

**Agenda**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**February 21, 2024, 5:30 p.m.**  
**Hybrid Meeting (In-person at CitySpace and virtual via Zoom)**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and provide their address. Comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond.

**Noted times are approximate only.**

**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 December 19, 2023 and January 17, 2024.

**C. Deferred Items**

n/a

**D. New Items**

- 5:40 2. Certificate of Appropriateness**  
BAR # 24-02-01  
222-224 Court Square, TMP 530099000  
North Downtown ADC District  
Owner: H. McCray and M. Johnson  
Applicant: Dan Bracy / Two Street Studio  
Project: Entry doors

**E. Other Business**

- 6:00 3. Preliminary Discussion**  
1609 Gordon Avenue, 222-224 Court Square, TMP 050063100  
Rugby Road - University Cir - Venable ADC District [non-contributing]  
Owner: Brice Craig / 1609 Gordon Avenue, LLC  
Applicant: Kevin Schafer, Design Develop  
Project: Apartment building

- 6:30 4. **Preliminary Discussion**  
 747 Park Street, TMP 520050000  
 North Downtown ADC District  
 Owner/Applicant: Geoff Suttle  
 Project: Alterations and rear addition
- 6:50 5. Staff questions/discussion (May cover some items during pre-meeting.)
- BAR awards 2022
  - Design Guidelines
  - Reminder: Vacant seat – review changes to code re: membership.

**F. Adjourn 8:15**

<b>2024 BAR schedule (Jan-9-2024)</b>
<b>Meeting Date</b>
Tuesday, March 19, 2024
Tuesday, April 16, 2024
Tuesday, May 21, 2024
Tuesday, June 18, 2024
Tuesday, July 16, 2024
Tuesday, August 20, 2024
Tuesday, September 17, 2024
Tuesday, October 15, 2024
Tuesday, November 19, 2024
Tuesday, December 17, 2024

# BAR meeting February 21, 2024

## **Consent Agenda.**

Attached:

- Meeting minutes December 19, 2023
- Meeting minutes January 17, 2024.

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
December 19, 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 and in person at City Space. 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, Ron Bailey, Carl Schwarz, Tyler Whitney, Breck Gastinger, Cheri Lewis, David Timmerman

**Staff Present:** Patrick Cory, Jeff Werner, Remy Trail

**Pre-Meeting:**

Staff spoke with Mr. Amtmann regarding the descriptions of the materials for the Courts Project of Albemarle County and City of Charlottesville. The discussion was regarding the wording of the motion.

Regarding the districts, there was discussion on how much time to spend on each historic district.

There were re-appointments by the Council to the BAR at the City Council meeting Monday night. Staff reminded the members to turn in any trainings that have been completed by to October 1<sup>st</sup>.

Staff went over the items on the agenda for the BAR meeting tonight. The new Chair and Vice-Chair will be nominated and elected at the beginning of the meeting tonight. Ms. Lewis had a question of whether a tent is an awning.

The meeting was called to order at 5:28 PM.

**A. Matters from the public not on the agenda.**

No Public Comments

**B. Election of new Chair and Vice-Chair**

Ms. Lewis nominated James Zehmer to be Chair and Tyler Whitney as Vice-Chair. Both Mr. Whitney and Mr. Zehmer have accepted the positions. They will begin their terms with the January BAR Regular Meeting.

Mr. Bailey moved to accept the nomination of Mr. Zehmer (Chair) and Mr. Whitney (Vice-Chair). Second by Ms. Lewis. Motion passes 7-0.



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

**1. Certificate of Appropriateness Application**

BAR 23-12-03

1112 Park Street, Tax Parcel 470050000

Individually Protected Property

Owner: Margaret & Sherman Todd

Applicant: Sherman Todd

Project: Exterior, rear deck

**Motion to Approve Consent Agenda – Mr. Schwarz – Second by Ms. Lewis – Motion passes 7-0. Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that proposed deck satisfies the BAR’s criteria and is compatible with this IPP, and that the BAR approves the application as submitted.**

**D. Deferred Items**

No Items

**E. New Items**

**2. Certificate of Appropriateness Application**

BAR 23-12-01

350 Park Street, TMP 530109000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: New courthouse building at Levy site: Color palette (bricks and trim elements)

**Jeff Werner, Staff Report** – CoA request for building’s material palette, including the colors of the brick and trim for the new construction related to the expansion of the City-County Courts Complex.

**Eric Amimann, Applicant** – We’re here to answer questions or give a quick recap. It is all tailor brick. The lower part, which is below the water table is wire cut. It is a little rougher and a blend of two colors (red and the Patriot is 15 percent brown blended). Above the water table, it is tailor brick 317 red smooth. It is the same color. It looks lighter because it is smooth instead of wire cut. All the other metal samples on top of the wall are either pre-finished for the window systems or the security windows or paint for things that are metal that need to be painted such as the columns or the parapet caps. The GRFC and cast stone are a complimentary gray color to match.

**QUESTIONS FROM THE PUBLIC**

No Questions from the Public

**QUESTIONS FROM THE BOARD**

**Mr. Zehmer** – What is the mortar color?

**Mr. Amtmann** – I don’t know the name. It is in the mockup panel. It is slightly red. We were doing that instead of a buff color to distinguish it from the historic structure next to it. It is different but complimentary.

**Ms. Lewis** – What is the purpose in having one monochromatic color above the water line?

**Mr. Amtmann** – There are no cost savings involved. It is all the same manufacturer. It is all above the water table, smooth brick. It is not a cost issue. It was an aesthetic decision. We looked at some other colors to be blended in. We felt that this was the way to go. Historic brick is not a blend of different brick colors. The color range results from being in different positions in the kiln. It is slightly different temperatures creates slightly different colors. The salmons are usually in the inside. Inside of the pile of bricks, where it is a bit cooler, they don't bake quite as much at quite the highest temperature. The blacks and the purples are the ones that are furthest to the outside. They are the hardest. They get the darkest. In between is where you get the reds and the browns. Sometimes, that effect is tempted to be assimilated by taking manufactured brick (much more uniform) and blending the colors to create that look we felt that was appropriate below the water table where we were going for a heavier, darker, tonal color. We decided not to do it above.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Gastinger** – Walking in Court Square, I was struck by how many of those historic structures are very consistent in their brick color. When comparing it against the panel that was supplied, the top portion, which has been a subject of conversation, is in many ways more consistent with the district than below the water table. The brick pattern below the water table that was proposed would be significantly different than its context for better or worse. It would be very different. I feel that this is fully in keeping with the spirit of the project. We're going to have differences of opinion on this board. I feel that this is within the realm of aesthetic preference and probably not something that our guidelines would say is either acceptable or not acceptable. I would urge approval of the submittal as given. I welcome healthy debate and others might feel differently on that.

**Mr. Zehmer** – I also walked around Court Square. I agree with Mr. Gastinger in terms of the brick. Monochromatic might be the right word brick color in a lot of the buildings. Where I am struggling some is with the mortar color. Most of the buildings in the Court Square have a buff color. The Levy Building looks like it has had a red wash. That is giving it that appearance of the whole wall being red. I don't think that the Levy Building is a great example of fine brick work. That is where I am struggling. I am Ok with the brick as submitted. I am wondering if coloring the mortar to match the brick is really the right answer here in keeping with the district. I understand the intent to try and differentiate. If there is a concern that you made the buff mortar and you're trying too much to match the historic buildings. The design of the building itself is a clear departure from the historic buildings in the district. I don't think somebody is going to think it is an old building. The smoothness of the brick lends itself to that modernity that they are looking for. I would prefer to see a buffer or lighter mortar color.

**Mr. Whitney** – The sample as submitted is approvable. Looking at buildings in the neighboring context, the roughness of the differentiation below the water table fits with some of the neighboring site walls. I wouldn't want to see the darker brick mixed in across the whole face. The monochromatic above the water table will fit nicely with some of the neighboring context. It will be a good addition on the project. I have no issues with approving it as submitted.

**Ms. Lewis** – I looked at the guidelines. There isn't much for masonry on new construction. There is no guidance at all. It is a lot about repairing and maintaining current masonry and brick. I would tend to agree

that a neutral color instead of red. I haven't really noticed that the mortar was reddish. It doesn't read that to me.

**Mr. Amtmann** – Mr. Zehmer is correct. The Levy Building did originally have red that was on it. It was a common treatment at the time. The Eagle Tavern had the same thing. It hasn't been redone in a long time. It is on Court Square on the south side. It is basically washed off. We're not trying to simulate that effect. The intent of those kind of historic treatment was to make the brick appear more monolithic and less unitized where there was a real color contrast difference between the brick and the joining. It made them more 'stone-like.' I am not trying to mimic that. With the smoother face of the brick, with a sharper edge to the brick, and a closer color tone in the mortar, the intent is to do something different that is not so much like cream colored mortar, red brick. It is intentionally being different to appear more monolithic as a surface rather than a unitized assembly of small parts. It is a subtle effect. That is the intent. There was purpose behind it. There was an idea to have aesthetic effect. Different is good. You can walk around new construction all over downtown.

**Mr. Timmerman** – Was there an intention to the color? Where does the color selection come from?

**Mr. Amtmann** – With red brick being complimentary but a little different, we were going for a little bit of range in the lower water table combined with the texture being rougher to suggest rustication and a smoother, monolithic appearance above. It is a reference to base, middle, and top of classical architecture without being literal.

**Mr. Timmerman** – I am assuming that the striations that are shown in renderings are no longer happening.

**Mr. Amtmann** – The coursing and the Norman brick length as opposed to modular here and the one-third joint pattern, as previously approved in the CoA. You can't get the full range of colors available in the Norman brick size. The panel was built with the standard sized brick.

**Mr. Timmerman** – On the rendering, is there a differentiation in the face of the striations?

**Mr. Amtmann** – That is correct. It wasn't built with that. I think that it is a 5-to-1. It is 5 courses of brick and one recessed. That is correct as drawn. The geometry is correct as to what was approved last summer.

**Mr. Timmerman** – I don't have any problem with the mortar color, especially given your explanation.

**Mr. Schwarz** – I am going to abstain from this. Somehow, I have skipped out on every discussion that we have had on this project. With the 'polka dot effect' on the base where you have 2 colors of brick and you are interspersing a darker one periodically, I would rather see more of a range where you use a flash brick.

**Mr. Amtmann** – The flashing is not artificial. That is resulting from the historic process when the bricks are stacked in a beehive pattern. They are stacked so they are teaching each other. That affects how the heat from the kiln gets to the brick. Where the bricks are touching, you get a different color. That is why the flashing is irregular. The bricks are stacked in different ways.

**Mr. Schwarz** – If you are going to use a variation of tones on the base, I would rather see something like that. You have that rustication that you are doing. I would rather not see the 'polka dot' effect happening. I am not going to vote on this.

**Mr. Bailey** – I would vote to approve as submitted.

**Motion – Mr. Bailey – Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site satisfies the BAR’s criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted. Second by Mr. Whitney. Motion passes 6-0 with one abstention. (Mr. Schwarz)**

**3. Certificate of Appropriateness Application**

BAR 23-12-02

625 West Main Street, TMP 320165100

West Main Street ADC District

Owner: Paul’s Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent (El Barco restaurant)

**Jeff Werner, Staff Report** – CoA request to install an approximately 30-ft x 60-ft seasonal tent at the front patio area. Note: The applicant recently installed a tent at the front patio without BAR review, see photo in staff’s attachment. This request is in response to that error.

**Irma, Applicant** – I am coming for the patio. It is rainy and cold. We have customers coming with their whole families, their pets. We have pets inside the restaurant. We would have more space for my customers. We really need this.

**QUESTIONS FROM THE PUBLIC**

No Questions from the Public

**QUESTIONS FROM THE BOARD**

**Mr. Gastinger** – What months out of the year do you need the tent?

**Ms. Irma** – October and November are good. We would need it for July and August when it is hot. We would need it when it is cold.

**Mr. Whitney** – Would it come down in March?

**Ms. Irma** – Yes.

**Ms. Lewis** – Did you recently take it down? It wasn’t up today.

**Ms. Irma** – No, it wasn’t up. We removed it the first day of this month.

**COMMENTS FROM THE PUBLIC**

No Comments from the Public

**COMMENTS FROM THE BOARD**

**Mr. Schwarz** – I would be fine if approving this on a continual basis. Every winter, they can have the tent up for a maximum of 6 months, starting from the time that they want to put it up. It must come down by June 1<sup>st</sup> of each calendar year. If they put it up in January, it sets a cap on that. Also say that the side panels need to be clear and let staff handle that. We need to reconsider whether this building is contributing.

**Mr. Zehmer** – Six months is a good time limit. You could argue that any more than that starts to become permanent because it is more than 50 percent of the year. I do see a difference in that awnings are typically attached to a building and therefore become more permanent. From a preservation standpoint, tents are reversible. It is not a permanent structure. In the long-term history of a building, it would go away. It certainly does a service to the city to allow for this type of structure so that the use of the building and the district is more popular. The thing that we must struggle with is the one guideline that says tents are not appropriate in front of contributing buildings. I can get over the non-permanence of a tent structure.

**Mr. Gastinger** – This is a specific use. It is not necessarily applicable everywhere. If we were to approve this, the terraces in front of those buildings lend themselves to porch-like spaces. I agree that it brings more people to the district and more life to the street. I like this inclusion of a transparent side or no side. It contributes to the life of the street and doesn't become an opaque wall. The suggested 6-month timeframe is good. It seems like tents pop up again for graduation anyway. It seems like that it makes sense to include that in the allowable window.

**Mr. Schwarz** – If they take it out in March, they can get a temporary permit for a week for graduation.

**Mr. Whitney** – I don't think that tents are beautiful. We're used to them at this point. It is beneficial to everybody to let more patrons use these restaurants year-round. In front of this building, I don't have any issues with letting the tent go into use. We might need to look at a case-by-case basis. There is verbiage about tents not allowed on the Downtown Mall. I wonder how we would treat that differently than West Main Street. In this application, I don't have issues with it. As certain restaurants use them every year, that it would be nicer to see a permanent feature built. That won't make sense for everybody. It will be dependent owner-by-owner. I have no issues with approving on a yearly basis.

**Mr. Gastinger** – That makes a lot of sense. One major different between the Downtown Mall and West Main is that this is proposed on private property. The Downtown Mall is public space.

**Mr. Werner** – When I was asked 6 years ago in my interview, one of the questions was how I see economic development and historic preservation living together. I believe that they are interrelated and interconnected. I appreciate what you are saying about that activity. Old buildings are great. If there is nobody in those photos, that is just a picture of an old building. Mr. Schwarz, you mentioned allowing the recurring. Can we put some date on that, such that if the guidelines get revised or if Council wants something different? I don't know the legality of it.

**Mr. Schwarz** – I would be Ok with administrative approval into perpetuity for the tent at this location. Does that satisfy that?

**Mr. Werner** – What criteria would I apply? It is Ok if you said for a period. The BAR is allowed to put the limits on it, maybe say for a period of x-years.

**Mr. Schwarz** – As long as they are the current owners?

**Mr. Zehmer** – There is a differentiation there. They might be the current owners of the restaurant.

**Ms. Lewis** – I would extend it beyond the current business. I don't know how this restaurant, or any precursor restaurants are any different in their need to use that outdoor space. It has always been used. I wouldn't want to limit it to just to this business. Businesses come and go. I am not hoping that they flourish.

**Mr. Zehmer** – As long there is no change to what we approve, they can have administrative approval. A tent with marquees or writing on it, clear, or no sides, and a maximum of 6 months. If we want to go along with Mr. Schwarz’s suggestion, that it must be removed by June 1<sup>st</sup>.

**Ms. Lewis** – Do we want to specify that it be white or a different color?

**Mr. Werner** – That came up during COVID. People on the Mall asked if they could use clear tops. To address, the constraint, simply reference the current terrace design placement.

**Mr. Whitney** – I don’t know if we want to restrict to clear and white necessarily. There is a picture in the guidelines of a dark structure.

**Mr. Werner** – The intent is a single color and that it doesn’t become a sign.

**Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street satisfies the BAR’s criteria and is compatible with the West Main Street ADC District, and that the BAR approves the application as submitted with the following conditions:**

- **Installation is intended for seasonal use not to exceed a continuous six-month period, provided the tent is not in place between June 1 and October 1 of each year.**
- **Tent is acceptable without side panels, but if used they must be entirely clear. [For ex, no faux windows, or decorations.]**
- **Tent installation will not alter the landscaping or site features, nor be anchored to the historic structure.**
- **The tent roof will be a solid color, without any text, signage, or logos, and no commercial signage will be installed onto the tent or suspended from the tent frame. Colors other than white require BAR staff review.**

**Second by Mr. Zehmer. Motion passes 7-0.**

## **F. Other Business**

### **4. Preliminary Discussion**

915 East High Street, Tax Parcel 530247000

Martha Jefferson Historic Conservation District

Owner: LO-HI, LLC

Applicant: Ashley Davies, Redlight Management

Project: New Construction

- Staff introduced the new and proposed development in the Martha Jefferson Conservation District.
- There are landscape components as part of this district.
- The applicant presented their proposal for the property, including landscaping and the frontage on Lexington Avenue.
- The proposal includes 192 residential units, associated amenities, a single-story commercial space facing East High, and wrapping a multi-story parking deck.
- The parking deck will serve the residences and the office building.
- The current design is to break down the scale with fenestration and doors and windows and brick colors and patterns and textures.
- Mr. Gastinger read an email from Paul Miller. These were the questions raised in the email: What is being to protect Taylor Walk and the historic home of Fairfax Taylor adjacent to the property?

- The applicant did say that they have a landscape area near Taylor Walk. Taylor Walk is not on this property. The applicant would be open to having a pathway through that landscape buffer.
- Staff is going to investigate the location of Taylor Walk.
- Paul Miller's email brought up the stormwater runoff management and tree canopy development.
- Rainwater retention system will be maintained on the site.
- Mr. Schwarz asked staff about adjusting setbacks. The setbacks on this project are significantly greater than what is currently allowed.
- The applicant is hoping to have a separate parcel that will run along Lexington Avenue. There would be no building on this parcel along Lexington Avenue.
- Members of the BAR provided comments and suggestions for breaking down the massing along Lexington Avenue.

## 5. Staff questions/discussion

- **410 Second Street** – Came to the BAR a couple months ago. The architect had eliminated the pergola and porch. They want to replace a vent with a window. They also wish to install skylights. Staff was unsure about how members of the BAR would feel about these changes. The BAR was fine with these changes.
- **Locust Avenue House** – House is in rough shape. Replacing windows and siding and roof. Nothing in the Conservation District Guidelines talks about what to do with houses in bad shape. Mr. Gastinger recommended the owners look at the Secretary of Interior Guidelines and Standards for restoring a historic home.

## 6. Design Guidelines Discussion

- Features of each ADC District

**Downtown Historic District** – Mr. Schwarz – Need to work on the boundaries of the district. Currently leaves out the library and the Wine Shop. Long list of buildings that should not be contributing. The ordinance did say that everything in the district is contributing. The new ordinance says what is contributing is what established on the maps. Need to talk about pavers, fountains. There have been discussions about The Mall as an individual district.

**North Downtown Historic District** – Mr. Gastinger – There is a lot missing in the descriptions. There are minimal descriptions of the landscaping. Court Square is underserved. There is no mention of Court Square Park and Market Square Park. Altamount Circle and Altamount Street do warrant some description. The tree canopy impact on power lines has been significant. There is the question of the district boundary lines.

**Ridge Street Historic District** – Mr. Timmerman – It is referred to as a residential street. Most of the introduction seems like a history that is vague. Recommended changes include that the most important feature is the distinct nature with 3 subparts. There are varying degrees of residential and commercial on Ridge Street. Description seems outdated. Call attention to the consistent setbacks and trees. Topography does play a big role in the district.

**West Main Street Historic District** – Ms. Lewis – This district is West Main Street and some side streets. The street is mostly flat. There are 3 subparts in this district. Subpart B is the 'canyon' with very wide sidewalks and few street trees and vegetation. Not much has changed in subparts A and C. Street is connecting significant history of the city. Has role in protecting the University and the Downtown Mall.

**Wertland Historic District** – Mr. Werner – It is on the national register. Our contributing structures don't correspond with the national register. This is going to be where there is the greatest pressure for the setbacks. Need to reevaluate the boundaries.

**The Corner Historic District** – Mr. Zehmer – There is discussion about the 'turn of the century.' The boundary is well defined. There is room for adjustment in the sub-districts. There is not too much room for improvement to be made for this district.

**Oakhurst Gildersleeve Historic District** – Mr. Bailey – Boundaries would be different. It is mostly student housing. Parking is in front yard and there are no sidewalks, especially on Valley Road. The University is building right up to the boundary. Focus on preserving Oakhurst Circle. Need to learn more about the history.

**Rugby Road, U-Circle, and Venable Historic District** – Mr. Whitney – The descriptions are fairly accurate. That area has maintained a pretty good character. There has been a lot of infill along 14<sup>th</sup> Street. The description does not mention Venable Elementary School.

### **Adjournment**

The meeting was adjourned at 8:21 PM.



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CITY OF CHARLOTTESVILLE  
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Regular Meeting  
January 17, 2024 – 5:00 PM  
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**Members Present:** Tyler Whitney, Carl Schwarz, Breck Gastinger, James Zehmer, David Timmerman, Ron Bailey, Cheri Lewis

**Staff Present:** Patrick Cory, Remy Trail, Jeff Werner

**Pre-Meeting:**

There was discussion surrounding the items on the agenda.

The meeting was called to order at 5:30 PM/

**A. Matters from the public not on the agenda.**

No Comments from the Public

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

**1. Meeting Minutes November 2023**

**Ms. Lewis moved to approve the Consent Agenda – Second by Mr. Bailey – Motion passes 6-0 with one abstention (Mr. Schwarz).**

**C. Deferred Items**

No Items

**D. New Items**

**2. Certificate of Appropriateness Application**

BAR # 24-01-01

416-418 West Main Street, TMP 290012000

Downtown ADC District

Owner: A. Cadgene and G. Silverman, Main Street Ltd Tr

Applicant: Greg Jackson, TOPIA Design  
Project: Canopies, decks, and patios at north and west facades

**Jeff Werner, Staff Report** – Request Certificate of Appropriateness for Canopies, decks, and patios at north and west facades:

- A. Canopy over an existing restaurant patio on the northeast corner.
- B. Canopy over the sidewalk and entrance to the upstairs suite on the north side.
- C. Canopy over the entrance patio of a bakery on the northwest corner.
- D. Deck and canopy over the drive and serving the new second level on the west. The center window converts to a door.
- E. Patio and deck for a rear space on the southwest corner.

**Greg Jackson, Applicant** – The scaffolding that we have up there for construction of the upper addition has a mockup character to it, at least for the central canopy that we're talking about across the sidewalk. We came with a canopy with similar material as 420 West Main Street, a little bit of a canopy over Albemarle Baking Company, and a side deck and canopy. Some of the comments were to go to steel. We have wood for Orzo. There was a feeling that the lighter weight of steel added to the success of 420 and the character of the buildings in that area. There also was a suggestion to explore continuing the canopy across the building façade and maybe even widen out at Albemarle Baking Company to balance out with Orzo. We explored that. With the side, for those who saw it, it had a partial deck and a canopy over the back part of the deck. Some of it was raised and had steps. We leveled that out as suggested and brought the canopy down to align with the lower part of the clear story that is going around the upper addition. Before, we had stepped it up so the canopy over that deck would align with the roof line of the new addition. We now have it with leveling out the deck. We have it aligned to make it work with a flat deck all the way across. What we have also done with that deck is add more of an opaque type of railing for the back side of it and open towards the front. To carry that sentiment of maybe doing more than what we presented at the last meeting, we did what the client has been wanting to do in adding something where the old fish market is back there. There is a cooler occupying that space. There is a desire that all this to improve the exterior space to put a patio and an upper deck that would serve the upper floor of that domed space there. Those are all the different components, decks, and canopies that we are looking at presenting. We are using the same type of language of the metal, of the tube. We're going to go for darker gray. We're proposing a darker color, probably towards a warmer gray. This has a nod to a softer color. Orzo had wanted wood. We have wood pearlins in this design. There is a layer of wood in the pearl level that is above the rafters and below the white poly roof. It would be there at a regular rhythm 3 feet on center. We covered a lot that was suggested. It has a comprehensive layout. Some of the initial images are context. On this image, you can see that the side deck is now flat with the canopy roof lowered. It is set back. We didn't want to bring it into the side of the building. There is a desire not to have it fully open but have some area that is covered for that upper area. That canopy on the side deck sets back coming from the corner of the existing building. There are columns that hold for the front part of the poly roof and metal framing. There are columns of 3 over Orzo coming out of the existing brick planters that are there with the wooden slats. It is constructed coming off those. There are 2 columns off the Albemarle Baking Company. For the stretch between those two, they are supported by gables or pipes. That was suggested by the structural engineer and lends to the character of those types of canopies. With the old fish market building, those are all enclosed with a cement panel railing. It is like what we have done across the street. We're looking at using that for that back section. We have it in the back of that upper deck on the side. We are trying to have a little bit of enclosure knowing that the parking is there. There is a lot of activity. Those are the type of railings for those decks. We do enclose the patio down below in that back parking area. That illustrates the same construction method throughout these, which are slightly different from what we did at 420. There was a call for simplicity. This is simple architecture of post and beam and rafter and perins for such a roof. They are tube construction and tube elements, 6X6 and 4X10 and 4X6. The perins are roughly 2X2.

## QUESTIONS FROM THE PUBLIC

No Questions from the Public

## QUESTIONS FROM THE BOARD

**Mr. Whitney** – With the wood pearings, are those intended to be painted?

**Mr. Jackson** – They will probably be stained and sealed so that there is a consistency to try to get to a desired medium, dark brown.

**Mr. Whitney** – Is it a similar dark color to the steel below?

**Mr. Jackson** – Yes, in tone. It will have some wood feel to it.

**Mr. Whitney** – The side deck is intended to rest on the neighboring building.

**Mr. Jackson** – That is correct. We walked through that with the engineer. The thought was with that outer wall addition to that building, we can extend up from those blocks and create a resting pad, probably just one layer of blocks running across there to support that so that it will rest on its neighbor.

**Mr. Timmerman** – You have a wood decking. What kind of wood is that?

**Mr. Jackson** – EPay is what we're talking about. The suggested framing for that will be a steel super-structure with wood framing in there. We will put the decking on top of that.

**Mr. Timmerman** – When you look up from underneath, you're going to see a steel structure and then you will see the wood. The wood decking will be exposed.

**Mr. Jackson** – That is correct.

**Mr. Timmerman** – With the polycarbonate, you said that is the same that you put in across the street.

**Mr. Jackson** – That is correct.

**Mr. Timmerman** – What is that product? Is that a cow wall? I haven't looked at it too closely.

**Mr. Jackson** – It is manufactured. We started using it on other projects and kept going. It is made in Texas. They keep changing their individual names. They call their company Cover Your Pergola. There are different types of products within their line.

