



Board of Architectural Review (BAR) Certificate of Appropriateness

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

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

Owner Name Woodrow Two, LLC Applicant Name Subtext Acquisitions, LLC
Project Name/Description 104 Stadium Road Parcel Number 160002000
Project Property Address 104 Stadium Road, Charlottesville, VA 22903

Applicant Information

Address: 3000 Locust Street
St. Louis, MO 63103
Email: dlambur@subtextliving.com
Phone: (W) (314) 721-5555 (C) _____

Property Owner Information (if not applicant)

Address: PO Box 5306
Charlottesville, VA 22905
Email: tsteigman@msc-rents.com
Phone: (W) (434) 293-6069 ext. 405 (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] 1/27/23
Signature Date
Timothy VanMatre 1/27/23
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 1-20-2023
Signature Date
Richard H. Jones 1-20-2023
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Demolition of existing structure.

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

Property location; Photos and floor plans of subject property; Photos of contiguous properties; Demolition criteria;
Historic resource analysis

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

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

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

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

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

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

January 31, 2023

Jeffrey Werner
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application – 104 Stadium Road

Dear Mr. Werner and Board of Architectural Review Members,

Enclosed please find the certificate of appropriateness application associated with 104 Stadium Road. The application requests demolition of the existing structure located at 104 Stadium Road, a 1 ½ story, English Tudor style cottage built in 1927. The structure is currently a rental property and has not been owner-occupied since as early as 1963.

Subtext is an integrated real estate development company that creates better ways for students and young professionals to live and connect. Our firm is currently engaged with the owner of the subject property and surrounding properties to develop a residential project, albeit merely a concept until the future of the structure located at 104 Stadium Road is determined.

This signature block bounded by Stadium Road, Emmet Street, and Jefferson Park Avenue has the ability to serve many of Charlottesville's goals for smart growth. A project of which we can all be proud of and focuses on addressing housing supply needs and promoting affordable housing, improving and expanding the pedestrian environment, promoting multimodal transportation, and focusing density in appropriate locations to take pressure off of the residential and historic neighborhoods of Charlottesville.

In addition to working with our experienced team of local and national consultants, we felt it imperative to engage a historic preservation consultant to provide an objective review of the structure. Mr. Mark McConnel of Summit Studio was identified to consult on this matter based on his long track-record as a preservationist. Mr. McConnel has 46 years of experience in historic architecture and preservation and is familiar with the structure from his time in Charlottesville and with the University of Virginia. Attached to the enclosed application you will find his analysis of the qualities and merits of the structure.

