Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
August 19, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion – 5pm NDS Conference Room

Regular Meeting

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

B. Consent Agenda

1. Meeting minutes May 20, 2025 and June 17, 2025. Draft minutes attached to this agenda packet. Video recordings available here.

2. Certificate of Appropriateness Application

BAR # 25-0100

1600 Gordon Avenue, Tax Parcel 090016000

Rugby Road, University Circle, Venable Neighborhood ADC District

Owner: Martha Jefferson House

Applicant: Mark Barstow Project: Door replacement

C. Deferred Items - N/A

D. New Items

3. Certificate of Appropriateness Application

BAR # 24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner/Applicant: Carla Shifflett; Greg Jackson, architect

Project: Alteration/addition

4. Certificate of Appropriateness Application

BAR # 25-0099

310 4th Street NE, #201: Tax Parcel 330205L00

North Downtown ADC District

Owner: Court Square LLC; Great Eastern Management Co.

Applicant: Caitlin Byrd Schafer

Project: New roof structure over existing patio

E. Other Business

5. **Pre-Application Conference**

No formal action will be taken.

BAR # 25-0097

714 Ridge Street, Tax Parcel 250077000

Ridge Street ADC District Owner: 270 Partners LLC

Applicant: Kevin Schafer, Design Develop

Project: Two residential structures with dwelling units

6. **Pre-Application Conference**

No formal action will be taken.

BAR # 25-0095

835 West Main Street, Tax Parcel 310183000

843 West Main Street, Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC Applicants: Megan Nedostup & Andree Sahakian, Contractor

Project: Multi-story housing development

7. **Pre-Application Conference**

No formal action will be taken.

BAR # 25-0084

Tax Map 29 Parcels 71,73,74,75,76

202, 204, 208 & 214 7th Street SW & 613 Delevan Street

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

214: 7th St LLC

613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

8. Staff Discussion-

• Administrative approvals

• Reminder: CLG training requirements

F. Adjourn

Certificate of Appropriateness Application

BAR # 25-0100

1600 Gordon Avenue, Tax Parcel 090016000

Rugby Road, University Circle, Venable Neighborhood ADC District

Owner: Martha Jefferson House

Applicant: Mark Barstow Project: Door replacement

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

- Staff Report
- Historic Survey
- Application Submittal

Certificate of Appropriateness Application

BAR # 24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner/Applicant: Carla Shifflett Project: Alteration/addition

- Staff Report
- Existing Conditions
- Application Submittal

Certificate of Appropriateness Application

BAR # 25-0099

310 4th Street NE, #201; Tax Parcel 330205L00

North Downtown ADC District

Owner: Court Square LLC; Great Eastern Management Co.

Applicant: Caitlin Byrd Schafer

Project: New roof structure over existing patio

- Staff Report
- Application Submittal

Pre-Application Conference No formal action will be taken.

BAR # 25-0097

714 Ridge Street, Tax Parcel 250077000

Ridge Street ADC District Owner: 270 Partners LLC

Applicant: Kevin Schafer, Design Develop

Project: Two residential structures with dwelling units

- Staff Report
- Application Submittal

Pre-Application Conference No formal action will be taken.

BAR # 25-0095

835 West Main Street, Tax Parcel 310183000

843 West Main Street, Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Megan Nedostup & Andree Sahakian

Project: Multi-story housing development

- Staff Report & Historic Survey
- Sanborn Maps
- Application Submittal

Pre-Application Conference No formal action will be taken.

BAR # 25-0084

Tax Map 29 Parcels 71,73,74,75,76

202, 204, 208 & 214 7th Street SW & 613 Delevan Street

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

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613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

- Staff Report
- Application Submittal

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
May 20, 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: James Zehmer, Cheri Lewis, Kate Tabony, Roger Birle, Carl Schwarz, Jerry

Rosenthal, David Timmerman

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

Pre-Meeting:

There was general discussion on the different items. Much attention was paid to the 1301 Wertland demolition application. There was consensus that members of the BAR were against the demolition of the house. There is going to be a lot of public comments for the 1301 Wertland demolition. Three former mayors wrote emails to members of the BAR expressing opposition to the 1301 Wertland demolition. Staff emphasized the importance of stating the specific reason opposing the demolition of 1301 Wertland. There was discussion regarding the length of time members of the public will speak, if there are many who wish to do so. It was decided to allow 3 minutes for all speakers.

The chair did bring up the possibility of changing the BAR application process. Mr. Zehmer did suggest the formation of a committee to explore this possibility.

Staff will be contemplating hiring a consultant to assist with updating the guidelines, code changes, and other possible changes.

Mr. Zehmer called the meeting to order at 5:33 PM.

A. Matters from the public not on the agenda.

Genevieve Keller (504 North 1st Street) – I did not comment or oppose the demolition [regarding proposed development at 218 W. Market Street] when it was considered the first time. We are starting to have a lot more experience with demolition requests and things happening in this part of town. I am concerned about this being part of the overall history of Vinegar Hill. I am not opposing the demolition or new construction however, I would ask that you consider asking for more complete documentation of what is currently there and ask for an archaeological consultation. I think this site has had many other uses, and the neighborhood deserves to document its history. It might be that the site has not been that disturbed over the years and it would be worth a consideration. As a community, we are interested in the history of downtown. We might not have another opportunity for 100 years.

- **B.** Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)
- 1. Meeting minutes April 15, 2025

The application for demolition of 218 West Market Street was moved from the Consent Agenda to Deferred Items.

Motion to approve the Consent Agenda – Mr. Schwarz – Second by Mr. Timmerman – Motion passes 6-0 with one abstention (Mr. Zehmer).

C. Deferred Items

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

Jeff Werner, **Staff Report** – 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.

Ms. Lewis – The Brown's Lock and Key property is not part of the demolition permit. The previous approvals did include that parcel.

Mr. Werner – That was a separate application, a separate parcel, and a separate approval. I thought they might be related at some point. They are not related. This is singularly about the Artful Lodger site and the old AMP building. From that top green arrow, going west on Market Street and Brown's Lock and Key would be to the right-hand side of that top green arrow.

COMMENTS FROM THE PUBLIC

No Comments from the Public

OUESTIONS FROM THE BOARD

Mr. Rosenthal – I would like to add doing an archaeological survey of this property as part of the demolition permit.

Mr. Zehmer – The suggestion was an archaeological consultation. An archaeological consultation and an archaeological survey are 2 different things. One implies shovels in the ground. That potentially incurs cost on the applicant that I don't know if we are allowed to force them to do that.

Mr. Werner – I would recommend that you simply add that to complete a phase I archaeological investigation of the site. That is that initial analysis. It may involve test bits. It may not. It is that the archaeologists do some of the due diligence on the historic background and determine if there is or is not the possibility of artifacts. With archaeology, an investigation does not always lead to digging a hole. With the language that you have

used with Wertland Street, it is the same language you used for the Courts Complex-just the completion of a Phase I archaeological investigation of the site.

Mr. Zehmer – The applicant for this demolition CoA is not here. The owner is here. Do you wish to comment on this?

Al Patel, Property Owner – I am not too familiar with what has been going on in the background. I am not sure what a phase I archaeological survey is. I have never done one before.

Mr. Zehmer – It is mainly research in terms of looking at historic maps like this and doing deed research to determine what former structures and history was on this site. That might potentially lead to a recommendation for archaeology either ahead of construction and/or monitoring during the demolition phase and early phases of site work.

Mr. Patel – We have done a lot of environmental borings and things like that on the site. It is not archaeological. I know that we have dug up a lot of things on the site to see what is underground. That is the extent of what we have done.

Mr. Werner – Phase I does provide some additional information, some historic background. The results would not, unless you stated it in the CoA, we could not compel them to continue. You can, by your motion, add a condition to the CoA. If an applicant feels that a condition is unfair, while they get an approval, they can also appeal a condition of approval. You all have an opportunity, if in your conversation, you have the right to do that within 10 working days of this meeting.

COMMENTS FROM THE BOARD

Motion to Approve – Mr. Rosenthal – 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.
 - o BAR approval of a COA for this building's replacement.
 - o An approved building permit for construction of that replacement.
 - o Completion of a phase I archaeological investigation

Second by Mis. Lewis. Motion passes 7-0.

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: Elaine Oakey Project: Chimney removal

Jeff Werner, **Staff Report** – 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.)

Dan Oakey, Applicant – One thing in the staff report that I don't think is a true representation of the proposed repair is that the chimney on the left-hand side has a furnace vent coming through it that needs to be maintained. It can't be repaired to exactly match the other side. I included a diagram of what we are proposing. We will demolish it to just above the ridge line of the roof and put a metal cap with a vent coming through it and paint the cap to match the red of the rest of the roof. It makes it easier to rebuild the chimney if it is so desired.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – When you guys wrote the staff report or the suggested conditions, were you thinking that they were going to take it all the way down? That already exists. They are not adding new coping

Mr. Werner – My assumption was that the parapet would be capped.

Mr. Oakley – On the other side where the chimney has already been demolished, that terracotta parapet that is on the left image continues over the ridge. With this side, what we are proposing to do is maybe leave 2 courses of the chimney above the ridge.

Mr. Rosenthal – The chimney cannot be saved?

Mr. Oakley – Not without demolishing in the interior chimney to the base and rebuilding very far below in the building.

Mr. Timmerman – Why is it open on the top?

Mr. Oakley – It is maybe disrepair, deferred maintenance.

Mr. Rosenthal – How long ago did the other chimney come down?

Mr. Oakley – We are not sure.

Mr. Tabony – Do you have a structural report?

Mr. Oakley – We have a report from a mason that has looked at it.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – Our guidelines say not to remove chimneys. I think that considering that it is going to be obvious that there was a chimney. It could easily be put back later. I could overlook that guideline and support this.

Mr. Birle – That is its saving grace for me. I don't understand the logic between why, as it is cut now, you are saying it is structurally sound. If that foundation is structurally sound at the lower level, why can't they just build on top of it with you reusing the new bricks with new mortar? I don't quite understand the mason's logic. I agree with Mr. Schwarz. Since you are not affecting the cap or the ridge, it would be very easy to do this at some later time.

Mr. Werner – In my conversations were that there was an uncertain point at which they would have to get to.

Mr. Birle – Why aren't they doing that? If they cut it short, that issue still exists.

Mr. Schwarz – Currently, if it falls, it falls on the house.

Mr. Birle – I think that it needs to be repaired.

Mr. Schwarz – If they cut it down to the roof level, it does not have any place to fall onto.

Mr. Werner – Repairing it would not be from the roof up. It is further down into the house. Not having a detail to refer is why I said 'simply reflect what is on the west side. This is fine.

Motion to Approve – Mr. Schwarz – 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 forearly-19th century masonry.
- The standing-seam metal roof will be repaired to match the existing pan widths and the joints will be crimped, including the ridge.
- 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.

Second by Mr. Birle. Motion passes 7-0.

Staff let members of the BAR know of the new appointment of a landscape architect by City Council. Jenny Lauer is the new member of the BAR.

4. Certificate of Appropriateness Application

BAR #25-0077
540 Park Street, TMP 520183000
North Downtown ADC District
Owner: Patrick & Jessica Fenn
Applicant: Douglas Croker
Project: Window replacements

Jeff Werner, Staff Report – CoA request for the replacement of existing windows using Marvin Signature Collection Ultimate aluminum-clad wood windows.

Mr. Zehmer – Just to clarify on the leaded windows, the one that is on the stair landing, is that an original window?

Mr. Werner – We think that the frame and the wood sash were there. When you say leaded, I think of the individual piece of glass. That, to us, looks like a piece of plexiglass with a grill attached on both sides.

I sent the pictures at the end of the day. That is the difficulty. Was there originally a decorative window there? Probably. Is that it? I don't know. I did note that the grill varies. If we were going to use that window as the example, when you go around to the casement windows, it is different. I hesitate to use the piece that is installed outside of the front living room window. I don't know where that came from. It was difficult to determine.

Mr. Rosenthal – Are the existing windows wood frame single pane? What are the proposed new windows?

Mr. Werner – I believe they are going to go with insulated glass. Instead of a double-hung with one sash over the other, they would be in line. The image in a 2-dimensional view. It would be the same. They would operate as casement windows and not go up or down.

Mr. Rosenthal – Are they wood-framed?

Mr. Werner – It is clad. Where that existing frame is, you take the sash out, you take the stop bead out. You have the frame. These are manufactured to fit very tightly within that. There are other products out there that you fit in there. You have a 2-inch gap all the way around. It fits in there tight. It reasonably approximates the width of the sash as you see it there. The trim that you see, the frame inside the trim would stay. The sash would go. It would be replaced.

Mr. Timmerman – Can you go to the picture that shows the existing and the proposed with the panel underneath? Can you talk about that?

Mr. Werner – We have dealt a lot with this where a space is being utilized as a kitchen. We have advised people to not change the window opening. You could put in a different window but keep it within the opening and put in a panel of some type so that it indicates that had been a larger opening. That is typical of what we have required in other projects.

Douglas Croker, Applicant — The owner, Patrick Fenn, has requested that the windows be replaced. We are doing an extensive restoration of the building. I think this is purely motivated by the owner insulating the entire building. The owner would like to have insulated windows. He is replacing mechanical systems and doing an extensive restoration. Our goal and advice to Mr. Fenn is that we don't want to change the exterior appearance in any way except for allocating that panel treatment in front of a countertop in the kitchen that would run and create a well behind the countertop. The owner has requested that we use these manufactured windows. Not every opening is going to remain square. They are racked over the years. The option of just doing sash replacements was difficult. We did not want to influence the exterior of the building because of the existing stucco. It is a textured, heavy, old-fashioned stucco that we did not want to get into disturbing. The owner is requesting that the windows be replaced. I agree. I am not sure what the treatment on the kind of applied old sash on the front of the building is. It is literally hinged at the top of the frame. We have not requested to remove it. It does not seem to make much sense. The other issue on the stair landing is that one of the major things we are suggesting on that is that it be replaced again to look the same. We feel that it should be tempered glass for code. We are huge believers in the restoration process. The owner wants an efficient window. We are trying to honor that desire.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – You (Staff) said that you thought those leaded windows were plexiglass.

Kate Richardson, Staff – I spoke with the contractor on site who showed me the windows he thought were plexiglass. You can feel they are not glass as there was a chip in in one of the panes.

Mr. Croker – It has been manipulated over the years. It is strange.

Mr. Schwarz – We think that this was someone's 'arts & craft' project in the 1960s.

Mr. Croker – If you could have seen what we ran into inside, the answer is yes. It is just strange. We have tried to discuss restoration with the owner. The big problem is that we are going through a lot of trouble to insulate the building. It is not insulated at all right now. These single pane windows are an issue with replacing mechanical systems. We are not touching anything outside. There is no desire to change the look. We want to put in an efficient window. I am certainly willing to maintain the weird sashes.

Mr. Schwarz – It looks normal from the street.

Mr. Croker – It is on a hinge. That window, where it sits, has been replaced before. That is not an original window.

Mr. Werner – I sent some pictures this afternoon that we had taken that better show it. They also show that triple casement on the south side.

Mr. Timmerman – They probably hinged it so they could keep the bottom sash operational.

Mr. Werner – It is possible that this was a twin double-hung above it. At some point in time, it became that single sash. The thing that is there looks almost like a transom panel that came from somewhere. You can maybe consider if they wanted to remove that. I don't think there is anything historic about it.

Mr. Croker – I think that it sits on the face frame, on the front. It won't go into the sash.

Mr. Rosenthal – How many total windows are you doing?

Mr. Croker – We were going to replace all the windows in the building.

Mr. Zehmer – On the south elevation, with the attic window in the pediment, there is a double casement up there that has a multi-pane divided light. It looks like in your proposal that you would be replacing that with just a single pane.

Mr. Croker – We altered that this afternoon. We would go back with the design. We talked the owner into that. I think we altered the drawings that we submitted.

Ms. Tabony – I have a question about your choice in casement windows versus double-hung windows.

Mr. Croker – I don't know. It is not my choice. The owner loves casement windows. My recommendation to him was to use double-hung windows. He has asked for casement windows. He has agreed to the pattern, to the thickness of the rail. The styles and rails match. He loves casement windows.

Ms. Tabony – The other question I had was about the shutters. I did not see anything in your application about retaining the shutters.

Mr. Croker – We do not propose that we will retain the shutters. Our goal there would be to restore or repaint. We did not want to remove shutters. We did not want to change anything on the outside of the building. Our proposal is to restore the shutters.

Mr. Werner – Our policy has been that if someone wanted to add shutters or replace them, they would be wood and operable. We have been looking at composite material. If you are going to reuse the hardware, you can. You need to make them operable even if you don't use them. Don't bolt them to the side of the building. We can't require someone put shutters back on. We have tended to treat them as something I would prefer they stay on. If someone removes them, it happens. If they install or reinstall them, we will want to discuss that with them.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – There has not been enough of a survey to prove to us that the windows are in irreparable condition. I would advocate for preserving and restoring the windows. I feel that casement windows here are inappropriate. Even in the closed position, you might be able to 'fake it' to make them look like the historic windows. Our purview is the exterior of the building. The moment someone opens the window, the exterior of the building is anachronistic to what it should look like with a casement window.

Mr. Croker – I agree. I would imagine that I can talk the owner into it. I have already tried. This will help me to talk to him into double windows. I think that would make sense.

Mr. Zehmer – We will see how this goes. If that was the case and you come back to us, we would want to see a good survey showing the conditions of the existing windows to prove that they need replacement.

Mr. Timmerman – I agree with what you say. I would not support it. Number 2 of the pertinent design review guideline is to retain original windows whenever possible. Generally, windows are probably the most important defining feature in a historic house. We are dealing with a house on one of our best streets. There is a precedent. We are setting a lot of precedents these days. I want to set this precedent of keeping an important element of a historic house.

Mr. Schwarz – I would support replacing the windows. The windows are double hung. A double-hung window is a functional unit. It has a lifespan. With double-hung windows, there is nothing special about them that makes them irreplaceable. At one point, they were mass produced. I get hung up about special windows. I will skip the leaded/faux-leaded ones for now. With the attic ones, you need to put the divided lights back in. If those are leaded windows, maybe they had been there at one point. These windows that we are currently looking at were replaced in the 20th century. The living room window was replaced at some point. It still looks old today.

Mr. Croker – We have done plenty of projects where we rebuild the windows. I don't want to represent that. It is easy to rebuild windows. We do it all the time. We stockpile old weights and chains so we can use the old weights. These windows are not that special, which is why I am not embarrassed to make the request.

Mr. Schwarz – I think that you need to make them double-hung. From the guidelines, do not use inappropriate materials or finishes that radically change the sash depth of the reveal in the configuration, reflective quality. I would assume that switching from a double-hung, which has an easy to see shadow line where the sashes break to a casement window would be inappropriate. Overall, I would be in support of this application, but with double-hung windows instead of casements. I want to talk more about these special windows after that if this has any chance of passing.

Mr. Rosenthal – I would also support it with the double-hung windows as a replacement. I think the energy efficiency, what you are trying to do to the house, is important and getting efficient windows in. With our look, we need to go with double-hung.

Mr. Zehmer – I am curious if there is a way that we can or if the applicant would accept a condition of switching to a double-hung without talking to the owner.

Mr. Croker – I am not sure how that works. I happy to get back to staff. I can discuss it with the owner.

Mr. Birle – I would support the switch of the windows. It is hard to make people use inefficient windows. Did you look at historic homes?

Mr. Croker – I tried. I showed him photographs of around 100 projects that I have done in Alexandria, Baltimore, and Manhattan. I did not get too far with that. I have no issue going back to the owner. I cannot promise that he says Ok.

Mr. Zehmer – I don't know if there is a mechanism for us to approve this with the condition that they do double-hung windows. I think that you would have to come back to us.

Mr. Schwarz – I feel that we have done this before. We put conditions on things all the time.

Ms. Lewis – It is a major change to what was presented. I don't think it is a minor condition.

Mr. Croker – I am happy to submit new shop drawings. I am happy to advocate for that. I agree with whatever is required to do so.

Ms. Lewis – Could they resubmit and put it on the Consent Agenda?

Mr. Werner – There are a couple options. We have a couple boxes to check. This is the first time that you are seeing it. With any project on the first night, you are reviewing it, the BAR can defer it to the next month. When I receive an application on the deadline, I don't have to bring it that next meeting. I actually have until the following meeting. You all can defer this to June. The applicant would not even have to consent. You could make that decision. The applicant can request a deferral. They bring back the application when they are ready. The applicant could ask that you take action tonight and they can respond to that. I don't think that I would advise that. To let Mr. Croker have a conversation with the owner is wiser. If you went with doublehung, it is not necessary that you show drawings. We know what the product is. We are familiar with it. It meets our guidelines. They would be double-hung windows. If the owner was here tonight and agreed to make them double-hung, I would not have a problem with that. I think it is more the consultation with them. If you have any questions about these 2 unusual windows, I don't know what they are. We can assume they are

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original. Talking with people at the site, the safest assumption they had was that the 3 casements were probably original and looked like they had not been tinkered with that much. They were very suspect of the stair and the window on the front porch. My recommendation would be that if you have some affirmation of where you stand, Mr. Croker could take that back. I would urge you to defer it.

Mr. Croker – The big thing for me is that it is a bit of a challenge. I have a challenging owner. I want to make certain that I am acting in his best interest. In my opinion, my best interest is for me to give him the advice again with your support that they should be double-hung windows and get him to agree to that. I don't want to go to him and 'sell it,' and come back.

Mr. Zehmer – We cannot necessarily give you 100 percent assurance because we must vote on what is presented to us. It sounds like there is a consensus that there would be support for this in the window replacement with a double-hung system. That is the best we can say right now. If you want us to defer this, that means you are required to come back next month. If you request a deferral, you can come back when you are ready.

Mr. Croker – It seems to me it would be better if I request a deferral, and I will be back next month. I will turn this around in days.

Ms. Tabony – Are we reviewing colors of the windows?

Mr. Werner – No. I review colors. People change things a lot and I say that they are fine as long as they stick within something. If it gets unusual, I will bring it to you. The other option is that you set this aside for right now, continue with your agenda, and if Mr. Croker wants to have a conversation and come back this evening.

Mr. Zehmer – I will bring up a comment at the beginning. The first guideline under the windows section is that prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note the number of windows, whether each window is original or replaced, the material type, hardware, the finish, the condition of the frame sash, sill, putty, and panes. To argue for replacement, you need to prove to us that they need to be replaced.

Mr. Schwarz – We already have enough people that would approve replacement without that. We always ask for that. We get pictures of the windows. I don't know that we need to change our guideline for that. I wonder how helpful that is to see. Do we want to talk about the weird one, the special windows before he comes back to us so there is an idea of what you should do with them? I am on the fence of how this would work. It is weird what is currently there. It is going to be even weirder when you put an aluminum clad window behind one of these things. For the stair window when it becomes a double-hung, there will be a hinged panel in front of that, which is odd.

Mr. Croker – My main thing on the stair was that I did feel strongly that spot should be tempered. That was a safety issue.

Mr. Schwarz – I was not saying to preserve that stair window. I am wondering about putting back the swinging thing.

Mr. Birle – Is the intent on that front gable and window on the first floor to replace it as a fixed unit? Would you try to put a double-hung into that?

Mr. Croker – My request of the owner was that we leave that one.

Mr. Birle – Just with the gable end, and not the pediment. It is the first-floor window next to the porch, the one with the funny hanging transom. What do you replace that with? Do you replace that with a big double-hung? Do you replace that with a picture unit and keep the little hanging transom?

Mr. Croker – We are not changing. The whole window is weird. It would have had to have mimicked the upstairs. Nobody would have done it any other way. I would probably go back that way.

Ms. Tabony – Do you know when the historic picture was taken? It looks like that sash is in it.

Mr. Werner – The picture from our survey probably dates to 1980.

Applicant Request to defer – Ms. Lewis moves to accept deferral – Second by Mr. Rosenthal – Motion passes 7-0.

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

Project: Demolition of contributing structure

Jeff Werner (Staff Presentation) – A CoA request before you for demolition of the structure at 1301 Wertland Street. Given the circumstances, I appreciate your patience while I go through and cover what I need to. This is the Wertenbaker House, and Ben Ford, from his research for the phase one archaeological [investigation], which was done at the site a couple years ago, was able to determine from Chancery records that the house was built in 1843. There had been some question about when, so we finally have a solid date. This is the Wertenbaker House, a two-story, three-bay, brick house with a rear ell. Constructed by William Wertenbaker, who was the second librarian of the University. He was hired in February 1826 by Thomas Jefferson, and was there for 54 years. The house was built in a Greek Revival / Federal style, but in the late 1800s you see the addition of the porch and the ornate cornice. The original house [is] still intact, but those changes reflect what was done in the late 1800s.

This [demo CoA] request came in—and I know we had had a prior COA request to construct a new building on that site that project, I don't know the status of that, but it's not relevant here. [See BAR CoA #'s 22-09-03 and 24-10-01.] The request before you is for the demolition. A lot of folks asked should the BAR do this or that, and [they offer me] recommendations, so I want to be clear that, per Charlottesville City code Chapter 34, Division 5.2.7 [etc.], when you are reviewing a demolition request--and, per our code, a contributing structure within an ADC district, and this is within the Wertland Street ADC District--the demolition of a contributing structure requires a COA. And whether that CoA is approved by the BAR or by Council on appeal, the COA is required.

Then, per code [the BAR's] review is limited to [a] finite list to work from, and it's in our code. So, I will quickly refer to that. (Note: Staff reviewed the summary in the May 20, 2025 BAR staff report.) [Per the code] the "review is limited to the following factors in determining whether or not to permit the moving, removing, encapsulation, or demolition in whole or in part of contributing structure." The first [factor], the architectural, historical, and cultural significance, if any, of the specific structure property, including without limitation, and the first question is "the age of the structure." We know that it was constructed in 1843. Next question is whether it has been designated on the Virginia Landmarks Register or the National Register of Historic Places. Yes, it is a contributing structure within the Wertland Street Historic District, which is listed

on the state and national registers. [BAR] purview over this project is determined by a local ordinance--so it's not because of the National Register designation that you have purview—however, in your consideration of the demolition of a structure, [it] is appropriate given that we use the Secretary of the Interior's Standards when evaluating [a CoA request], so the fact that it is on the state and national registers is an important fact to consider. It's worth noting that in 1974, the Charlottesville Landmarks Commission, in response to requests from Council, 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 and the following year it was listed on the National Register of Historic Places. For both [designations], 1301 Wertland is identified as a *contributing resource*. In 1999, City Council formally established by ordinance Wertland Street ADC District and 1301 Wertland was designated a *contributing structure*.

The next question is whether and to what extent the building or structure is associated with an historic person, architect, craftsman, or event. As I noted, the house was constructed in 1843 by William Wertenbaker, who served as the second librarian for the University, and serving until 1880. This was the residence for Mr. Wertenbaker and his family during that time. The next question is whether the building or structure or any of its features represent an infrequent or first or last remaining example within the city of a particular architectural style or feature. I wrote [in the staff report], within the city the Wertenbaker Houses is one of approximately 20 extent buildings constructed prior to 1850. Maybe one or two others, the numbers are a little odd in GIS. But, yes, this is one of the few houses in the city built prior to 1850. Certainly, it's significant due to its association with the early University; it's association as the oldest structure within the Wertland Street Historic District; and when the state and national register districts were established, 25 primary structures dating from 1843 to 1930 were identified as contributing, and of these 23 still remain, so only two of those 25 primary structures have been razed. This district is relatively intact.

The next question is whether the building is of such old or distinct design, texture, material that it could not be reproduced or could be reproduced only with great difficulty. I think you could argue that, but I would say that it could certainly be reproduced physically, but I think an accurate reproduction would require period materials and construction methods, so would not just be going to Lowes and rebuilding it. The next question is the degree to which distinguishing characteristics, qualities, features, and more materials remain. From best I can the house was constructed in 1843, and we know it was remodeled in the late 19th century. We know it has had a lot of repairs. Some of those are documented by the work that was done in 1983, working with the Virginia Department of Historic Resources. I'm not certain what exact year the work was done, but overall the house remains, in its current form, very close to what you would have seen--and you could see that the old photographs--in the 19 century.

The next question is whether to what extent the structure is linked historically or aesthetically to other buildings within [the ADC District]. Wertland Street is individually unique in its architecture and its association with the university. It's additionally significant as part of what is described in the National Register nomination as a cohesive district of 19th century dwellings associated with the University. [The guidelines] ask if the overall condition and structural integrity of the building has been evaluated by professional engineer. The applicant submitted a structural report prepared by Dunbar, dated April 28 2025, and the comments were that the building--I don't have the exact words--but they recommended some repairs were necessary. The next question is whether and to what extent the applicant proposes means, methods, or plans for moving or removing the demolishing the structure. Essentially, are they planning to save anything? No, my understanding is to raze the building entirely. Furthermore, per code, [the BAR is] asked to review any applicable information from the city's [ADC District] design guidelines. Those are very similar to what we just went through from the code. There is an additional question: Is there a public necessity for the proposed demolition? Not that I am aware of. [The guidelines then ask] the public purpose or interest in land or buildings [being] protected. [From the staff report], the Wertland Street ADC District was established by City code, adopted by the City of Charlottesville, so locally its historic significance has been acknowledged and this is not the question before you. That is a fact. And the fact that it's listed on the state and national registers certainly attest to that importance. [From the staff report], I said of the existing character of the setting of [1301 Wertland Street] and its surroundings, I mentioned that of the 25 primary structures listed as

contributing, 23 still remain. [1301 Wertland Street] being one of them. [In the guidelines, the BAR is asked to consider] whether or not relocation is structurally practical or a preferable alternative to demolition. I not qualified to comment on the practicality of moving this structure, but you can certainly raise that with the applicant. The next question is whether or not the proposed demolition would affect--adversely or positively-other historic buildings in the historic district. The response to that is, while unique and one of the oldest buildings there, a historic district is the *sum of its parts*. That's the intent of the historic district, and you can't just keep removing panels from the quilt and hope that the quilt will remain. The last question is whether or not a professional economic and structural feasibility study for rehabilitating or reusing the structure [has been prepared] and whether or not it's finding support the proposed demolition. As I noted, the April 28 2025 report from Dunbar concluded the structure overall is considered adequate and recommended a list of repairs being considered.

That is my review of what's required of the BAR to consider. In reviewing those, as I state in the staff report, applying that review criteria and the design guidelines, staff recommends against approving the requested demolition COA to raze the structure at 1301 Wertland Street. Should you all deny the request, I recommend that the motion include the specific reasons for the decision. You don't have to get into precision, but [if] this is appealed to Council, that that advice is communicated to Council in your motion. Should the BAR consider approval of the requested COA, staff recommends a condition requiring that prior to approval of the demolition permit--similar to what you did to 218 West Market [earlier on the agenda]--the structure would be documented thoroughly with photographs and measured drawings according to the Historical American Building Standards, with the documents submitted for the BAR archives. Finally, per City code Chapter 34 Section 5.2.7 E., within 10 business days of the date of this meeting, should you make a decision tonight, that action can be appealed to City Council, and that action can be appealed either the applicant or any aggrieved party that disagrees with the BAR's action. Because next Monday is a holiday, Wednesday June 4 would be the deadline for those 10 days to submit an appeal. An awful lot there. I appreciate your patience. D/o you have any questions for me?

Mr. Zehmer - Thank you very much. [Is] the applicant here or online?

Staff - No. [The applicant, Edward Carrington, was not present to make a presentation or answer questions from members of the BAR.]

QUESTIONS FROM THE PUBLIC

No Questions from the Public

OUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

Genevieve Keller (504 North 1st Street) – I am representing Preservation Piedmont tonight. The Preservation Piedmont Board met on site on May 8th to acquaint ourselves with Wertland Street and the Wertenbaker House and the environments. We are concerned and shocked that anybody would seriously consider removing the Wertenbaker House from Wertland Street. At this moment, the Wertenbaker House is Charlottesville's most significant endangered historic place. Its demolition would, not only erase a piece of local history, but also disrupt a place tied to our community and the University of Virginia's historic, urban development. William Wertenbaker was among the early staff and faculty members to establish a neighborhood near and outside the boundaries of the Academical Village. He was selected by Jefferson as UVAs librarian. Wertenbaker worked in the nearby Rotunda and served in that capacity as librarian from 1826 to 1891. He was, at one time, secretary of the Board of Visitors. He served the community as sheriff and postmaster. This is not the first time that this house has been threatened. We have a file of clippings, letters, and notes documenting the other times. This house has endured. In the 1980s and 1990s, the City Council made decisions to support his house as part of our important Wertland Street District. It designated the house locally as an Individually Protected Property and denied developers approval to have it demolished. Instead of being

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demolished, the Wertenbaker House became one of the first local buildings to be approved for a federal tax credit rehabilitation, signifying both state and national acknowledgement of its architectural and historic significance to our community. Instead of being demolished to provide more housing and revenue, apartments were developed behind it. In 2023, the BAR again approved new infill construction immediately adjacent and east of the house. It has not been built. Apparently, this was not enough concession because they are back again to propose destroying it entirely. Instead of destruction, this important place in our history warrants another updated federal tac reducing certified rehabilitation. As staff said, this is a rare surviving example of Charlottesville's early 19th century domestic brick architecture. Its 2-story porches are unique architectural features. The house spans our collective history as a residence established by one of the University's first students, its longtime librarian, the unforced workplace of at least 3 enslaved individuals, and later home to generations of students who have lived, studied, partied, and played music. It has witnessed desegregation and coeducation. Please vote tonight to deny this application for demolition.

Jody Lahendro (1335 Stonegate Court) – I am a preservation architect with my office here in Charlottesville. Thank you for the opportunity to comment. I wish to go on record in opposition to the demolition request for this house. The staff report and staff's introduction did a great job of talking about and indicate documenting the importance of William Wertenbaker and his role in creating the University of Virginia. The report highlights the 1842 house and Wertenbaker Subdivision of Property that created today's Victorian Era Wertland Street residential community. Compared to the shiny new apartment buildings, the Wertenbaker House and historic district are portrayed as shabby, worn-out artifacts that no longer serve a useful purpose. In fact, Dunbar's recent structural report found the house to be in sound condition with minor repairs due to the current lack of maintenance. Only a lack of imagination keeps the historic house from being revitalized to serve much needed modern uses. For over 50 years, since 1974, the city has identified the Wertenbaker House as one of its most historically and architecturally significant structures. It has enforced its preservation along with the Wertland Street Historic District for 26 years. After recent years of developers and the city eroding the historic district with large apartment complexes, a developer feels confident enough to seek destruction of the Wertenbaker House, the lynchpin upon which the district hangs. In evaluating this request, I urge you (BAR) to consider what it would mean to destroy the Wertenbaker House with its memory of our community in the 19th century, and even more impactful, to replace it with a large, transient housing complex.

Breck Gastinger (612 Wine Cellar Circle) – I wanted to call in today in opposition to the demolition. Knowing this project from multiple applications over the years and learning more about its history and its impact on the Wertland Street landscape made me understand how critical it is to our civic infrastructure. I love Ms. Keller's description of this as a witness tree. In a way, it is very much that. I think reasonable application of our Guidelines would recommend swift denial of this application. The thing that made me want to call in and register my thoughts on this was that, more than any other project in the last year, I have gotten more comments from the public to me thinking that I was still on the Board, in opposition to the removal of this house. Public members have some distress over potential removal of this structure.

Kevin Blair – This building, unlike 144 Chancellor Street, is a beautiful example of historic history. It is wonderful structure that should be preserved.

Mr. Zehmer – We received eight letters, two from the same person, in opposition to the demolition request. We will add those letters to the record, but for tonight I will read the names of the people who wrote the letters. Virginia Doherty, a former mayor of Charlottesville; Bill Emory; Christine Sweeter; Katherine Slaughter, also a former mayor; Bitsy Waters, a former mayor; Mary Wiley; and Robert Yule. Thank you for submitting those letters in opposition of the demolition of the Wertenbaker House.

COMMENTS FROM THE BOARD

Mr. Zehmer – I think it is pretty clear in my mind that we cannot allow the demolition of this house. It is extraordinarily significant to the history of the city of Charlottesville. Having been intimately familiar with the Rotunda at the University, Thomas Jefferson called it his temple of knowledge. He built that in a time where most universities and colleges in the nation had a chapel as their central building. He called it the temple of knowledge because he championed the separation of church and state. It housed the library in his temple. That means this particular house [1301 Wertland Street] is the house of his first and chief priest. That reinforces the importance of education, the importance of a library, the importance of a librarian. This house is historic in its own right, and historic in the neighborhood that is built around it. I cannot support demolition approval.

Ms. Lewis – I am disappointed that the applicant is not here and has not bothered to call in. For such an important application, taking down a building this old in the city that I think they bear the burden of addressing our guidelines. That is what we are driven by. We are not just people that are randomly making a decision here. We are only charged with enforcing guidelines. There are specific guidelines that staff read out in their entirety that address demolitions. I have never seen a demolition where every single criteria is met against demolition. This is an important, historic figure associated with the building who built the building. He created this entire district. The quality of the craftsmanship and the beauty of this building. It certainly has been encroached upon by a lot of multifamily housing. It is too bad that it does not have a little more space around it. In my opinion, the applicant has the burden of showing us why it should be demolished and why it does not meet the criteria for keeping it. We are lacking hearing anything from the applicant tonight. I am disappointed in that considering how much that people have called in, written in. We have heard from people. Three of the letters that we received are from former mayors. Those mayors individually are businesspeople. They are advocates. They are not preservation people. They are mayors that advocated for the development of the Downtown Mall, who advocated for The Omni to come to downtown. They are economic development inclined mayors. They are falling on this in the same position that everyone on this dais thinks. This building should not be demolished. I am disappointed. I also want to note that this building does need maintenance. Demolition by neglect is not an avenue for this applicant. I would encourage the city to do its own inspection, make sure this building is stable, and cite the owner if there are things that need to be addressed. You can't let something like this fall apart. That is essentially what they have done.

Mr. Schwarz – This is probably going to go to Council. While many applicants will use the argument that the new zoning ordinance and Comprehensive Plan call for more housing and denser development. Our Comprehensive Plan talks a lot about historic preservation. Chapter 4 of the Comprehensive Plan, the Land Use Chapter, some of the goals that are at the front of chapter are 'systematically inventorying and evaluate all historical, cultural, natural resources, landscapes, and open spaces as critical elements that make Charlottesville special.' This building has been inventoried and evaluated. It has been declared an IPP. It is on the National Register. It is a contributing structure. It has been declared important. 'Communicate about historic resources, educate current and potential property owners of historic resources and the community in general about the significance of historic properties. Provide effective protection of Charlottesville's historic resources, including through recognition, incentives.' The Comprehensive Plan is not just about more density, more housing. It is also about protecting our cultural and historic resources.

Mr. Werner – Mr. Schwarz, you are correct. In 1973, the city established the Landmarks Commission to look at historic properties throughout the city. At that time, it was only the small district that existed downtown that was established in 1959. It took a while for the city to get to where it was establishing local districts. I checked that to see if it had been individually listed. I couldn't find it.

Mr. Timmerman – Based on the changing landscape that is happening, because of the new Comp Plan and the new zoning, it is important for us as a community to come together and start thinking about where we draw these lines in the sand. This is a great place to start. There is no one point on here that anybody can

really dispute. The fact that a structural report that tells us that the house is in stable condition only reasserts that. In some ways, it is a bit disrespectful in my opinion, as is the inability for the applicant to come and state their case. I hope that Council hears us and all these points.

Ms. Tabony – There is something special about Charlottesville. New developments can sit adjacent to old, very unique properties that are very much contributing to the history and the story of this place. The conversation between those two conditions is what I think will keep Charlottesville a unique city and continue to keep it a destination city and something that we can be proud of and love. I cannot support the demolition of this building.

Mr. Birle – It was Mr. Lahendro that said it is really a lack of imagination. Clearly, as Ms. Lewis said, it checks every box. There is no reason this should be demolished unless there were some structural reasons. Their submission of a structural report that says it is adequate structurally. Rather than thinking of it as a hindrance, this should be celebrated as an opportunity to do something neat for the community and restore it.

Mr. Zehmer – In the landmark survey, there is a handwritten note when they interviewed Ms. Alicia W. Flynn, who is the great granddaughter of the builder, William Wertenbaker, in 1971. It says, 'offers have been made to buy the property; rumors, apartment building on site.' We have been fighting this for 54 years. This is not something new. It is probably not the last time. Quite frankly, not on my watch.

Motion to deny CoA

Ms. Lewis – 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 the BAR's criteria and guidelines and is not compatible with this property for the following reasons: I would note all of Mr. Werner's comments and guidelines cited [from staff report]. **Specifically:**

- There is no public necessity to proposed demolition. There is no reason this has to happen. It's just private greed.
- There is public purpose and interest in the building being protected. We've been trying to protect this for a long time, for half a century, against threats.
- No demonstration if relocation or other alternative might be available. The applicant is not here to address that.
- The proposed demolition would adversely affect all other buildings, 23 buildings in particular, in this historic district, because [the Wertenbaker House] is the anchor in the Wertland ADC District.
- There is no reason for demolition that has been stated, that is one of the guidelines for [the BAR] to consider to applicant's reason. We don't have that here because [the applicant] didn't bother to appear tonight. The application doesn't tell me the reason, except for redevelopment, I would guess.
- There has not been an economic feasibility study for rehabbing or reusing the structure. We have a structural report.
- The applicant has not demonstrated they have exhausted all other alternatives before the application to demolish.
- The applicant has not offered that if they demolish the building, they would document the building thoroughly with measured drawings [and etc.]. None of us want this demolished anyway, but there has been no offer of that. (I'll accept any friendly amendments.) [Staff noted applicant had provided a 3D Point Cloud scan of the building as well as a Phase I archeological survey. Not certain if that satisfies documentation criteria. Don't have technical capability to share tonight.]

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• Mr. Zehmer - This property is extraordinarily significant to the history of the University and to City of Charlottesville and as the principal residence of the University's first, technically second, but longest serving librarian who was selected by Thomas Jefferson.

Ms. Lewis - I'll accept that additional amendment, citing the reason why do not support demolition.

Mr. Zehmer - Do I hear a second?

Mr. Rosenthal - I second the motion. [Staff noted the draft motion in the Staff Report inadvertently referred to the Downtown ADC District. Ms. Lewis noted she omitted that in her motion.]

Mr. Zehmer - We will vote.

Mr Schwarz - Yes, for denial.

M. Birle - For denial.

Ms. Lewis - For denial.

Mr. Timmerman - Yes, for denial.

Mr. Tabony - Yes, for denial.

Mr. Rosenthal - Yes, for denial.

Mr. Zehmer - Yes, for denial.

Motion passes 7-0.

Appendix

E-mail received by BAR staff.

Wednesday, May 14, 2025 2:24 PM

From: Christine Sweeter.

I urge you to deny the demolition of the Wertenbaker house. We need to save history and the history of Charlottesville. Surely, a house that sheltered an important figure of UVA and was appointed by Mr. Jefferson should not be torn down. Please dont destroy history.

Thank you.

Thursday, May 15, 2025 8:51:44 PM

From: Mary Wiley

Please do not allow 1301 Wertland St to be demolished. It is a beautiful and historic home with links to the University and to the community. Much of the original land around it is already used for housing. Don't allow more to be built in place of this lovely house.

Thank you

Friday, May 16, 2025 9:38:02 AM

From: Kay Slaughter

I oppose the demolition permit for the Wertenbaker House at 1301 Wertland St., the centerpiece of the Wertland Street Architectural Design Control District. The house, built around 1830, may be the oldest remaining house in Charlottesville. It is a handsome period structure, close to the home where Georgia O'Keefe and her family lived in the early 20th Century. While the Wertenbaker House deserves protection for its own sake, clearly this demolition request is preliminary to destroying the entire Wertland National and State Historic District. Other

Virginia cities, like Richmond and Staunton, have done a much better job than Charlottesville in protecting its historic fabric. We have the opportunity in this case to preserve an important historic building in our beautiful and historic town. Please do not approve this demolition, and require appropriate enforcement of the law so that demolition by neglect of the Wertenbaker House, a designated National Historic Building, will not continue. Please vote no.

Sincerely, Kay Slaughter

Sunday, May 18, 2025 4:48:02 PM

From: Virginia Dauherty

Dear Mayor Wade and City Council members, Please do not allow the Wertenbaker house to be torn down. It is simply too charming and unusual architecturally and one of the many interesting structures that make Charlottesville and not just Any Town, USA. We have to work to preserve the special flavor of our city, especially with so much new construction going on. The historic significance of the house makes it even more important, because the forces against true history are strong right now.

Thank you, Virginia Daugherty

Monday, May 19, 2025 4:33:11 PM

From: Bitsy Waters

Dear BAR and City Council, I'm writing to strongly encourage you to deny the Certificate of Appropriateness for demolition of the Wertenbaker House on Wertland St. This is one of the oldest remaining houses in the city. It has very important historical significance and despite many changes in parts of the area, this house is still the main contributor to its namesake historic district. If we don't protect a property like this, we should question whether we are serious about protecting any of what remains of Charlottesville's historical fabric and character.

I realize this house needs reinvestment, but the current owners bought it very recently. They had to know it had historical protection. Often owners have allowed these significant properties to deteriorate so they or future owners have an excuse to demolish them. Demolition by neglect should not be an acceptable rationale for destroying properties with the significance of the Wertland property.

