

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**November 15, 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. **[Certificate of Appropriateness](#)**

BAR # 22-11-01

0 Preston Place, TMP 050118001 and 050118002

Rugby Road-University Circle-Venable ADC District

Owner: Sue and Steve Lewis

Applicant: Leigh Boyes, Sage Designs

Project: Landscaping

2. **[Certificate of Appropriateness](#)**

BAR # 22-11-02

480 Rugby Road, TMP 090003000

Rugby Road-University Circle-Venable ADC District

Owner: Westminster Presbyterian Church

Applicant: Breck Gastinger, Local Design Collective

Project: Landscaping, site work (Common Grounds)

3. **[Certificate of Appropriateness](#)**

BAR # 22-11-04

402 Park Street, Tax Parcel 530115000

North Downtown ADC District

Owner: Anchor Charlottesville Office 2, LLC

Applicant: Kendra Moon / Line+Grade

Project: Demo drive-through/ATM kiosk. New landscaping.

**C. Deferred Items**

4. **[Certificate of Appropriateness](#)**

BAR # 22-09-04

0 3<sup>rd</sup> Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith, Architect

Project: New residence on vacant lot

**D. New Items**

5. [Certificate of Appropriateness](#)  
BAR # 22-11-03  
507 Ridge Street, Tax Parcel 290141000  
Ridge Street ADC District  
Owner/Applicant: Kimberly and Clayton Lauter  
Project: Demo backyard shed/cottage
  
6. [Certificate of Appropriateness](#)  
BAR # 22-11-05  
914 Rugby Road. TMP 50145000  
Rugby Road Historic Conservation District Owner:  
Erin and George Sloane  
Applicant: John Voight / JKV Architects  
Project: Alterations to front porch, side addition
  
7. [Certificate of Appropriateness](#)  
*Preliminary Discussion* (No action to be taken) 300  
Court Square, TMP 530096100  
North Downtown ADC District  
Owner: Eagle Tavern, LLC  
Applicant: Candace DeLoach, Claudine Wispelwey  
Project: Exterior alterations
  
8. [Certificate of Appropriateness](#)  
*Preliminary Discussion* (No action to be taken) 204  
Hartmans Mill Road, TMP 260038000 Individually  
Protected Property  
Owner: Jocelyn Johnson and William Hunt  
Applicant: Dan Zimmerman / Alloy Workshop  
Project: Addition and exterior alterations

**DI. Other Business**

9. **Mall Trees.** Discussion with Parks and Rec
  
10. **Staff questions/discussion**
  - BAR awards 2022
  - Holiday dinner (and alumni reunion)

**DII. Adjourn**



## **Certificate of Appropriateness**

BAR # 22-11-01

0 Preston Place, TMP 050118001 and 050118002

Rugby Road-University Circle-Venable ADC District

Owner: Sue and Steve Lewis

Applicant: Leigh Boyes, Sage Designs

Project: Landscaping

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  
November 15, 2022**



**Certificate of Appropriateness**

BAR # 22-11-01

0 Preston Place, TMP 050118001 (also 508-516 Preston Place)

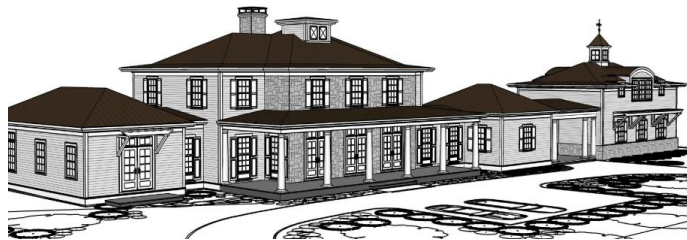
Rugby Road-University Circle-Venable ADC District

Owner: Sue and Steve Lewis

Applicant: Leigh Boyes, Sage Designs

Project: Landscaping

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**Background**

*Year Built:* Extant remnants of c1920-1937 parking garages

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

*Status:* non-contributing

Parcel historically contained a stone and frames garage complex. All that remains are low segments masonry walls along the west and north borders, which will be retained.

**Prior BAR Review**

August 14, 2017 – BAR approved CoA to move *Wyndhurst* (605 Preston Place) to this lot. Not realized.

February 15, 2022 – BAR preliminary discussion re: single-family residence at 0 Preston Place.

July 19, 2022 - BAR approved CoA for single-family residence.

**Application**

- Submittal: Sage Designs drawings Lewis Residence, Preliminary Landscape/Site Plan, dated 11/7/2022: Sheet S1.1.

Request CoA for landscaping plan.

**Discussion and Recommendations**

Staff recommends approval with the fencing conditions suggested in the motion. (Note: The initial plan included *mock orange* on the plant list. The applicant has removed that species, due to it being invasive.)

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed landscaping at 0 Preston Place satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted with the following conditions:

- New picket fencing in front yard to be similar to those at nearby properties on Preston Place and not exceed a height of 4-ft. New fencing at the side and rear yards to be similar to those at nearby properties on Preston Place and not exceed a height of 6-ft. Where a new rear and/or side yard fence is incorporated into a stone wall, the total height shall not exceed 6-ft. Wood fencing will be either painted or have an opaque stain. Prior to construction the applicant will present the design to staff to assure compliance with this condition and the design guidelines for *Walls and Fences*. [See *Appendix*.]

## **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 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 an "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.

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

#### C. Walls and Fences

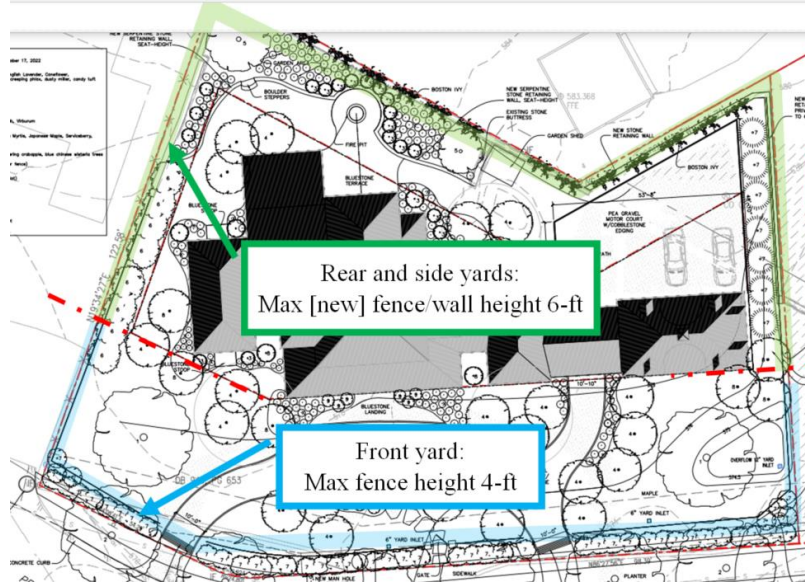
- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old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

#### E. Walkways and Driveways

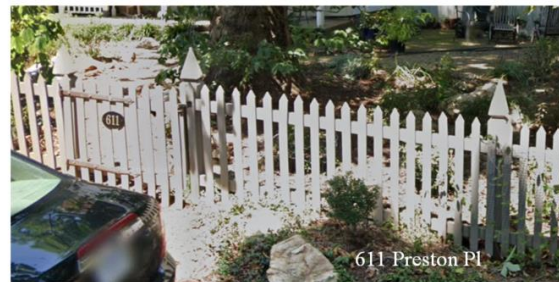
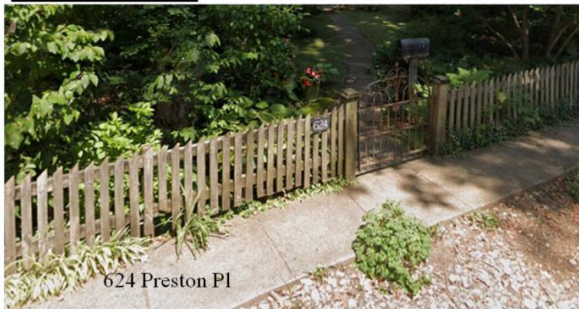
1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. 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.



# Appendix



## Picket Fence

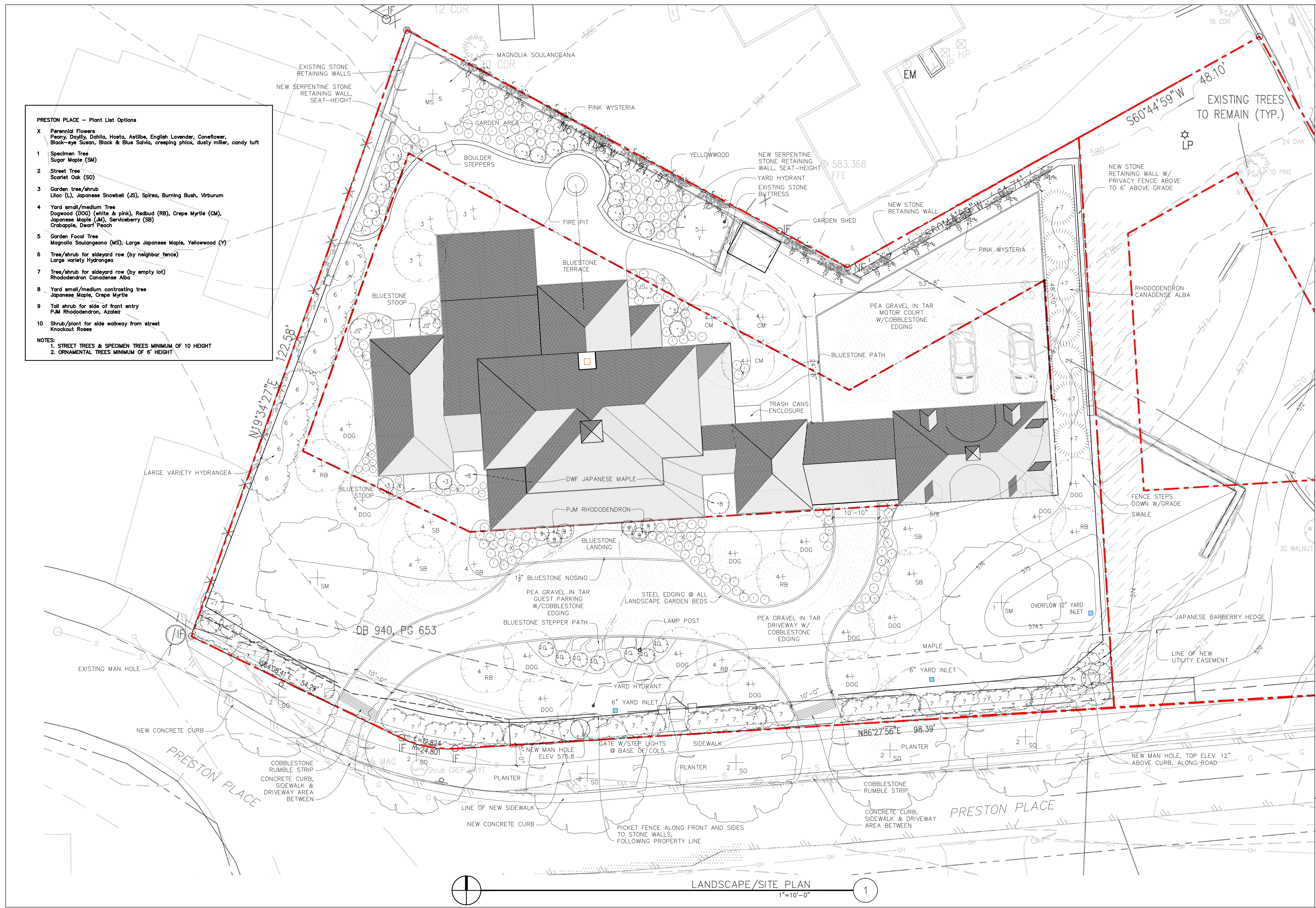


## Privacy Fence





- PRESTON PLACE - Plant List Options**
- X Perennial Flowers  
Peony, Daylily, Dahlia, Hosta, Astilbe, English Lavender, Coneflower, Black-eye Susan, Black & Blue Salvia, creeping phlox, dusty miller, candy tuft
  - 1 Specimen Tree  
Sugar Maple (SM)
  - 2 Street Tree  
Scarlet Oak (SO)
  - 3 Garden tree/shrub  
Lilac (L), Japanese Snowbell (JS), Spirea, Burning Bush, Viburnum
  - 4 Yard small/medium Tree  
Dogwood (DOG) (white & pink), Redbud (RB), Crepe Myrtle (CM), Japanese Maple (JM), Serviceberry (SB), Crabapple, Dwarf Peach
  - 5 Garden Focal Tree  
Magnolia Soulangeana (MS), Large Japanese Maple, Yellowwood (Y)
  - 6 Tree/shrub for sideyard row (by neighbor fence)  
Large variety Hydrangea
  - 7 Tree/shrub for sideyard row (by empty lot)  
Rhododendron Canadense Alba
  - 8 Yard small/medium contrasting tree  
Japanese Maple, Crepe Myrtle
  - 9 Tall shrub for side of front entry  
PJM Rhododendron, Azalea
  - 10 Shrub/plant for side walkway from street  
Knockout Roses
- NOTES:**
1. STREET TREES & SPECIMEN TREES MINIMUM OF 10' HEIGHT
  2. ORNAMENTAL TREES MINIMUM OF 6' HEIGHT



**SAGE DESIGNS**

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

**LEWIS RESIDENCE**

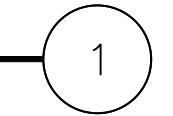
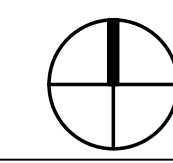
0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

PRELIMINARY LANDSCAPE/SITE PLAN - 1"=10'-0"

**S1.1**

11/07/22

LANDSCAPE/SITE PLAN  
1"=10'-0"





ADC District or IPP



**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**

**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 STEVE & SUE LEWIS Applicant Name LEIGH BOYES  
 Project Name/Description 0 PRESTON PLANE Parcel Number 050118001 & 050118002  
 Project Property Address 0 PRESTON PLANE, CHARLOTTESVILLE, VA.

Applicant Information

Address: 3033 ALBANY CHURCH LN.  
ESBROOK, VA 22927  
 Email: lboycendone@gmail.com  
 Phone: (W) 434.296.7381 (C) 434.825.4500

Property Owner Information (if not applicant)

Address: 428 MONROE LN #5  
CHARLOTTESVILLE, VA 22903  
 Email: cedslouis@gmail.com  
 Phone: (W) \_\_\_\_\_ (C) 540.270.1473

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

Signature of Applicant

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

[Signature] 10.21.2022  
 Signature Date

LEIGH BOYES 10.21.2022  
 Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 10/21/22  
 Signature Date

SUSAN LEWIS 10/21/22  
 Print Name Date  
Steven M. Lewis

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

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

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

BAR # 22-11-02

480 Rugby Road, TMP 090003000

Rugby Road-University Circle-Venable ADC District

Owner: Westminster Presbyterian Church

Applicant: Breck Gastinger, Local Design Collective

Project: Landscaping, site work (Common Grounds)

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

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



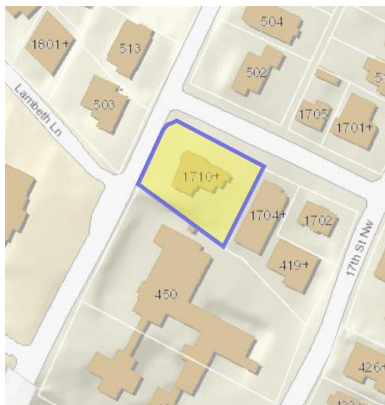
**City of Charlottesville  
Board of Architectural Review  
Staff Report  
November 15, 2022**



**Certificate of Appropriateness**

408 Rugby Road, TMP 090003000  
(Also 1710 Gordon Avenue. Formerly 214 Rugby Road.)  
Rugby Road-University Circle-Venable ADC District  
Owner: Westminster Presbyterian Church  
Applicant: Breck Gaster, Local Design Collective  
Project: Landscaping

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**Background**

Year Built: c. 1900-1915  
District: Rugby Road-University Circle-Venable ADC District  
Status: Contributing

Built as detached dwelling; now a community coffee-house. Eclectic/Vernacular. Circa 1900-1915. Brick (6-course American bond with Flemish variant on front); 2-1/2-stories; hipped roof; one front oversized hipped dormer; asymmetrical 3-bay front; 3-sided, 2-story projecting front bay; 1- story side porch, now screened. Segmental arches over openings; rounded hood over front door. Characterized by highly articulated facades, this early brick house has served as a nonprofit community coffeehouse since the 1960s.

**Prior BAR Reviews**

n/a

**Application**

- Applicant's submittal: Local Design Collective drawings *Common Grounds Terrace: Westminster Presbyterian Church*, dated October 21, 2022: Sheets 1 through 12.

Request CoA for landscaping and related sitework. (No new exterior lighting is proposed.)

**Discussion**

Staff recommends approval as submitted.

Comments from the applicant in response to initial questions.

- Explanation why the large tree visible on Google street view is no longer there.
  - Local Design Collective: The large tree was a mulberry. They can be problematic and there were concerns this tree's roots may be undermining the existing structure. Early in design conversations, removal was suggested as part of this request; however, the owner decided to remove without notifying the design team. That said, Westminster Presbyterian has planted significant canopy trees on other portions of its campus and along Rugby Road: elms, ginkgo, Kentucky coffee tree, among others. The overhead lines present a challenge to new, canopy-scaled trees at the side yard.
- The dwarf fothergilla and ninebark provide [visual] interest over many seasons; however, fothergilla loses its leaves in winter. Bordering a structure, would an evergreen be preferable? Explain removal of the boxwood—as neighborhood-defining plant, per the Design Guidelines--and planting fothergilla?
  - Local Design Collective: The boxwood in the front yard will remain. The boxwood in the side yard have grown too large and visually isolate the screened porch from the rest of the yard. The congregation wants the yard and the porch to be more welcoming and conducive to gatherings and activities. The boxwood will not be discarded, but transplanted to the north of the new terrace, screening the adjacent parking. The porch is only a few feet above the yard, therefore the new, lower--and native--plantings are preferred.

### **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 at 480 Rugby Road satisfies the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

### **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
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- 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 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 an “avenue” effect.
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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.

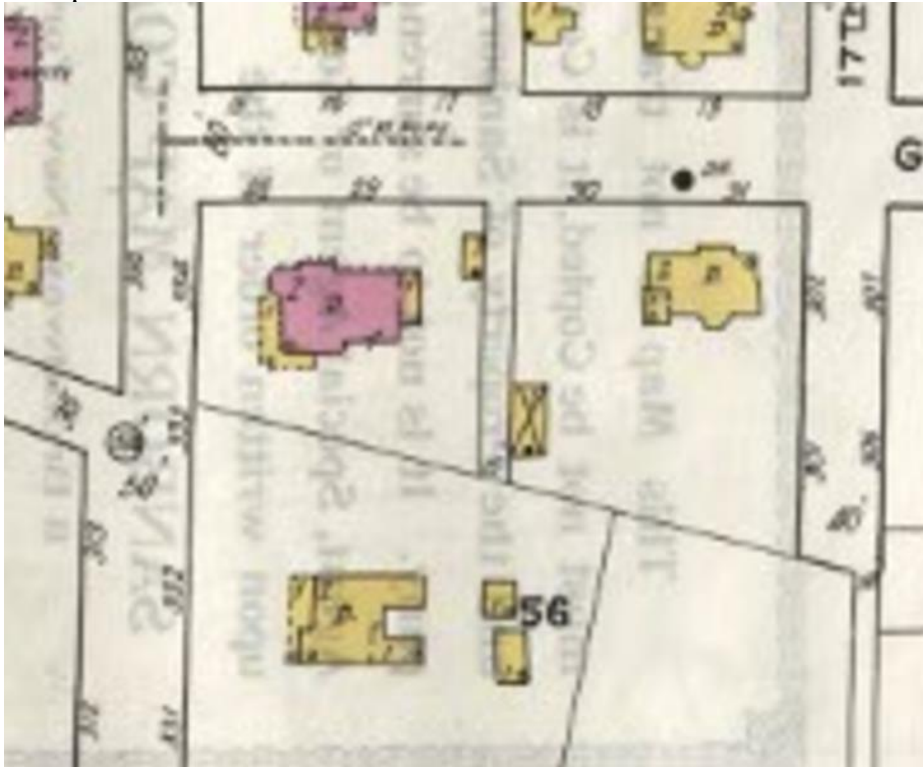
#### **E. Walkways and Driveways**

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

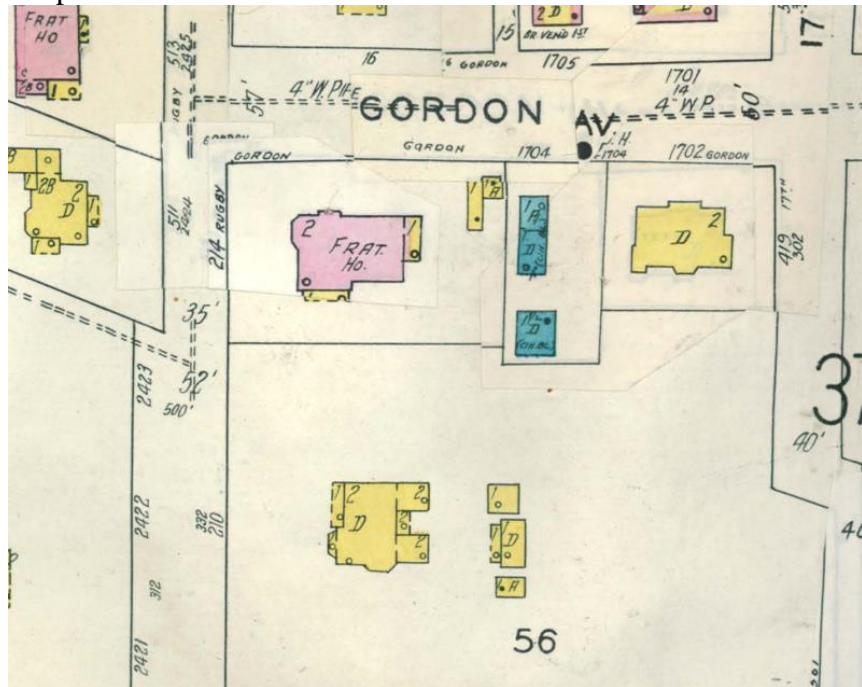
#### **H. Utilities and Other Site Appurtenances**

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
  2. Screen utilities and other site elements with fences, walls, or plantings.
  3. Encourage the installation of utility services underground.
- [...]

**Appendix**  
1920 Sanborn Map



c1965 Sanborn Map





# Common Grounds Terrace

Westminster Presbyterian Church

BAR COA application

October 21, 2022

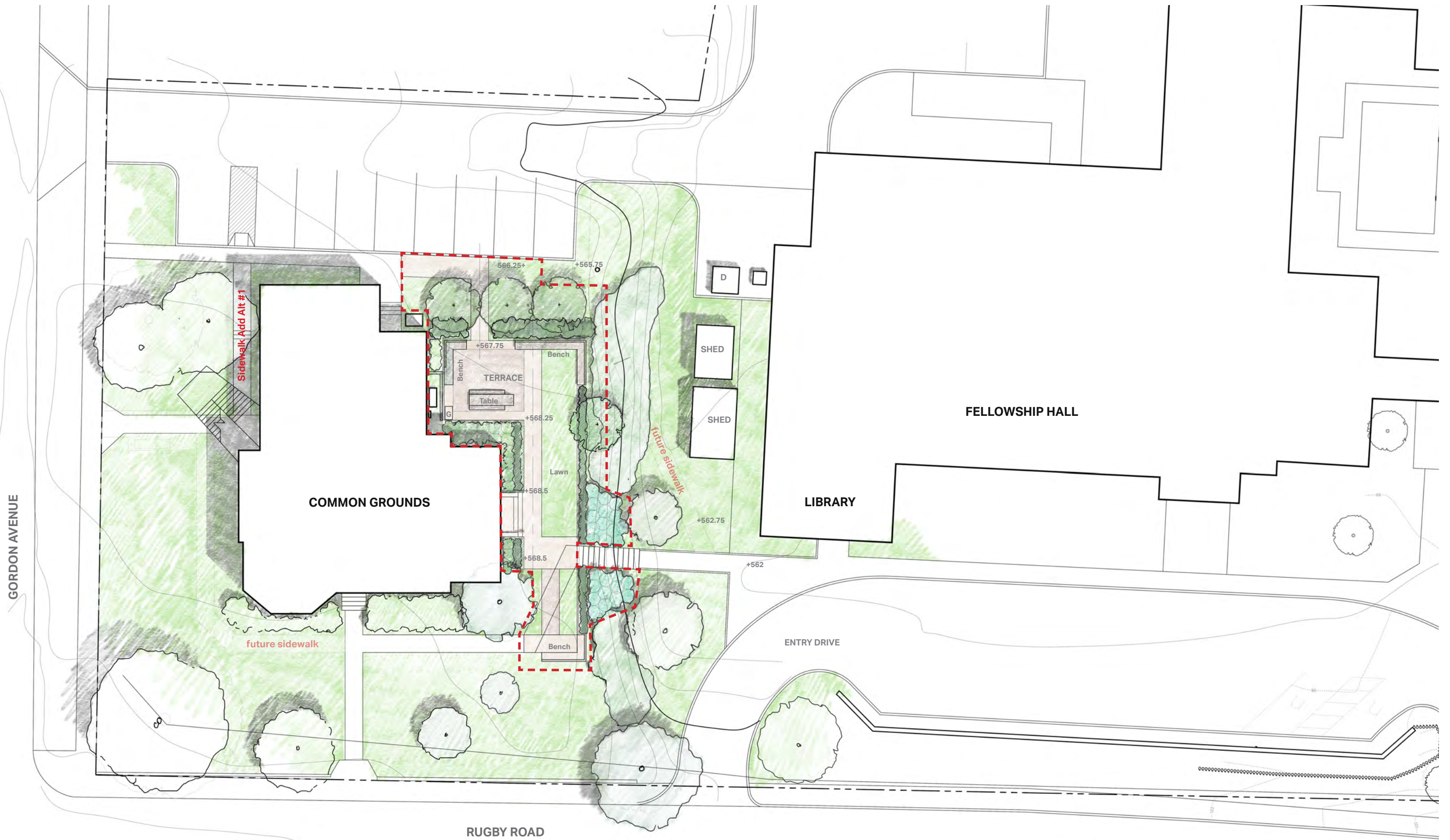
## Project Narrative:

The intention is to create a small garden space in the side yard of Common Grounds for the Congregation's youth ministries. The garden is formed by new plantings, benches, and tables to create options for teaching, studying, and hosting youth activities.

The new project also improves accessibility throughout the Westminster campus. A rebuilt stair at the porch entrance improves safety and repairs a rotting sill condition. The existing concrete stair will remain, with a new stair and landing constructed on top.

New plantings will create a better garden experience and improved visibility for Common Grounds.





GORDON AVENUE

COMMON GROUNDS

LIBRARY

FELLOWSHIP HALL

SHED

SHED

ENTRY DRIVE

RUGBY ROAD

TERRACE

Table

Bench

Lawn

Bench

Sidewalk Add Alt #1

future sidewalk

future sidewalk

+566.25

+567.75

+567.75

+568.25

+568.5

+568.5

+562

+562.75







**Notes**

- Forsythia only removed on either side of stair.
- Provide bench backs along portions of bench
- Concrete below benches (included in totals) provides edge to pavers and lawn.
- Pavers to be concrete, permeable paver system set on clean, angular gravel per manufacturer recommendation. Slope subsurface away from building and provide 4" perforated draitile for any overflow.
- Rebuild existing concrete stair to Common Grounds Porch on top of existing stair.
- Freestanding wood screen/fence provides storage, hides building utilities. 5/4 x 6 wood slats on treated posts. Full 2" x 8" cap. Boards to be pre-painted.
- Provide tree/shrub planting and prepare beds at front of plantings. Annual/perennials by WPC.
- Benches:
  - Painted steel bases and back supports
  - Rot-resistant native timber - locust or equal
  - Corrosion resistant fasteners























(3) Allegheny Serviceberry  
*Amelanchier laevis*  
single stem, 1.5" cal  
Relocated Boxwood

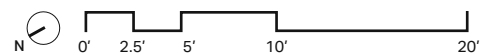
(18) Dwarf fothergilla  
*Hamamelis x intermedia* 'Legend of the small'  
3 gal.

Perennials, herbs, flower border  
by congregation

Existing  
forsythia  
to remain

(1) Trident maple  
*Acer buergerianum*  
1.5" cal

(26) Dwarf ninebark  
*Physocarpus opulifolius* 'Nanus'  
3 gal.



LAWN

LAWN

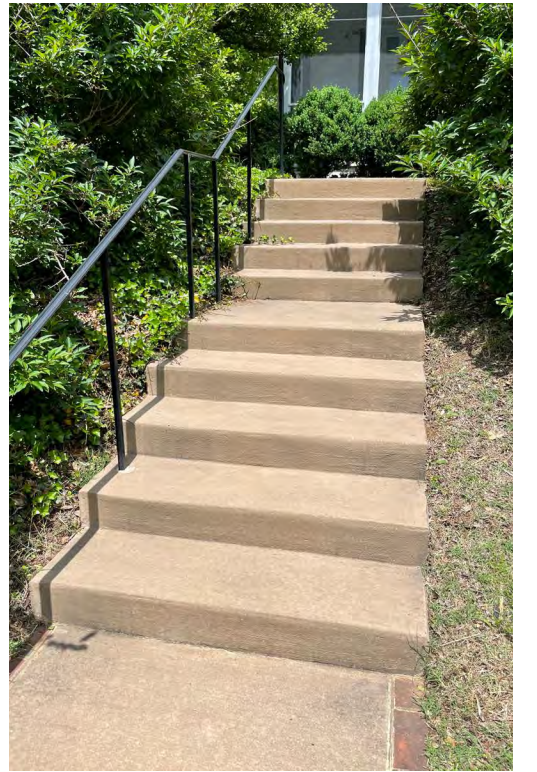
Existing  
forsythia  
to remain

PROGRESS PLANTING PLAN



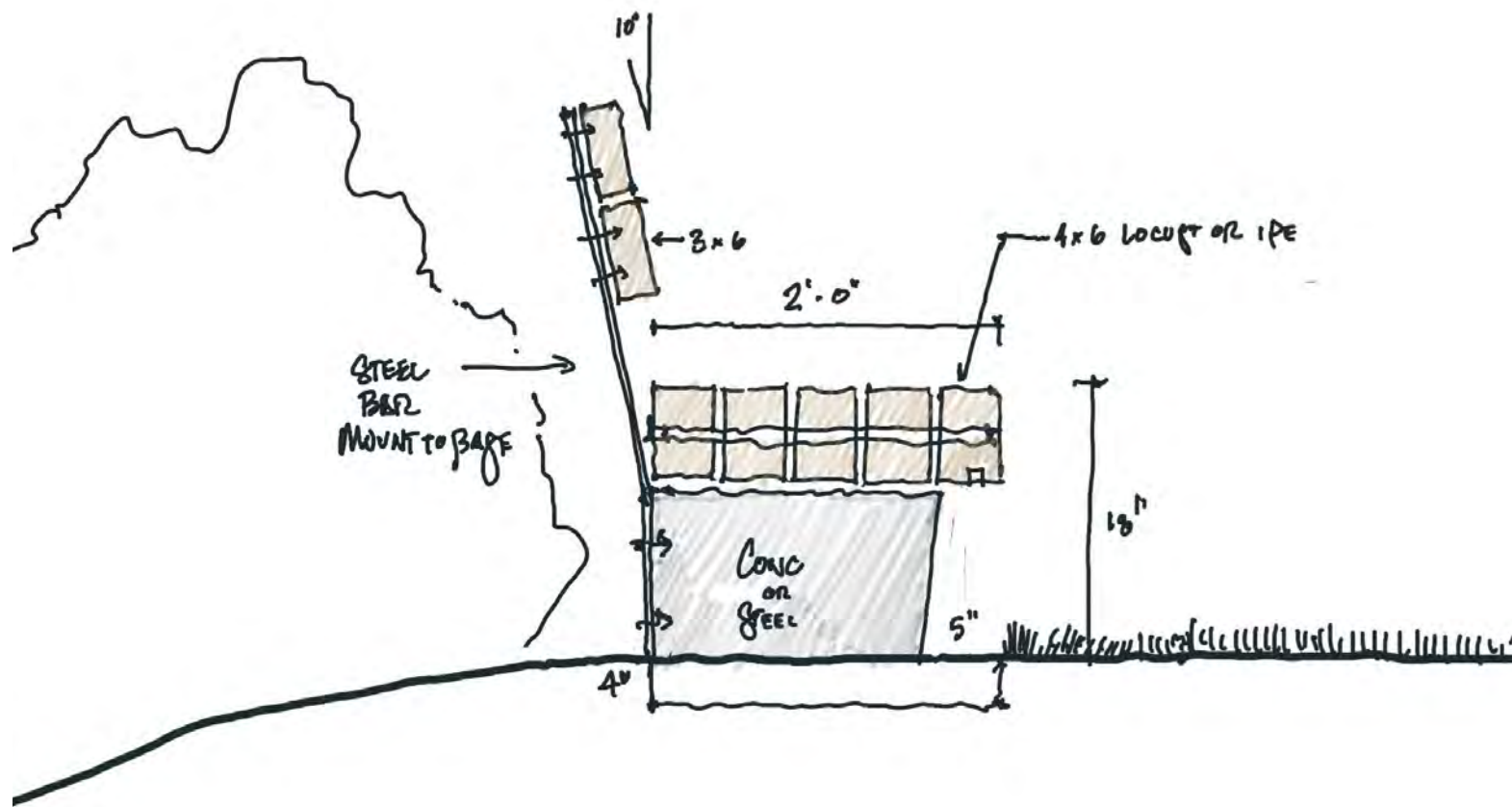




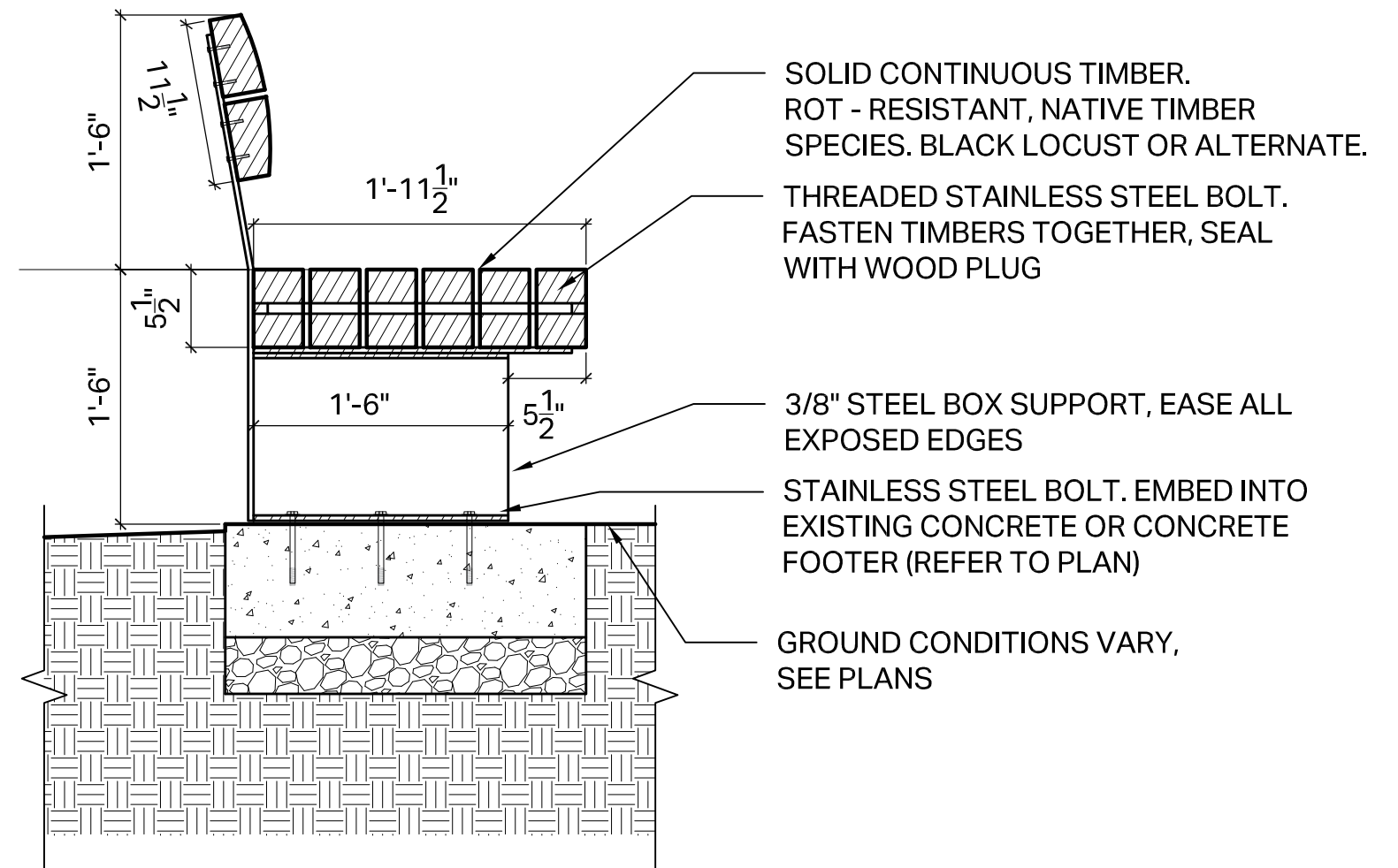


**EXISTING MATERIALS**





OPTION 1 - BEAM APPROACH



- SOLID CONTINUOUS TIMBER. ROT - RESISTANT, NATIVE TIMBER SPECIES. BLACK LOCUST OR ALTERNATE.
- THREADED STAINLESS STEEL BOLT. FASTEN TIMBERS TOGETHER, SEAL WITH WOOD PLUG
- 3/8" STEEL BOX SUPPORT, EASE ALL EXPOSED EDGES
- STAINLESS STEEL BOLT. EMBED INTO EXISTING CONCRETE OR CONCRETE FOOTER (REFER TO PLAN)
- GROUND CONDITIONS VARY, SEE PLANS





# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s).

Street address 214 Rugby Road  
Town/City Charlottesville

Historic name

Common name Prism Coffee House

- Material
- wood frame (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
- brick (bond:  Flemish,  stretcher,  6-c. on sides  front: 6-c. Am. bond w/ Flemish variant)
- stone ( random rubble,  random ashlar,  coursed ashlar,  \_\_\_\_\_)
- log (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
- stucco
- concrete block  cast iron
- enameled steel  terra cotta
- other: \_\_\_\_\_  glass and metal

## Number of Stories

- 1  2 1/2
- 1 1/2  3
- 2  \_\_\_\_\_

## Roof Type

- shed  mansard
- gable  gambrel
- pediment  parapet
- hipped  flat
- other: \_\_\_\_\_

## Roof Material

- slate  tile
- wood shingle  pressed tin
- composition  not visible
- standing seam metal
- other: \_\_\_\_\_

## Dormers

- 0  3  shed
- 1  4  gable
- 2  \_\_\_\_\_  pedimented

 hipped

## Number of bays — Main facade

- 1  4  7
- 2  5  8
- 3  6  \_\_\_\_\_

## Porch

 yes  no

## Stories

- 1  3
- 2  \_\_\_\_\_

## Bays

- 1 (center)  2  4
- 1 (side)  3  \_\_\_\_\_

## General description

Side porch, now screened

## Building type

- detached house  garage  government  industrial
- detached town house  farmhouse  commercial (office)  school
- row house  apartment building  commercial (store)  church
- double house  gas station  railroad  coffeehouse

Style/period Eclectic

Date ante 1920;  
ca. 1900-15

Architect/builder

Location and description of entrance

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

This large brick house is much deeper than it is wide. Of brick painted white, it features a two-story demi-hexagonal bay and a roof with oversized dormer windows. The large windows have original 2-over-2 sash and segmental brick heads. The front door is covered with an original rounded hood of a type especially popular in the District.

PHOTO

## Historical information

This house served as the Westminster Presbyterian student center in the early 1960s. Since then, it has housed the Prism Coffeehouse, which sponsors readings, musical groups and other entertainment as well as serving as a meeting place for community organizations.

Source Eugenia Bibb; Sanborn maps;

Surveyed by Jeff O'Dell, VHLC

Date 9-83

ADC District or IPP



**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](mailto:wernerjb@charlottesville.gov)  
Telephone (434) 970-3130

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 Nov 15: Oct 25.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m. Deadline for Dec 20: Nov 29.

Owner Name Westminster Presbyterian Church Applicant Name Breck Gastinger  
Project Name/Description Common Grounds Terrace Parcel Number 090003000  
Project Property Address 400 Rugby Road

**Applicant Information**  
Address: 612 WINE CECUR CIRCLE  
C'VILLE, VA 22902  
Email: bgastinger@nbwla.com  
Phone: (W) \_\_\_\_\_ (C) 434 242 9756

**Property Owner Information (if not applicant)**  
Address: 400 Rugby Road  
Charlottesville, 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.  
[Signature] 10-20-2022  
Signature Date  
BRECK GASTINGER 10-20-2022  
Print Name Date  
**Property Owner Permission (if not applicant)**  
I have read this application and hereby give my consent to its submission.  
[Signature] 10/18/22  
Signature Date  
Nancy T Paulson 10/18/22  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** \_\_\_\_\_  
Landscaping and site alterations at Common Grounds Terrace, Westminster Presbyterian

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

**For Office Use Only**  
Received by: \_\_\_\_\_ Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_ Conditions of approval: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
*Revised 2016*

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

## **Certificate of Appropriateness**

BAR # 22-11-04

402 Park Street, Tax Parcel 530115000

North Downtown ADC District

Owner: Anchor Charlottesville Office 2, LLC

Applicant: Kendra Moon / Line+Grade

Project: Demo drive-through/ATM kiosk. New landscaping.

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

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

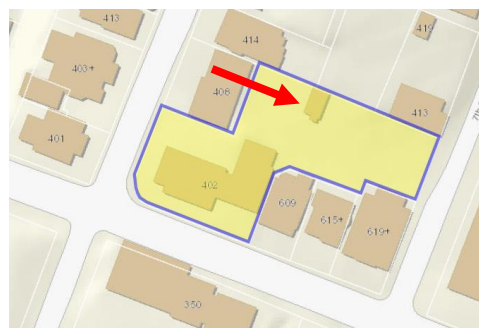
**City of Charlottesville  
Board of Architectural Review  
Staff Report  
November 15, 2022**



**Certificate of Appropriateness Application**

BAR # 22-11-04  
402 Park Street, Tax Parcel 530115000  
North Downtown ADC District  
Owner: Anchor Charlottesville Office 2, LLC  
Applicant: Kendra Moon / Line+Grade  
Project: Demo drive-through/ATM kiosk. New landscaping.

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**Background**

Year Built: 1974  
District: North Downtown ADC District  
Status: Contributing (bank and drive-through structure)

Prior to the bank, at this corner, facing Park Street, was a two-story brick dwelling (constructed between 1897 and 1901). By the 1960s, it had converted to office use. (See maps in Appendix.)

**Prior BAR Actions:**

March 18, 2003 - BAR approved repairs the brick parapets w/metal coping.

March 15, 2011 – BAR approved replacement of brick pavers on walkways and courtyard and modification to handrails to deter skateboarders

**Application**

- Applicant submittal: Line+Grade Civil Engineering submittal. Narrative and photographs dated October 25, 2022 and Site Plan dated November 3, 2022 (Sheets C1.0, C2.0, and C2.1).

Request CoA for demolition of the drive-through/ATM kiosk and new site work/landscaping related to the reconfiguration of the parking area.

**Discussion and Recommendations**

Staff recommends approval with the following condition (included in the suggested motion below):

- Applicant will provide for the BAR record documentation of the existing building. [In addition to the photos provided, documentation will include dimensioned floor plans and elevations. Similar to documentation provided for 1532 Virginia Ave, January 2019.]

**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 demolition and landscaping at 402 Park Street satisfy the BAR’s criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that the Applicant will provide for the BAR record documentation of the existing building. [Note: In addition to the photos provided, documentation will include a dimensioned, sketch floor plan and elevations or photographs with dimensions noted.]

**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 Demolitions:**

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

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

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  - (1) The age of the structure or property;

**Applicant comment:** The drive-through is believed to have been built at the same time as the bank, which according to GIS records, was in 1974.

**Staff comment:** Bank and drive-through built in 1974 per City’s records.

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

**Applicant comment:** The structure is not designated or listed on any of the above.

**Staff comment:** The bank is noted in the inventory of the NRHP nomination for the *Charlottesville and Albemarle County Courthouse Historic District* (VDHR #104-0072); however, per the VCRIS record for the property (104-0072-0186), the building is not a contributing resource to the district. The drive-through is not mentioned.

From the NRHP listing. ([www.dhr.virginia.gov/historic-registers/104-0072/](http://www.dhr.virginia.gov/historic-registers/104-0072/))

- 402 Park Street (United Virginia Bank): brick and glass (common bond); 2 stories; modified gable roof; 3 bays. Commercial with Colonial Revival influence. 1970. Pre-fabricated fixed windows; steel frame with brick facade; large 2-story, plate-glass viewing window to rear walkway.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

**Applicant comment:** The structure is not associated with any of the above.

**Staff comment:** Concur with applicant.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

**Applicant comment:** The [drive-through] is not of a distinct architectural style.

**Staff comment:** The bank and the drive-through share the same design and materiality. Within the City, there are other buildings of this period with similar, modern interpretations of traditional forms. The bank building will remain.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

**Applicant comment:** The building material is brick and could be easily reproduced.

**Staff comment:** Concur with applicant.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

**Applicant comment:** The drive-through is proposed to be completely removed. Its materials and style resemble the main structure on the property (the former bank)

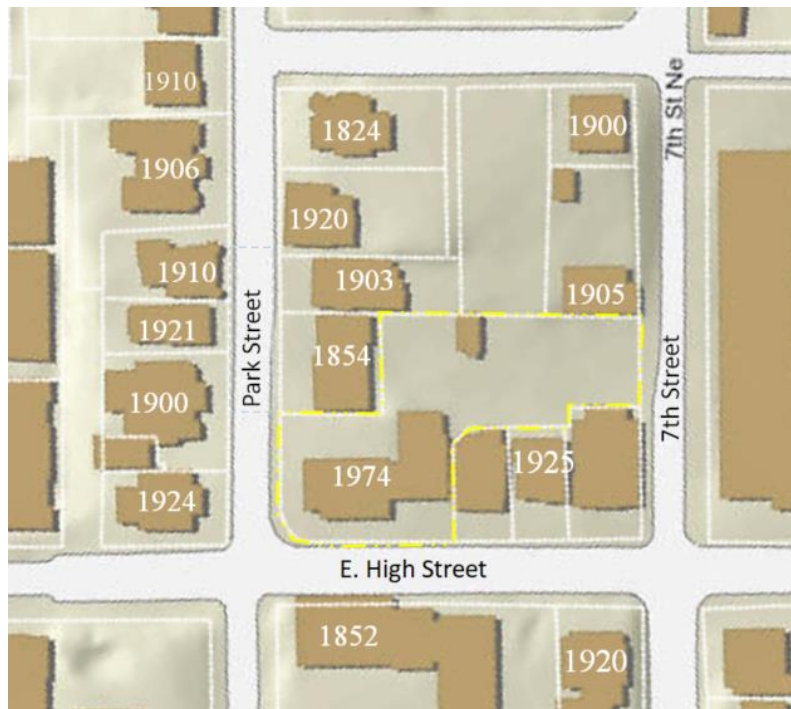
**Staff comment:** Concur with applicant. Additionally, the bank building will remain.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

**Applicant comment:** The drive-through is linked to the former bank (to remain).

**Staff comment:** The building’s design is not linked historically or aesthetically to the surrounding structures, except the 1974 bank, which will remain. Of the 18 structures immediately nearby, the median built-date is 1908: four were built prior to 1854; 14 between 1900 and 1925.





(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

**Applicant comment:** No formal assessment has been conducted, but there is visual evidence of disrepair in the masonry. Please see the photo below for evidence of cracking near the building edges.

**Staff comment:** Concur with applicant. The structure shows some disrepair, though nothing visually suggests it is at-risk. Demolition is requested to facilitate the reconfiguration n of the parking area.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property’s historic, architectural, or cultural value.

**Applicant comment:** No portions of the drive-through are planned to be preserved. As mentioned, its architectural style resembles the former bank structure on the property, which is to remain.

**Staff comment:** Proposal is to raze the entire structure; no elements, features or materials will be retained. Staff concurs with the applicant that the building and site are not historically, architecturally, or culturally significant.

### **Pertinent design guidelines re: Site Design and Elements**

Link: [Chapter 2 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.

#### F. Parking Areas and Lots

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

#### **Pertinent design guidelines re: Demolitions**

Link: [Chapter 7 Moving and Demolition](#)

#### B. Demolition of Historic Structures

##### Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278.

**Staff comment:** See comments under *Standards for considering demolitions*.

- 2) The public necessity of the proposed demolition.

**Staff comment:** Demolition is not a public necessity; the building has not been condemned or deemed unsafe.

- 3) The public purpose or interest in land or buildings to be protected.