**Mr. Timmerman** – My last question is about the pull-in. Is that 3 or 4 parking spaces? Is that going to remain as parking? Was the intent to keep that as parking? What is that courtyard going to be used for?

**Allan Cadgene, Applicant** – The intent was to keep all the parking.

**Mr. Jackson** – The intent is to keep all that functioning as it is. The canopies are extending out to the areas that are pedestrian. The parking and the circular drive are maintained.

**Mr. Timmerman** – I was looking at one of the pictures. It has the trees in the front. Are all those trees in the same position? Currently, what you do is that you pull in over that section that is white. I am assuming that is a new paver that leads into the Albemarle Baking Company.

**Mr. Jackson** – Yes. It is interesting if you walk out there. There are a lot of different paving surfaces. The vehicles drive over several different surfaces, especially when you go around back. We're going to clean it up quite a bit. It is going to be left. There is material going from the sidewalk off the street from Albemarle Baking Company.

**Mr. Timmerman** – I was wondering if that parking or treescape was changing. It doesn't look like it other than you might put new paving in leading to the Albemarle Baking Company.

**Mr. Jackson** – You can see from that image shown, the drone shot that the vehicle drives over that area. There is a little bit of paved. It is a little bit of a gray area there as you drive over the sidewalk to get into the space.

**Mr. Zehmer** – Your renderings have 2 different colors for the driveway to the back parking lot. In some images, it is shown as red. In other images, it is gray or white with paving blocks. What is your intent there?

**Mr. Jackson** – We haven't discussed this much. There is a lot of construction going on right through there now. There is the red-stamped pavement that is further back. I can imagine that being continued to the street.

**Mr. Cadgene** – What you show in front of the bakery, that would remain asphalt at the very beginning of it. Since it is not raised up there, you must drive through there. There is some concrete sidewalk there now.

**Mr. Jackson** – I think that he is talking about the drive to the rear parking lot.

**Mr. Cadgene** – I get that is stamp concrete. That should be red.

**Mr. Jackson** – We would take what is in front of the building back if you look at that aerial photo and bring that to the street.

**Mr. Cadgene** – That area was beat up because we decided it was an appropriate time to underground the utilities. We undergrounded the utilities to the extent that we could, maybe in anticipation of the day that West Main Street would underground utilities. We wouldn't have to rip everything up again.

**Mr. Schwarz** – Have you thought about lighting? It looks like all the lighting on the building is up above the canopies. You're going to lose some lighting in the site walls that are wrapped Orzo's patio. Is there going to be any lighting on this?

**Mr. Cadgene** – I haven't installed it yet. It is a long tube lighting. Think of it as strip lighting in a long tube. There should be something under the canopy as well as something above the canopy. I am not sure I have fully planned that out. I do have the stuff that I just bought. We haven't yet installed it in a project. I want to see how it works. It would be some kind of LED strip lighting underneath the canopy. You could put lighting on the face of the building. It would not be as disruptive to the tenants to put it on the top under the canopy.

**Mr. Jackson** – There is lighting that is to be installed that is shown in the CAD drawings that was approved by the BAR that came along with the addition and all those goose-type lamps that face down. It would probably illuminate. It would still shine through this type of translucent. That probably should be some more specific lighting below. The Orzo patio area already has some lighting ingrained into the floor, the concrete,

and maybe the sidewalls. Anytime you put up a canopy, you want to have some lighting with it. You think of the string lights. We have not addressed that.

**Mr. Schwarz** – The way you frame this on the adjacent restaurant, there was fascia that went around the canopy. It looks like you're going to have the beams and the pearlins end. Is that the intention? If so, I assume all those are going to be. If they are hollow tube steel, you are going to have a cap at the end of each of them. Is that correct?

**Mr. Jackson** – That is correct. We talked about it in September. We also brought some fenestration for the Michie Courtyard. We're talking about that pavilion there across the street. That has tube construction and the rafters. A lot of those elements are capped as well. In between the two large areas, Orzo, and Albemarle Baking Company, it would be like the 420 and that you see a band in that respect along the sidewalk canopy.

**Mr. Schwarz** – How does the drainage work for this? I assume that with the decks, the water drains through. For the area where you have the polycarbonate, how does that work?

**Mr. Jackson** – They slope from the building out at about 1 percent.

**Mr. Schwarz** – Are you going to have the water shoot off the end or are you going to have a gutter there?

**Mr. Jackson** – I assume out on the end. At 420, we have this system. We have these fins that are called rain handlers that diffuse any amount of thicker water coming off the edge there rather than a gutter to capture it.

**Mr. Schwarz** – I think that I see that. I should have looked closer.

**Mr. Jackson** – It is hard to see in the image. Where it could matter is at the Albemarle Baking Company where there is still a pedestrian pathway outside of that edge. With all the others, if you drop a plumbing line, it is at the curb to the parking area. The sidewalk is under the roof. Everywhere else you're walking perpendicular to that.

**Mr. Schwarz** – You do think that you would have the gutter there. Do you think that you would have a dispersal like you have next door?

**Mr. Jackson** – Those rain handlers are an interesting way to do it.

**Mr. Cadgene** – I think along the narrow façade. If you're sitting in front of Orzo and you have rain, they are meant to protect you from rain. We must be prepared to put a small gutter if we need it to protect the people sitting underneath.

**Mr. Jackson** – The outside edge of Orzo goes past the sidewalk and drops. That is a big overhang from the patio area. The Albemarle Baking Company is where you have an edge that drops there. Most traffic is coming from the sides. I doubt people are going to be walking in off the sidewalk straight into that area. For practical means, they are usually coming in from the back parking lot or the side parking lot. It seems like it is a certain condition where it is just enough rain where there is extra rain coming off that edge. If it was me, I wouldn't put anything. In a sense, we have done enough from nothing.

**Mr. Schwarz** – As far as I am concerned, you're the architect and Mr. Cadgene owns the building. I am curious as to what we will end up seeing. That is more of my concern.

**Mr. Jackson** – I suggest we leave it clean and simple like that.

**Mr. Cadgene** – I am in favor of that unless it creates a problem. I don't think it will for most of it. Unless it creates some kind of problem for people sitting there. It has been Ok at 420. I have gotten negative feedback that would need more. They are certainly a cleaner solution.

**Mr. Jackson** – For the other poly canopy on the upper deck, that would slope backwards rather than towards the deck.

**Mr. Schwarz** – Your image for the fiber panels, it shows a reveal system. Is that the intention?

**Mr. Jackson** – That is my assumption that we would use that same type of reveal. It is actually used over on the wing that extends out on the other side of this whole complex that contains the back side of the parking lot where the railroad tracks are located. It is used in another part of the building complex in addition to across the street and other places. That aluminum type of reveal would be used.

**Mr. Cadgene** – It is the cleanest installation. The example that Mr. Jackson gave you was from behind the Afghan Market. We did a project there.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – I don't have any concerns. Due to the industrial nature of this building and the industrial nature of the additions going on to it, it is Ok. A lot of these details will be figured out in the drawings. I am concerned about lighting. We need to have a way to review that or have staff review that. I don't know if we can make a motion that gives lighting review to staff.

**Mr. Gastinger** – Lighting came up in the review of the earlier project. As I recall, there was some question about the color of the light. I would be comfortable if the lighting matches that that was deployed there.

**Mr. Schwarz** – When you say the earlier project, do you mean next door?

**Mr. Gastinger** – That's correct. It may not have been installed.

**Mr. Schwarz** – I am trying to remember what lighting I have seen up there.

**Mr. Jackson** – In the sample images, we use the string lights. I think that those are adjustable. I found those to be very successful for situations like that because they are highly adaptable. It creates a spirit and is effective without a big glare.

**Mr. Schwarz** – We always put the condition maximum of 3000 Kelvin and dimmable. If something is too bright, we can always reduce it later or ask the owner to reduce it later.

**Mr. Werner** – That is fine. We're not talking about parking lot lights or stadium lights.

**Mr. Schwarz** – I would be concerned if wall packs started appearing on the side of the building.

**Mr. Werner** – What we have now and what is shown, if something pops up out there that is not shown. It is Ok if you want to address it. Our standard preference that lamping be dimmable, require it be no higher than

3000k color temperature and a CRI of 80. I am finding that most of these catenary lights that are out in the market fit. I don't have any problem if you want to say that you ask to share with staff. No lighting is currently proposed.

**Mr. Schwarz** – Are we Ok with the wood? I don't know if it is in our guidelines. We don't want the wood to fade into weather over time. Is that a concern?

**Mr. Gastinger** – It is a minor component. I feel that it won't be that visible. I have a functional concern. Wood in that condition under the translucent panels might work. That is not our purview.

**Mr. Jackson** – I am Ok with opaque. I prefer to get a consistency. It is a stronger finish with the seal. I am sure that we would share that concern of the wood's quality being able to withstand the forces (sun and heat). We're going to try to get as strong of a wood as possible. It doesn't have to be wood. We could switch to a metal. There is a certain ease when you have wood applying all that roofing. I thought it would soften it up. Even if we did metal 2X2s, maybe a thinner wall, so it could be screwed into, we could maybe paint that brown as well to have a little bit of color up there.

**Mr. Cadgene** – If we were to use metal, I would want it to be all the same color.

**Mr. Whitney** – If it is steel, it should match the steel below.

**Mr. Jackson** – I am fine with that. The gray that I am thinking about has a warmth to it as it is.

**Mr. Zehmer** – Does anyone have objections to the wood? That is what is submitted in the application.

**Mr. Whitney** – Are there any issues with this building touching the adjacent building? These are 2 different historic properties. I understand that we're to avoid columns. It is clean to have it rest on the other building. Could that be an issue in the future?

**Mr. Cadgene** – That is an addition. We had to add that yellow piece onto the building for bathrooms. That is an addition on the older building.

**Mr. Schwarz** – These buildings are funky and unique. It is going to be obvious that this polycarbonate is new. It doesn't bother me.

**Mr. Bailey** – It looks cleaner that way.

**Mr. Whitney** – The canopy on the front is nice, clean, and thin. One of the defining features of the existing building is that brick work and how it curves up. I don't know if that accent brick is modeled correct. If there is any way for the tie rods to be inset from those so they don't sit in between the 2 curves of the accent brick, it would help those read as the defining piece.

**Mr. Jackson** – I agree. Those are laid out in a rhythm. They haven't been placed. I totally agree with that. We can try. That one that is over there looks close enough to the edge that it is maybe unnecessary, close enough to the support of the other larger structure of Orzo. That is a good point. We will make sure that is not awkward. I would have centered it between those two if I had to have it there. You could take it out and move them over.

**Mr. Schwarz** – There are 2 strips of reddish brick curve at the top as opposed to turning at a 90-degree angle.

**Mr. Jackson** – On page 14, that is close enough to where the less deep canopy between the two larger ones connects to the Orzo side. That rod wouldn't be necessary. We can adjust the other rods to be balanced out.

**Mr. Timmerman** – In relation to that, it looks like the signage is now blocked. Most of these shots look like they are taken a little higher than eye level. I don't know if signage is in our purview. There is a nice composition the way that it looks right now. I don't know if you have gotten that far to think about that. It does appear that the signage is getting blocked from view by the canopy. It changes the composition.

**Mr. Gastinger** – I was going to comment on that as well. In a preemptive way, I could imagine that the applicant might want to shift the text to the west. The new canopies recenter the building in a different way.

**Mr. Jackson** – We're talking about the Main Street Market starting on the other side of the vertical racing stripes. That would fit the new canopy area well and bring it up a little higher.

**Ms. Lewis** – In focusing on the guidelines, which is our purview, it is an appropriate application. The additions of balconies and decks don't destroy historic elements for the most part that characterize the property. The new work is going to be differentiated from the old. Because of its industrial car, auto sale background, the elements that are being introduced seem compatible with it and complement it, so they don't destroy the building.

**Mr. Jackson** – I sent an email earlier today of the survey from 1999. It showed a canopy across the front of that. That speaks to what he said. There were a lot of canopies along that street edge, especially along that façade.

**Mr. Timmerman** – Do you know why the building was at an angle?

**Mr. Werner** – The way that the parcel line was set. A lot of these parcels are not square. They are parallelograms in a lot of places. I know that there was a lot of manufacturing here. There might have been walls that they followed. You must remember that West Main didn't have a lot of stuff. It wasn't like you wouldn't notice your building was an angle to a neighboring building.

**Motion – Mr. Schwarz** – **Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that the canopies, decks, and patios at the north and west facades at 416-418 West Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted and with the following conditions:**

- **Any lighting that should be added should be reviewed administratively by staff. It should have a color temperature not to exceed 3000 Kelvin, be dimmable, and have a color rendering index of a minimum of 80, preferably 90.**
- **The tie rods for the canopies should be coordinated to not conflict with the accent brick on the front of the building.**
- **Consider adjusting the signage to the front of the building.**
- **The stain on the wood should be an opaque stain or paint.**

**Second by Mr. Bailey. Motion passes 7-0.**

## **E. Other Business**

### **3. Preliminary Discussion**

715-729 West Main Street

West Main Street ADC District, TMPs 320151000 et al



Applicant: Mitchel Mathews Architects

Project: New construction, redevelopment of site.

- Staff introduced the proposed project area and parcels to the members of the BAR.
- One of the key questions is the fate of the 2 contributing structures, Mel's Diner (built in the 1960s and added as a contributing structure in 2014) and the building at the corner of 8<sup>th</sup> and West Main (built in 1896).
- These parcels are zoned ZX-5 under the new zoning.
- The presumption is that the 3 parcels would be combined for the project. Two of the parcels are part of the West Main Street Historic District and front on West Main Street.
- The applicant presented their proposal for a new building and development to be built on the site. The presentation included a conceptual plan of what the new building might look like.
- Mr. Zehmer had a question about the retention of Mel's Restaurant on the property. Mr. Zehmer is against the demolition of the front of the restaurant but open to demolition on the back of the restaurant.
- Other members of the BAR also asked questions and provided comments for the applicant on how to improve the proposed project.
- There was concern about the potential impacts on the residential neighborhoods outside of the historic district.
- Mr. Gastinger stated that the horizontal banding does run counter to the Guidelines.
- Mr. Schwarz did have some concerns about the streetscape standards with this project. Pedestrians coming into the district walk behind the property.
- Mr. Schwarz did mention that the applicant should try to keep the 2-story part of the building.
- There was consensus that the massing of the proposed building was good.
- The applicant has a very good understanding and direction for the project going forward.

#### 4. Staff Questions/Discussion

#### 5. Design Guidelines Discussion

### **Adjournment**

The meeting was adjourned at 7:30 PM.

# BAR meeting February 21, 2024

## **Item 2. Certificate of Appropriateness**

BAR # 24-02-01

222-224 Court Square, TMP 530099000

North Downtown ADC District

Owner: H. McCray and M. Johnson

Applicant: Dan Bracy / Two Street Studio

Project: Entry doors

### Attached:

- Staff report for February 21, 2024
- Project photos
- Background information
- Photos of nearby doors [ Court Square]
- Historical survey of 222-224 Court Square

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 21, 2024**



**Certificate of Appropriateness Application**

BAR # 24-02-01

222-224 Court Square, TMP 530099000

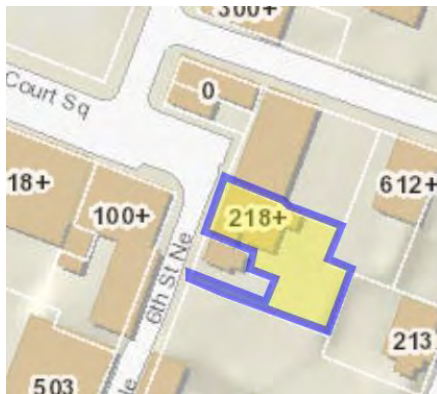
North Downtown ADC District

Owner: H. McCray and M. Johnson

Applicant: Dan Bracy / Two Street Studio

Project: Replace two entry doors

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**Background**

Year Built: c1830s

District: North Downtown ADC District

Status: Contributing

**Prior BAR Reviews**

In last 25 years: 2003 - BAR denied request for partial demolition and replacement of a brick wall.

**Application**

- Applicant's submittal: Photographs,

Request CoA to remove two wood entry doors and install appropriate replacements.



## **Discussion and Recommendations**

It is staff's opinion that neither of the existing doors are original. While they are old and likely historic, the evidence suggests these are salvaged replacement doors installed sometime in the 1970s or 1980s. It cannot be confirmed, but it is unlikely the existing hardware and hinges date to the early 19<sup>th</sup> century and therefore unlikely to be original.

Per the Secretary's Standards, when a historical door is missing and there is no evidence on which to base an accurate recreation, the *door may be replaced with a new unit that is compatible with the style and character of the historic building.*

### **Staff recommendation:**

For an early-19<sup>th</sup> century, federal style building, a typical door would be a panel door with four or six panels and no glazing. Of the 18 doors on nearby, early- to mid-19<sup>th</sup> century buildings, 13 have four or six panels, all are raised panels (not flat). (See Attachment D.) While the age and origin of these door is unknown, they do support the recommendation that replacement doors at 222 and 224 Court Square be raised panel with four or six panels. Additionally, the panels should be installed within profiled rails and stiles, not inserted with trim applied to the rails and stiles.

In the event the applicant requests the new doors have glazing in the upper panels—a possibility discussed with staff. The BAR might look to the existing door (actually, double doors) at 100 Court Square [the east elevation of the Farrish Hotel], which feature glazing over a single row of low raised panels. A second option would be a door with four raised panels and two, smaller glazed panels at the top. Essentially, a *traditional* six-panel door with the top panels glazed. Staff discourages a door with a large single-lite or multiple lites above the lock rail. [From the photos of sample doors, the following would be unacceptable 412 East Jefferson, Number Nothing (on Jefferson St, west entry), and the nine-lite door at 100 Court Square.]

222 Court Square: Evidence indicates the existing door---is not original. (See Attachment C.)

- The photos on the City's historical survey [undated] show a door with a half-circle, fan lite.
- A report from October 1990 notes "the doors are not part of the original facade: they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors." The associated sketch shows the door with a half-circle, fan lite seen in the survey photo.

224 Court Square: Evidence indicates the door at is *most likely not* original. (See Attachment C.)

- A report from October 1990 notes "the doors are not part of the original facade: they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors." The associated sketch shows a door similar to the current door.
- A sketch from a 1976 BAR request [to replace the wood steps] shows a six-panel door.

A sketch from a 1997 BAR request indicates both doors were to be replaced with antique, four-panel doors; however, that was obviously not done.

From *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017.

Restoration (Page 166): *Recreate Missing Features from the Restoration Period*

If documentary and physical evidence are not available to provide an accurate recreation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Rehabilitation (Page 78): *Design for the Replacement of Missing.*

[If] the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

ITS Interpreting. Number 4. Inappropriate Replacement Doors

The Secretary of the Interior's Standards for Rehabilitation, July 1999

In accordance with the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings, replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic building.

**Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations [state options approved] at 222-224 Court Square satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR [approves the request].

[approves the request 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 that the proposed entrance alterations [state options denied] at 222-224 Court Square do not satisfy the BAR's criteria and are not compatible with this property and other properties in the ADC District, and that for the following reasons the BAR denies the request.

**Criteria, Standards and Guidelines of the City Code, under Major Historic Review**  
**Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and

- ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
  - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
  - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
  - iii. The BAR may require upper story setbacks of up to 25'

### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

### **Pertinent Design Guidelines from Chapter 4 – Rehabilitation**

#### **D. Entrances, Porches, and Doors**

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.

- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
  - a) For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b) On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- ...



