

March 9, 2023

City of Charlottesville  
City Council  
c/o Ms. Kyna Thomas  
P.O. Box 911  
Charlottesville, VA 22902

RE: Notice of Appeal – BAR # 23-02-03

Dear City Councilors,

In accordance with Section 34-286 of the City of Charlottesville Code of Ordinances, enclosed please find a written notice of appeal of the Board of Architectural Review's (BAR) decision issued on February 22, 2023 regarding the following application:

Certificate of Appropriateness – Demolition  
BAR # 23-02-03  
104 Stadium Road, TMP 160002000  
Individually Protected Property  
Owner: Woodrow Too, LLC  
Applicant: Subtext Acquisitions, LLC  
Project: Demolition of structure

The structure, commonly referred to as the MacLeod house or Stone House, was built in 1927 for Malcom M. MacLeod, an English literature professor at the University of Virginia. The property has had numerous different owners since Mr. MacLeod, and it has been used as a rental property since as early as 1963. When the City was establishing the Oakhurst-Gildersleeve neighborhood as a historic district in 2009, the property was notably not included in the historic district, even though it is located directly across Jefferson Park Avenue from the historic neighborhood. In 2011, in connection with the current owner's acquisition of the adjacent parcel at 409 Stadium Road from the City, the current owner volunteered to have the 104 Stadium Road property designated as an Individually Protected Property (IPP), and the City Council agreed to that offer.

Given the property's designation as an IPP, and that it was a condition of a separate matter, Subtext felt it prudent to investigate the history of the property. In working with its team of local and national consultants, as well as an independent historic preservation consultant, Subtext's findings indicated that the house at 104 Stadium does not meet the criteria of Section 34-278 – Standards for considering demolitions and which are identical to the criteria of Section 34-274 – Additions to and deletions from districts or protected property list. To ensure that the property was professionally and accurately assessed, Subtext engaged the services of Mark McConnel of Summit Studio, a licensed Architect who has consulted on historic properties for 46 years, who provided a written assessment of the property, a copy of which is enclosed. Specifically, Mr. McConnel reviewed the property to determine its quality and the impact on the community should it be removed, and provided the following assessment of the property:

*This house did not then, and does not now, meet criteria for inclusion in the adjoining [Oakhurst-Gildersleeve neighborhood historic] district...Given the lack of singularity of the house, the urbanized setting, lack of nomination to state or federal registers, and lack of associations with historic events or persons, this resource can be documented per the requirements of the BAR and removed without causing the loss of significant historic fabric of the city.*

Supporting Mr. McConnell's conclusions were his findings that:

- The property is not qualified for designation on the Virginia Landmarks Register, the National Register of Historic Places, or the adjacent Oakhurst-Gildersleeve National Register District.
- The house is no longer in a neighborhood setting – “the context for 104 Stadium has changed to the point of being unrecognizable from the original or early condition and the house has lost its value as a contributing resource to a neighborhood of similar structures.”
- The Property is not associated with the lives of persons significant in our past. “In this case, professor MacLeod was not distinguished in the sub-field of English literature or held no office bringing notoriety to his life and career. It is likely that he had a significant influence on individual students but that alone is not enough to qualify his career as a pivotal association with the house.”
- The property is not associated with events that have made a significant contribution to the broad patterns of our history.
- The property does not embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. “104 Stadium Road is a nice example of Tudor revival architecture but it is not unique even in its own neighborhood, it does not represent the work of a master, possesses no high artistic value, and is not a significant and distinguishable entity.” [emphasis added]

Based on Mr. McConnell's conclusion that the property can be documented and then removed without causing the loss of significant historic fabric in the City, a Certificate of Appropriateness application outlining these findings was subsequently filed on January 27, 2023 and heard at the BAR's February 22, 2023 Hybrid Meeting. There were no questions or comments from the public. The BAR comment and discussion period lasted for approximately 40 minutes. Over half of this discussion centered on the procedural processes for an IPP and the BAR's purview versus the City Council's purview as it relates to an IPP. Whether the structure met the criteria contained in Section 34-278 was not materially discussed, and only a few minutes were spent discussing the review criteria for demolition outlined in the Charlottesville Architectural Design Control Districts Design Guidelines and in the City Code. In fact, the BAR members even struggled to identify and state the reasons why the application did not meet the applicable criteria. While it is not explicitly listed in the BAR's reasons for denial, what was discussed at multiple points during the meeting and ultimately seems to have driven the decision is the BAR's determination that its responsibility is to protect the properties that have been designated for protection, not to debate whether protection is appropriate. As such, we contend that the BAR did not accurately assess the application against the applicable criteria, and thus that further review and consideration by the Council is appropriate.

Subtext is planning to redevelop the property and several other adjacent parcels under common ownership to a vibrant, pedestrian-friendly community at the block bound by Stadium Road, Emmet Street, and Jefferson Park Avenue, which will increase the supply of housing, housing options and promote affordability. This is a Mixed Use B intersection as identified by the Streets that Work Design Guidelines and an ideal location for high density residential development immediately adjacent to UVA grounds, and has the potential to be a prominent part of the Entrance Corridor, while also furthering the goals of the Citywide Comprehensive Plan as well as the Draft Zoning Ordinance.

While the building's design is still in the preliminary stages, our project architects have spent a considerable amount of time on design visioning, precedent imagery, and conceptual site planning. These exercises have focused on design excellence and built form, enhancing the streetscape, walkability, people-focused amenities and programming, biking infrastructure, pedestrian safety, and promoting alternative transportation by improving the CAT transit stop at Jefferson Park Avenue.

Enclosed you will find supplementary materials including a copy of the ordinance initiating the IPP, review of the BAR action and demolition criteria, a historic resource analysis, and conceptual project materials. We respectfully request your review of these materials and your consideration of our request to remove the structure at 104 Stadium Road since we have demonstrated that such removal can be supported by the applicable criteria and will not cause the loss of significant historic fabric of the City. In addition, the removal of the structure will permit the redevelopment of the property and surrounding parcels for a vibrant residential community in a location where it is particularly well-suited. Such redevelopment provides an opportunity for an early successful implementation of the goals of the new Comprehensive Plan and the draft zoning ordinance, which far outweighs any benefits of retaining a structure that a professional and eminently qualified historic resources consultant has determined does not qualify for, or warrant protection.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Dylan Lambur".

