

Agenda
City of Charlottesville
Board of Architectural Review
Regular Meeting
May 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. Approval of meeting minutes: April 16, 2024
 2. **Certificate of Appropriateness** [Note: Approval of the Consent Agenda results in approval of the CoA as drafted in the staff report.]
BAR # 24-05-03
113 West Main Street, TMP 330259000
Downtown ADC District
Owner: West Mall LLC
Applicant: Adrienne Stronge/The Gaines Group, PLC
Project: Railing/fence at rear courtyard
- C. Deferred Items**
n/a
- D. New Items**
- 5:35 3. **Certificate of Appropriateness**
BAR # 24-05-01
207 14th Street, NW; TMP 090070100
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Owner: University Hotel Management LLC
Applicant: Jim Shideler
Project: Mural on east elevation

- 5:45 4. **Certificate of Appropriateness**
BAR # 24-05-02
130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer / Design Develop
Project: Install door at dormer window, above west portico

E. Other Business

- 6:00 5. **Preliminary Discussion - Certificate of Appropriateness**
NE corner of Wertland and 10th Street, NW
TMP 100037000, 100038000, 100039000, 100053000 (partial)
West Main Street ADC District
Owner/Applicant: UVA Foundation
Project: Multi-story, residential building
- 6:30 6. Staff questions/discussion
- Two BAR vacancies: business/commercial property owner (now) and licensed architect (after July).
 - Administrative approval May 8. 115 East High Street. VDHR Rehab Tax Credit Project.
 - 605 16th Street NW, c1990s brick wall. Repairs necessary to cap, cannot match brick: is a stone or concrete cap acceptable?
- 6:45. 7. Design Guidelines – continue discussion.

F. Adjourn

2024 BAR Meeting Schedule
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 MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW**

Regular Meeting

April 16, 2024 – 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: Tyler Whitney, Carl Schwarz, Cheri Lewis, Breck Gastinger, David Timmerman

Staff Present: Patrick Cory, Remy Trail, Jeff Werner

Pre-Meeting:

Staff noted there is a nursing student class coming to the BAR meeting tonight.

There was a discussion regarding the CoA Application from First United Methodist Church. There was a discussion regarding the previous application from the First United Methodist Church.

Staff presented the BAR with a house in a historic conservation district and possible alterations and changes proposed to be made to the house by the owner. There was consensus to allow staff to administratively approve the changes to the house.

The Vice-Chairman called the meeting to order at 5:36 PM.

A. Matters from the public not on the agenda.

No Public Comments

B. Consent Agenda

1. Meeting Minutes – March 19, 2024

Mr. Schwarz moved to approve the Consent Agenda – Ms. Lewis with the Second – Motion passes 5-0.

C. Deferred Items

NA

D. New Items

2. **Certificate of Appropriateness Application**

BAR # 24-04-01

101 East Jefferson Street, TMP 330190000

North Downtown ADC District

Owner: First United Methodist Church

Applicant: William L. Owens, AIA

Project: Modify CoA (BAR 22-10-02) to allow standing-seam metal roofing in lieu of asphalt shingles. (Replacing sections of existing slate roof to accommodate solar panels.)

Jeff Werner, Staff Report – Request CoA to modify CoA approved March 20, 2023, which allows replacing portions of the existing slate roof with asphalt shingles to accommodate the installation of solar panels. The change will allow the solar panels to be clamped onto the standing seams—vs into the asphalt roof-- resulting in no roof penetrations at each mounting point.

William Owens, Applicant – After the CoA was issued, we changed roofers. The roofer made us aware of this new system, which made a lot more sense. Whatever the roofing is, it is not going to be seen. It is going to be under the solar panels. The integrity of the roof was an issue when we started this whole process. We had already committed to salvaging these shingles and replacing them should the solar panels go away at some time.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Motion to Approve – Ms. Lewis – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find allowing a standing-seam metal roof in lieu of asphalt shingles [where existing slate will be removed to accommodate the solar panels] at 101 East Jefferson Street satisfies the BAR’s criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request. Furthermore, it is understood that this CoA will serve to modify the prior CoA (BAR# 22-10-02) and maintain the four conditions of approval, with the last condition modified as follows: If or when the solar panels are removed, where there had been slate roofing the standing seam metal roof will be replaced with either slate or a suitable faux-slate shingle.

Second by Mr. Timmerman. Motion passes 5-0.

Mr. Timmerman had another commitment/meeting and left the meeting.

3. CoA – Preliminary Discussion

218 West Market Street, Tax Parcel 330276000

Downtown ADC District

Owner/Applicant: Heirloom Downtown Mall Development, LLC

Project: New hotel (six stories at West Market St; seven at Old Preston Ave.)

- Staff introduced the proposed project to the BAR for feedback and suggestions from the BAR.
- The applicant is changing the use from residential to hotel use. The project was previously approved for an SUP by the Planning Commission.

- The applicant presented the new proposal for this new future CoA application to be presented at a future BAR meeting. The applicant is aiming for a formal CoA application for the June BAR meeting.
- Mr. Whitney had a question about the outdoor amenity space for the proposed project.
- The amenity space on the 3rd floor will be for the guests at the hotel. The amount of amenity space will far exceed the amount of public amenity space that is required.
- There was discussion and feedback surrounding the streetscape and the street trees on the site.
- Mr. Gastinger did find it difficult to review without the surrounding and existing buildings context.
- Ms. Lewis reminded the applicant that the purview of the BAR is only on the exterior appearance of the building and not on the interior programming.
- Ms. Lewis did remind the applicant of the associated conditions of the SUP approval by the Planning Commission in 2019.
- Mr. Schwarz did bring up that the guidelines recommend durable and long-lasting materials, especially near the ground.
- The walk through from Old Preston and Market Street is much easier if it is a hotel versus a residential building according to the applicant.
- Mr. Gastinger did ask the applicant to review the guidelines for guidance on verticality and the context.
- Mr. Gastinger did ask the applicant about the parking and the potential of the building sitting on top of 2 stories of parking. The applicant did respond that the parking on the first story will be concealed. The rest of the building will be pulled back.
- Ms. Lewis did recommend that the applicant reach out to the other members of the BAR not present for the preliminary discussion.
- Several members of the BAR brought up the prominence of the site and will be visible from multiple points.
- The applicant did express a desire to bring something to the BAR in May when there are more members of the BAR to provide feedback in another preliminary discussion.

E. Other Business

4. Staff Questions/Discussion

- No discussion.

Adjournment

The meeting was adjourned at 6:46 PM.

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



Certificate of Appropriateness

BAR 24-05-03

113 West Main Street, TMP 330259000

Downtown ADC District

Owner: West Mall LLC

Applicant: Adrienne Stronge/The Gaines Group, PLC

Project: Railing/fence at rear courtyard



Background

Year Built: 1913

District: Downtown ADC District

Status: Contributing

111-115 West Main Street is a three-story brick commercial building in downtown Charlottesville. The building has two, two-bay commercial units and is crowned with a projecting cornice at the parapet. Built in 1913, the building originally housed a bakery and a silent movie theater. A theater continued to operate in the western half of the building until 1966; the east half was long home to the *Men and Boys' Shop*.

Prior BAR Actions

November 16, 2021 – BAR approved CoA to replace ground-floor retail storefronts.

September 20, 2022 – BAR approved CoA for mural on rear wall.

Application

- Submittal: Gaines Group, PLC submittal dated April 4, 2024, seven pages (Staff inserted two pages: One showing the existing street view from Market Street, the other presenting the applicant's revised fence color.)

Request CoA for fence/railing enclosure at the rear courtyard, facing Market Street.

Discussion

Staff recommends approval with the condition stated in the draft motion below. The applicant has proposed the fence be painted or stained blue, as shown in the updated submittal, and staff finds that color appropriate; however, the recommended condition allows flexibility for variation. [Note: Staff typically approves changes to paint and stain colors administratively (via email), unless there is concern a color might be inappropriate.]

Suggested Motion:

Approval: Having considered the standards set forth within the City Code, including the Design Guidelines for ADC Districts, I move to find that the proposed fence/railing at 113 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the condition the wood planks be either painted or have an opaque stain, with the color to be OK'd by staff.

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: [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 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](#)

Pertinent Guidelines for Site Design and Elements:

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.

Pertinent Guidelines for Rear of Buildings [from Rehabilitations]:

L. The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

113 W Main St Courtyard CHARLOTTESVILLE, VIRGINIA

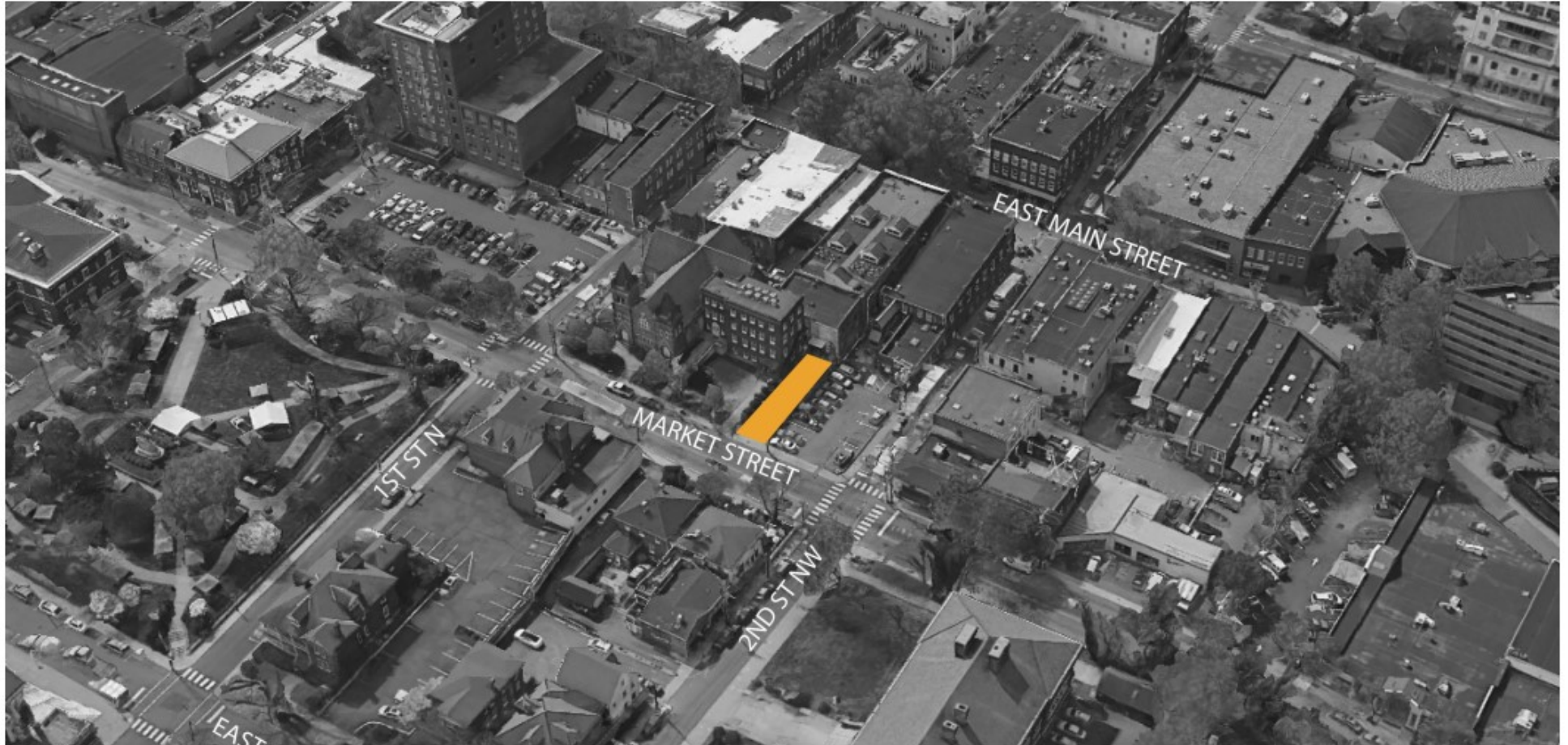
Description of proposed work:

The owner of West Main Apartments intends to take a little-used Market Street loading area to create a common outdoor amenity courtyard for their residents. This involves adding a fence along the east edge to define the space, with both a pedestrian and a vehicular gate for access from Market Street.

The fence defining the space utilizes a black aluminum post system that replicates the black columns at the covered rear door. The Hoft system fence allows for boards to be placed with space between to allow privacy while allowing air movement and limited visual connection. This system also allows for easy replacement of boards in cases of damage or vandalism, allowing the system to achieve a long life expectancy.

Access from Market street will be through a pedestrian gate made from the Hoft system. Vehicular access is required for resident moving and maintenance. This gate will be a Behlen Country Square Corner Gate that replicates the low guard above the concrete retaining wall on the east side of the courtyard.

VIEW OF SITE FROM ABOVE





Rear of 113 West Main - Existing (from West Market Street)



From: Adrienne Stronge <adrienne@thegainesgroup.com>
Sent: Thursday, May 2, 2024 10:33 AM
To: Werner, Jeffrey B
Subject: Re: 113 W Main St Courtyard

Jeff -

Our owner would love to pull in the colors from the mural and go with a blue paint on the fence.



Staff note 5/2/2024
See page 2 re: revised fence color



VIEW FROM THE CORNER OF MARKET STREET & SECOND STREET

EXISTING >





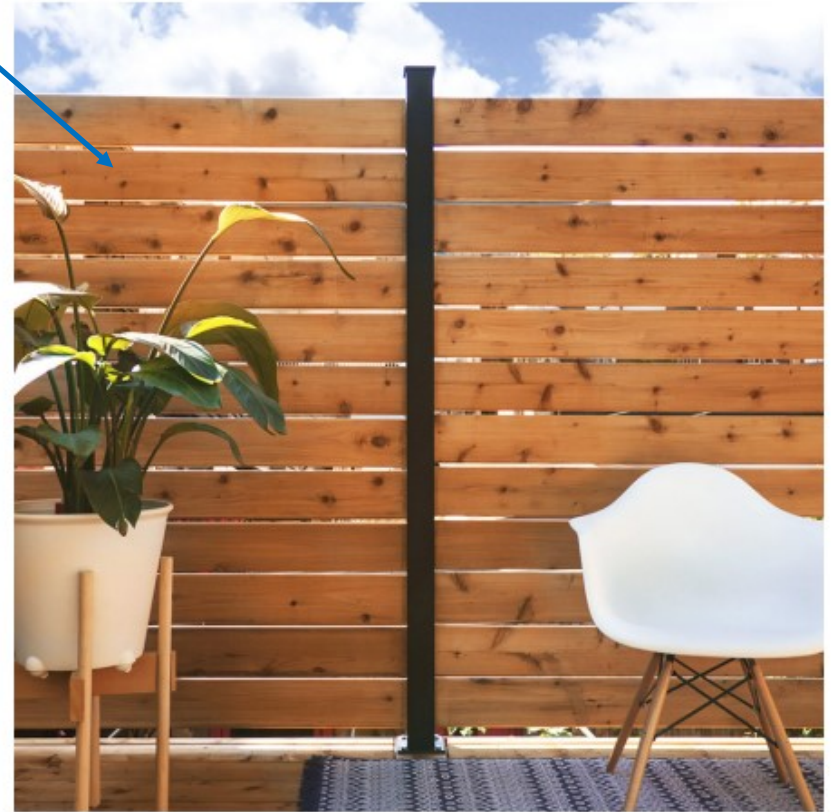
HOFT FENCE SYSTEM OR SIM.- 44"

HOFT FENCE SYSTEM OR SIM.- GATE

HOFT FENCE SYSTEM OR SIM.- 72"

BEHLEN COUNTRY 12' SQUARE
CORNER UTILITY GATE

Staff note 5/2/2024
See page 2 re: revised fence color



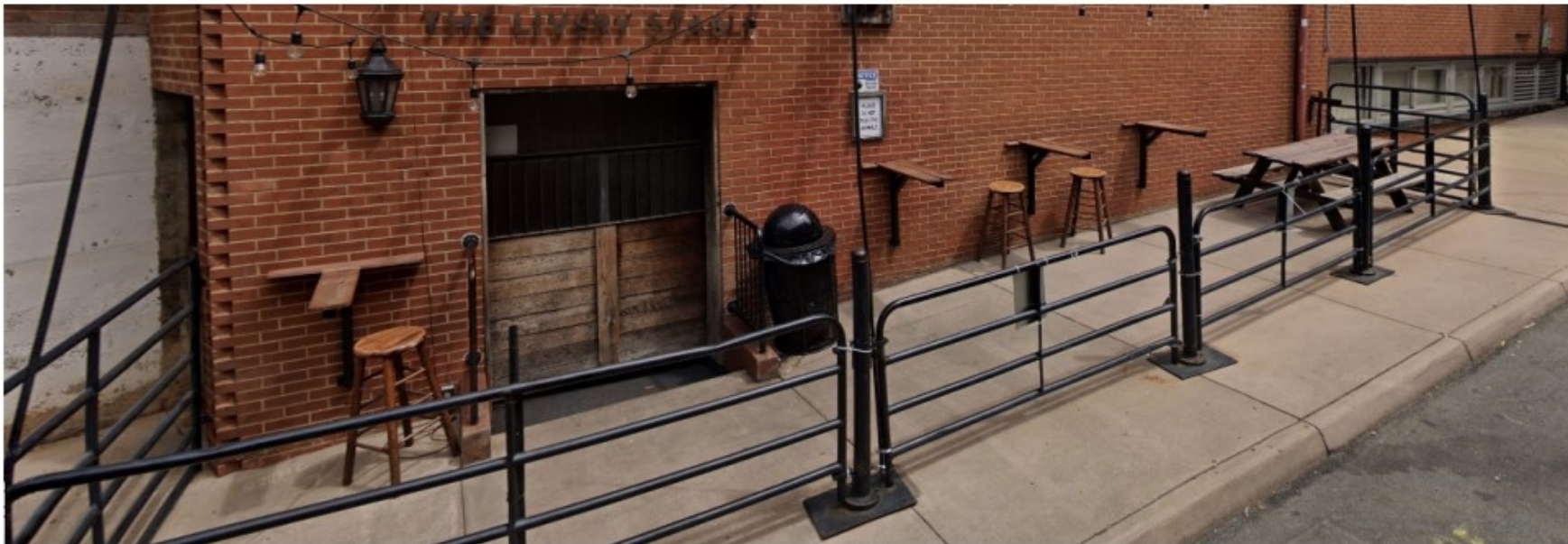
HOFT OR SIM. LINE POST KIT -
BLACK POWDER-COATED ALUMINUM
UNFINISHED PRESSURE-TREATED 5/4 WOOD BOARDS

BEHLEN COUNTRY SQUARE CORNER UTILITY GATE -
BLACK POWDER-COATED





SIMILAR FENCING AT 2ND STREET SE



SIMILAR GATE AT OLD PRESTON AVE

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



Certificate of Appropriateness

BAR # 24-05-01

207 14th Street, NW; TMP 090070100

Rugby Rd-University Cir-Venable ADC District (non-contributing)

Owner: University Hotel Management LLC

Applicant: Jim Shideler

Project: Mural on east elevation



Background

Year Built: 1964 (constructed as a hotel)

District: Rugby Road-University Circle-Venable ADC District

Status: Non-contributing

Prior BAR Reviews

February 15, 2022 – SUP request (22-00003) to allow use as a hotel. BAR recommended to City Council the proposed SUP will not adversely impact the ADC District, with the understanding that later alterations to the site or structure require BAR review and an approved CoA.

July 19, 2022 – BAR approved CoA for exterior alterations. (See images in Appendix)

Application

Request CoA for a painted mural (within area of approximately 8-ft x 8-ft) on the east elevation, facing 14th Street.

Discussion and Recommendation

The building's masonry walls are painted. The proposed mural will not obscure or interfere with architectural element. Staff recommends approval of the CoA with the condition that prior to installation of the mural the applicant review with staff a draft of the artwork to:

- a) confirm it does not constitute a commercial sign (if so, the City's sign regs will prevail); and
- b) the colors and content are appropriate for the district (if staff finds they conflict, the matter will be referred to the BAR for a decision, but that referral will not require a formal resubmittal).

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed wall mural at 207 14th Street, NW satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR [approves the request].

Or [approves the request with the conditions recommended by staff].

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed wall mural at 207 14th Street, NW, does not satisfy the BAR's criteria and is 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

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.

ADC District Design Guidelines

[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 Moving and Demolition](#)

Pertinent Design Review Guidelines for Public Design and Improvements:

Chapter 6 Public Improvements

J. Public Art, Statues, & Fountains

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

Appendix: From the July 2022 CoA request for exterior alterations

Existing 14th Street elevation (2022)



Approved alterations to 14th Street elevation (2022)



Proposed mural created by the "Charlottesville Mural Project" on the front side of the hotel building at 207 14th Street NW (facing 14th street) on the upper left side of the frontage of the building. This will not be a sign of any sort that would promote the hotel or anything else, nor would it be political in nature in any shape or form, but simply an @ 8'x8' decorative mural which would embrace the color theming and style of the 1960's timeframe, which is the theming of the mid-century modern hotel. Image below indicates proposed location.