The City has many competing priorities. We have lost many of our historic buildings and areas to these competing interests. We have to draw the line somewhere or the U VA lawn and the Downtown Mall will be the only built history we have left. Great cities of all sizes preserve their history and character, otherwise they can become anyplace USA. Please save the Wertenbaker House and other historic houses on Wertland so we can continue to be a special great city.

Monday, May 19, 2025 9:27:36 PM

From: Robert Yule

I read with dismay about the application to demolish 1301 Wertland Street. As a former historian of the University Guide Service (1996-1997), I knew well the history of William Wertenbaker, the second librarian of UVA and appointed by Thomas Jefferson. While many might not know his name beyond Wertland Street, he is an important part of UVA history, and is even more famous for his connection to Edgar Allan Poe. He had befriended Poe when he was a student in 1826, and is one of our best sources of Poe's life at the University. It is Wertenbaker's words you'll hear when you listen to the recording at Poe's room at 13 West Range The house is an iconic and beloved part of the Wertland neighborhood, and one of the last vestiges of that

historical time period. We're so lucky to still have it - please don't destroy this piece of history.

Sincerely, Robert Yule

Tuesday, May 20, 2025 10:52:42 AM

From: Bill Emory

Dear Board of Architectural Review, Please do vote to retain the Wertenbaker House for another 200 years. I deeply appreciate your collective knowledge and selfless service to our City.

Bill Emory

(I recognize that the protective power of an ADC is set by state government. But I do hope you will oversee the rewriting of the guidelines generally. The continued destruction of the fabric of Charlottesville is disheartening in the extreme.)

*Meeting was recessed for 10 minutes.

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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

Jeff Werner, Staff Report – CoA request for proposed repairs to the vehicular crossings on the Downtown Mall.

Mr. Zehmer – I am curious about the colors. I know they are proposing a dark gray brick and a light gray brick to try and mimic the continuation of the patterns. I am curious if there is a way to see a sample of that or somehow verify that it is going to come close to the granite or blue stone that is in the current pattern that would be retained outside the footprint of the project. I understand the need to switch the material so that the brick pavers are locked together.

Mr. Werner – My response when that was discussed in the meeting is that we have already messed with the original design. We need to fix it. We are not going back to what is original. We have a good example from what is already there and what the BAR approved. The question I asked was whether we should try and replicate the materials across the travel-way. The idea is as much as we can use the same thing, once you start changing thicknesses and sizes, I offered that to continue the image of the band.

Mr. Zehmer – What they are showing is doing just that by saying dark gray brick and light gray brick. Are we going to see samples of those?

Mr. Werner – The selection has not yet been made.

Riaan Anthony, Applicant – Thank you for allowing us to come before you to put this wonderful plan together. This has been in the works for nearly a year. City departments with outside landscape architects were part of our stakeholder meetings. We had a series of meetings as we repair the eyesore. It is both crossings. That was our goal. Our goal was to focus on how we repair but still try to keep what The Mall is supposed to be, a pedestrian mall but with vehicle crossings. How do we make it as safe as possible, but also keeping it as close to a simple design? There are things that we had to modify and tweak as you can see in the design.

Daniel Hyer, Applicant – In the specifications for the project, it details that there much be a sample panel that is approved and should probably be approved by you. There will be some color sample panels of appropriate size to compare.

OUESTIONS FROM THE PUBLIC

No Questions from the Public

OUESTIONS FROM THE BOARD

Mr. Birle – Is the travel lane being reduced to 12 feet? It is centered now on the street. It looks bad when I see it now on the existing plan.

Mr. Hyer – They are narrowed substantially to mimic a constrained width. One of the things you have that contributes to the degradation is that they are wide enough for cars to pull off, park, and drop off. That turning of the wheels on those larger pavers creates a nightmare of a condition. This came out of conversations with

numerous city stakeholders. The width was discussed at length with the thought that cars are not going to have that extra width to feel that they have space to parallel park for some period of time.

Mr. Rosenthal – I was downtown, and I looked at these things. They are badly degraded. I assume that the problem is the vehicles that is causing this degradation.

Mr. Hyer – The vehicles are the culprit. It is the starting, stopping, and breaking. The crossing itself was not set up for success with the material choices and the sizes of the materials that are there, specifically, the runnels, the reused brick, and the granite pavers themselves. All 3 of those have specific challenges in this environment. It is possible for brick pavers to support vehicles. The conditions in this crossing with the reused brick, the runnels, and the granite pavers are a 'recipe for disaster.'

Mr. Rosenthal – I am assuming with your new plan that you are expecting this to have a good and long usable life for the vehicles going across and so that the pedestrians can come across without any problem.

Mr. Hyer – That is correct. I am not sure if you all were given the forensic study, we did in 2022 that detailed why they failed. There were lessons learned on the mechanics that led to the failures and the degradation that you mentioned. We have corrected for all those conditions. You should have as robust of system as possible under the current proposed repair plan.

Mr. Rosenthal – I noticed in each of them that there are 2 grates that are letting water go down. Are you planning to add more grates to deal with water that has been adequate?

Mr. Hyer – My understanding is based on the revised designs those grates do not end up within the travel way any longer. It has been constricted tighter. They are just outside the vehicle paths.

Mr. Werner – When they were discussing it earlier, what you have now is different sized things, different materials. They are moving. The solution is constraining that and interlocking that system. Instead of a brick that is this thick and some granite pavers that are that thick, it is now constrained into a system. That is the difference with the design.

Mr. Hyer – If you go out there now, most of the crossings in many cases are fine. Where you have a 4-by-8 and 2-to-1 brick bearing bone paved pattern through the crossings, those spaces are almost fine. It is really adjacent to a reused brick soldier course or a reused brick runnel or granite pavers. All those 3 items that fail, those failures ripple through and adjacent to those areas. Where you have 100 or 200 square feet of just pavers, they are fine.

Mr. Zehmer – Staff recommended bringing the brick border around the northwest corner at the southwest corner of 2nd Street by Violet Crown. Are you amenable to doing that?

Mr. Hyer – That was a good comment. That is a great comment. We are happy to do that. That is going to be outside the travel-way.

Mr. Zehmer – When we were out there this evening, we noticed at the 4th Street crossing the current bricks inside the travel lane are a 4-by-8 brick as opposed to 4-by-12s, which is the signature brick of The Mall. What are you proposing for the brick size?

Mr. Hyer – They are going to be 4-by-8. It will be a traditional 2-to-1 herring bone pattern. That is very intentional like that aspect ratio of a 2-to-1 paver is the strongest ratio. A 3-to-1 starts to deviate from that. A 3-to-1 paver system could be fine. We are going for the bulletproof version of the crossing. If you look at all

published guidance from the Brick Institute of America, they are going to say that a 2-to-1 herring bone is going to be your best bet for success.

Mr. Schwarz – Are you considering moving some of the planters to keep people from driving over the flush curb?

Mr. Hyer – We had not recommended moving. That is not something we recommended.

Mr. Anthony – It came up because we also look at the safety of the pedestrian mall. How do we make sure that at 2 AM there is a car driving on The Mall? How do we prevent that? We are still looking at working with the fire department. There are certain rules that we need to keep open fire lanes. How can we make sure? It might not be a planter. It might be something so that there is no option for a car to take a left but to turn on 2nd or 4th.

Mr. Hyer – It might already be apparent, that flush curb is the structural edge restraint to the paving system.

Mr. Schwarz – I am worried about people continuing to try to pull off to the side to let people off. At that point, you have extended the granite pavers. They are now parking on top of those. If they pull off to the side of the curb, is that a problem? Is there a way to prevent that? People are still going to try and drop off.

Mr. Hyer – You are right. People are probably going to have that habit. I think it is more operations and what the city wants to do for how to prevent that.

Mr. Anthony – It is another great question. The focus is how do we prevent that from happening? One of the solutions is, you can see in the design, taking the street from this size to that size. When you come in, you are slowing down. We are hoping that it will make an effect with other things on the side so that a vehicle feels pressured of not to stop. They must keep moving. That is the intent.

Mr. Tabony – I was wandering if the speed bumps were also a cause of the degradation. I know we need to slow cars down there. Was some of the degradation occurring because of the speed humps?

Mr. Hyer – It would be my impression that the answer is 'no.' The speed humps themselves don't cause any degradation. It is the vehicles as they come over them. Some of those are 'humpy' speed humps. That is that breaking force of the cars coming right over it. If you are coming over and a person is walking and you stop, the next element past the speed hump is a reused brick soldier course. Soldier course is horrible at resisting any kind of imparted loads. The reused brick will never bond to mortar the same way as it does the initial time. You have a weakened structural system resisting a lot of eccentric loads from the wheels. It is not the speed hump. It is more the condition of the other element that is causing it to break.

Mr. Rosenthal – Are you starting with all new materials with this?

Mr. Hyer – Yes. We are asking them to salvage the existing brick. It is going to be new materials.

Mr. Zehmer – Where you are patching in, that is not in the vehicular way. For example, that return of the border, The Violet Crown, could you try to reuse some of that salvaged brick, so it matches the rest of that border?

Mr. Hyer – In the specifications, it talks about the feathering to help with that color gradient.

Mr. Werner – It is less the color. We were walking out there today. I noticed in the soldier course at the end of each lane appears to be the original brick.

Mr. Hyer – Anything that is set in mortar is an original brick, which is a different size than the current sandset bricks. You have 12-inch bricks that are not identical sizes out there.

Mr. Rosenthal – Is the city going to do the work themselves or is this going to be subcontracted?

Mr. Hyer – It is going to be contracted out. I believe that we were going to ask for contractors to have some record of successful paved installation that they could show almost performance-based bids.

Mr. Anthony – That is going to be very important for us as a city. It is something we are looking at through our procurement process. Our procurement process is a support process where the lowest bids need to be responsive. That is why we are working on whoever is going to be providing us some bids, must have some type of sample, some type of experience working with not any brick, but pedestrian-type of bricking system.

Mr. Timmerman – The tactile strips are being replaced. Is there just one kind of tactile strip? Are there different options?

Mr. Hyer – We were going to go with one very similar. I think we are going with the tactile brick. You can get a 4-by-8 brick tactile. The question of pulling off on the side. Right now, those tactile warning strip pavers break because they are 12-by-12, which is a problematic size. If we go back with 4-by-8 tactile brick, you are building in that inherent strength. Even if someone is pulling off, you are going to be more likely to have a resistant system.

Mr. Timmerman – They have always seemed to be the most aberrant of all the different new materials brought in.

Mr. Rosenthal – How much time do you expect it to take doing that?

Mr. Hyer – To replace a crossing, that is a good question. I would think it could be demolished. It will have to be phased because the Downtown Mall will have to remain open to pedestrians during construction. I think that it could be done in a couple of weeks. The pavers are going to be sandset.

Mr. Birle – You mentioned the pavers in the drive path are sandset as well.

Mr. Hyer – That is correct.

Mr. Birle – That is preferable. You want them to move.

Mr. Hyer – You want them to be able to flex. Sandset pavers are incredibly resistant because all the friction of the sand and the paving units. They will move a little vertically. It allows them to move in in unison together. It should be visibly pleasing. You won't even notice.

Mr. Zehmer – Are you going to drill any drain holes through your slab?

Mr. Hyer – There are drain holes in the existing slab, every 12 inches on center. All the brick on The Mall is sandset as well. I don't know if there are holes drilled in that slab. That is a new slab that they replaced when the Downtown Mall was rebricked in 2009.

Mr. Zehmer – You are not proposing to replace that slab.

Mr. Werner – Currently, the runnels were continued across the travel lane. They will not be extended. I had a conversation with them. I am Ok with the explanation. I want to make sure someone does not ask me in the future what happened in the runnels.

With the 2008 approval by the BAR, this is what the BAR approved for the crossings in 2008. You can see that the runnels were extended across the travel lane. They will not be included in this new plan.

Ms. Tabony – That is due to durability only? Is that right?

Mr. Werner – I had always understood the runnels to replicate the old end of the gutter sidewalk. Why are they running across here? When they weren't extended, I perceived it as good. There is a mechanical reason. I want to make sure that you are Ok with that, you realize that, and it does not come up later.

Ms. Tabony – Are the runnels currently serving a drainage function?

Mr. Hyer – That is a great question. It probably depends on who you ask and how hard it is raining. Mr. Werner is correct. The runnels replicate the original curb lines of Main Street physically. The runnels were intentionally removed from our repair design because of the reasons I have already mentioned about what makes a brick paving system durable and strong. The runnels 'fly directly in the face of that conventional standard.' If you were to replace them, it is a matter of when they will break. We are going for the bulletproof option to the greatest extent we can, so they are not currently in the design. There is a feathering effect that happens adjacent to the repaired crossing where the runnels, which currently have a shallow V-shape, will feather to match the existing grade as it comes into the crossing. In terms of drainage, if you walk out there after a good rainfall, you will notice there is water in the runnels. It is usually sitting directly adjacent to the inlet where it did not make it. Because the Downtown Mall themselves are sandset, there are holes on the slab below the paving systems, the runnels are serving an aesthetic function more than an actual drainage function.

Ms. Tabony – Is your design changing the drainage pattern that is currently there?

Mr. Hyer – No. The drainage patterns are largely uninterrupted. The inlets that are adjacent to the crossings are now going to be just outside the crossing. Any water coming down, if there was water running down, it is going to hit the inlet before it goes into the crossing.

Mr. Timmerman – With the tactile strips, on your plans, they are shown as squares, but they are not actually squares?

Mr. Hyer – If you read the specifications, they are detailed as a 4-by-8.

Mr. Zehmer – I think we got these specifications. We just got the plans. Graphically on the detail sheet, they look like squares.

Mr. Hyer – You are correct. We will correct that when we add the soldier course that staff recommended. I am sure that the specifications indicate a 4-by-8 size tactile.

Ms. Tabony – Are those herring bone?

Mr. Hver – They will be herring bone.

Ms. Tabony – That herring bone pattern will continue seamlessly until the concrete curb.

Mr. Schwarz – With the soldier courses that staff wanted to have extended a little bit, would another option be to, instead of extending them, have them turn the corner of each building and 'die' where it hits the concrete? I feel that cars are going to move beyond the edge of the curb. At either end, you have that tiny piece where it wraps the building and cuts down. Mr. Werner, you were saying that you want to take it from the dashed line to the tactile strips. I am wondering as an alternative; would it make sense to have it wrap the building and remove that little piece that comes down along the concrete? I have a feeling that cars are going to move beyond the edge of the curb.

Mr. Zehmer – It does make the relationship to the building make more sense. Otherwise, it is hanging out there. Is there an engineering reason for one option is better than the other?

Mr. Hyer – I would say that the suggestion is better from my standpoint. You are getting more of the reused mortar set brick out of there. If you walk out there now, you see a lot of it falling apart. You are just mitigating additional risk by stopping it.

Mr. Werner – We all have our various relationships and connections to The Mall. People with different expertise on The Mall and its design and where it is now. I know a lot of people who feel strongly about the architecture of The Mall. One of the things that I asked Mr. Anthony when this process was happening was that there be a landscape architect involved to talk about what is happening and the continuity of the design. I am not comfortable removing an element from The Mall. We are talking about a detail that is possibly continuous on The Mall and disrupting that. I am not qualified to offer an opinion one way or the other. I want to offer caution.

Mr. Zehmer – What is the condition at the non-vehicular cross streets?

Mr. Schwarz – It carries across. I was not sure. They rebricked The Mall 2 years after I moved here. I don't remember what was before.

Mr. Werner – Those were repaired. They did that stretcher and soldier course that runs the perimeter. Those are the old brick. What is in the infill is that 4-inch-by-12-inch-brick. Those that are there, and existing within the soldier course and the travel lane now are 3.25 and 11 5/8. We have them that we could use. I felt obligated to say that.

Mr. Schwarz – I would defer to staff in that. We carry it down to until it meets the tactile strips.

Mr. Rosenthal – Are trucks allowed to go as vehicles across here?

Mr. Hyer – Some large vehicles do cross. There are some delivery trucks and food trucks that go across. I don't think that you are getting full size interstate semis across it. You are getting some large vehicles.

Mr. Timmerman – Is the main reason for changing the proportion of the bricks for stability? **Mr.** Hyer – Those are 4-by-8 right now. They are also a thickened 4-by-8. They are not the standard thickness of a brick paver. They are a half-inch thicker. They will be the thickened version again as well.

COMMENTS FROM THE PUBLIC

Genevieve Keller – I want to thank staff for his comments about having a landscape architect involved on the project. I understand that there have been informal consultations. Now that The Mall is registered on the

National Register of Historic Places as a historic landscape, anytime the city is undertaking something other than just routine maintenance, there should be a qualified historic landscape architect on the project. It should be included in an RFP or there should be somebody on retainer. When we were meeting for the Downtown Mall Committee, I said that we need a curator for The Mall. We don't have a curator for The Mall yet. You are the curator of The Mall. It is hard for me to follow this conversation. I have not followed what happened. I would like to make a resident request that you involve a qualified historic landscape architect. The Federal Register has qualifications for what a historical landscape architect is. It would not be hard to get somebody to come for a few hours and have them involved through the whole project. They could be doing periodic inspections of the work.

COMMENTS FROM THE BOARD

Ms. Tabony – Is it possible for the BAR to request a mockup? There is a lot happening in a small area with a lot of different materials coming together. It would be great as a public service to let the public know that this is what we are doing and how it is going to look.

Mr. Werner – I know the landscape architect that has been involved. I don't know if that is formally or informally. Mr. Anthony can speak to that. For the purposes of moving forward, it is like the courthouse where we selected the brick later. Conceptually, we can approve this design. What color gray is gray? What do we want it to be? It does not change the design. We can express that appropriately. There will probably be a sample panel because someone will have to make a decision. The first question is whether the design is Ok. Are there any things or fixes that you will have to condition? As a matter of a condition, if it was approved, request that the sample bricks, the colors are available for approval. That would allow them to proceed with construction documents and getting their permits knowing that we will be picking out the bricks at later date, unless you had something that would materially change what they are showing here.

Ms. Tabony – This is a nice proposal. I am compelled to support it. I wonder if the alternating brick color within the drive lane will be effective. There is something nice about the different textures of the different materials on The Mall. I understand there is a durability concern and a longevity concern about those materials. I assume they will have to cut bricks. They will be 4-by-4 bricks along those edges. Is that correct?

Mr. Hyer – That is correct. That is why those dashed lines on the image are steel edge restraints in the system to pick up the load of those cuts. You are interrupting the pattern and therefore decreasing its strength. You won't see the steel angles. They will be hidden down below, anchored to the concrete. Since we are interrupting the pattern, we need to put an edge restraint. The cut brick results in us having to anchor it.

Ms. Tabony – I wonder if we are already introducing a structural weak point. Why not have the original material there? There could be a steel edge to support those different materials.

Mr. Hyer – With granite, there are a couple thoughts. I am not opposed to anything. I am going to share some technical insights for your understandings. One of the biggest considerations with modular paving systems is the aspect ratio of the pavers themselves. If we were to go back with a granite paver in place, it is inherently going to be weaker. It is not able to get into a pattern. One way of compensating for that is a much thicker piece of granite. It could be possible to explore robustly thick granite as an option. As compared to this interrupted pattern, that is going to have a 4-inch cut brick on repeat through the crossing. In comparison to the granite option, it is still going to be much stronger in terms of being able to generate that resistance to the forces that are applied to it. I feel that one of my responsibilities as the engineer of record is to do whatever I can do to make sure it is not going to break again. I would worry about some requests of us that would lead me to feel I am making a decision that I don't want to stamp as strongly. It is not to say that we cannot investigate

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thicker granite. I would have to do some research on how thick it might need to be to be able to start resisting the rocking that is going to happen.

Mr. Zehmer – Are there currently metal restraining edge bands at those changes?

Mr. Hyer – That is correct. What happened was at the runnels and the granite. The granite and/or the runnel ended up acting as an edge restraint to the brick that was there. There was no other edge restraint installed, which is why those failures have rippled away. You can see the failure. It is twofold. One, the granite was acting as an edge restraint. It should not have been. When the granite failed, that is why it rippled through the brick in the way that it has. You can see a ripple effect around the failures of granite in the brick.

Mr. Zehmer – There is steel edging?

Mr. Hyer – No.

Mr. Zehmer – How thick is the setting bed between the concrete and the new pavers?

Mr. Hyer – I cannot say how thick it is now. I would imagine it is about between 1 and 2 inches. In the proposed condition, it will also vary. It is going to vary because the grades across the crossing vary.

Mr. Zehmer - I tend to like your idea of trying to maintain the different materials. I am worried if you are exploring thicker granite, does that mean you are cutting into the slab?

Mr. Hyer – Before they were repaired in 2009, the bandings went across the crossings. It was concrete banding. The concrete was integral with the slab below it. It was a very strong scenario. The current one with the granite is much weaker than what was even there prior with the original Downtown Mall.

Mr. Timmerman – I would be interested in your exploration of the granite as opposed to the concrete. The clarity of the design is good. It is now clearly 'telling' a car to stay within this amount of space versus some sort of nebulous space. The intention is to move on through and park your car. This is one of the main intentions of the improvements.

Motion to Approve – Mr. Zehmer – 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 with the following conditions:

- The soldier course border should continue up to the tactile strip [band] but not across the vehicular lane.
- The BAR recommends there should be a landscape architect involved who is qualified to advise on historic landscapes.
- The BAR would like to be included in material and color selection and be provided a workmanship mock-up to review.

Second by Ms. Tabony. Motion passes 7-0.

Ms. Lewis recused herself from the 218 West Market Street Project.

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

Jeff Werner, **Staff Report** – 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.)

Jeff Levien, Applicant – We have been working on this for 7 months. What we initially brought you was not up to my standards, not up to your standards. It was very corporate driven. We spent a lot of time with your patience, your collaboration getting to a point where we are all confident that we have met the Design Guidelines. We have an amazing project for the end of The Mall. I am going to go through some of the development and design concepts. I can toss specific questions to others on the applicant team that I cannot answer.

Next Slide

We have materials here. I think we have every material covered that needs to be submitted. This is the birdseye view.

Next Slides

This is where we laid out how each part of the building complies with the design guidelines as written. We were specific on pointing out where we hit those guidelines.

Next Slide

This is the Preston Avenue side. This is not a view you would see. It gives you an idea of what we were thinking and our priorities. We want the base to be like a sturdy, distinguished bottom part with a pedestrian experience focus. We did the brick. We brought it up to 3 stories. That was partly in response to lining that up with The Whiskey Jar, top of roof. It seemed more fluid with that part of The Mall and the continuation. It also added a heavier base, which lighter part of the upper floors sit on. We provided a lot of glass. We added some additional glass on the West Market Street side. We added some glass above. I will show you when we get to the eastern view looking down The Mall. We wanted to read open air vibrant, active. We lined up a lot of the columns and spacing.

Next Slide

One significant move that we made, partly in our conversations, was that we pulled our building back from The Whiskey Jar. It helped let the building breathe. It provided us with this opportunity to do a pocket park, which is for the building and for that retail. I envision that it will be an open park. It will have a public/private piece. We looked at it between that and the 2nd floor that has a roof terrace that is an extension of our restaurant in the lobby. That was what we thought was like the activity of glasses clinking, people talking, and to bring people past The Whiskey Jar. One of my visions was to have The Mall extend past where it is like a dead end right now. That was a critical point. What we did along Preston was we extended the retail. We brought the retail down all the way to the door, the entrance to the hotel. We have added more lights and air and allowed for the shopping experience to continue. We figured it would be used and more accepted than having a big stair, which would only be used at certain times. I will point out that the gap between the hotel door and that last piece of retail is screened off operational space where trash will come out. It is hidden behind the building, so you don't see it. It allows that to wheel out. We wanted to minimize the dark spots. By adding the air and

light between the 2 buildings, that was active bringing people down to the retail and having that small little space seemed like a more pleasurable walk. We added the landscaping. It is a tree lined street.

Next Slide

This is a tightened shot of that retail experience and restaurant experience. The restaurant on the 2nd floor is a hotel restaurant. We think that we will get some customers not from the hotel. We do envision food and entertainment retail along the ground floor to keep that active into the evening.

Next Slide

This is more of that. This is a tighter look looking up Preston.

Next Slide

This is a tight shot of the entrance from Preston into the lobby. That opening is for hotel residents. The experience will come from walking from the West Market lobby through Preston. The interior of that will be in a position to draw people over. We added the awning. None of this has signage. We talked to staff about that. We can submit a signage package separately. Part of what we will have to do is get powerful signage along the retail and along this opening to bring people down. We might have to get a little wiggle room from there for the retailers to have some signage. There is tightening on that screen. That screen is not architecturally designed to be complete. It is just an example of a screen. If we do something and it requires BAR approval, we will come back. Our understanding is that we can get an approval without that detail being done. We will then bring it back to you. We would like to spend some more time with that.

Next Slide – West Market Street Side

It is a similar concept of the heavier base here. Some of the additions we made over time was that we added windows above the parking garage entrance. The parking is attended. Everyone will be dropping their car off. There is no reliance on a guest driving a car in there and out of there. It is part of the reason to do on the Preston side an egress and ingress. Cars can come out into 2 different roads and not just all onto West Market. We made it less industrial with adding those windows. We planted a large tree out front. We brought it out and gave it enough area for the roots to grow. That could be a sizable tree. We recognize that we are taking down trees along the Preston Street side. We wanted to put back something of some size and not some boxwoods. We have a significant grade drop. With the walk towards Browns, you have the wall and the stairs. It thins out. We created the patio above that wall so it would not feel like a wall. It has an indoor/outdoor feeling to it. The lobby doors and windows open to that. We tried to do a lot of that indoor/outdoor feeling. That is like the pocket park. This patio and the restaurants on the second floor have 2 different patios. We showed you this large stair on Preston that we talked about last time. That stair had a double height. By minimizing and moving that, we were able to put up another level. That added another outdoor terrace. That is a gathering spot. With the stair, we brought that in a little bit. It was larger last time. We thought that it was not a design use of space. We were calling it a ceremonial stair. It was not as inviting or desirable as the way it shows now with the green. All the way to the left is the handicap access to get up to the hotel.

Next Slide

This is a picture down Market Street. We added a little detail design to the wall there. It was a little stark, a little brand. We cannot put glass because it abuts the browns. What we did was we prioritized glass. If you look at the property line and all the windows there, we moved the building back a little on that side and the Lighthouse side to get windows there. They would be protected if development happened there on either the Lighthouse or Browns.

Next Slide

This is a tightened shot of that patio. The wall meets the design guidelines. I don't think it is 100 percent done. I think it is like those rail fences on the other side. With this, we need to spend some time. I would like to see it

beautified with some greenery maybe. Right now, it had to work with the grading. To get the terrace there, it was better than just having what we had before a big wall.

Next Slide

This is a tightened shot of the experience. The cars will pull in. John Wilson of Timmons can speak to that. That is permitted. It is on our property line or within the right-of-way. I know there was a question of whether we can do that. We are permitted to do that.

Next Slide

This is our landscape plan. We have a couple of constraints here, specifically on Preston. Stormwater goes under that. We must be mindful of the trees that we plant there. That is why you will see that sized tree. We had a little detail along Preston with a path to walk down. Those move out from the trees. It brings the guests from either way, from The Mall down or up. With the Market Street side, we have 2 trees planted there.

Next Slides

Here is some more landscaping and material.

The one slide not in the presentation but in your packet is the view looking down The Mall with the piece of building above The Whiskey Jar.

We have added a lot of brick. That is where we prioritized our cost and focus on that base. We also added windows to the whole wall going up. In the earlier iterations, it was just a wall. We worked hard with Nitton. We moved some rooms, reconfigured some things, and structurally got the 2 windows going up that whole wall. With the view looking down The Mall, that helped it a lot with beautification. One member of the BAR pointed out that we maybe did not have brick on one of the things. We did solve that. We made sire that the entire full 3 floors were in the brick. It is not EIFS. We are past the days of EIFS. The paneling system that is on the top portion is stucco. It is a panel system. We have the materials here and we can show that. We don't call it that. That system is being called an EIFS top. We look at it as a stucco top. With the coloration of that, we made it a lighter color but not subtle. We did not want it to pop in the skyline. We wanted the base to be the focus of it and have that top fade away. There is not a lot of color because a lot of it is glass. We wanted that to e secondary to that base experience.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – You (staff) said one of the or some of the tree species were not on the master tree list. In your referenced or attached document, I could not find that. Which trees are they not allowed to use?

Mr. Werner – I know that gingko was removed. I said that I will cover it with a note.

Mr. Schwarz – You had a comment in there that one of the trees was not on the master tree list anymore. I was not sure which one that was that they cannot plant.

Mr. Werner – It might have been when I was referencing something attached. It might have been what I sent to the applicant team. I know that they had removed gingko. I was just covering the bases. On page 2 of the staff report under the discussion, I list some of the things that I had asked about and mentioned and how they might be resolved. I had EIFS, the masonry, rooftop screening, landscaping, and the condition that the trees be from the city tree list.

Mr. Zehmer – Is this the proposed color?

Bob Pineo, Applicant – No. It is hard to get a panel made up.

Mr. Zehmer – It is similar. You have color samples. Of the layered system, this is what the final texture would be. Which of these colors?

Mr. Pineo – Those are the 2 accent colors. It is the base color and the accent color.

Mr. Werner – With the screening of rooftop mechanical units now required as part of the zoning ordinance. That is not to say you don't have to think about it. The fact that it was not shown, and we will have something; They provided a detail. If that is sufficient or if you want more information, you can certainly ask. Even though it is said in the ordinance, I think it is screened.

Mr. Zehmer – You are proposing a cedar finish on a fiber cement board?

Mr. Pineo – There is no fiber cement board. There is the masonry stucco.

Mr. Schwarz – We are talking about the screen.

Mr. Levien – We don't have a form of mechanicals up there.

Nitin Kulkarni, Applicant – We have one [unintelligible] unit, which is probably 5 feet tall. Every window has a V deck. It is not central air condition [sic]. It is just the corridor air that we are pushing into the corridors. That unit 5 feet, 6 inches tall. One side is elevators. You are not going to see that. What we typically do is, once it is installed, see if it is visible, cover the areas.

Mr. Zehmer – The new code requires them to be screened.

Mr. Schwarz – It is not from the street level. I assume that you are looking from a neighborhood building. The zoning code requires it. They are not asking you to walk around on the street level and see if you see it. It is assuming that you are going to see it from an adjacent building.

Mr. Zehmer – With the finish and the coloring of this, the cedar finish is a reddish, wood tone.

Mr. Kulkarni – Those cement boards can be any color you can select.

Mr. Werner – I can clarify my reason for pointing this out. When the construction drawings come in and I am looking at the building permit that there is a 6-foot panel running around the perimeter of the roof. That is all that we are screening. I thank you for being the one who has raised this over the years that the location of that screening and what it is, is important. I don't want it to show up and this suddenly looks like an additional story on the top.

Mr. Zehmer – I would be curious to see. You could argue that the screening is taller than your unit. What if you are in a building that is even taller than that and you are looking down on it. There is nothing you can do about that.

Mr. Schwarz – Where this comes from is on West Main Street. There was the argument that you cannot see it from the street. The street is hilly. From a distance, we have a lot of tall buildings that have very large pieces of equipment. I know that you are saying yours is one small unit.

Mr. Levien – You are saying that you need the screening regardless of whether the pieces are this big or there 100 units up there. That is our sketch of what we would provide. You are saying that you did not like the material. Would you want something different? Is it something we can bring you later?

Mr. Kulkarni – It is going to be more towards the center area. You are not going to see that. We will provide screening.

Mr. Pineo – A lot of these bigger buildings have more air chillers, big pieces of equipment so the screening becomes part of the architecture. In this case, it is going to be discreet.

Mr. Levien – This is more code compliant and design oriented. We are not practically having to screen a farm of condensers. We have some flexibility. We don't need like 9 feet.

Mr. Schwarz – The code says it needs to be as tall as the tallest piece of equipment. I am pretty sure that it says that it just needs to be as tall as the tallest piece of equipment. It does not say you must put a fence around the whole perimeter. You could put it as close to the equipment as long as it keeps the equipment functional. I made sure that was in the code. It is a pressure treated fence. We don't allow that anywhere in the ADC districts. Would paint be sufficient for us?

Mr. Kulkarni – It is a wood building. The podium is concrete. The building above is wood framed. When we frame it, these posts are embedded into the structure. The roofing is then complete, and this is applied. The screening is applied to it. What you see there is the pressure treated wood because that is what 'marries' with the structure.

Mr. Timmerman – With HVAC, are the windows going to be operable?

Mr. Kulkarni – Not operable. It is a composite window. You can see that it is high quality sections.

Mr. Birle – Do you have a manufacturer?

Mr. Kulkarni – It is Indus Windows.

Mr. Levien – We don't have operable windows in the hotel.

Mr. Kulkarni – It creates more problems with the insurance. People leave it open, and it kills the moisture.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Timmerman – With that entry from The Mall, you were saying that is mainly for guests. Is it a locked entry up to that stair?

Mr. Kulkarni – The lobby is 24/7. That is how those hotels operate. What they do for safety purposes, they will have some cameras. The person at the front desk will release the lock and they can come in. That is strictly off the normal business hours.

Mr. Timmerman – I am going to reiterate the points that we talked about last week. I want to thank you for your cooperation in this and your collaboration. You have spent a lot of time. You have come in front of us in a way that allowed us to be heard. I feel that you have heard us. It is appreciative. It is appreciated by all of us, especially considering the previous submission where there was not a gesture towards that. That is an important part of this process; for everybody to come together for bettering the community.

With the overall design, there are massive improvements from the beginning. The continuity that is now provided on The Mall side is working well with the continuation of the brick and the relationship of that lower part of the façade with the existing fabric. The separation of the buildings is a huge move to create that pause. There is the separation between the old and the new, and the opportunity it affords is a great advantage that you have found. The biggest issue is the connection that is allowed between The Mall. I was disappointed when I saw the grand stair go away. I still want to see some sort of ability to walk through the hotel. Even if that is just meant for hotel guests, when I am walking on that section, I want to be able to get through that big block. It would be a good thing for the city and a good thing for that location.

Mr. Kulkarni – We reached out to Marriott to get their feedback. They have a life safety team. They are big on mod 14 like safety. These guys shot down the grand staircase. They said it is a life/safety issue. On the top, that is a 14-foot fall.

Mr. Timmerman – That makes a lot of sense. The design team explained to us separately and showed us that it was not feasible. That makes a lot of sense. I would love to see that canopy raised another floor as a nod to something more than just a private entry and possibly a connection or beginning of a connection through the hotel; something that more of a welcome and more of a heightened sense of entry from The Mall. It encourages people up, which would probably would not be a bad thing for the hotel. As you are walking underneath all these clinking glasses, you want to be able to access that if you want to. That would be some kind of move to allow people to come in.

My other big issue is with the West Market Street side. This is more of an aesthetic thing. It is also related to the idea that is in our guidelines of what is appropriate for a particular region of our city. In the Downtown Mall, I like the drop off in the lower portion. The upper portion is still very prominent. It still feels placeless. It does not 'jive' with the uniqueness. I am not even looking for historic. There is something special about our mall. I would like to see something that has something that separates it. When I look at the façade, I think of every other hotel that you see around a place that does not have a unique special identity. If we had this conversation a few weeks ago, I would have loved to have seen the other idea you came up with. I would like to push you in thinking about that more. This is such a special place, and it is a unique opportunity for the city.

Mr. Schwarz – This is vastly improved from the last time we saw it. There are still some things that I am concerned about. They must deal with the streetscape. Going back to the zoning code, I have mentioned this a couple of times since you have come before us. With the streetscape, the plantings, the sidewalks, the trees, and looking at zoning code, Section 4.4.5.a3, when there is not enough room in the right-of-way for the required streetscape, the clear walk zone and green scape zone must be provided on site as a permanent public access easement. I have mentioned this before. When there is not enough room for the street trees, the building must get smaller. You are continuing to try to squeeze it in there while keeping your building the same size. It is a lot better. You have not met the zoning code. You will have to get an exception. I have a feeling that staff is going to listen to the BAR. I am sure that they are going to lean on us for that. I don't like setting precedents for things that we really want in the city and that we want in our ADC districts. I looked up the street

typologies. West Market Street is a downtown street typology. That requires 6-foot clear walk zone and an 8-foot green scape zone. For the green scape zone, you are required to have large trees on average every 30 feet or small/medium trees if there are power lines involved. You have a power line at the top corner every 15 feet on average. If we are going with the large trees, you would need 4 large trees on Market Street. You have given us 1 large tree and a large shrub. I realize it is really constrained. It is much better than what you started with. We would be setting a precedent for throwing away that part of the zoning code, which is an important part of our zoning code. Our guidelines call for street trees. They are encouraged. I am worried about that. You have almost done it with the small street trees on Old Preston. I am still worried that the trees are in the sidewalk. I think that was somebody realized that where you have them, there is not enough room where you have put them. It does not seem like there is. I would hate for you to get through your design and then there are no trees because they don't fit between the foundation of the building and the edge of the sidewalk. Your views make it obvious how important those are. I would be worried about what if you lose those as this building gets through its site plan process. I don't want staff to think that the BAR said this is Ok, and we can just ignore the trees. I would be weary of that.

I am worried about the portion of West Market where you go from garage door entrance to transformer. I guess you have not figured out what that transformer is yet, an 8-foot-tall wall. It is a nice treatment once you get up to the steps. You have a low wall and a planter. That all seems nice. Coming down the hill seems nice. That section walking from the Vinegar Hill Theater is going to be severe. I don't know what more you guys can do. It seems that the patio area is nice on your elevations and in your perspectives. I am wondering how much use that would get. Would that be better stepped or turned into a planter? Putting any green space there is going to hurt your signage opportunities. I apologize for being harsh about that. I have mentioned this every time you have come before us. You need to make sure there is room for the streetscape. I am worried that you have not done that.

Mr. Kulkarni – There are 2 sides. You must leave the building to the building setbacks. You are telling me that the building all the way in to create 2 different things. One is saying that I must bring the building to the property line.

Mr. Schwarz – Your setbacks move if you don't have room for the streetscape. That was the intention of that part.

Mr. Kulkarni – I understand that. The code is saying that I need to bring the building to the front.

Mr. Schwarz – Has city staff told you that?

Mr. Levien – It is our obligation to comply with the code. What Mr. Schwarz is saying is that he is concerned that we don't comply with code. He is reading the code. We are not here for the code. You are nervous if you approve the design of this.

Mr. Schwarz – I would like to see, as part of our reviewing of this building. One of the problems that I have as far as it being in the ADC district is that you don't have any street trees. On Old Preston, you do have an attempt at putting in some trees. I can approve that they are going to be there. I know that is what staff is probably going to tell me to do, go with what is in the application. I am worried that they show up in 2 different places on your landscape plan versus your site plan. It does not seem like they fit.

Landscape Architect – Those trees are fitting on the Old Preston side. As far as I know, gingko is an approved tree that is at the Code Building unless that has change in the last few weeks. The issues that we are dealing with here on Market Street, we have a Jefferson Elm going down close to the old Vinegar Hill Theater. Unfortunately, we have underground utilities up in the area. That Hawthorne is a compromise. If we are going

to go into the code, we are going to have to look at tearing up a block system underneath the street, underneath those sidewalks to get those trees in. I think that is a bigger conversation. There is a bigger issue there.

Mr. Levien – That is why the code has that the zoning administrator can look at the site. I never thought we would have to get the special exception and then come here. If we don't comply with the code, we will have to get some special exceptions. The code is specifically filled with ways to discuss that with staff to know that what you are saying. We can only comply to this level.

Mr. Werner – We talked about it last. We have had meetings of trying to resolve this. It is where we have had many conversations about this. That is where I don't know 'how to thread the needle.'

Mr. Schwarz – As far as the BAR purview is concerned, I am concerned that the streetscape still is not quite there between the blank walls. We want to know what that is going to be and the lack of greenery.

Landscape Architect – What you are seeing today is going to be adjusted to the site plan. This is exactly what we are submitting into it. We believe that this is fitting minus other concerns of the greenery. The limited space is a conversation. We are still in development of creating the pocket park, the wall screening, and all that. I think it is not misrepresenting the greenery. I think it is the challenges of this space. I wanted to address that. This is accurate for what we have.

Mr. Schwarz – With the screening on the roof, use something like aluminum, something that is permanent, not pressured treated wood. It is a small item. It should not be a big cost. There is another code section that says to use durable permanent materials.

I am going to back off on the stucco. I know that had been an issue of mine. I feel that it is not a common material for tall buildings in a downtown area, especially in a historic downtown. We do have some precedent. The fact that it is mostly glass helps. The fact that you are dividing it up a lot helps more. I would rather see some sort of stone panels that are held on, something you would see in other tall buildings. It is trying to get there. I have struggled with that a lot. You are using stucco. Are you putting it on top of rigid insulation?

Mr. Kulkarni – The concern about the EIFS is Styrofoam.

Mr. Schwarz – I don't have a concern with EIFS.

Mr. Kulkarni – People have this conception that they get dinged. It does not last long. This does not have Styrofoam. This is all concrete.

Mr. Schwarz – That is not our purview. Are you doing exterior insulation?

Mr. Kulkarni – It is a wood building. These systems do come with continuous insulation. Once we run our com check, we will know if we need any exterior insulation. There is a lot of glass on this building.

Mr. Pineo – It is 60 percent glass if you look at the façade where the windows are.

Mr. Kulkarni – There is a huge amount of glass. I must put a lot of insulation wherever I can. That is why we picked the triple pane windows.

Mr. Birle – Since I have been on this board, this is the most dramatic improvement I have seen of a project. It has been a good back and forth to get to this point. I commend you. I am going by what I see here. If we can get trees that look like this on the Downtown Mall, this is the Downtown Mall elevation that you have shown

us here is successful. It does everything that we were hoping that would happen. The building has an anonymous quality once you get above that cornice. I don't mind that so much because it is quiet. I would be worried if there was more articulation up there. It goes away to the sky. I feel strongly on the Market Street side. There might have to be some looking at sacrificing a little bit of that patio space for greenery. We had talked about potentially having something growing down that wall or from above it. From this view, I can't tell what the requirements would be in the patio. That might be a way to get some more greenery in this elevation. I would support this right now.

Ms. Tabony – I agree with Mr. Birle's last comment and the other comments from the Board. I have a question about the little blue stem on this façade. I would love to see something as you have rendered continue across onto the patio side. It is important to articulate that tall wall more. That can maybe happen with recessed lights along that wall giving a nod to the people on that street walking down the road. That could be interesting and playful. Something must happen there. I agree that this is a great improvement. I am happy to see all the development thus far. There is something that keeps bothering me about both facades. There is like an AB rhythm across the façade. On the mall side, there is a C with the width of the stucco. A building of this size and grandeur of presence on The Mall should be more definitive. The B should be a bigger width, or it should all be the same. Right now, they are too similar. It feels like a mistake. I would recommend looking at that façade on both sides to regularize that and make it stately. Make it look intentional.

I did have another question about lighting. It looked like you had 2 types of lights for the exterior. There was a wall sconce and a down light, a recessed light.

Mr. Kulkarni – There will be 2 wall sconces. This is to comply with the code. When you come out of the staircase, you must have certain candles. We don't have any ceiling in a couple of places. That is why we have the wall sconces. The rest of it is ceiling lights.

Ms. Tabony - I was wondering if there would be an opportunity for another type of light at the ramps or the stairway. I feel that you could have some step lights just for pedestrian safety coming up the stairs and at the entrances.

Mr. Kulkarni – We can have recess lights in that wall.

Ms. Tabony – That would be great.

Mr. Kulkarni – We can make that wall more interesting. We are talking about different ideas about how to make that wall more interesting.

Mr. Levien – A part of this is the advancement into details. We are going to attach something to the structure. What would it attach to? With some of this, we need the blessing, decide what that is, and bring it back to you for the final approval. With a lot of these areas, you want to 'blow up' like its own room, sit there, and spend time on it.

Mr. Zehmer – Seeing this view on the screen makes me want to ask, are you the landscape architect? Do you think the blue stem will do well on the north side of the building like that with the shade of the building?

Landscape Architect – It should.

Ms. Tabony – I also wanted to echo your point about the entrance on The Mall. I am Ok with the stair going away. I think having something grander there would be great. In looking at this, I wonder if you want your

guests to be coming in with cars at such proximity. Is there a screen that happens at that point that blocks the view of the car entrance? I wonder about that adjacency. I see the garage door next to the pedestrian entry.

Mr. Kulkarni – We need to make sure that we don't stop the walkway. The walkway is beyond that. Up to the walkway, we can bring out some screen.

Ms. Tabony – My last question is about this gate beside The Whiskey Jar. Is that necessary? Can we leave that more open? Could it be lower? I love this space.

Mr. Levien – It is designed to be the building's space and that retailer space. Operationally, it will be that. It is our goal to have that be open for parts of the day and be more public. To lease that space, operationally for Marriott, it must be a building driven space.

Mr. Zehmer – This has come a long way. We appreciate you all working so hard on it. Mr. Timmerman and Ms. Tabony had a good point about the entrance on Old Preston. I thought you had a good idea of raising the canopy up a floor, raising that canopy and maybe even making it bigger. The grade change of coming down that hill off the Downtown Mall. By raising that canopy up, you might see it from The Mall. Hopefully, it is something that is not too hard to do raising the canopy up as a feature. The Preston side façade is successful with the rusticated base. I wonder if there is a way to carry some of that to the Market Street side. It is not wrapping the whole building. I don't know if it needs to. With the cornice line here, which is a comment I had, of trying to pick up on the cornice line of the historic block. At that same level on the Market Street side would be just that 1 story up above the lobby. If you could accentuate that, that might to break down that mass and to keep it from looking so plain. It would give both entrances to the hotel some character.

