

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting - \*Rescheduled from 2/19/2025**  
**\*February 26, 2025 5:30 p.m.**  
**Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)**



**Pre-Meeting Discussion**

**Regular Meeting**

**A. Matters from the public not on the agenda [or on the Consent Agenda]**

**B. Consent Agenda**

1. Meeting minutes December 17, 2024 and January 22, 2025. [Attached in draft form to this agenda.] Video recordings available [here](#) and [here](#).
2. **Certificate of Appropriateness Application**  
BAR # HST25-0059  
218 West Water Street, TMP 2800084000  
Downtown ADC District  
Owner: The Residences at 218, LLC  
Applicant: Chris Henningsen  
Project: rooftop decks, stairs and guardrails
3. **Certificate of Appropriateness Application**  
BAR # HST25-0058  
610 Lyons Court, TMP 520078000  
North Downtown ADC District  
Owner/Applicant: Wyck Knox  
Project: construction of pavilion in rear yard

**C. Deferred Items - N/A**

**D. New Items**

7. **Certificate of Appropriateness Application**  
BAR # HST24-0047  
1000 Wertland Street, TMP 100038000  
(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)  
West Main Street ADC District  
Owner: UVA Foundation  
Applicant: Elizabeth Chapman; Grimm + Parker Architects  
Project: Multi-story residential building

9. **Certificate of Appropriateness Application**  
BAR # HST25-0060  
200 West Main Street; TMP 280010000  
Downtown ADC District  
Owner: Violet Crown Cinema Charlottesville LLC  
Applicant: Jeff Levien / Heirloom Development (contract purchaser)  
Project: Demolition of contributing structure (front façade non-contributing)

#### **E. Other Business**

12. **Preliminary Discussion** (continuation from January 2025)  
**No formal action will be taken.**  
BAR #24-0051  
300 Ridge Street, Tax Parcel 280151000  
Ridge Street ADC District  
Owner: Donald J. & Brenda C. Toney, Trustees  
Applicant: Carla Shifflett [contract purchaser] & Greg Jackson, TOPIA design  
Project: Addition
11. **Preliminary Discussion** (continuation from November 2024)  
**No formal action will be taken.**  
BAR # HST24-0038  
218 West Market Street, Tax Parcel  
Downtown ADC District  
Owner: Cavalier Hospitality, LLC  
Applicants: Robert Pineo/Design Develop, LLC  
Project: multi-story hotel
13. **Staff Questions**

#### **F. Adjourn**



**BAR MINUTES – DRAFT**  
**CITY OF CHARLOTTESVILLE**  
**BOARD OF ARCHITECTURAL REVIEW**

**Regular Meeting**

**December 17, 2024 – 5:00 PM**

**Hybrid Meeting (In person at City Council Chambers & 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.

**Members Present:** Ron Bailey, Carl Schwarz, Roger Birle, Jerry Rosenthal, Breck Gastinger, James Zehmer, Cheri Lewis, David Timmerman

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

**Pre-Meeting:**

There was discussion surrounding on 200 West Main Street. Staff asked whether the BAR wants shade on the Downtown Mall. Mr. Birle stated that he is not Ok with the proposed height. Mr. Schwarz did say that there are other tall buildings on the Downtown Mall, mostly on the north side of the Downtown Mall. Those buildings have a much smaller footprint. No application for demolition has been submitted for 200 West Main Street. There was discussion surrounding a pre-application meeting and pre-application conference.

Staff did present proposed building shadow heights scenarios to the BAR. There was discussion surrounding the 4 different scenarios presented by staff.

There were no issues with the 128 Madison Avenue.

The BAR discussed the project for 1609 Gordon Avenue.

The chairman called the meeting to order at 5:32 PM.

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

No Public Comments

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

**1. Meeting Minutes – November 19, 2024**

## **2. Certificate of Appropriateness Application**

BAR #24-12-02

128 Madison Lane, TMP 090139000

The Corner ADC District

Owner: Omicron Chapter House Society

Applicant: Greg Koehler

Project: Paved terrace at front yard.

**Motion to Approve Consent Agenda – Mr. Gastinger – Second by Ms. Lewis – Motion to Approve Consent Agenda passes 8-0.**

## **C. Deferred Items**

## **3. Certificate of Appropriateness Application**

BAR # 24-10-02

1609 Gordon Avenue, TMP 050063100

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

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Three-story apartment building

**Jeff Werner, Staff Report** – Request CoA for construction of a three-story apartment building with internal parking. Specifically note items 7, 8, and 9 summarized on sheet 14 of the submittal. \*See a side-by-side comparisons in the attached. (\* Items 1 through 6 were modifications shown in the October submittal.)

7. New entry element and doorway into a common lobby space.

8. Stairway and balconies facing Gordon Ave less visible.

9. Rooftop screening of mechanical units.

**Mr. Zehmer – I have Design Develop doing some design work for me. I am going to abstain from this.**

**David Timmerman, Vice-Chair, took over running the meeting during this CoA application.**

**Kevin Schafer, Applicant** – I am the Charlottesville Studio Director for Design Develop here in Charlottesville.

## **Next Slide**

The substantial changes that have been made since we last saw this project in October are twofold. The entryway that we are referencing is now street facing on Gordon Avenue. It is a full glass door with a covered area. We are emphasizing the entryway by pulling forward the glazing bay that is above it by about a foot to emphasize that main entryway, which is covered by about a 4-foot overhang. In addition, we have recessed the balconies. These balconies were sticking proud of the front façade and the front elevation. They have now been recessed behind that façade to deemphasize that sort of circulation route while still maintaining a very strong, decisive void to make these 2 building forms very legible in their nature.

## **Next Slide**

You can see this deemphasis of the balconies. Instead of having the landing, the stairs come out of the building. They are now entirely recessed behind the front façade of the building. We have the 4-foot overhang that extends from that walkway over to the main entrance. We have reconfigured the first floor so that the main entrance now opens into a common space lobby. Previously, that was a 2-bedroom unit. We have since broken it up in that first floor and done units on the right side and common space to the left. It will open into a common space lobby, a mailroom, and behind there is bike storage. As you work your way back towards the garage, this is several layers deep into that building all in an effort to deemphasize the circulation path in that main open area and provide that front entry element. The other zoning comment that staff mentioned was the new screening that is required on the roof to hide the rooftop units.

#### **Next Slide**

We went back and we listened to the previous February hearing and October hearing. We tried to ‘tease’ out what was successful about the project in the eyes of the board members. One of the things that was said repeatedly was the contextual appropriateness in nature. I like this slide because it shows the roof forms that are very much in keeping with the adjacent residential scaled buildings and the broken-down nature. If we could anticipate the discussion points that might happen, it is the continued move of the breaking down the intentional and explicit into the 2 forms and turning the roof gable. As we come back, with that alley, we get a 3<sup>rd</sup> gable form as we go down. It is a recognizable form for the neighborhood/for this district. It is a to-scale when you start to look at the widths on the street and the overall massing. It felt important to reduce the visual mass of this building. As we are one of the early ones in with the new zoning to make a concerted effort to break down the building façade and the building mass. In doing this, we took this strong approach with the void.

#### **Next Slide**

In elevation, it starts to read as these 2 different buildings in the rotated gable as it comes around with the brick background building. This slide also helps emphasize the front main entryway, the canopy that can provide some signage opportunities for our main entrance and for building identification. It is a recognizable building form. It is a recognizable material palette as well.

#### **Next Slide**

This is another example of how the 2 distinct building forms help reduce the overall visual mass and the visual scale. That is what we heard from initial preliminary hearing. The success lies with the contextual approach.

#### **Next Slide**

The second part is, not only just a recognizable mass, a recognizable scale and form, but a material palette that is very recognizable. If you draw a 4- or 5-block radius around our site, stucco or EIFS is a very common building material. It is not just any stucco. It is a light-colored cream or white stucco. You couple that with a red brick. That is a pretty traditional color palette with a cream stucco. It becomes very contextual, recognizable, and familiar from a material palette and a building form perspective.

#### **Next Slide**

There was discussion and debate amongst the board members at the October hearing regarding EIFS and the appropriateness of EIFS. Building technology changes. I don’t know if this is ‘a hill that I want to die on.’ What EIFS has changed over the past 15 years is very favorable from an architect’s perspective. We get 2 inches of rigid insulation outside of our structure. The thermal bridging that is happening through studs is no longer a concern. Building code and energy code is starting to push

towards continuous insulation on the outside of our building. The second thing we like about it is that improvements in the finish coat and how the finish coat is applied is that it is finished the same way as a stucco. It comes down what is the backer behind it. We can now do fine finishes that are very similar appearance to stucco. We can control the joints, which is something that we have talked a lot about. We can control the joints and have less joints than would be typically required particularly if we were using a panelized system. The third thing that we like about it is that improvements in our WRBs (water resistant barriers) have dimpled drainage mats. We have fluid applied water barriers. We double up our water barriers here. The idea of EIFS trapping in moisture and rotting is not a concern as much anymore in these mechanically fastened high quality systems.

#### **Next Slide**

Previously, a board member had used the word ‘cheap.’ If we were going for the cheapest building material, it would be a 4-by-8 sheet of panel. From a cost-per-square-foot perspective, it does not get any cheaper than a 4-by-8 material. There are challenges that we have seen and talked about in terms of the panelized system. There are more joints. The joints are harder to control where they land. The flashing on them is questionable. It starts to muddy the waters of the party a little when we start to consider that as a system. We did not like going to that as a system despite that being perhaps the most cost-effective method.

#### **Next Slide**

We think about contextual in an ADC district perspective and what is adjacent. We also think from a Charlottesville City perspective and what is familiar and recognizable from a multi-family perspective in this area. Two of these examples, not only use a stucco, but they use a very deep recess into a circulation area. That hallway is glass behind it. If that hallway was not glass and it was a railing or a balcony, would we think that project is any less successful? I don’t think it would. What is successful about the project is the legibility of the forms and how it breaks down on the street. I often reference South Range Apartments. A similar approach is an open circulation and an open staircase that helps break down a building form in such a way that it feels appropriate from a pedestrian perspective. On South Range on JPA, it allows it to bend the corner around Emmet Street in a successful way. These are projects that are recognizable in their materiality but also employing similar approaches to breaking down the mass and addressing the street in successful ways.

#### **Next Slide**

We have a spec on our rooftop screening; architectural louvers are the name brand we are specifying with 4-inch-deep vertical blades (black) to match our adjacent trim colors. In the location shown in red, we have the luxury of having these gable roof forms that help us terminate these screening elements nicely. It is a smart use of a screening system to hide our condenser farm on the roof.

#### **Next Slide**

We had some additional housekeeping items on our specifications. Working with Deb Brown at Cheney to specify a brick that seemed appropriate and felt appropriate on the street. It is not too red or too brown. It is the Buckingham Tutor brick. I have brick and grout samples available here if anybody would like to look at those. We also have the pack clad standing seam metal roof in matte black. We have those samples available as well. Ultimately, we went back and listened. We tried to ‘tease’ out the specifics that were ringing true in terms of a success and how we could emphasize those and ensure that the board’s comments were heard and addressed, and the positives were able to remain.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## QUESTIONS FROM THE BOARD

**Mr. Timmerman** – Do you have samples of the stucco that you plan to use?

**Mr. Schafer** – I don't have a physical sample. It is a fine finish. It is a mechanically fastened EIFS system in a fine finish that is field painted.

**Mr. Timmerman** – Sometimes those have different finish names. Sometimes they call them limestone. Is it a specific manufacturer that you are using?

**Mr. Schafer** – We do have a specific one.

**Ms. Lewis** – With the detail on the new front door entrance, I did not see any detail on it.

**Mr. Schafer** – It would be part of the Pela series. Imperia does not make a door that is in that size. It is the upgraded. It is an aluminum clad wood glass door with side lights on either side of it.

**Ms. Lewis** – You said that there will be mailboxes and bike parking.

**Mr. Schafer** – Bike parking would be towards the rear at the parking garage. The front entrance is a common lobby space that can serve as a gathering space for residents.

**Mr. Birle** – I have a question about the entry sequence. If you go into the recess to the right of the front door, does that lead you to the stairs?

**Mr. Schafer** – You do not have to go through the front door. That would also be the common space and the mailroom.

**Mr. Timmerman** – With the windows, are they clad? What is their exterior material?

**Mr. Schafer** – The Imperia is a fiberglass product. It is the same product that was used at Virginia Avenue. It has a profile that is like a storefront.

## COMMENTS FROM THE PUBLIC

No Comments from the Public

## COMMENTS FROM THE BOARD

**Mr. Schwarz** – There are definitely some improvements. I realize that the door is superfluous. What you have done to the front entry has helped a little bit. Pulling back the stair balconies and pushing out that big window has helped. One of my main concerns from this project was that it is austere. It seems like it is lacking residential details. I need to keep reminding myself that it is not that big. It is 3 stories. It is little house sized pieces. We have seen this 3 times. I am hesitant. I don't think that is going to hold me back from voting to approve it. The vine species that you have chosen is something that sticks. I would be worried about getting near the stucco. It seems like a solution to trying to prevent headlights from shining through those garage windows. It would be better if there was something more permanent like a louver system. I don't know if that is something that I could vote

approval on this, and you work with staff to come up with something. You are going for contemporary design. Shutters are not contemporary. That is my primary concern. This has progressed and it has gotten better. I can finally vote for approval on it.

**Mr. Birle** – You have made some good improvements. I have 2 comments. If you are trying to emphasize the front door and get people to use it, why not have the stair from the exterior sidewalk go to the front door? I questioned the fine texture of the stucco. If you closely looked at stucco in the neighborhood, you would find that it is pretty textured. That might play into that stark feeling that Mr. Schwarz is talking about. If this is fine, it is going to feel very stark. The massing is really good. The massing works in this neighborhood. We have said that in previous meetings. I can vote for this with that stipulation of the stucco finish.

**Ms. Lewis** – Why put the door where the window was? Why not put it where the stairs and the entry to the parking are?

**Mr. Schafer** – We felt that it is important enough to break down the building form in such a finite and decisive way. You have a building here that is a gable. You take that building form, you rotate it, and there is a void in between. When we start to put the glass in between it, it becomes a singular mass. We looked at it. We tried to address the concerns and comments we had previously heard. When we considered the context and the initial comments that we had heard, it was important enough to hang on to it in terms of that void, that shadow line, and that distinct breakdown in the building forms. I have 2 responses. The configuration of the entry sequence is to get an ADA ramp onto the site. That is what aligns the stairs and the location that they do need all that square footage to get up in terms of an ADA ramp. The location of the front door is tied together with the overhang. With the finish, that is a great point. Some tactility would be appreciated here. Maybe we go look at adjacent textures and try to match it. We used a sand pebble finish before. I was upset at the time that I did not get the fine that I wanted. It does have a certain tactility to it that we could explore. The louver system is a great suggestion. We have tried to find the vine species that worked. We are on our third vine species. We are still not hitting it. Let's go to louver system or some more permanent way of screening those headlamps. That is what it is.

Why not shift the door over? It is important to have those 2 buildings.

**Ms. Lewis** – Is the building overhanging the top 2 stories four feet? You have an additional opening over the door. How much protection from the weather would I have if it was raining?

**Mr. Schafer** – That trimline that is in that wrap is the difference between the proposed brick and the proposed EIFS. That sticks out 4 feet from that door.

**Ms. Lewis** – You have a slightly covered part over the door.

**Mr. Schafer** – That canopy extends over the door.

**Mr. Timmerman** – I tend to agree with your argument on EIFS stucco. It is advantageous over some of the other examples that you showed. While it is minimal, minimal can be good. The massing works with the neighborhood. You have broken down the scale to match some of the other residential houses on the street. I appreciate that. With stucco, the next question is what the finish is. There is a wide spectrum. I would love to see a sample. There are better quality ones and lesser quality ones. The lesser quality ones have more of a plastic look to them. It would be interesting play with the

contextual nature of this scheme and try to find something that ties in if you do a closer dive. Look at if there is a pattern of stucco textures. Try to find something that more matches the traditional materiality. That can be a nice material, something that has less of a plasticized look or shiny look and something that has more of a richer finish. I know they are out there. There are different levels that I have looked at. I would encourage the deeper investigation on that and understand what those differences are. I like the entry sequence of the upper image. It is a cleaner circulation pattern. It is less ambiguous. It helps support the building rather than detract from it. I agree with Mr. Schwarz about the louvers. It depends on the screens that you use. Whether it is stucco or brick, you don't want a vine attaching to that material. I like the idea of a landscape growing up a building. I understand Mr. Schwarz's opinion. It makes sense, especially when you think of it at night and the lights are coming on in the cars. You don't want to see that. Blinding that from view and putting a blind into the parking garage, you don't see that it is a parking garage. I support the project.

**Mr. Gastinger** – My comments are similar to the last meeting. I appreciate and support the massing of the project. That is a deft way of approaching the site. I still have concerns about the EIFS. I don't find the way that it is being deployed here compatible with the neighborhood. The other examples of light-colored stucco in the neighborhood are fundamentally different. There are smaller planes. There is more architectural articulation. The combination of the lightness of the stucco or EIFS and the way it is elevated in the building and the flatness of the surfaces. It does feel like a lot of those large student housing projects that are in other parts of the city but not in this neighborhood. I retain those concerns.

**Motion – Mr. Schwarz** – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed apartment building at 1609 Gordon Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road - University Circle - Venable ADC District, and that the BAR approves the application with these conditions:

- All exterior lighting and fixed lighting within the garage that produces light visible outside (that is, excluding vehicle headlights), will have lamping that is dimmable, have a Color Temperature [CCT] not exceeding 3,000K, and have a Color Rendering Index [CRI] not less than 80, preferably not less than 90.
- The EIFS material will be a drainable, exterior wall covering consisting of sheathing, air and moisture barrier, insulation board, reinforcing fabric, base coat, finish coat, adhesive and mechanical fasteners as applicable, and where installed in areas adjacent to pedestrian traffic or prone to damage [for ex, at the balconies and stairwells] it will be reinforced or a Class PM system and/or a high-impact resistant system.
- Any ground-level mechanical equipment and/or utility boxes will be appropriately screened.
- Meters and panel boxes for utilities, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened.
- Applied grilles are allowed on insulated glass windows, provided they have internal space bars.
- A louvered solution be provided for the garage screening in lieu of climbing plants.
- And with the recommendation that further investigation into EIFS materiality be explored, with the applicant providing staff with an option to be reviewed and once accepted, be approved, and entered into the BAR record.

**Second by Mr. Timmerman. Motion passes 6-1 (Mr. Gastinger) with 1 abstention (Mr. Zehmer).**

**Discussion following second of Motion.**

**Ms. Lewis** – I agreed with Mr. Timmerman that I would like to see a sample more about the EIFS. I don't want to delay approving. I wonder for staff what we can do to bring that back. We are looking at doing a conditional CoA for another project. Do we want staff to review that? The material is the material to the building.

**Mr. Werner** – It is not changing from EIFS. The way that we treated things like that is for Mr. Schafer to bring something back for the record. You all accept for the record a, b, or c. With that selection, that is what goes into the archive. It is not changing the material. It is not changing the joint lines. You are looking at the texture of the coating. I don't have a problem with that.

**D. New Items**

NA

**E. Other Business**

**4. Pre-Application Conference**

**No formal action will be taken.**

BAR # 24-12-01

606 Lyons Court; TMP 520063000

North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Alterations to house and site

- Staff did introduce the proposed project to the BAR.
- Applicant seeks to have a bracketed roof.
- The changes being proposed in this project are not meant to be extravagant.
- The plan is to remove the asphalt on the driveway and replace with a permeable material.
- Staff had concern about the changes to the front door.
- Mr. Schwarz did ask about replacing the windows on the house. The applicant is intending to replace the windows of the house.
- The applicant is intending to keep the storm door and all the trim around the door.
- The members of the BAR did provide feedback and suggestions on how this project and house could be improved going forward.
- There was discussion between the BAR and the applicant on improvements that could be made to the proposed project.
- Ms. Lewis did have some concerns about removing the pediment and the pilasters on the front of the house.
- Ms. Lewis also emphasized the importance of the history of the house and the neighborhood.
- Mr. Zehmer, Ms. Lewis, and Mr. Timmerman would like to see the front door preserved.
- The applicant will need to go back and speak with her architect about the design, the front door, and the pediment.
- There was a straw poll on the pediment (5 to 3 for removal of the pediment).



- There was confusion between the applicant and the staff regarding whether this being a CoA application and a pre-application conference. The applicant had originally applied for a CoA in October.
- There was some miscommunication between staff and the applicant regarding this project.
- The applicant did express frustration with the process and with staff. The applicant was under the impression that she could get an approval of CoA at this meeting.

## **5. Pre-Application Conference**

**No formal action will be taken.**

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

- The applicant is looking at this as an addition.
- The applicant is wanting to remove the top half of the house and replace with a full story.
- The applicant is looking to add a porch and replace the gabled roof with a new story.
- It is going to be clad in a metal siding. There is going to be a new porch with a cover over the porch.
- This project is an independent project and the priority for the applicants going forward.
- Members of the BAR asked questions and provided feedback/criticism regarding the new project.
- Ms. Lewis did go over the guidelines on additions and expressed support for the proposed addition to the current house.
- Mr. Schwarz also did go over the guidelines on porches and expressed support for this project.
- Members of the BAR did provide suggestions and feedback for the applicant on how to improve the project.
- Mr. Gastinger recommended that the ends of the joist on the stair be covered and that the white under the black is striking.
- There was broad support for this proposed project.

The meeting was recessed for 5 minutes.

## **6. Pre-Application Conference – (Continuation of May 2024 discussion.)**

**No formal action will be taken.**

1000 Wertland Street, TMP 100038000

(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)

West Main Street ADC District

Owner: UVA Foundation

Applicant: Elizabeth Chapman; Grimm + Parker Architects

Project: Multi-story residential building

- The applicant is on time for getting LI HTC by March 20, 2025, and will need to get site plan approval prior to that date.
- The applicant is proposing a 6-story building on the site.
- Most of the site is used for surface parking.

- The new zoning CX-8 and the applicant is planning for it to be all affordable housing. The applicant is planning on building up to 6 stories.
- There are some significant grade changes with this site.
- There will be a parking garage going under the building.
- The applicant did show the elevations along Wertland Street and 10<sup>th</sup> Street. The applicant also presented the changes that have been made to the project since May.
- The applicant is sticking with wood construction because that is the only way to get the tax credits.
- There are going to be 2 main entrances into the apartment building so that staff can have interactions with the tenants.
- The applicant has developed a landscape plan for this proposed project.
- There has been discussion about possibly undergrounding the utilities for this project.
- The surrounding neighborhood associations are lobbying for a small market on the ground floor.
- All the units in the proposed project will be affordable units.
- The applicant is proposing to put solar panels on the roof of the proposed building.
- Members of the BAR provided suggestions and feedback on what the applicant can do to make the project better.
- Mr. Zehmer wants to see the other 2 sides of the building and how it interacts with the surrounding residential neighborhood.
- Members of the BAR did provide suggestions and feedback on how to improve the project going forward.
- Mr. Schwarz did go over the different items and exceptions with the zoning code. The applicant is aware of the exceptions being made to the zoning code for this project.
- Mr. Schwarz did go over all the items and documents that are required for a formal CoA application.

## **7. Pre-Application Conference – (Continuation of November discussion.)**

**No formal action will be taken.**

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

- The applicant presented what has changed from the previous iteration of the proposed project.
- The applicant is not close to a CoA application. It is going to be at least a year before the project becomes more detailed.
- The Violet Crown Theater owner approached the applicant about developing this site.
- Office of Economic Development said that millions of dollars will come in as a result of this project.
- The goal of the project is to be a net positive. All considerations of the BAR will be taken seriously.
- The applicant did present shadow studies of The Mall on the 4 days of the season change- Winter Solstice, Spring Equinox, Summer Solstice, and Fall Equinox-to show the tree shadows.
- Applicant stated that the proposed massing is providing sunlight for the trees to thrive. Some of the trees are going to be removed.

- Mr. Zehmer would like to see more views of the building from the street level on the Downtown Mall.
- Mr. Zehmer did emphasize the importance of the pedestrian experience and human experience on the Downtown Mall.
- Mr. Gastinger did emphasize the impact of this building will be beyond the site and adjacent areas.
- Members of the BAR did provide suggestions and feedback with what the applicant can do to improve the proposed building.
- Members of the BAR are wanting to see the pedestrian experience from the Downtown Mall.
- Members of the BAR would like for the applicant to show what the pedestrian experience is like on the Downtown Mall.
- Mr. Timmerman expressed concern about the parking for this project.

## **8. Staff Questions/Discussion**

- Update on Council's review of café design guidelines.

## **F. Adjourn**

### **Adjournment**

The meeting was adjourned at 9:27 PM.

**BAR MINUTES – DRAFT**  
**CITY OF CHARLOTTESVILLE**  
**BOARD OF ARCHITECTURAL REVIEW**

**Regular Meeting**

**January 22, 2025 – 5:00 PM**

**Hybrid Meeting (In person at City Council Chambers & 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.

**Members Present:** Cheri Lewis, Roger Birle, Carl Schwarz, Jerry Rosenthal, Kate Tabony, Ron Bailey, David Timmerman

**Staff Present:** Patrick Cory, Kate Richardson, Jeff Werner, Kyle Ervin

**Pre-Meeting:**

There was discussion around the Consent Agenda. Mr. Schwarz asked if there would be a landscape plan for The Doyle. Staff reminded the BAR that there are 2 options with CoA applications. If the BAR makes the motion for a deferral, the applicant has a month. If the application asks for a deferral, it is up to the applicant when the application comes back to the BAR. Mr. Rosenthal asked how many projects are presented via an architect and property owners. Staff response was that it varies. Most applicants do have an architect.

Ms. Lewis had a question about the location of rear door for 606 Lyons Court. There was a discussion surrounding the CoA application.

Ms. Lewis asked why the Grit Coffee was not on the Consent Agenda. Staff went over why the Grit Coffee CoA application was not a part of the Consent Agenda.

The Vice-Chairman called the meeting to order at 5:34 PM.

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

No Public Comments

**H. 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.)

**9. Certificate of Appropriateness Application**

BAR #25-01-01

606 Lyons Court; TMP 520063000  
North Downtown ADC District  
Owner/Applicant: Christine P. Martin, Trustee  
Project: Alterations to house and site

**10. Certificate of Appropriateness Application**

BAR # 25-01-05  
614 Park Street, Tax Parcel 520184100  
North Downtown ADC District  
Owners/Applicants: Carrie & Kevin Burke  
Project: Site alterations and courtyard parking

**11. Certificate of Appropriateness Application**

BAR # 25-01-07  
499 West Main Street, Tax Parcel 320177000  
West Main ADC District  
Owner: Blue Suede Charlottesville, LLC  
Applicant: Ryan Roman  
Project: Rooftop addition

**12. Certificate of Appropriateness Application**

BAR 25-01-08  
500 Park Street, TMP 530123000  
North Downtown ADC District  
Owner: First Presbyterian Church of Charlottesville, Inc  
Applicant: Richard Lutz  
Project: Playground fence

**13. Certificate of Appropriateness Application**

BAR 25-01-09  
321 East Main St, TMP 330226000  
Downtown ADC District  
Owner: 321-323 East Main Street, LLC  
Applicant: Jazmine Mays / Thalhimer  
Project: Install door at side entrance (4th Street, NE)

**Motion to approve Consent Agenda – Mr. Bailey – Second by Ms. Lewis – Motion passes 7-0.**

**I. Deferred Items**

NA

**J. New Items**

**14. Certificate of Appropriateness Application**

BAR #25-01-02  
144 Chancellor Street, Tax Parcel 090109000  
The Corner ADC District  
Owner: Delta Zeta National Housing Corp.

Applicant: Kevin Blair  
Project: Demolition of contributing structure

**Jeff Werner, Staff Report** – Request CoA to demolish the existing, approx. 20-ft x 56-ft, single-story, wood-framed structure.

**Ms. Lewis** – Do you think this is an instance of demolition by neglect? Has there been any work done since the 2010 engineering study that we got a copy of that was presented to this board in 2013?

**Mr. Werner** – Structurally, I cannot answer that. The building is maintained as good as you would expect. The roof and gutters are functioning. It is in rough shape. My understanding is that as it is currently, it does not serve the use of the owner. With what is proposed, I did not get into that. As it is now, it does not serve their use. Repairing it would not make that any more usable.

**Kevin Blair, Applicant** – Since the 1979 purchase of the entire property, including the former adjacent hotel and our main sorority house by Delta Zeta National Housing Corporation, this building has never really served any specific purpose other than occasional storage and a light source for our rear parking lot. There is a tendency by the interpretation of some that the building makes an aesthetic contribution to the area's collective architecture. However, we believe this should not be the sole consideration in determining its continued existence. The building does have some architectural characteristics, which are common for a structure of its age and time (circa 1905). Due to the following, its accessibility, location, amid large housing buildings, limited square footage, rudimentary earthen basement, and antiquated systems, it no longer serves the needs of our sorority, the surrounding student housing population, or University neighborhood community. At no fault of its own, it has unfortunately become an abandoned residential structure isolated within a commercial and university developed district. The previously projected cost estimate in 2013 to bring the building systems into compliance with current technology, efficiency, and structural soundness was estimated at \$625,000, which would be considerably more factoring in today's costs. These costs far exceed our value of the building in its current form and functionality. As noted in the present and former structural reports and applications, the building has been deemed unsafe and is currently uninhabitable. We no longer have an intended use for the structure and are respectfully asking for your understanding and consideration to allow its safe demolition and removal.

Nothing to our knowledge, except for a roof, has been done. An asphalt shingle roof has been put on the building.

**Ms. Lewis** – You have reviewed the Martin Quarles report from 2010. It looks like the same conditions are there now. There is no doubt that there is degradation. Are you trying to demolish this by neglect? That report is 15 years old. If you are telling me that you have done no work on that bowing brick foundation wall and done nothing in this earthen foundation and other structural issues that you are citing, that works against your application for demolition. You cannot just let a building fall. We have a duty, especially with a historic building, to maintain things. You are saying that the roof is the only thing you have done in 15 years.

**Mr. Blair** – Our use of the structure would not warrant the cost and expense of those repairs to the building. It was part of the property when we originally bought it. It was never of any use to us.

**Ms. Lewis** – You said that the \$625,000 amount was from 2013, the last time you were here. Who came up with that cost?

**Mr. Blair** – It was Dalglish Gilpin Architects.

**Ms. Lewis** – I thought that report had an amount between \$275,000 and \$325,000.

**Mr. Blair** – It was a cumulative cost for all the systems to be upgraded in the building. It pretty much needs to be taken back to the studs.

**Ms. Lewis** – The structural rehab part is more than \$350,000.

**Robert Krumpen, Applicant** – The 2010 structural inspection report was done by Dunbar Engineering. The BAR documentation was excellent. That allowed me to go through our files. I was able to pull up the 2010 photographs and compare them with the 2024 photographs. One of the things that I was able to determine was that front stoop has dropped about an inch in that 15-year timeframe. That reinforces our previous concerns in the 2010 report and the 2024 report. That unreinforced masonry wall is bowing out. We also think it is shifting. It is also reiterating the southeast masonry pier. In the 2010 report, it has a tight gap between the seam and the infill. That was probably done later. The 2024 report shows a half-inch gap. We believe that the western masonry wall is failing and is in bad shape. We think the building is, as the result of the lateral pushing, sinking and shifting slightly to the east. There is some movement happening unassociated with the building in that 14-15-year timeframe. It was interesting for us to do a comparison and contrast. These are 2 data points for us to do a comparison.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## **QUESTIONS FROM THE BOARD**

**Mr. Birle** – Everything above the foundation is sill plate. What is the condition of that?

**Mr. Krumpen** – For the wood-frame part of the structure, there are some localized damage, dry rot. There are some areas, especially at the connections with the masonry piers, that are damaged. A fair amount of the floor system looks to be in pretty good shape. The sill plates are damaged in localized areas. It did appear that there probably is some localized damage to the wood structure. The major structural implication is the foundation.

**Mr. Birle** – The sill plate is typical of a turn of the century house.

**Mr. Timmerman** – When you were looking at this, were there any alternate solutions that you began to think about as far as how to alleviate the structural situation with the foundation?

**Mr. Krumpen** – The biggest challenge is that the wall has failed to an extent that I cannot reinforce it. To do a competent repair, you must dig out that wall and install a more modern foundation in it like a concrete retaining wall to make it stable. It is the front, west wall. That is where the stoop sat. That part is the most damaged. The northern part of the structure looks better. There are some shifts on that. It looks like the southern part is experiencing the most movement and has the most issues associated with it. It is the southwestern wall. With the pier, that is the southeastern side. Those 2 are showing the most degradation.

**Ms. Tabony** – When was the roof replaced?

**Mr. Blair** – I believe that it was 12 or 13 years ago.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Timmerman read Mr. Zehmer's comments into the record** – I visited this site with Me. Werner, Ms. Richardson, Mr. Timmerman, and Ms. Tabony. The owner's rep showed us around the building including the crawl basement space. I agree that there are areas of structural concern. However, this property is not beyond repair. The recommendation in the structural engineer's report to rebuild the brick foundation wall is a good recommendation. However, it is not the only solution. If cost is a concern, some 2-by pressured treated lumber could be used to construct bracing to stabilize this wall and prevent further movement. The sentiment that the CMU infill needs to be connected to the sill plate is incorrect. The brick piers are holding up the building. The CMU infill is just that. It is infill. Although our purview is typically limited to the exterior of the building, I think that when a CoA for demolition is submitted, the owner has invited the BAR into the building. It is worth noting that the interiors still retain much of their original finishes, including doors, fireplace mantle, window trim, plaster, and wood floors, this helps argue for preservation of the building. The original wood siding is still extent underneath the medal siding. I would not be able to support of the CoA. The applicant is pursuing demolition by neglect. We cannot support or reward this approach to the maintenance of the contributing buildings in a historic district.

**Ms. Lewis** – Mr. Blair notes that he wants us to focus on other factors, recognizing that it is an older building. He would like for us to look at factors, such as the accessibility of the building, its location. It is currently amid many larger housing buildings on Chancellor. He is also probably referring to across the tracks and nearby, the limited square footage of the building, the earthen basement, antiquated systems, the fact that it no longer serves the needs of the owner (been the owner since 1979). He cites that it is basically an abandoned residential structure in a commercial university, a district that has become developed around it. He cites the cost. I don't see that in 2013 or this year where we have had a contractor put numbers on that. These are guesses. They are guesses by qualified engineers. We did not get any numbers this time. The ones cited by the architect firm the last time would be that plus inflation with 12 to 15 years. Cost is not one of the factors that we consider. For the applicant and public information, we are beholden to look at the guidelines for demolition. They are cited in Chapter 34. I am citing to the old code because we don't have references. The new code has not been codified. It is section f.2.5.2.7.1b. Factor we are supposed to consider are the historic architectural cultural significance of the structure or property including without limitation, the age or structure of the property, whether it has been designated nationally or statewide. This building is a contributing structure in The Rugby Road University Corner Historic District. It is noted on the National Register listing. The third factor is the extent the building or structure is associated with a historic person, architect, master craftsman, and historic event. We don't know of any. Whether the building or structure or any of the features represents an infrequent or first or last remaining example within the city of a particular architectural style or feature. Staff notes that the building is an unusual building type. We probably don't have any other 1-story school buildings. They are existent wood school buildings that are existent at all in the city. It might be the last remaining example of that type of building. The 5th factor is whether the building or structures of such older distinctive design texture or material that it could not be reproduced or could only be reproduced with great difficulty.



Nobody think this building could be reproduced because of the antiquated features of it. You could reproduce it with new materials. It might look a little alike. The degree to which distinguishing characteristics, qualities, features, or materials remain. It has been noted that many of them do remain because, so little has been done by these owners who have owned it for 45 years. It is like it was when they bought it. We consider whether and to what extent contributing the structure is linked historically or aesthetically to other buildings and structures within the district or is one of a group of properties. It has been noted by staff that this is linked with the history of the university. This area being a residential district and a residential place for staff and other people that were associated with the university and might have schooled their children. The overall condition and structural integrity of the building as indicated by studies prepared by an engineer, whether the applicant proposes means, methods, or plans for moving, removing, or demolishing the property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value. What the applicant has proposed is to raze it and maintaining none of those elements and any other applicable provisions of our design guidelines. We are bound by that. Many of those might be subjective. Many of them are easy to answer. Those are how we consider this question. I wish that this sorority would use this building, come back to us with a partial demolition, and use some of the space in the remaining parcel. There is a little bit of space in the back to add onto this building and add new life and certainly bring it a new purpose for the sorority. I cannot approve a whole demolition. I am concerned that this owner has owned this building since 1979 and not have done anything in 45 years to a building that is quite unique in the city.

**Mr. Werner** – The design guidelines for demolitions refer to the old code section, which has been superseded by the new code. In the staff report, the criteria are there for reviewing decisions related to demolitions from the current ordinance. Under that are the guidelines from the ADC District Design Guidelines. That is where the reference is to the old code. I have included both in there. Both are similar. There is no code conflict.

**Mr. Timmerman** – It is important to draw distinction between the idea of an individual's purpose for a building or just a more generic purpose for a building and what our intentions are here. I hope that helps clarify.

I would like to augment a certain perspective. I will start with reading the introduction to the ADC District Design Guidelines. In the introduction, it broadly states that historic buildings are irreplaceable community assets. Once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or removing any contributing building in a historic district should be considered carefully. That is significant in this case. When I arrived on the site, I appreciated the time you spent with us and walking us through. I appreciate the structural report. I appreciate what you said earlier and your presentation. All of it was respectful. It makes a lot of sense. When I arrived on the site, I noticed was the building itself and the structural issues. I noticed how well intact it was. Even with the siding that is on it, you can almost feel the history of it in the form of the building. You could imagine it the way it used to be. I looked up and down the street. It is on a street that has a consistent fabric. It has not been interrupted unlike many of the areas surrounding the university. That was significant to me; not only the building being within reach but also the continuity of the street. When you walk down the street, it is a great experience. You are not walking on a street like Wertland where it is marked by developments that are out of scale and out of range of the historic district that it embodies. An important thing to consider here is its location within the greater context of the street. That is an important thing to consider. It is an important asset in our community. These are the kinds of things that we are all impassioned to try to protect or to uphold. Everyone on the BAR has that mission

whether they agree with this situation or not. I agree with Mr. Zehmer's recommendations regarding the structural. While there is a serious structural issue, I wonder if there isn't a more creative approach. When I was in the crawl space, it was clear that front retaining wall is failing because it is a brick wall. It is retaining soils that had been left exposed. Something has changed. As you mentioned, there has been a significant tilting of it in the last 10 years. Are there other ways of dealing with this kind of situation? Is there a solution for infilling part of the crawl space to encase that foundation? Is there a way to encase that wall so that you relieve yourself of the expense of jacking the building up and putting in a new wall? Given that the building is intact and given that the structure is not beyond repair, I suspect there are ways of dealing with it. I would not be willing to approve the demolition. It is an important part of the fabric of the community around the University.

**Mr. Schwarz** – I agree with what my colleagues are saying. I feel for you guys. Unfortunately, you need to go through the process. It sounds like we are going to deny this. Out duty on this board is to not let you demolish it. Unfortunately, you are right. You are right it probably has served its use in the neighborhood. You can take it to Council and appeal. If they deny it, you can put it on the market for a year. If nobody buys it, you tear it down. Ideally what would happen is that some student group or someone sees it as a community space, sees the value in it as a historic school building, that would be the dream. We can hope that happens. We need to allow that process to take place. Fortunately, with our updated zoning code, there is no minimum lot size. You can sever your lot and sell this portion. You probably should have gone through that process in 2013. You need to go through the process of seeing if somebody can buy it and somebody else can take care of it.

**Mr. Birle** – The fact that this is a contributing structure according to the VDHR (Virginia Department of Historic Resources). What we are hearing from people who have seen it, from the report, and everything from the sill plate up is in decent shape. The bar for demolition would have to be much higher than that. We need to protect buildings like this.

**Mr. Werner** – I have talked a lot with Mr. Blair. I was very candid with him that the BAR's responsibility is the historic resource. There is a process of appeal. It must occur within 10 business days of your action. That would be February 5th. The practice has been that an appeal is presented in writing. It is not a hold to come and have a discussion later. The appellant must make the case of the grounds for the appeal and including anything where the BAR might have misapplied the standards. There is a \$100 fee for an appeal to a BAR decision. It is part of the process. Too often in the appeals, it has been viewed as a rebuke of the BAR. The BAR is doing its job. The process allows Council to review it. In the ordinance, Council may consider any additional information, factors, or opinions that they deem relevant to the application. Whereas you are constrained by the guidelines and the criteria of the new ordinance, Council can consider other things. That is what the process was designed for. They are the elected officials. I want to be clear that it is going to Council. The applicant has an opportunity to make their case. There is an opportunity for a valid statement.

**Mr. Timmerman** – It shows that we feel strongly about the significance of the building. We are not trying to be on a soap box. Maybe counter to what Mr. Schwarz is saying is that there is an option. I don't know how feasible it is. My hope is that the sorority find a purpose. You said that there is no purpose for it. Often with buildings, spaces, structures, it is not so much to have the purpose. It is finding the purpose. There might be an opportunity.

**Mr. Werner** – We have referred a couple of times to a contributing structure. You have purview over locally designated historic districts and locally designated properties. Per our code, anything that is considered a contributing structure, you have purview over the demolition review. In the review

criteria for demolitions, we refer to contributing structure into the state and national register districts- the Virginia Landmarks Register and the National Register of Historic Places. This school is a contributing structure to that National Register District. That is not what causes you to have the purview over the demolition. It is part of the consideration. It is state and national significance.

**Motion to Deny – Mr. Timmerman – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed demolition of 144 Chancellor Street does not satisfy the BAR’s criteria and its guidelines and is not compatible with this property and other properties in The Corner ADC District for the following reasons:**

- **The cultural significance of the historic building and the street on which it is located.**
- **Its relatively extant condition.**
- **It is an extant example of this vernacular period.**

**The BAR denies the application as submitted. Second by Ms. Lewis. Motion passes 6-0 with one Abstention (Mr. Bailey).**

### **15. Certificate of Appropriate Application**

BAR #25-01-03

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

**Jeff Werner, Staff Report** – Request CoA for addition and alterations:

- Remove gable and build 1-story addition
- Remove existing concrete stoop
- Add porch with covered roof
- Paint brick at lower level

**Ms. Tabony** – Are we trying to decide if it is an addition or new construction?

**Mr. Werner** – I will go back to Tim Mohr, who was on the BAR for a long time. He often said that before we even discuss a project, the BAR should decide what the preservation approach is. What is the objective of the project? This will come up when we talk about 300 Ridge Street. As we look at this site and this request, what is it around that we want to take into consideration in evaluating this? If you look at it as an addition, according to the guidelines, it says to respect the existing structure. Don’t overwhelm it. Be subordinate to it. Something like this is a little tricky. With new construction, the primary goal is design compatibility with the surrounding district. Viewing it in that context makes this simpler. I know that Mr. Zehmer had some different thoughts on that. Trying to make this an addition onto that single story brick structure that they had been allowed to raze, that complicates things unnecessarily.

**Kevin Riddle, Applicant** – My wife and I are looking to make changes to our house. As far as we are concerned, we don’t mind how the Board decides to interpret this, whether it is an addition or a new structure. It is depending partly on the existing structure. That structure was approved for demolition unanimously several years ago, in large part, because we realized that its history is not remarkable. It has been a solid little house. There are hundreds of others like it around town. It is not distinctive. There is no special history attached to it. We don’t see an issue with adding to the top of it and

somehow overwhelming the house as it currently exists. You saw this last month. Since then, the changes that we have made are virtually no changes. The documents explain it well.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## **QUESTIONS FROM THE BOARD**

**Mr. Rosenthal** – I gather that you are not changing the footprint. You are going to change the square footage by going to 2 stories.

**Mr. Riddle** – The half-story will become a full story.

**Mr. Timmerman** – How would you argue that you responded to the comments from the last time? What changes have you made?

**Mr. Riddle** – I believe that Mr. Gastinger had mentioned stub joists that are supporting a long step on the front. He noticed that they seemed prominent with just a clear finish on them or something that matches the wood siding that we are proposing on part of the lower story. I did send an updated package. With those joists, we are proposing that they would be painted out a dark blue-grey color like the rim joist behind it. It is still a similar construction. They just aren't as prominent. I don't recall that there were any other critiques of significance.

**Mr. Rosenthal** – Why did you decide not to do the demolition?

**Mr. Riddle** – It was a change in direction. We did have a new house design. It looked like it would be daunting to go through with the full demolition and a rebuild.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Birle** – I want to commend you for keeping the house from a sustainability standpoint, which is in the Comprehensive Plan. It is also a contributing structure. I am glad that it is remaining. I don't think it overpowers it. Because of the color it is a quiet solution.

**Mr. Bailey** – The design fits well. It keeps the street contemporary. It is one of the more interesting streets in our town because of the various architectural styles. This will add to it very nicely.

**Mr. Schwarz** – It is a small structure. As a contemporary addition to Park Street, with the dark metal on the roof and the fact that it is a small structure, it is not going to stick out. It is going to recede pretty well. That gave you some leeway to do some less traditional moves. I am ready to approve it.

**Ms. Lewis** – I was supportive of it the last time and I still am supportive of it. There are other contemporary homes in North Downtown. We will have an application later from another one on Park Street. It is sustainable to retain that first floor and affordable for the owners and project architect. I welcome it to the neighborhood. I commend the owners and the architects for not engaging in false historicism or classicism and adding elements that would mimic other buildings along Park Street. I

fully support this. For comment purposes, I regard it as new construction. I don't think there are many elements you are retaining except for the exterior wall. You are changing some apertures. You are retaining a foundation and building up on it. I really do not see it as an addition.

**Mr. Timmerman** – Mr. Gastinger, last time, mentioned the starkness and color. I would agree with him. It calls attention to itself. It is a little not in keeping with the rest of the surroundings. It is not a matter of style. A contemporary building can work on Park Street. I would like to encourage some more relationship and dialogue with the surroundings there. I find it to be a little bit of a one-off. It sounds like I am in the minority. I did not speak up last time. That is where a lot of the fun and the play can happen with contemporary architecture. There are layers and levels to that, how much it can absorb what is surrounding it.

**Mr. Riddle** – Some of it depends on someone's proclivities like on Farish Street. I like that variation. Our neighbors to the south put a pretty striking color on that 1880s house. I know that not everyone likes it. I think it is great. In that spirit, the contrast here looks fine. I hear what you are saying.

**Ms. Tabony** – I support the modern insertion into the Park Street landscape. I think it is great. The elevations look a little cartoonish. With the adjacency of the black to white, I wonder if the detail of the existing brick to the new metal siding, I don't know how far you have developed that. There is something nice about this simplicity. It is a fine line right now. Is there going to be more flashing? Is that line going to be expanded to be a thicker datum than what is shown in your images right now? I like the blue. The blue is great on your steel and the front porch. I am wondering if you could bring a little bit more of that playfulness into the fence. The fence is unresolved for me now. The south façade feels very stark. I know that you are seeing that south façade coming up Park Street. That is the main view. Maybe there is a landscaping element that you could bring to that to soften that black over white box.

**Mr. Riddle** – That could be a challenge with the driveway right next to it.

**Motion to Approve – Mr. Birle – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the addition at 745 Park Street satisfies the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request with the condition that the owner document the existing house and conditions for city staff prior to construction. Second by Mr. Bailey. Motion passes 7-0.**

## **16. Certificate of Appropriateness Application**

BAR # 25-01-04

116 West Jefferson Street, Tax Parcel 330183000

North Downtown ADC District

Owner: West Jefferson Properties, LLC

Applicant: Kristin Cory/Joshua Batman

Project: Rear porch exit stairs

**Jeff Werner, Staff Report** – Request CoA for approval of modified trim and railing details at rear porches due to alterations necessary to accommodate code-required egress stairs.

**Ms. Lewis** – When was the hyphen between the 2 buildings added? That seems to be one of the factors that is driving the confusion on the back.

**Mr. Werner** – It is not historic. My guess is that it happened when they built the addition or after. It is not pre-1980.

**Ms. Lewis** – I don't remember them being connected.

**Mr. Werner** – As long as I have looked at this, it has been there.

**Mr. Bailey** – As I recall, the idea was that they were going to remove the hyphen at one point when they were going to reinstall or recreate the front porch. That has changed.

**Mr. Werner** – There are many pieces and parts to this. I did not go back and reconstruct it. I looked at whatever was the last thing that we looked at. It included the hyphen being there and the deck out over the top of it.

**Ms. Lewis** – Is this the same owner that we dealt with on the previous application with the porch? It is.

**Joshua Batman, Applicant** – The building official and structural engineer do not think that we can adequately attach the posts and tie them down. Maybe there is a way we could do some steel that goes down to the floor if you want to keep the brick. We are open to that.

#### **Next Slide**

There is this landing that must be there. What I did was add posts in there to help ground this thing and take it from this structure that is tall and up in the air there. The lattice that we have proposed here would not be a typical lattice. It would be an inch and a quarter by an inch and a quarter fur painted with a larger aperture in it. Underneath there is a little residential unit. That little porch underneath would be a little patio for that unit. We want it to be nice down there. This really helps anchor that. It helps take away from a stair there. We like the railing going across the top. It is an ode to the old porch. The roof structure is beautiful. I want to keep that roof structure that is historic. That part is historic. We have lighting proposed in there. All the trim would be white. Along the rims of the porch, we have 1-by-4 and 1-by-12. That would all be painted composite boards there. It looks good. That is up to you to decide.

#### **Next Slide**

It almost looks like teak decking. They had already purchased this railing, which is a typical fur rail. That is what we are proposing to use. Up top, we would like to put these little brass half-moon post lights and some step lighting that you see there. Up on that top deck, we would like to use these little lit deck caps to go around that top little roof deck area.

We will have to submit a full landscape plan. That is why we hadn't addressed the screening on the HVAC on the other side. We are working with engineering to figure out exactly how the entries tie into the sidewalk. The 6-by-6s are from the structural engineer. She would maybe give us a letter or something that said we could use the posts. Down below, it would be very difficult. Up top, it would not be as difficult. We have retained all the existing posts. That might be an option to put those existing posts along that top porch structure. It is a typical column detail with bed molding and a plant at the top or little capital piece at the top. We did have to shift it a bit from the original porch rack to allow the code required 36 inches on the stairs. There is 1.5 inches offset from that original porch rack

there. You can see the rest of the details on this. We intend on putting some Arbor Vitae in between where the posts go around the base.