Dylan Lambur  
Development Manager  
Subtext

## **Ordinance Initiating IPP Designation**

### **AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 409 STADIUM ROAD.**

**WHEREAS**, the City of Charlottesville issued a Request for Proposals (RFP) for development of a City-owned lot at 409 Stadium Road, identified as Parcel 1 on City Real Estate Tax Map 16, hereinafter the "Property"; and

**WHEREAS**, in accordance with Virginia Code Sec. 15.2-1800(B), a public hearing was held on December 20, 2010, and an additional public hearing was held on February 7, 2011, to give the public an opportunity to comment on the proposed conveyance of the Property; and

**WHEREAS**, after the public hearing on December 20, 2010, Richard Jones and Douglas Caton, on behalf of Woodrow Too, LLC, submitted a response offering to pay \$250,000 for the Property, and agreeing to leave the subject Property a landscaped area; now, therefore,

**BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that the City Manager is hereby authorized to execute a sales/purchase agreement, in form approved by the City Attorney, to convey the above-described Property to Woodrow Too, LLC for the purchase price of \$250,000 with restrictions on the development of the subject Property as follows:

- (1) The Property shall be landscaped and maintained as a green space area;
- (2) The Purchaser shall consent to the adjoining property (Tax Map Parcel 16-2) being designated as an Individually Protected Property (IPP) under City Code Sec. 34-274; and
- (3) There shall be no further development or permanent structures placed upon the Property, including parking facilities.

**BE IT FURTHER ORDAINED** that the Mayor is hereby authorized to execute a deed of conveyance, in form approved by the City Attorney, for the above-described transaction.

Approved by Council  
May 2, 2011

  
Clerk of Council



## **BAR Action and Demolition Criteria**

The following is a review of the BAR action and the standards and guidelines for considering demolitions. Additional discussion has been included in bold italics.

### **Action: Motion to deny CoA by Mr. Whitney. Second by Mr. Zehmer. Vote 6-0, motion passed:**

*Denial:* Having considered the standards set forth within the City Code, including the BAR's design guidelines and the standards for considering demolitions, I move to find that the proposed demolition of the house and gardens at 104 Stadium Road does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties, and for the following reasons the BAR denies the application as submitted:

#### **Preliminary from staff notes**

- The house is almost 100 years and, while not being the only stone house in Charlottesville, it is a fairly rare example of this house type in Charlottesville. It is from the time [associated with the growth of the University].

*As Mr. McConnel notes in his assessment of the property:*

*The house is not a singular example of the Tudor revival style, in fact, there are nine Tudor revival houses in the neighborhood just to the east...The house is no longer in a neighborhood setting. With one exception, the residential, single family, housing stock among which a resource like this should find a home has disappeared and been replaced by large structures. Major secondary roads border the house site on two sides contributing to the loss of its appropriate context...104 Stadium Road is a nice example of Tudor revival architecture but it is not unique even in its own neighborhood...In short, the context for 104 Stadium has changed to the point of being unrecognizable from the original or early condition and the house has lost its value as a contributing resource to a neighborhood of similar structures.*

- [The house] creates character of space where it exists.

*Whether the house "creates character where it exists" is not a criteria for consideration under the City Code or Design Guidelines.*

- It is a unique remnant of a historic landscape.

*The applicable criteria is "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" and which has not been met as demonstrated via a professional consultant and further research.*

- The [house/property] is in good condition there's no reason for demolition [as related to] its condition.

*Permitting the removal of the structure that has been demonstrated to lack qualifications for historic listing or designation, or inclusion in the neighborhood – thus there is no historic benefit in preserving it – allows the redevelopment plan to further the City's housing and comprehensive plan goals at a key intersection. Should the redevelopment required to design around the existing structure, it would be extremely challenging to provide the quality of*

***development envisions and warranted by this key intersection. The development envisions a large public gathering space along Emmet Street that would activate the space.***

- [Reference to] Review Criteria for Demolition, #3: The public purpose or interest in land or buildings to be protected.\* The last record that we have that would speak to [this criteria] is the designation of the property itself by City Council in 2011; it was clearly a desire for this building and the adjacent property to be protected, and the wording in that [2011] resolution is also that the adjacent parcel not be developed.

***The City's goals and priorities have changed significantly since 2011, as evidenced by its enactment of the new Comprehensive Plan, Housing Policy, and progress on its draft zoning ordinance. Permitting the removal of this structure, which our professional consultant has determined would not qualify for historic designation or inclusion in the adjacent historic district, and was not included in such district, will further the City's important goal for housing, including affordable housing. Redevelopment as planned will also significantly improve the pedestrian infrastructure and safety and walkability around the property, in accord with the City's recently adopted Streets that Work plan.***

- IPP & BAR have never voted to [approve demolition of] an IPP.

***Even if this is accurate, and there is no documentation that it is, this finding is not relevant to this application. Each application should be considered on its own merits. As such, this is not a valid justification to deny the application.***

- [The property's] historic landscape contributes to the context of JPA, could influence the buffer of JPA and built lots.

***The applicable criteria is "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" and which has not been met as demonstrated via a professional consultant and further research.***

- [Reference] Design Guidelines #6 & #7: alternatives to demolition, rehabilitation and reuse of structure is possible.

***Subtext has investigated relocating the structure and determined that it is not economically feasible, and whether it is physically feasible without damage to the structure is in question. A feasibility report is currently being prepared by a professional structural mover.***

***Subtext has experience with and would seek out opportunities to re-purpose and re-use select existing materials in the future project in a meaningful way. The property would be fully documented, including a HABS Report, prior to demolition.***

**Pertinent Standards for Review of Demolitions:**

City Code Section 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.

