

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
August 18, 2026
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion – 5:00 PM

Regular Meeting – 5:30 PM

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

B. Consent Agenda

1. **Meeting Minutes:** April 21, 2026 [\[meeting video\]](#) & May 19, 2026 [\[meeting video\]](#).
[Attached to this agenda.]

2. **Certificate of Appropriateness Application**

Deferred by applicant January 22, 2025

BAR #24-0042

116 West Jefferson Street, Tax Parcel 330183000

Downtown ADC District

Owner: West Jefferson Properties, LLC

Applicant: Joshua Batman

Project: Rear porch exit stairs and site alterations

3. **Recommendation for Special Exception Permits**

Permit # PL-26-0126

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

C. Deferred Items – see Consent Agenda.

D. New Items

N/A

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

(5:40) 4. **Pre-Application Conference – Certificate of Appropriateness**

Continued discussion from December 2023

No formal action will be taken

BAR #26-0015

915 East High Street, Tax Parcel 530247000

Martha Jefferson Historic Conservation District

Owner: LO-HI, LLC

Applicant: Dan Bracey, Two Street Studio
Project: Construction of multi-story, mixed-use building.

- (6:20) 5. **Pre-Application Conference – Certificate of Appropriateness**
No formal action will be taken
BAR #26-0034
301 East Hight Street, Tax Parcel 330070000
North Downtown ADC District
Owner: Village School
Applicant: Design Develop
Project: Addition

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

- (7:00) 6. **BAR Training**
- Roles & Responsibilities (per City Code 34-5.1.5)

G. Adjourn (8:00)

Certificate of Appropriateness Application

BAR #24-0042

116 West Jefferson Street, Tax Parcel 330183000

Downtown ADC District

Owner: West Jefferson Properties, LLC

Applicant: Joshua Batman

Project: Rear porch exit stairs and site alterations

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

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

Recommendation for Special Exception Permits

Permit # PL-26-0126

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

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

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

Pre-Application Conference – Certificate of Appropriateness
Continued discussion from December 2023

No formal action will be taken

BAR #26-0015

915 East High Street, Tax Parcel 530247000

Martha Jefferson Historic Conservation District

Owner: LO-HI, LLC

Applicant: Dan Bracey, Two Street Studio

Project: Construction of multi-story, mixed-use building.

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

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

Pre-Application Conference – Certificate of Appropriateness

No formal action will be taken

BAR #26-0034

301 East Hight Street, Tax Parcel 330070000

North Downtown ADC District

Owner: Village School

Applicant: Design Develop

Project: Addition

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

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

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

Regular Meeting

April 21, 2026 – 5:00 PM

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



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

Members Present: Ronald Bailey, Roger Birle, Cheri Lewis, James Zehmer, David Timmerman, Katherine Tabony, Jerry Rosenthal

Staff Present: Jeff Werner, Kate Richardson, Remy Trail

Pre-Meeting:

The meeting was called to order by Mr. Zehmer at 5:30 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. Certificate of Appropriateness Application

BAR # 26-0008

320 West Main Street; TMP 290018000

Downtown ADC District

Owner: 320 West Main LLC

Applicant: Terry Hindermann/Mike Stoneking

Project: Padel court

2. Certificate of Appropriateness Application

BAR # HST26-0013

408 Park Street; TMP 530117000

North Downtown ADC District

Owner: RAF 408 LLC

Applicant: Preston Hutter

Project: Removal of exterior stairs at side entrance

Mr. Zehmer (Chair) pulled BAR application #HST26-0012 from the Consent Agenda for discussion. The item was moved to D. New Items on the regular agenda.

Motion: Ms. Lewis moved to approve the Consent Agenda, noting that with approval this only includes application items #1 and #3. Approval of the Consent Agenda results in approval of the following CoA applications: HST26-0012 & HST26-0013.

Second: Mr. Timmerman. Vote 7-0

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed padel court at 320 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 with the following conditions...

- **That both the light poles and lamping meet code per Ch. 34 Div. 4.12.3**
- **Should a change in location, height or specification of the light posts or LED light panels be necessary, the applicant will submit an amendment with the alternative lighting plan for BAR review, if warranted by staff.**

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed stair removal at 408 Park 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.

C. Deferred Items

N/A

D. New Items

3. Certificate of Appropriateness Application

BAR # HST26-0012

410 2nd Street NE; TMP 330078000

North Downtown ADC District

Owner: Rachel Lucy & Theodore Cisu, Trustees

Applicant: Annie Mathot, Bluebird Design Company

Project: Entry overhangs and site alterations

Jeff Werner, Staff Report – Request CoA for addition of two bracketed door overhangs on the East elevation of recent addition, and the following proposed site work:

- Removal and replacement of front concrete stairs at sidewalk
- Patch and repair existing stone retaining wall at front sidewalk
- Remove portion of broken concrete wall on north property line
- Replacement of concrete entry path with bluestone pavers
- Remove stone and wood bordered planting beds in front and side yards
- Replace concrete stairs at front porch with wooden treads/risers
- Construction of low wooden deck in front yard (SW corner)
- Tree removal at SW corner
- Tree plantings (one in front yard; multiple in rear yard)
- Wood surround for HVAC at south elevation
- New decorative metal fencing in the front and side yards
- New wood privacy fencing in the rear yard

Annie Mathot, Applicant – My portion of this application is minimal with the bracketed overhangs on the rear elevation.

Anna Boeschstein, Applicant – It is a tight site. The owners wanted to maximize their ability to use and enjoy their yard as much as possible. One of the owners grew up in this house. She, her mother, and her husband now live there. She has fond memories of spending a lot of time in the front yard and using the rear yard. They wanted to be able to do that again for the next generation. We are planning on keeping the stone wall on 2nd Street intact and changing the cheek walls to either side of the entry stairs so we can replace the concrete entry stairs with bluestone and the bluestone walkway. The walkway will be dry laid to preserve that large oak tree in the front yard. The owners were interested in having a deck in the front yard, which sits flush on grade with the bluestone and the perpendicular bluestone walk. It acts as a front terrace for them to greet neighbors and hang out because their front porch is narrow. They find that it is not as usable as they would like. To the side, just the circulation and the ability to be able to get from the front to backyard staying on their property and not having to go through the driveway easement. There is a wrought iron fence detail in the back of your packet. It is 36 inches high in the front yard. It transitions to a privacy fence. It will be stained. I included the color options in the packet. It is one of the two darker colors already on the architectural renovation. To the rear, it is mortar bluestone paving with planting beds around those existing landings. There will be a built-in grill and a bluestone pad and raised planters. The bluestone pad is to be a water feature that the owner will be providing.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – The summary that we received said that the front yard would be enclosed by a 3-foot wrought iron fence.

Ms. Boeschstein – If you go to sheet L.2.00, it is a wrought iron fence.

Ms. Lewis – My question was about the location of the fence. The textual application said it would enclose the front yard. The L.1.00 seemed to show that it will not enclose the whole front yard.

Ms. Boeschstein – The wrought iron fence meets the privacy fence. The transition point is just before the bay window of the addition to the south.

Ms. Lewis – I was looking at the front. Mr. Zehmer just pointed out to me that I was looking at the wrong thing. With the wrought iron fence gate, is that just across the steps? What is the rest of that hatched black line that joins the feature that is pointed out as a wrought iron gate.

Ms. Boeschstein – I believe the wrought iron gate returns on the house on the front north corner.

Mr. Zehmer – There is a dashed line on the plan.

Ms. Boeschstein – That is the setback.

Ms. Lewis – The wrought iron gate there at the top of the first set of stairs for privacy.

Ms. Boeschenstein – Do you see on the northwest corner of the front porch? There is a note that says bluestone steppers. There is a gate. The wrought iron gate is right there.

Ms. Lewis – I was referring to the one on the front steps.

Ms. Boeschenstein – That is a gate to match. It is just that the wrought iron fence company does not make that size standard. We must custom make those 2 panels to match for it to work on that path.

Ms. Lewis – How is that gate grounded?

Ms. Boeschenstein – It meets those 2 posts in the ground. That will be installed.

Mr. Zehmer – What is the purpose of removing the dogwood?

Ms. Boeschenstein – We could not get enough seating space for the family in that front yard without removing the tree. That meant taking out the dogwood and replacing it with a similar tree.

Ms. Lewis – I did not see any plan to remove that. It is not in the planting.

Ms. Boeschenstein – If you go to 0.02, that is the demolition plan. The tree is on that.

Mr. Timmerman – Everything that is coded in red is being demolished.

Ms. Lewis – It is not a big tree, and it is on the property line. It is near the retaining wall.

Ms. Boeschenstein – It is more the north-south orientation than the east-west orientation.

Mr. Zehmer – What are the materials for the decking you are proposing for the front yard?

Ms. Boeschenstein – We are looking at a cedar. If you go to the submission packet with existing conditions photos, on the first page center top photo has that dogwood.

Mr. Zehmer – It seems like it is not that much different location-wise of where the proposed redbud is going. For the decking, were you guys going to put that on deck plugs? It sounded like you are putting it straight on grade to be adjacent to the bluestone walkway.

Ms. Boeschenstein – We are raising the grade on that side only by a few inches. It looks like the grade has settled over there. For the most part, it is sitting on grade to the east. It is about 7 inches off grade as you go to the west side, the 2nd Street side.

Ms. Tabony – Does the grading of the front deck impact the dogwood?

Ms. Boeschenstein – I don't think so. Let me confirm that.

Mr. Zehmer – Part of the reason we are asking these questions is that our guidelines lean towards not removing a tree if it is not necessary. That is where some of these questions come from. In general, I think your landscape plan is very nice. I am not going to try and get too hung up.

Ms. Lewis – it seems like you are not replacing it with a smaller species. You are replacing it with something that is larger. I don't understand the justification for the removal. You clearly show a canopy on redbud at

some point in its mature state. That is much larger than the dogwood is right now. The dogwood cannot be any further to the south on this property.

Ms. Tabony – A redbud tree is a fast-growing tree. It is going to mature quickly, probably in 5 years. There is something nice about occupying the front yard or creating space for the family. I don't have a problem with removing the dogwood.

Mr. Zehmer – I would not 'fall on my sword' for it. I just wanted to ask the question.

Ms. Boeschenstein – The dogwood is 3 feet further than where we are placing the redbud. That 3 feet made a difference in the occupiable space.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – I wanted to pull this from the Consent Agenda to ask about that. I agree with Ms. Tabony that benefits of having more occupiable space in the front yard outweigh it. The redbud will be nice. It is a fast grower. It will provide shade quickly. I don't have any objections to the application.

Motion – Mr. Zehmer – **Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear door overhangs and site modifications at 410 2nd 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. Second by Mr. Bailey. Motion passes 7-0.**

E. Other Business

4. Staff questions/discussion

- DT Mall updates (vehicular crossings, fountains, lights)
- Staff went over The Mark appeal to City Council. The Board of Zoning Appeals upheld the zoning determination by the Zoning Administrator for The Mark.
- Design Guidelines revisions – update & discussion

F. Adjourn

Adjournment

The meeting was adjourned at 6:26 PM.

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

Regular Meeting

May 19, 2026 – 5:00 PM

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



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

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

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

Pre-Meeting:

Mr. Schwarz did bring up a presentation to the Planning Commission about the Downtown Mall 50th Anniversary. Mr. Schwarz did talk about the removal of trees on the Downtown Mall. There was discussion surrounding the stages of the tree removal on the Downtown Mall.

There was discussion surrounding the project on West Main Street. Staff did go over the bylaws of the BAR and the BAR can change their processes for projects. Staff did go over the bylaws on public comments during preliminary discussions.

Ms. Tabony did have a question about vending machines in front of the Ridge Street project on the Consent Agenda. Mr. Schwarz did ask to pull the Ridge Street project from the Consent Agenda.

Mr. Zehmer called the meeting to order at 5:37 PM.

Motion – Cheri Lewis – On the pre-application discussions for West Main and Valley Road, we are going to limit the discussion with the applicant on the application to 30 minutes total, Matters from the Public will be heard, and each speaker will be limited to two minutes each. It must be germane to what the BAR can do. Our Chair can familiarize you with that. Second by Mr. Bailey. Motion passes 6-1 with an objection from Mr. Schwarz.

A. Matters from the public not on the agenda.

Frank Becktor – I just want to thank the Board of Architectural Review for doing its best over the course of a few months to try to adhere to its guidelines. I don't know if there has been any kind of formal change to those guidelines. I suggest and hope that if the guidelines are still as they were or if they have changed, that you will also try now, in any discussion, to adhere to your guidelines to the best that you can as you see them. If a matter needs to come before Council again, it will come before Council again in terms of what

their guidelines are. That is what I think should happen in any kind of consideration of how the Council stands versus what their guidelines are. I hope that you will stick to your guidelines.

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 – February 18, 2026

Mr. Schwarz asked for the Ridge Street project to be pulled from the Consent Agenda for discussion. Motion to Approve – Ms. Lewis – Second by Mr. Bailey – Motion passes 7-0.

C. Deferred Items

N/A

D. New Items

1. Certificate of Appropriateness Application

BAR # 26-0017

203 Ridge Street; TMP 290022000

Ridge Street ADC District

Owner: City of Charlottesville

Applicant: Scott Hendrix, Capital Development Division

Project: Accessibility project with site alterations

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

Scott Hendrix, Applicant – The project is a 90 percent ADA project. A lot of sloping needs to be rectified. It is the main route into the building. It needs to be improved. We have added a little landscaping to the plan as well. It truly is an ADA project with curb cuts and replacing sidewalks to get the right slopes and balances.

QUESTIONS FROM THE PUBLIC

Jeriah Lofton – I want to ask how this project is going to help our community. Are you going to use people employed from the community? Are you going to call people from outside the community like you have been doing? A lot of our community is not working. I see a lot of people coming from out-of-town working. We are not fluctuating. We are not surviving. We need to be more community attentive.

Mr. Hendrix – That is a great comment. We are bound by the Virginia Code for Procurement. It is a complicated thing. We cannot hire who we want. We must hire the lowest bidder in every job. We don't know who the lowest bidder is until bid day. That is just the state code that we must apply to.

Mr. Zehmer – I appreciate your sentiment and your comment and question. However, that does not really pertain to the Board of Architectural Review's purview, which is just the exterior elements of the design of the project. It is part of the community. It does not fall within our purview. We are here to basically assess the project in terms of the visual and physical aspects of the project, not who is executing the project.

Ms. Lewis – You can follow up with your concerns with Mr. Hendrix.

QUESTIONS FROM THE BOARD

Ms. Tabony – I had a question about the vending machine. It is the first time that I have seen this. It seems like that is a harm reduction vending machine in a drop-box. I thought that maybe a vending machine does not belong on the front façade of a building here. It probably serves its purpose better, being visible to the public in front of the building. I am not going to argue with that. I am curious how it is operated from a safety perspective. I am not sure what is going to be in it. There are a lot of minors passing by that space every day. I am curious about that.

Mr. Hendrix – I cannot give you the details on how that is operated. That is a product that is being provided by UVA to the fire stations. The goal of this fire station is to get it in with this project. I am pretty sure it is an effort that is supported by the City Manager's Office as well to get these kinds of things out there for public consumption when needed.

Mr. Rosenthal – Are you going to be losing parking spaces with this new configuration?

Mr. Hendrix – There are about 4 or 5 parking spaces there now. They have a non-compliant aisleway that is about 3 or 4 feet wide. The wider alley that you see there between the 2 parking spaces is codified for what it must be. We cannot go down. We might lose a parking space. There are still probably 4 or 5 up there in front of that building that are not ADA compliant and some additional spaces off to the right-hand side as you face the front of the building.

COMMENTS FROM THE PUBLIC

Andrea Garnder – I heard something you said. Minors walk that street, doctors walk that street, elderly walk that street, homeless people walk that street, and everybody walks that street. Can we not, as a community or as the BAR, look at minors like they are a problem for a vending machine? Vending machines are all over the place. When you said there were minors that walk the street, it hit me. Everyone walks that street. Would you say protection-wise or is your concern that it would be robbed?

Ms. Tabony – This is the search that I did this afternoon. Narcan is in there. I don't know how it is used. It is safety for the children. Kids are walking by and going to the Music Resource Center. Is there a need for safety or some kind of control on that?

Mr. Zehmer – It is not a candy machine.

Ms. Garnder – That Narcan can save one of those minor lives as well. I was curious about it. Were you trying to pinpoint minors. I was just wondering.

Public Speaker – I want to speak to the harm reduction vending machine and how it usually works. There are certain supplies that people can get from harm reduction vending machines, no matter who they are; Narcan, first aid kits, and things like that. If you are someone who has gone to UVA, has gone to the Emergency Department, has used recreational drugs in any way, you can get a number. It looks like any regular vending machine. You put in your number. You can get sharps and pipes. I don't know what is going to be in this vending machine. I see that there is a drop-off point. People don't want sharps out. The great part of having a harm reduction vending machine next to a sharps container is that people can come and get rid of their used sharps and can get new sharps. It is making it safer for the community. There are not sharps all over the place. Usually, people bring their sharp there. With it being the fire department, there are not enough sharps boxes around town. Having it there so that people can get rid of their old sharps and get new sharps is usually how it works. Everyone can get things like first aid kits from the vending machine.

COMMENTS FROM THE BOARD

Ms. Lewis – I am glad these ADA upgrades are being made. It is long overdue. I was on the Charlottesville Electoral Board in the mid to late 90s. We had to move this precinct to another location, Tonsler. It is a great rec center. It is a great location. We were forced to move out of this firehouse. A lot of the community wanted to keep that precinct at the firehouse. Historically, it was a precinct that had been used for a long time. We had to move it because of ADA issues. People in wheelchairs could not get into the precinct. People would drop them off and they had to go over the curb. I am amazed that the city has gone this long without making these kinds of improvements for access. It is not just firefighters that access this. Now that we have heard what this vending machine will be used for. We hope that more people will be accessing this building, at least the exterior of it.

Mr. Schwarz – I don't think we can force you to do this. I just want you to consider it. You are tearing up a lot of pavement to do this. It looks like you are regrading a lot of the paving at the parking spaces

Mr. Hendrix – We are looking at demolishing where those new parking spaces are.

Mr. Schwarz – Looking at the site plan, there is a lot of distance between the back of those parking spaces and the curb cut on Ridge Street. It is a long curb cut. It extends the full length of the property on Ridge Street. I am wondering if that needs to be there. It looks like if I scale the PDF, you could have a 25-foot drive aisle behind those ADA parking spaces and still have about a 10-foot planting strip along Ridge Street. That would not interfere with the fire trucks. It would cut that curb cut so long and increase safety on the sidewalk there, potentially allow for street trees, which we don't really have any on Ridge Street, especially for an important corridor coming into town. If there is any way that the city could spend some extra money on this project, could you tear up a little more pavement?

Mr. Hendrix – It is an ADA project and funded with ADA funding from specific funding, from the federal government, and from the city to do this kind of work. I don't know if I can add a traffic portion to this project. I don't think we can. With the distance between where we are working, the road is still a good margin. It is probably 30 or 40 feet away from the area you are talking about where the curb is. It would be better to bring this up with public works and see if it can't be a project with the city engineering team, who know much more about roads and curbs than I do. Perhaps that might be a better venue in trying to get this.

Ms. Lewis – It is a long stretch without any shade for anybody who has walked from West Main to anywhere along that corridor. You have that long stretch of asphalt.

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 the proposed site alterations at 203 Ridge Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted. Second by Mr. Bailey. Motion passes 7-0.**

2. Certificate of Appropriateness Application

BAR # 26-0016

110 3rd Street, NE; TMP 330222000

Downtown ADC District

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

Project: Window replacements

Kate Richardson, Staff Report – CoA application to replace all upper-level windows.

Steve Barber, Applicant – If you look at the proposed and the existing, our proposal is to match the window light layout exactly to what is existing; just replace the units with a modern, efficient window system, respecting the original masonry opening with no structural changes to the building. The existing windows are failing, have no thermal efficiency, they leak air, half of them don't operate, the cranks and operators have broken and failed, there are no seals, and we have had 3 different contractors come out to look at trying to remediate them. The best proposal that we have gotten is what we are proposing now. It is to replace the units with a more modern assembly.

Ms. Lewis – These would not be casement windows anymore. They would not be operable. We cannot tell from this. It looks like they are stationary.

Mr. Barber – They would be operable. On the front façade, they would be casements with the same light layout as the existing. Those are just examples. In the rendering, that shows what we would propose.

Ms. Lewis – Is there a manufacturer information?

Mr. Barber – It is the Pella Reserve Series. It is an aluminum clad window with square mullions. It has fixed mullions with an insert in between.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Tabony – It looks like the window units on the front façade are double operating. Each unit is double operating. From your rendering, it does not appear to be double operating

Mr. Barber – I think that is correct.

Mr. Zehmer – Looking at the historic window, it seems like the top 2 lights are fixed and the bottom 4 would be the operable relief. Is that the same?

Mr. Barber – In the new one, the entire sash pivots out.

Mr. Zehmer – The middle one looks like they do. They do split in the middle. Though the tops are not fixed, they do split in the middle.

Ms. Lewis – Where are we with aluminum clad windows on facades on historic structures? What do our guidelines say?

Mr. Werner – As long as it is not vinyl or plastic.

Mr. Schwarz – I think aluminum clad is encouraged.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – The easy part for me is the 3 other sides I am Ok with. I have lived in a house with windows just like this. We had storm windows with them. There is no way they will never stop the wind from coming through. These windows are terrible to live with.

Mr. Zehmer – I think these steel windows have a lifespan. At some point, the water gets into them. They start to rust, start to malfunction. The applicant has done a nice job of finding a replacement window that mimics the original light pattern and does not alter the historic opening or fenestration in the building. I can support this application as submitted.

Ms. Tabony – With the detail that you provided, it looks like you are adding 2 jams by material. You are probably going to be increasing the depth of that jam dimension for the window. Is that just on the edge of the brick?

Mr. Hendrix – That is right.

Ms. Tabony – Is that the condition at the head of the sill? We are reducing the visible lights.

Mr. Hendrix – Yes. I think that is correct.

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 window replacements at 110 3rd Street NE satisfy the BAR’s criteria and are compatible with this property and other properties in the District, and that the BAR approves the application with the clarification that the movable casement windows on the front facade depicted in the rendering provided by the applicant at this meeting are what is approved [and the rendering included in the BAR record]. Second by Ms. Lewis. Motion passes 7-0.

3. Certificate of Appropriateness Application

BAR # 26-0021

1615 Keith Valley Road; TMP 41A046000

Individually Protected Property

Owner: Luanne Murphy

Applicant: Kelly Trout, Robertson Renovations

Project: New addition, exterior alterations and repairs

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

Mr. Zehmer – If we approve the CoA as submitted, does that say that we are approving the zoning violation? Are we supporting the fact that this project would exceed the allowable length by the new zoning code?

Mr. Werner – This is identical to the fence across the street here. You approve it if it meets your guidelines. If you were to say you don’t agree with this garage and want to exclude it, I would say to omit that and not deny. I would not deny anything because this is the first time you have seen it. It would be to omit something, the garage. The option might be to omit the enclosed hallway. That would avoid the zoning question a while but kick it down the road. There are some permutations here. I wanted to make sure that because this is the first time you, as the BAR, can defer something. An applicant can request a deferral. If there is a part of this that you are not comfortable with voting on, and some of the improvements on the back are necessary you would

like to approve, we can approve those and omit the things that are not. The applicant can come back with a separate CoA request later.

Mr. Rosenthal – Did I understand you that they are going to demolish the existing garage all the way down and they will put a new one in with footings?

Mr. Werner – Yes. It is pretty much the same spot and deeper into the yard.

Mr. Rosenthal – We are not required to give a CoA for the demolition.

Mr. Werner – Not in this case. That is not the historic part of this building, the historic reason that this is an IPP.

Ms. Lewis – I thought you said the garage was 1930. It was Marshall Wells. On Marshall Wells 1930, additions around the old structure, we are changing the windows at the back. What else are we doing? Any further modifications to those structures?

Mr. Werner – They are repairing some roofs. The picture there on the bottom right of the page is how they have run the soffit in there. You have these huge stone fireplaces. There are some repairs that need to be done, keep water from the historic building. We are not reviewing those. Those are the only alterations to the 1937 additions. That kitchen and breakfast nook is a later addition. If you felt like the garage was a problem and you wanted to remove it and talk about it, you certainly could. The remainder of the work needs to be done.

Ms. Lewis – When you say the breakfast nook, do you mean the bay window? That is not Marshall Wells 1937.

Mr. Zehmer – The bay window at the front of the house is not being touched.

Mr. Werner – It says later expansion. I suspect it is. When there is a floor plan in 1980s sales brochure and if you look at the floor below, it suggests that kitchen was added. It was a long time ago. I don't believe it was part of the 1937 building. The survey refers to the 1937 alterations and some recent changes after 1937. This house is almost as complicated as the house on Hartmans Mill Road that confounded us.

Kelly Trout, Applicant – We are working with an engineer out of Pennsylvania who is helping us with this project. I don't have much more to add to the presentation. We are trying to preserve what is there. We have no interest in fundamentally changing what is there. At the same time, we would like to be able to bring it to modern usability. The spaces are small. The living spaces are very generous for the bedrooms. There are currently 2 bedrooms and 2 bathrooms. It is part of the effort to add the window well in the basement to try to bring a third and connect the garage. The garage is in terrible condition. It will eventually demolish itself. It has no foundation and no footing. The existing HVAC and plumbing runs exposed inside the garage to the upstairs area. It is poorly constructed. It needs to be replaced. Our only request is to replace that existing garage in largely the same footprint except for a little bit of extension towards the back, which does raise the ridge line to maintain the existing pitch of the roof and then connect the 2 buildings with a mid-room that allows the rooms over the garage to become part of the living space. We are aware of the zoning issues and the fact that we are stuck in this project. There is no practical way to build a second story on what exists. It is structurally not viable even if we were to somehow convince the BAR that putting 2 stories on the back of that cabin made any kind of sense in respecting the cabin. There is nowhere else to expand in this property. It is a large parcel. The house that exists there is not utilizing this giant parcel. Our client would like to have a couple of extra bedrooms and that connection. One change from what is in your drawings is on the front façade. What is currently shown to the right of the furthest right chimney, instead of being brick façade there, we are

proposing to go back with siding so that it does feel like an enclosure of that existing breezeway, keep all those lines the same, keep the overhang so that it delineates the new from the old. I know that is important to the BAR. We know that we have some zoning hurdles ahead of us. With the BAR, we would appreciate approval of the project in its totality.

QUESTIONS FROM THE PUBLIC

David Heller – We are the next-door neighbors. I have a question about the fact that the property is exceeding the maximum length if you add that breezeway. Does that length limitation consider the fact that the property is 2.5 acres and a very wide property? If you look at the existing structure, the new structure proposal sounds like it is going to be about the same width as the current one from the street. It does not overwhelm the site. It sits comfortably within the large site it is on. It struck me that there are not a lot of sites in the city that are this wide that are residential. I am not sure whether that should affect your assessment of what the maximum width is.

Mr. Schwarz – The zoning does not differentiate between lot sizes. It is just a fixed number in the zoning code.

Mr. Werner – The applicant can probably tell us the options better than I can explain them. It is a result of the zoning. You all cannot overcome that. The massing and scale have not significantly changed given the context of this site. You are not violating zoning by making a recommendation. A CoA cannot supersede that zoning.

QUESTIONS FROM THE BOARD

Mr. Rosenthal – Where is the low-pitched roof that you are going to put a different material on?

Ms. Trout – It is on the back, the enclosure of what we believe was at once a patio. It has a lovely slate floor inside of it. It seems like that exterior courtyard was enclosed. The roof up there is failing. The skylight is failing. There is a lot of rot and water. That would be the only section where I foresee membrane roofing.

Mr. Rosenthal – What membrane are you proposing?

Ms. Trout – We would propose EPDM. We are open to whatever.

Mr. Timmerman – What is the length limit? How far over are you?

Ms. Trout – The length limit according to zoning is 60 feet. I believe the entire structure end-to-end, if you include the garage, is 114 feet. The main house alone exceeds 60 feet. There is no way to add to either side of the existing home. The existing home is about 2700 square feet. We are also approaching the problem of the 3,000-square-foot maximum per building on a site. There are several places where we get pinched by the zoning code and being limited here. 114 feet is the answer to the question. It is exactly what exists now. We do not propose any additional length. The only change would be to infill that small piece between the existing garage and the existing home. That infill is behind the existing breezeway. You cannot even see the breezeway. They have a massive holly tree there. You cannot see the massing of the addition. It would be like what the holly tree is showing us. It is behind the holly and behind the breezeway there. There is that little section of breezeway that is masked there.

Mr. Zehmer – How far back is the façade of the garage from the front façade of the house?

Ms. Trout – I think that I gave that number at 1.23. It is not 50 feet that the zoning would like us to have.

Mr. Timmerman – It is in the footprint of the original.

Ms. Trout – It is the exact same footprint except for 6 additional feet to the rear.

Mr. Timmerman – With that bay on the front of the original house, does anybody know where that came from? Was that original? I guess that was the front door at some point.

Ms. Trout – It was maybe 2 connected pavilions.

Mr. Werner – It was 2 additions that were extended. Even in the City Assessor's file, we cannot quite piece it together. Some of the best information is in this old sales brochure. I was hoping to find where the architect's drawings might be on record somewhere. I could not find them.

Mr. Rosenthal – It appears that the height that you are putting on the new garage is identical than all the way across.

Ms. Trout – It will be 4 feet higher than the existing garage.

Mr. Zehmer – Does it have to be higher?

Ms. Trout – It does to get to a head height that meets the code.

Mr. Zehmer – It seems like there is an apartment already there. I guess it does not meet the code.

Mr. Rosenthal – The chimneys are not operable.

Ms. Trout – I don't believe any of them are currently functional.

James Robertson, Contractor – They are not functional. That is a good point. That is one of the main problems. The gap between the house and the chimney and the way it is framed, all the water sheds off straight down the foundation causing major issues on the foundation. Trying to fix that, keeping this place whole, and standing; it should have happened a long time ago.

Ms. Trout – It is by the kitchen window. That water runs off under the kitchen, right under the front porch.

Mr. Robertson – It is going into the basement.

Mr. Timmerman – This addition is alleviating that.

Mr. Robertson – It is keeping the house from falling. That would be one of the kind of alterations that we are making to try to remedy that.

Ms. Trout – Rebuild those foundation walls where they are bowing. They were inadequate when they were built and have not been helped by water infiltration over the years.

Mr. Werner – It is a flashing detail where they are directing the water. That is not on our agenda tonight.

Mr. Rosenthal – What is the exterior of the new garage going to be?

Ms. Trout – It will be hardy plank siding like what can be seen on some of the gables. There is a list of the materials.

Mr. Werner – It is outlined and listed in the staff report. Any reference to the siding in lieu of the brick is listed.

COMMENTS FROM THE PUBLIC

Jeriah Lofton – I have been doing this work for 35+ years. I am 55 years old. From what I am hearing, the place is not structurally sound. It is on unsolid ground. If it is not perked, you will continue to have the same situation or worse. How are you going to deal with the foundation before you deal with the structure? That is what we need to know.

Ms. Trout – The plan is to excavate around all the existing foundation, drain tile waterproofing, current code for foundation drains and maintaining what is there, rebuild what needs to be rebuilt in the foundation walls.

David Heller – We are fully supportive of all the work that is being proposed here. The house does need work. They are nice people. The house has not had a lot of TLC in the 15 years we have lived here. This does sound great. The garage is a dump right now. It is great that they are going to replace it and put something in that is not sagging. The neighbors support this activity.

COMMENTS FROM THE BOARD

Ms. Lewis – I am glad that the 1937 additions by Marshall Wells are significant. You cannot say they are the most important part of the house because the log cabin certainly is. They are important. There are significant properties in Albemarle County where people have fought to maintain Marshall Wells's structures. I don't agree with staff saying that those are not important additions. They are just as important as the original structure. Thank you for preserving what you can in those additions. It has perpetuated the use of the house. This house would not have been used for the last century as a log cabin unfortunately on this street and with the current usage. It allowed the house to be lived in.

Mr. Werner – I want to be clear. We did not discount the importance of the wings. I am just trying to get the chronology of when things occurred. I do disregard the garage.

Ms. Lewis – I am supportive of whatever motion you are going to make.

Mr. Zehmer – This elevation view does not have the depth in it. I do feel the ridgeline of the garage being higher than the roof is regrettable. The fact that it is pushed back from the house helps mitigate that. I do support the project.

Mr. Timmerman – I have no problem with the zoning issue. You are doing what you need to do. You are maintaining the same footprint. You are not increasing the size in any way. You are obviously putting a lot of money into the resources into the project to save an interesting house. I fully support it.

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rehabilitations, alterations, and new garage at 1615 Keith Valley Road satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

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

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

4. Preliminary Discussion [no action will be taken]

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

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

Applicant: Andree Sahakian, LV Collective

Project: Multi-story housing development

Kate Richardson, Staff Report – Preliminary discussion. Construction of multi-story apartment building on two vacant parcels. Note: Per code section 5.2.7.B. a pre-application conference was held with the BAR in August 2025. Due to modifications to the initial design, this will be preliminary discussion only and no action will be taken.

Mr. Werner – I would advise and counsel to use the notes under the discussion. Some of it is the boilerplate things that you will see in the middle of Chapter 3 or Page 3. In the discussion if you can work through/use it as a framework for your questions. There is a section on Page 3 about the additional comments that I have added that are more specific than the generic. That is my suggestion that you go through those comments, use that as a checklist. That is the type of information you are looking for. Does it have elevations you want to see? Are there any details you want to see? Are there any sections you want to see? I have some specific things that I have noted that I had advised the applicant might be likely additional information that you all would request. There is no need for them to provide that if you don't think it needs to be provided. We did an analysis about height, massing, and spacing. This is on West Main Street. Everything is up on the street. We have an interesting sub-area that has few old buildings.

The Meeting was recessed for 5 minutes so that the applicant could get their presentation ready.

The Meeting was called back to order at 7:00 PM.

