separation and insulation performance.

Based on the site survey, the installation date of the existing windows could not be verified; however, the current systems were determined not to be original to the building. As part of the proposed work, all existing metal windows will be removed and properly disposed of, and new energy-efficient vinyl window systems will be installed. To maintain consistency with the building's exterior character, the replacement windows will be selected in a bronze finish to closely match the current appearance.

The proposed window replacement will provide a cohesive and improved exterior aesthetic while significantly enhancing building performance. Unlike the existing systems, the new vinyl windows are engineered to maintain their color and finish overtime without fading, peeling, corrosion, or the need for repainting, resulting in reduced maintenance and long-term visual consistency.

The proposed 200 Series window system features a traditional double-hung configuration that complements the architectural character of the building while incorporating modern performance standards. The system utilizes thicker, multi-chambered vinyl extrusions, reinforced framing, upgraded insulation, and heavy-duty hardware to improve structural stability, weather resistance, and long-term durability. Unlike metal systems, vinyl does not warp, rot, or corrode and perform reliably under varying temperature and moisture conditions.

In addition to aesthetic and durability improvements, the proposed windows provide enhanced energy efficiency, reducing heating and cooling demands while improving overall resident comfort. The replacement system also represents a cost-effective long-term investment due to lower product and maintenance costs when compared to conventional non-vinyl alternatives. By reducing expenditures associated with both materials and ongoing maintenance, ownership is better positioned to maintain more affordable rental rates for residents while continuing to invest in building improvements and long-term performance.















# Solstice 200 Series



**Give Your  
Home  
A Unique  
Appearance**

# 200 Series Window Features You Expect

## Deeply Pocketed Head:

With weatherstripping to resist air infiltration

## Fusion Welded Frame and Sash:

The utmost in strength and integrity

**Dual Tilt In Sashes:** Both sashes tilt in for easy cleaning

## Night Vent Latch:

Allows for ventilation with security

**Interlocking Meeting Rail:** Integral interlock provides additional security

**Equal Lite Sashes:** Same size glass on both sashes creates look of wood

## Rigid Thermal Reinforcement:

Innovative, superior, energy-efficient alternative to aluminum reinforcement

## Stainless Steel Constant Force Balance:

Trouble free, maintenance free. Provides smooth operation

## Two Layers of Weather Stripping:

Each with double mylar fins for resistance to air and water infiltration

**Warm Edge Technology:** Low-Conductivity spacer provides barrier to heat transfer in insulating Glass unit

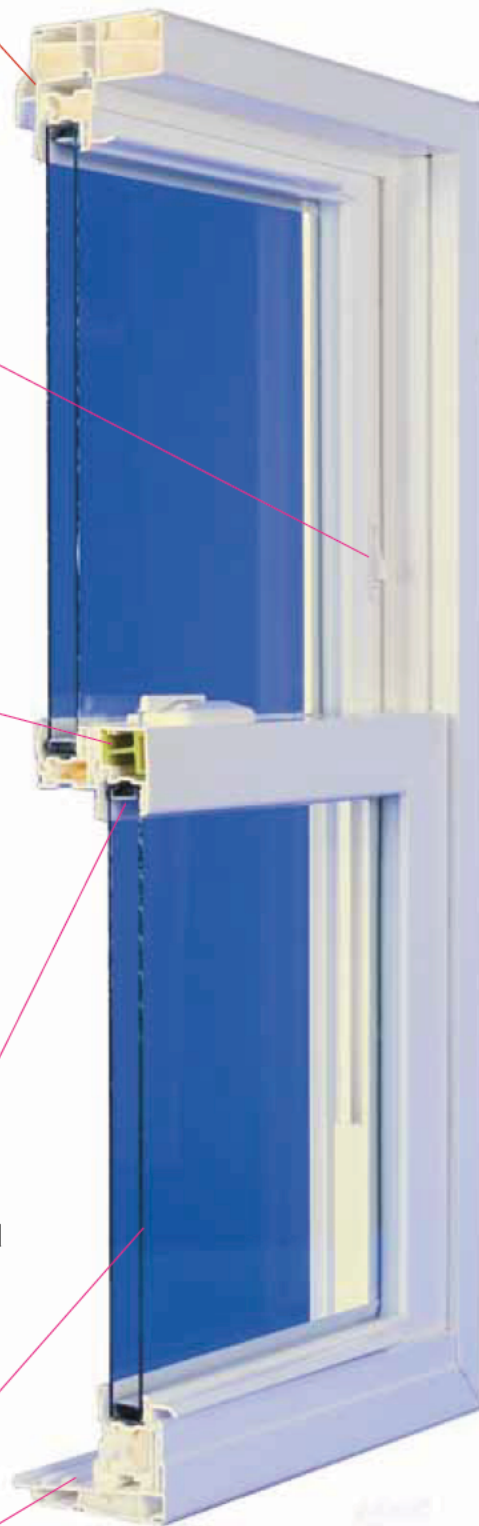
**Heavy Duty Die Cast Locks:** Securely attached to both vinyl sash and reinforcement.

**3/4" Insulating Glass:** Standard LowE glass, using a high tech coating specifically chosen for maximum regional thermal efficiency

## Positive Sloped Sill:

Provides water runoff, even in driving rain

**Fiberglass Insulation:** In frame and sash for maximum energy savings and efficiency



## Optional Features



- **Optional Dual Tech Lock System:** The lock activates the tilt latch and is hidden from the outside of the home.



- **Extruded 1<sup>3/4</sup>" Nailing Fin:** Provides easier and more error proof installation

## • Screen



- **Aluminum Half Screen is standard**
- **Full Screen optional**  
All full screens are FlexScreen technology a high performance spring steel frame that is captured in the screen track and can easily be removed from inside the home.



# Selecting A Superior Window



**The Double Hung Window**



**The Slider Window**



**The Casement Window**

## Value

The 200 Series Window System represents state of the art design in window systems, among the most advanced in the industry. We offer styles and options to fit any architectural requirements – both contemporary and classic. We build to a quality level achieved from years of experience and back it with our Lifetime Limited Warranty.

- Each window is custom made to fit specific window openings and decors.
- Contour Beveled Exterior.
- Half screens standard; full screens also available.

## 2 Lite & 3 Lite Sliders

Sliders provide easy horizontal sash movement and are a practical alternative window to use where access may be difficult, such as above kitchen sinks. They are the choice of homeowners who appreciate the exquisite design - and the unobstructed view this style provides. These windows glide smoothly with the push of a finger to let in fresh air and open for cleaning.

- Sashes lift out for easy cleaning. But for added security, only lift out from the inside.
- Heavy duty brass ball bearing rollers allow easy operation.
- Independent weep holes for excellent drainage.
- Sashes have equal-size glass for an appealing appearance. (2 lite only)

## Casement/Awning

Classic beauty and effortless operation makes this a one-of-a-kind casement window system. A beveled frame, slim lines, and maximum glass exposure combine to create a sleek appearance. Our corrosion-resistant hinge and operator arm hardware are made with advanced technology stainless steel. They offer beauty and excellent security as well.

- Beveled Exterior Frame
- Custom Heavy Duty Casement Hardware
- Automotive-Type Glazing
- Multi-Point Locking
- Heavy-Duty Aluminum Screens
- Mylar Poly-Fin Weather Stripping
- Q-Lon™ Ultra-Compression Weather Seal

## 200 Series... A Variety Of Window Styles



**The Patio Door**

### Make a Grand Entrance

This heavy-duty, virtually maintenance-free door slides effortlessly on adjustable tandem ball-bearing rollers and a stainless steel track. It also features fusion-welded frame and sash construction, 7/8" thick double-pane insulated glass, a heavy-duty extruded aluminum screen, and a standard pedi-dead-bolt lock that eliminates the need for a "Charlie-bar."

### Optional features include:

- High performance low E glass with argon gas fill
- Decorative grids between the glass panes
- Multipoint locking system
- Brass hardware



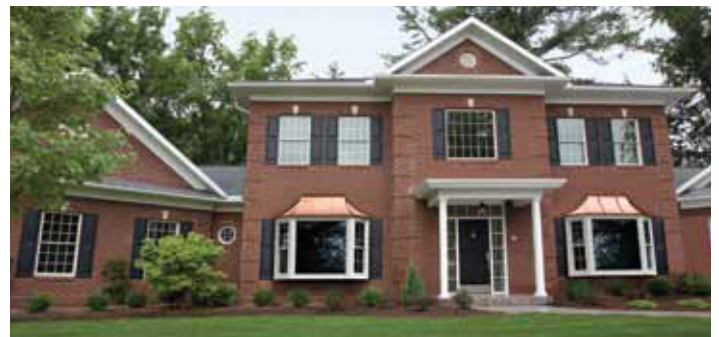
**The Bow Window**

### Elements of Styles

Having a Bow or Bay Window System in your home will not leave you at a loss for words when it comes to the benefits they provide. More Light. An expanded view of the outdoors. A place to curl up and read- or showcase your treasures. Elegant, unique beauty. Our bays and bows are fully customizable to match your home décor. Choose from a width range of 49" to 143"; any of our stylish grid options or none at all; 10°, 30° or 45° bay windows; four lite or five lite bow windows. Center and end vents are available in picture window, double hung or casement in the combination of your choosing. Jamb widths are also customizable to suit your every need.

### Optional features include:

- Double-Hung, Casement and Picture
- Custom Sizing and Projection
- Hand-Crafted Oak or Birch Wood Seatboards and Trim
- Decorative Glass Options
- Optional Insulated Seatboard

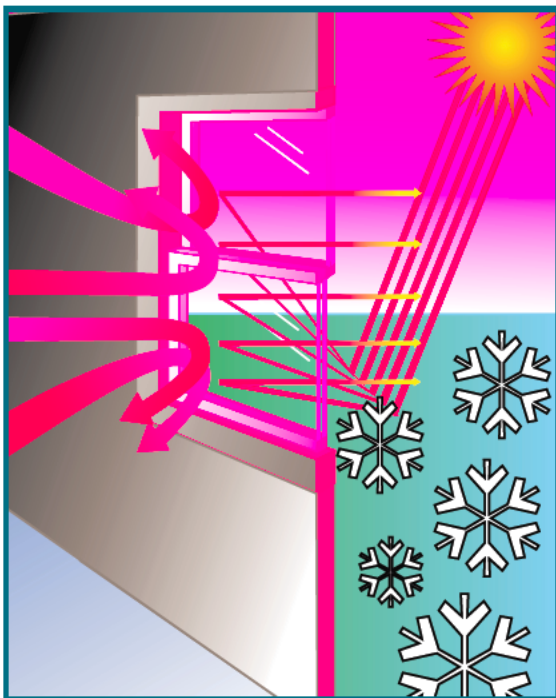


# State of the art in Performance Technologies

## Be Comfortable With Your Energy Bill

The energy savings performance of the Slocomb 200 Series Windows have the combined factors of a Warm Edge spacer and High Performance Low-E glass. Combine these technologies with an Argon gas fill and you will maximize your energy performance and decrease your heating and cooling costs. In the winter months, Low-E helps keep heated air inside and cold air outside. In the summer, Low-E helps keep cool air in and hot air out. Low-E also blocks up to 84% of the harmful ultraviolet rays which can fade carpets, draperies and artwork. In addition since Argon gas is six times more dense than air, it greatly reduces the transfer of hot and cold-adding even more thermal efficiency. It is this combination of Warm Edge and Low-E/Argon filled glass that helps you save on your heating and cooling costs.

## High Performance In Low-E Glass



Low-E glass is engineered to provide year round comfort, keeping your home cooler in summer by keeping out unwanted solar heat and warmer in the winter by keeping furnace heat inside.

## Superior Energy Savings Performance With Two Low E Glass Packages\*

### Low-E<sup>2</sup> Glass

U-Factor  
.27

Solar Heat Gain Coefficient  
.28

Visible Transmittance  
.52

Air Leakage  
< 0.3

### Low-E<sup>3</sup> Glass

U-Factor  
.27

Solar Heat Gain Coefficient  
.22

Visible Transmittance  
.49

Air Leakage  
< 0.3

### Cooler In The Summer

The total solar energy transmitted through Slocomb High Performance Low-E Glass is almost 63% less than that transmitted by standard clear insulating glass.

- Lower SHGC numbers mean less summer heat
- Keeps interiors cooler
- Helps reduce cooling energy cost

### Warmer In The Winter

The winter nighttime R-Value (insulating value) of Slocomb High Performance Low-E Glass is as much as 88% better than standard clear insulating glass.

- Higher R-values mean higher performance
- Reduces furnace heat loss
- Helps reduce heating energy

### Reduces Ultraviolet Energy

Slocomb High Performance Low-E Glass reduces fabric-fading UV energy 90% more effectively than standard clear insulating glass.

- Helps protect interior furnishings, fabrics and carpets from fading

### Transmits Visible Light

Slocomb High Performance Low-E Glass transmits about 80% as much desirable visible light as standard clear insulating glass.

- Provides exterior appearance similar to clear glass
- Provides glare control in bright, sunny climates



## UltraFlect... the Top Performing Dual Low-E Glass Option

Unlike traditional LowE glass, that has 1 coating on 1 glass surface, UltraFlect uses an unparalleled combination of 2 different High Tech reflective coatings with one coating on each piece of glass. UltraFlect represents the most dramatic advance in window glass technology in more than 10 years. Only UltraFlect breakthrough technology provides the R-5 performance of triple pane glass with the durability and appearance of dual pane glass.

### UltraFlect Achieving An R-Value of 5.00

Only UltraFlect combines proven technologies in high tech glass coatings, spacer systems, and gas filling to produce the most thermally efficient heat reflective and durable insulated glass package:

3 layers of Silver Oxide (11 total layers) Protected inside the dry air space. Specially formulated and positioned to best reflect sun's rays outside.

1 ceramic layer of Tin Oxide permanently bonded into the glass surface. Specially formulated and positioned to best reflect heat energy from your furnace inside.

**Keeps Summer Heat Outside**

Argon Gas fill provides an insulation barrier.

**Keeps Winter Heat Inside**

**FURNACE**

Duralite® warm edge spacer system seals glass unit and insulates the edge.

## Independent Laboratory Test Results

### 200 Window Series

**U-Factor**

**.22**

**Solar Heat Gain Coefficient**

**.21**

**Visible Transmittance**

**.44**

**Air Leakage**

**< 0.3**

Optional UltraFlect exceeds all ENERGY STAR qualifications, including the new standards that went into effect January 2010, and is eligible for a federal tax credit under Section 25C



**WARNING:** ASK TO SEE THE NFRC RATINGSTICKER, and COMPARE.\* Optional

## Triple Glaze Performance Glass Option Meets ENERGY STAR Most Efficient\*

Low-E with Argon and Triple Glazed with Duralite Spacer System

Style	U Factor/R-Value	Solar Heat Gain Coefficient	Visible Transmittance	Air Leakage
No Grid	U 0.18 / R 5.00	0.15	0.32	< 0.3
With Grid	U 0.19 / R 5.00	0.14	0.28	< 0.3

All testing includes foam filled frame and sash

\*The ENERGY STAR Most Efficient designation recognizes the most efficient products among those that qualify for the ENERGY STAR program.

Slocomb Windows and Doors represents the leading edge in energy efficient products.

### Color Options for 200 Series

Standard solid color Creme White or Optional Desert Tan;

Bronze or Black exterior over Creme White interior.

We also offer 10 standard exterior paint colors plus custom colors from customer chips. Customer must sign off on all custom colors.



### Grid Options

Optional Sculpted or Flat Grids



**Slocomb Windows & Doors, Inc.**

767 Sans Souci Parkway • Hanover TWP, PA 18706 • Phone: 570-825-3675

For a complete list of product lines, details, and options,  
visit our website - [www.slocombwindows.com](http://www.slocombwindows.com)



1117 East Market Street  
 Charlottesville Virginia 22902  
 (434) 973-7534 / Fax (434) 973-7651

**ESTIMATE / CONTRACT**

<b>CUSTOMER:</b>	Woodard Properties	<b>PHYSICAL LOCATION:</b>	<b>Grady Avenue Apartments Charlottesville, VA.</b>
<b>BILLING ADDRESS:</b>		<b>CONTACT #:</b>	██████████
<b>EMAIL ADDRESS:</b>		<b>CONTRACT DATE:</b> Contract valid for (30) days	██████████

\_\_\_\_\_ **Dodson Glass proposes to Provide & Install:**

- (36)- Replacement Double Hung Windows (6)- Windows in each Apartment Unit - Apts 4, 12 & 20
- (6)- Windows in each Apartment Unit - Apts 5, 13 & 21

Manufacturer: Slocomb  
 Series: 200  
 Frames/Sashes: Bronze Vinyl Exterior - White Vinyl Interior  
 Glass: Insulated Clear Annealed w/ Argon - Bathroom windows to be obscured tempered - No Grids  
 Standard Half Dark Screens w/ Bronze Aluminum Frames  
 Interior Drywall & Window Sills to be cut back 1" prior to the installation to allow for the new thicker windows to be installed. New windows will be caulked to the existing trim. Cutback to be completed by Woodard Properties. Exterior trim will be bronze expanders to meet the existing trim boards so that the existing boards can be left in place.  
*Manufacturer's Estimated Material Lead Time: 6-8 weeks from the date of order. Installation to be scheduled upon material arrival.*  
 This estimate includes the removal & disposal of the existing windows and all materials associated with the window replacements.

**Project Cost** ██████████

Remaining Balance Due At Time of Completion: ██████████

██████████

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
June 16, 2026**



**Certificate of Appropriateness Request**

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. Project site is predominantly a paved, surface parking lot.

District: West Main Street ADC District

Status: Non-contributing

Historical survey and Sanborn Maps, see August 2025 staff report. (Link below)

**Prior BAR Reviews** (Complete list in Appendix)

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

Link to submittal and staff report: [835-847 West Main BAR- August 2025](#)

Link to [meeting video](#) and discussion.

May 19, 2026 - Preliminary Discussion for this request (continued from August 2025). No action taken. See summary of discussion in Appendix.

Link to submittal and staff report: [835-847 West Main BAR- May 2026](#)

Link to [meeting video](#) and discussion.

**Application**

- Applicant submittals:
  - LV Collective / Niles Bolton Associates plans for 835, 843, & 847 West Main Street, dated June 10, 2026; 47 pages.

CoA request for construction of multi-story apartment building and related site improvements at 835, 843, and 847 West Main Street. The building will be eight stories at West Main, stepping down to six stories at the rear (north) elevation. (Per the CX-8 zoning of the project site, the maximum by-right height is 11 stories/156-ft, with height bonus.)

Note: Additional information and details have been provided; however, the overall design (height, massing, and scale) and the materiality of the proposed building have not been modified from what was presented to the BAR on May 19, 2026.

### **Discussion and Recommendation**

Following the August 19, 2025 Pre-application Conference, the design was modified and the proposed height reduced from 11 stories to eight stories at the primary elevation and six stories at the rear elevation.

Summary of key questions from and comments by the BAR during the May 19, 2026 meeting. (Page #s refer to pages in the June 10, 2026 submittal.)

#### Design/Details

- Provide brick details and corbelling; show masonry depth in wall sections
  - Staff comment: See wall sections and details on pages 33 through 39.
- Suggested a cornice feature.
  - Staff comment: No modifications to the cap of the parapet wall.
- Show screening for parking garage (vehicular and internal lights).
  - Staff comment: See Detail #5 on page 36.
- Rooftop screening required by Code of Development.
  - Staff comment: The Code of Development (Div. 4.7.4.) requires parapet walls be 6” higher than top of rooftop equipment, regardless of equipment location. Drawings indicate a 4-ft parapet. Unless equipment will be under 3’-6”, either the parapet must be taller, or additional screening will be required. This is a code requirement, so not discretionary by the BAR; however, to later comply with this code provisions, if additional screening is required and/or the parapet height must be altered, BAR approval of those design changes may be required.
- Recess the windows, they appear flat, coplanar; would like to see more relief.
  - Staff comment: See page 39. Windows within brick walls and cement board walls will be recessed.

#### Materials

- Suggested vinyl windows not be used.
  - Staff comment: Window spec has not been revised; vinyl windows are proposed.
    - Per the design guidelines, Chapter 3, Section I:
      - Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
    - Note: For ten medium- to large-scale projects approved by the BAR since 2014, vinyl windows were used in three: *The Standard* (side and rear elevations); *The*

*Lark* (secondary elevations); and 218 West Market Street. [Note: While a CoA was denied, the BAR did not oppose the use of vinyl windows for *The Mark*.]

- Suggested cement board is not appropriate for a large building; prefer something that ages better.
  - Staff comment: Per the design guidelines, cement board panels are appropriate; however, it is within the BAR’s purview to determine if the application of this material (location, design, appearance) is appropriate for this site, within this ADC District.
    - Per the design guidelines, Chapter 3, Section I:
      - Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- Clarify if bricks will be true or faux.
  - Staff comment: The wall sections indicate a full brick where the walls will be masonry. Should the applicant propose thin set brick tiles or faux masonry panels (EIFS), the design guidelines do not support the use of either system.
    - Per the design guidelines, Chapter 3, Section M:
      - In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. [...]
      - The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.

#### Sun/Shade Analysis

- Provide a solar/shade study.
  - Staff comment: Submittal includes a Solar Study, see page 13.

#### Landscaping

- Preference for larger trees at rear; a visual buffer adjacent to Westhaven.
  - Staff comment: Tree plan has not been revised. Page 09 is labeled “Sample Plant Palette,” suggesting selections have not been finalized. If the BAR prefers specific trees or trees with specific characteristics, that can be stated as a condition of approval. (Staff suggests the BAR refer to the City’s Master Tree List.)

Below, under *Criteria, Standards and Guidelines*, staff summarizes the design review criteria specific to the height, massing, scale, and spatial elements of the proposed development. In the Appendix, staff provides additional comments regarding the applicable design guidelines for *Site Design & Elements* (Chapter 2) *New Construction and Additions* (Chapter 3).

#### Regarding the proposed Memory Walk

Applicant intends to work with the community to incorporate into the site a space that memorializes the City’s historically Black neighborhoods razed during the era of Urban Redevelopment. This effort has not yet been initiated, therefore no design for that memorialization (conceptual or real) is included in this CoA application. The BAR should evaluate the landscape and hardscape plan—specifically, the pedestrian promenade and drive aisle on the west side of the site and the public plaza at West Main—as finished spaces as presented in this submittal, applying the design guidelines for Site Design and Elements. In the future, should a design for the Memory Walk be realized, staff will determine then if the work requires design review. Until then, any discussion of a

memorial space at this site, including planning and coordination with the community, are outside the BAR's purview and should be omitted from the discussion and consideration of this CoA request.

Regarding review of the Development Plan (PL-25-0087)

A Development Plan was submitted for this project, with the first round of City comments provided in a letter to the applicant dated June 4, 2026 (attached to this staff report). If the requested CoA is approved, subsequent approval of the Development Plan (and the subsequent required Final Site Plan) would be predicated on consistency with the approved design. If a subsequent Final Site Plan application reflects design modifications that significantly and/or substantively deviate from that approved design, the CoA may be voided. In that event, approval of the Final Site Plan would require approval of a new CoA request. [Note: A Development Plan is intended only to establish that a project will meet the zoning requirements within the City's Code of Development (See Chapter 34, Division 5.2.9.D.). It does not evaluate engineering, utilities, and infrastructure; therefore, it does not authorize any construction or land disturbance, and it is not the equivalent of a Site Plan, which is required for a project to proceed to construction.]

Recommendation

Staff suggests the information provided is sufficient for the BAR to either approve, approve with conditions, or deny the requested CoA. (Staff recommends approval with the conditions suggested below.) However, should the BAR request additional information and/or modifications that would accommodate an approval, by motion and approval the matter can be deferred until the July 21, 2026 BAR meeting. Should the applicant request a deferral, the BAR can grant that by motion and approval, after which the applicant will have until November 2027 (18 months after the initial deadline) to return to the BAR under the same application. (See the NDS Development Review Procedures Manual, under section 3.3.)

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 development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

*And/or, with the following conditions: [...]*

Suggested conditions:

- Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Site Plan and approved by BAR staff.
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. Screening will be indicated on the Site Plan and approved by BAR staff.
- To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90. Additionally, the owner will address any reasonable public complaints about brightness or glare from exterior lights or non-vehicular lights visible

from the garage by either dimming the lamp, replacing the lamps/fixtures, and/or modifying the screening at wall openings.

- Signage represented in the submittal is for context only and not subject to this CoA. Regardless, all regulated signage will require an approved sign permit.
- Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%. [Note: Refer to BAR guidance memo dated July 17, 2018.]
- Seating, tables, and planters at the street level open space (at West Main) will be of a consistent design and any wood elements will be painted or have an opaque stain.

