



Packet Guide

This is not the agenda.

Please click each agenda item below to link directly to the corresponding documents.

Pre-Meeting Discussion

5:30 **Regular Meeting**

A. Matters from the public not on the agenda

B. Consent Agenda

1. [BAR meeting minutes from April 20, 2021](#)

2. [Certificate of Appropriateness](#)

BAR 21-10-01

109-111 West Water Street, Tax Parcel 280013000

Downtown ADC District

Owner: Mall Property, LLC

Applicant: Ali Sevindi

Project: Install roll-up doors in two storefront openings.

3. [Certificate of Appropriateness](#)

BAR 21-10-05

110-114 Old Preston Ave, Tax Parcel 330278000

Downtown ADC District

Owner/Applicant: Joey Conover

Project: Install door at building entrance

C. Deferred Items

5:45 4. [Certificate of Appropriateness](#)

BAR 21-05-03

605 Preston Place, Tax Parcel 050111000

Rugby Road-University Circle-Venable Neighborhood ADC District

Owner: Neighborhood Investment – PC, LP

Applicant: Kevin Riddle, Mitchell Matthews Architects

Project: Three-story apartment building with below-grade parking

D. New Items

6:45 5. [Certificate of Appropriateness Application](#)
BAR 21-10-03
485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar
Project: Phases 2 and 3 - Renovations and rear addition

7:30 6. [Certificate of Appropriateness Application](#)
BAR 21-10-04
310 East Main Street, TMP 280041000
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovation

E. Preliminary Discussion

8:15 7. [Certificate of Appropriateness Application \(HC District\)](#)
1615 East Market Street, Tax Map Parcel 110005000
Woolen Mills HC District
Owner/Applicant: Jennifer and Lemuel Oppenheimer
Project: Construct residence
Note: Oct 6, 2021, owner requested prelim discussion in lieu of CoA review.

8:45 8. [Certificate of Appropriateness Application \(HC District\)](#)
700 Locust Avenue, Tax Map Parcel 510066000
Martha Jefferson HC District
Owner/Applicant: Eric M & Galia Mann-Hielscher
Project: Construct outbuilding

9:00 9. [Certificate of Appropriateness Application \(HC District\)](#)
1804 Chesapeake Street, Tax Map Parcel 55A141000
Woolen Mills HC District
Owner/ Applicant: Emily and Anthony Lazaro
Project: Construct addition

F. Other Business

Staff questions/discussion
Garage door at Hill & Wood
123 Bollingwood
Preservation Awards
Update on administrative reviews
Brief discussion ADC District Design Guidelines (Time permitting)
PLACE update

G. Adjourn

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
April 20, 2021 – 5:00 PM
Zoom Webinar**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant’s presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR’s jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR’s discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Jody Lahendro, Carl Schwarz, Andy McClure, James Zehmer, Breck Gastinger, Cheri Lewis, Robert Edwards, Tim Mohr
Members Absent: Ron Bailey
Staff Present: Patrick Cory, Joe Rice, Robert Watkins, Jeff Werner
Pre-Meeting:

The Pre-Meeting was done in closed session.

Motion – Mr. Gastinger – I move that the BAR members certify by recorded vote that to the best of each member’s knowledge, fully public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion convening the closed meeting were heard, discussed, or considered in the closed meeting. (Second by Mr. Schwarz) Motion passed 7-0 with one abstention.

The start of the meeting was delayed for ten minutes.

The meeting was called to order at 5:40 PM by the Chairman.

A. Matters from the public not on the agenda

No Comments from the Public

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

1. BAR Meeting Minutes from December 15, 2020

2. Certificate of Appropriateness Application

BAR 21-04-01
200 West South Street, TMP 280100000
Downtown ADC District
Owner: 200 South Street A Virginia Inn PA

Applicant: Ross Fillman/Uhler and Co.
Project: Landscaping Plan, South Street Inn

3. Certificate of Appropriateness Application

BAR 21-04-02
16 Elliewood Avenue, TMP 090097000
The Corner ADC District
Owner: Elliewood Entertainment, Inc.
Applicant: Anderson McClure/Biltmore Grill
Project: Patio pavilion, Biltmore Grill

Motion to approve the Consent Agenda by Mr. Gastinger. (Second by Mr. Lahendro). Motion passes 7-0 with one abstention.

C. Deferred Items

4. Certificate of Appropriateness Application

BAR 21-03-05
420 West Main, TMP 290011000
Downtown ADC District
Owner: A Cadgene, Main Street Land Trust, LLC
Applicant: Greg Jackson/TOPIA design
Project: Construct canopy for dining area

Jeff Werner, Staff Report – Year Built: c1960 District: Downtown ADC District Status: Contributing. The former gas station was occupied by Jones Wrecker until it was renovated into a restaurant in 2001. The West Main Street Historic District (NRHP) describes the building as: Cinderblock faced with red and white metal; one story; flat roof; four bays; flat canopy over gas pumps, 1960-61, replacing 1931 gas station. Site of early 19th century brick blacksmith shop, possibly not demolished until 1931. R.F. Harris foundry on this lot and 416 West Main c1850 - c1930. CoA request is for the construction of a metal canopy at the front (north) elevation. Proposed is a cover for an exterior dining area for shade and weather protection. The new metal canopy will be bolted to the building and supported by columns. The design intent is to be compatible yet distinct. The new structure is inspired by the form and materials of the original building, which was a gas/service station. The existing building is a modification of the original building, and currently is a restaurant. The new canopy has three steel columns (on concrete bases) that align with and share the configuration of the two original slanted steel columns (on a curb), that supported the gas pump canopy. The I-beam and channel steel structure follows the general configuration and structural logic of the original canopy, but is separate framing and alignment and is different materials and colors. The canopy roof is a semi-translucent material that further distinguishes it as new and different from the original building, which has painted metal decking. Although compatible with the language and spirit of the original gas station the new construction will be differentiated, set back with a silver gray finish and white polycarbonate roofing. The silver gray color correlates with the not-original anodized aluminum of the storefront, garage doors, and exterior railing. The white poly roof decking relates with the current white building. With the original gas pump drive through canopy no longer open -and now enclosed with storefront- the new canopy returns an open air feel and function, and brings a balance to the building and site. Refinements following the March 2021 BAR discussion: The proposed canopy has a slimmer overall profile--with a thinner fascia and simpler structure. The existing building expands its yellow color--on the original canopy and the raised metal building band- to better define and accentuate it. The new silver gray canopy is lower and set back from the existing canopy to be a subordinate and

complementary. The new canopy edge is thinner with a 9-1/2" high custom angled box gutter on a 10" channel. The previous fascia was 13" high with a 12" c-channel and 1" of flashing, with a concealed gutter. The slimming created an external gutter/fascia that has a slant the same angle as the columns. The fascia profile remains horizontal/level, with an internal sloped gutter leading to a downspout at the building's northwest corner, which is white in color to blend in. In thinning and simplifying the canopy a noticeable W8 I-beam--that spanned (east west) from the existing W8 (that bears on the existing two columns)--was decoupled and removed, with the three new columns now going directly to the new canopy's primary W10 I-beams (north south). For improved lighting and ventilation two large industrial style fans are under the canopy with strong but dimmable LED lights that meets the BAR lighting criteria. String lights complement. The W-8's of the new canopy are connected/welded directly to the C-channel of the existing canopy. Then blocking is added between the W8's. A ceiling soffit conceals the 2' area where the existing and new structural members intersect. The color matches existing the warm light gray. 420 West Main (April 14, 2021) 3 No seasonal enclosures (clear walls) are being proposed.

Greg Jackson, Applicant – The canopy profile is much thinner. The edge is different in that it is sloped. It is now set back down from the existing canopy. We took on the building to celebrate the color of the canopy and bring it out. One of the additions at the time was this yellow tile structure. We went with that. It seems to fit a gas station type of feel as well as to snap out the canopy and bring that around the building. It really helps the building get stronger and be more emphasized in of itself. For the lighting, we looked at what we thought would be appropriate. Big fans seem to work there. We wanted to keep it really simple. We had the lights with the fans. They're dimmable and they meet the criteria that you gave for the rear. If we did lighting, it should be this with the certain criteria. On the existing canopy, those two existing slanted columns that hold up that canopy rest on a W-8 that then holds up W-10s. That used to go all the way across. We have figured out a way to not do that all of the way across and leave it as existing. The new columns would go straight up to W-10s. That makes it thinner. We also follow through with some specifics in the designs of the fascia profile. That's an internal gutter to the outside making the whole thing thinner. We worked on that a little bit to make that stand out more as something that is different from the existing and makes a cleaner connection.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – You did mention the flashing where the new roof meets the old. You said that you intend to use an adhered flashing. You seem confident that this is going to work. I am a little confused as to how it is going to work. Are you going to have to remove the brick metal flash under it? Are you going to take flashing to the face of the metal? What is your thought on how that works?

Mr. Jackson – I consulted with the roofer. He felt that would be an appropriate solution to use the membrane to take the poly-roof along the edge. Where it attaches to the back of the building, we likely might put some kind of metal flashing and attach to the building with the membrane. We are going to keep it low profile and pick the appropriate color. I think I have said white that would work with the roofing.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Mohr – I like the way you resolved the gutter. Originally, you had a really small one. It is now a big one and very clean. Having that one single gutter and getting the drain down the back really works.

Mr. Jackson – We went to a C-10 instead of a C-12. That helped narrow it down. We couldn't go any further than that with the W-10s. The gutter box is slanted at 9.5 inches there. I think that's going to be the profile you see and perceive. We're able to get an internal sloped gutter all of the way across and down at the right slope. It needs about 4 inches.

Mr. Mohr – I think it is a good resolution. I think you've really resolved the questions we had about it being too integrated with the other structure. It's distinctly its own animal. You're not carrying that one beam through underneath. It works for me. I think it is a big improvement.

Mr. Gastinger – I think this is a huge improvement. I think the color really hits it in all of the right places. It really distinguishes and pulls out the original canopy in a nice way. I appreciate the clarity in distinction. I am concerned about the multi-color stream lights. I would prefer a single white light given the prominence of that corner.

Mr. Jackson – Those lights can change colors. We can get any type of product. My understanding is that they will be all white, all red, and all green. They can may be different colors at one time. I think that 95% of the time they will be regular white lights.

Mr. Mohr – Can you balance the color?

Mr. Jackson – I think it is all adjustable. That's just a particular product. It does say multi-color. I think the intent is that they can be different colors.

Mr. Schwarz – The primary light source is coming from the ceiling fans?

Mr. Jackson – That's correct. That handles or addresses having a more permanent type of light. I like having the fans. I think the big fans will be really neat. They're quite large. That type of larger fan goes at a slower RPM. It has a nice effect. It meets the criteria that you were looking for.

Mr. Schwarz – I am not going to hold you up for the stream lights. I think you have done a great job.

Mr. Werner – The concern about different colored lights is primarily that sign is on all night. If this is lighting during hours of operation, that might help. A sign out on West Main would be on all night creating a red glow.

Motion – Mr. Lahendro – **Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Andy McClure seconds motion. Motion passes (8-0).**

D. New Items

5. Certificate of Appropriateness Application BAR 21-04-04

517 Rugby Road, TMP 050046000
Rugby Road-University Circle-Venable ADC District
Owner: Alumni of Alpha Mu, Inc
Applicant: Garrett Rouzer/Dalgliesh Gilpin Paxton Architects
Project: Alterations to fraternity house
Note: This is a formal submittal; however, this will be treated as a preliminary discussion, per City Code section Sec. 34-282(c)(4).

Jeff Werner, Staff Report – Year Built: c1910 District: Rugby Road - University Circle - Venable Neighborhood ADC District Status: Contributing. (The house is also a contributing structure to the Rugby Road - University Corner Historic District - VLR 1983, NRHP 1984.) Constructed as a private residence, this 2-1/2 story, Colonial Revival houses is one of the few in the district covered entirely with wood shingles. (However, it is reported that the house originally had clapboard siding, which may exist below the shingles.) The house features a symmetrical, three-bay front façade with a hipped roof and a front, hipped dormer with latticed casement windows. On the side (south) façade is a two-story bay, on the front (east) facade is a center bay, distyle porch with attenuated Roman Doric columns and a hipped roof. The entrance door features geometrically glazed sidelights and an elliptical, fan-light transom. In the 1964, the house transitioned to a fraternity house, as it is currently used. CoA request for construction of a rear addition, removal of the existing front porch, and constructing a new front porch. While this a formal CoA request, due to the estimated cost of the addition, a preliminary discussion is required. The BAR may decide to take action on the porch request independent of the addition; however, the resubmittal for the addition would then be treated as a separate CoA, requiring a new application and the related fee. During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA. There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria. In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--Site Design and Elements, Chapter III--New Construction and Additions, Chapter IV—Rehabilitation, and Chapter VII--Demolitions and Moving. As a checklist for the preliminary discussion, the criteria for Additions in Chapter III: • Function and Size • Location • Design • Replication of Style • Materials and Features • Attachment to Existing Building The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example: • Measured drawings: Elevations, wall details, etc. • Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details. • Gutters/downspouts: Types, color, locations, etc. Foundation. • Walls: Masonry, siding, stucco, etc. • Soffit, cornice, siding, and trim. • Color palette. • Doors and windows: Type, lite arrangement, glass spec, trim details, etc. • Porches and decks: Materials, railing and stair design, etc. • Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc. • Lighting. Fixture cut sheets, lamping, etc. The house was constructed c1910. The 1920 Sanborn Map indicates a porch of a similar size and location to the existing, if not the same one. The porch now incorporates wood decks on either side; however, the columns (full and engaged), the roof, and the entrance remain intact, allowing the existing [presumed original] porch to remain identifiable as a discrete element of the historic façade. In the design guidelines for porches (Section D in Rehabilitations) are three

specific recommendations that should be applied here: 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch. 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible. 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.

Mr. Lahendro – Is this a COA application or is this a preliminary discussion?

Mr. Werner – It came in as an application. I am calling it what it is. I don't know the cost of this project. I think the information is lacking for you to issue a COA. Given that it came in as an application, you can have that discussion and defer at the end for action at a later date.

Mr. Lahendro – I would like to know what we're reviewing here and what the applicants wants us to review.

Mr. Schwarz – The applicant should tell us what he wants us to review. I think we need to treat this as a preliminary discussion. It's not a complete application. There are some missing documents. Our ordinance requires that this is a preliminary discussion given the cost of the project.

Garrett Rouzer, Applicant – That is understood. We expect to exceed that \$350,000 cap. If this could be treated as our required preliminary discussion and we can receive feedback from the Board, we would appreciate that.

Mr. Zehmer – I thought that I heard that the expansion of the current front porch deck was approved by a previous BAR. The staff report says prior BAR actions determined that the enlargement of the deck is not appropriate.

Mr. Werner – The deck was approved but not the materials. When someone comes in with an application, staff can say that it is incomplete and not send to the BAR. We still want to have some review. You can defer to next month. The applicant can bring the same thing back. By accepting an application, it does not compel you to consider approval if it is not ready to be approved. I will get clarification on what happened. My understanding is that the deck was approved but not the materials and railings.

Mr. Zehmer – It would be helpful to know the clarity on that and know if this particular applicant steps in line with BAR actions and approvals.

Mr. Rouzer – There are two elements happening here. One is the front porch replacement. The other larger move is the addition of the western part towards the back of the lot. You can see the grey-scaled portion is the existing house with the new addition basically on the left hand side of the sheet. The intent here is to continue with materials as far as the asphalt roof and tying into that hardy plank siding and brick foundation work along with clad window units. We are tying in the new construction basically behind the mass of the existing building. This is the south elevation portion. The north section here with the existing on the left hand side and the new on the right.

Mr. Lahendro – Is the existing house still shingled and painted white and the addition is clabbered?

Mr. Rouzer – It is wood siding. The addition is proposed to be cement board siding.

Mr. Lahendro – The existing house is not shingled. I see white. Are the shingles painted white?

Mr. Werner – In this older report, it says that in 1987, they removed the wood shades. That’s the entirety. At this point in time, it is all clabbered.

QUESTIONS FROM THE PUBLIC

Eric Edwardson – It is Masonite siding permanently clabbered. It was replaced in 1987. The shingles that had been there were pulled off and replaced.

QUESTIONS FROM THE BOARD

Ms. Lewis – Knowing that you have Masonite siding, you wouldn’t consider replacing that?

Mr. Edwardson – It had degraded in a number of places pretty seriously. I know that they had some trouble. The siding comes down pretty low to the ground in a lot of places. Water has done damage to it over the years. The hardy plank was a better product at this point.

Ms. Lewis – Knowing that the shingles were removed and it is not an original material, it does have a tendency to degrade. It seems like it would be a nice opportunity. I think the hardy plank would fit our guidelines. I wouldn’t have any concern replacing the Masonite siding if you wanted to do that.

Mr. Werner – The flanking decks that you see were in place. In 2014, the request was to extend that further around the south side. That is what was not approved. Those wing decks were there at that time. There was a series of other improvements that were done back in the 80s. The 2014 request was some improvements that were approved. It was the extension of the deck that was not approved. What you see didn’t go in without BAR review. That happened prior to the BAR reviewing that as a house within a district.

Mr. Schwarz – With the new porch, is that intended to match the existing? Are you copying the detail? Or are you approximating it and making a larger front porch?

Mr. Rouzer – The intent was to take those details and carry those over those bays. The existing wood porch extensions would be rebuilt. The intent was to take that existing center bay and extend it over the front elevation.

Mr. Schwarz – Are all of the materials composite?

Mr. Rouzer – Yes.

Mr. Zehmer – Basically, you’re tearing off that original porch completely and replacing it with four new columns and a new roof. Is that the intent?

Mr. Rouzer – That’s the intent but keeping with the details that are there now. That’s basically in that center bay. We would use that center bay to drive those details.

Ms. Lewis – Is the current profile hipped? Are you replicating that on the new one? The pictures aren’t really clear about what the existing is. It’s hard to tell.

Mr. Rouzer – Yes, the existing is hipped. In image 5, you can see the angle.

Ms. Lewis – It definitely is a little bit different profile. Is the height of the roof the same from the bottom of the existing porch? Would the columns be the same height?

Mr. Rouzer – Yes. That would be the intent.

Ms. Lewis – My only concern would be the beautiful light over the door. I am just making sure that is visible. We're not seeing drawings with dimensions and a little bit more detail. I just wanted to confirm that would be important for my vote.

Mr. Mohr – If I was to take the porch drawing literally, the columns seem more slender and the eave more exaggerated. I would be surprised if the roof pitch wasn't flatter. The drawing seems more generic than specific to that detail. Am I right about that? If you look at the entablature in the photo, the eave bears out more projection to it.

Mr. Rouzer – If that's a concern, we can certainly adjust that, ideally adjusting so that the roof functions better. Either way would be fine.

Ms. Lewis – The existing porch is quite a simple porch. There's not a whole lot of fuss on this property at the cornice or soffits.

Mr. Gastinger – While I think the porch design proposed is a reasonable approach, there's not a lot of support in our guidelines for this kind of change. In Chapter 4, Section B1, it says the original details in the shape of porches should be retained including the outlying roof height and roof pitch. Number 4 says replacing an entire porch only if it is too deteriorated to repair or is completely missing and designed to match the original as closely as possible. Number 7 says to not remove or radically change entrances, porches, and important defining the building's overall historic character. The Secretary of Interior standards also have very stringent recommendations relative to changing the primary entrance of this historic structure. I am not convinced that this is necessary. I am supportive of the addition in the back. I have real problems with the porch proposal.

Mr. Lahendro – I would second that. The porch is clearly an important character defining feature of the house on the main elevation, centered on this elevation, the main decorative feature, and it is historic. I could never vote for destroying a historic character defining feature to replace it with something else.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Mohr – I agree with Jody and Breck on the porch. I don't see much differentiation between the old and the new. One way I could see bringing some of the house's original character back would be to go to hardy shingles or hardy shakes on the existing building. At least you have contextual difference between the old and the new and harken back to what the house was clad in originally. If anything is done to the porch, it has to be a secondary addition to the porch.

The dormers on the back of the house have very thin walls. Is that really as they are going to be or just a schematic? The dormer walls seem awfully thin.

Mr. Rouzer – The intent is to flat frame those and make that a 5 quarter by fours. The idea is to go ahead and keep those as thin as possible.

Mr. Mohr – Resembling the Queen Anne dormer on the front as far as its window to wall relationship? The front dormer has very thin walls.

Mr. Rouzer – There is a diamond shaped pattern on those existing windows we were not carrying. That is the intent.

Mr. Schwarz – You will be OK getting a building permit? How is that going to be insulated?

Mr. Rouzer – Rigid insulation. We're concerned about it.

Mr. Schwarz – I agree with Tim on this. We have had a couple projects where we see very thin, historic rooflines. When things get built, it appears much, much 'chunkier.' If you're assuring us that it is going to look like this, that's great. We just want to make sure we don't get any surprises later. It's really unfortunate when that does happen.

Mr. Rouzer – We have done this on prior projects that exist in the city.

Mr. Edwardson – I have a picture about the siding issue. It's from Coy Bearfoot's Corner book.

Mr. Werner – The shingles were reported in a 1983 survey with the note that it was believed that the house was originally clabbered. It was odd pointing that this house was the only house in the district with shingles and then say we don't think this house was originally here.

Ms. Lewis – The notation actually says clabbered underneath to be believed weather board.

Mr. Werner – That proved to be true with the renovations after that.

Mr. Edwardson – This picture clearly shows that it is clabbered siding. It also shows a railing on top of that porch roof.

Ms. Lewis – What year is that?

Mr. Edwardson – I believe that the picture is around 1921. It is referenced in the book. I managed to get a digital version from one of the University groups.

Mr. Zehmer – Looking at that photo on the south side, was there an open porch that later was enclosed?

Mr. Edwardson – There's an open porch and a part underneath that was enclosed as well.

Mr. Zehmer – I think it would be awesome to include that photograph in the presentation materials so we can reference it. As you're developing your drawings, we would need to see a drawing that shows everything that would be removed. On the rear of the elevation of the house, it looks like there's a stair tower bump out. I don't know if that was original to the house. We would want to see that clearly shown on the demo plan. Looking at the photo, it looks like there are two chimneys currently existing in the house. I did like Tim's idea of similar materials for the original portion of the house and the rear

addition. I think the original was clabbered siding. It looked like there were some pretty strong vertical corner boards.

Mr. Werner – That came up in the 2014 discussion. There was a lot of work done.

Mr. Mohr – My concern right now is there's not enough differentiation between old and new.

Mr. Schwarz – It looks like the only differentiation is that you have a different exposure on your siding. You just told us that you're going to replace the siding on the original house as well. Does that mean everything is going to be the same exposure?

Mr. Rouzer – No. We would differentiate between the exposures with definitely keeping the smaller on the historic portion of the house and going with a wider on the new addition.

Mr. Schwarz – Our guidelines say not to use the same roofline or eave line. You do step back the massing. We have been a little lenient on some of those things. I do think this one is so subtle with the differences. I can think of some other methods where you can find some differentiation.

Mr. Mohr – I was thinking about the shingles and maybe doing away with the floor boards throughout the corner; something that makes it distinct relative to the clabbered house.

Mr. Schwarz – It looks like you are using the artisan siding. I know it is a better product than the standard James Hardy stuff.

Mr. Mohr – Thinking about shingles from a maintenance standpoint and trying to think of a way to differentiate the old and the new a bit more. It is a substantial addition. That's the danger when you're carrying a whole lot of the same stylistic cues all the way around.

Mr. Zehmer – You could also consider a different roofing material for the original versus the addition.

Mr. Mohr – The boarding is significantly different. If it is 4 inch on the old house, what are you thinking for the new part?

Mr. Rouzer – Artisan has a 7.35 inch reveal with their 8 inch boards.

Mr. Mohr – What do you have on the old house?

Mr. Rouzer – I think it is 4.5. It is significantly narrower.

Mr. Schwarz – Does the house have gutters? Or are they internal?

Mr. Edwardson – It should have gutters. They may have disappeared from time to time in its history.

Mr. Schwarz – When this comes back, it would be good to see the gutters on the elevations.

Mr. Rouzer – Our intent here was to really tie into that roofline and the eave line coming around and continuing that gutter profile on the existing into the new. Is there concern about doing that? Should we have greater differentiation there?

Mr. Schwarz – I am OK if you use the same roofline. You need to find something that differentiates this more. Maybe that is breaking the roofline or maybe some other tactic. You need to find something that does a little bit more.

Mr. Mohr – Breaking the roofline in a case like this seems forced. It is more about doing something with the materials. I think it gets forced if you drop the eave a foot. Internally, it makes sense to have the eave at the same height.

Mr. Lahendro – It appears that the addition is set back from the corners of the historic house a couple of feet. Unfortunately, the elevation drawing if it was shaded or showed the shadow line, that would help a lot in indicating that one block is distinct from another. I don't mind seeing the eave lower. I think that does help with the differentiation between the two parts. The other options you pointed out was (different roofing materials. Different siding materials are all fine and acceptable. I haven't given the addition a lot of thought.

Mr. Schwarz – Is there anybody who would be supportive of replacing the porch and building it back larger?

Ms. Lewis – I probably would be supportive if the profile of the porch would remain the same. The renderings are a completely different porch. The entablature is 'fussier' than what's there. The 1984 nomination notes that the columns are intonated doric. They seem to have some detail on the top. They are much plainer and thinner than what is proposed here. The railings are not reflective of the existing historic building. I would love to see a lattice in lieu of these. That's probably picking too much up from the windows. I wonder if something else can be done with the railings so that it looks less chunky.

Mr. Lahendro – They could go to the historic photograph that Mr. Edwardson showed and take that railing and replicate it.

Mr. Mohr – If you could have the original porch and add wings to it, it would have to be set back slightly. There's something you could take off the original porch.

Mr. Edwardson – There is nothing set in stone with how that porch would work.

Mr. Schwarz – We have precedent. We have denied far smaller expansions of porches.

Mr. Rouzer – With that feedback, can we do a deferral on the front porch and come back with something more sensitive to that historic photo and the setback portions. Would that be an option?

Mr. Schwarz – When you come back with the full COA, you could present a different idea. If we had to break up the approval, we could vote to approve the rear addition and defer you on the front porch. If you still want to keep trying to find a solution for the front porch, please do include in your next submittal. It might get broken out of that. It might make it. It might convince us all.

Mr. Mohr – I can see putting a porch up where the side porch used to be. That's even on the south side of the house.

Mr. Zehmer – I think that porch is there. It has just been enclosed.

Mr. Mohr – I assume you want the space and not have it as a porch. If you restored that as a porch or having that as an outdoor deck space over there, it is more appropriate to modify that rather than the old porch on the front of the house.

Ms. Lewis – I wonder what my fellow members of the BAR think about the existing railing. The porch stretches the entire width of the front façade of the house. What is proposed is covering up the two first story windows and demolishing the existing and extending it. The porch does exist. There is something you can stand on each side of the front windows.

Mr. Edwardson – It is a pressure treated deck style with wings off it that juts out of it slightly from the line of the existing old porch.

Mr. Schwarz – It is very clear and obvious that it is a later addition.

Ms. Lewis – We want to give the applicant some guidance. If the majority of the Board is not in favor of extending the porch covering, what are we looking for? What would be acceptable? Do you want the existing railings to stay there?

Mr. Mohr – I would rather see that disappear and go back to the porch. That is why I was suggesting something with the south end of the building where there used to be a porch.

Mr. Schwarz – You’re creating an L with the addition between the former porch and the addition. Can you fill that in, cover up another parking space with a porch off the side of the addition?

Mr. Rouzer – Potentially, certainly with this feedback, we could review with the owners and see if that meets their needs as well.

Mr. Schwarz – Some of the stuff that you can bring to us would be an existing elevation and plan of what is being removed or demolished. If you could provide an existing site plan that shows any demo on the site that would be important for us to look at.

Mr. Rouzer – This was all constructive and appreciated. Our key takeaway being that differentiation between the existing and the new and coming up with an option that we think is successful for you to take a look at. We will key in on that for our submittal. Our understanding is the massing that is being shown in that layout is successful and differentiating between the historic and the new.

Mr. Schwarz – If you have any exterior lighting planed, we definitely want to see that.

Mr. Gastinger – Any window replacements or repairs requires quite a bit of documentation.

Motion to Defer – Mr. Rouzer – Request to Defer – Mr. Schwarz moves to accept request for deferral – Second by Ms. Lewis – Motion passes 8-0.

6. Certificate of Appropriateness

BAR 21-04-05

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phase 1. Repair/replace windows, misc. exterior repairs and sitework

Jeff Werner, Staff Report – Year Built: 1920 District: Rugby Road-University Circle-Venable ADC District Status: Contributing (garage in rear is non-contributing) Submittal: Wassenaar-Winkler Architects/Planners submittal for 485 14th St NW: o BAR Submittal Set, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages). o Hoo House Renovation - Phase 1, dated March 11, 2021: Sheets G-101, D-101, D-201, E-101 (5 pages). CoA request for repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work. The existing garage will be razed; it is non-contributing, a CoA is not required for demolition. Also, the scope of work includes elements that are considered routine repair and maintenance, which do not require a CoA; however, in the context of this request, the BAR may ask for clarifications, if necessary. Phase 1, from the applicant’s submittal (numbered here for reference) 1. Repair or rebuilding of the front porch as it now exists and without any architectural changes to the design, size or materials of the porch. Trim in need of repair may be replaced with Azek or other similar materials. 2. Repair of the existing Philadelphia gutter system and downspouts. 3. Repair and/or replacement of the existing windows. (A qualified window restorer will complete an evaluation of the existing windows to determine which can be repaired and which should be replaced. Those findings will be submitted to the BAR.) The proposed replacement windows are, in general, identical to windows approved by the BAR at 513 14th Street. (Applicant will provide it sheets.) 4. Structural repair and cosmetic cleanup of the existing rear stair addition. 5. Landscape cleanup, and replanting including new street trees. 6. Gravel the rear parking area. Discussion and Recommendations Items 2, 4, 5, and 6. Staff finds these consistent with the design guidelines. Anticipating the removal of three trees, staff requested that Phase 1 include the planting of new trees, which are indicated on sheet C4, dated April 2, 2021. Item 1 proposes repair or rebuilding of the front porch as it now exists. Photographs indicate the porch is in disrepair. The railing and lattice are not original. The stairs may not be original; however, they align with the walk, so the original width and location are known. The piers, framing, apron, flooring, columns, entablature, ceiling, trim and roof all appear to be original, with some areas and elements in poor condition. Staff recommends that any new elements match the existing; including, but not limit to: beaded ceiling boards (no faux panels); painted, wood tongue-and-groove flooring (no imitation material); columns (round and engaged); simple cornice at the entablature. Additionally, the porch railing should be replaced in a manner appropriate to the period. Two nearby homes were built at a similar time and might serve as examples for the porch rail--403 14th Street NW (1921) and 1401 Gordon Ave (1925), see images below. Both also have similar columns and entry door designs. Staff recommends that the new railings be similar to these existing examples, and not require custom profiles. The pickets are square stock and the bottom rail is not profiled. The hand rail detail, however, may require some discussion. Item 3 proposes the repair and/or replacement of the existing windows, which are all wood, oneover-one, double-hung. The applicant will rely on the recommendations of an experienced mechanic regarding which windows can be repaired and which should be replaced. That 485 14th Street, NW - CoA Phase 1 (April 15, 2021) 3 information has not yet been provided and, without it, staff cannot offer comment or recommendation. The applicant intends to use windows similar to those approved for 513 14th Street, which were Andersen E-Series, Talon double-hung windows with insulated glass. (The E-Series windows are aluminum clad wood, which the BAR has allowed.) There appears to be an available Andersen trim that is similar to the existing.

Kurt Wassenaar, Applicant – This is a repair project. I just want to introduce why we’re doing this project in phases. I didn’t want there to be any hidden agenda pieces of this. We started out with a house. This is the phase I piece that is general repair of a slightly deteriorating house. The back of the house is not in good shape right now. Our intention would be to rebuild right away. Part of this is drive by a desire to have this house repaired and ready for rental in the Fall. We’re concerned about timing relative to getting it ready. The back piece is not in good shape and serviceable. We would propose to

paint it and get it into structurally reasonable shape so that the house can be rented in the Fall. I thought staff's suggestions on the porch were fine. We don't have any problem at all in replicating the railings. We did not proceed to take apart the porch. There's enough loose stuff. I crawled under it. It is in one of those states. If you started to take it apart, you wouldn't know what you have gotten into. We figured we would leave that for later once we got into it. We didn't want to start a demolition on the thing before we talked with the BAR and gotten your 'blessing' with what we were going to do. What we're basically going to do is replace it and restore it as it is right now. Staff had suggested that we use bead board ceiling and that's fine. We will replace the columns. One or two of them are probably serviceable. The other ones may need to be replicated. We would proposed to do that as they are. The porch deck is a tongue in groove wood. We will do our best to replace that. It is probably going to have to come apart completely. It is pretty badly rotted out. You can see that the lattice at the bottom is damaged in a great number of places. A part of that due to a lot of vegetation that has crawled into the edges and pieces. We're going to strip that back and get rid of the pieces of landscaping that are contributing to the deterioration of the porch. We're happy to consider any suggestions the BAR might have on that. Our goal is to put it back as it was according to the Secretary Standards and make that happen. I will apologize to the BAR for not having the window thing resolved. It has been hard to find somebody to come look at the windows, who is qualified to determine if they can be repaired or replaced or restored. My proposal is that we would get that report done and submitted to staff for approval. I know that is a sensitive issue. We don't have any objections restoring the windows as they are. There are a lot of windows. Some in OK shape and some are in really bad shape. A lot of the trees are jaunt and really need to be taken out. We have proposed to replant where needed according to the city standards. We will do that as part of the first phase. The first phase would allow us, with your approval, to get the house put back together again and do the interior work. We have a parallel construction permit in with the city for the interior work. Staff and I talked about the gutters. It has existing Philadelphia gutters. It is my belief that they were probably reworked 5 or ten years ago. They were pretty quality jobs at the time. There were some welded seems that need to be retend and re-glued back together. They're not in bad shape at all. There is fascia rot that would be repaired. We would put the fascia and soffits back as they are now. They're pretty simple profiles.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – If you were to replace the windows, there was a window picked out that had a jam profile that matched the brick mold on the existing windows. Is the intention to remove the existing brick mold as well as the window?

Mr. Wassenaar – Yes. A lot of those are rotted out as well. We had gone through a very extensive exercise on the renovation of the house down the road with the BAR. We finally arrived at a brick mold window assembly virtually identical to what was there earlier that the BAR had approved. We are proposing effectively the same design and window for this, except these windows are one over one and don't have any divided light. Obviously, under the Secretary Standards, if we can restore or save pieces of it that work and are consistent with the replaced windows, we will do that. When we get into them, they might be rotted pieces or other chunks that need to be dealt with. We will include that in our report to you on all of those components of the entire window assembly.

Mr. Schwarz – Usually, it is a little easier to approve the replacement of window sash than the brick mold.

Mr. Wassenaar – The only reason I am hesitant to that is I don't know what we're going to get into once we start taking these things apart.

Mr. Mohr – What is the plan with the metal storms?

Mr. Wassenaar – They would go away. They're not an attractive feature of the house. In support of the idea of replacing the windows, we would have the opportunity to put in insulated glass and new systems, which would be a little bit better from the thermal performance standpoint. It is a balance between protecting the Secretary's Standards and doing a good job on the rest of it. That's really the purpose of the report we will get into some detail to try to figure out.

Mr. Schwarz – I am looking at your existing and proposed landscape plans. On the new plan, you have on the back corner an 18 inch black locust remain that doesn't show on the existing plan. Was that a mistake?

Mr. Wassenaar – That tree is there and it will stay.

Mr. Schwarz – There is a tree there and it will remain.

Mr. Wassenaar – In the phase III work, it would be demolished. It is a nice tree and one of the few trees that has any redeeming value. Unfortunately, it doesn't fit with the development plan that works in the fully developed phase. We would put in other trees to fill in that part.

Mr. Schwarz – We're getting three new poplars along the street. That's great.

Mr. Edwards – Why are we only voting on phase I right now? Why are we holding off on voting phases II and III? Is it because you need to see what happens in phase I?

Mr. Wassenaar – It is really from a timing standpoint. We have to move on our construction in order to make our deadline. We didn't want to deceive the Board. We also didn't want to delay what we needed to do to meet our deadline for the development side of it. When we talked with staff, we had to debate whether we should disclose the whole thing. Having been the chairman of the Board, we decided it would be better if we just showed you what we're doing completely. We can address that.

Mr. Werner – It covers the preliminary discussion as well. If we get it all here, you can see what fits and doesn't fit and get some feeling for it. There is a lot of stuff they can do that is maintenance in phase I that doesn't require the BAR approval. If there are issues with the windows, you may want to pare down so that it is clear what can be done. I would suggest wrapping up where you stand on this phase. We can dive into the next phase.

Mr. Lahendro – In the application, it indicates that repairs to the porch will be made to those elements that are severely damaged. They're going to be replaced with synthetic materials. I would certainly like to know more. Does that include Dutchman? Is there a drawing surveying the damage to the front porch that it is going to be repaired? If not, can I have a better description of things like the columns? How much of the columns are damaged? How much is going to be repaired?

Mr. Wassenaar – We do not have that information at this time. We went up on a ladder and looked at it and tried to figure out what was what. Until you actually take the thing apart and see what is in it and how it is put together and what the status is, it is very hard to know that.

Mr. Lahendro – Your alternative is to tell a carpenter to go at it?

Mr. Wassenaar – Not at all.

Mr. Lahendro – It would be nice to know what is damaged before you start repairing.

Mr. Wassenaar – I will make a suggestion to the Board. What we have done in the past on situations like this where we have difficulty figuring out what is what is to do a little bit of exploratory surgery/repair report for the Board and have it reviewed by staff or a couple members of the Board to make sure we're on track with your standards. From my standpoint as an architect, this is pretty straightforward. The Secretary's Standards are very clear about how we use materials and how they would work. I am open to any suggestions you would like us to follow relative to addressing those concerns.

Mr. Lahendro – My memory of the Secretary's Standards is that you don't do Dutchman or replace historic wooden elements with synthetic material.

Mr. Wassenaar – I think that is generally the case. We have had a lot of discussions over the years on a number of projects about what point you shift to modern materials that don't require painting and maintenance. If they look identical to what you started out with, are they OK or not? There are a lot of scenarios which develop out of that. I don't know if I have ever gotten complete clarity on what the right direction of that is. We're aware of the standards. We would follow the Secretary's Standards on materials as much as we could.

Mr. Lahendro – I don't know what advantage you get if you have a number of ballisters with 20 of them and five need to be replaced. You do those in Azick. You keep the other wood ballisters. I don't know what advantage there is in that. You don't paint those five as often.

Mr. Wassenaar – I guess there is a common sense practicality piece of this. My normal suggestion would be if we can replace historic materials with things that look identical to the historic materials in every way, shape, or form, that's a reasonable outcome from an economic and historic preservation standpoint. On the Gordon Avenue building, The Bridges, we had very difficult construction problems relative to face brick application with the setback numbers. We actually used a very thin set brick on a metal backing that was indistinguishable from actual brick. We put up a test panel. The BAR looked at it and approved it. I don't know that anybody had known different about the fact it was fairly sophisticated piece of work to achieve a look and a feel that is indistinguishable from real brick. I am not trying to argue with you. I am just trying to seek clarification. If you can suggest a pathway to resolve these things, I am happy to consider it. We want to be consistent with the city standards and with the Secretary's guidelines. At the same time, I would appeal for any common sense practicality in this particular case. The railing is not consistent with any of the normal typological forms on other railings. I would anticipate we're going to be replacing the entire railing. I don't think we would want any of the existing ballisters or profiles to be part of the final work.

Mr. Lahendro – I would like to know what specifically is being requested and for the applicant to do the research and to make the design decisions in consultation with the guidelines and the Secretary's standards and come to us with what they're proposing.

Mr. Zehmer – When I look at sheet A-101, which is phase I. It says Phase I work scope. The bullet points specifically say: new replacement windows throughout, removal of front porch and front decking surface, replace with five quarter treated decking, repairs to front floor joice, porch ceiling

joyce, roof rafters to restore pre-damaged state. The letter in front of the application talks about trying to make repairs where possible. The notes in the scope of work say full scale replacement. I think there's a discrepancy between the description and what is in the drawing. That's making it difficult for me to know what we're approving.

Mr. Wassenaar – The intent of those indications was that we were going to deal with one way or the other. You're correct in the notations.

Mr. Zehmer – For me, it does come back to Jody's recommendation of a more thorough survey to document existing conditions and really understand what can be repaired, which is our preference, versus what is so far gone and may need to be replaced.

Mr. Wassenaar – What we didn't want to do was to begin a disassembly exercise in order to determine what was workable and what wasn't workable and get ourselves in trouble with the Board from proceeding with a construction project that wasn't authorized and approved. I am open to whatever process you suggest as the optimum one. We're trying to follow the rules here and do something that makes sense. Guidance would be appreciated.

Mr. Schwarz – If they're going to basically replace what is there in kind, that is considered maintenance. That is something that is not under our purview. Is that correct? What we need to do in our motion is to decide how much of this replacement can be done with alternative materials. Is that a fair statement?

Mr. Werner – There is a lot of stuff where I would communicate with people. There is a level of trust.

Mr. Schwarz – If the applicant was to use all wood to match what is existing to do any patching or repair. If no profiles change, it was all put back the way it was. That is something the applicant could do without an application?

Mr. Werner – Yes. Given that the porch railing no longer exists if this was only the porch, I could probably work with the applicant to see this is what needs to happen. You should look at it all together. We say matched in kind. I get a photograph.

Mr. Schwarz – You have offered some pictures of neighboring porches that were built at about the same time. We could put in our motion the railing should match the more historic railings. I think we can find a way to craft a motion to make this whole thing work for phase I.

Mr. Wassenaar – We are also the contractors for the project. We're licensed A contractors. There's not going to be some third party running around and doing this randomly on the project.

Mr. Zehmer – To answer your question about how do you answer some of these questions about going too far, it is common practice to do architectural probes to determine the amount of deterioration.

Mr. Wassenaar – If you take a column apart or try to figure out if it is good or not, you don't really know that until you get in there into the inside of it and see how it is put together. Sometimes, I have had the experience of you don't know where to end as you start taking things apart. They're not suitable or structural or reasonable to deal with. There are parts of this porch that have those attributes that worry me about how far we go and where we start to do it. If it was simply drilling a hole into it and saying that it looks fine, that would be one thing. If I am dealing with a whole top of the capital of

a column, I am not going to know that until I take that apart. My plea would be the standard if we discover that, we put it back. We can almost do a halves review where we take a picture of the profile. We document the profile. We agree to put it back together in a way that you can't tell that it was repaired. That would be the reasonable standard. I will defer to your judgement on where that line is. We're trying to do this without spending a million dollars. It is a repair job; not a complete rebuild of the house.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – I would like to be able to see if we can craft a motion that says what the line is between when replacements need to be the same material or where a synthetic material can be used. We can just say all must go back as wood. I think the applicant can proceed on the porch almost at will. The main construction on this is the stair piece on the back. We have some site issues and we have the details about the porch.

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed porch repairs and landscaping at 435 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the submitted Phase I application, excluding the window repairs and replacement, with the following conditions:

- **Any new elements match the existing; including, but not limited to**
 - **Beaded ceiling boards (no faux panels)**
 - **Painted, wood tongue-and-groove flooring (no imitation material)**
 - **Columns (round and engaged)**
 - **Simple cornice at the entablature of the porch**
- **The porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match**

Carl Schwarz seconds motion. Motion passes (8-0).

E. Preliminary Discussion

7. 485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar

- The BAR and the applicant had a discussion regarding phases II and III of 485 14th Street Northwest.
- The applicant provided information on the renovation of the existing house.
- The building will meet code requirements in the Fall for occupancy according to the applicant.
- There is a high probability of doing the whole project according to the applicant. It will be dependent on the timing.
- The little additions in the back were done later. The applicant wants to differentiate from the existing part of the house with the new part of the house that is being added.
- The applicant is trying to keep the rooflines together.

- The project is very similar to a project down the street from this project.
- No landscaping has been included to show the different architectural aspects of the project.
- The BAR asked questions and provided feedback to the applicant regarding phases II and III of this project.
- The applicant indicated that he would return to the BAR with both phases II and III at the same time.

The meeting was recessed for ten minutes.

8. 120 Oakhurst Circle, TMP 110025000

Oakhurst-Gildersleeve ADC District

Owner: Tenth and Main, LLC

Applicant: Bill Chapman

Project: Rear addition on residence

- This project has been previously reviewed by the BAR.
- The applicant would like for the BAR to determine whether they would entertain this project proposal.
- The applicant presented what he envisions with this project to the BAR.
- Members of the BAR asked questions of the applicant during the preliminary discussion. Members of the BAR also provided feedback about this proposed project.
- Mr. Lahendro did bring up that the structure is contributing in the state and national historic districts. Mr. Lahendro also brought up the scale and the massing relationship between the addition and the existing house and the context of the district.
- The biggest issue that members of the BAR had with this proposed project was the massing and the height of the structure.

F. Other Business

Staff Questions/Discussion

Valentine Horse door window

PLACE Update

G. Adjournment

The meeting was adjourned at 9:00 PM.

Certificate of Appropriateness

BAR 21-10-01

109-111 West Water Street, Tax Parcel 280013000

Downtown ADC District

Owner: Mall Property, LLC

Applicant: Ali Sevindi

Project: Install roll-up doors in two storefront openings.

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Certificate of Appropriateness Application

BAR 20-10-01

109-111 West Water Street, Tax Parcel 280013000

Downtown ADC District

Owner: Mall Property, LLC

Applicant: Ali Sevindi

Project: Install roll-up doors in two storefront openings.



Background

Year Built: 1997

District: Downtown ADC District

Status: Contributing (Note: When the district was established, all existing structures were designated contributing.)

Prior BAR Reviews

January 1997 – BAR approved CoA for new building. (The current building at this site.)

March 2015 – BAR approved CoA for mural on wall facing the back alley.

September 21, 2021 - Preliminary discussion of the proposed roll-up doors.

Application

- Applicant submittal: CoA application, dated September 20, 2021, with photos and information on proposed roll up door.

Request CoA for the removal of two existing windows and the installation of two roll-up doors within the openings. (Locations indicated in the photo in the Appendix.)

Discussion and Recommendations

Given the age of this structure, staff recommends applying the design guidelines for New Construction.

Staff recommends approval with the conditions listed in the suggested motion.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed roll up doors at 109-111 West Water Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- The glass be clear, preferably a VLT of not less than 70%, with a specification provided to staff.
- The metal to be powder coated white.
- Any exterior weatherstripping applied to the masonry opening is white, similar to the doors.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the roll up doors at 109-111 West Water Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons BAR denies the application as submitted....

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) 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 design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) 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;
- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction

I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

Appendix

Locations of proposed roll-up doors





VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s). 12 (5057)

SURVEY FORM

Historic name County/Town/City <i>CHARLOTTESVILLE</i> Street address or route number <i>112 S. 2nd ST. WEST</i>	Common name <i>C E M RESTAURANT</i>
USGS Quad <i>CHARLOTTESVILLE WEST EAST</i> Original owner Original use Present owner Present owner address Present use Acreage	Date or period Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type

State condition of structure and environs *FAIR*

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

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

*STUCCO OVER BRICK. 1 STORY. FLAT ROOF. 2 BAY.
 NO IDENTIFIABLE STYLE. CA. 1950. FIXED GLASS WINDOW. ENTRANCE
 TO SOUTH*

Interior inspected?