**Staff comment:** See comments under *Standards for considering demolitions*, item a.

- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

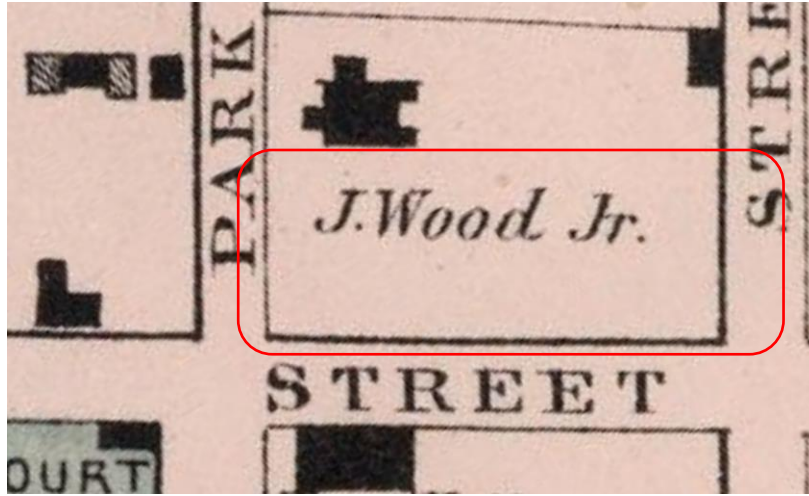
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

**Staff comment:** See comments under *Standards for considering demolitions*, item c

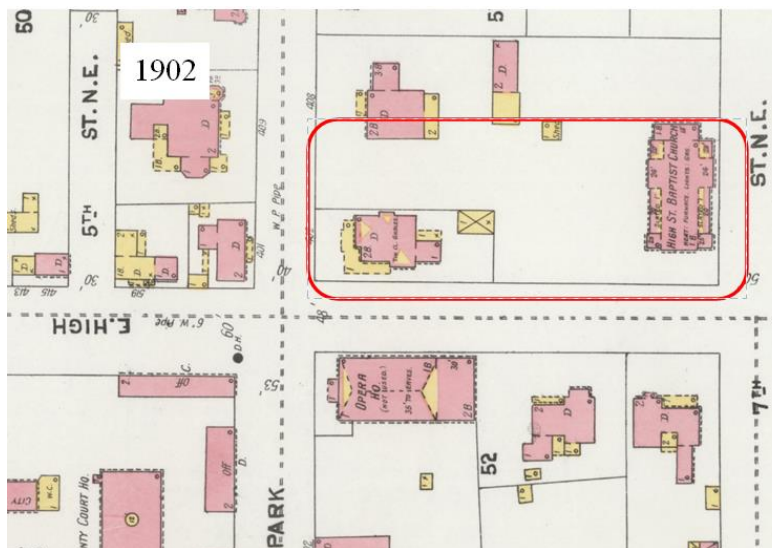
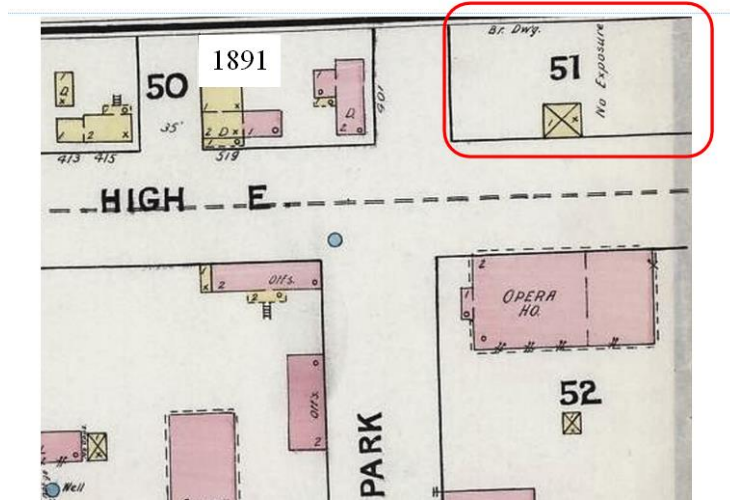
#### Guidelines for Demolition

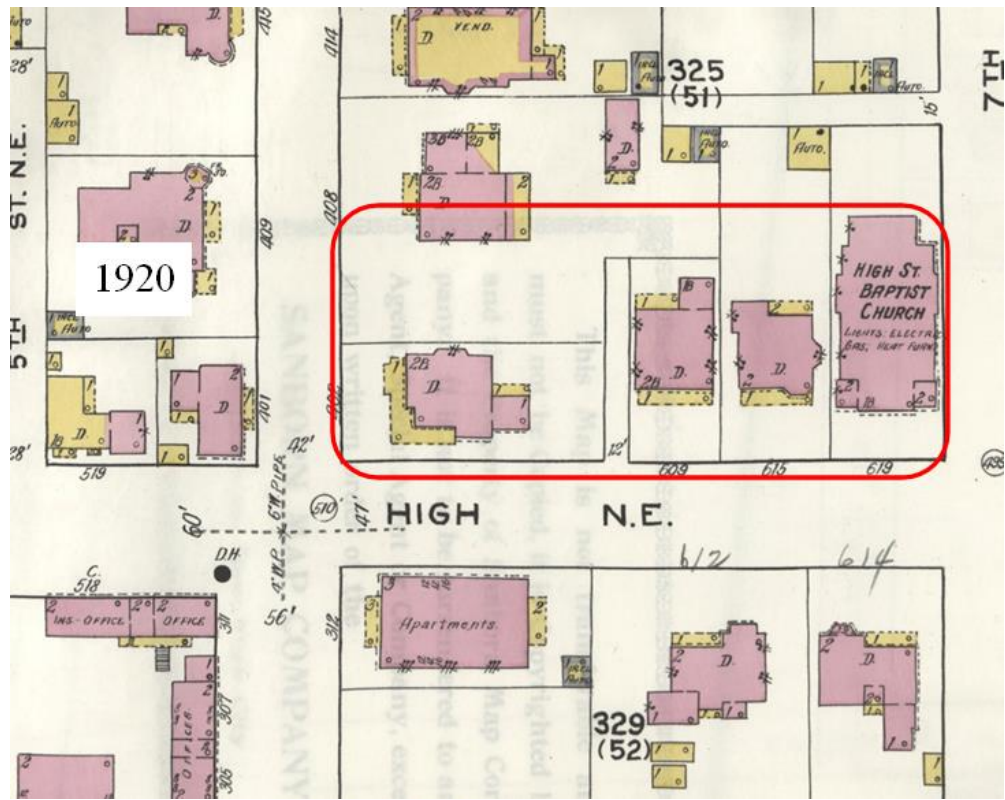
- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Appendix  
1877 Gray map



Sanborn Maps





## DEMOLITION APPLICATION

TO: Board of Architectural Review  
City of Charlottesville

FROM: Kendra Moon, PE  
Line and Grade Civil Engineering

DATE: October 25, 2022

RE: 402 Park Street  
Drive-through Demolition Request

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### Property Details:

Parcel ID Numbers: 530115000  
Total Acres: 0.62  
Owner: Anchor Charlottesville Office 2, LLC  
Property Address: 402 Park Street  
Current Tenant: Anchor Health Properties (Office)  
Zoning: DNH  
ADC District: North Downtown

### A. Demolition Request

The applicant hereby requests to demolish the drive-through that was built to accompany the former bank located at the corner of Park Street and E. High Street (please see Images 1 and 2). The former bank (Image 3) is now an office building, therefore the drive-through is no longer needed. The applicant would prefer to remove this structure and add a few more parking spaces to the lot. All ADC standards for considering demolitions are met.

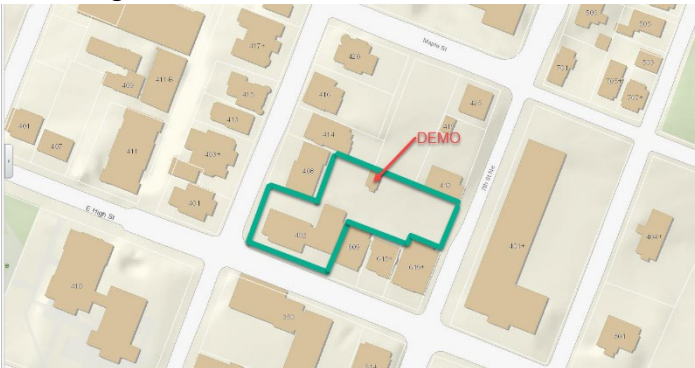


Image 1. Structure location





*Image 2. Drive-through structure to be demolished*



*Image 3. Former bank on subject property, to remain (credit: Google)*

## B. Structure Description

The drive-through is 178 sf, 18.9 ft in height, and of brick construction, with a stretcher bond pattern and soldier course header. The roof is metal and gable-style, built to match that of the former bank building on the property. The structure style may be described as American Modern, built in 1974.

The structure is exhibiting signs of disrepair in the masonry, especially at the joints above the “window” openings where the steel rods are integrated for structural support. Though the structure could be repaired, it is not of use to the current owner.



Image 4. Visual disrepair in brick joints

Also of note is the structure’s location, which is shielded by buildings from the viewshed of major roads and can only be seen from 7th Street NE and the adjacent parking lot.

### C. Standards for Considering Demolitions

a. *The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*

(1) *The age of the structure of property;*

**The drive-through is believed to have been built at the same time as the bank, which according to GIS records, was in 1974.**

(2) *Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;*

**The structure is not designated or listed on any of the above.**

(3) *Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;*

**The structure is not associated with any of the above.**

(4) *Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*

**The building structure is not of a distinct architectural style.**

(5) *Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*

**The building material is brick and could be easily reproduced.**



*(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.*

**The drive-through is proposed to be completely removed. Its materials and style resemble the main structure on the property (the former bank).**

*b. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.*

**The drive-through is linked to the former bank (to remain).**

*c. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.*

**No formal assessment has been conducted, but there is visual evidence of disrepair in the masonry. Please see the photo below for evidence of cracking near the building edges.**

*d. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.*

**No portions of the drive-through are planned to be preserved. As mentioned, its architectural style resembles the former bank structure on the property, which is to remain.**

#### **D. Conclusion**

Though this drive-through is designated a contributing structure, it is not of historical significance and is not included on any historic registry. It was built for a specific function which is no longer useful to the current property owner and building tenant. Its style and materials are easily reproducible and mimic the main building on site, which is to be preserved.

#### **List of Appendices**

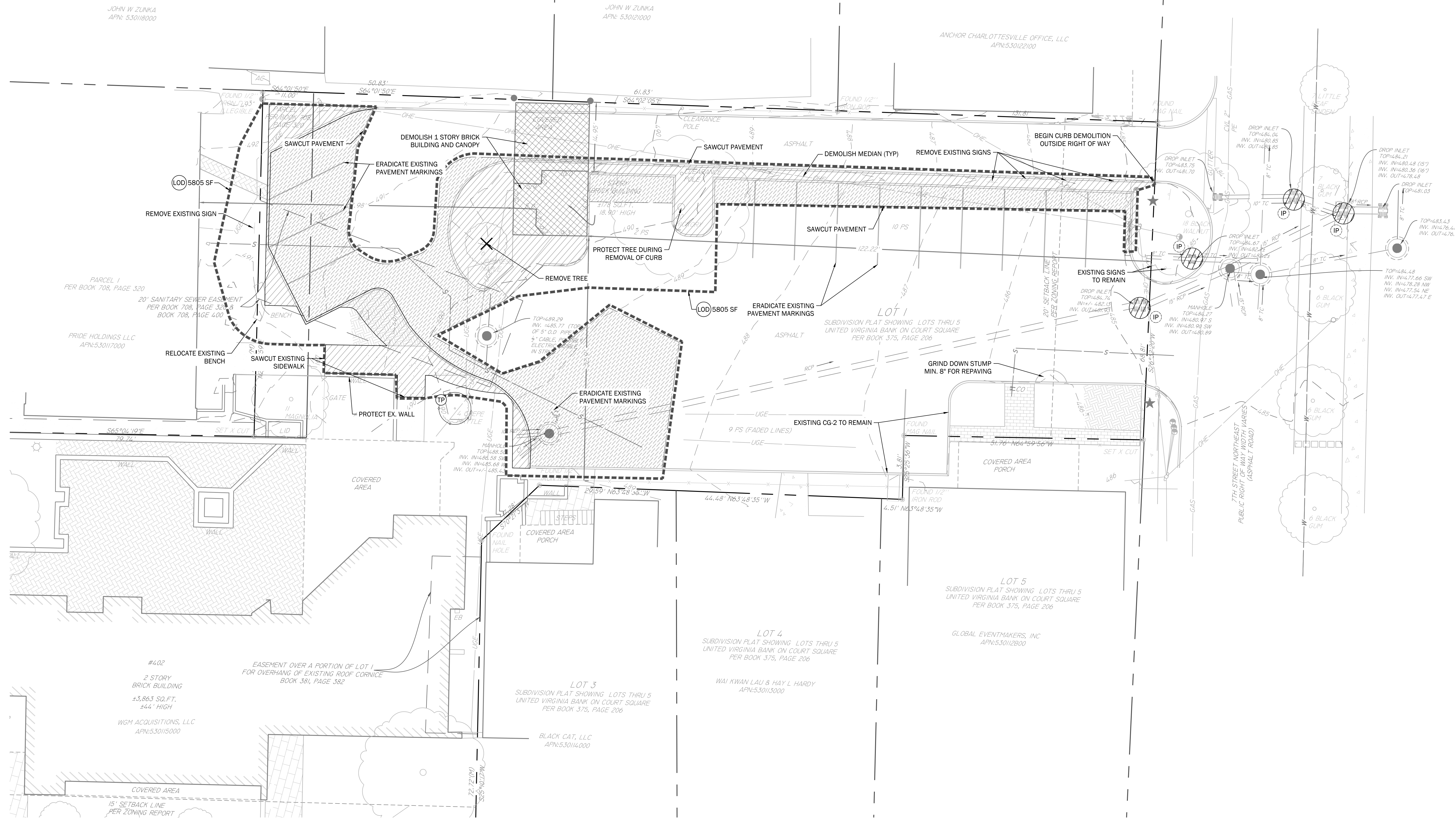
Appendix A: Site Plan Amendment Sheets C1.0 and C2.0

Appendix B: Additional Building Photographs

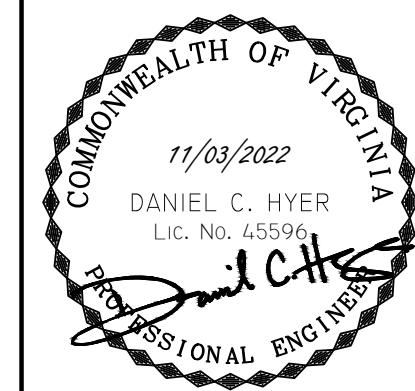
**Appendix A**  
**Site Plan Amendment Sheets C1.0 and C2.0**

LEGEND

- GENERAL DEMOLITION
- STRUCTURE DEMOLITION
- FULL-DEPTH PAVEMENT REMOVAL
- SAWCUT
- LIMITS OF DISTURBANCE



402 PARK STREET  
SITE PLAN AMENDMENT #1  
CHARLOTTESVILLE, VIRGINIA  
EXISTING CONDITIONS AND DEMOLITION PLAN





APPROVED DCH  
SUBMISSION NO. 2  
PROJECT 2202005  
THE WORK OF  
LINE + GRADE

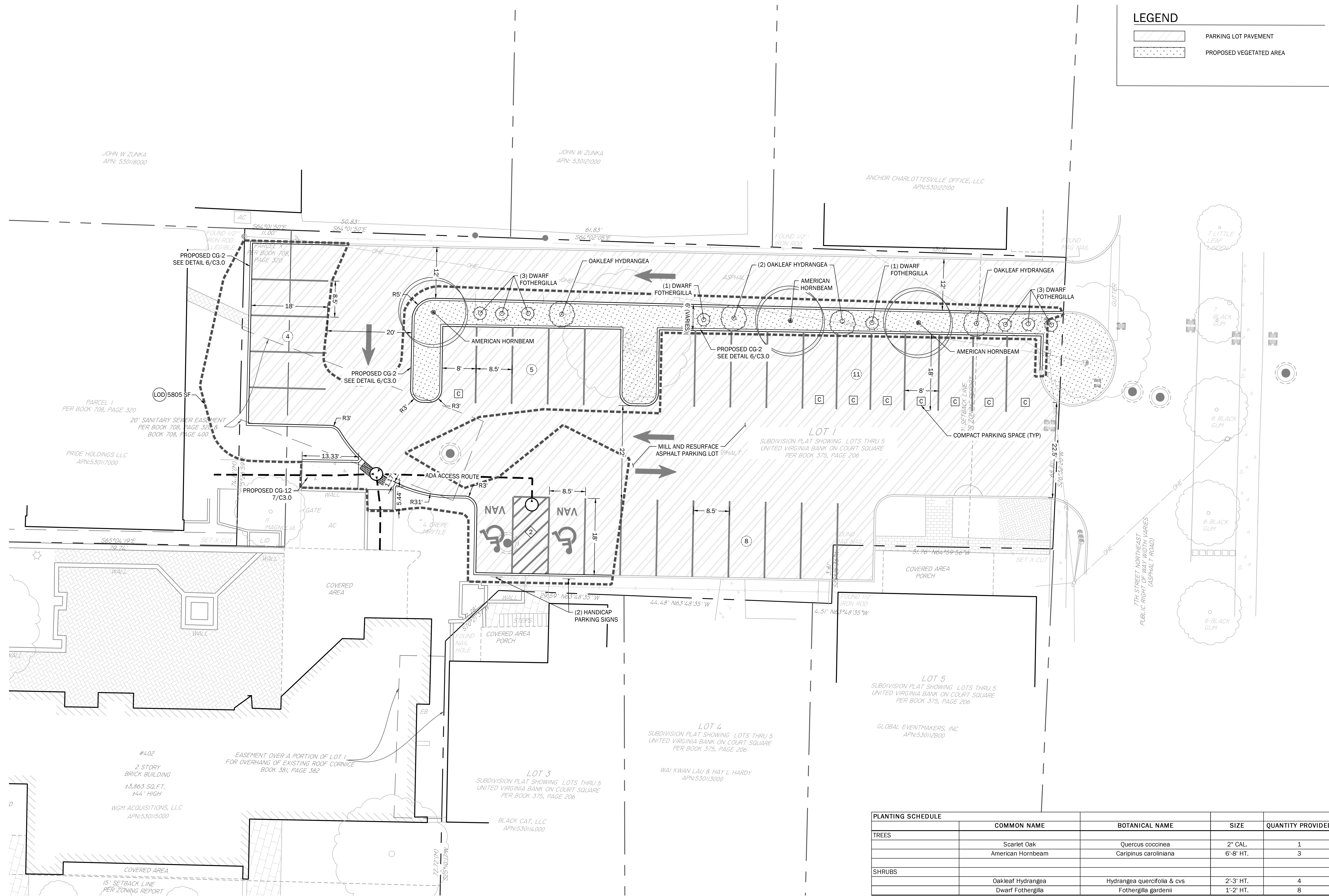
C1.0

1 EXISTING CONDITIONS AND DEMOLITION PLAN  
1" = 10' 0"



**LEGEND**

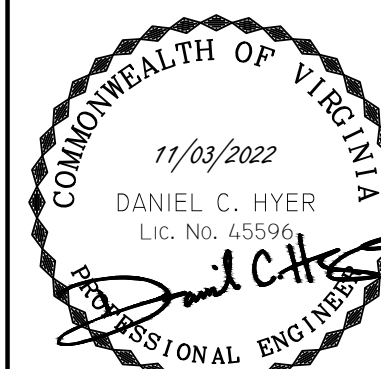
-  PARKING LOT PAVEMENT
-  PROPOSED VEGETATED AREA



PLANTING SCHEDULE				
	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY PROVIDED
TREES	Scarlet Oak	Quercus coccinea	2" CAL.	1
	American Hornbeam	Carpinus caroliniana	6'-8" HT.	3
SHRUBS	Oakleaf Hydrangea	Hydrangea quercifolia & cvs	2'-3' HT.	4
	Dwarf Fothergilla	Fothergilla gardenii	1'-2' HT.	8

**LINE + GRADE**  
CIVIL ENGINEERING

402 PARK STREET  
SITE PLAN AMENDMENT #1  
CHARLOTTESVILLE, VIRGINIA  
SITE AND LANDSCAPING PLAN



APPROVED DCH  
SUBMISSION NO. 2  
PROJECT 2202005  
THE WORK OF  
LINE + GRADE

**C2.0**

**1** SITE AND LANDSCAPING PLAN  
1" = 10'-0"

JOHN W. ZUNKA  
APN: 530118000

JOHN W. ZUNKA  
APN: 530121000

ANCHOR CHARLOTTESVILLE OFFICE, LLC  
APN: 530122100

PARCEL 1  
PER BOOK 708, PAGE 320

20' SANITARY SEWER EASEMENT  
PER BOOK 708, PAGE 320 &  
BOOK 708, PAGE 400

PRIDE HOLDINGS LLC  
APN: 530117000

LOT 1  
SUBDIVISION PLAT SHOWING LOTS THRU 5  
UNITED VIRGINIA BANK ON COURT SQUARE  
PER BOOK 375, PAGE 206

LOT 5  
SUBDIVISION PLAT SHOWING LOTS THRU 5  
UNITED VIRGINIA BANK ON COURT SQUARE  
PER BOOK 375, PAGE 206

GLOBAL EVENTMAKERS, INC  
APN: 530112800

LOT 4  
SUBDIVISION PLAT SHOWING LOTS THRU 5  
UNITED VIRGINIA BANK ON COURT SQUARE  
PER BOOK 375, PAGE 206

WAI KWAN LAU & HAY L. HARDY  
APN: 530113000

LOT 3  
SUBDIVISION PLAT SHOWING LOTS THRU 5  
UNITED VIRGINIA BANK ON COURT SQUARE  
PER BOOK 375, PAGE 206

BLACK CAT, LLC  
APN: 530114000

EASEMENT OVER A PORTION OF LOT 1  
FOR OVERHANG OF EXISTING ROOF CORNICE  
BOOK 381, PAGE 382

#402  
2 STORY  
BRICK BUILDING  
±3,863 SQ. FT.  
±44' HIGH  
WGM ACQUISITIONS, LLC  
APN: 530115000

COVERED AREA  
15' SETBACK LINE  
PER ZONING REPORT



**Appendix B**  
**Additional Building Photographs**



Photo 1. Eastern view



Photo 2. Northeastern view





Photo 3. Northwestern view



Photo 4. Southwestern view

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	Bank, 402 Park Street
Historic	Sun Trust Bank
Historic	United Virginia Bank

#### Property Evaluation Status

Not Evaluated

This Property is associated with the Charlottesville and Albemarle County Courthouse Historic District.

#### Property Addresses

Current - 402 Park Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22902
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

### Additional Property Information

Architecture Setting: Urban

Acreage: No Data

#### Site Description:

Located on the northeast corner of Park Street and High Street in downtown Charlottesville. The parcel includes a paved parking lot that is northeast of the building.

#### Surveyor Assessment:

United Virginia Bank, constructed ca 1970-1975. Noncontributing.

Surveyor Recommendation: Recommended for Further Survey

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Commerce/Trade
Resource Type:	Bank
NR Resource Type:	Building
Historic District Status:	Non-contributing
Date of Construction:	Ca 1970
Date Source:	Written Data
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Commerce/Trade
Other ID Number:	No Data
Architectural Style:	Other
Form:	No Data
Number of Stories:	2.0
Condition:	Good
Threats to Resource:	None Known
Cultural Affiliations:	No Data
Cultural Affiliation Details:	No Data

#### Architectural Description:

HD inventory: 402 Park (United Virginia Bank): brick and glass (common bond); 2 stories; modified gable roof; 3 bays. Commercial with



Colonial Revival influence. 1970. Pre-fabricated fixed windows; steel frame with brick façade; large 2-story, plate-glass viewing window to rear walkway.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Masonry	Brick	American/Common Bond

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** Charlottesville and Albemarle County Courthouse Historic District  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** Charlottesville has been a regional political center since becoming the Albemarle County seat in 1762. In addition to its associations with Thomas Jefferson and the University of Virginia, the city is significant for the diversity of its 19th- and early-20th-century architecture. The heart of the district is the courthouse square, containing the courthouse and several 19th-century brick offices. Also in the district is an archetypical late-19th-century main street which was made into a pedestrian mall in the 1970s. Architectural highlights are the former public library, the former post office, and a railroad station, all employing a learned classicism. Adjacent industrial buildings and several adjoining residential neighborhoods complete the district. Scattered through the district are various Federal and Greek Revival houses. While not devoid of intrusions, the district gives Charlottesville's downtown a strong sense of historical continuity.

**CRM Events**

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** UVA Student Survey  
**Organization/Company:** UVA  
**Photographic Media:** Film  
**Survey Date:** 4/15/1980  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
*No Data*

**Bibliographic Information**

**Bibliography:**  
*No Data*  
**Property Notes:**  
*No Data*



ADC District or IPP



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

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.
Note: No submittal deadline for Admin Review

Owner Name Anchor Charlottesville Office 2, LLC Applicant Name Kendra Moon
Project Name/Description 402 Park Street Parcel Number 530115000 + 530122100
Project Property Address 402 Park Street

Applicant Information

Address: 113 4th St NE, STE 100
Charlottesville, VA 22902
Email: kmoon@line-grade.com
Phone: (W) 434-262-0169 (C) 540-660-5744

Property Owner Information (if not applicant)

Address: 425 7th St NE
Charlottesville, VA 22902
Email: jnelson@anchorhealthproperties.com
Phone: (W) 434-989-7138 (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.

Kendra G. Moon 10/19/2022
Signature Date
Kendra G. Moon 10/19/2022
Print Name Date

Property Owner Permission (if not applicant)

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

Jonathan L. Nelson 10/19/22
Signature Date
Jonathan L. Nelson 10/19/22
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Change of use for existing financial institution to office space. Demolition of drive-through structure (contributing) and minor improvements to parking area. Reference Line and Grade SPA for 402 Park Street.

List All Attachments (see reverse side for submittal requirements): Narrative including proposed changes, existing building photos, and consistency with ADC standards

For Office Use Only
Received by: [Signature]
Fee paid: 12500 Cash/Ck. # 0500
Date Received: 10/23/2022
Approved/Disapproved by:
Date:
Conditions of approval:



**Certificate of Appropriateness**

BAR # 22-09-04

0 3<sup>rd</sup> Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith, Architect

Project: New residence on vacant lot

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  
November 15, 2022**



**Certificate of Appropriateness**

BAR 22-09-01

0 3<sup>rd</sup> Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith/Architect

Project: New residence

---



**Background**

*Year Built:* n/a. (According to available information, parcel has never been developed.)

*District:* North Downtown ADC District

*Status:* n/a

**Prior BAR Review**

September 20, 2022 – BAR held preliminary discussion re: new residence.

Link to meeting video. Discussion begins at 02:30:00.

<https://boxcast.tv/channel/vabajtzezyv3iclkl1a?b=nvdouryu5aoooh1orqwx>

Link to Sept 20, 2022 submittal, go to pdf page 100 of: [Sept 20 2022 BAR Packet](#)

October 18, 2022 - BAR reviewed new residence; accepted applicant's request for a deferral.

Link to the BAR meeting video. Discussion begins at 0:03:30.

<https://boxcast.tv/channel/vabajtzezyv3iclkl1a?b=uzjzbhfohchjty5hs6f>

Link to October 18, 2022 submittal, go to pdf page 27 of: [October 2022 BAR packet](#)

**Application**

- Submittal: Candace M.P. Smith, Architects PC narrative and drawings, dated for November 15, 2022 BAR meeting (11 pages).

CoA request to construct a new single-family residence and detached garage on vacant parcel.

**Note:** Applicant is not seeking final BAR action during this meeting. Rather, the discussion is intended to resolve any outstanding questions prior to the final submittal.



## **Discussion**

Applicant seeks BAR input on the following:

- Variation of building height.
- Porch options presented, including roof forms and railings.
- Front gate.
- Color palette.

## **Suggested Motions**

No action is recommended, except to accept the applicant's request for a deferral.

## **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](#)

### **Pertinent Guidelines for New Construction and Additions include:**

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.

#### 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.







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FAX: 434.979.1936  
WWW.CMPSARCHITECT.COM

**NARRATIVE AND LIST OF ATTACHMENTS**

for

**Board of Architectural Review**

Meeting November 15, 2022

**Preliminary Discussion**

Re: New Residence near Hedge Street and Park Plaza (3<sup>rd</sup> St. NE, Parcel #330020001) in Charlottesville, VA—"0 Third Street NE"

**Narrative**

See prior narrative for description of site limitations and materials submitted for 9/20/22 BAR meeting for first preliminary discussion. And prior minutes for plans and earlier 3D sketchup of proposed new house.

Responding to the board's comments, we have reduced the height of the house, determined that siding over a brick foundation is most suitable for reducing the scale of the overall height of the home, and prepared several questions for the Board to discuss so we can move to final approval at the December BAR meeting.

Primary questions focus on the front porch form, and three are presented, with the client's preference noted. Different roof forms and railings are shown. We would appreciate the Board providing their recommendation on this.

Solid gates, similar to others in the neighborhood, will be painted, wood gates with solid panels, similar to the chosen garage doors. (Specifications on the garage doors will be provided at final but have been made.) Railings at the side, screened porches will be solid privacy panels. Paint colors have been selected and paint chips will be available to view at the 11/15/22 meeting and will be specified at final submittal.

Finally, a diagram of the street view of the uphill neighbor, our proposed house front at 3<sup>rd</sup> Street NE, and the downhill neighbor at Park Plaza is included to show the slope of the road, comparative finish floor heights and approximate roof peaks/ridges.

Updated landscape plans and other requirements will be met and submitted for the December BAR.



**List of Attachments**

1. SK4 (7) sheets showing
  - a. Shorter front and side elevation
  - b. Three front porches
  - c. Front gate detail
  
2. SK4 Addendum
  - a. Street profile diagram



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SHORTER  
HOUSE,  
SIDING &  
BRICK

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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FRONT ELEVATION, SHORTER HOUSE, SIDING & BRICK  
WITH CLIENT'S PREFERRED FRONT PORCH

1  
SK4

1/8" = 1'-0"

SK4

1 OF 7



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SHORTER  
HOUSE,  
SIDING &  
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DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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SIDE ELEVATION, SHORTER HOUSE, SIDING & BRICK  
WITH CLIENT'S PREFERRED FRONT PORCH

2  
SK4

SK4

2 OF 7



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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CLIENT'S PREFERRED STREAMLINED ROOF  
& SOLID PANEL RAILINGS TO MATCH SIDE PORCHES

3  
SK4

1/8" = 1'-0"

SK4

3 OF 7

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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4  
SK4

DEEPER ENTABLATURE  
& DECORATIVE METAL RAILINGS

1/8" = 1'-0"

SK4

4 OF 7



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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5  
SK4 1/8" = 1'-0"  
HIPPED ROOF  
& DECORATIVE METAL RAILINGS

SK4  
5 OF 7

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

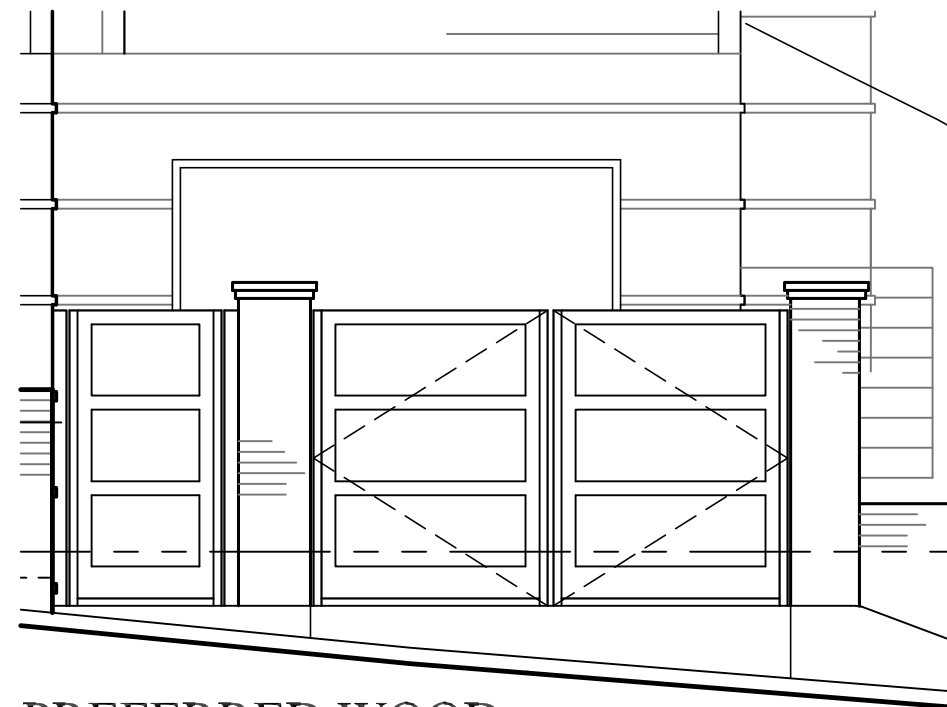
SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

GATE  
OPTION

DATE: 11/15/22  
DRAWING SCALE: AS NOTED  
PROJECT NO: 2204  
REVISION DATE:

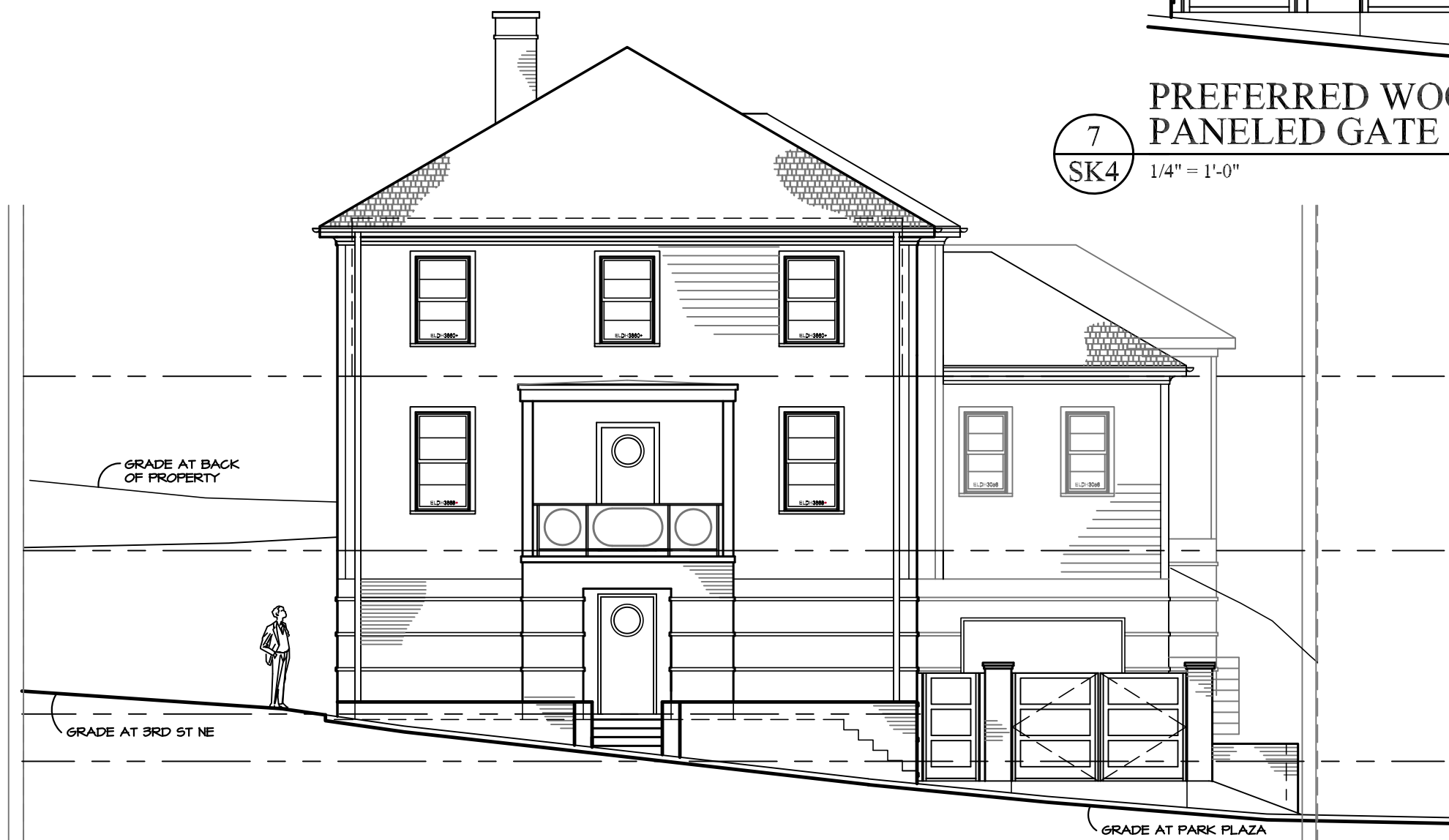
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7  
PREFERRED WOOD  
PANELED GATE

7  
SK4

1/4" = 1'-0"



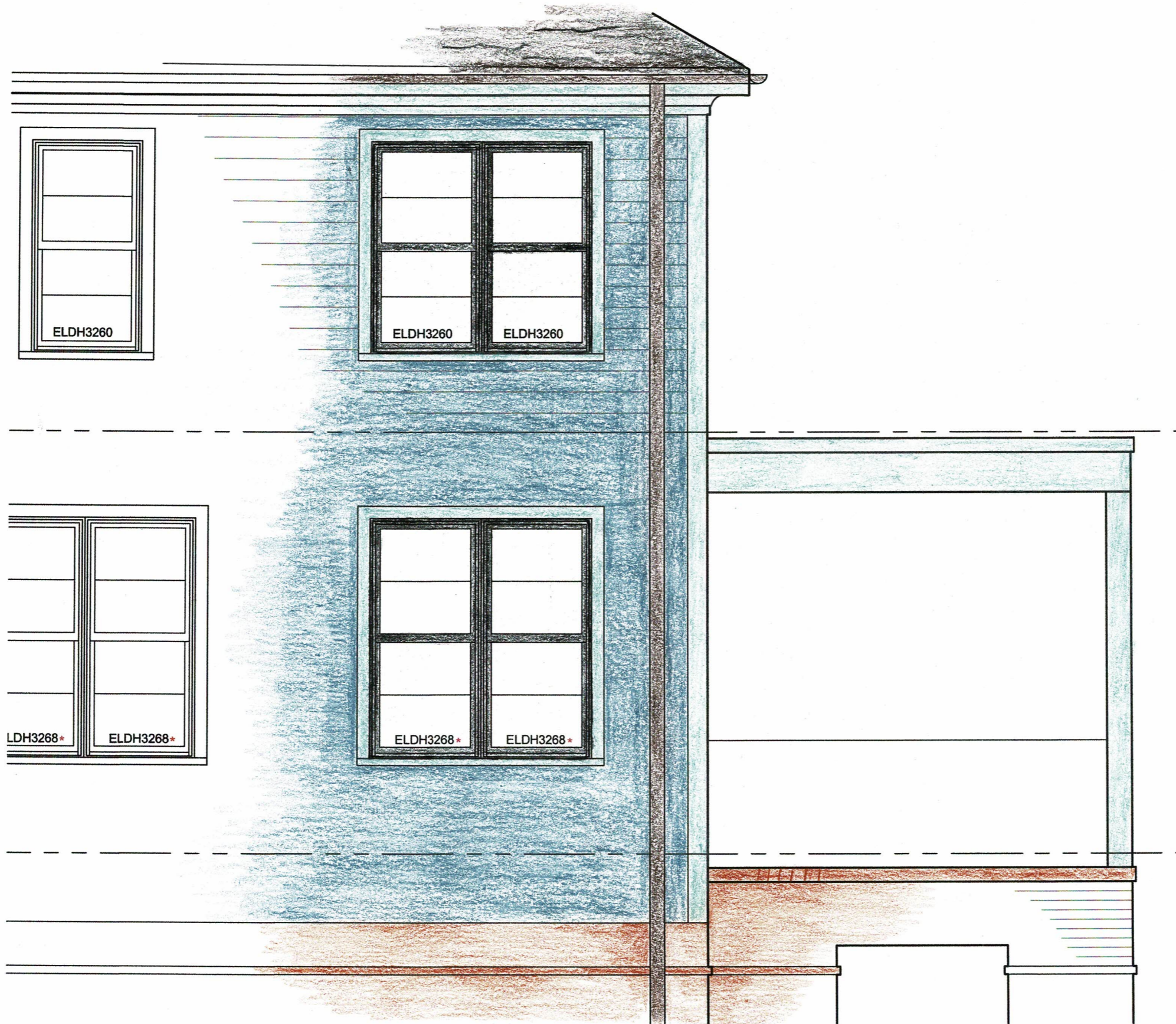
6  
PREFERRED WOOD PANELED GATE

6  
SK4

1/8" = 1'-0"

SK4  
6 OF 7





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ARCHITECT, PC

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

**SCOTT  
LOUGHREY**

NEAR HEDGE ST.  
& PARK PLAZA

**APPROXIMATE  
PAINT COLORS**

DATE: 11/15/22  
DRAWING SCALE: 3/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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8 APPROXIMATE PAINT COLORS  
SK4 3/8" = 1'-0"

**SK4**

7 OF 7



CANDACE M.P. SMITH  
ARCHITECT, PC

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CHARLOTTESVILLE, VA 22902  
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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

DIAGRAM OF  
HOUSE  
PROFILES

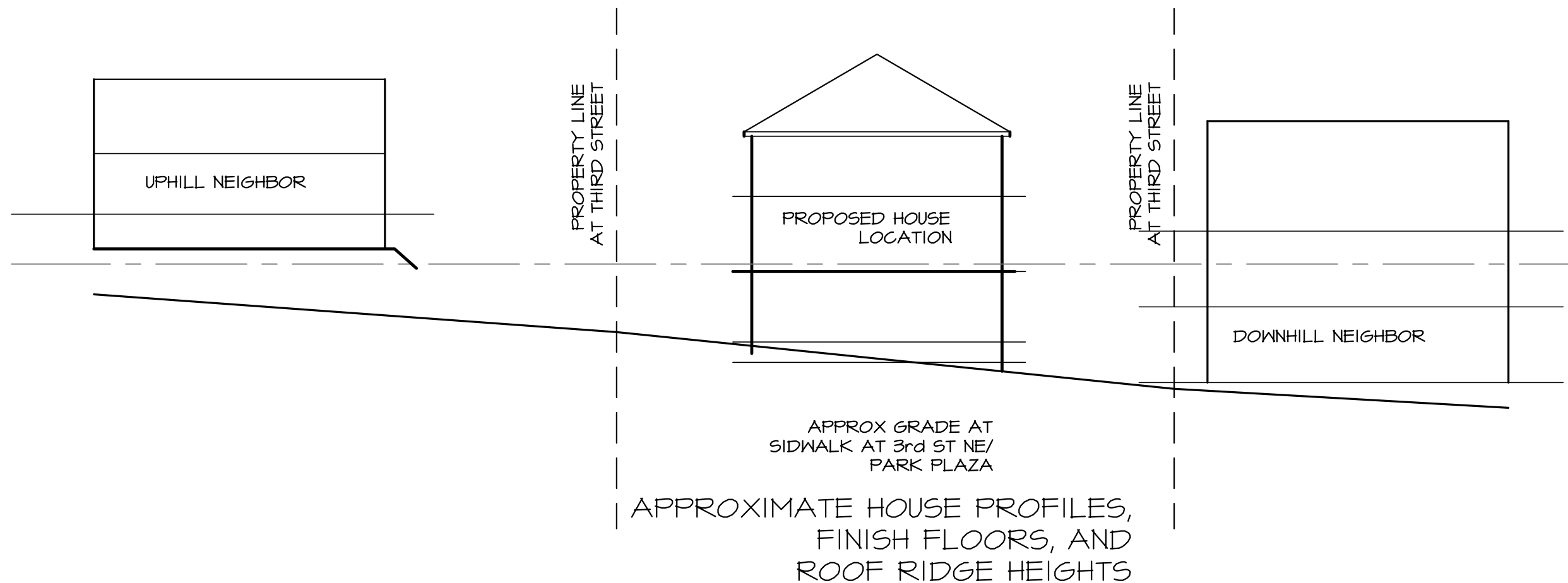
DATE: 11/15/22  
DRAWING SCALE: 1/16" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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SK4

1 OF 1

ADD.



1 DIAGRAM OF HOUSES  
Ad1 1/16" = 1'-0"



DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SITE PLAN-  
NEW GATE  
LOCATION

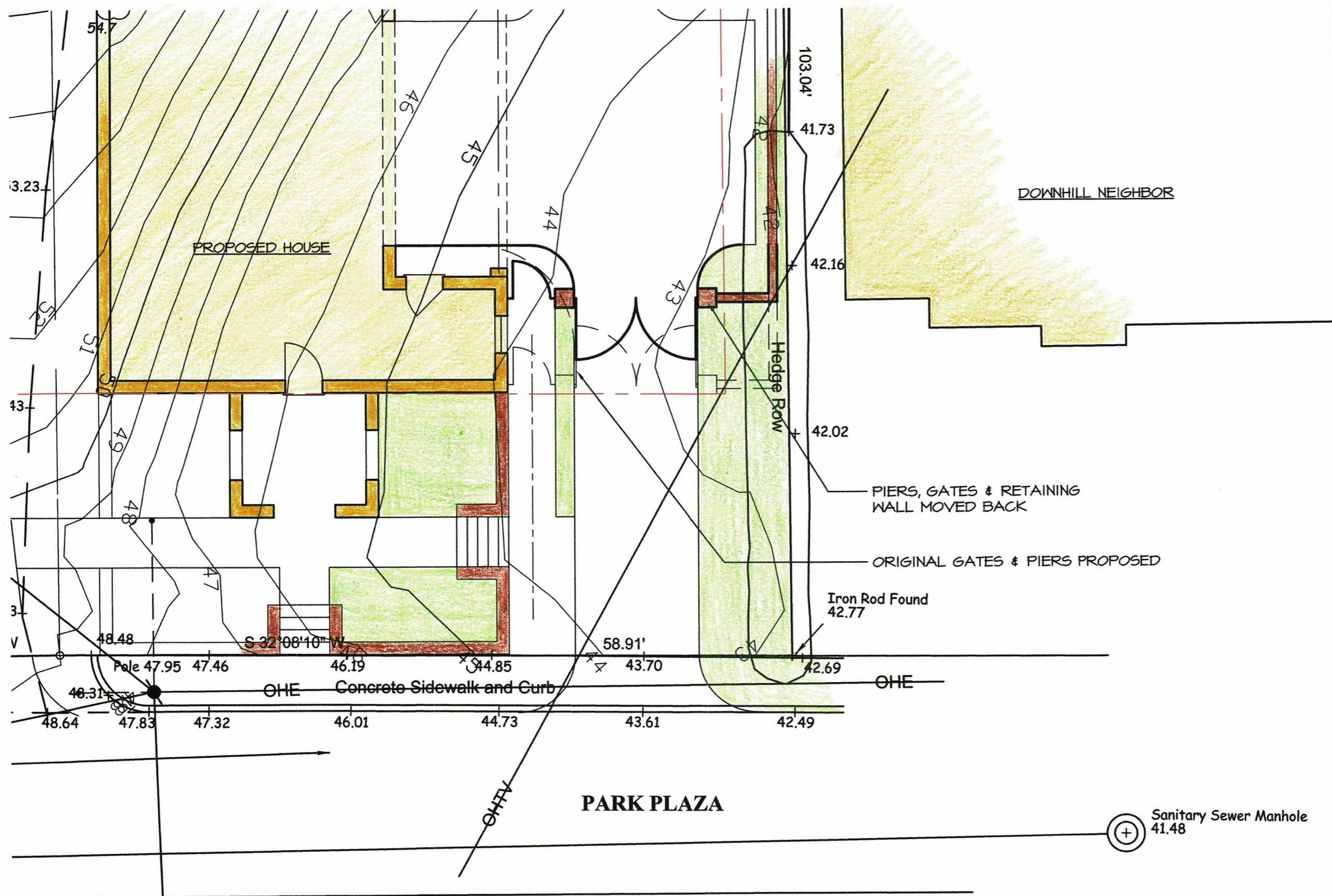
DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

© CANDACE M.P. SMITH ARCHITECT, PC 2022

SK4

1 OF 1

ADD. 2



1 SITE PLAN-NEW GATE LOCATION  
Ad2 1/8" = 1'-0"





**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 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 Scott Loughrey Applicant Name Candace Smith, Architect,  
Project Name/Description New Residence Parcel Number 330020001  
Project Property Address 0 3rd Street, NE

**Applicant Information**

Address: Candace M.P. Smith Architect, PC  
202 6th Street NE, Charlottesville, Va 22902  
Email: candys@cmprarchitect.com  
Phone: (W) 434-963-4500 (C) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: P.O. Box 4784  
Marietta, Ga 30061-4784  
Email: scottloughrey@gmail.com  
Phone: (W) \_\_\_\_\_ (C) (404) 909-6077

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.