Mr. Rosenthal – I want to thank you. You guys have done a good, professional job. You have presented it to us in a way that is helpful for non-architects and for us to be able to feel this. I want to echo a desire to have on The Mall side more integrated, a way to feel like the hotel and The Mall are more integrated. Overall, I appreciate what you have done. I feel that you have gone out of your way to help us. That has been great.

Mr. Schwarz – We need to address the thin brick. Our guidelines say not to use it. I know that you have provided a product that has a drainage plane behind it. We have allowed it on other buildings. One thing I have noticed on the other buildings, is that I know that they make corner pieces. Most of the buildings that have used this have minimal corners. The CODE Building has metal strips preventing any corner from happening. I think with 1000 West Main, it is used in a flat way. You have a lot of ins, outs, and articulation.

Mr. Kulkarni – This manufacturer comes with the whole system. It comes with corners, transitions, full brick of the same color, and the thin brick. We selected one, which we can use it the way it suits.

Mr. Schwarz – With the corbeling that I am seeing in this view, that is going.

Mr. Kulkarni – They provide the whole system.

Mr. Schwarz – This articulation you are showing in the brick is great. I don't want to lose it. Please keep it through value engineering.

Mr. Timmerman – The thin brick is more expensive.

Mr. Kulkarni – It is more expensive up to a certain point. It gets more complicated once you use the full brick. The amount of space required to build in a cavity with full brick is tight.

Mr. Timmerman – It is interesting because the recesses that you are showing those windows. It seems like you could accommodate a typical masonry construction. That is not part of purview.

Mr. Kulkarni – We will if we can in places. These large openings create a lot of challenges. We must put in sharp angles. It is more complicated.

Mr. Timmerman – I have used thin brick before. It is a newer product.

Mr. Kulkarni – There is a slide in the presentation about the system that we are using. It is neat. It has the metal panels behind it. We installed it then.

Mr. Timmerman – I would like to address the comment about the top portion that I had an issue with and in response to Mr. Birle's comments. What I was referring to was on the street side. The top part is more prominent than the base. That is why it is more of a concern to me. I do want to clarify. The point I am making if not for something more elaborate that calls attention to itself. You brought up a good point when we were talking The Omni and how successful it is as a monumental thing. Its whole design intention was to, in some ways, disappear, not to call so much attention to itself. There was a monumentality to it. There was subtlety and a quietness to it. It is also unique in that way. That is more what I am looking for here. You responded to it as well and your comment about. This is not a material thing. It is more of a compositional issue and a design issue. I am looking for something that is a little more appropriate, a little more identifiable with our special place that we are putting it.

Mr. Pineo – It makes sense. I tend to disagree with you. This is the rationality of the building, the rationality of the units, and how the building works as an extension of program. All the units want to stack. There is a bow house view to it that the ornamentation is stripped. I think that it is in addition to all the great things that we like about Charlottesville. This is another element that is going to enrich it. I tend not to think that it needs that level of ornamentation.

Mr. Timmerman – It is not really ornamentation. That façade and composition feels like everywhere. It seems like any Marriott you see anywhere.

Mr. Pineo – I disagree with you. This is subjective. Many of the images that we showed is about what it feels like from the pedestrian perspective or what it feels from the car, what it feels like from the approach.

Mr. Timmerman – This perspective does a good job of showing that. That is what I am reacting to. The base makes a lot of sense. It is just that the top portion is very prominent. We all drive up that road every day.

Mr. Kulkarni – One side of the building is more of a pedestrian feel because you cannot see. There is not much distance available. This is the road where you are going to see it. It is a different perception from both sides.

Mr. Pineo – This is the view that you are going to see. That is why we showed this view. It is a difference of opinion about whether this is appropriate or not appropriate. Most people's focus is going to be as you approach it. This is a view that you will see. It is a difference of opinion about what the intention of the building is. I think that it is rational, proportional. A lot of the activity of the building façade. 60 percent of that façade is glass. Articulating the activity inside of it. We have had those accent panels as discussions that we have previously had. I like the simplicity of it. I like the organizational structure of it. It identifies the program behind it in a rational way. I like the stripped-down aesthetic. There are other elements that are playing well within that framework. In my opinion, it is where it is supposed to be.

Mr. Levien – I agree with many of the comments of the entrance on Preston. Things are hipper and cooler if you must find them, and they are not in your face. There is a part of this marketing branding of this hotel that has a hipness to it. I think that we will be denigrating that if we start like flashing lights, calling that to that area. Preston is retail. That is the activity. Most people that enter there are going to be hotel patrons or maybe going to that restaurant. They are going to be intrigued by the people there. What I am concerned about is that our intention having that 'behind the velvet ropes and behind something.' We are going to destroy that versus the other side with the patio and the more lights and bigger thing. That is the big 'light in the sky.'

Mr. Timmerman – When I started talking about this, my point was not to draw attention to itself. I think it is rooted in the guidelines. Is this appropriate for this area? Does it tie into the historic nature of where it is being built? I would argue that The Omni does in a way. It is modern complex. It houses a lot of hotel rooms. It is unique in the way it uses a mundane material. It is unique in the way that it is a subtle design. It does not call attention to itself. It is a monumental building. It is quiet. I am looking for more in that direction. That is what I would hope for. It still does have a corporate feel on that side.

Mr. Levien – With the stair, we could placate that. Do you understand what I am saying? That area to us is hipper and cooler. It is almost what is happening in more urban lobbies in residential buildings. They are not these big things anymore. They are quaint. There is the connection between West Market and Preston internally. The design of that internal staircase of going down. That is the draw internally for the pedestrian, the guest to go either way. We were envisioning a quieter thing. I am hesitant to bring something back to you. We can look at the awnings and a couple of things. What we all know over time is that people get trained. People know where to go. They know to turn the corner and get to this place. I am less concerned with that.

Mr. Timmerman – Part of my comment relates to Mr. Schwarz's point. In this kind of a bigger building, you would expect to see something a little bit more. Not that I am against the EIFS. This is more of a design thing. I would expect to see something more class A, big-time commercial, something you would see in a downtown space. We are all about tying into our guidelines. What I am talking about is a way of tying into the guideline of trying to find something appropriate for this space and create a precedent so that in 40 years, we have a downtown that is noble.

Mr. Zehmer – It comes down to whether we feel like this application is ready for approval now. Are we hoping that they were going to come back with some tweaks? It is maybe a good problem to have. We have worked with this applicant a lot over the last 6 months. They have made great improvements from where they started. We are getting into the details of picking it apart. How much further do we go? They have responded well, and this building does meet our guidelines.

Mr. Levien – I am going to be candid. With all due respect, I don't think we are going to do something different on the upper portion. It is an aesthetic that we would like. It is contextual. We must do something with that wall. We are about the pedestrian experience. We need time. The chipping with these things is always tough. We are trying to figure out what we can build and go into DD. That wall needs something. We know that. That will improve. With that entrance on Preston, we can make some improvements. We can draw more attention. I am stubborn about that. It is supposed to have that feel and not the 'look at me' feel. The retail is supposed to have that. Could we make some little things there? We must comply with code. Timmons will go back and make sure that we are. We know we must comply with the code. I always find that conversation interesting. You are also giving the approval on the exterior of the egress. We must comply with the code on the egress. I have typically never had these conversations because the BAR is blessing the general aesthetic. We must comply with the code. If we don't have enough trees, we better put enough trees there. We will look at that, make sure we comply with the code. We have worked hard to have green scape there.

Ms. Tabony – I think it is the width of the stucco that changes at every window. I would love for it to be all the same. Between the HVAC units, it is thinner. It gets thicker when there is no HVAC unit.

Mr. Pineo – The big picture is that this has been going on for some time. There is a point where how far down are we going to go down to the nth degree to create it and figure this out. I am talking process-wise. There is a lot of information that has been given. From my perspective as a designer here and working with the community, you have a great ownership group. You have a great architect who was open to our suggestions. We listened to everything that is going on here. We listened to staff, and we read the guidelines. We have had 1000 iterations through this. I am not suggesting that there is an end to this. I am asking that question. Where is the end? It goes on and on. There is a certain point where, as somebody who is being paid to try to deliver something for the clients, and knowing this community, it is designing by committee. It is hard. All the steps it takes to get movement and to get what I think is a good design that is good for the owner, good for the other architect, who is working here. It is a lot to do. I am happy with the way that the building is. From my perspective, it fits a lot of what I consider to be good design. I guess this is a procedural question. How many more times? Process-wise, it is hard to keep up with all the iterations. I don't know how to solve that. If you could make the bay structures the same, if you could get some lights on the wall, if you could dematerialize the lighting.

Mr. Levien – Part of that goes into that wall thing that we are working at. I also understand the lights on the stairs.

Mr. Pineo – Let's take the other example of the stairs that we are talking about. There is a whole system that is an egress path. It is in the location it must be or is at this point because of the pattern. If you look at the interior floors system. We cannot move that staircase. The staircase is anchored. Articulating that so it is more open; we did that. I don't know if you saw where we pushed the front door out, so it was not recessed. We increased the glass that was there. All these moves are important. A whole scale look at the whole thing. I am not suggesting that anybody is doing that. These little incremental things all over the place take a lot of energy and a lot of time in trying to get to yes.

Mr. Timmerman – I appreciate that. We have all been there.

Mr. Levien – I think that we defer. I think we come back with 4 or 5 things that we took away that we worked on and say that we did the best we can. There are some valid points here. We cannot get a partial CoA. I am not going to ask that they rely on that yet. We will take care of the lights. I think that we go back, and we do what we can do when we come back. We will come back with some of the larger things.

Mr. Timmerman – What we are talking about is being a more proactive BAR. This is a lot that we are 'throwing' at you. I appreciate the position that you are in. We are not trying to make it difficult. We are just trying to make an important part of the city better, as good as we can get it. The part that we have been trying to do more is give clear direction. Of all the comments that I made, sometimes priorities can get lost. My priority was the pedestrian nature and the entry on The Mall. If I had anything that I would love for you to push as this last push. Where does this end? You have come so far. We are right there at the finish line.

Mr. Birle – For me, the only issue is that wall. It sounds like you are all over it. I think you are right there.

Ms. Tabony – There is a certain point when we need to trust you. As a designer and an architect, I understand where you are. When is that for us? That is a question for all of us up here.

Mr. Birle – We cannot micro-design this.

Mr. Zehmer – We are not required to come to a unanimous agreement. I would support this as submitted. We can take a vote and see where it lands.

Mr. Birle – It would be trusting you to respond to some of the issues that we brought up.

Mr. Levien – I would take an approval and still commit to come back in June showing the 4 or 5 things. We are frozen in going to that past CDS.

Mr. Zehmer – We could potentially offer an approval with our condition that they bring that site retaining wall back to us.

Mr. Werner – Please don't start to develop CDs based on a CoA. With the internal discussions that I have had, there are some zoning questions that must be resolved. I don't want to get into them. We are not making the determination about it. What I heard tonight was a lot of close detail issues and some questions. I have some detail issues. I will have to look at these building permit drawings and say that it matches what the BAR asked for.

Mr. Kulkarni – That is where we need to progress. This is good enough information. I can start pushing it.

Mr. Werner – Look at these materials. I am learning a lot. Look at The Verve and some of the things. I am concerned about how these things turn a corner and is that appropriate? That was a big deal at The Verve in the corners. Where were the joints? What did the joints look like? For an entrance corridor project to get that level of detail, I was stunned. With the visibility of this project, I want to make sure that the details, corners, and joints are right. With the design overall, I hear good things. I know that what I will hear about 3 to 5 years is why that is a 2-inch joint there. I am referring to our design guidelines. Our design guidelines are awfully clear about not using thin set brick. We have used it. We acknowledged that. Don't use EIFS. We have acknowledged that. We have used it. There are valid questions about what it will look like. I am trying to offer them guidance. I am hearing positive on this. There are some details that I think that I need to hear, or we take a break for 30 minutes and write a motion that would be acceptable. You are leaving me hanging. I am not entirely comfortable there.

Mr. Levien – Is there stuff you could do at staff level? If the design is acceptable, but you are going to look at how corners come together. We can bring that when we get to detailed drawings.

Mr. Werner – I would be for the BAR voting to approve this design. It is not out of the realm of possibilities. There are some small things in here that you asked about. You could say 'make sure you do that.' Add lighting to the sidewalk. Do something different in the back relative to that entrance. Change some of the lighting. Address some of the street trees. You can put those in there. You will have to construct a motion that addresses. As a former builder, I know that things move. A wall is probably going to shift. I will bring that back to you all for that.

Mr. Levien – We tried to make it easy. Why don't we defer? Why don't we come back? We have heard 3 or 4 things. I am now alarmed. I don't know what you mean. You will have to tell us exactly. If we are drawing sketches to show you exactly how things line up like we did with it.

Mr. Werner – Each of these products come with information about the specs. I learned a lot on The Verve. I was so happy when they called that they were going with metal panels instead of EIFS. I want to be certain that we are clear. This is a visible project. We can hide some things in some places around town. We will not be able to hide them here. It is in the details.

Mr. Timmerman – There has been a lot of information put out there. While it has gone for a long time, you have been very responsive.

Mr. Zehmer – This is the first CoA application. Everything up to this point has been preliminary discussions.

Mr. Timmerman – The last comment that we were giving you was at a period where you were asking for our comments. There was no chance to respond.

Mr. Levien – We are going to defer and come back. I would want to work and make sure. You are talking about some real detailed stuff that I would not want to be here next month. I don't know how these come together.

Applicant requests deferral – Motion to accept deferral – Mr. Zehmer – Second by Ms. Tabony – Motion passes 7-0.

*Ms. Lewis rejoined the meeting.

E. Other Business

8. Staff questions and updates

• Martha Jefferson House – door replacement [1600 Gordon Ave.]

F. Adjourn

Adjournment

The meeting was adjourned at 10:24 PM.

BAR MINUTES CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW Regular Meeting June 17, 2025 Hybrid Meeting (In person at City Council Chamle



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, Ron Bailey, Cheri Lewis, Kate Tabony, Jerry Rosenthal, Roger Birle,

James Zehmer, Jenny Lauer

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

Pre-Meeting:

There was discussion surrounding the security of City Hall and making sure that the doors of City Hall lock and close.

Ms. Lewis asked Mr. Matthews if he has spoken with the residents on 7th Street. Staff and members of the BAR did go over what should be focused on with the project at 7th Street.

There was discussion surrounding the 218 West Market Street. Ms. Lewis will be recusing herself for the 218 West Market Street. Ms. Lewis was frustrated with the applicant not working with neighboring property owners, nor listening to their concerns.

Mr. Zehmer 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. Certificate of Appropriateness Application

BAR #25-0083

120 West High Street, TMP 330184000

North Downtown ADC District Owner: Christ Episcopal Church Applicant: Devin Donnelly

Project: Partial demo, rear porch and storage area.

Motion to Approve Consent Agenda – Mr. Schwarz – Second by Mr. Bailey – Motion passes 8-0.

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the demolition of the rear porch at the brick house formerly 103 West Jefferson 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, and the BAR recommends any salvageable elements be retained on-site, should a future recreation of the porch be considered, or be incorporated as a design elements in any new work at this location.

C. Deferred Items

2. Certificate of Appropriateness Application

BAR #25-0077 540 Park Street, TMP 520183000 North Downtown ADC District Owner: Patrick & Jessica Fenn Applicant: Douglas Croker Project: Window replacements

Jeff Werner, Staff Report – CoA request for the replacement of existing windows using Lepage Millwork painted wood windows with insulated glass. (Where divided lights are simulated with applied muntin, there is an internal spacer, consistent with the design guidelines.)

Ms. Lewis – I did not see a reference about what is happening with that historic transom.

Mr. Werner – The transom is going to remain in place.

Ms. Lewis – It was not shown in the drawings. It was not mentioned texturally that I could find.

Mr. Werner – It is something from inside the house that would be interesting outside.

Ms. Lewis – Walking up Park Street today, I found several other examples, not all of it applied on the outside like that. There are other types of code dated windows that look a lot like that on more historic buildings.

Mr. Werner – Those are the two differences in the staff report. The recommended motion is as submitted. I would just ask that if there is a motion that you consider including these two.

Mr. Rosenthal – Was this the only issue that we had?

Douglas Croker, Applicant – We also made them all wood windows. We upgraded the window to all wood windows, so there was no clad window. I was happy to have my client agree to that.

The last time we talked about this thing that they hung the reference to the historic, it is hanging on old hinges. I thought that, in the last meeting, we were not going to put that. It is a hooked-up imitation. Is that important to do?

Mr. Zehmer – I don't think we feel like that is historically accurate in that location. It might be from the house. It might be from a salvage yard. It is something applied to the exterior of the house. I don't think it is in its original location.

Mr. Croker – We can certainly try. I would not want to put it up the way it is now.

Mr. Zehmer – I don't think we are requiring that to go back. Staff's suggestion is that they should put a partition or mullion in between 2 double-hung windows.

Mr. Croker – There will be 2 double-hung windows.

Mr. Werner – It can stay if they would like for it to stay. It is like shutters. They can remove it if they would like.

Mr. Zehmer – What is the intent of the applicant?

Mr. Croker – I was going to remove it and fix everything with real windows and fix the shutters that need it and not put that transom back. I am trying to fix the front porch. I am not going to make any changes to it. I am pleased that, from a client who was against doing anything, he has now agreed to do everything. I would ask that it be approved without that as a requirement. If he allows us to put it back, we will put it back.

Ms. Lewis – You are positive that it never fit the window?

Mr. Croker – Positive. It won't even sit flat. It is an old hardware. I don't think it would never fit because you have a mold down the center that will protrude.

Mr. Werner – I am confident that is not from that. It is not an exterior window. It was possibly a transom inside. It was not on there. It does not fit. It is not the right width. It is 2 regular hinges. I was not looking at it as an issue here. If it stayed, it stayed. If it left, it left.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Zehmer – With the attic windows, are the existing windows casement windows because the proposed was replacement or casement up there?

Mr. Croker – They are casement windows.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Ms. Lewis – I want to thank you and the applicant for agreeing to do the double-hung windows.

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed 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 with the clarification that [it is acceptable to] either remove or retain the [exterior] transom on the first floor window. The triple windows that are currently casements on the south elevation will remain casements. Second by Ms. Lewis. Motion passes 8-0.

3. 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

Ms. Lewis recused herself from the 218 West Market Street Certificate of Appropriateness Application.

Jeff Werner, **Staff Report** – 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.)

Jeff Levien, Applicant – There are two things that we have done since the last hearing. Staff pointed out all the detail that we had to get into. We submitted a lot of detail that we could go through. We feel that we have given that. From an architectural design, we took the three to five things that stood out to address. We feel that we addressed them.

Next Slide

What we did was that we heard a lot of comments about more uniformity with the patterns. You were saying that it was not as symmetrical as you would like. We feel that we addressed that on both sides of the building. That was one thing on the upper portion.

Bob Pineo, Applicant –

Next Slide

This is related to Ms. Tabony's comment about column spacing, the ABC. We went through the floor plan and looked at all the cases where there was and created a more regular pattern of ABA to show that we have done that.

Mr. Levien –

Next Slide

Here we did a couple things. With that wall, it also bothered me. We were going to punt it a little bit. We heard everyone's concern. We added that planting bed in front. The plan is to make those seasonal and plant those. They are pieces that you buy. We are confident that you can install them. They are a great way to make that more available and shield that wall. We did not add the detail of the lighting that Ms. Tabony spoke of. We made a note of it that we are because we have some photometric issues we need to work on. We need to get the detail of where those will go. It is in our submission. We would expect that it would be approved. If you want us to come back and show the detail, we could. We were just at the point that I did not want to show you something fake and done on the fly. We do have to get to it. We added trees. Mr. Schwarz was strong in that comment about complying with tree and tree canopy.

Next Slide

This is a tight-in shot of that wall.

Mr. Pineo – We kept the front wall the way it was and planned and recessed the porch area. That porch area now responds well. The canopy is the same as it is. It used to stick out a little bit further than the canopy. They are basically in line.

Mr. Levien -

Next Slide

We took another look at this entrance. I still want this entrance to be what I am going to call the 'cool, hip, find it' entrance. I did want it shockingly 'bells and whistles.' It is primarily for guests. We feel strongly that anybody visiting that restaurant is going to come in off Market Street if they are specifically going there or they will be guests of the hotel or they will know to get there. Those are the only people that should be using that. We constantly went back to the preference of having the retail speak the strongest along that street. We did add a bump out to shield. We heard that comment about separating the driveway the more functional to the doorway.

Mr. Pineo –

Next Slides

As you remember that solid stair egress tower, that articulation was more blank. What we have done is incorporated more into that 3-dimensional 2-story brick façade. We bumped that out, made that stair open, added more light, and added another large window into that stairwell. The idea is to continue the focus on the retail feeling of the street. That base has been enlarged. It has been pulled out. There is more detail. The canopy is where it is. There is now a little bit of a recess. We separated it from the entrance to the garage portal. We have done other things like taking this idea of the planter. That is the back-of-house entrance to the garage. Incorporating some of those elements so that the building reads, it has the same elements on both sides. The focus for us was continuing to make the pedestrian experience, as far as retail and connectivity, our primary focus.

Mr. Levien – We did make it a little grander by adding that window. A big focus was to that back-of-the-house now with that landscaping and it does not become like this one little dark thing to walk by. We brought that column out. To separate those two, we toyed with it. We wanted to make it definitive enough but subtle enough. We were conscious awareness of sight lines. Whether we plant next to it, that is to be determined. We thought we captured some of the BAR's concern about separating those 2 elements.

Cheval Oldaker, Landscape Architect –

Next Slides

We addressed Mr. Schwarz's comments about the Market Street side where we brought in more trees. We meet our street requirements. Mr. Werner and I talked about the gingko on the Old Preston side where there is plenty of precedents on the Downtown Mall for gingko century. We feel that is the appropriate tree on that side as well. We were able to bring in more trees in the old Market Street side

Mr. Levien – We confirm that the trees will be using are compliant with the context.

Next Slide

We brought the materials the last time. We had a box of the actual material to feel. A lot of the stuff was further detailed. We did change the material on the screening on the roof because we knew that was important.

We are appreciative of everything we have received from the BAR. It took a lot of time. We are hoping for a positive vote and an approval tonight, so we can continue.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lauer – I had a question about the bed width for the trees on the streetscape. Do you know the bed width of the street tree on the Preston side?

Mr. Oldaker – I believe that is going to be about 5 to 7 feet. We are still in design development.

Mr. Levien – One thing that we went through the last time is we have utilities and stormwater in that sidewalk. We had to make it a little tight. We had to combine the green scape along with the sidewalk and respect the utilities underground.

Mr. Oldaker – We are not able to take the trees to the street side because of the stormwater systems and utilities. That is why we chose the gingko for that. It is probably closer to the building. They bought some more green. It creates a green wall. When you are looking on the Mall, this is like an alley style approach.

Mr. Zehmer – One of the comments that I sent to you was the location and material for the control joints. Did you show those somewhere? Could you describe those?

Mr. Pineo – On page 32 on the far right, that is the expansion joint.

Mr. Zehmer – I was looking more where are they are going to be on the façade of the building?

Mr. Pineo – If you look at all the elevations, they clearly show where. There is a vertical expansion joint at the windows.

Mr. Zehmer – You talked about the gingkoes. Any concern that they are almost too close to the building? I understand that you have utility conflict. They mask the windows of the retail space that you are trying to provide there. It hides and screens it. I did not know if you had any concerns with that.

Mr. Oldaker – We are limited with what we can do in that space. We are trying to bring in trees in there.

Mr. Levien – My belief is that it might be two retailers, probably one retailer. With the right signage, it is not going to be this kind of row where there are 4 or 5 entrances. You must find them all. There is only one place. We will select an entrance. If we make that with the right signage, the trees will not have an effect. The retailers will have to adjust. It is also not something like a window shopping where it will have to pop, and someone needs to see something. We chose it because we like it. It is like that downtown feel. It is not like a part of Stonefield. I like that hidden feeling where you are finding something. With the pocket park, you are going to have a big pop there as well.

Mr. Zehmer – You have the minimum installed sizes as a 2-inch caliper. What is the typical height of a 2-inch caliper gingko?

Mr. Oldaker – It should be about 10 to 12 feet. They will be small to start out.

Ms. Tabony – Did the stucco joint on page 32 have a dimension? I did not see that.

Mr. Pineo – It is a stow detail. I can get you that. This is a manufacturer's detail. If I had to scale it, it looks like something between 5/8 or 3/4 of an inch. I don't think we have flexibility on that. I can get you that if you like.

Ms. Tabony – Can you remind us of the thickness of the stucco product?

Mr. Pineo – It is about an inch and an eighth. It is effectively a 3-coat masonry product. While it is a stow product, it is a wire lab scratch coat, brown coat. It is a real masonry stucco.

Ms. Tabony – The detail that I was looking at said it is the vertical joint detail. That detail would be the vertical and horizontal.

Mr. Pineo – It is a different detail. That detail there is specifically for the floor expansion. It allows for flexibility if the system changes. You don't need to have flashing.

Ms. Tabony – Do you have that shown in your application?

Mr. Pineo – I don't. I can get that for you.

Ms. Tabony – With the window detailing, I saw that you included that, but did not see any dimensions of the jam depth or sill depth. Is that something you have available?

Mr. Pineo – Let me see if I can get that from Mr. Kulkarni. We did bring the sample window profile.

Ms. Tabony – I remember the window profile. There was no brick. I think someone had a comment the last time about the depth of that window assembly relative to the outside of the brick just to understand the depth of that façade.

Mr. Birle – Page 29 shows the brick return at the openings. It is not the dimension but there is some relief there.

Mr. Schwarz – A more general question would be that with the windows that are in brick, are they going to be recessed into the brick so that we see something like the returns on here? Are they going to be more flush with the brick?

Mr. Birle – This suggests that there is a return. Is that the intent?

Mr. Pineo – Yes.

Ms. Tabony – It looks like the windows in the stucco are flush with the stucco. Is that correct?

Mr. Pineo – They are close. I believe that there is a recess that the windows are set back to a certain degree. These are not flamed windows. The capacity to set them back is there. To what degree? I will have to double-check.

Mr. Birle – The detail you provided does not show a stucco return at the opening.

Mr. Zehmer – On the center image for the sill, is it typical for that vertical face of that brick to tilt outward like that?

Nitin Kulkarni, Applicant — We have most of the drawings regarding the details. The windows are not flushed with the exterior. They are recessed in as you can see in this detail. They have these sections, which will imitate roll off bricks. Whenever there is a recess, there are corners available so that we can handle all those. It does not look like it is stuck on the sides of the windows. It looks real. These are thin windows. After nailing the pins onto the framing, there will be the stucco coming out around 2 inches. It will turn. They are not flush to the extreme. I

believe that there are details for the stucco. I don't know exactly if you have incorporated that. I also did share those details for the windows sill. If you don't have it, we can always share that.

Mr. Pineo – Is it what you gave us is in that packet?

Mr. Kulkarni – It should be in the packet. It is like this, except there are flashings coming out of the window bottom. That is part of the stucco system that they provide to treat the window returns on the side. On the left-hand side, you can see that sealant jam detail. Do you see at the bottom an end damp flashing, which comes out. There is a return after you put the frame in.

Mr. Birle – When I look at that detail, that is not a stucco return

Mr. Kulkarni – I was trying to show the bottom, the sill detail.

Mr. Birle – The sill projects a little bit. I don't think there is a problem with having a difference between openings in a masonry wall and openings in the stucco. That is not unusual

Mr. Pineo – Just looking at this section. If the framing is the same and the window is the same, you have the brick. Picture that detail with stucco. You are naturally going to get a return back.

Mr. Birle – It is not going to be like the detail that the stow section showed.

Mr. Pineo – If the framing and the window are the same, take away the brick and replace it with stucco. You would get a return on the jams and the head.

Mr. Birle – The framing is right behind the thin brick. What you are seeing there is just the blocking.

Mr. Pineo – You are seeing the wall framing, the sheathing, and all the subassemblies. Replace the brick with the stucco. Stucco is about the same if not even a little bit thicker than the brick. It would have that same return. Therefore, the window would recess.

Mr. Birle – You are not showing that anywhere.

Mr. Zehmer – Is there a difference between the previous slide where it has the flanged window versus the recessed window?

Mr. Birle – These slides are just to show the stow system.

Mr. Zehmer – I am talking about this.

Ms. Tabony – Where are these details shown?

Mr. Zehmer – It is like there is a double-step for the recessed window and a single step for this flange window.

Mr. Birle – You are showing both a flanged window that is flush with brick and you are showing a window that has a brick return, so that there is a recessed opening in the masonry. We want to make sure we know what is being suggested here. On 28, it is flush. On 29, there is a 1.5-inch reveal.

Ms. Tabony – I would also point out that if you go to the renderings, it looks like there are many more conditions in the renderings that are not shown in the details. I see flush brick condition. I see a deep return. I see

a stucco window. Some have the tilted sill detail. It would be helpful to have more clarity. I am sure that there are 3 window conditions that we should be seeing before.

Mr. Werner – I want to make sure what I am hearing. The return is a certain depth window that is punched. Windows are punched, and there is a certain depth to them. It is that. There are various places. It is various depths. It is being able to discern that, as shown, these are not flush as shown. As shown, we assume these are punched.

Ms. Tabony – That is correct. If you go to the Old Preston side, there is the very deep return there. If you look above the brick that looks to be a punched opening above the canopy, that looks like a different depth. I think there are some conditions that we are not seeing in detail.

Mr. Pineo – Do you feel comfortable with the idea that they are there. The idea of detailing this entire building with all these? There is one thing, I think the problem is that the level of specificity when we are getting a building that could fall apart at the detail level. We all get that. The idea is that there are different conditions. They are showing 3-dimensionally, they are showing design intent. With the Certificate of Appropriateness, is that an appropriate setting for the window? The idea now is how that gets done. That is a lot of work. From on architect's perspective, speaking as architect to architect, sometimes it takes time to fully flush out these details. You get better as you go, assuming that the hand who is doing it understands the requirement. It is embedded in the drawings. The intent is there. You are right. Some of the windows are flush. Some of the windows are recessed. The whole idea is that is the design intent. Resolution of those details is a lot. We could spend a lot of time and effort. It is coming. Is this the right time to get into those details? I am sure staff is saying, 'how am I going to review these?' We know that it is set back. We know that there are different window conditions. There needs to be an appropriate detail that is drawn, that is commiserate with the design intent. I always feel that, within time, these details will and should be resolved. At this point, design intent is true. How far do we go to try to resolve all these details? I would almost argue it is contrary to good building because you need the time. With good building design, you need time to flush these details out with the manufacturer. That is my advocacy. The design intent is there. We need time. The process needs time to evolve so that the details are done correctly.

Mr. Levien – Is the intent that they are going to be stacked that they are going to be different. Are they all one way and you just put 2 things on there by accident?

Mr. Pineo – No. The design intent is that masonry openings are different than masonry stucco openings.

Mr. Birle – That is all we are asking for right now. We are not asking you to detail the windows. You have shown 2 different conditions in brick, one that I would find objectionable. What you have said is that you are going to have returns at the masonry openings. You are going to make a distinction. That is as much as I would want out of this right now.

Mr. Levien – You must give them the definitiveness of what our intent is. If our intent is to have those in variation and we went for the final build and they were all the same, we would not be of that intent. I just want to make sure. You are right. We can go through every window and detail each different.

Mr. Pineo – In this iteration and the previous one, we have 30 slides of renderings up close. That is the design intent. That is a distinct difference between the upper floors.

Mr. Levien – I am trying to follow along. I did not know if it was like the 2 things there. You are saying that they are different.

Mr. Schwarz – The confusion might be that the details you gave us, you have the flange windows in there. It sounds like you did not intend to put that in there.

Mr. Pineo – The flange window would work.

Mr. Kulkarni – I have been informed by the contractor that we are closely working with that. He would like to use the flange windows. It will be a flat window. The amount of return shown in the windowsill detail for the break is not exactly what it should be. There will be a little less return. There will be some return. Once you put the flange on the framing, there will be some build up of the brick. We have moisture drainage system behind it. That is the extent of return we are going to get. We are not going to get a whole lot of return where the roll is shown completely coming out. There will be roll off, but it will not be as much as is shown in the detail.

Mr. Zehmer – Most of the renderings show a deep reveal. That is where we are struggling.

Mr. Kulkarni – The front ones are columns coming out. Are we talking about those? Are we talking about both?

Mr. Zehmer – It looks like there is one brick. For the windows where do have the deep return, it seems that there is a brick border around the window. Where I was reading the flange window might be the one that is over the Preston Street entrance where it seems more flush, perhaps where the workout room may be. There are some that looked like that on the first floor on the Preston Avenue side. They were more flush or flange windows. I was reading the others as more recessed. It might be beneficial to call it out. It could just simply be marking up. Windows #1 are flanged and windows #2 are recessed.

Mr. Pineo – If you see this rendering, do you see how the column lines are sticking out. There is a significant depth in that column. Even if you have a flange window, you could nail something to the side of it and create the flange. You are always going to have a big brick return. That is all the column lines on the main floor. That takes care of that entire lower floor. You are still on the Preston side. You are up on the second floor. It is the same condition. Those windows are recessed back. We might need a nailing flange or something like that to help secure the window. You are still going to be recessed back. The columns are going to be expressed. If you go to the third floor, it is still the same thing. Those windows are recessed. That is a masonry open with a punched opening that is recessed back significantly.

Mr. Schwarz – What about the windows above the garage door?

Mr. Pineo – I would say it is the same thing. We are returning. This is a question or task for Mr. Kulkarni to figure out.

Mr. Kulkarni – With those windows above the entry to the garage, those 2 columns are extending out just like the other columns. That creates a recessed opening there. That is why they are recessed. That is not a typical condition everywhere. That is just one exceptional condition where we have that effect. With the rest of those areas, we have vertical columns coming out. We have the windows, which are not really recessed. The thickness of the brick itself will be outside the frames. With the moisture drainage system, that inch and the brick thickness will be around 3 inches. It will be recessed by that much. Beyond that, we are not using the windows, which will be recessed inside. These will be the planned figures.

Mr. Schwarz – Did you provide the type of windows? I am seeing this and reading it as storefront.

Mr. Kulkarni – These are high-quality composite windows.

Mr. Werner – In the guidelines under New Construction, for doors and windows, traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. This tint here is masonry. Those buildings would be punched. Unless it is indicated, I am not concerned if this is 2 inches, 2.5 inches, or 3.5 inches. The intent is that they are either punched or flush. That is where I would like some clarification. If applying the guidelines, these should all be punched and have some level of recess. It sounds like there are some flush windows.

Ms. Tabony – Do the guidelines include that if any material needs to be punched?

Mr. Werner – If it is a masonry. If it was framed, the trim would project out around where the siding comes in. For a masonry building, yes, we would assume a punched opening.

Mr. Zehmer – I heard that Mr. Kulkarni say that they were not planning to use the roll lock detail with the sill.

Mr. Kulkarni – We will use the roll lock detail on the sill. That tin brick system comes with that roll out detail. It will not be as deep as it is shown.

Mr. Zehmer – That is part of our hangup. The rendering is showing one thing that you are saying is not the intent.

COMMENTS FROM THE PUBLIC

Deanna Gould – I am the executive director of Lighthouse located next to the 218 Hotel build. I understand the BAR makes decisions based on design, not safety or noise. By approving this design, you are approving a garage door placement, which is next door to Lighthouse's accessibility ramp for the Vinegar Hill Theater and our theater door entrance. I attended the November meeting when you determined a redesign of the 218 Hotel was necessary. On January 13th, I asked Mr. Levien for an update. He said it would take a few days to get back to me. He never did. On May 30th, Mike Stoneking, Lighthouse's architect advisor reached out to Bob Pineo asking about the proximity of the new build's garage door to our theater. Mr. Pineo needed to check on this. Mike did not hear back from him. On June 5th, I reached out to Mr. Levien and asked for a meeting the week of June 9th. I received a reply telling me that the meeting was premature. However, on June 13th, Mr. Levien suggested meeting tomorrow morning, the morning after asking you for approval. The garage door placement is not safe. Every day and throughout the day, our students, teachers, staff, and theater attendees exit our theater door and turn right to access The Mall. They will be forced to navigate cars entering and exiting the hotel. Our accessibility ramp is located beside our theater and next to the hotel's garage door. It is used by individuals in wheelchairs as well as attendees. The November hotel design showed a garage door located on Old Preston. Today's design shows another one located on a dangerous street curve where accidents happen. Currently, you are not allowed to exit left or right from The Artful Lodger parking lot on Market Street. My understanding is that there is a Charlottesville city planning and design goal to not allow large vehicular openings on primary streets. As this driveway descends into the garage, it will create a fall hazard along our wheelchair access path. Our theater is much more likely to suffer from the sounds as cars enter and exit given the garage door placement. This might make our theater inoperative, which would result in a major revenue loss. Vinegar Hill has been around since 1976. We recognize the importance to our community. We agreed to keep it going. We hold about 100 events annually. Last year, we gave \$47,000 back to our community.

COMMENTS FROM THE BOARD

Ms. Tabony – Where are the guidelines for pedestrian crossings? Is that in zoning? It is in zoning.

Mr. Schwarz – Unfortunately, this is a thing where we can push for. We can say whether a garage door is appropriate on a façade or not. As far as our guidelines are concerned, that is the most appropriate place for a garage. As far as being a good neighbor is concerned, I don't know. I think zoning is going to end up looking at whether that garage can be there or not. I am pretty sure that with zoning, it can. At that point, that is going to be considered a ground floor. I think they will have to get some exceptions. I don't know for sure on windows on that ground floor. They won't treat the main level as a ground floor by the time you get so far over there because the ground is sloped or drops off so much. I don't know how zoning is going to take this. With zoning, we are going to pretend that we are going to approve based on our guidelines. I have asked Mr. Werner if you must get an exception, even if it ends up being administratively approved. At lease, somebody could tell us. I don't know if it must come back to us. At least, we are aware of what is going on. It sounds like you still need to go through the whole development process.

Mr. Levien – I dislike the characterization that Ms. Gould painted. I have been in communication for years with her and trying to be cooperative. Any conversation before going through this whole process is premature. You should know that, operationally, that garage door stays closed. It is all valet. It is not residential where people are coming in and out. Part of our conversation tomorrow is going to be about logistics, how we can work that out and how that might be a benefit to her operation in permitting additional parking. This characterization of we are just putting up a driveway and ignoring them is a mischaracterization. We have met with her on separate occasions. I took objection to that.

Mr. Zehmer – Mr. Schwarz's comments are well taken. It is a zoning question. From the BAR perspective, it is the exterior of the building. I agree that seems to be the best place for a garage entrance. I would certainly recommend painting a pedestrian crosswalk across that driveway and any other safety features could be implied there. The function of the building and where parking comes in is up to the designer.

Mr. Schwarz – I can respond to the garage door. It does seem like that is, as far as our guidelines are concerned, you put it in the lowest location, which I think is preferable. You have made some changes to the streetscape. They are small changes, but they do make a big difference. I appreciate that. With the last couple of meetings, I have picked on this. You have responded as well as you can. You push back where you have had to push back. In general, I am feeling more comfortable with this. If things end up changing, it will come back to us. If things don't work out in the site plan process or the development plan process, we will end up seeing it again. The renderings do show a lot of detail. I appreciate that detail. However, you figure out how to make it work with the thin brick, I realize that cornices may change profiles. You may have bell courses in different locations. If that same level of detail comes back or ends up in the final product, that is what I would like to see. Lighting is going to come back to us. I am ready to approve this tonight.

Mr. Werner – This is a prior elevation. I also wanted to offer a comment that might be helpful in your discussion. I alluded to this at the end of the last meeting. Gingkoes are no longer on the tree list as a recommended tree. They are not on the list as a prohibited tree. I understand the intent that we don't want invasives. There is some concern about monocultures. There are situations where gingko is the perfect tree. I would ask that if you are looking at that and thinking about that, a statement of that specifically would helpful. When it goes to the site plan and suddenly it says that this isn't on the tree list, this is that. That is where I say that the BAR has purview to review the landscape design. This is the design intent. I just want to not lose that in the mix.

Mr. Kulkarni – I just got the confirmation that we can use the punched windows where the bricks are used to have them recessed. I wanted to let everybody know that.

Mr. Schwarz – If the city comes back and they can somehow move all their sewer lines out of the way and we can get some real trees, that would be fantastic. I don't think the applicant is going to be able to do that.

Mr. Zehmer – Can we require male gingkoes?

Mr. Birle – The applicant has done a good job of being responsive. There are small changes, but they have improved it. I am sorry that we got hung up on the returns of windows. It is an important point. These elevations did not start to feel great until we saw some of the recesses 2 times ago. There is a lot of detail here. The architectural details are not really showing the detail that I am seeing in the renderings. The renderings look very intentional. The way the windows are treated are a big part of that. I am on board with this if it can look like these renderings.

Ms. Tabony – What does that require? Detailed submission?

Mr. Birle – We cannot ask for this building to be detailed at this point. It is really a matter of intent that there is agreement that masonry openings will be punched. I would be of the opinion that stucco is a masonry product. I am Ok with that being a flatter abstracted surface, which the renderings kind of show, as long as the masonry openings have a deep recess.

Mr. Werner – We have characterized it on some entrance corridor stuff. At least, it has been characterized as reasonably consistent with the renderings, something that would direct me to refer to the renderings relative to that depth. I would be comfortable with that. If it is Ok to have those upper story windows flush, say so. If some level of recess is necessary, say so with some general guidance. I would at least hope they would not be proud. I hope these would not be projecting.

Mr. Zehmer – Looking at the renderings, most of the punched windows are where we have brick that is recessed. The exception potentially being the one right over the Preston Avenue entrance and some on the Market Street side to the left of the front door and maybe the ones that separate the lobby and small dining area. I think even those at the little dining area are recessed. It seems to me that the confusion is that the detail shows a flush brick or a flange with the brick. That does not seem like what they are showing in the rendering. Mostly the flush is more with the stucco. Is that what I am reading right? Is that what you all are reading?

Mr. Birle – When we zoom in on the renderings, there is a little bit of a return on the stucco as well.

Ms. Lauer – I am curious if the renderings are not the best vehicle for analyzing building details and if it would be helpful for the applicant to provide an elevation markup that indicates each window condition if there are 3 or 4 conditions. That does not mean they need to detail every condition, but just to indicate where those conditions occur and what the depth is of the return.

Mr. Zehmer – That is what I was alluding to when a mark of type 1, type 2, ABC.

Mr. Schwarz – What we have asked for in the past is that we have asked wall sections. We don't necessarily care about the guts of the wall section. It is more of just that outer profile of knowing what we are going to get. It has been a while since we have gotten one of those. We have had some big buildings in between. I don't know if that is something that they could just send to staff to confirm that this looks like what we were talking about.

Mr. Werner – I agree that this has always been the challenge of where we have a rendering, an elevation, and none of them align. We like stucco, which is a masonry material, and the windows should be punched. Is there agreement on that? My primary concern is the upper floor. I will express my opinion on this. I feel that the EIFS, stucco, and whatever the material is, and we have those flush windows on the upper floors, it has that generic hotel look. I am primarily concerned that upper floors where those windows are punched, you all can stipulate that it maybe be a full brick course or half brick course or a certain thickness, it does not matter to me. If they

come back and show those as flush, I am going to say that we need to talk to the BAR, unless you want to stipulate something differently.

Mr. Birle – I am fine with that. That is how they are showing it in the rendering.

Mr. Levien – We are not looking for any wiggle room. We have an intent of what we are doing in recess. The only thing we beat is whether that is 2 inches or 3 inches. If we meet that intent and they are all recessed and we have that series laid out, we can work through that. We are Ok with an approval of it looks like, but it does not have this flush or something. We are not trying to move off that. We need time to detail what each window condition is.

Ms. Tabony – I am not seeing the punched stucco detail anywhere. That is my concern. I agree with you that that should happen. That would make it a better building.

Mr. Pineo – We agree too. How about a 2-inch recess on the stucco?

Ms. Tabony – Can it match the brick? I don't know the dimension of the brick. I would love to see dimensioned, the brick detail depth. It would be great if it matched that. It looked like it was about right. I still don't know the dimensions.

Mr. Pineo – It is a simple thing here. We have 3 conditions. We have the stucco. Let's say that is 2 inches. The window plane is 2 inches set back from the face of the plane of the stucco. When it comes to windows that planer with the brick, we will do 3 inches or a full brick back. If you look at the Preston side, there is no flush. There are very few flush window details. There is a column line that sticks out. The window is recessed 1 or 2 feet back from that. It is only the window that is above the garage and potentially some of the windows on the upper floors. The way the articulation of the structure is, those windows by design are recessed back.

Ms. Tabony – There is a brick element that is more or less flush with the window.

Mr. Zehmer – There is a border that is along that vertical edge.

Ms. Tabony – It appears to be recessed.

Mr. Pineo – The design intent and what Mr. Kulkarni alluded to was if there was an idea of a flange window, we don't need to do that. The flange does not need a nailer. The brick plane goes back perpendicular to the front of the building. The frame sits right next to it. We would have to work on that. I almost question the idea that that is brick material anyway. Why not extend it? We were working on that when we used that ABA because the thickness was different. The design intent is drawn here. Let us work on it. We will meet the design intent. The windows are recessed in the stucco by 2 inches. They are recessed where they can. Where they are planar when you don't have an abutting column by the width of a brick, that would be the design intent. That happens a lot more at this elevation because we don't have a column line that engages in the façade. Those windows would be recessed. The design intent would be for a thickness of a brick.