Britanny Sanders, Applicant – I thought it was important for me to come up here and speak as the lead developer on this project and set the tone for the presentation. I was at the last BAR meeting. I was not in a project lead role at the time. I was here and heard feedback firsthand. I heard the community's feedback firsthand. What you are going to see today is a thoughtful and direct response to both levels of the feedback, specifically around the height, with it coming down from 11 stories to 8 and 6. We did not just step it. We ripped the 'band-aid' off to try to be respectful of the feedback. The walkway was something else that was important. We now have direct access to Westhaven's Walkway that is there. We are also proposing to carry that across Main Street in the form of a pedestrian and enlarged celebrated pedestrian connection. There are still ongoing conversations with the community. Not everybody's concerns have been met, nor do I think they will be met. LV Collective is at the table. I think we have made some productive progress. We hope to continue that progress by the time we come back in a month.

Mohammed Mohsen, Applicant – I was here last August when we presented this project and got a lot of feedback from the community and from the Board. I am excited to run through some of the updates that took place over the last few months.

When we met in August, there were 3 main things that a lot of the conversation centered around. One was the overall height, the number of stories, and the scale of building in general. Two was the pedestrian connection from Westhaven to West Main. Three was some input and feedback on the overall architectural direction that we have received.

Next Slide

These building sections here at the top tell the story better than any other type of drawing. On the left side there is what we presented back in August. The right side is what we have done after the reduction of 3 stories. We are now at a total of 8 stories. It is no longer a high-rise building. In terms of code compliance, we are under 75 feet to the top residential level. We are type 3 construction. We are wood on the top 5 levels, concrete on the bottom 3 levels. The overall building height from average grade to top of roof will need to remain below 85 feet in total. The section below cuts north-south. With the proposed development on the left, West Main is on the left. It cuts all the way through future development for Westhaven to show the stepping and how the scale has become more natural in terms of height progression.

Next Slides

I am going to scroll through a few slides that show the before and after. Left is before and right is after. Westhaven's proposed development is highlighted in green. You can see the scale difference between what we presented in August versus what we are presenting today.

These are a couple of high-level views looking along West Main Street from the east and west. The bottom is the proposed.

The next thing we talked about was the connection. You can see in the current development, this is zoomed out with the overall context.

You can see that what we presented back in August had the connection running right to the middle of our block, coming around the building on the east side, coming all the way down against the parking edge, and back along the sidewalk due to some grade challenges, and then to West Main Street about midblock. What we are now showing is a 'sweet' connection. We worked with the community and Westhaven. There were a lot of discussions. We have now aligned the pedestrian connection or a pedestrian promenade from Westhaven all the way to West Main Street. It aligns along the west end of the building. That secondary line there is still a pedestrian connection that exists. It also takes you to West Main Street right by the bridge intersection on the southeast corner of our development.

Next Slides

These slides are some landscape and hardscape studies. It starts to talk about the precedent imagery that we are looking at in terms of the screening along the west edge, the type of material used at the walkway, the planters, the furniture, a lot of the pavement, as we work through the portion of the pedestrian connection that we will need to connect vehicular access into the parking deck versus what is there only for service and maintenance, for the cell tower, and potentially the transformers if there is ever service required. The connection here is 22 feet wide vehicular connection, 8 feet wide pedestrian connection, and 3 feet of landscape buffer in a screen. Once we get past the entries to the parking lot, you can see through the pavement pattern. It starts to celebrate the pedestrian connection. With the furniture along the plaza, we have a plaza proposal along West Main Street. You can see the type of furniture and the type of lighting that is proposed and the overall character and imagery.

I understand that Water Street Studios will be brought in to continue the ongoing discussion and continue the collaboration with the neighbors.

Next Slide

Looking at the building plans, this is the ground level frontage along West Main Street, an entirely active use. This café area is green with amenities and leasing on the right with parking behind it. This is the mezzanine level. There are some additional amenities on the first level above ground. We then start to pick up residential.

Next Slide

This is the perspective view at the middle of West Main where the signage is our front door. The left side of this image is receding associated with the café. You can see a lot of attention to that public realm and the detailing at the street level, whether it is the materiality, the brick material, the coursing, the stepping, or the corbelling at that band above the building base, the amount of transparency and glazing and the use of landscape and pavement patterns to activate the streets.

Next Slide

This is the typical residential level. Above level 6, we have a step back. You can see levels 7 and 8 on the right side. You see there is a big step back there. That is what we saw in the section in the beginning. On level 8, we also pick up an amenity and a terrace at the bottom right corner of the plan.

Next Slide

This is the front elevation along West Main Street. We have heard encouragement to use more masonry along the frontage and along the edges as we turn the corner. We have a mix of masonry, fiber cement with different colors with some glazing at the base.

Next Slide

This is a zoomed in picture. It shows the detailing, the articulation, and the focus on the public realm elements that are key and important to this development.

Next Slides

Here are a couple of renderings. This is a view looking over the bridge looking at the overall development. We know this development is right by the rail. There are going to be a lot of open views on West Main heading towards our building. We have rearranged and reconfigured the overall massing simplified. It brought more masonry to that site here. With the skill reduction, the overall proportions improved considerably.

I know when we met last time there was feedback related to how tall and how heavy and bland that corner felt when we intended to celebrate it. You can see the progress from the last meeting to now.

This is a closeup at the bridge intersection. Here is what we had before.

This is the west facing façade. This is facing The Standard. That is basically the pedestrian promenade elevation.

This is the perspective view looking at where that pedestrian connection ties to West Main Street. That crossing here is shown a little more west. We would like to work with the city and the community to be able to get that to line up with pedestrian access.

That is what we showed in the last round.

This is the north elevation.

This is the east elevation facing the rail and a couple of the enlarged views should we need to reference those in terms of the overall context.

Next Slide

The materials are brick veneer, that beige color, and 3 colors of fiber cement panel.

QUESTIONS/COMMENTS FROM THE BOARD

Mr. Zehmer – There are a lot of feelings around this project. I know that a lot of you were in the room with me a few weeks ago at the City Council meeting. We were discussing another large project. I think the tenor of the City Council from that meeting is supportive of growth and adding more buildings in the city. Ultimately, something is going to be built here. The goal is that we all work together to try and find something that the city can be proud of and in the various communities within the city can be proud of. If we can try and stick to our guidelines and review this based on what we see in front of us as best, we can do the best we can.

I appreciate the reduction in height that you have done. Some of the brick details that you have done on the corbelling at the top of the base of the building. It is handsome. I would like to see something similar at the top of the building like a cornice feature, maybe not on every single portion of the building, but the corner that is closest to the bridge and the train tracks. It seems like that could have a cornice there that would give that some prominence.

Mr. Schwarz – I am going to focus on some of the things that I think are working on this. The West Main Street façade is much more successful than what you had before. The massing of it and the way you have broken it down into 3 to 3.5 chunks versus some of the other projects that have been a repetitive system of breaking down. It ends up being a big, long building. Your massing nicely breaks it down into recognizable pieces. It seems to work better. The brick base is great. With fiber cement, I am always nervous about it. It does not age well. I don't know if you are using the James Hardy stuff or if you are going to find some other type of fiber cement with a better finish on it. Something that might last longer and age better would be much preferable, especially since it seems like everything facing Westhaven is going to be this fiber cement material. In terms of other massing, I appreciate the fact that on the back, it is not a flat wall. There are insets. It is broken down a lot, and it steps back. Moves like that are helping. You have trees back there on the site plan that appear to be small shrubs and tiny trees according to the label. I don't know what type of utilities you have back there. If there is a way to get some larger trees, that will help with providing some additional buffer between your building and the neighborhood. Your renderings show a lot of depth. You mentioned faux brick veneer. I am assuming it is thin brick. There is a lot of depth happening. Are we going to get that depth? Is this just pretty pictures that we are looking at? It would be great if you guys could provide that. With what you end up with, it looks like the renderings. That would be very successful. You need to screen the parking lot lights. You are aware of that. I appreciate the alignment. It looks like Westhaven's plan changed their alignment of this walkway. However, that coordination is happening, I appreciate how that works out. It seems like it could potentially become a good link between Westhaven, West Main, and 10th & Page in tying all 3 together. I am not sure how Westhaven feels about having 10th & Page using that walkway to get to West Main Street. It seems to be working very well in plan. No vinyl windows or convince us that they are good. It is going to be a steep road. Rooftop screening is required by zoning. I saw your note on the roof plan. You need to provide something.

Mr. Bailey – It is a much-improved design. I agree with what Mr. Schwarz said. I appreciate the fact that they have reduced the height and they are trying to respond to the community's concerns about that. To the extent that we are supposed to consider whether it fits in its context, the fact of the matter is it is on West Main Street. West Main Street is designated for buildings of this size or larger. I think it fits the context. We should take that into consideration. At one point, we were supposed to maintain Charlottesville's automotive heritage

because there were a lot of garages along that street. This will fit in with that context. In agreement with the City Council's ruling, I think that ultimately more housing leads to lower prices for other people's housing. If you restrict the amount of housing, there is nothing to do but go up or move to Greene County. That is not what we want people to do. We want people to stay here in town.

Mr. Timmerman – I want to second what everyone has said so far. The design has been improved significantly from a massing standpoint, from the different perspectives that you showed. Much more attention has been paid to how to activate the street. I am encouraged that, after our one meeting, those comments have been heard and responded to in some way, shape, or form. I am interested in the Memory Walk. It is a big opportunity. There has been a lot of communication about it tonight. If we had the opportunity to ask questions, I would be interested in hearing what the process of community engagement is moving forward. From what you have communicated and what you have expressed, that is a serious interest. Everyone should be encouraged by. There was an improvement from the previous plans, the straight connection out to Main Street. I share some of the concerns with numbers of people's comments. Is this going to feel too much like a canyon? Where is the memory in this walk? That could come with a substantial conversation that your group is suggesting. That is a positive place to be here in the beginning. A lot of us have not even seen any of these plans. This is a preliminary meeting. I hope that the fact we are having a preliminary meeting and everyone can hear what is going on. It will be a good springboard for future conversations and ability to make this better. I tend to agree with Mr. Schwarz on the materiality. No vinyl windows. This is a big building. I agree with the cement board. I always think of cement board as appropriate for 2, 3, and maybe 4-story buildings, but this is a big building. If you look at the history of our civic architecture, you get to a big building, let's be proud of it and try to use substantial materials that are not going to age in 20 years. With the height, I tend to agree with Mr. Bailey. If there is a place to build density, that is an obvious place to do it. We might differ as we move back certain blocks. That is an obvious corridor. The comparison to the scale of what has been going there is similar. It is harder for us as a group that is comparing scales of building given to us by the city zoning to say that this is out scale. On the other hand, we have also heard concerns about darkness and what height creates. The biggest thing is the lack of sun in the surrounding neighborhood. I would like to see some intensive sun studies and solar studies, not only how these different heights and masses are affecting what is happening behind it. How is it also affecting the potential location and the size of the walk and the access for the residents.

Ms. Tabony – The sun study was at the top of my list. I think sharing that with the residents would be beneficial to help people understand how shadows will move across the site. I commend you for having brought down the height of the building significantly. The design is better. That is great to see. Looking at your plan, I am noting that you have given yourself a big challenge. There is vehicular movement around 4 sides of your building and pedestrian movement around 4 sides of your building. This comes down to The Memory Walk and the doubling of pedestrians and vehicular movement on that space feels a little inappropriate or difficult. Is it possible to shift vehicular movement to the east side of the building?

Ms. Sanders – One of the reasons why the Memory Walk is on the other side to begin with. There is a lot of topography. There is about 6 feet of grade change as you go towards the bridge. City staff will not allow another curb-cut there at the bridge. You cannot enter vehicles on that side. Part of the reasons why we struggled coming back here, why it took so long, is because I did not want to present that to the community. Once they had to move over, if you want it aligned, there is nowhere else for cars to get into the building. It is an impossible design challenge. I am with you, the community. I don't want cars right there. City staff can tell you. We already had a call with them to try and figure out the logistics of how to make this work. The minute we saw Westhaven's plan with it, relocated over there. It is a design challenge. Vehicles only enter on that one side. They don't travel all the way around. The driveway is for access to the cell tower. That must remain there. It is not used on a daily basis.

Ms. Tabony – I understand that design challenge. That is difficult. Something to maybe consider. Is there a way to expand the Memory Walk to front of the building as well?

Ms. Sanders – That is what the plaza is meant to be. I intentionally, right or wrong, did not put any markers or anything in those renderings. If you do, it is not the right marker. If you don't, it suggests that it is not public space. On the record, my intent is the whole reason for setting that back is to give prominence to the walkway so that you can also increase the prominence of the Drewary Bridge sign that is there as well. Right now, it is just a small plaque. My intent is to work with the community so that we can get that to an appropriate scale within the plaza that we are creating.

Ms. Tabony – That would be great to see an expanded Memory Walk. It is not just about access but something that wraps, extends, and connects the bridge.

Ms. Sanders – That is the goal. I don't want to say what it looks like. That is not evading. That is trying to be open to your feedback and the community's feedback and what it needs to look like.

Ms. Tabony – Maybe when we see it next time, there could be a diagram showing the extent of that future designed community.

Ms. Sanders – We can make meaningful progress. The community has been very open. I will get them the drawings. We can have a working session to identify areas and concepts for the time we come back.

Ms. Tabony – Speaking to the community about the 8-story building chasm, a space like that could be very dramatic, interesting, and beautiful if it is designed well. I am open and excited to see what you come back with.

Ms. Sanders – There is an interesting space that is created between The Standard, our building, and the 2 Westhaven buildings that is meant to be a gathering space. It is open. It is right outside of the community center or the women's health center. I could be wrong. The idea is dedicating that space as a stopping point, not just the end and a moment of visual interest from that widened sidewalk connection across Main Street as well. I think Mr. Molsen mentioned that was slightly off to the right. That is because there is already a curb-cut there to get to The Standard. My goal is to widen that by about 50 feet. Even as cars are coming in, you still have a striped pedestrian lane, hopefully signalized and raised. We must work through the Fire Department with that. That is the next step after this, assuming that everybody is on board with those concepts. Let's figure out if we can make them a reality.

Ms. Tabony – I am concerned about the trash door, utility door, and garage door. That façade is concerning.

The window details look a little flat if you could recess the windows a few inches. Right now, it appears that the windows and the fiber cement are co-planar. We would like to see more relief there.

Ms. Sanders – That is something we can look at. One clarifying question as I think about everything together. I have heard the depth conversation. I agree with that. I have heard the vinyl window, the hardy. All these things are contributing to the viability of the project. I would like to ask if we could consider everything when we come back. Everybody gives comments now. We welcome them. If we could consider everything as a whole specifically on the vinyl windows. Is that on Westhaven façade? Is that a dealbreaker to go around the whole building? It is the same thing on the fiber cement. I would just ask that you would try to think about the entire project inclusive of what I am hoping you will hear in terms of the community benefits agreement in June in terms of financial viability of the project.

Mr. Rosenthal – I appreciate you taking the effort to meet with the community and work that way. I appreciate the reduction in the height and the setbacks. That is all great. I commend the other BAR members for their thoughtful appropriate comments. I would like to second it and hope that you can come back and work with the community and come back with something that the community and you are happy with. We can work as a BAR to get you a successful project.

Mr. Werner – These questions come back to me. I want to be clear. The Memory Walk is a community project that they will be working on. You wish to see where they are establishing an area that will be for that. I told them not to plan to bring back a design. Is that understood?

Ms. Tabony – Yes.

Mr. Werner – I want to make sure we are clear on that.

Mr. Bailey – Water Street Studio could not prepare it.

Mr. Werner – It is a community driven design.

Mr. Bailey – What is the timeline?

Mr. Werner – I don't know. They are not going to have a project. I want to make sure that when it comes back and if they turn something around and want us to review something in June and you are not asking them for the design of the Memorial. That is a process that they are going to go through with the community.

Mr. Zehmer – The challenge is how can we separate the Memory Walk out from the building.

Mr. Werner – I want to make sure I understand that before they leave tonight.

Ms. Tabony – They could define an area in the plan and in the elevation on the building where that will take place.

Mr. Werner – You go and engage with the community and say we are going to design, let's take Court Square Park. Someday, it will happen. There will be a robust community input of the design of that park. It would be strange for the BAR to say, 'we don't like what the community has come up with as the design of that park.' That is why I am trying to, to the benefit of the community and the applicant, manage some expectations here. For example, they are talking with the City Manager's Office about somehow shifting the crossing in West Main and doing some things there. That is not our purview. I said to leave that out. I don't want you in June and July when you are looking at a design to be asked to referee their relationship with the neighborhood on a promised design for a memorial space. That is what I am trying to tease apart here. I know you had said only so many minutes on this tonight. Because of what I must do with this next, I want to clearly understand you all. I heard appreciation for the height. I did not hear a request to lower the building further. I wanted to make sure I am clear on that. With materiality, I agree. I shared with them the concern of vinyl windows. Mr. Schwarz, you have raised questions. The shade study is something that we should request to see more often.

Ms. Tabony – My last question with applicants seemed to suggest that the entire landscape was fair game for the Memory Walk, the front side and back of the building

Mr. Werner – It is possible.

Ms. Tabony – We are not reviewing the landscape at that point.

Mr. Werner – They cannot come in and say it cannot be white on the map and say something will happen here in the future. It must be a complete building. If it is a walkway with some plantings along it and it is a driveway that meets our guidelines for a paved surface, that might be appropriate. It is on them to fill that space with additional things for Memory Walk.

Mr. Zehmer – The content of the Memory Walk is not under our purview.

Mr. Schwarz – Nothing would stop them from having a placeholder design that they revise by CoA if they must. They will have to clearly mark on the drawing, so the public does not get upset that this is a placeholder to be reviewed. We need to approve something in case that review never happens. We want to make sure something goes in that is Ok for a couple years.

Mr. Werner – I would much rather it be that this thing has a paved surface, some bushes, some sight lighting, a bench or two. We don't talk about a Memorial Walk. If you say it is a placeholder, a CoA has approved it. You cannot say that this design is going to come back and change. If they come in with a conceptual design and you approve it as the CoA, then they by every right can construct that. I would rather this memory walk, whatever is presented, be the minimum that it needs to be to complete the drawing and to complete our review of it and embellishment of it later. We can figure out how we treat it later. It would allow them to continue to move forward with their project.

Ms. Lewis – I thought that is what Mr. Schwarz just said. I think he said exactly what you are describing. He used the word 'placeholder,' which you did not. The concept was similar in your comments.

Mr. Schwarz – It needs to be something that if they never finish the communication with the neighborhood and it is built; it needs to be Ok. I don't want to end up with a grass lot like we have next to The Doyle right now.

Mr. Werner – I am just concerned. You guys want to go home. This is the situation that we must deal with. I will have to figure out how to come back and communicate with you all. We are doing that tonight.

Mr. Rosenthal – Are you expecting them to come back with another pre-application? When they come back, will it be for a CoA?

Mr. Werner – That is my expectation. I want to make sure that you all, the Board of Architectural Review, are not putting yourselves in a position where this community is counting on you to create this Memorial Walk, to enforce this Memorial Walk. You heard reference tonight to this community benefits agreement. I know about it. It is not under my purview or yours.

Ms. Lewis – We understand that. We understand the community benefits agreement has nothing to do with this application. We are bright enough to know that. Everybody on this Board knows that.

Mr. Werner – With a large-scale project where there was a lot of neighborhood input, it went to City Council on appeal. I am trying to keep you all in the BAR lane.

Ms. Lewis – We are staying in our lane.

Mr. Zehmer – The easy answer is for them to bring us a design that meets our guidelines that we can approve. If they want to amend it with whatever the memory walk looks like later and if the design changes, they need to bring it back to us.

Mr. Werner – What I heard tonight was I want to hear what the process is for your memory walk.

Mr. Timmerman – I am interested in seeing what comes back to us. This is a pre-application meeting. There are no decisions being made. The applicant made the statement that their intention is to go work with the community. I am looking forward to seeing what the design is.

Mr. Rosenthal – If they came back and said that they wanted the vinyl windows and it is a CoA and we say no, are we going to deny the whole application?

Mr. Zehmer – That can be a condition of our CoA, approving it without the vinyl windows. We can alter that.

Mr. Werner – It is the content of their application. I want to make sure that was the goal and we are 99 percent there. It is just the thing about the Memory Walk that has me concerned. My recommendation is that you be careful that we separate these things that are going to be going on with the community that the applicant is going to do and what you all will be looking at as far as the design that is reviewable for a CoA.

COMMENTS FROM THE PUBLIC

Brandon Collins – I have lived in Charlottesville my whole life. My children have lived here their whole lives. I have had the serious honor and privilege to work with residents of Westhaven on the planning for their future redevelopment. From our end, it has been meaningful, not without challenges and not without a whole lot of hard work. Some of those residents are here today. I do work for CRHA. These are my own observations in dealing with our resident planners. With our resident planners and most of the community, in general, this is our first look at a new revision to their plan. The plans that we have been going off are the plans in August. I know there have been some conversations about what LC Collective may or may not be willing to do and tweak. Our resident planners at Westhaven, of which there are about 30 steady participants and overall, about 70 with over 90 percent of the community participating in our process, have not had a chance to evaluate this at all. We have a lot of work to do. Our assumption all along has been that when LV Collective is ready to make some commitments, they would sit down with the community and with our residents and evaluate any proposed changes. I can see that they have tried to work with what some of what they have heard. It is important for the BAR to understand that. At 8 stories, the height, scale, and mass are still an adverse impact on the neighborhood. Part of that is that they are set down on a hill. It was done on purpose to separate the community. That is something we must work with. No matter what happens, the proposed changes, at 8 stories, even on West Main, there is going to be opposition to this. One of the things to mitigate that is to work with LC Collective on a community benefits agreement.

Earl Hicks – I am a Westhaven planner and Westhaven resident. I still don't like the building. We did not see proposals changed before the agreement was posted. Design changes needed to be made, but without a significant reduction in height. It would still have a negative impact on our neighborhood. Other steps needed to be taken. Work with residents for our approval of design changes, residents to have full control over the planning of the Memory Wall to Westhaven to West Main Street. As I stand here as a resident and resident planner, I still propose the building is still too big, even at 8 stories. I have seen the additions. When you come into somebody's neighborhood, you need to sit at the table with them and let them know and be a partner with them. Don't come through the back door. It does not work in my book like that.

Angela Carr – I am a resident of Charlottesville. I was a resident of Westhaven. That was the first core neighborhood that I first lived in when I first moved to Charlottesville. I feel that it is inconsiderate to come into a neighborhood and take full control and not have any consideration for the people that live in the neighborhood or how they would feel or how that would affect their daily lives or how the building would

affect how they normally get to Main Street to get to stores. You are now proposing a huge building. What are you going to do for the neighborhood that you are proposing the building to be in front of? This is my first time seeing you guys. I have never had any communication with you guys. I have never seen you guys at any meeting. I have never seen you guys at any table ever. I have never seen them. This was a surprise when they stood up today. It was really a surprise. When you say that you have worked with the community, that is a fib. You have not worked with the community. If you have worked with the community, we would have seen you walking through Westhaven. You are not on the cameras. I know that they are not working with the community. I would urge the BAR to dismiss the application until they come back with more information from the community themselves that this is going to affect. With the Memorial Wall, how can you make a choice with a wall. Do you know the history behind it? How can you take full control of something? It is not fair and right. That is like somebody coming into your home and walking past you and not speaking but taking their shoes off and getting comfortable. You address the people that live there. That is how you do it respectfully. That is how you gain respect and gain the community's trust. You gain the community's trust by having a listening ear when someone is talking.

Jeriah Lofton – I have spent 17 years building here in Charlottesville, restoring the Jefferson Building, working with the YMCA, and working with every company out there. I have worked with Rainbow Restoration in Fishersville and Charlottesville for UVA. Highly experienced in every part of a house from the ground and up. I see a lot of bars around here. What I don't see is that many shelters. I don't see places where these people can go to get off our corners so that these people can enjoy their walks. We need to apply ourselves to something other than bars. We have enough bars and cafes here. Most of the poorer people cannot even afford to in half of them. We are not communicating with each other. Other than me pulling a shift and serving you guys, I don't even get to talk to you guys. I do a lot of work myself. I try to collect donations. I have 3 projects that I am working on for senior citizens to get them to and from their buildings instead of them having to walk to the bus lines. I am working on one for the poor children to get to the outings and set places where they cannot experience the experiences of the other kids. I have a low economy bus that I have with care packages for the low economy areas. I hear you talking about the places that are already established, making money, and doing things. I don't hear you talking about the places that are not established. That still needs help.

Joy Johnson – When we first come and heard about the project, the height was always an issue. The height is still an issue. They went from 11 stories to 8 stories. If you look at the remnants back there, it is still maybe a little bit higher than The Standard. The Standard is still a negative effect for us in Westhaven and 10th & Page. Ms. Sanders has reached out. We have had a couple of meetings. Some questions were not asked. There has been some conversation lately about what a community benefit could look like. We talked about a lot of things, about preserving the community, preserving the neighborhood, and services to the neighborhood. The one thing that they could not commit to is lowering the height to 6-5 stories. What they are saying is that at 6-5, they would not make any money. What we are asking and what we are saying is that the presentation shown today, I wish we had that also to be able to talk about. We have not seen this. What you saw tonight is the first time we are seeing it. The height is still too much for us. Ms. Sanders said the other day, if we walk away, whoever owns that lot is going to go find somebody else.' The difference is that if they walk away, the person who owned that land now knows you must do this better. You must stay with the community. You must get with the community, so we can build something that all the communities with the developer are satisfied. You won't have us pushing back where we are coming here with a collective voice. No to the 8 stories. Please make sure we get a copy of what you presented here today. We did not have that.

Frank Becktor – There is a point that is raised at these meetings that pertains to what has already been discussed in this presentation. Your purview concerns the external appearance. I know that there are guidelines that often reference the cultural, historical, and architectural character of the building. I have always wondered how those 2 statements, only the appearance on the external side and cultural character, how the Board views

the linkage or non-linkage of those. I think that they are linked. The applicant did present and is emphasizing the public area. That presumably involves the people who would use that public area. I would want you to be able, under your guidelines and your considerations, to consider who is there. The people using the public walkway, the Memory Walk as part of the external appearance so you don't have any feelings that you cannot consider, the kinds of people who are there. It will obviously be the residents. Perhaps the applicant is trying to make room for the residents of Westhaven. That would be a good thing. That is a technical concern that I hope you can resolve in that way.

Wendy Gau – I am a community member here to support the residents of Westhaven and 10th & Page. As people have already said, this building is currently sitting at 8 stories right now. That is the reduction. We cannot have historical amnesia. Eight stories is the size of The Standard. The Standard was already a giant stain on Charlottesville's continued inability to grapple with the history of violence, white supremacy, and dispossession of black people. If we cannot even remember the mistake that was The Standard, how can we even attempt to begin grappling with more violence with Vinegar Hill, with enslavement? LC Collective is up here talking about a Memory Walk for Vinegar Hill and Urban Renewal when they are enacting the same violence that Vinegar Hill and Gospel Hill enacted. Residents have repeatedly said that they want their Memory Walk to be celebrated, in the open, and to be remembered. They want the public to actively be grappling and sitting with this history. They don't want it in an alley. LV Collective's current proposal puts the Westhaven Memory Walk between 2 8-story buildings and a road for maintenance, trash, and service vehicles. I can tell you that remembrance of Vinegar Hill will not be found in any meaningful way amid the rumble of maintenance service vehicles, students buying \$11 lattes from a café that no resident can afford, or between 2 buildings that cement Charlottesville's legacy of white supremacy. With this discussion about community engagement, the community gets to dictate what counts as that. LV Collective does not get to come up here and say that they are sitting at the table or that they are talking to residents when people here have said that this is the first time the residents have seen this plan. That should not be the case. Residents need to get the plan before you all. The fact that is not the case means that these people do not understand what community engagement looks like. If they are just talking to a select group of people, that also means that there are likely tokenization and not real engagement with the residents of Westhaven.

Zyhanna Bryant – I share the concerns that the residents have about the height. Just because we are talking about community engagement. Ms. Sanders has been trying to engage with the 10th & Page Neighborhood Association. The conversation that we had yesterday lasted about 2 hours. We discussed a lot of things during that conversation. One of the main things that the neighborhood, just to be transparent, is having to sit with and think through is if the height does not decrease, what are the benefits to the neighborhood as far as that density goes? Though this is technically beyond your purview, it is important to think about whether City Council is pursuing this agenda of wanting higher density and wanting taller buildings with the idea of creating more affordable housing. They believe in trickledown economics. People have different opinions about that. In this context, we must think about what those benefits will be to the community. It is a hard job to be able to have this conversation in the way that you are expected to without thinking about all those things. If it is taller, how much added affordability will be included in that building? That is outside of your scope. I think that should be a question that is presented in this space and maybe discussed a little bit when you talk with the applicant. I can confidently say that though everyone does not agree with the height, Ms. Sanders has been trying to bring some sort of benefit to the 10th & Page Neighborhood. It does expand beyond Westhaven. There is the Rose Hill Neighborhood Association that was at the table. There was the 10th & Page Neighborhood Association. There are a lot of homeowners in that space too who will have their taxes increased because of this building. I hope we can have a more comprehensive conversation and give LV Collective more time to work out some of those benefits that they can provide along with this project.

Ms. Sanders – I don't want to get into the specifics of the community benefits agreement. I respect the community. I want to have those conversations offline. I only want to talk through the one thing that does

relate to your purview. That is the Memorial Walk. I have really struggled with that. When Mr. Werner reached out and said, 'you need to have materials on this.' I said, 'Do you understand what that does to my ability to communicate to community that they should design this?' I am caught between 2 processes. My goal is to have the community design that. The reason I set the building back is to create a public plaza so that it isn't between 2 buildings. The reason I gave up more density than I could afford to give and allow that connection to go around both sides of the building. It is to give the history what it deserves, which is visibility. Do I know what that history is? I know what I have read. I have not lived it. I need the people that have lived it to design it.

Mr. Werner – When I spoke with Ms. Sanders, I will tip my hat to the work that Ms. Sanders has put into reaching out to me and asking me questions about this. One of the things that I advised was that this Memorial Walk appears to be a design intent that will be developed in time over time with the people in Westhaven. I asked the question: Should they want to come forward this summer for a design review of this building, the architecture of the building, and this space to the side? Are they bringing a finished design for that public space. My suggestion was whatever it is that you have set it aside. You must finish it. It is a paved access point. I think they have some permeable paving. They might have some furniture in there. As far as putting memorialization there and to whatever extent that the community recommends, if they are going to go through a process, you all (BAR) cannot review a design until it is completed later. I am trying to separate those two. It also falls when a community has input on the design of a public space or park, should that come to the BAR? You don't want to have a space that has been created with community input. It is like the Belmont Bridge. The community came up with a design. Does the BAR say that they don't like the design? I am trying to separate the Memorial Walk out of this a little bit. It allows the neighborhood the freedom to work with the applicant and the applicant the freedom to treat that space as a blank canvas at this point to the extent that you have something that you can review and allow the project to go forward. If we are suspending everything until the Memorial Walk design is done. I don't know how we will get there from here. With the community benefits agreement, that is something that they have been working with through the City Manager's Office. I admire the work they are putting into that. I am trying to keep that somewhat separate. It is outside of your purview as the BAR. We want to see it happen. I am trying to contain what comes to you as an application later this summer into something that you can act on and to take anything that might be aspirational and separate that out. I was not saying ignore that space or don't talk about the materials there. I was saying that if there are things that are going to go in there later, it will be addressed later.

Ms. Sanders – I completely agree with that. The goal of today and the reason that I was supportive of not having a vote is because just as much as the community's feedback is important, your feedback is also important. It is not one or the other. I need to have feedback from everybody so that I can figure out where to go from here. That is what today hopefully is. It is to get feedback from everyone. I recognize that feedback is going to continue from the community. I know their position on the height. I encourage them to continue to speak on it. Let's have a healthy dialogue in this. I think that is possible moving forward.

Carmelita Wood – I wanted to speak on Vinegar Hill monument or walk. I live that history. Most of those people are dead and gone. Half of their children don't live in Charlottesville. They don't know what Vinegar Hill was like. They don't know the history of Vinegar Hill. You are going to put a walk there for people that don't know the history of Vinegar Hill. I think you need to put a room/space inside that building so people can come, sit, and talk about the history or learn the history. Put a classroom or books in there that have that history of Vinegar Hill. Go out and talk to the people and find out what they would like to see in the building. Nobody is going to walk up and down a memory walk. Stop and look around.

Public Speaker #1 – I cannot understand if they have been studying this from the numbers that I have seen since the late part of the 20s, but before now. It has been some years since they have been studying this. When you look at the height that we have already been put down. What would make you want to have a building that

high over the top of the people. Even though I understand that they might not know the true history. When you are coming to a place and you are willing to build, you are already supposed to know these things in place before you get to where you are at. The disrespectfulness of how the presentations, the communication, and whatever LC Collective has brought to us as residents in Charlottesville at Westhaven has been disrespectful. They told us that they are going to tell us that we had the audacity to say, ‘you all are lucky that we are even giving you plans.’ You wait until we have the master plan. For you to wait until the master plan comes in, all a sudden you are opposing this big building. It feels like we are down at the bottom. We have this high extremity over top, overshadow. The shadowing makes it dark. The Standard is already shadowing Westhaven. We don’t have too much sunlight. That plays a big part. We are already deep down. Even though they are fixing it, it is a lot of water drain. It is a lot of stuff that is down in that bottom that people haven’t seen. We are just now as a community after being built in 1950, we are just now getting into redevelopment. I felt it was harmful for them to bring this plan after our master plan goes in.

5. Preliminary Discussion [no action will be taken]

BAR # HST26-0002

528 Valley Road; TMP 110070000 and

526 Valley Road; TMP 110071000

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes

- Staff presented this proposed project to the BAR. The position of Building 1 needs to be addressed.
- Building 1 does not meet the guidelines with regards to setbacks and being out of character with the building on 528.
- Staff did suggest separating these into 2 different projects because they are on 2 different parcels.
- Staff did go over the guidelines regarding setbacks and why the proposed building on 528 is out of character.
- Staff also went over the guidelines on the width of the proposed buildings. In staff’s opinion, building 1 is not consistent with the Design Guidelines.
- Applicant did try to break down the massing of Building 1.
- Applicant did revise the aesthetic goals of the proposed buildings.
- Mr. Zehmer did like the shutters and how they fit within the neighborhood and community.
- Members of the BAR provided feedback on the proposed buildings.
- Ms. Lewis did not have any objections to 526 and did the improvements and changes made to 526.
- Members of the BAR do want to see the proposed project in 3D and not just in the site plan.
- There was consensus among the members of the BAR on the improvements that the applicant has made in the proposed project since the last meeting.
- There was concern about the crowding of building 1 on 526.