Candace M.P. Smith 8/29/22  
Signature Date

Candace Smith 8/29/22  
Print Name Date

**Property Owner Permission (if not applicant)**

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

Scott Loughrey 8/29/22  
Signature Date

Scott Loughrey 8/29/22  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Construction of new residence on vacant parcel

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

See attached

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

P22-0088



**Certificate of Appropriateness**

BAR # 22-11-03

507 Ridge Street, Tax Parcel 290141000

Ridge Street ADC District

Owner/Applicant: Kimberly and Clayton Lauter

Project: Demo backyard shed/cottage

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  
November 15, 2022**



**Certificate of Appropriateness Application**

507 Ridge Street, Tax Parcel 290141000

Ridge Street ADC District

Owners/Applicants: Clayton & Kimberly Lauter

Project: Demolition of shed/cottage



**Background**

Year Built: Cottage/shed (House constructed c1895)

District: Ridge Street ADC District

Status: Contributing

The Gianniny-Bailey House contributes to the series of Victorian residences along Ridge Street that date to the 1890s. This two-story, two-bay house was originally weatherboard, now covered with stucco. Notable features include a semi-octagonal projecting bay on the front façade, and Eastlake trim on the second story porch. The structure in the rear was built as a servant's cottage.

**Prior BAR Actions**

March 2005: Approve painting of unpainted stucco.

February 2006: Approve partial demolition and addition.

May 2017: Approve roof and built-in gutter replacement.

August 20, 2019: Approve frame-mounted, ground level, solar photovoltaic system in rear yard.

**Application**

- Submittal: Photographs of structure with additional notes and photos by staff.

Request CoA for demolition of an approximately 10-ft x 12-ft, single-story, wood-framed structure in the rear yard.

**Discussion**

Staff visited the site on November 3, 2022 and found the cottage to be in poor condition, but not at immediate risk of collapse. (See attached photos and summary.) Owners plans to construct an accessory dwelling unit near/at the location of the cottage; however, they also expressed that



regardless of the ADU project, they do not wish to incur further expenses necessary to stabilize and maintain the cottage. With that, the owners have expressed willingness to allow relocation of the structure to another site, should someone express interest in acquiring it and provided the BAR approves the move.

As summarized below, the design guidelines recommend against approving this request. Staff recommends the BAR discuss this matter and defer a decision until the December 20, 2022 BAR meeting—or, to a later date, if the applicant requests deferral. This would provide an opportunity to find a solution that preserves this structure, avoids a potentially contentious appeal to Council (should a demo CoA be denied), and/or avoids actions that might result in leveraging civil fines.

Note: Staff refers to the following provisions of the City Code only as a matter of full disclosure and for information only, not to suggest a possible a path or outcome, nor to provide an enforceable interpretation of the Code.

**Per Sec. 34-277** (*Certificates of appropriateness; demolitions and removals*), the BAR must approve the razing or moving of a contributing structure, *except upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury.* Having no such determination by the City, that exception does not apply. Additionally, failure to obtain the necessary approval for demolitions, the owner is subject to a civil penalty *not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving.* (Sec. 34-86(b). See *Appendix* of this staff report.) The City’s current assessment for this structure is \$2,700. (Reference J. Davis email of Nov. 9, 2202.) As such, the fine could not exceed \$5,400.

**Per Sec. 34-281** (*Maintenance and repair required*), the owner of a contributing structure shall not shall allow it to *fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of a major architectural design district or the life and character of a contributing structure or protected property.* In a violation of this requirement, the owner is subject to a civil penalty of \$200 for the first violation, and a civil penalty of \$500 for each subsequent violation. (Sec. 34-86(a)(10), see *Appendix* of this staff report.)

**Per Sec. 34-285** (*Approval or denial of applications by BAR*) and should the BAR deny the CoA, the applicant may appeal to Council and seek further remedy per **Sec. 34-286** (*City council appeals*). (See *Appendix* of this staff report.)

Should the BAR approve the demolition request, staff recommends the following condition (included in the suggested motion below):

- Applicant will provide for the BAR record documentation of the existing building. [In addition to the photos provided, documentation will include dimensioned floor plans and elevations.]

## **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 demolition at 507 Ridge Street satisfies the BAR's criteria and guidelines for demolitions and that the BAR approves the application [as submitted with the condition that the applicant will provide for the BAR record documentation of the existing building].

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

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition at 507 Ridge Street does not satisfy the BAR's criteria and guidelines for demolitions 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 Demolitions:**

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

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

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;

**Staff comment:** The house and cottage were constructed in 1895 by Edgar Gianniny, the proprietor of the Gleason Hotel on West Main. (Passing through several owners, the property was acquired in 1940 by Grover Bailey, whose family occupied the house until 1962.) The available Sanborn Maps suggest the cottage was relocated at least once on the property.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

**Staff comment:** The house and cottage (VDR #104-0025-0019) are listed as contributing structures to the NRHP-listed *Ridge Street Historic District* (VDHR #104-0025). The VCRIS record indicates the property was found ineligible for individual listing. The cottage is identified as *one of the three surviving servants quarters in the Ridge Street Historic District*. [Note: Staff is researching the location



or condition of other, similar structures. That information will be presented at the November 15, 2022 meeting.]

From the NRHP listing. <https://www.dhr.virginia.gov/historic-registers/104-0025/507> [Ridge]: (Gianniny-Bailey House); frame (stucco covered weatherboard); 2 story; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one story veranda on north bay. Victorian Vernacular. 1895.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

**Staff comment:** Nothing evident in the available records. The builder is not known. The initial owner was Edgar Gianniny, the proprietor of a local hotel.

*Servant's cottage:* The City's 1994 survey identifies this structure as a *servant's cottage*. According to the US Census and City Directories (between 1900 and 1960) and the City survey, we know the property changed ownership six times and until 1950 was primarily occupied by multiple renters. From the census record, two of the earliest owners had a servant listed in their household; however, neither lived at 507 Ridge Street for those census years. (See the Appendix.) Staff believes reference to a *servant's cottage* most likely originated with Edgar Gianniny, who reportedly constructed the house in 1895. We cannot determine if Gianniny ever lived here initially; he sold the property in 1897 and in 1900 the house is occupied by a renter. (Curiously, Gianniny does not appear in the 1900 census and the 1910 census lists no one at 507 Ridge Street.) Gianniny reacquired the property in 1901. The biennial City Directories indicate he occupied the house in 1902 and 1904, so we can assume this was between 1901 and 1905. (In 1906, the house is sold to and occupied by Charles Apple.) Per the 1910 census Gianniny lives at 1116 East Market Street, and in the household is Ellen Johnson, age 60, listed as a servant. Also in 1910, Apple has moved to the area near Fry's Spring, and in his household is John Scott, age 15, listed as a servant. It is possible both Gianniny and Apple while living at 507 Ridge Street employed a servant who occupied the cottage. However, the historical record suggests the cottage, if used as a servant's quarters or occupied at all, was likely only from 1895 to 1897 and from 1901 to 1909. [Note: Further research might provide more conclusive evidence.]

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

**Staff comment:** The structure is unique in its origin as a *servant's cottage*; however, its style, elements and materiality are very common throughout this district and the City.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

**Staff comment:** The building material is easily reproduced.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

**Staff comment:** The structure will be razed (though, the owner may allow its relocation to another site). The applicant has expressed that—unless the building is relocated-- salvageable materials will be retained and incorporated (likely as interior elements) in a planned accessory dwelling unit in this location.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

**Staff comment:** The features are less elaborate and ornate than surrounding, similar-period structures; however, the design and materiality are generally consistent with those buildings.

*Location:* While Sanborn Maps are not reliable for precise scale and dimension, they are generally reliable for spatial relationships. The earliest maps showing this property indicate that between 1902 and 1920, the cottage was located on the south parcel line. On the 1920 map the cottage is either not shown or has moved farther back along the south parcel line. On the 1965 map (and on the 1966 aerial photo) the cottage is at its current location along the north parcel line.

### **Pertinent design guidelines re: Demolitions**

Link: [Chapter 7 Moving and Demolition](#)

#### A. Introduction

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.



The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled [to a CoA that permits demolition].

## B. Demolition of Historic Structures

### Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278.

**Staff comment:** See comments under *Standards for considering demolitions*.

- 2) The public necessity of the proposed demolition.

**Staff comment:** Demolition is not a public necessity; the building has not been condemned or deemed unsafe.

- 3) The public purpose or interest in land or buildings to be protected.

**Staff comment:** See comments under *Standards for considering demolitions*, item a.

- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

**Staff comment:** See comments under *Standards for considering demolitions*, item d.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

**Staff comment:** See comments under *Standards for considering demolitions*, item c

### Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

### Appendix: Related City Code Sections

#### **Sec. 34-285. - Approval or denial of applications by BAR.**

- c) Upon denial of an application (approval of an application with conditions over the objections of the applicant shall be deemed a denial), the applicant shall be provided written notice of the decision, including a statement of the reasons for the denial or for the conditions to which the applicant objects. 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.

(9-15-03(3); 12-17-12(1))

#### **Sec. 34-286. - City council appeals.**

- a) 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. The applicant, or his agent, and any aggrieved person, shall be given an opportunity to be heard on the appeal.
- b) In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria set forth within section 34-276 or 34-278, as applicable, and any other information, factors, or opinions it deems relevant to the application.
- c) A final decision of the city council may be appealed by the owner of the subject property to the Circuit Court for the City of Charlottesville, by filing with the court a petition at law, setting forth the alleged illegality of the action taken. such petition must be filed with the circuit court within thirty (30) days after council's final decision. The filing of the petition shall stay the council's decision pending the outcome of the appeal; except that the filing of the petition shall not stay a decision of city council denying permission to demolish a building or structure. Any appeal which may be taken to the circuit court from a decision of the city council to deny a permit for the demolition of a building or structure shall not affect the right of the property owner to make the bona fide offer to sell referred to in subparagraphs (d) and (e), below.
- d) In addition to the right of appeal set forth above, the owner of a building or structure, the demolition of which has been the subject of an application appealed to the city council, shall, as a matter of right, be entitled to demolish such building or structure if all of the following conditions have been met:
  - (1) The owner has appealed to city council for permission to demolish the building or structure, and city council has denied such permission;
  - (2) The owner has, for the applicable sale period set forth herein below, and at a price reasonably related to the fair market value of the subject property, made a bona fide offer to sell the building or structure, and the land pertaining thereto, to a person or legal entity that gives reasonable assurance that the building or structure will be preserved and restored; and



- (3) No bona fide contract, binding upon all parties thereto, shall have been executed for the sale of such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable sale period.
  - (4) If all of the foregoing conditions are not met within the applicable sale period, then the city council's decision denying a permit shall stand, unless and until that decision is overturned by the circuit court. However, following expiration of the applicable sale period, a property owner may renew his request to the city council to approve the demolition of the historic landmark, building or structure.
- e) The time in which a property owner may take advantage of the rights afforded by subparagraph (d), above (the applicable "sale period") shall be as follows:
- (1) Three (3) months, when the offering price is less than [\$25,000.00].
  - (2) Four (4) months when the offering price is equal to or greater than [\$25,000] but less than [\$40,000].
  - (3) Five (5) months when the offering price is equal to or is greater than [\$40,000.00] but less than [\$55,000].
  - (4) Six (6) months when the offering price is equal to or greater than [\$55,000] but less than [\$75,000.00].
  - (5) Seven (7) months when the offering price is equal to or is greater than [\$75,000] but less than [\$90,000].
  - (6) Twelve (12) months when the offering price is equal to or greater than [\$90,000].

**Sec. 34-86. - Schedule of civil penalties.**

- a) Any violation of the following provisions of this chapter shall be subject to a civil penalty of two hundred dollars (\$200.00) for the first violation, and a civil penalty of five hundred dollars (\$500.00) for each subsequent violation arising from the same set of operative facts:
  - (10) Any violation of Article II, Divisions 1—5, sections [34-240](#), et seq., regarding requirements for overlay districts.
- b) Any person who demolishes, razes or moves any building or structure which is subject to the regulations set forth within [section 34-277](#) or [section 34-340](#) without approval of the BAR or city council, shall be subject to a civil penalty not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving.
  - (1) For purposes of this section, the term "person" shall include any individual, firm, partnership, association, corporation, company or organization of any kind, which is deemed by the Charlottesville Circuit Court to be responsible for the demolition, razing or moving.
  - (2) An action seeking the imposition of the penalty shall be instituted by petition filed by the city in the Circuit Court of the City of Charlottesville, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
  - (3) The defendant may, within twenty-one (21) days after the filing of the petition, file an answer and, without admitting liability, agree to restore the building or structure as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties or as established by the court, the petition shall be dismissed from the court's docket.

(4) The filing of the action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury.

(9-15-03(3); 10-18-10(1); 11-21-11(2); 12-17-12(1))



507 Ridge Street - Servant's Cottage c1890s

NRHP listing: *Ridge Street Historic District*

[www.dhr.virginia.gov/wp-content/uploads/2018/04/104-0025\\_Ridge\\_St\\_HD\\_1982\\_Final\\_Nomination-1.pdf](http://www.dhr.virginia.gov/wp-content/uploads/2018/04/104-0025_Ridge_St_HD_1982_Final_Nomination-1.pdf)

507 Ridge Street: (Gianniny-Bailey House); frame (stucco covered weatherboard); 2 storey; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one storey veranda on north bay. Victorian Vernacular. 1895. (see survey sheet for additional details )



City survey 1970s/80s



507 Ridge Street - Servant's Cottage c1890s



City survey 1994

*servants cottage:  
1-storey, gable roof, white weatherboarded  
prob 1 room*

This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.



507 Ridge Street - Servant's Cottage c1890s

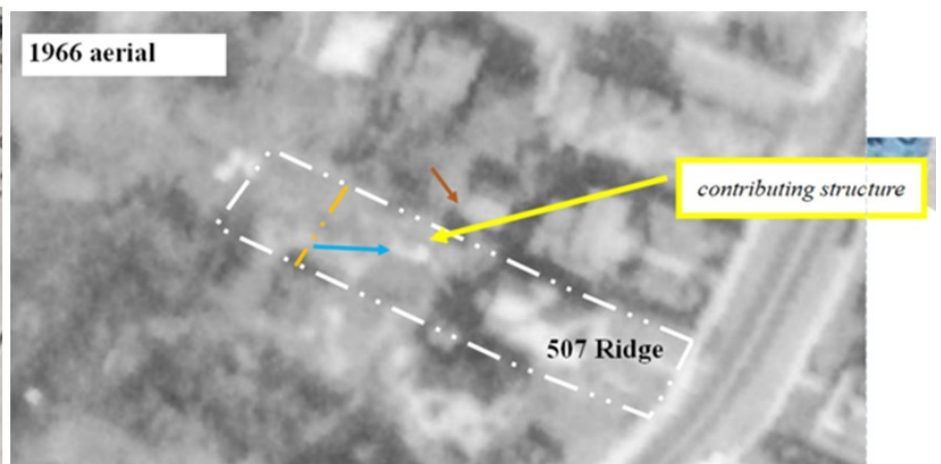
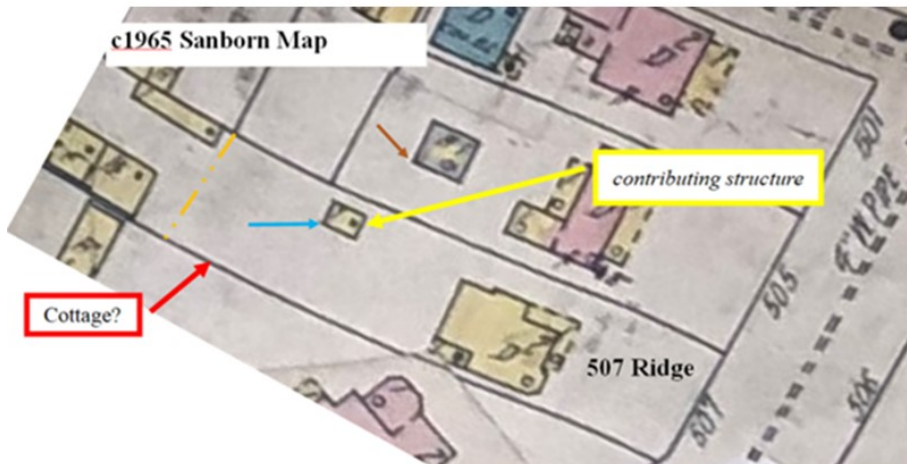
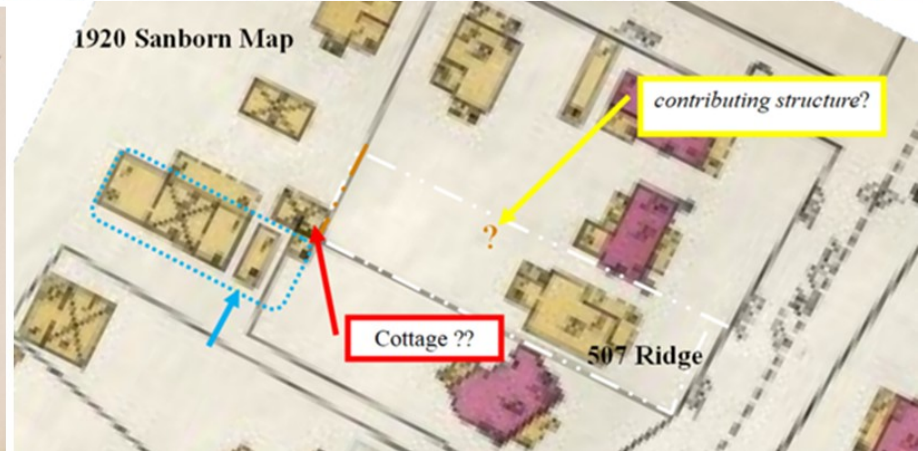
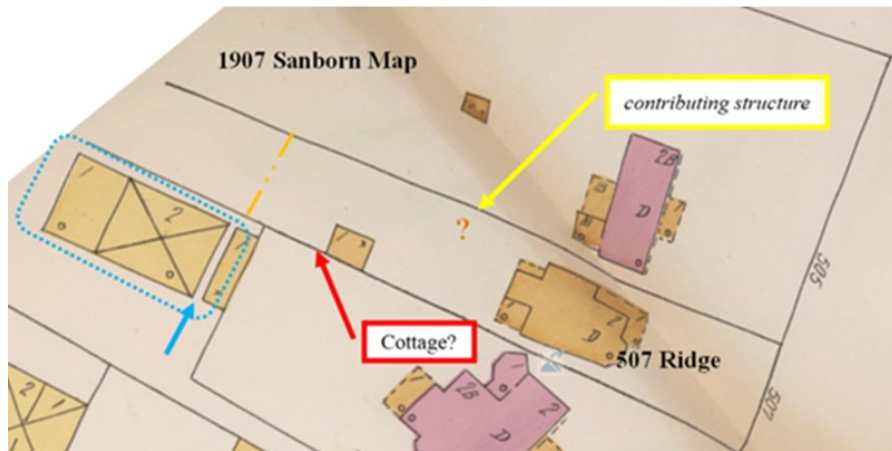
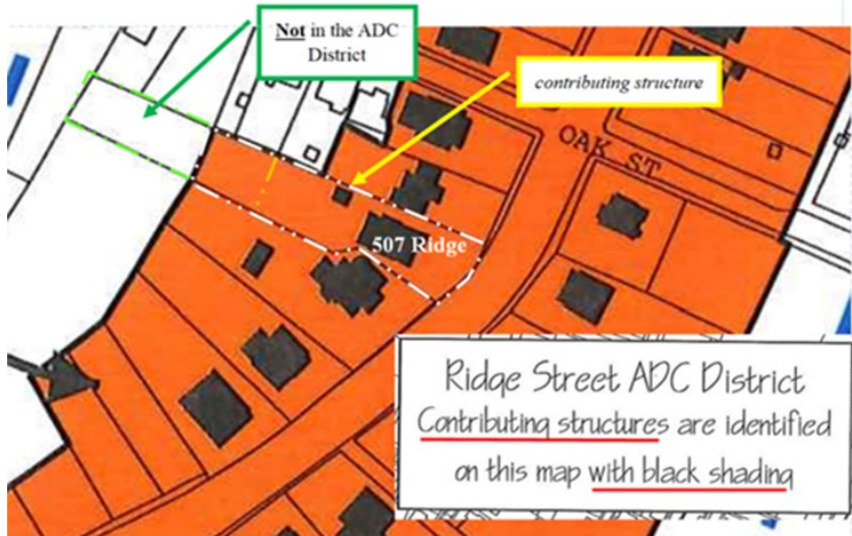
Oct 2022











## GIANNINY-BAILEY HOUSE



<b>STREET ADDRESS:</b>	507 Ridge Street
<b>MAP &amp; PARCEL:</b>	29-141
<b>VDHR FILE NUMBER:</b>	104-25-19
<b>CITY FILE NUMBER:</b>	364
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	E. M. Gianniny
<b>ORIGINAL USE:</b>	Residence
<b>PRESENT USE:</b>	Residence
<b>PRESENT OWNER:</b>	Lottie Scott
<b>ADDRESS:</b>	507 Ridge Street Charlottesville, Virginia
<b>HISTORIC NAME:</b>	Gianniny-Bailey House
<b>DATE/PERIOD:</b>	1895
<b>STYLE:</b>	Vernacular Queen Anne
<b>HEIGHT(to cornice)OR STORIES:</b>	2 storeys
<b>DIMENSIONS AND LAND AREA:</b>	60' x 225' (13,500 sq. ft.)
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	Bibb
<b>DATE OF SURVEY:</b>	Fall 1980, Revised 1993
<b>SOURCES:</b>	City Records Mrs. Lottie Scott Mrs. E. A. Talley (Mabel Apple Talley)



# GIANNINY-BAILEY HOUSE

## ARCHITECTURAL DESCRIPTION

This house is two storeys tall, two bays wide, and double-pile, set on a low foundation. The original weatherboarding has been covered with stucco, significantly altering the appearance of the house. The trim is painted green. There is a semi-octagonal projecting side bay on the east facade, a rectangular projecting bay on the north side, and a projecting pavilion to the rear. The high-pitched hipped roof has steeply pedimented gables over the three projecting bays and another centered over the southern elevation. The roof is covered with standing-seam metal, painted red, and has Philadelphia gutters, projecting eaves and verges, and a boxed cornice. Brackets with a sunburst motif support the overhanging corners of the gable over the semi-octagonal bay. The sunburst motif is repeated at the peaks of the gables. The rear gable is weatherboarded; the other three are covered with pressed tin. There is a pair of 9-over-9 light tinted glass attic windows in the west facade gable, and a single, plain 1-over-1 light window in each of the others. There are two interior capped chimneys. Other windows are double-sash with architrave trim, 1-over-1 light on the facade and 2-over-2 light elsewhere. The one on the verandah has a panelled spandrel, suggesting that it may originally have been a triple sash window. A deep one-storey verandah covers the northern bay of the facade and wraps around the corner to a side entrance in the projecting bay on the north side. It has a medium-pitched truncated hipped roof covered with standing-seam metal with boxed cornice. The original spool frieze and simple balustrade are gone, square posts have replaced the attenuated Eastlake posts and brackets, and the floor and steps have been replaced with concrete. The wide entrance door in the northern bay has nine lights over three panels and a three-light rectangular transom. Beside the door there is a small double-sash window with one large light bordered by small lights. A small second storey porch is set on the roof of the verandah at window-sill level. It has a nearly flat roof, and it has retained its spool frieze, attenuated Eastlake posts with brackets, and turned balustrade. The second storey hall window gives access to the porch. There is a one-storey hipped-roofed back porch beside the projecting rear pavilion. Interior trim is symmetrically moulded with corner blocks. The three-flight open stair in the entrance hall has a decorated rail and paneled wall. The six fireplaces with Victorian mantels have been closed. There is a one-storey, gable-roofed, white weatherboarded servant's cottage behind the house.

## HISTORICAL DESCRIPTION

E. M. Gianniny purchased this lot in 1895 (City DB 6-13) and built the house the same year, according to tax records. He sold it to E. M. Buck in 1897 (DB 8-331), then bought it back in 1901 (DB 12-103), and sold it to C. S. Apple in 1906 (DB 17-336). Ida L. Birch bought the house from Apple in 1915 (DB 27-487). Her husband, who had inherited it from her (WB 2-229), lost it during the Depression (DB 69-52, 86-128). E. I. and Mollie F. Bing owned it from 1935 to 1940, when they sold it to G. C. Bailey (DB 102-334). The Bailey family lived there for 22 years before selling it to Mrs. Lottie Scott in 1962 (DB 333-430). The weatherboarding was covered with stucco sometime between 1915 and 1962.

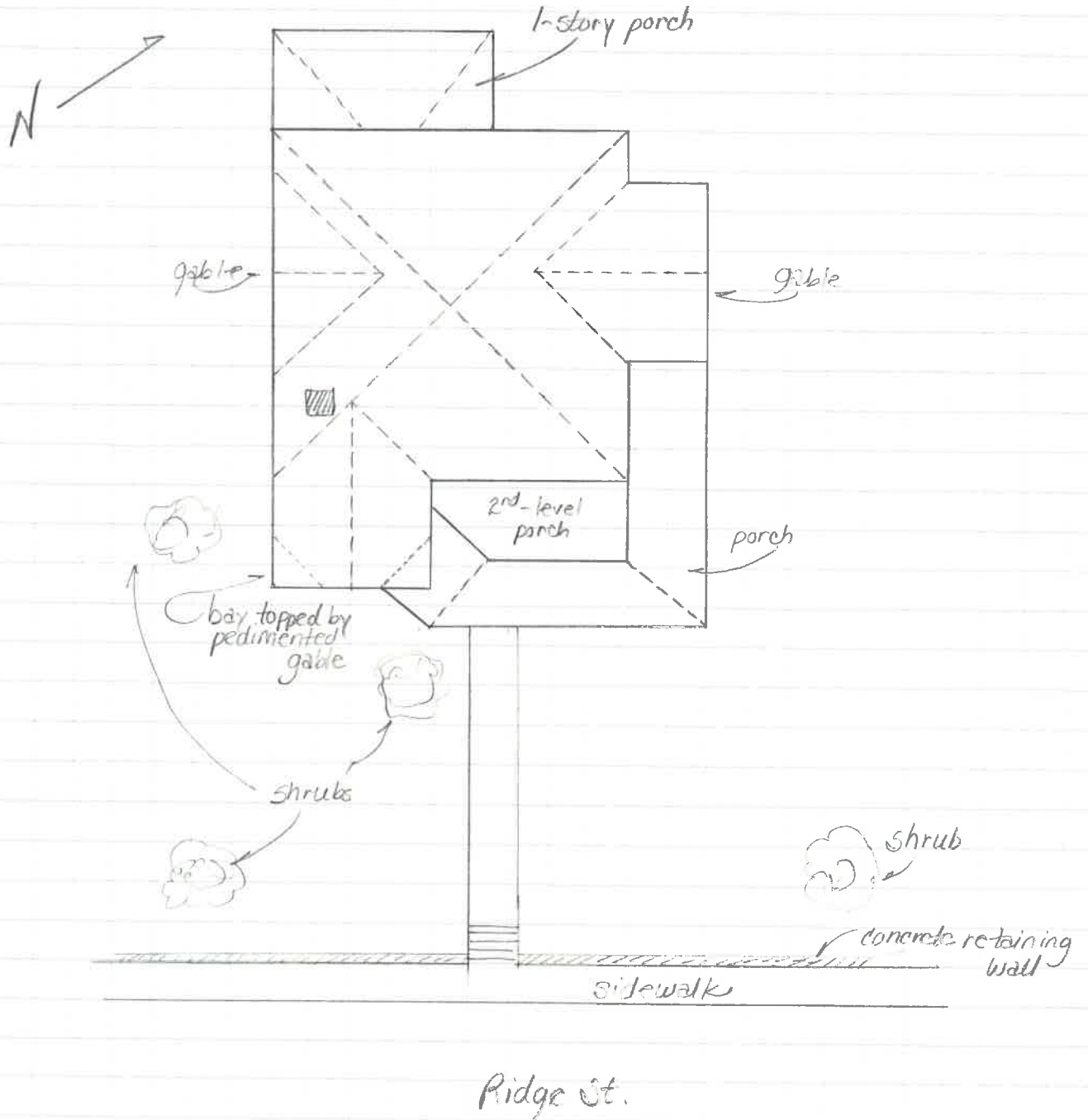
## STATEMENT OF SIGNIFICANCE

This nicely detailed Vernacular Queen Anne residence is typical of the houses built on Ridge Street in the 1890's. The loss of many of them makes the remaining ones more important. The little second-storey porch, which has retained its Eastlake trim, is especially noteworthy.

This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.

GIANNINY-BAILEY HOUSE  
507 RIDGE ST.

VDHR FILE NO. 104-25-19



SUSAN E. SMEAD  
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994



29-141

60x225 (13,500

R-3

507 Ridge St.

333-430 Lottie Scott <sup>same</sup> 1972  
 233-459 ~~O.C. Bailey~~ 1962  
 102-33? O.C. Bailey

highway  
plat 8-331

1-fam, 2 stories, 7 rooms, 1 1/2 baths  
 conc. block found, stucco walls, metal gable & hipped roof, basement  
 "old"

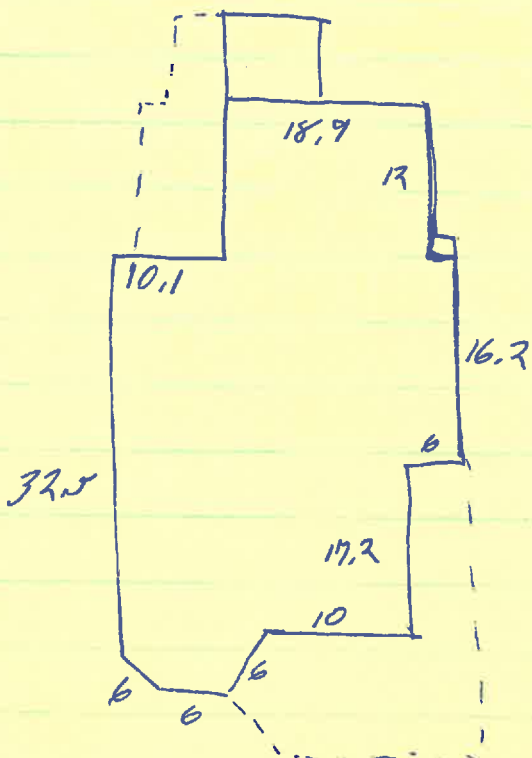
cheap concrete

frame cottage 10' x 12

1971 - 1/2 bath

1976 - storage shed

Diagram



16.2  
 17.2  
 ---  
 33.4

10/2/19

Mrs Scott  
stusco before bought  
→ come to door — has German shepherd

- \* Giaming - 1895 - 1906 = 11 yr
- Apple - 1906 - 1915 = 9 "
- Birch - 1915 - 1935 = 20 "
- Bailey - 1940 - 1962 = 22 "
- Scott - 1962 - 21981 = 219 yr

5-5581 Bailey



507 Ridge St

- 233-459  
~~102-334~~  
1962  
Gunner C & Myrtle M. Bailey → Lottie Scott \$12,500
- 102-334  
5/21/1940  
E I & Marg E Bing, & Mollie F. Bing (s) → C. C. Bailey  
same as 86-128
- 86-128  
7/11/1935  
Pec NB, under 1930 deed of trust for F. H. Birch, widower,  
(69-52) → E. I. Bing & Mollie F. Bing, at auction \$3500  
lot of impts W side Ridge St
- 69-52  
same as ~~27~~ 27-487  
& will of Eda L. Birch, 1919, WB 2-229
- 27-487  
10/14/1915  
C. S. & Genevieve W. Apple → Eda L. Birch \$4500  
same as 17-336
- 17-336  
5/24/1906  
Ella M & E B Banning → C S Apple \$4800  
house & lot on west side Ridge St  
same as 12-103
- 12-103  
8/12/1901  
EM & Delia C Buck → EM Banning \$3000  
lot w/ "house & other impts"  
same as 6-13  
8-331  
Delia B. Scribner & hub → Ella M. Banning
- 8-331  
11/12/1897  
Edgar B & Ella M Banning → EM Buck (trade for farm)  
same as 6-13  
house & lot
- 6-13  
4/8/1895  
Delia B & W Scribner → EM Banning (2005. 13) \$1000  
lot (no mention of house) on west side Ridge St  
part of ACD 385-398, 1885, & EM Wolfe est → Scribner

Tax

1895	3rd	Archie B. Scribner	w Ridge	$1000 + 2000 = 3000$	
1896	"	"	"	$500 + " = 2500$	\$500 off to Binning
"		EB Binning	"	$700 + 1800 = 2500$	for Scribner



507 Ridge

2-story, 2-bay 2nd, 3 bay 1st  
low found, cov w/ conc  
surco of med green trim

high-pitched hipe roof, red ss m, gutters, boxed cornice  
gables over semi-prot proj 5 bay facade, red proj w bay N side  
centered on S side, sunburst corner brackets w/ pediment; jagged <sup>repeated</sup> in gable peak;  
passed to <sup>sunburst</sup> on 9/9 l stained glass attic windows in front gable,  
ing reg 1/1 in 5

2 int capped chim  
windows 1/1, arch trim, 2/2 sides  
one in proj bay on porch has expanded ✓

deep 1-story veranda wraps around NE corner bet proj bays  
rather high hipe roof, matches  
sq posts prob replace <sup>bracketed</sup> w/ callake, as 1 pilaster remains  
no balustrade or fence  
conc flr steps

ent - wide door 9 l / 3 panels  
3-l rect transom  
side door 1 l bordered w/ small / panels

run 2nd storey porch set on porch roof  
1 bay of facade  
nearly flat roof  
spool bays, bracketed E cast-iron posts, V in turned bal  
no floor at window sill level  
stair window on facade 1/1 bordered w/ small

wants picture

3 fl open stair, dec rail, paneled below  
sym moulded trim w/ corner blocks

arch trim

rear wing gable-roof, w/B gable w/ 1/1 and

one back porch in ell - 15, <sup>red</sup> hip roof, exposed rafter ends

~~see~~ servants cottage:

1-storey, gable roof, white weatherboarded  
prob 1 room



old picture 507 Ridge St

c. 1906 or 1907

weatherboarded, appears to be light color w/ white trim  
low foundation

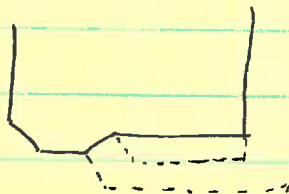
1/1 windows

veranda: 3 wide steps

55T hips roof, boxed cornice

Eastlake posts, open (or good?) frieze, simple balustrade

2nd storey porch: same cornice, frieze, posts, but turned balustrade



CITY OF CHARLOTTESVILLE

*"A World Class City"*

Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



April 8, 2003

Mr. Edward W. Wayland  
c/o 913 East Jefferson Street  
Charlottesville, VA 22901

**RE: 507 Ridge Street  
Virginia Historic Landmark Designation**

Dear Ed:

We were surprised to learn that the above referenced property is not already on the State's Landmarks list, as it is on the local and national register designations. I am happy to lend our support for designation of this house/property on the Virginia Landmark's list.

This house, known as the Gianniny-Bailey House, dates from 1895, and represents the Victorian style residences built on Ridge Street in the 1890's. The loss of many such residences makes this house an important remaining resource. Such details and features as the Eastlake trim on the second story porch represent items which are rarely seen on homes in Charlottesville. Finally, this house/property has one of the very rare servant's quarters remaining in structures from this era.

I hope this helps to confirm the significance of the structure to the Charlottesville and Virginia Landmarks collection. If you have any questions, please feel free to contact me at 970-3995. Best of luck in obtaining this well-deserved designation.

Sincerely,

Ronald L. Higgins, AICP  
Planning Manager

RLH:sdp





Date JAN 1994 File No. 104-25-19  
Name GIANNINI-BAILEY HOUSE, 507 RIDGE ST.  
Town CHARLOTTESVILLE  
County \_\_\_\_\_  
Photographer ANN C. HUPPERT  
Contents 3 EXT. VIEWS OF HOUSE, 1 OF  
SHED

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	Dwelling, 507 Ridge Street
Historic/Current	Gianny-Bailey House

**Property Evaluation Status**

DHR Evaluation Committee: Not Eligible  
 This Property is associated with the Ridge Street Historic District.

**Property Addresses**

Current - 507 Ridge Street

<b>County/Independent City(s):</b>	Charlottesville (Ind. City)
<b>Incorporated Town(s):</b>	<i>No Data</i>
<b>Zip Code(s):</b>	22902, 22903
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	290141000
<b>USGS Quad(s):</b>	CHARLOTTESVILLE EAST

**Additional Property Information**

**Architecture Setting:** Urban

**Acreage:** *No Data*

**Site Description:**

DHR Staff 2020: The Gianniny-Bailey House is located on the northwest side of Ridge Street, just south of the intersection of Ridge Street and Oak Street. A sidewalk and concrete retaining wall run along the eastern end of the property, between it and Ridge Street. A set of concrete steps lead from the sidewalk to a walkway leading to the front porch.

**Surveyor Assessment:**

1980/1994: This nicely detailed Victorian residence is typical of the houses built on Ridge Street in the 1890s. The loss of many of them makes the remaining ones more important. This little second story porch, which has retained its Eastlake trim, is especially noteworthy. This house has one of the three surviving servants quarters in the Ridge Street Historic District. The Gianniny- Bailey House is important to the streetscape and the District.

-----  
 1993: E. M. Gianniny purchased this lot in 1895 (City DB 6-13) and built the house the same year, according to tax records. He sold it to E. M. Buck in 1897 (DB 8-331), then bought it back in 1901 (DB 12-103), and sold it to c. s. Apple in 1906 (DB 17-336). Ida L. Birch bought the house from Apple in 1915 (DB 27-487). Her husband, who had inherited it from her (WB 2-229), lost it during the Depression (DB 69-52, 86-128). E. I. and Mollie F. Bing owned it from 1935 to 1940, when they sold it to G.C. Bailey (DB 102-334). The Bailey family lived there for 22 years before selling it to Mrs. Lottie Scott in 1962. The weatherboarding was covered with stucco sometime between 1915 and 1962.

-----  
 DHR Staff 2020: This building is a contributing resource to the Ridge Street Historic District.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

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

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	Contributing
<b>Date of Construction:</b>	Ca 1895
<b>Date Source:</b>	Written Data
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Architecture/Community Planning, Domestic
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	Victorian, Queen Anne
<b>Form:</b>	<i>No Data</i>



**Number of Stories:** 2.0  
**Condition:** Good  
**Threats to Resource:** None Known  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

1982: frame (stucco covered weatherboard); 2 storey; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one storey veranda on north bay. Victorian Vernacular. 1895.

1980-1994: This house is two storeys tall, three bays wide, and double pile, on a low foundation. The original weatherboarding has been covered with stucco, significantly altering the appearance of the house. The trim is painted green. There is a semi-octagonal projecting side bay on the facade, a rectangular projecting bay on the north side, and a projecting pavilion at the rear. The high-pitched hipped roof has steep pedimented gables over the three projecting bays and another centered over the southern elevation. It is covered with standing seam metal, painted red, and has Philadelphia gutters, projecting eaves and verges, and a boxed cornice. Corner brackets with a sunburst motif support the overhanging corners of the gable over the semi-octagonal bay. The sunburst motif is repeated at the peaks of the gables. The rear gable is weatherboarded; the other three are covered with pressed tin. There is a pair of 9-over-9 light tinted glass attic windows in the gable on the facade, and a single plain 1-over-1 light window in each of the others. There are two interior capped chimneys. Windows are double-sash with architrave trim, 1-over-1 light on the facade and 2-over-2 light elsewhere. The one on the veranda has a paneled spandrel, suggesting that it may originally have been a triple sash window. A deep one-storey verandah covers the northern bay of the facade and wraps around the corner to a side entrance in the projecting bay on the north side. It has a medium-pitched truncated hipped roof covered with standing-seam metal with boxed cornice. The original spool frieze and simple balustrade are gone, square posts have replaced the attenuated Eastlake posts and brackets, and the floor and steps have been replaced with concrete. The wide entrance door in the northern bay has nine lights over three panels and a three-light rectangular transom. Beside the door there is a small double-sash window with one large light bordered by small lights. A small second storey porch is set on the roof of the verandah at windowsill level. It has a nearly flat roof, and it has retained its spool frieze, attenuated Eastlake posts with brackets, and turned balustrade. The second storey hall window gives access to the porch. There is a one-storey hipped-roofed back porch beside the projecting pavilion. Interior trim is symmetrically moulded with corner blocks. The three-flight open stair in the entrance hall has a decorated rail and paneled wall. The six fireplaces with Victorian mantels have been closed.

-----  
 January 1994

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Corbeled
Structural System and Exterior Treatment	Wood Frame	Wood	Weatherboard
Roof	Complex	Metal	<i>No Data</i>
Windows	Double-hung	Wood	<i>No Data</i>
Porch	Wrap-Around	<i>No Data</i>	Posts
Foundation	Solid/Continuous	Stucco	<i>No Data</i>

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** Ridge Street Historic District  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** Ridge Street Historic District has been listed in the National Register of Historic Places since 1982 as a part of the Charlottesville Multiple Resource Area form, which recorded much of the city's historic architecture. An administrative error left the district off the Virginia Landmarks Register, but interest in state rehabilitation tax credits prompted city officials to seek designation in 2003. The residential district occupies four blocks just south of downtown and contains historic structures dating from the mid-1800s through the 1890s. Its ridge-top location attracted wealthy families who built stately Victorian-style houses there. The Ridge Street neighborhood was integrated even before the Civil War. A free black man owned property there as early as 1842 and, when the street was extended, its southern end was one of the city's most fashionable African American neighborhoods. The district is relatively unchanged and remains a cohesive black community.

**CRM Events**

**Event Type: DHR Evaluation Committee: Not Eligible**

**DHR ID:** 104-0025-0019  
**Staff Name:** DHR Evaluation Committee  
**Event Date:** 5/1/2003  
**Staff Comment**

Angie Edwards presenting:  
Gianniny-Baily House, 507 Ridge St. Charlottesville, Tax Act File Number 2003-072, DHR File Number 104-0025-0019.  
This resource, a contributing building in the Charlottesville-Ridge Street Multiple Resource Area, was evaluated as locally significant under Criterion C (Architecture); the committee recommends that the resource is not eligible for listing with 28 points.

The committee encourages the applicant to pursue a district nomination, especially as such a nomination is already in place, and has never been presented for VLR listing.

**Event Type: Rehabilitation Tax Credit**

**DHR ID:** 104-0025-0019  
**Staff Name:** DHR  
**Event Date:** 4/11/2003  
**Staff Comment**

Denied - Tax Act File No. 2003-072

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** Eugenia Bibb/Susan Smead  
**Organization/Company:** City of Charlottesville  
**Photographic Media:** Film  
**Survey Date:** 1/1/1994  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**  
Neg #13471, fr 11/14 - Jan 1994  
Original survey by Eugenia Bibb in the fall of 1980

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** Susan Smead & Eugenia Bibb  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 1/1/1994  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**  
No Data

**Project Bibliographic Information:**  
DHR Staff 2020: Data based on 1978 and 1993 survey forms.

**Bibliographic Information**

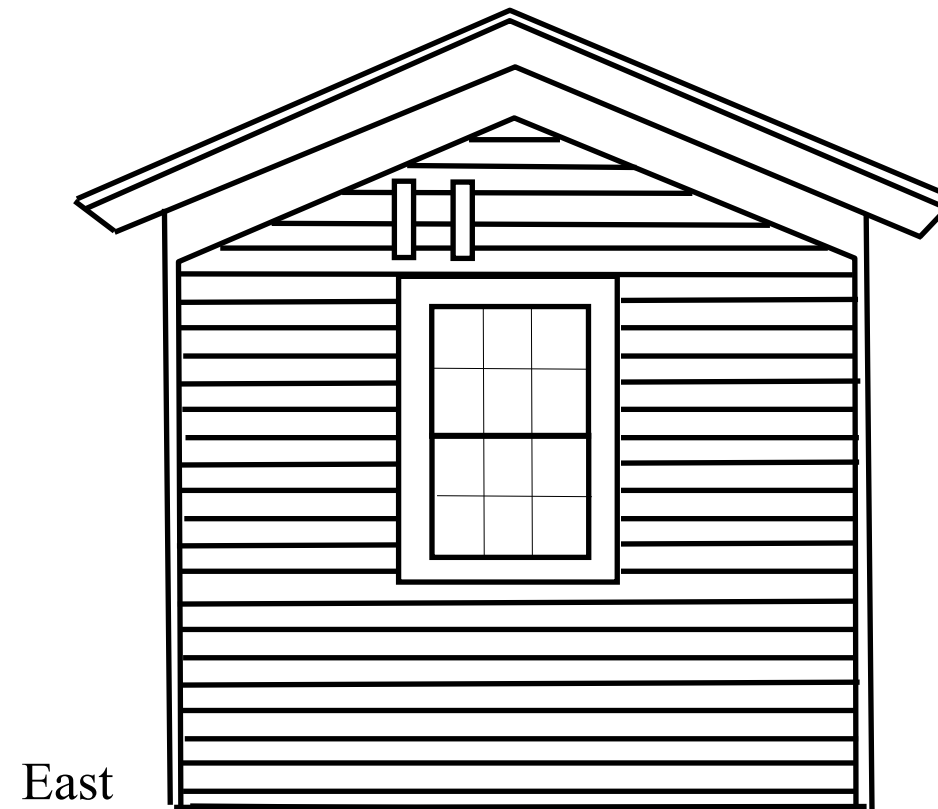
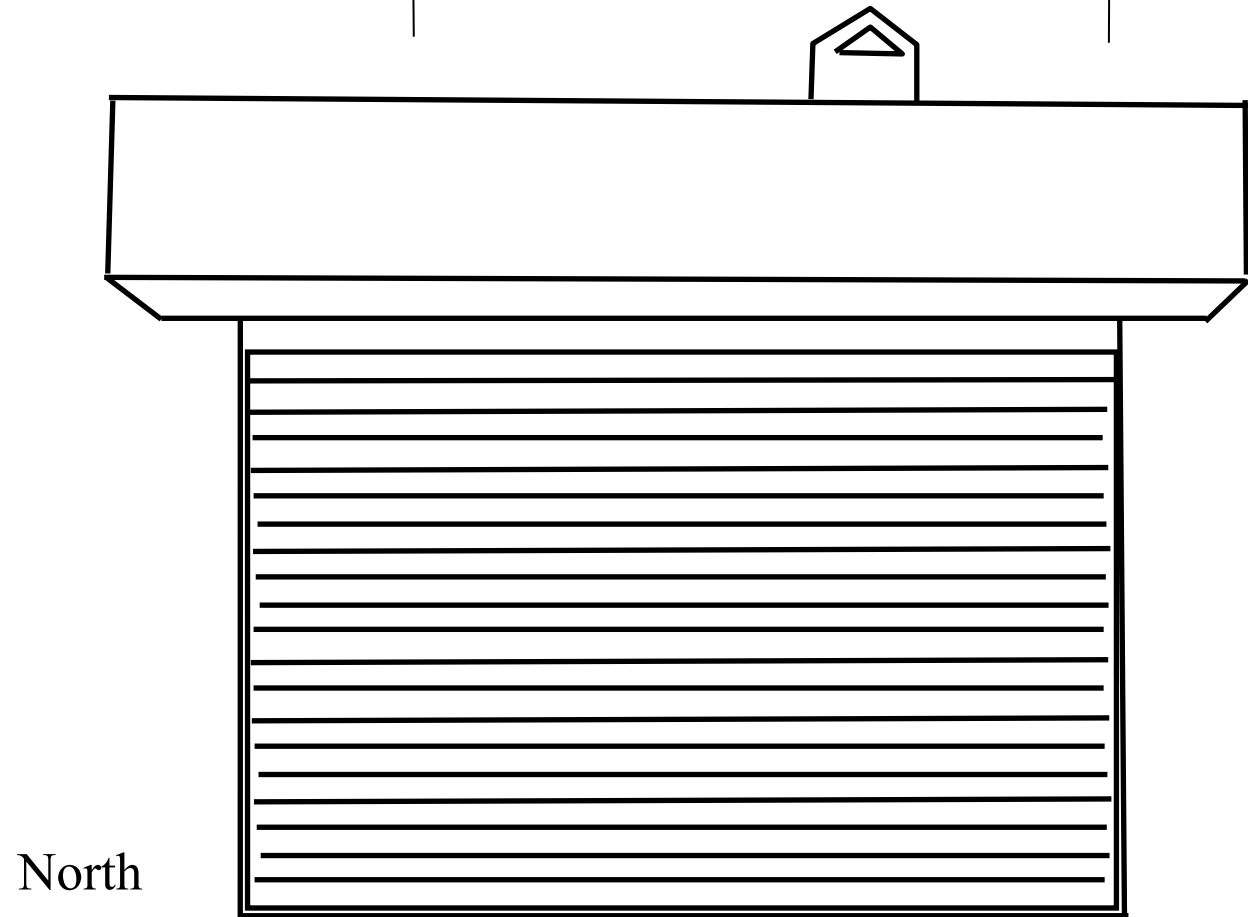
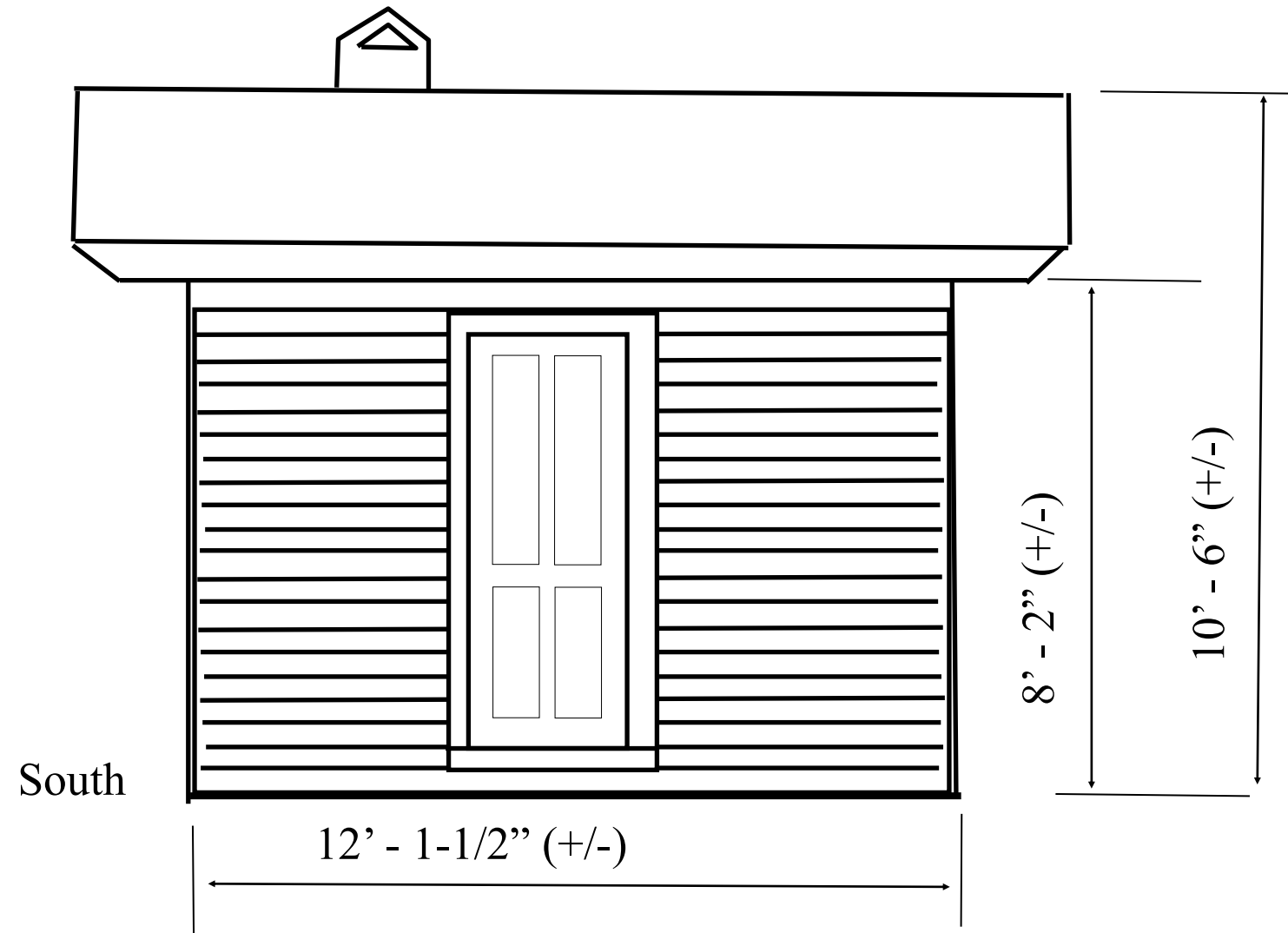
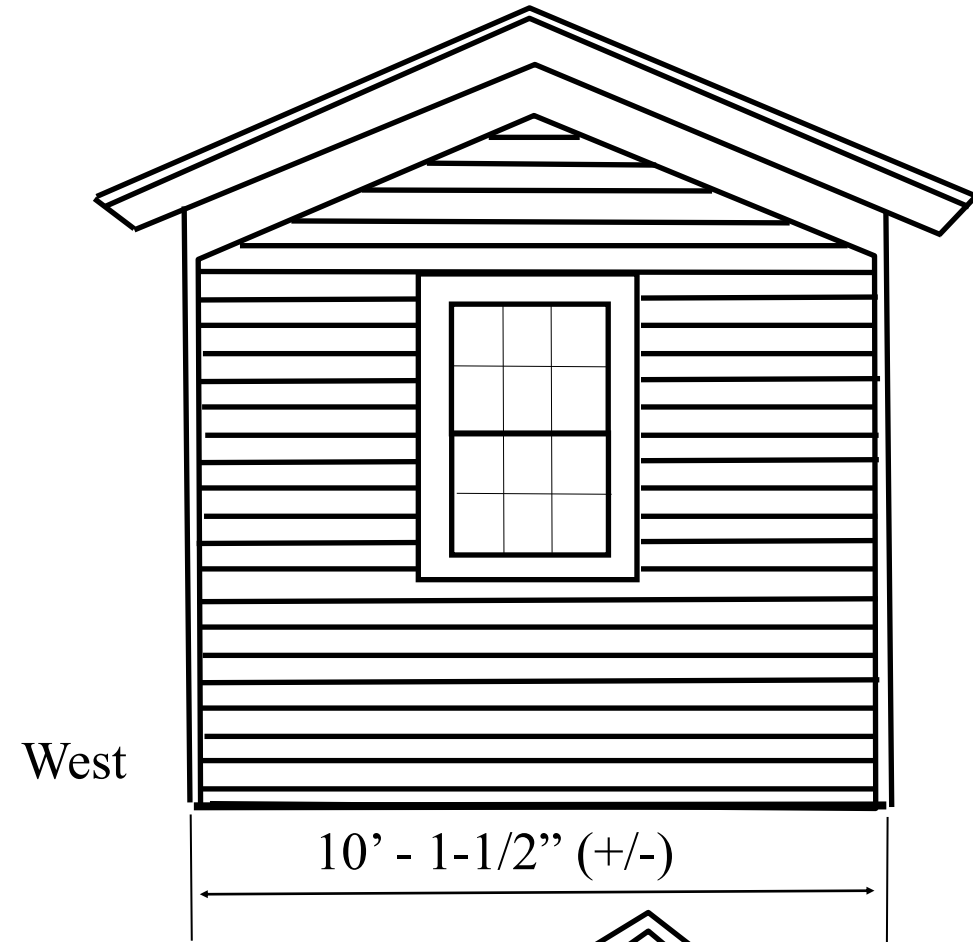
**Bibliography:**

No Data

**Property Notes:**

No Data





Approximate  
Not to scale

Painted wood siding applied to 2x4 framed wall with bead-board applied on interior.