Mr. Zehmer – What we are hoping to do is make this into a motion. If we can get there, that will be a good thing. On the stucco, I am hearing a 2-inch recess. On the planar windows, the depth of a brick (roughly 3 inches). The 3rd condition is where the window abuts into a large column line.

Mr. Werner – How we have treated this in the past is that I would ask in the motion that you are acknowledging that the punched opening and the intent is a full brick or approximately 2 inches at stucco openings. The applicant will provide a detail for the BAR record. You accept that detail into the record. You can say that this is

not what you heard. It allows an approval of this design so they can move forward. If this detail at the window becomes 2.25 or an inch and 5/8, we are not stuck. When that information is provided and we accept it for the BAR record, there is time for some discussion.

I had another suggestion on the motion. There will need to be something for that decorative gate on The Mall side. It is an interesting design element. I am not suggesting the BAR say that it must look like this. If the BAR feels like that is an interesting design, that is something the zoning would say that is a fence and you cannot have it. It would require some kind of exception.

Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed 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 with the following clarifications and conditions:

- We support the landscape design showing Sentinel Gingko trees on Old Preston Avenue noting the conflict with sub-grade street utilities.
- [Prior to staff approving a building permit.] The applicant shall provide [for the BAR record] a diagram showing the locations of the typical details for windows matching the design intent. [Specifically, the intent being the depth of the brick and stucco returns as shown on the renderings]. It is the BAR's understanding that the stucco return should be no less than 2". The planar windows should have a depth of a typical brick, which our understanding is 3". That the windows on the Old Preston [Avenue] façade at the street level shall fill the column bays. [Specifically, the full width of the masonry opening.]
- Exterior lighting will require BAR review and a CoA.
- The BAR expects the final result to have a similar level of brick detailing as is shown on the renderings.

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

Meeting was recessed for 5 minutes.

Ms. Lewis rejoined the meeting to do discuss the Pre-Application Conferences.

D. New Items

N/A

4. Pre-Application Conference

BAR #25-0081

555 17th Street NW, TMP #050059000

Rugby Road - University Cir - Venable ADC District

Owner: Pipson Properties LLC

Applicant: Wolf Ackerman Architects / Fred Wolf

Project: Rear Addition

- Staff passed out additional renderings for this project. Staff introduced the proposed project to the BAR for discussion, feedback, and suggestions.
- Staff also presented that this is an opportunity for members of the BAR to let the applicant know if something is not right.
- There will be no action taken for this pre-application conference.
- It is an older home and student rental.
- The property owner asked the architects to possibly add more units onto the property.
- There is going to be modest changes with the courtyard space.

- The proposal is for 2 single-family attached dwelling units to have a shared garage/
- The applicant is proposing moving the proposed house up to the property line on the north side against the parking and up to the alley within limits of the zoning.
- The property is zoned RX-5. Base ordinance allows 5 stories and 72 feet.
- The proposed project is 3 stories on top of a garage that is considered a basement according to the ordinance.
- The maximum height to the top of the parapet wall is 37.5 feet.
- The proposal for the pre-application meeting is a massing diagram with punched holes representing windows.
- The applicant would also like the BAR's input and feedback on a possible 4th story on top of the 3rd story that is proposed.
- The applicant is trying to be very respectful of the original house scale and being careful of the impact on neighboring buildings.
- The 4th story would be more bedrooms and units.
- The applicant does believe that they could fit 12 cars in the parking garage. The intent is attached family dwelling.
- Mr. Birle asked about the exterior materials for this project.
- The applicant is planning to use a vertical wood or synthetic material on the exterior.
- For an apartment building to be built on this location, the current existing structure would have to be demolished.
- The applicant is proposing trees in the courtyard of this proposed project.
- Ms. Tabony offered positive comments regarding this proposed project.
- Mr. Schwarz expressed concern about the lack of windows on the 3rd or 4th story on the proposed building.
- There was support from all the members of the BAR for this proposed project.
- Mr. Birle liked the simplicity of design for this proposed project.
- Ms. Lewis reviewed for the record what the guidelines require for new construction and site
 modifications, stating how well the applicant has responded to those considerations with this proposed
 project.
- Mr. Rosenthal did raise the question of screening of the HVAC units. The applicant does intend to follow the ordinance with screening the mechanical units.

5. Pre-Application Conference

BAR #25-0084

202, 204, and 208 7th Street SW

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

- Staff introduced this proposed project of a multi-story building behind two individually protected properties.
- Staff has already received comments from neighboring property owners in opposition to this proposed project.
- Two lots within the project site are city-designated individually protected properties. The group of parcels are essentially a mini district.

- The new proposed building would encroach onto the parcels that are protected, which is why the review falls under BAR purview.
- Both brick houses were built in the 1860s to 1880s by James Hawkins, who lived on Ridge Street.
- The applicant is intending to remove the 20th-century shed that is currently behind one of the brick buildings.
- The two brick houses on the property seem to be dilapidated and have not been occupied for some time.
- The applicant does intend to rehabilitate or renovate the 2 houses currently on the site, in lieu of demolition.
- The floor area of the two houses on the property is about 800 square feet each.
- The two houses will be incorporated into the proposed building as a possible study or support space.
- The applicant states there are going to be issues with renovating and rehabilitating of the 2 houses, so they cannot be used as is.
- The proposed name of the project is going to be The Mark. Ms. Lewis recommended using the name of the builder of the houses as part of this project.
- Staff did provide insight from the design guidelines.
- Under the current zoning, the by right height is 5 stories or 72 feet maximum height with 7 stories allowed as a bonus.
- The city code says that the BAR can only reduce the height no more than 2 floors below what is allowed.
- Staff does not know how that will apply to the bonus floors. That condition has not yet been used.
- There is 25 feet in step-backs of the upper floors.
- There is going to be 2 floors of podium parking with 5 stories of residential and wood frame above the podium parking.
- The BAR indicates the major question or concern with this proposed project is the pedestrian feel and experience.
- Mr. Schwarz is uncomfortable with how the proposed building will frame the two existing historic buildings.
- Mr. Schwarz would like to see the proposed new building feel more "in the background" as compared to the existing two historic houses.
- The applicant did emphasize that the landscape plan has not yet been prepared. The applicant is going to be looking to add trees in the landscape plan.
- The applicant emphasized the importance of the zoning code and what the zoning calls for on this property.
- Mr. Birle brought up the context of the scale of the existing buildings compared to the new proposed building.
- Ms. Lewis brought up possible functions for the two existing historic buildings as an entrance to the new larger building.

6. Staff questions/discussion

517 Lexington Avenue

- Historic Conservation District property.
- Construction of a secondary structure/garage/unit facing Kelly Avenue which is at the rear of the property's lot. (Kelly Ave. is not in the H.C. District)
- The old ordinance did allow secondary structures with review by staff and the BAR chair.
- With the new ordinance, secondary structures are considered minor construction and therefore are processed as a minor BAR review (meaning staff may review administratively).
- From Kelly Avenue, you would see this garage, therefore it must be reviewed. (In HC Districts, rear site work does not require review unless visible from the street.)
- The plan is for a composite material (such as Hardy plank) finish.

- The staff plans to review and approve administratively.
- Mr. Schwarz asked if it could go on the Consent Agenda in case there are public comments. There was consensus on the BAR to have the project on the next meeting's Consent Agenda.
- Mr. Bailey had concerns about the precedent of adding 517 Lexington to the Consent Agenda, when staff could review these types of projects administratively.
- This project is not yet at the process of applying for a building permit.
- There is no requirement for notices to be mailed out for CoA applications, only posted notices at the property before the monthly BAR meeting where an action may be taken.

E. Adjourn

Adjournment

The meeting was adjourned at 9:43 PM.

City of Charlottesville Board of Architectural Review Staff Report August 19, 2025



Certificate of Appropriateness Application

BAR # 25-0100

1600 Gordon Avenue, Tax Parcel 090016000

Rugby Road - University Circle -Venable Neighborhood ADC District

Owner: Martha Jefferson House Applicant: Mark Barstow Project: Door replacement



Background

Year Built: 1920-1921. (Renovations in 1956 and 1974.)

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

Status: Contributing

The original, two and-a-half story Colonial Revival house, *Ackley*, was designed by Leonidus Polk Wheat, Jr. of Washington, DC, as a residence for J. Allen and Betty K. Wheat. In 1955 it was sold for use as a retirement home. An addition, designed by Milton Grigg, was added the same year. There were several subsequent additions to the east side. The west wing apartment addition was added in 1978.

Prior BAR Reviews

See Appendix

Application

• Applicant's submittal: Photographs, mock-up of proposed replacement.

Request CoA to replace exterior dolor at entry vestibule.

Note: Staff briefly discussed this with the BAR during the May 22, 2025 meeting. Meeting video. Discussion begins at approximately 05:20:00 BAR meeting - May 20 2024

Discussion and Recommendations

Staff recommends approval of the CoA, with the conditions noted in the Suggested Motion below.

During the BAR's brief discussion on May 22, 2025, the the general opinion was that the exterior door and sidelites could be removed, accommodating installation of the new door, provided the existing door and sidelites are documented and with a request the elements removed would be retained on-site, should later re-installation be considered. There was no consensus on the new door and sidelites having applied grilles or being full, single-lite units.

From the 1983 historical survey of the property: *The house was remodeled in 1956, and much of the exterior detailing probably dates to that time.* It is staff's opinion that the entry vestibule was likely altered at this time. (See images in the Appendix. The 1920 drawings indicate an exterior door with sidelites, a vestibule with small closets on each side, then an open entrance into the *stair hall.*)

Additionally, the proposed changes will not permanently modify the entrance such that it cannot be later restored, either to the 1920 original design (if that can be determined) or the presumed 1956 alterations, which will be documented.

Suggested Motion [for approval with approval of the Consent Agenda]

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed door replacement at 1600 Gordon Avenue satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the request with the following conditions:

- The existing door and sidelites will be documented (sketch with dimensions) and photographed, with that information provided for the BAR archive.
- The new door and sidelites can be either single lite or have simulated divided lights, provided the latter have within the glass internal spacer bars aligned with the grilles.
- And with a request that the existing door and sidelites be retained on-site, should later reinstallation be considered.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed door replacement at 1600 Gordon Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request.

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

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

Review Criteria Generally

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

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.

- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [not germane].

Standards for Review and Decision

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

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

Pertinent Design Guidelines from Chapter 4 – Rehabilitation

Chapter 4 Rehabilitation

D. Entrances, Porches, and Doors

[...]

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

- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.

. . .

Appendix

Prior BAR Reviews

<u>February 21, 2006</u> – Preliminary discussion of proposed addition.

<u>March 21, 2006</u> – BAR approved (7-0) addition of addition: 12 independent living units, parking for 25 cars between Ackley Lane and an alley, and a 6-space lot off the alley.

October 16, 2007 - BAR approved (7-0) reconfiguration of the entry circle, addition of a pergola, addition of a small shed, and removal of plantings from the courtyard, subject to: Red Oaks will be planted as street trees along Ackley Lane; and the shed color and painted columns will match the trim on the Martha Jefferson House.

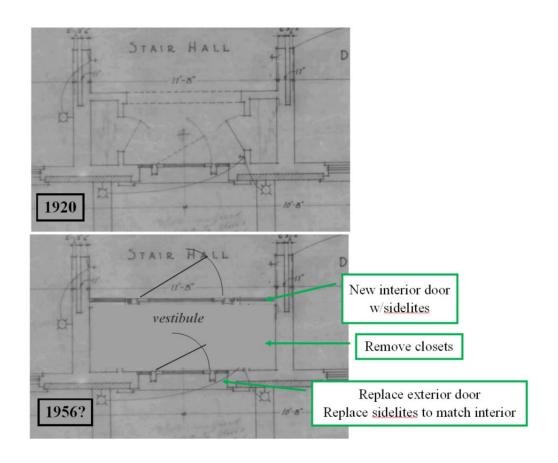
<u>January 15, 2008</u> – BAR approved removal of a 33.5" ash tree located in the courtyard garden, and replacement with a 2" caliper Acer Campestre (field maple).





Exterior

Inside vestibule







Exterior

Inside vestibule

Identification

Lane)

STREET ADDRESS: 1600 Gordon Avenue (formerly 404 Ackley HISTORIC NAME: Ackley

DATE / PERIOD :

1920-21, 1956. 1974

MAP & PARCEL: 9-16 CENSUS TRACT AND BLOCK: 2-411

PRESENT ZONING: R-2 and R-3 ORIGINAL OWNER: Betty K. Wheat

STYLE : Colonial Revival HEIGHT (to cornice) OR STORIES: 21/2 storeys DIMENSIONS AND LAND AREA: 2.25 acres

ORIGINAL USE: Residence PRESENT USE : Retirement Home CONDITION : Good SURVEYOR : Вібь

PRESENT OWNER: Martha Jefferson Sanitorium

DATE OF SURVEY: Spring 1981 SOURCES:

ADDRESS: 1600 Gordon Avenue

City Records Mrs. Parker Blake

Charlottesville, VA

ARCHITECTURAL DESCRIPTION

columnettes

storeys,

Ackley is a 2½-storey. 5-bay. double-pile house with an original 2-storey, 3-bay west wing and a smaller 2-storey east wing. It is set on a low foundation with a full basement. Walls are veneered in brick laid in Flemish bond throughout the building, and there is a concrete stringcourse between the first and second storey. The steep gable roof is covered with slate and has a boxed cornice with mod/llions and cornice returns and a plain frieze. Its rear slope continues across the west wing which covers all but the front bay of that end of that building. There is one exterior end chimney with a small cap at the east end of the central block and an interior chimney near the back of the wing. Windows are double-sash, 6-over-6 light, with concrete sills, architrave trim, and louvered shutters. They are the same height at both levels. Fenestration on the rear elevation is irregular. Three gable-roofed, slate-walled dormers are centered on the fromt and rear elevations of the central block. Fluted pilasters support the cornice returns. Windows are nearly full-sized 6-over-6 light. There is a large half-round group of multi-light attic windows in the gable end of the west wing. There is a frontispiece entrance in the center bay of the facade. Fluted Corinthian pilasters support an entablature with cushion frieze and modillions and a swan's neck pediment with a pineapple. The 8-paneled entrance door is flanked by narrow leaded sidelights with Gothic tracery. Beyond a shallow entrance vestibule, there is a 12-light door with wider leaded sidelights and a semi-elliptical paneled transom. The rear door is also 8-paneled and is flanked by narrow 2-over-2 light windows. Interior doors are 8-paneled with architrave trim. The two-flight open-well stair in the broad entrance hall has a curved landing. The parlor mantel with coupled Tuscan columnette was carved by Hessian prisoners of war for a house in Staunton, and the mantel in the master bedroom was salvaged from a farmhouse in Augusta County. The scenic wallpaper above the paneled wainscot in the dining room is also from a house in Staumton. A one-storey porch (now glass-enclosed) covers two bays of the facade of the west wing and projects slightly beyond the facade of the central block. Four Tuscan colums support a simple entablanure and flat roof with Chinese Chippendale balustrade. The two-storey east wing originally had an arcaded open porch at the first level, the arches on the front and rear elevations being in the shape of a Palladian window. Access was by paired 5-light french doors flanking the parlor fireplace. The rear third remains an open porch, but the center third had been enclosed with brick and the front third converted into a windowed hallway leading to one of the new buildings. A 1974 addition covers the end of the west wing.

HISTORICAL DESCRIPTION

In 1918 J. Allen Wheat of Staunton purchased a 263-acre section of Preston Heights and immediately had title transferred to his wife Betty K. Wheat (City DB 32-24, 25). Tax records show that this house was built in 1920-21. Mr. Wheat's brother Leonidas Pope Wheat, a Washington architect, designed the house from a sketch by Mrs. Wheat. Mr. Wheat died in 1927, and in 1956 Mrs. Wheat sold the house to the Perry Foundation for use as a retirement home (DB 190-172, 196-111). The Charlottesville architect Milton Grigg adapted the house to that use and designed several additional buildings for the complex. Additional References: City DB 50-299.

with Palladian



VIRGINIA HISTORIC LANDMARKS COMMISSION

File No. 104-130

Negative no(s). 7215

Page 1 of 2	HISTORIC DISTRICT SUR (see also attached shee			110(0): 7215
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own/City Charlottesvil	lle			
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Number of Stories	Roof Type		Roof M	laterial
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Porch Stories	3		General	description
Building type detached house detached town house row house double house	□ garage□ farmhouse□ apartment building□ gas station	☐ government☐ commercial (c☐ commercial (s☐ railroad	•	
Style/period Neo Virginia	Colonial/Georgian Date ₁	920-21; 195êrchitect	/builderLeonidas Po	pe Wheat(of DC)
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	Whea held Whea a ske	This house was be t of Staunton and title to it). WI t, a Washington as etch by Mrs. Whea	heat's brother Le rchtect, desgined t. at sold the house	Wheat (who enidas Pope the house from to the Perry

Source See attached Ch'ville Landmarks report.

Surveyed by Jeff O'Dell

Date 4-83; 8-83

STREET ADDRESS: 1600 Gordon Avenue (formerly 404 Ackley HISTORIC NAME: Ackley

Lane)

MAP & PARCEL: CENSUS TRACT AND BLOCK: 2-411 DATE / PERIOD: 1920-21, 1956. 1974 STYLE: Colonial Revival

PRESENT ZONING: R-2 and R-3 ORIGINAL OWNER: Betty K. Wheat HEIGHT (to cornice) OR STORIES: 2½ storeys DIMENSIONS AND LAND AREA: 2.25 acres

ORIGINAL USE: Residence

CONDITION: Good SURVEYOR:

PRESENT USE : Retirement Home PRESENT OWNER: Martha Jefferson Sanitorium

Bibb DATE OF SURVEY: Spring 1981

ADDRESS: 1600 Gordon Avenue

City Records SOURCES:

Charlottesville, Virginia

Mrs. Parker Blake

ARCHITECTURAL DESCRIPTION

Ackley is a $2\frac{1}{2}$ -storey. 5-bay. double-pile house with an original 2-storey, 3-bay west wing and a smaller 2-storey east wing. It is set on a low foundation with a full basement. Walls are veneered in brick laid in Flemish bond throughout the building, and there is a concrete stringcourse between the first and second storeys. The steep gable roof is covered with slate and has a boxed cornice with modillions and cornice returns and a plain frieze. Its rear slope continues across the west wing which covers all but the front bay of that end of that building. There is one exterior end chimney with a small cap at the east end of the central block and an interior chimney near the back of the wing. Windows are double-sash, 6-over-6 light, with concrete sills, architrave trim, and louvered shutters. They are the same height at both levels. Fenestration on the rear elevation is irregular. Three gable-roofed, slate-walled dormers are centered on the front and rear elevations of the central block. Fluted pilasters support the cornice returns. Windows are nearly full-sized 6-over-6 light. There is a large half-round group of multi-light attic windows in the gable end of the west wing. There is a frontispiece entrance in the center bay of the facade. Fluted Corinthian pilasters support an entablature with cushion frieze and modillions and a swan's neck pediment with a pineapple. The 8-paneled entrance door is flanked by narrow leaded sidelights with Gothic tracery. Beyond a shallow entrance vestibule, there is a 12-light door with wider leaded sidelights and a semi-elliptical paneled transom. The rear door is also 8-paneled and is flanked by narrow 2-over-2 light windows. Interior doors are 8-paneled with architrave trim. The two-flight open-well stair in the broad entrance hall has a curved landing. The parlor mantel with coupled Tuscan columnettes was carwed by Hessian prisoners of war for a house in Staunton, and the mantel in the master bedroom was salvaged from a farmhouse in Augusta County. The scenic wallpaper above the paneled wainscot in the dining room is also from a house in Staumton. A one-storey porch (now glass-enclosed) covers two bays of the facade of the west wing and projects slightly beyond the facade of the central block. Four Tuscan colums support a simple entablature and flat roof with Chinese Chippendale balustrade. The two-storey east wing originally had an arcaded open porch at the first level, with Palladian arches on the front and rear elevations. Access was by paired 5-light French doors flanking the parlor fireplace. The rear third remains an open porch, but the center third has been enclosed with brick and the front third converted into a windowed hallway leading to one of the new buildings. A 1974 addition covers the end of the west wing.

HISTORICAL DESCRIPTION

In 1918, J. Allen Wheat of Staunton purchased a 2.3-acre section of Preston Heights and immediately had title transferred to his wife Betty K. Wheat (City DB 32-24, 25). Tax records show that this house was built in 1920-21. Mr. Wheat's brother Leonidas Pope Wheat, a Washington architect, designed the house from a sketch by Mrs. Wheat. Mr. Wheat died in 1927, and in 1956 Mrs. Wheat sold the house to the Perry Foundation for use as a retirement home Charlottesville architect Milton Grigg adapted the house to that use and designed several (DB 190-172, 196-111). additional buildings for the complex. Additional References: City DB 50-299.

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

9-16N ackley R-2 × R-3 (Wheat House) 213,6 X125 1921, 1956, 1974 "ackley" 225 × 167.5 177 × 150 1600 Gordon due (MJ House 40 K176 Martha Jefferson Sanitarium 196-14 76,800 plat 190-175 196-172 Pory Found, Inc. Betty K, wheat 50 - 299 plat ACDB 97-346 32-25 addins by Grigg (1956) removed for tax roll 1957 built 1920, good, constr 2- storey 12 rooms, 42 -> 7 baths, basement CB found, bruck, slate gable rang 1974 17 c bldgs 2, 7,4 - addn 1977 Bldg 1

1922, retirement home 1957 Mary Scott Blake (Mus Parker Blake) **
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achley

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fluted Cor pilastere support entab uf enshion frieze & med.

* broken so ged uf generapple
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Palladian motif regarted at! st level facale up 16-l fixed-sach

wind up thermal transon. I still sach

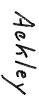
all 1st level was orig open porch up 2 pr 5-l Fr. doors

still leading into parlor; now lib/orase; now; porch









CITY OF CHARLOTTESVILLE

4406

Department of Community Development City Hall Charlottesville, Virginia 22902

Existing



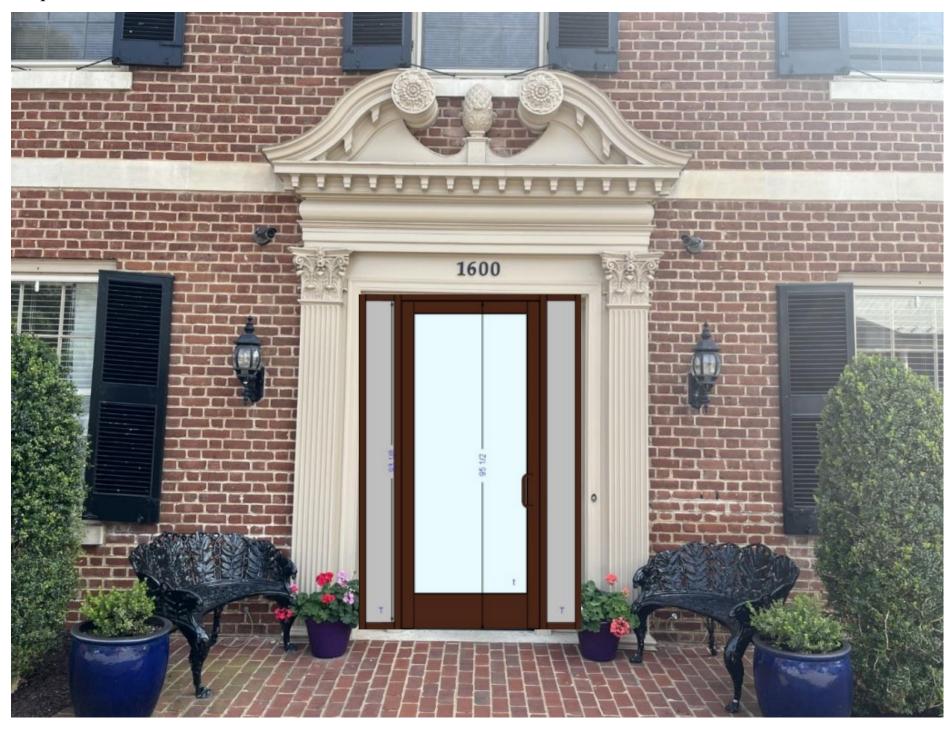
Proposed with simulated divided lites.



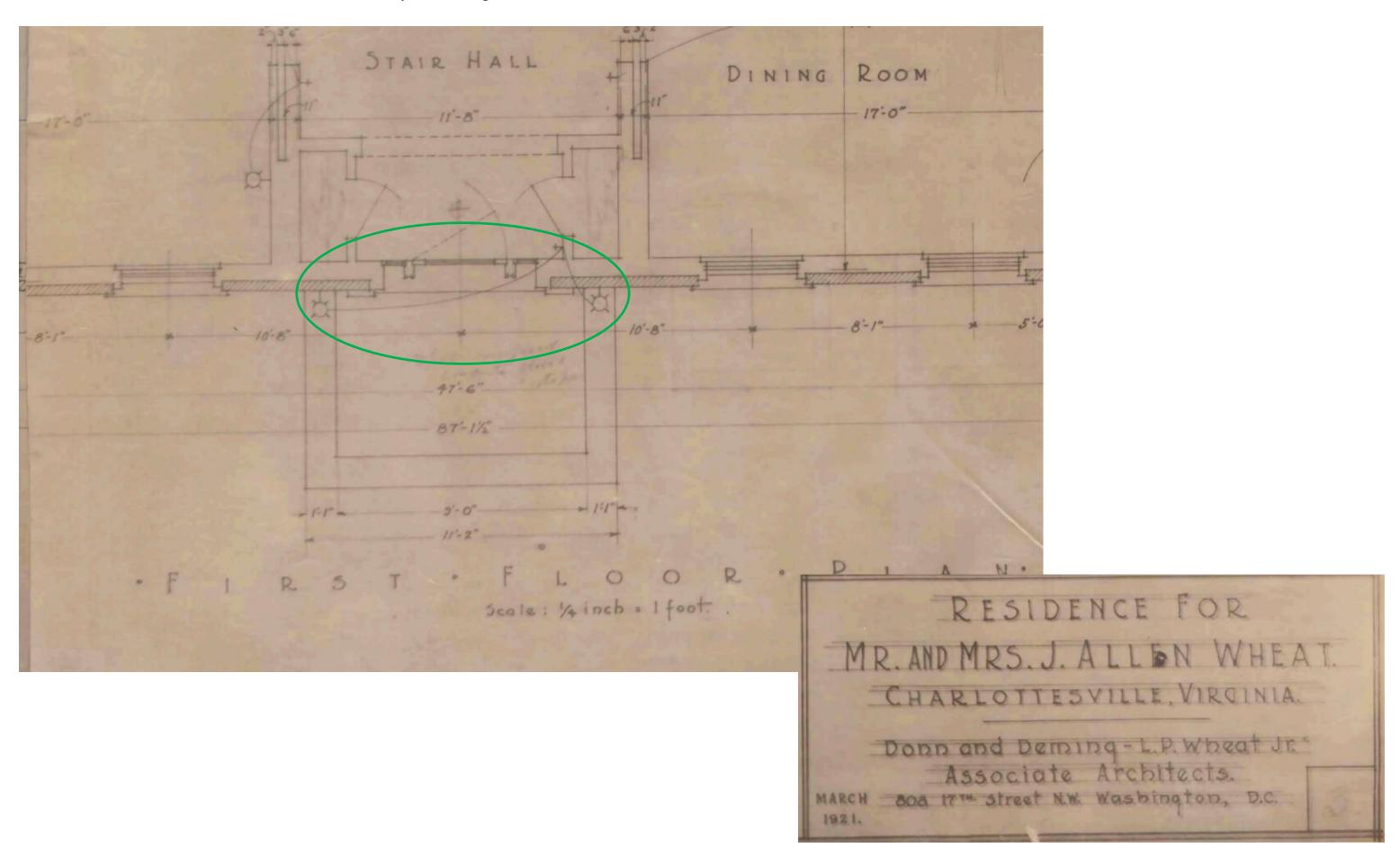
Existing



Proposed with full lites.



1600 Gordon Ave: Martha Jefferson House. Entry door. August 19, 2025



City of Charlottesville Board of Architectural Review Staff Report August 19, 2025



Certificate of Appropriateness

BAR #24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District Owner: 300 Ridge LLC

Applicants: Carla Shifflett & Greg Jackson, TOPIA Design

Project: Addition/alteration



Background

Year Built: 1995

District: Ridge Street ADC District

Status: Contributing

Per Sanborn Maps (see Appendix), as early as 1902 at this site was a two-story brick residence and several framed outbuildings. In 1900, this is the home of Henry Balz and his family. Balz, a German confectioner, operated H. Balz & Sons at 225 East Main Street. Sometime after 1920, the house became a rental. By the 1960s, the outbuildings had been removed. It is uncertain when the house was razed.

Prior BAR Actions

January 22, 2025 – BAR help pre-application discussion re: this proposed addition/alteration. (See notes in Appendix.)

Applicant Request

• Submittal: TOPIA design drawings 300 Ridge Street- BAR Proposal, dated 06/2025, 26 sheets.

CoA request for a second-floor addition onto and within the footprint of an existing single-story, brick structure. Notes from discussion with applicant:

- The tower and railing on the roof are the preferred option; however, that decision will be evaluated as the project budget is finalized.
- New windows will be metal, storefront to match existing.
- Roof will drain to the south (rear) elevation. Anticipate two external scuppers and downspouts.

Discussion

The existing, 1995 structure, which will remain, is not individually *historic*, nor does it contribute to the context of the predominantly late-19th century/early-20th century buildings that characterize this district. Staff suggests the BAR review this more as *new construction* than as an *addition*. For new construction, the primary goal is a design compatible with neighboring properties within the district. There are eleven structures within Subarea C of the Ridge Street ADC District: two are late-19th-century, both being former residences; nine were constructed between 1959 and 1998, for either commercial or institutional use. All vary relative to style, materials, architectural elements, etc. (See images in Appendix.)

For the following reasons, staff recommends approval of the requested CoA:

- The design reflects, and is therefore compatible with, the variation of styles and materials of nearby structures.
- The project successfully incorporates an existing structure (versus demolition and building new).

Additionally, while the BAR does not revaluate use, it is worth noting that the intent of this alteration is to generate—or, rather, to maintain—commercial activity consistent with the character of this property and this subarea.

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 alterations to 300 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].

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 alterations to 300 Ridge Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in this ADC District, and that <u>for the following reasons</u> 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: [not germane]

Standards for Review and Decision

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

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

Links to ADC District Design Guidelines

Chapter 1 Introduction (Part 1)

Chapter 1 Introduction (Part 2)

Chapter 2 Site Design and Elements

Chapter 3 New Construction and Additions

Pertinent Design Review Guidelines for New Construction and Additions:

Chapter 3 New Construction and Additions

A. Introduction [emphasis added]

[...] There may be the opportunity for more flexibility in designing new buildings or making an addition depending on the level of historic integrity of a particular area. Some parts of the historic districts retain a high degree of their original historic character. In these areas care should be taken to ensure that the new design does not visually overpower its historic neighboring buildings. *In other areas where there are more non-contributing structures or more commercial utilitarian buildings, new designs could be more contemporary* and the Board of Architectural Review (BAR) may be more flexible in applying these guidelines. Thus, the overall context of historic integrity of an area needs to be understood and considered on an individual basis and what may be appropriate in some areas may not be appropriate in others.

Appendix

Notes from January 2, 2025

Meeting video. Discussion begins at approximately 04:16:00. BAR January 22-2025

- Applicant: The project is currently conceptual. Need an additional about 1000 square feet for the business. Reference to the prior use as a florist and applicant's connection to that owner; the opportunity to continue use of the building.
- BAR comments—paraphrased:
 - The approach seems very compatible; totally appropriate; it serves applicant's needs.
 - It makes sense from a feasibility standpoint; there is already modern construction across the street, down the street; this would fit nicely; keeping the building, from a sustainability standpoint.
 - O The entry will be important; numerous possible entry points into this space; creating a prominent clear entry would be important on this corner. The planned programing [physical therapy on one level, Pilates in another] reflects the quirkiness of the building.
 - Do not need this project to look like the Salvation Army or the Noland building, or the part of Ridge Street with the Victorian houses. Positive to have a commercial activity in this building.
 - The massing, the way this comes together, is a clear composition. The existing building has big windows; they seem out of scale; not necessary to be tied-in as a matter of consistency; OK to design addition as being something totally different.
 - o The windows tie this together.
 - The pediments throw me off; possibly omit the pediment and look at addition and the existing building with a sloped roof.

Nearby buildings





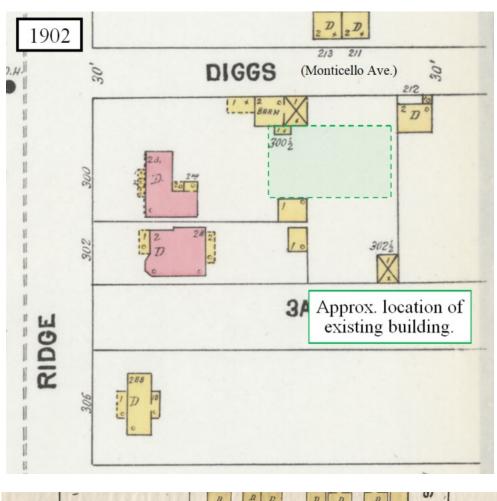


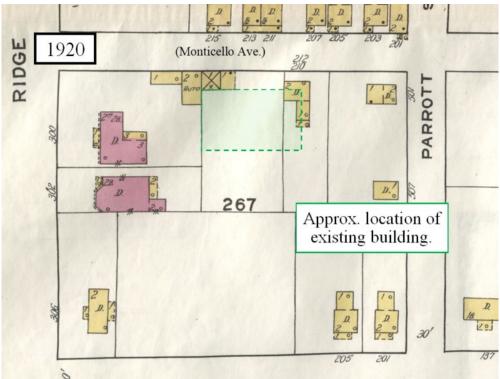


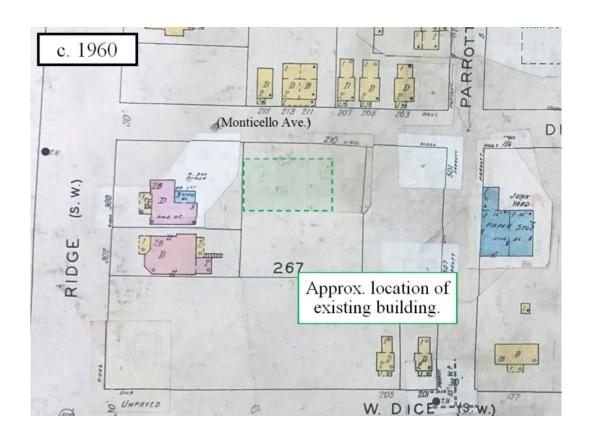




Sanborn Maps







300 Ridge Street — Existing Conditions



West Elevation

300 Ridge Street — Existing Conditions



Northwest View



North View



Northeast View

300 Ridge Street — Existing Conditions



East Elevation



Southeast View

300 Ridge Street — Existing Conditions



South Elevation



Southwest View

























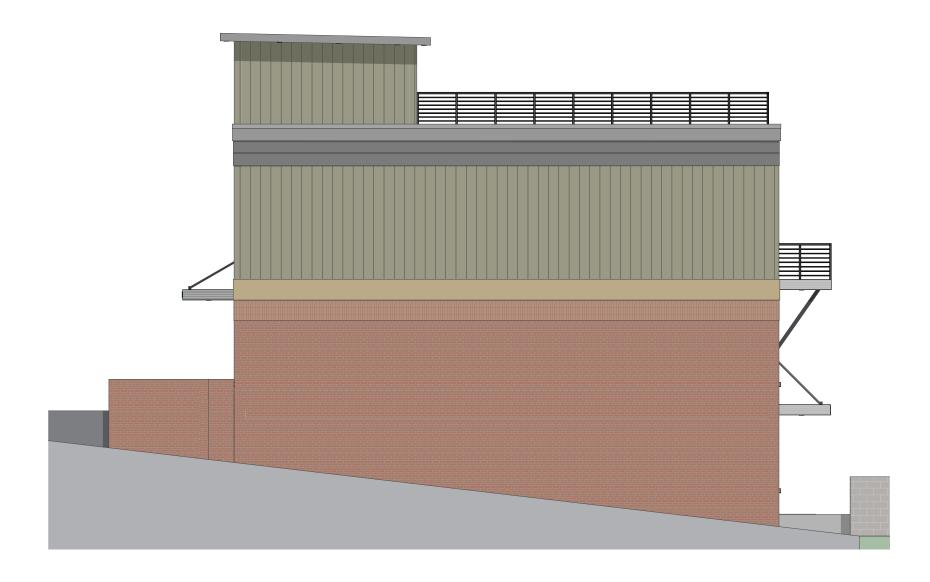


north elevation

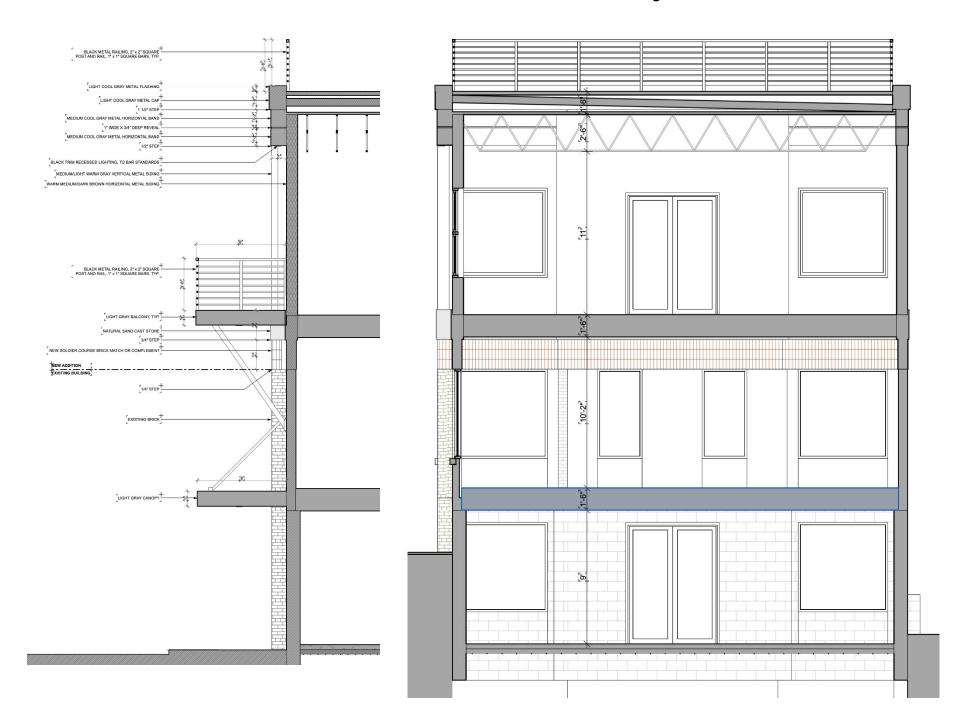


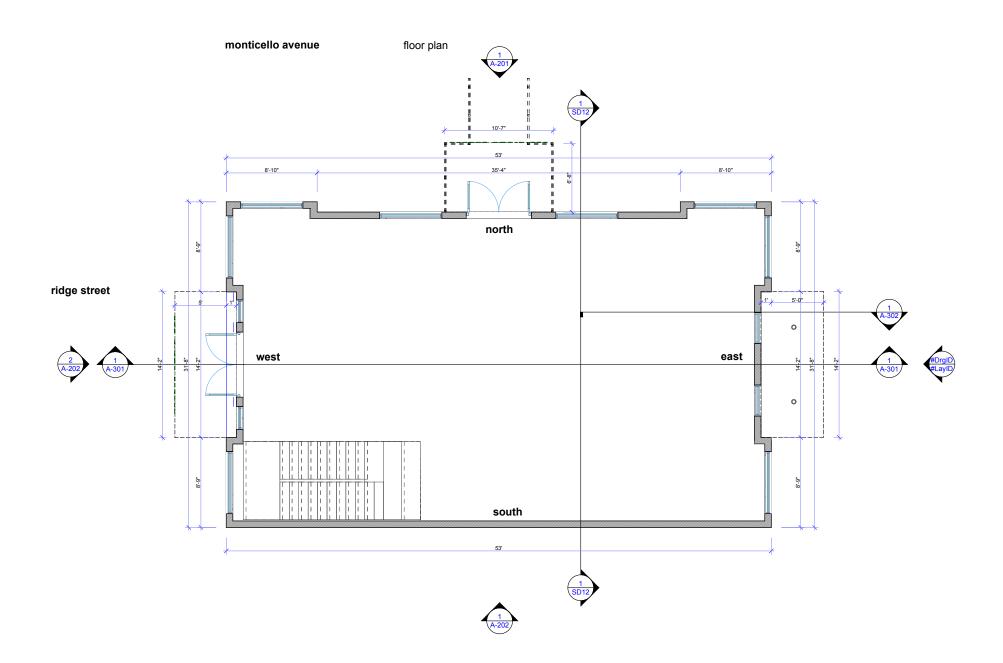






building section



















City of Charlottesville Board of Architectural Review Staff Report August 19, 2025



Certificate of Appropriateness Application

BAR # 25-0099

310 4th Street NE, #201; TMP 330205L00

North Downtown ADC District

Owner: Court Square LLC; Great Eastern Management Co.

Applicant: Caitlin Byrd Schafer

Project: Roof over existing patio (north elevation)





Background

Year Built: 1998

District: North Downtown ADC District

Status: Contributing

Previous BAR actions

(See Appendix)

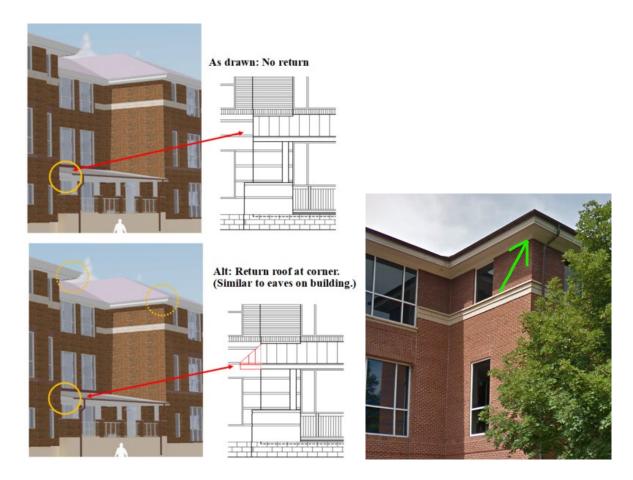
Application

• Applicant submitted: Henningsen Kestner Architects drawings 310 Fourth Street NE – Covered Patio, dated August 19, 2025, 11 sheets.

CoA for installation of a roof and columns at the existing patio facing East High Street.

Discussion and Recommendations

Staff recommends approval of the CoA, with the BAR providing direction on whether the northeast corner of the new roof (see below) should be installed as designed or have a return with an overhanging eave similar to that on the existing building. Staff acknowledges this is not a historic structure; therefore, this is primarily an aesthetic question and not related to a specific provision of the design guidelines. In brief, is the eave detail for this porch roof necessary for the building to remain compatible with the North Downtown ADC District? [See figures next page.]



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 patio roof at 310 4th Street NE 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 patio roof at 310 4th Street NE does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that <u>for the following reasons</u> 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. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [not germane]

Standards for Review and Decision

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

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

Pertinent Design Review Guidelines for New Construction and Additions:

Chapter 3 New Construction and Additions

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

Appendix

Prior BAR Actions

January 21, 1997 (300 E High Street) BAR approved the new office building with conditions.

<u>June 15, 1999</u> (300 E High Street) – BAR approved an amendment to allow the wall mounted lights to remain white, required the freestanding lamp posts to be painted black.

<u>December 20, 2016</u> - BAR liked the proposal for residential use, requested more detail: enlarged view of one of the balconies, show how columns and brick walls work together, site plan, 3D perspectives in its setting, materiality. Mr. Schwarz moved to accept the applicant's request for deferral. Mr. Balut seconded. Motion passed (8-0)

<u>February 22, 2017</u>- BAR approved the proposed exterior balconies and lighting with the following modifications: to see the fin walls thickened to a module at or above 18 inches at the base, and a submission at a later date of the final design for the ramp area to be approved administratively.

<u>March 2017</u>- Additional drawings, including a perspective of the ramp at the northwest corner, a section of the balconies, and an elevation of the screen walls, were circulated by email for administrative approval. The BAR did not reach a consensus.

May 17, 2017 - BAR approves the application as submitted.

<u>August 21, 2018</u> – BAR held preliminary discussion on proposed renovation of existing building, construction of three-story additions at the east and west facades. No action was taken.

October 16, 2018 - Proposed renovation of existing building, construction of three-story additions. BAR accepted applicant's request for deferral.

<u>December 18, 2018</u> – BAR approved (6-2) CoA for proposed renovation of existing building, construction of three-story additions.





Project Overview:

This project includes a new roof and columns on the existing exterior patio at 310 Fourth Street NE. The patio is located on the north side of the building facing High Street. The patio will remain as is with no changes to the existing finishes or the storefront and doors. The roof addition will make the patio more usable and water tight.