#### **Next Slide**

With this option, we looked at putting some painted white shakes underneath that stair landing down to the original porch elevation on the first floor. The lattice does work pretty well. The other one is less remarkable.

#### **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

#### **QUESTIONS FROM THE BOARD**

**Mr. Birle** – Did the applicant ever get a demolition certificate?

**Mr. Werner** – Some of that is on me. We were talking about one thing. The answer is ‘no.’ That miscommunication is on me and not on the applicant. They were following what the building code official was requiring of them.

**Ms. Lewis** – I don’t think that you should ‘fall on that sword.’ This is an owner that came before us. We had a significant discussion about altering this building. There were 2 meetings about the front porch and about this particular purpose. I find it hard to believe that they thought that they needed permission to put a front porch on but not to take a back porch off, almost 3 stories worth of structure. Somebody might say it is somewhat historic if it is original to the building. I have a hard time with this demolition. I don’t believe that it is staff’s fault at all. This is a historic building. It is in an ADC District. The applicant had come before us before. They were obviously aware of the constraints of this being in a historic district and what they needed to do to alter this building.

**Mr. Batman** – We finally had gotten the building permit. They had already taken the rails and decking off. The posts were still there. We did think that the exit stair had been approved when we finally obtained the building permit. All the conversation was before the building permit was obtained. That is when Chuck Miller had asked Mr. Werner. I understand your concerns. It is not all on Mr. Werner. This was a confusing project because it went on so long. There were so many different iterations. The building permit took 9 months. I came in after they hadn’t been able to get the building permit for about 6 months. We finally obtained the building permit. When we got the building permit, we thought that everybody was happy. That is why Chuck released it. He thought that we were there. We obviously were not there. We have all the original posts. That is the only part that was truly original. We have those.

**Mr. Timmerman** – They are in pretty good shape.

**Mr. Batman** – They are in pretty good shape.

**Mr. Timmerman** – Has the structural engineer ever assessed them to see if you could reuse them anywhere?

**Mr. Batman** – The part that would be difficult to use them on is the landing. That is where it would be very hard to use them. I think we could use them on the top portion. That is just roof load. Because it is now R-1, boarding house is where it falls under the code. The structural engineer is having to

design the deck and the stairs and everything to 100 pounds per square foot. That is when she went to the 6-by-6s. We have all the posts. I think that we could use them up on the top portion. I am sure that she would sign a letter that would say that these are structurally capable to carry that roof, which is what we need.

**Mr. Birle** – Aesthetically, the landing is going to hit the post right at the belly of the curve there. Personally, I think that ‘ship has sailed.’ To use the turn posts at the top is going to look fake at this point. It is a shame. When I look at this 1980s photograph, it was a handsome back porch. It was all original based on what I am seeing. What you have done is about as good as you are going to do.

**Mr. Werner** – With the 1980s photos, the assumption was that it was original. What was there when they came in and started, a lot of it was replaced.

**Mr. Batman** – The deck framing was pressure treated. It wasn’t original. That part was not original.

**Mr. Timmerman** – I had a question about your section on sheet 7, the bottom part. I am trying to figure out where the bottom beams cut through.

**Mr. Batman** – It starts with the detail on the top of this column and up to the port track.

**Mr. Timmerman** – With the little curve you made that into the fascia board?

**Mr. Batman** – That is for head height. It is to get down in this basement. Even to do something here, I think that I will still have to pull this stair out from the building and demolish the concrete there. There are a couple concrete stairs there. It was to get head high. That line needs to stay there where the original porch was. It looks strange if you do anything else. I can just get to the head height there and not have to demolish the entire patio that already has drainage. I would rather not have to demolish that.

**Ms. Tabony** – With the 3 options in the materials, are you asking our opinion about that?

**Mr. Batman** – It could be. That was based on the owner. The owner was worried there might be too much lattice. It might feel like a bird cage inside. He wants it to be nice under there. I want to do an inch and a quarter by an inch and a quarter with 3.5-inch hole there. It is not this slapped together lattice like you put under a porch. It feels nicer and it is a nicer to be behind and in front of. If you have an opinion, I would love to hear them or get suggestions.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Bailey** – I agree that the post ‘ship has sailed.’ Trying to put them on top would look fake at this point. Aesthetically, it would be a mélange mismatch that simply would not work. If you are going to be an honest modern addition, you may as well go that way as opposed to try fake recovery at this point.

**Mr. Timmerman** – My biggest issue right now is that it feels like it is too much. I want to see simplicity. Part of the issue for me is that you have 2 squares, the rectangle, this thing with a bite out



of it, and another. I just want to see some simplicity even if you were to take that out and make this an opening. This bothers me. There is too much happening.

**Ms. Tabony** – I agree. There are too many parts and pieces from the last time we saw this. I agree that the ‘ship has sailed.’ The original porch is gone. What is still there is the beautiful roof and the cornice. If there is a way we can, let’s just make this a modern box. It is a modern thing. The detailing now is trying to recall a historical period. It does not seem honest to me. Let’s depart from that. My suggestion would be to depart from that and do something more contemporary and acknowledge that this is a new thing.

**Mr. Werner** – Is this necessary? Before, it looked like they were jamming that rail in there. Is that deck even necessary given these changes? It resolves some of that head height issue. I am speaking from my construction experiences. This is one of those details. This might be something that we must look at a couple of times. That is why I think if you are letting this be a stair and we acknowledge up here that you are retaining that railing. Do we even need the illusion of a deck or a horizontal member there?

**Mr. Birle** – If you are going to have a deck there, why wouldn’t the column in the middle section come all the way down to it? It would be the same height as the original column. I agree with Ms. Tabony. The more contemporary this is handled, the better in a lot of ways. The more I look at this, it is that middle column being as squat as it is, that throws that off.

**Mr. Timmerman read the following comments from Mr. Zehmer** – The biggest issue is that they have torn down what may have been an original porch fabric. Based on the historic photos, the railings were recently removed. The picket originals had balusters. I am not sure that the turn columns had been replaced. There is a distinct bulb shape on the columns that appears in earlier photos. If they have not yet disposed of them, they should reinstall the turn columns. These are character defining features of this back porch. If these do not work for the new structure, that is not our problem. The structural engineer should figure out a solution to preserve the columns and achieve their egress stair goals. I agree that the required railing at the landing hit the turned column at mid-height. It would be an awkward juxtaposition. However, they could install another simple post and board with a historic column to achieve this structurally. Alternatively, a new code compliant egress stair could have been considered on the side of the building. The BAR would have had to approve this. It may not have been egregious as running a useful 2-story porch. The columns cannot be reinstalled. We should ask that they be put into storage on site, attic, or basement or even strapped to the underside of the lower porch. This will give future owners the opportunity to restore them if the building returns to a private residence one day.

**Mr. Schwarz** – I was ready to approve this tonight. It sounds like we are not going to. I would be willing to make that motion if there is enough agreement. If this porch was finished tomorrow, when could you get your CO? Are you waiting for this?

**Mr. Batman** – It is not on the path right now. If I need to come back, I am fine with that. I recognize that there is some angst over this.

**Mr. Schwarz** – I think you said during your presentation to us you wanted to keep that lowest deck line. Is that something that you looked at and it looked awful to you?

**Mr. Batman** – Without some horizontal there, they start to feel like long legs going up. That is why I kept the horizontal. I hear you on the squatness of that column at the landing. We could just not put a base there. We could come down and put the base back where the original porch was. That might help that.

**Mr. Schwarz** – You are just wrapping the wood that you have already constructed at this point. The column could appear to come all the way down.

**Mr. Batman** – It could. We could do anything here that you want us to do. I tried it out. They look long going up to that landing. It is tall. It needs something. When I put these other columns to help ground that landing there, because it has that one column, she originally had a column coming down to a big 2-by-12 beam where the horizontal is. Originally, there was a post coming down here to support this landing to a beam here. The other column was here. This feels awkward without something under it. That is where I came up with this rhythm to help ground it. I just carried it around. I am happy to do another iteration on this. I would have taken some of the comments and come up with something.

**Ms. Lewis** – What is in the hyphen? Is that a passageway? Is it livable space? What, functionally, is going on in there?

**Mr. Batman** – It is a back-of-house space. It acts as a connector. There is a unit on the ground floor of that rear. This is a required ADA unit here. There is a unit above. The way you are accessing this unit above is through a door right here. You can also get back to where the lounge is.

**Ms. Lewis** – It is a passageway.

**Mr. Batman** – It has a laundry room and storage, which you need in a property like this. That is what it is functioning as right now.

**Ms. Lewis** – Along with what Ms. Tabney and Mr. Birle said, I would like to see the back contemporary maybe enclosed in glass. That is why I asked whether that could be opened up or how enclosed. The sad part is that you would lose that back porch. With the structure next to it, you would maybe get a view across the street of McGuffey. This would become an addition instead of this confusing series of porches. You still have the problem of the stairs come down. All of the framework could be simplified. Whether it is interior space or exterior, there is a lot happening. Functionally, we know those stairs must get down. We have headspace requirements. You have that hyphen sitting there, which you need to work around.

**Mr. Schwarz** – I said this the last time. This is not an uncommon thing to have a stair to a porch. It happens a lot. My memory of them is that they are not complicated. Maybe they are and we don't notice. I feel that once it is complete and painted, there are going to be a lot of 'sins' on this that we are not going to see anymore. We are not going to notice that the columns are 'out of whack' by 2 inches. As much as that frustrates me architecturally, I don't think anybody is going to see that. What you did to the 1980s building to make it look so historicist, it is well done. I hear you about doing a contemporary something there. At the same time, you have worked so hard. The applicants worked so hard to make this very traditional. I don't know if that would feel even more out of place.

**Mr. Batman** – The applicant does want to do the front porch. He is working on getting funding to do that. He wants to do that. He wants to keep more of that historic feel versus making this a modern

statement. I like Mr. Birle's comment on that squat column. I think that is right. I think that I can simplify this. Once it is white and we put some arbor vitae in front of it, we are going to submit a landscaping plan for this area once I figure out with engineering what they are going to allow me to do. With walks coming and meeting at the street, one of the things that we would like to do is to potentially put a little rod iron fence there. We have had trouble with homeless people coming in and invading the house. We want to make sure it does not feel too open to the street. By the time you put the landscaping down there and it is white, I love the corners work up at the top. It is gorgeous. It is a beautiful Philadelphia gutter. The columns are decent. They are not that striking. The cornice work is beautiful.

**Mr. Timmerman** – It sounds like you have engaged in a lot of the comments that we made. It sounds like you are on the right path where you can make revisions that you are going to feel good with and we will hopefully feel good with next time. I don't think I would necessarily approve it this round. It sounds like you are willing to come back and make revisions. It would be the best for the project.

**Mr. Batman** – I agree. I am happy to have your comments. I appreciate them. It is a tough design problem. I am grateful for the input. Next time, I will do more. I will get the landscape architect involved. That is going to help a lot. Once you landscape the bottom of this and you paint it white, if we were to take it modern, we could maybe make it work. With everything else in the house, he wants it to feel like a historic boutique house. You have these nice, beautiful luxury rooms. That is the feel he wants. I have a lot of lighting on there. At night, it is going to look pretty with the deck lighting and the small accent lighting. The part that I have the most problems with is that lattice. What do we do between the columns? It needs something. I don't know when they put this in, but it was not historic. It was essentially security grading.

**Mr. Timmerman** – I don't think we suggested any one material but to take home the more general concepts of geometry and purpose. What is the intent? He should not feel tied to historic norms or a portion of the historic norms. Revising the design to meet its new needs, even if it is a contemporary solution, but to clean up the geometry that is a little chaotic.

**Mr. Batman** – I am happy to get you some more options. We want to do more options. I will probably be coming back to you anyways. I know that I am going to come back for the landscaping. I need to figure out with the engineering how they are going allow me to get to the sidewalk.

**Mr. Timmerman** – Thank you for willingness to work with us.

**Mr. Schwarz** – You have mentioned on the drawings that you are removing the brick piers. Are we good with that? Does the applicant need to keep the brick pier? Can we let it go? I am Ok with it going away.

**Mr. Birle** – On one elevation, you do show a parged concrete base for that. You are going to have to do something. You cannot bring the wood down to grade.

**Mr. Batman** – This is existing concrete. This would be the intervention here on the corner. The brick columns come down. It makes a corner here. They put a concrete well to create that little porch down there. It is a tiny retaining wall this tall.

**Mr. Birle** – With the side elevation that we are seeing when we see the partial south elevation, we are seeing that in front of the brick pier. I am Ok with not having a brick pier.

**Mr. Schwarz** – I am going to bring up something that has been, for previous BARs, a point of contention. You appear to have that historic, weird, curved curbing on the edge of your sidewalk. We probably want to see what you intend to do with how you are going to cut through that or if you are going to cut through it.

**Mr. Batman** – That is where I still need to get with engineering and see what leeway I am going to get. Right now, the intent was to put a sidewalk at this entrance back here straight to the street and take a path that goes right up to this current sidewalk coming in. I need to get with engineering. I want to do a full landscape plan to bring to you. I am going to see how far I can get. I want to do enough that you all feel happy with this so I can build it. It might take a while with engineering and planning. They want to come back and do a minor site plan/minor development plan on this. We are not taking anything out. We came into this, and it had been partially done. We thought that we were good. We have halted on this part before we do anything to those concrete pieces that come up at the entrance.

**Mr. Schwarz** – The reason I noticed that is because you have this little pyramid at the edge of the existing sidewalk.

**Mr. Batman** – That is where this path comes out.

**Mr. Bailey** – If you are going to be doing landscape, I noticed that staff has put in a possible amendment to an approval.

**Mr. Batman** – We are going to put the front porch on. We must do landscaping around it. There is going to need to be a whole landscaping plan. The owner likes his properties to look nice. The landscaping is what is going to help blend this in and take away from it being right there.

**Mr. Rosenthal** – How many units are there in this complex?

**Mr. Batman** – It is going to be a boutique hotel. There are 12 rooms. Some of them are longer stay suites

**Mr. Batman** – asks for a deferral on his CoA Application – Ms. Lewis moves to accept applicant deferral – Mr. Schwarz with the Second – Motion passes 7-0.

## **17. Certificate of Appropriateness Application**

BAR # 25-01-06

201 West Water Street, Tax Parcel 280012000

Downtown ADC District

Owner/Applicant: Dan FitzHenry

Project: Signs for Grit Coffee

**Mr. Schwarz recused himself from this CoA application discussion due to a conflict in interest. Mr. Schwarz is still contracted to work for the architect, who is doing another project for Grit Coffee.**

**Jeff Werner, Staff Report** – Request CoA for installation of new signage:

- Sign A: Two applied window signs. Vinyl decals on interior of storefront glass. (Per sign regs, Div. 4.11.9.I.)

- Sign B: One canopy sign suspended below front canopy. (Per sign regs, Div. 4.11.9.E.)
- Sign C: One wall sign. Vinyl letters applied to painted masonry exterior wall. (Per sign regs, Div. 4.11.9.H.)
- Sign D: One projecting sign installed perpendicular to exterior wall. (Per sign regs, Div. 4.11.9.G.)

**Dan Fitzhenry, Applicant** – We are very excited to occupy this beautiful space on Water Street. We are moving from around the corner where our current space is. If you have been to any of our shops, we pride ourselves on our design and our look and feel. We have a mid-century modern aesthetic to our branding. What we are going for here is that there are many points of visibility to this building because of the unique way it is shaped. We are not trying to be visibly cluttered. We are trying to give some access points to let people know that we are occupying this space, whether they are coming either way on Water Street or either way on Second Street. I agree with staff about the canopy sign. Unfortunately, we would place it right behind the Downtown Mall sign that is already standing there at the corner.

## **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

## **QUESTIONS FROM THE BOARD**

**Mr. Bailey** – Did you say that you agree with staff about the canopy sign?

**Mr. Fitzhenry** – Yes.

**Ms. Lewis** – There might be some of us who support this.

**Mr. Fitzhenry** – We would love that visibility coming up Water Street before you crest that hill where you would be able to see the 2 window signs. We would love the package as submitted to be approved.

**Mr. Werner** – The point I am making in the staff report is that signage is a contentious issue on The Mall at some places for some businesses. I want to encourage you that, in saying ‘yes,’ then expressing it. I am not trying to overdo it. There are unique circumstances here and express those so I don’t have to be constantly getting asked why people cannot have 5 signs.

**Mr. Rosenthal** – Will we be setting some precedent by allowing the 5 signs?

**Mr. Werner** – It is difficult to say because of where window signs have now become. We have turned the page. We are not sure how things are going to play out. The correct answer would be that you look at everything individually. If this was on The Mall and between 2 other buildings, 30-foot storefront, and somebody wanted 5 signs, that would be a different set of circumstances. You could defend yourselves.

**Ms. Lewis** – To support it, you are at an intersection. The other complicating factor is that Water Street comes to a crest at Second Street. You are below it even when you are down at Waterhouse and at The Terraces. It is a little blind in some ways until you get to the top. You must figure out what pedestrians are going across. Who wants to go down The Mall crossing? I always find it a challenging intersection. I use that crossing a lot. All of them are warranted. If the window signs were not

permitted, you could hang a mobile sign there and do the same thing. All of them address different ways that one would approach this business. I thought that the canopy sign was a good idea. If I was walking or driving up Water Street, I am not sure you would not see the recessed wall sign. All of them serve different purposes. Whoever designed your package was thinking about that. Our ordinance should consider how much street frontage you have. If you think about the width and the depth of that parcel, it is worth 2 or 3 storefronts on the Downtown Mall. It is quite large. You have the problem with the recessed entrance. I would be in favor of all 5 signs for those reasons.

**Mr. Rosenthal** – Are you planning on having seating outside underneath that canopy?

**Mr. Fitzhenry** – If we do, it would be limited along the left side.

**Mr. Timmerman** – What are you going to put under the canopy?

**Mr. Fitzhenry** – We are going to keep 3 of the parking spots.

**Ms. Tabony** – What is the height of the underside of the canopy?

**Mr. Fitzhenry** – I believe it is 12 feet.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Timmerman** – I would like to add, in relation to the idea of precedent, I almost consider this a 4-sign proposal. The 2 glass signs are like a column. I would look at it as a 4-sign proposal. You are looking at a building with not 2 faces but 4 faces. You have this unique situation. It is in keeping with the guidelines. It is a great proposal.

**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 the proposed signage at 201 West Water Street satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the request as submitted. Second by Mr. Bailey. Motion passes 6-0.**

## **K. Other Business**

### **18. Pre-Application Conference**

**No formal action will be taken.**

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

- Third time in front of the BAR for a preliminary discussion continuing from the discussions in November and December.

- According to staff, there must be a demolition CoA before the CoA for the construction of the new building.
- The applicant is intending to submit a demolition CoA application for the February BAR Regular Meeting.
- The applicant made a presentation intending to address the concerns and comments raised by members of the BAR at the previous meetings.
- Ms. Tabney asked if the Tree Commission had reviewed the shadow studies. The Tree Commission does not have an official capacity.
- The applicant did admit that there is still a lot of work to do with this project with design and aesthetics.
- The applicant needs to be able to demolish a building and needs to know an envelope of a building.
- There has not been much change with the massing. There has been a lower step-back with the 3<sup>rd</sup> story.
- The applicant made a presentation with the proposed massing of the building. The applicant provided the proposed step-backs, the massing, and the proposed elevation compared to the other buildings on the Downtown Mall.
- Included in the presentation were the different and multiple pedestrian views.
- The applicant presented a shadow impact study and sun hours on the Spring Equinox, Summer Solstice, Fall Equinox, and Winter Solstice.
- Mr. Rosenthal had some concerns about the process and the granting of a CoA for the demolition of the building on the site.
- Mr. Rosenthal's concern was the possibility of the lot sitting empty and vacant following the demolition of the building.
- Mr. Bailey asked how many residential units would be included in this building. The applicant said that it would be about 200 residential units.
- Mr. Timmerman did express more support for the shadow studies versus the solar studies. Mr. Timmerman found the shadow studies more compelling.
- Mr. Schwarz did say that he is not concerned about the right-of-way. The step-back helps to break down the scale of the building to the pedestrian walking by.
- Staff encouraged the BAR to express support for a specific height and step-backs.
- Mr. Rosenthal asked the question about the timeline for this project. The applicant answered that it was going to take close to 18 months before breaking ground and 4 to 5 years for project completion.
- Ms. Tabony asked if another 25-foot step-back was possible. The applicant said that what the zoning allows and what the economics allow.
- Mr. Schwarz compared the proposed building to the Dewberry Building.
- Mr. Schwarz said that he felt that the Dewberry Building did not loom as much over the Downtown Mall as this proposed building because of the setbacks of the Dewberry Building.
- Mr. Schwarz did state that height is most appropriate on this end of the Downtown Mall.
- Each member of the BAR provided suggestions and feedback for the applicant to improve the project.
- Ms. Lewis had serious concerns with the height of the proposed building. Ms. Lewis said that it is very difficult to imagine this building with the proposed height.

The BAR switched to the 300 Ridge Street Pre-Application Conference.

After completion of the 300 Ridge Street Pre-Application Conference, the BAR returned to the discussion on 200 West Main Street.

- Zoning does not review projects until a building permit application has been submitted.
- Even though Mr. Zehmer was not at the meeting, Mr. Timmerman read the comments from Mr. Zehmer into the record.

## **19. Pre-Application Conference**

### **No formal action will be taken.**

No formal action will be taken.

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Greg Jackson, TOPIA design

Project: Addition

- The project is currently conceptual.
- The plan is for an addition on the backside/downhill side of the house.
- The applicant asked members of the BAR for feedback and input to make this project happen.
- Mr. Birle asked the applicant about the materiality of the project. Mr. Jackson is considering using cement panels.
- Members of the BAR provided suggestions, feedback, and criticism that could be done to make the project better.
- The applicant does need about 1000 square feet for the business.
- Ms. Tabony stated that the entry into this building was going to be important for this building.
- Ms. Lewis was positive about there being commercial activity in this building.

## **20. Staff Questions/Discussion**

- Vacant seat for Landscape Architect
- Review 2025 meeting calendar (see below)
- CLG Annual Report – BAR training requirements
- Schedule work session re: process and procedures

## **L. Adjourn**

### **Adjournment**

The meeting was adjourned at 9:50 PM.



**Certificate of Appropriateness Application**

BAR # HST25-0059

218 West Water Street, TMP 2800084000

Downtown ADC District

Owner: The Residences at 218, LLC

Applicant: Chris Henningsen

Project: rooftop decks, stairs and guardrails

Application components (please click a bookmark below to go directly to the report pages):

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

**Certificate of Appropriateness Application**

BAR # HST25-0058

610 Lyons Court, TMP 520078000

North Downtown ADC District

Owner/Applicant: Wyck Knox

Project: construction of pavilion in rear yard

Application components (please click a bookmark below to go directly to report pages):

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

**Certificate of Appropriateness Application**

BAR # HST24-0047

1000 Wertland Street, TMP 100038000

(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)

West Main Street ADC District

Owner: UVA Foundation

Applicant: Elizabeth Chapman; Grimm + Parker Architects

Project: Multi-story residential building

Components (please click a bookmark below to go directly to report pages):

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

**Certificate of Appropriateness Application**

BAR # HST25-0060

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Demolition of contributing structure (front façade non-contributing)

Components (please click a bookmark below to go directly to report pages):

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

**Preliminary Discussion**

No formal action will be taken.

BAR #24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Greg Jackson, TOPIA design

Project: Addition

Components (please click a bookmark below to go directly to report pages):

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

**Preliminary Discussion**

No formal action will be taken.

BAR # HST24-0038

218 West Market Street, Tax Parcel

Downtown ADC District

Owner: Cavalier Hospitality, LLC

Applicants: Robert Pineo/Design Develop, LLC

Project: multi-story hotel

Components (please click a bookmark below to go directly to report pages):

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

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 26, 2025**



**Certificate of Appropriateness Application**

BAR # HST25-0059

218 West Water Street, TMP 2800084000

Downtown ADC District

Owner: The Residences at 218, LLC

Applicant: Chris Henningsen

Project: Rooftop decks, stairs and guardrails

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**Background**

Year Built: pre-1941

District: Downtown ADC District

Status: Contributing

NRHP nomination report describes 218-220 West Water Street as brick (stretcher bond); 2 stories; flat roof; 5 bays. Commercial vernacular. Late 19th/early 20th century. Extensively altered ca. 1975 and in the 2010s, with additional stories added. [218 W Water St - Historical Survey](#)

**Prior BAR Reviews**

(See Appendix.)

**Application**

- Applicant submittals:
  - Henningsen Kestner Architects drawings *Rooftop Decks Residences at 218* [West Water Street], dated January 27, 2025, six sheets (A.1.01, A.1.02, A.2.01, A.2.02, A.2.03, A.2.04) with photo of railing and photo of spiral stairs.

CoA for installation of four rooftop patios with metal-cable railings. Three accessed via metal spiral stairs, one accessed via a covered stair. Wood decking on adjustable pedestals.

**Discussion**

The proposed rooftop decks, railings, and stairs are consistent with alterations and additions to the building completed in the 2010s. The alterations will not impact the historic segment of the building. Staff recommends approval of the CoA without conditions.

### **Suggested Motion**

*Approval [with approval of the consent agenda]:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rooftop alterations at 218 West Water Street satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Or, [as submitted with the following conditions...

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

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

### **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 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.

## **Links to ADC District Design Guidelines**

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

## **APPENDIX**

### **Prior BAR Reviews**

December 20, 2005 - BAR had a preliminary discussion on a building featuring a cantilevered "sail."

February 21, 2006 - The applicant came back with a boxy, restrained design with garage entrances on South Street for another preliminary discussion.

March 21, 2006 - The applicant circulated a four-part design at the meeting and said he would call members for comments.

April 18, 2006 - Application was made for the four-part design. At BAR meeting the applicant requested preliminary review instead of final. At the same meeting BAR approved (7-0) a motion to allow demolition of the one story building identified at the meeting as 218 West Water Street, which currently houses Sidetracks and Eloise.

June 20, 2006 - BAR approved the massing and materials of the new construction as submitted.

August 15, 2006 - BAR accepted the applicant's request to defer. BAR liked the changes to the townhouses, but requested section details on the Water Street buildings.

October 17, 2006 - BAR approved the details for the Waterhouse project with the condition that the applicant redesign the front yard area of the townhouses and return with an east elevation of the building, and return for final approval of the materials and color.

November 28, 2006 - BAR approved the east elevation and South Street landscaping with the condition that larger deciduous trees are planted closer to the street. The applicant should also return for final approval of the color scheme.

January 16, 2007 - BAR approved all the color choices for the Waterhouse project

May 15, 2007 - A motion to approve the application for a rooftop appurtenance as submitted failed (3-4).

BAR accepted (7-0-1) the applicant's request for deferral in order to redesign the appurtenance.

July 17, 2007 - BAR approved (5-1-1 with Hogg against and Gardner recusing) the revision of the rooftop appurtenance as submitted.

February 17, 2009 - BAR approved (8 -0) as submitted a renovation of the existing storefront.

April 21, 2009 - BAR had a preliminary discussion on major massing changes for the project.

May 19, 2009 - BAR approved (6-1-1 with Adams against and Gardner recused) only the overall massing, fenestration patterns, and materials palette, except for the base of the primary tower defined by cut stone material and except the site plan as defined on the South Street side by the parking lot, gate house and trellis structures and covered parking.

June 16, 2009 - BAR approved (6-0) the redesign with the condition that the first two stories of the north facing façade on Water Street be studied and resubmitted with a particular eye towards balancing the need for vehicular access with the public nature of the façade, use of the storefront, and how the façade responds to the street and the pedestrian, and particularly how the second floor fenestration works with the first floor openings to the garage.

July 21, 2009 – BAR approved (5-1-1 with Knight opposed and Gardner recused) revisions to the Water Street parking garage facade as submitted, with the concept that it will still come back to BAR for approval of signage.

June 15, 2010 – BAR made preliminary comments for a newly designed, 6-story building, emphasizing the need to simplify and unify the design.

July 20, 2010 – BAR approved (5-1 with Adams opposed) in concept the general massing (notwithstanding the articulation of all the building facades shown here tonight) and the general material palette (again, not as presented in the drawings shown here tonight) with details (fenestration, façade articulation, exact color and material palette) to return to BAR for final approval. The Water Street façade is an area of particular concern to BAR, and further study and refinement is paramount in the board's continuing deliberations.

August 17, 2010 – BAR approved (6-1 with Adams against) the massing, materials and general organization of the elevations, conditioned upon the requirement that further study occur in relation to the central “fin” and the central organizing glass hyphen or bay that separates the two distinct masses facing Water Street; and that BAR receives additional information/detail pertaining to the precise type of window (its construction and details of its cladding and operation); details pertaining to balconies, railings; details pertaining to the precise amount of offset or relationship between planes of like materials, such as stucco, so we understand the degree to which the pilasters versus the infill are differentiated; information related to color of all materials (including a more homogenous approach to the color palette); the design of the steel gate and its operability; and a more substantial termination of the base on the new building.

September 21, 2010 – BAR approved (6-2 with Adams and Osteen against) the proposed new building as submitted, with the condition that the applicant reexamine the details of the cladding of the 5th & 6th floors; and reconsider the joint pattern of the large precast panels on the 3rd and 4th floors; and revisit the 3rd & 4th floor of the east building – the rendering is the preferred iteration showing all glass within the inset area. If the appearance remains the same, then these changes may be approved administratively, with the images first circulated digitally.

November 1, 2010 – Administrative approval to move rear exit door and storefront changes.

May 17, 2011 – BAR approved (7-1 with Adams opposed) the elevation changes with the following conditions: that the clerestory as submitted is not approved – request that other alternatives for increasing the ceiling height be studied and returned to staff to circulate informally for review, and the chamfered corner on the front Water Street side be reworked to correspond with the orthogonal nature of the rest of the plan.

June 12, 2011 – Administrative approval for revised clerestory design.

March 20, 2012 – BAR accepted (9-0) applicant's request to defer decisions regarding the rooftop appurtenance and the paint color for the previously-painted brick; but approved removal of the stucco.

April 17, 2012 – BAR approved (8-0) the paint color # 8 “Gull”.

BAR approved (8-0) the appurtenance addition with the conditions that (1) the railing is extended the entire length of the west elevation, and (2) the oversized eaves are eliminated in favor of a simple and straight eave.

June 19, 2012 – BAR recommended (7-0) to City Council that the proposed special use permit to allow 12.5 feet of additional building height will not have an adverse impact on the Downtown ADC District, and BAR recommended approval of the special use permit subject to the usual BAR review of the revised plan.

August 20, 2012 – City Council granted a Special Use Permit to allow an additional 12 feet, 6 inches (12'-6") of building height to a maximum height, including appurtenances, of eighty-two feet, six inches (82'-6").

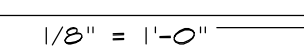
October 16, 2012 – BAR approved modifications to design of the 7th floor.

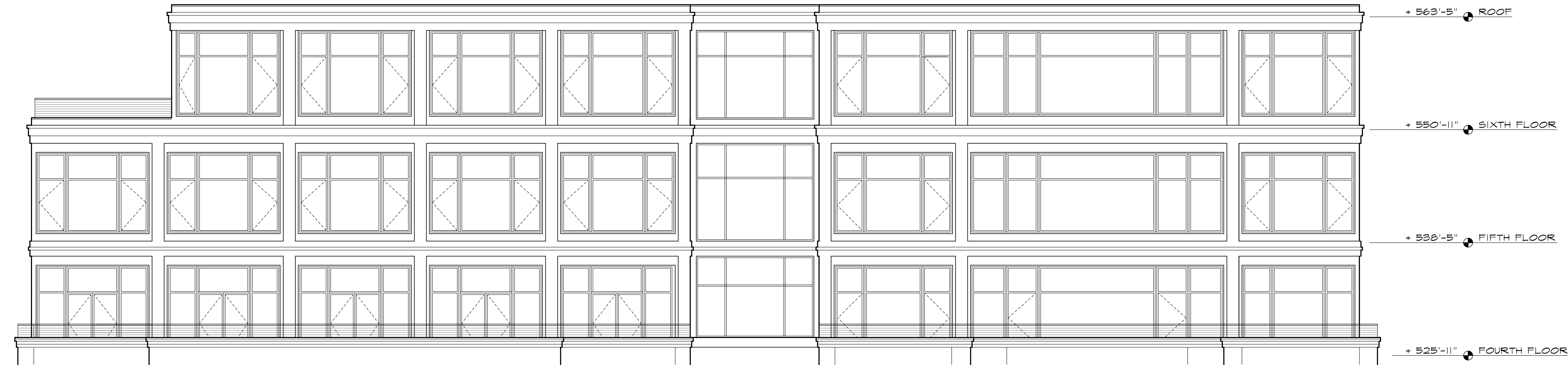
January 21, 2013 – Administrative approval to complete painting the façade “Gull” around the windows. (The areas that had not been covered with pebble stucco).

January 21, 2014 – BAR approved new windows facing South Street. Applicant requested deferral re: replacing steel windows facing Water Street; BAR recommended repair in lieu of replacement.


$$1/8'' = 1'-0$$

NO.	DATE	DRAWING RELEASE
1	1-27-25	BAS. SUBMISSION
2	"	"
3	"	"
4	"	"
5	"	"
NO.	DATE	REVISION
1	"	"
2	"	"
3	"	"
4	"	"
5	"	"





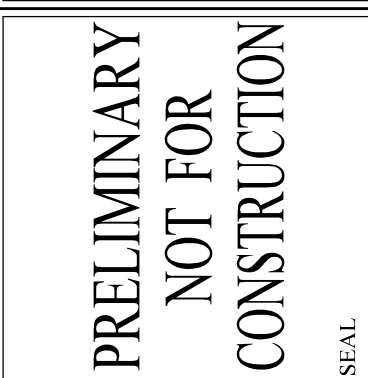
1 EXISTING NORTH (WATER STREET) PARTIAL ELEVATION



2 PROPOSED NORTH (WATER STREET) ELEVATION

NO.	DATE	DRAWING RELEASE
1	1-27-25	BAR SUBMISSION
NO.	DATE	REVISION

ELEVATIONS	PROJECT NO.	2503	FILE NO.	2503-A-201
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NO.	DATE	DRAWING RELEASE
1	1-27-25	BAR SUBMISSION
2		
3		
4		
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6		
NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		

PROJECT NO.	2503	FILE NO.	2503-A201
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1 EXISTING WEST PARTIAL ELEVATION



## 2 PROPOSED WEST ELEVATION

PROPOSED WORK LIMITED  
TO TOP FLOOR & ROOF

EXISTING TO REMAIN



1 EXISTING SOUTH (SOUTH STREET) PARTIAL ELEVATION



2 PROPOSED SOUTH (SOUTH STREET) ELEVATION









**Railing**



**Spiral Stairs**





Looking southeast



Looking northeast



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 26, 2025**



**Certificate of Appropriateness Application**

BAR # HST25-0058

610 Lyons Court, TMP 520078000

North Downtown ADC District

Owner/Applicant: Wyck Knox

Project: construction of pavilion in rear yard

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**Background**

Year Built: c1858

District: North Downtown ADC District

Status: Contributing

*Bonhora* (also *Lyons House*) is a Greek Revival residence located in the North Downtown ADC District. Originally built on a 21-acre tract for local businessman, B.C. Flannagan. Noted as an outstanding example of the *pilastered house*, it is suspected that the builder constructed the similar *Abell-Gleason House* at 521 North 1st Street a year later. The Colonial Revival porches were added by Thomas Lyons, after he acquired the house in 1891.

[Bonhora Historical Survey](#); [Bonhora undated photos](#).

**Prior BAR Reviews**

August 2010 - Replace slate roof with standing seam, repair porches, remove rear additions.

December 2010 – Tree removal.

January 2011 – Replacement of rear additions.

**Application**

- Applicant submittals: Plan, elevation, and detail sections with site/location plan, undated, three sheets.

CoA for the construction of a 15-ft x 24-ft open pavilion in SE corner of the parcel. Pavilion to be stained, wood framing with a flat, corrugated-metal roof.

From the applicant's narrative:

Construct a pavilion in the back yard of 610 Lyons Court. The pavilion will be 15' x 24' (360 square feet), with a hip roof. The pavilion will be supported by a total of 8 wood structural columns, each encased in wood trim. The pavilion will sit on a sloped portion of the yard and it will be no taller than shown here. The goal is to match the floor elevation with an adjacent croquet court, so some risers in the steps may be removed). The tallest the pavilion will be (measured at the front elevation) is approximately 16'-4". The back wall of the pavilion will be solid, but otherwise it is open air and unconditioned. Electricity will be run to the pavilion, but no plumbing. Rainwater will be collected in rain barrels and directed to adjacent planting areas (and not towards any property line). Two ceiling mounted fans and one ceiling mounted light fixture are anticipated. The light source will be contained under the ceiling vault. The pavilion will be finished in wood and/or non-patterned cement fiber and painted white. The floor will be grey. The roof will be finished with slate shingles.

The pavilion will exactly match the style of a house's back porch - a design approved by the BAR in 2010. When the house was renovated then, the only change was to replace the existing slate shingles with a similar color standing seam roof. (the original roof didn't have the required slope to support slate and that was a cause of many destructive leaks) That slate was saved and will be used on this roof.

### **Discussion**

The pavilion design is consistent with and compatible to the house's rear porch and rehabilitations, approved in 2010 and 2011. Staff recommends approval of the requested CoA, without conditions.

### **Suggested Motions**

*Approval [with approval of the consent agenda]:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 610 Lyons Court satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

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

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

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

### **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. 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:

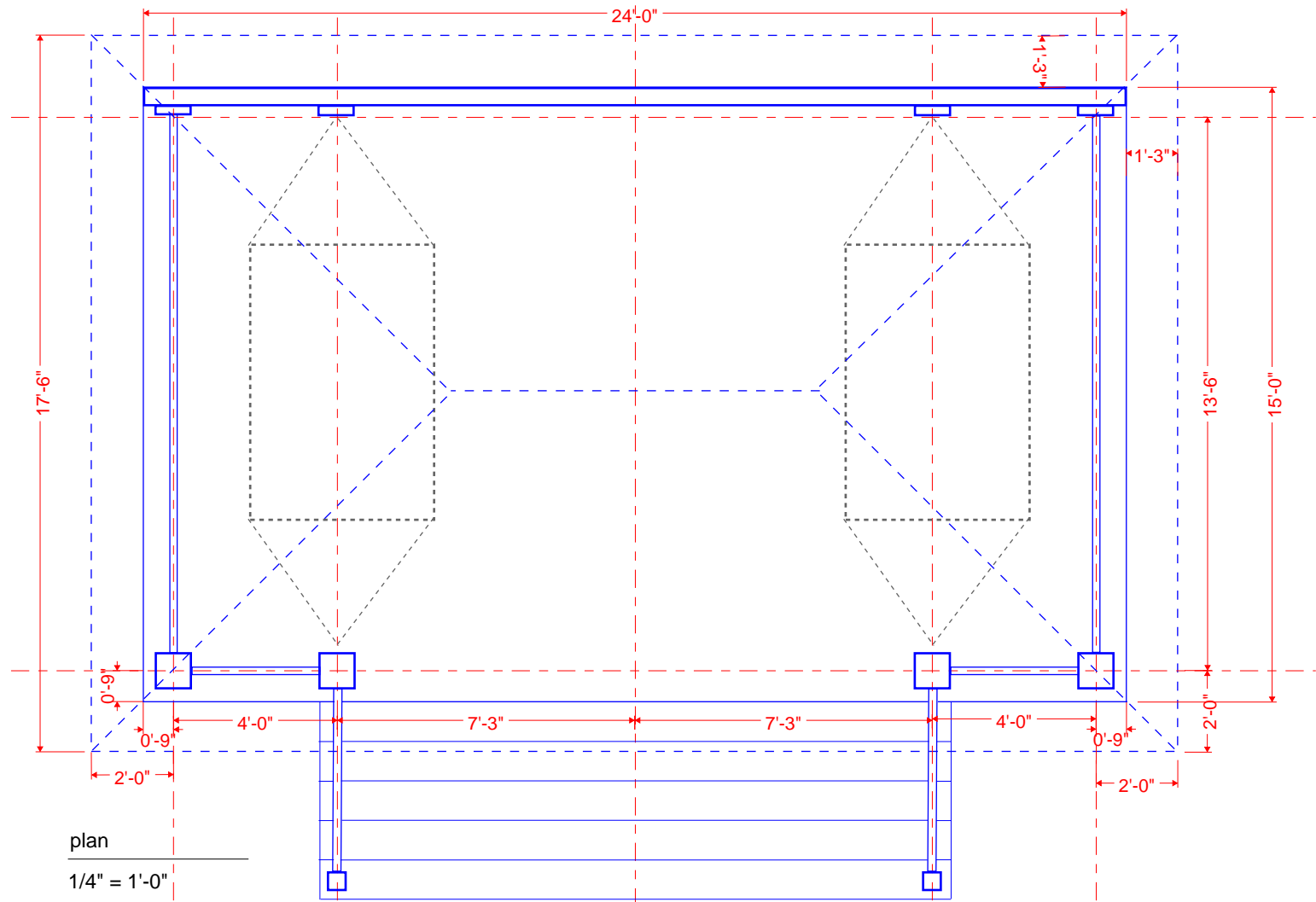
- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the 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 Standards for Site Design and Elements**

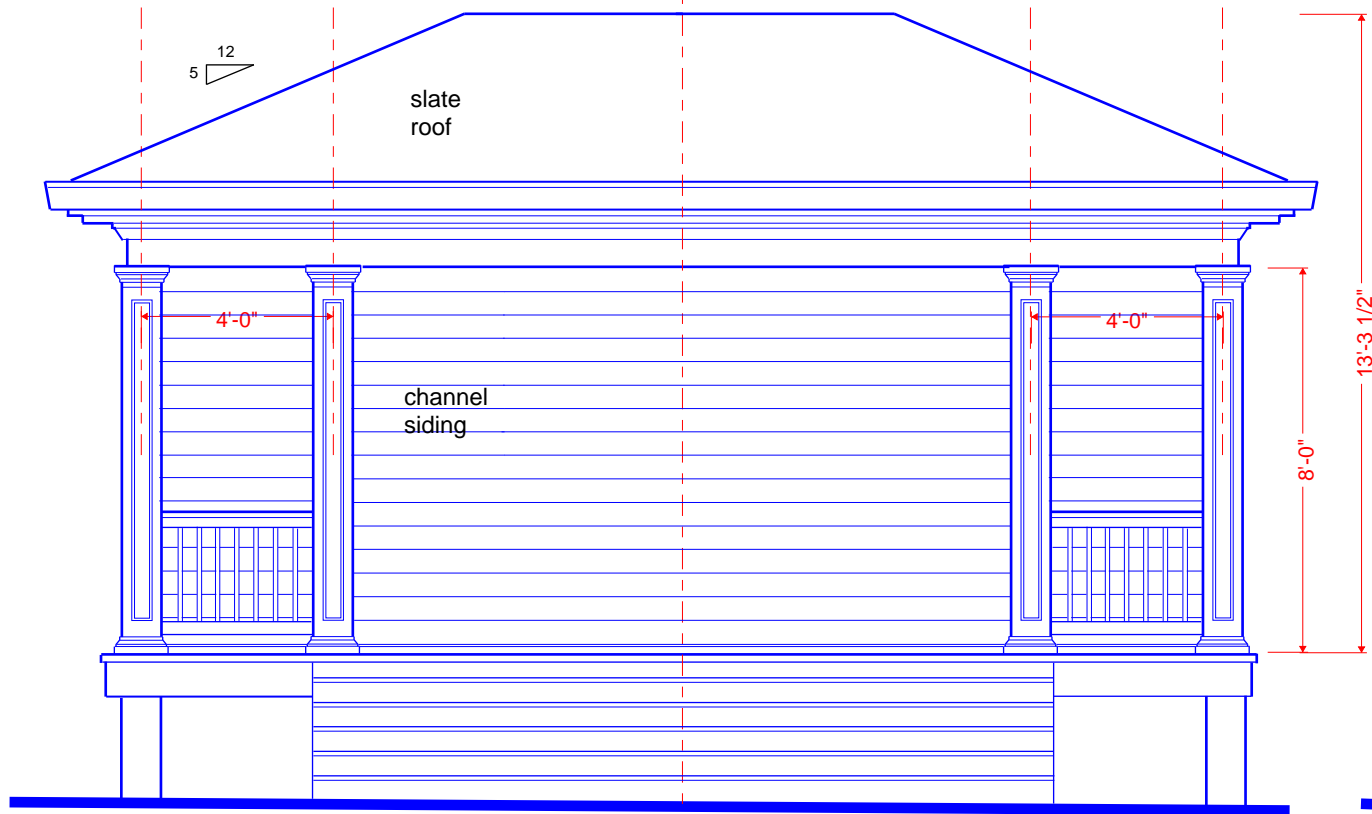
Link: [Chapter 2 Site Design and Elements](#)

#### **G. Garages, Sheds, & Other Structures**

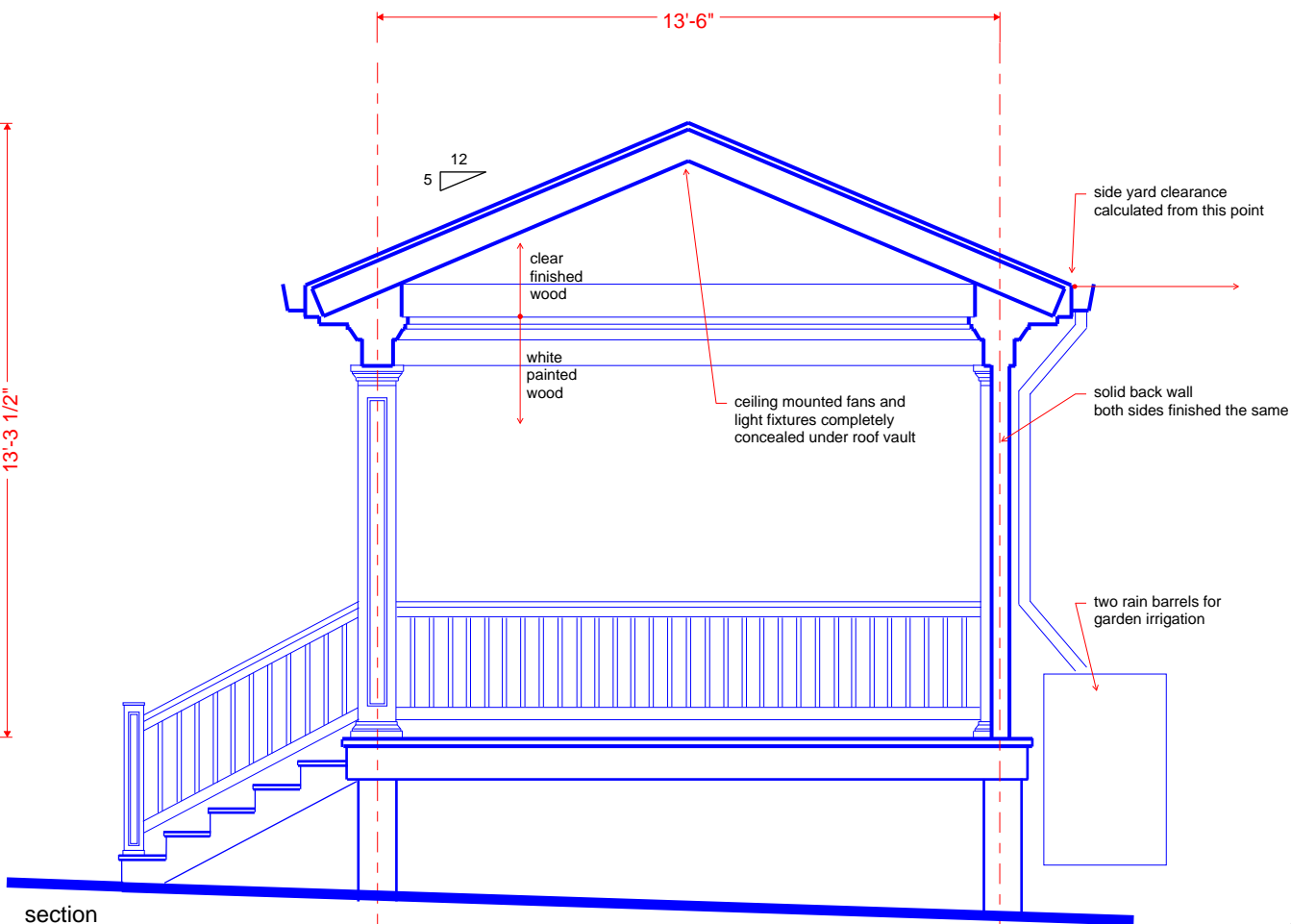
- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.



plan  
1/4" = 1'-0"



elevation  
1/4" = 1'-0"



section  
1/4" = 1'-0"

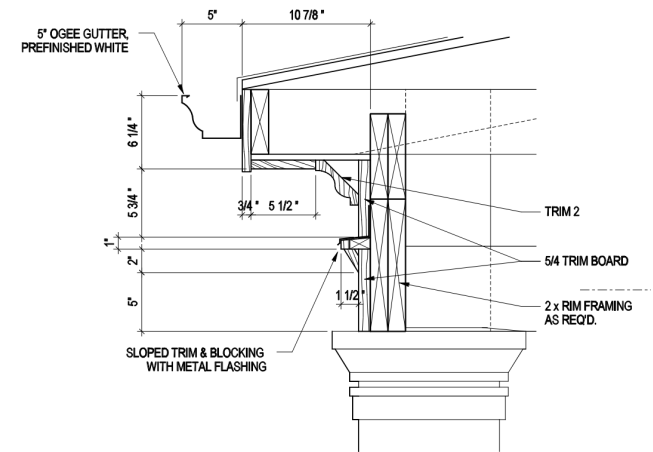
## narrative

The property owner intends to construct a pavilion in the back yard of 610 Lyons Court. The pavilion will be 15' x 24' (360 square feet), with a hip roof. The pavilion will be supported by a total of 8 wood structural columns, each encased in wood trim. The pavilion will sit on a sloped portion of the yard and it will be no taller than shown here. The goal is to match the floor elevation with an adjacent croquet court, so some risers in the steps may be removed). The tallest the pavilion will be (measured at the front elevation) is approximately 16'-4". The back wall of the pavilion will be solid, but otherwise it is open air and unconditioned. Electricity will be run to the pavilion, but no plumbing. Rainwater will be collected in rain barrels and directed to adjacent planting areas (and not towards any property line). Two ceiling mounted fans and one ceiling mounted light fixture are anticipated. The light source will be contained under the ceiling vault. The pavilion will be finished in wood and/or non-patterned cement fiber and painted white. The floor will be grey. The roof will be finished with slate shingles.