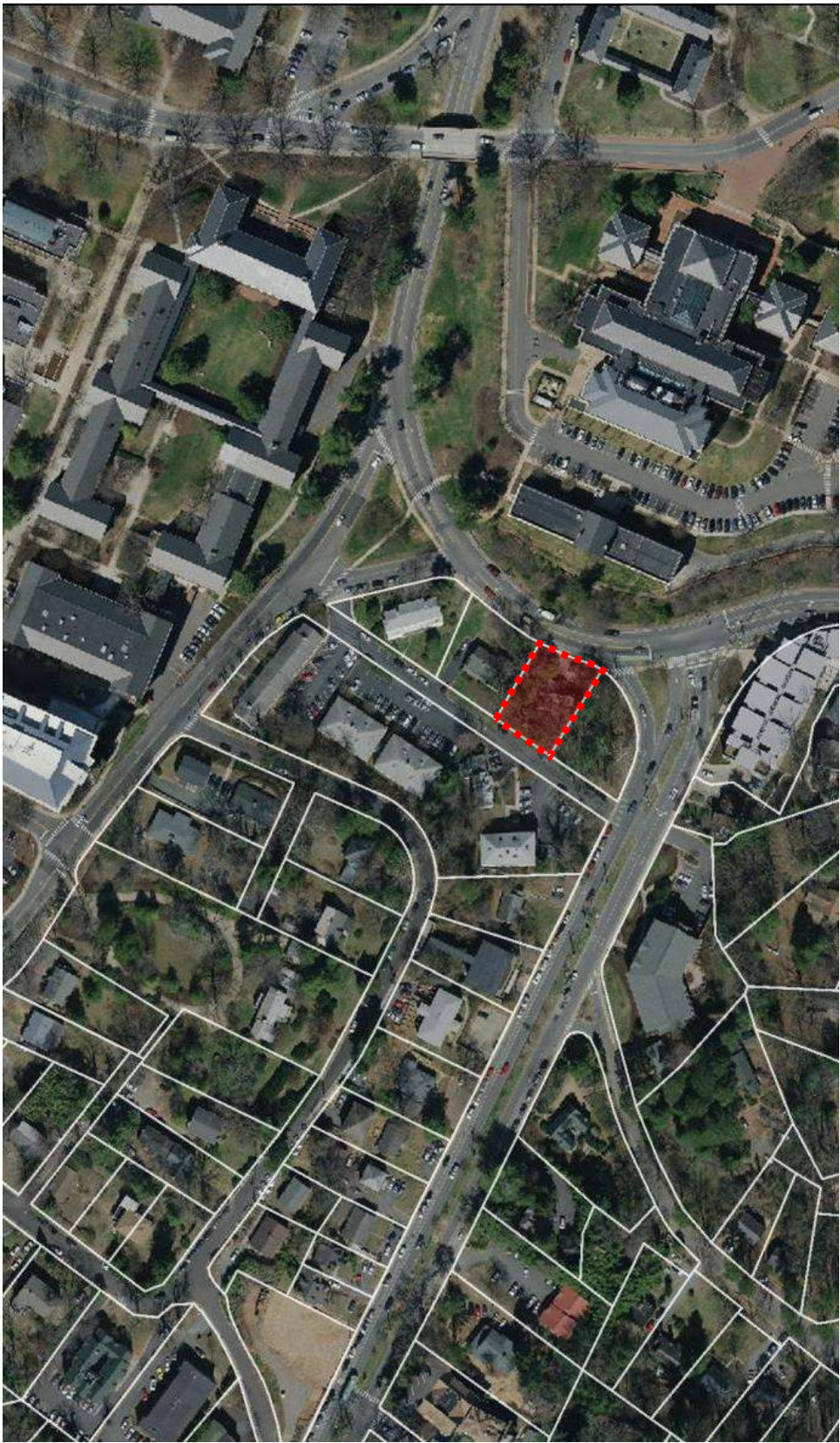
Thank you in advance for your consideration.