*The structure was built in 1927. While this is an old structure, the age alone does not merit a protected status.*

- (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;

*Neither the structure or property are listed on the VLR or NRHP, and our historic resources consultant Mark McConnel has determined that the property is not qualified for listing on the VLR or NRHP, nor would the structure meet the criteria for being listed on a Historic Register. Additionally, the structure was excluded from the nomination and establishment of the adjacent Oakhurst-Gildersleeve National Register Historic District. Mr. McConnel specifically addresses this issue and states as follows: "This house did not then, and does not now, meet criteria for inclusion in the adjoining [Oakhurst-Gildersleeve neighborhood historic] district."*

*From the materials in the City's archives from the 2009 nomination for the Oakhurst-Gildersleeve neighborhood as a National Register Historic District:*

***"Boundary Justification:***

***The Oakhurst-Gildersleeve Neighborhood Historic District boundaries were drawn to include the largest concentration of historic buildings that tell the story of the growth and development of that area of Charlottesville. Noncontributing resources, whenever possible, particularly when on the edge of the boundary, were excluded. The district boundaries coincide with the property lines and natural landscape features whenever possible."***

***The district includes structures along Jefferson Park Avenue, across the street from 104 Stadium Road. If the property was considered to be a significant contributing resource at the time the district was being established, it would have been included in the District. The fact that it was not included is further evidence that it did not meet the criteria for inclusion then, and does not warrant protection now.***



- (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;

*There is no known association with a historic event, person, architect or master craftsman.*

*The house was built for Malcom M. MacLeod, an English literature professor at the University of Virginia. MacCleod resided there until its sale in 1954. It is said that Edward R. Stettinius, Jr., former U.S Secretary of State and United Nations delegate, was an acquaintance and frequent visitor, however there is no information regarding when he visited, how long he stayed, or what historic events or activities, if any, might have occurred during those visits.*

*As Mr. McConnel notes in his assessment of the property:*

*The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.*

*A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.*

*In this case, professor MacLeod was not distinguished in the sub-field of English literature or held no office bringing notoriety to his life and career. It is likely that he had a significant influence on individual students but that alone is not enough to qualify his career as a pivotal association with the house under Criterion B.*

- (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 architectural style of the structure is not infrequent and none of its features are known to represent an infrequent or the first or last remaining example within the city.*

*In addition to the following examples, there are approximately 70 other single-family homes in the City of Charlottesville that are documented as having stone exterior walls and built between 1898 – 1960. Examples of similar period, stone homes within the Oakhurst-Gildersleeve ADC District include:*

- *1 Gildersleeve Wood (1925, Dutch Colonia Revival)*
- *3 Gildersleeve Wood (1928, Tudor Revival)*
- *12 Gildersleeve Wood (1935, Colonial Revival)*
- *700 Jefferson Park Avenue (1935, Colonial Revival)*
- *117 Maywood (1938, Vernacular Craftsman)*
- *130 Maywood Lane (1940, Vernacular)*
- *550 Valley Road (1935, Tudor Revival)*
- *552 Valley Road (1937, Tudor Revival)*
- *1700 Jefferson Park Avenue (1928)*



*The information above demonstrates that neither the building or structure or any of its features, represent an infrequent or the first or last remaining example within even the adjacent neighborhood, much less within the city as a whole, of a particular architectural style or feature. And as Mr. McConnel stated in his professional assessment of the property: “104 Stadium Road is a nice example of Tudor revival architecture but it is not unique even in its own neighborhood, it does not represent the work of a master, possesses no high artistic value, and is not a significant and distinguishable entity.” [emphasis added]*



*1 Gildersleeve Wood (1925)*



*3 Gildersleeve Wood (1928)*



*12 Gildersleeve Wood (1935)*



*130 Maywood Lane (1940)*



*550 Valley Road (1935)*



*552 Valley Road (1937)*



*1700 Jefferson Park Avenue (1928)*



*Further examples of stone homes within the City of Charlottesville:*



*123 Stribling Avenue (1915)*



*1840 Fendall Avenue (1925)*



*2642 Jefferson Park Circle (1925)*



*1701 Burnley Avenue (1926)*



*1852 Wayside Place (1926)*



*2027 Minor Road (1927)*





*2619 Jefferson Park Circle (1929)*



*1339 Hilltop Road (1930)*



*1838 Fendall Avenue (1930)*



*1853 Fendall Avenue (1930)*

- (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

*Neither the structure or any of the property elements, to include landscaping, are of such old or distinctive design, texture, or material that they could not be reproduced. Additionally, although Mr. Werner's staff report notes that the terraces with rock steps and low walls are an example of historic landscape, that is not evidence that "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" as required by the criteria. No information has been identified or provided that indicates that the building is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty.*

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

*Many of the original characteristics, features, and materials remain, however they are not distinguishing from other structures of the same style in the immediately adjacent area, as demonstrated by the images above that are examples of similar designs in the adjacent neighborhood.*

- (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 structure is not located in an existing major design control district, nor does it have a direct link to any structures within an existing major design control district. The age of the structure places it during a period of growth at the University of Virginia, however there are over 2,000 structures within a 2-mile radius of UVa that were built between 1900 – 1920.*

*Although the staff report notes that the property is linked historically to a period of growth at the University, Mr. McConnel concluded that the house is no longer in a neighborhood setting – "the context for 104 Stadium has changed to the point of being unrecognizable from the original or early condition and the house has lost its value as a contributing resource to a neighborhood of similar structures."*

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

*The structure is in good structural condition to the best of our knowledge, but there is deferred maintenance that would need to be addressed in the future.*

- (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.

*Subtext has investigated relocating the structure and determined that it is not economically feasible, and whether it is physically feasible without damage to the structure is in question. A feasibility report is currently being prepared by a professional structural mover.*

*Subtext has experience with and would seek out opportunities to repurpose and reuse select existing materials in the future project in a meaningful way. The property would be fully documented, including a HABS Report, prior to demolition.*

*Subtext agrees that a demolition permit should be contingent upon an approved building permit for construction of any new building on this parcel, and agrees to such a condition of approval.*

## **Chapter VII – Demolitions and Moving (Charlottesville Architectural Design Control Districts Design Guidelines)**

### **B. Demolition of Historic Structures**

#### **Review Criteria for Demolition**

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

*See above, as the standards in Section 34-278 are the same standards evaluated in the prior section.*

- 2) The public necessity of the proposed demolition.