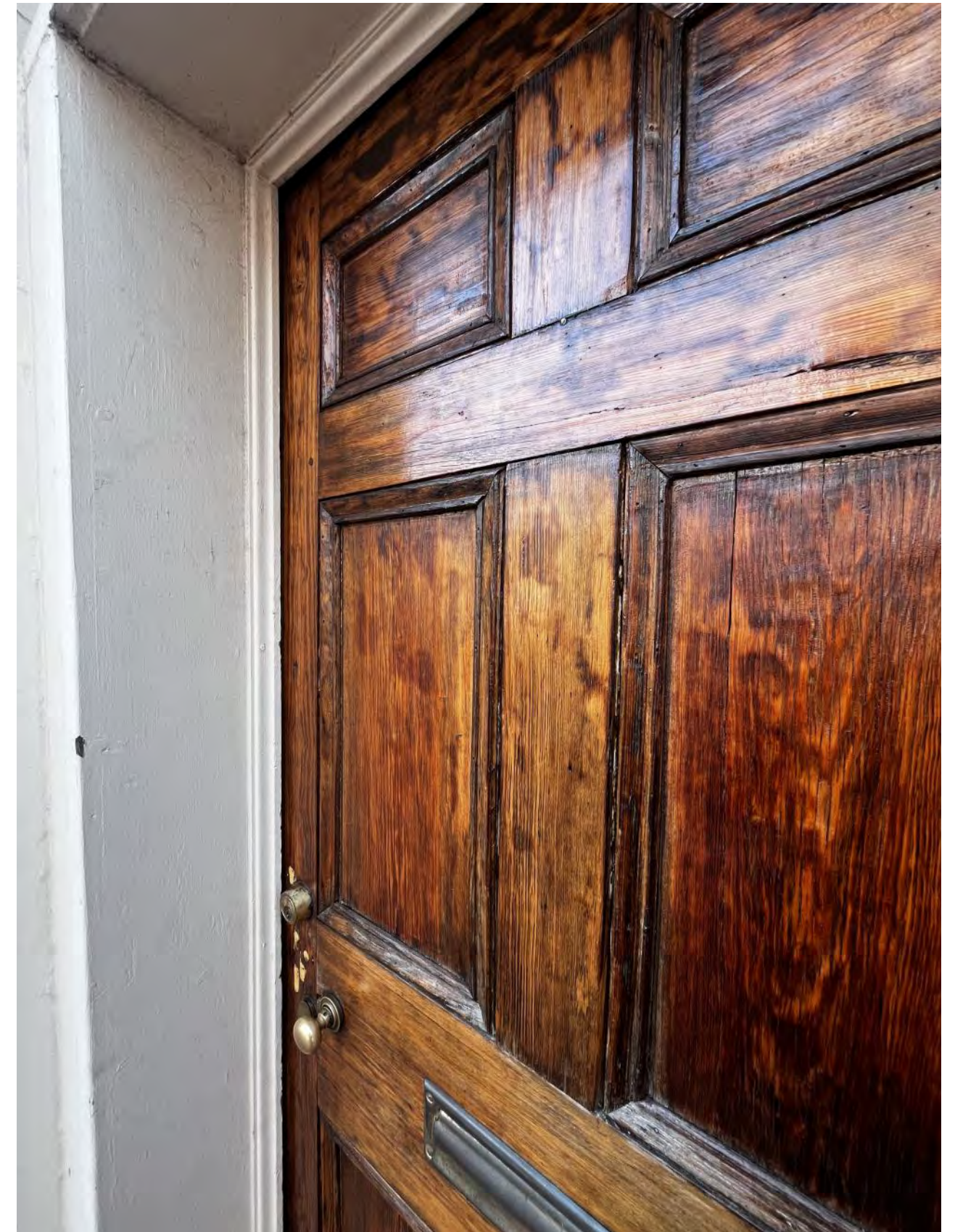
222 and 224 Court Square 1/30/2024



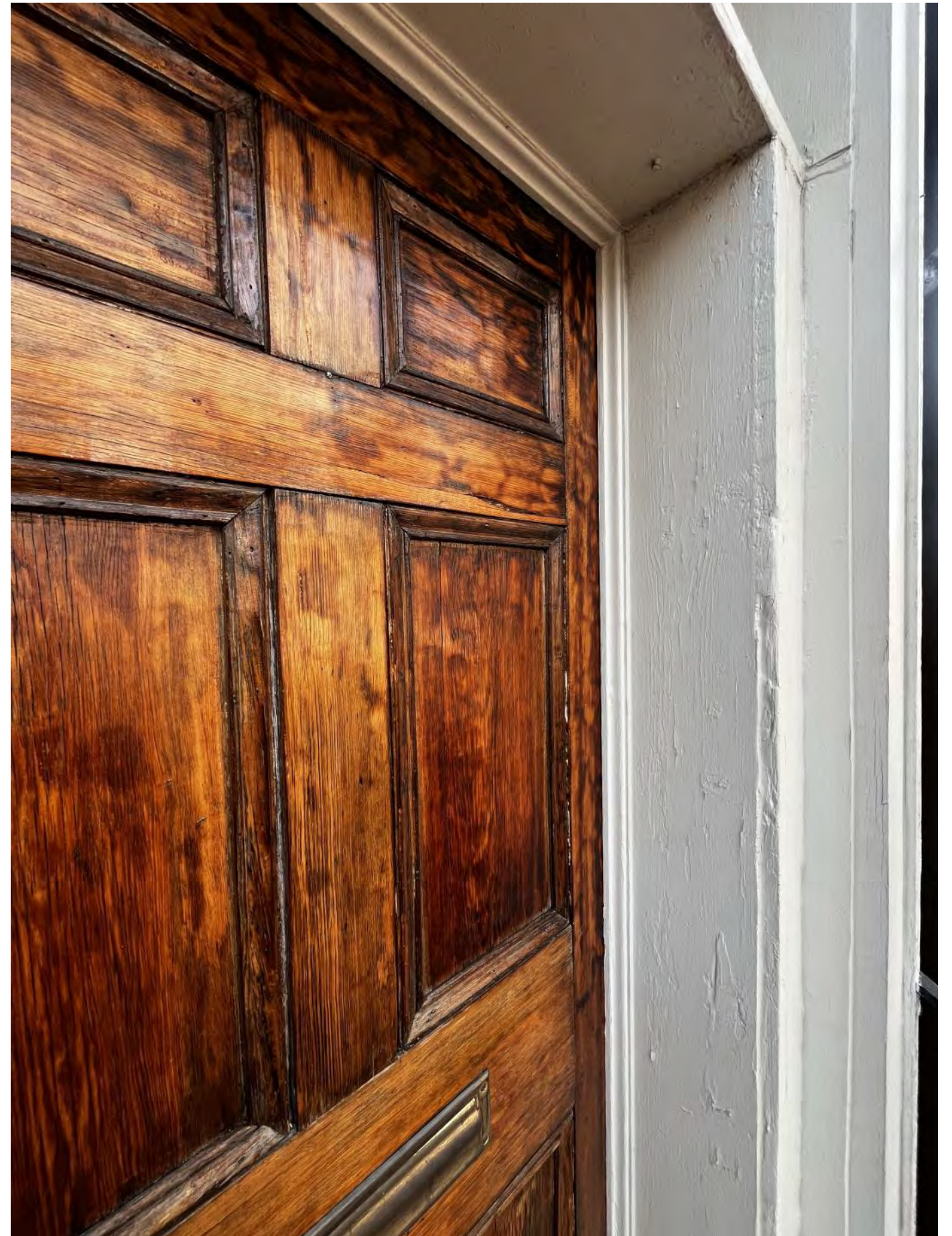




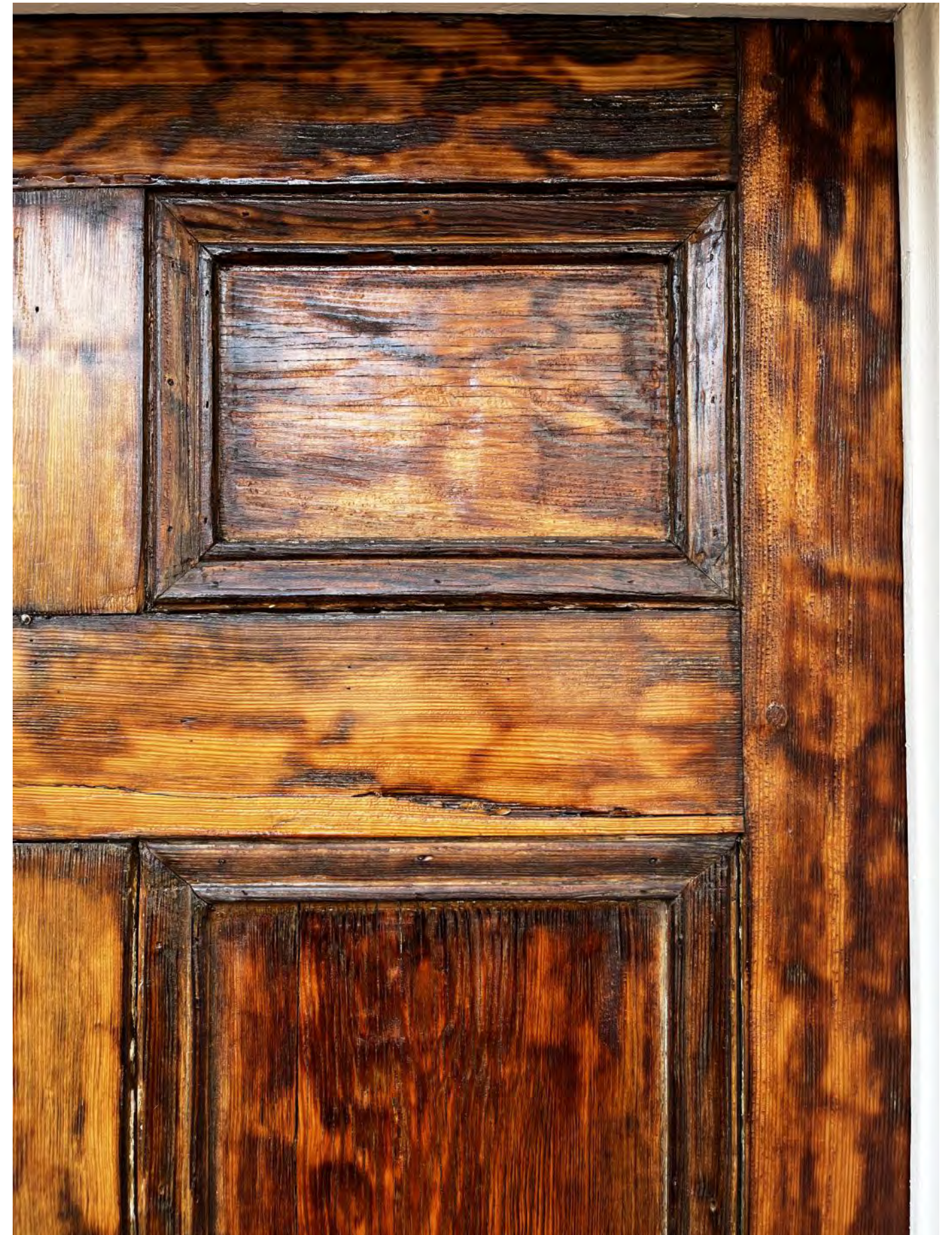




























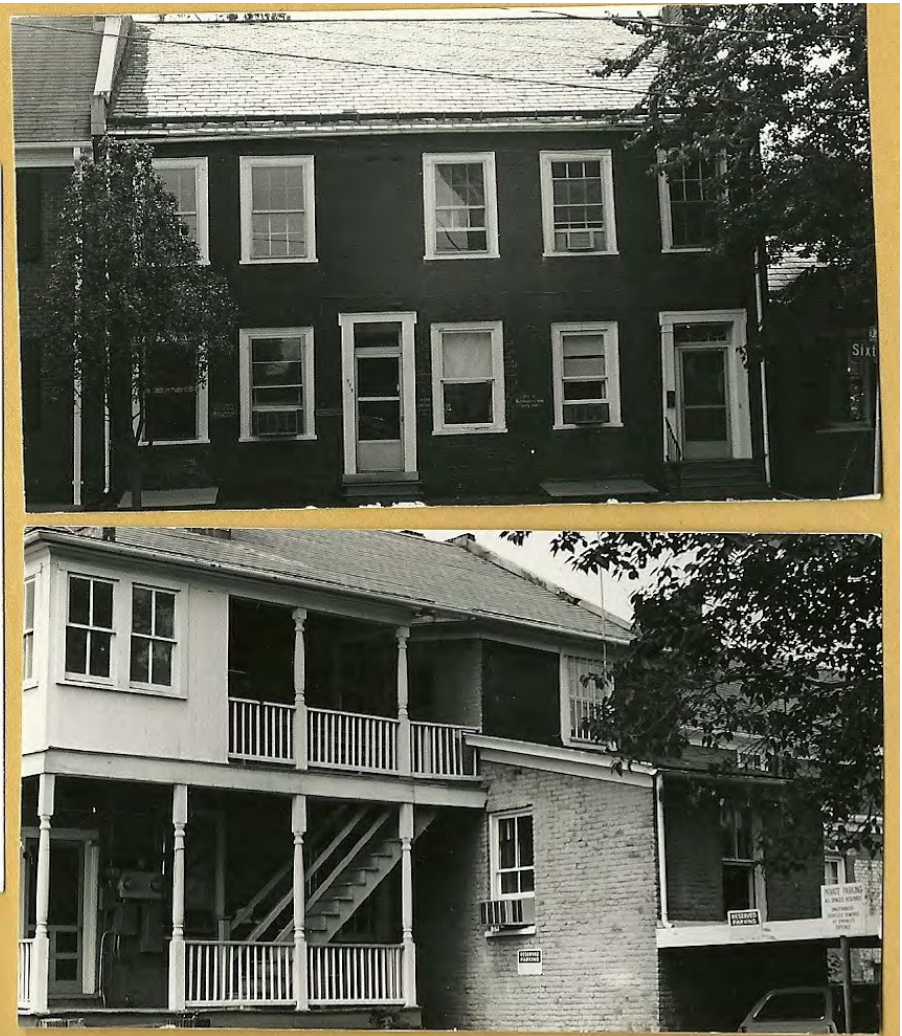
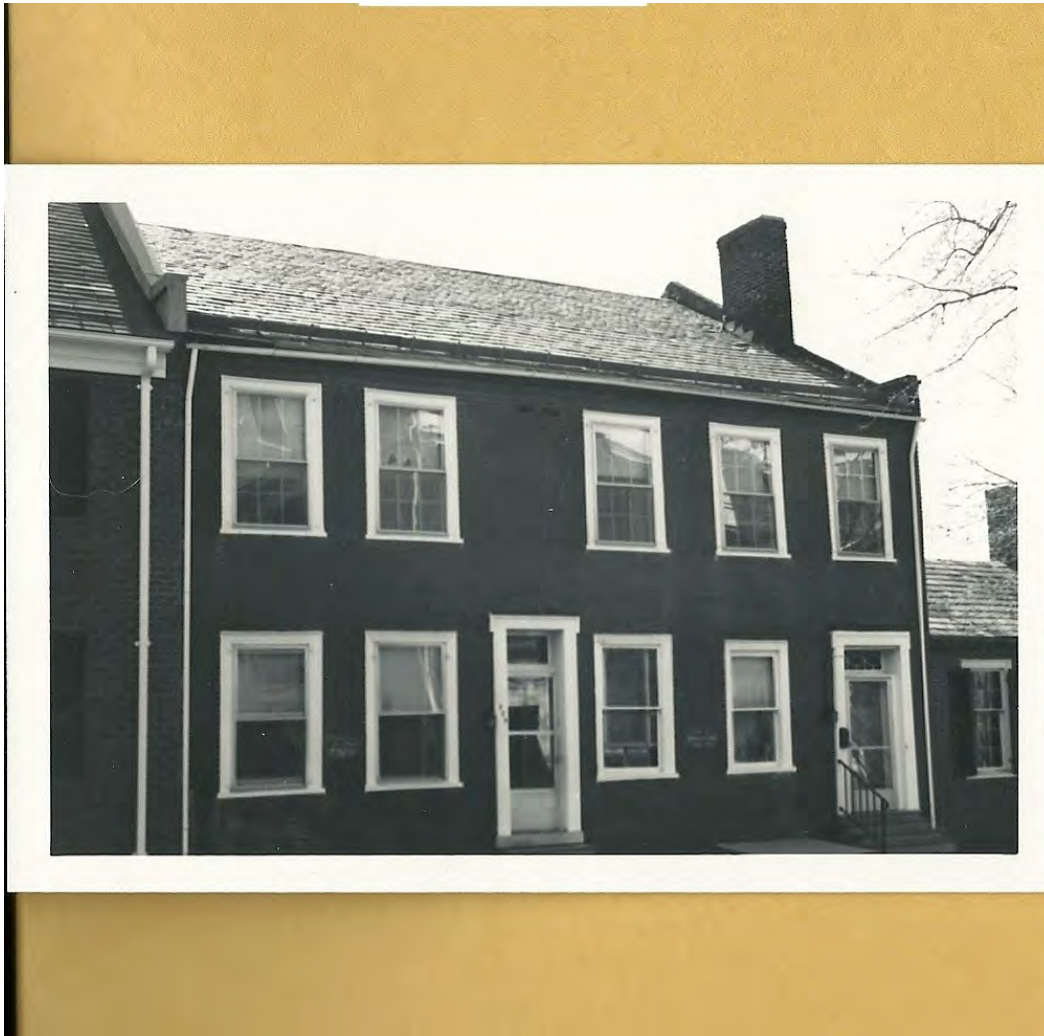














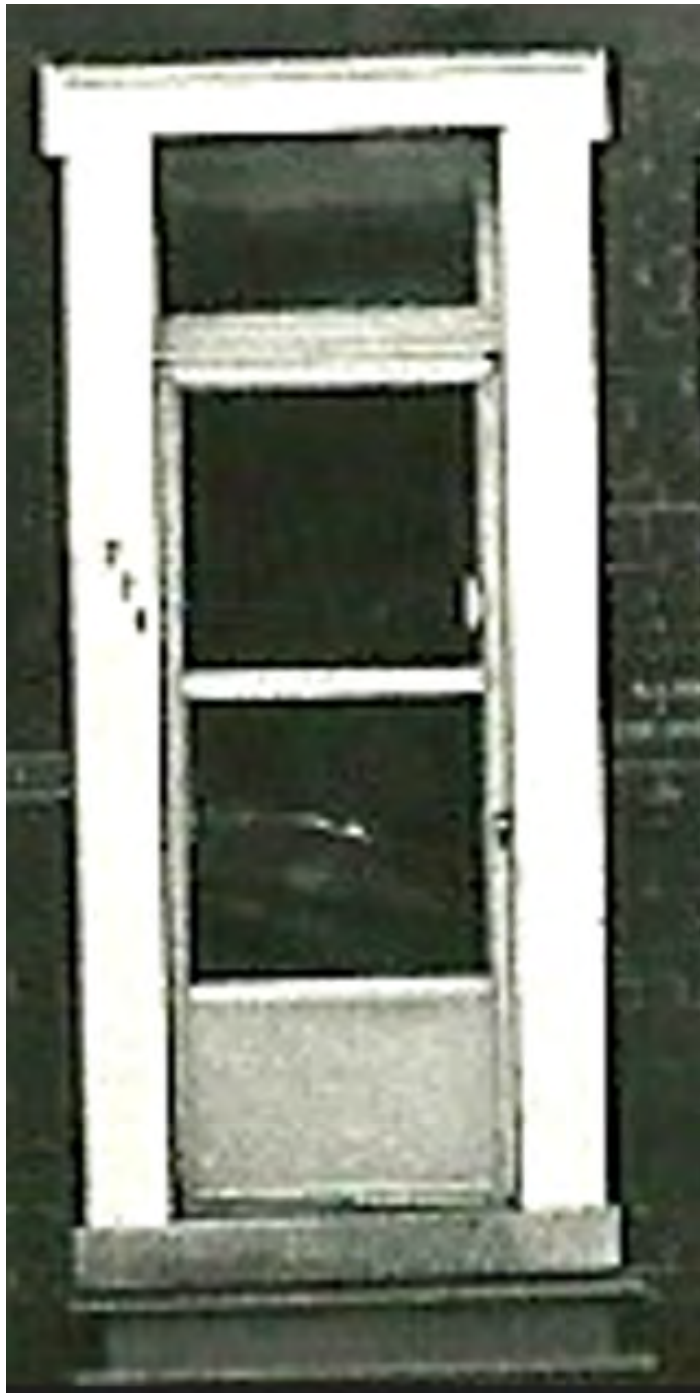






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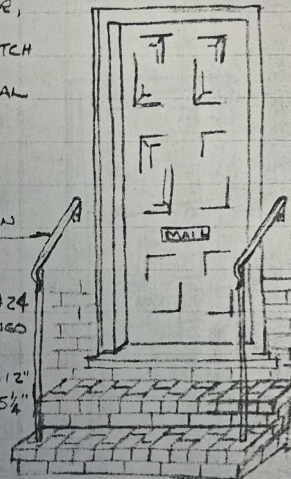


1976, NDS files

REPLACE EXISTING  
WOOD STEPS WITH  
RAILING, BRICK, MORTAR,  
& WORKMANSHIP TO MATCH  
ENTRANCE TO HISTORICAL  
SOCIETY BUILDING.

WROUGHT IRON  
RAILING  
@ EACH SIDE  
BRICK: OLD VA #24  
MORTAR: C-BI FLAMINGO

2 TREADS @ 12"  
3 RISERS @ 5 1/4"



EXIST BRICK  
PAVING

224

BAILEY BUILDING

COURT SQUARE

TRUST DEPT.

NB & TRUST CO.

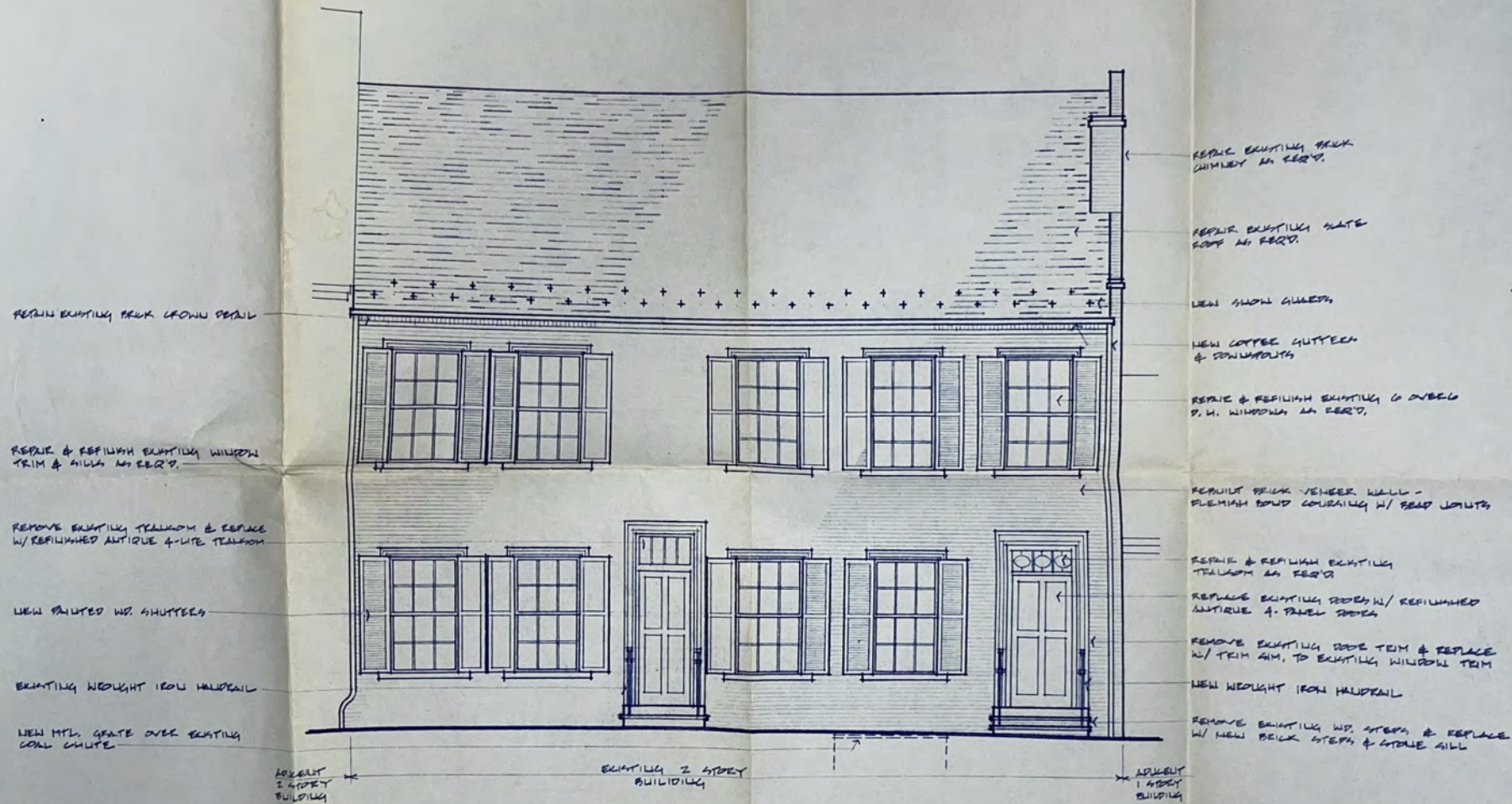
MR. JOHN FISCHBECK, JR.

5/19/1976



- ✓ 4. Salvage and repair for reuse window sash and trim, both interior and exterior. Also salvage for reuse the two exterior door frames, transoms, and trim. Note that the doors are not a part of the original facade; they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors. The door frames and trim are salvageable at moderate cost and will enhance the restored value of the building, if in place.





FRONT ELEVATION

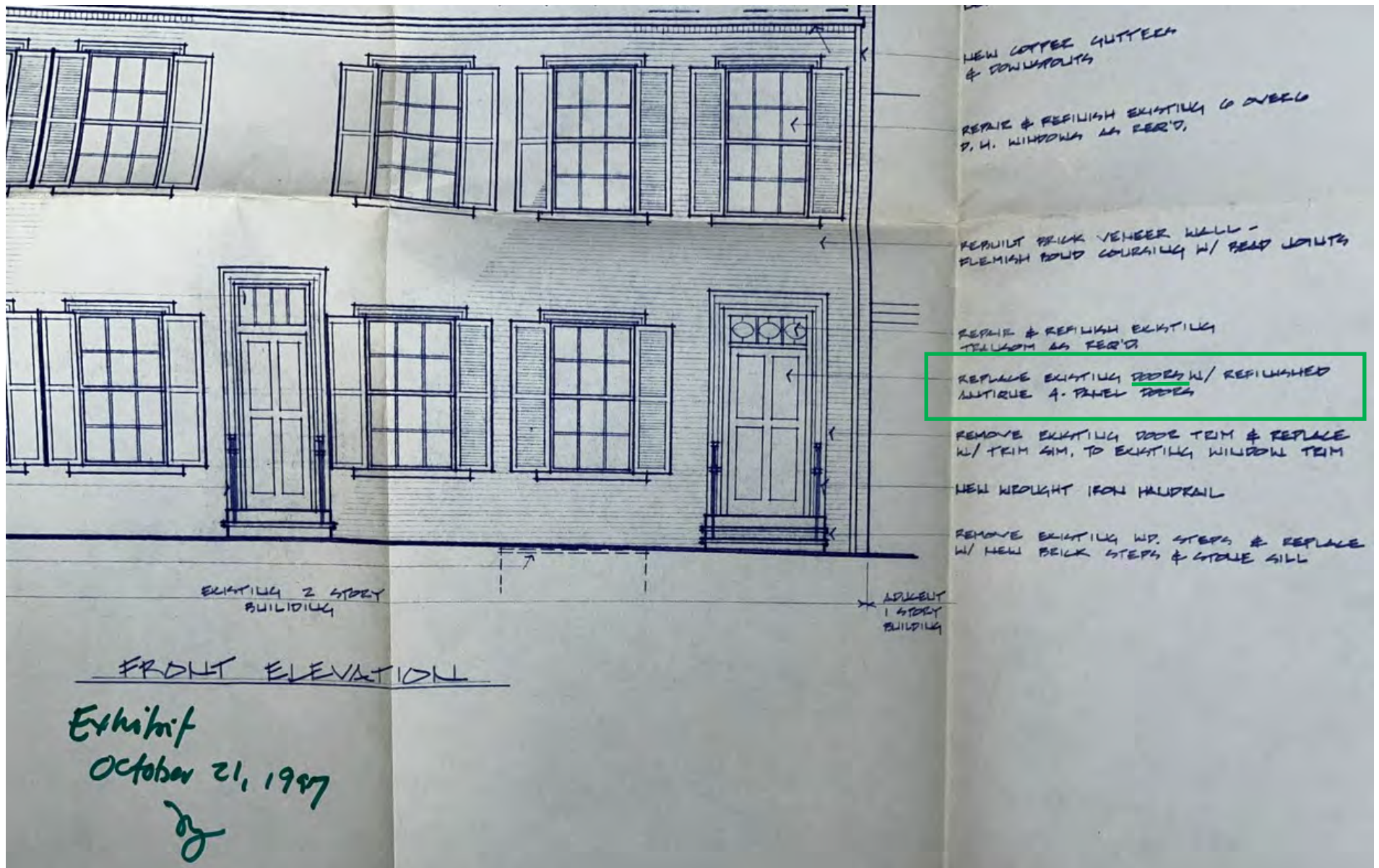
Exhibit  
October 21, 1997  
by



These drawings have been prepared for the purpose of communicating the design and obtaining necessary building permits. It is the responsibility of the builder to execute the design in a structurally sound manner and abide by all local building codes.

222-224 Court Square  
Charlottesville, Virginia









410 East Jefferson



412-a East Jefferson



412 East Jefferson



414 East Jefferson



222-224 Court Square Doors - Attachment C: nearby doors



416 East Jefferson



300 Park Street



Number Nothing (Jefferson St, west)



Number Nothing (north)



222-224 Court Square Doors - Attachment C: nearby doors



Number Nothing (south)



Number Nothing (Jefferson St east)



230 Court Square



300 Court Square



222-224 Court Square Doors - Attachment C: nearby doors



222 Court Square (rear porch)



100 Court Square a



100 Court Square Annex



100 Court Square





220 Court Square



# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 222-224 Court Square  
 Map and Parcel: 53-99  
 Census Tract & Block: 1-113  
 Present Owner: Ann Bailey Estate  
 Address: 123 E. Main Street  
 Present Use: Offices & Apartment  
 Original Owner: Richard Matthews  
 Original Use: Residence & Shop

## BASE DATA

Historic Name: Matthews-Bailey Building  
 Date/Period: 1830's  
 Style: Federal  
 Height to Cornice: 21.58  
 Height in Stories: 2  
 Present Zoning: B-3  
 Land Area (sq.ft.):  
 Assessed Value (land + imp.): 13000 + 3660 = 16,660

## ARCHITECTURAL DESCRIPTION

The two story structure with a Flemish bond facade and mousetooth cornice is the only surviving example of a large residence-shop duplex on Court Square. This dual function of the structure would explain the two original entrances, the southern one retaining its handsome fish eye transom. Very little of the interior fabric remains as the fireplaces have been removed, and the original floor plan altered beyond recognition. Stylistically, the building belongs to the 1830's and was built for Richard Matthews.

## HISTORICAL DESCRIPTION

In 1826 Richard Matthews bought from Andrew Leitch the lot on Court Square where the Village Library, to which Jefferson had donated books, and the Leschot Watchmaker Shop stood. Lewis eschot, from Switzerland, had settled here on Mr. Jefferson's advice and was extensively patronized by the people far and wide, Alexander reported. The frame tenement was standing when Matthews, Leschot's successor in the watch and jewelry trade, purchased the property but it appears that in the '30's he replaced them with the present brick structure that, most likely, was both his shop and residence. In 1879 the property passed from the Matthews estate to Thomas Wood (ACDB 74-515). In the later part of the 19th century it served as law offices for Daniel Harmon. In 1906 it again became a residence for Ernest Bailey (DB 22-199). The property remains in the Bailey estate and is protected by a condicil in Ann Bailey's will.

## GRAPHICS

## CONDITIONS

Average

## SOURCES

Alexander, Recollections, p. 24.  
 City/County Records



Street Address: 222 - 224 Court St. Historic Name: Matthews-Bailey  
Map & Parcel: 53-99 Date/Period: 1825  
Census Tract & Block: Style:  
Present Owner: Nat. Bank & Trust Height to Cornice: 21.58  
Address: 41 for Bailey Height to Stories:  
Present Use: 123 E Main Trust Dept Present Zoning: B-3  
Original Owner: Land Area (sq. ft.):  
Original Use: Assessed Value (land+imp)  
13000 + 2790 = 15,790

Some of worst repointing  
fishyze transoms - mowsetooth cornice -  
lean interior chimney - none on north  
Slate Roof  
6/6 glazing in 2<sup>nd</sup> floor

site 1st pob lib + wash machine frame build.

Once Joan R. Long

Name of Persons Interviewed:

his home  
Bailey, Ernest

22-199 1906 Harmon & Dales  
41-103-estate

Ann Bailey 1968 - 268 - 248

2 m. frame struct there originally - Village Lib. -  
- Swiss Watchmaker -

The two story brick structure with a Flemish bond facade and mouse-tooth cornice is the only surviving example of a large residence/shop duplex on Ct. Square. This dual function of the struct would explain its two org. entrances, the southern one retaining its handsome fish eye transom. Very little of the interior fabric remains as the fireplaces have been removed and the original floor plan altered beyond recog. Stylistically the building belongs to the 1830's and was built for Richard Matthews.



~~NO~~  
211 Fourth St.

