

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
May 20, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion (Beginning at 5:00 p.m. – NDS conference room, 610 E. Market Street.)

Regular Meeting

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

B. Consent Agenda

1. Meeting minutes April 15, 2025 [Attached in draft form to this agenda.] Video recording available [here](#).
2. **Certificate of Appropriateness Application**
BAR # 25-0076
218 West Market Street, TMP 330276000
Downtown ADC District
Owner: Cavalier Hospitality LLC
Applicant: Jeff Levien
Project: Demolition of contributing structure
Note: BAR previously approved a demolition CoA, which recently expired.

C. Deferred Items - N/A

D. New Items

3. **Certificate of Appropriateness Application**
BAR # 25-0079
759 Belmont Ave, TMP 580172000
North Downtown ADC District
Owner: Viewmont Associates LLC
Applicant: Dan Bracey on behalf of Elaine Oakey
Project: Chimney removal
4. **Certificate of Appropriateness Application**
BAR # 25-0077
540 Park Street, TMP 520183000
North Downtown ADC District
Owner: Patrick & Jessica Fenn
Applicant: Douglas Croker, Ilex Construction
Project: Window replacements

5. **Certificate of Appropriateness Application**
BAR # 25-0068
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: 1301 Wertland LLC JSB
Applicant: Edward Carrington, Seven Development
Project: Demolition of contributing structure
6. **Certificate of Appropriateness Application**
BAR # 25-0078
Downtown Mall – 4th St. E & 2nd St. W.
Owner: City of Charlottesville
Applicant: Riaan Anthony, Director, Parks & Rec
Project: Repairs to Mall vehicular crossings at 4th Street East and 2nd Street West
7. **Certificate of Appropriateness Application**
BAR # 24-0038
218 West Market Street, TMP 330276000
Downtown ADC District
Owner: Cavalier Hospitality LLC
Applicant: Bob Pineo, Design Develop
Project: Construction of multi-story hotel

E. Other Business

8. **Staff questions and updates**
 - Martha Jefferson House – door replacement [1600 Gordon Ave.]
 - 144 Chancellor Street update re: Demo CoA appeal
 - New NRHP listings & nomination –
 - James Minor House [1817 Fendall Ave.]
 - Campbell Hall [UVa School of Architecture]
 - Thomas & Alena Hammond House [1708 Yorktown Dr.]
9. **Staff discussion**
 - Window replacement: Identify scenarios and circumstances from prior requests.
 - Pedestrian light fixtures

F. Adjourn

Certificate of Appropriateness Application

BAR #25-0076

218 West Market Street, TMP 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Jeff Levien

Project: Demolition of contributing structure

Note: BAR previously approved a demolition CoA, which recently expired.

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

- [Staff Report](#)

Certificate of Appropriateness Application

BAR #25-0079

759 Belmont Ave, TMP 580172000

North Downtown ADC District

Owner: Viewmont Associates LLC

Applicant: Dan Bracey on behalf of Elaine Oakey

Project: Chimney removal

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

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

Certificate of Appropriateness Application

BAR #25-0077

540 Park Street, TMP 520183000

North Downtown ADC District

Owner: Patrick & Jessica Fenn

Applicant: Douglas Croker, Ilex Construction

Project: Window replacements

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

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

Certificate of Appropriateness Application

BAR # 25-0068

1301 Wertland Street, TMP 040303000

Wertland Street ADC District

Owner: 1301 Wertland LLC JSB

Applicant: Edward Carrington, Seven Development

Project: Demolition of contributing structure

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

- [Staff Report](#)
- [Structural Assessment](#)
- [Existing Conditions](#)
- [Historic Survey](#)
- [VDHR Survey](#)

Certificate of Appropriateness Application

BAR # 25-0078

Downtown Mall – 4th St. E & 2nd St. W.

Owner: City of Charlottesville

Applicant: Riaan Anthony, Director, Parks & Rec

Project: Repairs to Mall vehicular crossings at 4th Street East and 2nd Street West

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

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

Certificate of Appropriateness Application

BAR # 24-0038

218 West Market Street, TMP 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Bob Pineo, Design Develop

Project: Construction of multi-story hotel

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

- [Staff Report](#)
- [Comparison – 218 West Market](#)
- [Application Submittal](#)

E. Other Business

Martha Jefferson House – door replacement

- [Reference images](#)

Thomas & Alena Hammond House – VLR & NRHP nomination

- [VDHR Nomination](#)

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
April 15, 2025
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: Carl Schwarz, Kate Tabony, Roger Birle, Jerry Rosenthal, Cheri Lewis, David Timmerman, Ron Bailey

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

Pre-Meeting:

Mr. Rosenthal asked why the 300 Court Square CoA application had expired. Ms. Lewis answered the question. There was a change in the group that originally applied for the CoA. 300 Court Square does have a weird property line and encroachment. There were also questions and discussion about 712 Ridge Street and 516 Ridge Street. Staff did go over the reasons why the two CoA applications from Ridge Street were on the Consent Agenda. Nothing will be pulled from the Consent Agenda.

Mr. Timmerman 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 February 26 & March 18, 2025.

2. Certificate of Appropriateness Application

BAR #25- permit number pending

712 Ridge Street, TMP 250067000

Ridge Street ADC District

Owner: Chinh Le & Vanita Gupta

Applicant: Chinh Le

Project: Driveway (BAR discussed March 2024.)

3. Certificate of Appropriateness Application

Ridge Street ADC District
Owner: Chinh Le & Vanita Gupta
Applicant: Chinh Le
Project: Driveway (BAR discussed March 2024.)

3. Certificate of Appropriateness Application

BAR # 25-0065
516 Ridge Street; TMP 290273000
Ridge Street ADC District
Owners/Applicants: Claire & Logan McKinley
Project: Window Replacements (CoA approved Feb 2018 has expired.)

4. Certificate of Appropriateness Application

BAR #25-0072
300 Court Square, TMP 530096100
Downtown ADC District
Owner: Eagle Tavern, LLC
Applicant: Candace DeLoach/Barry Moss
Project: Portico addition and rear deck (CoA approved Dec 2022 has expired.)

Motion To Approve Consent Agenda – Mr. Schwarz – Second by Mr. Bailey – Motion passes 7-0.

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed driveway and related site improvements at 712 Ridge 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.

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 516 Ridge Street satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed exterior alterations, portico addition and rear deck at 300 Court Square 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, with the following conditions:

- Approval of the lime wash in-concept; however, applicant will prepare a physical sample for BAR approval. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.**
- For the exterior lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.**
- For removal and infill of the remaining two windows on the north elevation, infill the openings with brick, but have a grout line indicating where the windows used to be. Do not tooth-in the infill into the adjacent brick, Infill panels to be set back ¼’ to ½”.**
- All setback encroachments are subject to City zoning, specifically relative to the east portico, the awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk (including proposed uplighting). Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate**

process; that is, an approved CoA does not prevail over setback and/or other zoning requirements.

- The proposed flagpoles are omitted.
- The decorative bracket (photo 17) is allowed, provided it meets applicable City requirements. However, all signage will require a separate sign permit(s).
- Mechanical units will be screened per the note approved with the December 20, 2022 CoA. [See Appendix of this staff report.]
- Bermuda shutters on the 2nd and 3rd floor windows at the rear of the building are allowed only on the south elevation of 300 Court Square (the 1854 building) and the west and south elevations of 100 Court Square (the 1880 Annex).
- 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.”

C. Deferred Items

NA

D. New Items

NA

E. Other Business

Staff questions, comments, updates

- CoA extension requests – Policy update
 - An application for 218 West Market Street was submitted but was determined to not be complete.
 - According to legal, if someone wants a CoA extension, only one CoA extension is allowed.
 - If a CoA expires, the applicant will need to submit a CoA application again.
 - 144 Chancellor Street appeal to Council – Pending
 - Will be on the City Council agenda for the first Council Monday meeting in May.
 - Staff administrative requests: Clarify BAR consultation per Code Sec.34.5.2.6.A.1.a. and b.
 - Unless an application is fully complete, staff will not bring the application forward for a BAR decision to approve or deny.
 - Incomplete applications have been brought forth for BAR feedback and suggestions in preliminary informal discussions.
 - The Administrator may approve Certificates of Appropriateness through Minor Historic Review for the following:
 - a. Applications that have previously been reviewed by the Board of Architectural Review (BAR), if the BAR has authorized final review by the Administrator.
 - b. Applications for new construction of accessory buildings or additions or alterations to primary structures determined to be minor structures or alterations by the BAR.
- [...]
- Admin (minor) CoA reviews and pending major CoA requests
 - Brief training session re: HC Districts (30 minutes)
 - There are 8 ADC (Architectural Design Control) Districts in the city.
 - There are 3 Historic Conservation Districts in the city: Martha Jefferson, Woolen Mills, and Rugby Road.
 - There are 77 Individual Protected Properties outside of the ADC Districts.
 - There are several IPP properties in Historic Conservation Districts that are evaluated on the ADC District Guidelines.

- If a district is on the National Register but not on the local designation, it does not mean that the BAR has purview over these properties.
- There is close alignment with those districts on the national register and the local districts. There are some districts (Belmont) that are on the national register but not locally designated.
- Entrance corridors review is done by the Planning Commission, which serves as the Entrance Corridor Review Board.
- The Historic Conservation District Guidelines are much shorter and limited when compared to the ADC District Guidelines.
- Within each Historic Conservation Districts, there are character defining architectural features for each district.
- Staff did go over the different architectural characteristics of the 3 Historic Conservation Districts within the city.
- There have not been many projects in the Historic Conservation Districts. The main purposes of Historic Conservation Districts are to ‘tap the brakes’ on demolitions and some level of review of new construction.
- Something in a historic conservation district that is not visible from the street does not come before the BAR for review.
- The BAR will be starting review and updates of the Historic Conservation District Guidelines.
- The BAR will need to look at the Guidelines and determine what changes or tweaks need to be made to the Historic Conservation District Guidelines.
- If a neighborhood wants to become a historic district, a historical survey of the neighborhood needs to be done and is the first step.

5. Staff Questions/Discussion

- A big project on the north side of West Main Street will possibly be coming forward. It is just after you cross the bridge. This project does sit above the 10th and Page Neighborhood.
- A demolition application for a house for 1301 Wertland Street will be coming forward for the BAR meeting in May. It is one of the oldest houses in the city.
- At the end of Wertland and 10th, there are 3 houses in a row that could possibly be demolished or razing for another development.
- There is a proposed bowling alley going in on the northwest corner of Dairy Central. There are some non-permanent things that they would like to do.
- Another project was a proposed stained-glass window for a church at the intersection of Ridge and West Main Street. Staff is leaning towards the proposed stained-glass window meeting the sign regulations.

F. Adjourn

Adjournment

The meeting was adjourned at 6:56 PM.

**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR #25-0076

218 West Market Street, TMP 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Jeff Levien Project: Demolition of contributing structure



Background

Year Built: 1938

District: Downtown ADC District

Status: Contributing

From the available City Directories, the A&P Food Store operated at this location from 1940 until at least 1960. From the 1982 NRHP nomination of the *Charlottesville and Albemarle County Courthouse Historic District*: A&P Grocery. brick (stretcher bond); 1 story; flat roof; 3 bays. Commercial Vernacular, c1950. Brick pediment over central entrance; large fixed-paned windows, balustrade along parapet.

Prior BAR Actions:

September 21, 2010 - BAR approved renovation for restaurant and bar on Old Preston Avenue.

May 21, 2013 – BAR approved signage.

March 13, 2019 – BAR approved demolition CoA (4-0-2) with the following conditions:

- Demolition contingent upon a COA and building permit for the building's replacement.
- Prior to demolition, the existing building is documented and photographed.

Link to submittal and staff report: [218 West Market demo CoA - March 2019](#)

November 16, 2021 – BAR approved demolition CoA (7-0 approval of Consent Agenda, the previous CoA had expired) with the following conditions:

- Demolition contingent upon a COA and building permit for the building's replacement.
- Prior to demolition, the existing building is documented and photographed.

Link to submittal and staff report: [218 West Market demo CoA - Nov 2021](#)

Application

Request CoA for the demolition of existing commercial building at the edge of the Downtown Mall. The intent of this demolition is to accommodate construction of a proposed hotel.

Discussion

Below, under Criteria for Review and Decision, staff has inserted the applicant's comments [from the 2019 and 2021 requests] followed by corresponding notes from staff, where applicable.

A demolition CoA was approved in March 2019; however, that CoA expired. In November 2021, the BAR again approved a demolition CoA [as a Consent Agenda item]; however, that CoA has expired. Given the prior approvals, staff recommends approval as a Consent Agenda item with the motion for approval as stated below.

Note: For the prior demolition CoAs, the BAR accepted the applicant's request to include a condition extending the period of validity to 30 months—that is, the initial 18-month period plus the additional 12-months allowed if an extension request is valid. For this and future CoA requests, staff advises the BAR to not apply such conditions to an initial CoA.

Should the BAR deny the CoA, the applicant may appeal to Council and seek further remedy per City Code Chapter 34, Div. 5.2.7.E.

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 that the proposed demolition of 218 West Market Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as application with the following conditions:

- BAR staff approval of the demolition permit is contingent upon:
 - Applicant will submit for the record documentation and photographs of the existing building.
 - BAR approval of a COA for this building's replacement.
 - An approved building permit for construction of that replacement.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 218 West Market Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

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 per 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;
 - o Applicant comment [from 2109 and 2021 CoA requests]: Apart from being approximately 69 years old, this structure is not distinctive and has been significantly modified over the years. Since the time the [NRHP] nomination was written, the building has been dramatically changed with the elimination of its parapet balustrade, modifications to the original masonry, and the addition of the brick wall that now fronts Old Preston Avenue (enclosing what was a triangular outdoor service area at the rear of the lot). In the mid 1980’s, the structure was further modified with the cutting of large storefront openings into the east-facing bearing wall, and the addition of a postmodern arcade and porticos along the north and east elevations.

- Staff Note: Concur with applicant.
- 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;
 - Staff Note: The building (VDHR # 104-0072-0183) is a contributing structure in the VLR/NRHP-listed *Charlottesville and Albemarle County Courthouse Historic District* (VDHR #104-0072).
Link to NRHP nomination: www.dhr.virginia.gov/historic-registers/104-0072/
- 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 [from 2109 and 2021 CoA requests]: 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.
 - 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 [from 2109 and 2021 CoA requests]: No such characteristics are attributed to this building.
 - Staff Note: Concur with applicant. The building has been modified. The design and materiality of the extant portions of this structure 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; and
 - Applicant comment [from 2109 and 2021 CoA requests]: The brick building and its metal storefront could be readily reproduced with today's materials and techniques.
 - Staff Note: Concur with applicant.
- f) The degree to which distinguishing characteristics, qualities, features, or materials remain;
 - Applicant comment [from 2109 and 2021 CoA requests]: Aside from some original brick and possibly original storefront on West Market Street, no distinguishing characteristics, qualities, features or materials remain.
 - Staff Note: Concur with applicant.

- 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 [from 2109 and 2021 CoA requests]: The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville’s architectural development. As such, the applicant proposes to demolish the building.
- 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;
 - Staff Note: No report was submitted.
- 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; and
 - 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

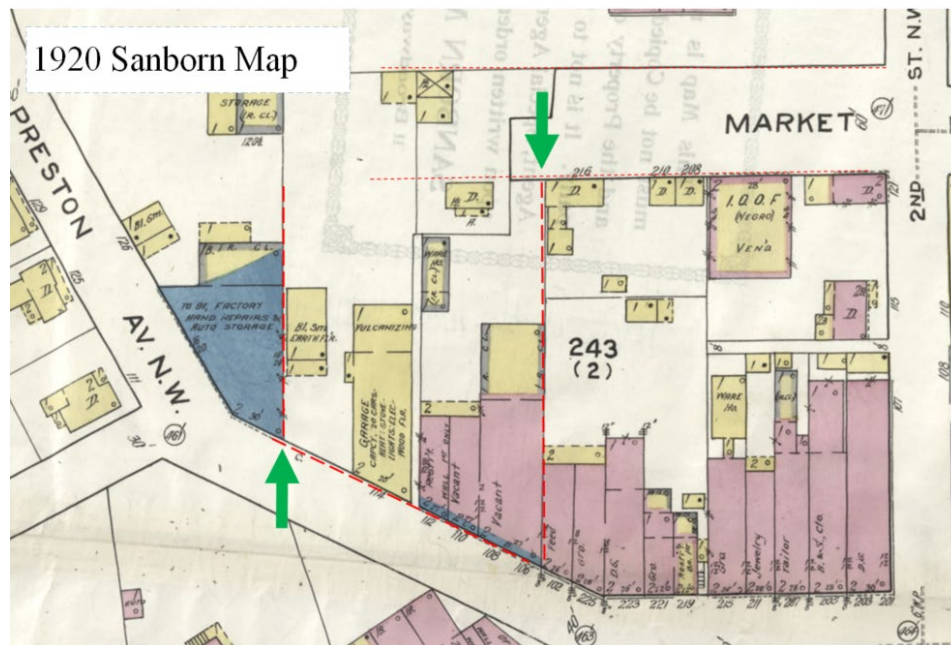
- 1) The standards established by the City Code, Section 34-278 [now Chapter 34, Div. 5.2.7. D.1.b.]
 - Staff Note: See above under *Criteria for Review and Decision per City Code*.
- 2) The public necessity of the proposed demolition.
 - Staff Note: There is no public necessity.
- 3) The public purpose 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 exterior of the building has been significantly altered since it's use as a grocery store. From that time, many of the existing commercial buildings to the east, north, and west remain; however, the uses have changed. To the south, across Old Preston Ave, is the western boundary of the area of Vinegar Hill razed in the 1960s.
- 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.

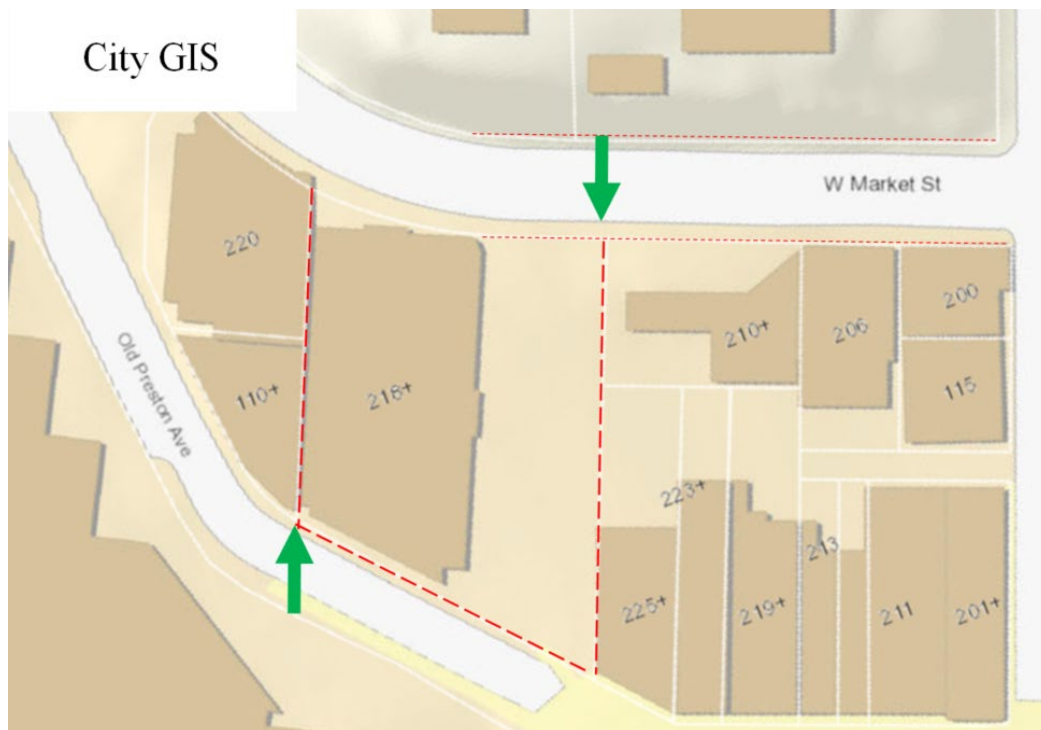
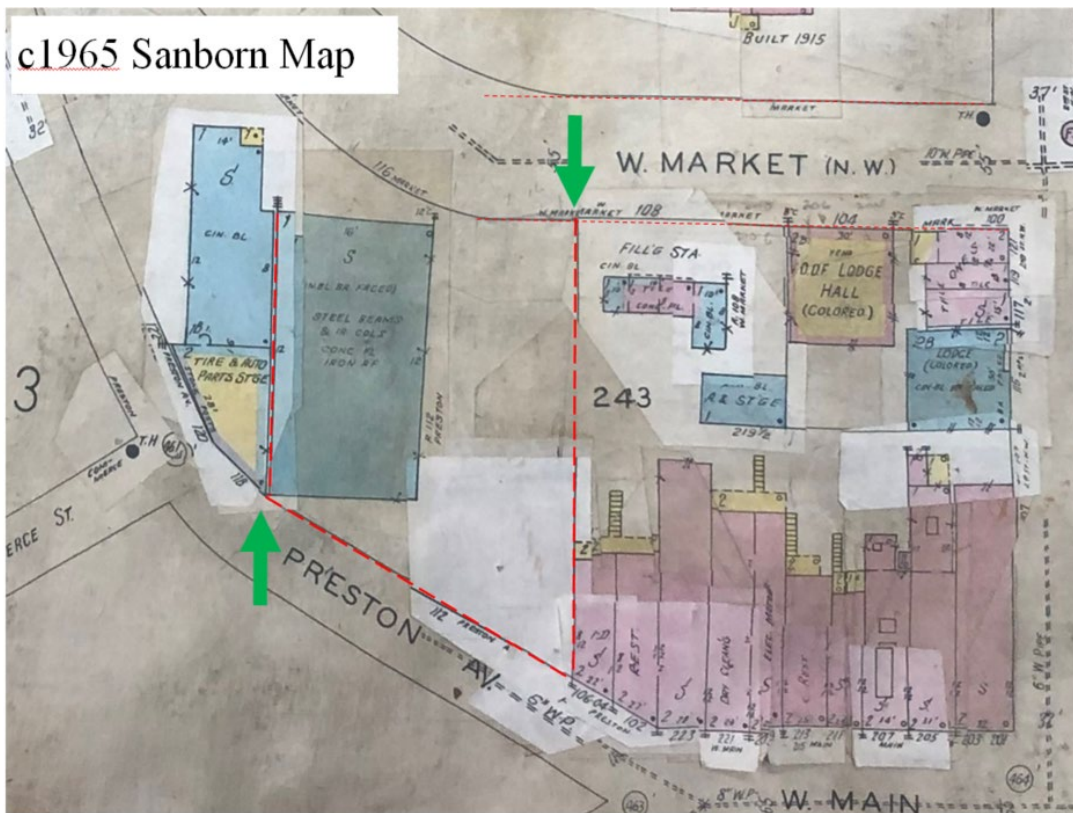
- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
 - Staff Note: The historic character of a district is the sum of its parts. The incremental loss of historic resources erodes that character.
- 7) Whether 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.
 - Staff Note: No report was provided.

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.

Appendix





**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR #25-0079

759 Belmont Avenue; TMP 580172000

Individually Protected Property (IPP)

Owner: Viewmont Associates LLC

Applicant: Dan Bracey on behalf of Elaine Oakey

Project: Chimney removal



Background

Year Built: circa 1837

District: Individually Protected Property

Status: Contributing

While modified, *Belmont* retains an identifiable late Georgian footprint with a neo-classical revival portico on the North elevation. The two-story brick addition on the South façade was constructed in the 20th century replacing a 19th-century frame addition. See the historical survey for further details regarding alterations over time, and significance.

HABS drawings: <https://www.loc.gov/item/va1465/>

From VDHR summary: Belmont Mansion (more recently known as the Ficklin Mansion) was possibly built before 1837. Belmont was the manor house of a 500-acre farm (Belle-Mont), which has become Charlottesville's large Belmont neighborhood. A Colonel Wells used the house as his headquarters during a brief Union occupation of Charlottesville in March 1865.

Prior BAR Reviews

No formal reviews. In March 2010, work on a section of the second-floor brick wall was permitted as routine maintenance and repair.

Application

- Applicant submittal: CoA application, photographs of the house, scope of work (below).
- Presentation: *759 Belmont Chimney Removal, BAR Meeting May 20, 2025* – Two Street Studio. Request for CoA to remove east brick chimney and repair parapet gable to match west end, where matching chimney removed. (Staff cannot determine when that work occurred.)

From the applicant's narrative:

Requesting the removal of the chimney on the right [east] side of the building. The other chimney on the left [west] was removed some years ago. The chimney is used only as a vent to the furnace. Bricks will be safely stored in building basement. Opinion of our mason (Calvin Bryant, Brick & More Masonry): My assessment of the chimney in question is that it is in very poor condition. The mortar joints have no structural integrity at this point and have actually turned into dust in most of chimney causing the brick to slowly lean approximately 4 inches towards the house. It is positioned on the gable end and while there's little to no danger of the chimney falling towards the driveway, it will inevitably fall onto the roof if it is not addressed in the immediate future. Our plan is to remove the chimney down to the peak of the gable and capping it off with a metal dome and install vents through the dome to allow the furnace to vent properly. Our removal process will involve scaffolding up to the chimney and removing the brick onto the scaffolding and lowering them down using a rope and pulley system. It is my professional opinion that this be done asap to preserve the integrity of not only the home but, also the portion of the chimney that will remain from the gable peak down.

Discussion and Recommendation

The design guidelines recommend that chimneys be retained, *if they contribute to the style and character of the building*. The symmetrical end chimneys that once exemplified this structure's original Georgian design have been compromised with the prior removal of the west chimney. Removal of the east chimney, if properly documented, will not permanently alter the house, as it can be reconstructed at a later date.

Under the circumstances, the available options are:

- Remove the chimney down to stable masonry [brick and mortar], then reconstruct it either reusing the historic bricks, with appropriate mortar, or using new brick. The stability of masonry below the roof line is not known.
- Document the chimney with photographs and dimensioned sketches, to be submitted for the BAR archive. Remove the chimney down to the parapet. Repair/repoint exposed exterior brick at the parapet, as necessary. Cap the parapet similar to the work done at the west chimney, using painted, standing-seam metal and terra cotta coping.

From *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017): (Pages 77-78) "Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind. However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered."

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed chimney removal and subsequent repairs to the roof and parapet satisfy the BAR's criteria and guidelines and are compatible with this IPP, and that the BAR approves the application as submitted with the following conditions:

- Prior to removal, the east chimney will be photographed and documented, including a dimensioned sketch, such that the chimney could be reconstructed at a later date. That documentation will be submitted for the BAR archive.
- Repairs to the remaining masonry will be completed using material, mortar, and methods appropriate for early-19th century masonry.
- The standing-seam metal roof will be repaired so as to match the existing pan widths and the joints will be crimped, including the ridge.
- The parapet will be capped with terra cotta coping, similar to the repairs at the west parapet.
- The BAR encourages the owner to store on-site bricks removed from the chimney, such that can be re-used if the chimney is later reconstructed.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed chimney removal and subsequent repairs to the roof and parapet do not satisfy the BAR’s criteria and guidelines and are not compatible with this IPP, and that for the following reasons the BAR denies the requested CoA:

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 this request]

Pertinent Standards for Review and Decision

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

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

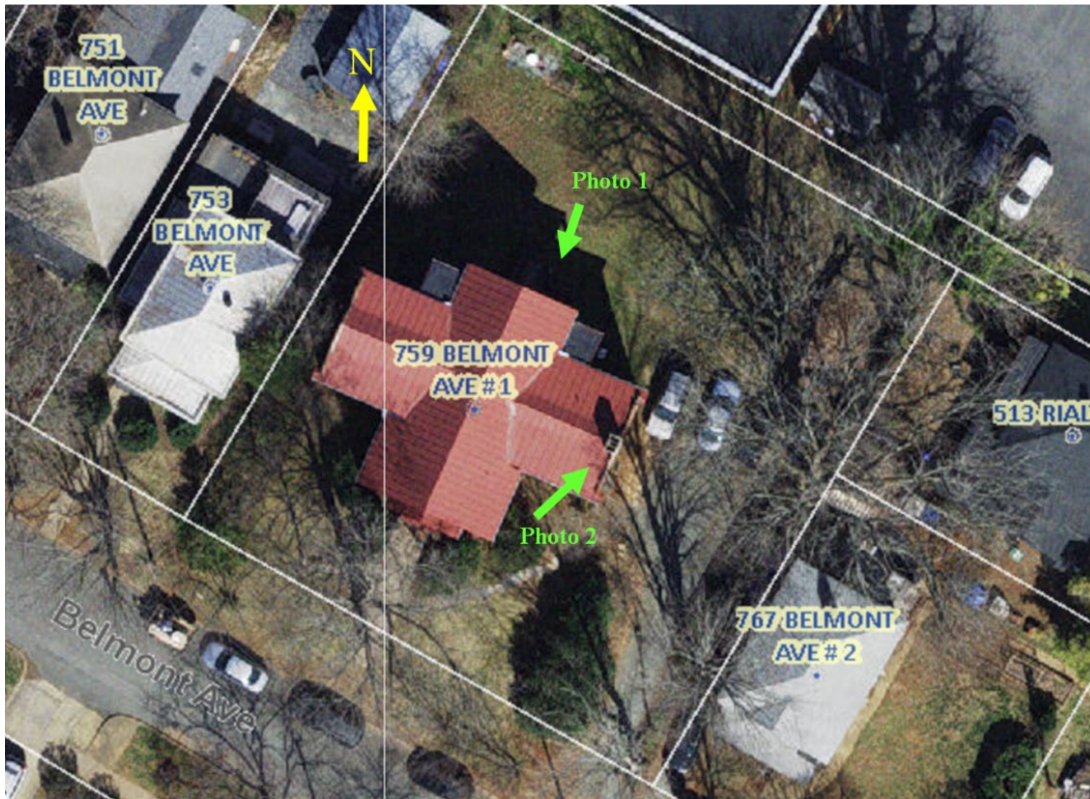
Pertinent ADC District Design Guidelines for Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
[...]
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- [...]
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

Reference/Orienteering Photographs



759 Belmont Ave. TMP 580172000. Request to remove east chimney, April 29, 2025



Photo 1 (Applicant photo)



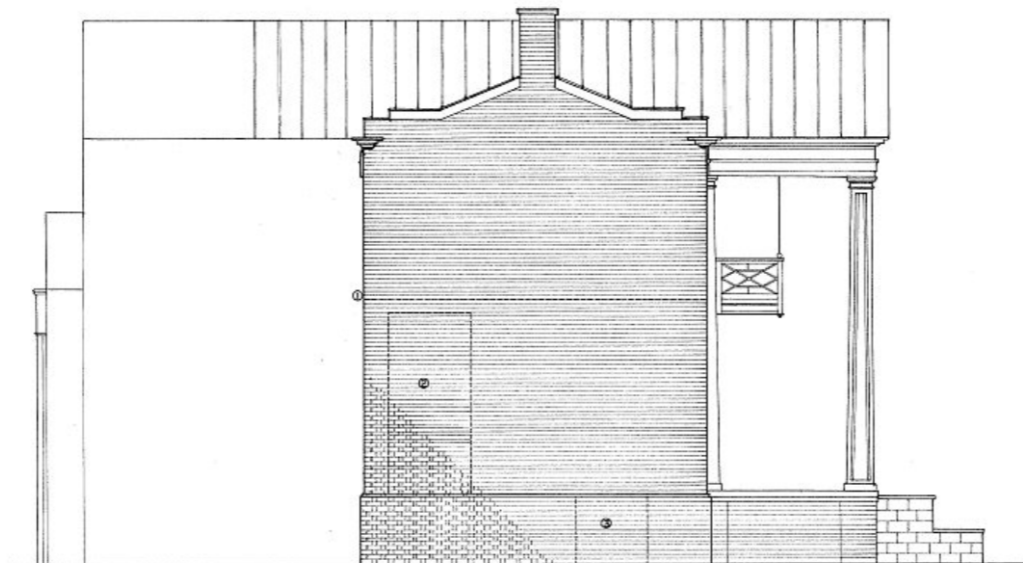
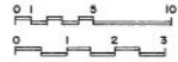
Photo 2 (Applicant photo)

From HABS documentation: <https://www.loc.gov/item/va1465/>



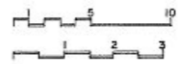
NORTH ELEVATION

FEET: 1/4" = 1'-0"
METERS: 1:48



EAST ELEVATION

FEET: 1/4" = 1'-0"
METERS: 1:48



759 Belmont Chimney Removal

01. BAR Meeting - May 20, 2025

759 Belmont Ave

John Winn House

KEY INFORMATION

Date of Construction: Circa 1820

Architect: John Jordan

Original building consisted of a two-story central pavilion with one-story side wings.

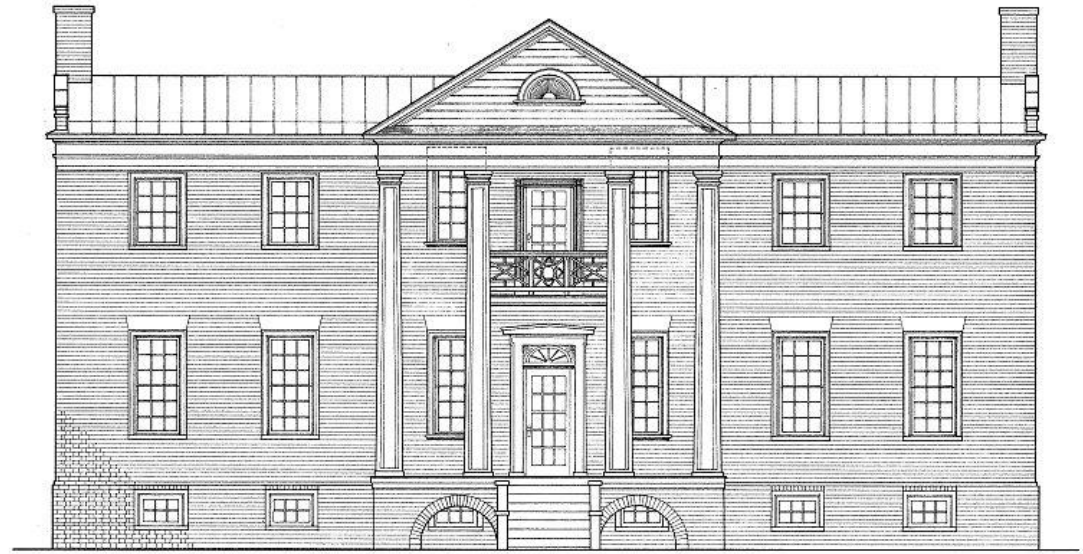
2nd Story added to side wings and chimneys extended circa 1840.

South (Belmont Ave) original facade was demolished & current addition added between 1920-1929.

Numerous additions added and removed from the building, large addition on the southern facade and fire stairs on the northern facade remain.

Western chimney demolished previously due to structural issues.

Eastern chimney is showing signs of structural issues and is used solely for furnace vent, interior fireplaces remain but are not functional.



North (Rear) Elevation



759 Belmont Ave

John Winn House

ASSESSMENT

Shiflett Masonary
Hathcock Lane
Buckingham, Virginia 24562
May 8, 2025

To the Board of Architectural Review:

Below is my assessment of the chimney at 759 Belmont Avenue.

My assessment of the chimney in question is that it is in very poor condition. The mortar joints have no structural integrity at this point and have actually turned into dust in most of the chimney causing the brick to slowly lean approximately 4 inches towards the house. It is positioned on the gable end and while there's little to no danger of the chimney falling towards the driveway, it will inevitably fall onto the roof if it is not addressed in the immediate future.

Our plan is to remove the chimney down to the peak of the gable, capping it off with a metal dome and installing vents through the dome to allow the furnace to vent properly. Our removal process will involve scaffolding up to the chimney and removing the brick onto the scaffolding and lowering them down using a rope and pulley system.

It is my professional opinion that this be done as soon as possible to preserve the integrity of not only the home but also the portion of the chimney that will remain from the gable peak down. If there are any questions or concerns, please feel free to contact me at 434-953-7271.

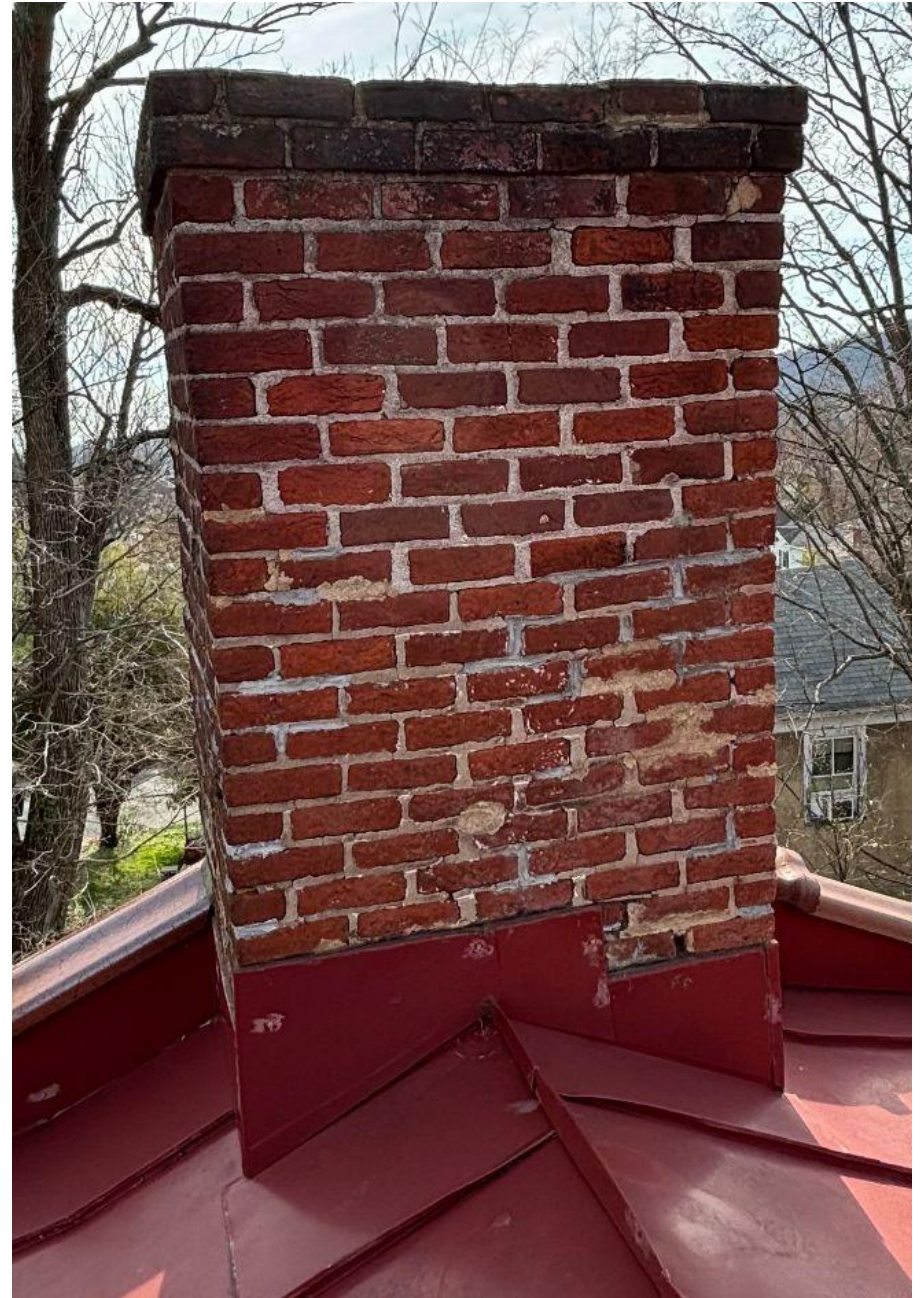
Best regards,


Calvin Bryant
Brick & More Masonry

EXISTING CONDITIONS



North



West

EXISTING CONDITIONS



South



South

EXISTING CONDITIONS

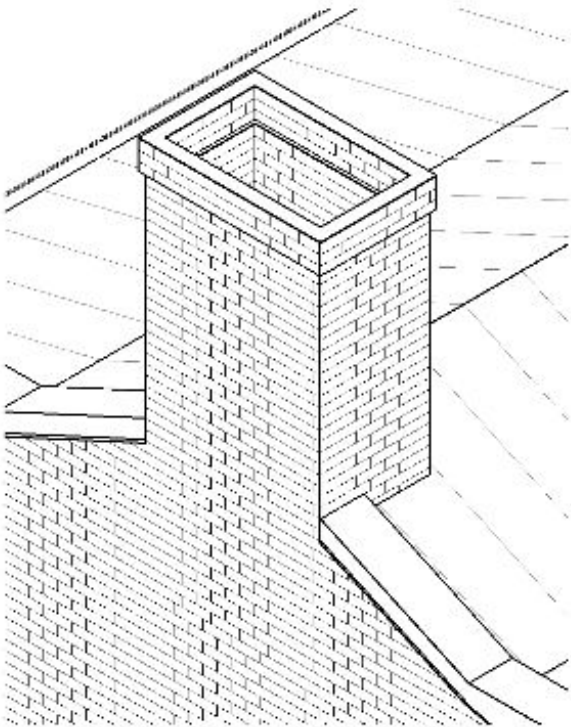
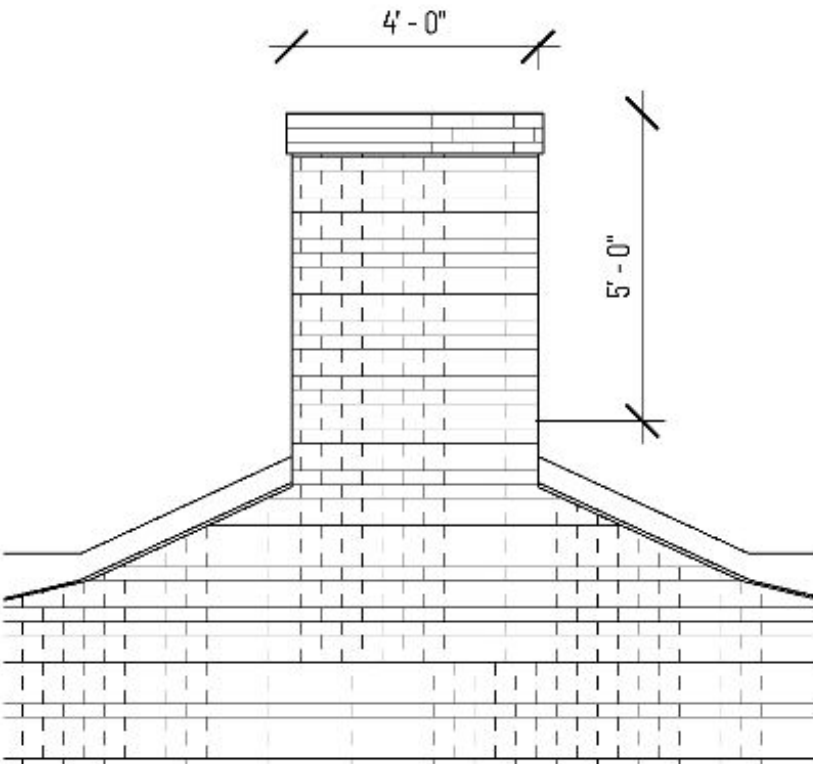
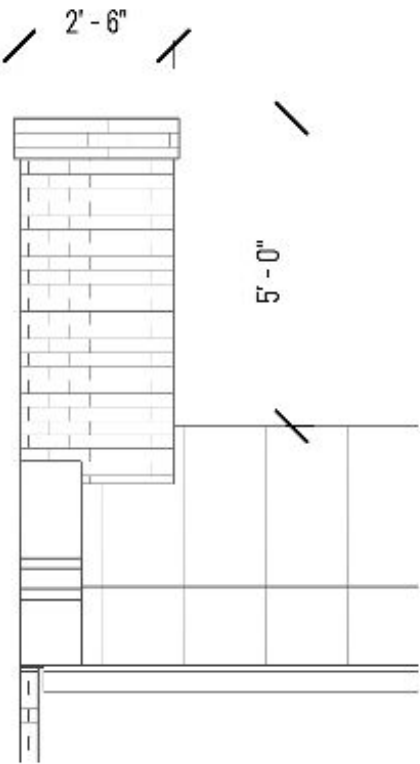


Mortar Detail & Repairs

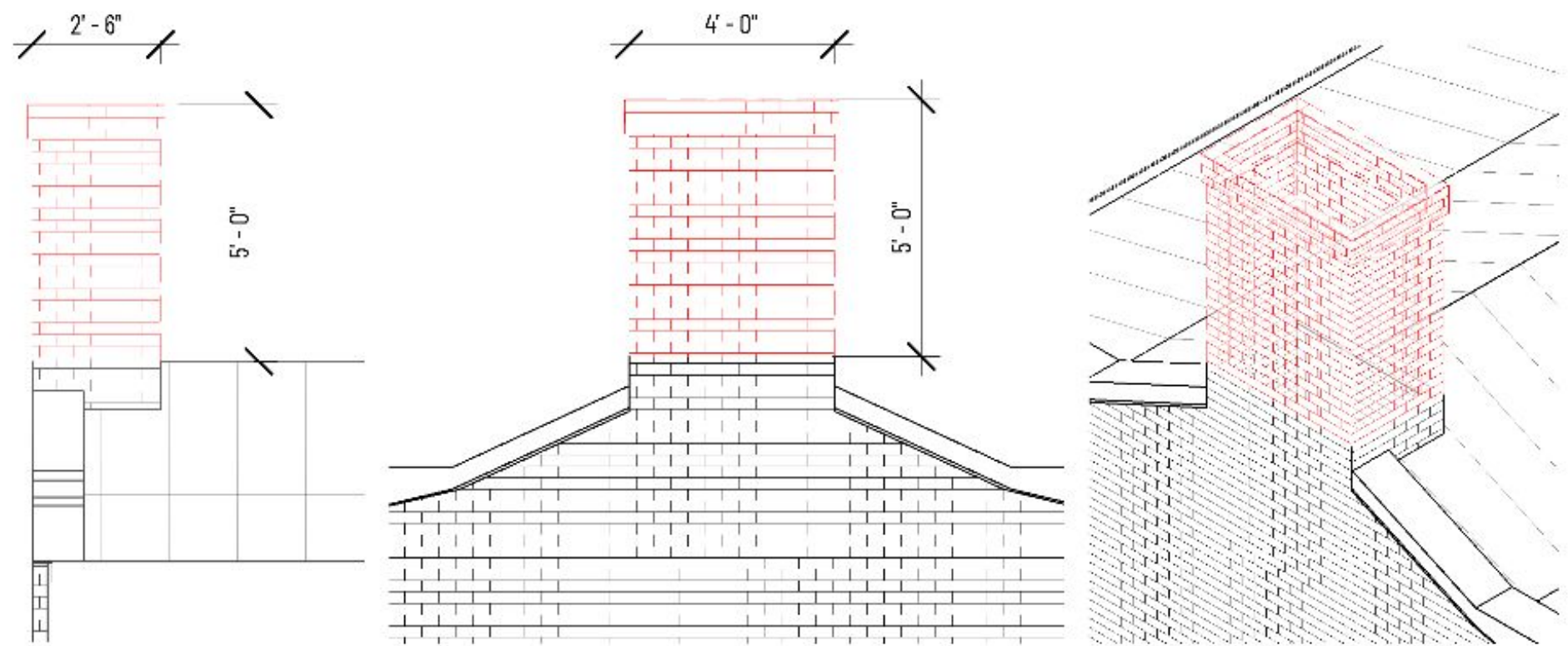


Cap Condition

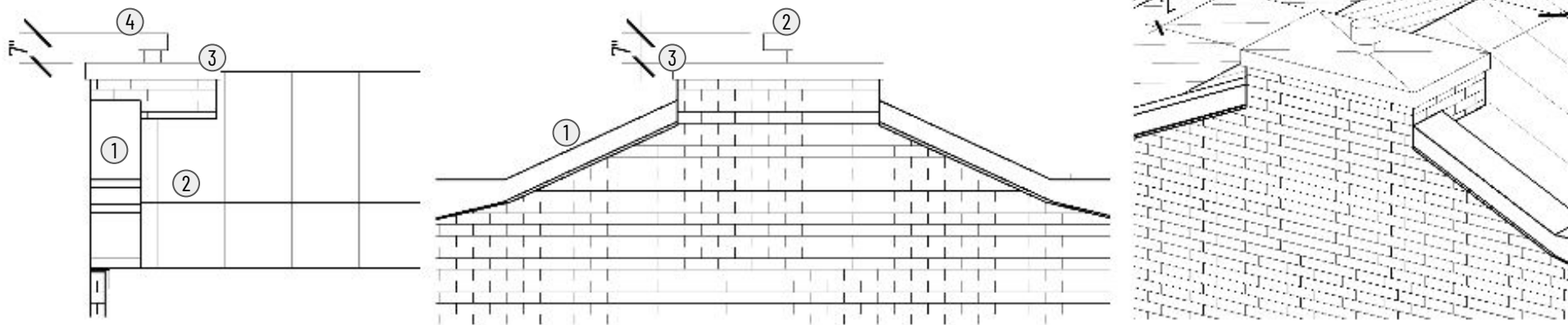
EXISTING CONDITIONS



PROPOSED DEMOLITION



PROPOSED CONSTRUCTION



- ① EXISTING TERRACOTTA CAP
- ② EXISTING PAINTED STANDING SEAM ROOF
- ③ CHIMNEY CHASE CAP (PAINTED TO MATCH ROOF)
- ④ VENT CAP



STAINLESS STEEL CHASE CAP



STAINLESS STEEL VENT CAP

**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR #25-0077

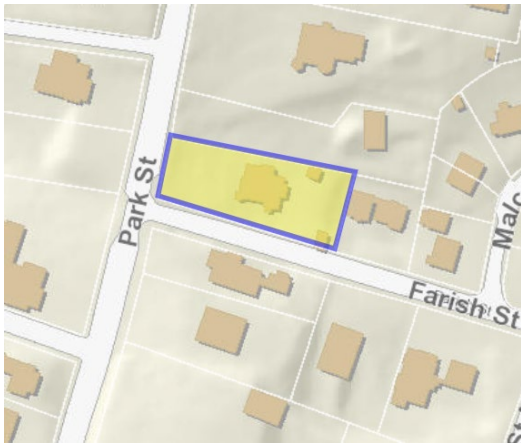
540 Park Street, TMP 520183000

North Downtown ADC District

Owner: Patrick & Jessica Fenn

Applicant: Douglas Croker / Ilex Construction

Project: Window replacements



Background

Year Built: 1900

District: North Downtown ADC District

Status: Contributing.

540 Park Street is a two-story asymmetrical wood house with a Doric veranda. Constructed by William T. Vandergrift for the Maphis family. Wood siding was covered in stucco.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals: Ilex Construction narrative letter, dated April 29, 2025, with attachments: reference photographs of house; City's historical survey; floor plan of house; photographs of windows; and Marvin window details/specs sheets 1 through 6 (23 pages).

CoA request for the replacement of existing windows using Marvin Signature Collection Ultimate aluminum-clad wood windows.

Discussion

BAR staff visited the site on March 26, 2025 and while there are varying levels of age and deterioration, the windows do not appear to be irreparable. The applicant's objective is to install

replacement windows [frame inserts, retaining the exterior trim] that provide insulated, properly fitting, operable units.

The basement windows are in the worst condition. Staff would support allowing replacement.

Re: the new window at the kitchen, staff notes this solution has been approved in similar circumstances and recommends approval.

The BAR should discuss if allowing replacement of the windows would unacceptably alter character defining features of this historic property and/or adversely impact this ADC District.

Suggested Motions

Approval Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to the proposed window replacements at 540 Park 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: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to the proposed window replacements at 540 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in this ADC District, and that 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 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 Design Review Guidelines for Rehabilitations

Link: [Chapter 4 Rehabilitation](#)

C. Windows

1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2. Retain original windows when possible.
- [...]
5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6. Replace historic components of a window that are beyond repair with matching components.
7. Replace entire windows only when they are missing or beyond repair.
8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- [...]
10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14. False muntins and internal removable grilles do not present an historic appearance and should not be used.
15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.

[...]

APPENDIX

Prior BAR Actions

July 18, 2005- Administrative Approval given to repaint the house.

September 20, 2005- BAR approved CoA with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

Architectural changes:

1. Rear porch extended; replace stairs at south end of porch with at the north end, to wood, painted; replace double window with a painted, wood doors with transom.
2. Install painted, wood shutters on all windows with operable hardware.
3. Replace front stair treads.

Site changes:

1. Remove existing wood fence, concrete and brick walks, a portion of the asphalt pavement, and planting beds.
2. Construct brick walks and dining terrace using salvaged bricks.
3. Front yard: install evergreen hedge; wood gates; stone dust walkway with brick edge.
4. Rear yard: Construct swimming pool with bluestone coping; flagstone pool terrace; stone privacy wall with painted wood cap (along Farish Street); painted. wood security fence around balance of rear yard.

April 18, 2006- BAR approved CoA (6-0) fence details.

October 16, 2007- BAR approved (6-0-1) CoA for shed. BAR requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

November 18, 2014- BAR approved CoA, with re-roofing details to be submitted for Administrative Approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

February 21, 2018 – BAR approved CoA to replace the existing painted standing seam metal roof with a copper standing seam roof with pan dimensions and seam heights to match the existing. The new roof will have copper snow guards in a 2-1-2 pattern. Replace the Philadelphia Gutter system with 6” copper half round gutters mounted on eaves with 4” copper downspouts. BAR required

downspouts be painted to minimize visibility and, as much as possible, locate downspouts to minimize visibility, especially at prominent corners.

December 21, 2021 – BAR held a preliminary discussion on request to raze and construct a new pool house, and an addition and alterations to the house.

February 15, 2022 – BAR approved (9-0) a CoA to raze and construct a new pool house, and an addition and alterations to the house.

I L E X[®] C O N S T R U C T I O N , I N C .

433 PARK STREET ~ CHARLOTTESVILLE, VA 22902
OFFICE 434.244.0802 ~ FAX 434.244.0805

MARYLAND VIRGINIA WEST VIRGINIA WASHINGTON DC

April 29, 2025

Re: 540 Park Street – Window Replacement

To the members of the Charlottesville Board of Architectural Review:

As part of a building rehabilitation, the owners of the 540 Park Street Residence propose replacing all exterior windows to provide insulated, properly fit, operable units, made with more durable and sustainable materials, and configured for updated interior spaces.

This residence is in the North Downtown Architectural Design Control District (“ADC”) so is considered a “contributing structure” and from our discussions with Jeff Werner, we understand that special consideration must be made when replacing windows on the Park Street (West) Elevation.

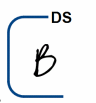
Please see the attached reference images, shop drawings, and the narrative below:

1. Replacement window specification: Marvin Signature Collection Ultimate aluminum clad wood windows with aluminum frame screens.
2. Park Street (West) Elevation windows:
 - a. Lower Level D-6: the proposal includes replacing the inswing casement that is beyond repair, with an outswing casement window.
 - b. Main Level C-6: this proposal includes two options for replacing the existing double hung at the main stair landing that does not have tempered glazing:
 - i. Option 1: replace double hung with a double hung unit with tempered glazing, salvage upper leaded glass sash for future reuse.
 - ii. Option 2: replace double hung with fixed unit with tempered glazing, install existing leaded glass upper sash as a hinged exterior accessory, similar to the existing condition at window C-7.
 - b. Main Level C-7: the historic window was previously replaced so this proposal includes replacing the existing fixed unit with a fixed unit and re-installing the existing leaded glass upper sash as a hinged exterior accessory, similar to the existing condition.
 - c. Upper Level B-9: replace the existing double hung in this bedroom suite with double hung.
 - d. Upper Level B-10: replace the existing double hung in this bedroom suite with double hung.
 - e. Attic A-1: leave the existing half round hopper window in place.
3. In addition to the windows on the Park Street (West) Elevation, the owner is proposing a significant change to the South Elevation window C-3, for a more durable and usable window at new perimeter Kitchen counters. The proposal includes keeping the original exterior trim and sill but replacing the double hung with a shorter casement unit and a fixed panel below. Please see the attached sketch.

Initialed by:
Doug V. Croker



Patrick Fenn



Members of the Charlottesville Board of Architectural Review:
Date: April 29, 2025

Page 2 of 2


Please let us know if you need any further information or images and thank you for considering this proposal.

Best Regards,

Doug V. Croker, Ilex Construction CEO


Signature Date 4.29.25

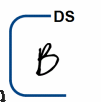
Patrick Fenn, Home Owner


Signature Date 4/29/2025

Initialed by:
Doug V. Croker



Patrick Fenn


DS
B

540 Park Street

Nearby Properties - Reference Photographs



601 Park Street – East/Park Street



532 Park Street – West/Park Street



534 Park Street – West/Park Street



532 Park Street. – North/Park Street



616 Park Street – Southwest View



534 Park Street – North/Farish Street

ILEX® CONSTRUCTION, INC.

540 Park Street

Main House – Reference Photographs

WEST ELEVATION



433 PARK STREET, CHARLOTTESVILLE, VA 22902
OFFICE 434.244.0802 ~ FAX 434.244.0805

MARYLAND VIRGINIA WASHINGTON DC

I L E X[®] C O N S T R U C T I O N , I N C .

540 Park Street

Main House – Reference Photographs

EAST ELEVATION



433 PARK STREET, CHARLOTTESVILLE, VA 22902
OFFICE 434.244.0802 ~ FAX 434.244.0805

MARYLAND VIRGINIA WASHINGTON DC

ILEX® CONSTRUCTION, INC.

540 Park Street

Main House – Reference Photographs

NORTH ELEVATION



433 PARK STREET, CHARLOTTESVILLE, VA 22902
OFFICE 434.244.0802 ~ FAX 434.244.0805

MARYLAND VIRGINIA WASHINGTON DC

ILEX® CONSTRUCTION, INC.

540 Park Street

Main House – Reference Photographs

SOUTH ELEVATION



433 PARK STREET, CHARLOTTESVILLE, VA 22902
OFFICE 434.244.0802 ~ FAX 434.244.0805

MARYLAND VIRGINIA WASHINGTON DC

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 540 Park Street
 Map and Parcel: 52-183
 Census Tract & Block: 3-405
 Present Owner: Mr. Paul Mustard
 Address: 540 Park Street
 Present Use: Residence & Apartments
 Original Owner: Maphis family
 Original Use: Residence

BASE DATA

Historic Name: Maphis-Mustard House
 Date/Period: 1900
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2 1/2
 Present Zoning: R-3
 Land Area (sq.ft.): 86 x 318
 Assessed Value (land + imp.): 5400 + 8220 = 13,620

ARCHITECTURAL DESCRIPTION

The house is an example of a modified Victorian style with its typical asymmetrical massing and varied roof-silhouette. The verticle massing of the Maphis-Mustard House is quite handsome giving the structure a noble, serene quality which is enhanced by its bucolic setting among large shade trees and box. The simple Doric veranda is nicely scaled so as to compliment the verticalness of the main house. The house is stucco over frame and has a tin roof. It was built by General Alexander A. Vandergrift's father William T. Vandergrift, a local craftsman of some repute.

HISTORICAL DESCRIPTION

The house was built by the Maphis family in 1900. Mr. Maphis purchased the corner lot from Judge R. T. W. Duke who resided in the large white frame house next door. Bessie D. Maphis conveyed the property to Mary Davis Thomas Cleveland in 1942. Stella Mustard purchased it from Mrs. Cleveland in 1948, and in 1952 it passed to her son Paul Mustard, the present owner.

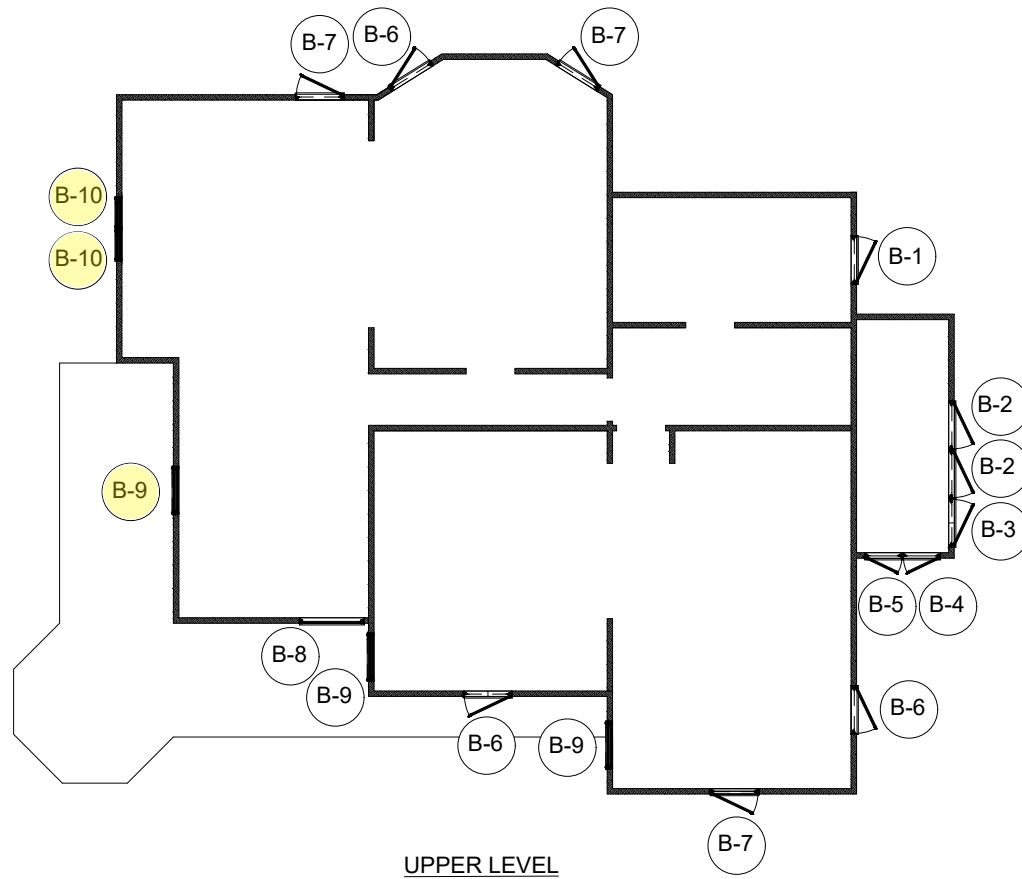
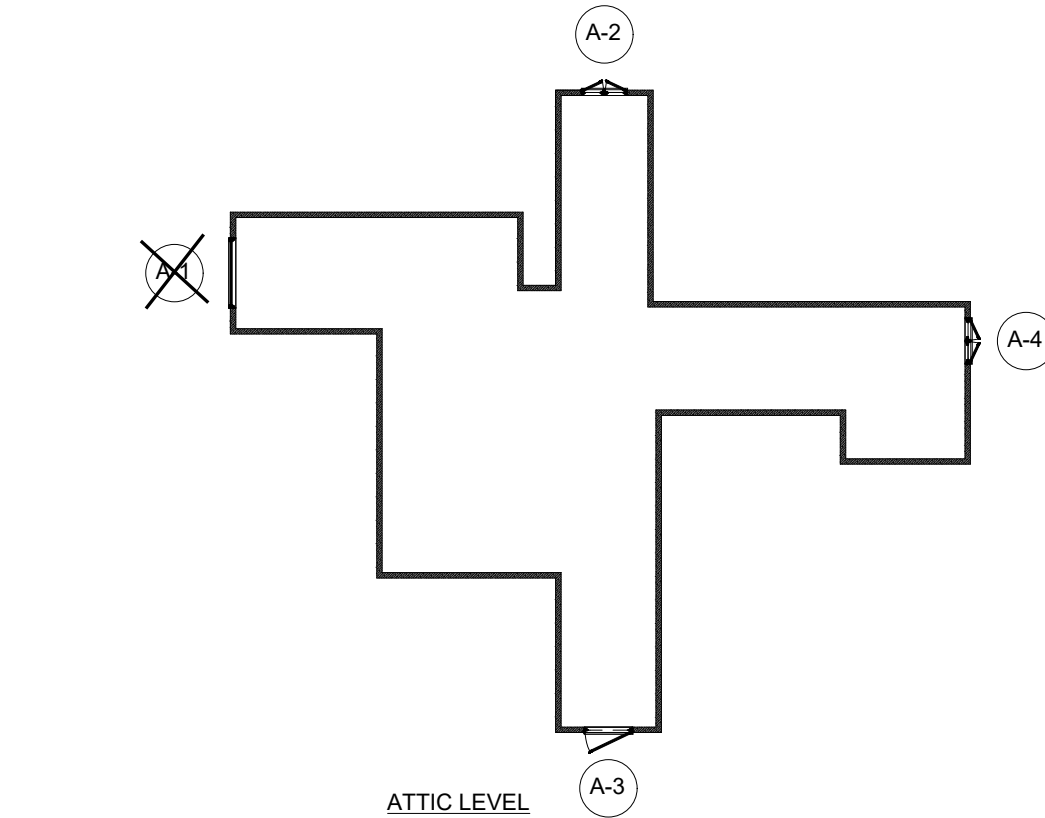
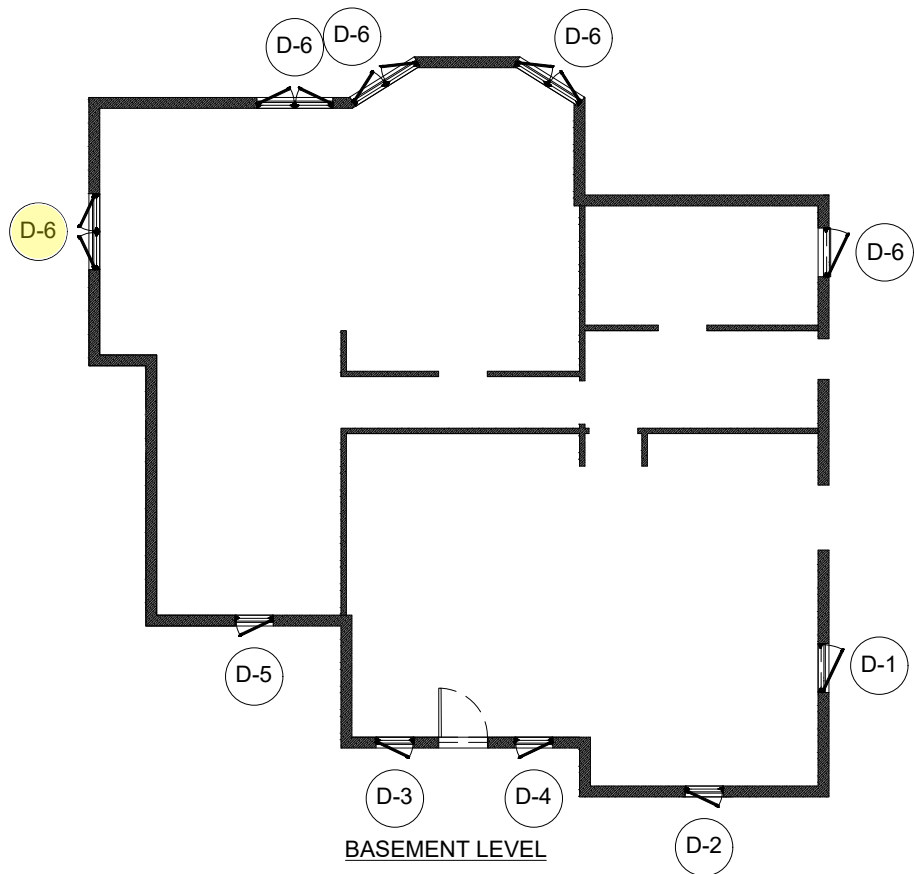
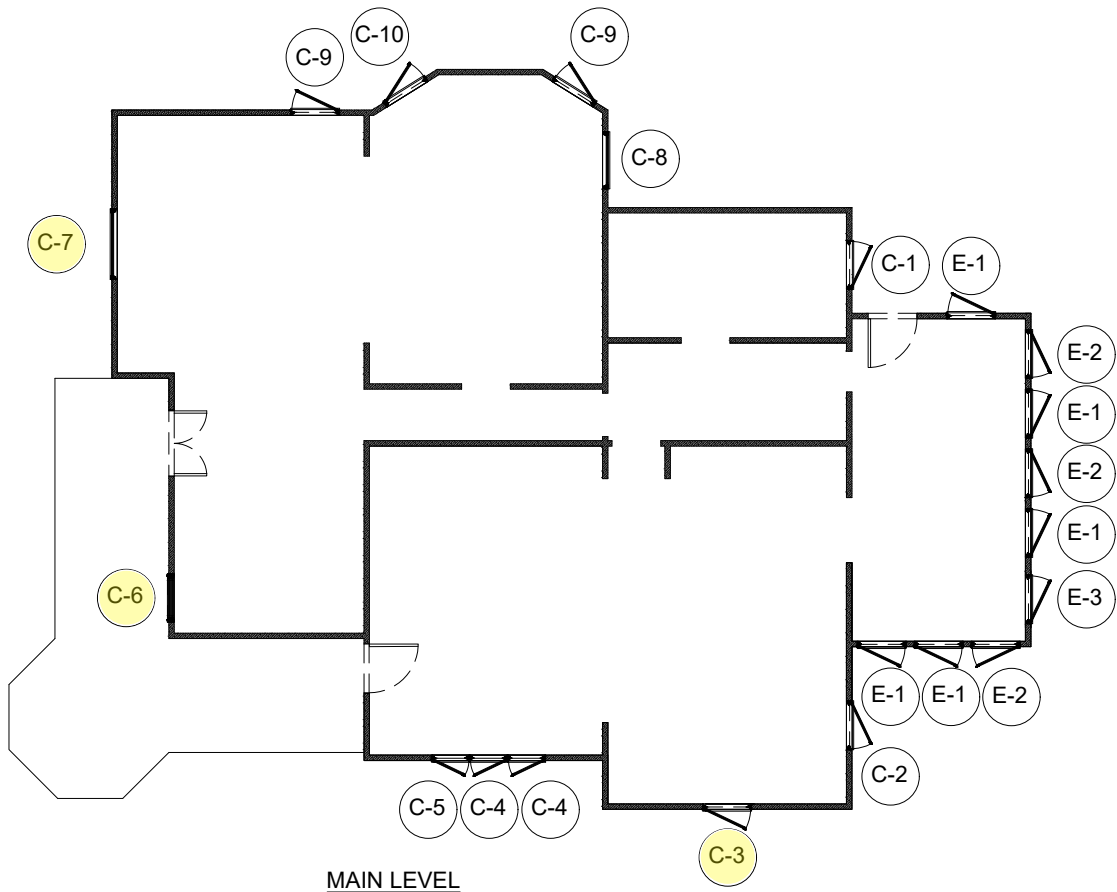



CONDITIONS

Average

SOURCES

Miss Helen Duke
 City Records



 = See letter to BAR for additional description of windows at these locations.