Mural will not encroach on belt course, window, or other architectural elements.





View south on 14th Street, NW



View north on 14th Street, NW

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



Certificate of Appropriateness

BAR 24-05-02

130 Madison Lane, TMP 090138000

The Corner ADC District

Owner: St Elmo Club of UVA INC

Applicant: Kevin Schafer / Design Develop

Project: Alterations to the west [front] and east [rear] elevations.



Background

Year Built: ca. 1912

District: The Corner ADC District

Status: Contributing

St. Elmo Hall, constructed for the Delta Phi fraternity, is a Georgian Revival, brick fraternity house with four Doric columns supporting a flat portico roof. Except for the railings on the portico roof and main roof, the exterior remains generally unaltered since construction. The National Register listing for the Rugby Road-University Corner Historic District (104-0133) identifies this as one of UVA's earliest fraternity houses. [Rugby Road-University Corner HD](#)

Prior BAR Review

(See Appendix)

Application

- Applicant submittal: Design Develop drawings *St. Elmo's Hall Renovation*, dated April 30, 2024, 21 sheets.

Request CoA for Alterations to the west [front] and east [rear] elevations.

West Elevation

- Remove window sash in the center dormer and replace with a full height, operable door that will replicate the rails, stiles, and muntins of the window sash.

- Modify [lower] a section of the portico roof deck to accommodate the new door. (Building code requires a full height door.)
- Below the portico, install two copper scuppers and downspouts to accommodate the roof deck alterations.

East Elevation

- Remove existing second floor window and install emergency egress door. (New door will simulate the window with a two-panel section below. Height of masonry opening modified, width will be retained.)
- Install emergency egress stairs.
- Install two wall lights, similar to existing on south wall. Below window,

Discussion and Recommendations

Staff recommends approval as submitted.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations to the west and east elevations at 130 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations to the west and east elevations at 130 Madison Lane does not satisfy the BAR's criteria and is not compatible with this district, and that for the following reasons the BAR denies the application as submitted:

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.

ADC District Design Guidelines

[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 Moving and Demolition](#)

Pertinent ADC District Design Guidelines

[Chapter 4 – Rehabilitation](#)

Link: [Chapter 4 Rehabilitation](#)

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.

- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

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

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

L. Rear of Buildings

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.

- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

Appendix

Prior BAR Review

- May 20, 2008 – BAR approved (8-0, consent agenda) revisions to the courtyard walls.
- April 17, 2007 - BAR voted unanimously to accept applicant request for deferral; requested more details of the courtyard design; suggested simplifying material palette. BAR supported tree removal, shed demolition, and the conversion of the two windows into French doors.
- May 15, 2007 – BAR approved (8-0) shed demolition. BAR approved (7-1) replacing two windows with French doors at rear elevation. BAR approved (8-0) the reconstructed side/rear patio area (south and southeast sides of the property). (See attached 2008 drawings, from BAR archive.)
- November 16, 2007 – CoA extended one-year to allow patio work during summer 2008.
- March 21, 2023 – BAR approved (8-0) CoA for roof work and repairs (including replace late with faux slate), reconstruction of the crow's nest roof railing, and renovations to the rear/side patio. Staff report and submittal: [130 Madison Lane - BAR March 2023](#)



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5124(27)

SURVEY FORM

Historic name	Common name Saint Elmos
County/Town/City Albemarle, Charlottesville	
Street address or route number 130 Madison St.	
USGS Quad Charlottesville West, Va.	Date or period c. 1915 1912
Original owner	Architect/builder/craftsmen
Original use Fraternity	Source of name
Present owner Saint Elmos	Source of date
Present owner address 130 Madison	Stories
Present use Fraternity	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no ☒

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

130: brick (7 course common bond) on low cement foundation; 2 1/2 stories; truncated hip roof with iron balastade and 3 semi-circular dormers; 5 bay; 2 story, 3 bay portico with 4 attenuated unfluted Tuscan columns and 2 reflective pilasters. Colonial Revival. c. 1915. gutter cornice with "wall of Troy" dentils, brick belt course. tripartite entrance in center bay with 4 attenuated, fluted engaged columns supporting balcony on consoles, etched glass transom and side-lights, balcony has 12 light double-door and iron railing. upper windows - 8 over 8 light sash with stone sills, end bays have jack arches with large stone keys, 1st floor windows - 12 over 12 light, end bays have buck jack arches with stone keys, middle bays have stone jack arches with large stone keys and end blocks. 2 interior end chimneys.

Interior inspected? no

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

Shown on 1920 Sandborn map as Fraternity.

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

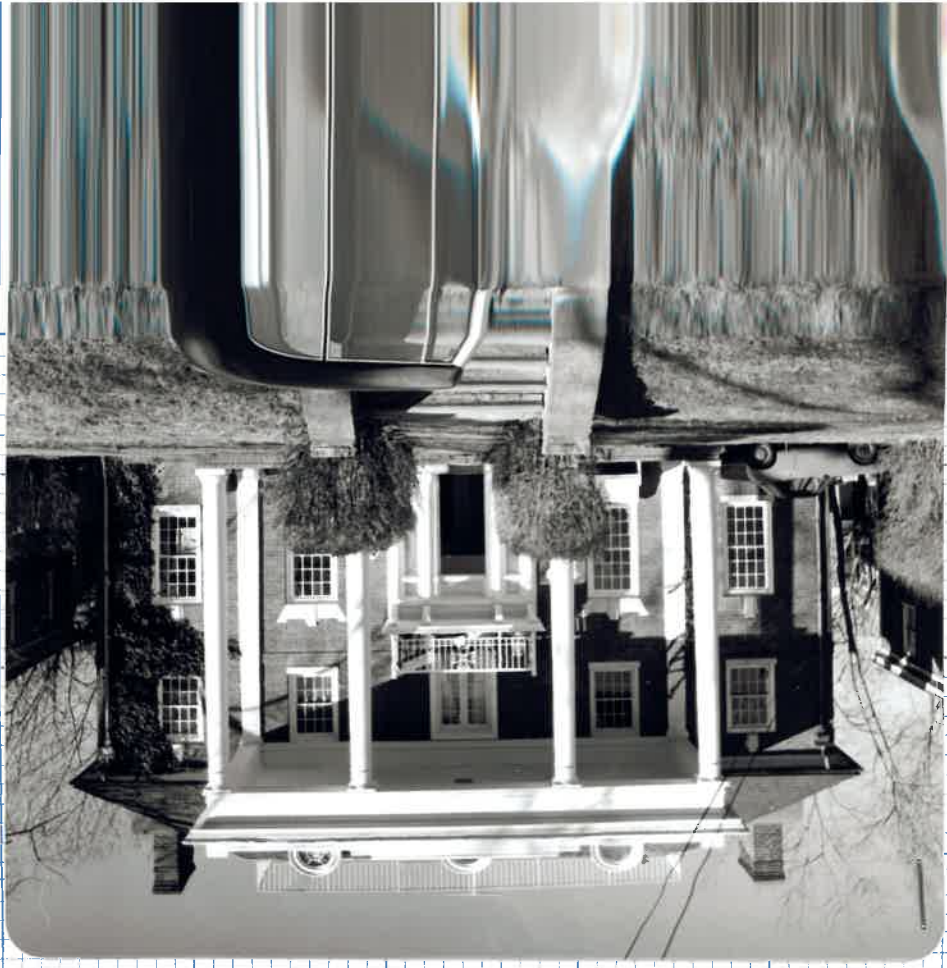
Primary sources (Manuscript documentary or graphic materials; give location.)
R20 Sandborn map
Alderman Library U. of Va.

Names and addresses of persons interviewed

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

Blank graph paper for Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

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





VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7230

Page 2 of 2

Street address	130 Madison Lane
Town/City	Charlottesville
Historic name	Common name

Material	<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____)
	<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
	<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input type="checkbox"/> stucco
	<input type="checkbox"/> concrete block
	<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____	
	<input type="checkbox"/> cast iron
	<input type="checkbox"/> terra cotta
	<input type="checkbox"/> glass and metal

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

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

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

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

Style/period	Date	Architect/builder
--------------	------	-------------------

Location and description of entrance

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

Date 4-83 File No. 104-130

Name 130 Madison Lane



Date



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No.	104-130
Negative no(s).	7230

Page 1 of 2

Street address	130 Madison Lane
Town/City	Charlottesville
Historic name	St. Elmo's Hall
Common name	Delta Phi Fraternity House

Material	<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input checked="" type="checkbox"/> 2-course American, <input type="checkbox"/> _____)
	<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
	<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input type="checkbox"/> stucco
	<input type="checkbox"/> concrete block
	<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____	
<input type="checkbox"/> cast iron	
<input type="checkbox"/> terra cotta	
<input type="checkbox"/> glass and metal	

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

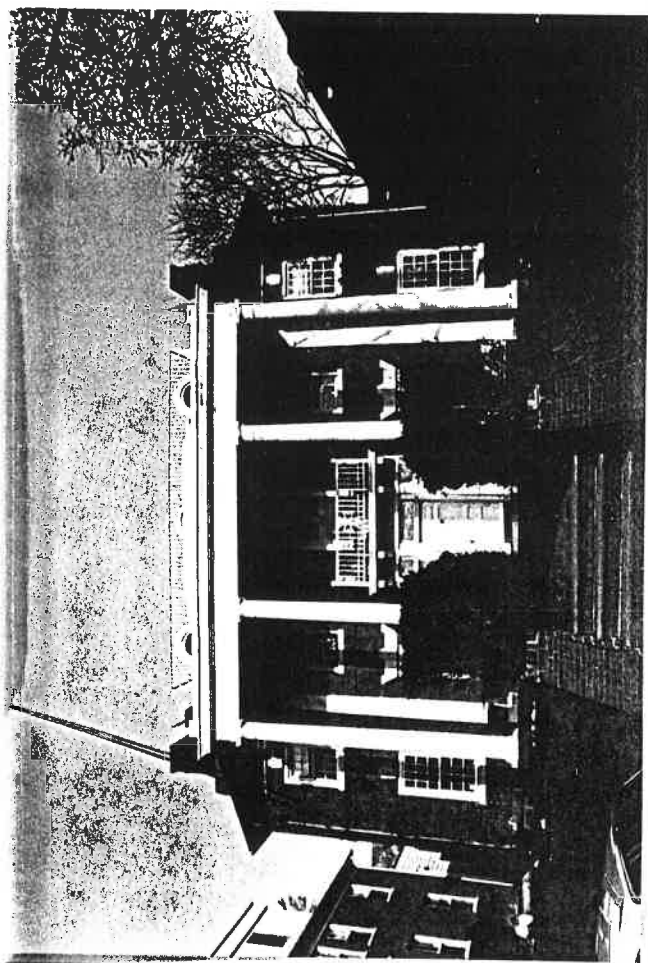
Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7
<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input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

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 1 (side) <input type="checkbox"/> _____	Monumental tetrastyle portico with upper deck.

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

Style/period	Georgian Revival	Date	Ca. 1912-13	Architect/builder	
--------------	------------------	------	-------------	-------------------	--

Location and description of entrance	Large Prominent central entrance with top- and side-lights.
--------------------------------------	---



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

This house is distinctive because of its tall, flat-roofed portico and round-headed dormers. It remains virgually unaltered on the exterior except for the addition of modern iron railings.

Historical information

This house was built ca. 1912-13 as St. Elmo Hall for Delta Phi fraternity, which still occupies it.

An older frame building stood on the site.

Source	Sanborn maps; T. Bishop, "Fraternities at UVa..."
Surveyed by	Jeff O'Dell, VHLC
Date	8-83

9-138

130 Madison Lane - St Elmo

1978

St. Elmo Club of

the Univ of Va, Inc

391-746

1944

Delta Phi Found., Inc.

118-72

AEDB 117-339

The St Elmo Club

2½ + basement, 14 rooms

built 1912, good const

1978 - remodel + repair

1956 - fire walk

Bishop: ¹⁹¹²⁻ built 1913 by St Elmo Hall (Delta Phi)
5th to build, 3rd on Mad. Lane (not counting St Peter's Soc. Hall)

Sanborn: on site of older frame bldg

~~1912~~ ~~1915~~

1942
questionnaire: 1915

1970 booklet: (nothing much)

P. 17 "St Elmo Hall exhibits the most Adamsesque of porticoes of extremely thin columns supporting a light portico. Its windows, w/ stone jack arches having raised ends and ~~several~~ a central keystone superimposed on another, & its elaborate front door ——— distinguish its facade. The door has a small balcony cantilevered on consoles overhead."

when founded?

imp: ⁽¹⁾ Mad Lane group, ⁽²⁾ one of oldest & built by fraternity

3) Description of Physical Appearance

54. Elmo Hall, ~~the~~ the chapter house of Delta Phi fraternity, is a 2½-storey, 5-bay, double-pile house on a full basement,

Wall construction is of brick laid in 7-course American bond.

It has a truncated hips roof with balustrade.

There are three circular-headed dormers on the front & rear elevations and two on the side elevations.

A 2-storey, flat-roofed portico with slender Roman Doric columns covers three bays of the facade.

The central entrance has leaded sidelights & transom, & there is a second storey balcony supported on consoles above it.

Windows are ¹²⁻over-⁻¹² light at the first level & 8-over-8 at the second, with ~~all stone~~ jack arches, some of east stone, with ^{keystones & end blocks}.

There are two interior end chimneys ^{have} ~~each~~ caps & string courses.

The focal point of the parlor is

~~The parlor features~~ a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

A Palladian window above the upper stair landing is centered on the rear elevation.

③ Statement of Significance

This ~~nicely~~ ^{finely} detailed Colonial Revival building was built in 1912-13 by the St. Elmo Club of U.Va. (Delta Phi fraternity) (alb. co. DB 149-80). ^{The architect is unknown.} It was the fifth house to be built by a fraternity at U.Va. & the third on Madison Lane. This ~~group~~ ^{row} of seven buildings, five of them originally designed as fraternity houses, presents a unique streetscape: all are on the east side of the street; on the west, Madison Bowl extends ~~by~~ between Madison Lane & Rugby Road, so that the houses are viewed from a distance, across Madison Bowl. This is one of the most familiar streetscapes at the Univ. of Va. & ~~it has become~~ ^{it has} ~~symbol~~ & has come to symbolize fraternity life there. Each house in the row is unique, & its preservation is ~~essential~~ ^{necessary for} the survival of the whole.

St. Elmo Hall is especially noteworthy for its ~~entrance with~~ ^{decoratively} fine leaded sidelights & transoms, ~~with~~ its balcony cantilevered above the entrance, & its circular-headed dormers, & its delicate portico which has been described as "the most Adamesque" of the fraternity houses.

Although two houses, both ~~recently converted from boarding~~ ^{converted from boarding houses to} ~~apartments~~ ^{apartments} ~~houses~~ to sorority houses, have been altered, the facades of the five fraternity houses remain ~~substantially~~ intact.

485. 4

St Elmo

paneled
nice chimney, breast w/ ^{full ht} T m on ^{engaged column} ~~full ht~~, dentel,

entabl, soapstone
have ^{written} hint of house, maybe pictures

dec leaded sidelights & transom

sm vest., sm sq hall, ^{fire} ~~encl~~ stairw behind w/ 3-flo open w/ up
to 3rd; Pal win 2 1/2

St Elmo

118-72 Isaac^A Pennywacker, under 1931 deed of trust for St Elmo Club
9/1944 of UVA, Inc (72-422) → The Delta Phi Found., Inc
Lot 2 on plat^{ACDB} 121-384 - road lane

72-422 deed of trust
1931 same as ACDB 149-80, 4/6/1912, for trustees

ACDB same as ACDB 142-35, 2/3/1910, for Camblos
149-80 " " " 141-218 " / 1909, for the Misses Doswell
4/1912

142-35 Lot 2 plat ACDB 121-384

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

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0019

Other DHR Number: 104-70 Property Date(s) 1912 -13

PROPERTY NAMES	EXPLANATION
Delta Phi Fraternity House	Historic/Current
St. Elmo Hall	Historic/Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 9-138

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
130 -	Madison Lane	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
On slightly elevated site, front yard edged with hedge and plantd with shrubs; driveway on northeast side of property.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	1	Carport	Non-historic

TOTAL: 2

Historic: 1
Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior end	Brick	
Cornice	0	Boxed	Wood	
Dormer	8	Round-arched	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped	Slate	
Walls	0	Masonry	Brick	7-course common
Window(s)	0	Sash, double-hung	Wood	8/8
Window(s)	0	Sash, double-hung	Wood	12/12

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1912 -13
Source of Date: Site Visit/Written
Architectural Style: Classical Revival
Description:

Classical Revival dwelling with rectangular form, hipped roof with flat top surrounded by metal balustrade (later); two dormers, each side, front, and rear, with round-arched tops and multi-light round-arched double-hung sash windows. Five-bay front facade with central entrance has full-height tetrastyle portico with Doric columns; balcony at center bay supported on curved-profile brackets. Entrance is single-leaf with panelled door, transom and sidelights, and Doric half-columns framing door and outer edge of sidelights. First-floor windows are twelve-over-twelve, second-floor windows are eight-over-eight; sills are stone, and lintels are jack-arched, with keystones; first-floor windows flanking entrance have stone voussoirs. Rear facade has small gabled wall dormer in center, containing Palladian window. facade is a recessed one-story porch next to one-story bay. There is a three-course belt course just below the second-floor windows.

Condition: Good-Excellent
Threats to Resource: None Known

Additions/Alterations Description:
Iron railings serving as balustrade on roof are probably mid-twentieth-century (O'Dell 1983).

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

Interior Description:

Relationship of Secondary Resources to Property:
Carport to rear of house, added since 1969.

DHR Historic Context: Domestic

Significance Statement:

Apparently built in 1912-13 as the Delta Phi Fraternity House, its site had a two-story frame house on it in 1907, which was probably demolished for the construction of this building. The house has a high level of integrity, and is unusual for its round-headed dormers; also its window openings are highly articulated. It contributes to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; Bishop 1981: 11; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	6 - 8	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

Sequence #: 1.1 Bibliographic Record Type: Book

Author: Bishop, Timothy L.

Citation Abbreviation:

Fraternity Houses at the University of Virginia

Notes:

1981. University of Virginia undergraduate independent study.
University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: St. Elmo Club of the U of VA Inc.