Sincerely,

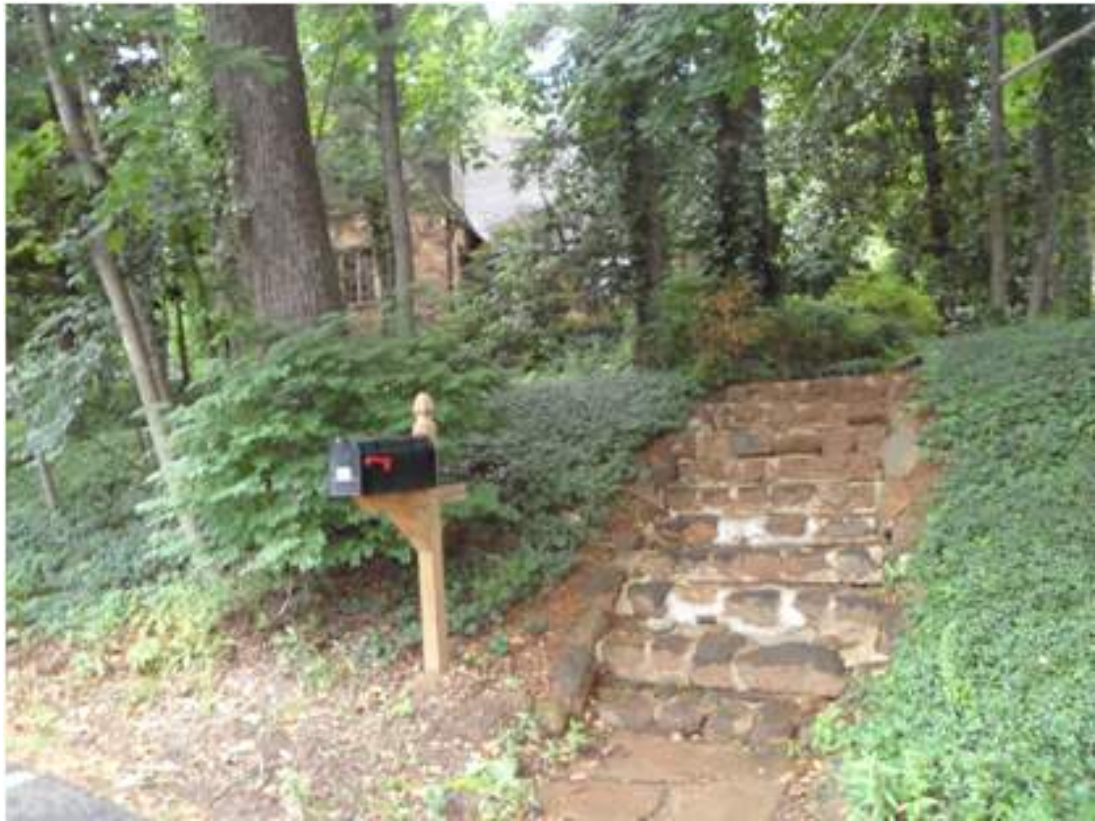


Dylan Lambur
Development Manager
Subtext

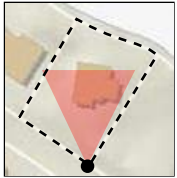
104 STADIUM ROAD



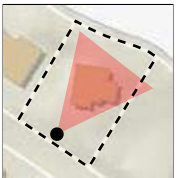
104 STADIUM ROAD - EXISTING PHOTOS



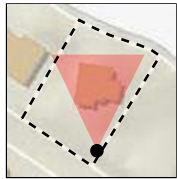
VIEW FROM WOODROW STREET



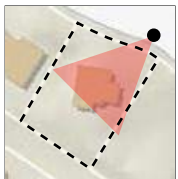
VIEW FROM SOUTHWEST



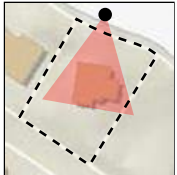
SOUTH FACADE FROM WOODROW ST



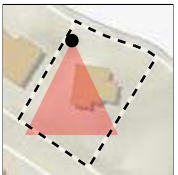
VIEW FROM EMMET STREET S



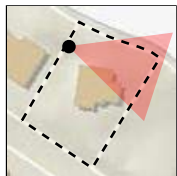
104 STADIUM ROAD - EXISTING PHOTOS



VIEW FROM EMMET STREET S



METAL FIRE ESCAPE

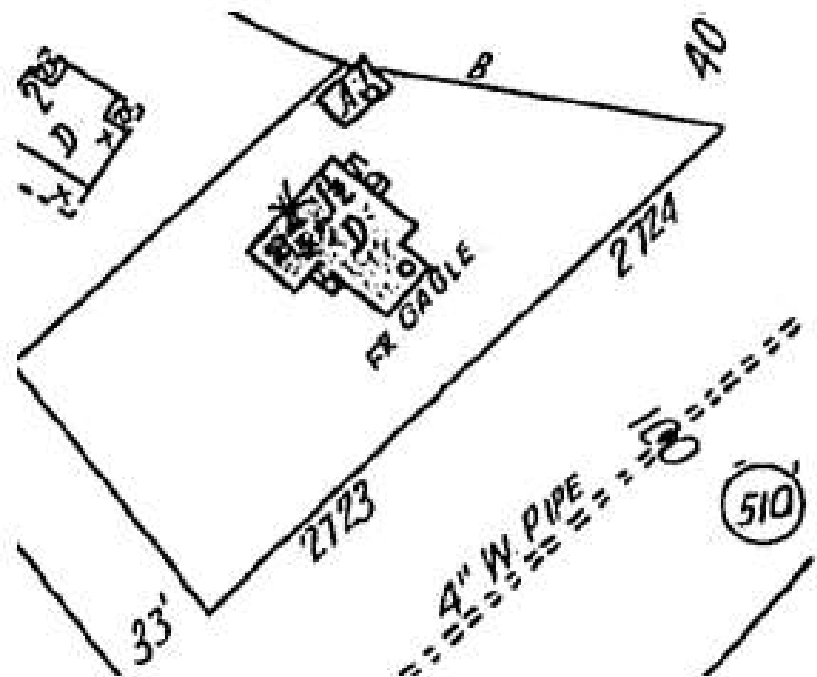


GRAVEL DRIVE FACING EMMET STREET S

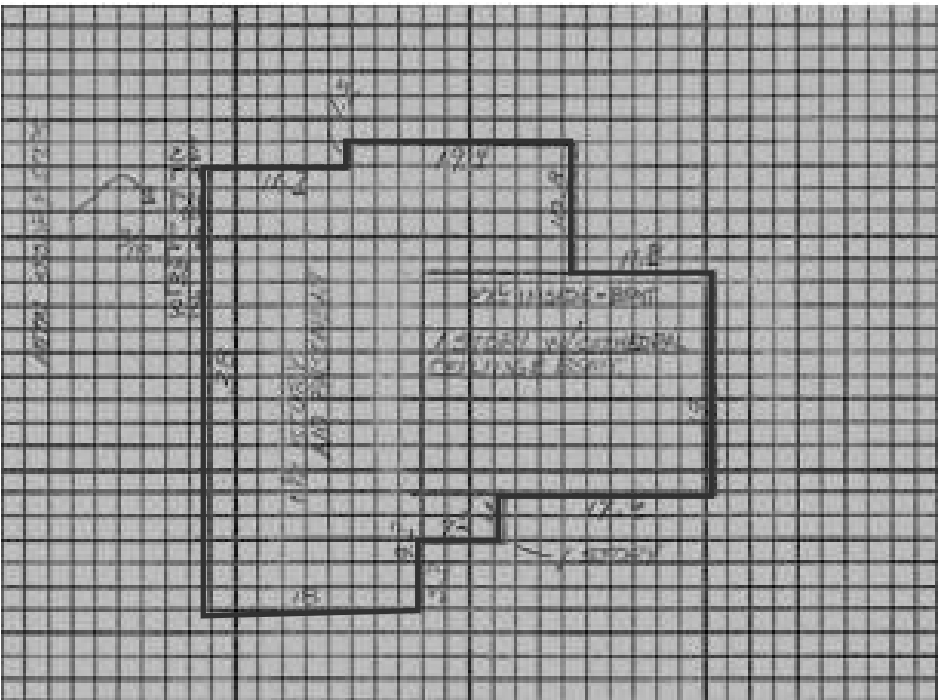


VIEW OF GARAGE FOUNDATION

104 STADIUM ROAD - PLANS

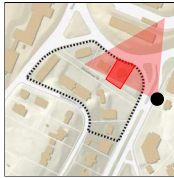


1929 SANBORN MAP

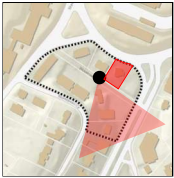


1955 FLOOR PLAN FROM TAX ASSESSOR

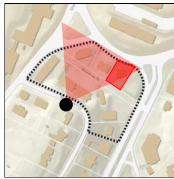
SURROUNDING SITE PHOTOS



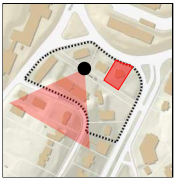
JEFFERSON PARK AVENUE - LOOKING NORTH



WOODROW STREET - LOOKING SOUTH



MONTABELLO CIRCLE - LOOKING NORTH

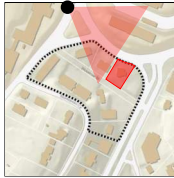


WOODROW APARTMENTS

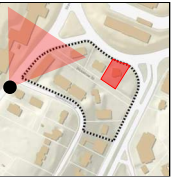
SURROUNDING SITE PHOTOS



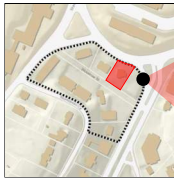
STADIUM ROAD - LOOKING DOWN EMMET STREET S



STADIUM ROAD - LOOKING NORTH



SOUTH RANGE APARTMENTS



JEFFERSON PARK AVENUE - LOOKING WEST



DEMOLITION CRITERIA

The following is an evaluation of the building based on the criteria for demolition as outlined in City Code Section 34-278:

(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.

(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;

No, the structure has not been designated a National Historic Landmark nor listed on the National Register of Historic Places or Virginia Landmarks Register. Additionally, the structure was excluded from the nomination and establishment of the adjacent Oakhurst-Gildersleeve National Register Historic District, and it was later volunteered as a protected property by the owner.

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

There is no known association with a historic event, person, architect or master craftsman that would qualify for nomination to a historic register or warrant protection.

