

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
June 21, 2023, 5:30 p.m.
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)



5:00 **Pre-Meeting Discussion**

5:30 **Regular Meeting**

A. Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)

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

1. Meeting minutes: April 18, 2023

C. Deferred Items

5:40 2. [Certificate of Appropriateness Application](#)

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: Landscaping

D. New Items

6:10 3. [Certificate of Appropriateness Application](#)

BAR # 23-06-01

122 E Main Street, TMP 280027000

Downtown ADC District

Owner: Harold Brindley III, Trustee

Applicant: Michael Caplin / Friends of Charlottesville Downtown

Project: Rehabilitation/preservation of vestige signs on east elevation

6:40 4. [Recommendation on Special Use Permit \(SUP\)](#)

BAR 23-06-02

207-211 Ridge Street, TMP 290029000

Ridge Street ADC District

Owner: The Salvation Army

Applicant: Erin Hannegan / Mitchell Matthews Architects & Planners

Project: SUP re: modified setbacks and uncovered [structured] parking requirements

E. Other Business

- 6:50 **5. Preliminary Discussion**
207-211 Ridge Street (Salvation Army), TMP 290029000
Ridge Street ADC District
Owner: The Salvation Army
Applicant: Erin Hannegan / Mitchell Matthews Architects & Planners
Project: Redevelopment of site

- 7:20 **6. Staff questions/discussion**
- Update: Downtown Mall VLR/NRHP designation
 - Update: Zoning rewrite
 - Question: Painting/art on walls [continuous art vs murals]

G. Adjourn 7:40

2023 BAR	
BAR meeting date	Submittal Deadline
Tuesday, July 18, 2023	Tuesday, June 27, 2023
Tuesday, August 15, 2023	Tuesday, July 25, 2023
Tuesday, September 19, 2023	Tuesday, August 29, 2023
Tuesday, October 17, 2023	Tuesday, September 26, 2023
Tuesday, November 21, 2023	Tuesday, October 31, 2023
Tuesday, December 19, 2023	Tuesday, November 28, 2023

*Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
April 18, 2023 – 5:00 PM
Hybrid Meeting (In person at City Space & virtual via Zoom)**



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

Members Present: James Zehmer, Carl Schwarz, Tyler Whitney, Ron Bailey, Roger Birle, Breck Gastinger, Kevin Badke

Staff Present: Patrick Cory, Mollie Murphy, Jeff Werner, Remy Trail

Pre-Meeting:

The Pre-Meeting was held in the small conference room behind the main conference room in City Space.

Staff notified the BAR that they could be meeting back in City Hall Chambers for the month of May. A decision will be made before the next meeting.

Mr. Birle had a question about the setback on the Downtown Mall. Staff went over the process of the SUP Recommendation. Staff did receive emails and comments in opposition of the project.

Staff did remind the BAR that the rezoning is coming along. The rezoning will most likely should be done by mid-summer according to staff. There was discussion by the BAR and staff regarding the rezoning effect on the guidelines. There was also discussion surrounding IPP and the Stadium Road appeal to City Council.

The meeting was called to order by Mr. Gastinger at 5:32 PM

A. Matters from the public not on the agenda

No Public Comments from the Public

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

1. Meeting Minutes – November 15, 2022; December 20, 2022; January 18, 2023, and February 23, 2023

2. Certificate of Appropriateness Application

BAR 23-04-03

800 East Market Street (Key Rec Center), Tax Parcel 530160000

Downtown ADC District

Owner/Applicant: City of Charlottesville Public Works

Project: Install metal gate at dumpster enclosure

3. SUP Recommendation

BAR 23-04-02

218 West Market Street, Tax Parcel 330276000

Downtown ADC District

Owner: Market Street Promenade, LLC, Owner

Applicant: Heirloom Real Estate Holdings LLC,

Applicant Request: Modify height setback. (In lieu of 25-ft setback at 45-ft height: Old Preston Ave allow 5-ft setback at 45-ft height; W. Market St allow 10-ft setback at 45-ft height.)

4. Certificate of Appropriateness Application

BAR 23-03-02 (deferred from March 21, 2023)

506 Park Street, TMP 530123000

North Downtown ADC District

Owner: Presbyterian Church Ch'ville Trust

Applicant: Todd Shallenberger, Waterstreet Studio

Project: Landscaping: Memorial Garden and Tree Planting Plan

Mr. Schwarz moved to approve the Consent Agenda – Second by Mr. Zehmer – Motion passes 6-0.

C. Deferred Items

(See BAR 23-03092 on Consent Agenda)

D. New Items

5. Certificate of Appropriateness

BAR 23-04-01

810 West Main Street, TMP 300002000

West Main Street ADC District

Owner: Union Station Partners LLC

Applicant: Kurt Keesecker / brw architects

Project: Roof Canopy Addition

Jeff Werner, Staff Report –

Background Year Built: 1885 District: West Main Street ADC District Status: Contributing

810 West Main Street was built in 1885. The baggage room was doubled in size in 1905. The station was remodeled in 1913-1918. (historic survey attached). Significance: Three railways joined together to build this depot at the junction of their lines. The baggage rooms were remodeled in 1997 for the current Amtrak Station. The former Union Station was remodeled in 2000 for a restaurant.

CoA request for the construction of a new roof canopy at the front (north) elevation.

From the applicant's submittal:

Addition of permanent (not temporary) Roof Canopy over existing outdoor dining area.

E. Height & Width

- We believe the height and width of the addition are respectful of the Historic Structure by being lower than the original building.

F. Scale

- Similar to the existing building, the new addition incorporates some building characteristics, like vertical proportions and eave line, that help building scale relate to the human scale. The shape of the roof canopy is the primarily viewed as a single slope, used to direct water to the trackside façade.

G. Roof

- Roof Forms and Pitches / we've provided a single slope structure with approx. ¼" :12 slope to the trackside facade
- Roof Materials / we're suggesting a polycarbonate translucent panel system similar to system used at former Little Star restaurant on West Main
- Rooftop Screening / The roof form is perceived as a simple and flat shape. All lighting, fans, and space heaters will be suspected below the new roof canopy area. There will be no mechanical equipment on top of the new roof canopy.
- The new roof materials will be translucent polycarbonate system on the painted steel superstructure. We have included moment connections at the beams and columns to eliminate diagonal lateral bracing (which we believe would adversely affect the aesthetic of the new roof and diminish views from the dining area to the surrounding buildings and mountains.) diminish views from the dining area to the surrounding buildings and mountains.)

H. Orientation

- The new addition does not provide a new point of entry to the facility, so the Station entrance and primary façade are respected and maintained.

I. Windows & Doors

- Our design for addition does not include 'windows' or 'doors' but we've provided a new exit stair for the addition accomplishing the code requirements exit separation.
- The existing windows in the existing building will remain and will not be altered.

J. Porches

- Our design for addition does not include traditional 'porches'.

K. Street-Level Design

- Our work area is one level above street level, so views of the new roof canopy will be from below. We have arranged the new lights, fans, heaters to follow the regular structural pattern of the steel support to reduce visual clutter when viewed from below. Our new work does not affect the street level facade of the existing building.

L. Foundation & Cornice

- Our design for roof addition does not include foundation as we are building over the existing building. Our new cornice will not match the historic details, but instead will have a minimal roof system edge with translucent panels and framing system only.

M. Materials & Textures

- The New Roof Canopy addition will have two primary visible materials
- 1) Steel support structure, bronze color (painted - southern vine 2138-10)
- 2) Hercules System, translucent polycarbonate (UV protected).
- Some elements contained in the intervention area like the existing metal guard rail & relocated steel stairs will have the same finish as metal structure (painted - southern vine 2138-10).

N. Paint

- Steel structure will be bronze color (painted - southern vine 2138-10). Paint at the existing building (if any) will not be disturbed unless attachment of new materials require it. In these limited areas, any painted brick will be painting to match adjacent.

O. Details & Decorations

- The details and decorations for the new structure are minimized, with emphasis on the new steel structure providing the visual character. Moment connections will be welded and smoothed, with a paint finish (no visible bolts.)

1. Locates the addition above the existing (currently uncovered) roof dining area. We will not increase the footprint of the existing building.
2. Set the additional roof height/massing is below the cornice lines of the historic structure and minimizes visual impact with thin profile at edges and separation from parapet walls below by supporting new canopy on limited number of columns.
3. Does not destroy the historic materials that characterize the property
4. New work is differentiated from the old and the massing/size/scale is compatible with the adjacent historic building.
5. The new work/addition is not an exact copy of the original
6. We believe by location and massing the new addition will be complimentary to the overall building massing, our deference to the historic structure is demonstrated in the selection of color and limited (only essential) structural components.
7. Our material palette for the new building is limited and 'simple' providing a unified aesthetic for the addition. The exterior materials palette includes painted steel structure & white translucent polycarbonate roof panels.

Discussion and Recommendation

The structure currently contributes to the West Main Street district and has a long history of association with the railroads. The BAR should discuss how the façade changes relate to the original building. The structure has been modified over the years, adapting this former train station to a restaurant. While the proposed canopy is aesthetically consistent with the current expression of the building's architecture, it is still an addition onto the historic façade. Staff supports the design and intent, but recommends the new canopy be constructed in a manner that separates it from the existing building. The north and south façade of canopy addition respects the setback line established by the historic building without competing with the general massing and height of the existing structure. The BAR should discuss the plan to adjust the location of the existing egress stair with repairs to the existing opening in the parapet and the proposed new opening. BAR should also discuss the how the canopy addition will adjoin to the existing structure.

No exterior lighting is indicated; however, the BAR may apply conditions to address future lighting, if planned.

Kurt Keesecker, Applicant – I am happy to present our design ideas for the addition for a roof canopy over an existing dining deck at the train station. This was an outdoor dining space that had been informally covered with a variety of either wood or tent-like structures haphazardly in the past. The building owner has decided to make that covering more permanent to essentially enliven and extend the season at that future restaurant use. It could aminate that urban space. Our response to that request is to do a couple of things. There were some limitations working with the existing building that we had to think about. We obviously wanted to follow the Guidelines and make the new roof canopy different from the historic architecture. We are using exposed steel that is painted and a polycarbonate panel system very similar to the one that is on Little Star on West Main. The material choices were related to simplicity and an expression of that in the industrial utilitarian setting. We decided to align the columns. The placement of the vertical columns is determined by a series of columns that are actually on the lower level that were added some time ago when the floor of this roof area was rebuilt and made more solid. We had asked if we could try to avoid x-bracing on this roof canopy structure. To do that, we needed to align our new columns with the columns that are down below so they will go into the foundation. We're going to use monet frames or momet connections at the beams and columns

to make rigid connections. That holds well for the 3 column locations. I should note that our new columns go behind the existing parapet walls. There is no structural interruption there on the exterior of the façade. Our connection that staff had mentioned in the report to the existing building is a connection that allows us to get some stability to the roof structure. That connections need to occur where the framing for that mechanical area is located. The framing for the mechanical area is a new addition to the original cargo area. Our structure aligns with the framing. The parapet goes up from that to conceal the existing mechanical that is not part of our space. That mechanical area is existing. We have slightly sloped the canopy. It is higher on the parking lot side of the building. It looks slightly lower on the rear track (east-west track). We did suggest moving the stair for a couple of reasons. The existing stair location is technically too close to the other exit, backend of the building. They count as a second means of egress. To have a second means of egress, it is better to have that stair further away from the other door. There is a little wedge space between this building and an off-property CSX owned utilitarian building. We thought it would be a nice place to sneak that stair in. We can then open up the rear façade toward the tracks. The rear façade has a big fume hood existing piece of equipment that is there and some other mechanicals. I am not going to claim that façade is historic or beautiful. The existing stair location covers up the door and an archway. We think by moving the stair to this blank end of the building, it will be more suitable. It is hard to tell from our renderings. It might be hard to tell from our photos. This entire part of the building is painted existing brick. We think with the repair to the existing canopy, we can use some of the railing, moving the pieces. The coping piece and the railing that was original to the buildout, take from where we want the opening and bring it back and repaint to match. The only other thing that is notable is that we have our lights, some fans, and some heaters to extend the seasons into the shoulders under the canopy. What we're trying to do is not make that a cluttered mess of electrical conduit.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Birle – You're moving the existing stair. That's not the primary stair to get upstairs.

Mr. Keesecker – There is an interior stair that leads to dining space inside on the second level. It is the secondary exit.

Mr. Birle – Doesn't it need a landing?

Mr. Keesecker – It does have a landing at the top. At the bottom, it will connect to the sidewalk in the rear area. I think it is OK. We had planned on moving it. I think it conforms now. It is a little deceiving how tall it is. The parapet wall is taller.

Mr. Whitney – With the purlins that are going to have the conduit running through it, those are steel tubes.

Mr. Keesecker – I am thinking of using two angles that will be able to change. That's how we're going to be able to get this slope on the roof. We're building in a little bit of adjustment. They will slide up and down. That will let us make the holes where we want to make them. They're only there to support that polycarbonate panel that needs support about every 2 feet to 30/32 inches. They're not structurally significant. I think we can pull that off.

Mr. Gastinger – That's a translucent?

Mr. Keesecker – It is a translucent panel. It is exactly the same material as used on The Little Star building. It will let light in. It is not clear.

Mr. Gastinger – It is diffuse. Is it white?

Mr. Keesecker – It is white. It will hopefully have a little glow in the evenings when we turn the lights on. It is hoped that it will provide a little bit of shade just like the one on West Main in the summer months. That's been part of the problem.

Mr. Gastinger – I just wanted to clarify something about the slope to make sure I am reading the drawings correctly. It reads to me like the roof edge on the north façade as level and on the south façade as level. It is sloping evenly towards the tracks.

Mr. Keesecker – That's correct. It is at a very low slope. It is around a half inch per foot.

Mr. Gastinger – The only other question I had was about the lighting. This was a point of discussion with Little Star. Initially, they proposed some lighting that was LED and full color range. I wanted to understand a little more about the lighting intentions. I don't know if there is any lighting in terms of the kind of light. A white surface like this could turn into quite a feature.

Mr. Keesecker – We haven't specified the lights exactly. We know they are probably going to be linear. They will be LEDs. We are going to do full cutoffs that have all of the light go down. By glow, it's probably off the reflected light from the tables that are below. We're not going to shine light towards the roof canopy from underneath.

Mr. Whitney – Is there any opportunity to relocate some of the mechanical units that are on the north side adjacent to where you're moving the stair to?

Mr. Keesecker – All of those serve in the tenant space. It is now unoccupied. There is no fit out plans specifically for the future restaurant use depending how they need their service to be provided in the future. I think we would have to come back to the BAR for that. The sequence of events for the owner was to try to create an amenity space that would help attract attention to the restaurant space and have the restaurant go through a series of approvals as needed. There are some things that exist in front of this building (concealing fence around one of the doors) attached to this building. Once they decide what their final approval improvement plan is, I think they probably have to revisit it. We haven't gone that far yet because that is still unknown.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – It seems to fit perfectly with our guidelines. It looks like it will be a nice project.

Mr. Birle – This is a nice, quiet insertion here

Motion – Mr. Schwarz – **Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 810 West Main Street satisfies the BAR's criteria and is compatible with this property and other**

properties in the West Main Street ADC district, and that the BAR approves the application as submitted with the following conditions:

- **Lighting will be Full cut-off. Lamping will be dimmable, have a Color Temperature not exceeding 3000K, and Color Rendering Index not less than 80, preferably not less than 90.**
- Mr. Bailey with the second. Motion passes 6-0.**

E. Other Business

6. Informal discussion

- There was discussion on turf grass on the front yard of a fraternity house on Rugby Avenue.
- Members of the BAR did not like the idea of turf grass on the front yard of the fraternity house on Rugby Avenue.

7. Staff questions/discussion

- DT Mall NRHP update – April 19 meeting – Meeting on the 19th was postponed to a later date. The first meetings of the Downtown Mall Committee have been held. The first two meeting have been about getting a historical background of the Mall
- Letter of support for CLG Grant requests: • *GPR Survey and Archeological Assessment of McKee Block*
- *In-Depth Analysis of Ceramic, Faunal, and Personal Item Artifacts Recovered at the Swan Tavern Archeological Site*

Staff provided an update regarding the excavation taking place at the Levy Building site.

Motion – Mr. Zehmer – I move that the Charlottesville Board of Architectural Review allow the Chair to sign a letter of support for CLG grant requests for the GPR Survey and Archeological Assessment of McKee Block and an in-depth analysis of ceramic, faunal, and personal item artifacts recovered at the Swan Tavern Archeological Site. Second by Mr. Birle. Motion passes 7-0.

8. Informal discussions:

- BAR training
- Term expirations
- Board composition
- Minor reviews/approvals

There was a discussion regarding the zoning rewrite and the role of the Board of Architectural Review with the new zoning.

Adjournment

The meeting was adjourned at 7:13 PM.

Certificate of Appropriateness Application

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: 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
June 21, 2023**



Certificate of Appropriateness

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: Landscaping



Background

Year Built: 1927 [or 1929]

District: The Corner ADC District

Status: Contributing

Designed by Charlottesville architect Stanislaw Makielski for the Beta Theta Pi Fraternity. Georgian Revival with five bays, two and half stories, brick (Flemish bond), and a hip, slate roof with two hip roof dormers. (Survey attached)

Prior BAR Actions

May 16, 2023 – BAR # 23-05-01. BAR accepted (7-0) applicant's request for deferral. In its discussion, the BAR requested a sample of the turf, information regarding its installation and maintenance, spec sheets for the pathway lighting, and measured drawings for the proposed brick piers, recommending the widths not exceed 18" and, as important design elements, the piers complement, but not mimic, the architecture of the house.

Staff report and submittal:

http://weblink.charlottesville.org/public/0/edoc/801508/2023-5%20180%20Rugby%20Road_BAR.pdf

Link to meeting video: (Discussion begins approx. 3 minutes into the meeting.)

<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=lif3i1bax7nylxdimbrh>

Application

- Applicant submittal: The Grow Company submittal *Beta Fraternity*, 2 drawing and 12 pictures. Spec sheet for *SoftLawn – Fresh Zoysia Plus*. Spec sheet for pathway lights.

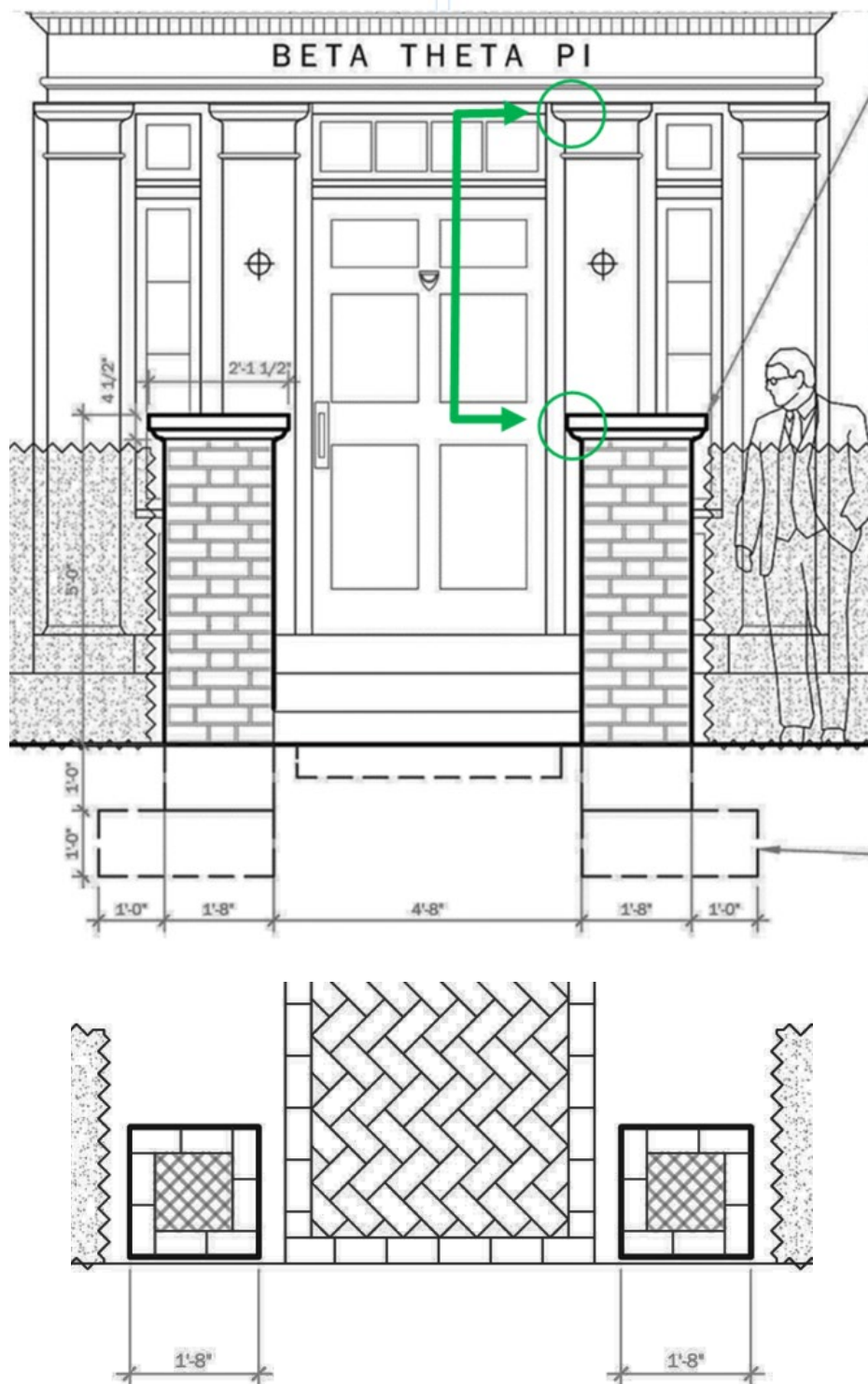
CoA request for landscaping project: brick piers at the front walk (limestone caps, brick coursing to match house); steps and pavers on the sides and rear with five (5) pathway lights; and two areas of artificial turf installed in the front yard. (Note: The submittal indicates misc. pruning and clean up, which are not

subject to BAR review.) Also, the five bollards at the rear corner will not be lighted. This is incorrectly noted on the plan.)

Discussion and Recommendation

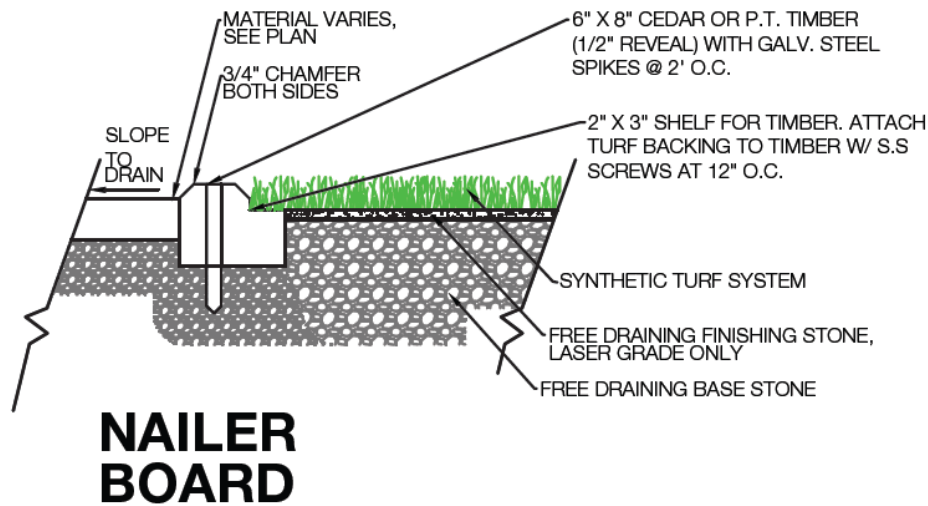
Brick Piers

1'-8" deep/side. 5'-0" tall. Brick coursing and bond to match house. Profile of limestone cap reflects pilaster cap at front entrance.