Address: P.O. Box 9023

City : Charlottesville

State: VA

Zip : 22906- Country: USA

Phone/extension:

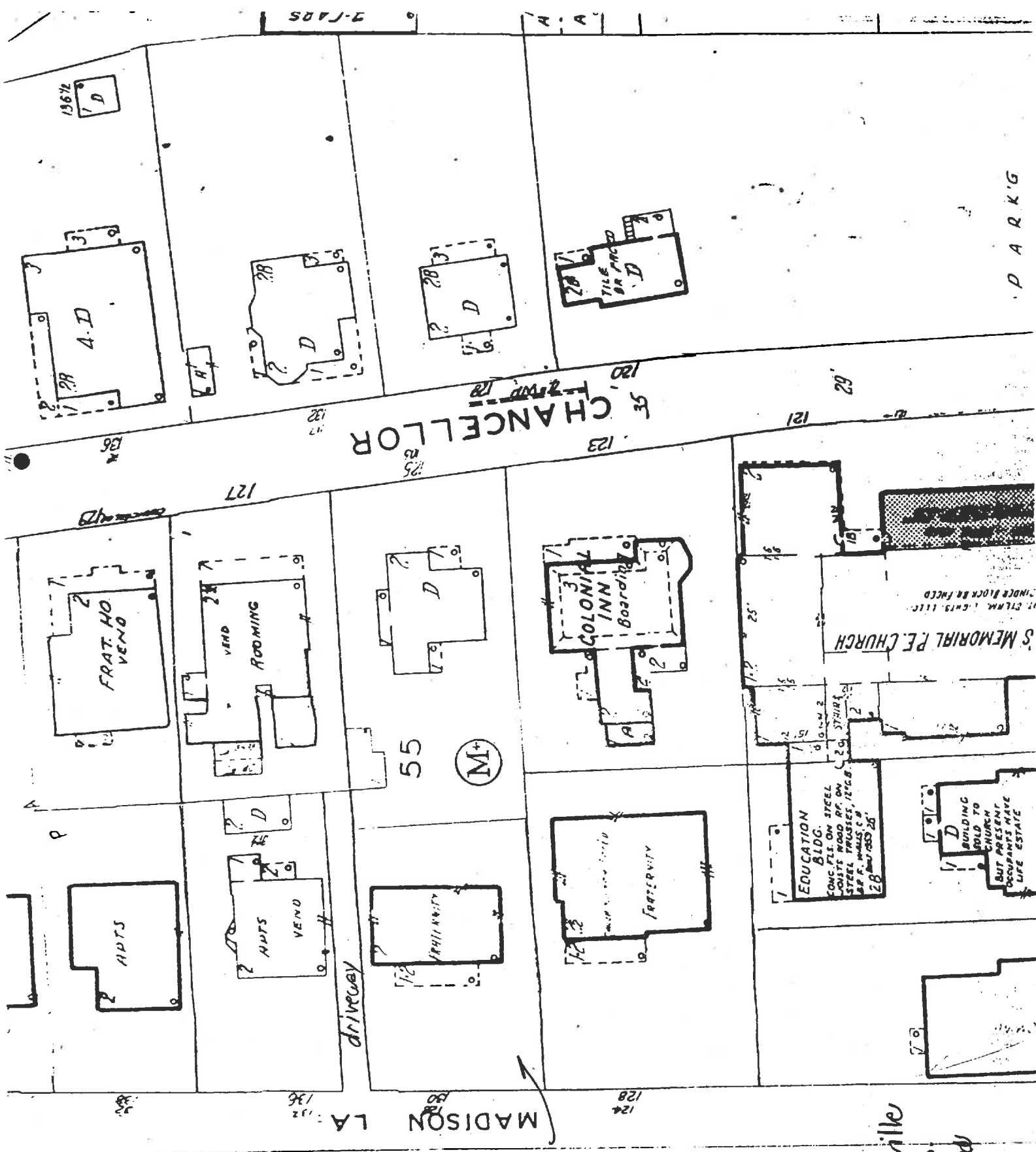
Individual Category Codes:

Mailing Address Notes:

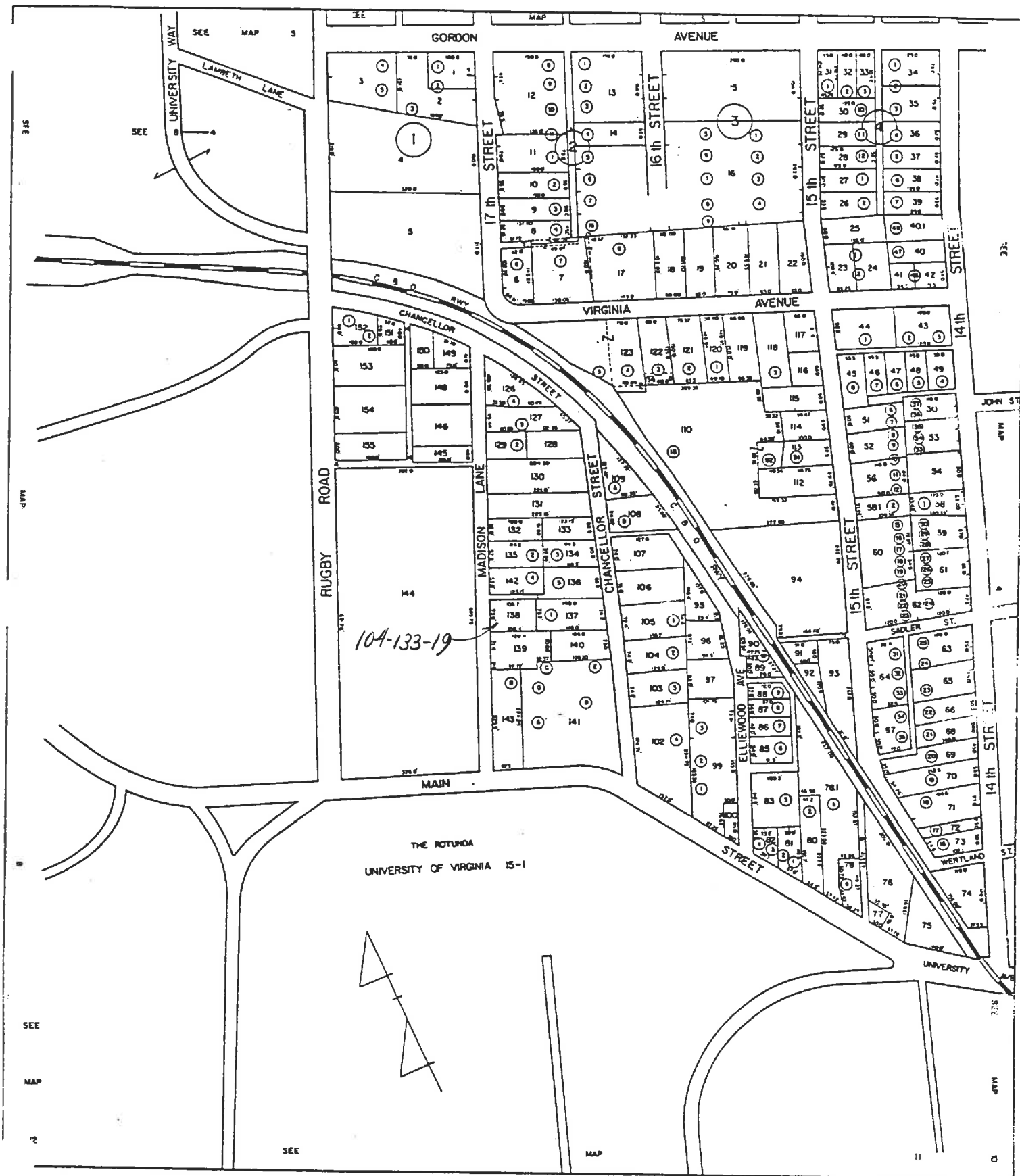
Surveyor's Notes:

104-133-19

City of Charlottesville
Site plan - n.t.s.
6/96 S.F. Smead



CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION:

9

NATIONAL PARK SERVICE
Washington D.C. 20240HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Saint Elmo HallAddress of property: 130 Madison LaneCity Charlottesville

County _____

State VirginiaZip Code 22903

Name of historic district in which property is located:

Rugby Road-University Corner Historic District (Nomination pending)

Check here if request is for:

☒ certification (structure contributes to significance of the district)☐ decertification (structure does not contribute to significance of the district)☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Saint Elmo Hall, the chapter house of Delta Phi Fraternity, is a 2½ story, five bay, double pile house on a full basement. Wall construction is of brick laid in 7-course American bond. The

3. Statement of Significance:

(use reverse side if necessary)

This nicely detailed Colonial Revival building was constructed in 1912-13 by the Saint Elmo Club of the University of Virginia (Delta Phi Fraternity). The architect is unknown. It is one of the

Date of construction (if known): 1912-13☒ Original site☐ Moved☐ Date of alterations (if known): _____

4. Name and Mailing Address of Owner:

Name St. Elmo Club of the University of Virginia, Inc.Street c/o Allen B. Ridger III, Wheat First Security, Inc. 707 E. Main Street.City RichmondState VAZip Code 23219Telephone number (during day): Area Code (804) 782-3512

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature

Allen B. Ridger III for St. Elmo Club of the University of Virginia, Inc.

Date

1/26/84

Social Security Number or Taxpayer Identification Number

54-1192235

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature

State Historic Preservation Officer

Date

2. Description of Physical Appearance:

house has a truncated hip roof with balustrade. There are three circular-headed dormers on the front and rear elevations. The two interior end chimneys have caps and string courses. A two-story flat-roofed portico with slender Roman Doric columns, covers three bays of the facade. The central entrance has leaded sidelights and transom, and there is a second story balcony supported on consoles above it. Windows are twelve-over-twelve light at the first level and eight-over-eight at the second, with jack arches, some of cast stone, with keystone and end blocks. A palladian window above the upper stair landing is centered on the rear elevation.

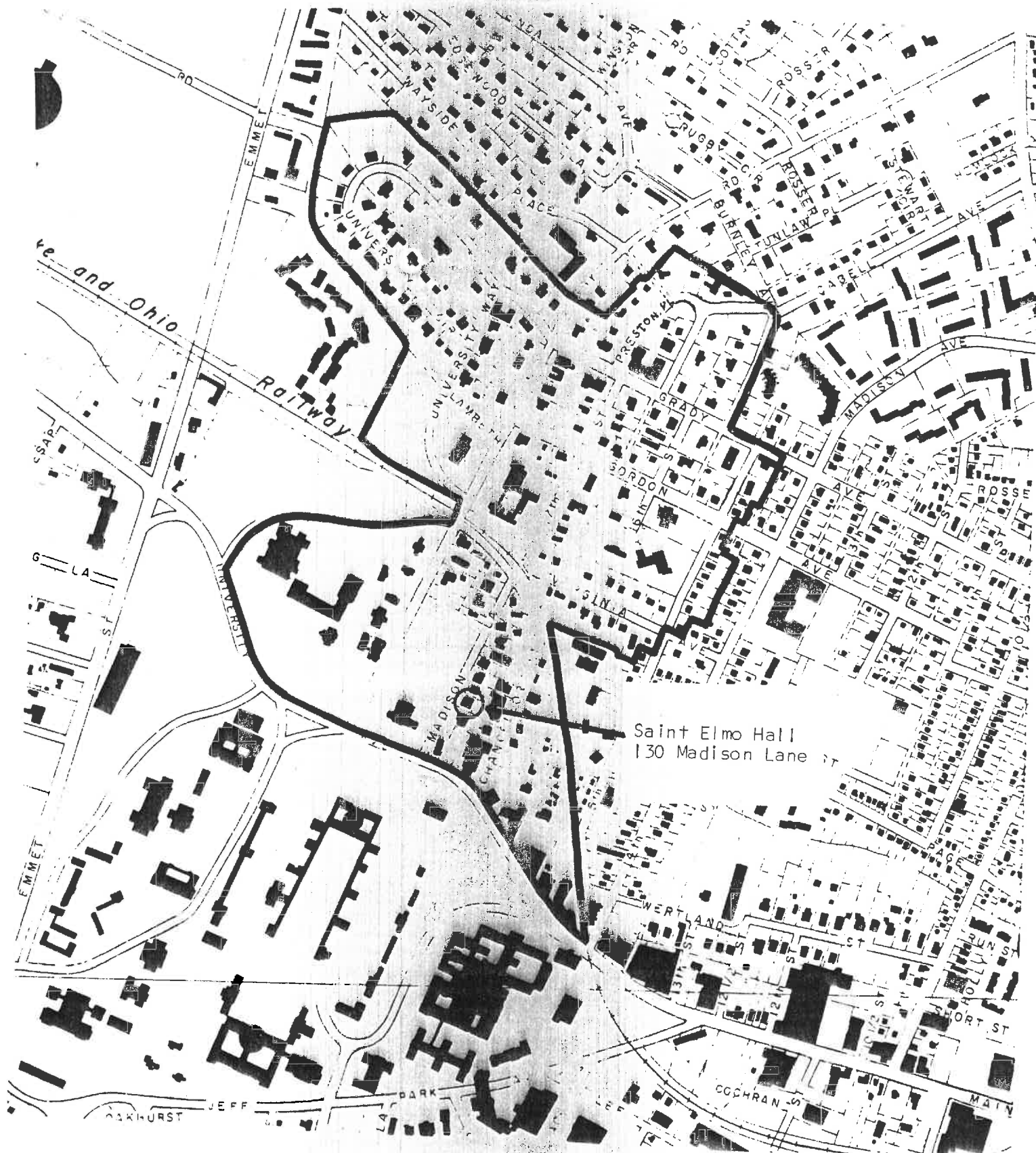
As with most fraternity houses at the University of Virginia, little of the original interior fabric of Saint Elmo Hall remains due to heavy use and many renovations over the years. The focal point of the parlor is a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

3. Statement of Significance:

earliest houses built by a fraternity at the University of Virginia. It is part of a row of twelve buildings (seven of them are fraternity or sorority houses) on the east side of Madison Lane, presenting one of Charlottesville's most unique and recognizable streetscapes. Madison Bowl, a large open recreation area on the west side of Madison Lane, enables this row of buildings to be seen from many parts of Rugby Road and the grounds of the University. This area has come to symbolize fraternity life at the University of Virginia.

Saint Elmo Hall is especially noteworthy for its fine decoratively leaded sidelights and transom, its balcony cantilevered above the entrance, its circular-headed dormers, and its delicate portico. It has been described as the most "Adamesque" of the fraternity houses.

PROPOSED RUGBY ROAD - UNIVERSITY CORNER HISTORIC DISTRICT

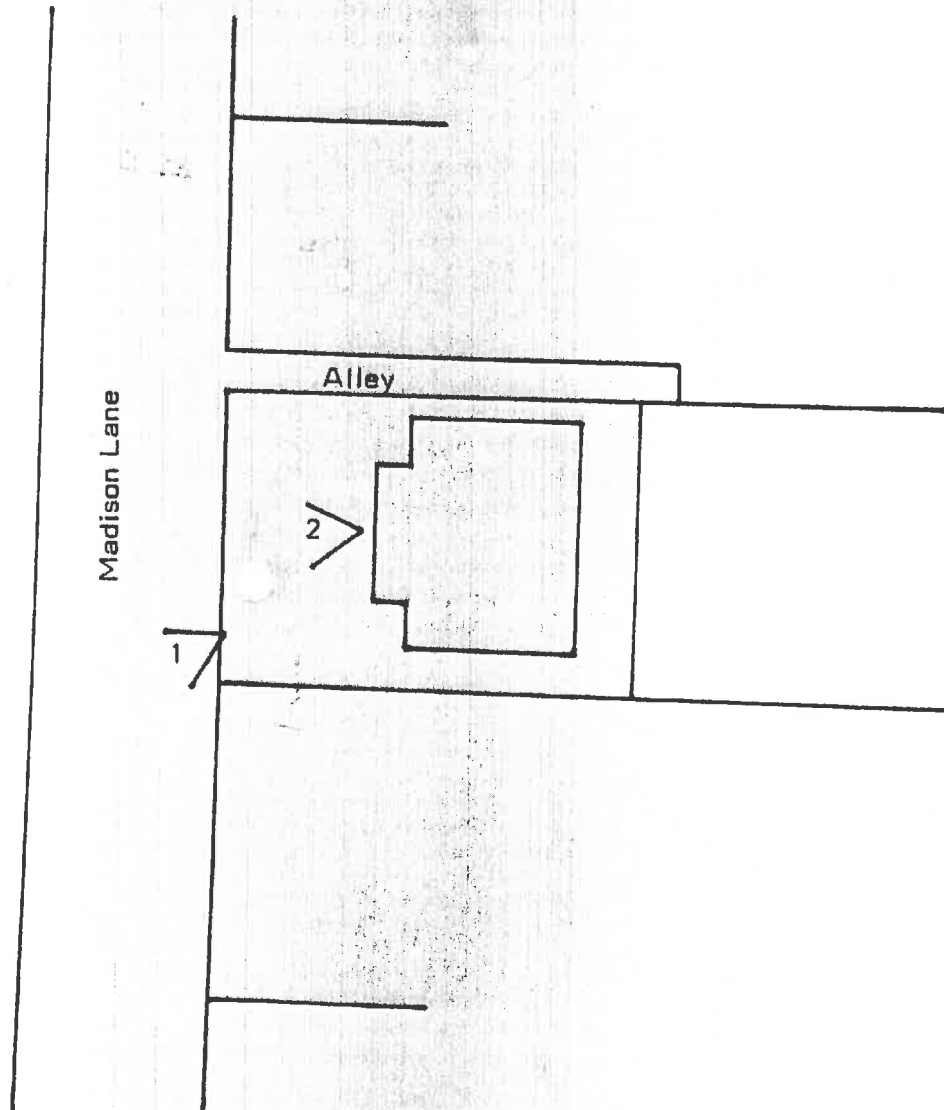


Scale 1"-800'

000

Revised 9/27/83

SAINT ELMO HALL
130 Madison Lane



Numbered arrows show locations
where photographs were taken



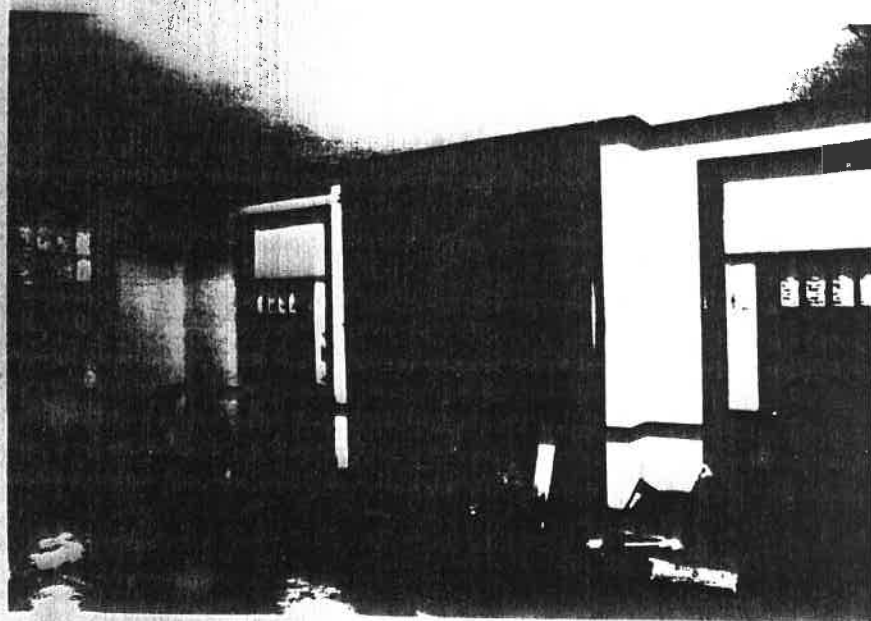
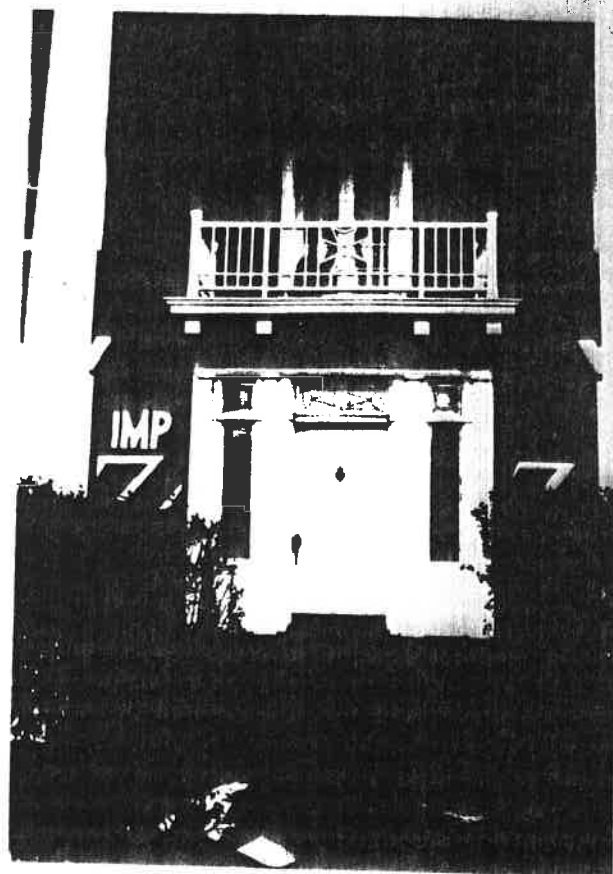


Photo #2
St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West entrance, looking east from Madison
Lane

Photo #1

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West facade, looking east from Madison
Lane

Photo #3

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

South wall of main parlor

Date 3/9/96 File No. 104-133-19

Name St. Elms Hall, 130 Madison Lane

Town Charlottesville

County _____

Photographer S. E. Smead

Contents 3 exterior views



ADC District or IPP



Board of Architectural Review (BAR)

Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Staff contacts:

Charlottesville, Virginia 22902 Jeff Werner wernerjb@charlottesville.gov

Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

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

Note: No submittal deadline
for Admin Review

Owner Name ST. ELMO CLUB OF UVA INC. Applicant Name KEVIN SCHAFER
Project Name/Description DORMER RENOVATION Parcel Number 090138000
Project Property Address 130 MADISON LANE

Applicant Information

Address: 802 EAST JEFFERSON ST. SUITE 3
CHARLOTTESVILLE, VA 22902
Email: KSCHAFER@DESIGNDEVELOPLLC.COM
Phone: (W) 434-665-4144 (C) _____

Property Owner Information (if not applicant)

Address: 130 MADISON LANE
CHARLOTTESVILLE, VA 22902
Email: TOMMY@LORINGWOODRIFE.COM
Phone: (W) 434-981-1486 (C) _____

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

Signature of Applicant

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

[Signature]
Signature _____ Date _____

KEVIN SCHAFER 04/30/2024
Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

[Signature]
Signature _____ Date _____

TOMMY BRANNOCK 04/30/2024
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary):
SEE ATTACHED BOOKLET.