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Office at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56583. The drawings are not to be used for any other purpose without the approval of the Architectural Office. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Patrick Fenn - 04302024 / Park St - Ultimate

DIST/DEALER: GASTON & WYATT, INC

DRAWN: PHIL MORIN

QUOTE#: UVPSEJ1

PK VERSION: 0004:12:00

CREATED: 11/26/2024

REVISION:

SHEET

7

OF 7

540 Park Street

Main House – Window Photographs
WEST ELEVATION LOWER LEVEL WINDOW – D-6



Exterior Lower Level Window D-6



Interior Vertical Mullion



Window Interior



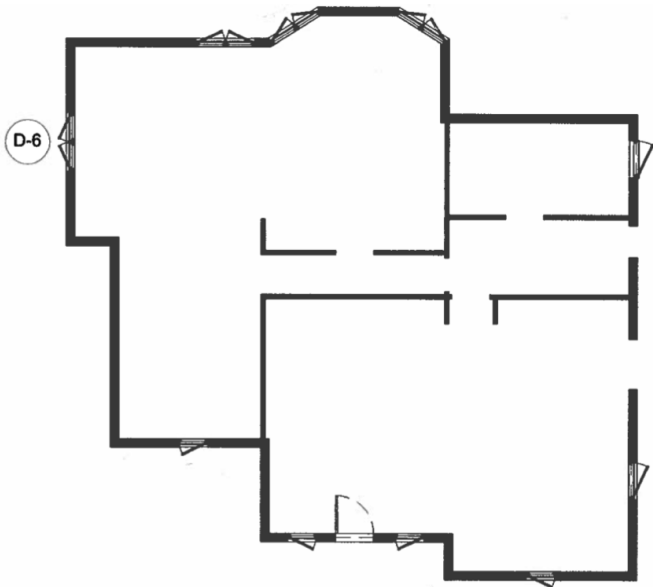
Interior Head



Interior Sill



Interior Sill

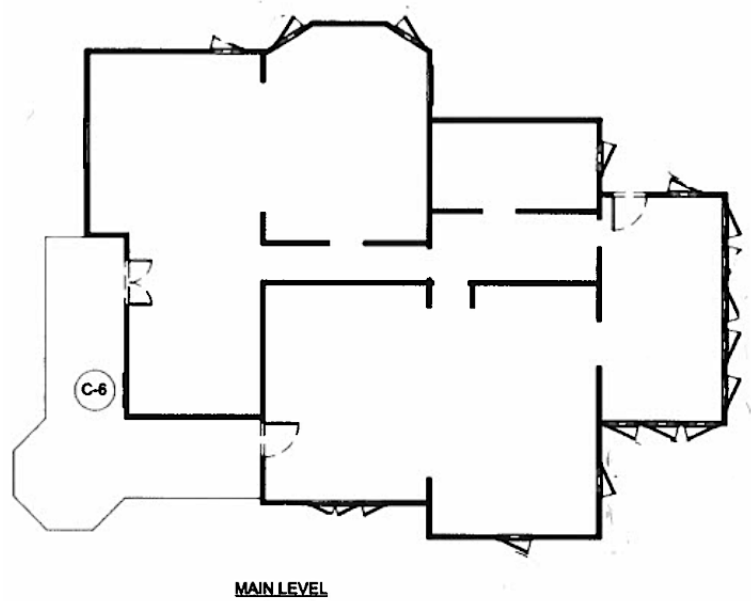


540 Park Street

Main House – Window Photographs
WEST ELEVATION MAIN LEVEL WINDOW – C-6



Exterior View Window C-6



MAIN LEVEL



Exterior Window

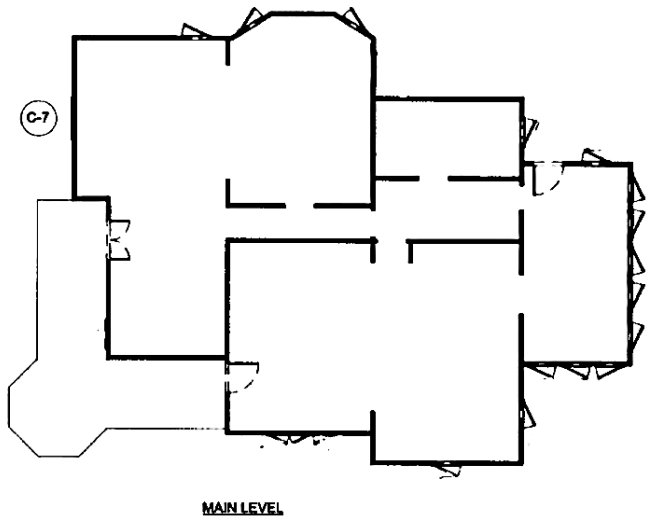


Window Interior

Main House – Window Photographs
WEST ELEVATION MAIN LEVEL WINDOW - C-7



Exterior View Window C-7



Exterior Window Head



Exterior Window Sill



Window Interior

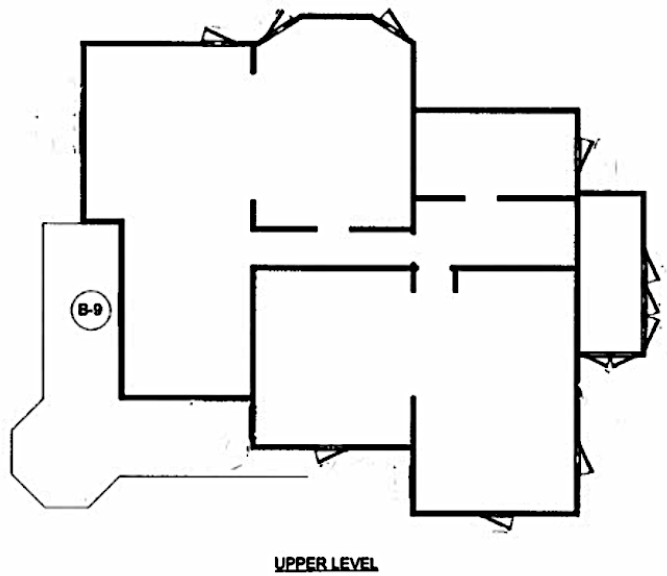


Interior Window Head

Main House – Window Photographs
WEST ELEVATION UPPER LEVEL WINDOW - B-9



Exterior View Window B-9



UPPER LEVEL



Window Interior



Interior Window Head

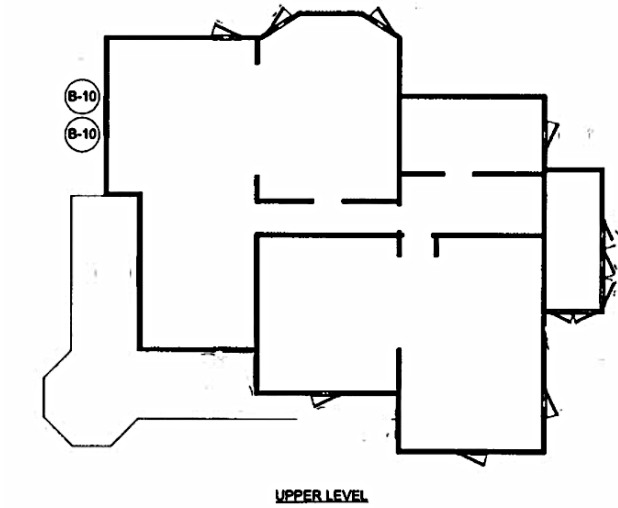


Interior Window Sill

Main House – Window Photographs
WEST ELEVATION UPPER LEVEL WINDOW – B-10



Exterior View Window B-10



UPPER LEVEL



Window Interior



Interior Window Head

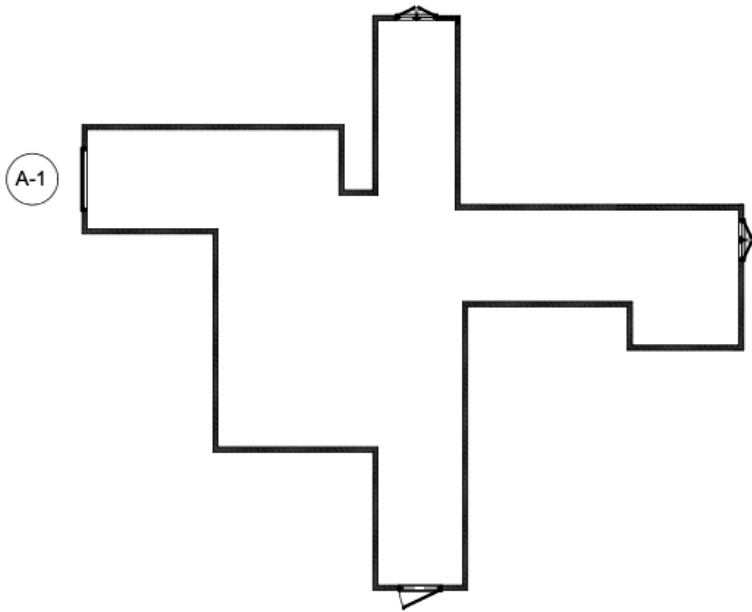


Interior Window Sill

Main House – Window Photographs
WEST ELEVATION ATTIC LEVEL WINDOW A-1



Exterior Window A-1-Park Street

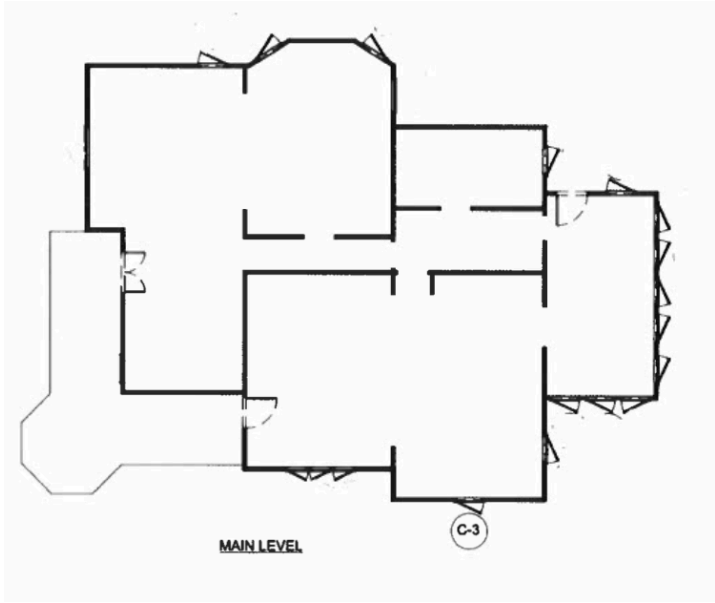


Interior Window A-1

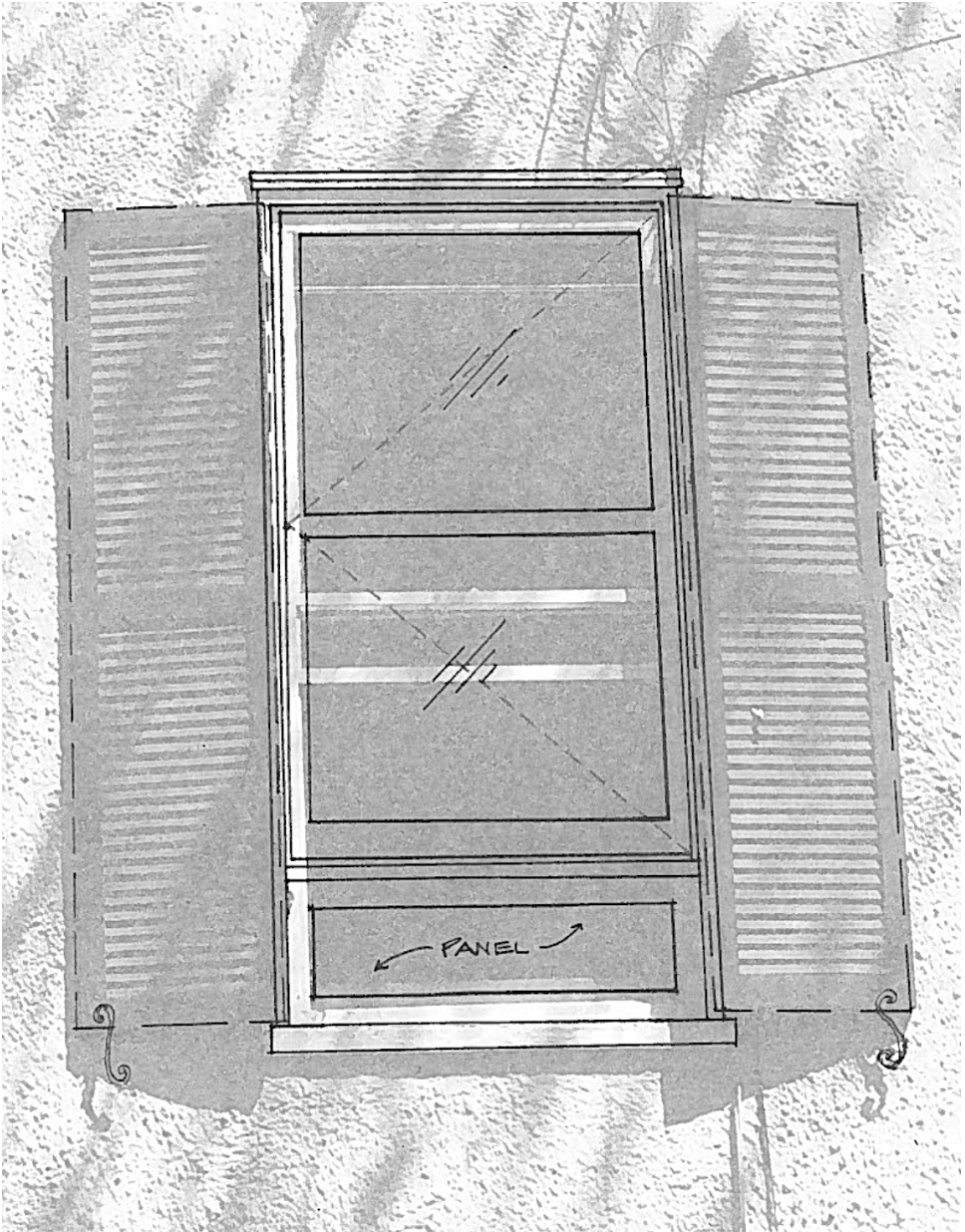
Main House – Window Photographs
SOUTH ELEVATION MAIN LEVEL WINDOW – C-3



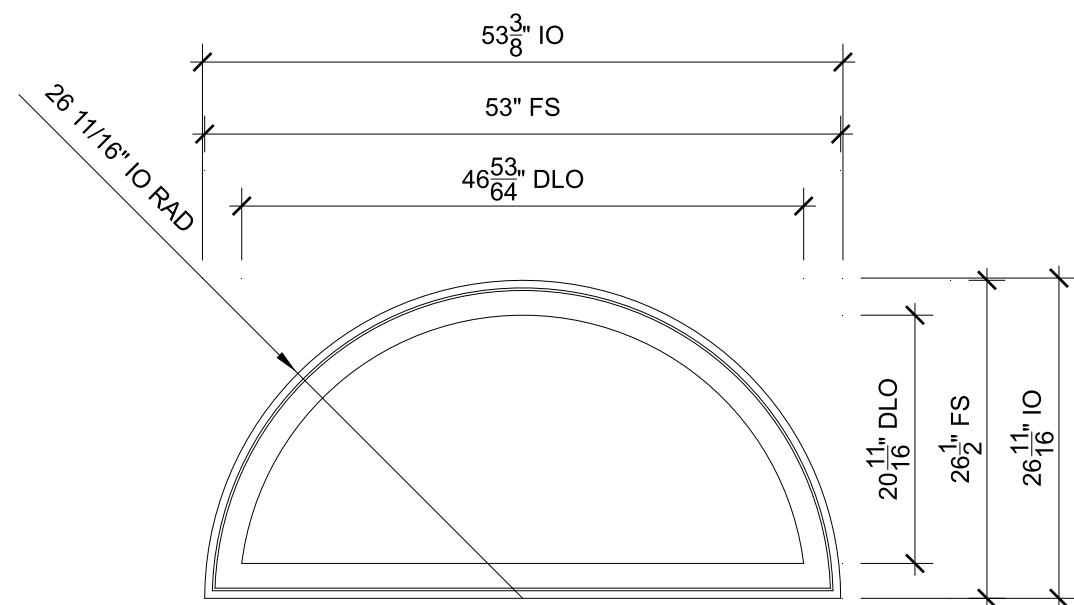
Exterior View Window C-3



Existing



Proposed

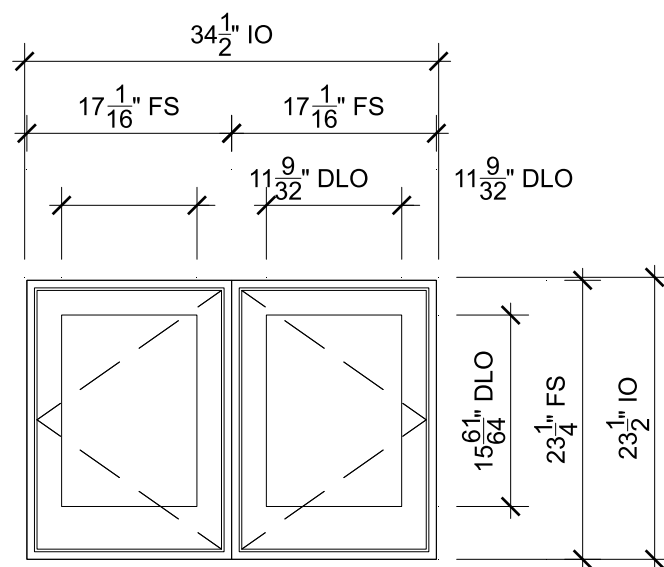


ATTIC A-1
SCALE: 3/4" = 1'-0"

① Head
② Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame Stationary Round Top

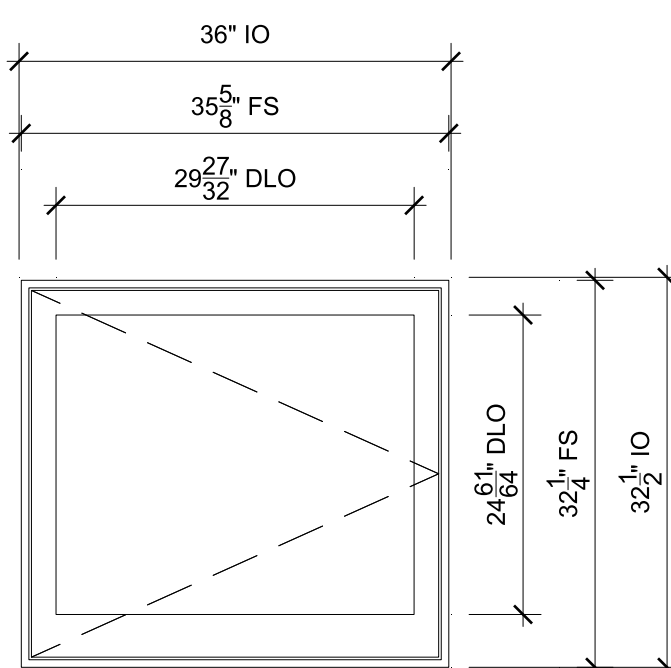


ATTIC A-2
SCALE: 3/4" = 1'-0"

① Head
② Vertical Mullion
③ Jamb
④ Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Marvin Assembly

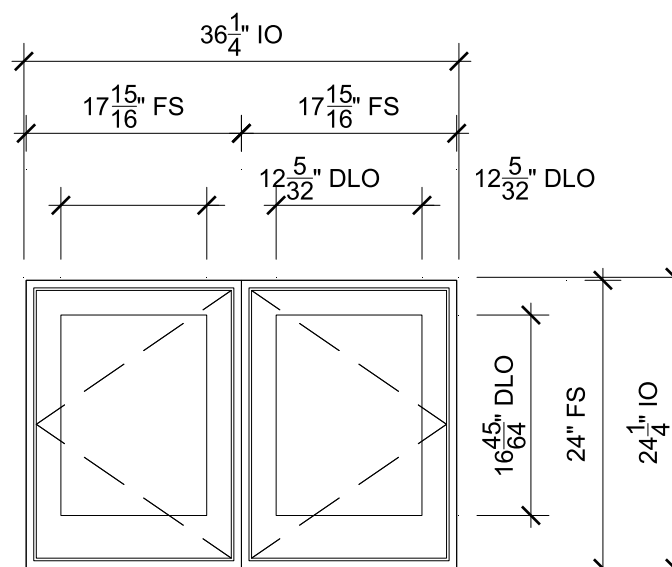


ATTIC A-3
SCALE: 3/4" = 1'-0"

① Head
② Jamb
③ Jamb
④ Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame Push Out

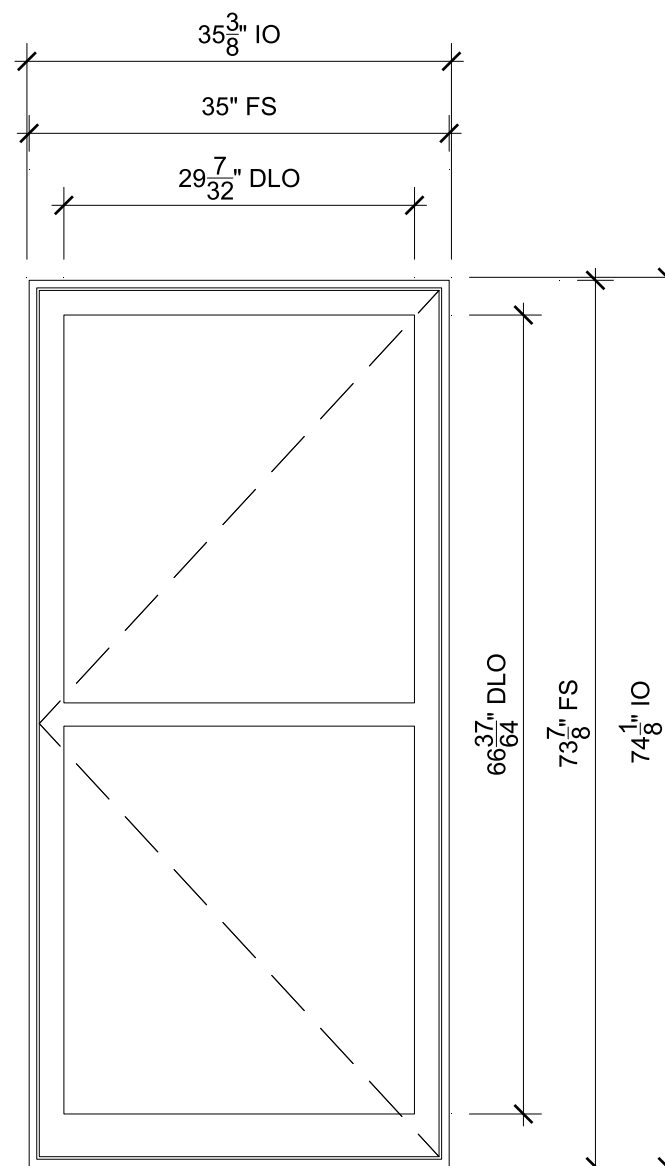


ATTIC A-4
SCALE: 3/4" = 1'-0"

① Head
② Vertical Mullion
③ Jamb
④ Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Marvin Assembly

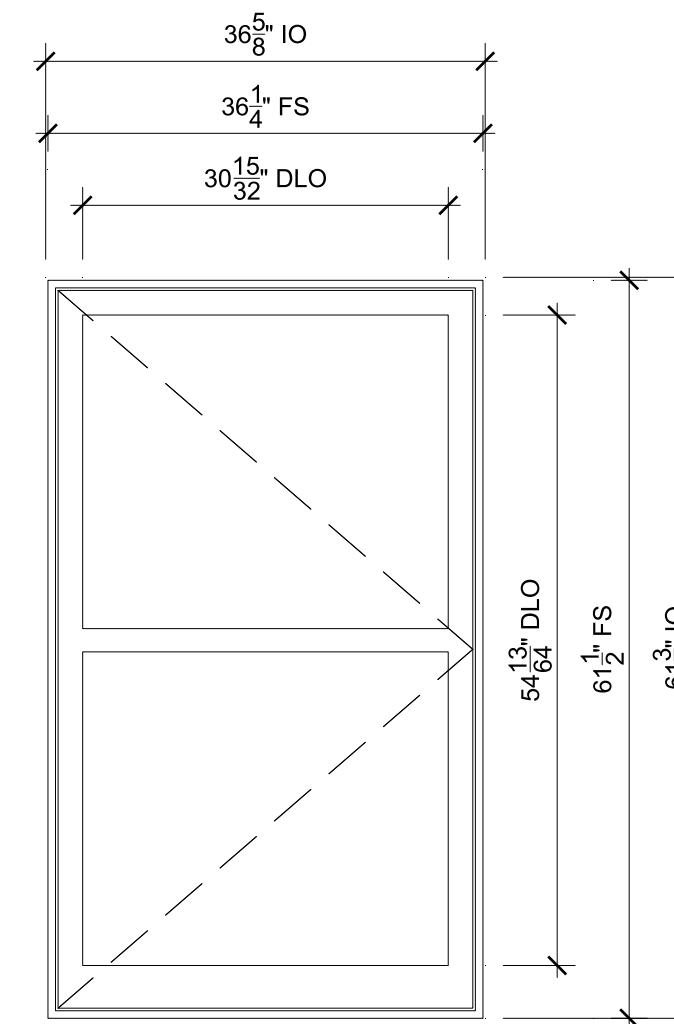


UPPER LEVEL B-1
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

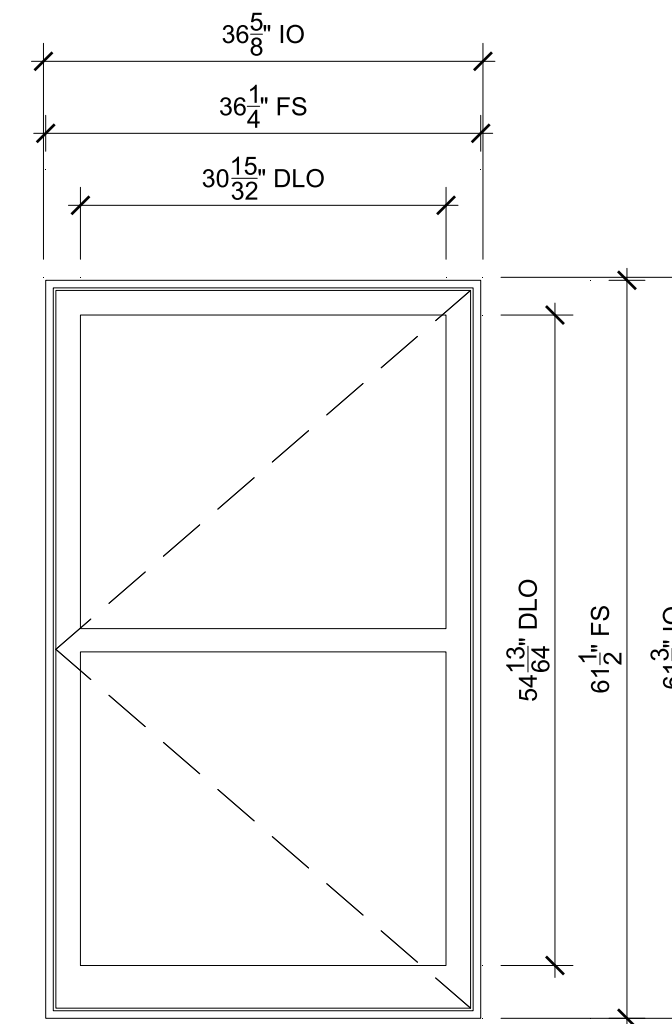


UPPER LEVEL B-2
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

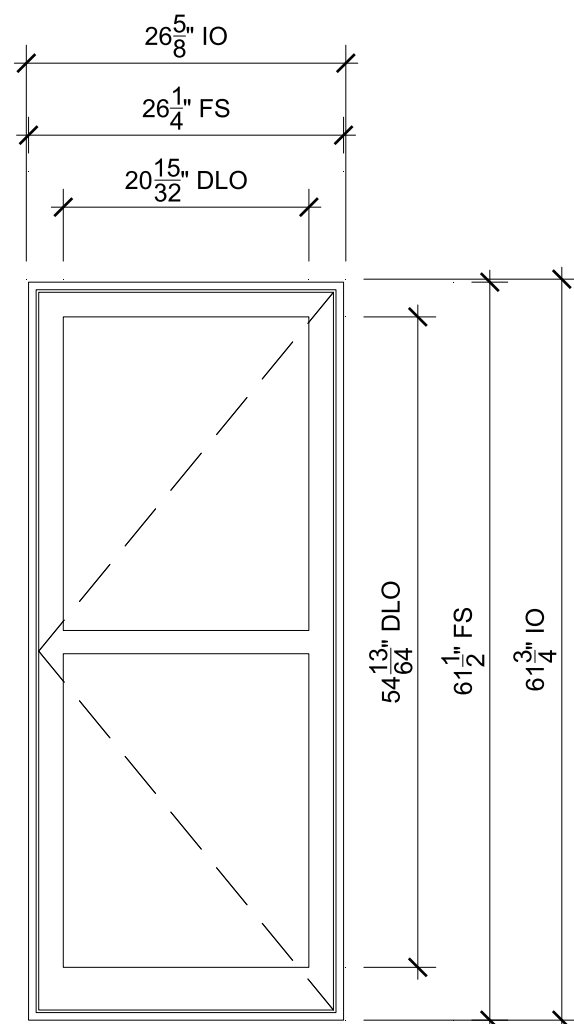


UPPER LEVEL B-3
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

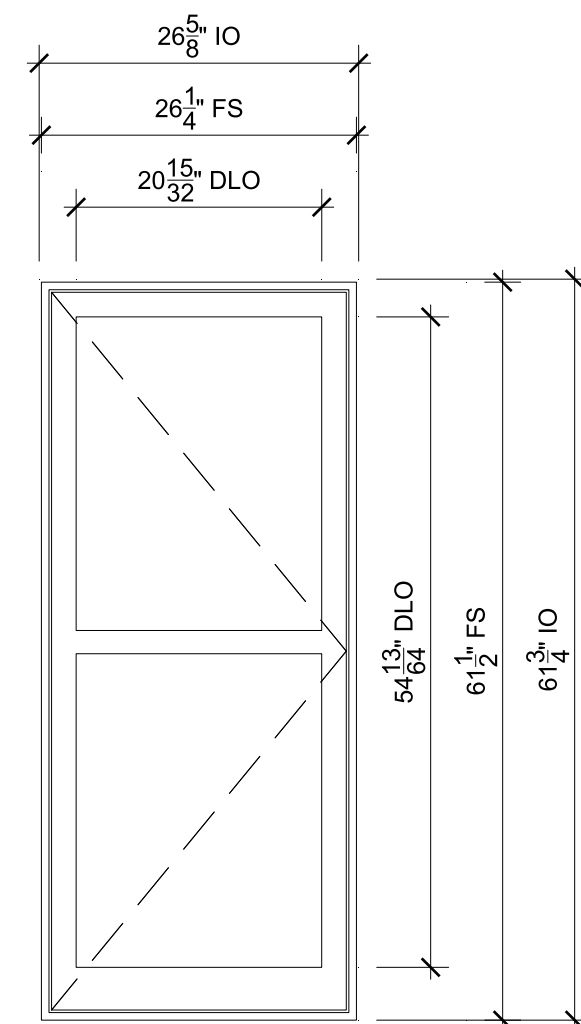


UPPER LEVEL B-4
SCALE: 3/4" = 1'-0"

① Head
② Jamb
③ Sill
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

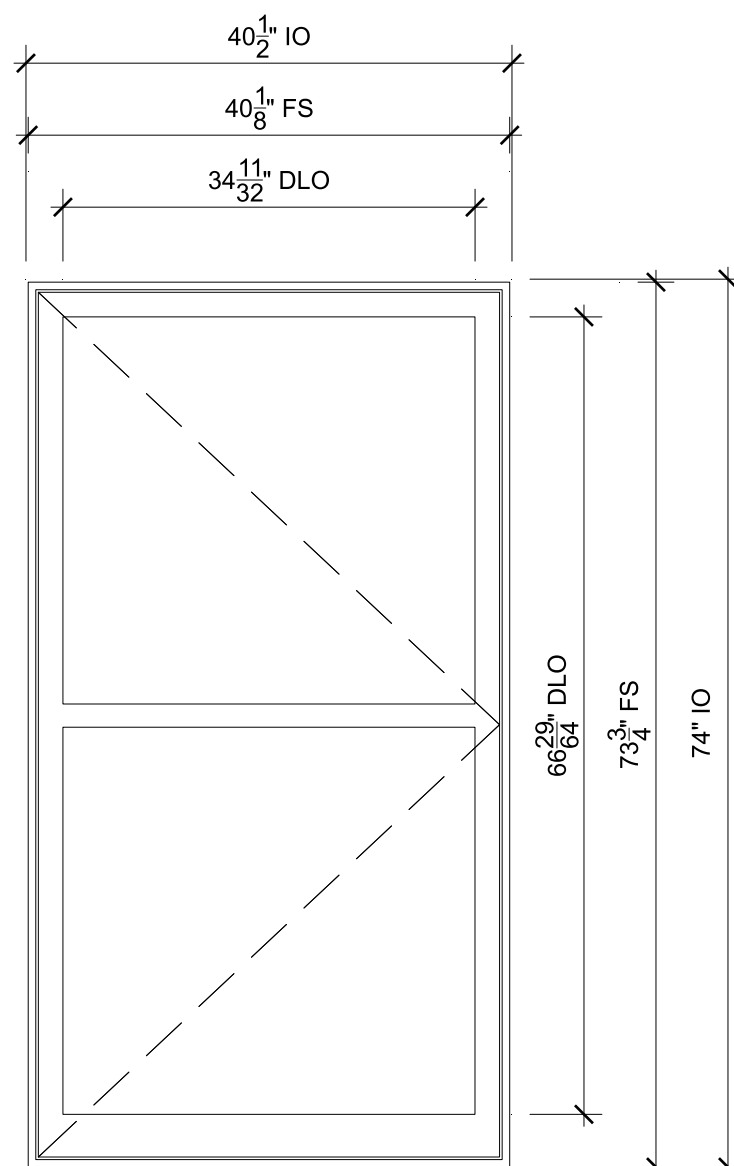


UPPER LEVEL B-5
SCALE: 3/4" = 1'-0"

① Head
② Jamb
③ Sill
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

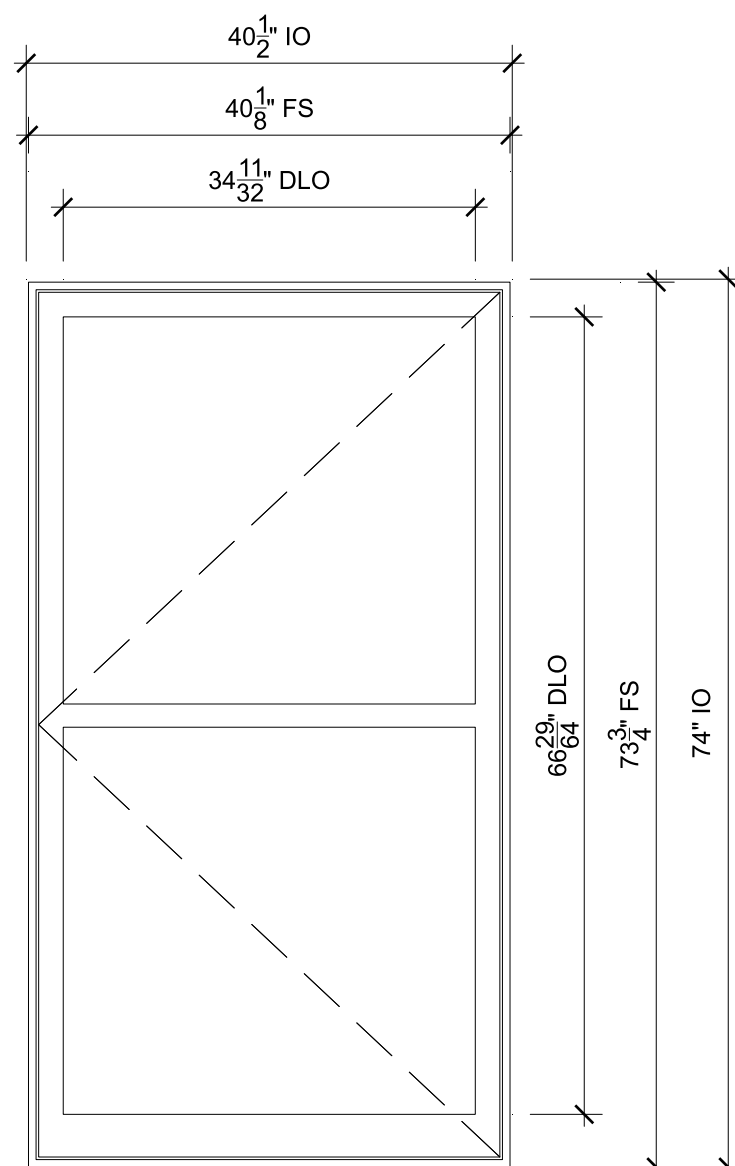


UPPER LEVEL B-6
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

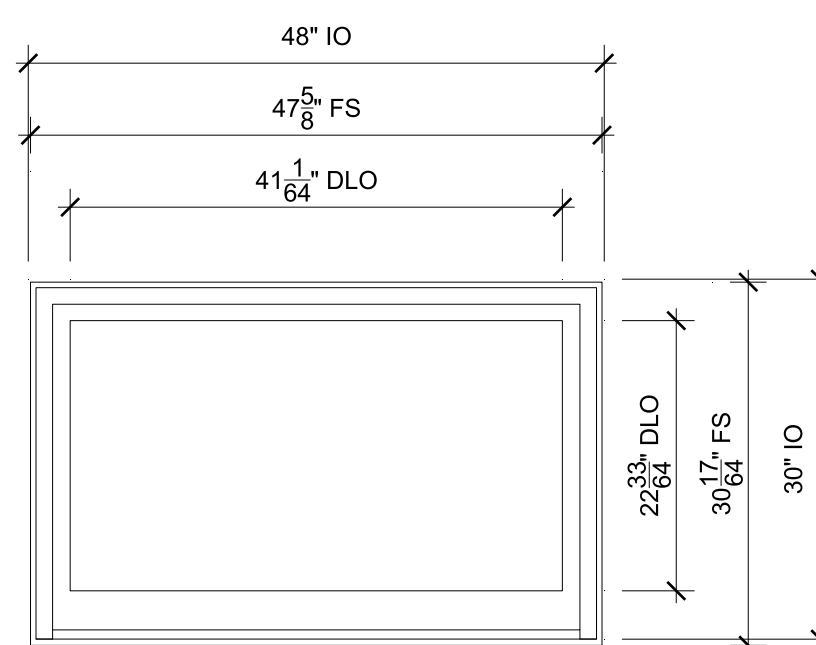


UPPER LEVEL B-7
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

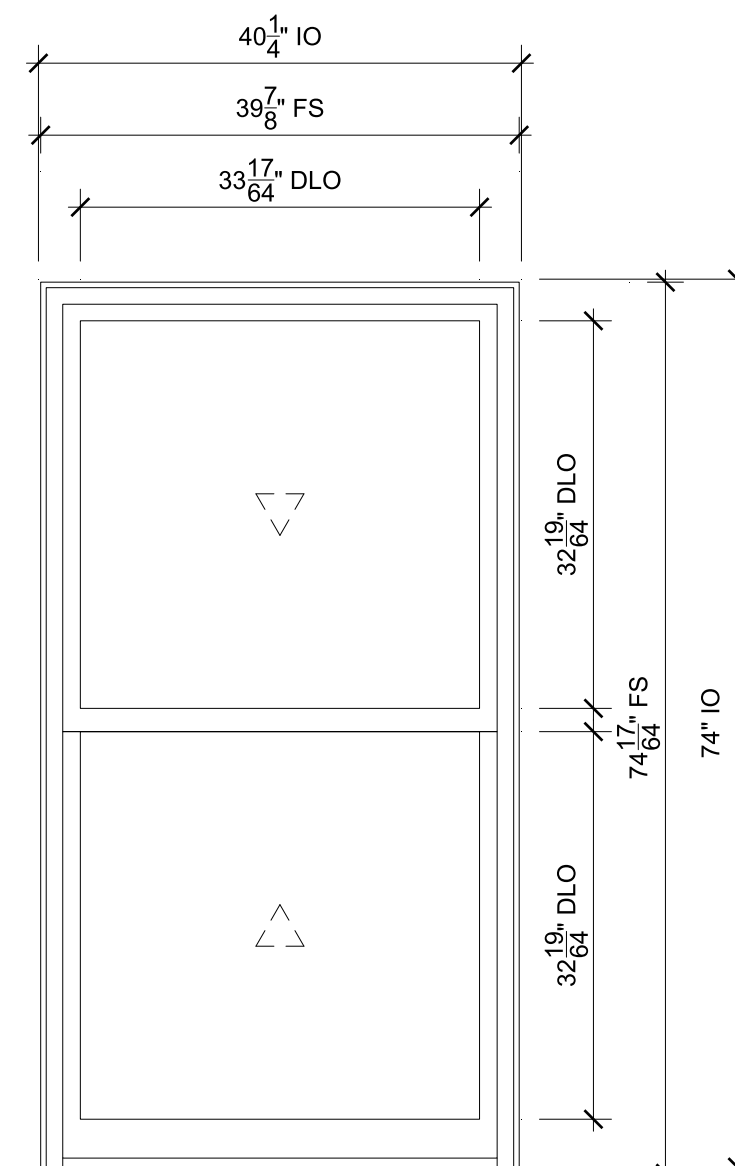


UPPER LEVEL B-8
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert Picture G2

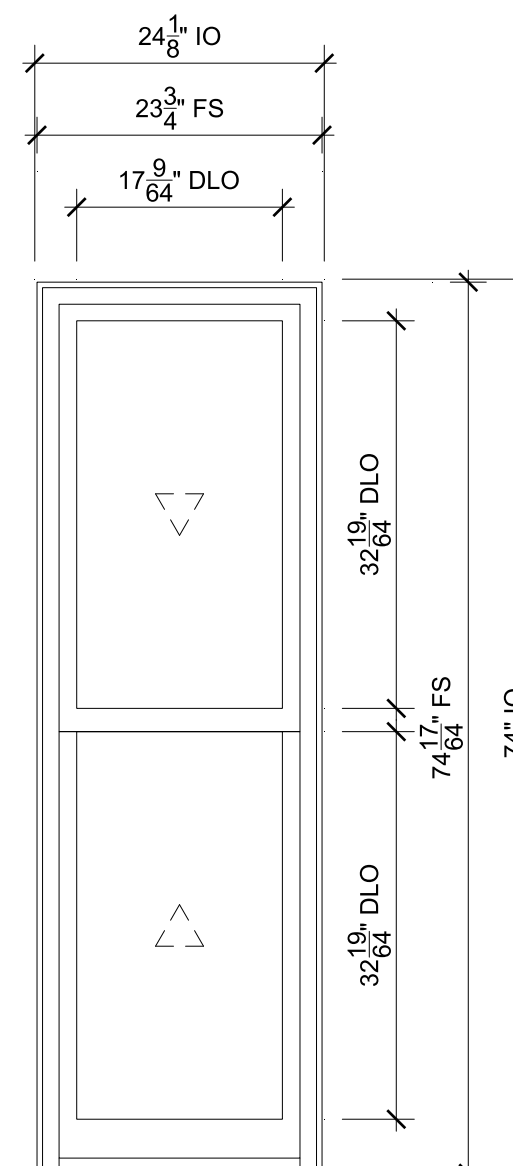


UPPER LEVEL B-9
SCALE: 3/4" = 1'-0"

① Head
② Sill
③ Jamb
④ Checkrail

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert G2

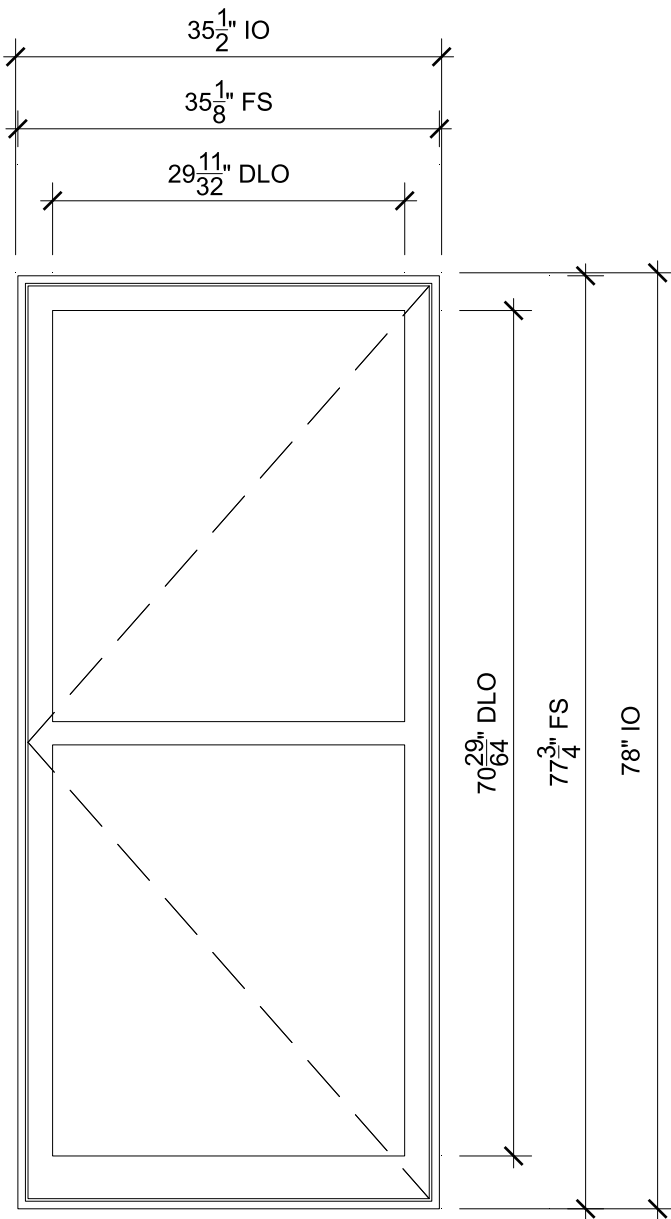


UPPER LEVEL B-10
SCALE: 3/4" = 1'-0"

① Head
② Jamb
③ Sill
④ Checkrail

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert G2

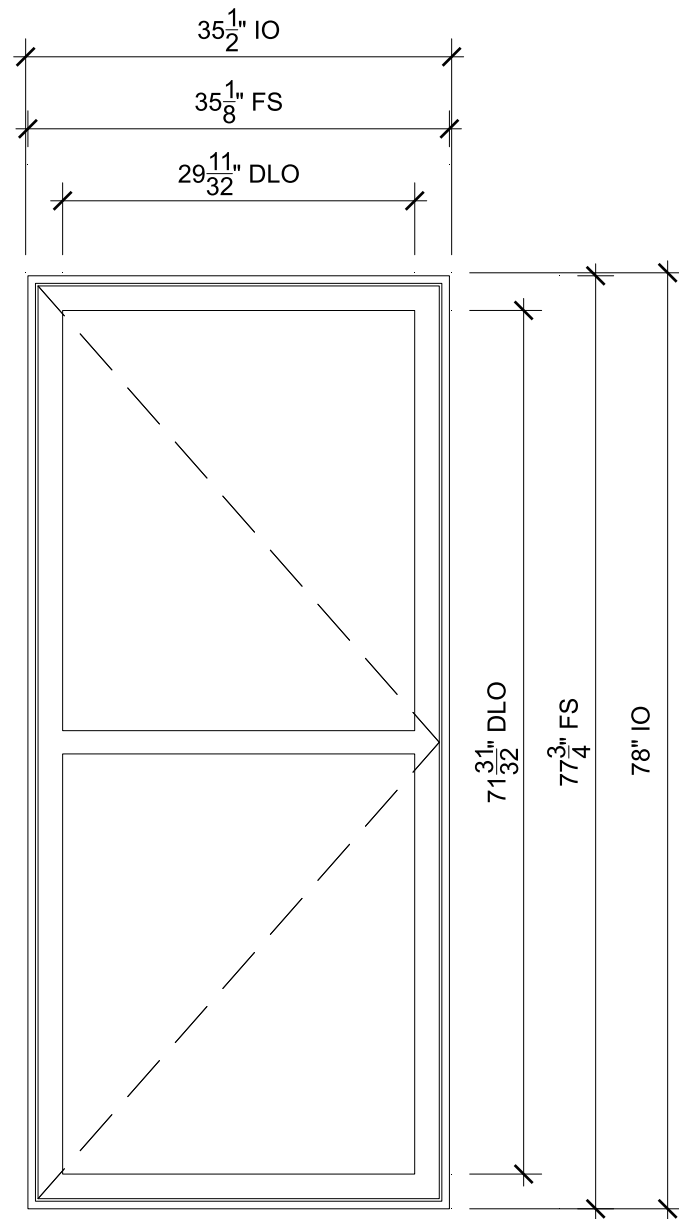


MAIN LEVEL C-1
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

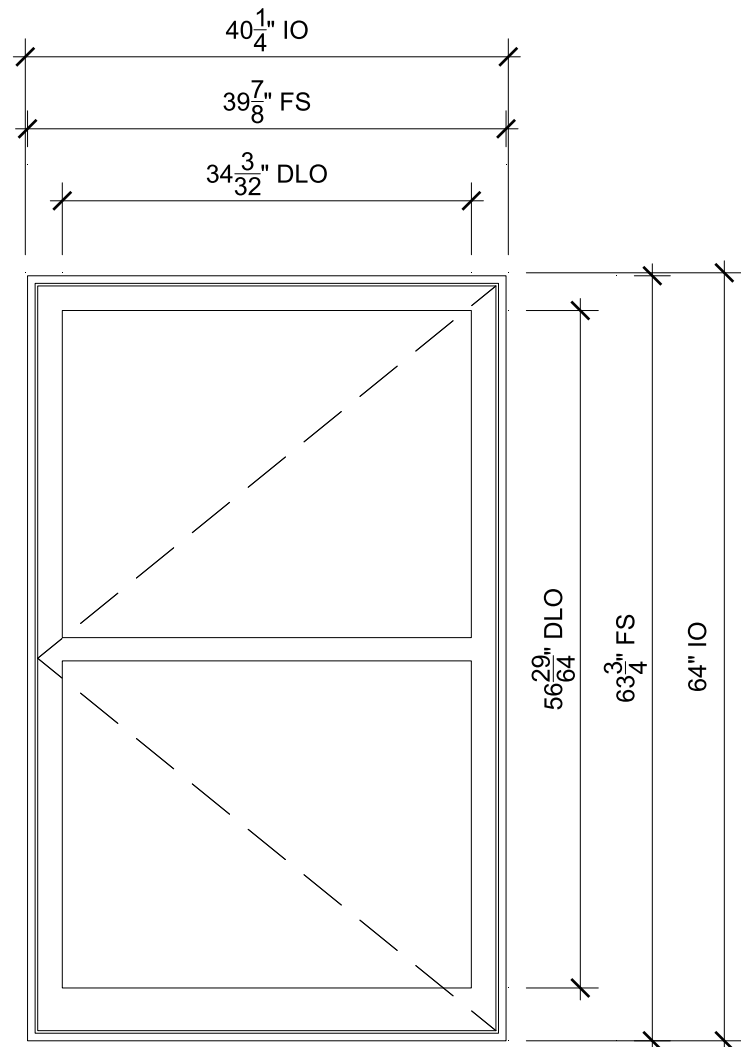


MAIN LEVEL C-2
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

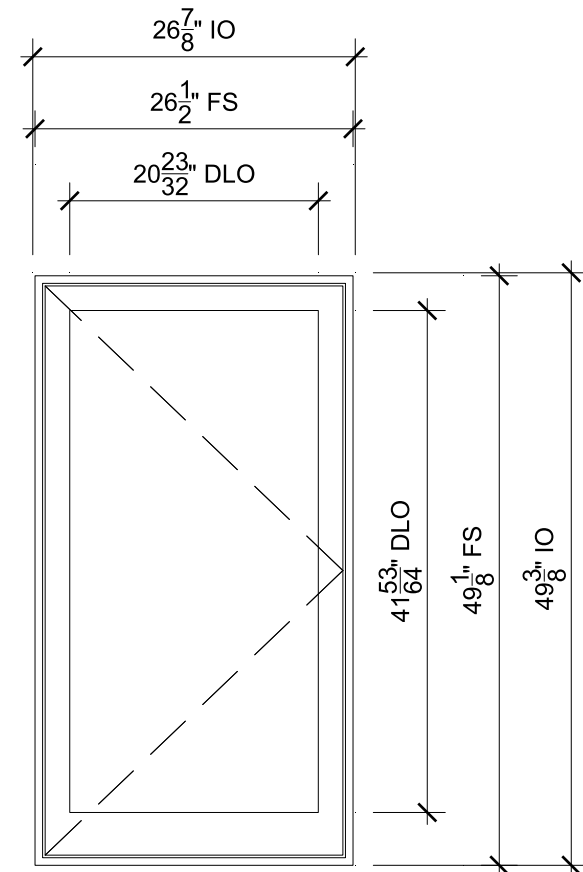


MAIN LEVEL C-3
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

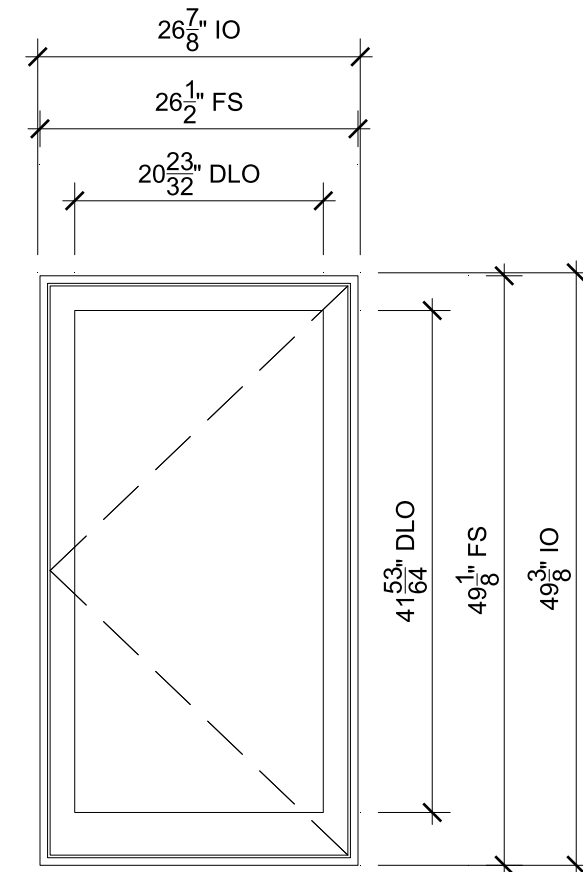


MAIN LEVEL C-4
SCALE: 3/4" = 1'-0"

- Head
Jamb
Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

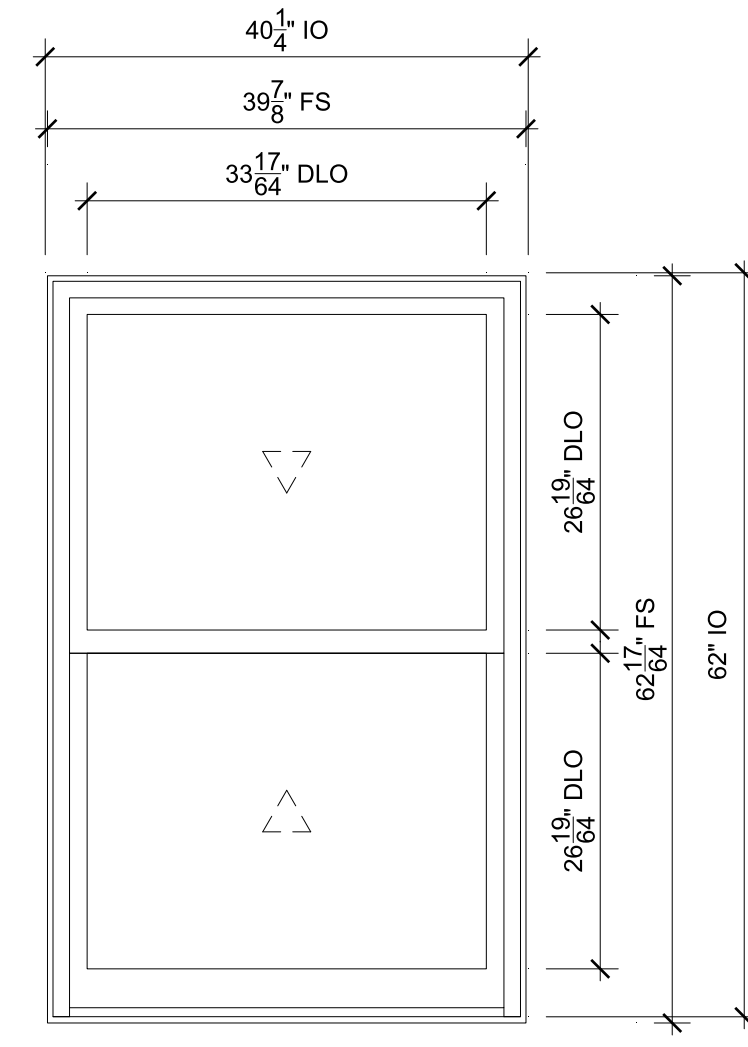


MAIN LEVEL C-5
SCALE: 3/4" = 1'-0"

- Head
Jamb
Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

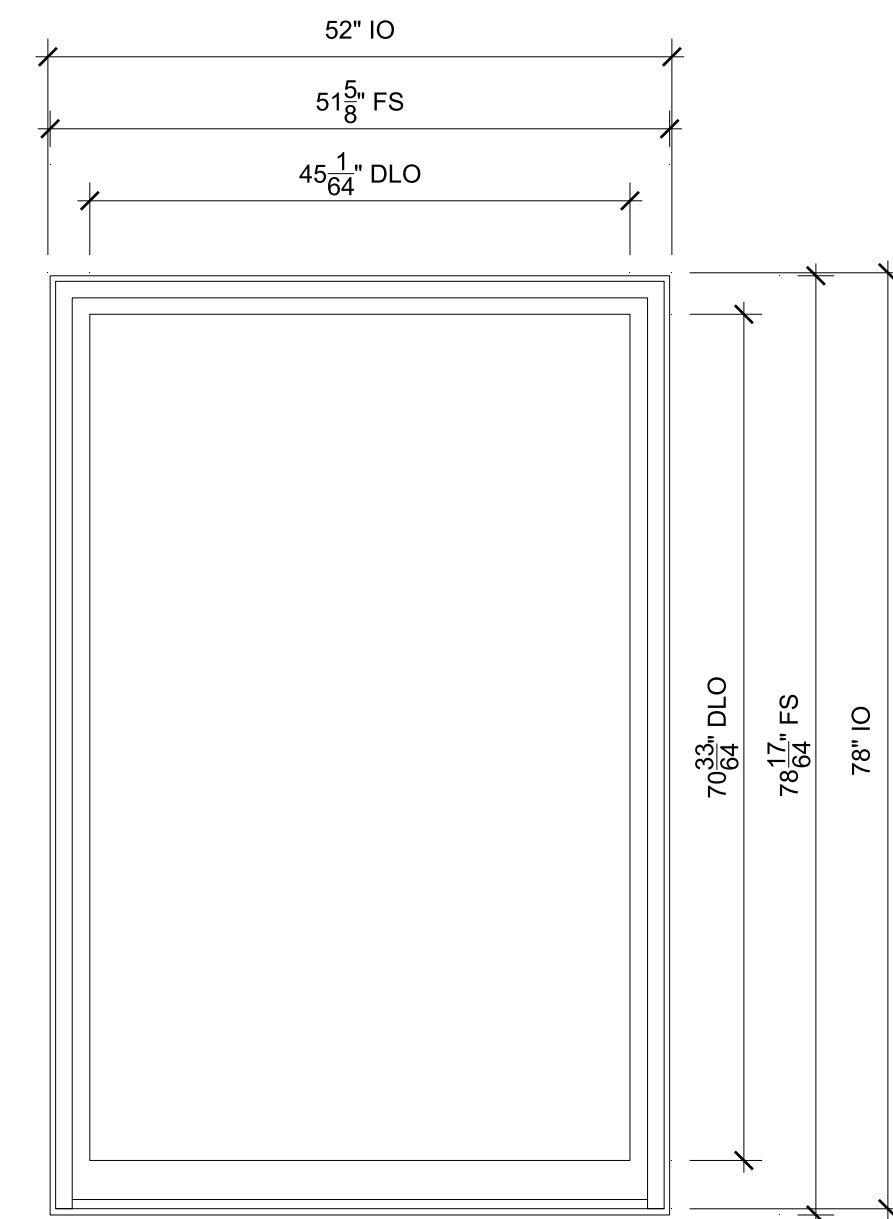


MAIN LEVEL C-6
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Checkrail

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert G2

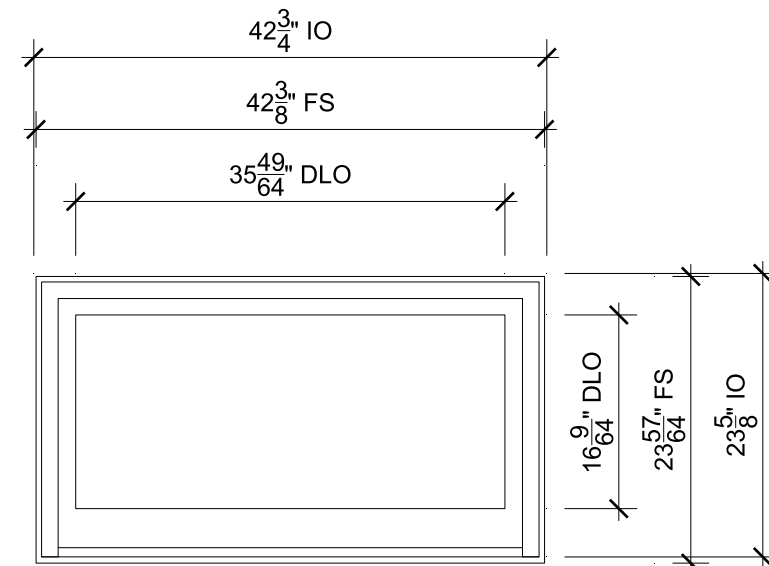


MAIN LEVEL C-7
SCALE: 3/4" = 1'-0"

- Head
Jamb
Sill

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert Picture G2

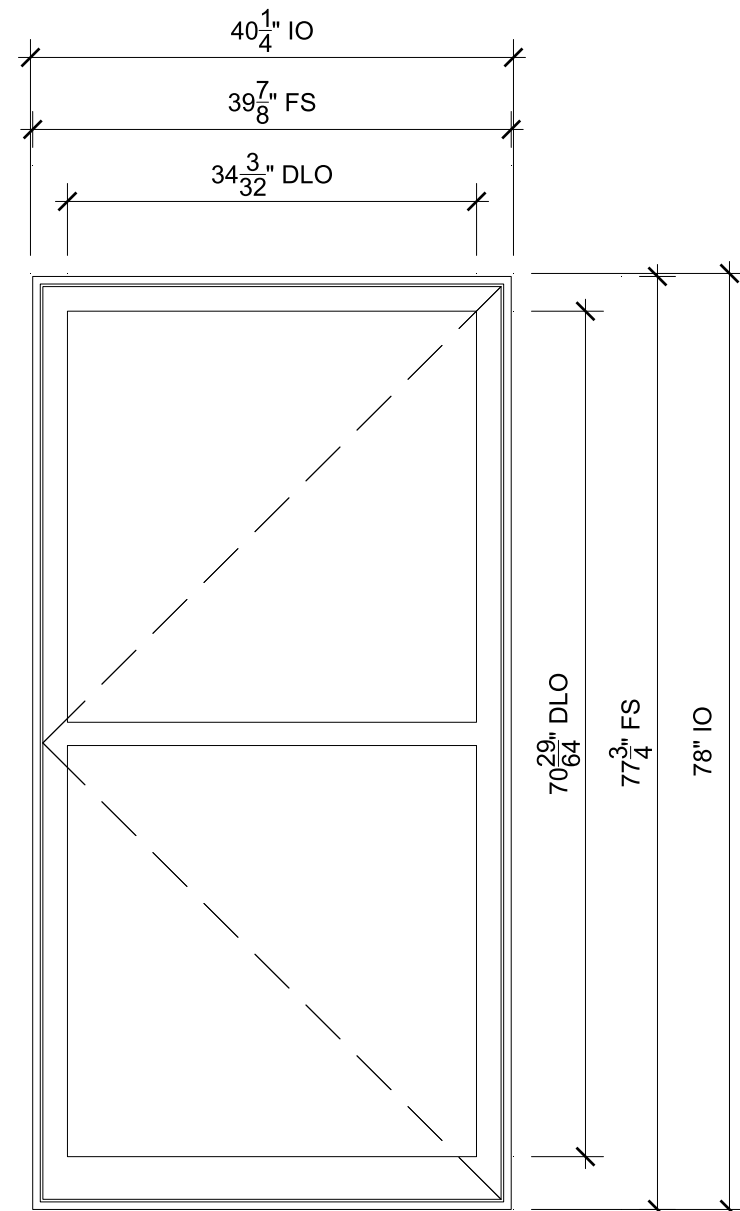


MAIN LEVEL C-8
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Double Hung Insert Picture G2

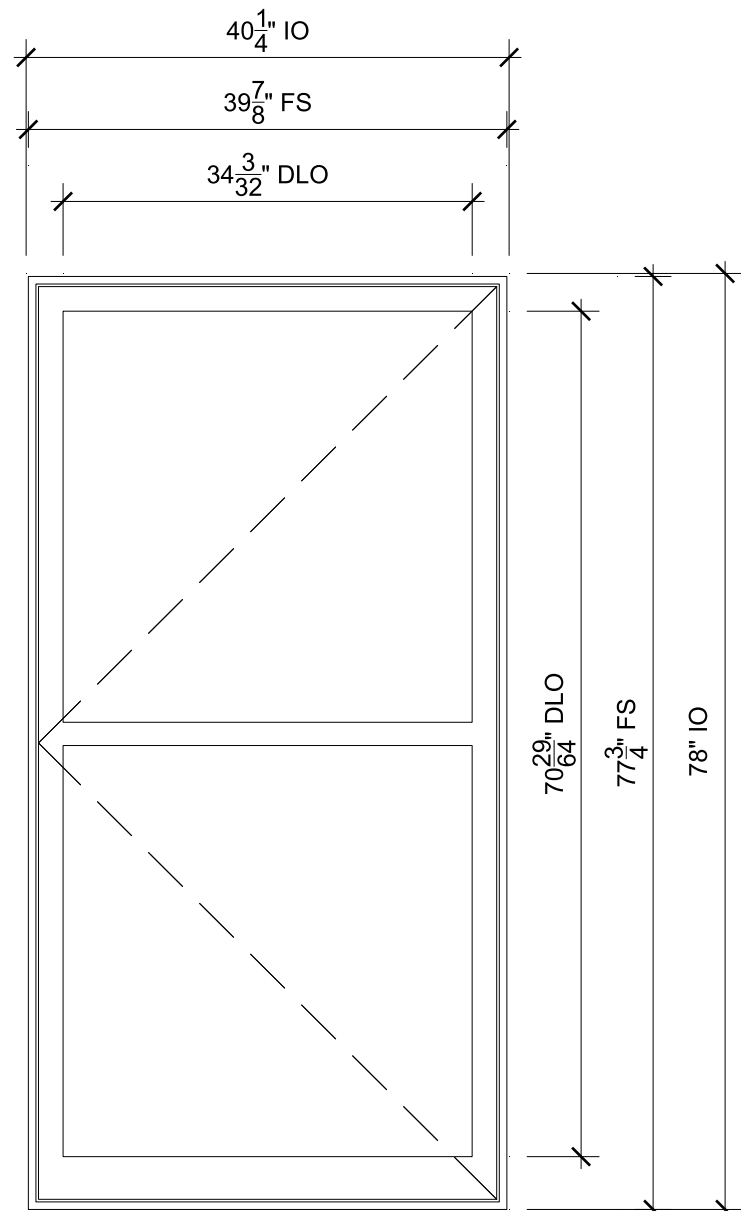


MAIN LEVEL C-9
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

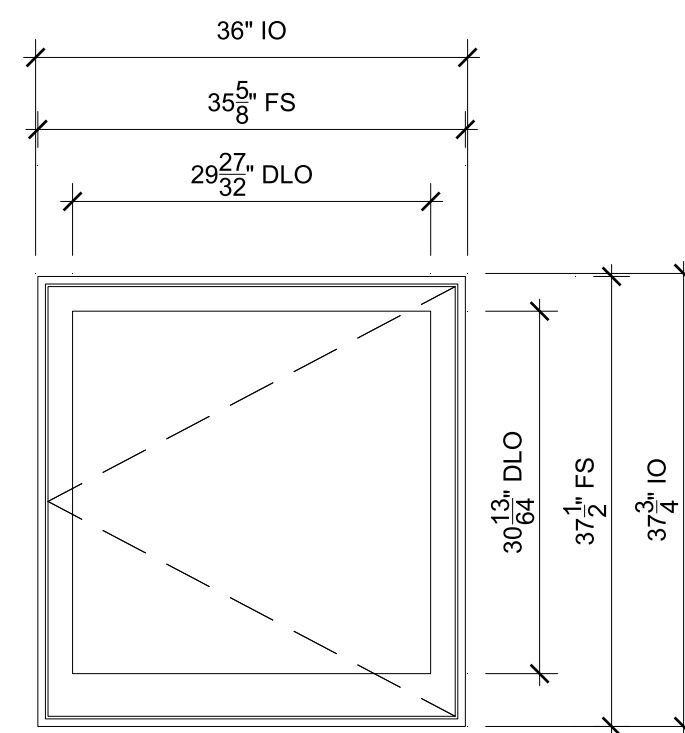


MAIN LEVEL C-10
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb
Divided Lite

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

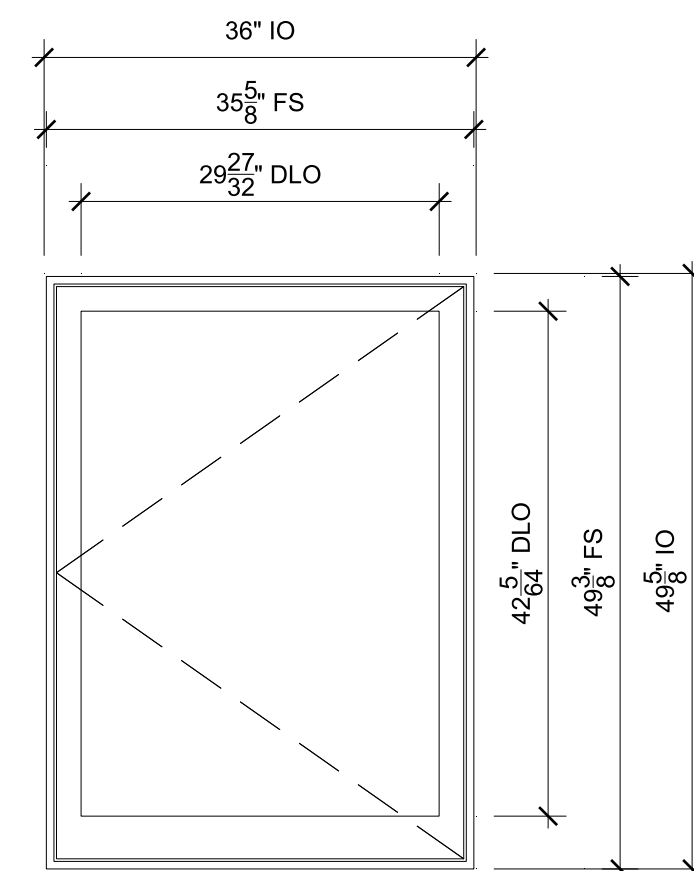


BASEMENT LEVEL D-1
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

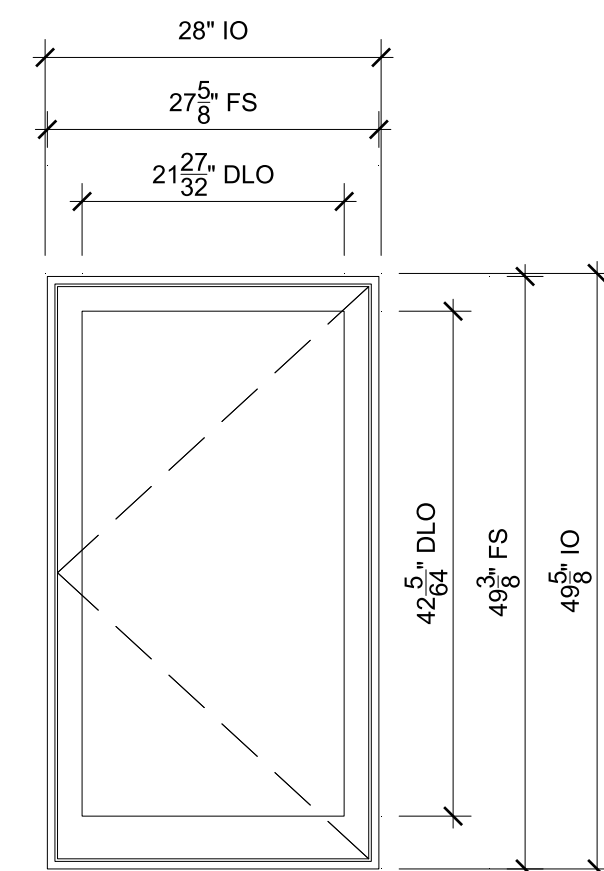


BASEMENT LEVEL D-2
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

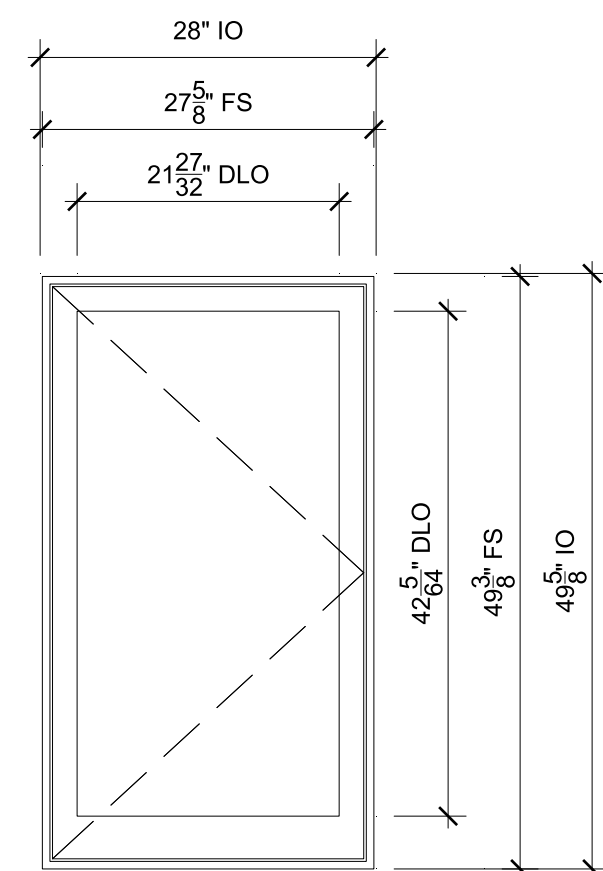


BASEMENT LEVEL D-3
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

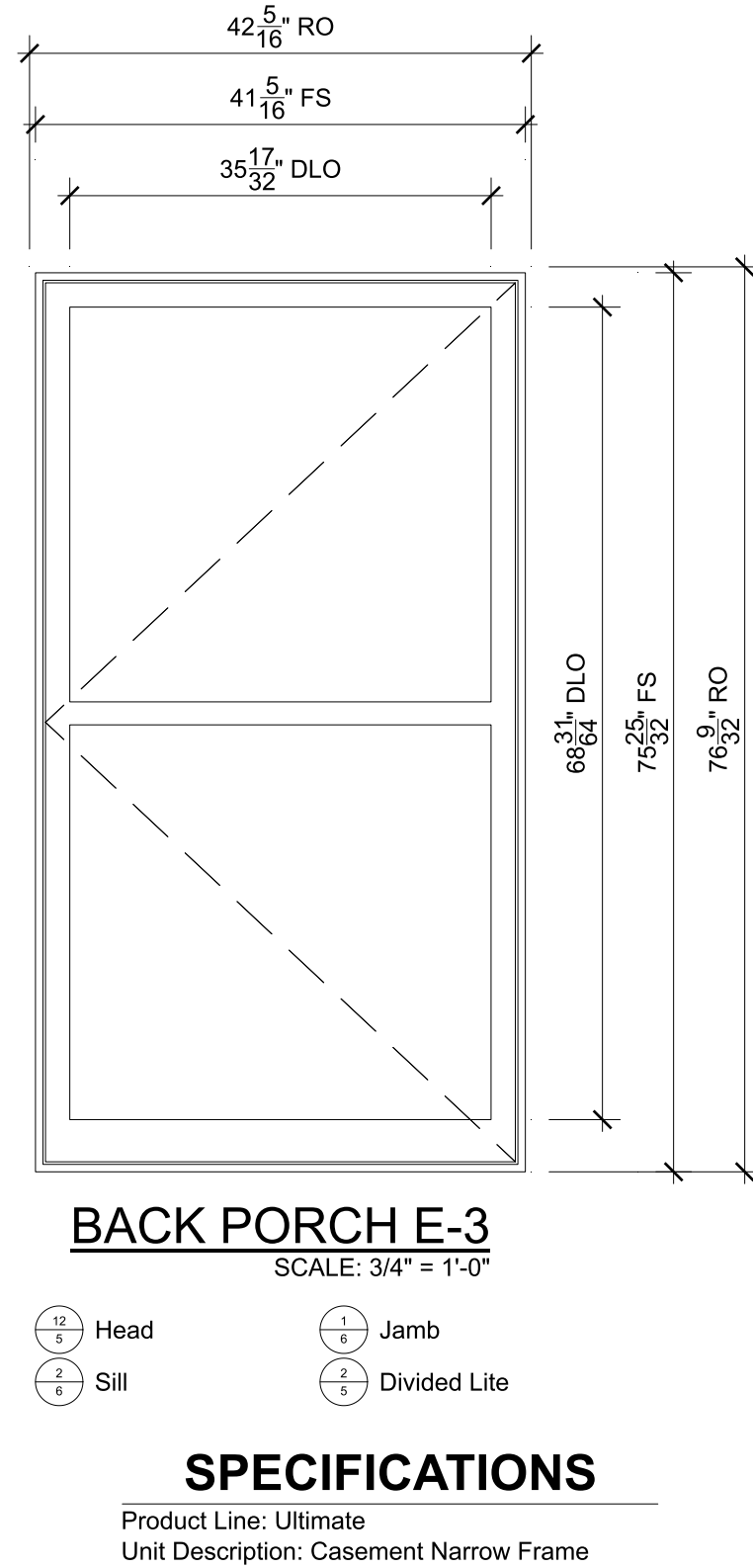
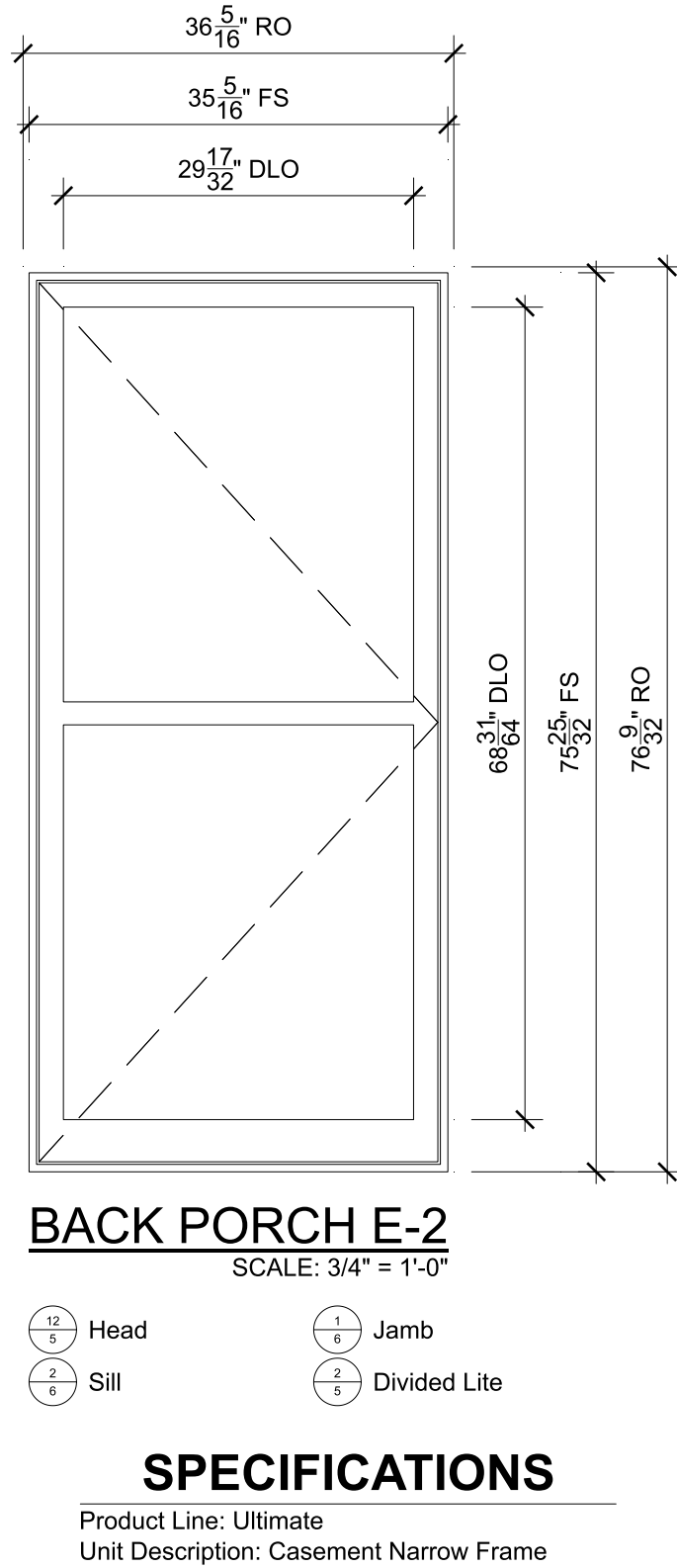
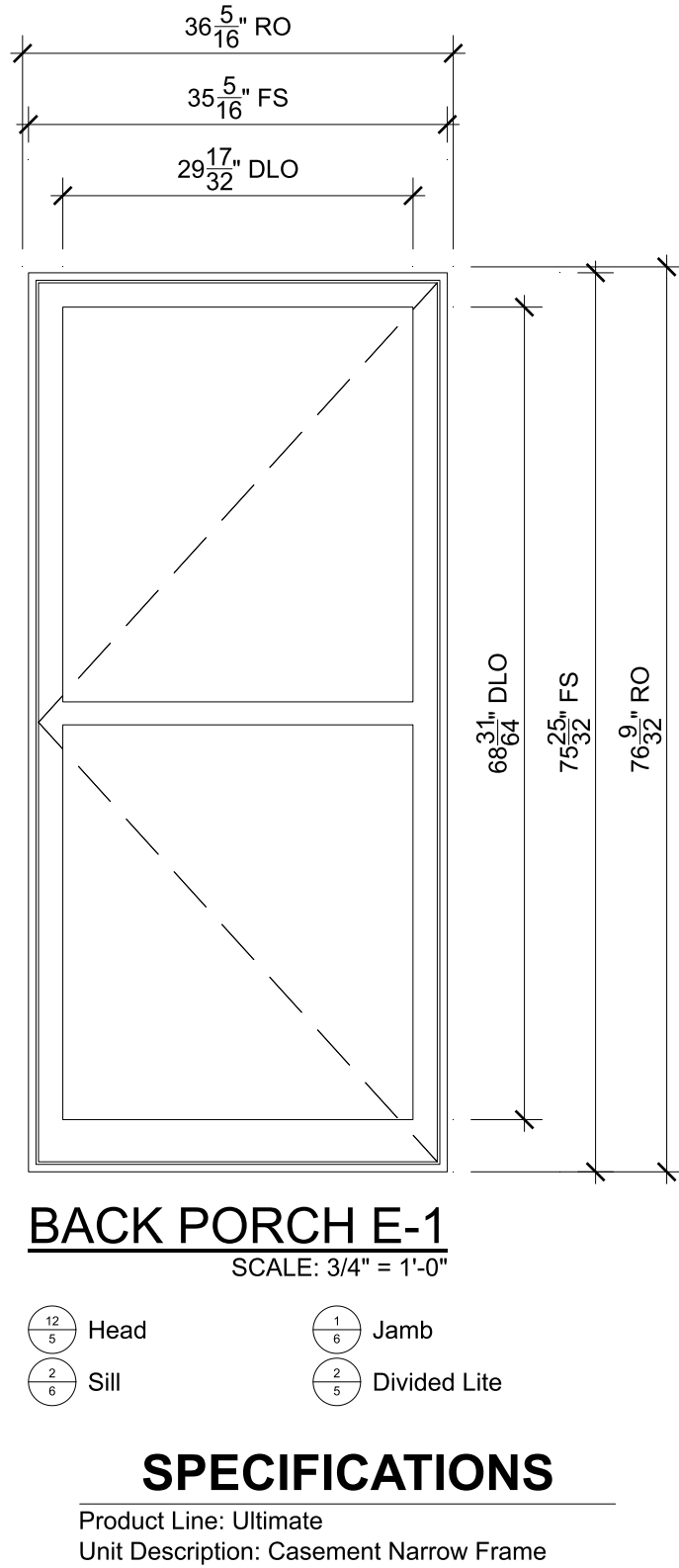
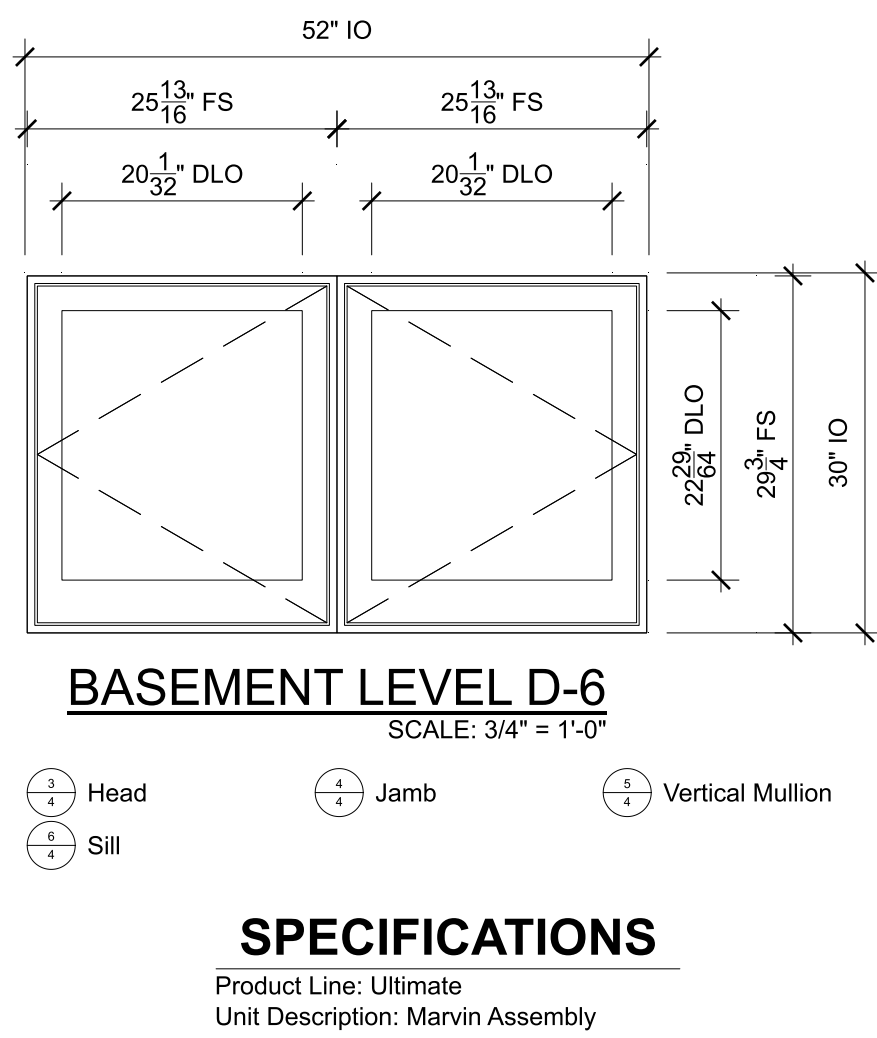
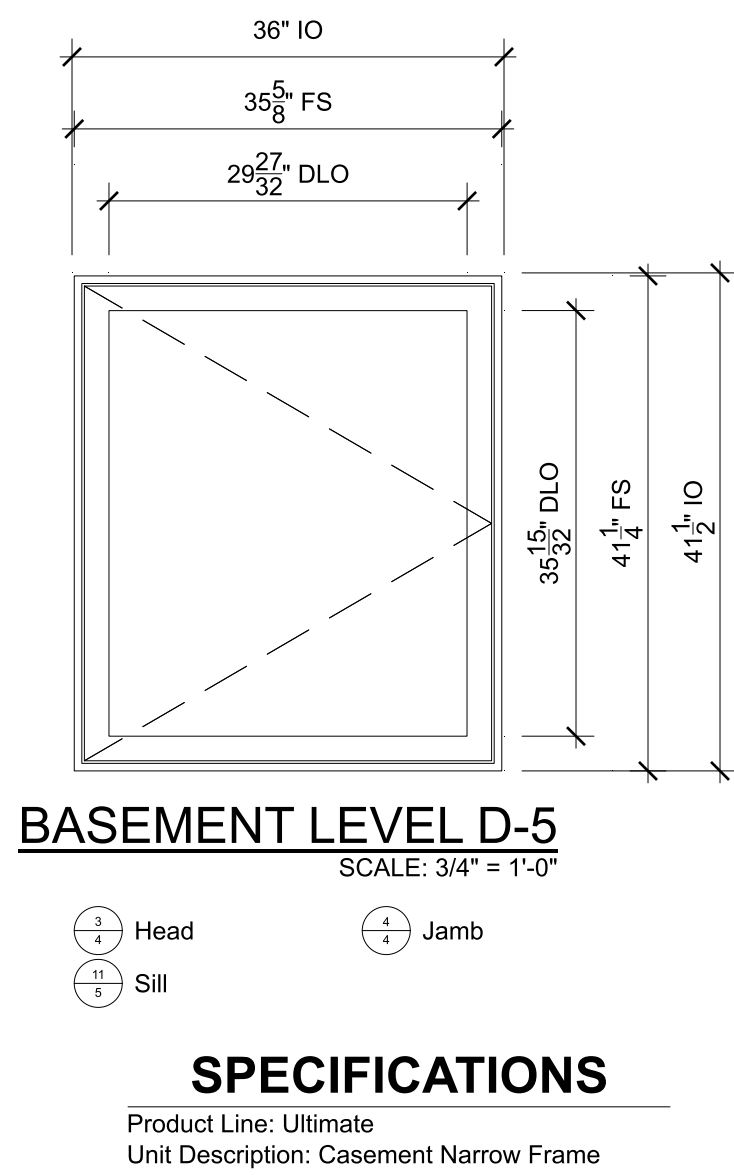