(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;

No, 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.

(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;

No, the structure is not of such old or distinctive design, texture, or material that it could not be reproduced.

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

The extent of changes since the structure was built is not known, but appear to include the addition of a metal fire escape and replacement of a number of windows.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

The structure is not located in an ADC, and generally is no longer located in a neighborhood setting. There is no known historic or aesthetic link to other buildings in structures within an ADC elsewhere.

(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; and

The applicant will seek out opportunities to re-purpose and re-use select existing materials in the future project in a meaningful way.

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 line 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.

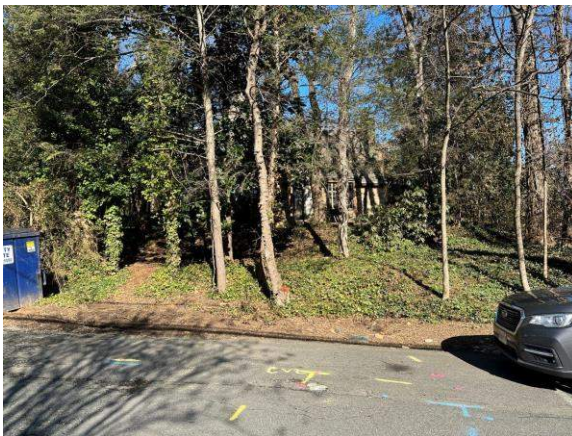
Given the lack of singularity of the house, the urbanized setting, lack of nomination to state or federal registers, and lack of associations with historic events or persons, this resource can be documented per the requirements of the BAR and removed without causing the loss of significant historic fabric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

PROPERTY CONDITION

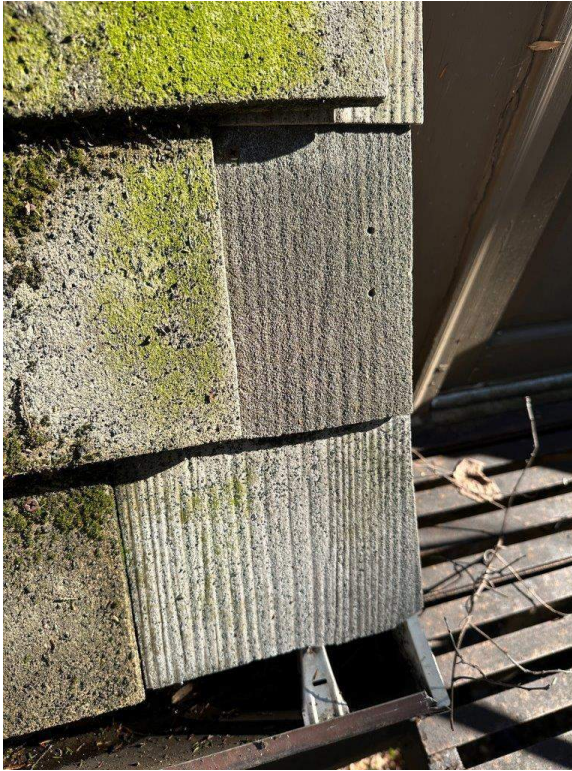
The house contains many of the trademark examples of Tudor Revival styling including, stone walls, rough stucco infill between false half-timbers, steel windows, steep pitched roofs, painted wood siding, bracketed overhangs, and stone (type) roofing. The roofing is, in fact, asbestos in deteriorated 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.

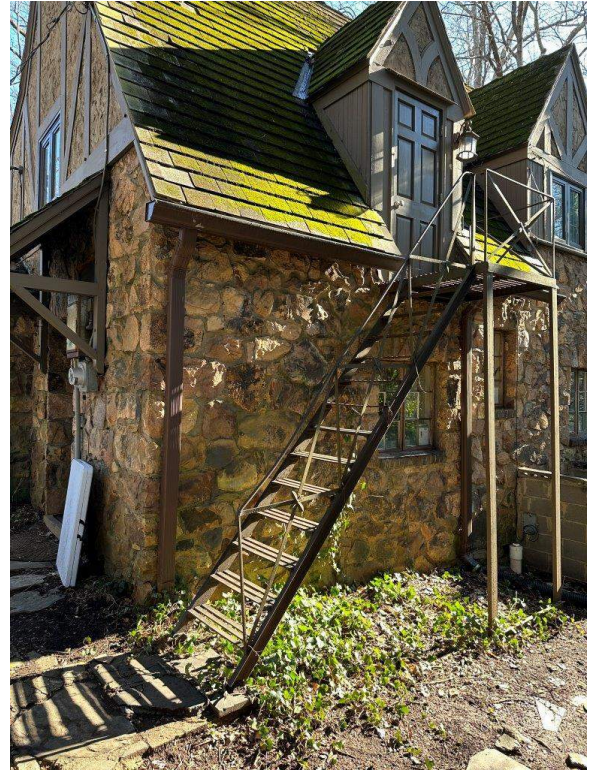
The general building materials are common of the period and in fair condition. The conversion of the property into a duplex has not had a significant impact on the overall interpretation of the original building although some loss of plan clarity is evident. The site is overgrown leaving the building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