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

6. Staff questions/discussion

- Café Space design guidelines: Construction of decks, creation of enclosed spaces: no active café and/or not a leased space.
- Businesses on The Mall have asked about using leased spaces on the Downtown Mall.

3. Adjourn

Adjournment

The meeting was adjourned at 9:18 PM.

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



Certificate of Appropriateness Application

BAR # 24-0042

116 West Jefferson Street, TMP 330183000

North Downtown ADC District

Owner: Jefferson Street Properties, LLC

Applicant: Joshua Batman; Kristin Cory, architect.

Project: Rear porches: egress stairs



Background:

Year Built: 1913 (the rear structure is contemporary)

District: North Downtown ADC District

Status: Contributing

The Revercomb House follows the Colonial Revival style. The front porch was removed in 1974. The rear porch was removed in 2024 to meet building code egress requirements.

Prior BAR Reviews

See Appendix.

Application

- Submittal: Hauscraft drawings *116 W. Jefferson St*, dated July 28, 2026, 15 sheets.

Request CoA for approval of rear porches and modified trim details due to alterations necessary to accommodate code-required egress stairs.

The applicant's submittal reflects the entirety of the planned rehabilitations and alterations to the original house and the contemporary structure behind it. The BAR has previously approved CoA's for that work. This review is singularly limited to the modifications to the balconies at the rear (south) elevation of the 1913 house.

Discussion

Due to structural requirements to modify the existing rear porches to accommodate emergency egress stairs, the turned posts of the original porch were removed in the fall of 2024. During the January 22, 2025 BAR meeting, the applicant submitted revised plans for egress stairs which were compatible with the building code. With several structural and trim details left to be resolved, and to appropriately

incorporate BAR feedback, the applicant requested to defer the CoA application to a later date. [Link to meeting minutes excerpt.]

Recommendation

Two finish treatments are proposed for the lower stair assembly. Staff recommends Option 1, which employs painted screening in lieu of cedar shiplap, as this approach delivers a measurable degree of visual permeability within the stair enclosure.

Additionally, and in response to BAR Chair comments read into the record at the January 22, 2025 meeting, staff included a condition requiring the original porch columns be stored on site should a future restoration be attempted.

Finally, while not the subject request, staff recommends the BAR include in its motion a condition requiring the recently installed mechanical units at the east side yard (see Appendix) be properly screened or, if necessary, relocated so they can be screened.

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 treatment for the rear exit stairs at 116 West Jefferson Street satisfies the BAR’s criteria and is compatible with this property and other properties in the District, and that the BAR approves the application as submitted.

Or, as submitted with the following conditions:

- Mechanical units at the east side yard will be properly screened or, if necessary, relocated so they can be screened.
- The original rear porch columns shall be retained on site for potential reuse and reinstatement as part of any future restoration of the property.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find proposed treatment for the rear exit stairs at 116 West Jefferson Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards and Guidelines of the City Code, under Major Historic Review

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

Review Criteria Generally

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

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

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

Standards for Review and Decision

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

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

Pertinent ADC District Design Guidelines

Links

[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 II – *Site Design and Elements*

H. Utilities and Other Site Appurtenances

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
- 2. Screen utilities and other site elements with fences, walls, or plantings.
- 3. Encourage the installation of utility services underground.
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Appendix

Prior BAR Reviews

January 2011 – BAR approved CoA for fencing under the rear porch and breezeway.

January 20, 2021 – BAR deferred the request. Applicant unable to attend the meeting.

February 17, 2021 – BAR approved CoA with conditions. (BAR # 21-01-06) Reconstruction of the north porch and misc. alterations to the contemporary rear addition.
Staff report and application: [116 West Jefferson BAR Feb 2021](#)

December 20, 2022 - BAR approved CoA with conditions. (BAR # 22-12-02) Reconstruction of the north porch and misc. alterations to the contemporary rear addition.
Staff report and application: [116 West Jefferson BAR Dec 2022](#)

December 2024 – Following a discussion re: the alterations for the necessary egress stairs at the rear, the BAR requested the applicant present for formal review drawings of the proposed stairs and related trim.

January 2025 – BAR reviewed and provided comments (BAR # 24-0042 See meeting minutes excerpt, attached.); Applicant elected to defer. Staff report and application: [116 West Jefferson BAR Jan 2025](#)

Rear elevation
ca1980



2021



Mechanical units at side yard, November 2024





116 W. JEFFERSON STREET PROJECT SUMMARY

THE RENOVATION OF 116 W JEFFERSON STREET IS AN ADAPTIVE REUSE OF A BEAUTIFUL HISTORIC HOME INTO A BOUTIQUE HOTEL. THE HOME WAS CONVERTED INTO OFFICE SPACE IN THE MIDDLE OF THE LAST CENTURY AND ITS USE AS AN OFFICE BECAME OBSOLETE DURING THE PANDEMIC. THE OWNER HAS A DEEP CONNECTION TO CHARLOTTESVILLE AND IS EXCITED TO RETURN THE HOME TO A RESIDENTIAL USE AS A BOUTIQUE HOTEL. AFTER REVIEW WITH THE HEAD BUILDING OFFICIAL IT WAS DETERMINED A SECOND MEANS OF EMERGENCY EGRESS WAS REQUIRE TO CHANGE TO THE DESIRED USE. THE EXIT STAIR IS MEANT TO PAY HOMMAGE TO THE EXISTING PORCH AND PROVIDE EMERGENCY EGRESS. WE HAVE WORKED WITH KRISTIN CORY, THE ARCHITECT, TO DESIGN THE STAIR BEFORE YOU TONIGHT.

THE ASK

- CERTIFICATE OF APPROPRIATENESS FOR THE EXIT STAIR DESIGN
- WE RECOGNIZE THERE HAS BEEN A LONG TIME BETWEEN SUBMISSIONS. THE OWNER WAS NOT ABLE TO OBTAIN FINANCING FOR THE PURSUIT OF APPROVAL AND CONSTRUCTION UNTIL NOW.
- WE HAVE ENDEAVORED TO ADDRESS PREVIOUS CONCERNS FROM THE BOARD OF ARCHITECTURAL REVIEW, NAMELY;
 - STORAGE OF THE EXISTING POSTS ON SITE FOR FUTURE OWNERS (WE HAVE PROPOSED STORING THEM IN THE MECHANICAL/UNFINISHED STORAGE AREA IN THE BASEMENT LEVEL.
 - RENDERINGS TO SHOW THE PROPOSAL
 - LANDSCAPING AROUND THE NEW EXIT STAIR
 - TRIM DETAILS AND FINISHES
 - PROPOSED LIGHTING.
- WE HAVE TWO OPTIONS FOR YOUR CONSIDERATION. WE PREFER OPTION 2, BUT WE ARE OK WITH EITHER AND VALUE THE OPINIONS OF THE BOARD.
- IF THERE ARE MORE CONCERNS WE ARE ASKING FOR CONDITIONAL APPROVAL TO PROCEED WITH PARTS THAT ARE APPROVED AND THE OPPORTUNITY TO RESUBMIT ON ITEMS NOT APPROVED.



CONDITION AT PURCHASE

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902

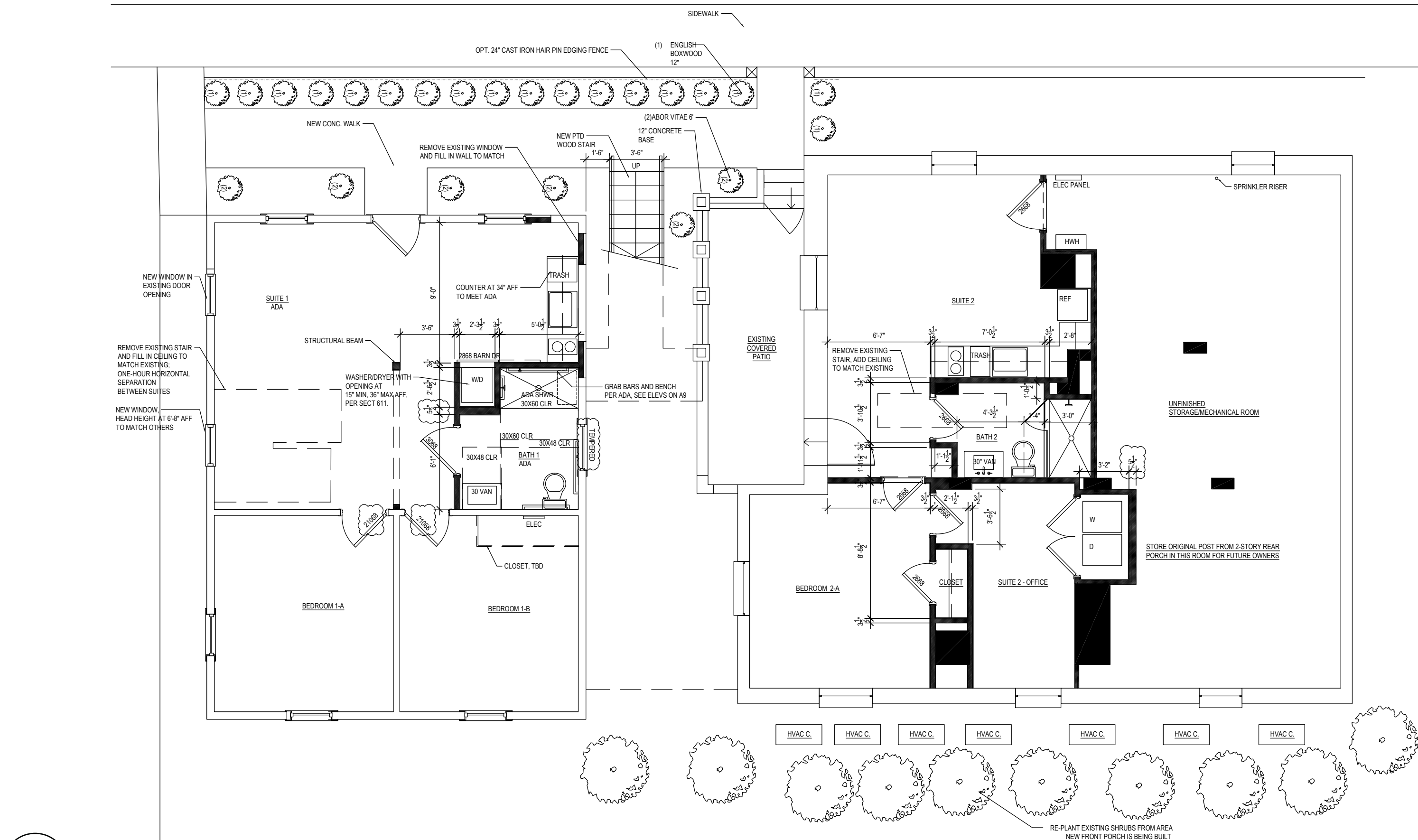
SHEET 3
DATE: 07.28.2026



CURRENT CONDITION

JEFFERSON ST. PROPERTIES

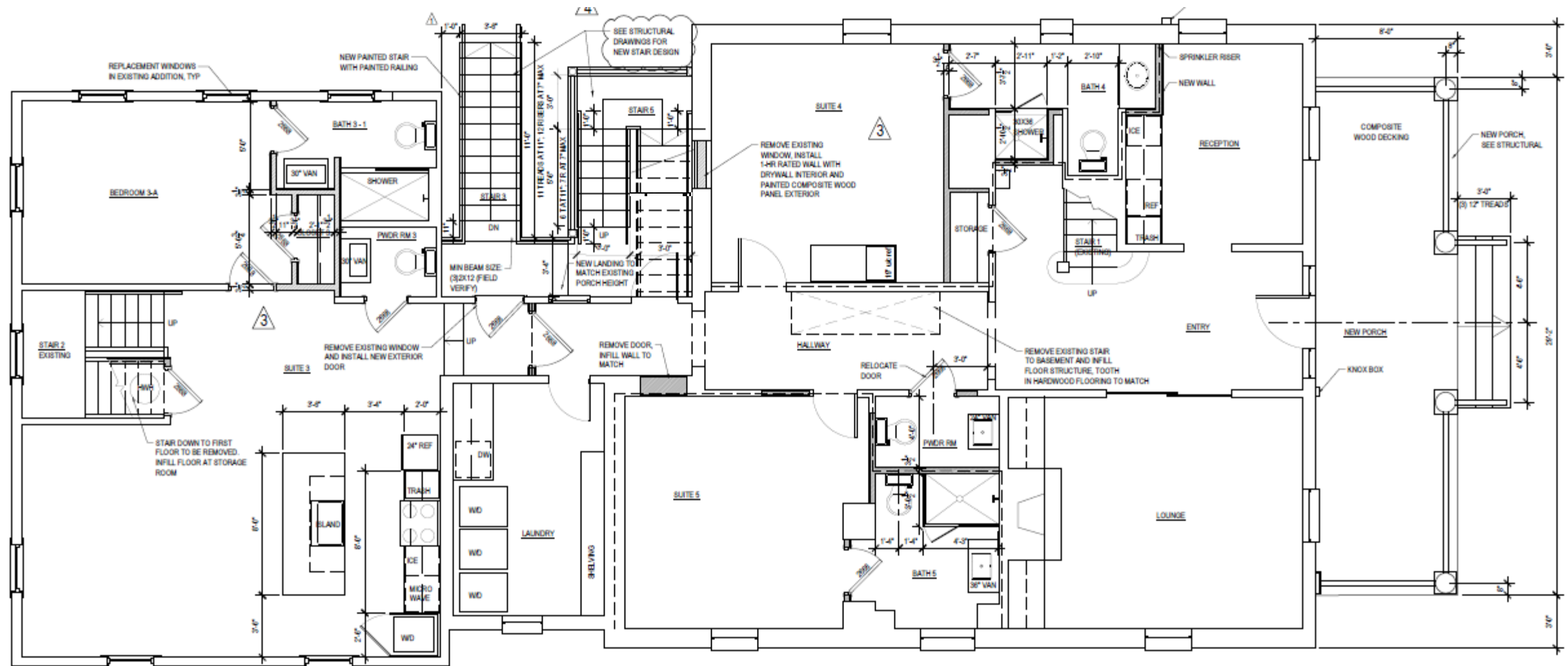
116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



1 GROUND FLOOR STAIR & LANDSC.PLAN

GROUND FLOOR STAIR & LANDSCAPING PLAN

JEFFERSON ST. PROPERTIES



2
A2
FIRST FLOOR PLAN
1/4" = 1'-0"

1

1ST FL PLAN

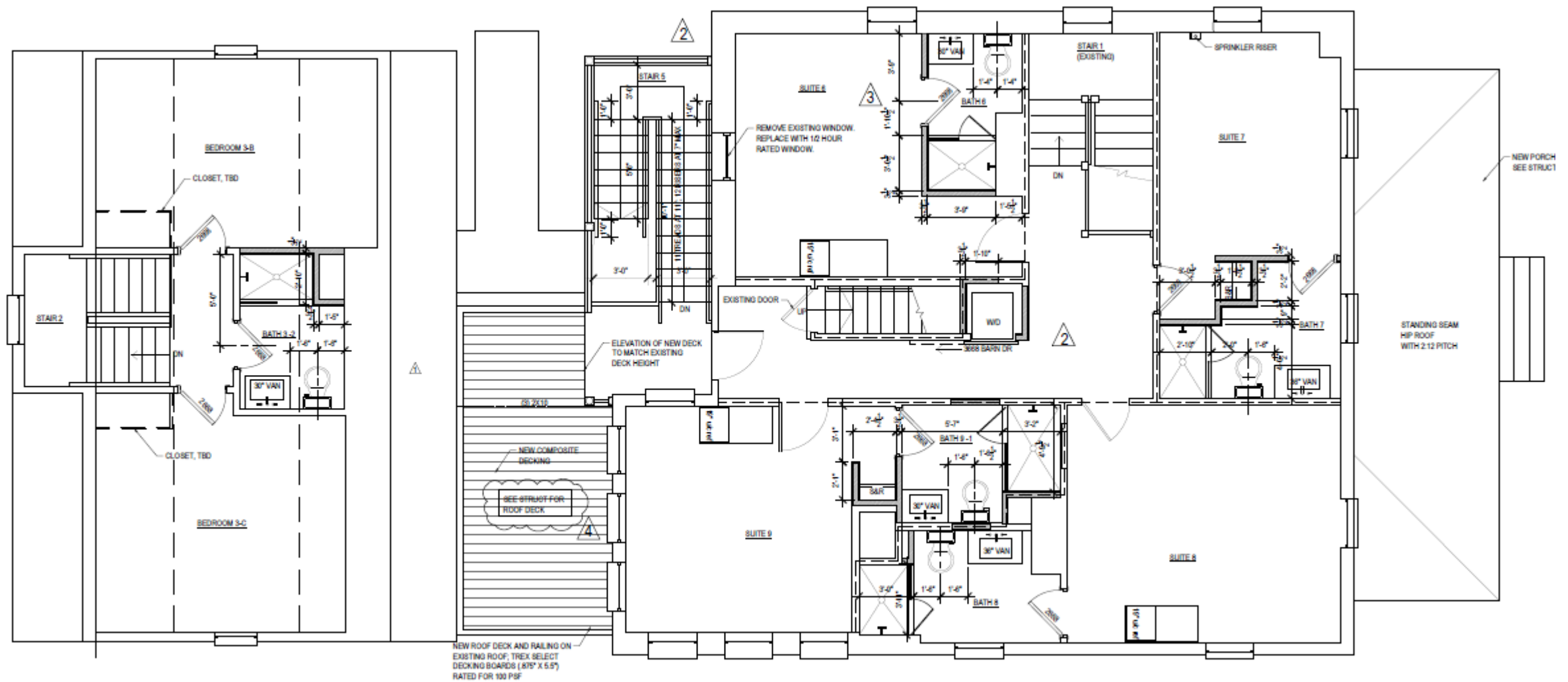
1ST FLOOR STAIR

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902

SHEET 6

DATE: 07.28.2026



2
A3
SECOND FLOOR PLAN
1/4" = 1'-0"

1

2ND FLOOR PLAN

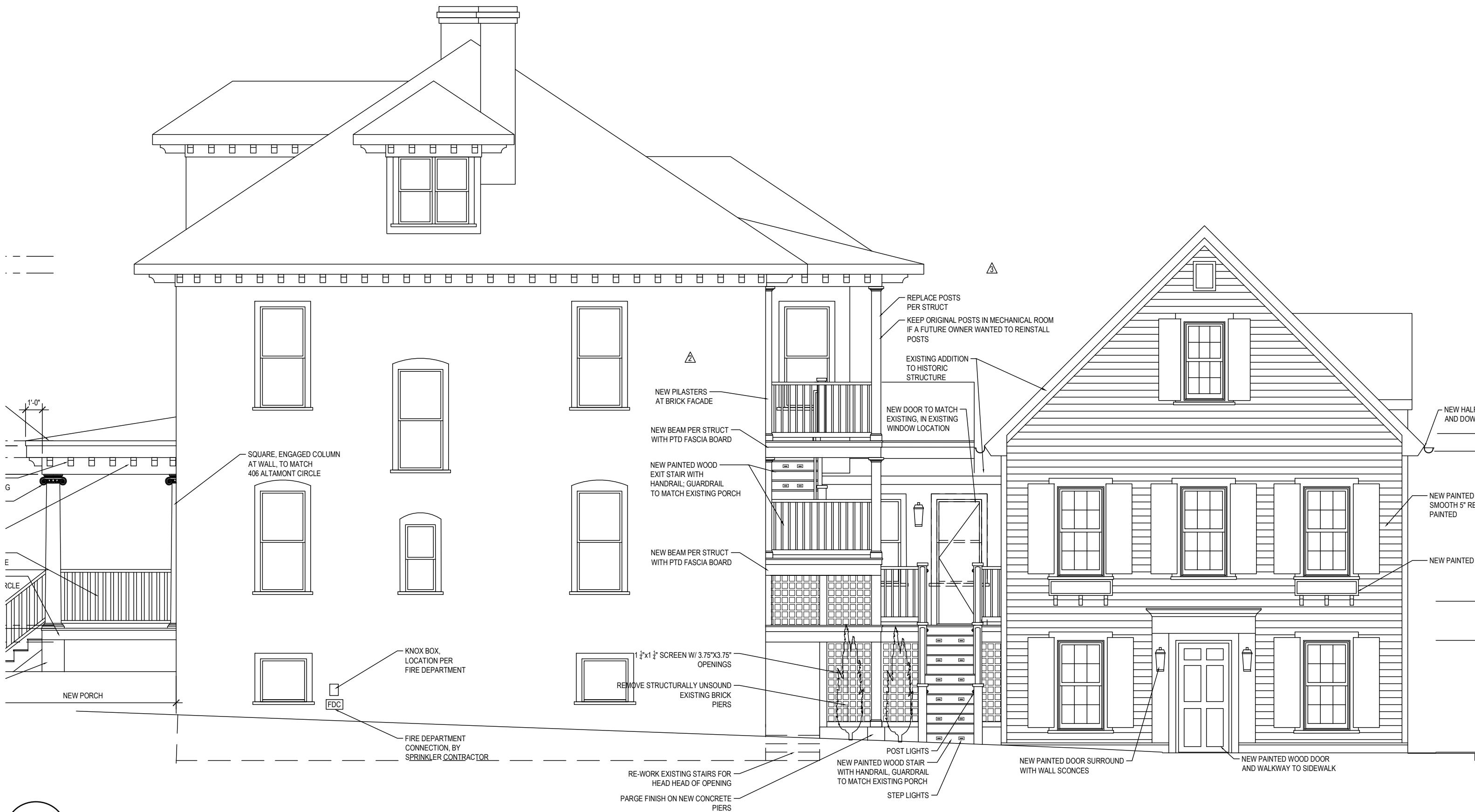
2ND FLOOR STAIR

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902

SHEET 7

DATE: 07.28.2026



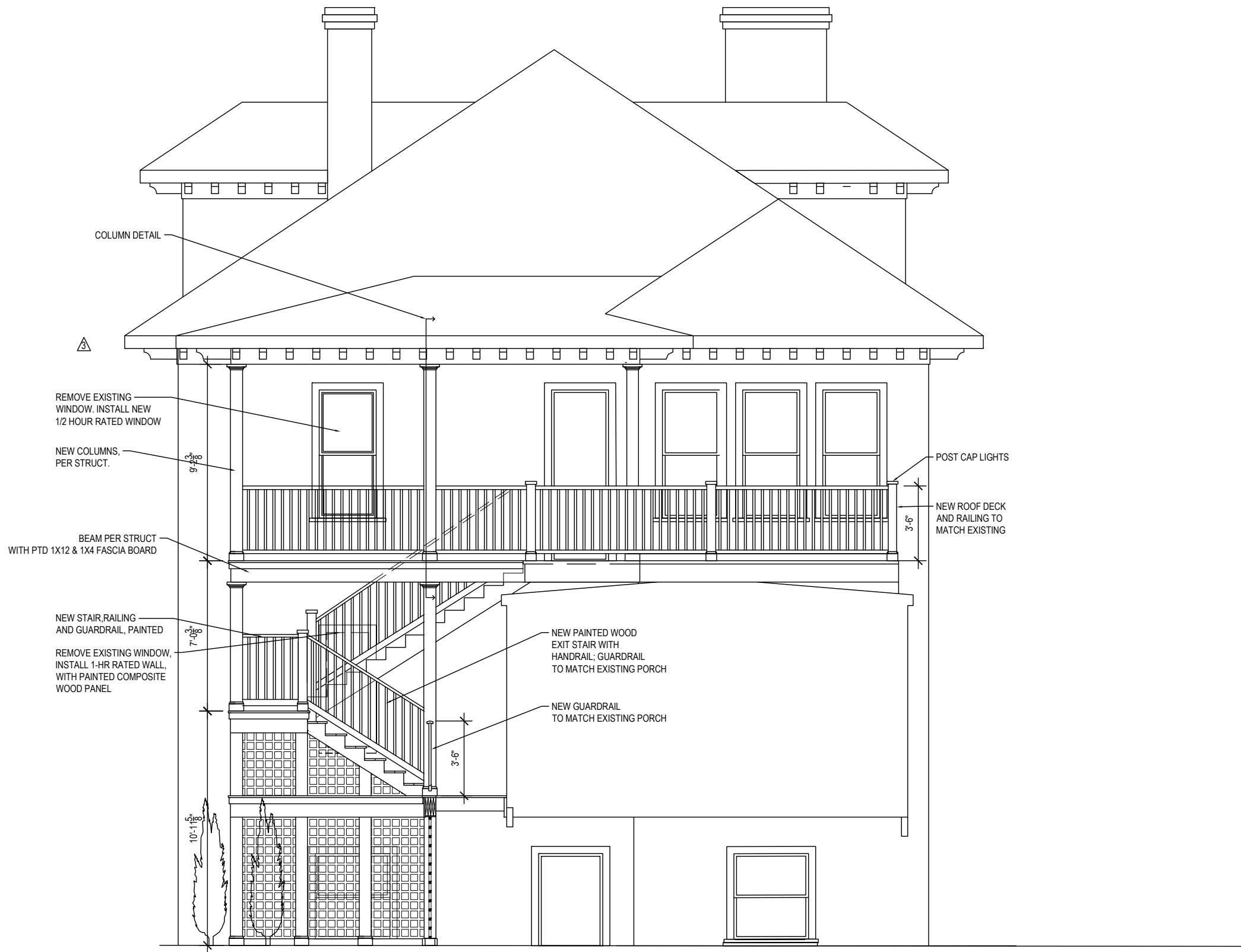
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OPT 1 2ND STREET ELEVATION

2ND STREET STAIR EL.

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



1

OPT 1 PARTIAL SOUTH ELEVATION

PARTIAL SOUTH EL. STAIR

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



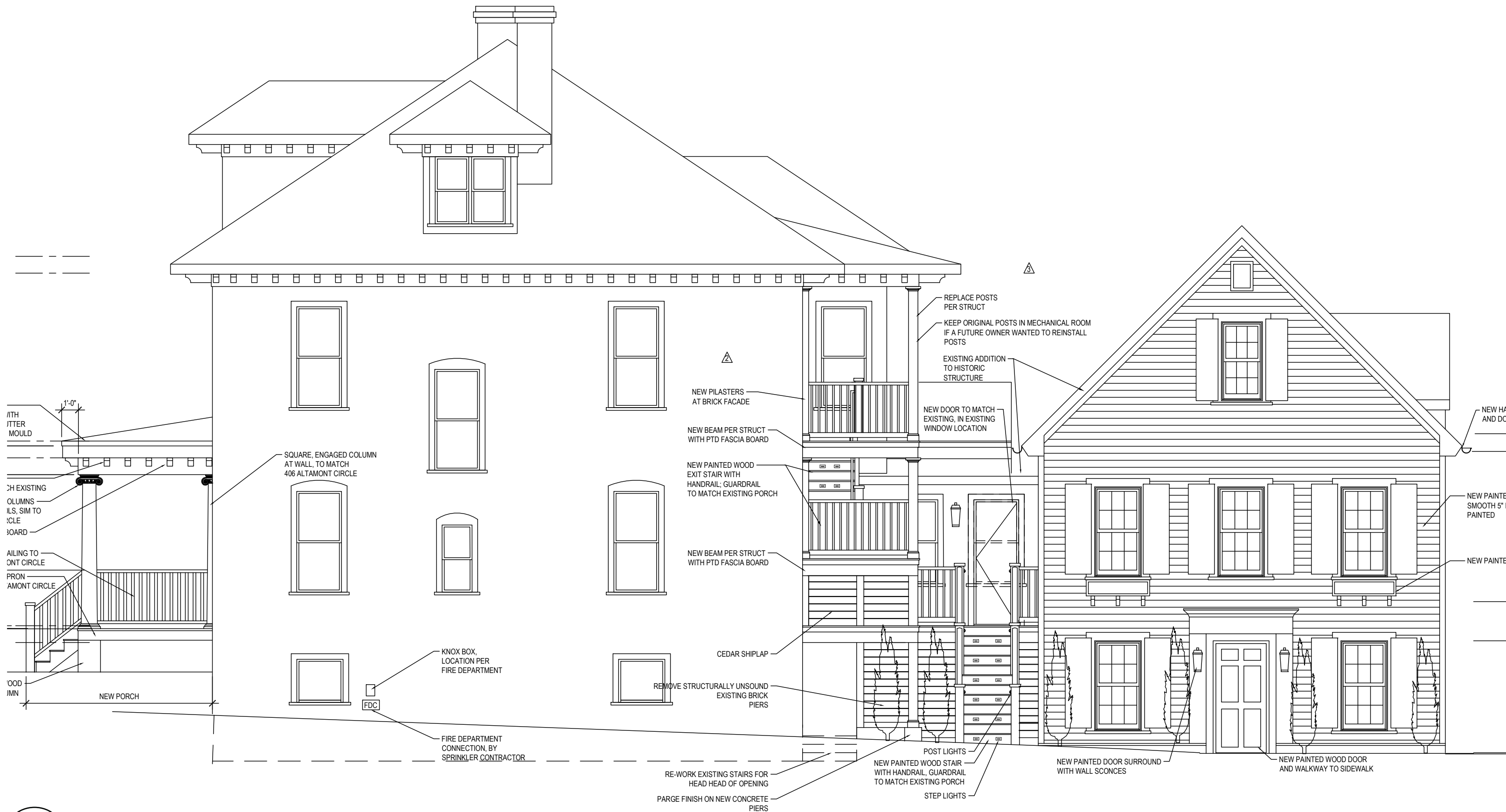
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OPT 1 RENDERING

OPTION 1 RENDERING

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



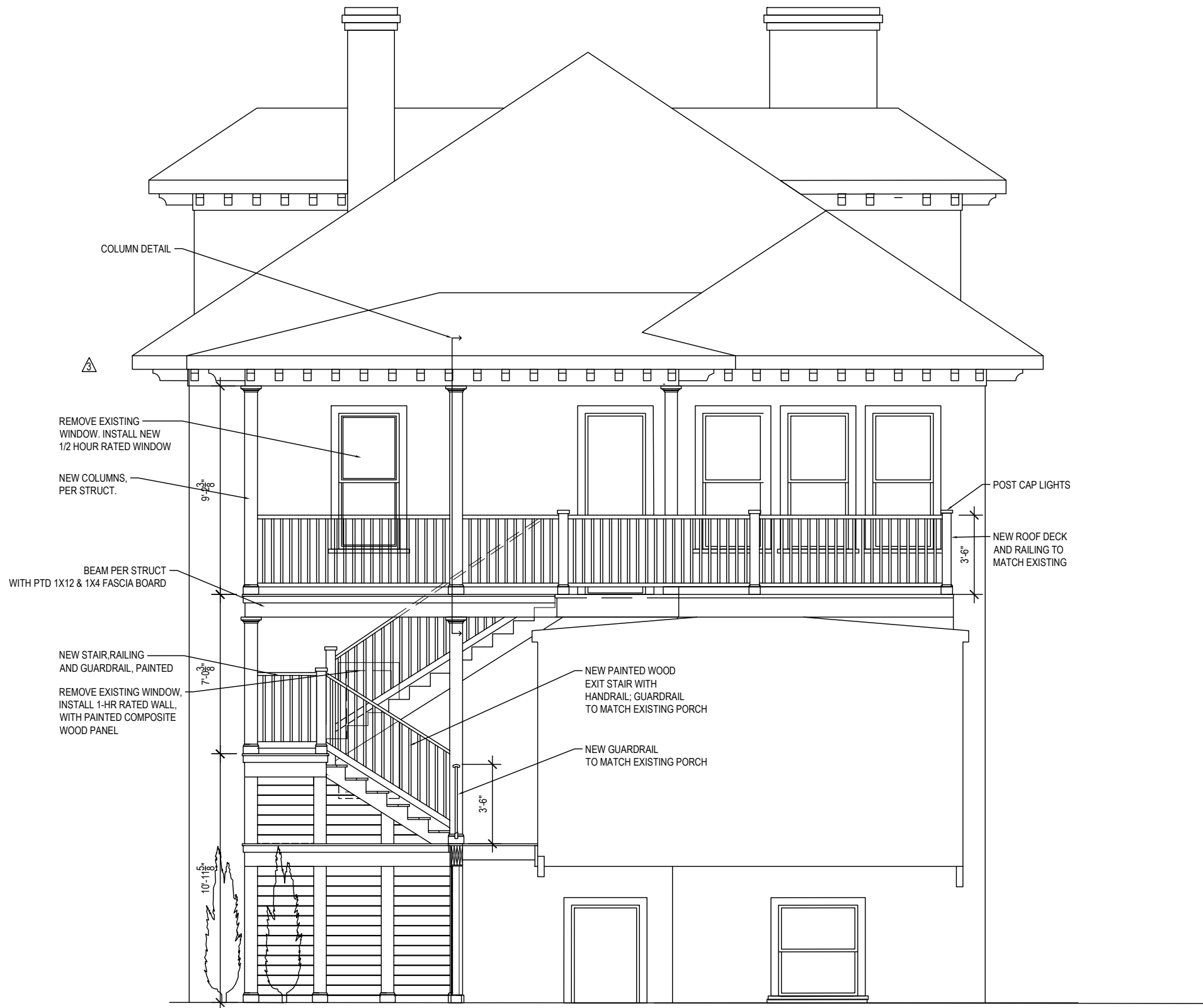
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OPT 2 2ND STREET ELEVATION

2ND STREET STAIR EL.

