

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
July 19, 2022, 5:30 p.m.
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)



Pre-Meeting Discussion

Regular Meeting

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

B. Consent Agenda

1. [Meeting minutes September 21, 2021](#)

2. [Certificate of Appropriateness](#)

BAR 22-06-02
636 Park Street, TMP 520113000
North Downtown ADC District (contributing)
Owners and applicants: Jennifer and Blakely Greenhalgh
Project: Rooftop solar panels

3. [Certificate of Appropriateness](#)

BAR 22-06-03
500 Court Square, TMP 530096000
North Downtown ADC District (contributing)
Owner: Monticello Hotel Event & Receptions LLC; 500 Court Square LLC
Applicant: Caitlin Byrd Schafer, Henningsen Kestner Architects
Project: South addition--window replacements and fire escape alterations

4. [Certificate of Appropriateness](#)

BAR 22-07-02
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Gabrielle Sabri / Grounded LLC
Project: Landscaping plan

5. [Certificate of Appropriateness](#)

BAR 22-07-03
605 Preston Place, TMP 50111000
IPP and Rugby Road-University Circle-Venable ADC District
Owner: Neighborhood Investment – PC, LP
Applicant: Kevin Riddle, Mitchell Matthews Architects
Project: Modify windows in new apartment building (CoA approved October 2021)

6. Certificate of Appropriateness

BAR 22-07-04
207 14th Street, TMP 090070100
Rugby Road-University Circle-Venable ADC District
Owner: University Hotel Management, LLC
Applicant: Bill Chapman
Project: Exterior alterations

C. Deferred Items (None)

D. New Items

7. Certificate of Appropriateness

BAR 22-06-04
517 Rugby Road, TMP 050046000
Rugby Road-University Circle-Venable Neighborhood ADC District (contributing)
Owner: Alumni of Alpha Mu, Inc.
Applicant: Garrett Rouzer, Dalgliesh Gilpin Paxton Architects
Project: Porch repair and alterations and window sash replacements

8. Certificate of Appropriateness

BAR 22-06-05
159 Madison Lane, TMP 090145000
The Corner ADC District (contributing)
Owner: Montalto Corporation
Applicant: Jack Cann, Montalto Corporation
Project: Install brick infill panels (and other repairs to south porch)

9. Sign Permit - BAR Consent for Design Approval

BAR 22-06-01
550 East Water Street Suite 101, TMP 530162302
Downtown ADC District (contributing)
Owner: Downtown Office, LLC
Applicant: Kyle Gumlock, Gropen, Inc.
Project: Install pole sign

10. Certificate of Appropriateness

BAR 22-06-06
0 Preston Place (also 508 and 516 Preston Place), TMP 050118001, 050118002
Rugby Road-University Circle-Venable ADC District
Owner: Steve & Sue Lewis
Applicant: Leigh Boyes
Project: New residence

11. Recommendation to City Council – IPP Designation

BAR 22-07-01

415/415-B 10th Street NW, TMP 4046000

Owner/Applicant: Dairy Holdings, LLC

Former church, parish hall, and rectory for Trinity Episcopal Church

Request for designation as an *Individually Protected Property*

E. Other Business

12. Updates

Review of Courts Expansion

Zoning rewrite

Downtown Mall – update on VLR/NRHP nomination

13. Staff questions/discussion

F. Adjourn

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
September 21, 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: Mr. Mohr, Ms. Lewis, Mr. Schwarz, Mr. Gastinger, Mr. Zehmer, Mr. Edwards

Members Absent: Mr. Lahendro,

Staff Present: Patrick Cory, Robert Watkins, Jeff Werner

Pre-Meeting:

There was a discussion regarding the items on the Consent Agenda and possibly moving an item from the Consent Agenda.

Mr. Gastinger had a question about the 209 Second Street application. Staff went over the questions about the application.

Mr. Schwarz had a question about the Preliminary Discussion.

Ms. Lewis had a question about the Gildersleeve Application. Staff did go over the application with the BAR.

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. Certificate of Appropriateness Application

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at Sanctuary entry

Ms. Lewis moved to approve the Consent Agenda (Mr. Mohr seconded). Motion passes 6-0.

C. New Items

2. Certificate of Appropriateness Application

BAR 21-09-01

209 2nd Street, SW, Tax Parcel 280077000

Downtown ADC District

Owner: Same Street LLC

Applicant: Jim Rounsevell

Project: Alterations to existing structure

Jeff Werner, Staff Report – Constructed c1880, the Watson House is a two-story vernacular house within the Downtown ADC District. This house--and the adjacent, matching house—feature three-bays, single pile, with a front-facing central gable and a medium-pitched gable roof. Sitting on a low foundation, the front porch is topped by a low-pitched hip roof supported by four Tuscan columns. The roofs standing-seam metal with Philadelphia gutters. The historic survey is attached. Request for a CoA to rehabilitate and renovate the exterior of the existing historic house and the existing rear addition. (The proposed work will modify what the BAR approved Aug. 2019. Staff has attached a comparison.) August 2019 – BAR approved rehabilitation and renovation of the exterior of the existing historic house and the existing rear addition.

Scope of Work

East Elevation:

- Install new entry door. Existing in-swing door is a hazard, swinging into an interior stair landing.

South Elevation:

- At the rear addition, remove previously approved doors and windows.
- Install twin, windows.
- Install two skylights. Velux. Fixed. CFP 6060. (Bathrooms #2 and 3.)

West Elevation:

- Remove window at main house, first floor. Install entry door. Steps and landing to be painted wood, identical to front steps—3-1/2” tongue and groove.
- Remove the single-sash casement windows at addition, second floor and install new, similar to existing.

North Elevation:

- Remove existing, first floor windows (one on main house, two on rear addition). Note: Per applicant’s photos, the main house window has already been removed and the opening bricked up.
- Install at the addition an entry door with steps and landing. Steps and landing to be bluestone.
- Install roof skylight. Velux. Fixed. FCM 2222. (Bathroom #1.)

Existing - General:

- Windows: Repair/renovate existing double hung windows. Existing windows do not function--do not meet Code for egress. Paint white to match existing.
- Brick: Repair mortar, match existing with Lehigh flamingo color mortar. Mortar type N.
- New doors and windows to be Andersen E-series, per Better Living quote #1217826, dated 8/27/2021.
- Velux Skylights (FCM and CFP) per cut sheets provided by the applicant.

Paint:

- o All windows, doors, exterior trim, fascias, risers, porch columns, ceiling, beams etc: Ben. Moore OC-152, *Super white*, semi-gloss, to match existing white on existing windows, fascia, freeze boards, etc.
- o Existing board and batten siding (rear): Ben. Moore HC-168, *Chelsea Gray*.
- o Porch flooring, treads: Ben. Moore AC-27 *Galveston gray*, semi-gloss, with non-slip additive.
- o Porch railings: black. Ben. Moore 2132-10, *Black*, gloss.
- o Brick will not be painted.

- The patio area is yet to be determined and currently not in the scope of work (future). It has not really been designed but a concept was included as a courtesy.
- Existing paving and pea gravel to be removed.
- Existing white wall in back gets Virginia creeper which turns red in the fall. A small water feature to counteract heat island effect TBD.
- Front: Existing dogwoods to remain with new dark green ground cover below, poss. Woodland phlox or sim.
- Garden is honey dust (crushed brown stone a-la- bocce court).
- Patio is bluestone pavers on stone dust. Like next door, new bluestone treads on over decaying concrete for front steps (safety issue-see existing images). Overgrown north side is replaced with bluestone stepping stones to access Bedroom #3.
- A low hedge (<3' high) shields the base of the adjacent building along the Northside.

Lighting: (Not indicated. Notes From the applicant.)

- Exterior lighting for the patio is TBD. All exterior lighting to be 2700K, CRI of 95 or better. All low voltage, low key, landscape lighting. (No exterior flood lights.).
- No wall mounted fixtures other than two full cut-off fixtures at both entries (see cut sheet attached).
- Porch has ceiling cut outs for three 3-1/2" recessed dimmable MR16 fixtures that will light the porch volume. (Contrasted lighting, white trim). All lighting done in consultation with Mark Schulyer Lighting Design.

Discussion

The house was constructed c1880 and, per the Sanborn Maps (see appendix), the single-story, rear addition was in place by 1896. As such, repairs to the existing masonry must be done carefully and use an appropriate lime mortar, relative to the amount, if any, of Portland cement used. Reference NPS Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*.

<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

The two, single sash casements at the second floor, rear addition are likely sash salvaged from an original, enclosed window; however, the board-and-batten addition appears to be post-1960s.

The existing, first floor window at Bedroom #1 has already been removed and the opening bricked closed, without BAR review and approval. Note: While a historic window, it is possible this is not original to the building. Per the Sanborn Maps (see appendix), the window may have added between 1907 and 1920. (There is not a matching window on the south wall.) Options available for the BAR:

- Accept the change and completed brick work.
- If extant, the original window could be reinstalled; however, due to the proposed use, the public safety code requires this be a fire-rated wall, including the window. As such, any replacement will require a new, fire-rated window.
- Allow the bricked opening, but require it be installed as inset panel, not flush with the exterior wall, thus expressing the change from the original.

Jim Rounsevell, Applicant – With the window on the north side that was bricked in, it is really unclear from the site survey that the north wall is close to three feet. You're not allowed to have any openings that close to a lot line according to the building code. I am not sure that a fire-rated window would even be possible. If the Board decided that they wanted to do an indent there with brick, the south side doesn't have an opening on it. I agree with you about the mortar. In the condition that I found the building, there are some repairs that need to get fixed. I am pretty picky about those things. Where the oven was going to go in the previous submission, there's a steel door that is there. It comes out. The idea was to go back to a window that was closer in keeping to what was original. In this case, I was thinking of tooting in the masonry to match it. If the Board decides it wants a recess there reflecting where the doorframe was, that's fine. With the upper windows, I am 'game' for whatever seems appropriate to everyone. The left one was clearly mismatched from the right one. If we wanted to match that, we're totally flexible on that. Originally the submission had the French doors and two sidelights. As I understand it, the doors would not fit underneath the roof. We're going to have to pry open the roof. As you can see from the photographs, they omitted those doors. In order to meet egress for the restaurant, insert the door where the window was on the west end of the original building. With the front, the proposal for swapping out the door, that's a life safety thing. If you left the door that's there, you're going to 'headbut' somebody coming down the stairs. I don't think it is safe. When you have transient occupants, the door outswing is safer than an inswing door, especially against a path of egress down the stairs. It has to be glass so you can see. With the railings, the existing railings are black metal. The ones on the concrete steps going out of the building will simply be repainted. There's a railing on the south side of the building that is clearly not original. It looks like a kit. Technically, it's not required. There's less than a 30 inch drop off the porch to the adjacent surface. It still might be appropriate to put a railing back there because of the transient occupants. With the railings that go up the new steps onto the porch, we will put the original railings back there as well.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Mohr – With the railings going up the steps to the porch (given the height up the porch), those could still actually be handrails instead of guardrails?

Mr. Rounsevell – Absolutely. Going up the concrete steps that could also just be handrails. It is a little 'over-wrought.' In some of the existing photos, you can see the railings.

Mr. Zehmer – Is the front door the original front door?

Mr. Rounsevell – I don't know. I was hoping that staff would know.

Mr. Werner – I couldn't tell.

Mr. Schwarz – With the landscaping side-lighting, is that going to come back as a later application?

Mr. Rounsevell – We had made a first pass on it. I never submitted anything for a landscape plan. I am not sure how this works. I am happy to talk about general thoughts. That will get phased in at a later date. Leave time on materials is awful at this point. If this continues, we will be lucky to have this ready to go by the end of January.

Mr. Schwarz – It would be fine if you separated the two. Once you know what the landscape is going to be, come back with that rather than guessing.

Mr. Rounsevell – Is of any help to go through it very quickly as a precursor?

Mr. Werner – Make sure there's nothing being cut down or being removed. There are no new trees I know of in the back.

Mr. Rounsevell – I don't think there's anything. The dogwoods in the front will stay. The lower ground cover on the front is beat to hell. That has to get 'some love.' The hard surfaces are the same. With this clientele, you have to up the ante. We're not cutting any trees down in the back, supplementing the wall that was previously approved. We're just trying to keep it simple. Mary Wolfe is going to help with it.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Ms. Lewis – For staff, thank you for doing the elevations comparing the existing and the 2019 approval and what is in front of us. That helped a lot because I wasn't on the Board in 2019. That was very helpful on this.

Mr. Mohr – I would concur with everybody's conclusion. I seriously doubt there was a window on that north elevation. Given that it's a bedroom wall, it makes sense that it didn't have a window. It does seem to me the front door had a little more body to it and might not be as exciting or a truly modern glass door as opposed to something that divides lights. The other option would be keying off the old door where the upper floor panels are glass and solid bottom panel. It just seems the divided light thing feel that it is not front doorish. I agree that it needs to have glass. Functionally, I do get what the applicant is doing. I was thinking the door could have a little bit more personality.

Mr. Zehmer – I believe that I saw that the top two panels are currently glass. Is that correct? I might encourage you all to look at the house next door at 213 to see if those two front doors match and are historic. If so, the likelihood of them being original is higher. I would suggest moving that existing door to the front side of the jam so it can swing out. We already have glass in the top two panels; maybe consider putting glass in the middle panels so it is a little more transparent. It would help preserve the original front door while also achieving the safety goals. I agree that it is more of a reach. I didn't see anything in the staff report that spoke to a guideline about whether or not we allow replacement of front doors.

Mr. Werner – We do/don't. There is so much focus on windows that it feels like doors are forgotten. That's the approach I have taken on this. This is a building that we're going to 'breathe some life back into it. Looking at it over time and pictures that are available, it is difficult to determine. We could do an analysis on the door and make a determination. The idea would be what it is replaced with is appropriate. That would be the key. Is a full light, insulated, glass door appropriate? Arguably, no. It would be a six-panel door. That's where you come down to a situation where there's no right or wrong. The guidelines offer that direction. I don't know if this was original. I can't determine that. I know what was originally there was not a glass door. The option would be, while changing the swing, you all may request this be a six panel door.

Mr. Schwarz – For me, it’s a case of either keep the door/reverse the swing or replace it/let it be. I agree with you Tim. I also feel the divided light does not really violate our guidelines. It’s obviously something new. I don’t know where we fall. Anybody else have a hang-up with this door being removed?

Mr. Mohr – The door is a simple stamp on ownership. Unless there’s a really spectacular door that clearly had history, in my opinion, it is ‘open season’ on the door. My only issue is that I think it should have a little more personality: either be really modern or have more solid in void. It currently reads as a patio door.

Mr. Rousenvell – I am game for throwing some personality at it. My biggest hang-up is the transparency for life safety. If it’s a six panel that has that and the panels are glass, would something like that be OK?

Mr. Mohr – I think it needs to be something with a little more personality.

Mr. Werner – Doors are jammed into entrances and porches. When we don’t know if something is clear, we need to go back to what the Secretary’s standards say. There is no doubt that it is to retain original material. One of the keys here is to maintain existing openings and size. We’re not talking about taking out that frame and transom. Something might have to change with the style. You maintain that existing frame and trim by maintaining that existing transom. When it comes to doors, safety, and access, it gets a little bit more difficult than windows. My deference here would be that the door be retained. Whatever is new goes in there. It stays in the existing frame and opening. That doesn’t change. It even says to retain existing hardware. There is some room for some flexibility here.

Motion – Mr. Mohr – Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations at 209 2nd Street SW 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 condition that the landscape plan will be submitted at a future date and with a recommendation that the applicant look into alternate solutions for the front door, either mimicking the existing door but all glass or be a more modern door, and that the trim and casing be retained, while still allowing that the door swing properly. Should the door be found to be historic, the BAR recommends that it stay somewhere on the property.

Mr. Schwarz seconds the motion. Motion passes (6-0).

3. Certificate of Appropriateness Application

BAR 21-09-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Modifications to approved rear addition (CoA: December 15, 2020)

Jeff Werner, Staff Report – *Year Built: 1922, District: Oakhurst-Gildersleeve ADC District Status: Contributing.* Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof

between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (Oakhurst-Gildersleeve Neighborhood Historic District.) CoA request for proposed alterations to existing house and a rear addition. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version. Note: The proposed addition is significantly scaled-back from what the BAR approved in December 2020. Attached is a comparison of the two. For existing conditions, see information submitted for the October 2020 preliminary discussion.

Roofing

- Addition and existing house to be interlocking metal shingles. Simple design, flat, not ornamented. Color to be dark gray/slate. (Replace existing asphalt shingles on house).

Materials

- Stucco: Smooth finish, “StoPowerwall” stucco system. (www.stocorp.com)*
- Trim: Fiber cement, painted.*
- Doors and Windows (casement): Anderson, aluminum clad wood. White with black exterior trim.* <https://aw930cdnprdcd.azureedge.net/-/media/aw/files/brochures/2020-to-current-literature/e-series-brochure.pdf?modified=20210712191053>

Note: The lite patterns will be as shown on the renderings. For insulated glass with applied grills, the BAE should require internal spacer bars.

- Ceiling at covered parking: Tongue and grooved trim, stained.*
- Low wall: Board-formed concrete wall with stone cap.*

Balconies, Deck and Stairs

- Railing: Wood rail (natural finish) on panels with flat metal bars (painted).*
- Decking/Treads: Composition material. Trim and exposed framing below to be painted.*

Landscaping

- Remove: 6” Crepe Myrtle (front), 6” Dogwood (front), 4” Holly (rear), 40” Oak (rear).*
- New: See Plant Schedule on Sheet A. (Rain Garden, Ferns, Oak Garden, Living Fence/Green Screen, Pollinator Garden.)*
- Hardwood mulch within planting areas.*

Paving

- Walking Path (front): Cut slate/flagstone in aggregate with steel edging*
- Driveway (front): Concrete, permeable pavers*
- Driveway (rear and existing): Crushed Buckingham slate with steel edging*

Exterior Lighting

- Pathway lights: AQ Lighting, 3 Tier Pagoda Pathway Light, LED, CCT 2,700K or 5,000K*
- Soffit lighting: Recessed can lights, TBD*

* No change from December 2020.

Discussion

Staff recommends approval, with the suggested conditions related to the applied grills on insulated glass windows.

Driveway

Previously, the existing driveway (along the north parcel line) was eliminated and a new constructed (along the north parcel line). The project will now retain the existing and use the new to create a loop for access to and egress from the parking area behind the house. 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. Conditions may require some flexibility—for example, as necessary to minimize the removal of the existing stone curbing. Staff is consulting with zoning and will address this more specifically during the September 21 meeting.

Patrick Farley, Applicant – What we're doing is reverting back to just single-family. Previously, we were going for two family upgrades. There is a photograph of the rear, which has the existing poorly built (soon to be removed) rear deck. The footprint of the addition nearly perfectly fits into that footprint. It is a very small addition. With regards to the roofing, we were previously looking at two things. One is upgrading the existing roof, which is asphalt shingles, to interlocking metal shingles. The rear addition was going to have standing seam. We had the advantage of that “hyphen” that broke the roof forms apart. We had a lot more scale on the addition working in our favor. It's now really about upgrading, uniformity, and integration. The roof being a smaller area on the rear addition tying into the existing roof seems self-evident. It's the same material. We're sticking with the upgrade to the interlocking shingle approach.

We're hoping to have fully off street parking. Hence, the loop/in and out. That's the logic behind that site plan change. We still hold to making the landscape planting improvements at the front yard. In the rear, we're going to scale that back and keep our options open for any future endeavors we might want to undertake on the property.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Gastinger – Can you give us an update on the strategy with the trees in the back? I know that was one of the major site drivers. Have any of the trees been removed? How has the site plan changed your approach?

Mr. Farley – This strategy is much friendlier to the three oaks that are of some concern. The addition is occupying the existing footprint of this deck. Really not impacting the trees. We will be cutting a foundation. There is already disturbance there. We had the arborist, who was here a week ago. The one oak that was already essentially dead would have to be removed. It was just taken out. He did give us some advice around how we can approach, not only the foundation; he will come in and do some aeration, feeding, and nurturing of those trees as necessary. We still intend to do everything we can to protect them and the roots. That's one of the reasons behind this.

Mr. Mohr – The one not clear to me is the direction of travel. If I was to look at this by the angle of the parking, you're considering the primary entrance as an added entrance. The concrete grid apron suggests otherwise. The other thing is that it seems pretty common that the primary walk to the front door actually addresses the sidewalk and not the driveway. I would see it might have a spur to the driveway. More than anything, the circulation implied at the front confuses me relative to the implied circulation in the back.

Mr. Farley – We’re anticipating student renters. They’re coming primarily from the direction of traffic; coming in from classes. That is the northern approach to the property. There’s a landscape agenda, where I want to take the bisecting of the yard away and give more back to some plant diversity in that front yard space. The existing sidewalk needs to be redone completely. It’s all busted up. The concrete has been lifted by those oaks. We just want to take a different approach and not even use concrete. The idea behind the grid paver section is to allow more infiltration versus something that is less pervious on that side.

Mr. Mohr – Where the concrete is would be the ‘out?’ That makes sense relative to the other side. I assume you’re not tearing up the existing driveway.

Mr. Farley – We’re essentially extending it down, connecting it to the loop, and improving it with the material. We have a ‘grandfather’ in place there.

Mr. Mohr – Generally, when we were talking about the driveway not cutting in front of the house, I understand what you’re talking about in terms of the landscape. I don’t think a footpath would split the landscape. You would be walking through it. On Park Street, we have generally encouraged people to maintain that connection to the sidewalk. I am not sure that I understand it. It fits with how the house relates to the street.

Mr. Farley – I am favoring a subtle symmetry to make the front porch functional and pliable as a sitting area. It can an entrance off-center. That’s part of what is going on. It’s bringing foot traffic from that side versus down the center to re-imagine how that front porch works versus it being a perfectly symmetrical space that you pass through. The idea is you have a place to sit and enjoy being engaged. The landscaping is more active in terms of having pollinator plants. We’re really trying to emphasize that front yard as a place you don’t just pass through. You can actually enjoy it. There is a little more to the agenda as it relates directly to the redesign of the front porch. I don’t know if that is clear in the information that you have. There’s enough space where a couple of people can hang out.

Mr. Schwarz – I know we can’t rule on program. I would hope you can help me understand about what we have to do in dealing with the city for these driveways. It’s a single-family home you’re going to have students renting?

Mr. Farley – Yes. Nothing has changed. It’s been a student rental home for 30+ years.

Mr. Schwarz – With the last iteration, you actually had separate units?

Mr. Farley – It was a two family. It was six bedrooms. We’re now pulling it back to four, which is the maximum allowable.

Mr. Schwarz – Can you tell us about these interlocking shingles? Was there a spec or something that I missed?

Mr. Farley – Did staff include those references?

Mr. Werner – I can’t remember.

Mr. Farley – We have a contractor onboard. It is a well-known contractor that is good with these kind of projects. There are a number of products. When you go online, you get installer websites, not the

website where the product originates. I am going to rely on whoever the roofer is to work that out. It's the same thing for standing seam.

Mr. Werner – The interlocking metal shingles is a 1920s stamped decorative design. There is a lot out there. You can get a metal shingle that looks like a slate shingle. If there is something you all are not comfortable with on this period of house, maybe that's the way to express it. It's a 1922 craftsman style house. Is there something on here as a type of roof that would not work? We can maybe work from there. Standing seam metal would be fine here. The metal I saw looked flat, a little more mechanical than the full slate.

Mr. Farley – What we're after is that we're assuming the original roof was shingles. There are no records. We're thinking of it more in terms of texture and hue. What is there now is pretty awful. Anything we do is going to be an improvement. If it was slate, why did they remove the slate and put up shingles? Shingles are definitely appropriate. There's plenty of precedent in this district. Shingles is the right texture and color that is befitting of the period and some slate-like hue.

Mr. Schwarz – My concern is that we have had the fraternity one. They wanted to do full slate out of metal. It had some very funny in-conditions. My only comment would be that if we approve this tonight, it's going to be something staff is going to have to look at and say that meets what they were discussing so that there's no really 'chunky' overlap of the shingles wrapping over the rakes.

Mr. Farley – If we were to stick with shingles/the existing materials, but go to a high end of a fiberglass, would that be acceptable by virtue of the fact that it is the existing material?

Mr. Schwarz – I don't think we can deny that. You're replacing what is there. I am not saying anything bad about the metal. It is some caveat for staff to look out for.

With the windows, will they have spacer bars?

Mr. Farley – Yes.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Gastinger – The addition seems to be a responsible and good approach. As it gets scaled back, it has less pressure on it. It's more in keeping with the neighborhood and the house. Whatever decision led to that, in general, is a net plus. I do have real concerns about the driveway approach and the loop road. Initially when we first reviewed it, it took a bit to get over the parking in the backyard. It was in keeping with the scale of the addition and the overall building. Even at that time, we requested a consideration of moving the path to the other side so that it minimized the amount of paved surface. Looking at the loop road now, it seems very out of scale with both the house and the neighborhood. Looking back at the ADC description of this neighborhood, three sentences refer to the mature plantings and lush character of this small pocket neighborhood. It's like it is not required. I would be able to support an approach that still puts the parking in the rear if it would limit it to a single drive. The existing drive would be preferred. It seems over the top to require a looped drive around the entire house to put parking in the back.

The project had a number of things we were reviewing in the past. We really didn't absorb the small retaining walls and the off-center entrance to the building. Given the stately character of the front of this house and its symmetrical façade, it seems a little 'tortured' to having the walls frame an off-centered entrance. It seems like an odd addition to the front of this great house.

Mr. Mohr – I would second that. My thing about the path curving off is that it seems the pre-car relationship of a lot of these houses was that it went down to the sidewalk. You didn't bring them into the yard. It has this English cottage quietness to it, the way it currently exists in that photo. Having the pollinator garden split in half by a walkway could be a walking path with a lot of green in it. I don't think it bifurcates that space at all. If you want to create more of an outdoor area, maybe there's some seating somewhere in the front yard that's in the middle of that garden. It really counters the effectiveness of that hood and the front door to have that retaining wall sliding everything off to the side and interrupting that front façade. I understand the concept. I don't think it is that kind of space right there. It does fight the architecture of the house. I am not sure that I understand the reason for so much driveway. It does seem like one entrance should serve.

Ms. Lewis – I am supportive of the application and the new addition on the back. The volumes are really nicely handled with the stair coming down. It is more appealing in its reduced shape. My big problem is the addition of the second driveway. One of our guidelines for new construction does talk about the impact of additions or construction on current gardens and landscaping. We're taking a big swath out of this front yard. These driveways may not pass muster on one guideline. It states that driveways can't occupy more than 25% of the front yard between the building line and the right of way. If you at page 91 of the packet, the scale is 'funky.' If you at the back of the property, you can see where the 25 foot setback line is. It would be the setback from the front. If you apply that off of Oakhurst Circle and look at whether these two driveways take up more than 25%. I think these two driveways exceed more than 25%. We can encourage zoning to waive that or give special consideration. I am not quite sure why. The purpose of the reduced addition is to restore this to the R-2 zoning or single-family zoning with renters. I don't understand why the programming requires a second driveway. It seems like it would serve a more intense use. Planning for future use, this is R-2. I don't think these two huge driveways in this small front yard are consummate with single-family. There's another zoning guideline we were sent. The curb-cuts are not to exceed 33% of the lot frontage. That is going to be pretty close. We've already acknowledged some of the historic pavers might be impacted by that. I just can't support this circular drive. I continue to support this application and thank the applicant for crafting a nice addition and endeavoring to be sensitive to the beauty of the landscape, especially in this backyard.

Mr. Werner – I went back and forth with zoning on this. That was one of the questions that the applicant raised about the area involved. Zoning's interpretation, as they applied it, is reduce the setback from the edge of the right of way to the house. When I started scaling and doing the math, one of the problems that our GIS is fairly accurate up to parcel boundaries. This one is off by ten feet. As far as that 25% is concerned, it's close. My slide-rule didn't go that far. With the width across the front, the curb-line is 52 feet. I calculated that width with the 9 foot existing driveway and the new 8 foot driveway would result in 32.6%; less than that 33%. These numbers are all following the fine decimal points. We are looking at the design. Is the design OK?

Mr. Gastinger – I don't think it matters. I don't think the design is consistent with the neighborhood. That's our purview.

Ms. Lewis – The guidelines are there for a reason. They're to limit the amount of hardscape/curb-cuts in a front yard in a residential zoning district. The language of 34-972 says that it is 25% between the

building setback line and the right of way. It doesn't say feet from building. It is not consummate with single-family. It is a lot more hardscape. It does impact the gardens and landscaping in this front yard.

Mr. Schwarz – In reference to your recommendation (staff), even if we found the two driveways to be OK, I would not want to give zoning the flexibility to say “two driveways but they need to be 18 feet wide. We will take two feet off the 20 feet we usually require.” The BAR would set limits. If zoning and the site plan review wants to do something different, the plan would have to come back to us.

Mr. Werner – We have dealt with this with aprons. If the applicant wants to go with one driveway, that would be a new driveway. I would encourage you all to express to the city engineer to minimize the width of that apron, minimize the disruption to the existing stone curbing. It would remain with the conversation to go with two or one that happens to be the new one. If we keep the old driveway and nothing changes, nothing changes. If they add a second driveway or add a new driveway/abandon the original, I encourage you to make some statement about minimal disturbance relative to the apron. No matter what you say, there are setbacks relative to the driveway. The reason I want to be clear about this is because there was a project about a month after I started. I didn't even realize it had occurred. The BAR thought that a driveway was a good idea. Just because the BAR discussed it might be an interesting idea, it was not part of the motion. Even though you can't change zoning, we can still make a recommendation to the city engineer.

Mr. Schwarz – There's a difference between making a recommendation. On some site plans we can say “this is what we are able to approve.” If the site plan process doesn't allow it, it needs to come back to us.

Mr. Mohr – If I was to look at the two driveways, my functional preference would be the lower one. It comes closer to the house. It gives access to the porch. It works with the geometry of getting into the garage. The one closer to the house, on the north side, is the one I would abandon. Unfortunately, it is the one that currently exists. In terms of preference, the new driveway is better than the old one even though it does separate the house from the yard. I think it functions better. I suppose you can change the direction of the cars. Given the use of the house, having that adjacency to that corner of the house, I am assuming it works well with your plan on the inside. That would be my preference.

Mr. Schwarz – My one concern with that would be if that's a new driveway, there will be even more pressure to make it a wide driveway. The 20 foot minimum makes no sense to me and it scares me. It's sitting in our code. I don't know how far they would allow us to wittle that down.

Mr. Farley – I brought this up last year. There was some internal exchange with the city engineer. He basically said they take it on a case by case basis. A 20 foot driveway would make no sense here. That's where we have the flexibility and we can be very subjective about it. That's what I would do especially with that percentage eating into the landscape. One oak would have to go for that to work. I would agree with what Mr. Mohr just said. I am pretty sure my client would want to favor the southern/new entrance. It is safer. You pass by the house. That part of the circle is tight. Coming around, going past the house, and turning in versus the way it works now. It sneaks up on you. It's very dense and comes right up to the sidewalk. You don't even know the driveway is there. The southern entrance does make sense. We're not against the central/retaining the center line entrance. What is there on the plan now is a carryover. That was originally a pedestrian entrance down to the second unit in the rear. We're getting rid of that. We will still have pedestrian traffic that's going to go down that side and come in the backside. It seemed to make sense. I am not hung up on that scheme. It sounds like this is going towards holding onto the current relationship with this sidewalk

Mr. Mohr – You have quite a bit more front yard at that point. There’s certainly nothing precluding some seating area. I think the two driveways imply a different scale.

Mr. Schwarz – Does anybody have any concerns with anything other than the driveway? Do we have any concerns with the house?

Mr. Mohr – Just the retaining walls. That’s it. I’m not worried about the shingles as long you pick something nice.

Mr. Schwarz – We can approve the house. With that approval, the landscape stays the same. The applicant can get a building permit. The site plan can come back to us. We can continue discussing. The site plan will come back to us as a new COA if the applicant is in a rush to get a building permit. We approve the house with no change to the landscape. The landscape can come back to us as a new COA. We can’t administratively approve what we’re discussing.

Mr. Zehmer – You say approve the existing landscape. We approved (December 2020) a change to the landscape and to add the driveway on the south side. Are you saying that we stick with that approval? Or keep what is existing and come back with what you want?

Mr. Schwarz – Keep what is currently in place on the site. I am not sure the old site plan still applies. That plan goes with the house with the addition on the back. It no longer is valid.

Mr. Werner – You can make that statement. The applicant can come in with a prior approval. It’s still a COA for that.

Mr. Schwarz – That would be for the whole project as it was before.

Mr. Werner – This is the part the City Attorney had raised. Don’t amend the COA as a new COA. I don’t think there’s nothing wrong with you all making a statement of this new COA being a replacement of that. Make that clear. The site plan has that with what is submitted to the city. In reviewing the driveway with zoning and the city engineer, if it comes back and it modifies this, go to the drawing again. As it was drawn in December 2020, the parking area in the back was such that it allowed vehicles to do a T turn and come back out. As it is currently drawn, the intent is pull in and park, back out, and continue another way. There would have to be some modifications to the parking lot area.

Mr. Schwarz – I’m not saying go back to the approved 2020 plan. I am saying to leave the ground as it is. Nothing gets touched. That site plan from 2020 goes with a different building than what we’re looking at right now.

Mr. Werner – This replaces what was reviewed in 2020. Whatever comes back to you, there will also be some changes in that parking area in the back. You can account for the front walk. You have clarified that. The landscaping plan, as far as vegetation, nothing has really changed as far as the paved surface goes. As far as the driveway goes, there is some clarification on that.

Mr. Schwarz – We’re treating the landscape plan as a preliminary discussion. We’re going to give the applicant some advice on what we think would be approvable. There are going to be changes that he’s going to have to figure out on his own. He will have to rotate the parking. We will let him do that under some guidance.

Mr. Mohr – He doesn't have to do a lot to the parking. He has a pretty generous apron to begin with. He has the parking underneath the house. I don't think that's such a big deal. It needs to be a separate application. I am agreeing with that bifurcation so that he can keep moving.

Mr. Schwarz – With the preliminary discussion of the landscape, Tim, you're preferring the driveway on the south. Was that the general consensus?

Mr. Gastinger – I could see a successful application with either scenario. I do worry in thinking about student housing. This quickly could become not a 3 car parking area but 5 or 6. With the sensitive vegetation, I would ask the applicant to think about a way that protects and is really clear about where parking is to be located.

Mr. Schwarz – The suggestion is to make the front walkway connect up to the sidewalk?

Mr. Gastinger – Those are two really sensitive trees. I would be cautious about installing a new sidewalk in that area. I would recommend it. It would be consistent with our guidelines and the Secretary of Interior's Standards to maintain the straight walk from the front door to the sidewalk.

Motion – Mr. Schwarz – Carl Schwarz moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations and new construction at 106 Oakhurst Circle for the house alone, and not the landscape elements, satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves that portion of the application as submitted with the following conditions: that the window muntins will have internal spacer bars, that the metal shingles should be reviewed by staff and should resemble shingles (staff should pay attention to ridges and details at rakes and eaves), and a strong recommendation that the walls that have been added at the front stoop are not set asymmetrically. The previous CoA granted in December 2020, while still valid, is not valid in pieces. The BAR looks forward to reviewing the landscape plan for this project.

Ms. Lewis seconds motion. Motion passes (6-0).

The meeting was recessed for five minutes.

4. Certificate of Appropriateness

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Side addition (Note: Covered porch at rear is not subject to review.)

Jeff Werner, Staff Report – Year Built: c1911 District: Rugby Road Historic Conservation District Status: Contributing Stucco, vernacular dwelling designed by Eugene Bradbury.

Addition

- Roof: Match existing (asphalt dimension shingles) or standing-seam copper.
- Gutter and downspout: Match existing.
- Cornice and trim: Match existing.
- Exterior wall: Match existing. Stucco.

- Chimney: Match existing detail. Stucco.
- Windows: Painted, wood, casement windows. Color: TBD
- Light Fixtures: None indicated.

Request CoA for construction of an addition onto the west south side and a covered porch at the rear. (NOTE: The rear, covered porch will not be visible from Rugby Road or Preston Avenue, due to the elevation and grade. Staff concluded this component does not require a CoA.)

Discussion and Recommendations

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.

The BAR should discuss the use of an exterior chimney, which represents a new architectural element—the four existing chimneys are interior. Otherwise, staff recommends approval. (See specific comments below under *Pertinent Design Review Guidelines*.)

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Ms. Lewis – I was supportive of putting this on the Consent Agenda given that it should be an IPP. It is in a Historic Conservation District and not in an ADC. The only thing staff asked us to look at the new chimney that is exterior instead of the ones that are interior. The location of it is really not at all prominent to the street-side. Given how the house is situated in the lot, I don't if anybody else could see it. It looks like a very thoughtful addition to this house. I do support this.

Mr. Zehmer – This is a very successful addition. The chimney being exterior actually helps. The width of the addition is inset slightly from the adjoining original portion of the building. By having that step in and having the exterior chimney be different from the original house helps show this as an addition. It works well.

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed addition at 936 Rugby Road satisfy the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.

Mr. Mohr seconds the motion. Motion passes (6-0).

D. Preliminary Discussion

5. 745 Park Street – Demolition

Year Built: 1957 District: North Downtown ADC District Status: Contributing
Brick, stretcher bond; 1-1/2 stories; gable roof (composition); 3 bays. Detached house, 1950s-60s. Entrance in center bay. Exterior end chimney on north, single ramp. (NRHP listing for the Charlottesville and Albemarle County Courthouse Historic District. VDHR #104-0072.) Preliminary discussion on request to demolish the existing, approx. 35-f x 30-ft, single story, brick dwelling. Owners planning significant and extensive improvements to home. Renovations to existing impractical; razing is preferred.

Note: A CoA is required to raze a contributing structure. Also, a CoA is also required for subsequent construction on or alteration to the site.

Discussion and Recommendations

The BAR should discuss if the proposed demolition is compatible with the ADC District Design Guidelines for Demolitions. As is standard for demolition requests, should the BAR consider approval, pending a formal submittal and request, staff will recommend condition of approval that prior to demolition the applicant will provide sketch plan and photographs of the existing dwelling and site.

While a contributing structure, it must be noted that when the ADC District was established, all but approximately 15 primary structures were similarly designated. This district, including 745 Prk Street) was established in 1991. (It was expanded in 2005 to include the area north of downtown, between McIntire Road and 1st Street North.) Prior to 1996, when establishing an ADC district, it was the City's practice to designate all structures as *contributing*.

Additionally, while this dwelling was constructed 64 years ago and is thus eligible to be considered for possible designation, it is unique only because it is dissimilar in age and style from the houses that characterize this district.

Between Lyons Court and the Bypass, within the ADC District on the west side of Park Street, there are four houses north and four houses south of 745 Park Street. They date from 1840 to 1936; the median year built is 1910. On the east side of Park, not in the district, there are 15 homes, dating from 1946 to 1967; the median year built is 1951.

Prior demolitions in the North Downtown ADC District, which might be helpful.

- 705 Park Street, demo 1920s garage and construct new, CoA approved April 17, 2012.
http://weblink.charlottesville.org/public/0/edoc/622122/BAR_705%20Park%20Street_March2012.pdf
http://weblink.charlottesville.org/public/0/edoc/622121/BAR_705%20Park%20Street_July2012.pdf
- 713 Park Street, demo c1920 garage, CoA approved April 21, 2009.
http://weblink.charlottesville.org/public/0/edoc/790894/BAR_713%20Park%20Street_April2019.pdf

Note: Comments above and in the review below are based on the information provided and are intended for discussion only. Comments and recommendation may change when a formal request is submitted.

- Owners want to make improvements to the house and demolish the house down to the foundation.
- Owners just want to have the flexibility to demolish the house.
- Owners were encouraged to submit a COA application.

- Board members were very supportive of the owners' plans for the improvements that they would like to make to the house.

E. Other Business

Staff Questions/Discussion

- Annual meeting to be held in November – Elections to be held for Chair and Vice-Chair.
- Staff went over the possible return to in person meetings.

Brief Discussion ADC District Design Guidelines

- Staff provided an update regarding the approval of the Comprehensive Plan.
- Following approval of the Comprehensive Plan, the city will begin work on the Zoning Rewrite. Staff asked if members of the Board had any concerns with the Zoning in ADC Districts.
- Staff also asked for their concerns and feedback with the ADC District Design Guidelines.

PLACE Update

F. Adjournment

The meeting was adjourned at 8:32 PM

Certificate of Appropriateness

BAR 22-06-02

636 Park Street, TMP 520113000

North Downtown ADC District (contributing)

Owners and applicants: Jennifer and Blakely Greenhalgh

Project: Rooftop solar panels

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
June 22, 2022**



Certificate of Appropriateness

BAR 22-06-02

636 Park Street, TMP 520113000

North Downtown ADC District (contributing)

Owners and applicants: Jennifer and Blakely Greenhalgh

Project: Rooftop solar panels



Background

Year Built: 1950

District: North Downtown ADC District

Status: Contributing

This two-story, five-bay brick house was constructed by Harry Munson in 1950 in the Colonial Revival style. The landmark survey is attached.

Prior BAR Reviews

(See appendix for reviews prior to February 2021)

February 2021 – BAR approved (7-1) the installation of a fence on the inside perimeter of the skip laurel hedge that lines the property's frontage along Park Street and Evergreen Avenue

Application

- Applicant Submittal: Blakeley Greenhalgh submittal, dated May 26, 2022: Site plan diagram illustrating location of proposed rooftop solar panels.

CoA to install rooftop solar panels on the house and garage at 636 Park Street. Solar panels to be installed in the following locations (see diagram):

- (a) Rear (east) roof plane of primary house
- (b) Rear porch roof
- (c) North and south hipped planes of rear ell addition roof
- (d) East and west planes of garage roof



Discussion

Since adoption of the current ADC District Design Guidelines, the BAR has reviewed and approved ten CoA requests related to photovoltaic panels, seven in the last four years. Seven were either IPPs or within an ADC District, and all except one installed rooftop panels.

The Design Guidelines (Rehabilitation, Roofing) do not specifically recommend against solar panels on historic roofs, but instead recommended they be placed *on non-character defining roofs or roofs of non-historic adjacent buildings*.

The application proposes installing solar panels on roof planes that are all situated at the rear of the subject property: on the back of the roof, on the rear porch, on the rear addition, and on the garage. As such, staff finds the proposed rooftop solar panels to be consistent with the guidelines and compatible with the ADC district.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed rooftop solar panels at 636 Park Street satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(or 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 that the proposed rooftop solar panels at 636 Park Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that 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 for Rehabilitation:

[Chapter 4 Rehabilitation](#)

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

Pertinent Guidelines from the Secretary’s Standards

Building Exterior – Roofs: Alterations/Additions for the New Use

Recommended:

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended:

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Energy Conservation - Roofs

Recommended:

Placing solar collectors on non-character-defining roofs or roofs of non-historic adjacent buildings.

Not Recommended:

Placing solar collectors on roofs when such collectors change the historic roofline or obscure the relationship of the roof features such as dormers, skylights, and chimneys.

Appendix

Prior BAR reviews

June 17, 2008 - BAR approved CoA (9-0) for shutters; enlarged rear porch; garage windows, door and siding; rear patio; new walkway; remove front boxwoods; remove rear 2 pines and ginkgo; replace rear drive with pavers, with the condition that the ginkgo remains. Submit the driveway pavement pattern and material to staff for approval. Informal suggestion: shutters should overlap window casing to appear to be hung.