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

1 NARRATIVE BOOKLET (DIGITAL DELIVERY)

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

St. Elmo's Hall Renovation

130 MADISON LANE, CHARLOTTESVILLE, VIRGINIA

PARCEL 090138000
BAR SUBMISSION

PRESENTED BY



04 | 30 | 2024

1 | COVER

2 | TABLE OF CONTENTS

3 | VICINITY MAP

4 | ADJACENT CONTEXT

5 | PROPOSED AREAS OF RENOVATION

6 | EXISTING CONDITIONS FROM POINT CLOUD SCAN

7 | 2022 PORTICO ROOF MAINTENANCE IMAGES

8 | PROPOSED DORMER ALTERATION

9 | PROPOSED FRONT ELEVATION

10 | PROPOSED BACK ELEVATION

11- 13 | PROPOSED PERSPECTIVES

14-16 | EXISTING IMAGES / NO VISIBILITY OF ALTERATION

17-18 | PROPOSED PEDESTRIAN PERSPECTIVE





136 MADISON LANE



138 MADISON LANE



150 MADISON LANE



133 CHANCELLOR STREET



128 MADISON LANE



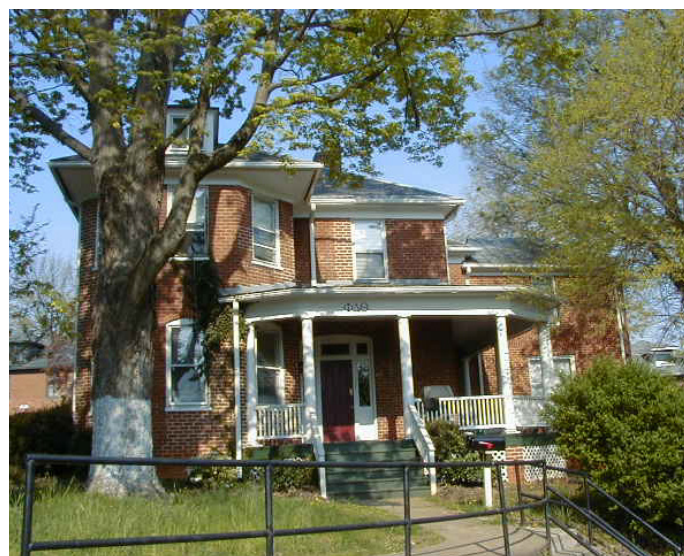
160 MADISON LANE



158 MADISON LANE



165 CHANCELLOR STREET



167 CHANCELLOR STREET



125 CHANCELLOR STREET



123 CHANCELLOR STREET

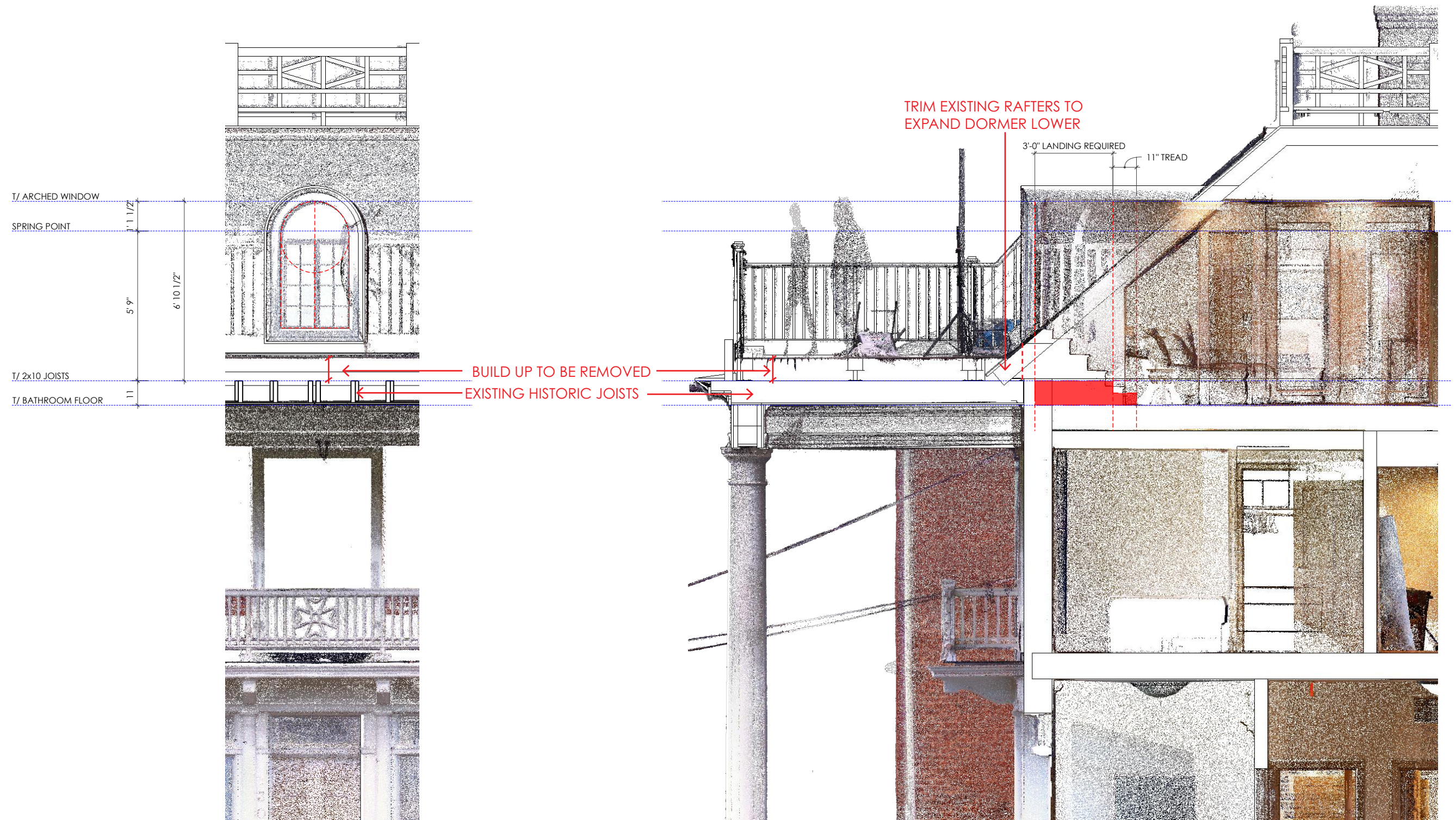


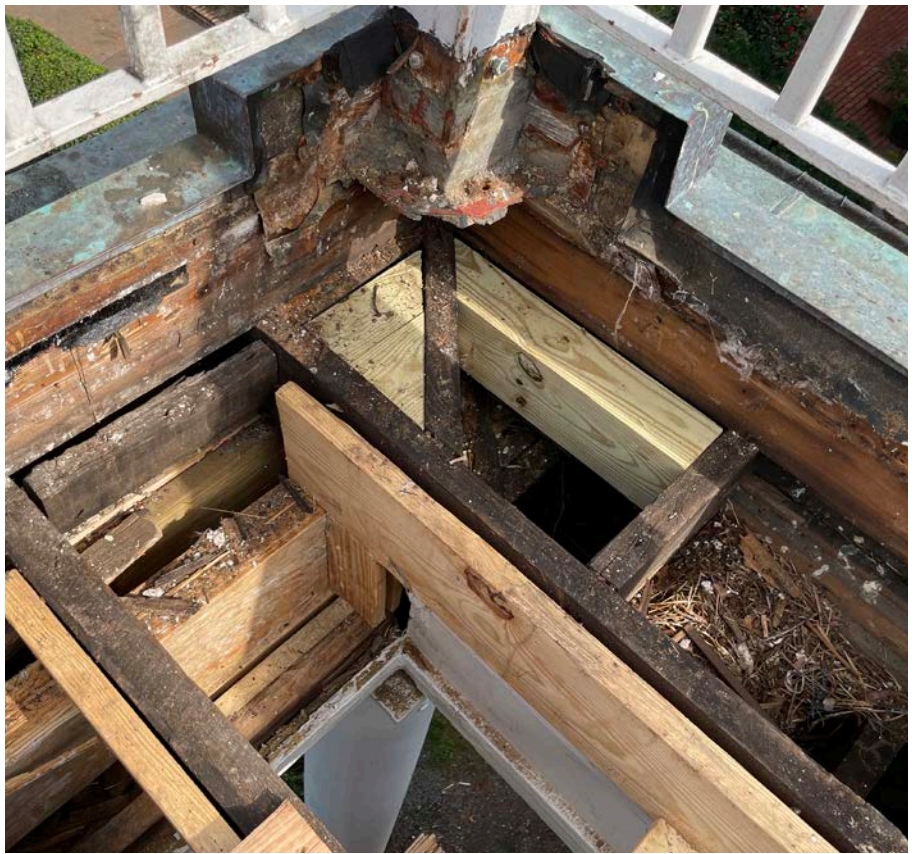
127 CHANCELLOR STREET



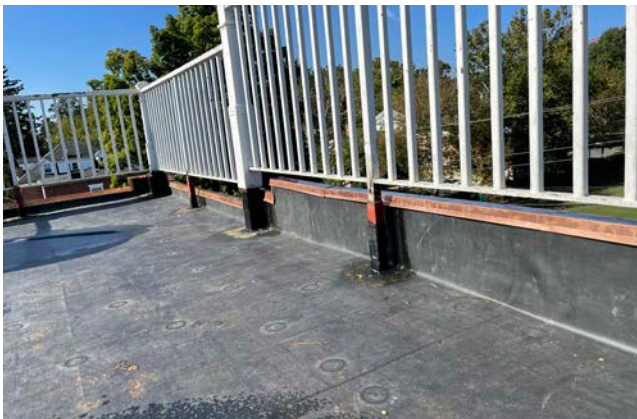
SCOPE OF WORK:

1. REMOVE EXISTING DECK BOARDS / PEDESTALS, EXISTING RUBBER MEMBRANE ROOF AND BUILT-UP RIGID INSULATION TO LOWER THE ELEVATION OF THE EXISTING ROOF (~10" OF ROOF ASSEMBLY)
2. EXPAND THE OPENING OF THE MIDDLE DOOR TO PROVIDE A MEANS OF EGRESS THAT MEETS CODE REQUIREMENTS
3. REPLACE THE EXISTING (NON-HISTORIC WINDOW) WITH AN OPERABLE DOOR THAT REPLICATES THE LOOK / CONSTRUCTION OF THE ADJACENT ORIGINAL WINDOWS. THIS WINDOW WAS MODIFIED IN A 2008 RENOVATION.
4. EXTERIOR EGRESS STAIR ON BACK OF BUILDING (NOT SHOWN ON THIS PAGE)



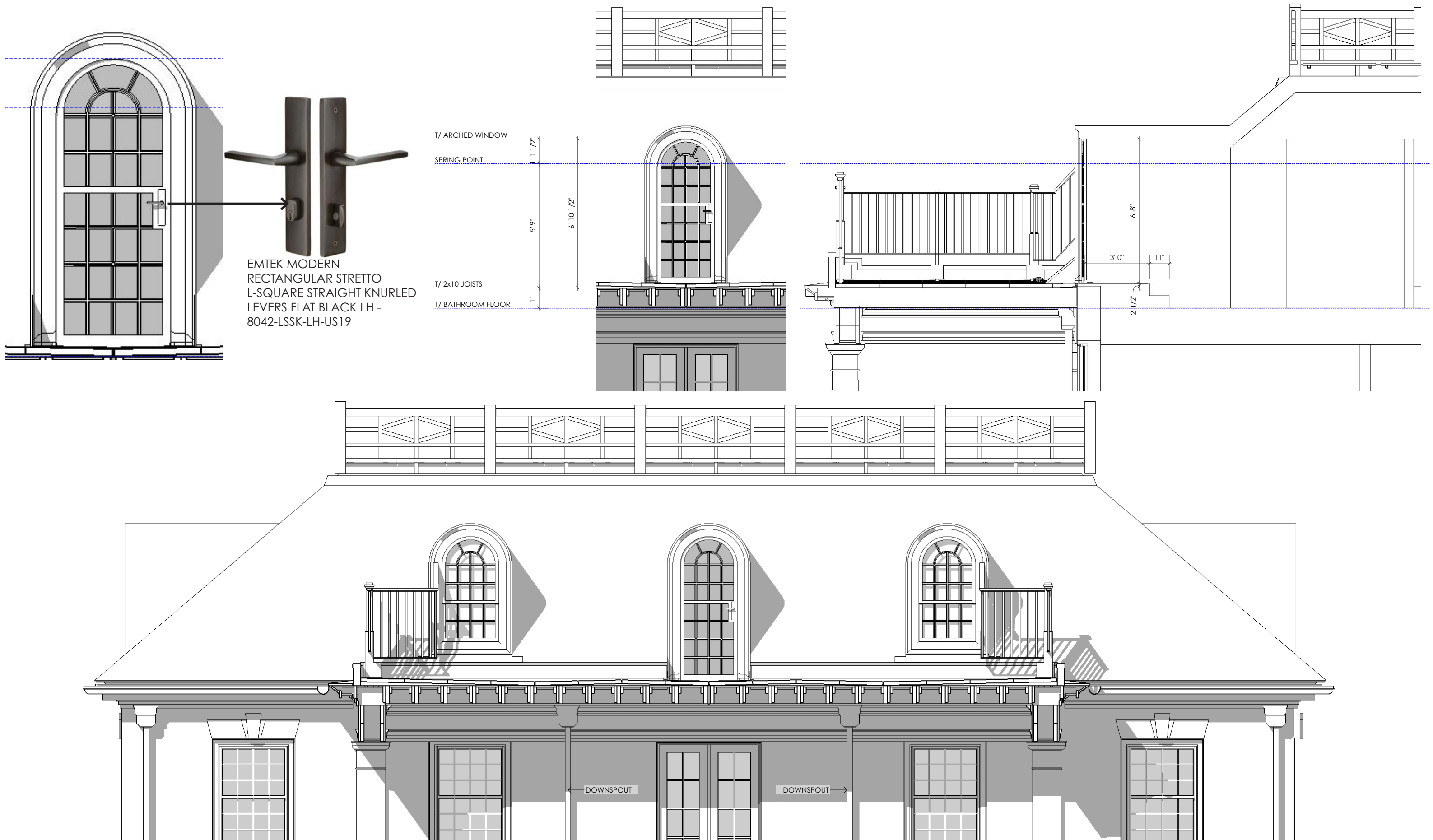


JULY 2022 - DESIGN DEVELOP ASKED TO EVALUATE EXISTING ROOF. DISCOVERED SEVERE DETERIORATION AND DAMAGE TO EXISTING HISTORIC PORTICO



SEPTEMBER 2022 - NEW EPDM RUBBER ROOFING MEMBRANE OVER PITCHED RIGID INSULATION INSTALLED, NEW PITCH POCKETS / WATERPROOFING BOOTS INSTALLED AT RAILING POSTS.

AUGUST 2022 - DESIGN DEVELOP, IN PARTNERSHIP WITH DUNBAR STRUCTURAL ENGINEERING, PROVIDED A DESIGN TO STABILIZE, REINFORCE AND ENSURE THE LONGEVITY OF THE HISTORIC FRAMING, WHILE STRENGTHENING THE FAILING RAILING CONNECTIONS. EVALUATION OF THE HISTORIC COLUMNS WAS PERFORMED, AND THE FRONT PORCH BEAM WAS REINFORCED.





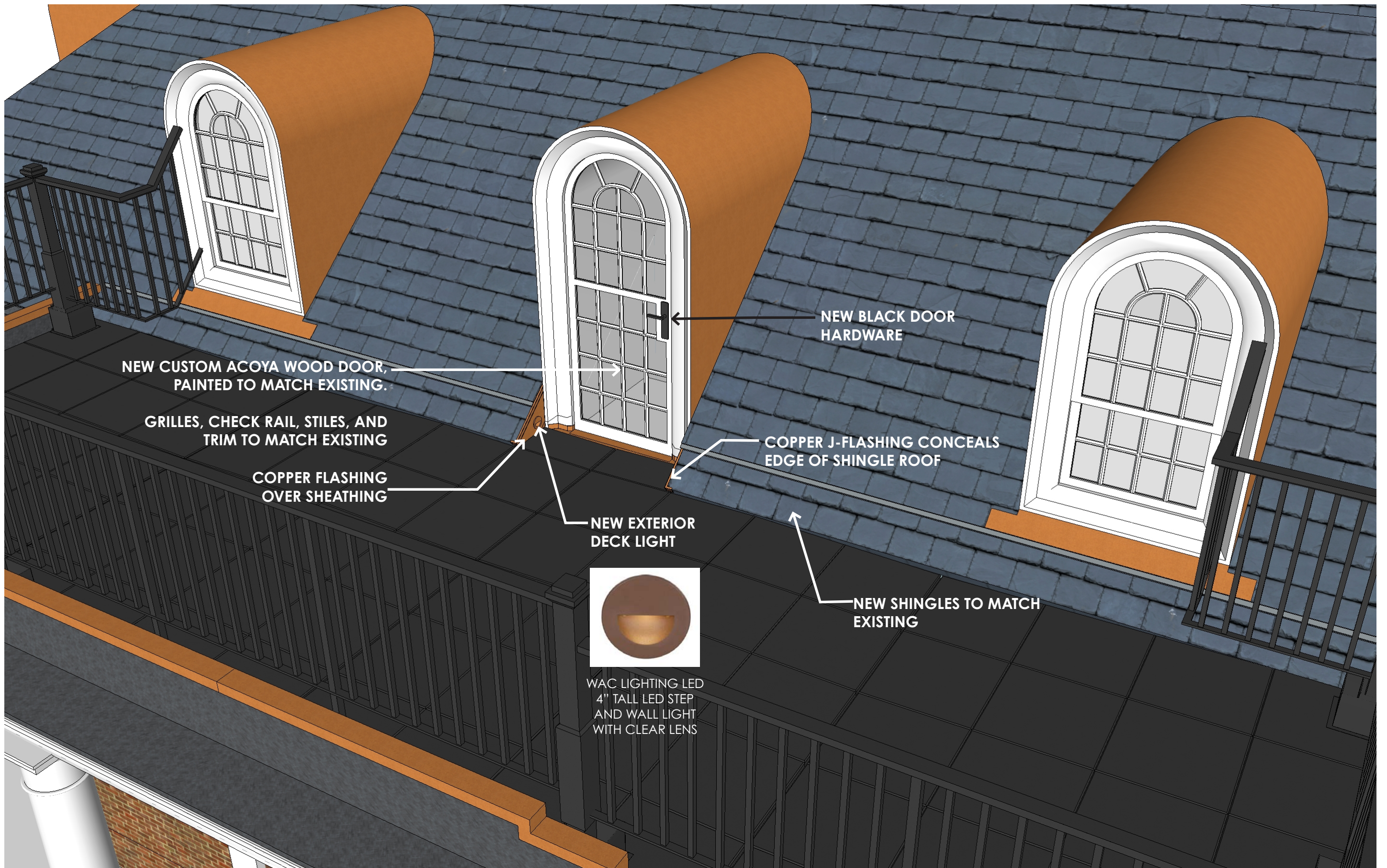


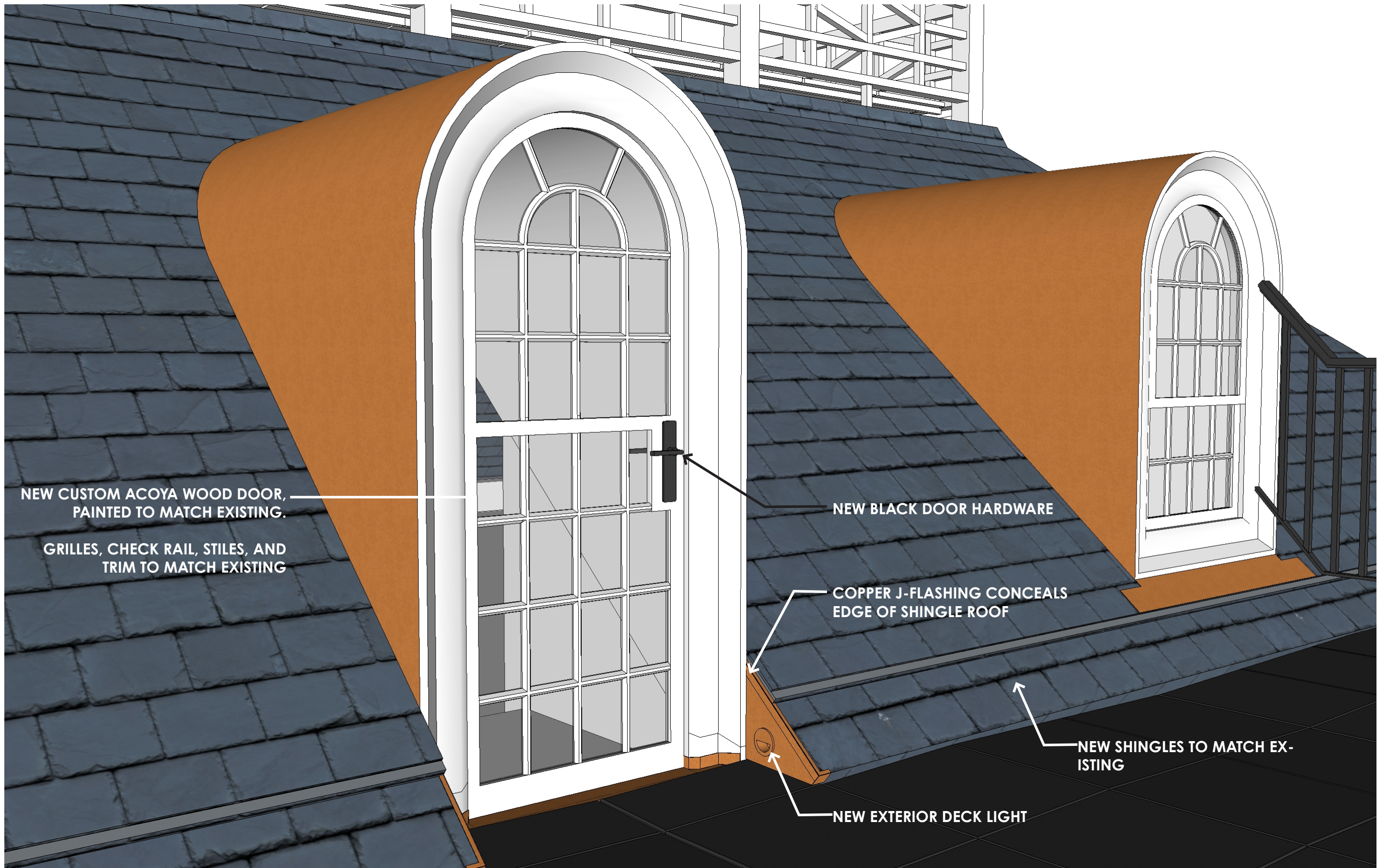
EXTERIOR LIGHT FIXTURE
TO MATCH EXISTING