**Denial:** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed the proposed development at 835, 843, and 847 West Main Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application as submitted [...].

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

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

### **Review Criteria Generally**

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

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

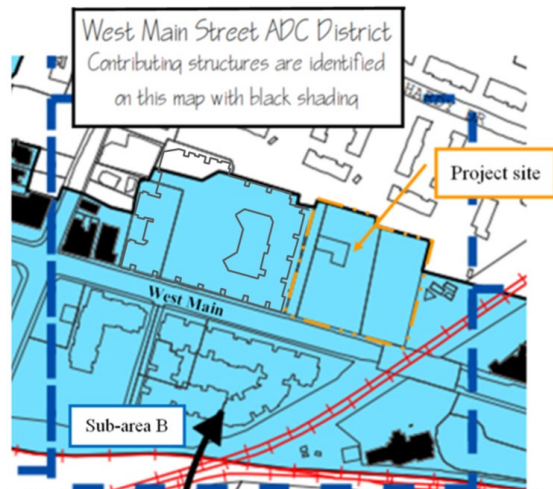
[Chapter 7 Demolition and Moving](#)

### **Excerpts from the ADC District Design Guidelines: Chapters I (*Introduction*) and III (*New Construction & Additions*).**

#### 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.



#### A. Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. [...]
- Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms. *In the West Main Street Corridor [...] new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.* [emphasis added]

Staff Comment: (See comments below re: Street-Level Design.)

#### B. Setback

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

Staff Comment: The primary façade is close to West Main, consistent with the street wall of nearby and adjacent buildings.

#### C. 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.)

This subarea of West Main is dominated by three multi-story, contemporary buildings, the two widest have long, unbroken facades on West Main: *Hampton Inn*, 1997, 140-ft wide; *The Flats*, 2014, 370-ft wide; *The Standard*, 2018, 385-ft wide.

#### D. 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 10<sup>th</sup> St, NW, the only historic buildings are the three, c1920s, two-story structures at the NE corner with 10<sup>th</sup> 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.

The height, width, massing, placement, and scale of the new building will not overpower nearby buildings fronting on West Main. Relative to the adjacent residential neighborhood north of the site, the height of the new building is six stories, with a step back to the eight-story front section. The setback from the rear property line ranges between 36-ft and 42-ft.

#### E. 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 also comments above.) 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 also comments above.) The three, c1920s, two-story structures on this section of West Main are approximately 20-ft in height. East of the Drewary Brown Bridge, two sections of c1920 commercial buildings are approximately 25-ft tall (This two-story height is typical for most of the historic buildings on West Main.) At the street level, the primary elevation of the proposed building features a block-length, two-story section capped by a corbeled-brick cornice where the building transitions to the residential upper floors. While not adjacent to historic buildings, this cornice provides a visual continuation of the prevailing two-story heights of those buildings.

- 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.

Staff Comment: At the street level, the two-story brick podium features arched openings with full-height, storefront windows. Planned landscaping, and hardscaping will activate the open space adjacent to the sidewalk.

#### K. Street-Level Design

- Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.

Staff Comment: Building sections on page 32 (excerpt below) express the relative height of the rear elevation to the planned redevelopment of the adjacent Westhaven community. The new building is on a relatively flat, approximately 1.5-acre site. At the rear parcel line, a steep incline drops approximately 25-feet to Westhaven. At the base of this incline, the current proposal for the redevelopment of Westhaven envisions multi-story apartment buildings.



## APPENDIX

### Summary of BAR comments from May 19, 2026

#### Design/Details

- Provide brick details and corbelling.
- Provide more wall sections.
- Suggest a cornice feature (bridge facade/corner).
- Renderings show depth in masonry. Show in wall sections.
- Show screening for parking garage lights.
- Rooftop screening required by Code of Development.
- Recess the windows, they appear flat, coplanar; would like to see more relief.

#### Materials

- No vinyl windows.
- Cement board not appropriate for a large building. Something that ages better is preferable.
- Is masonry faux or real brick?

#### Sun/Shade Analysis

- Provide solar studies.

#### Landscaping

- Larger trees preferred at back as buffer (at Westhaven).

#### General comments

- Significant improvement on massing, attention to street activation.
- Encouraging that prior comments have been heard and responded to.
- Our civic architecture should be substantial materials.
- Main Street is a place for density and height. Obvious corridor, scale is similar to what is there.
- Appreciate your effort in working with the community.
- Site is designated for large scale development.
- Darkness and lack of sunlight is an issue.
- Appreciate the significant height reduction.
- Improved design.
- West main street facade is more successful, massing breakdown is done nicely in recognizable pieces.
- Brick base is great.
- Appreciate the back wall is not flat.

#### Memory Walk

- Alignment and coordination is appreciated.
- Big challenge of vehicular and pedestrian movement around the site.
- Asks for future design on the memory walk to be presented to BAR.
- 8-story chasm could present a unique design opportunity which may highlight the dedicated space.

**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.

**Additional Staff Comments**

Staff comments on review criteria from the ADC District Design Guidelines for *Site Design & Elements* (Chapter 2) *New Construction and Additions* (Chapter 3).

<b>Chapter 3 - New Construction and Additions</b>	835-847 West Main - LV Collective June 2026
<b>B. Setback</b>	<b><u>Staff Comment:</u></b>
Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.	The front setback is minimal and provides a defined street wall.
Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.	
Modify setback as necessary for sub-areas that do not have well-defined street walls.	
Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.	
In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.	(See comments in staff report.)
On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.	n/a

New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.	(See comments in staff report.)
At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.	n/a
For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.	n/a
Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.	n/a
<b>C. Spacing</b>	<b>Staff Comment:</b>
Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.	n/a
Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.	(See comments in staff report.)
In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.	(See comments in staff report.).
Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.	West Main is not a residential street
<b>D. Massing and Footprint</b>	
New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.	(See comments in staff report.)
New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.	n/a
Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.	n/a
If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.	n/a
Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.	n/a
Institutional and multi-lot buildings.	
The massing of such a large scale structure should not overpower the traditional scale of the	(See comments in staff report.)

majority of nearby buildings in the district in which it is located.	
Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.	(See comments in staff report.)
<b>E. Height and Width</b>	<b>Staff Comment:</b>
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.	(See comments in staff report.)
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.	(See comments in staff report.)
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.	(See comments in staff report.)
When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.	(See comments in staff report.)
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.	(See comments in staff report.)
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.	(See comments in staff report.)
<b>F. Scale</b>	<b>Staff Comment:</b>
Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.	The proposed design and building elements reflect these criteria.
As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.	n/a
<b>G. Roof</b>	<b>Staff Comment:</b>
Roof Forms and Pitches	

The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.	The roof will be flat, behind a parapet wall.
Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.	n/a
Institutional buildings that are freestanding may have a gable or hipped roof with variations.	n/a
Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.	The roof lines are varied; however, the roof will be flat, behind a parapet wall.
Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.	The roof will be flat, behind a parapet wall.
Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.	n/a
Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.	n/a
For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.	n/a
In some cases, shingles that mimic the appearance of slate may be acceptable.	n/a
Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.	n/a
Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.	n/a
If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.	n/a
The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.	n/a
<b>Rooftop Screening</b>	
If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.	This is required by the Code of Development, Division 4.7.4. (See comments in staff report.)
The screening material and design should be consistent with the design, textures, materials, and colors of the building.	As presented, rooftop equipment will be screened by the parapet, not separate screening panels. (See comments in staff report.)
The screening should not appear as an afterthought or addition the building.	
<b>H. Orientation</b>	<b>Staff Comment:</b>

New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.	New building is oriented towards West Main Street.
Front elevations oriented to side streets or to the interior of lots should be discouraged.	n/a
<b>I. Windows and Doors</b>	<b>Staff Comment:</b>
The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.	The primary elevation reflects this. The brick podium reads as a largely solid plane with large, regularly spaced storefront bays forming the building's primary voids in a consistent, repeating rhythm typical of the City's historic commercial blocks.
The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.	
In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.	
The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.	Paired and single windows in the upper stories have 1/1lite arrangement, which is common in both historic and non-historic structures along West Main.
The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.	Windows in the upper floors are arranged vertically.
Glass storefronts would generally have more horizontal proportions than upper floor openings.	The storefronts are set in long, horizontal bays.
Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.	The entries on the primary façade feature full-height, fully-glazed storefronts recessed into brick, arched openings.
Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.	
Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.	No dark or mirrored glass is indicated.
If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.	Small-paned windows are not proposed.
Avoid designing false windows in new construction.	No false or spandrel windows are indicated.
Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.	The proposed windows will be vinyl. (See pages 39, 40 and 41.) Street level entries and storefronts will be anodized metal. (See pages 42, 43, and 44.)

Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.	No opaque or translucent glass is indicated in the submittal; however, the BAR should condition that glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%. (Refer to BAR guidance memo dated July 17, 2018.)
<b>J. Porches</b>	<b>Staff Comment:</b>
Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.	Along West Main Street, a street level open space is proposed.
<b>K. Street-Level Design</b>	<b>Staff Comment:</b>
Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.	Along West Main Street, no blank walls are indicated at street level.
When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.	(See comments in staff report.)
Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.	Along West Main Street, the street level elevation features significant transparency.
Include doors in all storefronts to reinforce street level vitality.	Along West Main Street, there are multiple entrances at street level.
Articulate the bays of institutional or office buildings to provide visual interest.	n/a
Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.	n/a
Office buildings should provide windows or other visual interest at street level.	n/a
Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.	n/a
Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.	(See comments in staff report.)
Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.	n/a
A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.	Entrance/egress for the parking garage is on the west (side) elevation.

<b>L. Foundation and Cornice</b>	<b>Staff Comment:</b>
Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.	(The foundation is below grade.) The lower level features a two-story brick podium capped with a corbeled-brick cornice.
Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.	In this subarea, the adjacent buildings are not historic.
If used, cornices should be in proportion to the rest of the building.	The building is capped with a plain parapet; there is no decorative or distinct cornice. The material is either brick or cement board capped with unadorned metal coping.
Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.	
<b>M. Materials and Textures</b>	<b>Staff Comment:</b>
The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.	In this subarea, the neighboring buildings are contemporary, and predominantly brick, with faux stucco elements on upper stories.
In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.	The building features brick and cement board panels, which simulate stucco.
In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.	The wall sections indicate full brick (not tiles or panels); however, the material has not been specified.
Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.	The building walls are divided onto bays, with variation in materiality and in wall planes.
Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.	No synthetic materials are indicated for the exterior walls.
Cementitious siding, such as HardiPlank boards and panels, are appropriate.	Majority of the exterior walls will be clad with cement board panels.
Concrete or metal panels may be appropriate.	n/a
Metal storefronts in clear or bronze are appropriate.	The color is not specified.
The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.	Not proposed for this building.
The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.	Not proposed for this building.
All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.	Wood elements are proposed for seating at the street level open space; however, specific details are not provided.
<b>N. Paint (Color palette)</b>	<b>Staff Comment:</b>
The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.	The color palette, as presented, is appropriate for this district and subarea.

In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.	
Do not paint unpainted masonry surfaces.	n/a
It is proper to paint individual details different colors.	n/a
More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.	n/a
<b>O. Details and Decoration</b>	<b>Staff Comment:</b>
Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.	The details and ornamentation, as presented, are appropriate for this district and subarea.
The mass of larger buildings may be reduced using articulated design details.	The elevations feature articulated wall planes and design elements
Pedestrian scale may be reinforced with details.	The ground level design activates the street.

**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 4<sup>th</sup> 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 10<sup>th</sup> & 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 10<sup>th</sup> & 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 10<sup>th</sup> 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 shining 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 10<sup>th</sup> & 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** (10<sup>th</sup> Street Northwest) – I am the Vice-President of the 10<sup>th</sup> & 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 10<sup>th</sup> & Page residents feel the same way. The 10<sup>th</sup> & 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 10<sup>th</sup> & Page neighborhood.

**Michael Payne** – I echo what everyone else has said. This is the only body that the residents of Westhaven and 10<sup>th</sup> & 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 10<sup>th</sup> & 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, 10<sup>th</sup> & 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 38<sup>th</sup> 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 10<sup>th</sup> & 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, 10<sup>th</sup> & 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 10<sup>th</sup> & 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 10<sup>th</sup> & 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**  
**Summary of BAR Discussion on July 17, 2018 re: *Clear Glass***

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On July 17, 2018, at the request of the ERB, the BAR regarding the definition of clear glass and the corresponding 70 VLT that has become the city's standard.

Background:

While one of several factors used in specifying glass, *Visible Light Transmission* (VLT) is generally accepted as the measure of the clearness and reflectivity of glass. High VLT indicates the glass is clearer and less reflective; low VLT indicate less clear, more reflective glass.

The city's Design Guidelines for Architectural Design Control Districts and Entrance Corridors (EC projects are reviewed by the Entrance Corridor Review Board, or ERB) both recommend "clear glass." However neither guidelines refers to a specific VLT—see citations below. Several years ago, after evaluating the criteria used to specify glass, the BAR (and the ERB) began using 70 VLT as the threshold for clear glass; tacitly establishing it as *the standard*.

Summary of BAR Discussion:

BAR concluded that VLT 70 should remain the preference relative to *clear glass*. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

Additionally, the BAR recommends that the ERB consider a similar approach in its evaluation of the glass proposed for EC projects.

References to Glass in Design Guidelines

**ADC Design Guidelines**

Chapter 3. New construction; I. Windows & Doors

(5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

(9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

Chapter 4. Rehabilitations; C. Windows

(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.

**Entrance Corridor Design Guidelines**

IV. Guidelines for Buildings; E. Materials and Textures

(6) Clear glass windows are preferred.

Note: The Historic Conservation District guidelines state: *Clear glass windows (VLT of 70% or more) are preferred*. These were adopted after the 70 VLT became the tacit standard for ADC and EC projects.

CITY OF CHARLOTTESVILLE  
Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.gov](http://www.charlottesville.gov)



June 4, 2026

Timmons Group  
Attn: Jonathan Showalter  
608 Preston Avenue, Suite 200  
Charlottesville, VA 22903

RE: 843 W Main Street Development Plan (PL-25-0087) 2<sup>nd</sup> Submission Comments

Dear Applicant:

Thank you for presenting the plan for the above referenced development initially on July 3, 2025 and resubmitted as a Development Plan on May 18, 2026. For the reasons set forth below, the plan is hereby denied. Please address these deficiencies per Section 34-5.2.9 and Development Review Procedures Manual Section 3.4.2. As the submission proposes changes not limited to revisions addressing the previously identified deficiencies and the submitted Comment Response Letter (attached) provides no responses to comments, a new Pre-Application Meeting with the Development Review Team is required prior to resubmission under this application (PL-25-0087). Per Development Review Procedures Manual Section 3.4.2, there are two (2) review cycles remaining under the current application.

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

In this review cycle, you have indicated your intention to pursue several modifications, variances, or waivers. Please carefully consult the Development Review Procedures Manual and [Application Guidelines](#) to ensure you fully understand the application timing and procedural requirements for each application type proposed. It is important to recognize that the information submitted regarding future applications is limited, and there is no assurance that these applications will be approved or that the relief sought is permissible under the applicable approval process. Proceeding without comprehensive information and certainty introduces a significant element of risk to your project.

Please contact me at 434-970-3453 or [raineyc@charlottesville.gov](mailto:raineyc@charlottesville.gov) when you are ready to set up the required Pre-Application Meeting.

Sincerely,

Carrie Rainey, RLA, AICP  
City Planner

C: LV Collective, Attn: Andree Sahakian, [andree@lvcollective.com](mailto:andree@lvcollective.com)

## **Neighborhood Development Services**

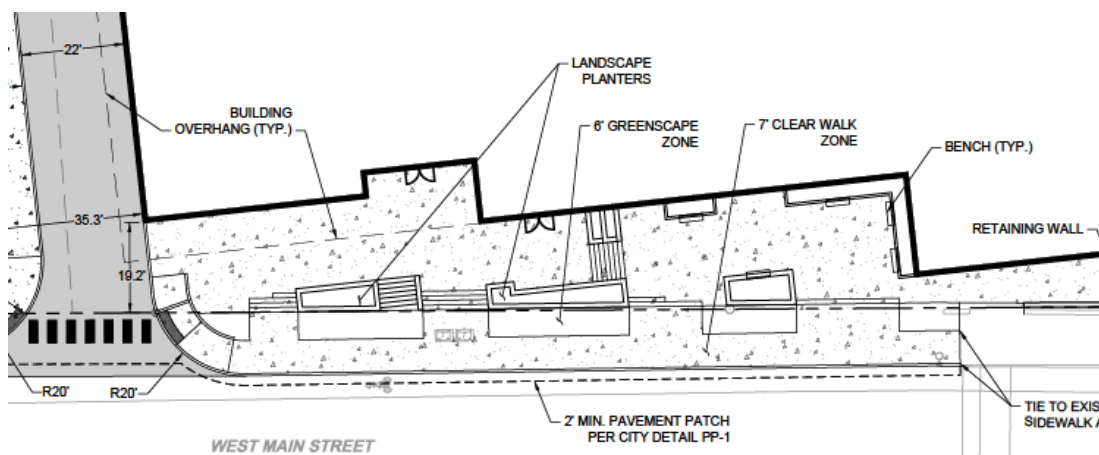
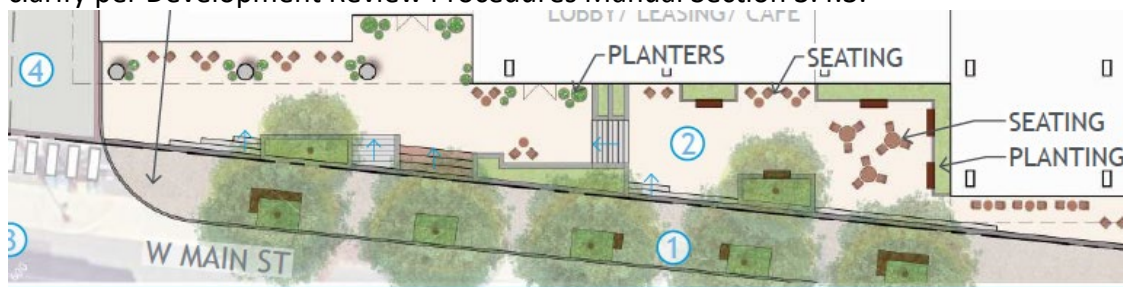
### **Planning – Carrie Rainey**

#### *General*

1. Please note the following applications must be approved prior to Development Plan approval:
  - a. Per Development Review Procedures Manual Section 3.4.1.a and Section 34-4.5.4.C, a Traffic Demand Management (TDM) plan is required for any project with over 50,000 square feet of gross floor area. The project exceeds the threshold requiring a TDM Plan. **The project exceeds the threshold requiring a TDM Plan. Please see comments provided by Ben Chambers, Transportation Planning Manager, in the August 11, 2025 comment letter previously provided.**
  - b. Per Development Review Procedures Manual Section 3.4.1.a and Section 5.3, a Community Meeting held by the applicant is required for any project requiring a TDM plan. Please reach out to me directly with any questions on the Community Meeting scheduling. **Community meeting requirement not met.**
  - c. Per Development Review Procedures Manual Section 3.4.1.a and Sections 34-2.9.4, 34-5.1.5, and 34-5.2.7, a Certificate of Appropriateness for Historic Review must be issued by the Board of Architectural Review. **Application submitted in June 2025 (HST25-0095).**
  - d. Per Development Review Procedures Manual Section 3.4.1.a and Section 34-5.2.11, any requested Administrative Modification must be granted. Please see Development Review Procedures Manual Section 3.7.2 for information on application requirements.
  - e. Per Development Review Procedures Manual Section 3.4.1.a and Section 34-5.2.12, any requested Variance must be granted. Please see Development Review Procedures Manual Section 3.7.3 for information on application requirements.
  - f. Per Development Review Procedures Manual Section 3.4.1.a and Section 34-5.2.15, any requested Special Exception Permit must be granted. Please see Development Review Procedures Manual Section 3.7.6 for information on application requirements.
  - g. Per Development Review Procedures Manual Section 3.4.1.a and Section 34-4.4.5.D, the identified exception from Streetscape Standards must be granted by the Administrator. Per Development Review Procedures Manual Section 3.4.2.a, to apply for an exception, the applicant must submit a written request with supportive materials.
2. Please note: pursuant to state law, whether or not specific improvements depicted on this site plan will satisfy requirements of the Americans With Disabilities Act, or other standards set forth within the Virginia Uniform Statewide Building Code (USBC), is subject to review and determination by the Building Code Official. The Site Plan Agent's approval of this site plan does not constitute any determination that off-street parking, improved surfaces, vertical or horizontal sidewalk clearances, parking space dimensions and slopes, or ingress/egress from parking to building entrances, or any other improvements, comply with ADA requirements or other requirements set forth within the USBC. Relative to requirements of the ADA/ USBC, any deficiencies—even if

apparent on this site plan—shall not be considered, treated or deemed as having been approved by the Site Plan Agent. (See, e.g., Sections 34-4.5.4.C.2, 34-4.5.5.C.5, 34-4.5.3, 34-4.5.1, 34-4.5.5.C.2, et al.).

3. **Repeat Comment:** Per Development Review Procedures Manual Section 3.4.3, please include information on proposed lighting to demonstrate compliance with Chapter 34 Division 4.12 Outdoor Lighting.
4. **Repeat Comment:** It is not clearly demonstrated that the project meets the Build-To requirements of Section 34-2.4.4.A.5. Measurement requirements and exception options are outlined in Section 34-2.10.6. Options for determining Building Setbacks per Section 34-2.10.5.C.D.2 may also be considered. Please demonstrate compliance per Development Review Procedures Manual Section 3.4.3. ***The Administrative Modifications and Variances section on Sheet C0.0 indicates a modification, variance, or waiver will be submitted regarding Build-To requirements. Please clarify the anticipated application per Division 34-5.2.***
5. **Repeat Comment:** Per Development Review Procedures Manual Section 3.4.3, please identify areas proposed to provide the required Outdoor Amenity Space per Section 34-2.4.4.A.3. Please demonstrate compliance with Section 34-2.10.4.C.3 per Development Review Procedures Manual Section 3.4.3. ***Page 13 of Appendix A\_Zoning Compliance Exhibit indicates 2,622 SF of amenity space is provided on Level 8.***
6. **The Appendix A Zoning Compliance Exhibit contains information required in the Development Plan and is a component of the Development Plan.** Therefore, please number/label sheets per Development Review Procedures Manual Section 3.4.3.
7. **The Appendix A Zoning Compliance Exhibit proposes improvements which conflict with Sheet C4.0,** such as the greenscape zone locations shown below. Please revise or clarify per Development Review Procedures Manual Section 3.4.3.



8. **Per Development Review Procedures Manual Section 3.4.3, please demonstrate compliance with tree canopy cover requirements of Section 34-4.9.1.D.1.a.** Information was provided in the previous submission on Sheet L2.0 but has been removed from this submission. Please provide calculations per proposed tree canopies per the permitted quantities provided in the [Comprehensive Tree List](#).
9. **Per Development Review Procedures Manual Section 3.4.3, please demonstrate compliance with greenscape tree requirements of Section 34-4.4.5.C.2.** Information was provided in the previous submission on Sheet L2.0 but has been removed from this submission. Please provide calculations demonstrating required greenscape tree quantity and provide the proposed large tree species per the allowances in the [Comprehensive Tree List](#). Alternatively, please submit a Streetscape Exception request letter with the resubmission of this application. Please see Comment 1g for more information.
10. Per Development Review Procedures Manual Section 3.4.3, please provide elevations demonstrating compliance with Ground Story and Upper Story Transparency and Blank Wall Width (Sections 34-2.4.4.B.4 and 34-2.10.12).

*Sheet C0.0*

11. **Repeat Comment:** Per Development Review Procedures Manual Section 3.4.3, please provide bicycle parking calculations for short- and long-term bicycle parking spaces demonstrating compliance with Section 34-4.5.2.C.1. Please ensure short-term and long-term bicycle parking is provided for all proposed uses. ***The Administrative Modifications and Variances section indicates a modification, variance, or waiver will be submitted regarding bicycle parking spaces. Please clarify the anticipated application per Division 34-5.2.***
12. *The Administrative Modifications and Variances section indicates a modification, variance, or waiver will be submitted to address the requirements for streetscape, bicycle parking spaces, active depth, ground story height, finished floor elevation, building setback, build-to width, and entrances. Please clarify the anticipated applications for each requirement per Division 34-5.2, Development Review Procedures Manual Sections 3.4.1.a and 3.4.2.a.*

*Sheet C1.00*

13. Please remove all pavement and curb details per Development Review Procedures Manual Section 3.4.3.

*Sheet C4.0*

14. **Repeat Comment:** Per Development Review Procedures Manual Section 3.4.3, please identify the location and facility design for short-term bicycle parking per Section 34-4.5.2.C. Per Section 34-4.5.2.C.2.b.i, short-term bicycle parking spaces must be publicly accessible and within 100-ft on the building containing the uses served by the parking spaces.
15. **Repeat Comment (Previously Sheet L2.0):** Per Section 34-4.4.5.A.2.b, the greenscape zone is between the clear walk zone and public right-of-way. The proposed greenscape zone placement does not meet this requirement. Please revise the design or submit a Streetscape Exception request letter with the resubmission of this application. Please see Comment 1g for more information.