August 16, 2011 – BAR denied CoA (6-0) painting the unpainted brick house and approved (6-0) removal of the Sugar Maple and its replacement and the landscape plan as submitted. NOTE: BAR suggested applicant considers planting 2 trees in the front yard, recommending: Sugar Maple, American Beech, Willow Oak, Red Oak or White Oak.

May 2014 – As a consent agenda item, BAR approved (9-0) the conversion of a concrete-block garage in the rear into a cottage. This project entailed the installation of HardiePlank siding, new doors and windows, and a new canopy over the entry doors.



**Board of Architectural Review (BAR)
Certificate of Appropriateness ADC Districts and IPPs**

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

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
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 Jennifer and Blakely Greenhalgh Applicant Name _____
Project Name/Description Rooftop solar panels Parcel Number 520113000
Project Property Address 636 Park Street

Applicant Information

Address: 636 Park Street
Charlottesville, Va. 22902
Email: jen.parham@gmail.com blakeley2000@gmail.com
Phone: (W) _____ (C) 434.531.6281

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (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.

B.T.G. MAY 26/22
Signature Date
BLAKELEY GREENHALGH MAY 26/22
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Rooftop solar panels per attached

List All Attachments (see reverse side for submittal requirements): TBD - PANEL'S + HARDWARE

For Office Use Only

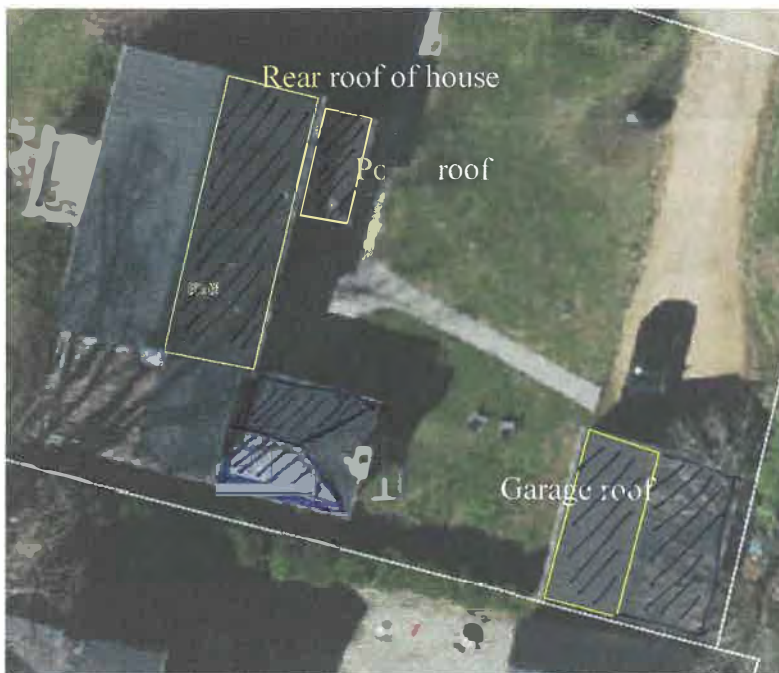
Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

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

636 Park Street—solar panels



Indicate above the location of proposed panels. For example:



 - SOLAR PANEL AREAS

Watkins, Robert

From: Blakeley Greenhalgh
Sent: Wednesday, June 8, 2022 9:28 AM
To: Watkins, Robert
Cc: Werner, Jeffrey B
Subject: Re: 636 Park Street - solar panels.

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Most of the panels that I have been presented with are 360-400 watt panels. Here is a screen shot of the layout and potential technology:

Your Solar Simulation



(41) Jinko Solar 375W Modules – 25 yr. manufacturer's performance warranty



EAGLE
MODULES

**THE MOST
DEPENDABLE
SOLAR BRAND**

EAGLE 66TR G4
370-390 WATT
TILING RIBBON MONO MODULE
Positive power tolerance of 0-+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Best-selling panel globally for last 4 years
- Top performance in the strictest 3rd party labs
- 99.9% on-time delivery to the installer
- Premium solar panel factories in USA and Malaysia

KEY FEATURES

-  **TR Technology**
Tiling Ribbon eliminates cell gaps to increase module efficiency and power.
-  **9BB Half Cell Technology**
Uniquely designed 9 busbar mono half cut solar cells deliver ultra-high power in a small footprint.
-  **Shade Tolerant**
Twin array design allows continued performance even with shading by trees or debris.

We are still awaiting one quote to some in before we pick a vendor but want to make sure we have approval before I go down this road. Let me know what else you need from me.

Thanks,

Blake

On Tue, Jun 7, 2022 at 4:26 PM Watkins, Robert <watkinsro@charlottesville.gov> wrote:

Dear Blake, I'm working with Jeff to prepare the staff report for your application. Do you have more information on the panels you'd like to install yet?

Thanks,

Robert

Certificate of Appropriateness

BAR 22-06-03

500 Court Square, TMP 530096000

North Downtown ADC District (contributing)

Owner: Monticello Hotel Event & Receptions LLC; 500 Court Square LLC

Applicant: Caitlin Byrd Schafer, Henningsen Kestner Architects

Project: Lower floor window replacements and fire escape alterations

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
June 22, 2022



Certificate of Appropriateness

BAR 22-06-03

500 Court Square, TMP 530096000

North Downtown ADC District (contributing)

Owner: Monticello Hotel Event & Receptions LLC; 500 Court Square LLC

Applicant: Caitlin Byrd Schafer, Henningsen Kestner Architects

Project: South addition--window replacements and fire escape alterations



Background:

Year Built: 1924-1926

District: North Downtown ADC District

Status: Contributing

Colonial Revival, nine-story, brick building, originally called the Monticello Hotel, was designed by architect Stanhope Johnson of Lynchburg. The building is also a contributing structure in the Charlottesville Albemarle County Courthouse Historic District, listed on the VLR and NRHP.

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

November 29, 2021 – Admin. approval of rooftop generators for telecom equipment, gas pipe to be run inside the building.

April 19, 2022 – BAR approves (6-0) CoA to install exterior gas pipe on south elevation to connect to rooftop generators

Attachments

- Submittal: Henningsen Kestner drawings *Renovation of 500 Court Square Second & Third Floor*, dated May 31, 2022:
 - BAR.01: Application title page
 - BAR.02: Site photos, including photos of windows and fire escape to be altered
 - BAR.03: Existing and proposed floor plans of second floor
 - BAR.04: Existing and proposed floor plans of third floor
 - BAR.05: Original architectural drawing of rear elevation windows before addition
 - BAR.06: Replacement window specifications
 - BAR.07: Fire escape specifications

CoA to replace non-historic windows on second and third floors of south addition and extend the rear fire escape to ground and install fire escape door at third floor. (Installing the door and the lower section of the fire escape will replace previously removed elements.)

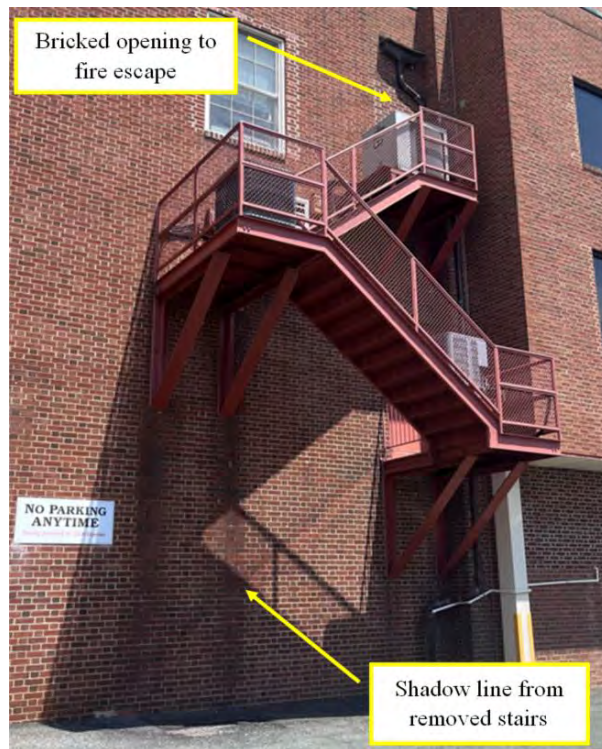
Replacement windows will be white aluminum clad, double hung Marvin Ultimate windows. Existing brick sills will be retained.

Discussion

The windows to be replaced are located on a rear (south) addition constructed between 1957 and 1964. The existing, undivided windows do not match windows on the 1920s building and do not contribute to its historic character. The replacement windows will better complement those located on the rest of the building.

Staff finds that the fire escape extension and associated new door opening are unobtrusive; the fire escape is already situated on that elevation, an auxiliary side of the building, and extending it to the ground will reinstall a previously existing element and not impact the building’s character.

Staff recommends approval.



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the City’s ADC Design Guidelines, I move to find that the proposed window replacements and fire escape alterations at 500 Court Square satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and the BAR approves the application as submitted.

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

Denial: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed window replacements and fire escape alterations at 500 Court Square do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North 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 for Rehabilitation: Windows

[Chapter 4 Rehabilitation](#)

- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in. [...]
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building.

Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.

- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.

Pertinent Guidelines for Rehabilitation: Rear of Buildings

[Chapter 4 Rehabilitation](#)

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building

Pertinent Guidelines for Site Design and Elements: Utilities and Other Site Appurtenances

[Chapter 2 Site Design and Elements](#)

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

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

Appendix:

Previous BAR Reviews

February 28, 1989 - New windows in south wall façade and two to three outdoor mechanical units on fire stair

June 27, 1989 - Install railings on towers and two sets of stairs on roof

January 23, 1990 - Install six windows; close two fire door entrances; install vent; add two heat pump units on fire stairs

April 24, 1990 - Screening for rear heat pumps

June 21, 1994 - Replace new sliding doors

February 2001 – Admin approval: co-locate antenna on roof

April 2001 – Admin approval: replace two rooftop cabinets and upgrade telecom equipment.

July 2001- Admin approval: locate six to nine rooftop antennas with accessory telecom cabinets

October 2001 – Administrative approval: Remove three rooftop antennas and replace six.

June 17, 2003 – Approve Add two new rectangular windows in south elevation.

September 21, 2004 – Approve revolving door

June 21, 2011 – Approve replacement the balustrade with a painted terne-coated stainless-steel replica.

July 19, 2011 – Approve replacement of nine existing wood windows in a 6th floor unit facing Market Street with aluminum clad wood window sash kits with exterior applied 7/8” putty profile muntins. (This is the only approved window replacement at this time for the entire structure.)

March 19, 2013 – Approve re-roofing and replacement of painted galvanized steel balustrade with painted copper balustrade.

March 18, 2014 - Approve change in baluster material from painted copper to fiberglass as submitted.

August 19, 2014 – Admin approval to replace three antennas with three similar sized antennas.

April 21, 2015 - Approve replacement of six rooftop antennas and add one new cabinet on roof.

June 16, 2015 – BAR accepted applicant’s request for deferral re: proposed rooftop communications equipment. BAR recommended a master plan be developed that might include options for: locating the antennas behind the baluster; locating the antennas to the sides of the penthouse, and painting the antennas to match the penthouse; or adding screening to the penthouse area resulting in a wider penthouse.

January 2019 – Approve installation of two metal security gates, with the following conditions:

- Drawing #1 for the Porte Cochere (without the ovals)
- Drawing #3 for the Court Square Tavern (without the ovals)
- Request to look at the proportions for the Porte Cochere [height of gate relative to fixed panel above]
- Request the gates be set back and swing inward
- Submit the updated final drawings for the BAR Archive

July 22, 2020 – Admin approval of additional communications equipment.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 516 East Jefferson Street
Map and Parcel: 53-96
Census Track & Block: 1-112
Present Owner: Monticello Plaza Condominiums
Address: Box 591, City
Present Use: Hotel
Original Owner: Jackson Park Hotel Company
Original Use: Hotel

BASE DATA

Historic Name: The Monticello Hotel
Date/Period: 1924-26
Style: Neo-Classical Revival
Height to Cornice: 103.28
Height in Stories: 9
Present Zoning: B-3
Land Area (sq.ft.): Land: 24,600
Assessed Value (land + imp.): Building: 55,450

ARCHITECTURAL DESCRIPTION

The Monticello Hotel illustrates the return to classical architecture in the first part of this century. The architect, Stanhope Johnson of Lynchburg, was a leader in the Roman & neo-Classical revivals. The first two levels of this massive facade is treated with Doric pilasters supporting a horizontal entablature with triglyphs. Between the range of pilasters the architect placed tri-part windows with thermal windows above. The top of the hotel is capped by a hugh cornice and balustrade. The public dining room is designed with graceful Adamesque details including slender engaged columns, finely carved entablatures, and delicate carvings. The room is one of the finest revival spaces in the city.

HISTORICAL DESCRIPTION

In 1924 the Jackson Park Hotel Company purchased a row of Nineteenth century merchantile structures, from R. E. Yowell and razed them. The cornerstone was laid in 1925 and the building was opened to the public in 1929. In 1957, the Jackson Park Hotel Company sold the property to the Monticello Hotel Company for \$925,000. In 1973, the owners began to convert the hotel into condominiums. Deed references: (see Farish House for pre-1924 references) City DB 48-199, 340-360, 352-455.

GRAPHICS



CONDITIONS

Good

SOURCES

City Records

NAME: THE MONTICELLO HOTEL

5706 JEFFERSON STREET





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 Monticello Hotel Event & Receptions LLC Applicant Name Caitlin Byrd Schafer
500 Court Square LLC
Project Name/Description 2nd & 3rd floor renovation - Events Center Parcel Number 530096000
Project Property Address 500 Court Square

Applicant Information

Address: 1108 E. High Street, Charlottesville, VA 22902
Email: cailin@henningsenkestner.com
Phone: (W) 434.971.7202 (C) _____

Property Owner Information (if not applicant)

Address: 4000 Fairfax Drive Apt 206
Email: wyoung@mbhylaw.com
Phone: (W) 703.966.8708 (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.

Caitlin Byrd Schafer 5.31.22
Signature Date

Caitlin Byrd Schafer 5.31.22
Print Name Date

Property Owner Permission (if not applicant)

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

W. Young 5/31/22
Signature Date

Harriet F. Young III 5/31/22
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replacement of 2nd and 3rd story windows on rear addition, a total of 10. New windows to match look of existing windows in original part of building. Addition of stair on existing fire escape from 2nd floor to grade.

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

Submittals sent digitally.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

RENOVATION
OF
500 COURT SQUARE
SECOND & THIRD FLOOR

CITY OF CHARLOTTESVILLE

BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE

21 JUNE 2022

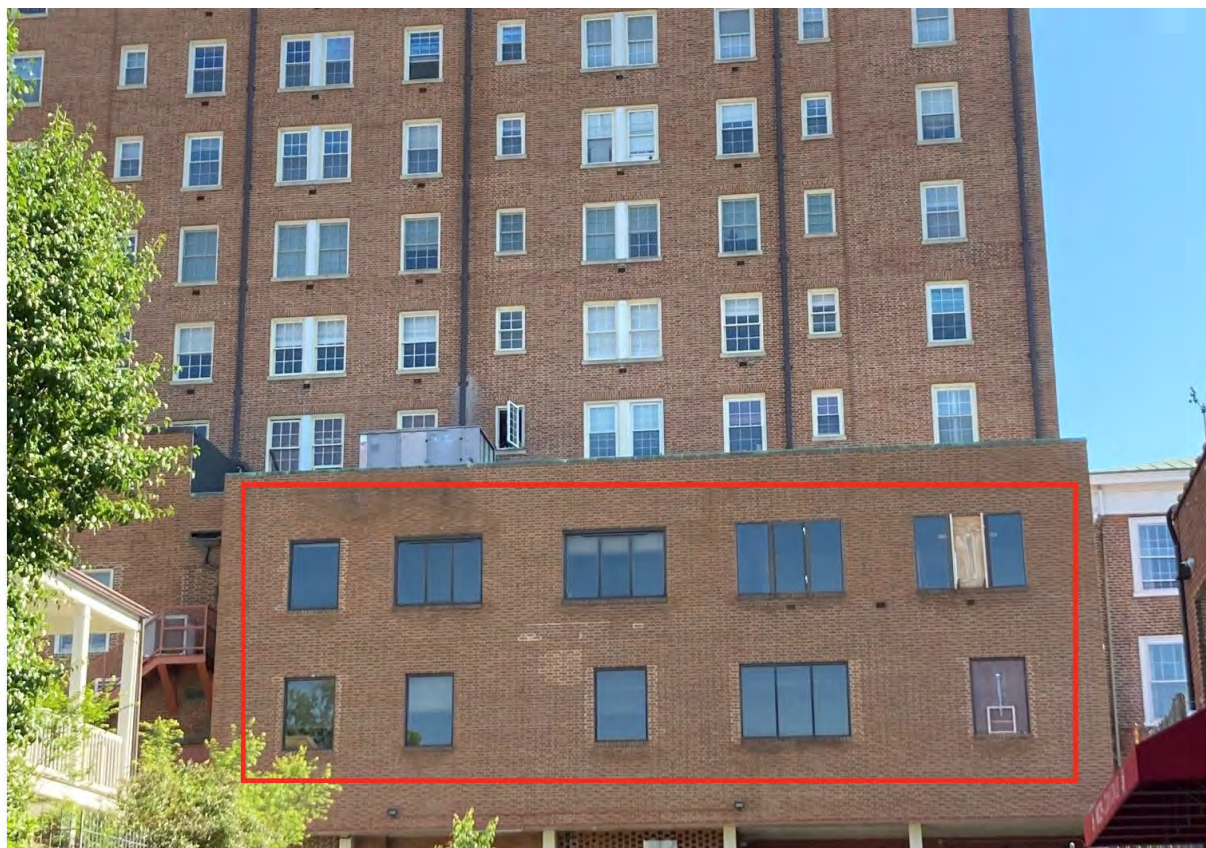
HK
HENNINGSEN KESTNER
ARCHITECTS
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

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500 COURT SQUARE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER **2101** FILE NO. **2101-BAR01**

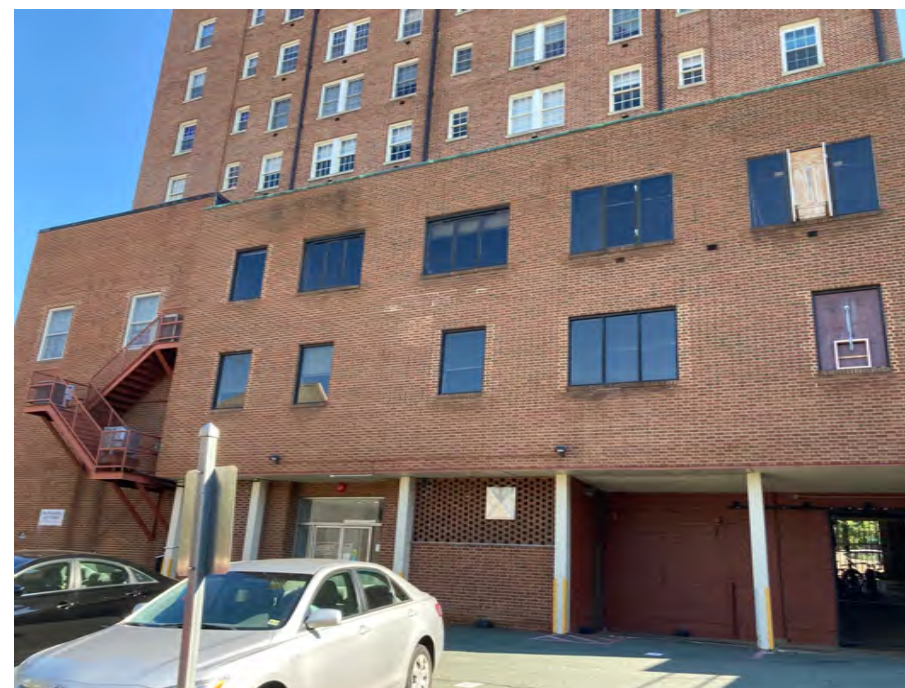
BAR.01



REPLACE (10) WINDOWS IN BUILDING ADDITION
MATCH 6/6 WINDOWS ON UPPER FLOORS



FRONT OF BUILDING FROM COURT SQUARE

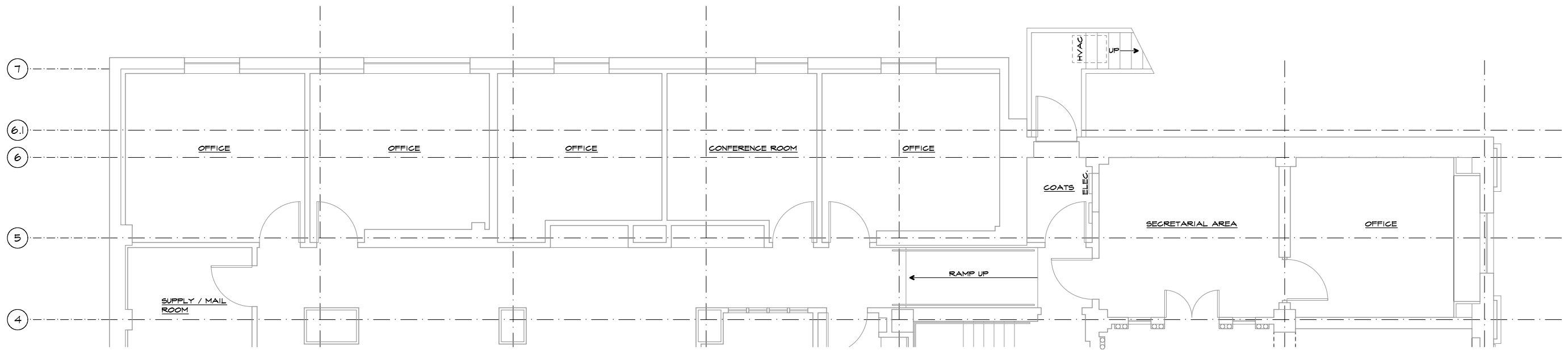


EXISTING BUILDING ADDITION WINDOWS
FROM REAR PARKING LOT

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION

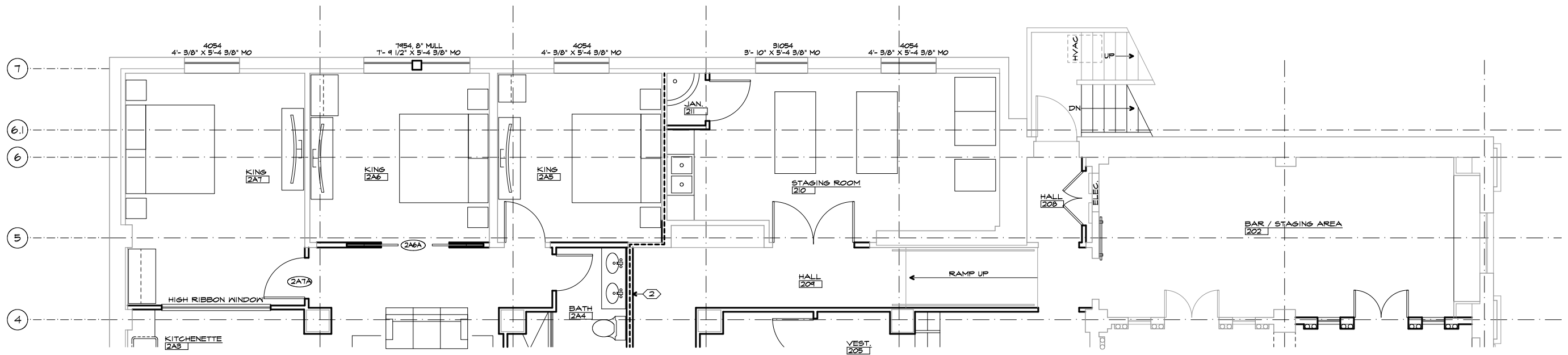
500 COURT SQUARE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2161 FILE NO. 2161-BAR02



1 EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

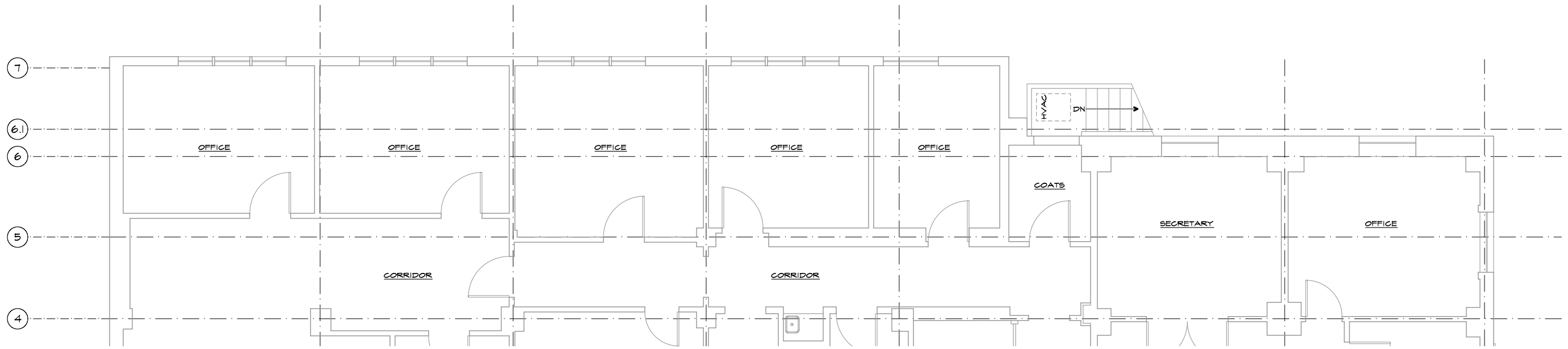
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HENNINGSEN KESTNER
 ARCHITECTS
 1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
 PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

500 COURT SQUARE
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE

JOB NUMBER 2181 FILE NO. 2181-BAR03

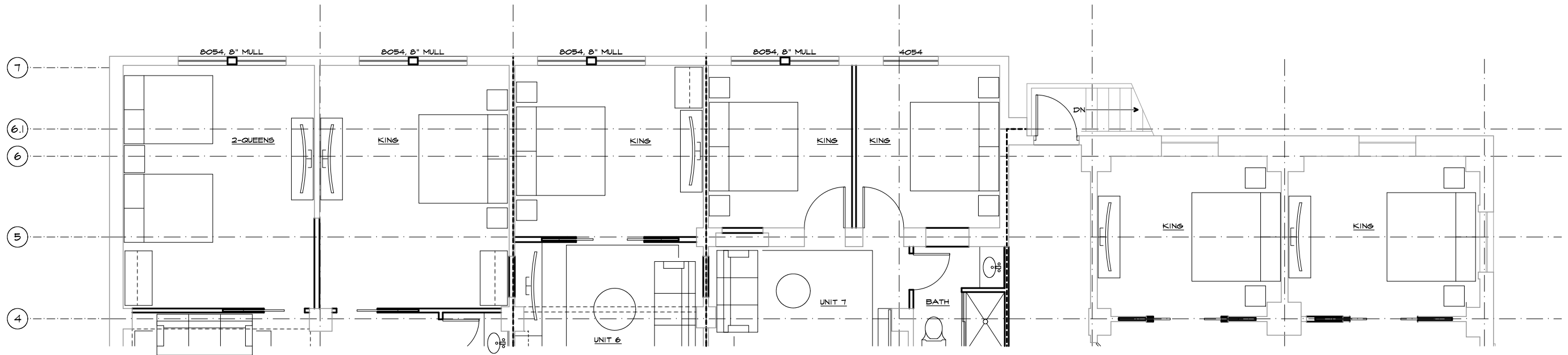
BAR.03



1

EXISTING THIRD FLOOR PLAN

1/8" = 1'-0"



2

PROPOSED THIRD FLOOR PLAN

1/8" = 1'-0"



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

DRAWING RELEASE

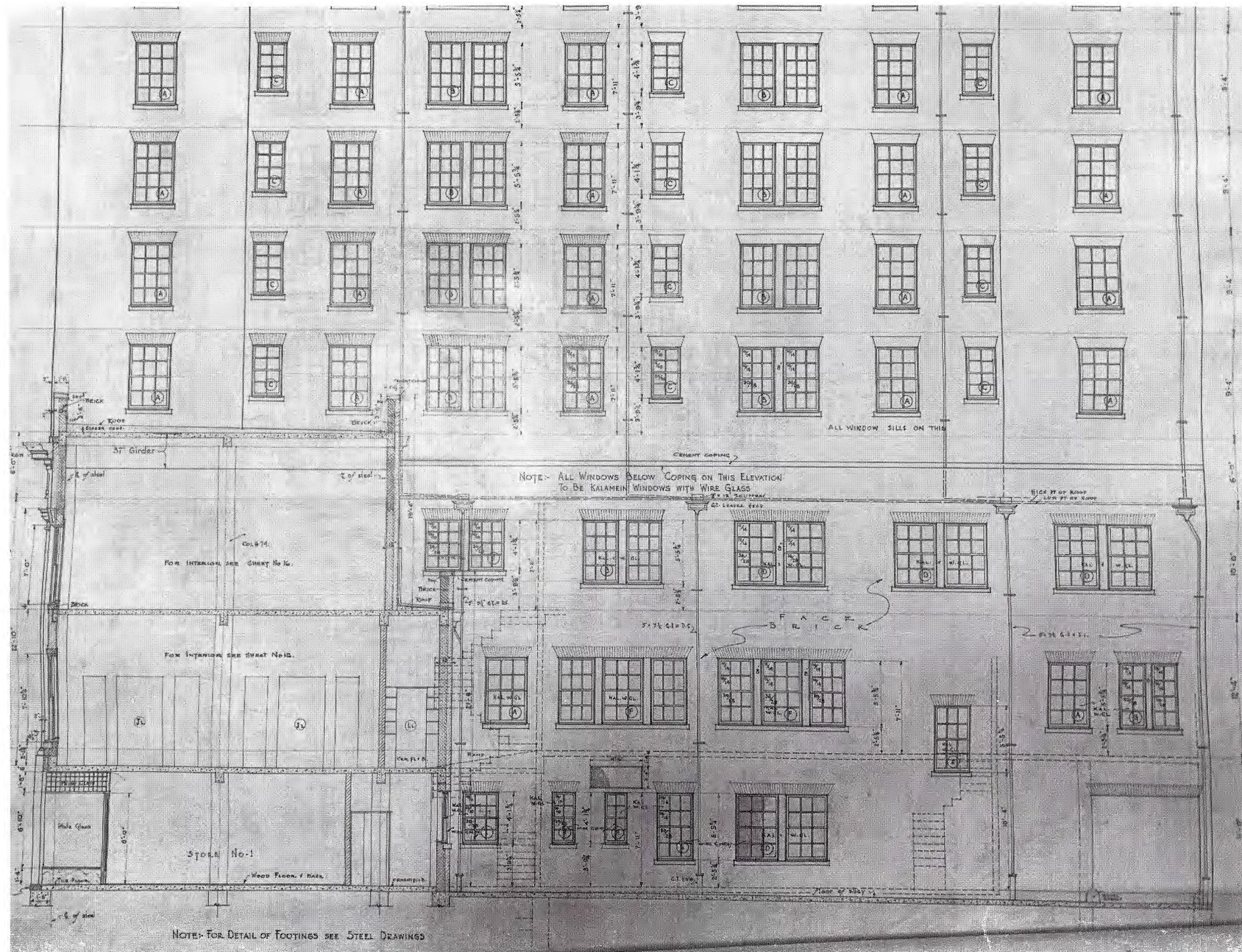
NO.	DATE	NO.	DATE	REVISION

500 COURT SQUARE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

FILE NO. 2161-BAR04

JOB NUMBER 2161

BAR.04



1

ORIGINAL 1920S REAR ELEVATION, PRIOR TO ADDITION

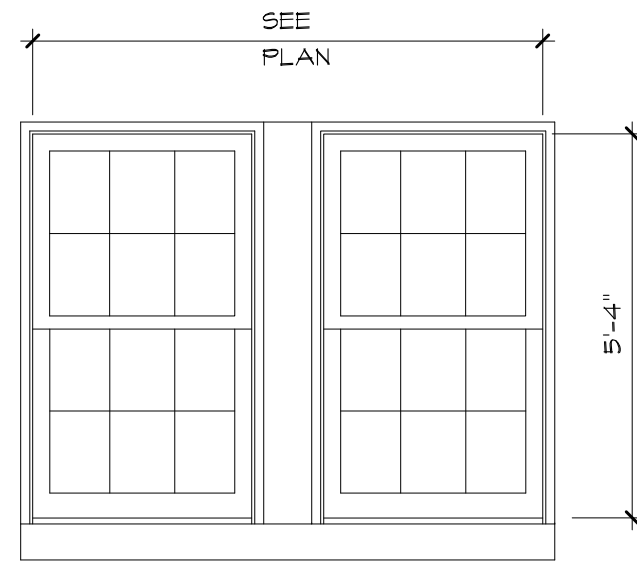
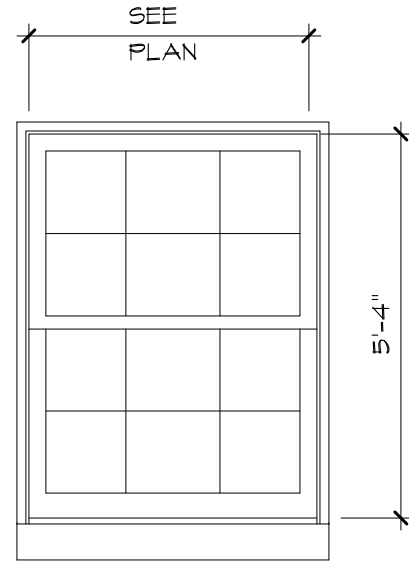
NTS

NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

500 COURT SQUARE
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE

JOB NUMBER 2181 FILE NO. 2181-BAR-05

BAR.05

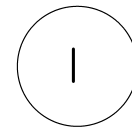


NEW WINDOW NOTES:

- 1.) NEW WINDOWS TO BE ALUMINUM CLAD, DOUBLE HUNG (MARVIN ULTIMATE OR APPROVED EQUIVALENT).
- 2.) BRICK SILLS SHOWN ARE EXISTING TO REMAIN.
- 3.) PROVIDE NEW WINDOW SILLS AND BRICK MOLD TO MATCH EXISTING.
- 4.) ALUMINUM CLAD TO BE SIERRA WHITE COLOR OR EQUIVALENT.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
 VISIBLE LIGHT TRANSMITTANCE - 75%
 VISIBLE LIGHT REFLECTANCE - 18%



REPLACEMENT WINDOW SPECIFICATIONS

NTS

NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

500 COURT SQUARE
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE

JOB NUMBER 2101 FILE NO. 2101-BAR-06



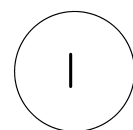
**RE-OPEN THIRD FLOOR EXTERIOR
DOORWAY FOR FIRE ESCAPE ACCESS**



**ADD STAIR DOWN TO GRADE
REMOVE ALL MECHANICAL UNITS**

STAIR NOTES:

- 1.) NEW STAIR TO CONNECT SECOND FLOOR WITH GRADE AT PARKING LOT LEVEL.
- 2.) ALL RISE / RUN, WIDTHS AND HANDRAIL DIMENSIONS TO MATCH EXISTING.
- 3.) ALL MATERIALS AND COLORS TO MATCH EXISTING.
- 4.) THIRD FLOOR EXTERIOR DOOR TO MATCH EXISTING 2ND FLOOR DOOR.



FIRE ESCAPE STAIR ADDTION SPECIFICATIONS

NTS



**HENNINGSEN KESTNER
ARCHITECTS**

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

500 COURT SQUARE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2181 FILE NO. 2181-BAR-07

BAR.07

Certificate of Appropriateness

BAR 22-07-02

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant: Gabrielle Sabri / Grounded LLC

Project: Landscaping plan

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
July 19, 2022**



Certificate of Appropriateness

BAR 22-07-02

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant:

Project: Landscaping plan



Background

Year Built: 1884

District: IPP

Disney-Keith House, a vernacular farmhouse. Between 1923 and the mid-20th century, Arthur Keith's wife, Ellie Wood Keith, operated a riding academy here. A barn, outbuildings, and stables immediately west of the house are no longer standing. The existing garage was constructed in 1988.

Prior BAR Review

July 19, 1988 – BAR approved CoA for a new detached garage in the rear yard, a rear fence, and minor alterations to the main house.

November 2, 1989 – BAR approved CoA for enclosure of the rear porch, with siding, windows, shutters and paint color to match existing.

November 16, 2010 – BAR accepted applicant's request for deferral. (CoA request to modify the west elevation: replacing single window with a triple window; replace single window with French doors to match doors on east elevation; and construct a painted wood pergola/sunscreen. New window and doors to be painted wood, with painted, operable wood shutters.)

September 28, 2020 – Admin approval of roof replacement (in kind).

November 16, 2021 – BAR reviewed the proposed alterations to the west elevation and accepted applicant's request for a deferral (7-0).

May 17, 2022 - BAR approved alterations to west elevation: new sliding door and exterior stoop.

Application

- Applicant submittal: Grounded submittal package for *Elias Residence*, dated 7/19/2022: Project summary; Materials; Existing Conditions (2 sheets); Existing Conditions: Contiguous Properties; Topo survey (Roger Ray & Assoc.); and Site Plan L1.00.

Request CoA for landscaping plan, which includes:

- Site grading to provide positive drainage. Removal of the grading fill that had been a previous horse-riding ring.
- Removal of the rear portion of the driveway and asphalt adjacent to the existing garage.
- Removal of the existing brick patio at the rear of the residence.
- One Maple tree in poor condition has previously been removed by the homeowners due to disease. Several trees to be removed are noted on the landscape plan; none are mature or significant in nature.
- Addition of a bluestone stepper front walkway.
- Addition of a 13' x 7' pool with 18" bluestone seat wall coping.
- Addition of a mortared bluestone patio between house and pool.
- Addition of complementary planting beds in the patio and pool area. Trees and shrubs to comply with the Charlottesville Master Tree List.
- No additional exterior lighting.

Discussion and Recommendations

Staff recommends approval.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan for 123 Bollingwood Road satisfies the BAR's criteria and is compatible with this IPP and that the BAR approves the application [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan for 123 Bollingwood Road does not satisfy the BAR's criteria and is not compatible with this IPP, and that 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 ADC District Design Guidelines

Chapter 2 Site Design and Elements [Chapter 2 Site Design and Elements](#)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 123 Bollingwood Road
Map and Parcel: 7-22
Census Tract & Block: 7-218
Present Owner: Ellie Wood Page Keith
Address: 123 Bollingwood Road
Present Use: Residence
Original Owner: Frederick W. Disney
Original Use: Residence

BASE DATA

Historic Name: Disney-Keith House
Date/Period: 1884
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 199.5' x 230'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This large farmhouse faces north toward the Three-Notched Road (Rt. 250), with its side toward the newer Bollingwood Road. It is a basic two-storey, three-bay, double-pile house on a low brick foundation, with a long two-storey wing covering the central bay of the rear and giving it a T-shape. The wing appears to have been built in two stages, each one lower-ceilinged than the sections preceding it. The low gable roof is covered with standing seam tin and has a boxed cornice with returns. The original weatherboarding was covered with asbestos shingles about 1950. A simple Tuscan-columned veranda without balustrade extends across the entire front and halfway along the east side of the house. Apparently it once continued around to the rear wing, but the rear section was removed and the rear half of the side section enclosed many years ago as a sun parlor with a sleeping porch above. The four-paneled entrance door has a four-light rectangular transom and narrow sidelights over panels. The double-sash windows on the first level are single-light and have louvered shutters; those on the second level are two-over-two light and are somewhat shorter. Doors and windows have architrave trim. There are interior brick chimneys between the two rooms on each side of the central hall, and another in the wing. Fireplaces in the two front rooms on the first level have mantels with Ionic colonettes; the other rooms were originally heated by stoves. The wall between the parlor and the central hall has been removed. A single flight of open stairs rises from the hall.

HISTORICAL DESCRIPTION

When the Morea estate was divided in 1880, R.T.W. Duke purchased an unimproved tract of 48 $\frac{1}{2}$ acres west of the mansion (ACDB 77-127). He sold 20 acres of this in 1884 to Frederick William Disney who built this house the same year (ACDB 83-378). It remained in the Disney family until 1907 (ACDB 135-96), then changed hands several times in the next 16 years before being purchased from H. Guy Corbett and subdivided by Albert S. Bolling and David J. Wood in 1923 (ACDB 182-487). The rear wing was added, probably in two stages, sometime before then, but tax records give no indication of the year. The house stood in the midst of a large apple orchard. Ellie Wood Page Keith (Mrs. Arthur M. Keith) purchased Lot #14 of Ivy Terrace subdivision, including the Disney house, in 1923 (ACDB 183-372). The Keith family has now lived there for 55 years, and Mrs. Keith continues to operate a very popular riding stable there. Additional Deed References: ACDB 102-403, 137-125, 170-519, 183-342.

GRAPHICS

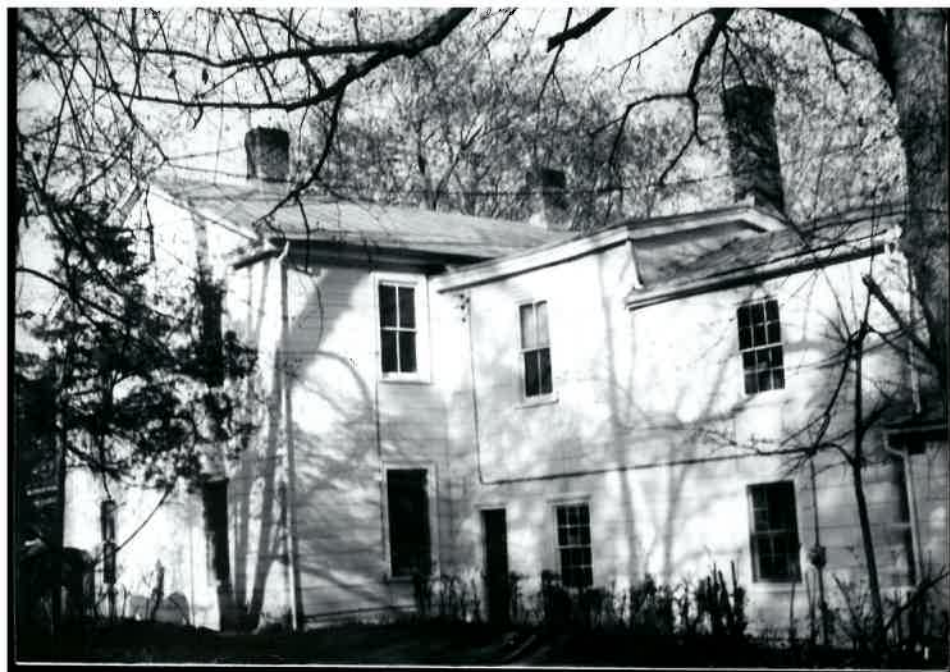
CONDITIONS

Fair

SOURCES

City/County Records
Mrs. and Mrs. A.M. Keith







Board of Architectural Review (BAR)

Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Charlottesville, Virginia 22902

Telephone (434) 970-3130

Staff contacts:

Jeff Werner wernerjb@charlottesville.gov

Robert Watkins watkinsro@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive). 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	William Elias and Juliana Bueno	Applicant Name	Gabrielle Sabri / Grounded LLC
Project Name/Description	Landscaping	Parcel Number	070022000
Project Property Address	123 Bollingwood Road		

Applicant Information

Address: Secretarys Sand Road
Esmont, Va 22937

Email: 434.249.7779 <Gabby@Groundedllc.Com>

Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: _____
123 Bollingwood Road, Charlottesville, Va. 22903

Email: _____

Phone: (W) _____ (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.