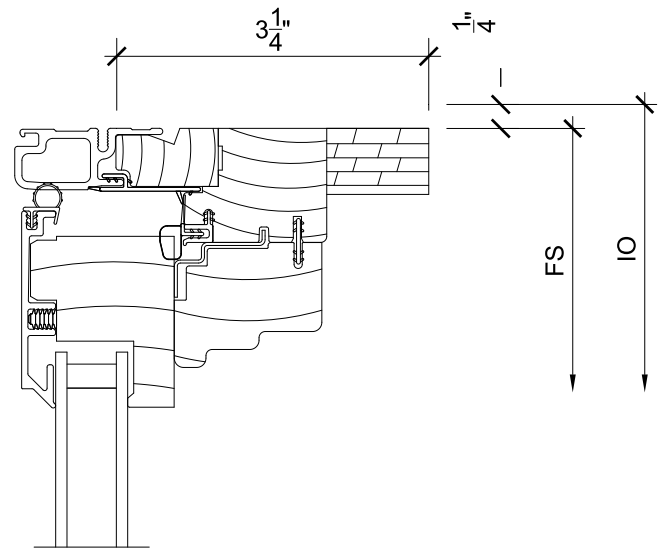
BASEMENT LEVEL D-4
SCALE: 3/4" = 1'-0"

- Head
Sill
Jamb

SPECIFICATIONS

Product Line: Ultimate
Unit Description: Casement Narrow Frame

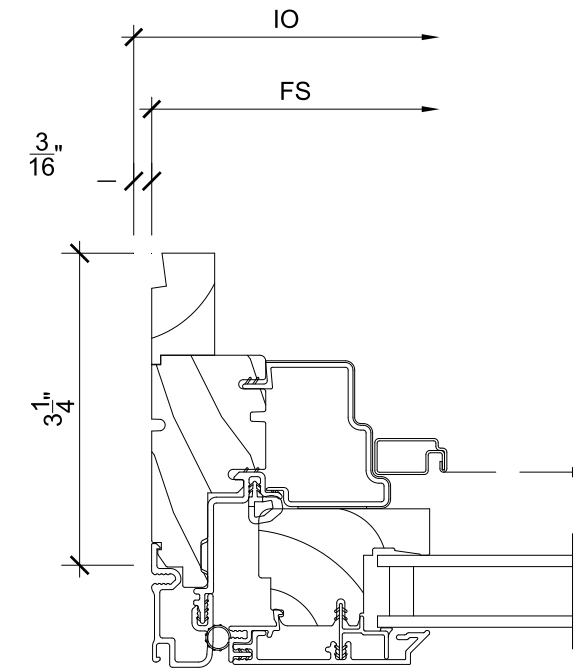




1
4

Head

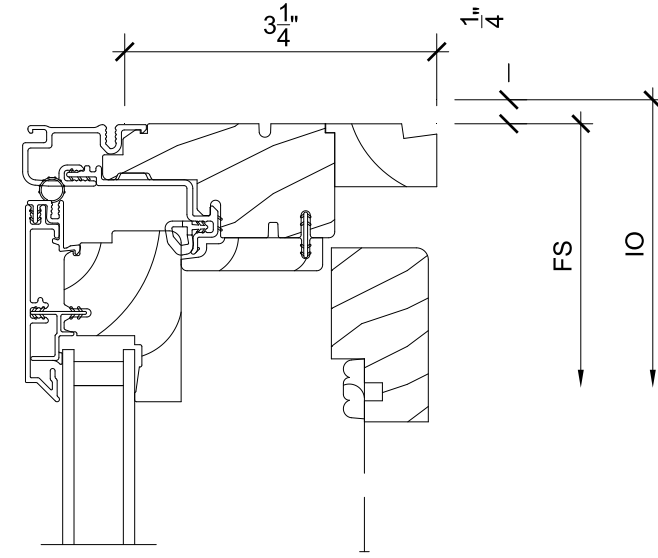
SCALE: 6" = 1'-0"



4
4

Jamb

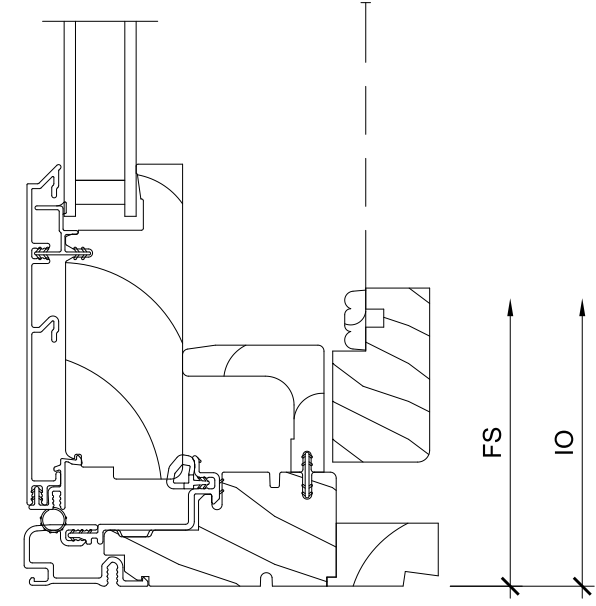
SCALE: 6" = 1'-0"



7
4

Head

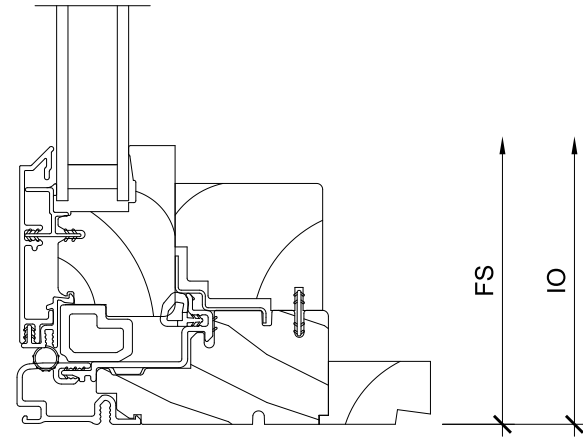
SCALE: 6" = 1'-0"



10
4

Sill

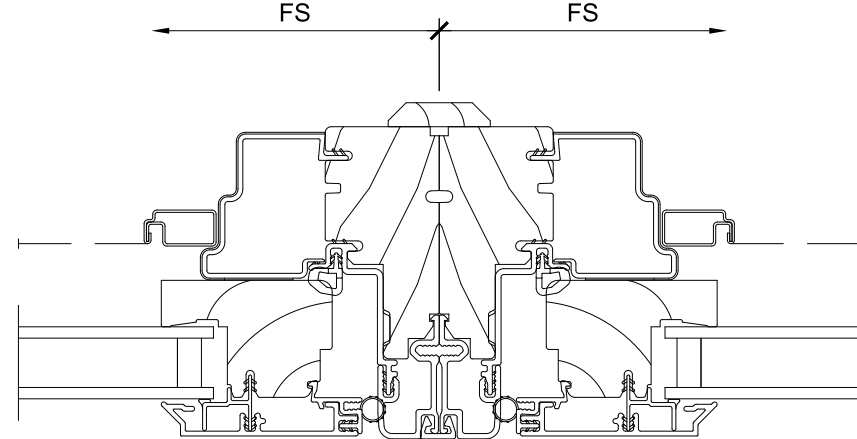
SCALE: 6" = 1'-0"



2
4

Sill

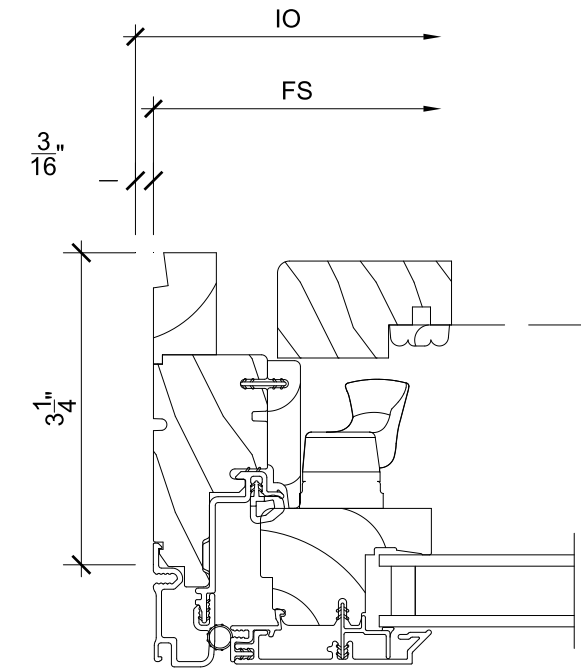
SCALE: 6" = 1'-0"



5
4

Vertical Mullion

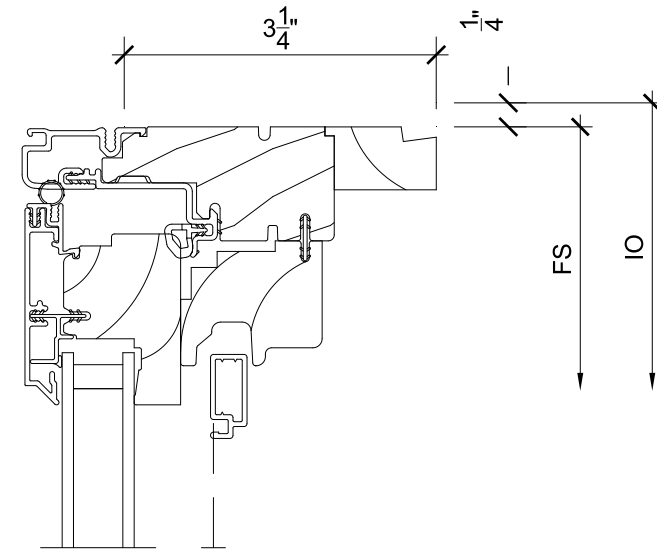
SCALE: 6" = 1'-0"



8
4

Jamb

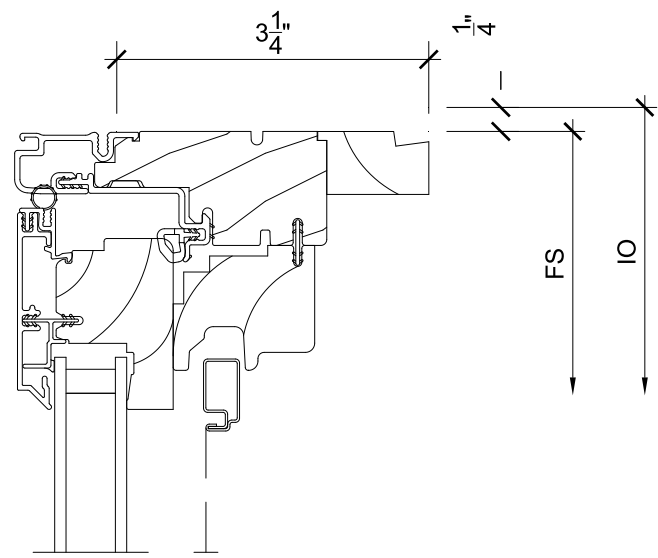
SCALE: 6" = 1'-0"



11
4

Head

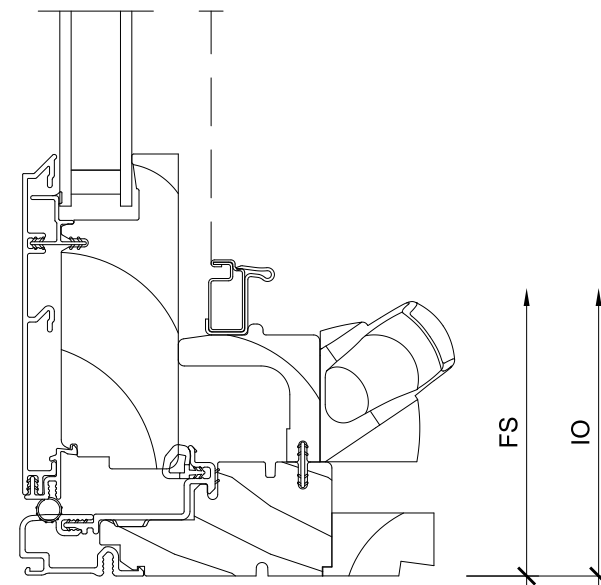
SCALE: 6" = 1'-0"



3
4

Head

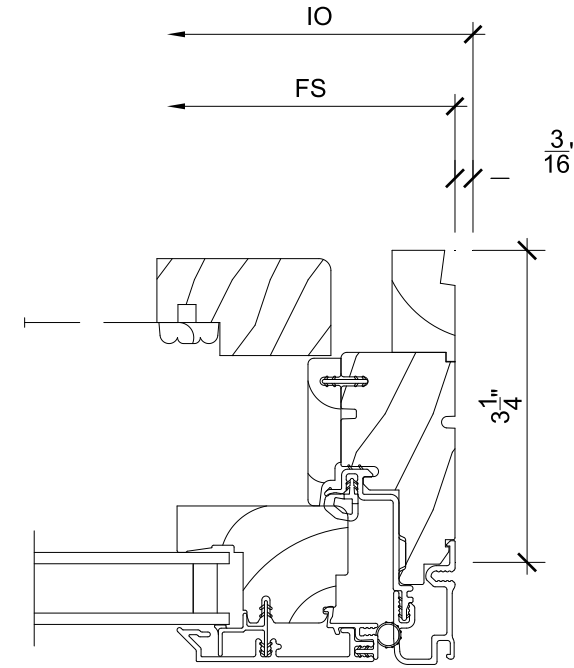
SCALE: 6" = 1'-0"



6
4

Sill

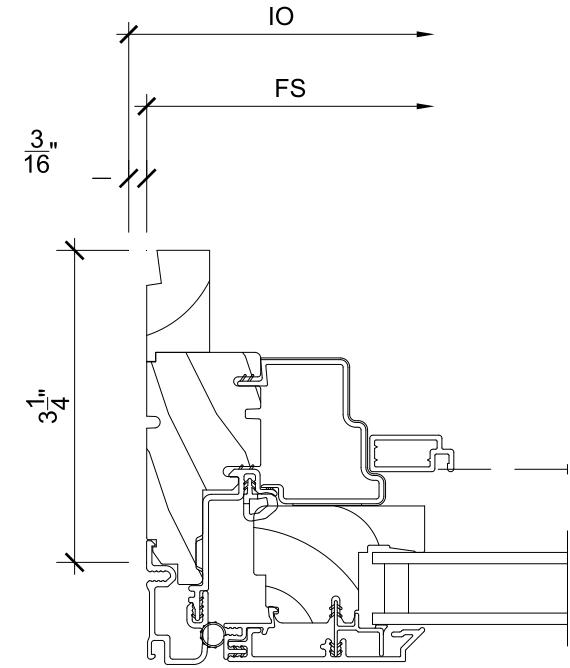
SCALE: 6" = 1'-0"



9
4

Jamb

SCALE: 6" = 1'-0"



12
4

Jamb

SCALE: 6" = 1'-0"

PROJ/JOB: Patrick Fenn / 540 Park St.
DIST/DEALER: GASTON & WYATT INC
DRAWN: PHIL MORIN
QUOTE#: SXV132Z

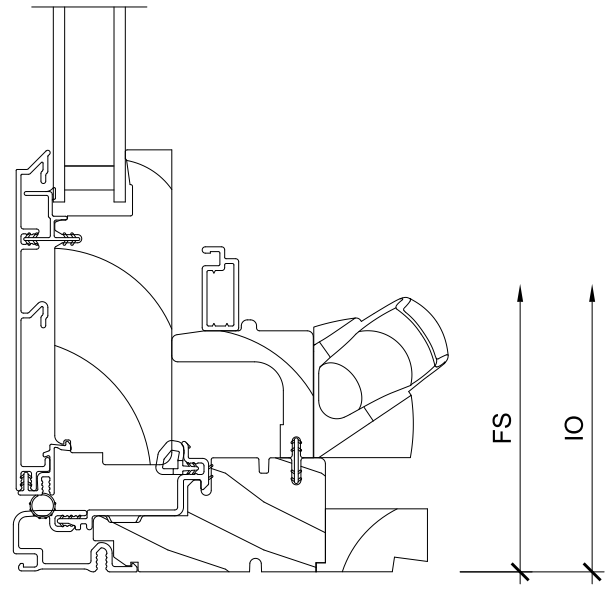
SHEET
4
OF 6

CREATED: 12/03/2024
REVISION:

PK VERSION: 0004.12.00

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
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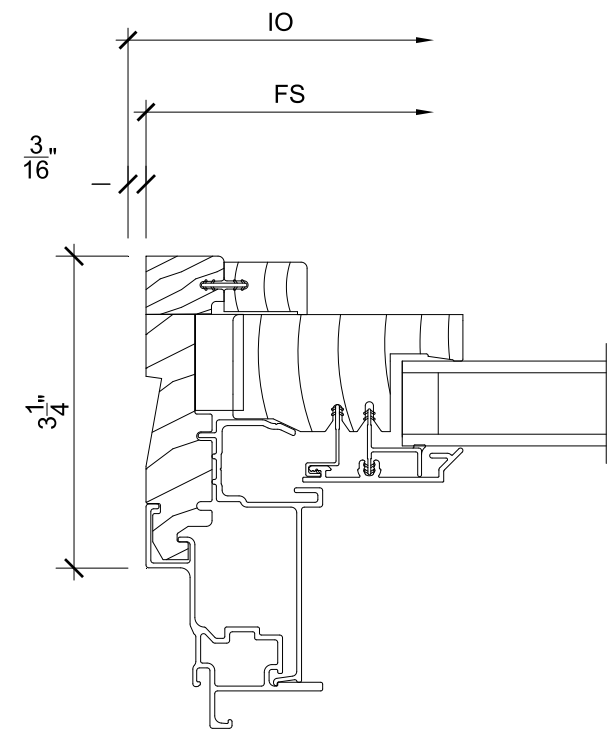




1
5

Sill

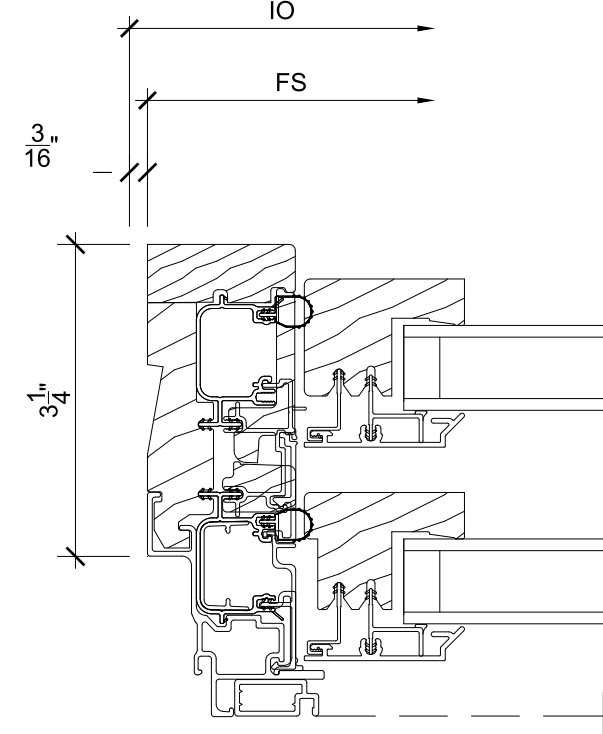
SCALE: 6" = 1'-0"



4
5

Jamb

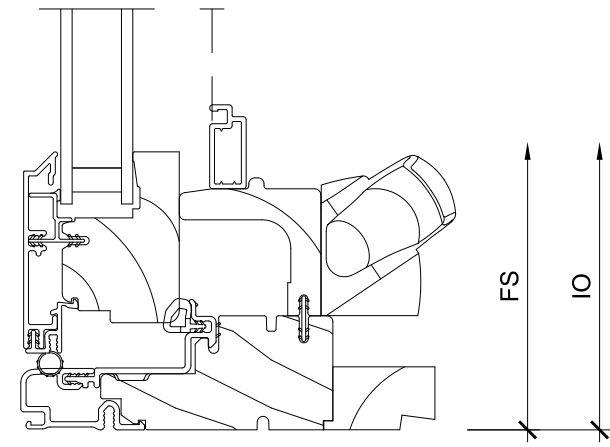
SCALE: 6" = 1'-0"



7
5

Jamb

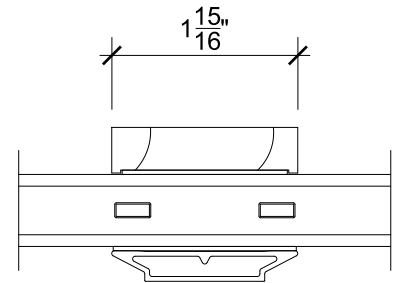
SCALE: 6" = 1'-0"



10
5

Sill

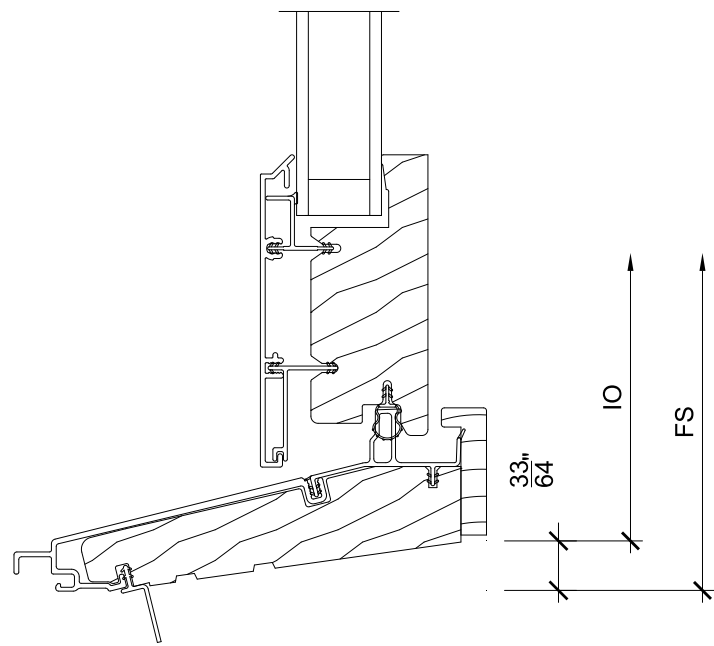
SCALE: 6" = 1'-0"



2
5

Divided Lite

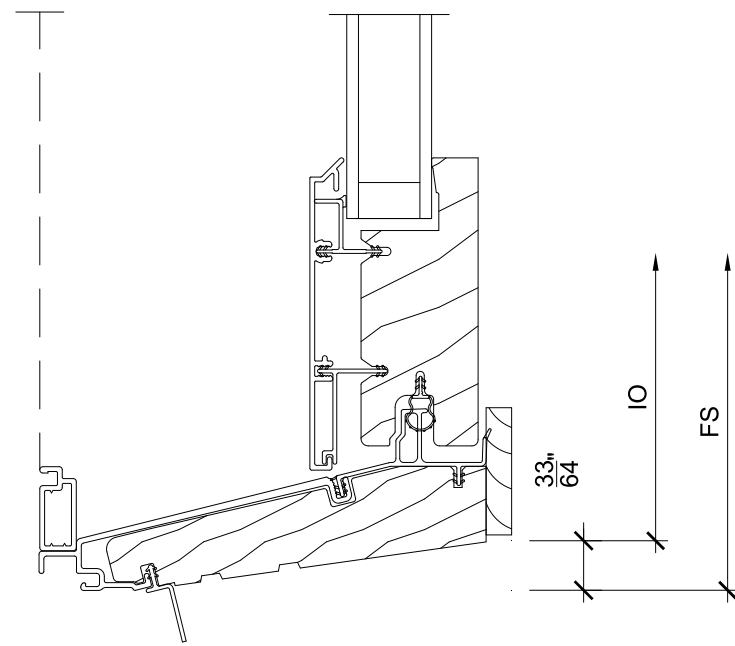
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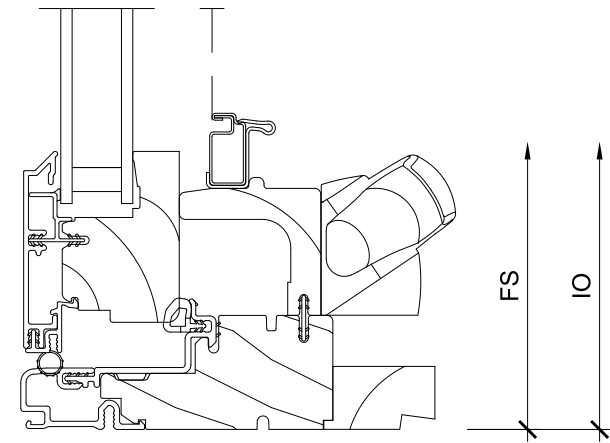
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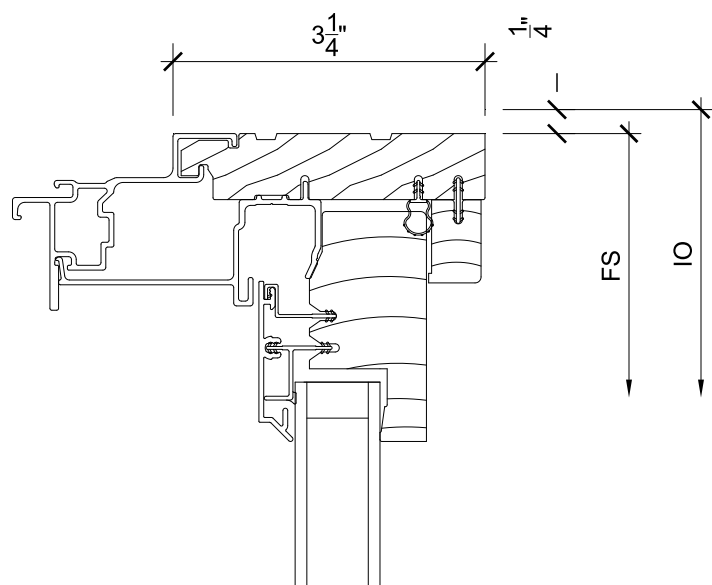
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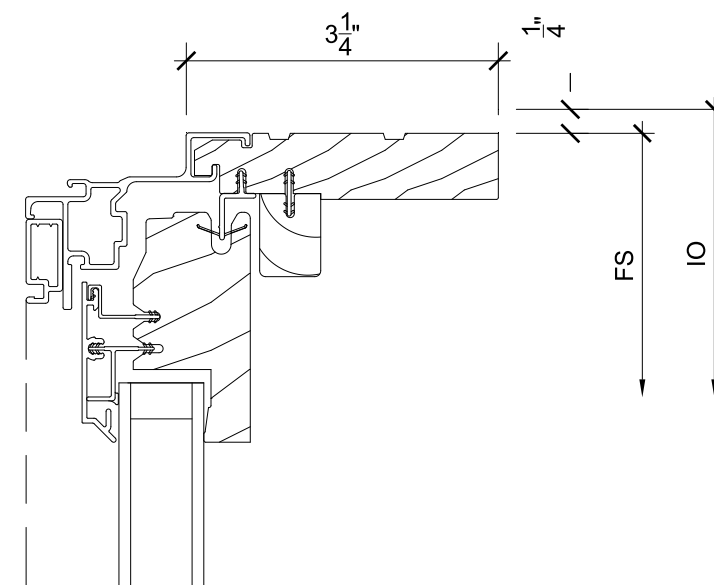
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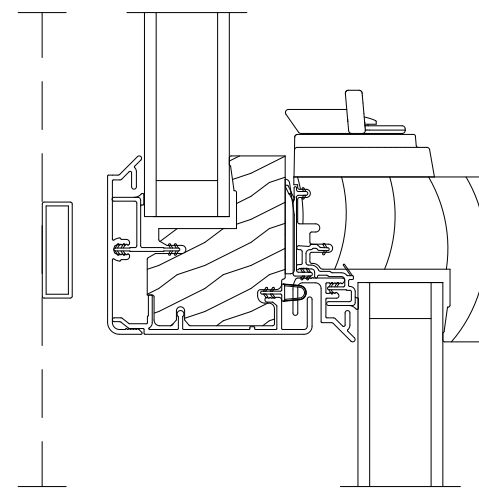
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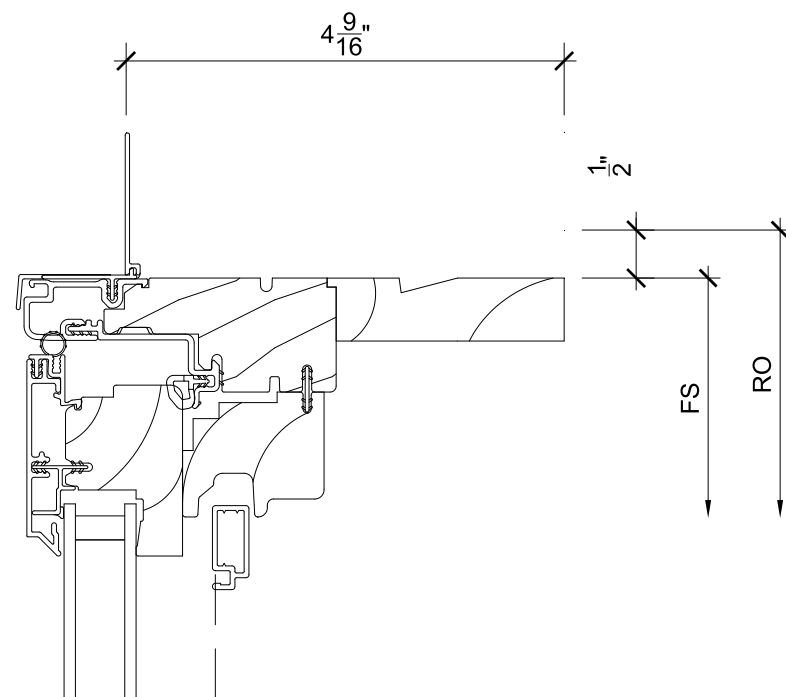
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Checkrail

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PROJ/JOB: Patrick Fenn / 540 Park St.

DIST/DEALER: GASTON & WYATT INC

DRAWN: PHIL MORIN

QUOTE#: SXV132Z

PK VERSION: 0004.12.00

CREATED: 12/03/2024

REVISION:

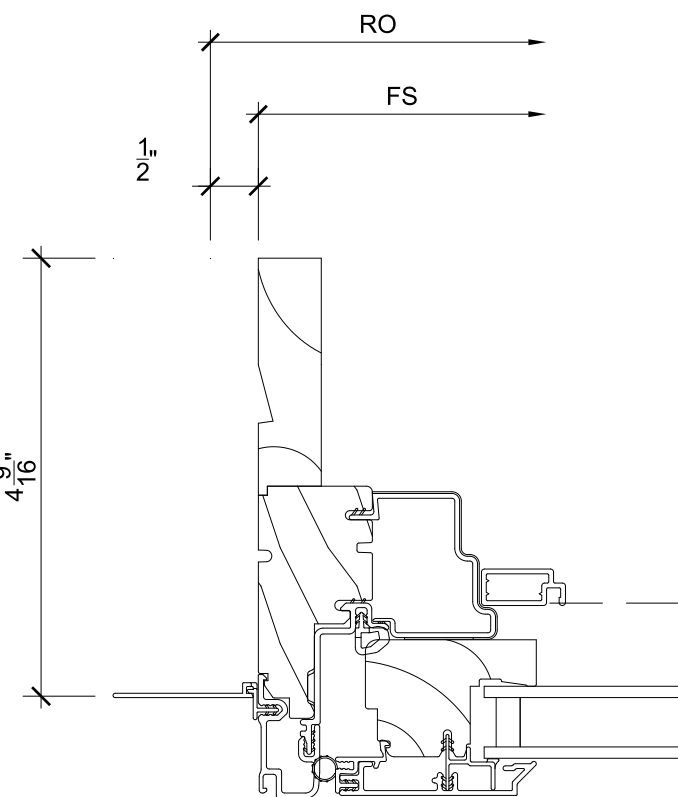
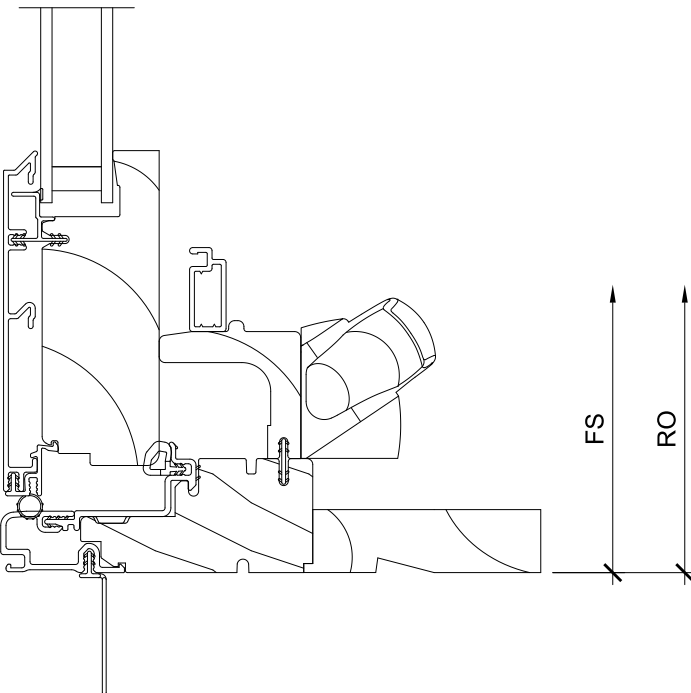
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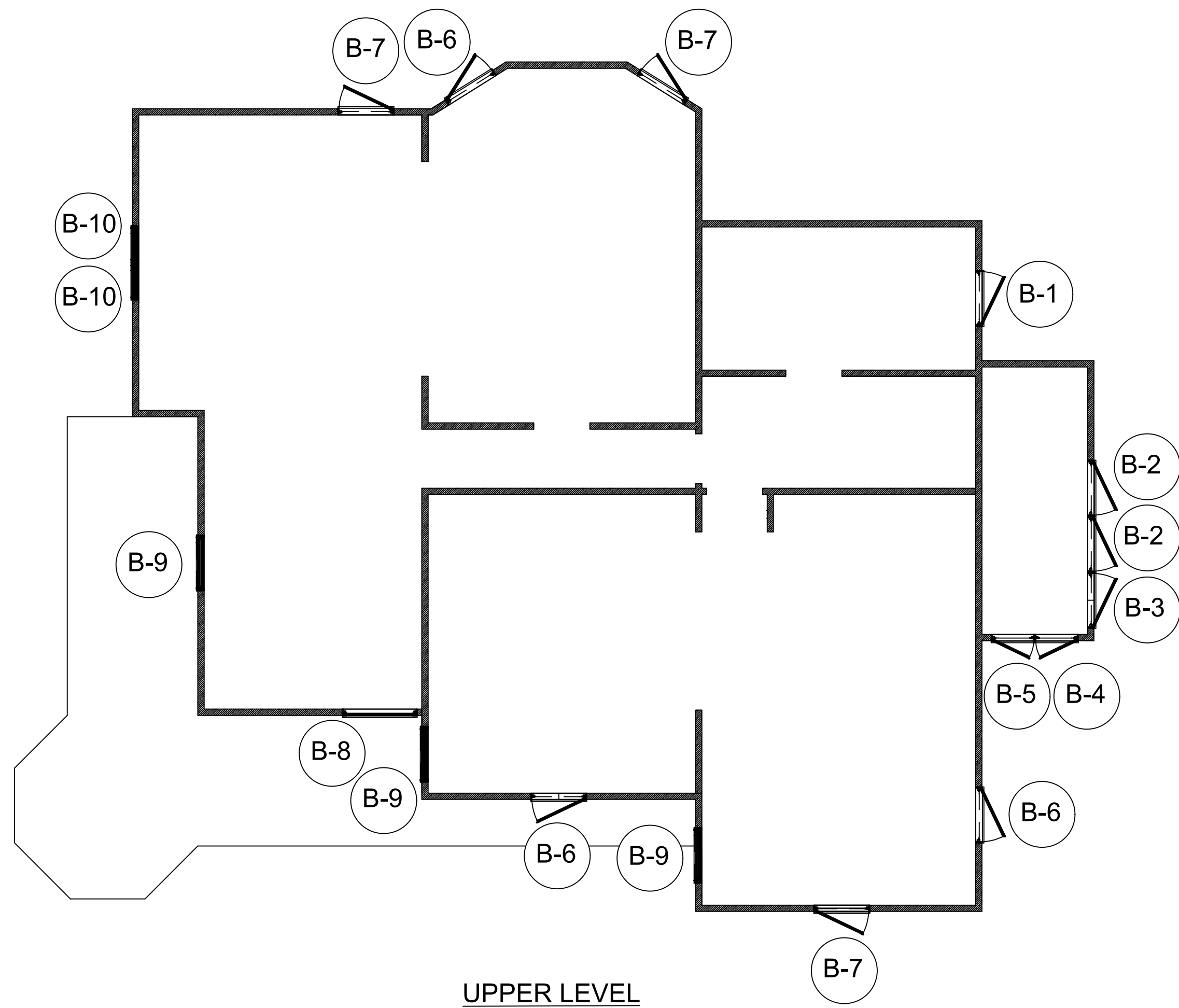
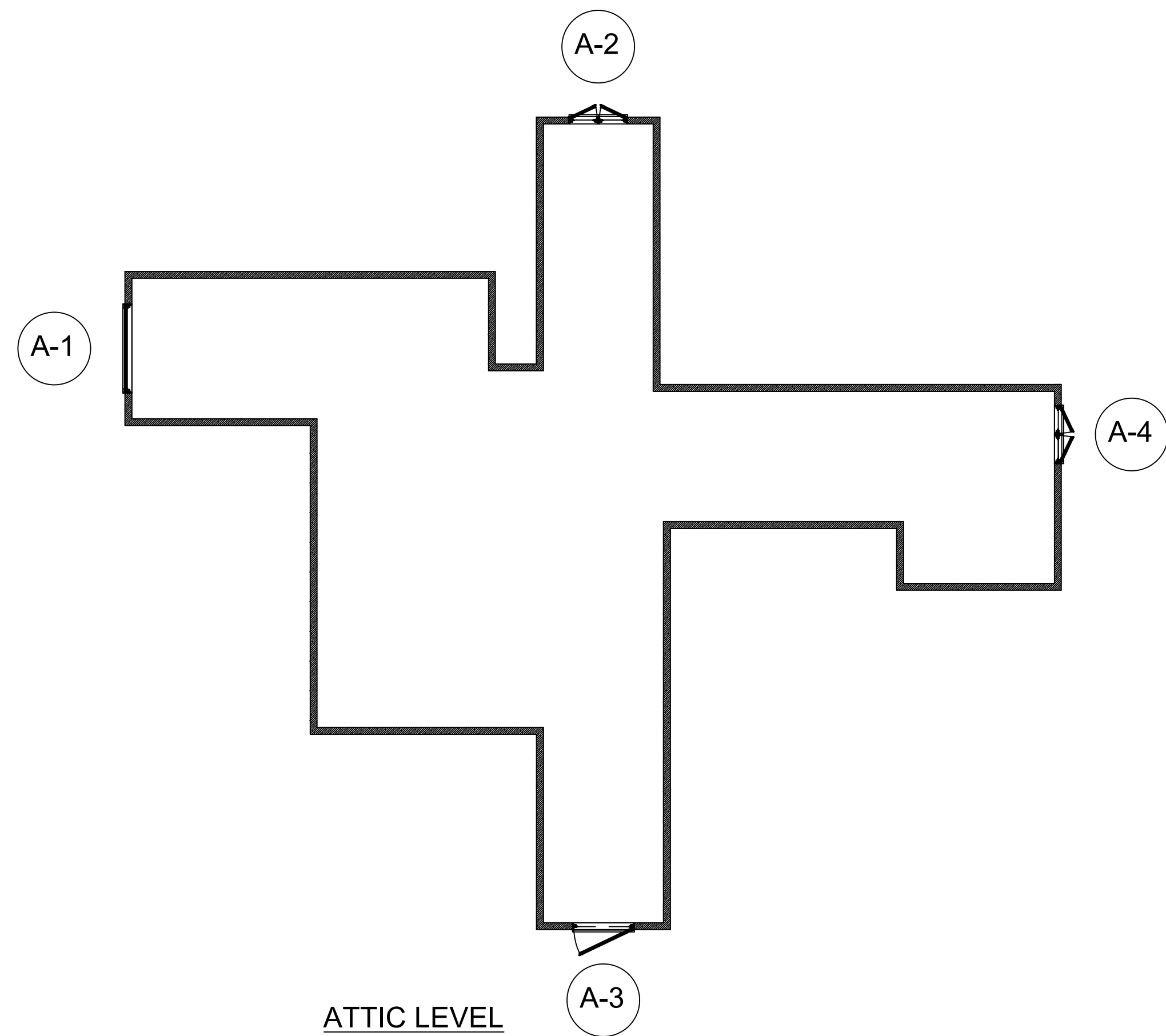
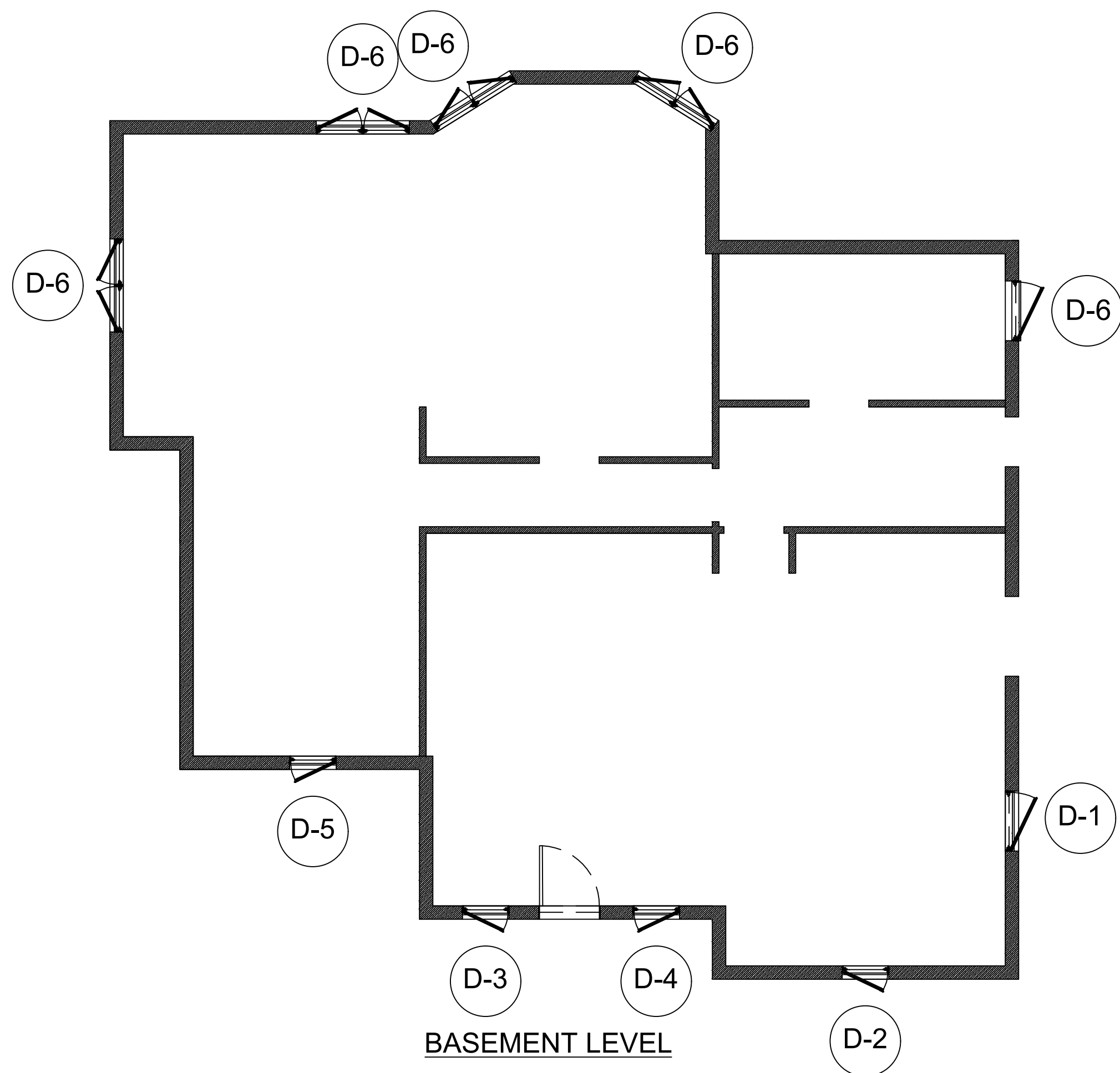
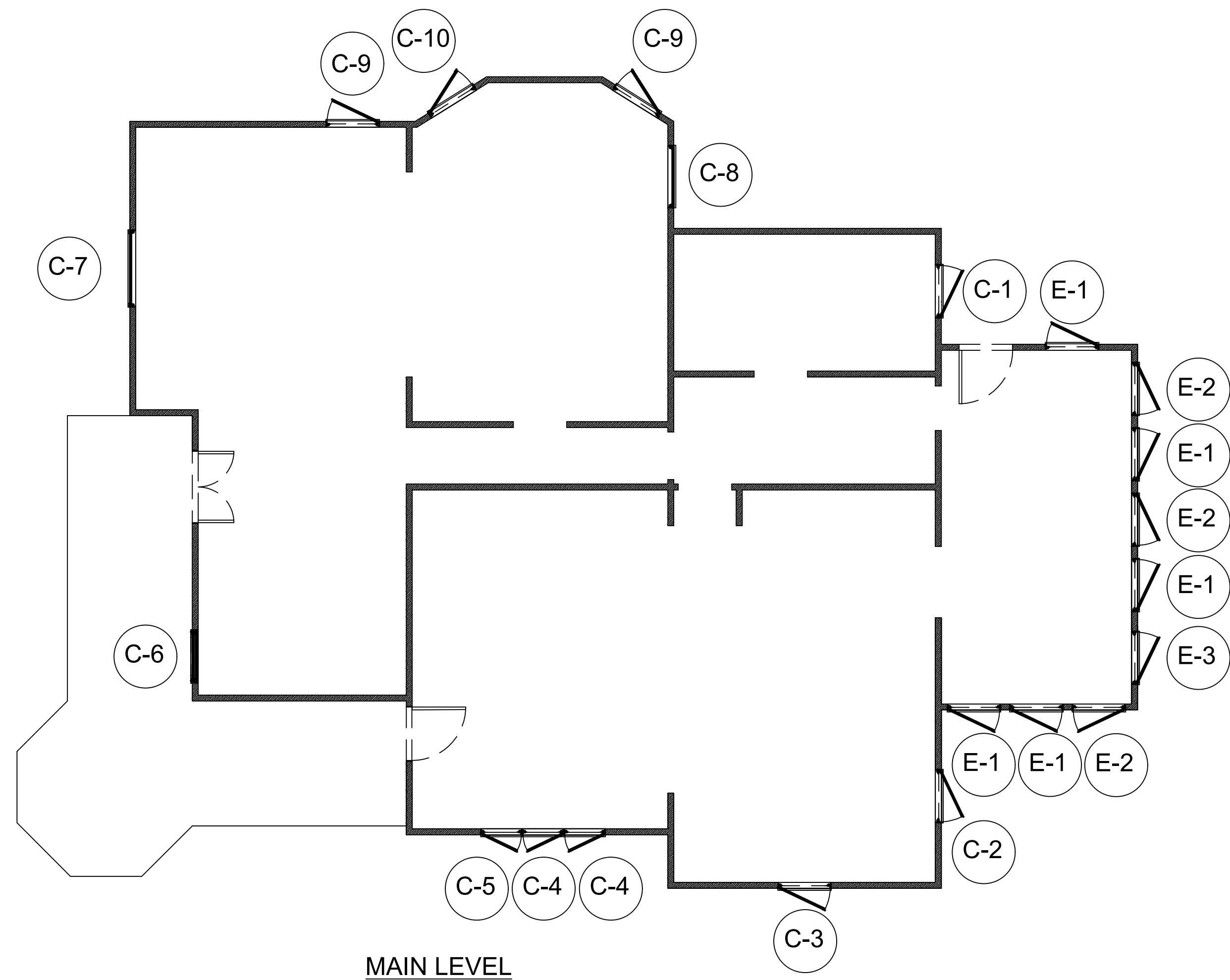
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OF 6

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49501. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

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ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows & Doors, Inc., 10000 Marvin Drive, Suite 400, Grand Rapids, MI 49503. If the Marvin shop drawings are used without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Patrick Fenn - 04/30/2024 / Park St - Ultimate
DIST/DEALER: GASTON & WYATT, INC
DRAWN: PHIL MORIN
QUOTE#: LVPSFJ1
PK VERSION: 0004.12.00
CREATED: 11/26/2024
REVISION:



**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR # 25-0052

1301 Wertland Street; TMP 040303000

Wertland Street ADC District

Owner: 1301 Wertland LLC and JSB Development LLC

Applicant: Edward Carrington, Seven Development

Project: Demolition of structure



Background

Year Built: 1843 (VDHR #44AB0732, Rivanna Archeological Services, August 2023)

District: Wertland Street ADC District

Status: Contributing structure

Wertenbaker House: A two-story, three-bay, brick house with a rear ell. (William Wertenbaker was UVA's second librarian, serving from 1826 until 1880.) Built in the Greek Revival style, renovations in the late-1800s included the Victorian porch and ornate cornice. In 1842, Wertenbaker acquired 27-acres from James Dinsmore's estate. He sold all but 6.25-acres, on which the house was built. By 1886, the parcel was 1.4-acres. By the 1980s, it had been reduced to 0.4-acres. See maps in Appendix. Historical surveys attached.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittal: Dunbar Structural Condition Assessment of 1301 Wertland Street, dated April 28, 2025. The applicant also made available measured floor plans for the house (attached) and the Phase I Archeological Investigation of the site completed by Rivanna Archeological Services in August 2023, accessible at: [Wertenbaker House Ph I – RAS Aug 2023](#)

Request CoA for demolition of the existing two-story, brick Wertenbaker House. [At this time, the applicant has not determined if the previously approved, multi-story apartment building will be constructed. See BAR CoA #'s 22-09-03 and 24-10-01 for reference.]

Discussion

From the Structural Condition Assessment submitted by the applicant, the house was determined to be in an adequate condition, with repairs recommended (excerpt below). No value is assigned to the proposed repairs.

While the structure overall is considered adequate, we recommend the following repairs should be considered.

- Patch all holes in the soffit and repair areas of rot and insect damage.
- Replace rotted fascia where necessary.
- Reinstall loose bricks in deteriorated piers.
- Replace all inadequately supported posts with new footings extending below frost depth (minimum 18").
- Permanently patch holes in bathroom floors.

See staff's notes (below) under *Criteria for Review and Decision per City Code* and *ADC District Design Guidelines for Considering Demolitions*. In summary, staff suggests application of the review criteria and the design guidelines recommends against approving the requested demolition CoA to raze the structure at 1301 Wertland Street.

Should the BAR deny the requested CoA, staff recommends the motion include the reasons for the decision.

Should the BAR approve the requested CoA, staff recommends a condition requiring that prior to approval of a demolition permit, the structure will be documented thoroughly with photographs and measured drawings according to the Historic American Building Standards, with the documentation submitted for the BAR archives.

Finally, per City Code Chapter 34, Section 5.2.7.E., within 10 business days of the date of the BAR decision, that action can be appealed to City Council.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application *as* application with the following condition:

- Prior to approval of a demolition permit, the structure will be documented thoroughly with photographs and measured drawings according to the Historic American Building Standards, with the documentation submitted for the BAR archives.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted: ...

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 per 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;
 - Staff Note: Recent research by Rivanna Archeological Services determined the two-story, brick house was constructed in 1843.

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;

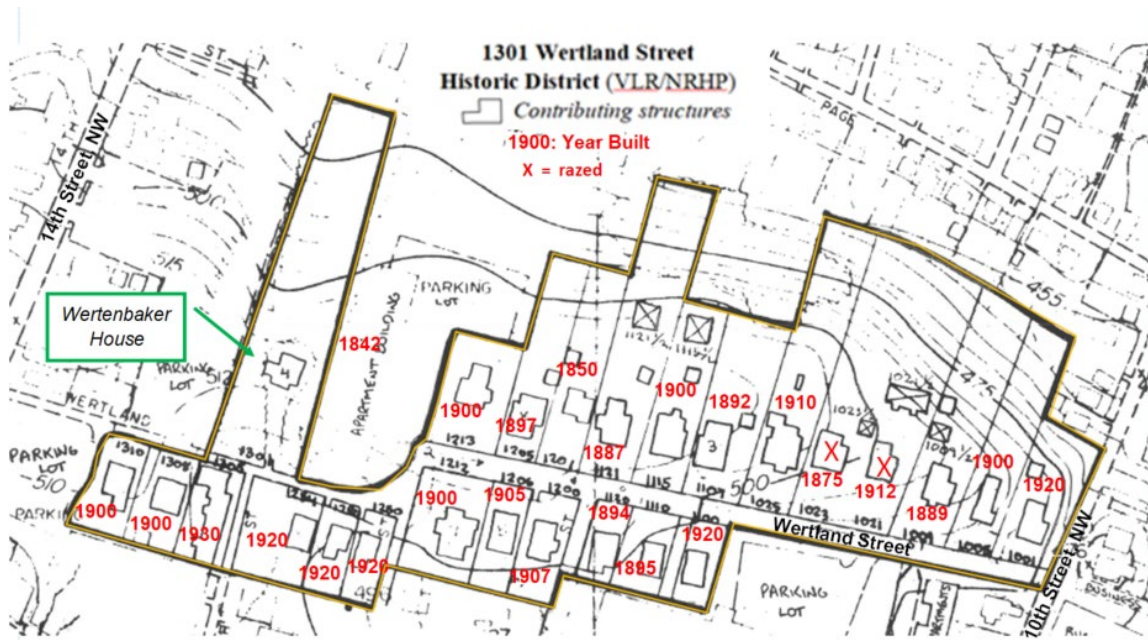
- Staff Note: The Wertenbaker House (VDHR #104-0136-0023 and #104-0047) is a contributing structure in the VLR/NRHP-listed *Wertland Street Historic District* (VDHR #104-136). www.dhr.virginia.gov/historic-registers/104-0136/

From the NRHP listing:

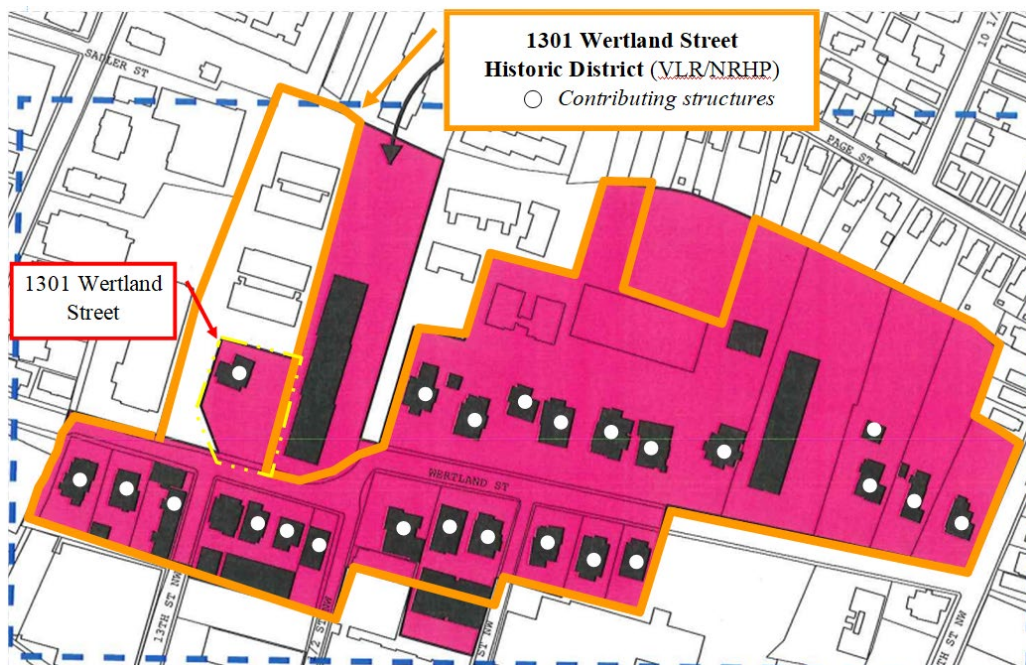
1301 Wertland Street (Wertenbaker House): brick (random bond); 2 story with high basement: standing seam metal gable roof: 3 bay: 3 bay one story front porch: one bay second story porch; central bay entrance; six-over-six double hung sash windows; front door with side lights and transom; doors and windows with architrave frames; 2 interior chimneys; 2 story rear addition. Ca 1830. Federal style. Built by William Wertenbaker, chosen by Thomas Jefferson as librarian for the University of Virginia.

The Wertland Street Historic District is significant because of its historic and architectural associations with both Charlottesville and the University of Virginia. Beginning with the 1830 construction of the Wertenbaker House, home of the University's second librarian, through current times as a residential area for faculty and students, the development of Wertland Street has closely paralleled the growth of the University. Containing the most undisturbed and cohesive collection of Victorian vernacular design houses left in Charlottesville, the district has remained relatively unchanged for seventy years, avoiding the forces of change that have altered the area surrounding it and many of the other neighborhoods surrounding the University of Virginia. While the recently listed Rugby Road-University Corner Historic District includes many significant buildings that reflect the history of the University over more than a 100 year period, nowhere else in Charlottesville is the history and architecture of turn-of-the-century Charlottesville as well preserved and self-contained as in the Wertland Street Historic District.

- Additionally:
 - In 1974, the Charlottesville Landmark Commission identified the Wertenbaker House as one of the City's historically and architecturally significant structures.
 - In 1984, the Wertland Street Historic District was listed on the Virginia Landmarks Register. In 1985, the district was listed on the National Register of Historic Places. (For both, 1301 Wertland Street is listed as a contributing resource.)
 - In 1999, City Council established by ordinance the Wertland Street ADC District. (1301 Wertland Street was designated a contributing structure.)



Note: The local district's *contributing structures* are designated (shaded) on the City map. Note that the ADC District boundary and the *contributing structures* do not coincide with the NRHP designations.



- 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;
 - Staff Note: The house was constructed in 1843 by and served as the residence of William Wertebaker (1797-1882) and his family. In 1826, Wertebaker was

chosen by [Thomas] Jefferson as the second Librarian of the University of Virginia, serving until 1880.

- 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;
 - Staff Note: Within the City, the Wertenbaker House is one of approximately 20 extant buildings constructed prior to 1850. The house is significant due to its association with the early University, and it is the oldest structure within the Wertland Street Historic District. (When the VLR/NRHP district was established, 25 primary structures dating from 1843 to 1930 were identified as *contributing*; of these, 23 remain. (Razed: 1023 Wertland, built 1875, and 1021 Wertland, built 1912).
- 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; and
 - Staff Note: 1301 Wertland Street could be reproduced, physically; however, an accurate reproduction would require period materials and construction methods.
- f) The degree to which distinguishing characteristics, qualities, features, or materials remain;
 - Staff Note: The house was constructed (18143) in a Federal/Greek Revival style. In the late-19th century, it was remodeled in a Victorian style, with the addition of the front porch and the ornate cornice. Aside from extensive repairs and the encroachment of nearby development—in 1886 the property was 6.25 acres lot; today it is a 0.4-acre parcel—the house generally retains its original and late-19th century appearance. In the 1980s the house required significant repairs, with the necessary rehabilitation partially funded by state/federal Rehabilitation Tax Credits administered by the Virginia Department of Historic Resources. From the VDHR documents: The roof was replaced. The cornice, front porch, and windows were in *fair to poor condition*, requiring repair and replacement. The exterior masonry was in *fair to good condition*, requiring cleaning and repointing.
- 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.
 - Staff Note: 1301 Wertland Street is individually unique in its architecture and its association with the early history of the University of Virginia. It is additionally significant as part of a cohesive district of 19th century dwellings associated with the University.

- 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;
 - Staff Note: The applicant has submitted a structural report prepared by Dunbar, dated April 28, 2025.
- 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; and
 - 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: Of the 25 primary structures listed as contributing to the VLR/NRHP historic district, 23 remain.

5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

- Staff Note: Staff is not qualified to comment on the practicability of moving this structure.

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 historic character of a district is the sum of its parts. The incremental loss of historic resources erodes that character.

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.

- Staff Note: The April 28, 2025 report from Dunbar concluded “the structure overall is considered adequate, we recommend [listed repairs] should be considered.”

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.

APPENDIX

Prior BAR Reviews: Related to proposed apartment building at east side of historic house.

February 15, 2022: BAR held a preliminary discussion for this project.

Meeting video (01:22:00): [BAR Meeting Feb 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal February 2022](#)

March 15, 2022: BAR held a preliminary discussion for proposed multi-story building.

Meeting video (00:08:46): [BAR Meeting March 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal March 2022](#)

September 20, 2022: BAR discussion of proposed multi-story building; accepted applicant's request for deferral.

Meeting video (01:22:00): [BAR Meeting Sept 20 2022](#)

Submittal: [1301 Wertland St - BAR Submittal September 2022](#)

October 18, 2022: BAR discussion of proposed multi-story building; accepted applicant's request for deferral.

Meeting video (0:55:00): [BAR Meeting October 18 2022](#)

Submittal: [1301 Wertland St - BAR Submittal October 2022](#)

January 18, 2023: #22-09-03. BAR approved CoA (7-0) for the proposed multi-story building and related alterations to the existing house and property, see motion below.

- Meeting Video: (55:54): [BAR Meeting January 18, 2023](#)
- Submittal: [1301 Wertland St - BAR Submittal January 2023](#)
- Motion to approve: 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, and related alterations to, 1301 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application with the following conditions [as amended by the Chair, with references to the BAR's discussion]:
 - [Complete] a Phase I archeological investigation of the site.
 - [Per staff 's proposed language.] Protect the existing structure by consulting with an engineer to develop a preservation and protection plan for the Wertenbaker House and submit the preservation plan for the BAR record.
 - [Per staff 's proposed language.] Lighting will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than

90. And should there be concerns expressed later related to glare, the owner will work with NDS to find a reasonable solution.

- Landscaping:
 - Final location of plantings be adapted to better frame and ensure visibility of the Wertenbaker House from Wertland Street, which may include the moving or removal of serviceberries;
 - include landscape species selection incorporate a large-scale canopy tree where possible as close to Wertland [Street] as possible;
 - the sweetgum variety replaced with a seedless variety, a an approve tree from the City Tree list, or an appropriate native tree of similar scale;
 - [revised landscape plan will be revised and submitted for BAR record].
- Roof top equipment be screened by a method in accordance with BAR guidelines.

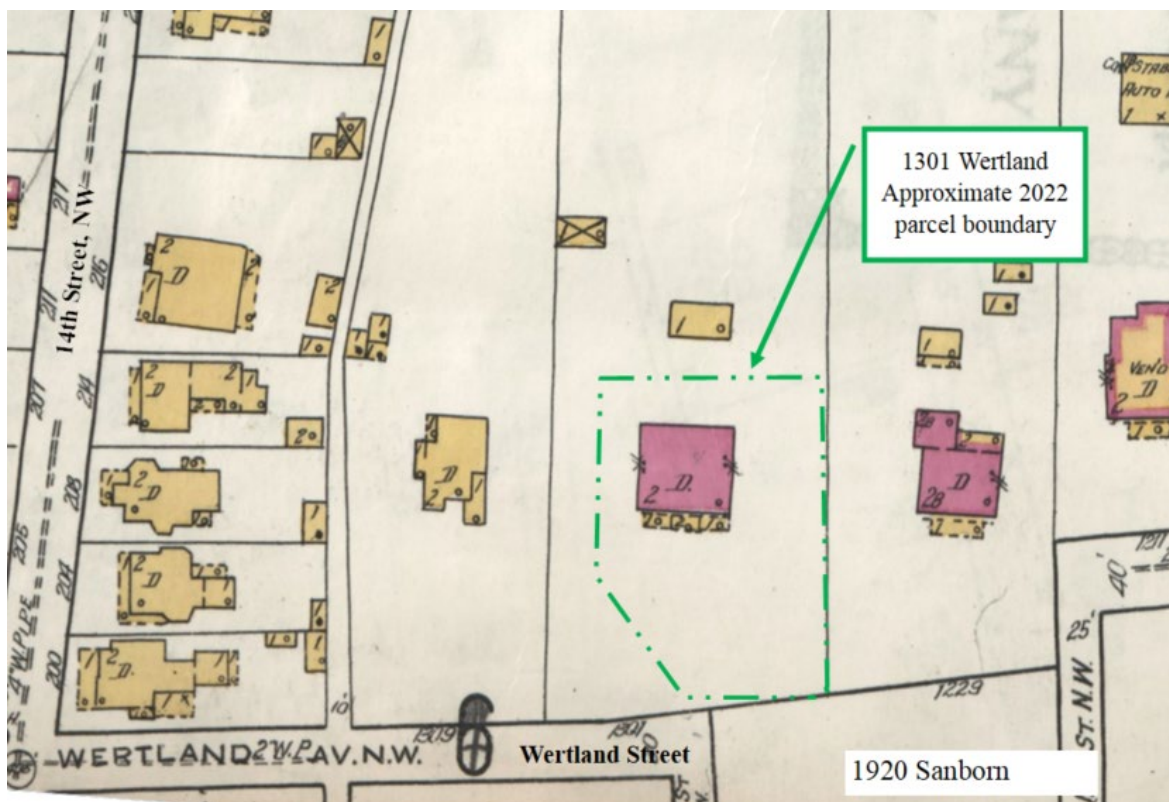
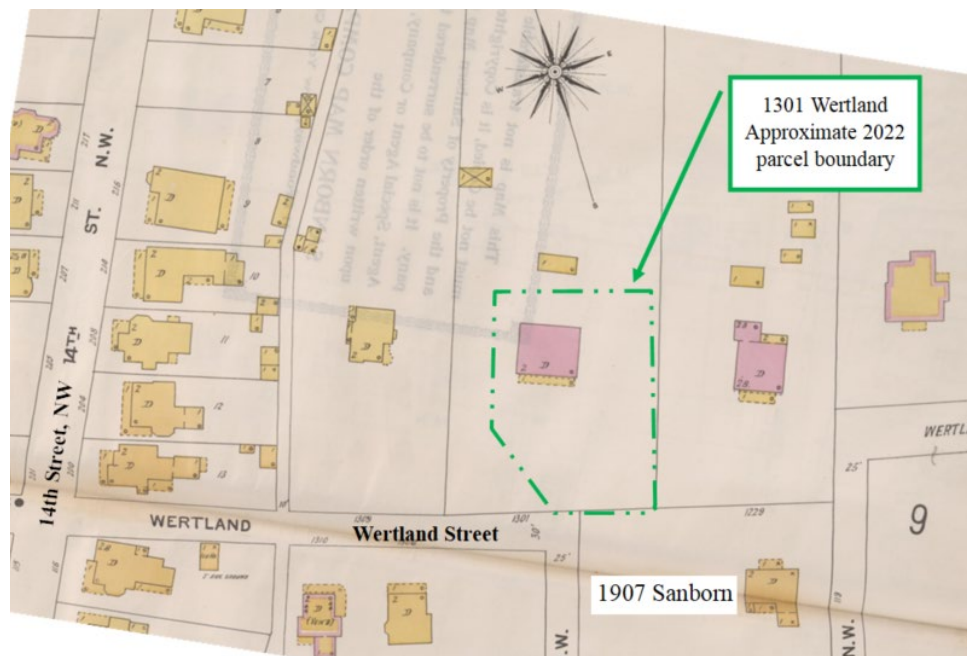
October 15, 2024 – BAR approved (8-0) CoA for modifications to the previous CoA (#22-09-03) related to alternative materials. (Conditions of prior CoA were unchanged.)

- Meeting Video: [BAR Meeting October 15 2024](#)
- Submittal: [1301 Wertland St - BAR Submittal Oct 2024](#)
- Motion to approve: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed modifications to the approved design (ref CoA #22-09-03) for new construction at 1301 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application as submitted.

Misc. maps and information

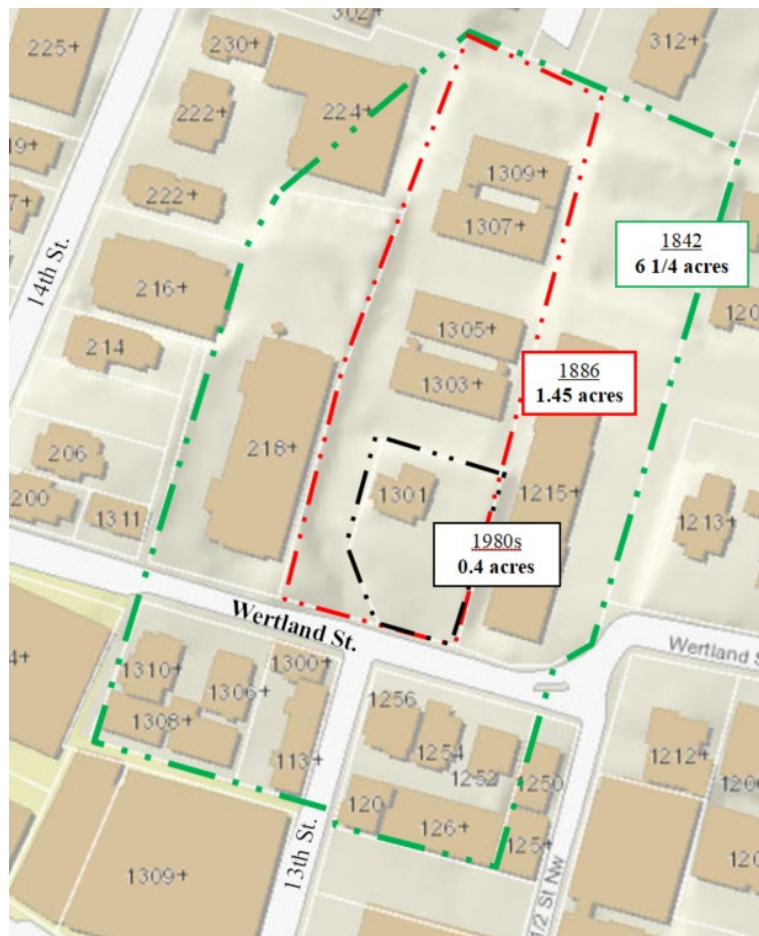
City GIS







Wm. Wertenbaker Property
 Approx. parcel lines, based on historical survey notes



c1920 Hollsinger photos



April 28, 2025

Edward (Bo) Carrington (edward@sevendevdevelopment.com>)
Principal
Seven Development
310 Old Ivy Way Suite 204
Charlottesville, VA 22903
434-962-1449

RE: 1301 Wertland, Charlottesville VA
Structural Condition Assessment
Dunbar Project 2504-33

Dear Mr. Carrington,

As requested, we recently visited the 1301 Wertland St to review the condition of the structure. Following is a summary of our initial observations and recommendations.

Summary

Overall, the building appears to be in generally adequate condition. However, several areas require maintenance and localized repairs. These items are detailed in the Recommendations section.

Photo 1: Front of the building





Observations

The structure is a two-story brick house, originally constructed around 1830, with approximate exterior dimensions of 45 ft x 37 ft. It features multi-wythe brick masonry walls and wood floor framing. The roof is a gable-style wood-framed system. A front porch and second-story balcony are present, with the balcony supported by pressure-treated lumber and brick piers, along with additional pressure-treated wood posts.

- The **brick exterior** is in fair condition. There is a vertical crack on the front wall running from ground floor to the right window (South East Corner). Also, Along the East side of the building, several window openings show signs of the brick warping indicating the East corner of the building might have settled more relative to the rest of the building. All visible repairs appear to be old so it is not apparent that any movement is a recent event.

Photo 2: South East side window with vertical crack in brick. Signs of a previous older repair in the crack.





Photo 3: East side of the building with some warping of the window frame and evidence of previously older repair to the brick under the windows.



- The **front porch** is in fair condition. The brick pier to the left of the porch stairs (West of the stairs) has some of the bricks loose at the top of pier. There are several pressure treated posts added to the deck in a ad hoc manner. Some posts are sitting on the brick wall. Others are sitting on solid CMU blocks. The piers on CMU block foundations are not set below the frost line and are prone to frost heave. The posts should be set on solid blocks extending below the frost depth of 18" minimum.
 - The **porch floor framing** generally appears adequate except for areas of water and weather deterioration. The fascia board is rotten and insect damaged and should be replaced.
-



Photo 4: Brick Pier with loose brick.



Photo 5: Front porch with wood posts and CMU foundations.





- The **roof overhangs** show significant rot and damage with several holes in the ceiling overhang that allow animal intrusion. These should be sealed up or repaired.

Photo 6: Front balcony with damaged soffit.



- The **interior stairs** show vertical displacement between stair treads and wall baseboards.
- **Floor framing** was not visible, but no significant concerns were noted. Some floor boards show minor cracking and splitting, but overall, appeared to be sound. The bathrooms have some ad hoc patches at holes and should be considered for more permanent methods. The ceilings in multiple rooms are water stained.

Recommendations

While the structure overall is considered adequate, we recommend the following repairs should be considered.

- Patch all holes in the soffit and repair areas of rot and insect damage. Replace rotted fascia where necessary.
 - Reinstall loose bricks in deteriorated piers.
 - Replace all inadequately supported posts with new footings extending below frost depth (minimum 18").
 - Permanently patch holes in bathroom floors.
-



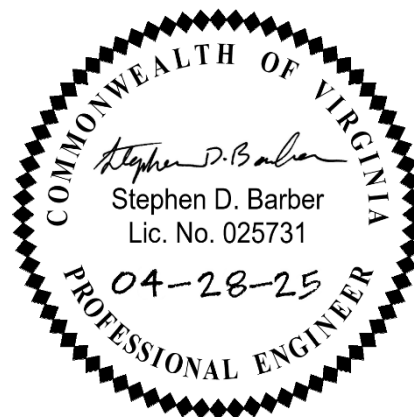
Please note that our observations were limited to visible portions of the structure during the site visit. We appreciate the opportunity to support this assessment. Please feel free to contact us with any questions or if we can be of further assistance.