Artificial Turf

Applicant will bring a sample to the BAR meeting,
SoftLawn Fresh Zoysia Plus



Path Lights

The proposed fixture (five are indicated) is simple and unobtrusive. The LED lamping is dimmable, has a CCT of 2,700K, and a CRI of 80, which meet the BAR criteria:

Staff comments

Staff finds the piers, pathways, steps, and path lights appropriate for this site and this district. Regarding artificial turf [both visually and materially], the design guidelines are silent. Staff suggests the following might assist the BAR's discussion. (Adapted from standards for review of alterations).

- Will the proposed turf:
 - Be visually incompatible with the site and this ADC district?
 - Conflict with the Secretary of the Interior Standards? (For ex. Is retaining a *natural surface* necessary to define this property's overall historic character? Or, would the proposed turf diminish that historic character? Refer to the Secretary's Standards for *Setting and Building Site*. Link in the *Appendix*.)
 - Unacceptably change this ADC district?
 - Adversely impact any protected features of this property, such as gardens, landscaping, etc.?
 - [Visually, materially, installation requirements] adversely impact the site or this ADC district?
 - Conflict with the ADC District Design Guidelines? (Refer to Chapter 1, *Introduction*, and Chapter 2, *Site Design and Elements*.)

Should the BAR approve the CoA, staff recommends the following conditions of approval:

- The turf will remain flat and the surface unaltered. (No added art, logos, images, symbols, text, putting green, etc.)
- The turf will be maintained, including appropriate drainage.
- Removal or replacement may be required upon a determination, per City Code Sec. 34-281, the turf is in a state of disrepair and/or deterioration resulting in a detrimental effect upon the character of the property and the ADC district.

Additionally, recognizing the potential for precedent, the BAR should include in its discussions any factors that make this request unique and/or might instruct where and under what conditions other

installations might be treated the same or differently. (For example, are there reasons it is acceptable here that might not apply to other sites or locations?)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed landscaping plan for 180 Rugby Road satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and the BAR approves the application [as submitted]. [..as submitted with the following conditions:...].

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed landscaping plan for 180 Rugby Road does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines from the Introduction

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

Flexibility: The [design guidelines] offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

Pertinent Guidelines for 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.

D. Lighting

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

[...]

E. Walkways & 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.

[...]

Appendix

Secretary of the Interior Standards for the Treatment Of Historic Properties

www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

Page 65, *Preservation*

SETTING (DISTRICT / NEIGHBORHOOD)

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.	Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished.
Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.	Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting. Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

Page 142, *Rehabilitation*

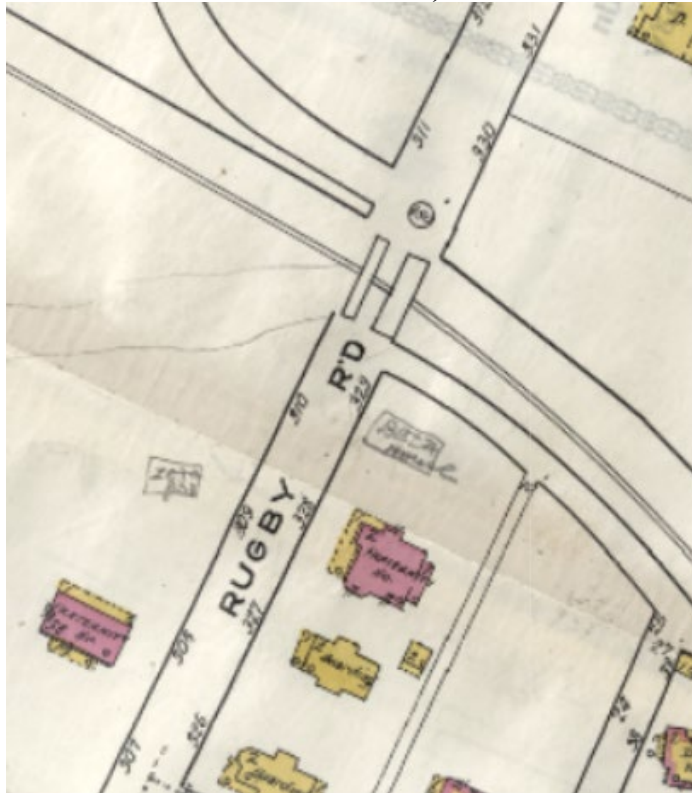
BUILDING SITE

RECOMMENDED	NOT RECOMMENDED
<i>The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.</i>	
Designing the Replacement for Missing Historic Features	
Designing and installing a new feature on a site when the historic feature is completely missing. This could include missing outbuildings, terraces, drives, foundation plantings, specimen trees, and gardens. The design may be an accurate restoration based on documentary and physical evidence, but only when the feature to be replaced coexisted with the features currently on the site. Or, it may be a new design that is compatible with the historic character of the building and site.	Creating an inaccurate appearance because the replacement for the missing feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature did not coexist with the features currently on the site. Introducing a new feature, including plant material, that is visually incompatible with the site or that alters or destroys the historic site patterns or use.
Alterations and Additions for a New Use	
Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.	Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the building site if landscape features and plant materials are removed.
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.	Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.
Removing non-significant buildings, additions, or site features which detract from the historic character of the site.	Removing a historic building in a complex of buildings or removing a building feature or a landscape feature which is important in defining the historic character of the site.
Locating an irrigation system needed for a new or continuing use of the site where it will not cause damage to historic buildings.	Locating an irrigation system needed for a new or continuing use of the site where it will damage historic buildings.

SETTING (DISTRICT / NEIGHBORHOOD)	
RECOMMENDED	NOT RECOMMENDED
<i>Identifying, retaining, and preserving</i> building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.	Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

Appendix:

Sanborn 1920 (footprint drawn in later – date unknown)



Historical Survey photo (1980):





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5061(16)

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle, Charlottesville	Delta Upsilon House
Street address or route number 180 Rugby Road	
USGS Quad Charlottesville west, Va.	Date or period c. 1930 c. 1927
Original owner	Architect/builder/craftsmen
Original use	
Present owner Delta Upsilon	Source of name
Present owner address	Source of date
180 Rugby Road	Stories
Present use Fraternity	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs good

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.)

180: brick (flemish bond); 2 1/2 stories, hip roof with 2 hip roof dormers; 5 bay; 5 bay brick terrace with iron railing. Georgian Revival. c. 1930. brick quoins, projecting center pavilion with pediment, entablature with soldier brick architrave, blank, dentilated frieze, modillion blocks. entrance in center bay has 4 Tuscan pilasters, full entablature with dentils and modillion blocks. frieze states "Delta Upsilon", five light transom. 8 over 8 light sash windows, 1st floor - jack arches, stone keys and sills. shutters. one interior chimney on north.

Interior inspected? no.

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

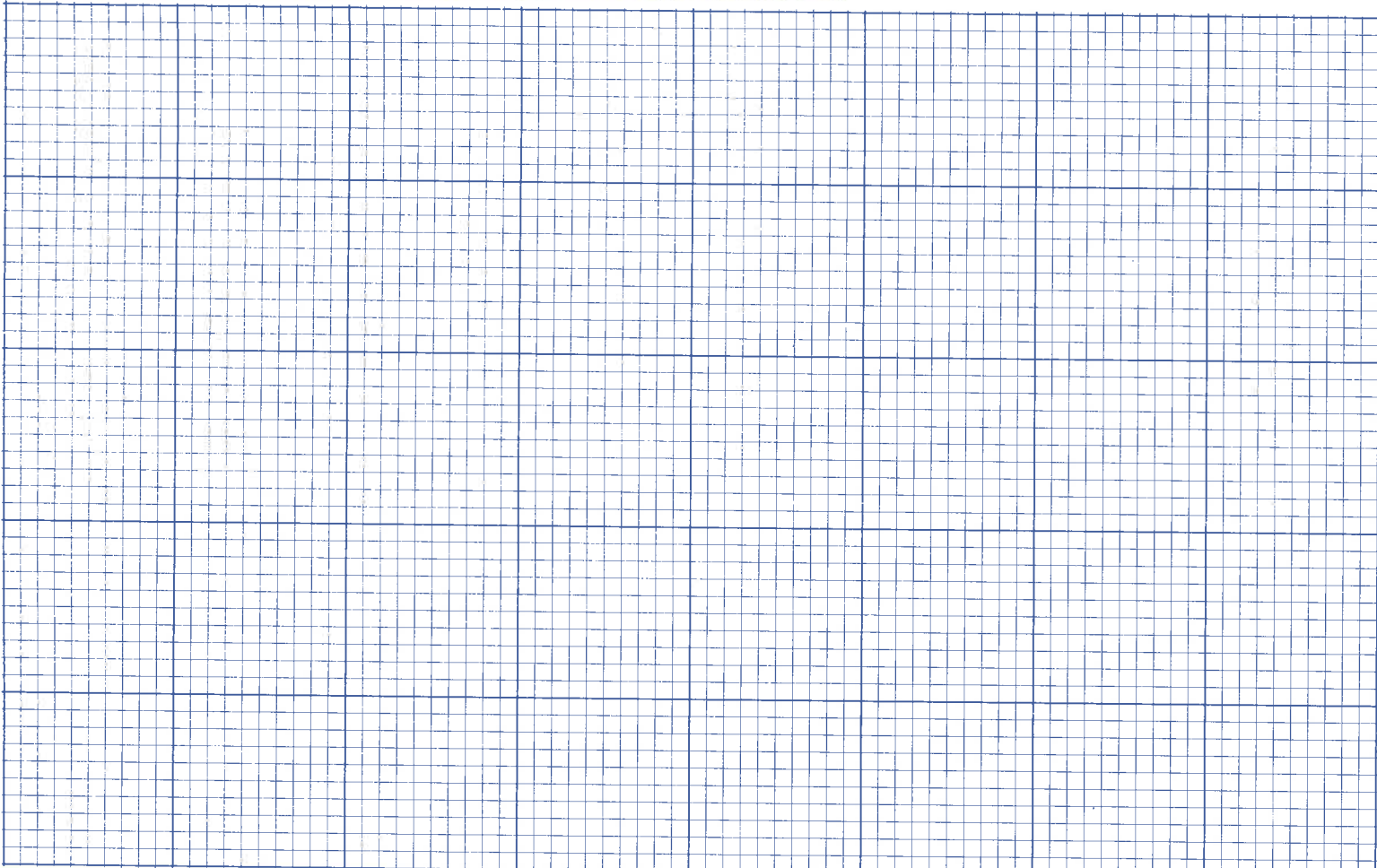
formerly Beta Theta Pi House
not shown on 1907 or 1920 Sandborn maps.
Delta Upsilon bought in early 1970's.

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

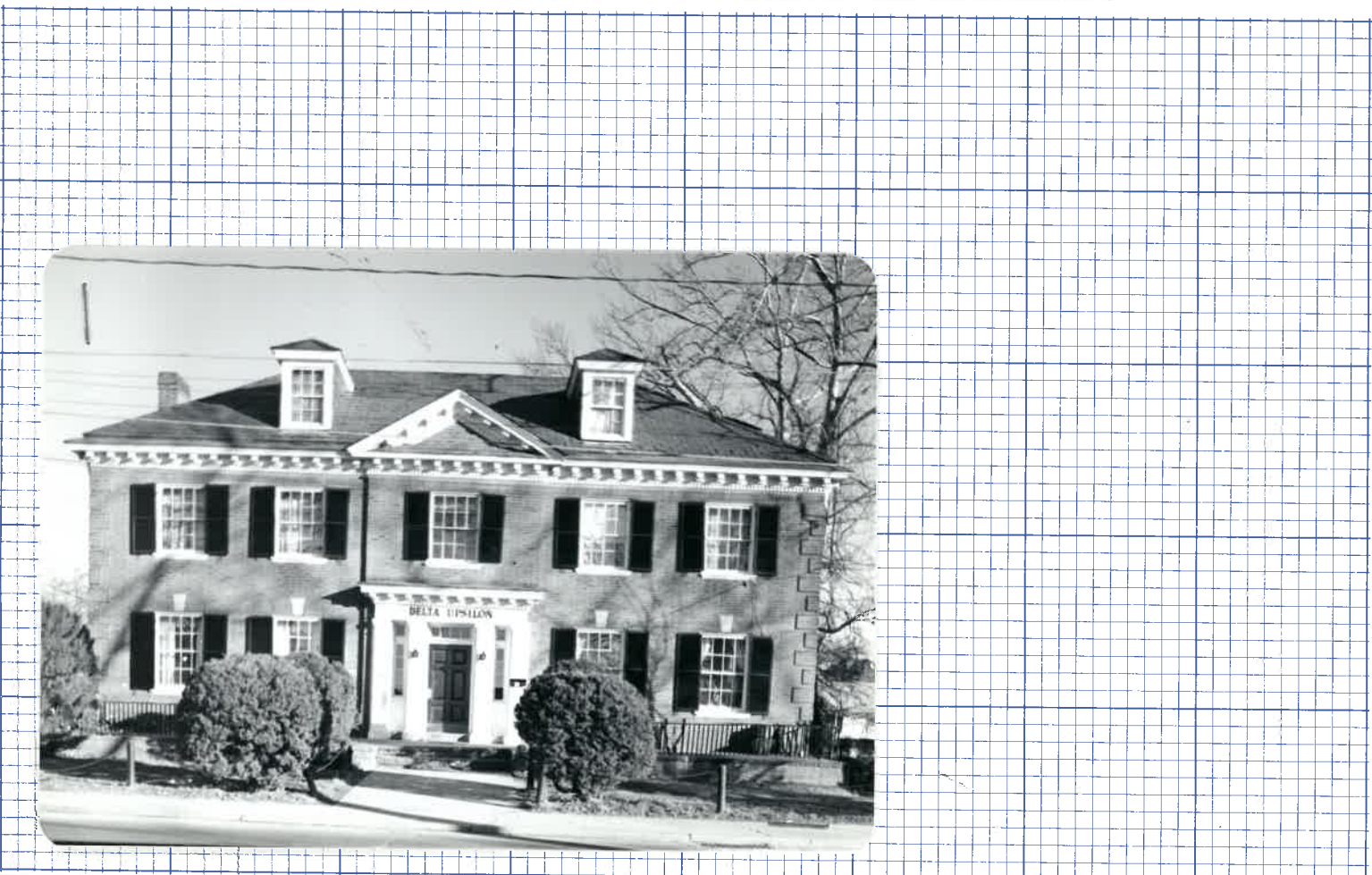
Primary sources (Manuscript documentary or graphic materials; give location.)

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

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

Date

March 1980

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0002

Other DHR Number: 104-70

Property Date(s) 1929

PROPERTY NAMES

180 Rugby Road

EXPLANATION

Address-Current

Beta Theta Pi House

Historic

Delta Upsilon Fraternity House

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-152-1-2

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
--------	-------------------	-------------

180 -	Rugby Road	Current
-------	------------	---------

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On corner lot, sloping downward to rear; yard planted with evergreen shrubs, and front yard edged with rail fence; driveway behind building leads to parking adjoining building on south/southwest side.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Cornice	0	Boxed	Wood	W/ Modillions
Dormer	4	Hip-roofed	Wood	
Foundation	0	Continuous	Brick	
Roof	0	Gable	Asphalt	Shingle
Walls	0	Masonry	Brick	6-course Amer.Bond
Window(s)	0	Sash, double-hung	Wood	1/1
Chimney	1	Interior	Brick	
Dormer	1	Gable-roofed	Wood	
Chimney	3	Semi-exterior	Brick	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1929
Source of Date: Site Visit/Written
Architectural Style: Colonial Revival
Description:

Large rectangular block with two-and-one-half-story rear section on foundation with raised rear; both sections have hipped roofs, edged with ornate cornices which include modillion blocks on the front facade, and dentils on the other walls. Four hip-roofed dormers in main block, each with one-over-one double-hung sash window. Five-bay front facade has central entrance in Classical frontispiece with four three-quarter Doric columns supporting an entablature; a gabled dormer emphasizes the center bay. A semi-exterior chimney rises on the northeast side of the main block, with a one-over-one window breaking through on the second floor in the manner of Lutyens. The front facade's first-floor windows have jack arches and keystones; all windows on the front have window blinds.

Condition: Excellent
Threats to Resource: None Known

Additions/Alterations Description:
None.

Number of Stories: 2.5
Interior Plan Type:
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
None.

DHR Historic Context: Domestic

Significance Statement:

This building was constructed in 1929, to designs by the Charlottesville

architect Stanislaw Makielski, for the Beta Theta Pi Fraternity. "Since 1916 Beta Theta Pi had tried to build a house on University land, but in 1929 it chose instead to be on Rugby Road, across from Zeta Psi and near to the newly completed Phi Kappa Psi". Makielski envisioned another quadrangle formed by fraternity houses, similar to the arrangement on the northwest side of Rugby Road, for the site occupied by this house and adjoining land contained in the area between Chancellor Street, Rugby Road, and Madison Bowl; this plan was dropped when Phi Kappa Psi decided to build a house overlooking Madison Bowl (VDHR resource nos. 104-133-10, 104-67) (Bishop 1981: 17, 16). The Beta House was the last University of Virginia fraternity house to be built south of the railroad tracks, and it gave its name to Beta Bridge, located immediately to the north (VDHR resource no. 104-133-1) (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14646	3 - 5	3/ 9/1996
B&W 35mm Photos	14645	36 -	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.
University of Virginia Library Government Documents.

Sequence #: 1.2 Bibliographic Record Type: Book
Author: Bishop, Timothy L.
Citation Abbreviation:
Fraternity Houses at the University of Virginia
Notes:
Undergraduate Architectural History Independent Study, University of Virginia, 1981. University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :

Title :

Company: VA Delta Upsilon Alumni Assoc., Inc.

Address: Mincer - 1527 University Avenue

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CHARLOTTESVILLE



9



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130-2
Negative no(s). 7297

Page 1 of 2

Street address 180 Rugby Road
Town/City Charlottesville

Present name: Delta Upsilon House
Common name

Historic name Beta Theta Pi House

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

Number of Stories

☐ 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 ☒ hipped
☐ 1 ☐ 4 ☐ gable ☐ _____
☒ 2 ☐ _____ ☐ pedimented

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

no porch

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 ☒ fraternity

Style/period Georgian Revival

Date 1929

Architect/builder Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplight.



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

This is one of the few fraternity houses of its period in Charlottesville without a porch or portico. Following traditional Virginia Georgian forms, it has a prominent modillion wood cornice, a Classical door frame, and good-quality brickwork in Flemish bond with jack arches at the windows. The small decorative front pediment enlivens the facade.

Historical information

The last UVa fraternity house to be erected south of the railroad tracks, the Beta house was built for the Beta Theta Pi fraternity house, which occupied it until the local chapter became inactive in 1972.

The local chapter of Delta Upsilon has occupied it since 1973.

The Beta house gave its name to nearby "Beta Bridge" just northwest.

Source City directories; Eugenia Bibb;
T. Bishop, "Fraternities at UVa"

Surveyed by Jeff O'Dell, VHLC

Date 9-83



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s) 7297

Page 1 of 2

Street address 180 Rugby Road
Town/City Charlottesville

Historic name Beta Theta Pi House

Present name: Delta Upsilon House
Common name

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

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

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

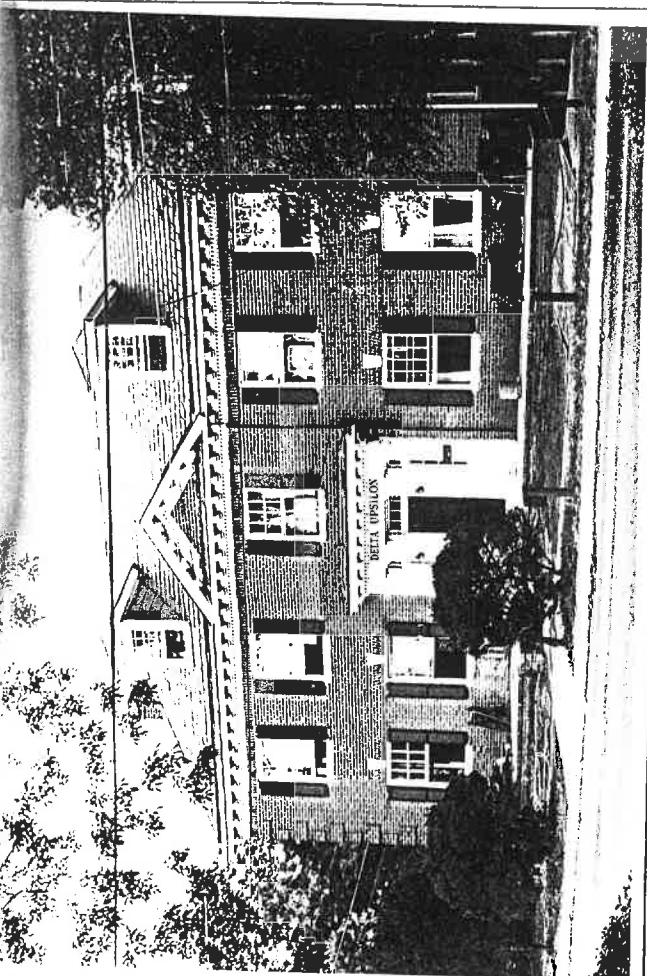
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/>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

Building type

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

Style/period Georgian Revival Date 1929 Architect/builder ~~xxxx~~ Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplit.



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

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Source City directories; Eugenia Bibb;
T. Bishop, "Fraternities at UVA..."

Surveyed by Jeff O'Dell, VHLC

Date 9-83



Date 3/9/90 File No. 104-133-12
Name Delta Upsilon, 180 Rugby Rd.
Town Charlottesville
County _____
Photographer S.E. Smead
Contents 4 exterior views

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 Wooglin Company Applicant Name Ian Browning / UVA Foundation
Project Name/Description Landscaping Parcel Number 090152000
Project Property Address 180 Rugby Road

Applicant Information

Address: 180 Rugby Rd
Charlottesville, VA 22903
Email: lbrowning@uvafoundation.com
Phone: (W) 434-989-6507 (C) _____

Property Owner Information (if not applicant)

Address: P O BOX 400218
CHARLOTTESVILLE VA 22904
Email: takers@stewart.com
Phone: (W) 434-982-4840 (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.