Project Compatibility with Surrounding Area:

A covered exterior entry space is present on many of the buildings across High Street from this building. This includes the historic homes in the 200 block and the Charlottesville/Albemarle County Court Buildings. The standing seam metal roof is compatible with not only the existing roof but the surrounding historic properties. The classic color palette is also in keeping with the historic nature of this area and Court Square.

Addressing the Pedestrian Scale:

The patio sits directly above the south sidewalk along High Street. The patio roof addition on the first floor will bring a more pedestrian scale to the existing three story building. It will further activate this side of the building and create more visual interest from the street.



Site Map

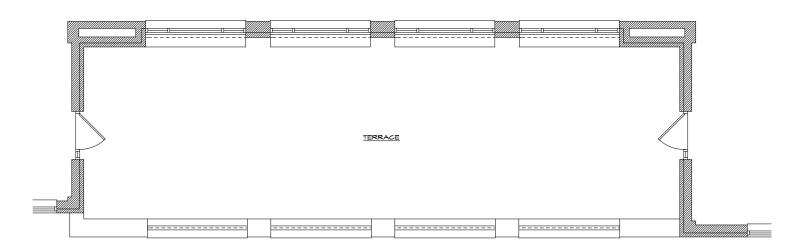




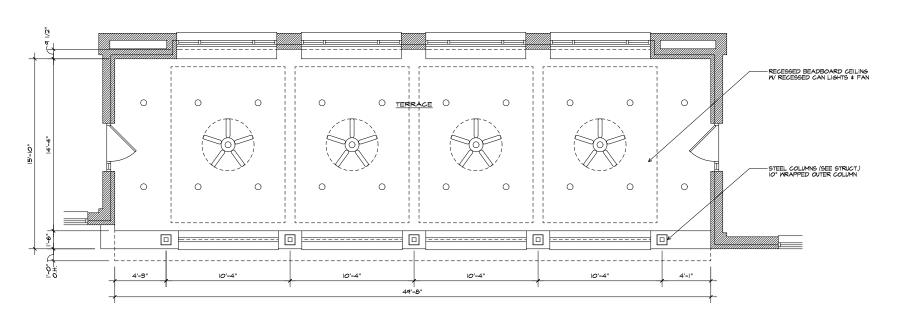




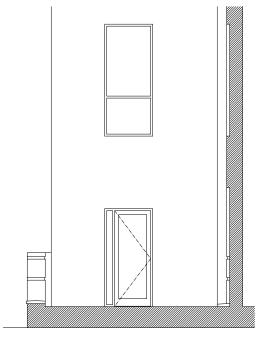
Existing Conditions



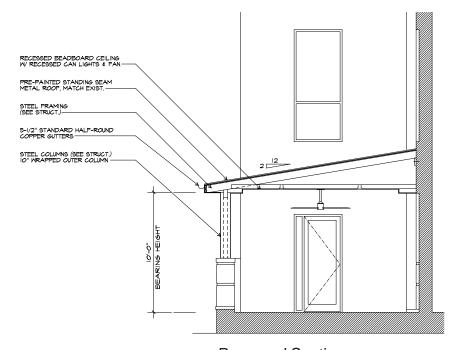
Existing Patio Plan



Proposed Patio Plan



Existing Section



Proposed Section



Proposed Patio Elevation



High Street Perspective





Patio Perspective





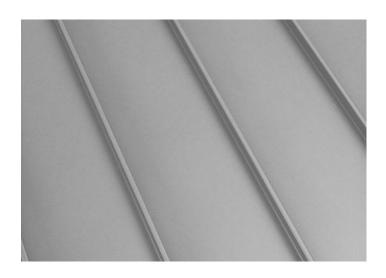
Sidewalk Perspective





High Street Perspective





Silversmith - Standing Seam Metal Roofing
Profile to Match Existing
Atas



White Smooth - Column Wrap
Hardie Trim



Anonymous - Fiber Cement BeadboardAllura



White Smooth - Trim/Fascia/Soffit Hardie Trim



Copper Gutters & Downspouts - Half RoundTo Match Existing



City of Charlottesville **Board of Architectural Review Staff Report** August 19, 2025

Pre-application Discussion

BAR # 25-0097

714/716 Ridge Street, TMP 250077000

Ridge Street ADC District Owner: 270 Partners LLC

Applicant: Kevin Schafer, Design Develop Project: Two duplex residential structures





Background

Year Built: Vacant parcel (currently two lots)

Ridge Street ADC District District:

Status: n/a

Viewed from Ridge Street, the existing stair suggests the site had been developed. However, staff cannot confirm that. No structures are indicated on the 1920, 1929, and c1965 Sanborn Maps. The US Census and the City Directories of the early- to mid-20th century have no listings for a residence at this location.

Prior BAR Review

n/a

Project

Applicant submittal: Design Develop drawings 714/716 Ridge Street, dated June 24, 2025, 24 sheets.

Pre-application discussion. Construction of two, two-and-one-half-story residential structures. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.



Discussion

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

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--Site Design and Elements and Chapter 3--New Construction and Additions.

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting

- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities.)

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For example:

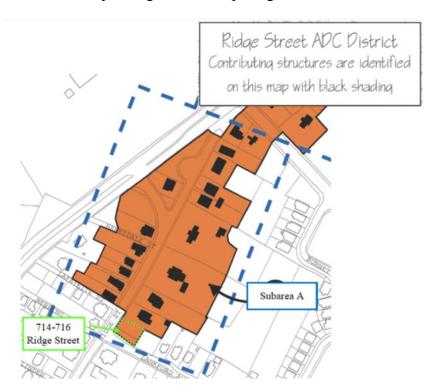
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.

- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Ridge Street ADC District

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

Subarea A - *Ridge Street South of Cherry/Elliott:* quiet residential neighborhood, small-to-moderate scale, mixture of late nineteenth and early twentieth century styles, porches, 2 to 2 ½ stories, metal roofs, elevated sites/retaining walls to east with uniform moderate-to-deep setbacks, uniform shallow setbacks to west, plantings, minimal spacing between lots.



Spatial Elements

The following comments are intended as a general summary of key design criteria and to provide a framework for the BAR's discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 17 nearby properties within Subarea A.

- <u>Setbacks</u>: Within 20 percent of the setbacks of a majority of the neighborhood dwellings.
 - The median front setback is approximately 20-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 16-ft and 24-ft feet.
 - The proposed buildings have a front setback of approximately 20-ft.
 - Per R-A zoning, a front setback of 10-ft to 20-ft is permitted.

- Spacing: Within 20 percent of the average spacing between houses on the block.
 - The median side spacing is approximately 32-ft, ranging between 10-ft and 99-ft.
 The recommended spacing for a new building would be between 26-ft and 38-ft from the adjacent buildings.
 - The proposed buildings are separated 8-ft. The north dwelling has a side setback of 4-ft to 6-ft, and will be approximately 30-ft from the adjacent house at 712 Ridge Street. The south dwelling will be 10-ft to 16-ft from the side lot line, adjacent to Lankford Avenue.
 - Per R-A zoning, a minimum side setback of 4-ft is required; 10-ft minimum at a side street.
- <u>Massing and Footprint</u>: *Relate to the majority of the surrounding historic dwellings.*
 - The average footprint is approximately 1,250 sq ft, ranging from 698 sq ft to 2,136 sq ft.
 - Each of the proposed buildings will have a footprint of approx. 880 sq ft.
 - Per R-A zoning, the maximum footprint permitted is 3,000 sq ft.
- <u>Height and Width</u>: Keep the height and width within a maximum of 200 percent of the prevailing height and width.
 - o **Height**. The prevailing height is two stories. The recommended max height of a new building would be four stories.
 - The proposed buildings will be two-and-one-half stories.
 - Per R-A zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
 - Width. The average building width is approximately 38-ft, ranging between 26-ft and 68-ft. The recommended max width of the a building would be approximately 76-ft.
 - The proposed buildings will each be approximately 22-ft wide at the front and 44-ft at the side.
 - Per R-A zoning, the <u>maximum</u> permitted width of a new building is 60-ft at the front and 70-ft at the side.

Architectural styles and materials

Characteristics within Subarea A:

- Year built: Median is 1920, ranging from 1855 to 2009. The majority (11) were built between 1900 and 1930.
- Styles:
 - o Seven (7) Vernacular
 - o Four (4) Four Square
 - o Two (2) Colonial Revival
 - o Two (2) Greek Revival
 - One (1) Bungalow
 - o One (1) Modern
- Materials:
 - o Nine (9) brick
 - o Eight (8) stucco

- All of the dwellings have front porches.
- Five (5) dwellings have dormers.
- Roof material:
 - o Standing-seam metal: 13 dwellings.
 - o Asphalt shingles: four (4) dwellings

Suggested Motions

Pre-application conference. No action will be taken.

Criteria, Standards and Guidelines

Review Criteria Generally

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

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

Standards for Review and Decision

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

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

viii. Any applicable provisions of the City's design guidelines.

Pertinent Guidelines for New Construction and Additions

Link: Chapter 3 New Construction and Additions

A. Introduction

[...]

3. Building Types within the Historic Districts

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

[...]

b. Residential Infill

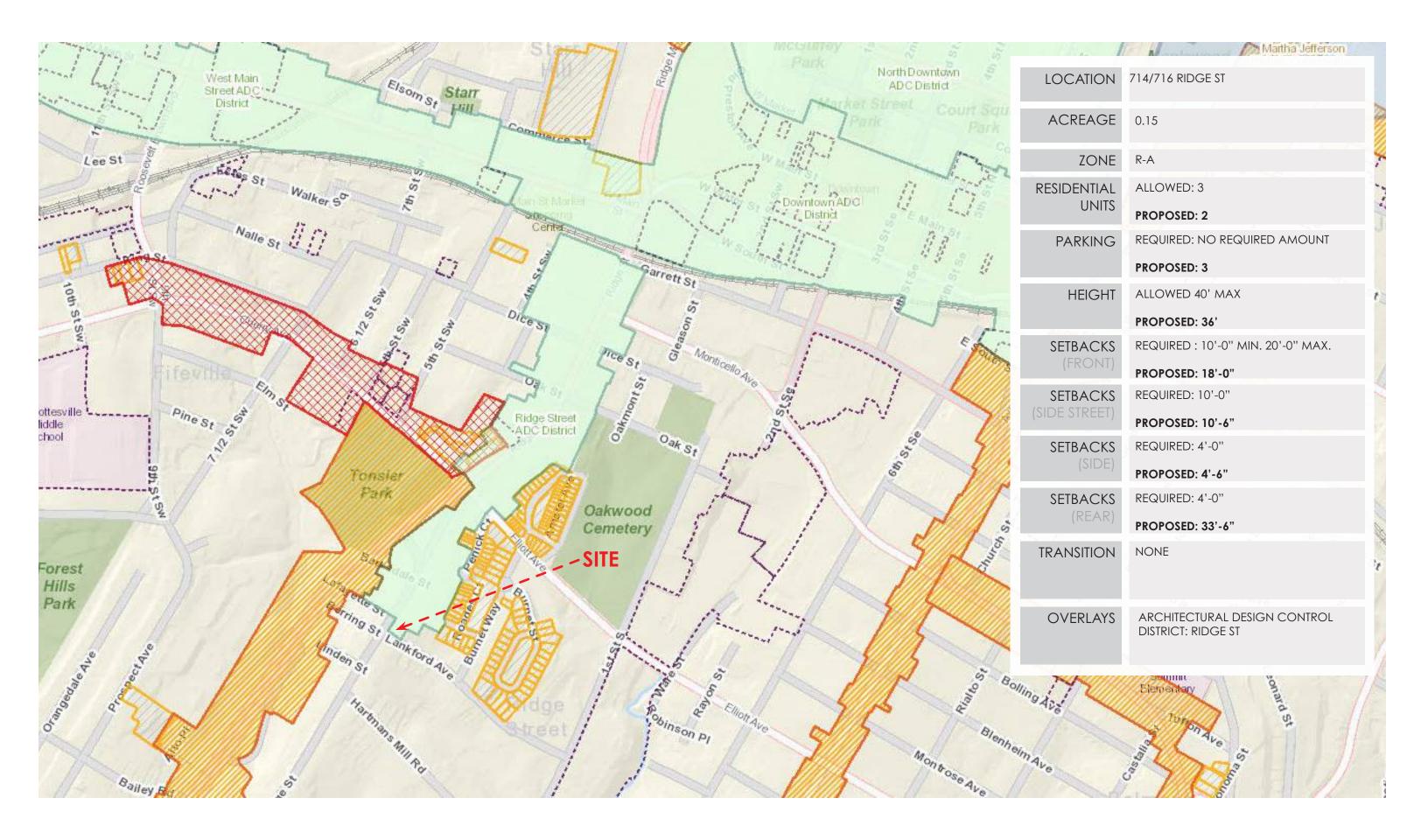
These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof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

714 / 716 RIDGE ST PARCEL 250077000 / 2500078000 BAR SUBMISSION

PRESENTED BY



06 | 24 | 2025







719 Ridge Street



751 Ridge Street



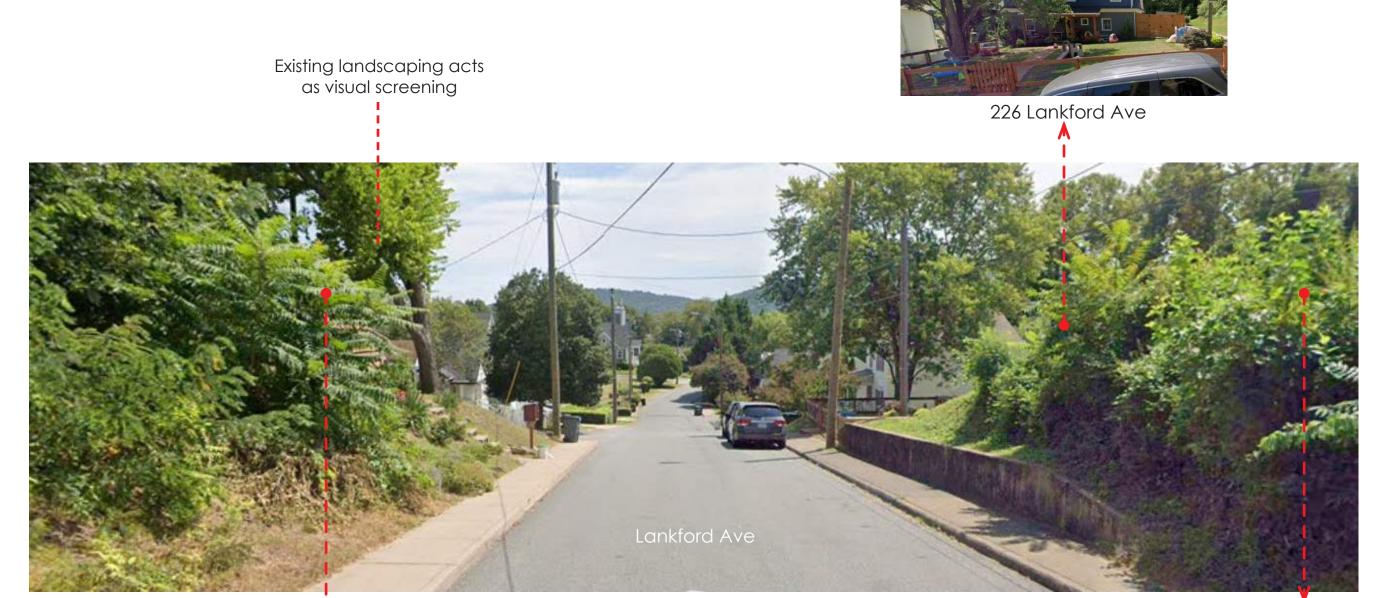
Existing historic fence, stairs and retaining wall to remain



752 Ridge Street



721 Ridge Street





229 Lankford Ave



752 Ridge Street



Lankford Ave



752 Ridge Street



229 Lankford Ave



712 RIDGE STREET (NORTH ADJACENT)



752 RIDGE STREET (SOUTH ADJACENT)



701 RIDGE STREET



719 RIDGE STREET



715 RIDGE STREET



698 RIDGE STREET



751 RIDGE STREET



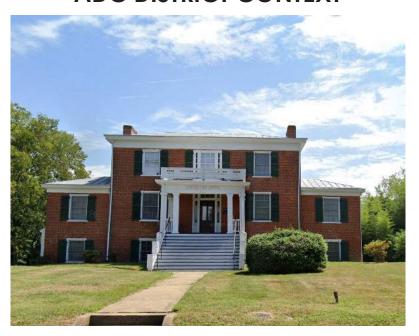
229 LANKFORD AVE



776 RIDGE STREET



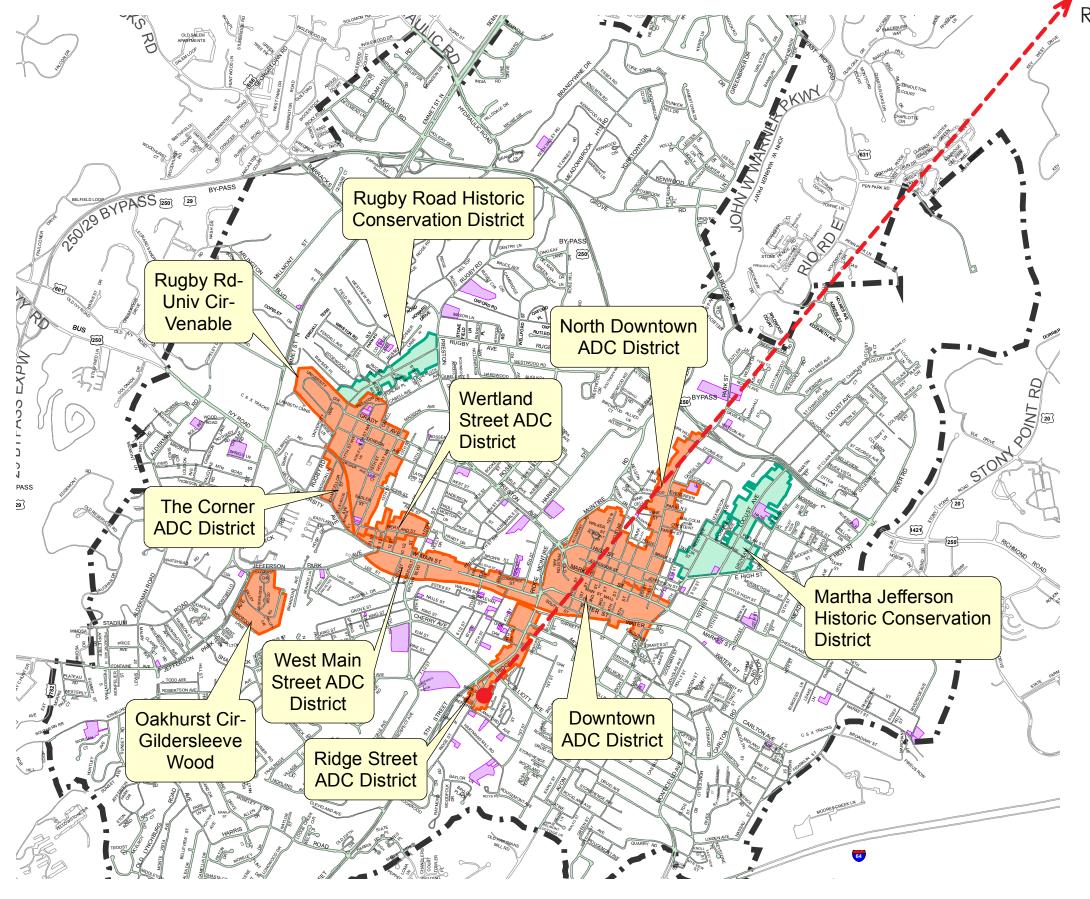
ADC DISTRICT CONTEXT



698 RIDGE STREET



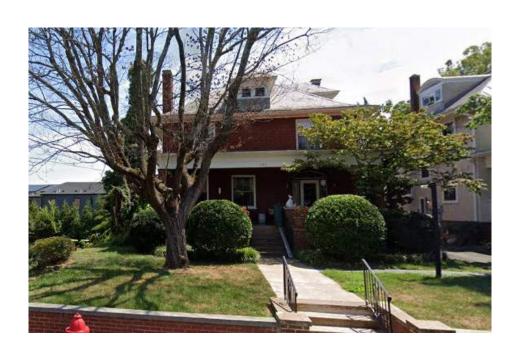
701 RIDGE STREET







637 RIDGE STREET



610 RIDGE STREET



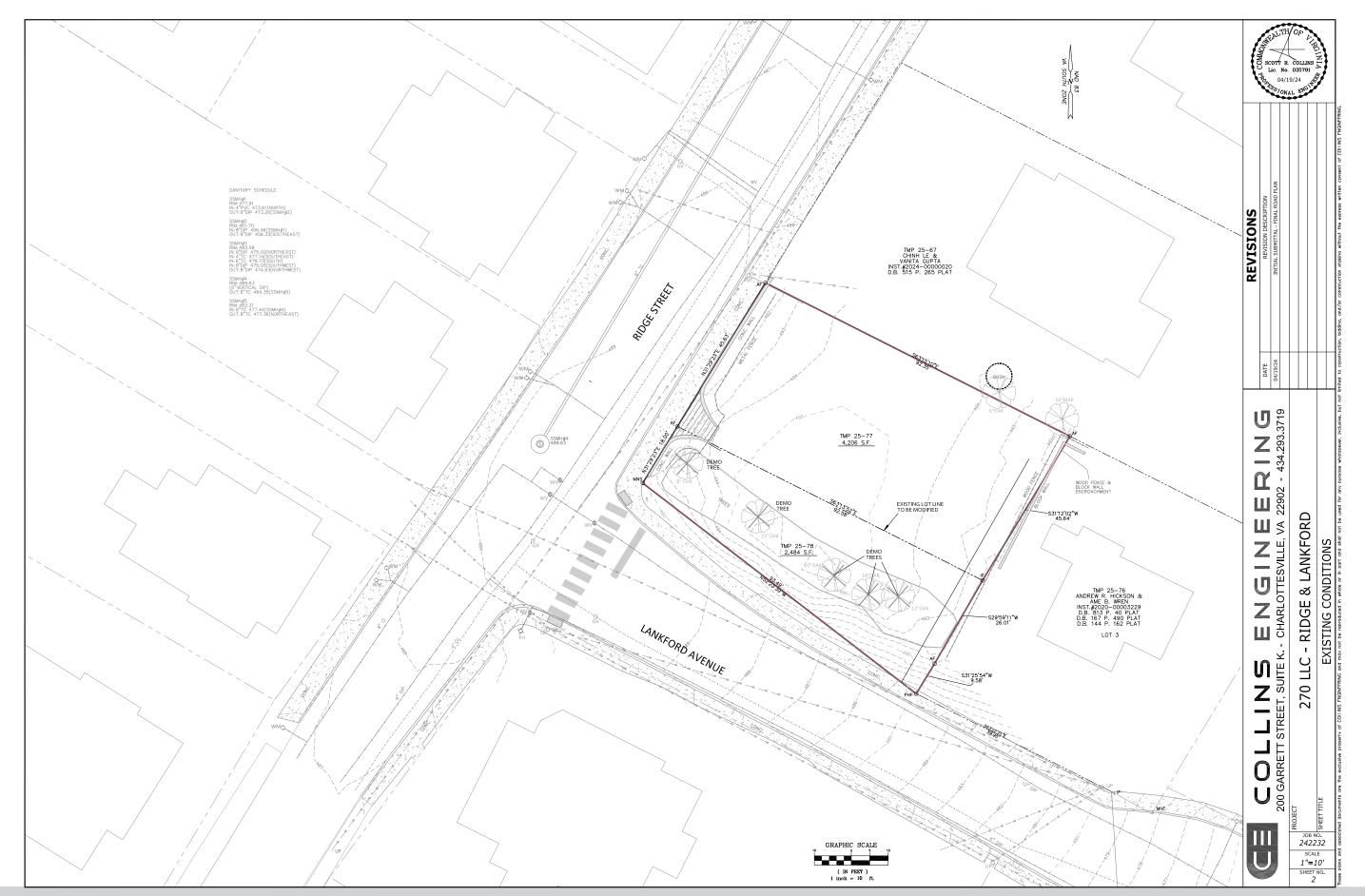
624 RIDGE STREET



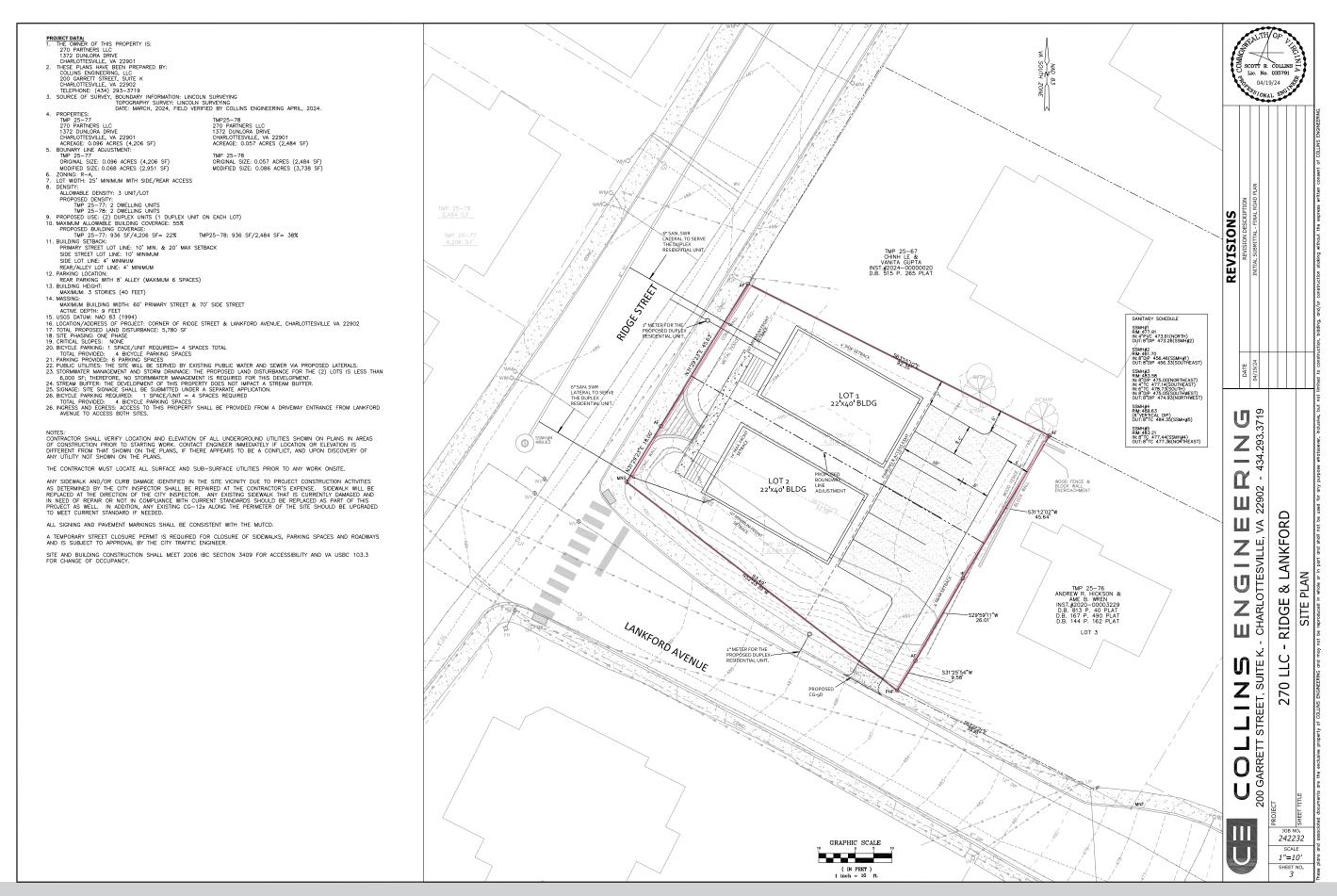
620 RIDGE STREET

711 RIDGE STREET

698 RIDGE STREET



SITE SURVEY - EXISTING CONDITIONS

































"MATTE BLACK STEEL"

STEEL RAILINGS PAINTED BM163-"MIDNIGHT OIL"

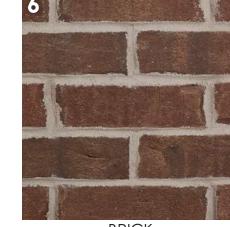




WINDOWS







TRIM BOARD PAINTED BM1631 - "MIDNIGHT OIL"

BRICK

City of Charlottesville Board of Architectural Review Staff Report August 19, 2025



Pre-application Discussion

BAR #25-0095

847 West Main Street; TMP 310174000 843 West Main Street; TMP 310175000 835 West Main Street; TMP 310183000

West Main ADC District

Owner: Kim T. & Chris Dabney; Fluvanna Holdings, LLC Applicants: Megan Nedostup; Andree Sahakian, contractor

Project: Multi-story apartment building







Background (843 W. Main)

Year Built: Single story, commercial structure - 1972

District: West Main Street ADC District

Status: Non-contributing

Historical survey and Sanborn Maps attached.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - o LV Collective presentation for 843 West Main Street, 40 sheets.
 - o LV Collective / Niles Bolton Associates plans for 835, 843, & 847 West Main Street, dated August 19, 2025, 19 sheets.

Pre-application discussion. Construction of 11-story student housing apartment building. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

<u>Objectives of a preliminary discussion</u>: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is

complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

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

Staff recommends that the BAR refer to the criteria in Chapter II--Site Design and Elements and Chapter III--New Construction and Additions. Of assistance are the following criteria from Chapter III:

B. Setback
C. Spacing
D. Massing & Footprint
E. Height & Width
F. Scale
G. Roof
H. Orientation
L. Materials & Textures
M. Paint [Color palette]

N. Details & Decoration

Elements:

- Roof •
- Gutters & DownspoutsExterior walls
- ·
- Trim

- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For example:

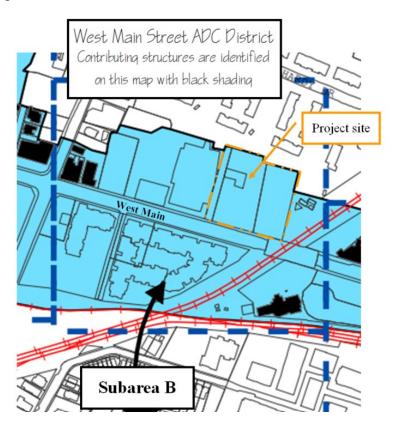
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: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

West Main Street ADC District

This thoroughfare was originally part of Three Notched Road, an early east to west transportation route from Tidewater to the Shenandoah Valley. It now serves as an important connector, origin, and

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

Subarea B. 10th Street to Drewary Brown Bridge: much open space, few contributing buildings, historic lights, underground utilities.



From the Design Guidelines for New Construction

Building Types within the Historic Districts

a. 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.

[...]

c. Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window

patterns should relate to residential forms. *In the West Main Street Corridor* and in the 14th and 15th Street area of Venable Neighborhood, *new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district*. [emphasis added]

Spatial Elements

Note: The project area is zoned CX-8. See attached zoning summary. Setback

- In the West Main Street corridor, construct new buildings with a or no setback to reinforce the street wall.
- New buildings, ... in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

Spacing

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

Massing & Footprint

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

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.
- o In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, [such as West Main]. 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.
- o In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

Suggested Motion

Preliminary Discussion. No action to be taken.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-

5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

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

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

Standards for Review and Decision

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

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

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

Chapter 7 Demolition and Moving

APPENDIX

Prior BAR Reviews

843 West Main Street-

March 20, 2018 – A prior design for this project was submitted for BAR review. BAR accepted the applicant's request for deferral.

June 19, 2018 – Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed massing and proposed glazing (*in-concept*) of the Office Building satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district. Additionally, the BAR would like the applicant to investigate stepping back portions of the building [from the street] and the BAR strongly recommends the applicant investigate and change the building's materiality. Mohr seconded. Approved (6-1, with Ball opposed). [Note: The BAR no longer approves partial CoAs.]

<u>August 21, 2018</u> – Partial approval of a three-story office building with retail/office space on the first floor. The building is approximately 119 feet long and 56 feet wide and has a total height of approximately 43 feet. [Note: The BAR no longer approves partial CoAs.]

<u>March 21, 2023</u> – Preliminary discussion of proposed new hotel. Discussion video available online <u>here</u> (at time mark 1:34:23). Staff report available <u>here</u>.

835 West Main Street-

<u>July 2013</u>- Request for a temporary trailer to be used as a leasing office for *The Plaza* apartments which was approved 7-0. Staff report, and CoA action letter available <u>here</u>.

847 West Main Street-

No previous reviews.

STREET ADDRESS: 843 West Main Street

MAP & PARCEL: 31-175 FILE NUMBER: 698 PRESENT ZONING: B-3

ORIGINAL OWNER: Douglas Harman Dabney

ORIGINAL USE: Office PRESENT USE: Office

PRESENT OWNER: Douglas Harman Dabney

ADDRESS: Route 1, Box 322

Charlottesville, VA 22903

HISTORIC NAME: Dinsmore-Dabney House Lot

DATE/PERIOD: 1972

STYLE: No Identifiable Style HEIGHT (to cornice) OR STORIES: One Story

DIMENSIONS AND LAND AREA: 135.5' x 260' (34,480) sq. ft.

CONDITION: Good SURVEYOR: Bibb

DATE OF SURVEY: Spring 1995 SOURCES: City Records

Sanborn Map Co. - 1896, 1920

<u>Alexander: Recollections of Early Ch'ville (1963 edition)</u>
<u>Pictorial History of Charlottesville and University of Virginia</u>

ARCHITECTURAL DESCRIPTION

The walls of this one-story used car lot building are clad in blue vertical metal siding and its nearly flat gabled roof, in white. The western half of the facade contains a garage door and a small entrance door. An office wing with a band of plate glass windows all around covers the eastern half of the facade. The entire lot is paved, but several deciduous trees remain along the property line.

HISTORICAL DESCRIPTION

This used car lot is the site of a house believed to have been built by Thomas Jefferson's master builder James Dinsmore c. 1820 as his own residence (ACDB 21-222). Set well back from the road, at the end of a long walk lined by ancient boxwoods and surrounded by magnolia trees, the house consisted of a 2-story central pavilion with one-story flanking wings, in the form of a Palladian villa. It was weatherboarded and had a gabled slate roof. In 1866, thirty years after Dinsmore's death (ACDB 29-87), the house was purchased by Peter Harman (ACDB 61-438). From him, it passed to his granddaughter Lillian Funkhauser Dabney, wife of Judge Archibald D. Dabney. It was occupied by the Harman-Dabney family for nearly a century. After Mrs. Dabney's death in 1955, the property was used as a used car lot. The lot was cleared and the house demolished in 1960. The present building was erected in 1972. The property remains in the Dabney family (City DB 187-159; 201-297; 237-238, 243, and 247).

Additional References: ACDB 36-319, 40-14, 45-435; City WB 3-480.

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First : Douglas H. Last : Dabney

Suffix : Title : Company:

Address: RR 1 Box 322

State: VA

City : Charlottesville Zip : 22903- Country: USA Phone/extension: 804-295-8195

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

Page No. 1 IPS (INTEGRATED PRESERVATION SOFTWARE) 05/20/1996

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE

RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Idenfication Number: 104-0316

Other DHR Number:

Property Date(s) 1980 ca

PROPERTY NAMES

EXPLANATION

Roy Haney Motor Company (843 W. Main St.)

Address-Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 31-175

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number

Thoroughfare Name

Explanation

843 -

W. Main St.

Vicinity:

Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. # # of Wuzit Types

Historic?

1.0

1

Service Station Non-historic

TOTAL: 1

Historic: Non-Historic: 0

1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component # Comp Type/Form Material Material Treatment

Structural System 0 Frame Steel

Roof 0 Gable: side Metal Standing Seam

Window(s) 0 Fixed Metal

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Service Station

Primary Resource? Yes

Estimated Date of Construction: 1980 ca

Source of Date: Site Visit

Architectural Style: No Style Listed

Description:

Utilitarian pre-fab metal building with an office wing and a garage wing.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 1.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context:

Significance Statement:

This modern garage/office building does not contribute to the historic character of West Main Street.

GRAPHIC DOCUMENTATION

Medium ID # Frames Date

B&W 35mm Photos 14633 27 - 2/ /1996

BIBLIOGRAPHIC DATA

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996

Cultural Resource Management Event: Reconnaissance Survey Organization or Person: J. Daniel Pezzoni, Preservation Con

ID # Associated with Event: CRM Event Notes or Comments:

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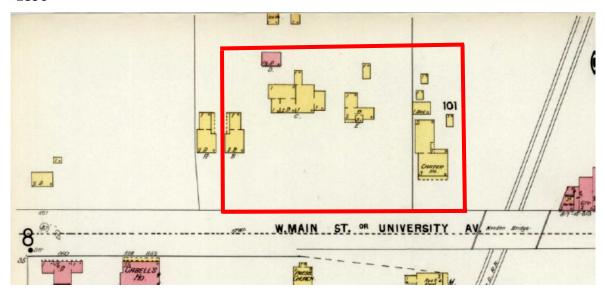
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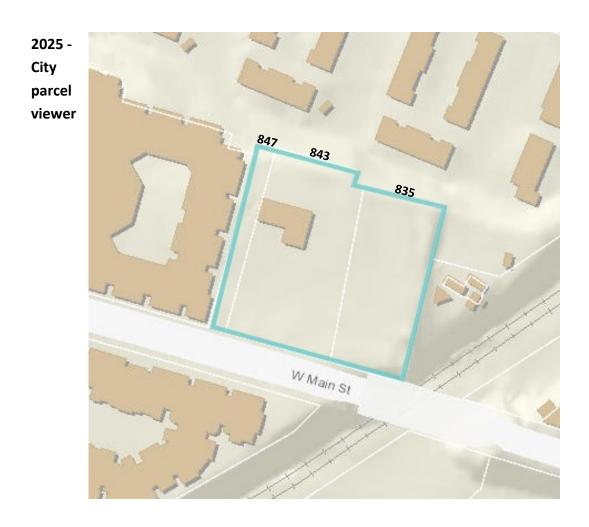
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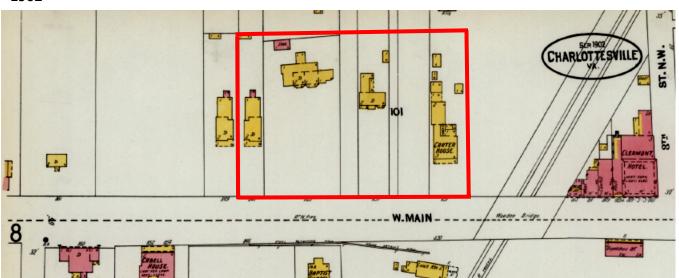
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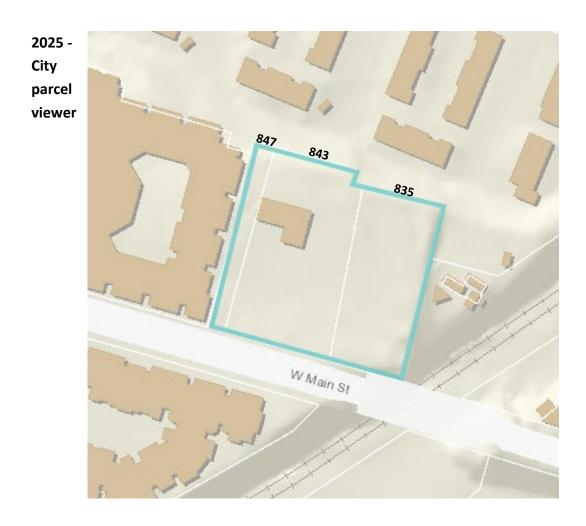


Date 2.1996 File No. 104-316
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Town
County Charlottesville
Photographer Dan Pezzani
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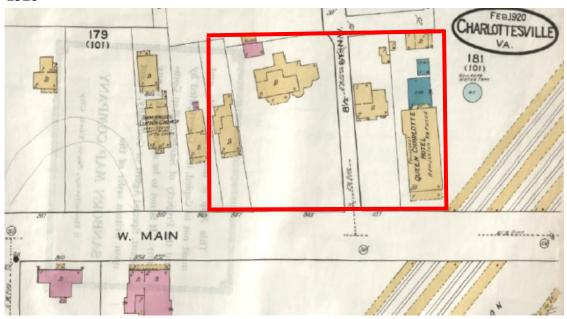




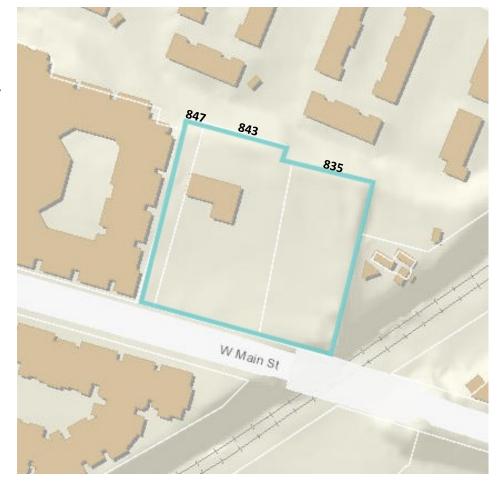


Sanborn Maps & Approximate Parcels

1920



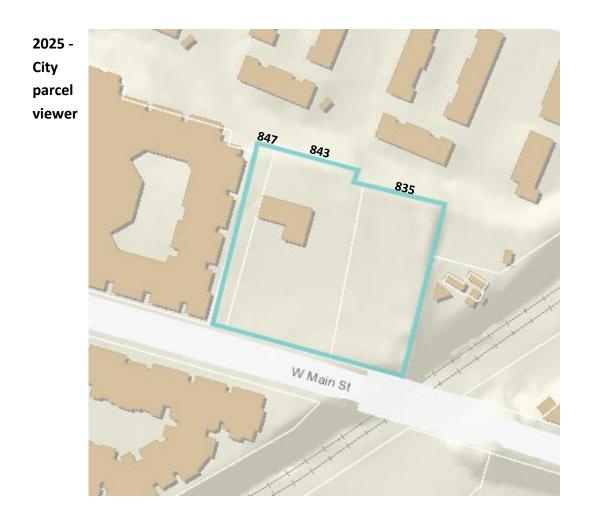
2025 -City parcel viewer



Sanborn Maps & Approximate Parcels

c. 1965









843 W Main Street

LV Charlottesville

835, 843, and 847 West Main Street Charlottesville, VA



Contents

- 1. About LV
- Site and ProjectOverview

Project Contacts

Andree Sanakian
Sr. Development Manager
P 317.771.0328
E andree/alvcollective.com

Chris Johnson EVP, Development P 312.952.4867 E chris*(*alvcollective.com

Huntington Prater Sr. Associate, Investments P 702.290.8188 E huntington@lvcollective.com

801 Congress Avenue, Suite 200 Austin, TX 78701 Ivcollective.com



About LV

Overview

\$6B

Developed & Planned

6,000+

Total Units

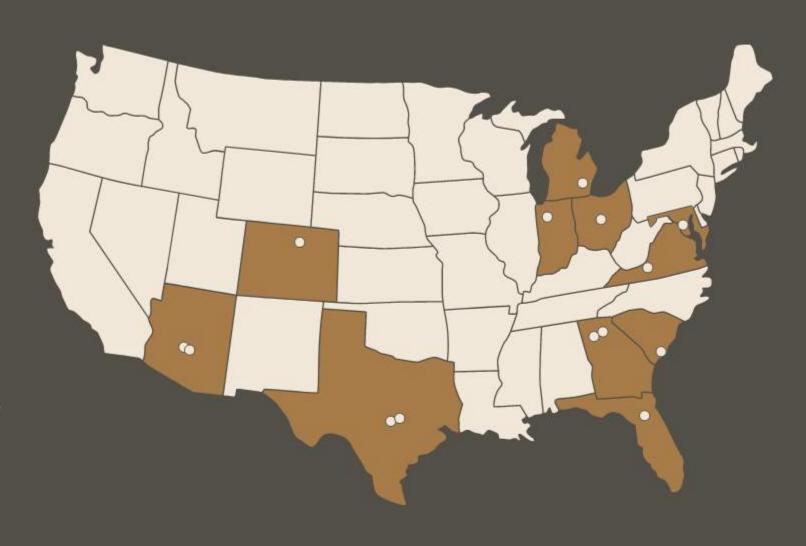
16,000+

Student & Multifamily Beds

#1

Student Housing Development of the Year

Student Housing Business 2020 (Moontower), 2022 (Waterloo), and 2023 (Whistler)



Sweetwater



Delivery Date: September 2023

144 Units · 502 Beds

Gainesville, Florida

Waterloo



Delivery Date: August 2022 241Units · 796 Beds Austin, Texas

Whistler



Delivery Date: August 2023

168 Units · 565 Beds
Atlanta, Georgia

Rambler Atlanta



Delivery Date: August 2026 310 Units · 806 Beds Atlanta, Georgia

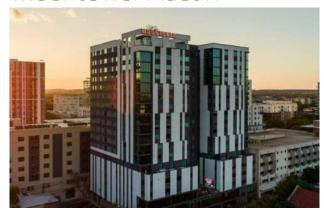
1020 E Apache Blvd



Delivery Date: August 2026

289 Units · 829 Beds
Tempe, Arizona

Moontower Austin



Delivery Date: August 2020

166 Units · 567 Beds
Austin, Texas

Rambler Columbus



Delivery Date: August 2025

379 Units · 885 Beds Columbus, Ohio

8145 Baltimore Ave



Delivery Date: August 2027 299 Units · 1,003 Beds College Park, Maryland

711 Church St



Delivery Date: August 2027

279 Units · 1,007 Beds Ann Arbor, Michigan

224 E State St



Delivery Date: August 2027

583 Units · 1,307 Beds West Lafayette, Indiana

Public Realm Design - Samples



711 Church St. Ann Arbor, Michigan



1020 E. Apache Tempe, Arizona



222 W. Lane Columbus, Ohio



Waterloo Austin, Texas



Whistler Atlanta, Georgia



Rambler ATX
Austin, Texas

Awards and Recognition

ARCHITECTURE & DESIGN

AIA Atlanta: Residential & Hospitality Design Awards Multifamily/Mixed-Use — Over 50 Units, Winner (Whistler)

Student Housing Business: Innovator Awards

Best Architecture/Design, 2023 (Whistler) Best Interior Design, 2023 (Sweetwater) Best Interior Design, 2022 (Waterloo) Best Interior Design, 2020 (Moontower)

Austin Home Magazine: Home & Design Awards

Winner, Millwork (Moontower)
Finalist, Use of Accents/Decor (Waterloo)
Finalist, Use of Color (Waterloo)

Multi-Housing News Excellence Awards

Interior Design, 2024 (Whistler)

American Society of Interior Designers: Design Texas Awards

Commercial Best in Show, 2024 (707 W. 10th St)
Adaptive Reuse/Historical Preservation 2024 (707 W. 10th St.)
Reclaimed Material/Renewed Item, First Place, 2024
(Victory Lap)

Commercial Multifamily, Second Place, 2024 (Moontower Phoenix)

Commercial or Residential Outdoor Living, Second Place, 2024 (Moontower Phoenix)

Commercial Product Design/Special Detail, Second Place, 2024 (Sweetwater)

Commercial Best in Show, 2022 (Waterloo)

Commercial Best in Show, Austin Design Community, 2022 (Waterloo)

Commercial Multifamily, First Place, 2022 (Waterloo)

Commercial Custom Designed Element, Second Place, 2022

(Waterloo)

DEVELOPMENT

Student Housing Business: Innovator Awards

Best New Development, 2023 (Whistler)
Best New Development, 2022 (Waterloo)
Best New Development, 2020 (Moontower)

Multi-Housing News Excellence Awards

Student Housing, Development & Design, 2024 (Whistler)

Multifamily Executive Awards

Student, Grand Winner, 2024 (Whistler)

Costar: Impact Awards

Multifamily Development of the Year for Phoenix, 2024 (Moontower Phoenix)

Globe St.: Influencers in Multifamily

Organizations, 2023 (LV Collective)

Student Housing Business: Top Developers

No. 10, 2023 (LV Collective)

Project Team



- Developer: LV Collective
- Civil Engineer: Timmons Group
- Architect: Niles Bolton Architecture



Site and Project Overview



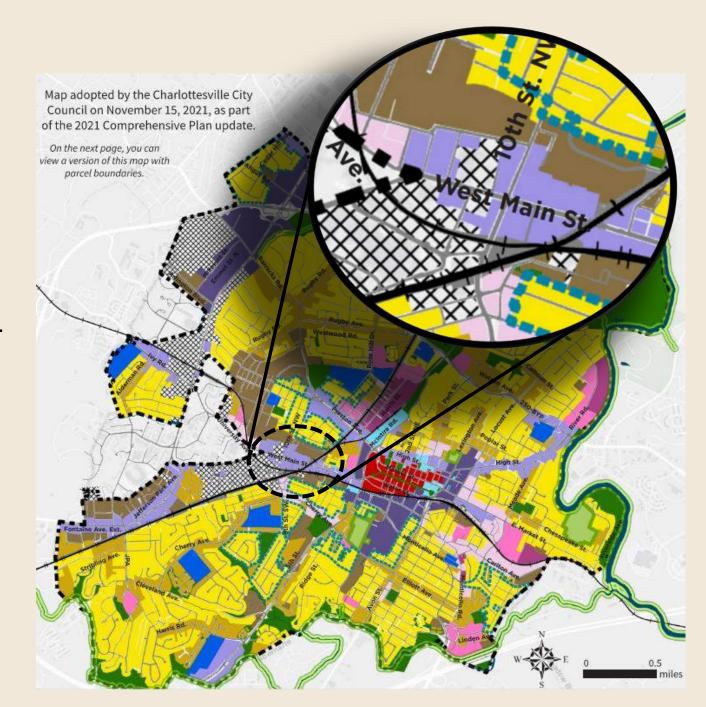
PROJECT TIMELINE



Future Land Use Map

Urban Mixed Use
Corridor: Higher
intensity mixed use
development
arranged along
corridors between
employment,
commercial, and
civic hubs of the city.