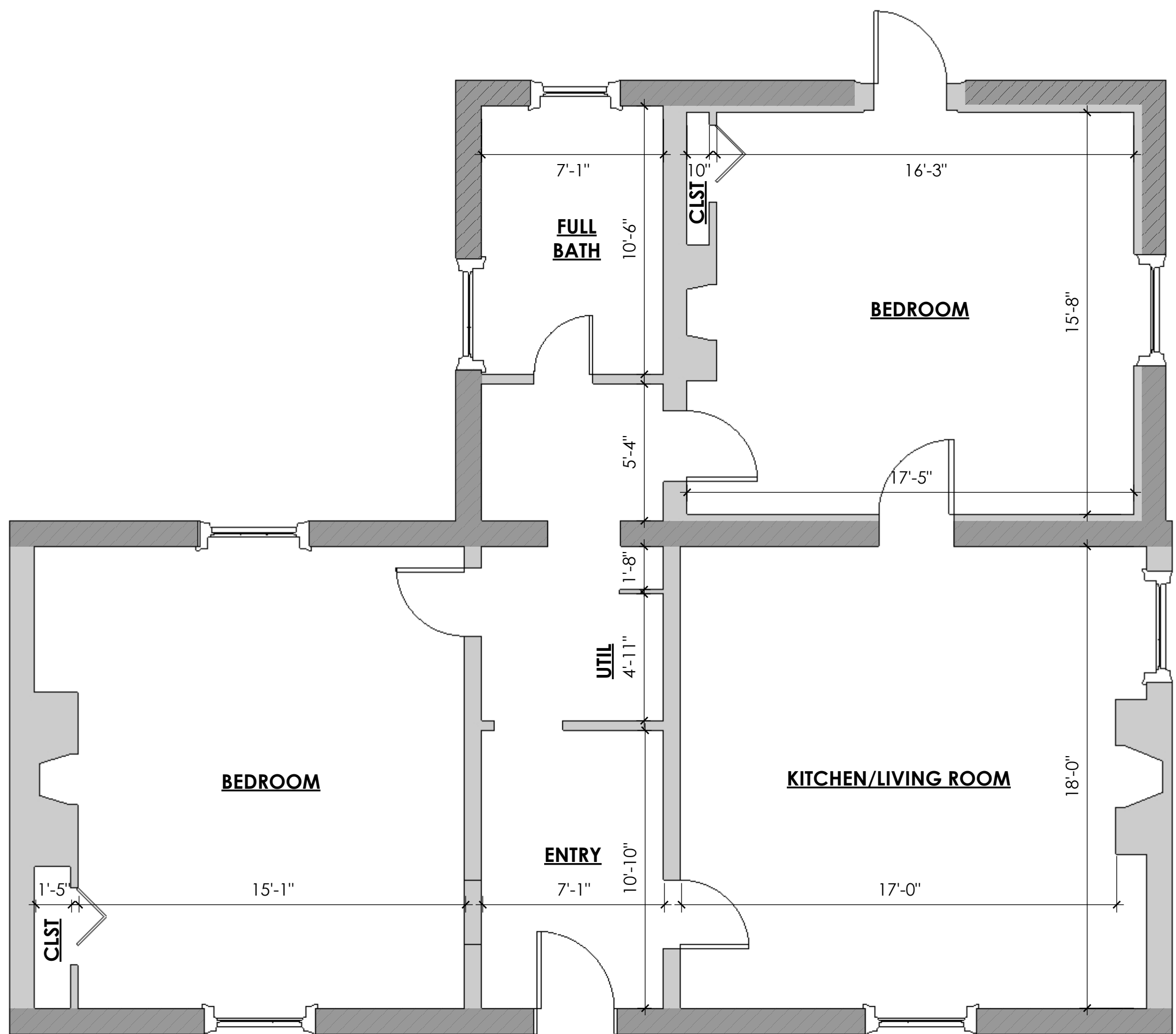
Very truly yours,

A handwritten signature in dark ink, appearing to read 'R. P. Krumpen', with a stylized flourish at the end.

Robert P. Krumpen, PE

Stephen D. Barber, PE

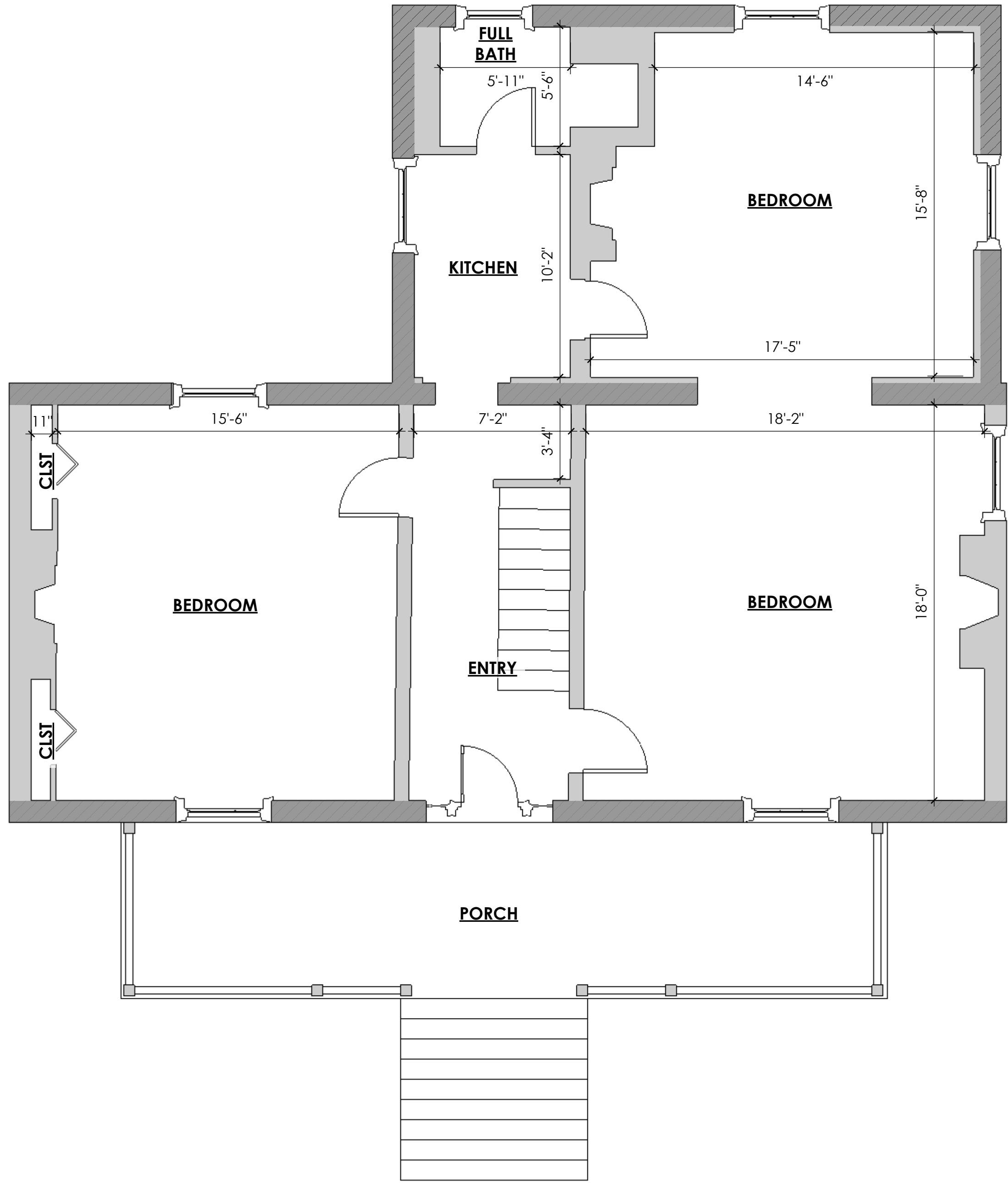




1
SK1

EXISTING - LOWER FLOOR

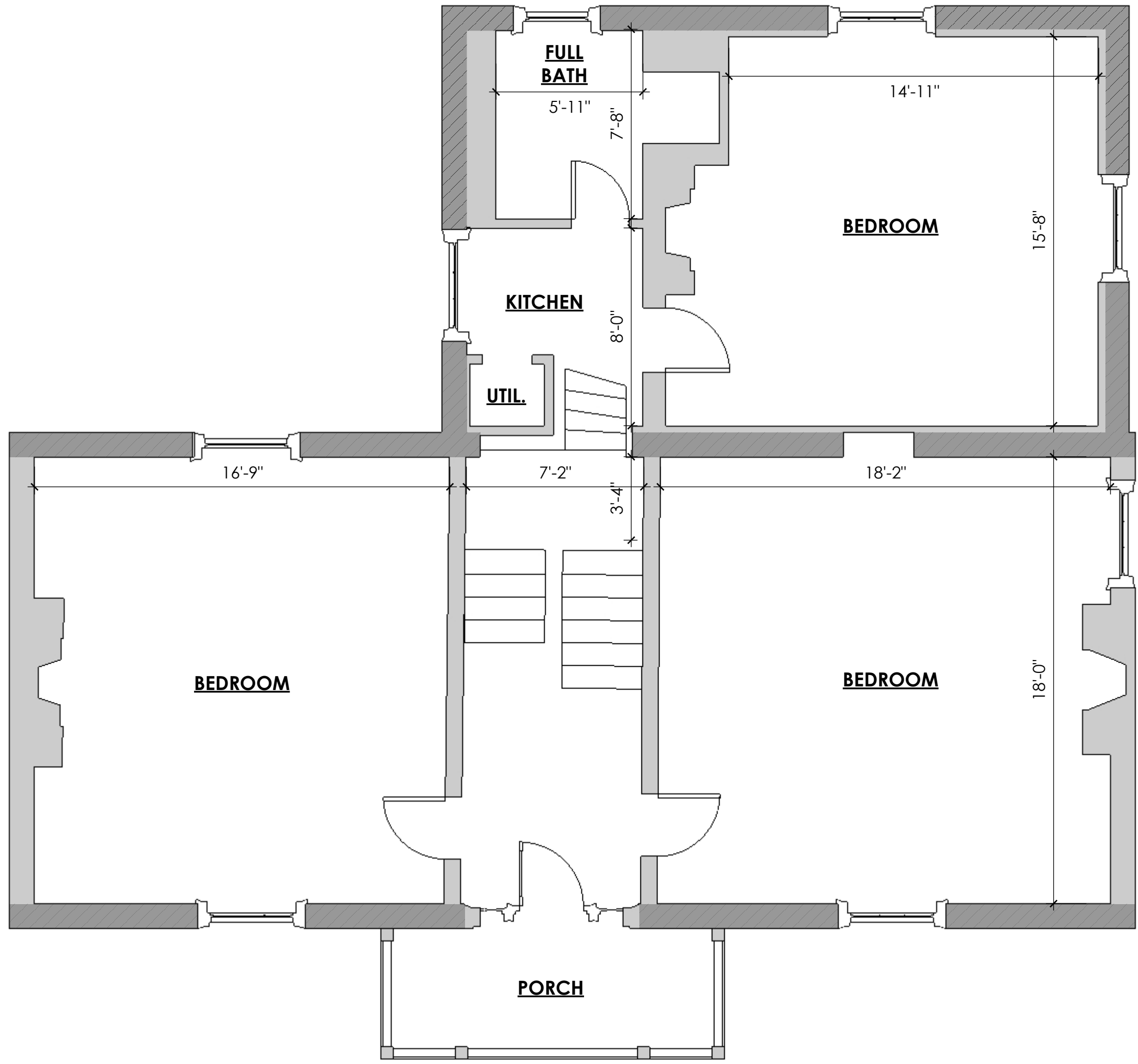
1/4" = 1'-0"



1
SK2

EXISTING - MIDDLE FLOOR

1/4" = 1'-0"



1
SK3

EXISTING - UPPER FLOOR

1/4" = 1'-0"

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1301 Wertland Street
 Map and Parcel: 4-303
 Census Tract & Block:
 Present Owner: Dyer, Anne F. Humphrey's et. al.
 Address: P.O. Box 3114, University Station
 Present Use: Residential
 Original Owner: William Wertenbaker
 Original Use: Residential

BASE DATA

Historic Name: Wertenbaker House
 Date/Period: Circa 1830
 Style: Federal
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-1 and R-3
 Land Area (sq.ft.): 80,586 sq. ft.
 Assessed Value (land + imp.): 35,600 + 150 = 35,750

ARCHITECTURAL DESCRIPTION

1301 Wertland Street is a brick "L" shaped house on a high basement. The leg of the "L" is a later addition but is of similar construction. The front section of the house is three bays in length and the nearly square back section covers two bays of this length. The main section with a gently sloping metal gable roof has solid brick and gable walls and inside end chimneys. The back section has a large chimney on one side and a hipped roof of the same height as the gable of the main block with which it intersects. There is a bracketed cornice with plain frieze running around the entire house. Besides the fine brickwork the most notable feature of the house is the elaborate symmetrical stick style porch. This is open underneath and supported to the level of the first floor by large square brick posts. It is reached by a broad flight of eight wooden stairs. Carved posts support the low metal roof creating symmetrical end bays and a central bay of equal size flanked by small bays and surmounted by a low pediment. The central second floor porch repeats the design of the entrance section with a larger pediment. An intricate railing runs between the posts on both levels and the porch exhibits definite stick style characteristics which date it later than the house.

HISTORICAL DESCRIPTION

This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenbaker. The land was generally known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C. C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker was chosen by Jefferson as the second Librarian of the University and served over fifty years. He was also sheriff and postmaster. It appears that the Wertenbakers acquired some of the land from James Dinsmore who died in 1830. He had a brick storehouse, kitchen and smokehouse in the vicinity of the present building (ACDB 36-319). In 1886 6 1/2 acres of land originally owned by William Wertenbaker (and sold by his son who moved) containing the present house were sold in three lots. Lot 1 containing the present house was sold to Charles Venable and James Jones (DB 1-314) who sold it to M. W. Humphreys (who had been renting the house) on Oct. 27, 1891 (DB2-449). The present owners are the heirs of M. W. Humphreys who bequeathed the property (WC30281) to his children with a provision that his older child Louise have an option to buy it. Upon her death it was bequeathed to the present owner.



CONDITIONS

Poor

SOURCES

Mrs. Alice Flinn, 12 Elliewood Ave., Charlottesville
 Mrs. J. Rawlings Thomson, 729 Northwood Ave., Charlottesville
 County Records, City Records

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0047

Other DHR Number: Property Date(s) 1830 ca

PROPERTY NAMES

Wertenbaker House (1301 Wertland St.)

EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 4-303

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

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

1301 -	Wertland St.	
--------	--------------	--

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Wertland Street Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

1301 Wertland Ave. Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Landscaped lot with mature oaks completely surrounded by parking lots and modern apartment buildings.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
--------	------	-------------	-----------

1.0	1	Single Dwelling	Historic
-----	---	-----------------	----------

TOTAL: 1

Historic: 1

Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Flemish Bond
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	6/6
Porch	0	2-story, 5-bay	Wood	Victorian
Chimney	2	Interior	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1830 ca

Source of Date: Written Data

Architectural Style: Late Victorian

Description:

Believed to have been built about 1830, the Wertenbaker House is a Federal/Greek Revival residence that was made-over in the Victorian style towards the end of the 19th c. Early exterior features include a symmetrical three-bay front elevation with center entries on both the first and second stories. The first-story entry has a transom, sidelights, and an ornamental surround; the upper entry has sidelights. Victorian features include the front porch, which has five bays on the first story and three on the second, with turned posts, sawn brackets and friezes, an intricate balustrade, and a pedimented gable. The house also has a bracketed cornice that extends to a rear two-story ell. Pre-existing surveys show that the house has Greek Revival and Victorian mantels, paneled pocket doors, and a stair with turned newels and scrolled tread brackets on the interior.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

The chimney tops have been repaired, otherwise there are virtually no post-1900 changes to the exterior.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning
Domestic
Education

Significance Statement:

The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places. This house--the oldest building in the Wertland Street district--was apparently built about 1830 for William and Louisiana Wertenbaker. William was the second librarian of the University of Virginia, and he served in the post for over fifty years. The house has considerable architectural as well as historical

interest.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14704	37 -	3/ /1996
B&W 35mm Photos	14705	26 - 27	3/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Report
Author: City of Charlottesville Dept. of Community Devt.
Citation Abbreviation:
Historic Resources of Charlottesville, Virginia
Notes:

Sequence #: 2.0 Bibliographic Record Type: Report
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
VDHR file on the Wertenbaker House
Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: J. Daniel Pezzoni, Preservation Con
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :
Title :
Company: Wertenbaker Associates

Address: c/o Davis--PO Box 5384

City : Charlottesville State: VA
Zip : 22905- Country: USA
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

SEE MAP 5 SEE

MAP

0



SCALE : 1" = 100'

SECTION

4

104-47

13020775

104-41

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

reconnaissance main screen 1 of 7

Where is data filed at DHR?

DHR Iden. #

Property date(s)

Other DHR no.

Seq. #

Name

Property Name

Explanation

Hist

Address

Alternate spelling

Former/current

Historic/location

Original

Address-current

Current

Function/location

Location

VLR listing

Alleged

Descriptive

Historic

NHL listing

Alternate name

Former

Historic/current

NRHP listing

County/Ind. City

Tax Parcel Number

4-303

State VA Virginia

Mages' District

USGS Quad Map Name

Center UTM-Zone/East/North

UTMs of Boundary

reconnaissance main screen 2 of 7

Restrict Location and UTM data?

Address

Explanation

Suffix Thoroughfare Name

Address Superfield Screen

Address Explanation

Sequence Number

Main Street Number

Number Suffix

Street Name

Alternate

Name Change

Current

Number Change

Vicinity of:

Town/Village/Hamlet

Name of National Register Historic District

Name of VDH Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings

City

Hamlet

Rural

Suburban

Town

Village

Site Description/Notable Landscape Features

Landscape 100% w/ mature trees, lot mostly sav'd
by p. 100s + mod apt complexes

Ownership

F Public-Federal

P Private

L Public-Local

S Public-State

NR Resource Type

B Building

S Site

D District

U Structure

O Object

Seq. #

of

Wuzit Count

Wuzit Types

Historic?

Total

Historic

Non-Historic

Historic Non-Historic

Undetermined

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component

Conn. Type/Form

Material

Material Treatment

chimney(s)

columns

cornice

dormer(s)

foundation

porch

roof

walls

windows

2

ind end

br

stucco

25 5x5

gab (side)

dble

br

wd

met

br

wd

Viz +

SS

Flair

4/6

Individual Resource Information

Seq. # Wuzit

Primary?

Date Built

Individual Resource Superfield Screen

Sequence Number

Wuzit

Primary Resource?

Estimated Date of Construction

Source of Data

Architectural Style

Art Deco

Beaux Arts

Bungalow/Craftsman

Chicago

Classical Revival

Colonial

Colonial Revival

Commercial Style

Dutch Colonial

Early Class. Rev.

Early Republic

Exotic Revival

Federal

French Colonial

French Renaissance

Georgian

Gothic

Gothic Revival

Greek Revival

International Style

Italian Renaissance

Italian Villa

Italianate

Late 19th &

20th C. Revivals

Late 19th & Early

20th C. Amer.

Movements

Late Gothic Revival

Late Victorian

Mid-19th C.

Mission/Spanish

Colonial Revival

Mixed (more than 3 styles

from different periods)

Modern Movement

Moderne

No Style Listed

Octagon Mode

Other

Postmedieval English

Prairie School

Pueblo

Queen Anne

Renaissance

Romanesque

Second Empire

Shingle Style

Skyscraper

Spanish Colonial

Stick/Eastlake

Tudor Revival

Description

1+2-5 Fr. porch w/ 10 posts, dec. bal., sawn brackets,
+ hip + gable roof.
integral 2-5 ell w/ hip roof + flat dorm.
brd cover w/ 10-5, mod bas't level

Condition

Demolished

Deteriorated

Excellent

Fair

Good

Good-Excellent

Good-Fair

N/A

Poor

Rebuilt

Remodeled

Ruinous

Threats to Resource

Demolition

Deterioration

Development

Major Alteration

Neglect

None

None Known

Public Util. Expan.

Relocation

Structural Failure

Trans. Expan.

Vacant

chim tops rebuilt, otherwise few ext alts.

Number of Stories 2 Conditional Individual Resource Superfield Screen

Interior Plan Type _____

Accessed? _____ If not, why not? _____

Denied _____ No Trespassing _____ Not Accessible _____

Interior Description _____

Relationship of Secondary Resources _____

reconnaissance main screen 5 of 7
Historic Context

DHR Historic Context(s):

Agriculture/Subsistence	Ethnicity/Immigration	Recreation/Arts
Architecture/Landscape Architecture/	Funerary	Religion
Community Planning	Health Care	Settlement Patterns
Commerce/Trade	Industry/Processing/Extraction	Social
Domestic	Landscape	Traffic Engineering
Education	Military/Defense	Transportation
		Other

Significance Statement: _____

reconnaissance main screen 6 of 7
Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. #	Type	Citation

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____ Notes: _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____ Notes: _____

reconnaissance main screen 7 of 7
Cultural Resource Management Events

Date	CRM Event	Assoc. ID#

CRM Event Superfield Screen

Date: _____ Cultural Resource Management Event: _____

Organization or Person: _____

ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen

HONORIF: _____ Record Created: _____

FIRST: _____ LAST: _____ Last Updated: _____

SUFFIX: _____

TITLE: _____

COMPANY: _____ PHONE/EXTENSION: _____

ADDRESS: _____ STATE: _____

CITY: _____ COUNTRY: _____

ZIP: _____

Individual's Category Codes

Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant

Notes

Surveyor's Notes

Date Processing Events

Date	Event	Person

SITE PLAN

rd (below grate)

North arrow

13th st.

apts.

apt3

Wetland

1301

1+2-s porch

p. lot.

apts.

apt3

Drawn by: _____

Agency: _____

N.T.S.

Date: _____

SES - 2/96

1. County
Town Charlottesville
Street No. 1301 Wertland St.

USGS Quad Name
Quad Date
Scale

Original Owner William Wertenbaker
Original Usedwelling
Present Owner Mrs. Edward R. Dyer
Present Owner Address 1301 Wertland St.

Present Use dwelling (part of house
rented)

2. Historic Name Wertland
Present Name same
Date or Period ca. 1826
Architect
Builder, craftsman, etc.

Source of Date Mrs. Alicia W. Flynn

3. No. stories (dormers count as $\frac{1}{2}$ story):
~~Ten~~ over English Basement
Wall construction: Brick
Acreage

4. Historical Significance (Chain of Title, Families and Events, etc., connected with the property):

This house was built by William Wertenbaker who was for over fifty years Librarian at the University of Virginia, having been appointed by Mr. Jefferson.

It was later owned by his son, Charles Christian Wertenbaker who sold it to Prof. Milton Humphreys whose daughter Mrs. Edward R. Dyer is now the owner and occupant. Mrs. Dyer was one of the earliest women doctors and for some time served as a medical missionary in the Orient.

Charles Christian Wertenbaker built a house on the NW side of Wertland which was known as "Little Wertland". It was torn down a few years ago and its site is a parking lot for the University Hospital and Medical staff. On the SE side of Wertland the Wertenbaker family built a large building which was rented to students. It also has been torn down and the Wertland Garden Apartments now occupy the site.

Wertland is significant because of the builder and his association with The University and because the street on which it stands was named for it.

5. Architectural Significance (Note interesting interior and exterior details, etc. cite significant alterations and additions).

According to Mrs. Alicia Flynn, Great-granddaughter of the builder, William Wertenbaker planned the house himself. She says that he forgot to include an inside stairway to the kitchen and dining room which were in the basement so that the family always had to go outside to get to the dining room at meal times, apparently this stairway was never added in later years.

6. Condition of structure (check one):

(a) sound (b) in need of minor repairs X (c) in need of major repairs

offers have been made to owner for property. Rumor =
apt. building on site

1971

Mrs. Alicia W. Flynn
gt. granddaughter of Wm Wertenbaker

STREET ADDRESS: 1301 Wertland Street
MAP & PARCEL 4-303
VDHR FILE NUMBER: 104-007
CITY FILE NUMBER: 163
PRESENT ZONING: B-1
ORIGINAL OWNER: William Wertenbaker
ORIGINAL USE: Residence
PRESENT OWNER: Offices
ADDRESS: Wertenbaker Associates
c/o Roger Davis
P. O. Box 5384
Charlottesville, VA 22905
HISTORIC NAME: Wertland
DATE/PERIOD: 1842, c. 1984
STYLE: Vernacular
HEIGHT IN STORIES: 2 stories
DIMENSIONS AND LAND AREA: 7,598.24 sq. ft.
CONDITION: Good
SURVEYOR: _____/Bibb
DATE OF SURVEY: 1973/1987
SOURCES: City/County Records
Mrs. Alicia W. Flynn
Mrs. J. Rawlings Thomson

ARCHITECTURAL DESCRIPTION

The Wertenbaker House is a 2-story, 3-bay single-pile Virginia I-house set on a very high English basement. A 2-story rear wing makes it L-shaped. The foundation of the main block is constructed of brick laid in 5-course American bond. The facade is laid in Flemish bond, while the other walls, as well as both walls and foundation in the rear wing, are 5-course American-with-Flemish bond. The main block of the house has a steep gabled roof covered with standing-seam metal. It has projecting eaves and verges and a cornice with returns, simple brackets, and a plain frieze. The wing has a low pitched hipped roof with matching cornice. There are interior end chimneys in the main block and an interior chimney in the wing. Windows throughout the house are double-sash, 6-over-6 light. Those at the second story and basement levels are somewhat shorter. A one-story verandah, with a smaller one-bay second story porch set on its roof, covers the facade. The verandah has a low-pitched metal roof with a low, pedimented central gable, projecting eaves, a boxed cornice, and a pierced frieze. The upper porch has a higher pitched gabled roof. Both have coupled Eastlake posts and a balustrade combining elements of the stick style with Chinese Chippendale. The central entrance door has three horizontal panels above three vertical ones. Moulded pilasters between the door and sidelights support a cornice. The sidelights and transom have decorative glazing. The corner lights have been closed. A 2-flight stair with a simple Federal balustrade and decorated rail rises from the narrow central hall. The fireplace have coal grates.

HISTORICAL DESCRIPTION

The Wertenbaker House has been reported to have been built c.1830, or even as early as 1816, but the records do not support that theory. In 1842 William Wertenbaker purchased 27 acres of James Dinsmore's estate (ACDB 39-454). He immediately sold off all

but 6 3/4 acres (ACDB 40-13 & 14), and tax records state that he built this house the same year. Family tradition says that he designed it himself. Later his son C. C. Wertembaker built a house west of this, and the family built a house on the east to rent to students. William Wertenbaker was appointed by Jefferson to be the second librarian at the University. Wertland Street takes its name from this house. William Wertenbaker died in 1882, and his widow sold the property in 1886. James D. Jones bought the house and nearly two acres (City DB 1-314) and sold it in 1891 to M. W. Humphreys, a Greek Professor at the University, who had been renting it (DB 2-449). After his death, it was occupied for many years by his daughter, Dr. Louise H. Dyer, a former medical missionary, and it is now owned by her son Dr. E. R. Dyer (WB 3-281, 25-88).

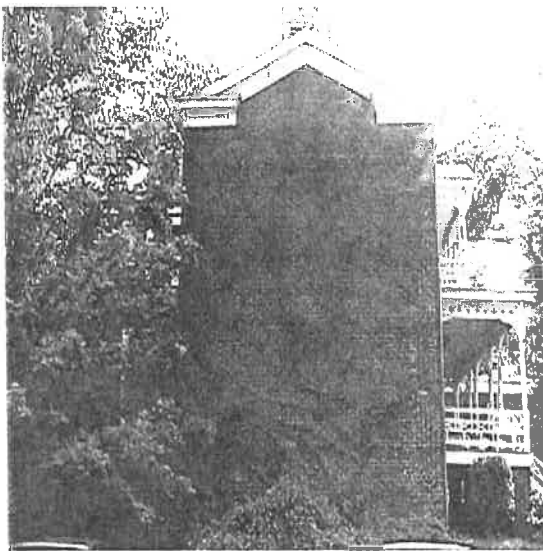
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

STATEMENT OF SIGNIFICANCE

Built in 1842 when this area was still rural, Wertland is the oldest building in the Wertland Street Historic District. On its own merits, it has already been individually designated as a local historic landmark. Its intricately detailed verandah is particularly noteworthy.

William Wertenbaker was chosen by Thomas Jefferson in 1826 to be the second librarian at the University, and he held that position for over half a century.

1301 WERTLAND STREET



all DB

36-319 Andrew Leitch → Wm Wertenbaker

8/13/1838

M^{rs} Mary & Ann Dimmore vs Leitch, Wertenbaker, et al:

Jama Dimmore's land on N side rd town → about $2\frac{3}{4}$ acres
 "on which are a brick store & dwelling house & other
 impts (k, smoke, etc)

bounded on S by Tpk, on E by st bet it & Alex. St C,
 Heiskell (for Dimmore → Peter Heiskell - Alex. Heiskell),
 on N by Wm Garland (for Dimmore et al), & on W by
 Alex. St C Heiskell (for John Borman ¹⁸³⁵ for Dimmore

39-454 V S Southall ^{comm} → Wm Wertenbaker

7/20/1842

Andrew Temple, et al vs Wm Dimmore vs Ann Garland (wid Wm)
 27 acres, part of land sold to Wm Garland by Temple
 W side rd ch'v → Ann

City DB

Geo Perkins, comm'r in chancery cause of Watson & Perkins
 vs Wertenbaker, & Mrs Louisiana ~~vs~~ Wertenbaker →

1-314

8/17/1859

James D. Jones

2 undivided $\frac{1}{2}$ int in $1\frac{17}{20}$ acres, Lot 1 on ~~the~~ plat A & DB

87-385

contract 1856 to Jones & Charles Venable, Jones paid all

see 1847 deed of trust A & DB 45-200

~~see~~

AEDB Wm & Louisiana Wertenbaker → Eva Everett

45-200 deed of trust

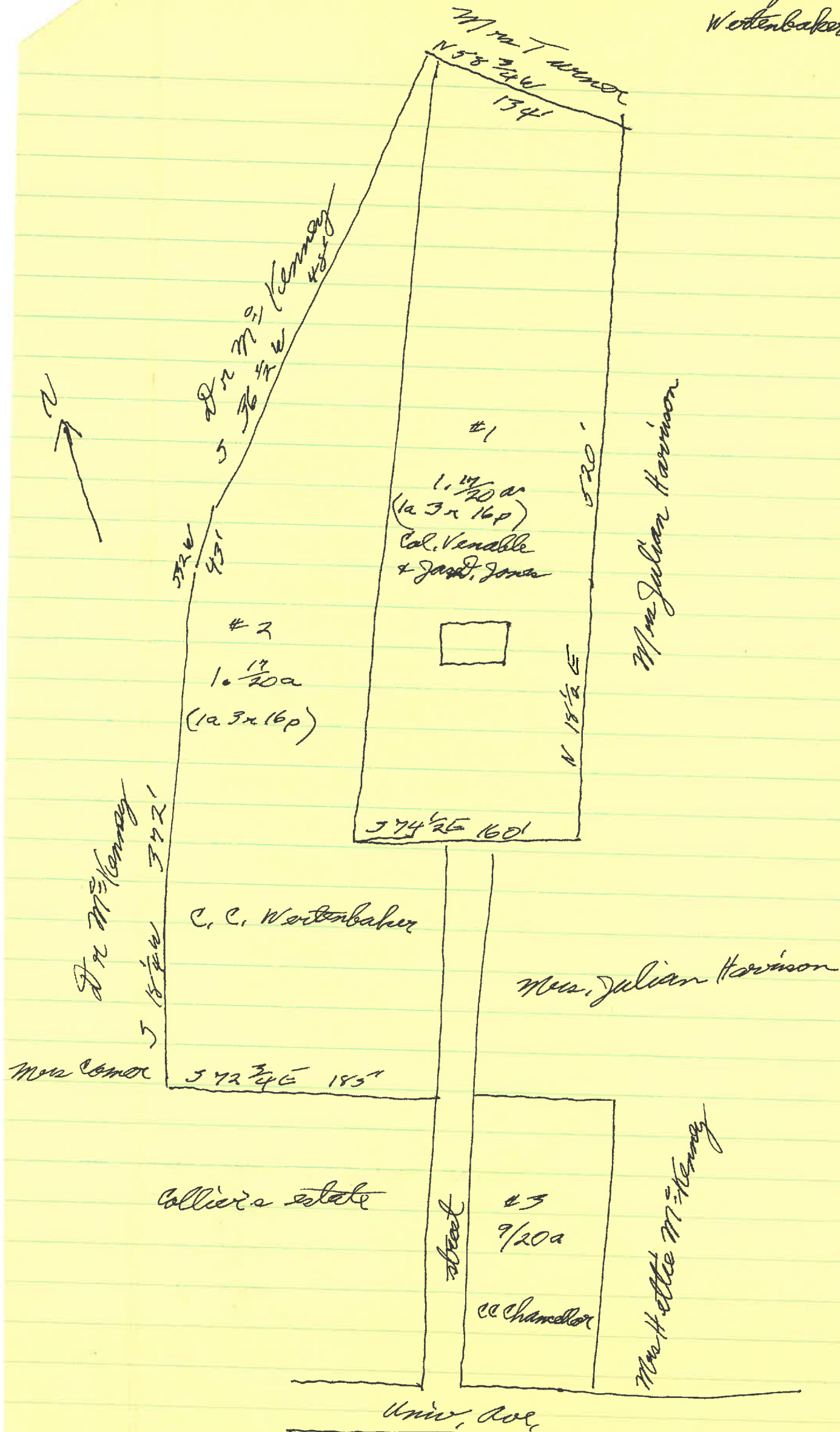
7/8/1847 c. 6 $\frac{3}{4}$ acres bounded on N by Opie Norris est., on E & S by C P McKemie, on S also by st fr Univ to Ch'co, on W by B H Timberlake, ~~then~~ a St C Hinckell, McKemie, " & being same land on which ed Wm Wertenbaker now resides"

1842 7 $\frac{1}{2}$ → McKemie 40-13 w/ notes & bonds

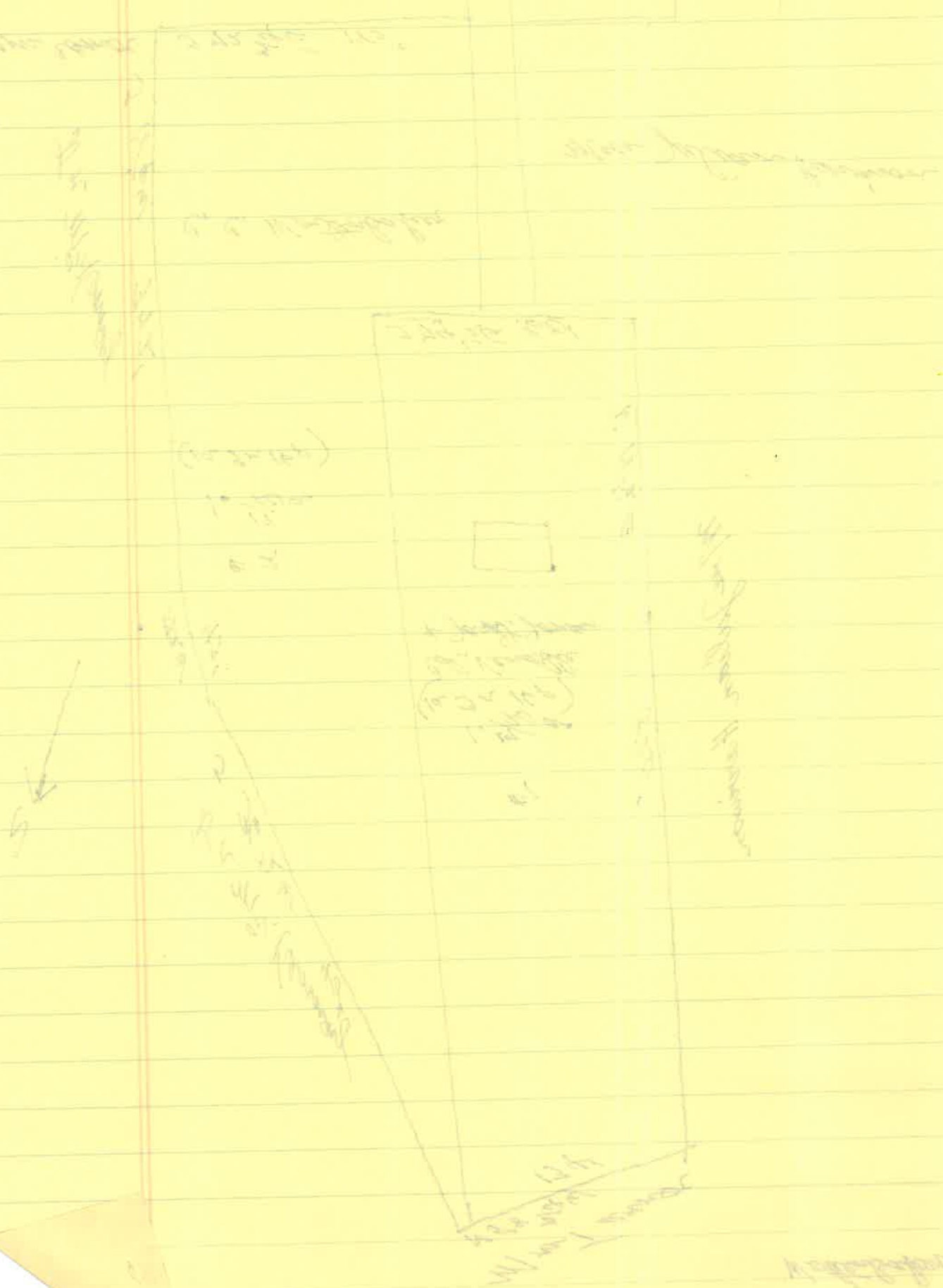
" 13 $\frac{1}{4}$ → N. Garland 40-14 (E of 40-13)

$$\begin{array}{r} 6 \frac{3}{4} \\ \hline 27 \frac{1}{2} \end{array}$$

ACOB 87-385
1886 plat of
Wertenbaker property



$$\begin{array}{r}
 1 \quad 17/20 \\
 1 \quad 17/20 \\
 \quad 9/20 \\
 \hline
 2 \quad 43/20 = 4 \frac{3}{20} \text{ acres}
 \end{array}$$



100 ft
 100 ft
 100 ft

Wootenbaker

1836, 37, 38 John Dinmore 28 1/2 a 1/2 W Ch'o + 1337.50 = 2310.17
 " Jas " est 31 a + 200 = 309 155 ac off
 1838 " " " " 1 W " + - = " tag AGD

1842 John Dinmore est 30 a 1/2 W + 1500 = 2529
 1843 " " " " " "

1842, 43 Wm Wootenbaker 3/4 a 1/4 W + 500 = 526
 1843 " " 6 1/4 a 1/4 W + 2000 = 2812

for Jno Dinmore est
 1/2 7 1/2 A. K. 13 1/4 A. K. (K. K. K.)
 \$2000 added for sample

Wootenbaker

steep gable roof, proj eaves + cornice, cornice w/ returns, pl fringe, simple brackets

int end chim

Flem facade, 5-c dm found, 5-c dm w/ Flem
E w, rear

all wind 6/6, ~~moulded trim~~, shorter end & base,

ent; 3 horiz / 3 vert panels; moulded pillars but carry cornice; dec ~~is~~ sidelights + base, corner lights closed

~~bracketed~~
Eastlake (turned) posts, pierced fringe, proj eaves, cornice,

very high Eng. base,

rear 5-c dm w/ Flem sides, rear, found.

int chim

cornice + wind match
roof low-pitched hips.

narrow ant hall
2-fl dog-leg stair w/ single Fed bal
der. rail
arch, trim, 6-panel doors
fireplaces have coal grates

444-356	Wootenbaker Assoc	1983
442-204	The First Service Corp. of SC,	"
WB 25-84		1981
442-20		



14704
14705

Date 3.1996 File No. 104-47

Name Wentenbaek House

Town (1301 Wentland St.)

County Charlottesville

Photographer Dan Pezzoni

Contents 4 ext. views



Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 1301 Wertland Street
Historic	Wertenbaker House
Historic	Wertland-Wertenbaker House

Property Evaluation Status

Not Evaluated

This Property is associated with the Wertland Street Historic District.

Property Addresses

Current - 1301 Wertland Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22903
Magisterial District(s):	No Data
Tax Parcel(s):	040303000
USGS Quad(s):	CHARLOTTESVILLE EAST

Additional Property Information

Architecture Setting: Urban

Acreage: 50

Site Description:

DHR Staff July 2019: Dwelling is located to the north of, and set back from Wertland Street. A driveway and parking areas surround the home on the eastern, northern, and western sides. Front yard with large and small trees.

Surveyor Assessment:

Charlottesville Landmark Survey - September, 1974: This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenbaker. The land was known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C.C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker was chosen by Jefferson as the second Librarian of the University and served over fifty years. He was also sheriff and postmaster. It appears that the Wertenbakers acquired some of the land from James Dinsmore who died in 1830. He had a brick storehouse, kitchen and smokehouse in the vicinity of the present building (ACDB 36-319). In 1886, 6 1/2 acres of land originally owned by William Wertenbaker (and sold by his son who moved) containing the present house were sold in three lots. Lot 1 containing the present house was sold to Charles Venable and James Jones (DB 1-314) who sold it to M.W. Humphreys (who had been renting the house) on Oct. 27, 1891 (DB2-449). The present owners are the heirs of M.W. Humphreys who bequeathed the property (WC30281) to his children with a provision that his older child Louise have an option to buy it. Upon her death it was bequeathed to the present owner.

1980: Built by William Wertenbaker, chosen by Thomas Jefferson as librarian for the University of Virginia.

This house - the oldest building in the Wertland Street district - was apparently built about 1830 for William and Louisiana Wertenbaker. William was the second librarian of the University of Virginia, and he served in the post for over fifty years.

DHR Staff July 2019: The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1830
Date Source:	Site Visit/Written Data
Historic Time Period:	Antebellum Period (1830 - 1860)
Historic Context(s):	Architecture/Community Planning, Domestic

Other ID Number: *No Data*
Architectural Style: Mixed (more than 3 styles from different periods, 0)
Form: *No Data*
Number of Stories: 2.0
Condition: N/A
Threats to Resource: None Known
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

Charlottesville Landmark Survey - September, 1974: 1301 Wertland Street is a brick "L" shaped house on a high basement. The leg of the "L" is a later addition but is of similar construction. The front section of the house is three bays in length and the nearly square back section covers two bays of this length. The main section with a gently sloping metal gable roof has solid brick and gable walls and inside end chimneys. The back section has a large chimney on one side and a hipped roof of the same height as the gable of the main block with which it intersects. There is a bracketed cornice with plain frieze running around the entire house. Besides the fine brickwork the most notable feature of the house is the elaborate symmetrical stick style porch. This is open underneath and supported to the level of the first floor by large square brick posts. It is reached by a broad flight of eight wooden stairs. Carved posts support the low metal roof creating symmetrical end bays and a central bay of equal size flanked by small bays and surmounted by a low pediment. The central second-floor porch repeats the design of the entrance section with a larger pediment. An intricate railing runs between the posts on both levels and the porch exhibits definite stick style characteristics which date it later than the house.

1980: Brick (random bond); 2-story with high basement; standing seam metal gable roof; 3 bay; 3 bay, 1-story front porch; one bay second story porch; central bay entrance; six-over-six double-hung sash windows; front door with sidelights and transom; doors and windows with architrave frames; 2 interior chimneys; 2-story rear addition. Ca.1830. Federal style.

1996: Believed to have been built about 1830, the Wertenbaker House is a Federal/Greek Revival residence that was made-over in the Victorian style towards the end of the 19th century. Early exterior features include a symmetrical three-bay front elevation with center entries on both the first and second stories. The first-story entry has a transom, sidelights, and an ornamental surround; the upper entry has sidelights. Victorian features include the front porch, which has five bays on the first story and three on the second, with turned posts, sawn brackets and friezes, an intricate balustrade, and a pedimented gable. The house also has a bracketed cornice that extends to a rear two-story ell. Pre-existing surveys show that the house has Greek Revival and Victorian mantels, paneled pocket doors, and a stair with turned newels and scrolled tread brackets on the interior. The chimney tops have been repaired, otherwise there are virtually no post-1900 changes to the exterior.

March 1996

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable w/Central Front Gable	Metal	<i>No Data</i>
Porch	2-Story Partial Width	Wood	Turned
Windows	Double-hung	Wood	<i>No Data</i>
Chimneys	Interior End	Brick	Not Visible

Secondary Resource Information

Historic District Information

Historic District Name: Wertland Street Historic District

Local Historic District Name: *No Data*

Historic District Significance: A genteel residential quarter between the University of Virginia and downtown Charlottesville, this compact district is defined by approximately thirty, mostly ca. 1900, free-standing dwellings. Wertland Street takes its name from the family of William Wertenbaker, appointed by Thomas Jefferson to serve as the university's second librarian, a post he held for over fifty years. Wertenbaker's 1830 brick I-house at 1301 Wertland Street is the oldest house in the district. Its grounds originally extended to Main Street. The formerly semi-rural area began to be developed in the 1880s as one of several neighborhoods serving members of the university community. By the early 1900s more than fifteen houses had been built, primarily on Wertland Street. Today, though adjacent to the bustle of a huge university and a commercial corridor, the neighborhood preserves a hint of the quiet, reassuring ambiance of pre-World-War I America.

The buildings and districts listed under the Charlottesville Multiple Resource Area nomination represent a cross section of all the City's historic periods, from the founding of Charlottesville in the 1760's through the advent of the automobile and the impact it had on the City's expansion. Also included are structures that have played an important part in the history of Charlottesville's black community.
[Original VLR Listing of the Wertland Historic District: 10/20/1981]

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: J. Daniel Pezzoni
Organization/Company: Landmark Preservation Associates
Photographic Media: Film
Survey Date: 3/1/1996
Dhr Library Report Number: *No Data*
Project Staff/Notes:
March 1996 survey for the Wertland Street Historic District (104-0136)

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Jonathan Valalik
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 3/1/1996
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data
Project Bibliographic Information:
DHR Staff 2020: Data based on 1996 survey forms.

Event Type: Rehabilitation Tax Credit

DHR ID: 104-0047
Staff Name: DHR
Event Date: 8/23/1983
Staff Comment
No Data

Bibliographic Information

Bibliography:

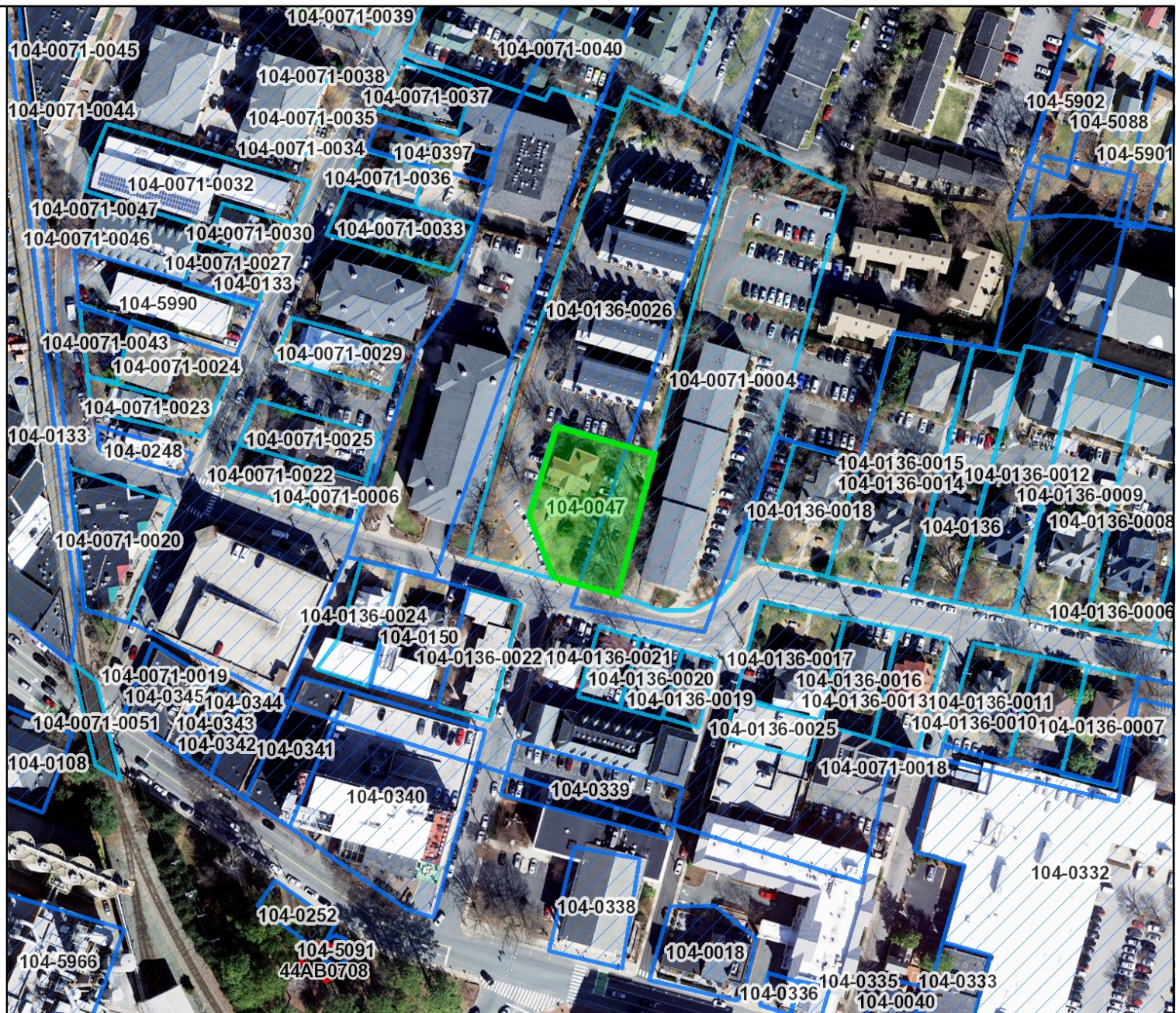
No Data

Property Notes:

No Data

**Legend**

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet

0 50 100 150 200
1:2,500 / 1"=208 Feet

Title: Architecture Labels**Date: 3/10/2023**

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



Certificate of Appropriateness Application

BAR # 25-0078

Downtown Mall – 4th St. E & 2nd St. W.

Owner: City of Charlottesville

Applicant: Riaan Anthony, Director, Parks & Rec

Project: Repairs to Mall vehicular crossings at 4th Street East and 2nd Street West

Background

The Downtown Pedestrian Mall was designed by Lawrence Halprin Associates from 1973-76. The first five blocks of East Main Street were pedestrianized in 1976. In 1980 the mall was extended by two blocks on West Main Street. The west end (at the Omni) was completed in 1985. The east end completed in 2006 with construction of the Transit Center, Freedom of Expression wall, and the Amphitheater.

Wallace, Roberts and Todd, LLC (WRT) prepared a Downtown Mall Schematic Design Report in Spring 2004, revised in May 2005, as part of a coordinated series of projects downtown. The report recognized the success of the 1970's Lawrence Halprin mall design and recommended minimal intervention to repair age-related decline. The report also recommended expanding the perceived width of the mall to include Market and Water Streets, with pedestrian connections to other neighborhoods via West Main, Second, and Fourth Streets.

Prior BAR Reviews

(For brevity, a complete summary has been omitted.)

November 18, 2008 – BAR approved paving design for vehicular crossings at 4th Street East and 2nd Street West. (See summary and image in Appendix.)

Application

- Applicant submittal: Line and Grade Civil Engineering drawings *Downtown Mall Crossing*, dated 4/18/2025, 11 sheets.

CoA request for proposed repairs to the vehicular crossings on the Downtown Mall.

Recommendations and Discussion

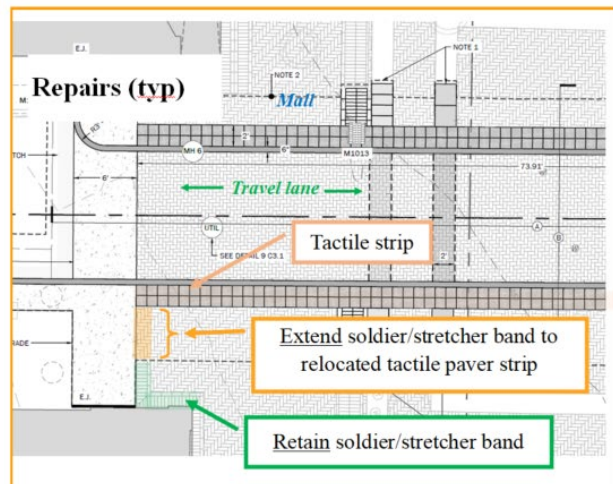
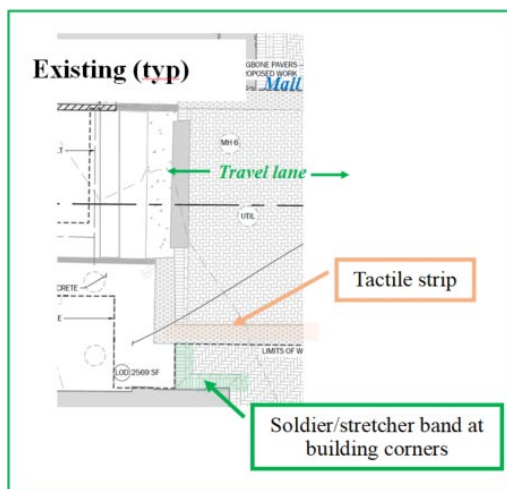
See the Appendix for staff correspondence with the applicant.

Staff recommends approval of the requested CoA with conditions that address the following:

- BAR is satisfied with the material and color selected for the two grey bands.
- Staff expressed to the applicant the brick coursing should be planned so as to not require splits; however, the applicant expressed that some may be necessary. The BAR should discuss what level of precision can reasonably be achieved and what will be acceptable.
- At both crossings, the existing soldier/stretcher courses at the corners must be retained (outside the travel lane).



- Where the tactile pavers are shifted, the soldier/stretcher courses will be extended.
[Note: A uniform, integrated brick coursing is ideal for the integrity and durability of the travel lanes. The herringbone pattern will be used throughout, with no soldier course band at either end.]



- At the SW corner of the 2nd Street crossing, reinstall the soldier/stretcher course where it had been removed.



Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed Repairs to Mall vehicular crossings at 4th Street East and 2nd Street West satisfy the BAR's criteria and are compatible with the Downtown Mall and 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 Repairs to Mall vehicular crossings at 4th Street East and 2nd Street West do not satisfy the BAR's criteria and are not compatible with the Downtown Mall and this ADC District, and that for the following reasons the BAR denies the application as submitted: ...

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 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 Design Review Guidelines for Public Design and Improvements

Chapter 6 Public Improvements

A. Introduction

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

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

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

B. Plazas, Parks & Open Spaces

1. Maintain existing spaces and important site features for continued public use consistent with the original design intent.
2. Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.
3. Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.
4. New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.
5. Exterior furniture and site accessories should be compatible with the overall character of the park or open space.
6. Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.

7. Avoid demolishing historic buildings to create open spaces and parks.

Appendix

BAR Meeting Minutes November 2008

Excerpts re: Downtown Mall, Vehicular crossings design

- Ms. Scala gave the staff report. The design intention of the vehicular crossing was approved, but not the level of detail. The design now includes tactile strips in the runnel; the strips would be in a V shape so as not to disrupt the work of the runnels. The applicant had provided three new alternate designs.
- Mr. Joseph Schinstock, of MMM, explained the design was an attempt to be sensitive to the Mall being included on the National Register and to serviceability issues.

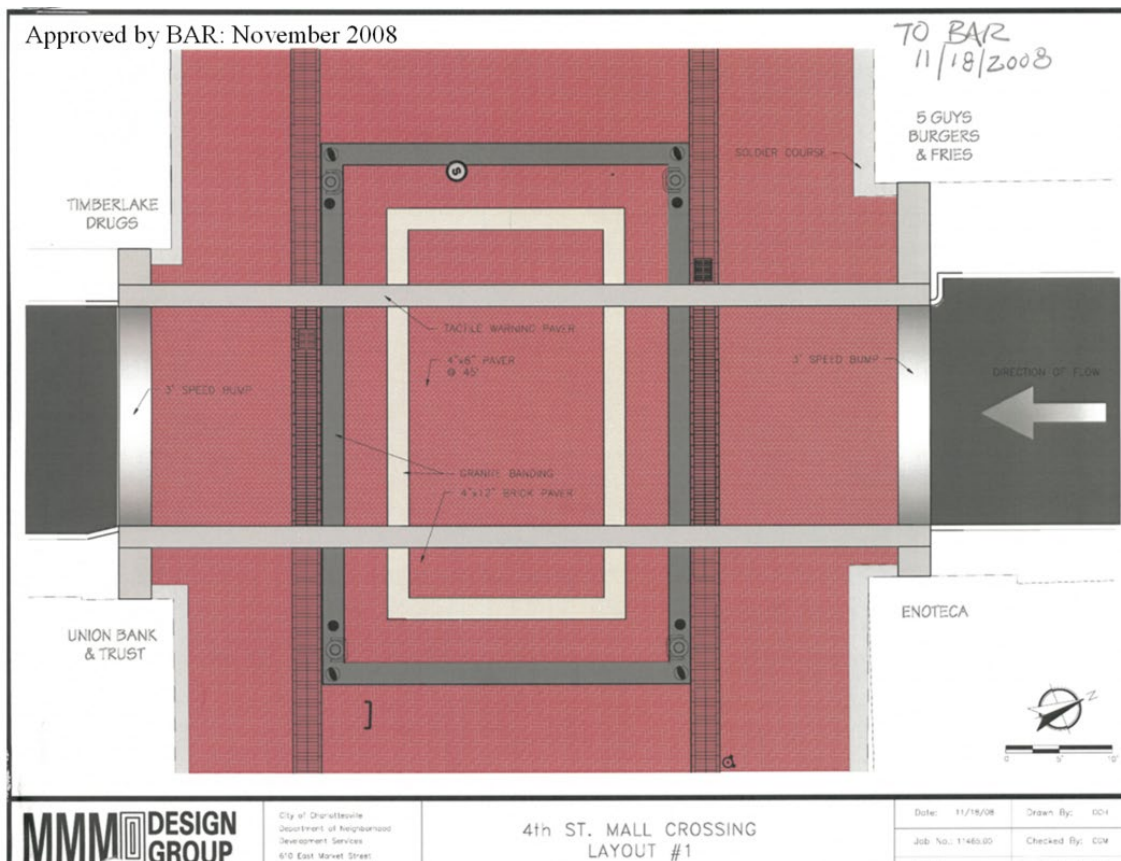
Questions From The Board:

- Mr. Knight wanted to know if there were any ADA requirements that a tactile warning strip must be a straight line. Mr. Schinstock stated there were allowances for interruptions.

Comments From The Board:

- Mr. Knight appreciated the extra effort that had gone into this. He thought it might make more sense to continue the standard orientation of the brick even within the crossings.
- Mr. Osteen stated he did not like the cruciform design and would like to see a scheme that did not include that.
- Ms. Schoenthal expressed a preference for proposals one and two.
- Mr. Hogg expressed a preference for proposal one due to its simplicity.
- Mr. Wolf agreed there was a strong argument for the simplicity of proposal one; it helped avoid the feeling of the traffic bifurcating the Mall.
- Mr. Knight was bothered by the tactile interruption in proposal one. He expressed a preference for proposal three.

Mr. Hogg, having considered the standards set forth within the City Code including City Design Guidelines for Public Improvements, moved to find that the proposed Vehicular Crossing Design, specifically identified as Fourth Street Mall Crossing Layout Number 1 satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted. Ms. Schoenthal seconded the motion. The motion passed, 8-1; Mr. Knight voted against.



From the November 2008 staff report

In response to staff questions, MMM said they feel that they should not interrupt the tactile strip at the runnels because the visually impaired utilize the runnels to traverse the mall and they do not want them to “miss” the tactile strip. They will not cause problems to the stormwater flow because they will be placed in the same V shape as the runnels allowing the stormwater to pass. However, MMM would have concerns with their ability to convey stormwater across the intersections or to the inlets if we were to interrupt the runnel across the roadway.

The tactile strips must run uninterrupted to the sidewalks to provide a continuous warning from the curbs on the side streets.

The width of the tactile spacing is not set, it is an attempt to provide tactile paving near the face of sidewalk while keeping the line of pavers perpendicular to the Mall.

There are two conditions and the crossing at 2nd will be slightly different then the crossing at 4th because of the locations and widths of the sidewalks and the angles at which the streets cross. However, the widths of the two crossings are the same, 4th appears wider because the area is more open.

Based on these answers and BAR comments, staff has also prepared an “Alternate 4.” To show that the pedestrian mall is the primary use that is being interrupted by a vehicular crossing, the

inner granite banding and the cruciform have been maintained. However, the outer granite band has been eliminated in the roadway. To address the issue of the inner granite band being partially obscured by the tactile strip, the four corners have been adjusted with granite placed outside the tactile strips. This alters the proportion of the design slightly. The orientation of the 4x 8 bricks inside the inner banding needs to be determined.

Staff correspondence with applicant, May 12 – 15, 2025

Monday, May 12, 2025 5:33 PM

Riaan: See attached re: the only questions I have.

- 1) At both crossings there are brick bands at the perimeter of a soldier course with a single stretcher.
 - a. Outside the new travel lanes (where the tactile pavers are moved in), I expect the BAR will want the soldier/stretcher courses installed to continue the existing; not repaired with the herringbone pattern. This includes repairing the bands on 2nd Street (at the building corners on the SW and NW) where it appears they were previously removed.
 - b. Inside the new travel lanes (between the tactile pavers) at the transition to concrete, is there a reason the two ends will be herringbone, not the band of soldier/stretcher courses?
- 2) The gray bands within the new travel lanes. Conform these will align with the corresponding granite bands and be coursed out to use only full and half bricks, no splits. For the grey brick bands, I agree that uniformity in size is critical, so it makes sense to use brick and not change to another material, but be prepared for the BAR to ask if they can be granite, whether large pavers or cut to brick size to maintain coursing. You also mentioned the color. Not sure where the BAR will fall on that, whether they will want a “match” or something “similar.” Be prepared to explain the options available, and anticipate they might OK the design, but still want to approve the color
- 3) Runnels within the new travel lanes. They were continued through the lane in the design approved for the 2008 re-bricking. I suspect it will be a toss-up whether to include them in this work—even if the stretcher/double-solder/stretcher bands are laid flush with the adjacent bricks, and not tilted for drainage. Be prepared to discuss the what ifs.

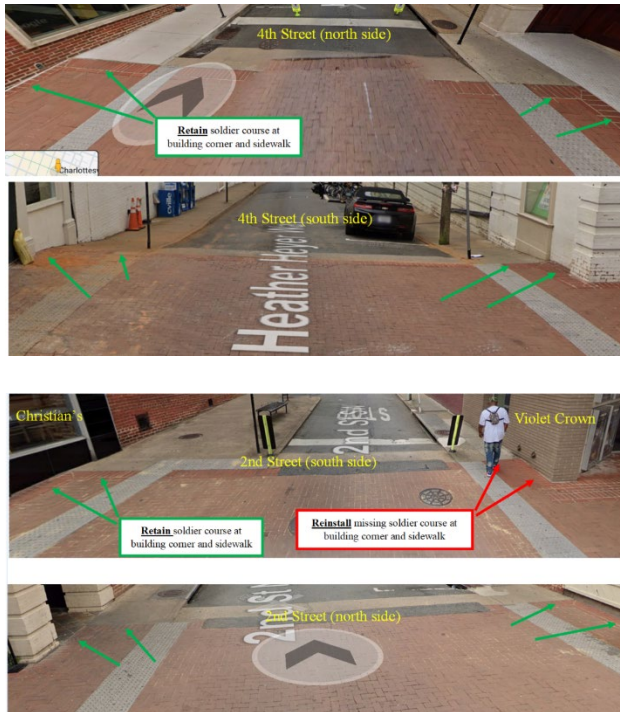
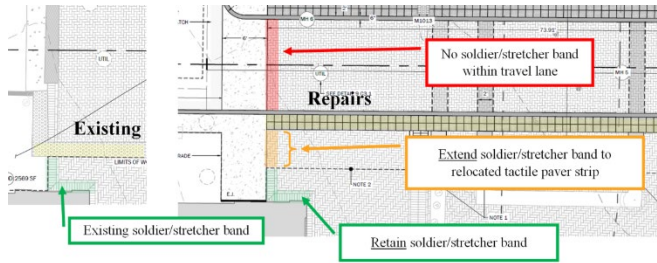
May 14, 2025 (with May 15 staff reply)

Jeff - Please see answers below.

1A: soldier course could be added anywhere outside of the vehicular zone. However, these would need to be constructed of non-reused brick. The salvaged brick does not bond well with mortar (having been reused many times) so the soldier course would not match the remainder of the soldier courses, it would be from new brick.

JW 5/15: I know Daniel mentioned this, but bricks are reused all the time, so I’m not convinced extending and reinstalling the soldier/stretcher bands would require new brick.

- 1) The existing soldier/stretcher courses at the corners must be retained (outside the travel lane).
- 2) Where the tactile pavers are shifted, the soldier/stretcher courses will be extended.
- 3) At the SW corner of the 2nd Street crossing, reinstall the soldier/stretcher course where it had been removed.



1B: it is not advisable to put soldier course brick in the vehicular travel way. Refer to Line and Grade's forensic Memo from 2022.

JW 5/15: I concur.

2: Correct. The gray brick will align with the granite. That said, our survey seemed to indicate that some of these installations are not "square" leading to a slight slant across the crossing. It is not easy to confirm this but our intention for the installed material is that it would be an extension of the granite bandings (on either side) and that full/half brick will be used as you say.

JW 5/15: I suspect the solution will require accepting some slight misalignment of the brick bands and the granite pavers. That would be my preference to splits. It would be helpful for the design team to explain to the BAR the level of precision that can reasonably be achieved.

3: It is not advisable to put the runnels across the crossings. It was also not advisable in 2008, however it was done due to influence or BAR and UVA experts on Halperin. If runnels are

installed across the vehicular crossing it is not a matter of "if they break" but when they break. Therefore, it is our recommendation to not continue the runnels across the vehicular crossing.

JW 5/15: I concur they should be excluded. It makes sense mechanically and, if nothing else, we have already altered these crossing, with that work demonstrating that, if necessary at a later date, the original pattern/design can easily be reintroduced.

Reiterating the 2022 Forensic Memo - The crossings themselves experience an abundance of applied forces due to vehicle braking. The start and stop to allow pedestrians to cross imparts significant loads into the brick paving system. As such, it is recommended that all paving in the crossing be herringbone in an effort to establish a long-standing and durable paved surface.

DOWNTOWN MALL CROSSING

CONSTRUCTION DOCUMENTS

PROJECT SUMMARY

NAME OF PROJECT:	DOWNTOWN MALL CROSSINGS
PROJECT ADDRESS:	4TH STREET EAST AND 2ND STREET WEST VEHICULAR CROSSINGS OF THE DOWNTOWN MALL
DEVELOPMENT TYPE:	MAINTENANCE AND REPAIR PLANS
PROJECT NARRATIVE:	DEVELOPING CONSTRUCTION DOCCUMENTS FOR REPAIRS AT EACH VEHICULAR CROSSIN
PLANNING HISTORY:	2008 RENNOVATIONS
ENGINEER OF RECORD:	CONTACT: LINE AND GRADE CIVIL ENGINEERING DANIEL HYER, PE ADDRESS: 222 WEST SOUTH STREET CHARLOTTESVILLE, VA 22902 PHONE: 434-962-2430 EMAIL: DHYER@LINE-GRADE.COM

DESIGN INFORMATION:

CLASSIFICATIONS:
DESIGN SPEED: 5 MPH
ADDITIONAL INFORMATION:
DISTURBANCE AREA: 5,012 SF
PROPOSED IMPERVIOUS AREA: 0
MISS UTILITY TICKET NO.: --
12 DIGIT HUC CODE: --

UTILITY OWNERS:

COMM.: TING, VERIZON, AND COMCAST
GAS: CITY OF CHARLOTTESVILLE
WATER: CITY OF CHARLOTTESVILLE
STORM SEWER: CITY OF CHARLOTTESVILLE
SANITARY SEWER: CITY OF CHARLOTTESVILLE

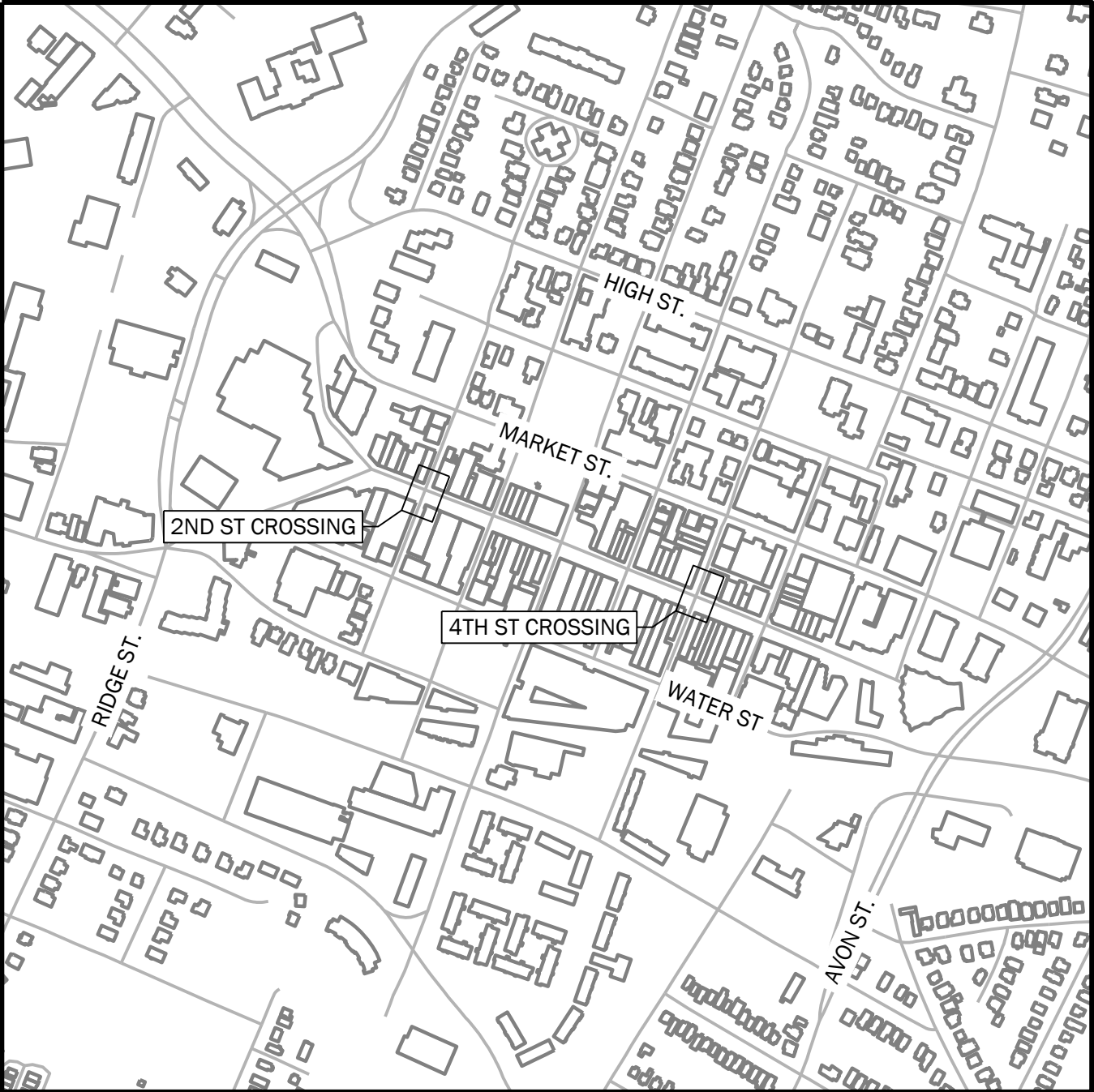
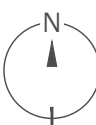
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SHEET NUMBER	SHEET TITLE
C0.0	Title Sheet
C0.1	General Notes and Legend
C0.2	Product and Material Specifications
C1.0	Preservation and Demolition Plan Second Street
C1.1	Rehabilitation Plan Second Street
C1.2	Grading Plan Second Street
C2.0	Preservation and Demolition Plan Fourth Street
C2.1	Rehabilitation Plan Fourth Street
C2.2	Grading Plan Fourth Street
C3.0	Rehabilitation Plan Details
C3.1	Rehabilitation Plan Details
11	TOTAL SHEETS



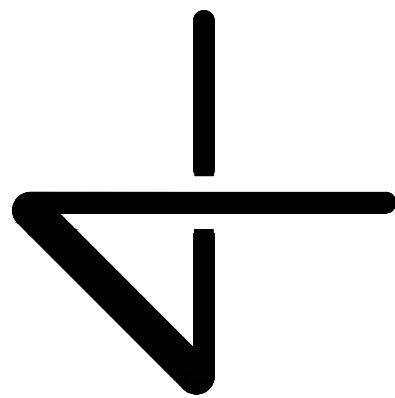
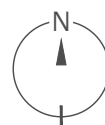
VICINITY MAP

SCALE: 1" = 4,000'



LOCATION MAP

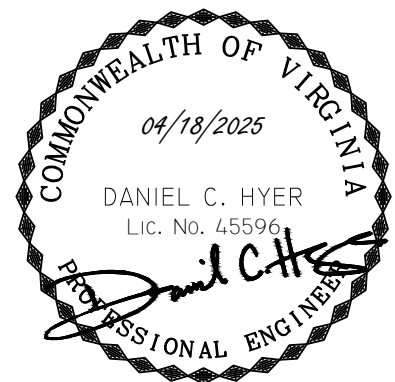
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TITLE SHEET

DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS

CHARLOTTESVILLE CITY, VIRGINIA



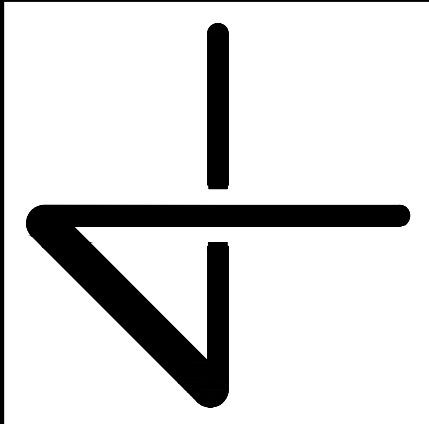
SUBMISSIONS/REVISIONS

1 - 04/18/2025

LINE
AND
GRADE

Civil Engineering

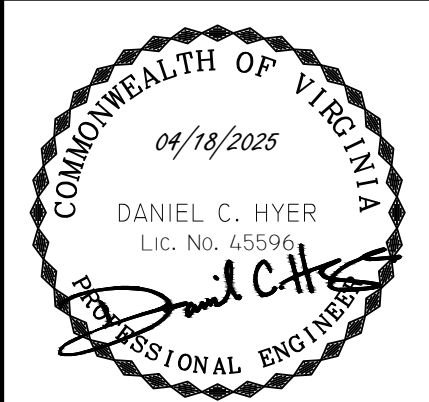
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GENERAL NOTES AND LEGEND

DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS

CHARLOTTESVILLE CITY, VIRGINIA



SUBMISSIONS/REVISIONS

1: 04/18/2025

LINE
AND
GRADE

Civil Engineering

C0.1A

CONCRETE AND ASPHALT:

- ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
- CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
- CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY OF CHARLOTTESVILLE STANDARDS.
- 1/2 " PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
- ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
- DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL SURVEY NOTES:

TOPOGRAPHY SOURCE: ACTUAL GROUND SURVEY
BASIS OF DATUM: HORIZONTAL: NAD-83 VIRGINIA SOUTH ZONE (GPS DERIVED)
VERTICAL: NAVD-88 (GPS DERIVED)
CHARLOTTE, VIRGINIA
SURVEYOR OF RECORD: REGINALD B. HYER, P.E.
CHARLOTTE, VIRGINIA

UTILITIES:

- PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL "MISS UTILITY OF VIRGINIA" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
- THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS' RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES.
- WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
- PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

- EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
- THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE CITY OF CHARLOTTESVILLE E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
- PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
- CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINAGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
- CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
- ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
- ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

- TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTESVILLE TRAFFIC ENGINEER.
- THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
- GENERAL NOTES
- ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
- THE CONTRACTOR SHALL MAINTAIN ALL LANES OF TRAVEL OPEN FROM 6:30 AM TO 9:00 AM AND 3:00 PM TO 5:00 PM UNLESS DEEMED UNNECESSARY BY THE ENGINEER. SHORT PERIODS OF ONE WAY FLAGGING OPERATIONS MAY BE CONDUCTED OUTSIDE THE HOURS MENTIONED ABOVE.
- ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
- WHEN WORK IN THE EXCAVATION AREA IS DISCONTINUED FOR A SHORT PERIOD OF TIME, AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
- EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
- CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC.
- IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
- CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
- ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
- INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 6G.25 OF THE WORK AREA PROTECTION MANUAL.
- USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
- CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

FIRE PREVENTION:

- SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.

VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND CONTROL HANDBOOK, THE RULES AND REGULATIONS APPROVING AUTHORITY AND ANY OTHER APPLICABLE

DIMENSIONS LOCATIONS AND EXISTING ELEMENTS TO REMAIN IN REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL

REFERENCES AND ARE TO BE VERIFIED IN THE FIELD BY THE

VEHICLES AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE

VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY

ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT

AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL

PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR

MEASUREMENT OF EXISTING CONSTRUCTION AND EXISTING OF WORK UNTIL LAY-OUT IS COMPLETE AND POTENTIAL

AND ADJACENT GROUNDS AND PROPERTY CAUSE BY THE CARELESSNESS OR NEGLECT OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.

DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.

CONSTRUCTION. DO NOT DEFACE OR REMOVE EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER

DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.

WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO

FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.

PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE TO PREVENT DAMAGE TO EXISTING MATERIALS DURING

USAGE, MUST NOT CREATE UNSAFE CONDITIONS AND MUST

FIRE EXTINGUISHER OR OTHER EFFECTIVE MEANS OF AND ABOUT TEMPORARY, INFLAMMABLE STRUCTURES ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. PREVENTING ACCESS. THE CONTRACTOR SHALL COORDINATE

LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE

SUBMITTALS ARE NOT REQUIRED IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED. SUBMITTALS WILL BE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.

CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES.

TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR

WORK AREA PROTECTION AND MAINTENANCE:

CLEARING AND GRUBBING SHALL BE CONFINED TO THOSE AREAS NEEDED FOR CONSTRUCTION, AND AS SHOWN IN THE DRAWINGS.

RECEIVE TOPSOIL AS NECESSARY AND AS DIRECTED. SEEDING MIXTURE SHALL BE DETERMINED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 3.32

OR PERMANENT EASEMENT SHOWN ON THE PLANS. WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.

APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.