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



1

OPT 2 PARTIAL SOUTH ELEVATION

PARTIAL SOUTH EL. STAIR

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



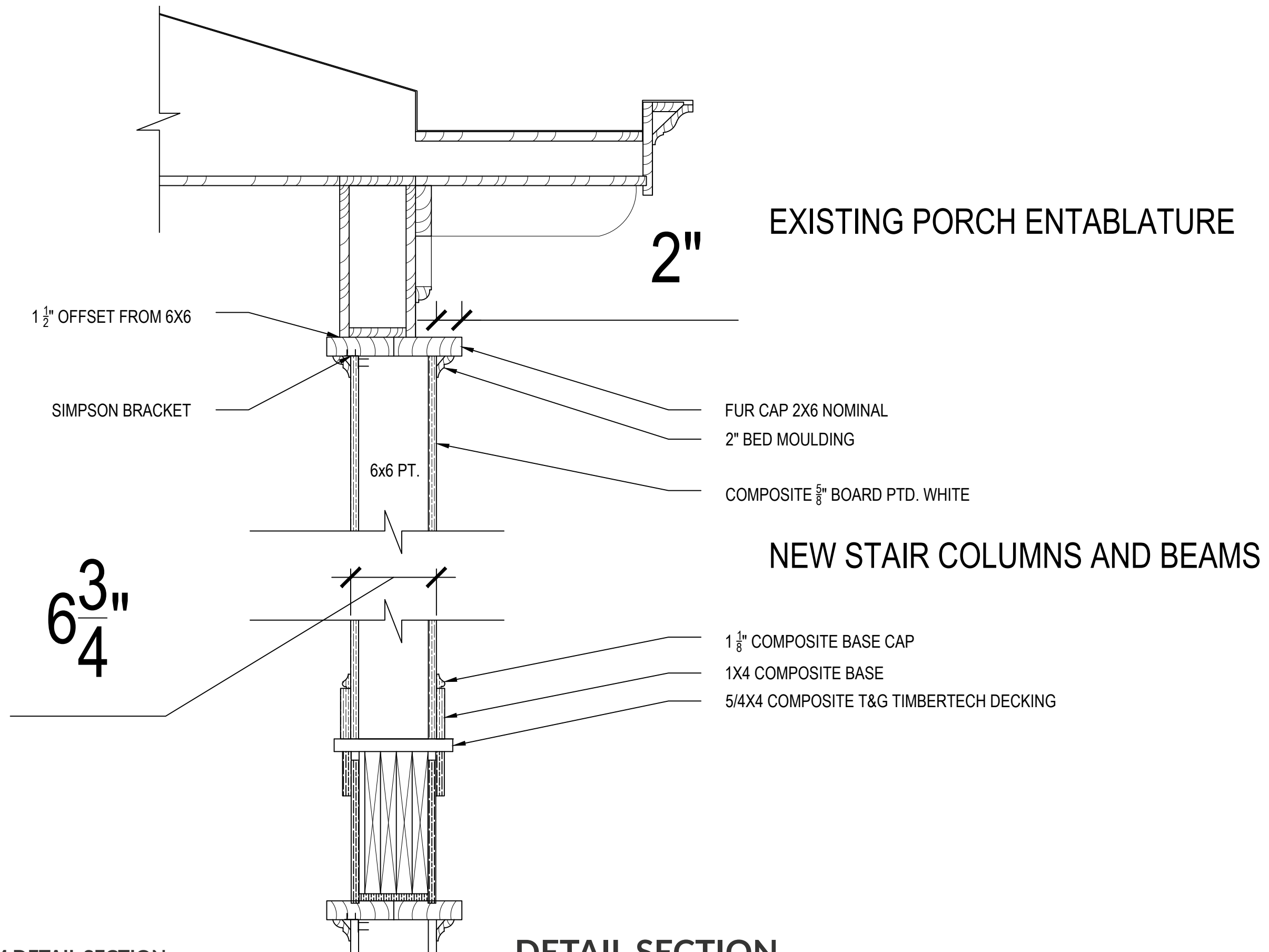
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OPT 2 RENDERING

OPTION 2 RENDERING

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



1

POST & TRIM DETAIL SECTION

DETAIL SECTION

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902



1

RAILING

2

STAIR TREAD

3

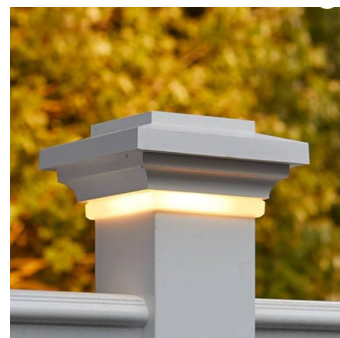
DECKING



HALF MOON CAST
BRASS DECK LIGHT



MAXXIMA 2-PACK STEP LIGHTS
75-LUMEN 3-WATT WHITE
LINE VOLTAGE HARDWIRED
LED OUTDOOR PATH LIGHT



TIMBERTECH DECKLITES LED
POST CAP LIGHT MODULE -
5.5" X 5.5" KIT (5000 K)



4

LIGHT FIXTURES

5

OPT 2 CEDAR SHIPLAP

MATERIALS & FIXTURES

JEFFERSON ST. PROPERTIES

116 W. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902

SHEET 15

DATE: 07.28.2026

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



Special Exception Permit – BAR Recommendation to Council

Planning # PL-26-0126 (related to 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: Proposed 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

Prior BAR Reviews (related to this project only)

August 19, 2025 - BAR Pre-Application Conference.

May 19, 2026 - Preliminary Discussion. No action taken.

June 16, 2026 – BAR approved (9-0) a CoA for the proposed multi-story building, omitting the landscaping and hardscaping plan.

Link to submittal and staff report: [LV Collective - West Main June 2026](#)

Link to [meeting video](#).

Application

- Applicant submittals: Niles Bolton Associates letter and narrative dated August 4, 2026, 6 pages. (Refer to June 2026 BAR submittal for building elevations.)

Request for Special Exception Permits (SEP) for five items related to the proposed multi-story building. Per Chapter 34, Section 5.2.15.C.1.c., when a property subject to a request for a Special Exception Permit is within an ADC District, the Administrator will refer the application to the BAR for review as to whether the proposed use will have an adverse impact on the district, and for recommendation as to reasonable conditions which, if imposed, would mitigate any such impacts. The BAR must submit a written report of its findings in support of its recommendation City Council.

Note: Only three of the requested exceptions (see below) are associated with exterior elements and therefore fall under the BAR's purview. The three exceptions are all at the SE corner of the site and a function of the grade change, where the level of the exterior plaza steps up and cannot be aligned with the interior level of the first floor (L1). The necessary adjustments to the exterior elevation were

represented in the design reviewed by the BAR on June 16 and for which the BAR approved a CoA, (omitting the landscape and hardscape plans). In short, in approving the CoA, the BAR acknowledged that, as parts of the design as a whole, these three elements are consistent with the review criteria and will not adversely impact the district. (See images in the Appendix.)

1) Minimum Ground Story Height and 2) Finished Floor Elevation:

Due to the existing grade, which rises from west to east, the interior level of Floor 1 is more than 2-feet below the level of the exterior plaza at the SE corner. This results in the ground story height (as an exterior elevation) being less than the minimum height permitted and the floor level being future below grade than permitted.

2) Entrances: Due to the existing grade, the exterior plaza level is not aligned with the interior floor level. Without construction of interior or exterior stairs, the L1 floor level is not accessible from the plaza. Additionally, the mezzanine level in the Fitness Room further reduces the height for an entry. Entrances from the plaza are not feasible.

Discussion and Recommendation

The BAR will comment only on the three Special Exceptions associated with exterior design of the proposed multi-story building. These elements were represented in the design presented to the BAR on June 16, 2026, for which a CoA was approved. With that CoA, the BAR stated the design—and therefore these three elements--satisfies the BAR's review criteria and is compatible with this property and other properties in this ADC District. That is, these elements *will not adversely impact* the West Main ADC District.

Because the suggested recommendation to Council (motion below) is merely an affirmation of the approved CoA, staff recommends approval of the motion, without discussion, via approval of the Consent Agenda.

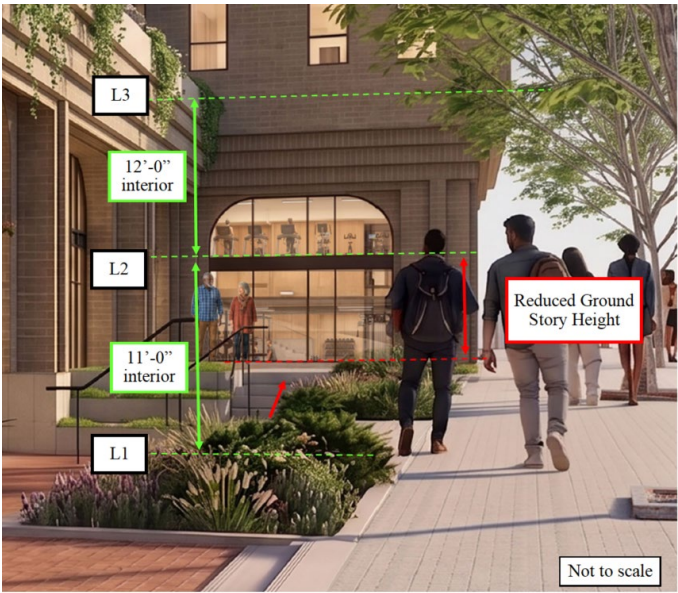
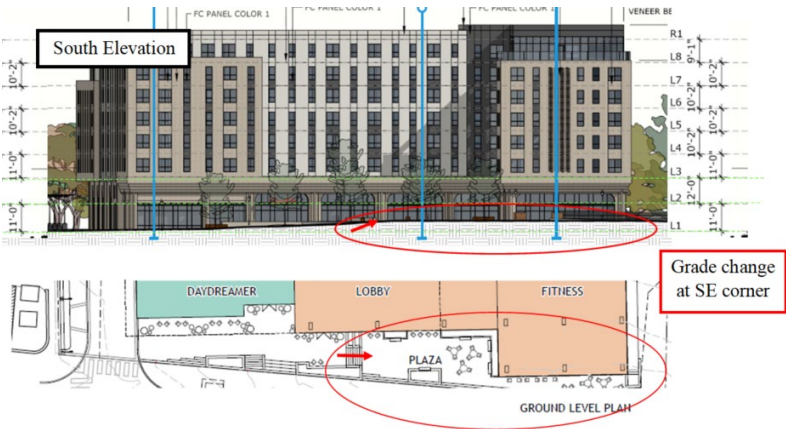
Suggested Motion

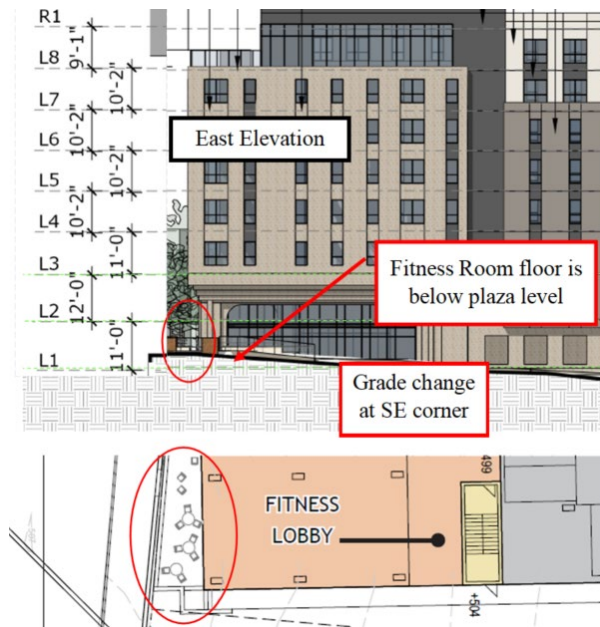
Finding of no adverse impact: Based on the information provide and addressing only the three items subject to a Special Exception Permit that are related to the exterior of the proposed multi-story building at 835-853 West Main and therefore the only items germane to the BAR's purview, I move the BAR recommend to City Council that granting the requested Special Exception Permits for these three items will not adversely impact this property or the West Main ADC District.

Furthermore, these items were represented in the building design reviewed by the BAR on June 16, 2026, for which a Certificate of Appropriateness was approved.

Appendix

From the June 16, 2026 BAR submittal.





NILES BOLTON ASSOCIATES

August 4, 2026

Carrie Rainey, AICP, RLA
City Planner
City of Charlottesville

Re: 843 W Main Special Exception Narrative
Charlottesville, Virginia
NBA Project No. 124129.00

Dear Carrie Rainey:

Due to The Owner's ongoing efforts to further integrate this project into the Westhaven masterplan by providing a pedestrian promenade on the west side of the building, and a public plaza on the W Main Street (south) side of the building, this project is seeking dimensional standard concessions which fall under the following Special Exception Permit (Section 5.2.15) categories: Division 2.10 and Division 4.5.

When reviewing the narrative, please note that the project falls under Section 2.4.2 CX-3 Corridor Mixed Use 3 District.

A Special Exception Permit Pre-Application conference occurred on July 1, 2026 with Niles Bolton Associates (Jennifer Hamilton and Katherine Uhrin), LV Collective (Andre Sahakian) and the City of Charlottesville (Carrie Rainey, Jeffrey Werner and Kate Richardson).

A description has been provided below for each Special Exception request, along with our team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2.

The project team is seeking to deviate from the ordinance for the following sections:

Exception Request for Section 2.10.11 - Ground Story Height

Per Section 2.4.2.B.3.F for non-residential spaces, the minimum ground floor height from finish grade is 14'. Due to existing grading conditions on the site, and to provide an accessible entry at level 1, the team requests an exception to the minimum ground floor height requirements for Section D as shown in Appendix A.1.

As indicated in Appendix A.1, the floor-to-floor height is 6'-3" from grade to level 2 at Section D due to the grade stepping up from 500' to 505.5' at the plan southeast corner. Section A, B, C and E meet the minimum ground floor height requirements as shown in Appendix A.1. Level 2 is proposed to extend Section D only to provide access to the amenity space on this level.

Atlanta
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
404 365 7600

Alexandria
300 North Lee St.
Suite 502
Alexandria, VA 22314
703 836 0915

NILES BOLTON ASSOCIATES

Exception Request for Section 2.10.10 - Active Depth

Per Section 2.4.2.B.2.C, the active depth on primary streets is 15' minimum. The team is requesting an exception to the active depth at the segment of the building between the leasing lobby and fitness, as indicated in Appendix A.1.

The active depth varies from 18'-26', with an exception at the segment of the building between the leasing lobby and fitness so we can provide via a stair from level 1 to level 2, where the mezzanine is located. The Special Exception request complements the "Ground Story Height" exception narrative listed previously.

Exception Request for Section 2.10.11- Finished Floor Elevation

Per Section 2.4.2.B.3.G, the finished floor elevation is -2' minimum and 6' maximum for non-residential spaces. The team is requesting an exception to the finished floor elevation at Section B and C, as indicated in Appendix A.2. Due to the existing grading conditions on the site and the need to create accessible space on level 1, Section B and C are -5'-6" from the exterior grade, exceeding the -2' minimum requirement.

Exception Request for Section 2.10.13- Entrances

Per Section 2.4.2.B.5, street facing entry spacing shall be 40' maximum on primary streets. The team is requesting an exception to the entry spacing, as indicated in Appendix A.2, due to the existing grading conditions and the need to provide accessible entrances into the building from the public plaza.

To tie into the southwest corner existing grading, the main entry (Entrance A) and café entry (Entrance B) are located at the 500'-0" finished floor elevation for accessible access from the public plaza. As existing grading is higher on the southeast side of the site, it is not feasible to place entries to the building and still maintain accessible access to the public plaza.

Exception Request for Section 4.5.2- Required Bicycle Parking

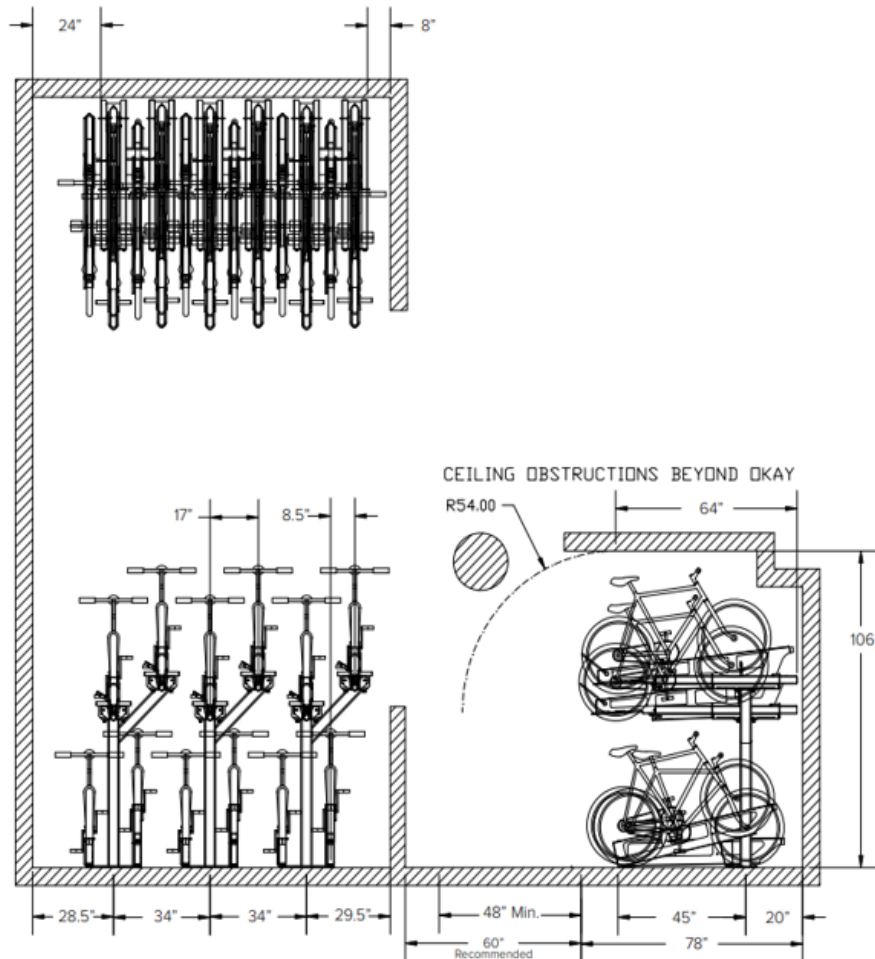
Per Section 4.5.2, the project is providing short-term and long-term bicycle parking to comply with Section 4.5.2.C.1 for residential household living.

Eighteen (18) short-term spaces will be provided outside of the building by the Civil Engineer to comply with the 1/10 unit minimum requirement.

182 long-term spaces will be provided inside the building. The team is requesting an exception to the minimum 2.5 feet wide and 6 feet long bicycle parking space requirement for the long-term bicycle parking spaces located inside the building by proposing a space saving product.

The team has successfully used the Dero Decker specification to double bike parking capacity for residential projects. Two bikes can stack on the two-tiered system, doubling capacity and saving space. The product has an e-bike charging option available and ADA cane detectable extensions for the lower trays. The dimensions are shown in the diagram below.

NILES BOLTON ASSOCIATES



In summary, the project team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2 is as follows:

1. The proposed public plaza intends to be harmonious with the existing and approved patterns of development by tying back to the Westhaven Master Plan by connecting to the pedestrian promenade on the west side of the building.
2. The proposed public plaza and building massing intends to support the goals and strategies of the Comprehensive Plan by activating the streetscape along W Main Street with planters, accessible entries to the building, and active program along the building elevation containing the following program: Daydreamer Café, leasing lobby, and fitness spaces.
3. The proposed project coordinates with existing grade to provide accessible entries to the building at the 500 finish floor elevation (FFE). To maintain an accessible level across the entirety of level 1, the building cannot reasonably accommodate entries to the building at the plan east side, due to the existing grade being over 5 feet taller than the main entry elevation. In lieu of an entry on the east side of the elevation, there is active programming (fitness and the leasing lobby) along the building face and a public plaza to engage the street front.

NILES BOLTON ASSOCIATES

We appreciate your review and consideration.

Please feel free to reach out to me directly with any comments or questions at 404.365.7600 or email kuhrin@nilesbolton.com.

Sincerely,

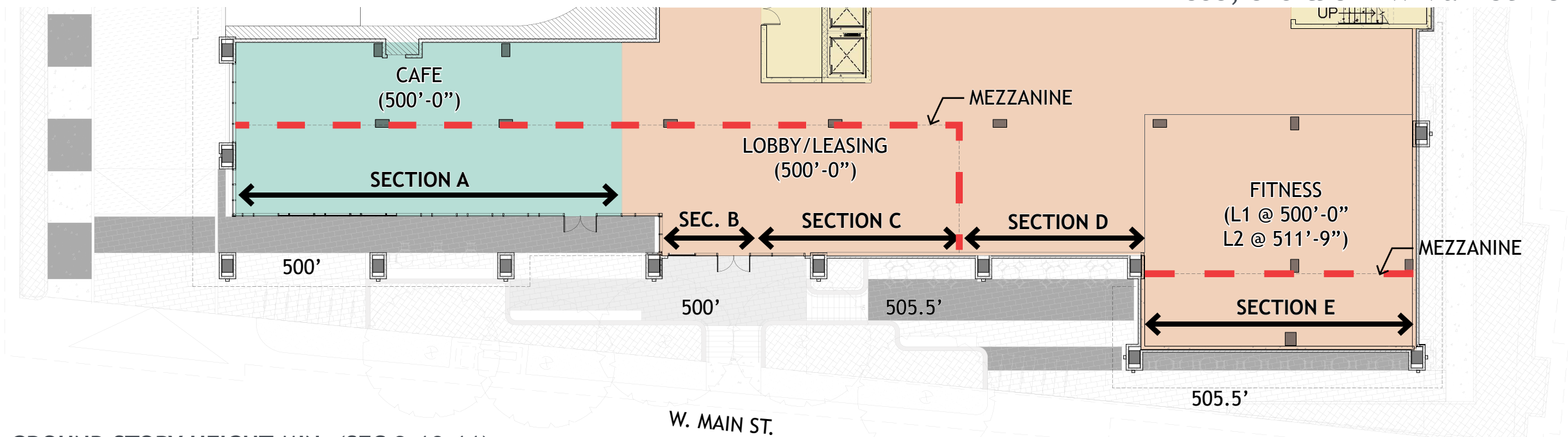
A handwritten signature in blue ink, appearing to read 'K. Uhrin', with a stylized flourish at the end.

Katherine Uhrin, AIA
Associate Principal

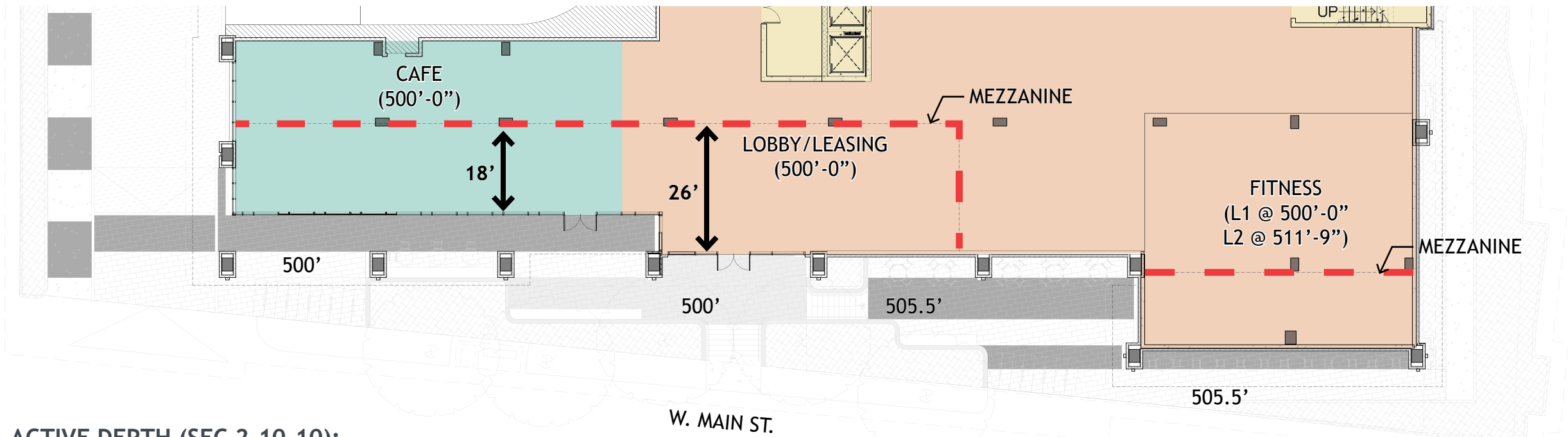
KMU/ntt

Y:\STUDIO1\843WMain\Rainey_ltr01.doc

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building

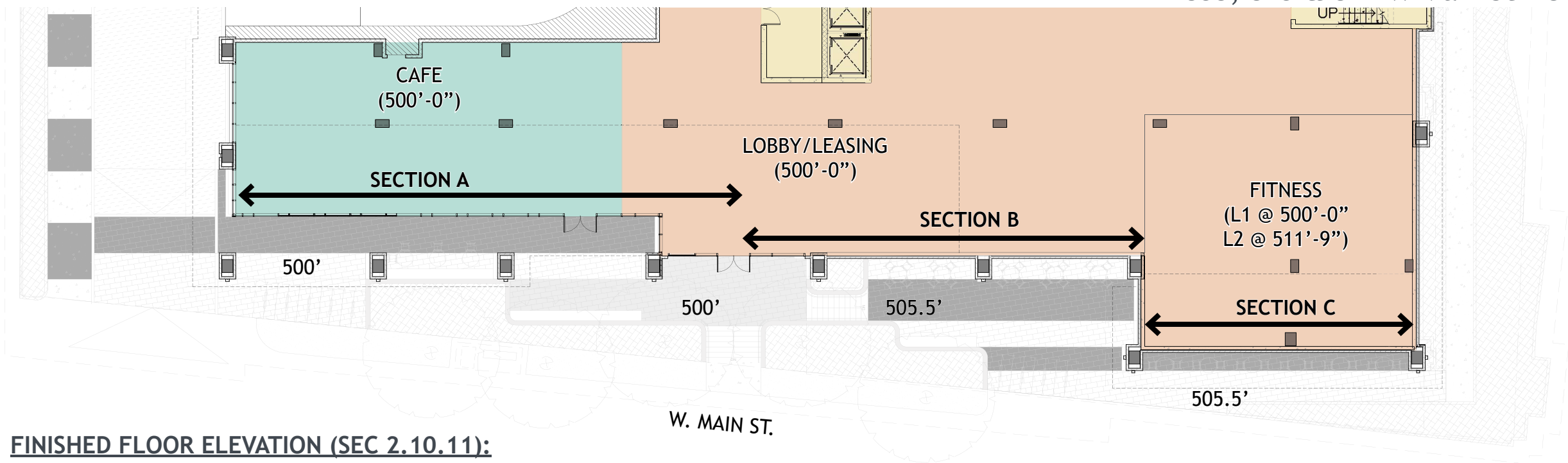


GROUND STORY HEIGHT MIN. (SEC 2.10.11):
REQUIRED: 14" MINIMUM (NON-RESIDENTIAL)
PROVIDED: SECTION A & B : 23'-5" FLOOR TO FLOOR
SECTION C : 17'-11" FLOOR TO FLOOR
SECTION D : 6'-3" FLOOR TO FLOOR
SECTION E : 17'-11" FLOOR TO FLOOR

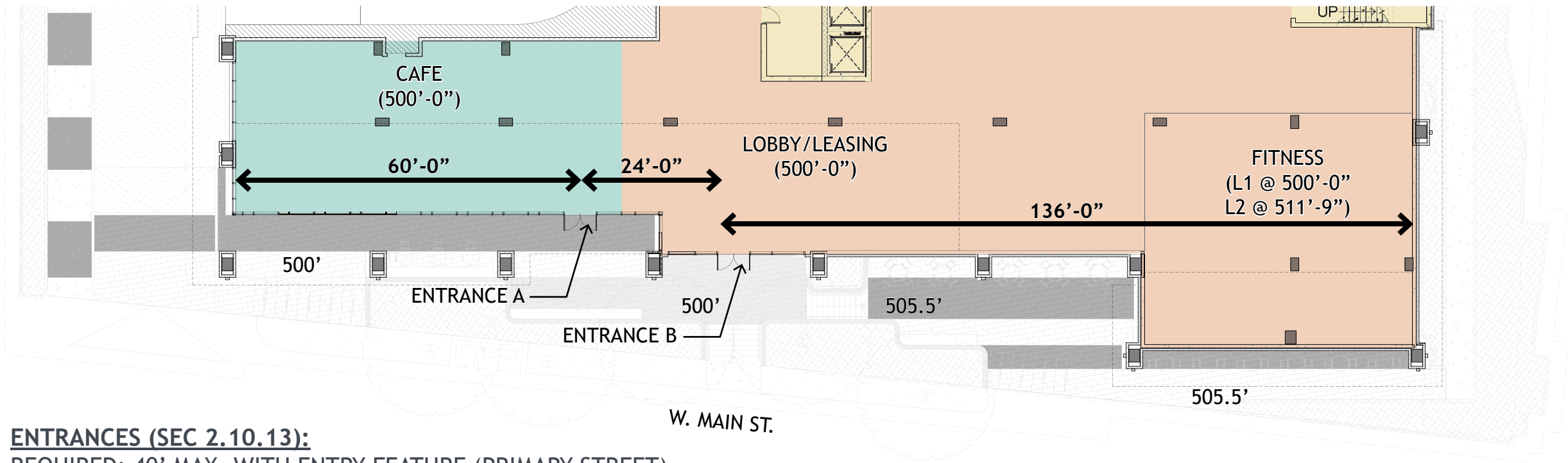


ACTIVE DEPTH (SEC 2.10.10):
REQUIRED: 15' (PRIMARY STREET)
PROVIDED: 18'-26', WITH THE EXCEPTION OF THE SEGMENT BETWEEN LOBBY, LEASING AND FITNESS.

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building



FINISHED FLOOR ELEVATION (SEC 2.10.11):
REQUIRED: -2' / 6" (NON-RESIDENTIAL)
PROVIDED: SECTION A : 0' (FROM PLAZA)
SECTION B : -5'-6" (FROM PLAZA)
SECTION C : -5'-6" (FROM PLAZA)



ENTRANCES (SEC 2.10.13):
REQUIRED: 40' MAX. WITH ENTRY FEATURE (PRIMARY STREET)
PROVIDED: SEE DIAGRAM

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



Certificate of Appropriateness Application – Discussion Only

BAR # 26-0015

915 East High Street, Tax Parcel 530247000

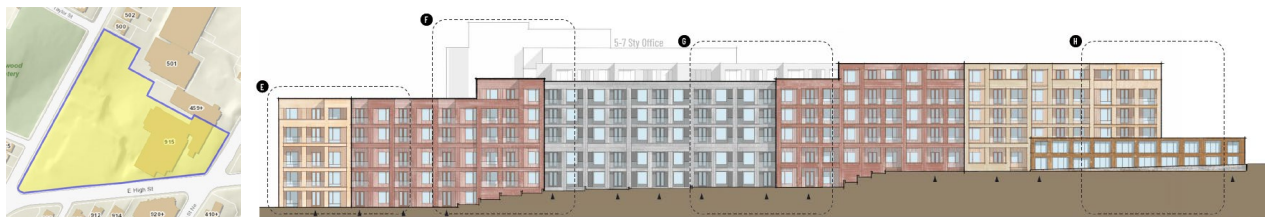
Martha Jefferson Historic Conservation District

Owner: LO-HI, LLC

Applicant: Dan Bracey, Two Street Studio

Project: Construction of multi-story, mixed-use building.

Note: This application is being reviewed per the pre-2024 version of Chapter 34 of the City Code.



Background

4.5-acre parcel within the Martha Jefferson Historic Conservation District. Proposed development of approximately 2.3 acres currently used for surface parking at the southwest corner of the parcel. On the east and north sections of the parcel are the buildings formerly occupied by Martha Jefferson Hospital, including the original 1903 hospital and the 1928 Patterson Wing. Both are contributing structures to the district; no work is proposed at either building. The 1903 hospital is also an IPP, with the overlay designation limited to only the SE portion of this site; no alterations are proposed for the historic structure, nor any work within the IPP boundary.

Recent BAR Actions

December 19, 2023 – BAR held a pre-application conference for this project. (Preliminary discussions are not required for Conservation Districts; however, due to the scope and scale of this request, staff recommended the pre-app discussion.)

Link to submittal and staff report: [915 East High BAR Dec 19 2023](#)

Meeting notes are in the Appendix, below.

Link to meeting video. Discussion begins at approximately 01:24:00: [BAR Meeting Dec 19 2023](#)

Application

- Submittal: Two Street Studio drawings for *915 E High Mixed Use*, dated July 29, 2025, 28 pages.

CoA request for a five-story mixed-use residential building fronting on Lexington Avenue and East High Street, with the associated parking within the building core. Staff considers the application incomplete--see the attached email to the applicant. However, because this is a large-scale project and the pre-application conference was conducted in December 2023, staff is presenting this for further discussion prior to the submittal of a formal application.

Note: The review criteria and design guidelines for a project within a Historic Conservation (HC) District are intentionally less rigid than those for an ADC District. The design guidelines, including the

character-defining features identified for the Martha Jefferson HC District are inserted below with staff comments (under *Criteria, Standards and Guidelines*).

The HC designation is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is compatible with that character, while minimally imposing on residents who may want to upgrade their homes. However, the HC District guidelines also provide guidance for large-scale projects: *Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Discussion and Recommendation

In presenting this application for discussion, staff recommends the BAR establish what additional information is needed for a final application (for ex, building details and sections, measured elevations, material specifications, etc.) and discuss with the applicant the building elevation on Lexington Avenue. As presented, this appears to be a continuous façade of approximately 525-feet. While articulated by bays and variations in height and materiality, there are very few buildings in the City at or near this length. During the December 2023 pre-application conference, the BAR expressed general support for the design and materiality, even the proposed heights; however, there was concern for the long, unbroken elevation along Lexington Ave.

The details of these elements should be evaluated using the HC District Design Guidelines for New Construction and Additions and consideration given to the character-defining features of the district. (See staff comments under *Design Guidelines for New Construction and Additions in Historic Conservation Districts*.)

Suggested Motion

No action will be taken.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-341 and 34-342. The BAR does not evaluate proposed use. Additionally, per Code Sec. 34-280.b.: “The issuance of a [CoA] shall not, 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 certificate of appropriateness shall be lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Sec. 34-341. - Criteria for approval.