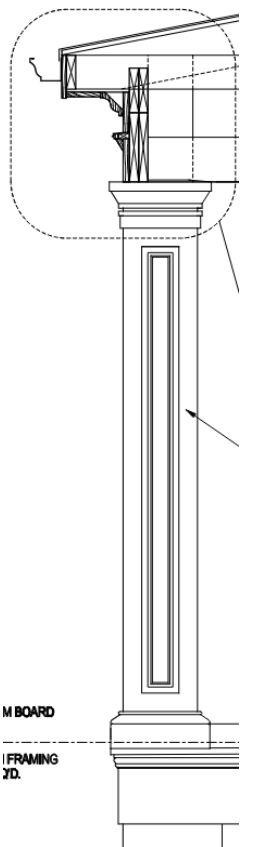
The pavilion will exactly match the style of a house's back porch - a design approved by the BAR in 2010. When the house was renovated then, the only change was to replace the existing slate shingles with a similar color standing seam roof. (the original roof didn't have the required slope to support slate and that was a cause of many destructive leaks) That slate was saved and will be used on this roof.



existing back porch  
not to scale



detail from back porch  
not to scale

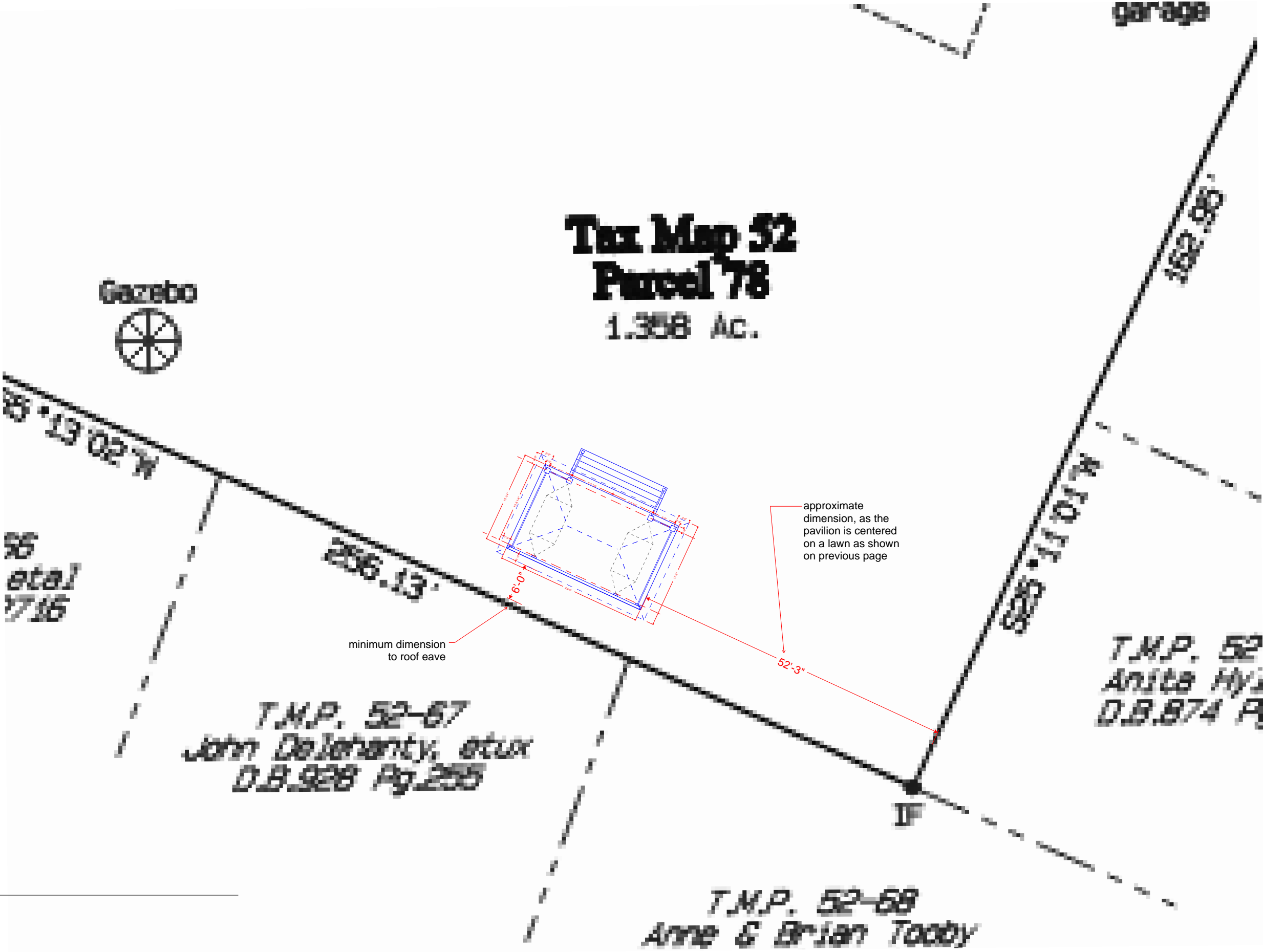


detail from back porch  
not to scale









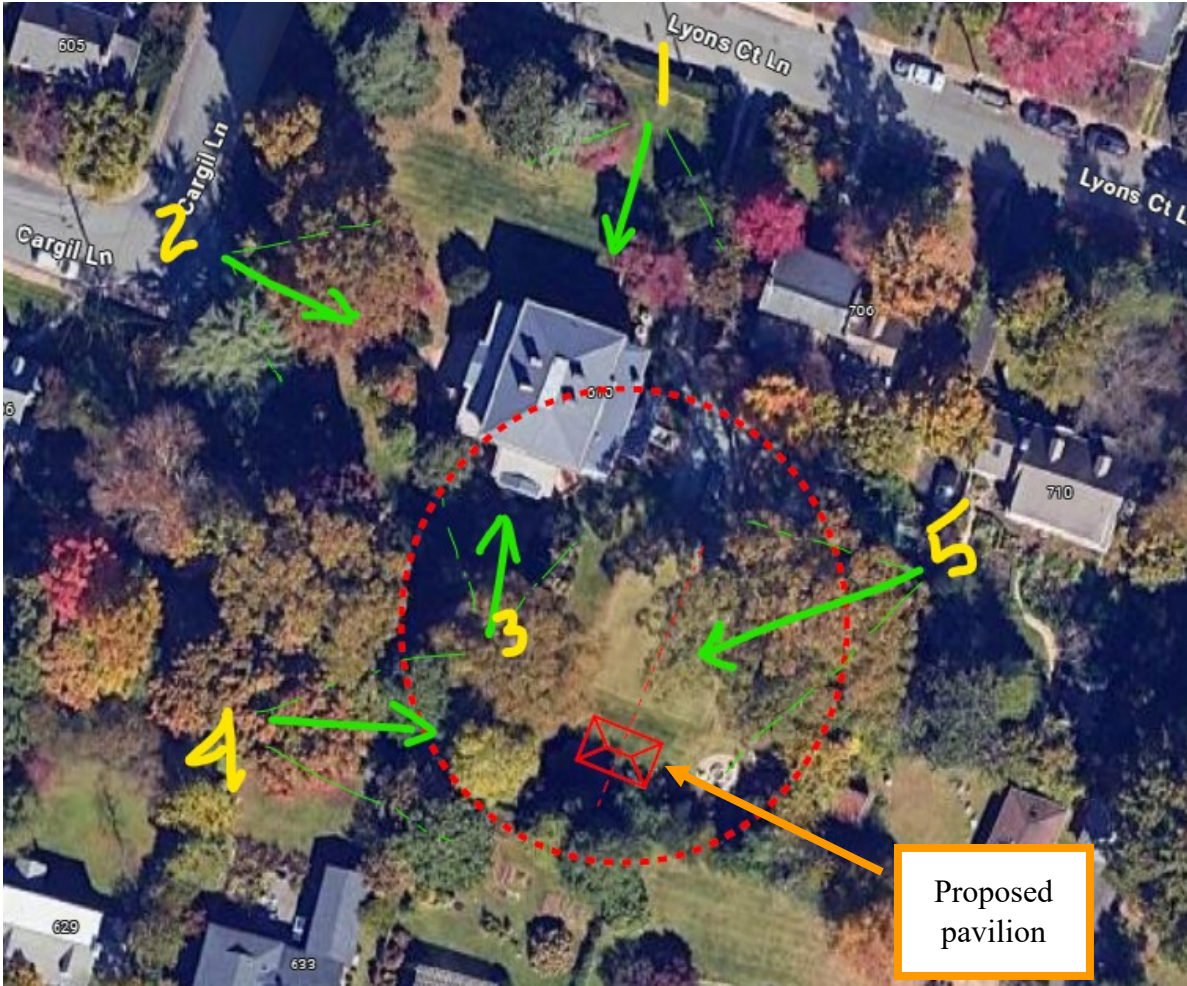
location

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1/16" = 1'-0"



610 Lyons Court Lane: Photos



1: North elevation (side of the house)



## 610 Lyons Court Lane: Photos



2: West elevation (front of the house)



3: South elevation (side of the house)



**610 Lyons Court Lane: Photos**



4: Rear yard, looking east



5: Rear yard, looking southwest



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 26, 2025**



**Certificate of Appropriateness**

BAR # HST24-0047

1000 Wertland Street, TMP 100038000

(1010 Wertland St; 129 10th St NW; Portion of 1105 W. Main St.)

West Main Street ADC District

Owner: UVA Foundation

Applicant: Elizabeth Chapman; Grimm + Parker Architects

Project: Multi-story residential 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)

Except for Stacey Hall, no existing historic structures exist on the project site. See the historic maps in the Appendix of the December 17, 2024 staff report, linked below.

Note: Only TMP 100053000 is within the ADC District; however, with it being incorporated into this project the entire project falls under BAR purview.

**Prior BAR Reviews** (Notes from preliminary discussions are in the Appendix)

May 21, 2024 – Preliminary discussion re: proposed multi-story building. [[Link to archive](#), [Video at 0:28:00.](#)]

December 17, 2024 - Preliminary discussion re: proposed multi-story building. [[Link to archive Dec 2024](#), [Video at 02:34:00.](#)]

**Application**

- Submittal: Grimm+Parker Architects submittal, *Wertland & 10th Street Mixed-Use Apartment Project*, BAR Submission #3, dated January 28, 2025, 50 sheets, and *Appendix 1*, 10 sheets.

CoA request for construction of a six-story residential building, the existing non-contributing structure will be razed.

Note: Only a portion (0.7 acres) of the project entire 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. This project area is zoned CX-8, see the Appendix for details.

The existing structure (c1982) is not within the ADC district. Demolition does not require BAR approval.

### **Discussion**

The applicant has provided additional information, as requested during the prior work session. Staff finds the application complete and recommends the BAR take action to either approve the request or offer specific recommendations on modifications or additional information necessary for an approval.

Note: Relative to the design, there are three unresolved zoning requirements. (See below.) The applicant is working with NDS to request the necessary waivers, variances, and/or special exceptions, as applicable; however, while those decisions are pending, design staff suggests the BAR could approve the requested CoA with the following conditions:

- Should resolution of the entrance and transparency requirements at the approximately 100-ft section of the ground floor of the north elevation [noted below] result in a significant alteration to the approved design, staff will consult with the BAR chairs to determine if a resubmittal for formal review and approval is necessary. However, no review is necessary if the design incorporates building entrances and fenestration similar [material, spacing, etc.] to those on the adjacent wall section.
- Should resolution of the building width [north elevation] result in a significant alteration to the approved design, staff will consult with the BAR chairs to determine if a resubmittal for formal review and approval is necessary.

**North Elevation: Along Wertland Street**



### **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 new building at 10<sup>th</sup> Street NW and Wertland Avenue satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

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

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new building at 10<sup>th</sup> Street NW and Wertland Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: ...

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

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

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

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

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

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:

- i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
- ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
- iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

### **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](#)

### **From Chapter 3: New Construction and Additions**

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

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

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

Staff Comment: The proposed six-story building provides a transition from the taller structures along West Main and the two- to three-story structures typical along Wertland Street and 10<sup>th</sup> Street.

#### **B. Setback**

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

- 5) In the West Main Street corridor, construct new buildings with a minimal or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

**Staff Comment:** Building setbacks vary within the western portion of the West Main ADC District, ranging between 0-ft and 34-ft, with an average of 10-ft. The setback for the proposed building ranges between 8-ft and 12-ft, therefore it is appropriate for this district.

#### C. Spacing

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

**Staff Comment:** Spacing between existing buildings varies within the western portion of the West Main ADC District, ranging between 4-ft and 76-ft, with an average of 13-ft. The spacing between the proposed building and adjacent structures is appropriate for this district.

#### D. Massing and Footprint

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
  - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
  - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14<sup>th</sup> and 15<sup>th</sup> Street area of the Venable neighborhood.
  - a. The massing of such a large-scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
  - b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.



**Staff Comment:** The proposed building's 228-ft width along 10<sup>th</sup> Street and 287-ft width along Wertland Street exceeds what is typical for older buildings nearby. (On Wertland Street, the typical width is 41-ft.) However, the widths are within the range of nearby buildings on West Main, which range between 46-ft and 380-ft, with five structures exceeding 150-ft, and two exceeding 370-ft.

#### E. Height and Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- 6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

**Staff Comment:** Building heights vary within the western portion of the West Main ADC District, ranging between one and ten stories, with the majority being at two to six stories. The proposed six-story height is appropriate for this district.

#### F. Scale

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
- 2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

**Staff Comment:** The building elevations are articulated with variation in materiality and fenestration. At street level, entrances and segments feature commercial storefronts.

#### G. Roof

- 1) Roof Forms and Pitches
  - a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

**Staff Comment:** The proposed roof is flat, behind a parapet.

## Appendix:

### Building façade lengths, for context:

- 15th Street NW façade *Grand Marc Apartments* (5 stories) approx. 450-feet.
- Water Street façade *Water Street Parking Garage* (4 stories) approx. 400-feet.
- West Main façade *The Standard* (5 stories) approx. 380-feet.
- 10<sup>th</sup> Street elevation *The Lark* (6 stories) approx. 380-feet.
- West Main façade *The Flats* (6 stories) approx. 370-feet.
- Water Street facade *City Walk Apartments* (4 stories) approx. 360-feet
- Memorial Gym: (4 stories) approx. 320-ft
- **10<sup>th</sup> & Wertland north façade (6 stories) approx. 287-ft**
- *Culbreth Parking Garage* (3 stories) approx. 285-feet.
- Side streets, Downtown Mall: Building wall approx. 235-feet.
- West Main facade *The Omni* (6 stories) approx. 232-feet.
- Maywood Lane façade of 1800 JPA (3 stories) approx. 221-feet
- Water Street façade *CODE Building* (8 stories) approx. 215-feet.
- 2111 JPA (apartments) front façade (3 stories) approx. 210-feet.
- East High Street façade *Queen Charlotte* condos (4 stories) approx. 200-feet.
- Main Street (facing Downtown Mall). Building wall approx. 196-feet.
- 1600 JPA west façade *South Range Apartments* (4 stories) approx. 188-feet
- **10<sup>th</sup> & Wertland north façade (6 stories) approx. 228-ft**
- Grady Avenue façade *Preston Court Apartments* (4 stories) approx. 160-feet
- 1815 JPA apartments façade (5 stories) approx. 160-feet
- 1600 Monticello Avenue (apartments) (5 stories) approx. 150-feet.
- Stadium Road facade *Woodrow Apartments* (2 stories) approx. 145-feet.
- 1830 JPA (apartments) Shamrock Road facade (3 stories) approx. 124-feet.
- 1725 JPA (apartments) front façade (6 stories) approx. 100-feet.

### BAR Comments from prior discussions

#### BAR Comment Summary, May 21, 2024:

In the May preliminary discussion with the BAR, the applicant posed three questions:

- Should precedents from the Wertland ADC district and the Coca-Cola Building (IPP) be considered equal to or stronger influences than the West Main Street ADC designation?
- What historical cues or architectural principles found in proximity does the BAR view as most critical to the development of the site?
- Can the BAR identify exemplary pedestrian experiences in the surrounding area that should be considered?

#### BAR Discussion

- The challenge for this project will be to consider the *three historic*s- Wertland ADC, West Main ADC & the IPP.
- Look at the materiality and fenestration of the Coca-Cola Building for inspiration.
- Residences across Wertland Street from project area are setback and lifted, however the proposed building will impact them, as well as the Coca-Cola Building. [Viewscape, shade, etc.]
- The project “wants” to be a West Main building, but it must respect the residential development behind.
- The project straddles the commercial and the residential, so special attention should be given for this transition.

- Members expressed they were pleased the proposal is for 6 stories, not 11. And that it would be wonderful if street trees are included.
- Make this a nice pedestrian experience. West Main developments did not necessarily consider the pedestrian experience.
- The 10<sup>th</sup> and Wertland corridor is critical. It crosses many Charlottesville neighborhoods and through all the City's socioeconomic lines. This is an opportunity to improve function, connection, and could be one of the best examples of pedestrian environments.
- Traffic considerations: 10<sup>th</sup> Street is very busy and is located up a hill with a short traffic signal. Consider parking access of Wertland or 10<sup>th</sup> ½ Street.
- The two buildings on 10<sup>th</sup> ½ Street are very historic. Consider the impact and pedestrian experience and spacing near them.
- Creating a courtyard (as proposed) is a nice addition for the residents, however the massing is not very welcoming to the Wertland neighborhood.
- This streetscape will be a concern, especially being able to navigate the underground stormwater utility.
- This is a massive building and fortress-like.
- Create an idea of porousness. Off West Main Street, 10<sup>th</sup> Street should continue feeling like it leads "somewhere". Invite the public in; create curiosity. (Gardens, a walking experience?)
- Honor the Coca-Cola Building.
- The parking entrance off 10<sup>th</sup> Street could destroy that walkability.
- This project has the opportunity to become a symbol of good design for the transition between high density and commercial and residential districts.
- The Corner ADC District provides good examples of connecting the public and private elements on the streetscape.
- Plazas or courtyards along 10<sup>th</sup> Street could assist with that porosity.
- On Wertland Street, give consideration to "turning the corner" into the more Commercial zone.
- Consider a drop-off lane and side pedestrian entrance where vehicular traffic can stop or safely pull-off.

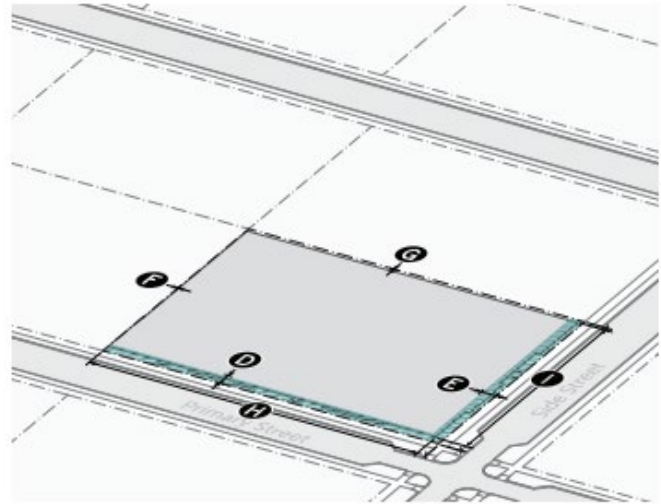
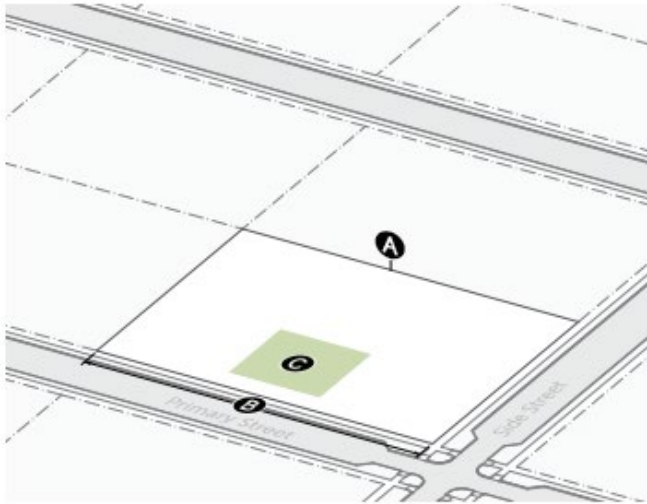
#### BAR Comment Summary, December 17, 2024:

- The applicant is on time for getting LI HTC by March 20, 2025, and will need to get site plan approval prior to that date.
- The applicant is proposing a 6-story building on the site.
- Most of the site is used for surface parking.
- The new zoning CX-8 and the applicant is planning for it to be all affordable housing. The applicant is planning on building up to 6 stories.
- There are some significant grade changes with this site.
- There will be a parking garage going under the building.
- The applicant did show the elevations along Wertland Street and 10<sup>th</sup> Street. The applicant also presented the changes that have been made to the project since May.
- The applicant is sticking with wood construction because that is the only way to get the tax credits.
- There are going to be 2 main entrances into the apartment building so that staff can have interactions with the tenants.
- The applicant has developed a landscape plan for this proposed project.
- There has been discussion about possibly undergrounding the utilities for this project.
- The surrounding neighborhood associations are lobbying for a small market on the ground floor.
- All the units in the proposed project will be affordable units.
- The applicant is proposing to put solar panels on the roof of the proposed building.

- Members of the BAR provided suggestions and feedback on what the applicant can do to make the project better.
- Mr. Zehmer wants to see the other 2 sides of the building and how it interacts with the surrounding residential neighborhood.
- Members of the BAR did provide suggestions and feedback on how to improve the project going forward.
- Mr. Schwarz did go over the different items and exceptions with the zoning code. The applicant is aware of the exceptions being made to the zoning code for this project.
- Mr. Schwarz did go over all the items and documents that are required for a formal CoA application.

## 2.4.4. CX-8 CORRIDOR MIXED USE 8

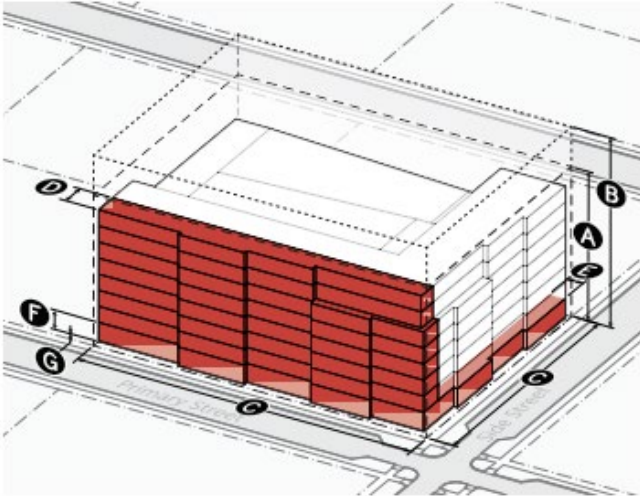
### A. LOT



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

4. BUILDING SETBACKS	<a href="#">Sec. 2.10.5.</a>
<b>D</b> Primary street lot line (min/max)	0' / 10'
<b>E</b> Side street lot line (min/max)	0' / 10'
<b>F</b> Side lot line (min)	0'
<b>G</b> Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
<b>H</b> Primary street	75%
<b>I</b> Side street	45%
6. TRANSITION	<a href="#">Sec. 2.10.7.</a>
Transition type	Type B, D
7. PARKING LOCATION	<a href="#">Sec. 2.10.8.</a>
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'	

# WERTLAND & 10TH MIXED-USE APARTMENT PROJECT

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## BAR SUBMISSION #3

JANUARY 28, 2025  
NOVEMBER 26, 2024  
MAY 21, 2024



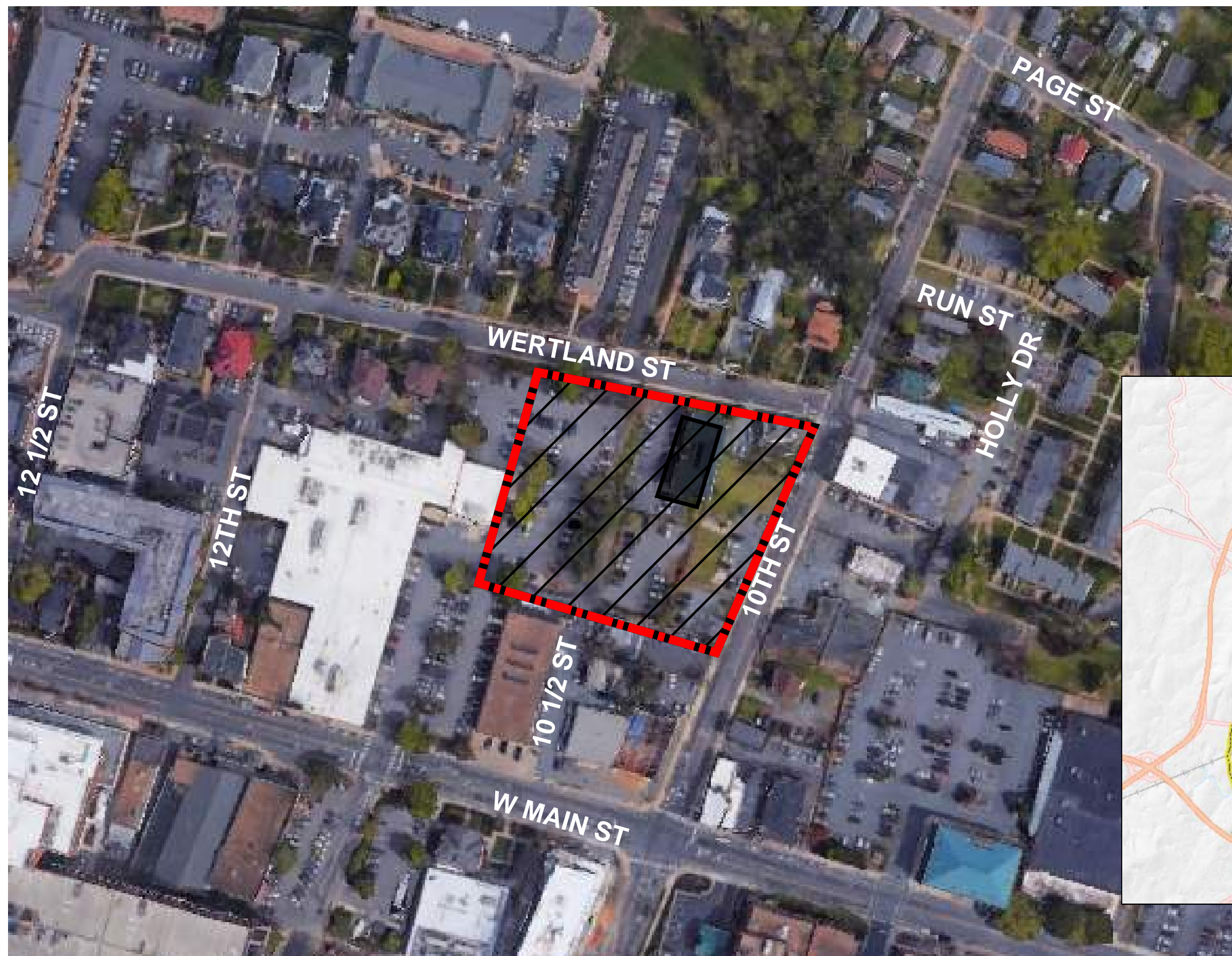
List of Drawings Required by BAR for CoA approval provided by Jeff Werner:

- 1. Elevations with dimensions   **RESPONSE: SEE PAGES 19, 25, 29, 31**
- 2. Typical Wall sections
  - Parapet               **RESPONSE: SEE PAGE 44**
  - Cornice               **RESPONSE: SEE PAGE 44**
  - Windows/Doors    **RESPONSE: SEE PAGE 41**
  - Canopies            **RESPONSE: SEE PAGE 40**
- 3. Exterior Lighting plan, including the courtyard, and emanating from interior near garage entrance   **RESPONSE: SEE PAGES 36-38**
- 4. Brick selection and coursing    **RESPONSE: SEE PAGES 39 & 40**
- 5. Joint detail: cement wall panels   **RESPONSE: SEE PAGE 44**
- 6. Cut-sheets: doors/windows       **RESPONSE: SEE PAGES 42 & 43**
- 7. Location and screening of street level utilities (meters, transformers, etc.)   **RESPONSE: SEE PAGES 33**
- 8. Roof top screening - locations, material    **RESPONSE: SEE PAGES 45 & 46**
- 9. Existing site plan   **RESPONSE: SEE PAGE 6**
- 10. Detailed landscaping plan. Street trees, spacing, etc.   **RESPONSE: SEE PAGES 13-17**
- 11. Street Trees
  - Analysis of shade    **RESPONSE: SEE PAGE 18**
  - Compatibility with underground and overhead utilities   **RESPONSE: SEE PAGES 24 & 28**
  - Species selection and canopy requirements   **RESPONSE: SEE PAGES 56-58**
- 12. Relationship to Stacey Hall. Re: spacing, bike and pedestrian route, access between W. Main and Wertland Street, etc.   **RESPONSE: SEE PAGE 12**



BAR comments/overview from 12/17/2024 meeting

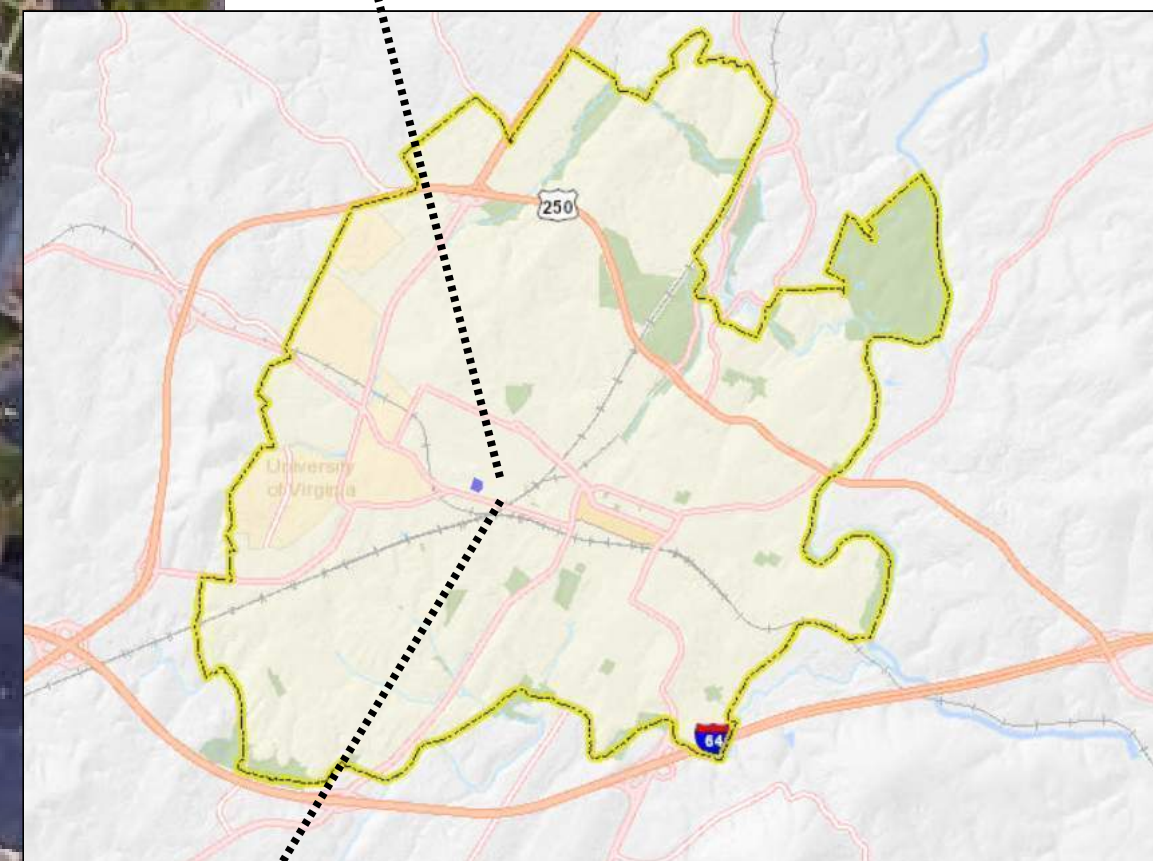
1. They are asking to see a high degree of information and detailing about the exterior materials and landscaping; Team will specify the paver selection instead of using “specialty pavers”; will note the type of benches to be used and will confirm if bike racks need to be shown. **RESPONSE: SEE PAGES 16 & 17**
2. We'll need to be able to speak very clearly about the traffic management plan and the garage location. Team is coordinating with Timmons on our response. In our opinion, and the team’s experience, this is far reaching beyond BAR’s purview. **RESPONSE: TRAFFIC MANAGEMENT PLAN IN PROGRESS, TO BE SUBMITTED WITH SITE PLAN RESUBMISSION**
3. They have concerns about the proposed landscaping and want more specific information about species, sunlight needs, growth habits, spacing, etc. Specific desire for the canopy to be above head height on 10th to keep clear lines open to the retail. Team will add a plan schedule to the presentation with the requested tree detail. NOTE- this was included in the site plan submission but will roll it into the BAR resubmission. ALSO NOTE- the City staff had minimal comments to the information submitted with the site plan submission. **RESPONSE: SEE PAGES 13-17, 56-58**
4. Significant focus was given to Wertland elevation, they want us to better mitigate the blank wall areas at the garage and significantly play up the street facing amenity spaces and residential entrance- Team is adjusting the elevations and working with planning staff and the landscape architect to provide visual interest along Wertland Street where we currently have blank walls. The base of the building, below the ground floor, already includes modulation about every 25’ and will utilize additional treatments that may include: benches / site furnishings, foundation plantings, cladding material changes at eye level. **RESPONSE: SEE PAGE 22**
5. A physical or visual connection to the courtyard from the street was recommended. While a physical connection is not possible due to grades and security concerns, we are planning for a visual connection through the development of a large biophilic mural wall adjacent to the main lobby entrance that will be clearly visible from the sidewalk. The team intends to select materials for the entry vestibule and lobby that complement the materials of courtyard and allow the essence of that resident amenity to flow through the lobby and out to the main entrance. **RESPONSE: SEE PAGES 20-21**
6. They noted that the Wertland elevation in particular feels very monotonous with only "A" and "B" bays. They suggested exploring a "C" bay type with some vertical movement to the material changes. Team is working on updated visuals which is really the only way to respond. **RESPONSE: SEE PAGE 19**
7. Views of the building as seen from Main St were requested along with the missing elevations In process **RESPONSE: SEE PAGES 29-31**
8. Sections along the west and south property lines will be helpful in responding to some specific questions about bike and pedestrian access through the site, adjacent to Stacey Hall. This is in process. NOTE the grades make this impossible but we will visually demonstrate this. **RESPONSE: SEE SITE PLAN ON PAGE 12 AND PERSPECTIVE FROM STACEY HALL ON PAGE 32**



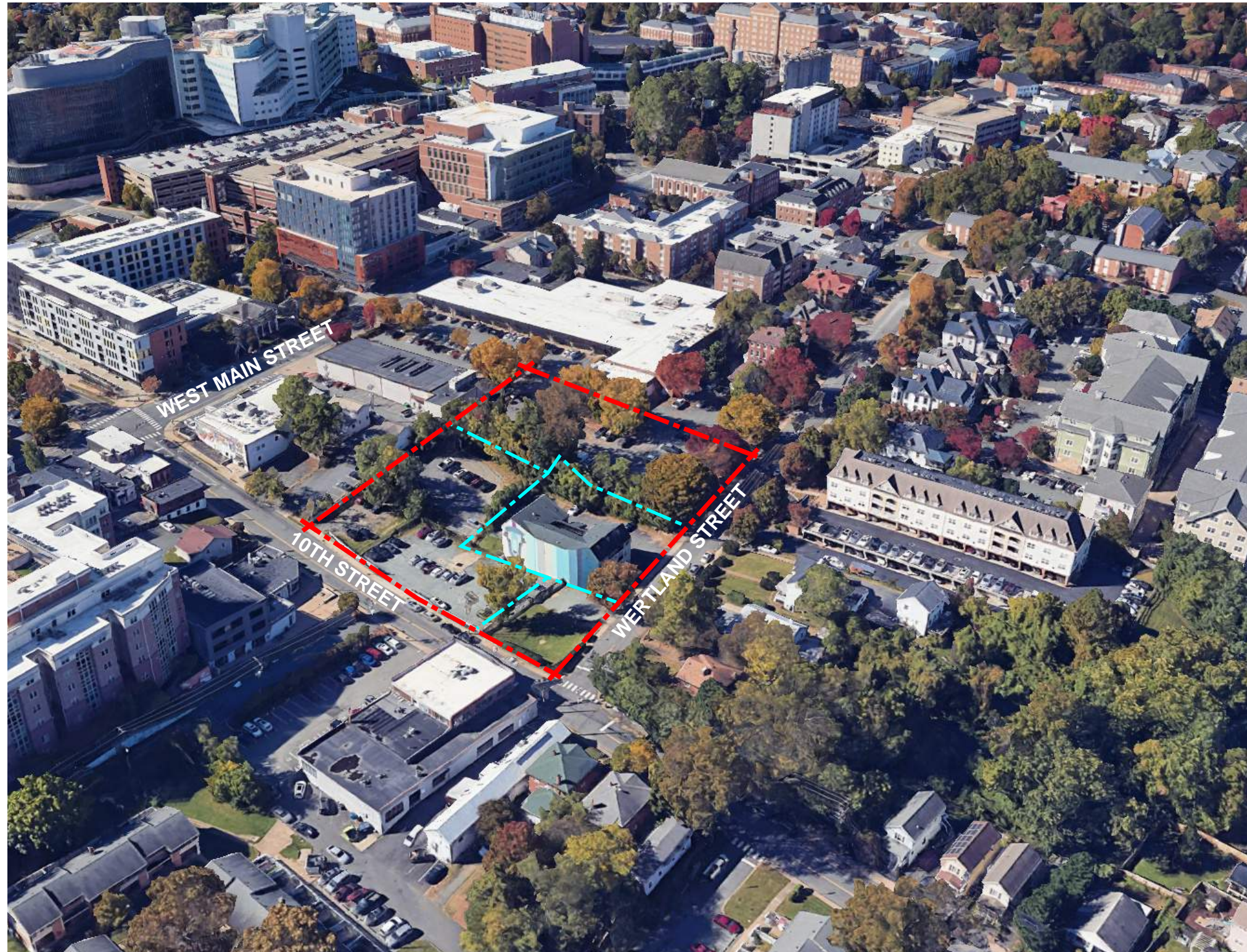
**Proposed Site  
currently 4 properties:**

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

**2.18 Acres Total**







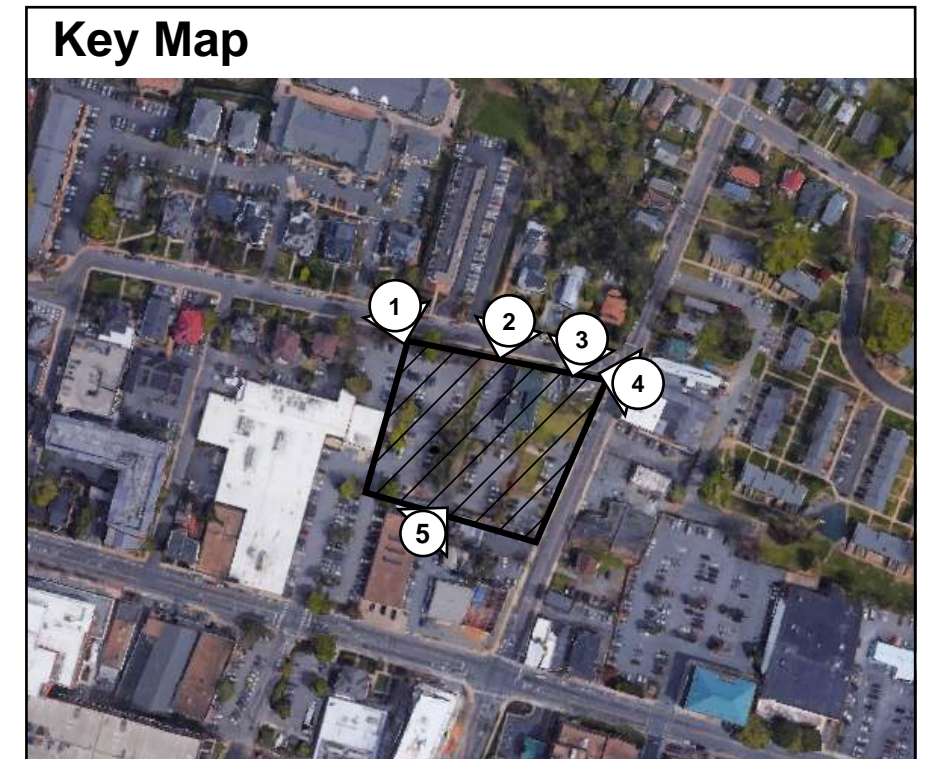
**Proposed Site  
currently 4 properties:**

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

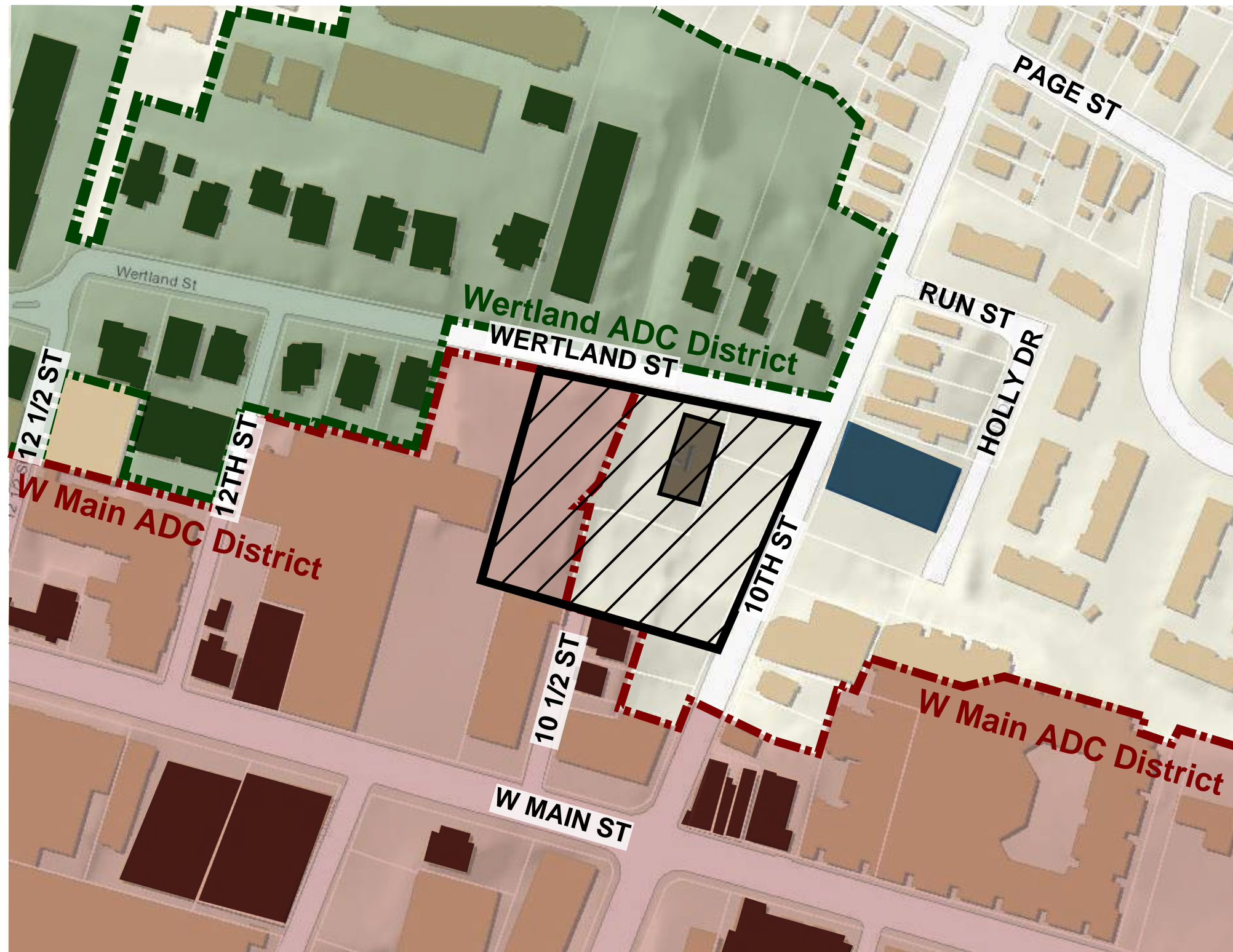
**2.18 Acres Total**






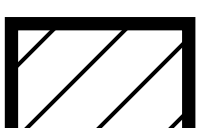
**--- New Property  
Boundary  
--- Existing Property  
Boundaries**







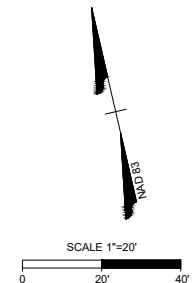
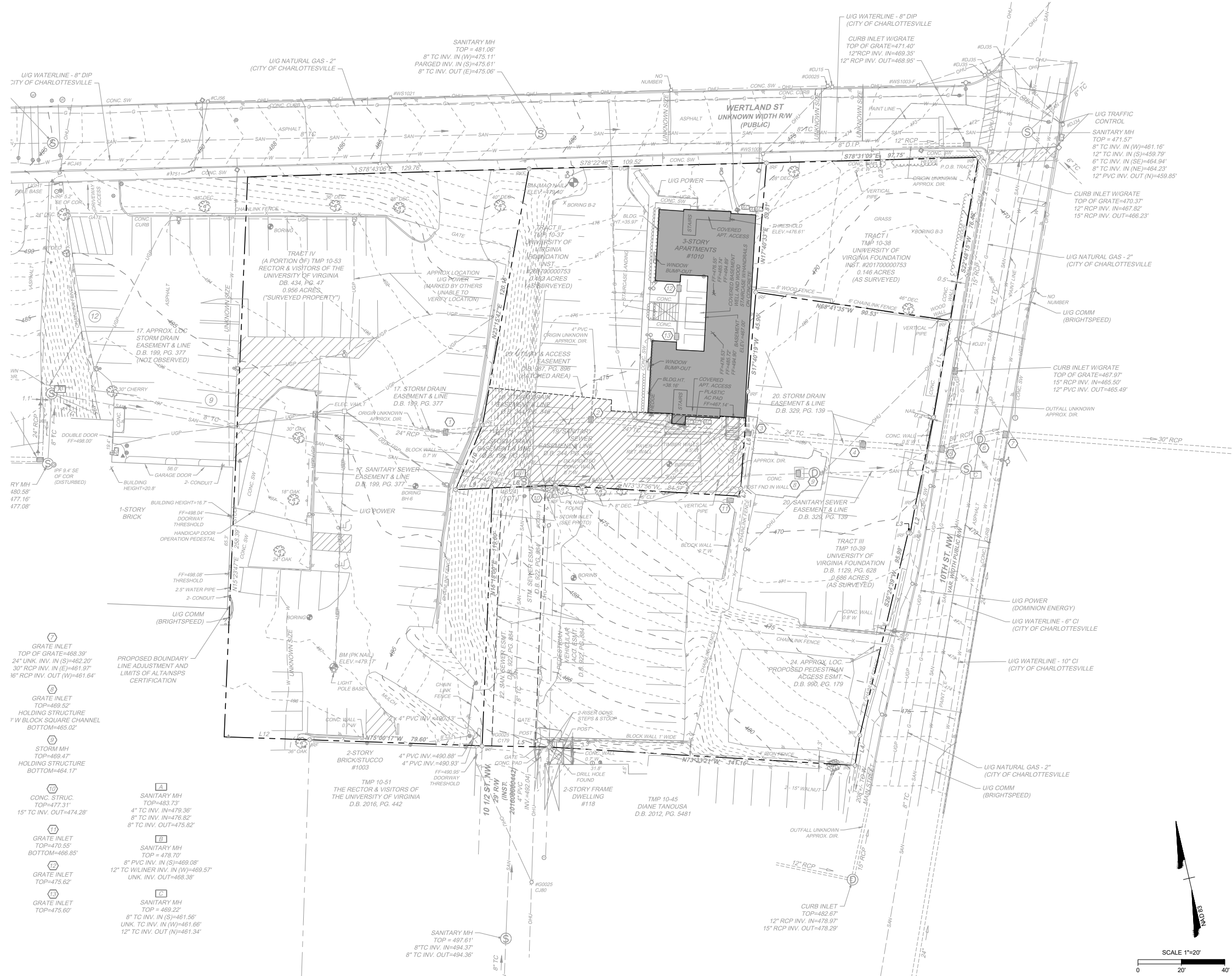


-  Wertland ADC District
-  Wertland ADC Contributing Structure
-  W Main ADC District
-  W Main ADC Contributing Structure
-  Individually Protected Property
-  Proposed Site.  
Boundary adjustment in progress to combine 4 lots. 1 existing non-contributing structure.