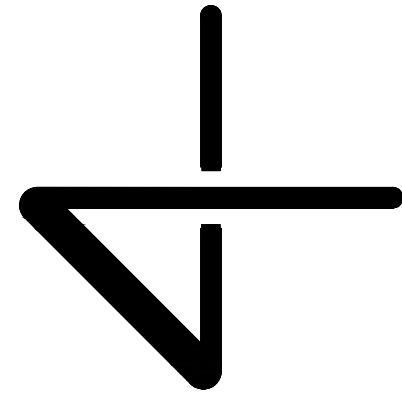
POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE

COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE DITCHES, DIKES, OR TEMPORARY CULVERTS REQUIRED TO PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS.

IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL SEED, STANDARDS ON ALL DISTURBED AREAS. A PERMANENT ACCEPTANCE. ALL EROSION AND SEDIMENT CONTROLS

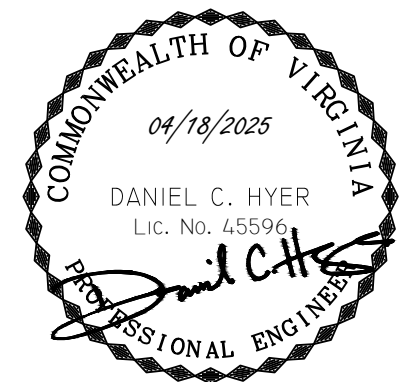
SEDIMENT CONTROL, REFER TO THE VIRGINIA EROSION

AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES. FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK



PRODUCT AND MATERIAL SPECIFICATIONS

DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS
CHARLOTTESVILLE CITY, VIRGINIA



SUBMISSIONS/REVISIONS
1: 04/18/2025

LINE
AND
GRADE
Civil Engineering

C0.2A

Project Specifications

PART 1 - GENERAL

1.1 PRE-INSTALLATION MEETING

- A. A pre-installation conference/meeting shall be held prior to the installation of any all materials to confirm intention and clarity of the design intent.
- B. Pre-Installation meetings shall be held on the project site.

1.2 ACTION SUBMITTALS

- A. Product Data: For all materials installed. Including:
- Pavers.
 - Sand Setting materials.
 - Mortar and grout materials.
 - Edge restraints.
 - Concrete Curbs (mix design and reinforcement)
- B. Sieve Analyses: For aggregate setting-bed materials, according to ASTM C 136.
- C. Samples for Verification: For full-size units of each type of unit paver indicated. Assemble no fewer than five Samples of each type of unit on suitable backing and with suitable jointing. Include Samples of the Following
- 2:1 Herringbone Brick (All colors)
 - 3:1 Herringbone Brick
 - Tactile warning pavers
 - Salvaged Granite from existing conditions
 - Steel Angle Edge Restraints

1.3 Information Submittals

- A. Adhesion and Compatibility Test Reports: From latex-additive manufacturer for mortar and grout containing latex additives.
- B. Material Certificates: For unit pavers. Include statements of material properties indicating compliance with requirements, including compliance with standards. Provide for each type and size of unit.
- C. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for unit pavers, indicating compliance with requirements.
- For solid interlocking paving units, include test data for freezing and thawing according to ASTM C 67.

1.4 QUALITY ASSURANCE

- A. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
- Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- 1.5 DELIVERY, STORAGE, AND HANDLING
- A. Store pavers on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- D. Store liquids in tightly closed containers protected from freezing.
- E. Salvaged Materials shall be removed with care, stacked and stored in accordance with written instructions from this specification.
- F. Store asphalt cement and other bituminous materials in tightly closed containers.

- B. Mortar-Bed Bond Coat: Mix neat cement and [latex additive] [water] to a creamy consistency.
- C. Portland Cement-Lime Setting-Bed Mortar: Type M complying with ASTM C 270, Proportion Specification.
- D. Latex-Modified, Portland Cement Setting-Bed Mortar: Proportion and mix portland cement, sand, and latex additive for setting bed to comply with written instructions of latex-additive manufacturer and as necessary to produce stiff mixture with a moist surface when bed is ready to receive pavers.
- E. Latex-Modified, Portland Cement Bond Coat: Proportion and mix portland cement, aggregate, and liquid latex for bond coat to comply with written instructions of liquid-latex manufacturer.
- F. Thinset Mortar Bond Coat: Proportion and mix according to manufacturer's written instructions.
- 2.9 Cast-in-Place Concrete Paving
- Shall conform to the current City of Charlottesville Standard
- 2.10 Asphalt Patching
- Shall conform to the current City of Charlottesville Standard.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces indicated to receive unit paving, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove substances from concrete substrates that could impair mortar bond, including curing and sealing compounds, form oil, and laitance.
- B. Sweep concrete substrates to remove dirt, dust, debris, and loose particles.

3.3 INSTALLATION, GENERAL

- A. Do not use unit pavers with chips, cracks, voids, discolorations, or other defects that might be visible or cause staining in finished work.
- B. Mix pavers from several pallets or cubes, including salvaged brick, as they are placed, to produce uniform blend of colors and textures.
- C. Cut unit pavers with motor-driven masonry saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting where possible. Hammer cutting is not acceptable.
- D. Handle protective-coated brick pavers to prevent coated surfaces from contacting backs or edges of other units. If, despite these precautions, coating does contact bonding surfaces of brick, remove coating from bonding surfaces before setting brick.
- E. Joint Pattern: Herringbone Match and continue existing unit paver joint pattern.
- F. Tolerances: Do not exceed 1/32-inch (0.8-mm) unit-to-unit offset from flush (lippage) nor 1/8 inch in 10 feet (3 mm in 3 m) from level, or indicated slope, for finished surface of paving.
- G. Tolerances: Do not exceed[1/16-inch (1.6-mm) unit-to-unit offset from flush (lippage) nor 1/8 inch in 24 inches (3 mm in 600 mm) and] 1/4 inch in 10 feet (6 mm in 3 m) from level, or indicated slope, for finished surface of paving.
- H. Expansion and Control Joints: Provide for sealant-filled joints at locations and of widths indicated. Provide compressible foam filler as backing for sealant-filled joints[unless otherwise indicated; where unfilled joints are indicated, provide temporary filler until paver installation is complete]. Install joint filler before setting pavers. Sealant materials and installation are specified in Section 079200 "Joint Sealants."
- I. Expansion and Control Joints: Provide cork joint filler at locations and of widths indicated. Install joint filler before setting pavers. Make top of joint filler flush with top of pavers.
- J. Provide edge restraints as indicated. Install edge restraints before placing unit pavers.

1.6 FIELD CONDITIONS

- A. Cold-Weather Protection: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen subgrade or setting beds. Remove and replace unit paver work damaged by frost or freezing.
- B. Weather Limitations for Mortar and Grout:
- Cold-Weather Requirements: Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.
 - Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6. Provide artificial shade and windbreaks and use cooled materials as required. Do not apply mortar to substrates with temperatures of 100 deg F (38 deg C) and higher.
 - When ambient temperature exceeds 100 deg F (38 deg C), or when wind velocity exceeds 8 mph (13 km/h) and ambient temperature exceeds 90 deg F (32 deg C), set pavers within 1 minute of spreading setting-bed mortar.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain each type of unit paver, joint material, and setting material from single source with resources to provide materials and products of consistent quality in appearance and physical properties.

2.2 BRICK PAVERS

- A. Regional Materials: Brick pavers shall be manufactured within 500 miles (800 km) of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles (800 km) of Project site.
- B. Brick Pavers: Heavy vehicular paving brick; ASTM C 1272, **Type R, Application PX** Provide brick without frogs or cores in surfaces exposed to view in the completed Work.
- Thickness: **2-5/8 inches (67 mm)**
 - Face Size: **3-3/4 by 7-1/2 inches (95 by 190 mm)** and **4 by 12 inches (102 by 305 mm)]**
 - Color: Medium Red, Light Gray and Dark Gray as **selected by Engineer from manufacturer's full range.**

2.3 DETECTABLE WARNING UNIT PAVERS

- A. Detectable Warning Concrete Unit Pavers: Solid paving units, made from normal-weight concrete with a compressive strength of not less than 5000 psi (34 MPa) water absorption of not more than 5 percent according to ASTM C 140, and no breakage and not more than 1 percent mass loss when tested for freeze-thaw resistance according to ASTM C 67, with accessible detectable warning truncated domes on exposed surface of units.
- Shapes and Sizes:
 - Thickness: **[2-1/2 inches (63 mm)]** at field of tile.
 - Face Size: Nominal **[12 by 12 inches]**
 - Dome Spacing and Configuration: **2.35-inch (59.7-mm) spacing] in square pattern.**
 - Color: **As selected by Architect from manufacturer's full range]**
- B. Setting Bed: Comply with requirements of this specification.
- C. Mortar Setting Bed:
- Portland Cement: ASTM C 150/C 150M, Type I or Type II.
 - Sand: ASTM C 33/C 33M.
 - Latex Additive: Manufacturer's standard water emulsion, serving as replacement for part or all of gaging water, of type specifically recommended by latex-additive manufacturer for use with field-mixed portland cement and aggregate mortar bed, and not containing a retarder.
 - Thinset Mortar: Latex-modified portland cement mortar complying with ANSI A118.4.
 - Water: Potable.
- 2.4 STONE PAVERS
- A. Salvaged Granite Pavers: Existing granite pavers, recovered, cleaned and reused.
- B. New Granite Pavers: Rectangular paving slabs made from granite complying with ASTM C 615/C 615M.

- Install edge restraints to comply with manufacturer's written instructions. Install anchors at intervals required to hold edge restraints in place during and after unit paver installation.
 - For metal edge restraints with top edge exposed, drive stakes at least 1 inch (25 mm) below top edge.
 - Install job-built concrete edge restraints to comply with requirements in Section 033000 "Cast-in-Place Concrete."
 - Where pavers set in mortar bed are indicated as edge restraints for pavers set in aggregate setting bed, install pavers set in mortar and allow mortar to cure before placing aggregate setting bed and remainder of pavers. Cut off mortar bed at a steep angle so it will not interfere with aggregate setting bed.
 - Where pavers embedded in concrete are indicated as edge restraints for pavers set in aggregate setting bed, install pavers embedded in concrete and allow concrete to cure before placing aggregate setting bed and remainder of pavers. Hold top of concrete below aggregate setting bed.
- K. Provide steps made of pavers as indicated. Install paver steps before installing adjacent pavers.
- Where pavers set in mortar bed are indicated for steps constructed adjacent to pavers set in aggregate setting bed, install steps and allow mortar to cure before placing aggregate setting bed and remainder of pavers. Cut off mortar bed at a steep angle so it will not interfere with aggregate setting bed.

3.4 AGGREGATE SETTING-BED APPLICATIONS

- A. Place leveling course and screed to a thickness of 1 to 1-1/2 inches (25 to 38 mm), taking care that moisture content remains constant and density is loose and uniform until pavers are set and compacted.
- B. Treat leveling course with herbicide to inhibit growth of grass and weeds.
- C. Set pavers with a minimum joint width of 1/16 inch (1.5 mm) and a maximum of 1/8 inch (3 mm), being careful not to disturb leveling base. If pavers have spacer bars, place pavers hand tight against spacer bars. Use string lines to keep straight lines. Fill gaps between units that exceed **[3/8 inch (10 mm)]** with pieces cut to fit from full-size unit pavers.
- When installation is performed with mechanical equipment, use only unit pavers with spacer bars on sides of each unit.
- D. Vibrate pavers into leveling course with a low-amplitude plate vibrator capable of a 3500- to 5000-lbf (16- to 22-kN) compaction force at 80 to 90 Hz. Use vibrator with neoprene mat on face of plate or other means as needed to prevent cracking and chipping of pavers. Perform at least three passes across paving with vibrator.
- Compact pavers when there is sufficient surface to accommodate operation of vibrator, leaving at least 36 inches (900 mm) of uncompacted pavers adjacent to temporary edges.
 - Before ending each day's work, compact installed concrete pavers except for 36-inch (900-mm) width of uncompacted pavers adjacent to temporary edges (laying faces).
 - As work progresses to perimeter of installation, compact installed pavers that are adjacent to permanent edges unless they are within 36 inches (90 mm) of laying face.
 - Before ending each day's work and when rain interrupts work, cover pavers that have not been compacted and cover leveling course on which pavers have not been placed with nonstaining plastic sheets to protect them from rain.
- E. Spread dry sand and fill joints immediately after vibrating pavers into leveling course. Vibrate pavers and add sand until joints are completely filled, then remove excess sand. Leave a slight surplus of sand on the surface for joint filling.
- F. Do not allow traffic on installed pavers until sand has been vibrated into joints.
- G. Repeat joint-filling process 30 days later.

3.5 MORTAR SETTING-BED APPLICATIONS

- A. Saturate concrete subbase with clean water several hours before placing setting bed. Remove surface water about one hour before placing setting bed.
- B. Apply mortar-bed bond coat over surface of concrete subbase about 15 minutes before placing mortar bed. Do not exceed 1/16-inch (1.6-mm) thickness for bond coat. Limit area of bond coat to avoid its drying out before placing setting bed.
- C. Apply mortar bed over bond coat; spread and screed mortar bed to uniform thickness at subgrade elevations required for accurate setting of pavers to finished grades indicated.
- D. Place reinforcing wire over concrete subbase, lapped at joints by at least one full mesh and supported so mesh becomes embedded in the middle of mortar bed. Hold edges back from vertical surfaces approximately 1/2 inch (13 mm).
- E. Place mortar bed with reinforcing wire fully embedded in middle of mortar bed. Spread and screed mortar bed to uniform thickness at subgrade elevations required for accurate setting of pavers to finished grades indicated.

- Color and Grain: **Light gray** and **Dark gray** to match existing as approved by engineer.
- Finish: **Match Existing, as approved by engineer.**
- Thickness: Not less than **1-5/8 inches (40 mm)]** unless otherwise indicated.
- Face Size 12 by **24 inches** and **24 by 24 inches**, to **match existing.**

2.5 CURBS AND EDGE RESTRAINTS

- A. Steel Edge Restraints: Manufacturer's standard painted steel edging **3/16 inch (4.8 mm) thick by 3 inches (100 mm) high** with punched holes to receive epoxy anchors.
- Epoxy Anchors
 - Thread Rods, and Screws, ASTM F1554, Grade 36 or stainless steel sype 304
 - Diameter, as shown in drawings.
 - Embedment depth
 - Threaded Rods: 4 inches
 - Screws: 2.25 inches
 - Adhesive
 - High-Strength, two component epoxy adhesive approved for cracked and uncracked concrete applications.

- B. Cast in Place Concrete Curbs: Made from normal-weight concrete with a compressive strength not less than **4000 psi (34 MPa)]** and water absorption not more than 5 percent, in shapes and sizes indicated in the drawings.
- Concrete curbs will require No. 4 dowels set in epoxy anchors.

2.6 AGGREGATE SETTING-BED MATERIALS

- A. Sand for Leveling Course: Sound, sharp, washed, natural sand or crushed stone complying with gradation requirements in ASTM C 33/C 33M for fine aggregate.
- B. Sand for Joints: Fine, sharp, washed, natural sand or crushed stone with 100 percent passing No. 16 (1.18-mm) sieve and no more than 10 percent passing No. 200 (0.075-mm) sieve.
- Provide sand of color needed to produce required joint color to match existing.

2.7 MORTAR SETTING-BED MATERIALS

- A. Regional Materials: Provide aggregate for mortar that has been extracted, harvested, or recovered, as well as manufactured, within 500 miles (800 km) of Project site.
- B. Portland Cement: ASTM C 150/C 150M, Type I or Type II.
- C. Hydrated Lime: ASTM C 207, Type S.
- D. Sand: ASTM C 144.
- E. Latex Additive: **Manufacturer's standard** water emulsion, serving as replacement for part or all of gaging water, of type specifically recommended by latex-additive manufacturer for use with field-mixed portland cement and aggregate mortar bed, and not containing a retarder.
- F. Thin-Set Mortar for Bond Coat: Latex-portland cement mortar complying with ANSI A118.4.
- Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at Project site.
 - Provide prepackaged, dry-mortar mix combined with [acrylic resin] [or] [styrene-butadiene-rubber] liquid-latex additive at Project site.
 - Provide product that is approved by manufacturer for application thickness of **[5/8 inch (16 mm)]** -**insert value**.-
- G. Water: Potable.
- H. Reinforcing Wire Fabric: Galvanized, welded wire fabric, 2 by 2 inches (50.8 by 50.8 mm) by 0.062 inch (1.57 mm) in diameter; comply with ASTM A 185/A 185M and ASTM A 82/A 82M except for minimum wire size.

2.8 MORTAR AND GROUT MIXES

- A. General: Comply with referenced standards and with manufacturers' written instructions for mix proportions, mixing equipment, mixer speeds, mixing containers, mixing times, and other procedures needed to produce setting-bed and joint materials of uniform quality and with optimal performance characteristics. Discard mortars and grout if they have reached their initial set before being used.
- F. Mix and place only that amount of mortar bed that can be covered with pavers before initial set. Before placing pavers, cut back, bevel edge, and remove and discard setting-bed material that has reached initial set.
- G. Wet brick pavers before laying if the initial rate of absorption exceeds 30 g/30 sq. in. (30 g/194 sq. cm) per minute when tested according to ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.
- H. Place pavers before initial set of cement occurs. Immediately before placing pavers on mortar bed, apply uniform 1/16-inch- (1.5-mm-) thick bond coat to mortar bed or to back of each paver with a flat trowel.
- I. Tamp or beat pavers with a wooden block or rubber mallet to obtain full contact with setting bed and to bring finished surfaces within indicated tolerances. Set each paver in a single operation before initial set of mortar; do not return to areas already set or disturb pavers for purposes of realigning finished surfaces or adjusting joints.
- J. Grouted Joints: Grout paver joints complying with ANSI A108.10.
- K. Grout joints as soon as possible after initial set of setting bed.
- Force grout into joints, taking care not to smear grout on adjoining surfaces.
 - Clean pavers as grouting progresses by dry brushing or rubbing with dry burlap to remove smears before tooling joints.
 - Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.
 - If tooling squeezes grout from joints, remove excess grout and smears by dry brushing or rubbing with dry burlap and tool joints again to produce a uniform appearance.

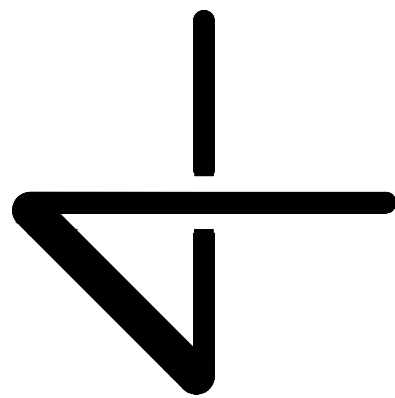
- L. Cure grout by maintaining in a damp condition for seven days unless otherwise recommended by grout or liquid-latex manufacturer.

3.6 EDGE RESTRAINTS

- A. Drill holes using carbide dipped bit per manufacturer recommendations
- B. Clean holes with oil free compressed air and wire brush before applying epoxy.
- C. Insert anchor while rotating to ensure full epoxy coverage
- D. Allow proper cure time before applying load.

3.7 REPAIRING, POINTING, AND CLEANING

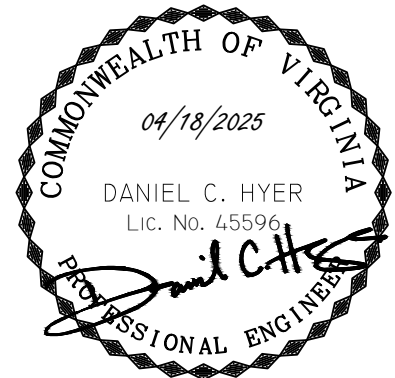
- A. Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment and with no evidence of replacement.
- B. Pointing: During tooling of joints, enlarge voids or holes and completely fill with grout. Point joints at sealant joints to provide a neat, uniform appearance, properly prepared for sealant application.
- C. Cleaning: Remove excess grout from exposed paver surfaces; wash and scrub clean.
- Remove temporary protective coating as recommended by coating manufacturer and as acceptable to paver and grout manufacturers.
 - Do not allow protective coating to enter floor drains. Trap, collect, and remove coating material.



PRESERVATION AND DEMOLITION PLAN
SECOND STREET

DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS

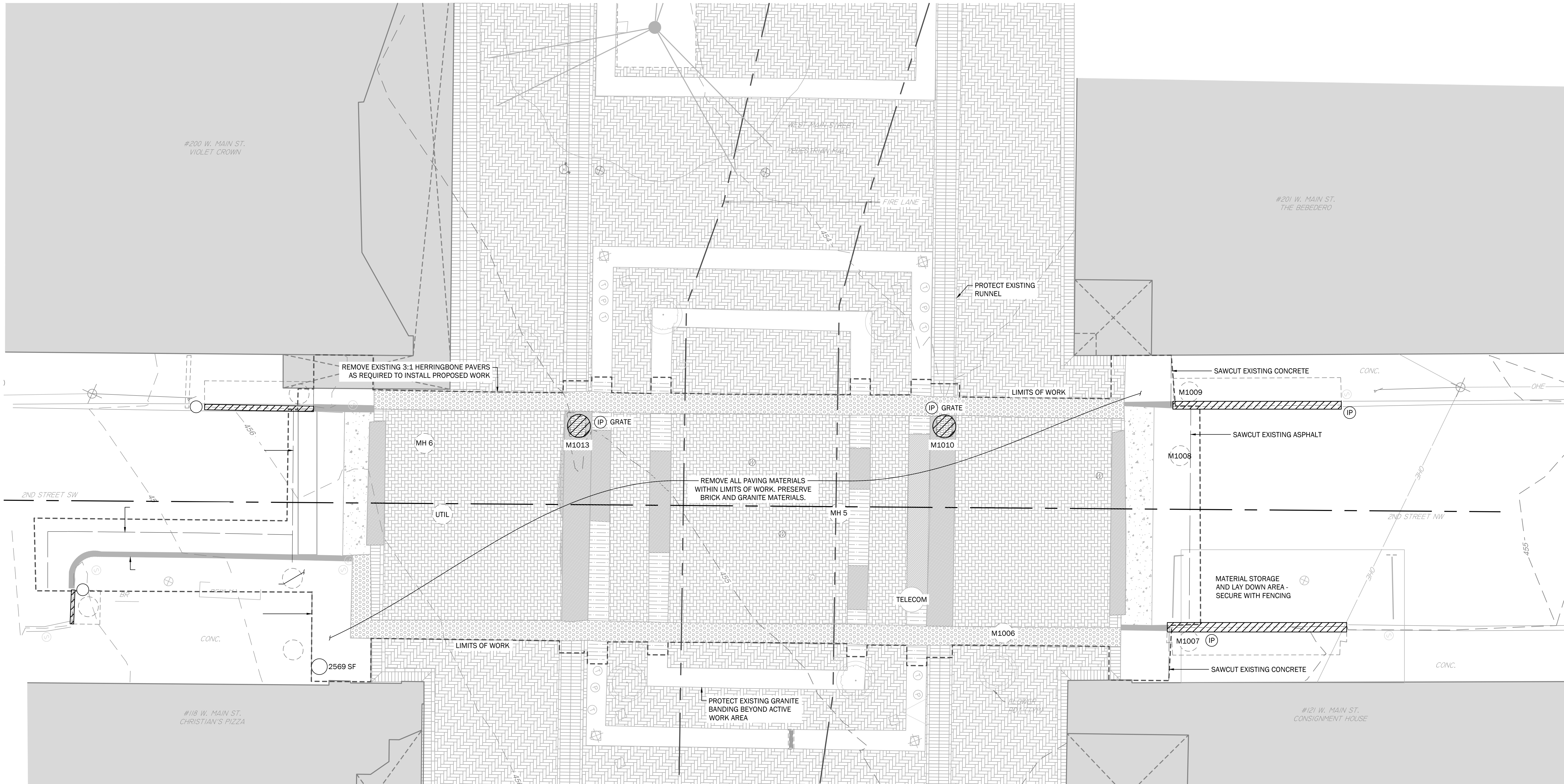
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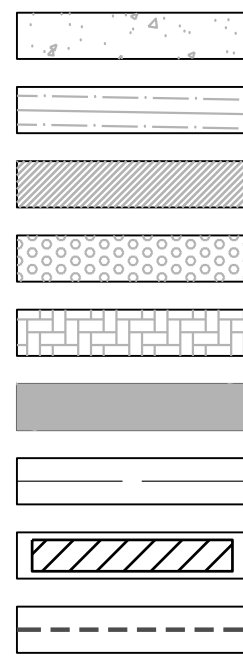
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C1.0A



SECOND STREET EXISTING CONDITIONS AND DEMOLITION PLAN

LEGEND

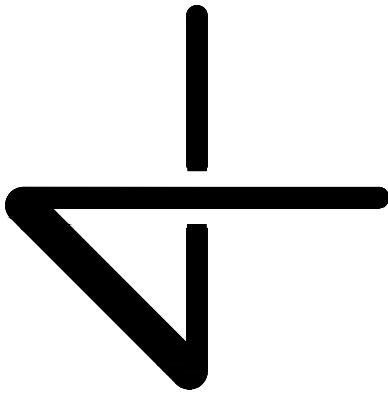


SANITARY SEWERS				
MH	RIM	INV. IN	INV. OUT	
MH 5	454.52	450.49	449.45	
MH 6	455.63	450.98	450.8	

STORM SEWERS				
ID	STRUCTURE	RIM	INV. IN	INV. OUT
M1006	MANHOLE	454.58	450.72	450.37
M1007	DRAIN INLET	454.75		450.7
M1008	MANHOLE	454.18	450.3	450.05
M1009	DRAIN INLET	454.47		450.65
M1010	INLET	454.07	449.39	449.11
M1011	DRAIN INLET	456.68		452.67
M1012	DRAIN INLET	456.15		452.29
M1013	INLET	454.93	451.5	450.71

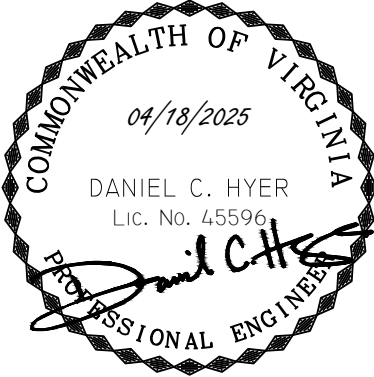
NOTES

- 1) WORK SHALL BE PHASED SUCH THAT PEDESTRIAN ACCESS ACROSS MALL SHALL BE MAINTAINED AT ALL TIMES.
- 2) CONTRACTOR SHALL PRESERVE ALL BRICK AND GRANITE PAVING MATERIALS THAT REMAIN IN SERVICEABLE CONDITION. BRICK PAVING UNITS FOUND TO BE UNDAMAGED AND SERVICEABLE ARE TO BE REMOVED, STACKED, AND REUSED.
- 3) ACTIVE WORK ZONES AND MATERIAL STORAGE AREAS SHALL BE PROTECTED BY A SAFETY FENCE. CITY STAFF SHALL ADVISE AS TO WHAT FENCE TYPE IS PREFERRED.



REHABILITATION PLAN SECOND STREET

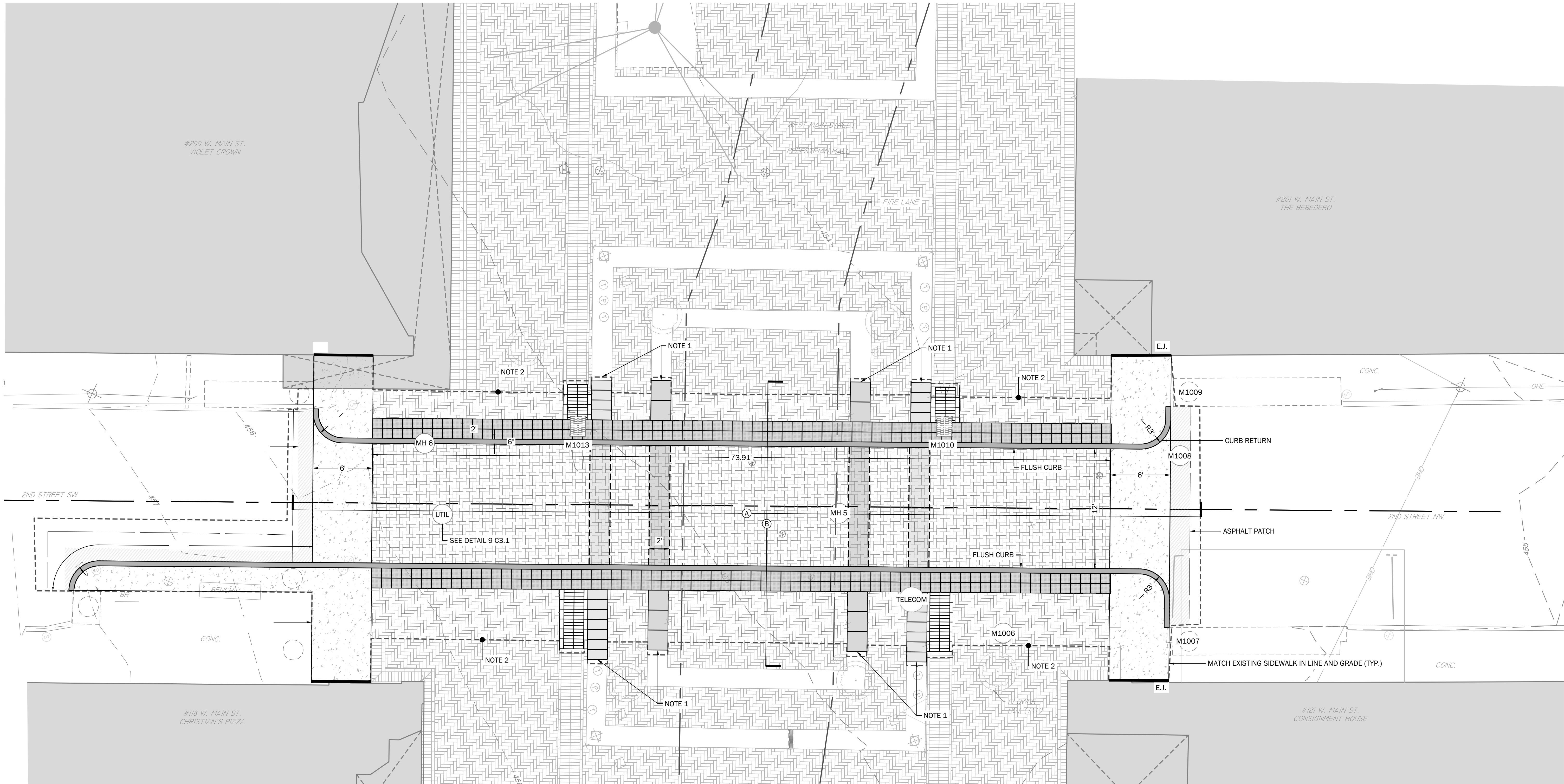
DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS
CHARLOTTEVILLE CITY, VIRGINIA



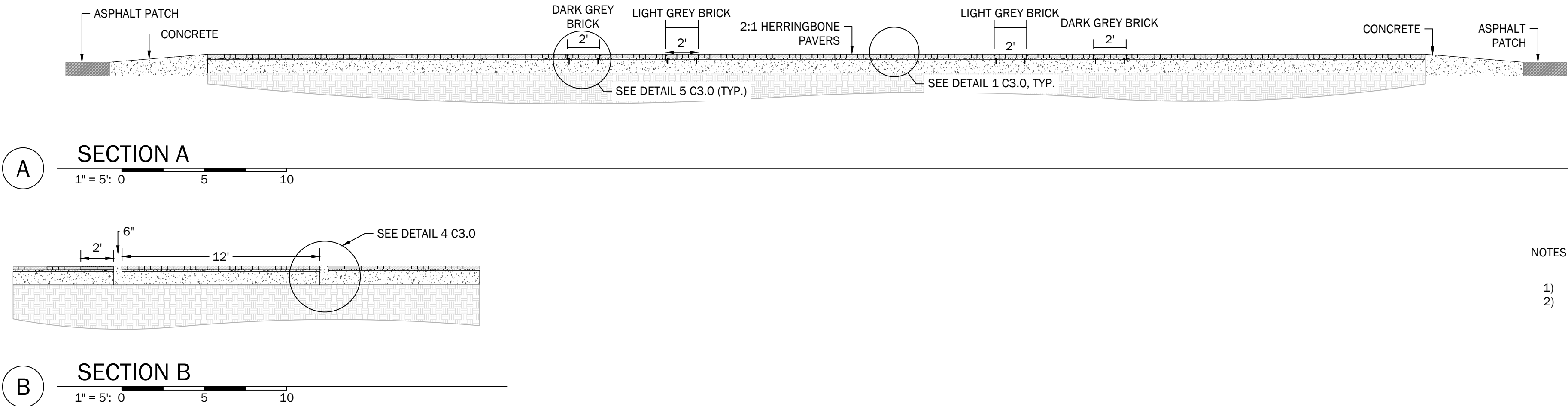
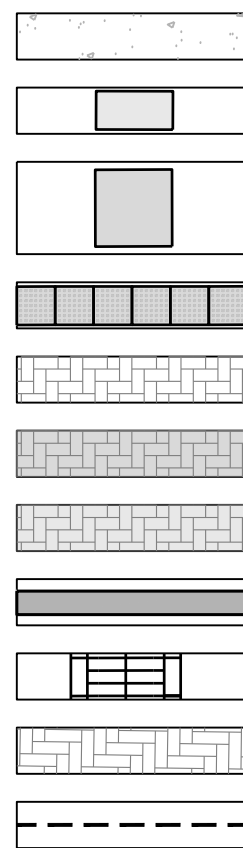
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1: 04/18/2025

LINE
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GRADE
Civil Engineering

C1.1

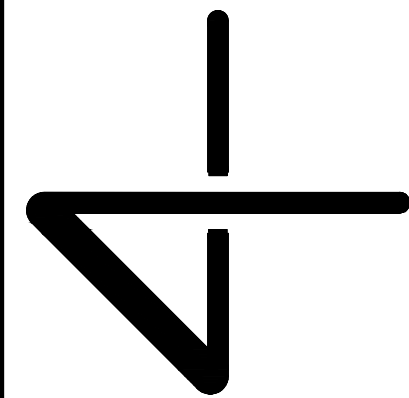


LEGEND



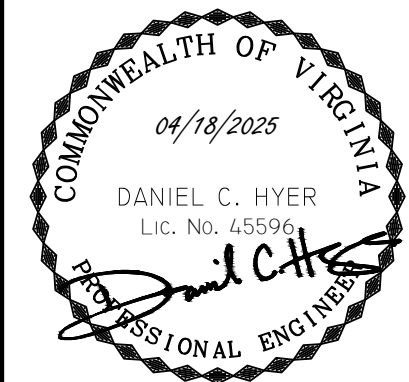
NOTES

- 1) MATCH EXISTING GRANITE PAVING. USE SALVAGED GRANITE BANDING.
- 2) FEATHER BRICK PAVING TO MATCH EXISTING.



GRADING PLAN SECOND STREET

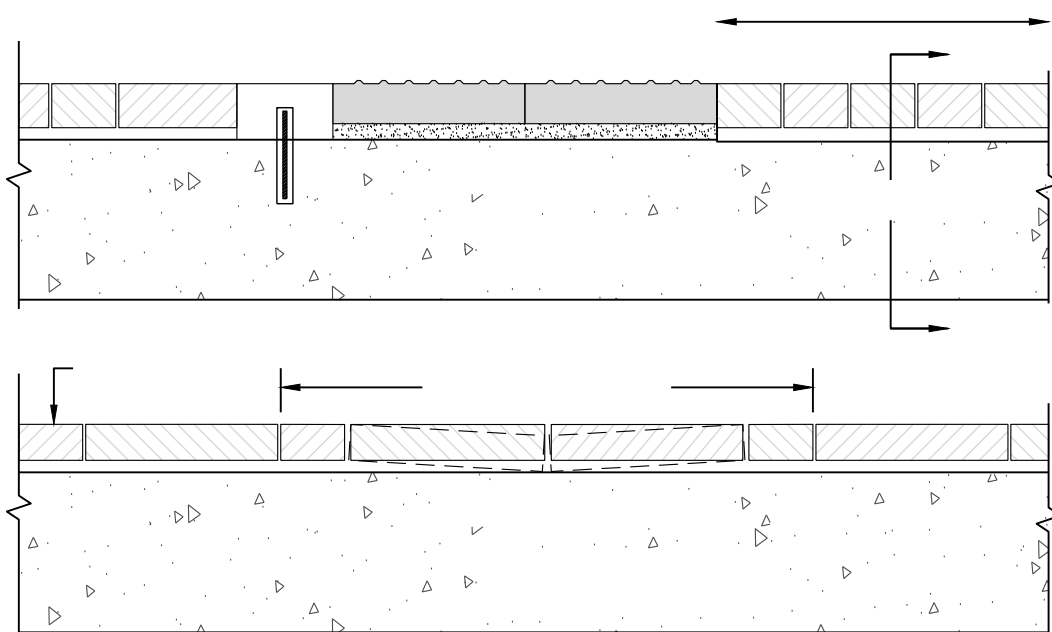
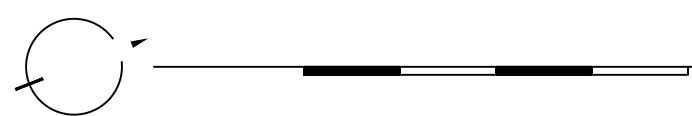
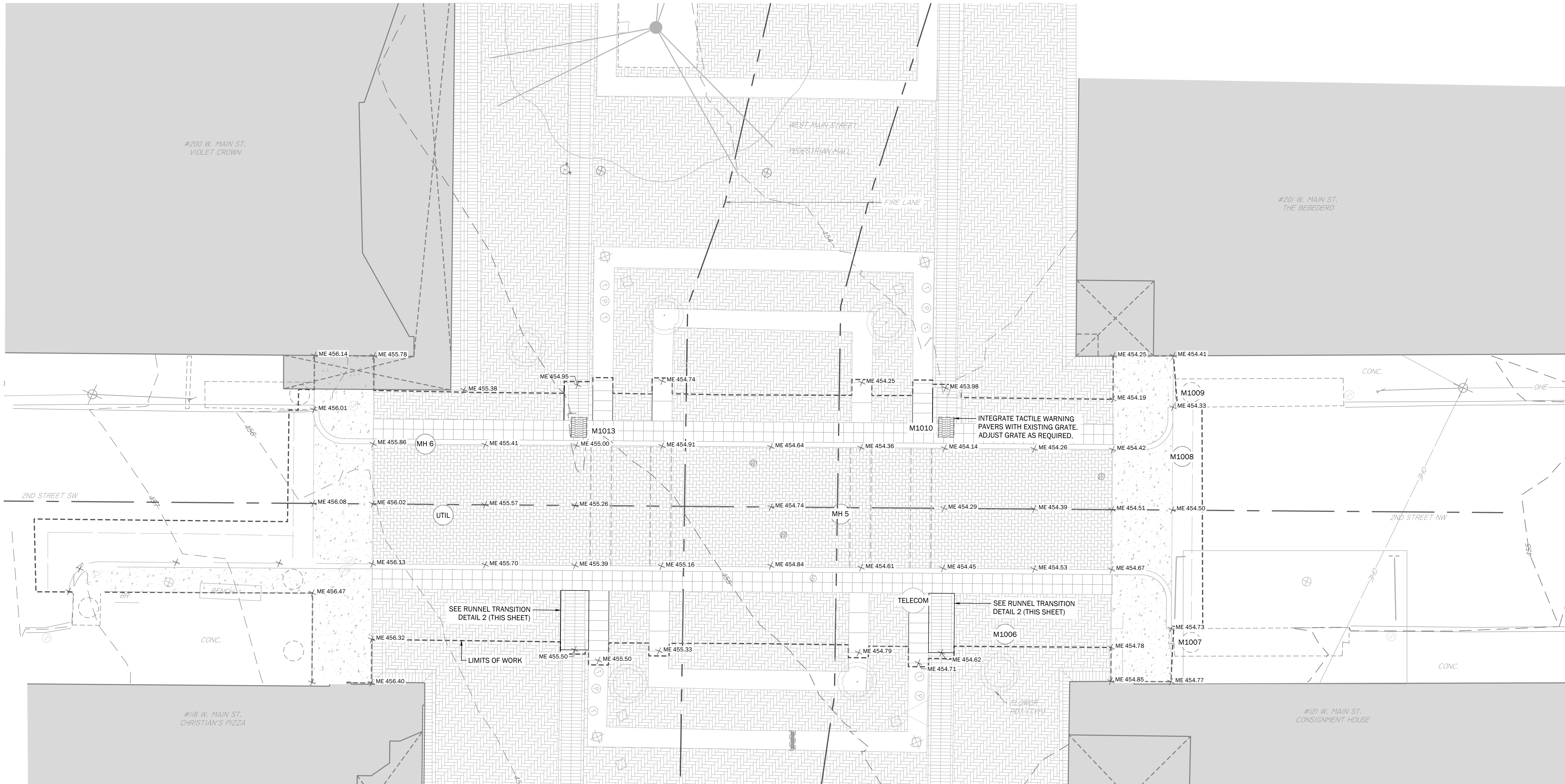
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CONSTRUCTION DOCUMENTS
CHARLOTTESVILLE CITY, VIRGINIA



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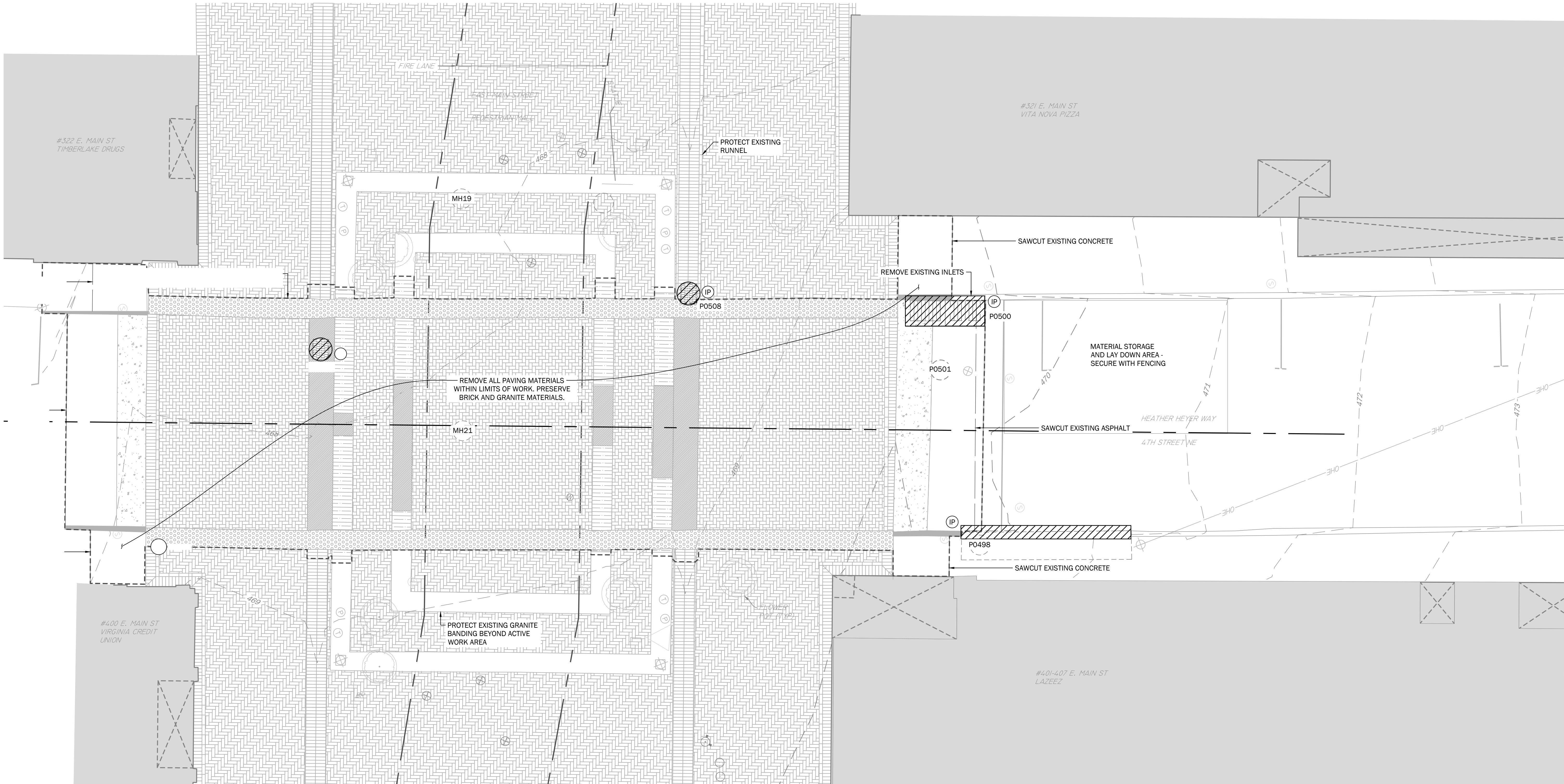
LINE
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GRADE
Civil Engineering

C1.2A



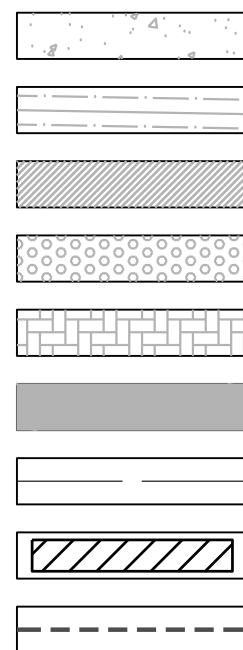
NOTES

- 1) ALL UTILITY COVER RIMS SHALL SIT FLUSH TO ADJACENT ROAD SURFACES.



FOURTH STREET EXISTING CONDITIONS AND DEMOLITION PLAN

LEGEND



SANITARY SEWERS			
MH	RIM	INV. IN	INV. OUT
MH19	467.91		464.3
MH 21	468.25	459.96	459.96
MH20	473.55	478.82	478.72

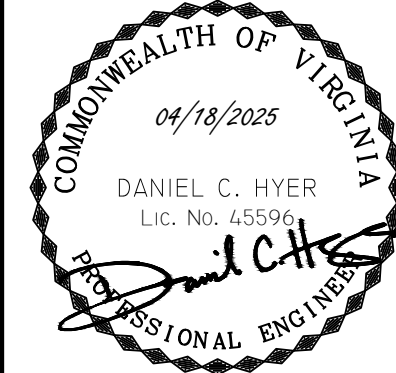
STORM SEWERS				
ID	STRUCTURE	RIM	INV. IN	INV. OUT
P0498	DRAIN INLET	470.49	464.77	464.46
P0500	INLET	469.24		
P0501	MANHOLE	469.56	464.59	465.39
P0502	INLET	467.58	464.48	463.03
P0508	INLET	468.14	464.01	463.49
P0504	INLET	469.53	466.36	466.36

NOTES

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- 2) CONTRACTOR SHALL PRESERVE ALL BRICK AND GRANITE PAVING MATERIALS THAT REMAIN IN SERVICEABLE CONDITION. BRICK PAVING UNITS FOUND TO BE UNDAMAGED AND SERVICEABLE ARE TO BE REMOVED, STACKED, AND REUSED.
- 3) ACTIVE WORK ZONES AND MATERIAL STORAGE AREAS SHALL BE PROTECTED BY A SAFETY FENCE. CITY STAFF SHALL ADVISE AS TO WHAT FENCE TYPE IS PREFERRED.

PRESERVATION AND DEMOLITION PLAN
FOURTH STREET

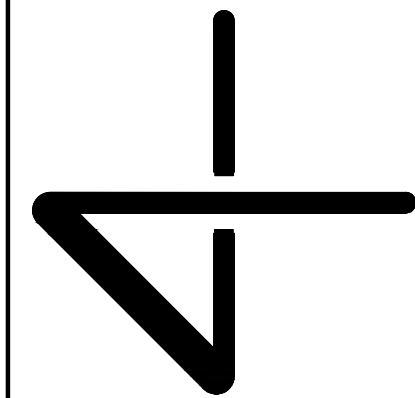
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CONSTRUCTION DOCUMENTS
CHARLOTTEVILLE CITY, VIRGINIA



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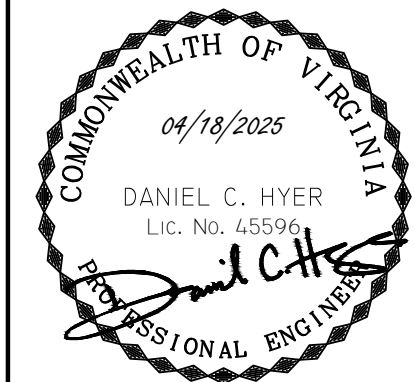
LINE
AND
GRADE
Civil Engineering

C2.0A



REHABILITATION PLAN FOURTH STREET

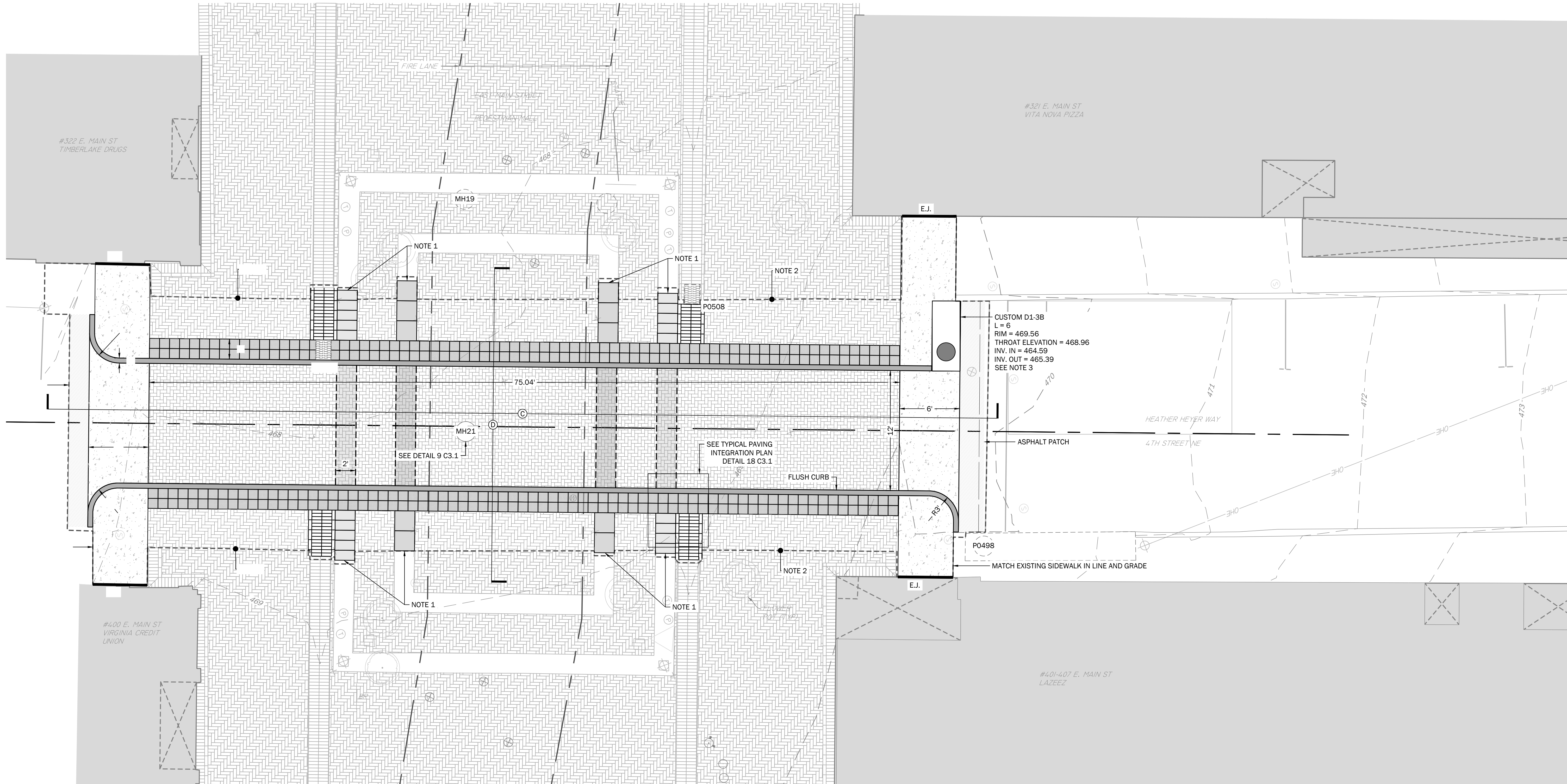
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CONSTRUCTION DOCUMENTS
CHARLOTTESVILLE CITY, VIRGINIA



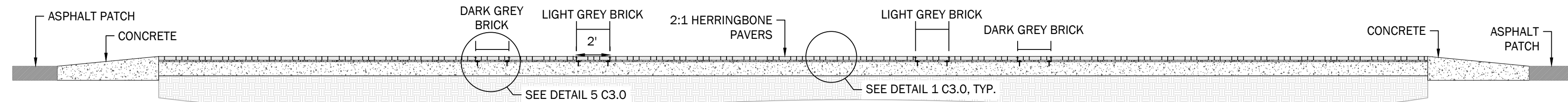
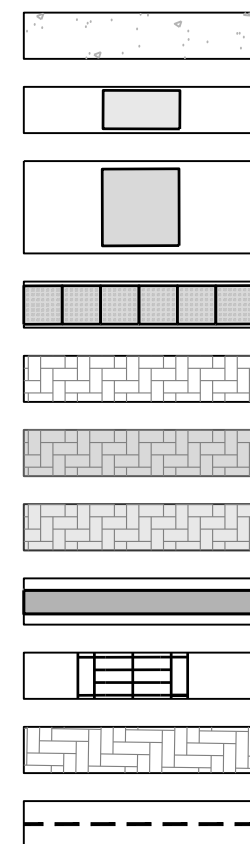
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1: 04/18/2025

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Civil Engineering

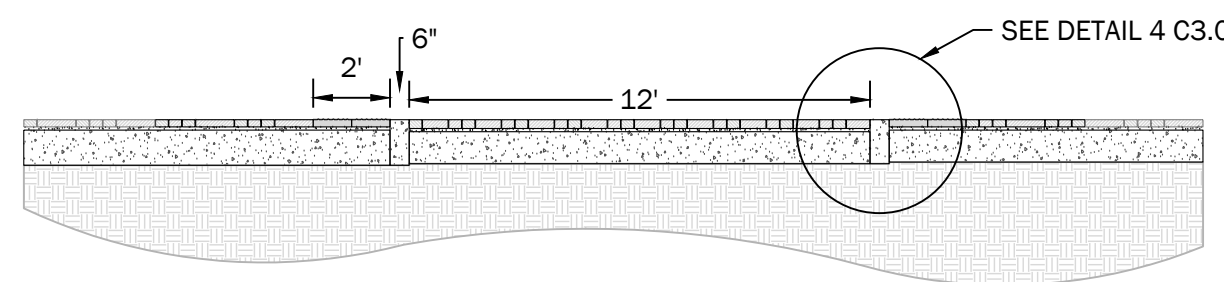
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LEGEND



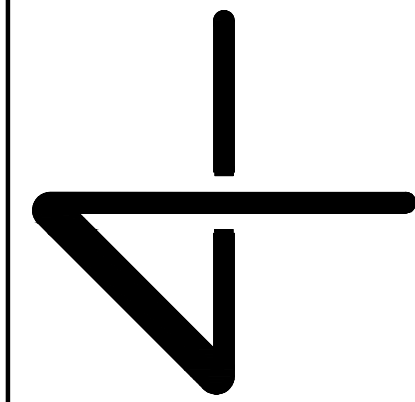
C SECTION C
1" = 5': 0 5 10



D SECTION D
1" = 5': 0 5 10

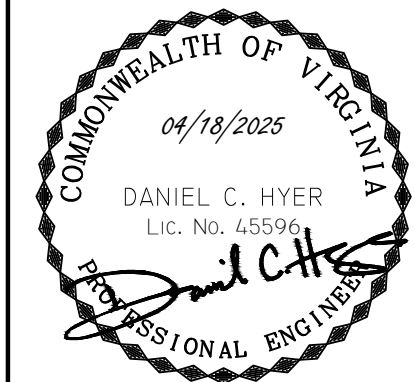
NOTES

- 1) MATCH EXISTING GRANITE PAVING. USE SALVAGED GRANITE BANDING.
- 2) FEATHER BRICK PAVING TO MATCH EXISTING.
- 3) REFER TO UTILITY EXHIBIT 16 ON SHEET C3.1 TO REVIEW INLET CONNECTION TO EXISTING UTILITIES.



GRADING PLAN FOURTH STREET

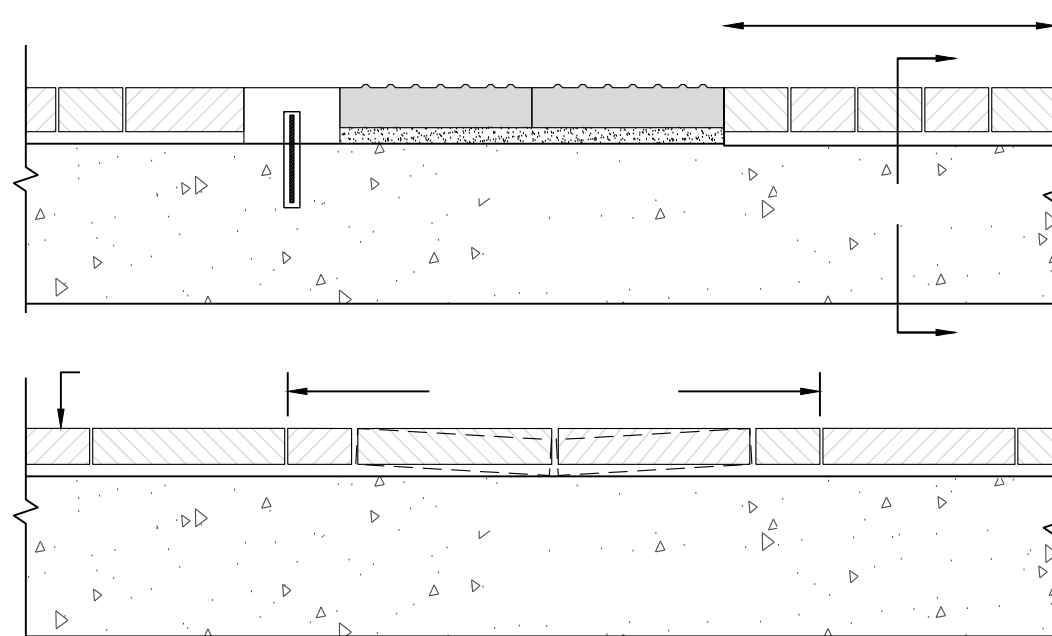
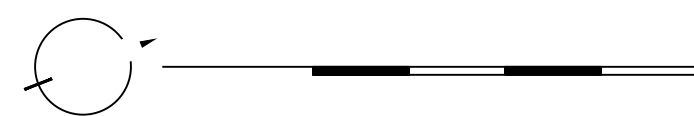
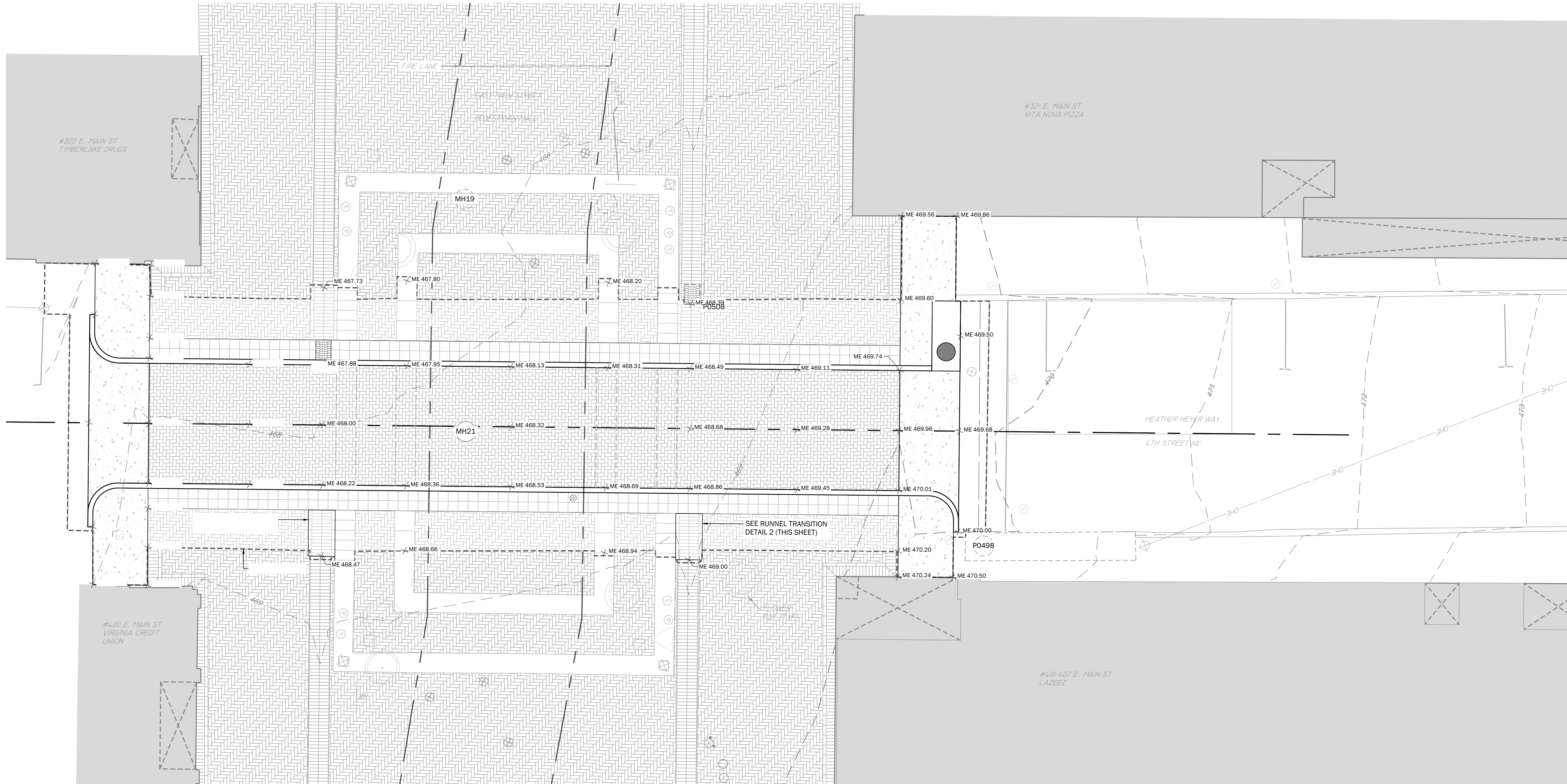
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CHARLOTTESVILLE CITY, VIRGINIA



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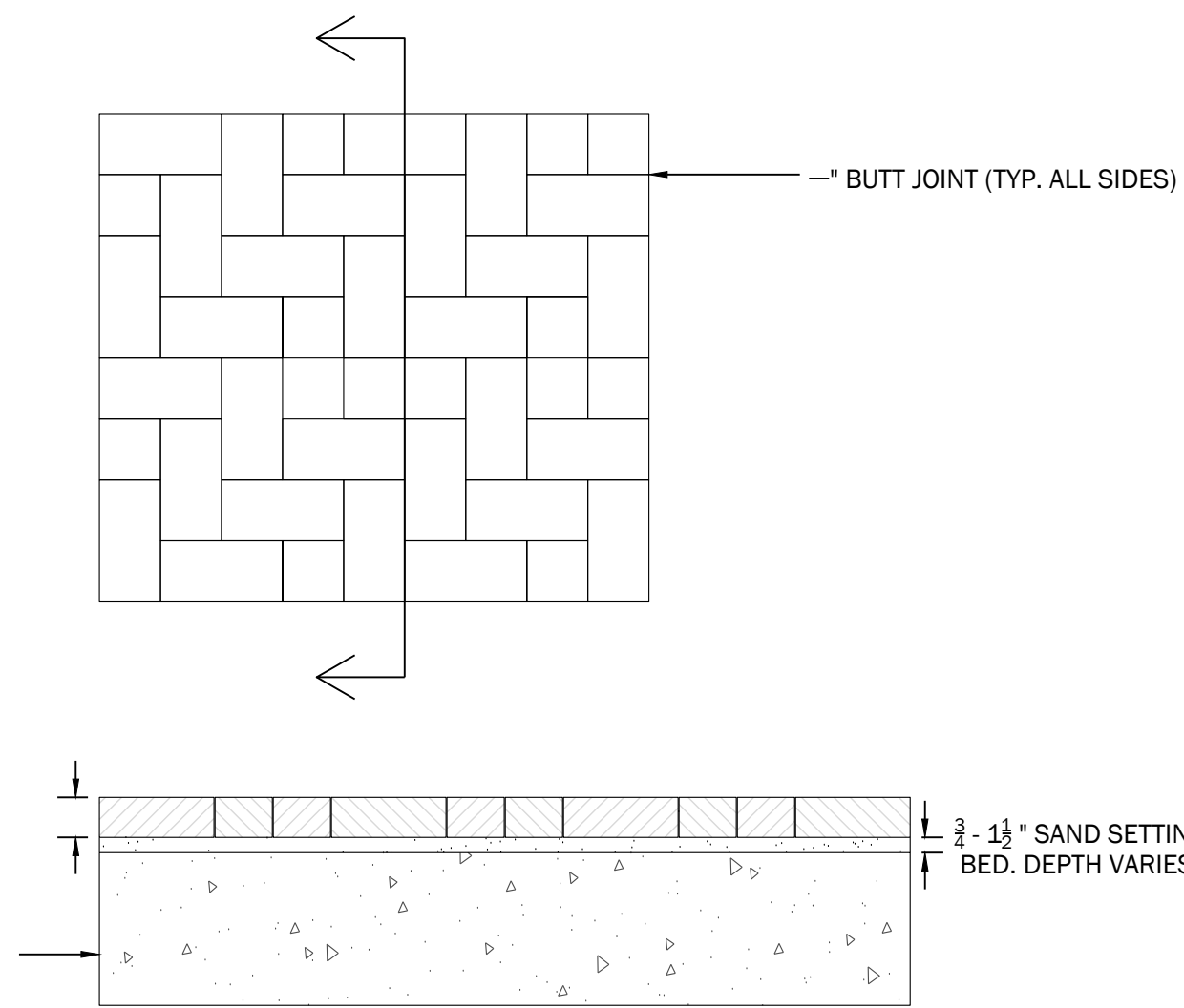
LINE
AND
GRADE
Civil Engineering

C2.2A

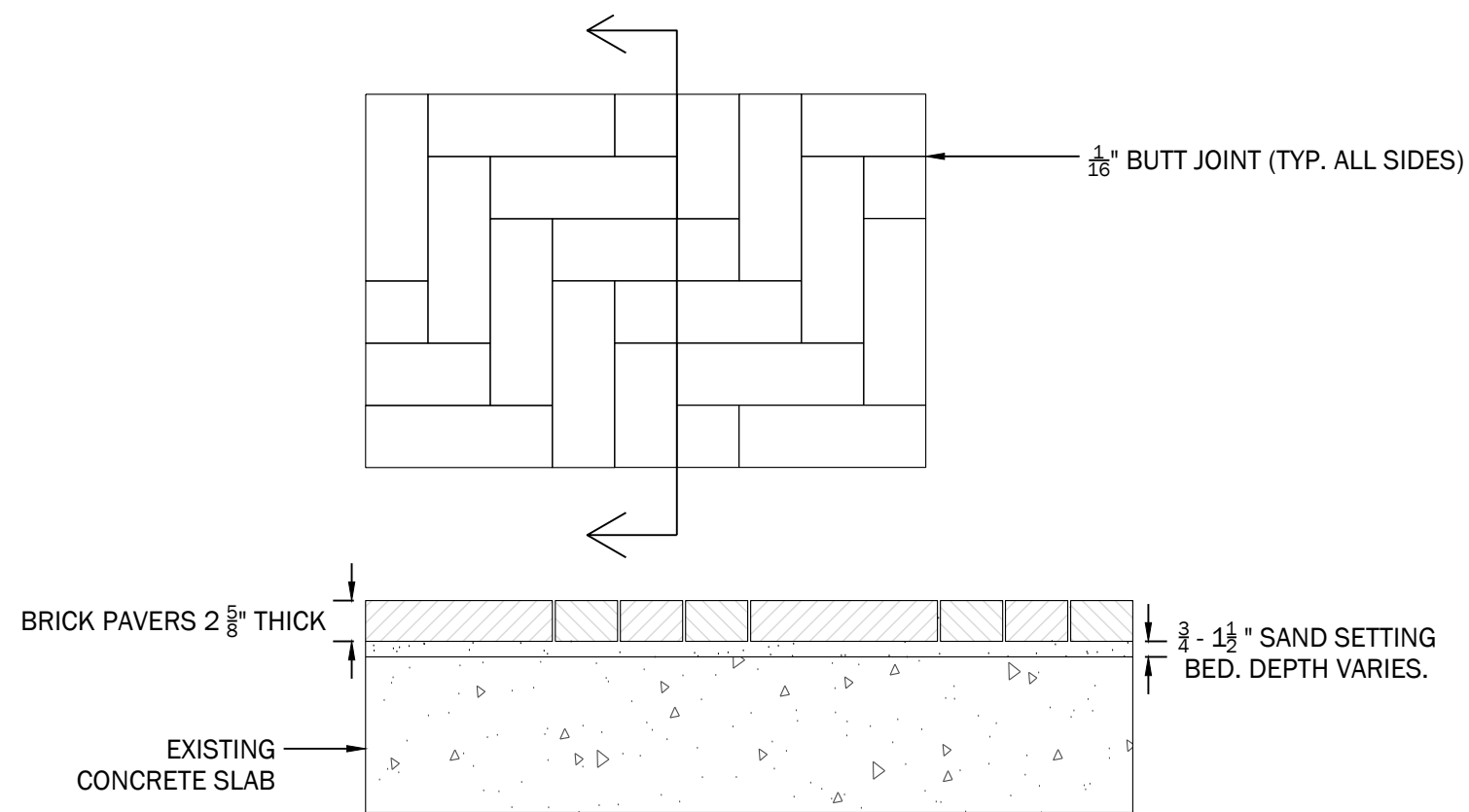


NOTES

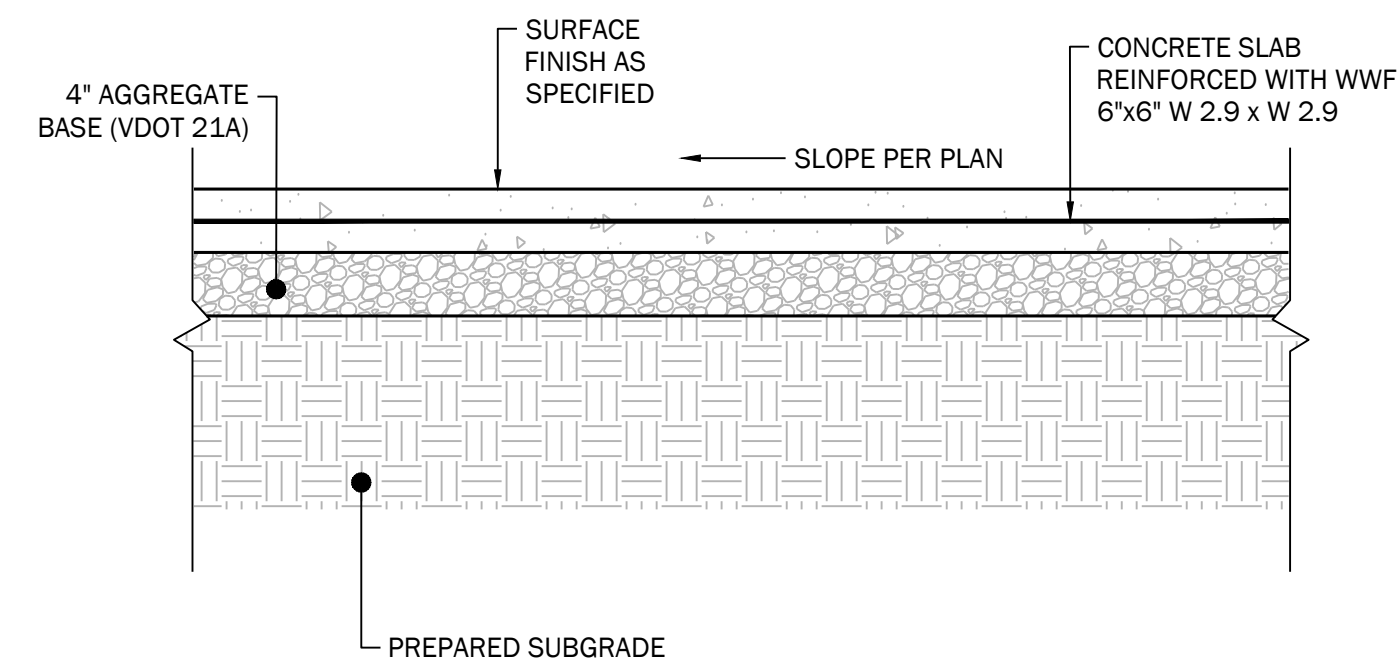
- 1) ALL UTILITY COVER RIMS SHALL SIT FLUSH TO ADJACENT PAVED SURFACE.