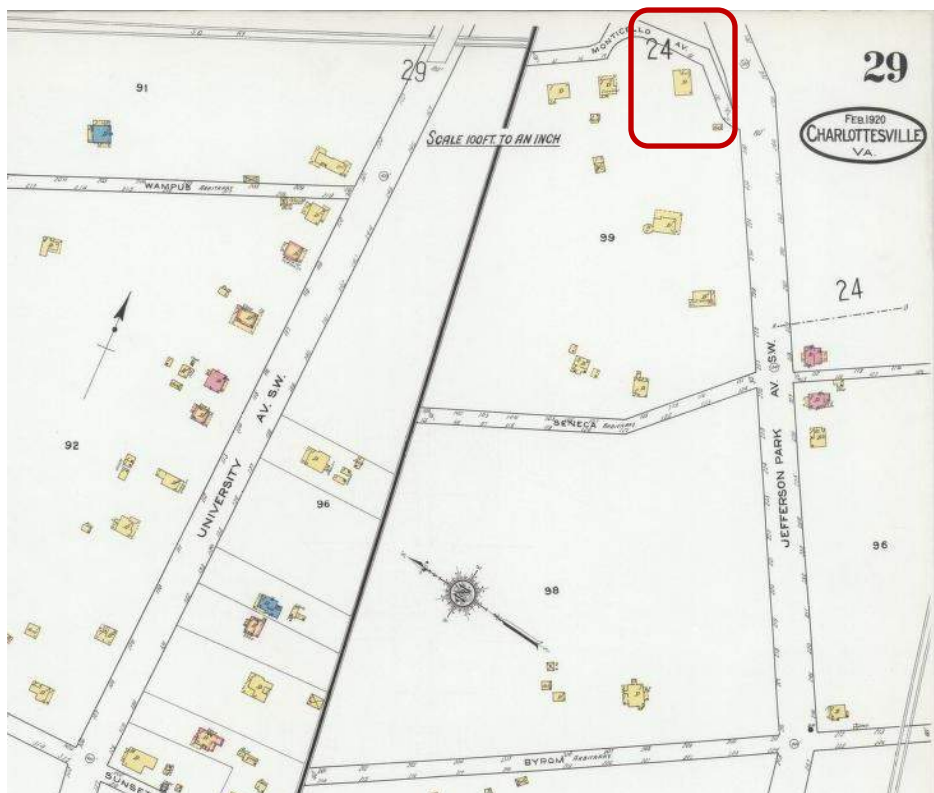
Criteria D

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

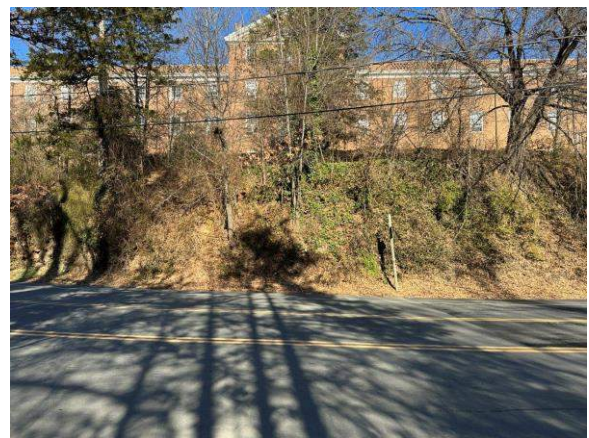
HISTORICAL NEIGHBORHOOD CONTEXT

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