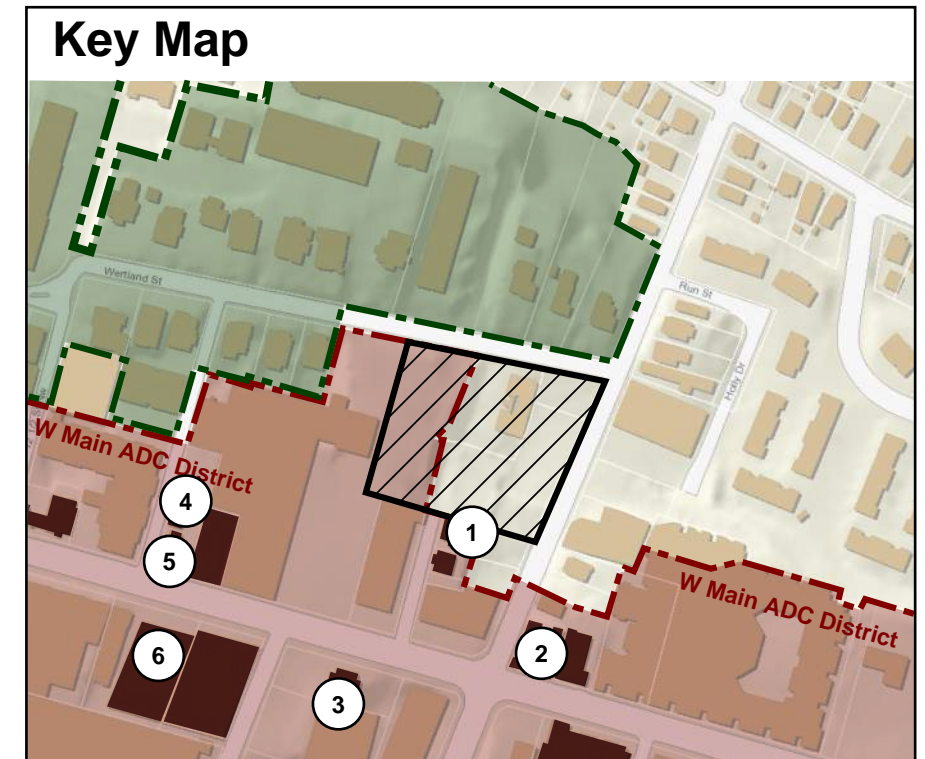


# Wertland & 10th Mixed-Use Apartment Project

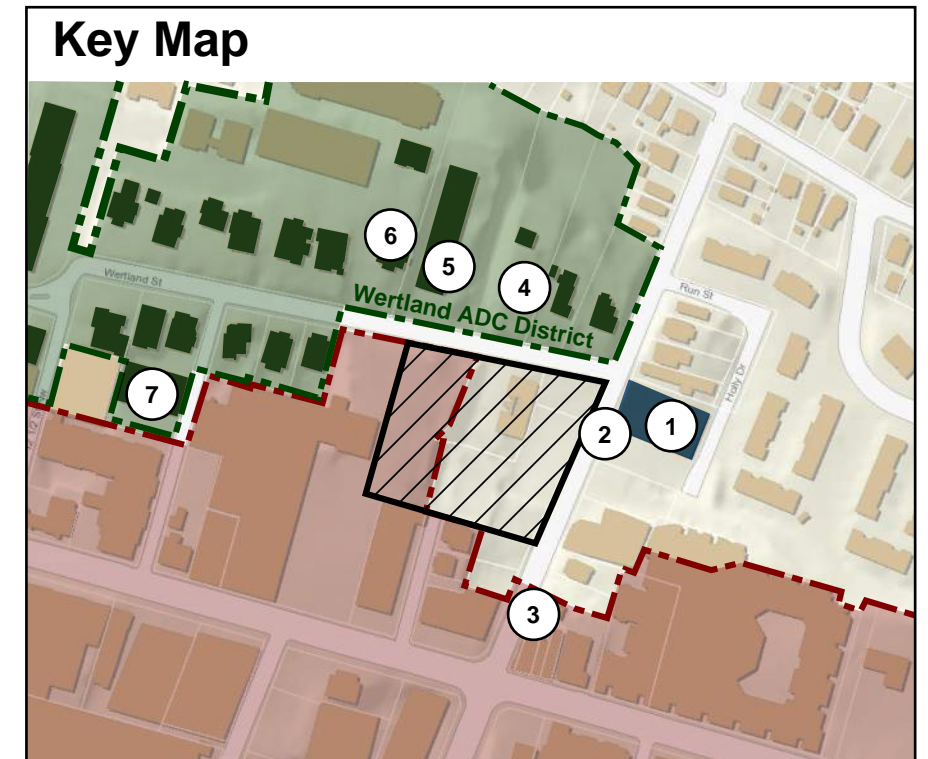
Existing Site Plan  
01/28/2025



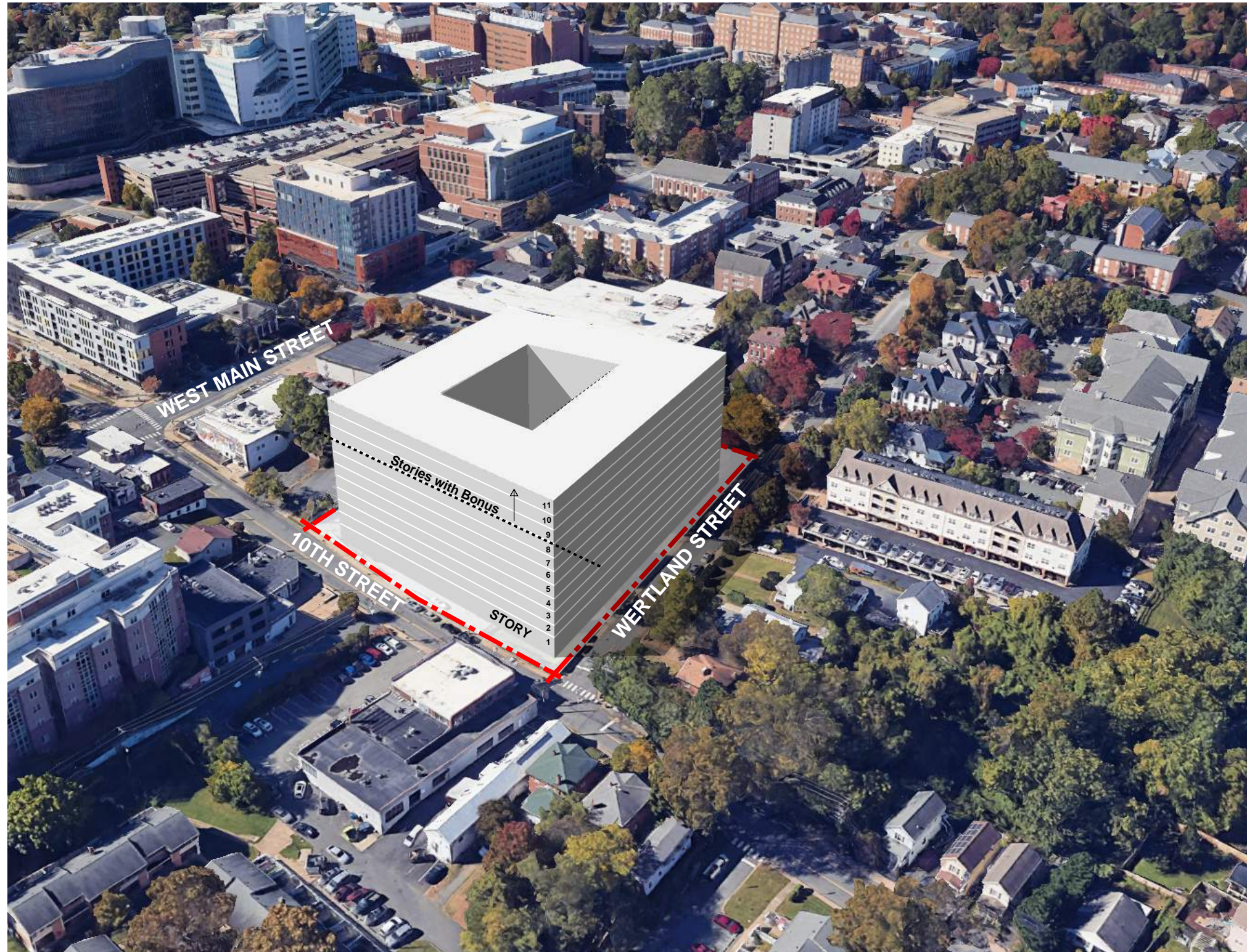












## PERMITTED: BUILDABLE AREA / MASSING

Zone: CX-8

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

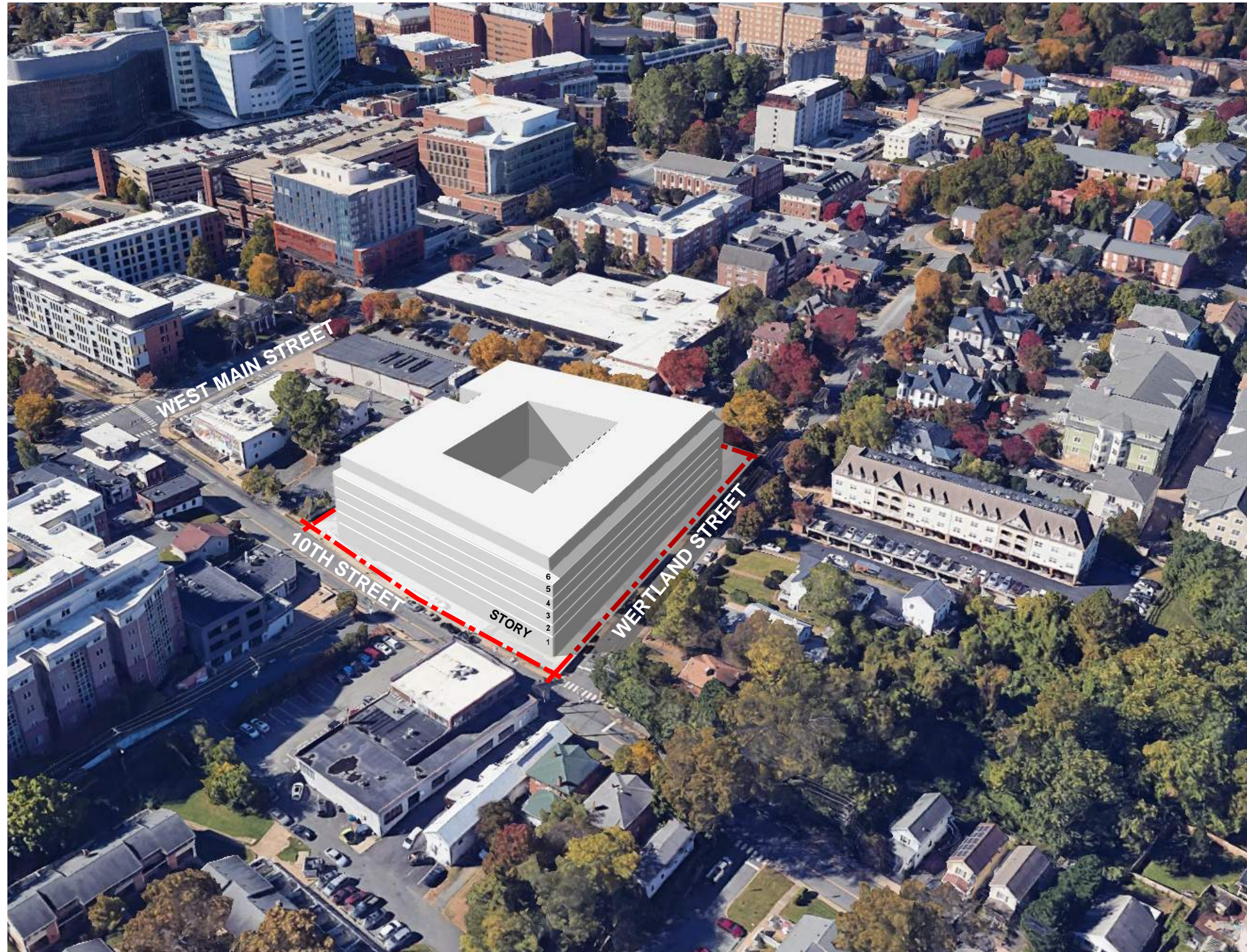
Proposed Height: 6 stories

### 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).



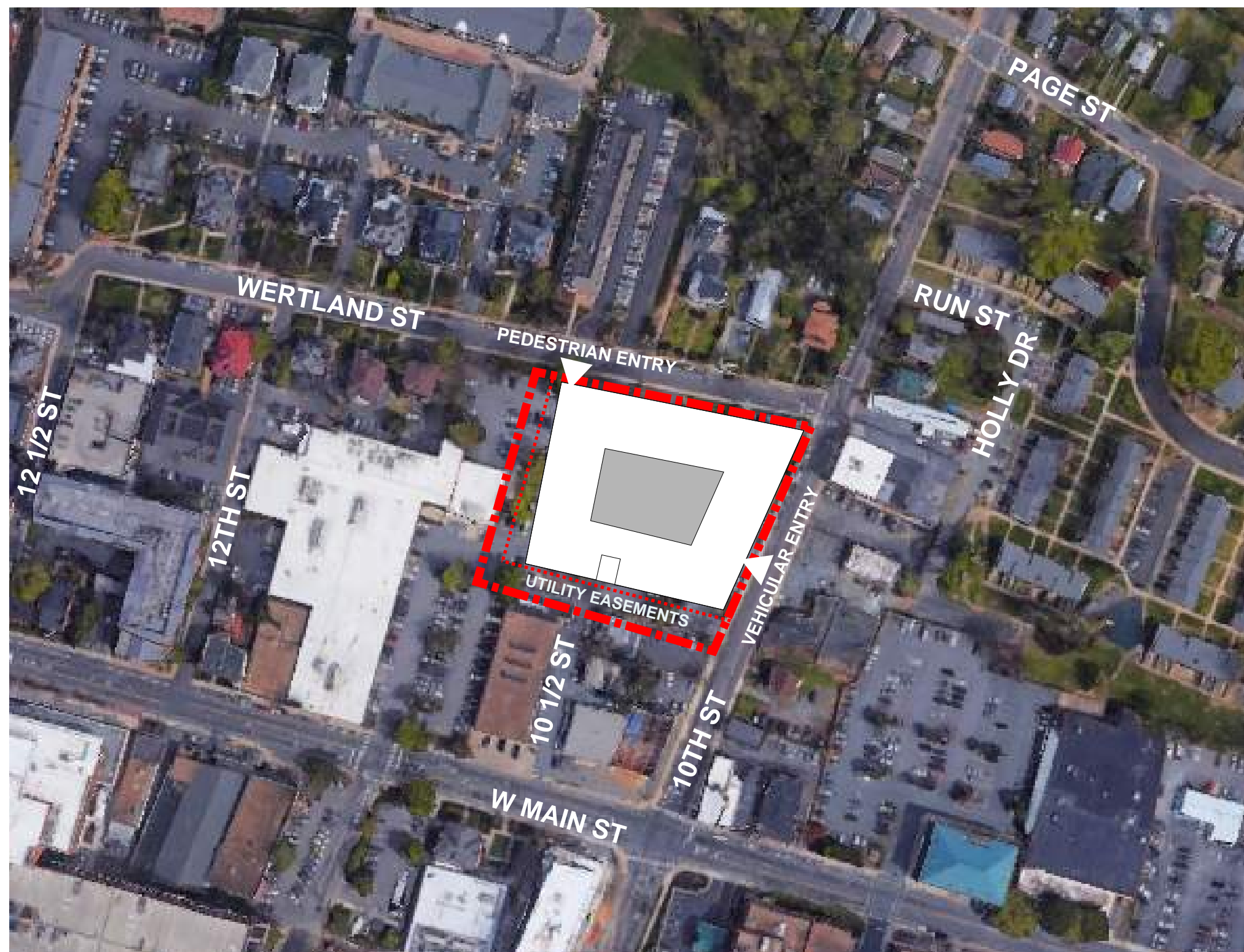


## PROPOSED: MAXIMUM BUILDING MASSING

### Podium Style Mixed Use Building

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





## PROPOSED: MAXIMUM BUILDING FOOTPRINT

### Podium Style Mixed Use Building

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







PROPOSED STREETSCAPE & LANDSCAPE PROGRAM

- A MAIN BUILDING ENTRANCE TERRACE
- B CONCRETE SIDEWALK ALONG STREET FRONTAGE
- C WERTLAND STREETSCAPE PLANTINGS
- D STREET CORNER IMPROVEMENTS
- E NEIGHBORHOOD MINI-MKT. TERRACE
- F 10TH STREET STREETSCAPE PLANTINGS
- G STREETSCAPE FURNITURE
- H COMMUNITY RESOURCE CENTER TERRACE
- I ON-STREET PARKING & PLANTINGS
- J GROUND FLOOR VEHICULAR PARKING ENTRANCE
- K DAYCARE & SECONDARY BLDG. ENTRANCE TERRACE
- L DAYCARE OUTSIDE PLAY AREA
- M CONCRETE SITE RETAINING WALL
- N OPEN SPACE WITH NATIVE PRAIRIE PLANTINGS
- O BUILDING SERVICE AREA
- P FIRST FLOOR CENTRAL COURTYARD
- Q PROPOSED TRANSFORMER & GENERATOR PADS
- R PROPOSED STACEY HALL SIDEWALK







**A**  
Carpinus Caroliniana 'Firespire'  
Firespire Muscledwood



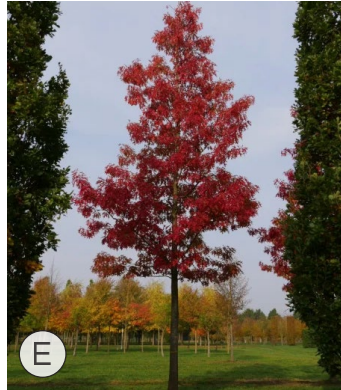
**B**  
Nyssa Sylvatica 'Fire Starter'  
Fire Starter Black Gum



**C**  
Quercus Bicolor 'Bonnie & Mike'  
Swamp White Oak



**D**  
Quercus Bimundorum  
Skinny Genes Oak



**E**  
Quercus Coccinea 'Fastigiata'  
Fastigate Scarlet Oak



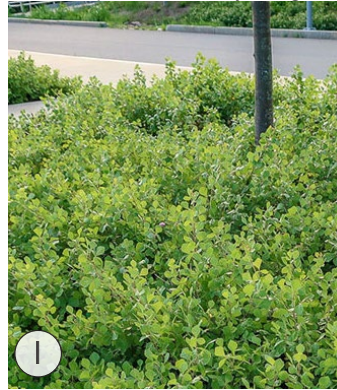
**F**  
Hydrangea Arbor 'Total Eclipse'  
Total Eclipse Smooth Hydrangea



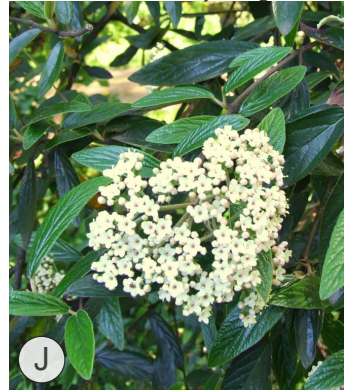
**G**  
Hydrangea Quercus 'Pee-Wee'  
Pee-Wee Oakleaf Hydrangea



**H**  
Itea Virginiana 'Henry's Garnet'  
Henry's Garnet Sweetpire



**I**  
Rhus Aromatica 'Gro-low'  
Gro-low Sumac



**J**  
Viburnum x Pragense  
Prague Viburnum



## UVA Wertland Site

Planting Plan / Trees & Shrubs  
01/28/2025

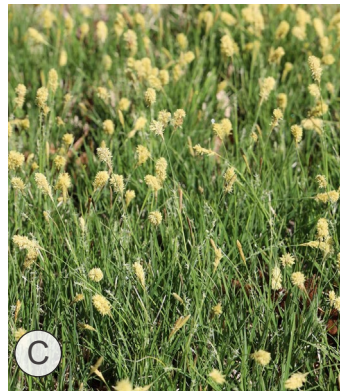




Aster Mix



Little Bluestem Grass Mix



Carex Mix



Chasmanthium Grass Mix



Fern Mix



Native Meadow Planting



## UVA Wertland Site





Poured Concrete  
Canvas Colored



Hanover 'Prest' Concrete Pavers  
12"x12" and 12"x18" with Tudor  
Finish  
Schematic Design Option



Natural\*



Tan







Landscape Forms - Neoliviana Bench with Thermilled Ash



Color: Warm Grey  
Landscape Forms - Petosky Refuse & Recycling Containers



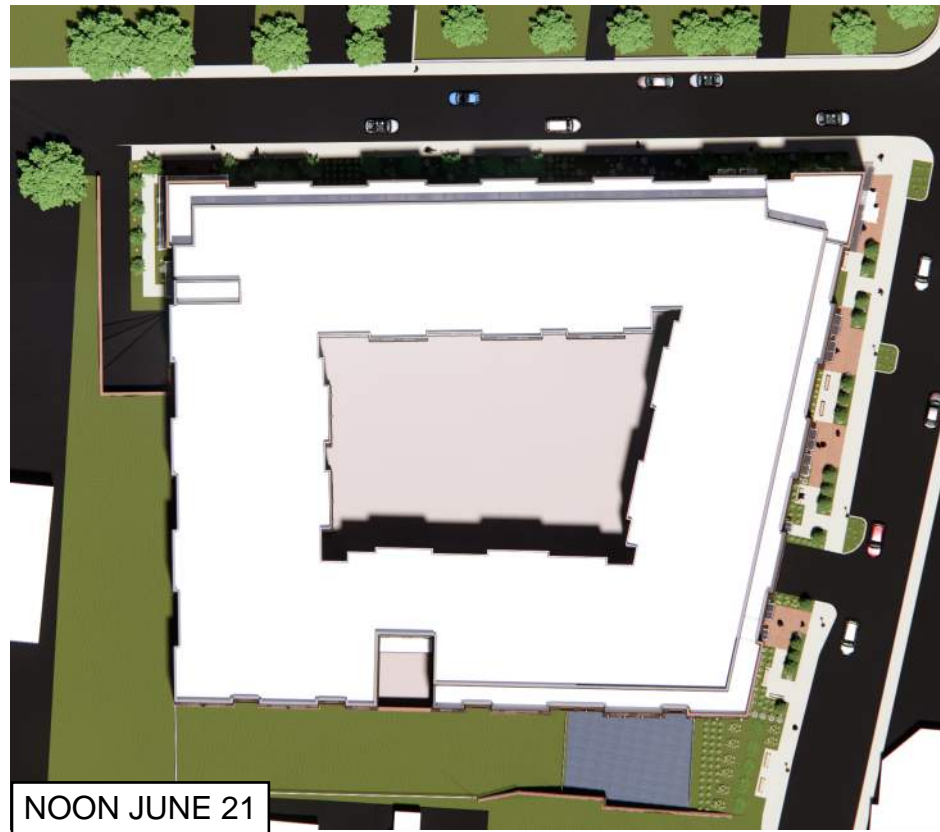
Steel Bike Hoop - Match Refuse Container Color



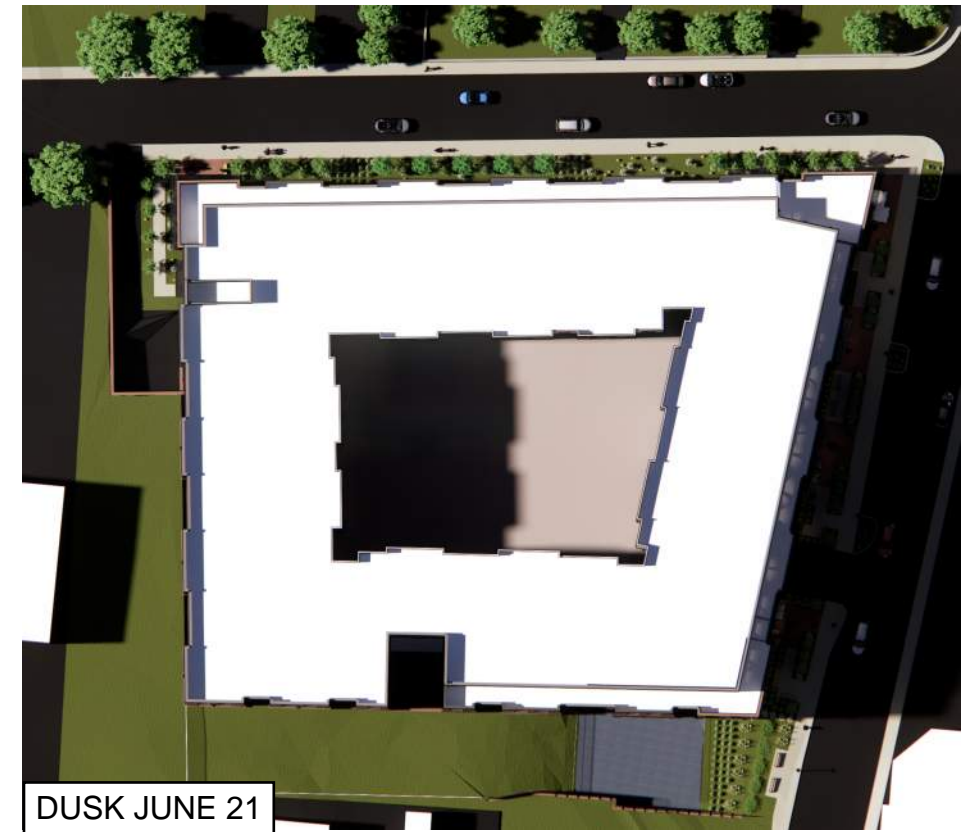




MORNING JUNE 21



NOON JUNE 21



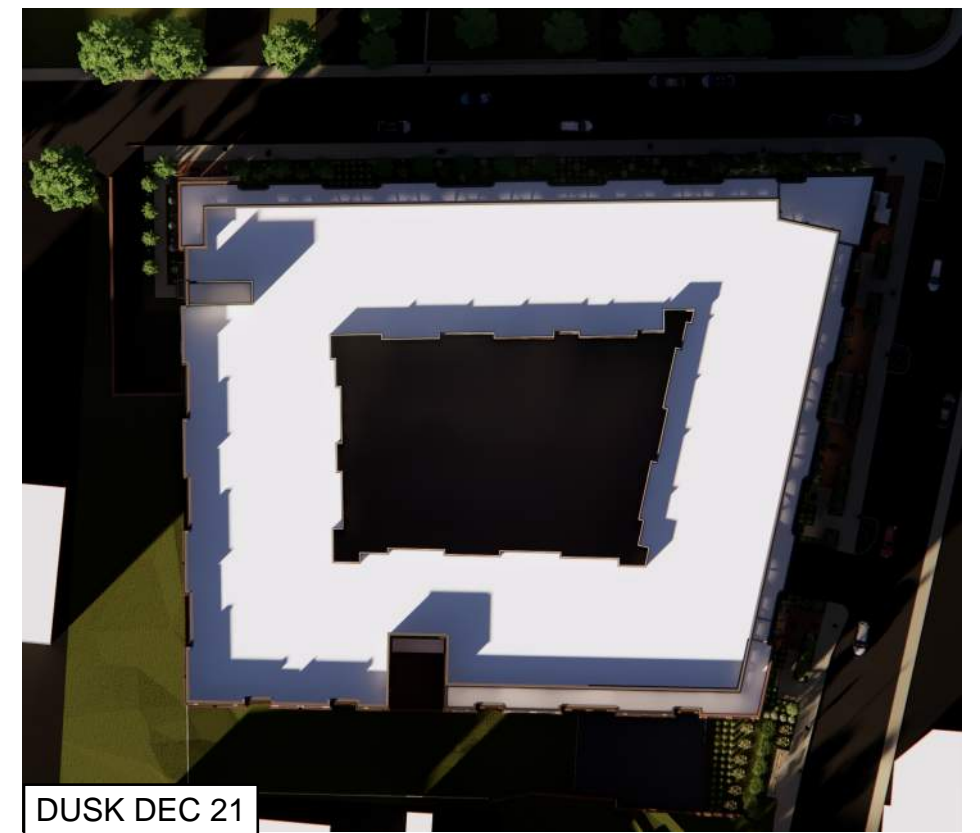
DUSK JUNE 21



MORNING DEC 21



NOON DEC 21



DUSK DEC 21

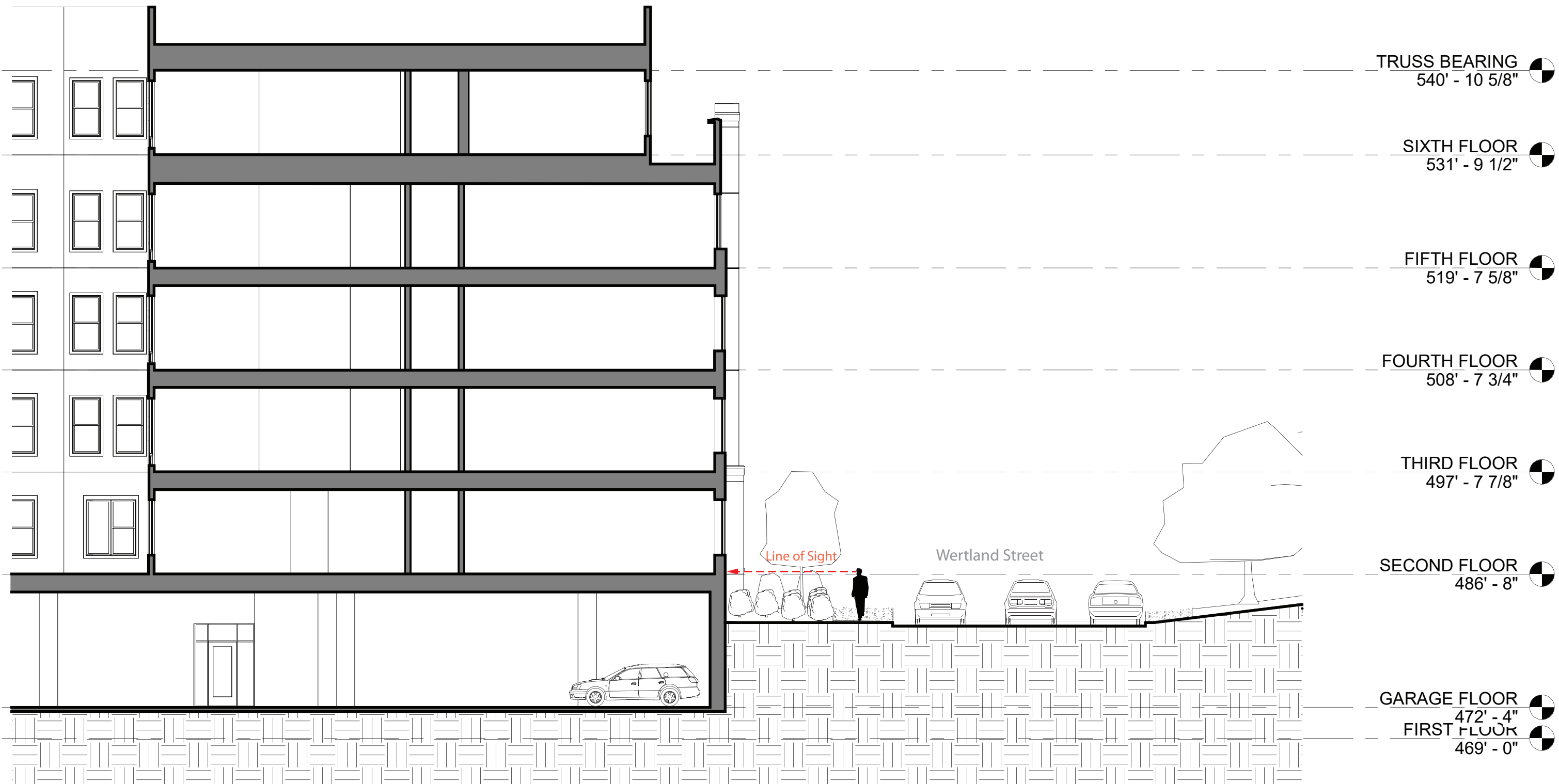




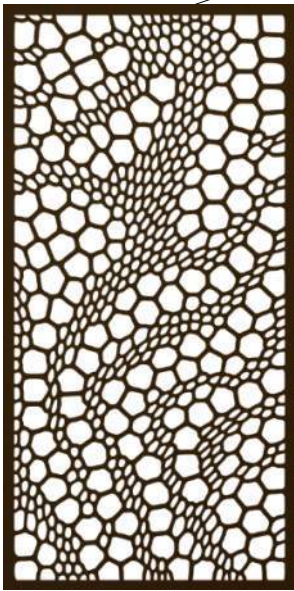
10TH ST











DECORATIVE METAL  
PANEL INSET TO BRICK



FOUNDATION PLANTINGS



SITE FURNISHINGS

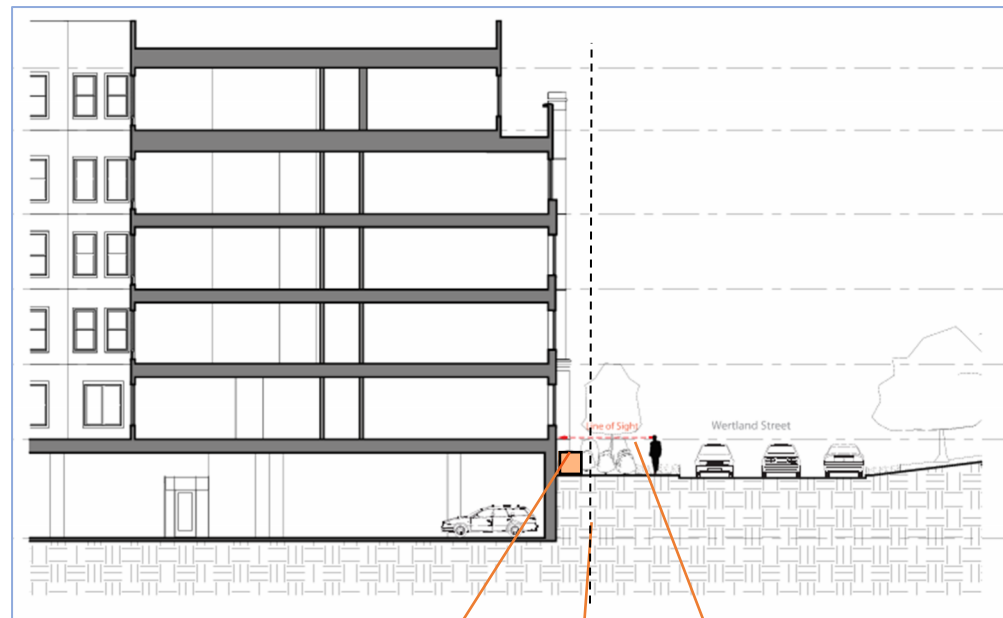


WERMLAND STREET LANDSCAPING PLAN





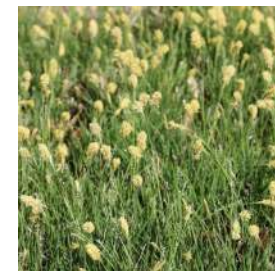




Retaining Wall / Garage Screening

R.O.W

Pedestrian Line of Sight



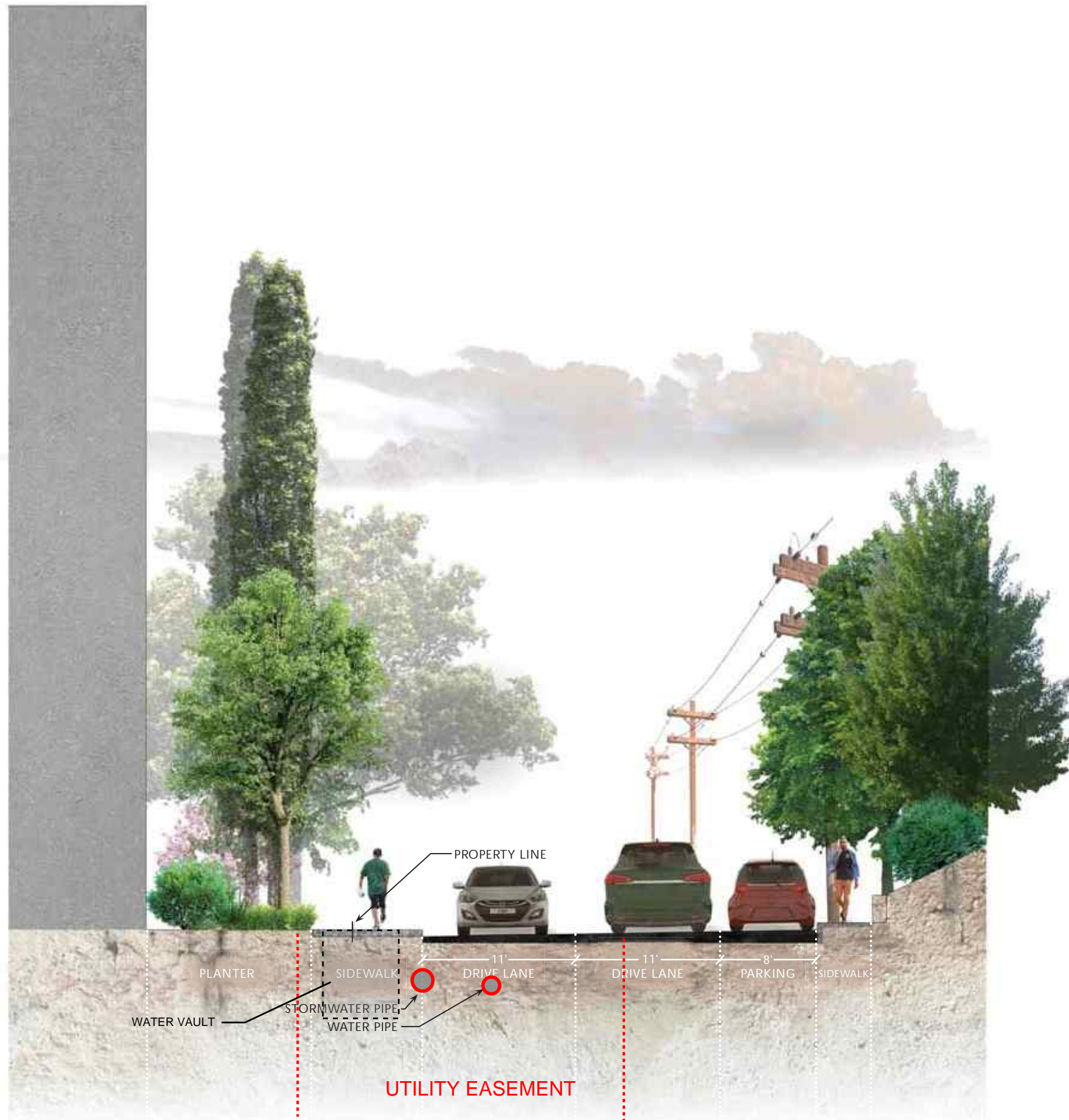
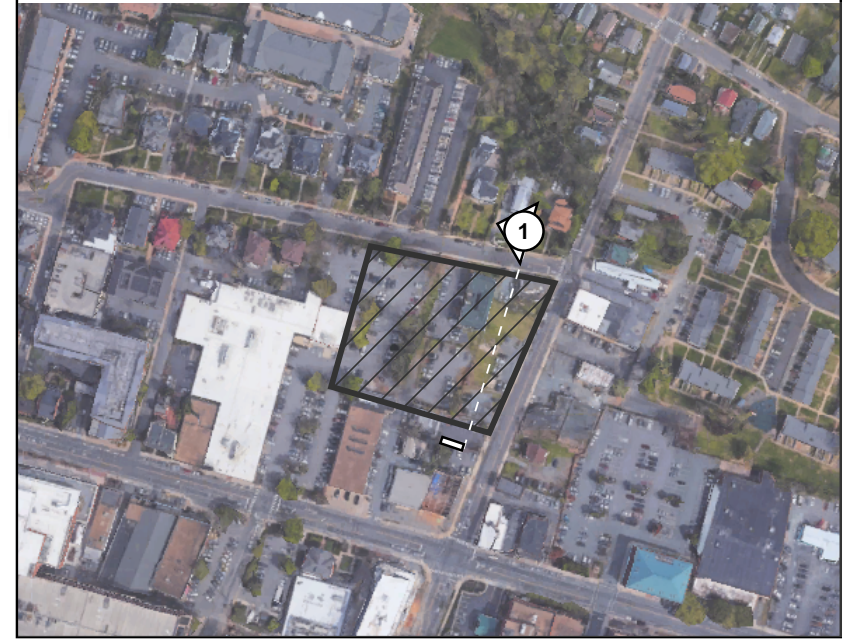
FOUNDATION PLANTINGS



SITE FURNISHINGS



## Key Map



## Wermland & 10th Mixed-Use Apartment Project

Wermland Street Section  
11/26/2024, Revised 01/28/2025





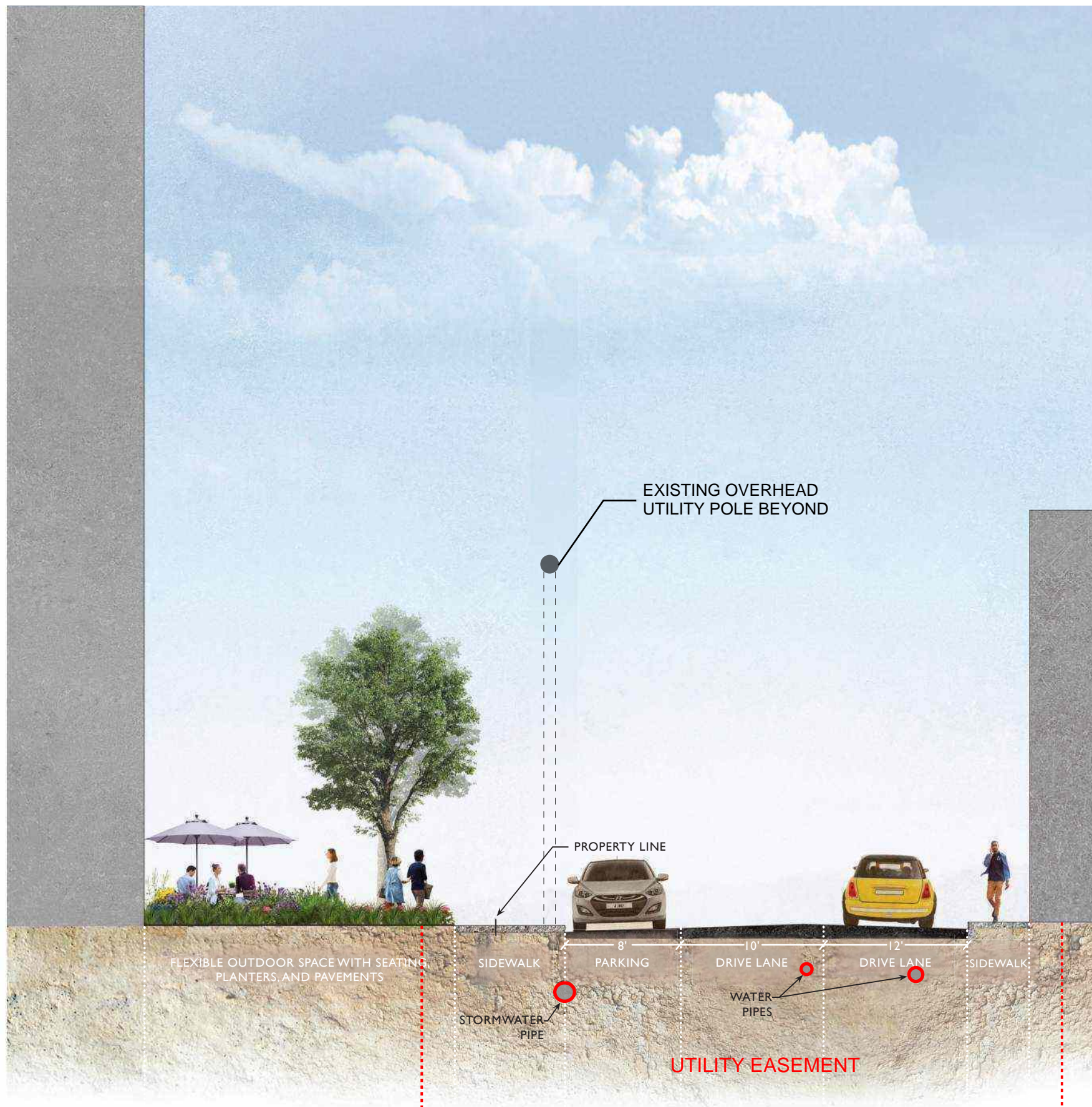












Key Map



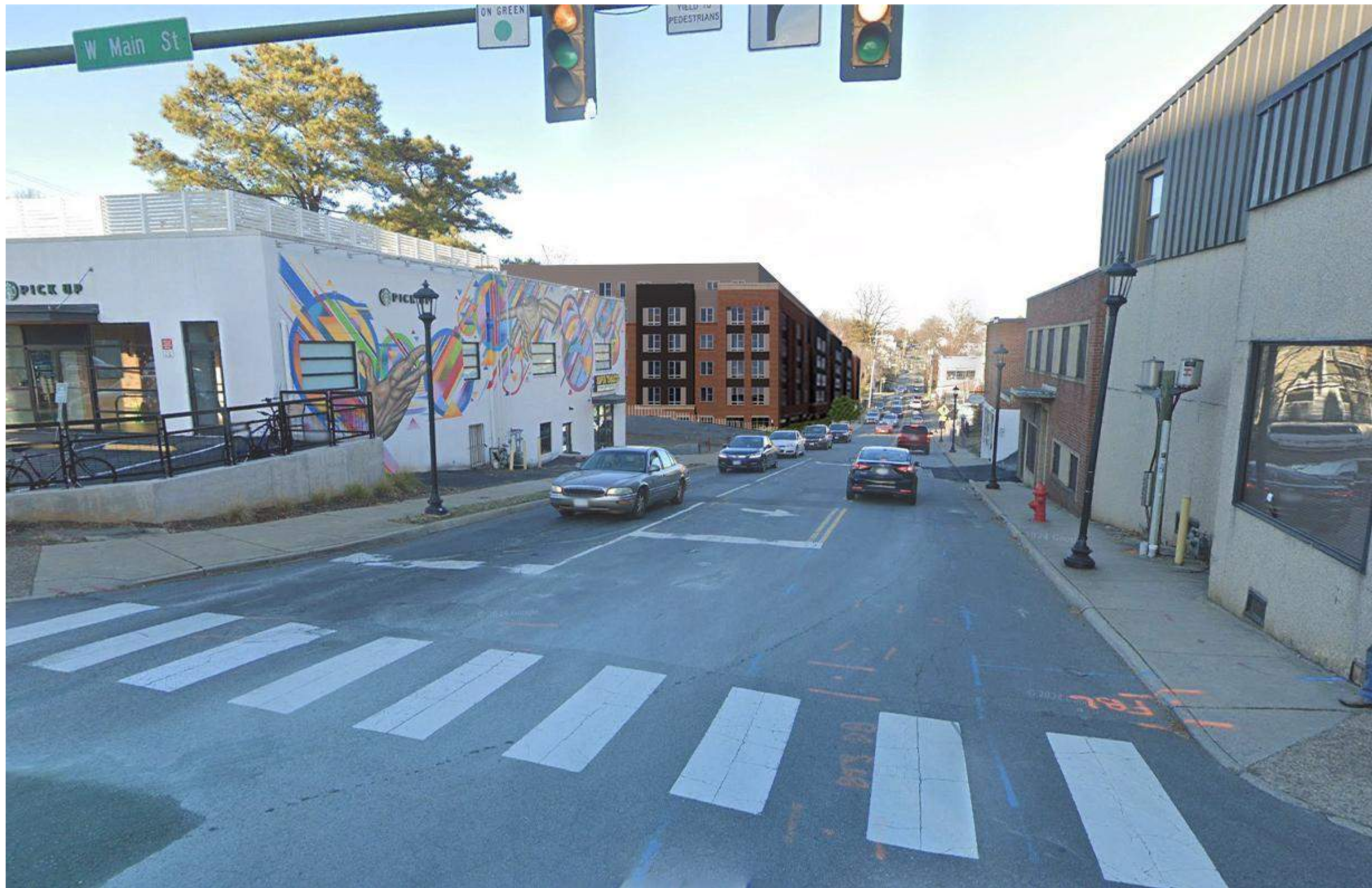
## Wertland & 10th Affordable Housing

10th Street Section  
11/26/2024, Revised 01/28/2025











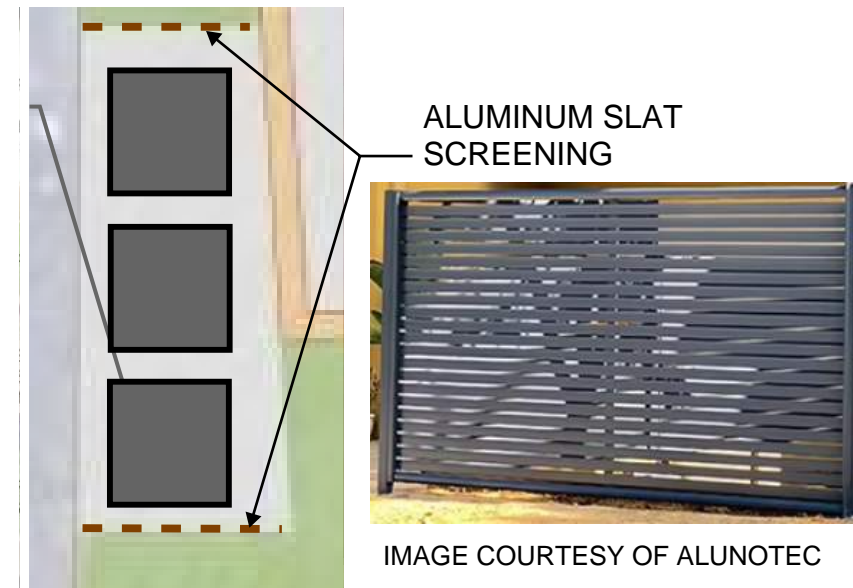
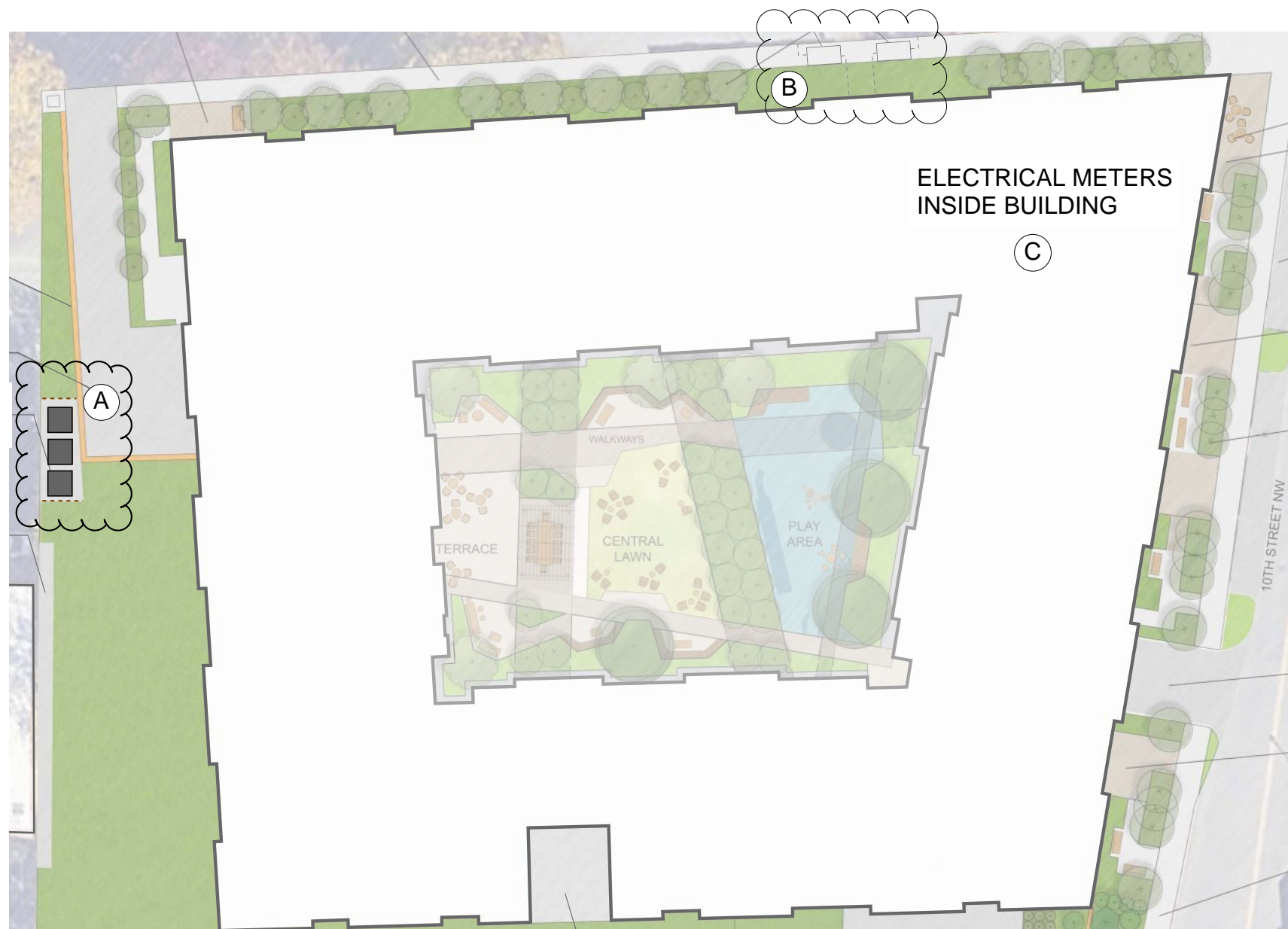