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





TRUCKS
LARGER THAN
PICKUPS
PROHIBITED

Coca-Cola
ALL
SALES
MUST BE
MADE
AT
THE
COUNTER

BAKERY

NOTICE

~~109-111 W. WATER ST.~~
(112-114-116 2nd St S.W.)

see shown on Sanborn maps Feb 1886
additions (one-story) 1955.

28-13



rest # 112 2nd St.
apt # 114 "
barber # 116 "

Richmond-
Times Dispatch
109 water
Bupess Beauty
Jahn # 111 water

House

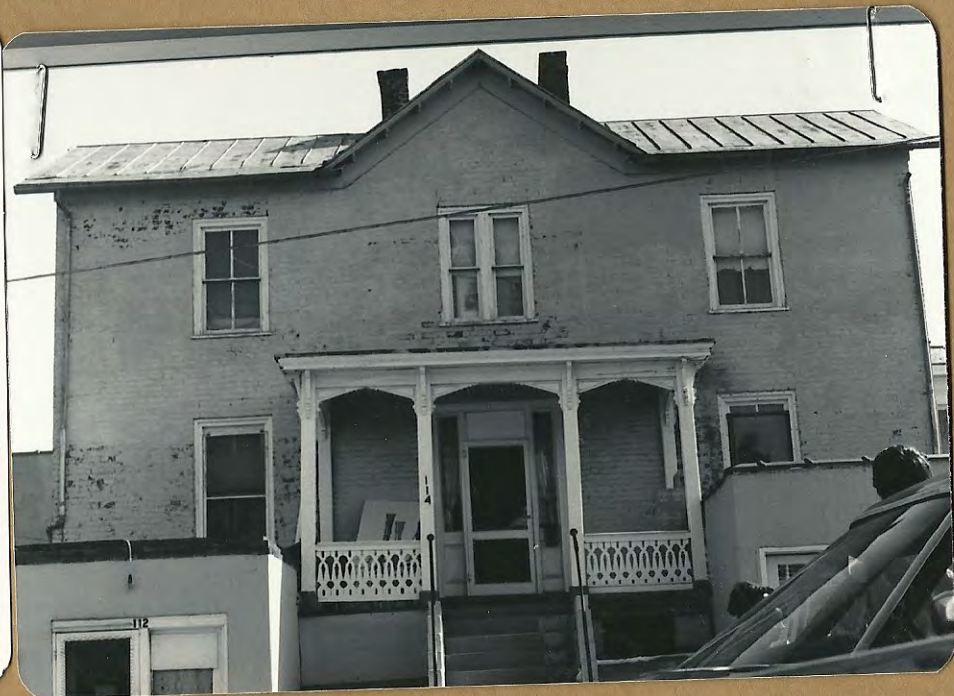
114 Second Street SW

336

CH. County/City _____ ACC/DAC _____

VIRGINIA HISTORIC LANDMARKS

P 114 2nd Street, SW
Historic Survey
C.V. Naylor/Pace-Wranek House
Spring, 1981



Architectural And Historic Survey



Identification

STREET ADDRESS: 114 Second Street, S.W.	HISTORIC NAME: Pace-Wranek House
MAP & PARCEL: 28-13	DATE / PERIOD: c. 1884, 1955, 1957, 1958
CENSUS TRACT AND BLOCK: 1-311	STYLE: Victorian Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Benjamin R. Pace	DIMENSIONS AND LAND AREA: 52.25' x 76.35' (4005 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Fair
PRESENT USE: Rental Property (Residence & Commercial)	SURVEYOR: Bibb
PRESENT OWNER: Cassie Virginia Naylor	DATE OF SURVEY: Spring 1981
ADDRESS: 747 Park Street	SOURCES: City/County Records
Charlottesville, Virginia 22901	Gray's 1877 Map of Charlottesville
	Sanborn Map Co. - 1886

ARCHITECTURAL DESCRIPTION

This is a basic two-storey, three-bay, single-pile house on an English basement. Wall construction is of brick laid in Flemish bond. The house is painted white. The medium-pitched gable roof has an additional central gable on the facade and is covered with standing-seam metal and has projecting eaves and verges, shaped rafter ends, and small brackets shaped like rafter ends in the gables. There is an interior chimney with small cap and stringcourse on each side of the central hall. Windows are double-sash, 2-over-2 light, with wooden sills and plain surrounds. Pairs of narrow 1-over-1 light windows are located at the second level in the center bay of the facade and at the south end of the house. A one-storey porch covers the center bay of the facade. It has a low-pitched hip roof covered with standing-seam metal, a boxed cornice, plain frieze with paneled brackets below it, bracketed square posts with chamfered corners, and sawn balustrade. The porch floor is wooden, but the steps have been replaced with concrete. Three-light sidelights over panels extend to the top of the 3-light rectangular transom above the entrance door. There is a one-storey rectangular bay window at the southern end of the house. It has a truncated hip roof covered with standing-seam metal and an entablature with diamond-shaped sawn pendants applied to the frieze. It has five smaller 2-over-2 light windows. (The lower part of the bay window is obscured by one of the commercial additions.) An original gable-roofed one-storey rear wing covers the north bay. A later hip-roofed one-storey addition covers the other two bays. Shed-roofed porches behind both additions have been enclosed. One-storey, flat-roofed commercial additions of cinderblock construction project from both side bays of the facade and from the south end. Because this house is set on a lot much higher than the street and the new additions are at street level, they are at the level of the house's English basement.

HISTORICAL DESCRIPTION

In 1884 Benjamin R. Pace purchased a 76 ft. lot extending from Main Street to Water Street along Hill Street (Second Street SW) (ACDB 83-210). There were several buildings on the lot. A comparison of the 1877 Gray map and the 1886 Sanborn map shows that this house was built during that period, and tax records indicate that was probably in 1884. Pace subdivided the property and sold this house to Rica S. Godwin (Mrs. John M. Godwin) in 1891 (City DB 2-210). She died the next year and left it to her two daughters who sold it to Joseph Wranek in 1906 (City WB 1-46, DB 18-23). The Wranek family lived there for a quarter century before selling it to C. C. Wells and Marshall Wells in 1945 (BD 72-147). J. L. Naylor bought it from them in 1945 (DB 72-147), and it is still owned by his heirs (WB 16-75). The house has been used as rental property for half a century. Small commercial wings were added to it in 1955, 1957, and 1958, but the house itself is still used as a residence.



TRUCKS
LARGER THAN
PICKUPS
PROHIBITED

NO
PARKING
GROUP CITY
Coca-Cola

BANKER

NOTICE
07:00



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902 **Staff email: wernerjb@charlottesville.gov**
Telephone (434) 970-3130 **watkinsro@charlottesville.gov**

Please submit ~~ten (10) hard copies~~ and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Mall Property LLC Applicant Name _____
Project Name/Description Installation of roll-up doors Parcel Number 280013000
Project Property Address 109-111 West Water Street

Applicant Information

Address: 111 West Water Street
Charlottesville, VA 22902
Email: otto.turkish.street.food@gmail.com
Phone: (W) 434 328 8786 (C) 434 287 8117

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 9/20/21
Signature Date

Ali Sevinci 9/20/21
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 9/20/21
Signature Date

Charles Lewis 9/20/21
Print Name Date

Property Owner Information (if not applicant)

Address: 112 W. Main St.
Suite 5
Email: charley@yorkplace.net
Phone: (W) 434 984 4517 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? no

Description of Proposed Work (attach separate narrative if necessary):

Installation of roll up doors in existing window openings, as noted

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

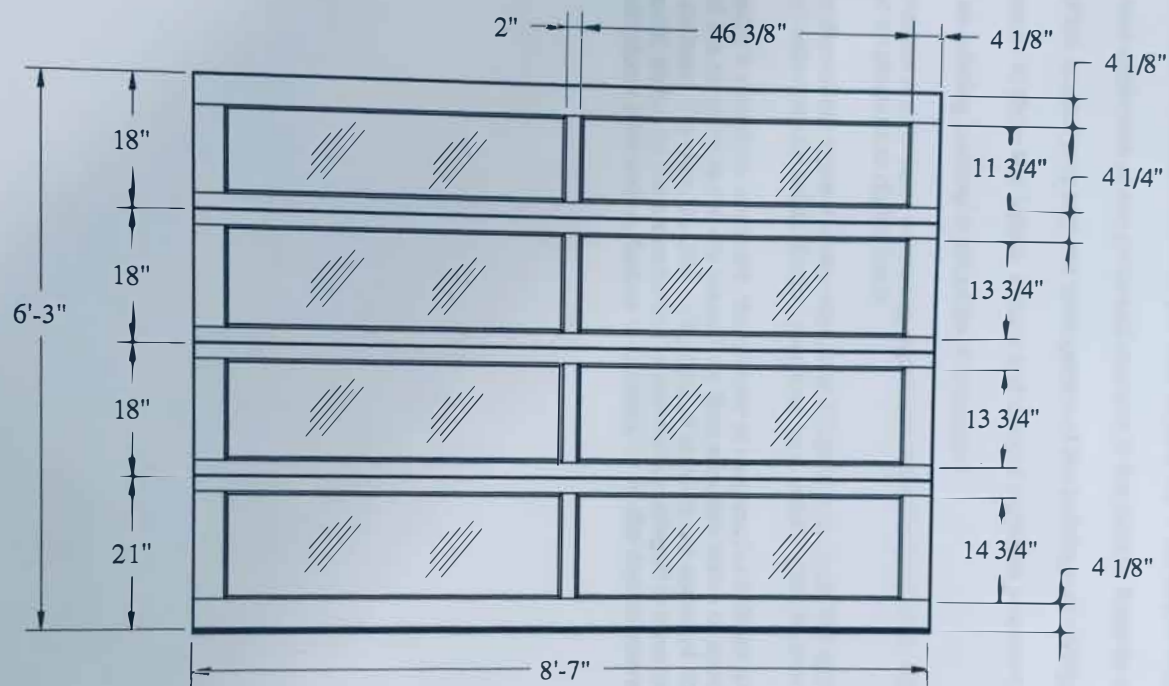
Date Received: _____

Revised 2016


Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Dimensions shown are not for glazing purposes.

C.H.I.  [OVERHEAD DOORS]	SCALE 1/2" = 1'
	DATE 9-14-21
Aluminum Full-View Garage Door	



P.O. BOX 260
ARTHUR IL, 61911
800-677-2650

Quote - Please Review

Quote number must be referenced when placing order.
Minimum freight charges may apply.

Section: 4 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 3 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 2 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 1 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)

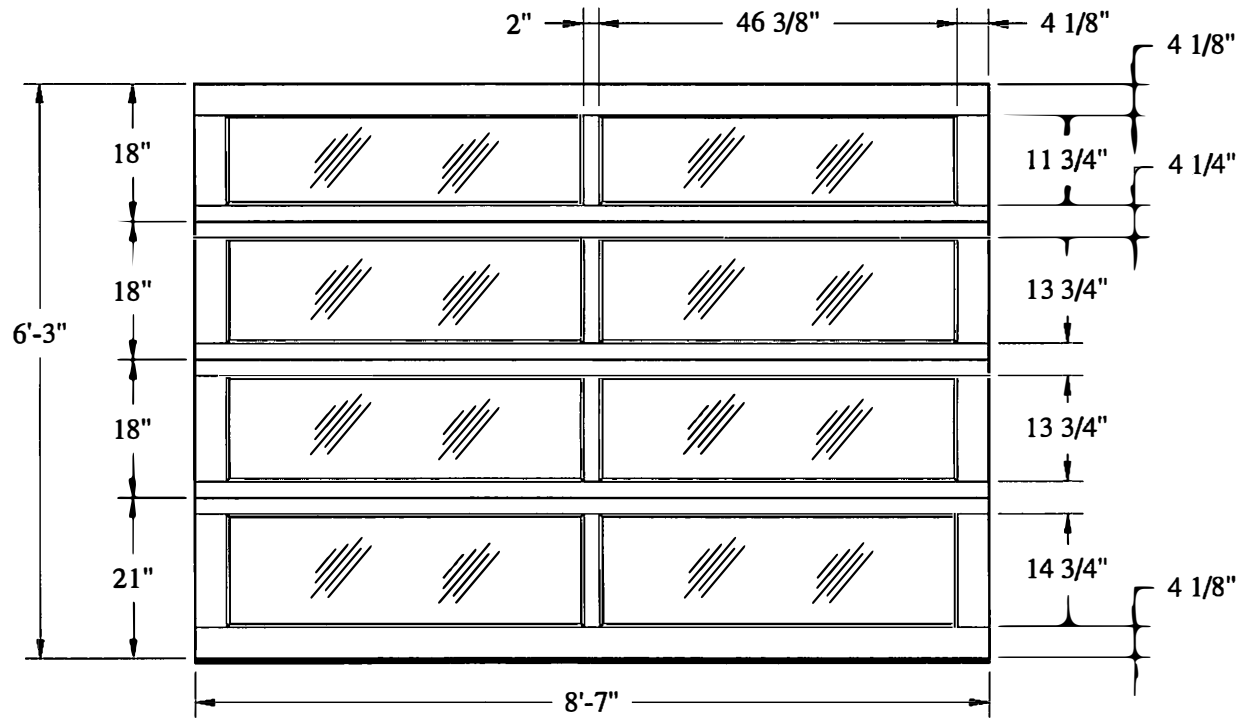
APPLE DOOR OF WAYNESBORO INC.
QCD1547818
1.0000 Door(s) 8'7" x 6'3" 3297R Powder Coat (CHI Black)

ALL SHADED AREAS ARE FOR
ALUMINUM PANELS

This quote expires at the earlier of 30 calendar days from issuance or the effective date of any changes communicated by C.H.I. All quotes are subject to C.H.I.'s terms and conditions.



Water Street
tto
Doner
Street Food
E OPEN!

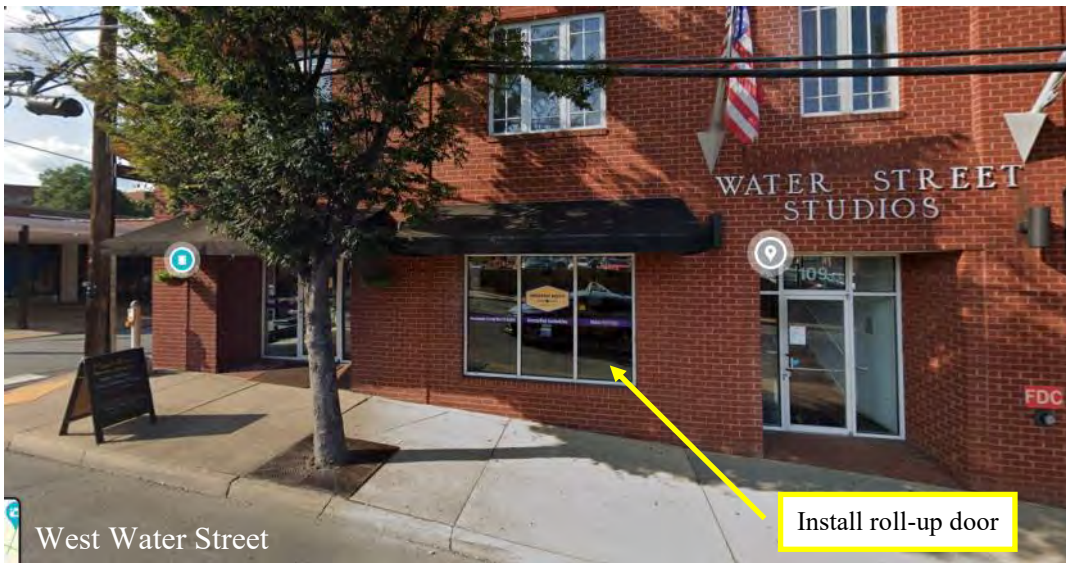
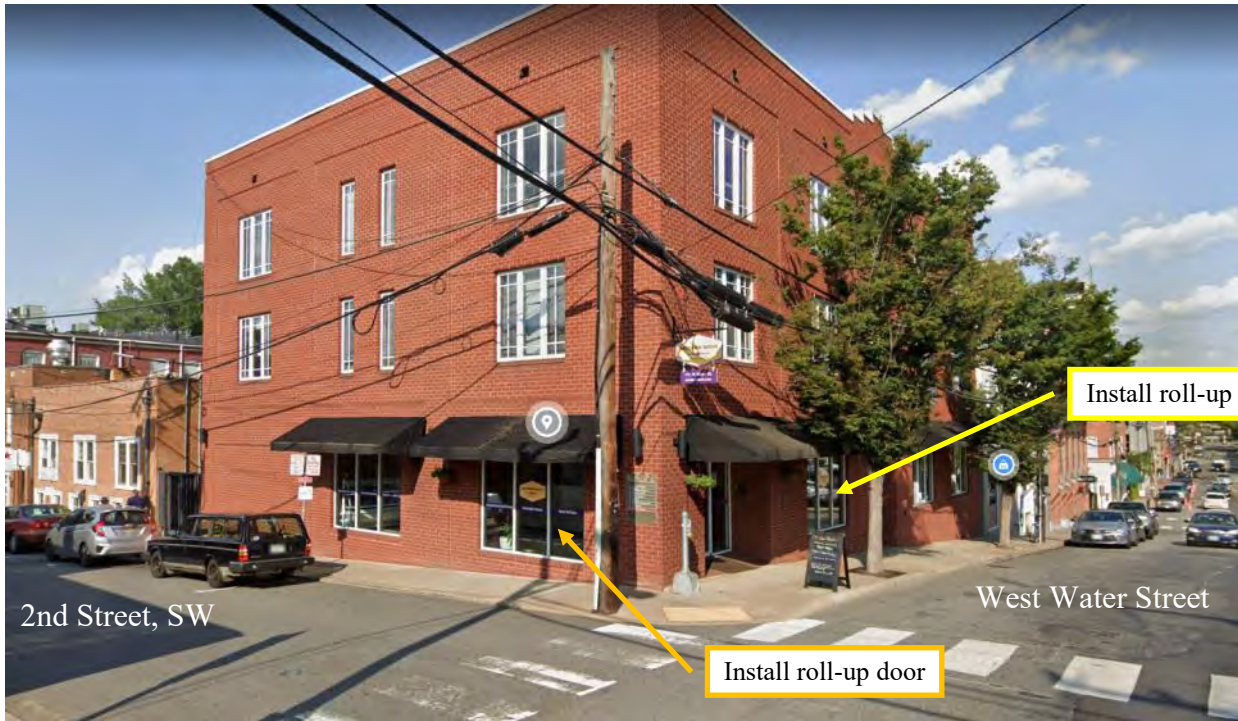


*1/2" insulated clear glass
Door color white*

Dimensions shown are not for glazing purposes.

	SCALE 1/2" = 1'
	DATE 9-14-21
Aluminum Full-View Garage Door	

109-111 West Water Street. Roll up doors. October 2021.



Certificate of Appropriateness

BAR 21-10-05

110-114 Old Preston Ave, Tax Parcel 330278000

Downtown ADC District

Owner/Applicant: Joey Conover

Project: Install door at building entrance

Application components (please click each link to go directly to PDF page):

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 19, 2021**



Certificate of Appropriateness Application

BAR 21-10-05

110-114 Old Preston Ave, Tax Parcel 330278000

Downtown ADC District

Owner/Applicant: Joey Conover

Project: Install door at building entrance



Background

Year Built: 1915

District: Downtown ADC District

Status: Contributing

L.W. Cox Building. Two story, fieldstone, commercial building reflects a vernacular style. Initially for auto repairs and storage, with storefronts in the two western bays and garage doors in the three eastern bays. After 1976, the building served as a print shop for John G. Conover.

Prior BAR Actions

June 2019 – BAR approved CoA to remove through-wall A/C unit and install a window similar to three adjacent windows

Application

- Applicant submittal: CoA application, September 29, 2021 with photos and door spec.

Request to CoA for installation of a full-lite, wood door in an existing, wood-framed entry. Door to be stained to match the existing frame and trim.

Discussion

This doorless, wood-framed entry is not original, likely added after 1976, and the exterior trim has been altered from that seen in the c1980 photos. (See the Appendix.) The building's five bays have been altered over time to accommodate adaptive use of the building. Adding a door to this non-historic opening will not negatively impact the character of the building and the new door will match that in an adjacent entry. Staff recommends approval with a condition that the glass be *clear*, as defined by the BAR.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry door at 110-114 Old Preston Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that the door glass be *clear*, with staff to confirm the VLT is within an acceptable range.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry door at 110-114 Old Preston Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) 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 design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) 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;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines on Rehabilitations

V: Rehabilitation

D. Entrances, Porches, and Doors

[...]

- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.

[...]

12) The original size and shape of door openings should be maintained.

13) Original door openings should not be filled in.

14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.

15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.

[...]

Appendix

1980 (City Survey)



2012 (Google Street View)



c1980 (City Survey)



2021 (JW)



110-114 Old Preston Avenue (Oct 14, 2021)

Architectural And Historic Survey



Identification

STREET ADDRESS: 114 Preston Avenue	HISTORIC NAME: L. W. Cox Building
MAP & PARCEL: 33-278	DATE / PERIOD: 1915, 1976
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: L. W. Cox	DIMENSIONS AND LAND AREA: 2644 sq. ft.
ORIGINAL USE: Unknown	CONDITION: Good
PRESENT USE: Printing Shop	SURVEYOR: Bibb
PRESENT OWNER: Pussy Willow Land Trust	DATE OF SURVEY: Summer 1983
ADDRESS: c/o John G. Conover	SOURCES: City Records Sanborn Map. Co.-1907, 1920
114 Preston Avenue	John G. Conover Ch'ville City Directories
Charlottesville, Virginia 22901	Ch'ville & U. Va.: A Pictorial History

ARCHITECTURAL DESCRIPTION

This unique fieldstone commercial building is triangular in shape. Only the 2-storey Preston Avenue facade remains exposed. The building originally had a grade-level rear entrance at the second storey level. The 5-bay facade is slightly bent between the third and fourth bays to follow the angle of the street. The bays are divided by fieldstone piers. Most of the openings at the first level are now boarded up, but it can be seen that there were once an entrance and a display window in the western bay, only a display window in second, both a display window and a garage door in the third, and garage doors in the two eastern bays. Walls are of random fieldstone, flush with the piers, below the display windows. The current entrance is now in the eastern bay, with a 2-flight stair giving access to the second storey. The metal-clad floor of the second storey projects on the facade as a crude cornice and frieze. At the second level, there is a band of four single-paned, double-sash windows in each of the three western bays. The openings in the two eastern bays, both boarded up, are the size of garage doors. There are a white metal cornice and frieze on the parapet. Behind it, a shed roof slopes from the facade to the north in two stages. Old photographs show a porch or loading platform covering the northern elevation. Six large half-round second-storey windows on the eastern elevation are still visible from the interior. The stone walls are exposed, and much original fabric remains in the second storey office.

HISTORICAL DESCRIPTION

In 1913, L. W. Cox purchased a triangular with improvements (City DB 25-393). The Sanborn Maps indicate that these improvements consisted of. He replaced them with this stone building in 1915, according to tax records, which show an increase in building value from \$100 to \$2500 in that year, with the notation, "Building added". Market Street was not extended down the hill to Preston Avenue until the 1920's, and so an agreement with the City at the time that Cox's heirs sold the property to Dr. W. D. Haden and Hollis Rinehart in 1938 (DB 96-430) established Market Street as the northern boundary (DB 96-426). Charles L. Goodloe brought the property in 1946 (DB 125-432) and a large addition was built to the north end of the building in 1949. Charles C. Glover III brought in 1952 (DB 162-174) and sold it to Francis G. and Ann P. Gordon in 1973 (DB 352-42). Up until that time, the building had been used with the northern addition to house a tire company for a quarter of a century. The Gordons, however, divided the property, converting the addition into a motion picture theatre and selling the original portion of the building to John G. Conover in 1976 (DB 377-384). He has renovated the building and conducts his printing business there.

Additional References: City DB 67-285, 95-274, 188-333, 384-131.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s).

SURVEY FORM

Historic name	Common name <u>PAPERCRAFT PRINTING AND DESIGN</u>
County/Town/City <u>AUBENMARLE/CHARLOTTESVILLE</u>	
Street address or route number <u>114 PRESTON AVE</u>	
USGS Quad <u>CHARLOTTEVILLE WEST</u>	Date or period
Original owner	Architect/builder/craftsmen
Original use <u>COMMERCIAL</u>	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs FAIR

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

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

STONE WITH CINDERBLOCK INFILL. 2 STORIES. FLAT ROOF. 5 BAYS. COMMERCIAL. CA. 1920 FIRST FLOOR MAIN AND GARAGE ENTRANCES. ON SECOND FLOOR, 2 NORTHERN BAYS EACH CONTAIN 4 1/1 DOUBLE HUNG SASH. CENTER BAY CONTAINS 3 1/1 DOUBLE HUNG SASH. TIN COVE CORNICE AT ROOF.

Interior inspected?

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







Board of Architectural Review (BAR)
Certificate of Appropriateness
 Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 P.O. Box 911, City Hall
 Charlottesville, Virginia 22902
 Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
 For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
 The BAR meets the third Tuesday of the month.
 Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Virginia Daugherty Applicant Name Joley Conover
 Project Name/Description Install new door Parcel Number 330278000
 Property Address 110-114 Old Preston Avenue

Applicant Information

Address: 310 6th St SW
Charlottesville VA 22903
 Email: joley@latitude38llc.com
 Phone: (W) 434 206 7871 (H) _____
 FAX: _____

Property Owner Information (if not applicant)

Address: 104 West High St
Charlottesville VA 22902
 Email: virginia@papercraft.com
 Phone: (W) 434 293 5022 (H) _____
 FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? no

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 9/29/2021
 Signature Date
Josephine Conover 9/29/2021
 Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Virginia U. Daugherty 9/29/21
 Signature Date
Virginia U. Daugherty 9/29/21
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Install new, full-life, wood door into existing opening. See attached

List All Attachments (see reverse side for submittal requirements):
Better Living quote form (3 pages)

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

110-114 Old Preston Avenue



Existing door.

Install new door, similar to existing door on the left.

Quote Form



BETTER LIVING INC
3450 BERKMAR DR
CHARLOTTESVILLE VA 22901
434-973-4333



Project Information (ID #5372321 Revision #8586652) [Hide](#)

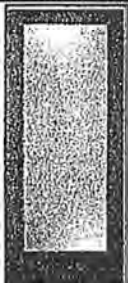
Project Name: joey conover	Quote Date: 9/15/2021
Customer:	Submitted Date:
Contact Name:	PO#:
Phone (Main):	
Phone (Cell):	Sales Rep Name: Lenny Lohr
Customer Type:	Salesperson:
Terms:	

Delivery Information [Hide](#)

Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail [Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F7002LE LHI 6 9/16" FrameSaver Location: Quantity: 1



Fir 36"x80" Single Door

* 986.35 + Tax

Configuration Options [Hide](#)



EXTERIOR
Left-Hand Inswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Raised Molding:** None
- **Glass Type:** Clear
- **Grille Type:** None

- **Insulation:** Low E
- **Model:** F7002LE
- **Handing:** Left Hand Inswing
- **Frame Material:** FrameSavere
- **Jamb Depth:** 6 9/16"
- **Casing/Brickmould Pattern:** Nonee
- **Hinge Type:** Radius x Radiuse
- **Hinge Brand:** Reebe
- **Hinge Finish:** US15 Satin Nickele
- **Sill:** Public Access (w/ Thermal Break) Sille
- **Sill Finish:** Mill
- **Multi-Point Lock:** Nonee
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** No e
- **Weatherstrip Type:** Compressione
- **Weatherstrip Color:** Bronzee
- **Custom Height Option:** No
- **Kick Plate:** Nonee
- **Finish Frame Exterior Color:** Unfinishede
- **Finish Frame Interior Color:** Unfinishede
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 81 1/2e
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 81"e

Item Total:
Item Quantity Total:

Unit Summary				<small>Hide</small>
---------------------	--	--	--	-------------------------------------

Item	Description	Quantity	Unit Price	Total Price
0001	Ext 36" x 80" F7002LE LHI 6 9/16" FrameSaver	1		

SUBMITTED BY: _____
 ACCEPTED BY: _____
 DATE: _____

SUBTOTAL:
 TAXES (%):
 GRAND TOTAL:

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable. All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

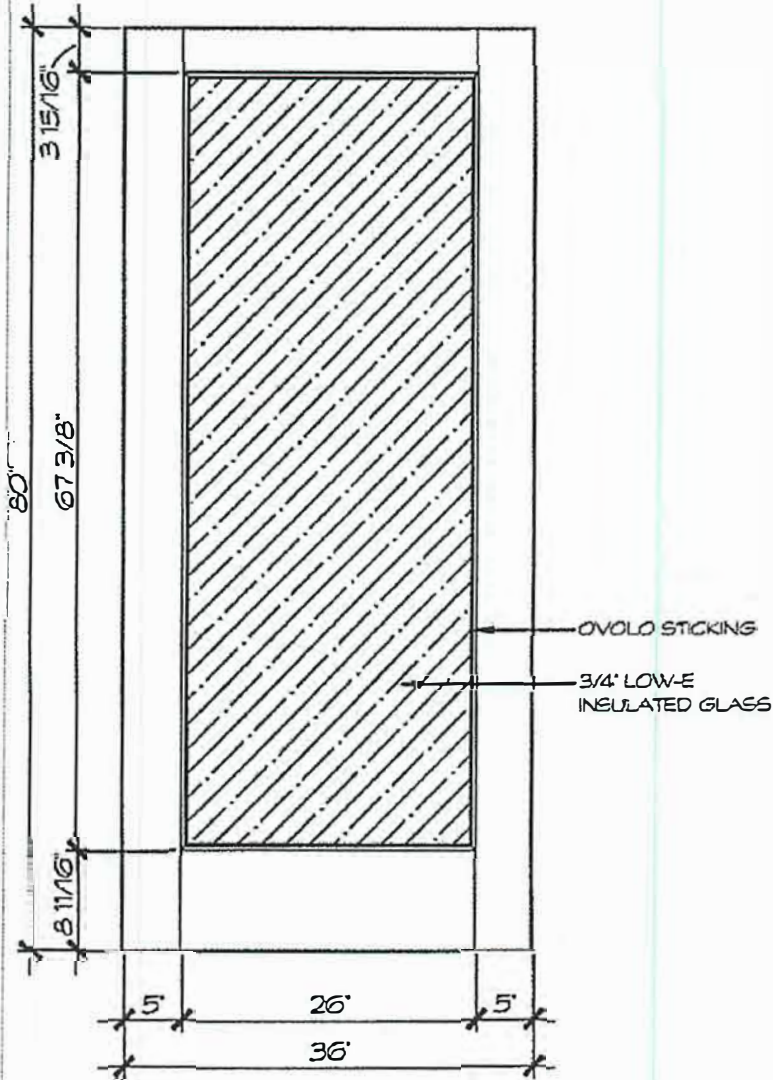
Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other

llohr@btrlvg.com

From:
Sent:
To:
Subject:

Doris Gibson <DGibson@Reeb.com>
Wednesday, September 15, 2021 12:07 PM
'llohr@btrlvg.com'
F7002



DOOR DETAIL
SCALE: 3/4" = 1'-0"

F7002LE

NOTE
DRAWING DERIVED AS VIEWED FROM EXTERIOR

DOOR: 7002

PROPOSED DOOR UNIT FOR
REEB MILLWORK CORP.

DWG. #F7002LE-3068

DATE 8/3/2017

Certificate of Appropriateness

BAR 21-05-03

605 Preston Place, Tax Parcel 050111000

Rugby Road-University Circle-Venable Neighborhood ADC District

Owner: Neighborhood Investment – PC, LP

Applicant: Kevin Riddle, Mitchell Matthews Architects

Project: Three-story apartment building with below-grade parking

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Certificate of Appropriateness

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Background

Year Built: 1857

District: Rugby Road-University Circle-Venable Neighborhood ADC District
Also designated an Individually Protected Property

Status: Contributing

Also known as Wyndhurst, 605 Preston Place was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile, weatherboard-clad house with Greek Revival details.

Prior BAR Reviews (See appendix for the complete list)

September 15, 2020 - Preliminary Discussion re: new apartment building.

http://weblink.charlottesville.org/public/0/edoc/798341/2020-09_605%20Preston%20Place_Preliminary%20Discussion.pdf

May 18, 2021 – (re: new apartment building) BAR accepted applicant’s request for deferral.

http://weblink.charlottesville.org/public/0/edoc/798408/2021-05_605%20Preston%20Place_BAR.pdf

August 17, 2021 -- (re: new apartment building) BAR accepted applicant’s request for deferral.

Application

- Submittal: Mitchel Matthews Architects drawings *605 Preston Place*, dated September 27, 2021: (38 sheets. Listed in the Appendix.)

CoA request for construction of apartment building, including parking, landscaping and site improvements. (Note: The following is a **summary only** of the project scope. For specific details or clarification, refer to the applicant’s submittal.)

- Walls: Brick with copper panels.
- Flat roof behind low parapet. Metal scuppers boxes and downspouts

- Parapet cap: Metal. Color: Pantone 4287C or sim.
- Rooftop mechanical units screened within brick parapet
- Doors and Windows: Marvin Ultimate Clad Exterior. Color: Marvin *Bahama Brown*, similar to Pantone 439C. (Atrium entry door color: Pantone 4101C or sim.) Hardware: rubbed bronze.
- Shutters: Metal, bi-fold, operable. Color: Match Marvin *Bahama Brown*, similar to Pantone 439C.
- Balconies and railings: Metal (rectangular rails, round pickets). Color: Pantone 4287C or sim.
- Decking at balconies: Black Locust boards, clear finish. (Applicant has noted the deck boards will be spaced to allow drainage.)

Lighting

- Type A. Sconce (parking): Lithonia Lighting, WDGE2 LED P3
 - Dimmable available, CT 3000K, CRI 90, BUG 1-0-0
- Type B. Wall light (parking): Lightway Industries Inc, PDLW-12-LED-11W
 - Dimmable available, CT 3000K – 4,000K, CRI 80
- Type C. Step light (path): Eurofase Lighting, 31590-013
 - Not dimmable, CT 3,000K, CRI 80
- Type D. (Omitted.)
- Type E. (Omitted.)
- Type F. (Omitted.)
- Type G. (Omitted.)
- Type H. (Omitted.)
- Balconies: No exterior light fixtures. The applicant noted that the balconies are shallow and ambient lighting from the interior will be sufficient.

Color Palette

- Clad windows and French doors: Marvin *Bahama Brown*, similar to Pantone 439C. (Atrium entry door color: Pantone 4101C or sim.) Hardware: rubbed bronze.
- Metal railings and balcony frame: dark gray, Pantone 4287C or sim.
- Black Locust balcony decking: clear finish

Landscape and Site Work

- Two (2) mature Deodora cedars will remain.
- Construction will require the removal of five (5) trees:
 - One (1) 36” Ash (Submittal includes arborist letter)
 - Three (3) 8” Dogwood
 - One (1) 10” Maple
 - Note: The 18” tree noted on the plan is no longer standing.
- New plantings:
 - a. Three (3) Blackgum (*Nyssa Sylvatica*):
 - At the east side of Wyndhurst
 - Note: On the City’s Tree List
 - b. Five (5) Thornless Honeylocust (*Gleditsia Triacanthos*):
 - On the south, to the rear of the Preston Court Apartments
 - Note: On the City’s Tree List
 - c and j. White Fringetree (*Chionanthus Virginicus*):

Being a *contributing structure* to a VLR/NRHP district carries no less importance than being *individually listed*, the term is intended to express that a district is important due to the sum of its contributing parts. However, the individual listing of a resource, like Wyndhurst, expresses the resource's importance, in and of itself.

September 15, 2020 Preliminary Discussion

Notes from the meeting minutes are below. The BAR should discuss if the proposal is consistent with that input and whether the submittal provides the information necessary to evaluate this CoA request.

Summary of Project

- Recently a surface parking lot was proposed.
- New apartment building located to the west of Wyndhurst.
- Parking spaces support the new apartment building, relegated to the site interior.
- Proposal of a connection that runs along south of the site to access the parking.
- Access to parking designated for one-way travel and would reduce vehicle traffic.
- Street could rejuvenate and strengthen the perception of Wyndhurst's original frontage.
- Not related to earlier proposal to move Wyndhurst or introduce surface parking.
- New building will address the problems of earlier efforts.
- Provide housing close to the University.
- Potential in this proposal to animate the site.

Summary of Board Comments and Questions

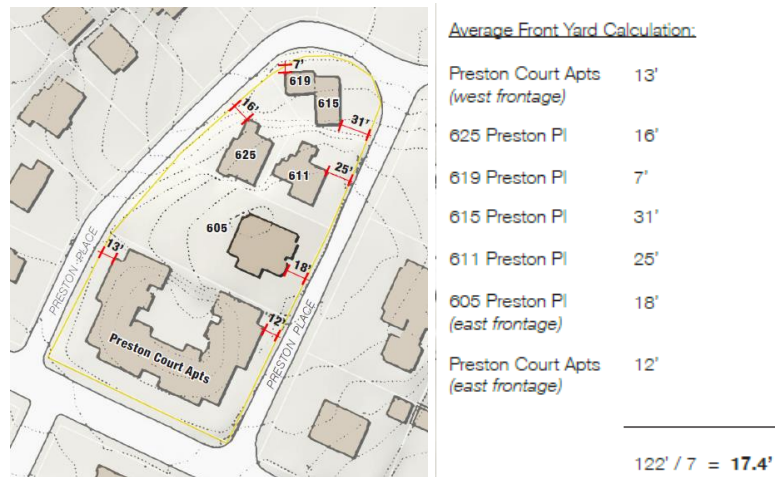
- BAR indicated the project can be considered.
- Interested in seeing how this project moves forward and could enhance the neighborhood.
- Questions about the parking and the north yard. Parking spots 7 and 8 encroach very close to the building.
- Cautious about the under sides of parking areas, bright lighting with the parking area.
- Not sure about the grades on the other side of the building.
- This is far more appropriate than what was previously proposed.
- Staff reviewed the previous COA application that was denied in October 2019.
- Parking lot proposal did nothing to enhance the Wyndhurst frontage.
- Two trees are going to be retained.
- Enter and exit [parking] from the north drive.
- There would be a 25-foot setback for the front yard.
- Concern about the distance between the proposed building and Wyndhurst [house].
- Basement windows [Wyndhurst] are going to stay where they are.
- The guidelines are friendlier with a building versus a parking lot.
- Some concern regarding the massing that was raised.
- Straw poll: Project is better than proposed parking lot and better than moving the house.

Staff Comments on the September 27, 2021 submittal

The following staff comments are not unintended as a comprehensive evaluation, but as a general summary of key design criteria and to provide a framework for the BAR's discussion. The Design Guidelines provide recommendations for:

Spatial Elements

- **Setbacks:** Within 20 percent of the setbacks of a majority of the neighborhood dwellings.
 - Average front setback is 43 feet, ranging between 10 feet and 80 feet. The recommended setback for the new building would be between 35 feet and 51 feet.
 - The proposed building has a setback of approximately 20 feet. (Facing Preston Place, the two adjacent structures have setbacks of 15 feet and 27 feet. Wyndhurst is setback 20 feet from the parcel line at the street.)
 - Note: In September 2020, the applicant conferred with NDS. Per zoning, the minimum set back was determined to be 17.4 feet.



- **Spacing:** Within 20 percent of the average spacing between houses on the block.
 - Average side spacing is 38 feet, ranging between 22 feet and 62 feet. The recommended spacing for the new building would be between 30 feet and 46 feet from the adjacent buildings.
 - The proposed building is approximately 23 feet and 30 feet from the two adjacent buildings on Preston Place. (Wyndhurst is 30 feet and 22 feet from two adjacent buildings on Preston Place.)
- **Massing and Footprint:** Relate to the majority of the surrounding historic dwellings.
 - Not including the adjacent apartments [with a footprint of 42,50 square feet], the average footprint is 2,085 square feet, ranging from 961 square feet to 4,404 square feet. [Three building exceed 3,500 square feet.]
 - The proposed building will have a footprint of approximately 3,523 square feet.
- **Height and Width:** Keep the height and width within a maximum of 200 percent of the prevailing height and width.
 - **Height.** The prevailing height is two stories, with the adjacent apartments at four stories. The recommended max height of the new building would be four stories.
 - The proposed building will be three stories.
 - **Width.** Not including the adjacent apartments [150 feet facing Grady Avenue and 100 feet facing Preston Place], the average building width is 54 feet, ranging between 32 feet and 104 feet. The recommended max width of the new building would be 108 feet.

- The proposed building will be approximately 58 feet wide, facing Preston Place.

Materials and Design

- Roofing: Flat roofs may be appropriate on a contemporary designed building.
 - The new building will have a flat roof.
- Screen rooftop equipment:
 - The new building's rooftop mechanical units will be within the brick parapet.
- Windows and Doors: Openings generally are recessed on masonry buildings—new construction should follow this; wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction.
 - Doors and windows will be Marvin Ultimate Clad Exterior. Doors will have insulated glass with applied grilles and internal space bars. Windows will be single-lite casements with insulated glass.
 - Elevations indicates locations of doors with balconies versus those without.
 - Note: Applicant's submittal does not indicate the glass specification. The Design Guidelines recommend that glass should be clear, which the BAR established as having a VLT of not less than 70%. Glass for manufactured residential windows and doors typically VLTs in the high 50s to low 60s.

In 2018, the BAR clarified this recommendation to the consideration of alternatives to the 70% VLT minimum; that subsequent decisions be guided by the project's location, the type of windows and location on the building, the fenestration design, energy conservation goals, and the intent of the architectural design.

- Materials and Textures: Materials should be compatible with neighboring buildings.
 - Of the neighboring structures: seven are brick; six have wood siding or shingles; two are stucco; 10 have shutters.
 - The proposed building features brick with copper panels. Some of the balcony doors will be enclosed by shutters.
- Color Palette: Colors should be compatible with adjacent buildings, not intrusive.
 - Neighboring structures include red brick, painted stucco, stained shingles, and painted siding—painted features are primarily light colors. Trim is predominantly white. Shutters are dark. The existing apartment building include stone columns and corner blocks.
 - The proposed palette features the grays, greens and black.
- Details and Decoration: Reduce the mass using articulated design details.
 - The facades are articulated by the fenestration and balconies, the central atrium (on the west elevation), the broken parapet, and the color variations of the stucco wall sections.

Site Design, Landscaping, Lighting

- Plantings: Retain existing trees, especially street trees; protect significant existing trees and other plantings.
 - At the street, two Deodora cypress (30” and 36” caliper) will be retained.
 - A 36” oak will be removed.
 - Nine new trees will be planted on the site.
- Lighting: Use light levels that provide for adequate safety, yet do not overly emphasize the site or building.
 - Proposed fixtures are *available* with lamping that is consistent with the BAR’s established guidelines: Dimmable; Color Temperature not to exceed 3,000K; Color Rendering Index of not less than 80, preferably not less than 90. BAR should establish a condition that all lamping used will comply.
- Parking Areas and Lots: Screen parking lots from streets.
 - Proposed parking is underground, accessible through a side entrance.
 - Surface spaces for three vehicles at the side and rear corner of the new building.
 - Width of proposed driveway is narrower than required by Code. City Code Section 34-972(a)(5) allows for the BAR to make recommendations [to the city traffic engineer] regarding modifications in the required driveway entrance widths.

Regarding prior BAR actions

In October 2019, the BAR denied a CoA to construct a parking lot at this site. December 2019, upon appeal, City Council upheld the BAR’s action. The following summary may be helpful. (The formal record begins on page 299 of:

http://weblink.charlottesville.org/public/0/edoc/794415/AGENDA_20191202Dec02.pdf)

In denying this CoA request, the BAR cited the ADC District Guidelines for Site Design and Elements (Chapter II). The BAR noted the direction provided in the Introduction (section A): “The relationship between a historic building and its site, landscape features, outbuildings, and other elements within the property boundary all contribute to a historic district’s overall image. Site features should be considered an important part of any project to be reviewed by the Board of Architectural Review.” The BAR noted that the request conflicts with the provisions of Parking Areas and Lots (section F), including: “4. Avoid creating parking areas in the front yards of historic building sites.” “8. Provide screening from adjacent land uses as needed.” And “10. Select lighting fixtures that are appropriate to a historic setting.”

The BAR cited guidance from the Secretary of the Interior's Standards for the Treatment of Historic Properties [aka Secretary’s Standards], which are included by reference in the ADC District Guidelines. Specifically, from Alterations and Additions for a New Use (page 146), the Secretary’s Standards recommend against “Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed.”

The BAR cited sections of the City Code for Historical Preservation and ADC Districts. Specifically, Sec. 34-271 - Purposes: The City of Charlottesville seeks, through the

establishment of its several historic districts and through the protection of individually significant properties, to protect community health and safety, to promote the education, prosperity and general welfare of the public through the identification, preservation and enhancement of buildings, structures, landscapes, settings, neighborhoods, places and features with special historical, cultural and architectural significance. To achieve these general purposes, the City of Charlottesville seeks to pursue the following specific purposes: ... (2) To assure that, within the city's historic districts, new structures, additions, landscaping and related elements will be in harmony with their setting and environs[.]

Staff Recommendations

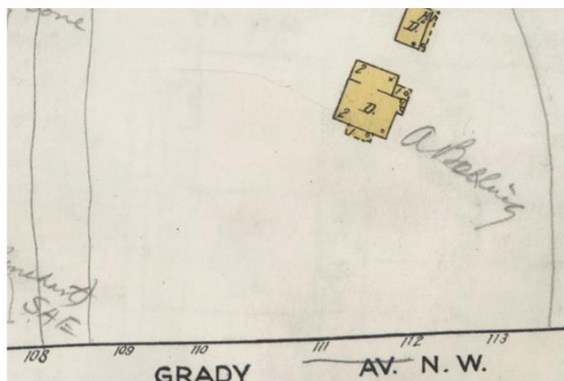
If approval is considered, staff recommends the following conditions:

- Requiring that all lamping be dimmable, if that option is available with the specified light fixtures, the Color Temperature not exceed 3,000K, and the Color Rendering Index is not less than 80, preferably not less than 90.
- Underground the new electrical service.
- During construction, protect the existing stone walls and curbs within the public right of way. Provide documentation prior to construction. If damaged, repair/reconstruct to match prior to final inspection.
- Recommendation [to the city traffic engineer] on the proposed driveway width.

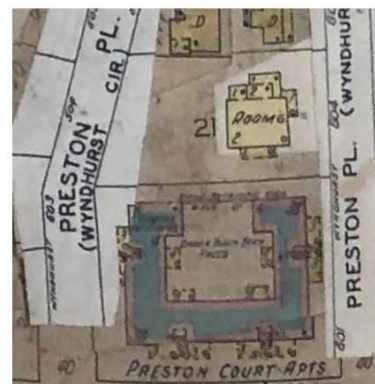
No site plan has been submitted for the proposed new work. During the site plan review process, it is not uncommon to see changes that alter the initial design. In considering an approval of the requested CoA, the BAR should be clear that any subsequent revisions or modifications to what has been submitted for that CoA will require a new application for BAR review.

Additionally, the 1920 and c1965 Sanborn maps indicate this site has been undisturbed for at least the last 100 years. The City's Comprehensive Plan recommends that during land disturbing activities in areas likely to reveal knowledge about the past developers be encouraged to undertake archeological investigations. Additionally, the Secretary's Standards, as referenced in the Design Guidelines, recommends that archeological resources should be protected, with mitigation measures should they be disturbed. A Phase I archeological level survey would be appropriate at this site.

1920 Sanborn



c1965 Sanborn



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 new construction at 605 Preston Place satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted[.]

... as submitted [with the following modifications: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new construction at 605 Preston Place does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and for the following reasons the BAR denies the application as submitted: ...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) 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 design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) 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;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Sec. 34-282. - Application procedures.