ORIGIN 21 GLEN
HALLOW 11-IN H
PEWTER INTEGRATED
LED OUTDOOR WALL
LIGHT

NEW EXTERIOR EGRESS
STAIR AND DOOR









130 MADISON LN.
CHARLOTTESVILLE, VA

EXISTING IMAGE
14

BAR SUBMISSION
APRIL 30TH, 2024



130 MADISON LN.
CHARLOTTESVILLE, VA

EXISTING IMAGE
15

BAR SUBMISSION
APRIL 30TH, 2024



130 MADISON LN.
CHARLOTTESVILLE, VA

EXISTING IMAGE
16

BAR SUBMISSION
APRIL 30TH, 2024



130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED PEDESTRIAN PERSEPCTIVE

17

BAR SUBMISSION
APRIL 30TH, 2024



130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED PEDESTRIAN PERSEPCTIVE
18

BAR SUBMISSION
APRIL 30TH, 2024

RENOVATION OF
ST. ELMO HALL

CHARLOTTESVILLE
VIRGINIA

JOB TITLE

84144	JOB NO
WL V	DRAWN BY
DMO	CHECKED

- GENERAL NOTES
- 1. PATCH & REPAIR ALL WOOD TRIM AS REQUIRED
 - 2. PATCH & REPAIR WINDOW SASH AS REQUIRED
 - 3. REPAIR METAL ROOFING @ DORMERS
 - 4. PAINT ALL WOODWORK
 - 5. REMOVE ALL GRAFFITI FROM MASONRY



○ EAST ELEVATION



130 MADISON LN.
CHARLOTTESVILLE, VA

APPENDIX A: EXISTING REAR ELEVATION (2023)
20

BAR SUBMISSION
APRIL 30TH, 2024



130 MADISON LN.
CHARLOTTESVILLE, VA

APPENDIX A: EXISTING REAR ELEVATION (2023)

21

BAR SUBMISSION
APRIL 30TH, 2024



Preliminary Discussion - Certificate of Appropriateness

NE corner of Wertland and 10th Street, NW

TMP 100037000, 100038000, 100039000, 100053000 (partial)

West Main Street ADC District

Owner/Applicant: UVA Foundation

Developer: Preservation of Affordable Housing (POAH) + National Housing Trust (NHT)

Project: New, multi-story building



Background

1000 & 1010 Wertland St, 129 10th St, portion of current lot at 1105 W Main St

Year Built: n/a (See Discussion)

District: West Main ADC District

Status: n/a (See Discussion)

Note: Only TMP 100053000 is within the ADC District; however, being incorporated into the project results in the BAR having purview over the entire development. UVA is current property owner, but will turn their portion over to UVAF by the time permits are pulled for construction.

Prior BAR Reviews

n/a

Application

- Submittal: Grimm+Parker submittal, *Wertland & 10th Street Affordable Housing*, dated May 21, 2024 (17 sheets).

Preliminary discussion of a pending CoA request for construction of a multi-story residential 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

Only a portion (0.7 acres) of the project site (1.9 acres) is within the West Main ADC District and the contributing structure at 1105 West Main will not be altered. However, because of that overlap into the district, the entire project is subject to design review.

The existing structure (c1982) is not within the ADC district. Demolition does not require BAR approval. Per the Sanborn maps (see attached) there are no historic structures remaining within the area proposed for this project.

Project area is zoned CX-8, see Appendix.

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

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* and Chapter III--*New Construction and Additions*.

From Chapter II:

- Plantings
- Walls & Fences
- Lighting
- Walkways & Driveways
- Parking Areas & Lots
- Garages, Sheds, & Other Structures
- Utilities & Other Site Appurtenances

From Chapter III:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details, Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities)

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:

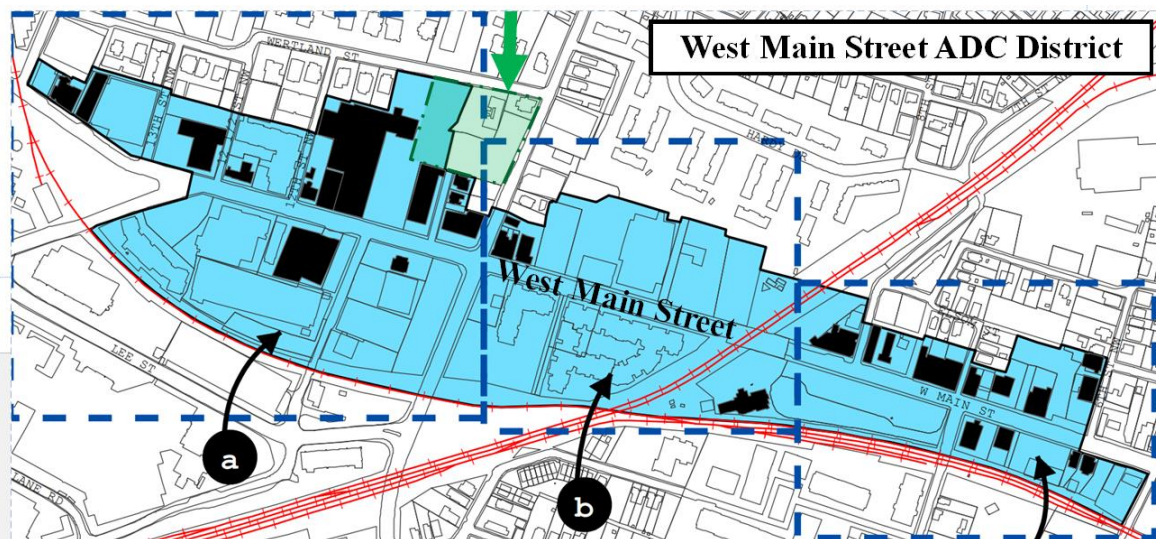
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: 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.

From the design guidelines, Chapter 1.

West Main Street ADC District

This thoroughfare was originally part of Three Notched Road, an early east to west transportation route from Tidewater to the Shenandoah Valley. It now serves as an important connector, origin, and destination between downtown and the University. The earliest structures along this route are a series of brick townhouses that date from the early-nineteenth century and were built by a master craftsman associated with the University of Virginia. Installation of railroad tracks parallel to West Main Street in the 1850s provided the impetus for construction of various historic commercial buildings of two and three stories in the late-nineteenth and early-twentieth centuries. In the mid-part of the twentieth century, more one-story structures with surrounding parking areas relating to auto-oriented uses were added to the corridor. The character of this historically mixed-use corridor exhibits much variety in the type, age, style, and scale of its buildings.

Subarea a. West of 10th Street: mixed scale, institutional, large new hotels, overhead utilities, cobrahead lights, auto-oriented, some street trees, some historic.





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:

- 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 stepbacks 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.

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](#)

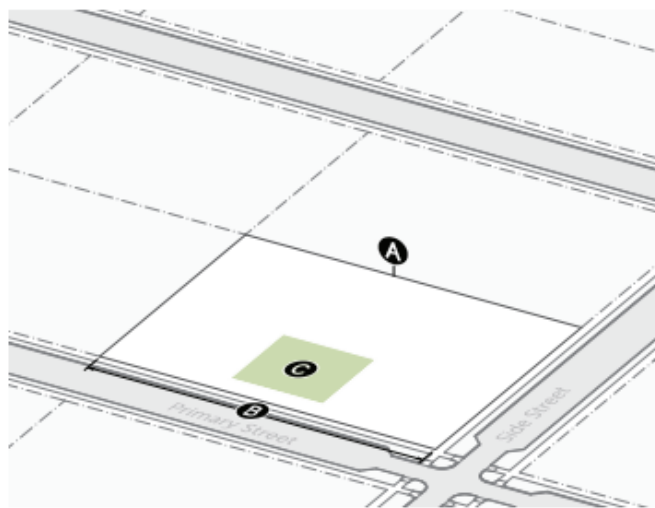
[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

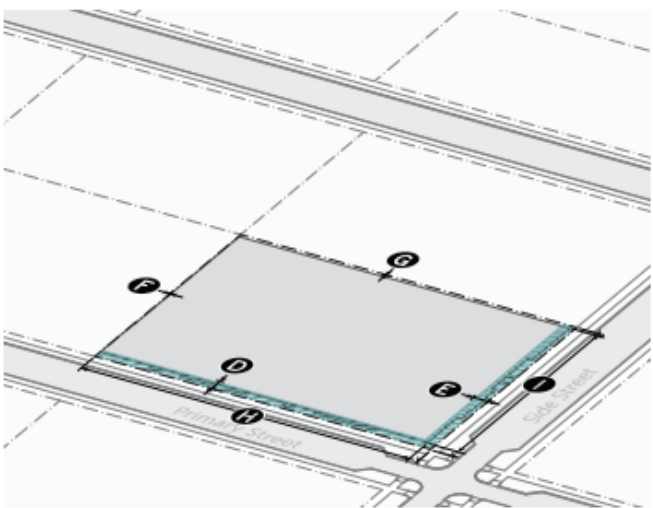
Appendix:

2.4.4. **CX-8** CORRIDOR MIXED USE 8

A. **LOT**

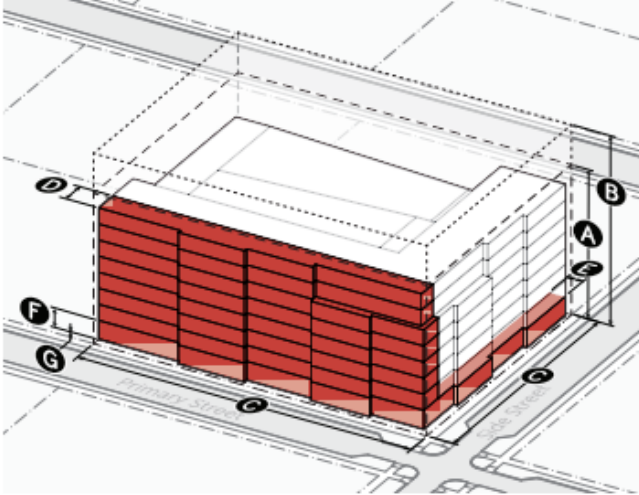


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%



4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

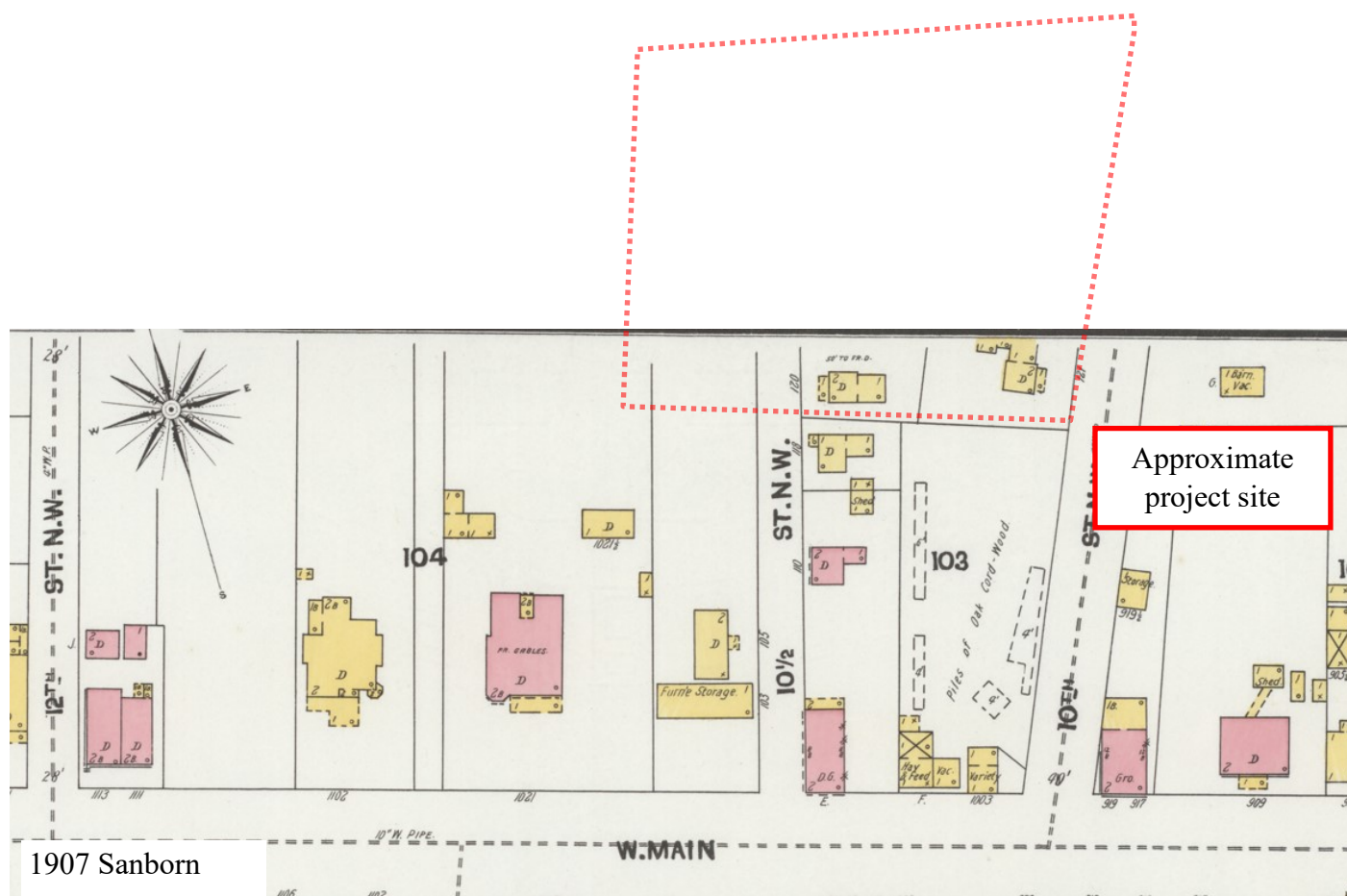
B. BUILDING

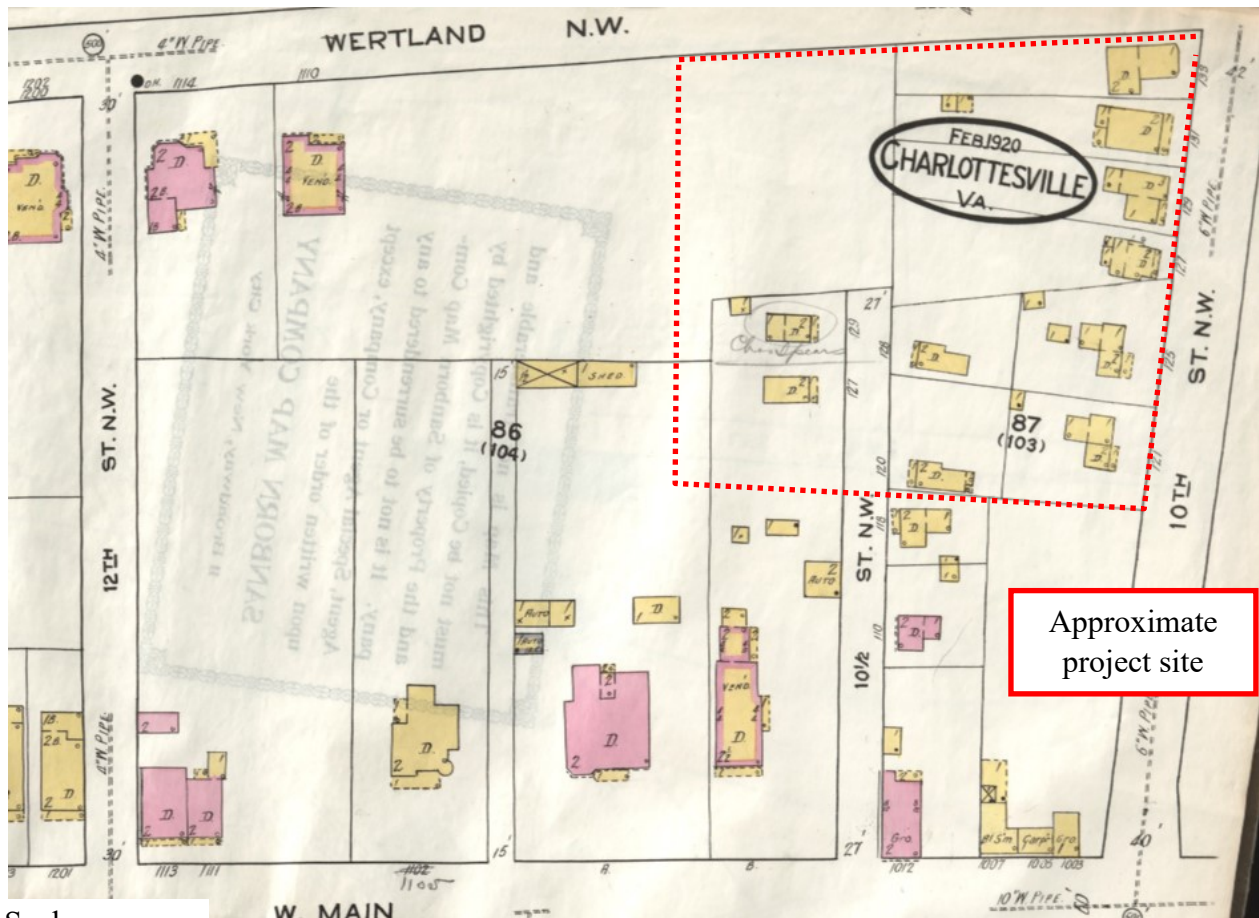


1. HEIGHT	Sec. 2.10.9.
Building height (max stories/feet)	
A Base	8 / 114'
B With bonus	11 / 156'
2. MASSING	Sec. 2.10.10.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'