- a) In considering a particular application the BAR shall approve the application unless it finds:
 - 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
 - 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b) The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- 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 would be compatible with the scale and

character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342. - Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

Design Guidelines for New Construction and Additions in Historic Conservation Districts

The following Design Guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's Historic Conservation Districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

Building Location – setback and spacing

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

Staff Comment:

- Setback: For nearby contributing structures on Lexington Ave, the front setback averages approximately 32-ft. Along Lexington Ave, between Taylor Walk and Maple Street (opposite) the primary facades are setback approximately 40-ft. (See pages 14 and 16.) Between Maple Street and High Street, within this setback will be an elongated two-story building, 20-ft deep. (See pages 14 and 17.)
- Spacing: The primary façade of the proposed building will be articulated and feature varying materials; however, the elevation is perceived as a single, continuous structure.

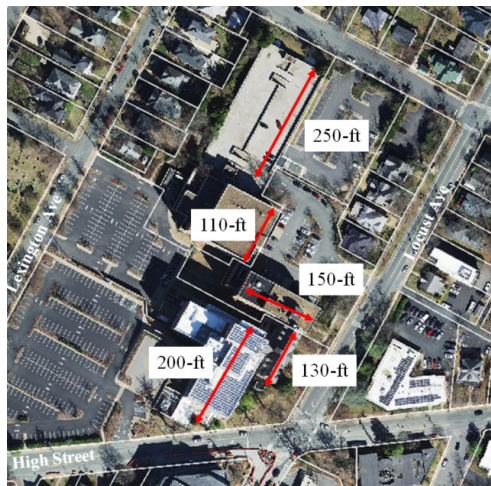
Building Scale – height and massing

- Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
- Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
- ~~An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.~~

- ~~An accessory building should appear secondary to the main building in scale and design.~~
- ***Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.***

Staff Comment:

- Height
 - Prevailing height for district is two stories.
 - *200% of prevailing* equals four stories.
 - Martha Jefferson Hospital site: four to five-stories
- Width (primary façade)
 - Prevailing width for nearby SFDs: 32-ft
 - Width of nearby non-residential buildings at the former Martha Jefferson Hospital site (approx., per GIS) range between 110-ft and 250-ft.
 - Martha Jefferson Hospital: 130-ft
 - Patterson Wing: 150-ft
 - Hospital Addition: 110-ft
 - MJH Parking Garage: 250-ft
 - New building behind MJH: 200-ft (facing Locust)



See Appendix for a summary of the characteristics of the residential area of Martha Jefferson HC District adjacent to this site.

Building Form – roofs and porches

- Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
- If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Staff Comment: The new building will have flat roofs, reflecting those of the adjacent buildings at the former Martha Jefferson Hospital site.

Building Openings – orientation, doors and windows

- A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
- Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
- Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Staff Comment: The project is consistent with these guidelines.

Building Materials and Textures

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

Staff Comment: The proposed building will be brick, which is the predominant material within this district. The five buildings on the old hospital campus are brick.

Building Paint

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

Staff Comment: The proposed brick walls will not be painted.

Site

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

Staff Comment: No side or front yard fencing is proposed.

Martha Jefferson Architectural character-defining features:

- 1) Encourage one-story front porches;

Staff Comment: The proposed multi-story building features recessed entries and balconies, a contemporary interpretation of the traditional porches that are pervasive in this district.

- 2) Encourage garages to be located in the rear yards;

Staff Comment: No detached garages are proposed. Structured parking is incorporated new into buildings and not visible from Lexington Avenue or High Street.

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

Staff Comment: Proposed building meets this recommendation. (See section A-A on sheet 19.)

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

Staff Comment: Proposed buildings feature a contemporary design.

- 5) Encourage standing seam metal roofs;

Staff Comment: Proposed building will have a flat roof, not visible.

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

Staff Comment: Per the site plan submitted for this project: Two existing street trees within the City RoW [on Lexington] will be retained. Numerous trees along Lexington and immediately within the project site will be removed and replaced with new trees within the deep setback. Along East High Street, eight large street trees will be planted at the sidewalk.

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

Staff Comment:

- Massing and form of the proposed building deviates significantly from the dwellings within the district; however, except for its length along Lexington Avenue, the proposed building reflects the massing, form, and materiality of the buildings at the former Martha Jefferson Hospital site.
 - The proposed building material is predominantly brick. Specific products are not specified.
 - No front yard fencing is proposed.
- 8) Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed-use development;

Staff Comment: The proposed new buildings are south of Taylor Walk. In 1988, in approving the vacation of the remaining, western portion of Taylor Street, City Council stated "a safe pedestrian linkage be made available from Lexington Avenue to Locust Avenue for the use of the neighborhood and visitors, and that the street sign be relocated from the northeast corner to a west corner to retain proper identification of Lexington Avenue and Taylor Street to the west." There is a path between the Patterson Wing and the parking garage by which someone could walk from Lexington to Locust. However, staff has not determined if a specific path was formally established and if that was memorialized as an enforceable condition. (See information about Taylor Walk in an attachment to this staff report.)

Note: Taylor Walk is a remnant of *Taylor Street*, which formerly connected Lexington Avenue to Locust Avenue. Taylor Street was named for the Taylor family who lived nearby. Fairfax Taylor (1816-1895) lived at 520 8th Street NE. A former slave, he purchased his freedom and became a leader in the Black community. His son, James T.S. Taylor (1840-1918), after serving in the US

Colored Troops during the Civil War became a prominent community leader and was the first African American elected to represent Albemarle County in the Virginia General Assembly.

- https://www.cvillepedia.org/Fairfax_Taylor
- [https://www.cvillepedia.org/J. S. Taylor4](https://www.cvillepedia.org/J._S._Taylor4)

9) Encourage good stewardship of Maplewood Cemetery.

Staff Comment: The project will not directly or physically impact the cemetery, which is immediately west, across Lexington Avenue. The residents of this project will likely provide indirect public benefit through additional attention to and awareness of the cemetery.

Appendix

BAR Comments from December 2023

From meeting minutes:

- Staff introduced the new and proposed development in the Martha Jefferson Conservation District.
- There are landscape components as part of this district.
- The applicant presented their proposal for the property, including landscaping and the frontage on Lexington Avenue.
- The proposal includes 192 residential units, associated amenities, a single-story commercial space facing East High, and wrapping a multi-story parking deck.
- The parking deck will serve the residences and the office building.
- The current design is to break down the scale with fenestration and doors and windows and brick colors and patterns and textures.
- Mr. Gastinger read an email from Paul Miller. These were the questions raised in the email: What is being to protect Taylor Walk and the historic home of Fairfax Taylor adjacent to the property? [Note: See staff comment above, in this staff report, and the attachment re: Taylor Walk.]
- The applicant did say that they have a landscape area near Taylor Walk. Taylor Walk is not on this property. The applicant would be open to having a pathway through that landscape buffer.
- Staff to investigate the location of Taylor Walk. [Note: See staff comment above, in this staff report, and the attachment re: Taylor Walk.]
- Paul Miller's email brought up the stormwater runoff management and tree canopy development.
- Rainwater retention system will be maintained on the site.
- Mr. Schwarz asked staff about adjusting setbacks. The setbacks on this project are significantly greater than what is currently allowed. [Note: The deep setback along Lexington Avenue was established by the preliminary site plan approved for this project.]
- The applicant is hoping to have a separate parcel that will run along Lexington Avenue. There would be no building on this parcel along Lexington Avenue.
- Members of the BAR provided comments and suggestions for breaking down the massing along Lexington Avenue.

From staff notes:

- Timmerman: Likes the interpretation of the front porch; porches can be part of the landscape, do not entirely need to be part of the architecture. New building meshes the commercial corridor at High Street with the residential houses on Lexington Ave. Concerned that the building is monolithic
- Schwarz: Need to break down the facade depth; variation is good, but repeated so many times, the result is a very long building; do not want one, giant building. Proposed greenspace along Lexington will help, but need to modulate the building more. Suggested more space at the sidewalk [wider] on High Street. At Taylor Walk, OK with the height change from the historic houses to the new building.
- Whitney: Excited to see a new project in lieu of a parking lot. Not out of character to have this height; however, the building is quite long. Likes that front setback along Lexington aligns the new building with the houses to the north. Additional trees would help break down the massing. Nothing will be built in the cemetery, so Lexington will not end up like a downtown city block
- Zehmer: Praised the use of brick. Agreed this is a very long building; need to breakdown the massing.
- Gaster: Positive response to the precedents shown in the submittal. Depth is welcome in the individual bays; would like to see depth in the building sections; this is a really long building; explore strategies that breakdown the massing. It might be appropriate to add height on High Street and maybe reduce height along Lexington; variation in height would help reduce the massing.

Characteristics of the nearby residential areas within MJ HC District (adjacent to the project site):
Approximate dimensions based on City GIS.

- Typical dimensions (19 dwellings on Lexington Avenue, all contributing to HC District)
 - Height: two-stories
 - Building width: 32-ft
 - Lot width: 50-ft
 - Building width/Lot width: 64%
 - Front setback: 32-ft
 - Side spacing: 16-ft
 - Side setback: 8-ft
 - Street width: 35-ft
- Elements
 - Year built: 1914, vernacular.
 - Material: nine are framed/siding; five are stucco; four are brick; one is concrete block.
 - Roof types: Predominantly hip roof. Some with dormers, some with cross gables.
 - Front porches: Full width, single-story. Columns with wood railing.
 - Steps to porch: typically four steps, concrete or wood.
 - Most dwellings have a low wall at front yard, predominantly stone or block.
- Streetscape
 - 4-ft tree lawn and 4-ft concrete sidewalk
 - Trees within property planted along Lexington on development lot.
 - Overhead utilities may conflict with large and medium street trees.
- Topography
 - On Lexington: From Taylor Street to E. High. elevation rises 24-ft.
- Block length: On Lexington Ave (north-south):

- North of Taylor Walk, 300-ft to 350-ft.
- Along Maplewood Cemetery (Taylor Street to Maple Street), 422-ft.
- Along 915 E High (Taylor Walk to East High), 616-ft.

Building façade lengths in the City, for context:

- UVa Parking Garage, Ivy Road (5 stories) approx. 610-ft
- **915 East High St (proposed), Lexington Ave (5 stories) approx. 525-ft**
- *Grand Marc Apartments* 15th Street NW façade (5 stories) approx. 450-ft
- *Water Street Parking Garage* Water Street façade (4 stories) approx. 400-ft
- *The Standard* West Main façade (5 stories) approx. 380-ft
- *The Lark* 10th Street elevation (6 stories) approx. 380-ft
- *The Flats* West Main façade (6 stories) approx. 370-ft
- *City Walk Apartments* Water Street facade (4 stories) approx. 370-ft
- UVa Hotel/Conference Center, Ivy Road (7 stories) approx. 360-ft
- *Memorial Gym* (4 stories) approx. 320-ft
- Side streets, Downtown Mall: Building wall approx. 235-ft.
- *Omni* West Main facade (6 stories) approx. 232-ft.
- *CODE Building* Water Street façade (8 stories) approx. 215-ft.
- *Queen Charlotte* condos East High Street façade (4 stories) approx. 200-ft.
- Main Street (facing Downtown Mall). Building wall approx. 196-ft.
- *Preston Court Apartments* Grady Avenue façade (4 stories) approx. 160-ft
- 1600 Monticello Avenue (apartments) (5 stories) approx. 150-ft.

Blocks in the City, for context:

<i>Typical block dimensions</i>	Front	Side
Downtown Charlottesville	210	256
Venable Neighborhood	360	320
Martha Jefferson Neighborhood	320	300
915 East High: Martha Jefferson Campus (to Taylor St)	275 - 600	535
Belmont Neighborhood	500	290
Fifeville Neighborhood	800	200
10th and Page Neighborhood	800	275

Maps not to scale - For context only



Re: Taylor Walk

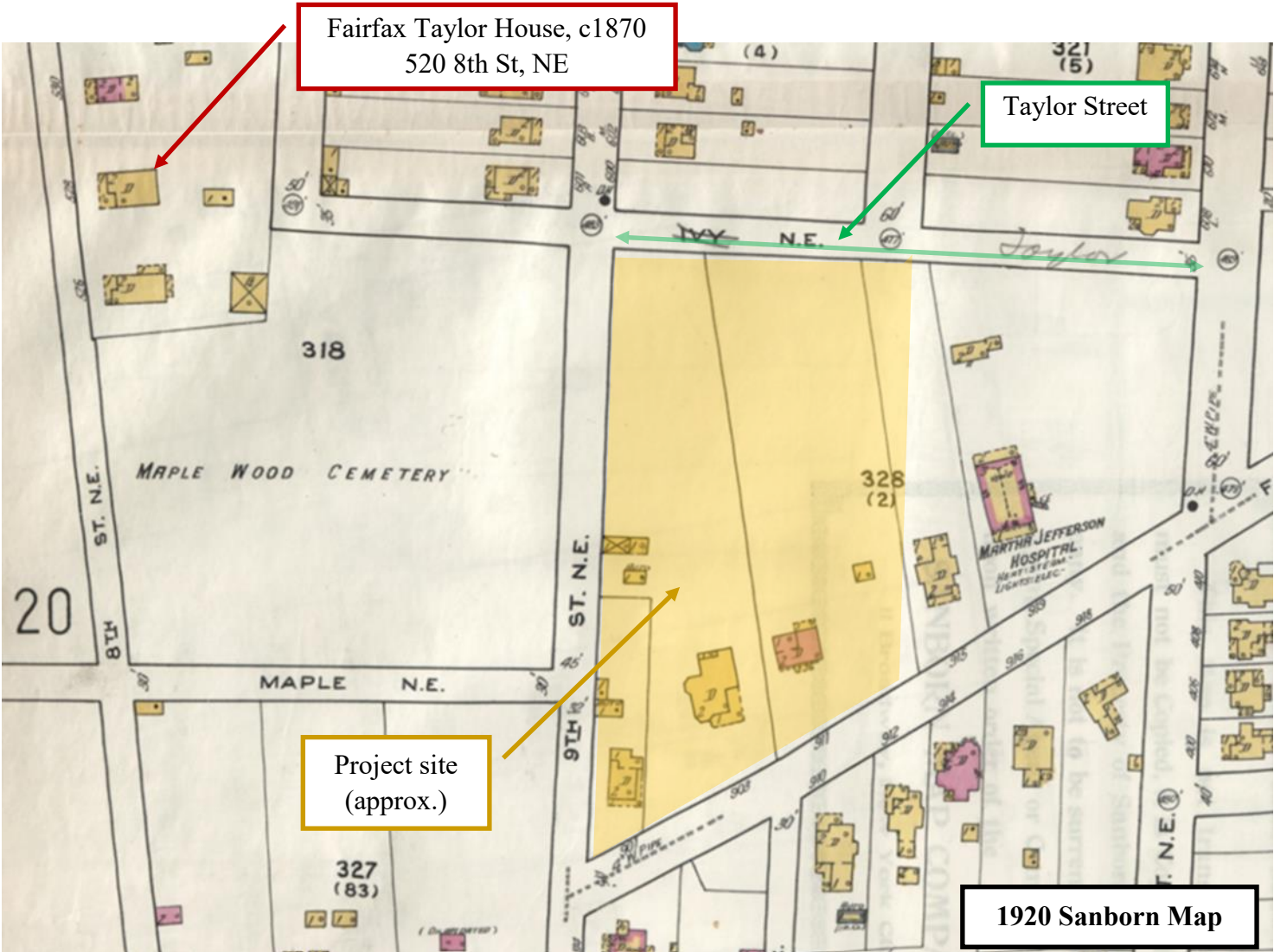


Taylor Street & Walk

The Martha Jefferson Hospital and Martha Jefferson Neighborhood Association commemorates the Taylor family after whom Taylor Street and Taylor Walk, which winds through Martha Jefferson Hospital, are named. The land was originally part of a 2.5 acre parcel purchased in 1869 by Fairfax Taylor 1816-1895. A former slave, who bought his freedom and was the first black land owner in this area. Another member of the family, James T. S. Taylor 1840-1918 was active in politics and a delegate to the Virginia Constitutional Convention of 1867. Both were prominent members of the First Baptist Church and the community. As of this date, their descendants live on family land in one of the three original Taylor houses.
(Dedicated 1993)



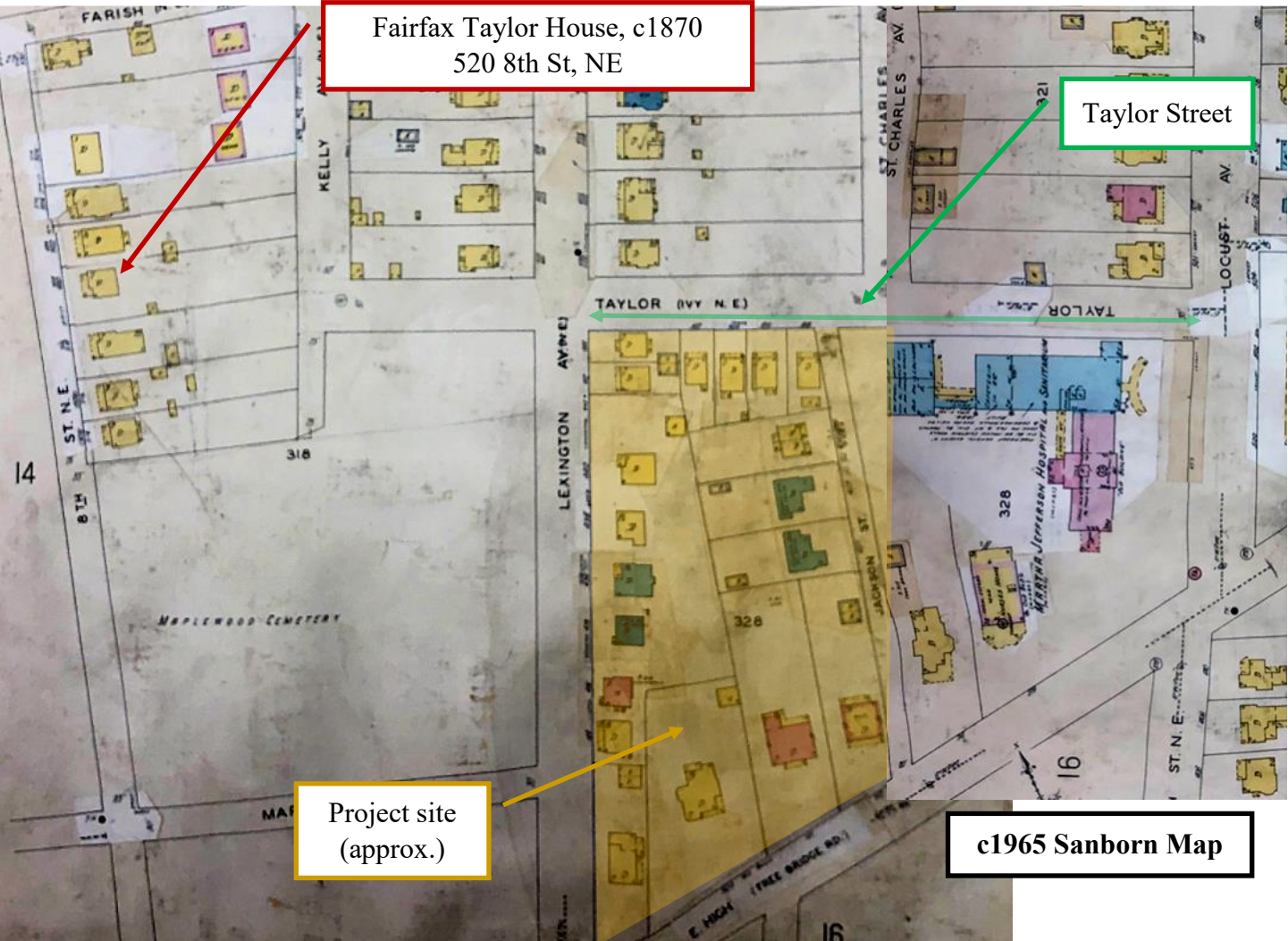
Re: Taylor Walk



Fairfax Taylor House, c1870



Re: Taylor Walk



Re: Taylor Walk

AN ORDINANCE
CLOSING, VACATING AND DISCONTINUING
A PORTION OF TAYLOR STREET

WHEREAS, proper notice that Martha Jefferson Hospital would request the City Planning Commission to initiate street closing procedures to close a portion of Taylor Street was duly posted and advertised;

WHEREAS, owners along the street proposed to be vacated have been duly notified;

WHEREAS, pursuant to the statutes in such cases made and provided, the Council held a joint public hearing with the Planning Commission on June 14, 1988, and received comments from the City staff, the Planning Commission and the public; and

WHEREAS, the Planning Commission recommended closure of that portion of Taylor Street as described below; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the said portion of Taylor Street, located in said City, described as follows, is hereby closed, vacated and discontinued as a public thoroughfare of the City of Charlottesville, Virginia, said portion of the street not being needed for public use and travel:

That portion of Taylor Street from a point 416.60 feet west of Locust Avenue and continuing 127 feet west, with a width of 50 feet, to the intersection of Lexington Avenue.

PROVIDED, HOWEVER, that (1) Martha Jefferson Hospital arranges at its expense the relocation of all City utilities within the portion of Taylor Street proposed for closure, including one high pressure gas main, two low pressure gas mains, two water mains, two sanitary sewer mains and two storm sewer mains, and (2) Martha Jefferson Hospital, by appropriate plat or other written instrument, approved by the City Attorney, grants a perpetual easement ten feet in width on either side of the centerline of all water, gas, sanitary or storm sewer mains to be relocated, including the perpetual right of ingress and egress over the property affected by the relocated lines.

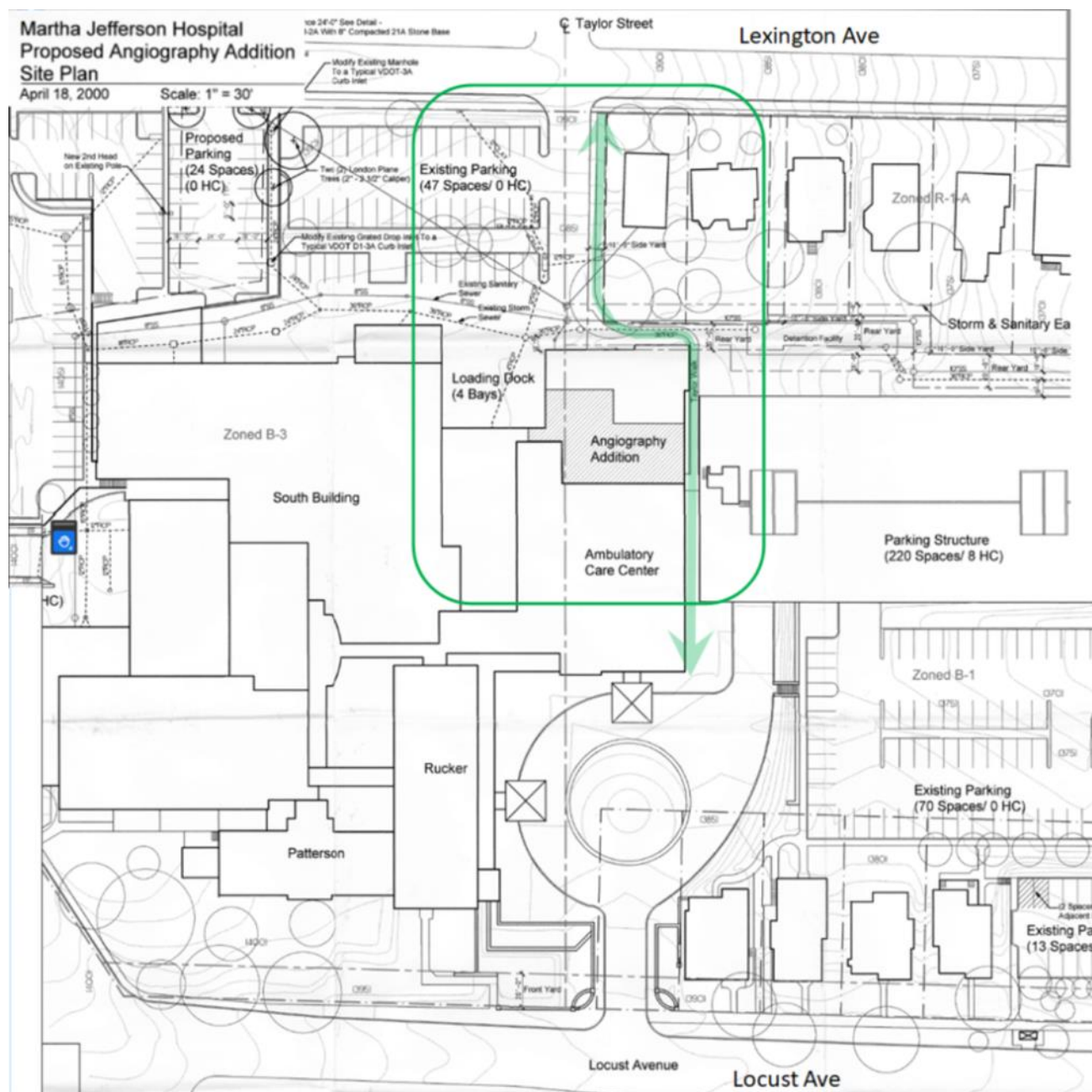
AND FURTHER PROVIDED that a safe pedestrian linkage be made available from Lexington Avenue to Locust Avenue for the use of the neighborhood and visitors, and that the street sign be relocated from the northeast corner to a west corner to retain proper identification of Lexington Avenue and Taylor Street to the west.

BE IT FURTHER ORDAINED that the Clerk of the Council shall send a copy of this ordinance with plat attached to the Clerk of the Circuit Court for recordation in the current street closing book.

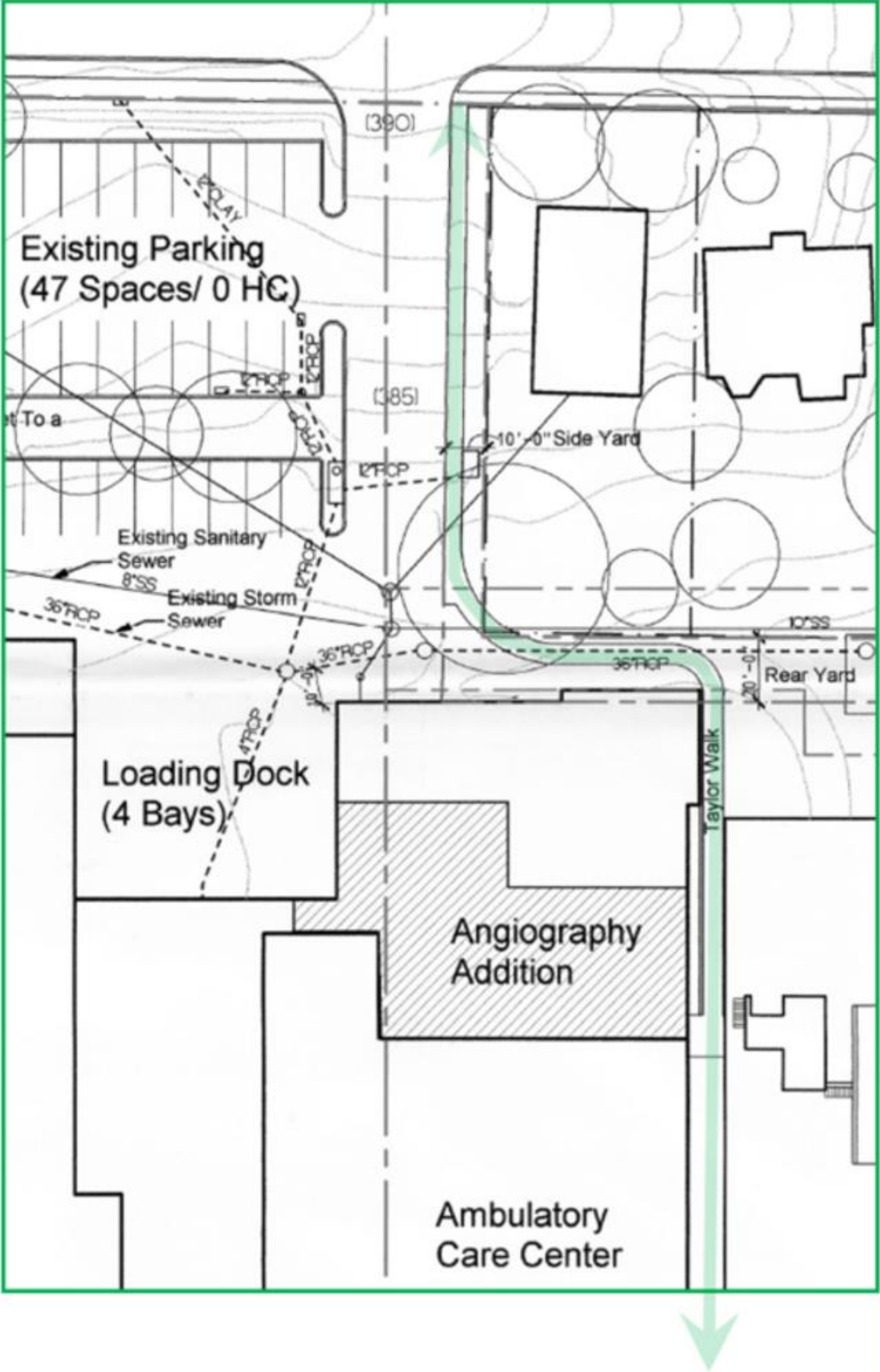
Approved by Council
June 29, 1988

Attachment to Staff Report, August 18, 2026

Re: Taylor Walk



Re: Taylor Walk



915 East High Street: BAR # 26-0015

Attachment to Staff Report, August 18, 2026

Staff email to Applicant July 29 and August 6, 2026

From: Werner, Jeffrey B

Sent: Thursday, August 6, 2026 12:16 PM

To: Dan Bracey (dan@twostreet.com) <dan@twostreet.com>

Cc: Richardson, Kate <richardsonka@charlottesville.gov>

Subject: RE: 915 East High

Dan: Change of plan for the August 18 BAR meeting. I must finalize the agenda today, so I am removing this as an Action Item and will present it for discussion only.

For one, lacking much of the information I noted below, the submittal is incomplete. Additionally, the BAR last discussed this in December 2023, almost two years ago. I reviewed that meeting video. While the BAR expressed general support for the design and materiality, there was concern for the long, unbroken elevation along Lexington Ave. To be clear, the proposed heights were not an issue; the BAR even suggested going taller at the south end, which would accommodate introducing a break in the west elevation. (From the context, I took it that this might be accomplished with a deep bay and a change in materiality, recognizing that a front-to-back *separation* into two building masses did not seem practicable.)

Also, before the final submittal for a CoA, please coordinate the building footprint, paving, and landscaping with what is represented in the site plan submittal—or vice versa. After the BAR completes its review, I can sign off on the site plan only if it is consistent with the approved CoA.

To be clear, I want the BAR to discuss this on August 18 and offer you clear direction, so you can still share additional information ahead of the meeting, if you want. Just get that to us by Monday, Aug 10. I am out next week. If you send anything, please CC Kate Richardson.

Jeff



Jeff Werner, AICP
Senior Preservation & Design Planner
City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, VA 22902
434-970-3130

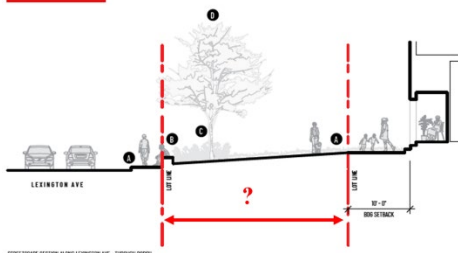
From: Werner, Jeffrey B
Sent: Wednesday, July 29, 2026 6:36 PM
To: Dan Bracey (dan@twostreet.com) <dan@twostreet.com>
Cc: Richardson, Kate <richardsonka@charlottesville.gov>
Subject: 915 East High

Dan: I am reviewing the submittal and have several things for you to respond to. Not a comprehensive list, yet, but best to give you the heads up early.

In no particular order:

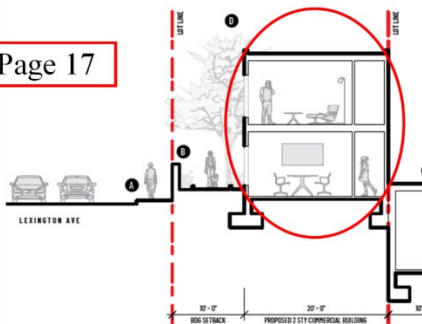
Pg 16. Show the dimension for the wide setback. Even if it's a range due to site variation.

Page 16



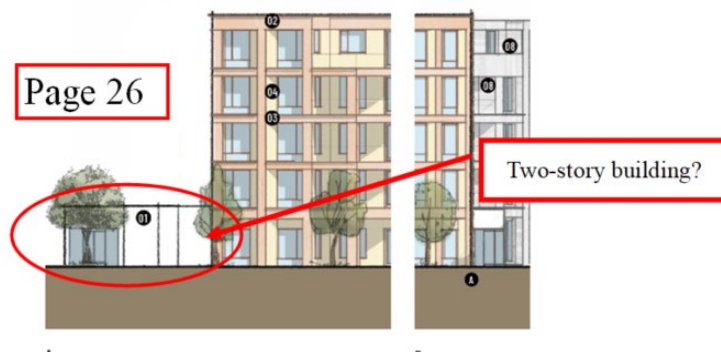
Page 17: Is the two-story structure included for review or shown only as a spatial placeholder?

Page 17

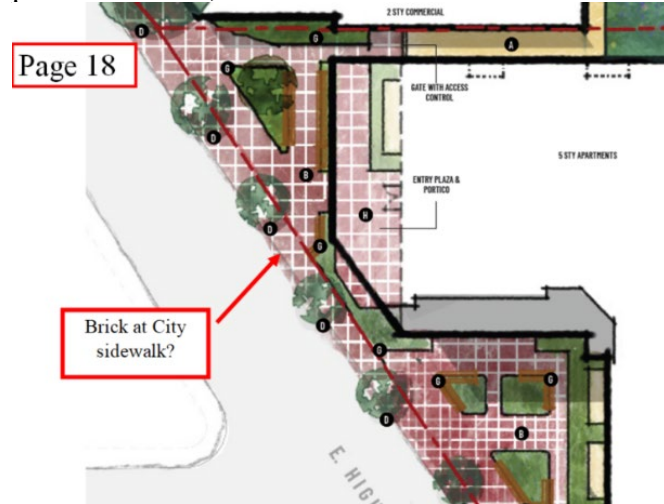


Page 26: Notation for the wood siding on what I assume is the two-story structure. Why is it single-story here?