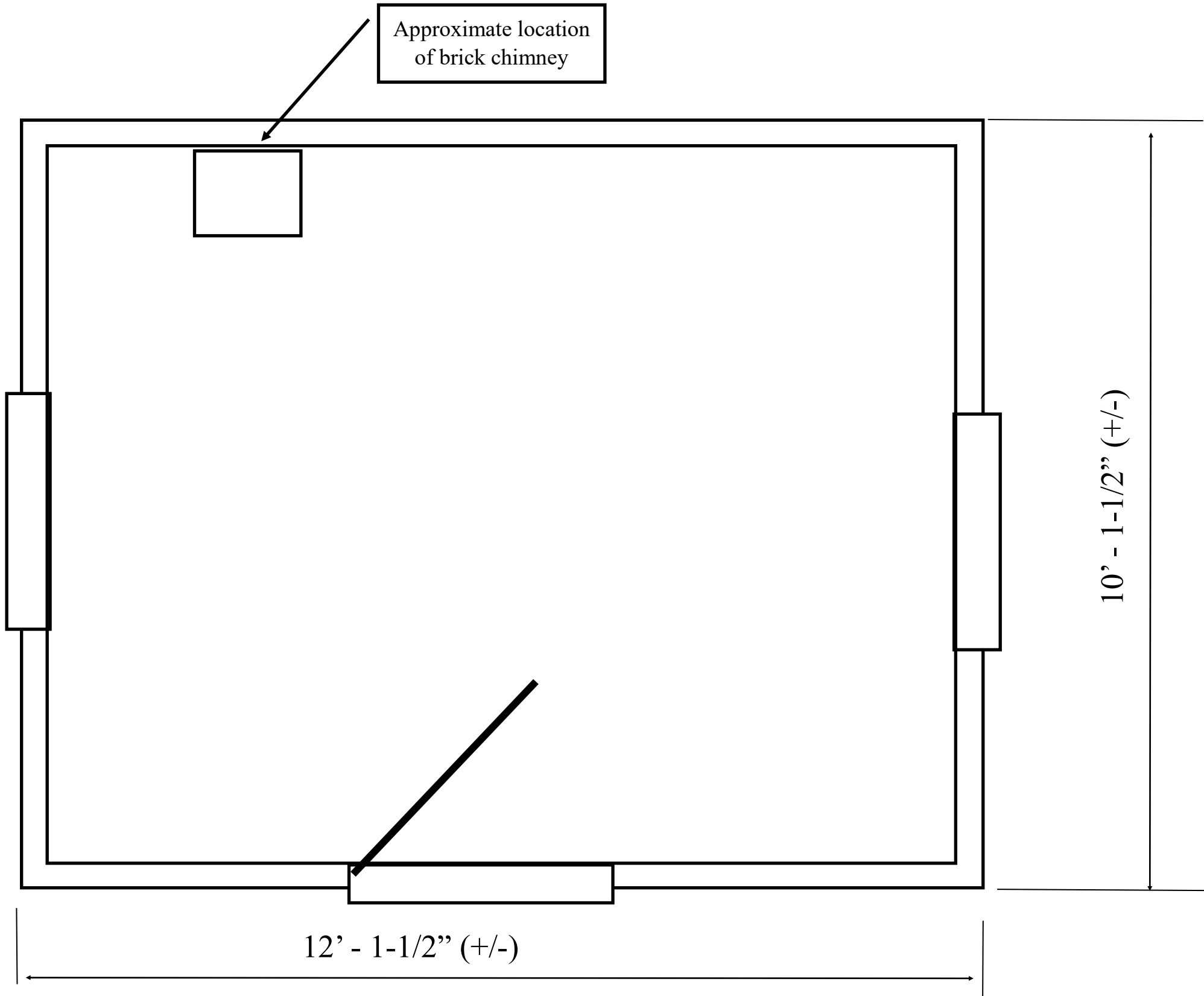
Siding appears original, with some lower sections replaced with cedar siding. Trim, soffit and cornice appear original, but cannot determine; minor repairs evident.

Wall studs, sill beam, upper plate, ceiling joists, and roof rafters appears original, with several areas of visible termite damage. Ceiling joists have nail patterns consistent with a simple ceiling, possible heavy paper or thin paneling.

Plywood flooring over wood floor joists, of which several are modern. Structure set on stacked brick piers.

Door and windows appear original; in poor condition, but salvageable.

Where it remains, skipped board sheathing on roof rafters appears original; but in poor condition. Original roof no longer extant. Currently plywood sheathing with wood shakes and metal drip edge. Ridgeline is sagging in center. Leaks are evident, especially at the chimney.



Approximate  
Not to scale





This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.



*servants cottage:  
1-storey, gable roof, white weatherboarded  
prob 1 room*





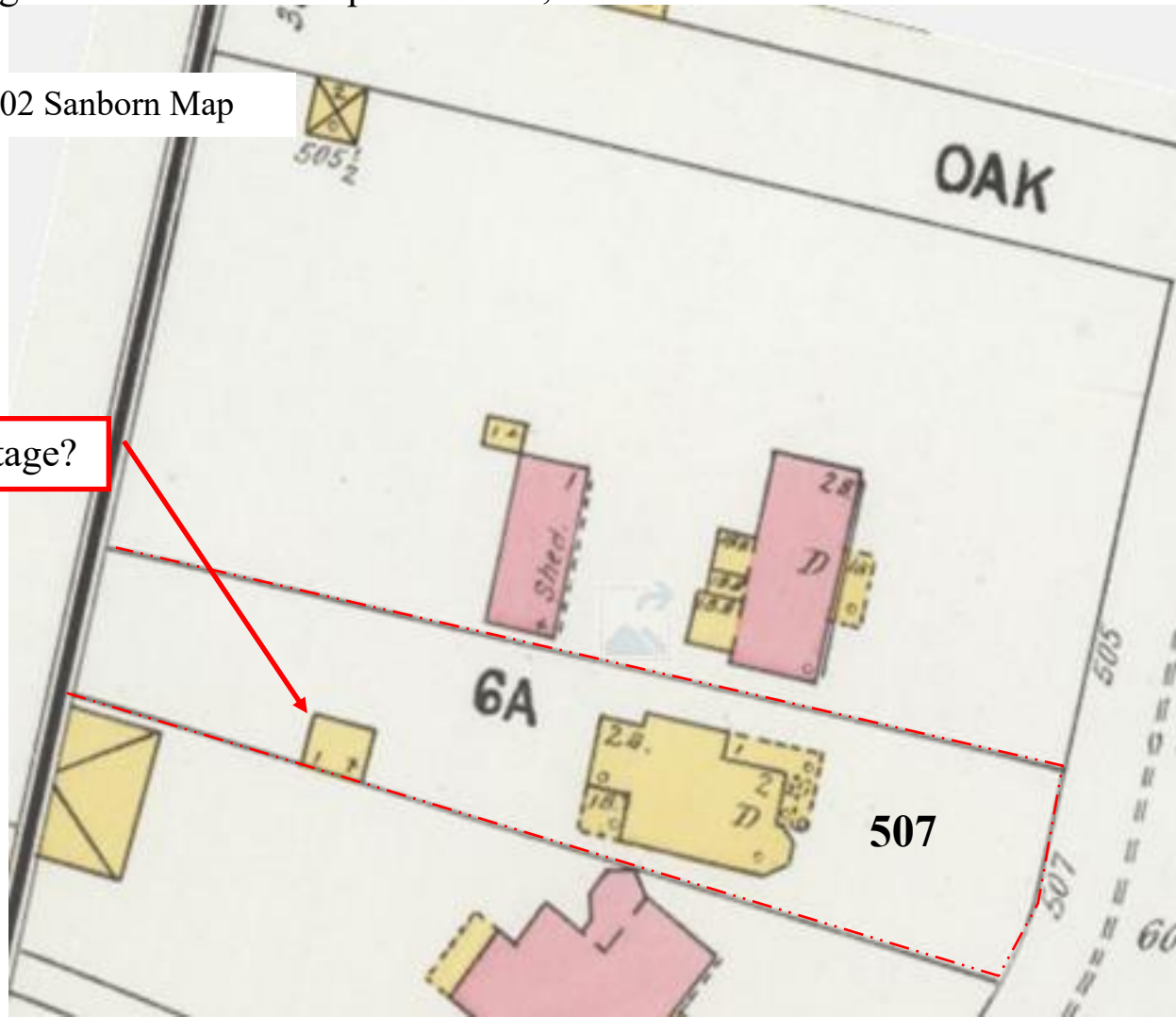
507 Ridge Street - BAR staff photos Nov, 3 2022





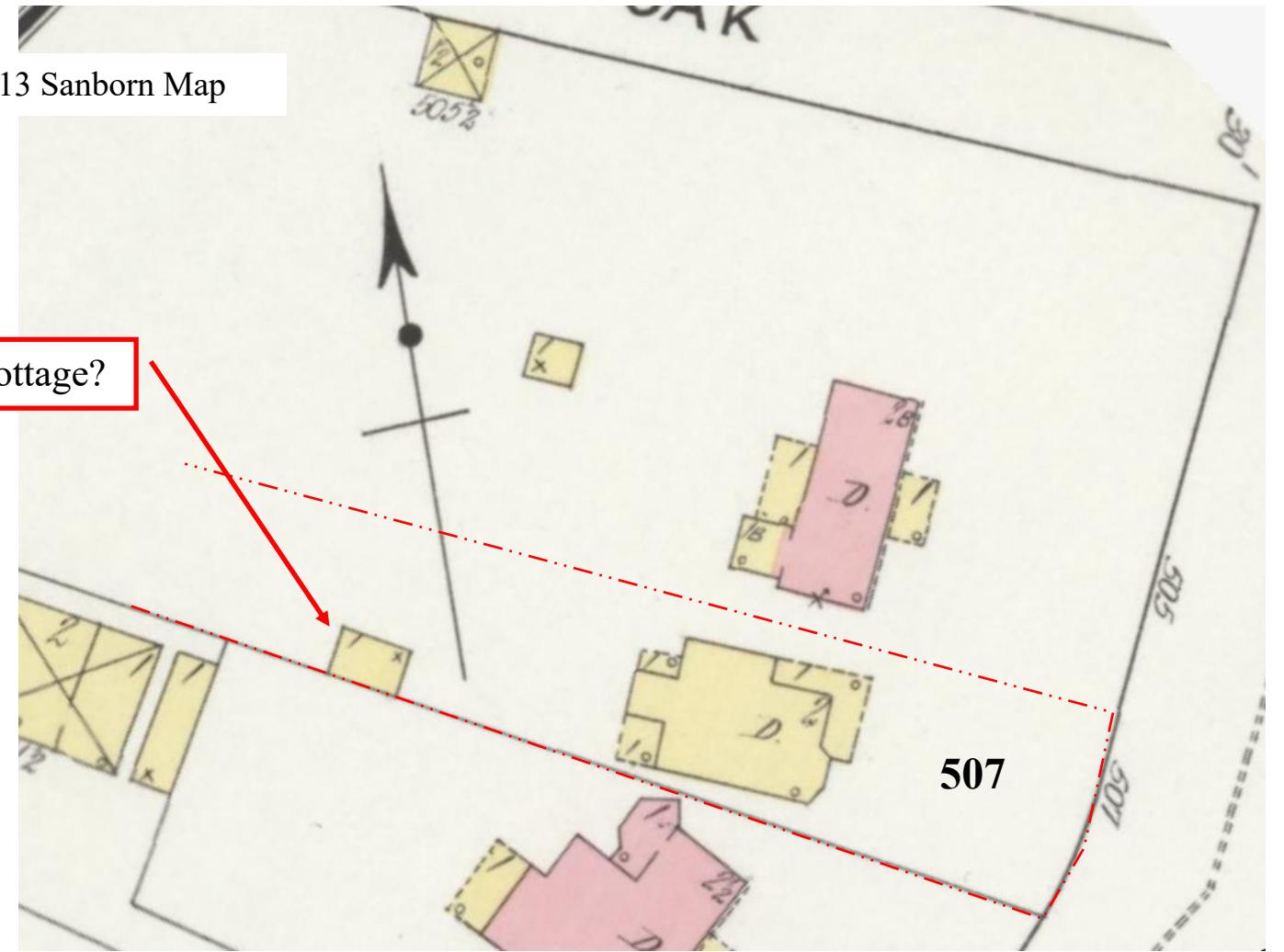
1902 Sanborn Map

Cottage?



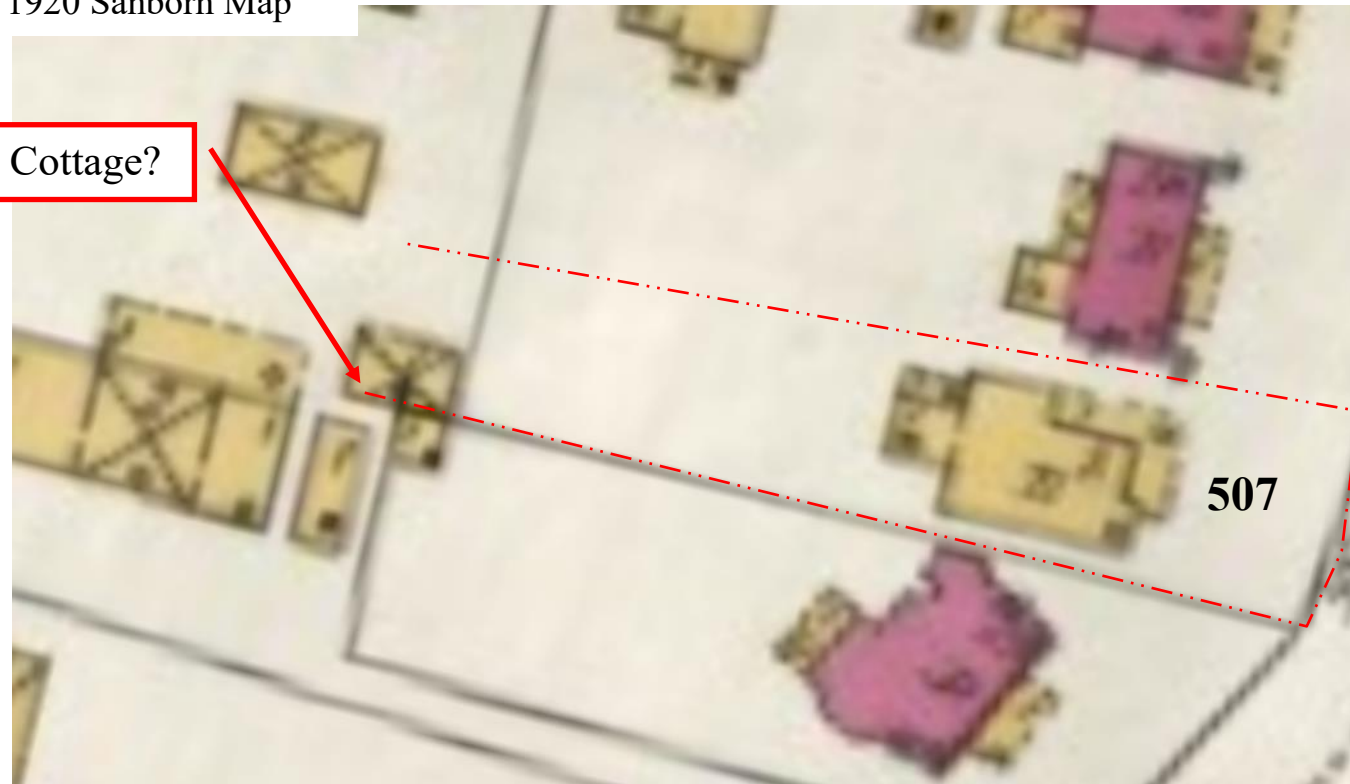
1913 Sanborn Map

Cottage?



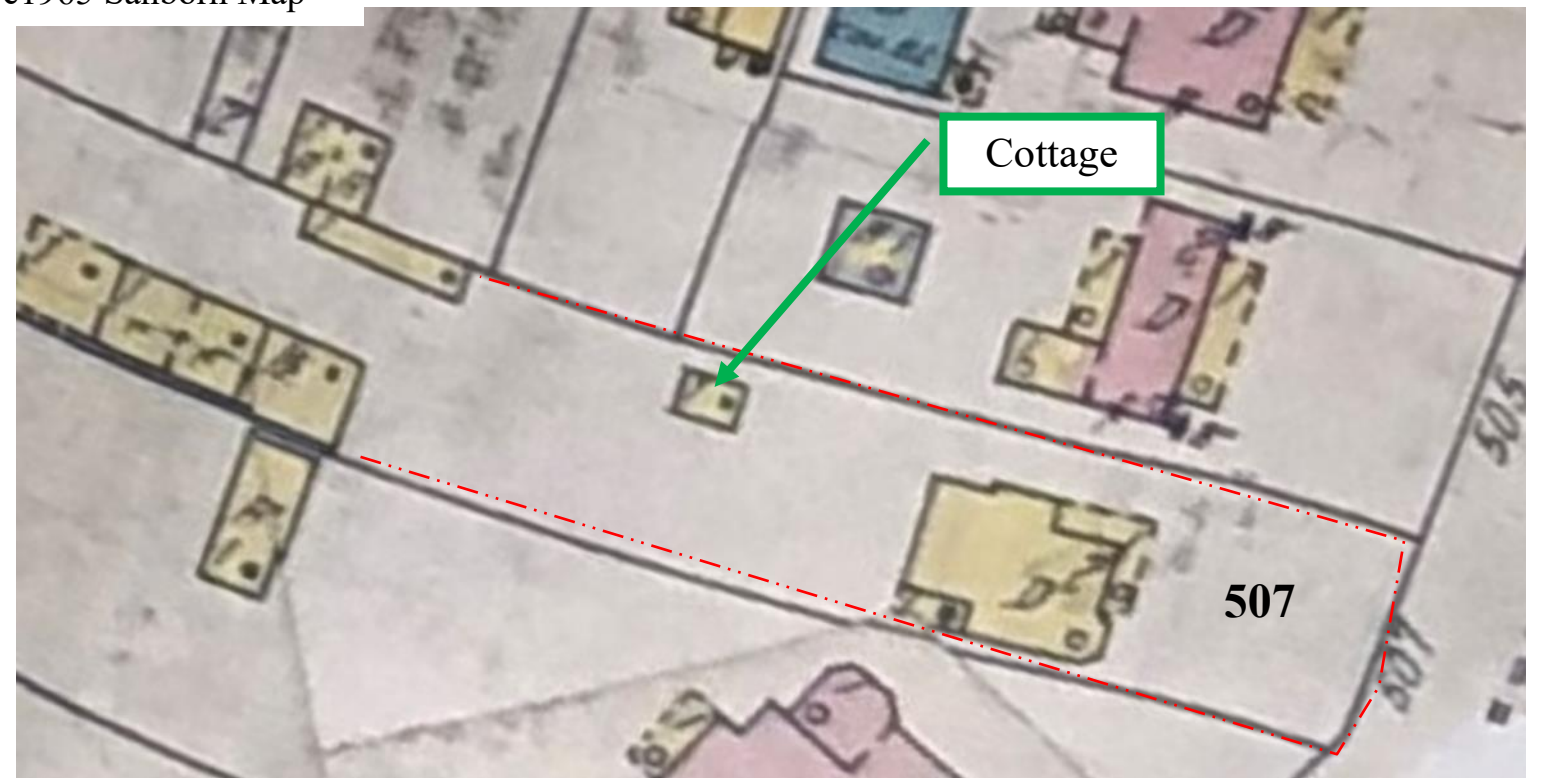
1920 Sanborn Map

Cottage?



c1965 Sanborn Map

Cottage









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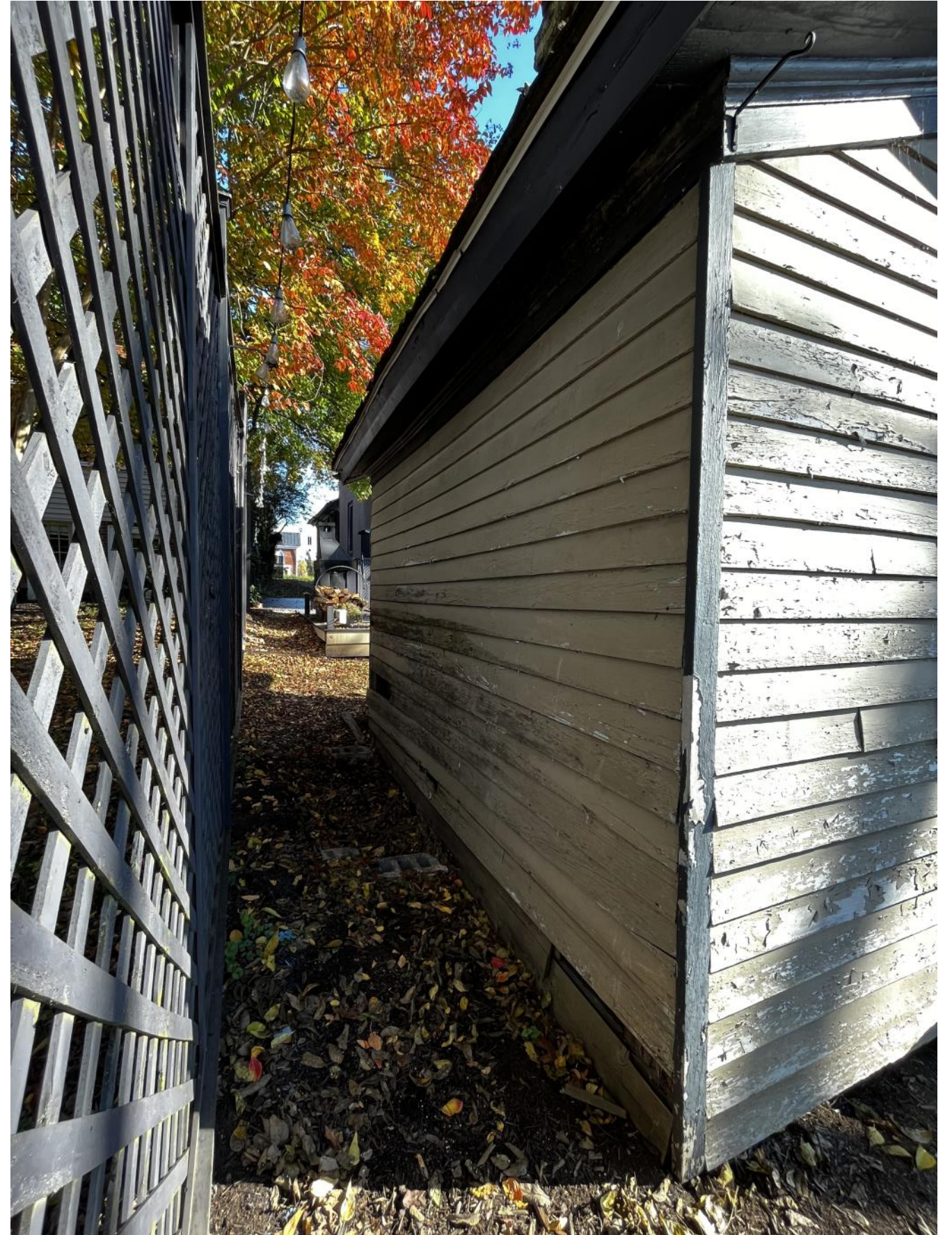






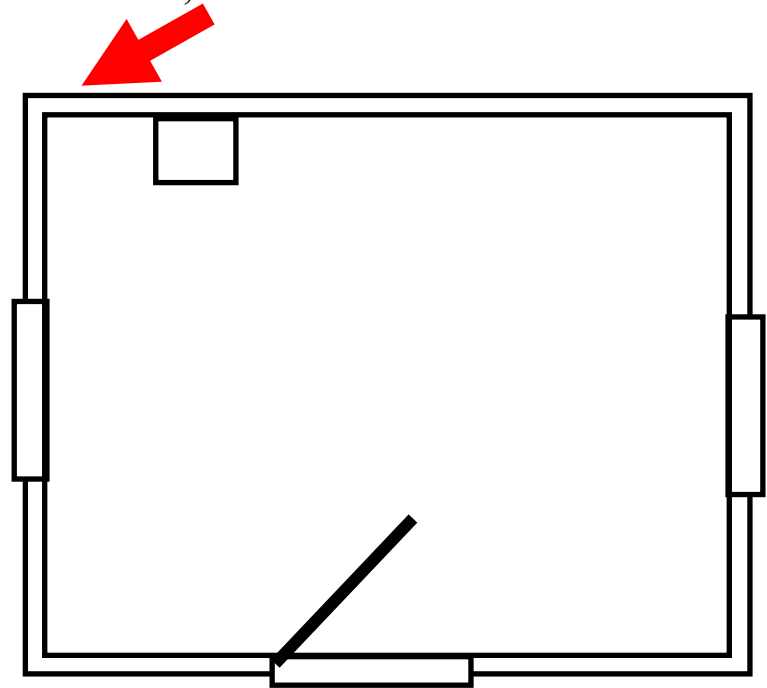
Not period elements



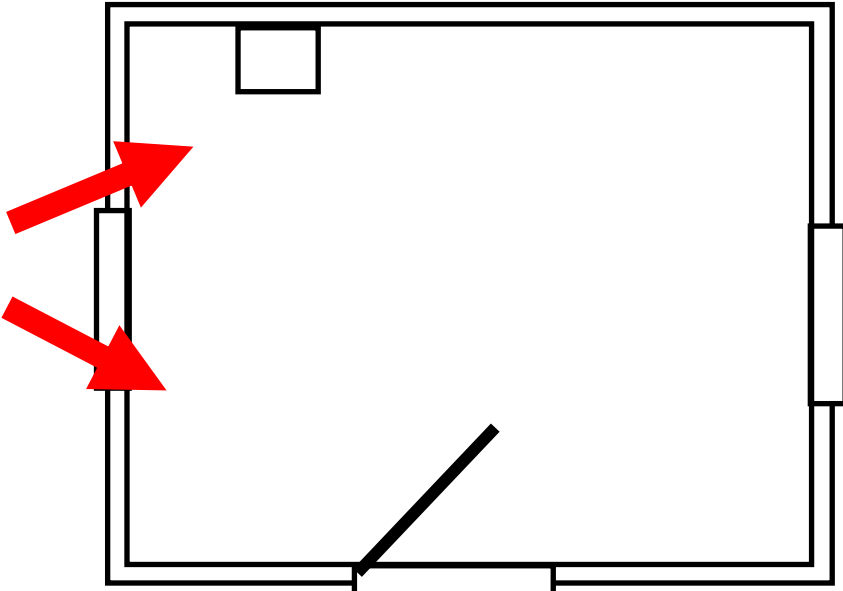




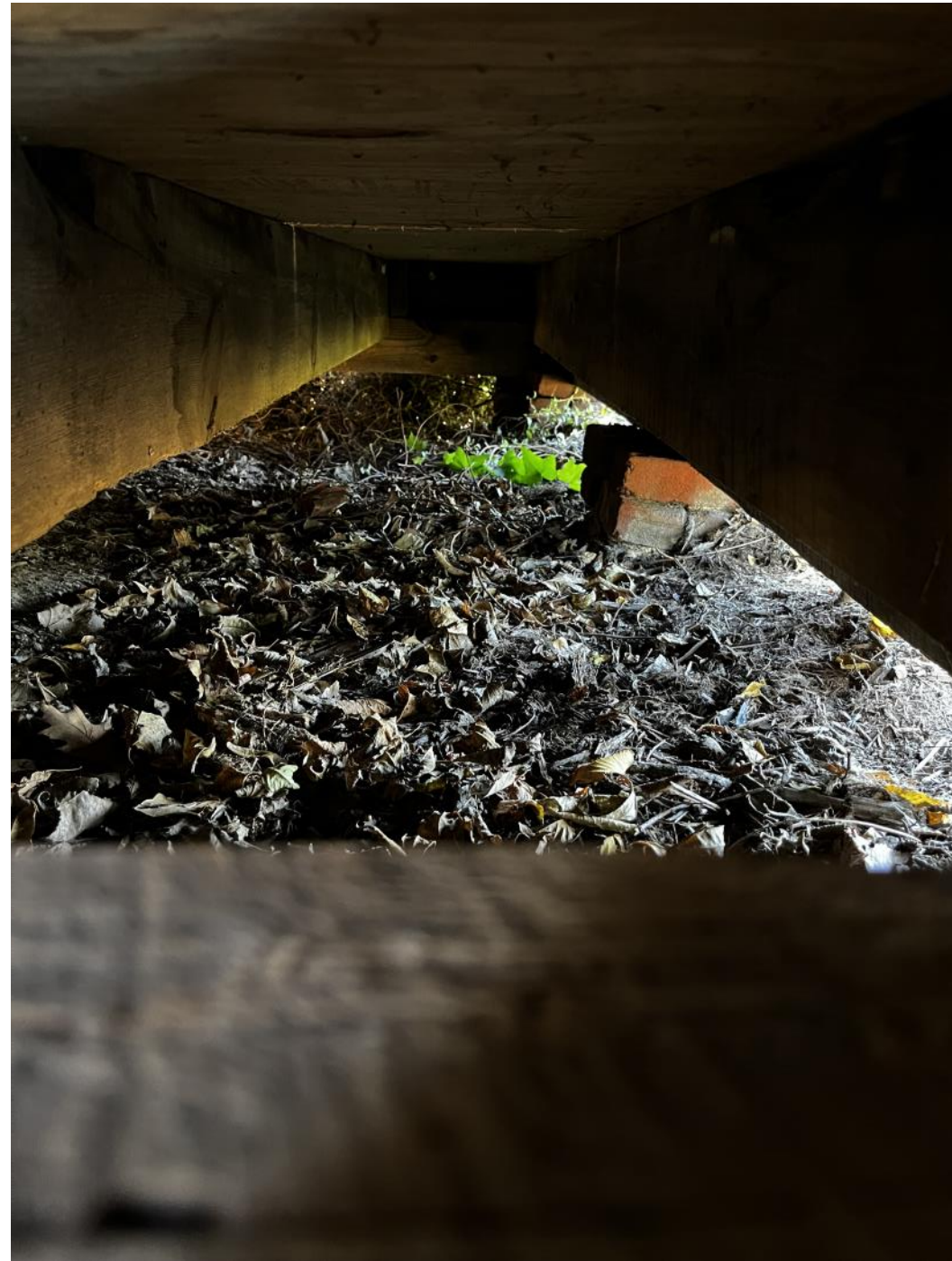
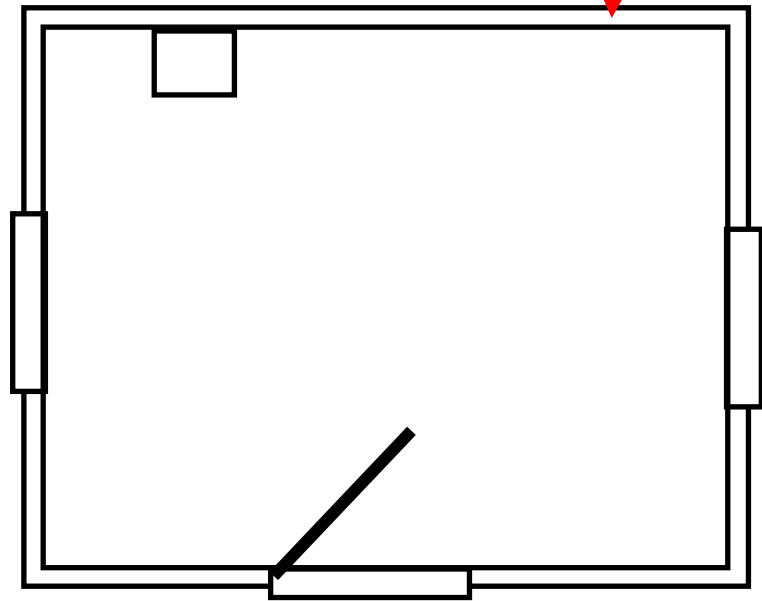
507 Ridge Street - BAR staff photos Nov, 3 2022



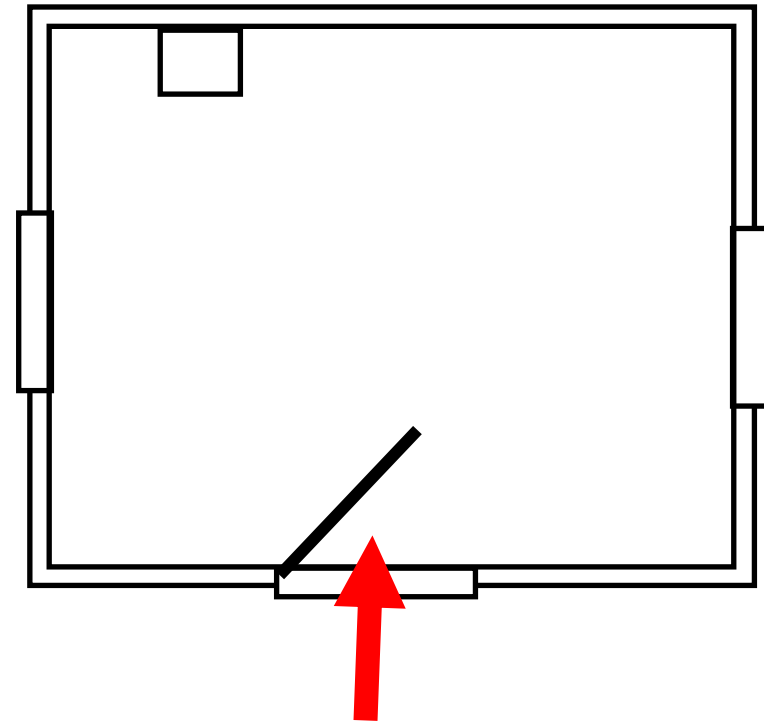






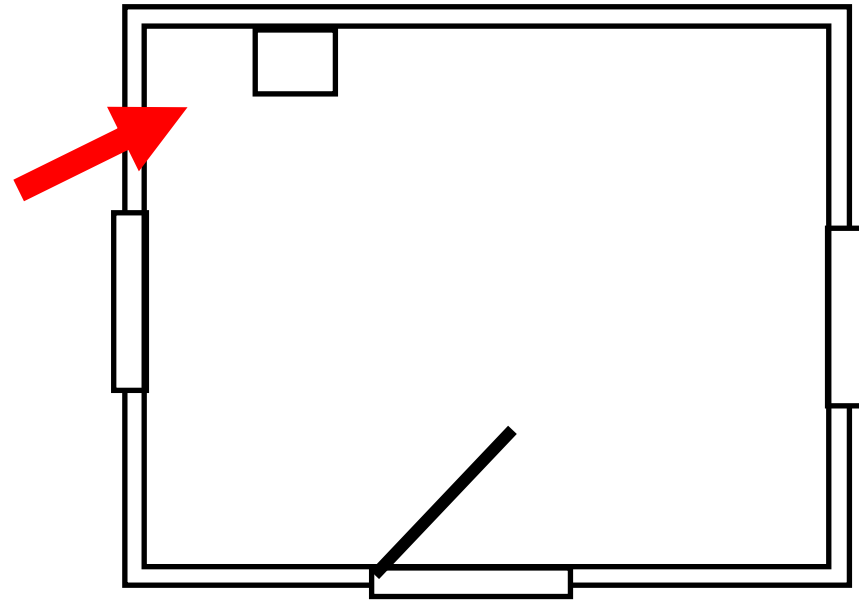






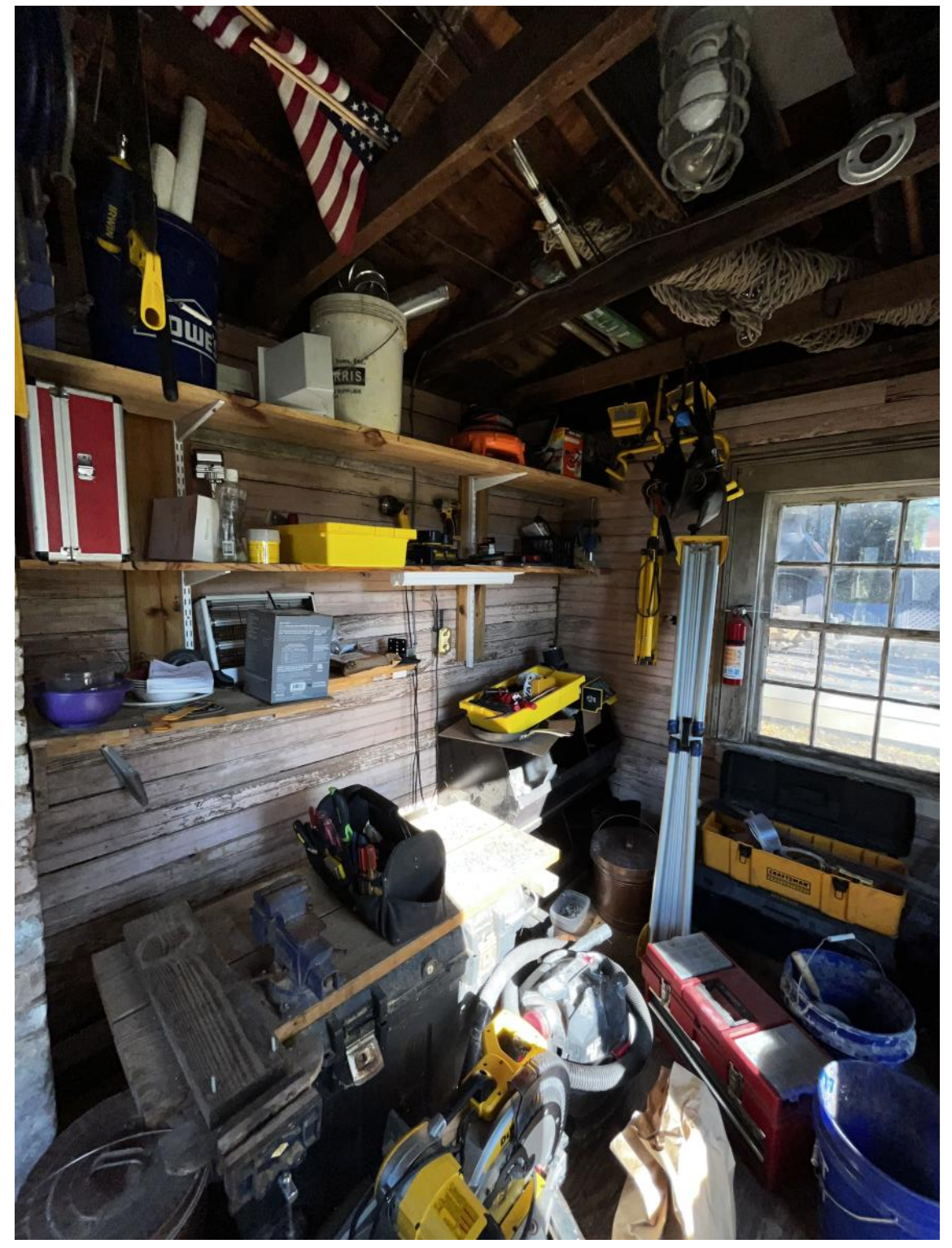
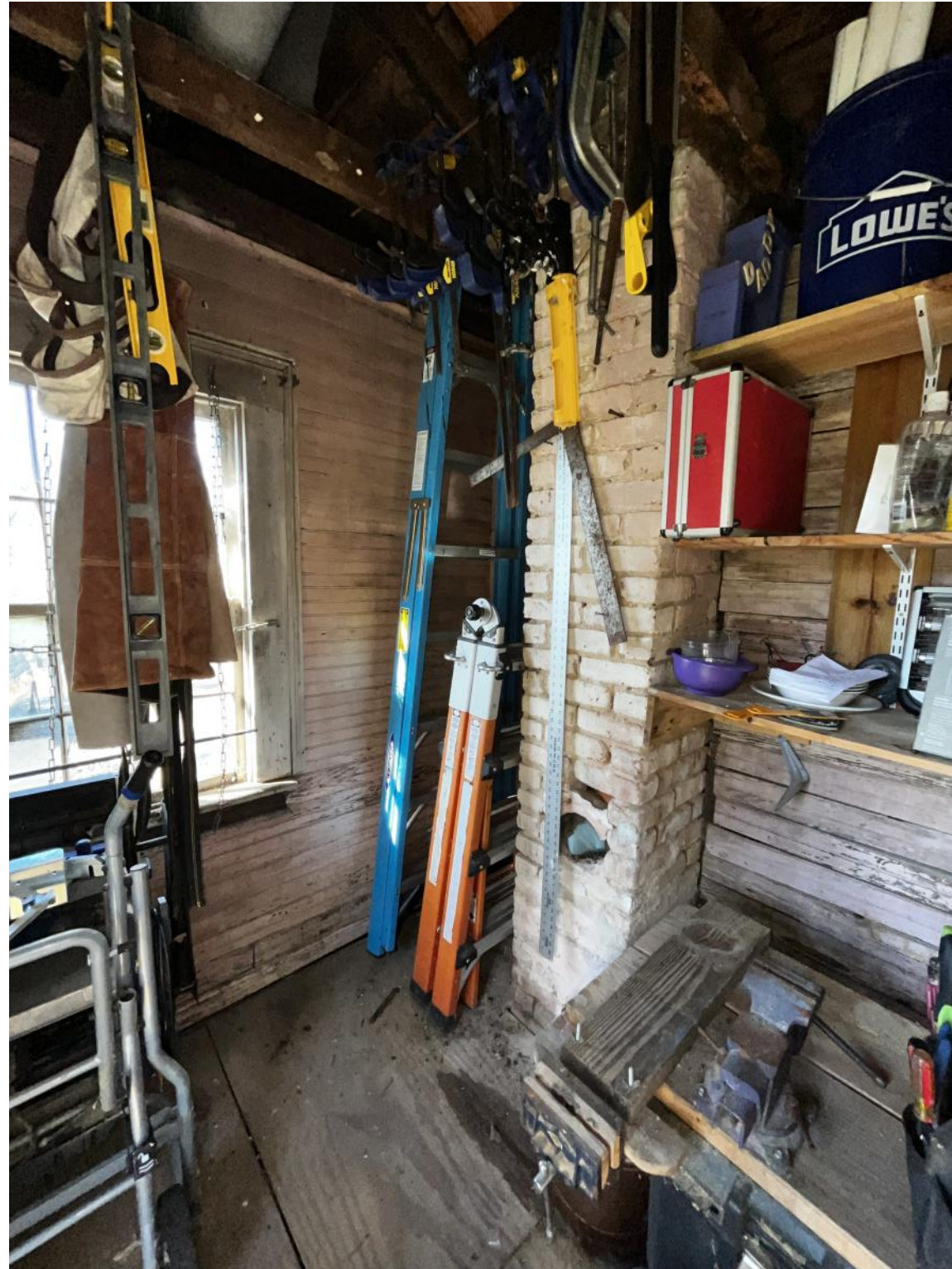
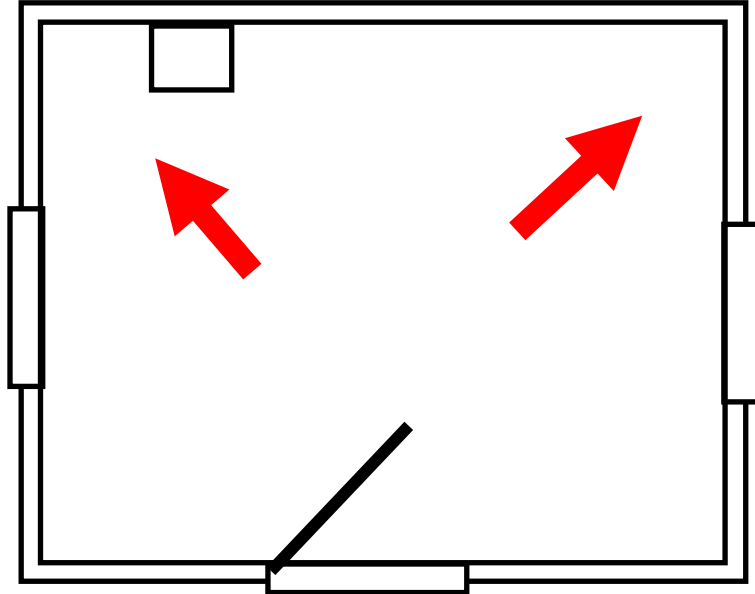