16. Per Section 34-2.4.4.B.5, a Street-Facing Entry is required every 40-ft along the West Main Street façade. *The Administrative Modifications and Variances* section on Sheet C0.0 indicates a modification, variance, or waiver will be submitted regarding entry spacing. Please clarify the anticipated applications per Division 34-5.2, Development Review Procedures Manual Sections 3.4.1.a and 3.4.2.a.

**Neighborhood Development Services**

**Preservation & Design – Kate Richardson**

17. Per Code Section 34-5.2.7.A.1, projects within the West Main Architectural Design Control (ADC) District require an approved Certificate of Appropriateness (CoA).

**~Please see the following pages for the referenced attachment~**



608 Preston Avenue  
Suite 200  
Charlottesville, VA 22903

**P** 434.295.5624  
**F** 434.295.1800  
[www.timmons.com](http://www.timmons.com)

May 14, 2026

Carrie Rainey, RLA, AICP  
City Planner  
City of Charlottesville  
Neighborhood Development  
PO Box 911  
Charlottesville, VA 22902

**RE: 843 W Main Street Final Site Plan (PL-25-0087) – 1<sup>st</sup> Submission Plan Review - Comment Response Letter**

Dear Ms. Rainey:

Following our recent correspondence with the City Planning Department, we have decided to proceed with the Major Development Plan review track only at this time. We intend to address the full site plan comments in the next round of submissions.

Please note that we will also be submitting applications for administrative modifications and variances with the next submittal.

We have included PDF copies of the major development plans for your review. If you have any questions or comments, please feel free to give me a call at 434.295.5624 or email [jonathan.showalter@timmons.com](mailto:jonathan.showalter@timmons.com) .

Sincerely,

Jonathan Showalter, PE  
Project Manager

LV COLLECTIVE - CHARLOTTESVILLE, VA  
**BAR SUBMISSION**

A RESIDENTIAL COMMUNITY DEVELOPED BY  
LV COLLECTIVE

**NILES BOLTON ASSOCIATES**

Michael Hsu  
Office Of Architecture

# Project Location Map

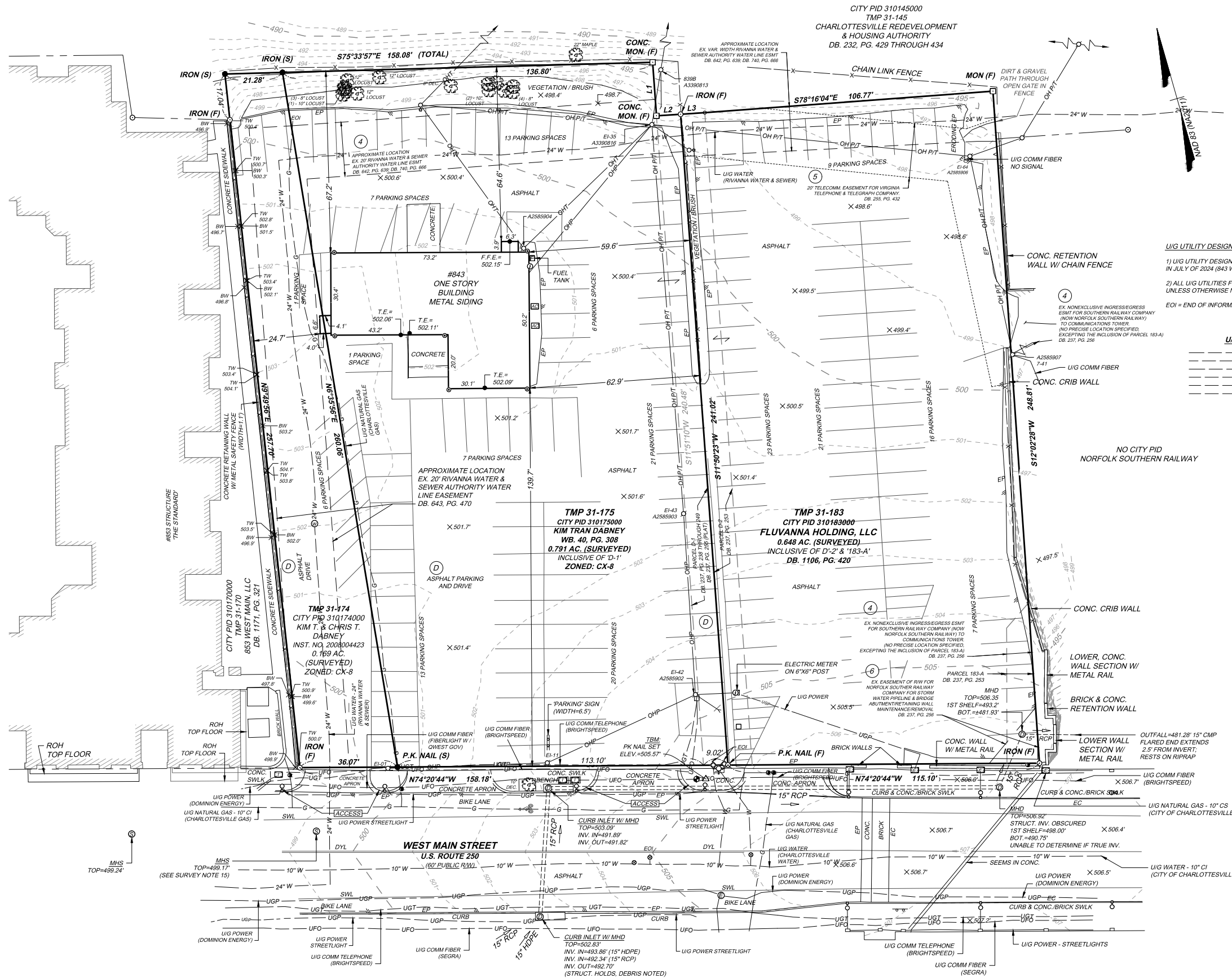
835, 843 & 847 W Main St - Charlottesville, VA



**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. DEEP BOOK
- PAGE 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

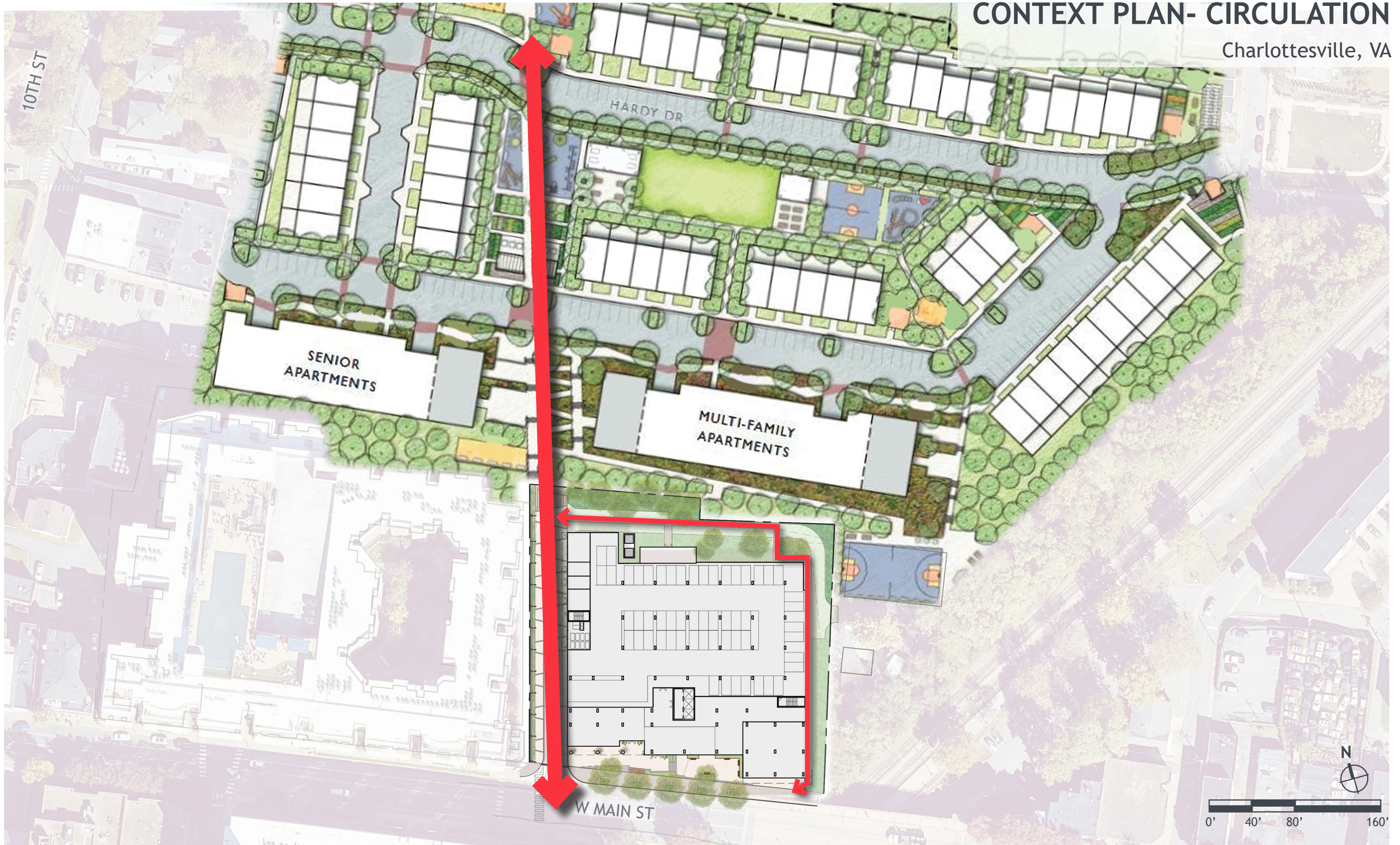
# CONTEXT PLAN

Charlottesville, VA



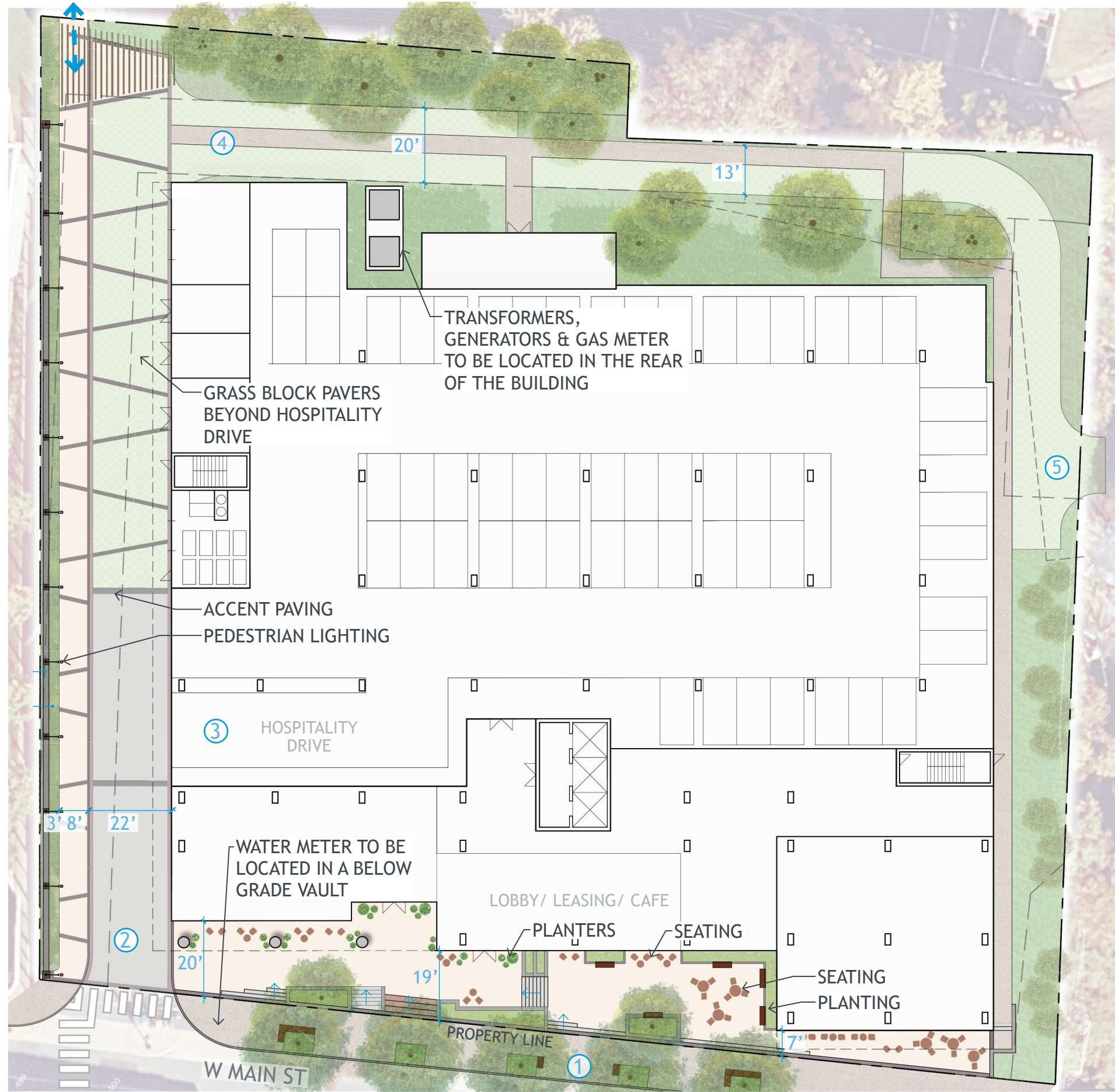
# CONTEXT PLAN- CIRCULATION

Charlottesville, VA



# SITE PLAN

Charlottesville, VA



- ① TREE & FURNITURE ZONE
- ② VEHICULAR DRIVE AISLE AND PEDESTRIAN PROMENADE
- ③ HOSPITALITY DRIVE & VEHICULAR EGRESS
- ④ UTILITY ACCESS & EASEMENT
- ⑤ ACCESS TO CELL TOWER

NOTE:  
STREETSCAPE PLANTING LOCATION  
TO BE COORDINATED.

# 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

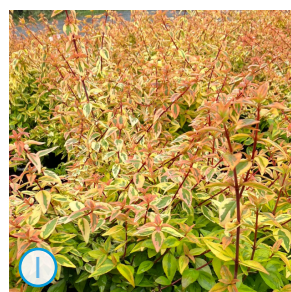
## SHRUBS



**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

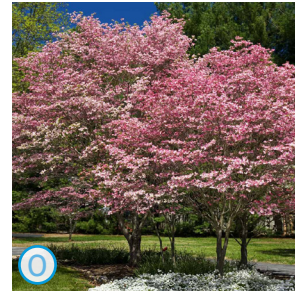
## ORNAMENTAL & CANOPY TREES



**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



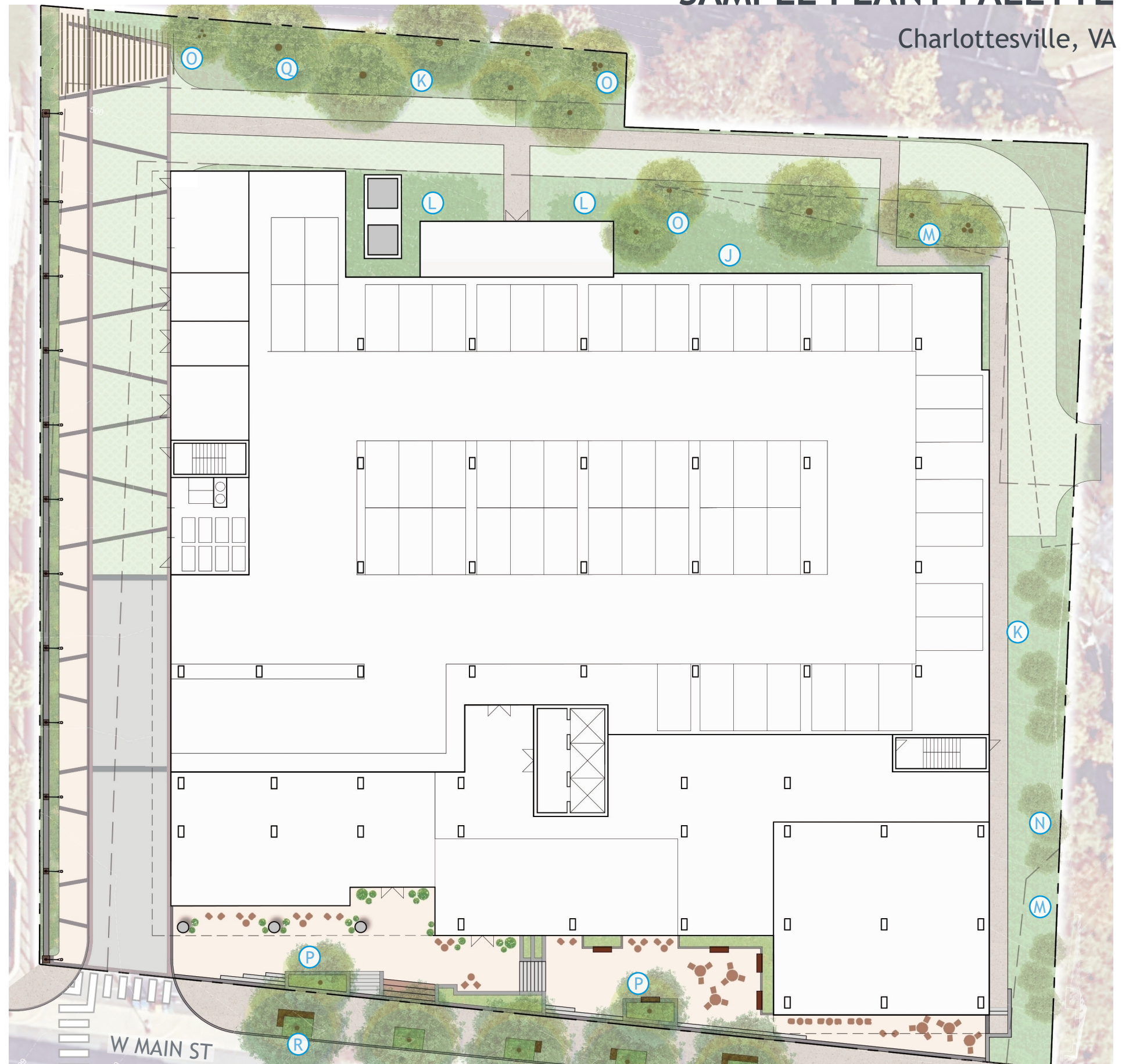
**P**  
Moonglow Magnolia  
*Magnolia virginiana* 'Jim Wilson'  
15'- 35' T x 10'- 20' W



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

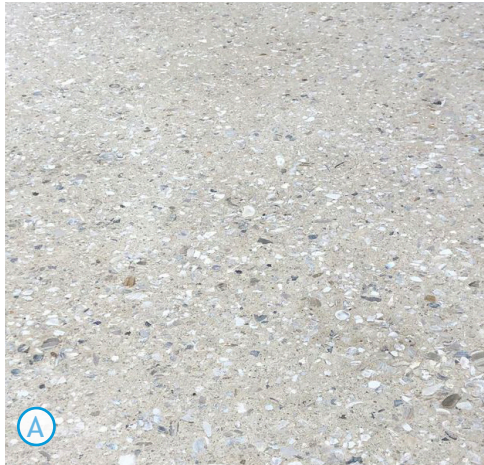


**R**  
Black Gum  
*Nyssa sylvatica*  
30'- 50' T x 20'- 30' W



# PAVING PALETTE

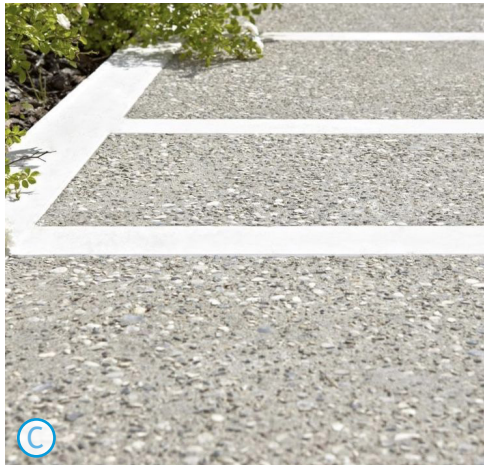
Charlottesville, VA



**A**  
Exposed Aggregate Concrete



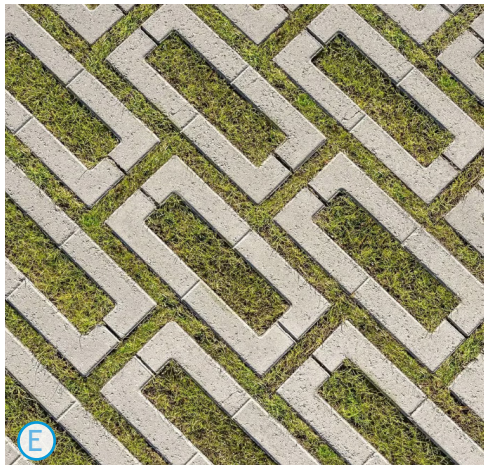
**B**  
Concrete



**C**  
Accent Paving



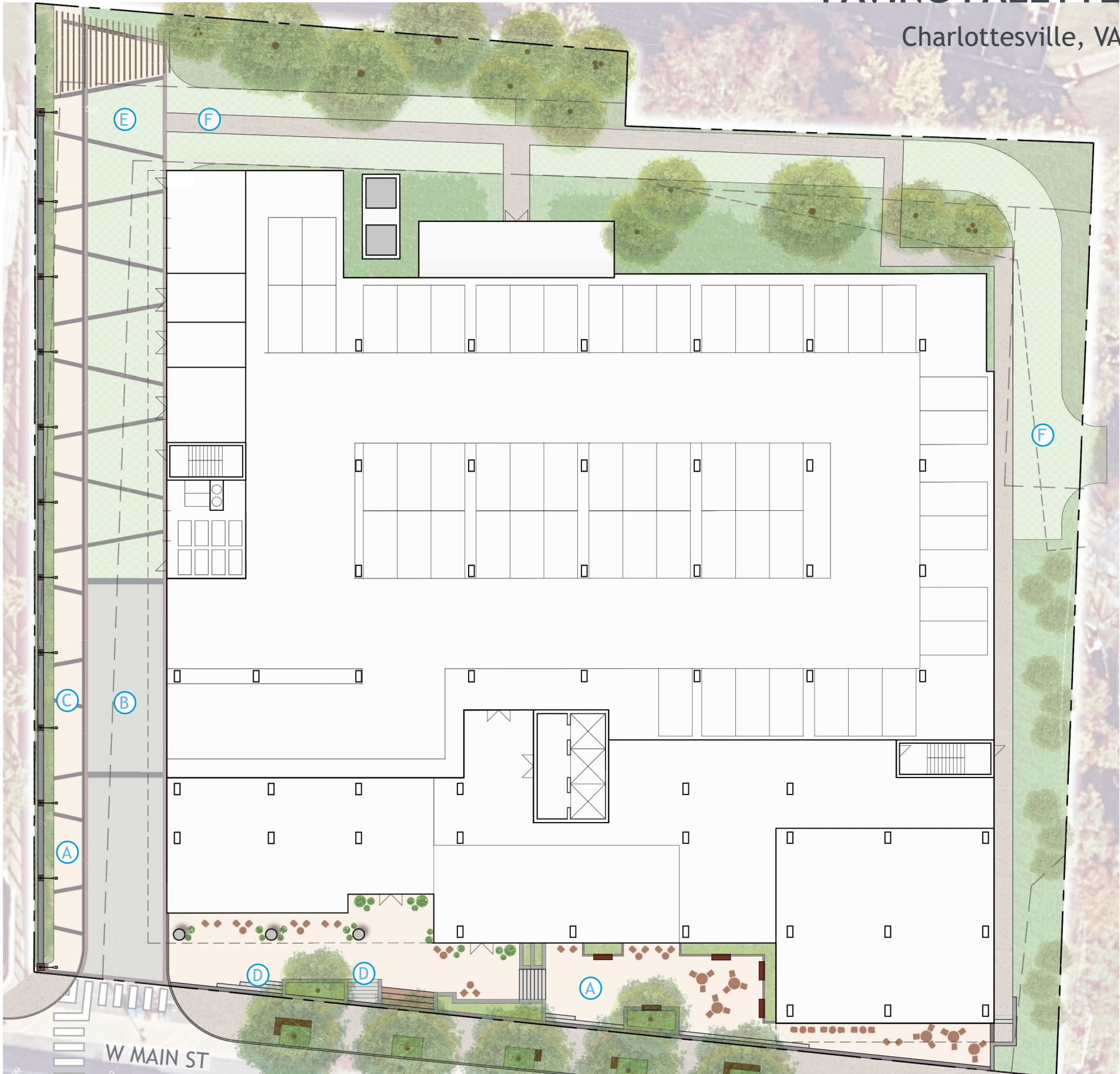
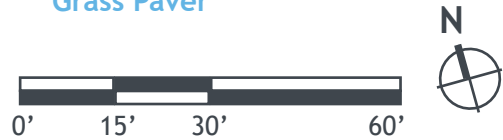
**D**  
Concrete Steps