213 = 1

293-9141

- John D. Fishback -

- Dale Hamilton -

123 E. Main 22901

Alex. p. 24

In 1826 Richard Matthews <sup>from Andrew Pental</sup> purchased the lot on Ct. Sq. where the Village library, to which Jefferson had donated books, and the Leachot <sup>shop</sup> ~~workshop~~ <sup>Leachot</sup> Shop. Lewis Leachot, from Switzerland, had settled here on Mr. Jefferson's advice and was extensively patronized by the people far & wide, Alexander reports. The frame tenement was standing when Matthews, Leachot's successor in the ~~Leachot~~ jewelry trade, purchased the property, but it appears that in the '30's he replaced them with the present brick structure that, most likely, was both his shop and residence. In 1879 the property passed from Matthews estate to Thomas Wood (ACDB 74-515). In the later part of 19 it served as law offices for Harmon & Walsh. In 1906 it ~~was~~ again became a residence for Ernest Bailey (DOB 22-199) who continued to rent some space for law offices. The property remains in the Bailey estate and is protected by a condial in Ann Bailey's will.

# BAR meeting February 21, 2024

## **Item 3. Preliminary Discussion**

1609 Gordon Avenue, 222-224 Court Square, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Apartment building

Attached:

- Staff report for February 21, 2024
- Applicant's submittal
- Historical survey of 1609 Gordon Avenue
- Excerpt from City Code re: RX-3 zoning

City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 21, 2024



**Preliminary Discussion - Certificate of Appropriateness**

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Apartment building



**Background**

*Year Built:* 1963

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

*Status:* Non-contributing

**Prior BAR Reviews**

n/a

**Application**

- Submittal: Design Develop drawings *1609 Gordon Ave*, dated February 19, 2024, pages 1 - 29.

Preliminary discussion of a pending CoA request for construction of a three-story apartment building, the existing non-contributing structure will be razed. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

**Discussion**

Being a non-contributing structure, demolition of the existing building does not require BAR approval.

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the HC 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 consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

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

While the ADC District Guidelines are not applicable to this project, the key criteria in *Site Design and Elements* and in *New Construction and Additions* provide a helpful outline for this discussion. The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

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

The following staff comments are not unintended as a comprehensive evaluation, but as a general summary of key design criteria and to provide a framework for the BAR's discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 24 nearby properties that have contributing structures.

**Spatial Elements**, per recommendations of the Design Guidelines.

- Setbacks: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
  - Average front setback is 28-ft, ranging between 10-ft and 58-ft. The recommended setback for the new building would be between 22-ft and 34-ft feet.
    - The proposed building has a front setback of approximately 15-ft.
    - Per RX-3 zoning, a front setback of 5-ft to 15-ft is permitted.
- Spacing: *Within 20 percent of the average spacing between houses on the block.*
  - Average side spacing is 26-ft, ranging between 4-ft and 70-ft. The recommended spacing for the new building would be between 20-ft and 31-ft from the adjacent buildings.
    - The proposed building will have a zero lot line at west side [the neighboring property with a structure].
    - Per RX-3 zoning, a side setback of 0-ft is permitted adjacent to a parcel and 5-ft to 15-ft is permitted adjacent to a side street.
- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*

- The average footprint is 2,000 sq ft, ranging from 624 sq ft to 5,130 sq ft. [Only four buildings exceed 4,000 sq ft.]
  - The proposed building will have a maximum footprint of 5,951 sq ft.
  - Per RX-3 zoning, the maximum footprint permitted is 6,000 sq ft. [80% of the 7,500 sq ft parcel.]
- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
  - **Height.** The prevailing height is two stories. The recommended max height of the new building would be four stories.
    - The proposed building will be three stories.
    - Per RX-3 zoning, a maximum height of three stories (44-ft) is permitted. [Note: With a density bonus, a maximum height five stories (72-ft) is permitted.]
  - **Width.** The average building width is 44-ft, ranging between 28-ft and 78-ft. The recommended max width of the new building would be approximately 90-ft.
    - The proposed building will be approximately 58 feet wide, facing Gordon Avenue.
    - Per RX-3 zoning, the minimum permitted width of the new building is approximately 56-ft. [75% of the 75-ft street frontage.]. The maximum width permitted is 70-ft. [75-ft less 0-ft for west setback and 5-ft for east setback.]

### **Architectural styles and materials**

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

b. Rugby/Grady Greek Area: A mix of moderate to large scale fraternities, sororities, and apartment buildings, deep setbacks, brick, wood frame, metal roofs, porches, wooded lots; variety of architectural styles including Colonial Revival, Georgian Revival, Victorian, and Classical Revival.

From the sample set of 24 nearby properties:

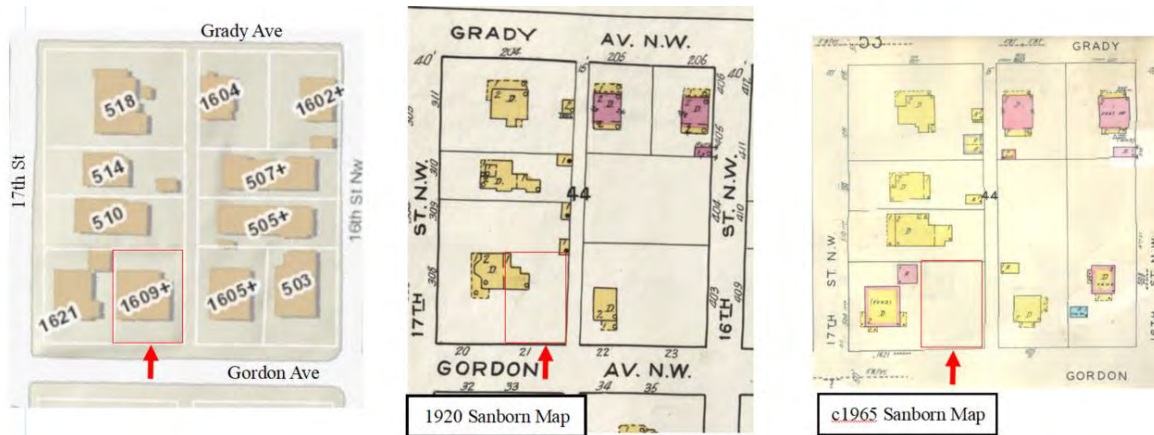
- Year built. Median is 1918, ranging from 1890 to 1958. The majority (18) date to the 1910s and 1920s.
- Styles:
  - Seven *Colonial Revival*
  - Five *Craftsman*
  - Five *Victorian*
  - Four *Vernacular/Neo-Colonial*
  - Three *Vernacular/Eclectic*
- Materials:
  - 17 brick



- Two painted siding
- Four painted shingles or stucco, but originally painted siding
- One stucco

### Historic resources

Per the 1920 and c1965 Sanborn maps, this site had been the rear yard for a two-story framed house at 1621 Gordon Ave. That house was razed between 1920 and 1941, when the existing, two-story brick house was constructed.



### Suggested Motions

Preliminary discussion, no action will be taken.

### Criteria, Standards and Guidelines of the City Code, under Major Historic Review

#### Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- In considering a particular application the BAR will approve the application unless it finds:
  - That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
  - Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
  - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
  - iii. The BAR may require upper story setbacks of up to 25'

### Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

## **Pertinent ADC District Design Guidelines**

Links

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

[Index](#)

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

### **B. Plantings**

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

### **C. Walls and Fences**

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

#### 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.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 7) Consider motion-activated lighting for security.

#### E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

#### 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.

#### H. Utilities and Other Site Appurtenances

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

### Chapter III – *New Construction and Additions*

#### A. Introduction

##### 3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

##### b. Residential Infill

These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

#### B. Setback

- 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.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

#### C. Spacing



- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

#### D. Massing and Footprint

- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

#### E. Height and Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

#### F. Scale

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

#### G. Roof

- 1) Roof Forms and Pitches
  - e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- 2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
  - a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
- 3) Rooftop Screening
  - a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
  - b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
  - c. The screening should not appear as an afterthought or addition the building.

#### H. Orientation

- 1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
- 2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

#### I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

- a. The majority of existing buildings in Charlottesville’s historic districts have a higher proportion of wall area than void area except at the storefront level.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings’ primary facades should be similar and compatible with those on surrounding historic facades.
  - a. The proportions of the upper floor windows of most of Charlottesville’s historic buildings are more vertical than horizontal.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville’s historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

Note: In August 2018, the BAR clarified this recommendation as follows: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project’s location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

#### J. Porches

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

#### 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.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

#### L. Foundation and Cornice

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.

- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

#### M. Materials and Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

#### N. Paint

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville’s historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

#### O. Details and Decoration

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

1609 GORDON AVE  
PARCEL 050063100  
BAR SUBMISSION

PRESENTED BY



02 | 19 | 2024





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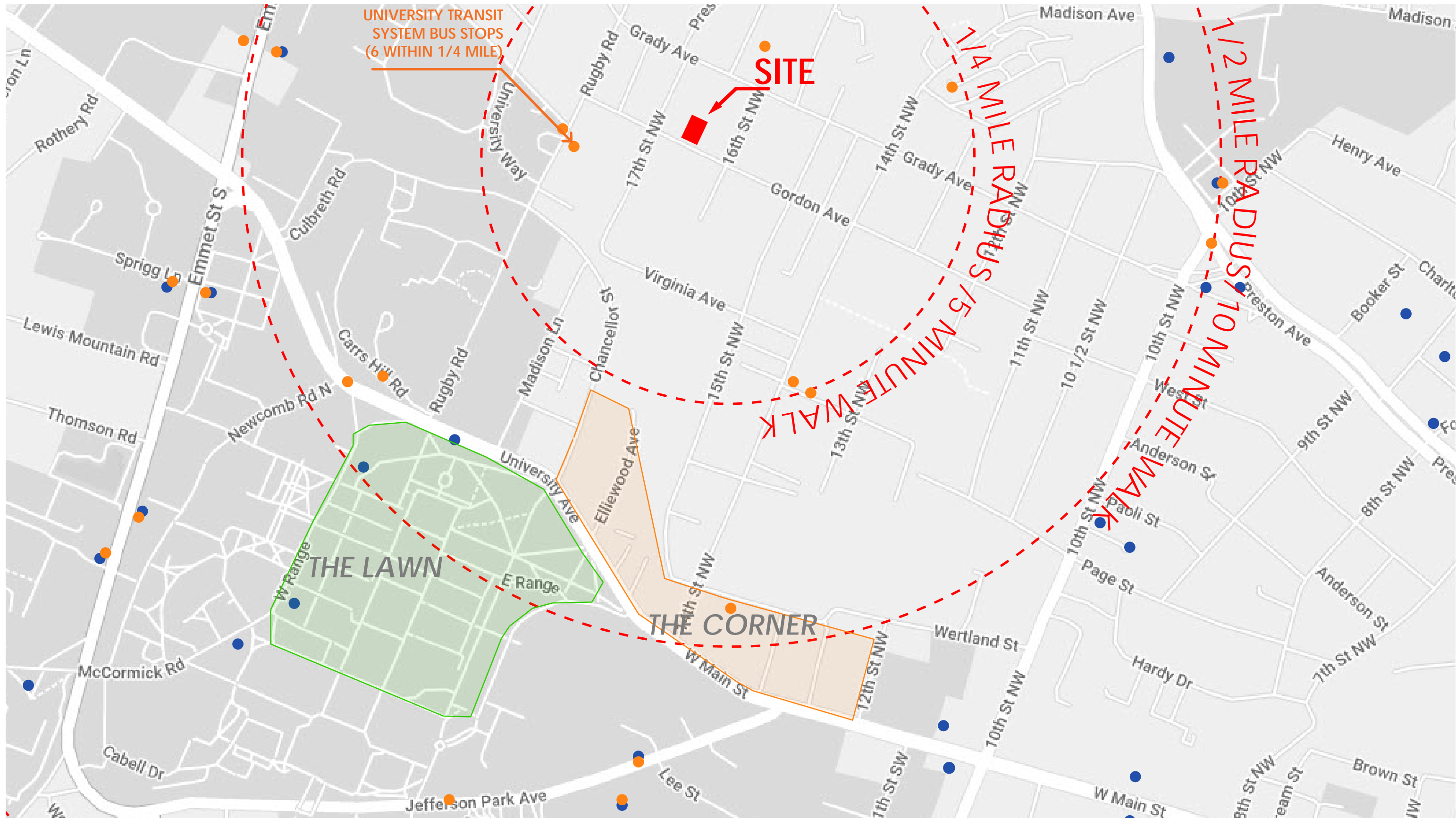
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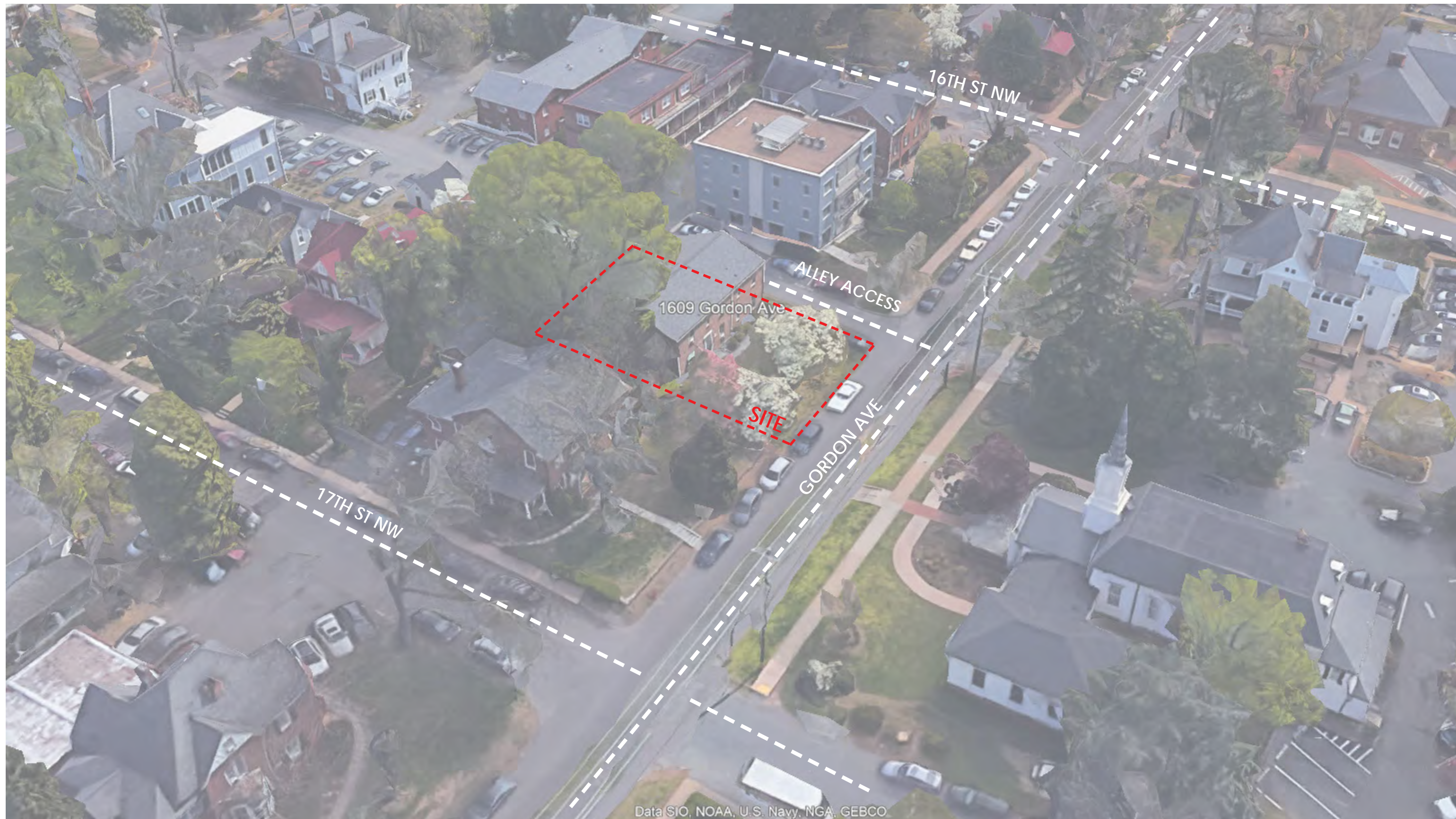
29 | MATERIAL INDEX















1609 Gordon Ave



1618 Gordon Ave

Existing landscaping acts  
as visual screening



Gordon Ave



1621 Gordon Ave





1609 Gordon Ave

Existing landscaping acts  
as visual screening



Alley  
Access

Gordon Ave



1602 Gordon Ave



1605 Gordon Ave





1605 GORDON AVE (EAST ADJACENT)



1621 GORDON AVE (WEST ADJACENT)



1618 GORDON AVE



1600 GORDON AVE





503 16TH ST



1602 GORDON AVE



503 16TH ST



1702 GORDON AVE





ADC DISTRICT  
Rugby Rd./ University Circle/ Veneble

### ADC DISTRICT CONTEXT



1500 GRADY AVE



1601 GRADY AVE

1609 GORDON AVE  
CHARLOTTESVILLE, VA

### ADC CONTEXT

BAR SUBMISSION  
FEBRUARY 19, 2024





1534 VIRGINIA AVE



301 15TH ST NW



1704 GORDON AVE



1533 VIRGINIA AVE



10 UNIVERSITY CIRCLE



326 15TH ST NW





1609 GORDON AVE

#### ADC DISTRICT

RUGBY RD./ UNIVERSITY CIRCLE/ VENE-  
BLE

#### SIGNIFICANCE TO DISTRICT

THIS 2-STORY, 5-BAY, NEO-COLONIAL STYLE  
BRICK VENEERED APARTMENT BUILD WAS  
BUILT IN 1963.

ALTHOUGH IT MAINTAINS THE SCALE OF THE  
DISTRICT, IT DOES NOT CONTRIBUTE TO ITS  
VISUAL APPEAL AND ADDITIONALLY, THE  
BUILDING IS NON-CONTRIBUTING TO THE DIS-  
TRICT BECAUSE OF ITS AGE.







**TAKING CUES FROM THE CHARLOTTESVILLE ADCD DESIGN GUIDELINES; PART III: NEW CONSTRUCTION**

**A. INTRODUCTION:** (PG 6) OFTEN NEW COMMERCIAL, OFFICE, OR MULTI-USE BUILDINGS WILL BE CONSTRUCTED ON SITES MUCH LARGER THAN THE TRADITIONALLY SIZED LOTS 25 TO 40 FEET WIDE. MANY SITES FOR SUCH STRUCTURES ARE LOCATED ON WEST MAIN STREET AND IN THE 14TH AND 15TH STREET AREA OF THE VENABLE NEIGHBORHOOD. THESE ASSEMBLED PARCELS CAN TRANSLATE INTO NEW STRUCTURES WHOSE SCALE AND MASS MAY OVERWHELM NEIGHBORING EXISTING STRUCTURES. **THEREFORE, WHILE THIS BUILDING TYPE MAY NEED TO RESPOND TO THE VARIOUS BUILDING CONDITIONS OF THE SITE, IT ALSO SHOULD EMPLOY DESIGN TECHNIQUES TO REDUCE ITS VISUAL PRESENCE. THESE COULD INCLUDE VARYING FACADE WALL PLANES, DIFFERING MATERIALS, STEPPED-BACK UPPER LEVELS, AND IRREGULAR MASSING.**

**B. SETBACK:** (PG 7) 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. **KEEP RESIDENTIAL SETBACKS WITHIN 20 PERCENT OF THE SETBACKS OF A MAJORITY OF NEIGHBORHOOD DWELLINGS. 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.**

**C. SPACING:** (PG 8) **MAINTAIN EXISTING CONSISTENCY OF SPACING IN THE AREA.** NEW RESIDENCES SHOULD BE SPACED WITHIN 20 PERCENT OF THE AVERAGE SPACING BETWEEN HOUSES ON THE BLOCK. IN AREAS THAT DO NOT HAVE CONSISTENT SPACING, CONSIDER LIMITING OR CREATING A MORE UNIFORM SPACING IN ORDER TO ESTABLISH AN OVERALL RHYTHM.

**D. MASSING AND FOOTPRINT:** (PG 9) NEIGHBORHOOD TRANSITIONAL BUILDINGS SHOULD HAVE SMALL BUILDING FOOTPRINTS SIMILAR TO NEARBY DWELLINGS.

1. IF THE FOOTPRINT IS LARGER, THEIR MASSING SHOULD BE REDUCED TO RELATE TO THE SMALLER-SCALED FORMS OF RESIDENTIAL STRUCTURES.
2. TECHNIQUES TO REDUCE MASSING COULD INCLUDE **VARYING THE SURFACE LANES OF THE BUILDINGS, STEPPING BACK THE BUILDINGS AS THE STRUCTURE INCREASES IN HEIGHT, AND BREAKING UP THE ROOF LINE WITH DIFFERENT ELEMENTS TO CREATE SMALLER COMPOSITIONS.**

**E. HEIGHT AND WIDTH:** (PG 10) RESPECT THE DIRECTIONAL EXPRESSION OF THE MAJORITY OF SURROUNDING BUILDINGS. 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. **REINFORCE THE HUMAN SCALE OF THE HISTORIC DISTRICTS BY INCLUDING ELEMENTS SUCH AS PORCHES, ENTRANCES, STOREFRONTS, AND DECORATIVE FEATURES DEPENDING ON THE CHARACTER OF THE PARTICULAR SUB-AREA.**

**F. SCALE:** (PG 11) IN CHARLOTTESVILLE, THERE IS A VARIETY OF SCALE. **REINFORCE THE SCALE AND CHARACTER OF THE SURROUNDING AREA, WHETHER HUMAN OR MONUMENTAL.**

**THE DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...**

- ... TAKE CUES FROM THE ADJACENT CONTEXTUAL STRUCTURES ALONG GORDON AVE AND THE ARCHITECTURAL DESIGN CONTROL DISTRICT. THE VARIOUS, IRREGULAR MASSES THAT MAKE UP THE STRUCTURE ALLOW FOR THE VISUAL PRESENCE OF THE BUILDING TO BE REDUCED
- ... DIFFERING MATERIALS ALLOW FOR THE BUILDING TO BE REDUCED, AS ATTENTION IS DRAWN TO THE STREET LEVEL
- ... EXISTING LANDSCAPING ACTS AS A VEGETATIVE SCREEN TRAVELING EASTBOUND ON GORDON AVE.
- ... REACT AND RESPOND TO ADJACENT STRUCTURES AND MAINTAIN TRADITIONAL STREET WALL. PLANNED SETBACK RESPONDS TO THE NEIGHBORHOOD DWELLINGS OF THE RESIDENTIAL NEIGHBORHOOD.
- ... ACCESS TO GROUND FLOOR PARKING THROUGH THE EAST ALLEY FITS WITH THE STREET WALL CONTEXT.
- ... REINFORCE THE ESTABLISHED SPACING BETWEEN BUILDINGS FOUND ON THE BLOCK.
- ... REDUCE LARGER MASSING TO SMALLER-SCALED FORMS BY BREAKING UP THE ROOF LINE, AND VARYING THE SURFACE OF THE BUILDING.
- ...BY ALLOWING STAIRS TOWERS AND BALCONIES TO CREATE VISUAL SLOTS IN THE MASS, THE OVERALL MASS APPEARS SMALLER SCALED WHILE STILL ADDING NEEDED DENSITY TO THE DISTRICT.
- ... RESPECT THE DIRECTIONAL EXPRESSION OF THE SURROUNDING BUILDINGS BY ESTABLISHING A DIRECTIONAL RELATIONSHIP BETWEEN THE OLD AND NEW CONSTRUCTION.
- ... ADD TO THE DISTRICT BY THE REMOVAL OF THE EXISTING STRUCTURE IN PLACE OF A MORE TIMELESS AND THOUGHTFUL DESIGN
- ... ACKNOWLEDGE THAT THIS DISTRICT HAS VARYING SCALES, ARCHITECTURAL STYLES, USES, AND TECHNIQUES IN DEALING WITH SCALE. REINFORCE THIS VARIATION BY PROVIDING A THOUGHTFULLY COMPOSED AND COHESIVE EXTERIOR THAT DIRECTLY REFERENCES THE SCALE OF THE ADJACENT HISTORIC STRUCTURE. INTRODUCE DETAILING ELEMENTS TO REINFORCE THE HUMAN SCALE.

G. ROOF: (PG 12) **LARGE-SCALE, MULTI-LOT BUILDINGS SHOULD HAVE A VARIED ROOF LINE TO BREAK UP THE MASS OF THE DESIGN USING GABLE AND/OR HIPPED FORMS.** SHALLOW PITCHED ROOFS AND FLAT ROOFS MAY BE APPROPRIATE IN HISTORIC RESIDENTIAL AREAS ON A CONTEMPORARY DESIGNED BUILDING.



...PROVIDE A VARIED ROOF LINE TO BREAK UP THE MASSING. UTILIZE THE VOIDS CREATED BY STAIRS, BALCONIES, AND BUILDING FORMS TO PROVIDE A VARIED ROOF LINE. UTILIZE PARAPETS IN LIEU OF LARGE OVERHANGS TO SHIELD MECHANICAL EQUIPMENT WHILE REDUCING THE VISUAL IMPACT OF THE ROOF LINE.

H. ORIENTATION: (PG 14) **NEW COMMERCIAL CONSTRUCTION SHOULD ORIENT ITS FAÇADE IN THE SAME DIRECTION AS ADJACENT HISTORIC BUILDINGS, THAT IS, TO THE STREET.**



... FRONT ORIENTATION MAINTAINS STREET CONDITION, ORTHOGONAL TO THE EAST ALLEY AND GORDON AVE

I. WINDOWS AND DOORS: (PG 15) **THE RHYTHM, PATTERNS, AND RATIO OF SOLIDS (WALLS) AND VOIDS (WINDOWS AND DOORS) OF NEW BUILDINGS SHOULD RELATE TO AND BE COMPATIBLE WITH ADJACENT HISTORIC FACADES.** THE SIZE AND PROPORTION, OR THE RATIO OF WIDTH TO HEIGHT, OF WINDOW AND DOOR OPENINGS ON NEW BUILDINGS' PRIMARY FACADES SHOULD BE SIMILAR AND COMPATIBLE WITH THOSE ON SURROUNDING HISTORIC FACADES.



...PROVIDE APPROPRIATELY PROPORTIONED WINDOWS THAT RELATE TO AND ARE COMPATIBLE WITH ADJACENT HISTORIC FACADES. RESIDENTIAL SCALED, PUNCHED OPENINGS ARE PROPOSED IN A MORE TRADITIONAL AND RATIONAL ORDER ARRANGEMENT.

K. STREET-LEVEL DESIGN: (PG 17) **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. 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.



... ELIMINATE BLANK WALLS THROUGH CHANGE IN MATERIALS, BALCONIES, PORCHES, CIRCULATION CORE ELEMENTS, AND APPROPRIATE AMOUNTS OF GLAZING. UTILIZE PORCHES AND ENTRANCES TO BREAK DOWN BLANK WALLS.