507 Ridge Street - BAR staff photos Nov, 3 2022



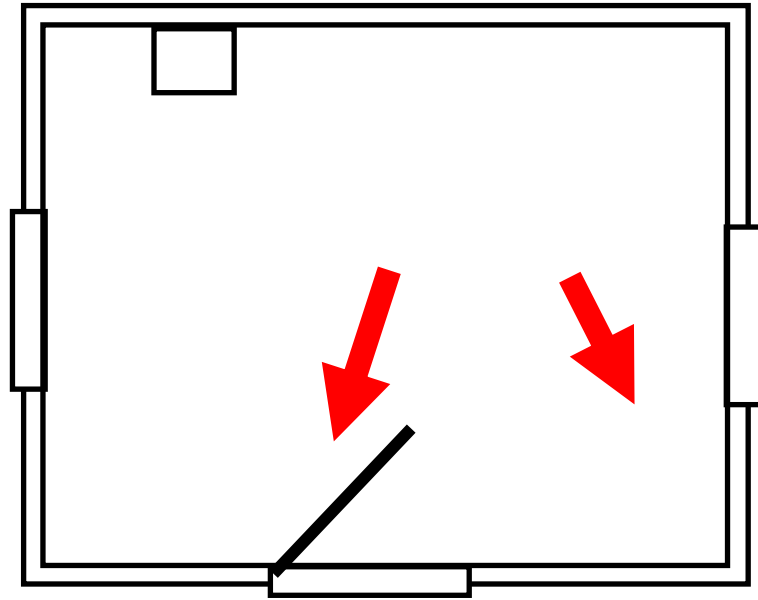


507 Ridge Street - BAR staff photos Nov, 3 2022



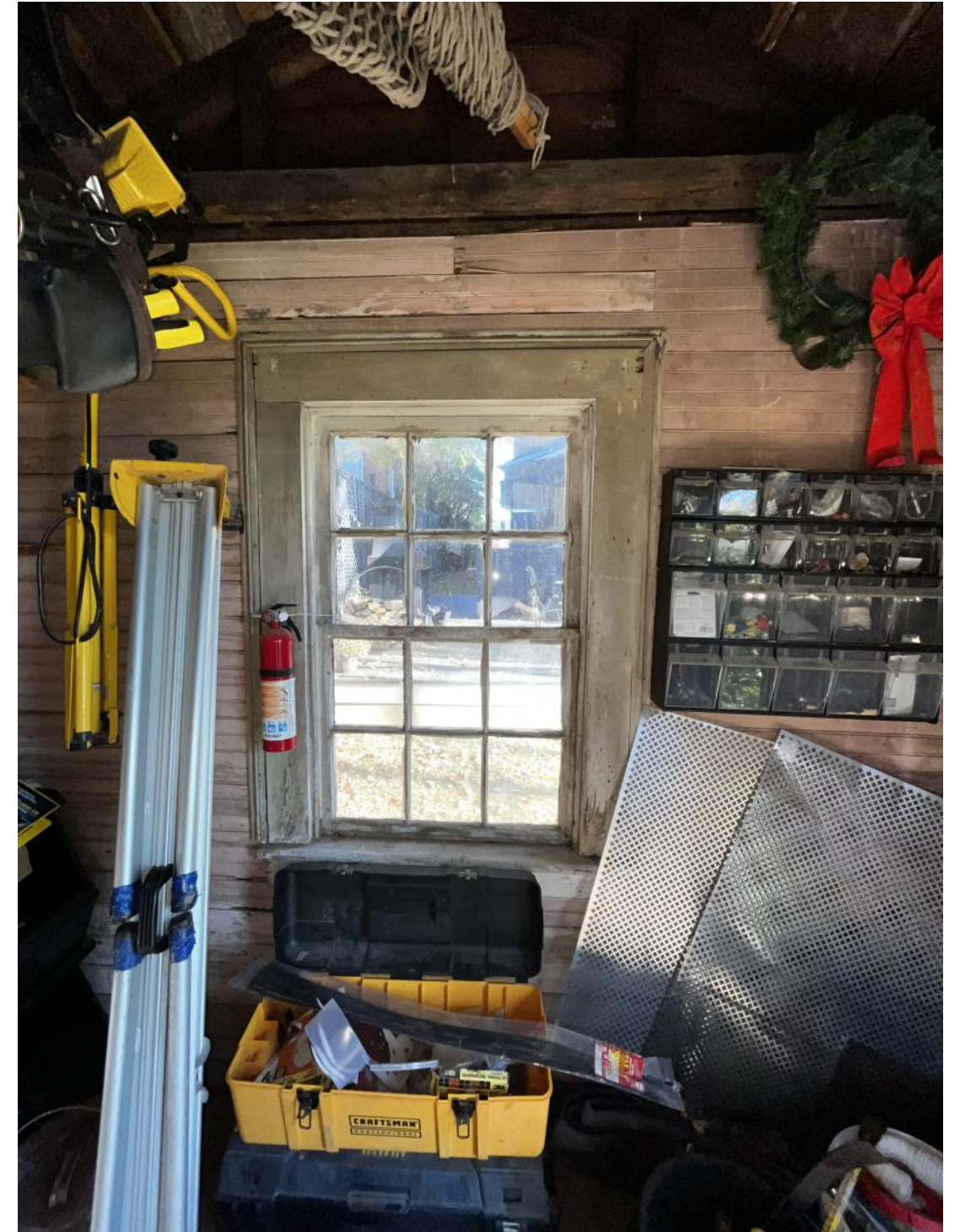
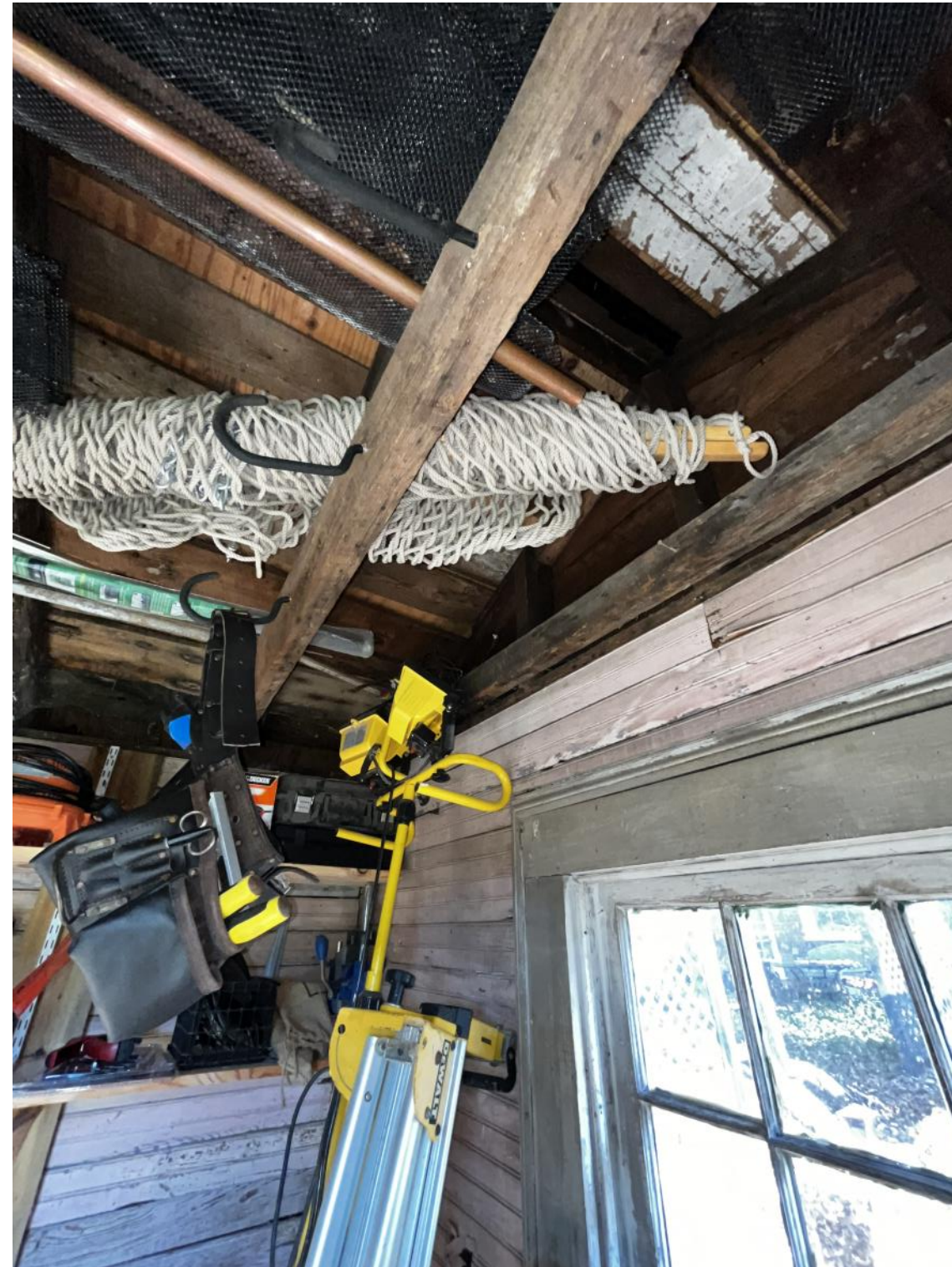
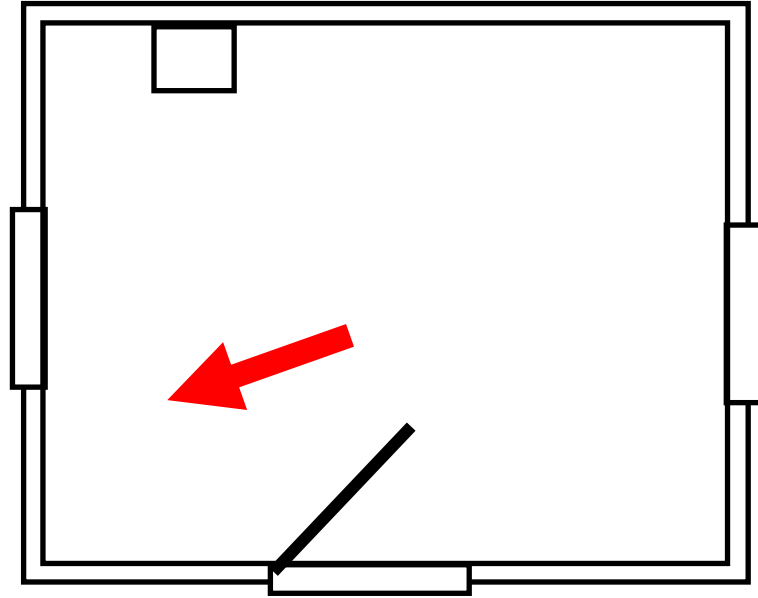


507 Ridge Street - BAR staff photos Nov, 3 2022

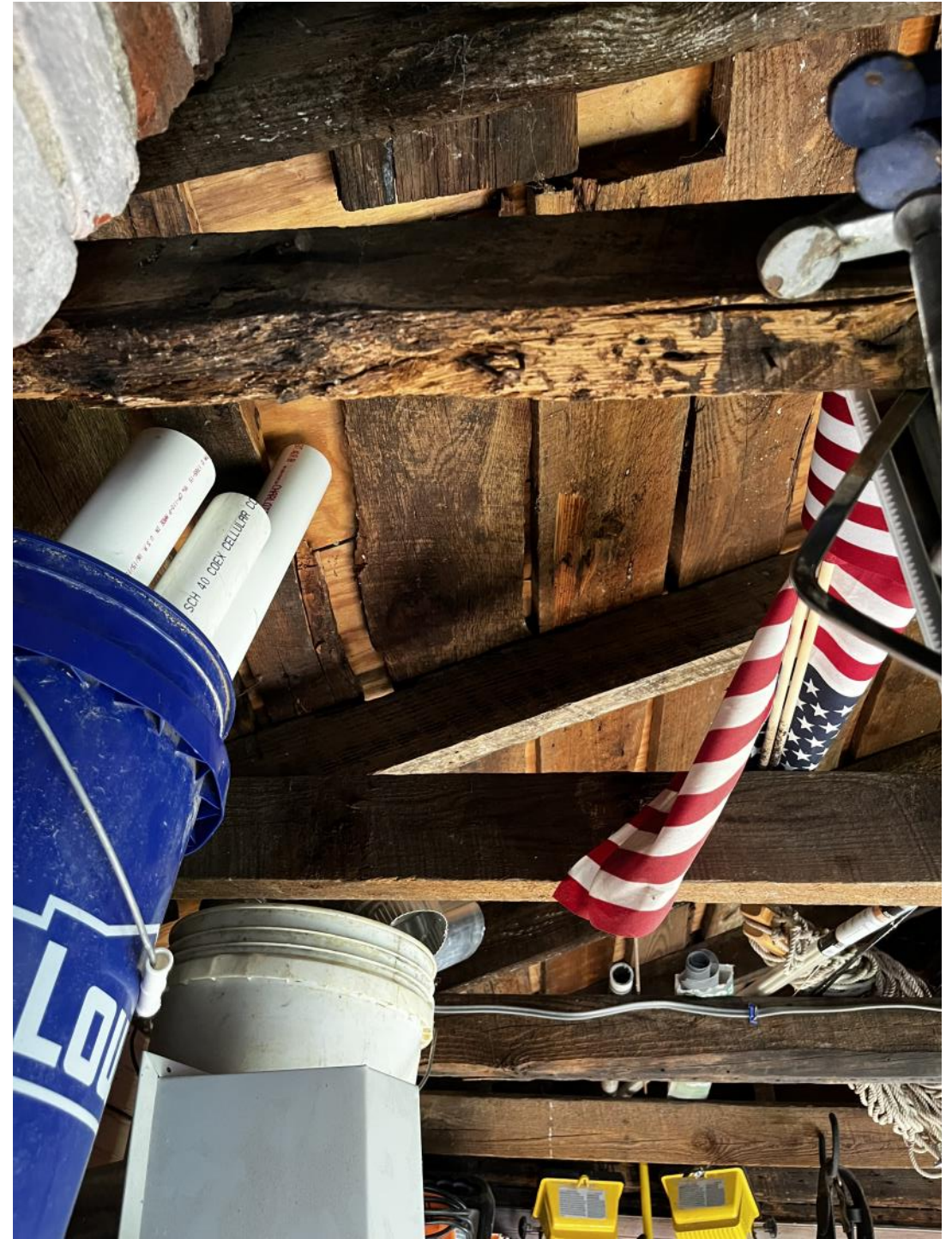
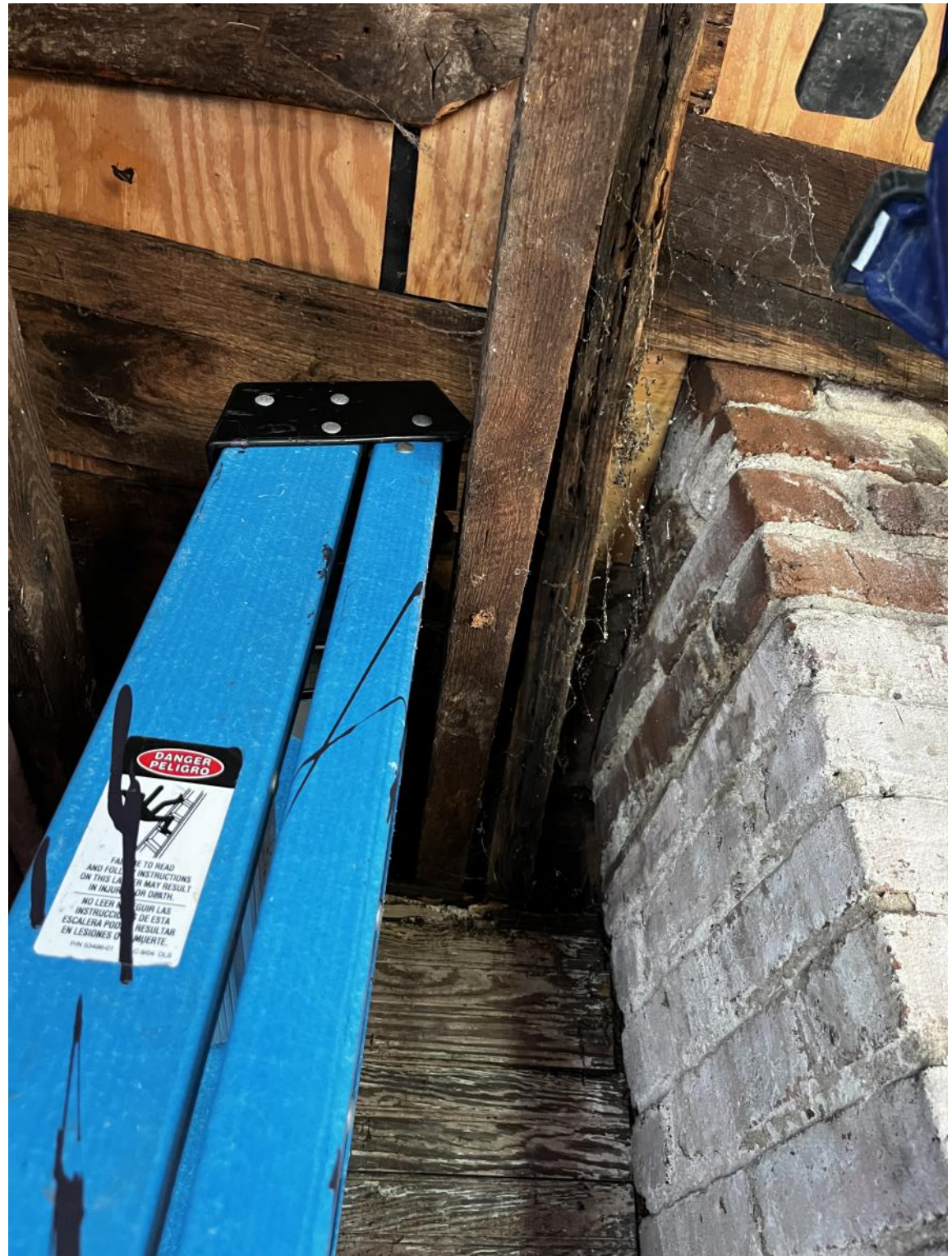
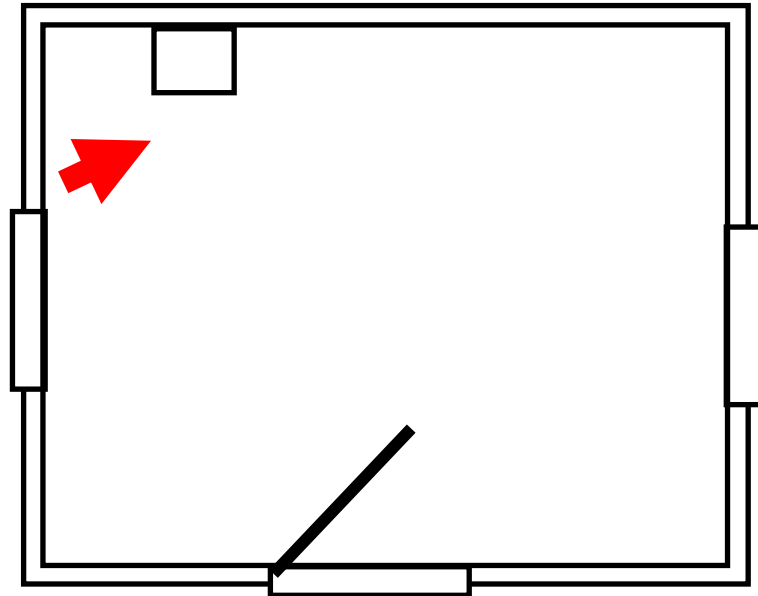




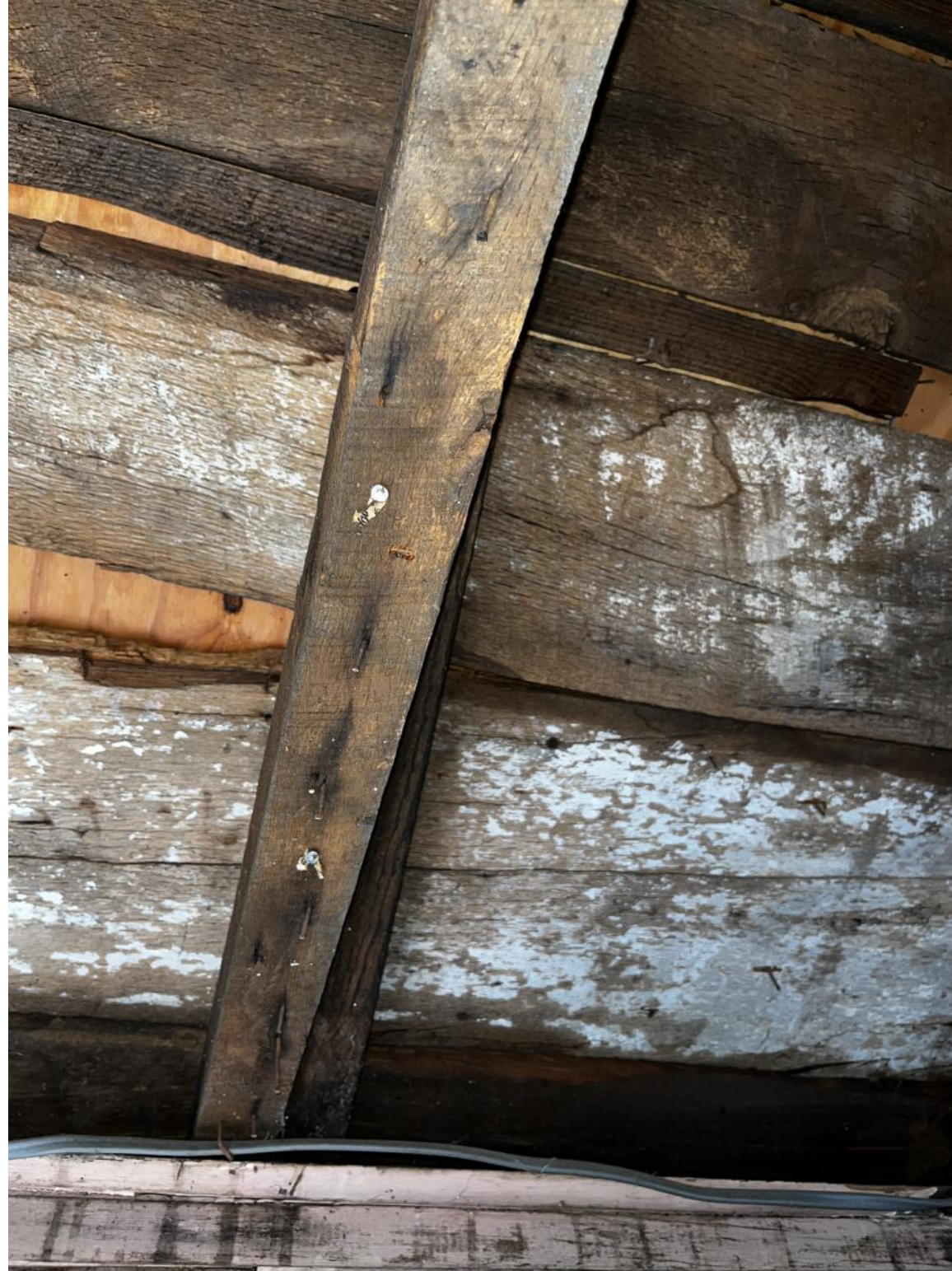
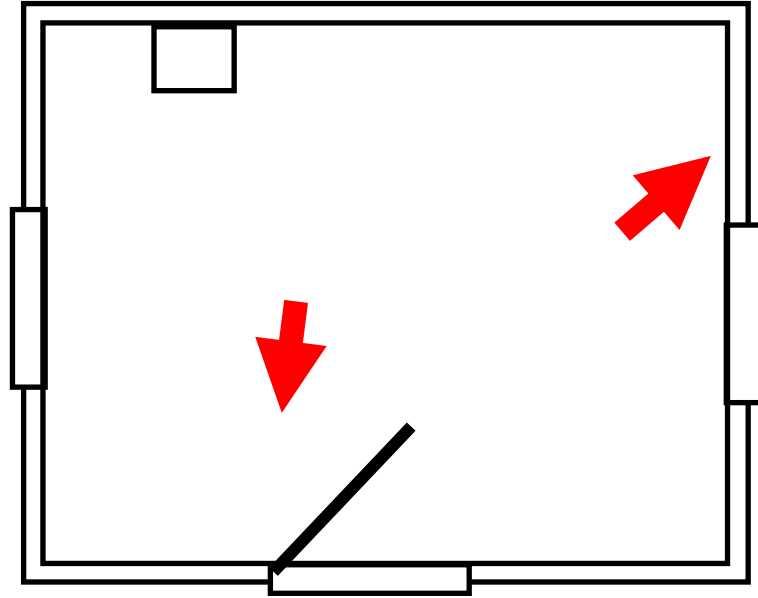
507 Ridge Street - BAR staff photos Nov, 3 2022













ADC District or IPP



**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

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 Clayton & Kimberly Lauter Applicant Name (owner)  
Project Name/Description Demo shed/cottage Parcel Number 290141000  
Project Property Address 507 Ridge Street

**Applicant Information**

Address: 507 Ridge Street  
Charlottesville, 22902  
Email: clayt.lauter@aya.yale.edu  
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 attest that the information I have provided is, to the best of my knowledge, correct.

[Signature]  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Clayton Lauter 10/20/2022  
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):  
Demolition of approx. 8' x 10' framed shed/cottage in rear yard.

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

**For Office Use Only**

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

Revised 2016

P22-0110



**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](http://charlottesville.gov) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [charlottesville.gov](http://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](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](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](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](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](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](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](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](http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf)



507 Ridge Street

*servants cottage:  
1-story, gable roof, white weatherboarded  
prob 1 room*

City survey 1994





## **Certificate of Appropriateness**

BAR # 22-11-05

914 Rugby Road. TMP 50145000

Rugby Road Historic Conservation District

Owner: Erin and George Sloane

Applicant: John Voight / JKV Architects

Project: Alterations to front porch, side addition

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

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



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
November 15, 2022**



**Certificate of Appropriateness Application (HC District)**

914 Rugby Road. TMP 50145000  
Rugby Road HC District  
Owner: Erin and George Sloane  
Applicant: John Voight / JKV Architects  
Project: Alterations and side addition

---



**Background**

Year Built: c1921  
District: Rugby Road Historic Conservation District  
Status: Contributing

**Prior BAR Review**

N/A

**Application**

- Submittal: JKV Architects drawings 914 Rugby Road, dated October 26, 2022: Sheets A-1, A-2, A-3, and A-4.

Request CoA for construction of a single story, side addition (replacing the exist two-story 1980s addition) and reconstruction of the front porch (replacing c1980s alterations). **Note:** The rear portion of the addition is not visible from Rugby Road and therefore exempt from BAR review.

**Discussion and Recommendations**

Note: **The regulations and design guidelines for projects within a Historic Conservation District (HCD) are intentionally less rigid than those for an ADC District.** The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure new construction is not inappropriate to that character, while minimally imposing on residents who may want to upgrade their homes. Even for a HCD property that might qualify for the



more-rigid designation, in evaluating the proposal the BAR may only apply the HCD requirements and guidelines.

See staff comments below regarding the proposed roof style. (*Building Form – roofs and porches.*)

Staff recommends either BAR approval [per the recommended motion below] or, should the BAR request modifications to the design, by direction to staff allow the subsequent review to be administrative. (Per City Code Sec. 34-346, an administrative review is allowed: a) with BAR authorization, for requests previously reviewed by the BAR; and b) for minor accessory buildings or additions, after consultation with the chair of the BAR.)

### **Suggested Motions**

*Approval:* 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 side addition and front porch alterations at 914 Rugby Road satisfy the BAR’s criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application [as submitted].

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

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

#### **Review Criteria Generally**

Sec. 34-341 of the City Code. Criteria for approval

- a. In considering a particular application the BAR shall approve the application unless it finds:
  1. That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
  2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

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

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

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;



- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

### **Pertinent Design Review Guidelines for New Construction and Additions**

#### Building Location – setback and spacing

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

**Staff Comment:** The side addition replaces an existing porch and will not conflict with the typical spacing within the district.

#### Building Scale – height and massing

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

**Staff Comment:** The addition is compatible with the scale and design of the existing house; the proposed materials, siding, and roof design differentiate the new from the existing. (Re: roof, see staff comment below.)

#### Building Form – roofs and porches

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

**Staff Comment:** Of the 30+ properties in this district, there is no typical style or material for existing roofs in the district. (See attached images.) The BAR should discuss if the proposed mansard-style roof is compatible with the existing house and the district. (See staff comment above.)

#### Building Openings – orientation, doors and windows

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



**Staff Comment:** The scale, design, and locations of the addition windows are consistent with the existing house.

#### Building Materials and Textures

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

**Staff Comment:** The proposed materials are consistent with the district. Brick, copper, wood and Boral trim and siding, and FRP columns. (The BAR has previously approved the use of Boral FRP materials.)

#### Building Paint

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

**Staff Comment:** Brick repairs to the north (side) will be painted to match the existing masonry.

#### Site

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

**Staff Comment:** n/a

Rugby Road Historic Conservation District adopted September 2, 2014:

#### Architectural character-defining features:

- 1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
- Front porticos or porches
- Slate shingle roofs, gable or hipped roof forms, roof dormers,
- Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

REVISIONS/SUBMISSIONS:



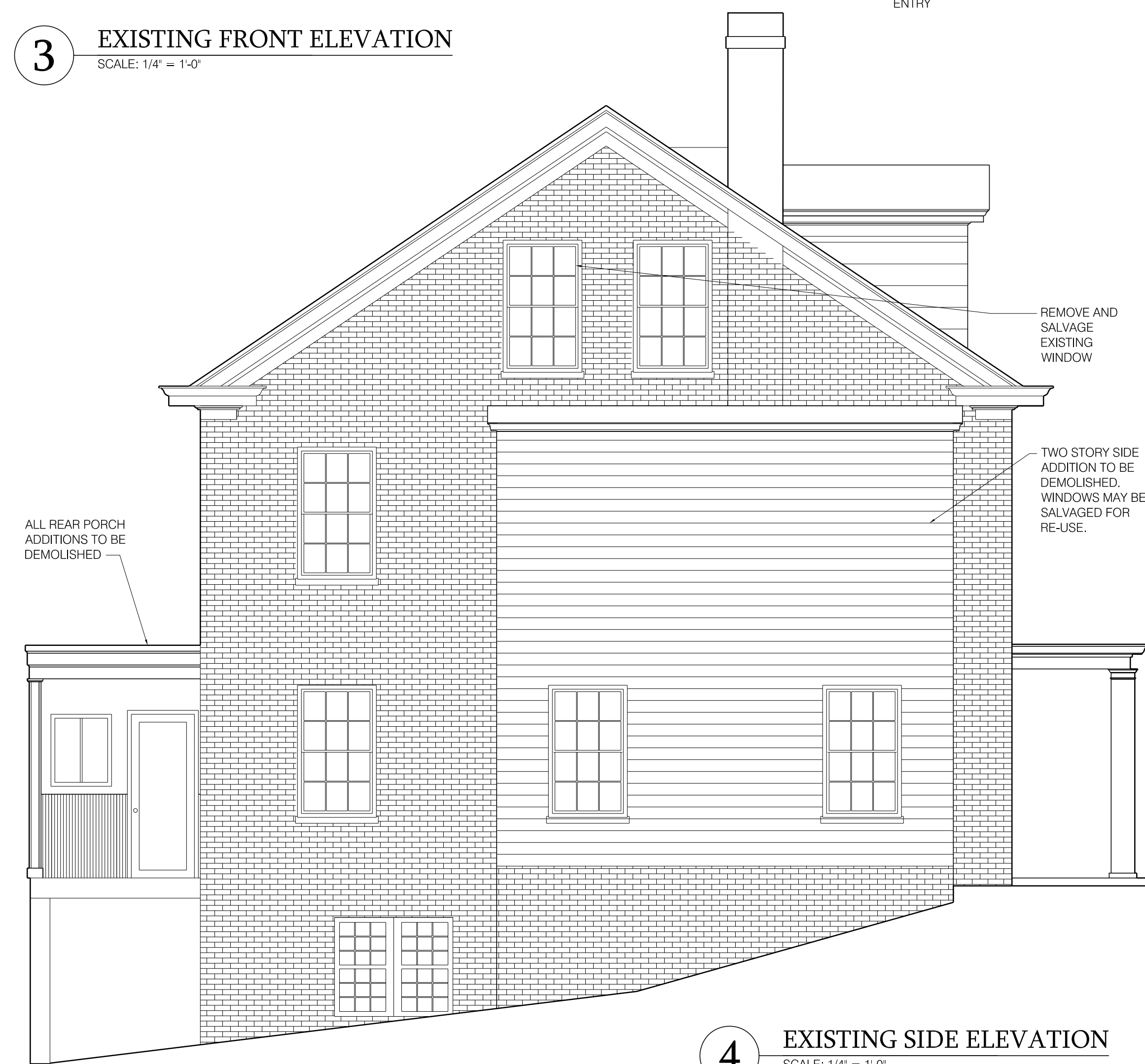
**1 PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**4 EXISTING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

914 Rugby Road

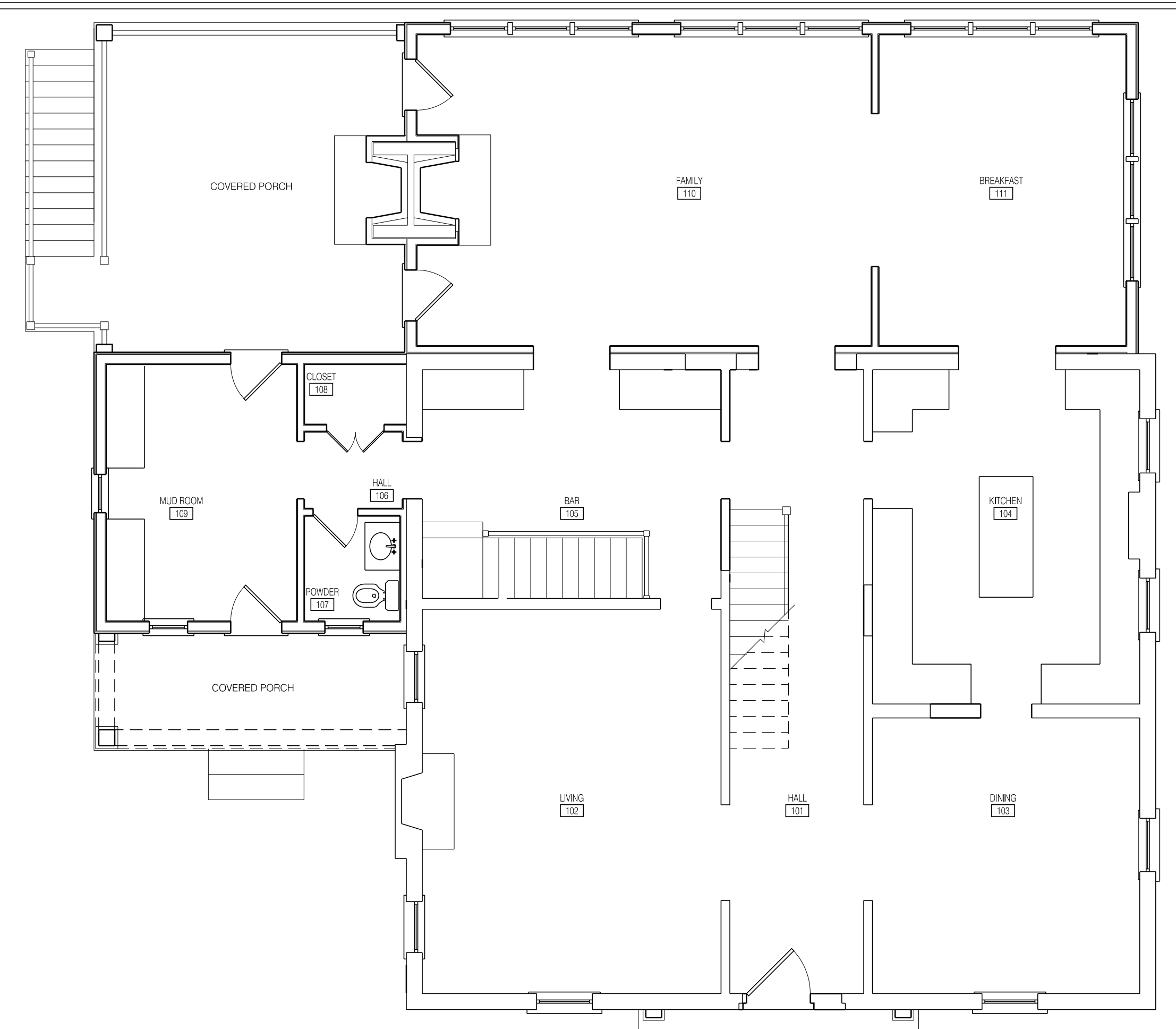
Charlottesville, Va

October 26, 2022

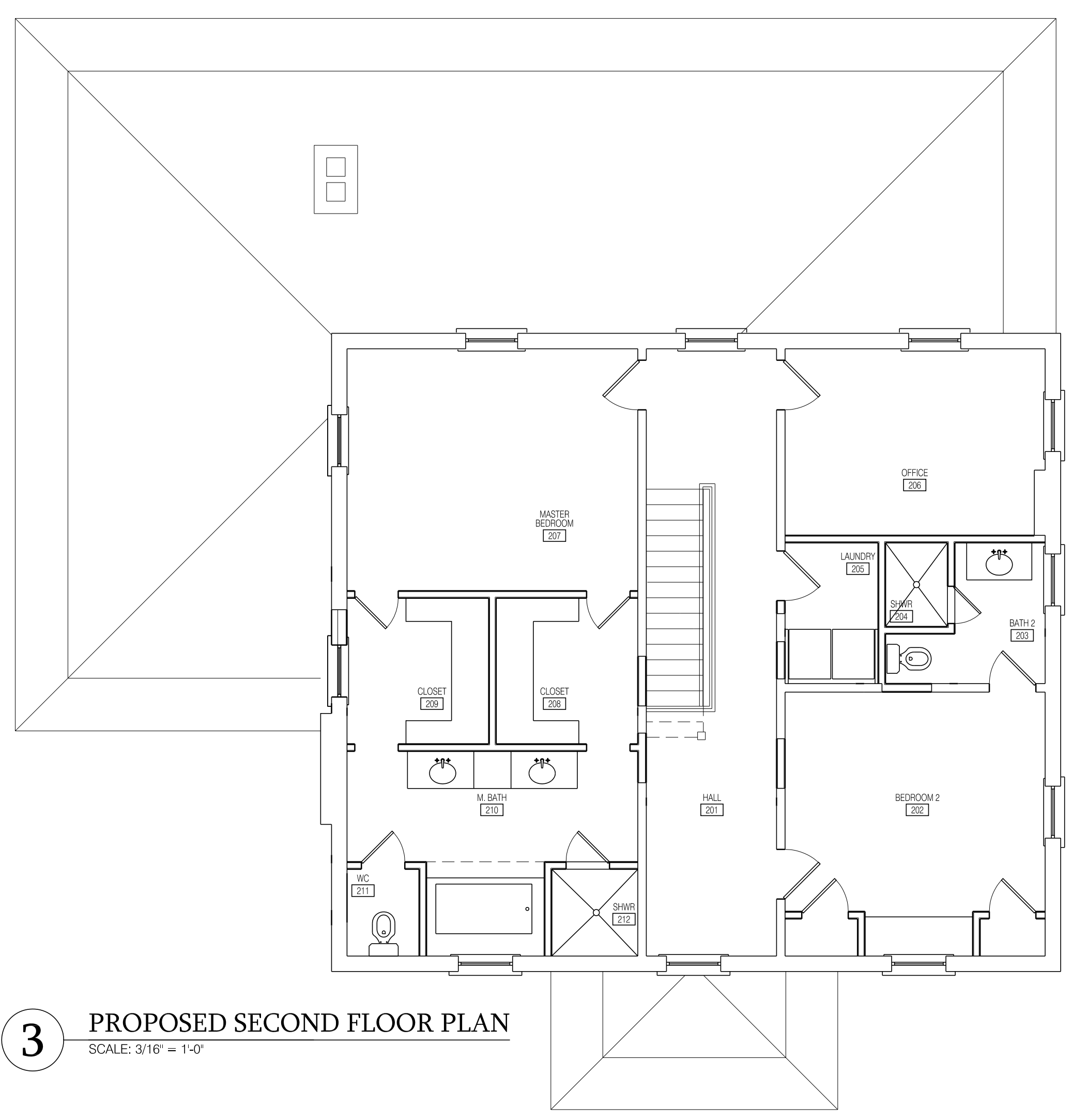
EXTERIOR ELEVATIONS



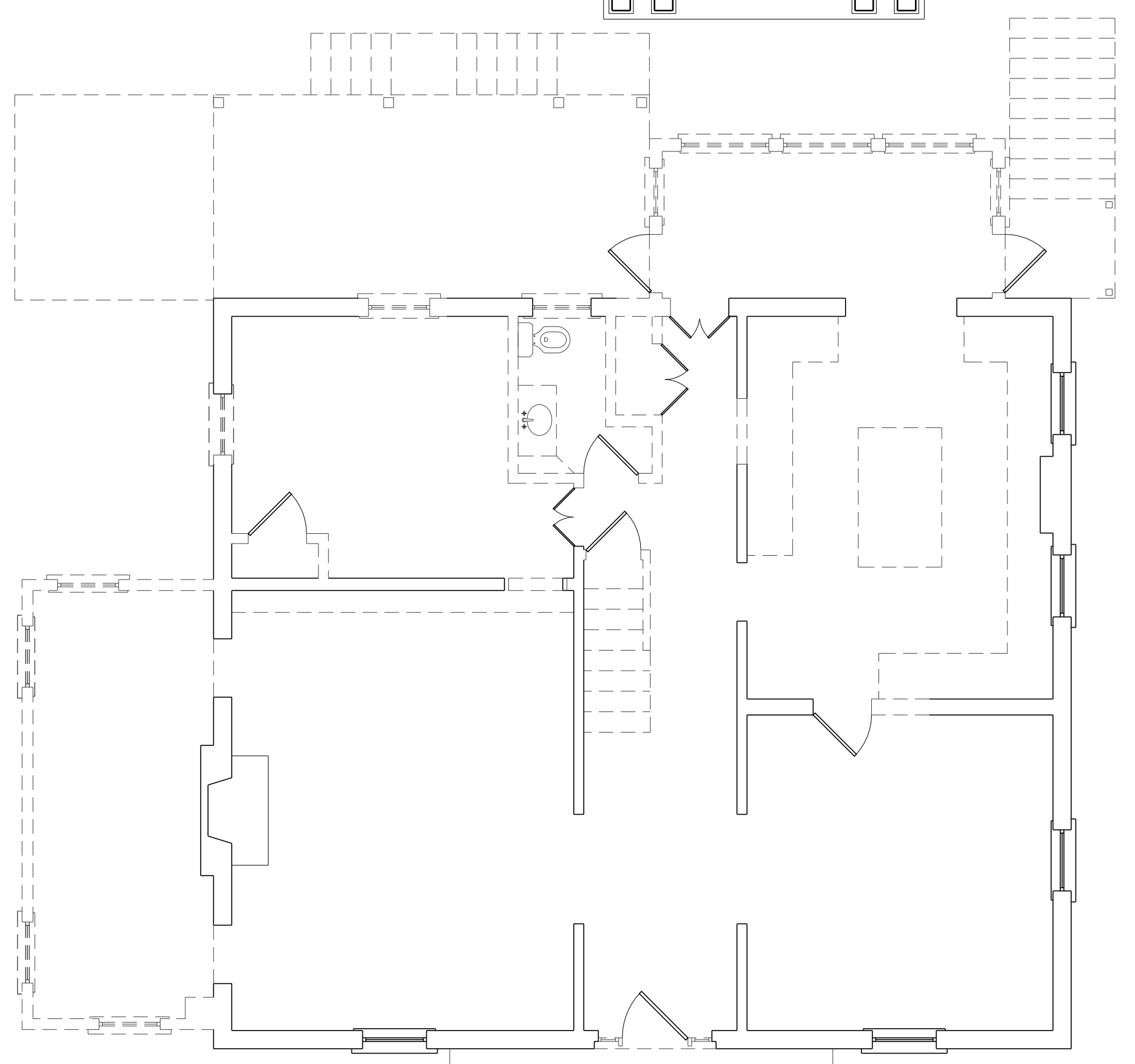
REVISIONS/SUBMISSIONS:



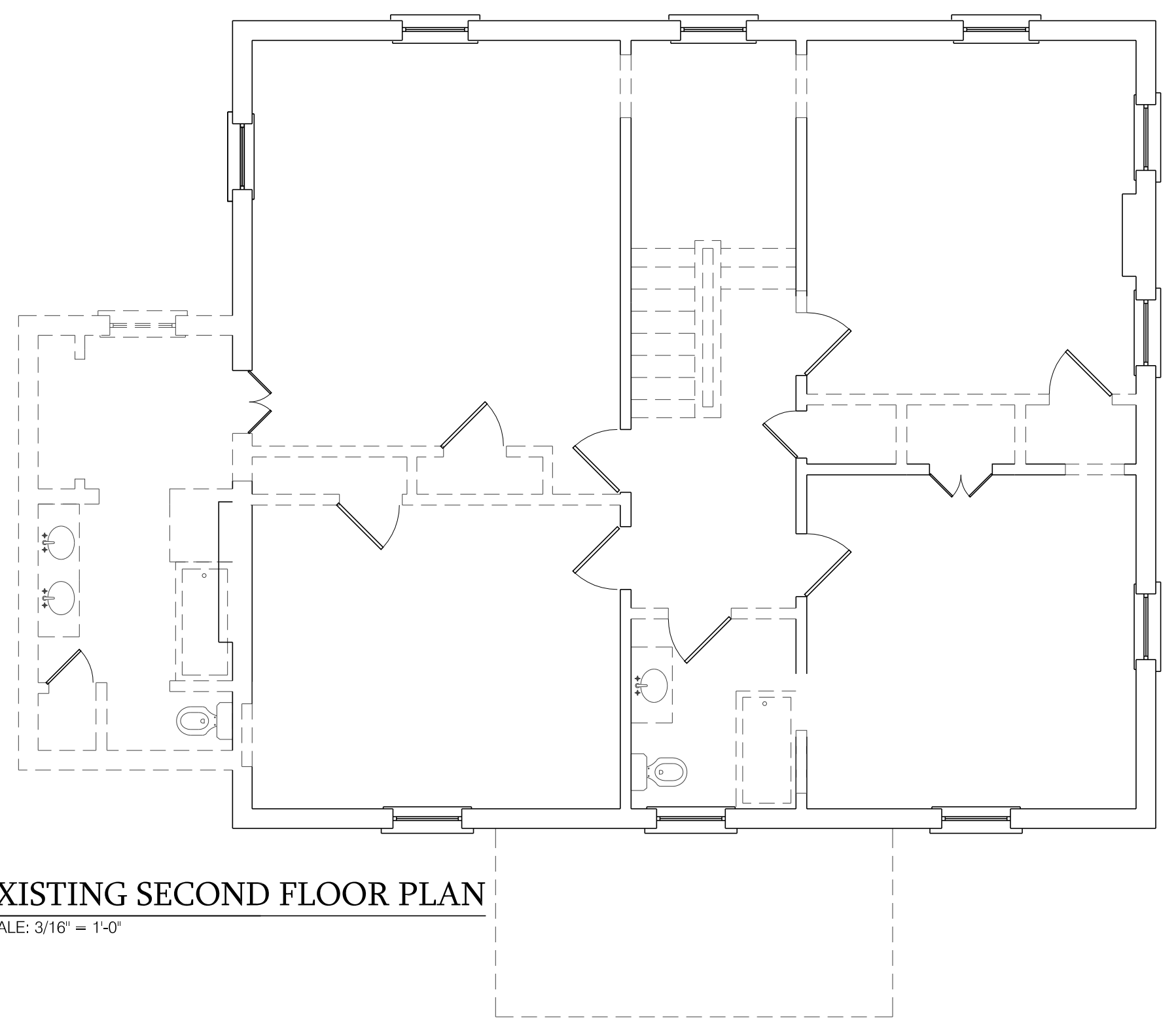
2 PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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