**E**  
Concrete Grass Paver



**F**  
Grass Paver

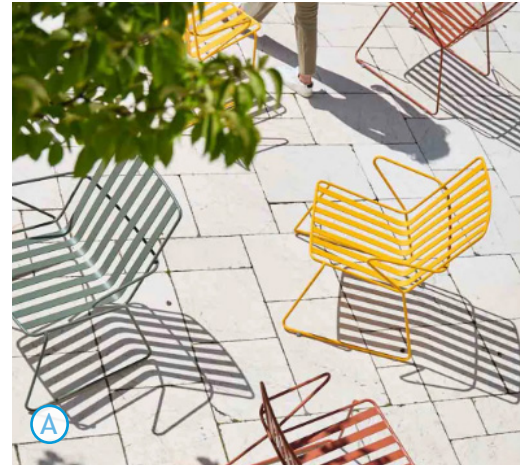


# SITE FURNISHINGS

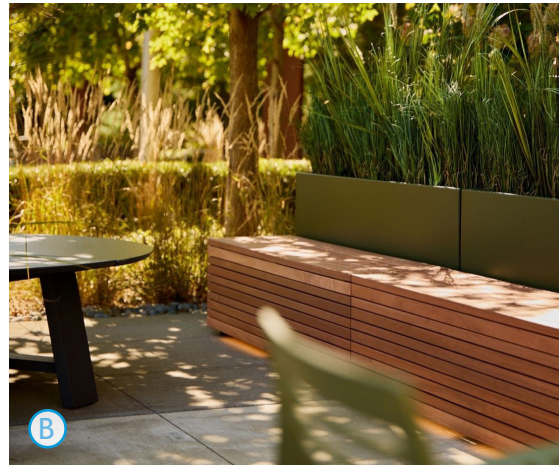
Charlottesville, VA



**A**  
Moveable Plaza Seating



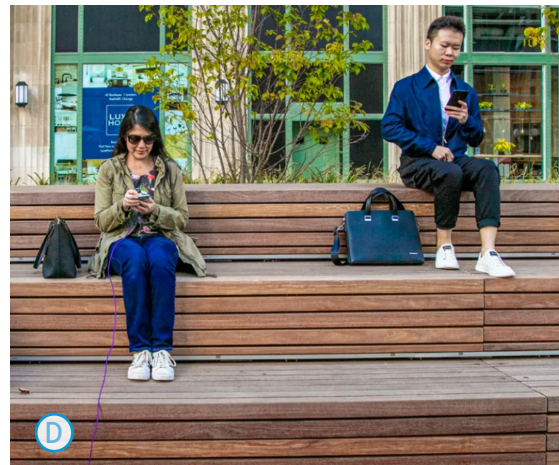
**A**



**B**  
Plaza Bench Seating



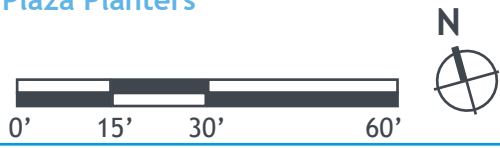
**C**  
Streetscape Bench Seating



**D**  
Terrace Seating



**E**  
Plaza Planters

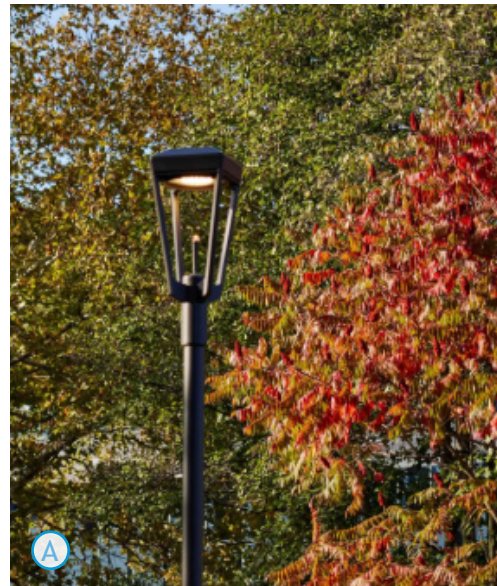


# SITE LIGHTING

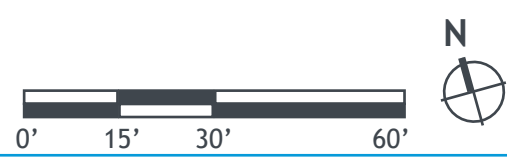
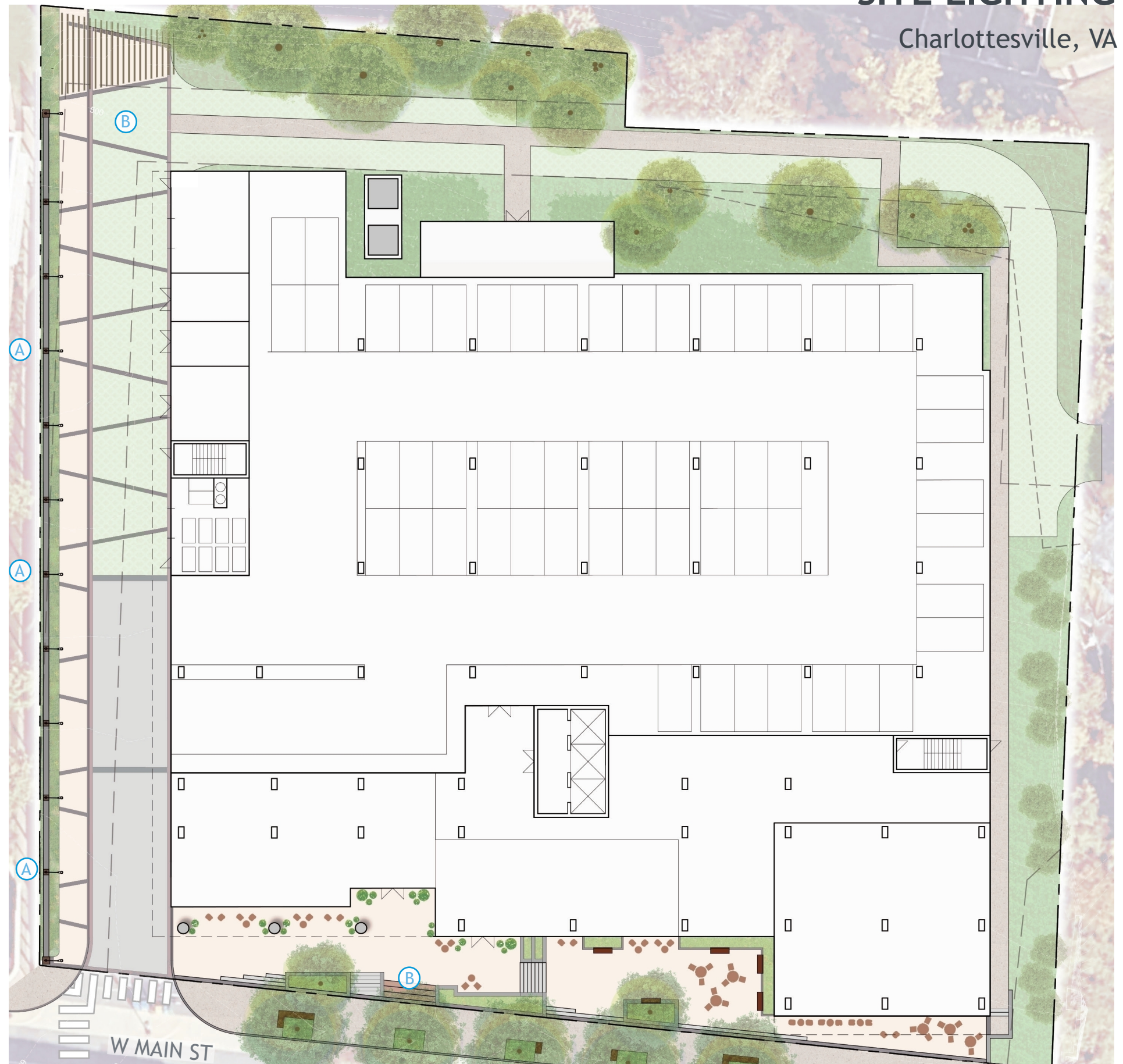
Charlottesville, VA