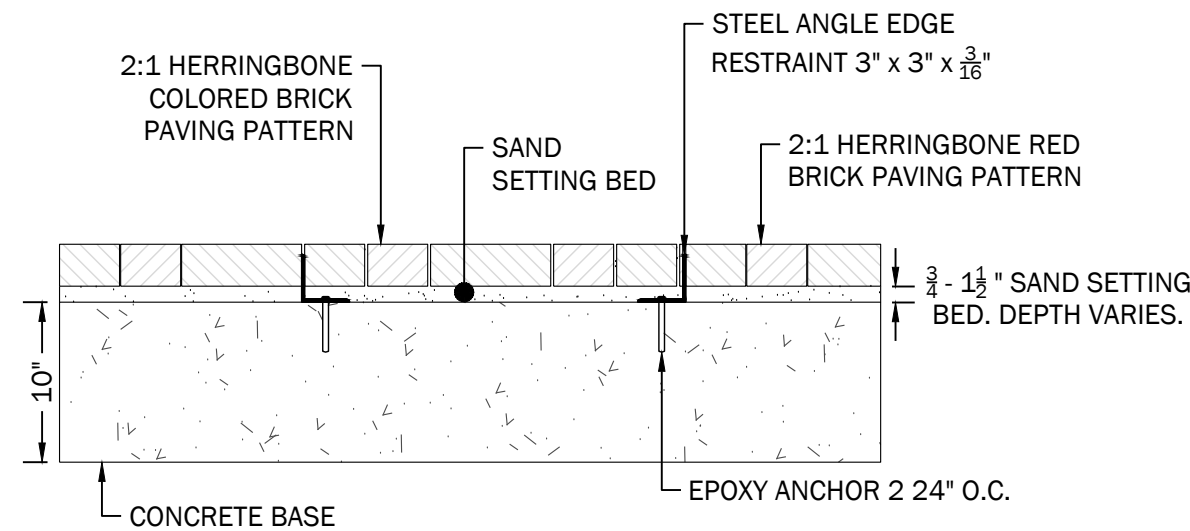
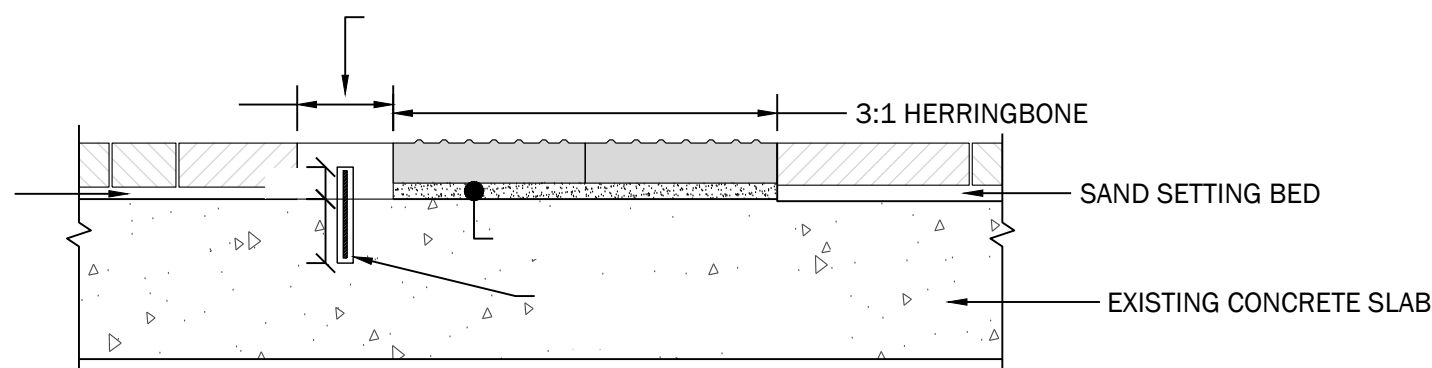
1 TYPICAL BRICK PAVING PATTERN 2:1 HERRINGBONE



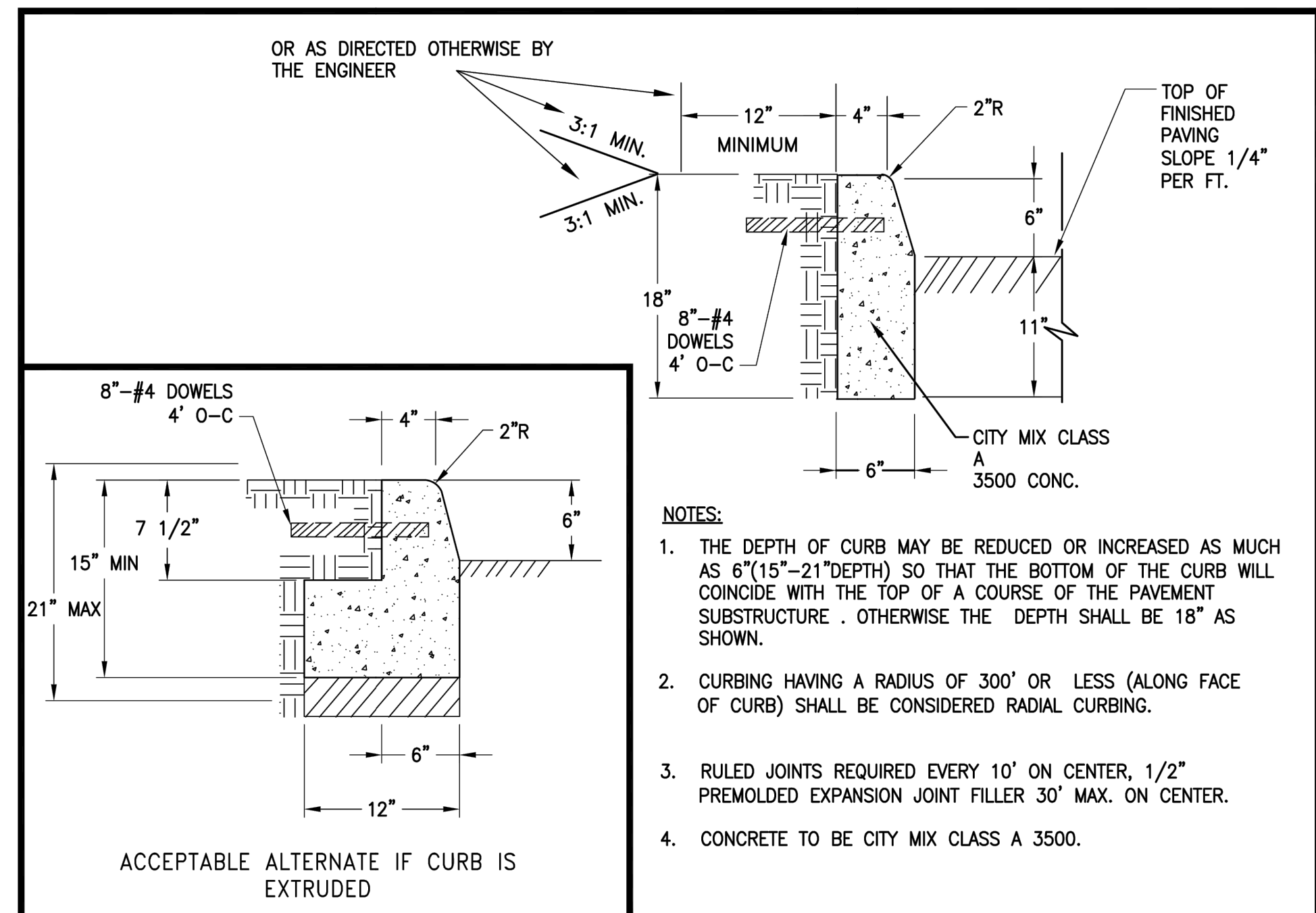
2 TYPICAL BRICK PAVING PATTERN 3:1 HERRINGBONE



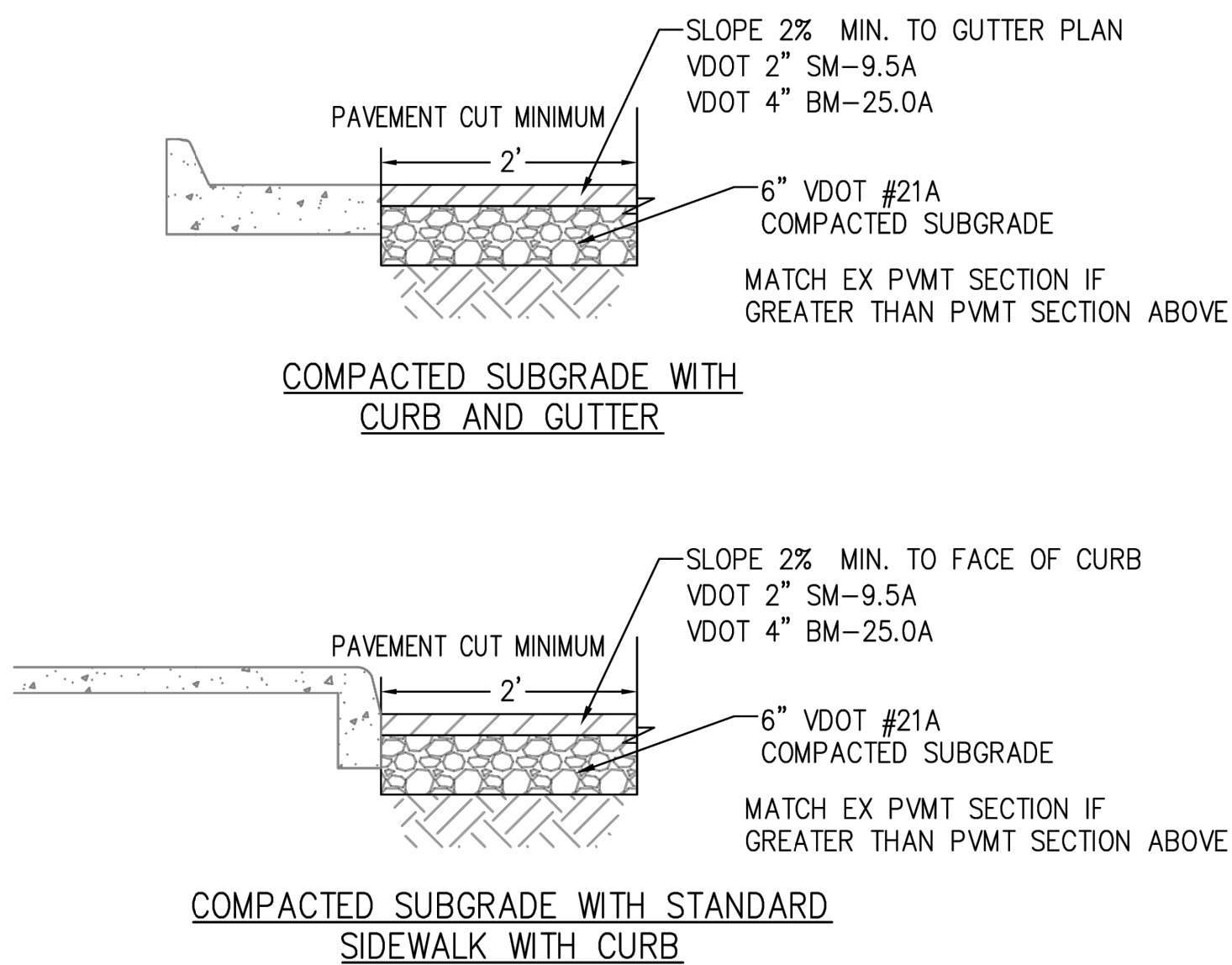
3 TYPICAL CONCRETE PAVING



5 STEEL EDGE RESTRAINT

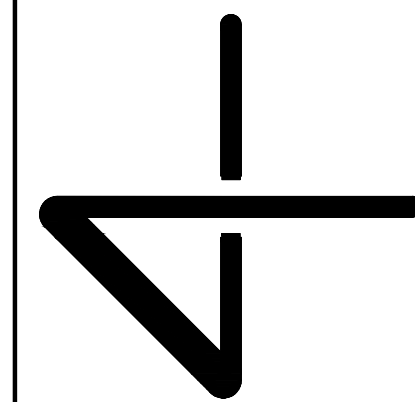


CITY OF CHARLOTTESVILLE		CITY STANDARDS	
REVISION		DATE	
SCALE: N.T.S.		STANDARD NUMBER: CG-2	



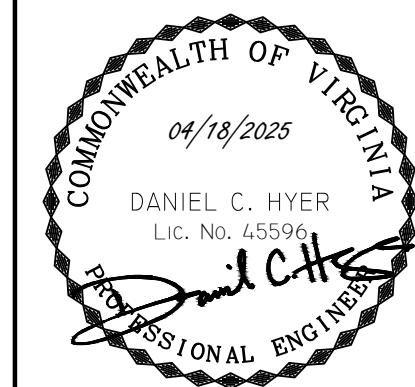
CITY OF CHARLOTTESVILLE		CITY STANDARDS	
REVISION		DATE	
SCALE: N.T.S.		STANDARD NUMBER: PP-1	

7 PP-1 PAVEMENT PATCH



REHABILITATION PLAN DETAILS

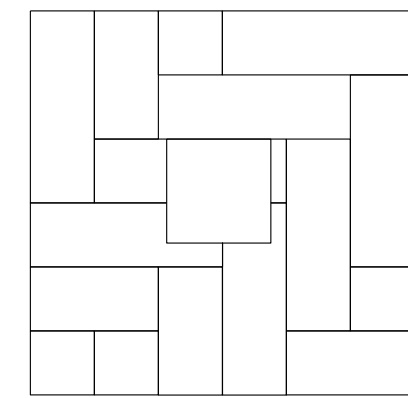
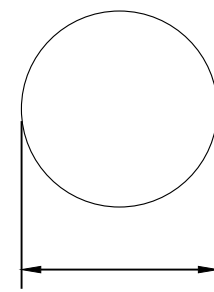
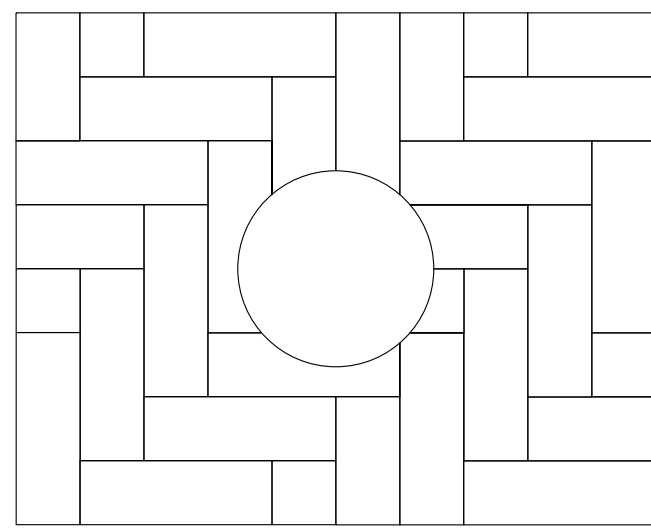
DOWNTOWN MALL CROSSING
CONSTRUCTION DOCUMENTS
CHARLOTTESVILLE CITY, VIRGINIA



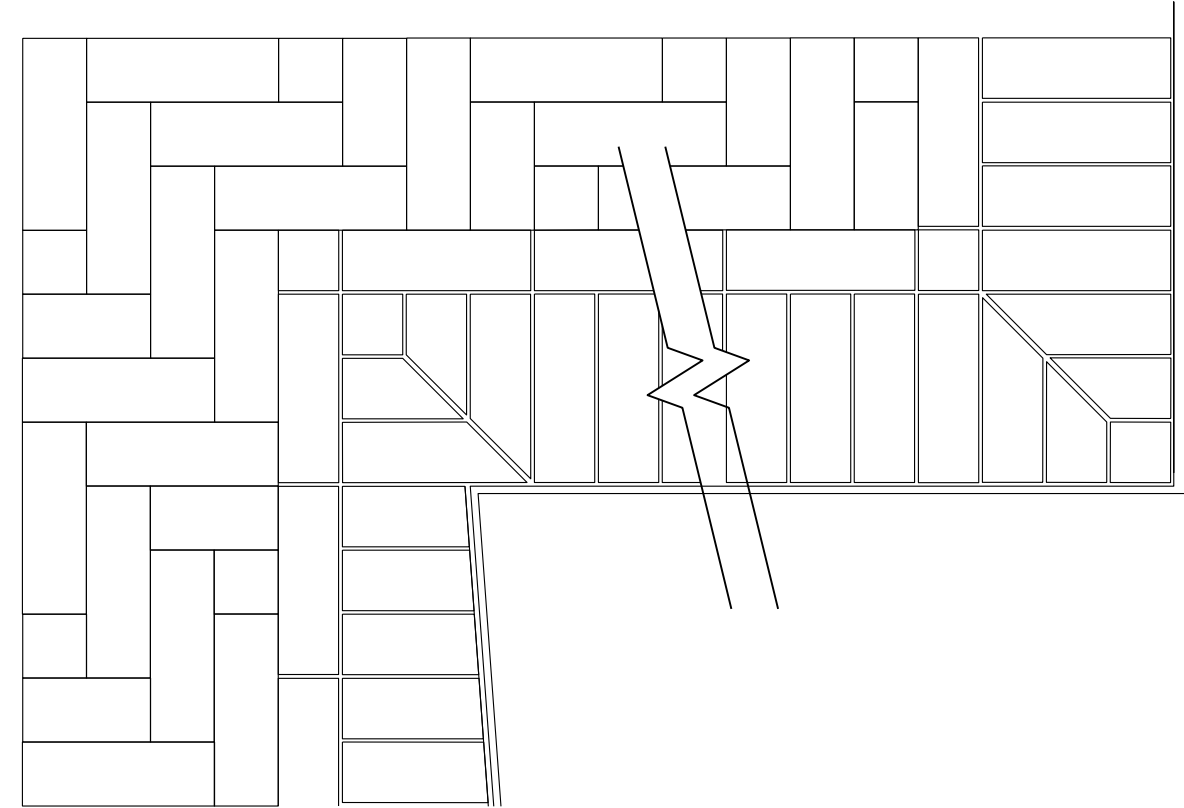
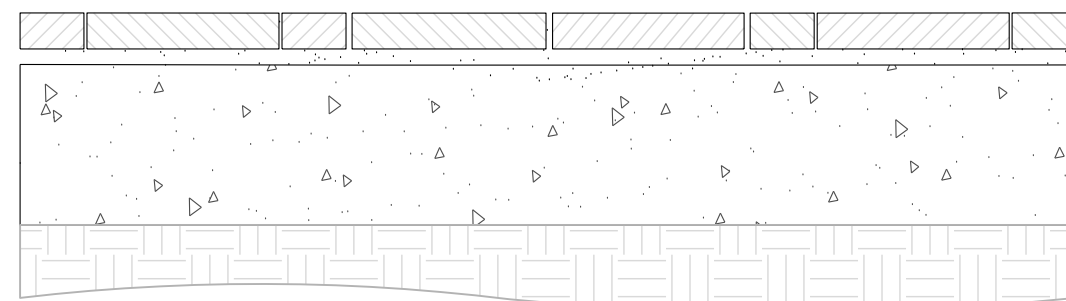
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1: 04/18/2025

LINE
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Civil Engineering

C3.0A



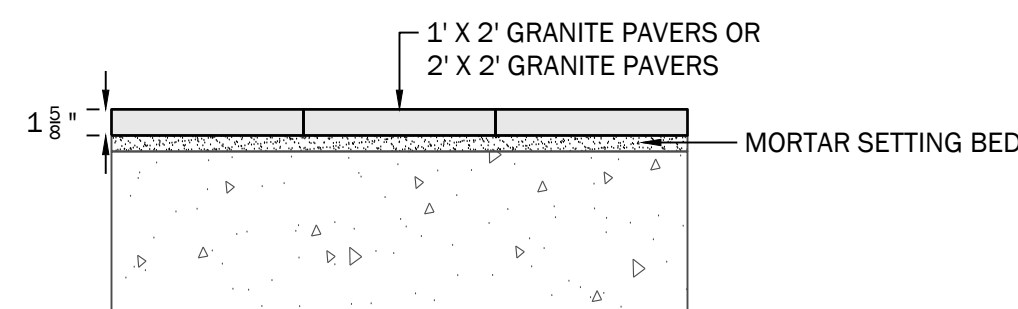
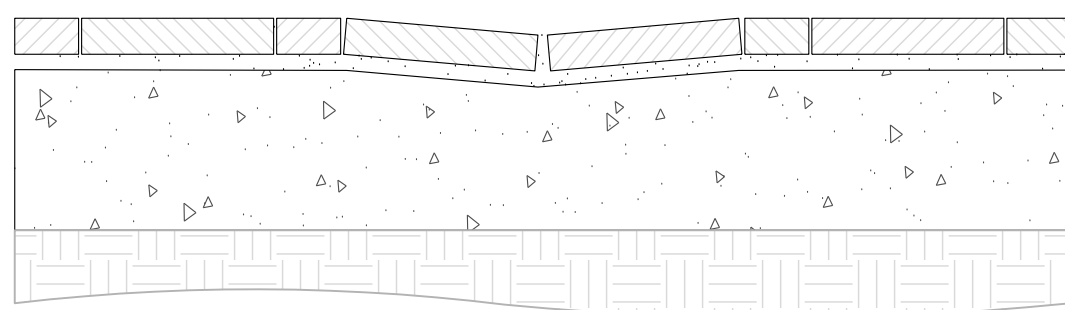
WIDTH VARIES



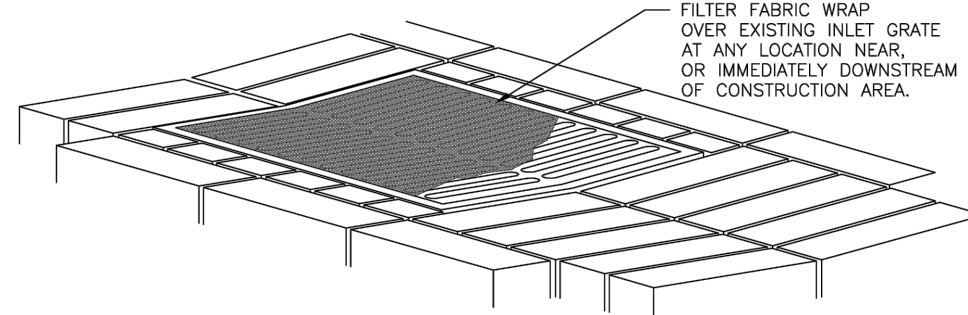
10 BRICK PAVING AT SQUARE FEATURE
1" = 1': 0 1 2

11 BRICK PAVING AT EXISTING BRICK BANDING
1" = 1': 0 1 2

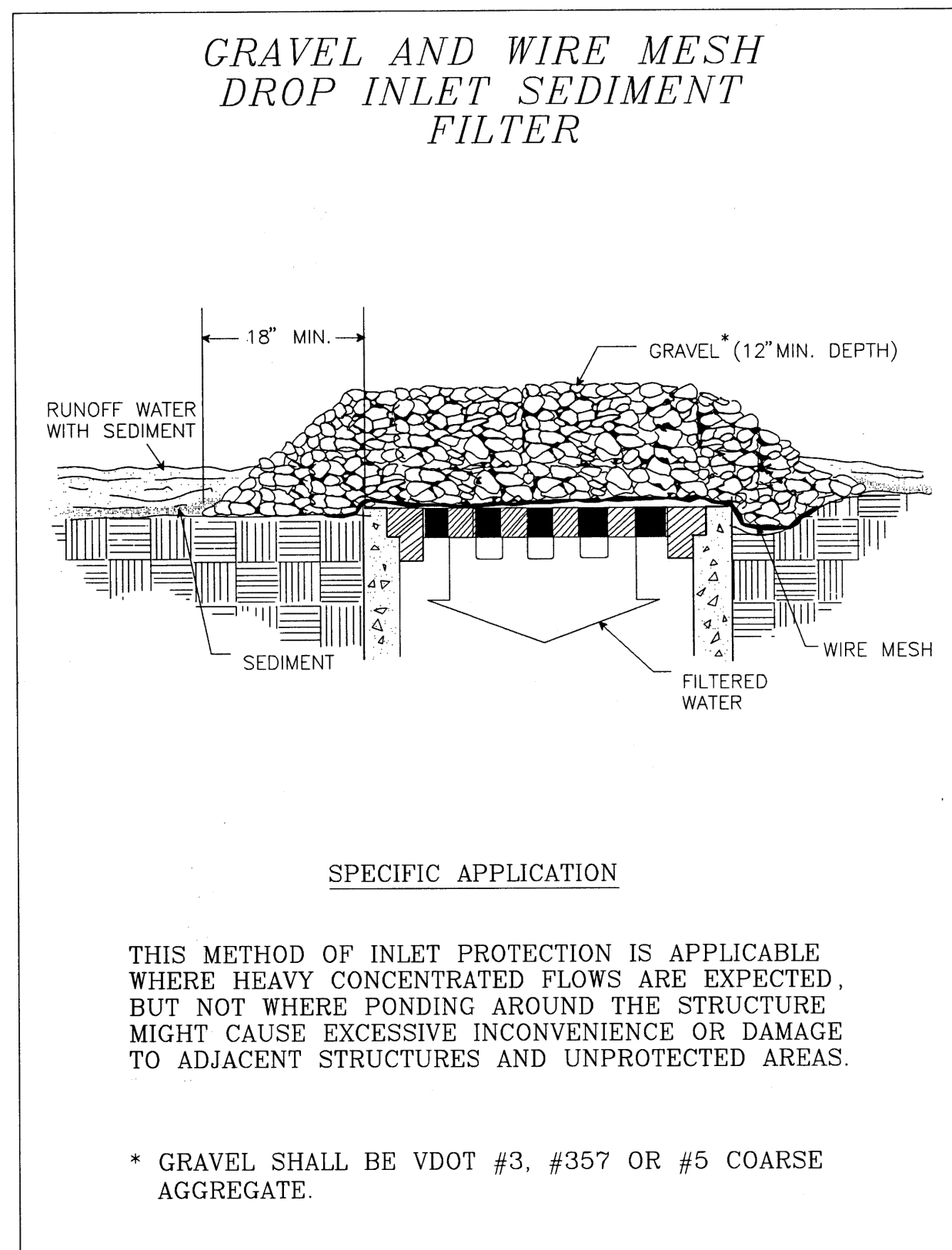
12 BRICK PAVING AT EDGE OF EX. BRICK BANDING RIGHT ANGLE
1" = 1': 0 1 2



14 GRANITE PAVERS
1" = 1': 0 1 2



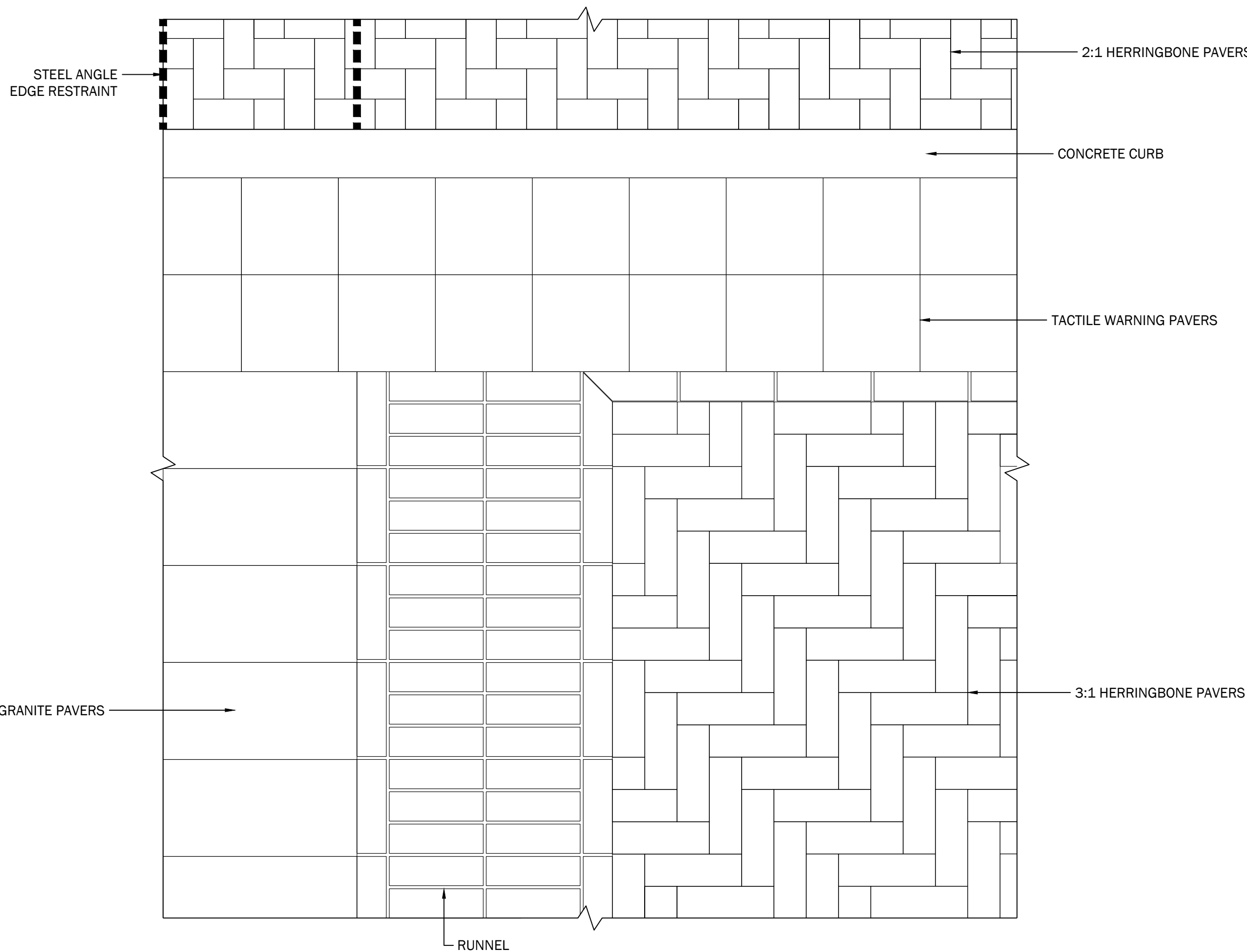
15 TEMPORARY INLET PROTECTION



Source: Va. DSWC

Plate 3.07-2

17 3.07-2 GRATE INLET PROTECTION (GRAVEL)
1" = 1': 0 1 2



18 TYPICAL PAVING INTEGRATION PLAN
1" = 1': 0 1 2

**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR # 24-0038

218 West Market Street, Tax Parcel 330276000

Downtown ADC District

Owner: Cavalier Hospitality LLC

Applicant: Bob Pineo, Design Develop

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](#)

February 19, 2025 – BAR held preliminary discussion for the proposed hotel project after a change in design firm. Meeting notes in *Appendix*. Link to submittal and staff report: [218 W Market – BAR Feb 2025](#)

Application

- Applicant submittal: Design Develop drawings *A.C. Hotel by Marriott 218 West Market Street, Charlottesville, VA* dated April 28, 2025, 51 sheets.

Request CoA for a 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.)

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

Note: All signage requires a separate sign permit. Any signage represented on the renderings and elevations is for context only, and specifically omitted from this CoA request.

Discussion

The BAR has had several discussions regarding the proposed building—see the BAR meeting notes in the Appendix.

Based on the design guideline for new construction, staff suggests the height, massing, and scale are appropriate for this site and the ADC District. The prevailing height in the surrounding sub-areas ranges between two and three stories. The proposed building's five to six stories are within 200% of that prevailing range. Along Old Preston Avenue, the proposed building's upper stories step back at approximately 35-ft. This is within 130% of the approximately 30-ft prevailing street front height of nearby buildings on the Mall.

The north and south elevations create a *well-defined street wall*, and the street level design reflects the traditional storefronts nearby. Consistent with the guidelines, the building *fills in holes in a larger block of buildings in the Downtown Mall* and, with a *limited setback*, it *attaches to or is very close to neighboring structures*.

EIFS: The guidelines discourage the use of EIFS, but suggest it *may be approved on items such as gables where it cannot be seen or damaged* and that its use *requires careful design of the location of control joints*. The BAR has approved the use of EIFS on other projects and during the February 26, 2025 discussion expressed support for its use on this project. Staff asked the applicant to confirm that the planned control joints coincide with the lines indicated on the elevations.

Masonry: The guidelines do not permit *thin-set brick*; however, the BAR approved its use on the CODE Building. Staff asked the applicant if the material proposed requires expansion joints and, if so, to provide elevations that indicate joint locations.

Rooftop screening: The Code of Development requires the screening of roof-mounted equipment, so that will be necessary for approval of a building permit. It is not indicating in the submittal; however, the location, type/material, and design should still be reviewed by the BAR.

Landscaping: Paving materials for the walkways and patios are not indicated. Some of the proposed trees have been removed from the City's Master Tree List (see attached). Any approval should include a condition that the species selected will comply with the Tree List.

Staff recommends the BAR take action to either approve or deny the requested CoA or, if additional information is necessary, recommend the applicant request a deferral and provide the applicant with specific recommendations on modifications or additional information necessary for the BAR to take a formal action.

Note: NDS has not received for this project an application for a development plan or a site plan. The applicant should be aware that approval of a CoA will not preempt or supersede any requirements of the City's Code of Development. Additionally, significant alterations necessary for approval of the

development plan and/or a site plan may require resubmittal for formal BAR review. (See note below under *Criteria, Standards and Guidelines*.)

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 hotel at 218 West Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new hotel at 218 West Market Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: ...

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:
 - 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.

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](#)

[Chapter 4 Rehabilitation](#)

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

[Chapter 6 Public Improvements](#)

From ADC District Design Guidelines, Chapter 1: Downtown ADC District

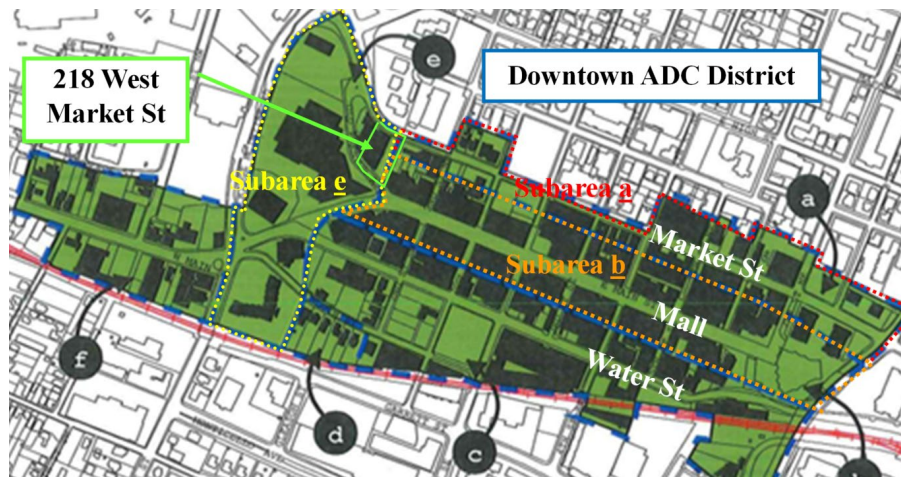
Charlottesville’s traditional, late 19th-century commercial core centered on Main Street, originally the Three Notched Road. Seven blocks now comprise a pedestrian mall designed by Lawrence Halprin in 1971. To the west, “Vinegar Hill” was an area of African-American commercial, civic, and residential buildings razed in a 1964 urban renewal project. 333 West Main, formerly Inge’s Grocery, and Jefferson School are surviving structures. To the south, Water Street contained railroad-oriented warehouses and industrial buildings.

The project site straddles three of the ADC District’s subareas:

Subarea a - Market Street: some turn-of-the-century residences with shallow setbacks converted to commercial uses, parking lots, late-nineteenth to mid-twentieth century commercial with no setback, vertical expression, 2 to 3 stories.

Subarea b - Mall: traditional Main Street, attached buildings, 2 to 4 stories with some larger buildings, masonry, no setbacks, traditional three-part facades: storefront, upper stories with windows, and cornice, tall proportions, flat or shed roofs, many mall amenities, tree canopies, outdoor eating, lively pedestrian atmosphere.

Subarea e - Vinegar Hill: eclectic area with remnants of traditional neighborhood patterns and a rich African-American cultural history; generally, a mix of medium scaled institutional and commercial buildings with intermittent residential structures; open lots and topographic change create a unique transitional urban fabric and opportunity for mixed uses.



From Chapter 3 of the ADC District Design Guidelines:

A. Introduction: Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. Setback

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

C. Spacing

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

D. Massing & Footprint

- 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.

E. Height & Width

- 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.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. [...] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown [...] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- 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.

Staff Note: the BAR's purview when evaluating the height of a proposed structure:

- Per Code Sec. 34-2.10.9.A.3.ii. "In Downtown Mixed Use (DX), where the BAR has authority, the maximum height is determined based on BAR review using their design guidelines. In areas outside of BAR authority, the maximum height is determined by the maximum number of stories and feet allowed by the zoning district."
- Per Code Sec. 34-5.2.7.B.2.c. In approving a CoA, the BAR may apply conditions that "require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25'.

I. Windows and Doors

- Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications. [Note: Refer to the BAR's 2018 guidance re: clear glass.]

K. Street-Level Design

- Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.

- When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- Include doors in all storefronts to reinforce street level vitality.

M. Materials & Textures:

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

O. Details and Decoration

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

Appendix

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

CoA – Preliminary Discussion, 218 West Market Street, new hotel

- 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.
- Mr. Whitney had a question about the outdoor amenity space for the proposed project.
- Applicant replied that amenity space on the 3rd floor will be for the guests at the hotel. The amount of amenity space will far exceed the amount of public amenity space that is required.
- There was discussion and feedback surrounding the streetscape and the street trees on the site.
- Mr. Gastinger 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, 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 applicant to review the guidelines re: verticality and context. Asked about the parking and the potential of the building sitting on top of two stories of parking. Applicant replied the first story parking will be concealed, rest of 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.

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

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Staff reviewed proposed project; goal is to get 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 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 Building and Omni).
- There will be a pedestrian path through the building that will connect West Market and Old Preston Ave.
- 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. 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. Hoped 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 summarized emails sent to the BAR, which had suggestions, criticism, and feedback for this project.
- The director of Lighthouse Studio (Deanna Gould) commented: The main concerns were safety, operational concerns, and eventually financial concerns.
- Staff said signage shown would not be allowed. A separate sign permit would be required.

- Plan did not address the landscaping plan and the screening of the rooftop equipment.
- Mr. Zehmer raised importance of showing lighting in the formal CoA application when it is submitted.
- Mr. Rosenthal and Ms. Tabony raised importance of having an entrance on the Downtown Mall to get up to the lobby.

BAR Meeting Minutes February 26, 2025 – Excerpts 218 West Market

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Project has previously come before the BAR for recommendations/comments.
- BAR has expressed a need for something more ornamental.
- Applicant noted proposed material is EIFS.
- Staff noted signage would require separate sign permits.
- Site and project will serve as a case study for mass, density, and urban integration given the current zoning.
- The purpose of the presentation by the applicant is to obtain feedback on the issues that were raised from the last BAR meeting and explain the show the design's development.
- The intent of this project is to get *back of house* hotel operations in west side of the building and have pedestrian experience on the Downtown Mall and Market Street side.
- There will be street trees on the Market Street side and Old Preston Street side of the site.
- Applicant provided aerial views of the proposed hotel with the context of the Omni Hotel next to the proposed hotel; multiple viewpoints of the proposed project from the Omni Hotel, from Old Preston, West Market Street, and the Downtown Mall; and different elevations and massing as seen from the Omni Hotel, Old Preston, West Market Street, and the Downtown Mall.
- Hotel rooms will start above the 2nd floor with the restaurant/commercial space on the first floor.
- Consensus among BAR regarding ceremonial stair on the Old Preston Street side and that the pedestrian experience on all sides of the proposed hotel have improved with this latest proposal.
- General agreement regarding use of EIFS and the amount of EIFS being used.

April 2024



Nov 2024



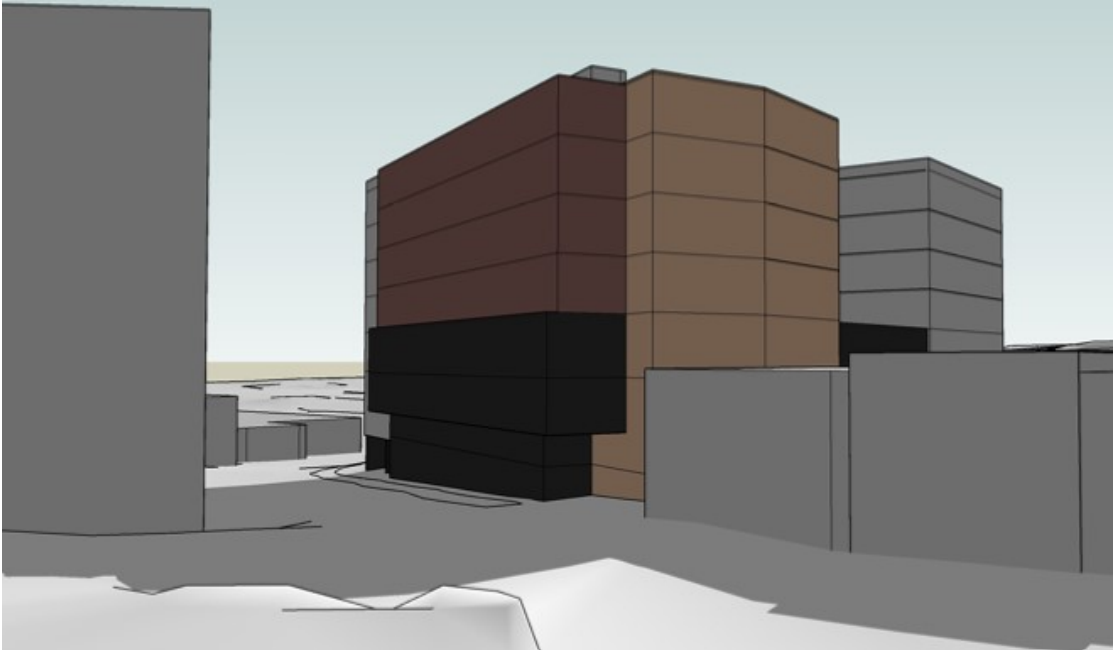
Feb 2025



May 2025



April 2024



Nov 2024



Feb 2025

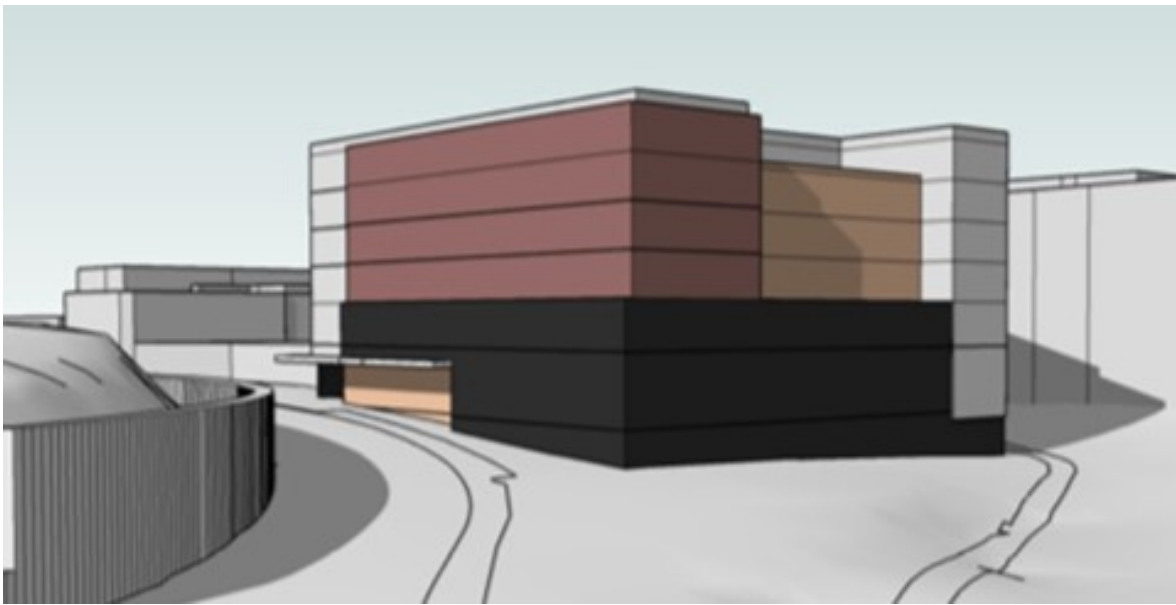


May 2025



218 West Market Street
April 2024

View from Market Steet looking east



Nov 2024



Feb 2025



May 2025





Feb 2025



May 2025



218 West Market Street
Nov 2024

Old Preston Ave elevation



Feb 2025



May 2025



AC HOTEL by MARRIOTT

218 West Market Street, Charlottesville, VA

04.28.2025

A DEVELOPMENT BY
TITAN MANAGEMENT



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I. DESIGN NARRATIVE

DESIGN NARRATIVE - BASED ON THE ADCD GUIDELINES

DESIGN CONCEPT:

The overall design intent is to emphasize contextual sensitivity—integrating seamlessly with the character of neighboring buildings, local materials, and existing patterns of activity rather than creating a new monument. The design balances several goals: extending the Mall experience at the pedestrian level and second-floor restaurant terrace along Preston Avenue—drawing patrons past the Whiskey Jar and Omni Hotel at what is currently a dark, under-activated end of the Mall; ensuring that the upper portions of the building along Preston Avenue remain deferential, serving as a respectful backdrop to the Mall experience rather than competing with it; and finally, reinventing the western portion of W Market Street by providing a sense of grandeur and a stately, welcoming entrance for visitors.

A. INTRODUCTION (PG. 6)

GUIDELINES: “Often new commercial, office, or multi-use buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on west main street and in the 14th and 15th street area of the venerable neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.”

RESPONSE: The proposed building takes cues from the adjacent contextual structures around the Downtown Architectural Design Control District. Our design strategy is outlined below.

B. SETBACKS (PG. 7)

GUIDELINES: “Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.”

RESPONSE: Buildings along the Downtown Mall and Market Street traditionally align directly with the street, without setbacks. The proposed design maintains this rhythm at the lower levels, preserving the established street edge. Select narrow setbacks are introduced strategically to articulate and break up the building’s facade.

C. SPACING (PG. 8)

GUIDELINES: “Maintain existing consistency of spacing in the area. Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.”

RESPONSE: The proposed building seeks to preserve the established rhythm of spacing found along the Downtown Mall. Strategic blocking of massing elements is employed to break up and reinforce this existing rhythm.

D. MASSING AND FOOTPRINT (PG. 9)

GUIDELINES: “Institutional or multi-lot buildings by their nature will have large footprints [...]. 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. 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.”

RESPONSE: Setbacks, bump-outs, and material changes have been used strategically to vary the facade wall planes and break up the roof line. On the facade facing Old Preston Ave brick is used on the lower floors to match the height of adjacent buildings. The upper stories are set back to reduce visual presence on the pedestrian walkway.

HEIGHT AND WIDTH (PG. 10)

GUIDELINES: “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 more vertical expression.”

RESPONSE: The brick massing along the Old Preston Ave facade aligns with the height of neighboring buildings and is broken up by an entrance into the building to maintain a consistent street scape. The facade steps back from the adjacent historic structure—now the Whiskey Jar—out of respect for its character and to create room for a small gathering space. The slope of the site is utilized to hide the garage entrance out of view. On both street fronts the garage sits lower than the pedestrian entrances.

SCALE (PG. 11)

GUIDELINES: “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.”

RESPONSE: Entrances, patios, and storefronts help reinforce the human scale at the street level. Rhythms created at street level by column and storefront placement are continued up the facade using windows, differing paint, and EIFS joints to break down the wall plane.

ROOF (PG. 12-13)

GUIDELINES: “Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.”

RESPONSE: The proposed building utilizes the angled shape of the site as well as setbacks and change in wall planes on longer facades to break up the roof line.

ORIENTATION (PG. 14)

GUIDELINES: “New commercial construction should orient its facade in the same direction as adjacent historic buildings, that is, to the street.”

RESPONSE: The proposed building responds to both Old Preston Avenue and Market Street by aligning with the angle of each roadway. It reinforces this connection through primary pedestrian and vehicular entrances oriented toward these streets.

WINDOWS AND DOORS (PG. 15)

GUIDELINES: “The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades. The size and proportions, or the ratio of width to height, of window and door openings on new buildings’ primary facades should be similar and compatible with those on surrounding historic facades.”

RESPONSE: Storefronts are scaled to match the proportions along the Downtown Mall and Market Street, maintaining compatibility with adjacent historic facades. Upper-level windows are larger but subdivided with mullions to echo the rhythm and scale of traditional patterns.

STREET LEVEL DESIGN (PG. 17)

GUIDELINES: “Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian. Keep the ground level facades of new retail commercial buildings at least 80% transparent up to a level of ten feet.”

RESPONSE: The proposed building activates Old Preston Avenue and Market Street with transparent, engaging ground-floor facades. Brick paving, storefront glazing, blade signage, and patios continue the Downtown Mall’s rhythm and invite pedestrian interaction. A canopy and signage mark the hotel entry on Market Street, while extensive brick at the base provides texture and scale, avoiding blank walls and maintaining visual interest.

FOUNDATION AND CORNICE (PG. 18)

GUIDELINES: “Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings. If used, cornices should be in proportion to the rest of the building.”

RESPONSE: The proposed design features a brick base along Old Preston Avenue and Market Street, establishing a strong visual foundation. Along the Downtown Mall frontage, the brick massing aligns with the height of neighboring buildings. On Market Street, the brick base provides a backdrop for the main pedestrian and vehicular entrances.

MATERIALS AND TEXTURES (PG. 19)

GUIDELINES: “The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.”

RESPONSE: The proposed building uses materials and textures that complement the district. Brick clads the first three floors along Old Preston Avenue, matching the nearby “Code” Building, with brick pavers extending the Downtown Mall’s pedestrian continuity. Upper floors are stepped back and finished in gray stucco to reduce visual mass, while the brick base continues along Market Street. Shifts in materials across bays and planes maintain compatibility with the traditional character while giving the building a distinct identity.

PAINT (PG. 20)

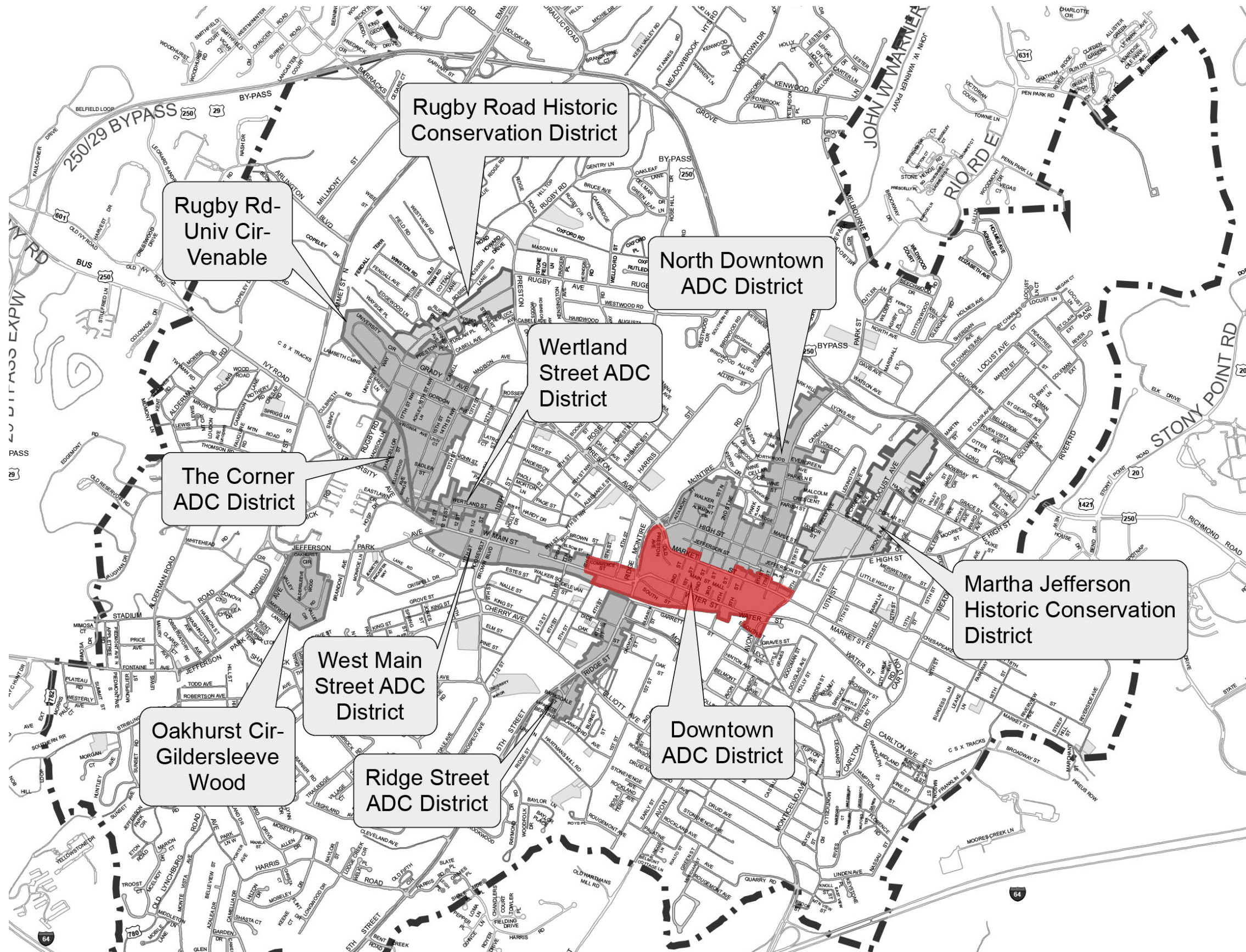
GUIDELINES: “The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive. In Charlottesville’s historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate.”

RESPONSE: The proposed design avoids using brightly colored or intrusive paint colors, instead using gray and bronze which is more appropriate for the downtown district.

DETAILS AND DECORATIONS (PG. 21)

GUIDELINES: “More successful new buildings may take their cues from historic images and reintroduce and reinterpret design of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.”

RESPONSE: The proposed building presents a cohesive composition that references its historic context, drawing from adjacent brick detailing such as headers, soldier courses, and cornices.

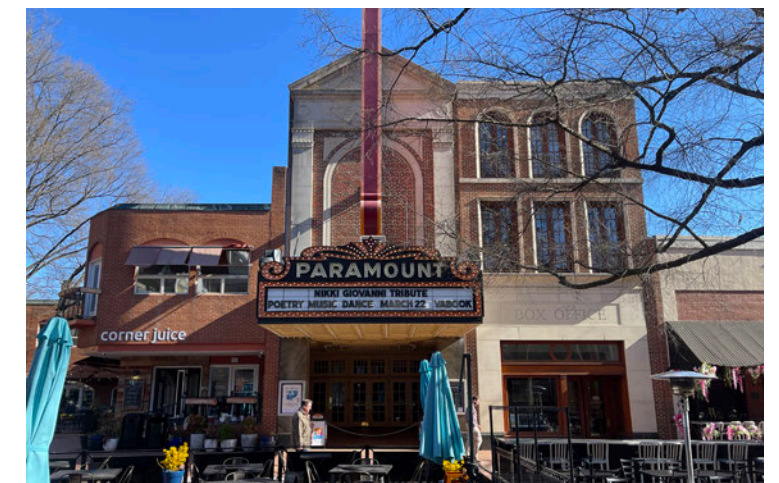


ADC DISTRICT:

DOWNTOWN



THE BRADBURY



THE PARAMOUNT



LIGHTHOUSE STUDIO

ADC DISTRICT CONTEXT 218 WEST MARKET STREET





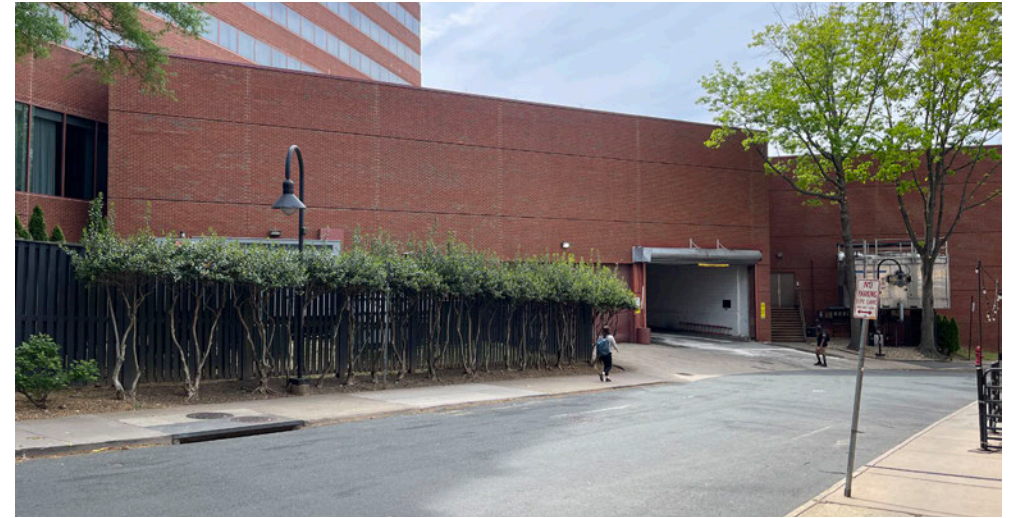
PEDESTRIAN APPROACH FROM DOWNTOWN MALL
218 WEST MARKET STREET



THE CODE BUILDING



THE CODE BUILDING



THE OMNI HOTEL



THE VIOLET CROWN



THE WHISKEY JAR



THE OMNI HOTEL



110-114 OLD PRESTON AVE

ADJACENT CONTEXT ON DT MALL AND OLD PRESTON AVE
218 WEST MARKET STREET



PEDESTRIAN APPROACH FROM MARKET STREET
218 WEST MARKET STREET



LIGHTHOUSE STUDIO



200 MARKET STREET



BROWN'S LOCK AND KEY



LIGHTHOUSE STUDIO



COMMON HOUSE



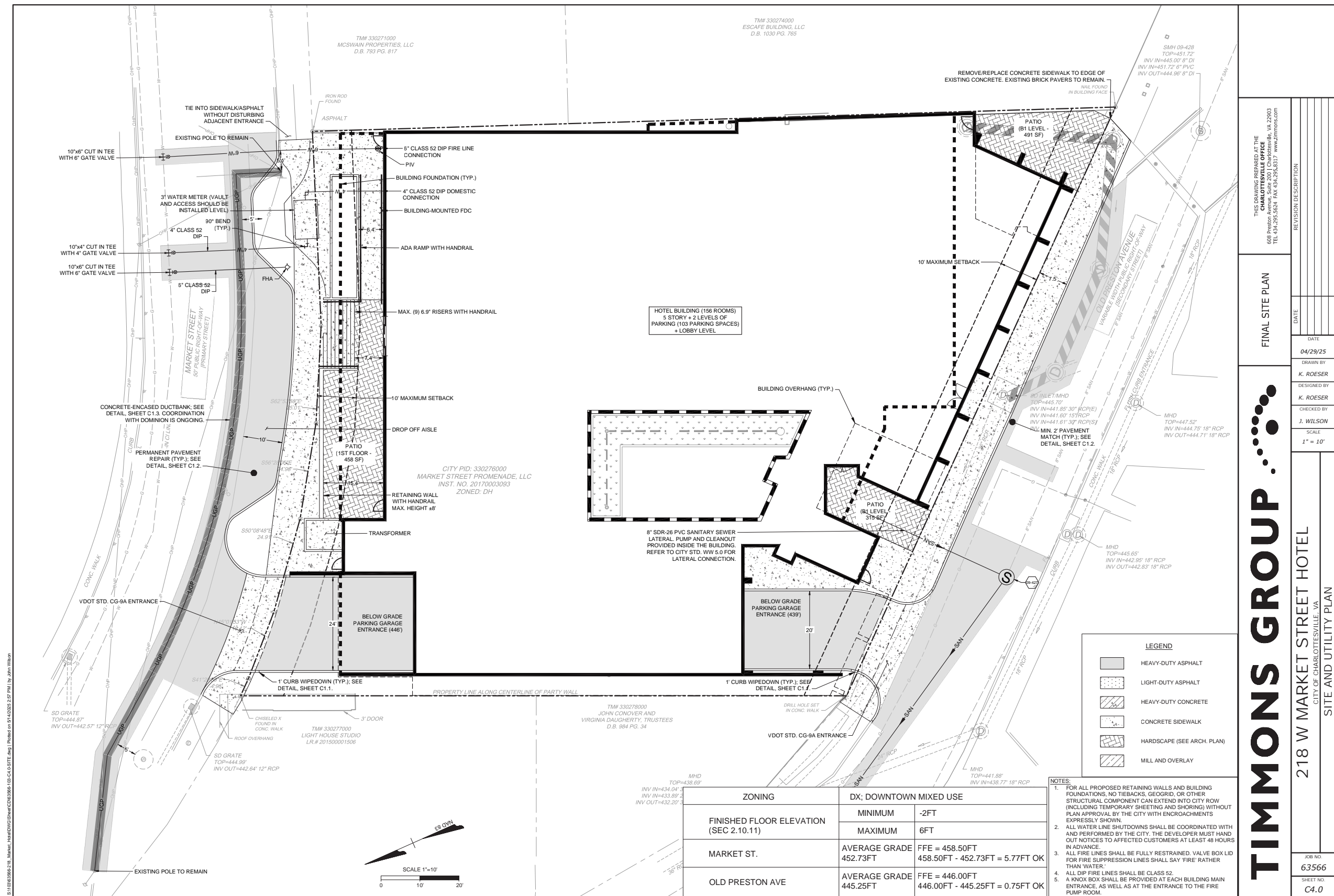
MCGUFFEY ART CENTER



LIGHTHOUSE STUDIO

ADJACENT CONTEXT ON MARKET STREET 218 WEST MARKET STREET

II. ARCHITECTURAL DESIGN OVERVIEW



SITE PLAN

218 WEST MARKET STREET



AERIAL VIEW OF NW CORNER
218 WEST MARKET STREET



AERIAL VIEW OF SE CORNER
218 WEST MARKET STREET



VIEW FROM DOWNTOWN MALL - BEFORE
218 WEST MARKET STREET



VIEW FROM DOWNTOWN MALL - AFTER
218 WEST MARKET STREET



VIEW FROM MARKET STREET - BEFORE
218 WEST MARKET STREET



VIEW FROM MARKET STREET - AFTER
218 WEST MARKET STREET



B. SETBACKS - proposed building has a minimal setback, preserving the established street edge.

C. SPACING - The proposed building preserves the established Downtown Mall rhythm by strategically breaking up massing elements to reinforce existing spacing.

E. HEIGHT AND WIDTH - The brick massing aligns with adjacent buildings, steps back from the Whiskey Jar to respect its character, creates a gathering space, and hides the garage entrance using the site's slope.

I. WINDOWS AND DOORS - Storefronts are scaled to match Downtown Mall and Market Street proportions, and upper-level windows are divided with mullions to echo traditional rhythms.

K. STREET LEVEL DESIGN - Transparent ground-floor facades, brick paving, patios, and signage activate Old Preston Avenue and Market Street while avoiding blank walls and maintaining pedestrian interest.

L. FOUNDATION AND CORNICE - A brick base along Old Preston Avenue and Market Street provides a strong visual foundation and frames the main pedestrian and vehicular entrances.

O. DETAILS AND DECORATIONS - The design presents a cohesive composition that references adjacent brick detailing such as headers, soldier courses, and cornices.

COMPATIBILITY WITH AD CD GUIDELINES 218 WEST MARKET STREET



D. MASSING AND FOOTPRINT - Setbacks, bumpouts, and material changes vary the facade planes and roofline, with brick used at lower levels to match neighboring heights and upper stories set back to reduce visual impact.

F. SCALE - Entrances, patios, and storefronts reinforce the human scale, while rhythms established at street level are continued upward through window patterns, paint, and EIFS joints.

G. ROOF - The angled site shape, setbacks, and wall plane shifts break up the building's longer facades and roofline.

H. ORIENTATION - The building responds to Old Preston Avenue and Market Street by aligning with each roadway and orienting its primary entrances toward them.

M. MATERIALS AND TEXTURES - Brick, stucco, and wood materials—paired with setbacks and bay shifts—create compatibility with the historic character while giving the building a distinct identity.

N. PAINT - Muted gray and bronze tones are used to maintain an appropriate, understated palette for the downtown district.

COMPATIBILITY WITH ADCD GUIDELINES 218 WEST MARKET STREET



ELEVATION FROM OLD PRESTON AVE
218 WEST MARKET STREET



ELEVATION FROM MARKET STREET
218 WEST MARKET STREET







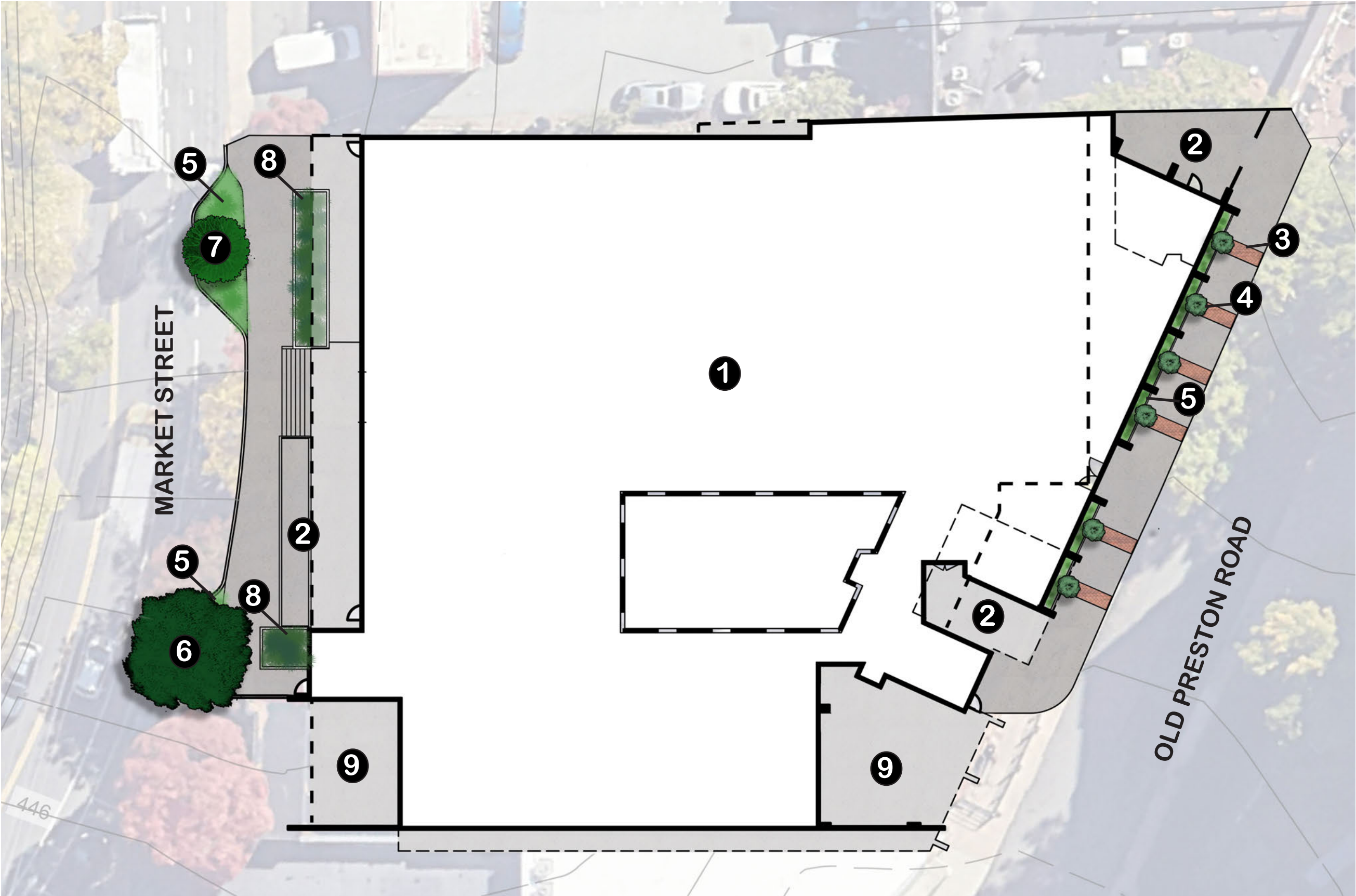






PROPOSED FEATURES:

- 1. AC MARRIOTT HOTEL
- 2. AMENITY SPACE
- 3. BRICK ACCENT PAVING OR METAL GRATING
- 4. GINKGO BILOBA 'PRINCETON SENTRY'
- 5. CAREX PENSYLVANICA PLANTING BED
- 6. ULMUS AMERICANA 'JEFFERSON'
- 7. CRATAEGUS VIRIDIS 'WINTER KING'
- 8. SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
- 9. BELOW GRADE PARKING GARAGE ENTRANCE



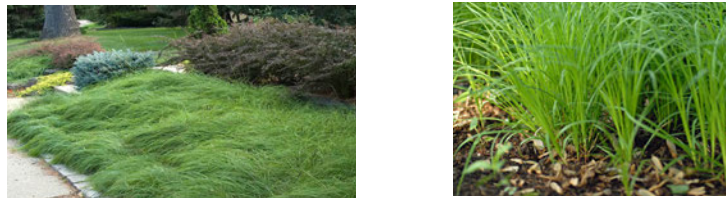
CONCEPT LAYOUT PLAN
218 WEST MARKET STREET

TREES AND SHRUBS:

1. GINKGO BILOBA 'PRINCETON SENTRY'



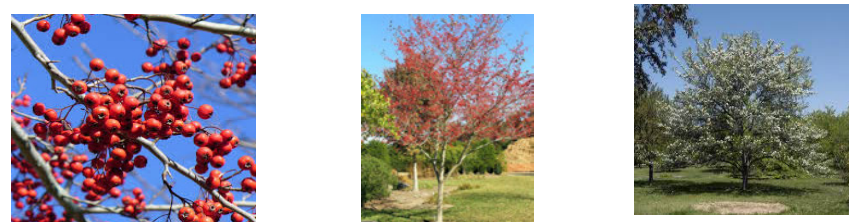
2. CAREX PENSYLVANICA PLANTING BED



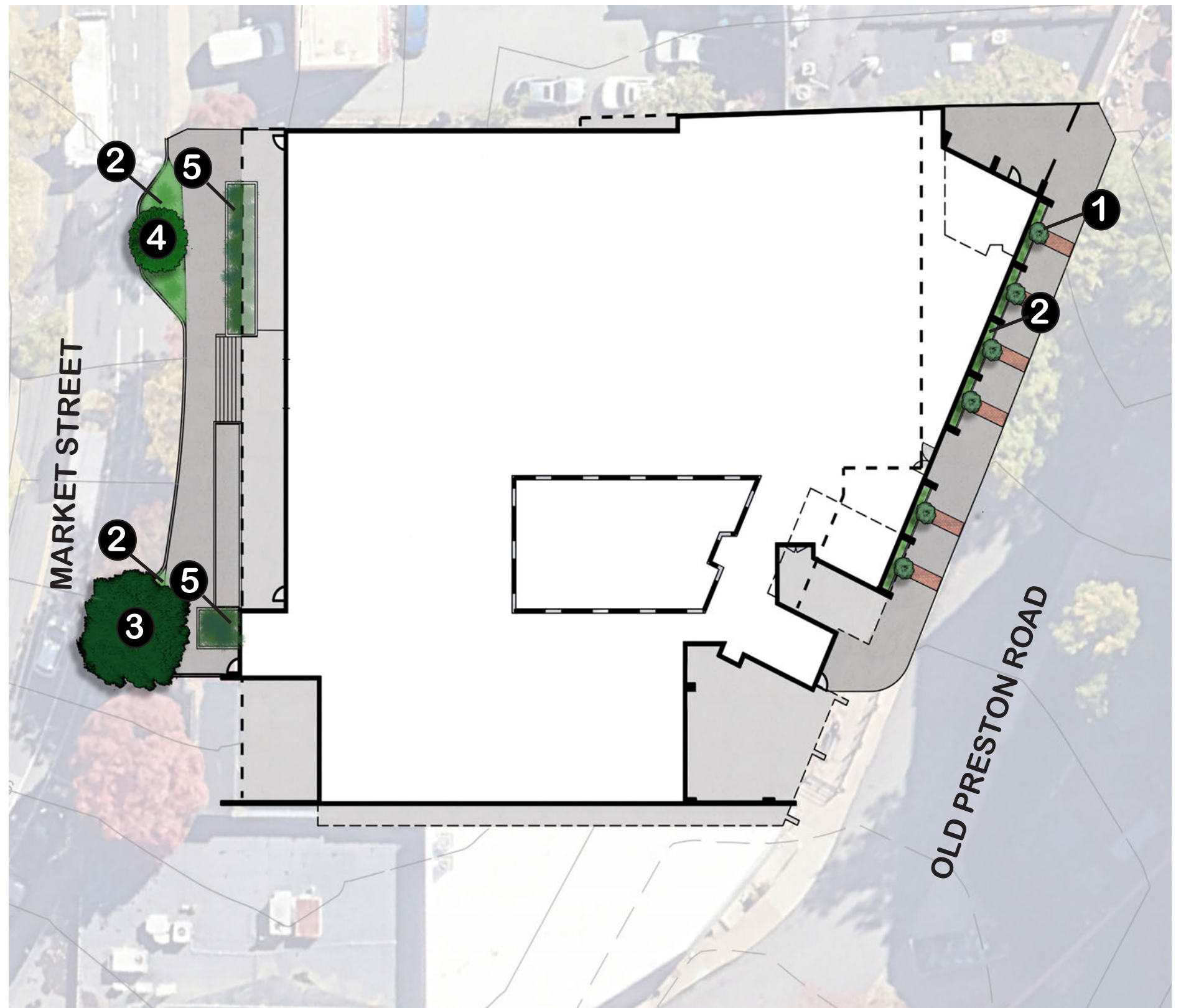
3. ULMUS AMERICANA 'JEFFERSON'



4. CRATAEGUS VIRIDIS 'WINTER KING'



5. SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'



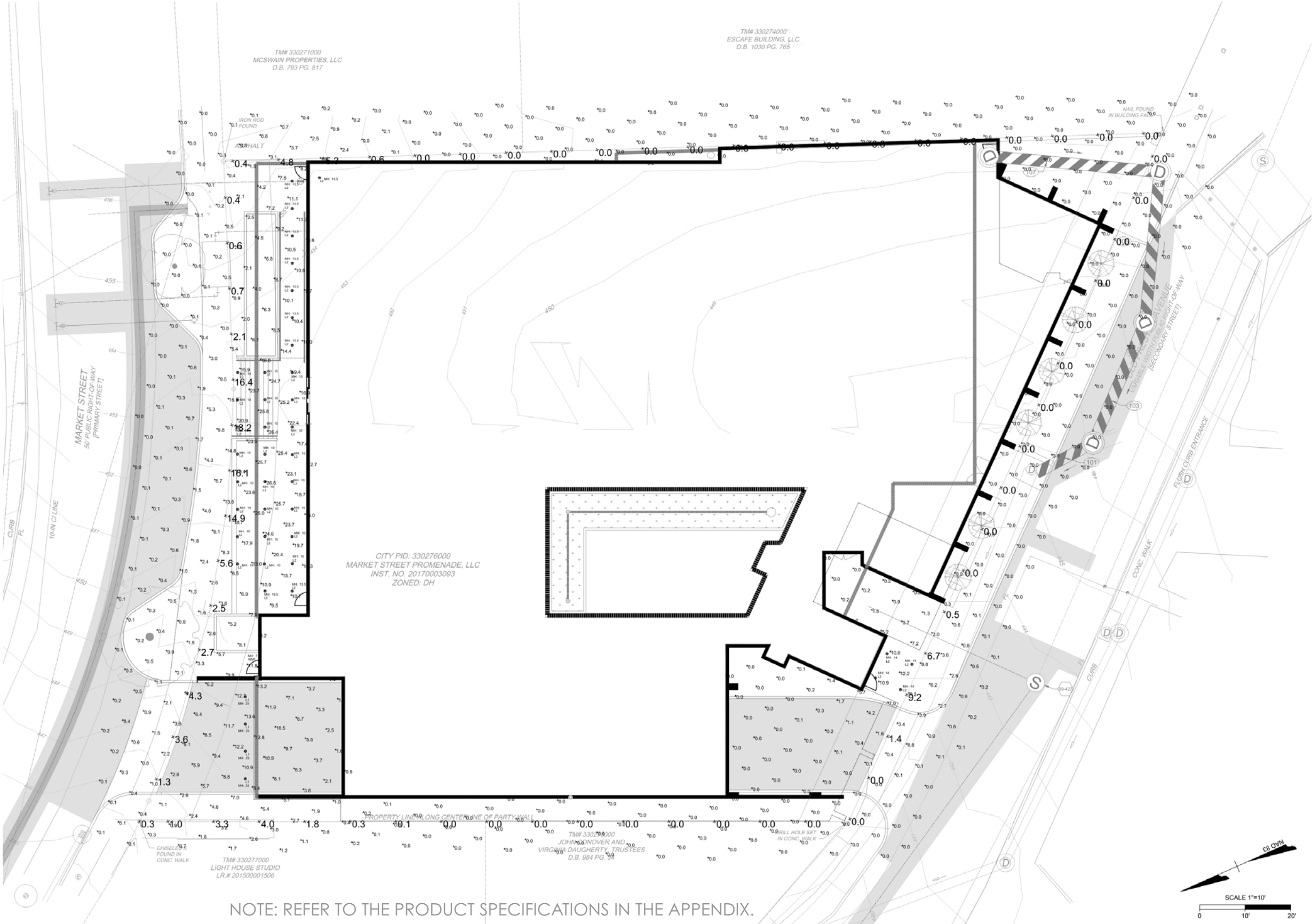
CONCEPT PLANTING PLAN 218 WEST MARKET STREET



GARDCO GEOFORM BLOCK SMALL WALL SCONCE

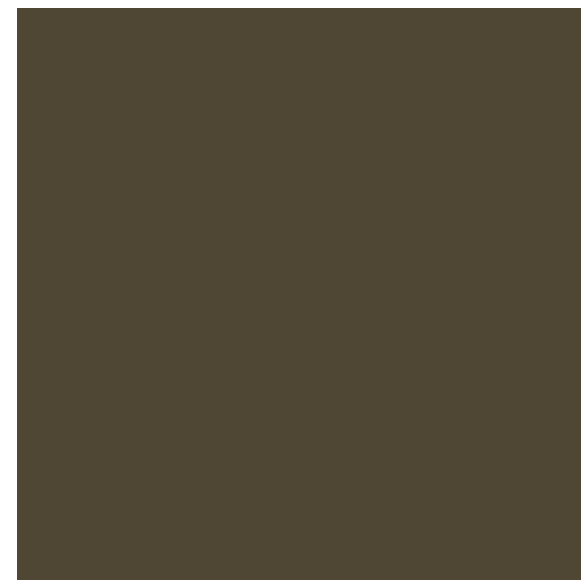
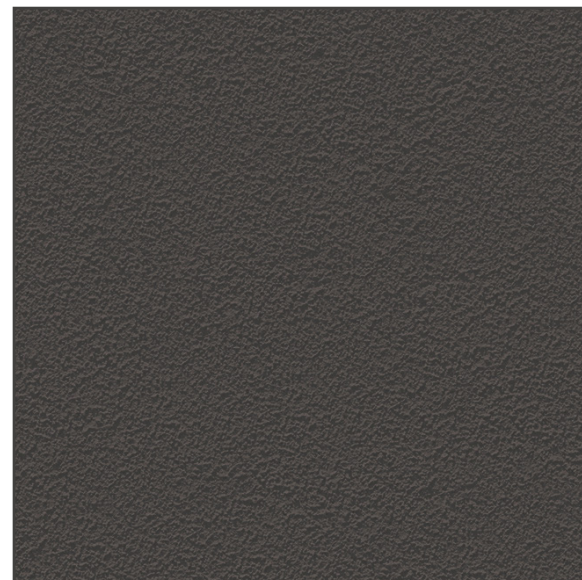
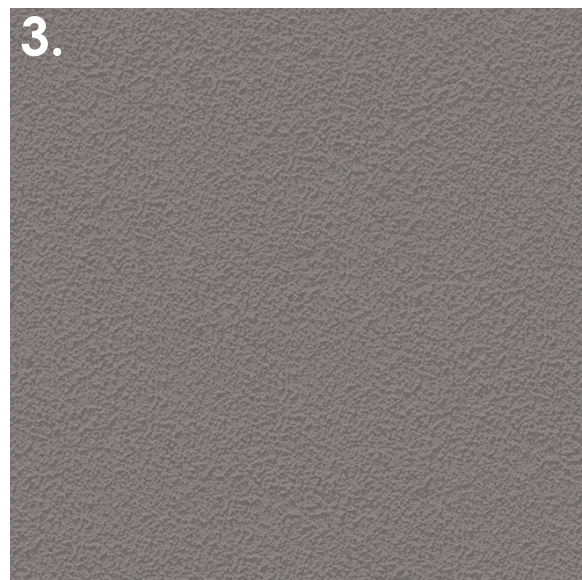
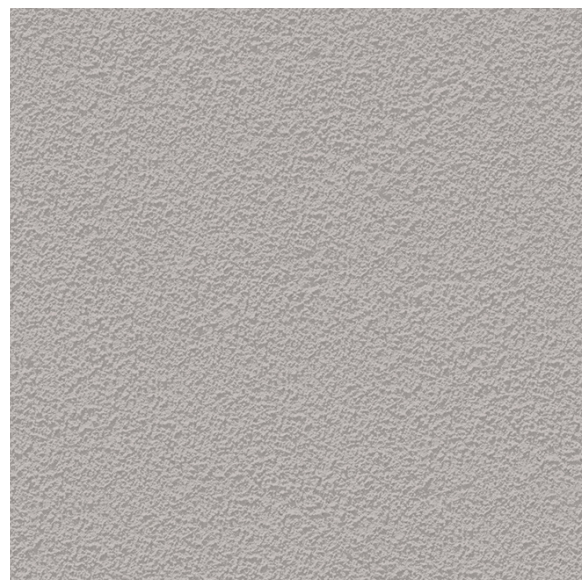


HELIOS LIGHTING 6" ROUND DOWNLIGHT AND WALL WASH



NOTE: REFER TO THE PRODUCT SPECIFICATIONS IN THE APPENDIX.