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

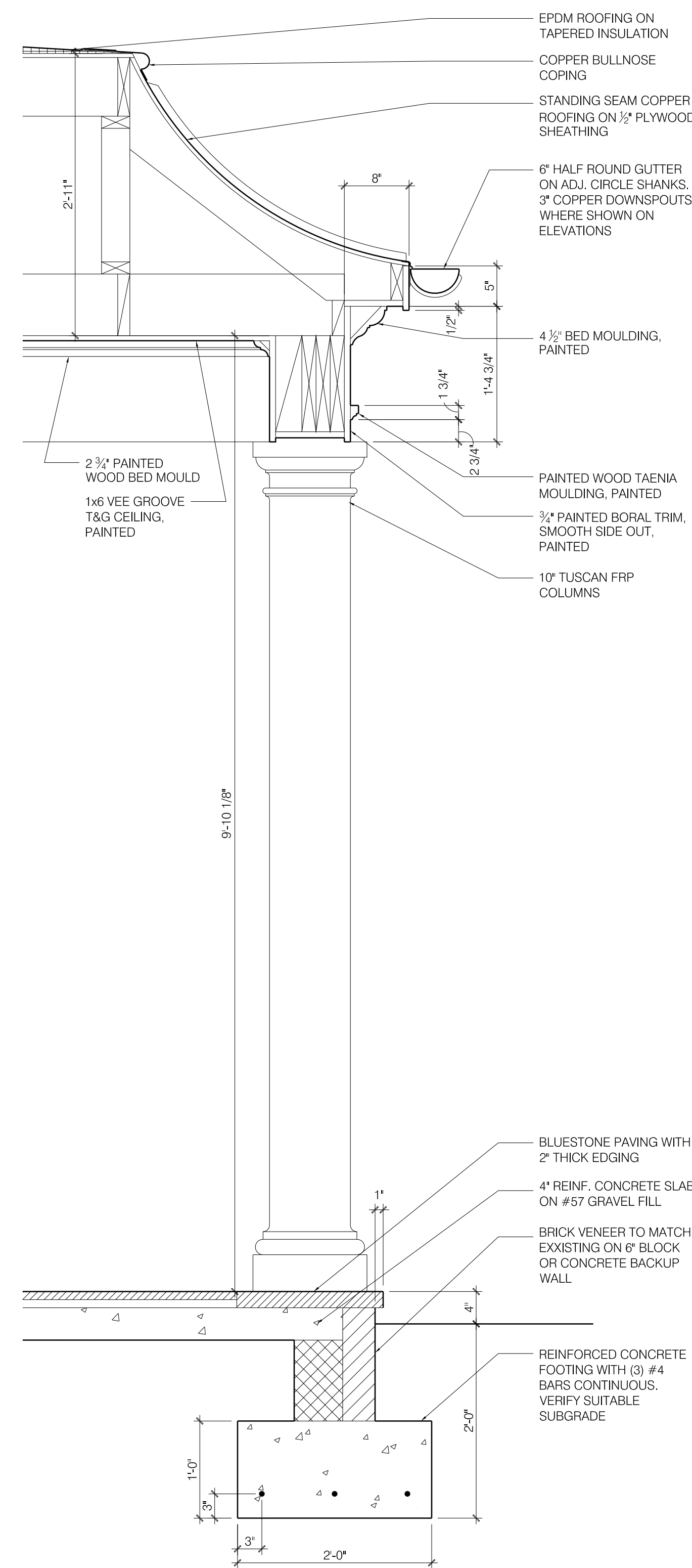


4 EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

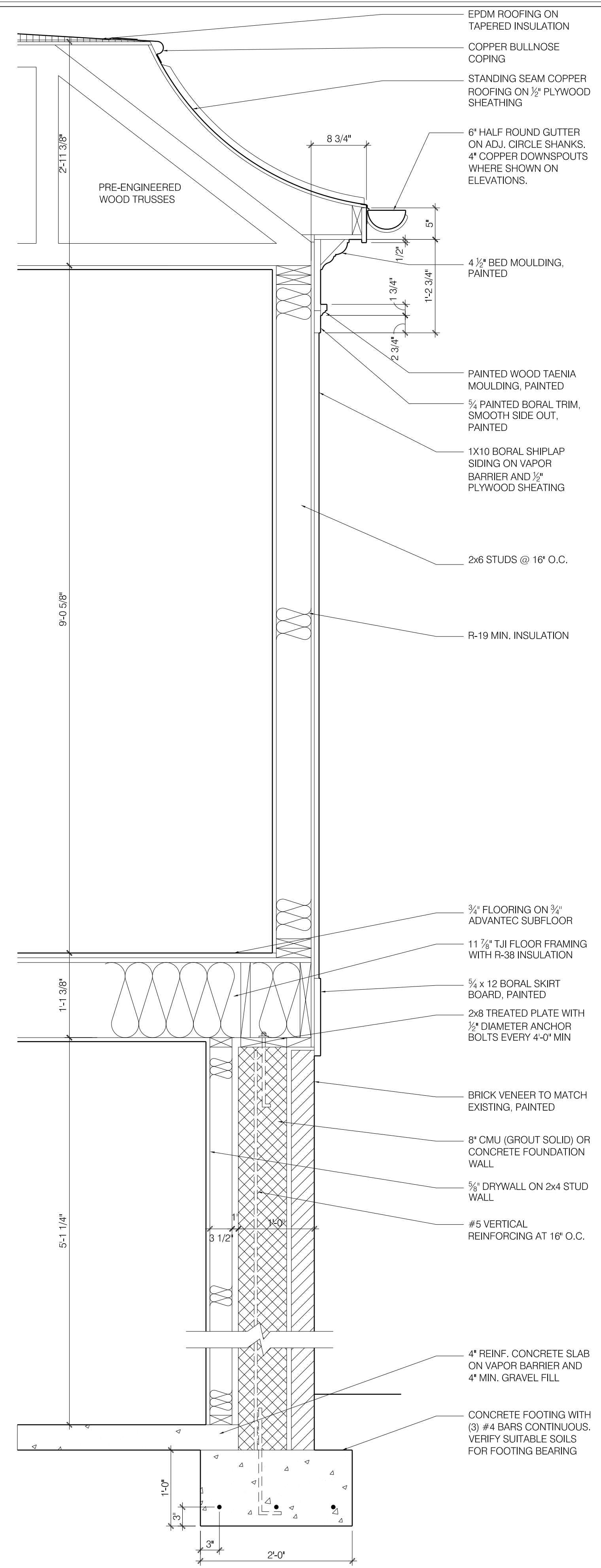
914 Rugby Road  
Charlottesville, Va  
October 26, 2022

EXISTING AND  
PROPOSED FLOOR  
PLANS

REVISIONS/SUBMISSIONS:



**1** PROPOSED WALL SECTION  
SCALE: 1" = 1'-0"



**2** PROPOSED WALL SECTION  
SCALE: 1" = 1'-0"

914 Rugby Road  
Charlottesville, Va  
October 26, 2022

WALL SECTIONS





1 EAST SIDE OF HOUSE FROM RUGBY ROAD



2 NORTH RUGBY ROAD ELEVATION



3 WEST SIDE OF HOUSE FROM RUGBY ROAD



4 FRONT PORCH ELEVATION



5 SOUTH REAR ELEVATION



6 FRONT PORCH DETAIL

REVISIONS/SUBMISSIONS:

914 Rugby Road  
Charlottesville, Va  
October 26, 2022

EXISTING PHOTOS



Rugby Road HC District — Dwellings (*contributing structures*)

**616 Rugby Road (1921)**



**700 Rugby Road (1921)**



**703 Rugby Road (1910)**



**712 Rugby Road (1925)**





Rugby Road HC District — Dwellings (*contributing structures*)

**714 Rugby Road (1906)**



**800 Rugby Road (1905)**



**803 Rugby Road (1917)**



**804 Rugby Road (1907)**





Rugby Road HC District — Dwellings (*contributing structures*)

**807 Rugby Road** (1929)



**1801 Rugby Place** (1929)



**809 Rugby Road** (1929)



**810 Rugby Road** (1923)





Rugby Road HC District — Dwellings (*contributing structures*)

**900 Rugby Road** (1899)



**910 Rugby Road** (1925)



**914 Rugby Road** (1921)



**915 Rugby Road** (1929)





Rugby Road HC District — Dwellings (*contributing structures*)

**917 Rugby Road** (1929)



**918 Rugby Road** (1921)



**919 Rugby Road** (1921)



**921 Rugby Road** (1929)





Rugby Road HC District — Dwellings (*contributing structures*)

**924 Rugby Road** (1908)



**928 Rugby Road** (1922)



**929 Rugby Road** (1929)



**933 Rugby Road** (1929)





**936 Rugby Road** (1911)



**1007 Rugby Road** (1928)



**614 Rugby Road** (1920)





**914 Rugby Road**



**Date:** 1921 ca. (not on 1920 Sanborn map)

**District Status:** Contributing

**Resources:** 1 Single Dwelling (c); 1 Garage (c); 1 pool (c)

**Style:** Colonial Revival

**Architectural Description:** The side-gabled, 2.5-story, stretcher-bond brick veneer dwelling stands three bays wide and two bays deep. Symmetrically fenestrated, the facade features a central entrance flanked by 6/6 wood windows. The entrance is sheltered by a single-bay shed-roofed porch with sturdy, paired Tuscan post supports and a molded wood cornice. A fanlight transom and sidelights details the entry. Three 6/6 wood windows pierce the second story, with the central window smaller in size. Each window features fixed louvered shutters, square-edged sills, and a thin, molded wood surround. The upper windows feature rowlock brick lintels. A molded wood cornice with returns details the asphalt-shingled roof that is pierced with three attenuated gabled dormers. Each wood-frame dormer is lit with a 6/6 window and capped by prominent pedimented gable peak with boxed cornice and closed tympanum. An exterior-end and an interior-end brick chimney each rose from the roof. A two-story shed wing was added to the north corner of the dwelling. It features vinyl siding and 6/6 wood windows. A small sunporch addition was also added to the rear elevation, which is accessed by an exterior wood stair with portico.

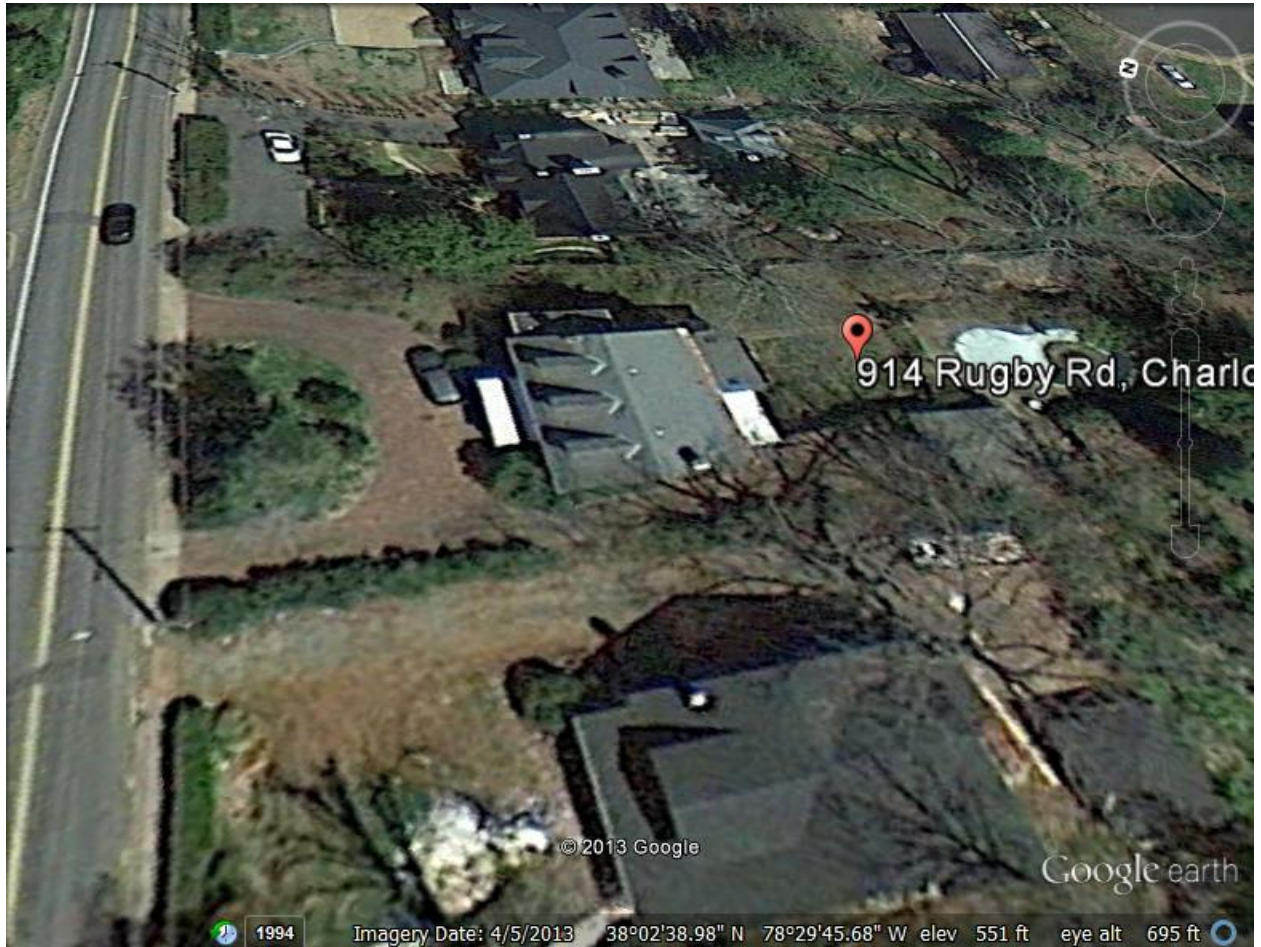
**Secondary Resource: Garage, ca. 1921**

The one-story, brick garage dates to circa 1921. Featuring a hipped asphalt-shingle roof, the garage includes a front-gabled projection with weatherboard -clad gable peak and two roll-up, paneled-with lights doors dating to circa 1960. The garage also features a molded wood cornice and poured concrete floor.

**Pool (1950?).** An in-ground concrete pool is curvilinear in shape. It is currently empty and overgrown.

## Proposed Rugby Road Historic District

**Site Description:** Set on a narrow, .48-acre rectangular parcel, the dwelling faces Rugby Road. A circular brick driveway extends across the front of the dwelling, with a spur extending along the side to a garage. The slightly sloping property features a small, grassy lawn, mature trees and shrubs, and some foundation landscaping. A fenced rear yard features a grassy lawn and an in-ground pool. The property line to the rear is wooded.





Historic Conservation District (Martha Jefferson, Woolen Mills, Rugby Road)

NOTE: For IPPs within HC Districts use the ADC District/IPP CoA application.



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

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Charlottesville, Virginia 22902

Telephone (434) 970-3130

Staff email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

[murphymo@charlottesville.gov](mailto:murphymo@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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

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

The BAR meets the third Tuesday of the month.

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

Project Name/Description	Addition and alterations	Parcel Number	050145000
Project Address/Location	914 Rugby Road		
Owner Name	Erin and George Sloane	Applicant Name	John Voight / JKV Architects

**Applicant Information**

Address: John Voight, JKV Architects  
 Email: iv@johnkvoight.com  
 Phone: (W) 434.825.3888 (H) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 914 Rugby Rd, Cville, 22903  
 Email: \_\_\_\_\_  
 Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

**Signature of Applicant**

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

[Signature] 10/25/2022  
 Signature Date  
John Voight 10/25/2022  
 Print Name Date

**Property Owner Permission (if not applicant)**

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

SEE EMAIL FROM OWNER  
 Signature Date  
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary):  
Alterations to front porch and north (side) addition. Per JKV Architect drawings for 914 Rugby Road, dated Oct 6, 2021: Sheets D1.1., A1.2, A1.3, A2.1, A2.2, and A2.3.

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

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

Revised April 2017

P22 A117

**Certificate of Appropriateness**

*Preliminary Discussion* (No action to be taken)

300 Court Square, TMP 530096100

North Downtown ADC District

Owner: Eagle Tavern, LLC

Applicant: Candace DeLoach, Claudine Wispelwey

Project: Exterior alterations

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

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





**Certificate of Appropriateness Application**

*Preliminary Discussion* (No action to be taken)

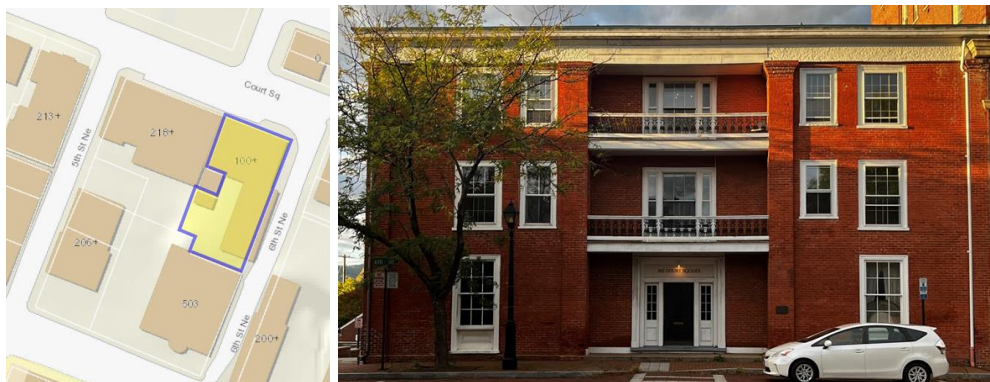
300 Court Square, TMP 530096100

North Downtown ADC District

Owner: Eagle Tavern, LLC

Applicant: Candace DeLoach, Claudine Wispelwey

Project: Exterior alterations



**Background:**

*Year Built:* Farish House 1854; Annex (south wing) c1880.

*District:* North Downtown ADC District

*Status:* Contributing

**Prior BAR Reviews**

n/a

**Application**

- Attachments:
  - Site history and project narrative
  - Photos
  - Renderings
  - Historic Surveys

Preliminary discussion of planned exterior rehabilitation and alterations. Applicant seeks input prior to preparing a formal submittal.

**Discussion**

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not

constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

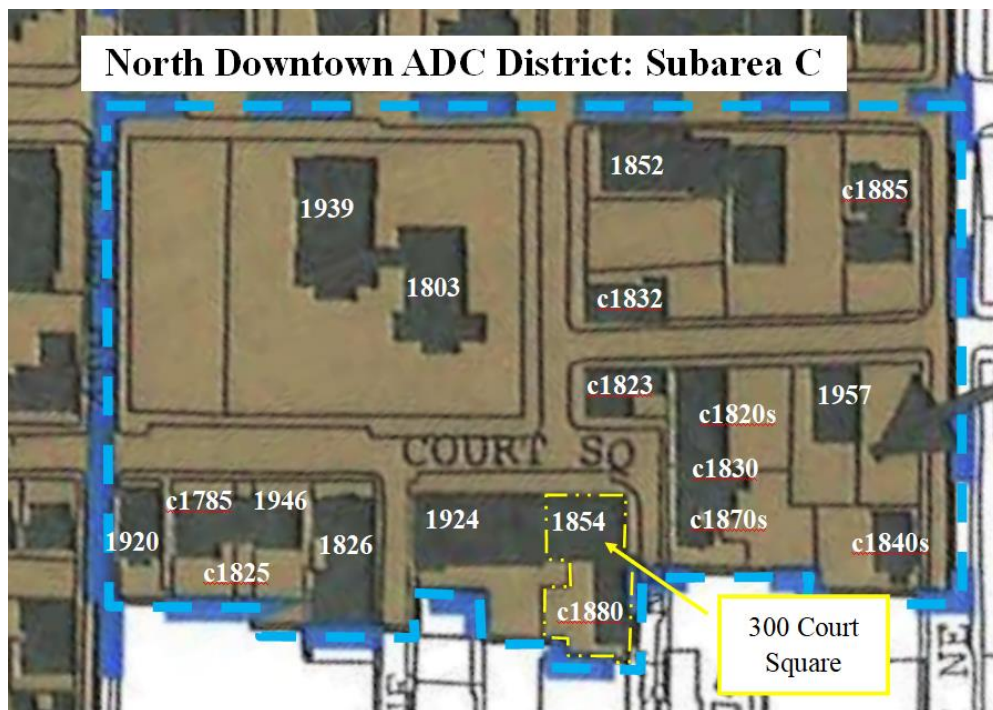
There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter IV—*Rehabilitation*. (Link: [Chapter 4 Rehabilitation](#))

From the ADC District Design Guidelines – Introduction  
[Chapter 1 Introduction \(Part 1\)](#) and [Chapter 1 Introduction \(Part 2\)](#)

- *North Downtown ADC District:* Adjacent to the Albemarle County Courthouse and laid out according to the 1762 town grid, this area served as the city’s first civic, religious, and commercial center. Thomas Jefferson, James Monroe and James Madison were frequent visitors to the Court Square area. Park Street residences built in the late eighteenth century for lawyers, judges and other professionals still retain their architectural integrity. Today, this district represents the socio-economic and architectural evolution of the original town.
- *Subarea c. Court Square:* historic core, small scale, brick, row houses, gable roofs, simple designs, limited setback, 2 stories, limited plantings.

Most of the buildings in Subarea C were constructed prior to 1900. Over half, including the *Farish House*, were built prior to 1860.





## **Suggested Motions**

No action to be taken.

## **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](#)

The Zebra Carriage Hotel  
A Luxury Boutique Hotel  
300 Court Square, Charlottesville Virginia  
BAR Submittal for review on November 15, 2022

## **COURT SQUARE HISTORY**

The original 300 Court Square building was a simple wooden framed building constructed around 1791 and housed The Eagle Tavern. The Eagle Tavern could seat 200 patrons. William P. Farish had already developed a stagecoach line in 1845 when he purchased the property and erected the current building in 1854. The Farish House Hotel soon thereafter became a major stagecoach stop. After the Civil War, federal occupying forces used it as a headquarters for two years. 300 Court Square has long been used as a gathering spot on court day for food and rest. Travelling peddlers sold products along the porch on monthly court days. Public dances and celebrations echoed through the large parlor halls. Operating as a hotel, also under the name, The Colonial Hotel, until the 1960's, 300 Court Square was later converted into offices and apartments.



PHOTO OF BUILDING AS IT EXIST CURRENTLY





HOLSINGER'S 1915 PHOTOGRAPH

Historic Court Square has long been the center of Charlottesville. The City's courthouse has been in continuous use for over 200 years and is one of America's most historic. No other courthouse has been used by three early American Presidents at the same time. Local elections were held here, and the County Court conducted business with the help of young attorneys and magistrates such as Thomas Jefferson and James Monroe. Mr. Jefferson and Mr. Monroe, along with James Madison later became Presidents and could at times be seen here together.



ARCHITECT'S RENDERING OF BUILDING



### **300 Court Square – Front of building, North-Facing**

- Replace and relocate center windows on balconies with custom doors resembling original windows to allow guest access to balconies. Original windows will be used in other parts of the building.
- Remove four smaller windows, investigations point to these windows as not original, infill with brick. Remaining windows will be centered and symmetrical.
- Repair and repoint all areas of failing brick – examples of matching brick to be shown in meeting.
- Whitewash brick to conceal brick and mortar variation and to blend years and years of varying mortar repairs. Please see photos of both buildings having been painted white (photos 1, 2A, 2B)
- Brick is failing in many places, requesting ability to use a lime mortar sealant to stabilize the brick (photos 3-7, 9A, 9B & 10).
- Install operable paneled shutters to match Zero Court Square’s shutters on the North and East sides of the building (photos 11A, 11B, 12A & 12B)
- Install original historic 9’ tall doors with upper true divided light panels - doors were found in the building. (photo 13)
- Install original historic 9’ tall six-paneled outer doors to be propped open - doors were in building. (photo 14)
- Doors, shutters, and trim to be painted “Green-Blue” No BS16D45 - by Fine Paints of Europe. Please see sample on actual building.
- Paint downspouts antiqued copper color
- Balcony ceilings to be painted Dolphin Cove 722 – Benjamin Moore. Please see sample on building.
- Install four handmade copper gas lanterns flanking windows:  
French Quarter Lantern by Bevelo. (photo 15)
- Install three handmade copper gas lantern pendants on the two balconies and above the front entry door. (photo 16)
- Install four flush-mounted landscape lights in sidewalk to up-light plantings and illuminate pilaster detail
- Install four low-watt down lights to illuminate top of pilasters
- “THE ZEBRA CARRIAGE HOTEL” to be painted in black lettering on front top cornice
- Signage is a vintage steel bracket and sign. (photo 17)
- Install black and white canvas awning with Greek Key pattern that extends from door to street. Awning is supported by copper poles and illuminated from within
- Install three flag poles for alternating flags
- Remove existing exterior modern storm windows – nearly all are not functioning properly and have been compromised

### **East Side of building – 6th Street**

- Install two-story columned portico to match the original one-story portico.
- Portico will surround existing fire escape and continue to serve as an emergency egress. (See photo 10).
- Portico railing to have zig-zag wood railing similar to “The Second Yard” on Market Street (photo 18)
- Install brick handicap ramp that extends from the corner of building to the portico.
- Remove door and steps to right of entry door (photo 19) and replace with historic window that matches the original window (photo 20 of original window)



- Install new single 15 light wood entry door with true divide lights to replace non-functioning double doors. (photo 22)
- Eagle Tavern sign to hang by this entrance
- Replace solid wood doors and sidelights (originally widows) with a single true divided light door to look like windows. These doors will provide emergency egress
- Install a handmade copper lantern on each level of portico. (photo 16)
- A large portion of the brick wall will have to be replaced for structural reasons. (photos 3-10)
- Install wood double doors with 15 true divided light doors to gift store. (photo 23 & 24)
- All doors painted to be painted “green-blue” No BS 16D45 – Fine Paints of Europe
- Gas lantern to be installed at gift store entry and at 100 Court Square entry (photo 15)

### **Rear of the building – Not Visible from 6<sup>th</sup> Street**

- Replace mismatched, un-original windows with matching windows
- A glass and wood door to match the windows will be installed in the center for emergency egress and to access the deck. (photo 24 & 25)
- A two-story trellised wall will be built against the neighboring equipment building to hide the AC chiller on top. (photo 26)
- A wooden deck will be built to the same level as the first-floor ballroom. (photo 26)
- An arbor will be built over head to screen the huge amount of satellite dishes on the roof of the 29 building. This is a major eyesore and a big obstacle to overcome. (photos 27, 28 & 29)
- A retractable glass roof will be installed just below the eaves so events can occur during inclement weather.
- A two-story stone chimney will be the focal point of the terrace and act to screen the satellite dishes (photo 26)
- The small widow on the annex building that doesn’t match the others will be replaced with a 15 light glass door to allow for emergency egress and handicap access to the annex from the main building.
- Windows on the 2nd and 3rd floors will have Bermuda Shutters to obscure the view (photo 26, 30)

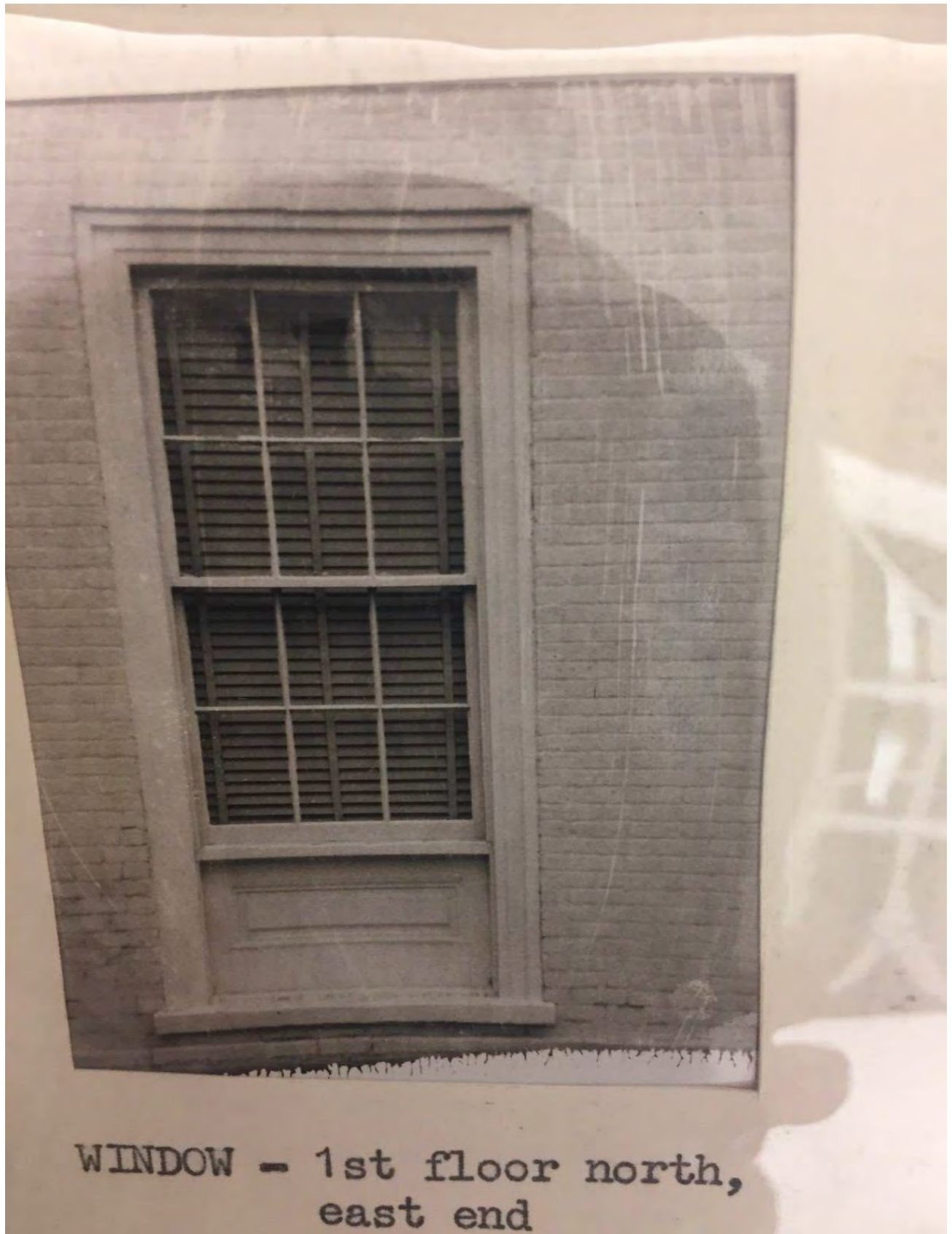




PHOTO SHOWING THREE OF THE ADDED WINDOWS (PHOTO 20) AND THE ORIGINAL PORTICO







WINDOW - 1st floor north,  
east end

PHOTO 1 - HISTORIC PHOTO OF 6<sup>TH</sup> STREET SIDE OF BUILDING HAVING BEEN PAINTED WHITE





PHOTO 2A & 2B – HISTORIC PHOTOS OF BUILDING EXTERIOR HAVING BEEN PAINTED WHITE





PHOTO 3 – FAILING BRICK CONDITION



PHOTO 4 – FAILING BRICK CONDITION



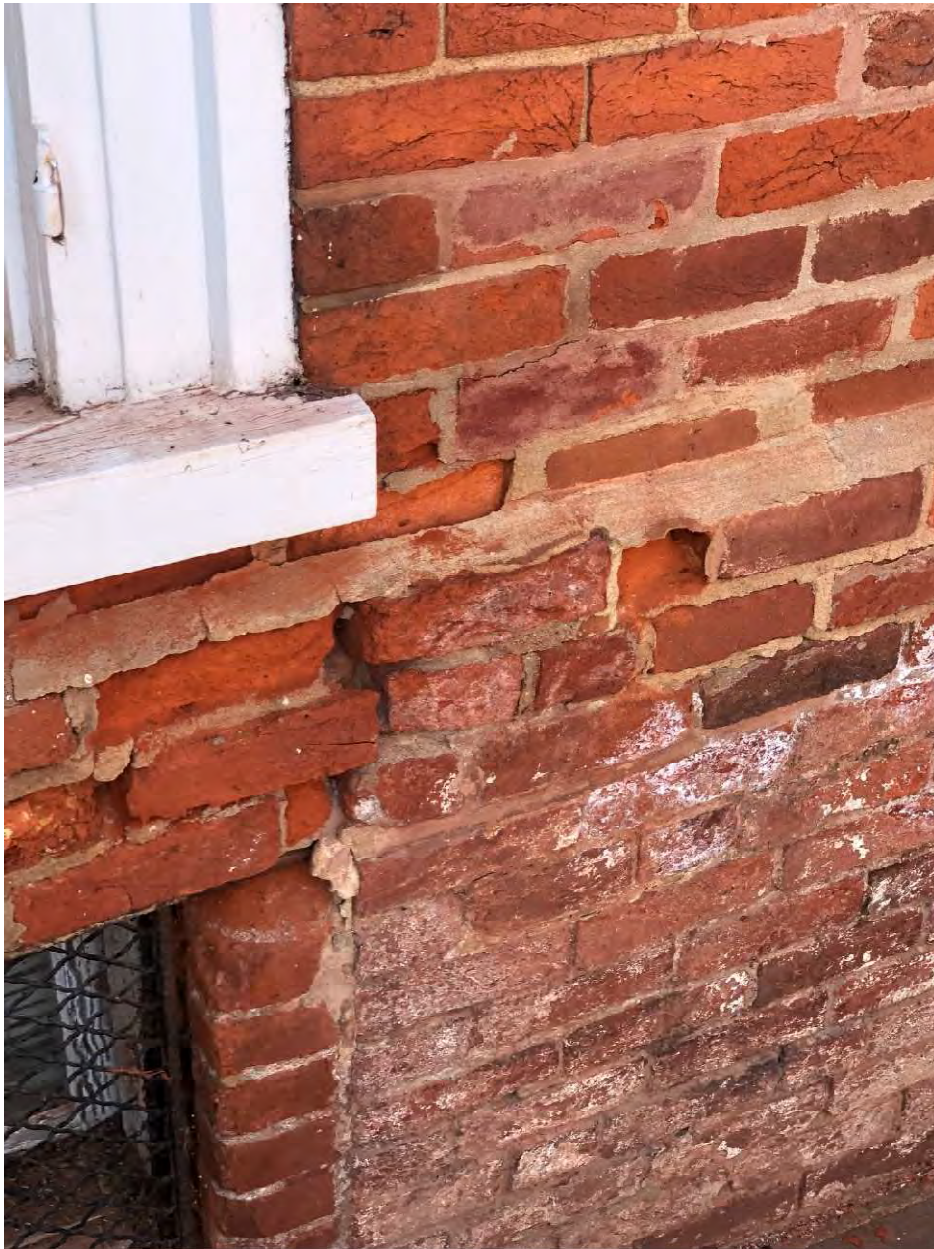


PHOTO 5 – FAILING BRICK





PHOTO 6 – MANY VARIATIONS OF MORTAR AND BRICKS – REPAIRS OVER THE YEARS



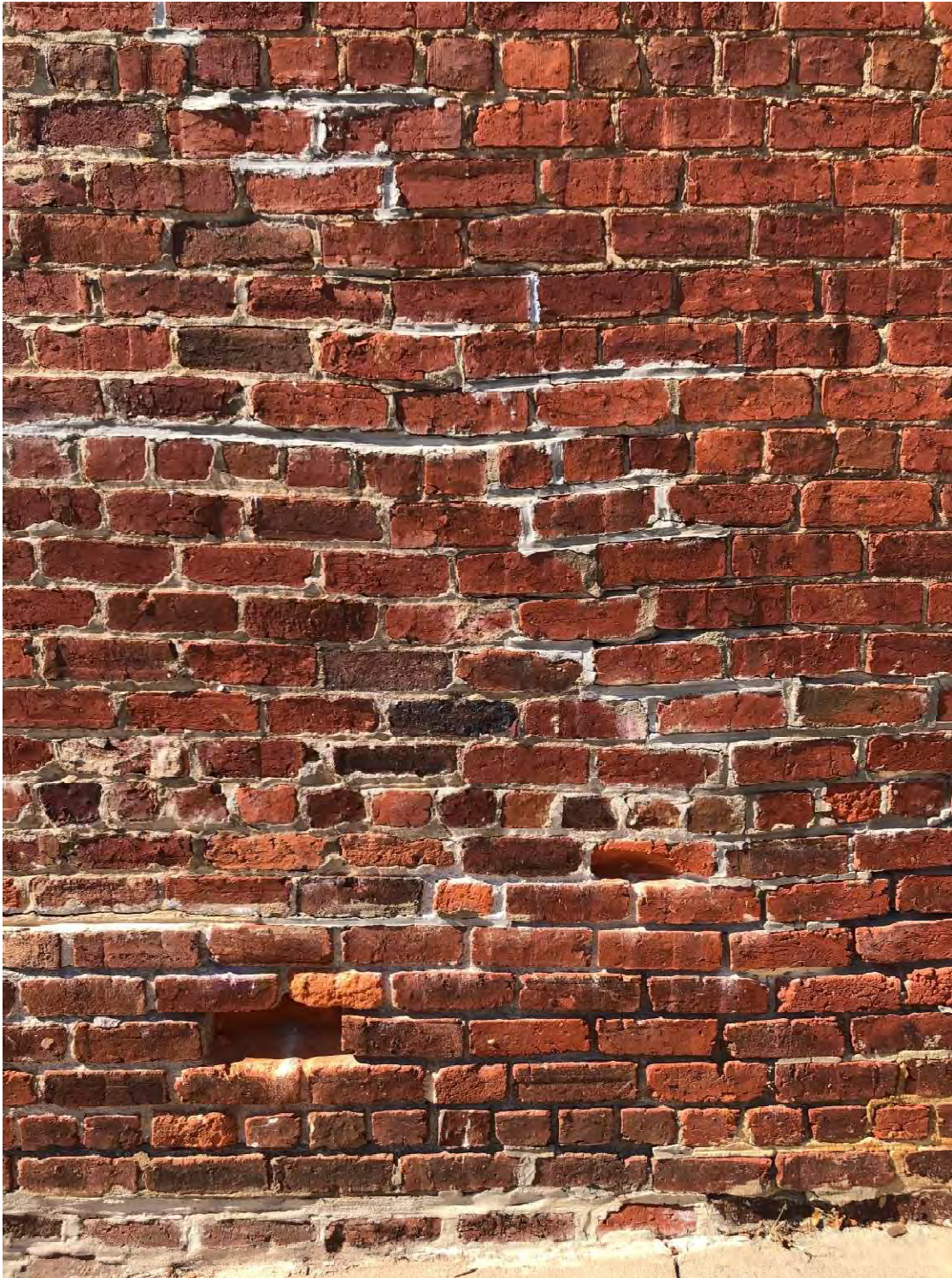


PHOTO 7 – VARIATIONS OF MORTAR AND BRICK – POOR REPAIR WORK





PHOTOS 9A & 9B – BRICK DETERIORATION ACTUAL CONDITIONS









PHOTO 10 – FAILING BRICK AT STREET LEVEL, FIRE ESCAPE TO BE WRAPPED BY PORTICO





PHOTO 11A - SHUTTERS ON ZERO COURT SQUARE, CHARLOTTESVILLE. DIRECTLY ACROSS FROM 300 COURT SQUARE





PHOTO 11B – PANELED SHUTTERS ON ZERO COURT SQUARE



PHOTO 12 A – ORIGINAL SHUTTER PINS





PHOTO 12 B – ORIGINAL SHUTTER PINS



PHOTO 13 – GLASS FRONT ENTRY DOORS – FOUND IN THE BUILDING





PHOTO 14 - EXTERIOR FRONT DOORS TO STAY OPEN



PHOTO 15 – WALL MOUNTED GAS LANTERN – “FRENCH QUARTER” BY BEVELO



PHOTO 16 – HANGING GAS LANTERN – “FRENCH QUARTER” BY BEVELO





PHOTO 17 – HISTORIC STEEL SIGN TO BE HUNG WEST OF FRONT ENTRY DOORS







PHOTO 18 - SCISSOR RAILING TO BE USED ON PORTICO – THE SECOND YARD ON MARKET STREET



PHOTO 19 – REMOVE DOOR AND STEPS TO RIGHT OF PORTICO – REPLACE WITH ORIGINAL WINDOW





PHOTO 20 – ORIGINAL PORTICO AND ORIGINAL WINDOW TO NORTH OF PORTICO



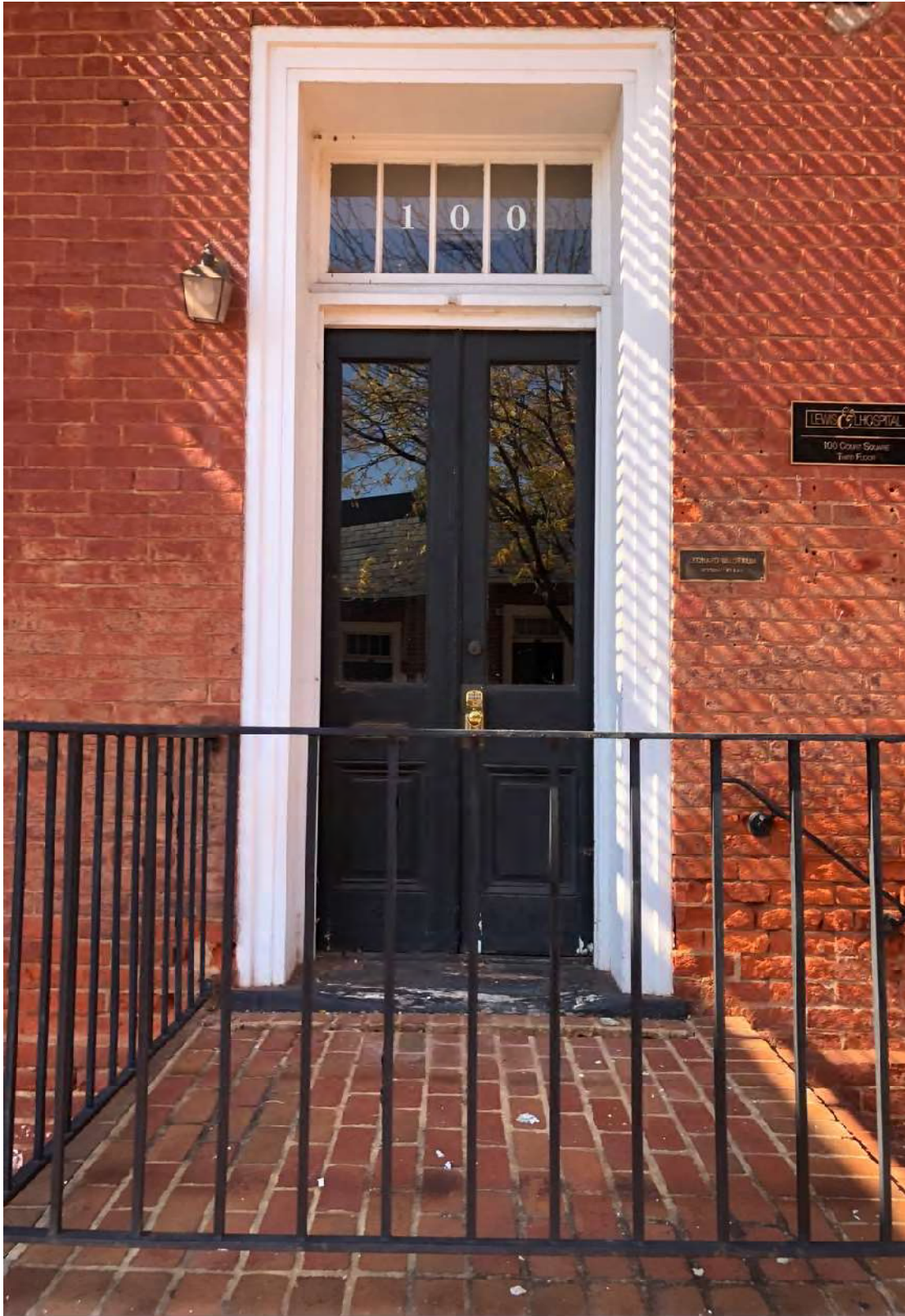


PHOTO 22 – NON FUNCTIONING DOUBLE DOORS TO BE REPLACED WITH 15 LIGHT DOOR TO MATCH WINDOWS





PHOTO 23 - EXISTING 6<sup>TH</sup> STREET DOOR TO FUTURE GIFT STORE – TO BE REMOVED AND REPLACED WITH 15-LIGHT DOUBLE DOORS SHOWN BELOW



PHOTO 24 - DOORS TO BE USED FOR ENTRY TO GIFT STORE ON 6<sup>TH</sup> STREET AND FROM BALLROOM TO TERRACE





PHOTO 25 - NEW FRENCH DOORS TO BE LOCATED BETWEEN LOWER WINDOWS.

DECK ADDED AT LEVEL OF THE DOORS



PHOTO 27 - VIEW OF SATELLITE DISHES FROM SOUTH FACING WINDOWS





PHOTO 28 - VIEW OF SATELLITE DISHES FROM COURTYARD – TERRACE ESSENTIAL TO BLOCK THESE EYESORES



PHOTO 29 - VIEW OF AC CHILLER FROM "ANNEX ROOMS"





PHOTO 26 – DECK WITH ARBOR AND TRELLIS TO BE BUILT TO OBSURE SATELLITE DISHES AND AC CHILLER



PHOTO 30 - BERMUDA SHUTTERS ON BACK OF BUILDING – NECESSARY TO BLOCK VIEWS OF SATELLITE DISHES



300 Court Square - BAR discussion Nov 15, 2022



Proposed - NE Corner



300 Court Square - BAR discussion Nov 15, 2022



Proposed - North Elevation



300 Court Square - BAR discussion Nov 15, 2022



Proposed - East Elevation



300 Court Square - BAR discussion Nov 15, 2022

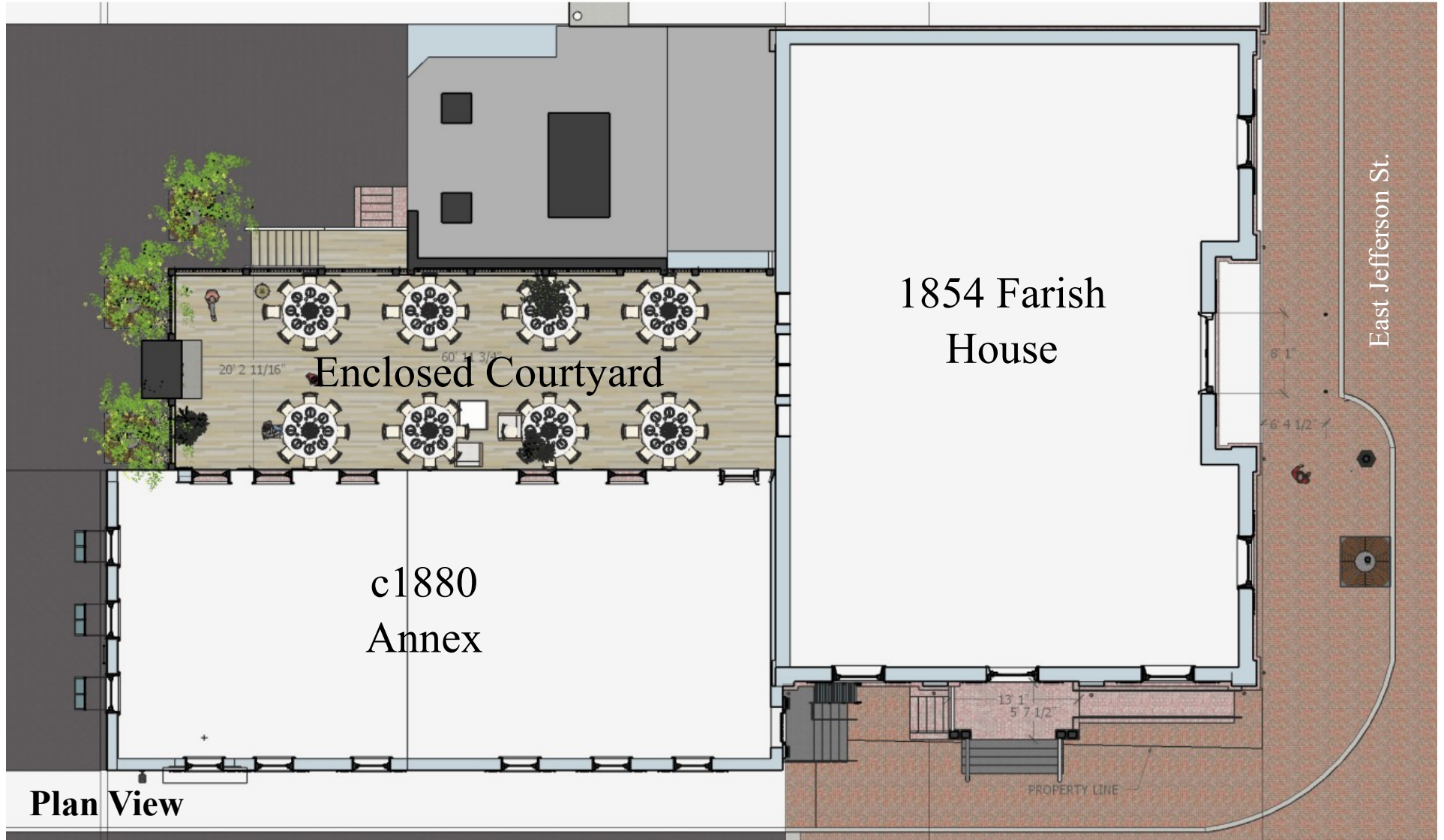
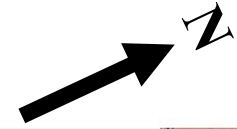






Proposed - Rear Courtyard (interior)





Plan View

6th St. NE



# LANDMARK



# SURVEY

NOTE:  
1976 SURVEY  
DATA.