Pedestrian Pole Lights



Recessed Lighting

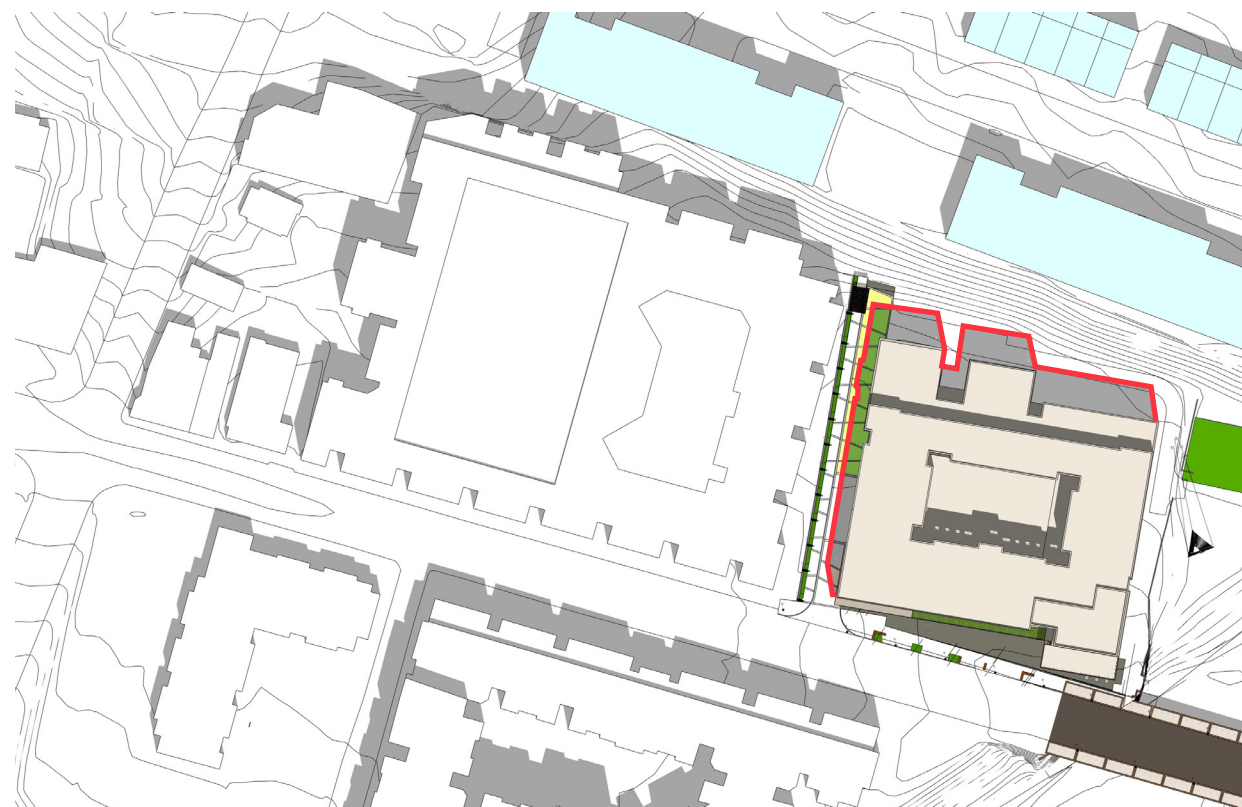


# Solar Study

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



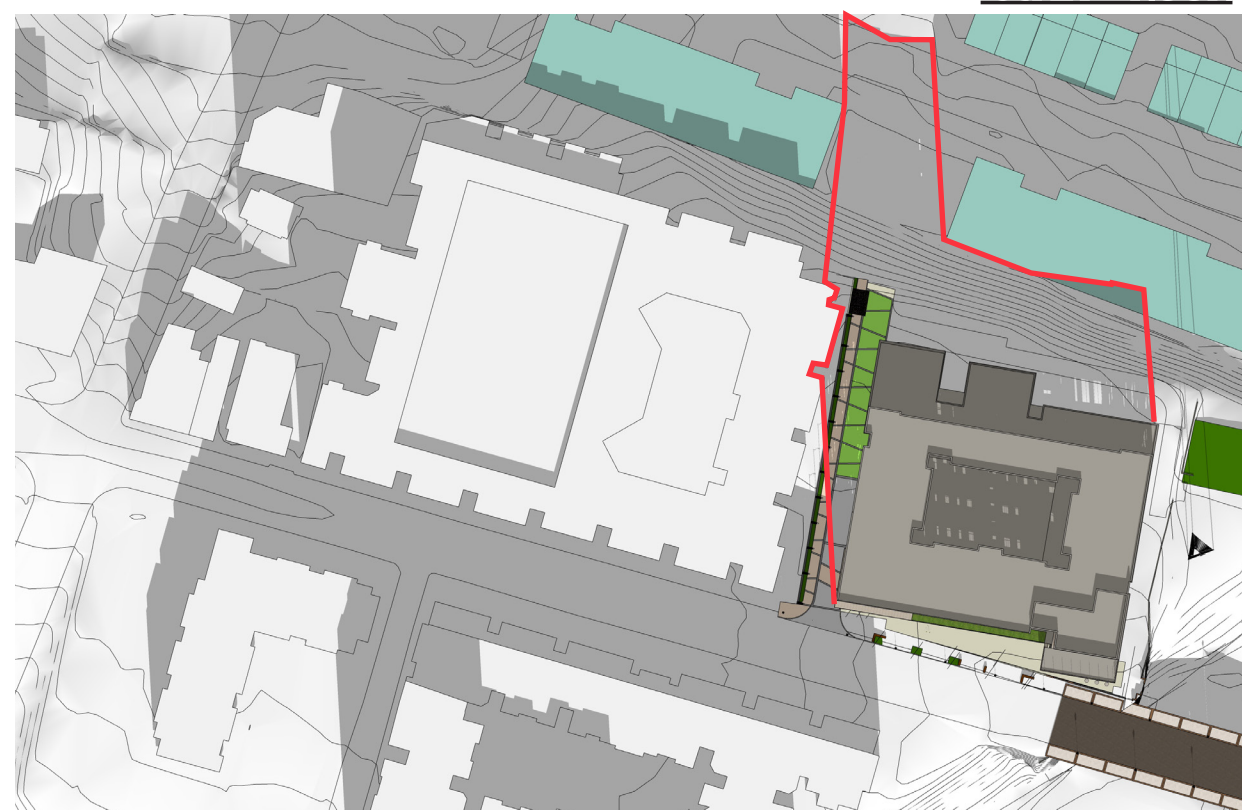
03/21 - NOON



06/21 - NOON



09/21 - NOON

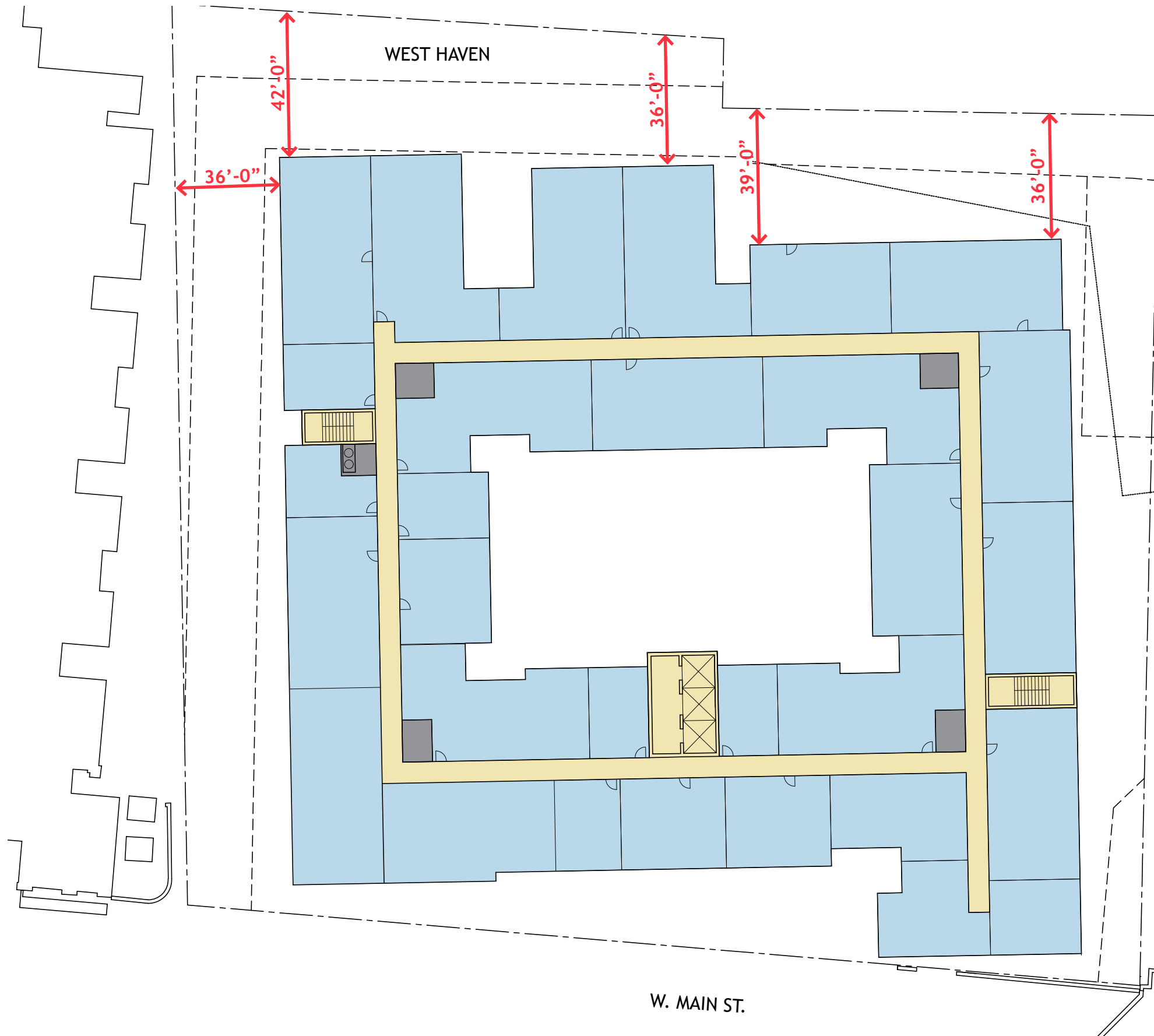


12/21 - NOON



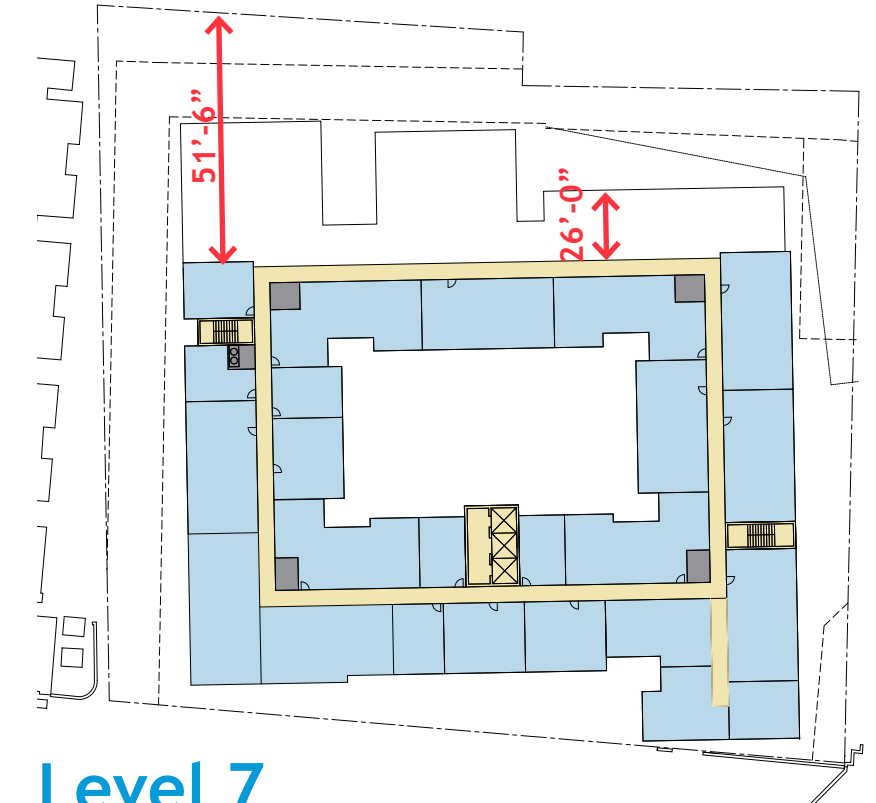


# Level 3-6

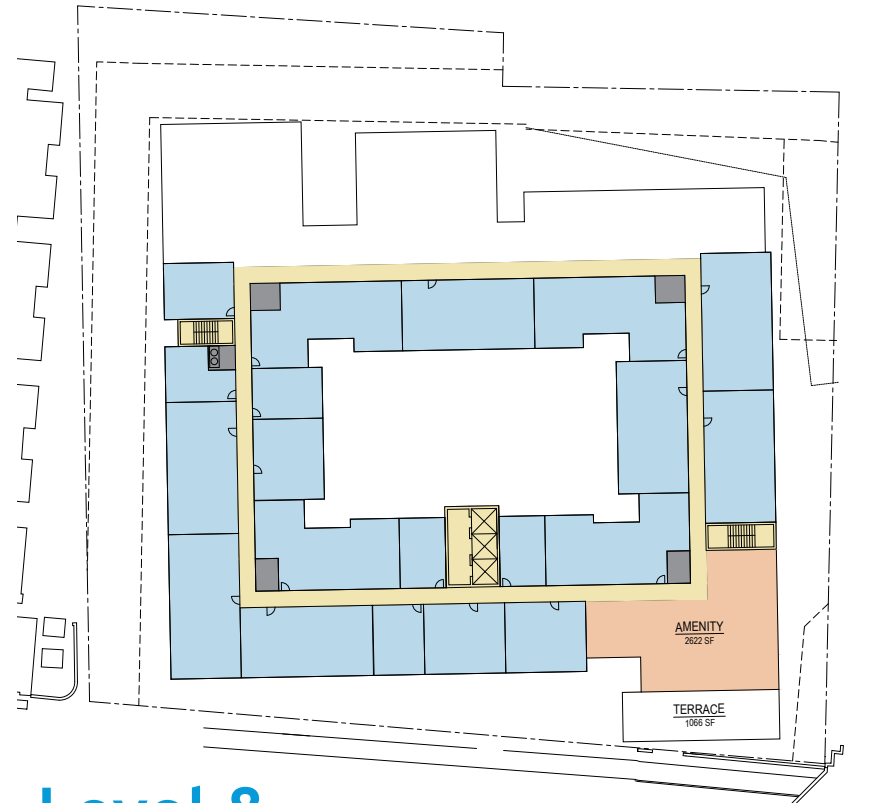


# Conceptual Plans

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

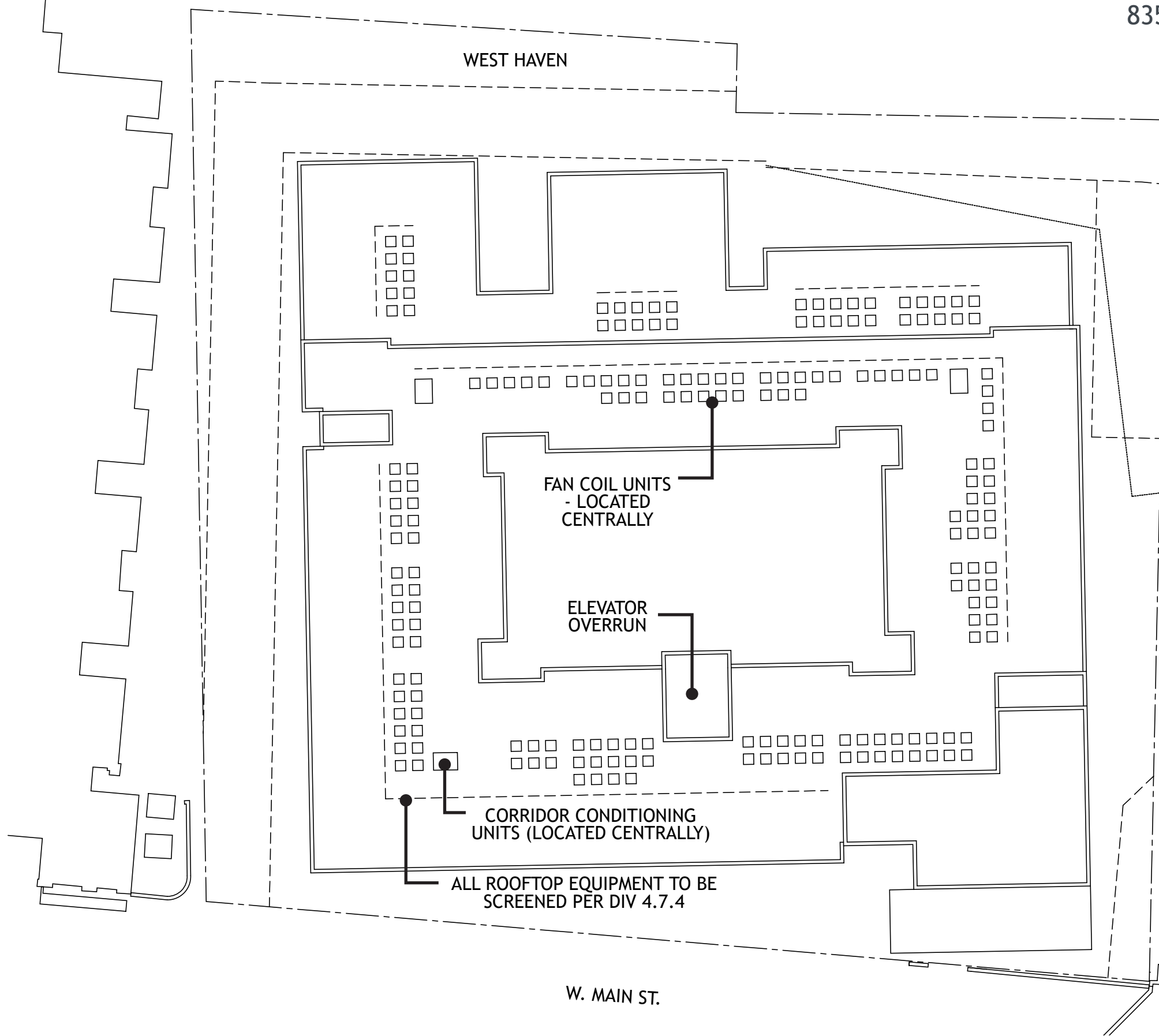


# Level 7



# Level 8



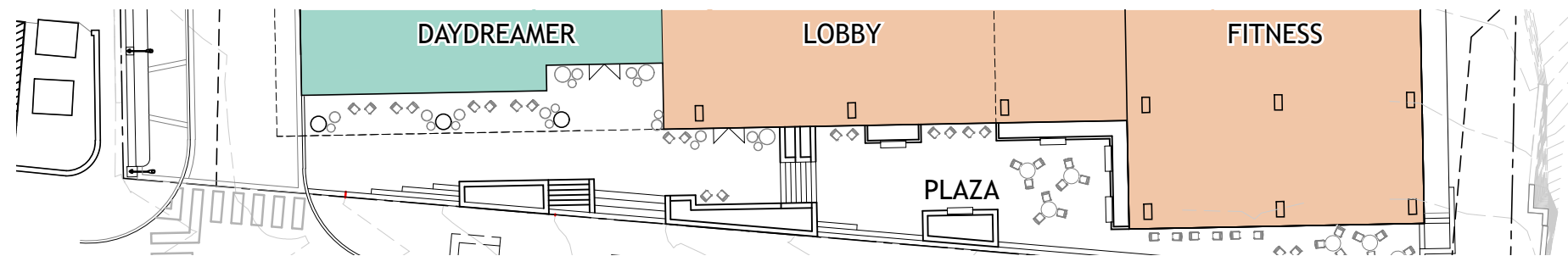
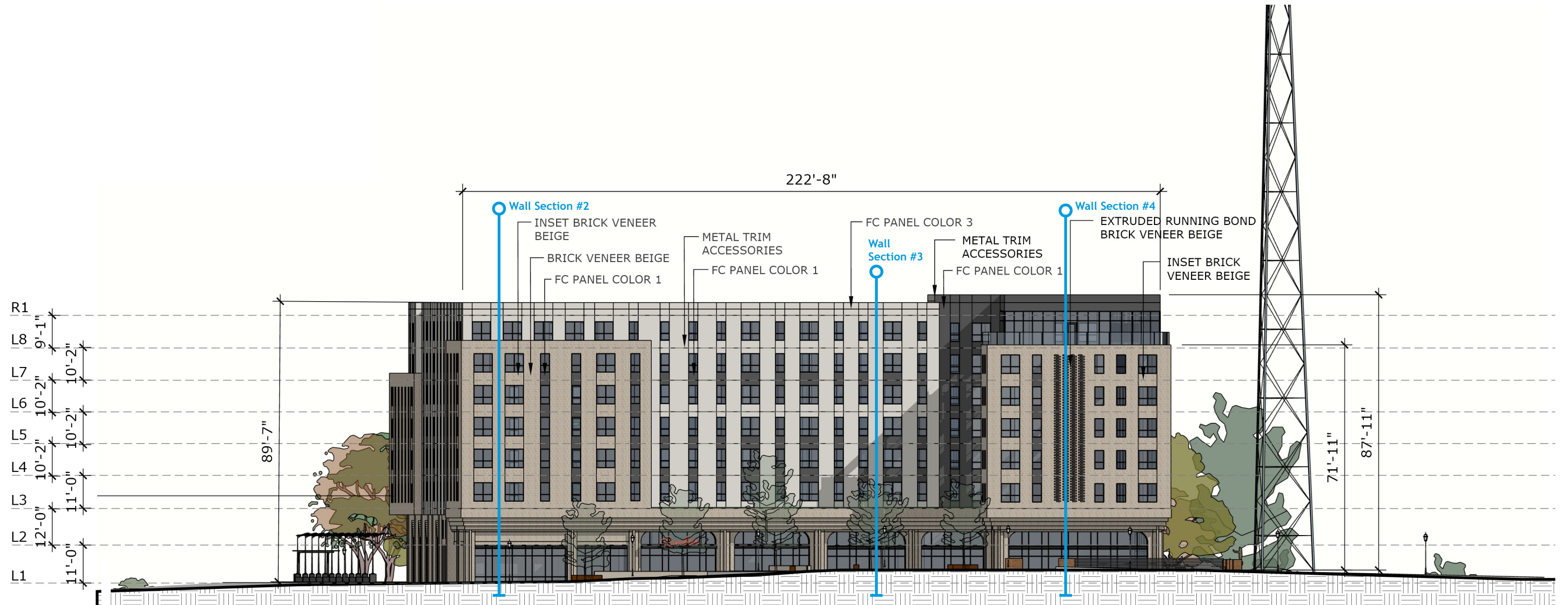


ALL MECHANICAL UNITS TO BE LOCATED OVER THE RESIDENTIAL CORRIDORS. A MINIMUM DIMENSION OF 10'-0" TO BE MAINTAINED BETWEEN EQUIPMENT AND PARAPET. ALL MECHANICAL EQUIPMENT TO BE SCREENED PER DIV. 4.7.4 OF THE CHARLOTTESVILLE CODE OF DEVELOPMENT

# Elevation - South (West Main Street)

# Elevations

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



GROUND LEVEL PLAN

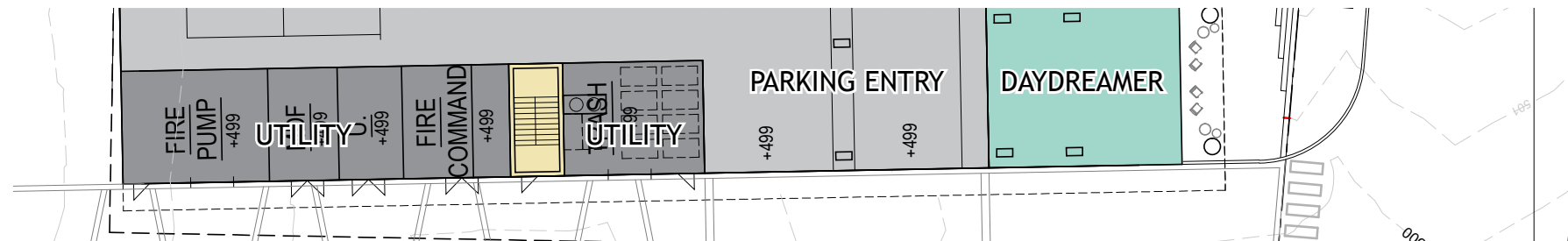
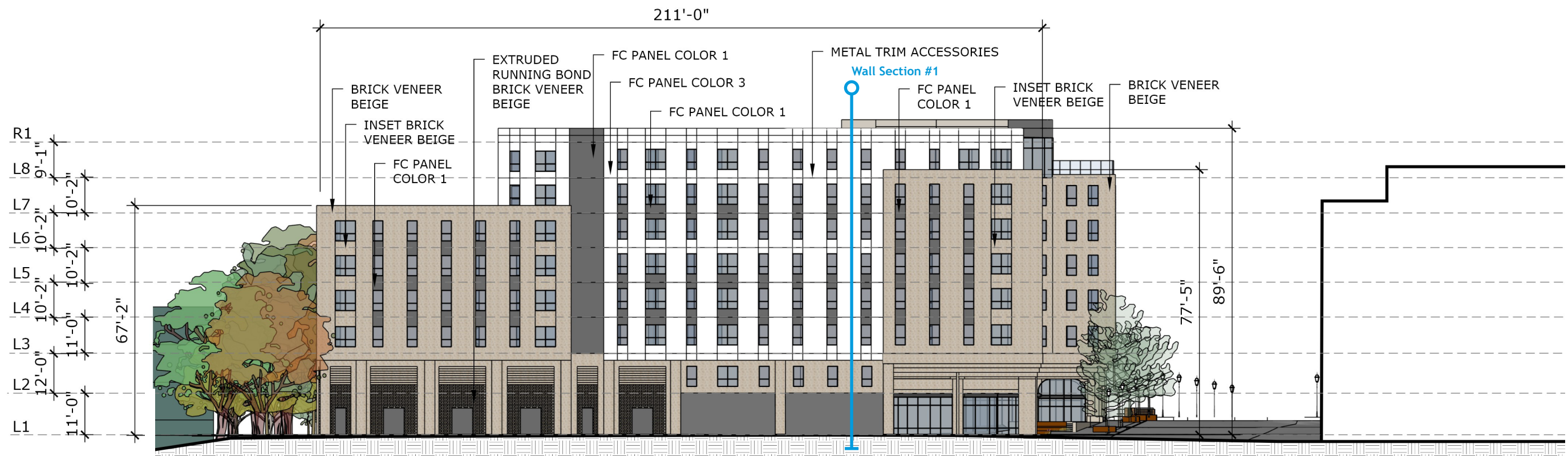


- ① MATTE BLACK STOREFRONT DOOR (CLEAR VISION GLAZING)
- ② MATTE BLACK STOREFRONT SYSTEM (CLEAR VISION GLAZING)
- ③ SPANDREL PANEL GLAZING
- ④ METAL CANOPY WITH WOOD-LOOK SOFFIT
- ⑤ STEPPED SOLDIER COURSE (THREE TIER)
- ⑥ BRICK PILASTER WITH EXTRUDED STRETCHER COURSE
- ⑦ RECESSED BRICK BAY
- ⑧ VINYL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

# Elevation - West (Facing The Standard)

# Elevations

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

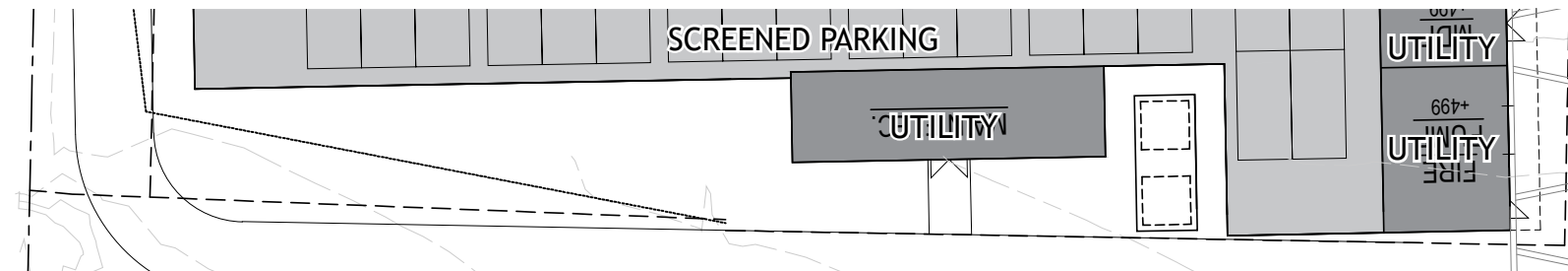
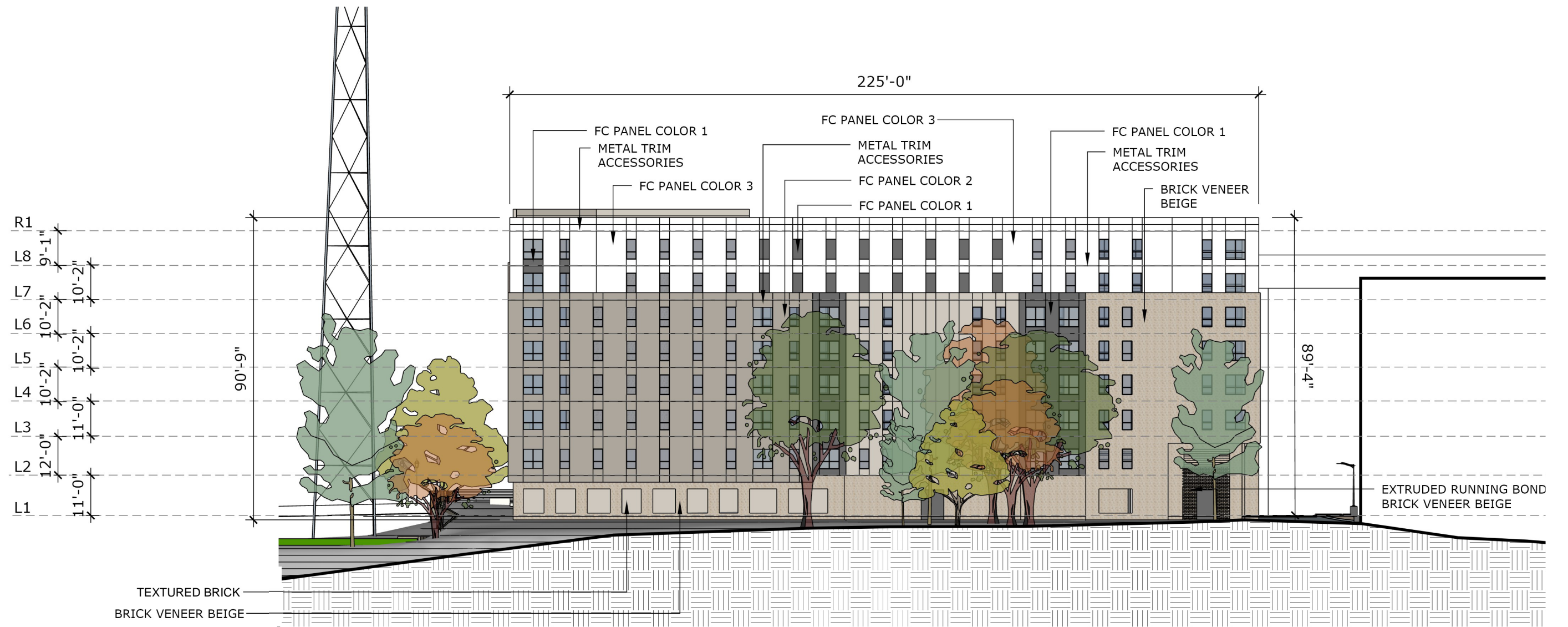


GROUND LEVEL PLAN

# Elevation - North (West Haven Side)

# Elevations

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

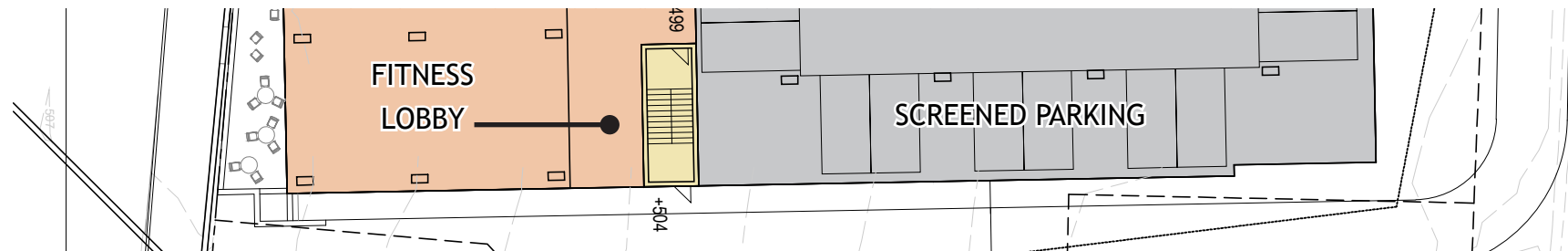
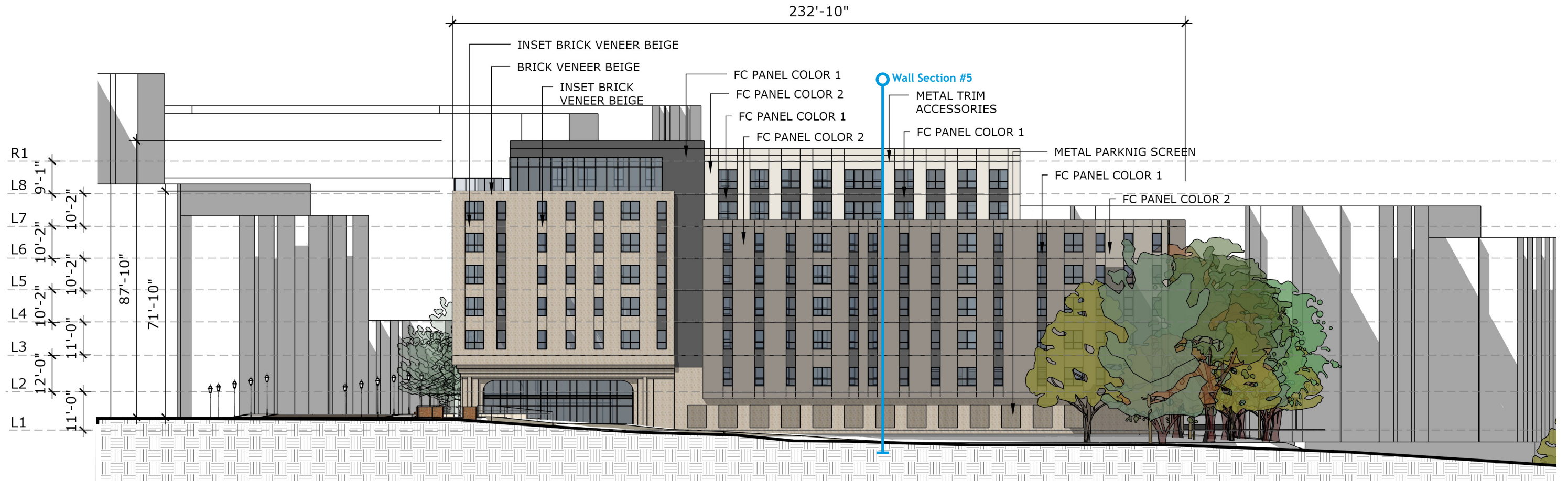


GROUND LEVEL PLAN

# Elevation - East (Cell Tower Side)

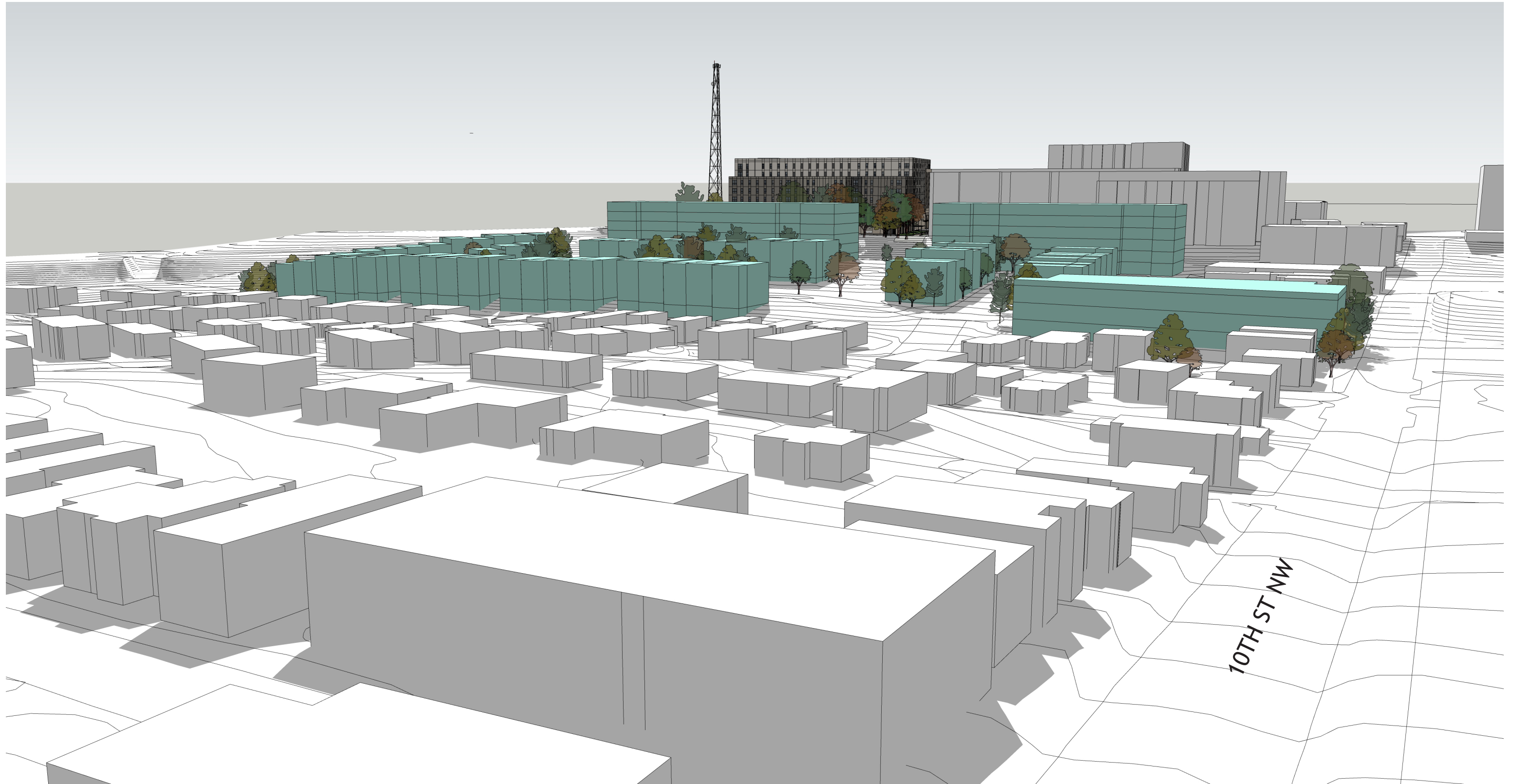
# Elevations

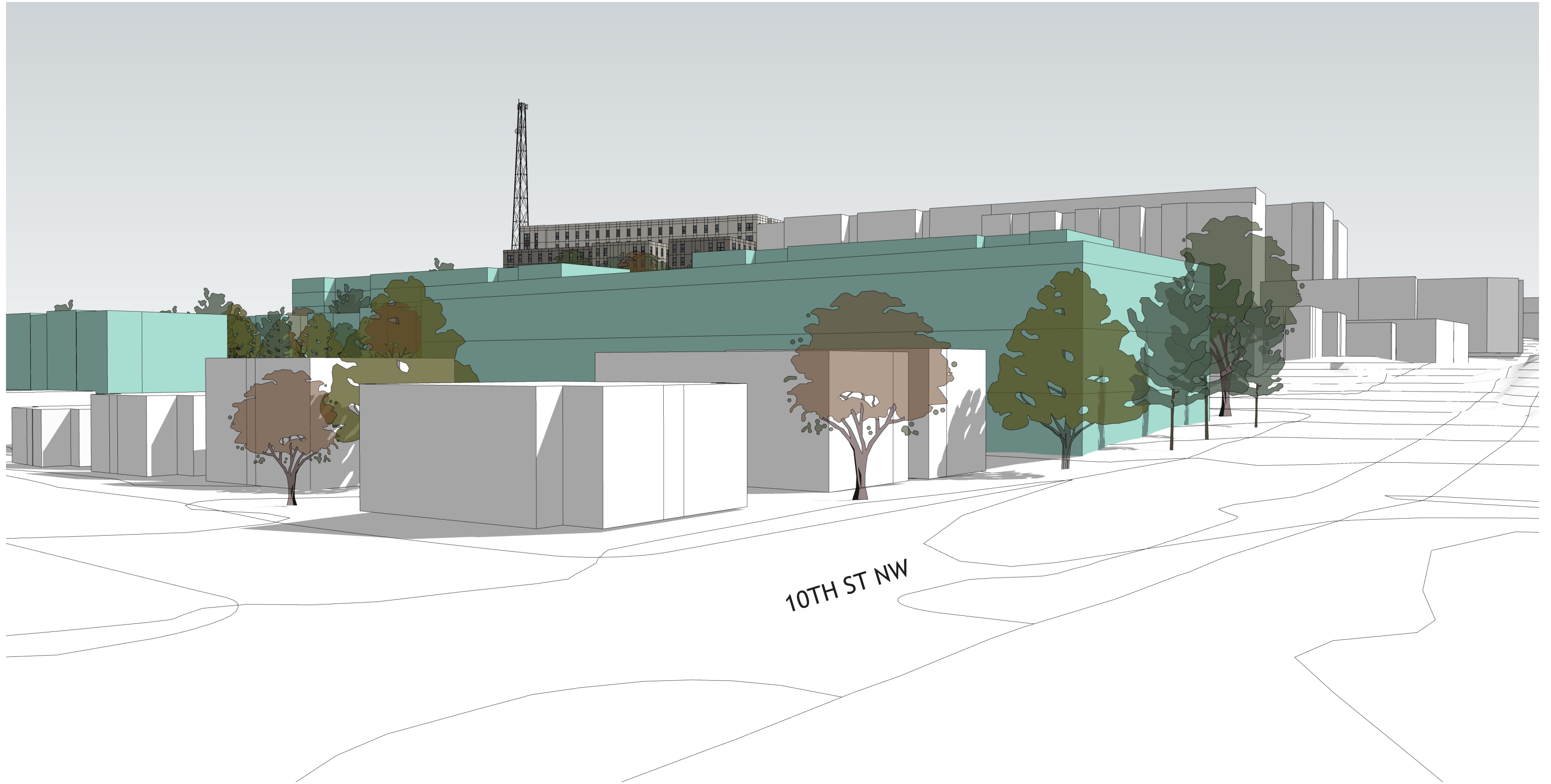
835, 843 & 847 W Main St - Charlottesville, VA