<u>Gabrielle Sabri</u>	<u>6/14/22</u>
Signature	Date

<u>Gabrielle Sabri</u>	<u>6/14/22</u>
Print Name	Date

Property Owner Permission (if not applicant)

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

<u>Jeff Elias</u>	<u>6-14-2022</u>
Signature	Date

<u>W. Jeff Elias</u>	<u>6-14-2022</u>
Print Name	Date

Description of Proposed Work (attach separate narrative if necessary): _____
See separate narrative for proposed demolition, preservation, and site additions

List All Attachments (see reverse side for submittal requirements): _____
Project narrative, Proposed materials, Existing conditions, Site Survey, Site Plan

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

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 **charlottesville.gov** or at Municode.com for the City of Charlottesville.

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

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.

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

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

Chapter 1 Introduction (Part 2)

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

Chapter 2 Site Design and Elements

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

Chapter 3 New Construction and Additions

http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf

Chapter 4 Rehabilitation

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

Chapter 5 Signs, Awnings, Vending, and Cafes

http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf

Chapter 7 Moving and Demolition

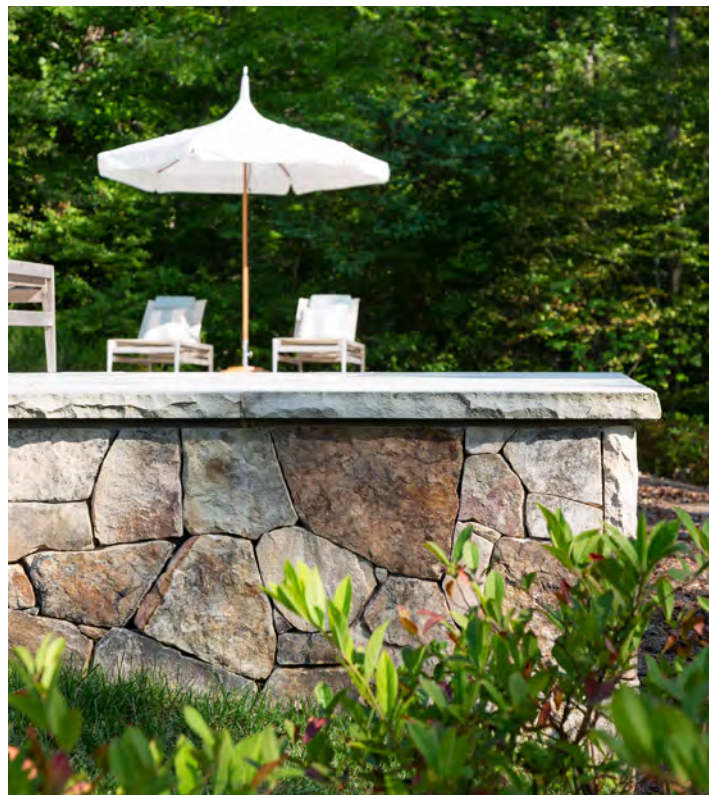
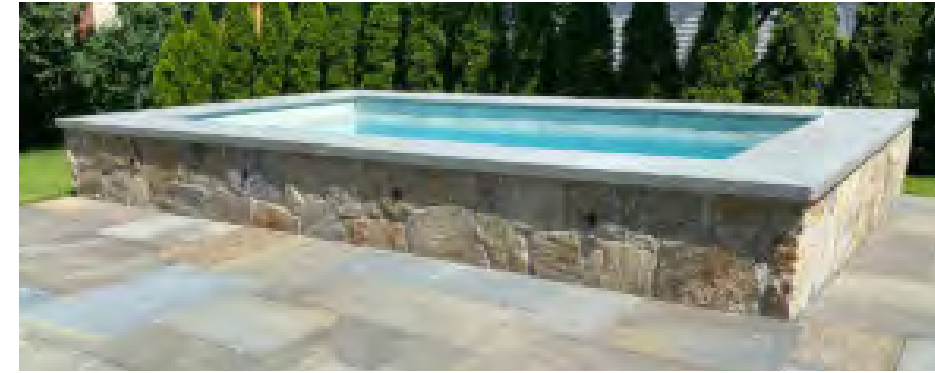
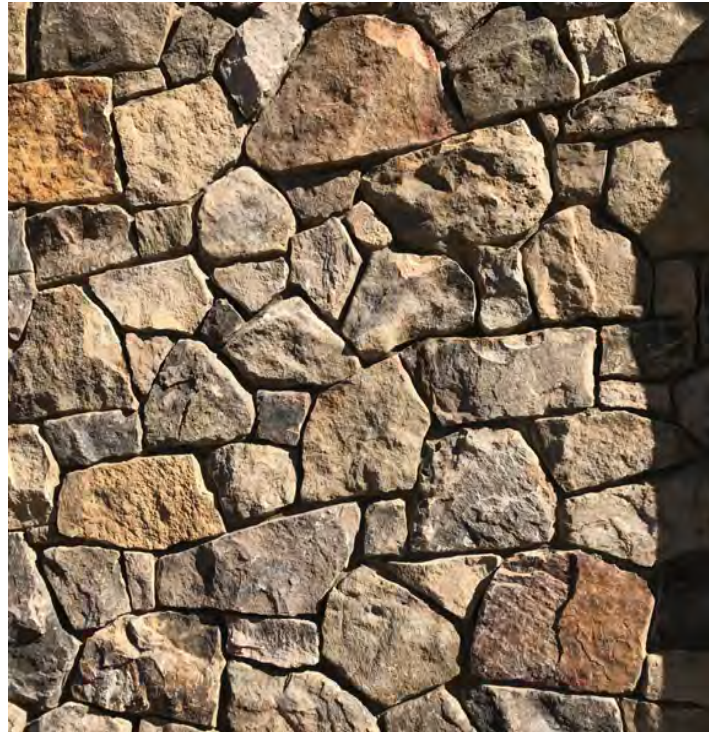
http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf

PROJECT SUMMARY

Please see the 123 Bollingwood Road architecture CoA submittal for BAR meeting dated May 17, 2022 for architectural renovations associated with this project.

The site changes are as follows:

- Site grading to provide positive drainage. Removal of the grading fill that had been a previous horse riding ring.
- Removal of the rear portion of the driveway and asphalt adjacent to the existing garage.
- Removal of the existing brick patio at the rear of the residence.
- One Maple tree in poor condition has previously been removed by the homeowners due to disease. Several trees to be removed are noted on the landscape plan; none are mature or significant in nature.
- Addition of a bluestone stepper front walkway.
- Addition of a 13'X7' pool with 18" bluestone seatwall coping.
- Addition of a mortared bluestone patio between house and pool.
- Addition of complementary planting beds in the patio and pool area. Trees and shrubs to comply with the Charlottesville Master Tree List.
- No additional exterior lighting.



WALL MATERIALS:
FREDERICK BLOCK OAK RIDGE STONE WITH
BLUESTONE CAP

PAVING MATERIALS:
THERMAL BLUESTONE AND BLUESTONE STEPPERS

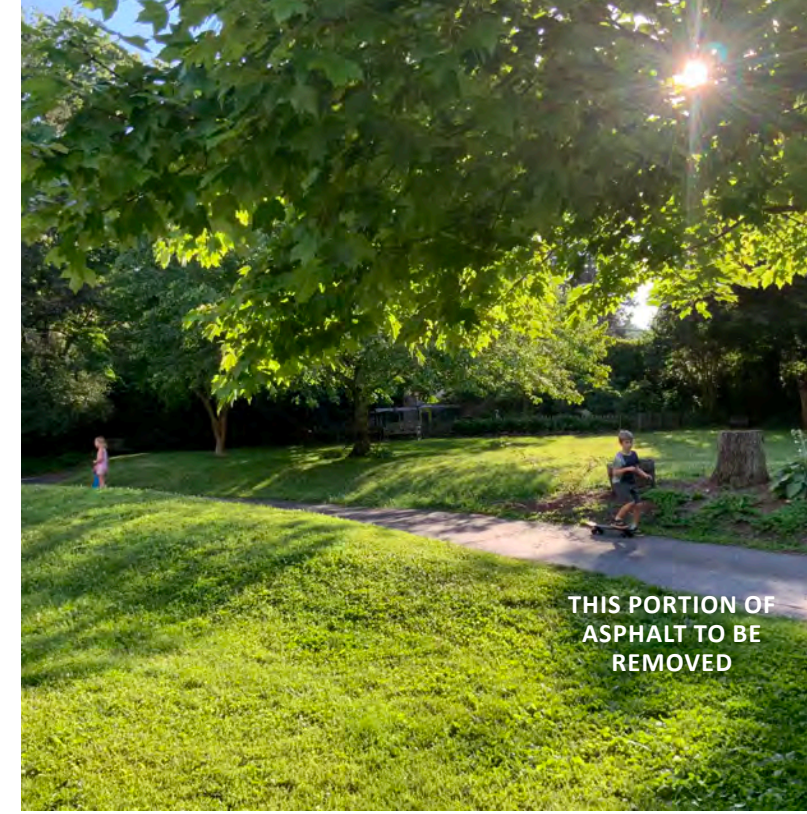
SOAKE POOL:
13'X7'
OAK RIDGE STONE VENEER WITH
BLUESTONE CAP, SEATWALL HEIGHT
SURROUNDED BY BLUESTONE PATIO AND
PLANTING BEDS



EXISTING CONDITIONS: RAILROAD TIE PLANTERS TO BE REMOVED

EXISTING CONDITIONS: BRICK PATIO TO BE REMOVED

EXISTING CONDITIONS: REAR ASPHALT DRIVE AND PARKING TO BE REMOVED



EXISTING VEGETATION TO REMAIN: FRONT PLANTING BEDS AND MATURE BOXWOODS TO REMAIN

EXISTING CONDITIONS TO REMAIN: MATURE TREES TO REMAIN

EXISTING CONDITIONS: REAR ASPHALT TO BE REMOVED AND SEEDED. FRONT ENTRY DRIVE TO REMAIN.



CONTIGUOUS PROPERTIES:
117 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES:
FROM 123 BOLLINGWOOD ROAD, LOOKING
NORTH TOWARD 117 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES:
133 BOLLINGWOOD ROAD



CONTIGUOUS PROPERTIES: VIEW FROM THE SITE
ACROSS BOLLINGWOOD ROAD TOWARD 120 AND
122 BOLLINGWOOD ROAD



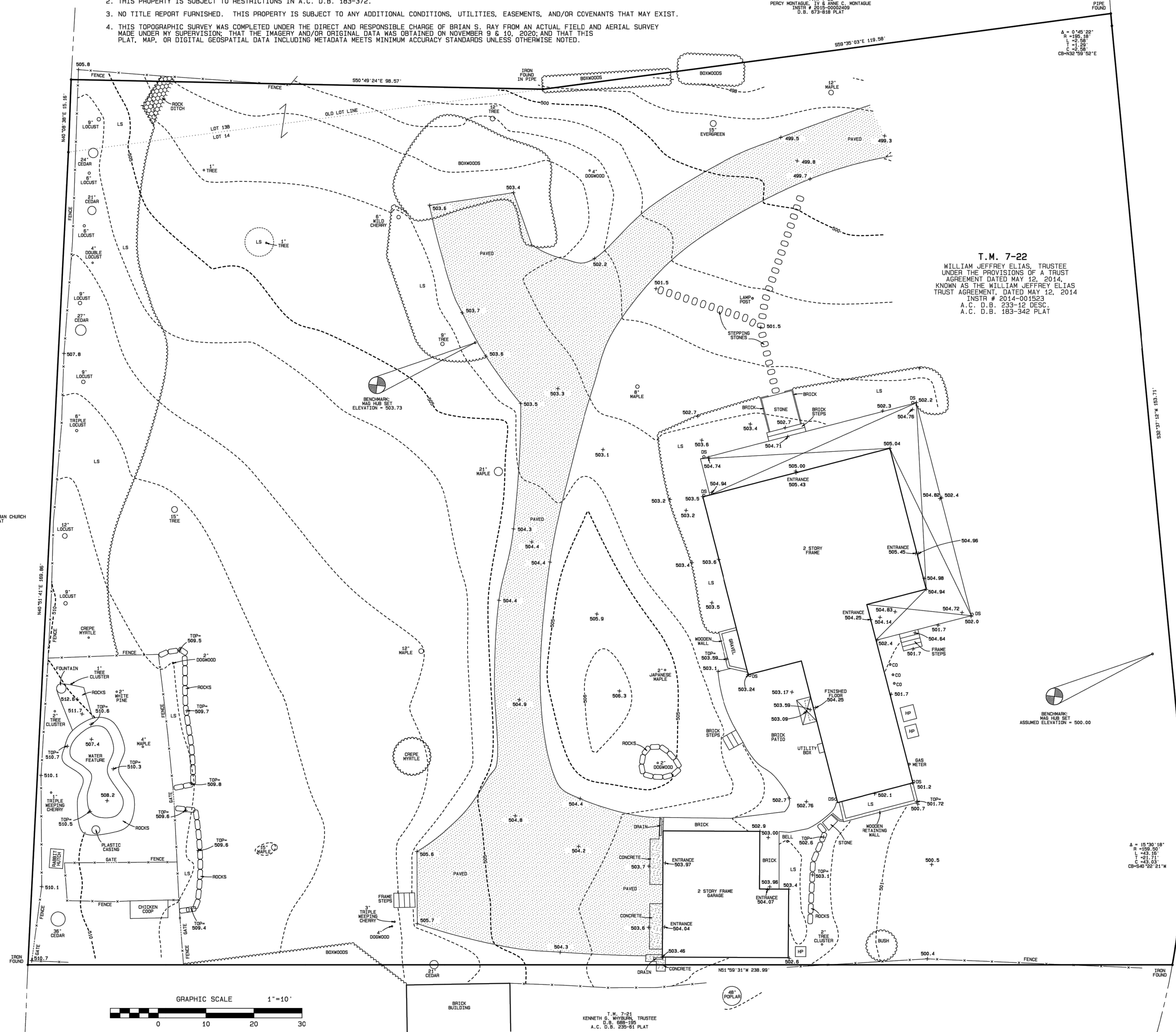
VIEW OUTWARD TOWARD 133 BOLLINGWOOD
ROAD: (7) AMERICAN BOXWOODS TO SCREEN THIS
AREA, ASPHALT TO BE REMOVED



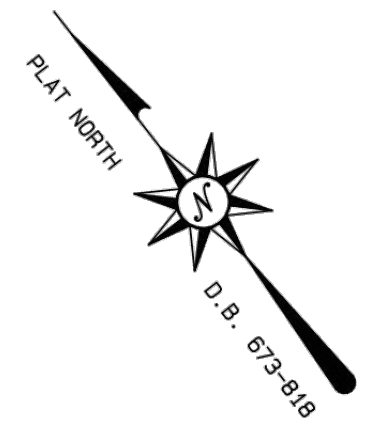
- NOTES:
1. NO DETERMINATION WAS MADE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES. CALL MISS UTILITY (811) BEFORE ANY GROUND DISTURBING ACTIVITIES.
 2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS IN A.C. D.B. 183-372.
 3. NO TITLE REPORT FURNISHED. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS, AND/OR COVENANTS THAT MAY EXIST.
 4. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BRIAN S. RAY FROM AN ACTUAL FIELD AND AERIAL SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 9 & 10, 2020; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND

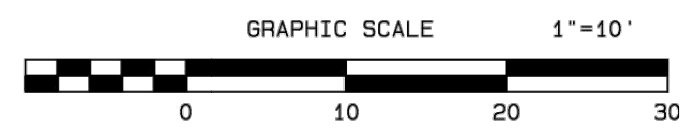
CO	CLEANOUT
DS	DOWNSPOUT
HP	HEAT PUMP
LS	LANDSCAPING



T.M. 7-22
 WILLIAM JEFFREY ELIAS, TRUSTEE
 UNDER THE PROVISIONS OF A TRUST
 AGREEMENT DATED MAY 12, 2014,
 KNOWN AS THE WILLIAM JEFFREY ELIAS
 TRUST AGREEMENT, DATED MAY 12, 2014
 INSTR # 2014-001523
 A.C. D.B. 233-12 DESSC
 A.C. D.B. 183-342 PLAT



T.M. 7-3-101
 ST. MARK'S EVANGELICAL LUTHERAN CHURCH
 D.S. 187-427, 431 PLAT



T.M. 7-21
 KENNETH G. WYBURN, TRUSTEE
 D.S. 688-172
 A.C. D.B. 235-01 PLAT

BOLLINGWOOD AVENUE (50')

TOPOGRAPHIC SURVEY
 OF A PORTION OF
 THE PROPERTY DESIGNATED AS
 PARCEL 22 ON TAX MAP 7
 BEING A PORTION OF LOT 13B & 14
 17V TERRACE
 CITY OF CHARLOTTESVILLE, VIRGINIA
 SCALE: 1" = 10' DATE: NOVEMBER 10, 2020
 CONTOUR INTERVAL = 1' DATUM: ASSUMED

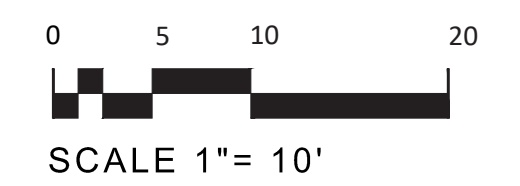
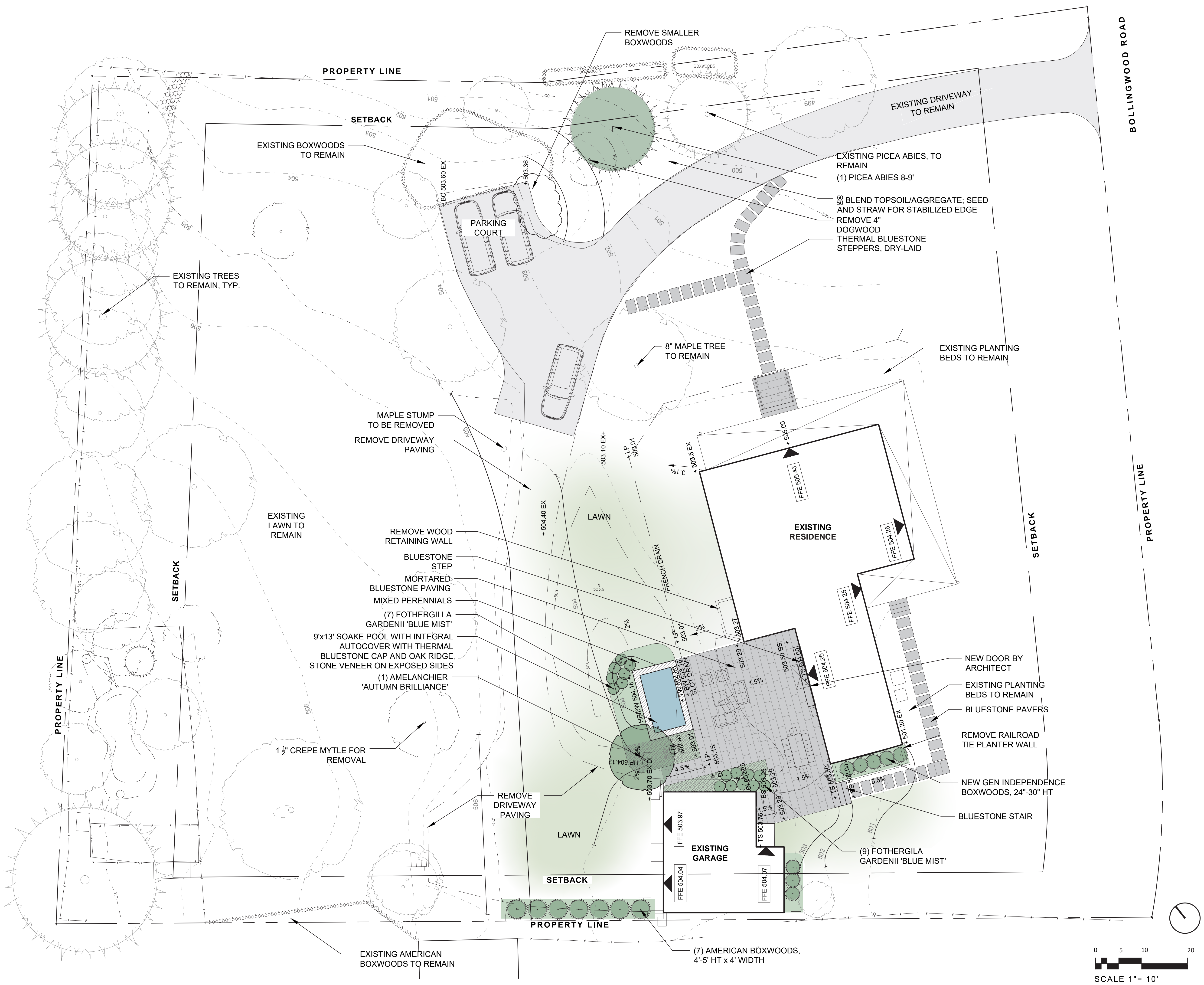
FOR
 WILLIAM JEFFREY ELIAS
 ROGER W. RAY & ASSOC., INC.
 663 BERKMAR COURT
 CHARLOTTESVILLE, VIRGINIA 22901
 LAND SURVEYORS LAND PLANNERS
 434-293-3195

123 BOLLINGWOOD ROAD CHARLOTTEVILLE, VIRGINIA

ELIAS RESIDENCE

07.19.2022
BAR SUBMITTAL
SITE PLAN

L1.00



Certificate of Appropriateness

BAR 22-07-03

605 Preston Place, TMP 50111000

IPP and Rugby Road-University Circle-Venable ADC District

Owner: Neighborhood Investment – PC, LP

Applicant: Kevin Riddle, Mitchell Matthews Architects

Project: Modify windows in new apartment building (CoA approved October 2021)

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
July 19, 2021**



Certificate of Appropriateness

BAR 22-07-03

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: Modify windows in new apartment building



Background

Year Built: 1857 (existing structure)

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.

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

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

October 19, 2022 – BAR approved CoA for apartment building, including parking, landscaping and site improvements.

http://weblink.charlottesville.org/public/0/edoc/799036/2021-10_605%20Preston%20Place_BAR.pdf

Application

- Submittal: Mitchel Matthews Architects drawings *605 Preston Place Revised Elevations*, dated June 10, 2022: Cover; SK-44; Survey of Existing Conditions; Description [of modifications]; SK-364; SK-370; SK-371; SK-372; SK-403; SK-373; SK-408; SK-409; SK-377; SK-404; SK-378; SK-411; SK-379; SK-405; SK-380; SK-412; SK-384; and SK-388. (22 sheets.)

CoA request for to modify the windows for the approved new apartment building.

Discussion

The materiality has not changed, nor have the details relative to wall sections. The proposed size and location modifications are not significant, in that they maintain the proportions, rhythm, and pattern of the approved design. Staff recommends approval.

From prior reviews, the BA made only a few comments related to the windows.

- August 2021: *The addition of the window muntins to the balcony doors gives it a more residential feel and breaks down the scale.*
- October 2021: *The fenestration reflects the residential scale of apertures elsewhere on the street.*
- October 2021: *The divided lights was one of the biggest improvements that was made.*

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 modifications of the windows for the new apartment building at 605 Preston Place satisfy the BAR’s criteria and are 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 modifications of the windows for the new apartment building at 605 Preston Place do not satisfy the BAR’s criteria and guidelines and are 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

Chapter III – *New Construction and Additions*

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

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.

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

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
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <i>low</i> <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" type="checkbox"/> standing seam metal <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"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <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"/> _____	<input type="checkbox"/> Half-length front veranda with <input type="checkbox"/> four square wooden posts and <input type="checkbox"/> 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

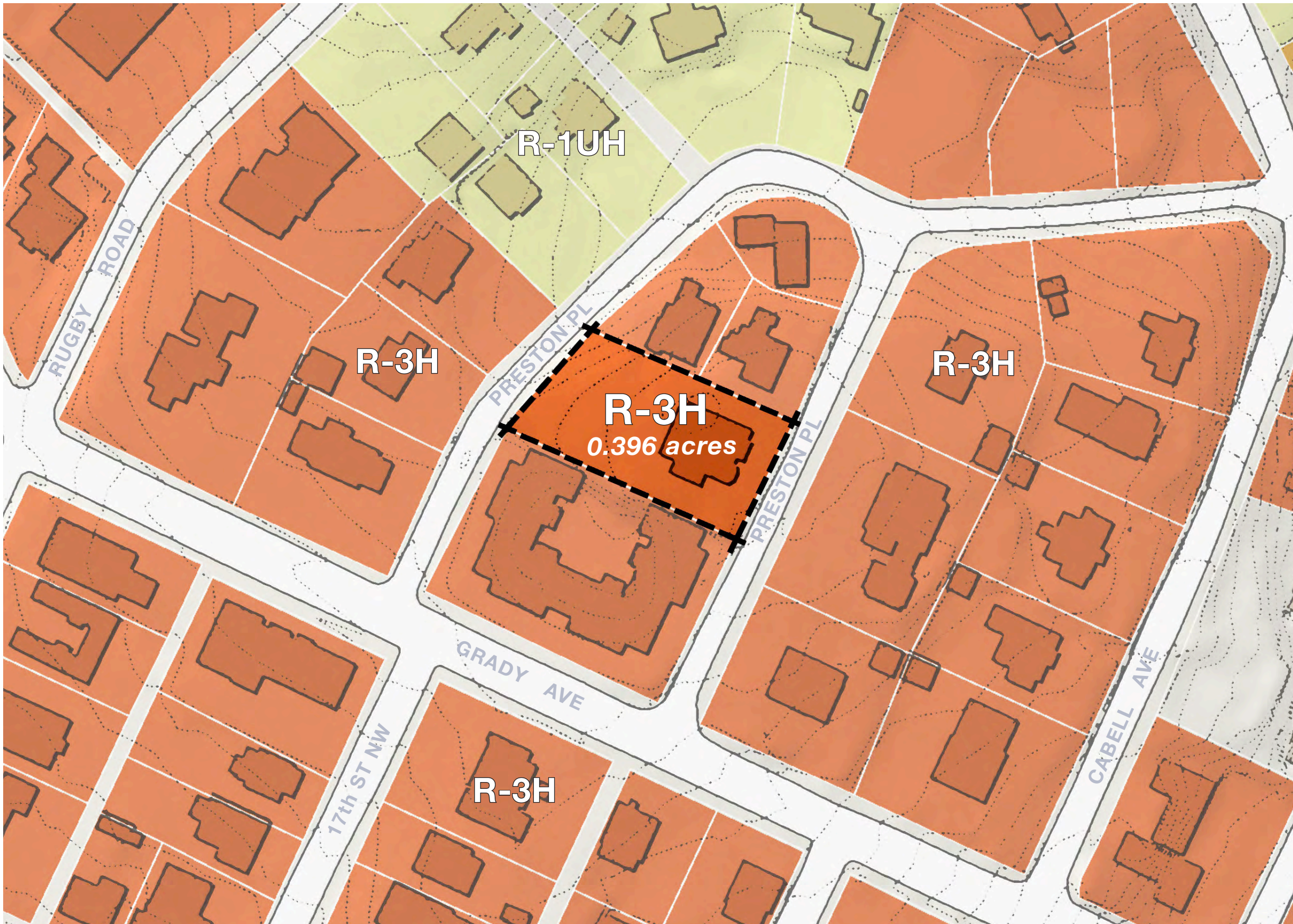
C H A R L O T T E S V I L L E , V A

REVISED ELEVATIONS

MITCHELL MATTHEWS ARCHITECTS

June 10, 2022

**PROGRESS
DRAFT**



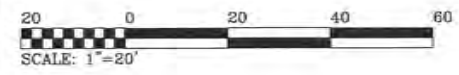
Location	605 Preston Place
Area	0.396 acres (17,250 SF)
Zone	R-3H
Residential Units	up to 21 DUA (by right)
Parking	Two bedroom apt. or smaller: 1 space Three or Four bedroom apt.: 2 spaces
Height	45 feet (max)
Setbacks (front)	17.5 feet (average of neighboring properties)
Setbacks (side)	1 ft per 2 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.

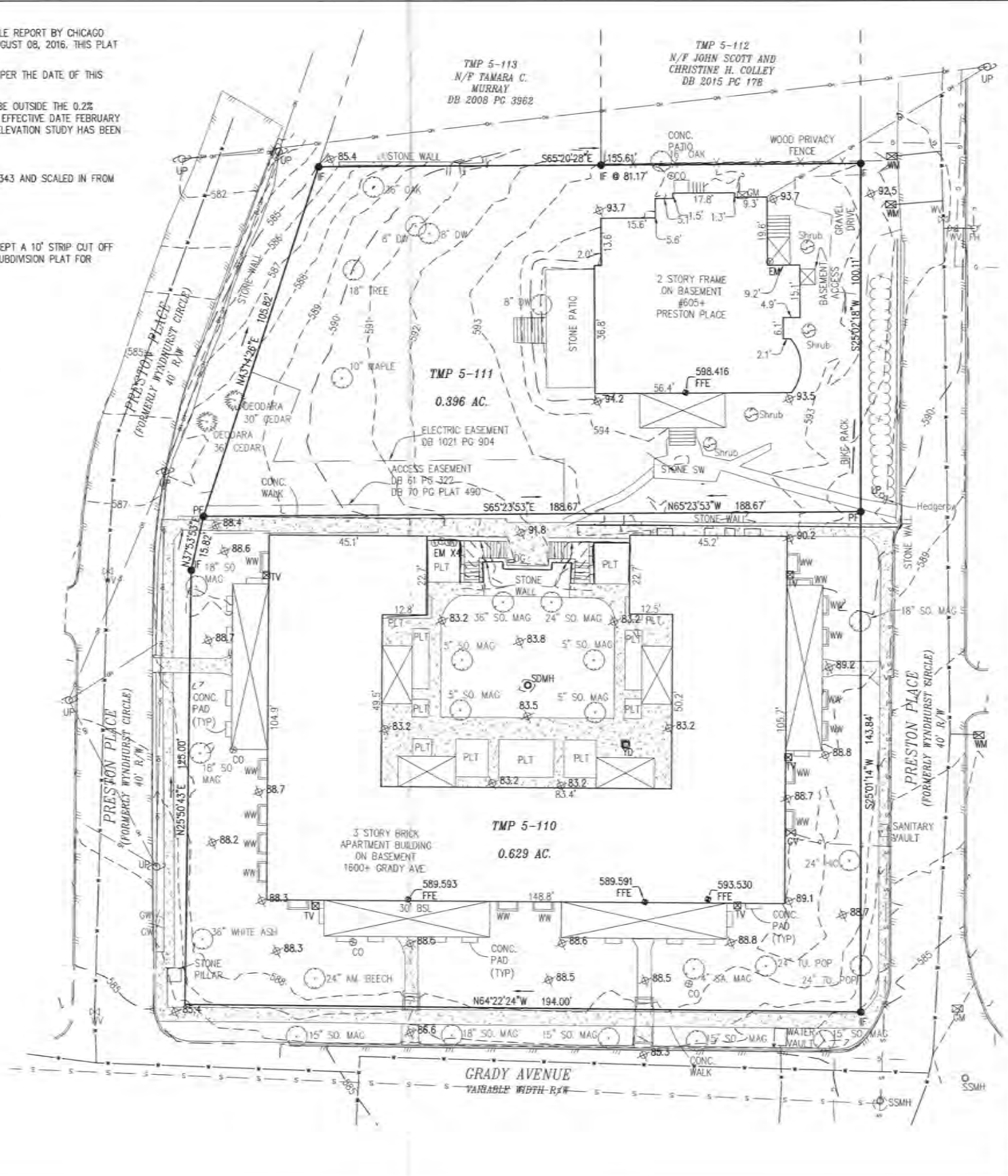
- A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- 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.
- PROPERTY IS ZONED R-3H.
- UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.
- OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP
- SOURCE OF TITLE: DB 2016 PG 3665.
- 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.
- ONE FOOT CONTOUR INTERVAL
- 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 Park Drive
 Charlottesville, VA 22911
 434.979.7550
 434.979.1681 (F)
 dominioneng.com

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

NO.	DESCRIPTION	DATE

REVISIONS:

NO. DESCRIPTION DATE

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

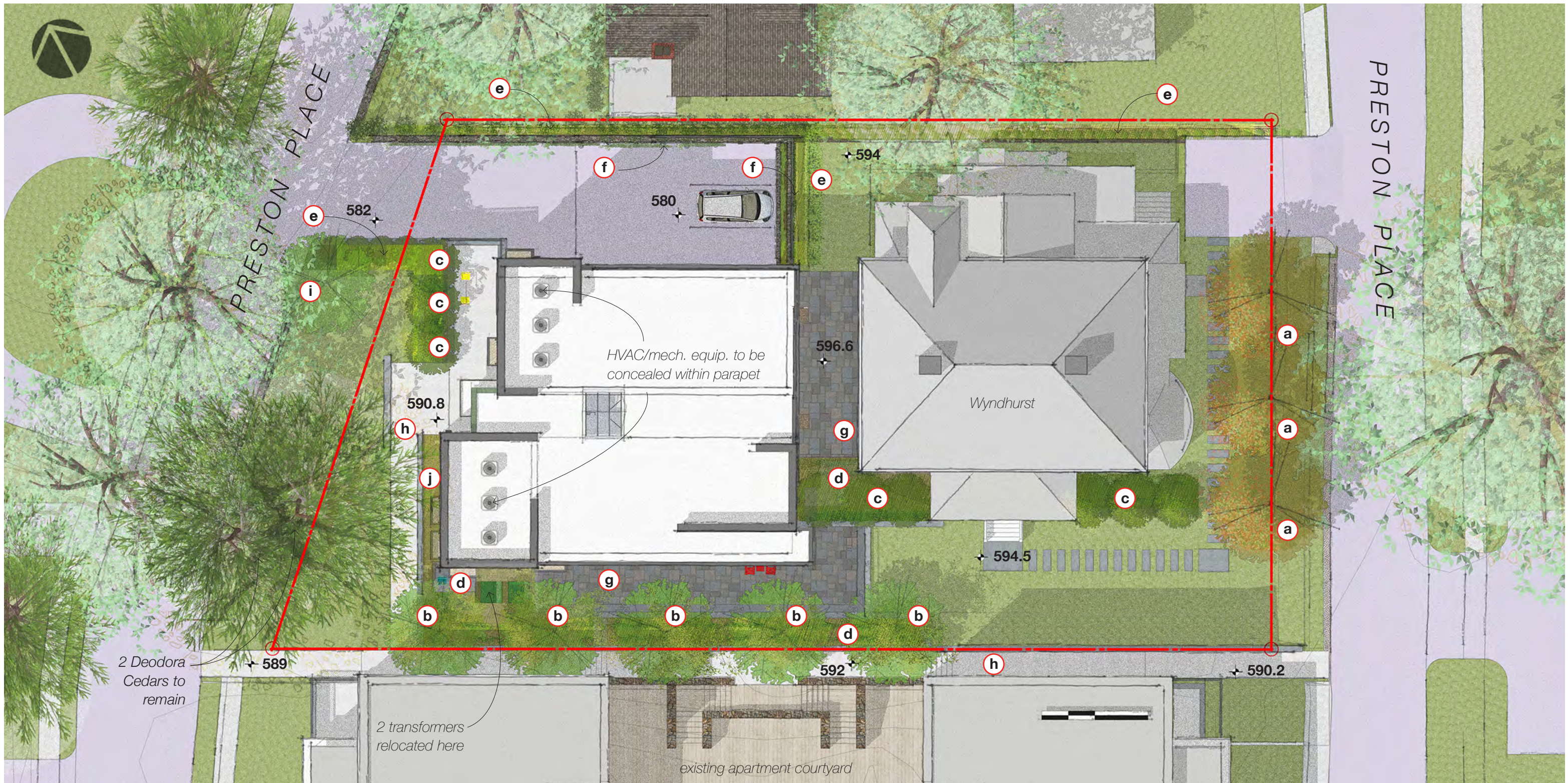
The proposed building received unanimous approval from the BAR in October of 2021.

Since then, locations and dimensions of windows and doors have changed on three of the proposed building elevations-- the south, west and north.

Otherwise, the project's exterior remains the same as it was when approved. The front (west) facade-- facing Preston Place-- is entirely unchanged. None of the doors/windows on that elevation have been altered since approval.

The changes occurred because we revised the internal layout of bedrooms and bathrooms, spurring the need to relocate and/or resize certain windows.

We regard the revisions as minor. They are not a departure from the overall appearance, character and scale of the previously approved project. The footprint, the building height, the exterior materials, the parking area and the site work all remain the same as before.



- 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 UNCHANGED

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



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION WEST

UNCHANGED

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

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

434.979.7550

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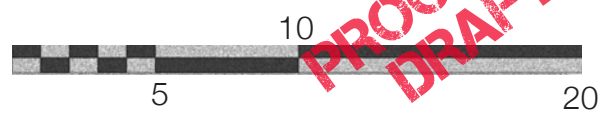
SK-370



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION WEST

UNCHANGED

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

06.10.2022

ELEVATION SOUTH

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

PREVIOUS

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SK-372



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION SOUTH **PROPOSED ALTERNATIVE**

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

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SK-403



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION SOUTH

PREVIOUS

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

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SK-373



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION SOUTH **PROPOSED ALTERNATIVE**

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

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SK-408



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION SOUTH *shutters closed* **PROPOSED ALTERNATIVE**

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

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SK-409



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION EAST

PREVIOUS

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

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SK-377



605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION EAST **PROPOSED ALTERNATIVE**

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

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SK-404



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION EAST

PREVIOUS

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

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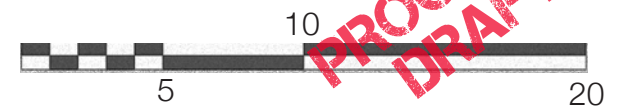
SK-378



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION EAST **PROPOSED ALTERNATIVE**

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

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SK-411



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION NORTH

PREVIOUS

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

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SK-379



605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION NORTH **PROPOSED ALTERNATIVE**

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

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SK-405



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'

Parking Level 580'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION NORTH

PREVIOUS

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

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SK-380



Top of Parapet 627'

Top of Roof 622.5'

Finished Floor 591'

Parking Level 580'



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

ELEVATION NORTH **PROPOSED ALTERNATIVE**

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

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SK-412



**PROGRESS
DRAFT**

605 PRESTON PL
Charlottesville VA

06.10.2022

VIEW WEST

UNCHANGED

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

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ARCHITECTS & PLANNERS

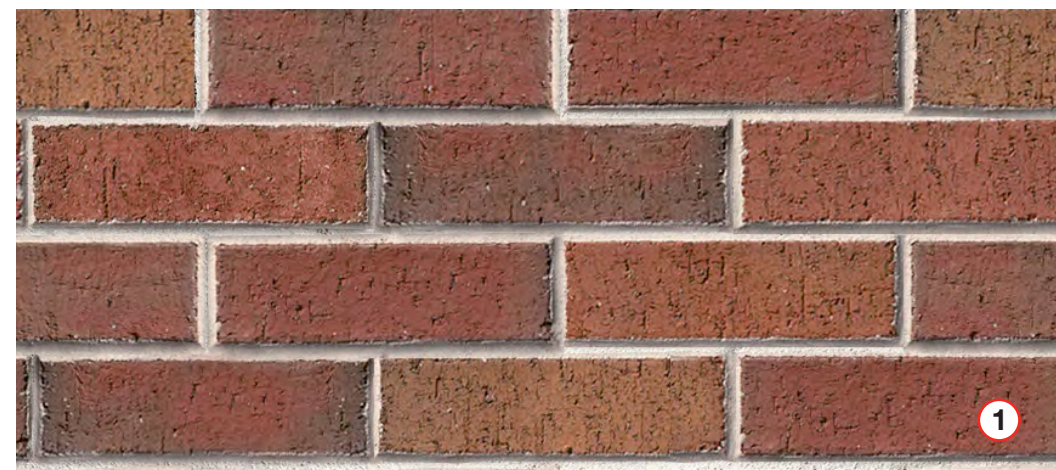
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SK-384



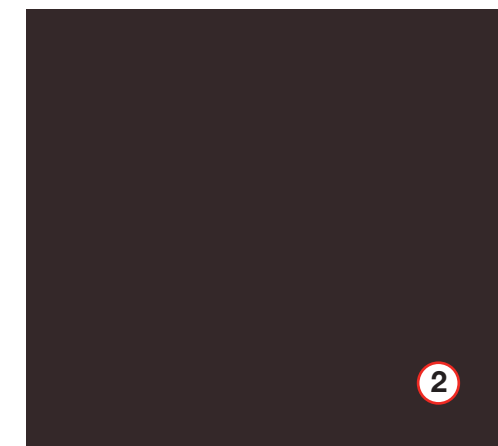
Bluestone wall caps
at site walls



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



5
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)

Certificate of Appropriateness

BAR 22-07-04

207 14th Street, TMP 090070100

Rugby Road-University Circle-Venable ADC District

Owner: University Hotel Management, LLC

Applicant: Bill Chapman

Project: Exterior alterations

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
July 19, 2022**



Certificate of Appropriateness

BAR 22-07-04

207 14th Street, TMP 090070100

Rugby Road-University Circle-Venable ADC District

Owner: University Hotel Management, LLC

Applicant: Bill Chapman

Project: Exterior alterations



Background

Year Built: 1964 (constructed as a hotel)

District: Rugby Road - University Circle - Venable ADC District

Status: Non-contributing [Note: This concrete block structure was not designated *contributing* due to its age in 2005, when the ADC district was established.]

Prior BAR Reviews (Additional BAR reviews in Appendix)

February 15, 2022 – BAR approved (9-0, Consent Agenda) recommendation to City Council that the proposed Special Use Permit for 207 14th Street will not adversely impact the Rugby Road-University Circle-Venable Neighborhood ADC District and that any later, related alterations to the site or structure will require BAR design review and an approved CoA.

http://weblink.charlottesville.org/public/0/edoc/799370/2022-02_207%2014th%20Street%20NW_BAR.pdf

Application

- Submittal: Urban Design drawing *14th St Hotel*, dated June 10, 2022, sheet A-1 and supplemental information provided by applicant (8 sheets).

Request CoA to allow limited exterior alterations to existing, two-story structure and site, including:

- At 14th Street NW: replace nose-parking with semi-circle drive-through loading zone defined by planters. Asphalt gets replaced by stamped concrete. (Supplemental information sheet 1.)
- Remove through-wall air conditioners on south and west faces, infill openings and cover with Grainger architectural grilles. (Supplemental information sheets 3 and 4)

- Period railings to be retained. At 2nd floor, install taut-wire rail behind existing railing to meet code requirements. (Sheet A-1.)
- Replace exterior wall sconces at each room with new. (Supplemental information sheet 7.)
- Remove existing storm windows, wood double hung windows to be retained.
- Ground floor, east elevation: remove existing, twin, double-hung windows and install wood/alum-clad sliding window to allow easy COVID-friendly access to staffed office within. Install aluminum awning above (*Black*). (Sheet A-1 and supplemental information sheets 1 and 8.)
- Re-paint exterior.
 - Walls: *Winter White*, Pantone BM-OC-2 or sim.
 - Doors: Pantone 7684c and 144c.)
 - Railing and awning: *Black*
 - Windows and trim, doorframes: *White*
- North elevation: Retain existing fence at both ends. Install wall-mounted mechanical units, one per unit. (Supplemental information sheets 5 and 6.)

Discussion and Recommendation

Staff recommends approval with the conditions noted in the suggest motion.