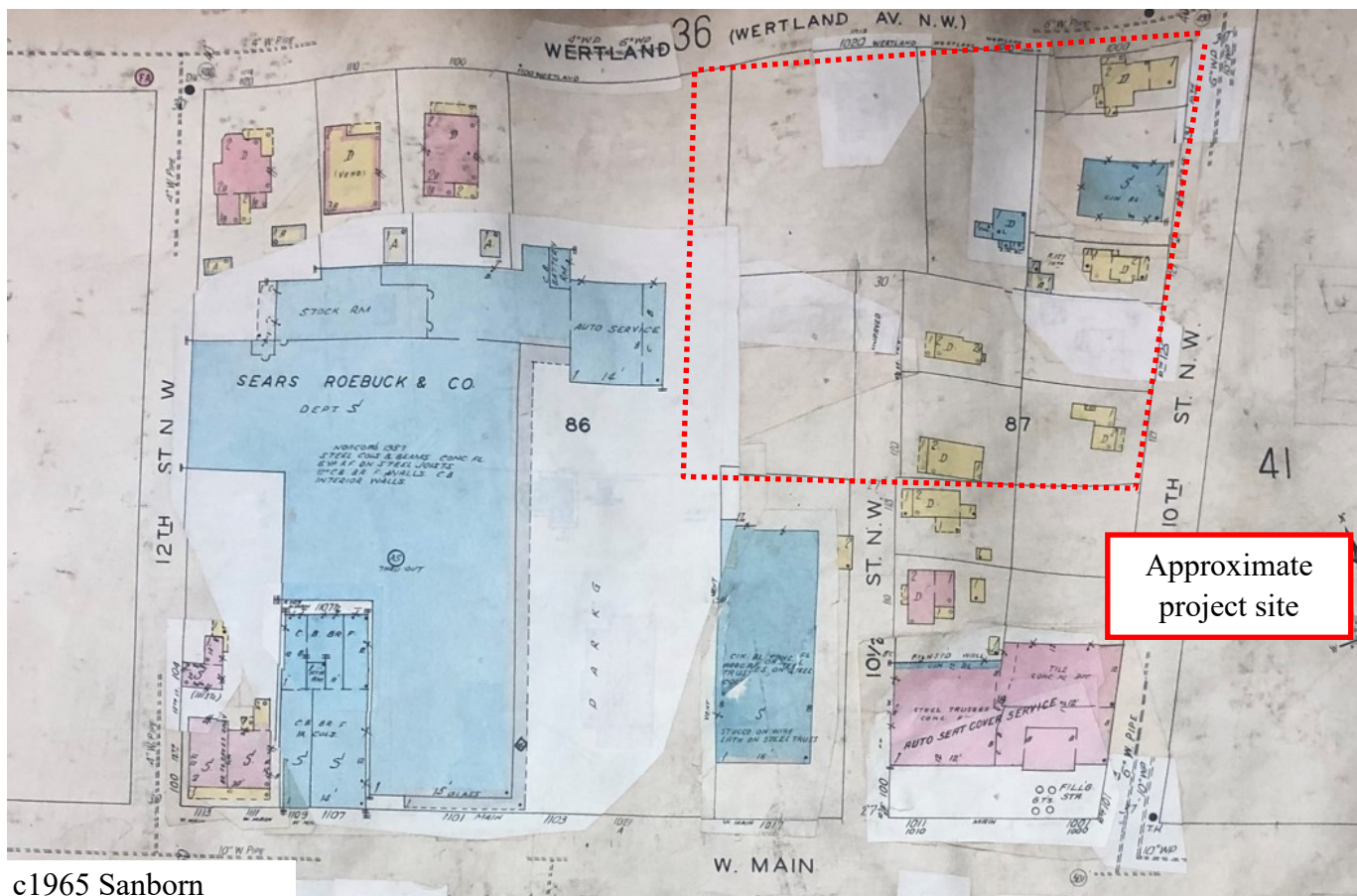


	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.10.12.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.10.13.	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	Sec. 2.10.14.	
Front yard height (max)	4'	
Side street yard height (max)	6'	





1920 Sanborn



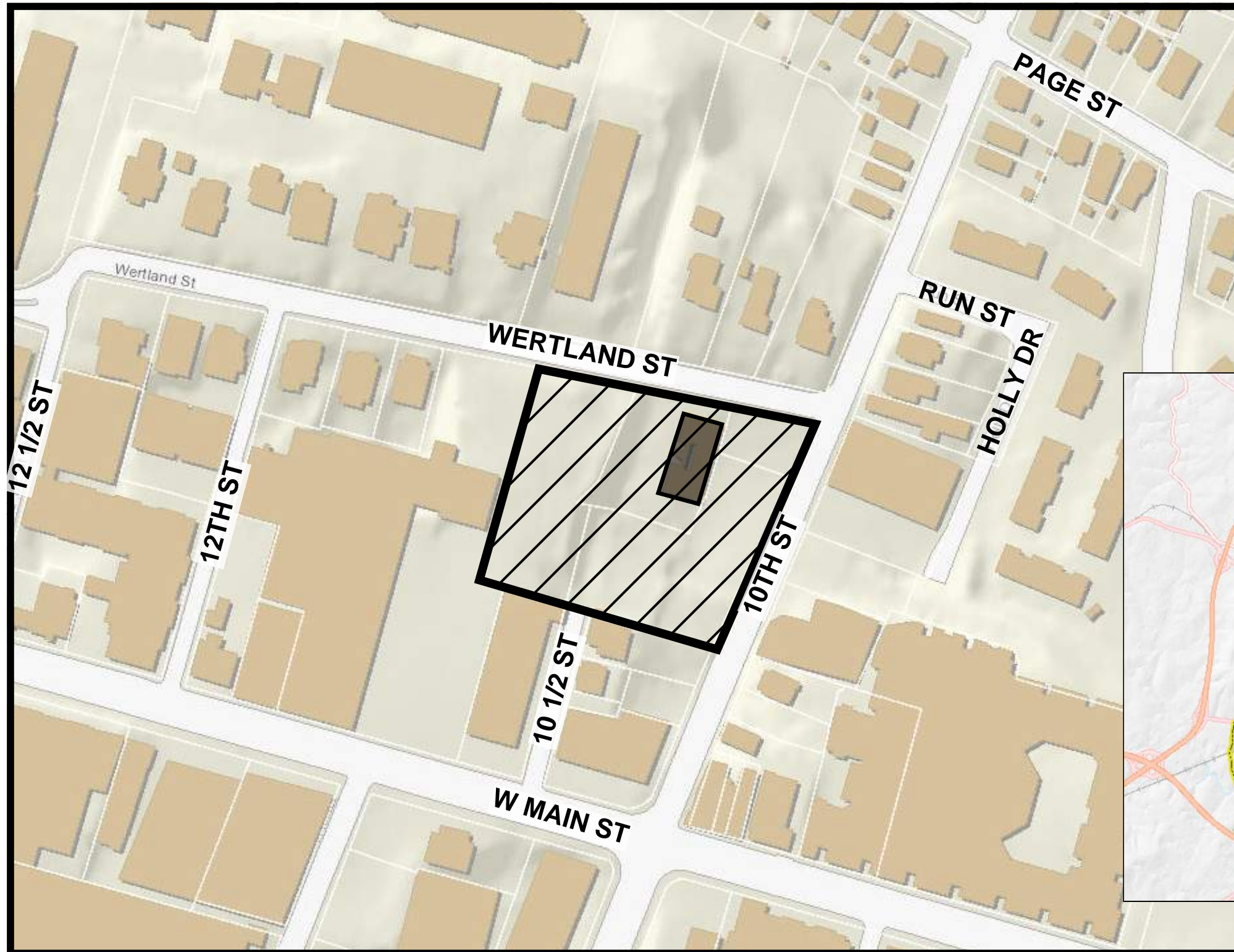
c1965 Sanborn

WERTLAND & 10TH AFFORDABLE HOUSING

BAR PRELIMINARY DISCUSSION

MAY 21, 2024

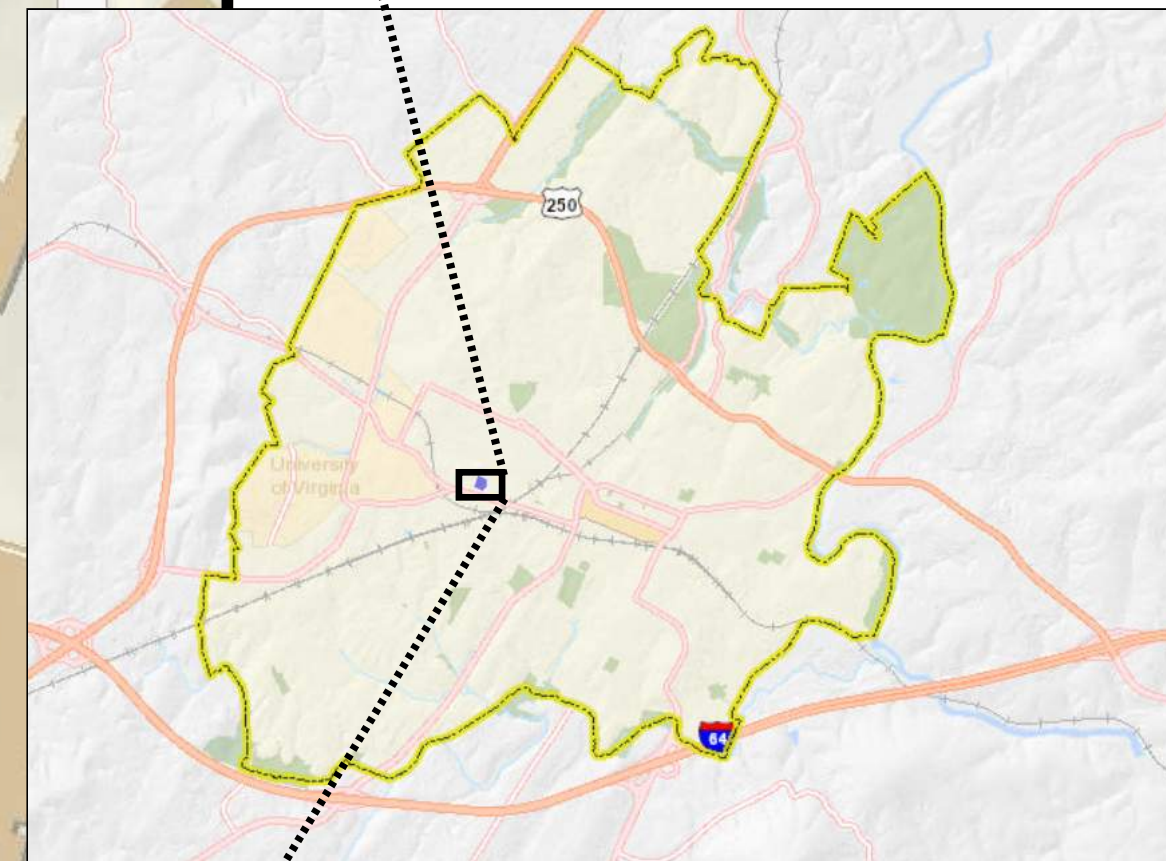


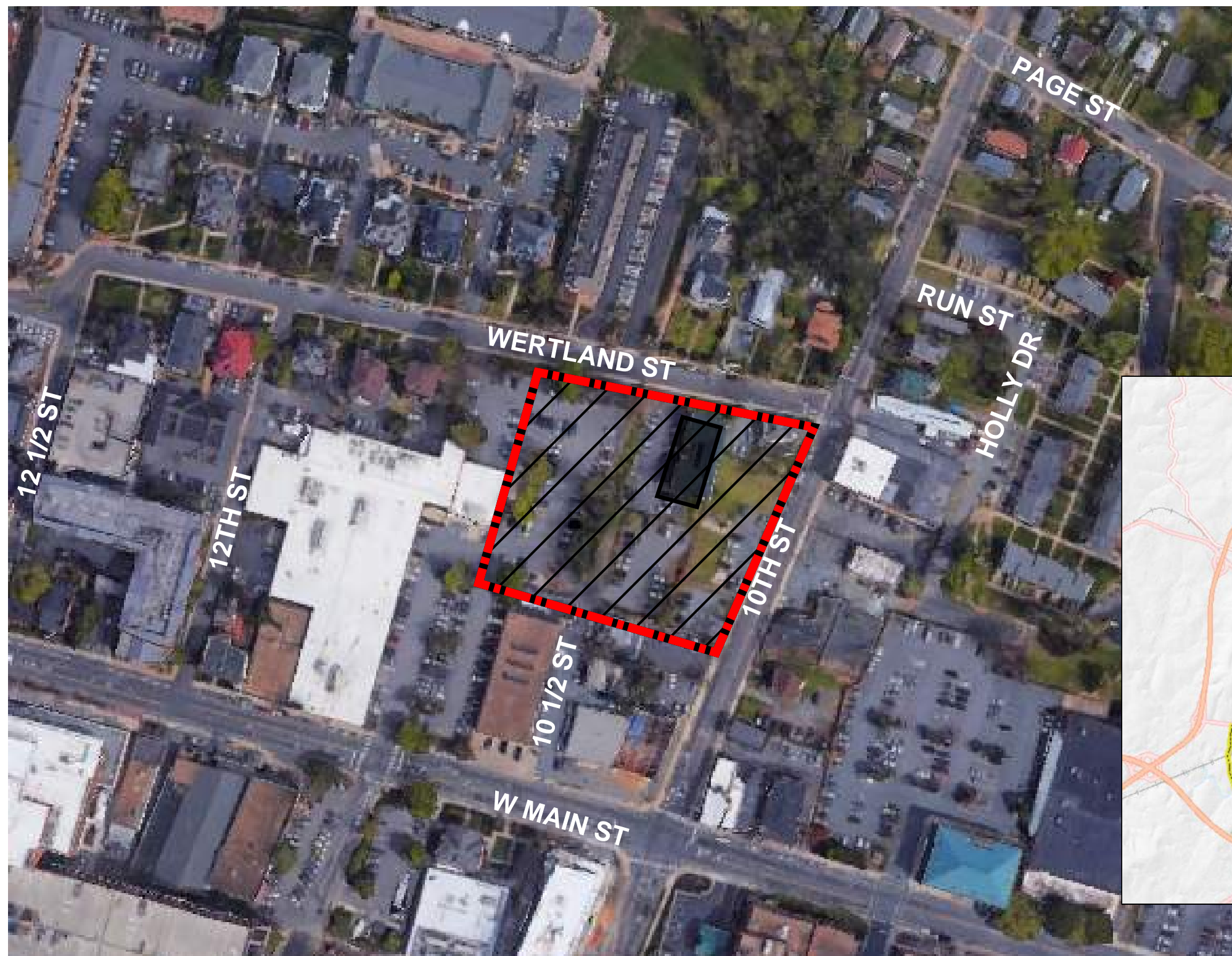


**Proposed Site
currently 4 properties:**

**1000 Wertland St
1010 Wertland St
129 10th St NW
1105 W Main St
(property being subdivided)**

2.18 Acres Total

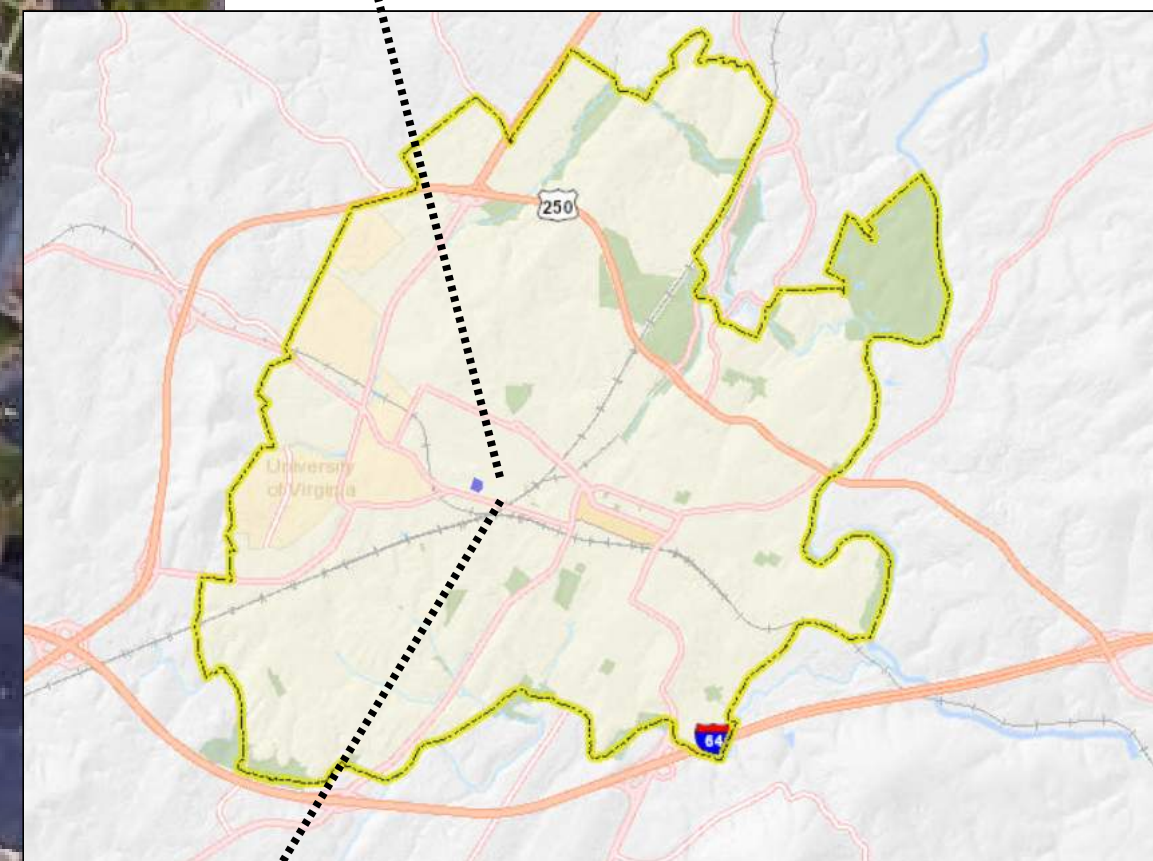


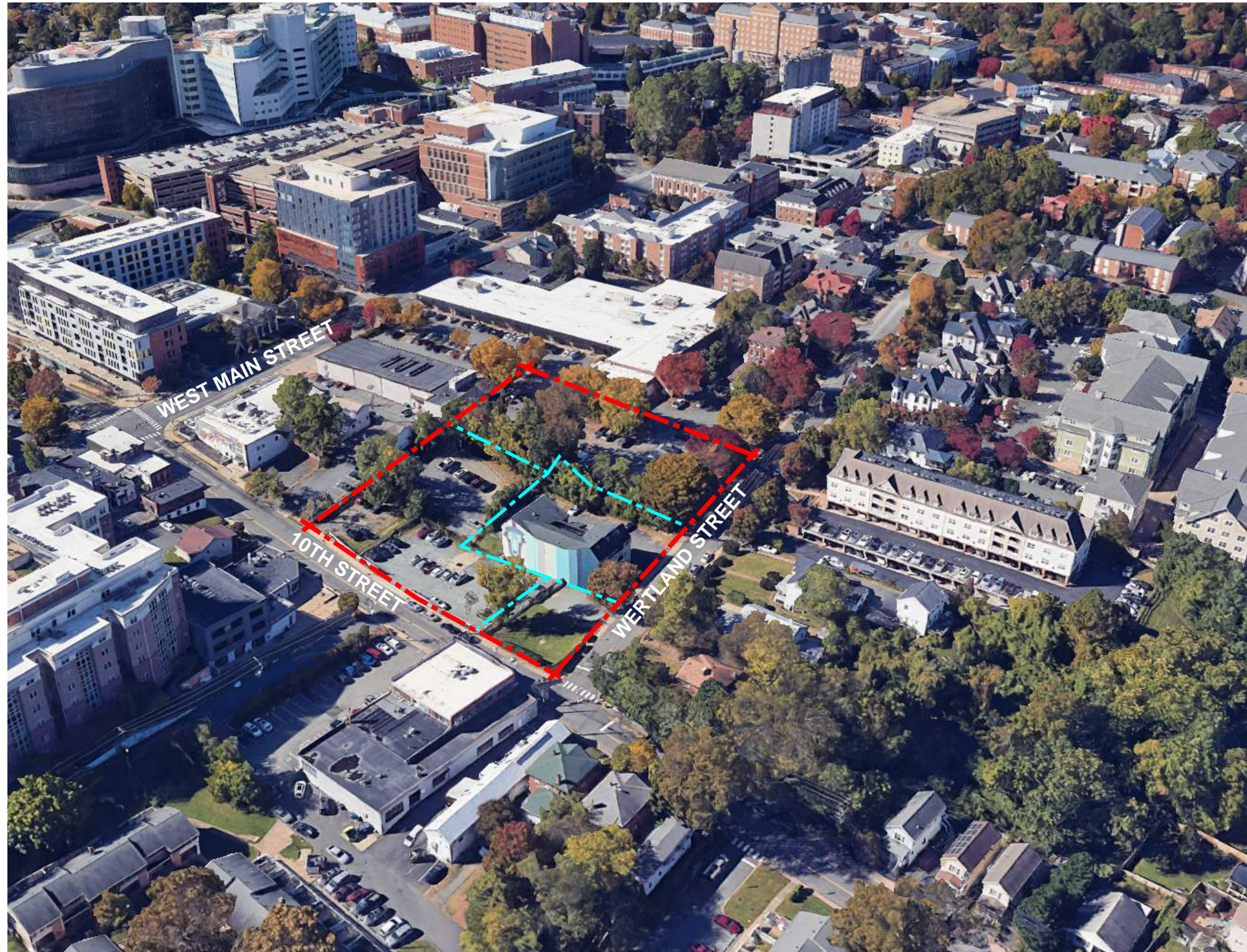


**Proposed Site
currently 4 properties:**

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1010 Wertland St
129 10th St NW
1105 W Main St
(property being subdivided)**