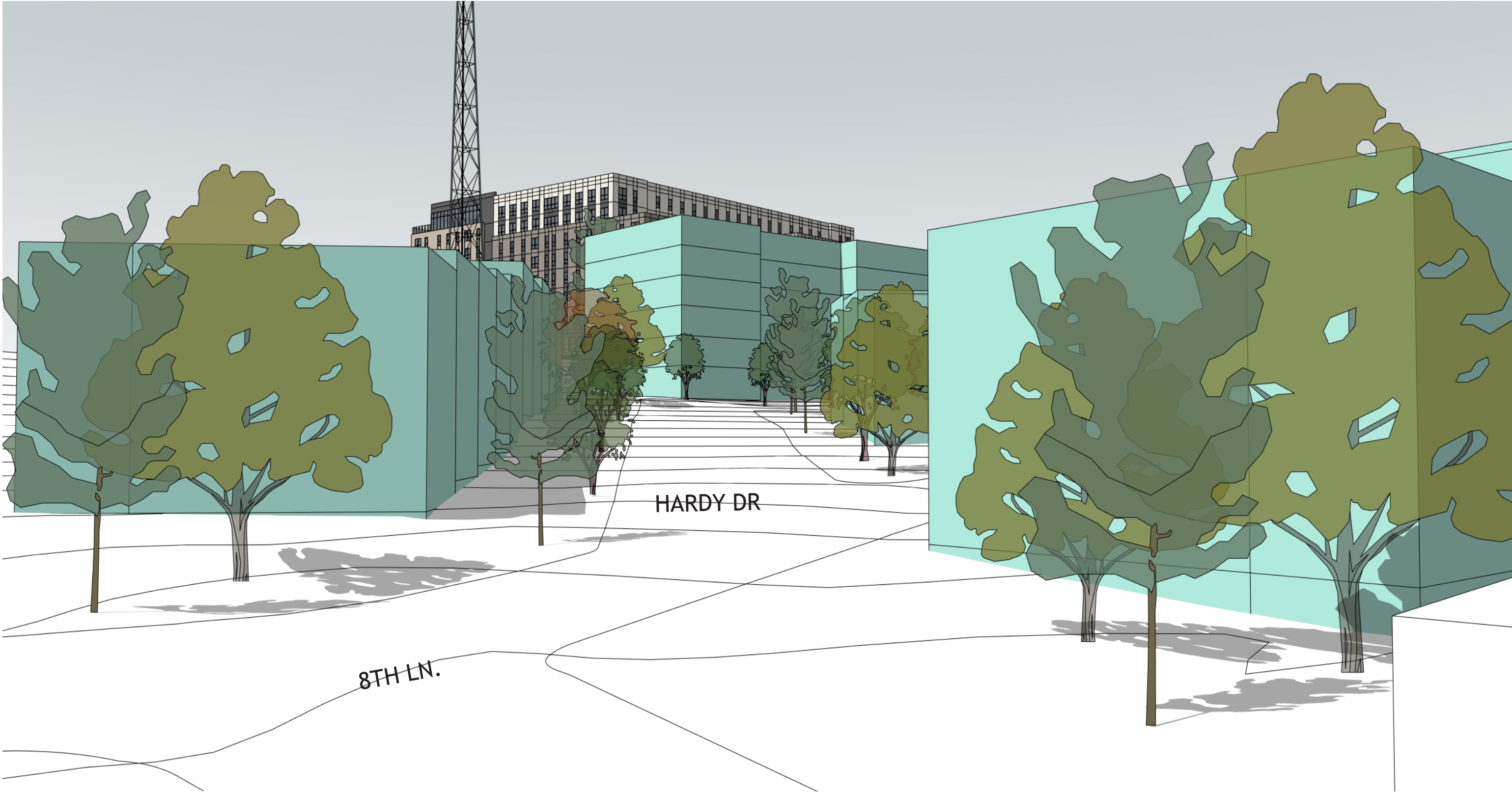


GROUND LEVEL PLAN









# Conceptual Renderings

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



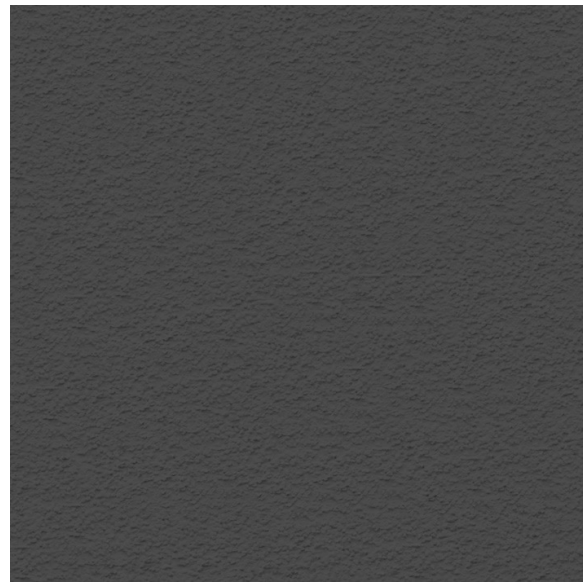




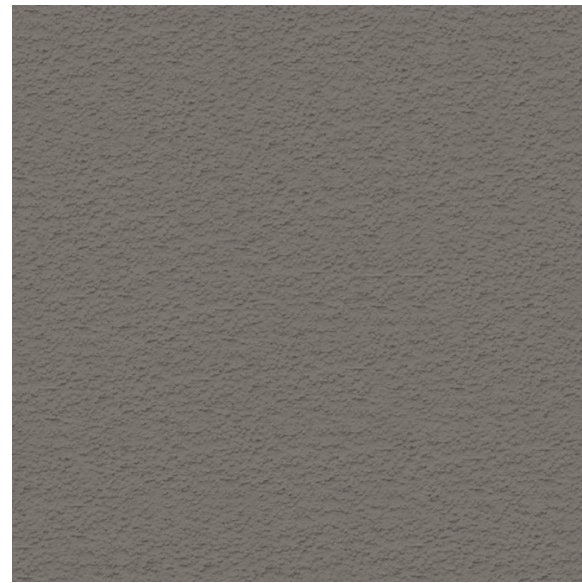


# Materials Board

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



FC PANEL COLOR 1



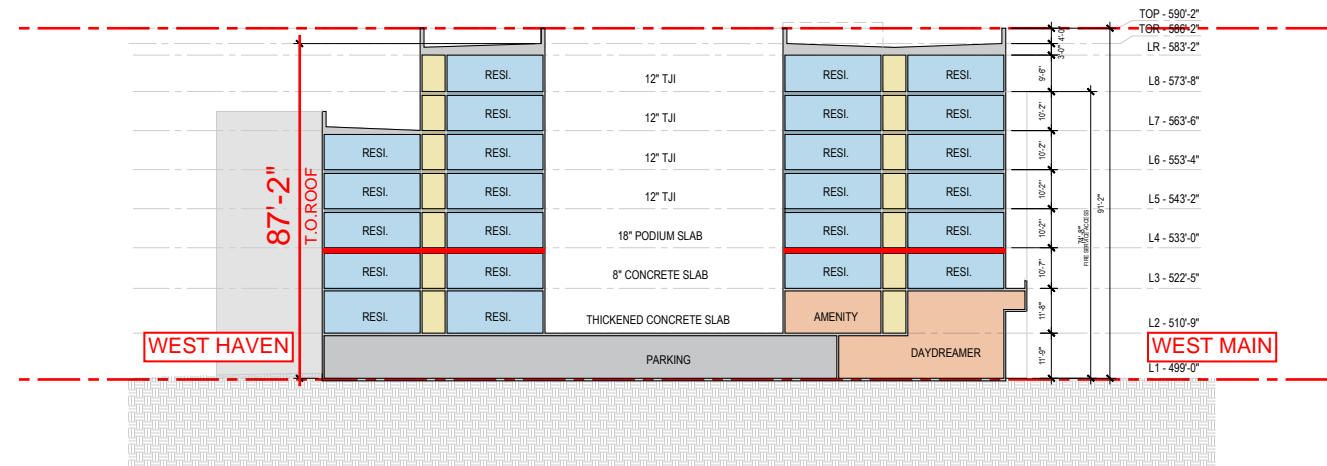
FC PANEL COLOR 2



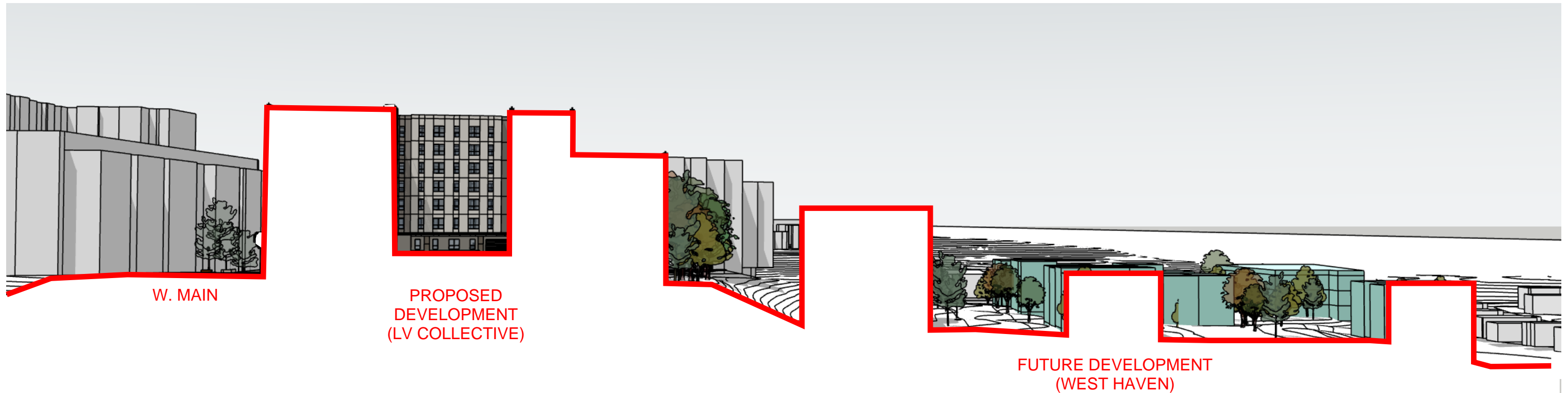
FC PANEL COLOR 3



BRICK VENEER  
BEIGE

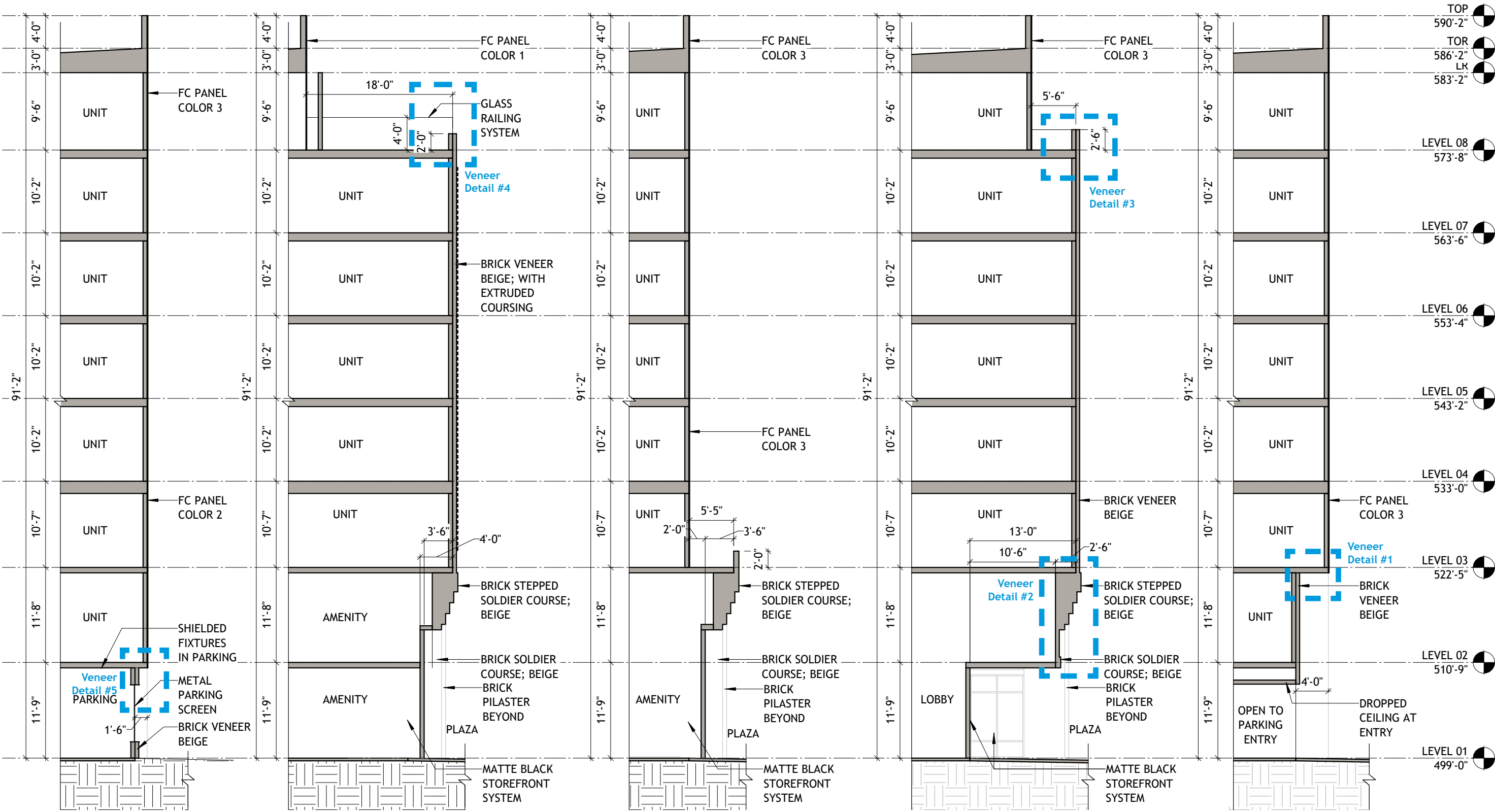


1" = 50'-0"



# Wall Sections

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



WALL SECTION #5

WALL SECTION #4

WALL SECTION #3

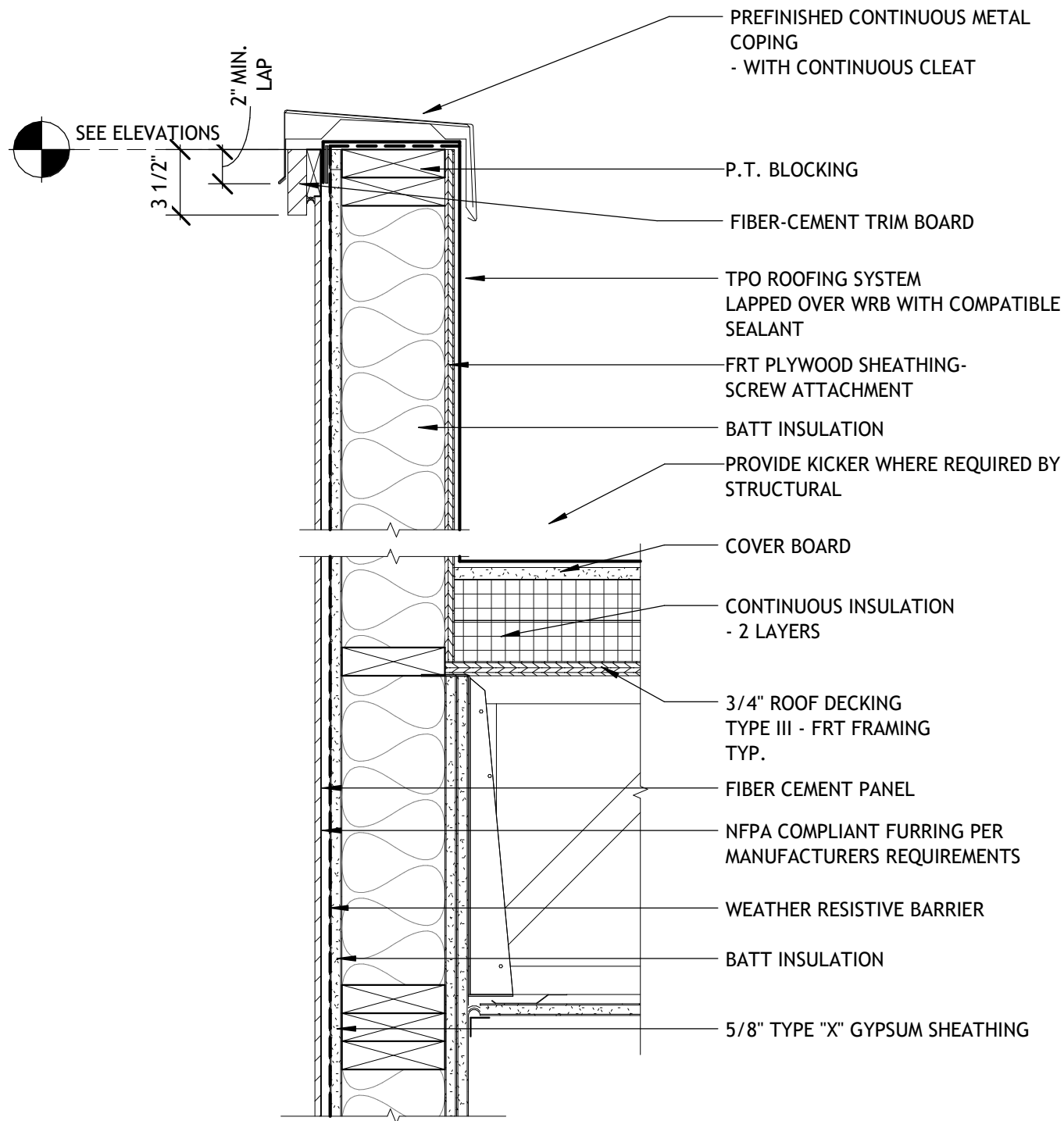
WALL SECTION #2

WALL SECTION #1

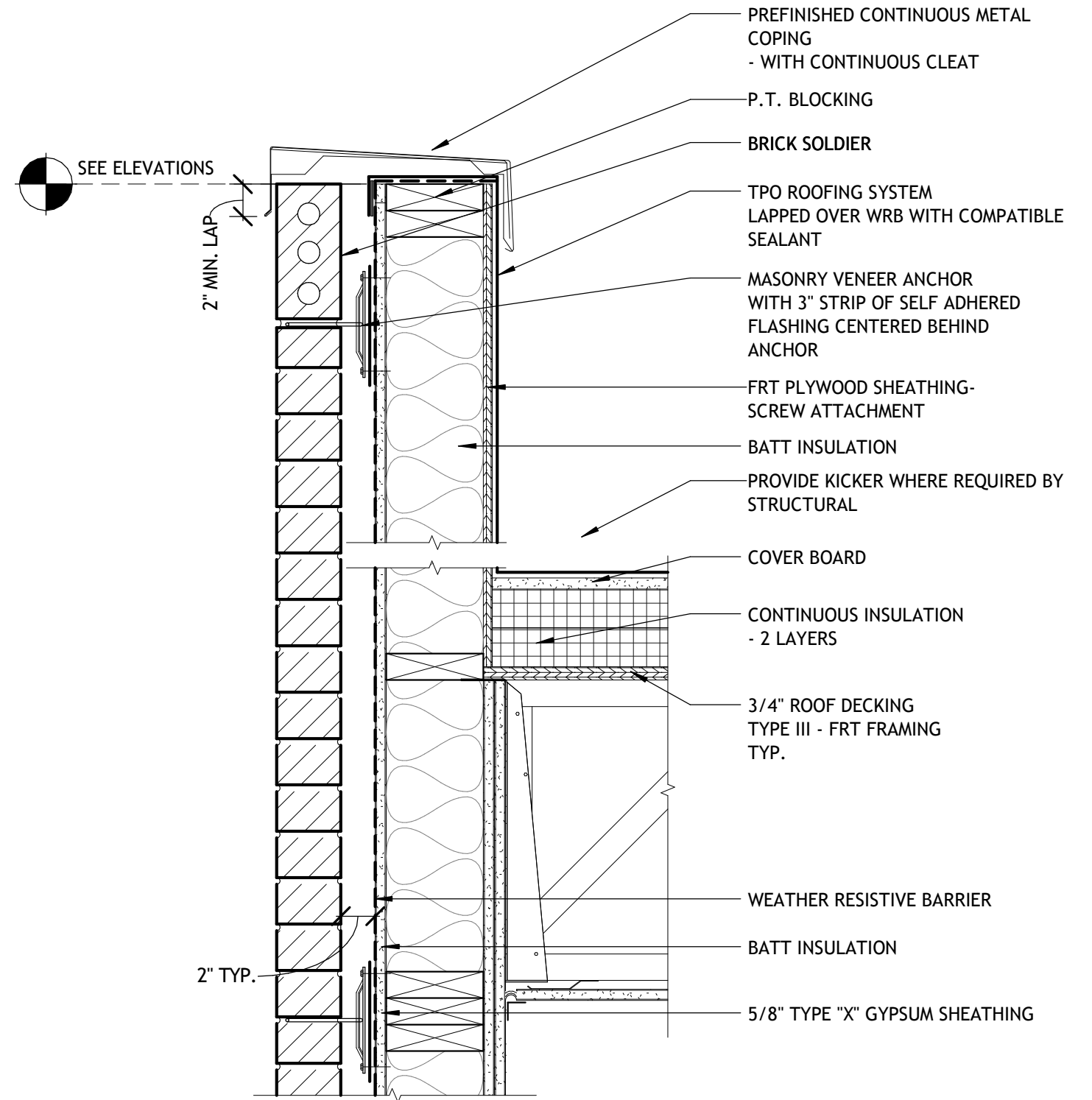
# Brick Veneer and Fiber Cement Panel

# Parapet Details

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



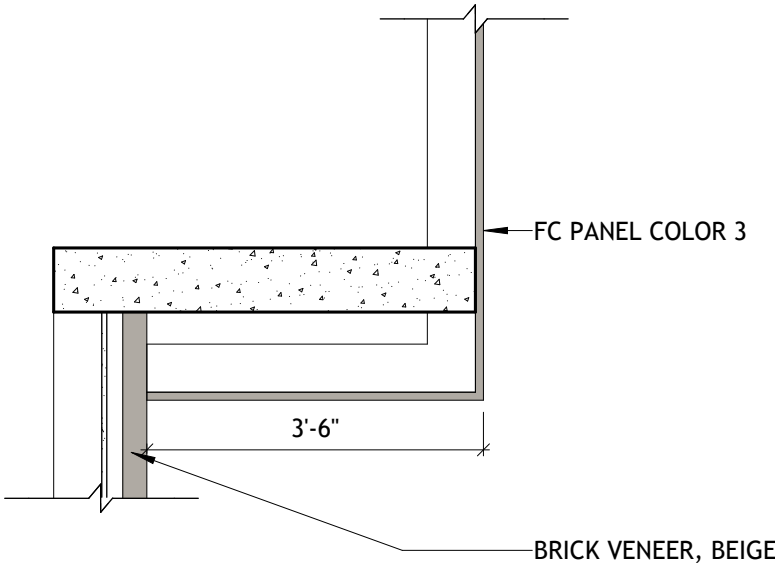
TYPICAL FIBER CEMENT PANEL PARAPET DETAIL