SITE RETAINING WALL

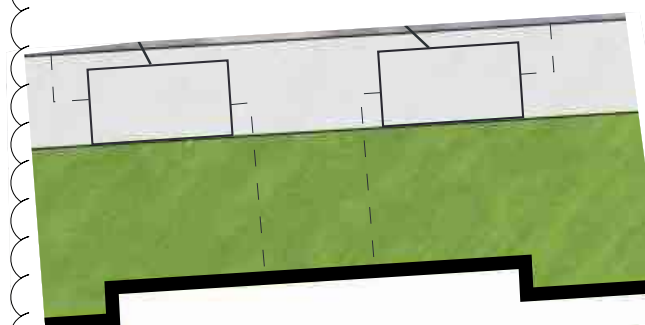








**(A) PROPOSED TRANSFORMER AND GENERATOR LOCATION AND ALUMINUM SLAT SCREENING**



**(B) WATER METER VAULTS UNDERGROUND**

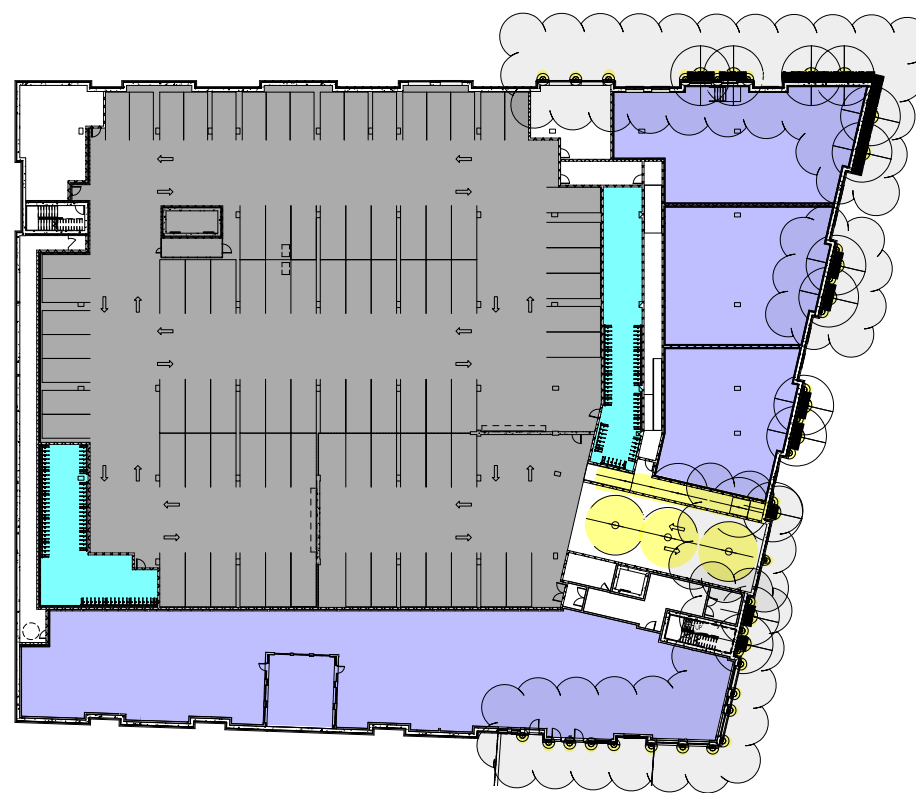
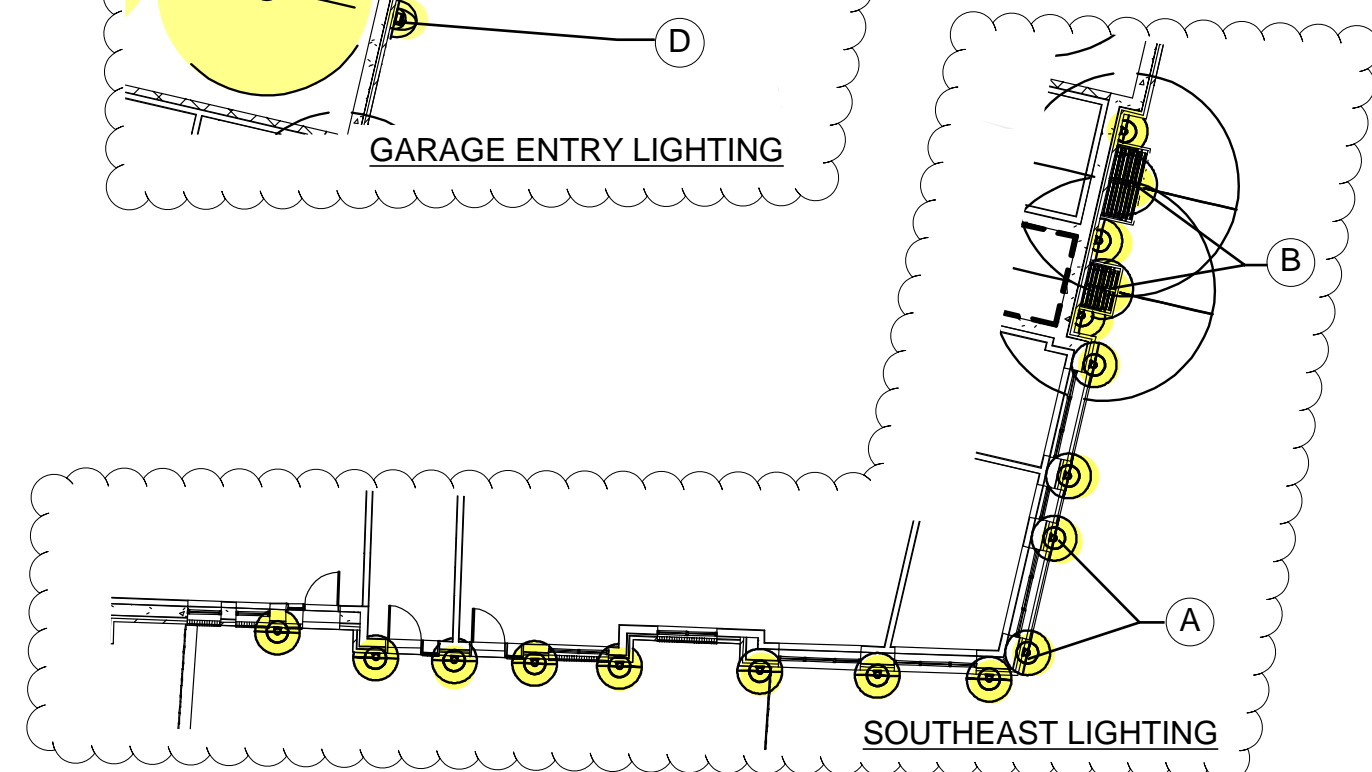
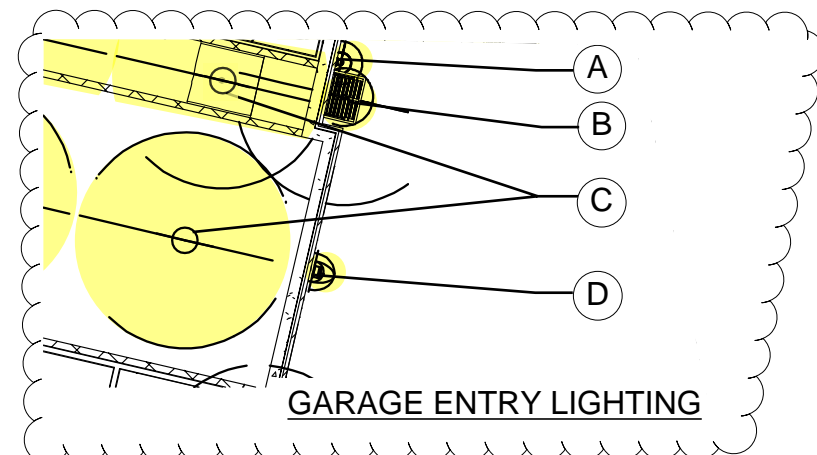
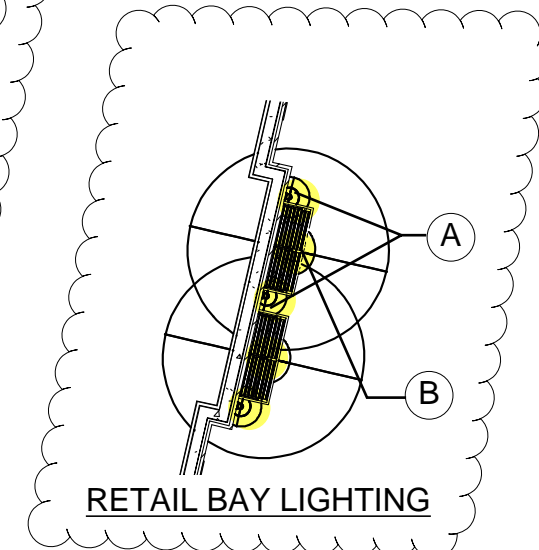
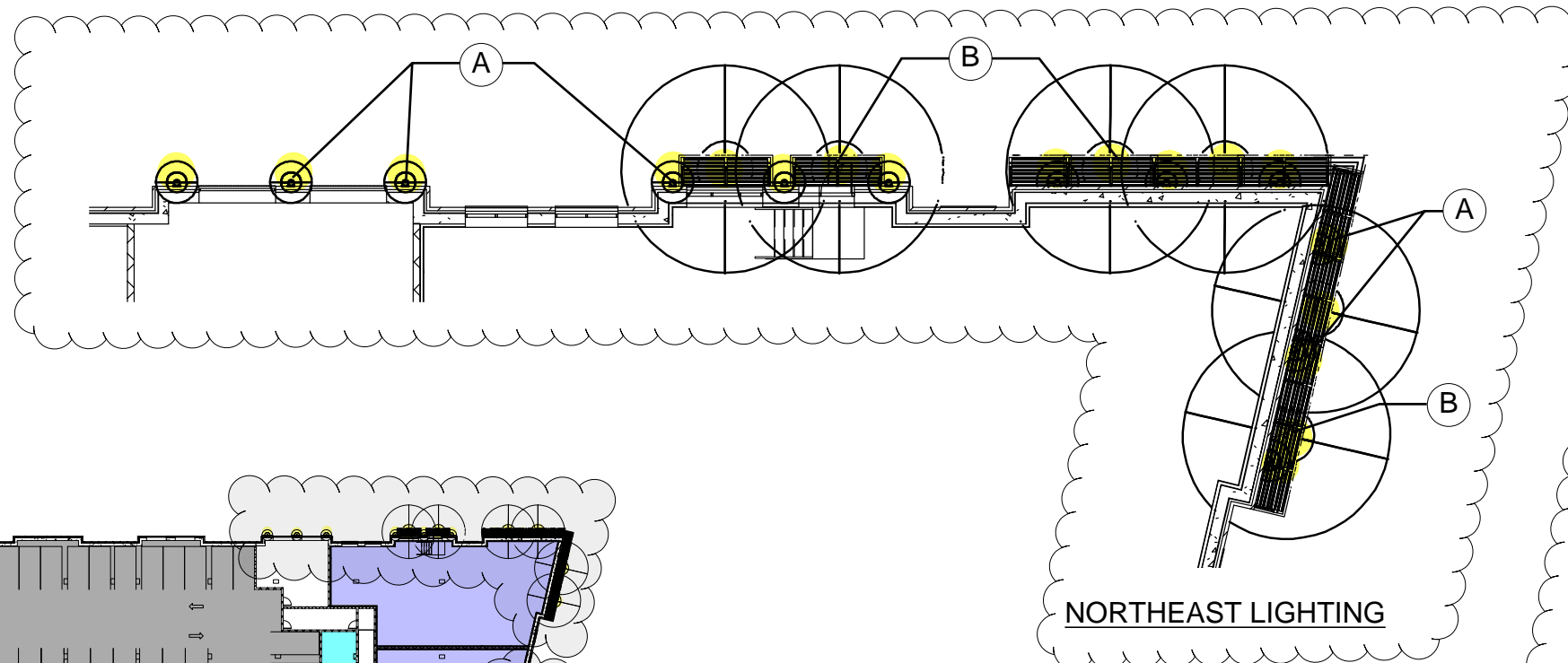












- PARKING GARAGE
- RETAIL BAY
- AMENITY SPACE
- SUPPORT SPACE



(A) Exterior Wall Mounted Lantern



(B) Canopy Mounted Puck Light



(C) Garage Ceiling Mounted Light

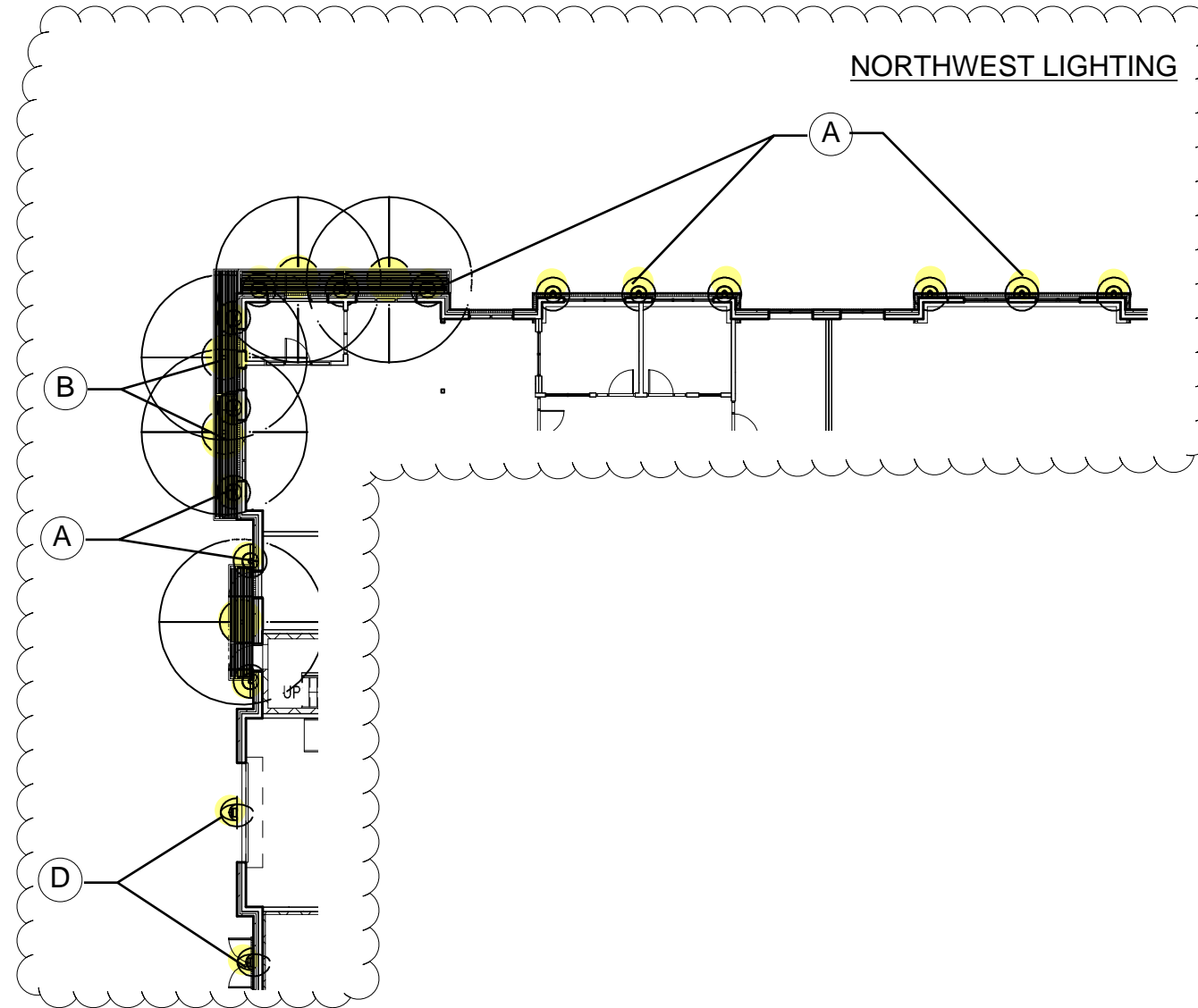





(D) Exterior Wall Pack

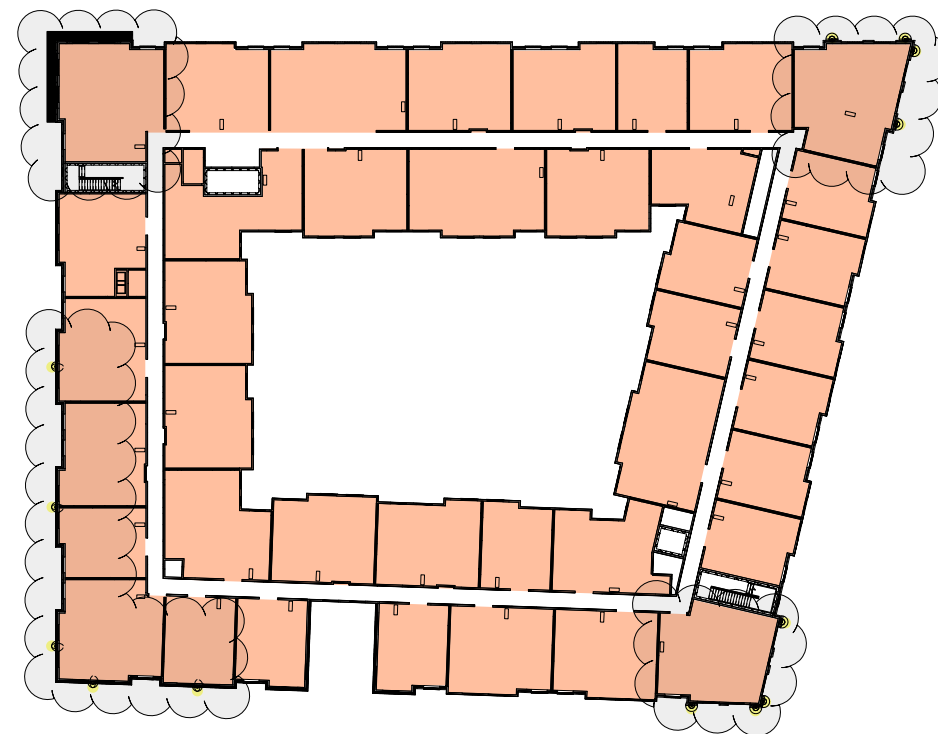
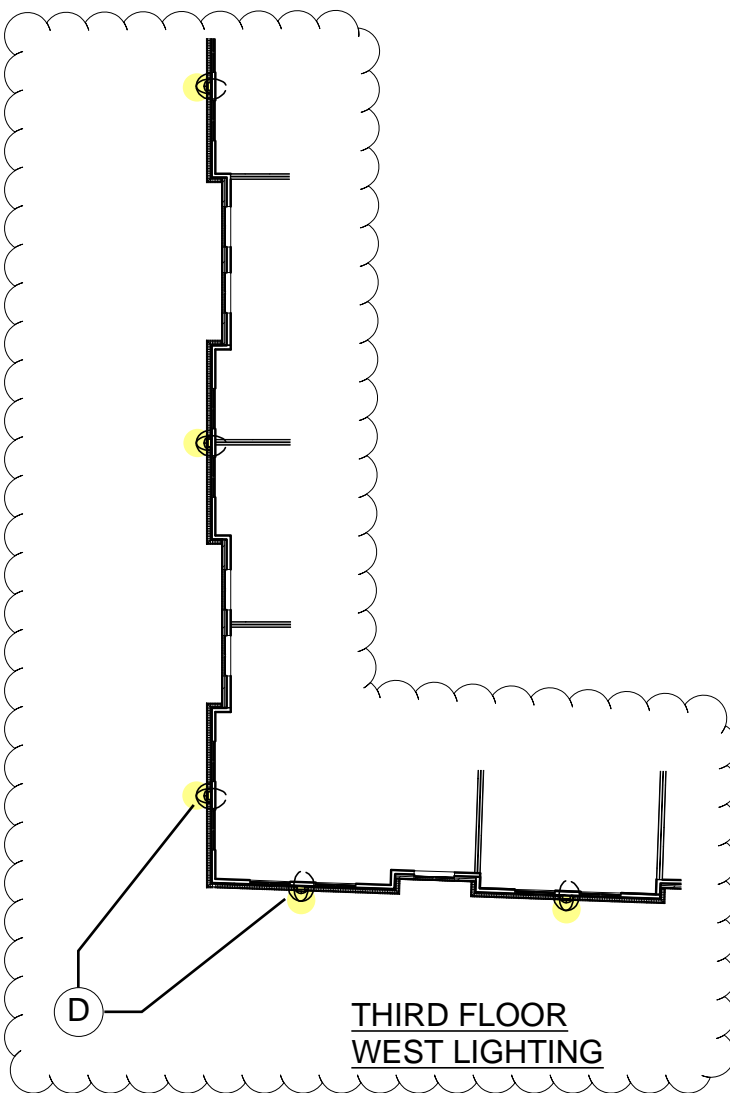
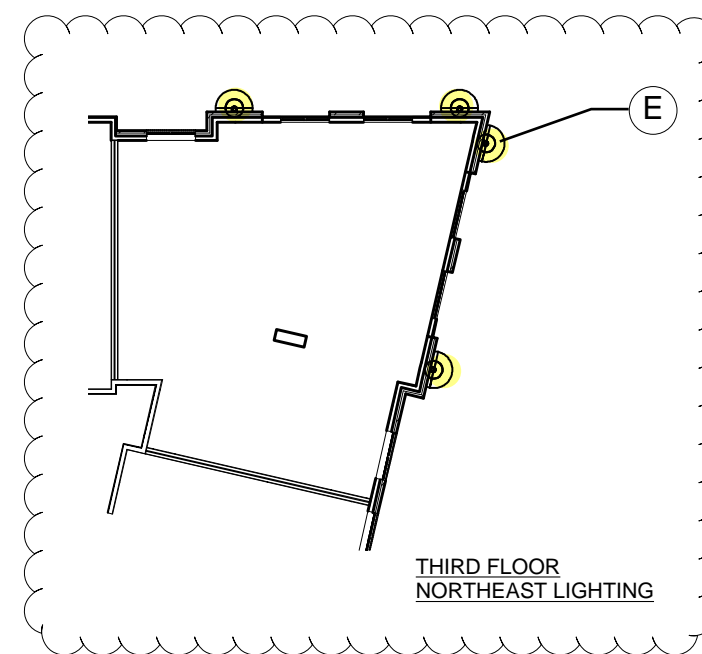
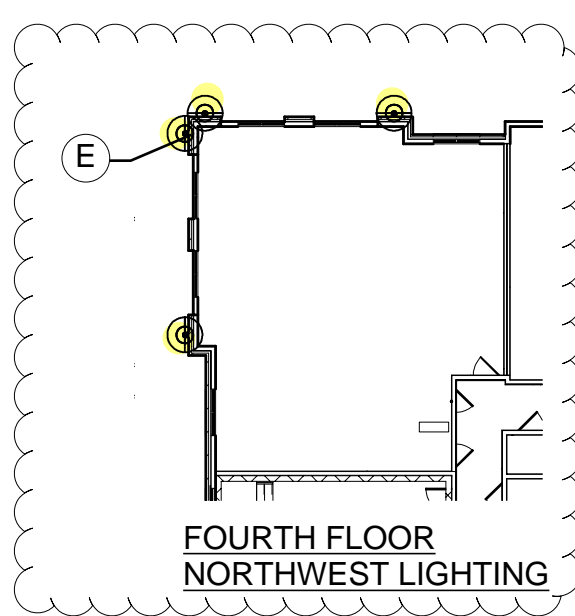




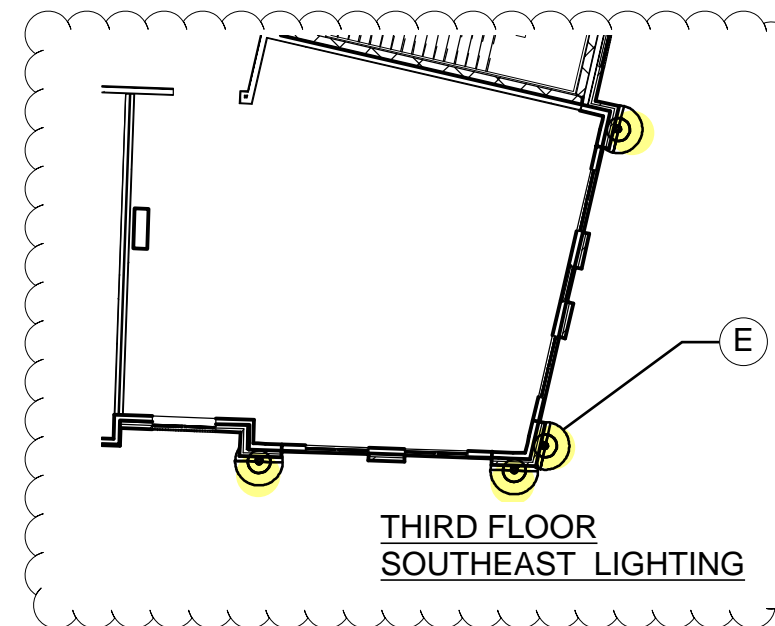
- AMENITY SPACE
- RESIDENTIAL UNIT
- SUPPORT SPACE



- A  Exterior Wall Mounted Lantern
- B  Canopy Mounted Puck Light
- D  Exterior Wall Pack



RESIDENTIAL UNIT

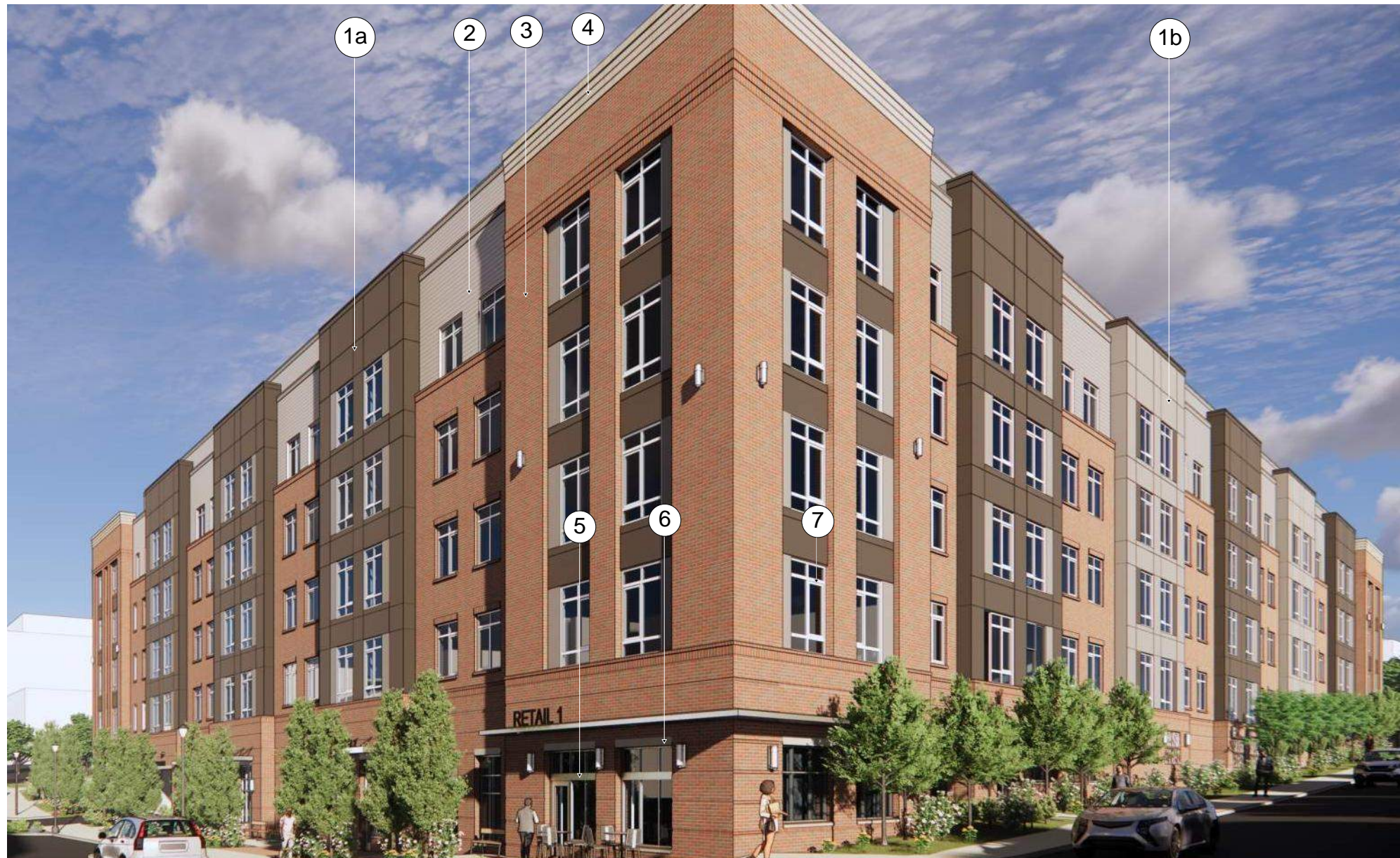


(D) Exterior Wall Pack

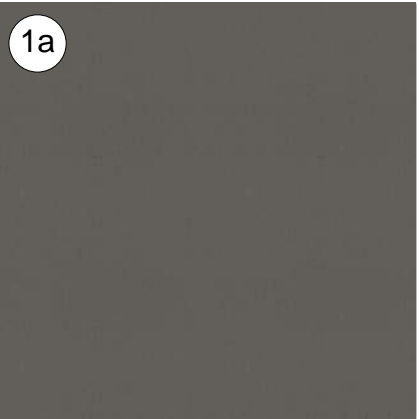


(E) Up/Down Wall Mounted Light

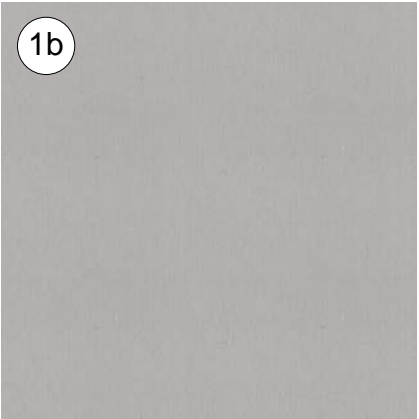




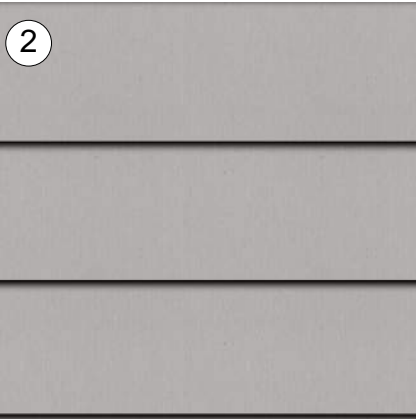
PROPOSED PROJECT MATERIALS



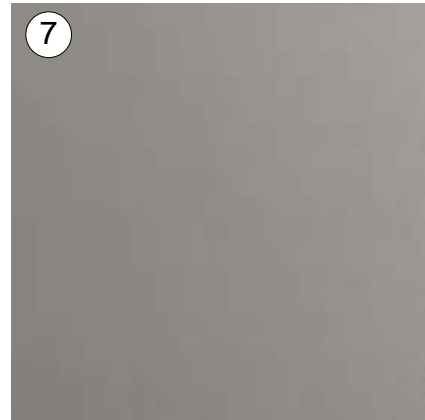
Hardie Fiber Cement Panel with Reveals Dark Grey



Hardie Fiber Cement Panel with Reveals Light Grey



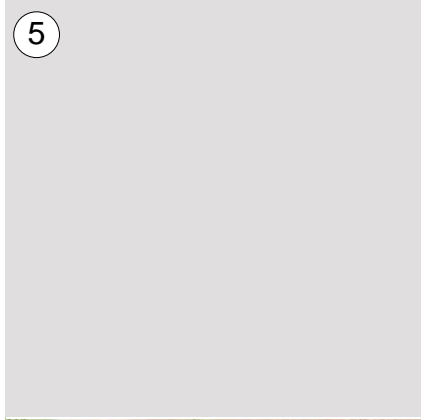
Hardie Fiber Cement Lap Light Grey



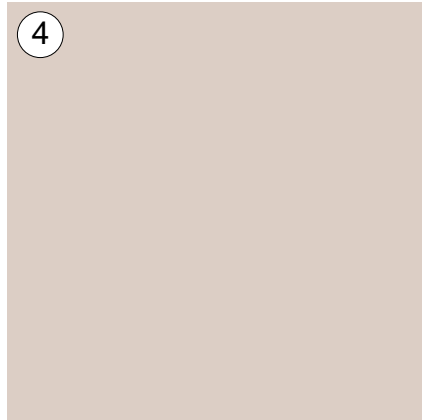
Triple Glaze Polymer Window in Anodized Silver



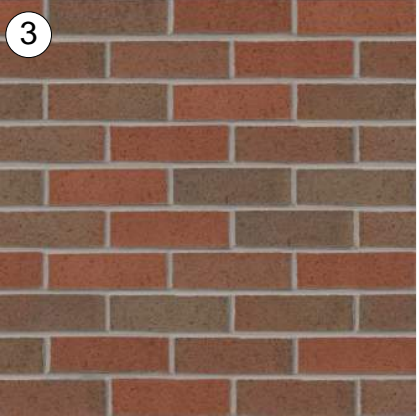
Precast Headers and Sills



Thermally Broken Aluminum Clear Anodized Storefront

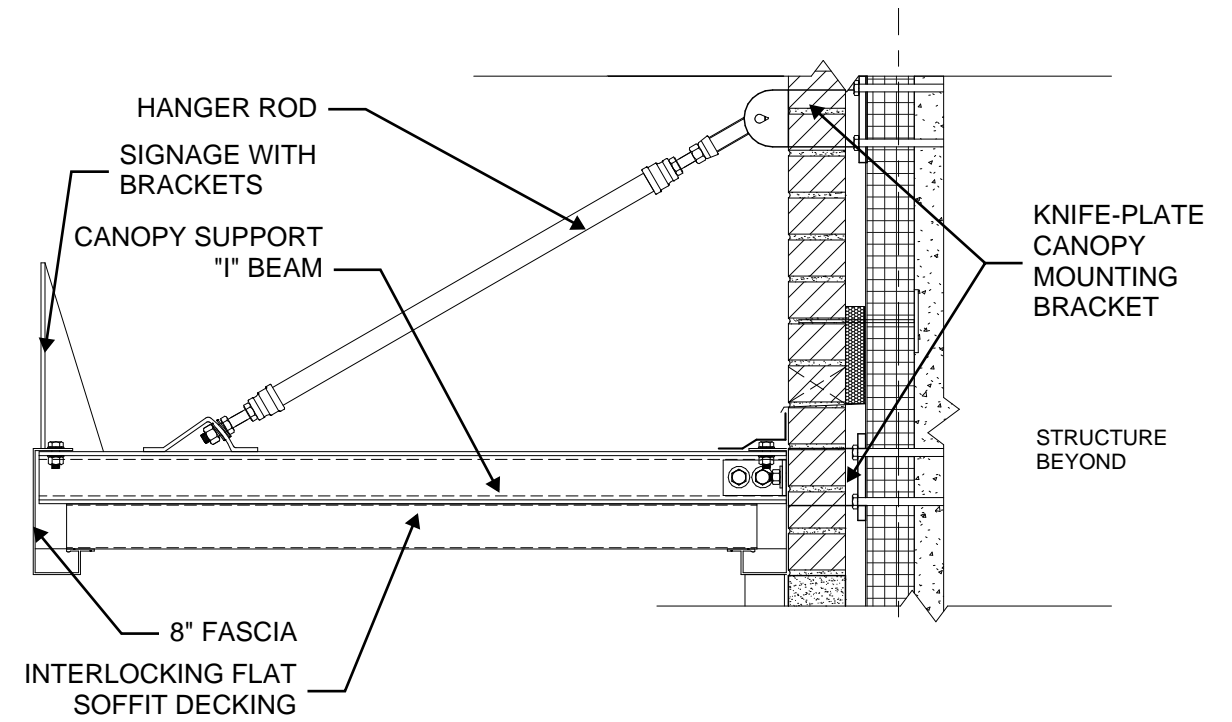
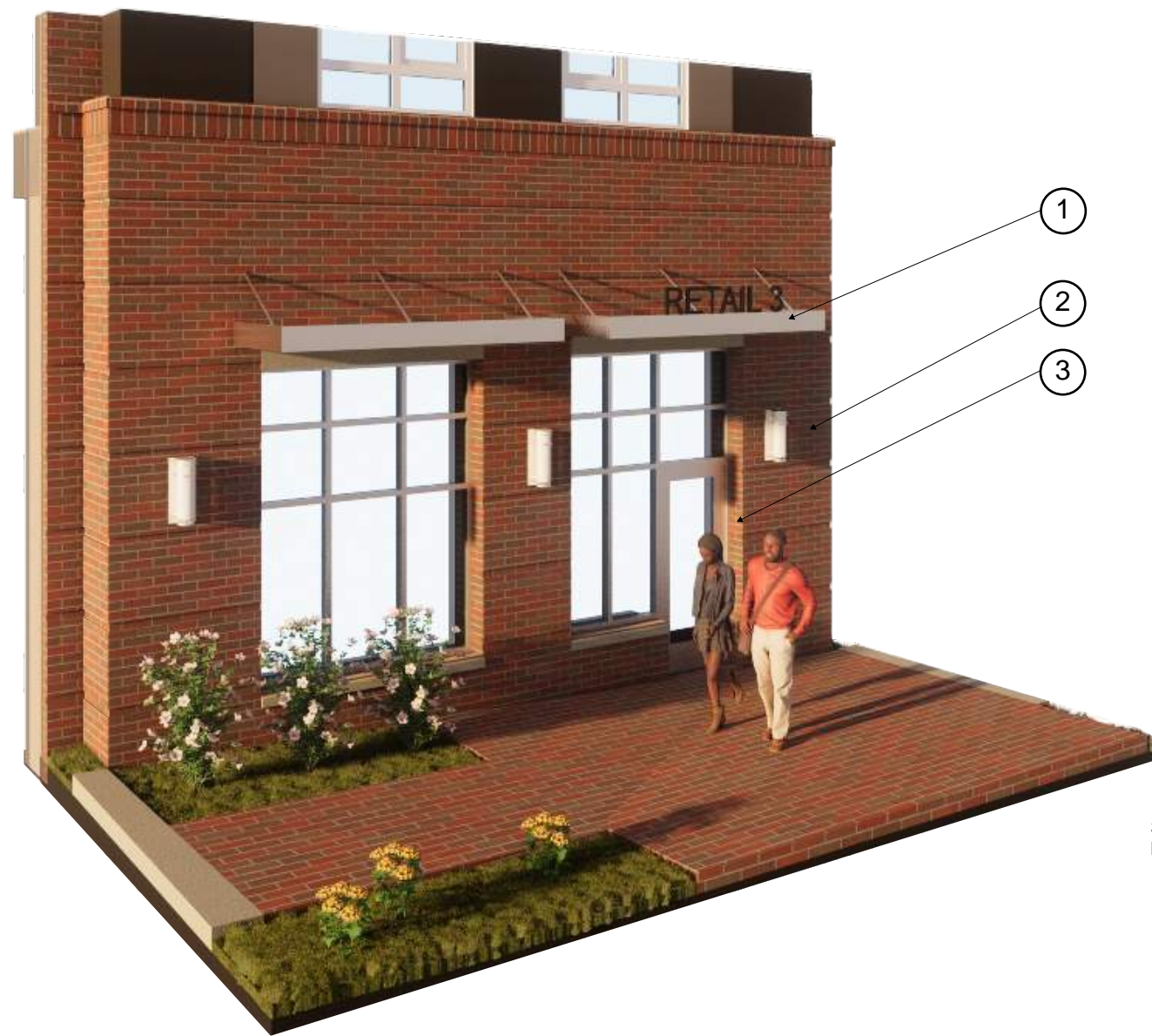