Page 26



Page 18: Brick walk is shown at the street, in lieu of concrete sidewalk. BAR will not have a problem with it, but will ask if Public Works is OK with it.



I expect the BAR will be very focused on the transition from the new to the existing at Taylor Walk. Not offering any specific direction here, just be prepared for the discussion.

Per the HC District guidelines: Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate. And Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

In the context of the adjacent buildings at the former hospital, I believe the BAR will have no issues with the five-story height. However, where the project interacts with the historic houses [at Taylor Walk], the guidelines can be interpreted to suggest a max height of four stories.

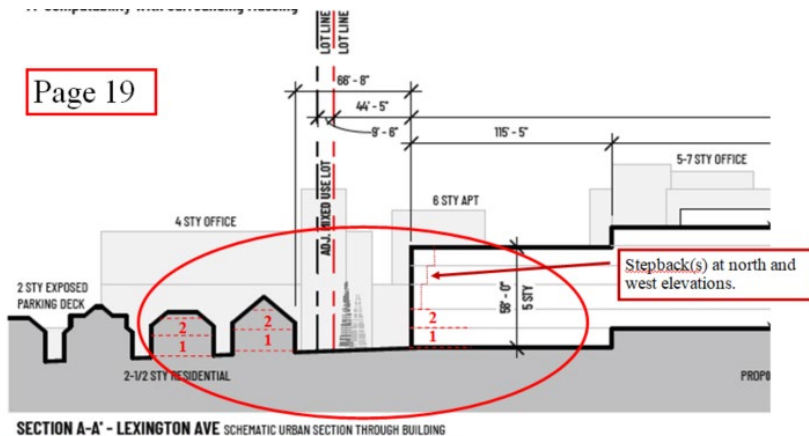
Per Martha Jefferson HC District guidelines: The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors.]

The BAR may accept the overall height, but the guidelines suggest the floor heights of the new correlate with the floor heights of the adjacent houses.

If I had to guess, the BAR will want some reduction at the NW corner. Either a stepback or stepbacks so the building is not five-stories immediately adjacent to the SFDs on Lexington.



Page 19



Page 24

ELEVATION A - E HIGH STREET

5-7 Day Office



Page 14

The site plan shows a development along Lexington Ave. Corridor (2). Key features include:

- Buildings:** Labeled with '5 CITY APARTMENTS' and '5 CITY APARTMENTS (OFFICE MIX USE)'. One building is also labeled '5 CITY PARKING DECK WITH GROUND UP OFFICE/RETAIL SPACE'.
- Landscaping:** Indicated by green areas and trees along the corridor.
- Parking:** Labeled '5 CITY PARKING DECK' and '5 CITY PARKING DECK WITH GROUND UP OFFICE/RETAIL SPACE'.
- Other Features:** 'ENTRANCE PLAZA & PARKING', 'LANDSCAPED PLAZA', and '5 CITY OFFICES'.

A red arrow points to a specific location on the plan, labeled "Elevation ?".

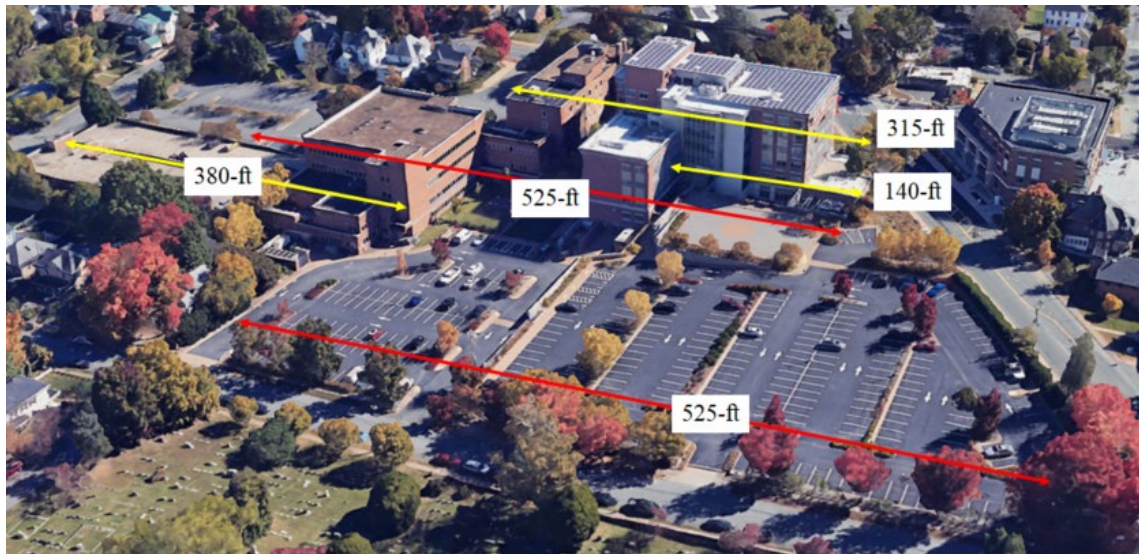
Clarify the retaining walls at the west elevation.



Building length on Lexington Ave exceeds 500-ft. Except for the hospital, Barracks Road Shopping Center, and maybe one or two buildings around town, this would be the longest continuous façade in the City. Suggest you review the BAR's comments from 2023. (Link to meeting video. Discussion begins at approximately 01:24:00: [BAR Meeting Dec 19 2023](#)) Some type of break in the façade is needed. Not necessarily a complete east-west gap in the buildings, but something creates a visible separation into at least two massings.

Using the guidelines, *Larger buildings ... should be ... compatible with the scale of the majority of adjacent buildings on the same street or block.* With the old hospital buildings being the adjacent buildings (see below), it is difficult to present a continuous 525-ft façade as compatible.





Taylor Walk: The BAR asked about it. Talk to Riverbend re: what was approved under prior site plan for the old hospital.

Lots to digest, so we can sit down to discuss if you want.

Jeff



Jeff Werner, AICP
Senior Preservation & Design Planner
City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, VA 22902
434-970-3130

915 E HIGH MIXED USE

LO-HI, LLC | 915 E HIGH STREET, CHARLOTTESVILLE, VA

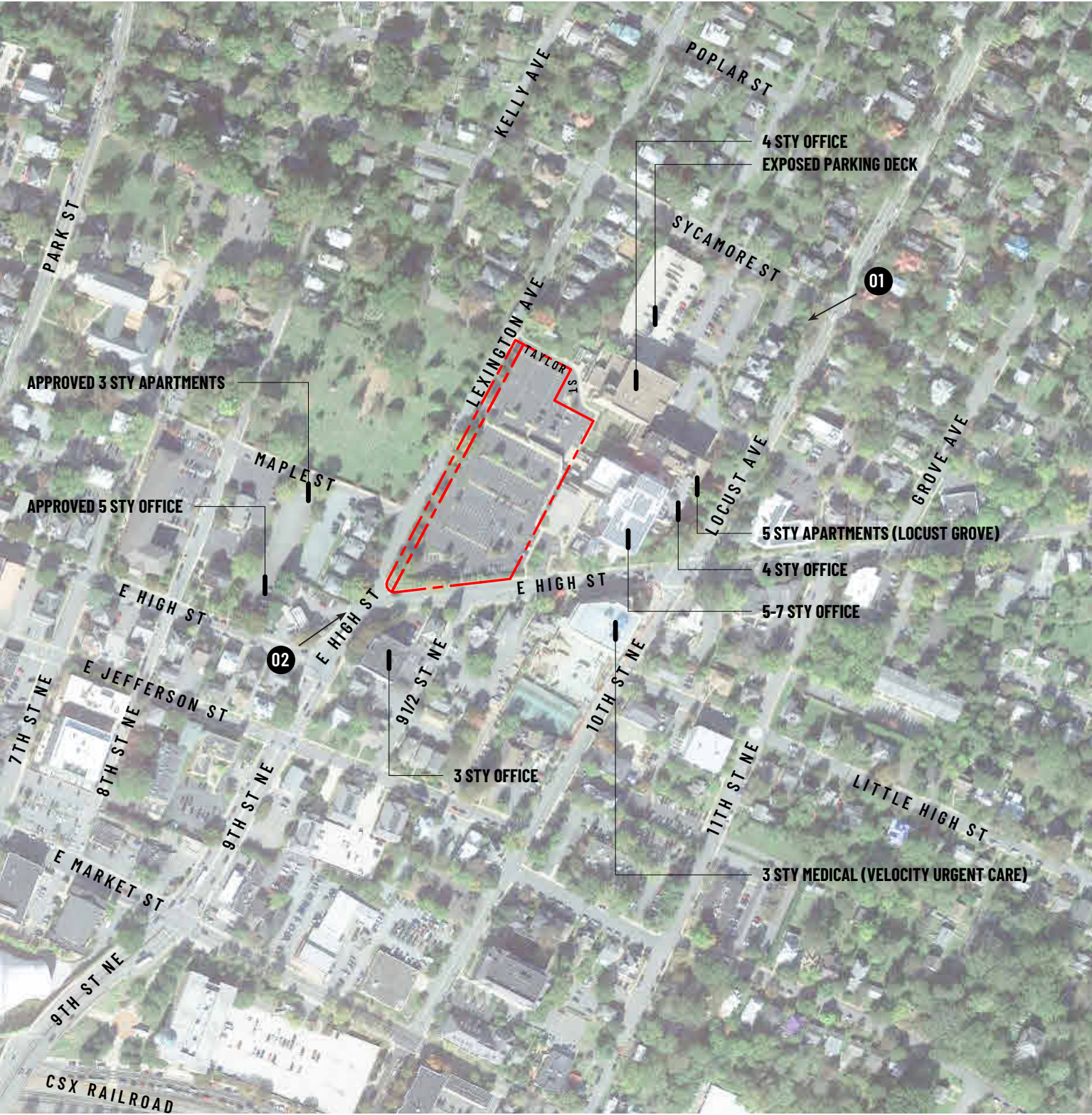
BAR PRESENTATION SUBMISSION

No.		
0	Preliminary BAR Submission	12.04.2023
1	Preliminary BAR Submission - Revision 1	12.06.2023
2	BAR Submission	07.29.2025

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PROJECT OVERVIEW | SATELLITE MAP & AERIAL IMAGES



SITE PLAN - AERIAL CONTEXT



PROJECT OVERVIEW | HISTORIC MAP & PROJECT INFORMATION



SITE PLAN - HISTORICAL MAP
SOURCE: SANBORN FIRE INSURANCE MAPS, CHALOTTESVILLE, VIRGINIA (1920)



PROJECT NARRATIVE

The proposed development is a part one-story, part five-story mixed use building consisting of 191 apartments, ample parking to serve the apartments as well as the existing office building at 915 East High Street, and retail/restaurant space facing East High Street. Existing vehicle access is utilized on East High Street and Lexington Avenue.

The building's form, layout, and massing are sensitive to the urban context and existing architectural features of the neighborhood. The parking structure is wrapped by apartments, concealing it from street view and presenting the street with active uses on all sides. The building's ground plane and height steps down with the slope of the site along Lexington Avenue. An active frontage that engages with the street is created along E High Street with the introduction of a one-story commercial space. Ground floor apartments along Lexington Ave engage the street with front porches referencing the one-story front porches that define the Martha Jefferson District, thereby creating an active streetscape. The elevations of the building are broken down through facade articulation and material transitions. Brick that relates architecturally to the district is used as a primary facade material, with complementary tones of metal panel, fiber cement panel and wood siding in other areas.

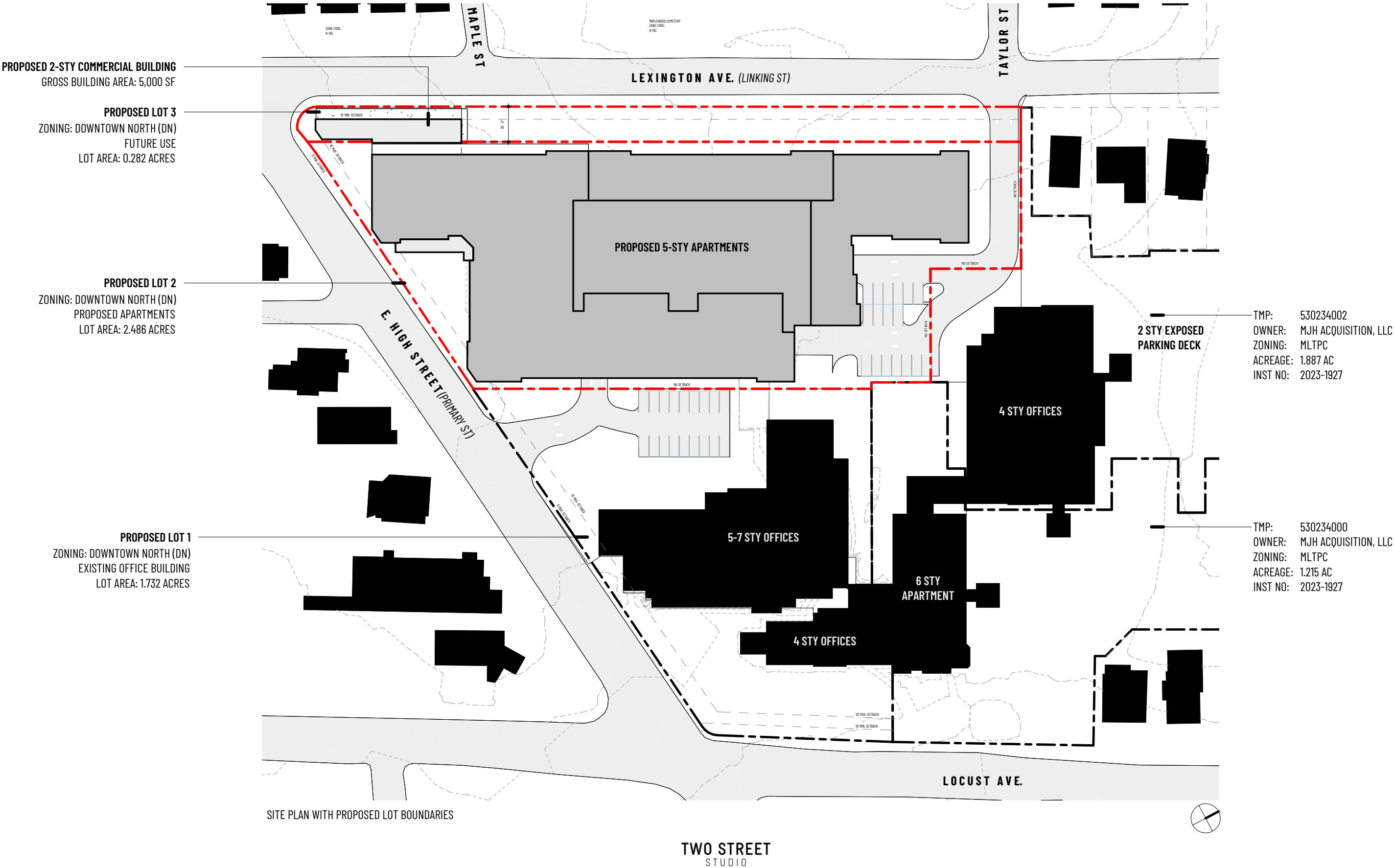
PARCEL INFORMATION

Address:	915 E. High Street, Charlottesville, VA 22902
Parcel ID:	530247000 (Proposed New Lot Line Subdivision)
Zoning Lot Area:	2.31 Acres (100, 702 SF)
Existing Zoning:	Downtown North Corridor (DN)
Additional Overlay Districts:	Entrance Corridor, Conservation District, Individually Designated Historic Properties, Special Use Permit Area (Hospital Expansion)

ZONING REQUIREMENTS - DN

<u>Height</u>	
Primary Street (E High St) Frontage:	Min. 2 Stories, Max. 5 Stories/ 60'
Linking Street (Lexington Ave) Frontage:	Min. 2 Stories, Max. 3 Stories/ 45'
Corner Lot (Primary And Linking Street):	Min. 2 Stories, Max. 3 Stories/ 45'
<u>Setbacks/ Stepbacks</u>	
Primary Street (E High St) Frontage:	Max. 15'
Linking Street (Lexington Ave) Frontage:	Min. 10', Max. 20'
	50% planted with S-1 Type Landscaped Buffer
Side And Rear (Adj.To Low Density Residential):	Min. 20'
Side And Rear (Adj. To Other Zoning):	Not Required
Stepbacks (Adj. To Low Density Residential):	Min. 10' Along Min. 70% Of Facade After 3 Stories
<u>Mixed-Use</u>	
Use Breakdown:	Min. 25%- Max. 75% GFA For Residential Use
Density:	Max. 43 DUA (191 Units)

PROJECT OVERVIEW | PROPOSED LOT BOUNDARIES

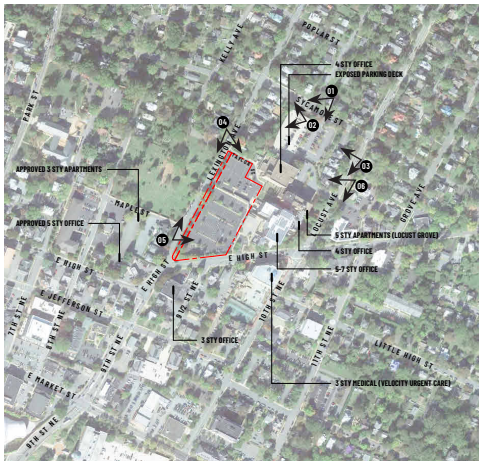


SITE CONTEXT | AERIAL VIEW



LEGEND			
A	5-7 Story Offices	H	3 Story Office
B	4 Story Office (Old Martha Jefferson Hospital Building)	I	2 Story Office
C	6 Story Apartment	J	3 Story Urgent Care (Aerial Image Outdated)
D	4 Story Office	K	1 Story Childcare
E	Exposed 2 Story Parking Deck	L	1 Story Childcare
F	1-2.5 Story Houses	M	1 Story Office
G	Maplewood Cemetary	O	5 Story Office/3 Story Residential (Approved)

SITE CONTEXT | ADJACENT BUILDINGS & STREETS



SITE CONTEXT | LOCUST AVE



09 | 3-story Urgent Care Facility



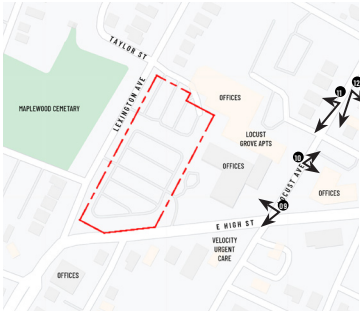
10 | 1 & 2-story Offices



11 | 6-Story Apartment, 2 1/2-story Houses



12 | 1-story and 2-story Offices



SITE CONTEXT | E HIGH STREET



05 | 3-story Office, Gas Station, 2-story Houses



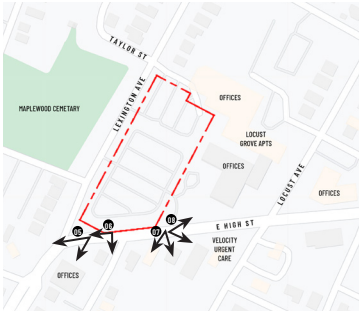
06 | 2 1/2-story House & 3-story Office



07 | 2 1/2-story Offices



08 | 5-story Office, 3-story Urgent Care Facility, 2 & 2 1/2-story Offices



SITE CONTEXT | LEXINGTON AVE



01 | 2 1/2-story Houses



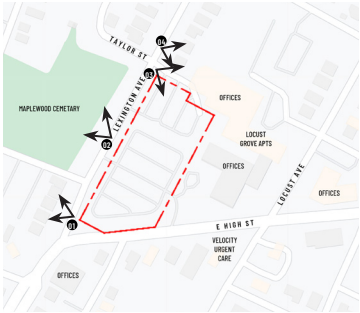
02 | Maplewood Cemetery



03 | 5-7 Story Offices & 2-Story Houses



04 | 2-Story Houses



SITE CONTEXT | LEXINGTON AVE

// Streetscape Features - Front Yard Setbacks & Retaining Walls



DESIGN | PRECEDENT IMAGERY

// Ground Floor Activation
Front Yard As Space For Informal Encounters
Shared Boundaries Between Private & Public Realms



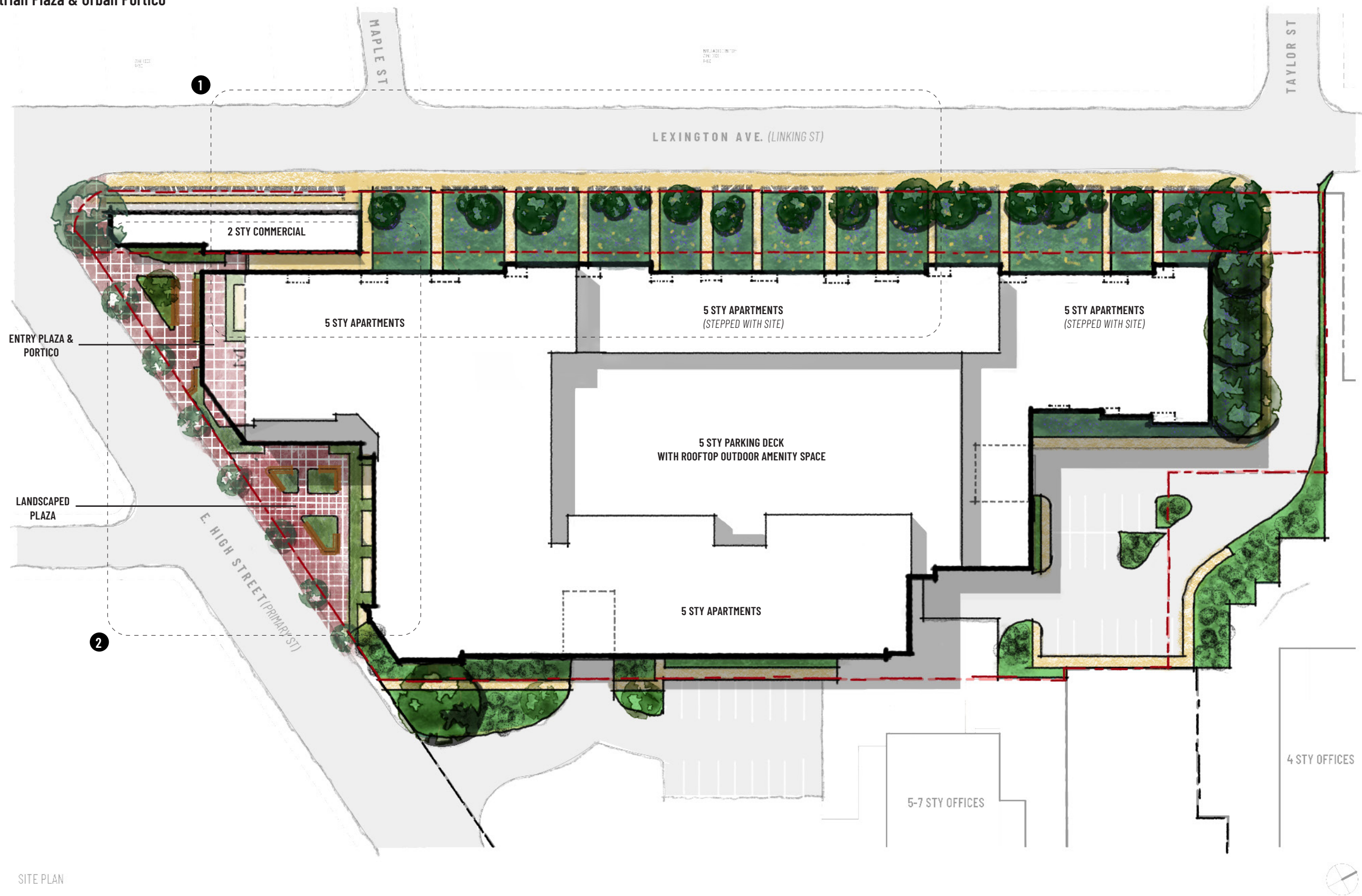
DESIGN | PRECEDENT IMAGERY

// Ground Floor Activation
Front Yard As Space For Informal Encounters
Shared Boundaries Between Private & Public Realms



DESIGN | SITE PLAN

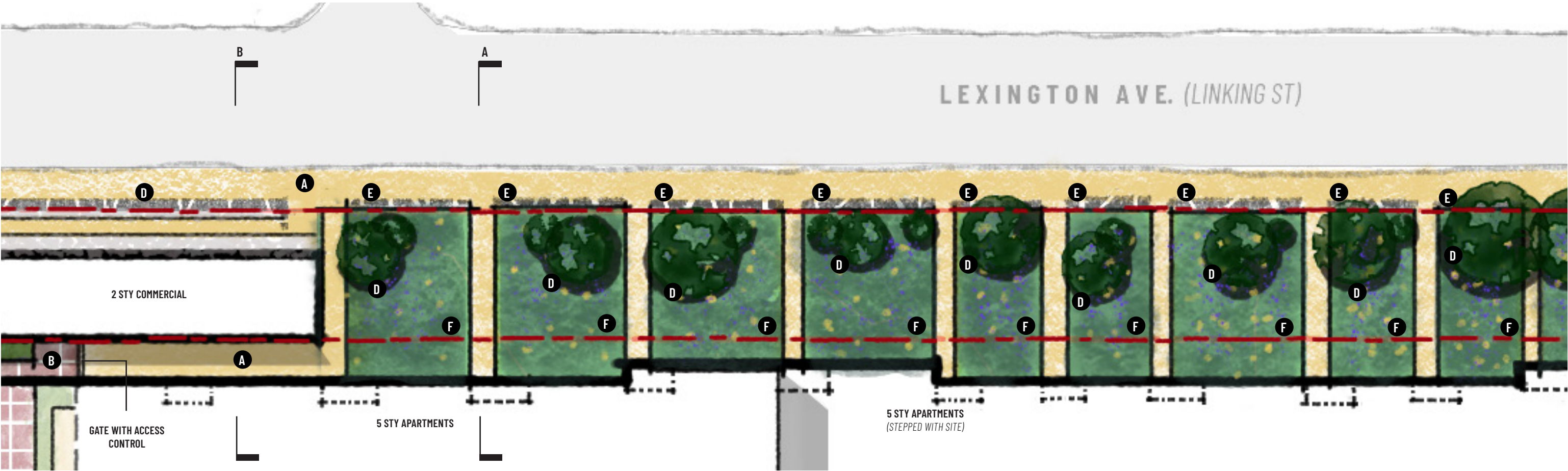
// Lexington Ave - Extension of Residential Porch Streetscape
// E High Street - Pedestrian Plaza & Urban Portico



SITE PLAN

DESIGN | SITE PLAN - 1

// Lexington Ave - Extension of Residential Porch Streetscape



CITY STANDARD CONCRETE PAVING



BRICK PAVERS



ORNAMENTAL STREET TREE



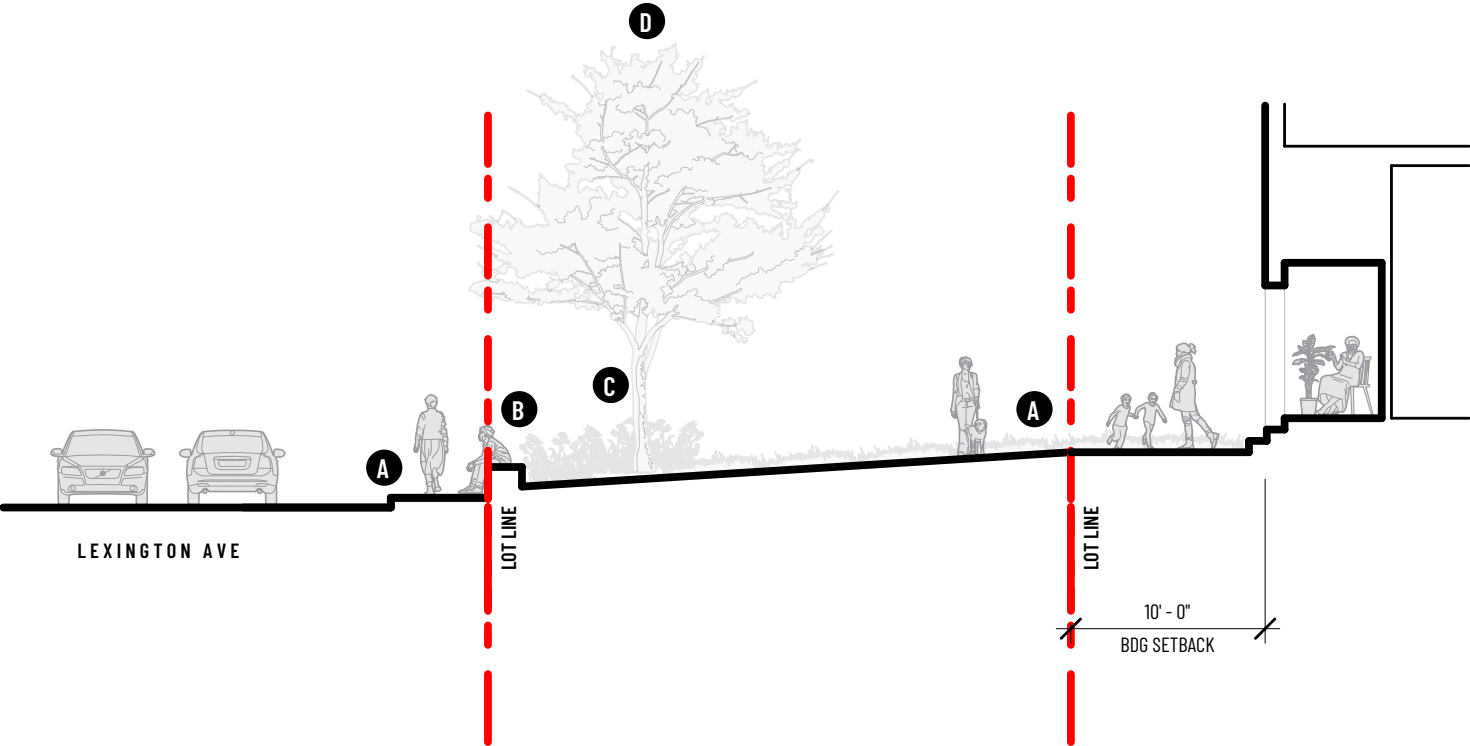
QUARRY BLOCK RETAINING WALL/BENCH



WILDFLOWERS

DESIGN | LEXINGTON AVE - SECTION A

// Landscape Palette & Elements



STREETSCAPE SECTION ALONG LEXINGTON AVE - THROUGH PORCH



CITY STANDARD CONCRETE PAVING



QUARRY BLOCK RETAINING WALL/BENCH



QUARRY BLOCK RETAINING WALL/BENCH



WILDFLOWERS



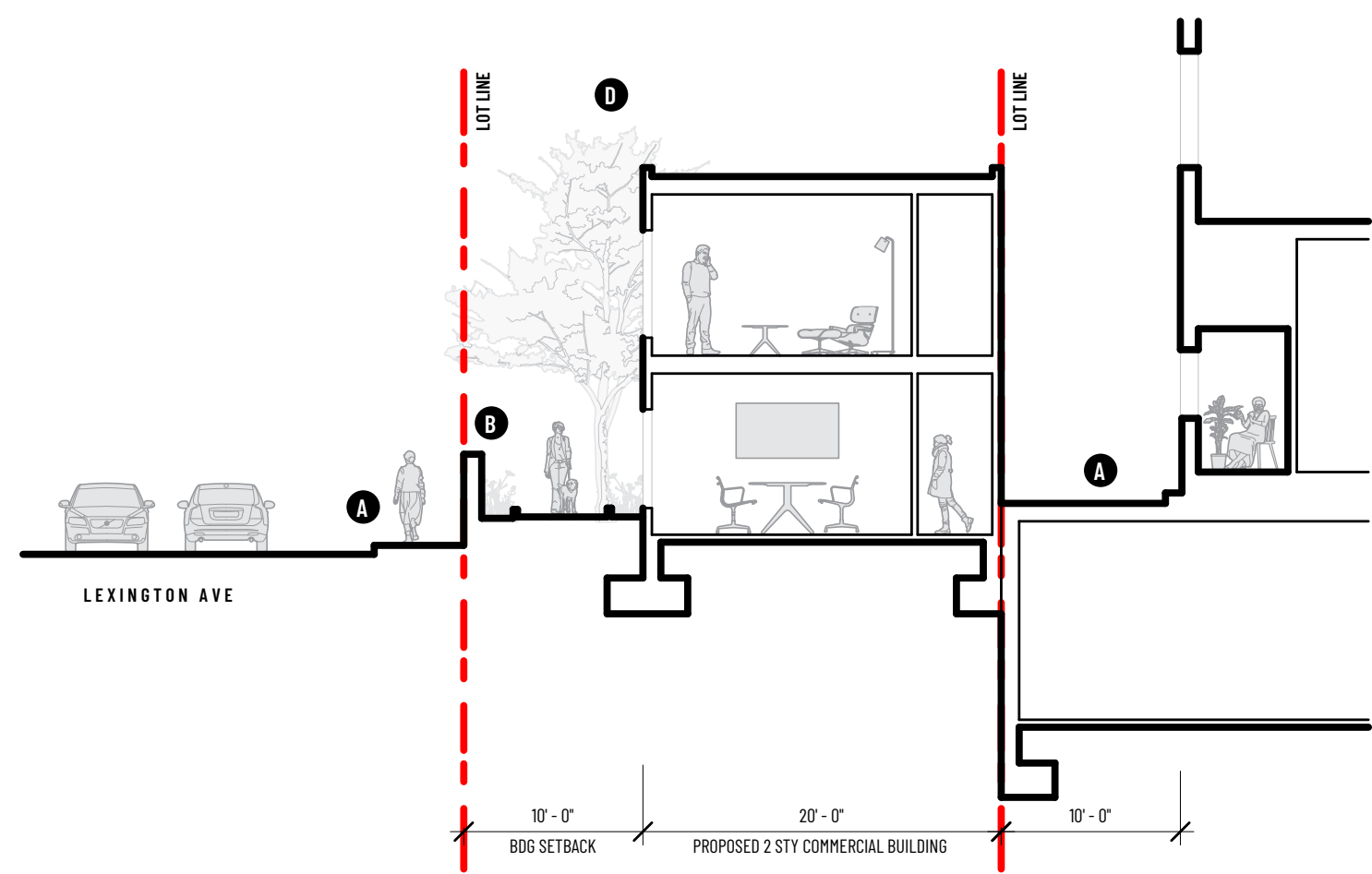
WILDFLOWERS



ORNAMENTAL STREET TREE

DESIGN | LEXINGTON AVE - SECTION B

// Landscape Palette & Elements



STREETSCAPE SECTION ALONG LEXINGTON AVE - THROUGH 2-STY COMMERCIAL



CITY STANDARD CONCRETE PAVING



QUARRY BLOCK RETAINING WALL/BENCH



QUARRY BLOCK RETAINING WALL/BENCH



ORNAMENTAL STREET TREE

DESIGN | SITE PLAN - 2

// E High Street - Pedestrian Plaza & Urban Portico



CITY STANDARD CONCRETE PAVING



PLANTING BED WITH LOOSE & INTEGRATED SEATING



BRICK PAVERS



ENTRY PLAZA & PORTICO (COVERED)