Higher-Intensity
Residential: Provide opportunities for higher density, multifamily focused development.
Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.



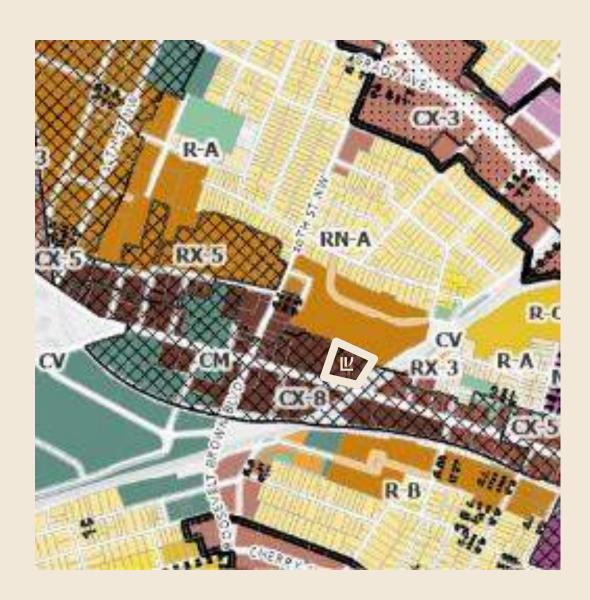
Zoning Map

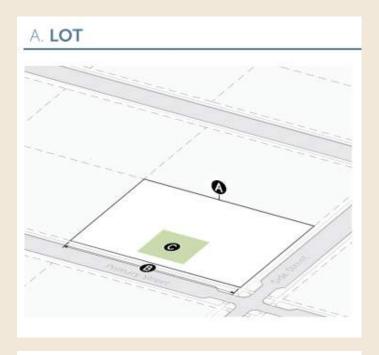


High-intensity mixed use, office, and residential buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian-friendly environment along Neighborhood and Urban Mixed Use Corridors designed in the Comprehensive plan.

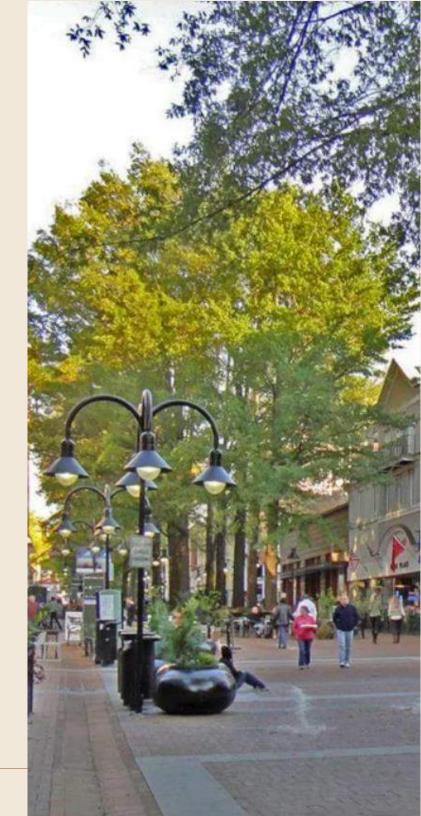


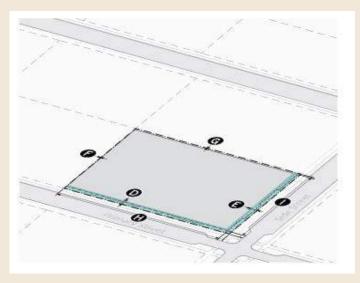
A Walkable neighborhood environment intended to accommodate a variety of housing options including duplexes, triplexes, fouplexes, and townhomes up to larger aparmtnet complexes in Higher-Intesnisty Residential areas designated in the Comprehensive Plan, supportingand within walking distance of neighborhood-serving retail, food, and service uses.



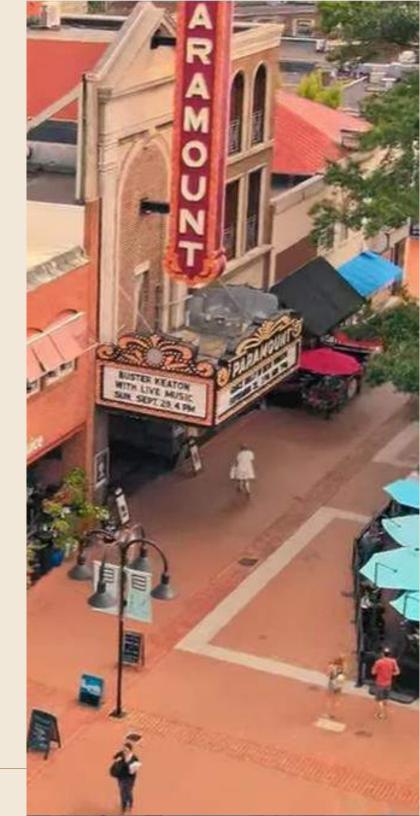


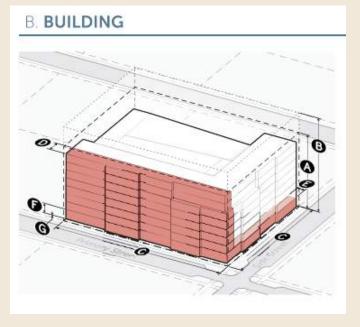
1. LOT SIZE	Sec. 2.10.2.
Area (min)	None
Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
Outdoor amenity space	10%





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





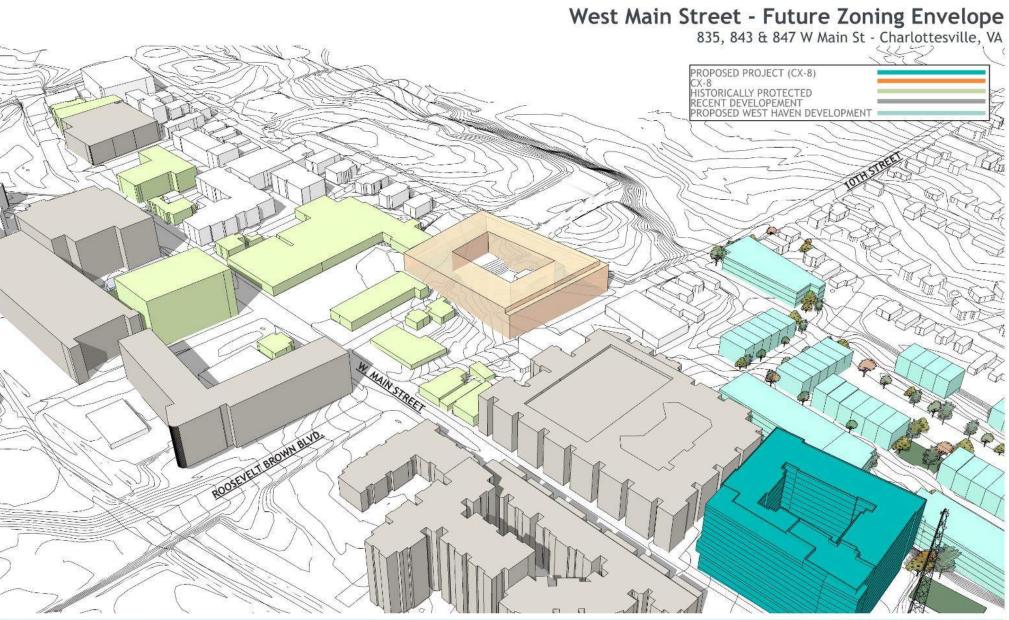
1 <mark>. F</mark>	HEIGHT	Sec. 2.10.9.
	Building height (max stories/feet)	
(Base	8 / 114 <mark>'</mark>
0	With bonus	11 / 156
2. 1	MASSING	Sec. 2.10.10.
Θ	Building width (max)	275'
	Active depth (min)	
0	Primary street	(<mark>15</mark>)
3	Side street	9'
3. (GROUND STORY	Sec. 2.10.11.
0	Ground story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





	Primary St.	Side St
4. TRANSPARENCY	Sec. 2.	10.12.
Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
Upper story (min)	20%	20%
Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.	10.13.
Street-facing entry spacing (max)	(40°)	60'
Entry feature	(Yes)	Yes
6. FENCES AND WALLS	Sec. 2.	10.14.
Front yard height (max)	(4	•
Side street yard height (max)	6	





LV COLLECTIVE | JUNE 4, 2025

NILES BOLTON ASSOCIATES

Westhaven Redevelopment Plan





Westhaven Redevelopment Plan

W Main Accessible Walk with Historic Interpretive Signage



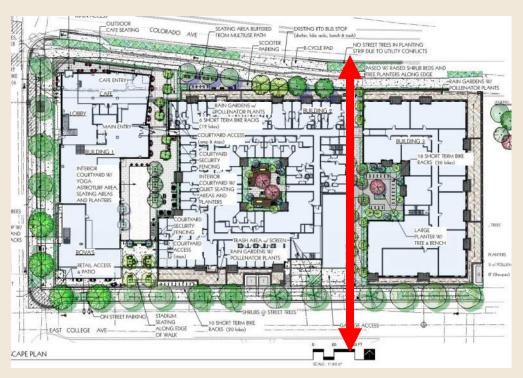
Pedestrian Connectivity

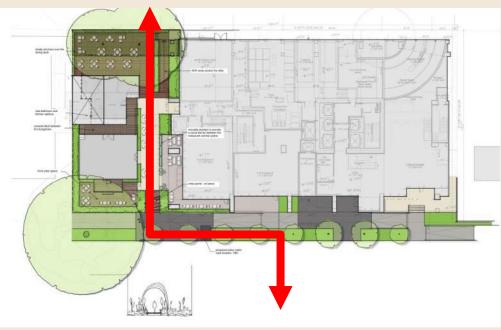


Boulder, COAccess to Public Transportation

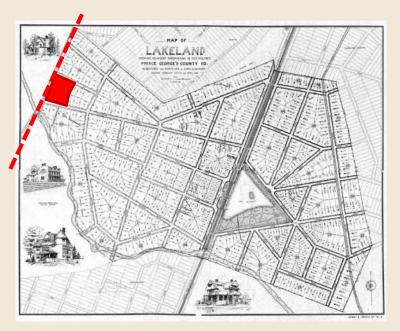


Austin, TX
Access to Trail





Community Engagement (Maryland – Lakeland)



Lakeland NeighborhoodCollege Park, MD



View from Baltimore Avenue



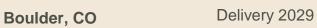


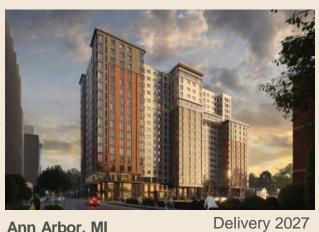


4-Sided Architecture

Portfolio Samples







Ann Arbor, MI



Columbus, OH

Delivery 2025



Gainesville, FL

Delivered 2023



Tempe, AZ



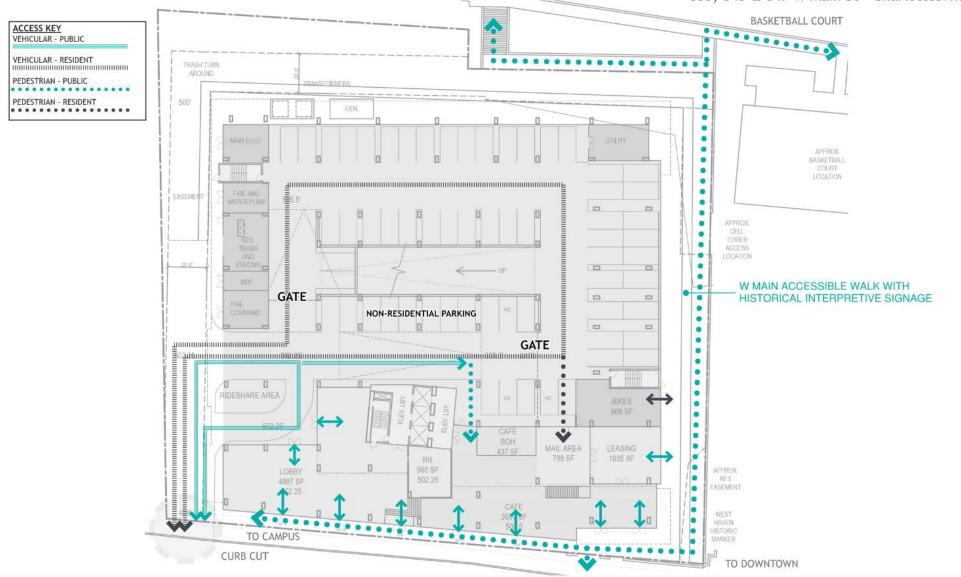
Blacksburg, VA



Delivery 2028

Level 1

Diagram - Residential and Commercial - Access, Circulation

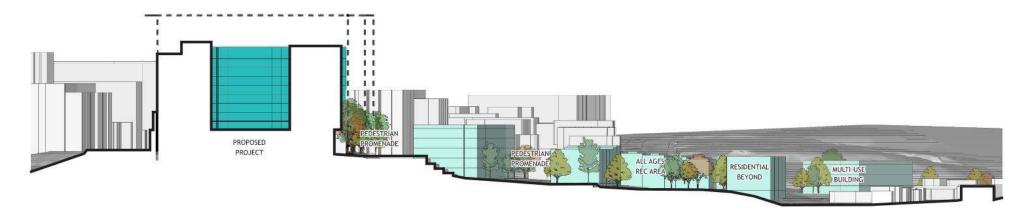


Site Sections - Key Plan 835, 843 & 847 W Main St - Charlottesville, VA

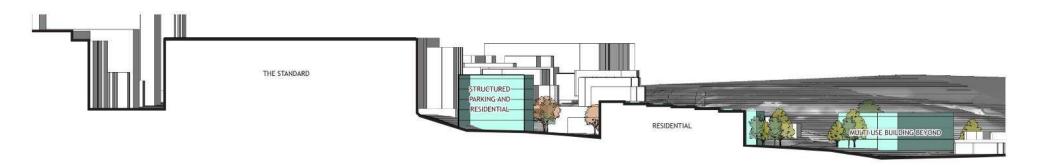


Site Sections

835, 843 & 847 W Main St - Charlottesville, VA



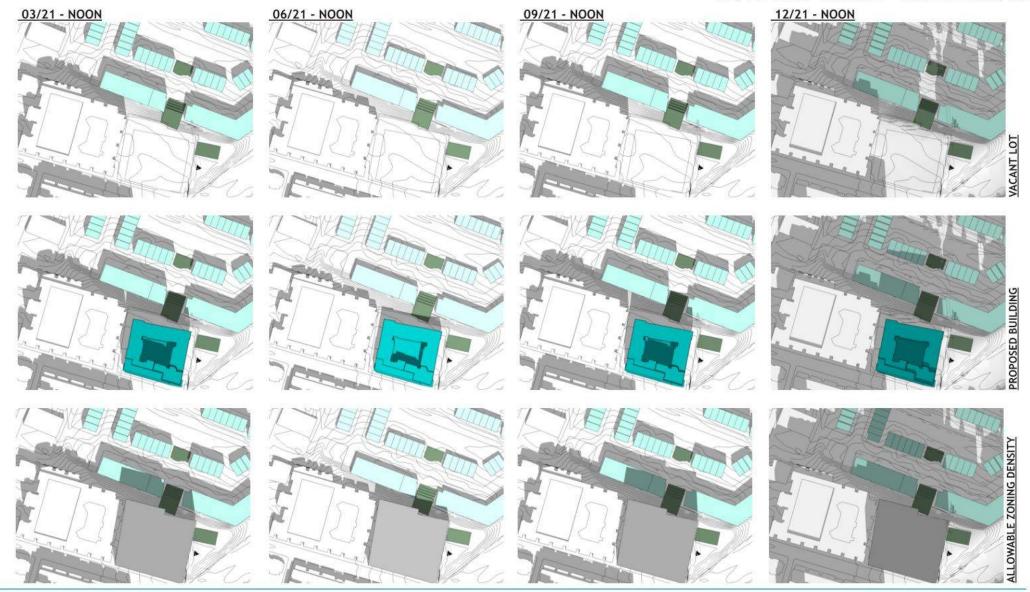
SECTION 'A-A' N/S SECTION THROUGH SITE LOOKING WEST



SECTION 'B-B' N/S SECTION THROUGH THE STANDARD LOOKING WEST

LV COLLECTIVE | JUNE 4, 2025

Solar Study - Comparison 835, 843 & 847 W Main St - Charlottesville, VA



Views - From N/E



Views - From N/E



Views - From N/W



Views - From N/W



Views - From Hardy to Main Street 835, 843 & 847 W Main St - Charlottesville, VA



Views - From Hardy to Main Street 835, 843 & 847 W Main St - Charlottesville, VA



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Views - From 10th and Page 835, 843 & 847 W Main St - Charlottesville, VA

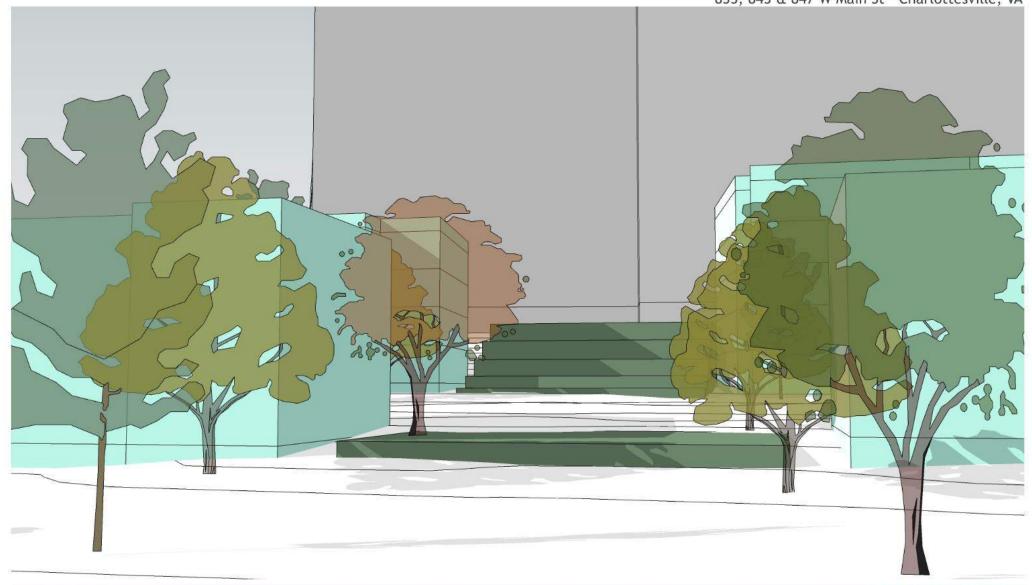


Views - From 10th and Page 835, 843 & 847 W Main St - Charlottesville, VA





Views - West Haven Proposed Recreation Area 835, 843 & 847 W Main St - Charlottesville, VA



Project Highlights

1.61 Acres 3,000
Square Feet
Café (Open
to Public)

708Beds

307 Units

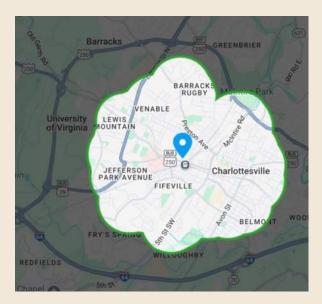
121Parking Spaces



Site Location



20-minute walk map



10-minute bike map

94

Walk Score

This location is a Walker's Paradise so daily errands do not require a car.

84

Bike Score

Biking is convenient for most trips.



Thank you!



We look forward to working with you.

Suite 200
Austin, TX 78701

Ivcollective com

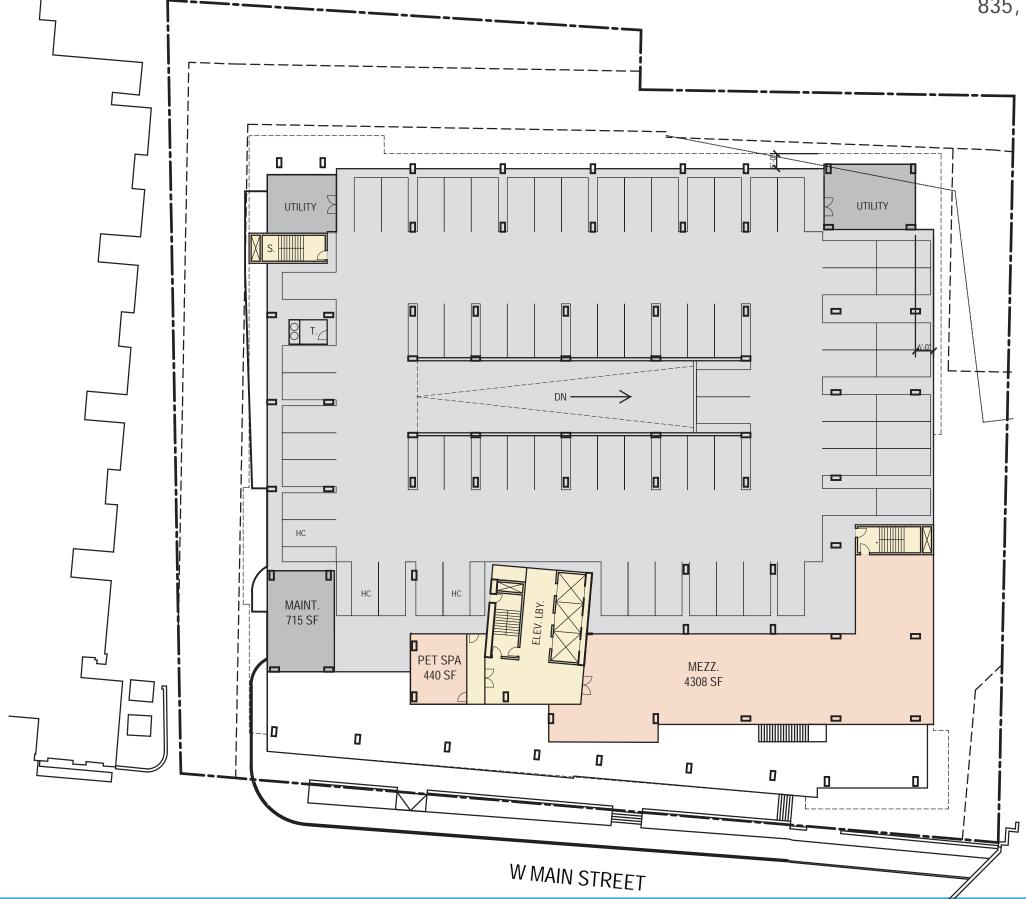
Level 1

Conceptual Plans

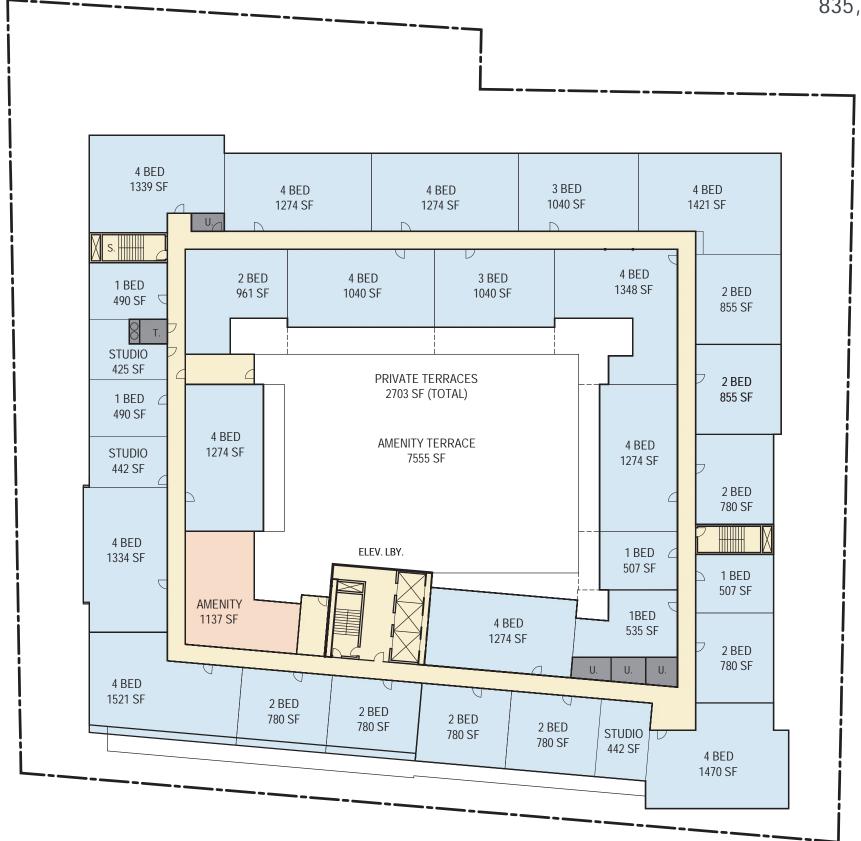


Level 2

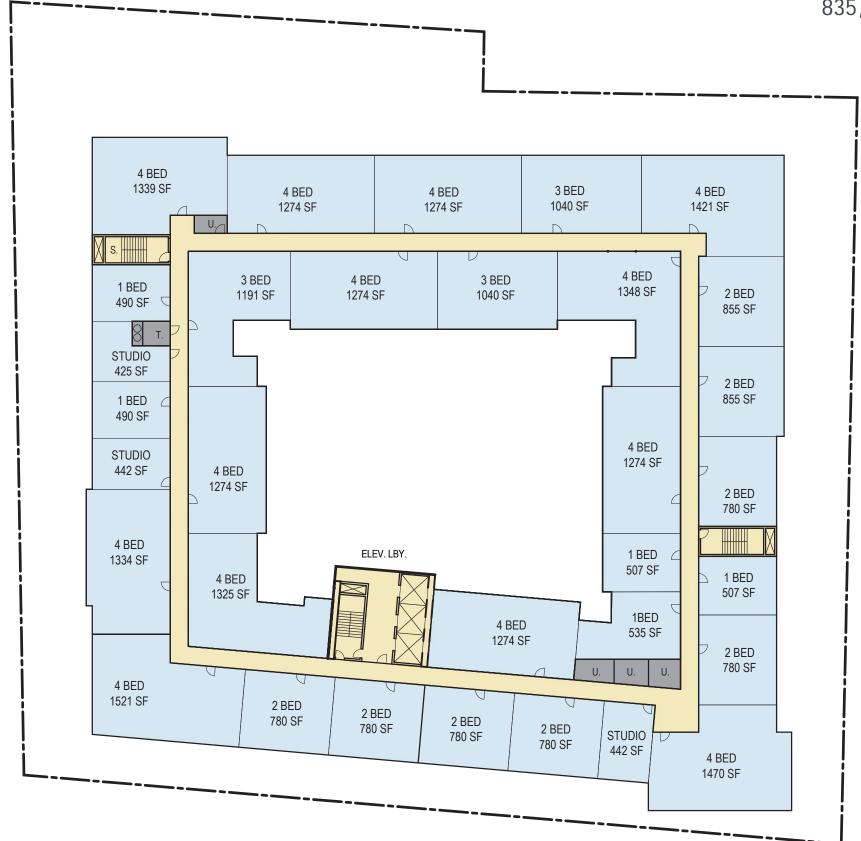
Conceptual Plans





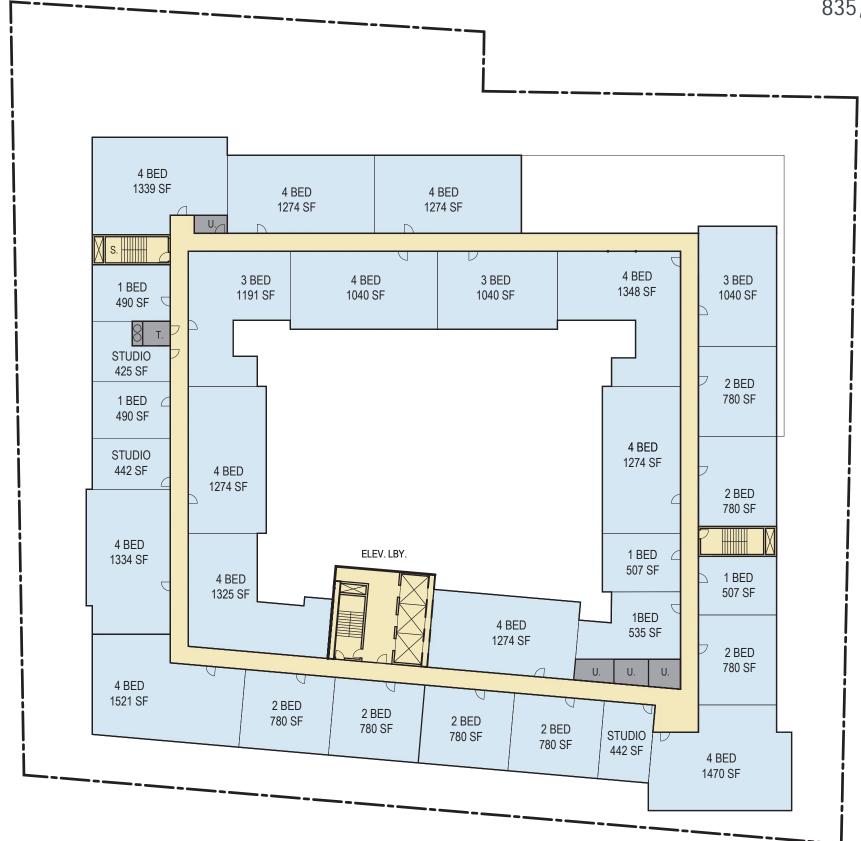






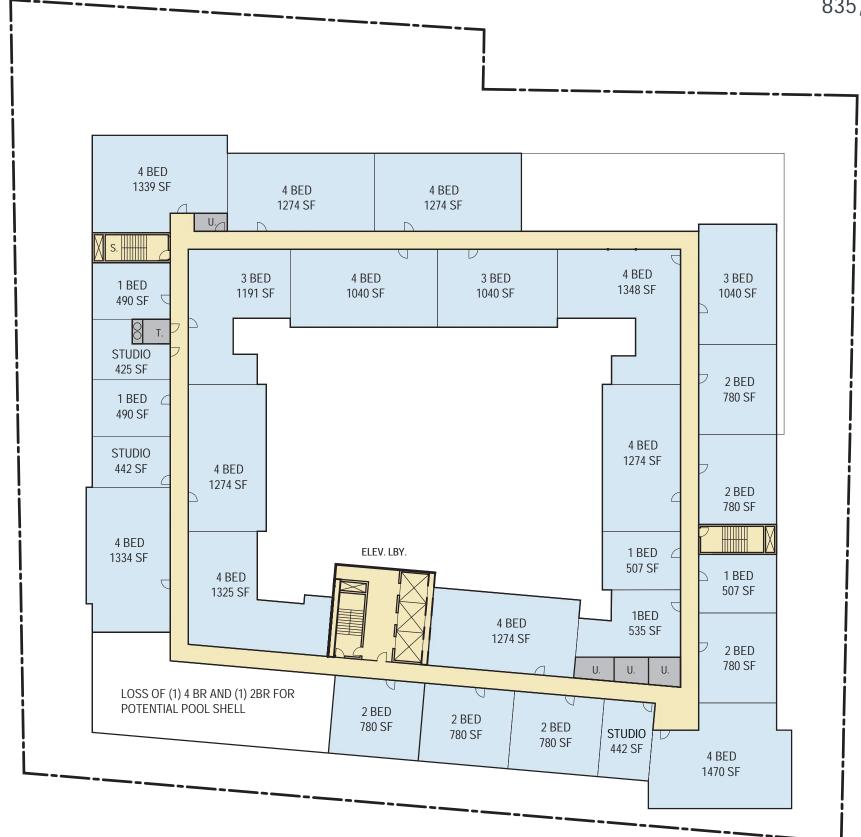






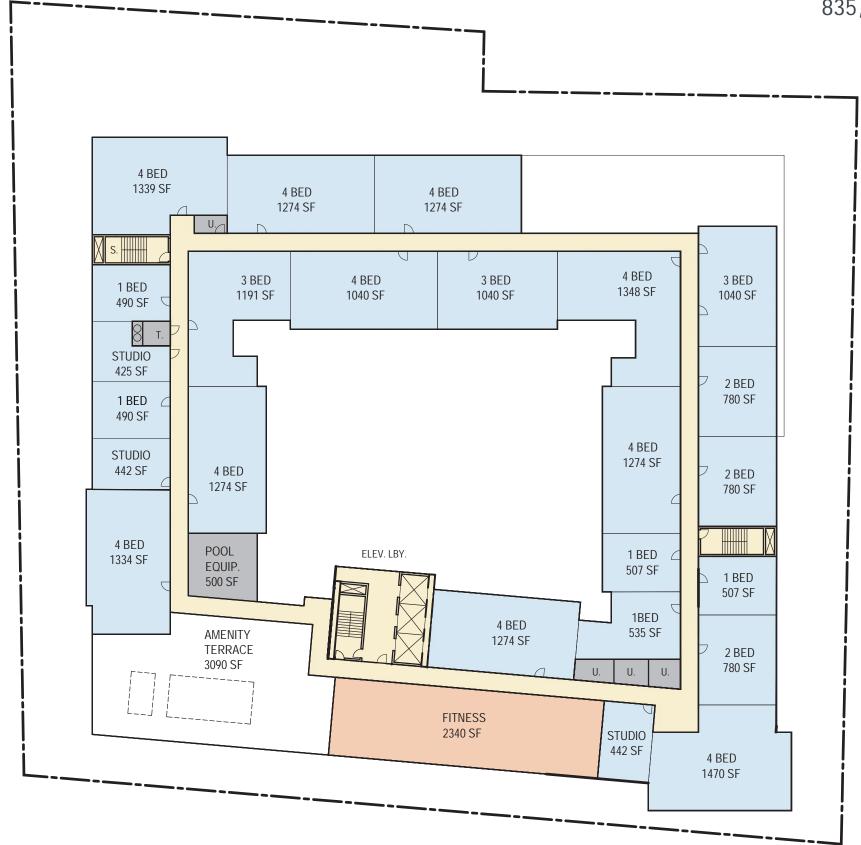
























Views From S/W Corner



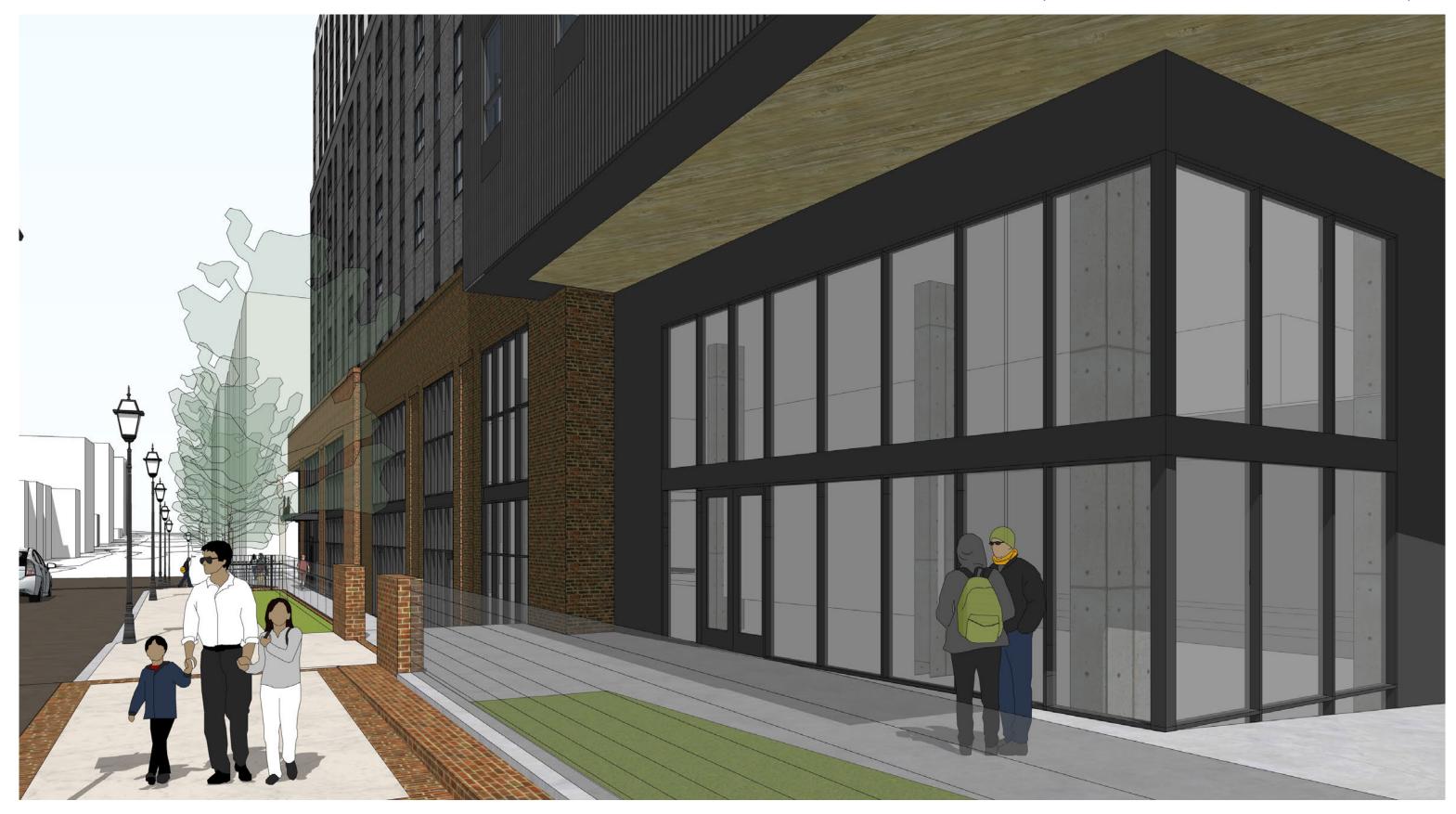
Views From S/W Corner



Views From S/E Corner



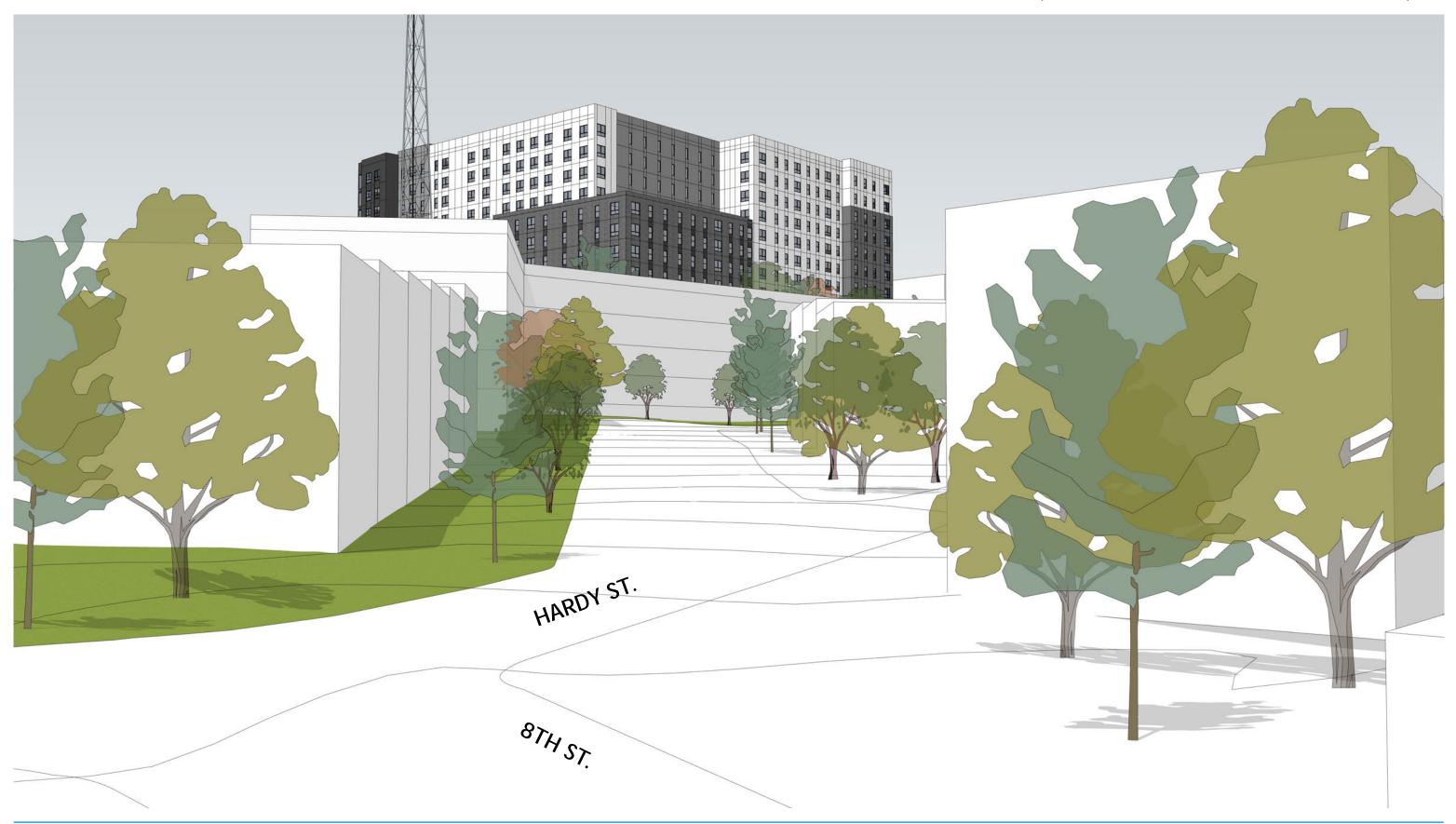
Views From S/E Corner



Views From N/E



Views From 8th Towards Main

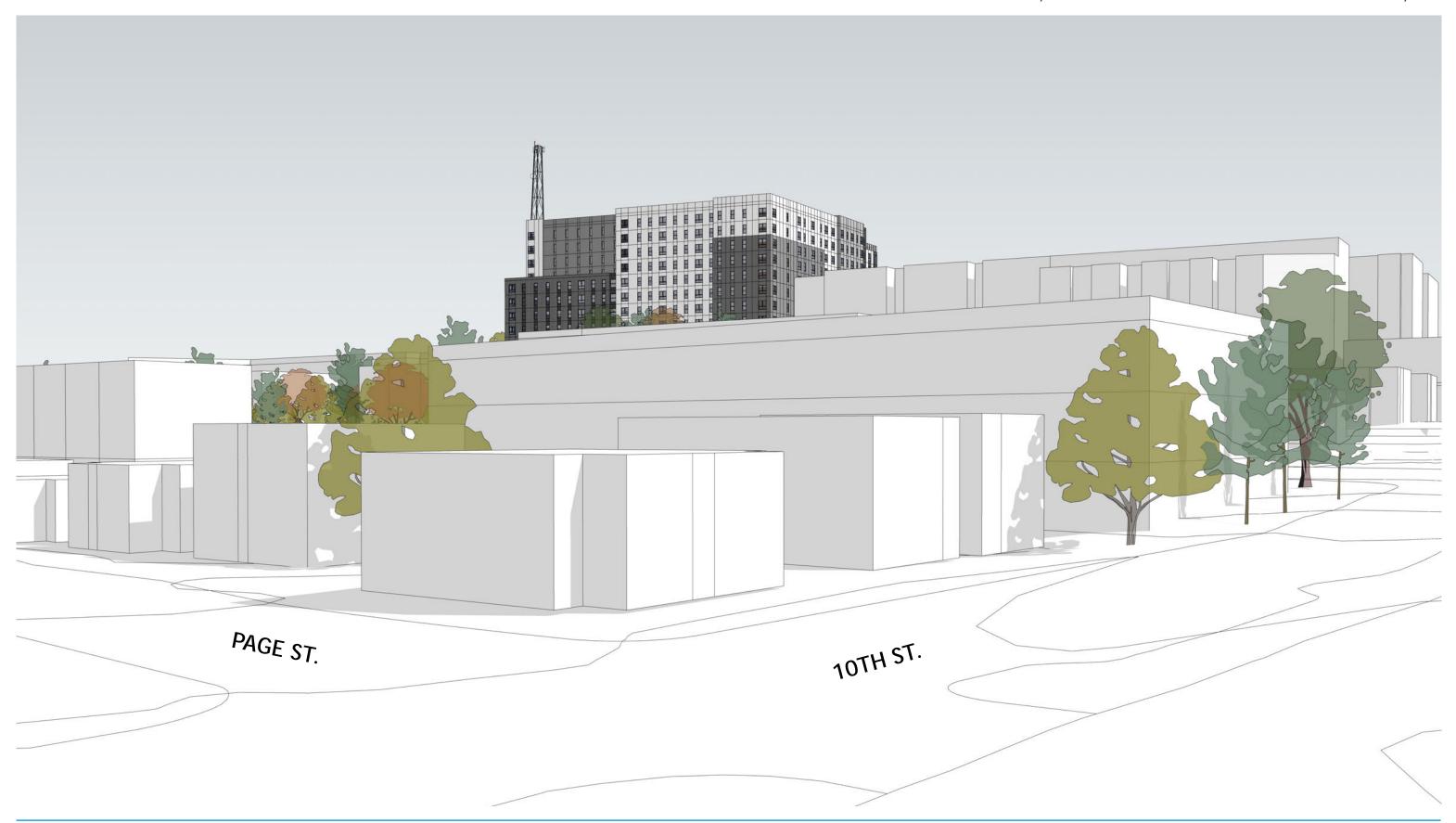


Views From N/W

835, 843 & 847 W Main St - Charlottesville, VA



Views From 10th & Page 835, 843 & 847 W Main St - Charlottesville, VA



City of Charlottesville Board of Architectural Review Staff Report August 19, 2025

CHAS CHAS CHAS CONTROL OF CHASE CHAS

Pre-Application Conference

BAR # HST25-0084
Tax Map 29 Parcels 71,73,74,75,76
202, 204, 208 & 214 7th Street SW & 613 Delevan Street
204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

214: 7th St LLC

613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building incorporating two IPPs

Note: This staff report is identical to the June 17 staff report, except where highlighted.