Ian Browning 4-24-23
Signature Date

Ian Browning 4-24-23
Print Name Date

Property Owner Permission (if not applicant)

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

Timothy L. Akers 04-24-23
Signature Date

Timothy L. Akers -President 04-24-23
Print Name Date

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

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

Site plan, requested photographs, example of entry pillars, example of landscape steps, lawn covering specs

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

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

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

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

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

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

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

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

Chapter 1 Introduction (Part 2)

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

Chapter 2 Site Design and Elements

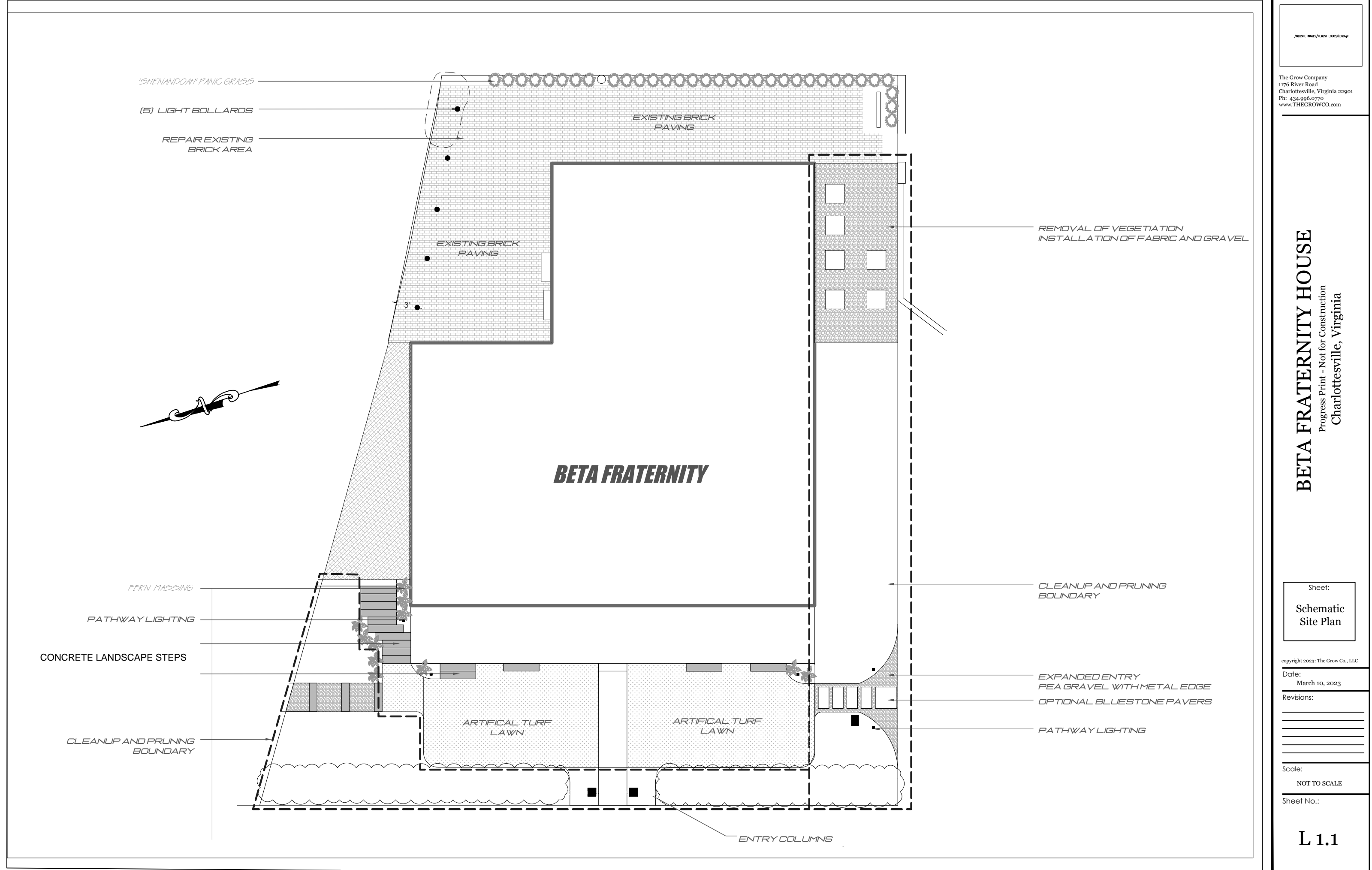
http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

Chapter 3 New Construction and Additions

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

Chapter 4 Rehabilitation

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



The Grow Company
1176 River Road
Charlottesville, Virginia 22901
Ph: 434.996.0770
www.THEGROWCO.com

BETA FRATERNITY HOUSE

Progress Print - Not for Construction
Charlottesville, Virginia

Sheet:

Schematic
Site Plan

copyright 2023; The Grow Co., LLC

Date:

March 10, 2023

Revisions:

Scale:

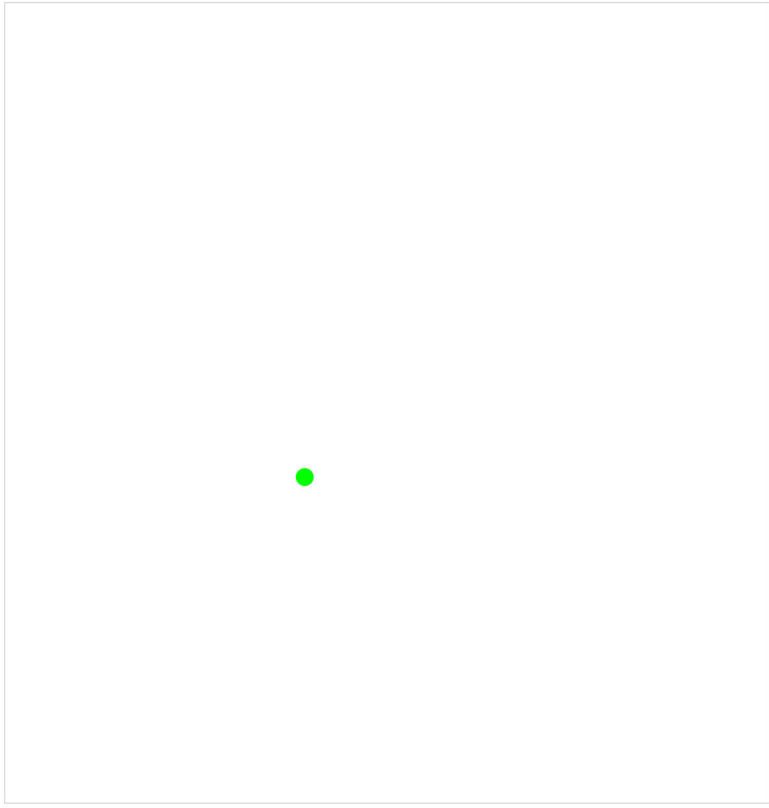
NOT TO SCALE

Sheet No.:

L 1.1

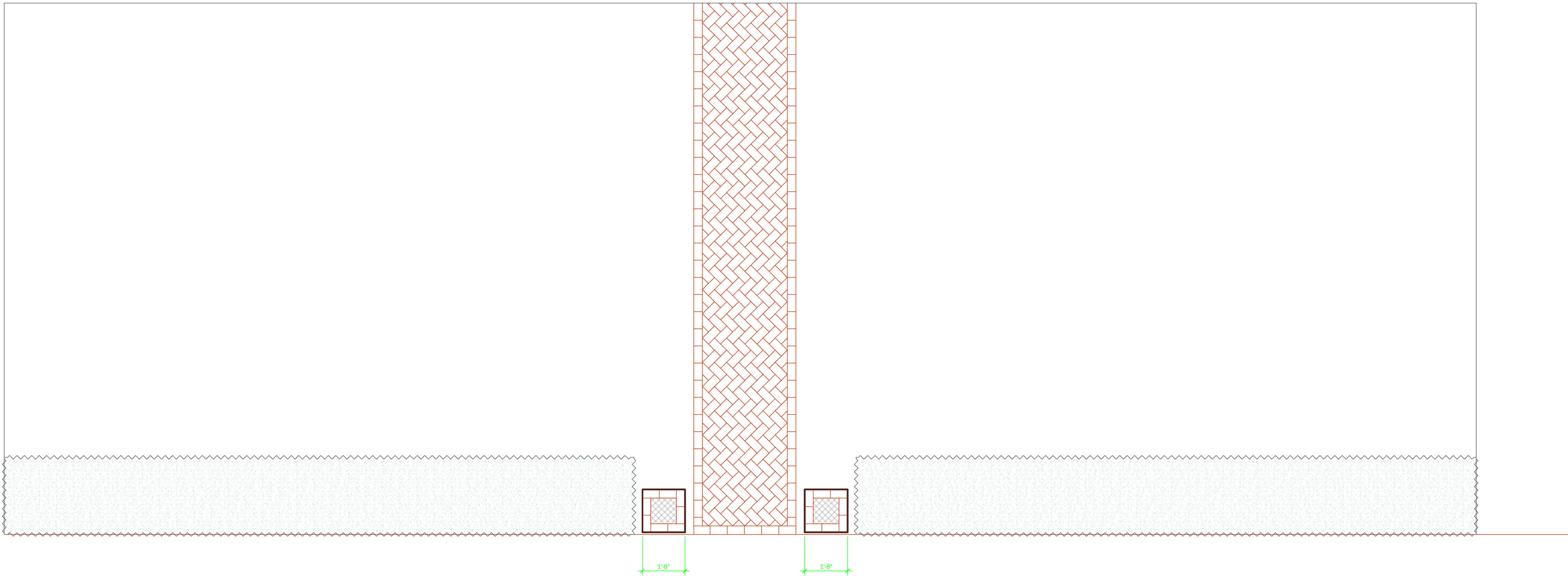


LOCATION MAP:



APPROVALS:

1	GATE PIER ELEVATION	0'	4'	N
SP02		1/4" = 1'-0"		



1	GATE PIERS PLAN	0'	4'	N
SP02		1/4" = 1'-0"		

COPYRIGHT 2023

180 Rugby Road



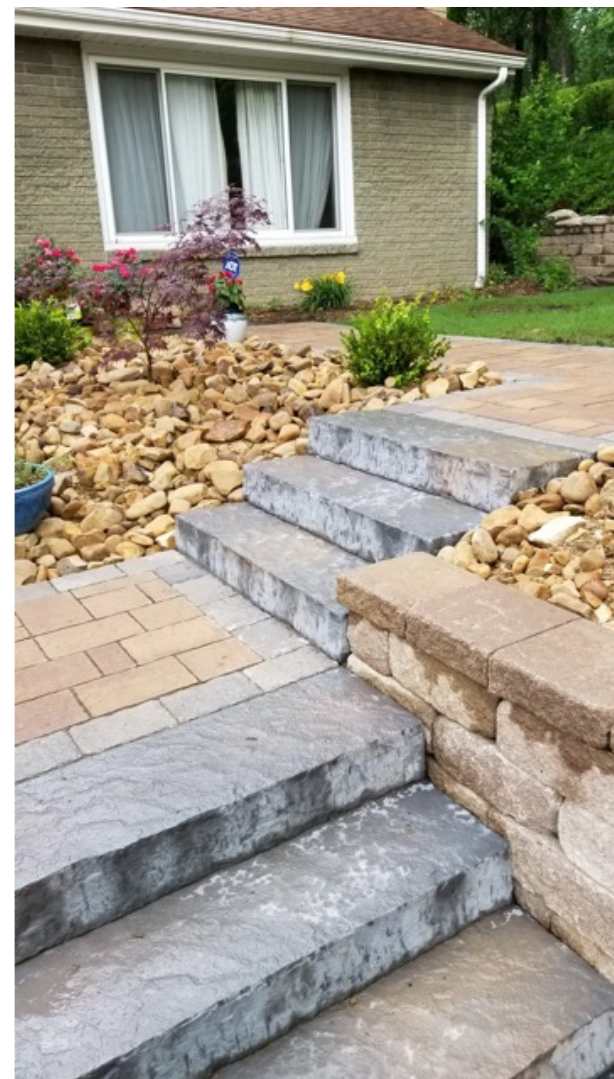
180 Rugby Road



180 Rugby Road



180 Rugby Road





Electrical and Operational Information

- Color Rendering Index: 80
- Color Temperature: 2700K
- Dimmable: Yes
- Lamping Category: LED
- Lamping Features: Lifespan: 40000.0000Incandescent Equivalency: 1 x 25wVolt Amps (For Landscape): 2.5
- Lamping Included: Bulbs Included
- Lead Wire Length: 36
- Lumens: 150
- Primary Number of Bulbs: 1
- Socket: Mini Wedge
- Total Number of Bulbs: 1
- Voltage: 12v
- Wattage Max: 1.50

Dimensions and Measurements

- Extension: 1.62
- Height: 22
- Length: 1.75
- Weight: 2.00
- Width: 6.5



SOFTLAWN

FRESH ZOYSIA PLUS



Lawn &
Landscape

PROPERTY

Primary/Stalk Yarn Polymer
Secondary/Thatch Yarn Polymer
Yarn Cross Section
Standard Colors
UV Stabilized
Fabric Construction
Primary Backing
Coating Type(s)
Perforations
Recommended Infill
Pile Height
Total Weight
ISO 9001 Quality Assured
Fabric Width

DESCRIPTION

Polyethylene
Polypropylene
Polyethylene Monofilament/
Texturized Polypropylene
Field/Olive with Olive/Tan Thatch
Yes
Tufted
Dual Layered Woven Polypropylene
SilverBack™ Polyurethane
Yes
1.5-2 lbs of Silica Sand or Envirofill
1 1/2"
81 oz.
Yes
15 Ft.

ADVANTAGES

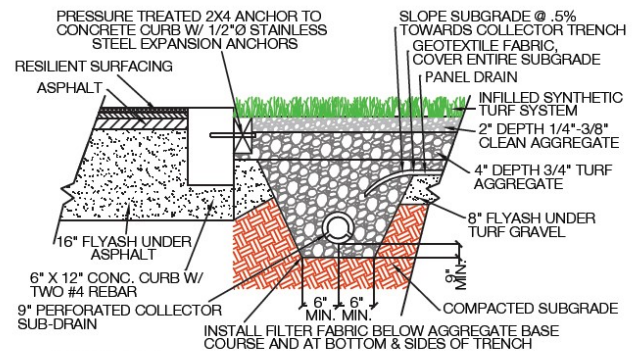
- Requires no water
- Virtually maintenance-free
- Fresh cut appearance
- Needs no chemicals or fertilizer
- Never needs mowing or insecticides
- Clean and can be cleaned - Unlike mulch and shredded rubber
- ADA/ABA compliant - Crutches won't sink in and wheelchairs roll
- Safety - No more buried glass or other harmful objects
- Lead Free
- Provides excellent drainage
- Recyclable components
- Does not support stain or odor causing bacteria, mold or mildew

SOFTLAWN

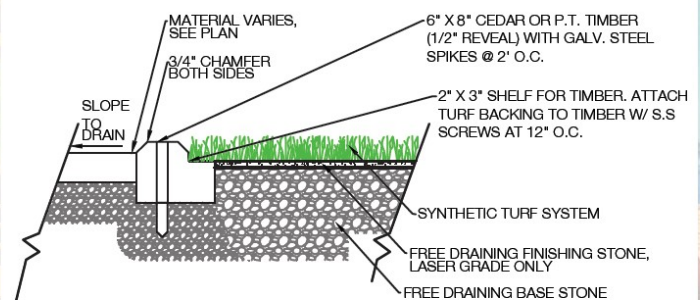
FRESH ZOYSIA PLUS

BENEFITS

Fresh Zoysia Plus is constructed to accommodate high traffic areas with the appearance of a well-manicured beautiful natural lawn.



CURB



NAILER BOARD

It is the policy of Synthetic Turf International to continuously improve their line of products. Therefore, Synthetic Turf International reserves the right to change, modify or discontinue systems, specifications and accessories of all products at any time without notice or obligation to purchaser. These are standard specifications subject to manufacturing tolerances and consumer requests.



Certificate of Appropriateness Application

BAR # 23-06-01

122 E Main Street, TMP 280027000

Downtown ADC District

Owner: Harold Brindley III, Trustee

Applicant: Michael Caplin / Friends of Charlottesville Downtown

Project: Rehabilitation/preservation of vestige signs

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

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

**City of Charlottesville
Board of Architectural Review
Staff Report
June 21, 2023**



Certificate of Appropriateness Application

BAR # 23-06-01

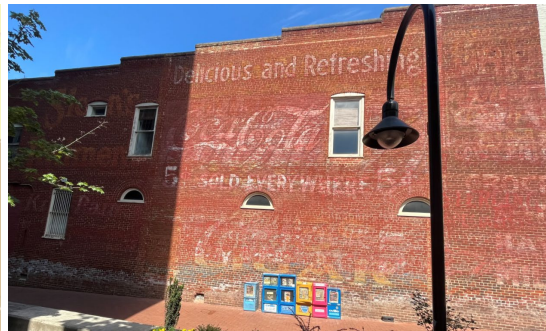
122 E Main Street, TMP 280027000

Downtown ADC District

Owner: Harold Brindley III, Trustee

Applicant: Michael Caplin / Friends of Charlottesville Downtown

Project: Rehabilitation/preservation of vestige signs



Background

Year Built: 1897

District: Downtown ADC District

Status: Contributing

Prior BAR Actions

N/A

Application

- Applicant submittal: Friends of Charlottesville Downtown, dated May 18, 2023, 14 pages.

Request CoA for the rehabilitation of early-20th century vestige signs on the east elevation of 122 E Main Street. Note: Last summer, when the applicant initially raised this project, the intent was to rehabilitate/restore the Coca-Cola sign in the top center of this wall. (There are actually three Coca-Cola signs here, see the Discussion.) The current proposal is, if possible, to rehabilitate and preserve all of the vestige signage on the wall.



Discussion

Sign or Art

Under a strict interpretation of the City's sign ordinance (below), the commercial origins* of these vestige signs would arguably prohibit rehabilitation; however, given the age, condition, and unique and historic character of this wall of vestige signs, a determination was made to treat them as public art--essentially, as *murals*—and not as commercial signage. As such, acknowledging these as historical elements that continue to deteriorate, the question before the BAR is to determine if the proposed method of rehabilitation is appropriate.

* There are at least five (5) product signs: *Sloan's Liniment*, *Owl Cigars*, and three (3) for *Coca-Cola*. At the north corner of the wall are at least two (2) business signs, painted over each other: *TJ Willis & Company* (a grocer here from 1897 to 1912) and *Pence and Sterling* (a drug store here from c1912 into the 1940s). Also visible at the corner are at least four (4) lines of text likely associated with businesses here (top to bottom) BRID[AL?], CAKE, LOW PRI[CE?], and SPECIAL[TY or ISTS?]

City Code Sec. 34-1041: *Downtown and University Corner architectural design control districts, Special regulations*, item (k): “[...] the restoration or reconstruction of an original sign associated with a protected property is permitted, if the establishment identified in the sign is still in operation at that location.”

Process and Painting Masonry

Staff reviewed similar rehabilitation projects (see Appendix). The proposed rehabilitation generally follows the process followed in those projects.

Proposed rehab at 122 E. Main Street	Recommendations from case studies
Study wall to identify original layout. Search archival records to document details of the original artwork	Research to assure accuracy.
Clean and seal the wall with clear acrylic urethane to stabilize the existing original paint [and] prevent further weathering.	Clean the historic signs. Seal with an acrylic urethane finish
Repainting is NOT done to look brand new, as that would cause the mural to lose its historical context and appeal.	Paint: Stabilize existing layers, restore just enough to make readable, but retain vintage look. Re-create paint techniques. For ex., in lieu of mixing blue and yellow for green, apply paint in dots of yellow and blue. Maintain impression of natural weathering; preserve imperfections, rather than painting over. For ex., where water has been running from a downspout, etc.)
Instead, after thoughtful and sensitive analysis, exterior professional grade acrylic paint is custom mixed to achieve subtle and muted colors that match what is now and some of what was on the wall.	
Paint is slowly layered and applied in unique techniques that recreate how colors of paint really age - preserving the charm of the original and rendering the faded sign more legible.	
Special UV-inhibiting flat varnish is applied to the finished mural in a way to protect the finished work from sunlight while also allowing the brick to breathe.	Apply a UV-protective varnish with a flat finish.

Note: The applicant is working with *Brushcan Custom Murals & Hand-Painted Sign* of Asheville, NC (www.brushcan.com). Brushcan has completed several vestige sign rehabilitations, including the referenced work in Mooresville, NC.

Staff comments re: process:

- *Coat wall with a clear, acrylic sealer.*
 - Staff comment: BAR should discuss:
 - Is the sealer to be applied to the entire wall and is that appropriate or can/should the application be limited to only areas with original paint or to delineated areas of certain signage. (For ex., treat only the top center Coca-Cola sign.)
 - If only select areas are rehabilitated, should the entire wall (all the vestige signage) be coated?
 - Prior to any applications, should the existing condition be documented, and how?
- *Layered, gradual application of tinted acrylic paint to reveal the original, not repaint as new.*
 - Staff comment: BAR should discuss:
 - How to determine/decide when the process has achieved the desired result. (That is, if warranted, what would be necessary to assure this result is not viewed as a restoration or reconstruction of the original?)
 - Where signage/text has been painted over earlier signage/text, will all layers be treated or will one period be selected for treatment, potentially sacrificing the earlier?
- *Application of a UV-inhibiting varnish.*
 - Staff: Similar to the question re: acrylic sealer: The BAR should discuss if this is appropriate for the entire wall or can/should the application be limited only to specific areas of the wall.

Rehabilitation and Preservation, not Restoration or Reconstruction:

Using National Park Service terminology (below), staff recommends the BAR evaluate this request as a rehabilitation and preservation project. (Note: Staff corresponded with VDHR re: vestige sign rehabilitations; however, VDHR has no specific policy on vestige sign rehabilitations. See the Appendix.)

- **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- **Preservation** the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
- **Restoration** “The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.”
- **Reconstruction:** depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

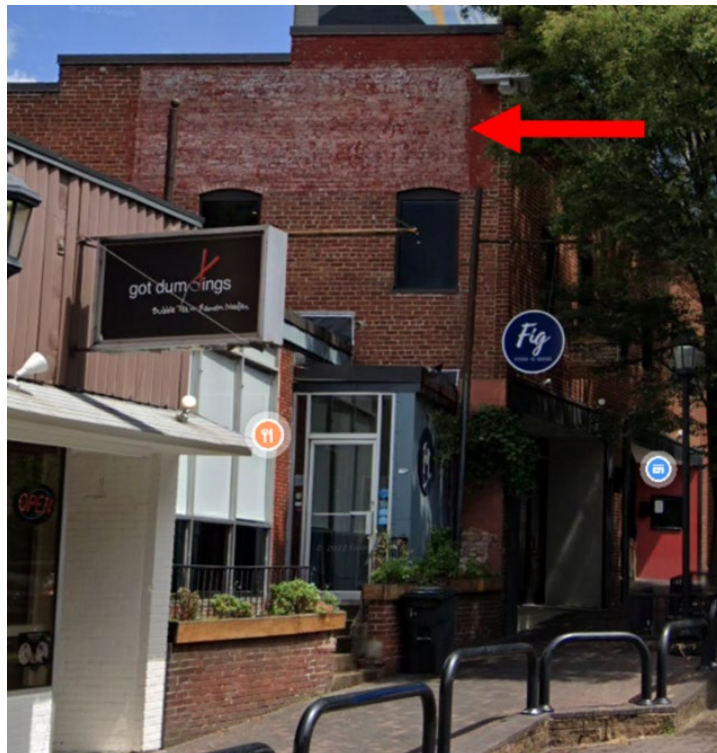
Vestige Signs in Charlottesville:

There are over 50 vestige/ghost signs around the City, most associated with former businesses at those locations. In addition to 122 East Main, at least three locations have extant signage for a national brand product. Specifically, two other locations with Coca-Cola signage and one with Pepsi-Cola signage. In evaluating this request, unless truly unique circumstances apply to this request—and can be articulated in any approval--the BAR must consider the potential for establishing precedent.

515 E Water Street (Pepsi, two signs):



1329 West Main Street (Coca-Cola):





Alternative:

In lieu of the proposed rehabilitation, whole or in-part, the applicant might consider projecting onto the wall images of the original signage. For example, something similar to the *Light Capsules* installation by the Craig Winslow Studio. (<https://craigwinslow.com/work/lightcapsules/>).

Staff Recommendation:

Staff has received a mixed response to this request, with some supporting the intent and others concerned the rehabilitation will embellish historic elements and diminish or sacrifice others. At this time, staff believes additional discussion is necessary to adequately address the discussion items above, to determine exactly the extent (area, signs, etc.) of this treatment and what results are expected, and to evaluate and understand the possible precedent. Additionally, research and analysis must be provided to assure the original signage and text will be accurately rehabilitated and represented.

Should the BAR approve the request, staff recommends conditions that establish the area to be treated and that incorporate the discussion items above. Additionally, prior to any work, the applicant should present thorough research on the original signage and, to the extent possible, a thorough image/photo-analysis of what signage remains on that wall. Finally, a condition should require any repairs to the masonry follow the guidelines within Chapter 3 – *Rehabilitation*.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rehabilitation/preservation of vestige signs at 122 E Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rehabilitation/preservation of vestige signs at 122 E Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

H. Masonry

...

- 5) Do not paint unpainted masonry.

Guidelines for Signs, Awnings, Vending, and Cafes

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

A. Signs

[...] Historically significant signs on buildings should be retained, if possible, even if the business is no longer in existence. [...]

Guidelines for Public Design and Improvements (re: artwork and murals)

Link: [Chapter 6 Public Improvements](#)

A. Introduction

Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community.

Charlottesville's historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.

Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.

All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.