- (d) ... The following information and exhibits shall be submitted along with each application:
 - 1) Detailed and clear descriptions of any proposed changes in the exterior features of the subject property, including but not limited to the following: the general design, arrangement, texture, materials, plantings and colors to be used, the type of windows, exterior doors, lights, landscaping, parking, signs, and other exterior fixtures and appurtenances. The relationship of the proposed change to surrounding properties will also be shown.
 - 2) Photographs of the subject property and photographs of the buildings on contiguous properties.

- 3) Samples to show the nature, texture and color of materials proposed.
- 4) The history of an existing building or structure, *if requested* by the BAR or staff.
For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form) depicting the site, and all buildings and structures to be located thereon, as it will appear upon completion of the work that is the subject of the application.

Pertinent ADC District Design Guidelines

(The following excerpts are for reference only, not in lieu of the complete guidelines.)

Chapter I – *Introduction*

http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf

http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf

This property is within subarea c (Preston Place) of the Rugby Road-University Circle-Venable Neighborhood ADC District: A moderate scale single family residential neighborhood constructed in the 1920s and 1930s with the exception of Wyndhurst (605 Preston Place), built in 1857, which was the original farmhouse on the property; porches, brick, wood frame, variety of architectural styles, deep setbacks, wooded lots.

Chapter II – *Site Design and Elements*

http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

A. Introduction

The relationship between a historic building and its site, landscape features, outbuildings, and other elements within the property boundary all contribute to a historic district’s overall image. Site features should be considered an important part of any project to be reviewed by the Board of Architectural Review.

The resulting character of many of the residential streets in the historic districts is one of lush plantings and mature shade trees. While there may be much variety within the house types and styles along a particular street, the landscape character ties together the setting and plays an important role in defining the distinctiveness of the districts.

When making changes to a property within one of the historic districts, the entire site should be studied to better understand its original design and its context within its sub-area. When planning changes to a site in a historic district, create a new plan that reflects the site traditions of the area and that fits the scale of the lot. Consider using different types and scales of plantings that will create scale, define edges and enclose outdoor spaces of the site. The following sections provide more specific guidance.

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.

- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 7) Consider motion-activated lighting for security.

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.

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

F. Parking Areas and Lots

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

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.

Chapter III – *New Construction and Additions*

http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf

A. Introduction

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville’s historic 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. These criteria are all important when considering whether proposed new buildings are

appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary.

For instance, setback and spacing between buildings may be more important than roof forms or materials since there is more variety of the last two criteria on most residential streets. All criteria need not be met in every example of new construction although all criteria should be taken into consideration in the design process. When studying the character of a district, examine the forms of historic contributing buildings and avoid taking design cues from non-contributing structures.

There may be the opportunity for more flexibility in designing new buildings or making an addition depending on the level of historic integrity of a particular area. Some parts of the historic districts retain a high degree of their original historic character. In these areas care should be taken to ensure that the new design does not visually overpower its historic neighboring buildings. In other areas where there are more non-contributing structures or more commercial utilitarian buildings, new designs could be more contemporary and the Board of Architectural Review (BAR) may be more flexible in applying these guidelines.

2. Flexibility

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic 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.

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

b. Residential Infill

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

B. Setback

- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and Footprint

- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

E. Height and Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

F. Scale

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. Roof

1) Roof Forms and Pitches

- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

3) Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- c. The screening should not appear as an afterthought or addition the building.

H. Orientation

- 1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
- 2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

Note: In August 2018, the BAR clarified this recommendation as follows: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

J. Porches

- 1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. Street-Level Design

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation and Cornice

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary's Standards offers the following guidance for alterations and additions for a new use:

Recommended

- Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.
- Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.
- Removing non-significant buildings, additions, or site features which detract from the historic character of the site.
- Locating an irrigation system needed for a new or continuing use of the site where it will not cause damage to historic buildings.

Not recommended

- Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the building site if landscape features and plant materials are removed.
- Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.
- Removing a historic building in a complex of buildings or removing a building feature or a landscape feature which is important in defining the historic character of the site.
- Locating an irrigation system needed for a new or continuing use of the site where it will damage historic buildings.

Appendix

Prior BAR Reviews

August 14, 2017 – BAR approved moving [to 506-512 Preston Place] the house, porch, chimneys, and east side additions located at 605 Preston Avenue and demolition of the rear additions.

June 18, 2019 – Request to construct a 25-space parking lot in the rear yard of the historic structure. The BAR moved to accept the applicant’s request for deferral (9-0).

http://weblink.charlottesville.org/public/0/edoc/791143/2019-06_605%20Preston%20Place_BAR.pdf

http://weblink.charlottesville.org/public/0/edoc/792645/2019-06_Meeting%20Minutes_BAR.pdf

October 15, 2019 – BAR denied CoA request to construct parking lot in the rear yard of the historic structure. (December 2019 – Council denied applicant appeal.)

http://weblink.charlottesville.org/public/0/edoc/791778/2019-10_605%20Preston%20Place_BAR.pdf

http://weblink.charlottesville.org/public/0/edoc/792649/2019-10_Meeting%20Minutes_BAR.pdf

Application

- Submittal: Mitchel Matthews Architects drawings *605 Preston Place*, dated September 27, 2021:

Cover	SK-380 Elevation North
SK-44 Zoning	SK-382 View SE
Survey, Existing Conditions	SK-383 View SW
View West, Existing Conditions	SK-384 View West
View SW, Existing Conditions	SK-387 View Entry
View SE Existing Conditions	SK-388 Material Palette
Description	SK-389 Material Palette
SK-364 Site Plan	Brick Series
SK-366 Plantings & Paving	Lighting Plan
SK-367 Floor Plan, Parking Level	Lighting Plan
SK-368 Floor Plan, Typical	Lighting Product Sheets - fixtures A, B
SK-370 Elevation West	Lighting Product Sheets - fixture C
SK-371 Elevation West	Appendix (cover sheet)
SK-372 Elevation South	Arborist’s Evaluation Ash Tree at NW corner
SK-373 Elevation South	Wyndhurst West Terrace, Existing Conditions
SK-374 Elevation South (some shutters closed)	Neighborhood Context, Outer Ring
SK-377 Elevation East	Neighborhood Context, Inner Ring
SK-378 Elevation East	Precedent, Altamont Cir. & University Cir. Apts
SK-379 Elevation North	Precedent, Park Lane Apts

Architectural And Historic Survey



Identification

STREET ADDRESS: 605 Preston Place
MAP & PARCEL: 5-111
CENSUS TRACT AND BLOCK: 2-502
PRESENT ZONING: R-3
ORIGINAL OWNER: Sally Ann McCoy, et al
ORIGINAL USE: Residence
PRESENT USE: Rental Property (4 apartments)
PRESENT OWNER: Preston Court, Inc.
ADDRESS: c/o Mrs. J. L. Hartman
Box 254
Charlottesville, Virginia

HISTORIC NAME: Wyndhurst
DATE / PERIOD: 1857
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 100' x 171.7' (18,880 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1980
SOURCES: City/County Records
Mrs. J. L. Hartman

ARCHITECTURAL DESCRIPTION

Wyndhurst is a typical 2-storey, 3-bay, double-pile white weatherboarded house with Greek Revival details. It is set on a high foundation of brick laid in 5-course American bond. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice. Capped chimneys centered between the two rooms on each side of the central hall serve fireplaces in all the original rooms. Windows are double-sash with architrave trim and black louvered shutters, 6-over-9 light at the first level and shorter 6-over-6 light at the second. A one-storey entrance porch covers the center bay of the facade. It has a low-pitched hip roof with boxed cornice and plain frieze, four square pillars with inset panels, and a simple balustrade. The 4-paneled Greek Revival style entrance door has sidelights over panels and a rectangular transom. Interior doors are also 4-paneled with architrave trim. Ceilings are quite high. A 3-flight open stair with turned newels and simple balustrade rises from the extremely wide central hall. A small one-storey addition with bowed end covers the south (front) bay of the east elevation. Its windows are 6-over-6 light. A one-storey enclosed sun parlor with wide 8-over-8 light windows covers the north bay of the east elevation. These two additions are connected by a one-storey hyphen and both have foundations of brick laid in stretcher bond. A complex series of one- and two-storey additions covers the rear elevation. They are weatherboarded and set on cinderblock and concrete foundations. Some windows are 2-over-2 light. There is one circular-headed window at the second level.

HISTORICAL DESCRIPTION

In 1857 Sally Ann McCoy et al purchased a 102 $\frac{1}{4}$ -acre tract that had been part of the Opie Norris estate (ACDB 56-214). Tax records indicate major construction activity, probably this house, in 1857. She sold the entire farm to Thomas L. and Anna M. Preston in 1863 (ACDB 61-156). The house was raided by Union soldiers during the brief occupation of Charlottesville in March 1865. The farm was subdivided in 1892, (Preston Heights plat ACDB 97-346), reserving ten acres with the house. After the deaths of Colonel and Mrs. Preston, that was also subdivided (City DB 34-28 and 478). The house had four owners between 1919 and 1930 when it was purchased by Charity S. Pitts (Mrs. William Pitts) (DB 70-489). For many years Mrs. Pitts operated a popular boarding house for University students. The east side additions and the first two-storey rear addition had been made by the Prestons; most of the others were probably made by Mrs. Pitts. Preston Court, Inc., which had built Preston Court Apartments on what had originally been Wyndhurst's front lawn, bought the house when Mrs. Pitts retired in 1970 (DB 314-104) and divided it into four apartments, retaining most of the original fabric. Additional References: ACDB 106-139, 126-130; ACWB 32-95; City DB 30-396, 34-349, 35-305, 57-334, 58-358, 59-485.

SIGNIFICANCE

Wyndhurst was the manor house of the 100-acre farm now comprising the Preston Heights section of the city. It was raided by Yankee soldiers during the brief occupation of Charlottesville in March 1865. It is a large vernacular structure with Greek Revival details.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File No. 104-130
Negative no(s). 7218

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also attached sheet)

Street address **605 Preston Place**
Town/City **Charlottesville**

Historic name **Wyndhurst** Common name _____

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco cast iron
 - concrete block terra cotta
 - enameled steel glass and metal
 - other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½	<input type="checkbox"/> shed <input type="checkbox"/> mansard	<input type="checkbox"/> slate <input type="checkbox"/> tile
<input type="checkbox"/> 1½ <input type="checkbox"/> 3	<input type="checkbox"/> gable <input type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin
<input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> pediment <input type="checkbox"/> parapet	<input type="checkbox"/> composition <input type="checkbox"/> not visible
	<input checked="" type="checkbox"/> hipped <i>low</i> <input type="checkbox"/> flat	<input checked="" type="checkbox"/> standing seam metal
	<input type="checkbox"/> other: _____	<input type="checkbox"/> other _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7
<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____	<input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8
<input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input checked="" type="checkbox"/> 3 <i>main block</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Half-length front veranda with four square wooden posts and flattish roof.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Vernacular** Date **c. 1857** Architect/builder _____

Location and description of entrance **Central entrance with top- and side-lights.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

The original main block is one of the earliest buildings in the Rugby Road Historic District. Built c. 1857, it conforms to the standard "I-house" form, having two interior brick chimneys and a double-pile central-passage plan. The north end wing with curved end dates to the early 20th century. Several additions extend at the rear.

Historical information

Known as Wyndhurst in the 19th century (?), this building was used as a boarding house by a Mrs. Pitt from c. 1930-1970.

Ch'ville City Directories; tax books; Eugenia Bibb. Source



605 PRESTON PLACE

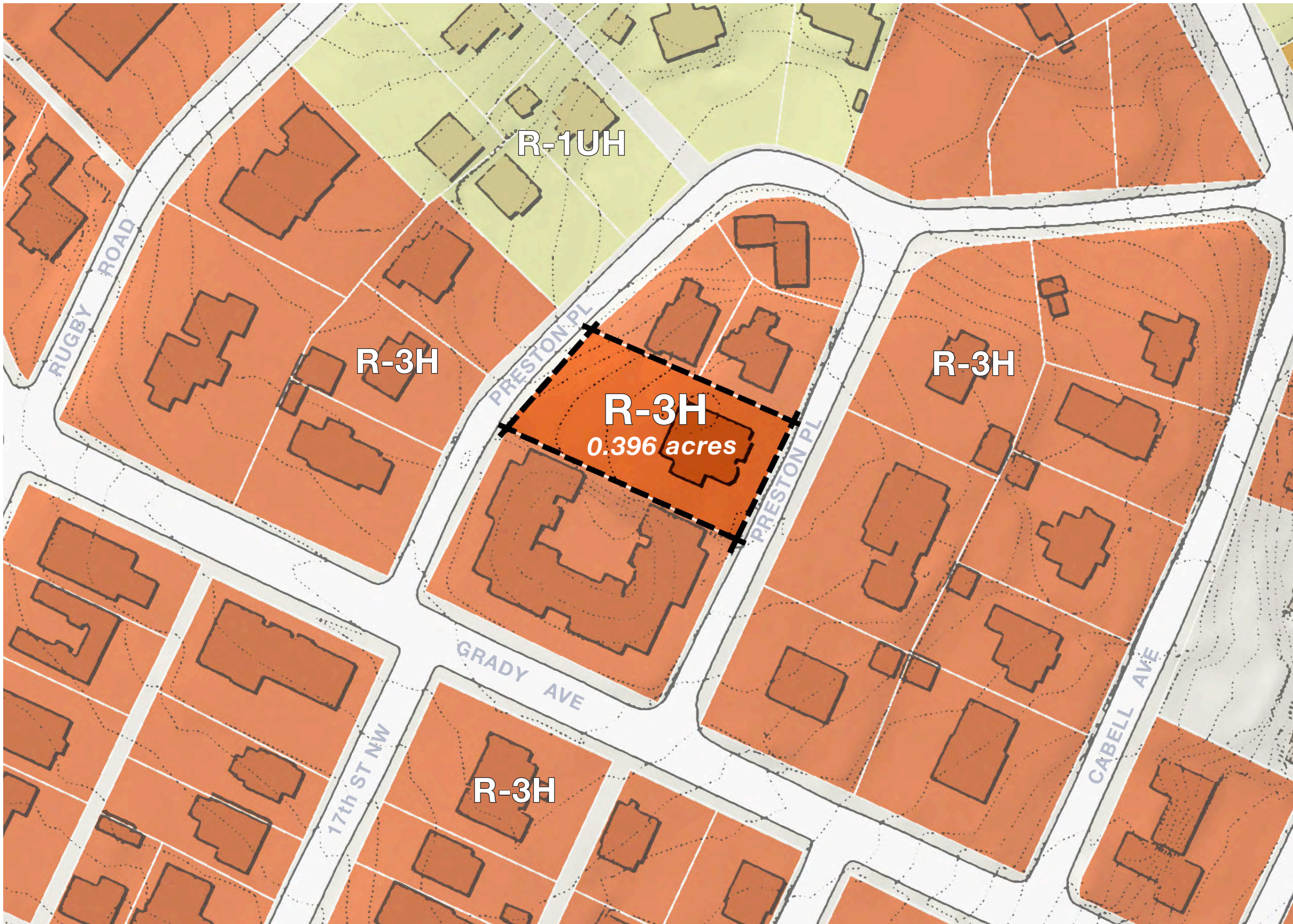
C H A R L O T T E S V I L L E , V A

BAR REVIEW

MITCHELL MATTHEWS ARCHITECTS

September 27, 2021

**PROGRESS
DRAFT**



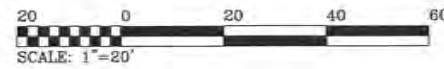
Location	605 Preston Place
Area	0.396 acres (17,250 SF)
Zone	R-3H
Residential Units	up to 21 DUA (by right)
Parking	Two bedroom apt. or smaller: 1 space Three or Four bedroom apt.: 2 spaces
Height	45 feet (max)
Setbacks (front)	17.5 feet (average of neighboring properties)
Setbacks (side)	1 ft per 2 ft height (10' min)
Setbacks (rear)	na (double frontage lot - no rear yard)

ZONING SUMMARY

All grades, counts and quantities are approximate and will change as design proceeds.

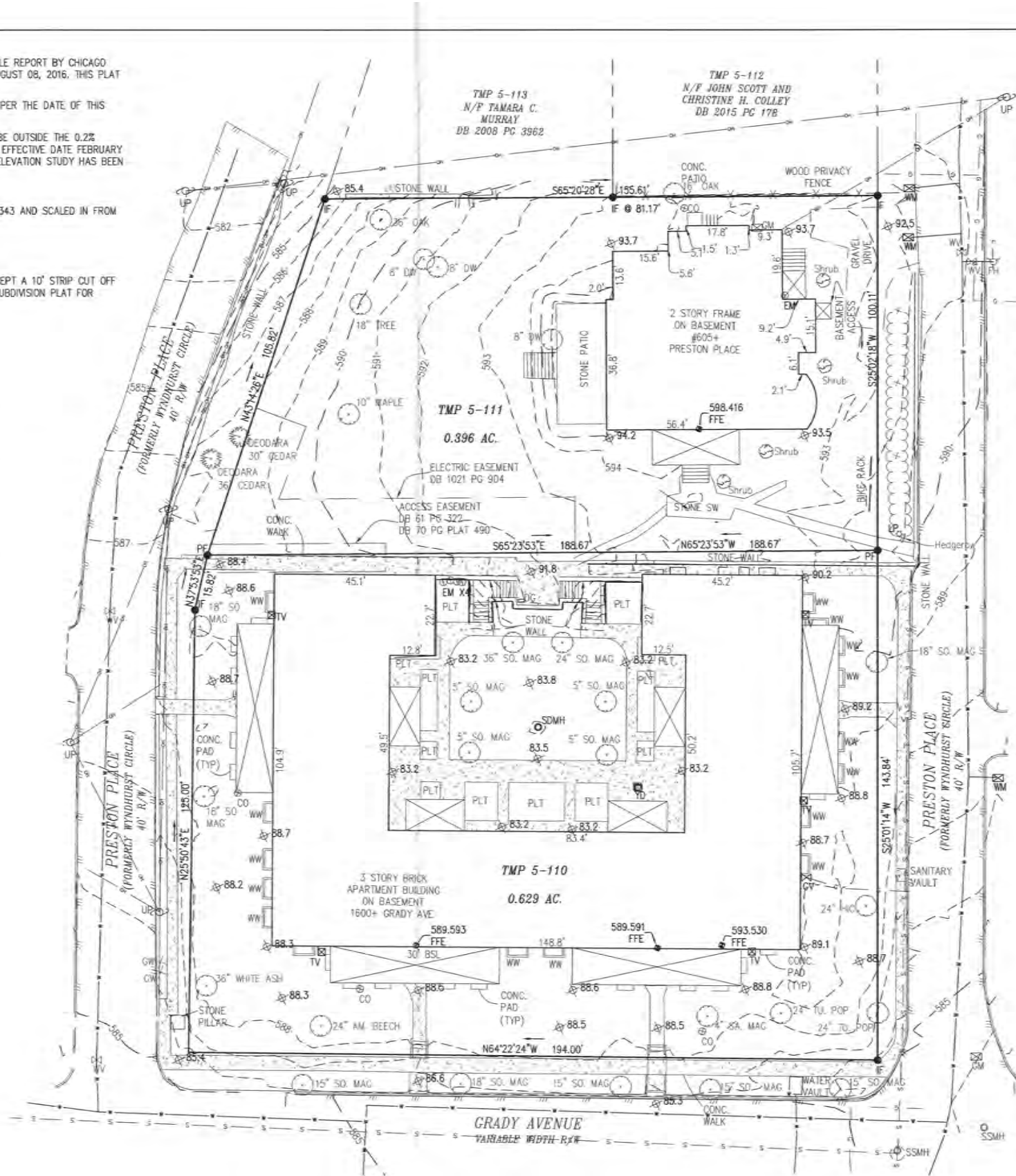
1. A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. PROPERTY IS ZONED R-3H.
5. UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.
6. OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP
7. SOURCE OF TITLE: DB 2016 PG 3665.
8. SUBJECT PROPERTY IS COMPRISED OF LOTS 25 AND LOT 26, LESS AND EXCEPT A 10' STRIP CUT OFF THE NORTHERN SIDE OF EACH LOT, OF PRESTON PLACE SUBDIVISION. THE SUBDIVISION PLAT FOR PRESTON PLACE CAN BE FOUND IN DEED BOOK 34, PAGE 478.
9. ONE FOOT CONTOUR INTERVAL
10. VERTICAL DATUM: NAVD 88

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.D. SEWARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-18-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



LEGEND

AM	AMERICAN BEECH
BSL	BUILDING SETBACK LINE
IF	IRON PIN FOUND
PF	PIPE FOUND
CO	SANITARY CLEAN-OUT
EM	ELECTRIC METER
G	UNDERGROUND GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
LP	LAMP POST
OH	OVERHEAD UTILITY
PLT	PLANTER
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
YD	YARD DRAIN
SO. MAG	SOUTHERN MAGNOLIA
SA. MAG	SAUCER MAGNOLIA
TU. POP	TULIP POPLAR
HC	HICKORY
DW	DOGWOOD
DC	DRAIN GRATE



Dominion Engineering
 172 South Parkers Drive
 Charlottesville, VA 22911
 434.979.7550 (p)
 434.979.1161 (f)
 dominioneng.com

COMMONWEALTH OF VIRGINIA
 W.D. SEWARD
 Lic. No. 1534
 11-18-2016
 LAND SURVEYOR

NO.	REVISIONS: DESCRIPTION	DATE	CHECKED BY:

SCALE: AS SHOWN
 DRAWN BY: SDD
 CHECKED BY: WDS

PROJECT TITLE:
**TOPOGRAPHIC SURVEY
 TAX MAP 5
 PARCEL 110 & 111
 CITY OF CHARLOTTESVILLE, VIRGINIA**

PROJECT NO: 16.0092
 SHEET NO:
V1
 1 OF 1
 DATE: NOVEMBER 18, 2016



605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW WEST EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

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605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SW EXISTING CONDITIONS

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09.27.2021

VIEW SE EXISTING CONDITIONS

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The proposed new building is three stories over a parking level below grade. It is located to the west of the Wyndhurst house and to the north of the Preston Court Apartments.

The parking level is accessed from a new drive that connects to Preston Place at the northwest corner of the site.

Most parking spaces are concealed beneath the building, not visible from the street.

The two most prominent trees on the site-- mature Deodora cedars-- are to be protected during construction and remain.

Exterior mechanical/HVAC equipment will be located out of view behind parapets on the roof.

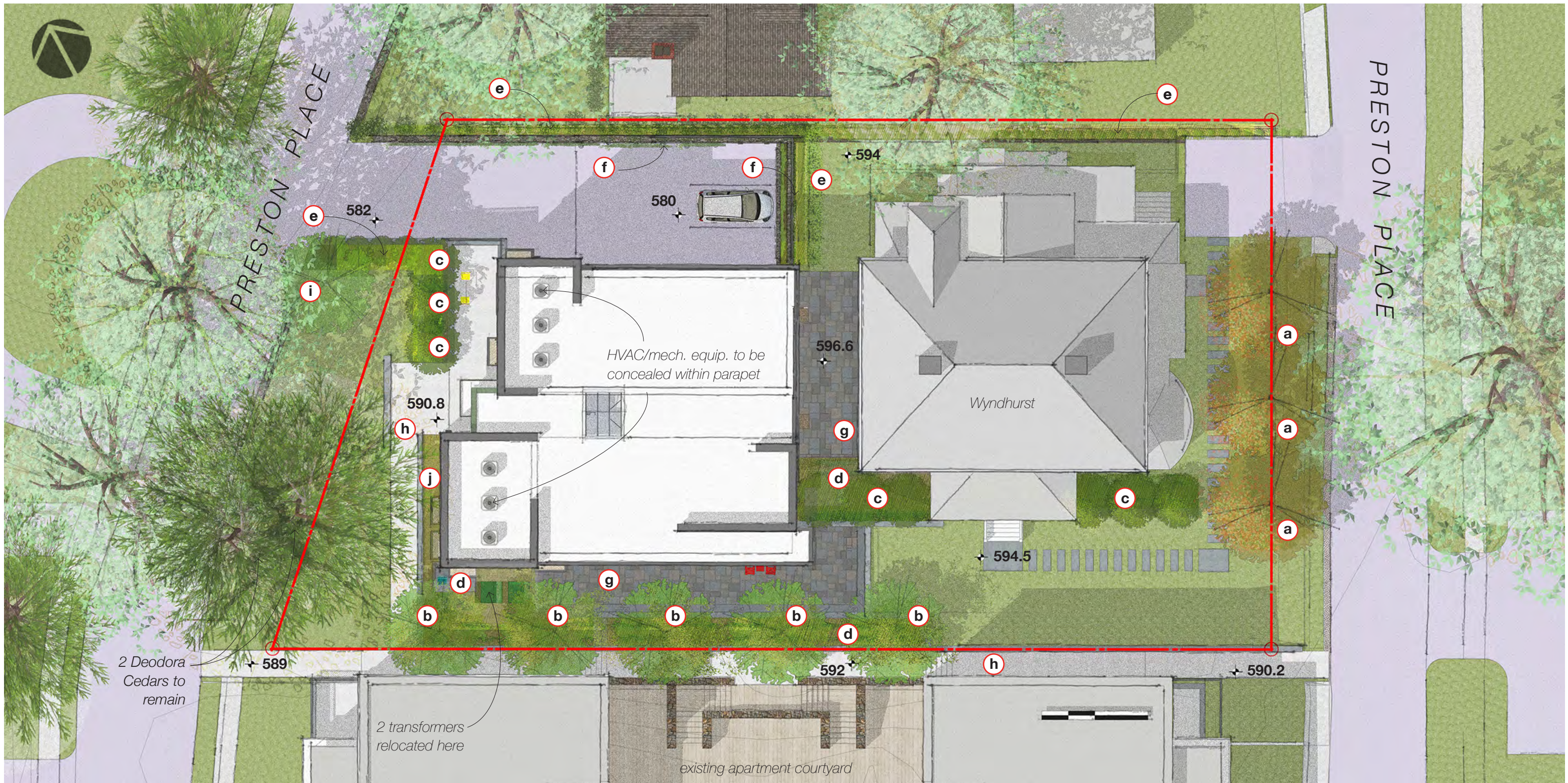
Trash cans will be stored at the basement parking level, concealed from public view.

Two transformers will be relocated farther into the site-- away from Preston Place-- and screened by plantings.

The site immediately adjacent to the historic Wyndhurst house will be minimally affected. The small lawn and narrow walk to the south of the house will be restored to their former conditions before renovation work on the Preston Court Apartments and Wyndhurst began.

Site/exterior lighting will be motion-activated and have a color temperature not to exceed 3000K with a color rendering index not lower than 80.

Other aspects of the proposal-- building materials, proportions, plantings, site walks, etc...-- are further illustrated in the pages that follow.



- a** *Nyssa Sylvatica (Blackgum)*
- b** *Gleditsia Triacanthos (Thornless Honeylocust)*
- c** *Chionanthus Virginicus (White Fringetree)*
- d** *Carex Appalachica (Appalachian Sedge)*
groundcover typical at planting beds
- e** *Physocarpus Opulifolius (Dart's Gold Ninebark)*
alternative: *Rhus Glabra (Smooth Sumac)*
- f** *Clematis Virginiana (Woodbine)* and *Aristolochia Macrophylla (Pipevine)*
hanging/crawling/climbing plants intended to partially cover walls
- g** *Bluestone Paving*
- h** *Concrete Walk*
- i** *Liriodendron Tulipifera (Tulip Poplar)*
- j** *Chionanthus Virginicus (White Fringetree)*
pruned as a shrub at front of southwest building face

PROGRESS
DRAFT

SITE PLAN

All grades, counts and quantities are approximate and will change as design proceeds.



a *Nyssa Sylvatica* (Blackgum)



c *Chionanthus Virginicus* (White Fringetree)



d *Carex Appalachica* (Appalachian Sedge)
alternative: *Carex Pennsylvania* (Pennsylvania Sedge)



b *Gleditsia Triacanthos* (Thornless Honeylocust)



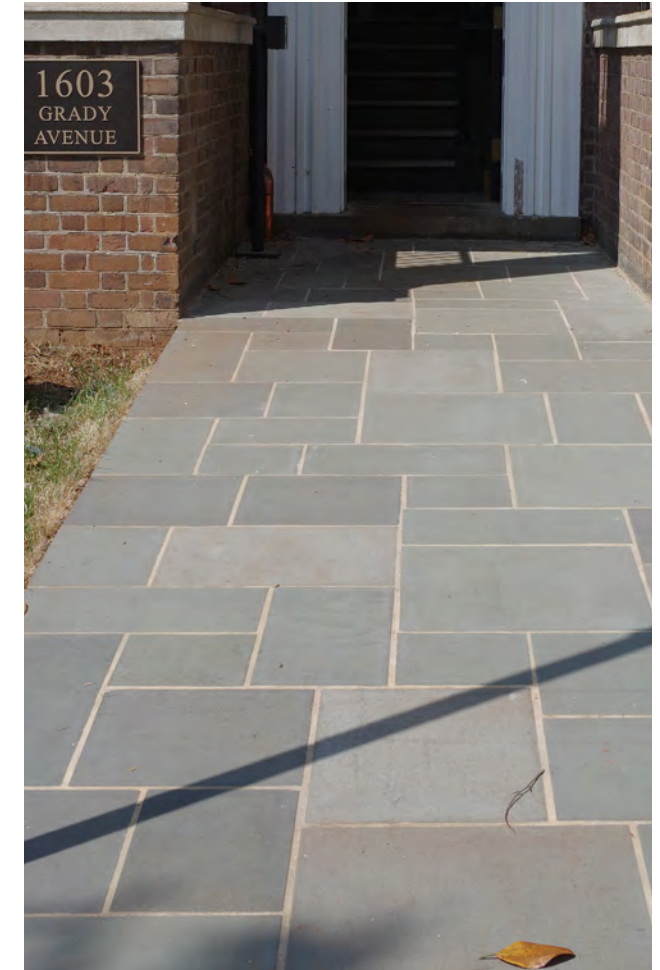
e *Physocarpus Opulifolius* (Dart's Gold Ninebark)
alternative: *Rhus Glabra* (Smooth Sumac)



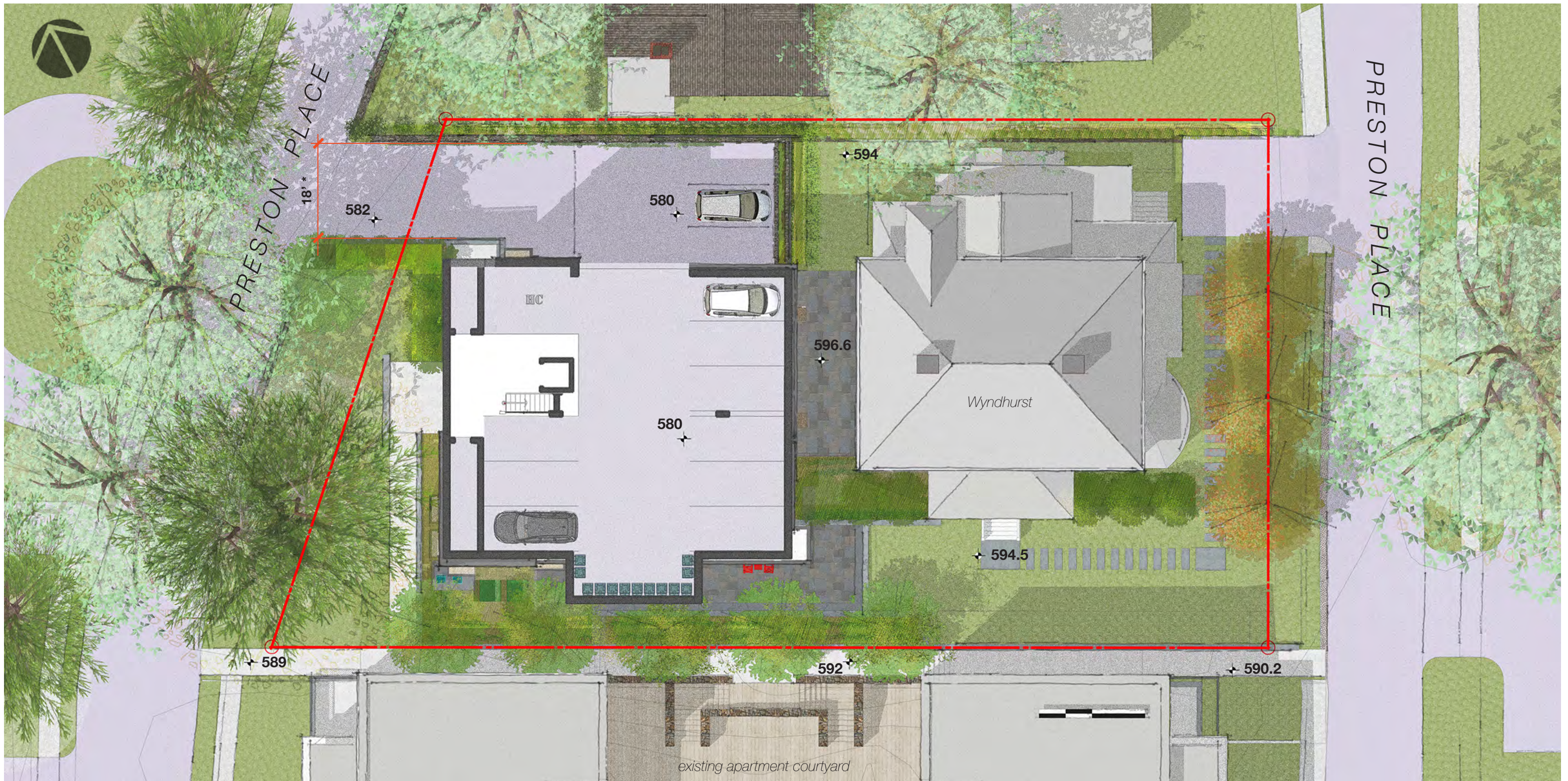
f *Clematis Virginiana* (Woodbine)



f *Aristolochia Macrophylla* (Pipevine)

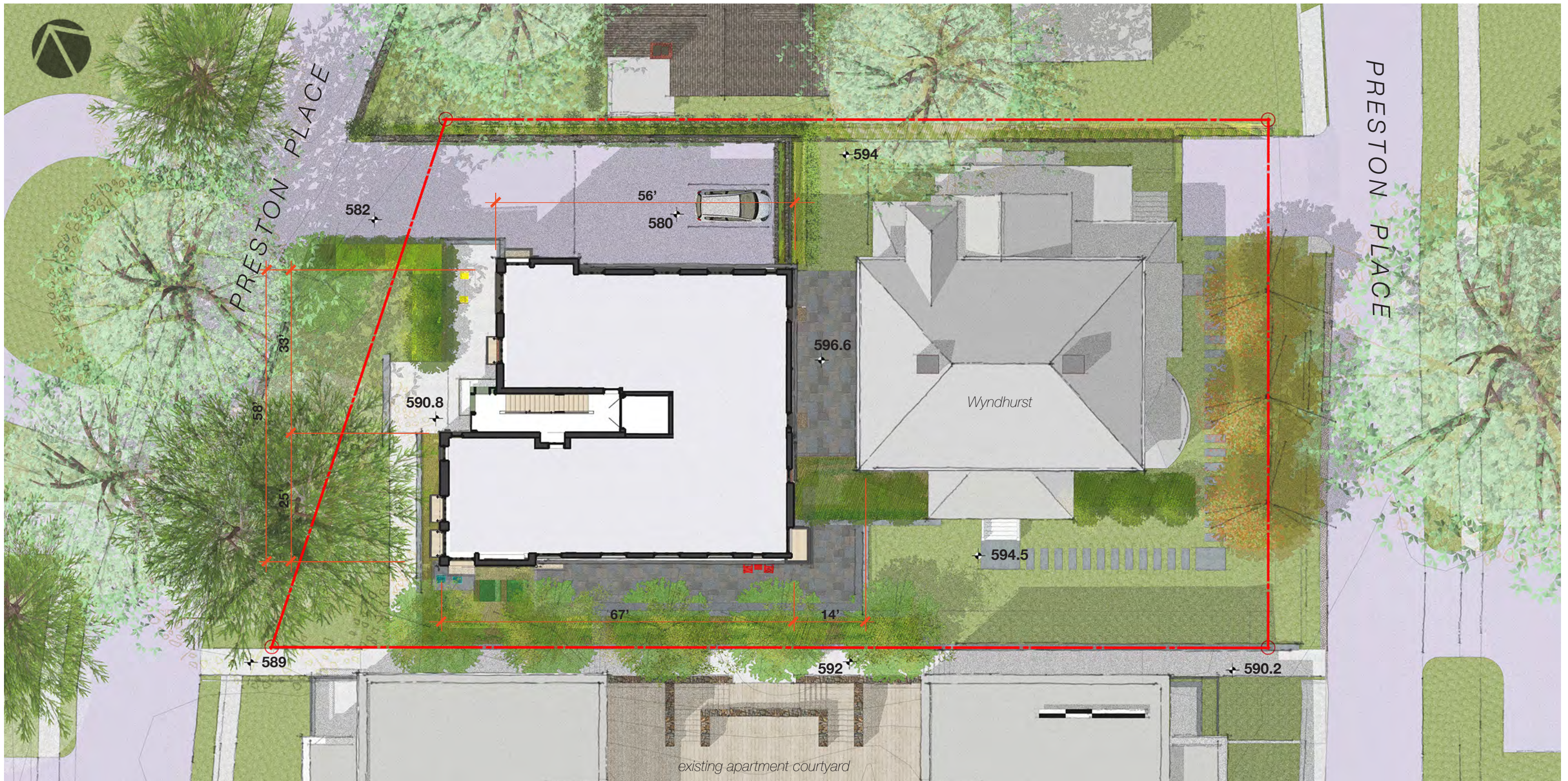


g Bluestone Paving



* Proposed width is narrower than ordinance allows-- pending zoning administrator's exception/approval

**PROGRESS
DRAFT**



**PROGRESS
DRAFT**

FLOOR PLAN typical

All grades, counts and quantities are approximate and will change as design proceeds.



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-370



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-371



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-372



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-373



**PROGRESS
DRAFT**



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH *(with shutters closed)*

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-374



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION EAST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-377



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION EAST

All grades, counts and quantities are approximate and will change as design proceeds.

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**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION NORTH

All grades, counts and quantities are approximate and will change as design proceeds.

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Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'

Parking Level 580'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION NORTH

All grades, counts and quantities are approximate and will change as design proceeds.

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**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SE

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605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SW

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS
DRAFT



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW ENTRY

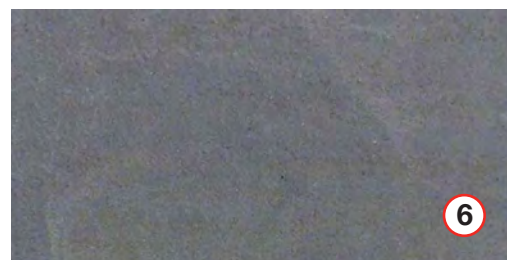
All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

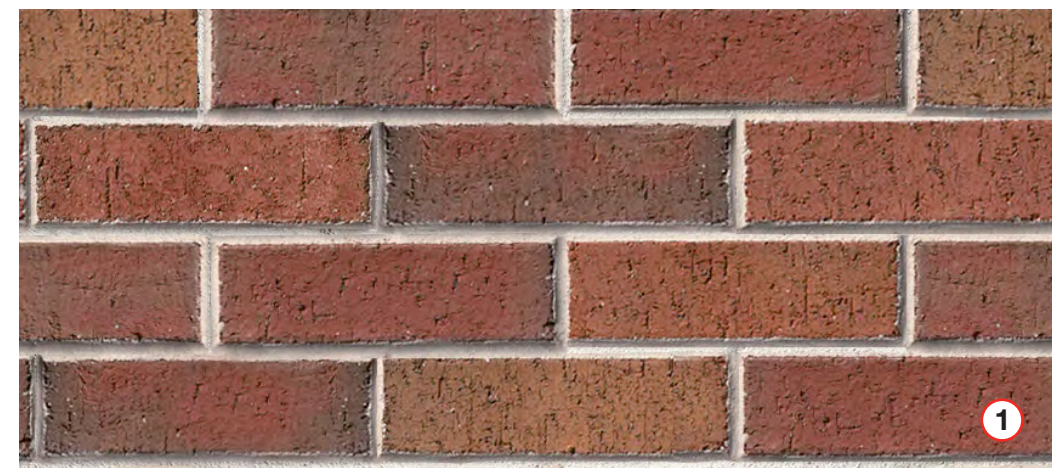
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© 2021

SK-387



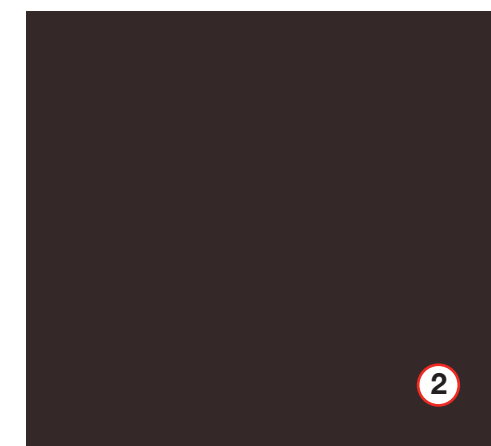
Bluestone wall caps
at site walls



Meridian Brick - mix of Red Wirecut Flashed & Flat Set (or similar)



Fieldstone Wall
(Western Maryland Thin or similar)



Custom Color
(Pantone 439C or sim.)
at all clad windows and french doors
+ exterior trim + metal fascias



Metal Railings
(dark gray color
similar to Pantone
4287C)



Custom Color
(Pantone 4101C or sim.)



Copper
(vertical seam panels -- treated to
produce a verdigris patina)

MATERIAL PALETTE

All grades, counts and quantities are approximate and will change as design proceeds.