Note: Signage is shown on the elevation for context only. Regardless of a CoA approval, all signage requires a separate sign permit, which is reviewed by design staff. However, if there are comments or concerns about the signage as shown, the BAR can provide instruction to staff for that sign permit review.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the rehabilitation of and alterations to the existing structure at 207 14th Street NW satisfy the BAR’s criteria and are 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 and with the following conditions and modifications:

- While trees and plantings have been shown for context, specifically at the driveway and south elevation, any later trees and/or plantings will be species selected from the City’s Master Tree and Master Shrub lists, and reported to staff for the BAR archive. The climbing plant(s) indicated at south elevation will be a native species (such as wisteria, clematis, trumpet honeysuckle, American ivy) that will not damage the masonry and will be maintained to not spread beyond the decorative block wall sections, as noted on the renderings.
- The new driveway at 14th Street will be scored concrete, not stamped concrete.
- For exterior area lighting, the lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.
- BAR suggests removing from the exterior walls any unnecessary/no-longer-in-service wires, cables, and conduits.

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 ADC District Design Guidelines

ADC District Design Guidelines

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

Chapter II – Site Design and Elements

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.

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.

Chapter IV: *Rehabilitation*

B. Facades and Storefronts

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.”
- 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.

K. Paint

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.

- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building

Chapter V: *Signs, Awnings, Vending, and Cafes*

C. Awnings, Marquees, & Canopies

1. Types

- a. Fixed, sloped fabric awnings are the traditional awning type and are appropriate for most historic buildings, both residential and commercial.
- b. Boxed or curved fabric awnings; a more current design treatment, may be used on a non-historic or new commercial building.
- c. Marquees and canopies fabricated from rigid materials are appropriate on some commercial buildings, however, they must fit the storefront design and not obscure important elements such as transoms or decorative glass.
- d. Historic marquees and canopies should be retained and maintained on historic building facades.
- e. Backlit awnings or canopies used as illuminated signs are inappropriate.

2. Placement

- a. Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements of architectural materials.
- b. Choose designs that do not interfere with existing signs or distinctive architectural features of the building, or with street trees or other elements along the street.
- c. Choose an awning shape that fits the opening in which it is installed.
- d. Make sure the bottom of the awning valance is at least 7 feet high, or consistent with the current building code.

3. Color and Materials

- a. Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex pattern.
- b. Aluminum, vinyl plastic, or overly ornate fabric awnings are generally inappropriate for any buildings within the historic districts.
- c. Contemporary marquees or canopies may be constructed of combinations of metal, wood, and glass; some types of plastic may be appropriate.

APPENDIX:

Additional BAR reviews

January 19, 2010 – BAR recommended (8-0) to City Council that they approve a special use permit for a hotel on this site. The BAR had concerns regarding the building and site designs, which they will address when the certificate of appropriateness application comes before them: reduce parking on 15th Street; don't make the public (sidewalk) spaces private-looking; public interactions with building (doors, windows, patios) are important; commend landscaping on 14th Street and saving original building.

April 5, 2010 – City Council approved a special use permit for a 31-room hotel (the zoning allows the possibility of maximum 100 rooms by special use permit). Two conditions of approval pertinent to the COA review include: a reduction in side yard setback for the two story addition from 23 feet to 10 feet on the north, and 7 feet on the south; and a reduction in on-site parking from 13 to 3 spaces, with remaining parking in 14th Street garage.

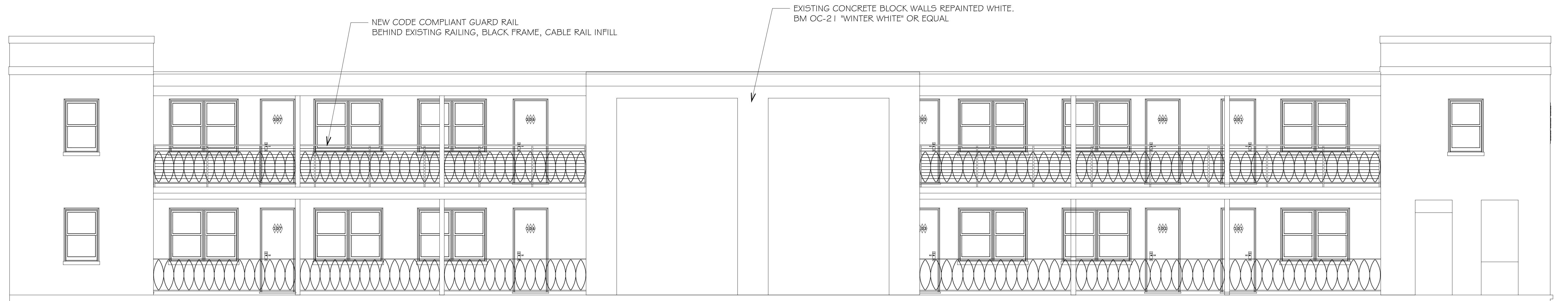
July 19, 2011 and August 16, 2011 – Item removed from BAR agenda due to incomplete submission.

September 20, 2011 - BAR approved (4-0-1 with Wolf recused) the application in concept for boutique hotel, with the following conditions:

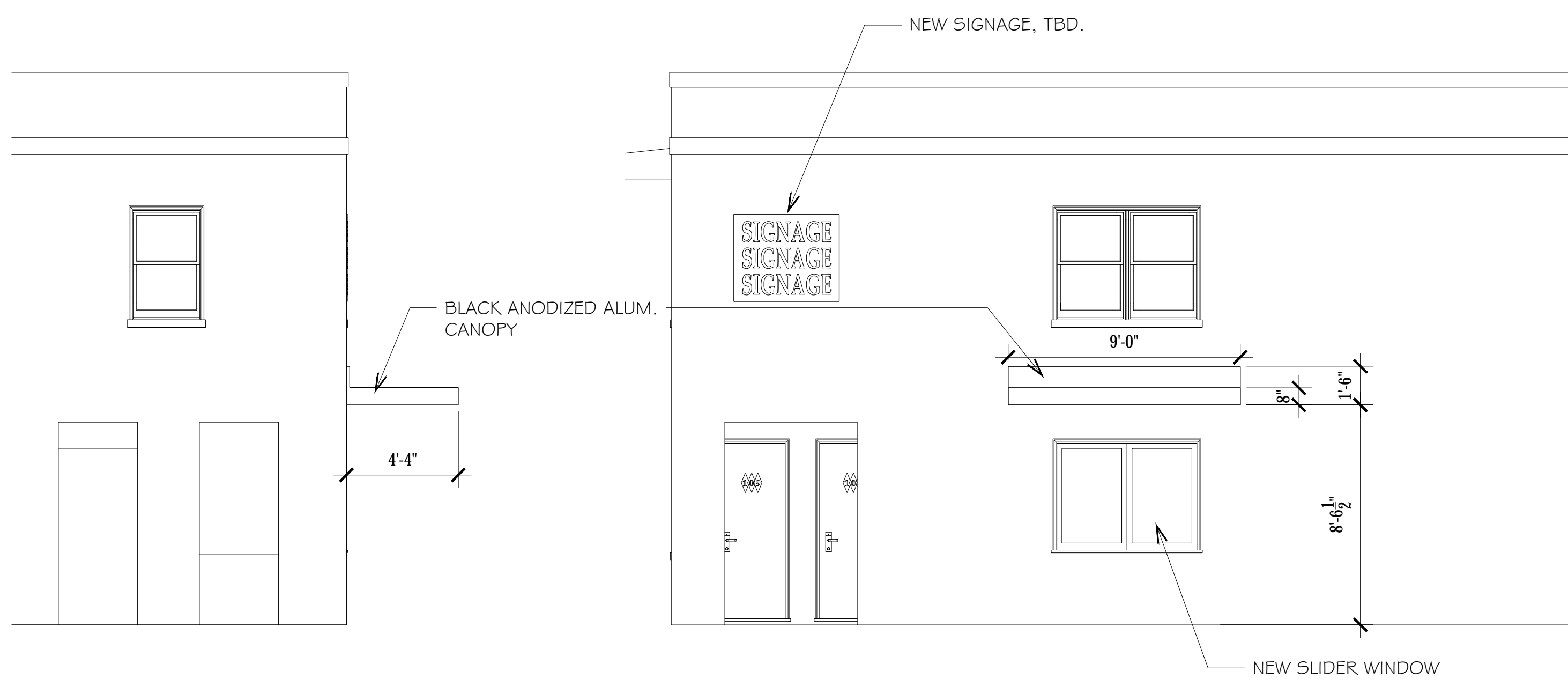
1. Treatment of the east and west ends of the building be reconsidered to simplify the materials;
2. Trellis design be revisited to reduce its size and presence on the south elevation;
3. Additional information including wall sections, window details, information about canopies on the west end of building and their design and attachment to the building, and sun shades be submitted for review and approval by the board.

Rendering: http://weblink.charlottesville.org/public/0/edoc/620868/2011-09_207%2014th%20Street%20NW_BAR.pdf

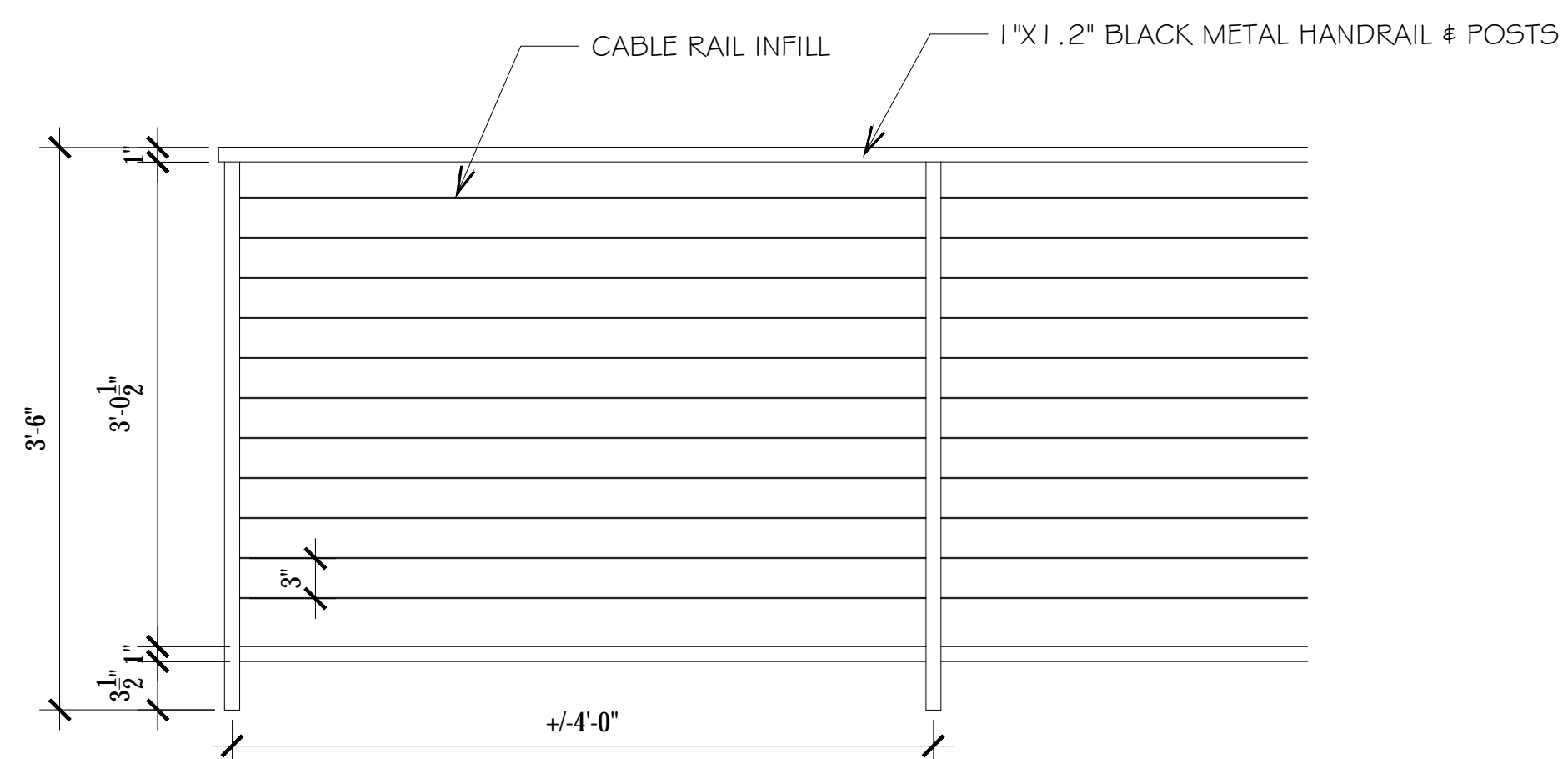
October 18, 2011 - BAR approved (6-0-1 with Wolf recused) design details for boutique hotel as submitted, with the metal fence pulled back to the building line on the 14th Street side.



1 SIDE ELEVATION
A-1 1/4" = 1'-0" 0 4'



2 STREET ELEVATION
A-1 1/4" = 1'-0" 0 4'



3 RAILING DETAIL
A-1 1" = 1'-0" 0 1'

14th ST HOTEL

LOCATION:
207 14th ST NW
CHARLOTTESVILLE, VA

ELEVATIONS

SHEET NAME:
ISSUE: REVIEW
DATE: 06/10/2022

A-1

SHEET #:



The current nose-in parking off 14th Street will be replaced by a semi-circle drive-through loading zone defined by planters. Asphalt gets replaced by stamped concrete. Ground floor east-facing window replaced with new wood/alum-clad sliding window to allow easy COVID-friendly access to staffed office within. Aluminum awning above.



Storm windows removed, wood double hung windows retained. Door colors are Pantone 7684c and 144c. (Inspired by Blue Note jazz label record covers from the era, while also nodding to (UVA) collegiate colors.) Masonry walls, windows, and trim to be painted white. Period railings retained but 2nd floor railing gets added height and taut wires behind for code/safety. (See architectural detail on sheet A-1.)



Thru-wall air conditioners on south and west elevations to be removed, masonry openings infilled and covered with Grainger architectural grilles. (Grilles will not function for ventilation, but as a decorative cover for the wall repair.)



No changes to rear (west) elevation other than building-wide paint, window repair. Thru-wall air conditioners removed and the masonry openings infilled and covered with Grainger architectural grilles. (Grilles will not function for ventilation, but as a decorative cover for the wall repair.)



North elevation, not typically visible as it abuts an alley that is fenced at both ends, will have wall mount exterior split systems, one per unit



North elevation: Install wall-mounted mechanical units, one per room/unit.

GALAXY SINGLE SCONCE

[https://www.rejuvenation.com/catalog/products/galaxy-single-sconce/...](https://www.rejuvenation.com/catalog/products/galaxy-single-sconce/)



Exterior light at each door. White.

Galaxy Single Sconce

Item #A1396

<http://www.rejuvenation.com/s/1bh7s>

Specification	Detail
Item #	A1396
Finish	White Enamel
Socket Type	E26
Switch	None
Maximum fixture wattage per socket	60 W
UL Listing	UL Listed Damp
Canopy	5-1/2"
Overall fixture width	5-1/2"
Length	13"
Overall fixture depth	6-5/8"
Up light maximum wattage:	25W
Down light maximum wattage:	60W

*exterior light
at each door.
white enamel paint*





E-SERIES

GLIDING WINDOW

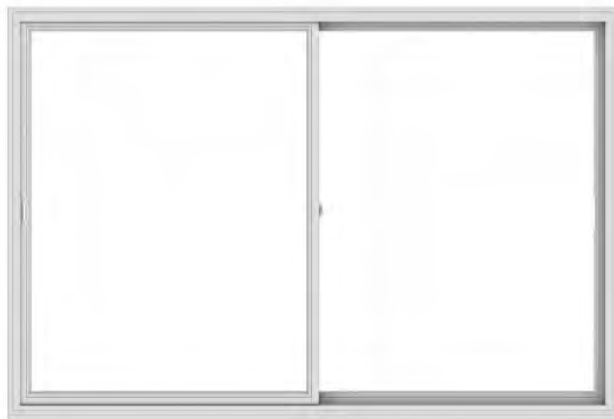
★★★★★ 5.0 (1)

E-Series gliding windows have a single sash that glides horizontally to allow for full top to bottom ventilation. Because the sash do not open outward they are an excellent choice for rooms that face walkways, porches or decks. Made of wood protected by an aluminum exterior, it's our fully customizable gliding window.

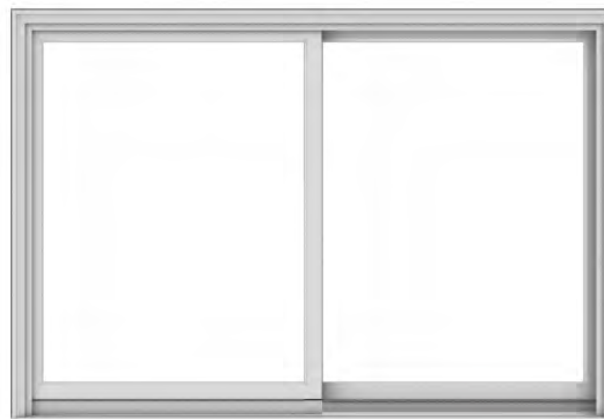
- One sash glides horizontally for maximum ventilation
- Wood protected by aluminum exterior
- Custom colors, interior woods and stains
- Available in 2- or 3- sash configurations, with standard sizes up to 8' wide and 5' tall. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

<https://www.andersenwindows.com/windows-and-doors/windows/sliding-windows/e-series-gliding-window/>



INTERIOR EXTERIOR



INTERIOR EXTERIOR

Ground floor, east elevation: remove existing double-hung windows and install wood/alum-clad sliding window. Install aluminum awning above.



Certificate of Appropriateness

BAR 22-06-04

517 Rugby Road, TMP 050046000

Rugby Road-University Circle-Venable Neighborhood ADC District (contributing)

Owner: Alumni of Alpha Mu, Inc.

Applicant: Garrett Rouzer, Dalgliesh Gilpin Paxton Architects

Project: Porch repair and alterations, chimney reconstruction, and window sash replacements

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
June 22, 2022**



Certificate of Appropriateness

BAR 22-06-04

517 Rugby Road, TMP 050046000

Rugby Road-University Circle-Venable Neighborhood ADC District (contributing)

Owner: Alumni of Alpha Mu, Inc.

Applicant: Garett Rouzer, Dalgliesh Gilpin Paxton Architects

Project: Porch repair and alterations and window sash replacements



Background

Year Built: c1910

District: Rugby Road - University Circle - Venable Neighborhood ADC District

Status: Contributing. (Also a contributing structure to the Rugby Road - University Corner Historic District, VLR 1983 and NRHP 1984.)

Constructed as a private residence, 2-1/2 story, Colonial Revival 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 its current use as a fraternity house.

Prior BAR Actions

April 15, 2014 – The BAR approved (7-0) a series of exterior alterations, including window replacements, roofing repairs, door replacements, and general maintenance operations.

Note: Records indicate this CoA may have been extended to October 15, 2016.

December 21, 2021 – The BAR approved (8-0) the demolition of non-historic rear portions, construction of a rear addition, and related site work and landscaping. This Certificate of Appropriateness did not address alterations to the front porch.

Application

- Submittal: Dalgliesh Gilpin Paxton Architects drawings *Delta Sigma Phi - University of Virginia*, dated 05/31/2022: Sheets 1 through 24.

Request CoA to remove the non-historic decks flanking the front porch, re-construct the roof of the front porch, and replace all non-historic sash with Marvin sash replacement kits (new sash within frame inserts; existing wood frames and exterior trim to remain).

Porch alterations

- Retain and repair existing elements:
 - Columns
 - Architrave and frieze associated with porch roof
 - Stairs and skirt board
- Remove:
 - Non-historic flanking decks
 - Asphalt shingles on porch roof
- Install new:
 - Azek skirt boards and composite lattice panels on sides
 - Painted wood railing
 - Standing-seam metal roof

Windows

- Remove non-historic sash and replace with Marvin exterior clad/interior primed insulated window sash within frames inserts. Insulated glass, applied grilles with internal spacer bars.
- Existing entrance door, transom and sidelights and window at the east dormer to remain.



Discussion and Recommendations

Front porch: Staff suggests removal of the flanking decks and the rehabilitation of the existing porch are appropriate and recommend approval.

Windows: The applicant has provided documentation that, with the exception of the diamond-pattern windows in the east dormer, all of the sash are replacements (installed into the existing frames) sometime after 1987. In 2014, the BAR approved a remove the post-1987 replacement sash and install Marvin replacements with frame inserts. Staff recommends approval. (Note: The BAR has denied replacement sash inserts; however, the most recent request proposed removing original sash and installing new windows with frame inserts under-sized for the existing opening, requiring wide metal trim panels at the sides, heads and sills. For 517 Rugby Road, the original sash no longer exist and the replacement frames will fit relatively right to the existing frames.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the front porch repair, removal of non-historic porch wings, and window sash replacements at 517 Rugby Road satisfy the BAR's criteria and are 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[.]

[... with the following conditions/modifications: ...]

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the front porch repair, removal of non-historic porch wings, and window sash replacements at 517 Rugby Road do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road - University Circle - Venable Neighborhood ADC District, and that 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.

Chapter 4 – *Rehabilitation*

Link: [V: Rehabilitation](#)

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.**
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred.** Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

[...]

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
 - 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
 - 3) Repair damaged elements, matching the detail of the existing original fabric.
 - 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.
 - 5) Do not strip entrances and porches of historic material and details.
 - 6) Give more importance to front or side porches than to utilitarian back porches.
 - 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.
 - 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
 - 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
 - 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.
 - 16) Retain transom windows and sidelights.
- [...]



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also attached sheet)

File No. 104-130
Negative no(s). 7228 7229

7216;

Street address **517 Rugby Road**
 Town/City **Charlottesville**
 Historic name _____ Common name **Delta Sigma Phi Fraternity House**

Material

<input checked="" type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input checked="" type="checkbox"/> ^{wood} shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____) <input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____) <input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input type="checkbox"/> stucco <input type="checkbox"/> concrete block <input type="checkbox"/> enameled steel <input type="checkbox"/> other: _____	<input type="checkbox"/> cast iron <input type="checkbox"/> terra cotta <input type="checkbox"/> glass and metal
---	--

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

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

Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Bays <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	General description One-bay porch with two attenuated Roman Doric wooden posts and hipped roof.
--	--	---	---

Building type

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

Style/period **Colonial Revival** Date **c. 1910** Architect/builder _____

Location and description of entrance **Entrance has side-lights and elliptical fanlight, all with geometric glazing.**



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

This is one of the few houses in the district covered entirely with wood shingles. The house sits on an include, below street level. Decorative features include the south side two-story bay, the doorway, and the dormer with lattice-glazed casement windows.

The shingles are said to be laid over weatherboarding.

Historical information

This was apparently built as a private dwelling around 1910.

In the mid-1960s (perhaps 1964) Delta Sigma Phi fraternity bought the house; they have used it ever since. (This ^{chapter of the} fraternity was established at UVA in 1964.)

Corks & Curls, 1968; Eugenia Bibb; Holsinger photos;
 Source Real Estate Dept.; Sanborn maps; City Directory;
 Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83



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 Alumni of Alpha Mu, Inc. Applicant Name Garett Rouzer
Project Name/Description Delta Sigma Phi House Renovation Parcel Number 050046000
Project Property Address 517 Rugby Road

Applicant Information

Address: 206 5th Street NE
Charlottesville, VA 22902
Email: grouzer@dgparchitects.com
Phone: (W) 434.977.4480 (C) _____

Property Owner Information (if not applicant)

Address: 1522 E Military Way
Salt Lake City, UT 84103
Email: ericedwardson@yahoo.com
Phone: (W) _____ (C) 703.629.8078
—

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.

Garett Rouzer 5/31/22
Signature Date

Garett Rouzer 5/31/22
Print Name Date

Property Owner Permission (if not applicant)

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

Eric Edwardson 5/31/22
Signature Date

Eric Edwardson 5/31/22
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Repair of existing front porch, removal of non-historic wings and retaining wall
Sash replacement of non-historic windows, previously approved by BAR

List All Attachments (see reverse side for submittal requirements):
Exterior Elevation, Window Survey, Images of Subject Property

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	



c. 1915 Photograph (Built c.1910)
1964 Delta Sigma Phi was Established at UVA



c. 1983 Photograph
Colonial Revival Photograph by Holsinger



2021 Photograph



2022 Proposed Construction





Entry Porch



East Lawn Facing South



East Lawn Facing North-West



Entry Porch facing East across Rugby Road



Driveway facing South-West



Adjacent Property facing South



Parking area facing South-East



Parking area facing East



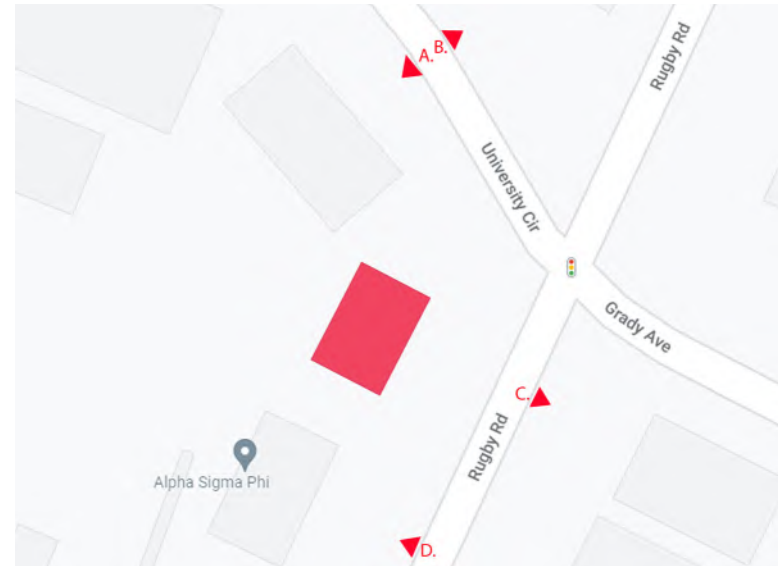
Parking area facing North-East



Parking area facing North-East



Adjacent Property facing East



Site Map of Contiguous Properties- Next Page



A. 4 University Circle



B. 1 University Circle



C. 506 Rugby Road



D. 513 Rugby Road





Existing Historic Column Base



Existing Historic Front Porch Column Capital and Entablature

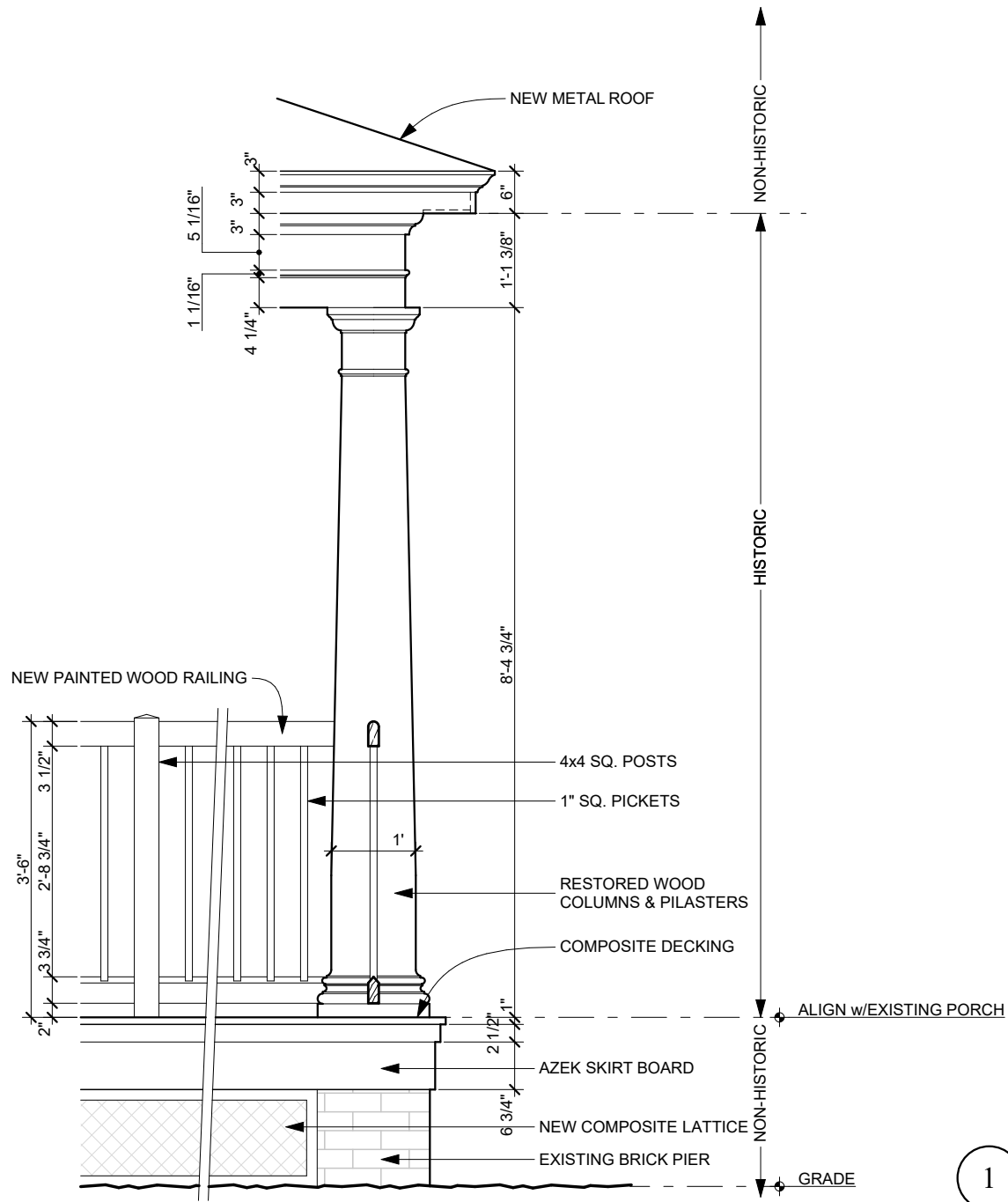


Existing Historic Front Porch Pilaster Base



Existing Historic Front Porch Pilaster Capital and Entablature





1 FRONT PORCH
SCALE: 1/2" = 1'-0"

From: Scala, Mary Joy
Sent: Tuesday, April 22, 2014 12:14 PM
To: Douglas Gilpin ; 'jmarshall.va@gmail.com'
Subject: BAR Action April 15, 2014 - 517 Rugby Rd

April 22, 2014

Alumni of Alpha Mu Inc
6231 26th Road North
Arlington, VA 22207
c/o W Douglas Gilpin, Jr

RE: 517 Rugby Road
Delta Sigma Phi exterior upgrades/repairs/improvements

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 15, 2014. The following action was taken:

Approved (7-0) as submitted with the following modifications: enlargement of the decks on east elevation (façade of building) is not appropriate; the azek railing proposed for use there is not approved as proposed, with the understanding that the existing porches may be retained and repaired as an alternative; the wooden cornerboards must be retained and repaired and not replaced with azek; the proposed front door design and materials are appropriate; replacing the railroad tie retaining wall with a parged concrete wall is acceptable; and the materials and configuration of the proposed windows is consistent with the guidelines (but the dormer windows will be retained).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (October 15, 2015), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

RESUBMITTAL OF 2014 BAR APPLICATION FOR WINDOW REPLACEMENT:

*** 2014 BAR-APPROVED WINDOW REPLACEMENT WAS NEVER PERFORMED.**

*** 2014 WINDOW CONDITION SURVEY IS STILL ACCURATE.**

*** NEW CUT SHEET FOR PROPOSED 2022 WINDOW SASH REPLACEMENT KITS PROVIDED.**

*** HIGHLIGHTED ITEMS IN FOLLOWING PAGES FROM 2014 APPLICATION SUPPORT 2022 WINDOW REPLACEMENT APPLICATION.**

517 Rugby Rd.

Scala, Mary Joy

From: Douglas Gilpin <wdg@gilpinarchitect.com>
Sent: Saturday, April 12, 2014 5:48 PM
To: Scala, Mary Joy
Subject: RE: Windows at 517 Rugby
Attachments: 517 Rugby Window Photographic Evidence.pdf

**HIGHLIGHTED 2014 ITEMS
SUPPORT PROPOSED 2022
WINDOW REPLACEMENT
APPLICATION.**

Mary Joy:

Attached is my photographic summary of the windows at 517 Rugby (Delta Sigma Phi house). Please share this with the Board; I will drop off a hard-copy to your office on Monday.

I visited the house today, and did a window-by-window review. Other than the two front dormer diamond paned windows, ALL of the windows in the house are post-1987.

I say that because I worked with the fraternity on the house in 1987, and our drawings refer to 'restoring' the windows. The work was not done, but in the intervening years, all of the window sash were removed and new sash were installed with spring balances. The original interior parting stops were removed, and flimsy aluminum jamb liners were installed. All of the sash are later 20th century as evidenced by construction techniques, sash lifts and locks, and the balances. As a matter of fact, the two front First Floor windows are aluminum framed and aluminum sash.

With that being the case, and based on the condition of the jamb liners and sash themselves, it reinforces the case to remove these post-1987 window units and replace them with Marvin Clad Window Inserts, as specified, leaving the original Early 20th Century exterior trim in-situ. I will be bringing a physical example of the Marvin system to the BAR meeting.

If the Board wishes, we can retain the two original diamond-paned awning windows.

Thank you.

Doug

W. Douglas Gilpin, Jr. FAIA

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Friday, April 11, 2014 3:48 PM
To: Douglas Gilpin
Subject: Windows at 517 Rugby

Doug,
The BAR will want some photographic evidence that the windows warrant replacement.

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street

2014 WINDOW SURVEY
SUPPORTS 2022 WINDOW
REPLACEMENT APPLICATION.



TYPICAL WINDOW



TYPICAL BASEMENT WINDOW



SOUTH "PORCH" WINDOW |

2014 WINDOW SURVEY
SUPPORTS 2022 WINDOW
REPLACEMENT APPLICATION.



ALUMINUM BASEMENT WIND.



ALUMINUM FRAME SILL



WEST DORMER



EAST DORMER

NOTE

2014 WINDOW SURVEY
SUPPORTS 2022 WINDOW
REPLACEMENT APPLICATION.



TYPICAL INTERIOR



TYPICAL HEAD

AC UNIFORM JAMB LINERS



JAMB DETAIL



MEETING RAIL

2014 WINDOW SURVEY
SUPPORTS 2022 WINDOW
REPLACEMENT APPLICATION.



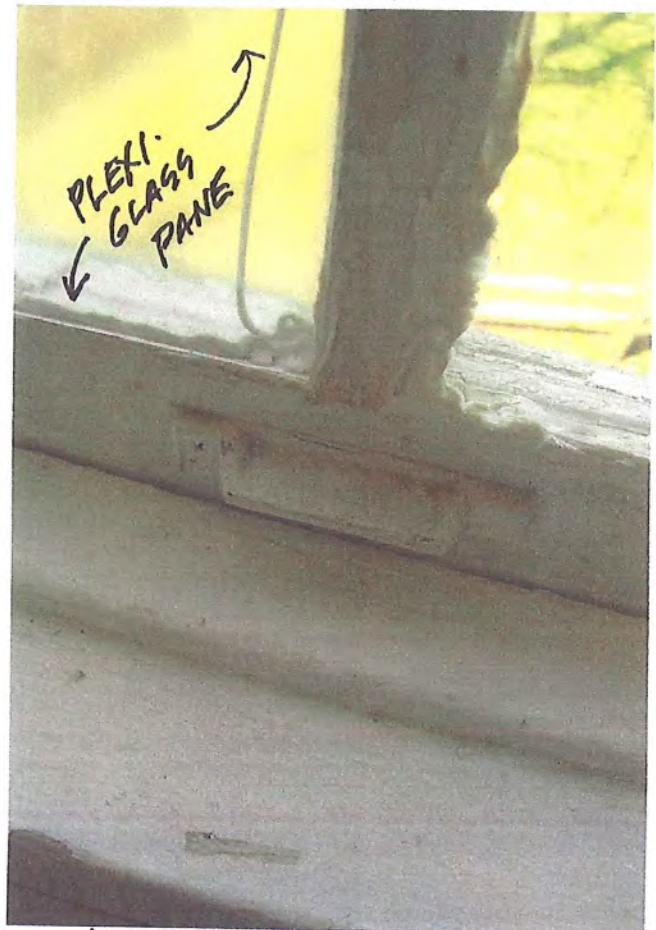
SILL



ALUMINUM WINDOW SILL



MODERN SASH LOCK



MODERN SASH LIFT

Clad Insert Double Hung

Unit Features

Clad Ultimate Insert Double Hung: CINDH
Clad Ultimate Transom Windows: CINDHT
Clad Ultimate Picture Windows: CINDHP

*** 2014 BAR-APPROVED WINDOW REPLACEMENT WAS NEVER PERFORMED.**

*** NEW CUT SHEET FOR PROPOSED 2022 WINDOW SASH REPLACEMENT KITS PROVIDED.**

Frame:

- Frame depth is 3 1/4" (83)
- Sill thickness, head and side jambs are 2 1/32" (17) with 1 5/16" (33) wide composite jambs.
- Sill options available: 8 degree or 14 degree bevel at the bottom or a flat sill with 1 5/32" (29) thickness.

Sash:

- Nominal sash thickness: 1 5/8" (41) with 3/4" (19) insulating glass. For Tri-pane glass, 1 7/8" (48) sash is required.
- Picture sash thickness: 2" (51) with 1" (25) glass.
- Operating sash are removable for cleaning.
- Incorporates traditional wide bottom rail in bottom sash - 3 9/16" (90).
- Single Hung conversion kits available. Cottage and oriel sash configuration available.

Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Balance system: block and tackle coil spring.
- The jamb track is a vinyl extrusion. Color: Beige. Optional color: White.

Weather Strip:

- Jamb weather strip is a foam type weather strip which seals against both the bottom sash and top sash stiles.
- Top sash has a weather strip on the check rail that seals to the bottom sash check rail when the sash lock is engaged.
- The top rail seals against a weather strip on the head jamb parting stop.
- The bottom sash has a weather strip on the bottom of the lower rail which seals against the sill.

Insect Screens:

- Standard Screen is roll formed aluminum.
- Aluminum screen: Full Screen standard, half screen optional.
- Aluminum surround to match exterior frame clad color.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Optional Double Hung Magnum Screen, extruded aluminum screen.

Glass:

- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE²272[®] with Argon or Air.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes.

Optional Glass

- LoE²180[™] with Argon or Air, LoE²366[®] with Argon or Air, clear, tints, tempered, obscure and others.
- LoE²366[®] with Argon or Air, LoE²180[™] with Argon or Air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Reflective Bronze or clear.
- 1" Tripane LoE²-180[™] outer piece and LoE²-180[™] inner piece with Argon
- 1" Tripane LoE²-180[™] outer piece and LoE²-180[™] inner piece with Krypton/Argon
- 1" Tripane LoE²272[®] outer piece and LoE²272[®] inner piece with Argon
- 1" Tripane LoE²272[®] outer piece and LoE²272[®] inner piece with Krypton/Argon
- 1" Tripane LoE²366[®] outer piece and LoE²-180[™] inner piece with Argon
- 1" Tripane LoE²366[®] outer piece and LoE²-180[™] inner piece with Krypton/Argon

Unit Features

Accessories:

- Installation Accessories
 - Factory installed vinyl sill fin (8 degree sill option only)
 - Two (2) 5/16" - #10 x 2 1/2" jamb jack screws
 - Four (4) #7 x 2" Phillips pan-head installation screws
 - Two (2) jamb liner check rail pads
 - Two (2) color matched clad jamb plugs (exterior).
 - Two (2) wood flat head plugs (interior).
- Sash Lifts
 - High pressure zinc die-cast.
 - Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Aluminum Extrusions
 - Profiles: Frame Expander, Extruded Panning, Mullion covers as indicated by drawings.
 - Finish: Fluoropolymer modified acrylic topcoat applied over primer. Available in standard, select, and custom colors.