*The public necessity lies in providing much-needed additional housing and concentrating density to take pressure off residential neighborhoods, promote alternative transportation, promote more energy efficient forms of development, and improve the pedestrian environment for public enjoyment.*

*The removal of the structure will permit the redevelopment of the property and surrounding parcels for high density housing in a location where it is particularly well-suited. Such redevelopment provides an opportunity for an early successful implementation of the goals of the new Comprehensive Plan and the draft zoning ordinance. This public benefit far outweighs any benefits of retaining a structure that a professional and eminently qualified historic resources consultant has determined does not qualify for, or warrant protection.*

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

*We contend that there is no public purpose or interest in prohibiting the removal of the structure. The property has not been found to provide any historical resources of significance. As Mr. McConnel noted:*

*This house did not then, and does not now, meet criteria for inclusion in the adjoining [Oakhurst-Gildersleeve neighborhood historic] district.*

*Given the lack of singularity of the house, the urbanized setting, lack of nomination to state or federal registers, and lack of associations with historic events or persons, this resource can be documented per the requirements of the BAR and removed without causing the loss of significant historic fabric of the city.*

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

*Relocation has not been found to be practical.*

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

*The property is not located in a historic district, nor does it border a historic district or any historic structures. As such, the proposed demolition would not adversely affect other historic buildings or districts. In fact, as Mr. McConnel determined, the structure can be documented and removed “without causing the loss of significant historic fabric of the city.”*

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

*The property has not been found to meet the criteria for designation as an IPP and demolition is requested to allow for a new project which will achieve the goals of the Citywide Comprehensive Plan. Relocation of the structure or incorporating it into a future project have not been found to be practical. Permitting the removal of the structure to facilitate the redevelopment of the property and surrounding parcels for critically-needed high density housing in a location where it is particularly well-suited far outweighs any perceived benefit of prohibiting its removal, since the structure has not been found to qualify for historic designation or inclusion in the adjacent historic district.*

- 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.

*A formal relocation feasibility report is currently being prepared. Based on numerous consultations with design professionals, general contractors, and structural movers, it has been found to be financially prohibitive. There are also significant concerns with the physical feasibility of relocation.*

## **Historic Resource Analysis**

Mr. Dylan Lambur  
Subtext  
3000 Locust Street  
St. Louis, MO 63103

Re: 104 Stadium Road  
Historic resource analysis

Dear Mr. Lambur:

In the following pages, please find a review of the house located at 104 Stadium Road in Charlottesville VA. This review was conducted solely to determine the qualities of this resource and the impact on the community should this resource be removed.

The age and components of the structure

Its status on national or state registers of historic places  
The historical and architectural significance of the structure  
Singularity of the property or its components  
The pattern of development associates with this building (type)  
Its current environment and its contribution thereto

While this house is old and an identifiable example of Tudor Revival residential construction, it is not a master-work of the genre or precious because of its rare type or associations. What you have here is a nice old house.

Please review the attached and let us know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Mark McConnel', with a long horizontal flourish extending to the right.

Mark McConnel, AIA, LEED AP



## EXECUTIVE SUMMARY

The house located at 104 is a 1 ½ story, English Tudor style cottage built in 1927 in a cross-gable plan with stone exterior walls, stucco, false half-timbering, and some wood siding. Materials on the exterior include asbestos shingles, new aluminum gutters and downspouts, new entry doors, steel lower and replacement upper windows, and a steel fire escape. Interior finishes include plaster walls and ceilings with wood floors.

The house is not a singular example of the Tudor revival style, in fact, there are nine Tudor revival houses in the neighborhood just to the east that were included in a National Register Historic District while this house (adjacent to the district) was omitted. This house did not then, and does not now, meet criteria for inclusion in the adjoining district. This property is not listed on the National or State registers of historic places.

The house is no longer in a neighborhood setting. With one exception, the residential, single family, housing stock among which a resource like this should find a home has disappeared and been replaced by large structures. Major secondary roads border the house site on two sides contributing to the loss of its appropriate context.

While the MacLeod family constructed the house, Mr. MacLeod was a professor like many others and occupied the house for 26 years; in the subsequent 70 years the house has been converted into a duplex and had no fewer than 8 owners. The MacLeods entertained a former secretary of state at the residence, however, this visitation would not satisfy the National Register requirement for association; thus, no significant historical figure or event has occurred at 104 Stadium Road insofar as the NRHP is concerned.

Given the lack of singularity of the house, the urbanized setting, lack of nomination to state or federal registers, and lack of associations with historic events or persons, this resource can be documented per the requirements of the BAR and removed without causing the loss of significant historic fabric in the city.

## PROPERTY CONDITION

The house contains many of the trademark examples of Tudor Revival styling including, stone walls, rough stucco infill between false half-timbers, steel windows, steep pitched roofs, painted wood siding, bracketed overhangs, and stone (type) roofing. The roofing is, in fact, asbestos in deteriorated condition. The windows openings vary in size and have fixed metal frame panes or replacement aluminum.

The interior has hardwood floors, softwood framed partitions with plaster walls and ceilings. The interior of the one-story section of the house has cathedral ceilings and full cement basement, while the rest of the home has no basement under it. Changes over time include metal stoop with steps that was added on the west end of the house, which resembles a fire escape, two bathrooms a CMU enclosure near the fire escape, and the windows on the northwest side of the house replaced.

The general building materials are common of the period and in fair condition. The conversion of the property into a duplex has not had a significant impact on the overall interpretation of the original building although some loss of plan clarity is evident. The site is overgrown leaving the building almost invisible on three of the four sides.



General views of house





Asbestos shingles



Fire escape



New front door w/ bracketed roof



Dormer showing all materials present

## REGISTER LISTINGS

The property is not listed on the Virginia Landmarks Register, the National Register of Historic Places, is not included in the adjacent National Register District, and is not qualified for any of these designations.

To qualify for nomination to one of the historic registers, a resource must meet one of four criteria:

### Criteria A

Properties associated with events that have made a significant contribution to the broad patterns of our history.

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce.

The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

Here are a few examples of properties associated with a pattern of events:

- A trail associated with western migration.

- A railroad station that served as the focus of a community's transportation system and commerce.

- A mill district reflecting the importance of textile manufacturing during a given period.

- A building used by an important local social organization.

- A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.

### Criteria B

Properties associated with the lives of persons significant in our past.

The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social



or ethnic group. It must be shown that the person gained importance within his or her profession or group.

The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

In this case, professor MacLeod was not distinguished in the sub-field of English literature or held no office bringing notoriety to his life and career. It is likely that he had a significant influence on individual students but that alone is not enough to qualify his career as an pivotal association with the house under Criteria B

#### Criteria C

Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.
- Represent a significant and distinguishable entity whose components may lack individual distinction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

104 Stadium Road is a nice example of Tudor revival architecture but it is not unique even in its own neighborhood, it does not represent the work of a master, possesses no high artistic value, and is not a significant and distinguishable entity.

#### Criteria D

That have yielded, or may be likely to yield, information important in prehistory or history.