L. FOUNDATION & CORNICE: (PG 18) FACADES GENERALLY HAVE A THREE-PART COMPOSITION: A FOUNDATION OR BASE THAT RESPONDS AT THE PEDESTRIAN OR STREET, THE MIDDLE SECTION, AND THE CAP OR CORNICE THAT TERMINATES THE MASS AND ADDRESSES HOW THE BUILDING MEETS THE SKY



... PEDESTRIAN STREET LEVEL MAINTAINS BRICK FACADE IN ORDER TO RESPOND TO THE STREET LEVEL TRAFFIC AND HISTORIAL CONTEXT.

M. MATERIALS & TEXTURES: (PG 19) **THE SELECTION OF MATERIALS AND TEXTURES FOR A NEW BUILDING SHOULD BE COMPATIBLE WITH AND COMPLEMENTARY TO NEIGHBORING BUILDINGS.** IN ORDER TO STRENGTHEN THE TRADITIONAL IMAGE OF THE RESIDENTIAL AREAS OF THE HISTORIC DISTRICTS, BRICK, STUCCO, AND WOOD SIDING ARE THE MOST APPROPRIATE MATERIALS FOR NEW BUILDINGS. LARGE-SCALE, MULTI-LOT BUILDINGS, WHOSE PRIMARY FACADES HAVE BEEN DIVIDED INTO DIFFERENT BAYS AND PLANES TO RELATE TO EXISTING NEIGHBORING BUILDINGS, CAN HAVE VARIED MATERIALS, SHADES, AND TEXTURES.



... SELECT HIGH-QUALITY, LOW MAINTENANCE MATERIALS THAT ARE IN KEEPING WITH ADJACENT ESTABLISHED MATERIAL CHOICES. THE PROPOSED MATERIALS ARE BRICK AND FIBER-CEMENT PANELIZED SIDING (I.E. HARDIEPANEL)

N. PAINT: (PG 20) THE SELECTION AND USE OF COLORS FOR A NEW BUILDING SHOULD BE COORDINATED AND COMPATIBLE WITH ADJACENT BUILDINGS, NOT INTRUSIVE.



... PROPOSAL AVOIDS BRIGHTLY COLORED OR INTRUSIVE PAINT COLORS

O. DETAILS AND DECORATIONS: (PG 21) **MORE SUCCESSFUL NEW BUILDINGS MAY TAKE THEIR CUES FROM HISTORIC IMAGES AND REINTRODUCE AND REINTERPRET DESIGNS OF TRADITIONAL DECORATIVE ELEMENTS** OR MAY HAVE A MODERNIST APPROACH IN WHICH DETAILS AND DECORATION ARE MINIMAL.



... PROVIDE A HOLISTIC COMPOSITION THAT IS DEFERENTIAL TO ITS HISTORIC CONTEXT. TAKE CUES FROM ADJACENT BRICK DETAILING IN HEADERS, SILLS, SOLIDER COURSING, AND CORNICES. TAKE CUES FROM CORNICE LINE HEIGHTS AND BUILDING PROPORTIONS.









1609 GORDON AVE  
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE FROM GORDON AVE  
18

BAR SUBMISSION  
FEBRUARY 19, 2024





1609 GORDON AVE  
CHARLOTTESVILLE, VA

PERSPECTIVE FROM GORDON AVE  
19

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FEBRUARY 19, 2024































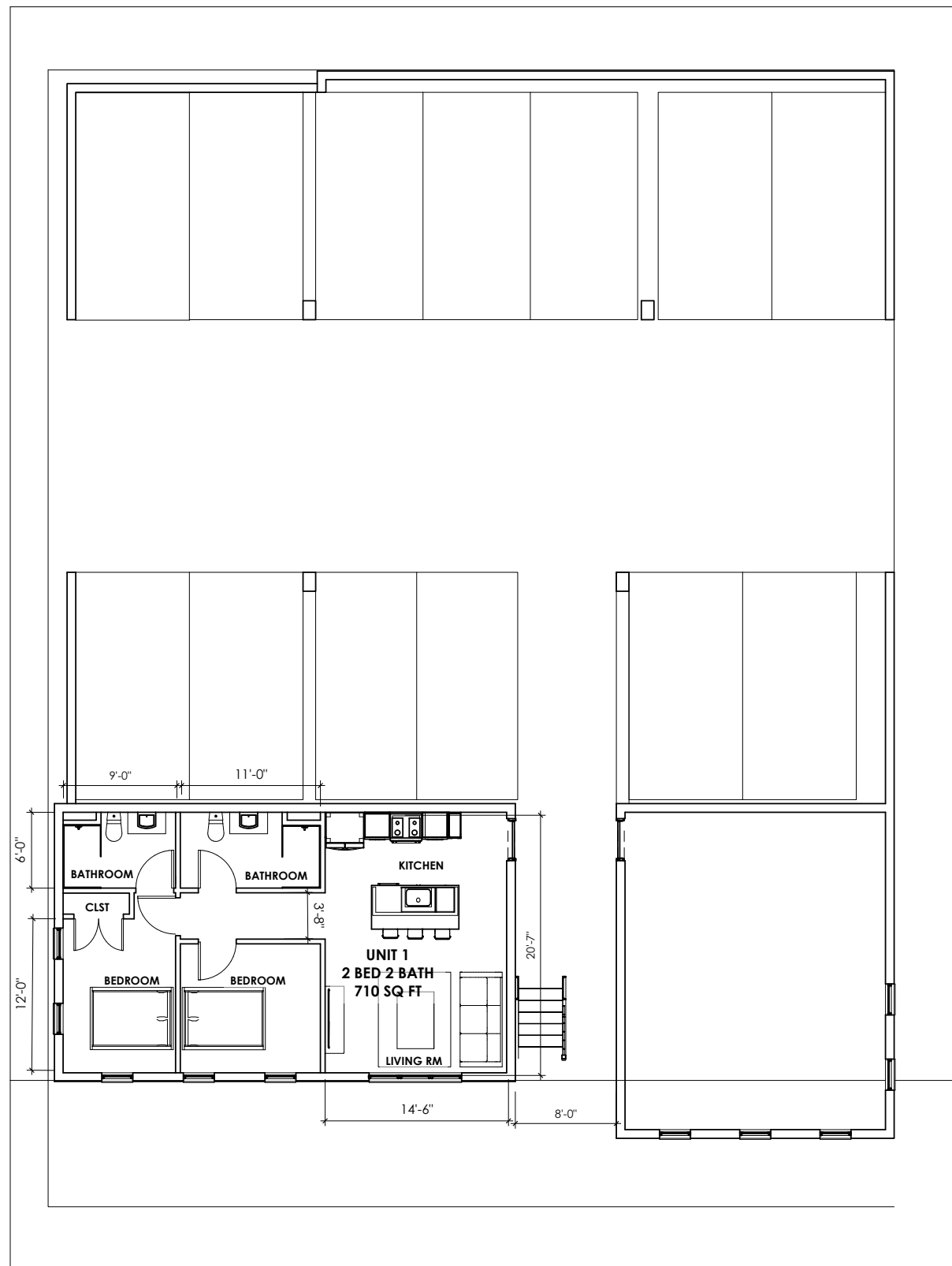


1609 GORDON AVE  
CHARLOTTESVILLE, VA

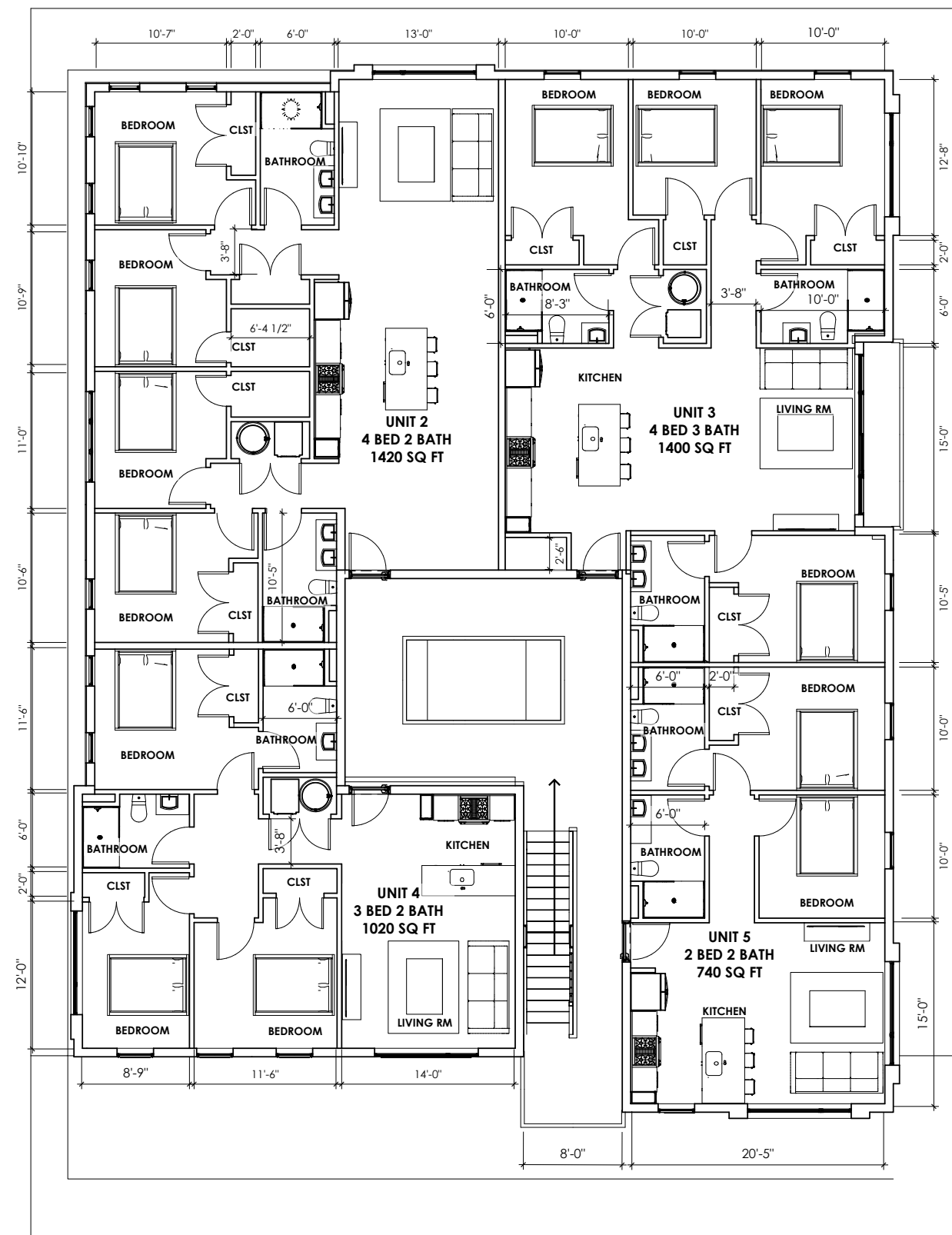
SIDE ELEVATION (WEST)  
27

BAR SUBMISSION  
FEBRUARY 19, 2024





LEVEL 1

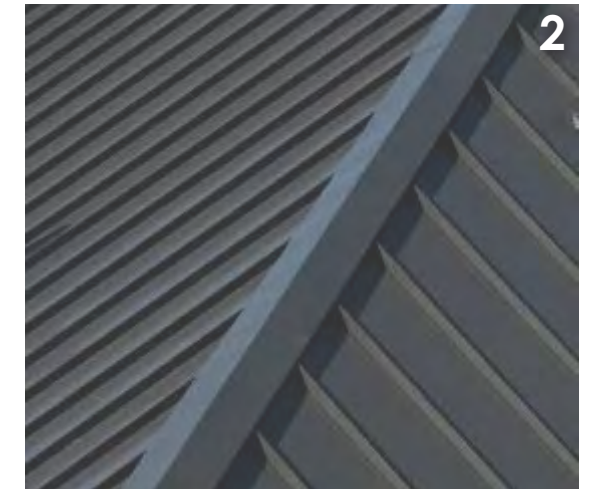


LEVEL 2 + 3

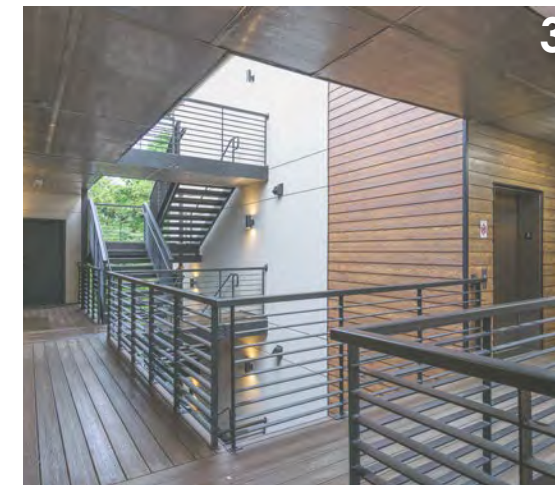




HARDIE ARCH.COLLECTION PANEL,  
FINE SAND FINISH, PAINTED BM1528 -  
"EARLY MORNING MIST"



PAC-CLAD STANDING SEAM METAL  
ROOF IN "MATTE BLACK STEEL"



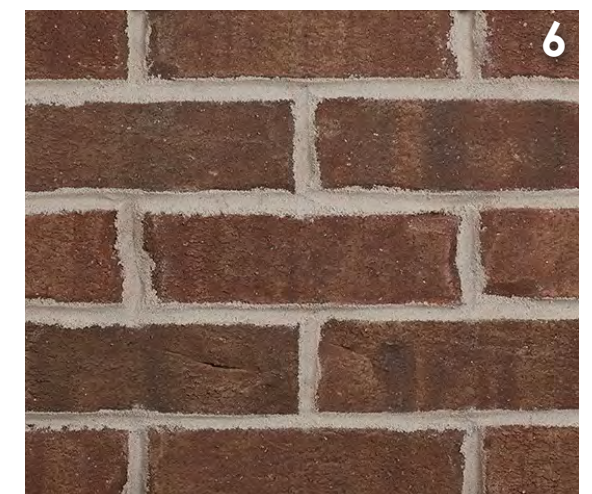
CUSTOM STEEL RAILINGS  
PAINTED BM1631 - "MIDNIGHT OIL"



PELLA IMPERVIA SERIES  
SINGLE-HUNG WINDOWS



HARDIE FIBER CEMENT TRIM BOARD  
PAINTED BM1631 - "MIDNIGHT OIL"



BRICK





VIRGINIA  
HISTORIC LANDMARKS COMMISSION  
HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7220

Street address 1609 Gordon Ave.

Town/City Charlottesville

Historic name

Common name

- Material
- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ \_\_\_\_\_)
- ☒ brick (bond: ☐ Flemish, ☒ stretcher, ☐ \_\_\_\_\_-course American, ☐ over concrete block or frame)
- ☐ 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
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<input type="checkbox"/> 1½	<input checked="" type="checkbox"/> gable	<input type="checkbox"/> wood shingle
<input checked="" type="checkbox"/> 2	<input type="checkbox"/> pediment	<input checked="" type="checkbox"/> composition
<input type="checkbox"/> 2½	<input type="checkbox"/> hipped	<input type="checkbox"/> standing seam metal
<input type="checkbox"/> 3	<input type="checkbox"/> mansard	<input type="checkbox"/> tile
<input type="checkbox"/> 4	<input type="checkbox"/> gambrel	<input type="checkbox"/> pressed tin
<input type="checkbox"/> 5	<input type="checkbox"/> parapet	<input type="checkbox"/> not visible
<input type="checkbox"/> 6	<input type="checkbox"/> flat	<input type="checkbox"/> other _____
<input type="checkbox"/> 7	<input type="checkbox"/> other: _____	

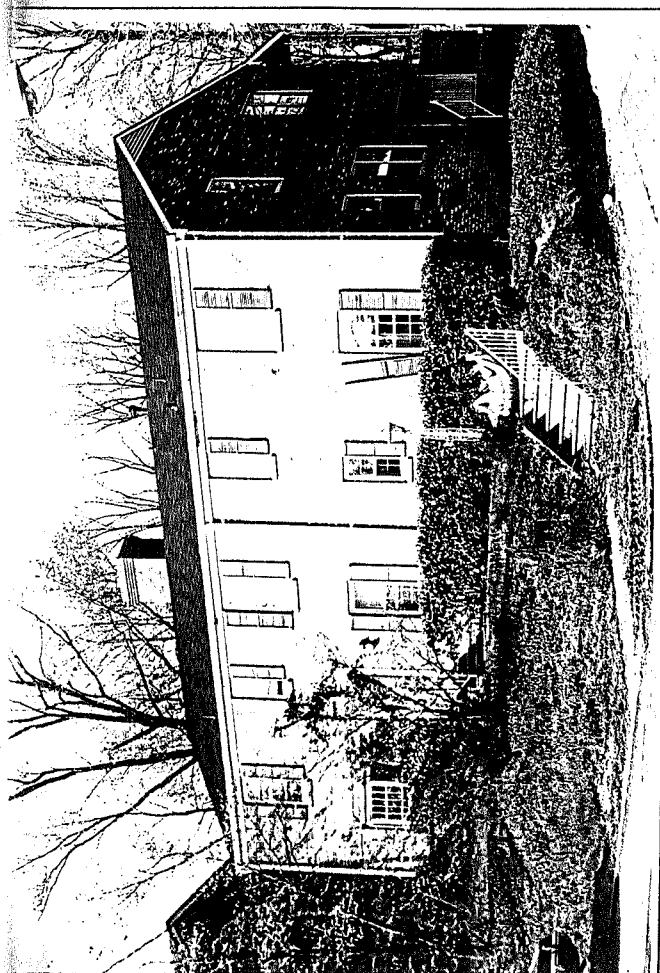
Dormers	Number of bays — Main facade
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<input type="checkbox"/> 2	<input type="checkbox"/> 3
<input type="checkbox"/> 3	<input type="checkbox"/> 4
<input type="checkbox"/> 4	<input checked="" type="checkbox"/> 5 <i>align</i>
<input type="checkbox"/> 5	<input type="checkbox"/> 6
<input type="checkbox"/> 6	<input type="checkbox"/> 7
<input type="checkbox"/> 7	<input type="checkbox"/> 8
<input type="checkbox"/> 8	<input type="checkbox"/> 9

Porch	Stories	Bays	General description
<input type="checkbox"/> yes	<input type="checkbox"/> 1	<input type="checkbox"/> 1 (center)	
<input checked="" type="checkbox"/> no	<input type="checkbox"/> 2	<input type="checkbox"/> 1 (side)	
	<input type="checkbox"/> 3	<input type="checkbox"/> 2	
	<input type="checkbox"/> 4	<input type="checkbox"/> 3	
	<input type="checkbox"/> 5	<input type="checkbox"/> 4	
	<input type="checkbox"/> 6	<input type="checkbox"/> 5	
	<input type="checkbox"/> 7	<input type="checkbox"/> 6	
	<input type="checkbox"/> 8	<input type="checkbox"/> 7	
	<input type="checkbox"/> 9	<input type="checkbox"/> 8	

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 checked="" 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 type="checkbox"/> _____

Style/period	Date	Architect/builder
Neo Colonial Vernacular	1963	

Location and description of entrance
Plain entries; one on S. front and one on E end.



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

modern  
This small-scale apartment building blends fairly well with other buildings in the neighborhood because of its scale, proportions and materials (brick).

Historical information

Source Eugenia Bibb; Real Estate Dept.

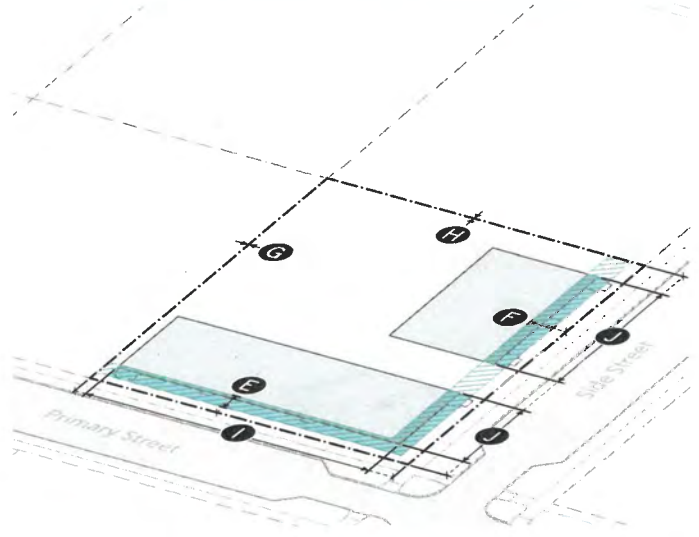
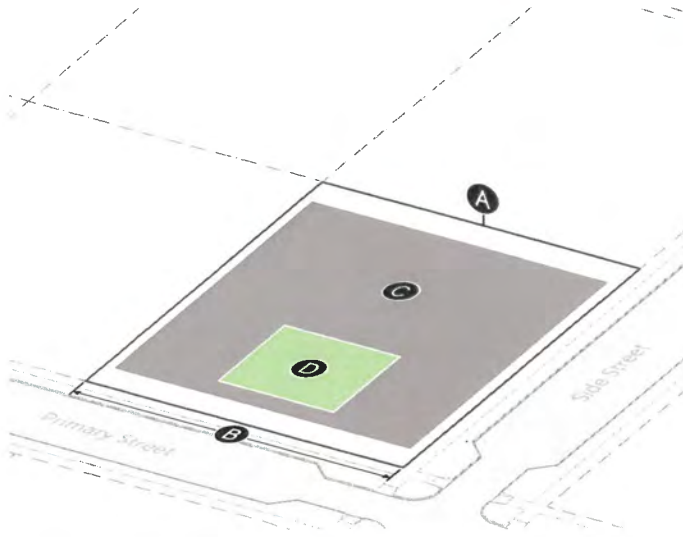
Surveyed by Jeff O'Dell, VHLC

Date 4-83; 9-83



## 2.3.2. **RX-3** RESIDENTIAL MIXED USE 3

### A. LOT



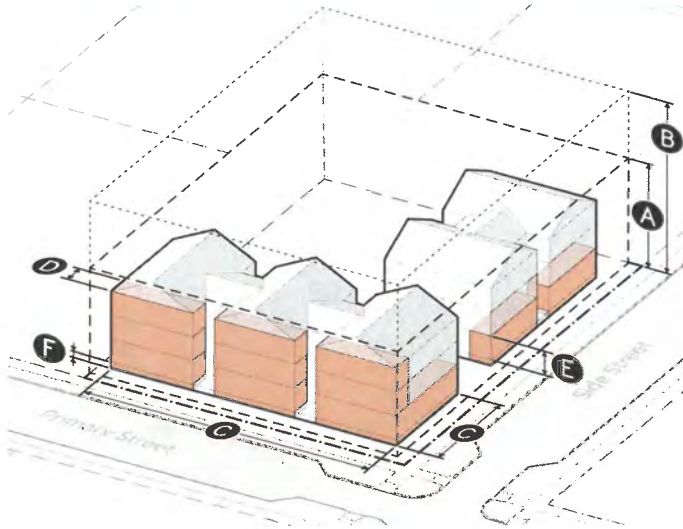
<b>1. LOT SIZE</b>	<a href="#">Sec. 2.10.2.</a>
<b>A</b> Area (min)	None
<b>B</b> Width (min)	
Front access	40'
Side / rear access	15'
<b>2. DENSITY</b>	<a href="#">Sec. 2.10.3.</a>
Dwellings per lot (max)	Unlimited
<b>3. COVERAGE</b>	<a href="#">Sec. 2.10.4.</a>
<b>C</b> Building coverage (max)	80%
<b>D</b> Outdoor amenity space (min)	10%

<b>4. BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
<b>E</b> Primary street lot line (min/max)	5' / 15'
<b>F</b> Side street lot line (min/max)	5' / 15'
<b>G</b> Side lot line (min)	0'
<b>H</b> Rear lot line (min)	0'
Alley lot line (min)	5'
<b>5. BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
<b>I</b> Primary street	75%
<b>J</b> Side street	45%
<b>6. TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type A
<b>7. PARKING LOCATION</b>	<a href="#">Sec. 2.10.8.</a>
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed



## RX-3

## B. BUILDING



## 1. HEIGHT

Sec. 2.10.9.

Building height (max stories/feet)

A	Base	3 / 44'
B	With bonus	5 / 72'

## 2. MASSING

Sec. 2.10.10.

C	Building width (max)	175'
D	Active depth (min)	9'

## 3. GROUND STORY

Sec. 2.10.11.

E	Ground story height (min)	10'
F	Finished floor elevation (min/max)	0' / 6'

## 4. TRANSPARENCY

Sec. 2.10.12.

G	Ground story (min)	35%	30%
H	Upper story (min)	20%	20%
I	Blank wall width (max)	15'	25'

## 5. ENTRANCES

Sec. 2.10.13.

J	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes

## 6. FENCES AND WALLS

Sec. 2.10.14.

	Front yard height (max)	4'
	Side street yard height (max)	6'



# BAR meeting February 21, 2024

## **Item 4. Preliminary Discussion**

747 Park Street, TMP 520050000

North Downtown ADC District

Owner/Applicant: Geoff Suttle

Project: Alterations and rear addition

### Attached:

- Staff report for February 21, 2024
- Applicant's submittal for Feb 21, 2024
  - Narrative
  - Plans and renderings
- Staff report from January 2023 prelim discussion
- Applicant's submittal from January 2023 prelim discussion





### Preliminary Discussion

747 Park Street, TMP 520050000  
North Downtown ADC District  
Owner: Ann and Geoff Suttle  
Project: Rehabilitation and alterations.

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### Background

Year Built: 1904. Johnson-Naylor House  
District: North Downtown ADC District  
Status: Contributing

### Prior BAR Review

January 18, 2023 - Preliminary discussion re: the proposed rehabilitation and alterations

### Project

Preliminary discussion of planned rehabilitation and alterations to house.

- The applicant's narrative and renderings are attached.
- The January 2023 staff report and materials are attached.
- Link to the January 2023 meeting video. This discussion begins at approx. 03:24:00.

[BAR January 18 2023 meeting video](#)

### Discussion

The current design follows comments during the BAR's January 2023 discussion that a more successful rear addition might be achieved by removing the existing rear wing and enclosed porch, and not trying to adapt and modify them, with a corresponding emphasis on preserving the main section of the house and its components. In brief, the result of attempting to incorporate the existing into new construction would neither preserve the historic elements per the guidelines for Rehabilitation guidelines, nor result in an addition that met the guidelines for New Construction and Additions.

Prior to moving forward with a formal submittal, the applicant has requested input on the modified design, including the following: [Note: Staff is paraphrasing a verbal discussion with the applicant.]