2.18 Acres Total



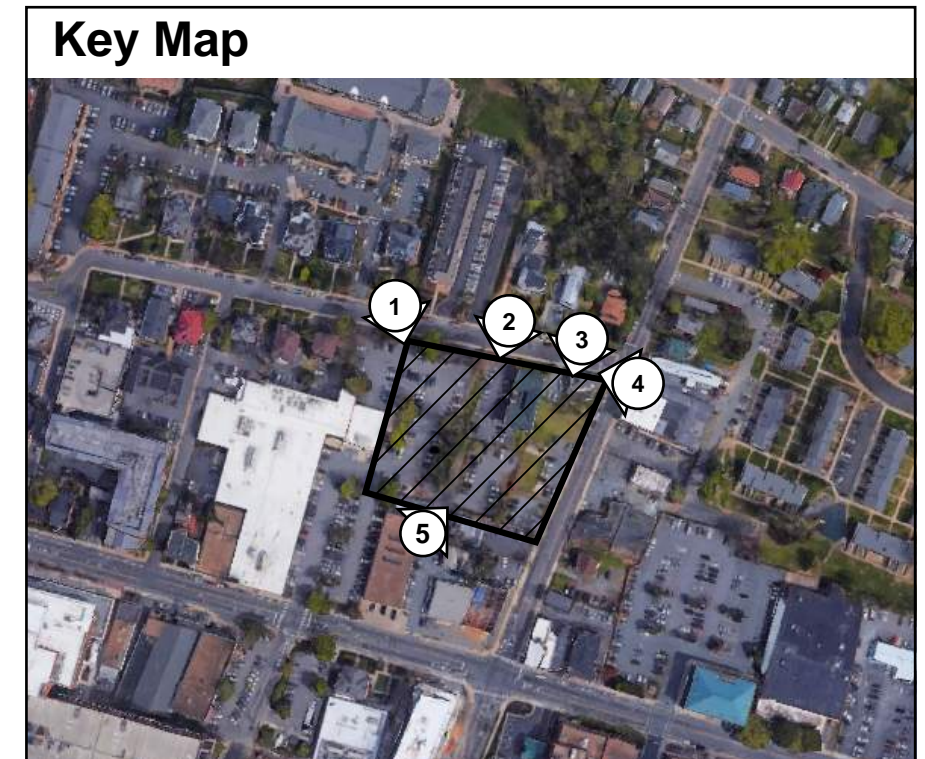


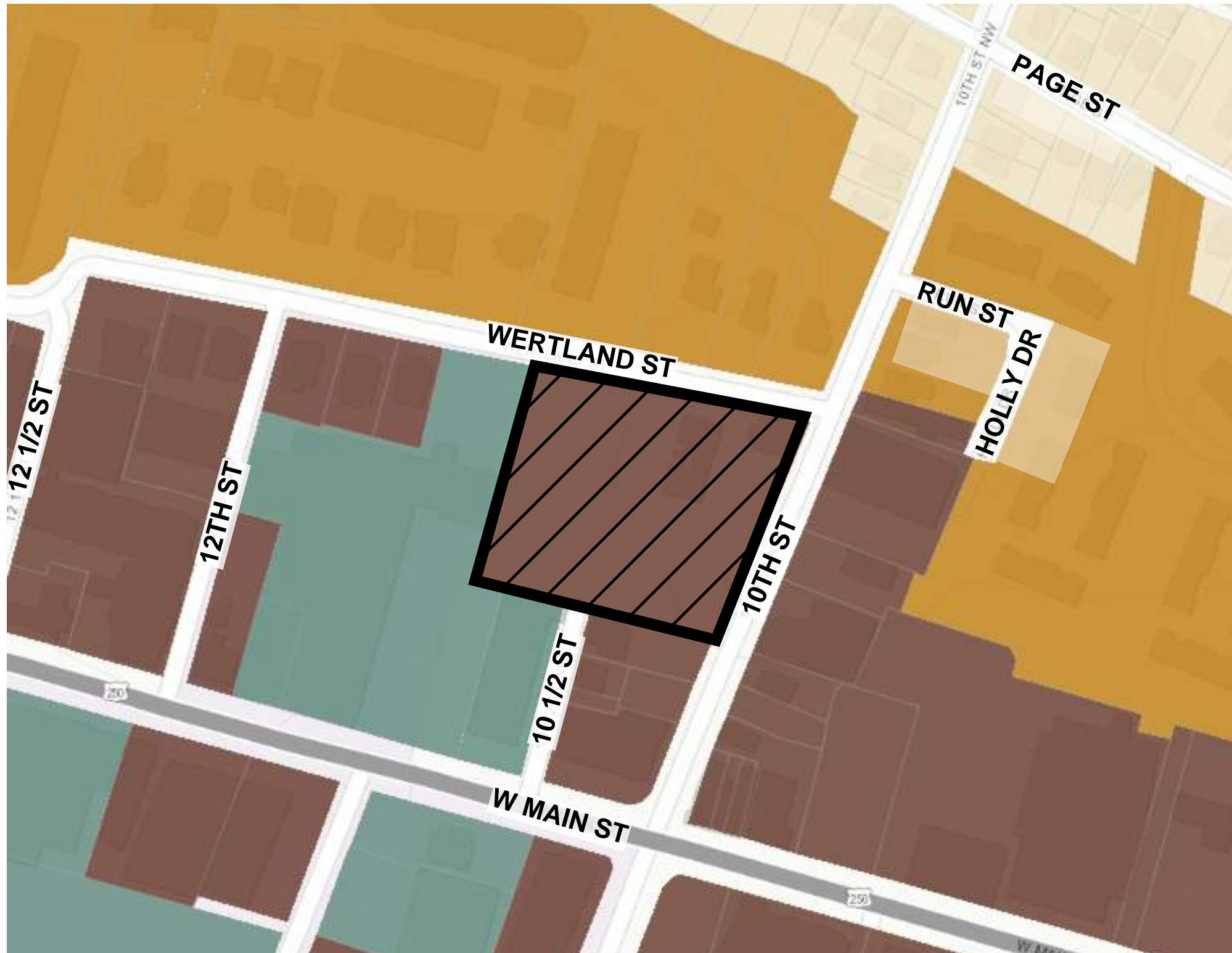
**Proposed Site
currently 4 properties:**

**1000 Wertland St
1010 Wertland St
129 10th St NW
1105 W Main St
(property being subdivided)**

2.18 Acres Total

**----- New Property
Boundary
----- Existing Property
Boundaries**





- CM
- RX-5
- R-A
- CX-8

Zone: CX-8

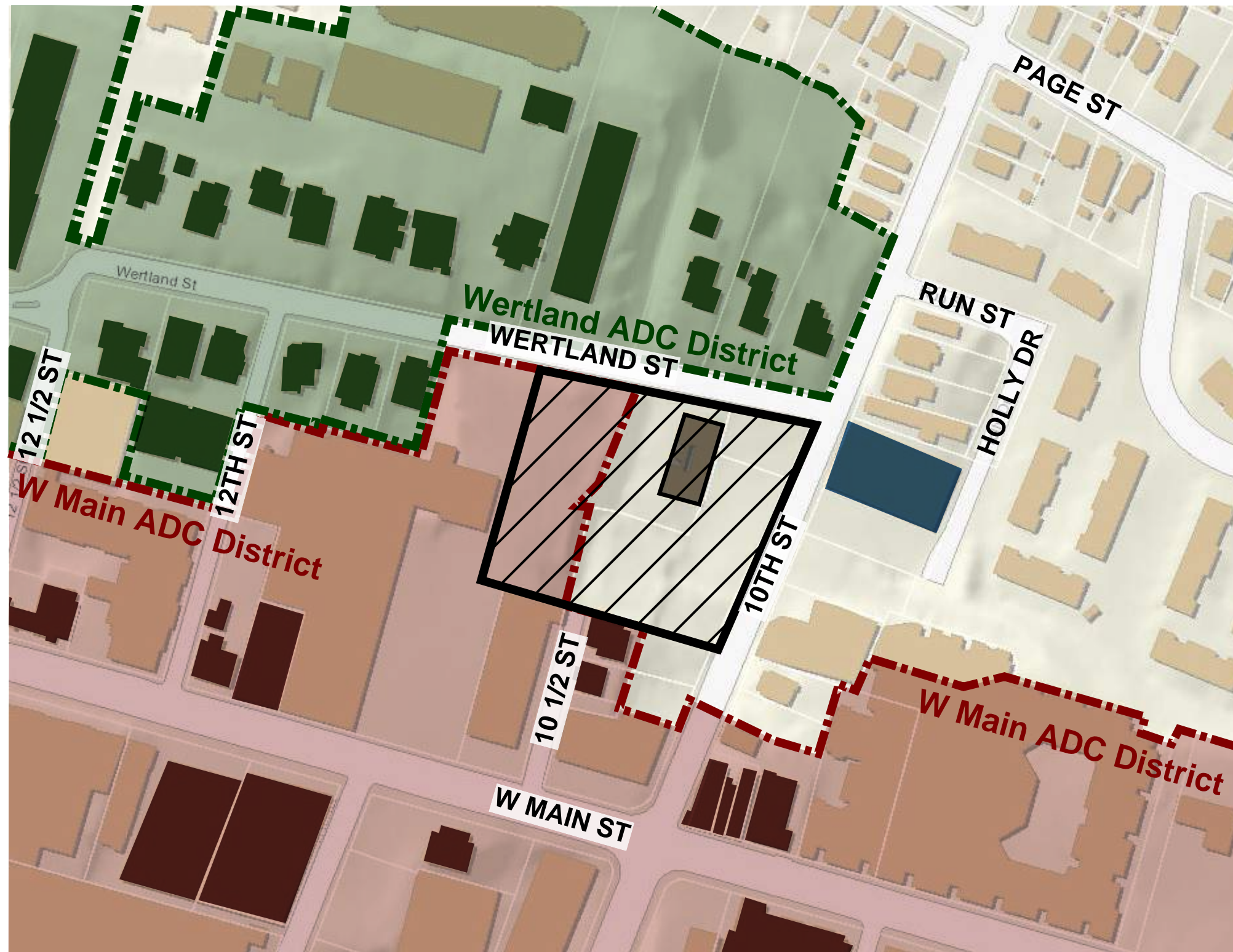
**Allowable Height: Base, 8 stories
w/ Bonus, 11 stories**






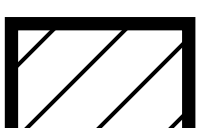
Proposed Height: 6 stories

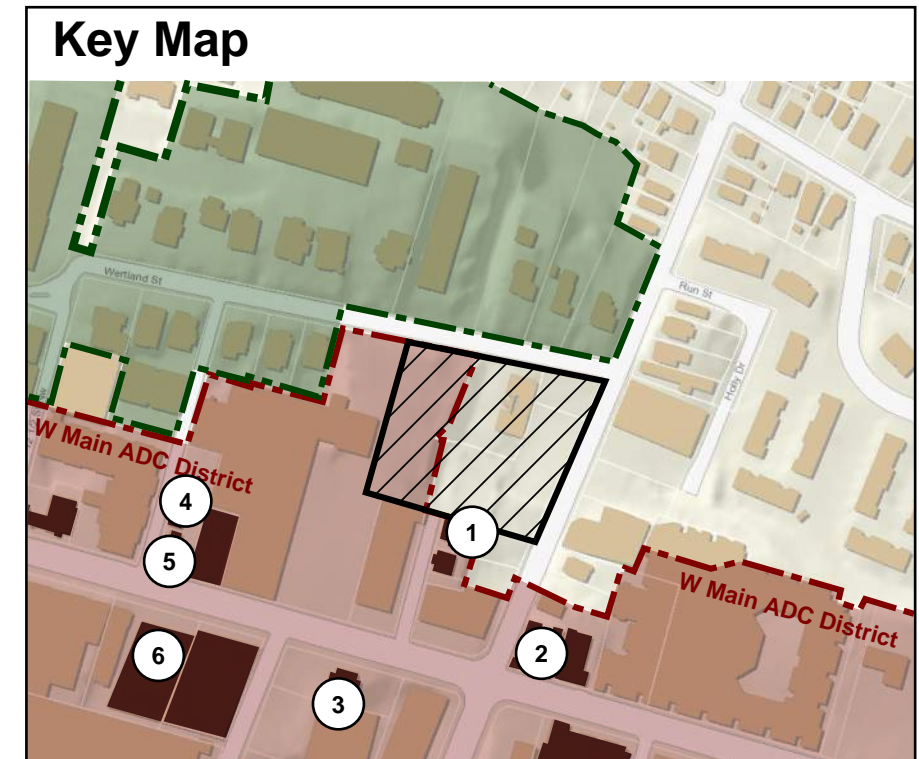
Affordable Housing:

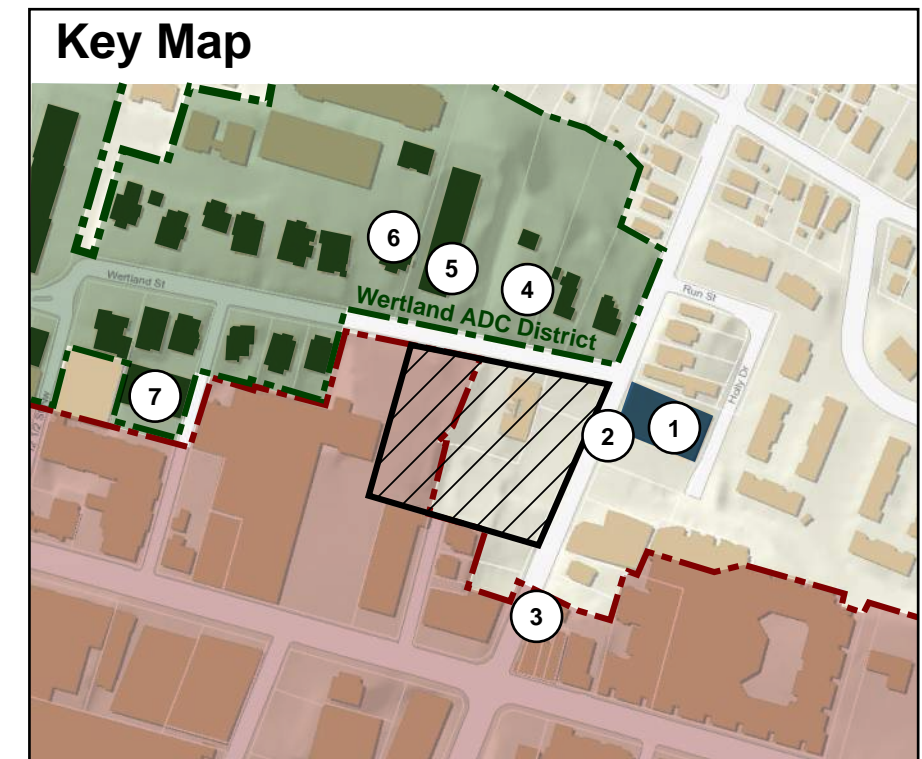
At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

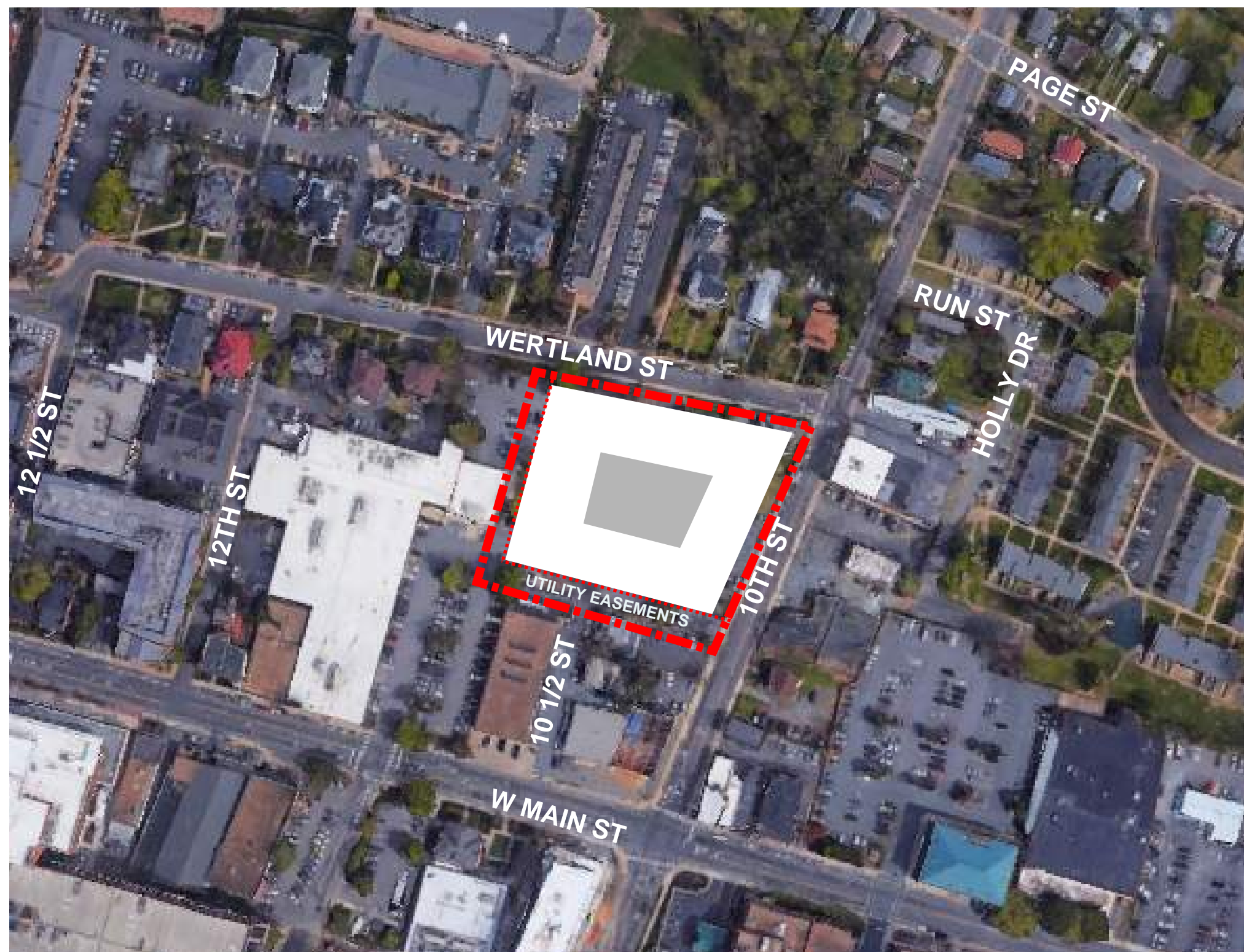
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



-  Wermland ADC District
-  Wermland ADC Contributing Structure
-  W Main ADC District
-  W Main ADC Contributing Structure
-  Individually Protected Property
-  Proposed Site. Boundary adjustment in progress to combine 4 lots. 1 existing non-contributing structure.