## HISTORICAL NEIGHBORHOOD CONTEXT

Any property being evaluated for historical significance is viewed in relation to its site, both historic and contemporary. The National Register of Historic Places requires several forms of documentation related to the situation of the building within its context including a narrative description, mapping data, and representative photographs.

At the time 104 Stadium Road was constructed in 1927, the house was situated in a very loosely organized neighborhood of similarly-sized, single-family homes adjacent to the much larger university buildings. Over time, the neighborhood on the west side of Jefferson Park Avenue evolved to include much larger multi-family buildings with the larger structures closest to the University. This natural progression left the house and its one neighbor marooned between the larger structures around them. Contributing to the isolation of these two houses was the predictable improvements to Jefferson Park Avenue and Emmet Street (US 29 Business) as they changed into major secondary conduits for traffic to and from the University. In short, the context for 104 Stadium has changed to the point of being unrecognizable from the original or early condition and the house has lost its value as a contributing resource to a neighborhood of similar structures.



1920 Sanborn Map



Current site imagery



## **MARK MCCONNEL, AIA, LEED AP**

Licensed Architect –

Virginia – License No. 008800

North Carolina – License No. 16413

Tennessee – License No. 1541774

Licensed General Contractor – Virginia Class “A” – License No. 2705158022

Mark McConnell has been actively engaged in historic architecture since started work for Stuart Turner (Colonial Williamsburg) in late 1976. Now, 46 years later, he consults nationally on historic properties assuring compliance with the Secretary of the Interior Standards, providing condition assessments, documenting existing conditions, designing renovations, and filing National Register, district, and tax credit applications for historic property owners on projects as large as \$40 million.

## **EDUCATION**

### **Massachusetts Institute of Technology (MIT)**

Master of Architecture, 1989. Center for Real Estate Development 1989. Minor in Architectural History.

### **University of Virginia (UVA)**

Bachelor of Science in Architecture, 1987. Minor in Architectural History.

## **LECTURER**

- Virginia Tech
- Roanoke College
- University of Utah
- University of Virginia
- The Athenian Society
- American Institute of Architects
- Preservation Alliance of Virginia
- Virginia Association of Museums
- National Railway Heritage Society
- Society of College and University Planners
- Virginia Downtown Development Association
- Virginia Society of the American Institute of Architects
- Southeast Regional Association of Physical Plant Administrators

## **PUBLIC SERVICE / HONORS**

- Roanoke Foundation for Downtown – Golden Trowel Award
- Virginia Society AIA – Excellent in Design Award
- Virginia School Boards Association (twice) – Best elementary school
- Virginia Education Facility Planners – Preservation award
- Preservation Alliance of Virginia – Leadership in Preservation Award
- United Way - Distinguished Service Award
- Past President – Virginia Society of the American Institute of Architects

## **REPRESENTATIVE PROJECTS**

### **CURRENT**

- Centralia Fox Theatre, Centralia WA
- First National Bank Building, Rock Springs, WY
- Clarks Landing, Clarksville, IN
- Masonic Temple, Newburgh, NY
- Historic YMCA, Newburgh, NY
- Berlin Building, Bridgewater, VA
- Scott-Griffin Hotel, Franklin, NC
- St. Francis Barracks, St. Augustine, FL
- Lightner Museum, St. Augustine, FL
- 1030 Quarrier St. Charleston, WV
- Twin City Motors, Winston-Salem, NC
- Calvary Baptist Church, Roanoke, VA
- Lakeside Mill, Burlington NC
- Calhoun County High School, Grantsville, NC