Fiberglass Cornice

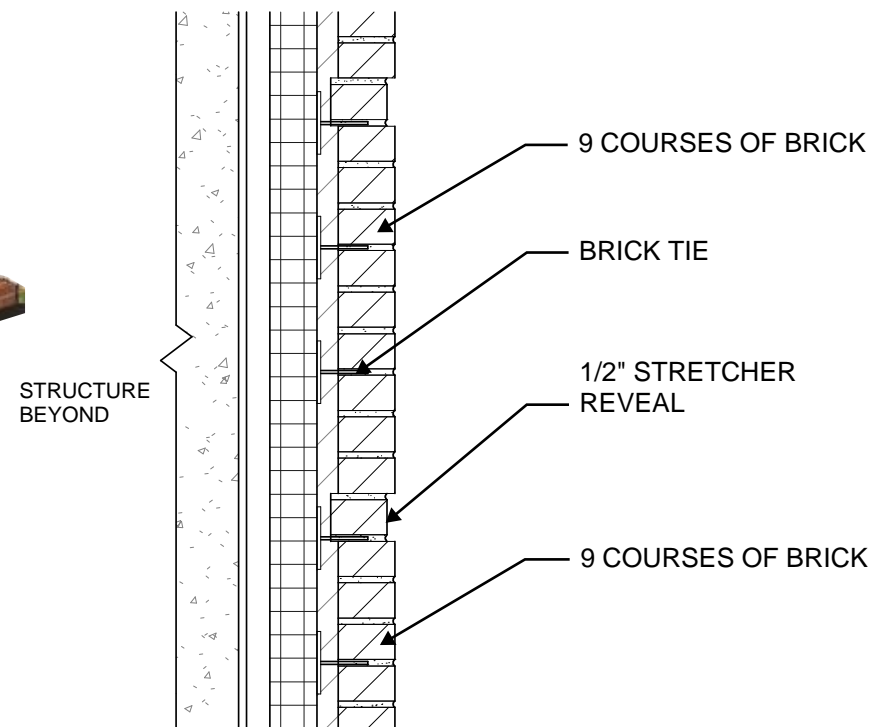


Modular Extruded Medium Red Full Range Velour Brick with Buff Mortar

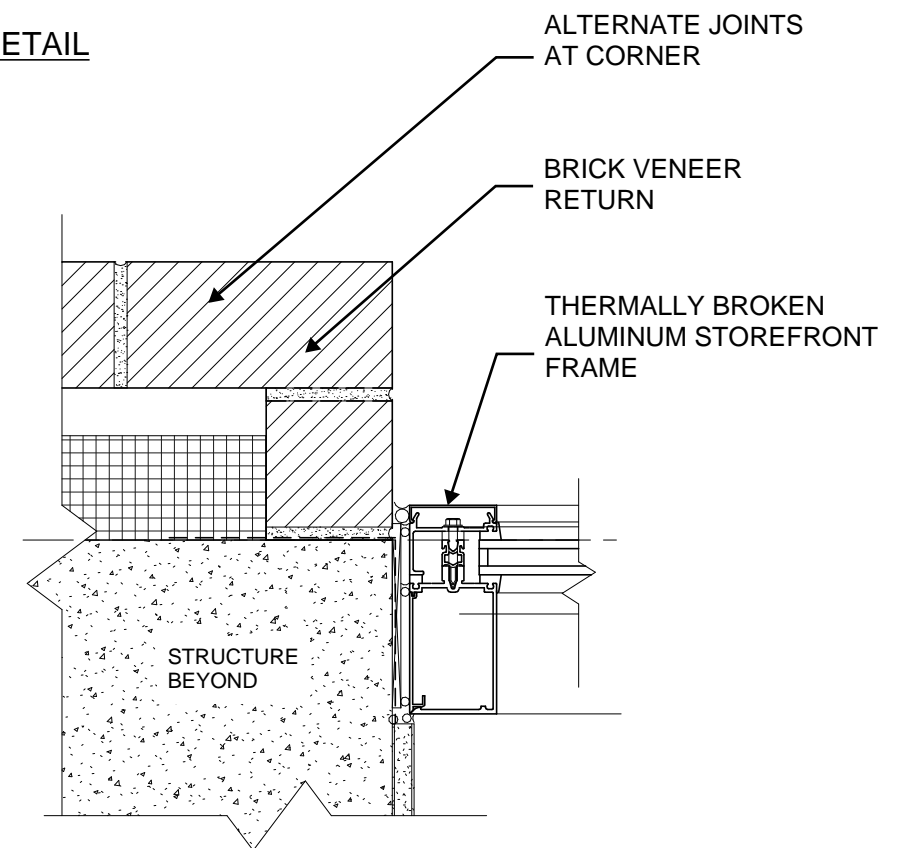




① CANOPY DETAIL

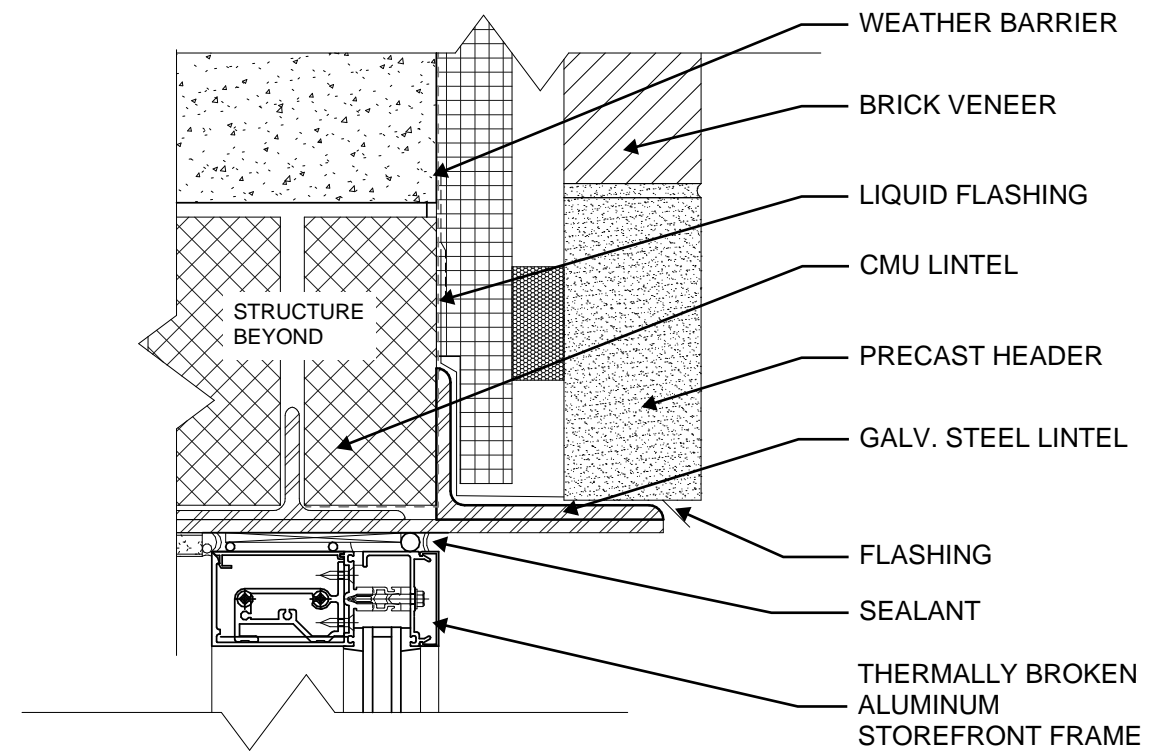


② GROUND FLOOR STRETCHER REVEAL DETAIL

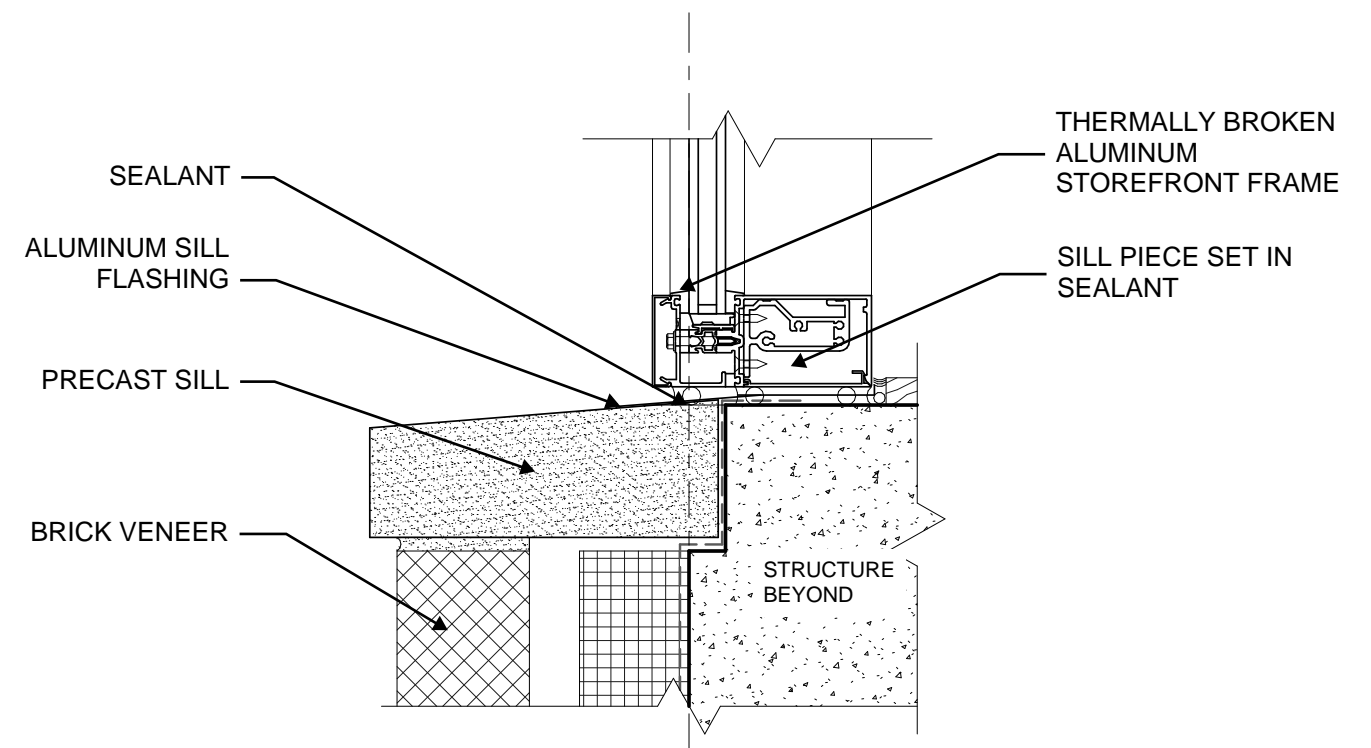


③ STOREFRONT BRICK RETURN DETAIL

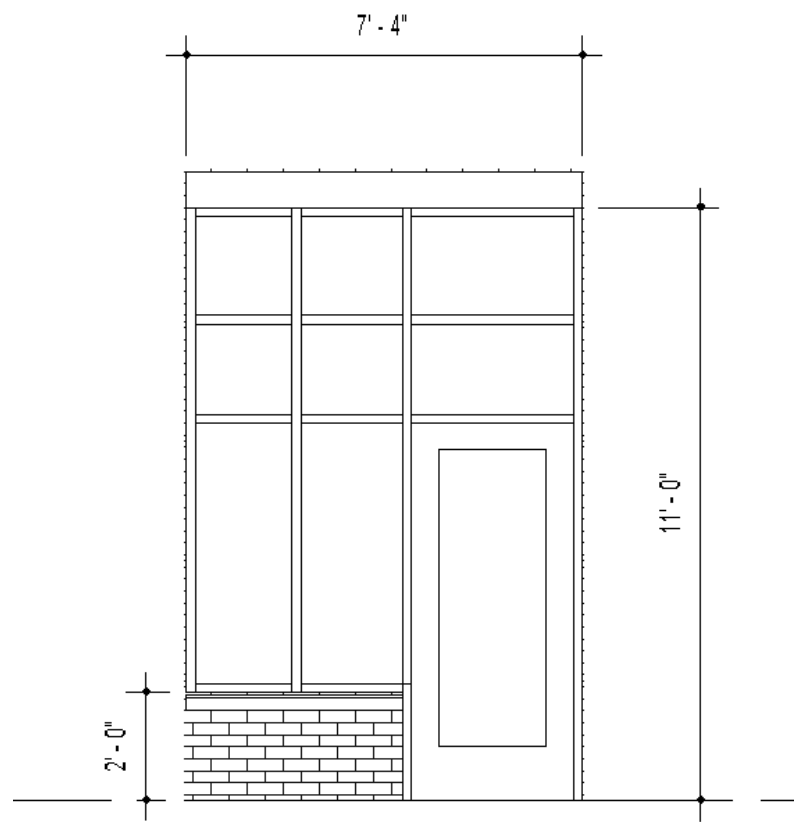




① STOREFRONT HEAD DETAIL



② STOREFRONT SILL DETAIL



THERMALLY BROKEN ALUMINUM  
STOREFRONT WITH DOOR ELEVATION



CLEAR ANNODIZED THERMALLY BROKEN  
ALUMINUM STOREFRONT DOOR



IMAGE COURTESY OF DELTA GLASS

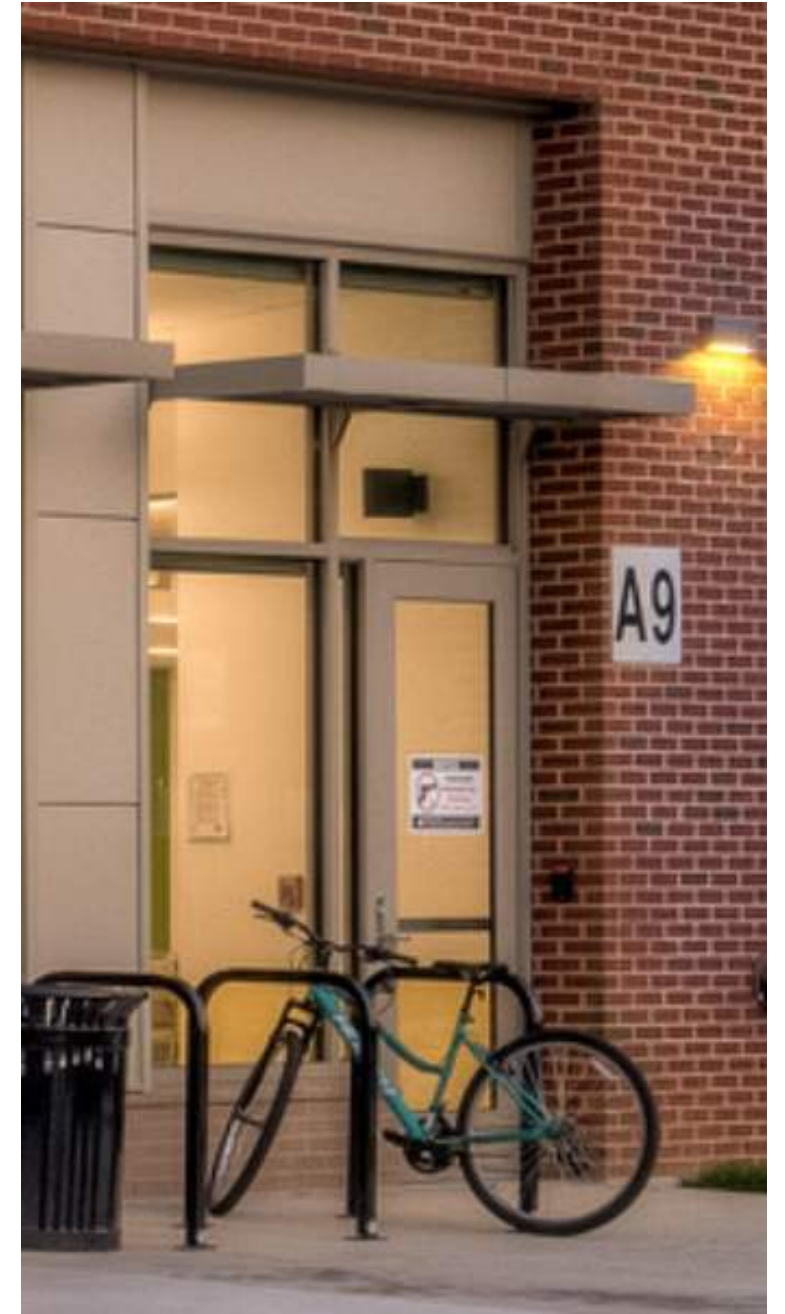
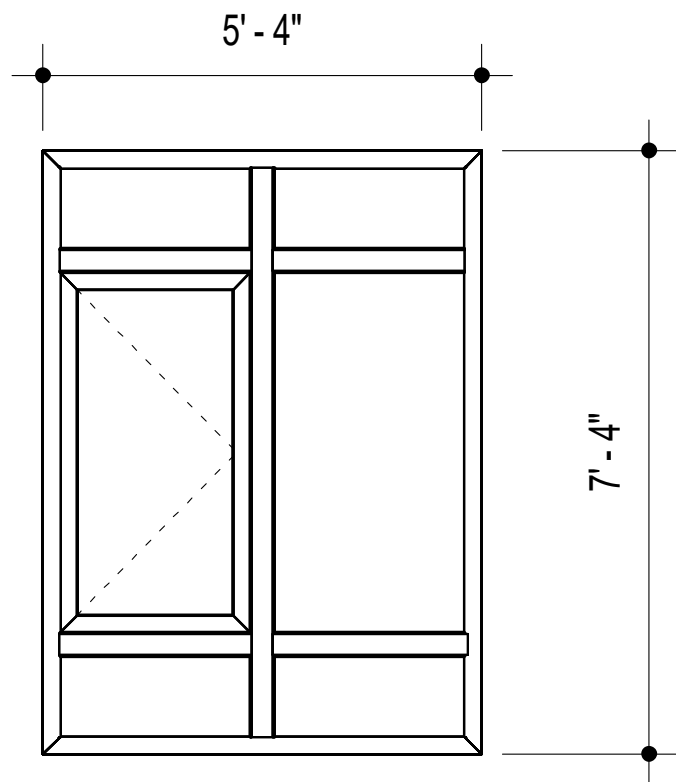




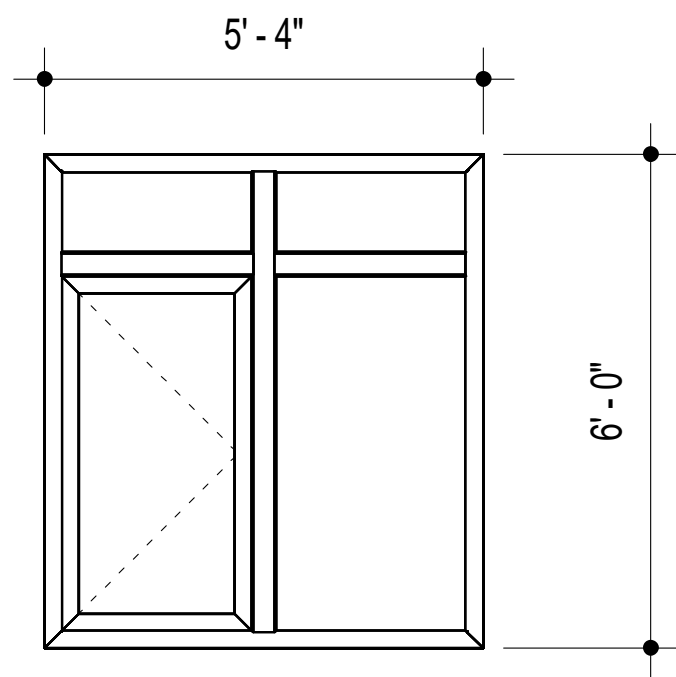


IMAGE COURTESY OF INTUS WINDOWS

HIGH PERFORMANCE POLYMER WINDOW  
WITH INSULATED GLASS SECTION PROFILE



TYPICAL LIVING ROOM WINDOW



TYPICAL BEDROOM WINDOW

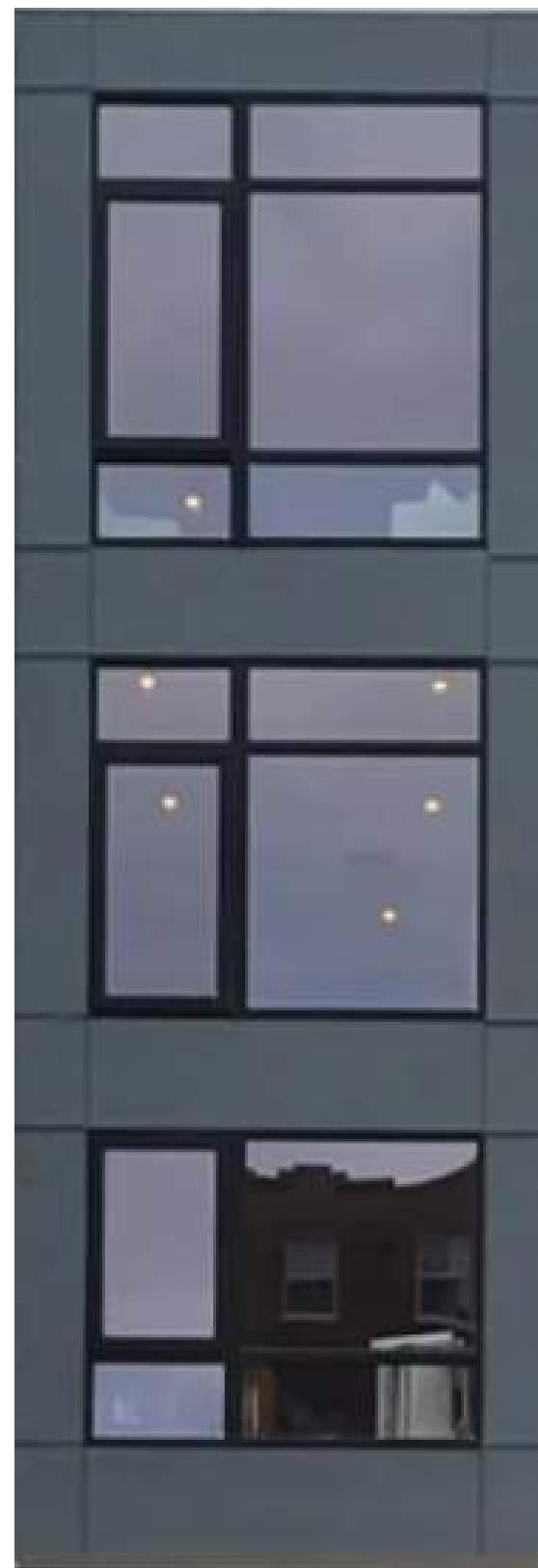
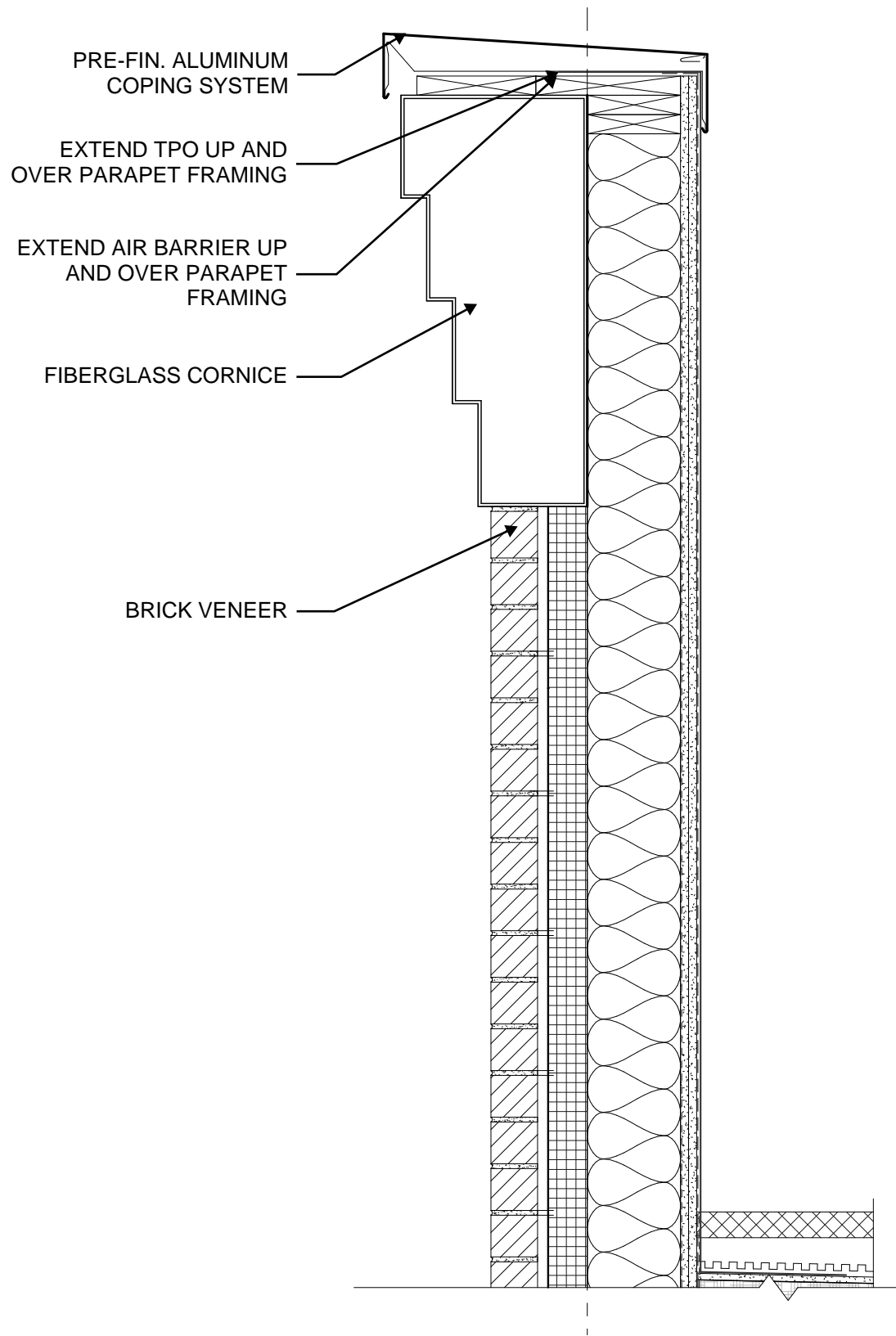
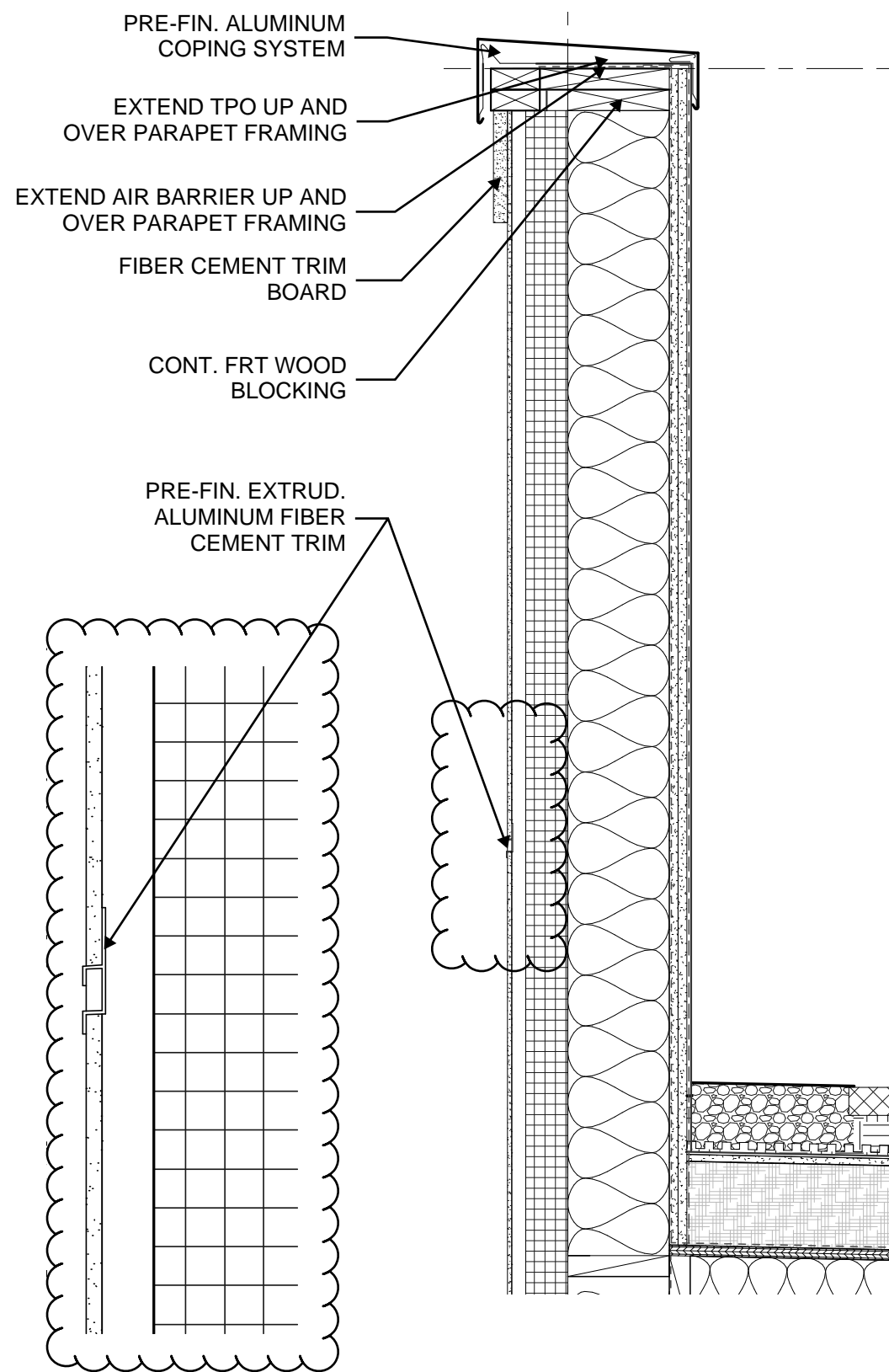


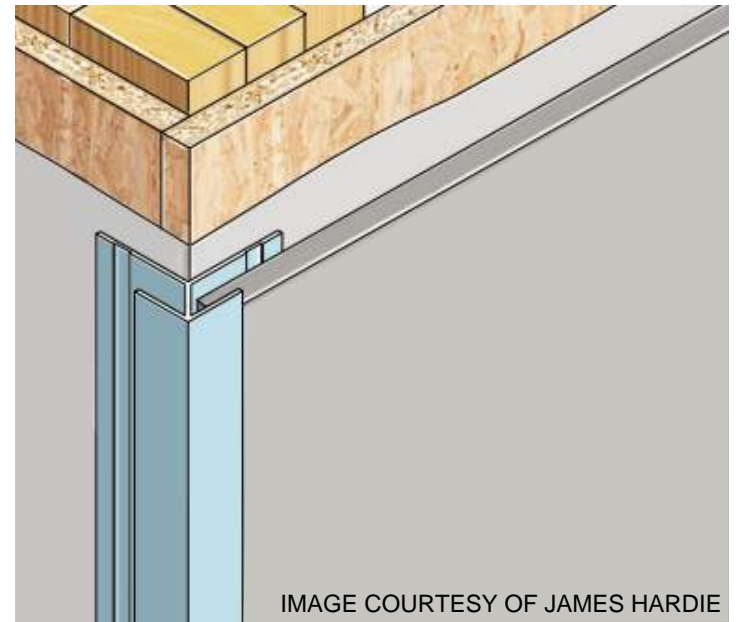
IMAGE COURTESY OF INTUS WINDOWS



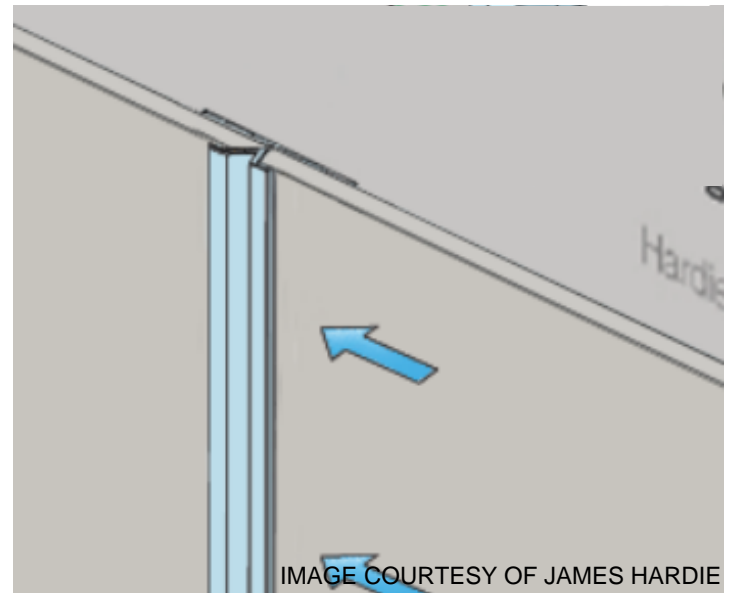
① CORNICE DETAIL



② FIBER CEMENT PANEL PARAPET DETAIL

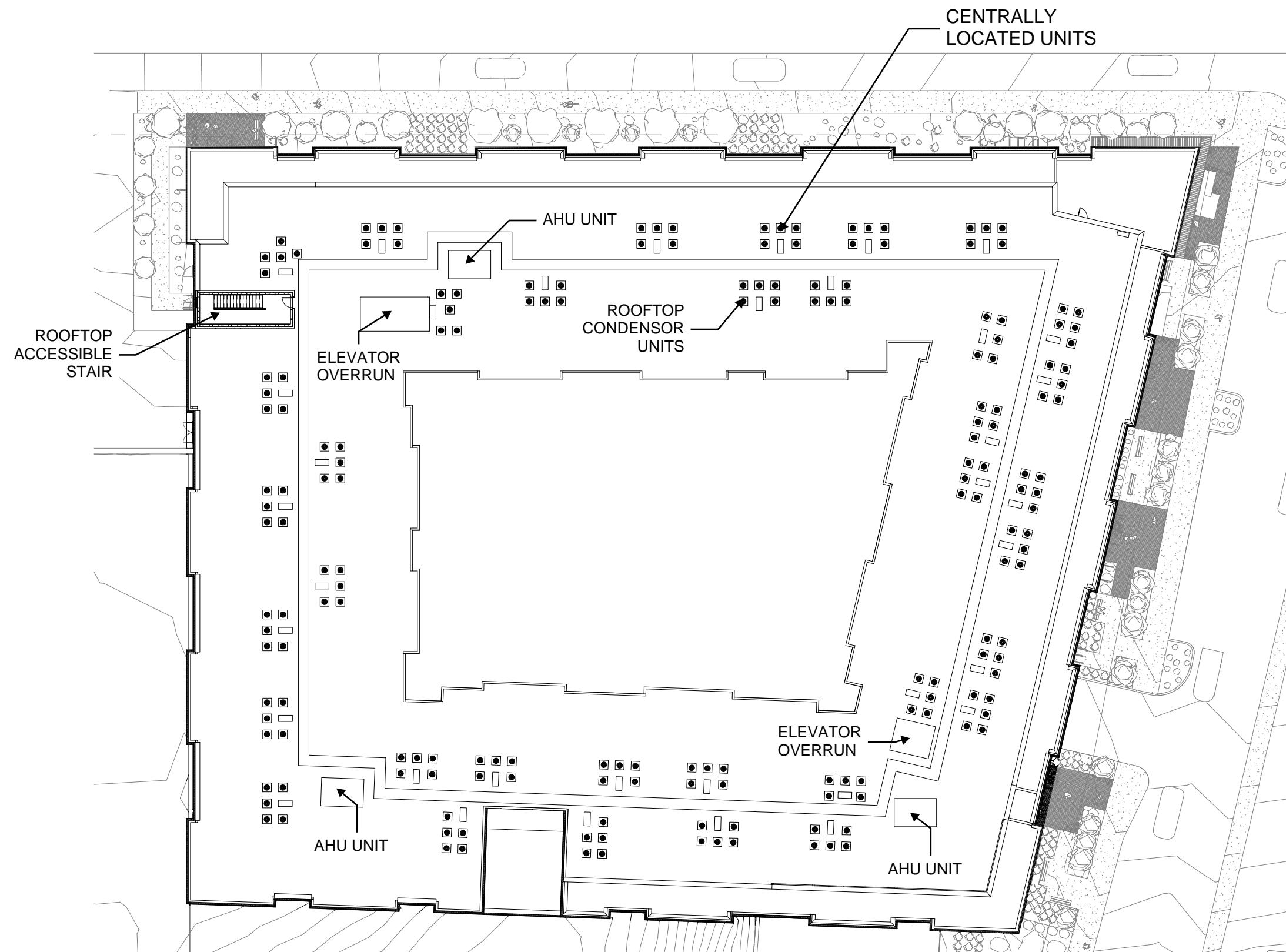


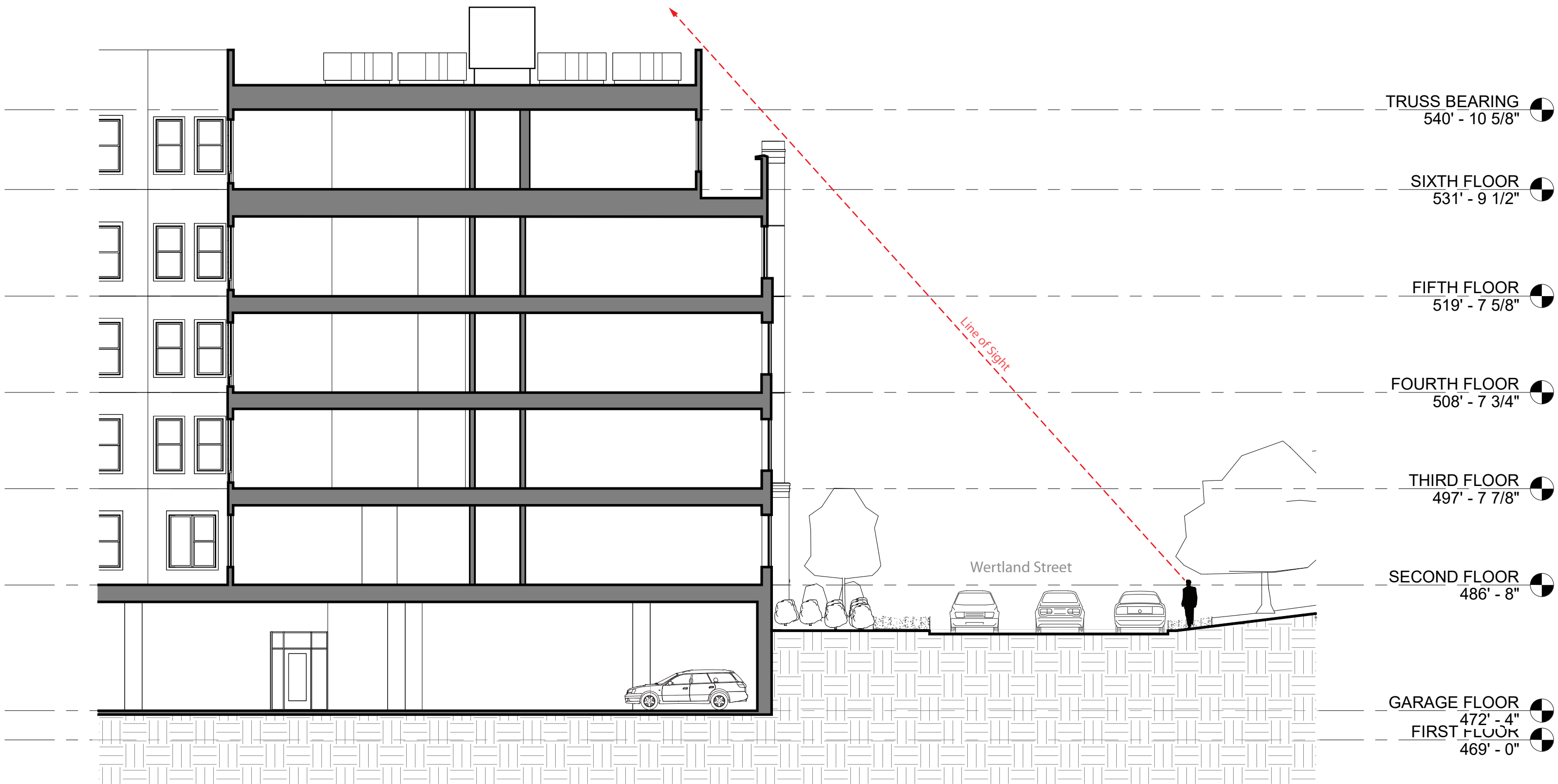
③ FIBER CEMENT PANEL LOW-PROFILE OUTSIDE CORNER TRIM JOINT



④ FIBER CEMENT PANEL VERTICAL TRIM JOINT















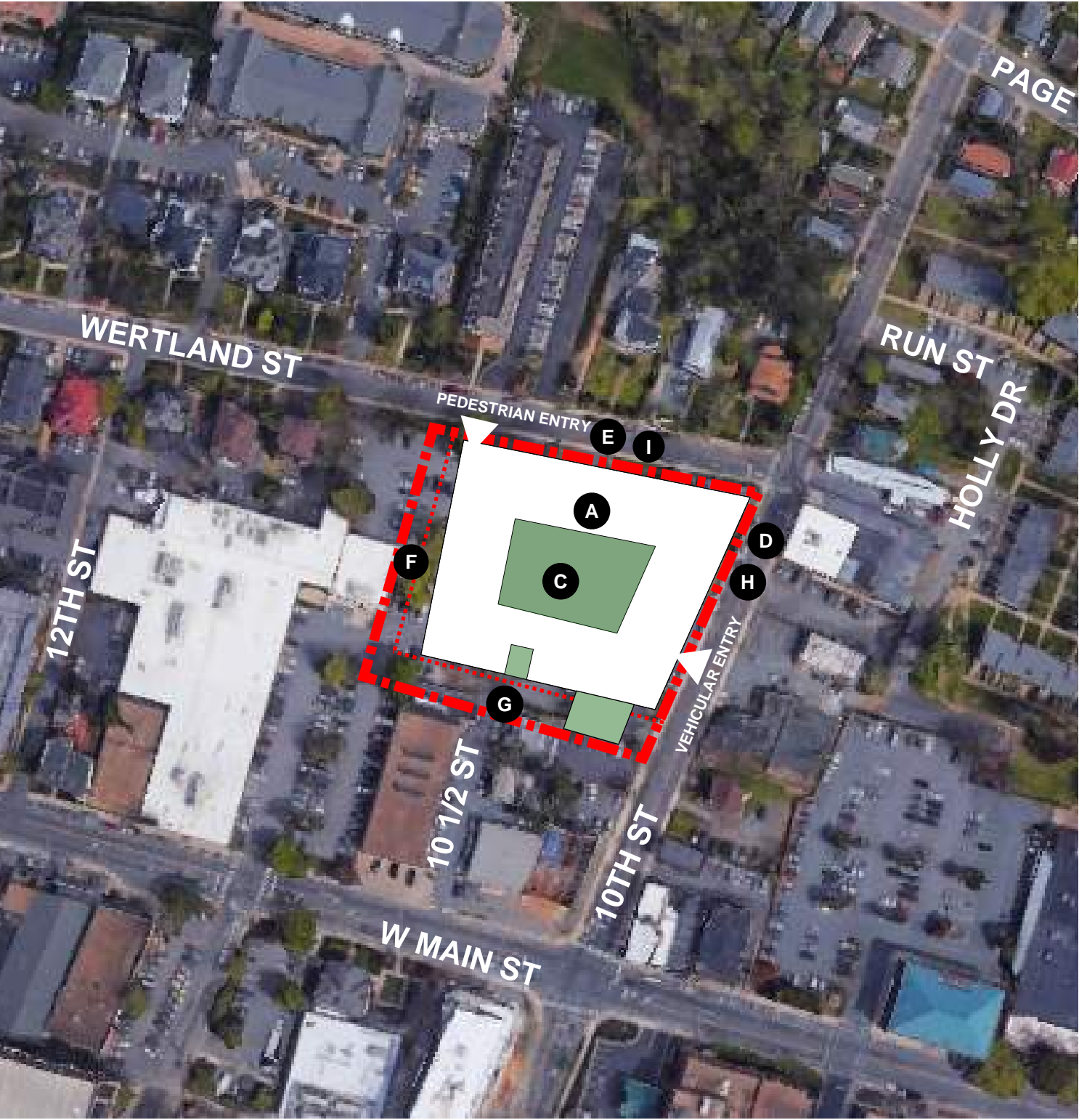


# WERTLAND & 10TH MIXED-USE APARTMENT PROJECT

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## APPENDIX 1

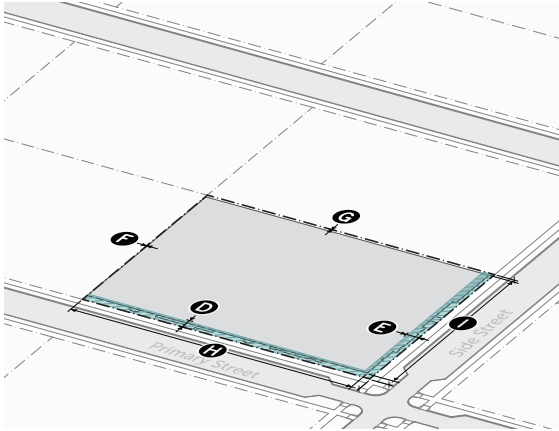
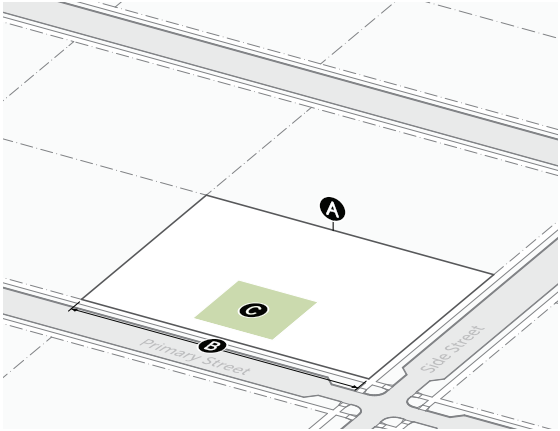
### CHARLOTTESVILLE DEVELOPMENT CODE



CORRIDOR MIXED USE

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

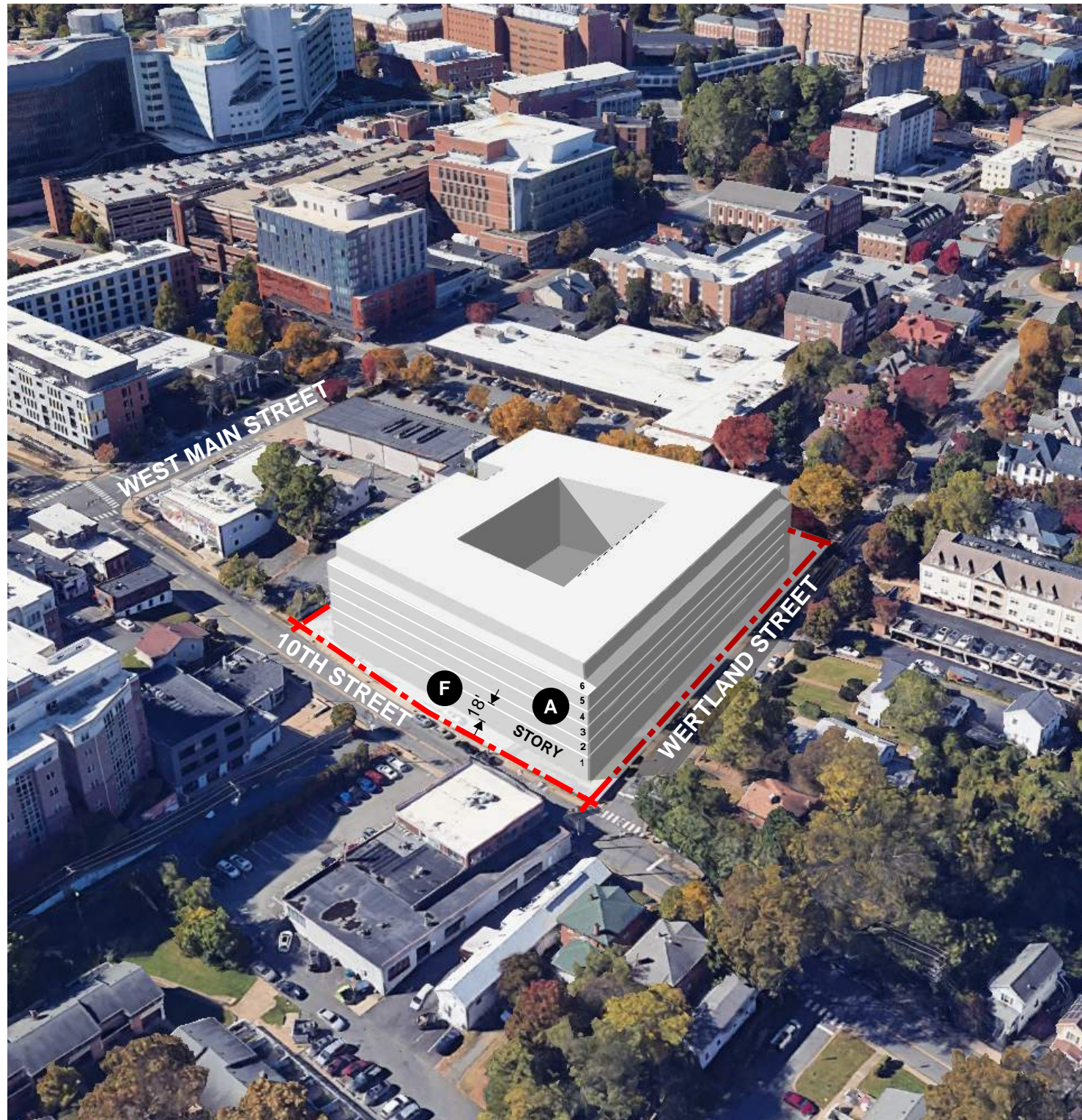
A. LOT



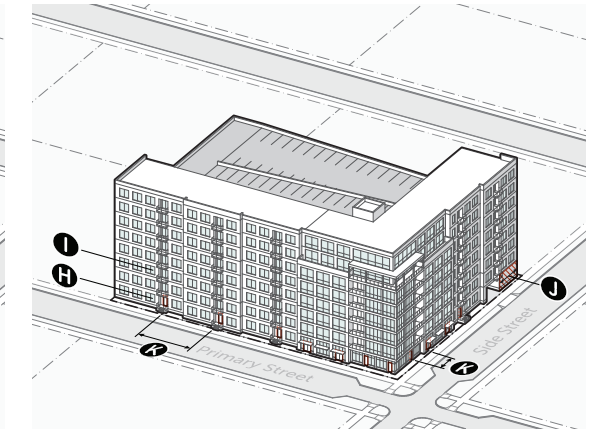
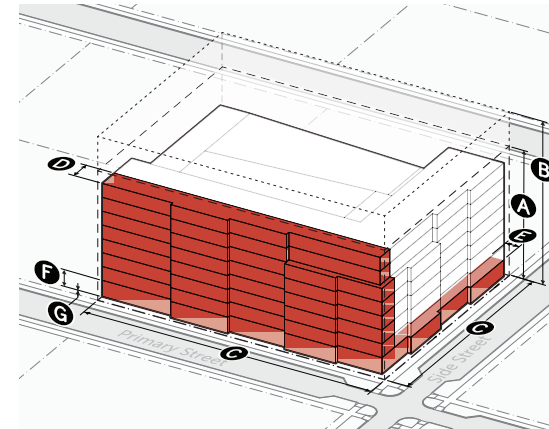
1. LOT SIZE	Sec. 2.10.2.
<b>A</b> Area (min)	None
<b>B</b> Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
<b>C</b> Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
<b>D</b> Primary street lot line (min/max)	0' / 10'
<b>E</b> Side street lot line (min/max)	0' / 10'
<b>F</b> Side lot line (min)	0'
<b>G</b> Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
<b>H</b> Primary street	75%
<b>I</b> 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