*** 2014 BAR-APPROVED WINDOW REPLACEMENT WAS NEVER PERFORMED.**

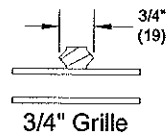
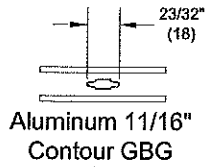
*** NEW CUT SHEET FOR PROPOSED 2022 WINDOW SASH REPLACEMENT KITS PROVIDED.**

Clad Insert Double Hung

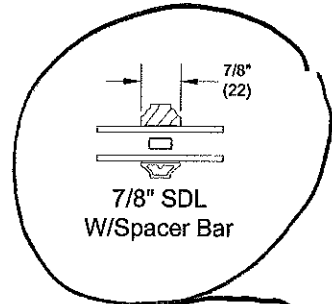
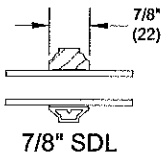
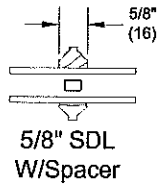
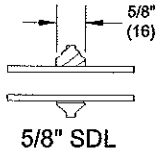
Standard Divided Lite Option

*** 2014 BAR-APPROVED WINDOW REPLACEMENT WAS NEVER PERFORMED.**

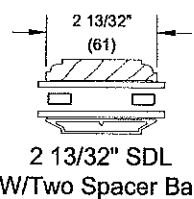
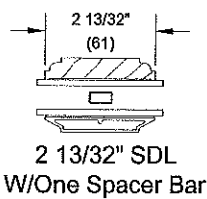
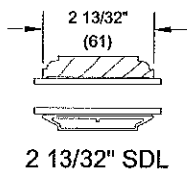
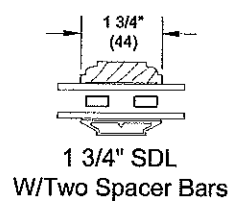
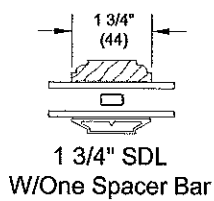
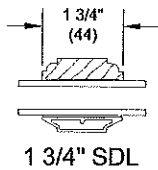
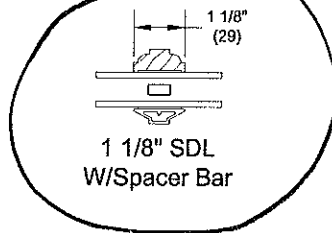
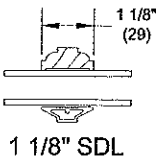
*** NEW CUT SHEET FOR PROPOSED 2022 WINDOW SASH REPLACEMENT KITS PROVIDED.**



1 1/8" Grille



DEPENDING UPON LOCATION



Pinnacle Series

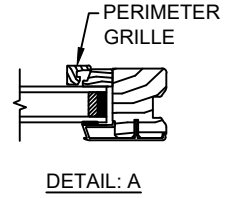
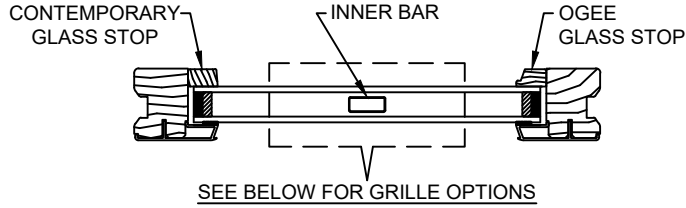
CLAD DOUBLE HUNG - Concealed Jambliner Option

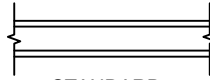




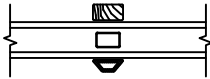
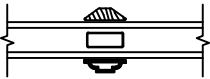

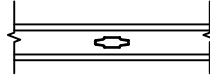
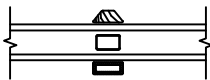


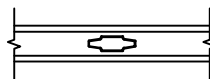
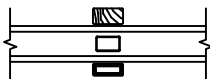






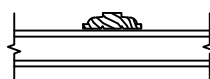



SECTION DETAILS : DIVIDED LITE OPTIONS

SCALE: 3" = 1'-0"

AVAILABLE STYLES

-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



	5/8" WDL WITH INNER BAR	7/8" WDL WITH INNER BAR	1 1/4" WDL WITH INNER BAR	2" WDL WITH INNER BAR
STANDARD INSULATING GLASS				
13/16" INNERGRILLE				
3/4" PROFILED INNERGRILLE				
1" PROFILED INNERGRILLE				
7/8" STICK GRILLE				
1 1/4" STICK GRILLE				

DEPENDING
UPON
LOCATION

Glass: LoE 366
 Exterior: White
 Interior: Primed for Paint
 Hardware: White
 Screens: None

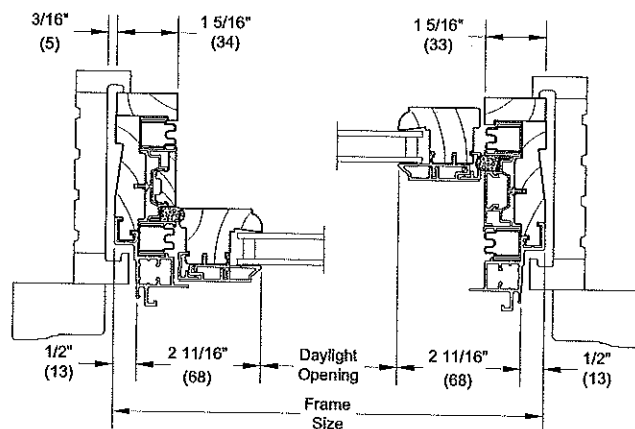
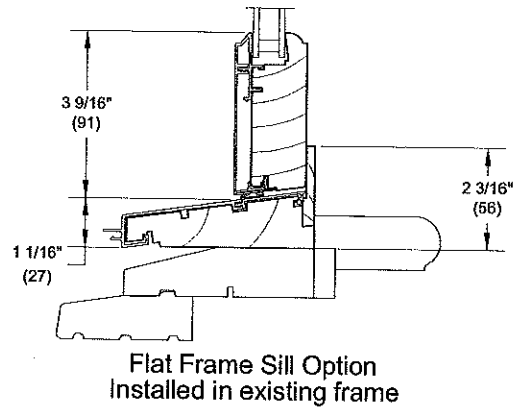
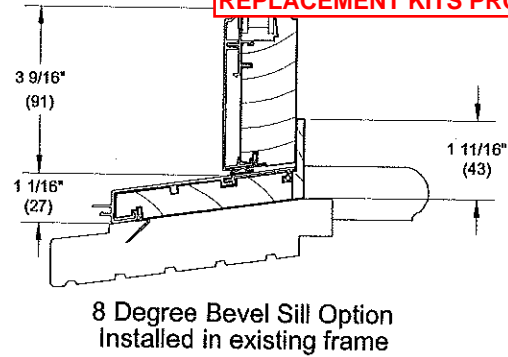
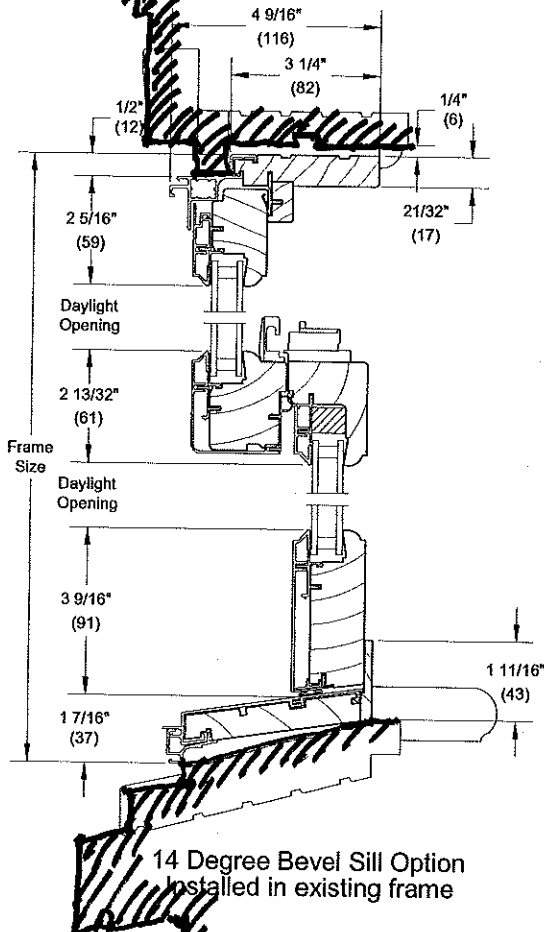
NOTE:
 * ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR
 * PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

Clad Insert Double Hung Section Details Operating

Scale: 3" = 1' 0"

*** 2014 BAR-APPROVED WINDOW REPLACEMENT WAS NEVER PERFORMED.**

*** NEW CUT SHEET FOR PROPOSED 2022 WINDOW SASH REPLACEMENT KITS PROVIDED.**

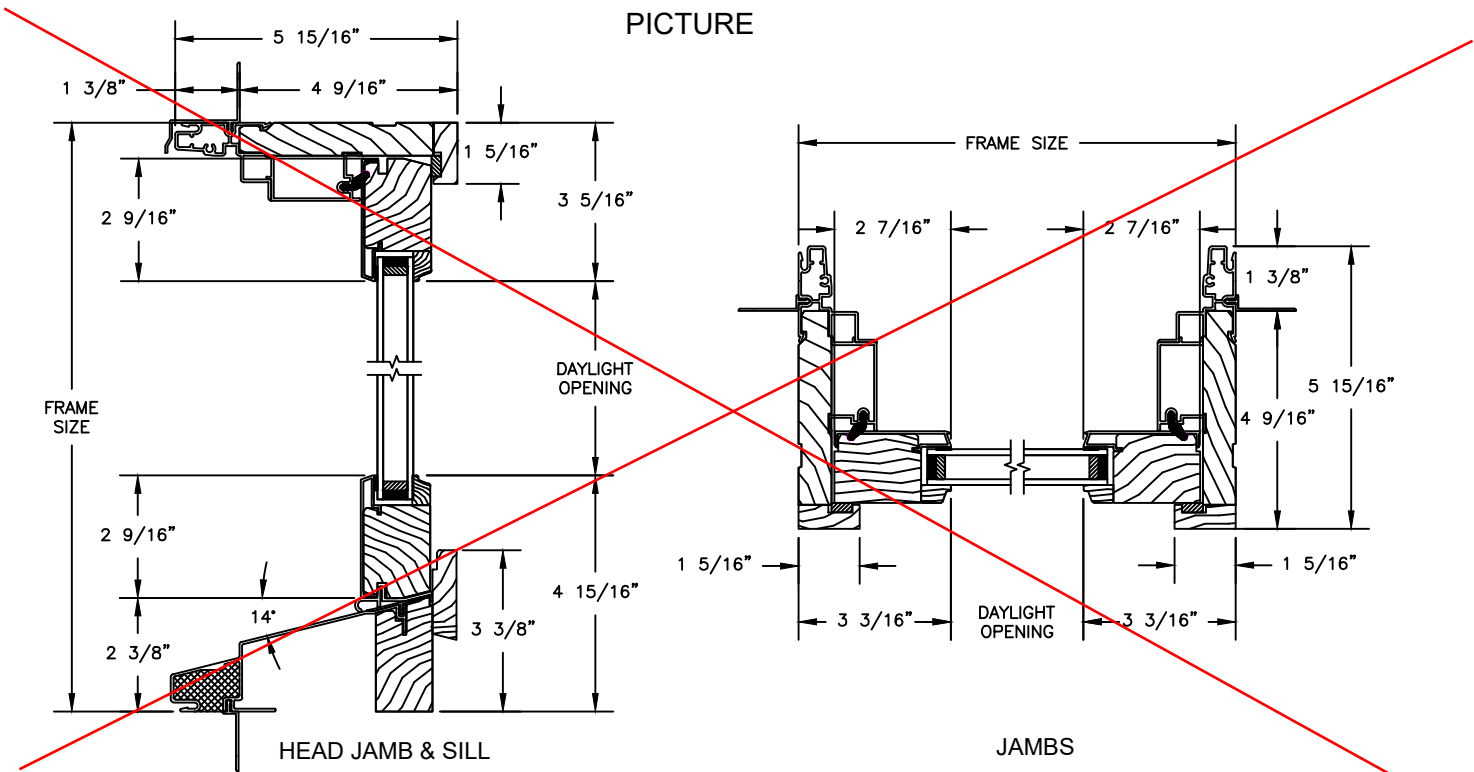
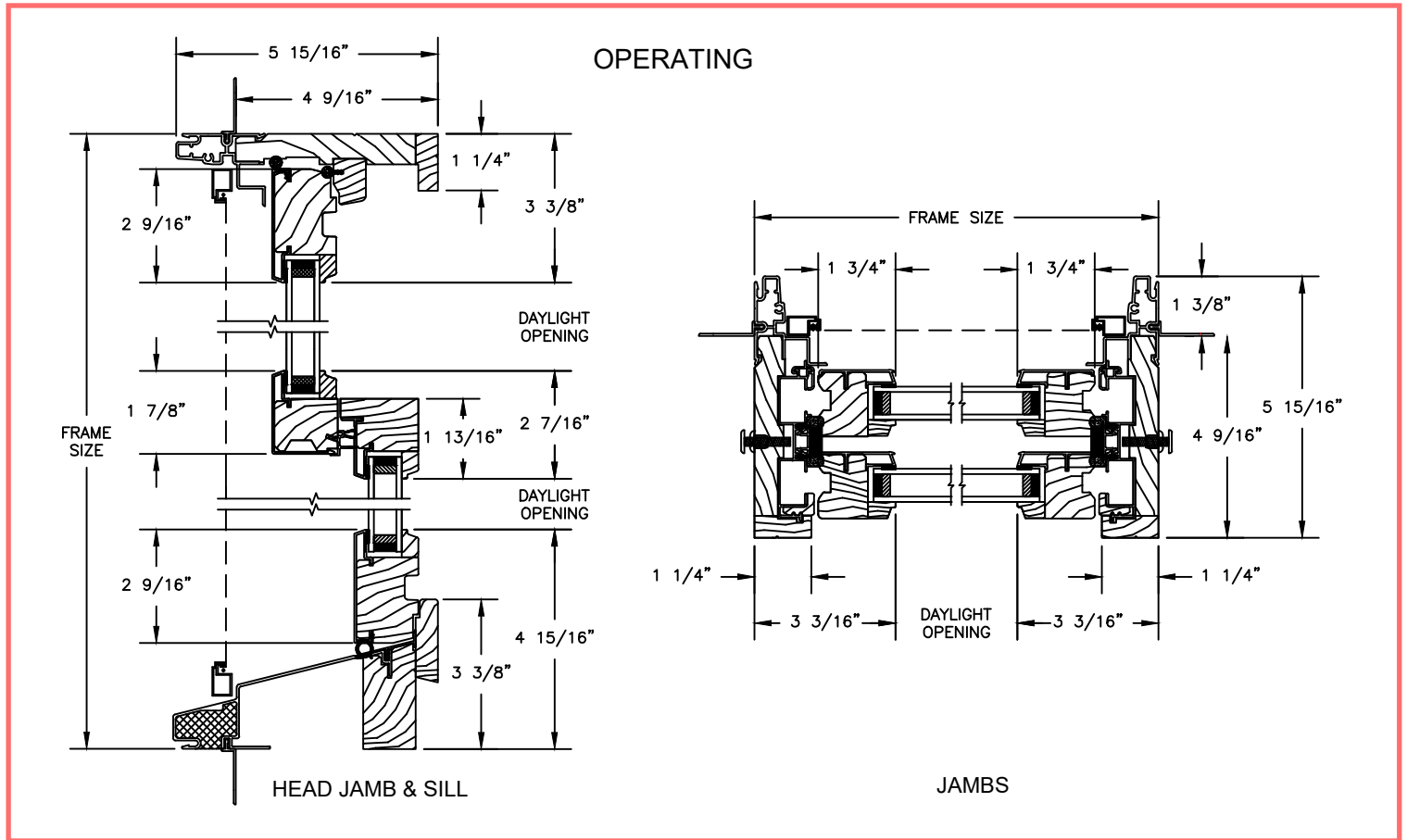


Pinnacle Series

CLAD DOUBLE HUNG - Concealed Jambliner Option

SECTION DETAILS : OPERATING / PICTURE

SCALE: 3" = 1'-0"



Certificate of Appropriateness

BAR 22-06-05

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Jack Cann, Montalto Corporation

Project: Install brick infill panels and replace porch pavers

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
June 22, 2022**



Certificate of Appropriateness

BAR 22-06-05

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Jack Cann, Montalto Corporation

Project: Install brick infill panels (and other repairs to south porch)



Background

Year Built: 1928

District: The Corner ADC District

Status: Contributing

Fraternity house designed by UVA architecture professor Stanislaw Makielski. Prominently situated at the north edge of the Madison Bowl, the five-bay, two-story brick house has a two-story Tuscan-columned portico at its center.

Prior BAR Review

September 18, 2007 - The BAR approved (8-0) a Chippendale style railing on the top roof area, with the stipulation that it be painted white.

April 18, 2017 - The BAR approved (7-0) an accessible brick and metal ramp at the building's northeast corner and the associated installation of a landscape planter and light fixture.

Application

- Applicant submittal: Jack Cann submittal: Photographs of building illustrating portico and stair disrepair and windows beneath portico.

Request CoA to infill with brick the three, basement-level windows at the front of the porch.

Applicant also wishes to address additional maintenance issues, including:

- Reset basket-weave brick paving on the portico floor and replace bricks where necessary

- Repair east and west stairs portico stairs
- Reconstruct deteriorated concrete stairs leading from kitchen to portico

Staff finds that these activities fall under “routine maintenance and repair” and intend to review these repairs administratively. The BAR can offer any suggestions or feedback on these proposed repairs.

Discussion and Recommendations

The applicant has asked to brick-in the three basement-level opening under the portico to address maintenance issues and prevent vandalism. The original windows no longer exist.

The three openings are headed with steel lintels, all significantly corroded. This corrosion has contributed to the buckling of the brick bulkhead wall beneath the portico.

The applicant has also shared that the three windows are also subject to vandalism from passersby. The windows are therefore currently covered up with insulation and metal screens.

In historic photographs, each window has two-lites separated by a mullion. Compared with the building’s other fenestration (lunettes, double-hung sash windows, compass-headed French doors) these basement windows appear utilitarian in nature.

There are nearby examples of the apparent or suggested filling-in of basement-level openings. For example, at 165 Rugby Road (a nearby fraternity house), the arched basement openings under the rear porch are filled-in and stucco clad.



Figure 1: 1965 photo of 159 Madison Lane with view of basement-level windows.



Figure 2: Filled-in arched basement openings at 165 Rugby Road

Staff finds that filling in these utilitarian openings will not alter the building’s historic character and will contribute to its future maintenance. In addition to the necessary repairs to the masonry, the steel lites have deteriorated and must be replaced. Staff recommends the brick infill, recessed (1/2”

to 1”) into the opening. Brick should be similar, but not matching, differentiating new from old. The other option would be infill with CMU, recessed (1/2” to 1”) into the opening, then parged and painted a neutral color.

The flat arches and the brick sills should be retained. The infill panels should be simple and unadorned. If brick, they should not be tooled into the existing, allowing restoration/recreation of the original, if later considered. The BAR should state the preferred solution, including any details related to material and color (brick, parging), masonry coursing, depth of panel recess, etc. Repairs to the existing brick should use matching or similar bricks, replicating the existing bond and coursing. The existing mortar should be evaluated and, if necessary, repairs made with mortar using an appropriate proportion of lime [vs Portland cement].



Existing



Conceptual infill



Conceptual - parged CMU



Conceptual - parged, struck lines

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings at 159 Madison Lane satisfies the BAR’s criteria and is compatible with this district and that the BAR approves the application [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings at 159 Madison Lane does not satisfy the BAR’s criteria and is not compatible with this district, and that 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 ADC District Design Guidelines

Chapter 4 – Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

A. Introduction

These design review guidelines are based on the Secretary of the Interior’s Standards for Rehabilitation, found on page 1.8. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration

projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.

[...]

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 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.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.

- 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.
- [...]

F. Foundation

- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.
- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

Maintenance Tips

- Use knowledgeable contractors and check their references and methods.
- Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
- Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
- Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
- Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
- Repair leaking roofs, gutters, and downspouts; secure loose flashing.
- Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
- Caulk the joints between masonry and window frame to prevent water penetration.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- Clean unpainted masonry with the gentlest means possible.
- The best method is low-pressure water wash with detergents and natural bristly brushes.
- Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.

- Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
- Avoid freezing conditions when using water or water-based chemicals.
- Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
- Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

Architectural And Historic Survey



Identification

STREET ADDRESS: 159 Madison Lane	HISTORIC NAME: Phi Kappa Psi House
MAP & PARCEL: 9-145	DATE / PERIOD: 1928
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 2½ storeys
ORIGINAL OWNER: Montalto Corporation	DIMENSIONS AND LAND AREA: 48' x 130' (6240 sq. ft.)
ORIGINAL USE: Fraternity House	CONDITION: Fair
PRESENT USE: Fraternity House	SURVEYOR: Bibb
PRESENT OWNER: Montalto Corporation	DATE OF SURVEY: Winter 1983
ADDRESS: c/o J. O'Leary	SOURCES: City Records
609 E. High Street	Timothy Bishop, "Fraternity Houses at U.Va."
Charlottesville, Virginia 22901	

ARCHITECTURAL DESCRIPTION

The Phi Kappa Psi House occupies a prominent site at the northern end of Madison Bowl. It is 2½ storeys tall, five bays wide, and double pile and set on a high foundation of brick laid in 6-course American bond with a concrete water table. Wall construction is of brick laid in Flemish bond with glazed headers. The stringcourse consists of a 4-course projecting band of brick. There are brick pilasters at the corners of the building. The steep truncated hip roof is covered with standing-seam metal and has projecting eaves. There is an entablature on three sides. There is an interior end chimney with a very small cap at the east end of the building, and another interior chimney is centered on the rear elevation. Windows are double-sash, 6-over-6 light, with wooden sills and architrave trim. Those at the first level are somewhat taller and have jack arches with large stone keystones. Those in the end bays at the first level of the facade are triple sash. Basement windows are quarter-height, hinged sash. There is a gable-roofed dormer with a segmental-headed 6-over-6 light window over each end bay of the facade, and another is centered on the western elevation. Their walls are faced with flush wooden siding, and pilasters support the cornice returns. A single shed-roofed dormer covers three bays of the rear elevation. It contains six paired 8-light casement windows. A two-storey pedimented Tuscan portico covers the center three bays of the facade. The pediment contains a large fan window which appears to be a crude replacement of the original. The three bays under the portico are slightly recessed and are faced with concrete scored in imitation of ashlar masonry. In each bay there is a pair of 10-light French doors with a half-round fan light under a round arch with a cartouche. The portico has a brick floor and is reached by a flight of seven concrete steps at each end. A small 2-storey northwest wing covers the rear third of the western end and one bay of the rear. It has a hip roof with close eaves and a boxed cornice and frieze. A one-storey round-arched entrance porch covers the facade of this wing. A 6-paneled door, with fish-eye sidelights over panels, under a handsome half-round transom with wooden tracery, gives access to the main block from the porch. Access to the porch's flat roof with Chinese Chippendale balustrade is by a 10-light door with rectangular transom. There is a circular window above the porch at the second level of the wing. Fenestration on the rear elevation is irregular. There is a single shed-roofed dormer three bays wide with six pairs of 8-light casement windows. A circular-headed, fixed-sash window at the rear of the wing lights the staircase.

HISTORICAL DESCRIPTION

The Montalto Corporation purchased this lot in 1927 (City DB 57-455). Tax records show that the Phi Kappa Psi House was built the next year. It was designed by University architecture professor Stanislaw Makielski. The narrow lot was used to best advantage by facing the house toward Madison Bowl instead of toward the street.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7234

Page 1 of 2

Street address 159 Madison Lane

Town/City Charlottesville

Historic name Phi Kappa Psi House

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
- concrete block
- enameled steel
- other: cast stone
- cast iron
- terra cotta
- glass and metal

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

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

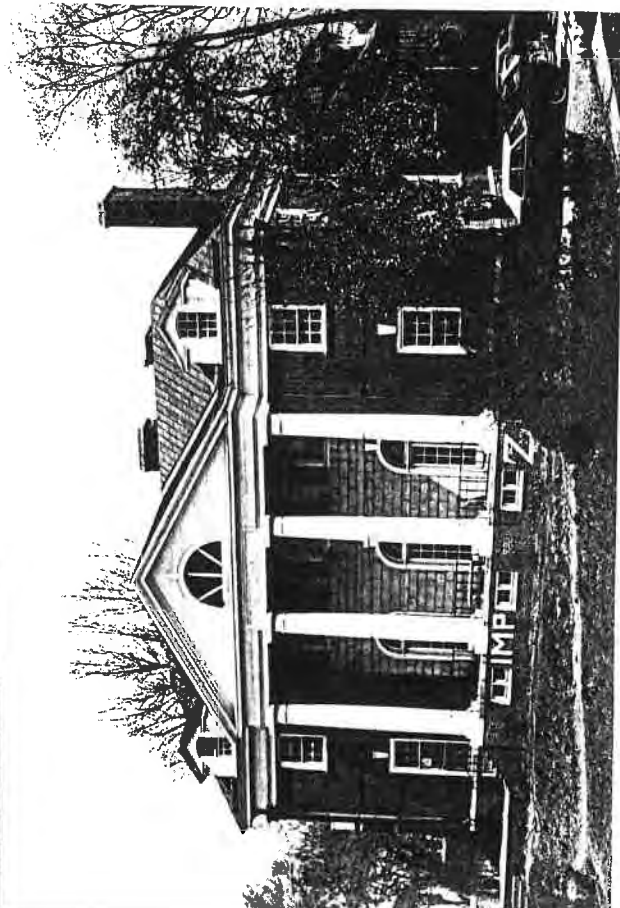
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	Monumental Tuscan portico with pedimented roof.

Building type

<input 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 checked="" type="checkbox"/> <i>fraternity</i>

Style/period **Georgian Revival** Date 1928 Architect ~~builder~~ **Stanislaw Makielski**

Location and description of entrance **Three identical front entries with French doors and fanlight.**



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

This Palladian style house was designed by UVA architecture professor Stanislaw Makielski. It is the only fraternity house to face Madison Bowl from the north, being set sideways to Madison Lane.

The house features cast-stone rustication at the central three bays, a device not seen in any other UVA fraternity house.

Historical information

This house was built in 1928 for Phi Kappa Psi fraternity, which has occupied it ever since.

Source Sanborn maps; T. Bishop, "Fraternities at UVA..."



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5061(8)

SURVEY FORM

Historic name <u>Phi Kappa Si</u> County/Town/City <u>Albemarle, Charlottesville</u> Street address or route number <u>159 Madison St.</u>	Common name <u>Phi Kappa Si</u>
USGS Quad <u>Charlottesville West, Va.</u> Original owner <u>Phi Kappa Si</u> Original use <u>Fraternity</u> Present owner <u>Phi Kappa Si</u> Present owner address <u>159 Madison St.</u> Present use <u>Fraternity</u> Acreage	Date of period <u>1928 C. 1925</u> <u>PLANS DRAWN 1913</u> Architect/builder/craftsmen Source of name Source of date <u>see bibliography</u> 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 X

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.)

159: brick (flemish bond) on raised brick (6 course common bond) basement, 3 bay recessed center pavilion of rusticated stone; 2 1/2 stories; hip roof with 2 gable roof dormers with broken pediments and suggestion of pilasters; main portion 5 bay, 1 bay recessed extension to west; large 2 story, 3 bay portico with 4 unfluted Tuscan columns on raised brick podium, full entablature with recessed panel in center, semi-circular fanlight with keystone in pediment. Neo-Classical. 1928. brick pilasters at ends, stone water table, brick stringcourse, recessed center has stone belt-course. Entrance in center bay through 3 ten light double-doors with semi-circular fanlights with large keystones. 2nd floor windows - 6 over 6 light sash with jack arches and stone keys, basement-end bays have single 1 light horizontal windows, podium - 3 four horizontal light windows. One interior chimney on east end. west recessed bay - hip roof; 1 story arched porch with stone key and imposts, wood balustrade. Small plain cornice and frieze. 2nd floor - Round nine light window.

Interior inspected? no

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

Built as Phi Kappa Si house in 1928. Second oldest branch of fraternity. Blueprints in fraternity's possession.

Sources and bibliography

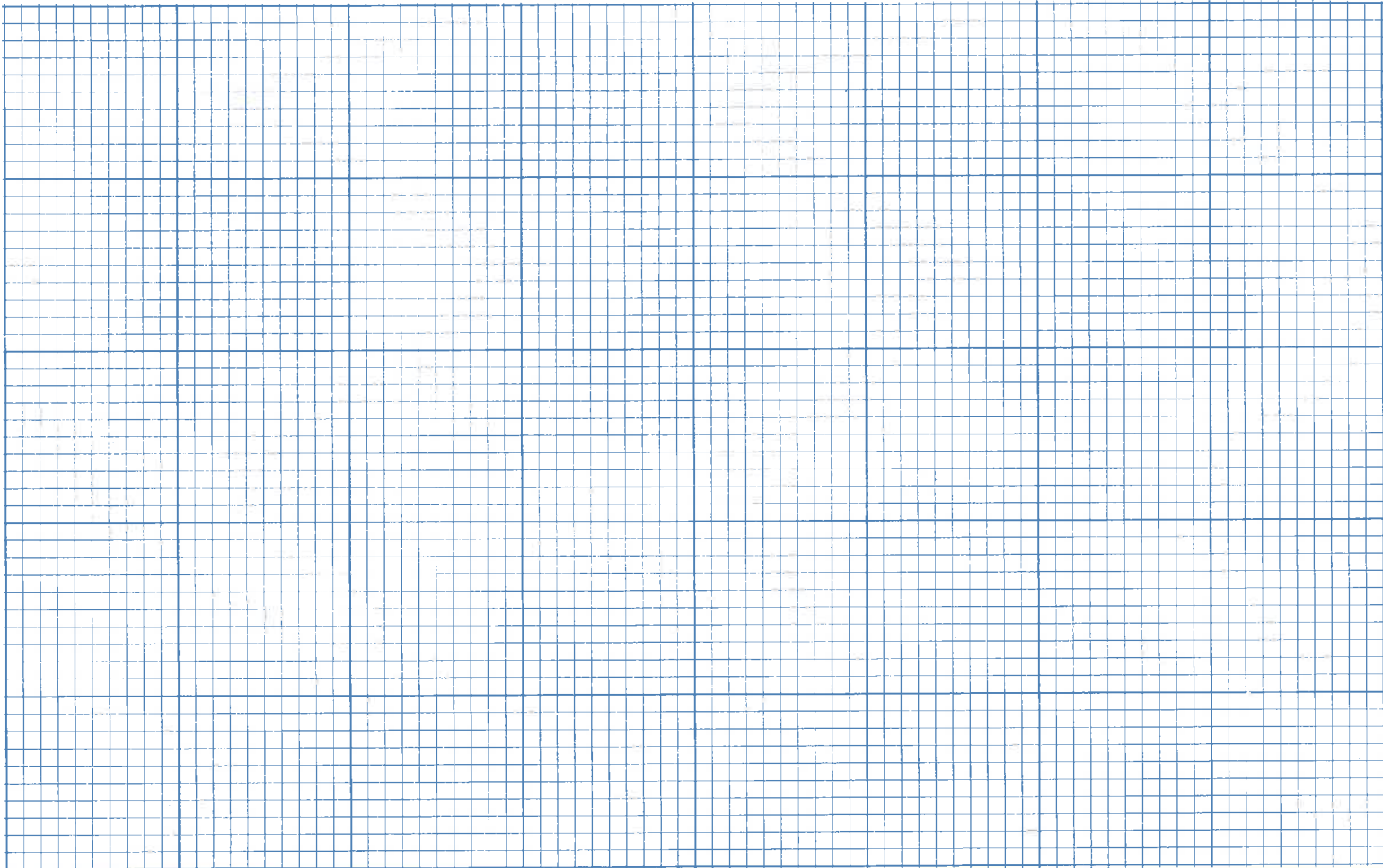
Published sources (Books, articles, etc., with bibliographic data.)

"New Virginia House" The Shield of Phi Kappa Si. Vol. 49 #4, (April, 1929),
p. 301-305.

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

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

Raew Kummer Univ. of Va. Arch. History Grad. Student

Date

March 1980



Date 3/9/46 File No. 104-133-10
Name Phi Kappa Psi, 159 Madison Lane
Town Charlottesville
County _____
Photographer S.E. Smead
Contents 4 exterior views





159 Madison Lane



**Board of Architectural Review (BAR)
Certificate of Appropriateness ADC Districts and IPPs**

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

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
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 Montalto Corporation Applicant Name Jack Cann
Project Name/Description Repair masonry at south portico porch Parcel Number 0901 45 00
Project Property Address 159 Madison Lane

Applicant Information

Address: 880 Rio East Court, Suite B
Charlottesville, Va 22901
Email: <jackcann@earthlink.net >
Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

I hereby _____ ded is, to the
best of my knowledge, correct.
John P. Cann 5-24-2022
Signature Date
JOHN P. CANN 5-24-2022
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

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

South portico: Install infill brick panels at three openings on foundation and replace brick pavers at porch with bluestone.

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 2016</i>	

CoA request to install infill brick in the three basement-level window openings under the portico.



Detail photos of existing window conditions (windows covered-up by insulation and screens).





The applicant also proposes a series of maintenance projects to ensure the building is in good repair. These repairs include:

- 1. Reconstructing concrete stairs leading from kitchen to entrance at building's southwest corner.**
- 2. Repairing the east and west portico stairs.**
- 3. Resetting brick pavers on portico floor, replacing bricks when necessary.**

The following page illustrates the locations and conditions of these proposed repairs.



Sign Approval

BAR 22-06-01

550 East Water Street Suite 101, TMP 530162302

Downtown ADC District (contributing)

Owner: Downtown Office, LLC

Applicant: Kyle Gumlock, Gropen, Inc.

Project: Erect 4½-foot pole sign

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
June 22, 2022**



Sign Permit - BAR Consent for Design Approval

BAR 22-06-01

550 East Water Street Suite 101, TMP 530162302

Downtown ADC District (contributing)

Owner: Downtown Office, LLC

Applicant: Kyle Gumlock, Gropen, Inc.

Project: Install pole sign



Background

550 East Water Street is mixed-use building constructed in 2018.

Recent BAR Approvals

(See Appendix)

Application

- Sign Permit Application for 550 East Water Street, Suite 101: 18" x 11-3/4" x 3/8" aluminum sign, painted with applied vinyl logo installed at a height of 4'-4" on a 3" x 3" painted metal post within a landscaped bed.

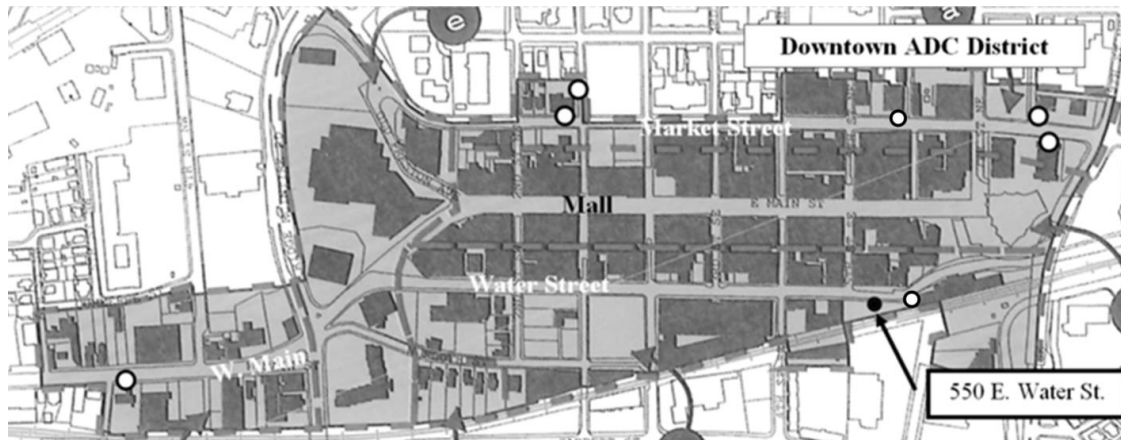
Pole signs are allowed in the Downtown ADC District only with BAR approval.

Discussion and Recommendations

Note for clarity: All sign permit applications are submitted to and reviewed by the Zoning Administrator. Applications for signs within design control districts (per Sec. 34-1025) are also reviewed by design review, on behalf of the BAR and applying the pertinent ADC District Guidelines. In addition to the Zoning review, Sec. 34-1041 requires BAR approval for pole signs within the Downtown ADC District. The Code indicates approved sign permits *take the form of a Certificate of Appropriateness*; however, with no separate BAR application for the design review component, staff does not refer to *approved sign permits* as *approved CoA*. For continuity, the proposed motion reflects this terminology; however, regardless of phrasing, the BAR's action is equivalent to action on a CoA request.

There are very few pole signs within the Downtown ADC District and most, if not all, likely predate the required BAR review. Except for the clearly unique *Lucky 7* sign, most are located

within landscaped beds and where there is space between the building and the sidewalk. (Map and images below indicate existing pole signs—possibly not all—within the Downtown ADC District.)



550 E. Water Street





Conceptual (by staff)



Staff finds that the proposed pole sign is appropriate for the Downtown ADC District; however, this finding assumes a single pole sign for this building. Within the building are ten condominiums, each with a separate Tax Map Parcel number and--either currently or potentially--separately owned. Staff is concerned that one pole sign here creates a precedent that might result in ten, separate pole signs in front of this building. Staff has requested a determination from the Zoning Administrator and will present that prior to the June 22 meeting. Should those broader questions related to the City's sign ordinance not be resolved--separate from the design review of this one sign--staff recommends this be deferred to the July 19, 2022 BAR meeting.

Suggested Motion

Approval: Having considered the pertinent sections of the City Code and the ADC Design Guidelines for Signs and per City Code Sec. 34-1041, I move the BAR concur with staff on the administrative approval of the design review component of the sign permit application for a pole sign at 550 East Water Street[.]

[...with the following conditions: ...]

Denial: Having considered the pertinent sections of the City Code and the ADC Design Guidelines for Signs and per City Code Sec. 34-1041, I move that for the following reasons the BAR does approve a pole sign at 550 East Water Street and therefore instructs staff to not administratively approve the design review component of this sign permit application: ...

Deferral: I move to defer this matter to the July 2022 BAR meeting, with the instruction that staff provide clarifications on questions related to the sign ordinance, including the potential for precedent, and provide an inventory of pole signs within the Downtown ADC District, particularly those reviewed by the BAR under City Code Sec. 34-1041.

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter 5 Signs, Awnings, Vending, and Cafes

A. Signs

2) Placement

...

- f) Freestanding signs, in general, are not an appropriate sign type in commercial areas of Downtown [...] except for [...] office use on a site where the building is set back deeply on the lot. In this case, freestanding signs should be no higher than 12 feet.

Staff comment: Height of proposed sign is 4.33 feet. The building is not set back *deeply* on the lot; however, the building's façade is not built to the sidewalk and at this location the wall is approximately 16 feet from the sidewalk (approximately 20 feet from the curb) with the proposed pole sign 1 foot from the sidewalks (approximately 5 feet from the curb).

3. Respect the signs of adjacent businesses.

Staff comment: The proposed sign does not interfere with other signage. Due to its design, location, and small size, it does not aesthetically conflict with existing signs or businesses.

4. Number of permanent signs

- a) The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
- b) In commercial areas, signs should be limited to two total, which can be different types.
- c) A building should have only one wall sign per street frontage.

Staff comment: Currently, the only commercial sign at this site is the lettering on the NW corner canopy (approved by BAR December 2018). Two additional signs are proposed at the NE corner: This pole sign and a small wall sign (14" x 40") for the same business. (Wall signs do not require BAR approval.)



5. Size

- a) All the signs on a commercial building should not exceed 50 square feet.
- b) Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.

Staff comment: Proposed pole sign complies.

6. Design

- a) Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.

Staff comment: Proposed pole sign was designed by Gropen, Inc.

7. Shape

- a) Shape of signs for commercial buildings should conform to the area where the sign is to be located.
- b) Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.

Staff comment: Proposed pole sign complies.

8. Materials

- a) Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.
- b) Newer products, such as painted MDO may also be used.
- c) Do not use shiny plastic products.
- d) Window signs should be painted or have decal flat letters and should not be three-dimensional.

Staff comment: Proposed pole sign complies.

9. Color

- a) Use colors that complement the materials and color of the building, including accent and trim colors.
- b) A maximum of three colors are recommended, although more colors can be appropriate.

Staff comment: Proposed pole sign complies.

10. Illumination

- a) Generally, signs should be indirectly lit with a shielded incandescent light source.
- b) Internally lit translucent signs are not permitted.

Staff comment: Proposed pole sign will not be illuminated.

**Division 2. - Historical Preservation and Architectural Design Control Overlay Districts
 Sec. 34-283. - Administrative review.**

(a) Notwithstanding any contrary provision of this article, the director of neighborhood development services may review, and may approve or deny, applications for certificates of appropriateness, in the following situations:

...

- (4) The addition, alteration or removal of any sign(s) where such sign(s) are the sole subject of the application, or where all other improvements comprising part of the application are subject to administrative review under this section or sections 34-1041 through 34-1043; and

Division 4. - Signs

Sec. 34-1025. - Permit requirements—Generally.

- c) Applications for sign permits shall be submitted to the city's zoning administrator, and shall be accompanied by the required application fee, as set forth within the most recent zoning fee schedule approved by city council. Permits are issued as followed:
 - ...
 - 2) For all other signage within any of the city's architectural design control and entrance corridor districts, such permit shall take the form of a certificate of appropriateness issued administratively by the director. Appeals from decisions of the director shall be taken to the board of architectural review and the planning commission, respectively.

Sec. 34-1031. - Maximum number of signs allowed.

- a) A principal establishment may have no more than two (2) signs per primary street frontage, and one (1) additional sign for each linking street frontage, except where district regulations are more restrictive, or if these limits are varied by an approved comprehensive signage plan (section 34-1045). For purposes of calculation of the number of signs permitted per establishment, only one (1) street frontage shall be designated as primary street frontage. Signs for which a permit is not required shall not be counted in calculating the number of allowed signs.

Sec. 34-1038. - General sign regulations.

- (e) Pole mounted signs.
 - (1) All pole signs shall be located in a landscaped bed.
 - (2) Unless otherwise provided within this article:
 - a. No pole mounted sign shall exceed a height of twelve (12) feet.
 - b. No pole mounted sign shall exceed an area of twelve (12) square feet including all faces.

Sec. 34-1041. - Downtown and University Corner architectural design control districts—Special regulations. In addition to other applicable regulations set forth in this article, the following regulations shall apply to establishments located within the downtown and university corner architectural design control districts (reference section 34-272) except as approved with an optional comprehensive sign plan.

- a) Freestanding and monument signs shall not be permitted.
- b) Pole signs may be permitted with board of architectural review approval.**
- c) Internally lit signs and neon signs shall not be permitted.
- d) One (1) projecting sign is permitted for each separate storefront fronting on a public right-of-way at ground level.
- e) No single sign face of any projecting sign shall have an area greater than ten (10) square feet.
- f) Projecting signs shall have a projection of not more than thirty-six (36) inches beyond the facade of the building to which it is attached, except marquees, which shall be subject to regulations as provided in section 34-1038(c).
- g) One (1) additional projecting sign may be permitted for a doorway entrance that provides primary access to a business located on an upper floor or basement level.
- h) The character of all signs shall be harmonious to the character of the structure on which they are to be placed. Among other things, consideration shall be given to the location of

signs on the structure in relation to the surrounding buildings; the use of compatible colors; the use of appropriate materials; the size and style of lettering and graphics; and the type of lighting.

- i) Except in the case of new construction, all signs in this district shall be subject to administrative review by the director of neighborhood of development services, with appeals to the board of architectural review. The board of architectural review shall review all signs for new construction.
- j) A sign may be attached to an existing freestanding or projecting sign. In the case of a building on a site with more than one (1) street frontage or more than one (1) principal entrance, one (1) additional freestanding or projecting sign per additional street frontage or principal entrance is permitted.
- k) Notwithstanding any contrary provisions of this article, the restoration or reconstruction of an original sign associated with a protected property is permitted, if the establishment identified in the sign is still in operation at that location.

(2-19-08; 7-16-12)

Appendix

Prior BAR Actions

January 15, 2008 – Preliminary discussion. In general, most liked the proposed building. BAR said the massing is generally OK, a nice response to site; some preferred red not yellow brick; some said tan brick would be OK with tan windows; glass balcony piece is weird; should enter stores from street; base needs articulation; need double hung windows; need 1 type of window, not 2-3; west elevation doesn't go with the rest of vocabulary; balconies are anomalous in 1920's design revival; decorate spandrels in tower? Consider a low resolution between vertical and long piece; concern with blank garage wall on street; one member said this is too conventional a solution for the site; discussion whether or not to simplify the tower given the context; suggested doing the warehouse look on the 2-story part, treating like a separate building? The BAR wants to see the roofscape; want the transformer moved from the visible location.

May 20, 2008 – BAR approved (8-0) the design in concept for massing, height, openings, and scale. Details as they relate to its materials and construction are to come back to BAR (including guard rails, cornices, wall section through window sill and head, roofscape, and depth of niche defining the two separate building elements.)

May 2009 - BAR approved in concept in a 9-story structure on this site. Following that approval, the zoning of the site was changed from Downtown Corridor to Water Street District Corridor. In 2009, based on an opinion from the City Attorney, a new plan for a 5-story building was reviewed and approved under the prior zoning.)

September 15, 2009 – BAR made preliminary comments. The BAR preferred the version in their packet to the version submitted at the meeting.

November 17, 2009 - BAR approved (6-1 with Wall against) the application for massing, height, openings, scale, and materials as submitted, with the applicant's modification for exterior [vehicle driveway] pavement (pavers, not concrete) and retaining wall material (brick, not stacked block). Details as they relate to balconies and protection for secondary entrances shall come back to the BAR for review.

December 21, 2010 - BAR approved (7-0) the application for massing, height, openings, scale, and materials as submitted. The BAR noted that the applicant should consider Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment. (December of 2010, the BAR approved the application for a new 4-story building on the same site, with consideration of Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.)

September 17, 2013 - BAR accepted the applicant's request for deferral (8-0). The BAR found the ADA entrance to the rear too isolating, the design overall too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.

May 19, 2015 – BAR discussed, but made no recommendation on the special use permit. The applicant asked to defer the vote until their June meeting because they are still working on the design. Mohr asked to see more context in terms of massing; Schwarz asked how building height is defined; and expressed interest in lowering the minimum height to the level of the King Building; Keesecker asked the applicant to show the existing 800 foot black fence; and to consider lobby references to the King building height; Question: Should guidelines be used to judge impact on ADC district? Neighbors asked about loading space requirements.

June 16, 2015 - BAR recommended (6-0) to City Council that the proposed Special Use Permit (SUP) to allow additional height (from 70 feet to 101 feet) *will* have an adverse impact on the Downtown ADC district, and the BAR notes the following considerations when making this recommendation:

- The height requested by SUP is too much, but the massing concept presented by the applicant is acceptable.
- The BAR appreciates the modulated rhythm.
- City Council should consider reducing the minimum required height of 40 feet.
- The BAR has concerns about the pedestrian experience relative to the garage.
- This site and/or the underlying by-right zoning may be uniquely problematic – the BAR is not advocating for the 70 foot street wall allowed by zoning.
- The BAR is supportive of the potential to develop a building, and the aesthetic presented is headed in the right direction.
- The BAR would advocate for a building with similar program, but lower height.