- Shed dormer on the existing roof. Is a contemporary design appropriate?
- The detail where the addition cornice meets the historic roof.
- The use of poured concrete as a wall material for the addition.
- Incorporating into the concrete walls as decorative elements bricks from the razed rear wing.



- Location/footprint of the rear addition, relative to the house footprint.

### **Suggested Motion**

No actions will be taken.

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

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

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

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



## Certificate of Appropriateness Application

### Restoration of 747 Park Street; Addition in Rear

#### Property Details

Parcel Number: 520050000  
Address: 747 Park Street  
Zoning: R-1H  
ADC District: North Downtown  
Style: 2-Story Late Victorian Brick Veneer with Hipped Roof  
Year Built: c.1904

#### Surrounding Area & Architectural Design Control District



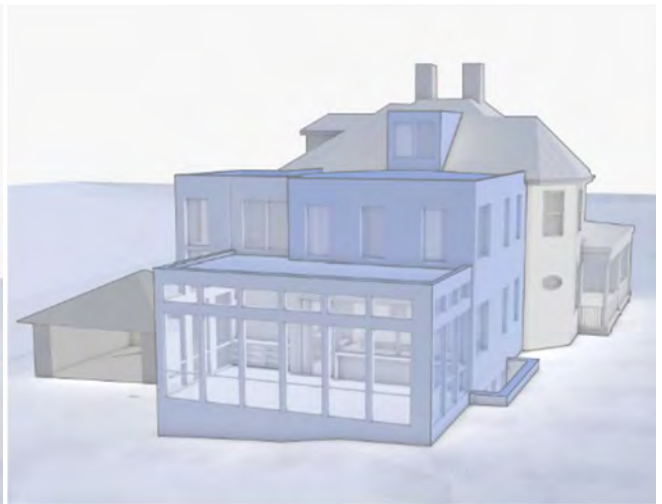
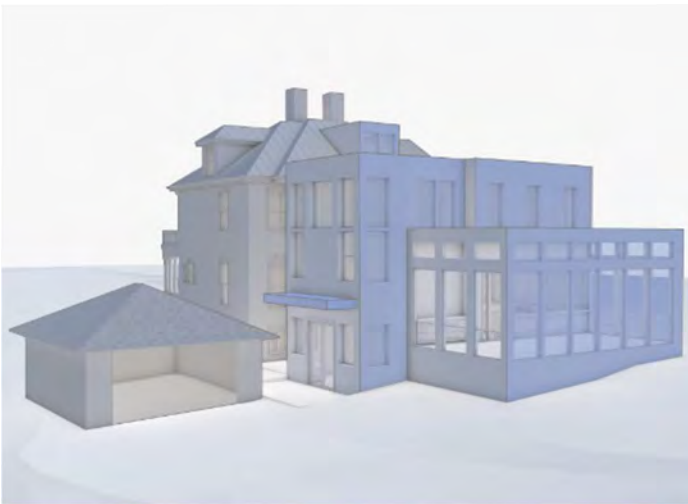
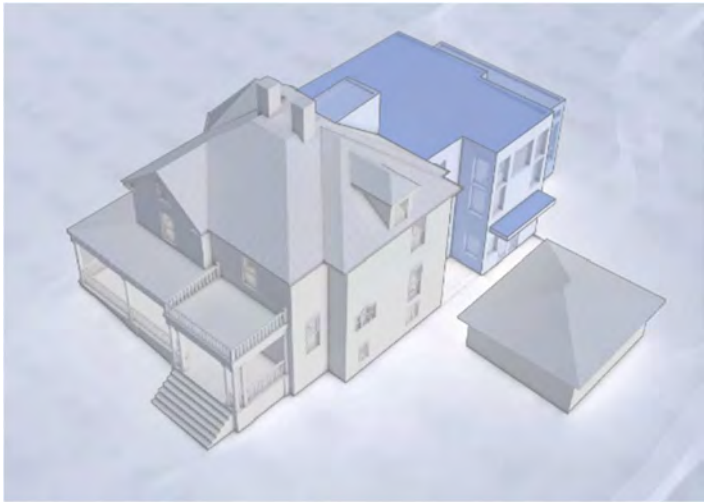
#### Existing Conditions: Photos







### Proposed Work: Visualizations



See Attachment A for floorplans and additional visualizations.



## Proposed Work: Description

<b>Roof</b>	<p><i>Current Condition:</i> Existing roof estimated to be 40-50 years old, is missing paint, rusted, and leaking at the high interior-ridge around chimneys, in the lower valleys, and in numerous locations around the perimeter.</p> <p><i>Proposed Work:</i> Replace existing standing-seam metal roof with new standing-seam metal roof.</p>
<b>Gutters</b>	<p><i>Current Condition:</i> Existing built-in gutters have failed in multiple locations around the perimeter of the house and have been funneling water into the attic and exterior walls for an estimated 10+ years.</p> <p><i>Proposed Work:</i> Replace existing built-in gutters along the northern, eastern and southern perimeter of the original roof with new half-round gutters and retain original cornice detail; wrap new half-round gutters around corners of western perimeter of original roof and extend to edge or proposed addition (described below).</p> <p><i>Commentary:</i> Discussion with Board members during the Board of Architectural Review meeting on January 18, 2023 indicated there is ample precedent for removal of built-in gutters, including such a request for a University of Virginia building heard by the Board in December 2022. Additional precedent includes the replacement of built-in gutters with half-round gutters by the Valentine House (534 Park Street) and other homes in the North Downtown ADC District.</p> <p>Separate but also notable, every reputable roofing contractor that examined the gutters recommended installing new outboard gutters (e.g. K-style or half-round), and specifically recommended <u>against</u> restoring the built-in gutters. Several contractors declined outright to provide a quote for restoring built-in gutters due to the fact that they inevitably fail and result in significant water damage to the interior of the home.</p>
<b>Cornice &amp; Trim</b>	<p><i>Current Condition:</i> Existing cornice and trim is missing paint, rotted, in an advanced state of deterioration or missing entirely.</p> <p><i>Proposed Work:</i> Repair and restore wood cornice and exterior trim; replace sections as needed but retain original detail.</p>
<b>Masonry</b>	<p><i>Current Condition:</i> Brick exterior has deteriorating or missing mortar and exhibits step cracking in some areas; chimneys are in advanced state of deterioration, are missing mortar, have loose brick, and one chimney was previously capped with sheet metal.</p> <p><i>Proposed Work:</i> Repoint and repair brick exterior and interior-ridge chimneys; rebuild chimney(s) if necessary but seek to restore original corbelled caps.</p>
<b>Wrap-Around Front Porch</b>	<p><i>Current Condition:</i> Wrap-around porch and roof line currently exhibit significant wood decay, have separated from the house on the south side, and brick footings have settled, have crumbling mortar, or are missing.</p> <p><i>Proposed Work:</i> In near-term, shore up footings and reinforce structural elements of wrap-around front porch to arrest continued deterioration in near-term. In long-term, restore wrap-around porch and original details.</p>



## Rear Addition

**Current Condition:** The rear of the house consists of a stepped-down early addition with a different brick course and distinct two-over-two windows from the original structure. It includes three attached substandard additions added to the rear of the house subsequent to construction of the early addition: a brick exterior bathroom extending from the kitchen wall, a painted brick external cellar entrance, and a painted cinder block laundry room.

The exterior of the bathroom addition is in deteriorating condition, the mortar and brick color are different from - and poorly integrated into - the rear of the house, and the small metal roof is rusted and in need of replacement.

The painted brick exterior of the cellar entrance is in an advanced state of deterioration. It has an asphalt roof notably distinct from the rest of the house.

The painted cinder block laundry room is similarly in a moderately deteriorating condition, poorly integrated into the rear of the house, and has casement windows notably distinct from the rest of the house. The roof of the laundry room is rusted, leaking around the perimeter and in need of replacement.

**Proposed Work:** Remove existing stepped-down brick addition in rear of house, and three attached substandard additions, and replace with proposed modern addition depicted in the attached renderings. The new addition will be situated entirely to the rear of the existing structure, the style will be visually distinct from the original home with a well-defined transition between old and new, and will be minimally visible from Park Street (if at all). The addition will have a footprint of approximately 870 sq. ft. (new footprint of 724 sq. ft. plus existing footprint of 146 sq. ft. currently occupied by cinder block laundry room), and the addition will increase the existing footprint of approximately 2,257 sq. ft. by 32%.

**Commentary:** The rear of the house is believed to be an early-addition and not original to the structure based on discussions with the Board of Architectural Review on January 18, 2023. Board members noted the different brick course and two-over-two windows as distinguishing the rear of the house from the original structure.

Discussion with Board members during the Board of Architectural Review meeting on January 18, 2023 encouraged the removal of the existing rear of the house instead of attempting to preserve portions and integrate new space into the old. Reasoning included a desire to clearly differentiate old from new and avoid trying to “fool” people with an addition in a similar style to that of the original structure, avoiding the extra cost and complexity of integrating new construction into the old, and the Board’s interpretation that the stepped-down rear of the house was likely an addition vs. original to the structure.

The Board further indicated there is precedent for removing the rear of a historic house when that portion was original to the structure or an early addition. Precedents and similar cases include Certificates of Appropriateness approved for 410 2<sup>nd</sup> Street Northeast in May 2023, 422 1<sup>st</sup> Street North in August 2020, 713 Park Street in May 2019, and 409 Altamont Street in October 2016.

## Rear Porch

Construct a new screen porch attached to the proposed addition in rear of the house. The new porch will be situated entirely to the rear of the existing structure, the style will be visually distinct from that of the original home, and will be minimally visible from Park Street (if at all). The porch will have a footprint of approximately 470 sq. ft., which increases the existing footprint of approximately 2,257 sq. ft. by 20%.



## Proposed Rehabilitation: Compliance with Design Guidelines

III. New Construction & Additions	
B. Setback	✓ Setback is not changing; addition is in the rear of existing structure [B]
C. Spacing	✓ Spacing is not changing; addition is equidistant from the property when compared to the existing structure [C]
D. Massing & Footprint	<ul style="list-style-type: none"> <li>✓ Footprint and massing of structure with proposed addition is consistent with, and in several instances less than, surrounding historic dwellings [D.2]</li> <li>✓ Upper level of addition is stepped back from rear of the property via the addition of a single-story porch at ground level [D.3.b]</li> </ul>
E. Height & Width	<ul style="list-style-type: none"> <li>✓ Addition respects the directional expression of surrounding buildings [E.1]</li> <li>✓ Addition does not change overall height or width of current structure [E.2]</li> <li>✓ Addition reinforces human scale of the historic district by including a porch in the rear of the structure and through the salvage and re-use of original materials [E.5]</li> </ul>
G. Roof	✓ Hipped metal standing-seam roof design, materials and textures are consistent with existing structures in the immediately surrounding historic district; proposed flat roof utilized for the addition is consistent with existing historic structures in immediately surrounding area [G]
K. Street-Level Design	✓ Street level facades are unchanged, provide visual interest to the passing pedestrian and do <u>not</u> have blank walls [K.1]; addition is in the rear of the existing structure and minimally visible from Park Street (if at all)
L. Foundation & Cornice	<ul style="list-style-type: none"> <li>✓ Respect the height, contrast of materials, and textures of foundations [L.2]</li> <li>✓ Adheres to preference for wood or metal cornices [L.4]</li> </ul>
M. Materials & Textures	<ul style="list-style-type: none"> <li>✓ Proposed concrete and salvaged original brick exterior is compatible with and complementary to neighboring buildings [M.1]</li> <li>✓ Adheres to preference for use of brick to strengthen the traditional image of residential areas of historic districts [M.2]</li> <li>✓ Exterior trim woodwork, decking and flooring will be painted, or stained solid if not visible from public right-of-way [M.11]</li> </ul>
N. Paint	<ul style="list-style-type: none"> <li>✓ Unpainted concrete and salvaged original red brick are proposed for addition [N.2]</li> <li>✓ No unpainted masonry surfaces will be painted [N.3]</li> </ul>
O. Details & Decorations	✓ Details proposed for the addition are limited, and are consistent with and related to the architecture of the surrounding context and district [O.1]
P. Additions	<ul style="list-style-type: none"> <li>✓ Proposed addition will increase the existing footprint by a 32% (724 sq. ft.) and will be tucked into an area in the rear of the house currently occupied by the stepped-down early-addition and three attached more recent additions that were poorly integrated and currently in various states of disrepair [P.1.b]</li> <li>✓ Addition is proposed for the rear of house and will be minimally visible, if at all, from Park Street [P.2.a]</li> </ul>



	<ul style="list-style-type: none"> <li>✓ The addition is differentiated from the old and compatible with the massing, size, and scale of the property; proposes to use concrete and salvaged original brick exterior with cornice and details that are clearly differentiated from the original structure [P.3.b]</li> <li>✓ Addition integrates into the original structure to provide for contemporary use but is done so in manner that, if such addition was to be removed in the future, the essential form and integrity of the historic building would be unimpaired [P.6.a]</li> <li>✓ Addition utilizes offsets and step-backs in order to avoid using the same wall plane, roof lines, or cornices of the existing structure [P.6.b]</li> </ul>
<b>IV. Rehabilitation</b>	
B. Façades & Storefronts	<ul style="list-style-type: none"> <li>✓ Conducted research to determine the design of the original building and early changes [B.1]</li> <li>✓ Conducted exploratory demolition to determine what original fabric remains and its condition [B.2]</li> <li>✓ Propose to remove inappropriate materials covering the façade including the substandard cinder block laundry room and deteriorating painted brick exterior entrance to cellar [B.3]</li> <li>✓ Propose to restore original elements including brick exterior, decorative details and cornice [B.5]</li> <li>✓ Proposed work seeks to avoid use of unpainted wood, vinyl siding, aluminum siding and other materials that are incompatible with the building or within the specific district [B.10]</li> <li>✓ Proposed work does not introduce inappropriate architectural elements where they never previously existed [B.11]</li> </ul>
D. Entrances, Porches & Doors	<ul style="list-style-type: none"> <li>✓ Original details and shape of wrap-around porch will be retained, including the outline, roof height and roof pitch [D. 1]</li> <li>✓ Masonry, wood, and metal inspected for open joints, peeling paint, deterioration, and rust, and will be repaired [D.2]</li> <li>✓ Damaged elements including cornice and trim detail will be repaired, matching the detail of the existing original fabric to the extent practical [D.3]</li> <li>✓ Entrance and porch will not be stripped of historic materials or detail [D.5]</li> <li>✓ More importance has been afforded to the front and side porches than utilitarian back porch [D.6]</li> <li>✓ The front entrance and wrap-around porch important in defining the building's overall historic character will not be removed or radically changed [D.7]</li> <li>✓ The original size and shape of the front entrance door opening will be maintained [D.8]</li> <li>✓ No original door openings are proposed to be filled in [D.13]</li> <li>✓ Stock sized doors that do not fit the opening properly or are not compatible with the style of building are not proposed [D. 15]</li> <li>✓ Transom windows and sidelights will be retained [D.16]</li> </ul>
E. Cornice	<ul style="list-style-type: none"> <li>✓ Cornice will be well sealed and anchored [E.1]</li> <li>✓ Cornice will be repaired to the extent practical; sections will only be replaced as needed but will retain original detail [E. 2]</li> <li>✓ Elements of original composition such as brackets or blocks will not be removed unless replaced with new ones of a like design [E.3]</li> <li>✓ Materials, decorative details and profiles of the existing original cornice design will be matched with new ones of a like design when making repairs [E.4]</li> <li>✓ Original cornice will not be replaced with new cornice that conveys a different period, style, or theme [E.5]</li> <li>✓ If cornice is missing, the replacement will be based on physical or documented evidence, or barring that, be compatible with the original building [E.6]</li> <li>✓ Cornices will not be wrapped or covered with vinyl or aluminum [E.7]</li> </ul>



F. Foundation	<ul style="list-style-type: none"> <li>✓ When repointing or rebuilding deteriorated porch piers, original materials will be matched as closely as practical [F.3]</li> <li>✓ Where masonry has deteriorated, steps will be taken as outlined in the masonry section of IV. Rehabilitation [F.4]</li> </ul>
G. Roof	<ul style="list-style-type: none"> <li>✓ When replacing the standing seam metal roof, the width of the pan and the seam height will be consistent with the existing to the extent practical [G.1]</li> <li>✓ Roof pitch and configuration of the original structure will be maintained [G.3]</li> <li>✓ The size and shape of original dormers will be maintained [G.4]</li> <li>✓ The two interior-ridge chimneys that contribute to the style and character of the building will be maintained [G.6]</li> <li>✓ No vents, skylights, additional stories, or other new elements visible on the primary elevations are proposed [G.9]</li> </ul>
H. Masonry	<ul style="list-style-type: none"> <li>✓ Masonry features including walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns important to defining the overall character of the building will be retained [H.1]</li> <li>✓ Respect will be paid to the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling, when repairing or replacing masonry features [H.2]</li> <li>✓ Mortar strength, composition, color, and texture will be duplicated to the extent practical when repointing masonry [H.3]</li> <li>✓ Original joints will be matched and original joint width will be retained when repointing [H.4]</li> <li>✓ Unpainted masonry will not be painted [H.5]</li> </ul>
I. Wood	<ul style="list-style-type: none"> <li>✓ Rotted and missing sections of wood will be repaired instead of replaced in their entirety to the extent practical [I.1]</li> <li>✓ Wood elements will be replaced only when they are rotted beyond repair [I.2]</li> <li>✓ Vinyl will not be substituted for wood railing or trim [I.3]</li> </ul>
J. Synthetic Siding	<ul style="list-style-type: none"> <li>✓ Synthetic siding will be avoided [J.1]</li> </ul>
K. Paint	<ul style="list-style-type: none"> <li>✓ Paint will not be removed from wood trim and architectural details; trim or details where paint is removed will be repainted [K.1]</li> <li>✓ Unpainted masonry will not be painted [K.2]</li> <li>✓ Colors that blend with and complement the overall color schemes on the street will be utilized [K.3]</li> <li>✓ The number of colors will be limited [K.4]</li> <li>✓ Appropriate paint placement will be used to enhance the inherent design of the building [K.5]</li> </ul>
L. Rear of Buildings	<ul style="list-style-type: none"> <li>✓ Mechanical and utility equipment will be consolidated and screened in later phases [L.2]</li> <li>✓ Planters and plantings will be added in later phases to enhance and highlight the rear entrance [L.3]</li> <li>✓ Chain link fencing will not be used [L.11]</li> <li>✓ Design of lighting added to original structure (if any) will relate to the historic character of the building [L.13]</li> <li>✓ Rear porches will be well maintained and well lit, and will meet building codes [L.17]</li> </ul>



## Window Restoration

Per the Board's stated preference during the Board of Architectural Review meeting on January 18, 2023, the double-hung one-over-one windows in the original house have been meticulously restored during the last 12 months. Sashes were carefully removed, steamed, scraped, primed, re-painted, re-glazed, and re-installed using the original sash weights. Window casings were steamed in place, scraped, primed, and re-painted.

Photos providing before and after examples are included here:





## Contiguous Properties: Photos



735 Park Street



736 Park Street



743 Park Street



745 Park Street



750 Park Street



751 Park Street

*All photos from City of Charlottesville's GIS Viewer <https://gisweb.charlottesville.org>*



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LANDMARK

SURVEY

IDENTIFICATION	BASE DATA
Street Address: 747 Park Street	Historic Name: Johnson-Naylor House
Map and Parcel: 51-50	Date/Period: 1904
Census Tract & Block: 3-519	Style: Victorian
Present Owner: Cassie Naylor	Height to Cornice:
Address: 747 Park Street	Height in Stories: 2 1/2
Present Use: Residence	Present Zoning: R-1
Original Owner: Edward Johnson	Land Area (sq.ft.): 1.48 acres
Original Use: Residence	Assessed Value (Land + Imp.): 3840 + 12,570 = 16,410

ARCHITECTURAL DESCRIPTION

The Johnson-Naylor House was built in 1904 on land subdivided off the vast Hedges estate. The house is an unaltered example of a rambling brick Queen Anne style house so popular at the end of the Victorian era. Noted for their varied silhouette, this house is no exception. It is set with a projecting gabled pavilion to the left of the entrance and a sweeping Tuscan Colonial Revival veranda with paired columns to define the entrance, the house retains its original steeply sloped slate roof and second floor balcony.

HISTORICAL DESCRIPTION

The Hedges estate was subdivided after the death of Mrs. C. H. Hedges (Emma) in 1903 and this lot was sold to Edward Johnson in October of that year (ACDA 127-144). The land at that time was still part of the county. The house remained with the Johnsons until 1957 when it was sold to Mr. J. L. Naylor. The property is owned today by his widow, Cassie. (DB 201-98).

GRAPHICS

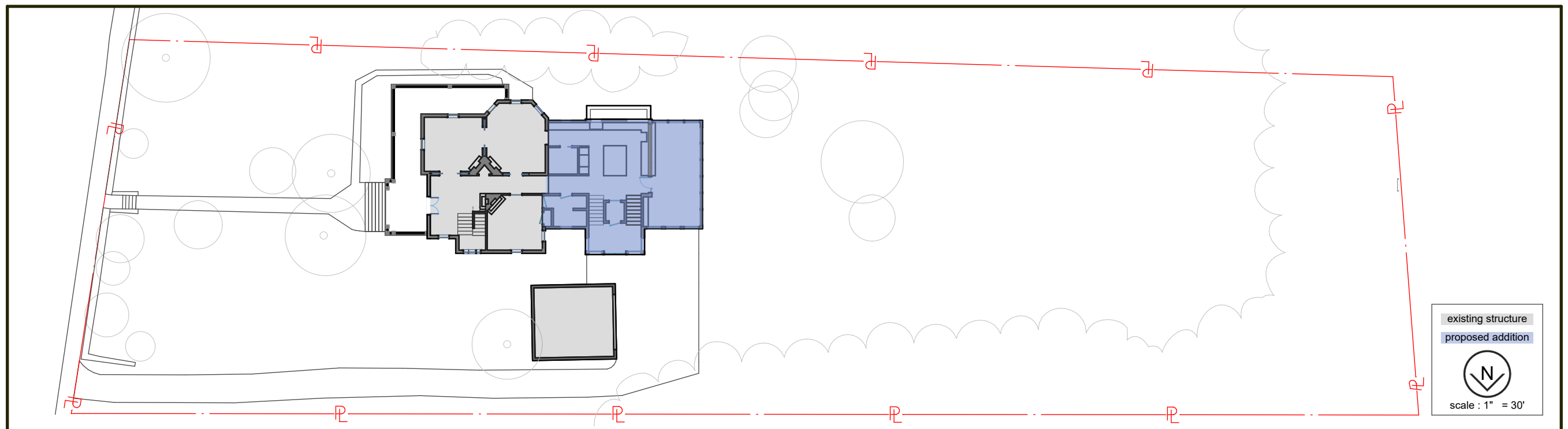
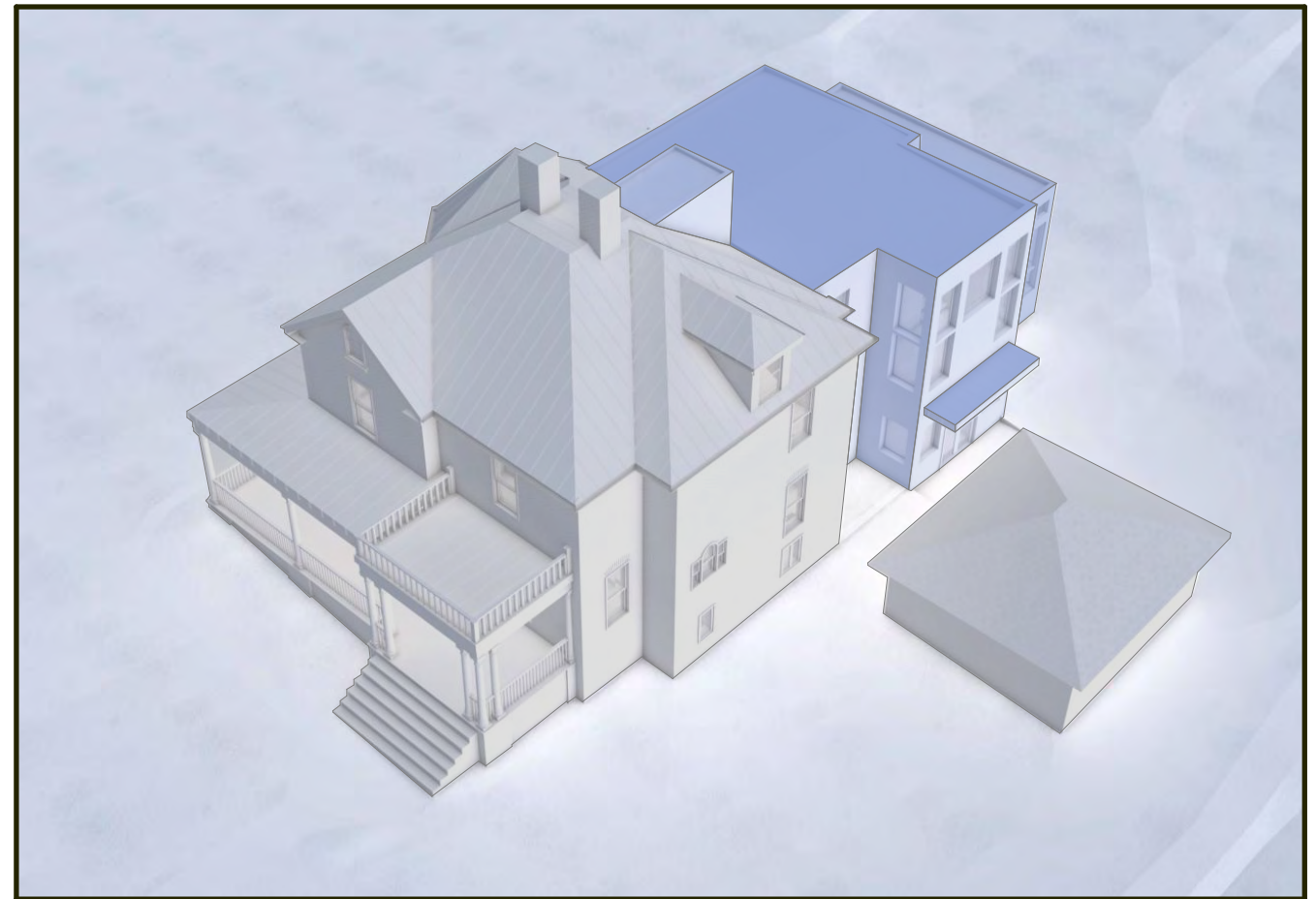
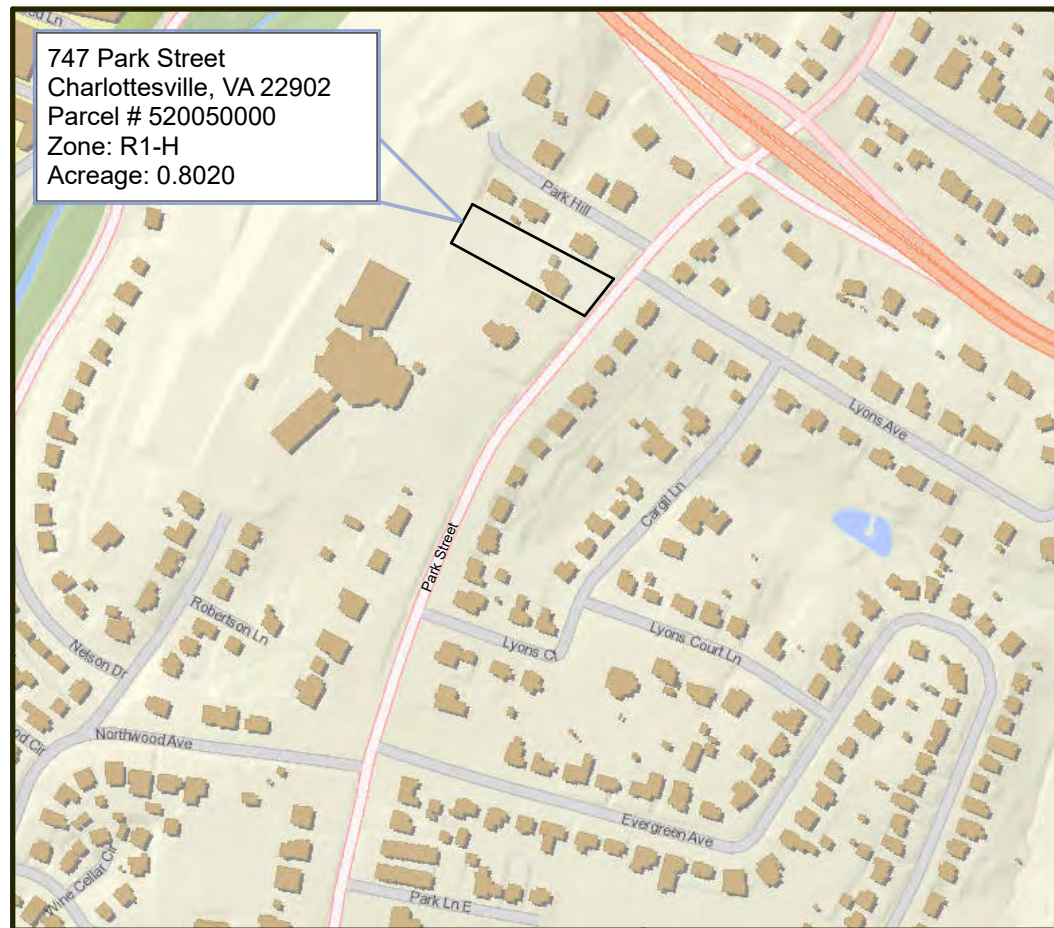
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SOURCES