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

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

ADOPTED | DECEMBER 18, 2023

CHARLOTTESVILLE, VA | CHAPTER 34 - DEVELOPMENT CODE 2-29



# WERTLAND & 10TH MIXED-USE APARTMENT PROJECT

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## APPENDIX 2

### ARCHITECTURAL ELEVATIONS





WERTLAND ST ELEVATION



10TH ST ELEVATION





SOUTH ELEVATION



WEST ELEVATION

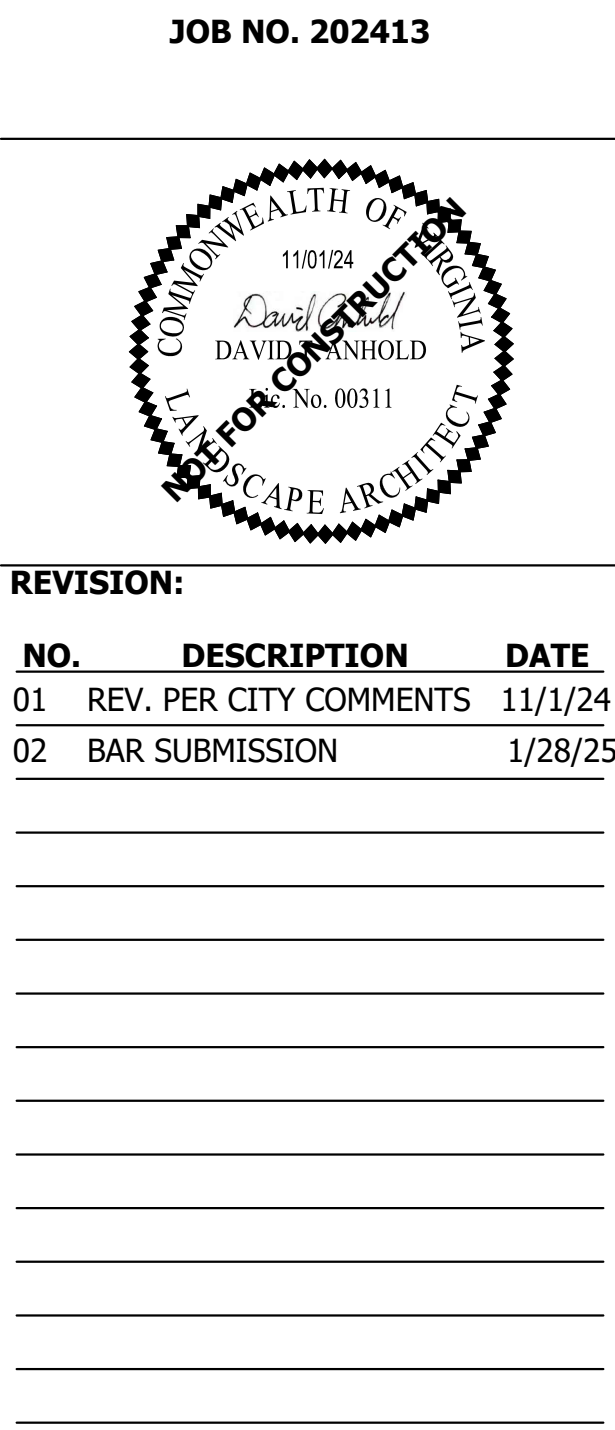
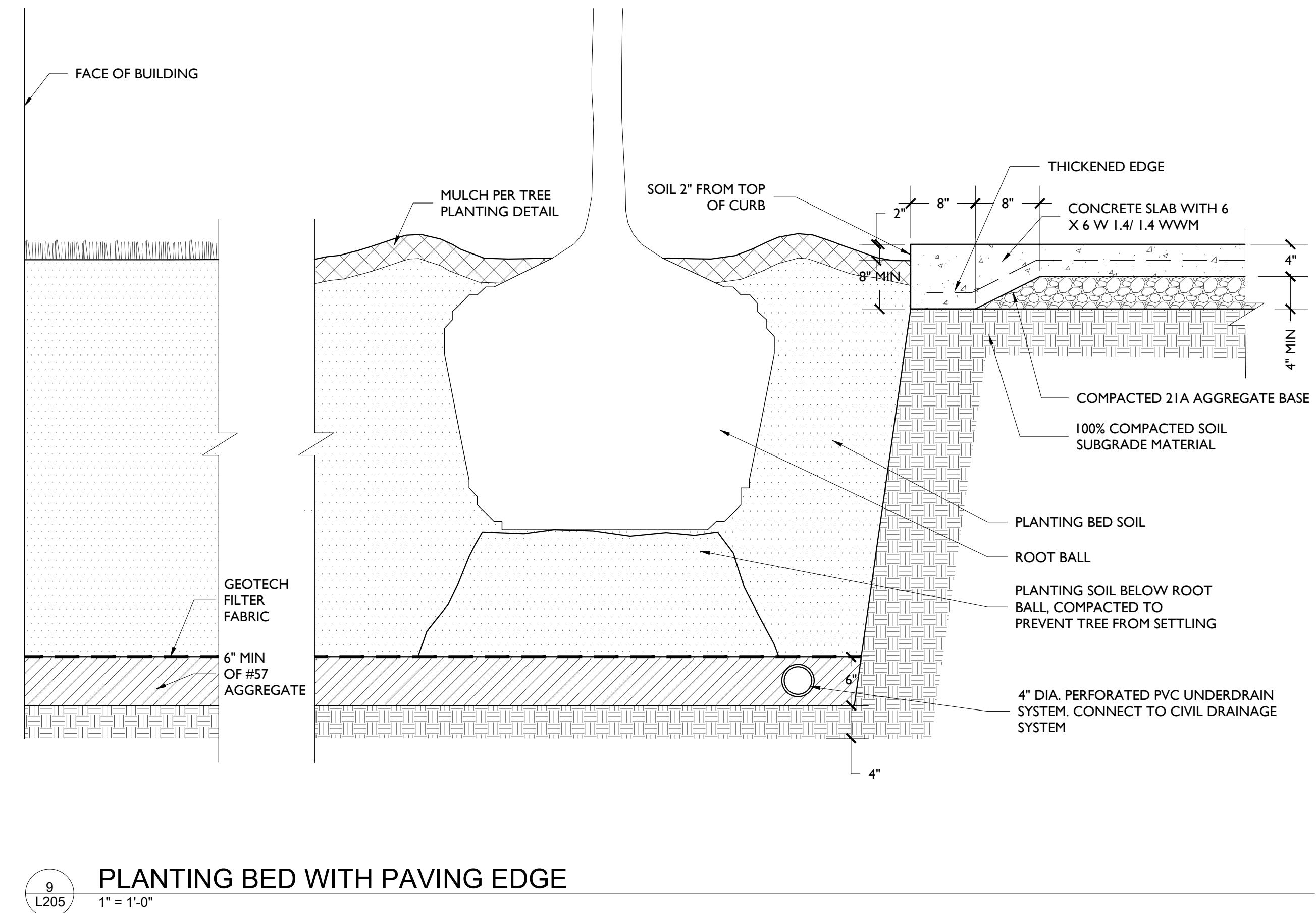
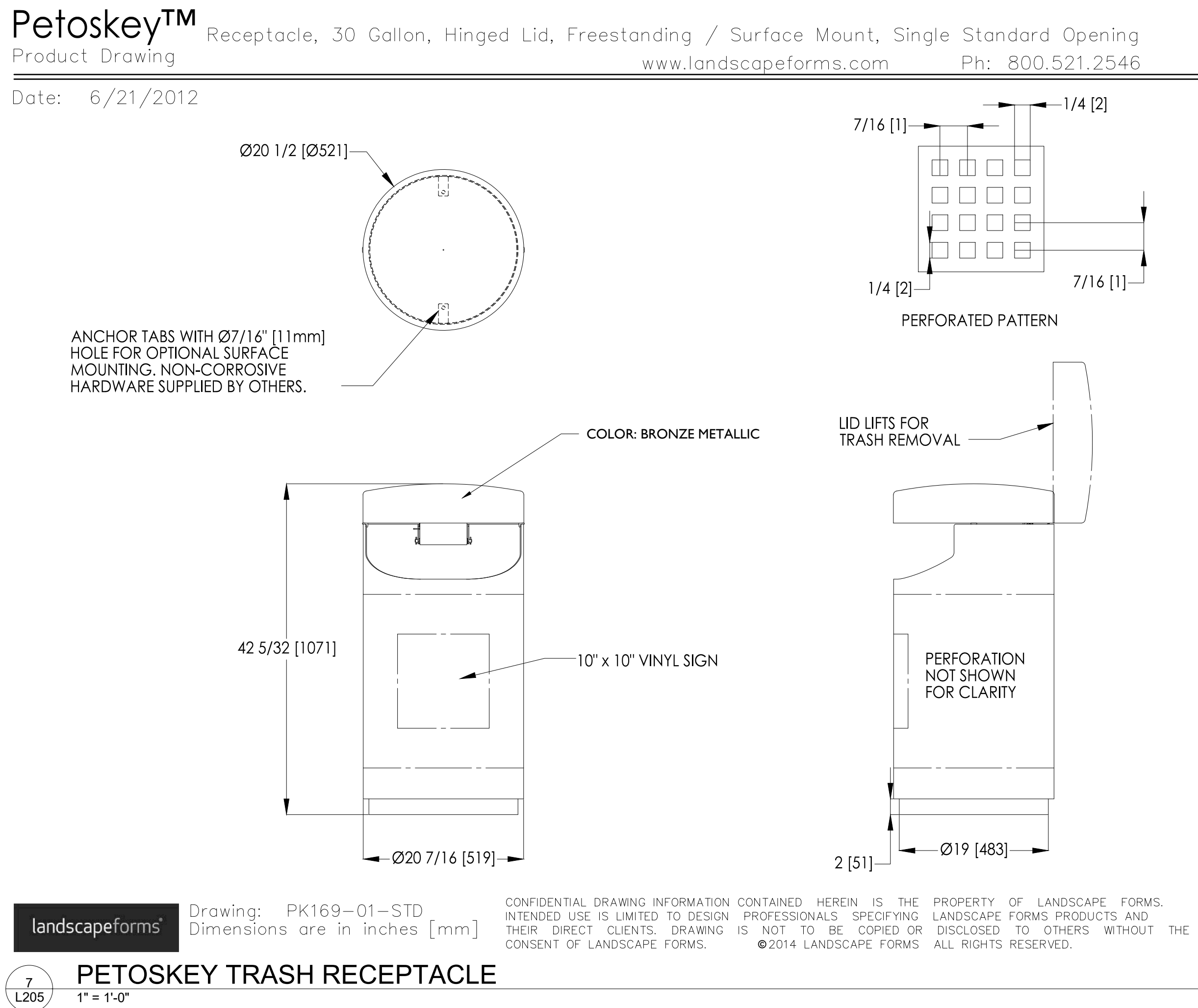
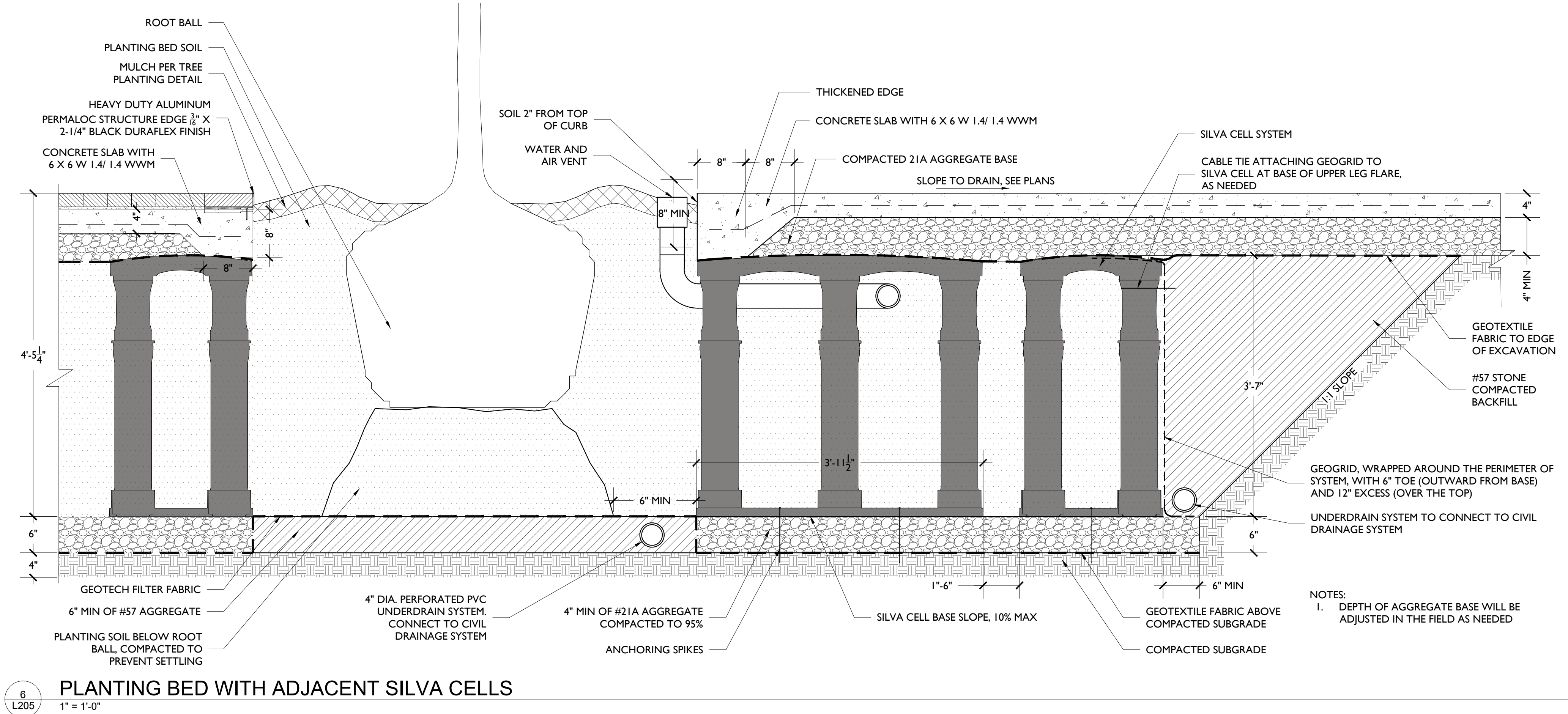
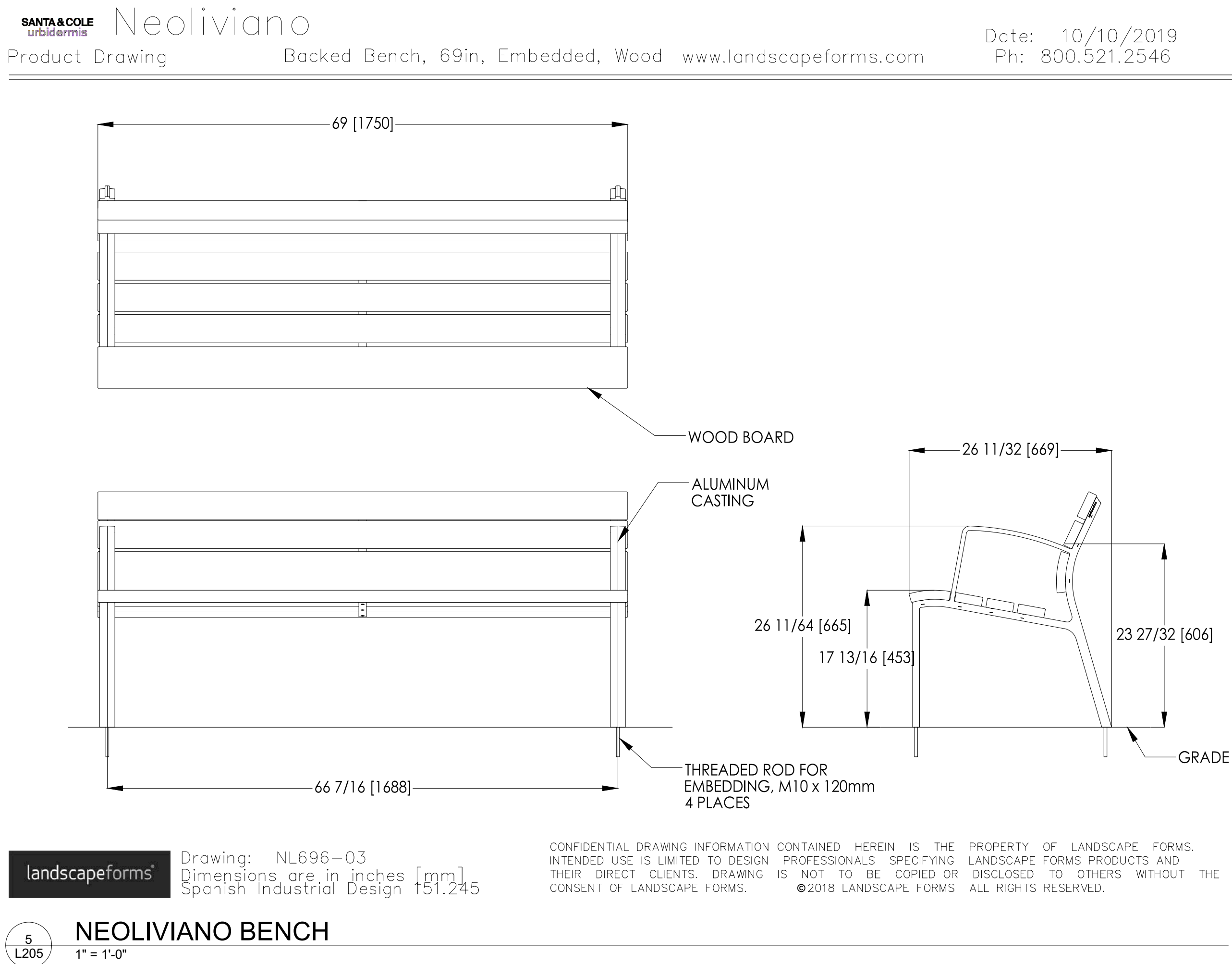
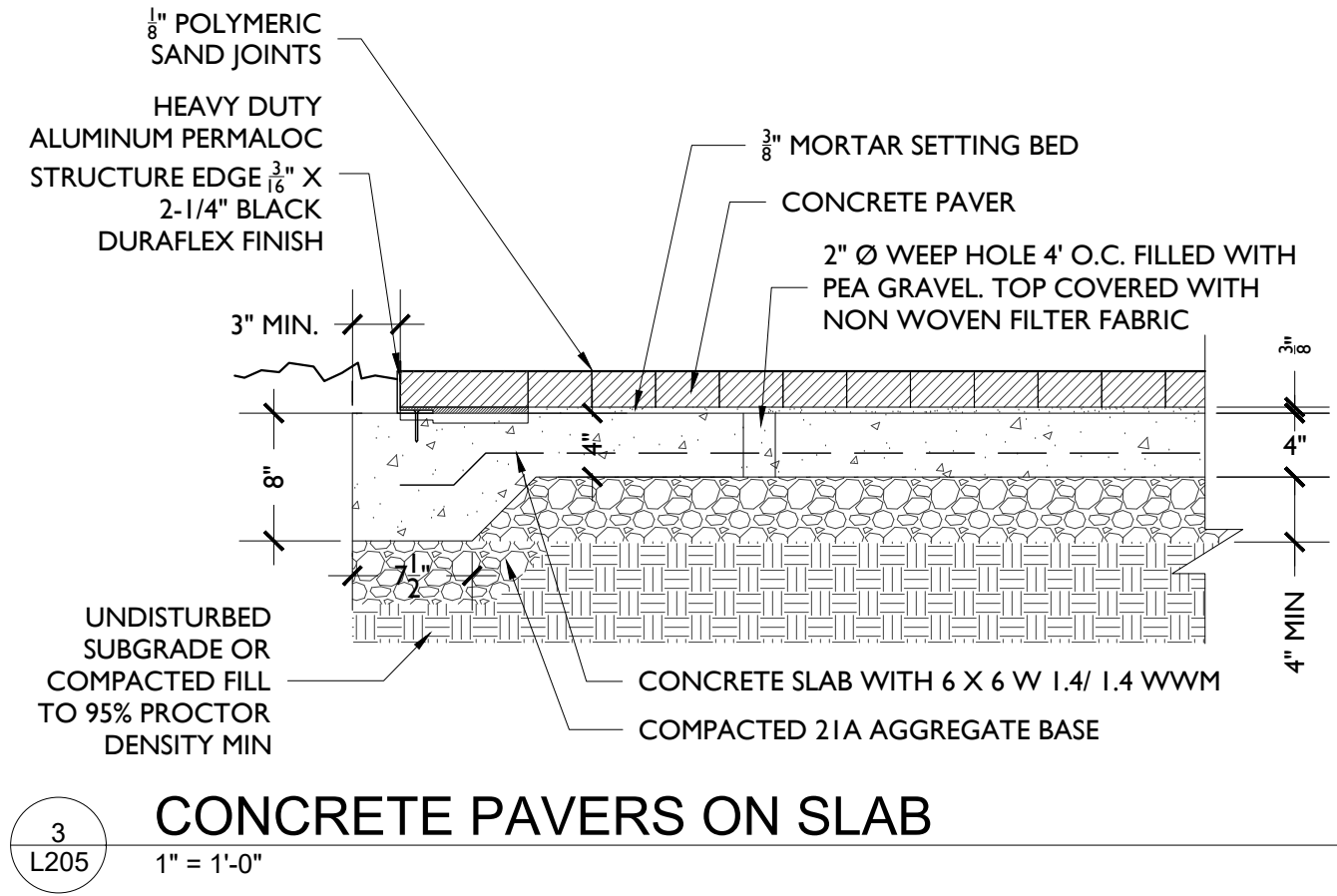
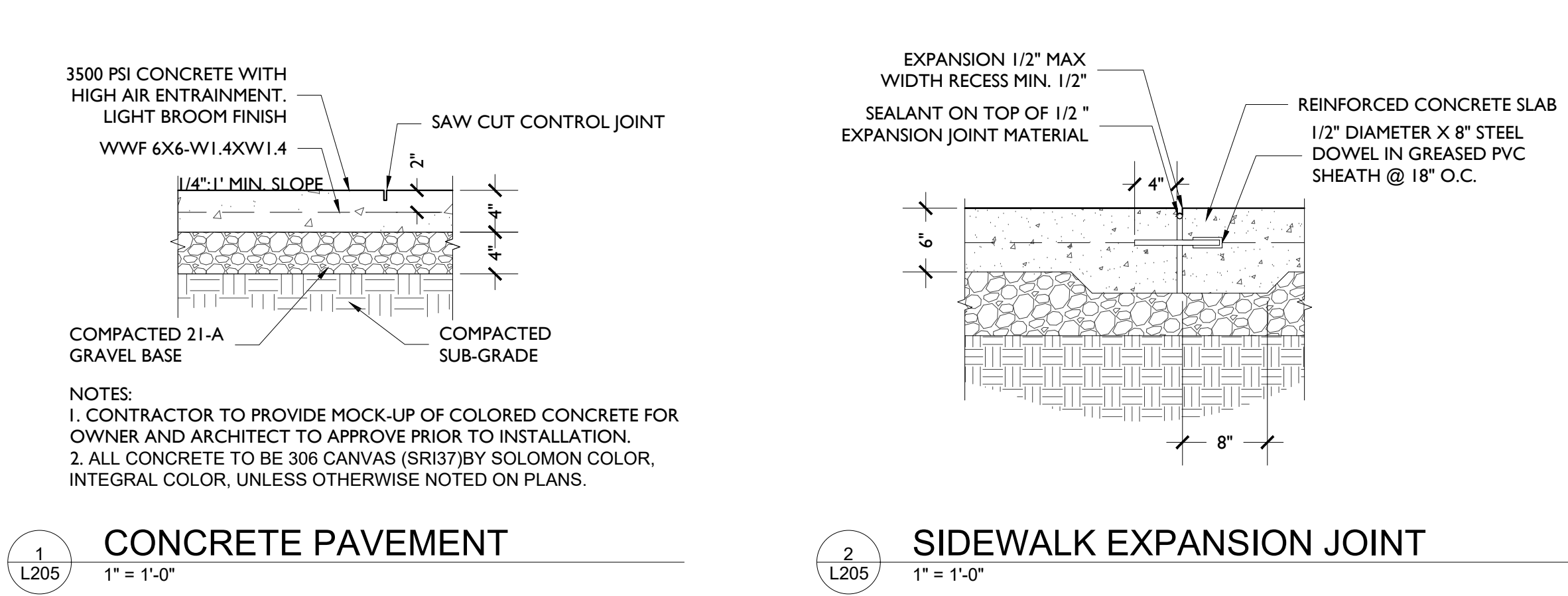


# WERTLAND & 10TH MIXED-USE APARTMENT PROJECT

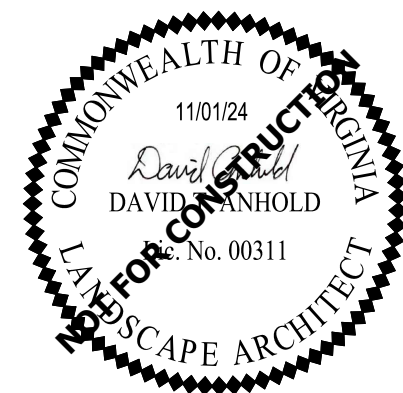
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## APPENDIX 3

### LANDSCAPING PLANS AND DETAILS







**REVISION:**

NO.	DESCRIPTION	DATE
01	REV. PER CITY COMMENTS	11/1/24
02	BAR SUBMISSION	1/28/25

**SCALE:** 1" = 12'

**SHEET NAME:**

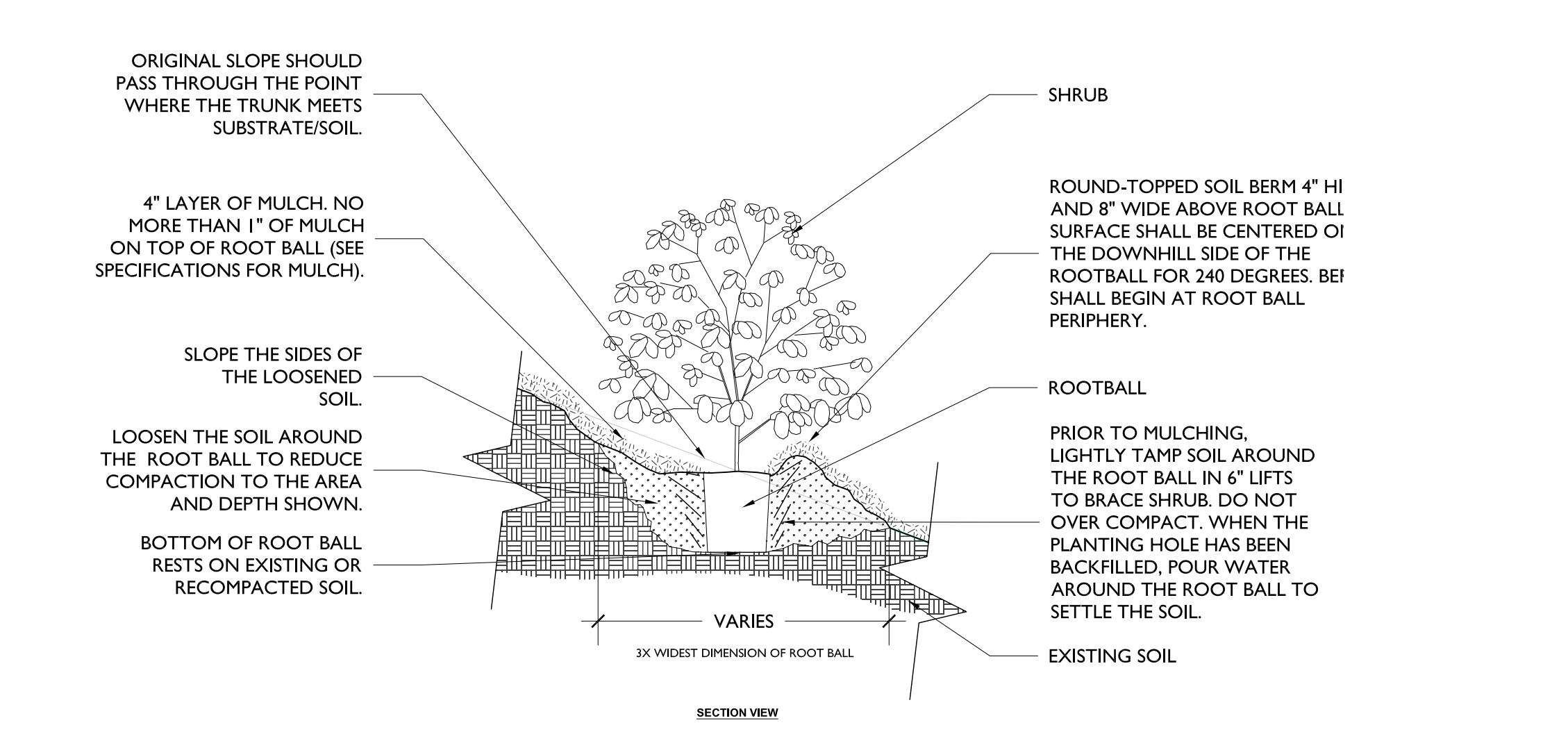
## SITE PLANTING PLAN

**SHEET NUMBER:** L300

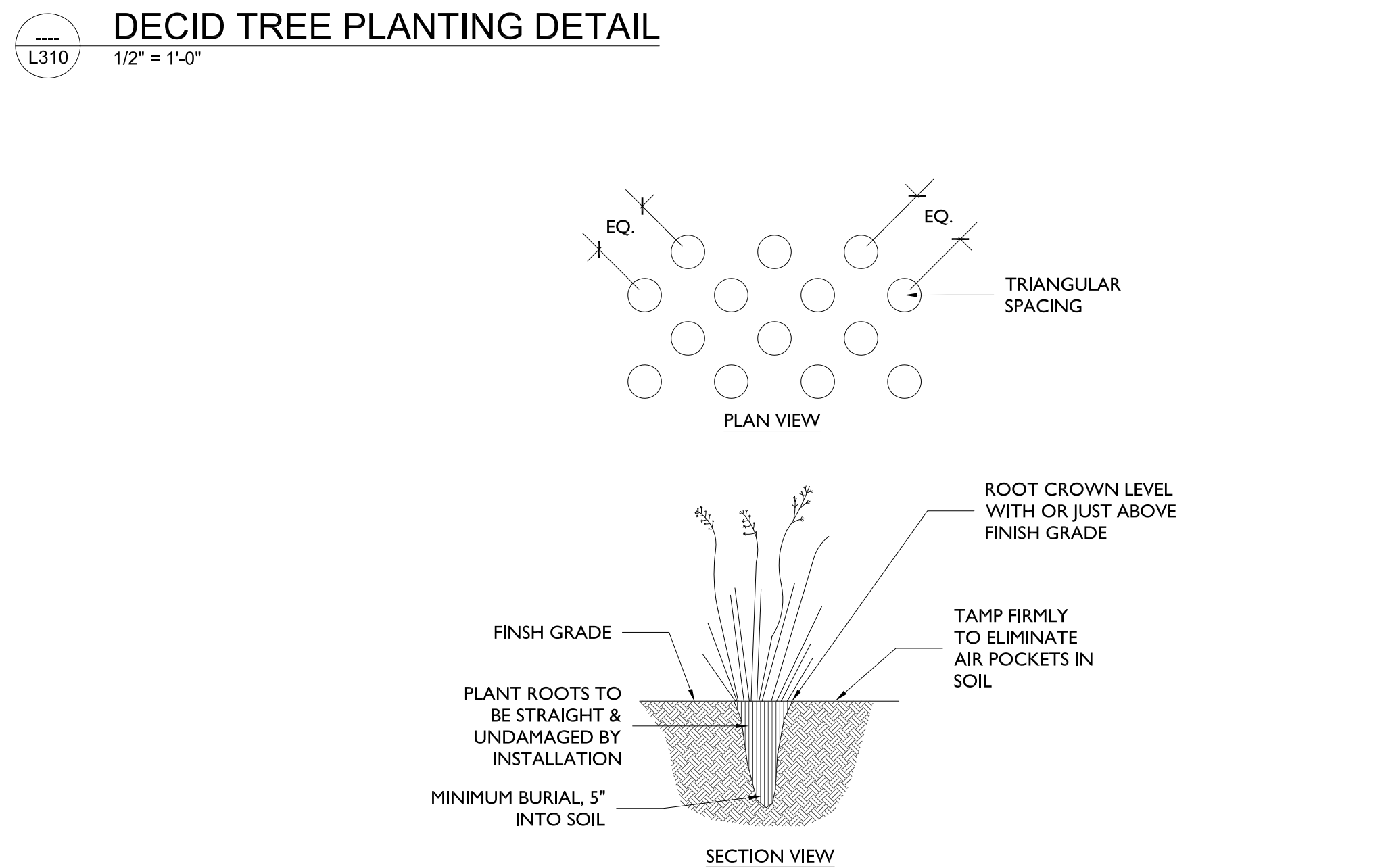
**DATE:** January 28, 2025







## SHRUB ON A SLOPE PLANTING DETAIL



## PLUG PLANTING DETAIL

STREET AREA PLANTINGS								
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	WIDTH	HEIGHT	
870	820 SF	ASTER MIX ASTER CORDIFOLIUS ASTER DIVARICATUS 'EASTERN STAR'	HEARTLEAF ASTER WOOD ASTER 'EASTERN STAR'	PLUG PLUG	CONT CONT		12" OC	SUN/SHADE
330	337 SF	SCHIZACHRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	PLUG	CONT		12" OC	SUN
895	881 SF	CAREX MIX CAREX ALBICANS CAREX PENNSYLVANICA CAREX WOODII	WHITE TINGED SEDGE PENNSYLVANIA SEDGE WOOD'S SEDGE	PLUG PLUG PLUG	CONT CONT CONT		12" OC	SHADE
480	446 SF	CHASMANTHIUM MIX CHASMANTHIUM LATIFOLIUM CAREX WOODII	INLAND SEA OATS WOOD'S SEDGE	PLUG PLUG	CONT CONT		12" OC	SHADE
390	446 SF	FERN MIX ATHYRIUM NIPONICUM DEMISTAEOTA PUNCTLOBULA DROPTERIS MARGINALIS POLYSTICHUM ACHROSTICOIDES	JAPANESE PAINTED FERN HAY-SCENTED FERN MARGINAL WOOD FERN CHRISTMAS FERN	PLUG PLUG PLUG PLUG	CONT CONT CONT CONT		12" OC	SHADE
MEADOW PLANTING		13432 SQUARE FEET, 15510 PLUGS						SUN
PERCENT	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	ROOT			
70%	15510	GRASSES & ALLIES						
0.05	776	ANDROPOGON TENARIUS 'BLACK MOUNTAIN'	BLACK MOUNTAIN SPLITBEARD BLUESTEM	PLUG	CONT			
0.05	776	CAREX ALBICANS	WHITE-TINGED SEDGE	PLUG	CONT			
0.05	776	CAREX WOODII	WOOD'S SEDGE	PLUG	CONT			
0.05	776	DANTHONIA SPICATA	POVERTY GRASS	PLUG	CONT			
0.05	776	JUNCUS TENUI	PATH RUSH	PLUG	CONT			
0.25	3878	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	PLUG	CONT			
0.1	1551	SCHIZACHRIUM SCOPARIUM 'CAMPER'	CAMPER LITTLE BLUESTEM	PLUG	CONT			
0.1	1551	SCHIZACHRIUM SCOPARIUM	LITTLE BLUESTEM	PLUG	CONT			
30%		FORBS						
0.03	465	APOCYNUM CANNIBINUM	DOGBANE	PLUG	CONT			
0.01	155	ASCLEPIUS SYRIACA	COMMON MILKWEED	PLUG	CONT			
0.02	465	ASCLEPIUS TUBEROSA	BUTTERFLY WEED	PLUG	CONT			
0.01	155	ASTER LATERIFLORUS	CAULCO ASTER	PLUG	CONT			
0.01	155	ASTER PRENANTHOIDES	ZIZAG ASTER	PLUG	CONT			
0.04	620	ASTER MACROPHYLLOS	BIGLEAF ASTER	PLUG	CONT			
0.01	155	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	PLUG	CONT			
0.01	310	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	PLUG	CONT			
0.02	310	MONARDA FISTULOSA	BEE BALM	PLUG	CONT			
0.01	155	OENOTHERA FRUTICOSA	SUNDRIPS					
0.02	310	PACHERA AUREA	GOLDEN GROUNDSEL	PLUG	CONT			
0.01	155	PHYCNANTHEUM MUTICUM	SHORT-TOOTH MOUNTAIN MINT	PLUG	CONT			
0.02	310	PHYCNANTHEUM TENIOFOLIUM	NARROW-LEAF MOUNTAIN MINT	PLUG	CONT			
0.01	155	RUDEBECKIA FUGIDA	ORANGE CONEFLOWER	PLUG	CONT			
0.01	155	TRADESCANTIA OHIOENSIS	OHIO SPIDERWORT					
0.01	155	TRADESCANTIA VIRGINIANA	VIA SPIDERWORT	PLUG	CONT			
0.01	155	SOLIDAGO SPECIOSA	SHOWY GOLDENROD	PLUG	CONT			
0.01	155	SOLIDAGO ODORA	LICORICE SCENTED GOLDENROD	PLUG	CONT			
0.03	465	ZIZIA AUREA	GOLDEN ALEXANDERS	PLUG	CONT			
15044		PLANTS @ 12" OC DIAGONAL SPACING						
SEED MIX		0.31 ACRE						
		CHAMAECRISTA FACICULATA	PARTRIDGE PEA	SEED				
		COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	SEED				
		ERYNGIUM YUCIFOLIUM	RATTLESNAKE MASTER	SEED				
		PACHERA AUREA	GOLDEN GROUNDSEL	SEED				
		RUDEBECKIA HIRTA	BLACK-EYED SUSAN	SEED				
		MONARDA PUNCTATA	SPOTTED BEE BALM	SEED				
6.2 LBS @ 20LBS/ACRE				SEED				
NOTES: ALL MEADOW AND HERBACIOUS PLANTINGS ARE TO BE INSTALLED AT OWNER DISCRETION.								

## STREETSCAPE & MEADOW HERBACEOUS PLANT SCHEDULE

WERTLAND AND 10TH STREETScape WOODY PLANT SCHEDULE											
STREET AREA PLANTINGS											
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	WIDTH	HEIGHT	CANOPY/TREE	TOTAL CANOPY (SF)	EXPOSURE	NOTES
TREES											
10	CCF	CARPINUS CAROLINIANA 'J.N UPRIGHT' FIRESPICE	FIRESPICE MUSCLEWOOD	9' 10' HGT.	B&B	8-10'	20'	100	1000	SUN/SHADE	Q.ROBUR X Q.BICOLOR
9	NSFS	NYSSA SYLVIATICA "FIRE STARTER"	JFS-RED BLACK GUM	3.5" CAL	B&B	18"	35'	90	810	SUN/SHADE	
9	QBB	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON SWAMP WHITE OAK	3.5" CAL	B&B	12-16"	30-35'	100	1900	SUN/SHADE	
6	QSG	QUERCUS BIMUNDORUM 'JFS - KW2QX'	SKINNY GENES OAK	3.5" CAL	B&B	10"	40'	90	540	SUN/SHADE	
3	QC	QUERCUS COCCINEA 'FASTIGIATA'	FASTIGIATE SCARLET OAK	3.5" CAL	B&B	6 to 9'	27-30'	100	300	SUN/SHADE	
47											
SMALL TREES AND SHRUBS											
10	HA	HYDRANGEA ARBORESCENS 'TOTAL ECLIPSE'	TOTAL ECLIPSE SMOOTH HYDRANGEA	5-GAL, 3'-4" H	CONT			16	160	SHADE	
10	HQ	HYDRANGEA QUERCIFOLIA 'PEE-WEE'	PEE WEE OAKLEAF HYDRANGEA	3-GAL, 2'-3" H	CONT			31	310	SHADE	
109	IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	3-GAL, 2'-3" H	CONT			16	160	SUN/SHADE	
37	RA	RHUS AROMATICA 'GRO-LOW'	LOW GROW SUMAC	3-GAL, 2'-3" H	CONT			12	1308	SUN/SHADE	
5	VP	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	7-GAL' HGT.	CONT			44	220	SUN/SHADE	UPRIGHT

## STREETSCAPE WOODY PLANT SCHEDULE

NO.	DESCRIPTION	DATE
01	REV. PER CITY COMMENTS	11/1/24
02	BAR SUBMISSION	1/28/25

[illegible]

## PLANTING DETAILS

L310

January 28, 2025



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 26, 2025**



**Certificate of Appropriateness Application**

HST25-0060

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Demolition of contributing structure

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**Background**

Year Built: 1898, c1938 rear extension. Alterations to primary façade c1929 and/or 1938, c1956, 1996, and 2014-2016.

District: Downtown ADC District

Status: Contributing. Primary façade is non-contributing (See March 18, 2014 BAR review.)

200 West Main is located on what was identified as Lot #41 when the Town of Charlottesville was platted in 1762. In 1786, Lot #41 was first acquired by B. Brown and D. Ross. Known as the Gleason-Robey Building, the existing structure was built in 1898 as a two-story brick structure. (This replaced a series of earlier, mid-19th century brick structures and outbuildings on the same lot. The east portion of the row was used as a general store for more than twenty years. The central portion was used as a steam laundry, the western portion as a grocery. This western portion of the building served as a *Moving Pictures* theatre, potentially the first of its kind in Charlottesville. At the southeast corner of the parcel—not the southeast corner of this block—as early as 1877 and until at least 1920 was a two-story framed dwelling: 109 Hill [2<sup>nd</sup>] Street. According to census records, in 1900 and 1920 the dwelling was occupied as a rental.) In 1938, the 1898 building was expanded for Leggett's department store. Between 1956 and 1958, the front façade was enclosed with enameled metal panels. In 1996, the building was converted from Leggett's to a Regal Cinema theatre, with the metal façade replaced with bricks. In 2014-2016, the current, contemporary façade was constructed for the Violet Crown theatre. (See Appendix.)

**Prior BAR Reviews**

(See Appendix.)

**Application**

- Applicant submittals: Design Develop, LLC *narrative*, 10 pages.

Request CoA for demolition of contributing structure within the Downtown ADC District. From the applicant's narrative:

[This] parcel (approximately 0.43 acres) is significantly underutilized. The current building height (+/-30') is only approximately 16% of the by-right allowable max (with bonus) (184'). The total square footage of the existing building (+/-18,730 sq.ft) is only 8% of the by-right max (with bonus) (+/-224,722 sq.ft.). The Violet Crown facade engages with the public realm but lacks a cohesive approach to the site's various facades. Considering the entire block rather than just the Downtown Mall frontage, a more integrated and dynamic architectural approach would create a stronger visual identity and enhance the overall urban experience.

The BAR has previously approved the demolition of other contributing structures, including the Studio Art building, the Escape restaurant building, the Clock Shop, and two properties owned by the applicant, 218 West Market Street and 210 West Market Street. The land at 200 West Main Street represents a similar opportunity, offering increased density and vitality downtown, requiring the removal of the existing structure.

### **Discussion**

Below, under *Criteria for Review and Decision*, staff has inserted the applicant's comments followed by corresponding notes from staff.

### **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 demolition of the existing structure at 200 West Main Street satisfies the BAR's criteria and that the BAR approves the application as submitted.

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

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed demolition of the existing structure at 200 West Main Street does not satisfy the BAR's criteria and for the following reasons the BAR denies the request: [...]

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

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

### **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]
- d. Demolition: The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:
  - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
  - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

### **Criteria for Review and Decision**

City Code Chapter 34, Div. 5.2.7. D.1.b.

Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

- i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
  - a) The age of the structure or property;
    - Applicant Comment: Apart from portions of the building being approximately 87 years old, this structure has been significantly modified. The building has been reconstituted and reconnected to abutting buildings throughout its life cycle. This rebuilding process coincides with a wide variety of documented users and the building they needed. As illustrated by the Sanborn Maps, the changes of use, in many cases, follow a reconfiguration or even expansion of building form, and changes in property geometries. These changes impacted how the buildings were used and the physical characteristics of the building facades and assemblies. During the mid to end of the 20th century and with urbanization, these smaller lots were combined into a larger single parcel. Historical Architectural elements that once might have been grained towards a smaller building or site constraints are difficult, if not impossible, to discern.
    - Staff Note: The approximately 90-ft deep front of the structure was constructed in 1898, with a rear extension constructed in 1938. (See Sanborn Maps in Appendix.) Alterations to primary façade were completed c1938, c1956, 1996, and 2014-2016.

- b) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

- Applicant Comment: While specific details about 200 West Main Street are not provided in the available sources, its inclusion in the historic district indicates its contribution to the area's historical and architectural significance.

The structure at 200 West Main Street is in the city's "Architectural Design Control District" and is considered a "Contributing Structure" but is not designated as an "Individually Protected Property."

- Staff Note: The building is a *contributing structure* in the VLR/NRHP-listed *Charlottesville and Albemarle County Courthouse Historic District* (VDHR #104-0072). [www.dhr.virginia.gov/historic-registers/104-0072/](http://www.dhr.virginia.gov/historic-registers/104-0072/)

From the NRHP listing: 200-220 West Main Street: brick with enameled steel; 3 stories; flat roof; 9 bays. Commercial Vernacular. Ca. 1950. Plate glass; entrance off center.

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

- Applicant Comment: There are no known associations.
- Staff Note: There are no known associations.

- d) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;

- Applicant Comment: (no comment)
- Staff Note: The design and materiality of the extant portions of this structure dating to 1898 and 1938 are not unique or infrequent, nor is it the first or last remaining example of a brick commercial building within the City

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

- Applicant Comment: The brick building and its metal storefront could be easily replicated using modern materials and construction techniques. The southeast facade includes some brick that appears to date, at least in part, to the 1920s. However, this facade lacks significant distinguishing features such as period-specific openings, corbelling, or other architectural details that would set it apart.



- Staff Note: The extant portions of this structure dating to 1898 and 1938 could be easily reproduced.
- f) The degree to which distinguishing characteristics, qualities, features, or materials remain;
  - Applicant Comment: There are few, if any historical features that remain.
  - Staff Note: The primary [north] façade has been removed. The remaining early brick walls at the side (2<sup>nd</sup> Street) and rear (behind 201 West Water Street) are simple and unadorned. Staff believes the visible section of the south wall facing Water Street was modified with the 1996 renovations.
- ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
  - Applicant Comment: The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

The building's Northwest facade [facing 2<sup>nd</sup> St.] features a beautiful mural that enhances the vibrancy of the 2nd Street pedestrian experience. However, we believe this facade will be significantly improved by introducing a new use and building mass—bringing activity, fenestration, and openings that foster interaction and engagement.

  - Staff Note: The extant 1898-1938 portions of the structure are linked historically and aesthetically to other late-19<sup>th</sup> century and early-20<sup>th</sup> century commercial and warehouse buildings in the Downtown ADC District. However, the current primary façade is contemporary and not considered historic.
- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;
  - Applicant Comment: The Violet Crown Building was recently completely renovated in 2015. The building structure would have had to be brought to code at that time.
  - Staff Note: Staff has not examined the existing structure; however, it is currently in use as a movie theater and there are no claims it is structurally deficient or unsafe.
- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property's historic, architectural, or cultural value;

- Applicant Comment: The building is neither a historic cultural marker nor does it represent a critical moment in Charlottesville’s architectural development. As such, the applicant proposes to demolish the building.
  - Staff Note: The applicant intends to raze the building, entirely.
- v. Any applicable provisions of the City’s design guidelines.
- Staff Note: See below, under *ADC District Design Guidelines for Considering Demolitions*.

### **ADC District Design Guidelines for Considering Demolitions**

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

#### **A. Introduction**

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville’s Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP’s and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled [to a CoA that permits demolition].



## B. Demolition of Historic Structures

### Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278 [now Chapter 34, Div. 5.2.7. D.1.b.]
  - Staff Note: See above under *Criteria for Review and Decision per City Code*.
- 2) The public necessity of the proposed demolition.
  - Staff Note: There is no public necessity.
- 3) The public purpose or interest in land or buildings to be protected.
  - Staff Note: Per City Code, the establishment of historic districts and through the designation of individually significant properties is intended to *preserve and protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of the City, the Commonwealth of Virginia, or this nation.* (Chapter 34, Sec. 2.9.2.A.)
- 4) The existing character of the setting of the structure or area and its surroundings.
  - Staff Note: The brick wall (side) along 2<sup>nd</sup> Street and, possibly, a portion of the wall the rear wall behind 201 West Water Street appear to be the only exterior elements remaining from the early-20th century building.
- 5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
  - Staff Note: Staff cannot comment on the practicability of moving this structure. What remains of the original building(s)—side and rear walls are not unique structure within the context of similar period, predominantly commercial structures.
- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
  - Staff Note: The character-defining façade of this building was removed. The incremental loss of historic resources erodes the character of any district; however, staff cannot discern if removing the remaining brick walls, which are prevalent downtown, would adversely affect the 71-acre ADC District or the 120-acre NRHP District.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.
  - Applicant Comment: If the existing structure remains, this site will continue to be underutilized in our urban fabric. Granting permission to raze the building is essential in furthering the growth and development of our downtown core with vibrant, mixed-use developments.

- Staff Note: The building is not structurally deficient or unsafe, therefore no evaluation is necessary. The app

#### Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

#### **Links to ADC District Design Guidelines**

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

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

[Chapter 7 Demolition and Moving](#)

#### **APPENDIX**

[Link to historical survey](#)

[200 W Main historical survey](#)

[200 W Main 1970s photo](#)

#### Prior BAR Reviews:

##### **Regal Cinema: Brick primary façade.**

September 26, 1995 - BAR approved COA for Regal Six Cinema. The original brick under the Woolworth's building was to be preserved, with brick veneer used on the west end of the façade.

June 14, 1996 – BAR held a discussion regarding a revised design because the theater was under construction and not being built as approved. The older façade had been demolished, and Dry-vit was being used instead of brick.

June 18, 1996 – BAR disapproved the latest submitted plans dated June 17, 1996, because they are not in keeping with the original approved plans and not in keeping with the historic character of Downtown and surrounding buildings in design, materials, details and fenestration....The BAR asked for a stop-work order.

June 18, 1996 – BAR Subcommittee met and agreed upon principles to guide the resolution of the project. Regarding the West Main Street façade: To use brick as the primary material and not stucco...there needs to be some articulation the reflect the second story character of this area....the front should still have windows and doors at the street level...the importance of careful detailing of the front façade so that the building is honest and compatible with the use and character of the area.

June 27, 1996 – BAR approved with conditions a concept plan, with revisions to return to the BAR.

July 3, 1996 – BAR approved a revised design.



**Violet Crown: Contemporary primary façade**, current.

February 18, 2014 – Prelim discussion. No action. BAR liked design, except glass canopy over patio.

March 18, 2014 – BAR approved new façade as submitted with modifications: 1996 façade is determined to be non-contributing and may be demolished; wood soffit material shall be submitted to staff for approval; programmable LED white lighting is approved, with color lighting for special events subject to (on-site) approval.

April 2015 – Administrative approval (after consulting BAR) for Belden Brick #661 to replace original brick (Calstar light gray) with matching mortar, horizontal joints raked ¼” deep, and vertical joints tooled flush with brick face.

October 2015 – BAR approved the following design changes:

- The entry doors on the west side, at the center at the restaurant, and at the entrance are approved as built ;
- The window wall system which has been changed to storefront is approved as built with an exception to be detailed on the east side on our not-approved list;
- Movie poster holders are approved as installed;
- Purple sign lighting as installed.

BAR did approved the following design changes. Intent was to handle the items not approved not as a denial, but as a deferral until the December meeting.

- The Hardie panels – the BAR requests a change in finish with higher contrast, different texture, and much lighter [color];
- The marquee depth – the BAR wants to see alternative trim or other detailing in order to lighten the appearance ;
- The [tinted] glass shall be a clear glass;
- The smaller transom on the east side lower window shall be revised [to match upper window];
- More information in the form of a rendering for the request for paint color on 2nd Street.

BAR said their recommendation was for the City to grant a Temporary Certificate of Occupancy.

February 2016 – Applicant appealed to City Council the BAR’s denial of a CoA for darkly tinted glass.

August 2019 – BAR approved CoA for a mural on the wall facing 2nd Street SW.

November 19, 2024, December 22, 2024, and January 22, 2025 – Preliminary discussions with BAR re: proposed new building at the site.