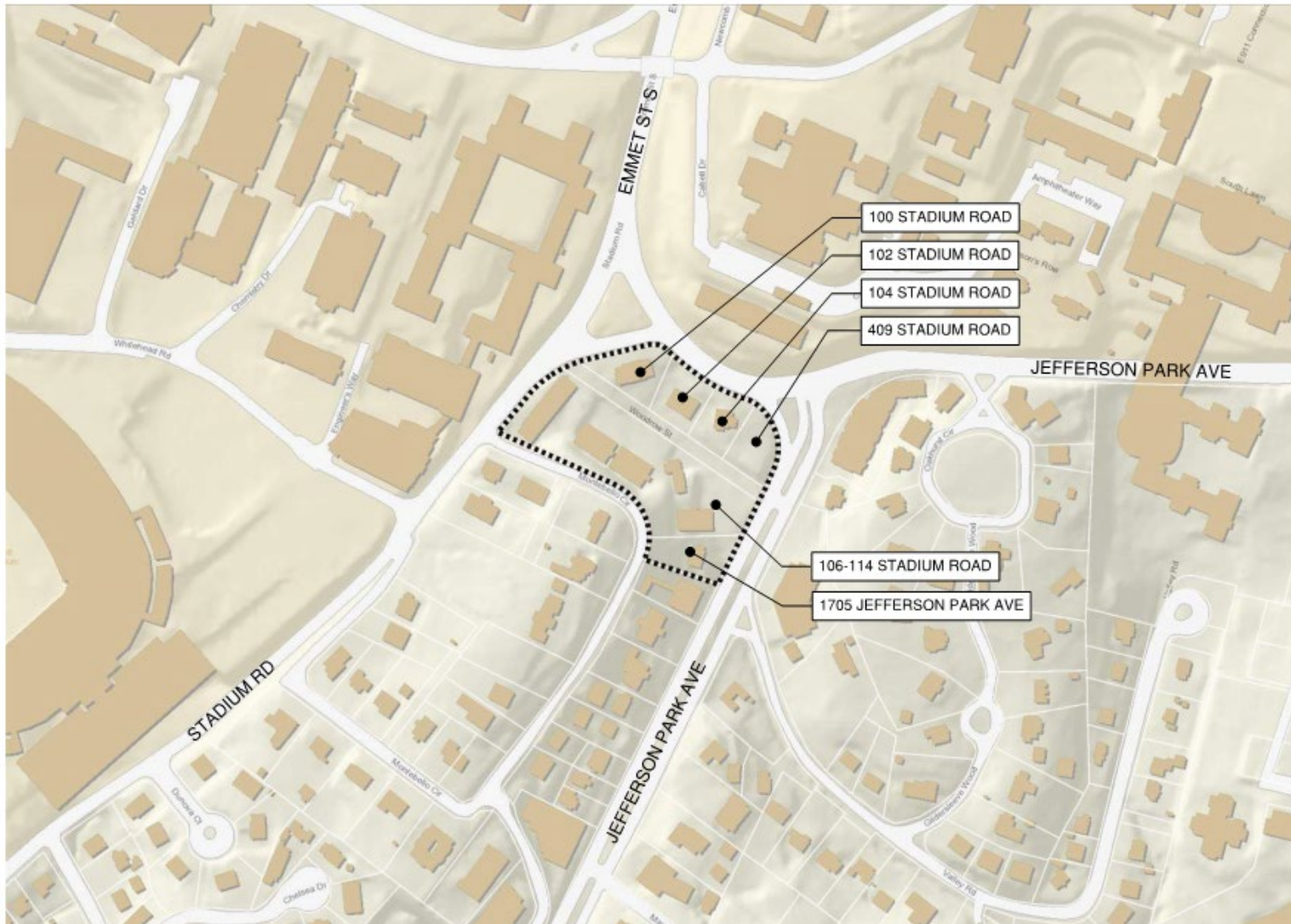
### **PAST (sample)**

- The Ironfronts. Danville, VA
- Camino Real Hotel, El Paso, TX
- Jackson Park Inn, Pulaski, VA
- Food Bank of the RGV, Pharr, Tx
- Oklahoma Heritage Society, Oklahoma City, OK
- Athens Theatre, Deland, FL
- New Market Mills, New Market, NH
- Imperial Center for the Arts and Sciences, Rocky Mount, NC
- Dusable Museum of African American History, Chicago, IL
- The Dunnivant Building, Pulaski, VA
- Melrose Caverns lodge and station, Harrisonburg, VA
- Roanoke Higher Education Center, Roanoke, VA
- White Columns Inn, Lexington, VA
- Taylor Hotel, Winchester, VA
- Pace Building, Danville, VA
- 401 Bridge Street, Danville, VA
- Colgate Palmolive historic district nomination, Clarksburg IN
- St. Albans Sanatorium National Register nomination, Radford, VA
- Staunton Historic Train Station, Staunton, VA
- Stonewall Jackson Hotel, Staunton, VA
- Our Health Phase II, Winchester, VA
- 204 Jefferson Street, Roanoke, VA
- Warehouse Row Business Center, Roanoke, VA
- Harrison County Courthouse, Marshall Tx

## **Conceptual Project Materials**

## PROJECT SITE

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JEFFERSON PARK AVENUE - LOOKING NORTH