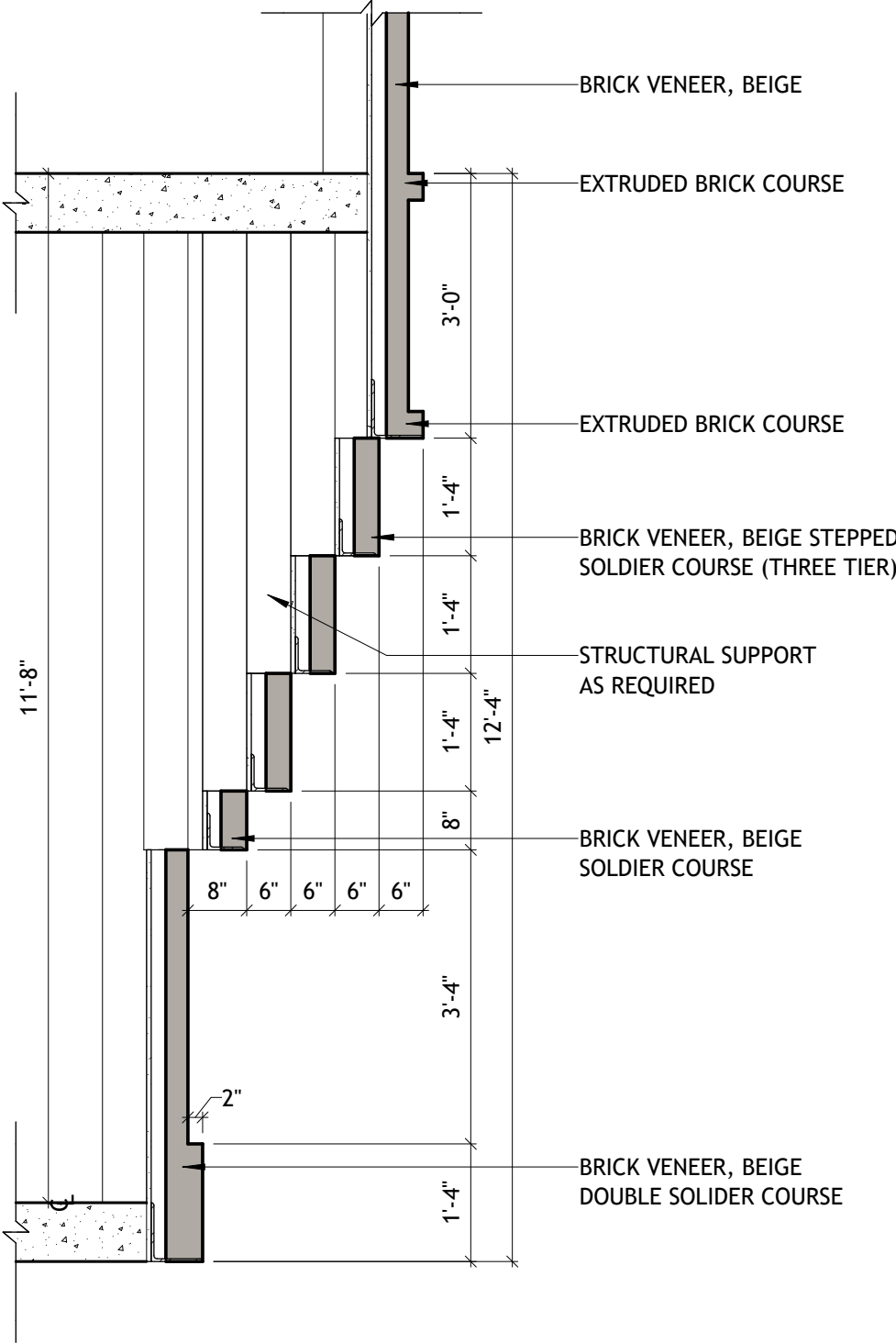
TYPICAL BRICK PARAPET DETAIL

# Conceptual Exterior Veneer Details

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



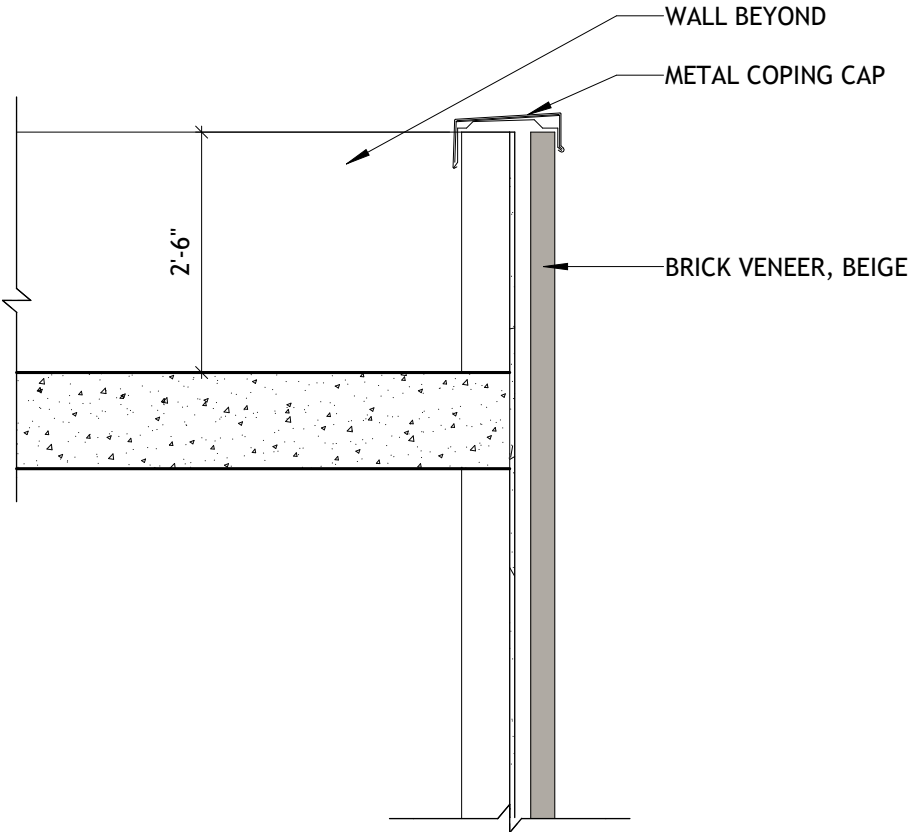
VENEER DETAIL #1



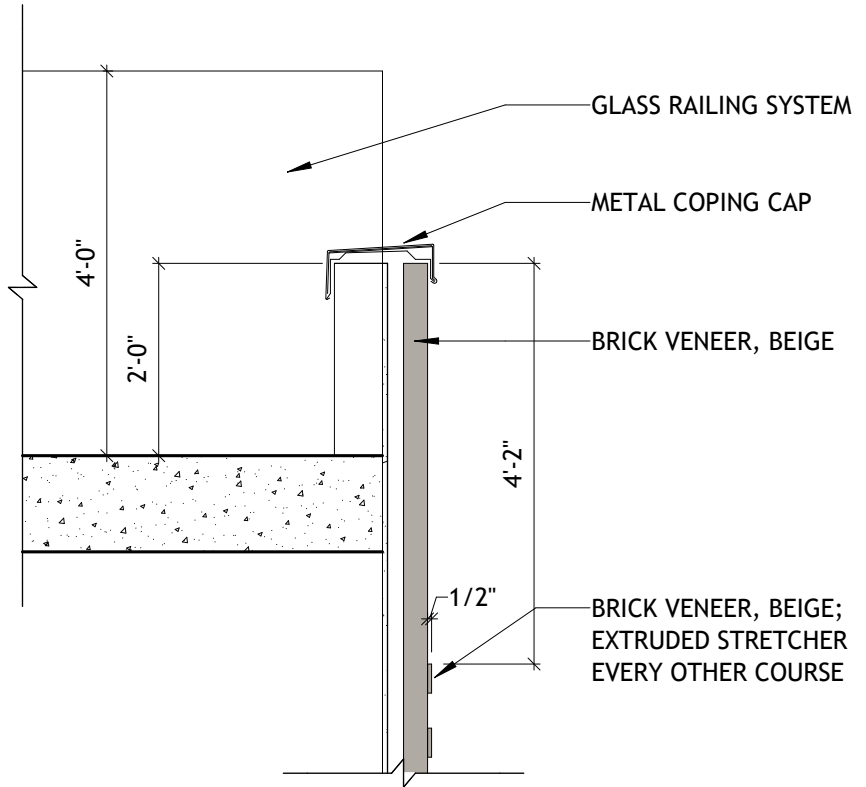
VENEER DETAIL #2

# Conceptual Exterior Veneer Details

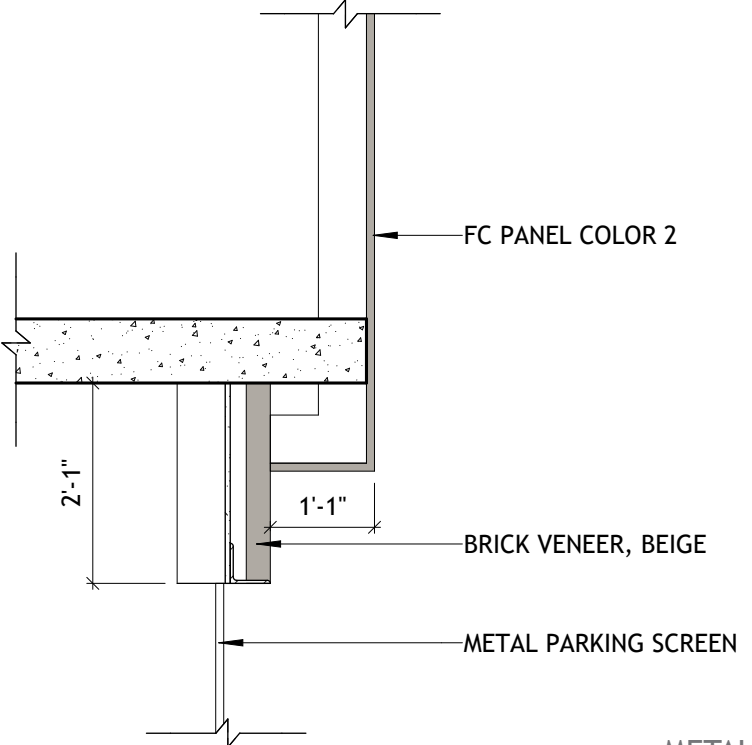
835, 843 & 847 W Main St - Charlottesville, VA



VENEER DETAIL #3

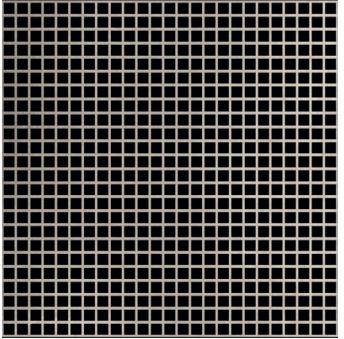


VENEER DETAIL #4



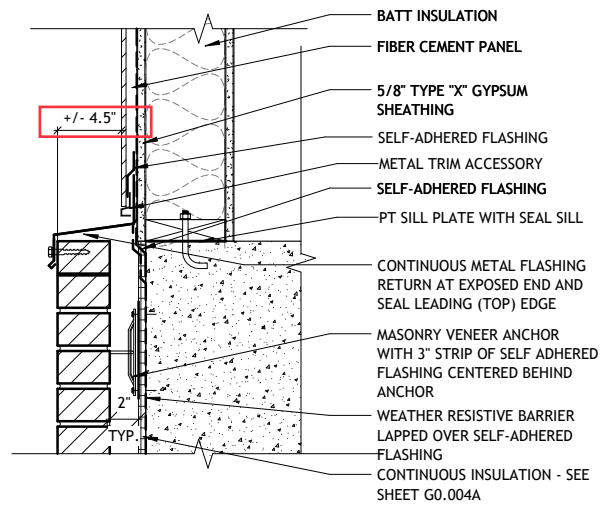
VENEER DETAIL #5

METAL PARKING SCREEN EXAMPLE

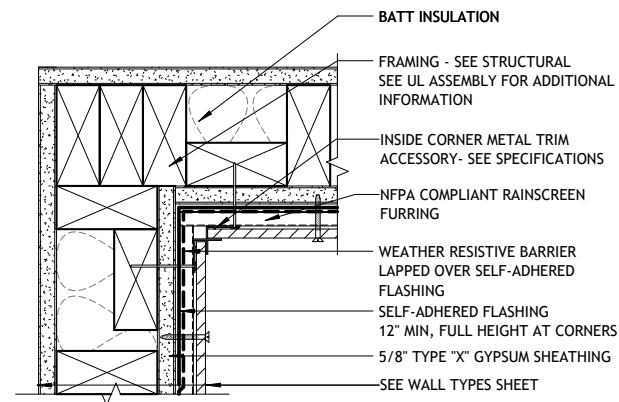


# Exterior Transition Details

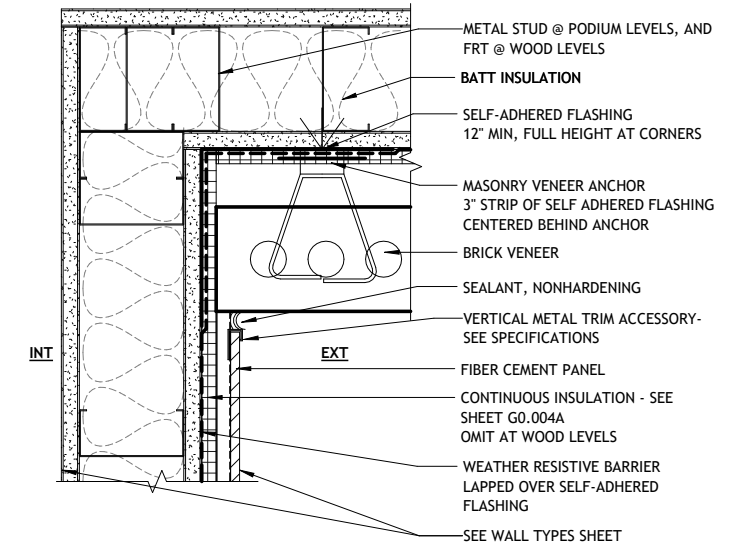
835, 843 & 847 W Main St - Charlottesville, VA



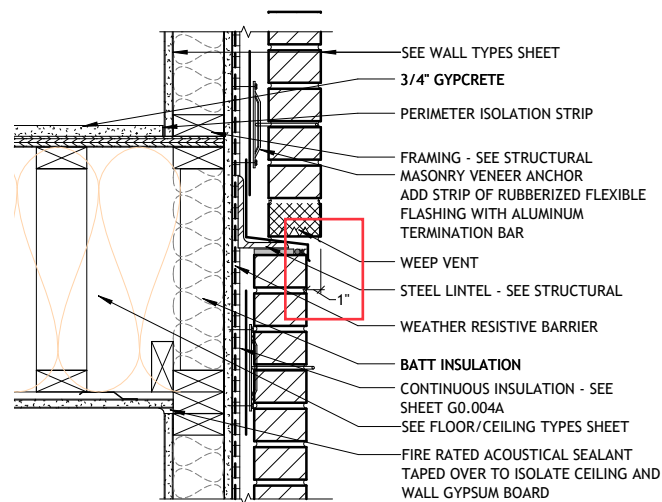
VERTICAL SECTION DETAIL - FIBER CEMENT PANEL TO BRICK VENEER



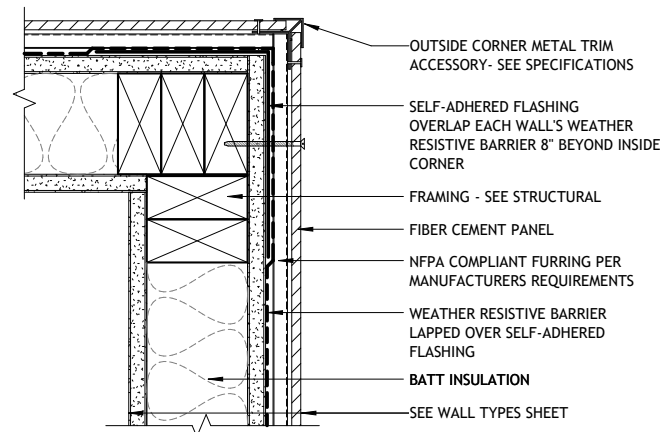
INSIDE CORNER - FIBER CEMENT PANEL TO FIBER CEMENT PANEL



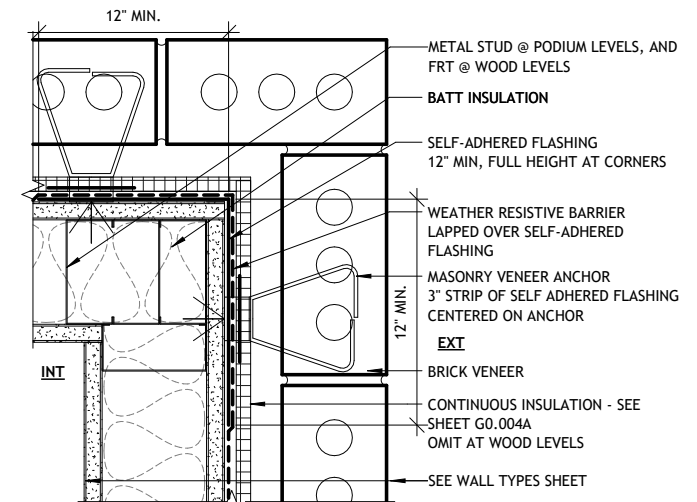
INSIDE CORNER - BRICK VENEER TO FIBER CEMENT PANEL



VERTICAL SECTION DETAIL - RECESSED BRICK VENEER



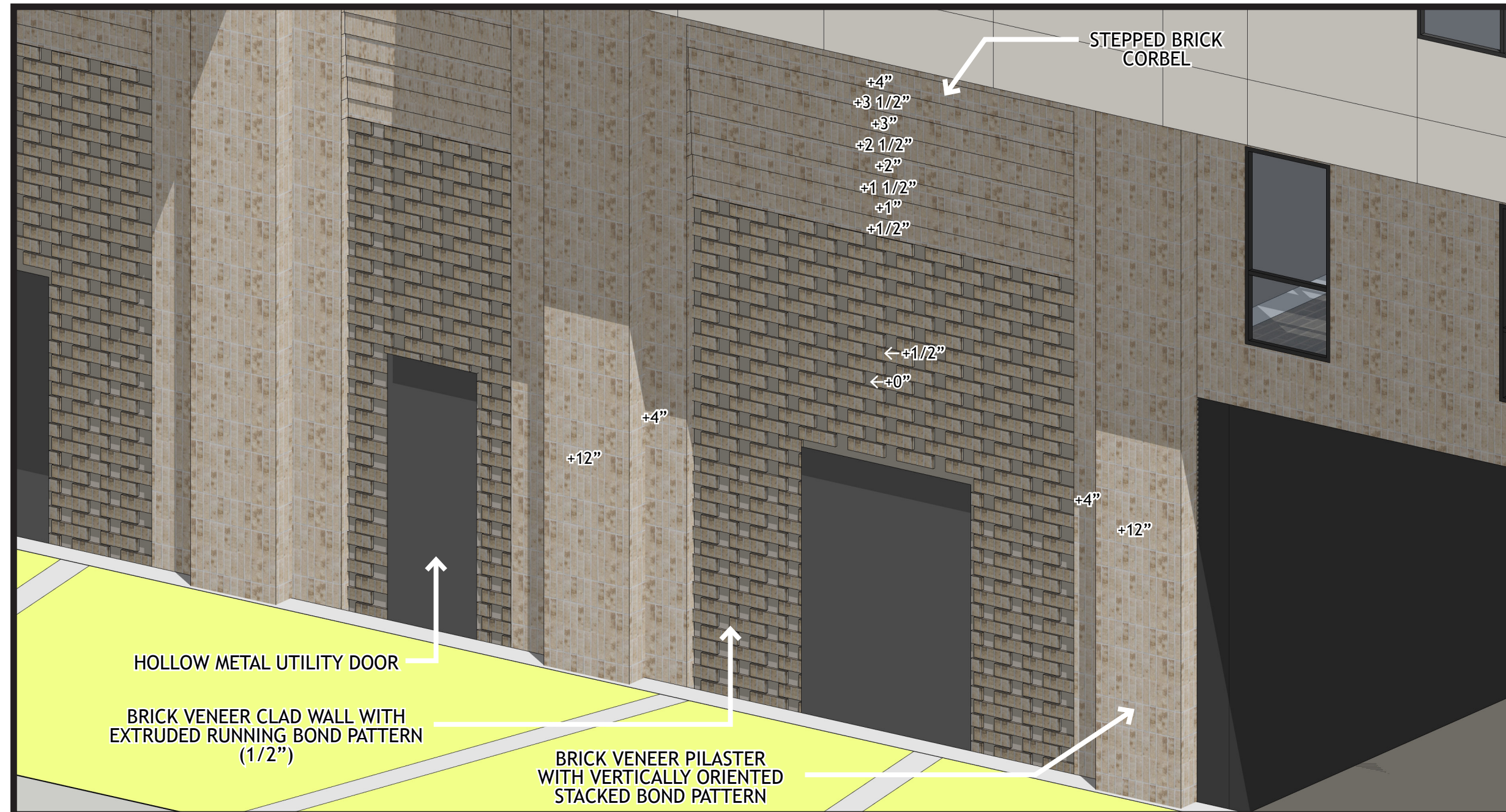
OUTSIDE CORNER - FIBER CEMENT PANEL TO FIBER CEMENT PANEL



OUTSIDE CORNER - BRICK VENEER TO BRICK VENEER

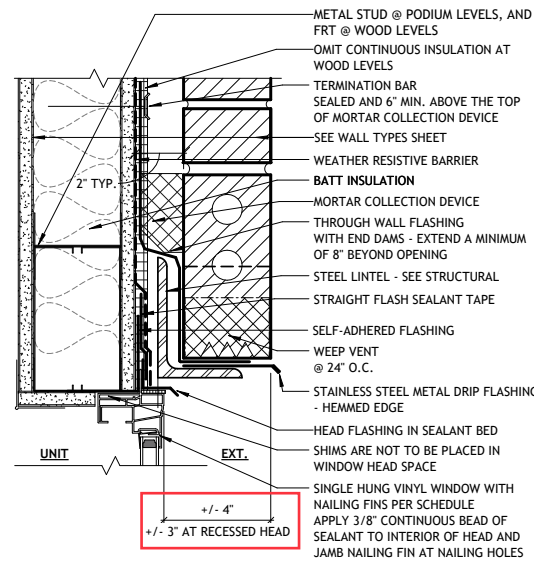
# Conceptual Exterior- Base Detailing (West)