Background

204 7th Street SW: Hawkins-Lee House 208 7th Street SW: Hawkins-Parker House

Year Built: 1870s/1880s Year Built: 1870s/1880s

District: IPP District: IPP

204 and 208 7th Street SW were reportedly constructed between 1876 and 1889 by James B. Hawkins, who acquired the parcel in 1869. [A third house on the north side of 204 was razed prior to 1980.] Constructed as worker cottages in a simple form that was common in Charlottesville, the use of brick was atypical; however, Hawkins was a brick mason. (Hawkins lived at 529 Ridge Street, which is no longer standing.) 204 is associated Edmond Lee, a man of color born c1875. The Lee family owned and occupied the house from 1902 to 1955. 208 is associated Whit Parker, a man of color born c1880. The Parker family owned and occupied the house from 1902 to 1979.

The parcel at 202 7th Street SW was used as a commercial/industrial site as early as 1891, when it was a lumber yard. [The adjacent railroad was built in the 1850s.] In 1896, it was the Virginia Ice Company. site of the Virginia. In the early 20th century, it served the Charlottesville and Albemarle

Railroad Company. Later a coal and wood lot, it transitioned to a tower site, which is no longer in use.

See the Sanborn Maps in the Appendix and the attached historical surveys.

Prior BAR Reviews

June 2025 BAR pre-application conference. No action taken. See meeting notes in Appendix. Link to meeting video. Discussion begins at approx. 03:17:00: BAR June 17 2025 Meeting Video

Application

• Applicant submittals: Mitchell Matthews Architects drawings, *The Mark At Charlottesville* – 202 7th Street SW – BAR Pre-Application Conference 2, August 9, 2025; 47 sheets.

Pre-application discussion of a pending CoA request for construction of a multi-story building at the rear and encroaching onto the parcels of two IPPs (204 and 208). <u>Note</u>: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

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

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--Site Design and Elements, Chapter 3--New Construction and Additions, Chapter 4—Rehabilitation, and, as appropriate, Chapter 7 –Demolitions.

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation

- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration

Elements:

Roof

• Gutters & Downspouts

- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Screening (HVAC, utilities

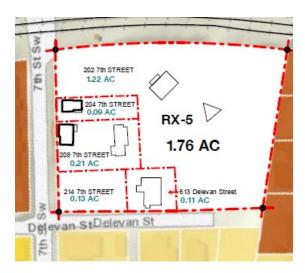
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For example:

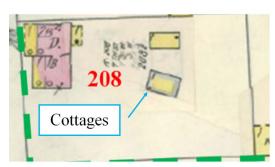
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: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

Staff Comments and Summary

The footprint of the proposed multi-story building will predominantly occupy the 1.22-acre parcel at 202 7th Street SW. This parcel is <u>not</u> within a City-designated design control overlay district. The western portion of the building will encroach onto approximately 60% of the two, small IPP parcels. (204 is 0.1 acres; 208 is 0.2 acres.) With the overall development impacting the IPPs, the entire project is subject to design review by the BAR. Two additional lots, 214 7th Street SW and 613 Develan Street have been added with the latest submission. Combined, these parcels total the 1.76-acre proposed project area. (See site detail below.)



The two, existing brick dwellings (204 and 208) will be retained, rehabilitated, and incorporated into the planned development. A wood-framed shed at the rear of 208 will be razed and minor elements on each dwelling will be removed. Notes in the VCRIS file for the property suggest the shed incorporates two rental cottages constructed in the 1940s; however, this is reported as anecdotal, and the current shed does not correspond to the sizes, locations, or orientations of the cottages as indicated on the c1960s Sanborn Map.





Staff cannot determine if the shed is historic or if was built either incorporating the cottages or using elements from the reported c1940s cottages. Photographs suggest the shed is deteriorated. The minor elements to be removed from the two houses are limited in area relative to the houses. Staff recommends this project be evaluated in three parts, each requiring separate, but possibly concurrent CoAs.

- <u>204 7th Street, SW</u>: Review as an *alteration/rehab* CoA the demolition/removal of exterior elements and the rehabilitations and alterations necessary to incorporate the structure into the development project.
- <u>208 7th Street, SW</u>: Review as an *alteration/rehab* CoA the demolition/removal of exterior elements, the demolition of the shed, and the rehabilitations and alterations necessary to incorporate the structure into the development project.
- 202, 204, 208, 214 7th SW and 613 Develan Street: Review the proposed multi-story and related landscaping as *new construction* associated with two designated IPPs. [That is, not evaluated as an *addition*.] This approach would be similar to evaluating new construction within a district that is adjacent to and would impact contributing structures; if not physically, then contextually. In preparing this submittal, staff suggested the applicant consider the BAR's review of the Quirk Hotel, which retained and incorporated two historic dwellings. Other examples of large-scale projects that either incorporated or were adjacent to historic structures include:
 - 1301 Wertland Street: multi-story residential building adjacent to the c1842
 Wertenbaker House
 - o City-County Courts Expansion: courthouse addition to the Levy Building.
 - o C&O Row: row-house construction adjacent to the Coal Tower.
 - o 550 East Water Street: multi-story residential building adjacent to the King Warehouse and train station.
 - o 946 Grady Avenue: Rehabilitation of the Monticello Dairy with connected and adjacent new construction.
 - o J&DR Court, East High Street: Rehabilitation and expansion of historic structure adjacent to historic County Jail.

Note: Prior to formally reviewing an application, staff can coordinate a site visit for the BAR.

Note re: 613 Delevan Street

This c1890 house is listed on the Virginia Landmarks Register and National Register of Historic Places as a contributing resource within the Fifeville-Tonsler Historic District. (See property description below.) However, the property is **not** designated by the City and, therefore, the BAR does not have purview over proposed demolition or alterations.

Fifeville-Tonsler Historic District NRHP Listing

613 Delevan Street (VDHR #104-0213-0099)

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, ca 1890 This late-19th-century, 2-story, 2-bay, hip-roofed vernacular dwelling is stuccoed. It features overhanging eaves, and exterior-end brick chimney (fairly modern), a pedimented 1-bay front porch with square posts, and a 1-bay hip-roofed side porch. Some of the single and paired 6/6- and 8/8 sash windows and bay window are replacements. A 1-story shed-roofed wing extends to the rear.

Individual Resource Status: Single Dwelling / Contributing Total: 1



Suggested Motions

Pre-application conference. No action will be taken.

Criteria, Standards and Guidelines

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

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

Review Criteria Generally

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

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

Standards for Review and Decision

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

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

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

Chapter 7 Demolition and Moving

From ADC District Design Guidelines, Chapter 3:

Building Types within the Historic Districts

a. 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.

[...]

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

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.

Spacing

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

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.

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 subarea.

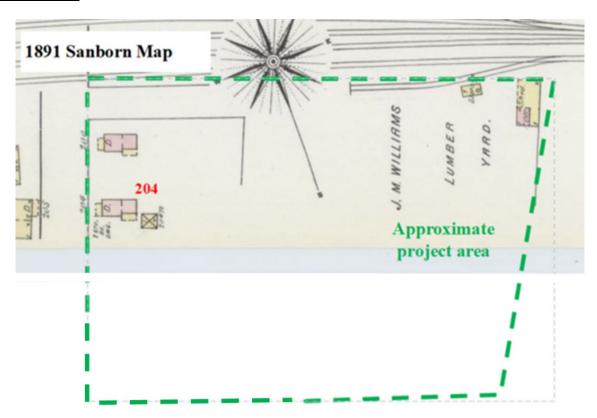
APPENDIX

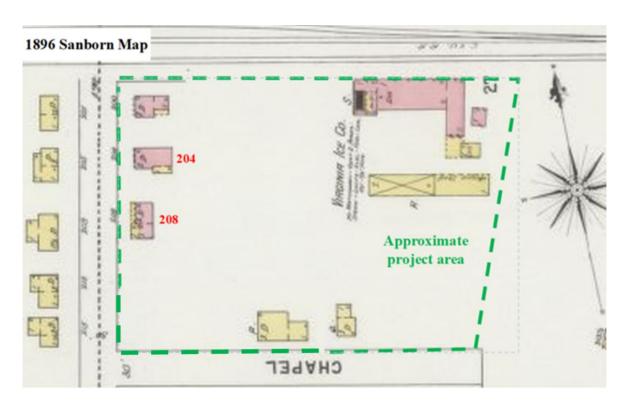
Notes from Pre-Application Conference BAR #25-0084

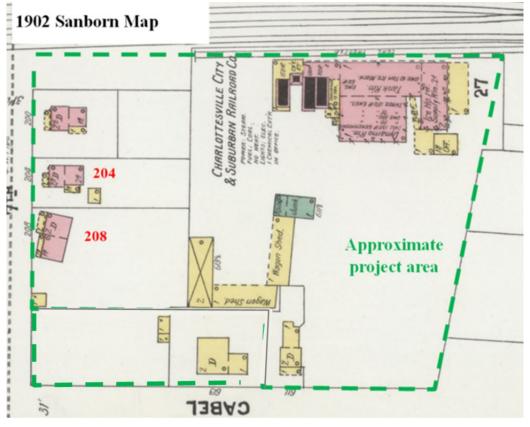
- Proposed multi-story building behind two IPPs.
- Staff received comments from two neighboring property owners concerned about project.
- Building would encroach onto the parcels that are protected, which is why the review falls under BAR purview.
- Both brick houses were built in the 1860s to 1880s by James Hawkins, who lived on Ridge Street.
- The applicant is intending to remove the 20th-century shed that is currently behind one of the brick buildings.
- The two brick houses on the property seem to be dilapidated and have not been occupied for some time.
- The applicant will rehabilitate or renovate the 2 houses currently on the site, in lieu of demolition.
- The floor area of the two houses on the property is about 800 square feet each.
- The two houses will be incorporated into the proposed building as a possible study or support space.
- The applicant states there are going to be issues with renovating and rehabilitating of the 2 houses, so they cannot be used as is.
- The proposed name of the project is going to be The Mark. Ms. Lewis recommended using the name of the builder of the houses as part of this project.
- Staff did provide insight from the design guidelines.
- Under the current zoning, the by right height is 5 stories or 72 feet maximum height with 7 stories allowed as a bonus.
- The city code says that the BAR can only reduce the height no more than 2 floors below what is allowed.
- Staff does not know how that will apply to the bonus floors. That condition has not yet been used
- There is 25 feet in step-backs of the upper floors.

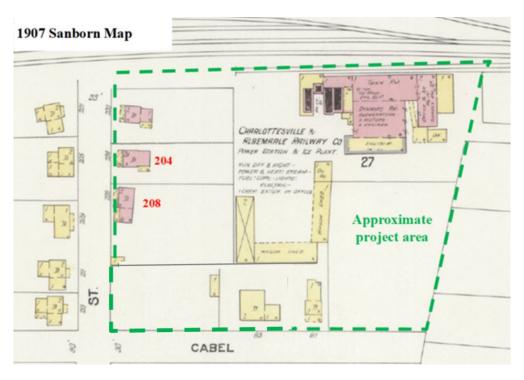
- There is going to be 2 floors of podium parking with 5 stories of residential and wood frame above the podium parking.
- The BAR indicates the major question or concern with this proposed project is the pedestrian feel and experience.
- Mr. Schwarz is uncomfortable with how the proposed building will frame the two existing historic buildings.
- Mr. Schwarz would like to see the proposed new building feel more "in the background" as compared to the existing two historic houses.
- The applicant did emphasize that the landscape plan has not yet been prepared. The applicant is going to be looking to add trees in the landscape plan.
- The applicant emphasized the importance of the zoning code and what the zoning calls for on this property.
- Mr. Birle brought up the context of the scale of the existing buildings compared to the new proposed building.
- Ms. Lewis brought up possible functions for the two existing historic buildings as an entrance to the new larger building.

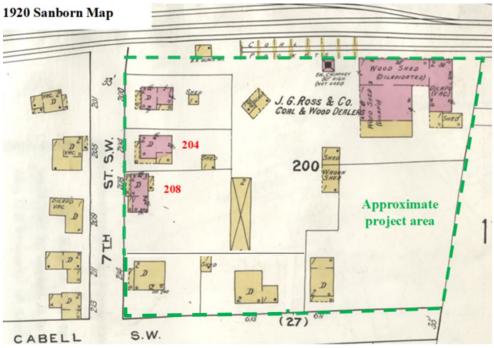
Sanborn Maps

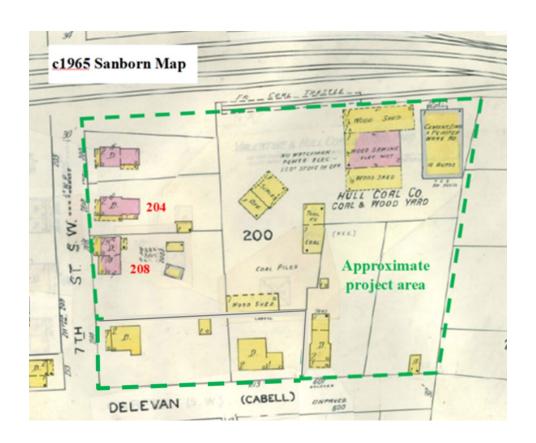












202 7TH STREET SW

THE MARK AT CHARLOTTESVILLE

CHARLOTTESVILLE, VA

BAR PRE-APPLICATION CONFERENCE 2

August 19, 2025

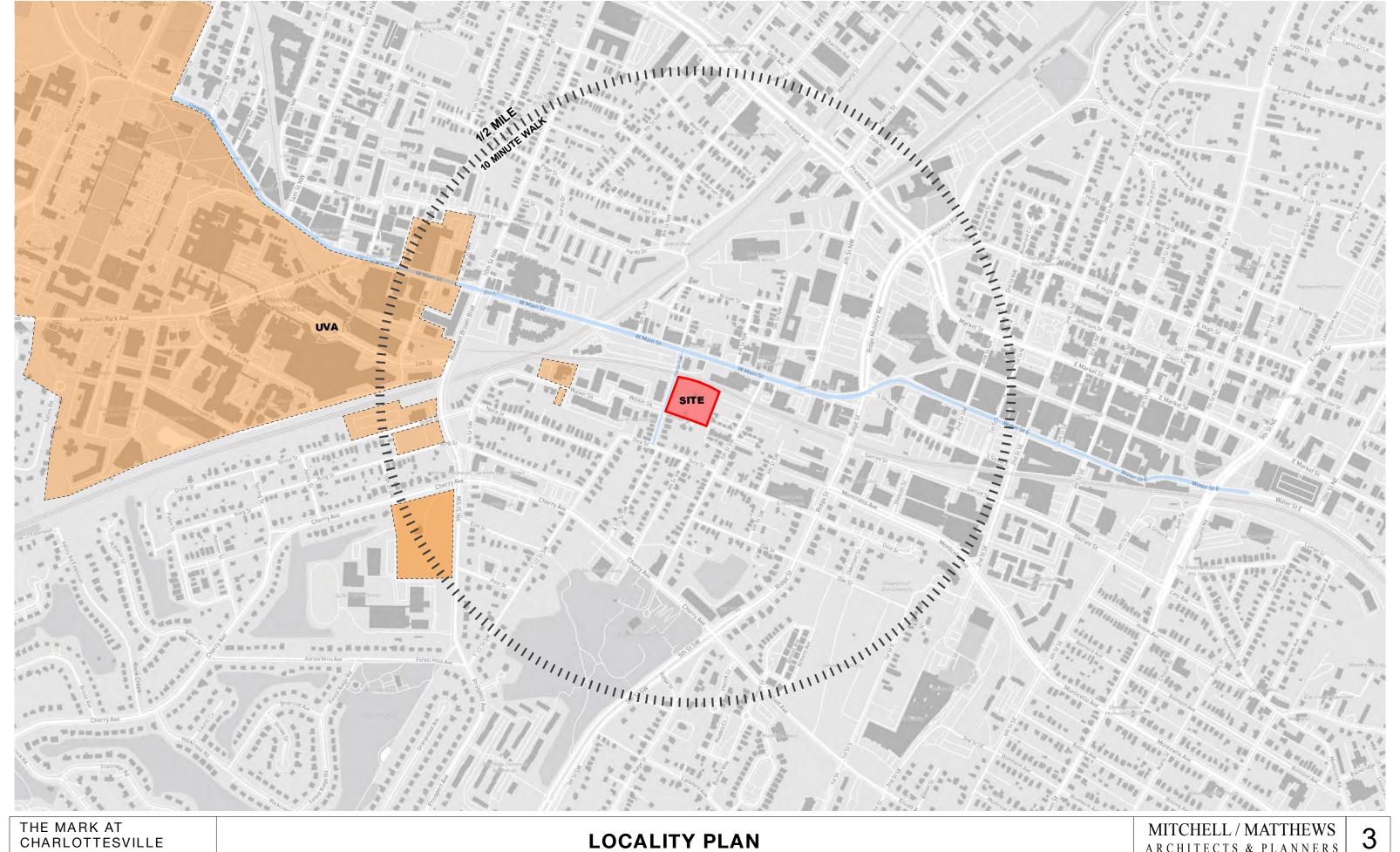
Introduction

Our client, LCD Acquisitions, LLC, is seeking to build new student housing in compliance with the Comprehensive Plan and the City's new Development Code on five contiguous parcels, 202, 204, 208, and 214 7th Street SW, and 613 Delevan St. These parcels do not fall within any of Charlottesville's Architectural Design Control Districts, however the two smaller parcels, 204 and 208 7th Street SW, are listed as Individually Protected Properties (IPPs). It is our intention to retain, rehabilitate and maintain these houses as part of the overall design of the project.

This project is less than half a mile from the University of Virginia. The current design proposal calls for approximately 180 apartments with a mix of 1, 2, 3, 4, 5 and 6-bedroom units, spread over seven levels. It will include a range of study spaces and amenities. Outdoor features include a cottage courtyard, elevated pool, related exterior amenities and landscaped areas. Parking for approximately 250 vehicles is provided via an internal two level parking garage.

The purpose of this submission is to request BAR's permission on two issues:

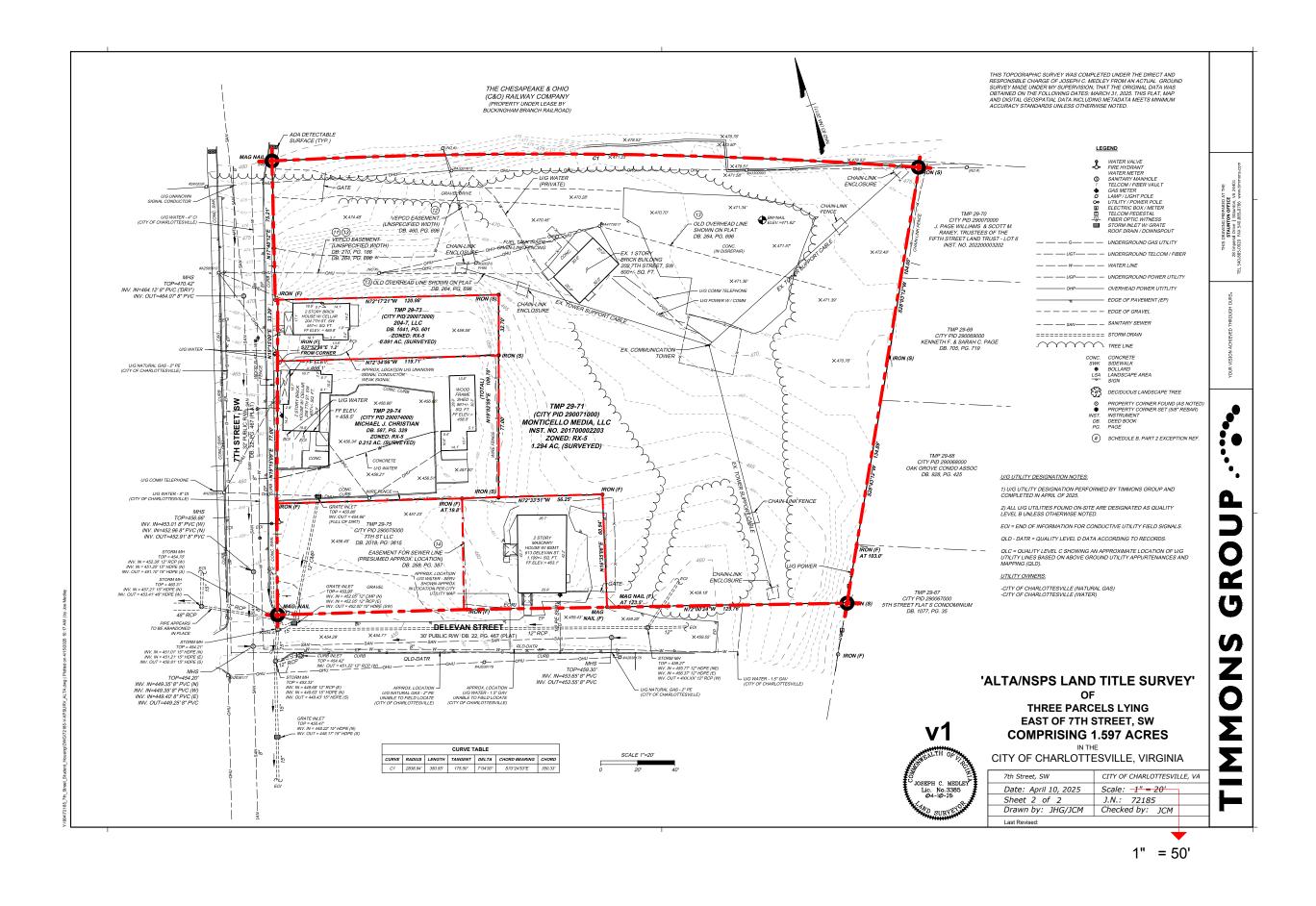
- 1. To remove non-contributing additions to IPPs
- 2. To allow construction behind existing houses on both IPPs



CHARLOTTESVILLE Charlottesville,, VA Tuesday, August 19, 2025

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THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

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SURVEY

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Site History

202 7th Street SW was once part of a larger tract of land owned by the Delevan Hotel, now Delevan Baptist Church. In 1869, James B. Hawkins purchased a portion of the tract, which included 204 and 208 7th Street SW, as well as a corner of what is now 202, where a third brick building of this style used to stand. Over the years, 202 hosted a variety of businesses, including the Virginia Ice Co. around 1896 and, later, the Charlottesville & Albemarle Railway Company, which operated a power and ice plant on the site. The property was eventually sold to Charlottesville Broadcasting Corporation in 1984 and developed into its present form.

204 and 208 7th Street SW are two very small, Individually Protected Properties (IPPs). They are workers' cottages constructed in the late 19th century. These buildings exemplify a type of construction that was once common in Charlottesville during that period. However, the cottages on these sites are particularly notable for their use of load-bearing brick walls laid in an American-with-Flemish bond pattern – a unique departure from the more typical wood-framed structures of the time. Since their designation as IPPs, the more modern additions to the buildings' exteriors have fallen into severe disrepair and are covering the brickwork that contributes significantly to their historical value.



THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

204 & 208 7th STREET S.W.: IPP'S

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EXISTING CONDITIONS - EXTERIOR

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THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

EXISTING CONDITIONS - 204 7th ST INTERIOR

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BAR Request 1

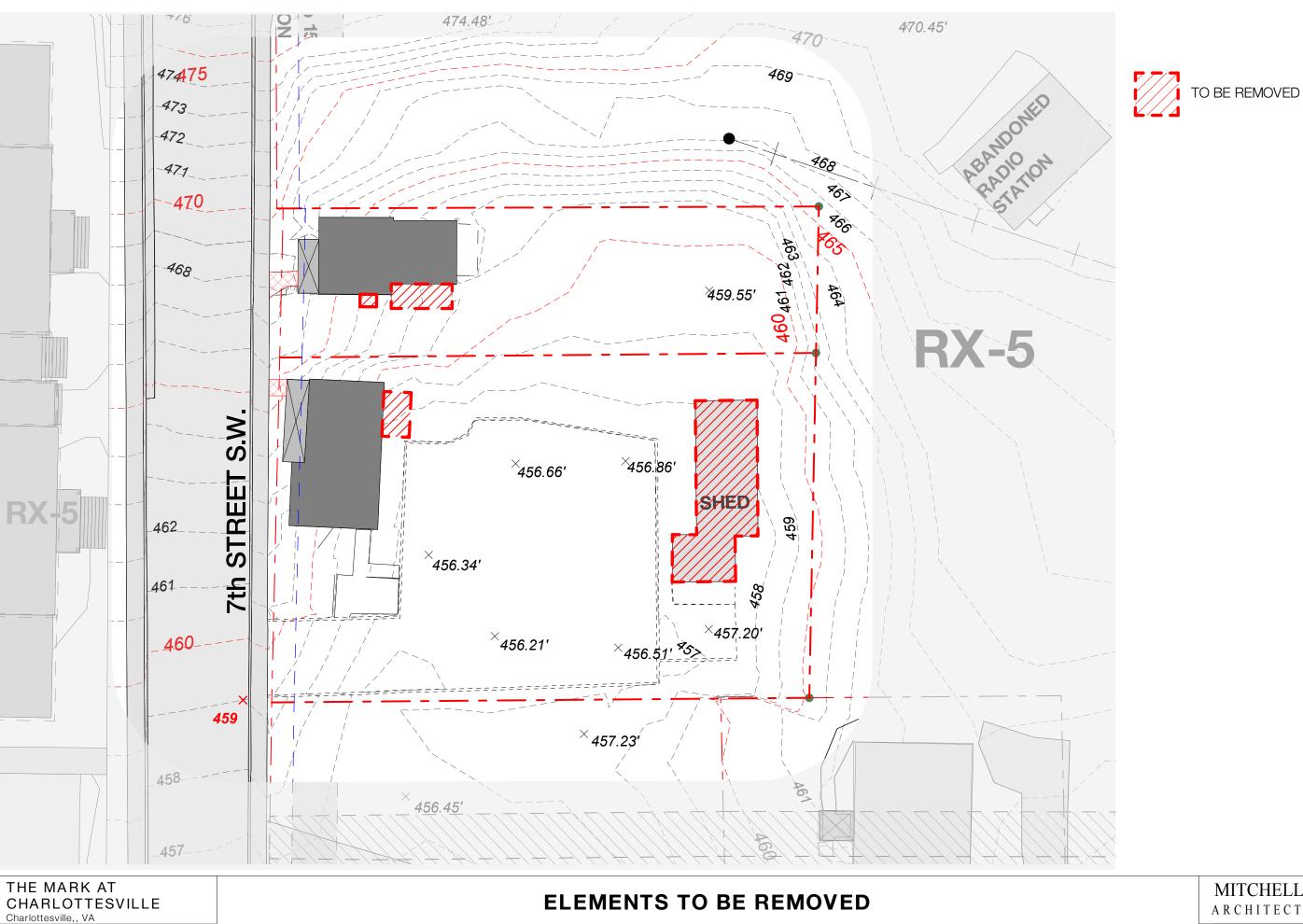
We request approval to remove a number of deteriorated, non-original additions that were constructed well after the original buildings and do not contribute to the historic character of the properties. These include:

- A standalone shed on the property at 208 7th Street SW,
- A rear lean-to addition attached to 208 7th Street SW,
- A sheet metal addition at the rear of 204 7th Street SW,
- Along with several minor ancillary additions that lack architectural distinction.

These elements were not part of the original historic construction and exhibit no historic or architectural significance. Most are in advanced states of disrepair and deterioration, and many obscure or negatively impact the visibility and integrity of the original buildings.

The standalone shed at 208 7th Street SW was constructed after the demolition of an earlier outbuilding, which existed at the time the property was designated as an Individually Protected Property (IPP). The current shed does not demonstrate any historically significant construction techniques or materials and lacks contextual relevance. In addition, the sheet metal addition is not building code compliant.

It is our opinion that these later additions have **no redeeming architectural, historical, or community value**. Their removal will **not result in a loss of historic fabric**. The proposed rehabilitation of these buildings will be consistent with their original appearance and help ensure their longevity. The elements we are requesting permission to remove are illustrated in accompanying documents on SK-08, SK-09, as well as photos 1-18 on SK-06 and SK-14. Both structures will be photo graphically documented in their entirety prior to commencing rehabilitation.

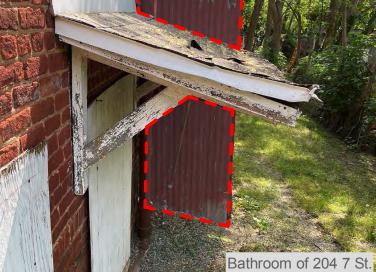


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Tuesday, August 19, 2025

ELEMENTS TO BE REMOVED

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

BAR Request 2

Our second request is seeking **permission to construct** the proposed project behind the existing IPP houses at 204 & 208 7th Street SW. Both properties are seriously dilapidated, with 204 7th Street SW having remained unoccupied for 23 years (see accompanying images). The proposed project will ensure these buildings will be repaired and maintained.

On the following pages we have illustrated a number of similar recent projects that have been supported by the BAR and have been granted the same permission this project is seeking, to construct a new building behind the existing structures.

1.	Blue Moon Diner	(6 Levels)	512-514 West Main Stre
1.1			0 12 0 1 1 1 1 0 0 0 1 1 0 1

2. The Doyle Hotel (6 Levels) 499 West Main Street

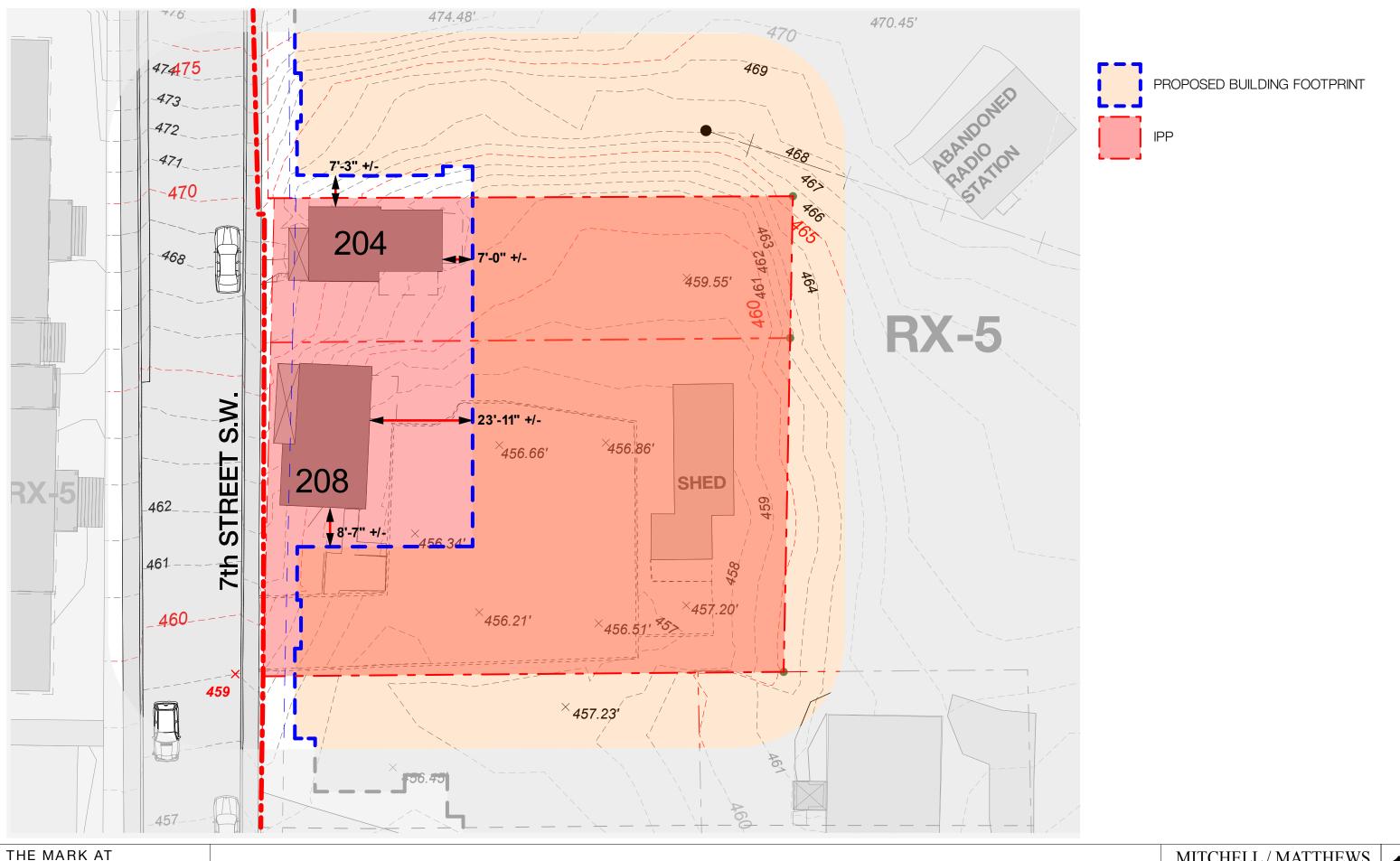
3. Mel's Café (7 Levels) 719 West Main Street (preliminary review)

The proposed project will help to revive these houses and integrate them into the overall project program for the daily use of the residents. The rehabilitation will maintain and protect these buildings from further decline. It is clear that the proposed primary building is of a different time and scale, however the proposed use and size is encouraged by City Council and the Planning Commission. This proposal and our request to retain and build to the rear of these houses is also consistent with our new Development Code, that seeks to provide greater housing options and support infill projects that utilize inner city land efficiently while providing city residents with the ability to live within walking distance of schools, employment and other services.

BAR Request 2

The proposed design intends to respond to the existing building, the street and the neighborhood in the following ways:

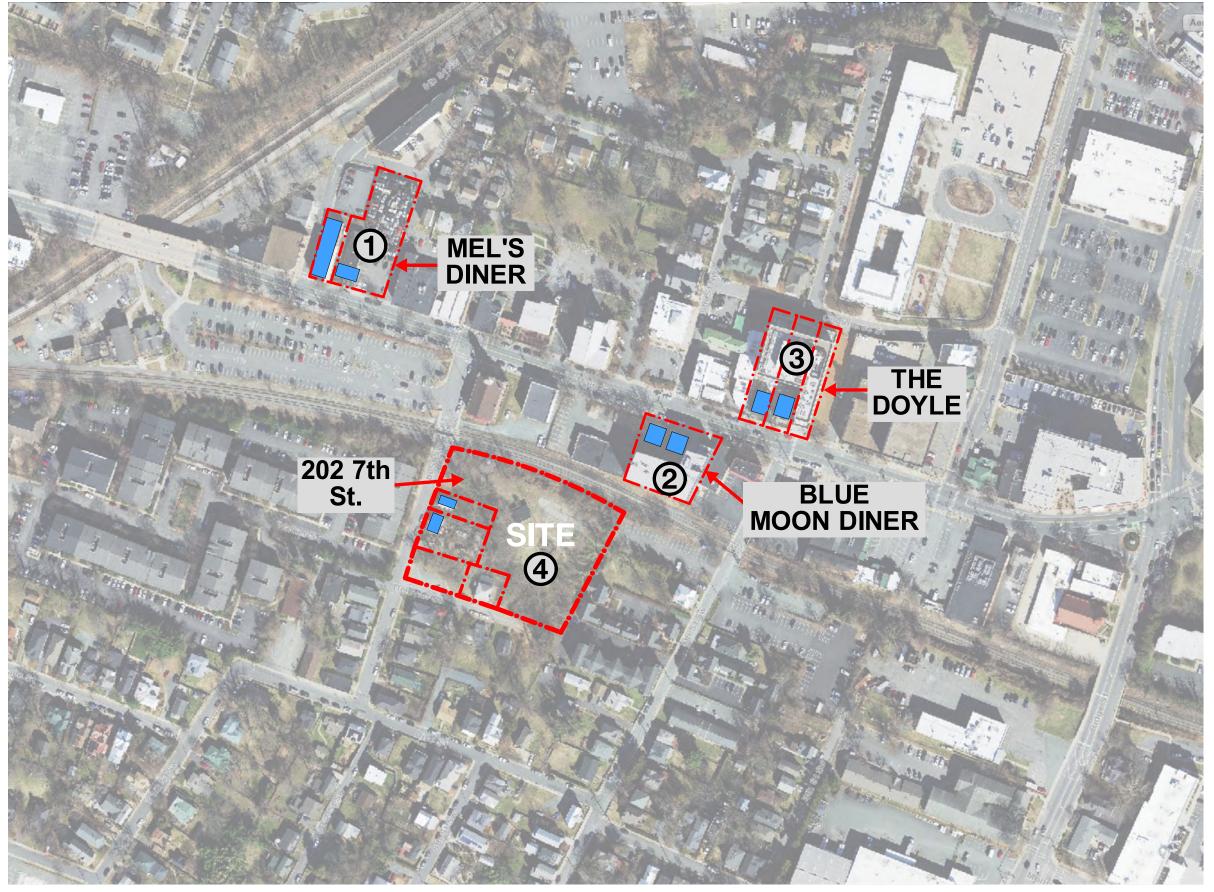
- We are implementing multiple setbacks, step-backs, and varied massing to mitigate the visual impact of the proposed building. See sketches SK-284 SK-290 for further detail.
- Material and detail compatibility: We envision the new structure incorporating similar materials where appropriate. We have chosen high-quality materials that visually relate in texture and tone to the existing buildings.
- The simple masonry details on the new building will make reference to the masonry details used on the existing houses.
- The masonry base of the building is intended to respond to the street, neighbors, and existing structures. This is the portion of the building visible at a pedestrian level, below the tree canopy, while the upper portion of the building may be clad in siding similar to the existing surrounding context buildings. See sketch SK-287.
- At the street level, we anticipate comprehensive reworking of the landscape and hardscape. See SK-215.
- Our intent is to improve street level interaction by activating the ground floors. We hope to:
 - Incorporate uses such as various amenity spaces for the tenants at street level as the building steps down the street by engaging the residents with the site, courtyards and the existing building porches.
 - Enhance transparency and entrances by the inclusion of larger windows and multiple entry points to promote openness and safety while minimizing blank walls.
 - Provide thoughtful and strategic incorporation of street trees and furnishings that integrate landscaping, benches, and lighting that align with the character of the existing structures and the street
 - Utilize, where appropriate, human-scale elements such as awnings, planters, and signage that provide a tactile experience and bridge the scale between the existing and the proposed.