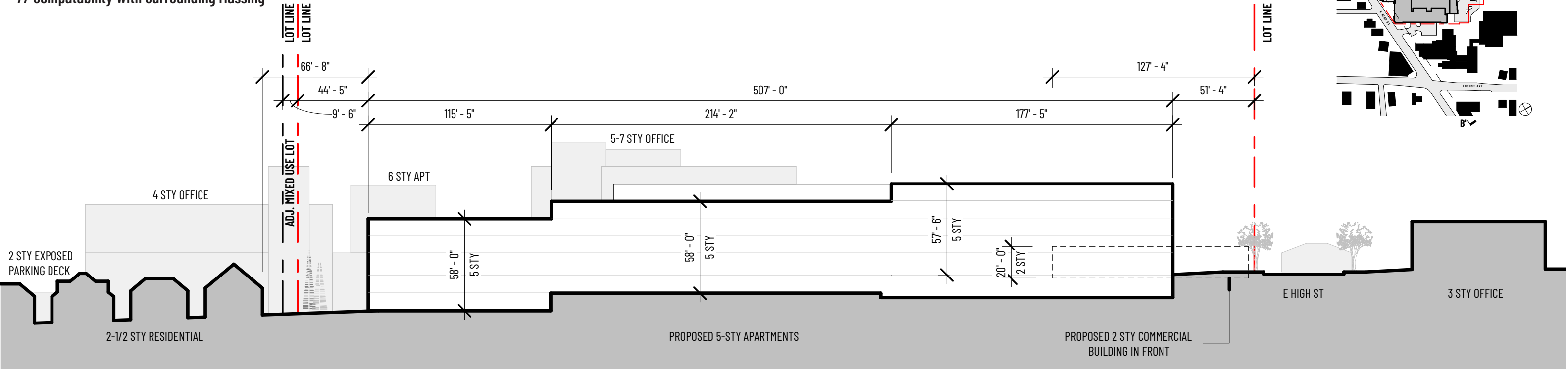
ORNAMENTAL STREET TREE



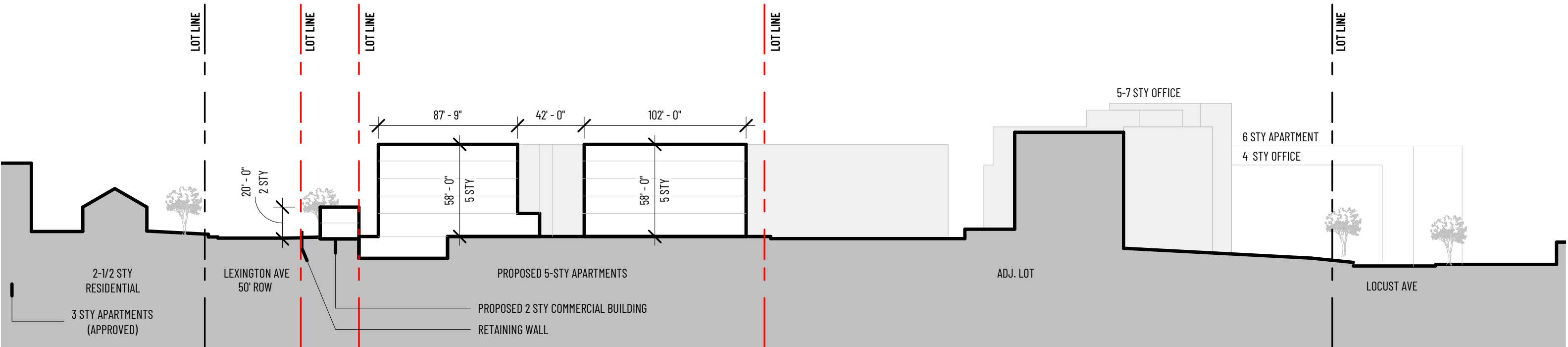
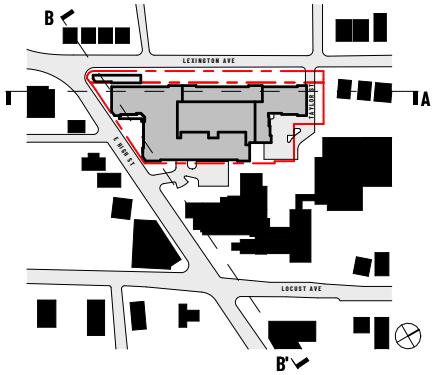
TABLES & CHAIRS

DESIGN | URBAN SECTIONS

// Compatability With Surrounding Massing



SECTION A-A' - LEXINGTON AVE SCHEMATIC URBAN SECTION THROUGH BUILDING



SECTION B-B' - E HIGH STREET SCHEMATIC URBAN SECTION THROUGH BUILDING

DESIGN | PRECEDENT IMAGERY

// Facade Expressed As Modular Grid



DESIGN | PRECEDENT IMAGERY

// Articulating Facade Grid With Punched Openings, Material Transitions & Details



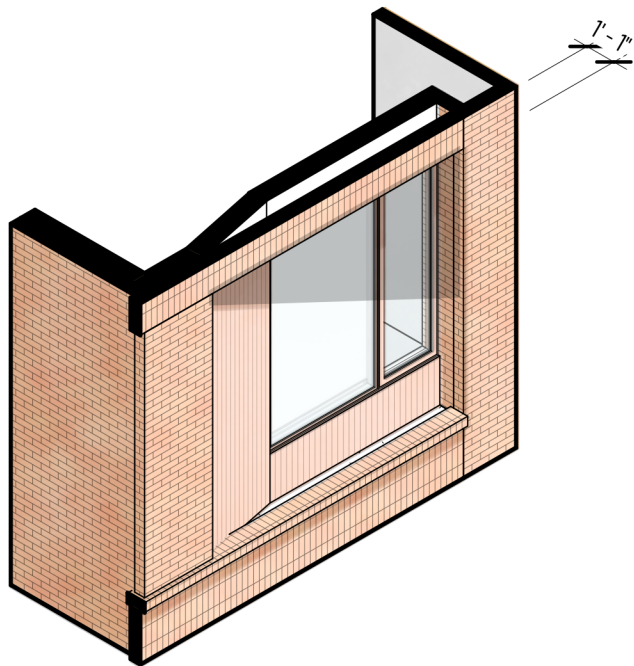
DESIGN | PRECEDENT IMAGERY

// Sensitivity To Urban Context & Scale
Engaging The Scale Of The Street With Change In Texture/Rhythm At Ground Floor
Breaking Down Building Elevation With Change In Material/Color

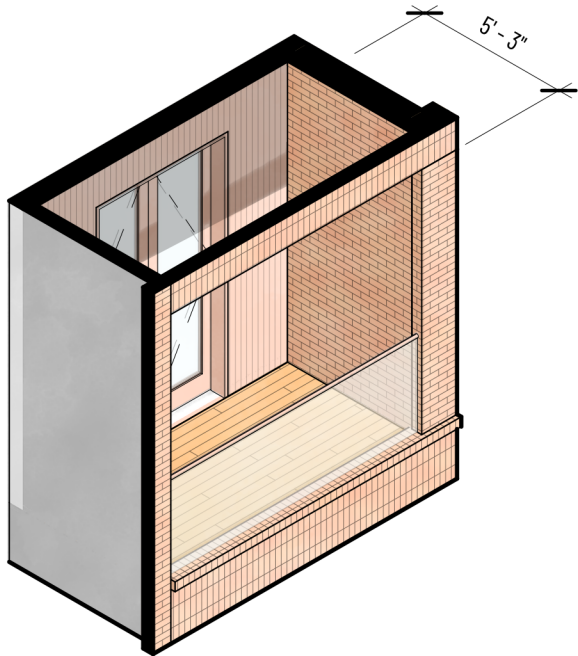


DESIGN | FACADE DEPTH

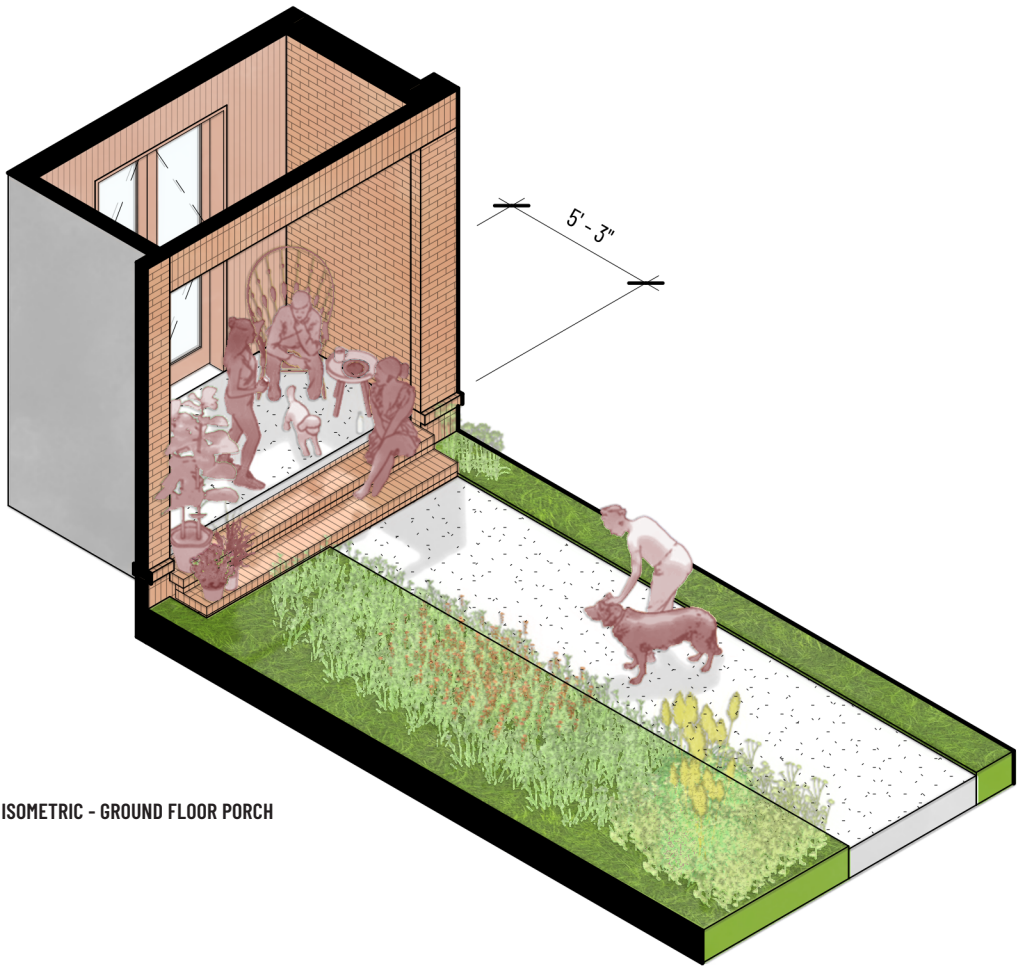
// Elevation Apertures



ISOMETRIC - PUNCH-IN WINDOW

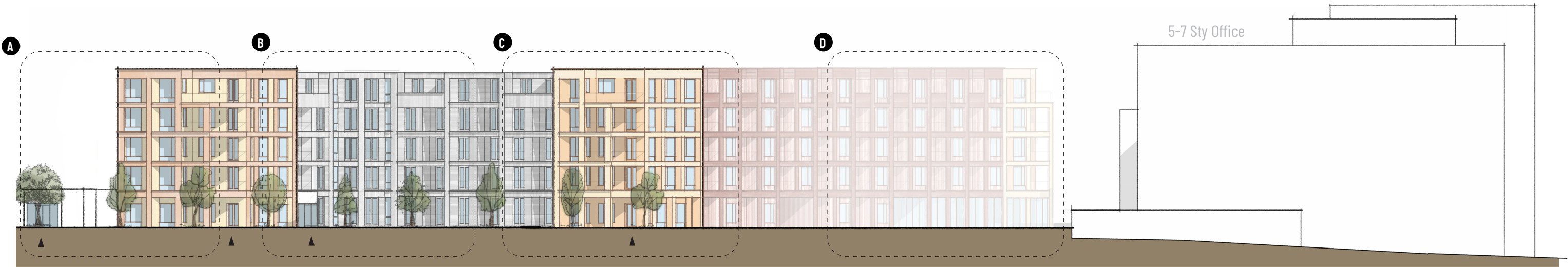
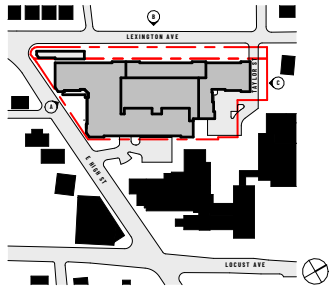


ISOMETRIC - RECESSED BALCONY



ISOMETRIC - GROUND FLOOR PORCH

DESIGN | ELEVATIONS



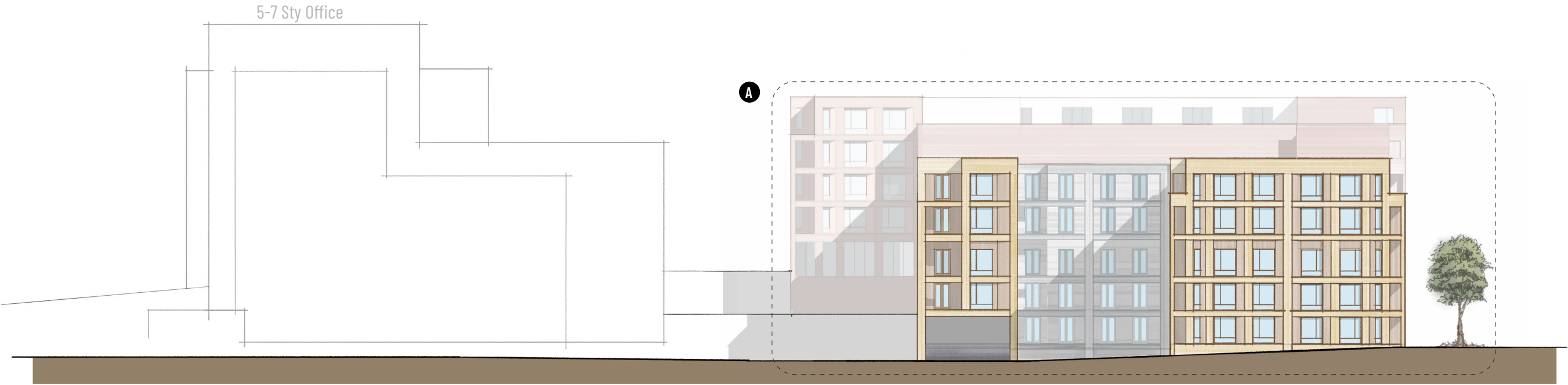
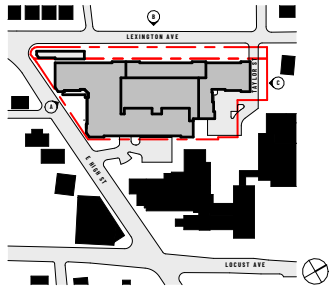
ELEVATION A - E HIGH STREET

▲ (4) Entrances Fronting E High Street



ELEVATION B - LEXINGTON AVE

▲ (15) Entrances Fronting E High Street



ELEVATION C - TAYLOR STREET

▲ No Entrances Fronting Taylor Street

DESIGN | ELEVATION VIGNETTES

// E High Street



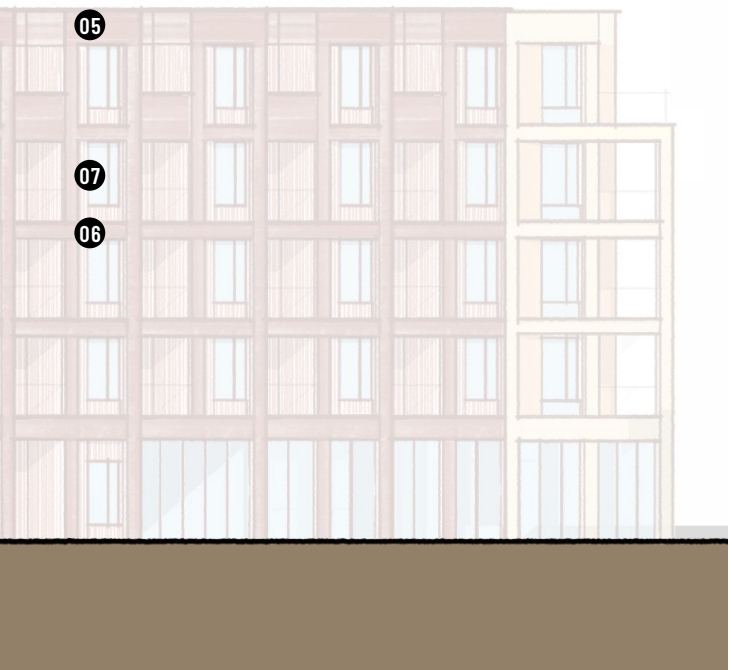
A



B



C



D



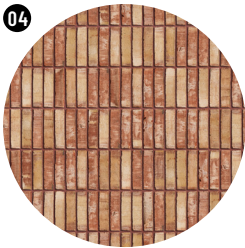
WOOD SIDING



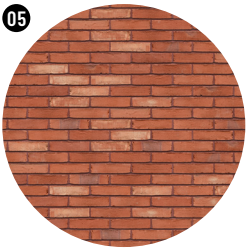
BRICK - COLOR 1
Running Bond



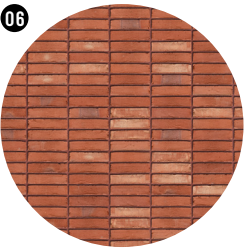
BRICK - COLOR 1
Horizontal Stacked Bond



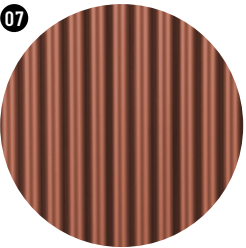
BRICK - COLOR 1
Vertical Stacked Bond



BRICK - COLOR 2
Running Bond



BRICK - COLOR 2
Horizontal Stacked Bond



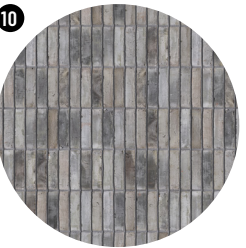
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



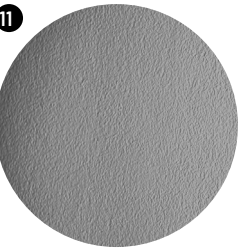
BRICK - COLOR 3
Running Bond



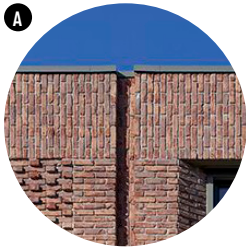
BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel



FACADE BREAK / REVEAL

DESIGN | ELEVATION VIGNETTES

// Lexington Ave



E



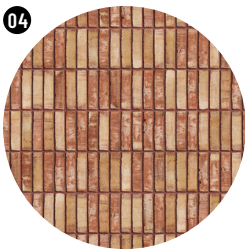
WOOD SIDING



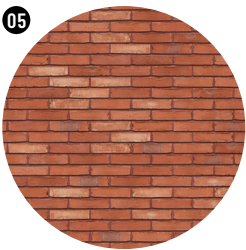
BRICK - COLOR 1
Running Bond



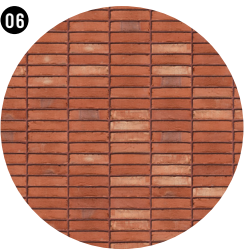
BRICK - COLOR 1
Horizontal Stacked Bond



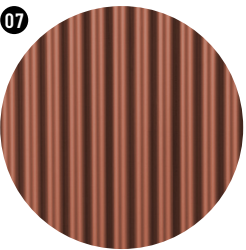
BRICK - COLOR 1
Vertical Stacked Bond



BRICK - COLOR 2
Running Bond



BRICK - COLOR 2
Horizontal Stacked Bond



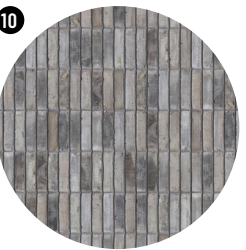
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



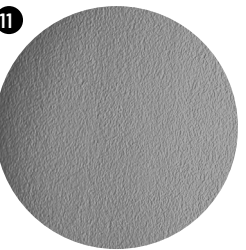
BRICK - COLOR 3
Running Bond



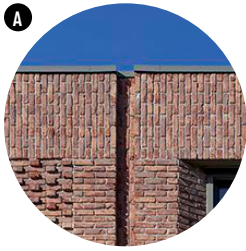
BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel



FACADE BREAK / REVEAL

F

G

H

DESIGN | ELEVATION VIGNETTES

// Taylor Street



A



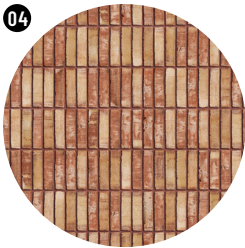
WOOD SIDING



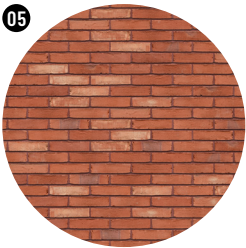
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Running Bond



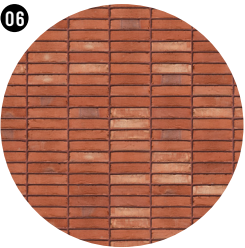
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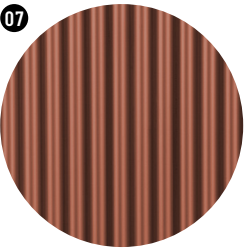
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Vertical Stacked Bond



BRICK - COLOR 2
Running Bond



BRICK - COLOR 2
Horizontal Stacked Bond



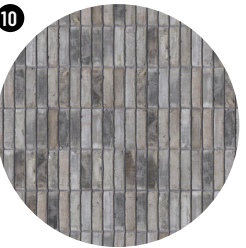
CORRUGATED METAL PANEL
Vertical Sine Wave Curve



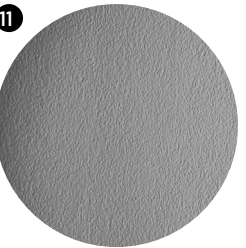
BRICK - COLOR 3
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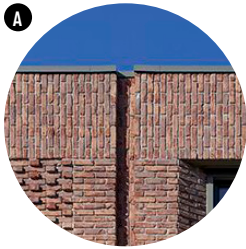
BRICK - COLOR 3
Horizontal Stacked Bond



BRICK - COLOR 3
Vertical Stacked Bond



FIBER CEMENT PANEL
Reveal Panel



FACADE BREAK / REVEAL

TWO STREET
STUDIO

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



Pre-Application Conference - Certificate of Appropriateness

No formal action will be taken.

BAR #26-0034

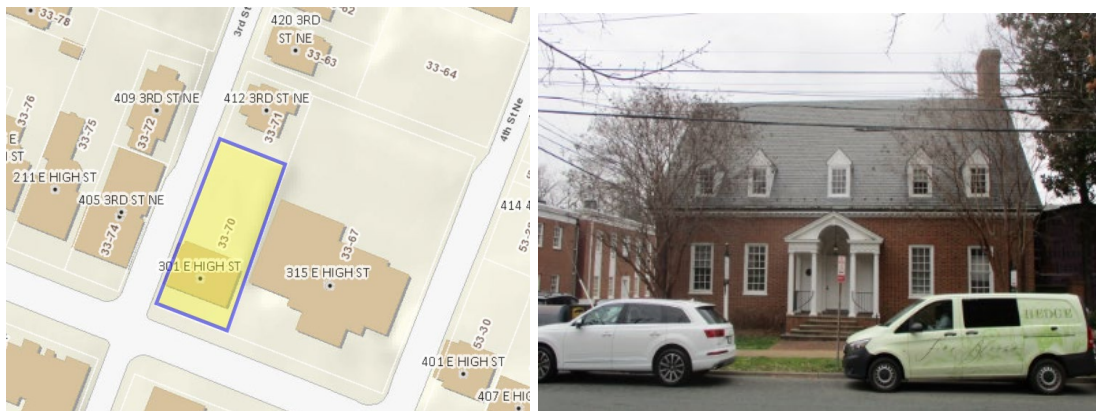
301 East High Street, Tax Parcel 330070000

North Downtown ADC District

Owner: Village School

Applicant: Design Develop

Project: Addition onto rear of building, related site work



Background

Year Built: 1958

District: North Downtown ADC District

Status: Contributing

Built for the City Mortgage and Insurance Company. The firm of Johnson, Craven and Gibson designed this Colonial Revival structure based on George Mason's home *Gunston Hall*, constructed 1759 in Fairfax County. Previously on this site was a 19th century, two-story brick dwelling. (Historical survey attached.) Notable as one of three dwellings that families later claimed had been occupied by General Sheridan for three days in March 1865. (It is generally accepted that Sheridan headquartered at a house in the 500 block of Park Street, and the confusion was due to subordinate officers staying at the other two homes.)

Prior BAR Actions

N/A

Applicant Request

- Submittal: Design Develop drawings *Village School, 301 East High Street*, dated July 6, 2026, 23 pages.

Pre-application conference re: a CoA request for a two-story addition to an existing 1-1/2-story, brick structure, with related site work.

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not prescribe what information must be presented for a pre-application conference; however, the BAR has historically required at least a general representation of the location, context, massing and scale of the proposed building.

Pre-application Conference Process

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal. for the BAR to evaluate the requested CoA.

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

Of assistance are the following criteria from Chapter 3:

- | | | |
|------------------|------------------------|-------------------------|
| • Height & Width | • Orientation | • Materials & Textures |
| • Scale | • Windows & Doors | • Paint [Color palette] |
| • Roof | • Foundation & Cornice | • Details & Decoration |

Elements:

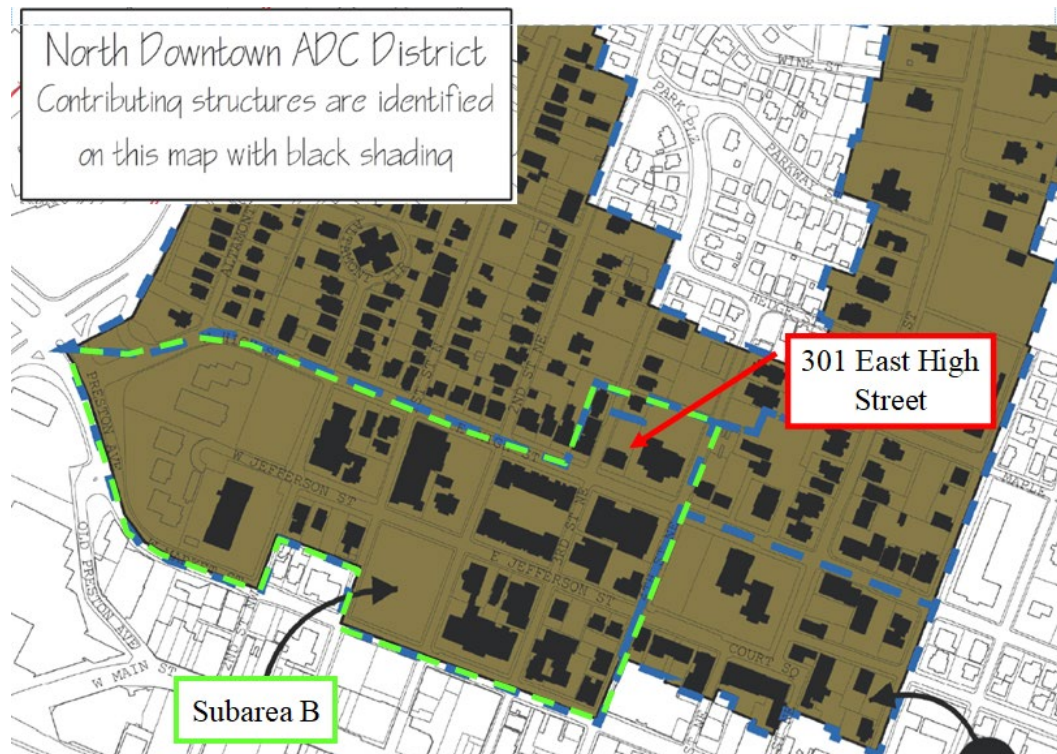
- | | | |
|------------------------|-------------------------|-------------------------------|
| • Roof | • Doors & Windows | • Screening (HVAC, utilities) |
| • Gutters & Downspouts | • Lighting | |
| • Exterior walls | • Plantings/Landscaping | |
| • Trim | • Patios & walks | |

Discussion

For additions, aside from compatibility with the district, the design guidelines have two primary objectives: the new is subordinate to the existing (scale, location, materials, etc.) and it reads *as an addition*, not an extension of the existing. As presented, staff suggests the addition accomplishes these goals.

North Downtown ADC District: Adjacent to the Albemarle County Courthouse and laid out according to the 1762 town grid, this area served as the city's first civic, religious, and commercial center. Thomas Jefferson, James Monroe and James Madison were frequent visitors to the Court Square area. Park Street residences built in the late eighteenth century for lawyers, judges and other professionals still retain their architectural integrity. Today, this district represents the socio-economic and architectural evolution of the original town.

Subarea b. Jefferson Street/High Street West: institutional, residential, large scale, open space, brick, 2 to 5 stories, limited setbacks, mix of styles, some classical styles.



Suggested Motion

Pre-application discussion. **No action will be taken.**

Criteria, Standards, and Guidelines

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

Review Criteria Generally

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

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

Standards for Review and Decision

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

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

Links to ADC District Design Guidelines

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some

cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.
- b. Limit the size of the addition so that it does not visually overpower the existing building.

2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design

- a. New additions should not destroy historic materials that characterize the property.
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5) Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 301 East High Street
Map and Parcel: 33-70
Census Tract & Block: 3-502
Present Owner: City Mortgage & Insurance Co.
Address: 301 East High Street
Present Use: Offices
Original Owner: City Mortgage and Insurance Co.
Original Use: Offices

BASE DATA

Historic Name: City Mortgage and Insurance Bldg.
Date/Period: 1958
Style: Colonial Revival
Height to Cornice: 37.5
Height in Stories: 1 1/2
Present Zoning: B -1
Land Area (sq.ft.): 62 x 150
Assessed Value (land + imp.): 13,330 + 24,450 = 37,750

ARCHITECTURAL DESCRIPTION

This modern office was designed as a reproduction of Gunston Hall, the famous Georgian mansion of George Mason in Fairfax County. The most prominent feature taken from Gunston Hall is the one story entrance porch with its Palladian motif enriched with four Doric columns and a frieze with triglyphs. The brick walls were designed to simulate Flemish bond with a water table of molded bricks, and non-structural flat arches. The rear, or north elevation is fitted with a long shed dormer which supplements the five traditional facadal dormers in providing light to the architectural offices located on the second floor.

HISTORICAL DESCRIPTION

The City Mortgage and Insurance Company building was designed by the firm Johnson, Craven, and Gibson and was completed in 1958. The old Valentine house occupied the site before it was destroyed to make room for the existing structure. Deed reference: 149-146 (1950).

GRAPHICS

CONDITIONS

Excellent

SOURCES

City Records
Stevens, Virginia House Tours, p. 125.