September 15, 2015 – BAR held a preliminary discussion, no action was taken. Graves recused himself from the discussion. The BAR asked staff to provide an explanation of how height is averaged, with examples of how it has been done in the past. Some comments: Lower height is huge improvement; continue to make it relate to smaller buildings on sides, similar to a 2-story building plus a top; richer texture/details on lower levels; garage opening and trellis are strong and help pedestrian experience.

October 20, 2015 – BAR approved the massing only, of the proposed new mixed-use complex, as submitted. (7-0-1 with Graves recused).

March 15, 2016 - Schwarz moved to find that the proposed new mixed-use building satisfies the BAR's criteria and guidelines and is 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:

- Planting and lighting plan
- Revised mortar detail
- How the applicant intends to deal with site walls and fencing
- Continuing design development on warming up façade on street side and west elevation.

Keesecker seconded. Motion passes (5-0-2, with Graves recused, and Balut abstained)

Staff was asked to verify that guidelines E.2 and E. 3 in New Construction and Additions were considered. The question came up, what is difference between guideline and regulation?

April 19, 2016 - Sarafin moved to find that the proposed new mixed-use building details satisfy the BAR's criteria and guidelines 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 clarification that upon installation of the lighting, it is adjusted appropriately. Knott seconded. The motion passed (8-0)

July 17, 2018: BAR approved the application as submitted with the following conditions:

- COA applies only to the addition of an exterior entry at the west façade to accommodate street level access for a bank office requiring evening ATM access; extension of bluestone paving to provide access to the ATM entry; replacement of approved Black Gum street tree with a European Hornbeam; elimination of a wood and steel bench at public courtyard; addition of two S2 wall sconces on north façade matching fixtures approved at other entries; interior lighting of the ATM vestibule/lobby will include dimmable, recessed fixtures with color temperature of 3000k; match nearby exterior fixtures.
- The monument sign must come back to the BAR for review.
- Reminder to applicant that all exterior lighting should be reviewed when installed, specifically the location, directions, shielding, and timing of those fixtures.

December 2018: BAR approved CoA for an overhead canopy with channel letters (at the NW corner entrance).



Sign Application and Permit

Please return to: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902
Telephone (434) 970-3182 FAX (434) 970-3359

For directional signs on the Downtown Mall, please include \$125 permit fee per sign. For all other signs, please include \$75 permit fee per sign. For an Optional Comprehensive Sign Package, please include a single fee of \$250.

Project Name/Description First Heritage Mortgage Parcel Number 530162302
Address/Location 550 E. Water Street Suite 101
Property Owner Name Downtown office LLC Applicant Name Kyle Gumlock

A. Property Owner Information
Address 123 E Main St.
Charlottesville, VA 22902
Phone Number 434-227-5101
Email wdouglas@fhmtg.com

B. Property Owner Permission
I, the undersigned, owner of the property on which this sign is to be erected, have read this application and hereby give my consent for this sign to be erected on my property/building.
Signed [Signature]

C. Applicant's Information
I, the undersigned, agree to abide by all conditions of the City Sign Ordinance and Building Code in the erection of this sign, and understand that my permit can be revoked at any time for just cause.
Signed [Signature]
Print Name Kyle Gumlock
Company Name Grogers Inc.
Address 1766 Scottsville Rd.
Phone Number 434-295-1924 x122
Email kgumlock@grogers.com

D. Sign Description
Type: Freestanding Projecting from wall _____
Flat against wall _____ Monument _____ Other _____
**New signs with concrete footings/foundations are required to get a building permit before any concrete placement. Contact NDS at 434-970-3182.*

Size: Width 23 7/8" x Height 11 3/4" =
1.99 Total Sq. Ft. (Area may be measured using up to 8 straight, intersecting lines.)
Max height to top of sign: 4.33 ft
Min clearance to bottom of sign: 3.35 ft
Lighted? No (Y/N) Internal _____ External _____

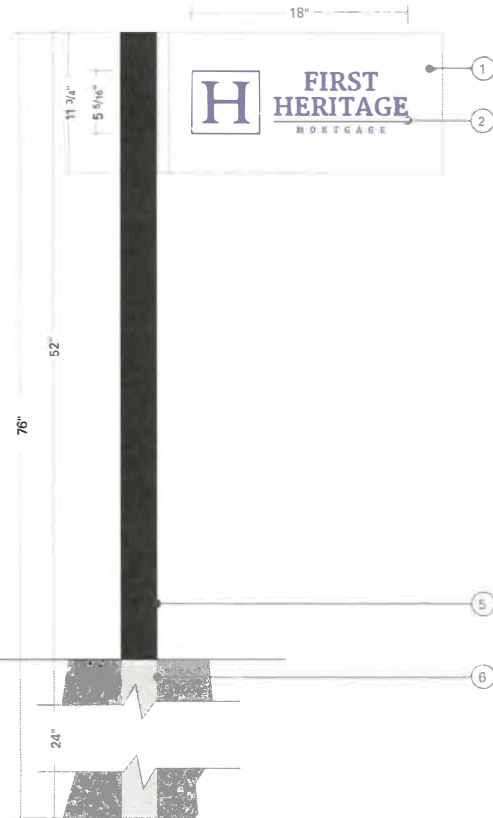
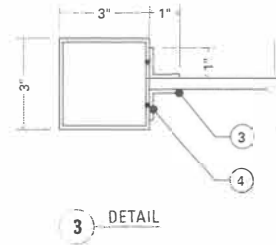
Attach a drawing of your sign that includes: exact location on building; dimensions; materials; colors; wording/logos; and lighting.

F. Sign Location Information
Street Address 550 E Water St Suite 101
Is this sign replacing a previous sign, either for your business or a previous business? No (Y/N)
If yes, attach a list of the signs being replaced and the size of each.
Where on the property is the sign to be located?
landscaped area near front entrance
Are there other signs on the property? Yes (Y/N)
If yes, attach a list of these other signs and their sizes, even if they are not for your business.

For Office Use Only	Sign Permit No _____	Approvals
Tax Map _____	Parcel _____	Zoning Administrator _____
BZA Case No _____	Date _____	Preservation and Design Planner (EC or ADC districts only) _____
BAR No _____	Date _____	Date _____
Conditions of Approval _____		Date Paid _____
Amount Paid _____	Cash/Check # _____	Received by _____



< SIDEWALK



SPECIFICATIONS

MATERIALS/METHOD:

- 1: 3/8" Aluminum sign blank, Painted
- 2: 18"x 5 5/16" Vinyl Logo
- 3: 1"x 1" Aluminum Angle, Adhesive Mount to Aluminum Blank
- 4: Mechanically fasten to post, Countersink fasteners
- 5: 3"x 3" Post, Painted
- 6: Direct burial into concrete, 24" deep

FONTS

N/A

COLORS

- 1: MP White, Satin
- 2: Avery Impulse Blue Vinyl
- 3: MP White, Satin
- 5: MP Black, Satin

INSTALL NOTES

- Direct burial into concrete
- Install 12" from concrete

1 FRONT ELEVATION: ONE POST
QTY 1 | DOUBLE SIDED

4 PHOTO COMP

Certificate of Appropriateness

BAR 22-06-06

0 Preston Place, 050118001 and 050118002

Rugby Road-University Circle-Venable Neighborhood ADC District (noncontributing)

Owner: Steve & Sue Lewis

Applicant: Leigh Boyes, Sage Designs

Project: Construction of new single-family residence

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
June 22, 2022**



Certificate of Appropriateness

BAR 22-06-06

0 Preston Place, TMPs 050118001 and 050118002

Rugby Road-University Circle-Venable Neighborhood ADC District (vacant parcel, non-contributing)

Owner: Steve & Sue Lewis

Applicant: Leigh Boyes, Sage Designs

Project: New single-family residence



Background

Year Built: Extant remnants of c1920-1937 parking garages

District: Rugby Road-University Circle-Venable Neighborhood ADC

Status: non-contributing

These parcels historically contained a stone and frame garage complex. All the remains are low segments of the masonry walls stand along the western and northern property lines, which will be retained. The parcels are otherwise vacant and undeveloped.

This project is on two parcels: TMP 050118001 (now addressed 516 Preston Place) and TMP 050118002 (now addressed 508 Preston Place). Property owner will be combining these parcels; therefore, for consistency from the prelim discussion in February, staff refers to the project as 0 Preston Place, understanding that the CoA request applies to what are currently two separate parcels.

Prior BAR Review

August 14, 2017 – BAR approved moving a house located at 605 Preston Place to the vacant land at 0 Preston Place.

February 15, 2022 – BAR has a preliminary discussion about a proposed single-family residence on vacant land at 0 Preston Place.

Application

- Submittal: Sage Designs drawings *Lewis Residence, 0 Preston Place*, dated May 30, 2022:
 - S1.0 – Site context photos
 - S1.1 – Preliminary landscape and site plan
 - S1.2 – Building perspectives and material swatches
 - A1.1 – First floor plan

- A1.2 – Second floor plan
- A2.2 – Elevations
- A2.1 – Elevations

CoA request to construct a new single-family residence and attached garage on vacant parcels.

Note 1: The applicant is anticipating revisions to the landscaping plan (specifically, tree and plant selections) and modifications to the driveway (as necessary to comply with zoning requirements that driveway/parking area does not exceed 25% of the front yard.) For the BAR action, these components can be included (with conditions, if warranted) or separated (to be reviewed later as separated submittals).

Note 2: The consolidation of the two parcels has not been completed, which requires the resolution of utility easements and conformance with applicable zoning requirements. Staff does not anticipate this will result in significant changes to the current design, if any. In the event of changes, staff suggests these be reviewed with the BAR chair to determine if they warrant a resubmittal and formal review or they can simply be noted in the BAR record.

Materials

- Roof: factory-painted dark bronze standing-seam metal and dark
- Gutters: K-style or half-round, dark bronze.
- Cupola: painted composite siding with copper roof and weathervane
- Walls: field stone veneer and painted cement fiber board siding
- Porches: painted composite columns, composite sun-shade trellis, and bluestone pavers.
- Chimneys: field stone veneer
- Windows: factory-painted Pella or Jeldwen metal-clad wood windows with simulated divided lites or shadow bars
- Doors: factory-painted Pella or Jeldwen metal-clad wood doors with simulated divided lites or shadow bars
- Garage doors: Overhead Door “Courtyard Collection” insulated steel garage doors

Landscaping/Site Work

- pea gravel driveway and motor court
- bluestone paths and terraces
- new stone retaining walls to match existing
- picket fence along street

Discussion and Recommendations

The BAR had a preliminary discussion on this project at the February 2022 meeting. Video link below (discussion at 03:07:50) - <https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=tycoam74nerhajuktwgz>.

During the prelim discussion, the BAR offered the following:

- Stone retaining walls along property line will be retained as is, with new wall added. BAR recommended new wall be differentiated from existing.
- Concerned about elaboration of garage and recommends street-facing door be removed.
- Requested diagrams/drawings showing proposed house in relation to neighboring buildings.
- Recommended perspective or 3D views of proposed house to express site context and parcel depth.
- Acknowledged the variety of architectural styles on Preston Place, that proposed house fits.

- Concerned about use of different materials on façade, proposed altering roof lines between stone core and siding-clad wings.

From the ADC District design Guidelines – Introduction

Rugby Road - University Circle - Venable Neighborhood ADC District: This residential area north of the University of Virginia was carved out of two large farms to house the University’s growing number of students and faculty during the boom years between 1890 and 1930. The neighborhood contains a number of architecturally significant structures including apartment buildings, residential dwellings, and fraternity houses, as well as a school, a library, and two churches. Although a wide variety of architectural styles exist in this area, the Colonial Revival and Georgian Revival styles are most commonly represented.

Subarea C. Preston Place: 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.

The BAR should consider the following 14 criteria for new construction from Chapter III of the ADC District Design Guidelines:

A. Building Types within the Historic Districts

(Staff used Subarea C to generate typical dimensions and building comparisons. See Appendix and attached for summary and images of existing structures in Subarea C.)

Staff Comment: The proposed house will be residential infill on a street of existing historic houses. With *residential infill*, the Design Guidelines express that the following criteria are the most important:

- Setback
- Spacing
- General massing
- Residential roof and porch forms

B. Setback: For residential infill, setbacks should be within 20% of the [neighborhood average].

Staff Comment: Existing front setbacks range between 20 ft to 80 feet. Average is 51 feet. Recommended range for new is 41 feet to 61 feet. Front setback of proposed house is approximately 45 feet.

C. Side Spacing: New residences should be spaced within 20% of the average spacing.

Staff Comment: Spacings between existing houses range between 22 feet to 62 feet. Average is 39 feet. Recommended range for new is 31 feet to 47 feet. Spacing between proposed house and 620 Preston Place is approximately 25 feet. Slightly less than the lowest recommended spacing; however, it is equal to or greater than the three lowest dimensions: 22-ft, 23-ft, 25-ft, 30-ft, 32-ft, 40-ft, 42-ft, 50-ft, 60-ft, and 62-ft.

D. Massing and Footprint: New infill residential should relate in footprint and massing to the majority of surrounding historic dwellings.

Staff Comment:

- (Footprint) Existing footprints range between 1,389 square feet to 5,218 square feet. Average is 2,234 sq ft. Footprint of proposed house is approximately 4,800 square feet and within the range of the subarea.
- (Massing) The proposed house, viewed from the street, is wider than average and exceeds the maximum; however, its two-stories are the same as 10 of the 14 houses in the subarea, its large footprint visually reads as four individual structures (see the perspectives on sheet S1.2), and as summarized below, other elements such as materials, color, and landscaping will mitigate the massing.

E. Height and Width: Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the sub-area.

Staff Comment:

- (Height) Existing heights range between 1-1/2 floors to 2 floors. (Floors = stories.) Average is just under 2 floors. Recommended maximum for new just under 4 floors. Height of the proposed house is 2 floors, well under the recommended maximum.
- (Width) Existing widths range between 34 feet to 106 feet. Average is 55 feet. Width of the proposed house is 156 feet, which exceeds the existing range; however, perception of this length will likely be broken down by a number of elements, allowing this house to relate other houses on Preston Place.
 - The height of the house varies in an A-B-A-B pattern of one- and two-story sections.
 - The variation of stone veneer and siding minimizes the visual predominance of a single material.
 - The porches, the porte cochere, and frontward plantings will visually buffer the massing.
 - Historically located at this site (early 20th century) was an approximately 216-ft long, masonry structure of individual garages. (The garages are not shown on the 1920 Sanborn Maps, but are visible in the 1937 aerial photos. They were razed between 2006 and 2009.)

F. Scale: 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.

Staff Comment: The proposed house has two stories and a familiar pattern of windows and doors, resulting in a scale similar to houses in the subarea.

G. Roof

Staff Comment: The hipped roof on the proposed house is similar to hipped roofs on several other Preston Place houses, including 620, 622 and 608 Preston Place. The factory-painted standing-seam metal is an appropriate material. (See the Appendix for roof types and materials within the subarea.) Staff recommends a condition of approval requiring half-round gutters and full-round downspouts.

H. Orientation

Staff Comment: The house is situated on an irregular parcel with frontage on the primary Preston Place loop and its connector east to Burnley Avenue. The proposed house is oriented towards Preston Place.

I. Windows and Doors

Staff Comment: The proposed house has windows and doors in a pattern and scale familiar to neighboring historic houses in the district. The aluminum-clad wood windows are an appropriate window type for new construction. Staff recommends a condition of approval requiring internal spacer bars within insulated glass (doors and windows) with applied grills.

J. Porches

Staff Comment: Houses on Preston Place have a variety of porch styles, from single-bay covered entrances to full-length porches. The porch on the proposed house is consistent with the subarea.

K. Foundation and Cornice

Staff Comment: Some sections of the house and garage will have a stone-veneer base at the foundation. The house's deep eaves relate to several other deep-eaved houses on Preston Place, including 620 and 622 Preston Place.

M. Materials and Textures

Staff Comment: The proposed composite siding is an appropriate material. The guidelines recommend that stone is more commonly used for site walls than buildings, but do not prohibit its use. There are numerous examples of stone buildings in Charlottesville's historic districts. Staff recommends a condition of approval requiring that exposed face of siding and trim be smooth; no faux graining.

N. Paint [Color palette]

Staff Comment: In addition to the fieldstone veneer, the exterior walls (siding, trim, columns) will be painted white, the shutters painted black or green. This palette is appropriate.

O. Details and Decoration

Staff Comment: The Design Guidelines suggest that building detail and ornamentation relate to the surrounding context. Staff finds the proposed style and details similar to those found in the subarea; however, the building reads as a contemporary structure. During the preliminary discussion, the BAR expressed concern that some elements—for ex., the garage cupola—are more elaborate than those found nearby. Staff agrees the proposed house has a greater degree of elaboration than its neighbors; however, the proposed design and materials are not incompatible with the subarea.

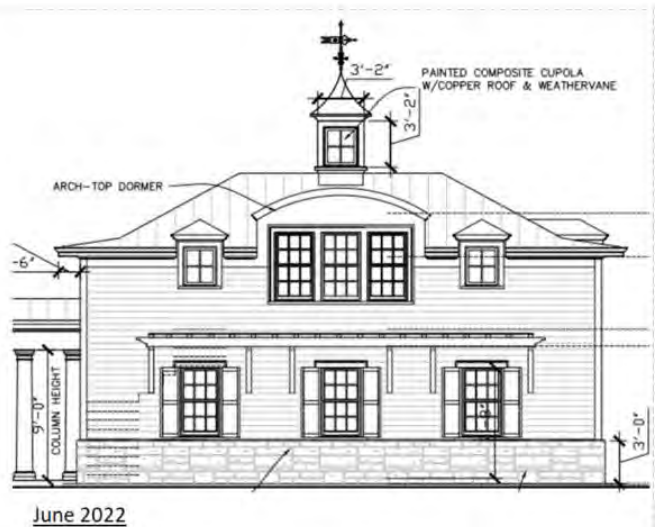
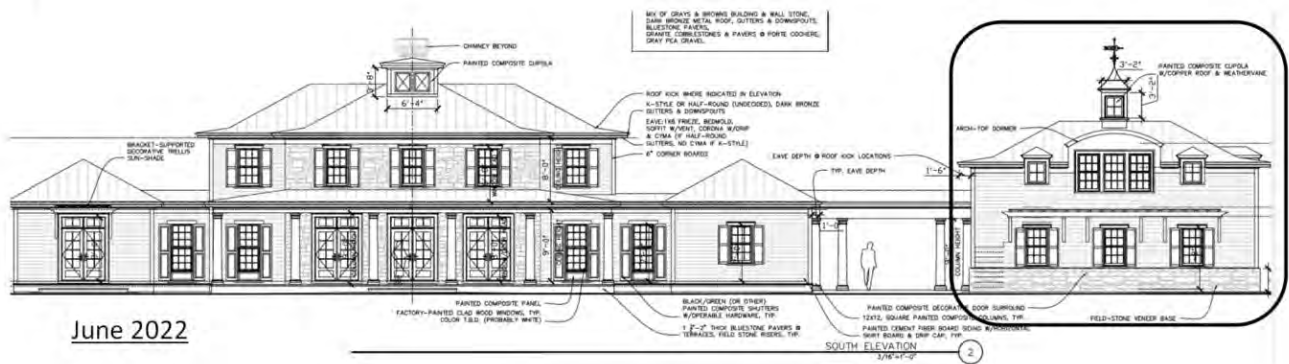
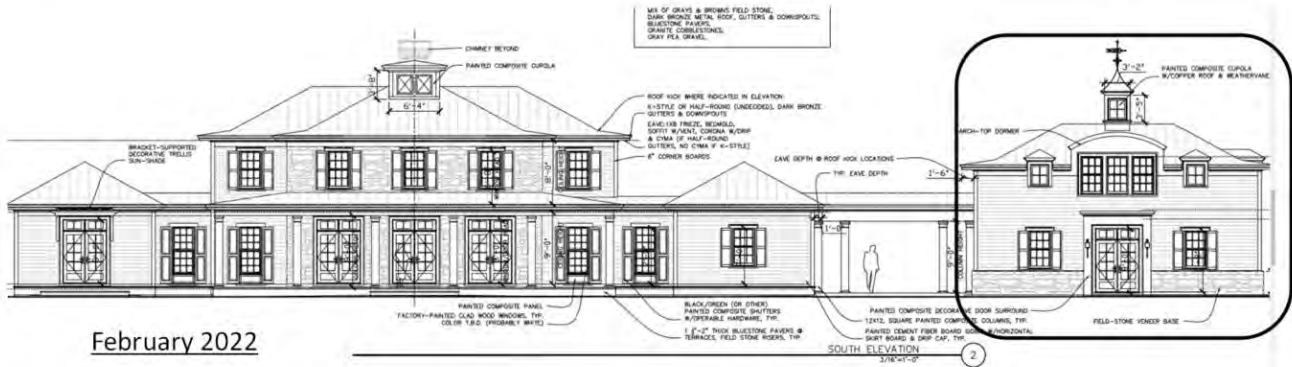
Regarding the site, staff is concerned that a substantial amount of the front yard is consumed by the driveway and parking area. Chapter II of the Design Guidelines (Site Design & Elements) recommend placing parking in the rear:

Staff recommends a condition of approval requiring that engaged columns be square

E. Walkways & Driveways: Place driveways through the front yard only when no rear access to parking is available.

Staff Comment: Staff recommends the BAR consider alternate driveway layouts that would minimize impact on the front yard.

The front elevation is essentially identical to the design reviewed for the February 15 preliminary discussion, except for modification of the first floor of the garage.



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed single-family house, garage and landscaping at 0 Preston Place satisfy the BAR's criteria and are 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].

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

Denial: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed single-family house, garage and landscaping at 0 Preston Place do not satisfy the BAR's criteria and are 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 ...

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.

Links to the Design Guidelines:

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Moving and Demolition](#)

Pertinent Guidelines for New Construction and Additions include:

B. Setback.

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 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.
[...]
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
[...]
- 9) 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.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
 - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
 - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

[...]

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

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

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.
- b. In some cases, shingles that mimic the appearance of slate may be acceptable.
- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

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.
 - 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.

J. Porches

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

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.

Appendix

Address	Year Built	Style	Walls	Trim	Roof type	Roof material	Shutters	Bays
605 Preston Pl	c1857	Vernacular	siding	painted	hipped	metal		3
611 Preston Pl	c1830	Vernacular	board and batten	painted	gabled	metal		3
615-619 Preston Pl	1929	Neo-Colonial	brick	painted	gabled	asphalt	Y	3
625 Preston Pl	c1936	Neo-Colonial	siding	painted	gabled	asphalt		4
630 Preston Pl	1922	Craftsman / Shingle	shingles	painted	gabled	asphalt	Y	4
626 Preston Pl	1946	Neo-Colonial	siding/concrete block	painted	gabled	asphalt	Y	4
624 Preston Pl	1920-1935	Craftsman	siding	painted	gabled	asphalt		3
620 Preston Pl	1923	Vernacular Italian / Mediterranean / Georgian Revival	stucco	painted	hipped	asphalt	Y	2
622 Preston Pl	1935	Georgian Revival	stucco	painted	hipped	asphalt	Y	5
612 Preston Pl	1935	Georgian Revival	brick	painted	gabled	asphalt	Y	3
608 Preston Pl	1929	Georgian Revival	brick	painted	hipped	slate	Y	3
619 Cabell Ave	1930	Colonial Revival	brick	painted	hipped	asphalt	Y	3
627 Cabell Ave	1930	Foursquare	stucco	painted	hipped	asphalt		3
635 Cabell Ave	1925	Cottage / Modified Mixed	brick with siding on shed dormer	painted	gabled	asphalt		3
0 Preston Pl		Neo-Colonial	stone, siding	painted	hipped	metal	Y	5



605 Preston Place (1857)



611 Preston Place (1830)



515/619 Preston Place (1929)



625 Preston Place (1936)



630 Preston Place (1922)



626 Preston Place (1946)



624 Preston Place (1935)



620 Preston Place (1923)



622 Preston Place (1935)



612 Preston Place (1935)



608 Preston Place (1929)



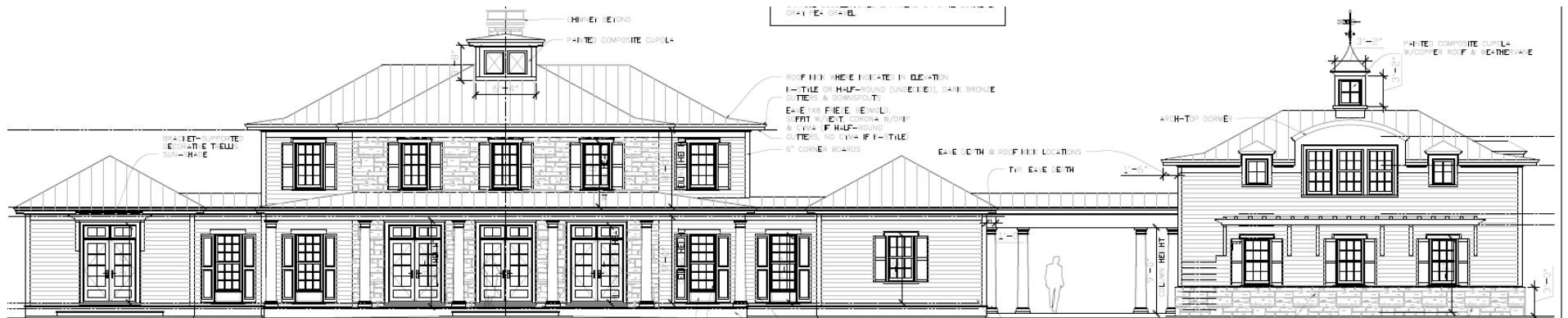
619 Cabell Ave. (1930)

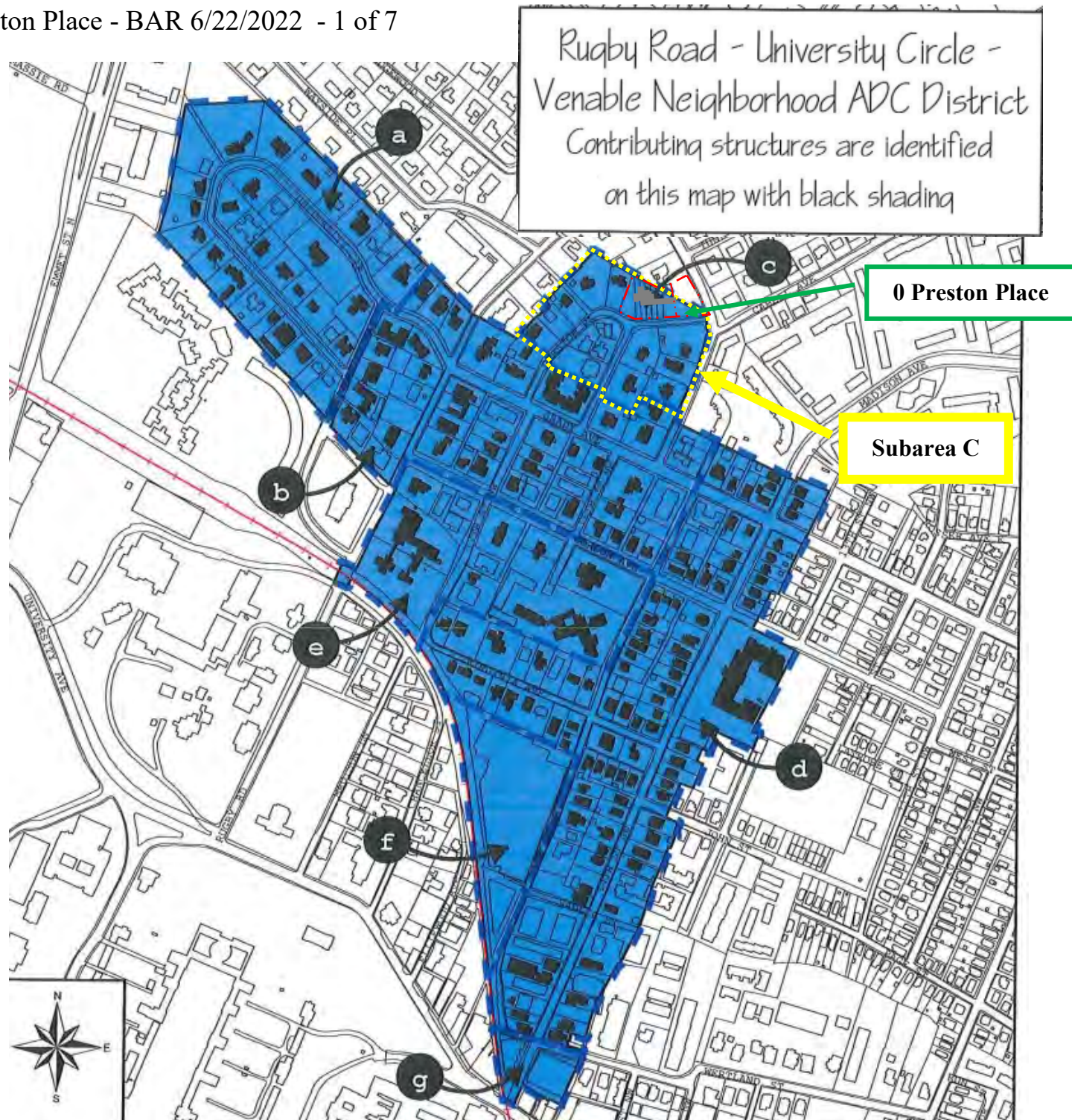


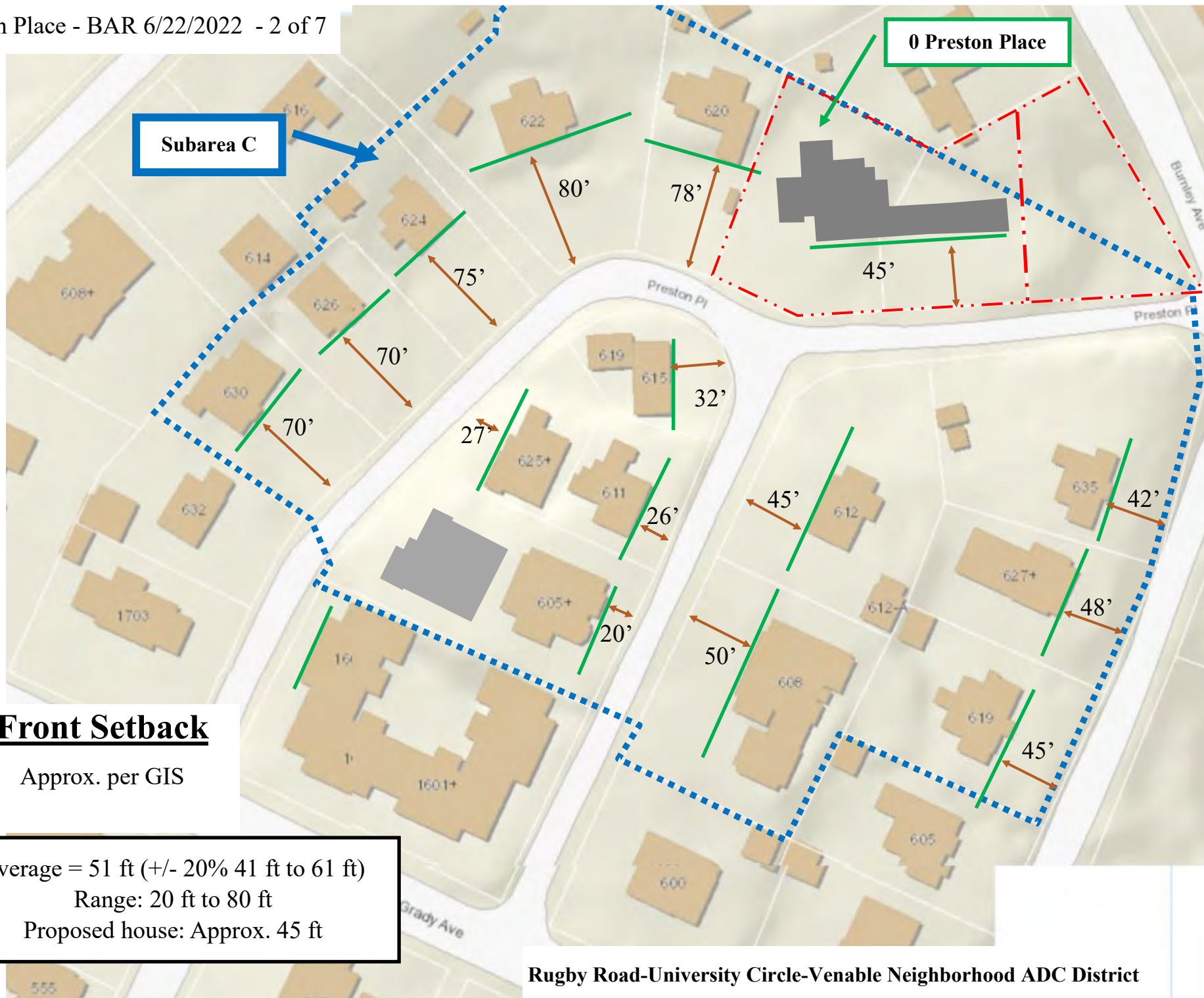
627 Cabell Ave. (1930)



635 Cabell Ave. (1925)







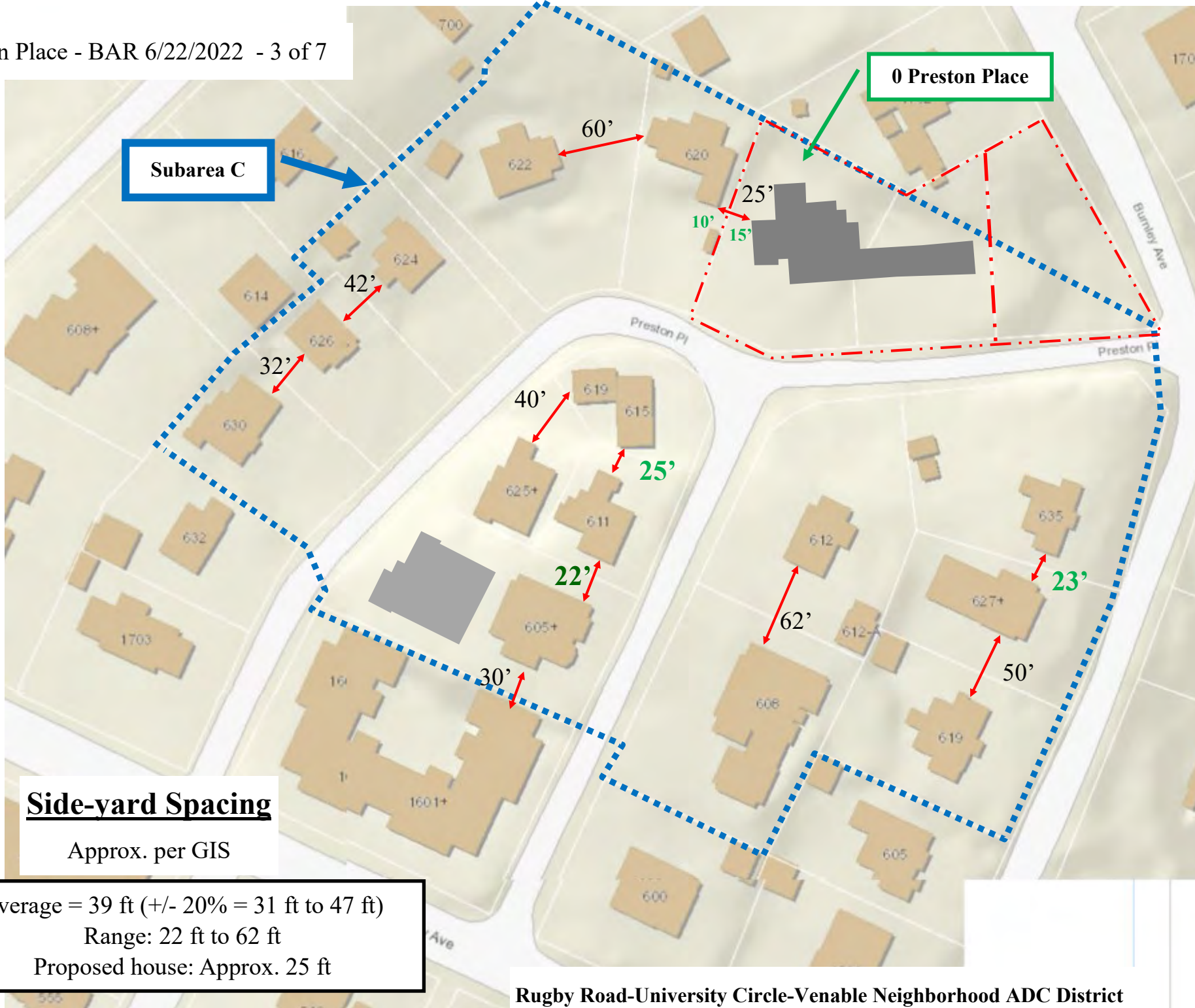
Subarea C

0 Preston Place

Front Setback

Approx. per GIS

Average = 51 ft (+/- 20% 41 ft to 61 ft)
Range: 20 ft to 80 ft
Proposed house: Approx. 45 ft

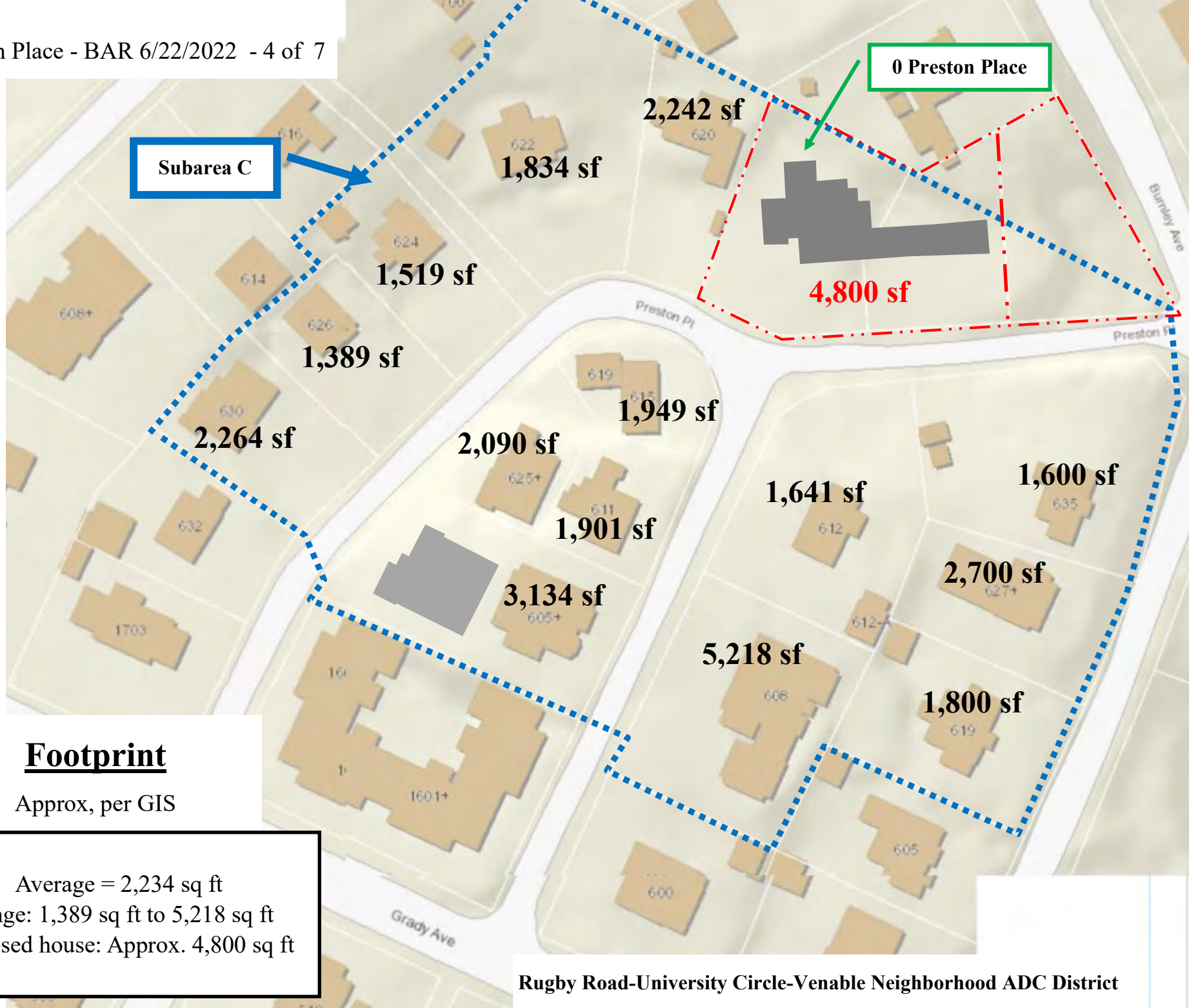


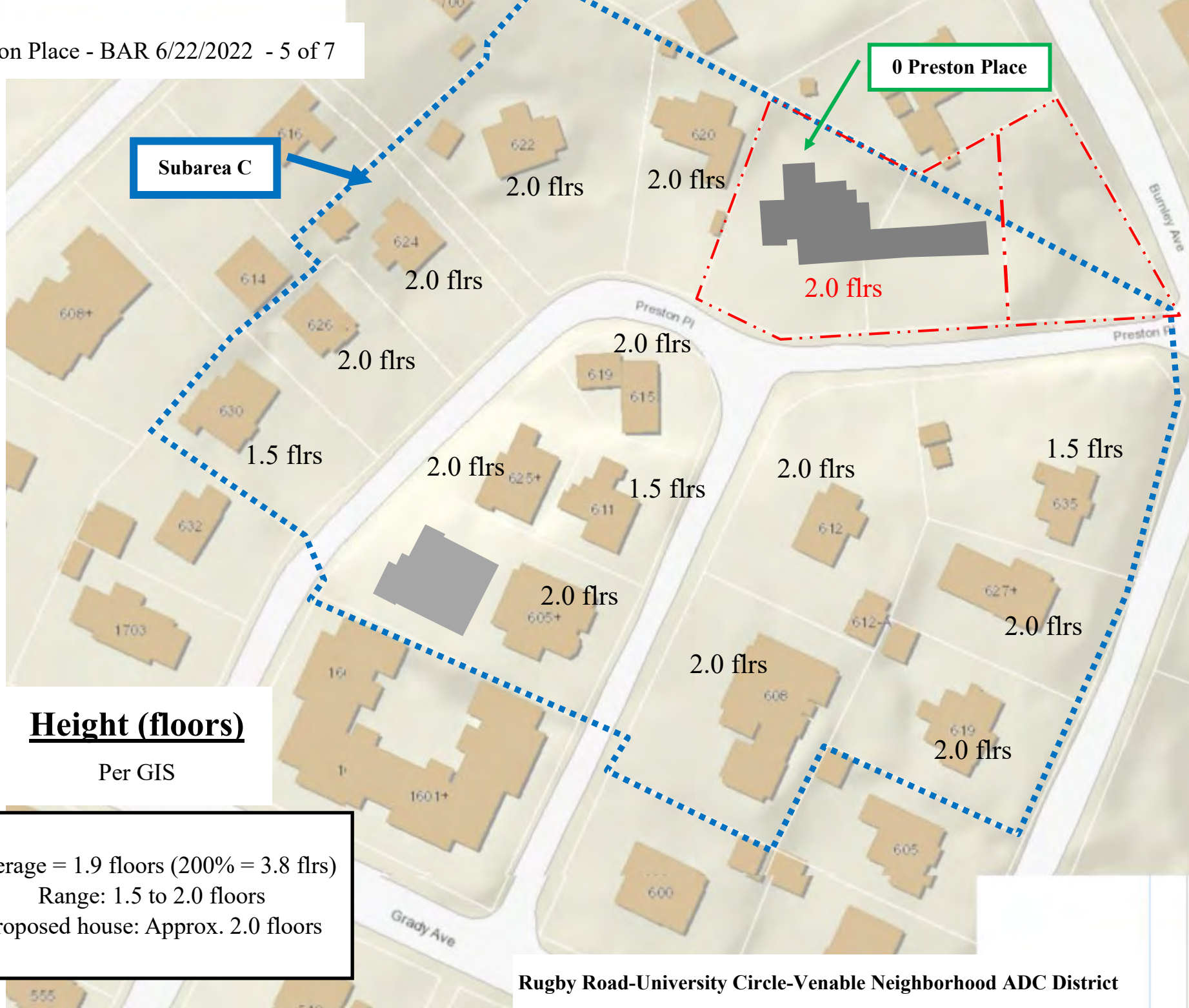
Subarea C

0 Preston Place

Side-yard Spacing
Approx. per GIS

Average = 39 ft (+/- 20% = 31 ft to 47 ft)
Range: 22 ft to 62 ft
Proposed house: Approx. 25 ft