Marvin Ultimate Clad Exterior Doors
(basis of design)

Simulated Divided Lites with
spacer bars

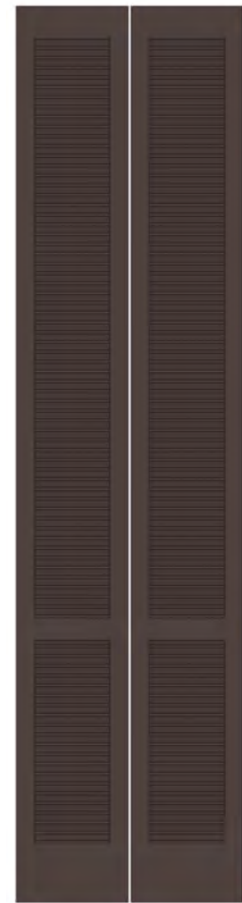
7/8" muntins

Clear glass

Square glazing profile

Contemporary swinging handles in
oil-rubbed bronze PVD finish

Marvin *Bahama Brown* metal clad
color similar to proposed color



**Operable bi-fold
metal shutter**

color to match
doors



**Marvin Ultimate Clad
Casement Windows**
(basis of design)

Single Lite

Clear glass

Square glazing
profile



Black Locust Decking (or similar)
(multi-coat clear finish)

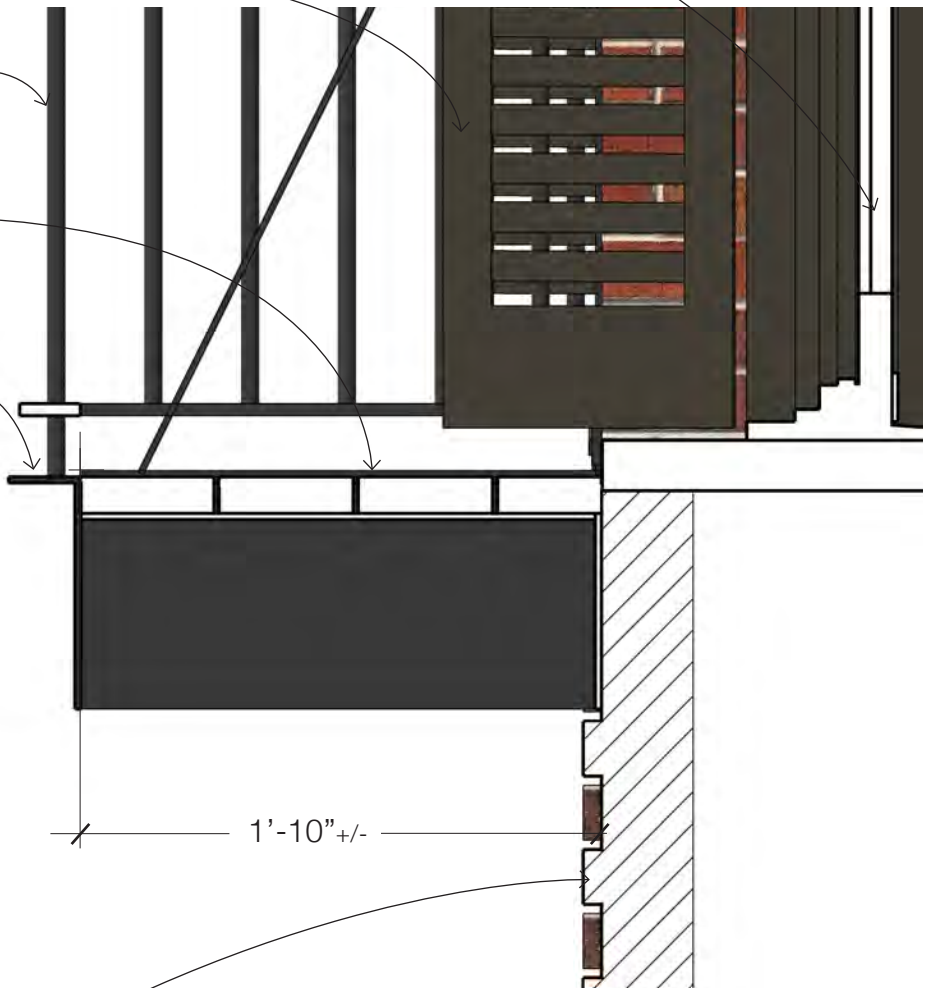
French inswing doors
(basis of design: Marvin
Ultimate series)

operable metal shutters

metal railings (basis of
design: Julius Blum)

balcony deck boards

metal angle



1'-10" +/-

face of brick wall

Section through Balcony

< back

RED WIRECUT FLASHED

Columbia, SC Architectural Series [◀ PREV](#) [NEXT ▶](#)



Available Sizes (WxHxL):

Thin Brick: Available Made to Order

Modular: 3.5 x 2.25 x 7.625

Utility: 3.5 x 3.625 x 11.625

Closure: 3.5 x 3.625 x 7.625

Engineer: 3.5 x 2.75 x 7.625

Norman: 3.5 x 2.25 x 11.625

8x8 Wall Unit: 3.5 x 7.625 x 7.625

< back

FLAT SET RED BROWN FLASHED WIRECUT

Columbia, SC Architectural Series [◀ PREV](#) [NEXT ▶](#)



Available Sizes (WxHxL):

Thin Brick: Available Made to Order

Modular: 3.5 x 2.25 x 7.625

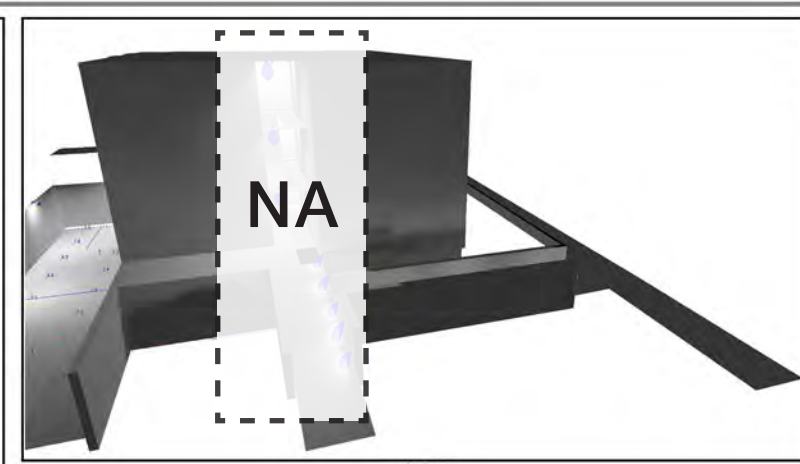
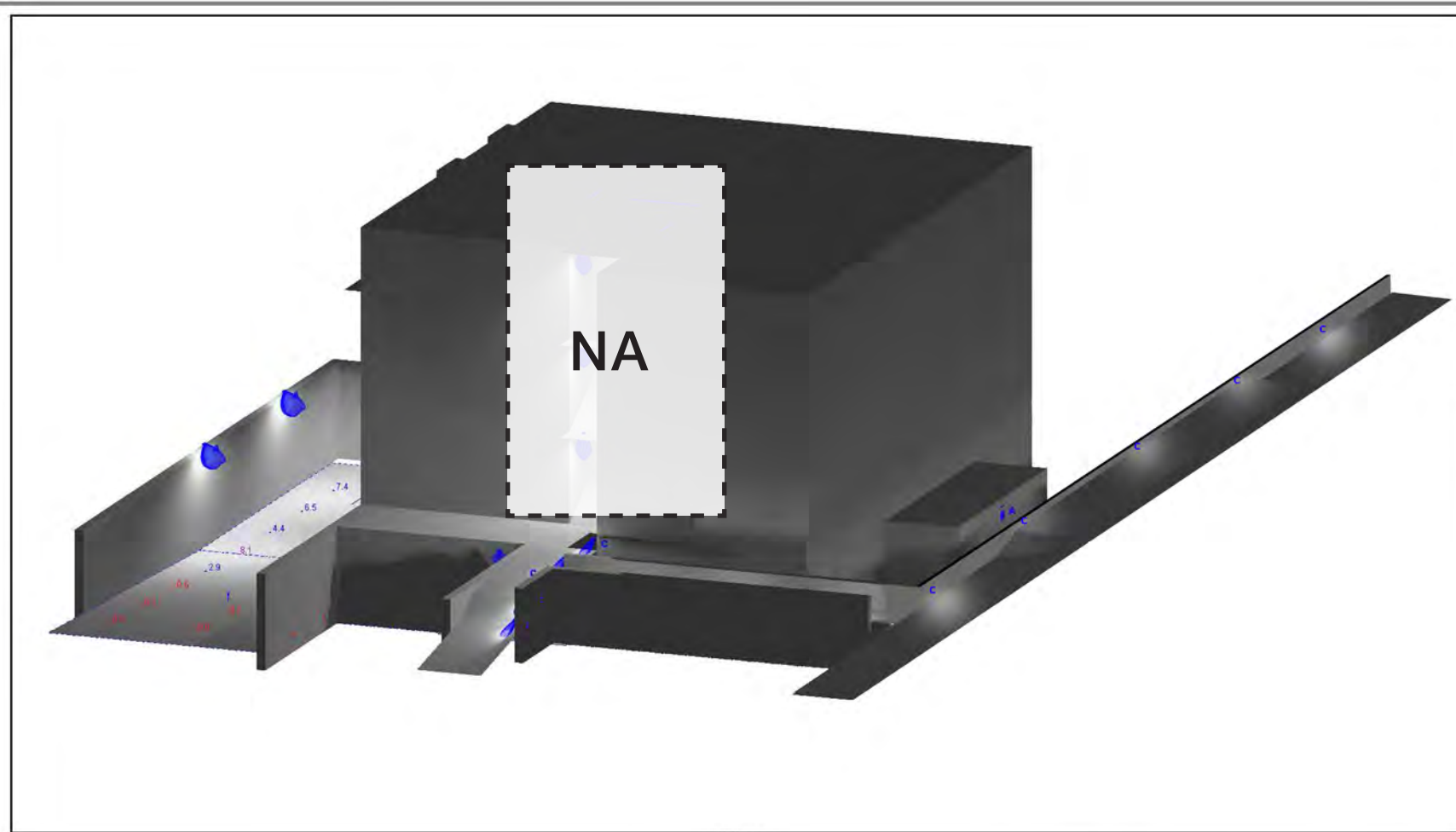
Utility: 3.5 x 3.625 x 11.625

Closure: 3.5 x 3.625 x 7.625

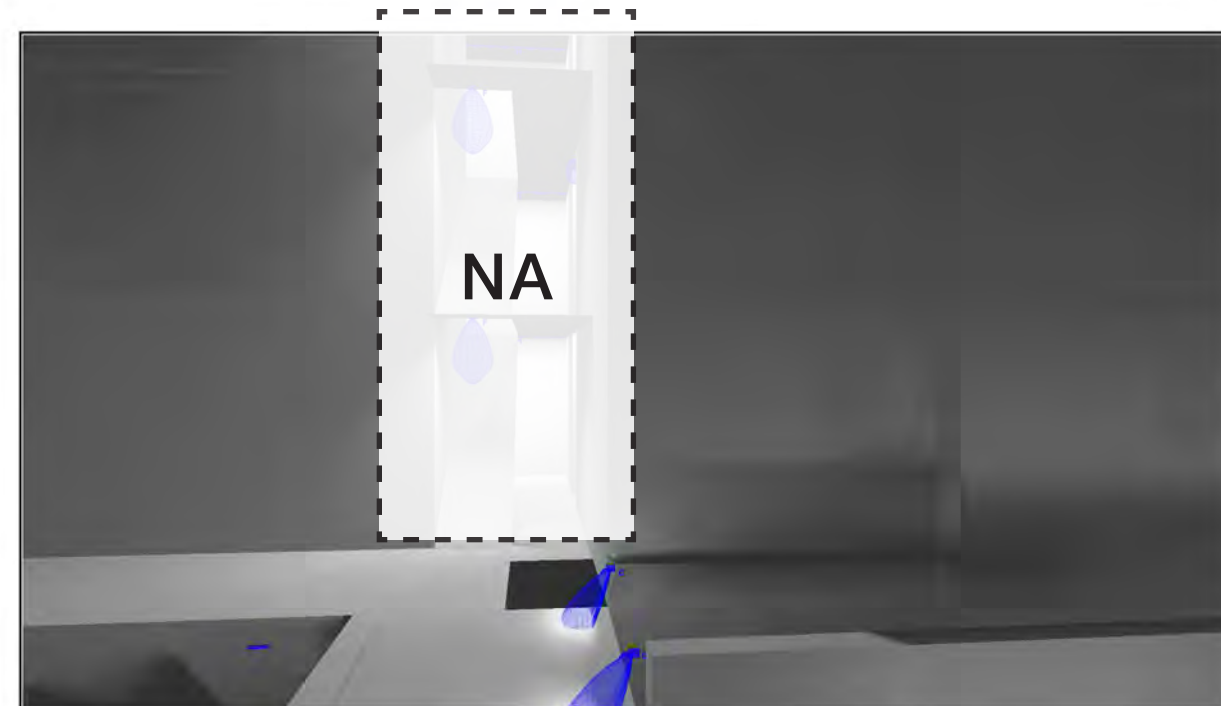
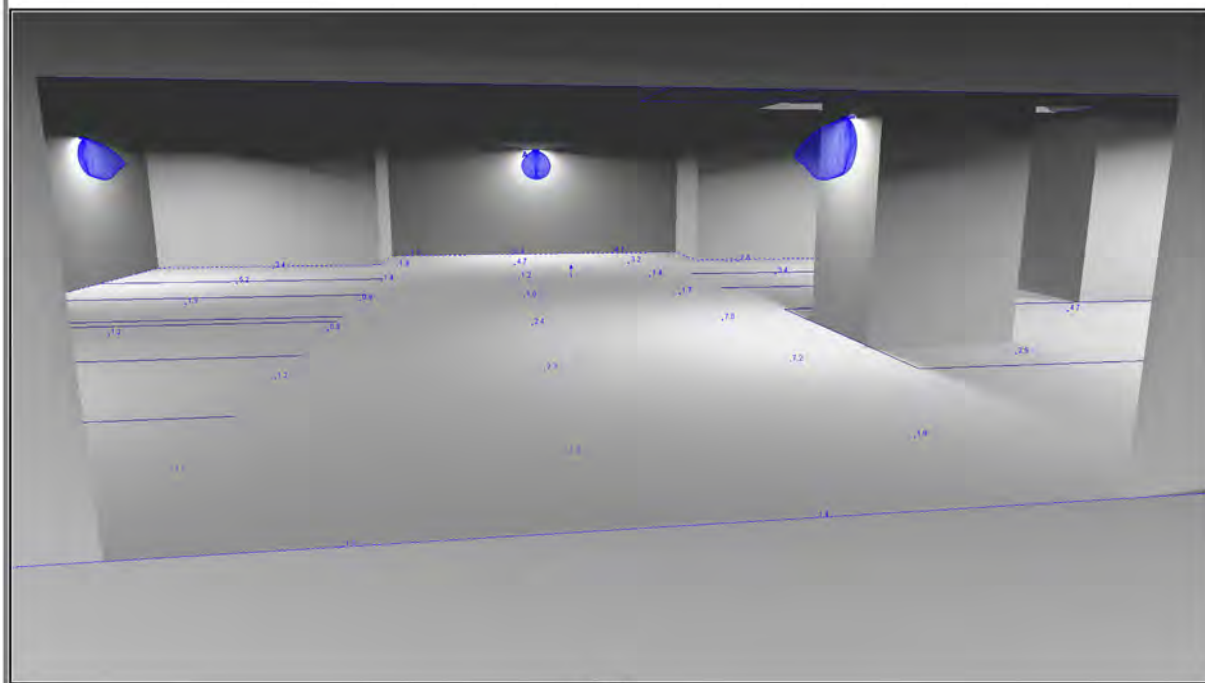
Engineer: 3.5 x 2.75 x 7.625

Norman: 3.5 x 2.25 x 11.625

8x8 Wall Unit: 3.5 x 7.625 x 7.625



PRESTON PLACE APARTMENTS LIGHTING PLAN



Designer
FLVA-BE
Date
04/22/2021
Scale
SEE DRAWING
Drawing No.
Summary
NFC

LIGHTING

All grades, counts and quantities are approximate and will change as design proceeds.



WDGE2 LED

Architectural Wall Sconce

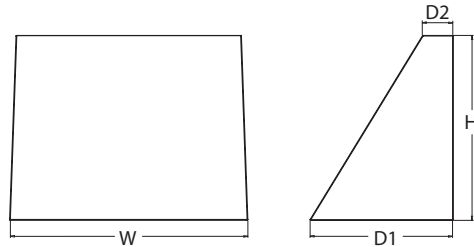


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

- Depth (D1): 7"
- Depth (D2): 1.5"
- Height: 9"
- Width: 11.5"
- Weight: 13.5 lbs (without options)



Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 ¹	P1SW	27K 2700K	80CRI	VF	Visual comfort forward throw
	P2 ¹	P2SW	30K 3000K	90CRI	VF	Visual comfort forward throw
	P3 ¹	P3SW	35K 3500K		VW	Visual comfort wide
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K 4000K			
	P5 ¹		50K ² 5000K			

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DNAXD Natural aluminum
PE ⁴ Photocell, Button Type	DWHXD White
DS ⁵ Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DSSXD Sandstone
DMG ⁶ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DBBTD Textured dark bronze
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

WDGE2 LED
Rev. 03/17/21

A

PDLW-LED

Type:	
Job Name:	

Construction:

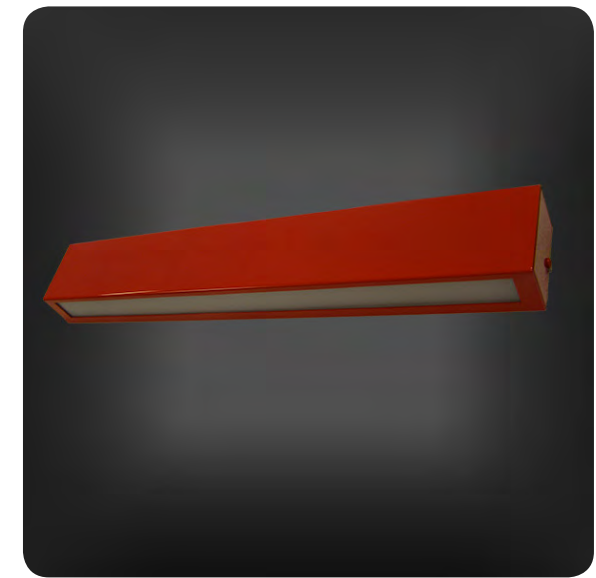
- Steel housing and chassis
- Bottom lens is white frosted acrylic

Light Source:

- LED
- Dimming to 10% **Included**

Notes:

- Dark sky compliant
- Wall mount only
- Down light only
- ADA Compliant
- Optional **LBC** large box cover to mount to standard extension box
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 80
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components



PDLW-24-LED Height - 3" Width - 24" Depth - 2"	PDLW-36-LED Height - 3" Width - 36" Depth - 2"	PDLW-47-LED Height - 3" Width - 47" Depth - 2"
--	--	--

Mounts to 2 x 4 box/opening oriented to match fixture's linear dimension



ORDERING INFORMATION

Example: PDLW-36-LED-O3C-4-T4-WSA

PDLW						
------	--	--	--	--	--	--

Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser	Options
24-LED	O1F	10	1100	0-10v	NO	2 3000K		B1 Satin Black B2 Text Black Z1 Satin Bronze Z3 Text Bronze W1 Yolk White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige	WFA White Frosted Acrylic	LBC Large box cover standard junction box (5" wide x 6" high) DIM LED dimming driver (0 - 10v) 90CRI Consult Factory
		20	2200	0-10v	NO	4 4000K				
36-LED	F2F	36	3690	0-10v	NO	Optional 3 3500K		M17 Brass Powder M16 Antique Brass P2 Brushed Alum P9 Brushed Nickel		Battery Backup Options Available in 36" and 48" only BB08 Battery backup unit providing 8 Watts (1080lm) for 90-Minute
		39	4400	0-10v	NO					
47-LED	O2F	20	2200	0-10v	NO					
		39	4400	0-10v	NO					



28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 / 661-257-0286 • fax 800-323-2346 / 661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com



Revision: 06/15/2020

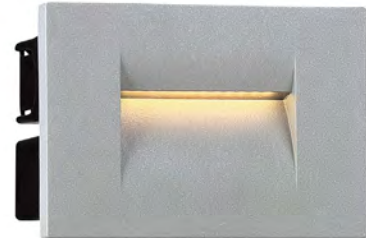
B



TEL 905.695.2055 toll free 1.800.660.5391
 FAX 905.695.2056 toll free 1.800.660.5390

33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

31590, 3.6W LED OUTDOOR IN-WALL



PRODUCT DETAILS

No. : 31590-013
 Product Color : MARINE GREY
 Width : 4.1875"
 Height : 2.9375"
 Ext : 2.5625"
 Weight : 0.5lbs


LIGHT SOURCE DETAILS

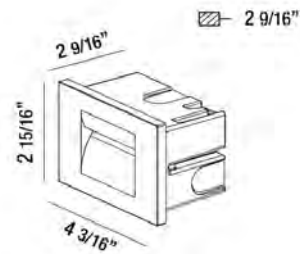
Light Source Type : INTEGRATED LED
 Input Voltage : 120V
 Bulb Voltage : 120V
 Socket Type : LED
 Total Wattage : 3.6W
 Total Lumen : 80lm
 Kelvin : 3000K
 CRI : 80
 Dimmable : No

OPTIONS AVAILABLE

ITEM NO.	FINISH	SHADE
31590-013	MARINE GREY	
31590-020	GRAPHITE GREY	

TECHNICAL DETAILS

Driver : Electronic driver 120V 50/60Hz
 Adjustable Lamp Head : No
 IP Rating : 65
 Location : WET
 Approval : 
 Title 24 : Yes



PROJECT INFORMATION

Job Name: Date: Category:

Comments:

www.eurofase.com

DESIGN WITH LIGHT
 LIGHT WITH DESIGN

C

APPENDIX



422 Perkins Hollow Lane
Faber, VA 22938

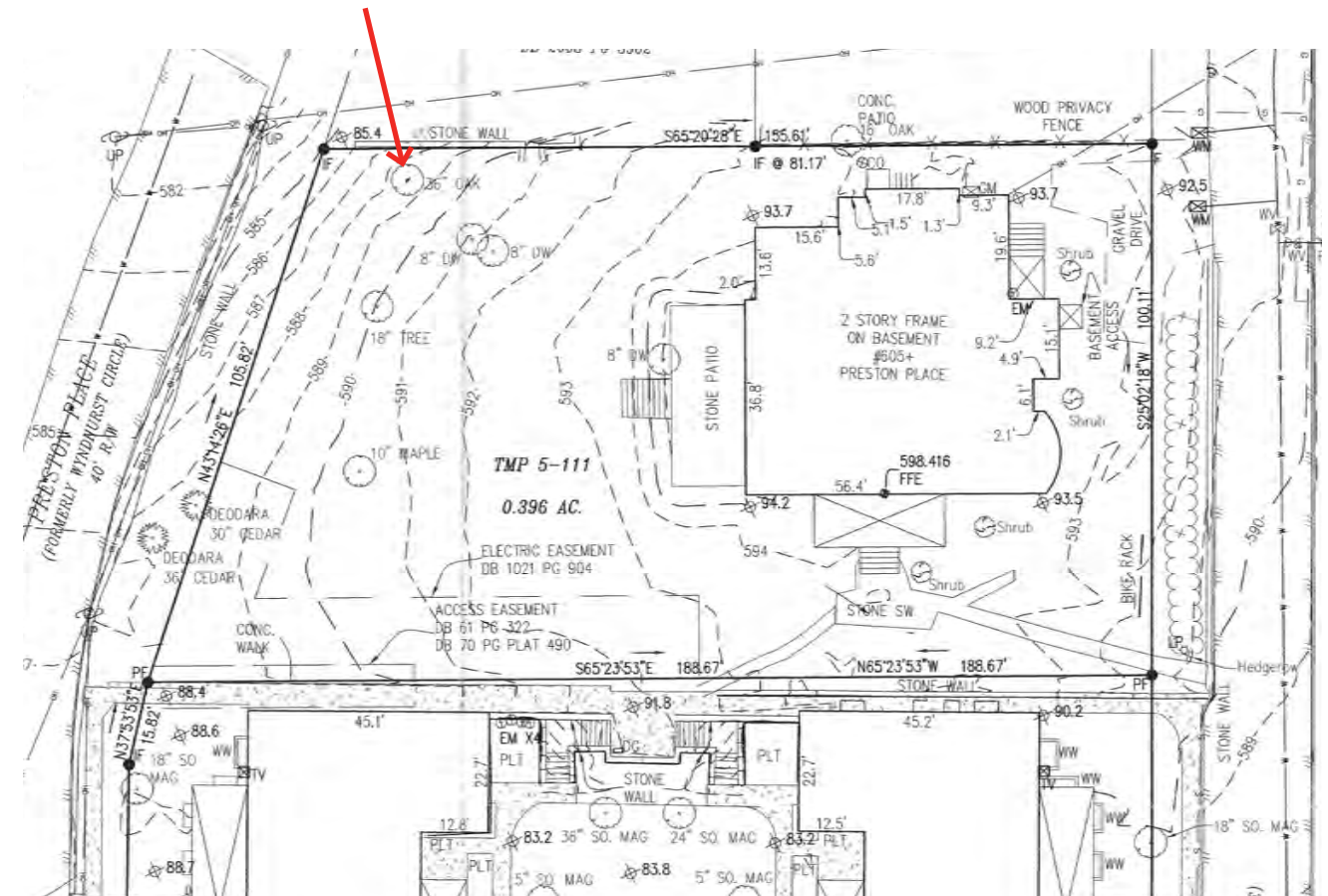


www.arboristry.com
office@arboristry.com



Office: (434) 263-4324
Fax: (434) 263-8908

Mature ash tree to be removed
(misidentified on survey as an oak)



October 5, 2020

Richard Spurzem
1025 Wertland St.
Charlottesville, VA 22903

Dear Richard Spurzem,

I was asked to inspect and do a risk evaluation of an ASH tree located behind 605 Preston Place Charlottesville, VA 22903. Below are the results of my above ground, visual tree evaluation of the tree and recommendations.

The ASH tree has no major lean and the root plate looks to be intact with no upheaval. The crown health is fair to poor, with noticeable die back in the tips of branches and several mid-sized branches completely dead.

In recent years the Charlottesville area has become a hot-zone for the invasive pest, Emerald Ash Borer. The ASH tree behind 605 Preston Place has never been treated for Emerald Ash Borer (EAB). There are several mature ASH trees on Preston Place with much healthier crowns. These trees were treated for EAB as evident by the spent plugs, used in the treatment for EAB in the root flare.

It is my professional opinion that the tip die back in this tree and dead branches are consistent with an EAB infestation. Emerald Ash Borer weakens the structural integrity of ASH trees and makes branch and trunk failure much more likely. I recommend removal of this tree.

Sincerely,

Sean Schanbacher
Certified Arborist PD 1906A



Based on the prevalence of mortar joints and the CMU used for support, the terrace paving-- as well as the steps at the west door-- appears to be a later addition, not original to the 1850's house.

We propose to keep the existing terrace elevation but to replace the current paving with bluestone to match what is pictured at **g** on page SK-327



605 PRESTON PL
Charlottesville VA

09.27.2021

NEIGHBORHOOD CONTEXT OUTER RING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

434.979.7550

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605 PRESTON PL
Charlottesville VA

09.27.2021

NEIGHBORHOOD CONTEXT INNER RING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

434.979.7550

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39 University Circle Apartments



Altamont Circle Apartments



68 University Way Apartments



605 PRESTON PL
Charlottesville VA

09.27.2021

PRECEDENT PARK LANE APARTMENT BUILDING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

434.979.7550

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605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.



605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.



South Elevation from applicant's May 2021 submittal



South Elevation from Applicant's July 23, 2021 submittal

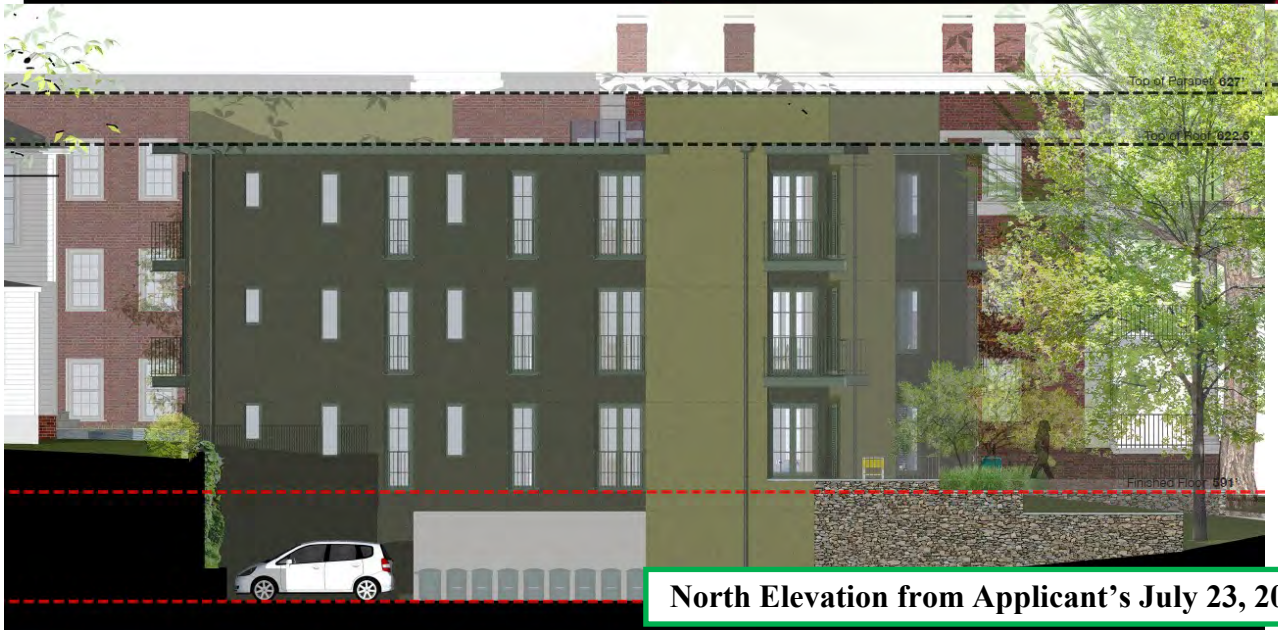
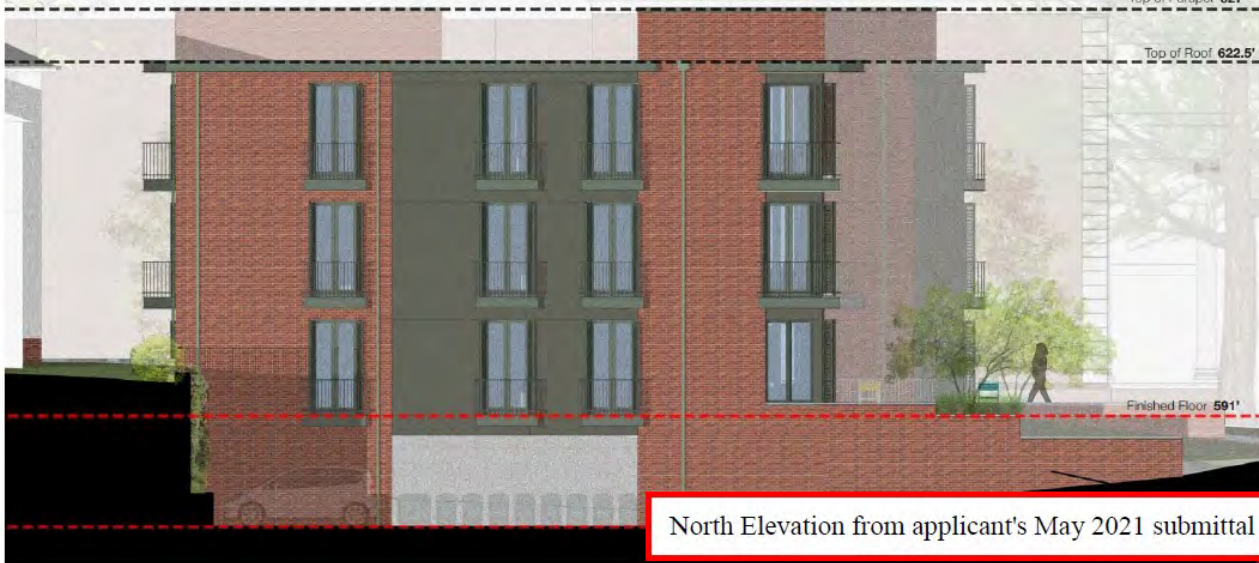


South Elevation from Applicant's Sept 27, 2021 submittal

605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.



605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.



Certificate of Appropriateness Application

BAR 21-10-03

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phases 2 and 3 - Renovations and rear addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Certificate of Appropriateness Application

BAR 21-10-03

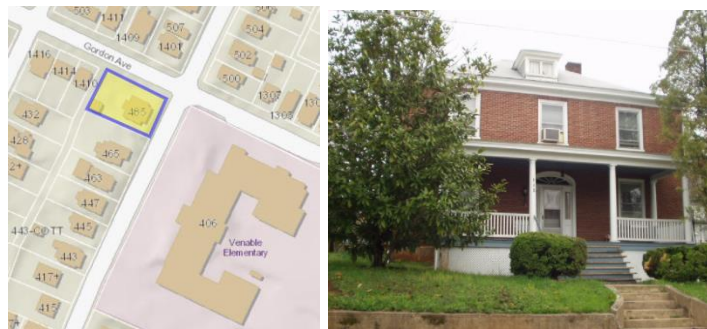
485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phases 2 and 3 - Renovations and rear addition



Background

Year Built: 1920

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

Prior BAR Reviews

April 20, 2021 – BAR approved CoA for Phase 1: Repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work.

April 20, 2021 - Preliminary discussion of Phases 2 and 3

http://weblink.charlottesville.org/public/0/edoc/798404/2021-04_485%2014th%20Street%20NW_Preliminary%20Discussion.pdf

Application

- Submittal: Wassenaar-Winkler Architects/Planners drawings *485 14th St NW Addition*:
 - *Phase 2*, dated September 27, 2021: G1 Cover; EP1 Existing Structure Photos; EP2 Existing Neighborhood Photos; EP3 Existing Neighborhood Photos; C1 Site Development Summary; C2 Ex & Pro Site Diagrams; C3 Ex & Pro Landscape; A1 First Floor Plan; A2 Second Floor Plan; A3 Exterior Elevation; A4 Exterior Elevation; A5 Exterior Elevation; A6 Perspective; A7 Perspective; A8 Perspective; A9 Perspective; A10 Perspective; A11 Materials/Window Detail.
 - *Phase 3*, dated September 27, 2021: G1 Cover; EP1 Existing Structure Photos; EP2 Existing Neighborhood Photos; EP3 Existing Neighborhood Photos; C1 Site Development Summary; C2 Ex & Pro Site Diagrams; C3 Ex & Pro Landscape; A1 First Floor Plan; A2 Second Floor Plan; A3 Exterior Elevation; A4 Exterior Elevation; A5 Exterior Elevation;

A6 Perspective; A7 Perspective; A8 Perspective; A9 Perspective; A10 Perspective; A11 Materials/Window Detail.

CoA request for Phases 2 and 3 of a three-phase project. (CoA for Phase 1 approved in April 2021.) The applicant has requested that the two phases be evaluated and considered as a single CoA request. Phase 2 includes removal of the existing rear stairs and construction of a two-story addition. Phase 3 includes a two-story addition onto the Phase 2 addition.

Note: Phase 1 included the planting of new street trees and minor site work. The rear garage is non-contributing, removal did not—or, will not--require BAR review.

Phase 2 (paraphrased from April 2021 narrative)

Replace the rear/porch with new addition.

- Rear elevation of the phase II addition will be fully encapsulated as a part of phase 3.
- Hardie Plank siding is intended to distinguish the existing house from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby.

Phase 3 (paraphrased from April 2021 narrative)

Add two additional units to the building, per the maximum allowed by zoning.

- Work follows the general size and proportions of the existing house except it is brick of a familial but contrasting color. The massing at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building.

Materials for Phases 2 and 3

- Brick (Phase 3 only): General Shale. Color: *Old English Tudor*. (Mortar color not specified)
- Siding: Hardieplank. Color: *Cobblestone*
- Trim: Hardieplank. Color: BM HC-108, *Sandy Hook Gray*
- Roof: Timberline asphalt. Color: *slate*
- Gutters and downspouts: Not specified
- Windows: Pella Architect Series, 1/1, double-hung
- Doors: Not specified
- Porch deck, columns, ceiling (Phase 2 only): Not specified
- Balcony rails (Phase 3 only): Not specified
- Landscaping: (See landscape plans in Appendix) Phase 2 retains a 6” cypress and a 18” locust; however, these will be removed in Phase 3.
- Walkway: Not specified
- Exterior lighting: Not specified
- Location/screening of mechanical units and utility boxes: Not specified

Discussion and Recommendations

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

- Measured drawings: Elevations, wall details, etc.

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

Staff recommends that additional information and material specifications are necessary for a complete review and formal action; however, the general design and materials, as presented, are not inconsistent with the design guidelines. With that, while staff recommends this request be deferred, the BAR should discuss the project, as presented, and express any modifications, if necessary, and request the specific information that should be provided when this application is resubmitted.

This project will also require a site plan review. Because that process may result in changes to the proposed work—landscaping, building footprint, parking area, etc.—by deferring this application any necessary changes can be incorporated into what is resubmitted for the BAR design review.

Regarding a deferral: The BAR can defer this request, which would require the applicant resubmit the in time for the November 16 BAR meeting. Or, the BAR can accept the applicant’s request for deferral, which allows the applicant to choose the timing of any resubmittal.

Additionally, it should be made clear that a CoA has an 18-month period of validity, which, if certain conditions are not met, can be extended for reasonable cause and at the applicant’s request. (Refer to Sec. 34-280 for the specific conditions applicable to the period of validity.) The requested CoA would apply to Phases 2 and 3 as presented, so the conditions for the period of validity apply to both. For example, if Phase 2 is initiated, but work on Phase 3 is delayed and the period of validity conditions related to Phase 3 are not met, a new CoA would be required.

Finally, Sec. 34-277(a)(2)—below--requires that demolition of the existing rear porch be addressed as a separate CoA, not with the CoA permitting alterations. Staff erred in not making this distinction. Deferring the current CoA request will allow that matter to be properly resolved.

Sec. 34-277. - Certificates of appropriateness; demolitions and removals.

(a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:

(2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.

Suggested Motions

Deferral: For the reasons expressed, I move to defer this request until the BAR's next scheduled meeting. *Or:* I move to accept the applicant request for deferral.

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that proposed Phase 2 and Phase 3 alterations and construction at 485 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application [as submitted].

Or [as submitted with the following modifications/conditions: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Phase 2 and Phase 3 alterations and construction at 485 14th Street NW do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Standards for Review of Construction and Alterations include:

- (1) 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 design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) 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;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

[I: Introduction \(Part 1\)](#)

[II: Introduction \(Part 2\)](#)

[III: Site Design and Elements](#)

[IV: New Construction and Additions](#)

[V: Rehabilitation](#)

[VIII: Moving and Demolition](#)

Chapter II – *Site Design and Elements*

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

Checklist from section P. Additions

- 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.

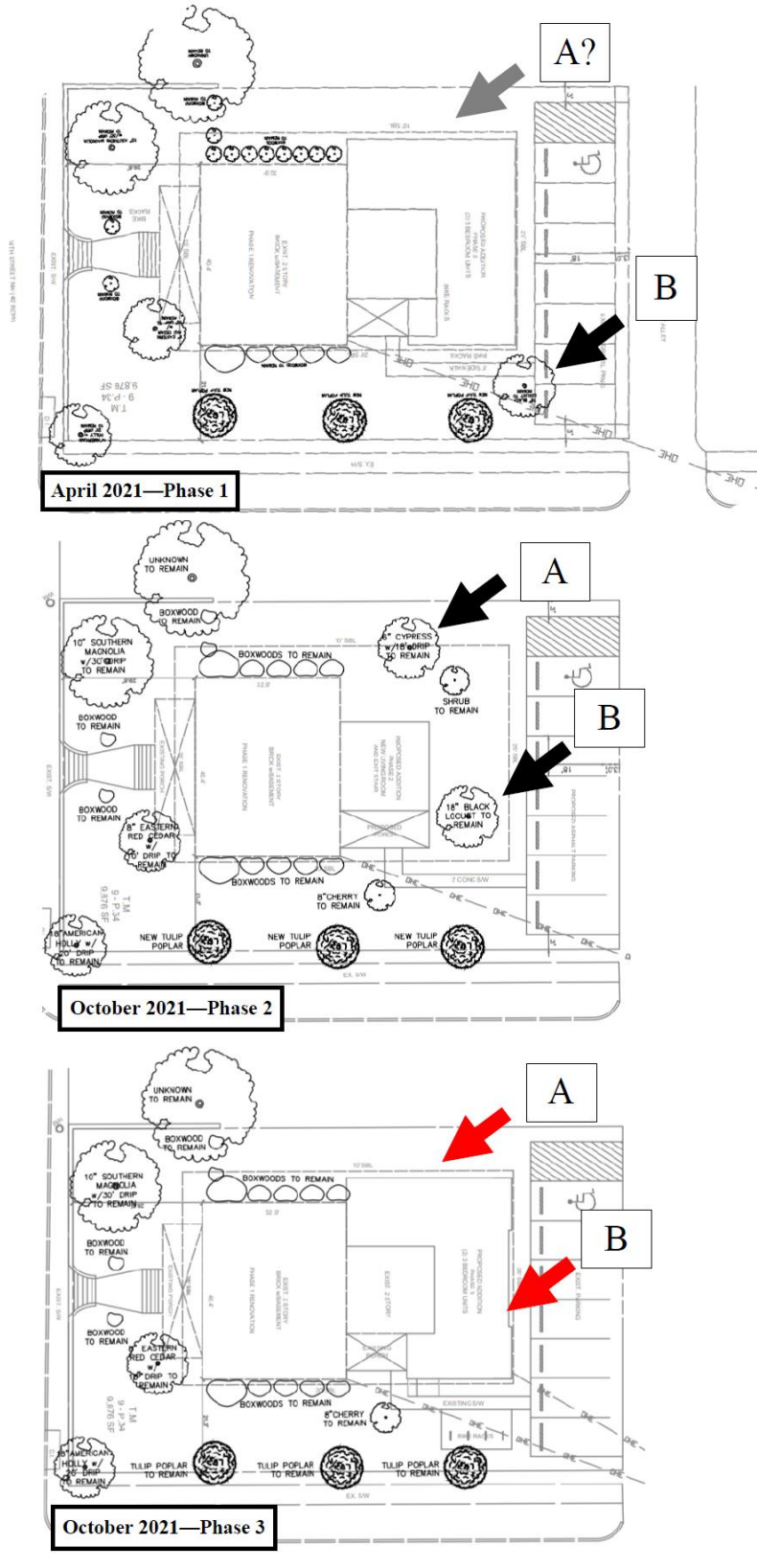
Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 1. The age of the structure or property;
 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.

Appendix



485 14th St NW Addition- Phase 2

Charlottesville, VA 22903

BAR SUBMITTAL SET

SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective

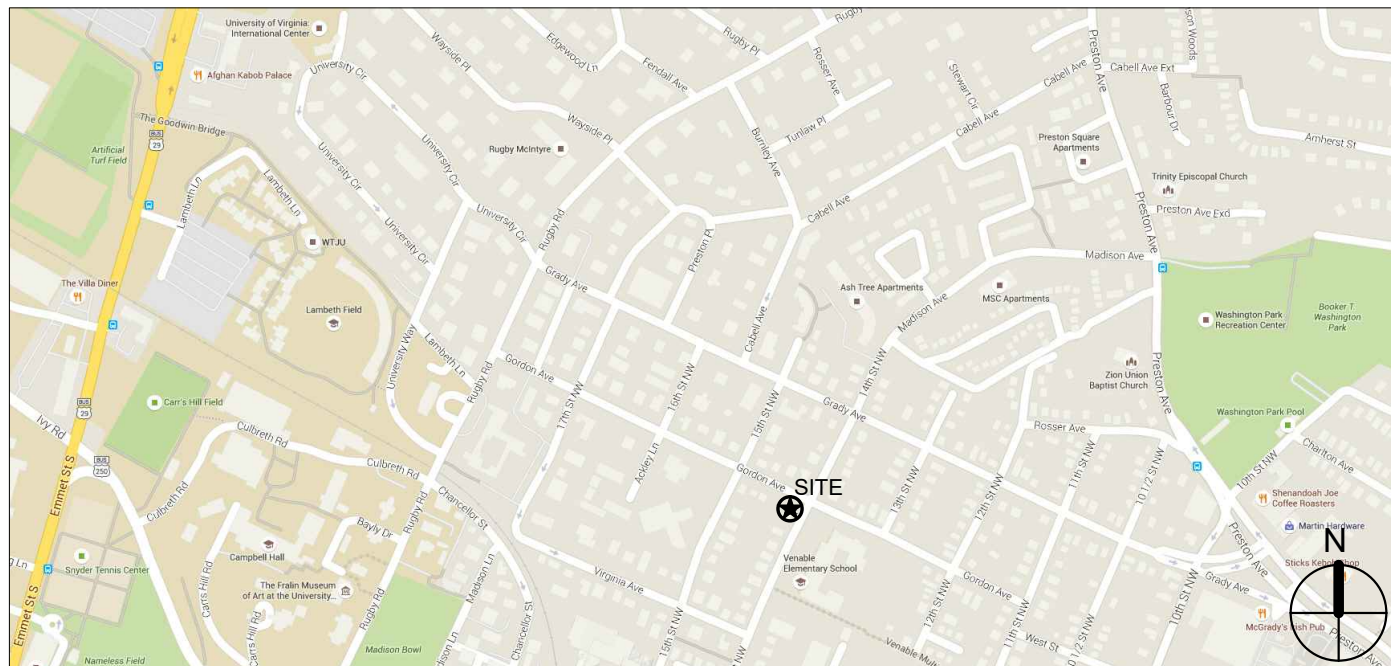
ARCHITECT :

Wassenaar + Winkler, PLLC
200 West 12th Street
Waynesboro, VA 22980
540-941-3567

Kurt Wassenaar, Principal Architect
kurt@wpluswdesign.com

OWNER:

Hoo House, LLC
Eric Trebour
190 Blue Springs Lane
Charlottesville, VA 22903



Vicinity Map

WASSENAAAR
WINKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22980
Telephone (540) 941-3567

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G1
PHASE 2

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FRONT OF RESIDENCE FROM 14TH STREET



SIDE OF RESIDENCE FROM GORDON AVENUE



REAR OF RESIDENCE FROM ALLEY



SIDE OF RESIDENCE FROM ADJACENT PROPERTY

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EXISTING RESIDENCE PHOTOS



STREET ADDRESS: 600 14th Street, NW
MAP & PARCEL: 4-4
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Leggett, William E. Jr.
ADDRESS: 7 Deer Path Road
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1930
STYLE: American Foursquare
HEIGHT IN STORIES: 2.5 stories
DIMENSIONS AND LAND AREA: 1,628 sq ft/0.149 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.



STREET ADDRESS: 513 14th Street, NW
MAP & PARCEL: 5-87
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Newlen, Charles E.
ADDRESS:22903 910 King Street
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,339 sq ft/0.143 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

**485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903**



STREET ADDRESS: 510 14th Street, NW
MAP & PARCEL: 4-111
PRESENT ZONING: R-1SU
ORIGINAL OWNER:
ORIGINAL USE: Residential- single family
PRESENT USE: Residential – single family
PRESENT OWNER: R & I Building Co. PC
 c/o Horridge, Gregory
ADDRESS: 656 Rockfish Orchard Drive
 Afton, Va.
 22920
DATE/ PERIOD: Ca. 1938
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,790 sq ft/0.175 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.