J. Public Art, Statues, & Fountains

1. Maintain existing features related to public art, statues and fountains.
2. Public art is preferred that offers a place-making role in celebrating and communicating the history and culture of the districts.
3. Develop an appropriate relationship between materials, the scale of artwork and the surrounding environment.
4. Choose artwork that is appropriate for the current general character of the site.
5. Consider the appropriateness of the sculpture base.
6. Public art, statues, and fountains shall be maintained as accessible to the public.
7. A mural's appearance, materials, colors, size, and scale should be compatible with the building and historic district of which the building is a part.
8. The use of neon, luminescent, or reflective paint or materials is discouraged.
9. A mural should not obscure or distort the historic features of a building, and should not cover an entire wall.
10. Murals painted on primary facades are rarely permitted and strongly discouraged.
11. In general, previously unpainted masonry should be left unpainted.
12. Painting directly onto the walls of a non-contributing building, or adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.
13. In general, murals should be created on removable material, not directly on a building wall; installed on framing that allows water to weep between the mural and the wall; and attachments should not irrevocably damage the building.
14. Mural art that constitutes a sign shall conform to the sign regulations.

Appendix

Secretary of the Interior Standards for the Treatment Of Historic Properties

www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

Reference links for vestige sign rehabilitation projects:

- Faded Glory: The Restored Ghost Signs of Mooresville, North Carolina
<https://savingplaces.org/stories/faded-glory-the-restored-ghost-signs-of-mooresville-north-carolina>
- Coca Cola Sign Rehabilitation - Fort Collins, Co. Field Work Treatment Report, September 2011
<https://www.fcgov.com/historicpreservation/pdf/coke-treatment-report.pdf>
- Historic "Ghost Sign" Restoration at Main and Sheffield Streets
https://www.patronicity.com/project/historic_ghost_sign_restoration_at_main_and_sheffield_street_s#!/

BAR Staff correspondence with Va Dept. of Historic Resources [edited for clarity and brevity]

May 19, 2022. Jeff Werner:

I was asked about restoring a Coke sign on the DT Mall. How is this viewed in the preservation world? I found little, if any direction in the Preservation Briefs (see #25) and nothing specific in the Sec Standards. Any suggestions and/or wisdom would be helpful.

Thanks. Jeff

May 19, 2022 Marc Wagner, Senior Architectural Historian:

A really good question. I do see quite a few "restored historic wall painted signs around the state. My gut feeling is that this is commercial art that already exists and that it is sort of "grandfathered" if you are just touching up the sign and not adding or elaborating it. I also think that Coca Cola has been advertised on that wall (and other products as well) for about 100 years (or so?) so it's not like the corporation has just paid you recently to start advertising their product. I defer to my colleagues and what they may have heard/read about sign restoration. Would you be restoring all of the signs or just Coca Cola? I am copying my colleagues in the Rehabilitation Tax Credit Section to see how they treat historic wall-painted signs in their work.

May 20, 2022. Jessica Ugarte. Tax Credit Supervisor, Division of Preservation Incentives

In my work in the historic tax credit program, we do routinely see projects utilize historic painted signage as either new signage for their building (such as where a painted sign band exists already and they reuse the same placement and dimensions with new text), or have the original repainted/retouched. The general guidance within our program for painted brick is that if it is already painted, it can be repainted. There will usually need to be some evidence that it actually is a historic sign, though, especially in the case where it is a large, billboard-type painting. We have had cases where there is an existing non-historic mural, and the request has been to repaint a new mural - this is typically not permitted as murals have a visual impact on the historic building. All that said, I do often encourage applicants to leave historic ghost signs as-is, as it is my opinion that their now-faded appearance is a part of the historic character...but we don't mandate that.

Architectural And Historic Survey



Identification

STREET ADDRESS: 120 E. Main Street	122 E. Main St.	HISTORIC NAME: Sterling-Hawkins Building
MAP & PARCEL: 28-26	28-27	DATE / PERIOD: 1897
CENSUS TRACT AND BLOCK 1-122	1-122	STYLE: Victorian
PRESENT ZONING: B-4	B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Sallie W. Sterling	Sallie W. Sterling	DIMENSIONS AND LAND AREA: 120 - 26.62' x 115' (3062 sq. ft.)
ORIGINAL USE:	Grocery Store?	CONDITION: Good
PRESENT USE: Drug Store	Jewelry Store	SURVEYOR: Bibb
PRESENT OWNER: P & L Properties	Lucia A. Adair, et al	DATE OF SURVEY: Spring 1979
ADDRESS: c/o Page Foster	c/o VNB	SOURCES: City/County Records
100 E. Main Street	300 E. Main Street	Ch'ville City Directories
Char'ville, Virginia	Char'ville, Virginia	Alexander, <u>Recollections of Early Charlottesville</u>
		Page Foster
		Mrs. Hugh M. Hawkins

Sanborn Map Co. - 1896, 1907, 1920, 1969
The Daily Progress, 1906 special edition.

ARCHITECTURAL DESCRIPTION

Half of the arcaded facade of this handsome building has been covered with a metal false front. The entire building is two storeys tall and six bays wide, the eastern three bays remaining uncovered. Construction is of pressed brick laid in stretcher bond on the facade and ordinary brick laid in 5-course American bond elsewhere. A metal false front covers the entire western half of the facade (120 E. Main) between the cornice and the modern glass storefront. The eastern half (122 E. Main) is painted white. The original storefront cornice, with cornice stops and dentil moulding, remains above a new Colonial Revival storefront with high display windows and a recessed entrance loggia with square pillars at each side supporting an entablature. At the second storey level, the facade is arcaded between piers of rusticated brick. The tall windows are covered by louvered shutters. Round arches of moulded brick spring from bands of egg-and-dart moulding at the tops of the piers. A projecting metal cornice stretches across the entire facade below a plain parapet. It has a raised band of egg-and-dart moulding below a narrow recessed frieze with small, closely spaced brackets. Behind the parapet, a shed roof covered with tar-and-gravel slopes to the rear. One bay of the storefront is repeated on the Second Street elevation, but the treatment of the upper part of the facade is not. On the rest of the side elevation, three widely spaced half-round windows at the first level and three segmental-arched windows at the second level have been filled in with brick. The wall is painted red and still shows traces of painted advertisements for Pence & Sterling Drug Company. A small storefront entrance gives access to a shop in the basement. An addition covers the rear elevation of 120 E. Main; 122 E. Main is three bays wide with segmental-arched 6-over-6 light windows.

HISTORICAL DESCRIPTION

Alexander wrote that part of the 2-storey brick and frame building that formerly stood on this site was "one of the original houses," built long before 1828. Jesse W. Jones bought it in 1843 from the estate of David Isaacs and sold it the next year to his brother Robert S. Jones, who made numerous additions to it (ACDB 41-238, 42-253). The old building was finally replaced with the present structure in 1897 by Sallie W. Sterling (Mrs. Charles H. Sterling), who had apparently inherited the property from her father Robert S. Jones. The eastern half (122 E. Main Street) is still owned by the Sterling family (City WB 4-460, 9-339). It housed a grocery store, T. J. Wills & Co., until c. 1912; then Pence & Sterling Drug Co. occupied the building for about 30 years, until the mid-1940's; Glassner Jewelers has occupied it since the mid-1950's. Hawkins Brothers & Co. bought the western half of the building (120 E. Main Street) in 1909 (City DB 20-268) and conducted one of the city's leading dry goods stores there for more than half a century. H. M. Gleason, Oscar E. Hawkins, and Hugh R. Hawkins were the original partners in the firm, founded in 1896. Clarence L. Hawkins joined when Gleason died in 1927 (DB 80-489). The partnership was dissolved in 1941 and reorganized by Hugh R., May G., and Hugh M. Hawkins. This half of the building was extended to the rear c. 1916 and connected to another building. Miles Shoe Store remodeled the building and put up the metal facade in 1961, several years after Hawkins closed, and occupied the store room for about a decade. GBP Inc. purchased the building in 1962 and sold it to the present owners in 1975 (DB 230-91, 363-256). Additional References: City DB 9-88, 25-479, 28-247, 80-489; City WB 8-22.

122 E. MAIN
(102 2nd St. SE)

"old" (assessor)

28-27



jewelry

#263

**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 Harold Brindley III, Trustee Applicant Name Friends of Cville Downtown
Project Name/Description Rehabilitation of vestige sign(s) Parcel Number 280027000
Project Property Address 122 East Main Street

Applicant Information

Address: 300 E. Main St.

Email: macaplin@gmail.com

Phone: (W) _____ (C) 703 930 5149

Property Owner Information (if not applicant)

Address: 1247 Courtyard Dr

Charlottesville Va 22903

Email: halbrindley3@hotmail.com

Phone: (W) 434-996-4686 (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

Date

Michael Caplin

5/18/23

Print Name

Property Owner Permission (if not applicant)

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

Signature

Date

Hal Brindley

5/19/23

Print Name

Description of Proposed Work (attach separate narrative if necessary): Rehabilitation of early-20th century vestige sign(s) on east facing façade of 122 East Main Street. See attached.. Note: Rehab of Coca-cola sign is the primary project, rehab of additional portions of the wall TBD, but included for consideration in this CoA request.

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

FRIENDS OF CVILLE DOWNTOWN

05-23-23

Date

141

68-886/514
1000

CHECK ARMOR
FRAUD PROTECTION

Pay to the Order of City of Charlottesville \$ 125.00

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

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

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

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

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

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

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

Chapter 1 Introduction (Part 2)

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

Chapter 2 Site Design and Elements

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

Chapter 3 New Construction and Additions

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

Chapter 4 Rehabilitation

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

Chapter 5 Signs, Awnings, Vending, and Cafes

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

Chapter 6 Public Improvements

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

Chapter 7 Moving and Demolition

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



Existing



Conceptual of rehabilitated vestige signs.

Note: Rehab of Coca-cola sign is the primary project, rehab of additional portions of the wall TBD.,



To: Jeff Werner
Department of Neighborhood Development Services/Historic Preservation

Re: Rehabilitation & Preservation of Downtown Ghost Murals
122 East Main Street, Charlottesville, VA

Proposal:

- Friends of Cville Downtown respectfully requests permission to rehabilitate and preserve existing historically significant murals **on the non-primary side** of an historic property at 122 East Main.
- **Building owners Hal Brindley & Sharon Beckman-Brindley** are thrilled by this project and have granted their permission to Friends of Cville Downtown to proceed, subject to BAR approval.
- The project will be carefully executed by artisans from **Brushcan.com**, a team of "wall dog" experts whose 30 years of professional experience includes fine art, graphic design and the preservation of dozens of historic ghost murals across the country. Their craftsmanship and attention to detail were profiled and celebrated by the National Trust for Historic Preservation. <https://savingplaces.org/stories/faded-glory-the-restored-ghost-signs-of-mooresville-north-carolina>
- The project will rehabilitate and protect an original piece of Downtown history in a manner compatible with the character of the building and the district.

Background/The Historic Building:

- **The building at 120-22 East Main Street was built in 1897** by Sallie W. Sterling (Mrs. Charles H. Sterling), who apparently inherited the property from her father Robert S. Jones.
- The eastern half of the building (122 E. Main) housed the grocery store T. J. Wills & Co until c.1912. Pence & Sterling Drug Co. occupied the building for about 30 years until the mid 1940s. Glassner Jewelers occupied it in the mid-1950's. Oyster House Antiques launched in 2005.

Background/The Historic Murals:

Long before website banners, TV or radio commercials and electronic billboards, there were outdoor wall murals. Large scale eye-catching paintings were manually rendered onto barns, warehouses and buildings by artists hired to design and hand paint a mural onto a wall.

The first Coca Cola mural (a white "Drink Coca-Cola" logo on a red background) was painted in 1894 on the side of Young Brothers Pharmacy in the small town of Cartersville, Georgia, an hour north of Atlanta.

To introduce awareness of their brand, the Coca-Cola Company c 1910 began painting murals on buildings throughout the rural southern parts of the country, showcasing the reach of the company as well as its publicized values at the time.

Coca Cola would approach a small-town business and offer free signage for the company in exchange for the use of the rest of the wall for its own colorful display. It was the cultural practice of that time to welcome these murals, as they brightened the walls of the most popular and influential buildings in town and added zest to the aesthetics of each town's appearance.



Impact:

Today, these murals provide windows into that past – time capsules from another era, woven into the cultural tapestry of small towns, revealing stories of those who lived and worked here before us. Refreshed visibility restores the capacity of these images to trigger smiles and nostalgic connection to the innocent days of a 5-cent soda pop and an America of boundless aspirations. Rehabilitated murals have also emerged as identity-building assets for small towns, generating tourism by strengthening the marketability of historic downtowns as destinations that offer exposure to art forms not commonly seen.

Mural Process:

The unique Brushcan process is finely tuned to increase legibility while leaving the mural beautifully subtle and faded. The restoration is minimally invasive and proceeds with caution and care that assures that the mural retains its historic patina. Brushcan artists will

1. Study the wall to identify original layout;
2. Search the archival record to document the details of the original artwork;
3. Clean and seal the wall with clear acrylic urethane to stabilize the existing original paint on the brick wall and prevent further weathering.
4. Repainting is NOT done to look brand new, as that would cause the mural to lose its historical context and appeal.
5. Instead, after thoughtful and sensitive analysis, exterior professional grade acrylic paint is custom mixed to achieve subtle and muted colors that match what is now and some of what was on the wall.
6. Paint is slowly layered and applied in unique techniques that recreate how colors of paint really age – preserving the charm of the original and rendering the faded sign more legible.
7. Special UV-inhibiting flat varnish is applied to the finished mural in a way to protect the finished work from sunlight while also allowing the brick to breathe.
8. The result is nuanced and beautiful art that
 - celebrates a 100-year-old glimpse of what was
 - enhances the historical integrity of Downtown
 - connects with contemporary viewers to tell the story of historic Downtown
 - augments the character, vitality and allure of the property and the district.

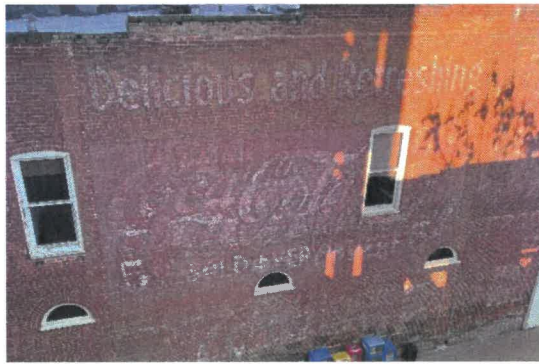
Thank you for your consideration.

Michael Caplin, Board Co-Chair
Friends of Cville Downtown
macaplin@gmail.com / 703-930-5149

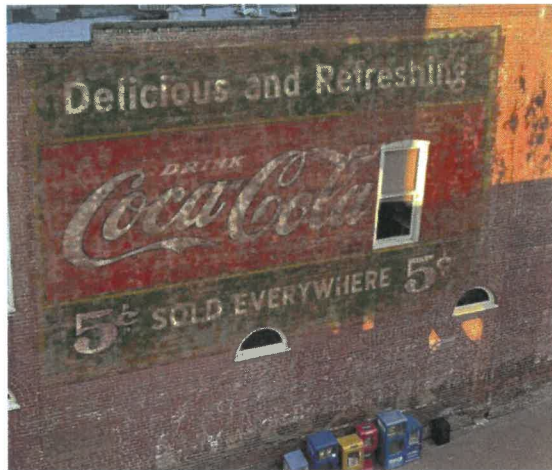
2nd Street SE Ghost Mural Project



Mural circa 1914

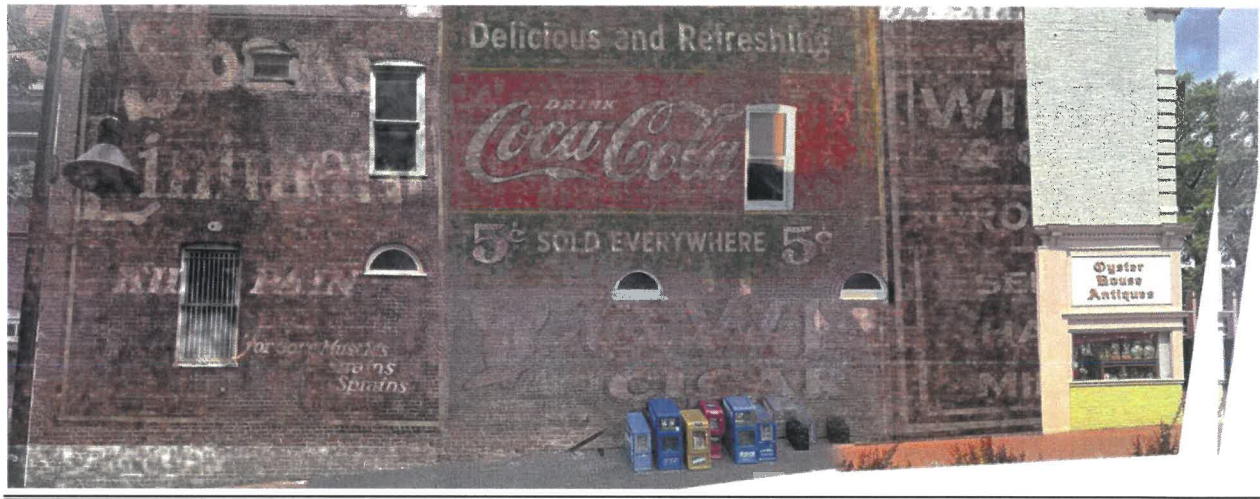


Mural Today



Mural when Rehabilitated

THE REST OF THE STORY TOLD BY THE WALL:



Preservation Magazine, Winter 2020

Faded Glory: The Restored Ghost Signs of Mooresville, North Carolina

By: Meghan Drueding

There's something audacious about a ghost sign, even when it's so faded you can barely read it. It took chutzpah for companies to commandeer entire walls of buildings so they could advertise their wares from the late 1800s through the mid-1900s. Entire generations of sign artists were trained in hand-lettering techniques, practicing a trade that blurred the line between art and craft. As other forms of advertising grew more popular, the market for wall paintings shrank, and today their delicate remains grace the sides of older brick buildings all over the country.

The lettering on the Goodman Drugs parking arrow was barely visible before its restoration, according to Mooresville planner Tim Brown. "Scott and Jeremy discovered the wording of that sign from staring at it for hours," he says. "We were absolutely thrilled."

Jeremy Russell and Scott Allred have picked up where the sign painters of the past left off. The Asheville, North Carolina–based duo is known for its new mural designs, inspired in part by ghost signs. A couple of years ago, they began exploring ways to restore old signs and keep their vintage look, rather than the more typical strategy of repainting them to look new. "We started developing a technique where we could bring back the sign 20 percent, or 50 percent," says Allred. "It doesn't disappear, but it still feels old and authentic."

Earlier this year, the North Carolina town of Mooresville—a [Main Street America](#) community about 45 minutes north of Charlotte—gave them a chance to test this technique. Russell and Allred, whose company is called Brushcan Custom



Murals & Hand-Painted Signs, were asked to restore three signs in the Mooresville Commercial Core Historic District. They started with deep observation and research, trying to learn as much as possible about the original signs. Locals, including staff members at The Mooresville Museum, provided valuable historical context, and archived newspaper ads supplied additional clues.

"Kelly Clothing was a little tough at first, because it was almost completely gone," Scott Allred says. "By getting on a lift, we were able to identify the style of lettering and the man in the middle."

A view of downtown Mooresville, a Main Street America community.

The J.P. Mills Department Store/Selz Shoes sign was made between 1890 and 1920, with the Coca-Cola sign on top of it coming later. "All that history becomes the background of the city," says Russell.

Russell and Allred cleaned the historic signs and sealed them with an acrylic urethane finish. Then they began painting—restoring just enough to make the signs easily readable but retain their vintage look. Ghost signs are more complicated up close than they appear from the street, containing layers of color and intricate brushwork. "For example, in the 1920s and '30s, people were mixing their own paint," says Russell. "If you have green paint, some of the blue and yellow pigments will separate out over time, and you'll see little dots of yellow and blue. We re-create that."

The process takes time and extreme attention to detail; if a sign is too uniform, the impression of natural weathering will be lost. "Say there's a downspout where water has been running for a number of years," Allred says. "The paint will be worn



away there.” He and Russell often preserve those imperfections, rather than painting over them. Once their painting work is done, they apply a UV-protective varnish with a flat finish.

photo by:Evan Kafka

Scott Allred (left) and Jeremy Russell (right), shown in their Asheville, N.C., studio, had already been painting together for years before they formed Brushcan Custom Murals & Hand-Painted Signs in 2014.

The results of their work in Mooresville, a town of about 38,000, have pleased residents. “It definitely adds to the historic backdrop of our downtown,” says Kim Atkins, executive director of the Mooresville Downtown Commission, an affiliate member of Main Street America. Tim Brown, a municipal planner who helped make the project happen, agrees. “There’s a real sense of pride, support, and advocacy for restoring these signs in general,” he says. Brown garnered support from various committees, ultimately convincing the town’s board of commissioners to fund the restoration of the three murals, which are shown on the following pages.

He hopes to bring Brushcan back to conserve more historic signs in Mooresville, including a Wrigley’s Spearmint gum sign. Meanwhile, Russell and Allred have just completed their second historic sign restoration project, in Pikeville, Kentucky (also a Main Street America community). “There’s so much digital technology, TV, movies, and stuff that’s out there now,” says Russell. “This is an old-school thing you can preserve. I think people get excited about that.”

122 E Main Street - Sign rehab. Artist mock-ups. May 18, 2023



122 E Main Street - Sign rehab. Artist mock-ups. May 18, 2023



122 E Main Street - Sign rehab. Artist mock-ups. May 18, 2023



Cville Downtown Ghost Mural Proposed Rehabilitation June 2023



Preliminary Discussion

207-211 Ridge Street (Salvation Army), TMP 290029000

Ridge Street ADC District

Owner: The Salvation Army

Applicant: Erin Hannegan / Mitchell Matthews Architects & Planners

Project: Redevelopment of site

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

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

**City of Charlottesville
Board of Architectural Review
Staff Report
June 21, 2023**



Special Use Permit (Recommendation to City Council)

BAR 23-06-02

207-211 Ridge Street, TMP 290029000

Ridge Street ADC District

Owner: The Salvation Army

Applicant: Mitchell Matthews Architects & Planners

Project: SUP re: modified setbacks and uncovered parking requirements



Background

Year Built: Chapel/primary building 1965. Transient shelter (rear) c1980; Addition (north) 1992.
District: Ridge Street ADC District
Status: Contributing

Constructed by the Salvation Army, the existing chapel, shelter, and transient facility will be razed. (CoA approved January 2023.)

Prior BAR Actions:

January 18, 2023 – BAR approved demolition CoA for three brick structures (constructed in 1965, c 1972, and c 1980, respectively) with the following conditions:

- BAR does not find removal of the black oak in front of the property compatible with the guidelines and asks that the project develop a tree protection strategy based on the arborist's [recommendations*] and the project apply all reasonable approaches to protect the tree during demolition and subsequent construction; and
- BAR recommends that City [staff**] work with the applicant to review the tree protection [strategy] and adapt the City requirements to the particular context of this situation.
 - * Refer to BrightView Tree Care Services letter to the applicant dated January 16, 2023 and submitted for the BAR record.
 - ** Motion referred specifically to the City Engineer. Insertion clarifies this recommendation will be coordinated with the appropriate individual(s) at the City

Link to January 18, 2023 submittal, staff report, and BAR action:

[January 2023 BAR review - Salvation Army Demolition CoA](#)

Application

- Submittal: Mitchell Matthews Architects & Planners submittal for *207-211 Ridge Street Special Use Permit Request*, dated May 16, 2023: Cover and sheets 2- 40.

Special Use Permit (SUP) request to modify the setback, build-to percentage, and parking requirements. SUPs are approved by City Council; however, per City Code Sec. 34-157(7), Council is required to consider recommendation(s) from the BAR “as to whether the proposed [SUP] will have an adverse impact on the [Ridge Street ADC] district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.” Additionally, the planned redevelopment, regardless of this SUP, will require BAR design review and approval of a CoA.