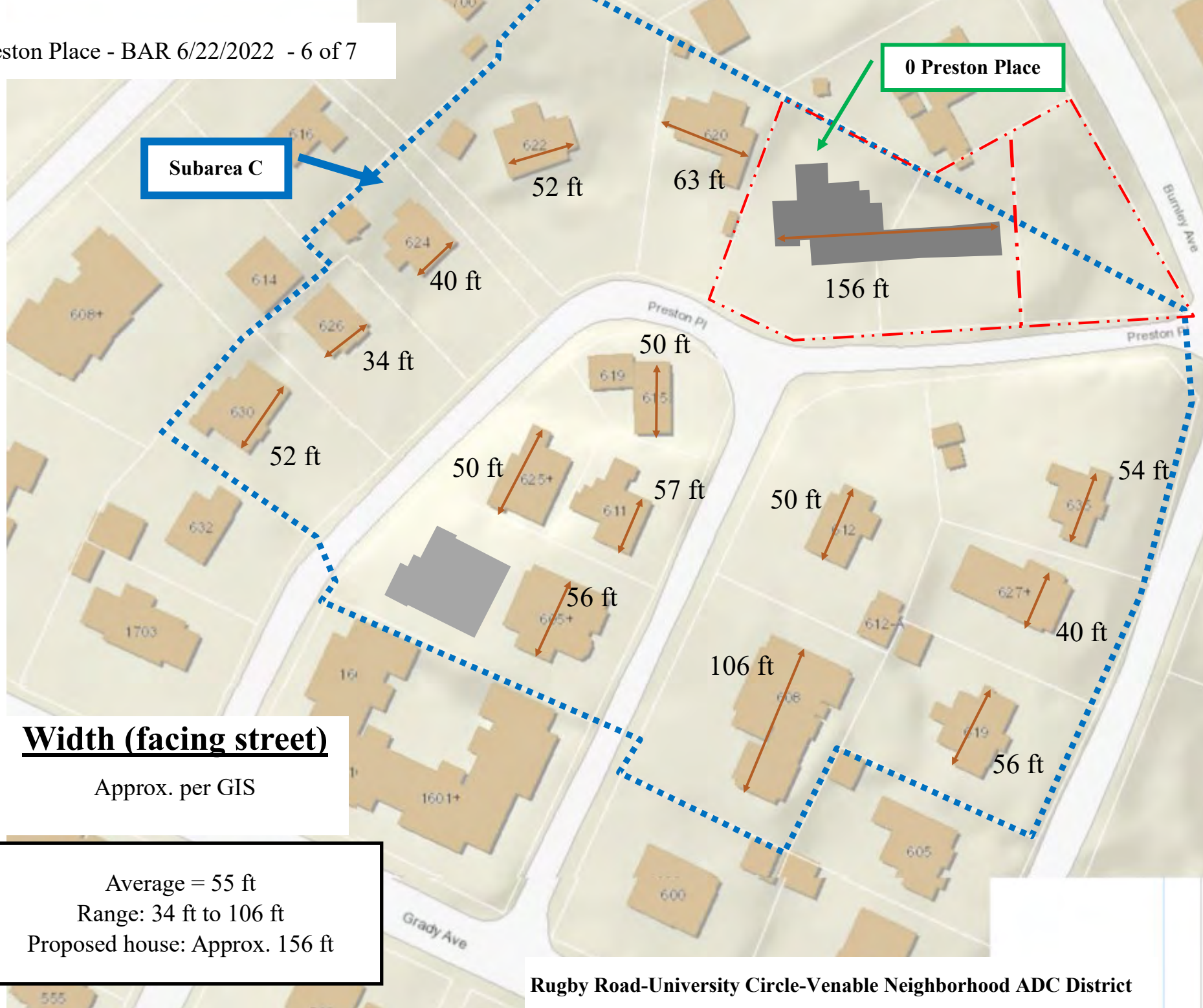
Subarea C

0 Preston Place

Height (floors)

Per GIS

Average = 1.9 floors (200% = 3.8 flrs)
Range: 1.5 to 2.0 floors
Proposed house: Approx. 2.0 floors



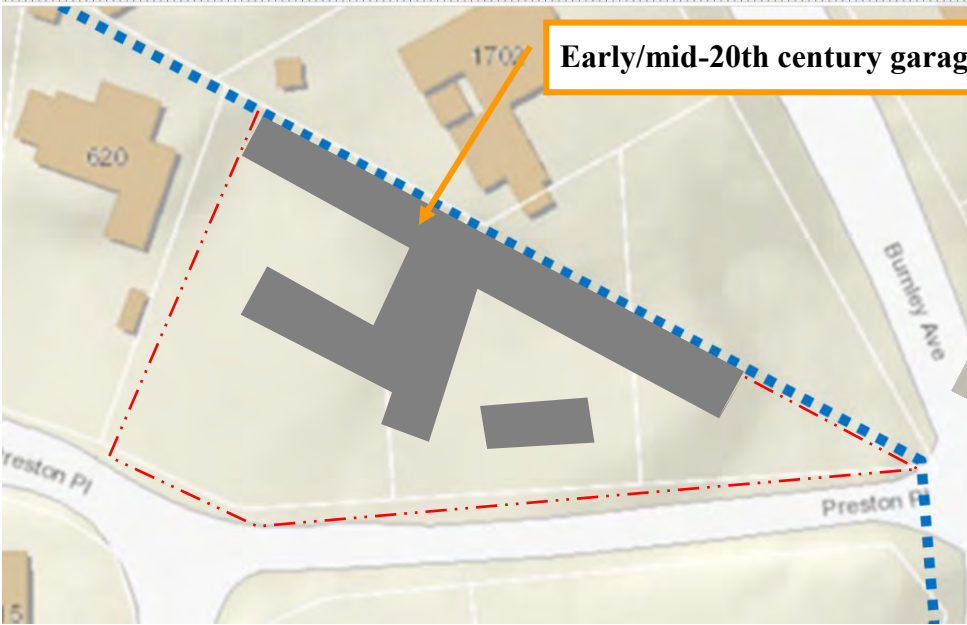
Subarea C

0 Preston Place

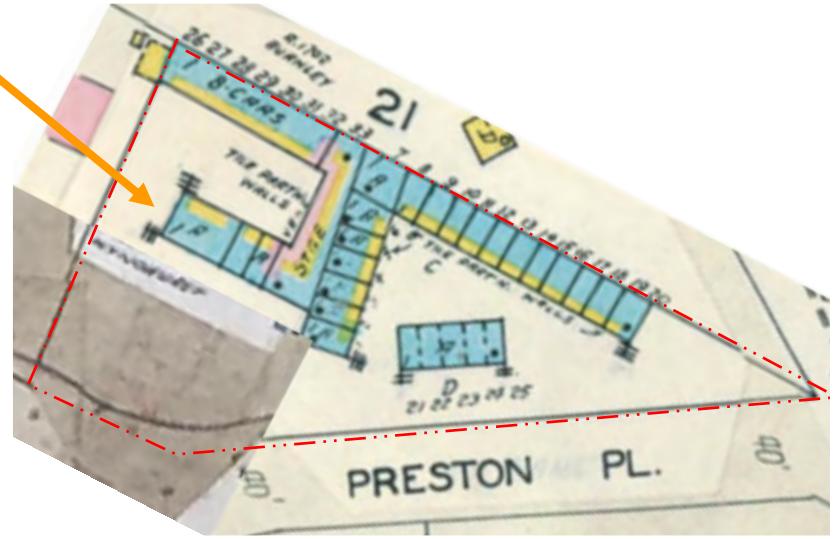
Width (facing street)

Approx. per GIS

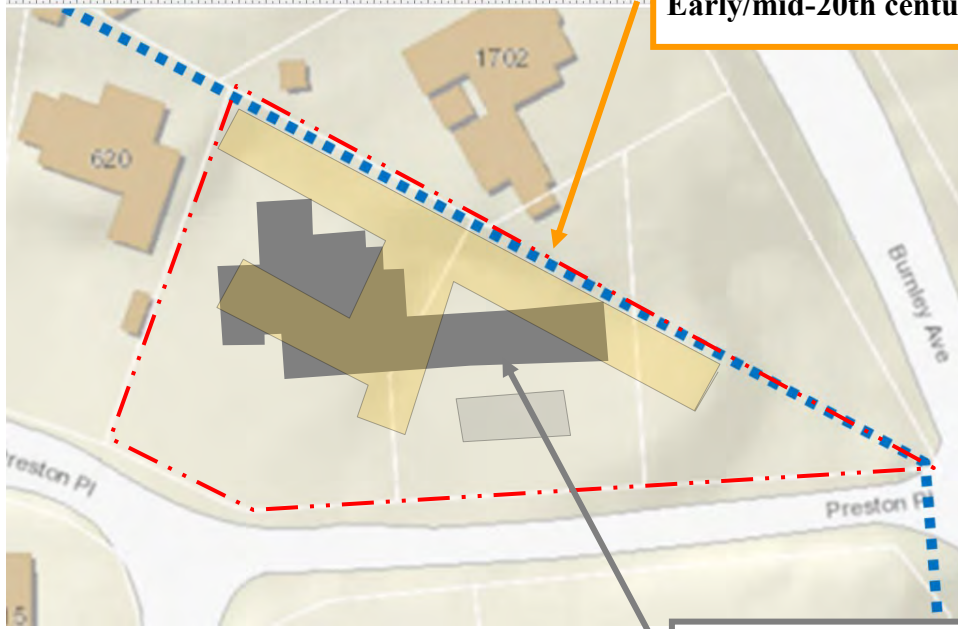
Average = 55 ft
 Range: 34 ft to 106 ft
 Proposed house: Approx. 156 ft



Early/mid-20th century garages

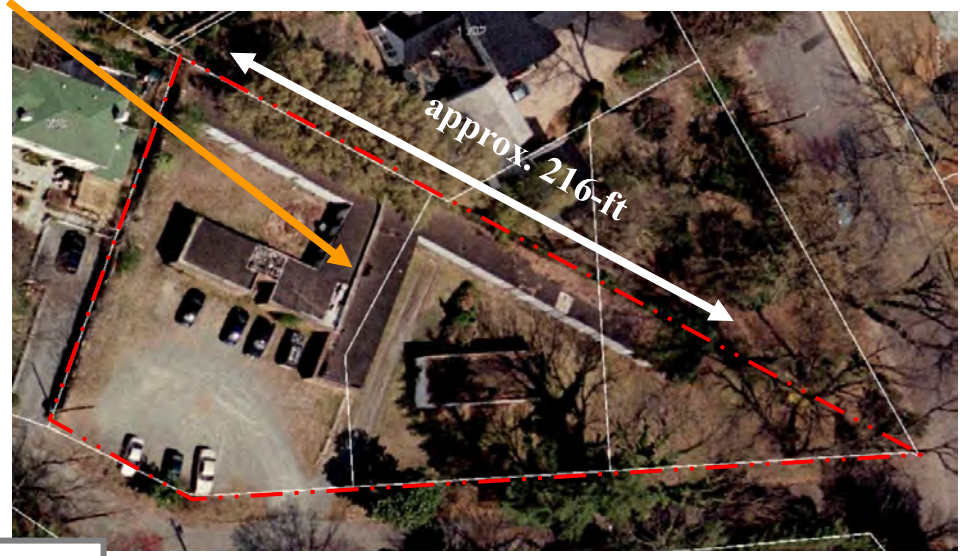


c1960s Sanborn Map



Early/mid-20th century garages

Propose residence



2006 aerial photo (City GIS)



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7299

Page 1 of 2

Street address No Address (Preston Place, just E of no. 620) See City map 5, parcel 116.
Town/City Charlottesville
Historic name _____ 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 checked="" type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <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"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

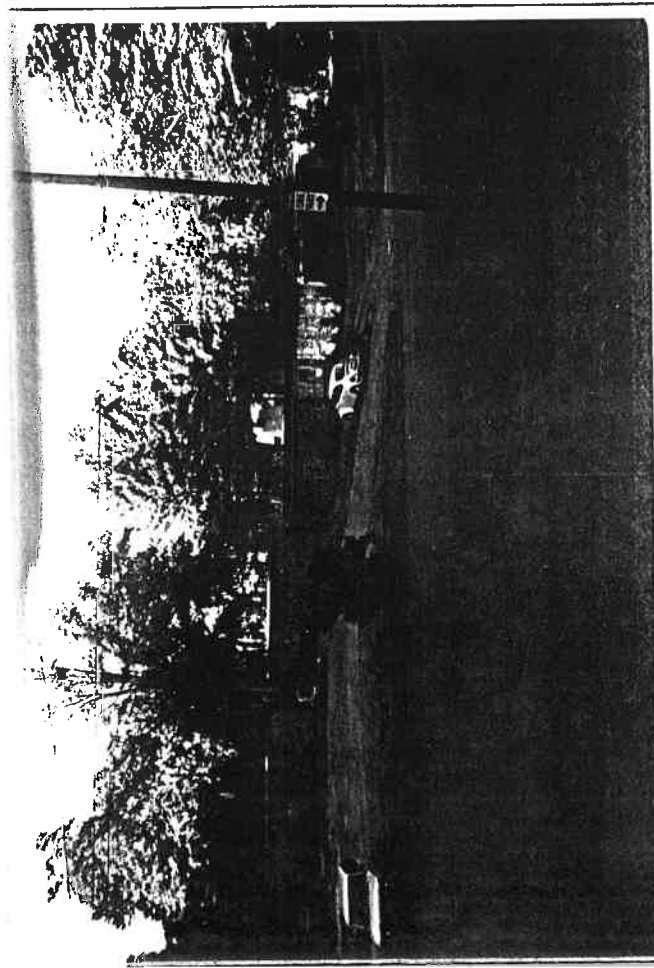
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input 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 checked="" type="checkbox"/> <i>garage and/or warehouses</i>

Style/period **Vernacular** Date **Ca. 1920-40** Architect/builder _____

Location and description of entrance **Numerous wooden garage bays.**



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

This rambling stone-clad structure appears to have been designed as garages and/or storage facilities.

Because of their material and relatively low height, they have relatively little visual impact on the neighborhood.

Historical information

Source _____



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	<u>STEVE & SUE LEWIS</u>	Applicant Name	<u>LEIGH BOYES</u>
Project Name/Description	<u>0 PRESTON PLACE</u>	Parcel Number	<u>050118001 & 050118002</u>
Project Property Address	<u>0 PRESTON PLACE, CHARLOTTESVILLE, VA.</u>		

Applicant Information

Address: 3033 ALBERENE CHURCH LN. ESMONT, VA. 22937
Email: Lblendon@gmail.com
Phone: (W) 434.296.7381 (C) 434.825.4500

Signature of Applicant

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

[Signature] 05.31.22
Signature Date

Property Owner Information (if not applicant)

Address: 429 MONROE LN. #5 CHARLOTTESVILLE, VA. 22903
Email: redslewis@gmail.com
Phone: (W) _____ (C) 540.270.1473

LEIGH BOYES 05.31.22
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 5/31/22
Signature Date
Steven Lewis 5/31/22
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): NEW 2-STORY 3-BEDROOM SINGLE-FAMILY HOME W/ 3-CAR GARAGE, ATTACHED VIA PORTE COCHERE.

List All Attachments (see reverse side for submittal requirements):
S1.0 CONTEXT PHOTOS, S1.1 SITE PLAN, S1.2 PERSPECTIVES & BLDG/SITE MATERIALS
A1.1 FIRST FLOOR PLAN, A1.2 SECOND FLOOR PLAN, A2.1 ELEVATIONS, A2.2 ELEVATION

For Office Use Only

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

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



PROPERTY VIEW, LOOKING NORTH & EAST
NO SCALE

1



PROPERTY VIEW, LOOKING SOUTH & WEST
NO SCALE

2



EXIST'G STONE WALLS
NO SCALE

3



PROPERTY VIEW, LOOKING NORTH
NO SCALE

4

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,
ESMONT, VA, 22937
434-296-7381

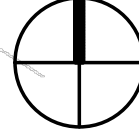
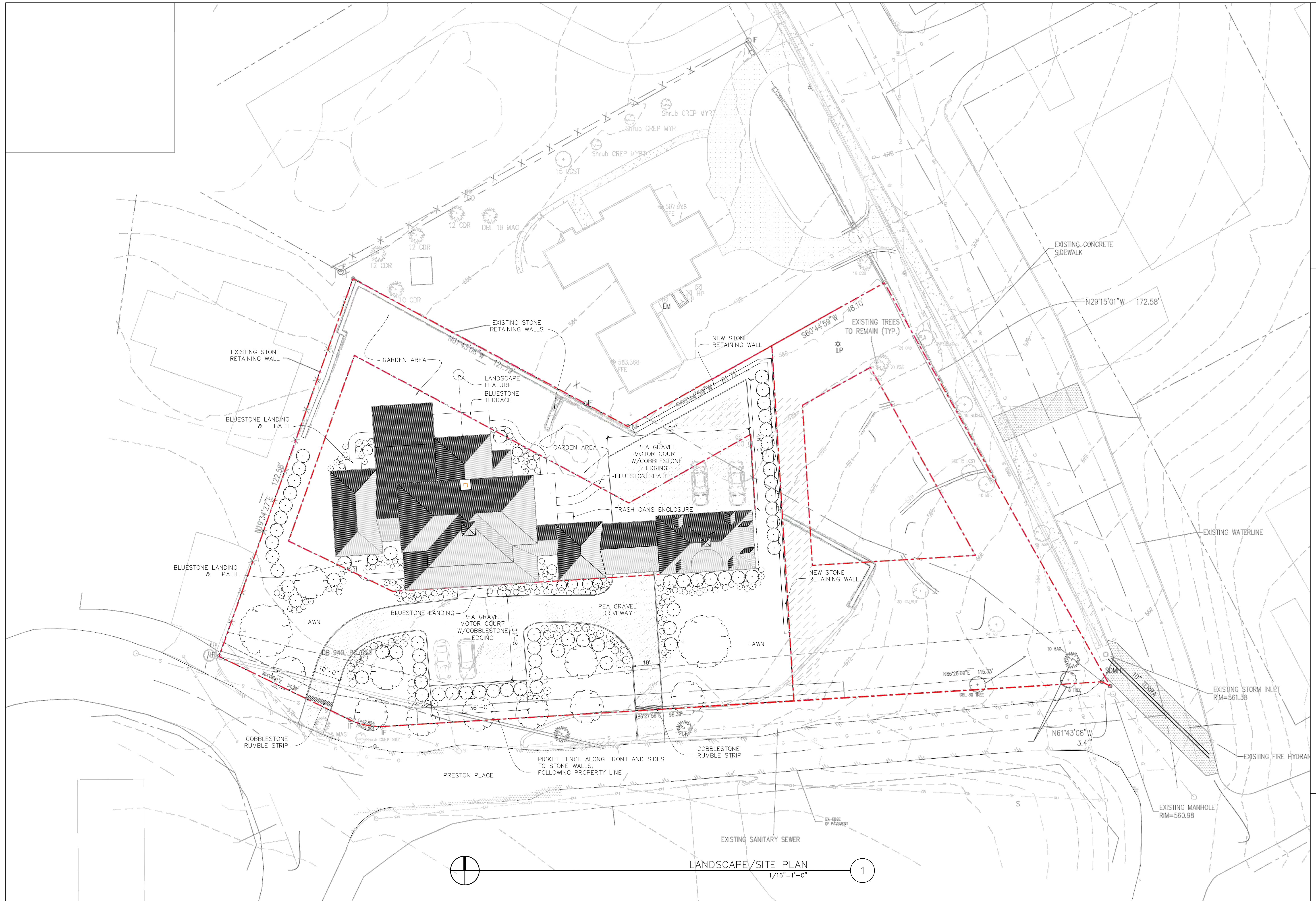
LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

SITE CONTEXT PHOTOS

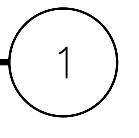
S1.0

05/30/22



LANDSCAPE/SITE PLAN

1/16"=1'-0"



SAGE DESIGNS

3033 ALBERNE CHURCH LANE,
ESMONT, VA, 22937
434-296-7381

LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

PRELIMINARY LANDSCAPE/SITE PLAN - 1/16"=1'-0"

S1.1

05/30/22



PERSPECTIVE FROM PRESTON PLACE
NO SCALE

1



BUILDING STONE
NO SCALE

2



BLUESTONE PATIOS
NO SCALE

3



COBBLESTONE EDGING
NO SCALE

4



PEA GRAVEL DRIVEWAY
NO SCALE

5



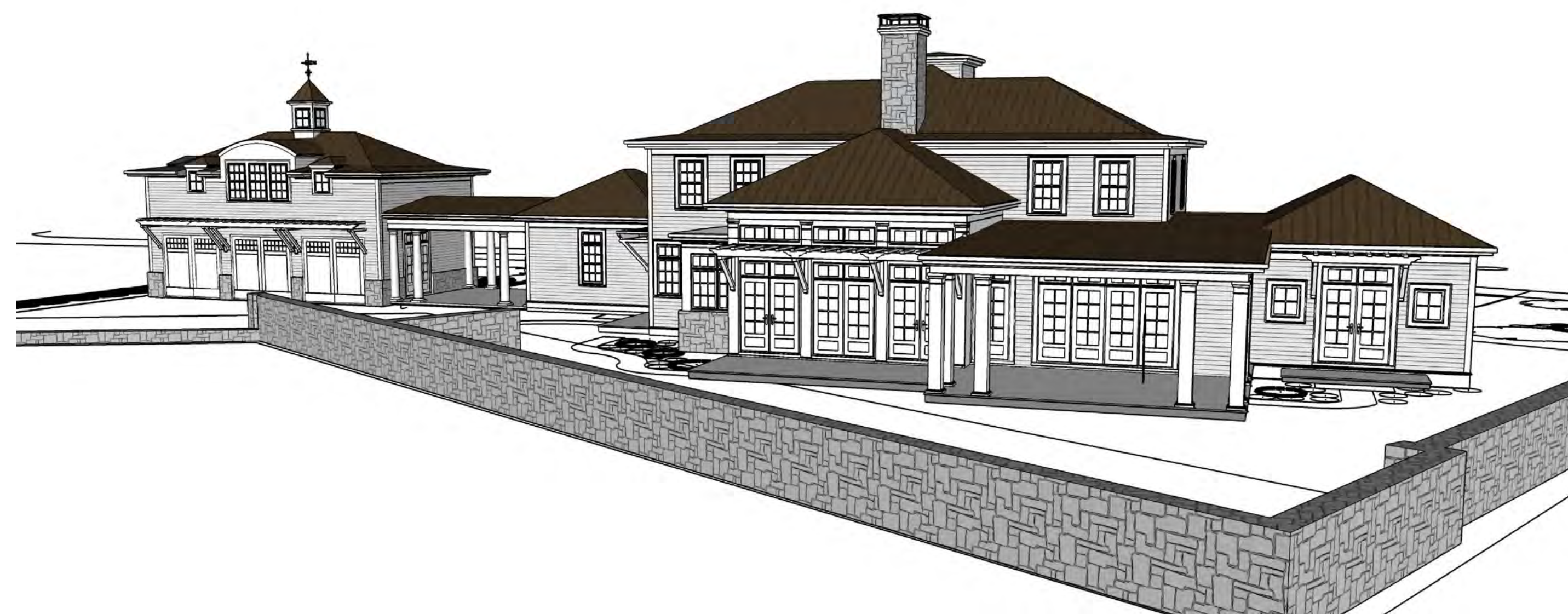
PORTE COCHERE FLOOR
NO SCALE

6



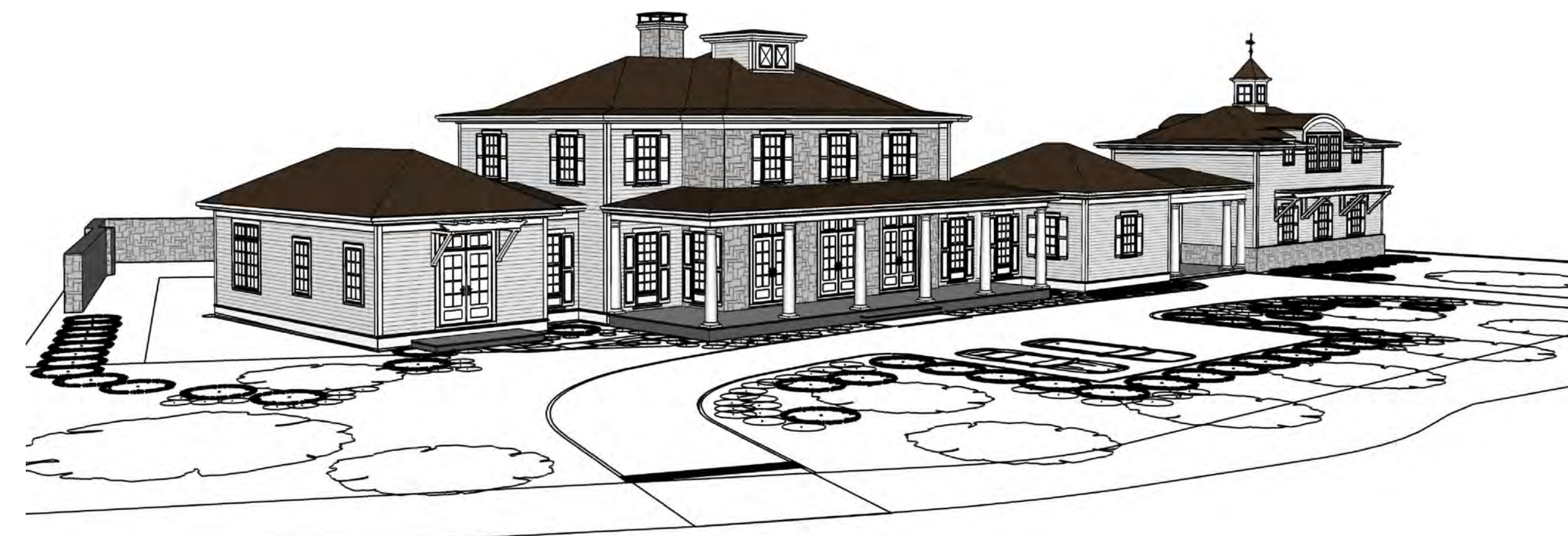
STONE STEPPERS
NO SCALE

7



PERSPECTIVE
NO SCALE

8



PERSPECTIVE
NO SCALE

9

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,
ESMONT, VA, 22937
434-296-7381

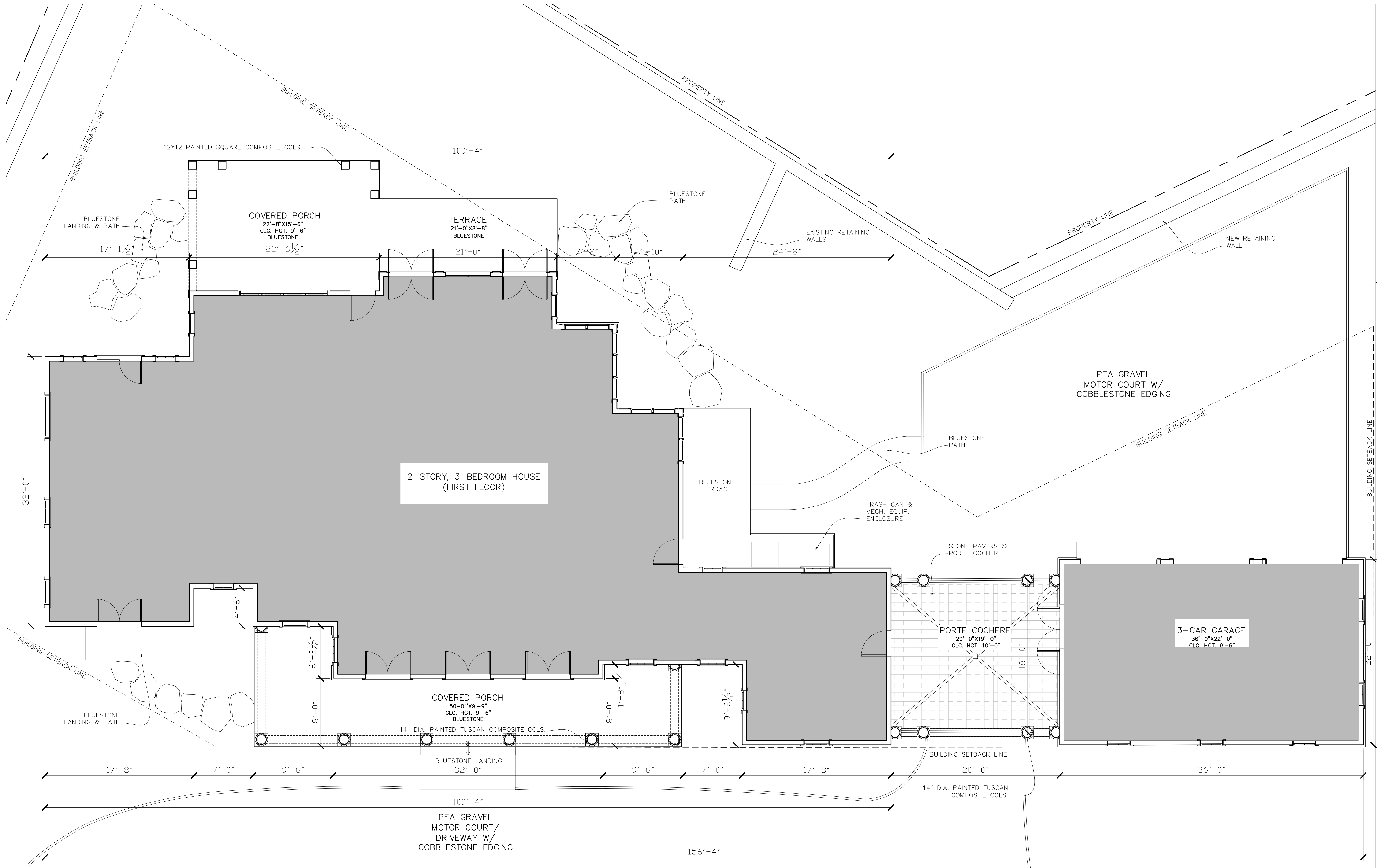
LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

BUILDING PERSPECTIVES & BUILDING/SITE MATERIALS

S1.2

05/30/22

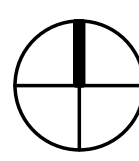


SAGE DESIGNS
 3033 ALBERNE CHURCH LANE,
 ESMONT, VA, 22937
 434-296-7381

LEWIS RESIDENCE
 PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

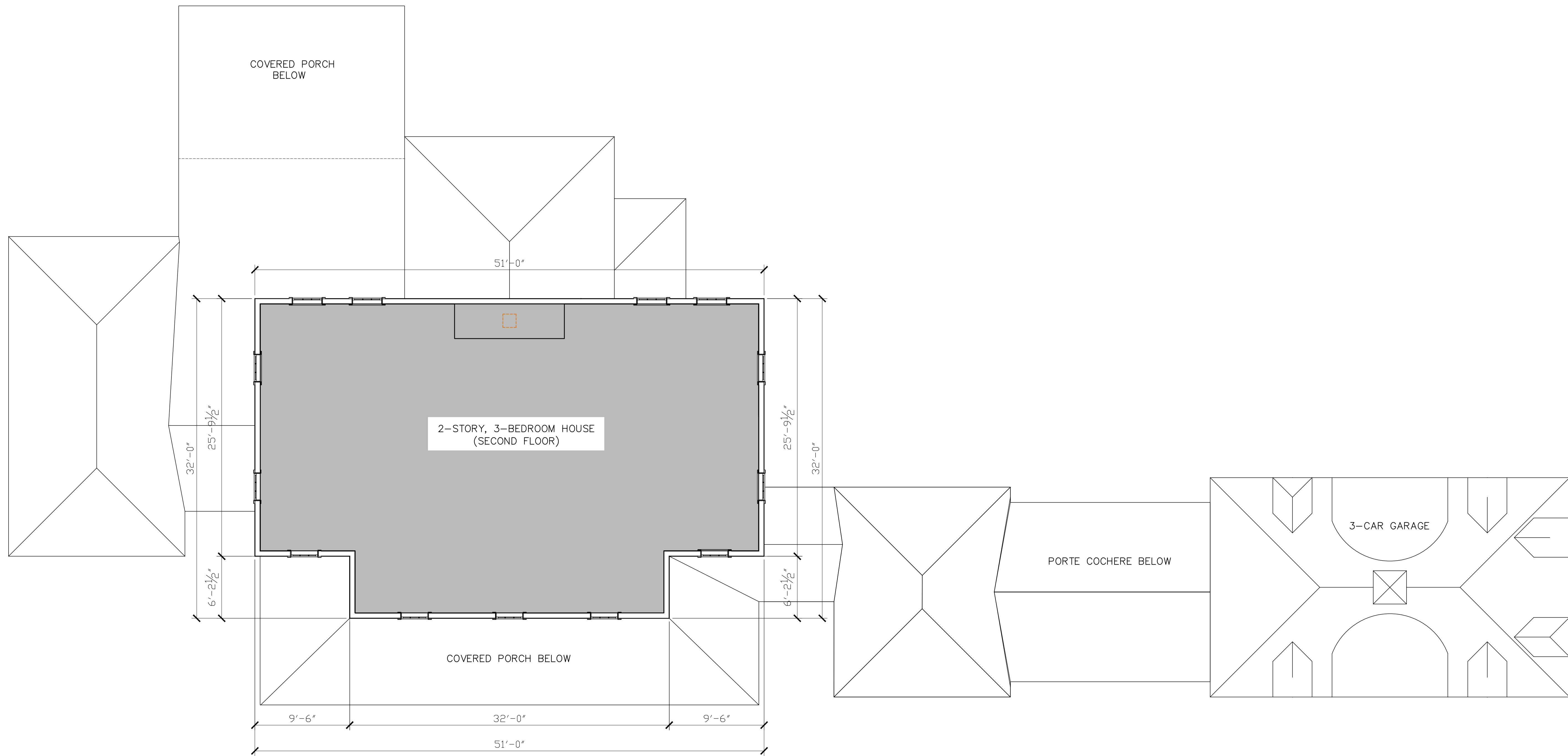
FIRST FLOOR PLAN

A1.1
 05/30/22



FIRST FLOOR PLAN
 3/16"=1'-0"

1



SECOND FLOOR PLAN
3/16"=1'-0"

SAGE DESIGNS
3033 ALBERNE CHURCH LANE,
ESMONT, VA, 22937
434-296-7381

LEWIS RESIDENCE
PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

SECOND FLOOR PLAN

A1.2
05/30/22

SAGE DESIGNS

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ESMONT, VA, 22937
434-296-7381

LEWIS RESIDENCE

PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

ELEVATIONS

A2.2

05/30/22



WEST ELEVATION
3/16"=1'-0"

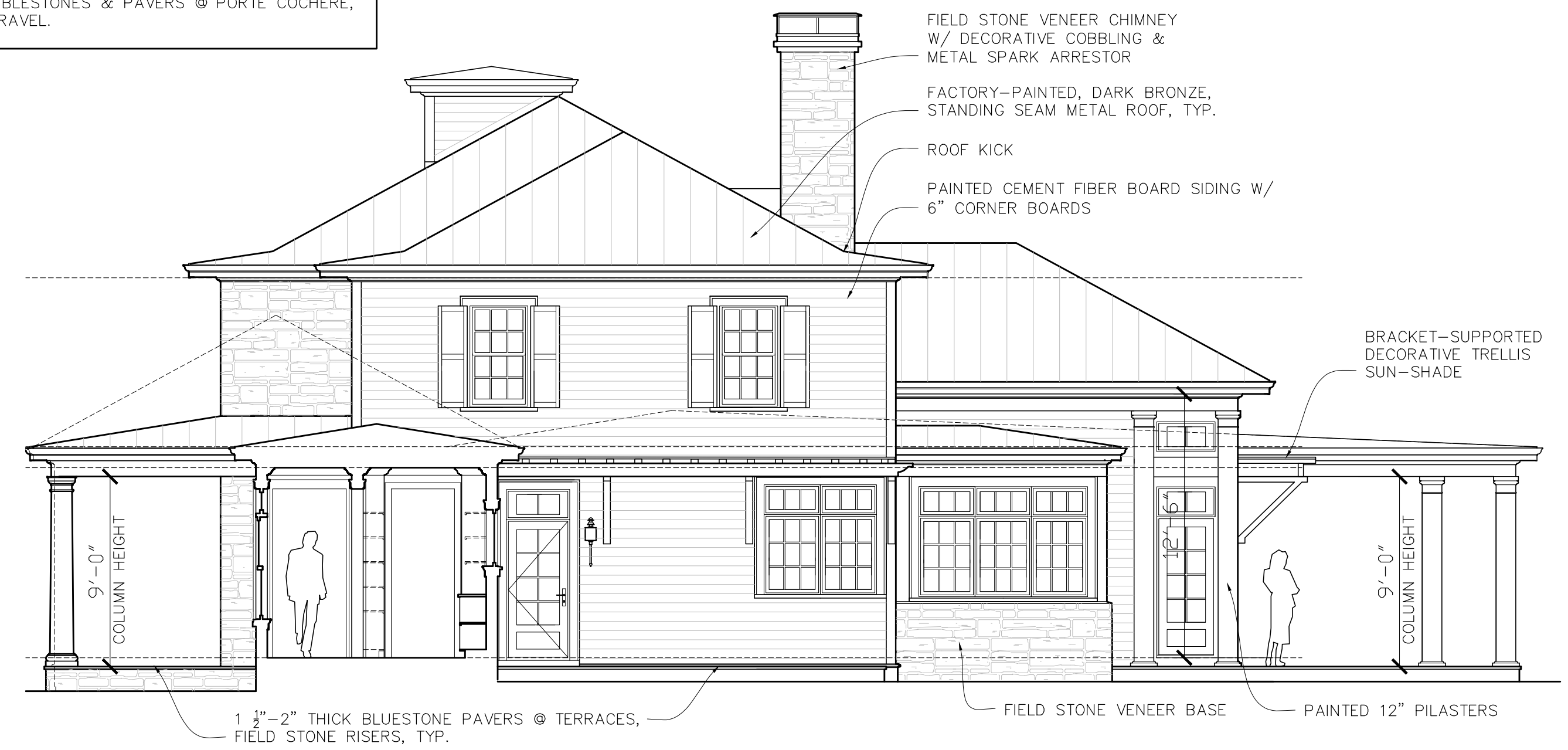
1

NOTE:
MATERIALS COLOR SCHEME -
PAINTED (WHITE) CEMENT FIBER BOARD SIDING,
PAINTED (WHITE) TRIM,
FACTORY-PAINTED (WHITE) CLAD WOOD WINDOWS,
FACTORY-PAINTED (DARK BRONZE) CLAD WOOD DOORS,
PAINTED (WHITE) COMPOSITE TRIM,
PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,
MIX OF GRAYS & BROWNS BUILDING & WALL STONE,
DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,
BLUESTONE PAVERS,
GRANITE COBBLESTONES & PAVERS @ PORTE COCHERE,
GRAY PEA GRAVEL.



EAST ELEVATION @ GARAGE
3/16"=1'-0"

3



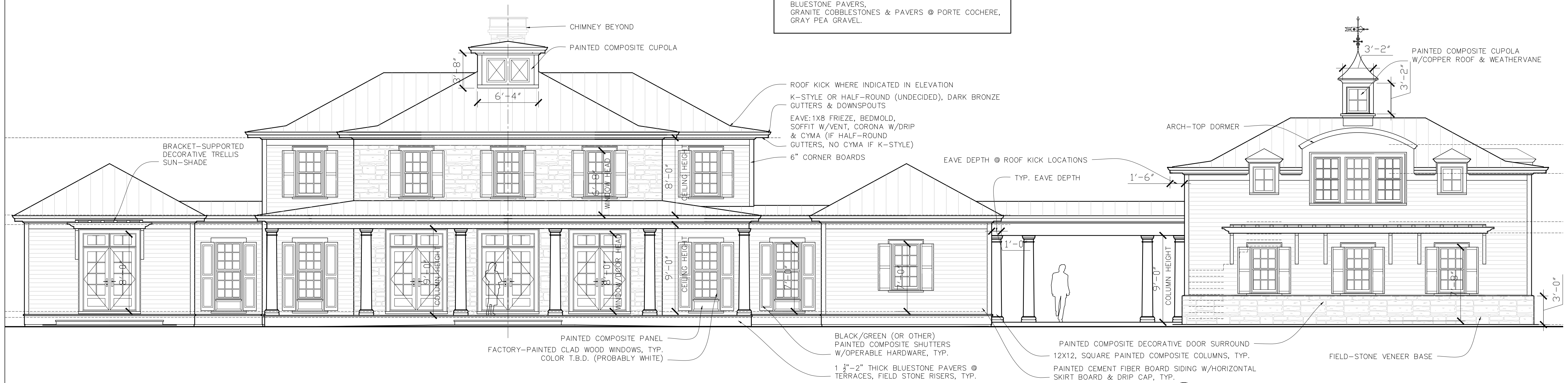
EAST ELEVATION/SECTION THROUGH HALL/PANTRY
3/16"=1'-0"

2



NORTH ELEVATION
3/16"=1'-0" 1

NOTE:
 MATERIALS COLOR SCHEME -
 PAINTED (WHITE) CEMENT FIBER BOARD SIDING,
 PAINTED (WHITE) TRIM,
 FACTORY-PAINTED (WHITE) CLAD WOOD WINDOWS,
 FACTORY-PAINTED (DARK BRONZE) CLAD WOOD DOORS,
 PAINTED (WHITE) COMPOSITE TRIM,
 PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,
 MIX OF GRAYS & BROWNS BUILDING & WALL STONE,
 DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,
 BLUESTONE PAVERS,
 GRANITE COBBLESTONES & PAVERS @ PORTE COCHERE,
 GRAY PEA GRAVEL.