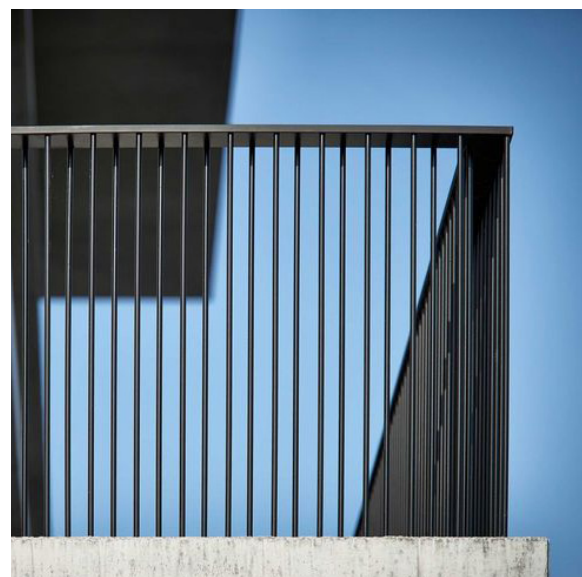
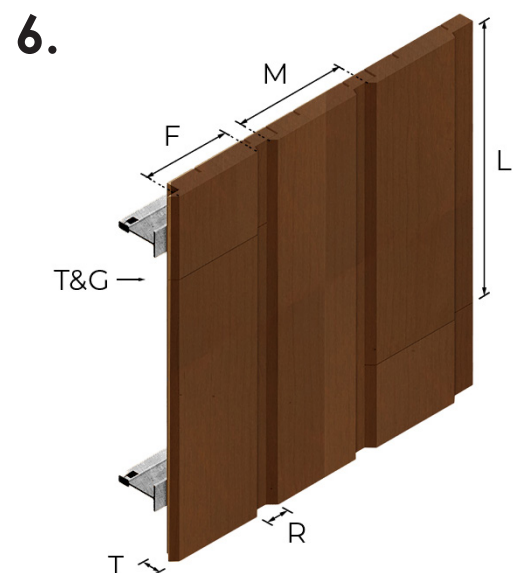
LIGHTING PLAN 218 WEST MARKET STREET



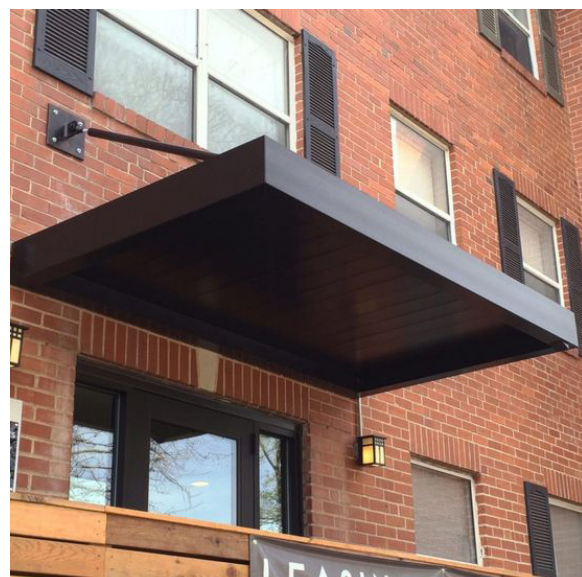
STO POWERWALL DRAINSCREEN;
MATCH BM 2109-50
"ELEPHANT GRAY"

STO POWERWALL DRAINSCREEN;
MATCH BM CSP-385
"GOTHAM"

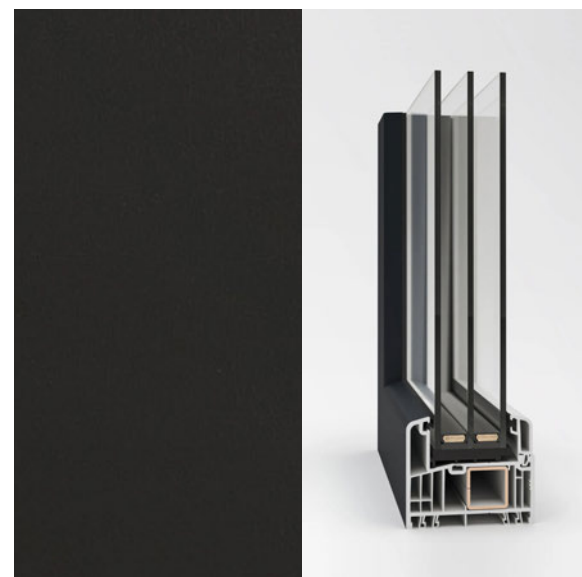
STO POWERWALL DRAINSCREEN;
MATCH BM 2130-20
"DEEP CAVIAR"



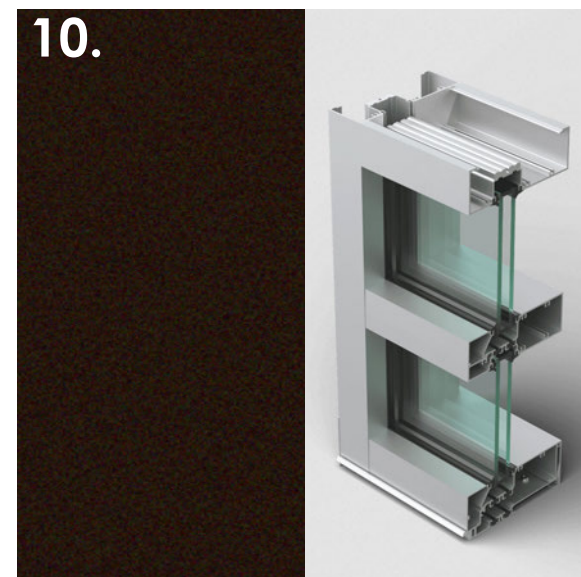
CUSTOM POWDER-COATED STEEL
RAILINGS PAINTED TO MATCH STORE-
FRONTS



CUSTOM GALVANIZED STEEL TUBE
CANOPY STRUCTURE PAINTED TO
MATCH STOREFRONTS

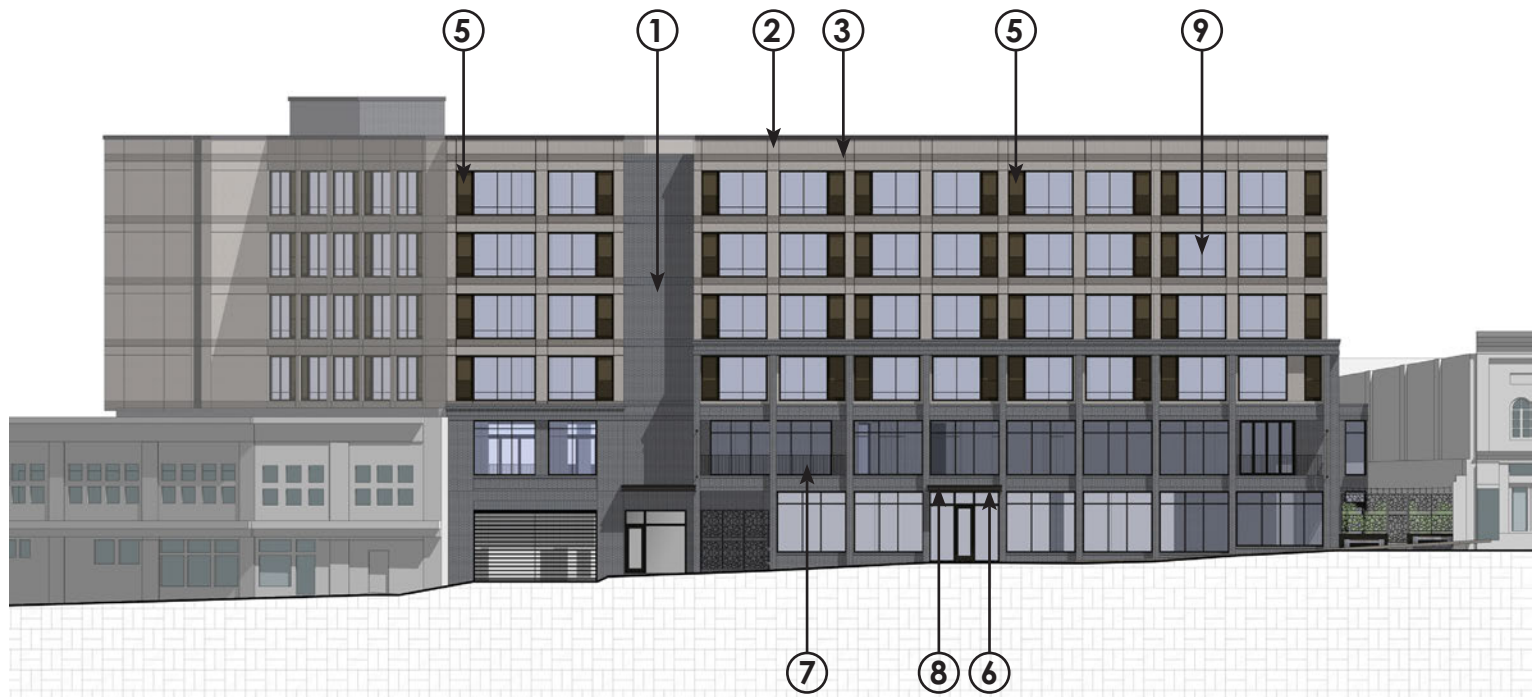


INTUS SUPERA 74, CW IN
DARK BRONZE

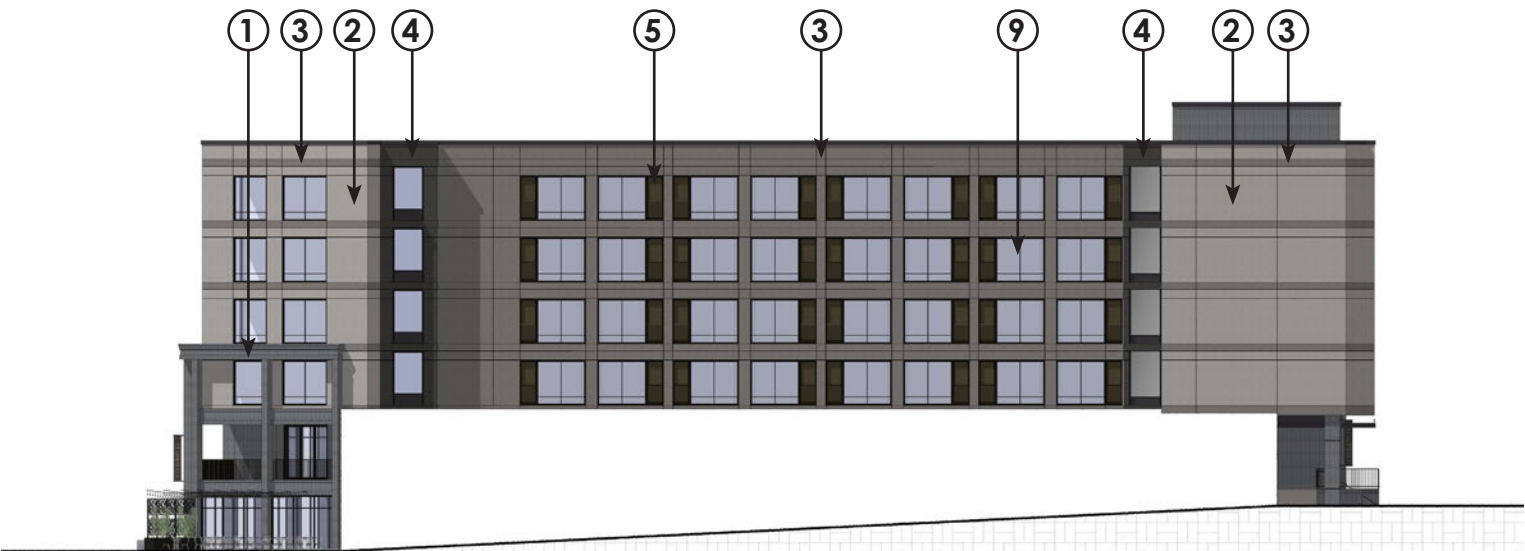


KAWNEER TRIFAB 451UT FRAMING
SYSTEM IN DARK BRONZE

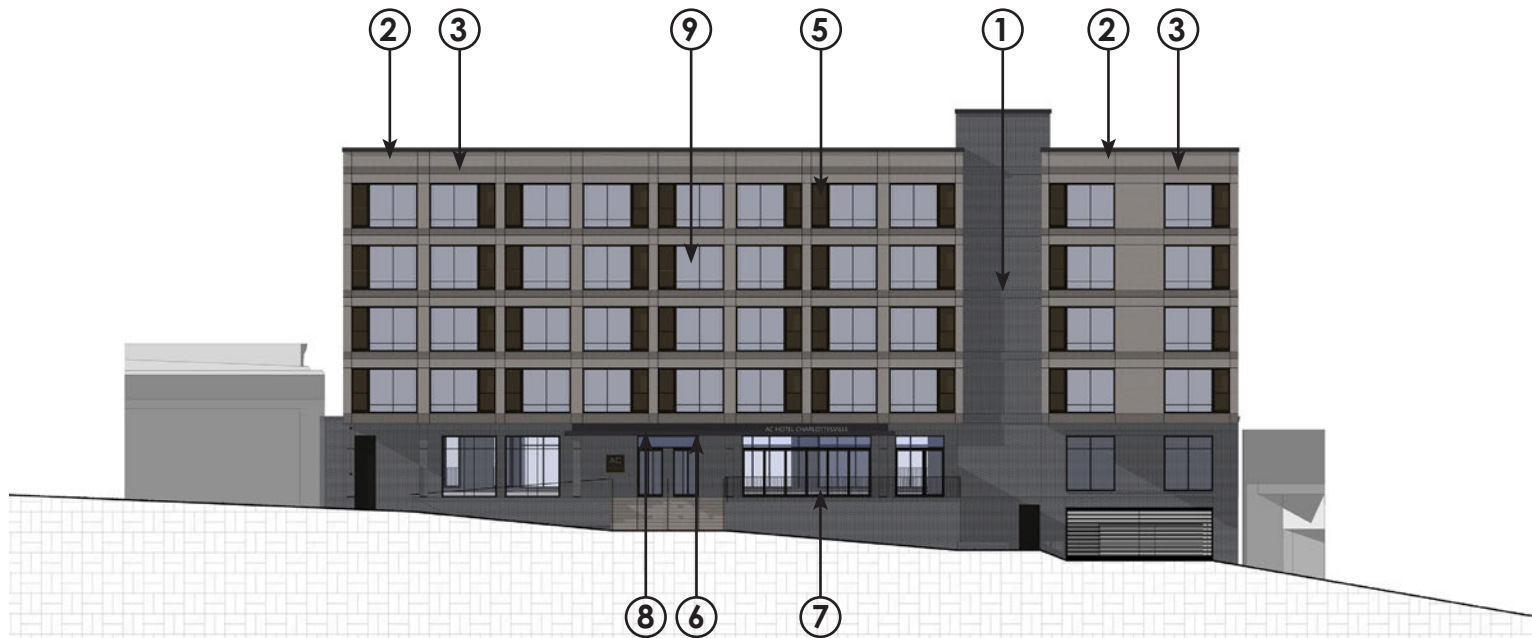
NOTE: REFER TO THE PRODUCT SPECIFICATIONS IN THE APPENDIX.



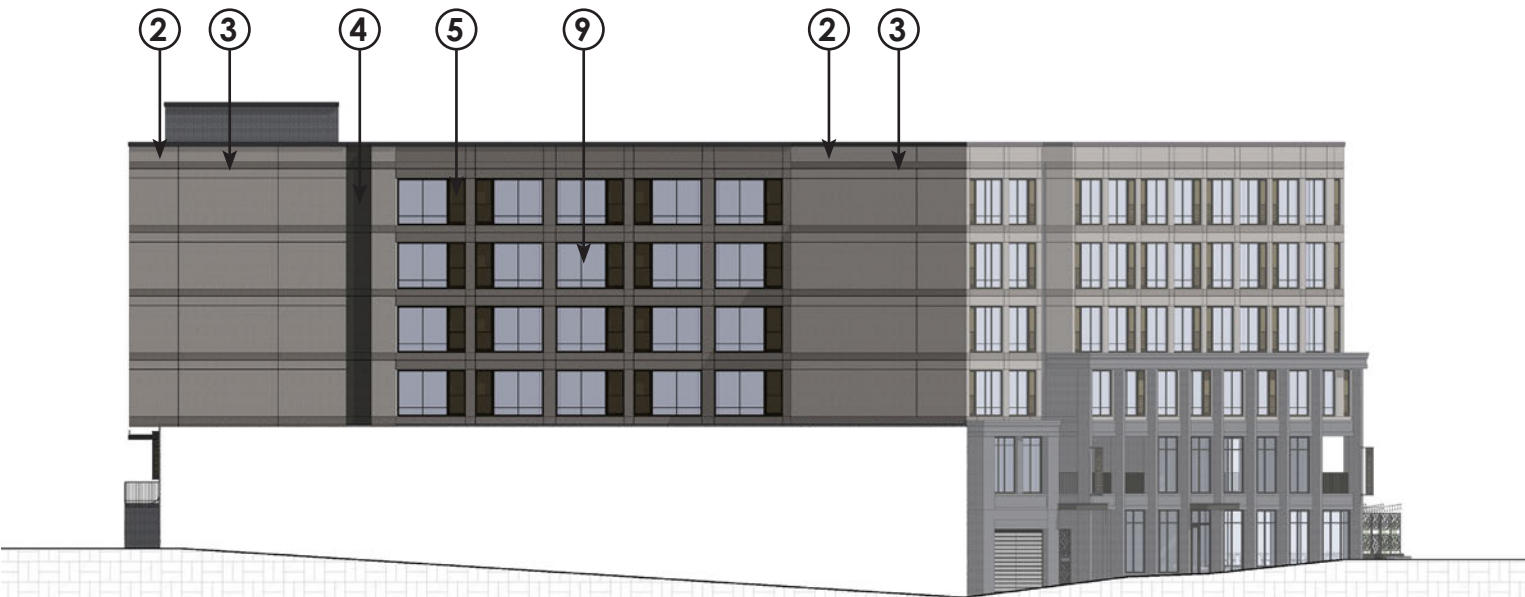
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PROPOSED MATERIALS 218 WEST MARKET STREET

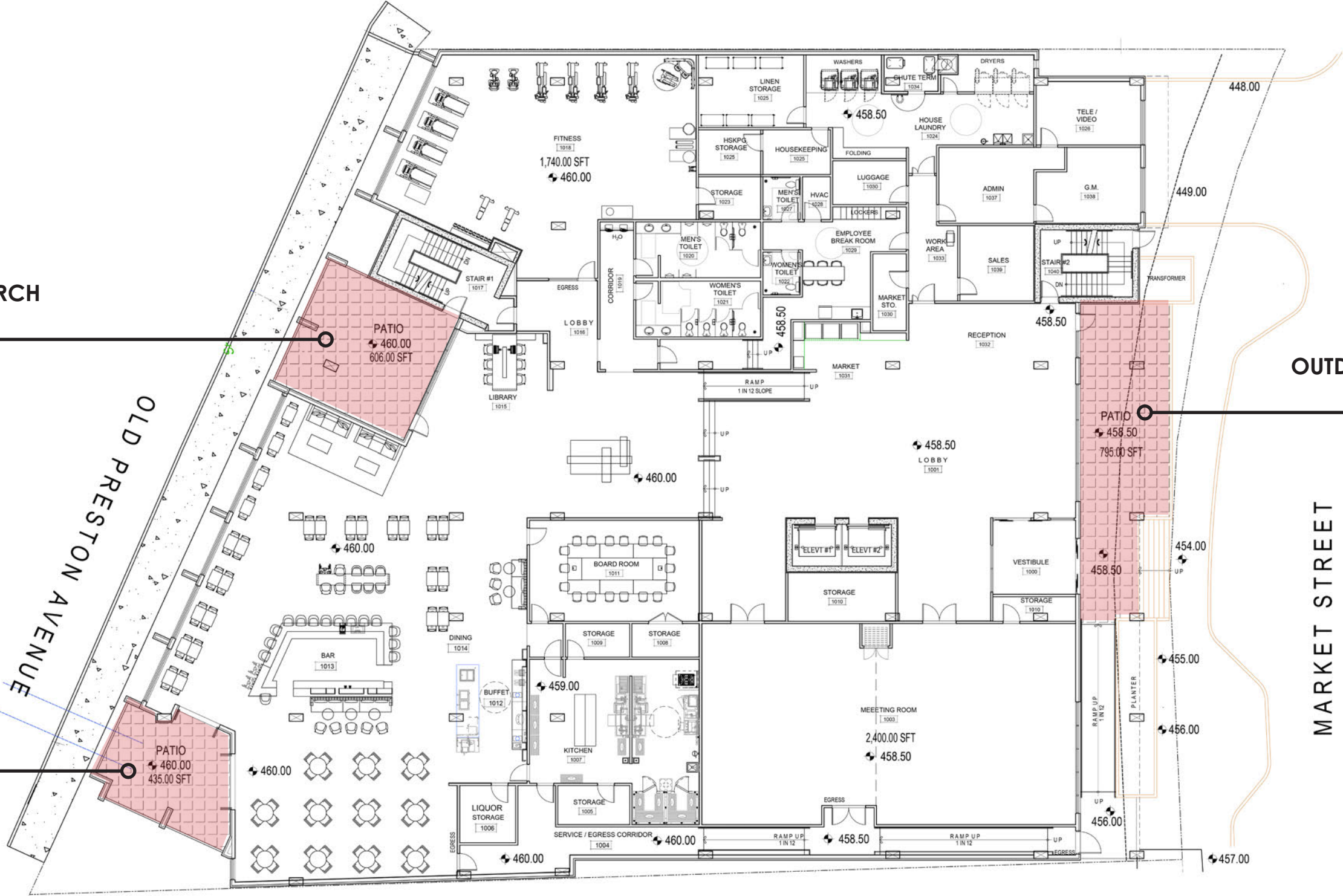


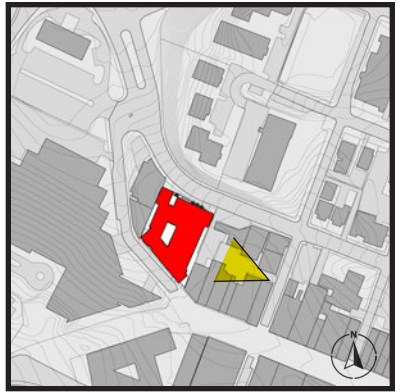
III. PLANS, ELEVATIONS, AND SECTIONS

OUTDOOR COVERED PORCH
OFF MAIN LOBBY

OUTDOOR COVERED PORCH
OFF CHECK IN AREA

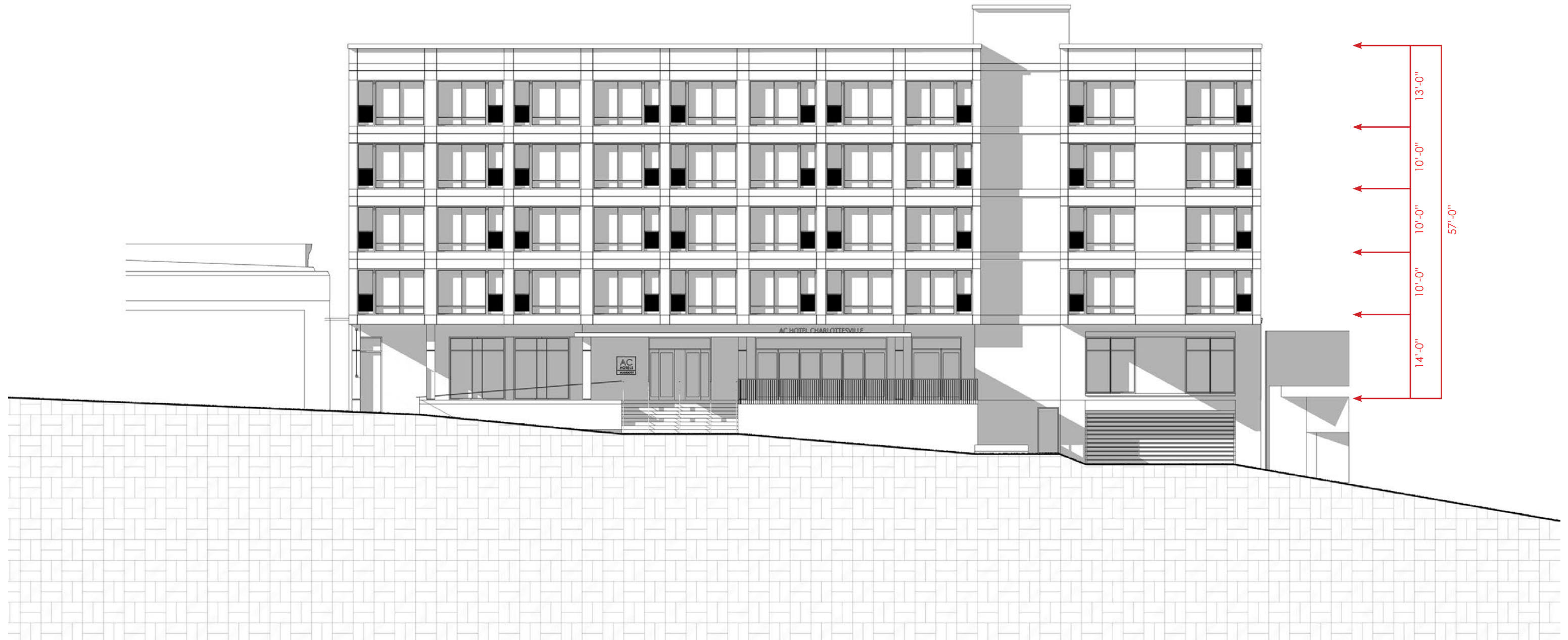
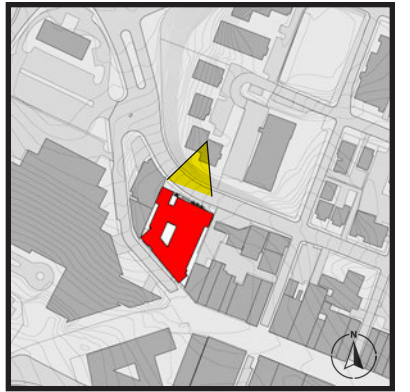
OUTDOOR COVERED
PATIO FOR RESTAURANT





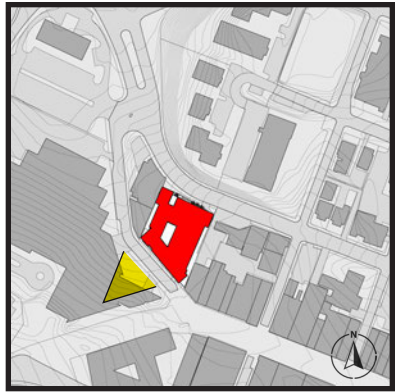
EAST ELEVATION
218 WEST MARKET STREET





NORTH ELEVATION - MARKET STREET
218 WEST MARKET STREET



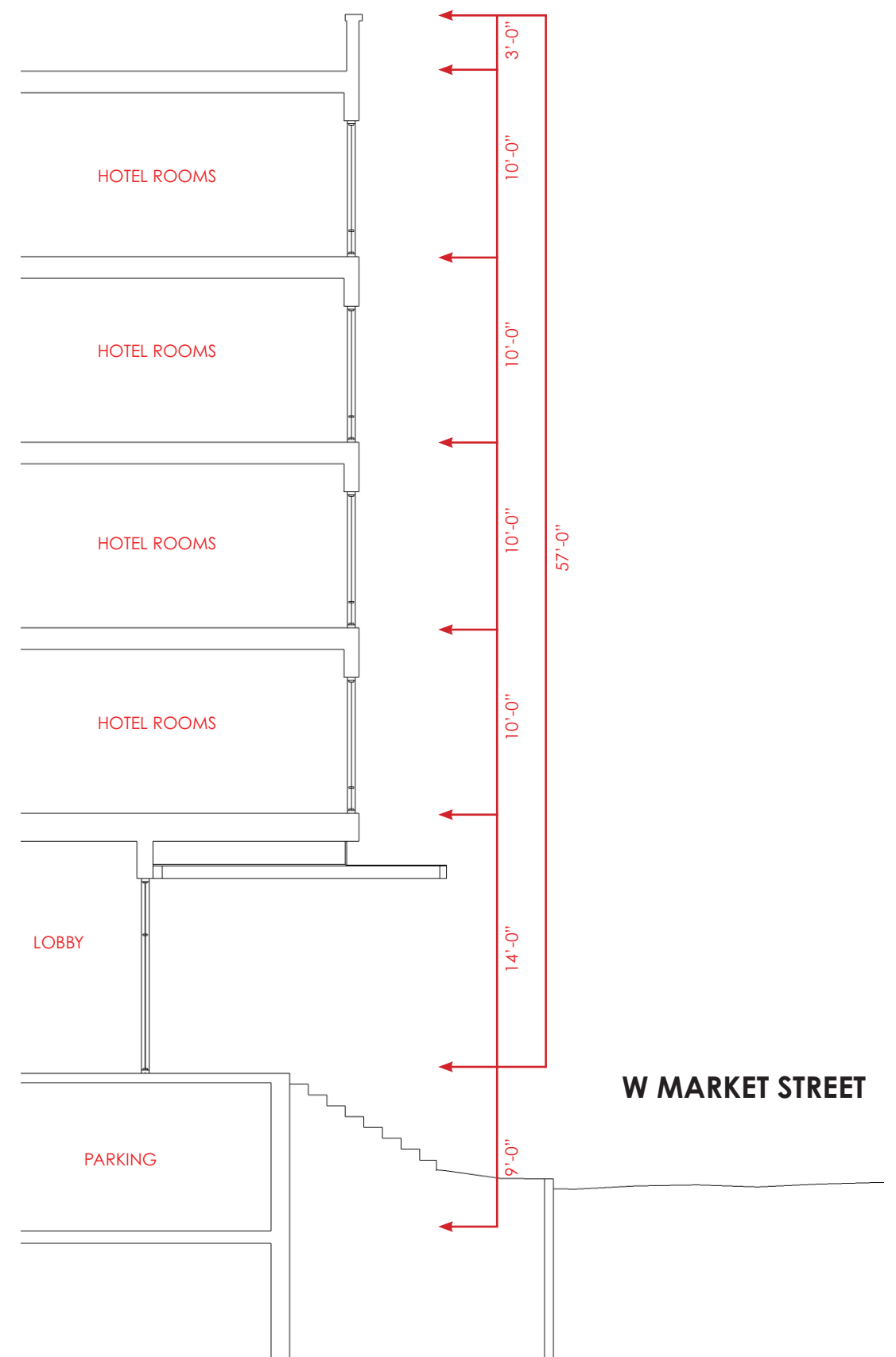
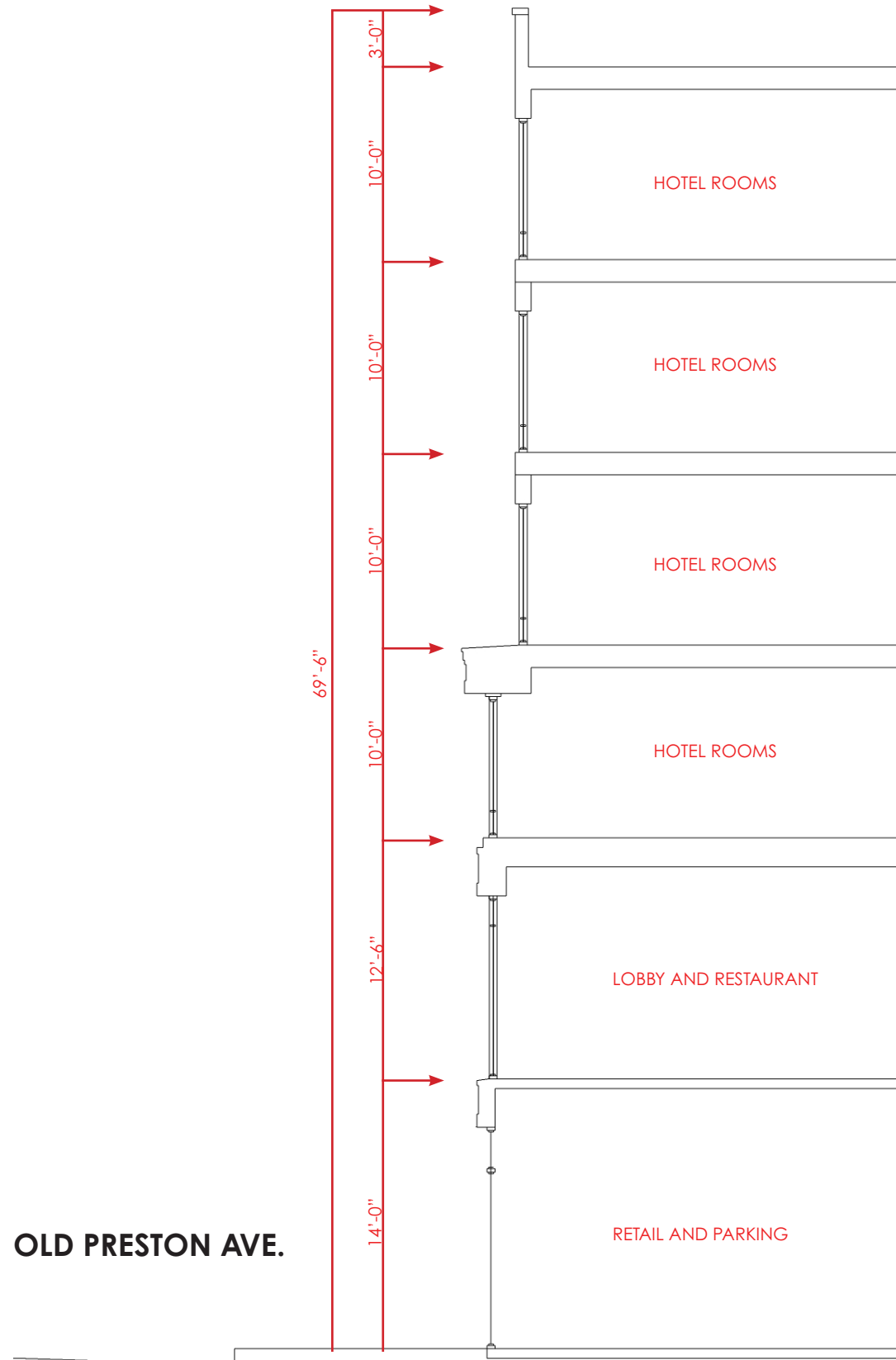


SOUTH ELEVATION - OLD PRESTON AVE
218 WEST MARKET STREET



WEST ELEVATION
218 WEST MARKET STREET





SECTIONS

218 WEST MARKET STREET

IV. APPENDIX

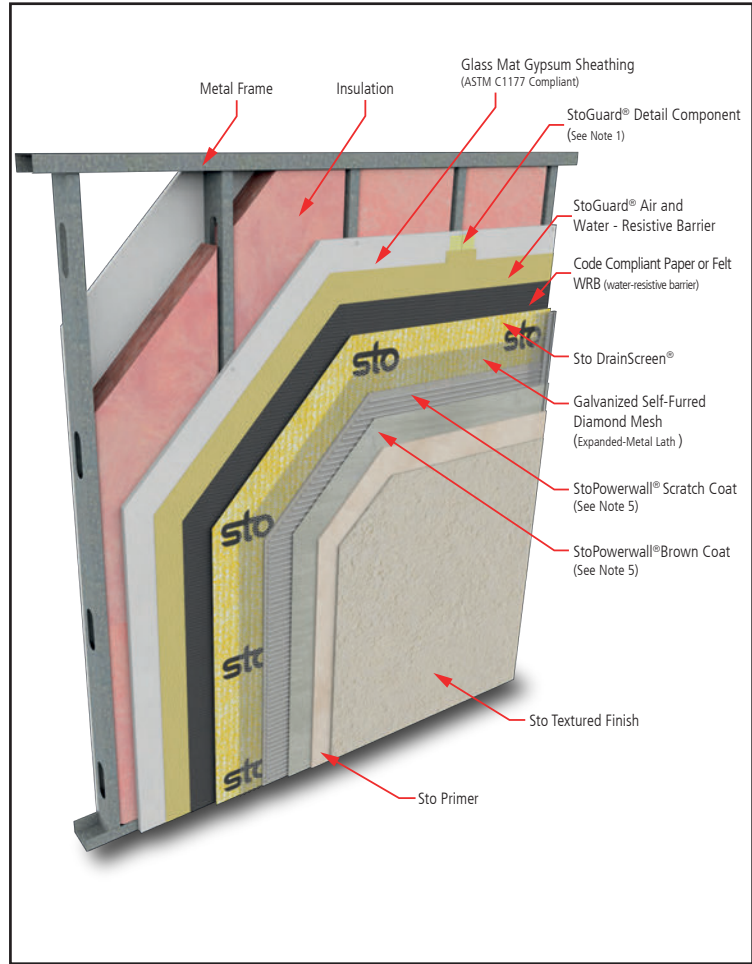
STOPOWERWALL DRAINSCREEN

Back to Top



StoPowerwall® DrainScreen®
System Components

Detail No.: 64s.00
Date: March 2022



- Notes:**
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 2. Refer to General Notes for specific information and design guidance on wall assembly components.
 3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.
 4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.
 5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.
 6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

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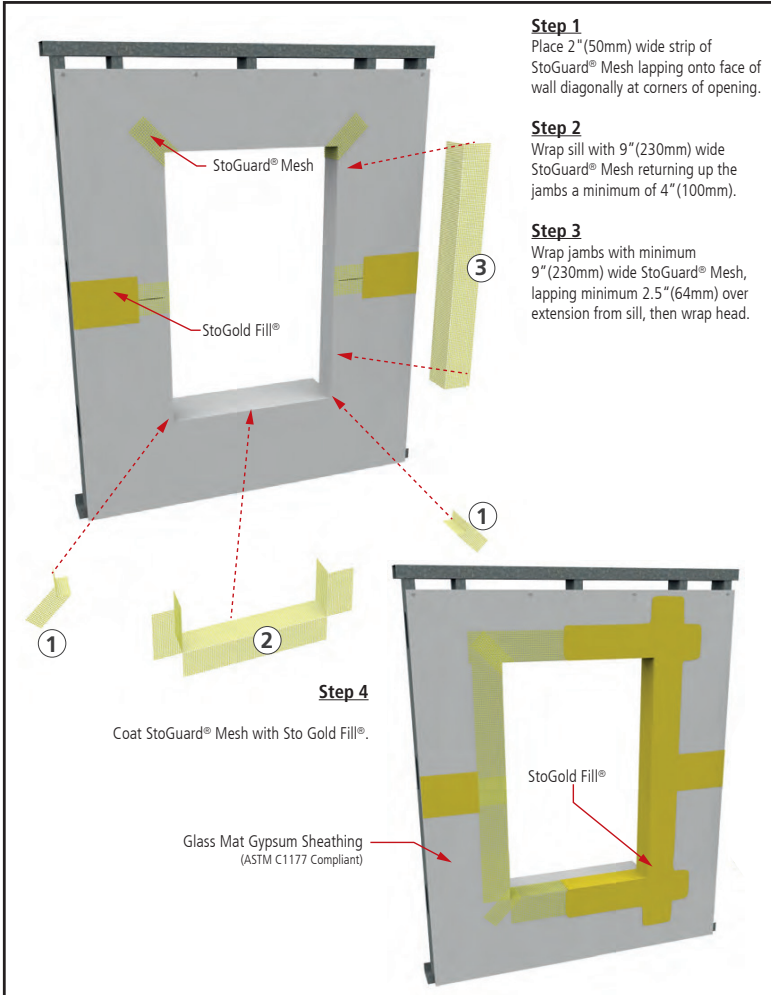
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StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022
Page 1 of 2



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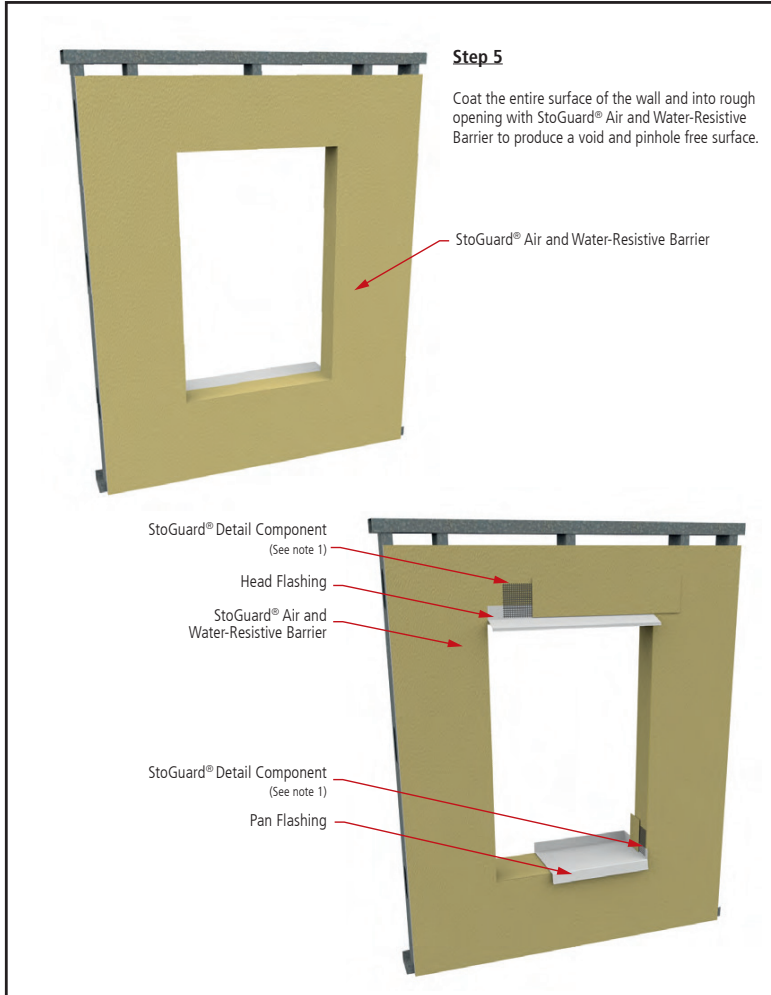
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StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022
Page 2 of 2



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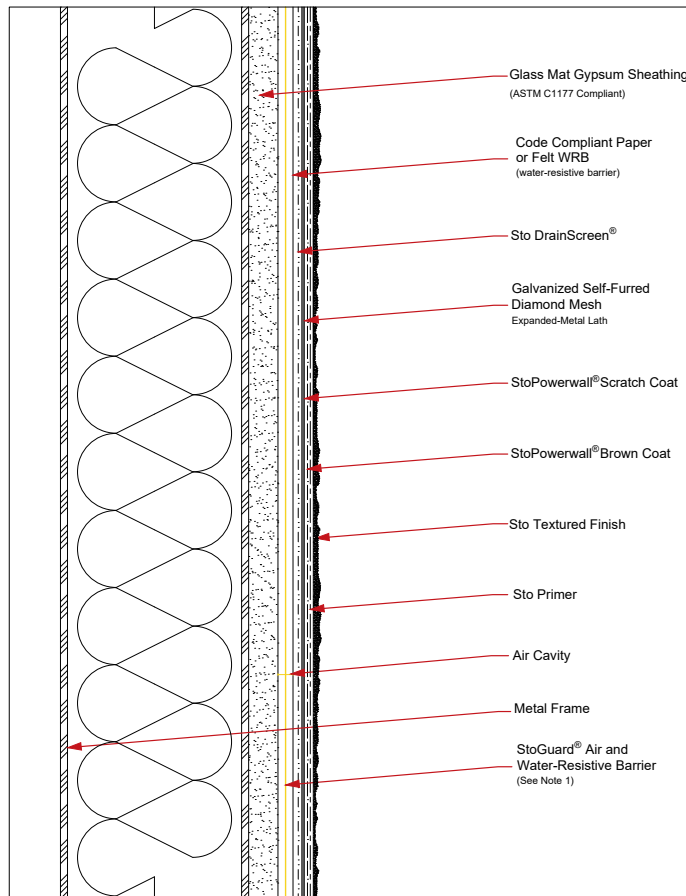
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STOPPOWERWALL DRAINSCREEN



StoPowerwall® DrainScreen® System Components

Detail No.: 64s.00.2D
Date: March 2022



Notes:

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3. Glass mat gypsum sheathing in compliance with ASTM C1177 exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.
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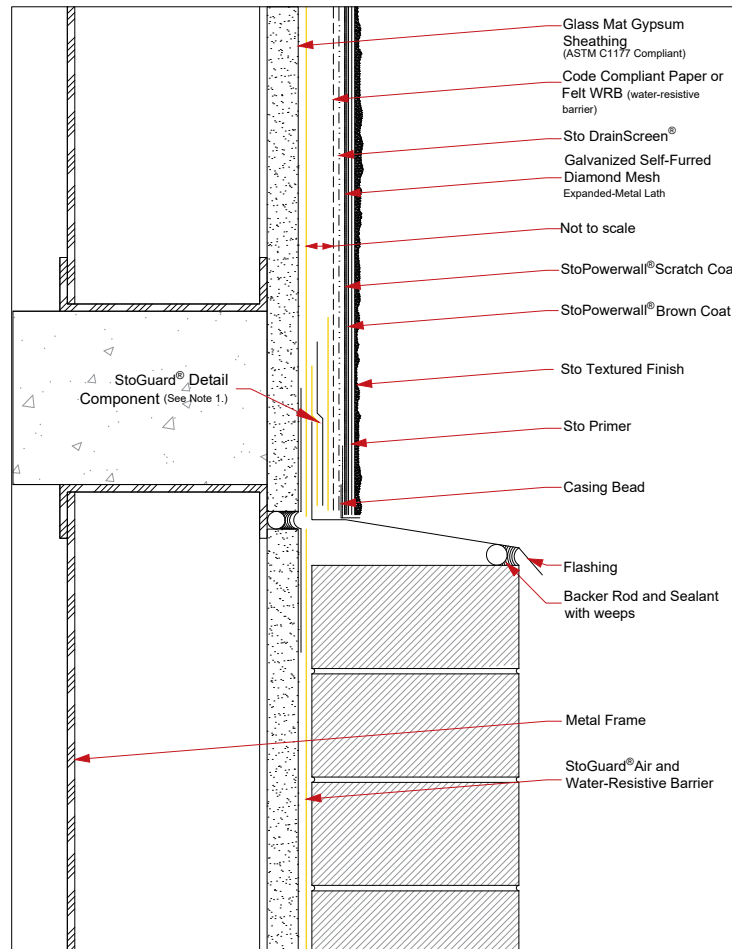
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StoPowerwall® DrainScreen®

Detail No.: 64s.10.2D

Date: March 2022



Notes:

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5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.
6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.
7. Attach assembly components above floorline joint to deep leg track. Attach assembly components below floor line joint to embedded track with sufficient distance from deep leg track to allow for unimpeded floorline deflection.

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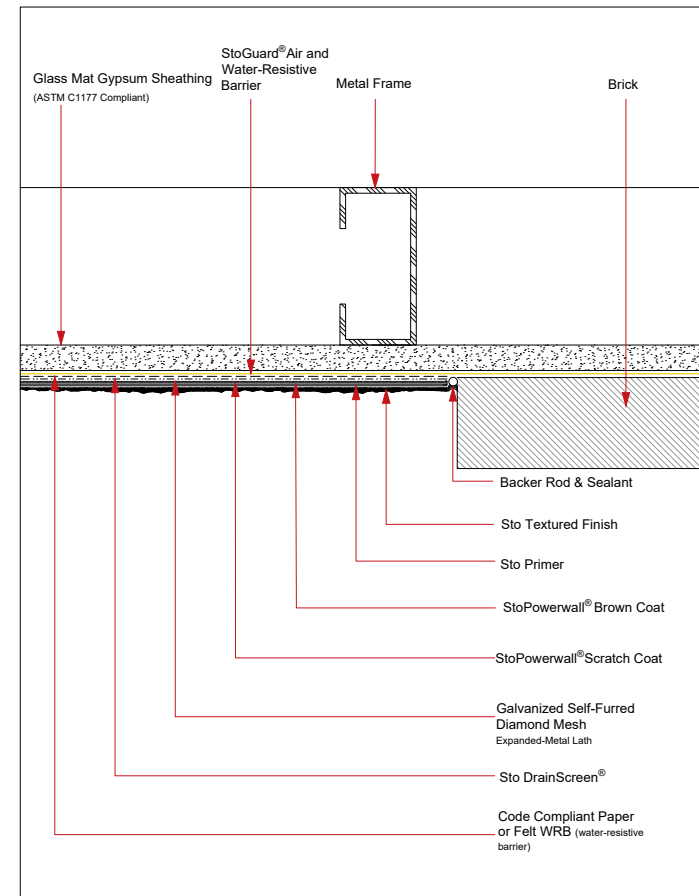
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StoPowerwall® DrainScreen® Vertical Joint at Dissimilar Material

Detail No.: 64s.11.2D

Date: March 2022



Notes:

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4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-cured galvanized diamond mesh metal lath.
5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.
6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

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STOPOWERWALL DRAINSCREEN

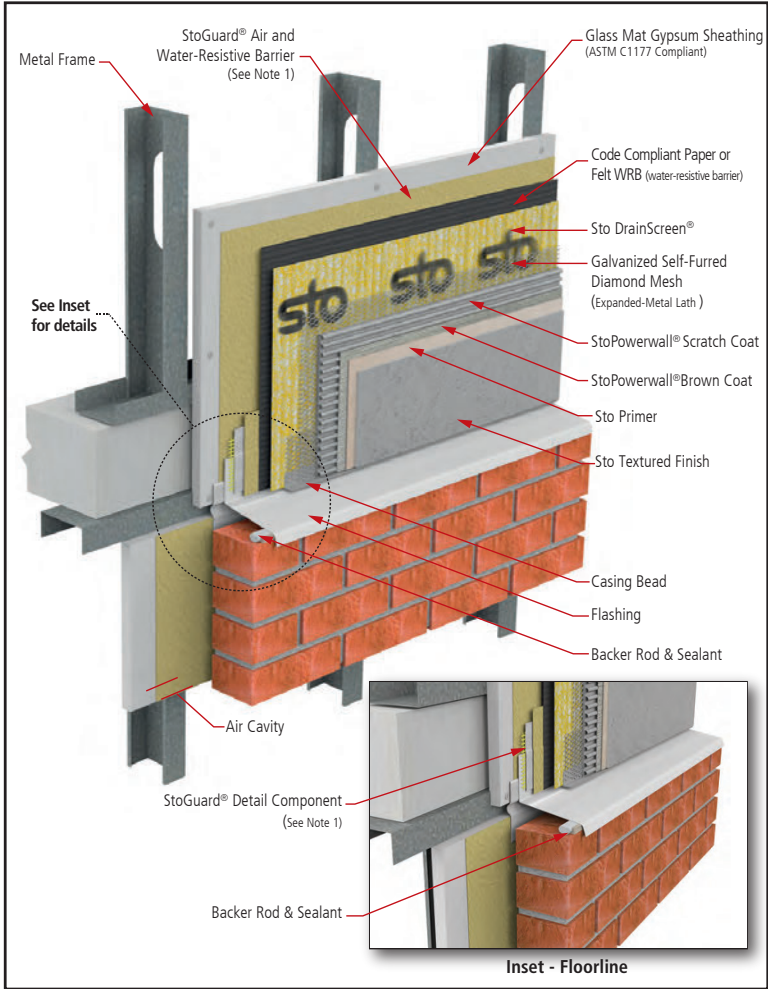


StoPowerwall® DrainScreen®
Horizontal Joint at Dissimilar Material

Detail No.: 64s.10
Date: March 2022

StoPowerwall® DrainScreen®
Vertical Joint at Dissimilar Material

Detail No.: 64s.11
Date: March 2022



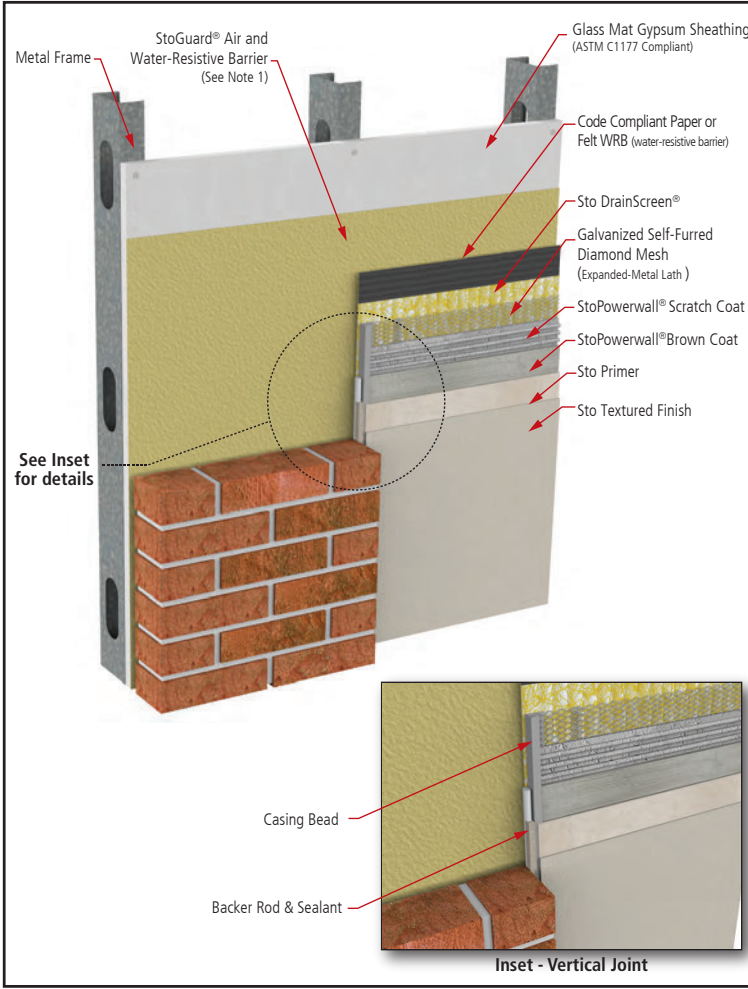
- Notes:**
1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.
 2. Refer to General Notes for specific information and design guidance on wall assembly components.
 3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.
 4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.
 5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.
 6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.
 7. Attach assembly components above floorline joint to deep leg track. Attach assembly components below floor line joint to embedded track with sufficient distance from deep leg track to allow for unimpeded floorline deflection.

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- Notes:**
1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.
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ATTENTION

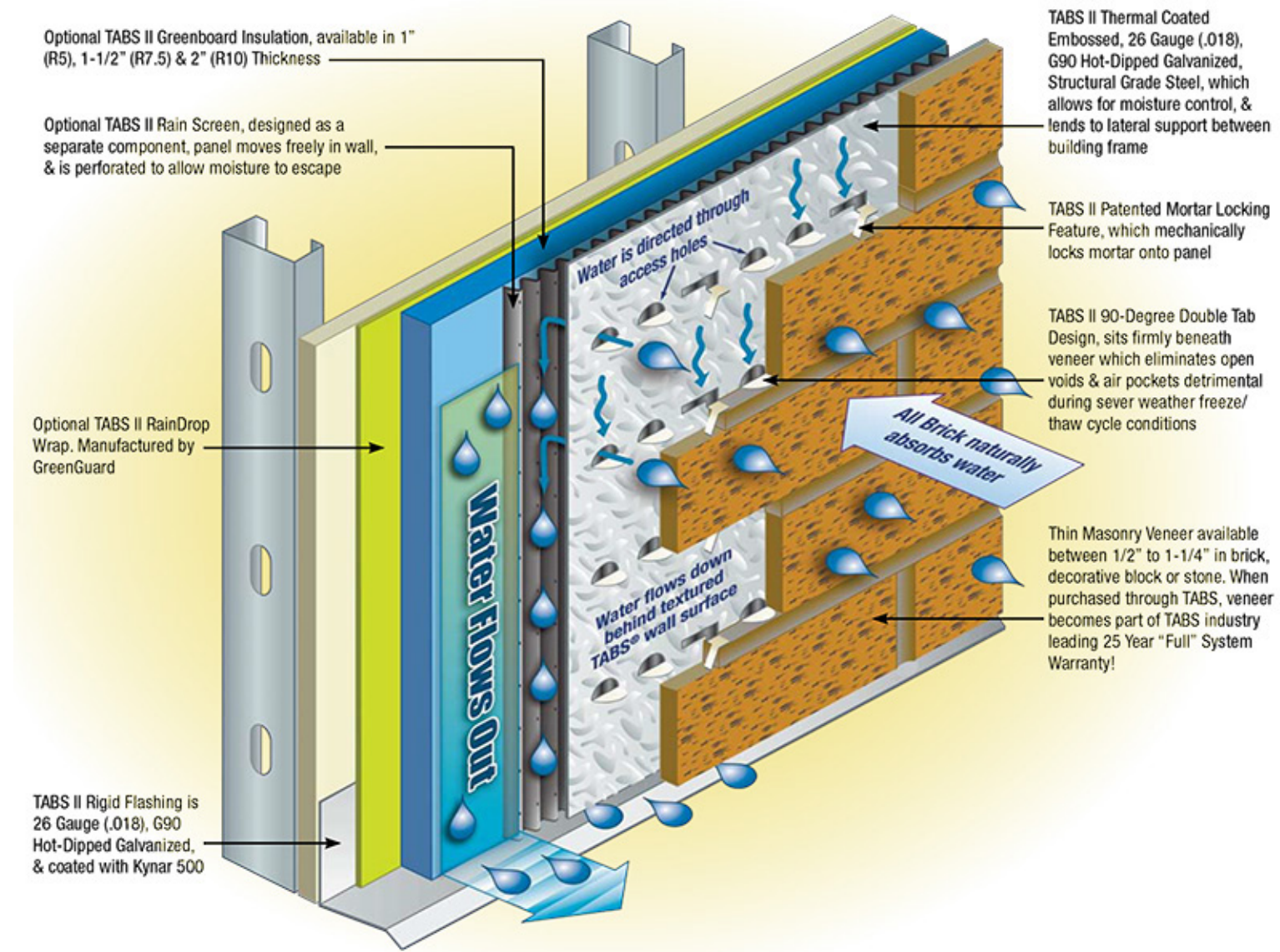
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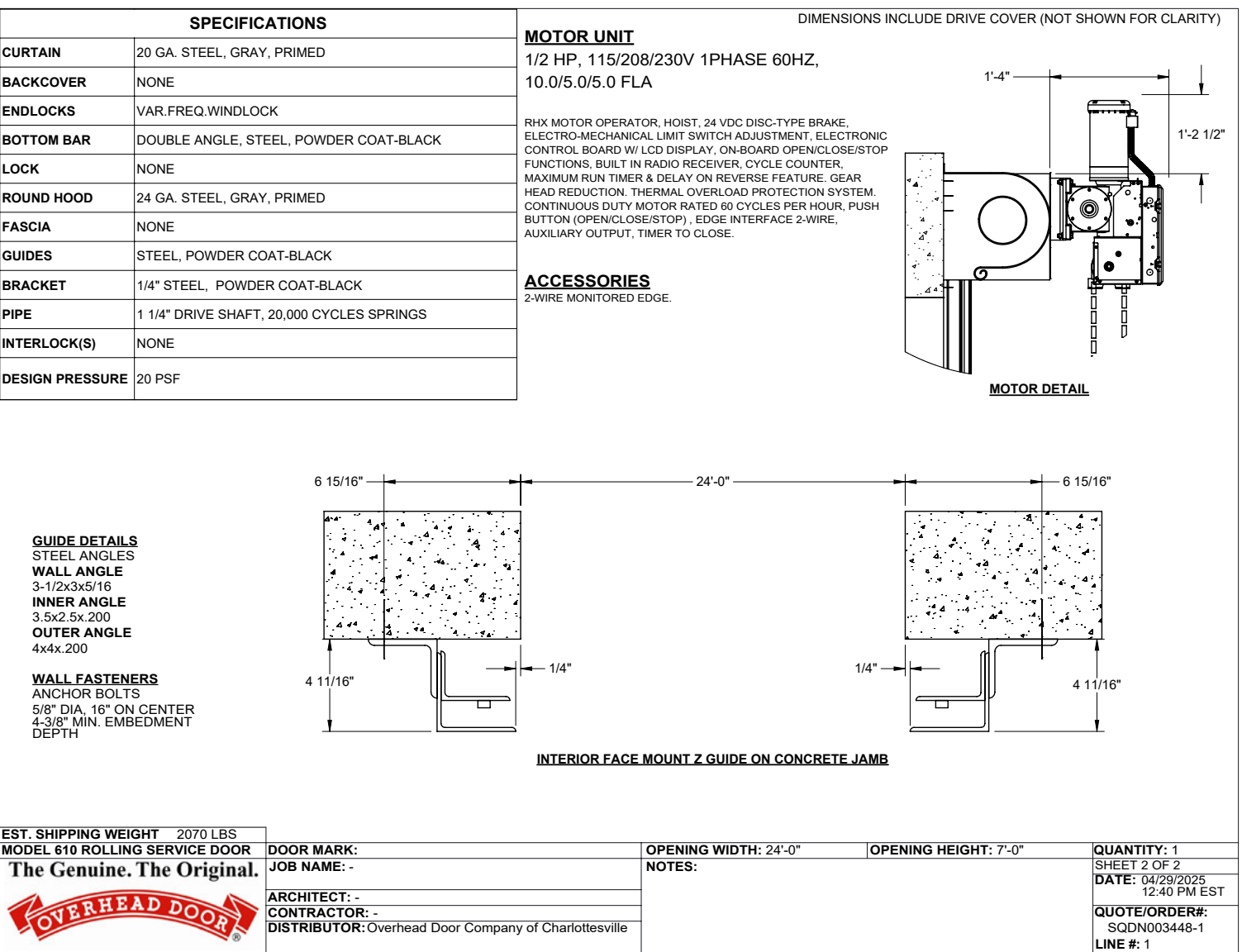
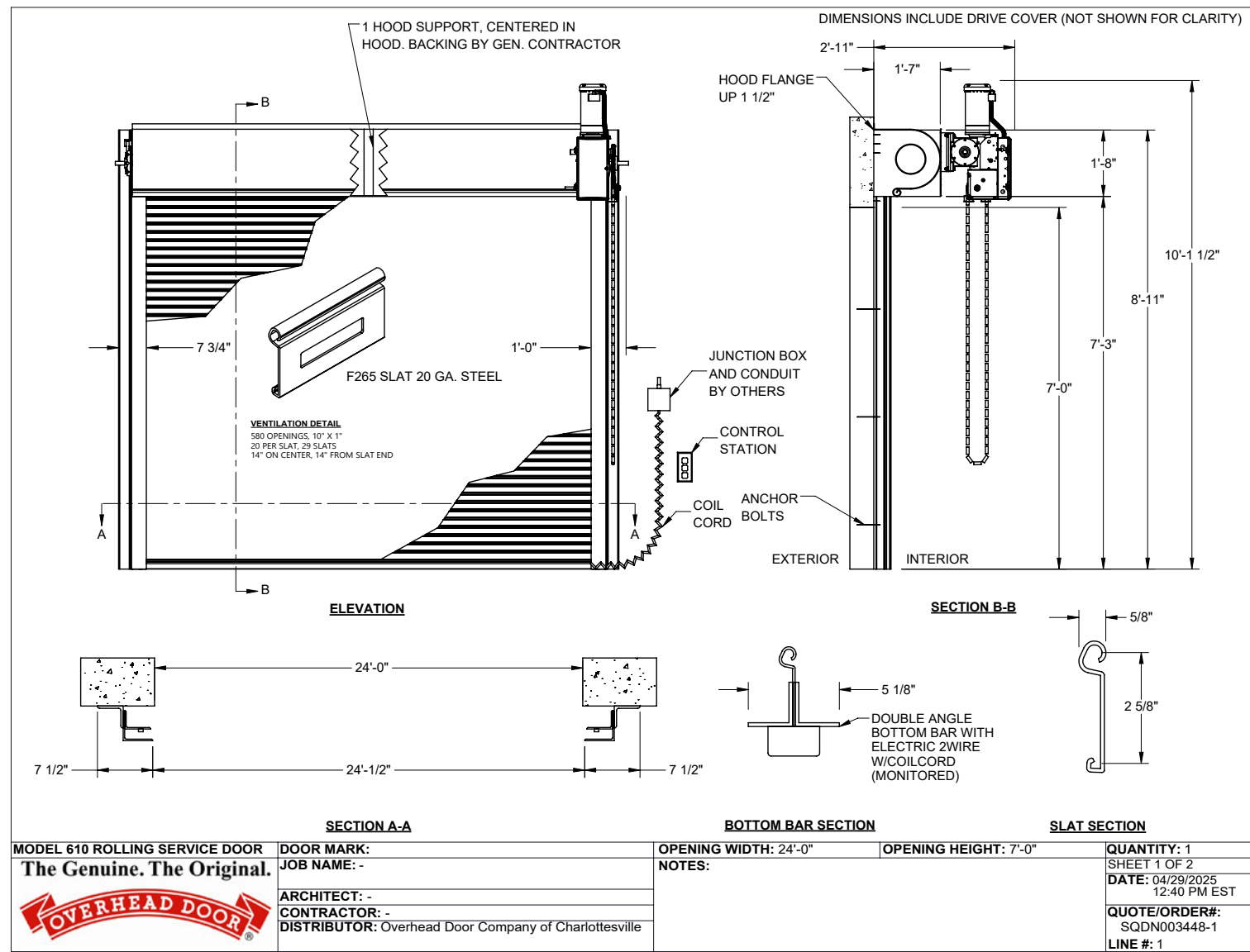


STUCCO SYSTEM DETAILS
218 WEST MARKET STREET

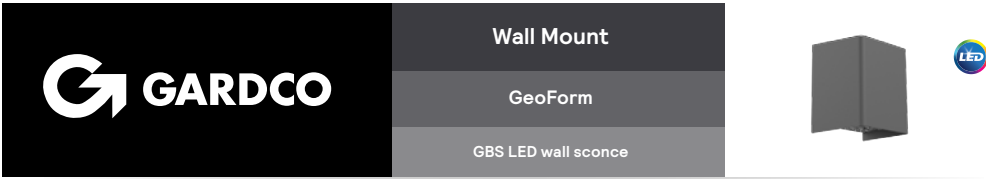


THIN BRICK TAB SYSTEM DETAIL
218 WEST MARKET STREET

OVERHEAD DOOR - ROLLING STEEL SERVICE DOORS - 610



GARDCO GEOFORM BLOCK SMALL WALL SCONCE



Gardco GeoForm block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Ordering guide example: GBS-A03-840-T3M-T3M-UNV-MG

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls¹	Electrical	Options	Finish
GBS								
GBS GeoForm Block Small				120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVV 347-480V	none Leave blank (0-10V dimming driver standard) DLEA² Dimming Leads Externally Accessible (controls by others) FAWS³ Field Adjustable Wattage Selector	none Leave blank (10kV kA surge protection standard) SP2 Surge Protector 20kV/10kA (option) FS1 Single Fuse (120, 277, or 347VAC) FS2 Double Fuse (208V, 240V, or 480V) PCB⁴ Photocontrol Button (120-277V)	none EM⁵s Leave blank Emergency Battery Pack (0-40°C) BAC⁵ Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray Customer specified OC Specify optional color or RAL, contact factory SC Special Color (must supply color chip, requires factory quote)
Precision Plus optics								
A01¹	1,500 lumens	830 80CRI 3000K	T2M Type 2					
A02¹	2,500 lumens	840 80CRI 4000K	T3M Type 3					
A03	4,000 lumens	740 70CRI 4000K	T4M Type 4					
A04	5,000 lumens	750 70CRI 5000K	DFL Diffusing lens					
A05	6,000 lumens							
Light Effects optics								
B01³	700 lumens	830 80CRI 3000K	WAW Wall Wash					
B02³	1,100 lumens	840 80CRI 4000K	SPT Spot					
B03³	2,200 lumens		PEN Pencil Beam					

1. Only available from 120-277V, or in UNV.

2. Only one option can be selected from Dimming Controls column.

3. Not available with Emergency battery pack.

4. Only available from 120-277V, must specify voltage.
5. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

6. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)⁸

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

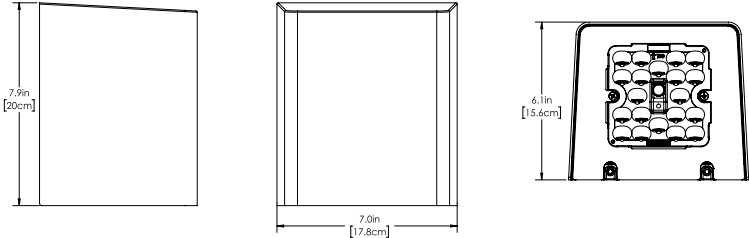
GBS GeoForm block small Wall sconce

Dimensions

GBS Small Block

Standard

Weight: 6.3 Lbs (2.8kg)

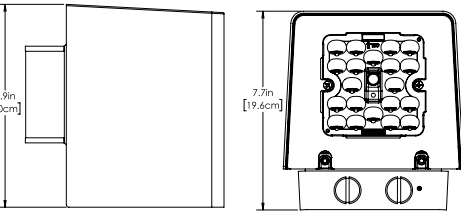


Accessory details

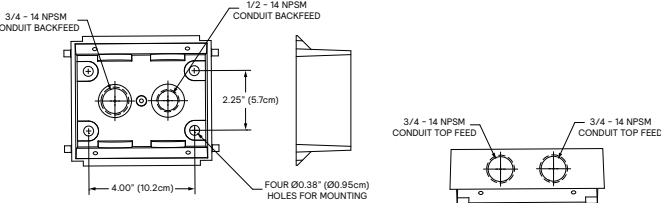
Surface mount conduit box (GF-WS-BK)

GBS Block with surface conduit wall mount box

Weight: 6.9 Lbs (3.1kg)



GF-WS-BK Details



GBS_GeoForm_Block_Small 04/24 page 2 of 5

GBS GeoForm block small Wall sconce

GBS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	1467	B0-U0-G1
GBS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	2452	B1-U0-G1
GBS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	3485	B1-U0-G1
GBS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	4553	B1-U0-G1
GBS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	5443	B1-U0-G1

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	1521	B0-U0-G1
GBS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	2542	B1-U0-G1
GBS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	3613	B1-U0-G1
GBS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	4721	B1-U0-G1
GBS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	5643	B1-U0-G2

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	1714	B1-U0-G1
GBS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	2865	B1-U0-G1
GBS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	4072	B1-U0-G1
GBS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	5320	B1-U0-G1
GBS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	6359	B1-U0-G2

5000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	1646	B1-U0-G1
GBS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	2751	B1-U0-G1
GBS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	3910	B1-U0-G1
GBS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	5109	B1-U0-G1
GBS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	6107	B1-U0-G2

Light Effects Optics 3000K, 80 CRI

Ordering Code	CCT	CRI	Average System Wattage	Wall Wash (WAW)		Spot (SPT)		Pencil Beam (PEN)	
				Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)
GBS-B01-830	3000	80	8	699	88	767	97	86	8
GBS-B02-830	3000	80	18	1397	78	1534	86	133	7
GBS-B03-830	3000	80	30	2446	82	2685	90	232	8

Light Effects Optics 4000K, 80 CRI

Ordering Code	CCT	CRI	Average System Wattage	Wall Wash (WAW)		Spot (SPT)		Pencil Beam (PEN)	
				Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)	Lumen Output	Efficacy (LPW)
GBS-B01-840	4000	80	8	734	92	805	101	70	9
GBS-B02-840	4000	80	18	1467	82	1611	90	139	8
GBS-B03-840	4000	80	30	2568	86	2819	94	244	8

GBS_GeoForm_Block_Small 04/24 page 3 of 5

GARDCO GEOFORM BLOCK SMALL WALL SCONCE

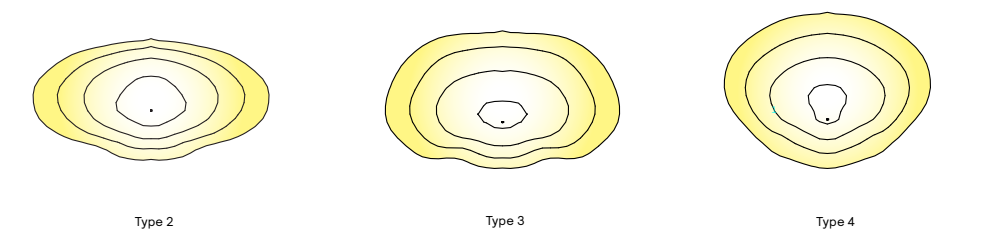
GBS GeoForm block small

Wall sconce

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2		Type 3		Type 4		DFL	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GBS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GBS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GBS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

Optical Distributions



Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, optimized for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Precision Plus LED printed circuit board assembly made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life. Light Effects feature single COB LED array.

Optical System

Precision Plus optics composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution for optimized spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Light effects optics composed of low iron tempered clear glass with molded gasket attached to lens without tools or RTV. Lenses provide narrow spot, pencil beam, and wall wash optical distributions.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted. GeoForm with Light Effects optics are suitable for wet location when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

GBS GeoForm block small

Wall sconce

Specifications (cont'd)

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120~277V, or 'UNV' only.

Electrical

Driver: Driver efficiency >90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. GeoForm with Precision Plus optics listed for damp locations when inverted. GeoForm with light effects optics listed for wet location in up or down orientation. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). GeoForm configurations with Precision Plus optics are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/ warranties for complete details and exclusions.

HELIOS LIGHTING 6" ROUND DOWNLIGHT AND WALL WASH



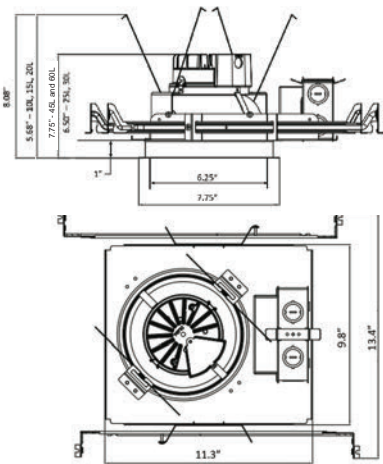
6" Round
Downlight & Wall Wash
New Construction / Non-IC

Date: _____
Project: _____
Type: _____
Cat. #: _____

PRODUCT IMAGES



Standard Dimensions:



See Page 3 for additional dimensioned Line Art

ORDERING INFORMATION

Aperture	Output	Kelvin	Reflector	Function	Dimming	Emergency
6R - 6" Round	05L - 500 lumens	30K	AN - Semi-Diffuse Anodized Cone and Flange	Blank - Downlight	Blank - 10%, 0-10V	Blank - No Battery
	10L - 1000 lumens	35K	WF - Anodized Cone and White Flange	WW- Lens Wall Wash	DM1 - 1%, 0-10V	EMR - Battery Back Up with Remote Test Switch
	15L - 1500 lumens	40K	WH - White Cone & Trim	NCT - Non-Conductive Trim		EMI - Battery Back Up with Integral Test Switch
	20L - 2000 lumens		BF - Anodized Cone & Black Flange			GTD - Generator Transfer Device, 0-10v compatible
	25L - 2500 lumens		BL - Black Cone and Black Flange			
	30L - 3000 lumens		AMB - Nano Antimicrobial White Paint			
	45L - 4500 lumens					
	60L - 6000 lumens					

Housing and Reflector Ship Separately

Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2019 Helios Lighting • All Rights Reserved • For more information visit our website: www.helioslighting.com

Revision: 08/17/23

SPECIFICATIONS

Applications:

- New Construction Recessed Downlight suitable for Commercial and Architectural Applications.
- Suitable for ambient temperatures up to 35C (95F) with free airflow around fixture.

Key Dimensions

- Aperture – 6.25"
- Ceiling Cutout – 7.1"
- Overlap Flange – 7.75"

Construction:

- Galvanized Steel New Construction Housing
- Telescoping Bar Hangers Included (up to 24" grid)
- Light Engine and Driver Can Extend below the ceiling for ease of accessibility

Optical System:

- Self Flanged Aluminum Reflector with Semi-Diffuse Anodized Finish
- 45 degree visual cutoff to source
- 80+ CRI / 3 SDCM Color Consistency – see separate product page for 90+ CRI options
- 70% Lumen Maintenance at 50,000+ Hours
- 100 to 120 Lumens Per Watt
- Field Configurable Kelvin Temperature to 30K, 35K or 40K up to 3000 lumens
- Lensed Wall Wash Option Available, may be orientated in 90 degree increments to housing
- Antimicrobial paint option eliminates 99.9% of E. Coli and Staphylococcus within 24 hours

Electrical:

- 120 thru 277v 50/60hz Input Power
- <20% THD; PF > 0.9
- EMI FCC 47CFR Part 15, Class A
- Standard 0-10v dimming to 10%, 1% dimming available,
- Driver Sources up to 2ma of current to the dimming circuit
- FCC Part15, Class A

Certifications:

UL listed for:

- Wet Location under covered ceilings with Downlight Option
- Damp Location under covered ceiling with Wall Wash Option
- Energy Star Listed

Battery Back Up

- EMR option supplied with a pre-wired 7watt LED battery that is UL Listed for Field Installation. Remote Test Switch included.
- EMI option supplied with a pre-wired 6watt LED self-diagnostic battery that is UL Listed for Field Installation. Test Switch ships with and is integral to the reflector. Not suitable for use with Wall Wash or NCT options.

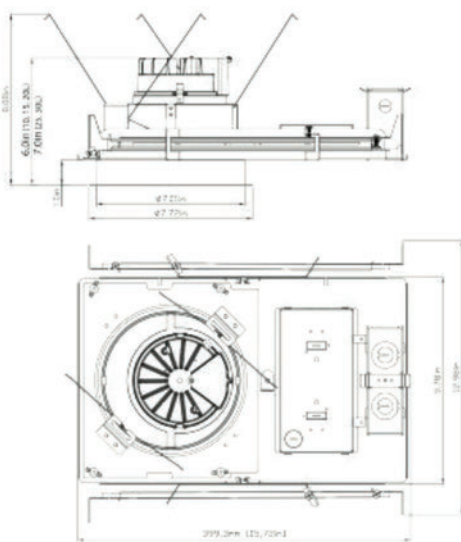
Warranty:

- Standard 5 Year Limited Warranty

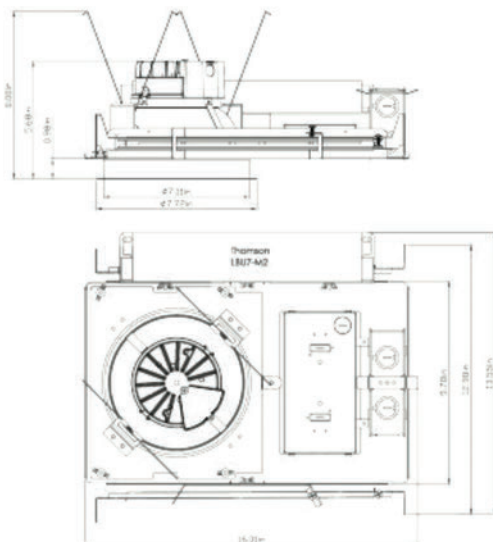
See www.helioslighting.com/warranty for Details.