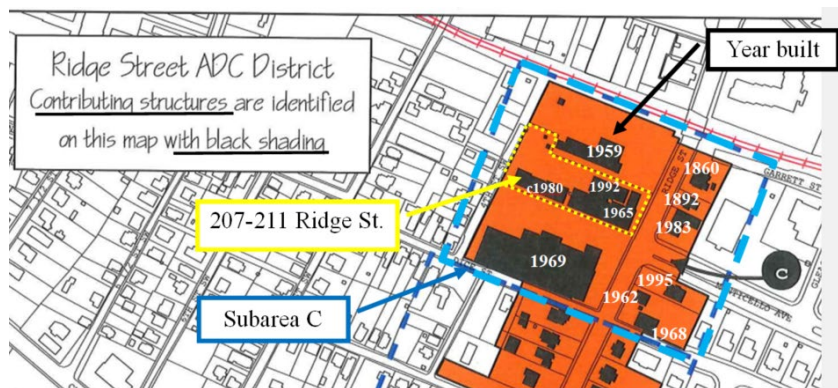
The site is unique, having frontage on Ridge Street and 4th Street SW. The zoning ordinance requires the elevations on both streets be treated, essentially, as primary façades. The modifications shift the planned new building towards Ridge Street. This will allow the existing shelter (at the rear) to remain in use during construction and provide flexibility at the Ridge Street elevation [of the new building] to accommodate the existing 56” oak tree. The parking change will reduce required parking and remove the requirement for covered [structured] parking. (The details of each modification are presented on sheets 20, 21, and 22 of the submittal.)

Note: The SUP would also allow the site’s use as a House of Worship and a Shelter Care Facility; however, the BAR does not have purview over the uses permitted at a site or structure, so this will not be part of the BAR’s recommendation to Council.

Discussion and Recommendations

The planned redevelopment of the site will raze the three existing structures and construct a new building to accommodate expansion of The Salvation Army’s programming. Phasing the demolition will allow continued use of the existing shelter during construction. BAR approval is required for the pending new construction.

The site is located within Subarea C of the Ridge Street ADC District, approximately 8 acres of the 24-acre district. Within this subarea are eight structures (not including those to be razed) dating from 1860 to 1995. Heights are single and two stories, footprints range from 1,100 square feet to 40,000. The west side of Ridge Street--the Fire Station, the Salvation Army, and Noland Plumbing—is not included in the National Register historic district.



Staff suggests the BAR recommend to Council the proposed SUP will not adversely impact the Ridge Street ADC District.

Suggested Motions (Approved motion will be submitted for consideration by the Planning Commission and City Council.)

Finding of no adverse impact: I move the BAR recommend to City Council the proposed Special Use Permit to modify the setback, build-to, and parking requirements for the redevelopment of 207-211 Ridge Street will not adversely impact the Ridge Street ADC District, with the understanding that the final design will require BAR review and approval.

Finding of adverse impact: I move the BAR recommend to City Council that for the following reasons the proposed Special Use Permit to modify the setback, build-to, and parking requirements for the redevelopment of 207-211 Ridge Street will adversely impact the Ridge Street ADC District due to: [cite reasons]. However, these impacts could be mitigated by the following: [cite proposed conditions].

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 design guidelines

From Chapter 2: *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.

From Chapter 3: *New Construction and Additions*

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

A.3. Building Types within the Historic Districts

c. Neighborhood Transitional: Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms. In the West Main Street Corridor and in the 14th and 15th Street area of Venable Neighborhood, new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.

d. Institutional: Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and

architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

B. Setback

The term “setback” for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
- 9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

E. Height and Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

- 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.
- 6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

K. Street-Level Design

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

**City of Charlottesville
Board of Architectural Review
Staff Report
June 21, 2023**



Preliminary Discussion – Design CoA

207-211 Ridge Street, TMP 290029000

Ridge Street ADC District

Owner: The Salvation Army

Applicant: Mitchell Matthews Architects & Planners

Project: Redevelopment of site to expand Salvation Army services



Background

Year Built: Chapel/primary building 1965. Transient shelter (rear) c1980; Addition (north) 1992.

District: Ridge Street ADC District

Status: Contributing

Constructed by the Salvation Army, the existing chapel, shelter, and transient facility will be razed. (CoA approved January 2023.)

Prior BAR Actions:

[See the June 21, 2023 BAR staff report for the requested SUP.]

Application

- Submittal: Mitchell Matthews Architects & Planners submittal for *207-211 Ridge Street Special Use Permit Request*, dated May 16, 2023: Cover and sheets 2- 40.

Proposed redevelopment of the site including new, four-story structure.

Preliminary discussion. No action to be taken.

Discussion and recommendation

Two key objectives of a preliminary discussion:

1. Introduce the project to the BAR.
2. 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.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project, as presented. (For example, the BAR might express support for the scale and massing or for certain materials.) Such comments will not constitute a formal motion, nor represent incremental approval-- or denial--of the required CoA.

In response to any questions and/or for any recommendations, the BAR should rely on the germane sections of the ADC District Design Guidelines and standards of review. While elements of other chapters may be relevant, staff recommends that the BAR refer to Chapter 1 – Introduction, Chapter 2--*Site Design and Elements*, and Chapter 3--*New Construction and Additions*. The following offers a possible checklist for this discussion:

- | | | |
|-------------------------|--------------------|--------------------------|
| B. Setback | F. Scale | J. Porches |
| C. Spacing | G. Roof | K. Foundation & Cornice |
| D. Massing & Footprint | H. Orientation | L. Materials & Textures |
| E. Height & Width | I. Windows & Doors | M. Paint [Color palette] |
| N. Details & Decoration | | |

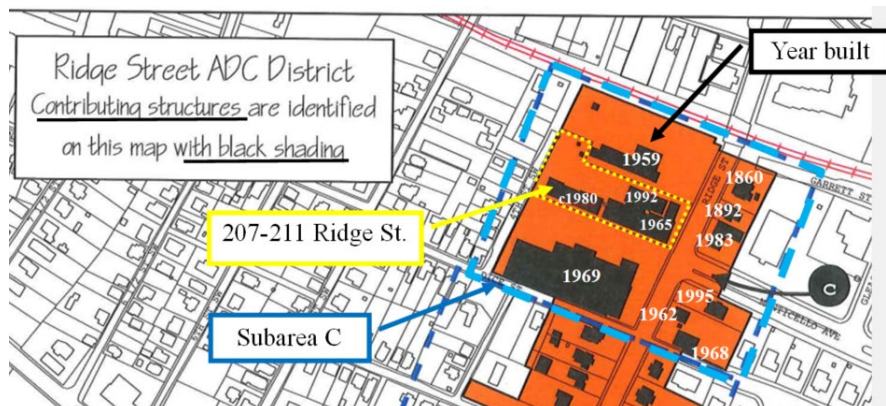
Elements:

- | | | |
|------------------------|-------------------|-------------------------|
| • Roof | • Doors & Windows | • Plantings/Landscaping |
| • Gutters & Downspouts | • Lighting | • Patios & walks |
| • Exterior walls | • Railings | |
| • Trim | • Balcony details | |
| • Public spaces | • Screening | |

From the ADC District Design Guidelines, Chapter 1 - Introduction

Ridge Street ADC District: Located on one of the city’s principal thoroughfares, this residential street is lined with architecturally significant structures. Many of these residences belonged to Charlottesville’s wealthy merchant families and date to the last quarter of the nineteenth century. Smaller residences on this street were the homes of the African-American domestic community. In the early twentieth-century, due to the advent of the automobile, many merchants moved to the suburbs. Their homes were acquired by the African-American community for use as rental properties. Home ownership and infill are current trends.

Subarea C. Ridge Street North of Dice Street: mid-twentieth century commercial with warehouses, large scale civic, firehouse, church, smaller scale commercial and professional on the east side of the street.



Staff note: Subarea C is a small area, roughly 8 acres, with eight structures dating from 1860 to 1995, single and two stories with footprints ranging from 1,100 square feet to 40,000. The west side of Ridge Street--the Fire Station, the Salvation Army, and Noland Plumbing—is not included in the National Register historic district.

Spacing, Massing & Footprint, Height & Width, and Scale (see information in the Appendix)

Building Types within the Historic Districts (from Chapter 1)

- *Neighborhood Transitional:* Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms.
- *Institutional:* Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

Setback (from Chapter 3)

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.

Staff note: Within Subarea C, building setbacks range from 15 to 110 feet. The proposed building will be setback 10 feet from Ridge Street.

Spacing (from Chapter 3)

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Staff note: Within Subarea C, building spacing ranges from 10 to 75 feet. The proposed building will have minimal side setbacks, resulting in a spacing of approximately 30 feet from the Fire Station (north) and approximately 75 feet from Nolan Plumbing (south).

Massing & Footprint (from Chapter 3)

- New commercial infill buildings' footprints will be limited by the size of the existing lot ... along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

Staff note: Within Subarea C, building footprints ranging from 1,100 square feet to 40,000. The proposed building will have a footprint of approximately 20,000 square feet.

Height & Width (from Chapter 3)

- 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.

- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block.

Staff note: Within Subarea C, building heights are predominantly single story, with two at two stories. The proposed new building will have four stories. Building widths range between 32 and 150 feet. The proposed building will be approximately 70 feet wide, with a portion of the width set further back from Ridge Street [to accommodate the oak tree].

Suggested Motion

Preliminary Discussion. 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
- 9) Any applicable provisions of the City's Design Guidelines.

Chapter 2 – Site Design and Elements

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

Chapter 3 – New Construction and Additions

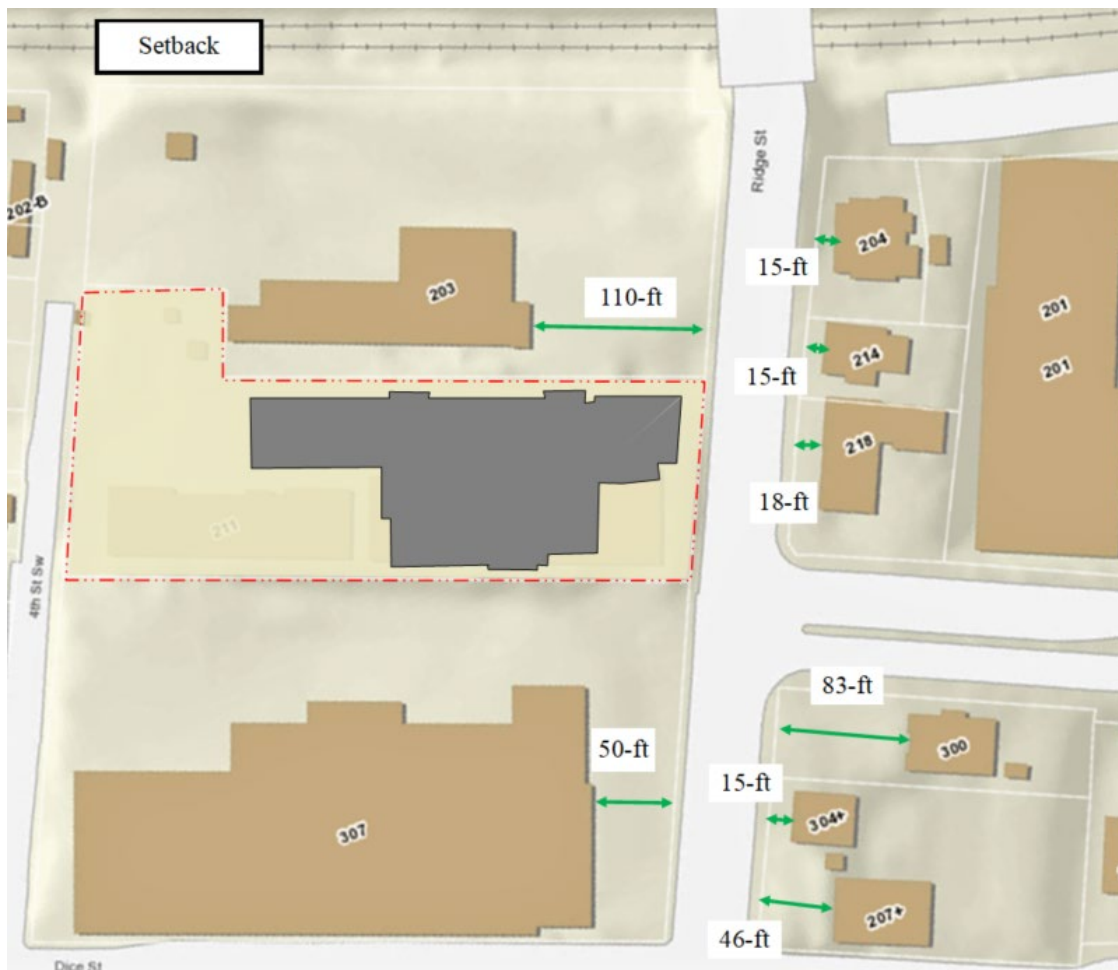
Link: [Chapter 3 New Construction and Additions](#)

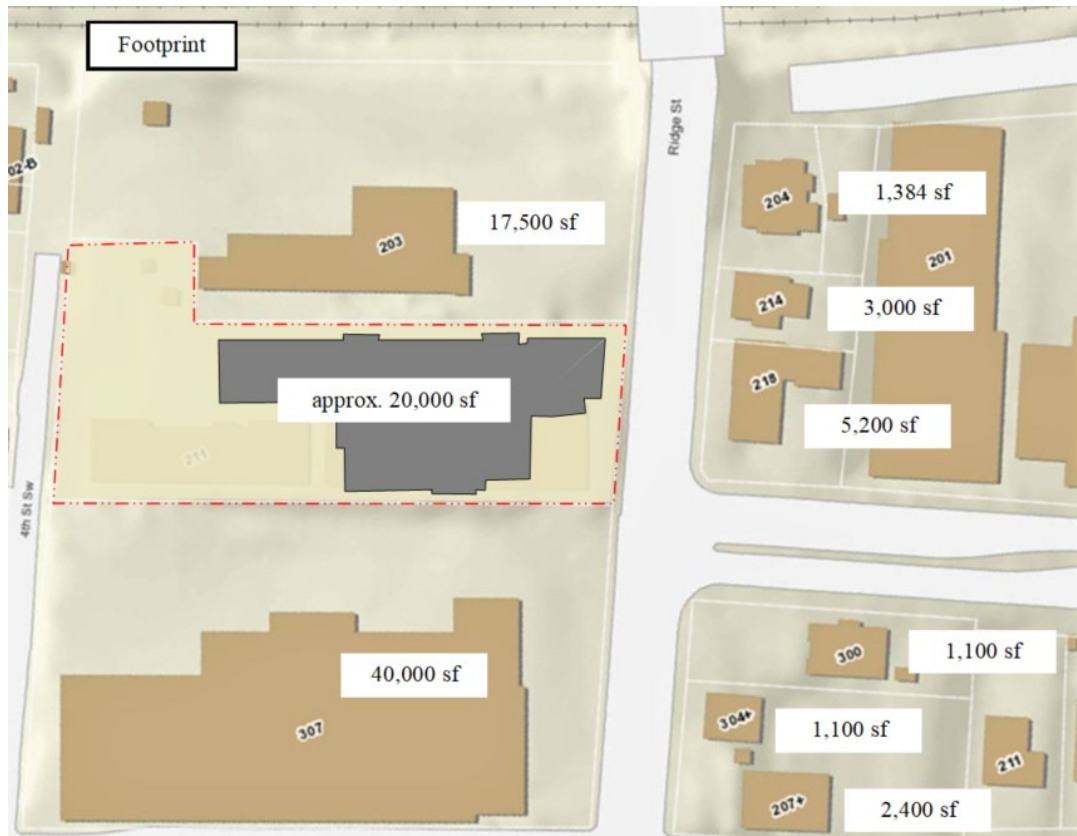
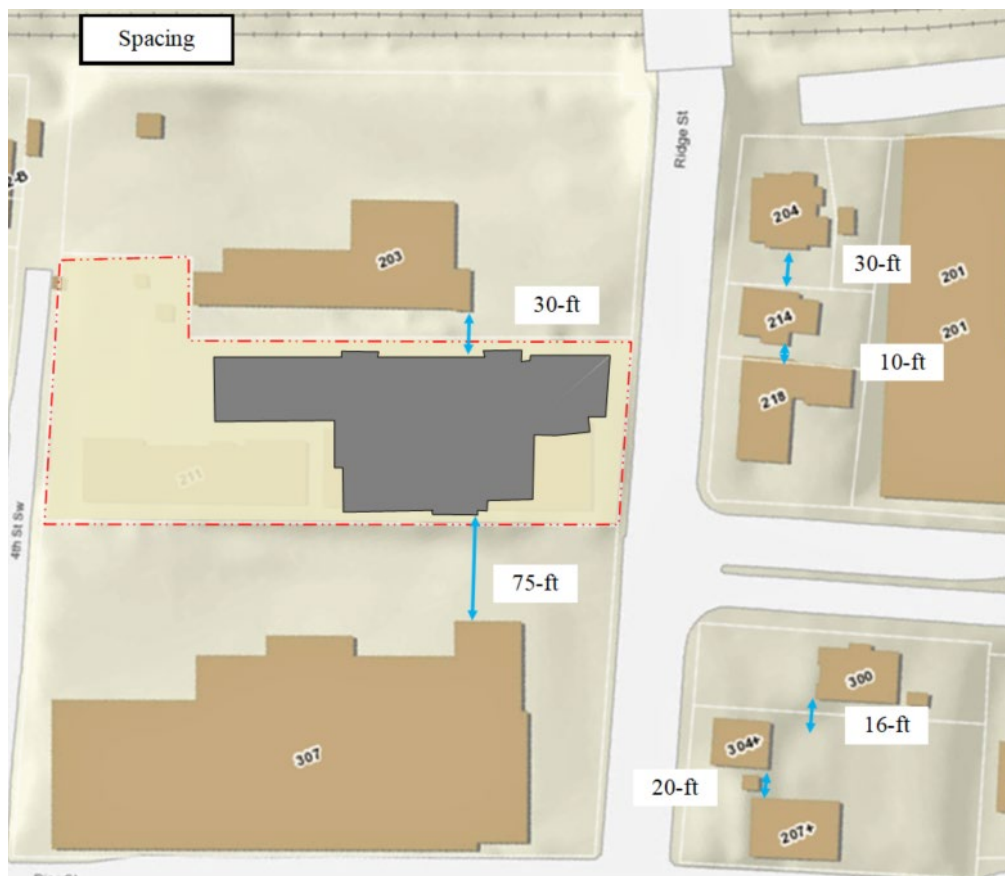
Appendix

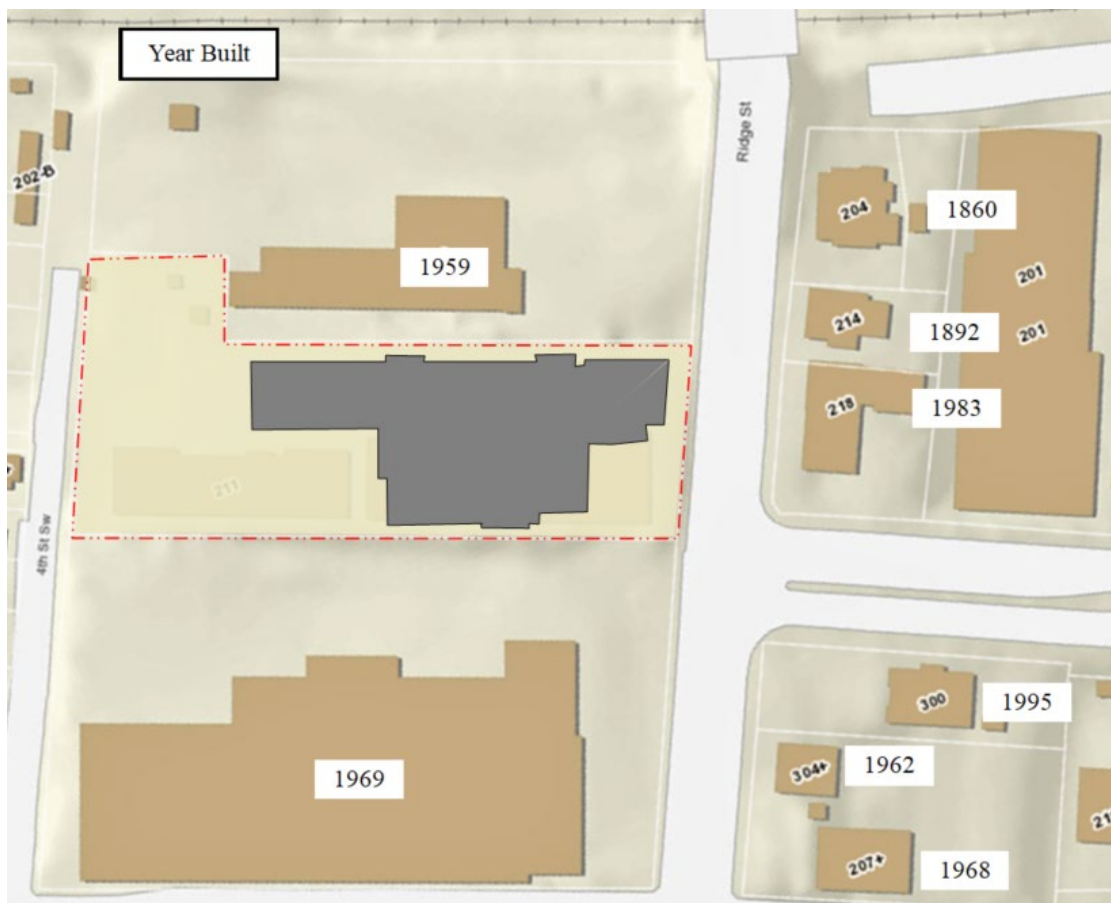
Buildings in Subarea C, excluding those to be razed at 207-211 Ridge Street

Approximate dimensions (per City GIS).

	Year Built	Setback (ft)	Spacing (ft)	Footprint (sf)	Height (story)	Width (ft)
1	1959	110	30	17,500	2	74
2	1969	50	75	40,000	1	150
3	1968	46	30	1,384	1	50
4	1962	15	10	3,000	2	32
5	1995	83	16	5,200	1	70
6	1983	18	20	1,100	1	36
7	1892	15		1,100	1	32
8	1860	15		2,400	1	39
Low	1860	15	10	1,100	1	32
High	1995	110	75	40,000	2	150
Med	1965	32	25	2,700	1	45
Avg	1949	44	30	8,961	1	60
New		10	30, 75	20,000	4	70









207 - 211 RIDGE STREET

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

SPECIAL USE PERMIT REQUEST

MITCHELL / MATTHEWS ARCHITECTS

MAY 16, 2023

SPECIAL USE PERMIT REQUEST

INTRODUCTION: 207 - 211 Ridge Street is a proposed re-development of the Salvation Army facilities on Ridge Street in Charlottesville, Virginia. The proposal consists of a shelter use facility, a house of worship, and ancillary and accessory uses to both including a soup kitchen, a multi-purpose room, classroom and conference rooms, social services, and administration offices, parking and outdoor play space. It would replace two buildings, containing the same functions. Re-development would occur without displacement of the current emergency shelter on-site.

LOCATION: The project is located within the *Ridge Street ADC*. It sits between Ridge Street and 4th Street SW, with frontage on both streets.

ZONING: The property is currently zoned WME (West Main East Corridor) in the City of Charlottesville.

PROPOSED USE: House of Worship (by-right) and Shelter Care Facility (by SUP).

SPECIAL USE PERMIT REQUEST: A Special Use Permit (SUP) is being requested for:

1) **Use** (Refer to page 18 for details):

Allowable by right: House of Worship

Allowable by SUP: Shelter Care Facility

2) Modification to **Streetwall Regulations** (Refer to page 20 & 21 for details):

Required Setback on 4th Street SW (Linking Street): 5 feet min, 12 feet max
Required Build-To Percentages: 80% min at Primary Street, 40% min at Linking Street

Proposed Setback: 10’ min, no maximum (Actual = 104’-7”)
Proposed Build-To Percentages: 32% at Primary Street, not required at Linking Street

3) Modification to **Parking Regulations** (Refer to page 22 for details):

Parking required by ordinance / use: 52 spaces
Requirement for covered parking: If > 20 parking spaces, no more than 50% shall consist of surface parking

Proposed: No minimum quantity required. (Actual: 32 spaces provided, a 39% reduction in required spaces.)
Proposed: Covered parking not required.