WOODROW STREET - LOOKING SOUTH



MONTEBELLO CIRCLE - LOOKING NORTH



WOODROW APARTMENTS





JEFFERSON PARK AVENUE - LOOKING NORTH



WOODROW STREET - LOOKING SOUTH



MONTEBELLO CIRCLE - LOOKING NORTH



WOODROW APARTMENTS







STADIUM ROAD - LOOKING DOWN EMMET STREET S



STADIUM ROAD - LOOKING NORTH



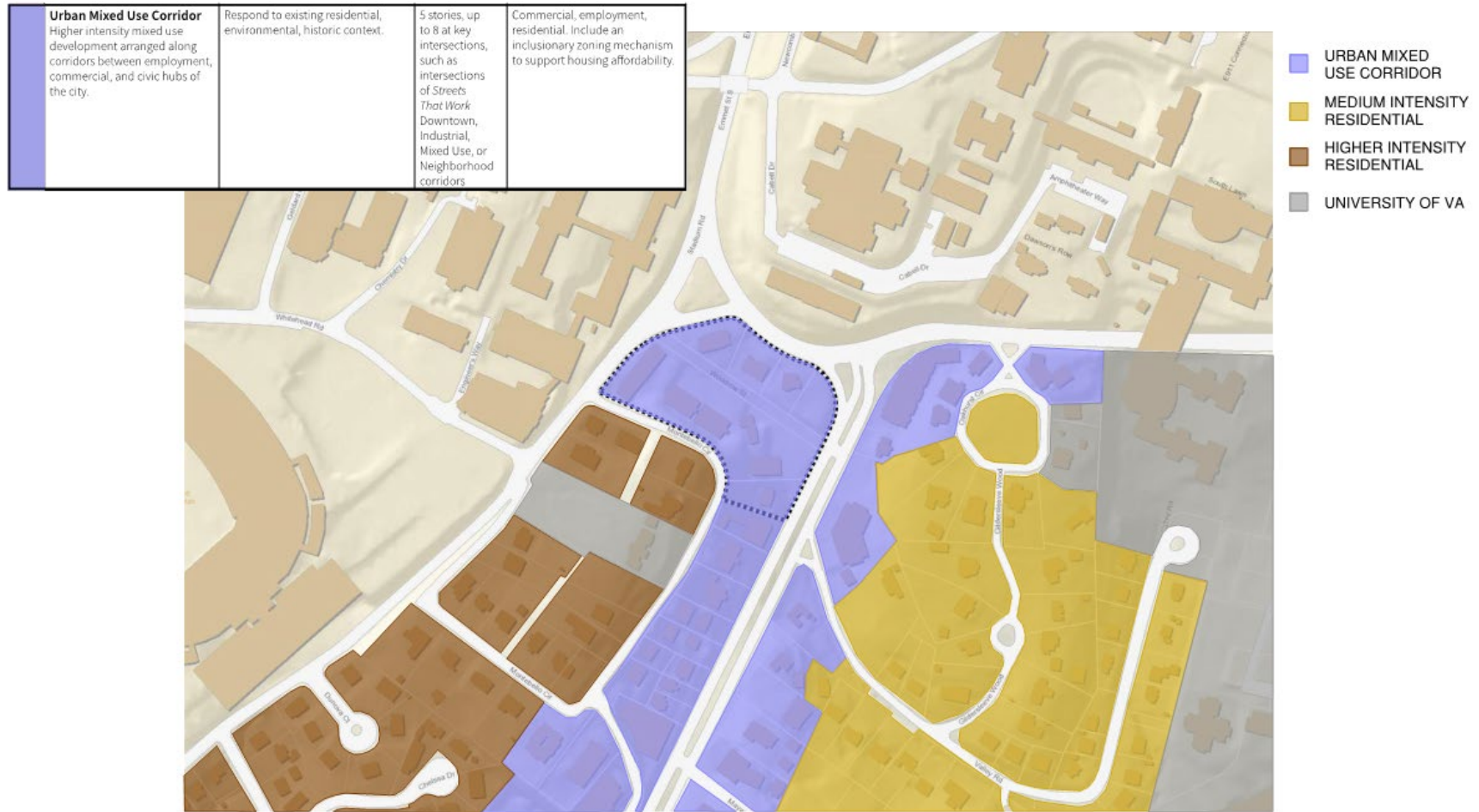
SOUTH RANGE APARTMENTS



JEFFERSON PARK AVENUE - LOOKING WEST

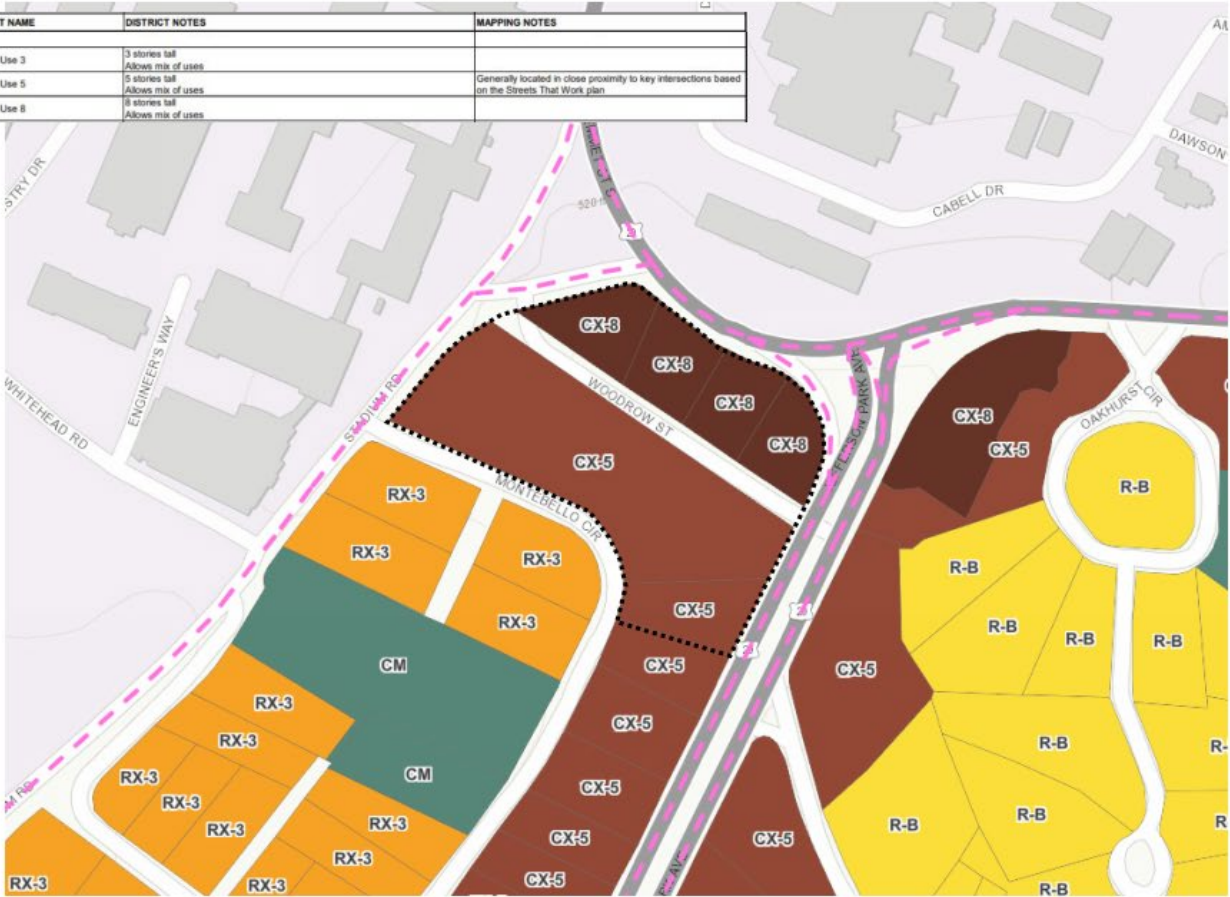


## FUTURE LAND USE

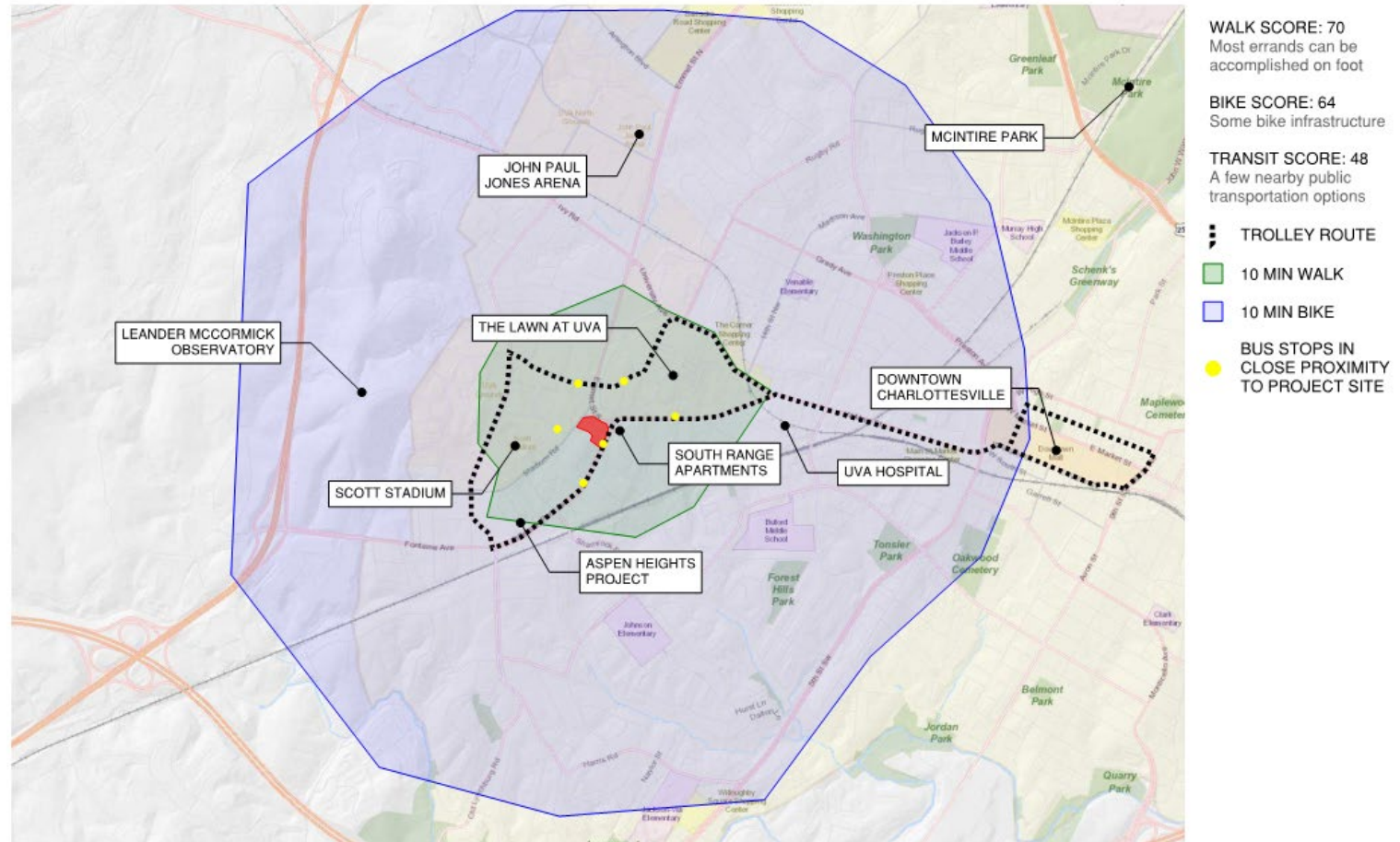


DRAFT ZONING

LAND USE	NEW DISTRICT	NEW DISTRICT NAME	DISTRICT NOTES	MAPPING NOTES
MIXED USE				