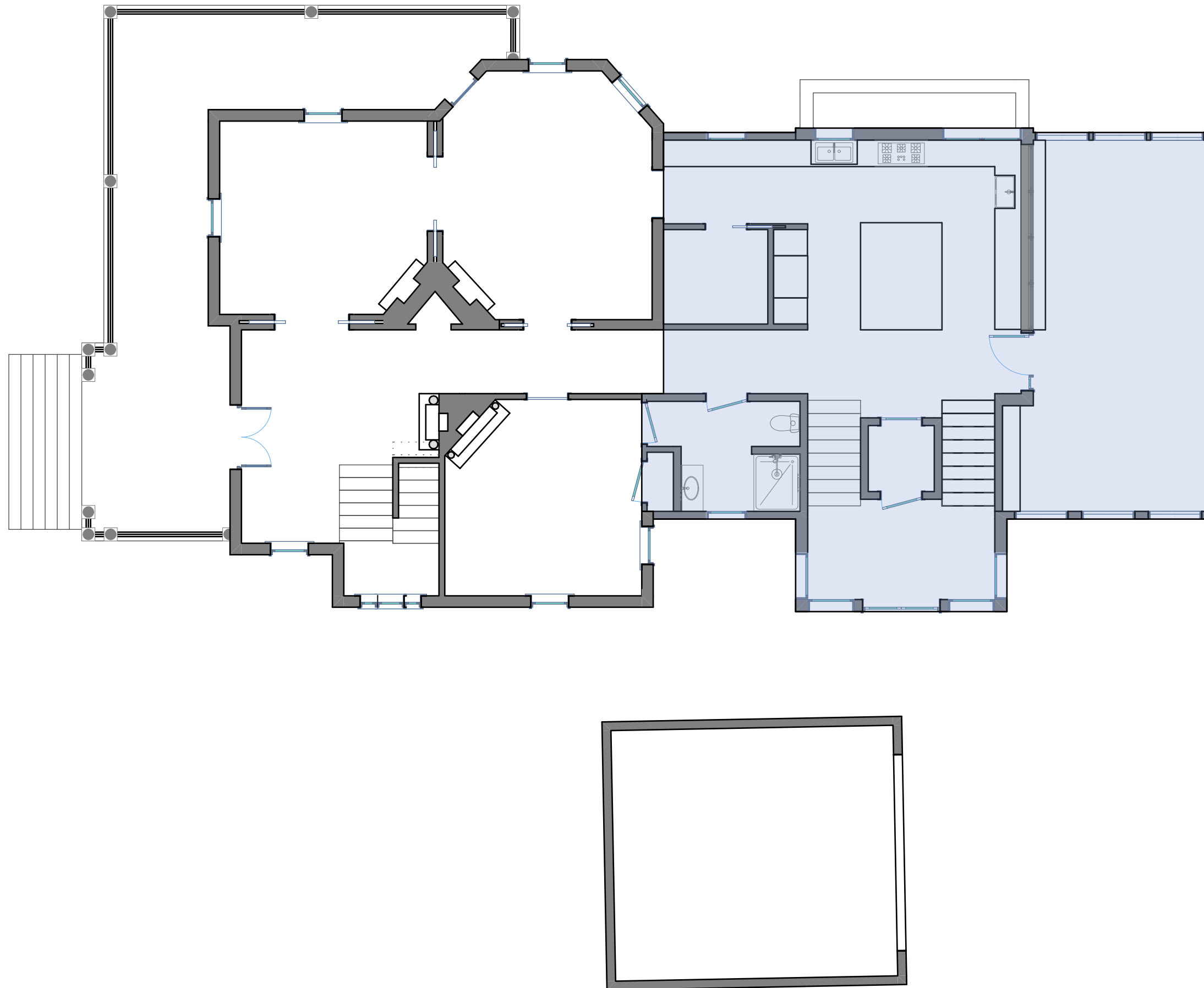
LANDMARK COMMISSION DEPARTMENT OF COMMUNITY DEVELOPMENT



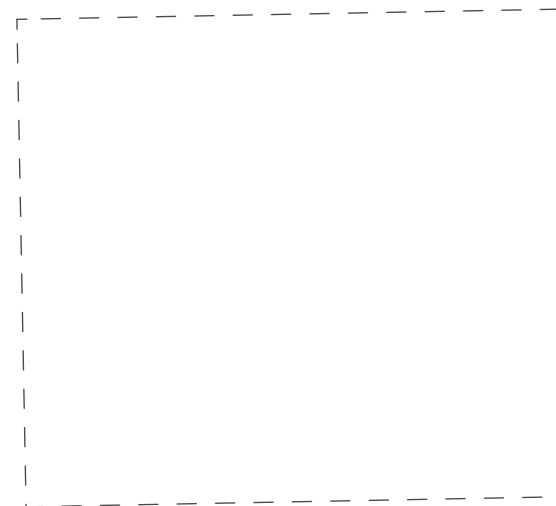
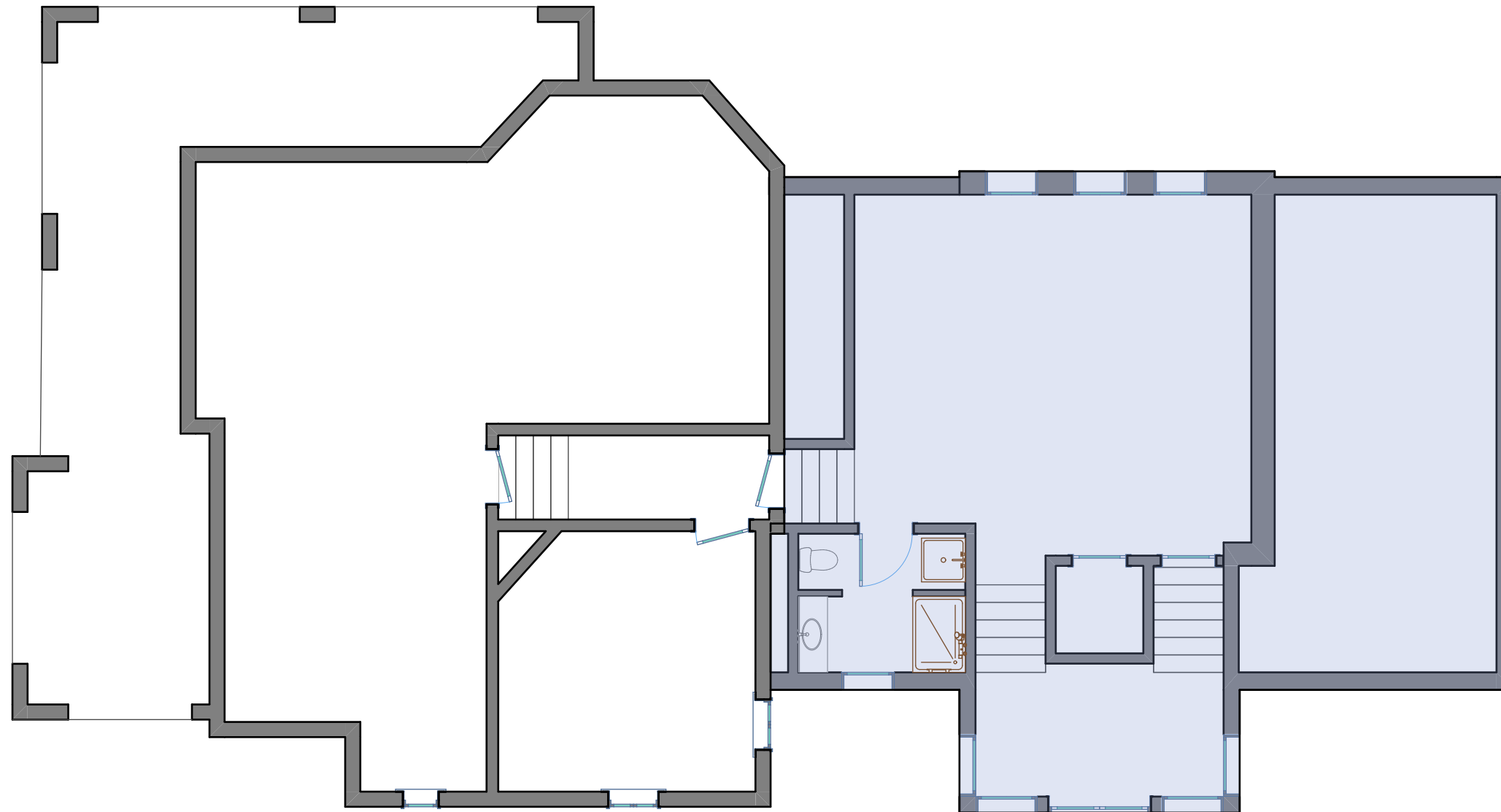




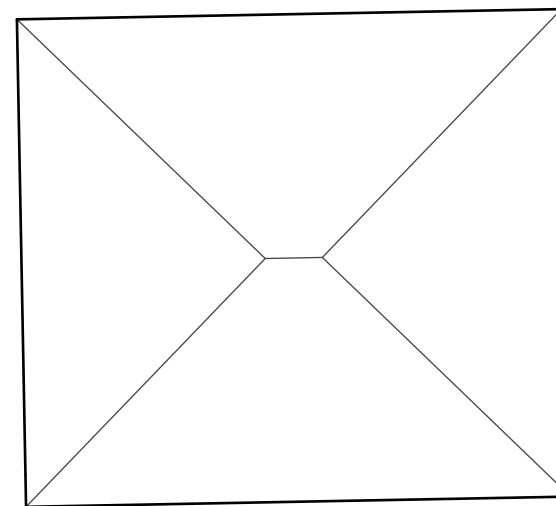
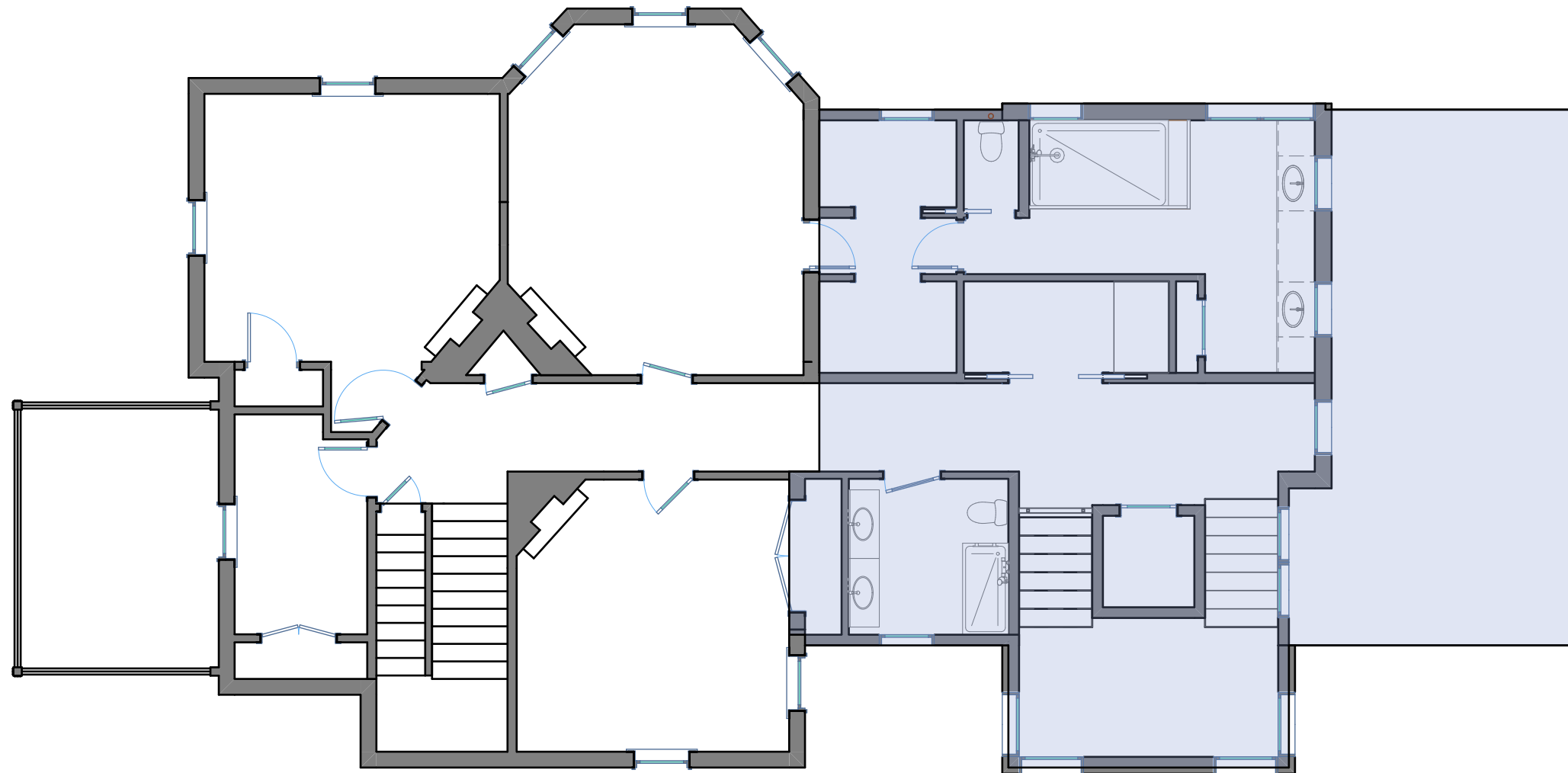




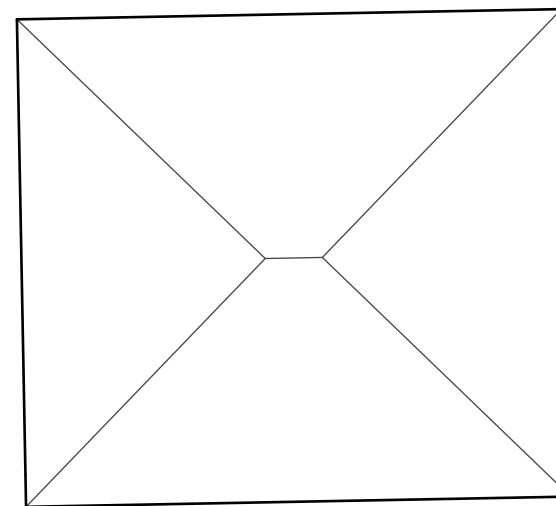
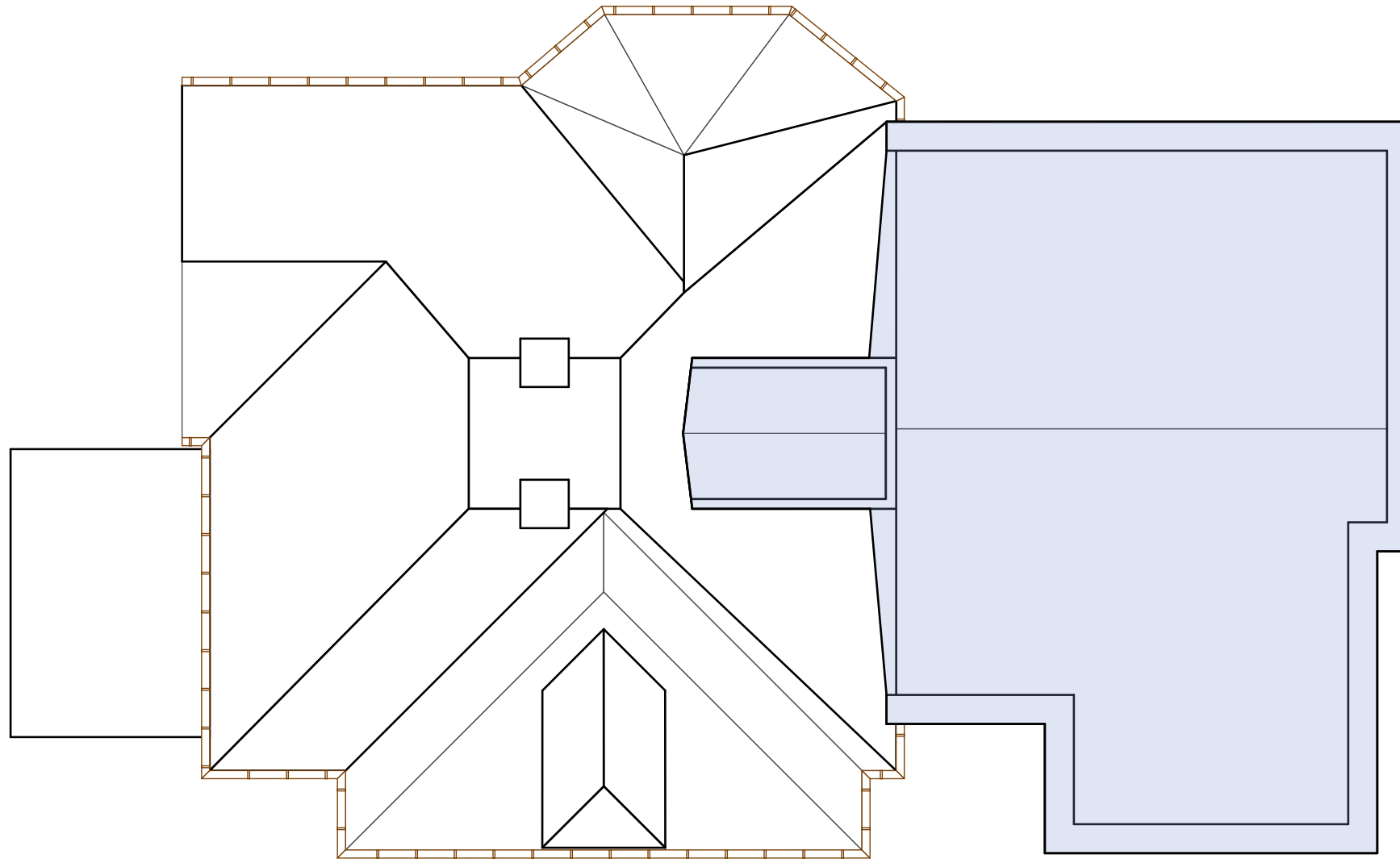