STREET ADDRESS: 519 14th Street, NW
MAP & PARCEL: 5-88
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single-family
PRESENT USE: Residential – single-family
PRESENT OWNER: Veliky LC
ADDRESS: 3125 Dundee Road
 Earlysville, Va.
 22936
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,560 sq ft/0.197 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

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 WINKLER**
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 Charlottesville, VA 22903**

EP3
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SITE DEVELOPMENT SUMMARY :

TAX MAP 9 PARCEL 34
CURRENT ZONING R-UMD (UNIVERSITY MEDIUM DENSITY)
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT
OVERLAY – DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-
VENABLE NEIGHBORHOOD.
EXISTING USE MULTI-FAMILY RESIDENTIAL
PROPOSED USE MULTI-FAMILY RESIDENTIAL
EXISTING (2) 4 BEDROOM RENTAL UNITS
w/ADDITION FOR LIVING SPACE AND EXIT STAIR
TRASH COLLECTION PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:
BY RIGHT DENSITY 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES
150 BR / ACRE * 0.227 = 34.05 ALLOWABLE BEDROOMS
4 BR / UNIT @ 21 DUA * 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES (2) 4-BEDROOM EXISTING UNITS PLUS
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984.(1) SPACES PER 1-BR UNIT
(1) SPACES PER 2-BR UNIT
(2) SPACES PER 3-BR UNIT
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES EXISTING (2) 4 BEDROOM UNIT
TOTAL REQ'D = 4 PARKING SPACES
7 SPACES PROVIDED (6 STD + 1 ACCESSIBLE)

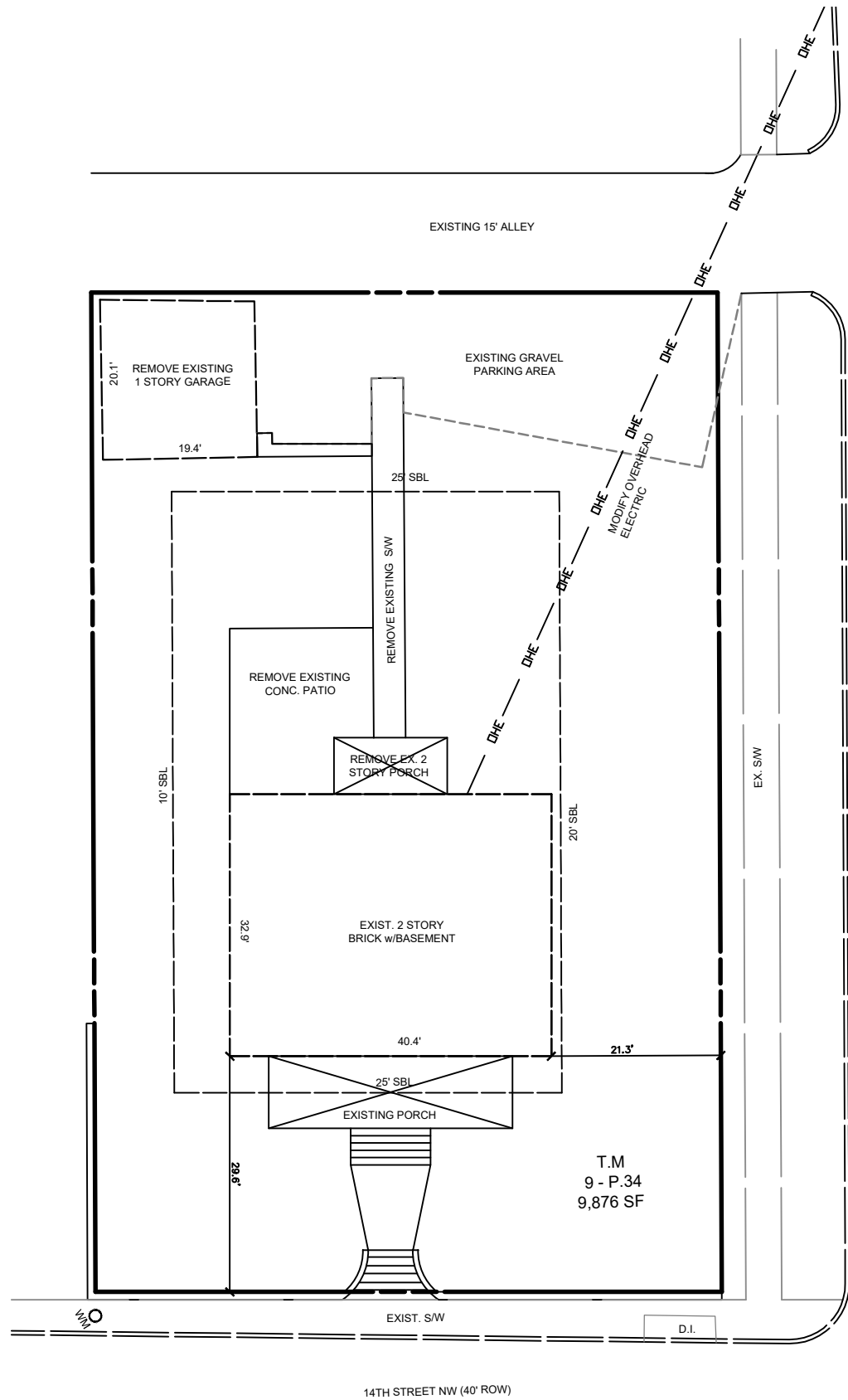
SETBACKS :

FRONT 25 FEET
SIDE 1-2 STORIES 10 FEET MIN,
3-5 STORIES 1 FT per 3 FT HEIGHT
NEW BUILDING IS 2 STORIES
(10' SETBACK TO BE USED)
CORNER STREET SIDE 20' MIN
REAR 25 FEET
HEIGHT 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)
LAND COVERAGE 80% MAX (56.7% PROPOSED)

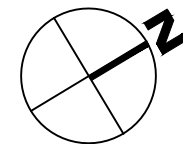
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W INKLER
ARCHITECTS | PLANNERS
200 West 12th Street, Waynesboro, VA 22980
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Charlottesville, VA 22903

C1
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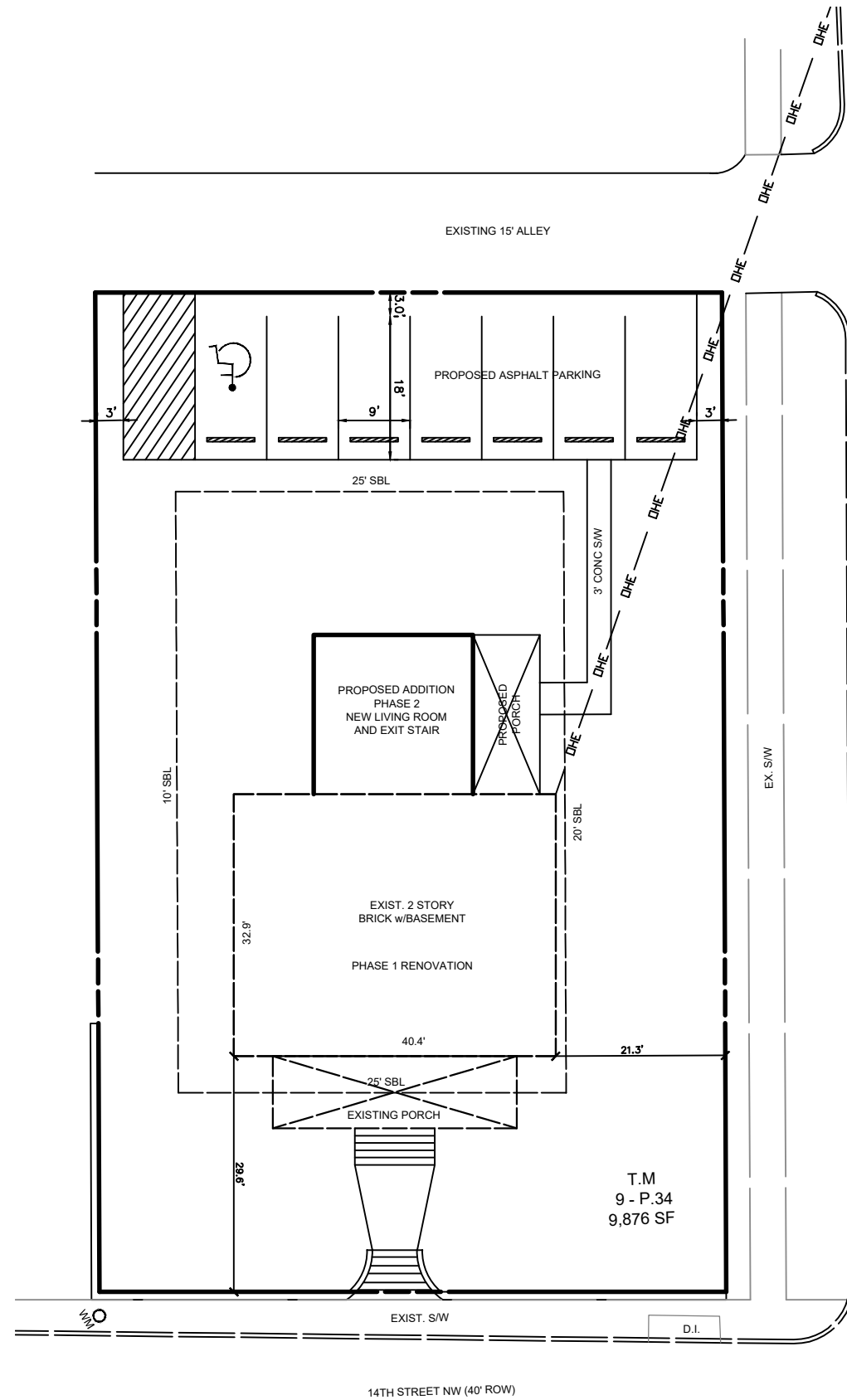
14TH STREET NW (40' ROW)



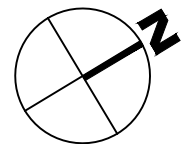
EXISTING SITE PLAN

SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)



14TH STREET NW (40' ROW)



PROPOSED SITE PLAN

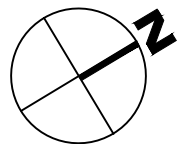
SCALE 1" = 20'-0"

GORDON AVE. (60' ROW)

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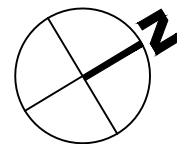
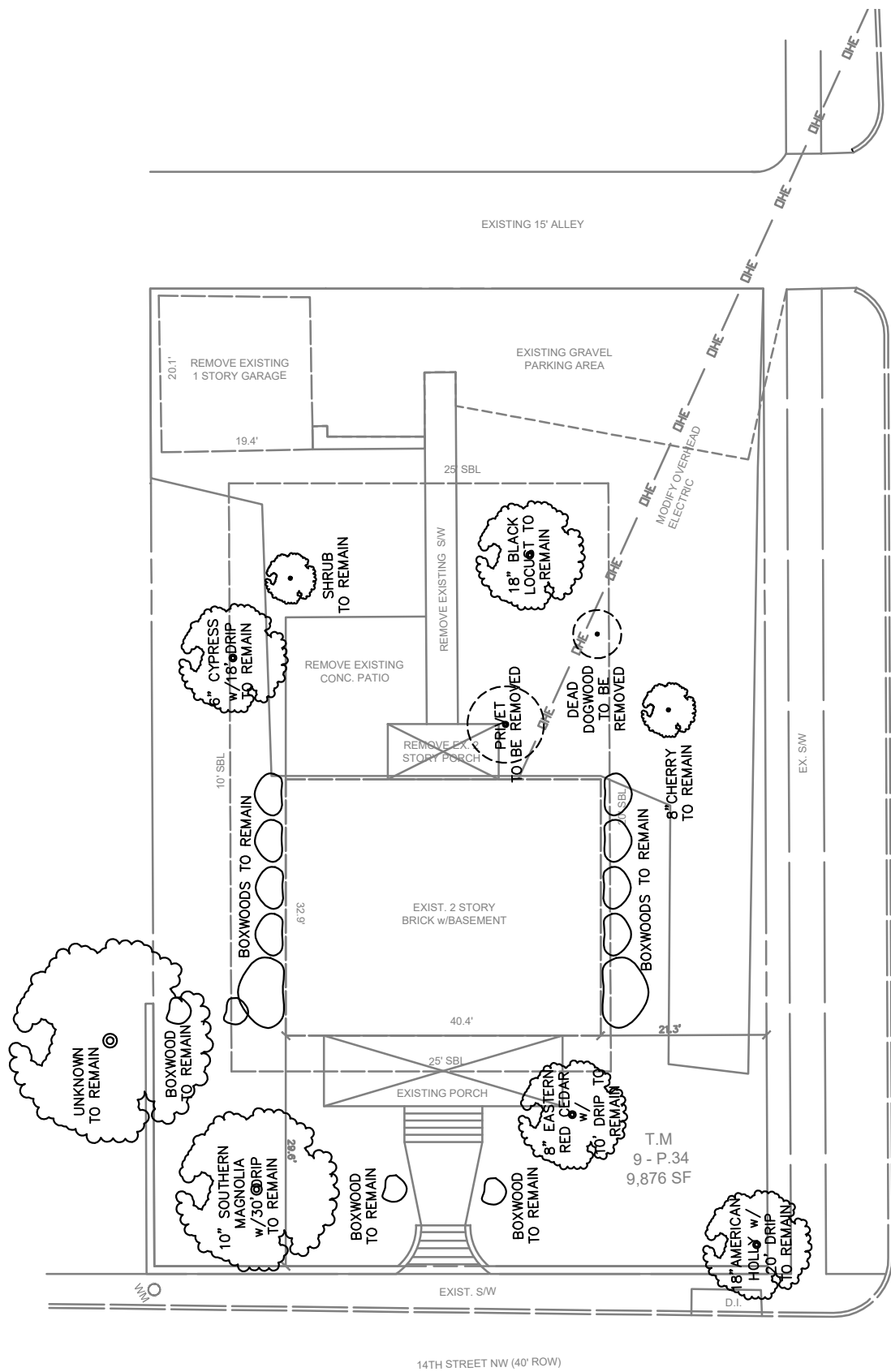
485 14th Street NW Renovation
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C2
 PHASE 2
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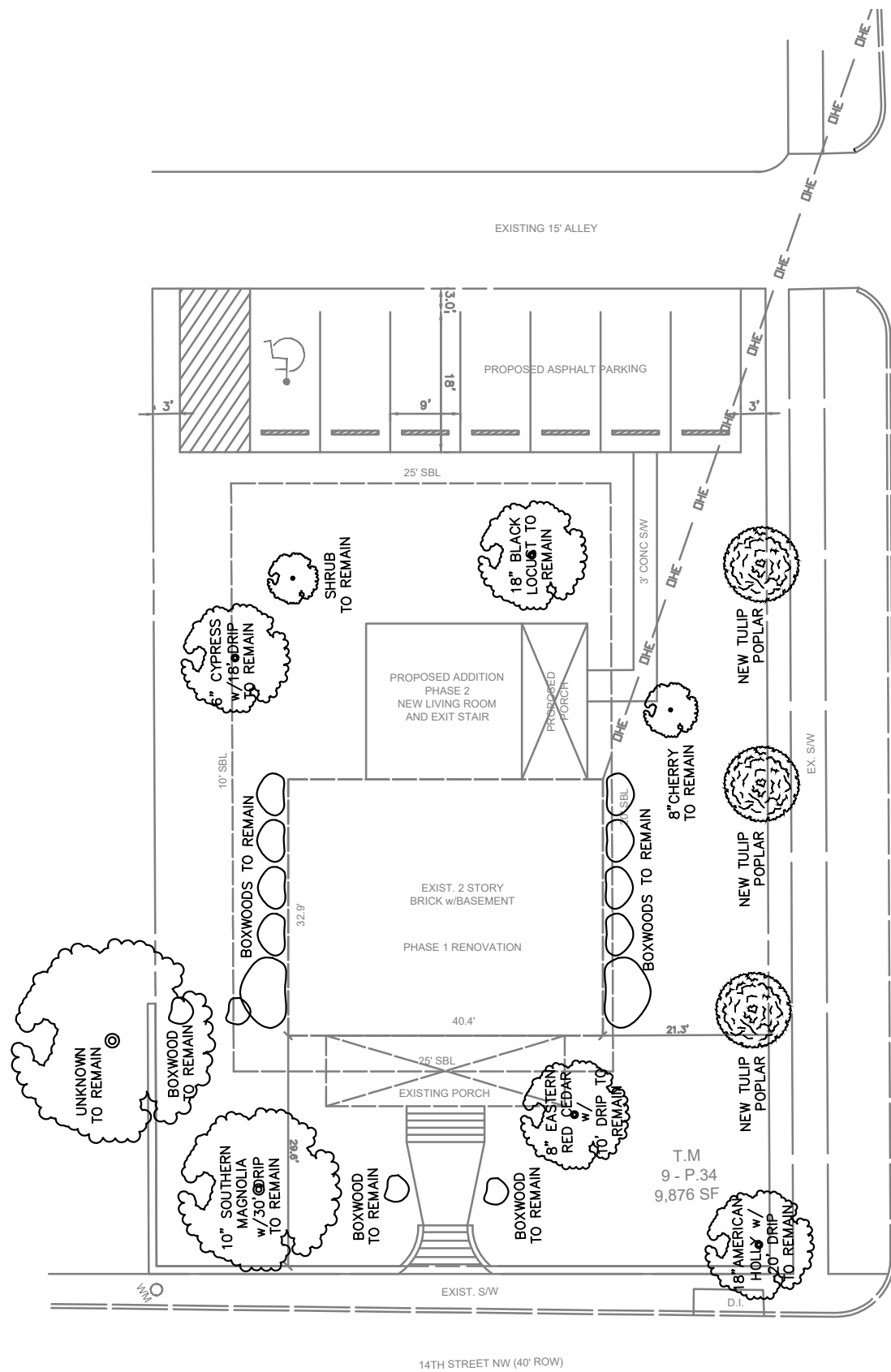
EXISTING LANDSCAPE PLAN

SCALE 1" = 20'-0"



PROPOSED LANDSCAPE PLAN

SCALE 1" = 20'-0"





485 14th Street NW Renovation
 485 14th Street NW
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C3

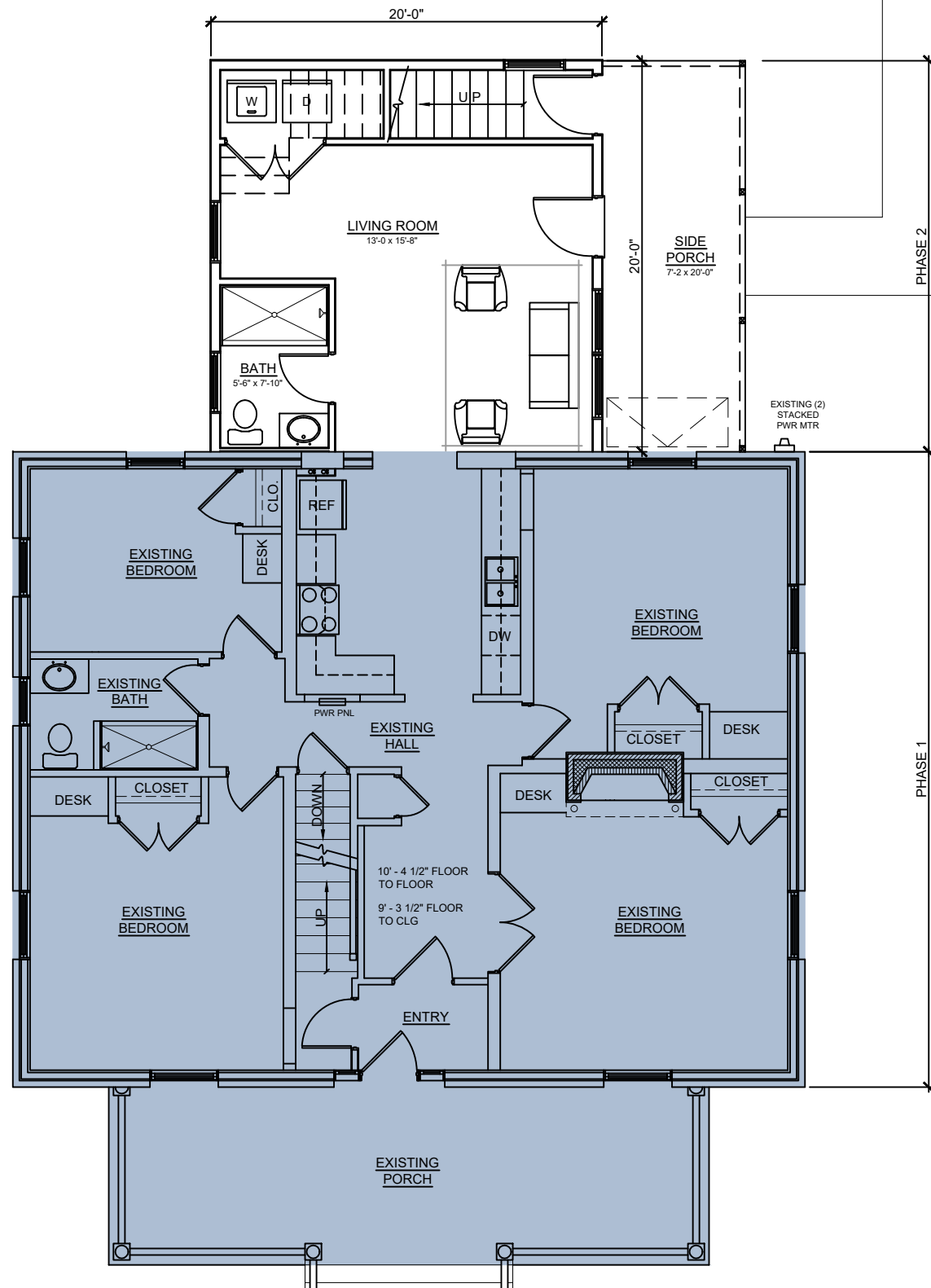
PHASE 2

September 27, 2021

PHASE HATCH LEGEND	
	PHASE 2 - PROPOSED
	PHASE 1 - EXISTING

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"





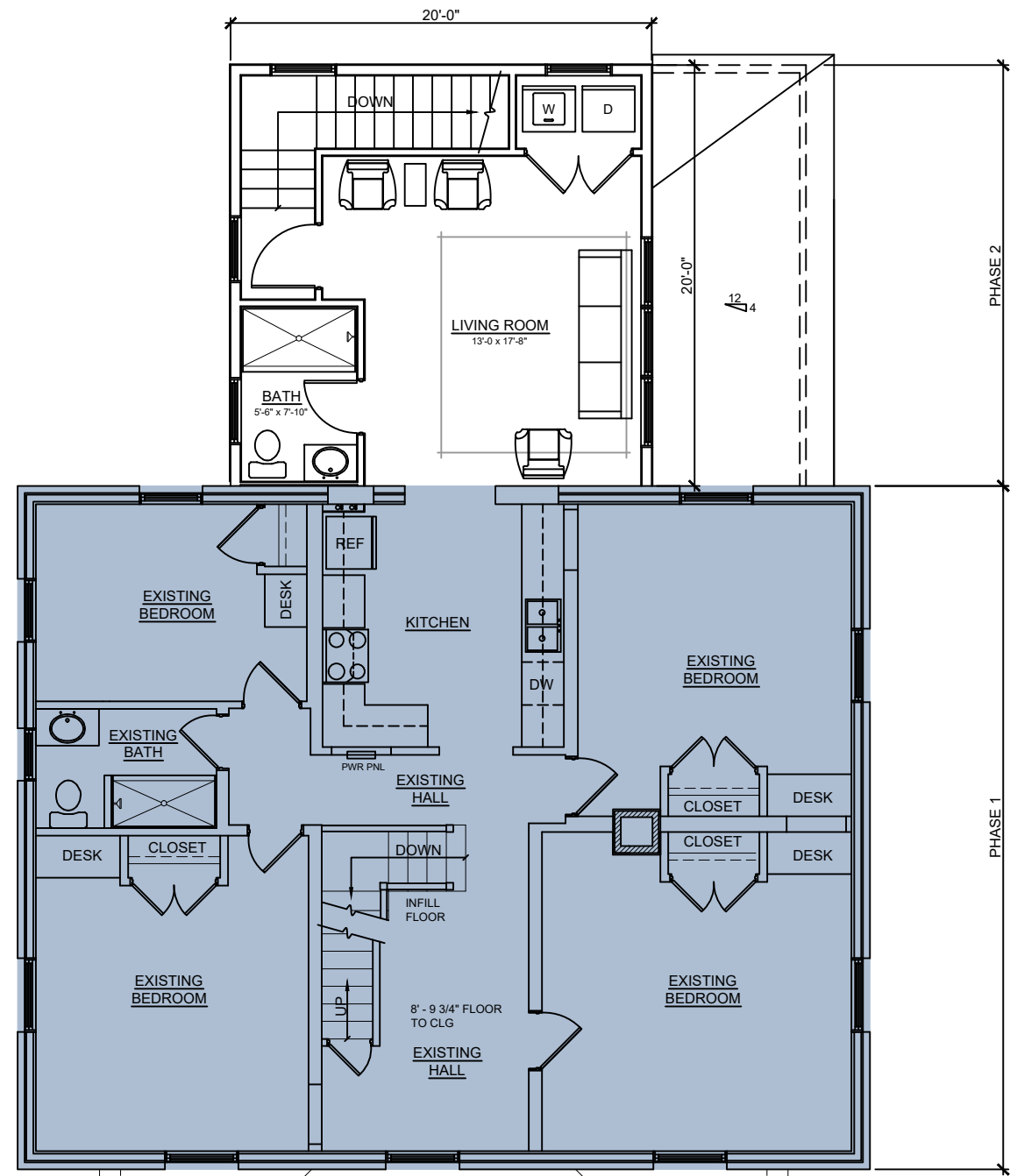
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W INKLER
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485 14th Street NW Renovation
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485 14th Street NW Renovation
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PHASE HATCH LEGEND	
	PHASE 2 - PROPOSED
	PHASE 1 - EXISTING



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A3
PHASE 2

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ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A4
PHASE 2
September 27, 2021



ELEVATION - SIDE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW
Charlottesville, VA 22903

A5
PHASE 2
September 27, 2021



RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A6
PHASE 2
September 27, 2021



RENDERING - VIEW B

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW
Charlottesville, VA 22903

A7
PHASE 2
September 27, 2021



RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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WINKLER
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485 14th Street NW
Charlottesville, VA 22903

A8
PHASE 2

September 27, 2021



RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW
Charlottesville, VA 22903

A9
PHASE 2
September 27, 2021



RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

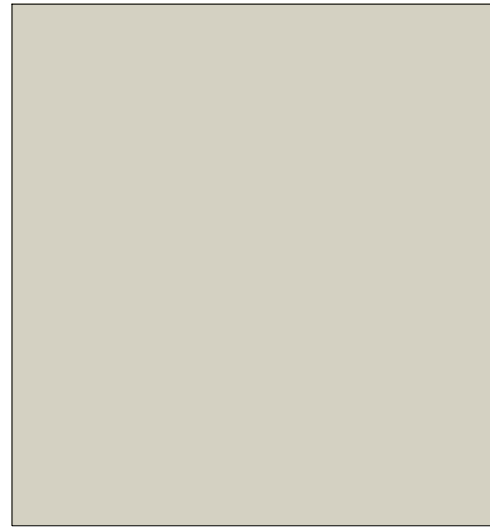
A10
PHASE 2

September 27, 2021



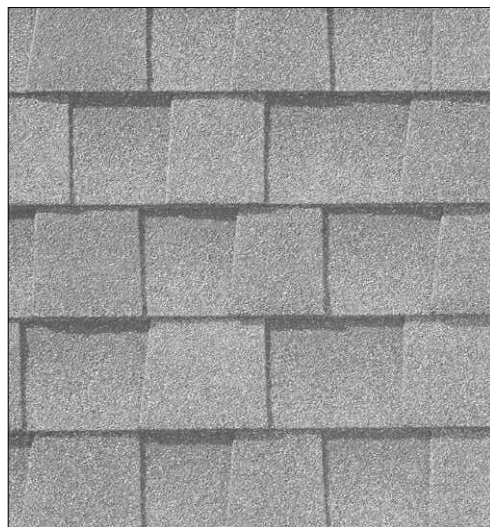
SIDING

HARDIPLANK - COBBLESTONE



TRIM

BENJAMIN MOORE COLOR - HC-108
(HISTORIC - SANDY HOOK GRAY)



ROOFING

TIMBERLINE - SLATE

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Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.

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OPTIONAL INTEGRATED SECURITY SENSORS
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ENERGY STAR® CERTIFIED*
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.¹

LONG-LASTING DURABILITY
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.

THE BEST LIMITED LIFETIME WARRANTY*
Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²

TESTING BEYOND REQUIREMENTS
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

PELLA ARCHITECT SERIES

COLOR TO MATCH EXISTING

485 14th St NW Addition - Phase 3

Charlottesville, VA 22903

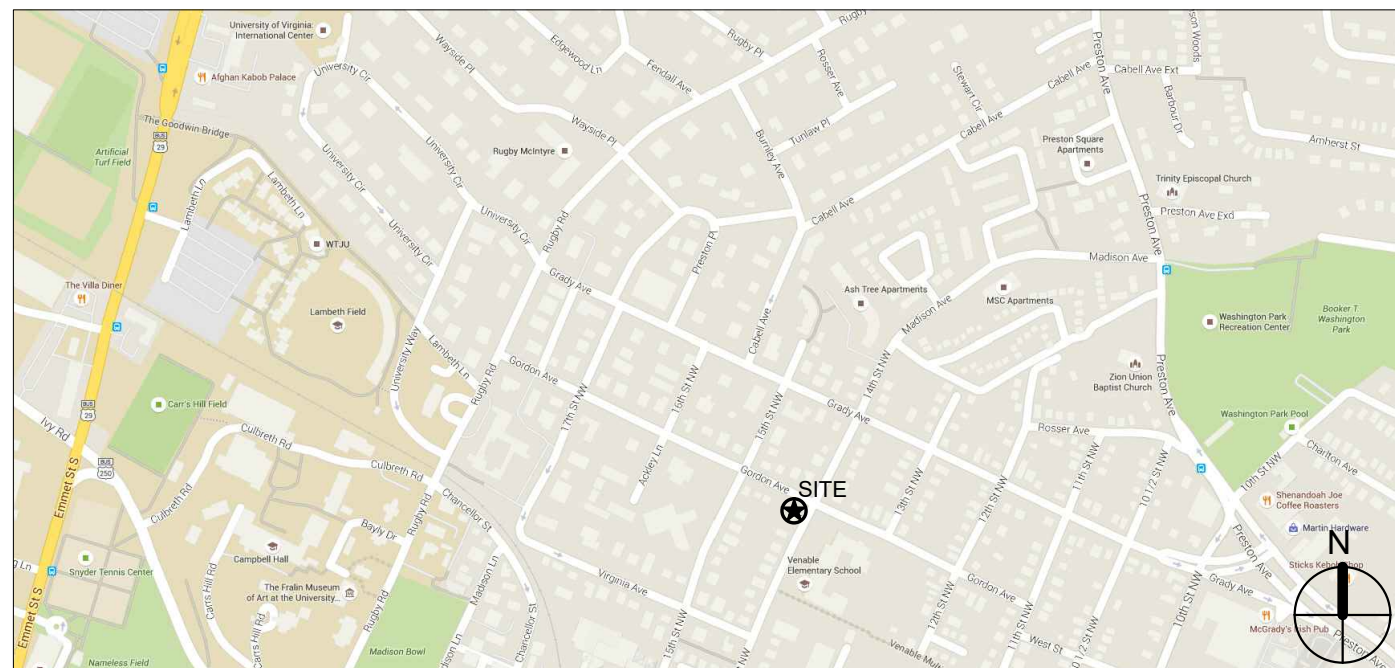
BAR SUBMITTAL SET

SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 SITE DEVELOPMENT SUMMARY
- C2 EX & PRO SITE DIAGRAMS
- C3 EX & PRO LANDSCAPE
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL



Perspective



Vicinity Map

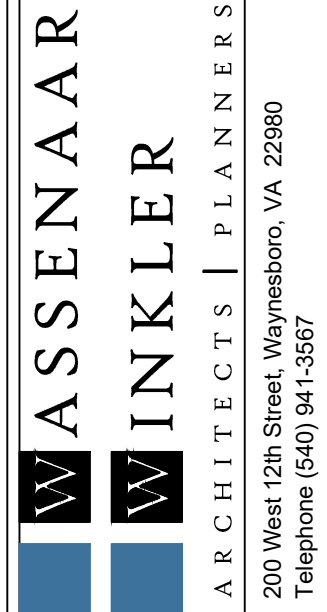
ARCHITECT :

Wassenaar + Winkler, PLLC
200 West 12th Street
Waynesboro, VA 22980
540-941-3567

Kurt Wassenaar, Principal Architect
kurt@wpluswdesign.com

OWNER:

Hoo House, LLC
Eric Trebour
190 Blue Springs Lane
Charlottesville, VA 22903



485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

G1
PHASE 3

September 27, 2021



FRONT OF RESIDENCE FROM 14TH STREET



SIDE OF RESIDENCE FROM GORDON AVENUE



REAR OF RESIDENCE FROM ALLEY



SIDE OF RESIDENCE FROM ADJACENT PROPERTY

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EP1
 PHASE 3
 September 27, 2021

EXISTING RESIDENCE PHOTOS



STREET ADDRESS: 600 14th Street, NW
MAP & PARCEL: 4-4
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Leggett, William E. Jr.
ADDRESS: 7 Deer Path Road
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1930
STYLE: American Foursquare
HEIGHT IN STORIES: 2.5 stories
DIMENSIONS AND LAND AREA: 1,628 sq ft/0.149 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.



STREET ADDRESS: 513 14th Street, NW
MAP & PARCEL: 5-87
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Newlen, Charles E.
ADDRESS:22903 910 King Street
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,339 sq ft/0.143 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903



STREET ADDRESS: 510 14th Street, NW
MAP & PARCEL: 4-111
PRESENT ZONING: R-1SU
ORIGINAL OWNER:
ORIGINAL USE: Residential- single family
PRESENT USE: Residential – single family
PRESENT OWNER: R & I Building Co. PC
 c/o Horridge, Gregory
ADDRESS: 656 Rockfish Orchard Drive
 Afton, Va.
 22920
DATE/ PERIOD: Ca. 1938
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,790 sq ft/0.175 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.



STREET ADDRESS: 519 14th Street, NW
MAP & PARCEL: 5-88
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single-family
PRESENT USE: Residential – single-family
PRESENT OWNER: Veliky LC
ADDRESS: 3125 Dundee Road
 Earlysville, Va.
 22936
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,560 sq ft/0.197 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

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**485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903**

EP3
 PHASE 3
 September 27, 2021

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 PARCEL 34

CURRENT ZONING R-UMD (UNIVERSITY MEDIUM DENSITY)
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT
OVERLAY – DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-
VENABLE NEIGHBORHOOD.

EXISTING USE MULTI-FAMILY RESIDENTIAL
PROPOSED USE MULTI-FAMILY RESIDENTIAL
EXISTING (2) 4 BEDROOM RENTAL UNITS
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES
150 BR / ACRE * 0.227 = 34.05 ALLOWABLE BEDROOMS
4 BR / UNIT @ 21 DUA * 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES (2) 4-BEDROOM EXISTING UNITS PLUS
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984. (1) SPACES PER 1-BR UNIT
(1) SPACES PER 2-BR UNIT
(2) SPACES PER 3-BR UNIT
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES EXISTING (2) 4 BEDROOM UNIT (4 REQ'D)
PROPOSED (2) 3 BEDROOM UNIT (4 REQ'D)
TOTAL REQ'D = 8 PARKING SPACES

PER SEC. 34-985 (b) (3) ONE PARKING SPACE CAN BE SUBTRACTED
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED; 6 STD + 1 ADA)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) BICYCLE SPACE PER 2 DWELLING UNITS.
PROJECT INCLUDES 4 DWELLING UNITS, SO 2 BIKE SPACES REQUIRED.

PROJECT INCLUDES BIKE RACK AREA THAT PROVIDES LOCKING FOR 8 BIKES.

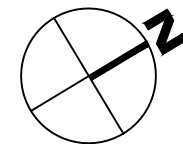
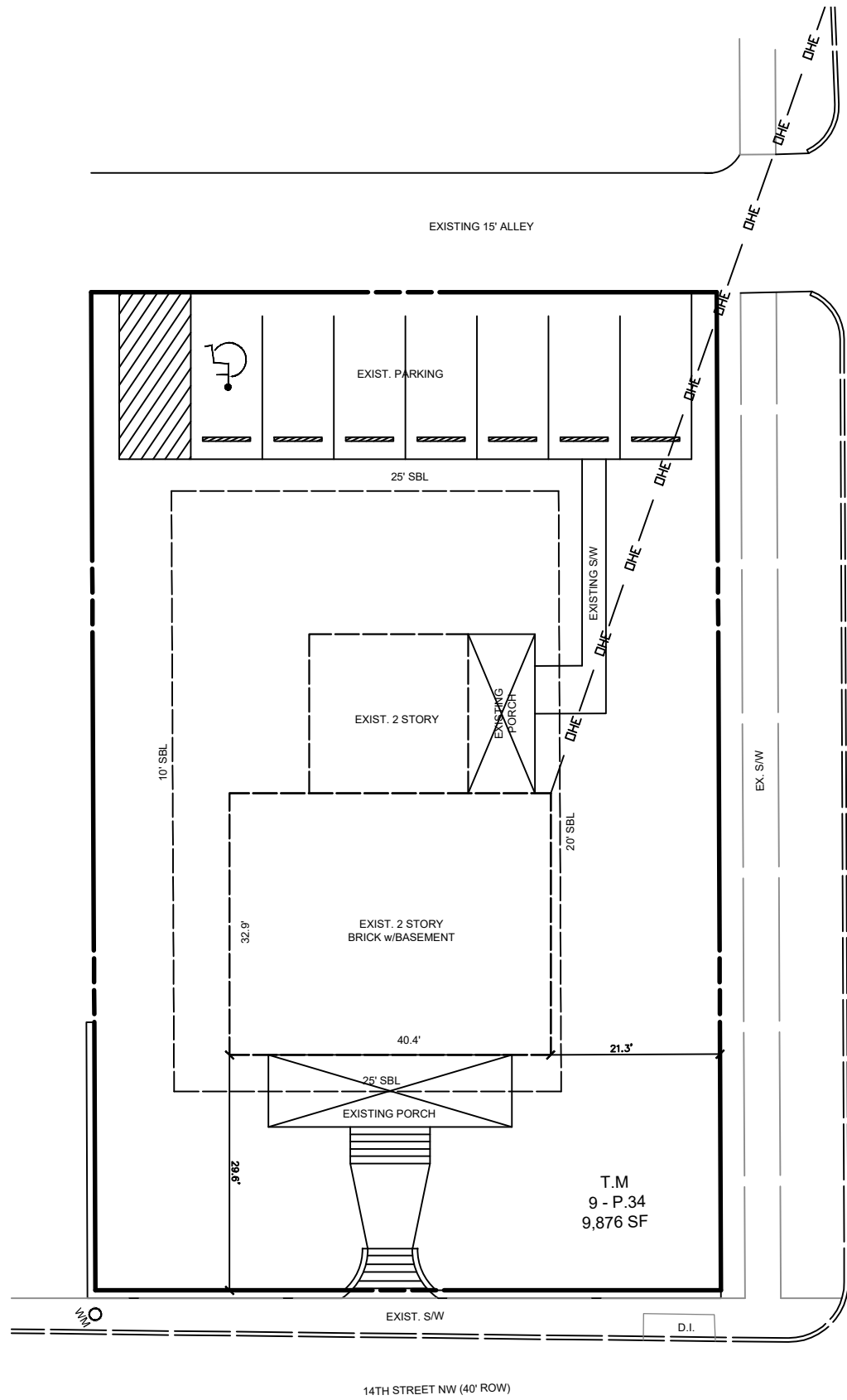
SETBACKS :

FRONT 25 FEET
SIDE 1-2 STORIES 10 FEET MIN,
3-5 STORIES 1 FT per 3 FT HEIGHT
NEW BUILDING IS 2 STORIES
(10' SETBACK TO BE USED)
CORNER STREET SIDE 20' MIN
REAR 25 FEET
HEIGHT 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)
LAND COVERAGE 80% MAX (56.7% PROPOSED)

W **A** **S** **S** **E** **N** **A** **A** **R**
W **I** **N** **K** **L** **E** **R**
A R C H I T E C T S | P L A N N E R S
200 West 12th Street, Waynesboro, VA 22980
Telephone (540) 941-3567

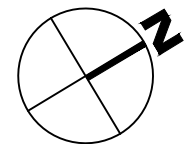
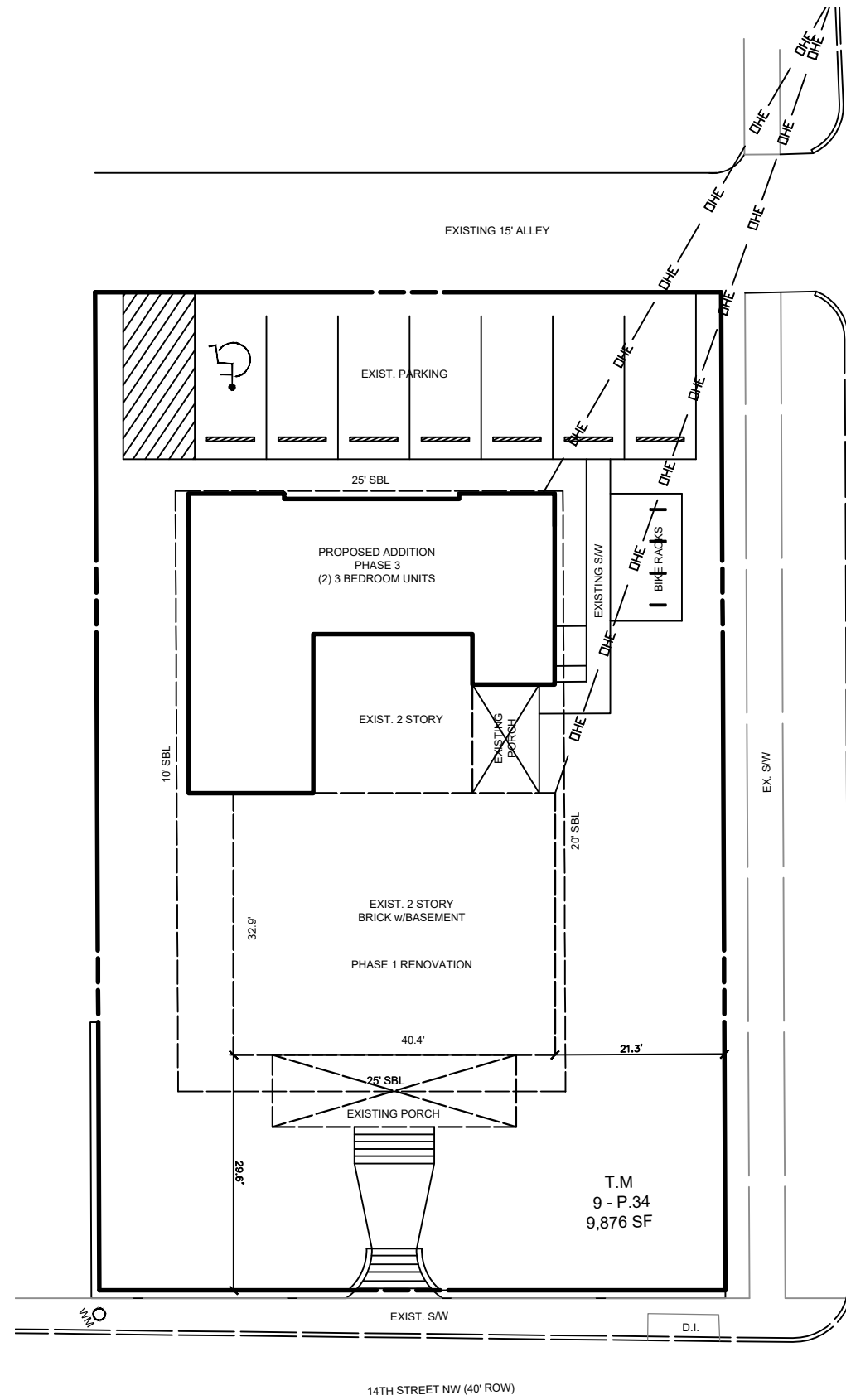
485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

C1
PHASE 3
September 27, 2021



EXISTING SITE PLAN

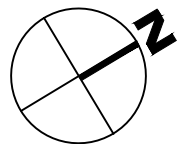
SCALE 1" = 20'-0"



PROPOSED SITE PLAN

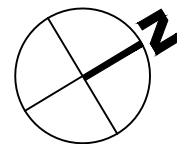
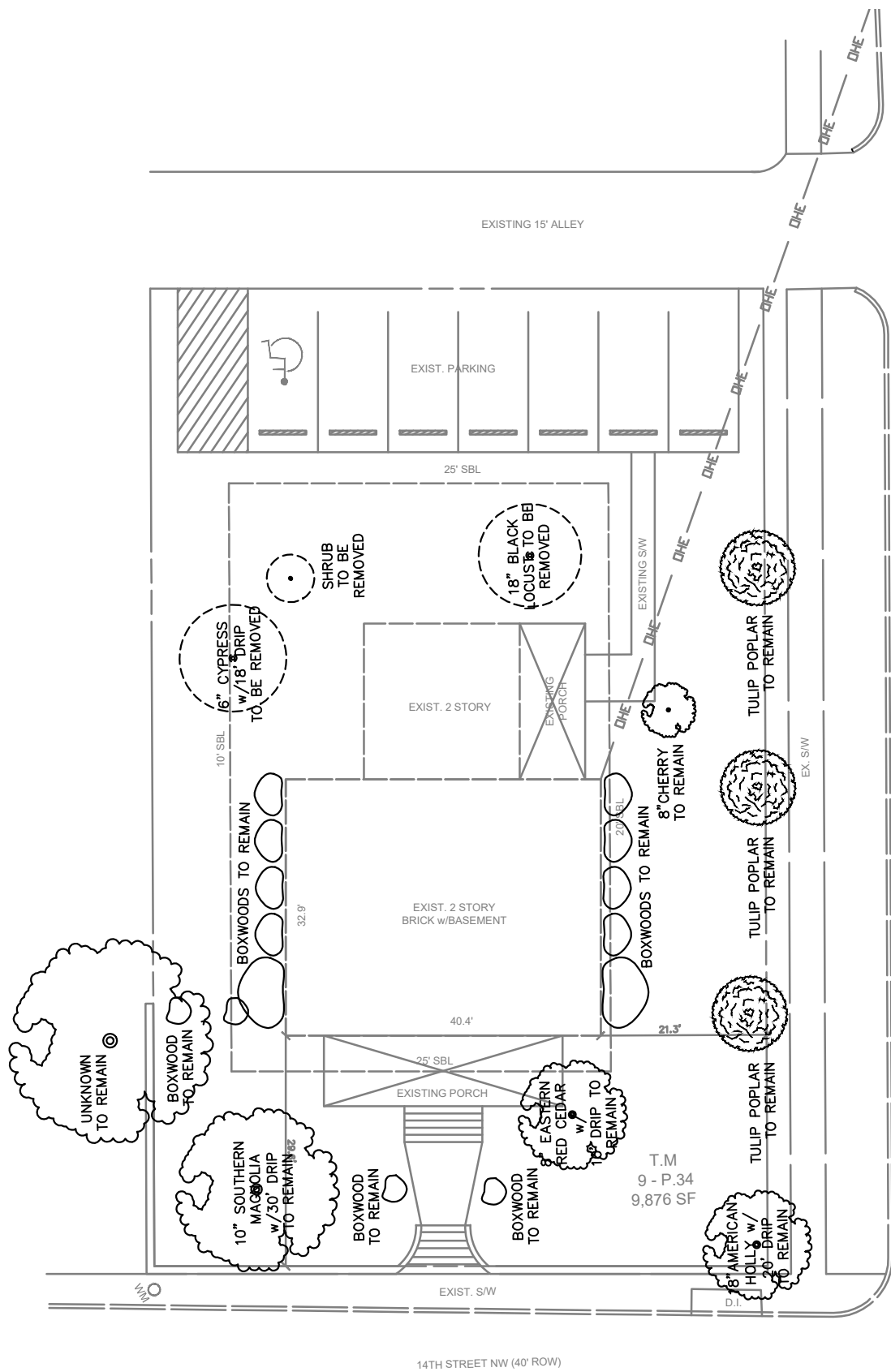
SCALE 1" = 20'-0"

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903



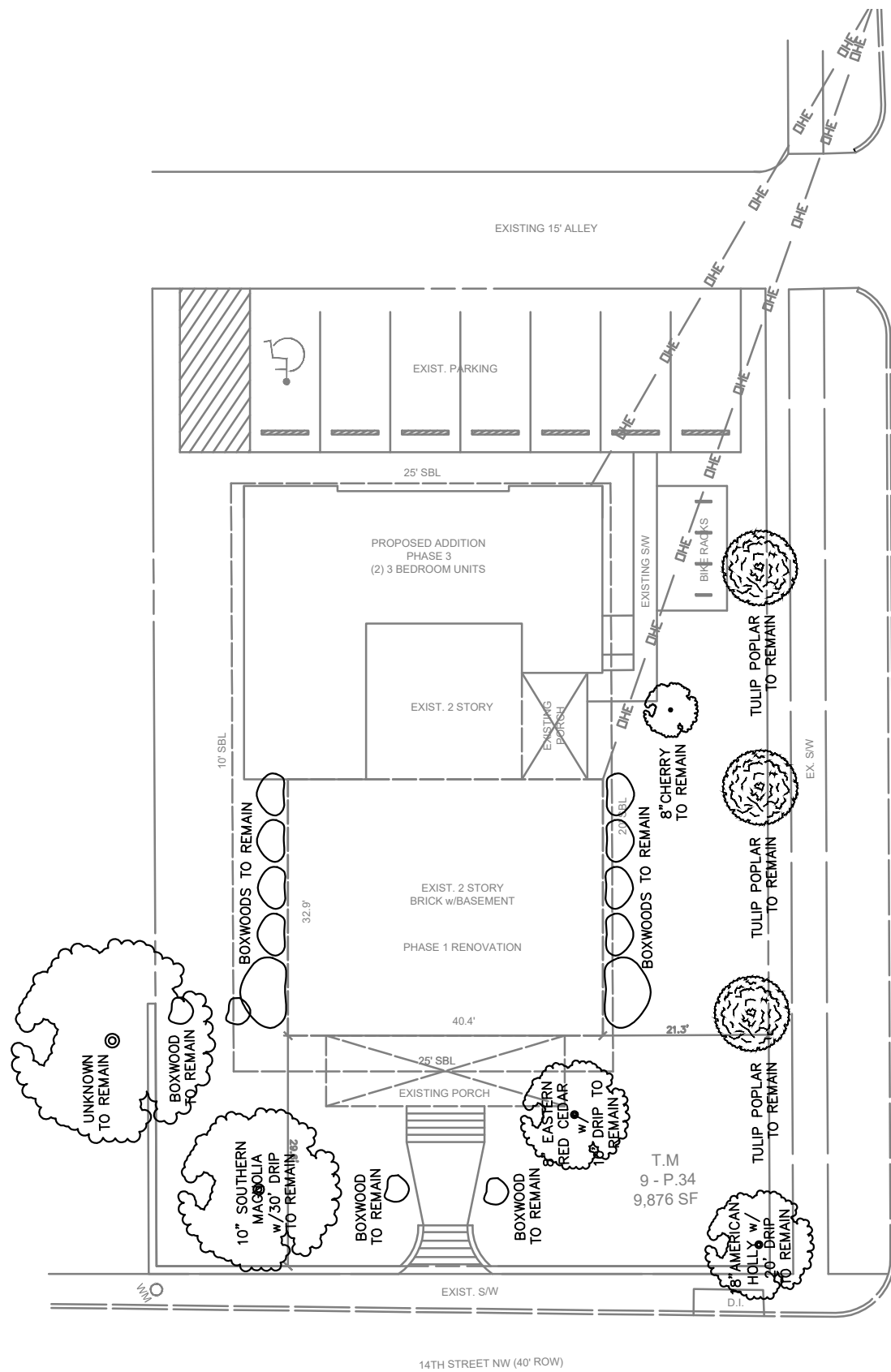
EXISTING LANDSCAPE PLAN

SCALE 1" = 20'-0"



PROPOSED LANDSCAPE PLAN

SCALE 1" = 20'-0"