JUSTIFICATION FOR THE SPECIAL USE PERMIT FOLLOWS. REFER TO SECTION 1 (page 5) FOR INFORMATION ON THE EXISTING CONDITIONS AND SURROUNDING CONTEXT. REFER TO SECTION 2 (page 13) FOR ANALYSIS OF CURRENT ZONING, COMPREHENSIVE PLAN, AND FUTURE DRAFT ZONING. REFER TO SECTION 3 (page 17) FOR ILLUSTRATIVE INFORMATION EXPLAINING THE PROPOSED PROJECT AND JUSTIFICATIONS FOR EACH REQUEST ABOVE.

1. Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood: The proposed re-development of the Salvation Army of Charlottesville is harmonious with the existing patterns of use in this neighborhood. It is bounded on one side by an aging plumbing supply metal building and on the other by the fire department. Both have extensive surface parking. The Salvation Army currently operates on this site with the same functions and services. This project is also consistent with development patterns within the Fifeville neighborhood.

2. Whether the proposed use or development and associated public facilities will substantially conform to the city’s comprehensive plan: The redevelopment of the Salvation Army conforms to the comprehensive plan in the following areas:

Chapter 4: Land Use, Urban Form, and Historic & Cultural Preservation:
The project will increase the supply of shelter beds, in a welcoming, comfortable, and accessible environment, without displacement.

Chapter 5: Housing:
Quoting the community vision statement “the city of Charlottesville will recognize the importance of housing for ALL residents by implementing strategies to achieve a housing market that is affordable, healthy, high quality, accessible to resources (affordable food, green space, schools, etc.) and above all, equitable, meeting the needs of underserved communities and fostering a good quality of life for all.”

The Salvation Army does all of the above. It provides housing, food, green space, training, and support to the underserved, unhoused community in addition to other families and individuals needing temporary assistance. Redevelopment of the site will increase the Salvation Army’s capacity to meet this need, while improving its facilities to make them healthier, higher quality, more accessible, and equitable.

3. Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations: The structures and site will be designed to comply with all applicable building code regulations.

4. Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:

- a. Traffic or parking congestion;** Similar to the current conditions, the parking for the project will be accessed via 4th Street SW. Minimal additional spaces are required, and as such, a parking reduction is being requested as part of the SUP. The Salvation Army’s location adjacent to the fire station and at a major intersection limits the ability for vehicles to access the site from Ridge Street.
- b. Noise, lights, dust, odor, fumes, vibration, and other factors, which adversely affect the natural environment;** The same functions currently on site will continue on site. No activities are anticipated that will

adversely affect the natural environment. All exterior lighting will comply with the city’s dark sky ordinance. All kitchen exhaust will be code compliant.

c. Displacement of existing residents or businesses; This project is designed to allow for redevelopment of the site without displacement of the residents of the emergency shelter. The church functions, soup kitchen, and social services will be relocated temporarily during construction.

d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base; The Salvation Army project will not discourage economic development, but rather will expand their services, likely spurring the need for additional employees over time.

e. Undue density of population or intensity of use in relation to the community facilities existing or available; The proposed density of population [of unhoused individuals and families] and intensity of use is not expected to produce any additional burden or adverse effects on community facilities. The proposed bed count is to aid the community is addressing the current need. Page 17 of the 2021 Comprehensive Plan states that the Point in Time (PIT) Homeless Census for 2021 showed 128 beds available, of which 127 were in use. Additionally, the Comp Plan states of those unhoused community members, total sheltered and unsheltered count for 2021 was 177, not including those in permanent supported housing. The proposed re-development of the Salvation Army will be able to house up to 142 individuals.

f. Reduction in the availability of affordable housing in the neighborhood; This project does not impact the availability of affordable housing in the neighborhood, on the contrary this project increases it.

g. Impact on school population and facilities; It is expected that the project will have minimal to no impact on the school population and facilities versus current conditions.

h. Destruction of or encroachment upon conservation or historic districts; The proposed project is within a historic district and a certificate of appropriateness will be required. No individually protected properties exist on this site. The Board of Architectural Review has already granted permission for demolition of the existing building and features on site. The 56” Oak at Ridge Street will be protected. Saving and protecting this oak tree requires relief of certain zoning regulations, requested as part of this application.

i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; The proposed project will conform to all applicable federal, state, and local laws.

j. Massing and scale of project. See accompanying illustrations. From Ridge Street, the building massing originates with a 1 ½ story chapel and entry area, with the primary mass of the building setback to accommodate the existing 56” oak tree at the southeast corner of the site. The soup kitchen takes a prominent location along Ridge, to engage with the street through extensive glazing and an entry porch. Meanwhile the shelter – both emergency and transitional housing, occurs on the upper levels. A multi-purpose room stretches towards 4th Street SW, with adjacency to parking and outdoor play space.

A specific goal of the project was to place the mass of the building closer to Ridge Street, both to remove it from 4th Street SW where the scale of the existing buildings is significantly smaller than along Ridge, and to showcase the work of the Salvation Army to the community by making it physically present on the more prominent street.

The proposed building is far smaller in scale than allowed at this location under both the current and proposed ordinance. Therefore, this proposal seeks relief from the 4th Street SW setback and build-to requirements for the district.

5. **Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed:** The proposed use will not change from its current use, which is currently harmoniously existing within the neighborhood. The development is also in harmony with the purpose of the district, which is “to encourage a continuation of the established pattern and scale of commercial uses, and to encourage an extension of a walkable, mixed use “main street”...” (Sec. 34-644. - Intent and description.) As designed, the Salvation Army’s re-development will strengthen engagement with the public realm, improving the walkability of this portion of Ridge Street. Similar to other religious and civic architecture within this zoning district, and throughout the city, the project provides semi-public / semi-private space at the street.
6. **Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations;** The proposed use is identical to the current use. This development is within the allowable uses (with SUP), provided for in this zoning district. Relief of other specific standards and regulations are requested due to the unique conditions on site (protection of the 56” oak tree required by the BAR + maintaining the shelter throughout redevelopment), combined with other requests for relief (parking). The property is located within an Architectural Control District and an application will be submitted to the Board of Architectural Review at a future date.

SUP APPLICATION REQUIREMENTS, SECTION 34-158

- (1) A site plan when required by section 34-802 of the City Code; ***provided as an attachment.***
- (2) A written disclosure of the information required by section 34-8 of the City Code and, if the applicant is not the owner of the property, written evidence of his status as (i) the authorized agent of the property owner, or (ii) a contract purchaser of the property whose application is with the permission of the property owner; ***provided in the application.***
- (3) For developments including any non-residential uses, and developments proposing the construction of three (3) or more single- or two-family dwellings, the applicant shall provide a completed low-impact development (“LID”) methods worksheet; ***provided in the application.***
- (4) For applications proposing the alteration of the footprint or height of an existing building, or the construction of one (1) or more new buildings: (i) a building massing diagram and (ii) elevations; ***See accompanying graphic materials, refer to pages 23 - 26 for elevations and pages 27 - 33 for building massing.***
- (5) Information and data identifying how many, if any, existing dwelling units on the development site meet the city’s definition of an “affordable dwelling unit” and whether any such existing units, or equivalent affordable units, will remain following the development; ***As a shelter care facility, all current units on-site exceed “affordable”. Redevelopment of the site will increase the quantity of units available to meet the needs of our city’s unhoused population. Refer to page 18 for specific counts.***
- (6) Other supporting data sufficient to demonstrate compliance with the purposes and standards of this Zoning Ordinance, including, without limitation, graphic materials that illustrate the context of the project as well as information and data addressing the factors set forth within section 34-157 above. ***See accompanying graphic materials.***



SECTION 1

EXISTING CONDITIONS

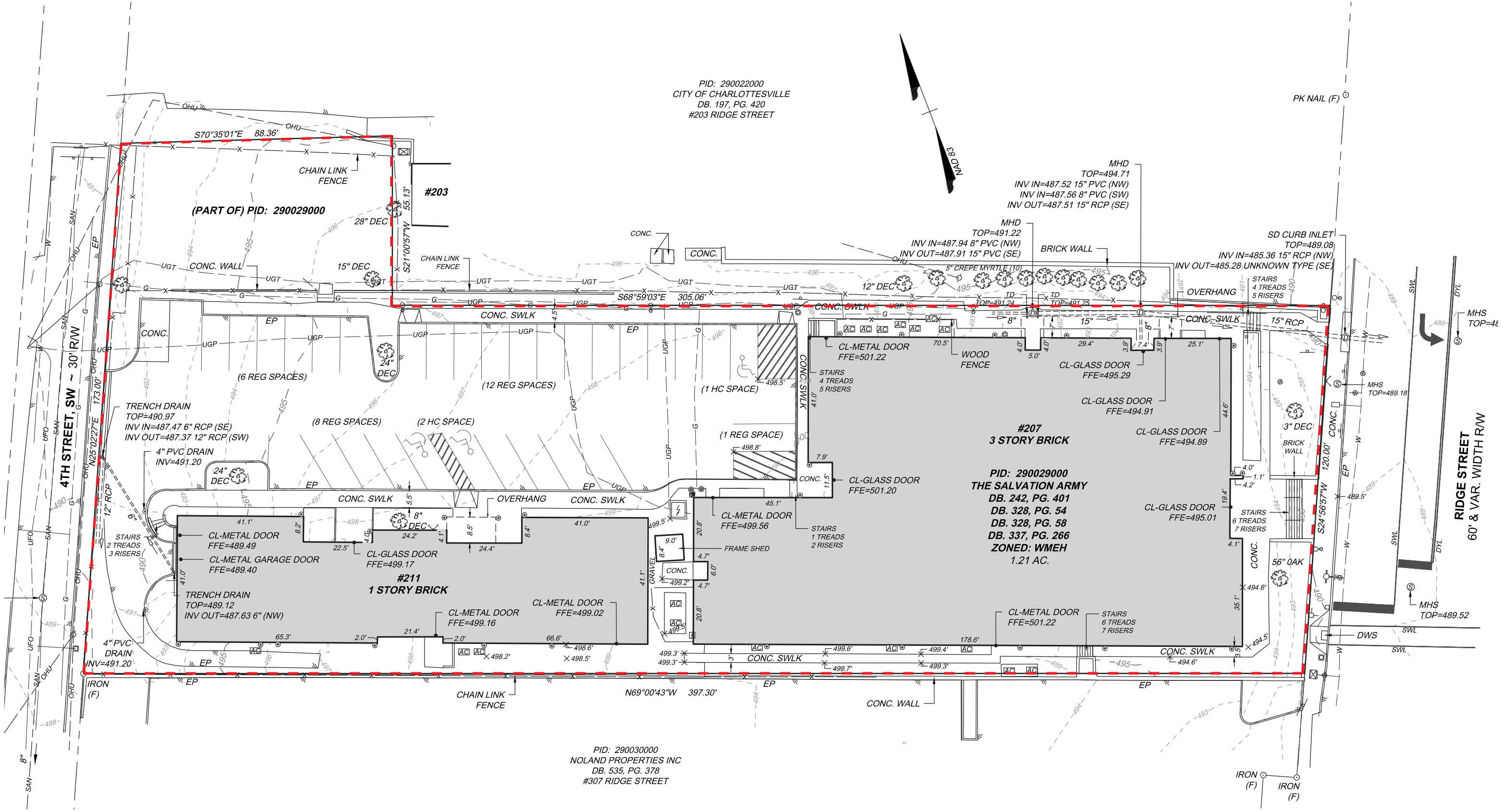
SECTION 1:

VICINITY MAP
SURVEY
AERIAL PHOTOGRAPHS
CONTEXT PHOTOS



VICINITY MAP

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



PID: 290022000
CITY OF CHARLOTTESVILLE
DB. 197, PG. 420
#203 RIDGE STREET

MHD
TOP=494.71
INV IN=487.52 15" PVC (NW)
INV IN=487.56 8" PVC (SW)
INV OUT=487.51 15" RCP (SE)

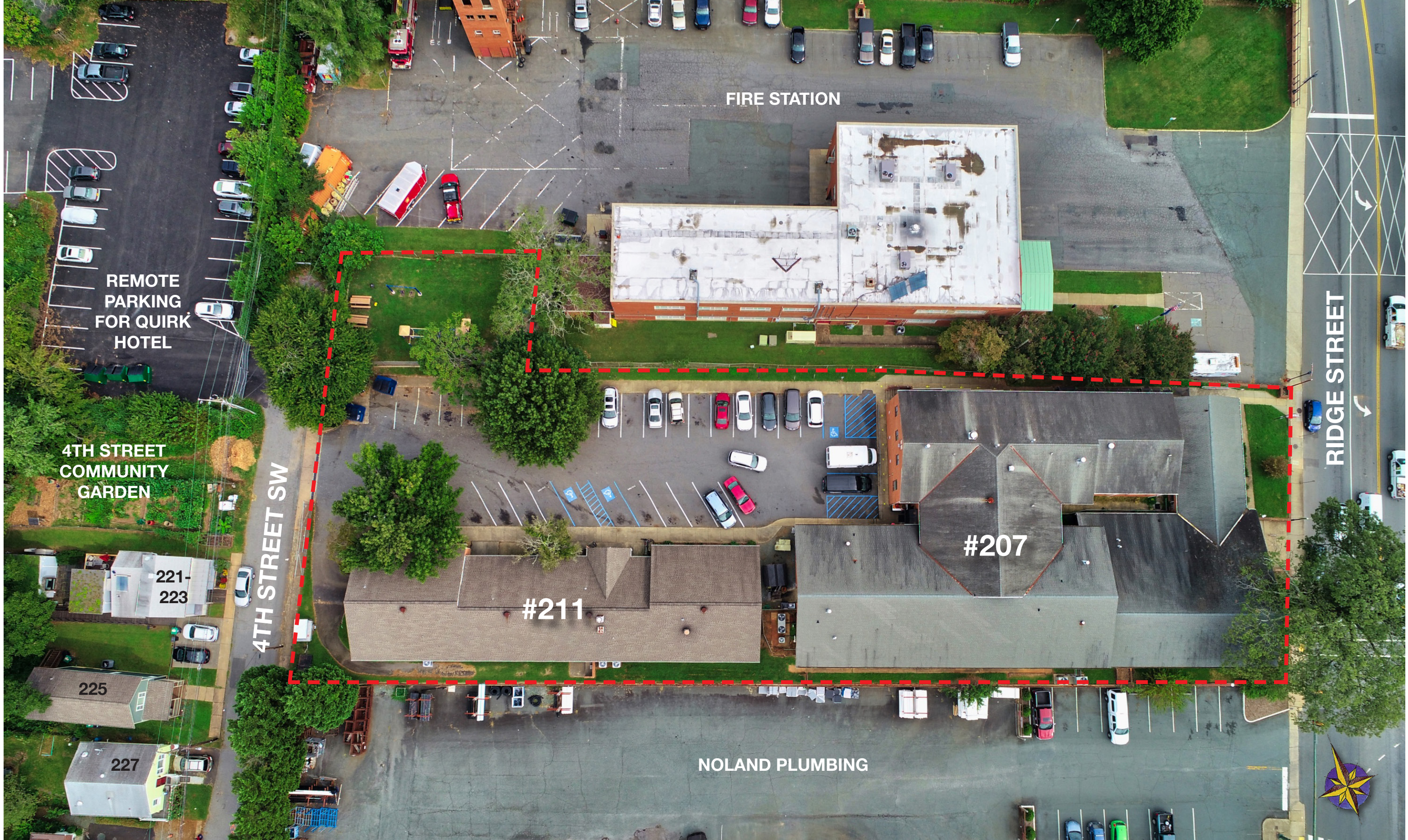
MHD
TOP=491.22
INV IN=487.94 8" PVC (NW)
INV OUT=487.91 15" PVC (SE)

SD CURB INLET
TOP=489.08
INV IN=485.36 15" RCP (NW)
INV OUT=485.28 UNKNOWN TYPE (SE)

#207
3 STORY BRICK

PID: 290029000
THE SALVATION ARMY
DB. 242, PG. 401
DB. 328, PG. 54
DB. 337, PG. 266
ZONED: WMEH
1.21 AC.

PID: 290030000
NOLAND PROPERTIES INC
DB. 535, PG. 378
#307 RIDGE STREET







FIRE
STATION

#207

#207

#211

NOLAND
PLUMBING

4TH STREET SW



NOLAND PLUMBING
285 RIDGE STREET

1



FIRE STATION
205 RIDGE STREET

2



304 & 308 RIDGE STREET

3



218 RIDGE STREET

4



214 RIDGE STREET

5



204 RIDGE STREET

6



105 RIDGE STREET

7



300 WEST MAIN STREET

8



225 4TH STREET SW

9



221- 223 4TH STREET SW

10

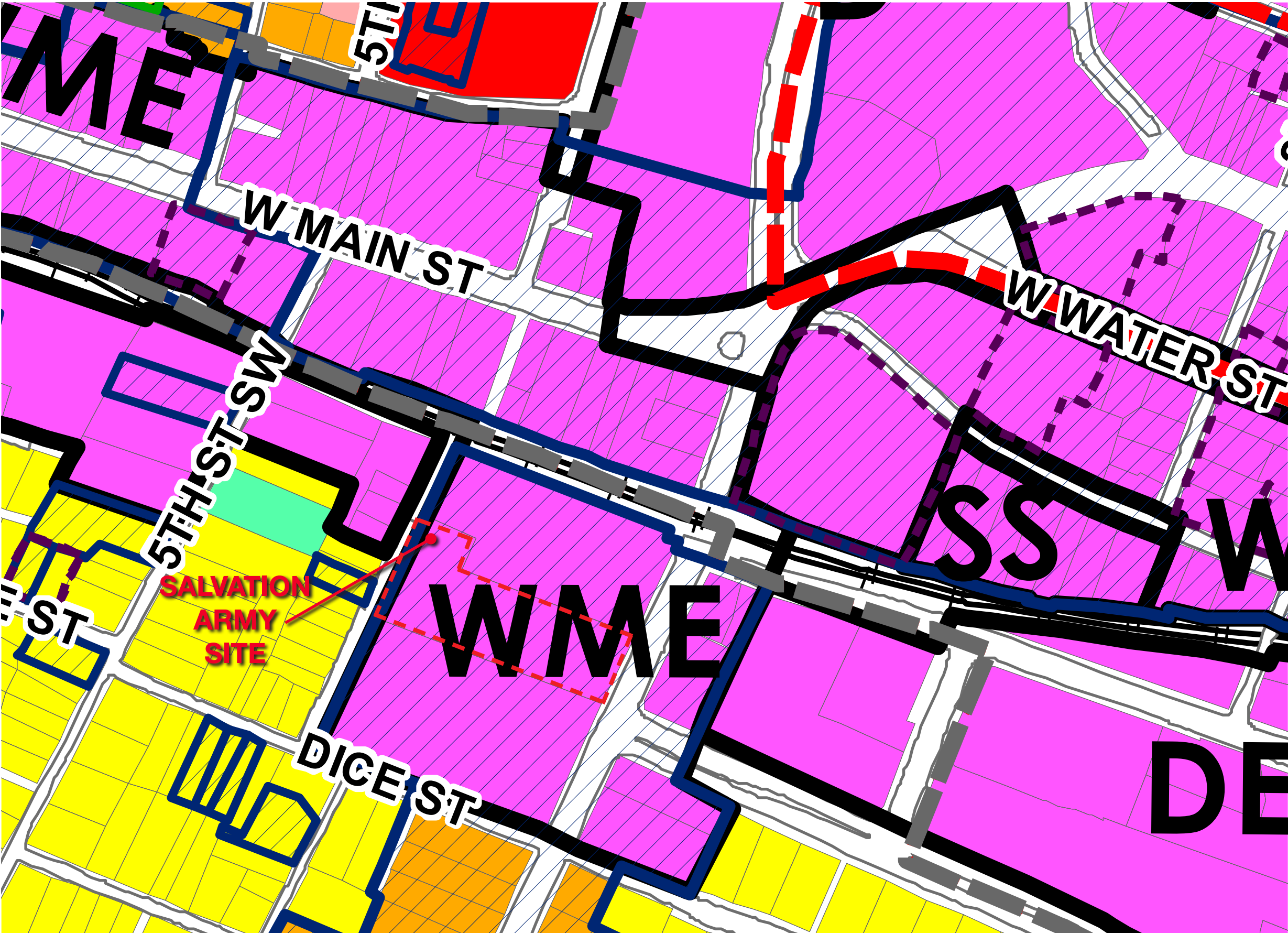




SECTION 2

ZONING ANALYSIS

SECTION 2:
ZONING ANALYSIS
2021 COMP PLAN FLUM
DRAFT FUTURE ZONING ANALYSIS



Location	207 & 211 Ridge Street
Area	1.21 acres (52,708 SF)
Zoning	WME (West Main East Corridor)
Overlays	Historic District
Density	43 DUA By-Right, 120 DUA by SUP
Parking Quantity	REFER TO PAGE 22
Height	Min: 35 ft Max: 52 ft
Ground Story	15' min
Primary Street (Ridge Street) Setback	10 feet min 20 feet max 80% w/i build-to zone min.
Linking Street (4th Street SW) Setback	5 feet min 12 feet max 40% w/i build-to zone min.
Side Setbacks	None (bordered by West Main East Corridor on both sides)
Stepbacks at Streetwalls	10' min. at 40' ft in height
Massing	100' max apparent width
Buffer (Adjacent to Low-Density Residential)	10' min, S-1 type (at 4th Street SW)
Other	If > 20 parking spaces, no more than 50% shall consist of surface parking



Future Land Use Map	
RESIDENTIAL	
Limited commercial uses allowed in <u>all</u> residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all residential and mixed-use categories.	
Description	
	General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.
	General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures.
	Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.
	Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.
MIXED USE NODES AND CORRIDORS	
	Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.
	Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.
	Business and Technology Mixed Use: Light industrial and production uses, with other commercial and residential uses (where appropriate).
	Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.
	Urban Mixed Use Node: Urban mixed use districts that support community housing, employment, and commercial development.
	Downtown Core: A primary, central mixed use activity hub for the city.
OTHER CATEGORIES	
	Open Spaces and Parks: Includes both public and private spaces
	Cemetery: Includes both public and private cemeteries
	Civic: Includes governmental buildings
	Education: Charlottesville City Schools and Non-City Schools
	UVA: Properties owned by the University of Virginia
	Stream Buffer: 100' buffer
	City of Charlottesville Boundary and Urban Development Area

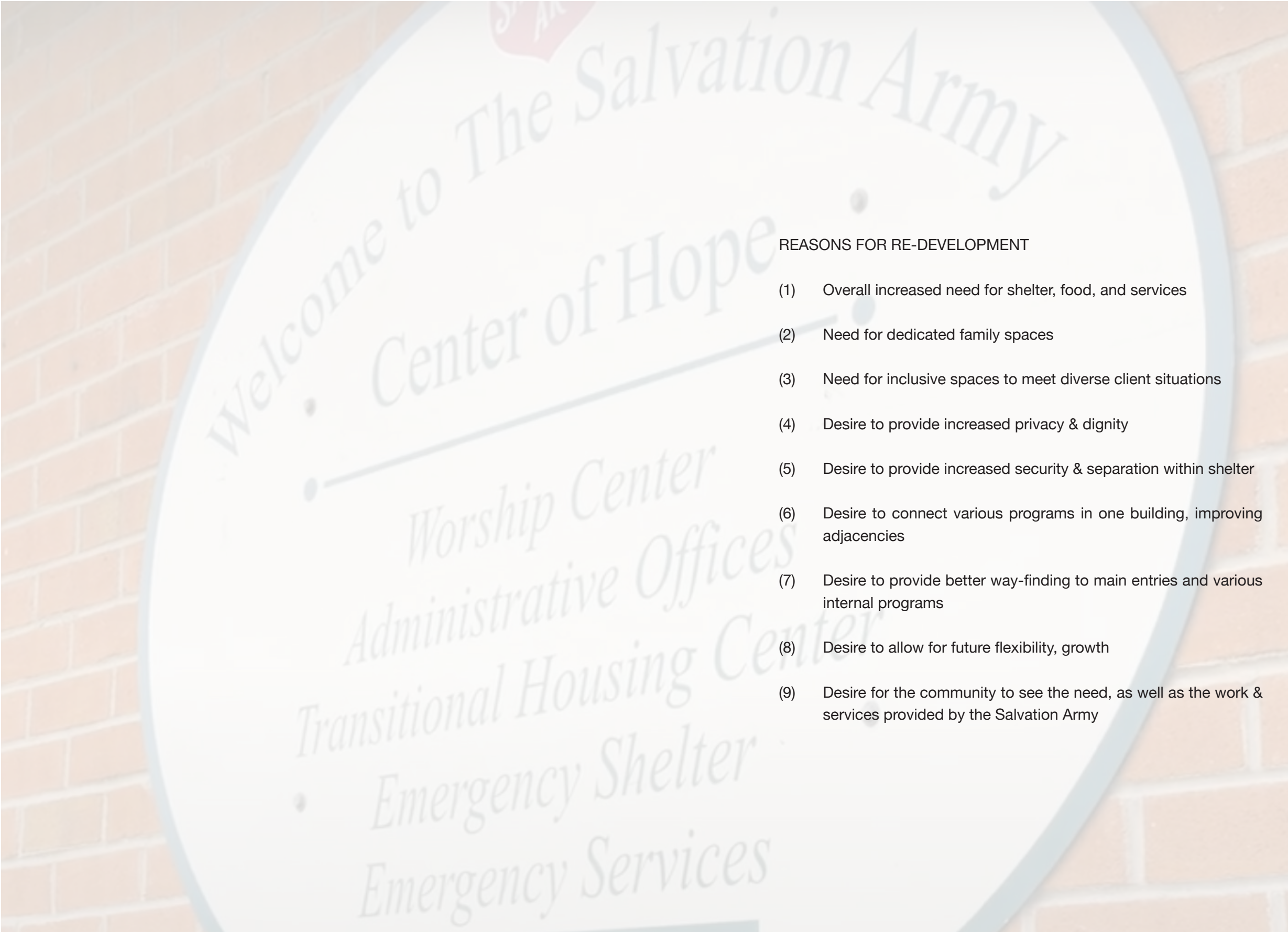




Streets That Work - Street Typology	
—	Downtown
—	Industrial
—	Mixed Use A
—	Mixed Use B
—	Neighborhood A
—	Neighborhood B
Historic Districts	
Draft Zoning Map	
■	R-A
■	R-B
■	R-C
■	RX-3
■	RX-5
■	CX-3
■	CX-5
■	CX-8
■	NX-3
■	NX-5
■	NX-8
■	NX-10
■	DX
■	IX-5
■	IX-8
■	CV
■	CM

Requirements and classifications on this page **do not** reflect the zoning ordinance currently in effect. They are included to summarize forthcoming conditions outlined in the future zoning (module 1 Draft). While the draft may undergo further revisions before being adopted, we believe it reflects aspirations that align well with the city's Comprehensive Plan.