## IDENTIFICATION

Street Address: 500 East Jefferson Street  
Map and Parcel: 53-96.1  
Census Tract & Block: 1-112  
Present Owner: Joseph T. Norris  
Address: Box 591, City  
Present Use: Offices and Hotel Annes  
Original Owner: George L. Peyton  
Original Use: Hotel

## BASE DATA

Historic Name: The Farish House  
Date/Period: 1854  
Style: Greek Revival  
Height to Cornice:  
Height in Stories: 3  
Present Zoning: B-3  
Land Area (sq.ft.): 72 x 116  
Assessed Value (land + imp.): 20,380 + 21,270 = 41,650

## ARCHITECTURAL DESCRIPTION

The Farish House is an example of the Greek Revival style of architecture which characterized buildings of the 1850's. The structure is three stories high with a recessed pavilion providing a sheltered entrance. The pilasters are used to define and elaborate these changes in the wall plain. The capitals of the pilasters are formed out of molded brick, a refinement not seen at the Levy Opera House or the Abell-Gleason House. Typically, the windows are treated with paneled spandrels. The walls are constructed of American bond (i.e. all stretchers) brickwork, one of the first examples found in the city.

## HISTORICAL DESCRIPTION

The site upon which the Farish House stands has always been used for public entertainment. Benjamin Brown and David Ross bought the lot from Thomas Walker and built the Eagle Tavern on this site prior to 1791. It was a typical eighteenth century tavern with a wide front veranda and four chimneys. The fate of the tavern is not known, but the existing structure is stylistically datable from the mid 1850's. When the Hotel was sold to William Farish in 1863, it was already known as the Farish House. Subsequently it has been known as the Hotel Colonial until 1925. Deed references: ACDB 47-206, 62-494, 63-489, City DB 1-309, 7-67, 11-350, 13-249, 13-331 (See Monticello Hotel for post 1924 deed references).



## CONDITIONS

Average

## SOURCES

City/County Records  
Alexander, Recollections, p.27.  
Illustrated Edition, Daily Progress,  
1906.





# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s).

## SURVEY FORM

Historic name	Common name
County/Town/City <b>ALBEMARLE/CHARLOTTESVILLE</b>	
Street address or route number <b>100 CONY SQUARE ANNEX</b>	
USGS Quad <b>CHARLOTTESVILLE/EAST</b>	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs **FAIR**

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential?    yes \_\_\_ no   /  

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

BRICK ( 7 COURSE AMERICAN BOND);  
2 STORY; HIP ROOF; 6 BAYS. VERNACULAR. C. 1880. NORTH WALL  
ADJUTS EAGLE TAVERN. ENTRANCE ON  
NORTH FACE. COLONIAL REVIVAL  
ENTRANCE WITH FLUTED PILASTERS,  
PEDIMENT, 4-LIGHT TRANSOM. 6-PANEL  
FLAT-PANEL DOOR. WINDOWS WEST  
WALL: 1/1 SASH WITH SEGMENTAL  
ARCHES. BOX CORNICE.

Interior inspected? **NO.**



associated with the property.)

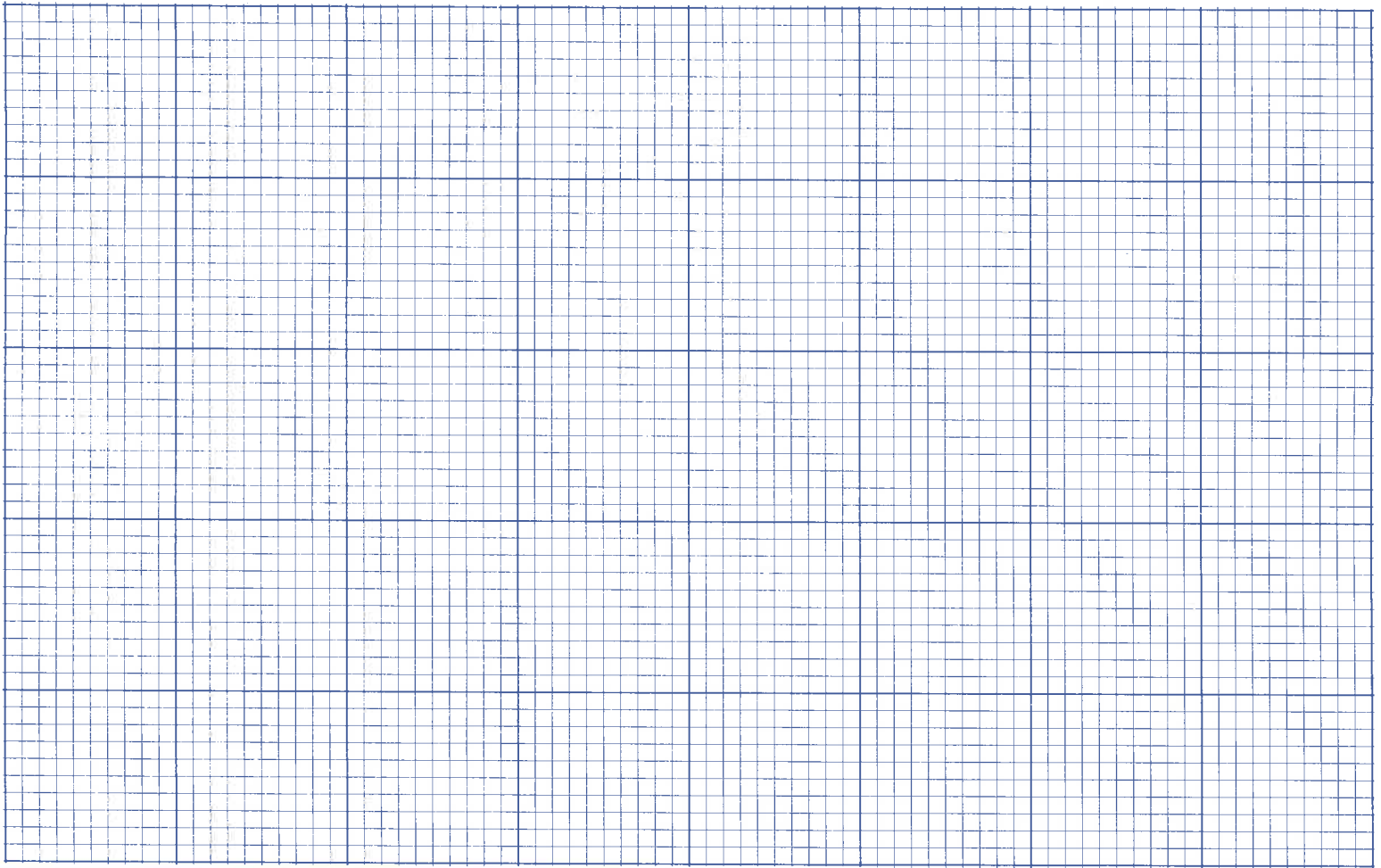
Sources and bibliography

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

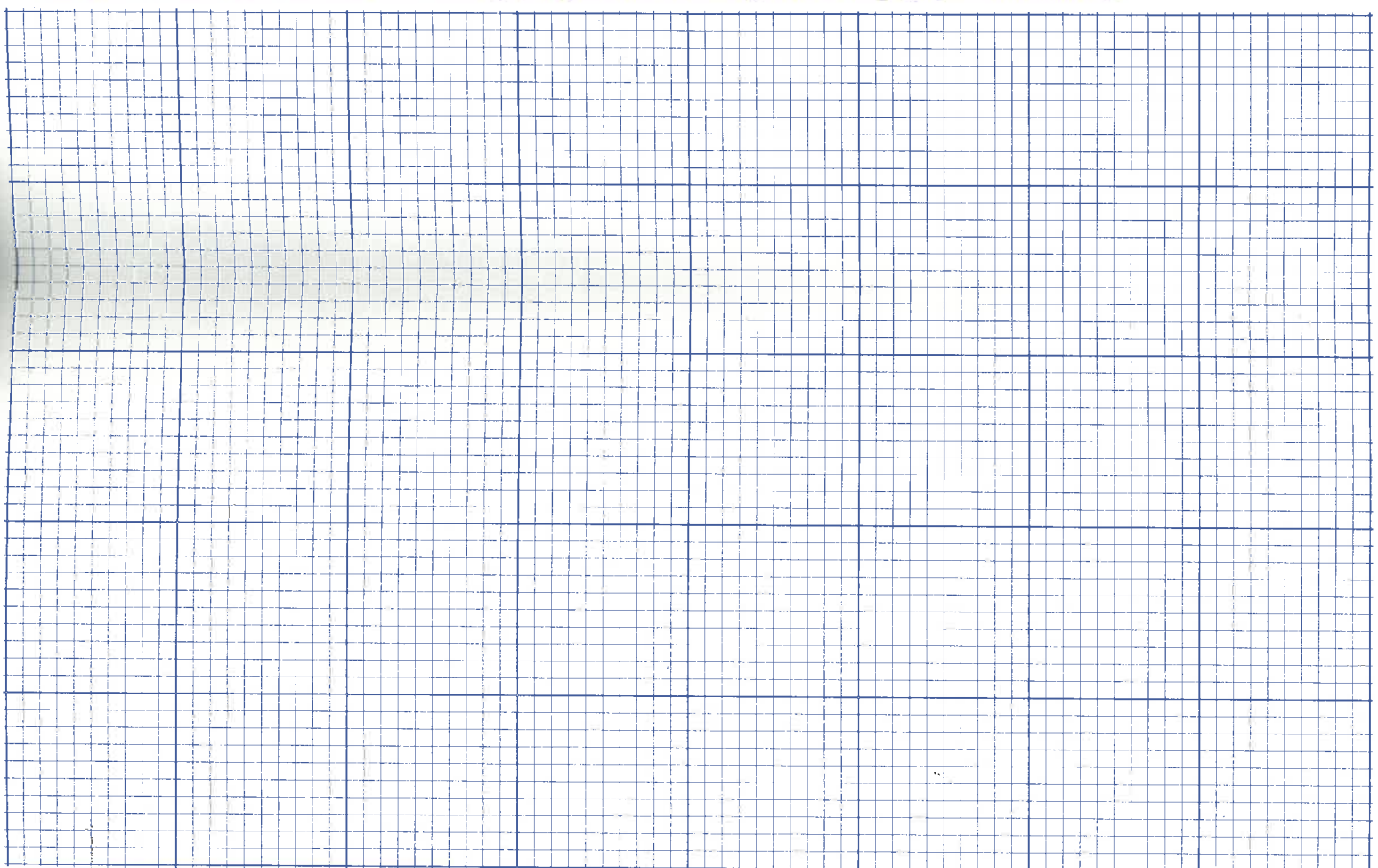
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

MARGARET DAVIS

UVA

Date

APRIL 1980



## **Certificate of Appropriateness**

*Preliminary Discussion* (No action to be taken)

204 Hartmans Mill Road, TMP 260038000

Individually Protected Property

Owner: Jocelyn Johnson and William Hunt

Applicant: Dan Zimmerman / Alloy Workshop

Project: Addition and exterior alterations

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

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



### Certificate of Appropriateness

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---



### Background

Year Built: House: c1873, with ongoing additions through 1920.

District: Individually Protected Property

*George T. Nimmo House.* Family tradition holds that the original house--believed to be the northeast corner--was built in 1870, with later additions occurring over an extended period. Nimmo acquired the property in 1873 and tax records indicate three periods of building activity--1873-1874, 1880-1885, and 1915-1920. The original house likely dates to 1873. The periods of construction coincide with Census data showing the growth of the Nimmo household. (Historic Survey and Census data attached.)

### Prior BAR Actions

September 15, 2020 – BAR discussed proposed demolition of the cottage. In lieu of requiring an engineer’s evaluation, on September 22 four members of the BAR visited the site.

October 20, 2020 – BAR approved CoA for demolition of the cottage. (As a condition of approval, the applicant provided staff with photos and documentation.)

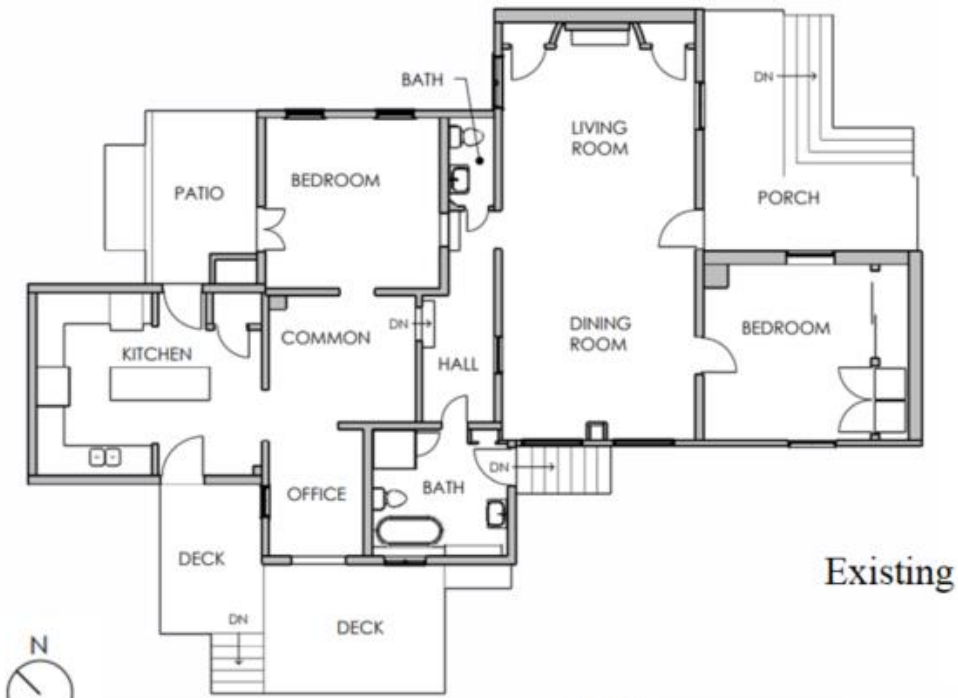
[http://weblink.charlottesville.org/public/0/edoc/798350/2020-10\\_204%20Hartmans%20Mill%20Road\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/798350/2020-10_204%20Hartmans%20Mill%20Road_BAR.pdf)

### Application

- Applicant’s submittal: Alloy Workshop drawings *Johnson Hunt Renovations*, dated November 8, 2022: Sheets A0.0, A1.1, A1.2, and A1.3.

Preliminary discussion. No action to be taken. Proposed alterations to the single-story, framed house include two additions (enclosing a patio and deck), construction of two fireplaces, new windows and doors (in some locations), a screened porch, and an extension of the rear deck.





Existing



Proposed

**Discussion and Recommendations**

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

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria. [Note: The ADC District guidelines are applied to IPP projects.]

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

As a checklist for the preliminary discussion, the criteria for Additions in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

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

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

### **Suggested Motions**

No action will be taken.

### **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 II – *Site Design and Elements*

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

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

Chapter III – *New Construction and Additions*

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

Checklist from section P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- 4) Replication of Style
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

#### Chapter 4 – *Rehabilitation*

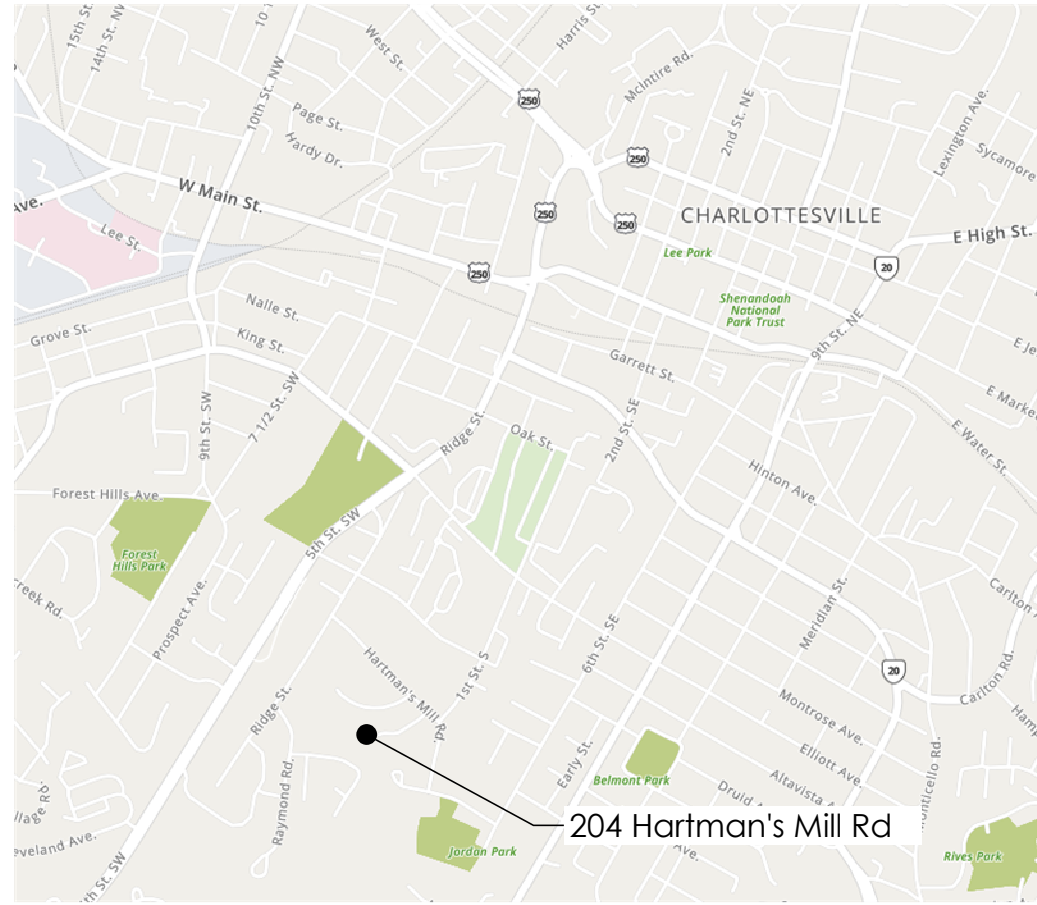
Link: [Chapter 4 Rehabilitation](#)

#### 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.



- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
- a. They should be a simple design where lock rails and stiles are similar in placement and size.
  - b. Avoid using aluminum colored storm doors.
  - c. If the existing storm door is aluminum, consider painting it to match the existing door.
  - d. Use a zinc chromate primer before painting to ensure adhesion.



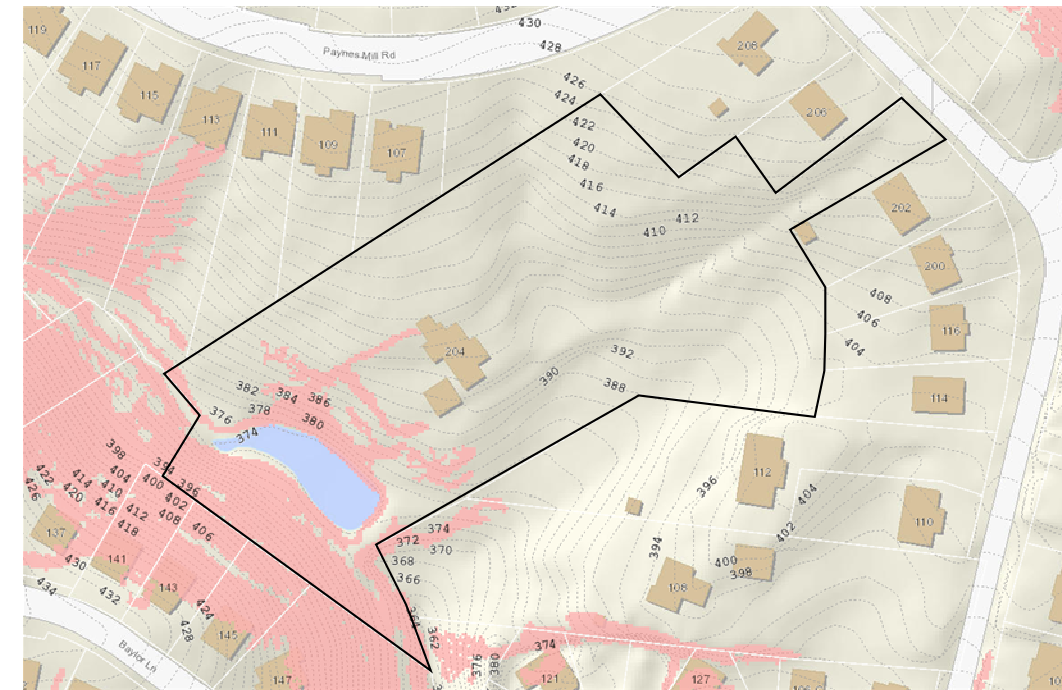
1 Vicinity Map  
Not to Scale



2 View  
Not to Scale

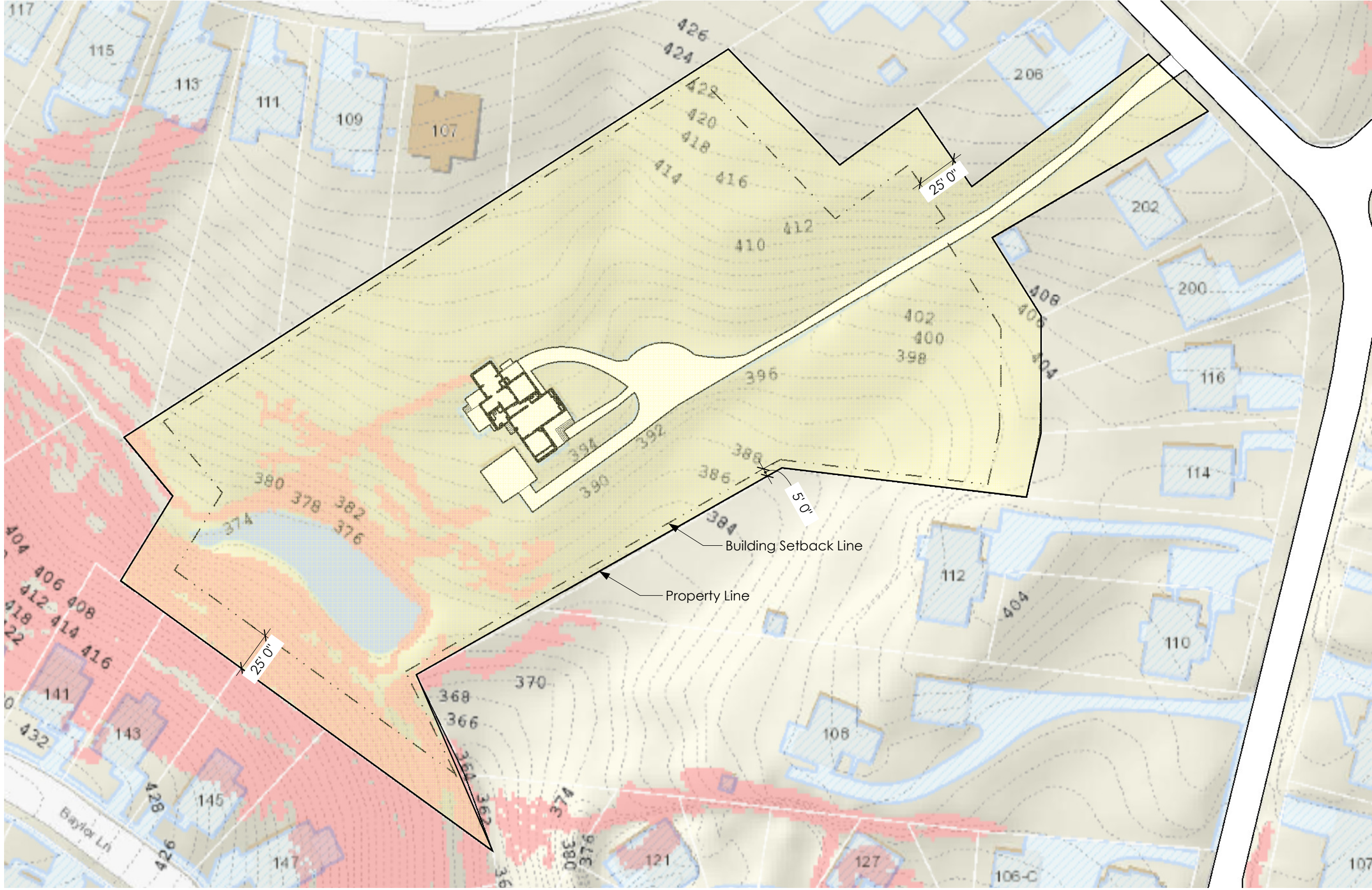
PROJECT INFORMATION	
Parcel ID:	260038000
Zoning:	R-1SH
County:	Charlottesville City
Year Built:	1825
Neighborhood:	Ridge Street
Construction Type:	V
Existing SF:	1625
Proposed Addition SF:	
Proposed Renovated SF:	
Front Setback:	25*
Rear Setback:	25'
Side Setback:	5'

SHEET INDEX	
A0.0 -	Cover Page
A1.1 -	Site Plan
A1.2 -	Existing First Floor Plan
A1.3 -	Proposed First Floor Plan

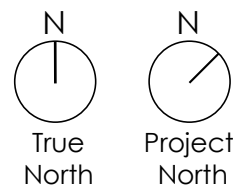


3 GIS  
Not to Scale





1 Site Plan  
Scale: 1" = 60'



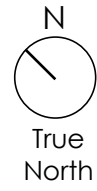
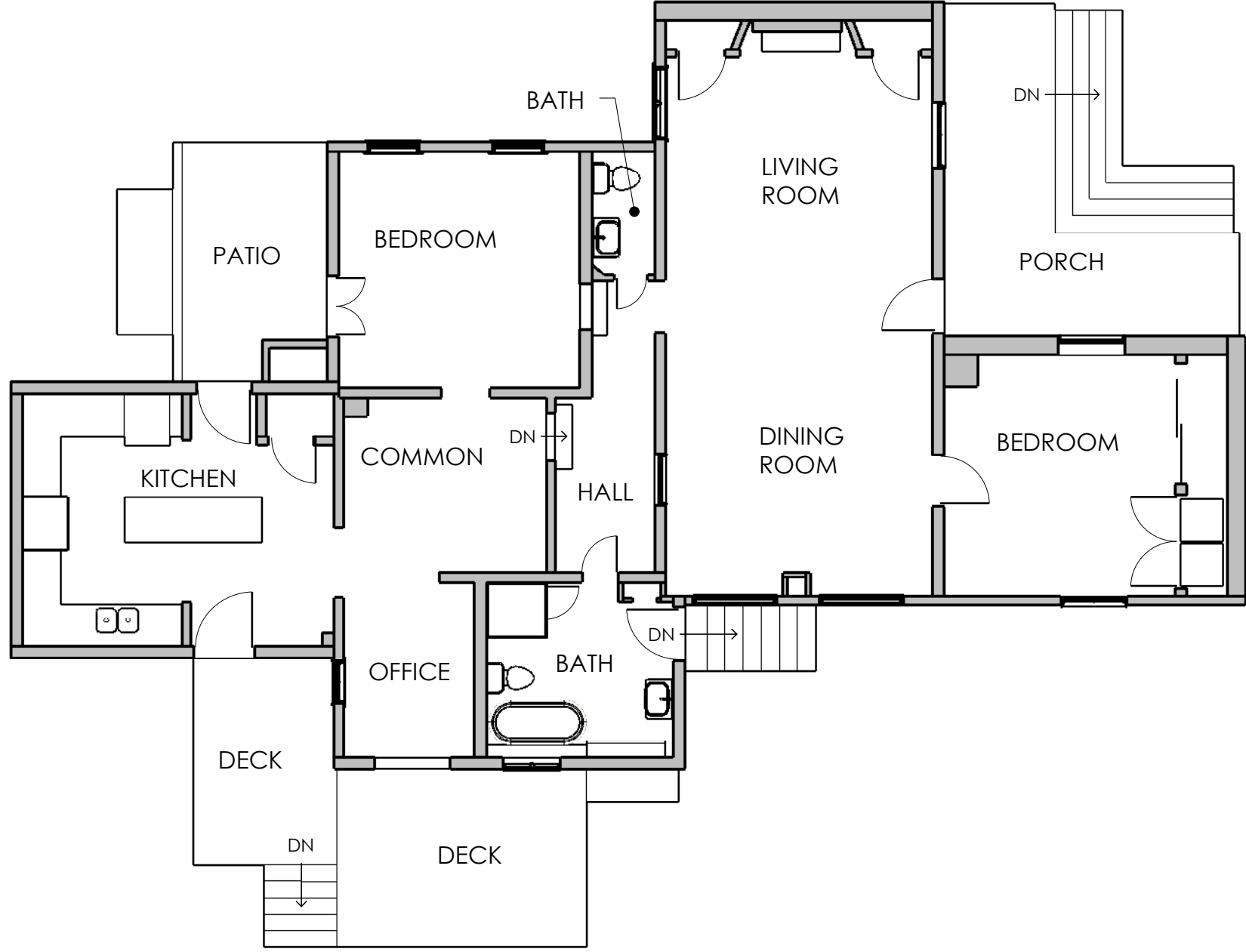
# A1.1 Site Plan

Johnson Hunt Renovation  
 204 Hartman's Mill Road | Charlottesville, VA, 22903  
 DATE: November 8, 2022  
 ISSUE: Schematic Design I





1 1st Floor Plan  
 Scale: 1/8" = 1'-0"



# A1.2 Existing First Floor Plan

## Johnson Hunt Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: November 8, 2022

ISSUE: Schematic Design I



www.alloyworkshop.com

1109 Rose Hill Drive

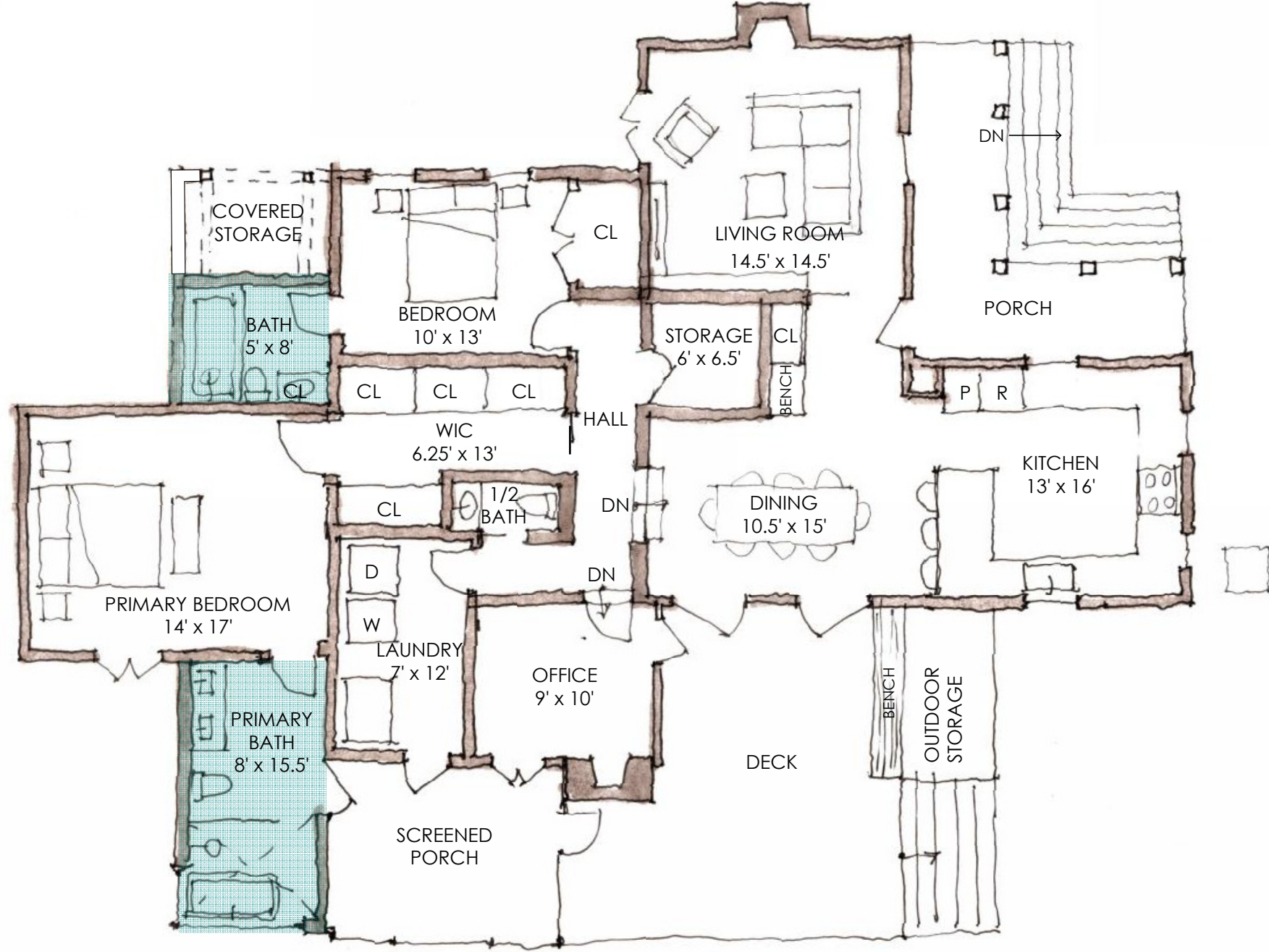
Charlottesville, Virginia 22903

t- 434-977-8733


f- 434-979-8733



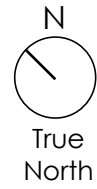




FLOOR PLAN LEGEND:

 New Addition

1 Proposed First Floor Plan  
 1/8" = 1' 0"



# A1.3 Proposed First Floor Plan

## Johnson Hunt Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: November 8, 2022

ISSUE: Schematic Design I



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 1109 Rose Hill Drive  
 Charlottesville, Virginia 22903  
 t- 434-977-8733  
 f- 434-979-8733







Porch Close-ups

Connection to Addition

204 HARTMAN'S MILL RD

North Elevation Views





204 HARTMAN'S MILL RD

East Elevation Views





204 HARTMAN'S MILL RD

South Elevation Views





186  
439

## IDENTIFICATION

Street Address: 106 Hartmans Mill Road  
 Map and Parcel: 26-38  
 Census Tract & Block: 4-330  
 Present Owner: Robert B. Gray & Rebecca T. Keese  
 Address: 106 Hartman's Mill Road  
 Present Use: Residence  
 Original Owner: George T. Nimmo  
 Original Use: Residence

## BASE DATA

Historic Name: Nimmo House  
 Date/Period: c. 1873  
 Style: Vernacular  
 Height to Cornice:  
 Height in Stories: 1  
 Present Zoning: R-2  
 Land Area (sq.ft.): 2.4 acres  
 Assessed Value (land + imp.): 8,000 + 18,200 = 26,200

## ARCHITECTURAL DESCRIPTION

This one-storey weatherboarded house has the rambling form of a house that has grown in several stages and resembles houses a century older. The original section was two rooms with a central hall, its gable roof continuing as a shed roof over a veranda. There was a separate kitchen a few feet behind the main house, and another room and a shed-roofed end porch were soon added to it; and the two sections were connected, creating a weatherboarded hallway between, as in a dog-trot cabin. The kitchen section is two steps above the level of the rest of the house, and its ceilings are a little lower and its gable roof lower pitched. Some years later a much taller one-room addition was built onto the front of the house, with a section of the L-shaped veranda under its high gable roof. The veranda, with its two-part roof, has square posts and simple balustrade. There are three small interior chimneys and an exterior end chimney of brick laid in stretcher bond with an occasional random header. The living room has a fireplace, and the other rooms were heated by stoves. The ornate oak entrance door is decorated in the manner of late Victorian furniture and has a single pane of glass surrounded by small panes of stained glass. The windows are double sash, six-over-six, except those on the veranda, which are two-over-two. Windows and doors have plain trim. A two-room board and batten cottage in the yard was built about the same time as the house. It was completely remodeled in 1974, however, and the exterior end chimney rebuilt and all interior fabric replaced.

## HISTORICAL DESCRIPTION

George A. Sinclair purchased a 9¼ acre tract from the estate of Edward J. Timberlake in 1870, but did not receive a deed until 1873. He immediately gave Jesse W. Nimmo a deed for 1.1 acres which he and his brother George T. Nimmo had apparently purchased from him previously. The brothers added another half-acre in 1882, and in 1887 divided the tract, with Jesse taking the northern half, on the road, and George taking the southern half, with a right-of-way to the road. Tax records indicate that a building was erected on the property in 1871. The 1873 deed shows a house on Jesse's portion near the road. Tax records indicate that there was a house of equal value on each brother's portion by 1887. Family tradition is that George Nimmo built his house about 1870. Nestled in a nicely landscaped hollow, it was the home of his descendants for 100 years. They owned 12 acres when they sold it in 1973. It was subdivided, and the present owners purchased the house and 2½ acres in 1976. They are now renovating it.

Deed References: ACDB 71-413, 68-308, 68-325, 82-93, 100-144; City DB 351-103, 351-108, 378-500.

## SIGNIFICANCE

This is a small, rambling vernacular farmhouse typical of many others; but, isolated in a small valley within the city, it and its environment are much better preserved than most.

## CONDITIONS

Fair

## SOURCES

City/County Records  
 Robert Gray and Rebecca Keese  
 Mrs. Forest N. Morris  
 Mrs. Herbert M. Hammer

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5044

Other DHR Number:                      Property Date(s) 1880      ca

PROPERTY NAMES	EXPLANATION
Nimmo, George T. House	Historic

County/Independent City: Charlottesville  
 State: Virginia  
 Magisterial District:                      Tax Parcel: 26-38

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
206 -	Hartman's Mill Road	Current
106 -	Hartman's Mill Road	Name change

Vicinity:      Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:  
 The property is a large (2.4 acres) parcel with minimal street frontage (wide enough for a driveway). The driveway, actually a lane lined with cedars and flowering trees, curves back to the house site, which is on a rise above Moore's Creek. The driveway splits at the house, with a forecourt/turnaround area at the front and a narrow parking area at the side of the house. An immense magnolia grows in a low swale east of the house, accessed by brick steps that lead from the front porch. Modern plantings such as hosta, ivy, and flowering plants fill large naturalistic beds at the front yard that are held above the driveway level by stone retaining walls. The rear yard is terraced, leading down to the creek. A remnant earthen dam (for a small mill, electrical generator, or ornamental pond?) remains at the eastern end



of the lot in the creek bed. The property encompasses a small area across the creek as well, where various ornamental landscape plantings have been placed.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	2	Single Dwelling	Historic
1.1	1	Stable	Historic
1.2	1	Poultry Shelter	Historic
1.3	1	Dam	Historic
TOTAL:		5	
Historic:		5	
Non-Historic:		0	

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Brick	Parged
Door(s)	1	Single Leaf		Not visible
Foundation	0	Solid	Stucco	Parged
Porch	0	1-story, 1-bay	Wood	Enclosed
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Frame	Wood	Weatherboard
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1880 ca

Source of Date: Local Records

Architectural Style:

Description:

This one-story weatherboarded frame house, with several standing-seam-metal gabled roofs, is an unusual, irregular dwelling of the late-nineteenth century that achieved its present form over the course of many building campaigns. Originally a one-story, side- or center-passage-plan house with an exterior end chimney and engaged front porch, the house has had several historic-period additions. These additions include the formerly detached, shallow-gabled rear/side kitchen wing and its connecting covered passageway, and a tall one-story frame gabled wing with an integral porch. The two-part, L-shaped porch is supported with square posts and accessed by wide steps. Three brick flues complement the one brick chimney. The original windows in the house are six-over-six double-hung wood sash. Windows opening onto the front porch were replaced about 1900 with two-over-two sash. Also at that time, the front door was replaced with the current Queen Anne-style oak and stained glass door. Plain wood trim is present at exterior door and window openings.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Post-historic additions include a modern shed-roofed wing behind the kitchen, and a modern wood deck at the rear of the house complex. In addition, the front porch balusters have been removed and front steps reconfigured.

Number of Stories: 1.0  
Interior Plan Type: Irregular  
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.1 WUZIT: Single Dwelling

Primary Resource? No  
Estimated Date of Construction: 1880 ca  
Source of Date: Local Records  
Architectural Style:  
Description:

This two-room, detached cottage is of board-and-batten and weatherboarded frame construction, with a standing-seam-metal gable roof and rear shed rooms. According to local survey records, in 1974 the interior was gutted and remodeled and the chimney was rebuilt.

Condition: Remodeled  
Threats to Resource: Major Alteration

Additions/Alterations Description:

Number of Stories: 1.0  
Interior Plan Type: Two-Room, Single Pile  
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.2 WUZIT: Stable

Primary Resource? No  
Estimated Date of Construction: 1880 ca  
Source of Date: Site Visit  
Architectural Style:  
Description:

The stable is a very deteriorated, partially collapsed outbuilding of two levels, clad in board-and-batten siding with open and enclosed units stepping down the sloping site. A rear section, which has projecting vent pipes, may have been used as a meathouse. Construction materials include circular sawn lumber and wire nails.

Condition: Ruinous  
Threats to Resource: Deterioration

Additions/Alterations Description:

Number of Stories: 2.0



Interior Plan Type:  
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.3 WUZIT: Poultry Shelter  
Primary Resource? No  
Estimated Date of Construction: 1900 ca  
Source of Date: Site Visit  
Architectural Style:  
Description:  
One-story, board-and-batten frame chicken house with gable roof.

Condition: Good-Excellent  
Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 1.0  
Interior Plan Type:  
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.4 WUZIT: Dam  
Primary Resource? No  
Estimated Date of Construction: 1900 ca  
Source of Date: Site Visit  
Architectural Style:  
Description:

The dam is of earthen construction and quite small; it was breached or damaged at some point but remains mostly in place. The dam no longer retains water in a pond behind the house.

Condition: Deteriorated  
Threats to Resource: Neglect

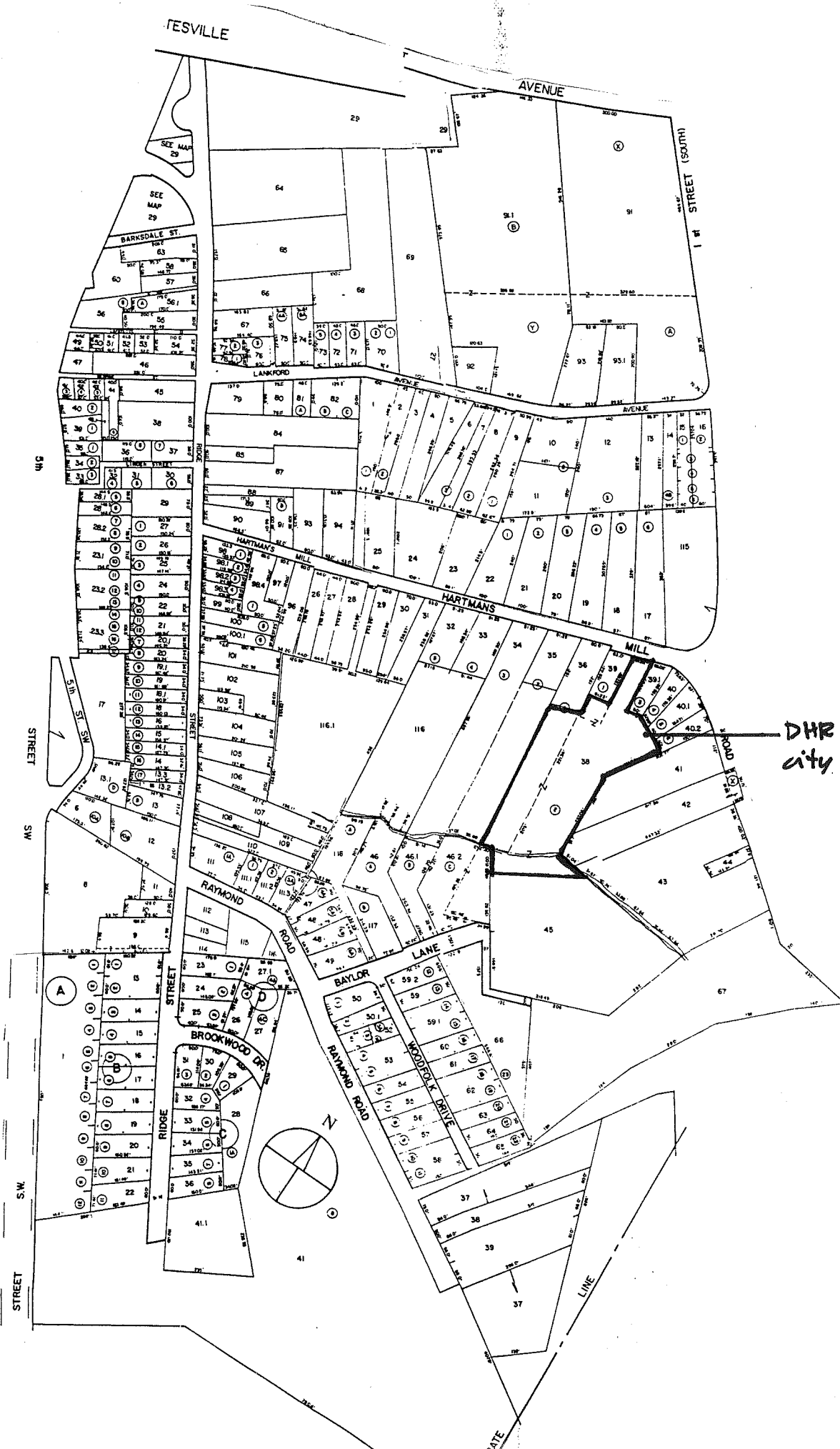
Additions/Alterations Description:

Number of Stories: 0.0  
Interior Plan Type:  
Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

The cottage dwelling is located immediately behind and adjacent to the main house; the stable is located behind and south of the main house, at the end of the driveway; the chicken house is located behind and slightly west of the main house. The dam is located in the creek bed of Moore's Creek, near the rear property line.



DHR no. 104-5044  
 city no. 196



DHR Historic Context: Domestic

Significance Statement:

Brothers George T. and Jesse W. Nimmo began acquiring property along Hartman's Mill Road in 1873. In that year, George A. Sinclair conveyed the deed to 1.1 acres of his 9.25-acre tract to the brothers. The deed shows a house already built on the 1.1 acre-tract, near the road. The brothers bought another half-acre in 1882, and in 1887 divided the enlarged parcel between them--Jesse took the northern half (along the road), and George took the southern half, reserving a right-of-way to the road. By 1887, dwellings of equal value were being taxed on both parcels. Begun after 1873, the George T. Nimmo House is one of the older dwellings in the neighborhood east of Ridge Street. Owned and occupied by members of the Nimmo family for nearly 100 years, the house is an unusual accretive structure with components from at least three historic construction stages. The Nimmo property, a remnant of the twelve-acre parcel ultimately acquired by the family, also retains several early (apparently nineteenth century) outbuildings and an earthen dam, important features of the domestic and agricultural landscape developed over the years. Unlike most properties in the neighborhood, this one is not historically associated with African-American settlement.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15674	1 - 6	4/15/1997
Slides		-	4/15/1997
B&W 35mm Photos	15673	24 - 31	4/ 4/1997

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville Assessors Office

Citation Abbreviation:

Property Description (by parcel no.)

Notes:

Legal description: 2.4 acres

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed book references: 68-308, 68-325, 71-413, 82-93, 100-144

Sequence #: 1.2 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed book references: 351-103, 351-108, 378-500

Sequence #: 2.0 Bibliographic Record Type: Survey, Other

Author:

Citation Abbreviation:

City of Charlottesville Architectural and Historic Survey

Notes:

"Nimmo House," file no. 196 (n.d., after 1976)

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Pezzoni

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company:

Address:

City :

State:

Zip :

Country:

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



4.4.97

# Nanmo Hs.

2 level b+b  
stable w/  
open + encl'd  
units stepping  
down hill.

pipes project from  
rear section -  
for smoke venting?

very deteriorated, collapsed

o o o ram blocks.

rear weather  
section?

only c.s. lumb.  
+ wire nails observed

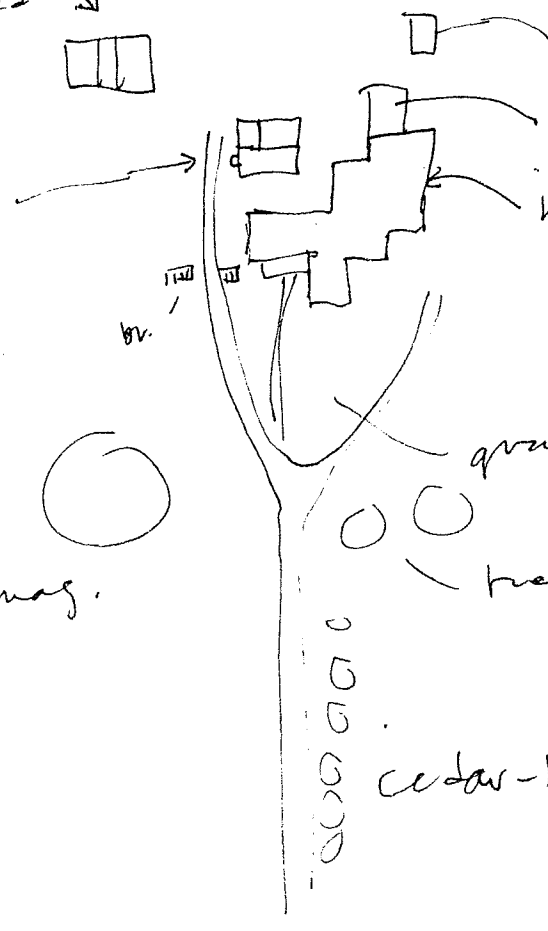
tam (for small mill, elec. gen'r, or  
ornamental pond?)