485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

C3
 PHASE 3

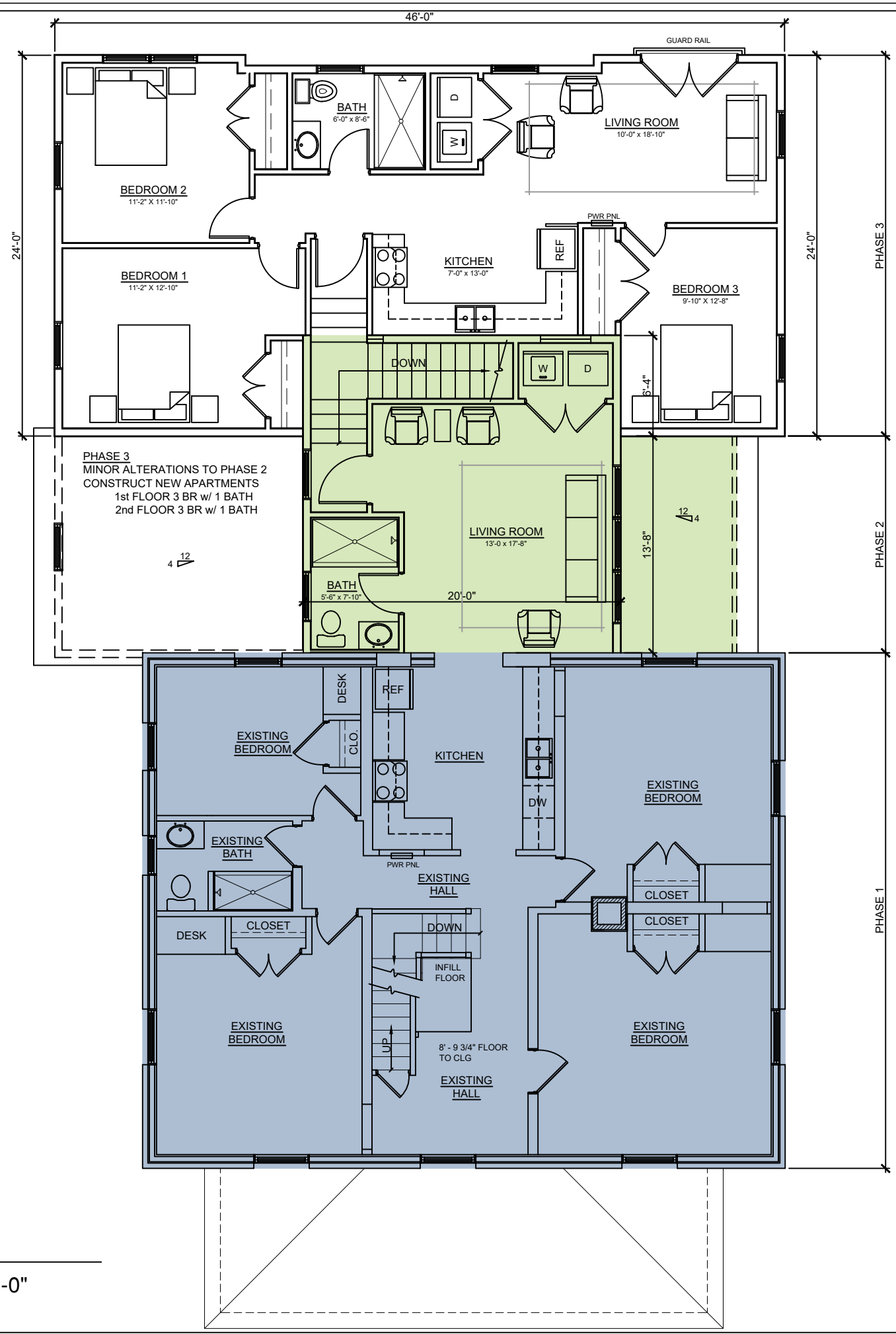
September 27, 2021

485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

PHASE HATCH LEGEND	
	PHASE 3 - PROPOSED
	PHASE 2 - EXISTING
	PHASE 1 - EXISTING

PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"





ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A3
PHASE 3

September 27, 2021



ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A4
PHASE 3
September 27, 2021



ELEVATION - SIDE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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Charlottesville, VA 22903

A5
PHASE 3

September 27, 2021



RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A6
PHASE 3
September 27, 2021



RENDERING - VIEW B

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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WINKLER
ARCHITECTS | PLANNERS
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485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A7
PHASE 3
September 27, 2021



RENDERING - VIEW C

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A8
PHASE 3

September 27, 2021



RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW
Charlottesville, VA 22903

A9
PHASE 3
September 27, 2021



RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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485 14th Street NW
Charlottesville, VA 22903

A10
PHASE 3
September 27, 2021



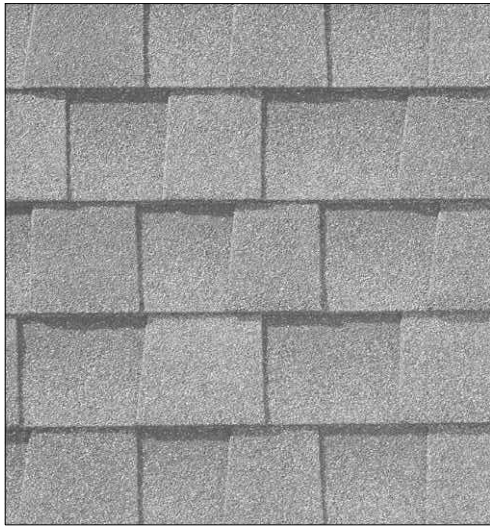
BRICK

GENERAL SHALE -
OLD ENGLISH TUDOR



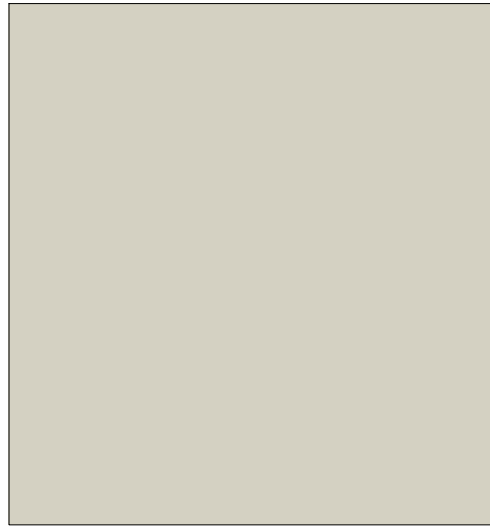
SIDING

HARDPLANK - COBBLESTONE



ROOFING

TIMBERLINE - SLATE



TRIM

BENJAMIN MOORE COLOR - HC-108
(HISTORIC - SANDY HOOK GRAY)

Pella Architect Series
Traditional WOOD



Exquisitely crafted wood windows that add architectural interest

Double Hung Interior



Double Hung Exterior



- DESIGNED WITH ARCHITECTURAL INTEGRITY**
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- ENHANCED STYLE OPTIONS**
 Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- EXPANSIVE CUSTOM CAPABILITIES**
 Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- INTERIOR FINISH OPTIONS**
 From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- STUNNING HARDWARE**
 Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- OPTIONAL INTEGRATED SECURITY SENSORS**
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® CERTIFIED¹**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.¹
- LONG-LASTING DURABILITY**
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- THE BEST LIMITED LIFETIME WARRANTY²**
 Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²
- TESTING BEYOND REQUIREMENTS**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

PELLA ARCHITECT SERIES

COLOR TO MATCH EXISTING

Certificate of Appropriateness Application

BAR 21-10-04

310 East Main Street, TMP 280041000

Downtown ADC District

Owner: Armory 310 East Main, LLC

Applicant: Robert Nichols/Formworks

Project: Facade renovation

Application components (please click each link to go directly to PDF page):

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 19, 2021**



Certificate of Appropriateness Application

BAR 21-10-04

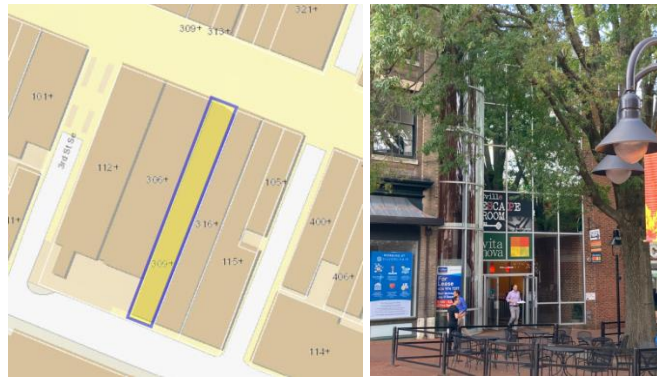
310 East Main Street, TMP 28004100

Downtown ADC District

Owner: Armory 310 East Main, LLC

Applicant: Robert Nichols/Formworks

Project: Facade renovations/alterations



Background

Year Built: 1916. In 1956 the north façade was reconstructed. The existing north façade was constructed in 1982. (The south façade may have been at this same time, staff will confirm.)

District: Downtown ADC District

Status: Contributing (Note: When the district was established, all existing structures were designated *contributing*.)

Prior BAR Review

None

Application

- Submittal: Formwork Design drawings 310 East Main Street, dated September 28, 2021: Cover; Sheet 2, Context - East Main Street; Sheet 3, Context - Water Street; Sheet 4, East Main Street Views; Sheet 5, Water Street Views; Sheet 6, Mall Level Plan.

CoA request for alterations to the Main Street (north) and Water Street (south) facades. The proposed work will alter the 20th century facades.

Discussion and Recommendations

The original, 1916 facades no longer exist. The proposed alterations will replace the contemporary facades constructed in the 1980s. The November 1980 National Register nomination of the Charlottesville and Albemarle County Courthouse Historic District does not include this address, nor do any of the building descriptions for this block match the current design. Unless the building

[the facades] are of *exceptional importance*, it does not meet the 50-year threshold necessary for consideration for the National Register.

<https://www.dhr.virginia.gov/historic-register/>

A Property that can be Nominated for Listing in the Registers should:

- Have achieved historical significance at least 50 years prior to today and/or is of exceptional importance; and
- Is associated with at least one of the following:
 - An important event or historic trend;
 - A significant person whose specific contributions to history can be identified and documented;
 - An important architectural or engineering design; or it represents the work of a master; or it is a distinguishable entity although its components may lack individual distinction;
 - Has the potential to answer important research questions about human history (most commonly these properties are archaeological sites); and
- Retain physical integrity through retention of historic materials, appearance, design, and other physical features.

There are two questions for the BAR to discuss:

1. Do the existing facades—together or singularly; as part of the mall or as a single structure; and due to age, design, architect. and/or other factors—contribute to historic character of the Downtown ADC and should they be protected? (Emphasizing that an ADC District is a City designation, and not dependent on state or national designation.)
2. If the facades are to be altered--together or singularly—are the proposed changes consistent with the ADC District Design Guidelines?

Additionally, due to the unique nature of the existing facades, the BAR might consider applying components of the design standards for both *New Construction* and for *Rehabilitation*.

The applicant has not specified the glass to be used. The BAR may request that information or address it as a condition of approval. In the Appendix is a summary of BAR's July 17, 2018 discussion re: Clear Glass.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed façade alterations at 310 East Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions/modifications: ...].

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed façade alterations at 310 East Main Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC district, and for the following reasons the BAR denies the application ...

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) 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 design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) 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;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions include:

I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street-Level Design

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- 4) Include doors in all storefronts to reinforce street level vitality.
- 5) Articulate the bays of institutional or office buildings to provide visual interest.
- 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
- 7) Office buildings should provide windows or other visual interest at street level.
- 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- 9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
- 10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

Pertinent Guidelines for Rehabilitation include:

B. Facades and Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.

- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

Appendix:

Summary of BAR Discussion July 17, 2018 re: Clear Glass:

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

310 East Main Street, c1970



Downtown Mall To Get 'Futuristic' Building

By CHARLES GIAMETTA
of The Progress Staff

Backers of a new office and retail building on Charlottesville's downtown mall unveiled their plans today and said they hope the structure's futuristic design will inspire owners of other mall buildings.

The Milgraum Center, at 310 E. Market St., will feature a silver-reflective glass facade and a glass-enclosed elevator shaft facing the mall.

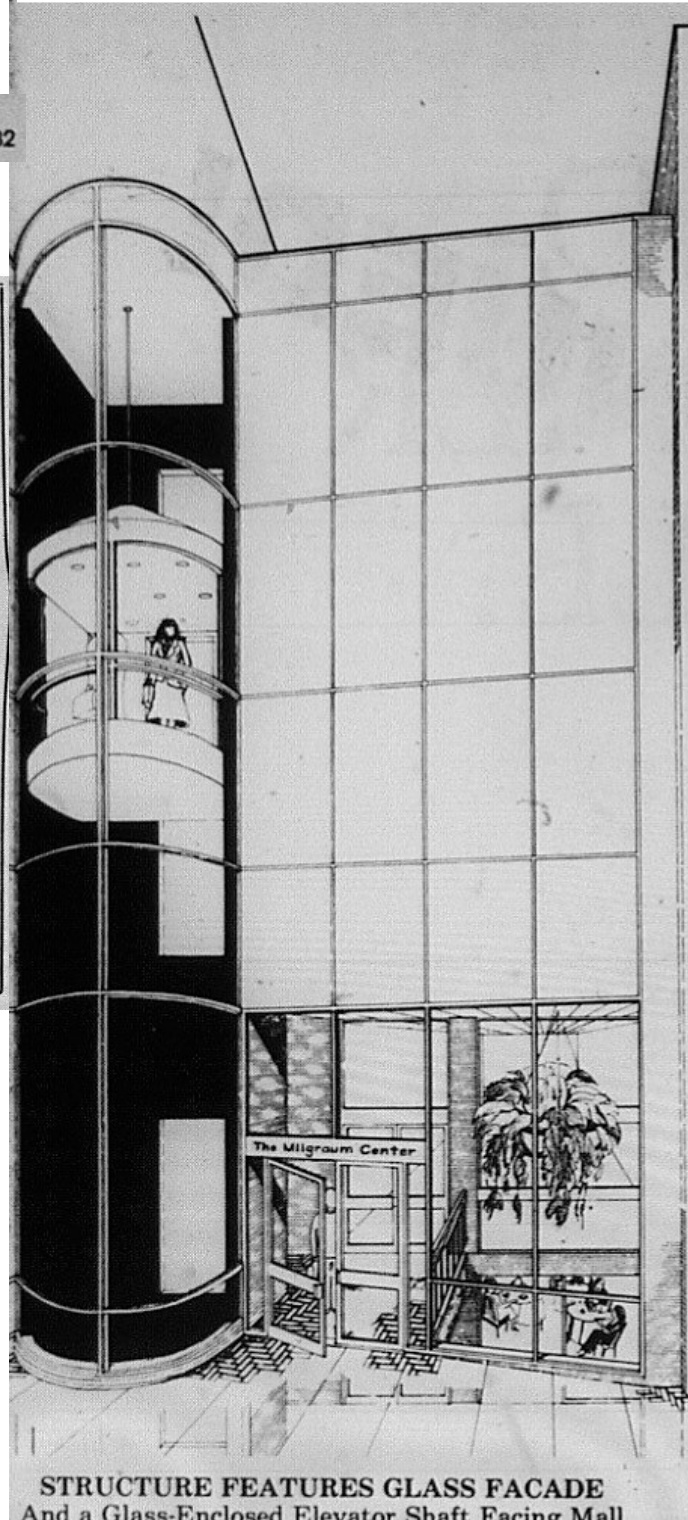
Plans call for offices on the top two stories of the four-level building, a retail space on the mall level and a restaurant in the basement.

The \$250,000 renovation is being financed by the building's owners, Leonard and Sylvia Milgraum, who own land in Cismont in Albemarle County and also own several downtown properties.

"It's a very futuristic-type building," said Bill Rice, a real estate broker who announced the plans this morning. "We wanted the building to be a focal point — that no matter where you are on the mall, it would stand out and grab you."

Please See MALL, Page B4

Curiously, the wrong street.



STRUCTURE FEATURES GLASS FACADE
And a Glass-Enclosed Elevator Shaft Facing Mall

★ Mall

Continued From Page B1

"There are a lot of landlords on the downtown mall that sit back, collecting rent checks and basically not doing anything," Rice added. "The city fathers know this ... maybe we can embarrass (other landlords) into doing something."

Rice said he helped the owners and the general contractor, John Moore, design the renovation. "What we had to do is find something that works" to make the building attractive to tenants, he said.

The building, next to the Hardware Store Restaurant, was vacated in the mid-1970s by Tilman's department store, Rice said. The Milgraums bought the property in the late 1970s, he said.

About 3,000 square feet of retail space are available on the mall side of the first floor; a fabric store is already operating in about 1,200 square feet on the building's Water Street side, Rice said.

Rice said he did not expect to have problems renting the space because he said there is a demand for small office space downtown. He said he hoped the first occupants could move into the building in September.

Rice said the exterior glass will promote energy efficiency by reflecting sunlight. ←

The facade will be angled toward the elevator so that the glass-enclosed elevator shaft and glass elevator car will stand in relief from the building, Rice said.

??

WE
SEA

Architectural And Historic Survey



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Identification

STREET ADDRESS: 310 E. Main Street	HISTORIC NAME: Tilman Building (J.D. & J.S. Tilman's)
MAP & PARCEL: 28-41	DATE / PERIOD: 1916 and 1956
CENSUS TRACT AND BLOCK: 1-124	STYLE: Victorian
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 1/2, 3 storeys
ORIGINAL OWNER: J. Dean Tilman, Sr.	DIMENSIONS AND LAND AREA: 27' x 232' (6,140 sq. ft.)
ORIGINAL USE: Dry Goods Store	CONDITION: Good
PRESENT USE: Department Store	SURVEYOR: Bibb
PRESENT OWNER: J. Dean Tilman, Jr., G. McNeir Tilman, William T. Tilman	DATE OF SURVEY: Spring 1979
ADDRESS: 310 E. Main Street Charlottesville, VA	SOURCES: City Records William T. Tilman Holsinger's Charlottesville Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay building with pointed-arched windows evokes the Gothic Revival style of a half century before. Construction is of pressed brick laid in stretcher bond on the facade. A 1956 remodelling gave the building an incongruous Colonial Revival storefront: Corner pilasters support an entablature and pediment above a recessed entrance loggia. The original storefront had a narrower loggia and simple entablature. Windows at the second level are double-sash, 8-over-8 light, with 4-light rectangular transoms. The center muntins are wider to give the appearance of narrow paired windows. Their pointed arches continue as window surrounds. The area above each window, under the arch, is faced with concrete and has a raised brick circle in its center. There is a low attic storey at the front of the building with tiny Gothic double-sash windows with pointed arches. These windows rest directly on a narrow concrete stringcourse. The parapet is topped by a simple concrete cornice. Behind it, a tar-&-gravel shed roof slopes to the rear. The flat-roofed, windowless, 3-storey rear addition is built of brick laid in 5-course American bond. It has a storefront entrance at the basement level framed by a band of stretchers.

HISTORICAL DESCRIPTION

J. D. & J. S. Tilman's was founded in 1905 and for several years occupied one of the Main Street store rooms in the magnificent old bank building on the northwest corner of Main and Fourth Streets. J. Dean Tilman, Sr., purchased the lot in 1915 (City DB 27-455) and completed the present building the next year (DB 28-82). A 2-storey brick house had once stood on the site, but it was destroyed in the 1909 fire. The building was completely remodeled and given a new storefront, and a large 3-storey rear wing with a basement entrance on Water Street was added in 1956. The Tilman family still owns the building and conducts their business there. Additional References: City DB 28-17, 375-149; WB 9-66.



259

Bibb/Spring 1979

IDENTIFICATION

Street Address: 310 E. Main Street
 Map and Parcel: 28-41-
 Census Track & Block: 1-124
 Present Owner: J. Dean Tilman, Jr.; G. McNeir Tilman, William T. Tilman
 Address: 310 E. Main Street
 Present Use: Department Store
 Original Owner: J. Dean Tilman, Sr.
 Original Use: Dry Goods Store

BASE DATA

Historic Name: Tilman Building (J.D. & J.S. Tilman's)
 Date/Period: 1916 and 1956
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2½, 3
 Present Zoning: B-4
 Land Area (sq.ft.): 27' x 232' (6140 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay building with pointed-arched windows evokes the Gothic Revival style of a half century before. Construction is of pressed brick laid in stretcher bond on the facade. A 1956 remodelling gave the building an incongruous Colonial Revival storefront: Corner pilasters support an entablature and pediment above a recessed entrance loggia. The original storefront had a narrower loggia and simple entablature. Windows at the second level are double-sash, 8-over-8 light, with 4-light rectangular transoms. The center muntins are wider to give the appearance of narrow paired windows. Their pointed arches continue as window surrounds. The area above each window, under the arch, is faced with concrete and has a raised brick circle in its center. There is a low attic storey at the front of the building with tiny Gothic double-sash windows with pointed arches. These windows rest directly on a narrow concrete stringcourse. The parapet is topped by a simple concrete cornice. Behind it, a tar-&-gravel shed roof slopes to the rear. The flat-roofed, windowless, 3-storey rear addition is built of brick laid in 5-course American bond. It has a storefront entrance at the basement level framed by a band of stretchers.

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GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 William T. Tilman
 Holsinger's Charlottesville
 Sanborn Map Co. - 1896, 1907, 1920

310- E Main St.
312
Tilman's Dept Store

1916 + 1956 (assessor)

28-41



259



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Armory 310 E Main, LLC Applicant Name Robert Nichols, Formwork Design Office, LLC
Project Name/Description 310 E Main Facade Renovation Parcel Number 280041000
Project Property Address 310 E Main St, Charlottesville, VA

Applicant Information

Address: 619 E High St, Suite A
Email: robert@formworkusa.com
Phone: (W) 434-296-2223 (C) 434-760-3337

Property Owner Information (if not applicant)

Address: 26360 Valley View Ave
Carmel, CA 93923
Email: martin@armoryasset.com
Phone: (W) (434) 806-1918 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? no

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Robert Nichols Sept 26, 2021
Signature Date
Robert F Nichols Sept 26, 2021
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Martin Klingel Sept 26, 2021
Signature Date
Martin Klingel, Manager, 310 East Main, LLC Sept 26, 2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached application package

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



WATER STREET FACADE



PEDESTRIAN MALL FACADE

310 EAST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

SUBMITTED SEPTEMBER 28, 2021

...the Milgraum Center was immediately labeled as a "Futuristic" building because of its angled entrance to the mall and its entirely glass facade. The building was meant to be a focal point on Main Street. Many thought its construction set a dangerous precedent on the Mall. In 1985, the Board of Architectural Review was set up in Charlottesville to address growing concerns about architectural changes downtown. However controversial, this building is a statement of 20th-century architectural style on Main Street.

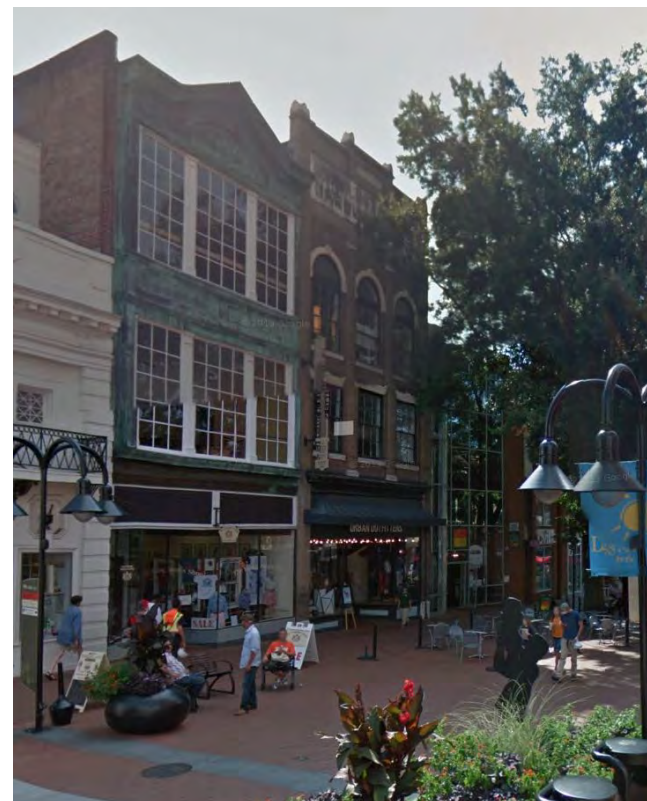
Excerpt from "More than a Mall: A Guide to Historic Charlottesville. Albemarle Charlottesville Historical Society, 2010



EAST MAIN FACADE, C. 1974



EAST MAIN FACADE, C. 1916



320 E. MAIN

316 E. MAIN
HARDWARE STORE



SUBJECT BUILDING
310 E. MAIN ST, A.K.A. MILGRAUM CENTER



308 E. MAIN
BANK ANNEX

300 E. MAIN
PEOPLE'S BANK

PRESENT DAY



SUBJECT BUILDING
310 E. MAIN ST
WATER ST FACADE

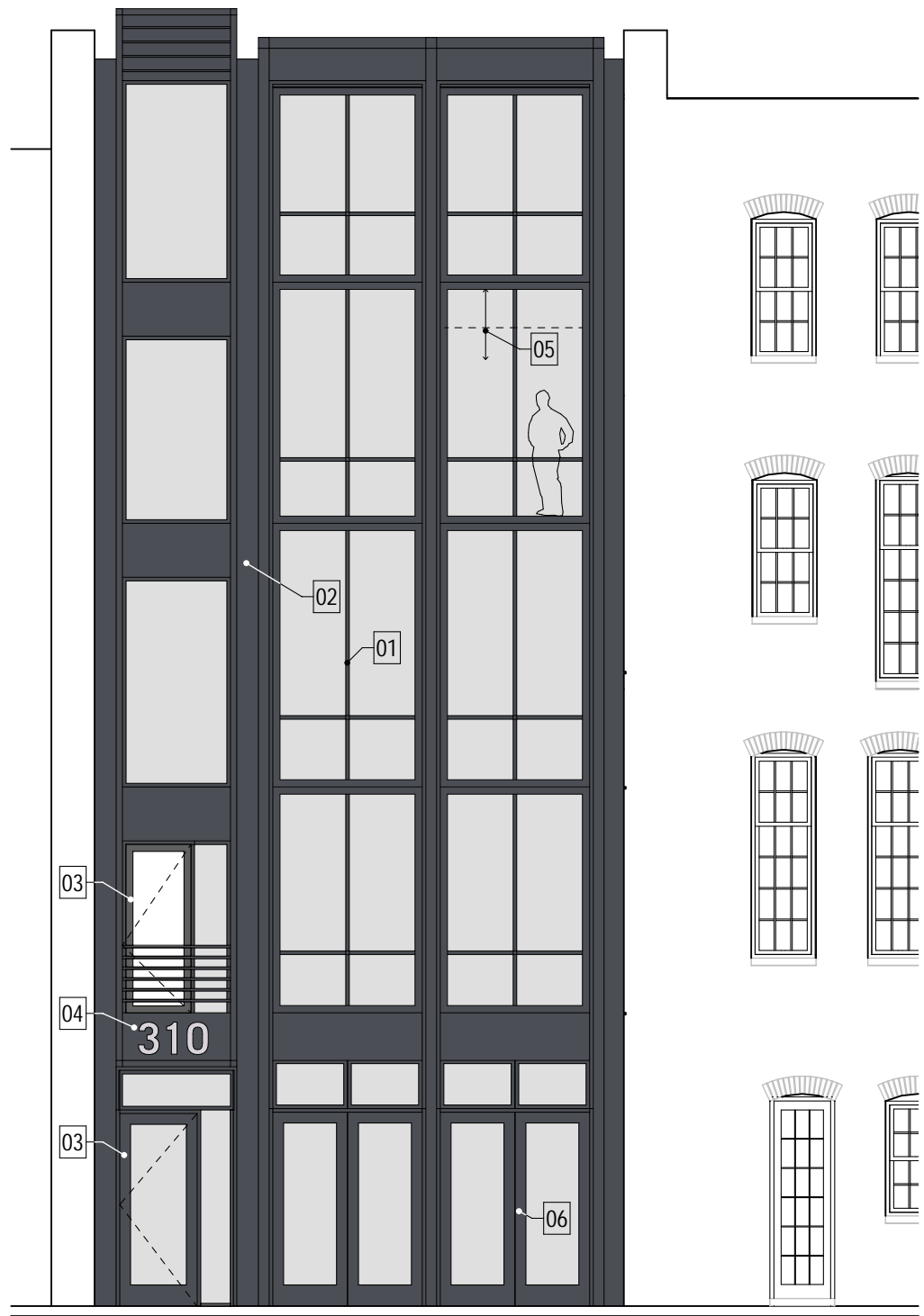
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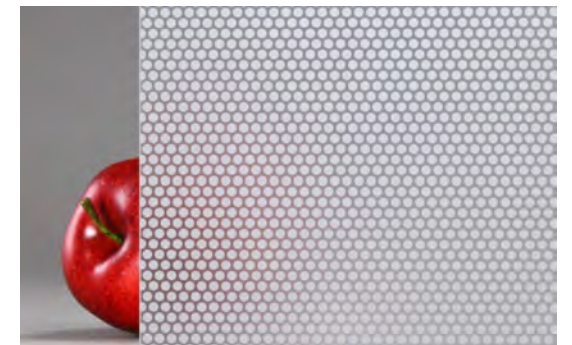
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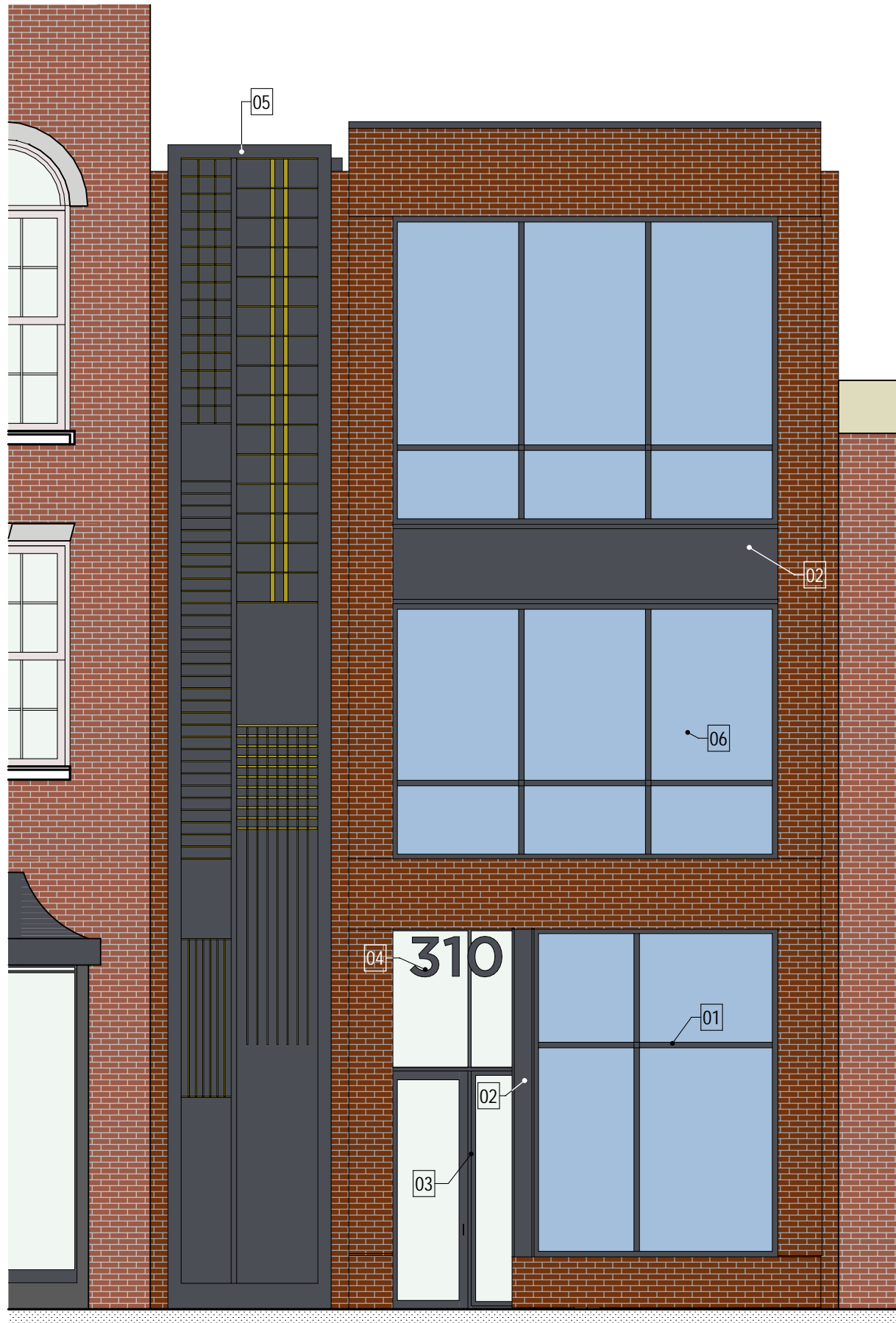
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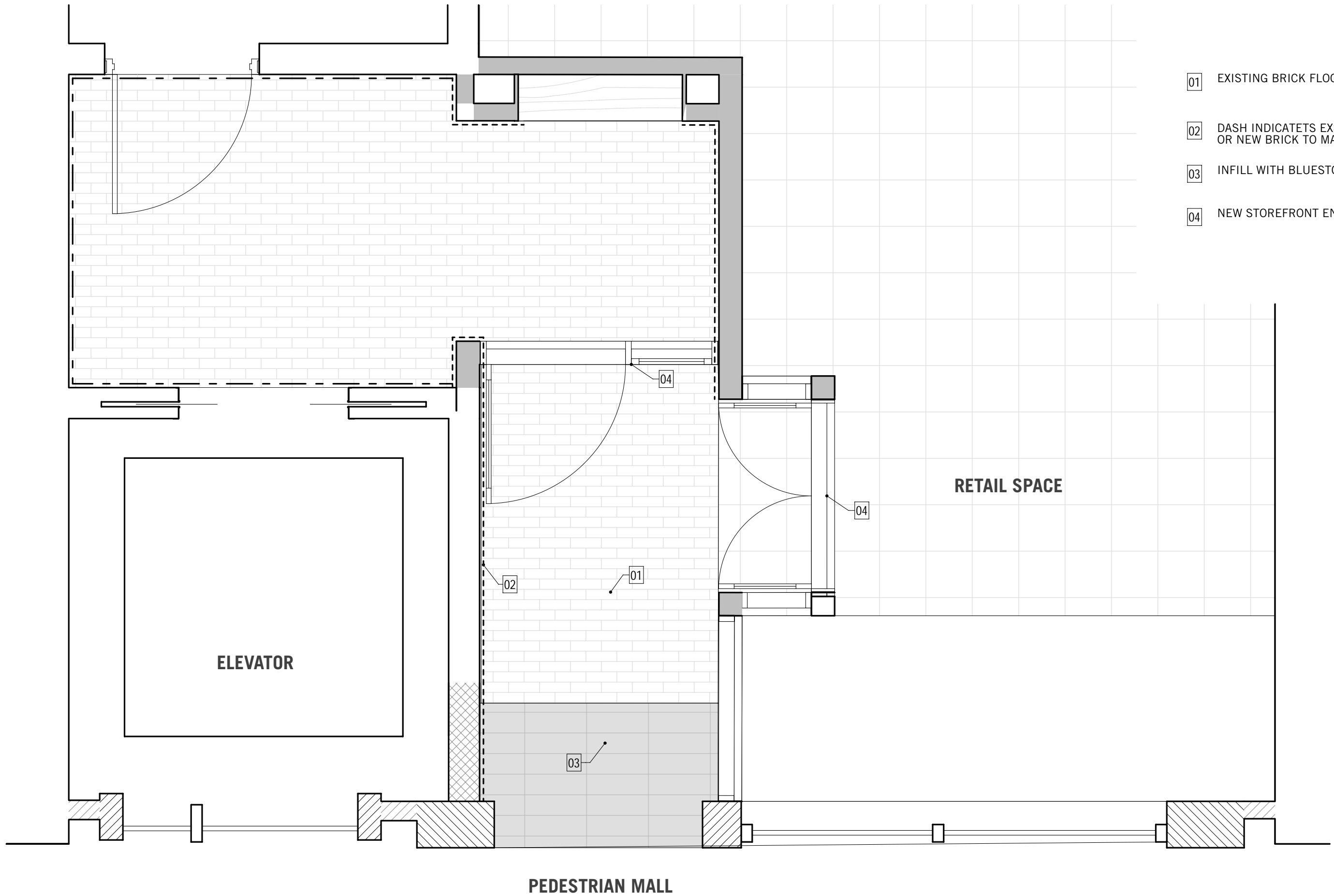


- 01 ALUMINUM STOREFRONT SYSTEM
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- 03 ALUMINUM ENTRY SYSTEM
- 04 1.5" DEEP REVERSE-CHANNEL LETTERS WITH INTEGRAL LIGHTING - COLOR TEMP: 3000K; LETTER HT: 18"
- 05 GRADUATED CERAMIC FRIT ON GLASS PANELS AT SPANDREL CONDITIONS
- 06 FIXED GLAZED PANELS





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- 06 FIXED GLAZED PANELS



- 01 EXISTING BRICK FLOORING TO REMAIN
- 02 DASH INDICATES EXST BRICK REMAINS ON WALL OR NEW BRICK TO MATCH
- 03 INFILL WITH BLUESTONE
- 04 NEW STOREFRONT ENTRY

PEDESTRIAN MALL

RETAIL SPACE

ELEVATOR



WATER STREET FACADE



PEDESTRIAN MALL FACADE

310 EAST MAIN STREET

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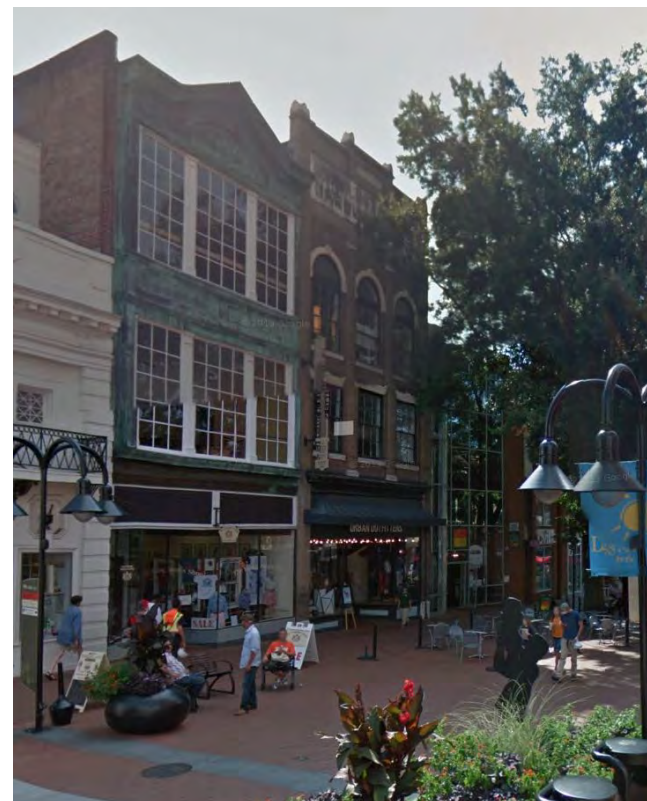
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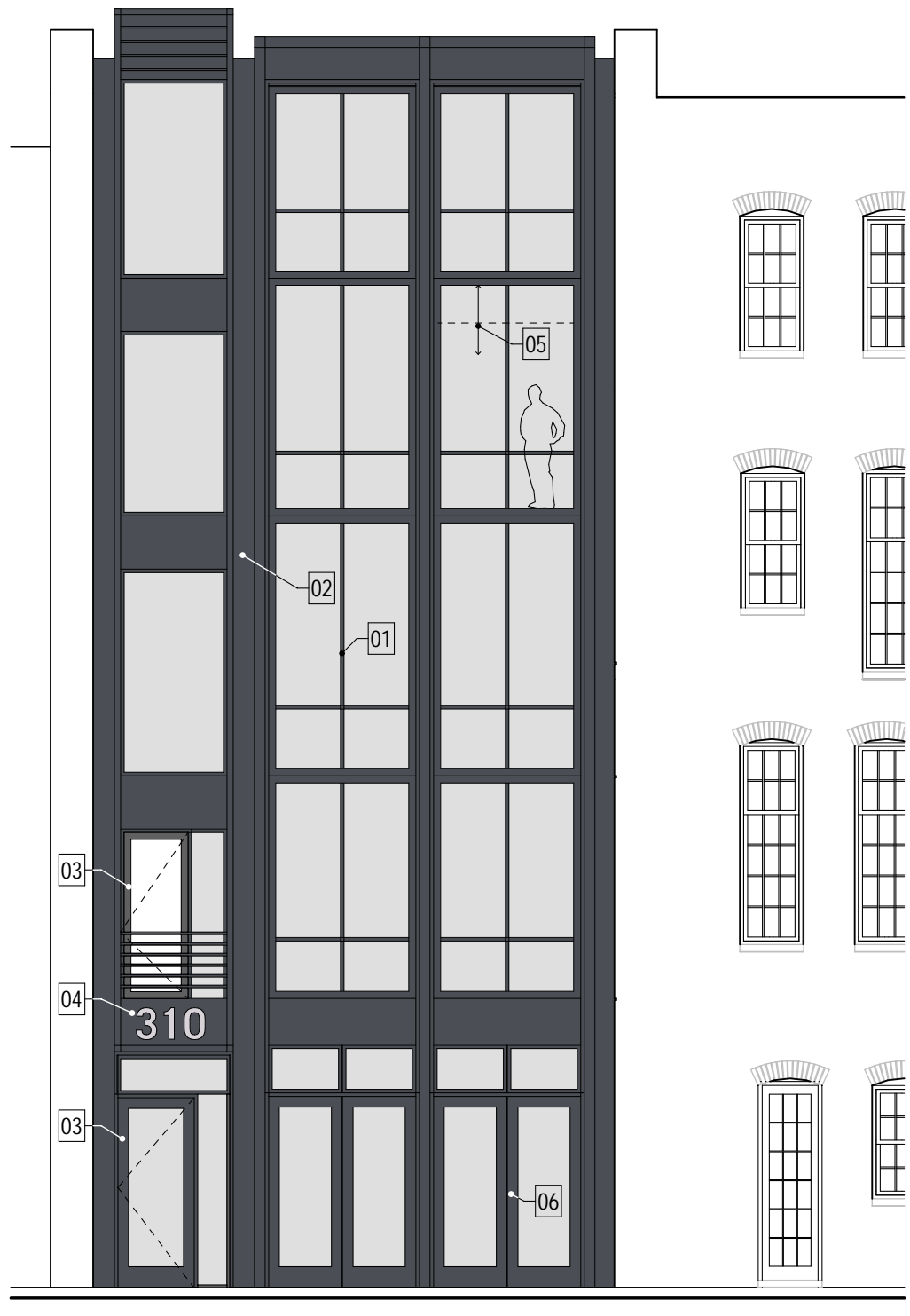
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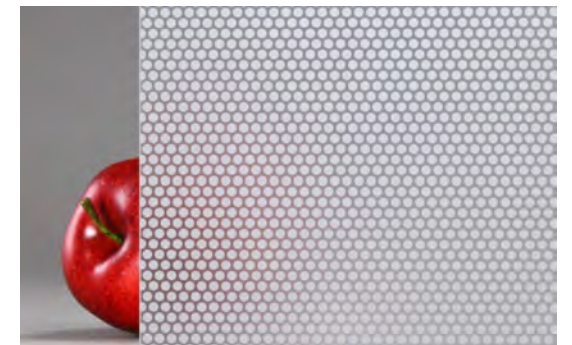


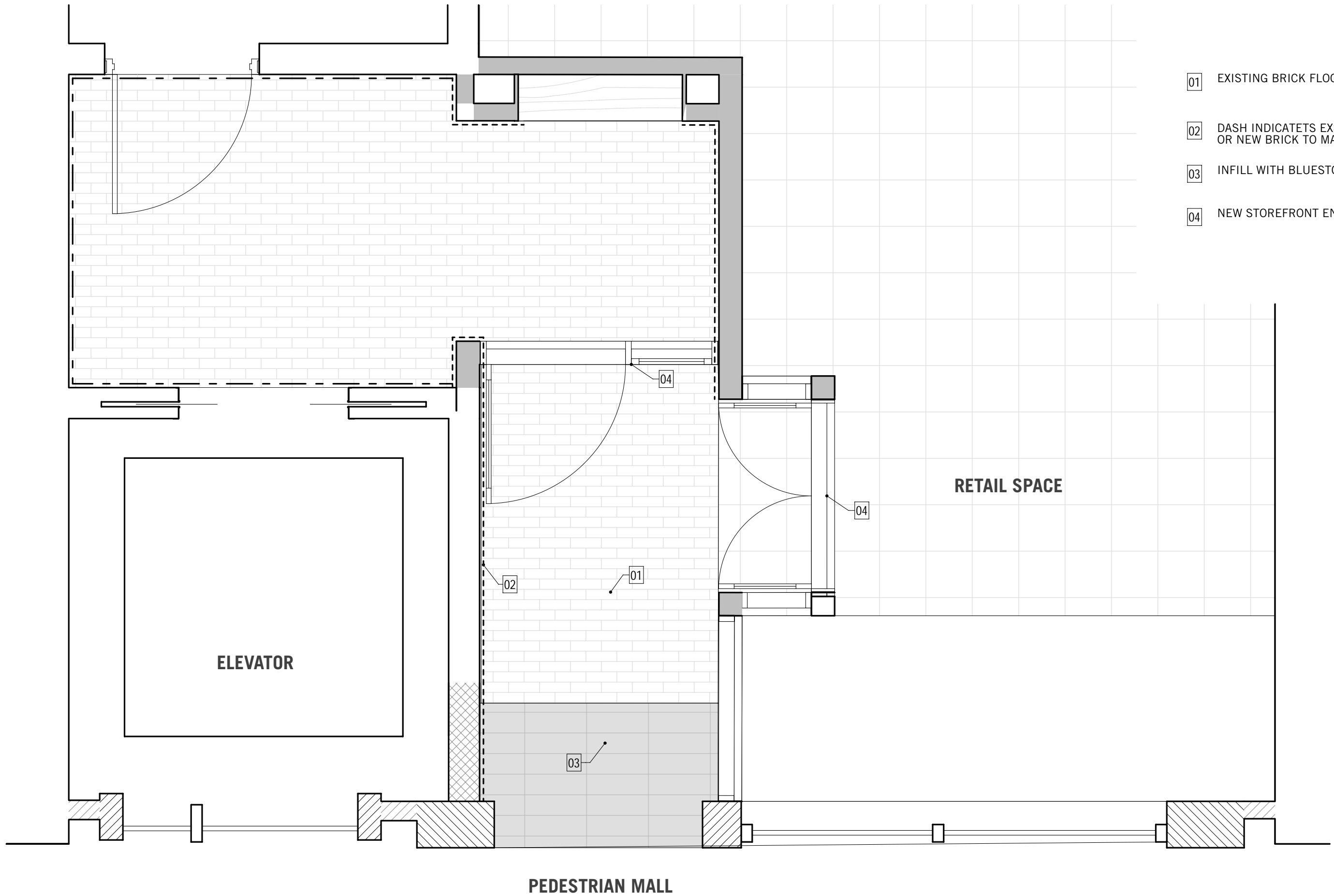
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- 07 MODULAR BRICK - GREY





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- 04 NEW STOREFRONT ENTRY

PEDESTRIAN MALL

RETAIL SPACE

ELEVATOR

Certificate of Appropriateness Application (HC District)

1615 East Market Street, Tax Map Parcel 110005000

Woolen Mills HC District

Owner/Applicant: Jennifer and Lemuel Oppenheimer

Project: Construct residence

Note: Oct 6, 2021, owner requested prelim discussion in lieu of CoA review.