**Photographs of primary façade**  
Prior to 1956 alterations



c1956 alterations



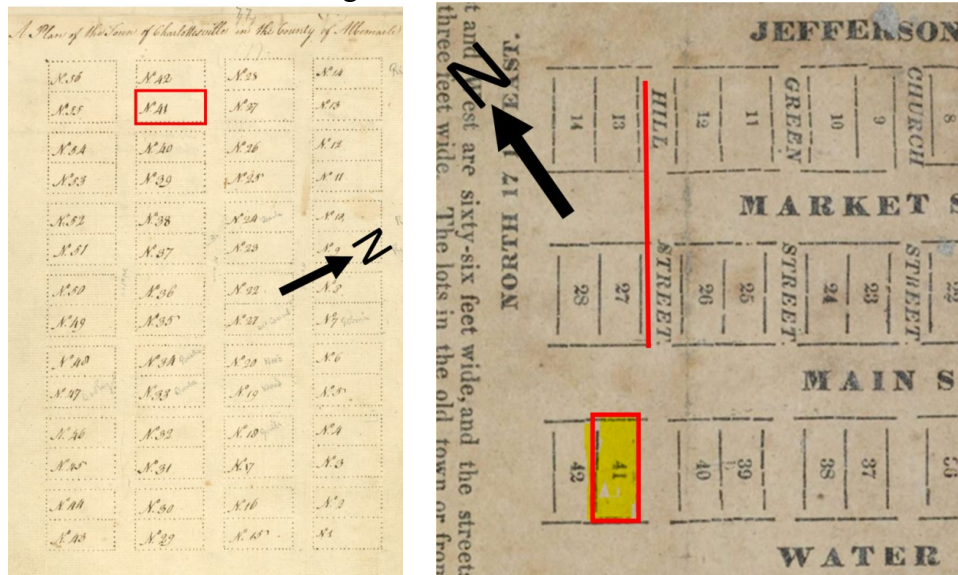
1996 alterations





## Historic Maps

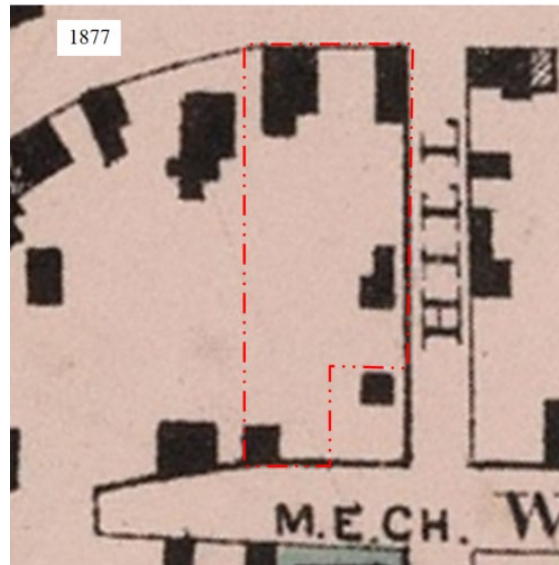
200 West Main is on Lot #41 of the original 1762 Town of Charlottesville



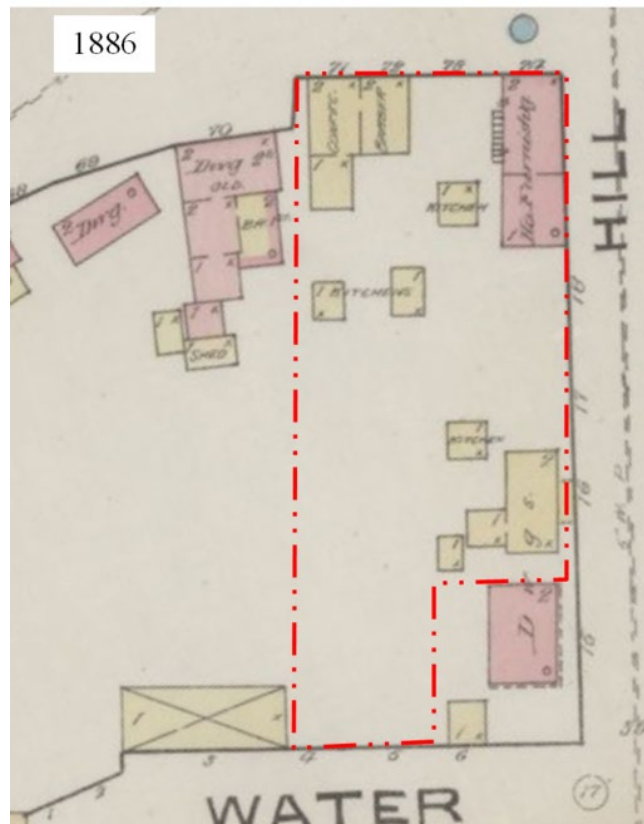
## Approximate construction dates



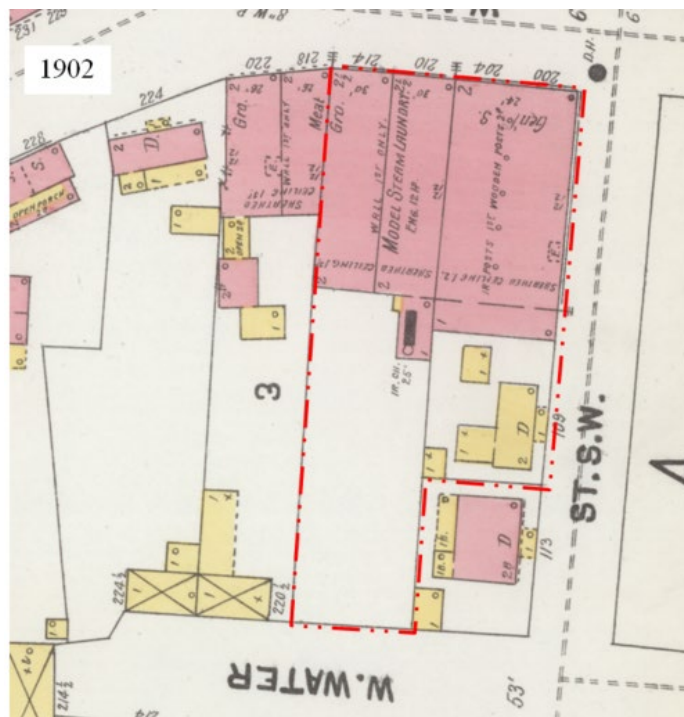
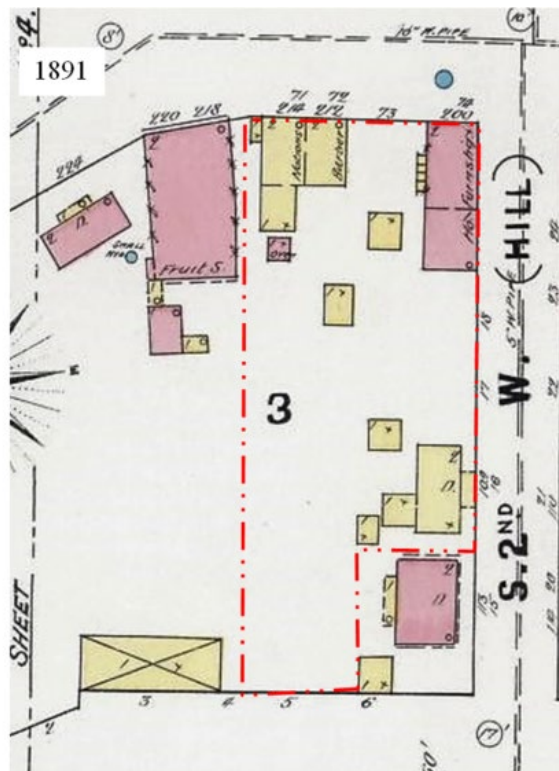
1877 Gray Map



Sanborn Maps















## **BAR Certificate of Appropriateness**

**200 West Main Street**

### **Demolition Application Narrative.**

Parcel #:280010000

Current Owner: Violet Crown Cinema Charlottesville, LLC

Current Zoning: DX

Acreage: .430

Year Built 1938

Height 30'

Number of stories: 2

### **General Introduction:**

Charlottesville stands at a pivotal moment in its evolution, embracing a vision for a more dynamic, inclusive, and sustainable urban fabric. The recently adopted Comprehensive Plan and Development Code reflects the city's commitment to fostering compact, mixed-use growth, supporting a diversity of building types, and expanding housing and commercial opportunities. Leveraging opportunities for strategic redevelopment and optimizing underutilized sites is essential to fully realizing this vision. Within this framework, we propose the demolition of 200 West Main, making way for a project that aligns with the city's stated goals of density, diversity of uses, and forward-thinking urban design.

### **Urban Core:**

As the heart of Charlottesville's Urban Core, the Downtown Mall has long been an evolving experiment in commerce, community life, and personal expression. It is a place where historic character meets contemporary vibrancy, where economic activity and cultural identity intersect in a uniquely pedestrian-oriented environment. The redevelopment of 200 West Main represents an important step in advancing Charlottesville's downtown while respecting its past and embracing its future.

### **West Main Street Historic District:**

The 200 West Main site is within the West Main Street Historic District, listed on the National Register of Historic Places. This district encompasses a variety of historic structures that illustrate the growth of commercial, residential, and travel-related architecture along a primary route between downtown Charlottesville and the University of Virginia.

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From the late 19th century onward, the West Main corridor has experienced continuous transformation, responding to economic shifts, transportation advancements, and societal demands. The Sanborn Fire Insurance Maps from 1886 through 1920 illustrate a dynamic pattern of change, with building forms and uses shifting frequently to meet the area's evolving needs. This historical precedent underscores the district's long-standing tradition of redevelopment, a pattern that continues today.

### **200 West Main Street:**

Over the past century, 200 West Main has been repeatedly modified and reconnected to adjacent structures in response to evolving economic and cultural demands. Sanborn maps document a diverse array of past tenants, including a tin shop, a plumber's supply, a general store, a grocery store, a drug store, a furniture store, and most recently, a cinema. These changes in use often coincided with expansions, property adjustments, and structural reconfigurations, significantly altering the building's facades and assemblies.

The site is an amalgamation of at least six former properties, originally smaller individual lots that were combined as urbanization progressed. Architectural elements that once reflected smaller-scale development have been integrated into a larger parcel, making it difficult to discern the past scale of preceding structures. The 2015 renovations for Violet Crown created a unified facade along the Downtown Mall's south side but obscured historical architectural elements from previous buildings on the site.

### **Review:**

As the BAR reviews the City's standards for considering demolitions in an ADC District, we offer the following perspectives:

**The structure at 200 West Main Street is in the city's "Architectural Design Control District" and is considered a "Contributing Structure" but is not designated as an "Individually Protected Property."**

#### **1. Historic, Architectural, or Cultural Significance:**

##### **a. *The age of the structure or property:***

- i. Apart from portions of the building being approximately 87 years old, this structure has been significantly modified. The building has been reconstituted and reconnected to abutting buildings throughout its life cycle. This rebuilding process coincides with a wide variety of documented users and the building they needed. As illustrated by the Sanborn Maps, the changes of use, in many cases, follow a reconfiguration or even expansion of building form, and changes in property geometries. These changes impacted how the buildings were

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used and the physical characteristics of the building facades and assemblies. During the mid to end of the 20th century and with urbanization, these smaller lots were combined into a larger single parcel. Historical Architectural elements that once might have been gained towards a smaller building or site constraints are difficult, if not impossible, to discern.

***b. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;***

- i. While specific details about 200 West Main Street are not provided in the available sources, its inclusion in the historic district indicates its contribution to the area's historical and architectural significance.
- ii. The structure at 200 West Main Street is in the city's "Architectural Design Control District" and is considered a "Contributing Structure" but is not designated as an "Individually Protected Property."

***c. Whether and to what extent the building or structure is associated with a historical person, architect or master craftsman, or with a historical event;***

- i. There are no known associations.

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

- i. The brick building and its metal storefront could be easily replicated using modern materials and construction techniques. The southeast facade includes some brick that appears to date, at least in part, to the 1920s. However, this facade lacks significant distinguishing features such as period-specific openings, corbelling, or other architectural details that would set it apart.

***e. The degree to which distinguishing characteristics, qualities, features, or materials remain.***

- i. There are few, if any historical features that remain.

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

- a. The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

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- b. The building's Northwest facade features a beautiful mural that enhances the vibrancy of the 2nd Street pedestrian experience. However, we believe this facade will be significantly improved by introducing a new use and building mass—bringing activity, fenestration, and openings that foster interaction and engagement.
- 3. ***The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board***
  - a. The Violet Crown Building was recently completely renovated in 2015. The building structure would have had to be brought to code at that time.
- 4. **Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.**
  - a. The building is neither a historic cultural marker nor does it represent a critical moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, this parcel (approximately 0.43 acres) is significantly underutilized. The current building height (+/-30') is only approximately 16% of the by-right allowable max (with bonus) (184'). The total square footage of the existing building (+/-18,730 sq.ft) is only 8% of the by-right max (with bonus) (+/-224,722 sq.ft).

The Violet Crown facade engages with the public realm but lacks a cohesive approach to the site's various facades. Considering the entire block rather than just the Downtown Mall frontage, a more integrated and dynamic architectural approach would create a stronger visual identity and enhance the overall urban experience.

The BAR has previously approved the demolition of other contributing structures, including the Studio Art building, the Escape restaurant building, the Clock Shop, and two properties owned by the applicant, 218 West Market Street and 210 West Market Street. The land at 200 West Main Street represents a similar opportunity, offering increased density and vitality downtown, requiring the removal of the existing structure.

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**Final Recommendation:**

If the existing structure remains, this site will continue to be underutilized in our urban fabric. Granting permission to raze the building is essential in furthering the growth and development of our downtown core with vibrant, mixed-use developments.

**Thank you for your consideration.**



Bob Pineo  
CEO, Founding Principal  
Design Develop Architects.

**Exhibits:**

Sanborn Map Snippets:

- 1886 ([link](#))
- 1896 ([link](#))
- 1891 ([link](#))
- 1907 ([link](#))
- 1920 ([link](#))

Google Maps:

- 1994 ([link](#))

Other Sources:

- Image of Mural design ([link](#))

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## Pictures Exhibits:

1-View looking West on Downtown Mall:



2-View looking Southwest to Site.



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3-View looking SouthWest to the site, close up to Violet Crown Entrance and canopy.



4-View looking West to Violet Crown entrance mass.





5-View looking Southwest to 2nd Street and mural.



6-View looking South to the front facade of Violet Crown



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7- View looking Southeast to the site



8-View looking North to the site from Water Street



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9-View looking Northeast from 2nd Street.



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**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 26, 2025**



**Preliminary Discussion - Certificate of Appropriateness**

No formal action will be taken.

BAR #24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Greg Jackson, TOPIA design (with Carla Shifflett, contract buyer)

Project: Addition



**Background**

*Year Built:* 1995

*District:* Ridge Street ADC District

*Status:* Contributing [Note: When establishing this ADC District, because of the anticipated development potential for segments Ridge Street, all structures were designated contributing, regardless of age. The intent of that broad requirement for review of all demolitions was to limit the creation of large, vacant lots ahead of any planned redevelopment.]

The existing single-story, brick structure is not designated a contributing resource to the VLR/NRHP-listed *Ridge Street Historic District* (VDHR #104-0025), nor is there reason to suggest it would be eligible.

**Prior BAR Actions**

January 22, 2025 – Prelim discussion re: possible rear addition.

**Applicant Request**

- Submittal: Conceptual drawing, 1 sheet.

Pre-application conference re: a CoA request for construction of a second story onto an existing single-story, brick structure. (In January, the applicant presented a conceptual rear addition.)

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not proscribe what information must be presented for a pre-application conference; however, the BAR has historically



required at least a general representation of the location, context, and massing and scale of the proposed building.

January 2025: rear addition



February 2025: add second story.



### **Pre-application Conference Process**

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal. for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

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

Elements:

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

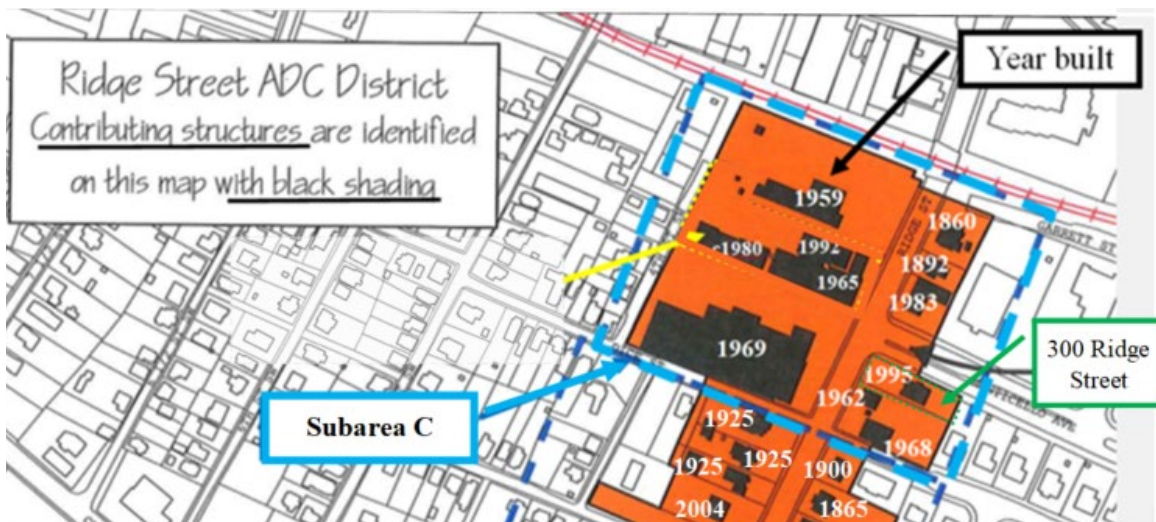
## Discussion

This property--and this proposal--present circumstances somewhat unique for an ADC District. The existing, 1995 structure, which will remain, is not individually *historic*, nor does it contribute to the context of the predominantly late-19th century/early-20th century buildings that characterize this district. (See images in Appendix.)

For additions, aside from compatibility with the district, the design guidelines have two primary objectives: the new is subordinate to the existing (scale, location, materials, etc.) and it reads *as an addition*, not an extension of the existing. For this project—an addition to a non-historic building--staff suggests a strict application of guidelines for additions would not be appropriate.

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

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



## Suggested Motion

No action will be taken.

## Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a



building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

### **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]

### **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.

### **Links to ADC District Design Guidelines**

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

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

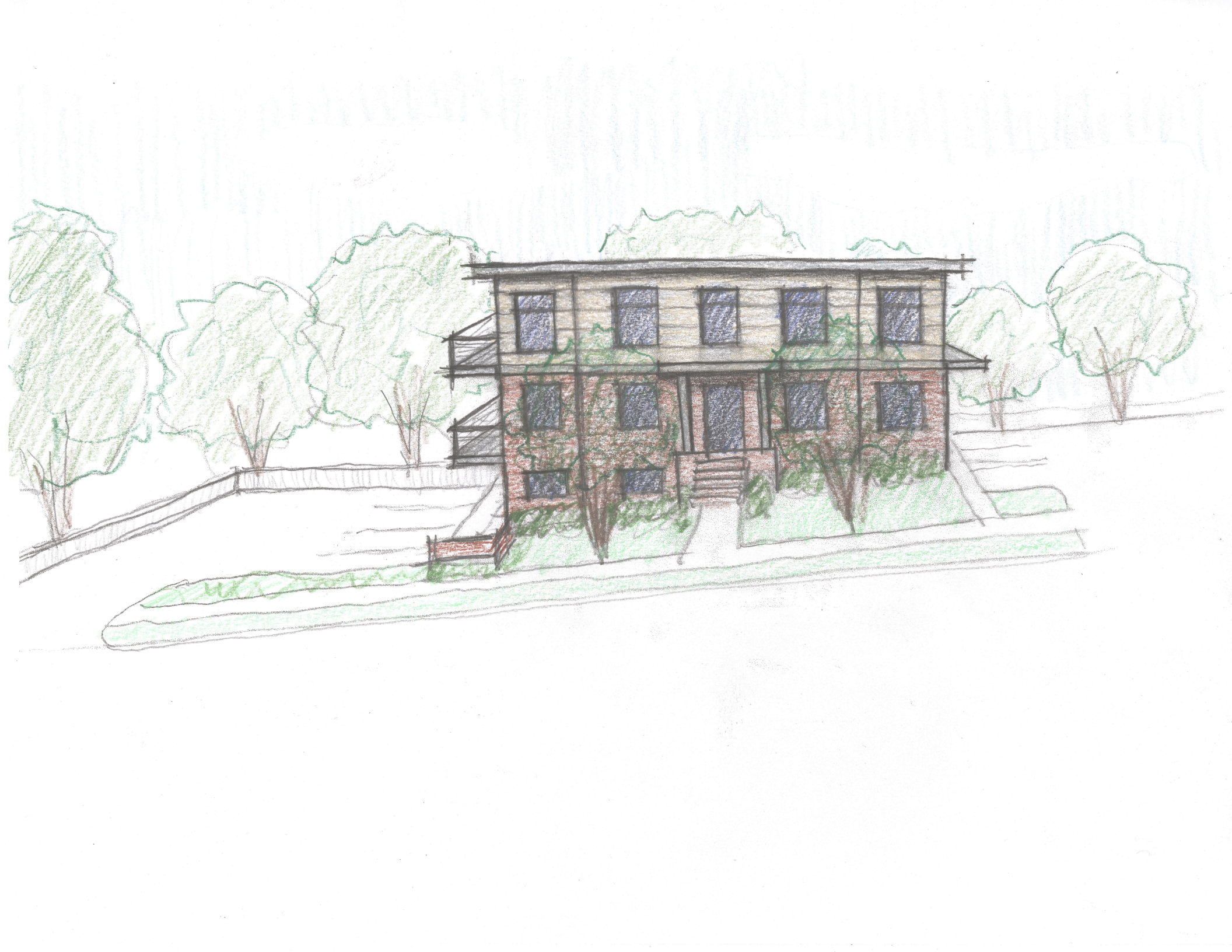
[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

**Appendix**  
Nearby buildings













of Charlottesville

Home2 Suites by Hilton  
Charlottesville Downtown  
From \$125/night on  
Home2 Suites by Hil...



y of  
ville  
store



300 RIDGE STREET



MONTICELLO AVENUE

Scottyrock's Twisted Inks  
Tattoo shop



Mel's Barber Shop

Dice St

















**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 19, 2024**



**Preliminary Discussion – No action will be taken.**

218 West Market Street, Tax Parcel 330276000

Downtown ADC District

Owner/Applicant: Cavalier Hospitality LLC

Project: New hotel

---



**Background**

Year Built: 1938 (former A&P). November 2021 the BAR approved demolition CoA; extension to March 2025 was approved by NDS Director.

District: Downtown ADC District

Status: Contributing

Additional information re: the history of this site is included in the November 2021 staff report. (Link below).

**Prior BAR Reviews** (See *Appendix* of November 19, 2024 staff report for complete summary.)

April 16, 2024 – BAR held a preliminary discussion for the proposed hotel project. Meeting notes in Appendix. Link to submittal and staff report: [218 W Market - BAR Prelim April 2024](#)

November 19, 2024 - BAR continued preliminary discussions for the proposed hotel project. (Applicant's submittal was not deemed complete.) Meeting notes in Appendix. Link to submittal and staff report: [218 W Market - BAR Nov 2024](#)

**Application**

- Applicant submittal: Design Develop drawings *A.C. Hotel by Marriott 218 West Market Street*, dated January 28, 2025, 20 sheets. (**NOTE:** Sheets 2 – 20 are incorrectly labeled 218 West Main Street.)

Proposed multi-story hotel: Six stories facing Old Preston Avenue; five stories facing West Market Street. (Maximum height allowed under DX zoning is 10 stories, 142-ft.)

The applicant's submittal presents a modified design from what was previously reviewed. [Note: Attached is a comparison of various elevations, prepared by staff.] For several reasons, including but not limited to the following, staff has deemed this is not a complete application. Staff is therefore presenting this to the BAR as a continuation of the prior pre-application discussions.

- Elevations with dimensions.

- Typical wall sections (include parapet, cornice, windows/doors, canopies/awnings, etc.)
- Exterior lighting plan, including the courtyard, and emanating from interior near garage entrance(s)
- Brick selection and coursing
- EIFS details: expansion joints, corners, returns at doors/windows, etc.
- Cut-sheets for doors and windows.
- Glass spec.
- Existing site plan
- Detailed landscaping plan. Street trees, spacing, etc.
- Location and screening of street level utilities (meters, transformers, etc.)
- Roof top screening – unit locations, screen material, dimensions.

Note: The previously approved SUP for a proposed residential use is not being applied to this project.

Note: The wall signage represented on the renderings and elevations is not permitted per the sign regs. Additionally, all signage requires a separate sign permit.

**Discussion, Recommended Motions, Review Criteria, etc.**

For recommended discussion outline and Review Criteria refer to the November 19, 2024 staff report.

[218 W Market - BAR Nov 2024](#)

Discussion only. No action will be taken.

**Appendix**

**BAR Meeting Minutes April 16, 2024 – Excerpts 218 West Market**

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. Project has changed from a residential use to a hotel. Prior project had an approved SUP, which will not be applied for the proposed hotel.
- Applicant presented the project, 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.
- Applicant replied that amenity space on the 3<sup>rd</sup> 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 found it difficult to review the proposal with the surrounding and existing buildings context not provided in the applicant's submittal.
- Ms. Lewis reminded the applicant that the purview of the BAR is only on the exterior appearance of the building, not on the interior programming.
- Ms. Lewis reminded applicant of the associated conditions of the SUP approval by the Planning Commission in 2019.
- Mr. Schwarz noted 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 suggested the applicant to review the guidelines for guidance on verticality and the context.
- Mr. Gastinger asked about the parking and the potential of the building sitting on top of two stories of parking. Applicant replied the parking on the first story will be concealed, the rest of the building will be pulled back.
- Ms. Lewis recommended the applicant reach out to the other members of the BAR not present for the preliminary discussion.
- Several members noted the prominence of the site and will be visible from multiple points.
- Applicant expressed a desire to bring something to the BAR in May, when there might be more members of the BAR present to provide feedback in another preliminary discussion.

## **BAR Meeting Minutes November 19, 2024 – Excerpts 218 West Market**

### **Discussion**

218 West Market Street; TMP 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Al Patel / Cavalier Hospitality LLC

Project: Multi-story hotel

- Staff did go over the proposed project plan and the plan is to get some input, feedback, and questions from the BAR.
- There are a significant number of trees on the site that will be removed as part of this project.
- A connection to The Mall that was discussed in the April 2024 Preliminary Discussion.
- The demolition CoA for this property is still valid.
- Came before the BAR in April 2024 for a preliminary discussion.
- There has been a change in the architect since the April 2024 preliminary discussion.
- The proposed project will be 5 stories on Market Street and 6 stories on Old Preston Avenue.
- There are also some other zoning issues to be resolved with this project.
- There have been several iterations of this project over the past years.
- The new applicant team presented the changes that they are proposing with the new revisions and changes for this project.
- The intent is to get feedback and suggestions from the BAR and to get a vote from the BAR on a CoA public hearing at the next BAR meeting.
- The applicant intent is to break up the facade so as not to read as one large wall. The intent is for the height to be more contextual and be more modest than the neighboring buildings (Code Bldg and Omni).
- There will be a pedestrian path through the building that will connect West Market and Preston.
- The entrance for the parking garage for the site will be on Market Street and will descend to the garage under the building.
- The ground floor on The Downtown Mall side would be retail and the ground floor on the other side would be the lobby of the hotel.
- The BAR did provide suggestions and feedback regarding this project for the applicant to include in the CoA application.
- There was appreciation from Mr. Gastinger in addressing the parking on the site.
- Mr. Gastinger does not believe that the building articulation fits in with Charlottesville and did not feel right. The building does not reflect The Mall.

- Mr. Gastinger felt that the materiality was off. There are some opportunities to improve the building.
- Mr. Timmerman expressed disappointment with the design of the building and how it works with the design guidelines.
- Mr. Timmerman hoped that the design would reflect how special the site is being next to the Downtown Mall and being an extension of the Downtown Mall.
- Mr. Schwarz did speak about the pedestrian experience on the Market Street side of the building and the height of the building.
- Mr. Zehmer and Ms. Lewis did read and summarize emails that were sent to the BAR into the record. The emails provided suggestions, criticism, and feedback for this project.
- The director of Lighthouse Studio (Deanna Gould) did provide public comment regarding this project. The main point of the concerns for the director were safety, operational concerns, and eventually financial concerns.
- Staff brought up that the signage that is shown would not be allowed. Staff did notify the applicant that a separate sign permit would be required.
- Staff does not know how to address the landscaping plan and the screening of the rooftop equipment.
- Mr. Zehmer did bring up the importance of showing lighting in the formal CoA application when it is submitted.
- Mr. Rosenthal and Ms. Tabony brought up the importance of having an entrance on the Downtown Mall to get up to the lobby.



Nov 2024 - North Elevation  
West Market Street



Feb 2025 - North Elevation  
West Market Street



L SIGNAGE AT ENTRANCE

BUILDING ELEVATION - NORTH



**Nov 2024 - North Elevation**  
**West Market Street**



**Feb 2025 - North Elevation**  
**West Market Street**





Nov 2024 - East Elevation



Feb 2025 - East Elevation



BUILDING ELEVATION - EAST

Nov 2024 - South Elevation  
Old Preston Ave



Feb 2025 - South Elevation  
Old Preston Ave



BUILDING ELEVATION - SOUTH



**Nov 2024 - Looking east  
Old Preston Ave**



**Feb 2025 - Looking east  
Old Preston Ave**





Nov 2024 - West Elevation



Feb 2025 - West Elevation



BUILDING ELEVATION - WEST



Nov 2024 - Looking northeast



Feb 2025 - Looking northeast





Nov 2024 - Looking southwest



Feb 2025 - Looking southwest





Nov 2024 - Looking southeast



Feb 2025 - Looking southeast





# AC HOTEL by MARRIOTT

218 West market Street, Charlottesville, VA

1.28.2023

A DEVELOPMENT BY  
**TITAN MANAGEMENT**





# DESIGN NARRATIVE

## PROPOSED AC HOTEL BY MARRIOTT

218 W MARKET STREET CHARLOTTESVILLE VA.

Design concept: Overall design theme is to blend into the context and not create another monument while respecting surrounding Architecture, material and activities.

### Old Preston Avenue front:

Activity continuation of the mall: One of the main features of the design is due to the immediate proximity of the Downtown mall on Old Preston Ave; we made every effort to provide a continuity of activities by providing a brick paved pedestrian link to the mall and provide storefront of the proposed store, as well as a connectivity to the hotel lobby / bar by good signage, blade signs for pedestrian flow.

Materials: First two floors on Old Preston Ave. have the brick used, which is similar in character to the brick used in the “Code” Building, which is also highly visible from the mall. Brick pavers will be the one matching the mall paving. Upper floor will be a neutral color off white stucco making the building less imposing in the pedestrian context.

Activities: We have made conscious efforts to introduce the outdoor patio area overlooking the mall to connect the activity, where people from the lounge can enjoy the mall views as well as mall pedestrian traffic gets aware of the lounge activity making it more inviting. First floor will be a store (yet to be decided) which will be continuity of mall activity)

### Market Street front:

This is main Hotel entry side of the building having main vehicle drop off, check in entry to the building. We have made every effort to create an Architectural style to give a unique identity to the hotel building.

Materials: Just like the Old Preston Front, we have maintained the brick frontage on the pedestrian levels and added a lot more brick to break the stucco mass, as this building will be more visible for vehicular as well as pedestrian traffic. Entry is well defined by a vertical blade sign mounted on an entry canopy and for the main hotel signage, we have created an interesting pallet of wood panel on a brick background, which is essentially a staircase block.

Activities: To enhance the pedestrian traffic on this street, we have introduced a sit out patio, which will provide some outdoor activity area for pedestrians as well as hotel guests.

### Visibility from the intersection of Market Street and Old Preston Avenue:

Due to existing low rise buildings next to the proposed hotel towards the intersection, we have made efforts to break the mass of this relatively taller building visible from the intersection using the material as well as plan. To demonstrate, some of the contextual views are presented in the attached presentation.

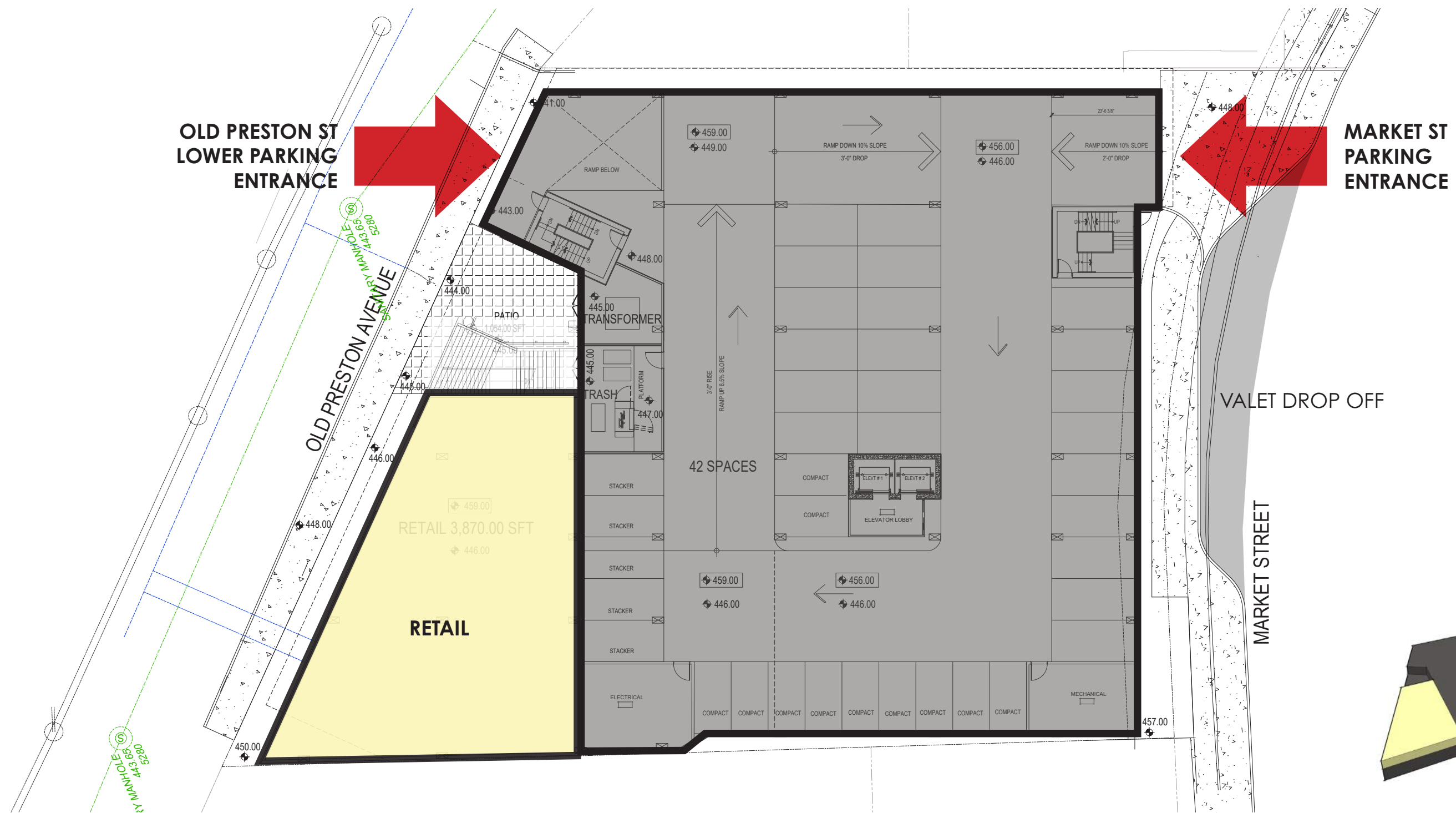
Parking: We have also made every effort to provide the parking below grade, which will support the hotel and not creating undue burden on existing parking infrastructure of the area. There are two levels of parking created while taking advantage of the level difference of the two roads fronting the building, making the parking level almost not visible from the pedestrian level except the entry to the ramps.



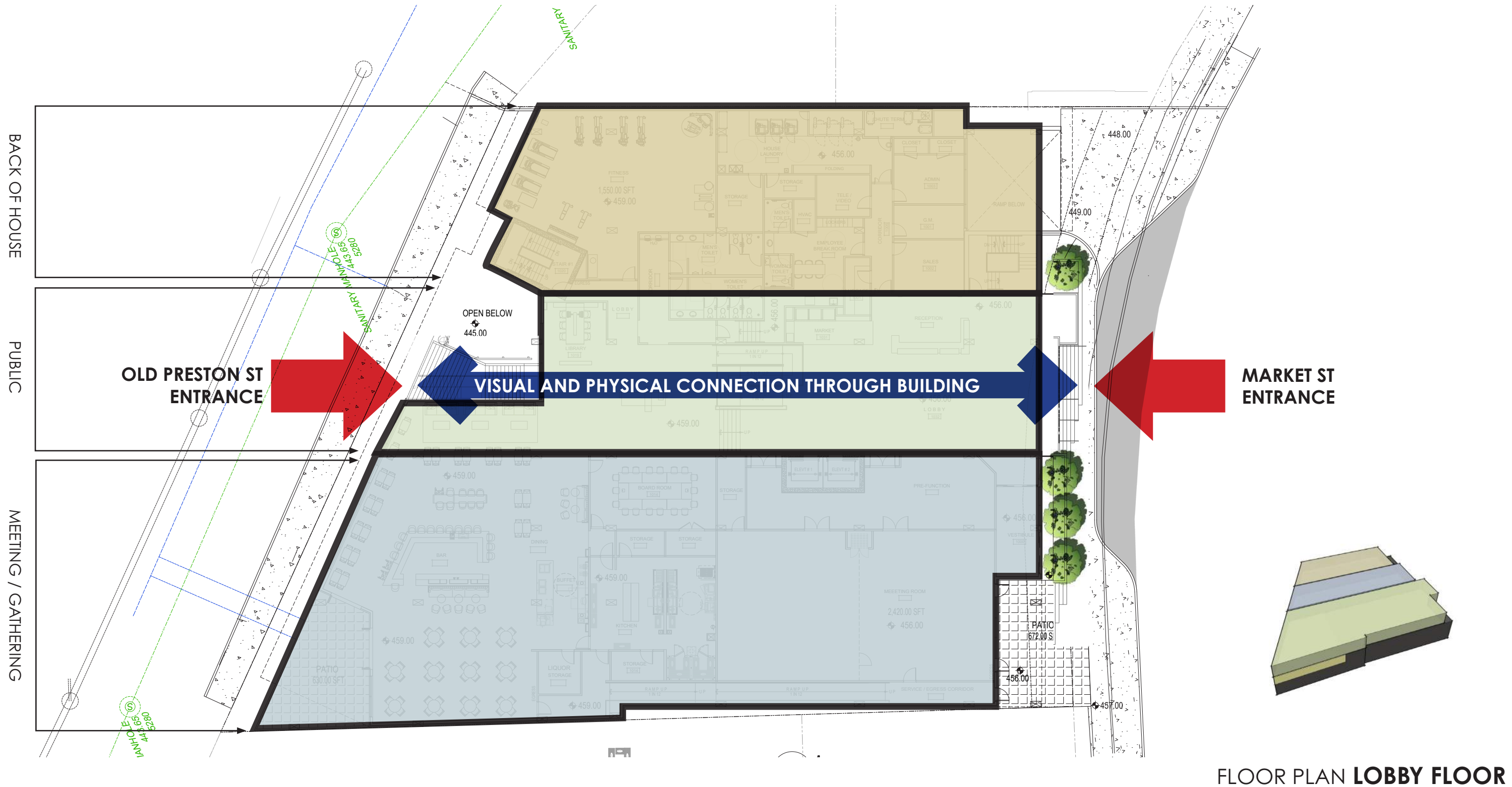




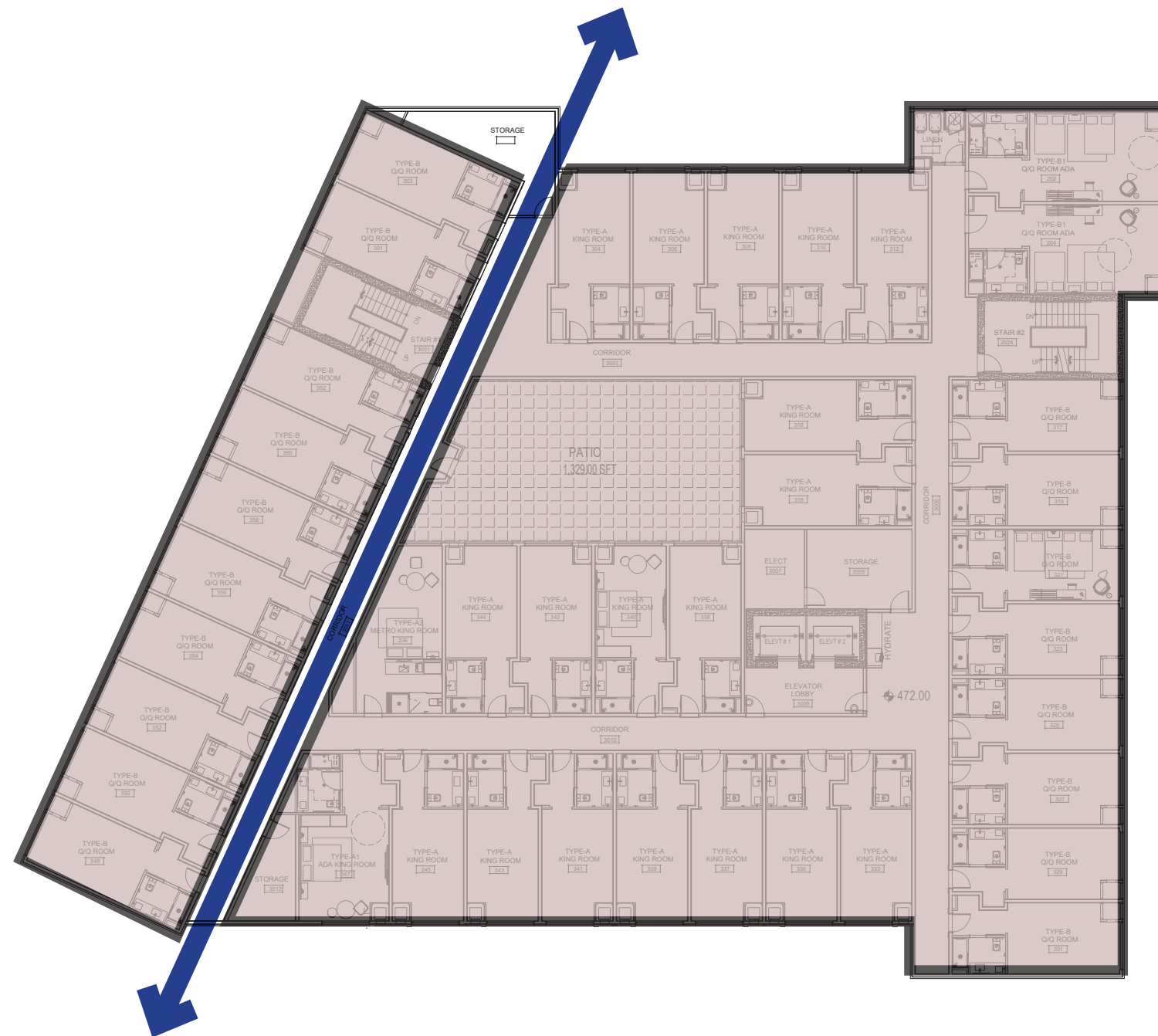
# 218 West Main Street



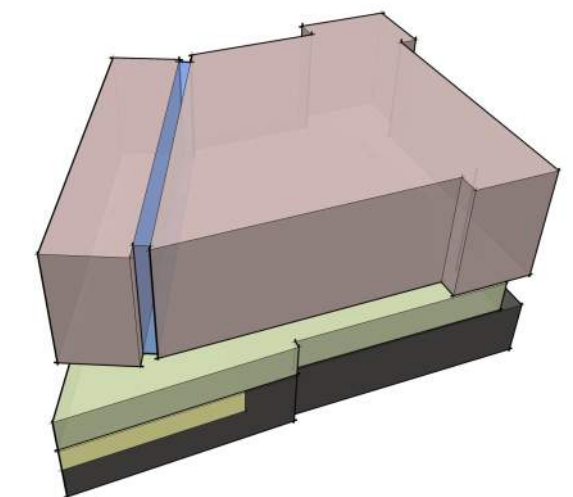




218 West Main Street



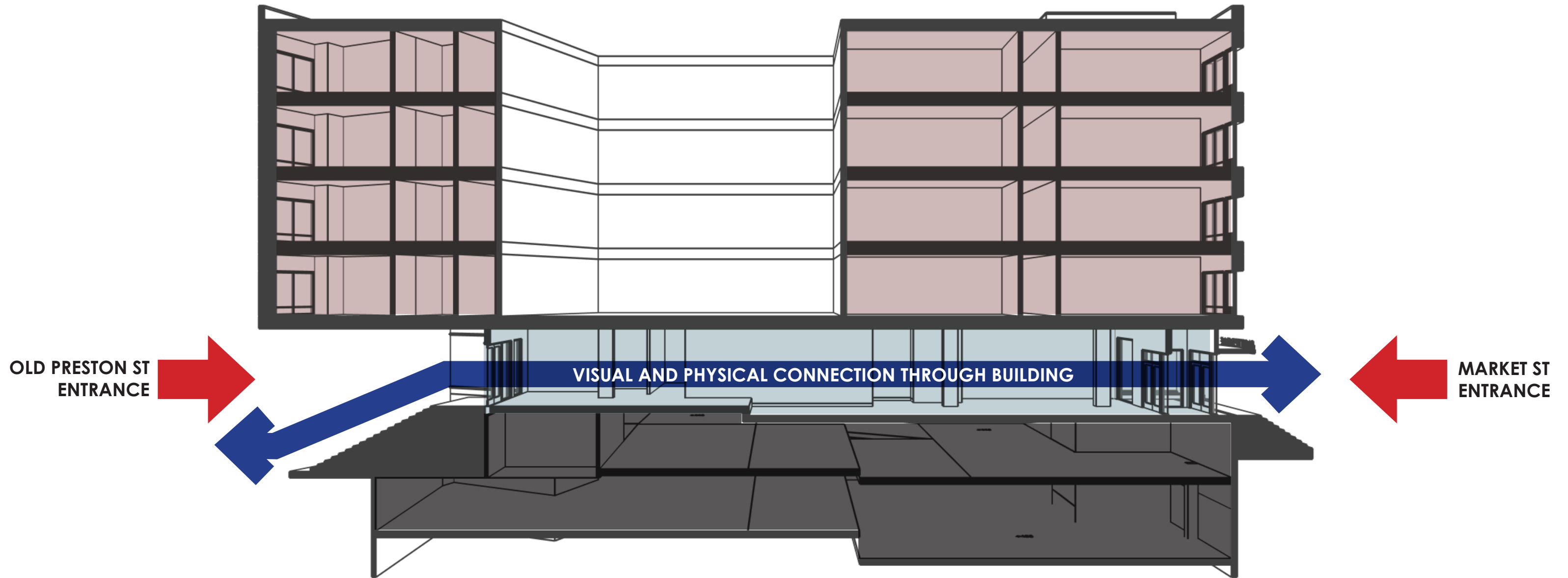
BREAK DOWN THE BUILDING MASS AND ELEVATIONS BY INTRODUCING "BOOK ENDS" AND GLASS SLOT



TYPICAL PLAN HOTEL ROOM FLOOR

218 West Main Street





BUILDING SECTION NORTH-SOUTH THROUGH LOBBY



BUILDING ELEVATION - **NORTH**



BUILDING ELEVATION - **EAST**





BUILDING ELEVATION - **SOUTH**



BUILDING ELEVATION - **WEST**





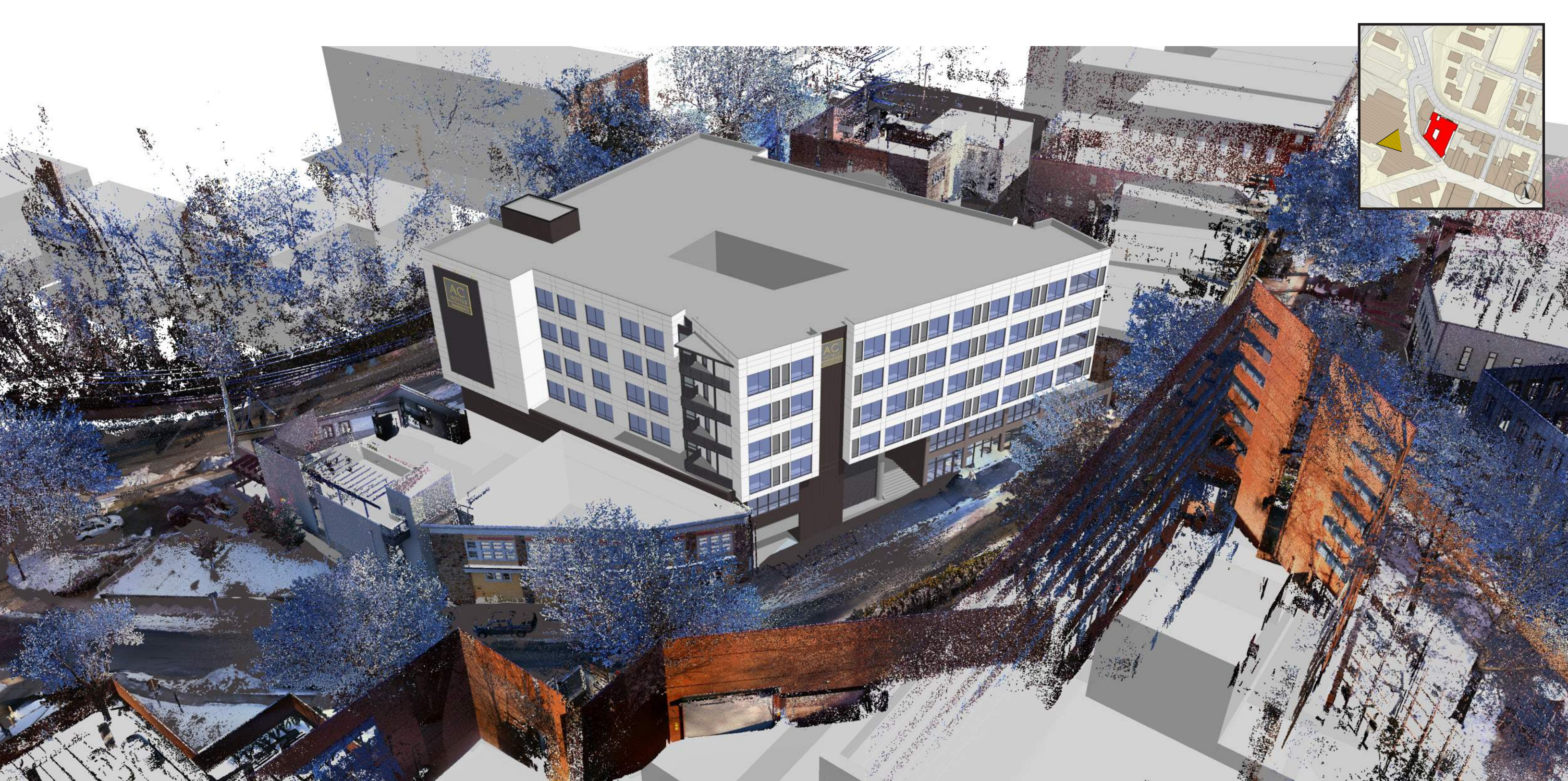
PERSPECTIVE VIEW **WEST ELEVATION**



218 West Main Street







AERIAL VIEW **LOOKING NORTHEAST**





AERIAL VIEW **LOOKING SOUTHEAST**





WEST MARKET STREET VIEW **LOOKING EAST**





WEST MARKET STREET **ENTRANCE**





WEST MARKET STREET VIEW **LOOKING WEST**





WEST MARKET STREET VIEW **LOOKING WEST**





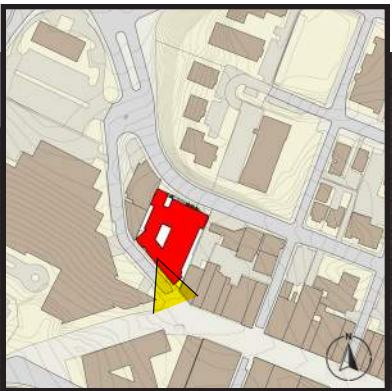
DOWNTOWN MALL VIEW **LOOKING WEST**





OLD PRESTON STREET VIEW **LOOKING EAST**





RESTAURANT VIEW **LOOKING AT DOWNTOWN MALL**