SOUTH ELEVATION
3/16"=1'-0" 2

SAGE DESIGNS
 3033 ALBERNE CHURCH LANE,
 ESMONT, VA, 22937
 434-296-7381

LEWIS RESIDENCE
 PRESTON PLACE, CHARLOTTESVILLE, VA. 22903
 ELEVATIONS

A2.1
 05/30/22

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2022**



Recommendation to City Council – IPP designation

BAR 22-07-01

415/415-B 10th Street NW, TMP 4046000

Owner/Applicant: Dairy Holdings, LLC



Background

The church, parish hall, and rectory were originally constructed elsewhere and relocated to this site in--or soon after--1939 by the congregation of Trinity Episcopal Church. The church, built in 1910 in Palmyra (Fluvanna County), was disassembled and moved to 10th Street in 1939. According to church history, either in 1939 or very soon after, the parish hall and rectory were either moved to 10th Street from other locations or constructed new; however, their origins and dates of construction are uncertain. (Between 1919 and 1939, Trinity was located at what is now a pocket park at intersection of West High Street and Preston Avenue. The acquisition of land for Lane High School and McIntire Road forced the congregation's move to 10th Street, leaving behind a church and, possibly, a separate dwelling, which were razed. In 1974, the congregation moved from 10th Street to its present location at 1118 Preston Avenue.)

Prior BAR Reviews

The property is not locally designated, no prior applications to the BAR.

Note: In December 2021, acknowledging efforts to preserve the buildings, the BAR awarded the owner a 2021 Preservation and Design Award for *Important Preservation of a Significant Neighborhood Structure*.

Request

The BAR is asked to make a recommendation to City Council on the owners request to designate as an Individually Protected Property (IPP) an approximately 0.19-acre parcel with three existing structures—referred to as church, parish hall, and rectory--at the NE corner of 10th Street, NW and Grady Avenue.

This request would amend City Code Section 34-273(b), designating the parcel an IPP, and City Code Section 34-1, adding to the parcel the overlay of a Minor Architectural Design Control District. Designation of an IPP follows the process for an amendment to the City's zoning ordinance and zoning map, including a public hearing and notification. In reviewing the requested designation, City Council shall consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) regarding criteria found in City Code Section 34-274.

Attachments:

- City’s 1981 Historical Survey of 415 10th Street NW
- VDHR VCRIS documentation from the 2020 survey [10th and Page Neighborhood]
- Photos and maps.

Proposed revisions to Sec. 34-273. - Individually protected properties.

(b) Following is a list of landmarks, buildings and structures outside the city's major design control districts, which are deemed by city council to be of special historic, cultural, or architectural value (each, individually, a "Protected Property"). Each parcel containing a protected property is hereby designated a minor design control district.

[...]

71.1	414/415-B	Tenth [10 th] Street, NW	Tax Map 4	Parcel 46
------	-----------	--------------------------------------	-----------	-----------

Note: The number 71.1 is used to maintain the alphabetical order of the IPP list.

Discussion

Based on the criteria found in Section 34-274 (analysis below), staff recommends the BAR recommend that City Council amend Code Sec. 34-274 to add this parcel to the list of IPPs and to amend the Zoning Map to designate this parcel as an IPP, with the church, parish hall, and rectory as contributing structures.

Note: An IPP is a local designation, therefore primary consideration should be given to its importance to this city and this community. While it is helpful to refer to the NRHP criteria, neither eligibility nor listing should be considered requirements for **local recognition**. In fact, the relevant City Code section states that IPP designation is not determined by NRHP listing, but a way *to encourage nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register.*

Additionally, of the City’s 76 IPPs:

- 32 are not listed on the NRHP
- 25 are individually listed on the NRHP
- 19 are contributing resources to a NRHP historic district (most, if not all, were IPPs before being included in a district)

Suggested Motions

Recommend approval: Having reviewed the criteria for designation of Individually Protected Properties per City Code Section 34-274, I move the BAR recommend that City Council approve the request to designate 415/415-B 10th Street NW (Parcel 4-46) an Individually Protected Properties.

Or

Recommend denial: Having reviewed the criteria for designation of Individually Protected Properties per City Code Section 34-274, I move that for the following reasons the BAR recommend that City Council deny the petitions to designate this property an Individually Protected Property: ...

Standard of Review – IPP Designation

Sec. 34-274. - Additions to and deletions from districts or protected property list.

- a) City council may, by ordinance, from time to time, designate additional properties and areas for inclusion within a major design control district; remove properties from a major design control district; designate individual buildings, structures or landmarks as protected properties; or remove individual buildings, structure or landmarks from the city's list of protected properties. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city's zoning ordinance and zoning map.
- b) Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the board of architectural review ("BAR") as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations: [listed below with staff comments inserted]

(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places (NRHP) or the Virginia Landmarks Register (VLR);

Staff Comment: The property is not currently listed on the NRHP or the VLR. In 2020, the City completed an architectural and historical survey of 434 properties within the 10th and Page Neighborhood, which included 415/415-B 10th Street NW and the three structures on the property. The review board of the Virginia Department of Historic Resources recommended the 10th and Page Neighborhood Historic District be eligible for listing on the VLR and NRHP, with Trinity's former church, parish hall, and rectory identified as *contributing* resources; however, the buildings were not recommended for individual listing at that time. The church and parish hall are significant for their wood-frame vernacular Gothic architecture as well as for the role Trinity Episcopal Church's members played in the Charlottesville community in the twentieth century, especially during the City's local civil rights movement.

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

Staff Comment: The property contains three structures, but only the history of the church building is clearly known. The building was built in 1910 in Palmyra, Fluvanna County, and was designed by C. Chastain Cocke. Preliminary research identifies Cocke as a contractor

and bridge builder in Fluvanna County, but neither his architecture or other buildings are renowned or prominent.

The property is associated with those twentieth-century leaders of the City's African-American community who attended Trinity Episcopal Church and the church itself made significant strides to unite and empower Black Charlottesville residents during the City's era of segregation.

Rev. Cornelius Dawson, Rev. Henry Mitchell, and George Ferguson were part of the Trinity Church community and all distinguished leaders in Charlottesville's civil rights movement.

Rev. Dawson led Trinity Episcopal Church between 1936 and 1946 and assisted local nurse Daisy Green in founding the Janie Porter Barrett Nursery School, a preschool that first served African-American families and remains Virginia's longest-operating daycare.

Rev. Mitchell helmed the church between 1958 and 1977 and launched the Trinity Program in 1964, which provided Black children with summer camp activities as well as year-round preschool services. Rev. Mitchell was also the first Black president of the Charlottesville school board.

George Ferguson was an active congregant at the church and a prominent Black undertaker in Charlottesville. Ferguson led the Charlottesville NAACP as president and campaigned to integrate the University of Virginia hospital.

Given Trinity Church's ties with these three significant leaders and the services that the church itself sponsored, like the Trinity Program, to serve Charlottesville's Black community during the twentieth century, the three buildings are significant for their association with historic people and events.

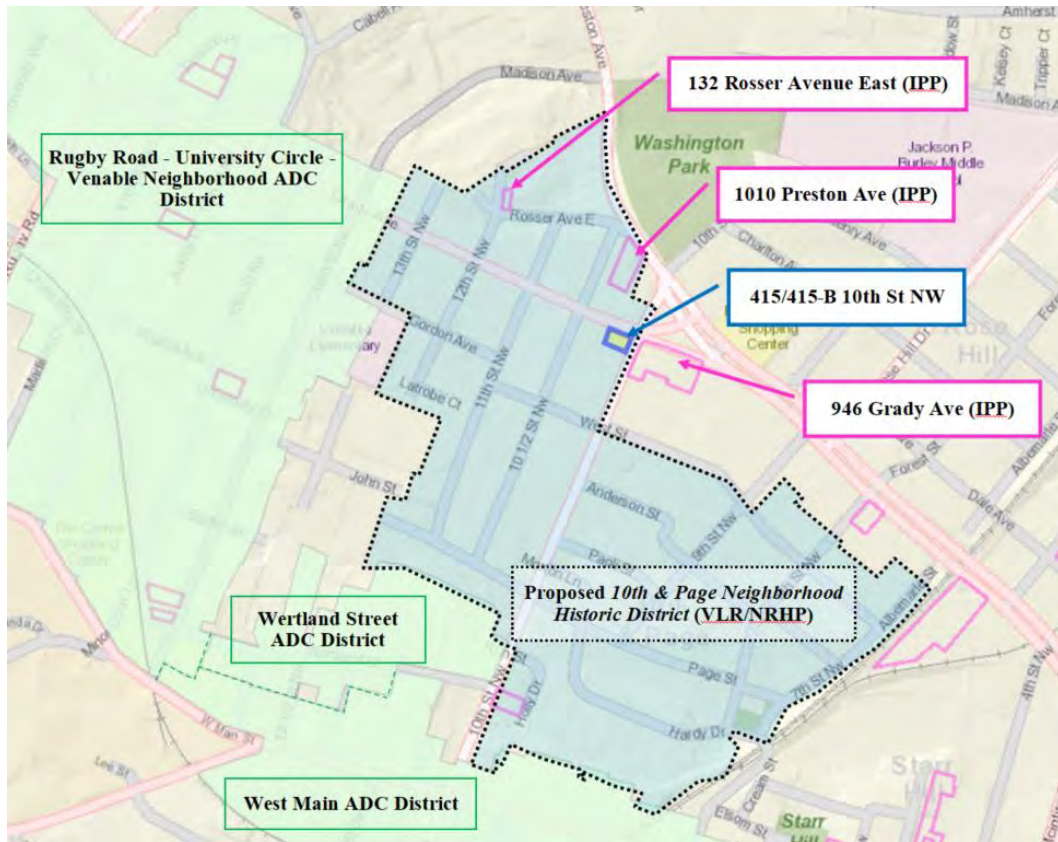
(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;

Staff Comment: The three buildings are striking and attractive framed structures that are significantly visible at the busy intersection of 10th Street NW and Preston and Grady avenues. The church building is the most prominent of the three buildings. The wood-frame vernacular Gothic building is articulated with a steep front-end gable roof and inset pointed-arch bargeboard that creates a recess framing a circular window and the front entrance beneath. The building is further complemented by pointed-arch windows that illuminate the sanctuary.

The former parish hall and rectory, are architecturally simpler than the church building. The parish hall is a one-story gable-roofed wood building with two-over-two sash windows and asbestos siding. The rectory resembles many other early twentieth-century dwellings in Charlottesville: it is a two-story wood house with a front-facing gable roof, one-over-one sash windows, and a gable-roofed front porch.

Even though the church possesses more striking visual qualities than the parish hall or rectory, all three buildings complement each other and together are still clearly legible as a mid-twentieth-century church campus.

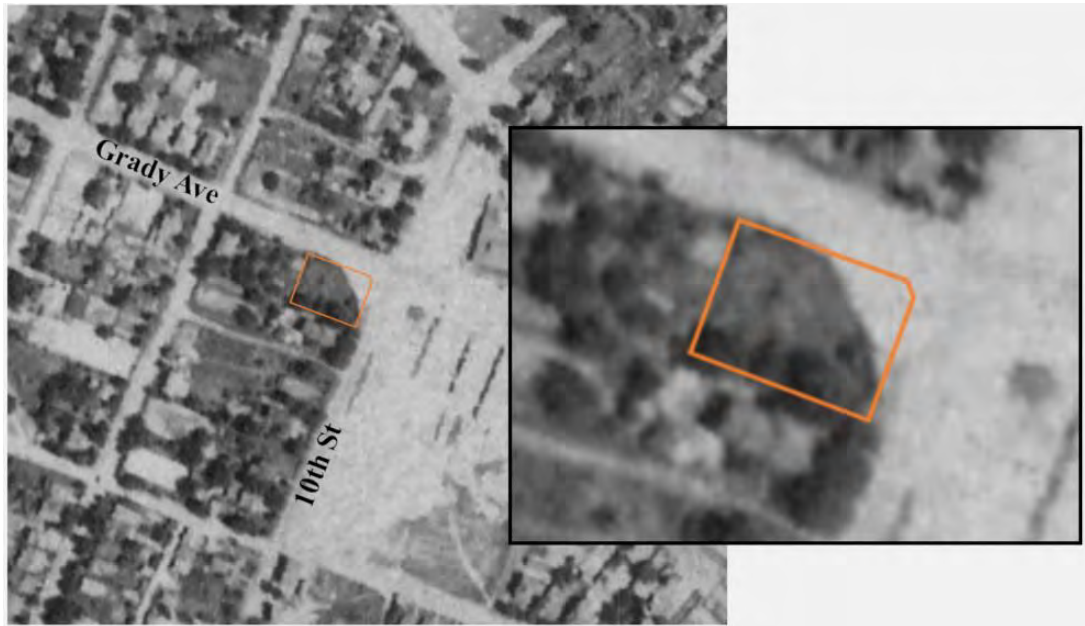
The property is not within an existing City-designated Architectural Design Control (ADC) District. It is ¼-mile east of the Rugby Road-University Circle-Venable Neighborhood ADC District; 1/3-mile north of the Wertland Street and West Main ADC Districts; and within a few blocks of three IPPs.



(4) The age and condition of a building or structure;

Staff Comment: Only construction date of the church is confidently known: 1910 in Palmyra, VA, then disassembled and moved in 1939. The parish hall and rectory were reportedly relocated from other sites, though possibly constructed as new buildings at the present site. A 1937 aerial image (below) of the site suggests that neither building was present at least two years prior to the church being relocated here in 1939.

All three buildings have existed at the present site for 83 years. The present owner recently conducted exterior repairs to the church and parish hall. The buildings are in good to fair condition. (During the July 12, 2022 Planning Commission meeting, the owner's representative commented that in 2020 the following had been completed on the church and parish hall: misc. repairs and painting of exterior; reglaze the windows; update the MEP systems and equipment; alterations for ADA accessibility; repairs to a foundation wall; and expose the rafters within the parish hall.)



1937 aerial image of site. Parcel highlighted in orange. No buildings present.
[\(https://geoportal.lib.virginia.edu/UVAImageDiscovery/\)](https://geoportal.lib.virginia.edu/UVAImageDiscovery/)

(5) Whether a building or structure is of old or distinctive design, texture and material;

Staff Comment: The vernacular Gothic architectural language employed on the church is relatively uncommon in the city and distinguishes the church from other buildings in Charlottesville. This vernacular Gothic style is conveyed through the pointed-arch bargeboard in the front gable, the circular window on its façade, and the pointed-arch windows on all elevations. Its wood construction is also uncommon for church buildings in the city.

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

Staff Comment: The vernacular Gothic architectural language employed at the church is relatively uncommon in the city and distinguishes the church from other buildings in Charlottesville.

The completeness of the church campus is also a distinguishing quality of the site; together, the church building, parish hall, and rectory all served essential purposes for a functioning church in the twentieth century. All three buildings were critical to Trinity Episcopal Church operations and together, still contribute to the site's historic character.

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;

Staff Comment: The church and parish hall are rare surviving examples of wood church buildings within Charlottesville city limits. Most of the City's surviving churches built before 1960 are masonry (brick or concrete block). Of the City's landmark church buildings

that are historically associated with Charlottesville's African-American community, most are masonry: Mt. Zion Baptist Church (105 Ridge Street, constructed 1884), First Baptist Church [also Delevan Baptist Church] (632 West Main Street, constructed 1877), Ebenezer Baptist Church (113 6th Street NW, constructed 1894, rebuilt 1907), and Church of God in Christ (132 Rosser Avenue East, constructed 1947).

Within the City, staff identified only two other surviving wood churches built before 1960: the Woolen Mills Chapel (1819 E. Market Street, constructed 1887) and the former Bethel Baptist Church building (501 Commerce Street, constructed 1920). Given the rarity of wood churches in Charlottesville, the church and parish hall at 415 10th Street merit protection.

From the 2020 survey: This site has been the location of a neighborhood religious organization for over fifty years. The architecture of both the dwelling and the church building complex is one of the few intact examples of a mid-20th century African American religious landscape in Charlottesville. While, some of the original fabric has been altered on the parish house and the church annex, the chapel remains intact. The value of Trinity Episcopal lies in its role as a community gathering place and house of worship serving the 10th and Page neighborhood and the larger city of Charlottesville.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

Staff Comment: The buildings lie at the NE corner of the historically working-class, predominately African American neighborhood known as 10th and Page. The church was culturally and historically an integral part of that neighborhood, more so than representing an aesthetic or architectural relationship to the neighborhood.

The property is also linked to other landmark church buildings historically associated with Charlottesville's Black community. Of these, three are within City-designated Architectural Design Control Districts and one is designated an Individually Protected Property: Mt. Zion Baptist Church (105 Ridge Street, constructed 1884), First Baptist Church [also Delevan Baptist Church] (632 West Main Street, constructed 1877), Ebenezer Baptist Church (113 6th Street NW, constructed 1894, rebuilt 1907), and Church of God in Christ (132 Rosser Avenue East, IPP, constructed 1947).

Other citations for additional reference:

- *Trinity Episcopal Church: Our History.* <https://trinityepiscopalville.org/about-us/our-history/>
- 106 Group, April 2020. [VDHR] Preliminary Information Form for *10th and Page Historic District.*
- 106 Group, June 2020. *Reconnaissance Architectural History Survey Of The 10th And Page Neighborhood: Charlottesville, Virginia.*
- Brennan, Eryn, 2012. *Religious Communities in Transition: Three African-American Churches in Preston Heights.*

Public Comments Received:

On April 27, 2022 the applicant held a community meeting at the Brick Cellar inside Dairy Market at 946 Grady Avenue at 6:00 pm. Ten members of the public attended the meeting. The meeting was recorded and is available to the public through the developer. Several members of the public stated their preference that the owner seek historic designation of the Subject Property to ensure the building on the site would remain.

On June 10, 2022 the City's Historic Resources Committee sent to the Planning Commission and City Council a letter requesting they "initiate the process necessary to establish 415 10th Street, NW, as a locally designated historic property, with the church, parish hall, and rectory as contributing structures."

Architectural And Historic Survey

Identification

STREET ADDRESS: 415 Tenth Street, NW
 MAP & PARCEL: 4-46
 CENSUS TRACT AND BLOCK: 2-402
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Episcopal Church of the Ascension
 ORIGINAL USE: Church
 PRESENT USE: Church
 PRESENT OWNER: Monticello Dairy, Inc.
 ADDRESS: P. O. Box 77
 Charlottesville, Virginia 22902

HISTORIC NAME: Trinity Episcopal Church
 DATE / PERIOD: 1910; moved to present site 1939
 STYLE: Victorian Vernacular
 HEIGHT (to cornice) OR STORIES: 1 storey
 DIMENSIONS AND LAND AREA: 75' x 105' (7875 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1981
 SOURCES: The Daily Progress, Ch'ville Bicentennial Edition
 City Records April 13, 1962
 Trinity Episcopal Church

Minnie L. McGehee of Fluvanna Co. Hist. Society
Bulletin of Fluvanna Co. Historical Society #34

ARCHITECTURAL DESCRIPTION

Trinity Church is a very simple one-storey rectangular weatherboarded building set on a cinderblock foundation with a full basement. It is three bays wide and five bays long. There is a marble cornerstone inscribed "Trinity Church, 1939". The weatherboarding on both sides of the building is beaded, but not on the front and rear. It is painted white with dark green trim. The steep gable roof is covered with slate and has a boxed cornice with returns. A simple pointed-arched bargeboard of vertical beaded siding dominates the facade. There is a wheel window under the arch. Windows on the sides of the building are double-sash, pointed-arched, Gothic windows with tinted glass and architrave trim. There are narrower lancet windows in the side bays of the facade. The pointed-arched pair of entrance doors in the center bay is of simple beaded board-&-batten construction. A photograph of the building before it was moved shows a square bell tower centered above the facade, and a small gable-roofed entrance vestibule, neither of which was reconstructed on the Charlottesville site. The rear elevation has simple cornice returns without the bargeboard and is broken only by a pointed-arched attic level window above the altar. A small wing covers the rear bay of the south side. It matches in most details, including beaded weatherboarding, and is probably original. An enclosed shed-roofed porch behind it serves as a hyphen between the church building and the parish house to the west.

HISTORICAL DESCRIPTION

This building was designed and built in 1910 by C. Chastain Cocke for the Episcopal Church of the Ascension on the eastern edge of Palmyra. When the congregation disbanded less than three decades later, the building was given or sold to Trinity Episcopal Mansion in Charlottesville. Established in 1919, Trinity had been holding services in a building at the foot of Beck's Hill. In 1939, when the City began acquiring all the land in that area for the construction of Lane High School, the Diocese bought this lot at the corner of Tenth Street and Grady Avenue (City DB 100-202). The church building was dismantled and moved from Palmyra that same year. The new Trinity Episcopal Church building on Preston Avenue was completed in 1974, and this building was sold to the Monticello Dairy, Inc. (DB 357-422). It is now occupied by the Pentecostal Assembly Church. Additional Reference: City DB 197-321.



Property Information**Property Names**

Name Explanation	Name
Function/Location Historic	Church, 415 10th Street NW Trinity Episcopal Church

Property Evaluation Status**Property Addresses**

Current - 415 10th Street NW

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	<i>No Data</i>
Zip Code(s):	22903
Magisterial District(s):	<i>No Data</i>
Tax Parcel(s):	<i>No Data</i>
USGS Quad(s):	CHARLOTTESVILLE EAST

Additional Property Information**Architecture Setting:** Urban**Acreage:** *No Data***Site Description:**

2016: This property was surveyed in 2012-2016 by City of Charlottesville Neighborhood Development Services. This property consists of three buildings that make up Trinity Episcopal Church. The main chapel sits on the corner of 10th Street NW and Grady Avenue, and the church annex is attached to the main chapel. The parish house stands separately to the south. The church is set above street grade and so a large concrete broad stepped walkway connects the sidewalk to the main chapel entrance. A privet hedge lines the front yard separating the property from the sidewalk.

Surveyor Assessment:

2016: Ownership History

Lot #1: T. Arthur Barbour and wife Fannie C. to Bertha and Granville Cooper on Nov. 27, 1933 (City 80 – 284). Bertha and Granville Cooper sold to Trustees of the Diocesan Missionary Society of Virginia in 1939 (City 100 – 202).

Lot #2: T. Arthur Barbour and wife sold to Ellis and Pauline Wars on Aug 24, 1929(City 67 – 372). The DMSV bought this lot in 1939 (City 100 – 201).

Lot #3 T. Arthur Barbour and wife sold to Nancy Brown on Dec. 23, 1930(City 72 -1). Nancy Brown sold it to DMSV in 1939 (City 100-203).

All three lots were then sold to Trinity Episcopal Church Trustee William H. Gibbons in 1957(City 197 – 321). The Church still owns the property today.

Social History

Beginning in 1939, the Diocesan Missionary Society worked on the construction of the parish house and church building at 415 10th Street, before selling the buildings and land to Trinity Episcopal Church in 1957. From 1957 until 1959, Reverend Charles W. Fox, his wife Lucille P. Fox and their family lived in the parish house. From 1960 until 1964 Rev. Henry B. Mitchell, his wife Gertrude P. Mitchell, and their family lived there.

Statement of Significance

This site has been the location of a neighborhood religious organization for over fifty years. The architecture of both the dwelling and the church building complex is one of the few intact examples of a mid-20th century African American religious landscape in Charlottesville. While, some of the original fabric has been altered on the parish house and the church annex, the chapel remains intact. The value of Trinity Episcopal lies in its role as a community gathering place and house of worship serving the 10th and Page neighborhood and the larger city of Charlottesville.

2020: This property is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one contributing primary resource and one contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible**Ownership**

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category: Religion
Resource Type: Church/Chapel
NR Resource Type: Building
Date of Construction: ca 1939
Date Source: Local Records
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Religion
Other ID Number: *No Data*
Architectural Style: Gothic Revival
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known

Architectural Description:

2016: Built around 1939, this vernacular gothic frame building with wood siding has a steeply pitched, front facing gable roof with slate shingles. The main entrance on 10th Street is three-bays with a decorative pediment in the gable with a pointed gable cutout. The gable also has a round window with wood tracery (a simple form of the gothic rose window found in cathedrals). Two gothic-style, pointed arch windows with wood tracery flank a central double door entrance with a closed transom window over the doorway. The foundation is brick veneer and there is a brick exterior chimney on the south side of the chapel. Both north and south sides of the chapel are five bays with gothic-style windows. There is a small one-bay, cross-gable wing at the southwest corner of the chapel. Running perpendicular and to the west of the chapel is the church annex which is another front-facing gable, three-bay by five-bay structure with a high pitched roof but with more modest asbestos siding and asphalt shingle. The church annex has a simple facade which faces Grady and has projecting shed entry.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Wood	Siding
Foundation	Solid/Continuous	Brick	Veneer
Windows	Arch	Wood	<i>No Data</i>
Roof	Front Gable	Asphalt	<i>No Data</i>
Porch	Stoop/Deck	Concrete	Not Visible

Secondary Resource Information**Secondary Resource #1**

Resource Category: Religion
Resource Type: Parsonage/Glebe
NR Resource Type: Building
Date of Construction: ca 1939
Date Source: Local Records
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Religion
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 2.5
Condition: Good
Threats to Resource: None Known

Architectural Description:

2016: Parallel to the chapel, there is a two-bay, two-story frame vernacular parish house with front-facing gable roof and asbestos siding. The house has a pedimented front porch with rectangular wood supports and wood railing and stair which faces the chapel. The house sits up elevated over a full garage/basement level and has a gravel driveway in front of it. Windows are 1/1 vinyl sash single and paired and there is a rectangular louvered vent in the gable.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Front Gable	Asphalt	<i>No Data</i>

Structural System and Exterior Treatment	Wood Frame	Asbestos	Siding
Porch	1-Story Full-Width	Wood	Posts
Windows	Double-hung	Vinyl	<i>No Data</i>
Foundation	English/Raised	<i>No Data</i>	<i>No Data</i>

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Erin Que
Organization/Company: The 106 Group Ltd.
Photographic Media: Digital
Survey Date: 2/5/2020
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Erin Que, Principal Investigator and Sr. Architectural Historian
Holly Good, Architectural Historian
Saleh Miller, Sr. Architectural Historian

Project Bibliographic Information:

City of Charlottesville GIS Viewer
2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.
1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]
1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

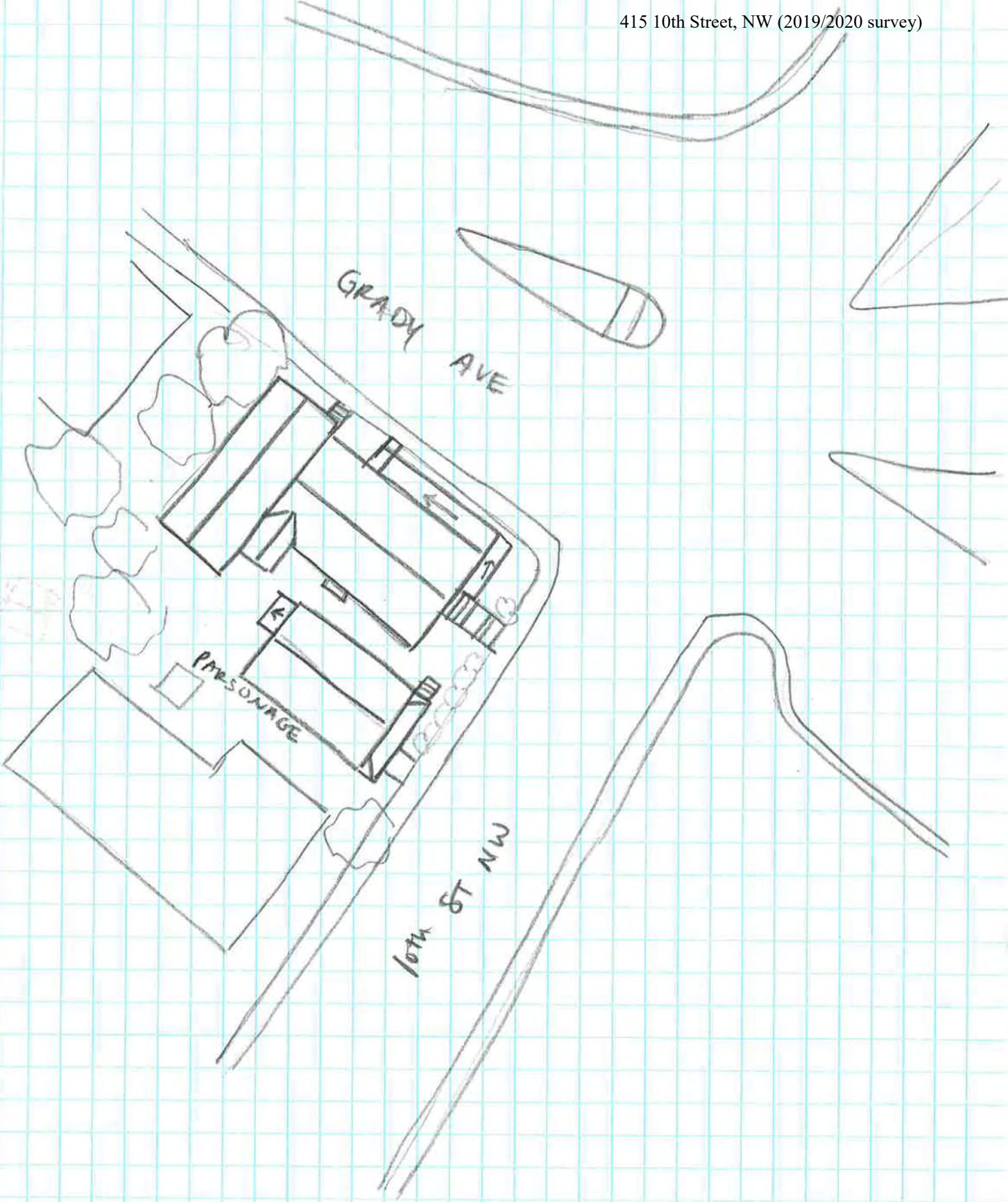
Bibliographic Information

Bibliography:

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Property Notes:

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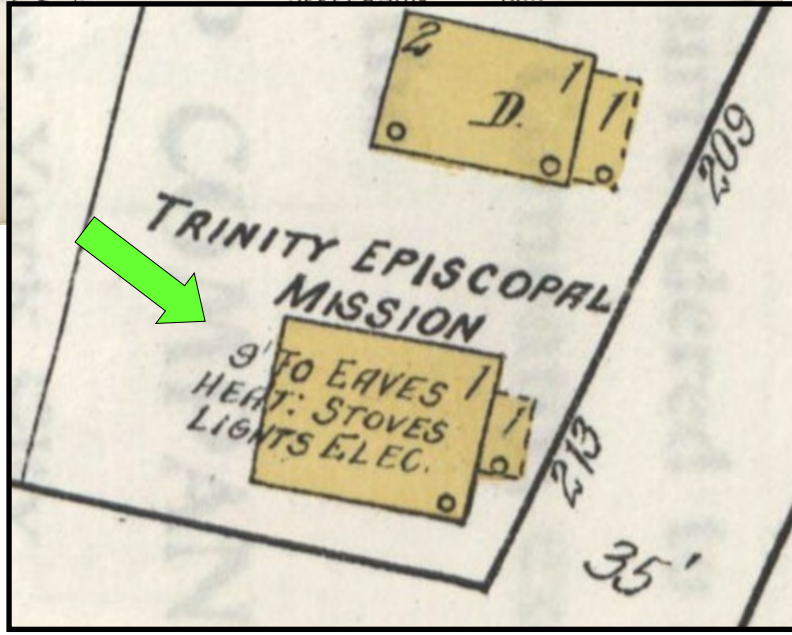
↑N

Church
 7104-5655
 415 10th St NW
 SURVEY DATE 2/11/2020
 NOT TO SCALE





1920 location of Trinity Episcopal Church: 213 W. High Street



1920 Sanborn Map

Note: This is the location of the congregation in 1920. This building was reportedly razed after the congregation relocated to 10th Street.

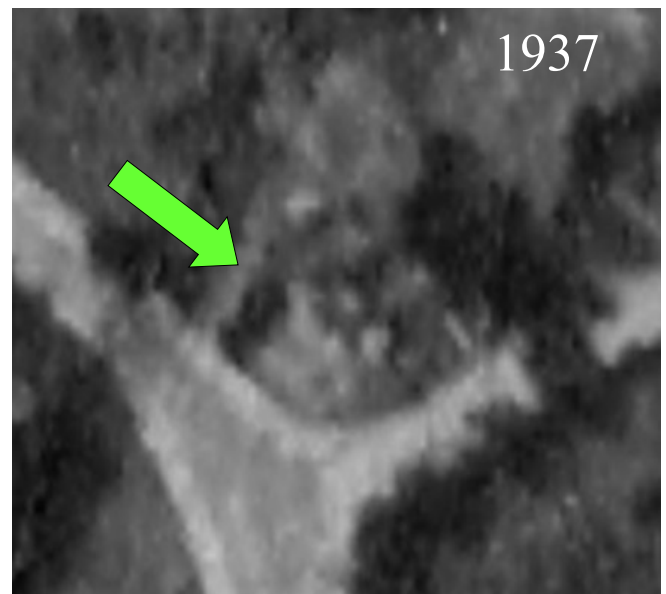
c1937 location of Trinity Episcopal Church: 213 W. High Street



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City GIS



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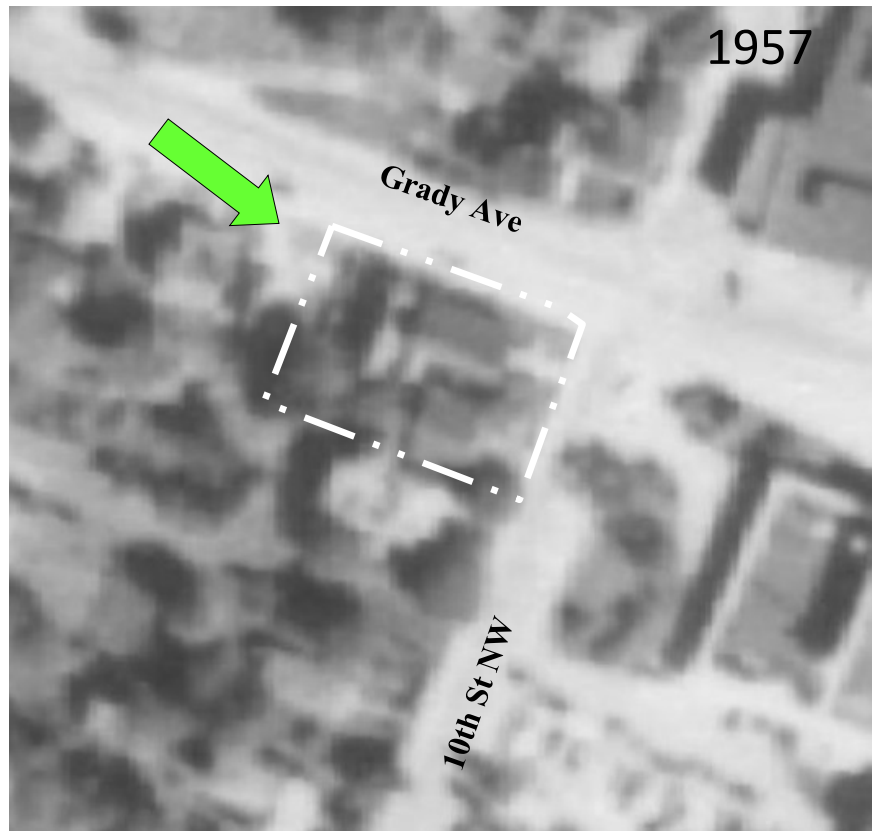
1957 former location of Trinity Episcopal Church: 213 W. High Street



Images not at same scale

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1957 location of Trinity Episcopal Church on 10th Street, NW

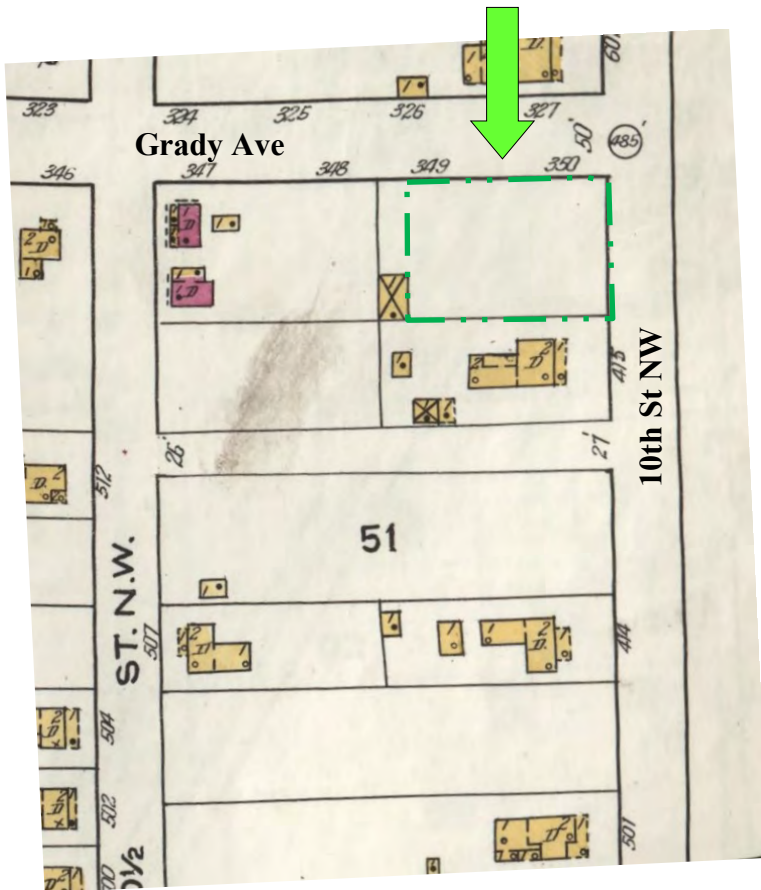


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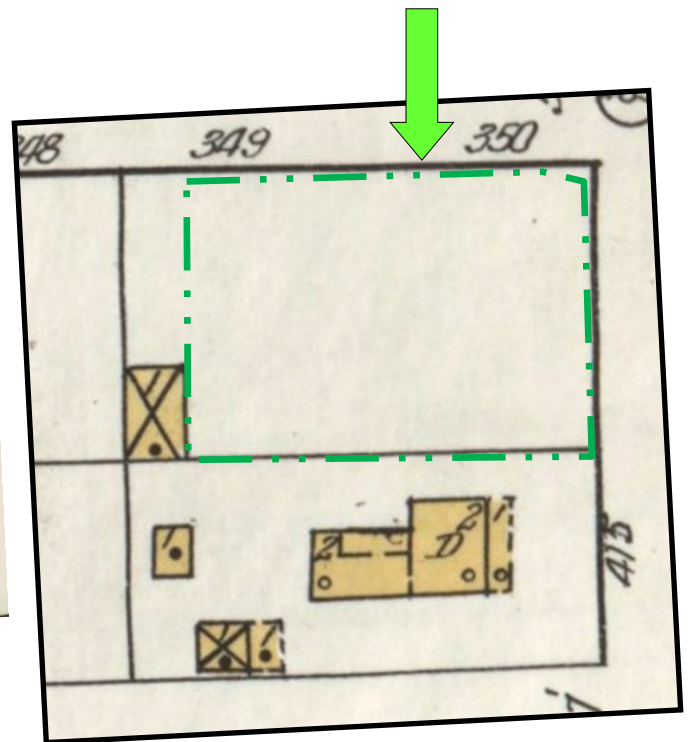
1920 Sanborn Map at 10th Street and Grady Avenue



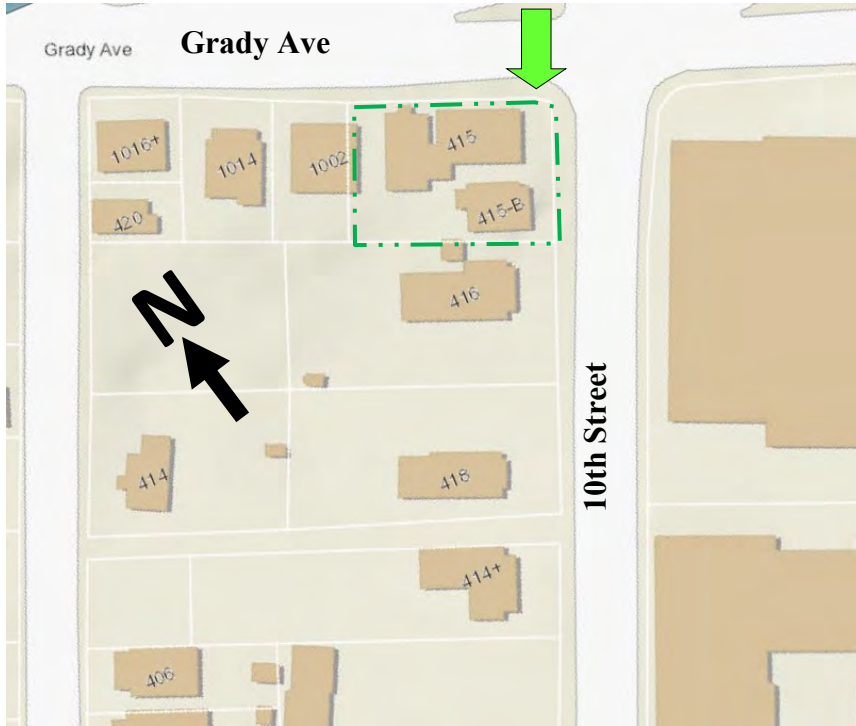
City GIS (current)



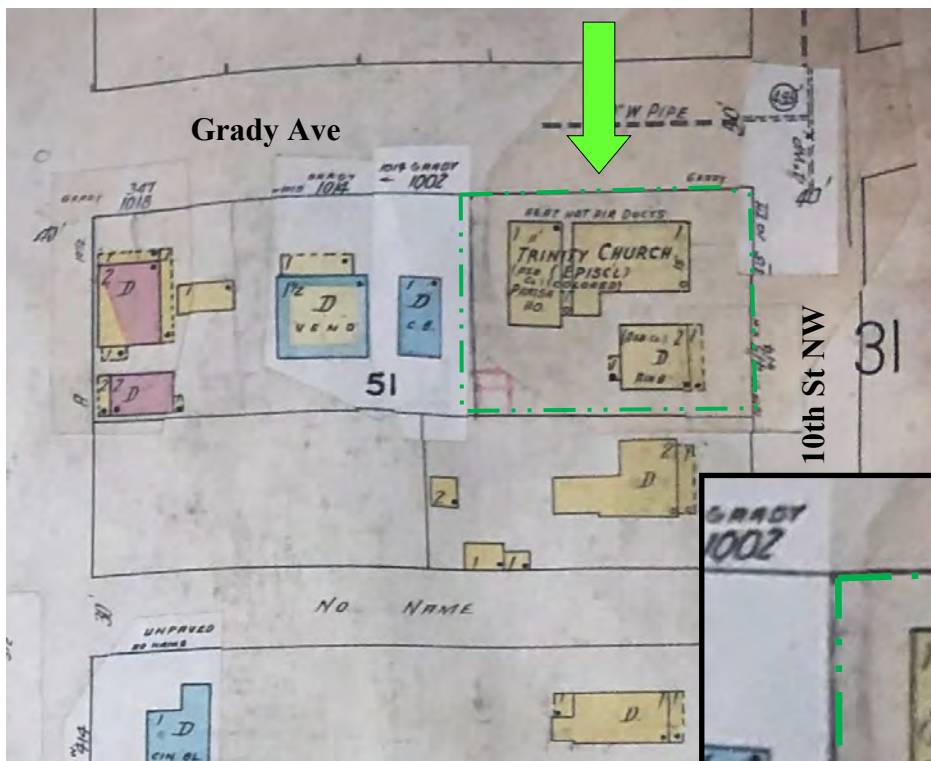
1920 Sanborn Map



c1960 Sanborn Map at 10th Street and Grady Avenue



City GIS (current)



c1960 Sanborn Map