THE MARK AT
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Tuesday, August 19, 2025

PROPOSED BUILDING FOOTPRINT & BUILDING SEPARATION

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PROTECTED PROPERTIES

PROPERTY BOUNDARIES

THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

Tuesday, August 19, 2025

PRECEDENTS

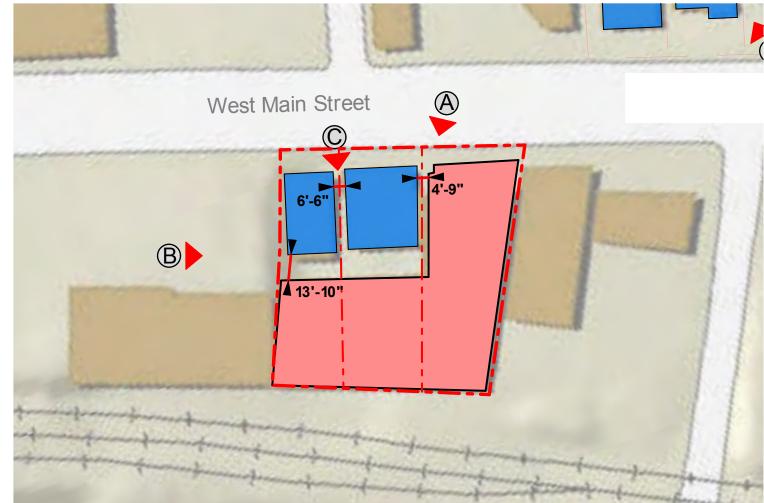
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BLUE MOON DINER

CHARLOTTESVILLE Charlottesville,, VA

Tuesday, August 19, 2025

PRECEDENTS

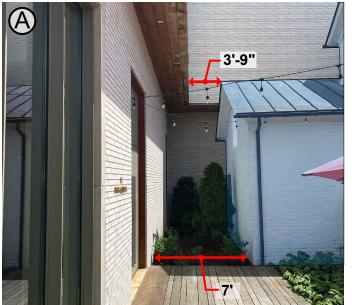
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16

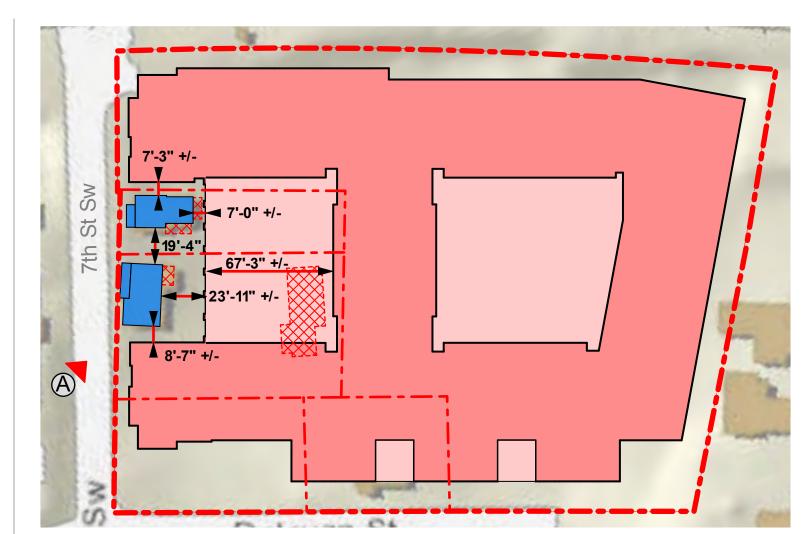
SK-12













202 7th STREET SOUTHWEST

THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

PRECEDENTS

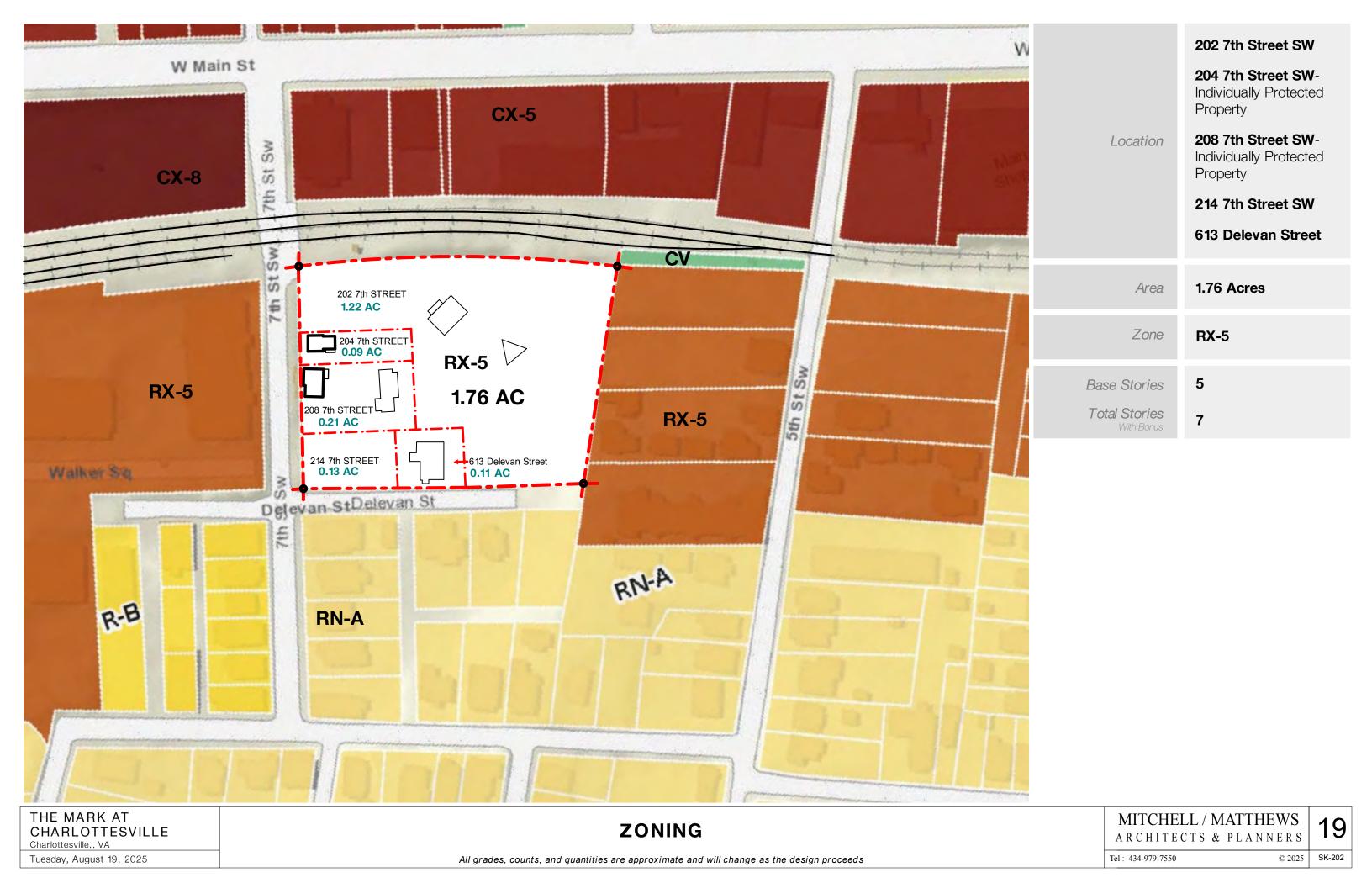
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202 7TH STREET SW

THE MARK AT CHARLOTTESVILLE

CONCEPT



CX-5 RAILROAD PROPERTY 478.76 _ 478.53' _ _ 479 470.28' 471.34' 470.70' X 474.48'_-RX-5 BM=NAIL ELEV.=471.62' 470.45' 471.57' × 472.49 471.36' 471.39' × INDIVIDUALLY PROTECTED PROPERTY ¥59.55' **RX-5** RX-5 470.76' INDIVIDUALLY PROTECTED PROPERTY STREET RX-5 SHED × 456.34' **RX-5** TRANSITION TYPE "C" 457-5' to 15' Build-to Zone 20' Min. Transition "TYPE C" @ 5' 456 SIDE STREET YARD RX-5 × 459.43' DELEVAN STREET × 454.71455 × 459.55 × 454.29' RN-A RN-A THE MARK AT CHARLOTTESVILLE

Charlottesville,, VA

Tuesday, August 19, 2025

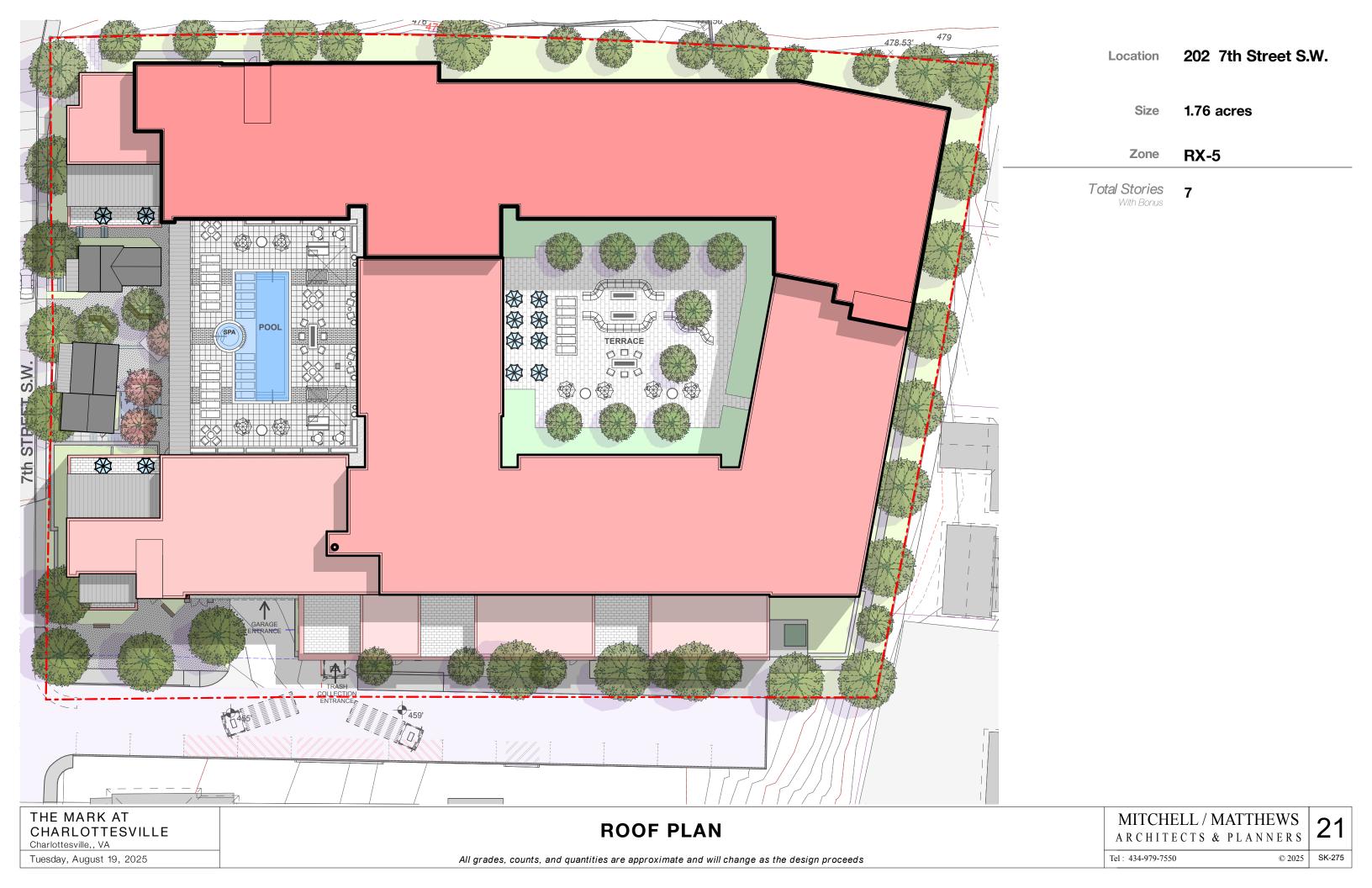
KEY ZONING REQUIREMENTS

- SETBACKS
- TRANSITIONS
- BUILD-TO ZONES
- IPP's

ZONING CONSTRAINTS

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

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202 7TH STREET SW

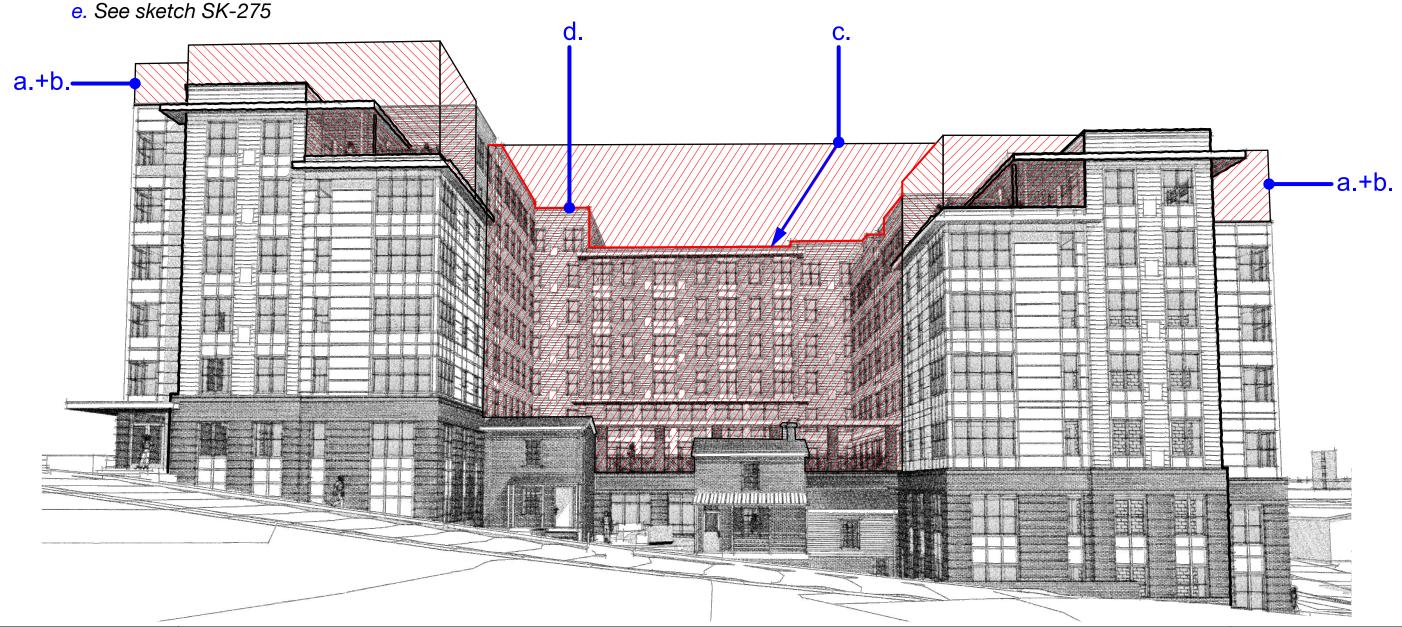
THE MARK AT CHARLOTTESVILLE

RESPONSES TO PREVIOUS BAR COMMENTS

BAR COMMENT # 1: Can the building height along 7th St. be reduced by moving the massing back or to the rear of the property and stepping down the wings?

Response: Yes

- a. The building has been reconfigured to lower building height and massing by removing floors and adding terraces fronting 7th St SW.
- b. We have stepped down the building mass at both the NW and SW corners as suggested.
- c. We have moved the top five floors of the central portion of the building back 70' to mitigate height and mass adjacent to the rear of the houses.
- d. We have moved units to the rear of the site abutting the railway as suggested.

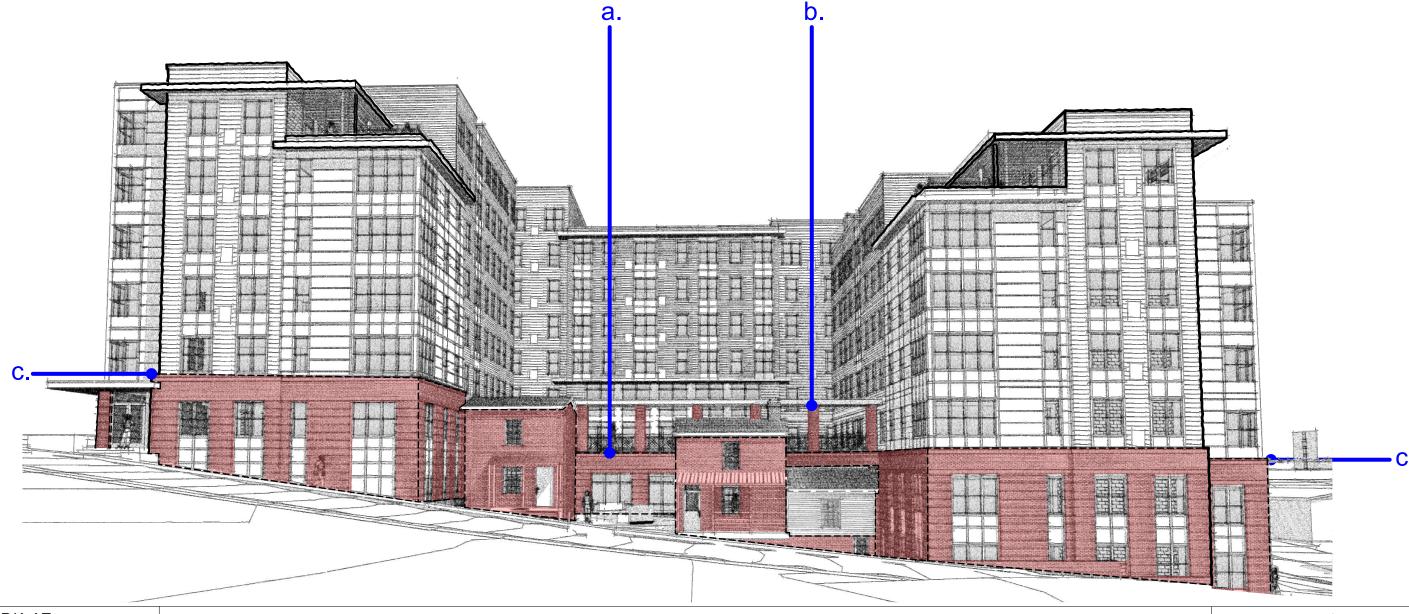


Tuesday, August 19, 2025

BAR COMMENT # 2: Articulate building facade to be more sympathetic to the scale of the houses.

Response:

- a. The building face immediately behind the houses is now lower than the house roofs.
- b. A brick colonnade and canopy provide greater facade transparency behind the houses.
- c. The entire street level elevation incorporates brick, fenestration and a consistent vertical scale to provide a more cohesive and regular pedestrian level street wall, consistent with the scale of the houses.

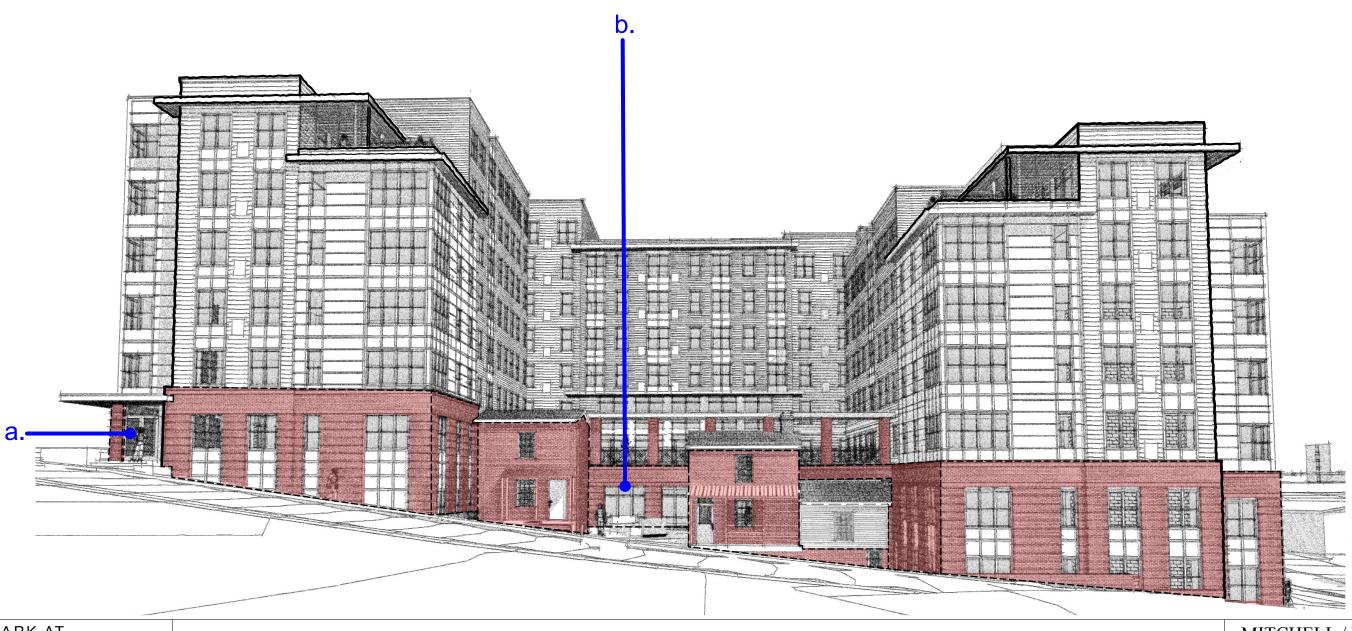


Tuesday, August 19, 2025

BAR COMMENT # 3: Could the entrances be moved?

Response: Yes

a. The primary entrance has been moved from its old location (b) to the NW corner (a) to provide more direct and convenient access to West Main St.



BAR COMMENT # 4: Develop courtyard space with properly scaled trees and make exterior an extension of interior amenity space.

Response: We agree

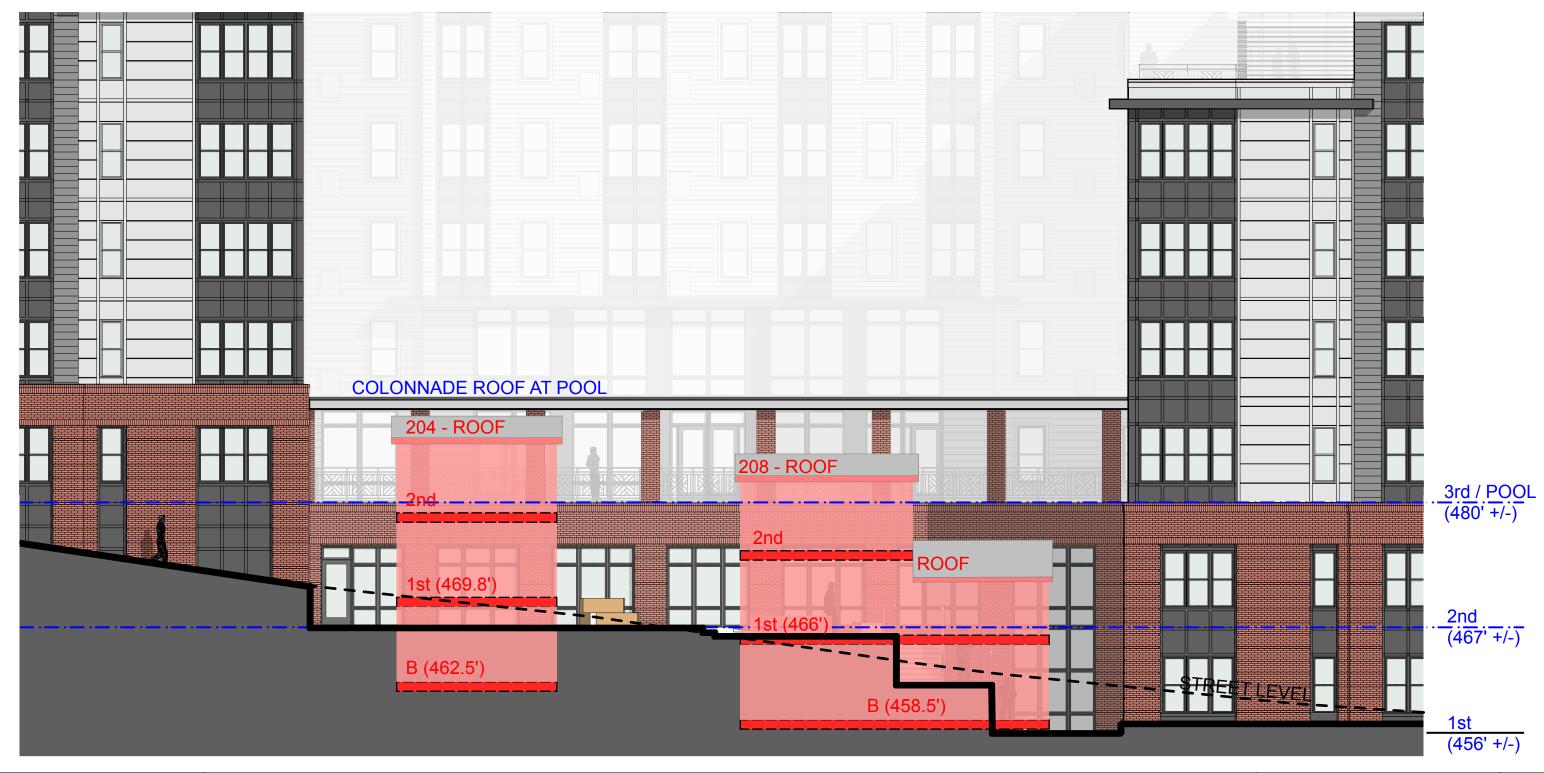
BAR COMMENT # 5: Provide rendering views from the new building to the rear of the existing buildings.

Response: Provided



BAR COMMENT # 5: How does the grading at the houses work?

Response: 7th St. SW slopes steeply, creating a challenge to align accessible floor levels between closely spaced buildings, therefore grading has been stepped



THE MARK AT
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Tuesday, August 19, 2025

SK-288

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BAR COMMENT # 7: What is the pedestrian experience along the sidewalk?

Response: We expect the pedestrian experience to be a significant improvement over the current condition and one that is appropriate for the residents, the street and the neighborhood. The addition of a pedestrian scaled, public/private pocket courtyard, that is available to the tenants, will provide additional interest and activity.



BAR COMMENT # 8: Recognize and honor the houses

Response: We intend to recognize and honor the houses as follows:

- a. Repair, rehabilitation and long-term maintenance of the houses.
- b. The houses will be resuscitated through the introduction of programming that is consistent with the residential nature of the entire project. Uses may include communal space for all residents, study space, meeting space, lounge space, residential living units. These buildings are very small and their ability to accommodate more than a handful of residents is limited.
- c. We are honoring these small structures by saving, carefully repairing and incorporating them into a larger residential project.
- d. In addition, retaining these houses is an acknowledgement that they are important surviving structures that represent Charlottesville's architectural legacy and history.
- e. To further distinguish these buildings, we intend to provide individual names for each house: Hawkins Cottage 1 and Hawkins Cottage 2
- f. We intend to also provide a historical marker that provides a brief history of the houses and site.

BAR COMMENT # 9: Can the vertical brick elements be removed?

Response: Yes. Vertical brick elements have been removed

Tuesday, August 19, 2025



THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

Tuesday, August 19, 2025

BUILDING FRONT - 7th ST SW



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BUILDING FRONT - 7th ST SW



THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

BUILDING FRONT - 7th ST SW



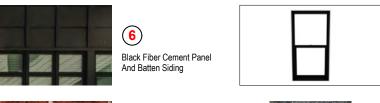
THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

VIEW AT STREET LEVEL











THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

Tuesday, August 19, 2025

WEST ELEVATION - SECTION THROUGH COURTYARD

MITCHELL / MATTHEWS ARCHITECTS & PLANNERS

8

Vinyl Window



THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

WEST ELEVATION ENLARGED

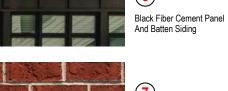
All grades, counts, and quantities are approximate and will change as the design proceeds

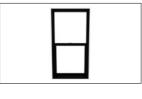
















Black Onyx White

Adobe

THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

WEST ELEVATION - 7th STREET WITH EXISTING BUILDINGS

MITCHELL / MATTHEWS ARCHITECTS & PLANNERS

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SK-291

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THE MARK AT **CHARLOTTESVILLE** Charlottesville,, VA

Tuesday, August 19, 2025

NORTH ELEVATION - ALONG RR TRACKS

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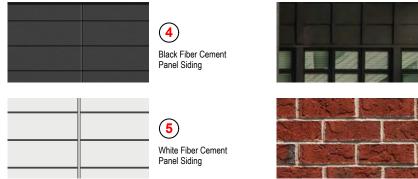
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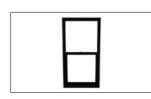






Modular Red Face Brick

W/ Charcoal Highlights







Black Onyx White

THE MARK AT CHARLOTTESVILLE Charlottesville,, VA

Tuesday, August 19, 2025

EAST ELEVATION

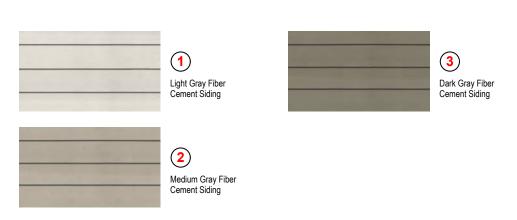
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SK-263







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Tuesday, August 19, 2025

SOUTH ELEVATION - DELEVAN STREET

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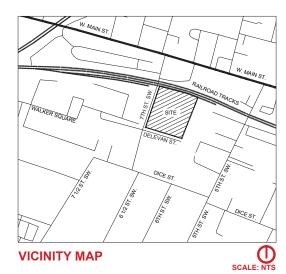
5 SK-264



SITE

Legend

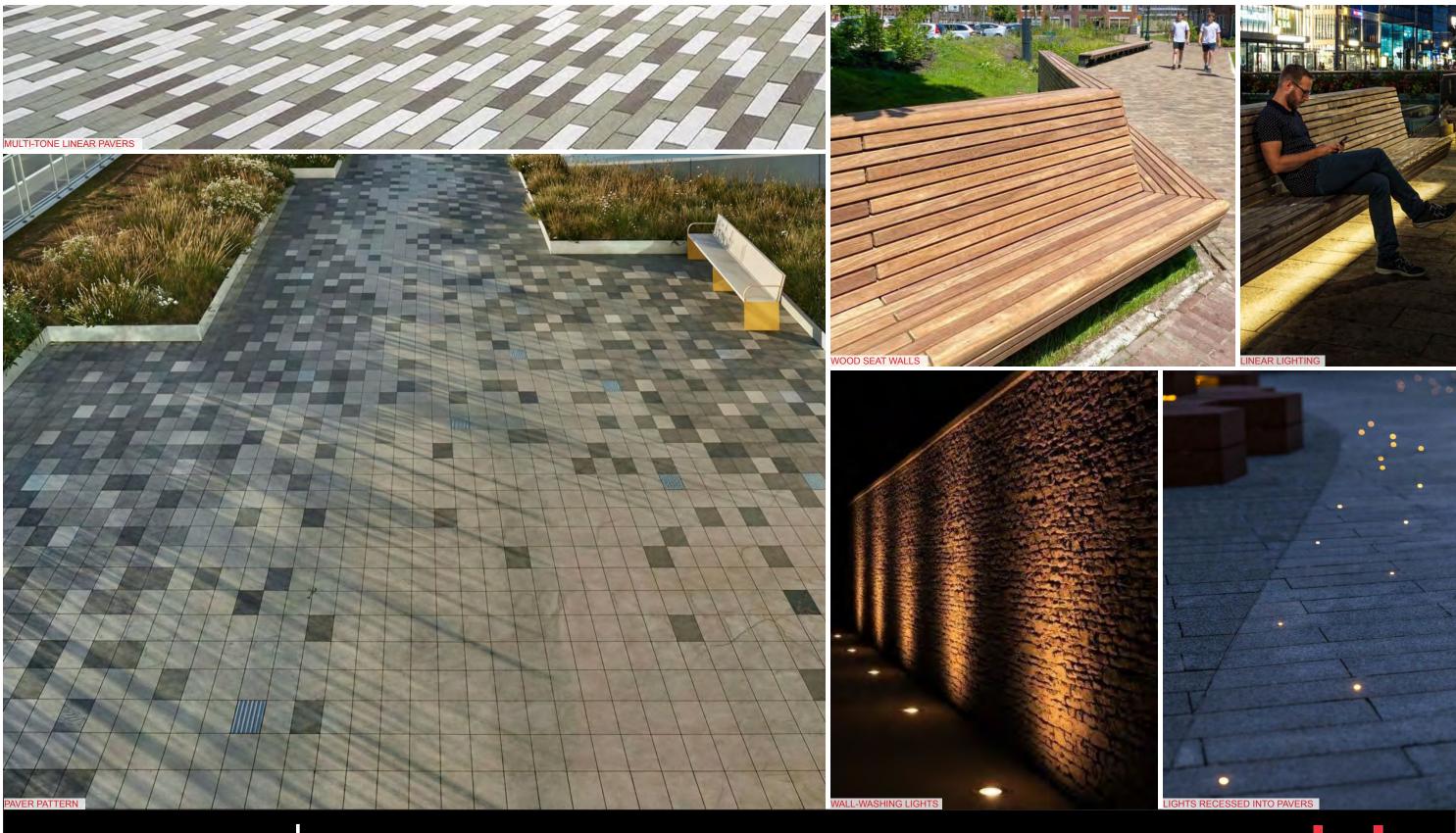
- A Concrete sidewalk
- B At-grade landscape area
- **G** Garage entry driveway
- Retaining wall
- Proposed trees (see landscape plan)



THE MARK AT CHARLOTTESVILLE

CHARLOTTESVILLE, VA
LANDMARK PROPERTIES
HPLA #: H25-107



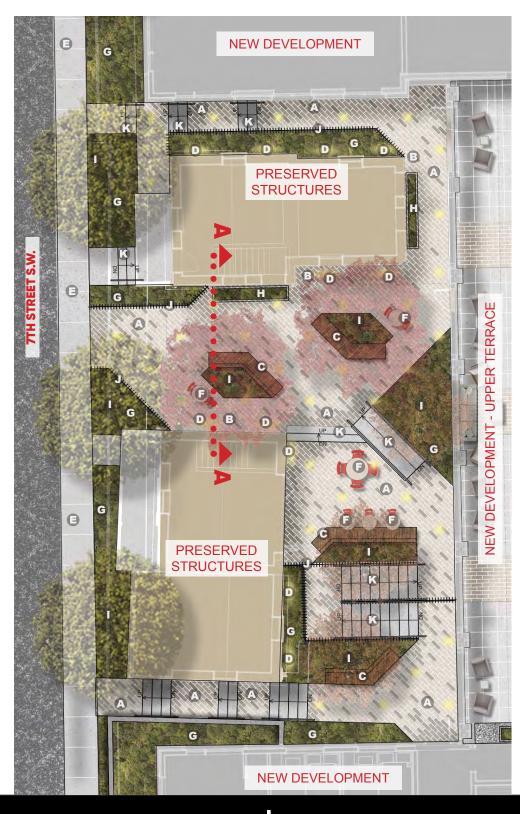


THE MARK AT CHARLOTTESVILLE

CHARLOTTESVILLE, VA
LANDMARK PROPERTIES
HPLA #: H25-107

ENTRY PLAZA MOODBOARD

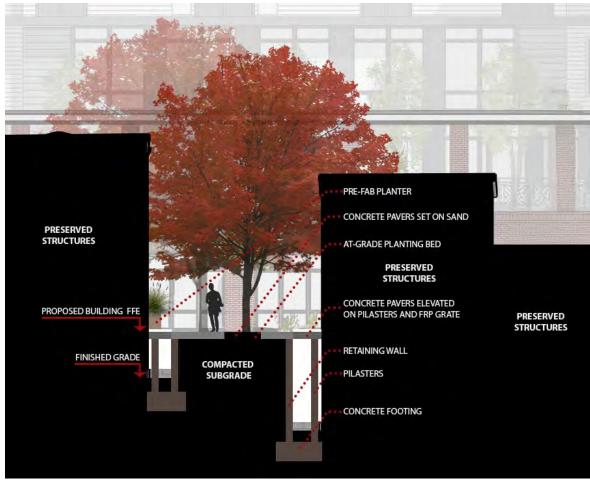
hpld studio studio www.hplastudio.com

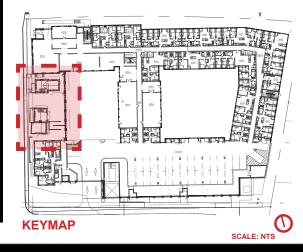


MAIN PLAZA

Legend

- 6" x 18" Plankstone linear pavers, multi-tone (By: Hanover Pavers), w/ 2" recessed lights (by: IGuzzini)
- B Set pavers elevated on FRP grate w/ columns and joisters around historic bldgs
- Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- Linear wall washers
- **E** Concrete sidewalk
- Steel tables and chairs
- G Landscape area w/ shrubs and groundcovers
- Pre-fab planters
- Proposed trees (see plant palette)
- **1** 42" tube steel guardrail
- **K** ADA Stairs and ramps





SECTION A-A

THE MARK AT CHARLOTTESVILLE

MAIN PLAZA PLAN AND SECTION

CHARLOTTESVILLE, VA
LANDMARK PROPERTIES
HPLA #: H25-107



C E D E

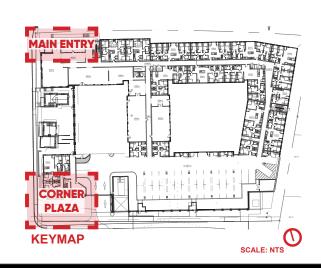
MAIN ENTRY



MAIN ENTRY & CORNER PLAZA

Legend

- ⚠ 6" x 18" Plankstone linear pavers, multi-tone (By: Hanover Pavers), w/ 2" recessed lights (by: IGuzzini)
- B (3) Bike racks
- Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- Landscape area w/ shrubs and groundcovers
- Proposed trees (see plant palette)
- Built-in concrete planter
- G ADA Stairs
- Concrete sidewalk



CORNER PLAZA

THE MARK AT CHARLOTTESVILLE

MAIN ENTRY & CORNER PLAZA PLAN

CHARLOTTESVILLE, VA
LANDMARK PROPERTIES
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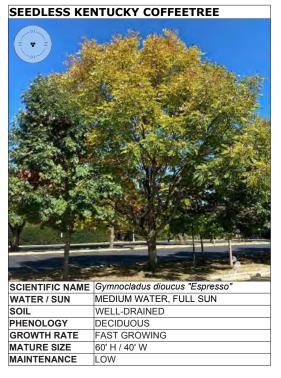
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CHARLOTTESVILLE, VA





LANDSCAPE MATERIALS - CANOPY TREES

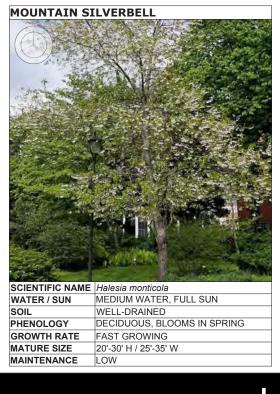




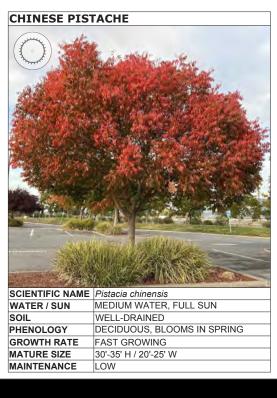


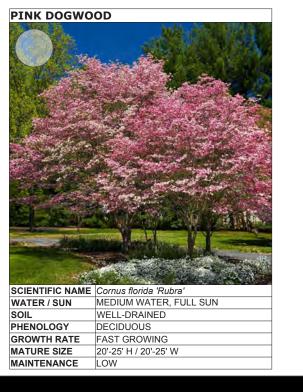


UNDERSTORY TREES









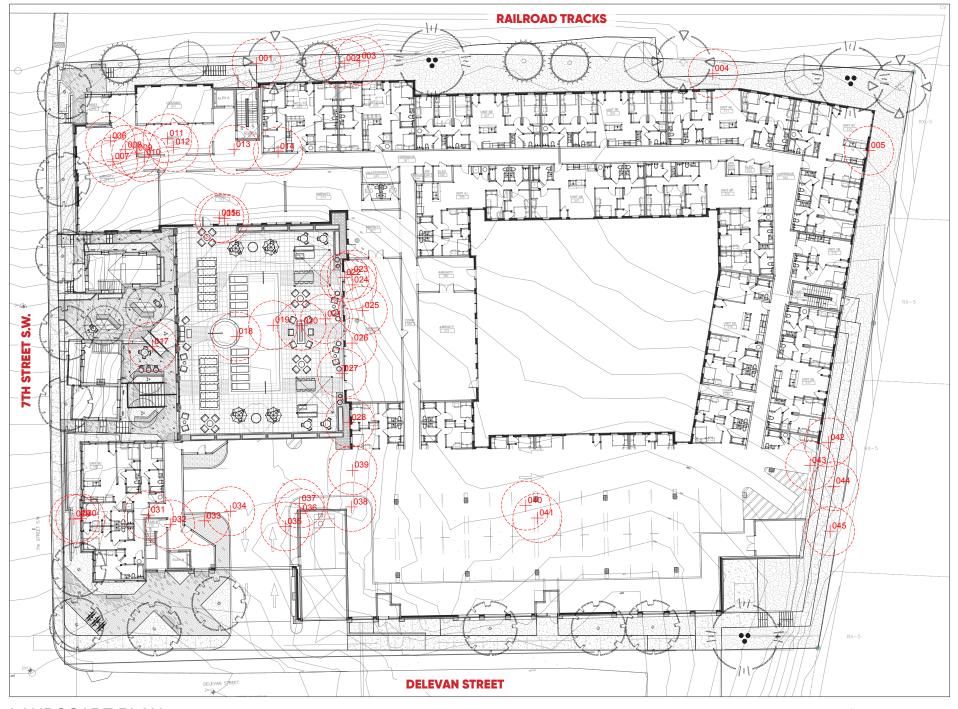
THE MARK AT CHARLOTTESVILLE

CHARLOTTESVILLE, VA LANDMARK PROPERTIES

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LANDSCAPE MATERIALS





PLANT PALETTE - MITIGATION

EXISTING TREES	
NAME	QTY
EXISTING TO BE REMOVED	45
existing to be preserved	0
OANIODY/TDEEO	

CANOPY TREES

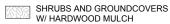
QII.	SIZL	CALII LIX	COMMENTS	STIX. TIXEL	CANOI
3 EE	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	570
3	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	370
12	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	397
2	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES	195
	-	3 36" BOX IEE 3 36" BOX 12 36" BOX	3 36" BOX 2" CAL. MIN. EEE 3 36" BOX 2" CAL. MIN. 12 36" BOX 2" CAL. MIN.	3 36" BOX 2" CAL. MIN. 10' HT. STANDARD 3 36" BOX 2" CAL. MIN. 10' HT. STANDARD 12 36" BOX 2" CAL. MIN. 10' HT. STANDARD 2 36" BOX 3" CAL. MIN. 10' HT. STANDARD 2 36" BOX 3" CAL. MIN. 10' HT.	3 36" BOX 2" CAL. MIN. 10' HT. YES STANDARD 3 36" BOX 2" CAL. MIN. 10' HT. YES STANDARD 12 36" BOX 2" CAL. MIN. 10' HT. YES STANDARD 2 36" BOX 3" CAL. MIN. 10' HT. YES

CALIDED COMMENTS STD TREE CANODY

UNDERSTORY TREES

NDERSTORY TREES						
NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOP'
Halesia monticola MOUNTAIN SILVERBELL	3	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	214
Cercis canadensis EASTERN REDBUD	3	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	124
Pistacia chinensis CHINESE PISTACHE	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	184
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO	124

CHARLOTTESVILLE SHADE REQUIREMENTS					
REQUIRED		PROVIDED			
SITE PERCENTAGE	10%	12%			
AREA (80,269 SF)	8027 S.F.	9582 S.F.			



NOTES:

- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.

- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

LANDSCAPE PLAN

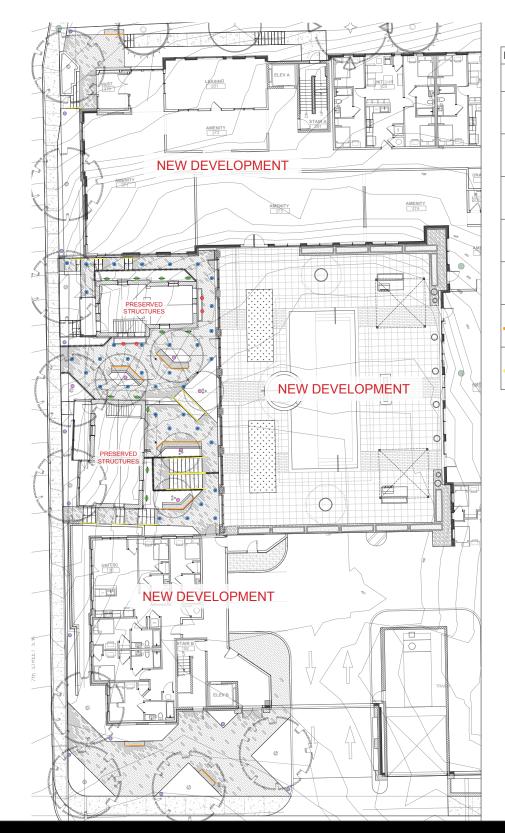
SITE



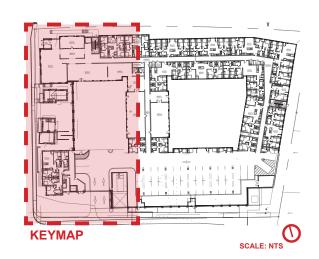
THE MARK AT CHARLOTTESVILLE

CHARLOTTESVILLE, VA
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LOW V	OLTAGE LIGH	TING				
ICON	TYPE	MANUFACT.	MODEL	FINISH		IMAGE
	PEDESTRIAN POLE LIGHT	PHILIPS LUMEC	APR4 LBC3 (12' TALL)	BKTX (TEXT. BLACK)		V
	RECESSED FLOOR LIGHT	IGUZZINI	LIGHT-UP ORBIT	STEEL		0
	UPLIGHT	LUMASCAPE	dAxis-7	DB (DARK BRONZE)		
	LINEALUX WALL WASHER	LUMASCAPE	LS9010	-	-	GENERATION 2
	WALL LIGHT	LUMASCAPE	BEZEL LS1230	SS		-
	BENDABLE LINEAR LIGHT	LUMINII	KURBA MAX	SS		S
	LED HANDRAIL	VIVA RAILINGS	IRAIL LINEAR	SS		1



THE MARK AT CHARLOTTESVILLE

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SITE LIGHTING PLAN