Is b+b quite chicken h.s.?

b+b + w/d  
Frame 1.5  
bldg - w/t?  
mod br. chim.  
s.s. gable.  
rear shed

mod deck

mod shed ref. wing ~~that~~



ground covers

trees w/ ivy

cedar-lined lane

swale

HMR





File No. 57

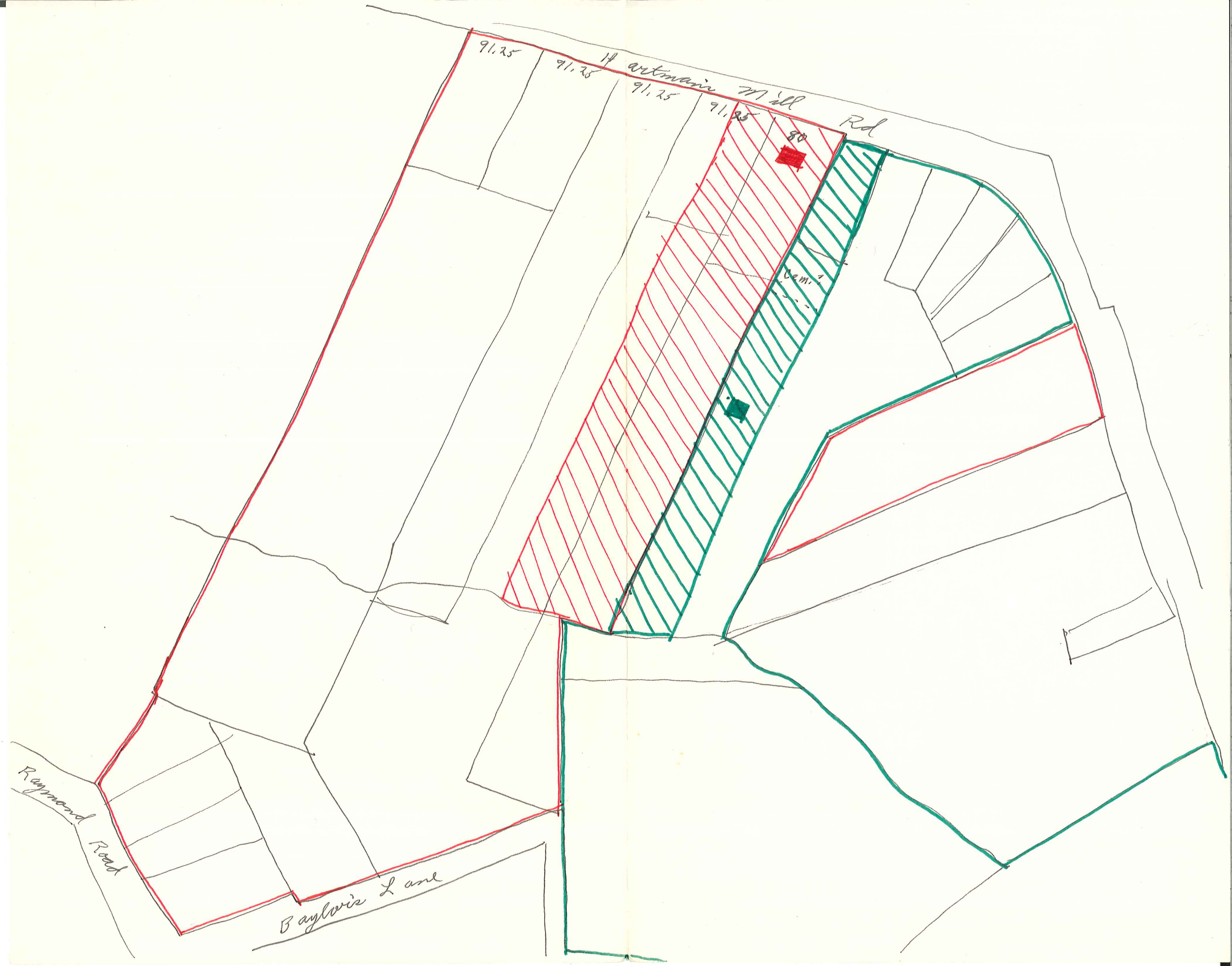
Address: 301 East High Street  
Name: City Mortgage and Insurance Building

Map & Parcel: 33-70

Built: 1958

Surveyed:





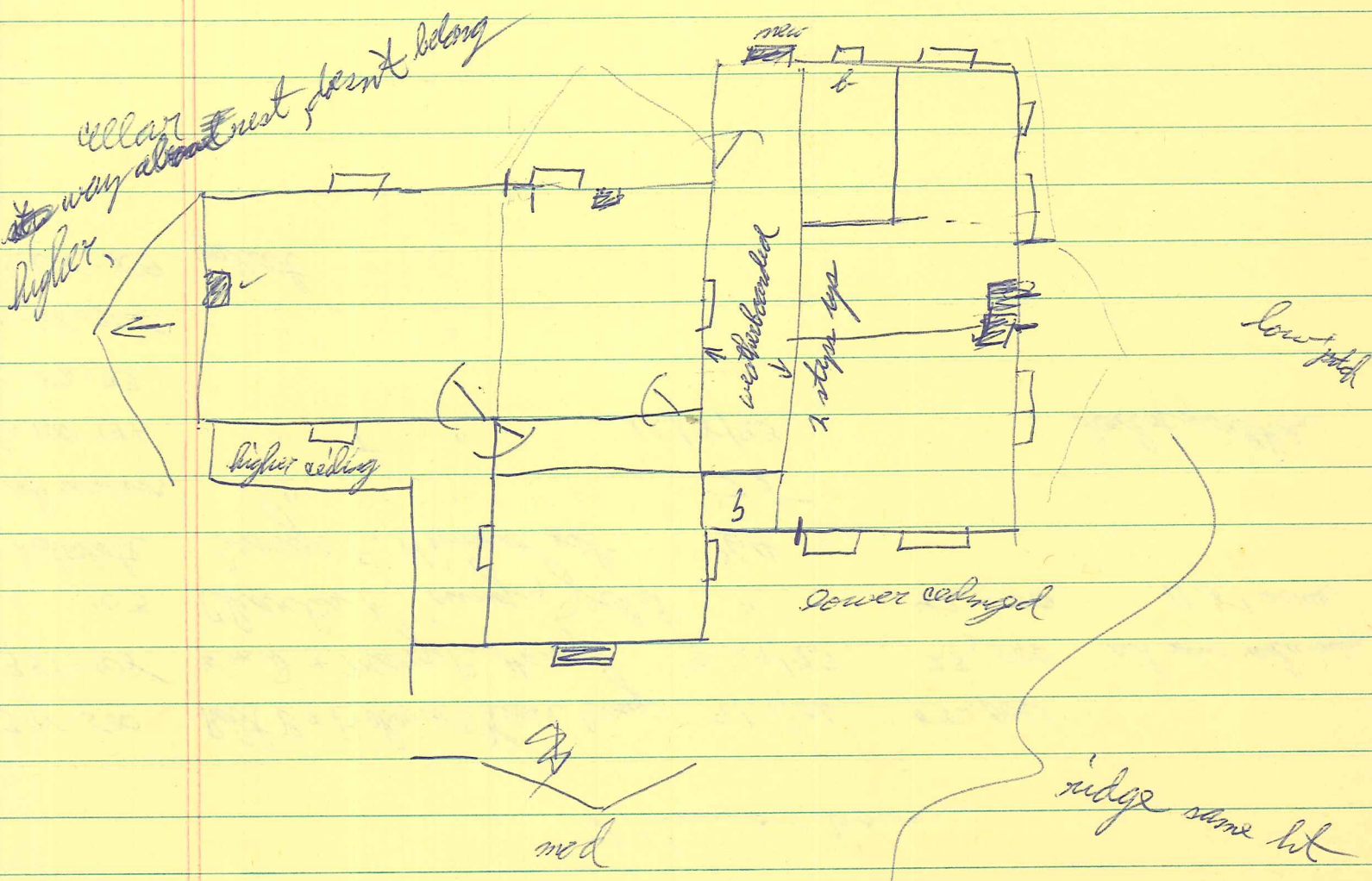


Nimrod House (106 Hartman's Mill Rd)

found: brick piers, stone flint in  
~~staircase~~  
 common bond chimney, occasional header  
 tin roof  
 rear engaged  
 shutters



6/6  
 partitions come thru rear wall  
 porch windows 2/2  
 transom over left door  
 stained glass panes around edge of door  
 porches under main roof, simple sq posts & railings  
 brick walks everywhere  
~~brick walls everywhere~~  
 trees  
 cornice boxed as if had no rafters



cottage board & batten



City Tax Records

Nimmo house

378-500	Robt B + Rebecca T. Keese Gray	9/17/76	\$32,000	
351-108	Wm D + Mary F. Honey	9/27/73	23,500	est new reduction
" 103	Charles A Young, Jxtd	"	42,500	11.81 acres
intestate	George F. Nimmo est	'64		
sole survivor	" " "	'35		
Co 100-144	" T "	12/18/93		dead of production
" 82-93				
" 68-308				
" 68-309	plat			

ave concrete

57 rooms, 1 1/2 baths

OLD '66 built

stone found, wood w siding, metal gable roof

hard & softwood, plaster

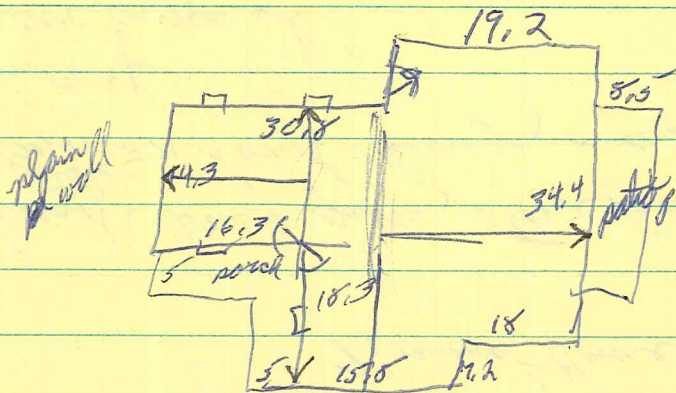
doit basement

2 fireplaces + 1 new

1/8/74 - 1 story frame cottage, 2 rooms + bath

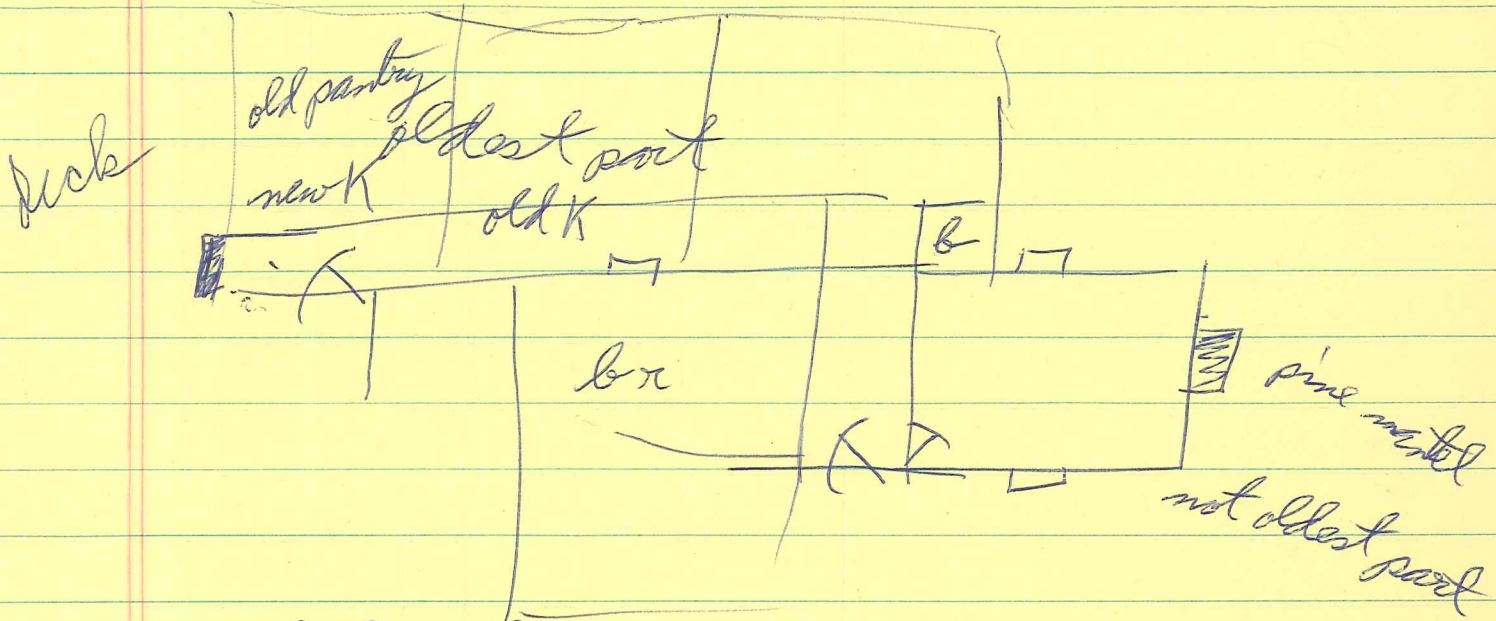
4/22/66 - bath in cottage + house + addition

10/64 heat





2 steps above front



weatherboarding in hall

doors for barn 5 horiz panel, <sup>moulding applied</sup> cross Bble

collage  
board & battens <sup>over</sup> trap hinges

she says rear older; he says center



Doc F- 1883-8/14/64

Annex 1885-1969 (5/13)

City D 13 351-105

Vimmer fam -> Charles A Young et al

\$42,500

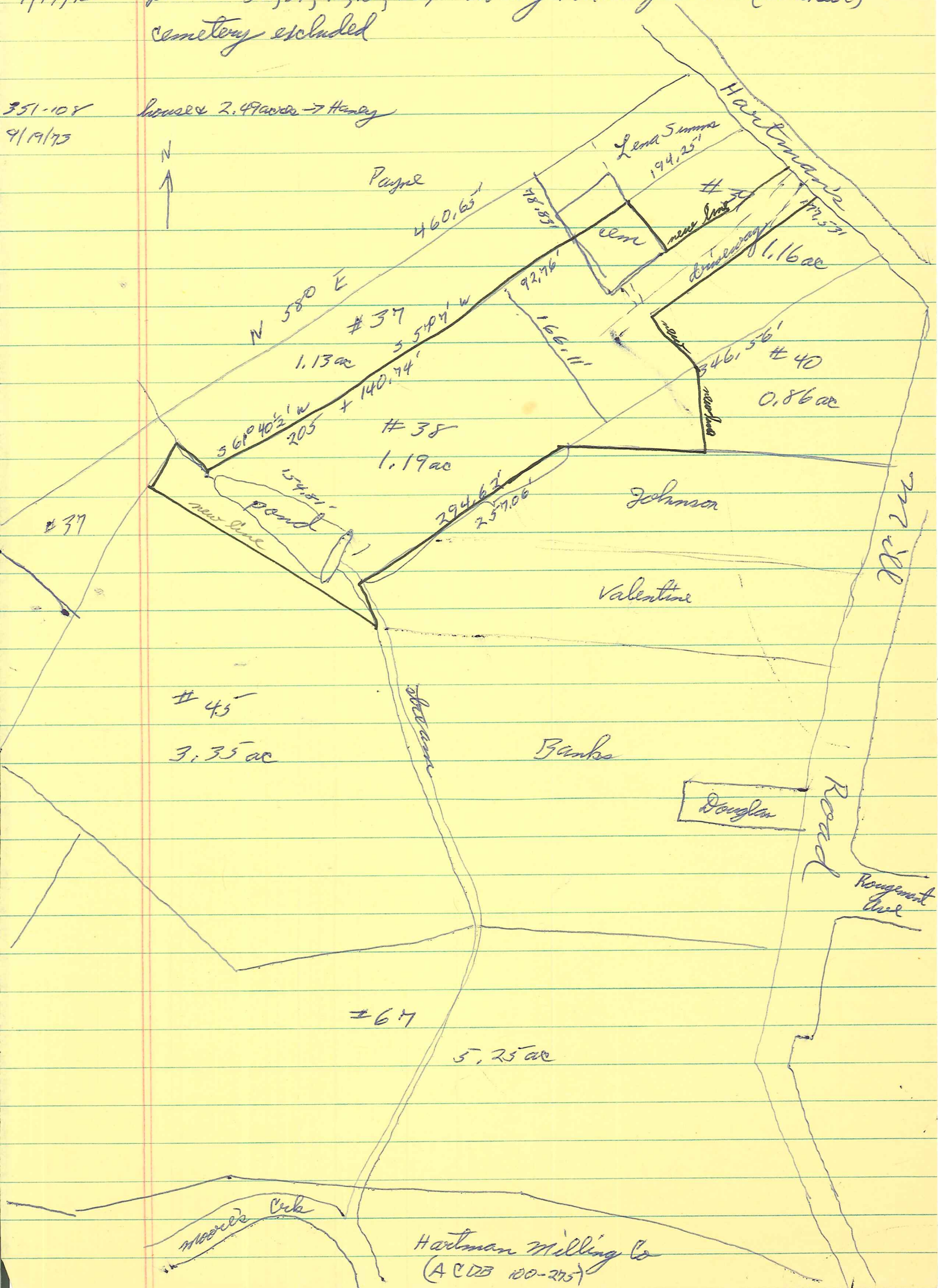
9/19/73

parcels 38, 39, 40, 45, 467 on City Tax Map #26 (attached)  
cemetery excluded

351-108

house & 2.49 acres -> Henley

9/19/73





~~2:10~~ ~~2:55~~  
~~3:05~~ ~~4:00~~

~~57-44~~ 57  
~~57-44~~ 57-483

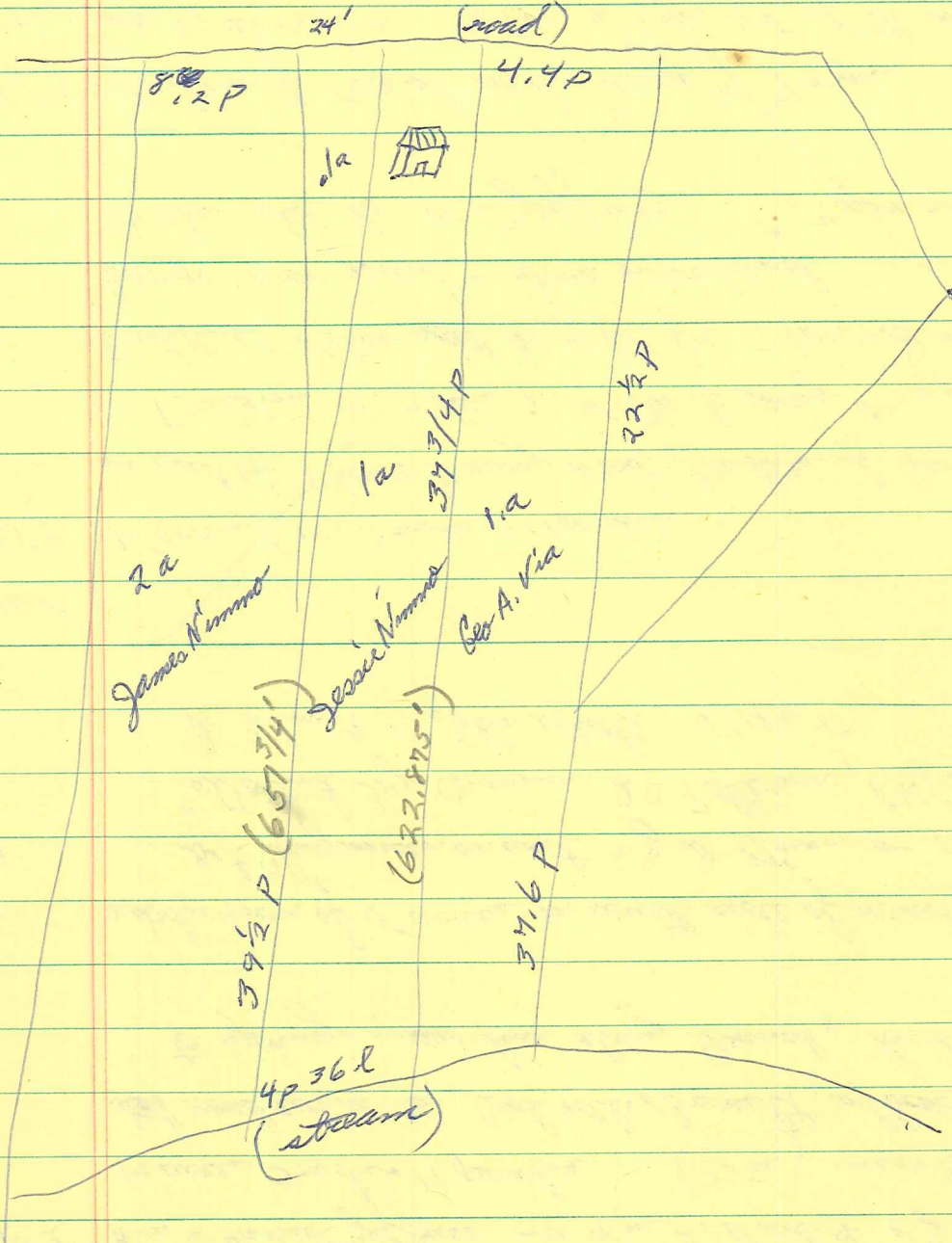
# Nimmo

all DB 68-308

~~7/17/1893~~  
7/17/1893

Circuit Court decree 5/19/1869 in Jno Wos AM Timberlake  
of authority to sell. 9 1/4 acre lot "on south side of rd leading  
fr Ch'ville by way of Ridge St to Henry Hartman's mill"  
James Lobban, comm, sold to Geo Sinclair 1870  
Sinclair → Jessie W Nimmo - 1 acre of tract + small piece

Geo A & Plenna F Sinclair & Drury Wood, comm. →  
Jessie W. Nimmo 1.1 acres #190  
of all improvements





57-168  
53-357  
46-334  
30-226  
25-226

47-487  
F Wolfe → H Hartman  
1849

4.75 1.6  
9.25 1.6  
14. 1.58  
~~2.11~~  
~~2.11~~

A 57-482 Wm & Harriet Jeffries → Wm A. Bibb & E J Timberlake #100 per acre  
1859 14 acres 3 rods & 14 perches (15a) near Ch'ville  
~~old~~ road corner to Cook & Alex Barrett, of Barrett line to branch,  
to spring, new line along branch, to Dr Deatch's line

A 88-23 subdivision of 5 acres on south side of road to Hartman's mill,  
3/1883 bet Chapman on west & J D Nimmo on east,  
"allotted by commr J C Patterson, R K Flanagan, & E Wolfe  
to Wm A Bibb's estate 5/1869"

~~A 57-168  
3/4/1859 15 acres (14, 3 rods, & 14 perches)  
in suit of Thos & Drury Wood, trustees of Geo W Turpin dec, apt  
Fontaine M. Wells: Wells to pay \$725,895  
Fontaine M Wells ~~was~~ bought for Thos & Drury Wood 1/15/1853  
George Carr paid & took over land  
Wells sold to Wm Jeffries \$59 per acre = \$859,41~~

~~A 53-357 Andrew J Farish sold George M Turpin  
6/12/1854 15 acres (14, 3, 14) & 1 mi SE of Ch'ville & ady  
James A Litch, Cook, Alex. Barrett, & others  
Turpin has since conveyed his int to Drury Wood as Trustee  
12/11/1852  
indenture made 6/12/54 bet Andrew J & Martha B Farish  
& Thos & Drury Wood \$727,895  
w/ appurtenances, no mention of bldg~~

~~no deed to Andrew J Farish; must have inherited from  
ancestors at Farish's mill~~

re-check deeds from this point; are 53-357 & 46-334 same?



67-730 Oak Hill estate - but down to 3ac  
1873

100-144 4/10/1882 Mirajah Woods & J R Taylor → Geo T + Jesse W Nimmo  
~~4/10/1882~~ under 10/9/1876 <sup>2/21/1876</sup> deed of trust for B A Sinclair  
4/7/1887 lot 82-93

7/17/1873 Geo A & Blenna F Sinclair & Drury Wood exec comm  
→ Jesse W. Nimmo  
~~lot tract~~ 68-308

<sup>& side</sup>  
Geo & Jesse ~~exec~~ want divide both tracts.

Geo T. Nimmo - southern portion of both tracts w/ right-of-way  
thru Jesse's section

Jesse W. Nimmo - northern portion of both tracts w/ access  
to spring on Geo's portion; all road frontage, 287' back  
on west & 309' back on east, 123' across back

82-93 (see above) \$107.72  
4/10/1882 ~~part~~ part of 7.1 acre parcel conveyed to B A Sinclair by  
Drury Wood comm in Chancery cause Timberlake vs Timberlake  
8/8/1874,  $\frac{1}{2}$  acre,  $\frac{1}{2}$  <sup>acre</sup> lot; other half to ~~them~~  
on road, adj their other lot



Alb Chancery John W. Timberlake or A M Timberlake et al  
7-175 divide tract of land bet this estate <sup>(Edw. Timberlake)</sup> & Wm A. Bibb's

5/19/1869 #1 - 5 acres - Wm A. Bibb estate

#2 - 9.2 acres - Edw. J. Timberlake estate

James Lobban authorized to sell #2

ACD 68325 GA Sinclair -> Jesse W Nimmo 1.1 ac this date

7/17/1873 1/2 -> Geo W. Nimmo

" + all improvements thereon "

71-413 James Lobban, executor of

7/17/1873 ~~confirming~~ confirms sale to Sinclair to clear Nimmo title



built 1870

1180  
- 600  
580

Nimmo

1871	Ch 1st Ts	Geo Sinclair est	49 2/4 ac	NE Ch 0	+ 4000 = 24,612
"	"	EJ Timb, "	14 3/4 ac	5/4 ac	+ 0 = 1180
1870	2nd list	" " "	"	"	+ 0 = 590
1865	"	" " "	14 3/4 "	5/4 "	" "
1860	"	" " "	" " "	" "	" "

fr Geo W Timson Tract

1872	Ch 1 <sup>2</sup> & 2 <sup>2</sup>	" " "	" " "	1/25 C	+ 600 = 1180
------	------------------------------------	-------	-------	--------	--------------

Geo Sinclair est - same large tract east

1873	same				
1874		Jesse & Geo T Nimmo	- 1 1/10 ac	1/4 mi sch	+ 150 = 220
		From EJ Timbodahe			fr BA Sinclair
		EJ Timbodahe est	12 3/4 ac		+ 450 = 1020

1875	same (both)				
1876	1st Dist	Nimmo			+ 200 = 350
1877	"	"			+ 200 = 330
1879	same				
1884	"				
1886					+ 270 = 400
1889	same				

1891	(also: 1/2 house James \$320, 1,900)	Jessie W & Geo T	1.1 ac		+ 270 = 605
		Jesse W	1/2 "		+ — = 70

1896, 1901	Jesse W	4 1/5 ac			+ 150 = 325
	Geo T	4 1/5 ac			+ 150 = 325

1917 <sup>19, '20</sup>	#1 corner	B T Nimmo	4/5 ac	100 + 160 = 260
1921, '23, '25		"	"	200 + 400 = 600
1915	1st ch	"	"	100 + 160 = 260

~~Timberlake~~  
 Simlar bought 1870  
 & must have built house that yr

∴ building activity 1873-74, 1880-85, 1915-20

summary

1860-1870	EJ Timberlake est	14 <sup>3</sup> / <sub>4</sub> ac	+ 0 = 590
1871	EJ Timberlake est	14 <sup>3</sup> / <sub>4</sub> ac (1180)	+ 0 = 1180
1872-73	EJ Timberlake est	14 <sup>3</sup> / <sub>4</sub> ac (580)	+ 600 = 1180
1874-75	EJ Timberlake est	12 <sup>3</sup> / <sub>4</sub> ac [(570)	+ 450 = 1020]
"	Jesse W & Geo T Nimmo	1.1 ac (70)	+ 150 = 220
1876	Jesse W & Geo T Nimmo	(150)	+ 200 = 350
1877-84	Jesse W & Geo T Nimmo	(130)	+ 200 = 330
1881-88	Jesse W & Geo T Nimmo	(150)	+ 200 = 350

~~BCT bank~~  
~~100~~  
~~Simlar~~



~~Jesse W. Nimmo~~  
bought house 1873 Nimmo

George T. Nimmo  
c. 1855 - 1935?

Jesse W. Nimmo  
- 1911

James Nimmo  
- c. 1917

George F. Nimmo  
c. 1853 - 1964

Annie E. T. Tomason  
1885 - 1969

- Robert H. Nimmo, 1918 - 1977

? - Charles " - c. 1965

\* - Laura T. "

\* - Murray F. "

\* - Mrs. Herbert M. Hammer (Anna Nimmo)

- Mrs. Forest N. Morris

- Mrs. Thos. P. Nelson

1615 Keith Valley Rd  
3-8460

1615 Keith Valley Rd  
CR 3-8460

973-6532

Northfielda  
No. 973-5891

12 chr

\* lived in Nimmo house 1960's

Washington

Washington

Ch'ville

Earlyville

Ch'ville



Robt Gray 6-7576  
wife is Rebecca Keyes

Nimmos & new owners

have they done a deed search?  
how far back have they traced house?  
may 2 x cross their research?  
what does tradition say about who built it, when, what place it  
was on? what have they been told?  
how many generations of Nimmos? (copy em?)  
additions, what part is oldest  
name

Mr Hammer  
3-8460

her gf - no her gf  
(her gf)  
Geo Thos Nimmo built it > 100 yr "way over 100 yr ago"  
~~204 yr ago being~~ maybe a little be c1865 - her gf  
"Nimmo", not "Nemmo"  
carpenter - contractor

back hall always  
" bath was porch, put in <sup>2nd</sup> fireplace  
cottage of fireplace } v. age house  
her gm's help } remodeled now  
spring, graveyard, old trees  
Tonsler's Place at end of St

on old St Clair tract? Nimmos there 200-300 yr?  
uncle Jim Nimmo <sup>built & house where</sup> lived <sup>Lucy</sup> Leanna Simms <sup>1850 (108 Hartman's Mill)</sup>  
" Jesse " house gone (at ent. to drive)  
aunt's " " Mary Nimmo Brown

→ What was Jesse Nimmo house like?

Mr Morris

k & dr & fireplace room first - k was sep bldg  
front room some years later, of said  
her → Jesse's home was 2-story  
cottage (Q = playhouse for fa's sis, then 7 boys slept there  
nurse there too  
bought 1868 gf b 1852, older than wife



# Complete Picture Not Given on Housing Location, Ridge Lane Opponents Charge

A newly formed Committee Against the Ridge Lane Site today charged the Redevelopment and Housing Authority with "disregard" for the residents of the site and failure to "give a complete picture" of the property.

The committee, which was formed this week to fight the proposed location of a public housing project at Ridge Lane, has a nucleus of about a dozen members but claims support from numerous other Charlottesville residents.

Chairman of the group is Thomas P. Nelson of 1603 Del Mar Dr.

The committee's purpose, Nelson said, is to give the voters "a clearer picture of the proposed site for the low-rent public housing project on Hartman's Mill Road."

Ridge Lane is located off Ridge Street south of Hartman's Mill Road. As proposed by the Authority, it would consist of 20 acres, much of it vacant land lying behind houses on the two streets.

The Authority has said eight families and four individuals would be displaced by the project.

In the center of the site is the Nimmo home occupied by Mrs. George Nimmo, her daughter and son-in-law, Mr. and Mrs. Herbert Hammer, and two sons, Murray and Lewis Nimmo. The home is said to be over 100 years old.

In a statement issued today, the committee said A. E. Arrington, executive director of the Authority, "has failed to give a complete picture of this site. He has shown, publicly, utter disregard for the residents of this area.

"Several white families live in



**Nimmo Home Stands in Center of Proposed Housing Site**

"including the Nimmos who have owned property here for over 150 years. South of Hartman's Mill Road are about a dozen homes, including the Nimmo home, that will be lost if this proposal is approved (in the referendum Tuesday)."

The committee added that homes of middle class, high income Negro families border the site on Ridge Street and Hartman's Mill Road.

"These 50 or more land owners will have their lots chopped off 165 feet from the street, leaving up to the backs of their

"Every one of these property owners has worked hard for what they now have. They could not possibly duplicate their holdings if they should have to sell.

"The committee cannot over-emphasize the fact that the Ridge Lane site is not a slum area needing redevelopment. This area in 1961 was designated as a good location for future middle class and high income Negro homes."

The committee added that a family cemetery, a number of

Urging a vote against the site, the committee called on each voter "to examine his conscience before recommending that these graves be touched" or that "these homes and land which are the fruits of generations of hard work be destroyed."

Nelson said he would recommend that the housing in stages in the Ridge Lane area as an alternative.

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Negative nos. 15673,  
15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

Town \_\_\_\_\_

City Charlottesville  
County \_\_\_\_\_

Photographer Leslie A. Giles, Dan Pezzoni

Contents 5 ~~4~~ exteriors of house

2 ~~3~~ outbuilding views

1 landscape view







196

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Photographer Leslie A. Giles, Dan Pezzoni

Contents 4<sup>5</sup> exteriors of house

4<sup>5</sup> outbuilding views

1 landscape view



CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

# 196

NO PRINT

Nimmo House

106 Hartman's Mill Road







CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

# 196

NO PRINT



Nimmo House

106 Hartman's Mill Road

DI: Other Business

Mall Trees:



TO: Riaan Anthony, Deputy Director -Charlottesville Parks and Recreation

FROM: Steve Gaines, Urban Forester - Charlottesville Parks and Recreation

DATE: June 27, 2022

SUBJECT: Hazard Trees - Charlottesville Downtown Mall

The Department of Parks and Recreation is responsible for the maintenance of Charlottesville's Downtown Mall. The health issues with canopy trees along the pedestrian corridor continue to be a concern. As the trees along the corridor are approximately 45 years old (trees were planted in 1976) symptoms and signs of significant decline are apparent. This memo outlines reasoning for mitigating potential hazards and failures of canopy trees in the near-term, as well as plans for moving forward with proposals (RFPs) for long-term mitigation strategies.

The Downtown Mall complex includes 73 trees in total. Species composition includes Willow Oak, Shumard Oak, Ginkgo, Red Maple, and Norway Maple; with Willow Oak being the most common tree in the mall median. There are seven trees (five Willow Oaks, one Ailanthus, and three Red Maples) that should be removed within the next three months. These trees show signs of significant decay and could structurally fail, giving rise to pedestrian hazard. Visual symptoms of decline seen in these trees include obvious loss of vigorous growth, yellowing leaves, and dead branches. Detailed signs of causal agents contributing to decline of these trees include visual appearance of fruiting bodies (mushrooms/basidiocarps), and obvious evidence of insect activity (see attached figures). Additionally, in accordance with Charlottesville's Invasive Vegetation Management Plan, a mature Tree of Heaven (Ailanthus) is recommended for removal.

The Downtown Mall canopy trees are an enormous asset to the city of Charlottesville. Due to the high level of stress that the trees are growing in, species composition and relative age of the canopy trees are a concern. These urban trees undergo environmental stresses such as severe restrictions for root development, increasingly high temperatures (heat from overhead sunlight as well as heat reflection from hard surface pavement), air pollution, drought/excess water extremes, insects, and fungal/bacterial pathogens. In general, stressed trees are more vulnerable to attacks from pathogens and/or insect infections. The fact that most of the trees are of one common species (Willow Oak) and are roughly the same age (approximately 45 - 50 years old), conditions are favorable for some sort of infection/infestation. The best method to combat potential infection is to encourage diversity of species composition and structure (size and age class), and to manage any known health defects before infection/infestation can spread.

Removal of severely compromised trees are suggested by the Charlottesville Urban Forester. Similar suggestions have been echoed by specialists that recently observed the trees in question. Recent specialists include tree health experts from Big O Tree and Lawn Service, Bartlett Tree Experts, Virginia Cooperative Extension, and private consultation from Tree Matrix LLC. Any mitigation activity should be well communicated and should include several information sessions for the public. As any tree work in the mall will be closely observed, taking the opportunity to educate the public on tree health and pedestrian safety is paramount. Parks and Recreation staff will be available for workshops or public information sessions as deemed necessary.

The process of tree removal will be planned and executed in a manner that causes the least disruption possible to pedestrian and business activity. Any trees scheduled for removal will be removed as quickly as possible to minimize disturbance to pedestrian traffic and businesses.





# MEMORANDUM

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Subject here  
November 9, 2022  
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It is important to note that a failure to act can and will lead to eventual tree failure, and potential hazard to pedestrian safety, as well as destruction of public and/or private property.

The issue of transitioning the tree canopy to a more sustainable species composition and age class has been a consideration for several years. Charlottesville has been fortunate in that the trees occupying the downtown mall have been as healthy as they have been for the last 45 years. As stated earlier, stressed trees invite a myriad of biotic agents (pathogens/insects) that could have severe effects on tree health. As the trees are roughly the same age and same species, an organism could easily spread throughout the population and devastate the urban canopy.

In December of 2015, the city of Charlottesville hired consultants to report on the conditions of each street tree occupying the mall. All findings and recommendations were presented in a final report to the city and has been available on the city's Urban Forestry website through Parks and Recreation. The 2015 report details health status of each of the mall's 73 trees and warns of potential health concerns often encountered with monocultures. Of particular concern for the authors were the level of vulnerability of urban trees after prolonged periods of stress. The authors (James Urban, FASLA and Keith Pritchard, ISA) stressed a need to address the lack of species diversity along the pedestrian corridor. Methods for addressing the issue, as suggested by the authors, may include the following:

- Removing individual trees as they decline and become hazardous (with replacement plantings as vacancies become available)
- Removing single blocks of trees at a time (and replacing all the trees within that block)
- Removing select islands of trees at a time (and replanting all the trees within the island)
- Combinations of suggestions as scenarios present themselves

In June of 2021, The Department of Parks and Recreation developed a draft Request for Proposals (RFP) for Charlottesville's Downtown Pedestrian Mall. The RFP will be finalized as soon as possible. The RFP will solicit consultants to formulate guidelines for the long-term management of the mall as a constructed and planted landscape of historical and cultural significance, with considerable attention to trees as an essential element of the design.

Parks and Recreation anticipate a high level of public criticism throughout this process. Potential mitigation strategies may include a high degree of public involvement, public education/engagement throughout, and a creative use of generated wood products.



## Tree 1



Figure 1: Large Diameter Willow Oak 24-26 inches in diameter. Significant wound starting approximately 5 feet up on tree bole. Obvious internal decay with carpenter ant activity.

Location: Dining area – Petit Pois



# Tree 1



Figure 1: Large Diameter Willow Oak 24-26 inches in diameter. Significant wound starting approximately 5 feet up on tree bole. Obvious internal decay with carpenter ant activity.

Location: Dining area – Petit Pois



## Tree 2



Figure 2: Red Maple, approximately 12 inches in diameter. Two significant wounds on tree bole (Approximately 4 feet high and 7 feet high respectively). Obvious internal decay at crotch, with additional infection evident in wilting leaves (probably Verticillium Wilt – unconfirmed currently). Location: Adjacent to Dining area – Petit Pois



## Tree 2



Figure 2: Red Maple, approximately 12 inches in diameter. Two significant wounds on tree bole (Approximately 4 feet high and 7 feet high respectively). Obvious internal decay at crotch, with additional infection evident in wilting leaves (probably Verticillium Wilt – unconfirmed currently). Location: Adjacent to Dining area – Petit Pois

## Tree 3



Figure 3: Willow Oak, approximately 22 inches in diameter. Obvious wound 5 feet high on tree bole, carpenter ant activity present. This wound is also flared and misshapen across the backside of the bole, further indicating instability. Location: Adjacent to 106 East Main Street



## Tree 3

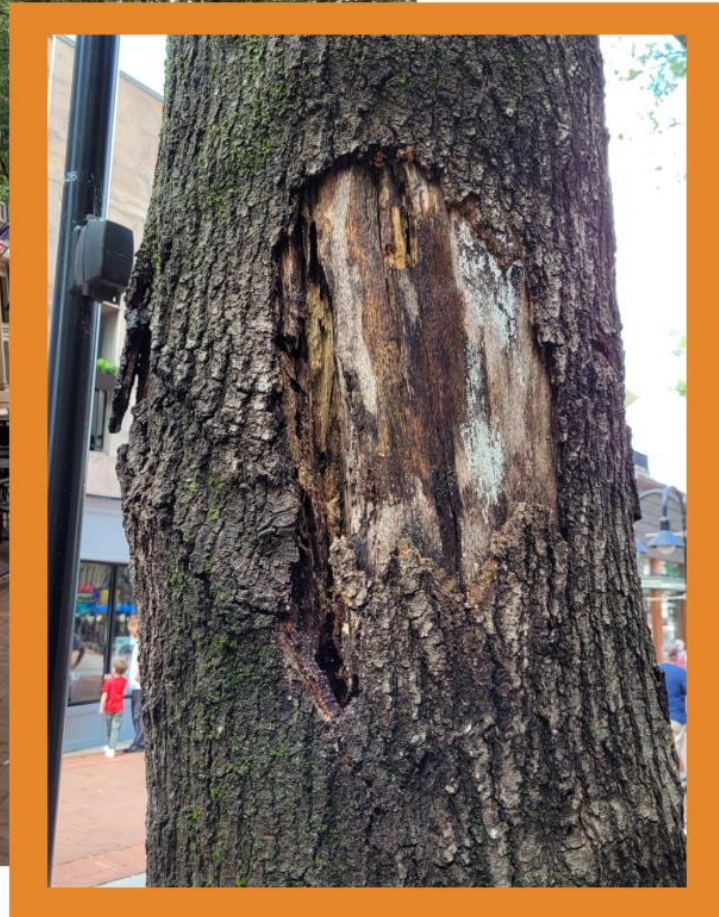


Figure 3: Willow Oak, approximately 22 inches in diameter. Obvious wound 5 feet high on tree bole, carpenter ant activity present. This wound is also flared and misshapen across the backside of the bole, further indicating instability. Location: Adjacent to 106 East Main Street



## Tree 4



Figure 4: Willow Oak tree, approximately 12-14 inches in diameter. Tree displaying a few dead limbs in the upper canopy as well as large fruiting body on the stump (common indicator of severe internal decay). This tree has been heavily pruned over the years and is showing loss of vigor. Location: Across from Rockfish Brewing Company.



## Tree 4



Figure 4: Willow Oak tree, approximately 12-14 inches in diameter. Tree displaying a few dead limbs in the upper canopy as well as large fruiting body on the stump (common indicator of severe internal decay). This tree has been heavily pruned over the years and is showing loss of vigor. Location: Across from Rockfish Brewing Company.



## Tree 5



Figure 5: Ailanthus tree, approximately 10-12 inches in diameter. This tree is considered extremely invasive and is listed in Charlottesville's Invasive Plant Management guidelines. Location: growing behind the Whiskey Jar restaurant.



## Tree 5

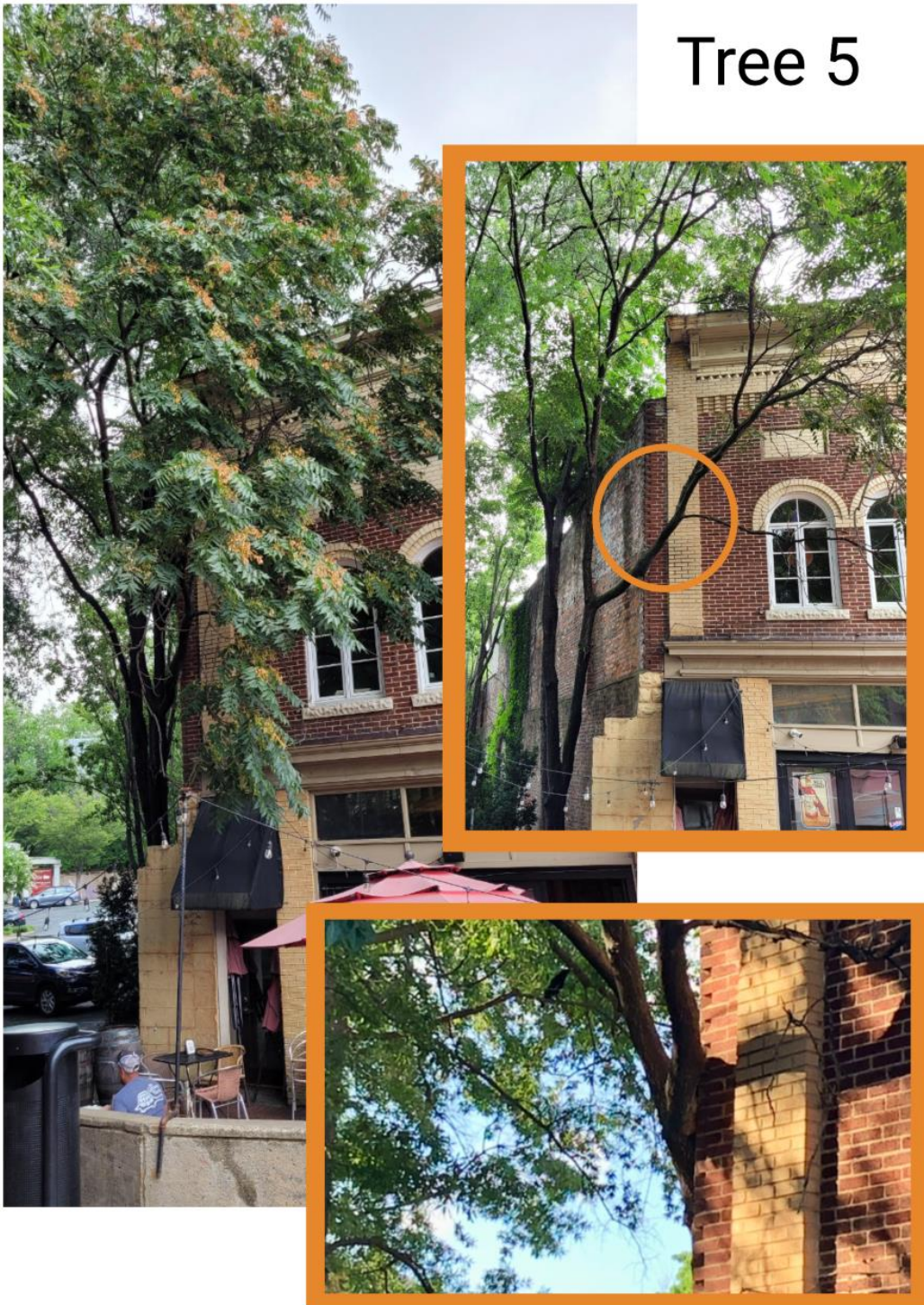


Figure 5: Ailanthus tree, approximately 10-12 inches in diameter. This tree is considered extremely invasive and is listed in Charlottesville's Invasive Plant Management guidelines. Location: growing behind the Whiskey Jar restaurant.



## Tree 6



Figure 6: Willow Oak tree, approximately 14-16 inches in diameter. Tree has several dead limbs in the upper canopy and has been intensively pruned in the past. Tree displays fungal fruiting bodies toward the top branches, as well as bacterial weeping, both indicating internal decay. Location: Across from Wells Fargo Bank.



## Tree 6



Figure 6: Willow Oak tree, approximately 14-16 inches in diameter. Tree has several dead limbs in the upper canopy and has been intensively pruned in the past. Tree displays fungal fruiting bodies toward the top branches, as well as bacterial weeping, both indicating internal decay. Location: Across from Wells Fargo Bank.



## Tree 7



Figure 7: Willow Oak tree, approximately 16-18" in diameter. Standing tree has declining/dead branches toward the top of the tree in addition to swollen areas on tree bole (indication of internal decay). Location: Across from Parks and Recreation building entrance.



# Tree 7



Figure 7: Willow Oak tree, approximately 16-18" in diameter. Standing tree has declining/dead branches toward the top of the tree in addition to swollen areas on tree bole (indication of internal decay). Location: Across from Parks and Recreation building entrance.



## Trees 8 – 9



Trees 8-9 – Both trees are red maples and are completely dead. Suggest removing dead trees and replacing with live trees that will provide quality shade for pedestrians. Trees are located directly across from the fountain.



## Tree 10



Tree 10: Red maple tree infected with Verticillium Wilt (probably the same pathogen that killed trees 8-9). Tree will not recover, suggest removing tree and replacing with appropriate species that will thrive and provide shade for pedestrians. Tree location: Adjacent to fountain on downtown mall.

## Tree 11



Tree 11: Red maple tree displaying two significant wound sites as well as significant decay. The structural integrity of the tree is compromised and should be removed. Suggest replacing tree with a more appropriate species that will contribute to shade services and pedestrian safety.

Tree location: Adjacent to fountain on downtown mall.



# Hazard Tree Removal Downtown Mall