ORDERING EXAMPLE: 6R15L35KAN

Alt Gen1 Dimensions



EMR and EMI Dimensions



Housing and Reflector Ship Separately

Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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Revision: 08/17/23

EXTERIOR LIGHTING DETAILS
218 WEST MARKET STREET



E. Other Business

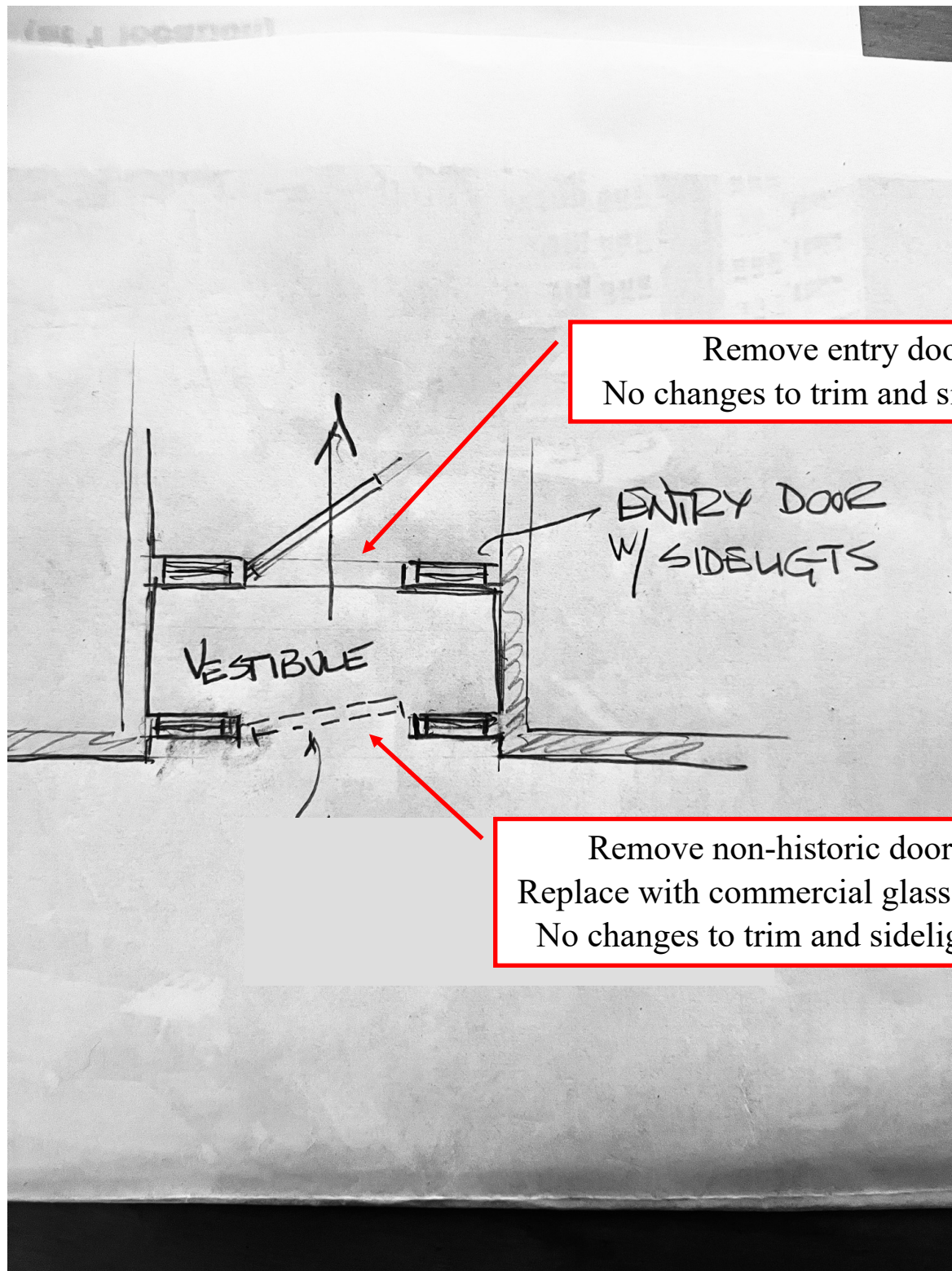
Martha Jefferson House – door replacement

- Comparison – 218 West Market

Thomas & Alena Hammond House – VLR & NRHP nomination

- VDHR Nomination





Remove entry door.
No changes to trim and sidelights.

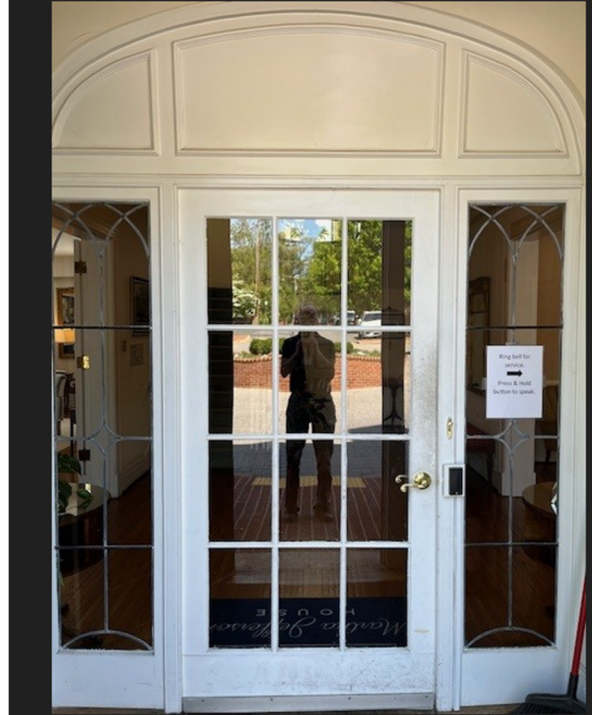
ENTRY DOOR
W/ SIDELIGHTS

Remove non-historic door.
Replace with commercial glass door.
No changes to trim and sidelights.

outer front door.jpg



inner front door (002).jpg



Project Name: Martha Jefferson House

Frame Set Name: Exterior

Metal Group: _CGM19 M451T CG/SS/OG STOPS UP

Required: 1

Back Member Color: #40 DARK BRONZE : PERMANODIC

Frame Name: Vestibule

D/S: 1

Frame Type: Standard

Face Member Color: #40 DARK BRONZE : PERMANODIC

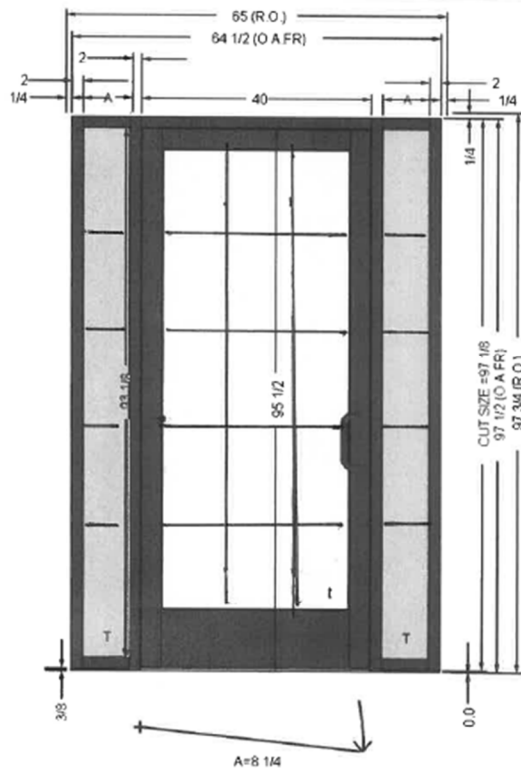
Panels: 3

Rows: 1

Frame Width: 64 1/2

Frame Height: 97 1/2

4/15/2025 2:05 PM





RECEIVED

MAY 6 2025

NEIGHBORHOOD DEVELOPMENT SERVICES

COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Stefanie K. Taillon
*Secretary of Natural
and Historic Resources*

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

April 10, 2025

Kate Richardson, CLG Coordinator
Department of Neighborhood Development Services
City Hall
P.O. Box 911
Charlottesville, VA 22902

Re: Thomas and Alena Hammond House, City of Charlottesville

Dear Ms. Richardson:

The Department of Historic Resources (DHR), Virginia's historic preservation office, is planning to present the **enclosed** National Register nomination for Virginia's State Review Board and Historic Resources Board for recommendation to the National Register of Historic Places and inclusion in the Virginia Landmarks Register.

Because this resource is within your Certified Local Government, the Architectural Review Board (ARB) is entitled to a sixty-day comment period during which the ARB may review the draft nomination and relay any comments or concerns to the DHR. I hope you will consider the enclosed nomination at your next meeting and relay your comments to us. All comments will be forwarded to the SHPO Director and the Boards for consideration along with the nomination. We have scheduled the nomination for presentation to our boards on **Thursday, June 12, 2025**, and would like to receive your comments by that time in fulfillment of the comment period. This letter serves as notification initiating the sixty-day comment period and no further action will be taken on the nomination until we have received your comments, or the full sixty-day period has passed.

I look forward to receiving your comments. Should you have any further questions regarding the nomination or the register program, please contact Austin Walker, National Register Program Manager, at (804) 482-6439 or austin.walker@dhr.virginia.gov.

Sincerely,

Jolene L. U. Smith
Director, Division of Resource Information & Register

cc: Mayor Juandiego Wade; Samuel Sanders, Jr.
Enclosure

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Hammond House, City of Charlottesville, DHR File No. 104-5995

The Thomas and Alena Hammond House sits on a roughly one-acre lot in on Yorktown Drive in a larger area known as “Greenbrier,” a neighborhood in the vicinity of the University of Virginia. The one-story wood, fieldstone, and glass house was designed in 1962 by Herbert Fritz, Jr., an apprentice of Frank Lloyd Wright. The house embodies characteristics of Modern Movement architecture with “Wrightian” influence in its organic materials and forms. The house was designed to blur the lines between the exterior and interior of the house. Significant features include an open floor plan, a combined living and dining space with a central stone fireplace and a prow form with cantilevered flat roof. All natural materials were used in the construction of the dwelling including redwood siding on the exterior and horizontal redwood boards on the interior walls, mahogany trim and cabinetry, soapstone and hardwood floors, and fieldstone benches, walls, and fireplace. The design was completed for Dr. and Mrs. Thomas T. (Alena V.) Hammond of Charlottesville, Virginia as a year-round home. The Hammond House is a striking example of a Mid-Century design for a Usonian house and is one of Fritz’s best representatives of the style. The house and property retain a very high level of historical integrity.

The Thomas and Alena Hammond House, located at 1708 Yorktown Road in Charlottesville’s Greenbrier neighborhood, is eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance for its organic Modern Movement design. The one-and-a-half story, organic Mid-Century Modern house stands on a raised wooded parcel within its suburban neighborhood setting. Designed in 1962 by one of Frank Lloyd Wright’s apprentices, Herbert Fritz, Jr., the house reflects the organic and Usonian principles espoused by Wright. As the home of Dr. and Mrs. Thomas T. Hammond of Charlottesville, the Hammonds worked with architect Fritz and collaborated on the design and finishes of the house to fit their needs. While Fritz collaborated with the Hammonds on the design of the house, landscape architect Milton Meade Palmer designed the landscape of the property. The period of significance is 1962-1963, encompassing the construction of the house. There is one secondary, noncontributing resource (non-historic shed) on the property. The Wisconsin-based architect Herbert Fritz, Jr., is noted for his designs for residential buildings and additions and commercial buildings and complexes in the Midwest. The Hammond House is Fritz’s only commission in the state of Virginia. The Hammond House embodies characteristics of Fritz’s aesthetic principles, which were heavily influenced by Frank Lloyd Wright, the use of organic materials, and high-quality craftsmanship. After his apprenticeship with Wright at Taliesin, Fritz became a successful architect in his field, working to create modest dwellings and larger buildings that reflected the setting, attention to materials, and Modernist design trends. Fritz designed buildings primarily in and around Wisconsin, with only a few buildings in other regions. The Hammond House is significant as an outstanding architectural design possessing high artistic values. It represents a fine achievement of an architect who learned and worked under the direct influence of Frank Lloyd Wright, the leader in organic architectural practice in the early- to mid-twentieth century; and apart from the extent of Wrightian influence in Fritz’s design for the Hammond House, the house marked a dramatic departure from the historicist architecture that prevailed throughout Virginia during the first half of the twentieth century.

BOUNDARY MAP

Hammond House
City of Charlottesville, VA
DHR ID# 104-5995

 Nominated Boundary





The National and State Registers in Virginia

A Quick Guide to the National Register of Historic Places and Virginia Landmarks Register

- Established under the National Historic Preservation Act of 1966, the **National Register of Historic Places** is the Nation's official list of historic properties worthy of preservation, administered by the National Park Service, U.S. Department of the Interior. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

In 1966, the Virginia General Assembly established the Virginia Historic Landmarks Commission, now the Department of Historic Resources. DHR is the State Historic Preservation Office responsible for nominating properties to the National Register and managing the **Virginia Landmarks Register**, the State's official list of properties important to Virginia's history. The same evaluation criteria and nomination form are used for the National Register of Historic Places and the Virginia Landmarks Register.

■ Key Points

- Listing in the National and State Registers is **honorary**. It recognizes a historic property's importance to its community, the State, and/or the Nation and encourages good stewardship.
- National and State Register listings **do not** place any obligations or restrictions on private property owners. Owners remain free to do what they wish with their property within existing laws and regulations and are not required to restore or maintain a property in particular ways as a result of listing.
- To ensure public participation in the process, property owners and local officials are notified and given the opportunity to comment on proposed nominations. When a nomination is submitted to the National Park Service, another public comment period is published in the Federal Register.

■ Benefits of Register Listing

- Owners of listed properties may qualify for Federal and State Historic Rehabilitation Tax Credits, historic preservation easements, and Federal and State grants for historic preservation when funding is available.
- Federal agencies whose projects affect a listed property must give the Department of Historic Resources an opportunity to comment on the project and its effects on the property.

■ Additional Information

DHR Historic Registers Program:

<https://www.dhr.virginia.gov/programs/historic-registers/>

VLR Online, an online database of State and National Register listings in Virginia:

<https://www.dhr.virginia.gov/historic-registers/>



The National and State Registers in Virginia

Rights of Private Property Owners to Comment or Object to a Nomination for Listing

■ Supporting and/or Commenting on a Nomination

- A private property owner who supports a nomination for listing in the Registers is invited to send a letter of support but is not required to do so for the nomination to proceed. Private property owners are also welcome to comment without formally supporting or objecting to a nomination. Copies of letters of support and/or comment are provided to the Boards for review, along with the nomination to which they refer, and are included with the nomination if it is recommended to proceed to the NRHP.

■ Objecting to a Nomination

- Per 17VAC10-20-200, a private property owner has the right to object to listing in either or both Registers. For a private property being individually nominated, each owner or partial owner may object to listing regardless of the portion that party owns. For a historic district that is being nominated, each owner of private property in the district is counted as one individual regardless of how many properties that party owns or whether the properties contribute to the significance of the district.
- An objection to listing must be provided to DHR in writing a minimum of 7 business days prior to the Board meeting. Letters of objection must be addressed to the State Historic Preservation Officer at the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221.
- When objecting to listing, any owner or partial owner of private property must submit to DHR a written statement that references the subject property by address and/or parcel number and certifies that the party is the sole or partial owner of the private property, as appropriate.
 - For objections to listing in the VLR, the written statement of objection must be attested and notarized by a notary public in order to be counted by DHR in determining whether a majority of private property owners has objected to a nomination.
 - Objection letters concerning NRHP listing are not required to be notarized. Per 28 U.S. Code § 1746, a written objection should state: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".
 - A property owner may submit a single written objection to listing in both the VLR and NRHP, but in order for the objection to be applied to the VLR listing, the letter must be notarized.
- If a **majority** (50% + 1) of private property owners object according to the process above, the nomination will not proceed to listing. In such cases, DHR is still required to submit the nomination to the National Park Service for a Determination of Eligibility for the NRHP, per 36 CFR 60.6(n).
- Letters of objection received a minimum of 7 business days prior to the Board meeting will be copied to Board members for review, along with the nomination to which they refer. If the nomination is approved to proceed to the NRHP, all letters of objection will be forwarded to the National Park Service to consider with their review of the nomination, along with any letters of support or comment that DHR has received.
- Letters of objection to listing in the NRHP may be submitted to DHR even after the Board meeting at which the nomination is approved. DHR will forward any letters of objection to the National Park Service. The National Park Service continues to accept letters of objection up to the date of listing in the NRHP. The National Park Service typically concludes review and approval of a nomination within approximately 45 days of receipt of the nomination from DHR.





United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Thomas and Alena Hammond HouseOther names/site number: DHR#104-5995

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 1708 Yorktown DriveCity or town: Charlottesville State: VA County: Independent CityNot For Publication: N/AVicinity: N/A**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B XC D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Thomas and Alena Hammond House
Name of Property

City of Charlottesville, VA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Thomas and Alena Hammond House
Name of Property

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Thomas and Alena Hammond House
Name of Property

City of Charlottesville, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Walls: WOOD

Roof: SYNTHETIC

Other: STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Thomas and Alena Hammond House sits on a roughly one-acre lot in on Yorktown Drive in a larger area known as "Greenbrier," a neighborhood in the vicinity of the University of Virginia. The one-story wood, fieldstone, and glass house was designed in 1962 by Herbert Fritz, Jr., an apprentice of Frank Lloyd Wright. The house embodies characteristics of Modern Movement architecture with "Wrightian" influence in its organic materials and forms. The house was designed to blur the lines between the exterior and interior of the house. Significant features include an open floor plan, a combined living and dining space with a central stone fireplace and a prow form with cantilevered flat roof. All natural materials were used in the construction of the dwelling including redwood siding on the exterior and horizontal redwood boards on the interior walls, mahogany trim and cabinetry, soapstone and hardwood floors, and fieldstone benches, walls, and fireplace. The design was completed for Dr. and Mrs. Thomas T. (Alena V.) Hammond of Charlottesville, Virginia as a year-round home. The Hammond House is a striking

Thomas and Alena Hammond House
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example of a Mid-Century design for a Usonian house and is one of Fritz's best representatives of the style. The house and property retain a very high level of historical integrity.

Narrative Description

Setting

The Hammond House is located on a one-acre gently sloping upward wooded lot in Albemarle County, Virginia, within the city limits of Charlottesville. It sits in a wooded neighborhood known as "Greenbrier." The house is positioned to face to the west and set back from the street, Yorktown Drive, and nestled into the surrounding natural wooded landscape. Large oak trees within the natural environment of native dogwoods and mountain laurel surround the house. In the back yard, the land slopes away from the house and there are multiple native azaleas and planted ground material, such as periwinkle and pachysandra. A wildflower garden is currently being cultivated in a flat area under large hardwoods that provide shade to the soapstone patio. The front walkway along and in front of the carport is made of local Alberene soapstone. The dark soapstone walkway leads to a backyard patio to the rear of the house, made with the same soapstone. This patio extends from the house supported by a retaining wall of fieldstone overlooking the backyard. A fieldstone wall extends out from the house as the lot slopes significantly upward and supports the patio at the main level. The patio provides an entrance to the kitchen and dining areas and is partially covered by redwood planks extending from the roof line. In the back yard, there is a non-historic shed that is the only other resource, a non-contributing structure.

The Greenbrier neighborhood is an older residential Charlottesville neighborhood, having been developed in the 1960's as part of population growth in the northern part of Charlottesville. The houses are all one- and two-story single-family and most are of brick and wood construction and of a traditional Colonial Revival style. Many houses back onto wooded areas while others sit on a hillside or are close to the fronting street. The Rivanna Trail, a 25-mile walking trail completed in 2005, loops through this neighborhood and borders Greenbrier Park. The Greenbrier neighborhood consists of 650 acres with 350 houses with boundaries including the 250 Bypass, Rio Road, Brandywine Drive, and the Albemarle County border. The neighborhood was originally in Albemarle County, but Charlottesville annexed the land in 1964.¹

Exterior

The house features primarily natural materials with fieldstone foundation and chimney, horizontal, flat wood sheathing and trim composing the exterior. Its simple form combined with wide sections of glass windows and door and an emphasis on horizontality with its cantilevered roof planes, wide, overhanging eaves, and sections of flat roof exemplify its unique design. The façade of the house is composed of windows reaching up to the prow form ceiling to maximize light into the space. The original windows remain and were fabricated and manufactured by Pella. The flat roof is membrane with copper fascia. From the exterior, the roof line is varied to

¹ Cvillepedia.org. /Greenbrier neighborhood, July 11,2020, accessed 8/15/23.

Thomas and Alena Hammond House
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include a cantilevered flat roof over the carport, a prow form roof over the living room and a flat roof over the remaining structure.

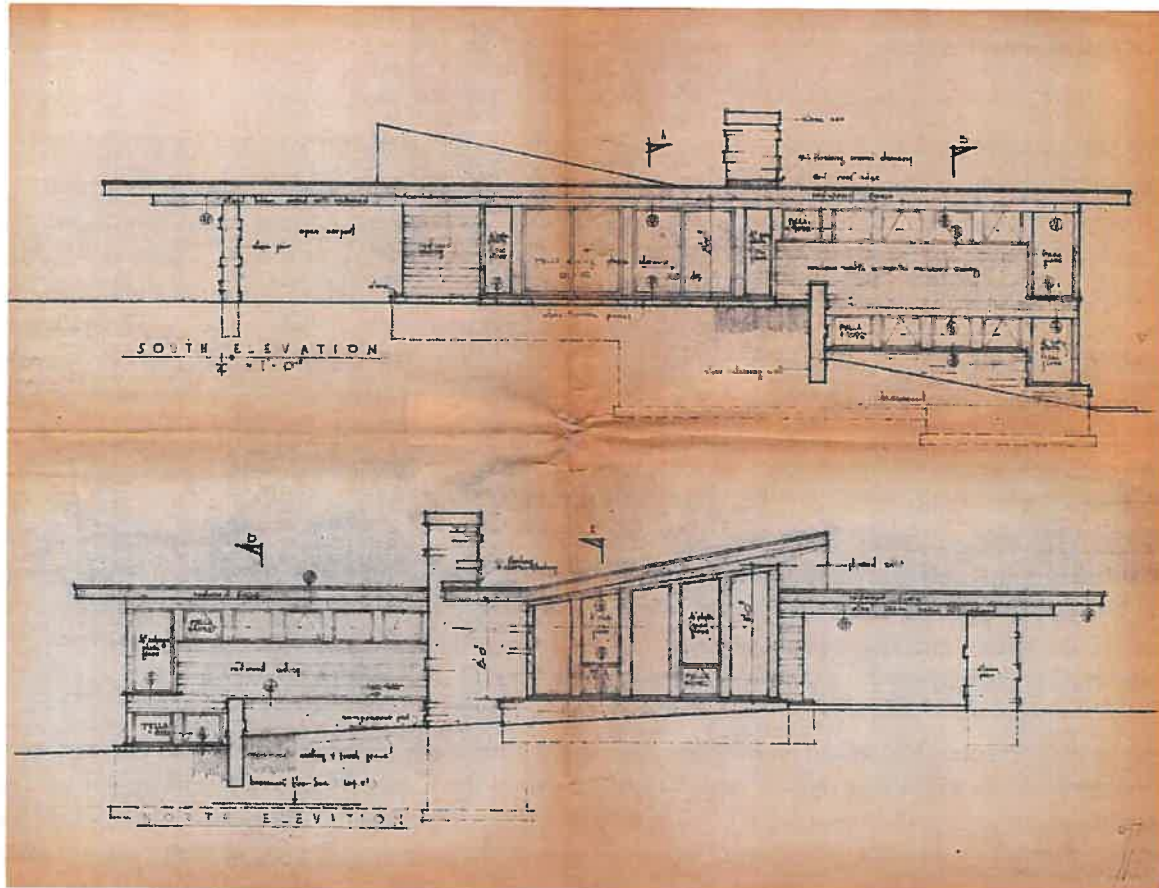


Figure 1. Blueprint for the Hammond House, exterior elevations, ca. 1962. The cardinal directions in the plans differ slightly from the orientation on the parcel. The "South" elevation in Fritz's drawings is listed as "East" in the nomination as it is more of a western orientation. Fritz's "North" Elevation is listed as "West" in the nomination.

The street-fronting west elevation comprises two sections, a flat-roofed north end sheathed in wood boards and a prow-roofed south end constructed of fieldstone and wood. The west elevation's north end contains two levels, delineated by rows of ribbon windows. There are two windows on the ground level and six evenly spaced above. The north and south ends of the west elevation are joined by a massive fieldstone chimney between the two sections. The south end's fieldstone construction is punctuated by a wall of four floor to ceiling windows that wrap around to the south elevation. There is wide, flat wood trim between the windows.

The south elevation contains the front entrance of the house. The entrance door is recessed into the attached carport. From the west, the prow roof continues, and tops two floor to ceiling windows. Flat wood boards comprise the sheathing on the entire side. The primary entrance door sits to the east of the windows and is a flat wood door with a sidelight. The entrance is sheltered

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by a cantilevered carport that is supported by two large fieldstone support piers, one on each side of the structure. The carport extends to reach the east end of the elevation. The carport's flat roof is clad in copper with integrated gutters. There are two voids in the carport's eaves that were cut out to encapsulate trees, but the trees no longer remain. The front walkway along and in front of the carport is made of local Alberene soapstone.

The east elevation is composed entirely of flat wood board siding, punctuated by single-pane vertical windows on either side of two sets of single-pane sliding doors. A row of five ribbon windows and one longer single-pane window is located to the north of the sliding doors. The wide, overhanging eave is visually east by a row of seven exposed rafters extending from the roof surface. The dark soapstone walkway leads to a backyard patio to the rear of the house, made with the same soapstone. This patio extends from the house supported by a retaining wall of fieldstone overlooking the backyard. North of the retaining wall, the ground level mirrors that on the floor above with its row of ribbon windows and additional single-pane window at the northernmost end.

The north elevation is two full stories in height and is entirely covered in wood sheathing. The lower level consists of a wall of ribbon and rectangular single-pane windows punctuated by two wide, flat wood doors just east of center. The doors provide access to the lower level, which includes the guest bedroom, library, and other secondary spaces.

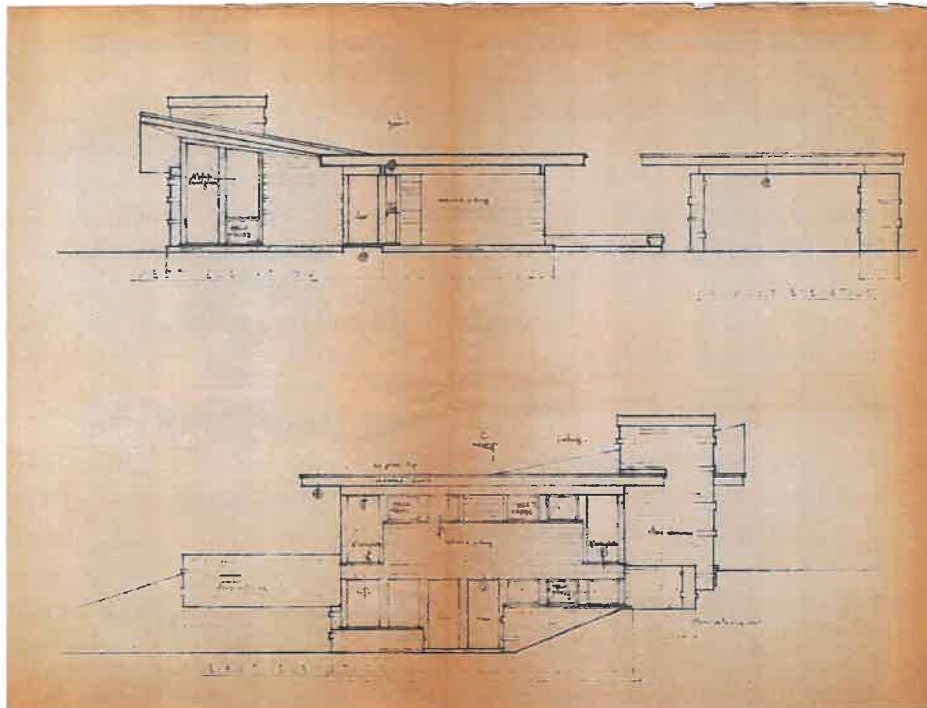


Figure 2. Blueprint for the Hammond House, exterior elevations, ca. 1962. The cardinal directions in the plans differ slightly from the orientation on the parcel. The "East" elevation in Fritz's drawings is listed as "North" in the nomination as it is more of a NE orientation. Fritz's "West" Elevation is listed as "South" in the nomination.

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Interior

The house's form, layout, and interior detailing reflect the Usonian house movement in its use of natural materials such as Philippine mahogany wood, local fieldstone, and slate; harmonious transition between interior and exterior spaces; floor to ceiling windows; and an open layout. Interior decorative elements are minimal, drawing focus to the materials and flow from one space to another. Walls are finished in drywall and/or redwood and most trim is of matching mahogany wood. Most of the flooring is soapstone or wood with some areas of carpet. The house is primarily located on one level with multiple rooms downstairs in the lower ground level.

The primary living area is on the main floor and is an open floor plan. Through the solid wood mahogany front door, a narrow hallway floored with soapstone opens to the living and dining areas. The east wall contains a row of floor-to-ceiling wooden mahogany doors that open into closets. To the west, a six-foot tall redwood interior wall separates the entrance hallway from the sunken living room.

Behind the redwood wall, the sunken living room is accessed by two tiers of Alberene soapstone steps leading downward, just beyond the wall. The cabinetry and bookshelves in the living area are custom designed and made of Philippine mahogany with shelves that provide a dividing line between the front entrance hall and the living area. The living area is carpeted in the original green wall-to-wall shag carpeting. The upwardly sloped ceiling in the living room opens the space to a high prow roof and highlights the walls of glazing and massive corner fieldstone fireplace. Fieldstone is used throughout the living room as a bench along the exterior wall facing west to the street and in a stone planter that separates the living area from the dining area to the right. Directly above the stone bench, awning windows open outward with sliding levers and have wooden screens. Above the bottom row of awning windows are stationary wood-encased windows that reach to the ceiling. The windows are encased in redwood, with the bottom edge of the wood scribed to the profile of the stone of the bench. This scribing joins the two natural materials, wood and stone, as one, and is exemplary of the skilled craftsmanship of the house. The large fieldstone fireplace joins the west and north walls, and the fieldstones are cantilevered over the opening of the corner fireplace.

The dining area and kitchen sit to the east of the entrance hallway, while directly forward is another narrow hallway leading to three bedrooms and two full bathrooms. The dining area has two walls made of horizontal redwood boards and the floor is soapstone. This area is also an open space next to the kitchen. As is typical with organic architecture, there is a south facing window wall in the dining and kitchen areas. It is composed of floor to ceiling windows on either side of two sets of large sliding glass doors. The soapstone flooring in both living areas leads out to the natural environment for a smooth transition from interior to exterior. A folding partitioned Philippine mahogany door, original to the house, separates the dining/entertainment area from the kitchen/workspace area.

Thomas and Alena Hammond House
Name of Property

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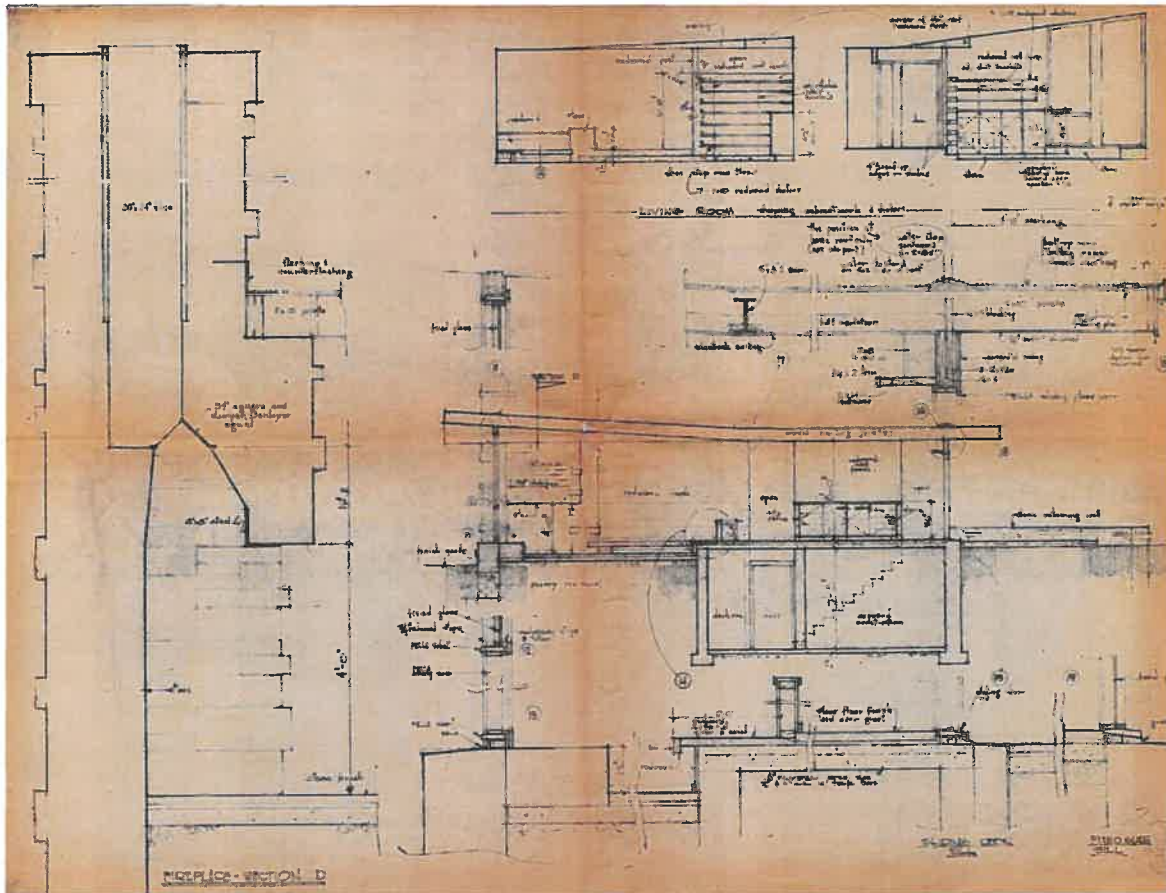


Figure 3. Blueprint for the Hammond House, interior details, ca. 1962.

Thomas and Alena Hammond House
Name of Property

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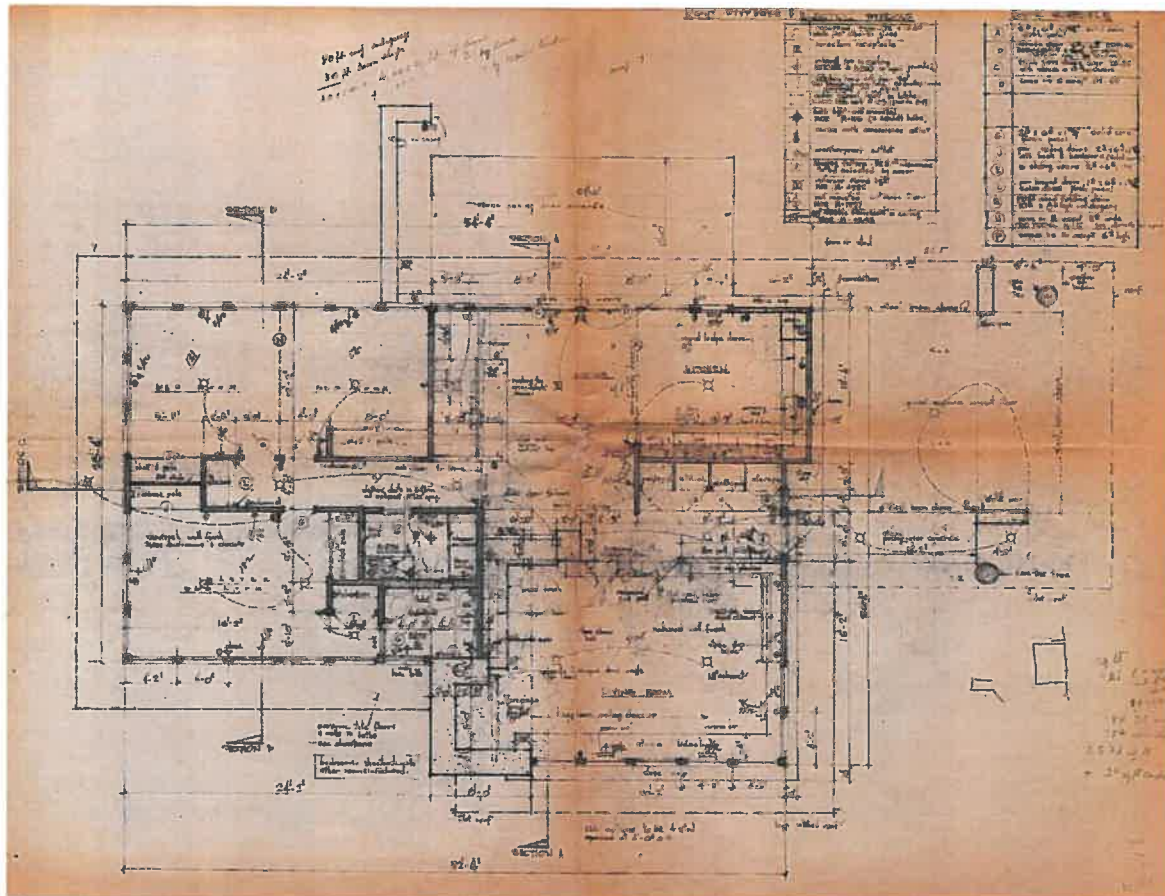


Figure 4. Blueprint for the Hammond House, first floor layout, ca. 1962.

The kitchen is large and integral to the layout. The cabinets and kitchen drawers are solid mahogany, the countertops are the original white plastic Formica, and the floor is dark soapstone. Glass doors and windows line the full length of the wall facing to the east, giving a broad view of the soapstone patio and the backyard, and allowing a visual flow from indoors to the outside. There are sheer curtains in front of the floor to ceiling windows and sliding glass doors that may be drawn to provide privacy and control the natural lighting from the south. There is a mahogany shelf above the sliding glass doors.

From the dining area, a narrow hallway with hardwood flooring leads to the bedroom wing of the house with two full bathrooms, one in the hallway and the other adjacent to the primary bedroom to the west. The small, light green and blue ceramic tile in both bathrooms is original to the house and is used on the walls, countertops, and floors. All of the cabinetry in both bathrooms is mahogany. The primary bathroom has a walk-in shower that is not historic and replaced a linen closet and a bidet; however, the remainder of the bathroom is in its original state. This bathroom has one redwood exterior wall with ribbon windows above the wall, some that open as awnings and some that are stationary.

Thomas and Alena Hammond House
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The north and west exterior walls inside the carpeted primary bedroom are made with horizontal redwood boards with mahogany trim. These two walls are lined with seven ribbon windows, some that open as awnings and some that are stationary and meet at the west side corner of the room. The windows have pull-down shades for privacy. The two interior walls of the bedroom are wallpapered in original paper.

The remaining bedroom to the east has hardwood floors, mahogany trim, and grasscloth wallpaper. The exterior walls of this bedroom are lined with windows, both awning and fixed. The two corner windows in the northeast corner of the room are large and look out over the backyard. The windows in this bedroom also have pull-down shades. This bedroom may be divided into two bedrooms with the expansion of a folding partitioned Philippine mahogany door. The interior walls of this bedroom have closets behind full-length sliding mahogany doors.

To access the lower level of the house from the interior, there is a straight-run staircase with a single landing at the far east side corner of the dining area. The stairs and the floor on the lower level are concrete and covered with wall-to-wall carpeting, which is not original. The stairwell walls are lined with horizontal redwood boards. At the bottom of the stairs is another folding partitioned door that allows the lower level to be separated from the upper level of the house. The lower level of the house consists of a library/office, a guest bedroom, a full bathroom with recently updated fixtures but the tile in the shower/tub area remains as original, a utility room and a fallout shelter. Given the slope of the property, the lower level is mostly above ground, specifically, the library and bedroom, and accessible from the exterior by two wooden doors. The library/office walls are cinderblock, and the room is lined with mahogany bookshelves covering most of the available wall space below the line of ribbon windows on the exterior walls.

The bedroom and bathroom are constructed of drywall and windows line the exterior walls of both the bedroom and the library/office. Like the bedroom directly above, the two corner windows in the northeast corner are large and look out to the backyard. The windows in both the bedroom and the library/office have pull-down shades for privacy.

The original plan incorporated a utility room, shelter, and dark room in the lower level, all of which were underground, but the dark room was never completed. The utility room houses the laundry facilities and HVAC systems. The heating system and plumbing were originally installed by James E. Beck of Bryan and Beck in Charlottesville. The entire system was designed and installed so that air conditioning could easily be added later. Both the shelter and dark room are built of solid concrete block. The shelter looks and feels very much like a bomb or "fallout" shelter, as referred to by Dr. Hammond in his personal handwritten notes on the "House Specifications."

Integrity

The house retains all seven aspects of integrity. The house remains on its original parcel, surrounded by planned landscaping and natural growth, as intended in the original design, therefore retaining integrity of **location** and **setting**. The house retains its original layout with no significant modifications affecting the integrity of the **design** with primarily only routine

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maintenance conducted over its sixty-year life. The **workmanship, feeling, and association** remain with the retention of original **materials**, circulation patterns, built-in furnishings, windows, doors, and hardware. Most material changes have been made in-kind, with the exception of some updates to fixtures – all alterations and maintenance work has been completed sensitively in the spirit of the original design.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1962-1963

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fritz, Jr., Herbert

Hale, Durward L.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Thomas and Alena Hammond House, located at 1708 Yorktown Road in Charlottesville's Greenbrier neighborhood, is eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance for its organic Modern Movement design. The one-and-a-half story, organic Mid-Century Modern house stands on a raised wooded parcel within its suburban neighborhood setting. Designed in 1962 by one of Frank Lloyd Wright's apprentices, Herbert Fritz, Jr., the house reflects the organic and Usonian principles espoused by Wright. As the home of Dr. and Mrs. Thomas T. Hammond of Charlottesville, the Hammonds worked with architect Fritz and collaborated on the design and finishes of the house to fit their needs. While Fritz collaborated with the Hammonds on the design of the house, landscape architect Milton Meade Palmer designed the landscape of the property. The period of significance is 1962-1963, encompassing the construction of the house. There is one secondary, noncontributing resource (non-historic shed) on the property.

The Wisconsin-based architect Herbert Fritz, Jr., is noted for his designs for residential buildings and additions and commercial buildings and complexes in the Midwest. The Hammond House is Fritz's only commission in the state of Virginia. The Hammond House embodies characteristics of Fritz's aesthetic principles, which were heavily influenced by Frank Lloyd Wright, the use of organic materials, and high-quality craftsmanship. After his apprenticeship with Wright at Taliesin, Fritz became a successful architect in his field, working to create modest dwellings and larger buildings that reflected the setting, attention to materials, and Modernist design trends. Fritz designed buildings primarily in and around Wisconsin, with only a few buildings in other regions. The Hammond House is significant as an outstanding architectural design possessing high artistic values. It represents a fine achievement of an architect who learned and worked under the direct influence of Frank Lloyd Wright, the leader in organic architectural practice in the early- to mid-twentieth century; and apart from the extent of Wrightian influence in Fritz's design for the Hammond House, the house marked a dramatic departure from the historicist architecture that prevailed throughout Virginia during the first half of the twentieth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Frank Lloyd Wright (1870-1959) is regarded as "America's most innovative, creative, and brilliant architect."² In 1932, Wright established the Taliesin Fellowship in Spring Green, Wisconsin, an apprenticeship program. Taliesin was a 37,000 square foot residence/studio on 800 acres designed in the Prairie style of architecture and, today, is a National Historic Landmark. At Taliesin, architecture students learned directly from Wright through practice. The apprenticeship wasn't limited to strictly design; as Wright saw it, "any job as an apprentice was

² "Shavin, Seamour and Gerte, House." National Register of Historic Places Registration Form. Section 8, Page 5.

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an opportunity to learn about Mr. Wright and how he made Organic Architecture.”³ While there were no formal classes or teaching at Taliesin, all necessary operational responsibilities to run the two Taliesin properties were done by the approximately ninety apprentices at any given time.⁴ Apprentices gained a holistic perspective of the trade through their environment. In addition to working on various design projects with supervision by Wright or a senior apprentice, the students performed construction and related building maintenance around the Taliesin estate.⁵ One such eventual apprentice, Herbert Fritz, Jr., was greatly influenced by Wright throughout his career as an architect.

Herbert Fritz, Jr. was born in 1915 in Sioux City, Iowa to Herbert Fritz, Sr. and Mary Larson Fritz. His father, Herbert Sr., was an early apprentice of Frank Lloyd Wright at Taliesin. Herbert Sr. met his wife, Mary Larson, the daughter of Wright’s stonemason Alfred Larson, while at Taliesin. Herbert Sr. was one of only two survivors and a witness of the great Taliesin fire and massacre that killed seven people in 1914.⁶ Herbert Fritz Jr. was born the following year and seemed destined to follow in his father’s footsteps. At ten years old, Fritz, Jr. met Wright and claimed “he was such an unforgettable person. He was the most striking and intelligent man. He had the most charisma of any person that I’d ever seen. It was at that point that I decided: ‘I’m going to be an architect, if that’s what architects are like.’”⁷

In terms of formal academic preparation and training, Fritz, Jr. spent a year at the Art Institute’s School in Chicago in 1933, followed by a year at the University of Wisconsin. He enrolled in requisite courses with the intention of studying architecture, but dropped out to focus on practicing the cello, informal drafting and drawing, and reading to fill his time. During this time, upon a visit to Fritz’s family, Wright recommended that Fritz, Jr. join the fellowship at Taliesin – he eventually embarked on the Taliesin Fellowship in 1938.⁸

Prior to joining Taliesin, Fritz, Jr. spent two years working in the Madison, Wisconsin office of architect, William V. Kaeser, a prior student of Eliel Saarinen. From 1938-1941, Fritz studied at Taliesin. While at Taliesin, Fritz was seen by Wright as having great potential. Wright claimed that a “true organic architect” is one trained from “the ground up in consistent organic construction,” and has “lived in it as a natural circumstance,” as Fritz, Jr. had done.⁹ Wright gave

³ James Schildroth, “Life and Times at Taliesin: An account of my experience as an apprentice during the years of 1959 to 1961,” *James Walter Schildroth Organic Architecture*. <https://www.schildrotharchitect.net/taliesin-life-and-times.html#:~:text=Any%20job%20as%20an%20apprentice,the%2090%20or%20so%20apprentices>. Accessed March 3, 2025.

⁴ Ibid.

⁵ Ibid.

⁶ Christopher Klein, “The Massacre at Frank Lloyd Wright’s ‘Love Cottage’ “, Article posed online on the History Channel’s website (<http://www.history.com>Topics>Crime>), June 8, 2017. Accessed August 11, 2023.

⁷ Caren Caraway, *Beyond the Sumac Hill*, unpublished manuscript, in Jill Dowling, “A Taliesin Apprenticeship: The Architectural Career of Herbert Fritz, Jr.” *Historic Madison: A Journal of the Four Lakes Region*: Vol. XIV: 1997, p. 4.

⁸ Dowling, “A Taliesin Apprenticeship,” p. 5.

⁹ Frank Lloyd Wright, *The Natural House*, New York: Horizon Press, 1954 in Dowling, “A Taliesin Apprenticeship,” p. 2.

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him opportunities not afforded to other apprentices.¹⁰ Though there were many projects throughout his tenure at Taliesin, three, in particular, seemed to most impact Fritz's reputation and mirror the projection of his development from apprentice to architect: the Pew House, Hilltop Farm, and the Wyoming Valley School.¹¹

The Pew House was designed by Wright in 1938 in the Usonian style of architecture that he had created for the common man. Wright gave Fritz the opportunity to execute the working drawings for the Pew House, which was critical to Fritz's understanding of the lessons in organic architecture. Fritz embraced the Usonian style under Wright's tutorage, by taking advantage of the natural features of the topography of the land for the Pew House. Fritz was more sensitive to adhering to the costs and schedules of modest projects than Wright. Since Fritz grew up during the depression this could have contributed to this sensitivity.¹²

In 1941, Fritz purchased a farm property in the Wyoming Valley area, Hilltop Farm, where he referenced his experience with Wright in the creation of his home. Fritz, Jr. intended to lease out the property to a farmer so he could remain an apprentice at Taliesin, but when the tenant fell through, Fritz felt that he had to stay and manage the property. Fritz's dedication to Taliesin was evident, claiming "I'll never forget what a lost feeling I had after leaving the brilliance and glamour of Taliesin, the most sophisticated architectural as well as cultural center in the world, [and] going to the farm."¹³ After a fire caused by a lightning strike burned the farm down in 1942, the redesign of the house became his first independent architectural work. Over the next several years, Fritz farmed at Hilltop and drafted architectural designs in his spare time, gradually gaining clients in and around Madison. Since he was not yet a registered architect, he was limited to designing buildings less than 5000 square feet.¹⁴ His reputation grew slowly in Madison beginning with the architectural design of his own farmhouse and then expanding among intellectuals and artists in the Madison community. Fritz was known for his "distinctly personal modernist sensibility that was strongly influenced by the organic architecture of Frank Lloyd Wright."¹⁵

After World War II, Fritz made his mark on organic architecture from his work on the Kailin House in Shorewood Hills in Madison in 1948. The Kailin House exhibits two characteristic design features of his, a recessed entryway and prow-like overhang of the carport. As an aspiring architect, Fritz was in great demand due to his close association with Frank Lloyd Wright but also had the added advantage of being flexible enough to make it possible for people to be able to afford to build the home of their dreams.

¹⁰ Dowling, "A Taliesin Apprenticeship," p. 4.

¹¹ Ibid., p. 5.

¹² Ibid., p. 8.

¹³ Caren Caraway, p. 270.

¹⁴ Dowling, "A Taliesin Apprenticeship," p. 7.

¹⁵ Timothy F. Heggland (February 6, 2002), "National Register of Historic Places Registration: College Hills Historic District," *National Park Service*, p. 29.

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It is important to note, that Fritz was seen in the Madison academic community as an “artist of houses.”¹⁶ His clients were some of the most accomplished academics in their fields in the country. Many were world renowned experts at the time with profound contributions to the advancement of their fields of study. It was the depth of the intellectual backgrounds of his university clients that motivated them to desire architect-designed homes that were interesting but, in most cases, modest.¹⁷ This academic connection is likely the impetus for Dr. and Mrs. Hammond selecting Fritz, Jr. as the architect for their Charlottesville, Virginia commission. A selection of Fritz, Jr.’s clients include:

Dr. John E. Cassida

- Leading world subject matter expert on pesticides chemistry and physiology

Dr. Phillip W. Curtin

- Key founder of African Studies in the United States and expert on the Atlantic Slave trade

Dr. Charles Heidelberger

- Groundbreaking researcher on the development of cancer and a pioneer in the development of chemotherapy

Dr. Philip M. Raup

- International expert on land use policies and the effects of agricultural policies on economic development

In 1950, Fritz designed the Wilson House in Madison, advancing the prow roof form. Fritz included other principles of organic architecture such as an open floor plan, a central massive fireplace, a southern facing window wall and combined living and dining areas.



*Figure 5. Henry T. Wilson House, 921 S. Midvale Avenue, Madison, WI.
<https://www.wisconsinhistory.org/Records/Property/H1102284>.*

¹⁶ Dowling, “A Taliesin Apprenticeship.”

¹⁷ Ibid.

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In 1951, Fritz designed the Heidelberger House in Madison, considered one of his masterpieces of Modern architecture, listed on the National Register of Historic Places in 2017. This house is located on a steep hillside with the main wall, which faces the downward slope of the lot, canted out at an angle and constructed entirely of glass windows in wood frames. The ceiling in the living area of the house slopes upward to attach to the main wall of windows. In viewing photographs of the Heidelberger House, there are parallels to some of his other designs, and the Hammond House in Charlottesville, in particular. Some of the same materials were utilized such as the mahogany walls, concrete block walls in the lower level and the multitude of windows, to include the use of corner windows touching side by side. The Hammond House also has a sloped ceiling over the living space, creating a sense of expansiveness and maximizing the light into the room. In addition, as part of Fritz's designs to be integrated into the natural landscape, he incorporated a notch into the 1956 addition to the Heidelberger House to preserve an existing Shagbark Hickory tree. The Hammond House has two such notches in the cantilevered roof over the carport for a large oak tree on the left side and a sweet gum tree on the right side. Both trees have since been removed; but the spaces remain.

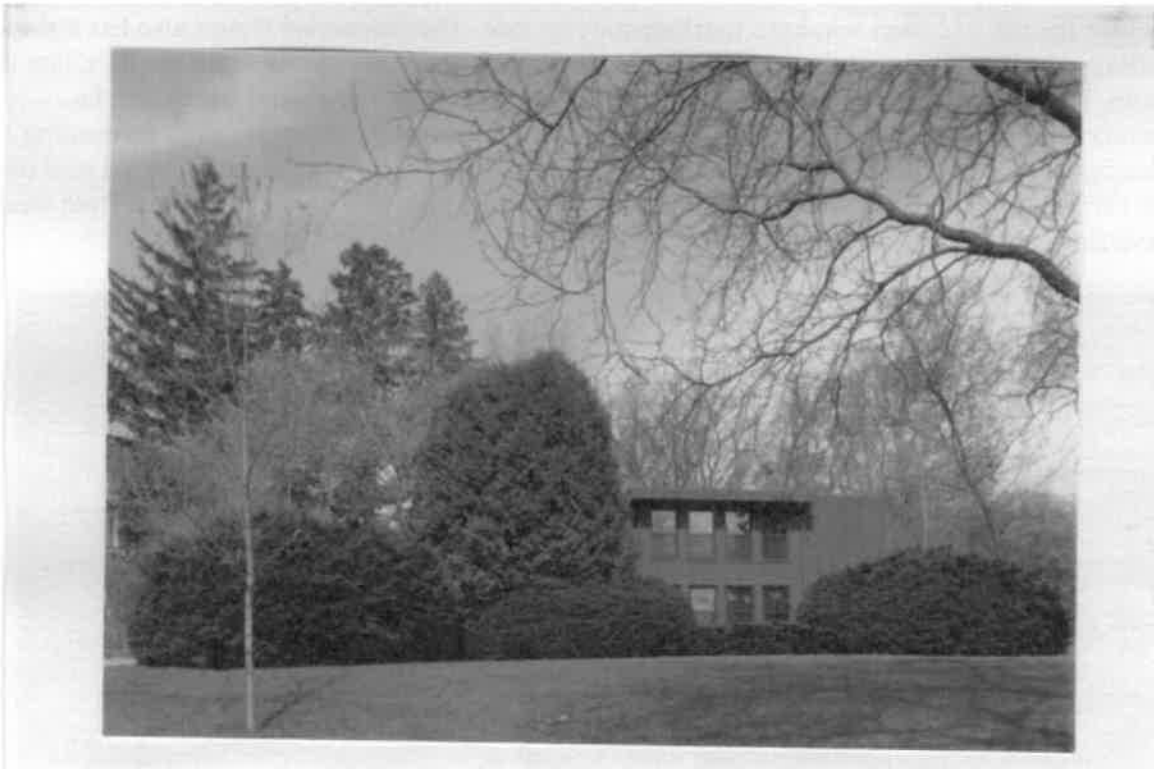


*Figure 6. Dr. Charles and Judith Heidelberger House, 118 Vaughn Court, Madison, WI.
<https://www.wisconsinhistory.org/Records/NationalRegister/NR2535>*

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In 1952, Fritz designed the Philip M. Raup House, listed on the National Register of Historic Places in 2002. This house is an excellent example of the organic architecture of Herbert Fritz, Jr., revealing strong influences of Frank Lloyd Wright. The Raup House is characterized by dominant vertically placed wood paneling, hardwood floors, and many windows to bring nature inside, and is highlighted with warm colors throughout. The Hammond House has forty-three windows and sliding glass doors to accomplish the same goal of bringing in the outside environment.



*Figure 7. Prof. Philip M. and Marian Raup House, 2908 Oxford Road, Madison, WI.
<https://www.wisconsinhistory.org/Records/Property/HI123331>.*

As Fritz's reputation as an architect flourished in Madison and the surrounding area, he realized his capabilities were limited without being a registered architect with a state license. At the time, as he was not a registered architect, he was limited only to the design of buildings less than five thousand square feet. So, in 1954, he took and passed the architectural registration exam. However, the state of Wisconsin denied his application for registration due to a lack of "substantiated work experience"¹⁸ He then moved to Chicago to deepen his work experience by working for other licensed architects, Ray Stuermer and Raymond Loewy. When Frank Lloyd Wright learned of this new association with Stuermer and then Loewy, of which he did not approve, he offered to support Fritz in his application for a license. He offered to validate his experience in exchange for his design talents on a new project for which Wright had been

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commissioned, The Wyoming Valley School. This arrangement proved to be mutually beneficial as Wright was aging quickly (he died in 1959) and Fritz obtained his license in 1959, upon Wright's signature of the official registration form.¹⁹

From that point forward, Fritz gradually became known as a significant architect of the Modern Movement throughout the region. As a proponent of organic architecture, following the course set by Wright decades earlier, Fritz opted to "build with nature rather than against it."²⁰ Fritz's career spanned almost sixty years, during which he designed hundreds of residential and commercial buildings throughout Wisconsin and in other regions in the country. Seven of Fritz's Shorewood Hills houses in Madison are listed on the National Register of Historic Places and two of his homes in the Sunset Hills historic district in Madison are listed as well.²¹

One of Dr. Hammond's colleagues in the history department while at the University of Wisconsin was Professor Phillip D. Curtin, a specialist in African Studies. Professor Curtin and his wife, Anne, owned a home that was designed by Fritz and built in 1958. In a letter dated August 15, 1962, Herbert Fritz reaffirms using the same stain, a Forest Products formula in a medium brown tone, for the outside of the Hammond House, that was used on the Curtins' home in Madison.²² The Curtin House is located at 3964 Plymouth Circle in the Sunset Hills Historic district of Madison, Wisconsin and it is speculated that the Hammonds became acquainted with Fritz through the Curtins.



Figure 8. The Curtin House, c. 1958, 3964 Plymouth Circle. Undated photograph.

Another home designed by Fritz in 1962 in the Sunset Hills Historic District is the Prof. John E. Casida House located at 3918 Plymouth Circle. This house has a striking resemblance to the

¹³ Dowling, "A Taliesin Apprenticeship," p. 7.

²⁰ <https://www.thebeaconnewspapers.com/visit-two-historic-architectural-treasures/>.

²¹ Timothy F. Heggland, "Heidelberger, Dr. Charles and Judith, House", National Register of Historic Places Registration Form, Madison, Dane County, Wisconsin, May 8, 2017.

²² Herbert Fritz, Jr., Spring Green, Wisconsin, Handwritten letter to Tom and Alena Hammond, August 15, 1962.

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architecture of the Hammond House. Both homes were listed on the National Register as part of the Sunset Hills Historic District in 2015.²³



Figure 9. The c. 1962 Casida House. Undated photograph.

The Thomas and Alena Hammond House

The Hammond House was derived in part from Fritz's adaptation of Wright's Usonian concept. Wright's Usonian period spanned two prolific decades from 1936-1959, which influenced Fritz significantly. These houses were designed to be affordable, up-to-date residences for the middle class.

Usonian houses are characterized as typically small houses on small lots with natural topography, with the goal of making high-quality design accessible to clients on more modest budgets. Many of Fritz's residential commissions followed this premise, but all, even those of a larger scale, relied on the integration of interior and exterior spaces, dependence on the natural landscape, and use of natural materials. There are characteristics of the Usonian type and organic Modernist architecture that include flat roofs, natural openings for plant life, cantilevered roofs, natural lighting with floor to ceiling windows, open living spaces with central fireplaces, the efficient use of space with compact floorplans, no basements or attics, and a carport (a term coined by Frank Lloyd Wright to describe the overhang to house a parked car), all of which comprise the design of the Hammond House.

The architecture of the Hammond House is organic, blending the exterior and interior to create a harmonic environment that provides little separation between the two. The linear and horizontal orientation of the house blends with the natural setting; the prow roofline demarcates the most public of the living space and interrupts the horizontality, but allows for wide expanses of windows to bring the outside in.

²³ Heggland, Timothy, F., "Sunset Hills Historic District", National Register of Historic Places Registration Form, Madison, Dane County, Wisconsin, April 29, 2015.

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As with other Wrightian influenced buildings, the Hammond House contains open, flexible spaces to make the most of its compact layout. To create a sense of spaciousness, Fritz employed the technique of “compression and release”, where a smaller room or foyer leads directly to a much larger room.²⁴ The spaces are defined by subtle partitions such as two steps leading from the entrance hall down into the sunken living room, a low fieldstone planter marking the transition from the living room into more of a circulation route between it and the dining room, multiple original Pella wood veneer folding partition walls – one between the kitchen and dining room and the other between bedrooms two and three, and the separation of access to the more private spaces on the ground floor with a solid redwood wall. The simplicity of the house is evident in the lack of formal gathering and dining rooms. The public spaces such as living, dining, and kitchen areas are more open, while the private spaces such as bedrooms, bathrooms, and office/library rooms are siphoned down hallways or on separate levels.

A central hearth was an important focal point in the open living space; it served as the anchor of the house. The fireplaces in Usonian houses were typically large but proportionate to the scale of the space and made of natural materials. They typically had a cave-like center with a large opening without a defined mantel. The massive fieldstone hearth at the Hammond House marks the transition from wide expanse of glazing in the living room to the heavy redwood wall that separates the open living spaces from the private bedroom wing.

Native materials such as fieldstone, soapstone, redwood, and Philippine mahogany were used, respecting the natural landscape. Wide expanses of glazing in the living and dining rooms, as well as walls of ribbon windows in the secondary spaces, provide visual transparency from the inside out. Throughout the interior and exterior, Fritz juxtaposed wood and stone surfaces and planes. The prolific use of Philippine mahogany can be seen in Fritz’s houses, including the Hammond House and the Charles and Judith Heidelberger House in Madison, Wisconsin (listed on the NRHP in 2017).

The Hammonds and the construction of the house

It was during the academic year of 1959-1960, that Tom Hammond was a visiting professor at the University of Wisconsin in Madison, when he and Mrs. Hammond became acquainted with Frank Lloyd Wright’s work (who had recently died in April of 1959) and with Herbert Fritz, Jr., a prominent local “Wrightian” architect. As a visiting professor, Tom and his wife were invited by other professors to their homes in Madison. Fritz had developed a reputation in the Madison area with young artists, intellectuals and professors who became Fritz’s early clientele.²⁵ The Hammonds considered themselves to be progressives, enlightened intellectuals, and forward thinkers. The architecture that they were introduced to while in Madison provided the design they wanted for their own home in Virginia.

Born in 1920 in Atlanta, Georgia to Percy Waters Hammond and Elizabeth Denman Hammond, Thomas Taylor Hammond graduated from the University of Mississippi and then earned a master's degree at the University of North Carolina. He continued his graduate studies at the Russian Institute at Columbia University where he earned his Ph.D. After serving in the Pacific

²⁴ Amy Beth, Wright, “Seven Hidden Gems from Frank Lloyd Wright’s Usonian period,” *Metropolis Magazine*, July 4, 2017.

²⁵ Dowling, “A Taliesin Apprenticeship.”

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Theatre in the Navy during the Second World War he taught for brief periods at Emory University and Louisiana State University. In 1949, Tom or "T.T." Hammond was appointed as an assistant professor in the department of history at the University of Virginia ("UVA") and married Alena Vithova, whom he met while on a research trip to Czechoslovakia. After a whirlwind romance, they were married in Prague, Czechoslovakia in 1949. Due to an expiring visa, he had to immediately return to the United States, and she could join him only later in the United States after finally obtaining official permission from the Czech government to leave the country. Once in the U.S., Tom continued his academic career at UVA where he taught for forty-two years, and Alena took on the role of a typical 1950's faculty wife and homemaker.



Figure 10. Alena Hammond in the kitchen of Hammond House, ca. 1963.

Hammond was a specialist in Russian and Slavic Studies, a prolific lecturer, researcher, and author of books on communist takeovers and post-World War II Soviet expansion activities. He was also a skilled photographer who published articles in the *National Geographic Magazine* in 1959 and 1966 and was an active civil rights advocate in Charlottesville. Over a period of forty-two years at UVA, Hammond taught courses on Soviet history and Soviet foreign policy. In 1963, Hammond became a full professor and was the University's first Russian specialist. He founded the Center for Russian and Slavic Studies at UVA in the 1960's. He also served as president of the Southern Conference of Slavic Studies (1964-1965) and later as president of the Conference on Slavic and East European History (1982-1983). He travelled extensively to the Soviet Union and Eastern Europe during his career. T. T. Hammond was the recipient of many fellowships from the Guggenheim, Carnegie, Ford and Rockefeller Foundations. His scholarly work included many writings for journals and publications including *Foreign Affairs* and over one hundred book reviews. In addition, he authored four books and edited two others including

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Witnesses to the Origins of the Cold War and *The Anatomy of Communist Takeovers* which in 1976 won the Phi Beta Kappa Prize for the best scholarly work by a faculty member at UVA.

During the civil rights period of the 1950's and 1960's, Tom Hammond was extremely active at UVA and in the local Charlottesville community, promoting social justice and equal opportunity. He helped found the Martin Luther King, Jr. Chapter of the Council on Human Relations to recruit Black students and faculty. Locally, he served as president of the Charlottesville Chapter of the Council on Human Relations and as a member of the Executive Committee of the local branch of the NAACP.²⁶ Professor Hammond retired from UVA in 1991 and died in 1993 at the age of seventy-two from complications from a stroke.

Alena Vithova Hammond was born in 1924 in Prague, in what is now the Czech Republic. She was the only child of Colonel Josef Vitha and his wife, Anna Kolarova Vitha. Alena attended Charles University in Prague and later obtained a degree in counseling from Mary Baldwin College in Staunton, Virginia. When she met Tom Hammond in Prague, she was a tour guide for foreign visitors. Once in the United States she was primarily a traditional homemaker although later she was a residential real estate agent with Ivy Realty in Charlottesville. Alena was actively involved in the design of the Hammond House and was often onsite during its construction. A family story involves Mrs. Hammond and the construction of the field stone fireplace in the living room. The stone mason insisted on having the grout flush with the stone to create a smooth surface to the fireplace. Mrs. Hammond would go behind the mason at night and scrape out the mortar between the stones with her fingers to achieve the rougher and more natural look that exists today. Alena Hammond maintained the structural design of the house and continued to live there until her death in 2016 at the age of ninety-two.

Dr. Thomas T. and Mrs. Alena V. Hammond purchased the roughly one-acre lot in a newly developed subdivision called "Rutledge" for \$4,125 in January of 1958. At that time, the property was situated in the Charlottesville Magisterial District of Albemarle County Virginia, just north of the corporate limits of the city of Charlottesville and designated as lot numbered 20 in Block C on a plat of Section 5 of Rutledge on Yorktown Drive in a larger area known as "Greenbrier".

The Greenbrier neighborhood was described in the January 10, 1959, Daily Progress newspaper as having "desirable homes" with a price range between \$15,500 and \$28,000. Home sites were available for \$3,000.²⁷ Presently, there are approximately 900 homes, most built between the 1950s and early 1970s. Greenbrier comprises almost 650 acres and was formed as a neighborhood from almost a dozen separate subdivisions. In 1963, the neighborhood area was annexed by the City from Albemarle County, along with some smaller neighborhood areas around the edges of the City.²⁸

²⁶ A Guide to the Papers of Thomas Taylor Hammond 1929-1992, Archival Resources for the Virginias.

²⁷ <http://www.gnaweb.org/GNA.htm>

²⁸ <https://cvillegreenbrier.weebly.com/>

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Figure 11. January 10, 1959, Daily Progress newspaper ad. Greenbrier Neighborhood Association.
<https://cvillegreenbrier.weebly.com/>.

The Hammonds looked in Charlottesville for property that would be suitable for a family with good neighborhood schools but also close to the grounds of the University of Virginia. Greenbrier is an area of Charlottesville, approximately three miles north of the Rotunda, that easily met these requirements. Many professors and their families settled in this area during this time period. The Hammonds purchased the lot with the idea of building a home close to the University of Virginia in an area suited to raising a family.



Figure 12. Yorktown Drive, c. 1962.

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Figure 13. The Hammond House under construction, ca. 1962.



Figure 14. The Hammond House under construction, ca. 1962.

Fritz's approach was innovative, artistic and derived in part from Wright's Usonian concept, which the Hammonds admired. They were aware that this type of architecture would be a dramatic departure from what was prevalent in Charlottesville, where gable roofs on two-story

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square or asymmetrically shaped homes with prominent front entrances, were being built. While they were excited to have a unique and modern design, they were a little hesitant.

A handwritten letter from Fritz to the Hammonds dated June 20, 1961, reveals his design expertise and self-confidence. Fritz was persistent in calling for a flat roof for their split-level home vs. a gabled roof originally preferred by Tom Hammond. The Hammonds were interested in a split-level home, which at the time had a modern look popular with homebuyers in the 1950's. The split level, a mid-century type, made efficient use of space in a cost-effective way that was affordable on a young professor's salary. Fritz's letter explains the architectural necessity of "a flat roof as an extension of a sheltering plane that actually extends the lines and creates a visual continuity" when you have natural openings or glass walls. Fritz expands on this thought further: "If one's vision is not chopped off at the wall but is carried thru into the landscape—thru natural openings you have a sense of space and freedom, and this is out of the basic principles of good modern architecture."

Fritz continues:

"One's vision can be extended to create this sense of freedom and space by many ways. One is the roof line, or roof lines. Another is the floor slab or plane continuing to the outside. Another might be a vertical plane that extends from inside to the outside- of the same material, of course. When you have lines in a building with these principles you cannot live happily in another – it's like wearing a starched collar and topcoat to mow the lawn. The reason this house calls for a flat roof is that the middle level is already a story and a half high."

According to Fritz:

"The fact of this handling of the house is this: the continuous plane on a split-level house alone makes it unique – at least I have not seen one handled thus. Most split-level homes are tortured affairs in which builders have tried everything under the sun to make them original. This flows easily." A gabled roof, Fritz points out, would cause the house to "lose its elegance and spaciousness".²⁹ Fortunately, the Hammonds took Fritz's expert advice and agreed to a flat roof. In April of 1962, the Hammonds signed a construction agreement with Durward Hale/Crozet Service Center for \$19,884 (exclusive of plumbing, HVAC, and landscaping).³⁰

Construction of the house began in 1962 and was completed in 1963. Durward L. Hale of Crozet Service Center, was the construction contractor and located in nearby Crozet, VA. W. A. Lynch Roofing Company handled the roofing and sheet metal work. The house is a split-level linear design, constructed of redwood and local fieldstone provided by Clyde Marshall, the stone mason that worked on the house. The foundation is poured concrete and concrete block. Soapstone from the Alberene Stone Company in Schuyler, Va, just 25 miles south of Charlottesville, was utilized for the patio and outside walkways as well as inside for the kitchen and dining room flooring.

²⁹ Herbert Fritz, Jr., Spring Green, Wisconsin, Handwritten letter to Mr. and Mrs. Hammond, June 20, 1961.

³⁰ Construction contract with Durward Hale and Crozet Service Center, April 1962, Private Collection.

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Milton Meade Palmer of Warrenton Va. was the original landscape architect and the Burnett Company in Charlottesville provided the plant material. Palmer's successful landscape architecture career in Virginia began after graduating from the five-year program in landscape architecture at Cornell University. He then met renowned landscape architect Charles Gillette during his employment with the Arlington County Planning Division; thereafter, Gillette offered Palmer an apprenticeship. He offered Palmer to join his Richmond firm with a starting salary and use of the living quarters above the office on Cary Street. In return for the living space, Palmer agreed to tend the garden behind the 105 East Cary Street office. According to historian George C. Longest: "more than any other landscape architect who worked for Gillette, Palmer came to know the 'master' well. Theirs grew into a lifetime friendship. Long after Palmer went out on his own, the two conferred and collaborated on projects, most notably the Nutbush Park project commissioned by the state of North Carolina."³¹ While the original landscaping plans have not been located, the landscape that currently exists accounts for the natural topography and growth on the parcel, which could reflect the nature of Fritz's inclination to blend architecture into the natural surroundings and Palmer's consideration of the built environment. Fritz's blueprints account for existing "large oak" and "maple" trees and "contours" in the landscape.

The building represents the work of a skilled architect, Herbert Fritz, Jr., apprentice of Frank Lloyd Wright, who intensely studied his approach to architecture, and went on to achieve a long and successful career as an architect who crafted congruous living and working spaces that related to their natural surroundings. The Hammond House is a fine example of Usonian-inspired organic design and is the only work by Herbert Fritz, Jr. in the state of Virginia. There are several early Modernist buildings that have been noted in the City of Charlottesville within historic districts or documented individually, however, none have been individually listed on the National Register of Historic Places. The organic influence in the design of Hammond House separates it from other buildings under the "Modernist" category that have been documented in the city and allows it to stand as a unique stylistic type. The Wrightian influence in Fritz's design created a stark difference between it and the prevailing Ranch, Minimal Traditional, Cape Cod, and Revival style houses surrounding it.

Within the Greenbrier neighborhood, there are two houses in that deviate from the traditional styles, 1624 Yorktown Drive, ca. 1956, and 1902 Brandywine Drive, ca. 1959. 1624 Yorktown has the low profile and horizontal orientation like the Hammond House and other houses of the period that were constructed to blend in with the setting. Its side-gable roof provides a more traditional element that blends with the other houses in the neighborhood.

³¹ George C. Longest, *Genius in the Garden* (Richmond: Virginia State Library and Archives) 1992, p. 119.

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Figure 15. 1624 Yorktown Drive, ca. 1956. Photograph, Richard Guy Wilson, 2024.

1902 Brandywine has more distinct elements such wide, overhanging eaves filled with windows at the top and an integrated carport but is devoid of walls of glazing and the idea of bringing the exterior into the design.

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Figure 16. 1902 Brandywine Drive, ca. 1959. Photograph, Richard Guy Wilson, 2024.

Of the City of Charlottesville's thirty-eight "Modernist" resources listed in Virginia's Cultural Resource Information System (VCRIS), all but four of the buildings are institutional or commercial in nature, and the Hammond House is included in that count. Other than the Wrightian-influenced Boxerwood (081-7144) in Rockbridge and Wright's Pope-Leighey House (029-0058), Virginia's organic Modernist architecture is not well represented in the state or federal registers. While there are two additional Wright commissions in Virginia, the Andrew B. & Maude Cooke House, ca. 1953-1959, in Virginia Beach and ca. 1953 Marden House in McLean, neither are listed.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

A Guide to the Papers of Thomas Taylor Hammond 1929-1992, Archival Resources of the Virginias.

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Dowling, Jill. "A Taliesin Apprenticeship: The Architectural Career of Herbert Fritz, Jr." *Historic Madison: A Journal of the Four Lakes Region*: Vol. XIV: 1997.

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Jacksonville.com/story/news/2011/07/09/Cold-War-Shelters-were-often-stylishly-silly.

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Longest, George C. Genius in the Garden: Charles F. Gillette & Landscape Architecture in Virginia." Richmond: Virginia State Library and Archives. 1992.

Overseas Hardwoods Company's website (<http://www.ohc.net>>blog, posted 2/11/2016, accessed 4/8/2024.

Wright, Amy Beth, "Seven Hidden Gems from Frank Lloyd Wright's Usonian Period", *Metropolis Magazine*, July 4, 2017.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
 Name of repository: _____

Historic Resources Survey Number (if assigned): DHR ID 104-5995

10. Geographical Data

Acreage of Property 1.02

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: 38.033390 Longitude: 78.284910
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or

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UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundary corresponds to City of Charlottesville tax parcel number 42B053000 (Rutledge Subdivision, Lot 20, Block C in section 5), as depicted on the attached tax parcel map.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundaries encompass all land historically associated with the Thomas and Alena Hammond House.

11. Form Prepared By

name/title: Jayne M. Hammond
organization: _____
street & number: 885 Edgewater Drive
city or town: Atlanta state: Georgia zip code: 30328
e-mail: jayne.m.hammond@gmail.com
telephone: 404-664-6617
date: May 1, 2025

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: The Thomas and Alena Hammond House

City or Vicinity: Charlottesville

County: Albemarle

State: Virginia

Photographer: Jayne M. Hammond

Date Photographed: May 1, 2024;

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 41

Exterior, West Elevation, camera pointing east

2 of 41

Exterior, West Elevation, camera pointing east

3 of 41

Exterior, West Elevation, camera pointing east

4 of 41

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Exterior, West Elevation, camera pointing NE

5 of 41

Exterior, West Elevation carport, camera pointing east

6 of 41

Exterior, West and South elevations, camera pointing east

7 of 41

Exterior, West and South elevations, camera pointing NE

8 of 41

Exterior, South Elevation, camera pointing NE

9 of 41

Exterior, South Elevation, camera pointing north

10 of 41

Exterior, South Elevation, camera pointing SW

11 of 41

Exterior, South Elevation, carport eave, camera pointing east

12 of 41

Exterior, East Elevation, camera pointing west

13 of 41

Exterior, East Elevation, camera pointing north

14 of 41

Exterior, East Elevation, camera pointing NE

15 of 41

Exterior, East Elevation, camera pointing SW

16 of 41

Exterior, North Elevation, camera pointing SW

17 of 41

Exterior, North Elevation, camera pointing SE

18 of 41

Interior, first floor, Living Room looking toward entry and kitchen, camera pointing SE

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Interior, first floor, Living Room looking toward entry, camera pointing south

20 of 41

Interior, first floor, Living Room, south wall, camera pointing south

21 of 41

Interior, first floor, Living Room, south and west walls, camera pointing SW

22 of 41

Interior, first floor, Living Room, south, west, and north walls, camera pointing west

23 of 41

Interior, first floor, Living Room, chimney, camera pointing NW

24 of 41

Interior, first floor, Living Room, west wall, scribed wood and stone, camera pointing west

25 of 41

Interior, first floor, Living Room, north wall, light switches, camera pointing north

26 of 41

Interior, first floor, living, dining, and kitchen areas, camera pointing NE

27 of 41

Interior, first floor, Kitchen and Dining Room, camera pointing south

28 of 41

Interior, first floor, looking into Kitchen from Dining Room, camera pointing NE

29 of 41

Interior, first floor, Kitchen, folding door hardware detail, camera pointing SW

30 of 41

Interior, first floor, Dining Room, camera pointing east

31 of 41

Interior, first floor, Dining Room and stair wall, camera pointing NE

32 of 41

Interior, first floor, Dining Room and stair wall, camera pointing west

33 of 41

Interior, first floor, Living and Dining spaces from Dining Room, camera pointing NW

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Interior, first floor, hallway, camera pointing north

35 of 41

Interior, first floor, third bedroom, camera pointing SE

36 of 41

Interior, first floor, second and third bedrooms with partition, camera pointing west

37 of 41

Interior, first floor, hall bathroom, camera pointing west

38 of 41

Interior, first floor, primary bedroom, camera pointing NW

39 of 41

Interior, Stairwell, camera pointing north

40 of 41

Interior, ground floor, bedroom, camera pointing NW

41 of 41

Interior, ground floor, library, camera pointing NE

Embedded Images Log:

- Figure 1. Blueprint for the Hammond House, exterior elevations, ca. 1962.
- Figure 2. Blueprint for the Hammond House, exterior elevations, ca. 1962.
- Figure 3. Blueprint for the Hammond House, interior details, ca. 1962.
- Figure 4. Blueprint for the Hammond House, first floor layout, ca. 1962.
- Figure 5. Henry T. Wilson House, 921 S. Midvale Avenue, Madison, WI.
- Figure 6. Dr. Charles and Judith Heidelberger House, 118 Vaughn Court, Madison, WI.
- Figure 7. Prof. Philip M. and Marian Raup House, 2908 Oxford Road, Madison, WI.
- Figure 8. The Curtin House, c. 1958, 3964 Plymouth Circle. Undated photograph.
- Figure 9. The c. 1962 Casida House. Undated photograph.
- Figure 10. Alena Hammond in the kitchen of Hammond House, ca. 1963.
- Figure 11. January 10, 1959, Daily Progress. Greenbrier Neighborhood Advertisement.
- Figure 12. Yorktown Drive, c. 1962.
- Figure 13. The Hammond House under construction, ca. 1962.
- Figure 14. The Hammond House under construction, ca. 1962.
- Figure 15. 1624 Yorktown Drive, ca. 1956. Photograph, Richard Guy Wilson, 2024.
- Figure 16. 1902 Brandywine Drive, ca. 1959. Photograph, Richard Guy Wilson, 2024.

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Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

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