Location	207 & 211 Ridge Street
Area	1.21 acres (52,708 SF)
Proposed Zoning	NX-8 Node Mixed Use 8)
Overlays	Historic District
Density	Unlimited
Parking Quantity	TBD
Height	Base: 8 Stories / 114 ft Bonus: 10 Stories / 142 ft
Ground Story	14' min
FFE	-2' min / 5' max
Primary Street (Ridge Street) Setback	0 feet min 10 feet max 85% w/i build-to zone min.
Linking Street (4th Street SW) Setback	Unknown for double frontage sites
Side Setbacks	None
Massing & Active Depth	175' max apparent width 30' min on Framework St. & 15' min on Local St.
Transparency	Varies: Upper Story 20%, Ground Floor 35% - 70%
Max. Coverage	None
Outdoor Amenity	10%



REASONS FOR RE-DEVELOPMENT

- (1) Overall increased need for shelter, food, and services
- (2) Need for dedicated family spaces
- (3) Need for inclusive spaces to meet diverse client situations
- (4) Desire to provide increased privacy & dignity
- (5) Desire to provide increased security & separation within shelter
- (6) Desire to connect various programs in one building, improving adjacencies
- (7) Desire to provide better way-finding to main entries and various internal programs
- (8) Desire to allow for future flexibility, growth
- (9) Desire for the community to see the need, as well as the work & services provided by the Salvation Army

SECTION 3
PROPOSED DESIGN

SECTION 3:

- JUSTIFICATION OF USE
- SITE PLAN
- ELEVATIONS
- STREETSCAPE PERSPECTIVES
- AERIAL RENDERING
- SETBACK RELIEF
- BUILD-TO PERCENTAGE RELIEF
- PARKING QUANTITY RELIEF
- COVERED PARKING RELIEF

EXISTING USE:

HOUSE OF WORSHIP
SHELTER CARE FACILITY
+ ANCILLARY USES

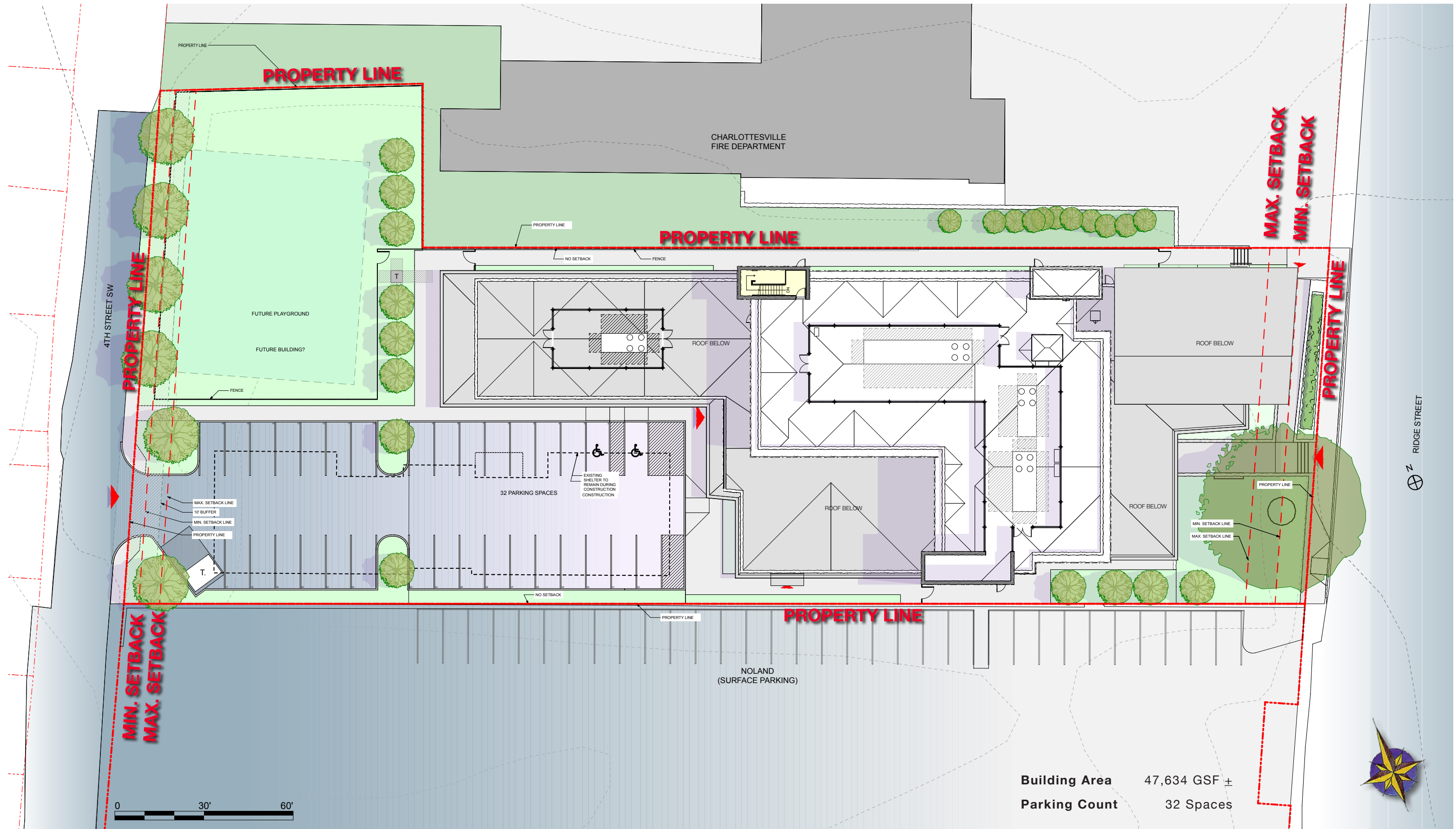
PROPOSED USE:

HOUSE OF WORSHIP
SHELTER CARE FACILITY
+ ANCILLARY USES

JUSTIFICATION

THE USES ON SITE ARE NOT CHANGING. AN EXISTING OR CURRENT SPECIAL USE PERMIT FOR A SHELTER CARE FACILITY AT THIS LOCATION DOES NOT EXIST. A SPECIAL USE PERMIT FOR A SHELTER CARE FACILITY AT THIS LOCATION WILL ALLOW THE SALVATION ARMY TO RE-DEVELOP TO MEET INCREASED NEED.

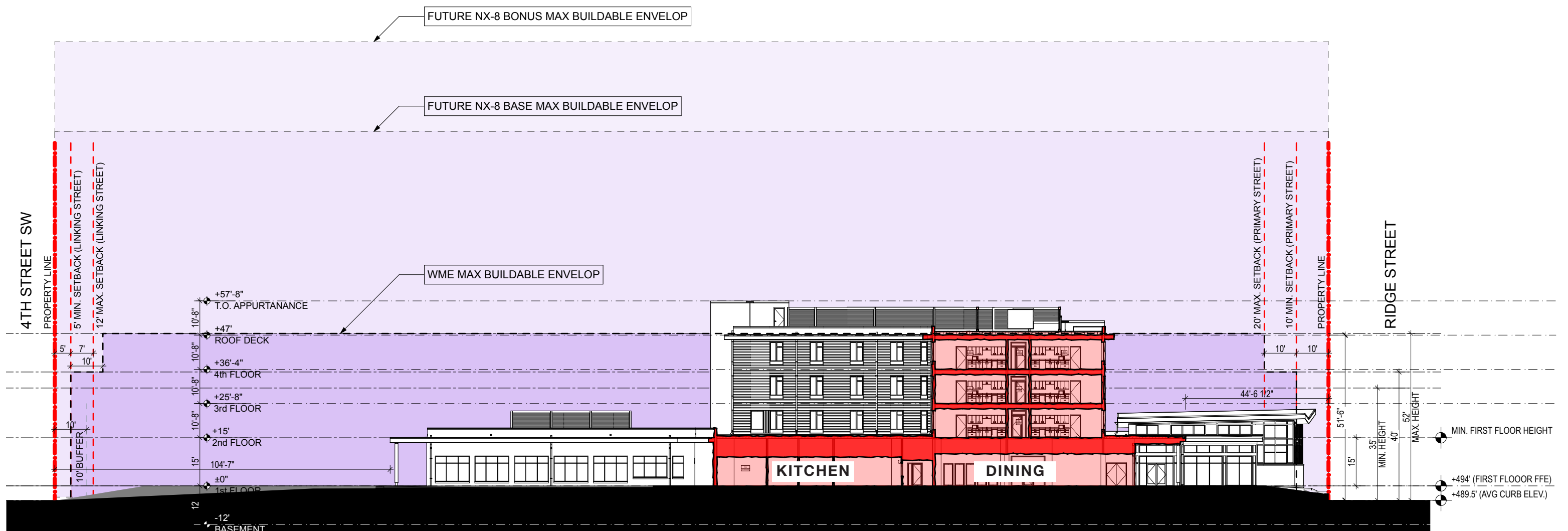
	USES ON SITE	EXISTING CAPACITY	PROPOSED CAPACITY	DIFFERENCE
BY-RIGHT USE: HOUSE OF WORSHIP (THE “CORPS”)	CHAPEL	100 SEATS	100 SEATS	--
	CORPS ADMIN	3 EMPLOYEES (FTEs)	3 EMPLOYEES (FTEs)	--
BY SUP: SHELTER CARE FACILITY (THE “CENTER OF HOPE”)	EMERGENCY SHELTER	58 BEDS	114 BEDS	+ 56 BEDS
	SOUP KITCHEN	80 SEATS	120 SEATS	+ 40 SEATS PER SITTING
	TRANSITIONAL HOUSING	9 UNITS (28 BEDS): (4) 1-BEDROOM & (5) 2-BEDROOM UNITS	7 UNITS (28 BEDS): 2-BEDROOM UNITS	-- (2 FEWER UNITS, NO GAIN OR LOSS OF BEDS)
	SOCIAL SERVICES & SHELTER ADMIN	13 EMPLOYEES (FTEs)	13-16 EMPLOYEES (FTEs)	+ 0 - 3 +/- EMPLOYEES
SHARED & ANCILLARY TO BOTH USES	MULTI-PURPOSE ROOM	1,928 SF	2,415 SF	+ 487 SF
	CLASSROOMS, MEETING ROOMS	40 SEATS: (4) 6-SEAT, (2) 8-SEAT	84 SEATS: (6) 10-SEAT & (1) 24-SEAT	+ 44 SEATS
	PARKING	30 SPACES	32 SPACES	+ 2 SPACES
TOTAL GROSS SQUARE FOOTAGE		30,202 GSF +/-	47,634 GSF +/-	+ 17,432 GSF +/-



SITE PLAN

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

JUSTIFICATION **A 10' MINIMUM SETBACK AGREES WITH THE REQUIREMENT FOR A BUFFER ADJACENT TO LOW-DENSITY RESIDENTIAL. REMOVING THE RESTRICTION ON THE MAXIMUM SETBACK 1) PERMITS THE PROJECT AS PROPOSED - PUSHING THE HEIGHT AND DENSITY TOWARDS RIDGE STREET, 2) SOLVES FOR CONSTRUCTIBILITY ISSUES ON A CONSTRAINED SITE, AND 3) PERMITS FLEXIBILITY FOR FUTURE PHASES OR ADDITIONS AS NEEDS CHANGE.**



BUILD-TO PERCENTAGE
REQUIRED
(PRIMARY STREET)
RIDGE STREET

**80% MINIMUM WITHIN
MIN/MAX SETBACKS**

ACTUAL **PROPOSED**
(PRIMARY STREET)
RIDGE STREET
32.6%

JUSTIFICATION

AT RIDGE STREET, RELIEF ON THE BUILD-TO PERCENTAGE ACCOMMODATES THE EXISTING 56" OAK TREE, DECLARED WORTHY OF PROTECTION BY THE BOARD OF ARCHITECTURAL REVIEW DURING APPROVAL OF DEMOLITION OF THE OTHER BUILDINGS AND FEATURES ON SITE.

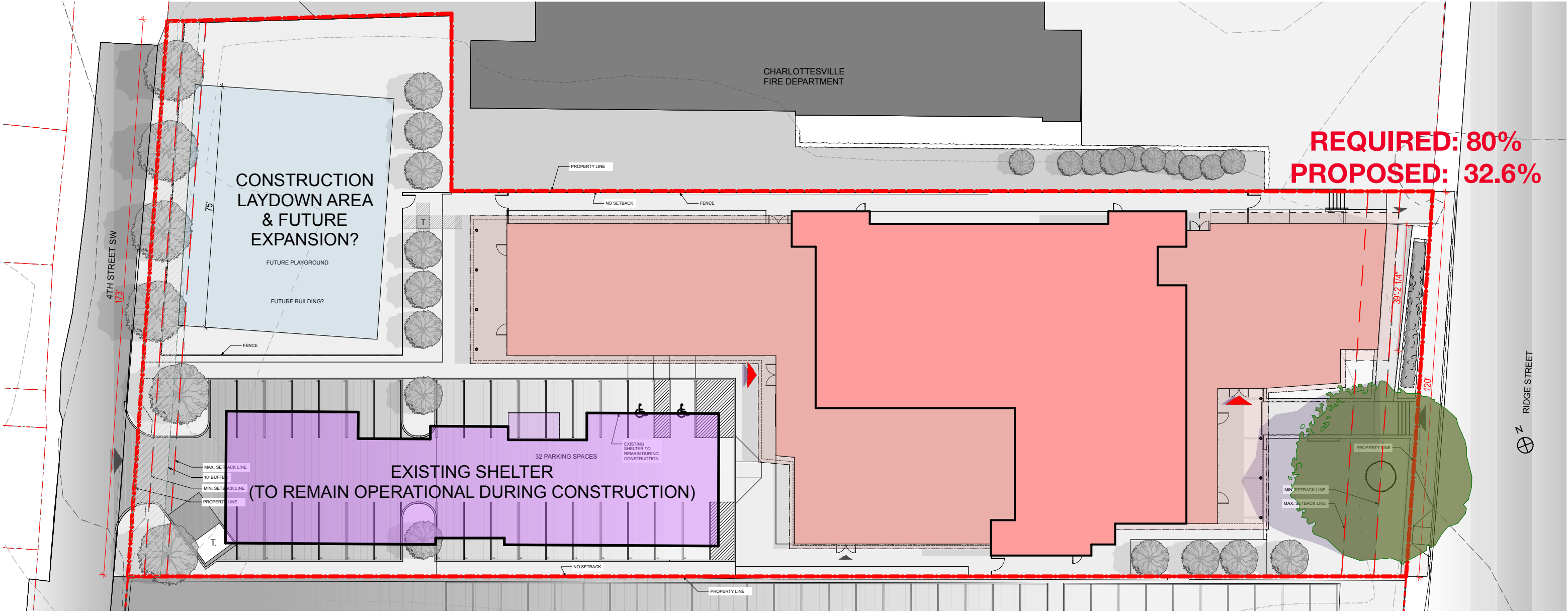
BUILD-TO PERCENTAGE
REQUIRED
(LINKING STREET)
4TH STREET SW

**40% MINIMUM WITHIN
MIN/MAX SETBACKS**

ACTUAL **PROPOSED**
(LINKING STREET)
4TH STREET SW
0%

AT 4TH STREET SW, RELIEF ON THE BUILD-TO PERCENTAGE ACCOMMODATES MAINTAINING THE EXISTING SHELTER DURING CONSTRUCTION WHILE PROVIDING THE REQUIRED SPACE TO CONSTRUCT THE PROJECT. THE PROPOSED MASSING AND LAYOUT IS A MORE EFFICIENT USE OF THE SITE AND WOULD ALLOW A FUTURE PHASE TO POTENTIALLY MEET THIS REQUIREMENT.

REQUIRED: 40%
PROPOSED: 0%



REQUIRED: 80%
PROPOSED: 32.6%

REQUIRED PARKING 52

PROPOSED PARKING No minimum required
32 SPACES (actual)

JUSTIFICATION

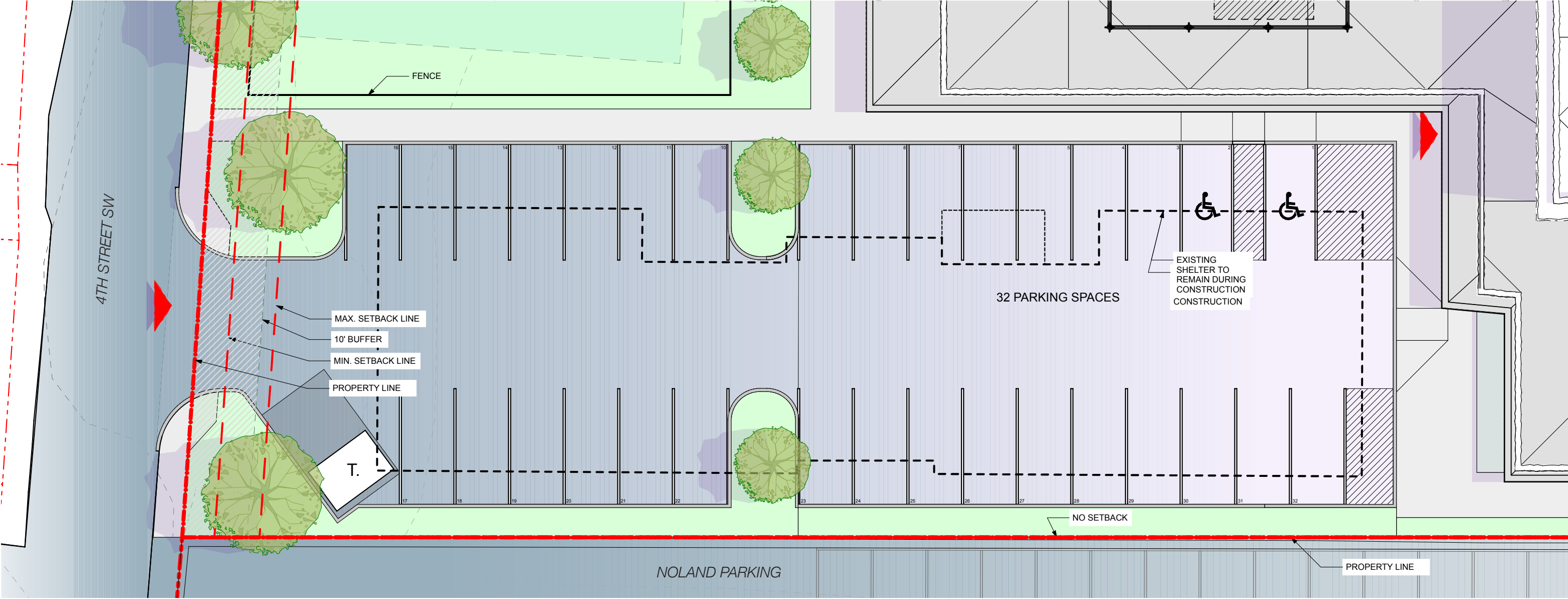
The vast majority of occupants & visitors of this building arrive via foot. Additionally, the parking requirements are based on square footage of space devoted to a specific use. Spaces within this project will be used by the same people, moving between them; therefore, the method of calculation artificially inflates the parking quantity. The parking reduction request is to align anticipated need of parking to the provided quantity. This results in a 39% reduction.

ADDITIONAL REGULATION FOR
COVERED PARKING

If > 20 parking spaces,
no more than 50% shall
consist of surface parking

PROPOSED No covered parking

Furthermore, relief is requested of the requirement to cover parking spaces in excess of 20; covered parking limits the potential use of the parking lot for other outdoor activities, and would potentially create spaces that felt less safe to site visitors. This zoning district appears to be the only one with this requirement.