VILLAGE SCHOOL
301 EAST HIGH STREET

CHARLOTTESVILLE CITY
BAR SUBMISSION

PRESENTED BY



07 | 06 | 2026

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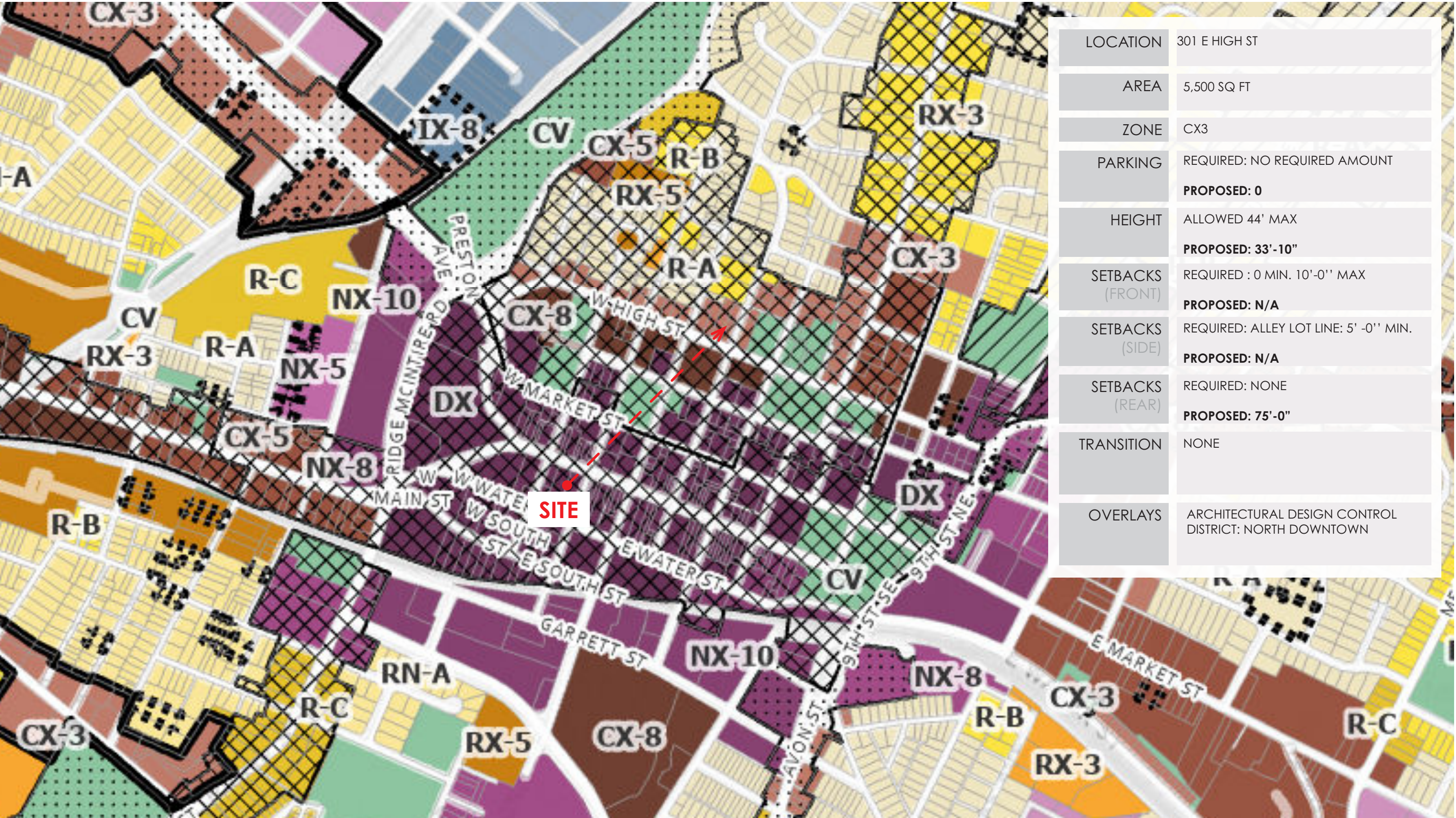
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LOCATION	301 E HIGH ST
AREA	5,500 SQ FT
ZONE	CX3
PARKING	REQUIRED: NO REQUIRED AMOUNT PROPOSED: 0
HEIGHT	ALLOWED 44' MAX PROPOSED: 33'-10"
SETBACKS (FRONT)	REQUIRED : 0 MIN. 10'-0" MAX PROPOSED: N/A
SETBACKS (SIDE)	REQUIRED: ALLEY LOT LINE: 5' -0" MIN. PROPOSED: N/A
SETBACKS (REAR)	REQUIRED: NONE PROPOSED: 75'-0"
TRANSITION	NONE
OVERLAYS	ARCHITECTURAL DESIGN CONTROL DISTRICT: NORTH DOWNTOWN





315 E High St



409 3rd St NE



Existing site

3rd St NE



215 E High st



301 E High St



401 E High St



High St



315 E High St



310 4th ST NE



202 E HIGH STREET



205 AND 211 E HIGH STREET



401 E HIGH STREET



407 2ND STREET



412 3RD STREET



420 3RD STREET



409 3RD STREET



411 2ND STREET



426 2ND STREET



ADC DISTRICT NORTH DOWNTOWN

SIGNIFICANCE TO DISTRICT FROM CITY SURVEY
THIS 1.5-STORY, COLONIAL REVIVAL STYLE BRICK OFFICE BUILDING WAS BUILT IN 1958.

“DESIGNED AS A REPRODUCTION OF GUNSTON HALL, THE GEORGIAN MANSION OF GEORGE MASON IN FAIRFAX COUNTY. THE MOST PROMINENT, THE BUILDING FEATURES A PALLADIAN ENTRANCE PORCH WITH DORIC COLUMNS AND FLEMISH BOND BRICKWORK. IT CONTRIBUTES TO THE VISUAL APPEAL AND SCALE OF THE DISTRICT.”







301 E HIGH ST
CHARLOTTESVILLE, VA

PERSPECTIVE FROM 3RD ST NE
11

BAR SUBMISSION
JULY 6, 2026







301 E HIGH ST
CHARLOTTESVILLE, VA

PERSPECTIVE FROM REAR
14

BAR SUBMISSION
JULY 6, 2026



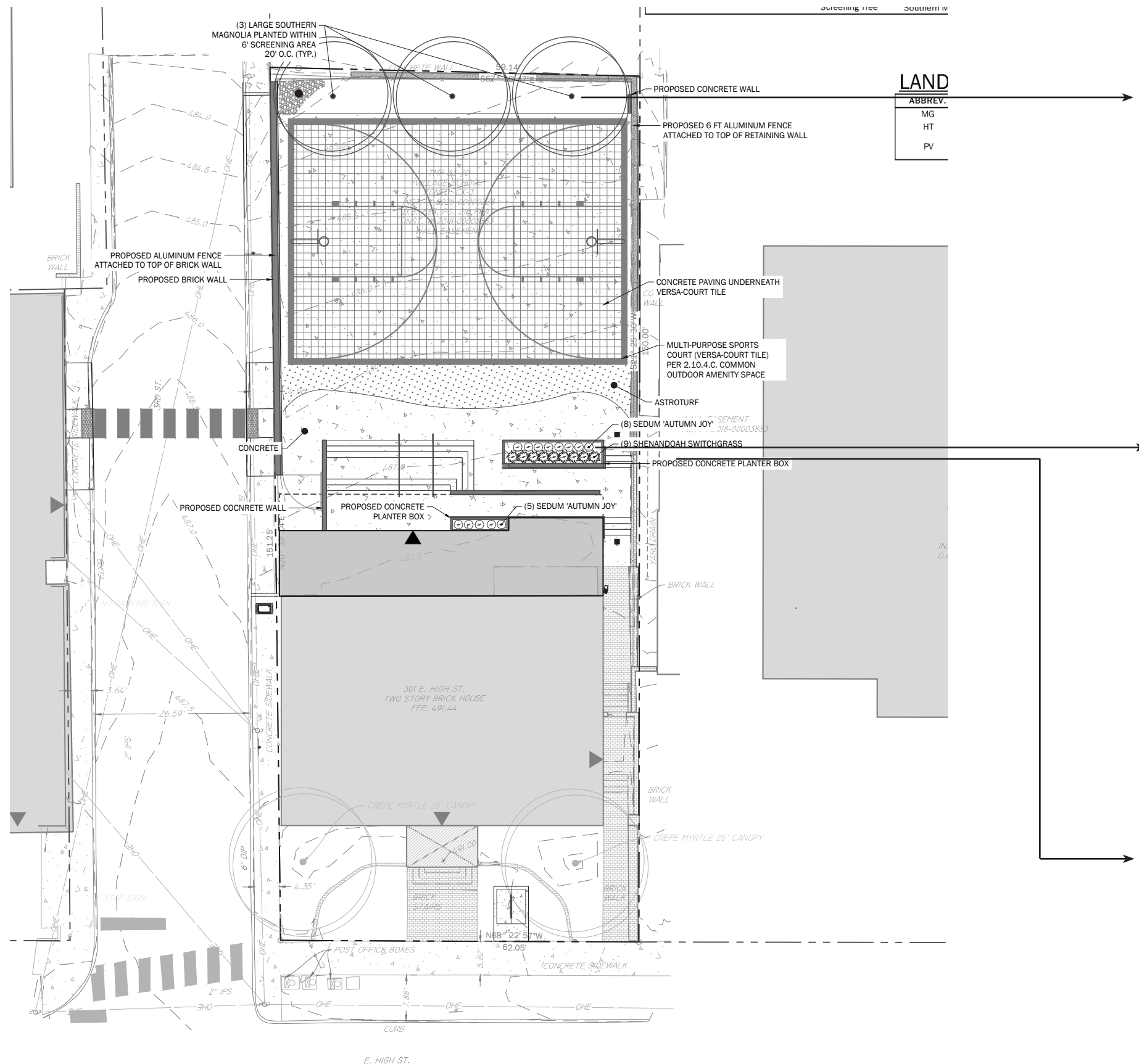


301 E HIGH ST
CHARLOTTESVILLE, VA

EAST ELEVATION
16

BAR SUBMISSION
JULY 6, 2026





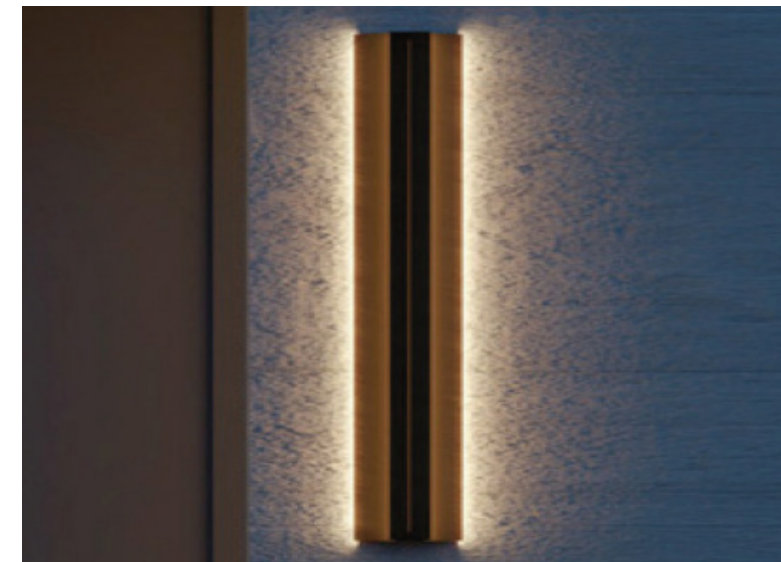
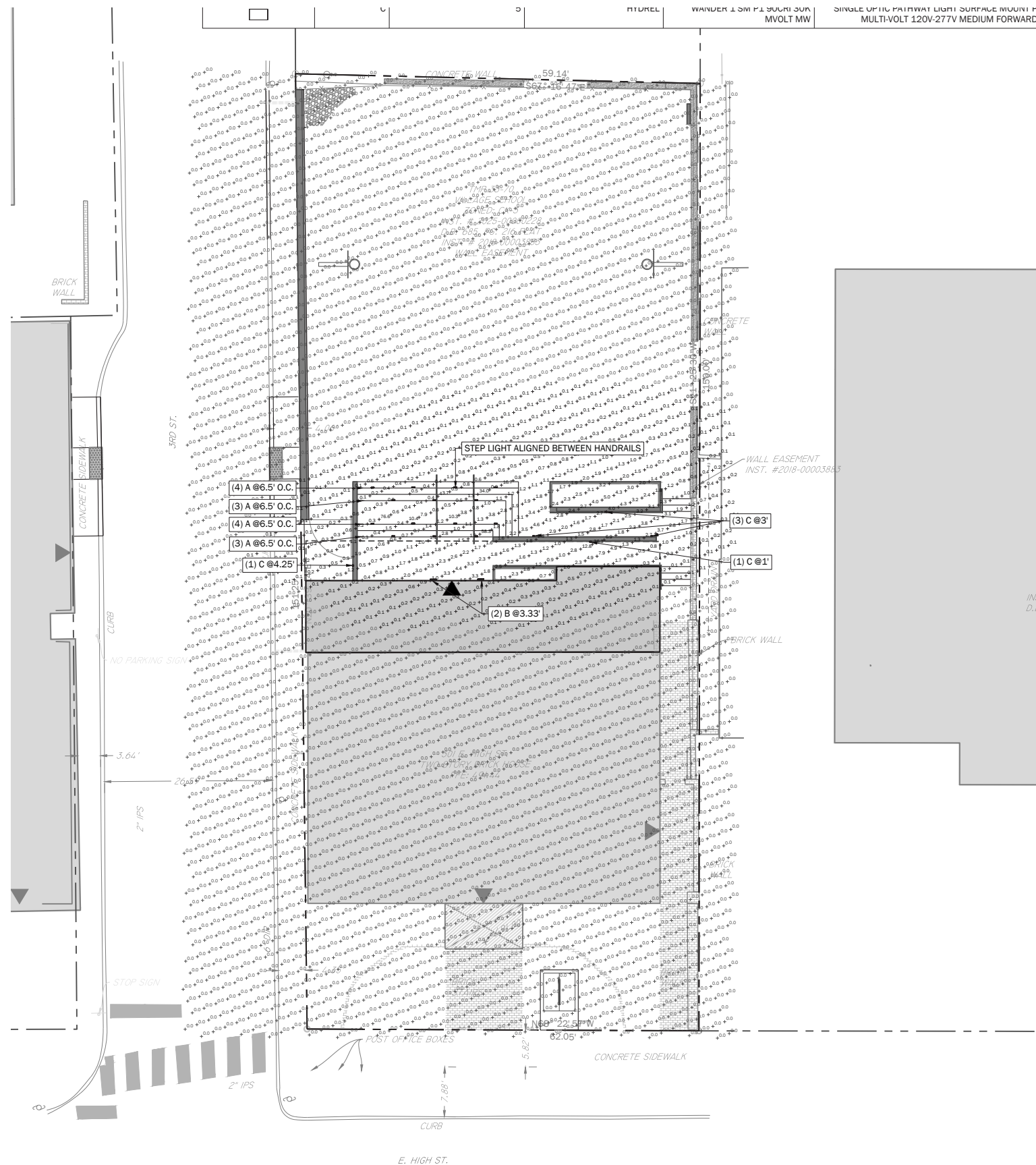
Large Southern Magnolia



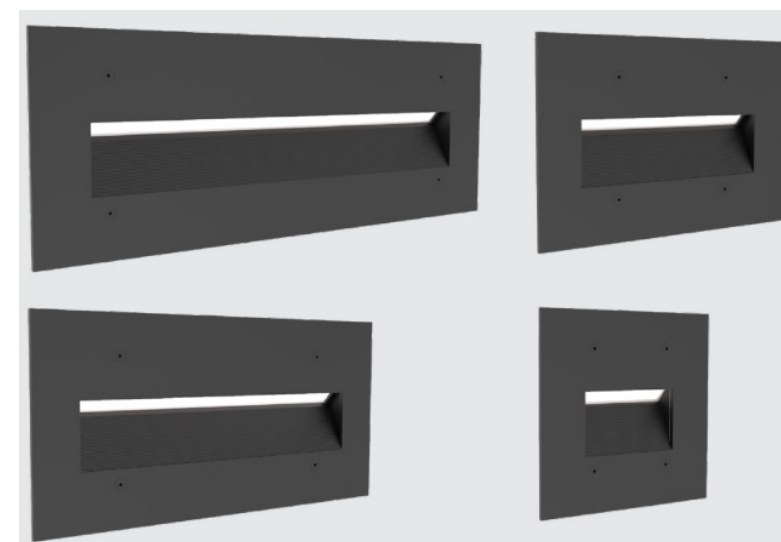
Sedum 'Autumn Joy'



Shenandoah Switchgrass



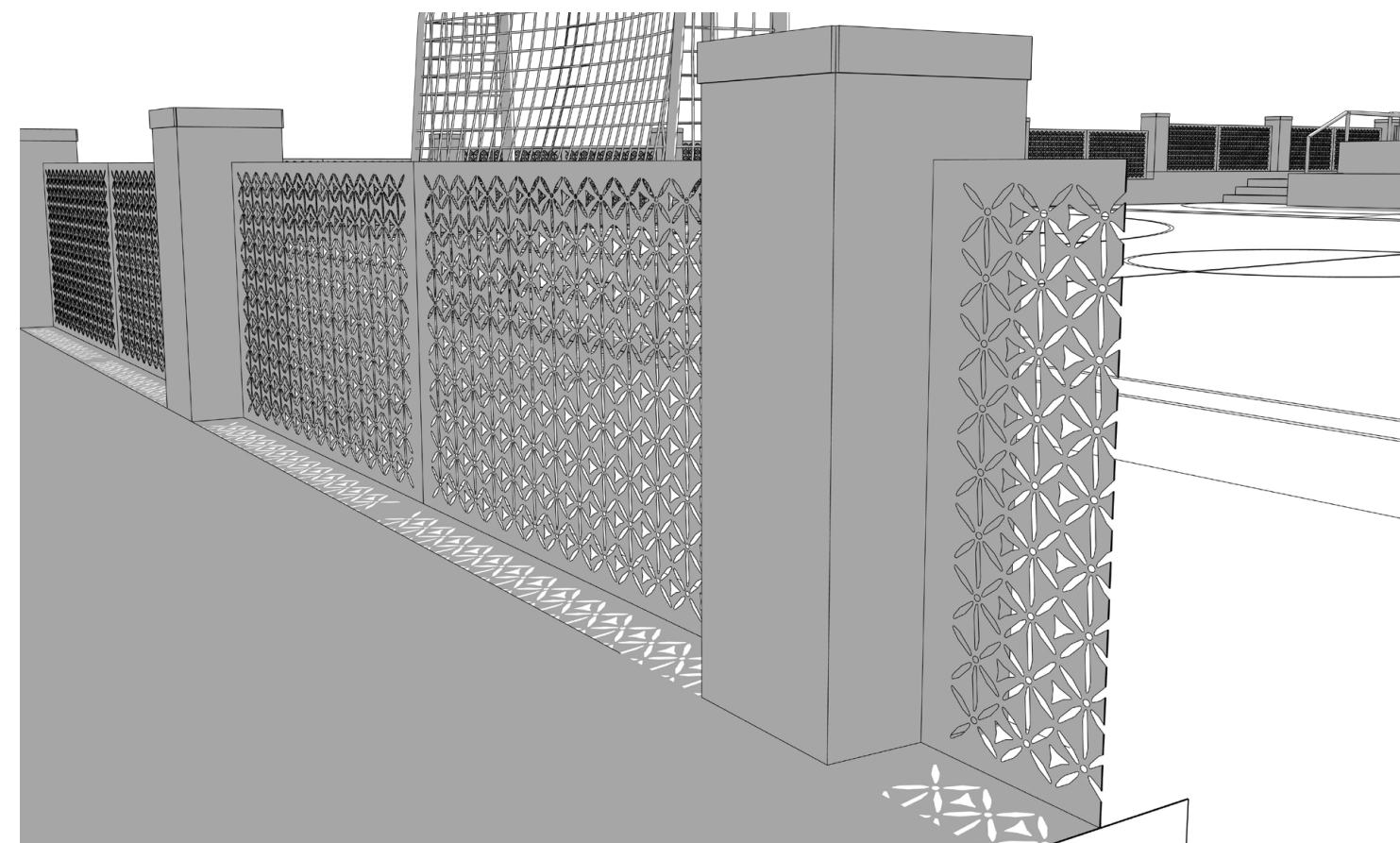
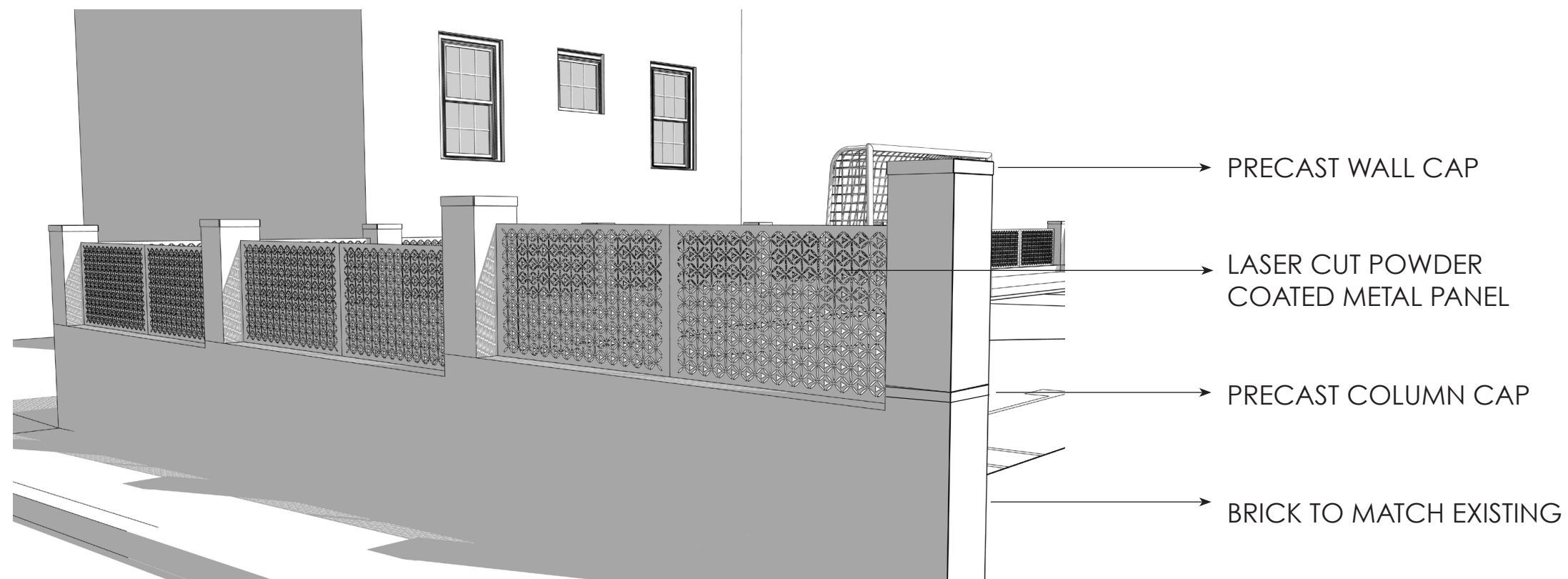
Building Facade Light
Tex Jr-60 in Enviro Oil-Rubbed Bronze(EOB)



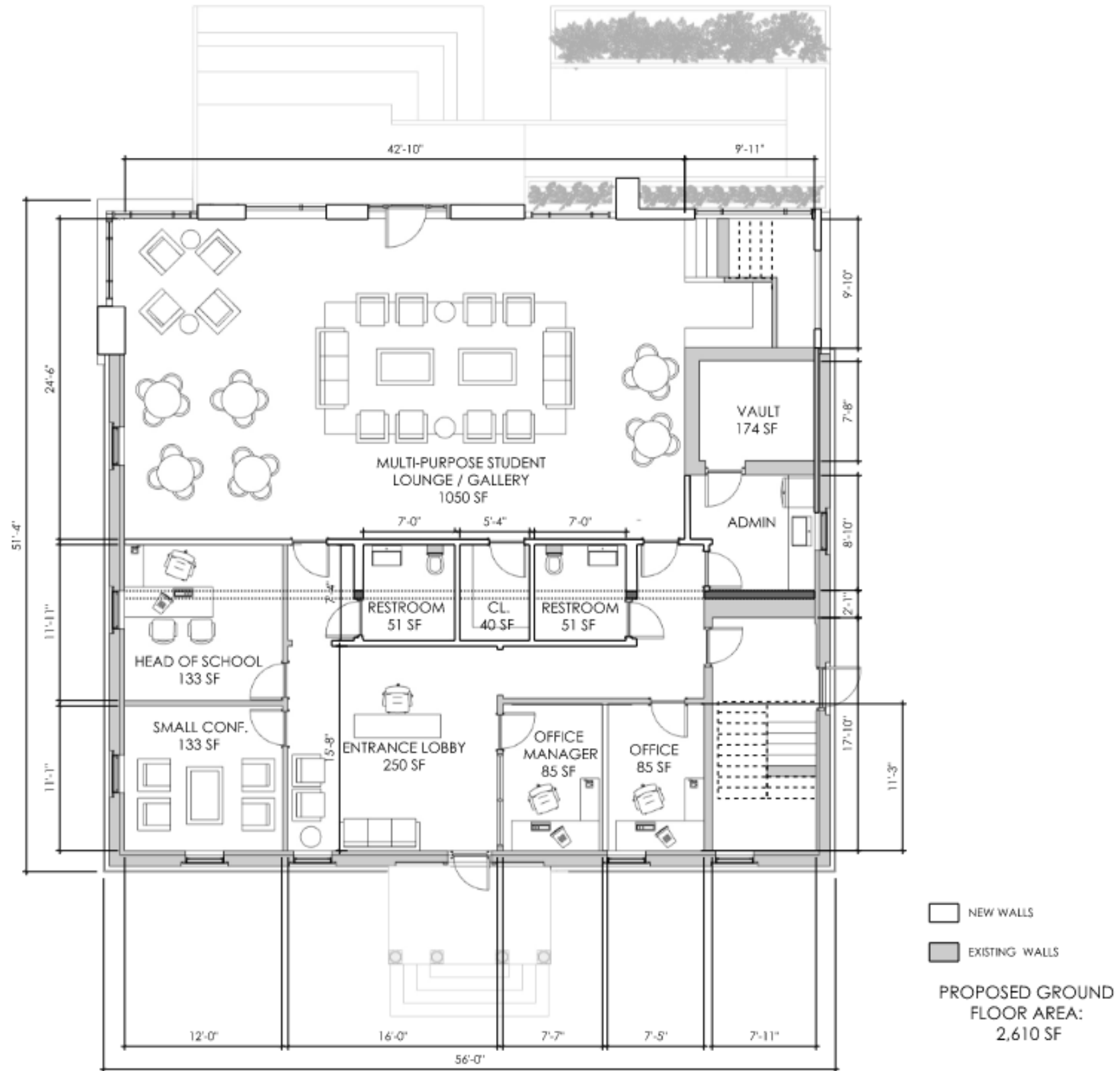
Stair Light
HSL13 Static White and Color



Wall Mounted Lights
Wander Pathway and Step Light Family



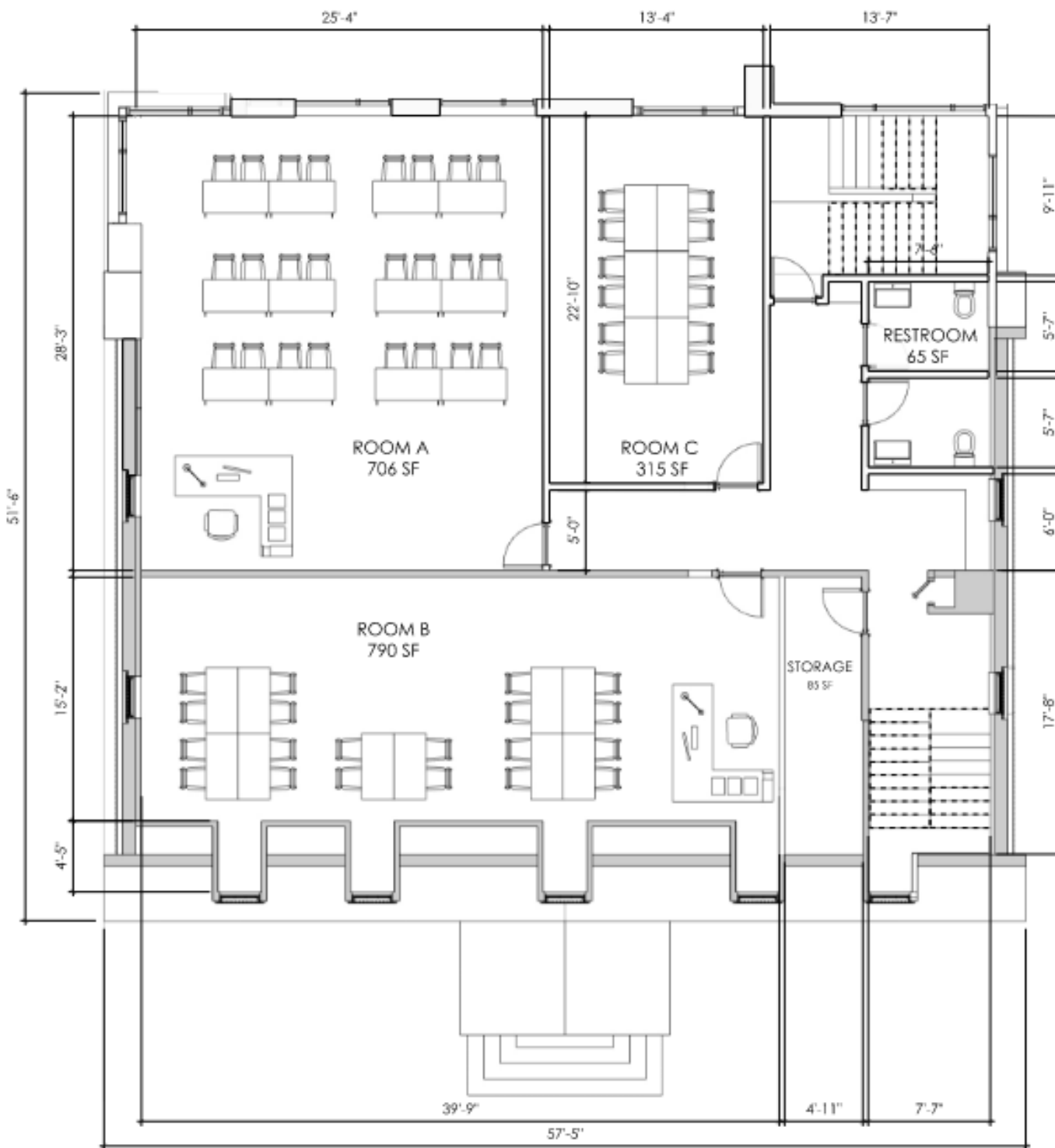
DECORATIVE METAL PANEL
ARTISAN PANELS INC PRIVACY PANEL.
18-FLOWER POTS IN BRECCIA COLOR

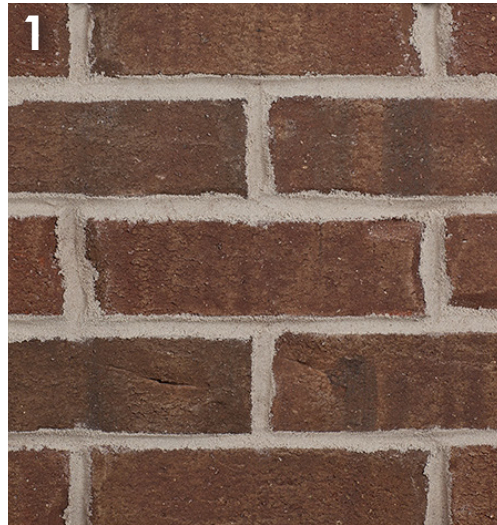


1
A1.1
PROPOSED GROUND FLOOR PLAN
1/8" = 1'-0"

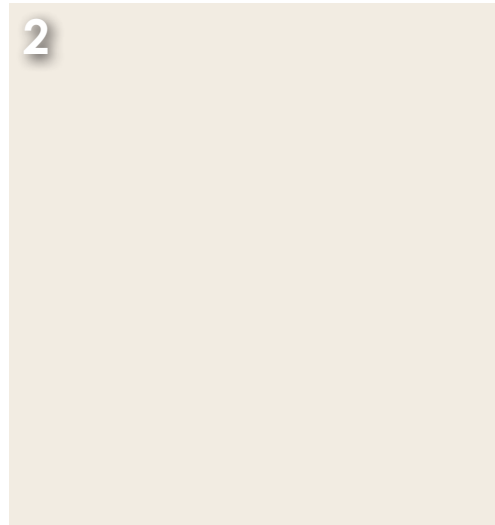


1
A1.2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"





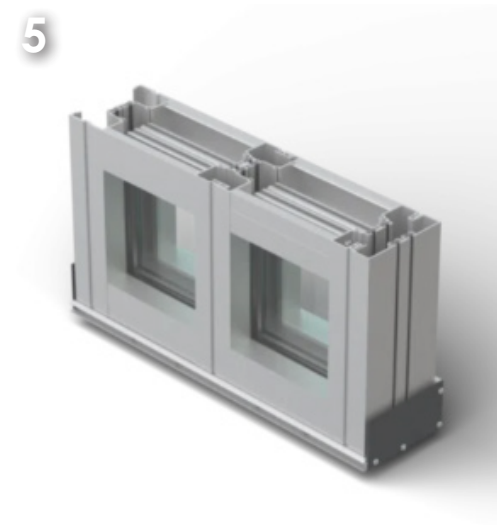
SITE WALLS
BRICK TO MATCH EXISTING



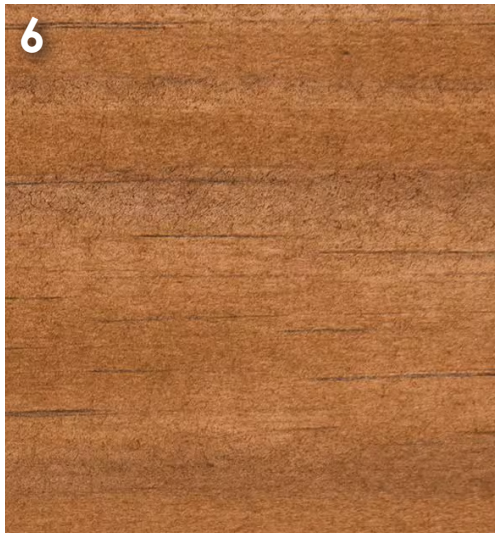
EIFS SYSTEM
MASTER WALL INC. ROLLERSHIELD
DRAINAGE CLASS PB EXTERIOR
INSULATION AND FINISH SYSTEM,
PAINTED BM-1528 "EARLY MORN-
ING MIST



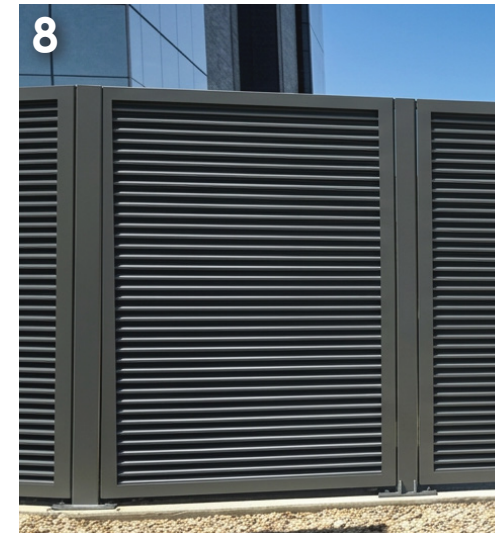
F. HARDIE PANEL
JAMES HARDIE ARCHITECTURAL
PANEL SIDING PAINTED BM-1631
"MIDNIGHT OIL"



WINDOWS
KAWNEER TRIFAB VERSAGLAZE 451
STOREFRONT SYSTEM IN #29 BLACK



WOOD SIDING ON ADDITION
WOOD SIDING, DOUGLAS FIR TO
MATCH EXPOSED GLULAM BEAMS



ARCHITECTURAL LOUVERS
ROOF EQUIPMENT SCREENS WITH
4" DEEP VERTICAL BLADES IN
"BLACK"