Neighborhood Mixed Use Corridor	CX-3	Corridor Mixed Use 3	3 stories tall Allows mix of uses	Generally located in close proximity to key intersections based on the Streets That Work plan
	CX-5	Corridor Mixed Use 5	5 stories tall Allows mix of uses	
Urban Mixed Use Corridor	CX-8	Corridor Mixed Use 8	8 stories tall Allows mix of uses	



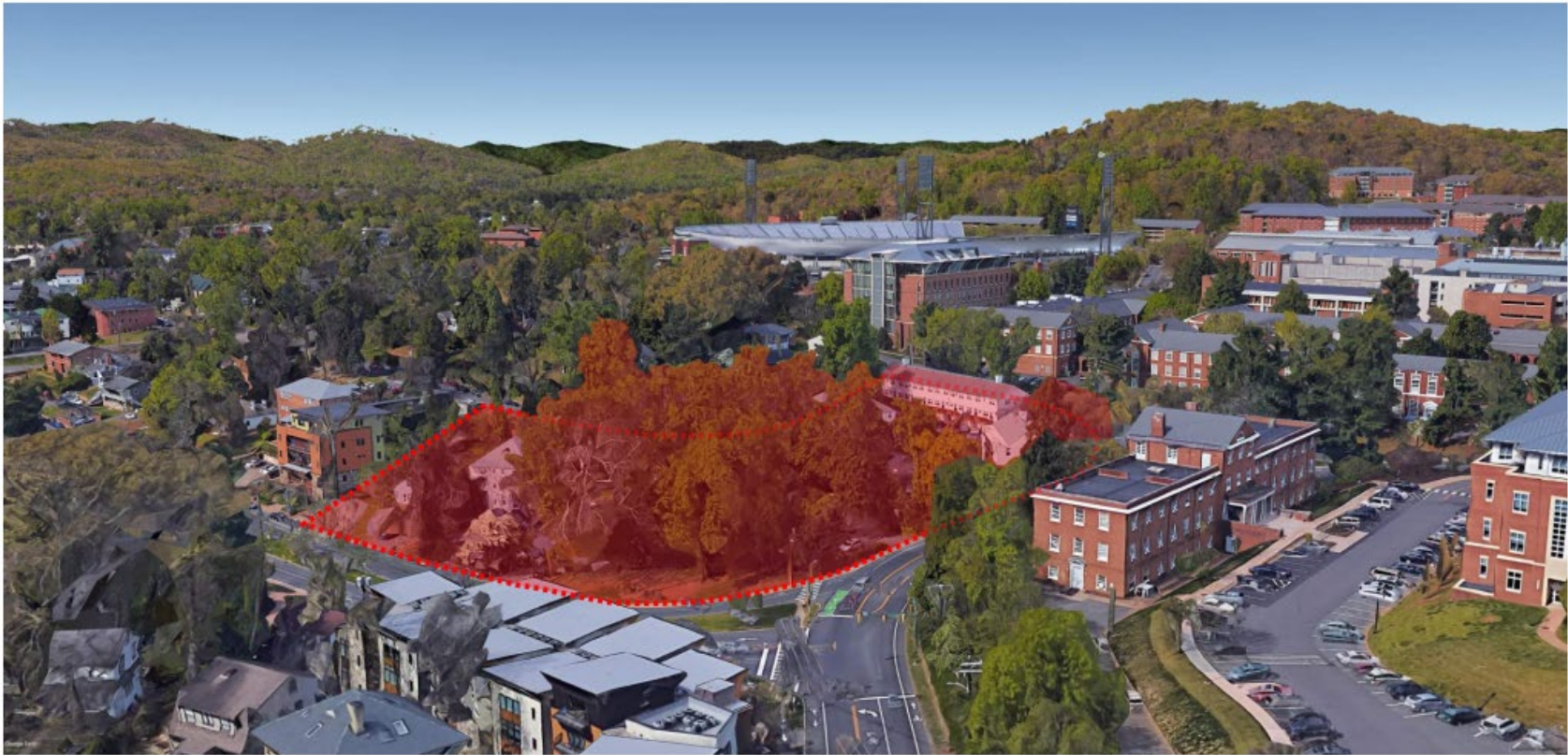
## SITE CONNECTIVITY





## SITE CONTEXT

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## CONCEPTUAL RENDERINGS

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Looking west from Emmet Street and Jefferson Park Avenue





Looking south from Emmet Street and Jefferson Park Avenue





Looking east from Emmet Street



## CONCEPTUAL SITE PLAN

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