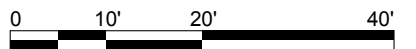


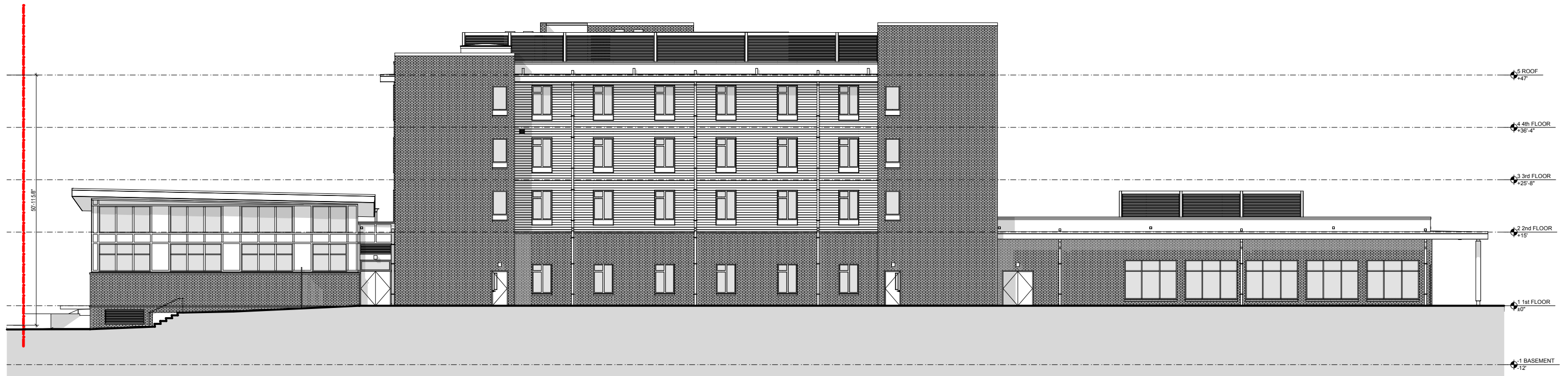


EAST ELEVATION (RIDGE STREET)

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





















AERIAL FROM SOUTHEAST

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



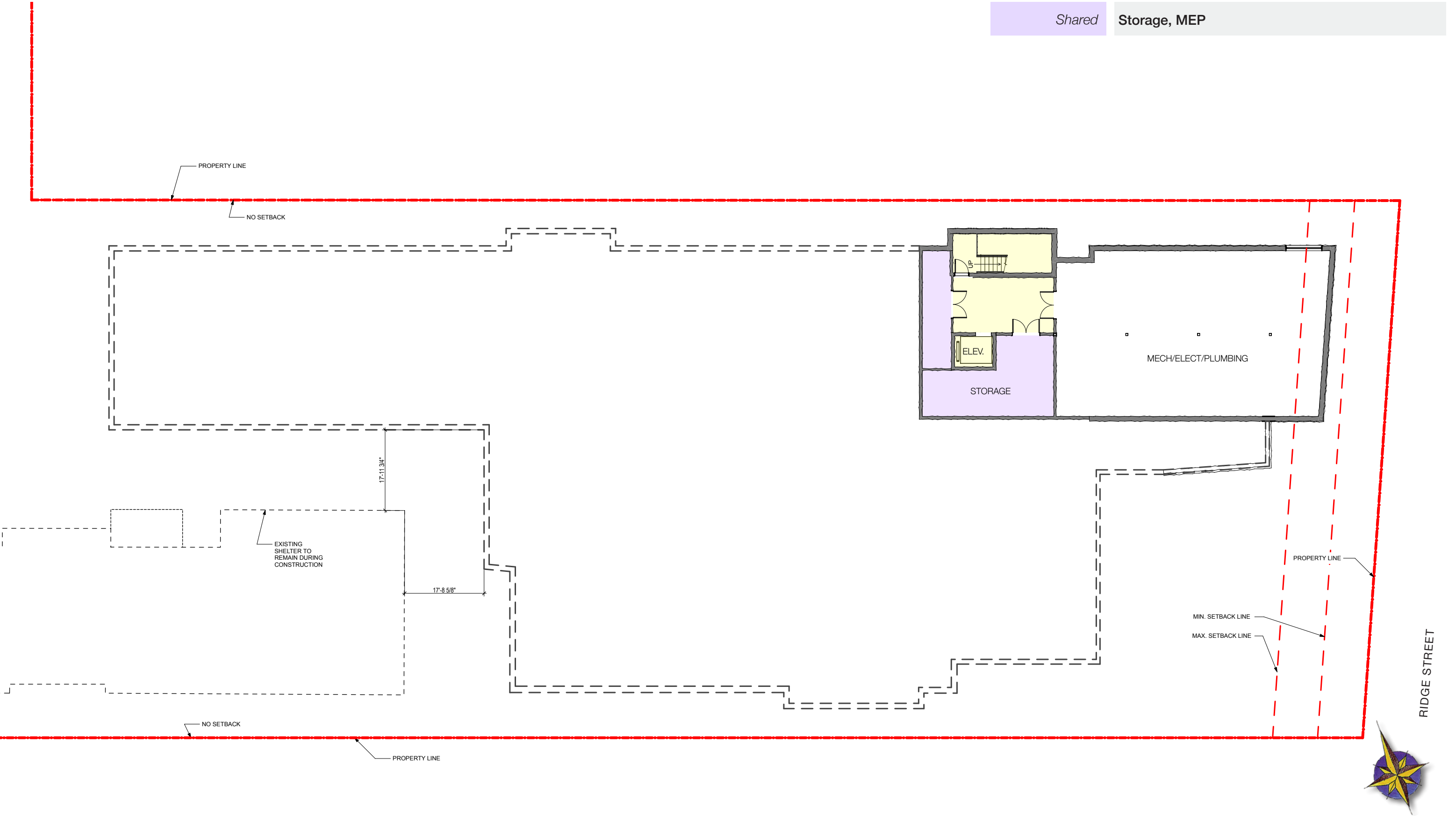
APPENDIX

APPENDIX:

- BASEMENT PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- THIRD FLOOR PLAN
- ROOF PLAN

APPENDIX

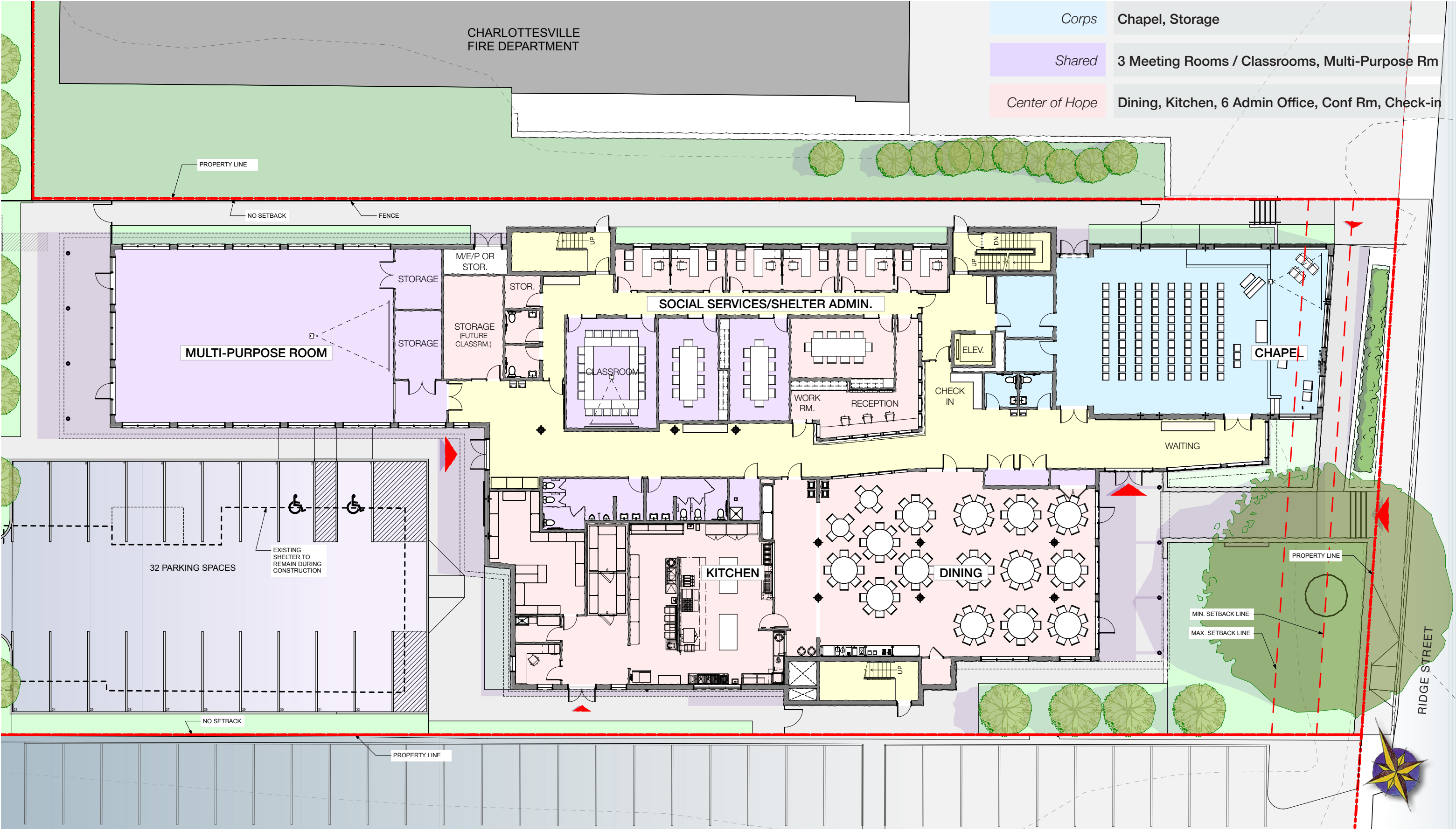
All grades, counts and quantities are approximate and will change as design proceeds.



PLAN BASEMENT

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

Floor Area 3,368 GSF ±

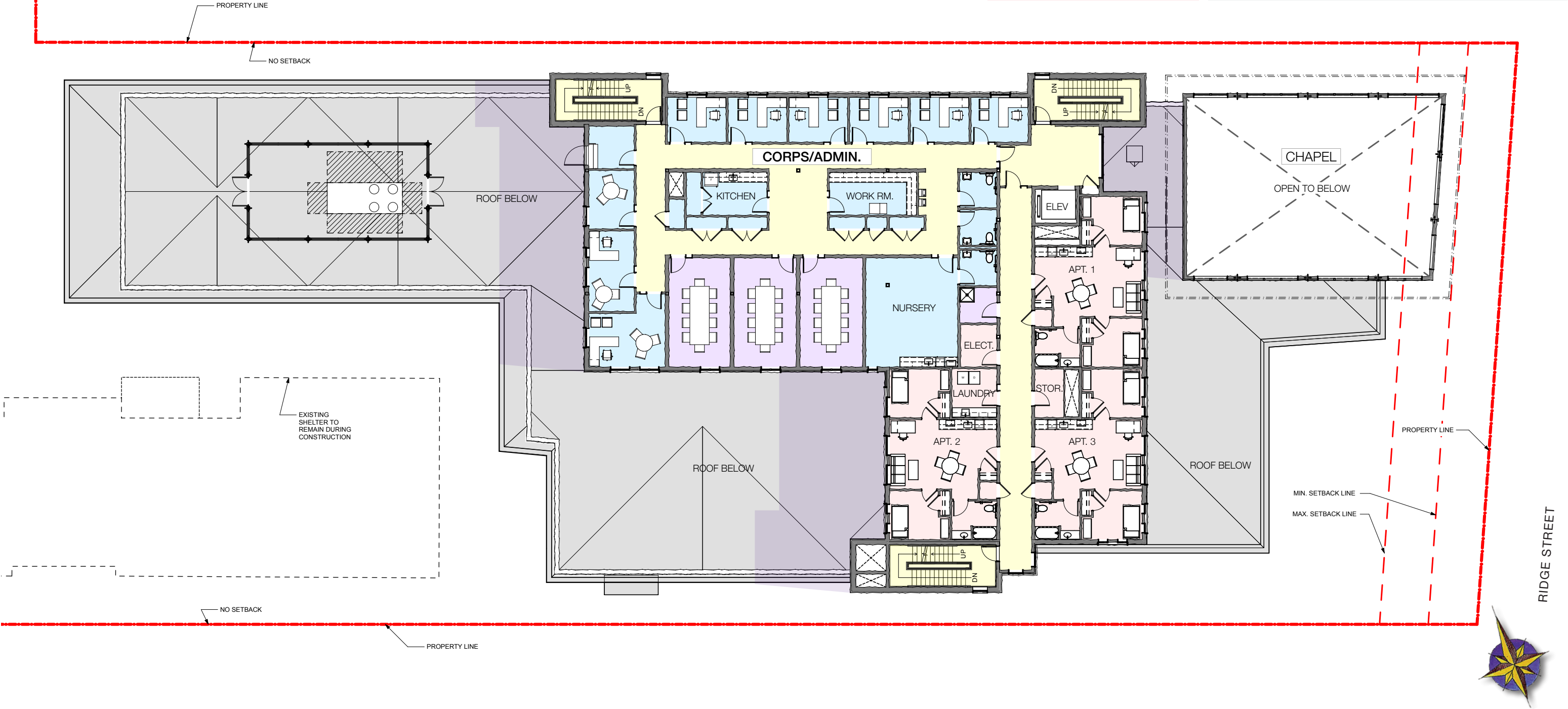


PLAN 1st FLOOR

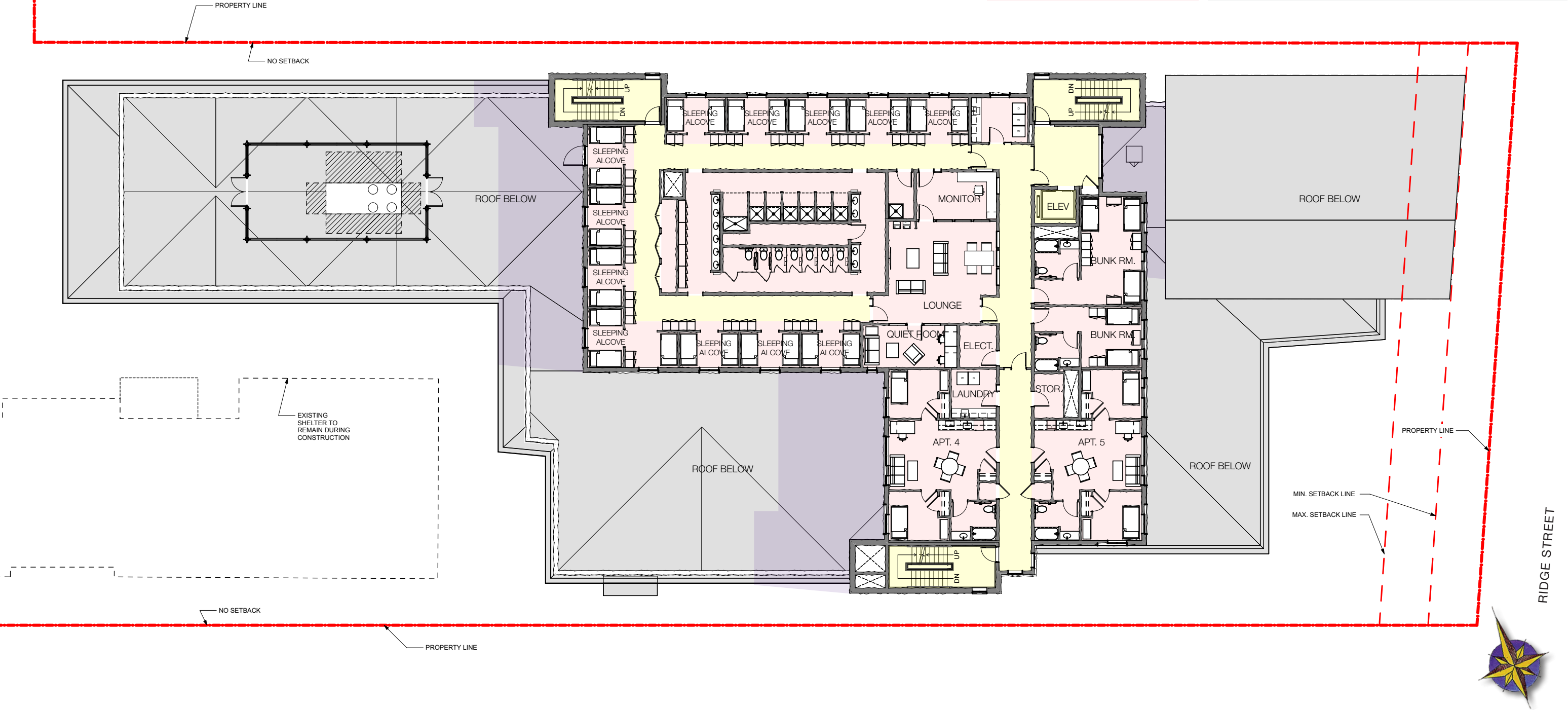
All grades, counts and quantities are approximate and will change as design proceeds.

Floor Area 18,610 GSF ±

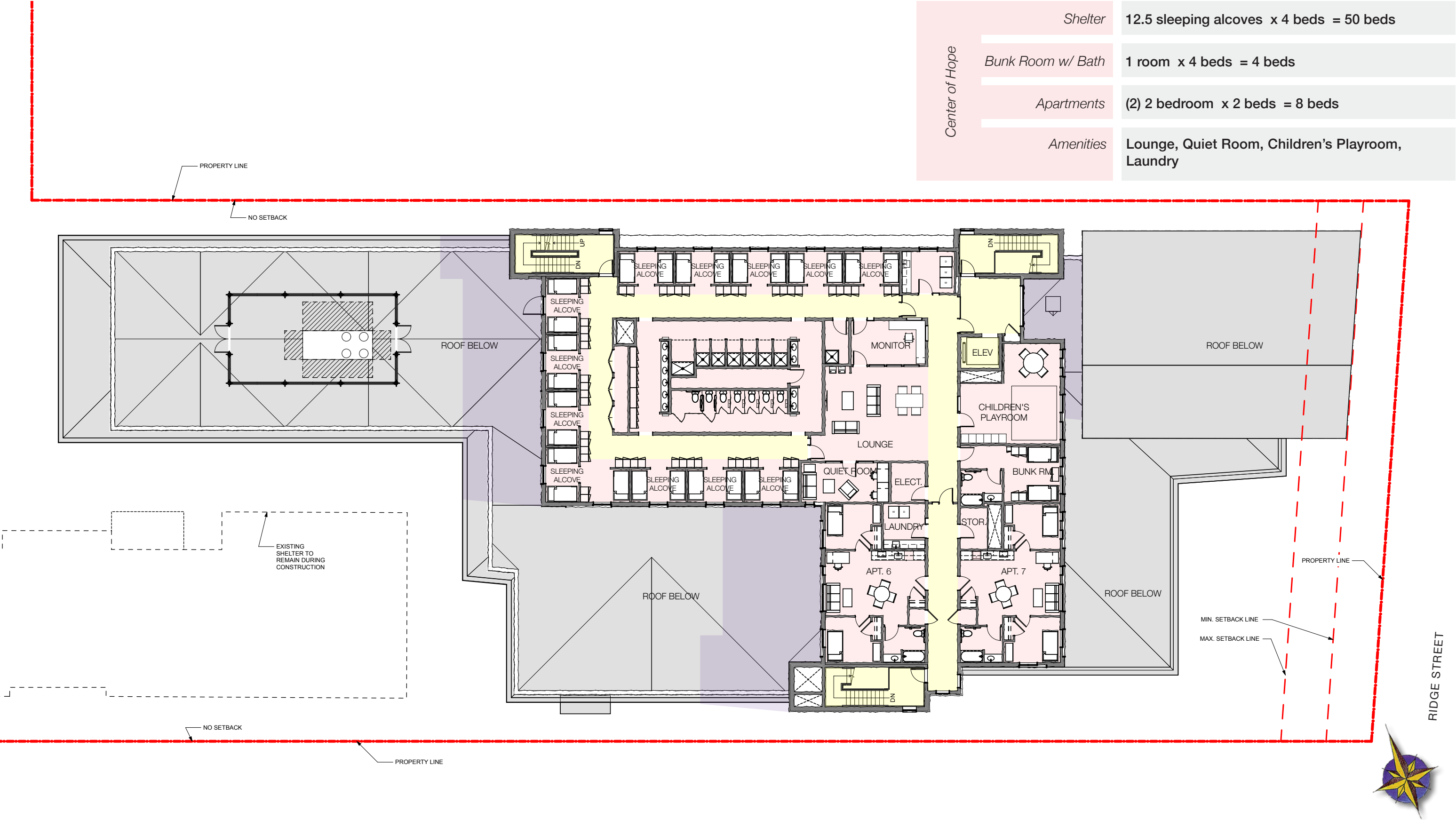
Corps Admin	9 offices, Nursery, Meeting Room, Workrm, Kit.
Shared	3 Meeting Rooms / Classrooms
Center of Hope Apartments	(3) 2 bedroom x 2 beds = 12 beds
Amenities	Laundry

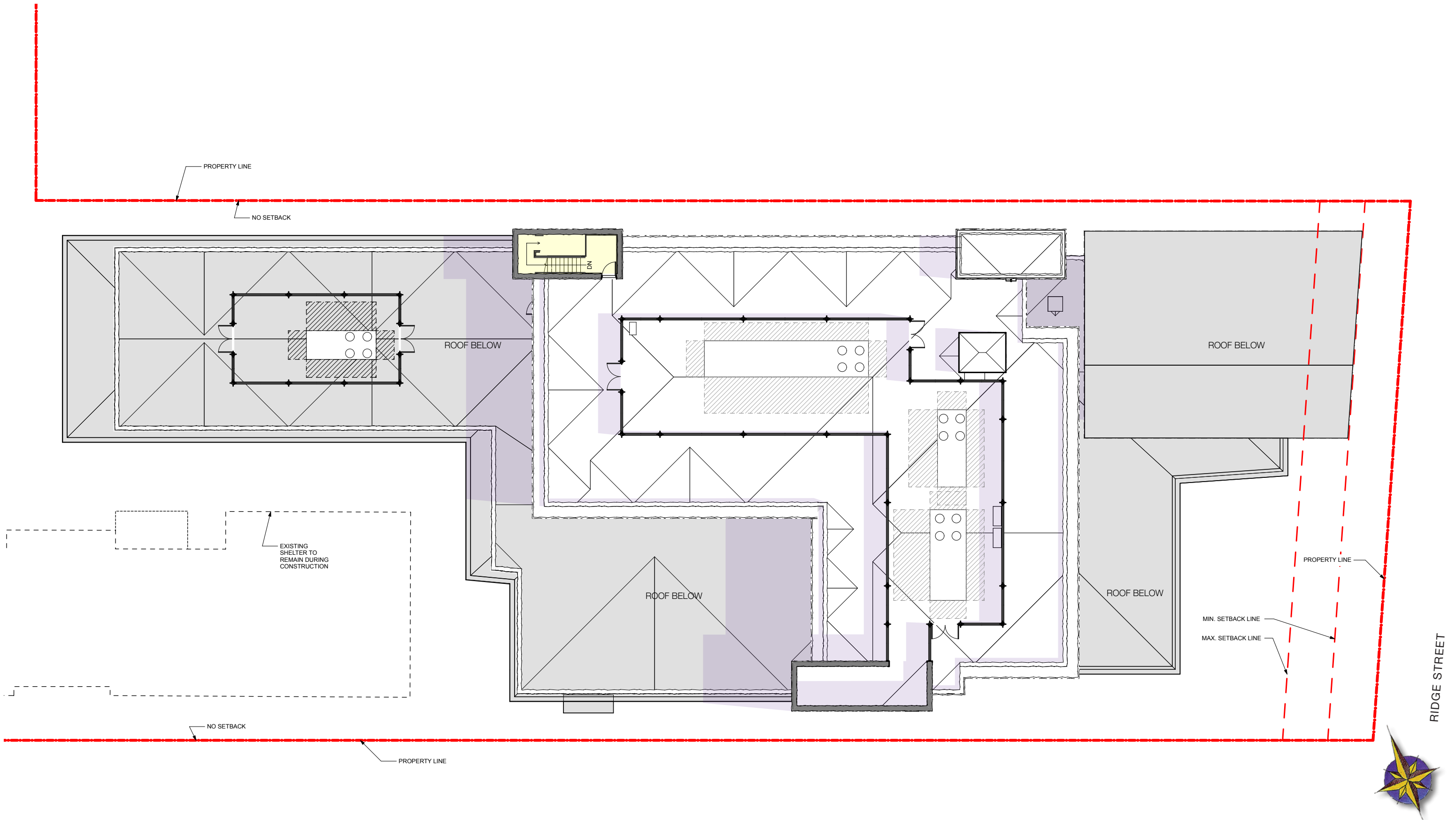


Center of Hope	Shelter	12.5 sleeping alcoves x 4 beds = 50 beds
	Bunk Room w/ Bath	1 room x 4 beds + 1 room x 6 beds = 10 beds
	Apartments	(2) 2 bedroom x 2 beds = 8 beds
	Amenities	Lounge, Quiet Room, Laundry



Center of Hope	Shelter	12.5 sleeping alcoves x 4 beds = 50 beds
	Bunk Room w/ Bath	1 room x 4 beds = 4 beds
	Apartments	(2) 2 bedroom x 2 beds = 8 beds
	Amenities	Lounge, Quiet Room, Children's Playroom, Laundry





PLAN ROOF

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