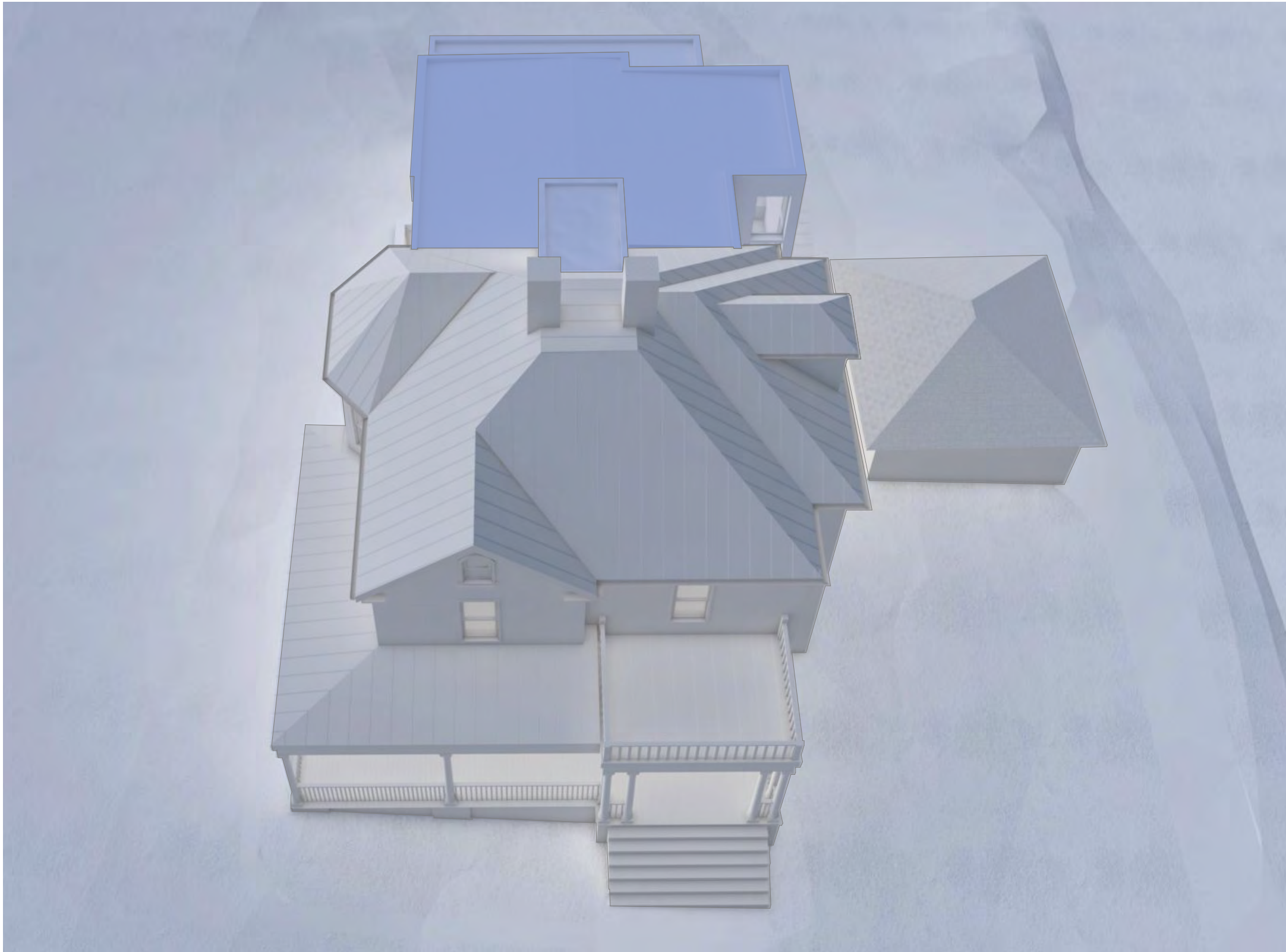




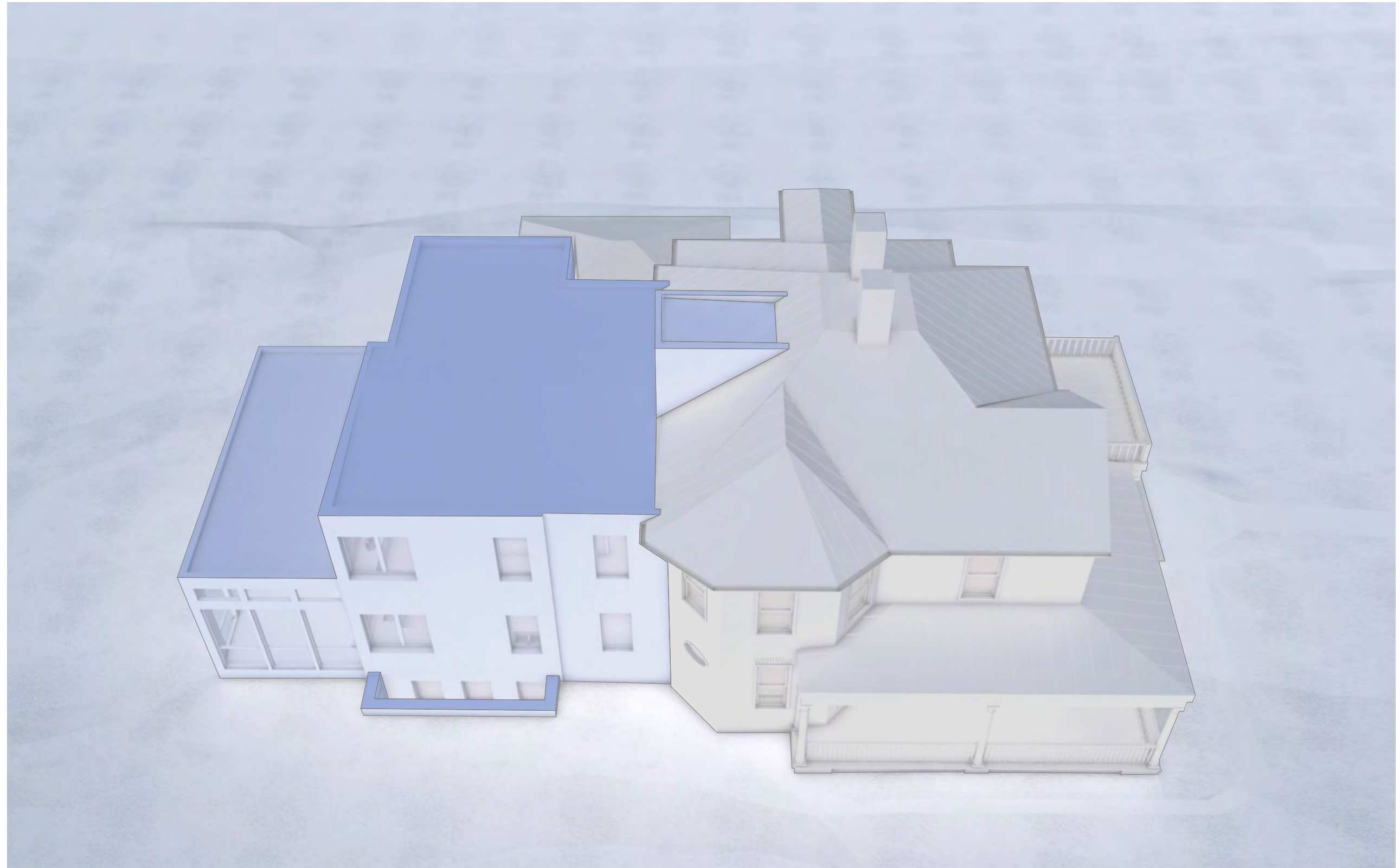




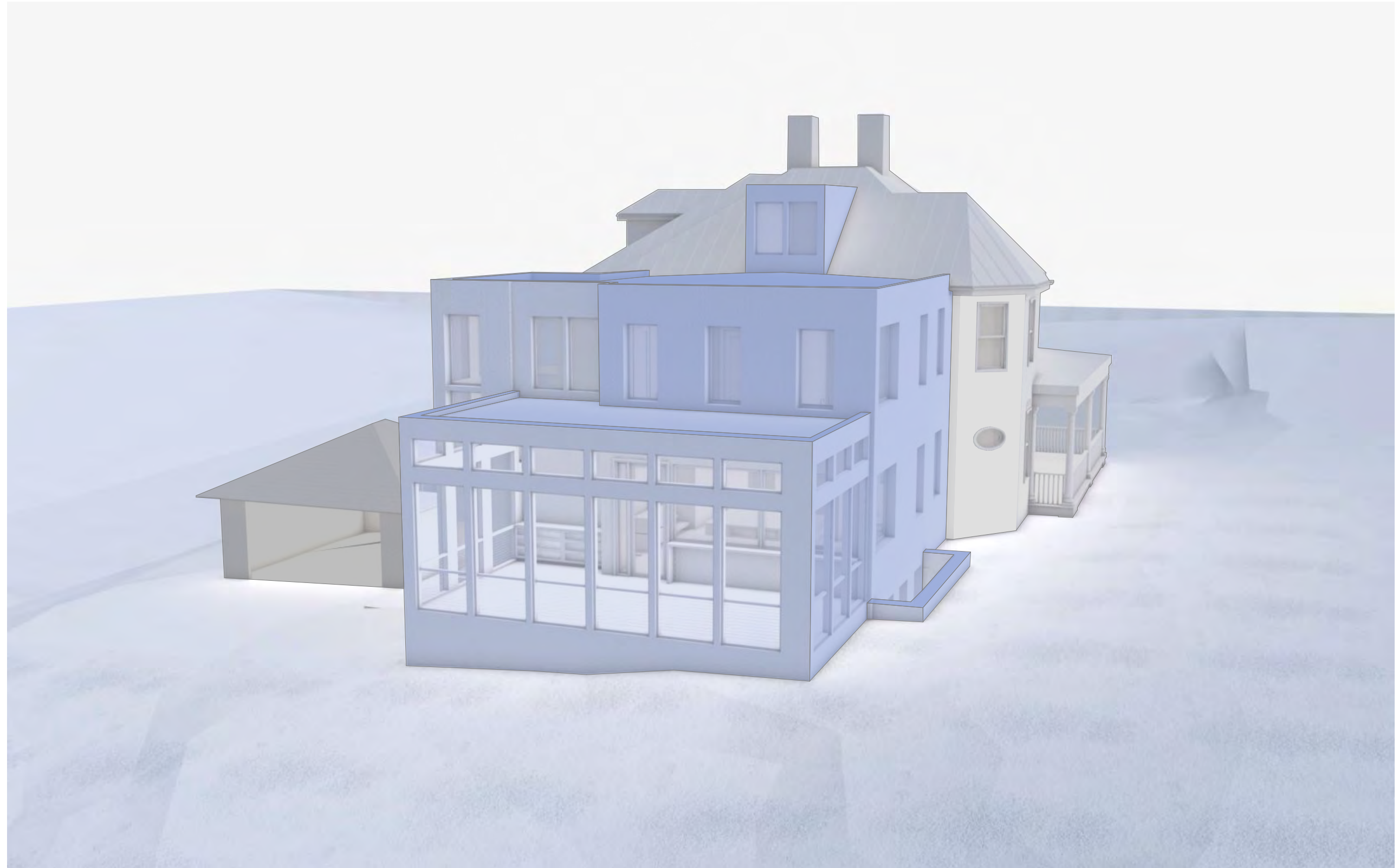




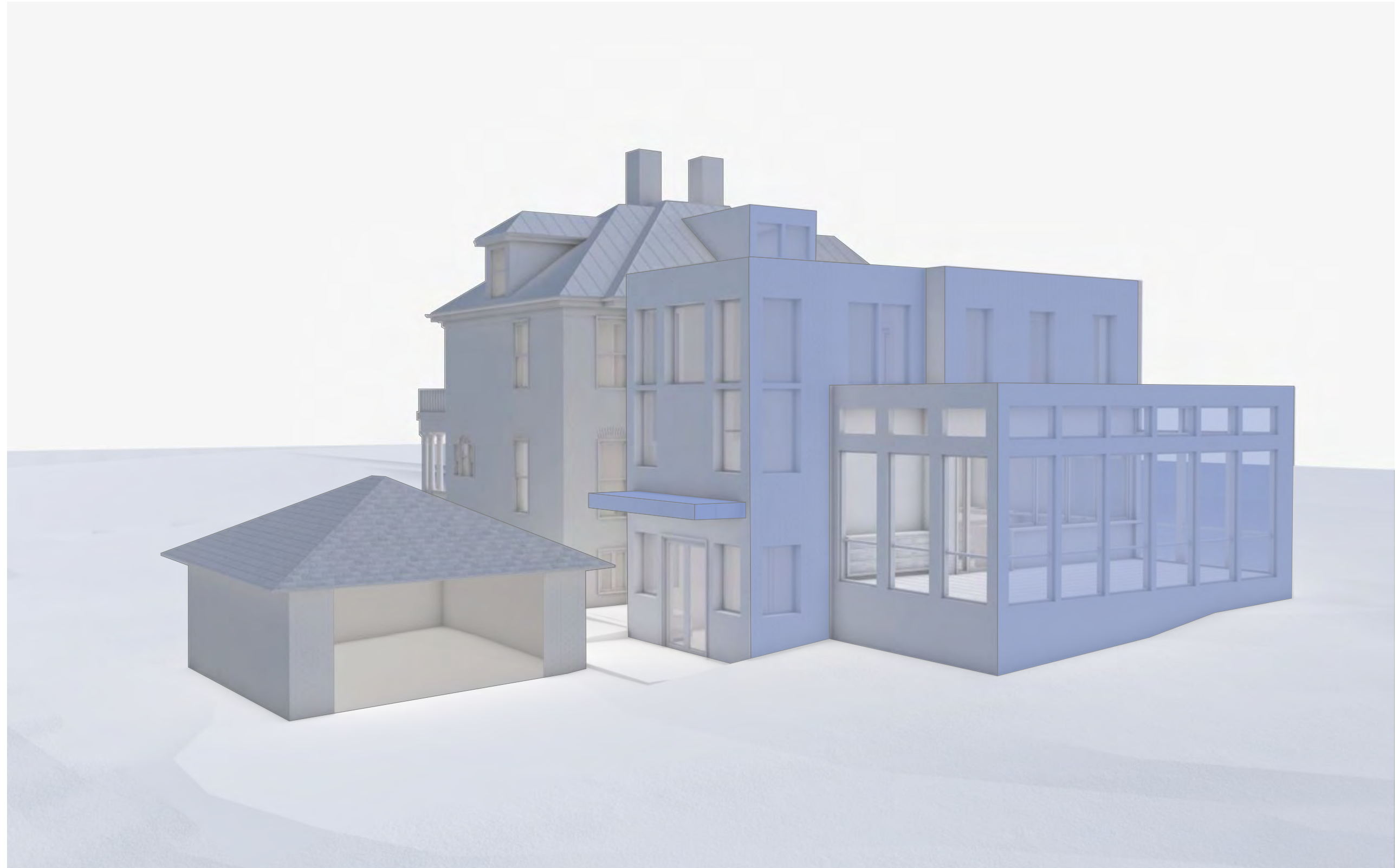




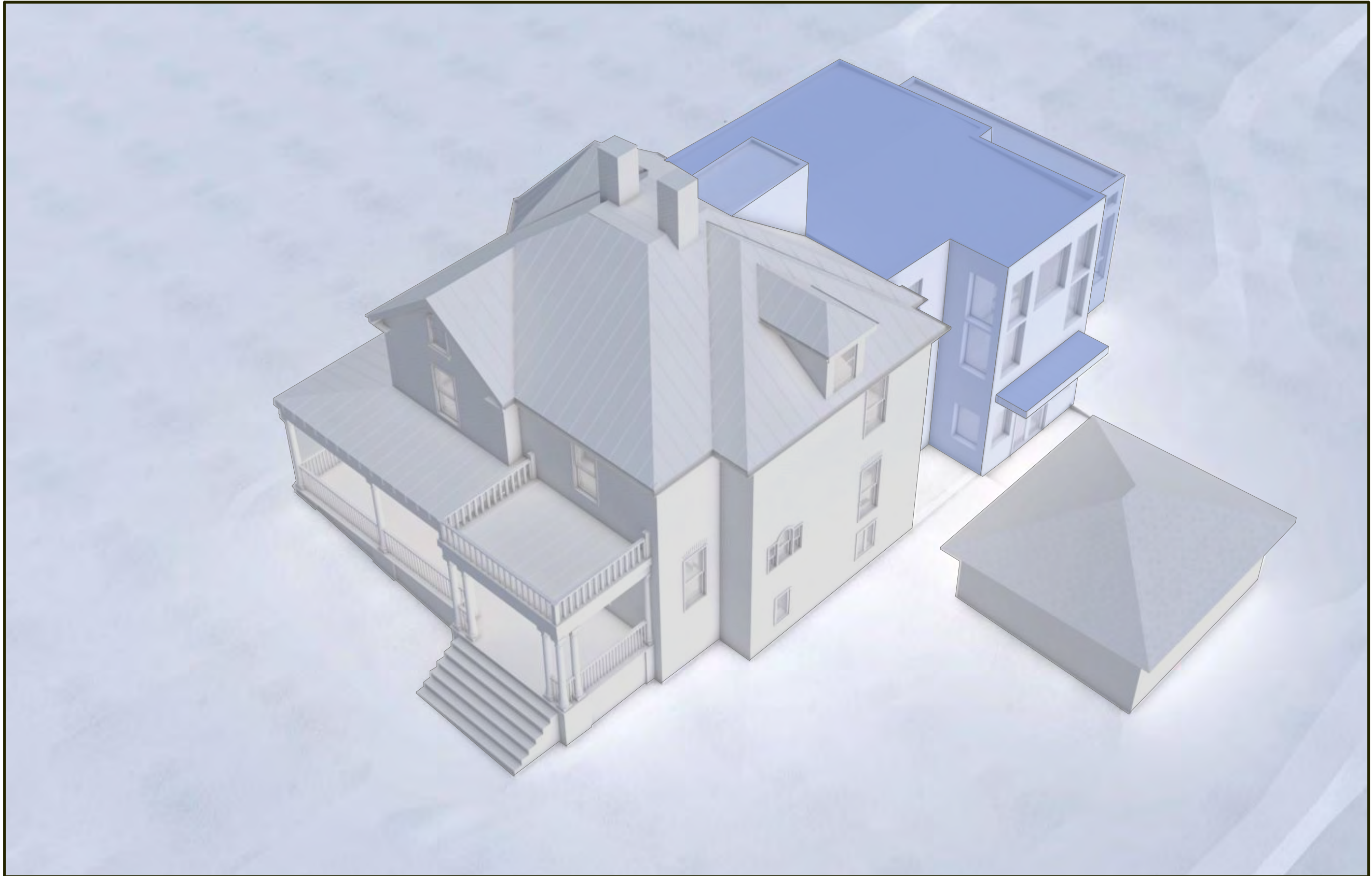














**747 Park Street, TMP 520050000**  
**North Downtown ADC District**  
**Project: Rehabilitation and alterations.**

**Information from January 2023 preliminary discussion**

- **Staff report.**
- **Applicant's drawings.**



City of Charlottesville  
Board of Architectural Review  
Staff Report  
January 18, 2023



**Preliminary Discussion**

747 Park Street, TMP 520050000  
North Downtown ADC District  
Owner: Ann and Geoff Suttle  
Project: Rehabilitation and alterations.

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**Background**

Year Built: 1904. Johnson-Naylor House  
District: North Downtown ADC District  
Status: Contributing

**Prior BAR Review**

n/a

**Project**

Preliminary discussion of planned rehabilitation and alterations to house.

From applicant's narrative:

- **Roof:** Replace existing standing-seam metal roof with new standing-seam metal roof; existing roof is missing paint, rusted, and leaking at the ridge of the chimney, in the lower valleys, and around the corners
- **Cornice & Trim:** Repair wood cornice and exterior trim; replace sections that cannot be salvaged; existing cornice and trim is exposed, rotted or missing entirely
- **Masonry:** Repoint and repair brick exterior and interior-ridge chimneys; brick exterior is missing mortar and shows step cracking in some areas; chimneys are in advanced state of deterioration, are missing mortar, have loose brick, and one chimneys has been capped by sheet metal
- **Wrap-Around Front Porch:** Shore up footings and reinforce structural elements of wrap-around front porch to arrest continued deterioration; wrap-around porch and roof line shows wood decay, have separated from the house on the south side, and brick footings are missing mortar and have settled
- **[Existing] Rear Additions:** Remove three small, substandard additions in rear of house that were not original to the structure, including the bathroom extending from kitchen wall (mortar and brick color are different from - and poorly integrated into - original structure), external entrance to the



basement (painted brick in advanced state of deterioration, with asphalt roof), and laundry room (painted cinder block poorly integrated into original structure)

- **New Rear Addition:** Construct an addition in rear of house with a footprint of approximately 239 sq. ft. (new footprint of 93 sq. ft. plus existing footprint of 146 sq. ft. currently occupied by cinder block laundry room); the addition increases the existing footprint of approximately 2,257 sq. ft. by 5% but will not be visible to passing pedestrians
- **New Rear Porch:** Construct a porch in the rear of the house with a footprint of approximately 537 sq. ft.; this porch increases the existing footprint of approximately 2,257 sq. ft. by 24% but will not be visible from to passing pedestrians
- **Windows:** Repair, restore or replace window sashes; existing sashes have broken or missing glass, have peeling paint on exterior or are entirely exposed, and have elements that have rotted or are otherwise in advanced state of deterioration; none of the sashes currently function and a number of sashes would disintegrate if one were to attempt to raise or lower them.

### **Discussion**

Staff visited the property and met with the owner. In those discussions, staff expressed that much of the necessary work is *maintenance and repair*, which does not require BAR review: masonry repairs; cornice and trim repairs; repairs to the porch, rails and columns; window repairs and reglazing; painting; roof repairs or replacement in-kind. However, BAR approval would be required as follows:

- Roof replacement that eliminates the built-in gutters.
  - Staff comment: BAR has approved other requests, provided the cornice profile is maintained.
- Replacement of any doors and windows.
  - Staff comment: BAR has typically allowed replacement only when repairs are not practicable. Staff has discussed this with the owner and will elaborate at the January 18 BAR meeting.
- Alterations to the rear, demolition of the enclosed rear porch, and construction of the new addition.
  - Staff comment: The earliest Sanborn Maps (see Appendix) showing this parcel date to 1929 and indicate the rear, red brick addition(s) and single-story open porch. Staff cannot determine when the brick additions were added; however, staff believes they were built later than 1904, but in-place by 1929. (This is does not include the low, painted-brick cellar entrance at the NW corner, which appears to be post-1962.) The single-story porch was enclosed (painted stucco) post-1962.
- New rear porch.
  - Staff comment: Proposed, in concept, appears generally consistent with the design guidelines.

### **Suggested Motion**

No actions will be taken

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

#### **Review Criteria Generally**

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

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and



- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

**Pertinent Standards for Review of Construction and Alterations include:**

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

**Pertinent Guidelines for New Construction and Additions**

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

**Pertinent Guidelines for Rehabilitation**

Link: [Chapter 4 Rehabilitation](#)

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

[NOTE: Staff prepared the following only to facilitate the BAR's preliminary discussion. The comments are general and possibly incomplete. A more thorough analysis will be prepared when this is a formal CoA request.]

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

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

1. The age of the structure or property;  
Staff: The rear, brick addition(s) existed as early as 1929. Staff does not believe they date to the original house. (See Discussion notes above.)
2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;  
Staff: 747 Park Street is listed as a *contributing structure* to the *Charlottesville and Albemarle County Courthouse Historic District* (104-0072). VLR 1980. NRHP 1982.
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;  
Staff: n/a
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;  
Staff: Staff has not determined if it is unique within the City.



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

Staff: The requested demolition is for portions of the rear of the house.

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

Staff: The requested demolition is for portions of the rear of the house.

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

Staff: The proposed demolitions are limited and will not alter the main body of the house.

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

Staff: No assessment has been provided.

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

Staff: The requested demolition is for portions of the rear of the house.

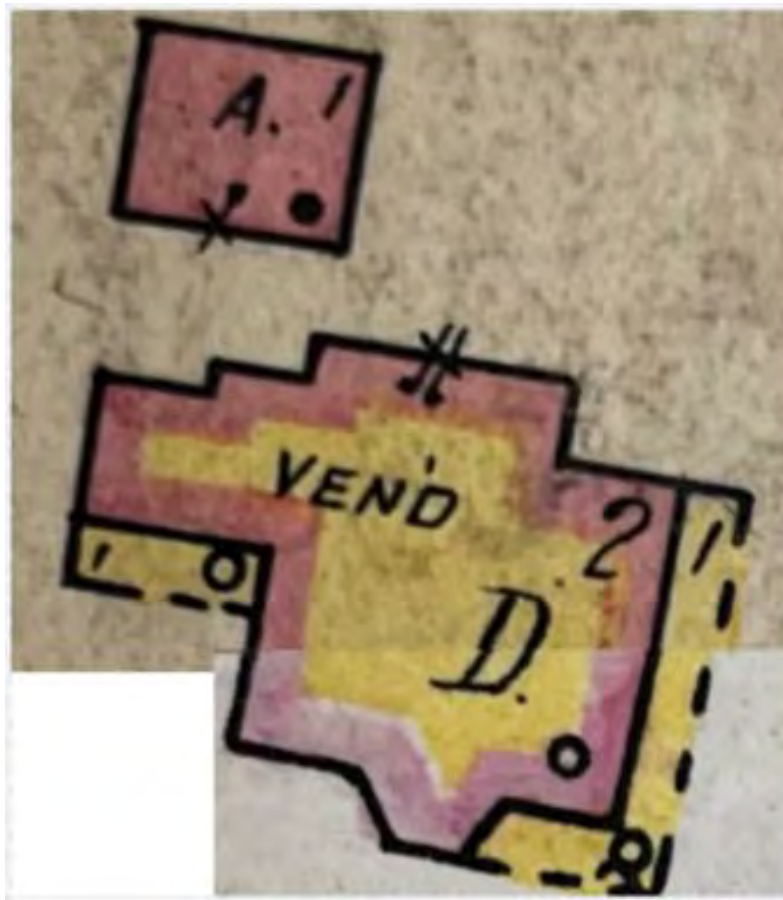
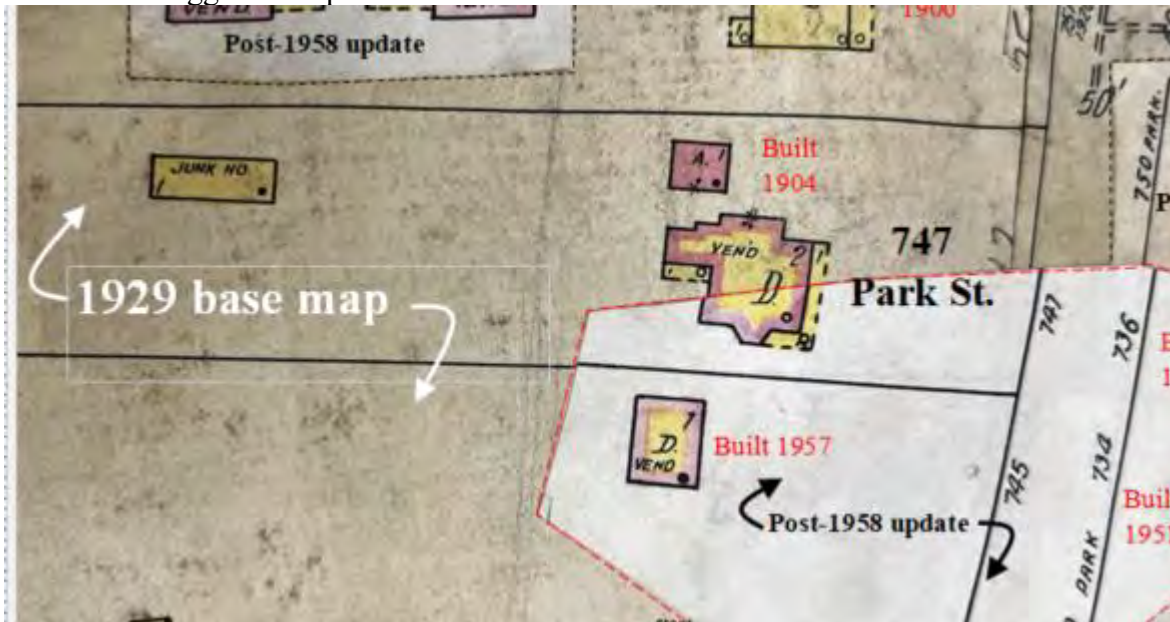
E. Any applicable provisions of the city's design guidelines (see section 34-288(6)).

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

## Appendix

### Sanborn Map evidence

The 1929 Sanborn Map below includes a c1958 update (visible at the bottom), however there is no evidence to suggest the update reflects an alteration to the house.



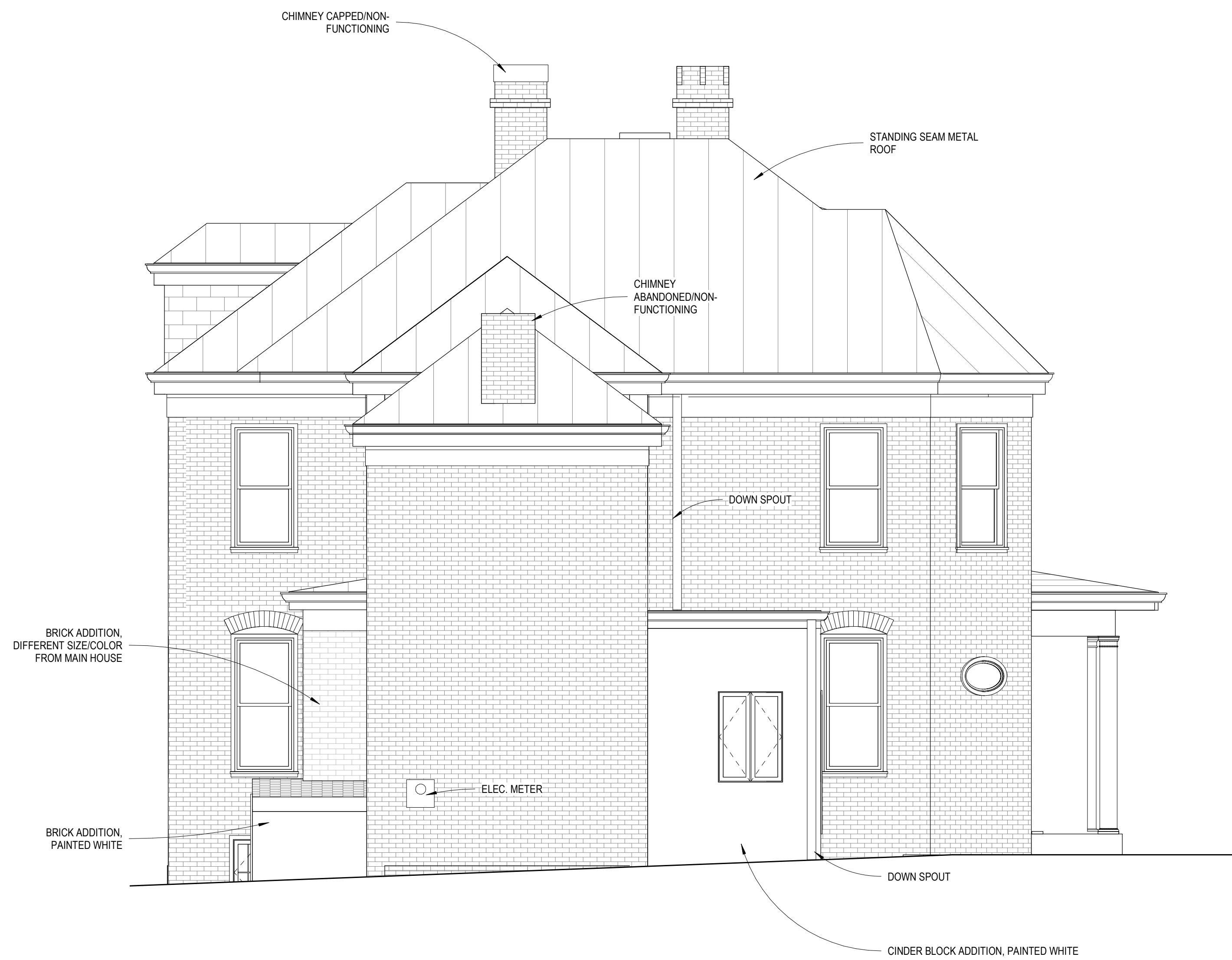




① EAST FACADE  
1/4" = 1'-0"



② NORTH FACADE  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"



① EAST FACADE  
1/4" = 1'-0"



② NORTH FACADE  
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