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

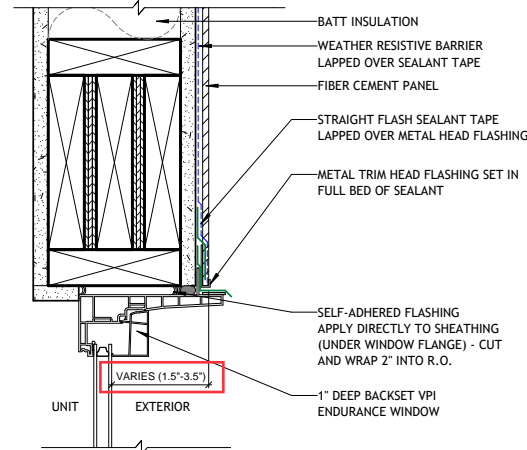


# Head & Sill Details and Elevations

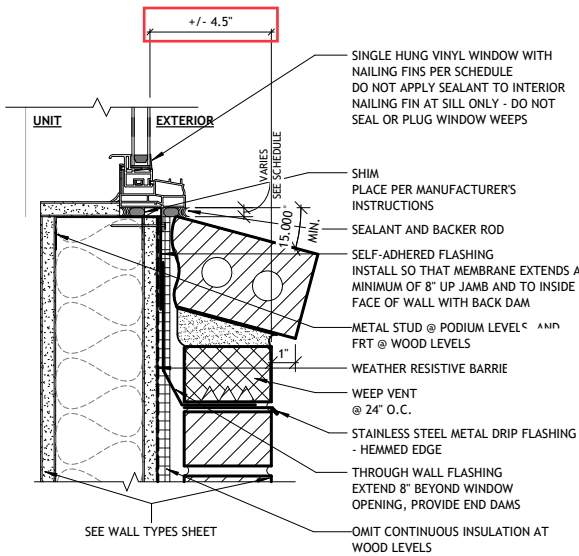
Typical Windows  
835, 843 & 847 W Main St - Charlottesville, VA



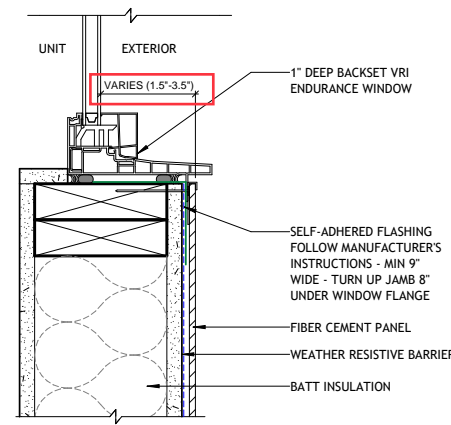
HEAD DETAIL - BRICK VENEER



HEAD DETAIL - FIBER CEMENT PANEL



SILL DETAIL - BRICK VENEER



SILL DETAIL - FIBER CEMENT PANEL



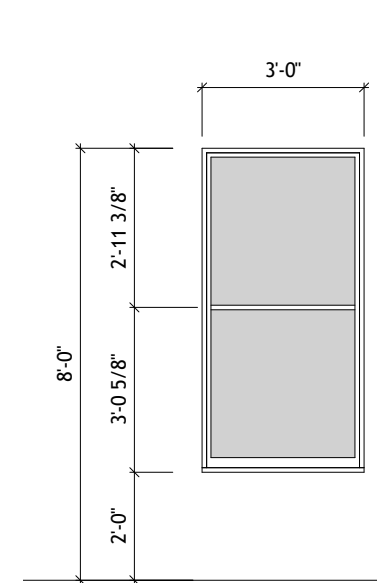
## 1-3/8" Deep Backset

Vinyl Window Frame proposed at fiber cement panels along W. Main and West facade to provide additional depth by setting back the face of glazing

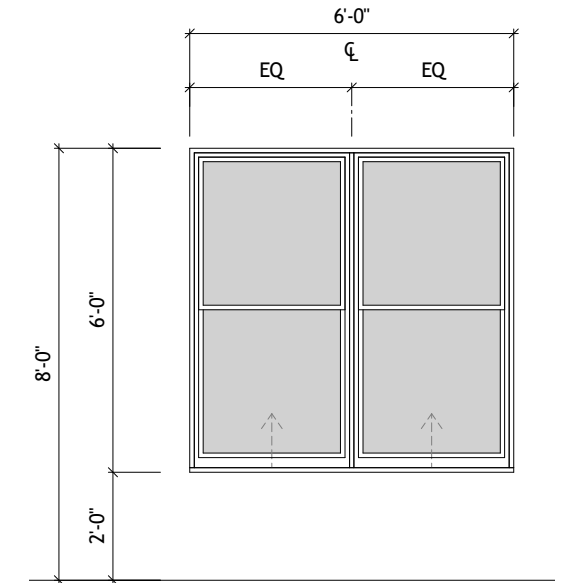


## 1-3/8" Nailfin Backset

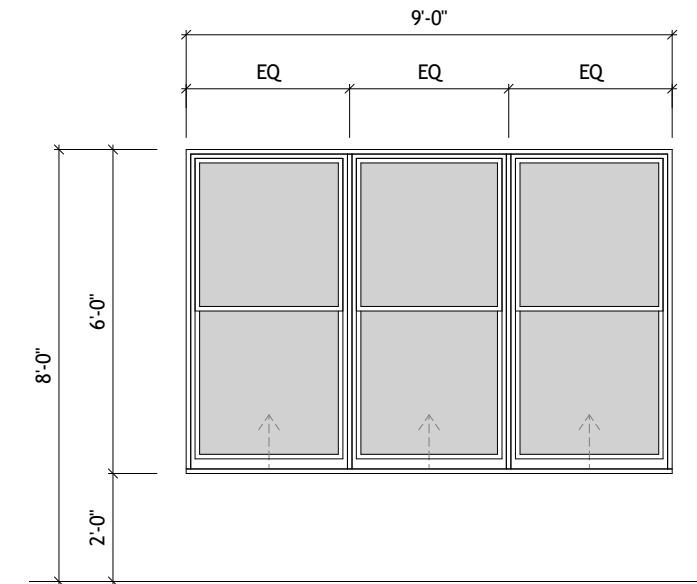
Vinyl Window Frame proposed at fiber cement panel along the North and East facades



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				

# Vinyl Window - Precedent Imagery

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







Riverside Epicenter Complex - Austell, GA

## 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		
<b>System Stiles</b>	2" - Narrow, 3-1/2" - Medium, and 5" - Wide	
<b>Door Config</b>	Outside Glazed / Center Set	
<b>Tested Glass</b>	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
<b>Air Infiltration</b>	<b>Single:</b> 0.50 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h-m <sup>2</sup> ) <b>Pair:</b> 1.00 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h-m <sup>2</sup> ) @ 6.24 PSF (299 Pa)	ASTM E 283
<b>Structural Uniform Load</b>	<b>20D Door</b> <b>Single:</b> 35 PSF <b>Pair:</b> 35 PSF <b>35D Door</b> <b>Single:</b> 50 PSF <b>Pair:</b> 50 PSF <b>50D Door</b> <b>Single:</b> 60 PSF <b>Pair:</b> 60 PSF	ASTM E 330
<b>Structural Performance</b>	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	<b>Single Doors:</b> 3'-0" x 7'-0" 3'-6" x 7'-0"	<b>Paired Doors:</b> 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 <small>*Custom Entrance Sizes over 8'-0" may be possible with YKK AP Engineering approval.</small>	

#### Bi-Fold and Showroom Doors

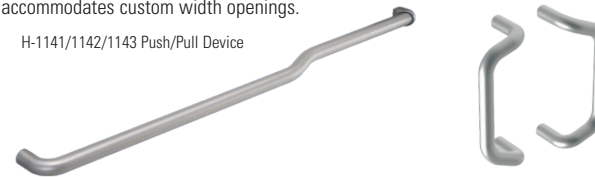
We now offer standard options to turn our 20D, 35D and 50D entrances into a bi-fold or showroom door. A bi-fold door uses a continuous hinge to completely open the door and stack it off to the side of the doorway. Our showroom doors are extremely wide options to swing the door out, letting large objects, 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](http://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

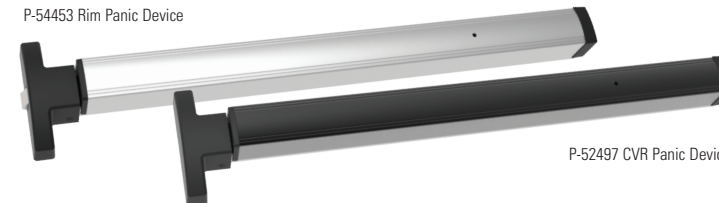


H-1341/1541/1542 Pull Handles

### 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



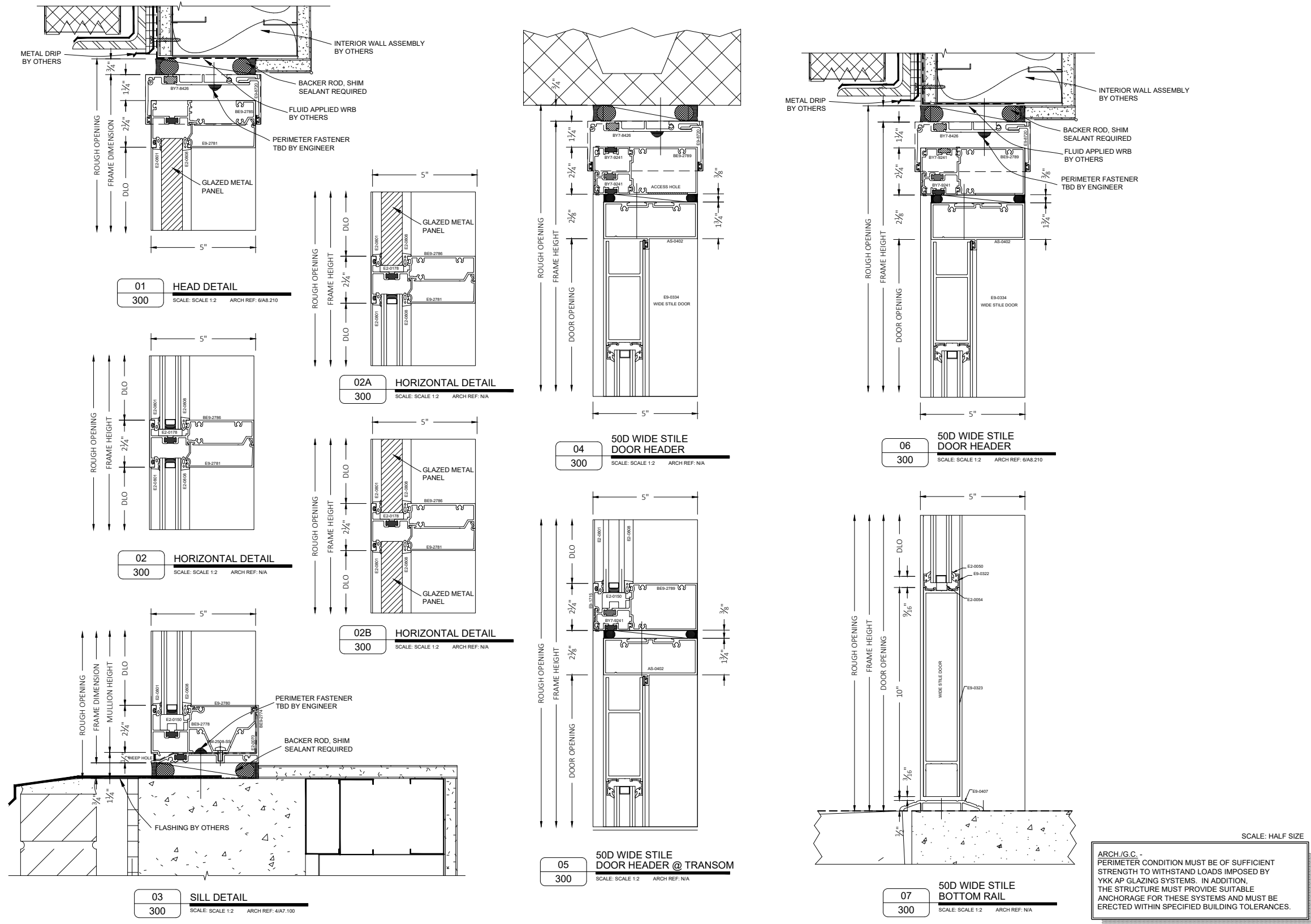
P-52497 CVR Panic Device

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](http://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](http://www.ykkap.com/commercial/productguide)

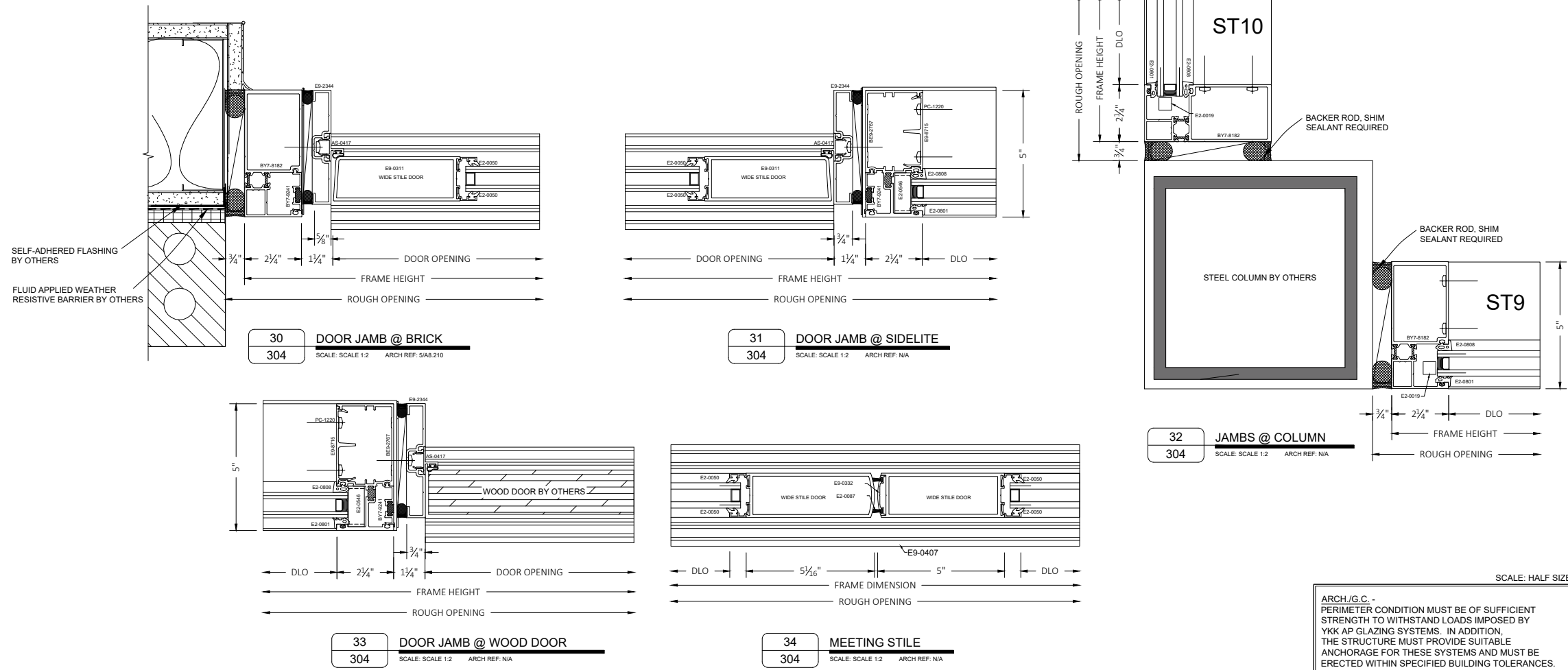
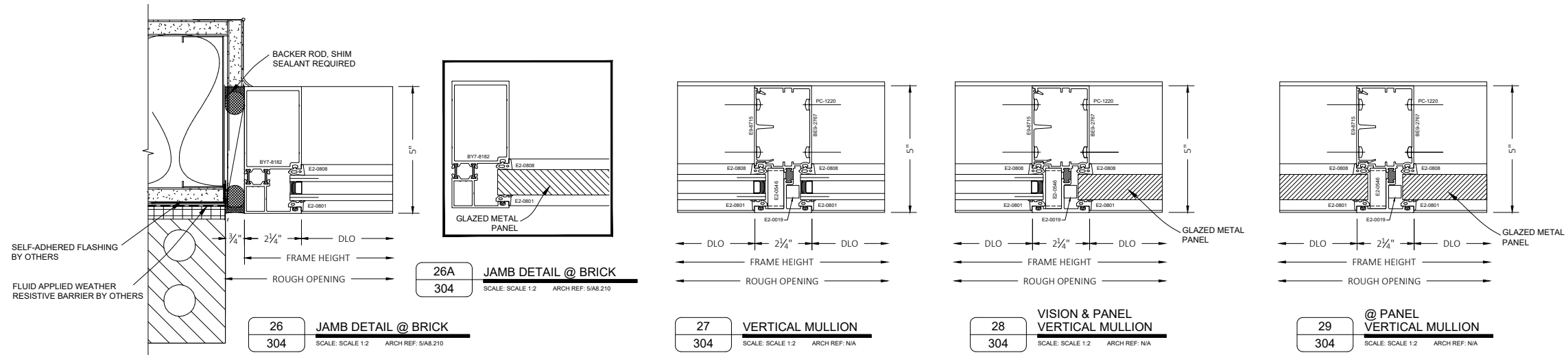
# Typical Storefront Door - Details

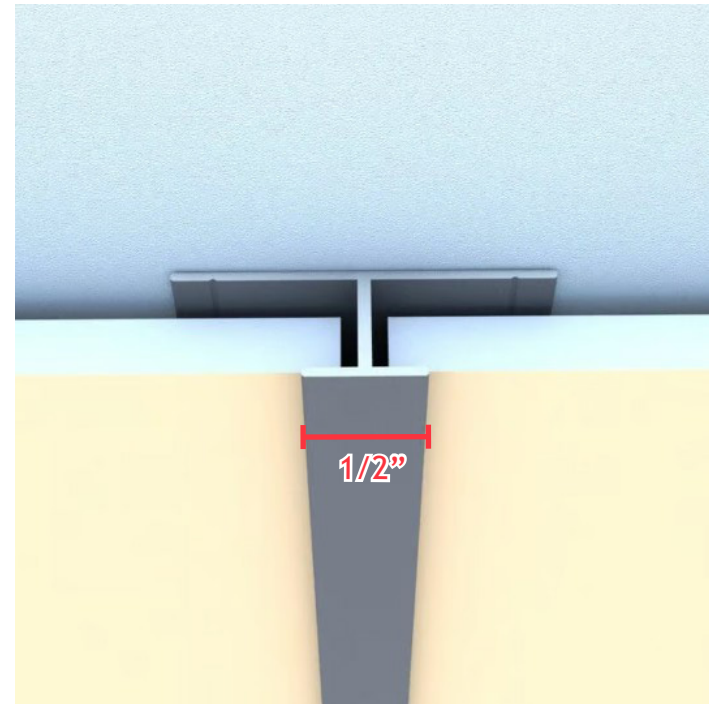
Storefront  
835, 843 & 847 W Main St - Charlottesville, VA



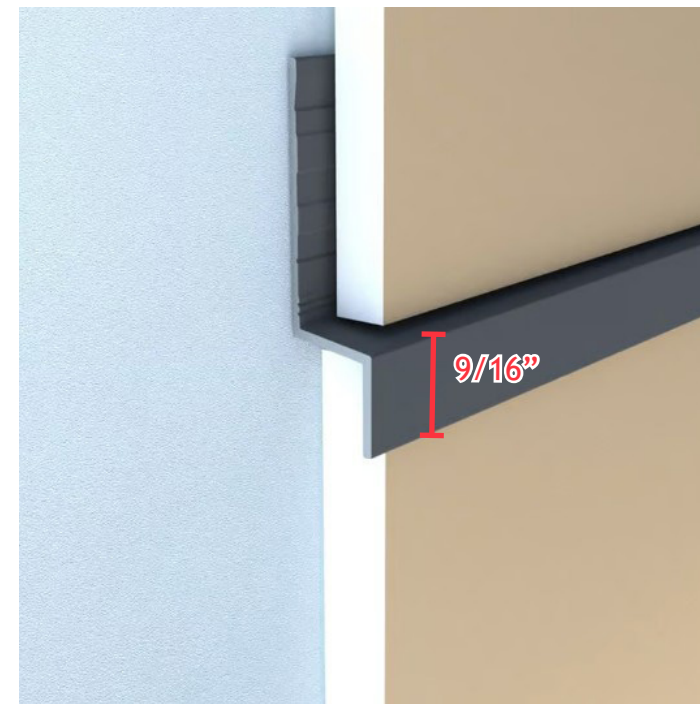
# Typical Storefront - Vertical Mullion Profiles & Jamb Details

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

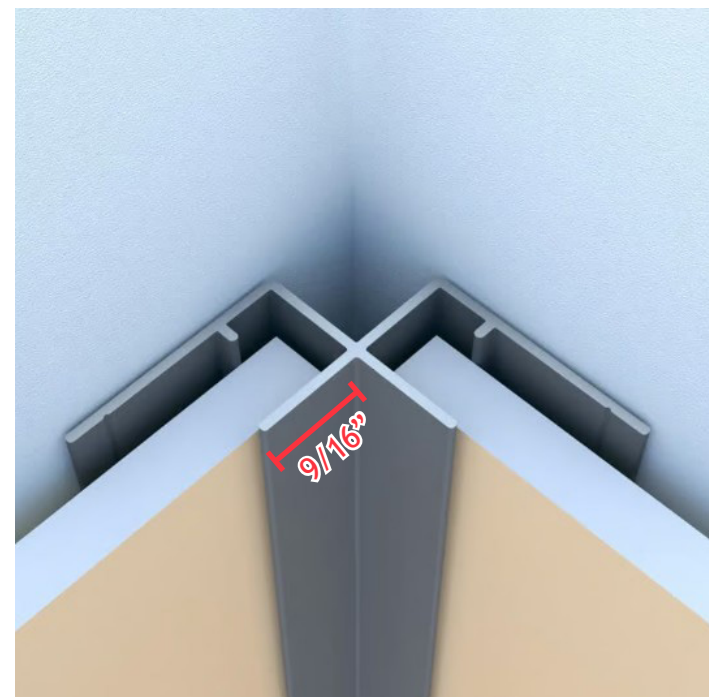




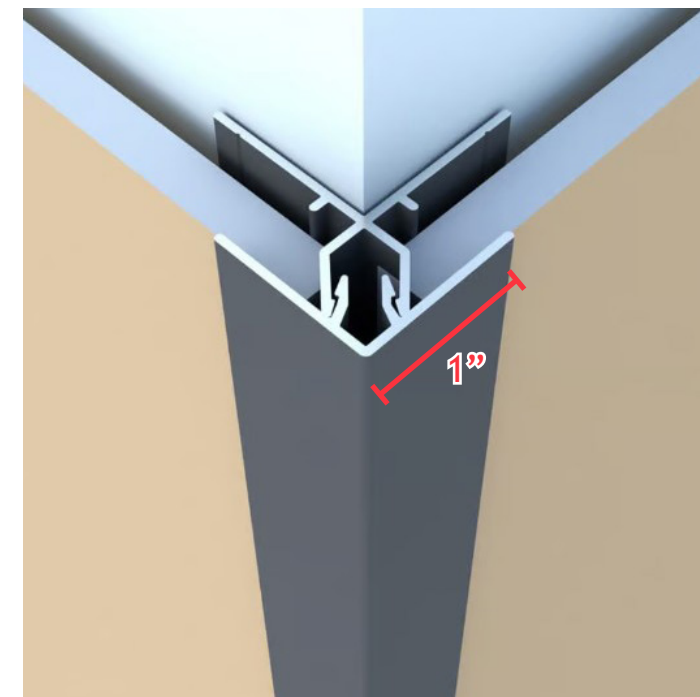
VERTICAL JOINT



HORIZONTAL JOINT



INSIDE CORNER JOINT



OUTSIDE CORNER JOINT

# Rambler - Columbus, OH



# Fiber Cement Panel - Precedent Imagery

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



# Rambler - Athens, GA

# Fiber Cement Panel - Precedent Imagery

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