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Prelim Discussion

1615 East Market Street, Tax Map Parcel 110005000

Woolen Mills HC District

Owner/ Applicant: Jennifer and Lemuel Oppenheimer

Project: Construction of residence



Background

Year Built: n/a

District: Woolen Mills HC District

Status: n/a

Prior BAR Review

N/A

Application

- Submittal: Elizabeth Sloan. Architect, drawings *Addition to the Lazaro Residence*, dated August 4, 2021: Sheet 100 – Basement Floor Schematic; Sheet 101 - Basement Floor Schematic; Sheet 102 - Second Floor Schematic; Sheet 200 - Elevations; Sheet 201 - Elevations; Sheet 300 – Section; Sheet 301- Section; Sheet 303 - Sections.
- Plat: Subdivision of Lots 12A and 12B
- Photos of nearby proeprties

Preliminary discussion of a proposed new house of 4,310 gross square feet to be built on Lot 12B of the subdivided Lot 12.

Discussion and Recommendations

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal, including:

- Roof:

- Gutter and downspout:
- Cornice and Trim:
- Exterior walls:
- Doors and Windows:
- Light Fixtures:

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Existing house (to remain)



New house



Staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

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:

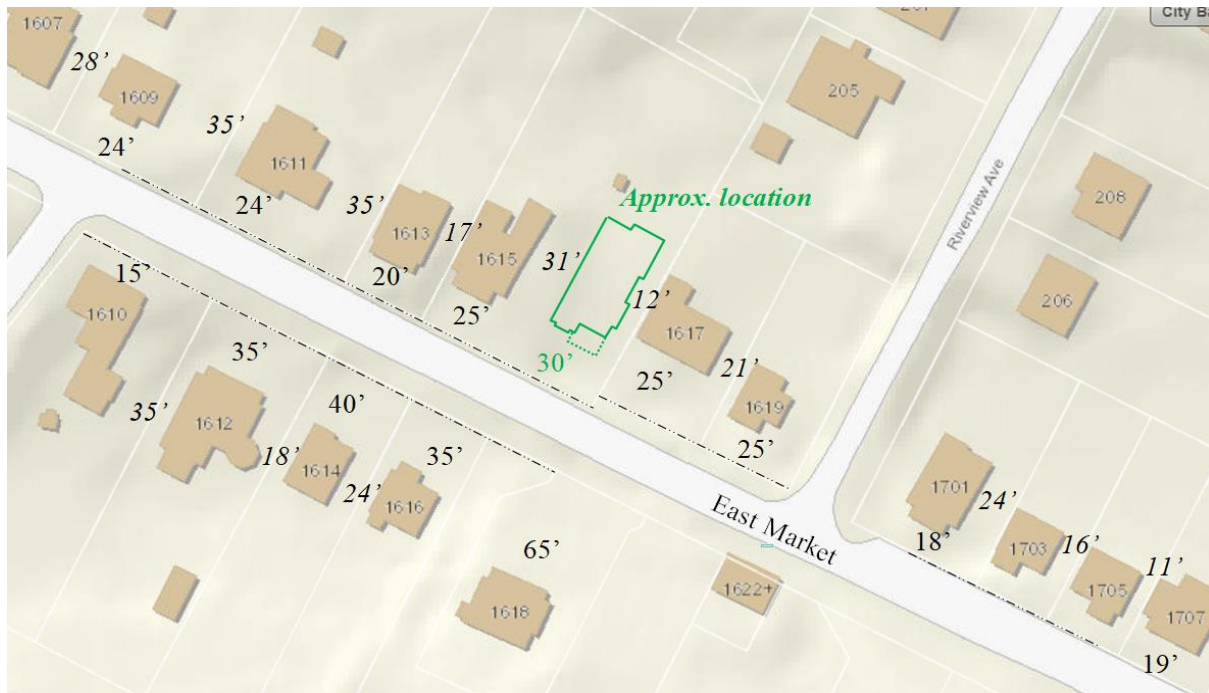
- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and 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.

HC District Design Guidelines for New Construction and Additions

Building Location – setback and spacing

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

Comment: The front setback (property line) is generally consistent with nearby properties. The spacing between the new house and 1605 East Market is generally consistent; relative to 1617 East Market, the spacing is roughly half the average. Throughout the HC District, building spacing varies widely, so there is no *typical dimension* for the district.



Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.

2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. 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.

Comment: Throughout the HC District, building footprints vary widely. At approximately 1,500, the footprint of the proposed house is generally consistent with those nearby. The height and width (facing East Market) are consistent with nearby houses.

Building Form – roofs and porches

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

Comment: Consistent with the district and nearby structures

Building Openings – orientation, doors and windows

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

Comment: Consistent with the district and nearby structures

Building Materials and Textures

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

Comment: Materials not specified. Elevations indicate siding and metal roofing, consistent with the district.

Building Paint

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

Comment: n/a

Site

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

Comment: n/a

Woolen Mills Village Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
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]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

Appendix

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
 1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
 2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
 1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
 2. Additions located on a lot that abuts a street on the side or rear; or
 3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or
 4. Additions located to the rear that exceed the height or width of the existing building or structure.



Board of Architectural Review (BAR) Conservation District - Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

five (5)

Please submit ~~ten (10)~~ hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description	<u>New Oppenheimer House</u>	Parcel Number	_____
Project Address/Location	<u>Lot 123, 1615 East Market St</u>		
Owner Name	<u>Jennifer and Lemuel Oppenheimer</u>	Applicant Name	<u>Same</u>

Applicant Information

Address: 1615 East Market Street
Charlottesville, VA 22902
 Email: jennopp@gmail.com
 Phone: (W) _____ (H) 434-409-2896

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Jennifer Oppenheimer 9/28/21
 Signature Date
Jennifer Oppenheimer 9/28/21
 Print Name Date

Property Owner Information (if not applicant)

Address: Same
 Email: _____
 Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Lemuel Oppenheimer
 Signature Date
Lemuel Oppenheimer 9/28/21
 Print Name (co-owner) Date

Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements): _____

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at www.charlottesville.gov or at Municode.com for the City of Charlottesville.

DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at www.charlottesville.org, www.charlottesville.gov.

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

Description of Proposed Work

A new house of 4,310 gross square feet to be built on Lot 12B of the subdivided Lot 12: Thos. L. Farish Dec'd Lots known as 1615 East Market Street. As this home is within the Woolen Mills Historic Conservation District, it will comply with the guidelines set forth for new construction, including:

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.

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.

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

Building Openings – orientation, doors and windows

- √ A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
- √ 2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
- √ 3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

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.
- √ 2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

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.

WOOLEN MILLS CHARLOTTESVILLE, VIRGINIA



SCHEMATIC DESIGN SEPTEMBER 28, 2021

SHEET LIST

T1.1	TITLE PAGE
SP1.1	SITE PLAN
A1.0	BASEMENT PLAN (NOT INCLUDED)
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN (NOT INCLUDED)
A2.1	EXTERIOR ELEVATION
A2.2	EXTERIOR ELEVATION

RMC DESIGN

Crozet, Virginia

434.409.7379

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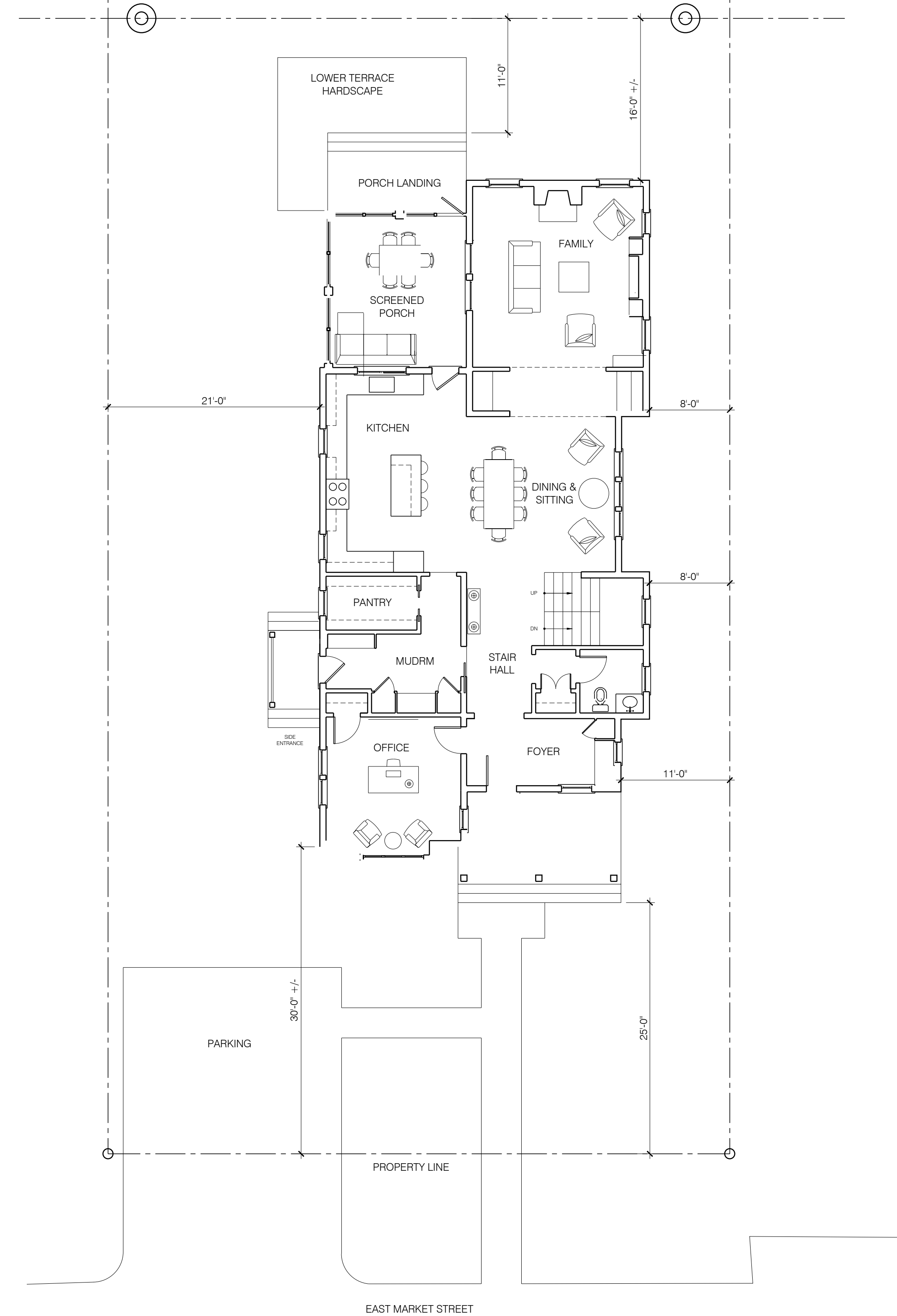
WOOLEN MILLS
HOUSE

CHARLOTTESVILLE, VIRGINIA

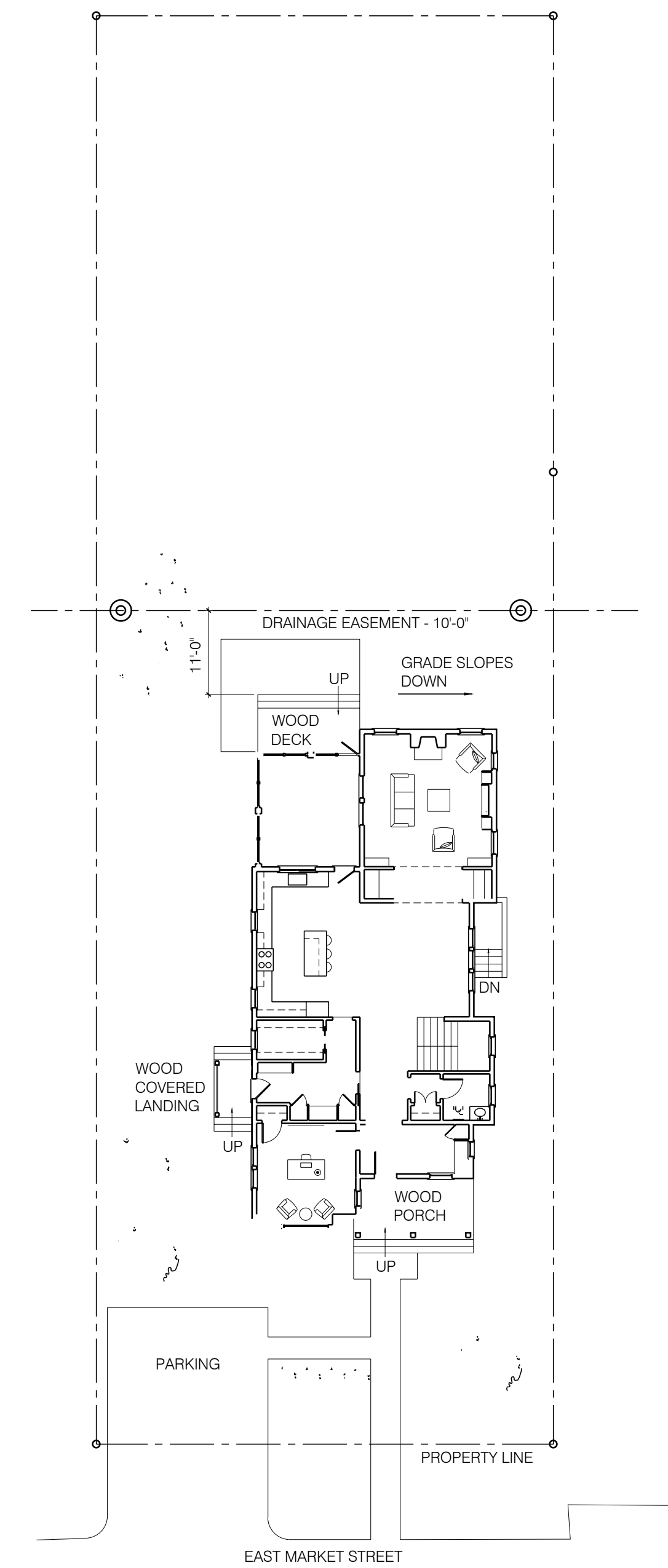
28 SEPTEMBER 2021

EXTERIOR
ELEVATIONS

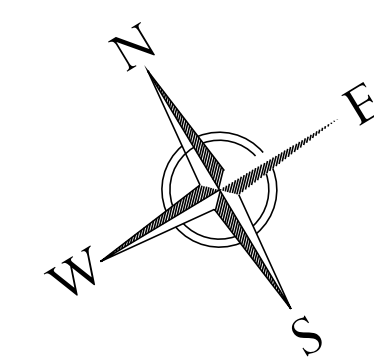
T1.1

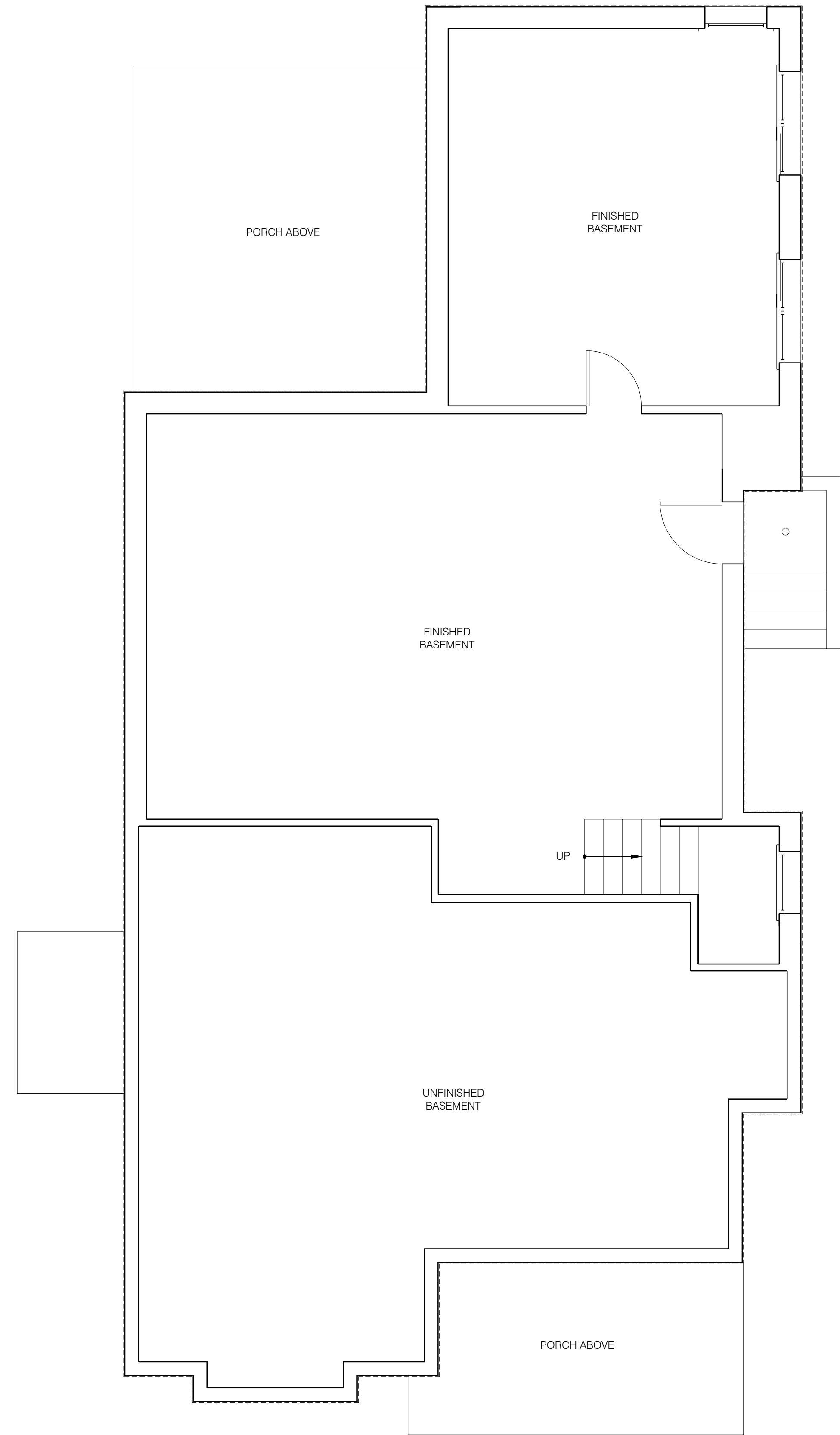


1 SITE PLAN
SCALE: 1/8" = 1'-0"



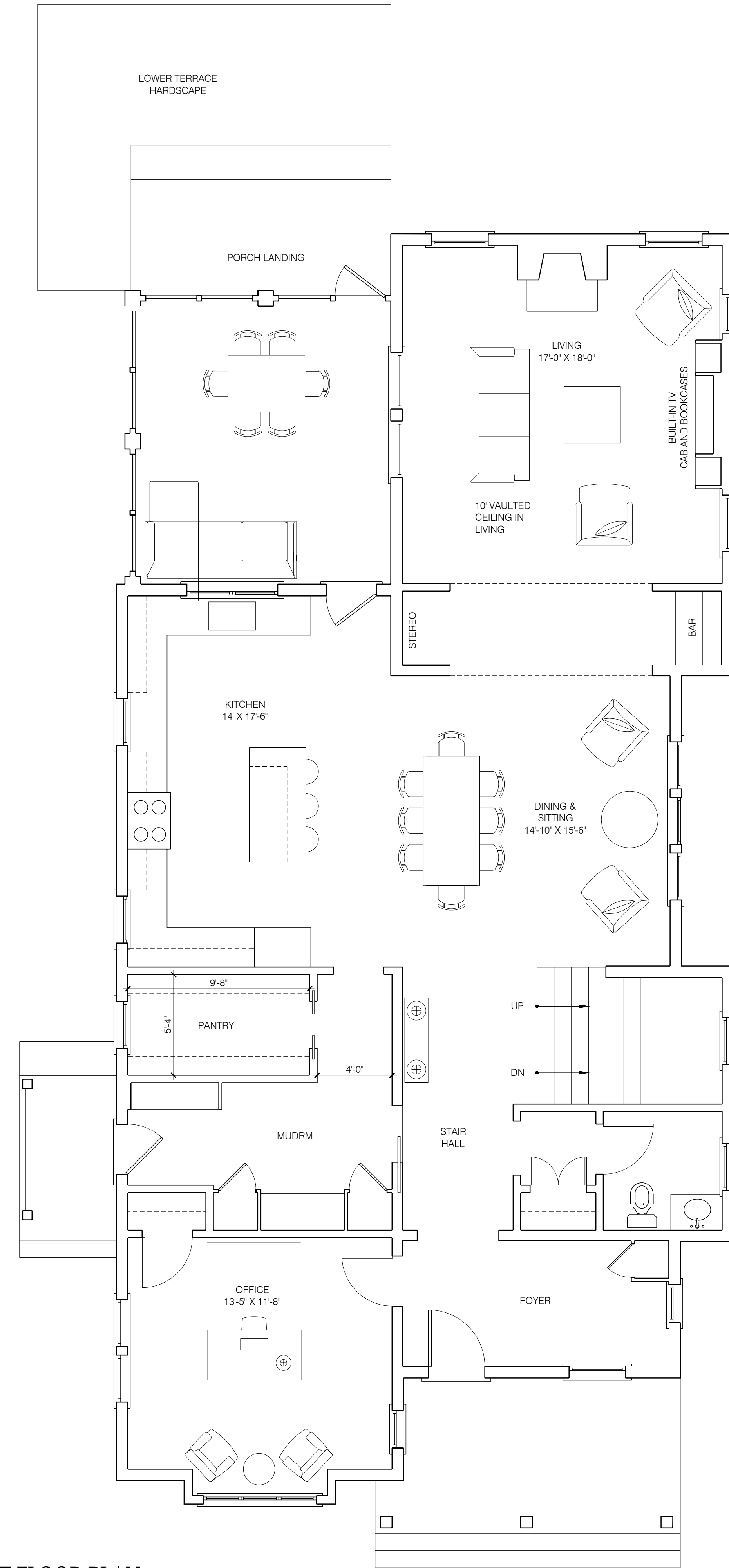
2 SITE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"





GROSS SQUARE FOOTAGE = 1495 SF

1 BASEMENT PLAN
SCALE: 1/4" = 1' 0"



GROSS SQUARE FOOTAGE = 1495 SF

2 1ST FLOOR PLAN
SCALE: 1/4" = 1' 0"

RMC DESIGN

Crozet, Virginia

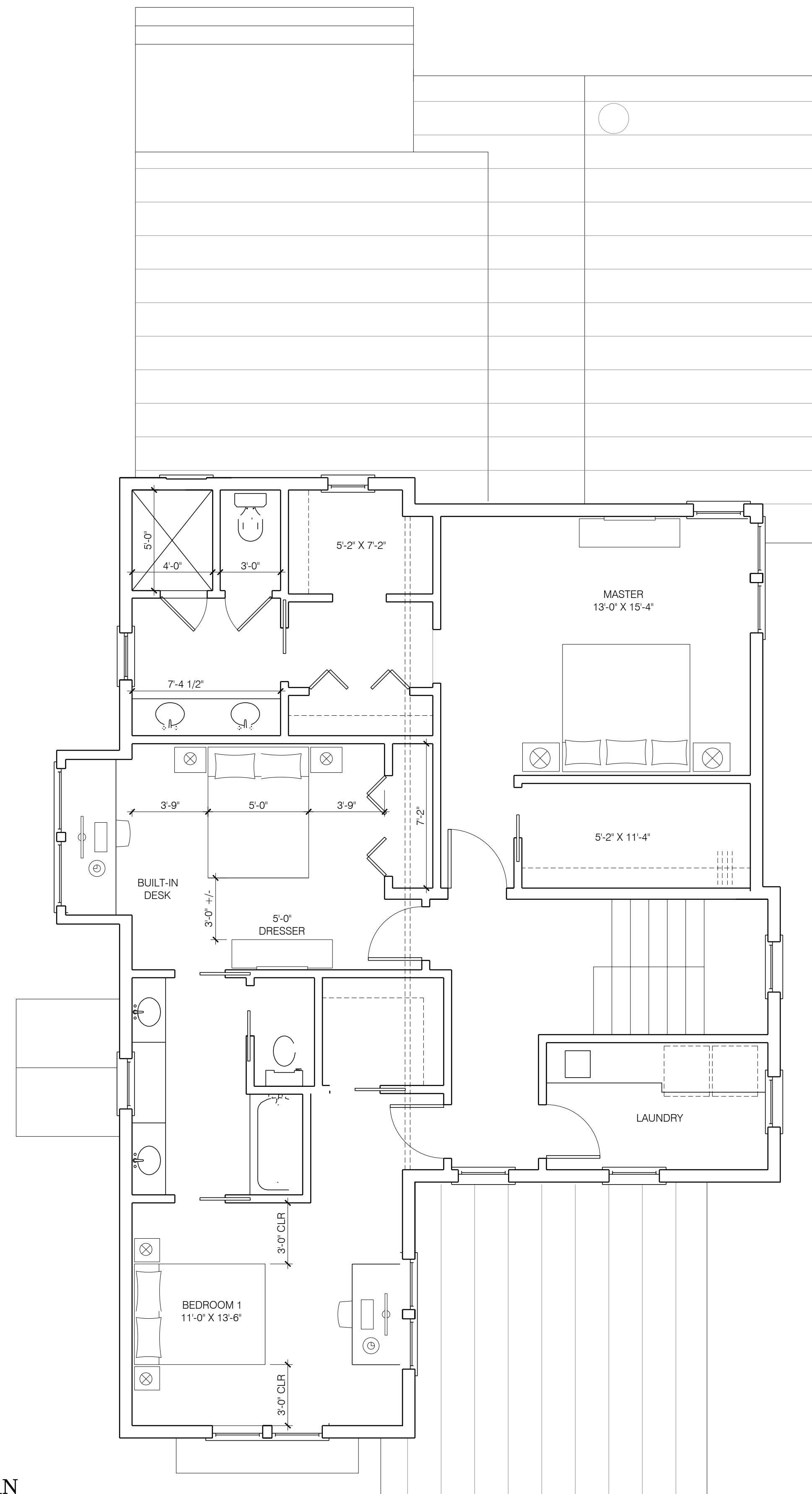
434.409.7379

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**WOOLEN MILLS
HOUSE**
CHARLOTTESVILLE, VIRGINIA
28 SEPTEMBER 2021

FLOOR
PLANS

A1.1



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GROSS SQUARE FOOTAGE = 1320 SF

WOOLEN MILLS
HOUSE

CHARLOTTESVILLE, VIRGINIA

28 SEPTEMBER 2021

EXTERIOR
ELEVATIONS

A1.2



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



2 SIDE ELEVATION -EAST
SCALE: 1/4" = 1' 0"



1 BACK ELEVATION - NORTH
SCALE: 1/4" = 1' 0"



2 SIDE ELEVATION - WEST
SCALE: 1/4" = 1' 0"

PLAT SHOWING
 SUBDIVISION PLAT OF
 LOTS 12A & 12B
 A PORTION OF
 LOT 12
 THOS. L. FARISH DEC'D LOTS
 KNOWN AS
 1615 EAST MARKET STREET
 CHARLOTTESVILLE
 VIRGINIA

FOR
 LEMUEL & JENNIFER OPPENHEMIER

SCALE : 1" = 25' DATE : JUNE 11, 2021



OLD ALBEMARLE SURVEYING, LLC
 700 EAST HIGH STREET
 CHARLOTTESVILLE, VIRGINIA 22902

NOTES :

- OWNERS - LEMUEL & JENNIFER OPPENHEMIER
- REFERENCE - D.B. 802, P. 251, 254 PLAT
 CO. D.B. 88, P. 260 PLAT
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THESE LOTS DO NOT LIE IN ZONE A (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 510033 0289 D, DATED 2/4/2005.
- NO TITLE REPORT FURNISHED, EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.
- THESE LOTS ZONED R-ISC.
- EACH PARCEL (LOTS 12A & 12B) CREATED BY THIS SUBDIVISION PLAT CONTAIN A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION & SUBDIVISION ORDINANCES.
- SETBACKS - REAR : 25', SIDE : 5' & FRONT : 25' OR AVE. OF 40% OF LOTS WITHIN 500'

APPROVED FOR RECORDATION :

CITY SUB. AGENT OR AUTH. DESIGNEE _____ DATE _____

CHAIRMAN CITY PLANNING COMMISSION _____ DATE _____

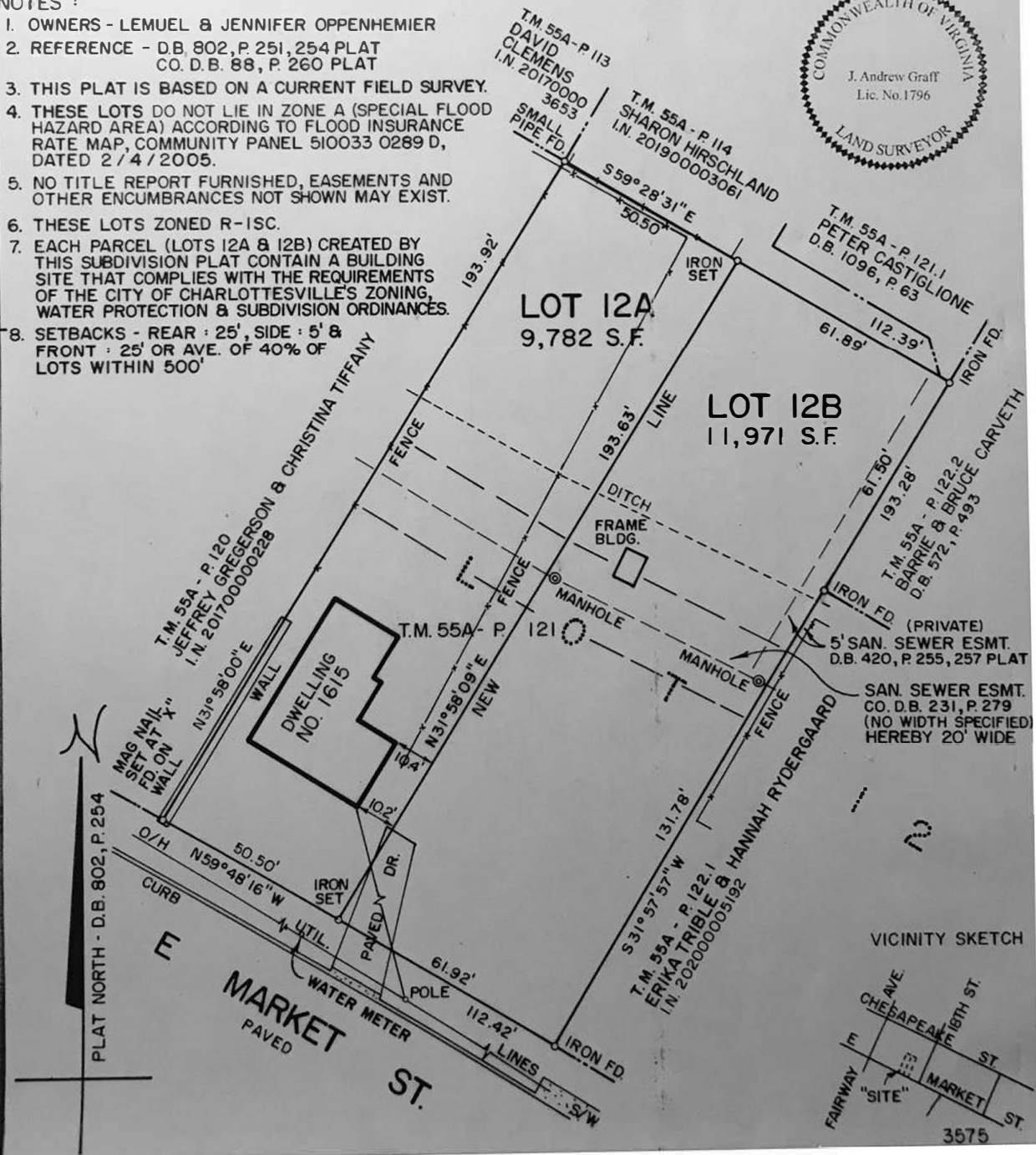
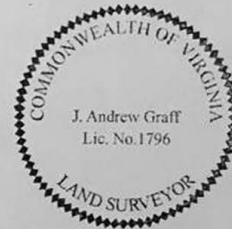
OWNERS' APPROVAL :
 THE SURVEY OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND /OR TRUSTEES.

LEMUEL OPPENHEMIER _____ DATE _____

JENNIFER OPPENHEMIER _____ DATE _____

NOTARY PUBLIC :

STATE OF _____ CITY/COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.



Contiguous Properties to New House on Lot 12B, 1615 East Market Street



Buildable Lot 12B



Western contiguous house, 1615 East Market Street



Eastern contiguous house, 1617 East Market Street

Certificate of Appropriateness Application (HC District)

700 Locust Avenue, Tax Map Parcel 510066000

Martha Jefferson HC District

Owner/Applicant: Eric M & Galia Mann-Hielscher

Project: Construct outbuilding

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Prelim Discussion

700 Locust Avenue, Tax Map Parcel 510066000
Martha Jefferson HC District
Owner/Applicant: Eric M & Galia Mann-Hielscher
Project: Construct outbuilding



Background

House (Garage is non-contributing):
Year Built: 1900
District: Martha Jefferson HC District
Status: Contributing

Prior BAR Review

None

Application

- Submittal: BSC drawings *Accessory Structure Build*, dated October 2021: Sheet BSC.1.

Preliminary discussion of proposed rear yard accessory structure. Property is on a corner lot, so the new structure is subject to design review.

Discussion

Staff believes that, following the BAR's preliminary discussion, this CoA request can be administratively reviewed per the conditions of Sec. 34-346—see the Appendix.

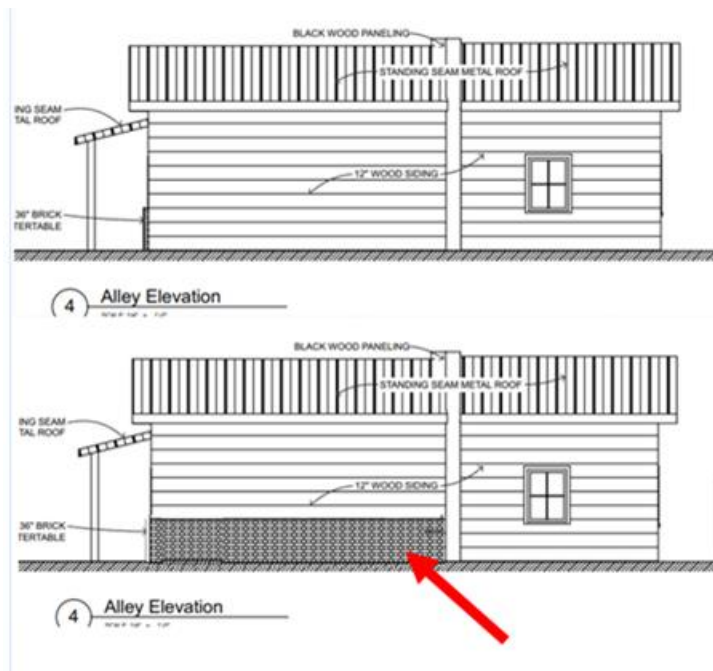
This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal

Materials

- Roof: Standing seam metal. Color: TBD
- Gutter and downspout: Not indicated
- Cornice and Trim: Match the house
- Exterior walls:
 - 12" wood siding. Color: Light/Medium Brown Wood Tone
 - Brick water table. Color: Dark grey
- Doors and Windows: Lite patterns as indicated.
- Light Fixtures: Not indicated

Staff comment to the applicant, October 12, 2021: The design reads a bit eclectic, so we'll see what the BAR thinks. Contemporary is fine, but they might question the mixed elements. The two segments need not be identical, but the elements of each should be consistent within that segment. For example, continue the bricks on the alley side of the long section or eliminate the bricks altogether. (See the two images below.)



Staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

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

might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Suggested Motion

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

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.

HC District Design Guidelines for New Construction and Additions

Building Location – setback and spacing

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

Comment: This is an accessory structure in the same location as a prior garage.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.

2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. 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.

Comment: (see note above)

Building Form – roofs and porches

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

Comment: The roof form and vertical element are not typical for the HCD; however, this is an accessory structure and the MI HDC guidelines encourage well-designed, new contemporary architecture.

Building Openings – orientation, doors and windows

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

Comment: The windows and door on the Street, Alley, and Neighbor elevations follow a pattern and arrangement similar to other accessory structures. Those on the Yard elevation are somewhat unique.

Building Materials and Textures

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

Comment: Brick, wood siding and trim, and standing-seam metal roofing are compatible with the MJ HCD.

Building Paint

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

Comment: n/a

Site

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

Comment: n/a

Pertinent Guidelines for the Martha Jefferson Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
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];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent:
 - a. maintain neighborhood massing and form;
 - b. encourage the use of sustainable materials; and
 - c. limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
 - a. Not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and
 - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Appendix

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
 1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
 2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
 1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
 2. Additions located on a lot that abuts a street on the side or rear; or
 3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or

4. Additions located to the rear that exceed the height or width of the existing building or structure.

Sec. 34-346. - Administrative review.

- a) The director of neighborhood development services may review, and may approve or deny, or may refer to the full BAR for review and approval, the following types of applications for certificates of appropriateness:
 1. Fences;
 2. Applications that have previously been reviewed by the BAR, if the BAR has authorized final review by the director;
 3. Applications for minor accessory buildings or additions, after consultation with the chair of the BAR.

700 Locust Avenue



TM/P: 51/66 DHR: 104-5144-0085

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1900**

August 2007: Still retaining its excellent Late Victorian Vernacular details in the present day, this two-story, three-bay, side-gabled, frame dwelling was constructed in 1900 by Charles H. Ergenbright. Ergenbright was a salesman and sold the house in 1899. It exchanged hands once more before Elijah Dunn, an aged city magistrate, bought the house in 1907 as a house for himself and his unmarried, adult children. The building is L-shaped, with a one-bay gabled wing that projects beyond the facade on the southern side of the main mass. The recessed, two-bayed northern portion of the west-facing facade is covered by a hipped-roof porch on the 1st floor that is approached by a series of wooden steps, and supported by freestanding and engaged turned posts with knobs and a turned balustrade. The posts also have fan-like brackets. The porch abuts the projecting south wing, as do the double leaf entrance of the entrance with the two-light transom overhead. The north bay of the northern portion's 1st floor and both of the bays of the 2nd story have single two/two-sash windows. The one-bay southern wing features a projecting, semi-hexagonal bay window on the 1st floor, with single, slender windows on each of its sides and a paired set in the central section; all windows are one/one-sash. The bay window unit is topped by an entablature with brackets, while the 2nd story is occupied by a pair of slender one/one-sash windows. A small casement window occupies the center of the gable. The roof has exposed rafter ends and is covered by asphalt shingles. Two brick chimneys are visible. A two-story frame addition with a modern screened-in porch on the 1st floor is flush with the south elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

CONTACT INFORMATION

OWNER:
ERIC MANN-HIELSCHER
700 LOCUST AVE
CHARLOTTESVILLE, VA 22902

PROJECT DESIGNER:
MATT SCHLACHTER
matt@thebetersoundcompany.com
847-691-4353

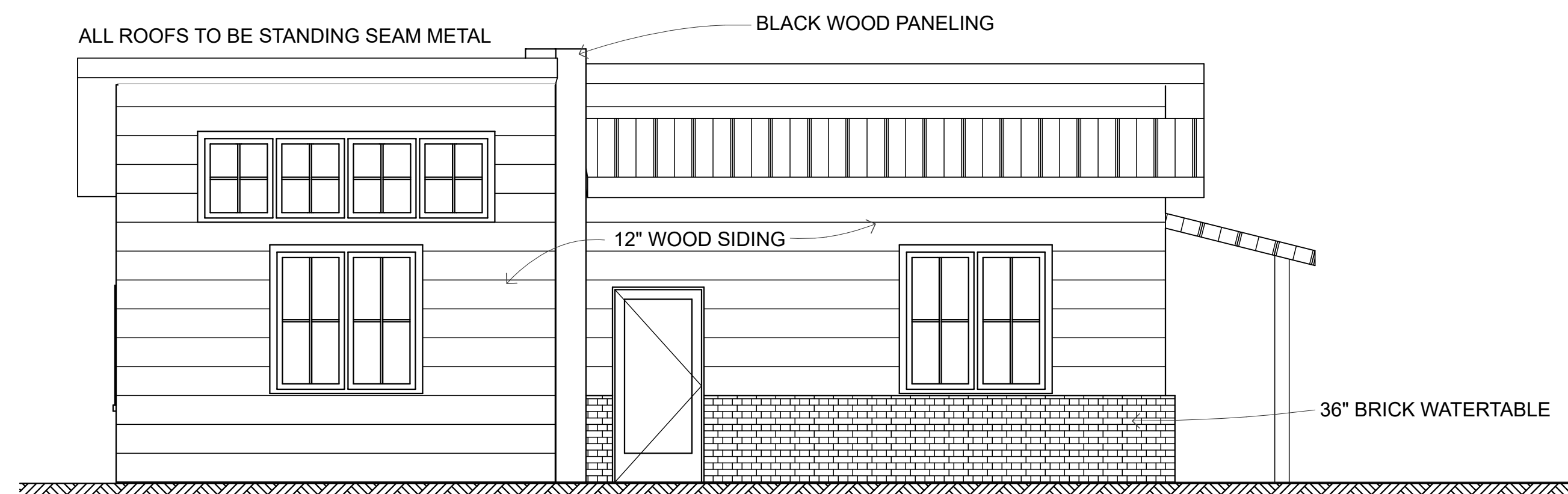
BUILDING CALCULATIONS

FOOTPRINT AREA:	
EXISTING	X,XXX S.F.
ACCESSORY STRUCTURE	800 S.F.
NEW TOTAL	X,XXX S.F.

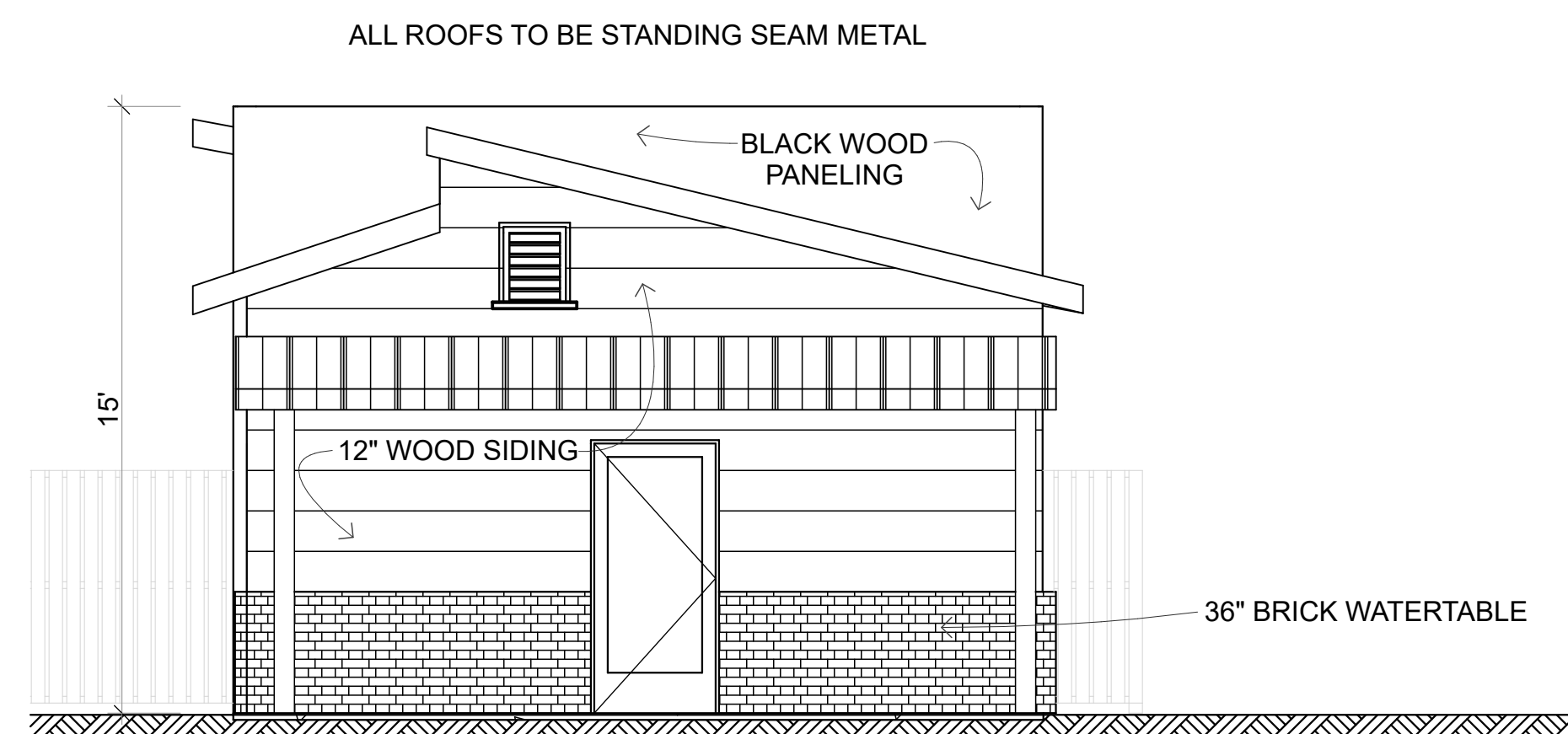
BUILDING COVERAGE:	
MAX. ALLOWABLE FOR R10 ZONING	30% OF 34,560 S.F.
PROPOSED COVERAGE	2,536 S.F.