**PERMITTED:
BUILDABLE AREA**

Zone: CX-8

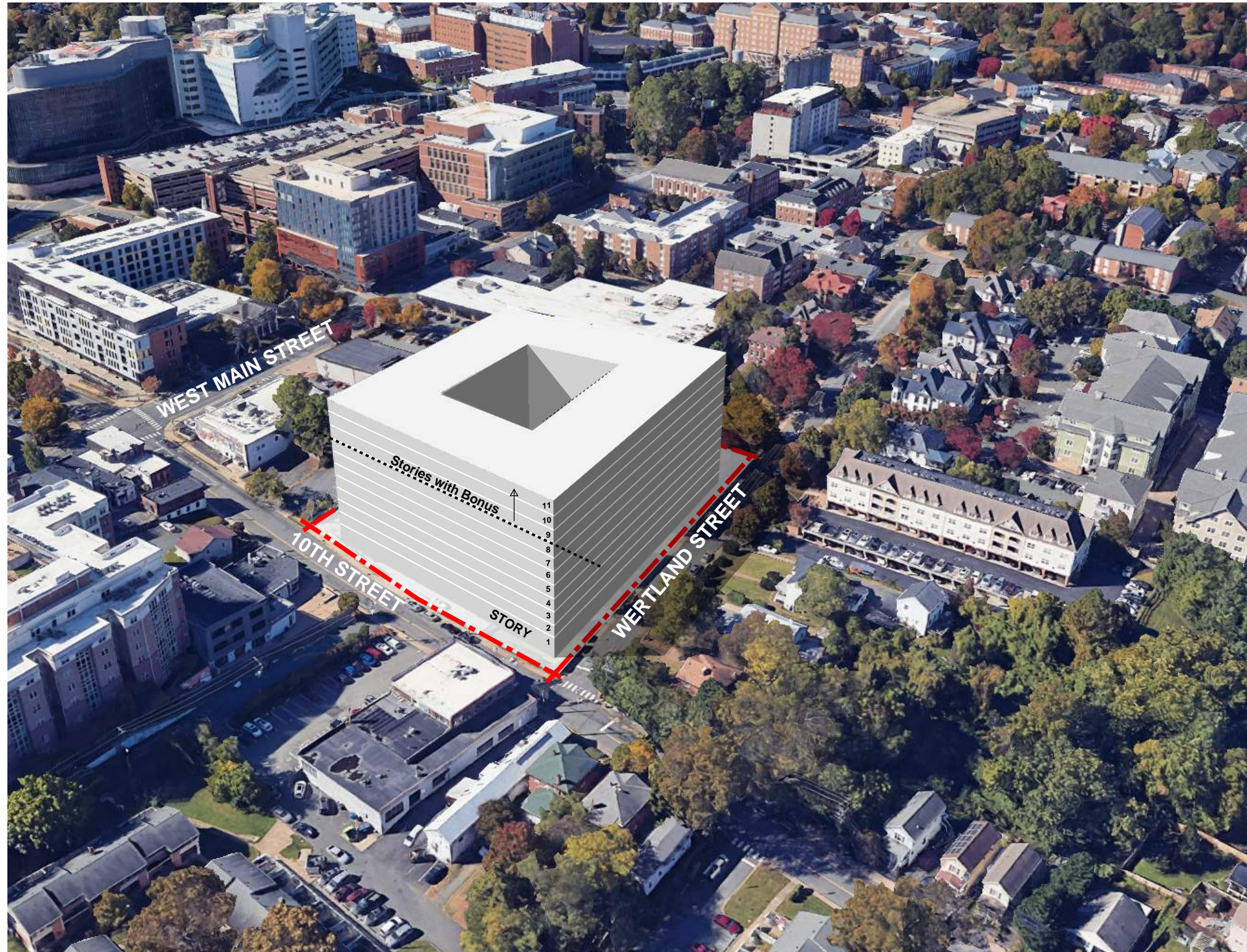
Allowable Height:
Base, 8 stories
w/ Bonus, 11 stories

Proposed Height:
6 stories

Density:
Unlimited DU/Lot

Building Coverage:
Unlimited

Outdoor Amenity Space:
10% Minimum



PERMITTED: BUILDABLE AREA / MASSING

Zone: CX-8

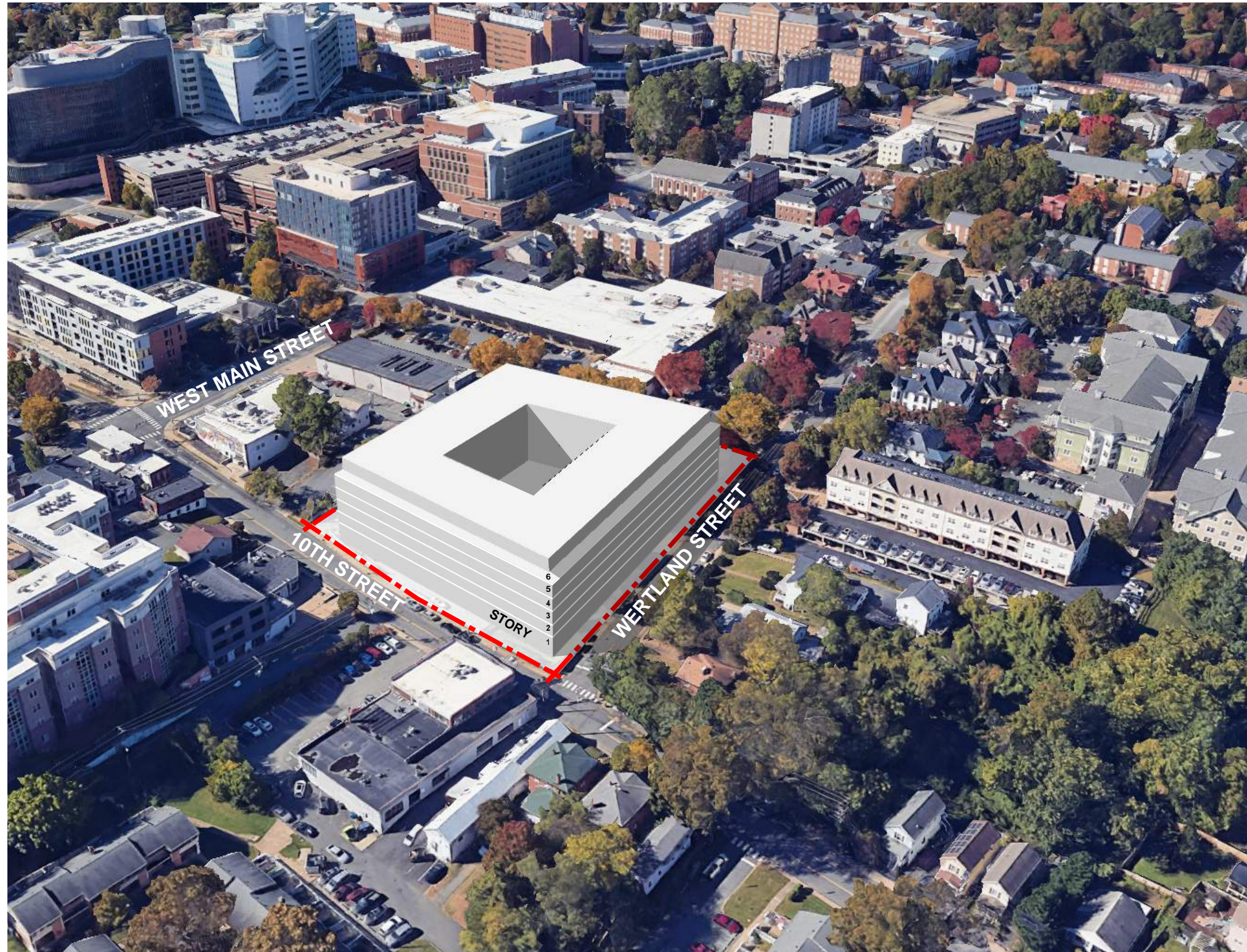
Allowable Height: Base, 8 stories
w/ Bonus, 11 stories

Proposed Height: 6 stories

Affordable Housing:

At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

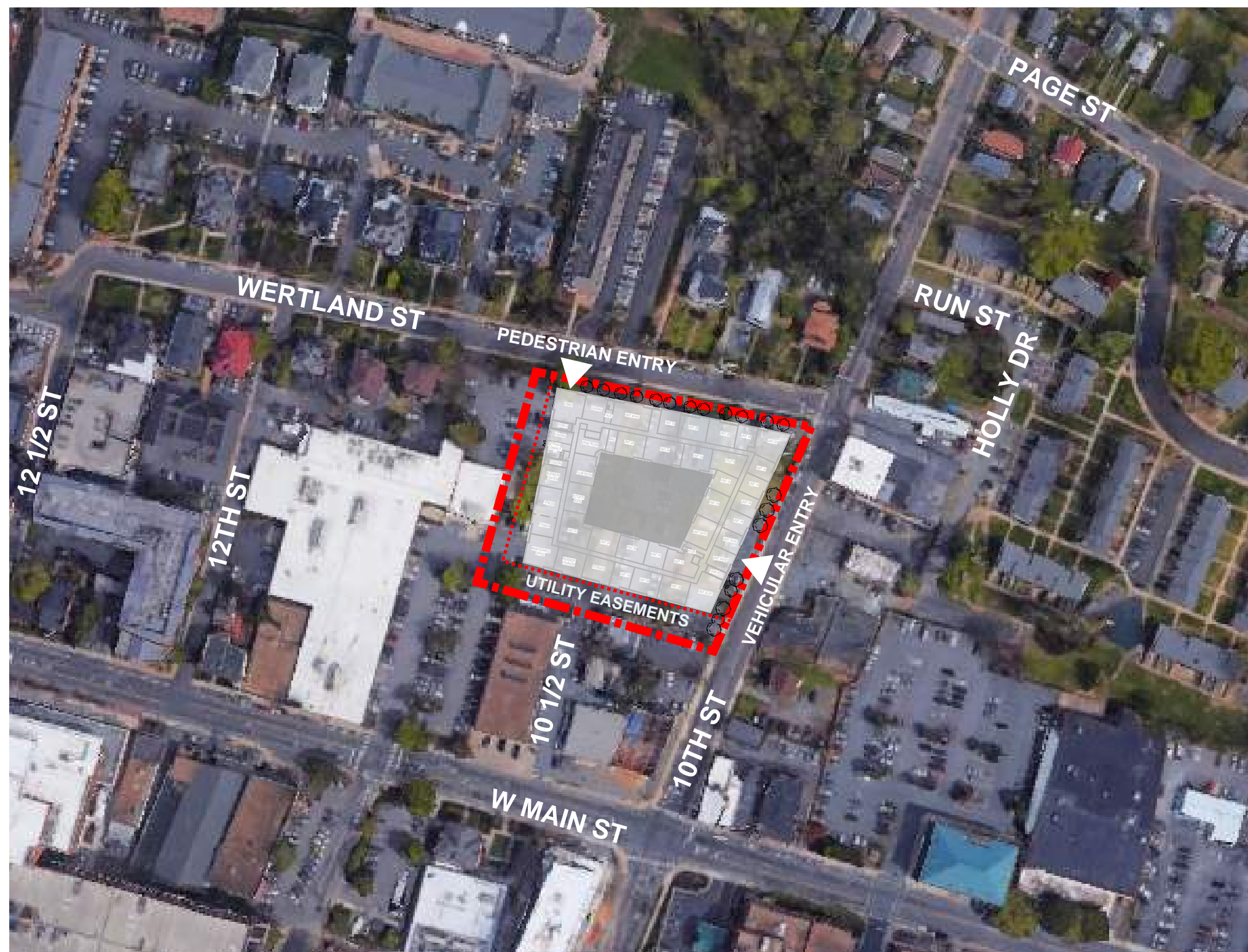
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



PROPOSED: MAXIMUM BUILDING MASSING

Podium Style Mixed Use Building

- **Retail facing 10th Street**
10,000 - 16,000 SF
- **Parking Garage**
Below building, behind retail
80-90 spaces
- **150 - 190 affordable rental units**
- **Central landscaped courtyard**
Over retail and parking podium
- **Building Height**
6 Stories



PROPOSED: MAXIMUM BUILDING FOOTPRINT

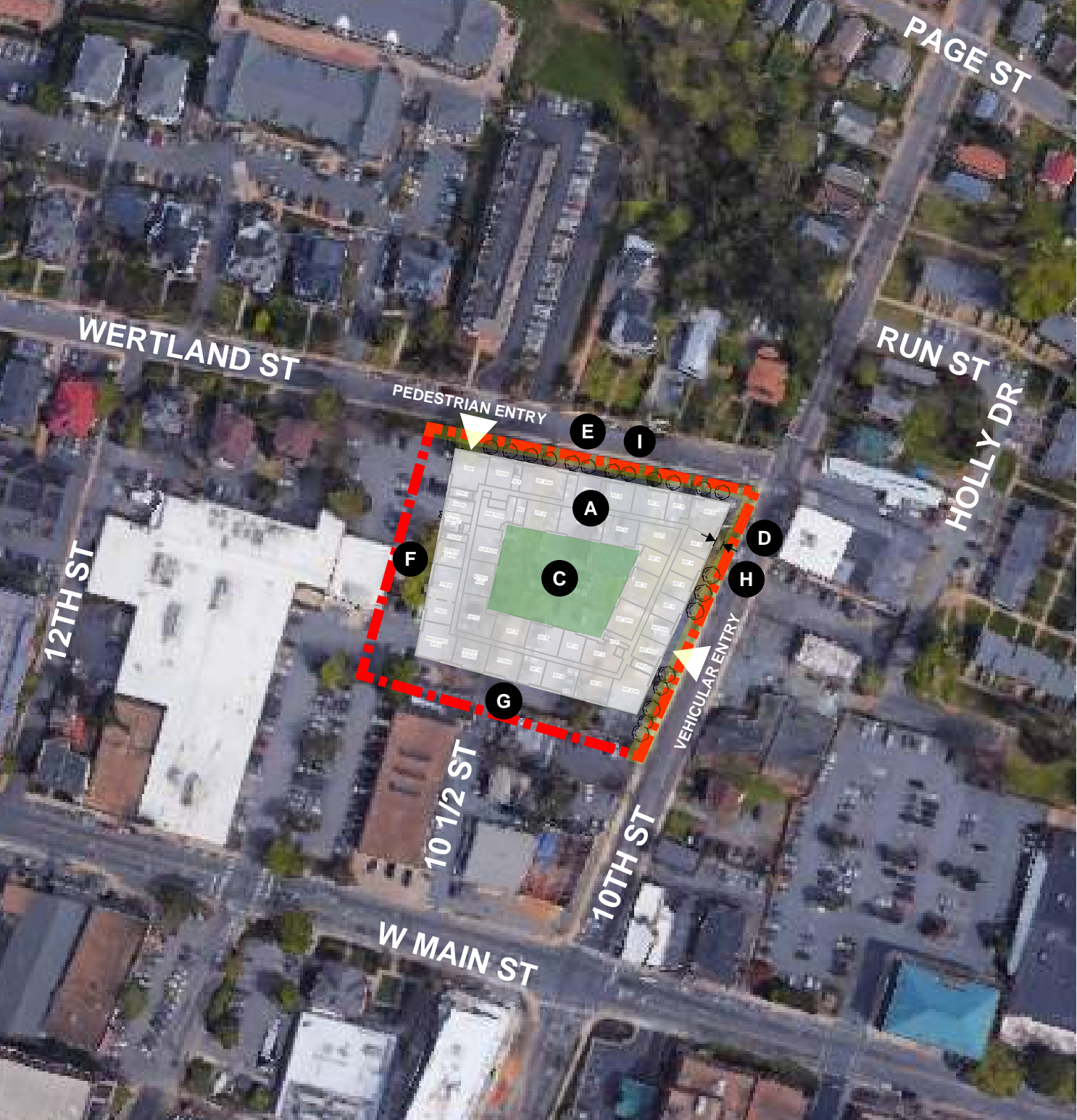
Podium Style Mixed Use Building

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Over retail and parking podium
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6 Stories



WERTLAND & 10TH AFFORDABLE HOUSING

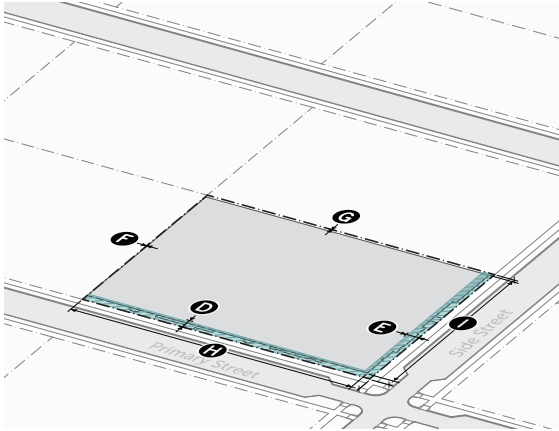
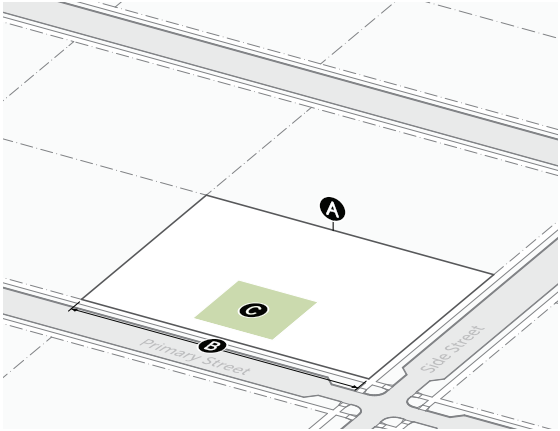
APPENDIX



CORRIDOR MIXED USE

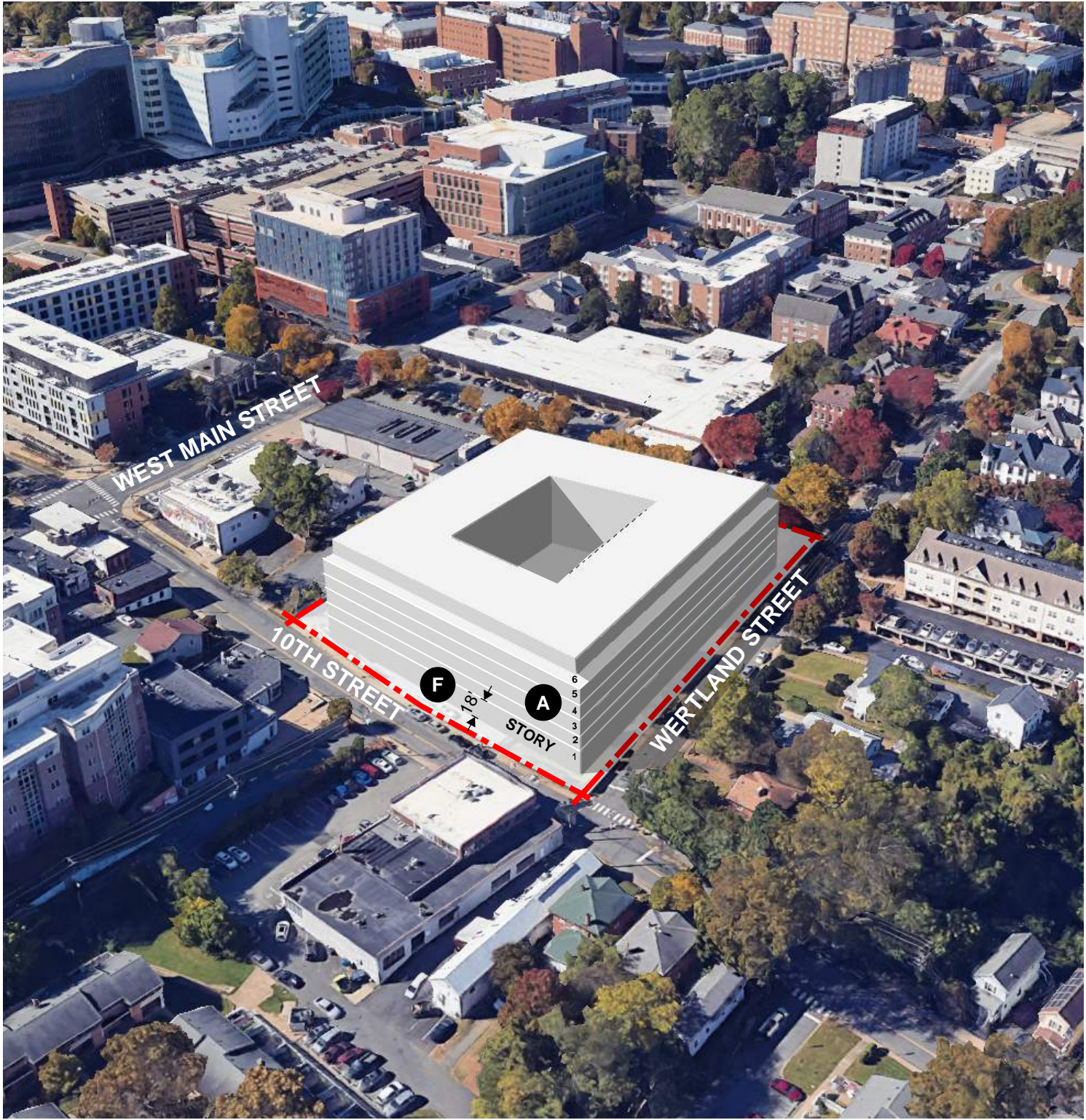
2.4.4. **CX-8** CORRIDOR MIXED USE 8

A. LOT

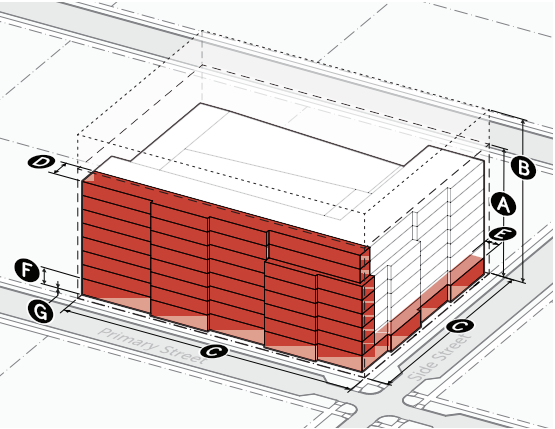


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed



B. BUILDING



1. HEIGHT		Sec. 2.10.9.
Building height (max stories/feet)		
A	Base	8 / 114'
B	With bonus	11 / 156'
2. MASSING		Sec. 2.10.10.
C	Building width (max)	275'
Active depth (min)		
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3. GROUND STORY		Sec. 2.10.11.
F	Ground story height (min)	
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H	Ground story (min)		
	Residential	35%	30%
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5. ENTRANCES		Sec. 2.10.13.	
K	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes
6. FENCES AND WALLS		Sec. 2.10.14.	
	Front yard height (max)	4'	
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