GENERAL NOTES

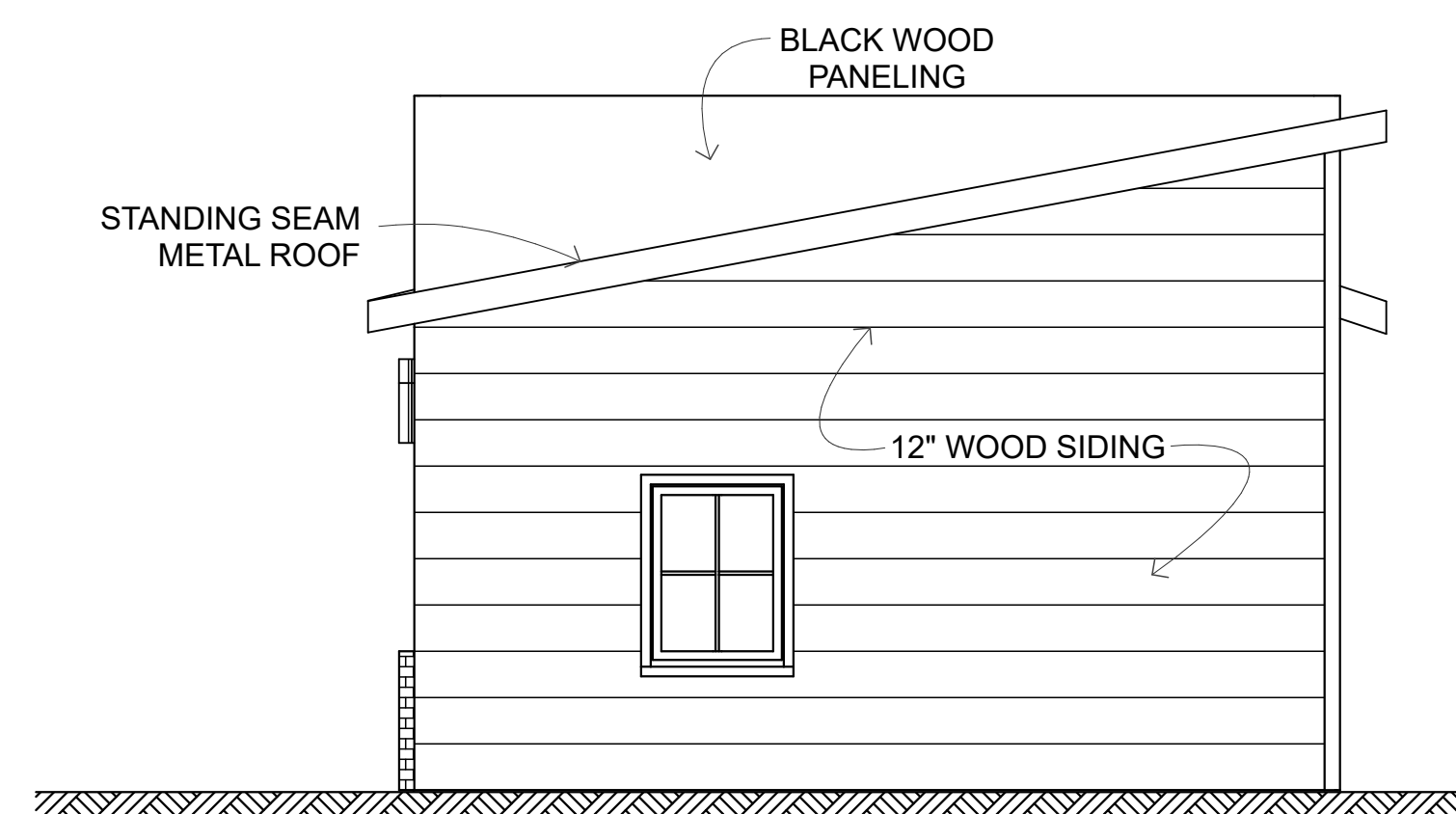
- PRELIMINARY COLORS ARE DARK GREY BRICK, LIGHT/MEDIUM BROWN WOOD TONE, LIGHT STANDING SEAM METAL ROOF. FINAL COLOR SELECTIONS TO BE DETERMINED
- SITE PLAN PRELIMINARY, ACTUAL DIMENSIONS TO BE CONFIRMED AND NOTATED ON SITE PLAN BY SURVEYOR
- WOOD SIDING TO BE TRUE WOOD - HARDPLANK OR VINYL SIDING NOT IN DESIGN SCHEME
- WINDOW MULLIN SCHEME TO MATCH EXISTING HOUSE
- OVERHANG AND EAVE DETAIL TO MATCH EXISTING HOUSE
- MAX. BUILDING HEIGHT TO BE 15'



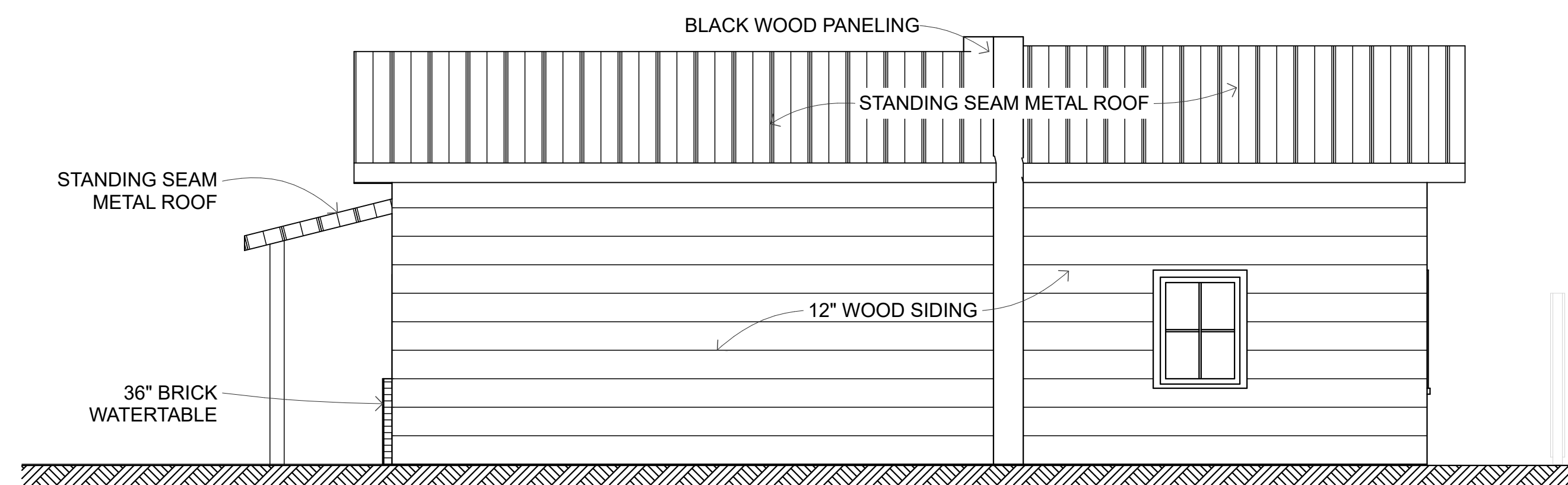
3 Yard Elevation
SCALE: 1/4" = 1'-0"



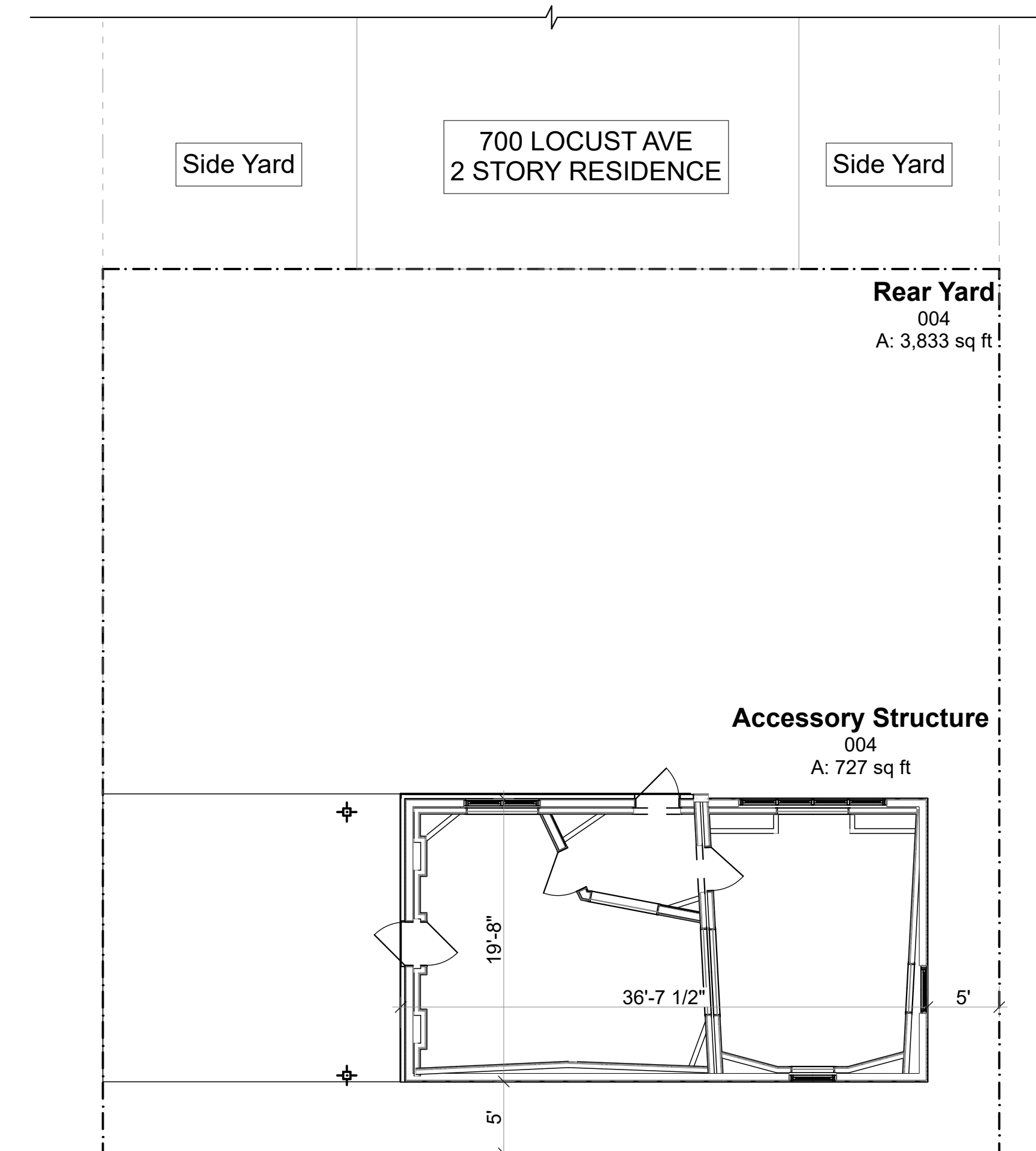
5 Street Elevation
SCALE: 1/4" = 1'-0"



2 Neighbor Elevation
SCALE: 1/4" = 1'-0"



4 Alley Elevation
SCALE: 1/4" = 1'-0"



1 Site Plan
SCALE: 1/8" = 1'-0"

DATE:
OCTOBER, 2021

NOTES:
HISTORICAL SUBMISSION

PROJECT:
ACCESSORY STRUCTURE BUILD
700 LOCUST AVE
CHARLOTTESVILLE, VA

SHEET TITLE:

Certificate of Appropriateness Application (HC District)

1804 Chesapeake Street, Tax Map Parcel 55A141000

Woolen Mills HC District

Owner/ Applicant: Emily and Anthony Lazaro

Project: Construct addition

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021**



Prelim Discussion

1804 Chesapeake Street, Tax Map Parcel 55A141000
Woolen Mills HC District
Owner/ Applicant: Emily and Anthony Lazaro
Project: Construct addition



Background

Year Built: 1906
District: Woolen Mills Historic Conservation District
Status: Contributing

From the NRHP listing: Victorian, Folk. Two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

Prior BAR Review

N/A

Application

- Submittal: RMC Design drawings *Woolen Mills House - Schematic Design*, dated September 28, 2021: T1.1 Title Page; SP1.1 Site Plan; A1.1 First Floor Plan; A1.2 Second Floor Plan; A2.1 Exterior Elevations; A2.2 Exterior Elevations.

Preliminary discussion to review proposed addition to a dwelling.

Discussion and Recommendations

Staff believes that, following the BAR's preliminary discussion, this CoA request can be administratively reviewed per the conditions of Sec. 34-346—see the Appendix.

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal, including:

- Roof:
- Gutter and downspout:
- Cornice and Trim:
- Exterior walls:
- Doors and Windows:
- Light Fixtures:

The design review should focus on the components of the project that will be visible from Chesapeake Street. The proposed addition is entirely to the rear of the existing structure. The new roofline will extend above that of the 1906 house, though not to a height that it will be visible from the street. The west side of the addition will extend only slightly beyond the side of the 1906 house and existing addition.

Additional staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

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.

HC District Design Guidelines for New Construction and Additions

Building Location – setback and spacing

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

Comment: This property lies at the NE corner of the district, with few structures nearby. The proposed addition extends the footprint of an existing addition and will not significantly alter the existing side yard spacing.



Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. 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.

Comment: (See comment above.)

Building Form – roofs and porches

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

Comment: Generally consistent with the district and the existing house.

Building Openings – orientation, doors and windows

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

Comment: Consistent with the existing house; however, these will not be visible from Chesapeake Street.

Building Materials and Textures

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

Comment: Not specified.

Building Paint

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

Comment: n/a

Site

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

Comment: n/a

Woolen Mills Village Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
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]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

Appendix

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
 1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
 2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
 1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
 2. Additions located on a lot that abuts a street on the side or rear; or
 3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or
 4. Additions located to the rear that exceed the height or width of the existing building or structure.

Sec. 34-346. - Administrative review.

- a) The director of neighborhood development services may review, and may approve or deny, or may refer to the full BAR for review and approval, the following types of applications for certificates of appropriateness:
 1. Fences;

2. Applications that have previously been reviewed by the BAR, if the BAR has authorized final review by the director;
3. Applications for minor accessory buildings or additions, after consultation with the chair of the BAR.

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1804 Chesapeake Street

Property Addresses

Current - 1804 Chesapeake Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22902
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

Property Evaluation Status

Not Evaluated

This Property is associated with the Woolen Mills Village Historic District.

Additional Property Information

Architecture Setting: Village

Acreeage: No Data

Site Description:

Jan. 2007: The house sits at street grade. The site slopes away from the street. A modern garden wall surrounds the site and a few mature deciduous trees scattered on the front lawn.

Jan. 2007: There are no secondary resources associated with this property.

Surveyor Assessment:

Jan. 2007: The Woolen Mills Village Historic District is eligible under Criterion A for its association with nineteenth-century industrial and social history and Criterion C for its collection of industrial architecture and vernacular workers housing. Several industrial structures and buildings of the original mill remain on the site and the houses that once housed the mill's workers are still occupied by neighborhood residents today. The house stands as an example of the vernacular two-story, three-bay form with well-preserved Queen Anne details.

August 2009: The Woolen Mills Village has been at the center of Charlottesville's history since the mid-19th-century. Positioned at the foot of Monticello Mountain where the Rivanna River meets the mouth of Moore's Creek, the Charlottesville Woolen Mills developed throughout the 19th century to become one of the City's and the region's most noteworthy industries. With few of the early factory buildings enduring due to fires and reconstruction, the buildings built by the late-19th and early 20th-century mill employees have come to define the village. As an industrial center with local and statewide prominence, the District is locally significant in the area of Industry under Criterion A. As an example of a company town, the District is also locally significant in the areas of Community Planning and Development and Social History under Criterion A. It is locally eligible under Criterion C for Architecture; its small collection of turn-of-the-century industrial resources and larger collection of domestic buildings retain a high degree of integrity. The industrial resources are largely brick with large expanses of glazed windows and saw tooth or flat roofs. The residential resources reflect the various architectural styles popular of the period of significance, including Gothic Revival, Late Victorian, Colonial Revival, and Craftsman/Bungalow. The District's period of significance – 1847-1962 – begins with the construction of the earliest the employee dwellings and ends with the closing of the mills.

In 1897, WHL and Bessie Scruggs sold the western half of lot 3 of the Farish plat to his brother, John W. Scruggs (County 116-341). This deed states that John W. Scruggs and their parents were already living on the lot, presumably one of the houses now demolished in the eastern portion of lot 3. In 1905, Scruggs and his wife, Ethel E. Scruggs, sold the western half of lot 3 to William T. Atkins for \$300 (County 131-135). Atkins built the house known as 1804 Chesapeake Street on the western half of the lot in 1906 (building listed in 1906 County Land Book). Atkins died in 1922, leaving the property to his wife, Martha (County WB 36-462). Martha Atkins died in 1966 and the property was divided amongst their heirs, many of whom were part of the Scruggs family. In the 1920 census, a Cornelia Scruggs is listed as living as a boarder with Martha and William T. Atkins, both of whom were in their 40s. The relationship between the two families is unclear. William T. Atkins's heirs sold the house known as 1804 Chesapeake Street and the western half of lot 3 to Hattie L. Crable in 1968 for \$4,300 (City 312-235). Crable sold the property to TE Wood in 1969 (City 312-243). In 1983, Wood subdivided the parcel and sold the house known as 1804 Chesapeake Street and its immediate, street-fronting lot B to Peter C. Johnson for \$345,000 (City 443-778, 464-236, plat City 443-779). The property was sold several times thereafter, before present owner Trienet P. Coggeshall purchased it in 2003 for \$287,500 (City 563-602, 588-49, 812-578, 923-814).

Surveyor Recommendation: No Data

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: Contributing
Date of Construction: 1906
Date Source: Local Records, Tax
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Other ID Number: *No Data*
Architectural Style: Victorian, Folk
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

Jan. 2007: This is two-story, three-bay single pile house with Queen Anne details is covered by an asphalt shingle, side gable roof. The frame house is clad in weatherboard with four, 2/2 double-hung windows on the facade. The house has a full width front porch with turned posts and brackets that is covered by a standing-seam metal shed roof. Two pilasters are situated on each corner of the house. An exterior, brick chimney is located on the east side of the house. There is a single story addition to the rear.

July 2009: In preparation for the Woolen Mills Village Historic District proposed in July-August 2009, all previously surveyed resources were re-evaluated and their records updated. This two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

Exterior Components

Component	Component Type	Material	Material Treatment
Porch	1-story, 3-bay	Wood	Posts, Turned
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	2/2
Structural System and Exterior Treatment	Frame	Wood	Weatherboard
Chimneys	End	Brick	Bond, Common

Secondary Resource Information

Historic District Information

Historic District Name: Woolen Mills Village Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Nomination

DHR ID: 002-1260-0093
Staff Name: Brandt, Lydia Mattice
Event Date: 8/1/2009
Staff Comment

This resource was surveyed in support of the NRHP nomination process for the Woolen Mills Village Historic District.

Event Type: Survey:Volunteer

Project Review File Number: *No Data*
Investigator: Woolen Mills Road, Inc.
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/1/2007
Dhr Library Report Number: *No Data*
Project Staff/Notes:

This survey was a collaboration between volunteer Woolen Mills residents and UVA students in addition to VDHR staff.

Project Bibliographic Information:

Record Type: Local Records
Bibliographic Notes: City of Charlottesville, Virginia. Deed Books. Charlottesville City Courthouse, Charlottesville, Virginia.
County of Albemarle, Virginia. Deed Books. Albemarle County Courthouse, Charlottesville, Virginia.
County of Albemarle, Virginia. Land Books. Albemarle County Courthouse, Charlottesville, Virginia.

Bibliographic Information

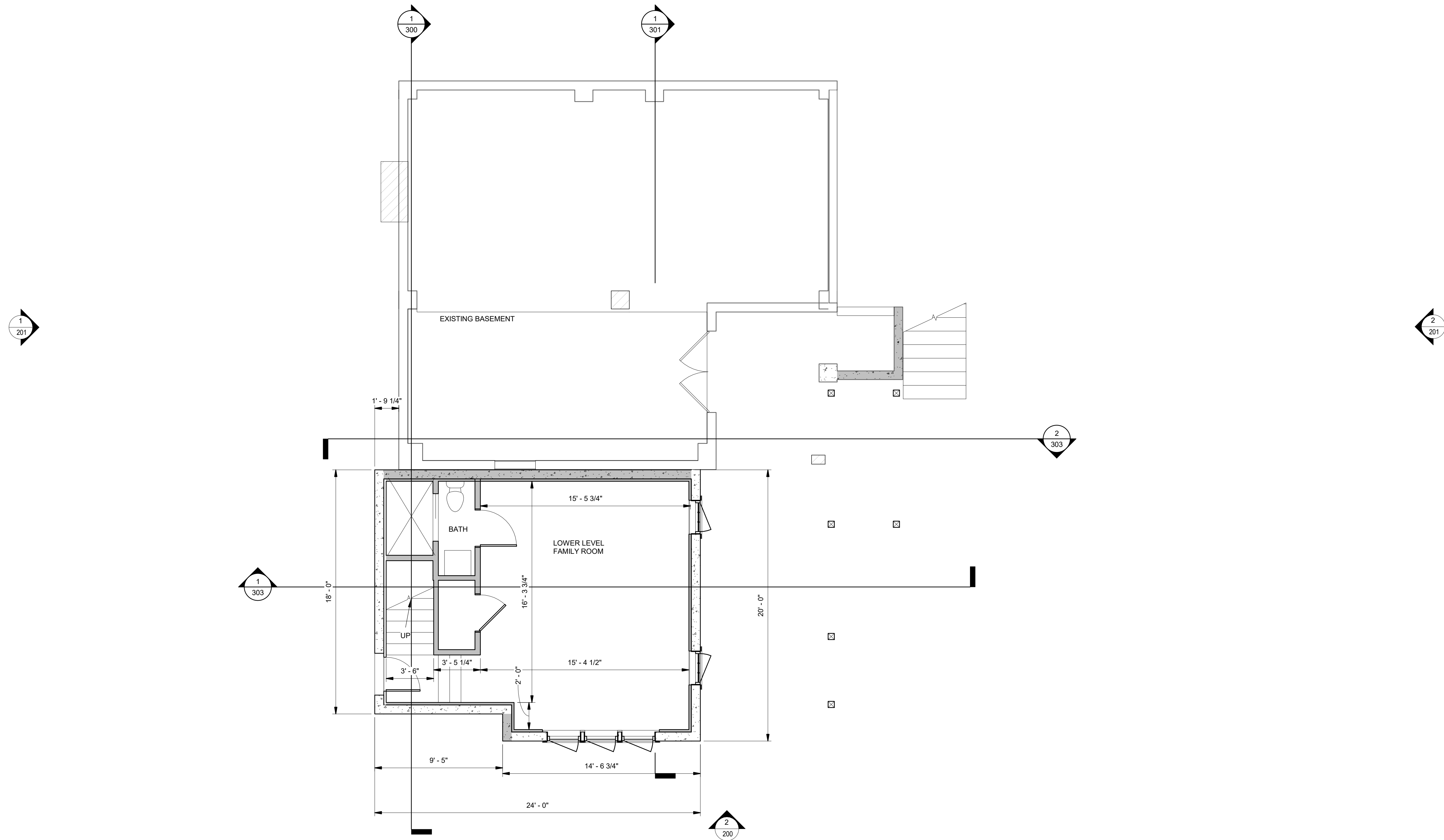
Bibliography:

No Data

Property Notes:

No Data

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1 BASEMENT PLAN - SCHEMATIC
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DESIGN PHASE

DESIGN ISSUE DATE

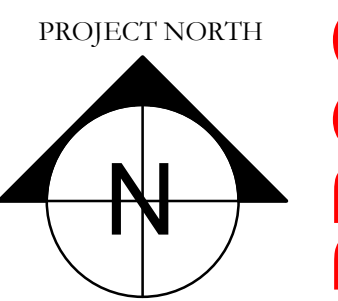

 ELISABETH SLOAN, ARCHITECT
 434/9238288 lis@sloan-architect.com
 2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
 LIZSLOAN-ARCHITECT.COM

BASEMENT FLOOR - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

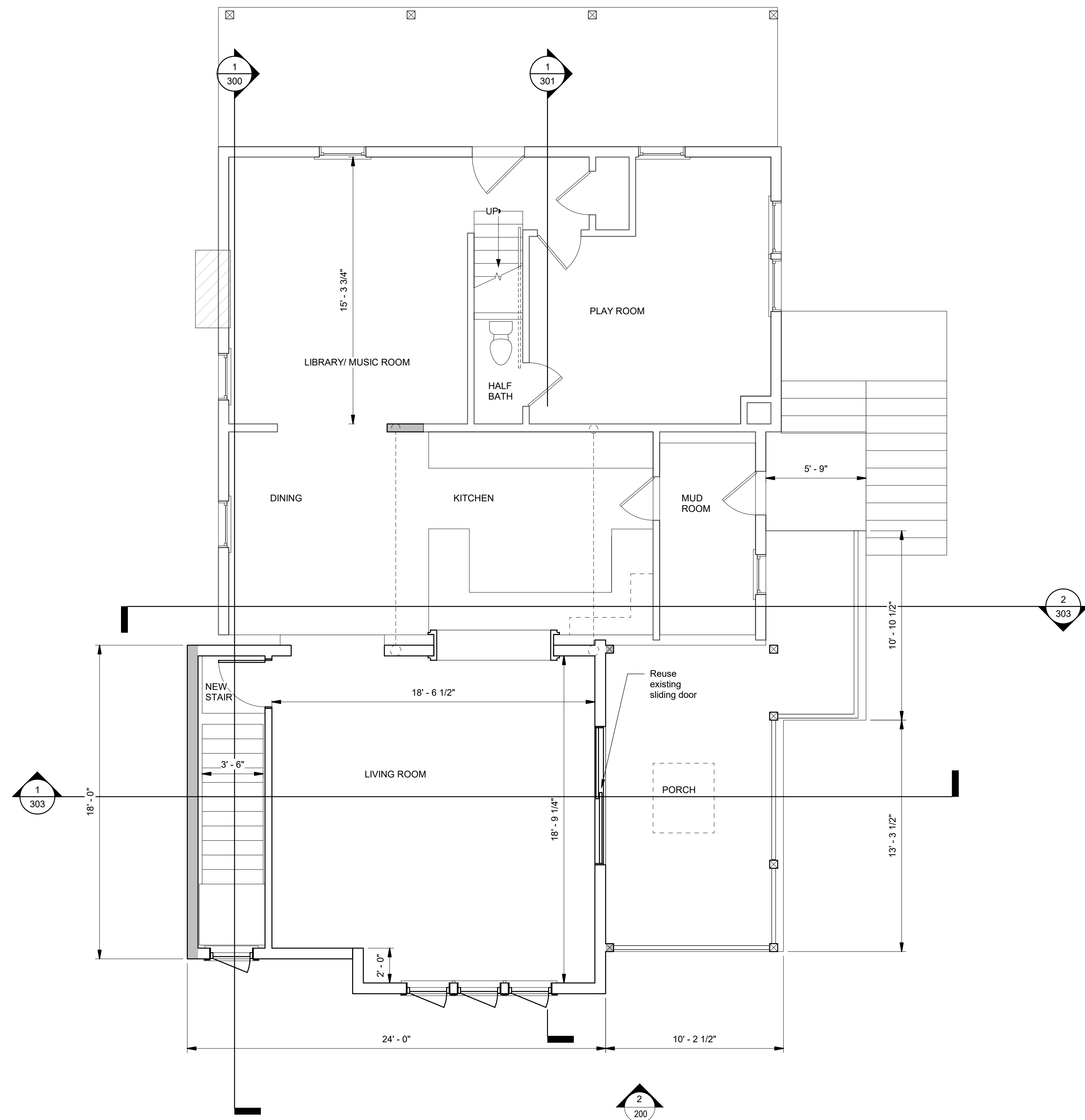
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① FIRST FLOOR PLAN - SCHEMATIC
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DESIGN PHASE

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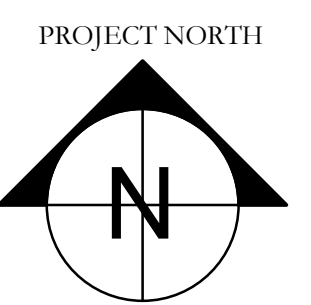

 ELISABETH SLOAN, ARCHITECT
 434/9238288 lis@sloan-architect.com
 2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
 LIZSLOAN-ARCHITECT.COM

FIRST FLOOR - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

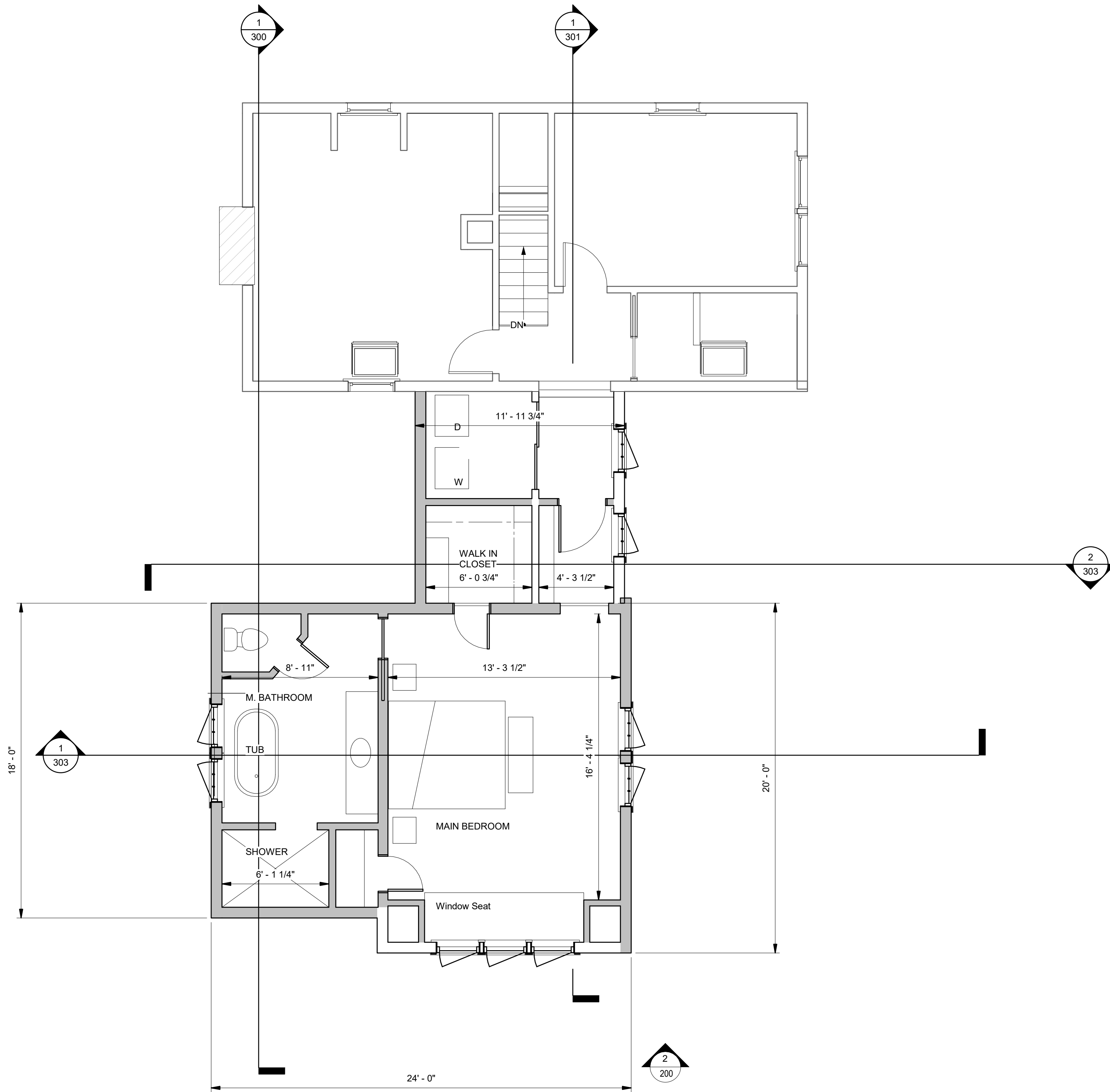
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① SECOND FLOOR PLAN - SCHEMATIC
1/4" = 1'-0"

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SECOND FLOOR - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
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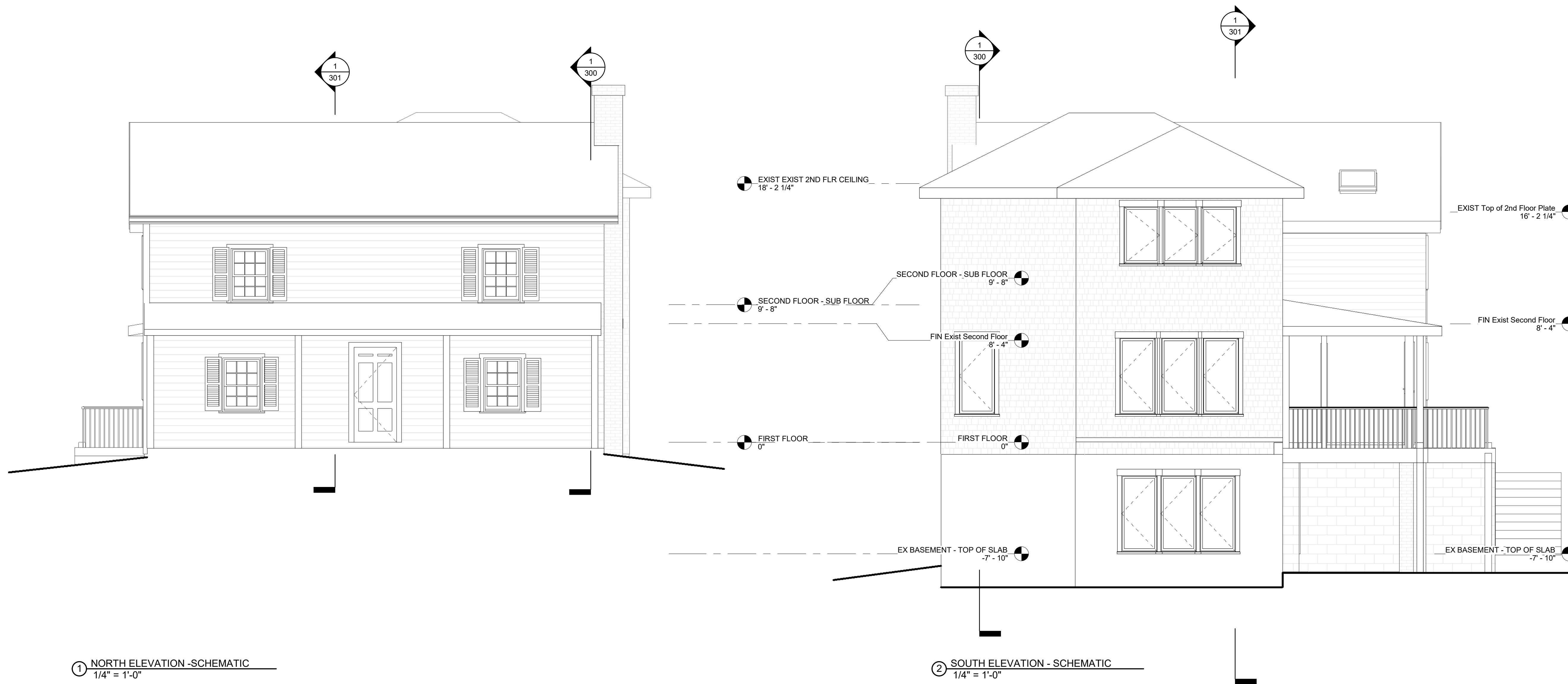


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102

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1 NORTH ELEVATION - SCHEMATIC
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2 SOUTH ELEVATION - SCHEMATIC
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DESIGN PHASE

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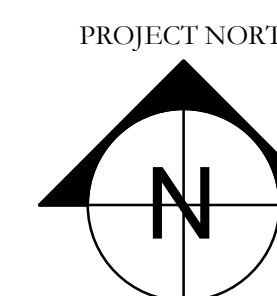
ELISABETH SLOAN, ARCHITECT
434/9238288 lis@sloan-architect.com
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
LIZSLOAN-ARCHITECT.COM

ELEVATIONS - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

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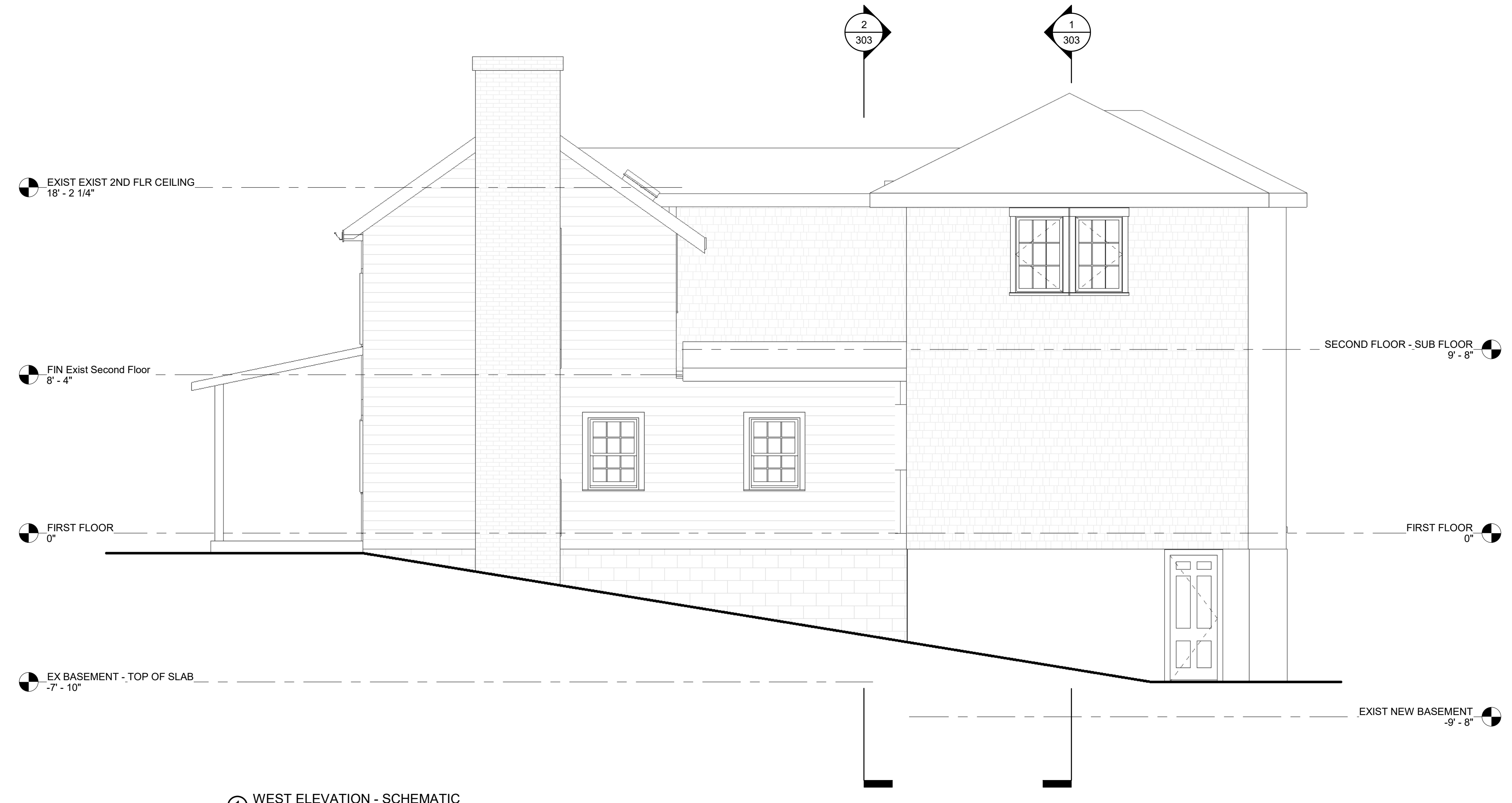
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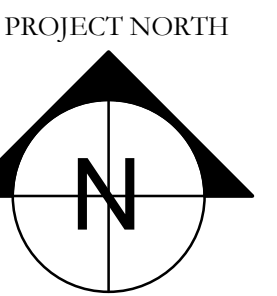
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② EAST ELEVATION - SCHEMATIC
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① WEST ELEVATION - SCHEMATIC
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 ELISABETH SLOAN, ARCHITECT

434/9238288 lis@elisloan-architect.com

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LIZSLOAN-ARCHITECT.COM

ELEVATIONS - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
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① SECTION NORTH SOUTH THRU NEW STAIR AND M. BATH
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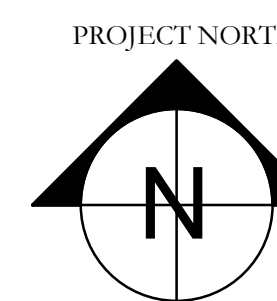

 ELISABETH SLOAN, ARCHITECT
434/9238288 lis@elisloan-architect.com
 2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
 LIZSLOAN-ARCHITECT.COM

SECTIONS - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
 Drawn: LS
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 Date: 8/4/21



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DESIGN PHASE

DESIGN ISSUE DATE

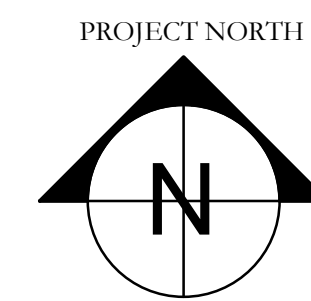
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434/9238288 lis@elizabethsloan-architect.com
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
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SECTIONS - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

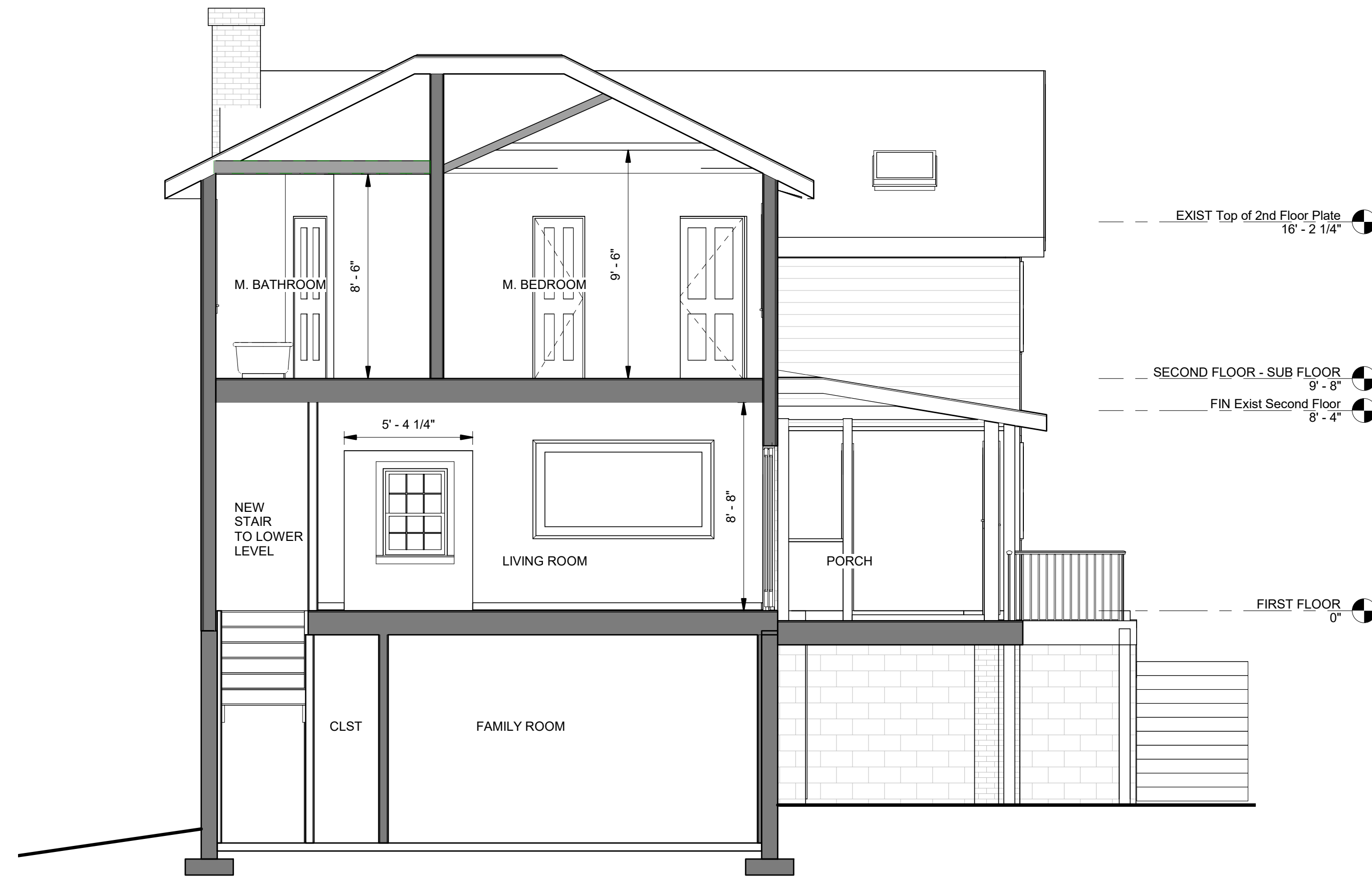
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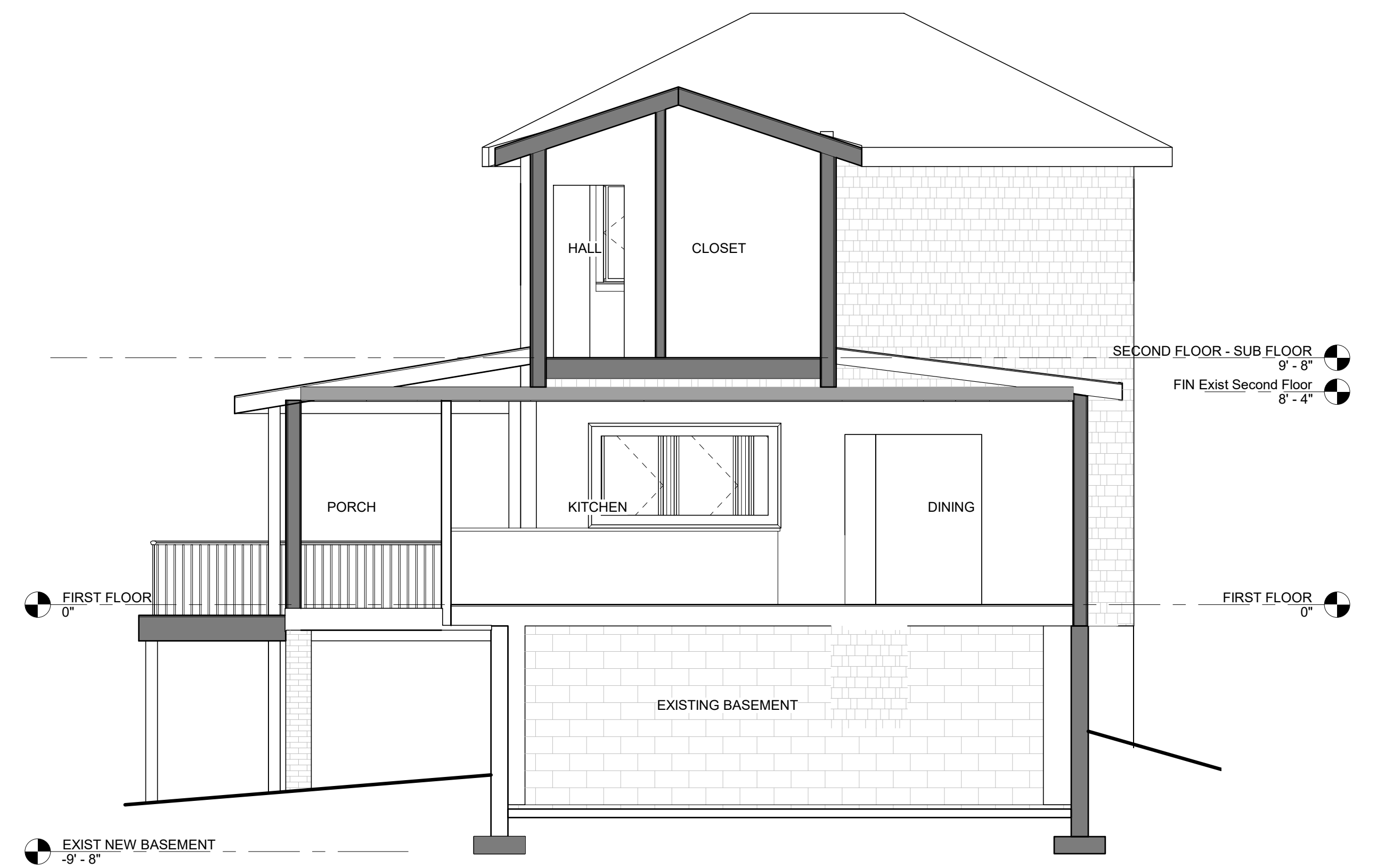


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301

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① SCHEMATIC SECTION AT M. BEDROOM, LIVING ROOM, PORCH
1/4" = 1'-0"



② SCHEMATIC SECTION AT KITCHEN AND BRIDGE
1/4" = 1'-0"

PLOTTED ON: 8/4/2021 7:14:42 PM

DESIGN PHASE

DESIGN ISSUE DATE

ELISABETH SLOAN, ARCHITECT
434/9238288 lis@elizabethsloan-architect.com
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
LIZSLOAN-ARCHITECT.COM

SCHEMATIC SECTIONS

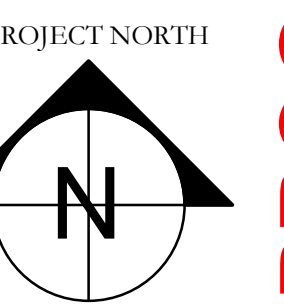
ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
Drawn: LS
Scale: 1/4" = 1'-0"
Date: 08/04/21

SHEET No.
303

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PROGRESS PRINT