CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2013

Certificate of Appropriateness Application
BAR 13-04-05
1832 University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

NOTE: Changes are shown in **bold** type.

Background

The property on University Circle is a vacant lot in the Rugby Road – University Circle – Venable Neighborhood ADC district. The lot is located between the contributing c. 1913 structure at 1824 University Circle (the Hillel Jewish Center) and the non-contributing c. 1959 structure at 1836 University Circle.

April 16, 2013 - The BAR had a preliminary discussion. They wanted to see more context, including how this property relates to the adjacent properties and the streetscape, the gracious front yards, the adjacent building footprints, the character of adjacent plantings, ,the driveway should relate to the neighborhood precedence. The garage needs to be reconsidered, perhaps set back or adjusted in relation to the chimney. They want to see a mortar sample. Engage the neighbors to review the proposed design.

Zoning

This property is zoned R-1U.
Occupancy rules allow only 3 unrelated persons to reside or stay there, even for one night.
Maximum height = 35 feet.
Front yard = average of other residences within 500 feet = 34 feet.
Side yard= 10 feet
Rear yard= 25 feet
Pertinent regulations regarding driveways and parking for single family detached:

- Driveways must be located minimum three feet from adjacent properties.
- The portion of the driveway and off-street parking area located between the right-of-way and the building setback line shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet.
  [With a front setback of 34 feet, the front yard equals 2,720 square feet. Therefore, 25% or 680 square feet may be used for parking/driveway in the front yard.]
- Gravel driveways are not permitted.

Application

The applicant is proposing the construction of a new 2-story brick **(Old Virginia Brick "Albemarle" modular facebrick)** residence with a basement level. **The side addition previously shown has been eliminated, and the main building has been enlarged.** The residence will be a five-bay colonial revival styled dwelling similar to existing historic brick residences from the 1920s in the neighborhood. The steeply pitched **hip** roof will be clad with **Buckingham slate** shingles. Six-over-six painted clad wood, double hung windows with simulated divided lights are symmetrically arranged across the façade. **Shutters on the first floor and the front door are wood painted Charleston Green.** A central entrance is proposed with a federal style door-surround with **wood** pediment and pilasters, side lights, and a transom around the door.

At the rear of the property, the south elevation, a two story central bay "addition" off the main house will feature **hardi plank** siding and a standing seam copper roof. Also at the rear of the property on the southwest elevation will be a one-story screened porch with a standing seam copper roof.

The site plan includes **a lawn area in the front yard**, the removal of four existing trees and the planting of **six** new trees **(hybrid dogwoods)**, as well as the retention of two existing trees, a 12"Magnolia and a 12" **Ash**. The plan proposes a **chip seal asphalt driveway with concrete apron, and parking for three cars in the rear**. A **four-** foot tall **burford holly** hedge **to match the neighboring hedge** is proposed along the side yard on both the east and west sides of the property. **Eight boxwood shrubs have been added.** A lawn area and rain garden are proposed in the rear yard. An existing brick wall along the side and rear will be retained. Painted wood fencing encloses the mechanical and trash area in the side yard.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines for New Construction:

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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

E. HEIGHT & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

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

entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. *In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.*

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

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

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.
a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b. In some cases, shingles that mimic the appearance of slate may be acceptable.
c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c. The screening should not appear as an afterthought or addition the building.

I. WINDOWS & DOORS

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

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

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

M. MATERIALS & TEXTURES

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

N. PAINT

The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,

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

O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern

unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

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

Pertinent Guidelines for Site Design:

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

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

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3) *Match old fencing in material, height, and detail.*
4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5) *For new fences, use materials that relate to materials in the neighborhood.*
6) *Take design cues from nearby historic fences and walls.*
7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8) *Traditional concrete block walls may be appropriate.*
9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
13) *Fence structures should face the inside of the fenced property.*

14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
15) *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) *<u>In residential areas</u>, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
3) *<u>In commercial areas</u>, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
7) *Consider motion-activated lighting for security.*

E. WALKWAYS &DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

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

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

1) *If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.*
2) *Locate parking lots behind buildings.*
3) *Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.*
4) *Avoid creating parking areas in the front yards of historic building sites.*
5) *Avoid excessive curb cuts to gain entry to parking areas.*
6) *Avoid large expanses of asphalt.*
7) *On large lots, provide interior plantings and pedestrian walkways.*
8) *Provide screening from adjacent land uses as needed.*
9) *Install adequate lighting in parking areas to provide security in evening hours.*
10) *Select lighting fixtures that are appropriate to a historic setting.*

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

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

Discussion and Recommendations

The applicant has addressed the BAR's previous comments. The site plan now conforms to zoning requirements. The overall design has been simplified, and the materials, massing, and design details are appropriate. The window material should be confirmed as aluminum clad wood. The BAR may still wish to see the mortar color.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Site Design, I move to find that the proposed new residence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road- University Circle-Venable Neighborhood ADC district, and that the BAR approves the proposal as submitted.

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED
MAR 27 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $375 application fee. For all other projects requiring BAR approval, please include $125 application fee. For projects that require only administrative approval, please include $100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name WILLIAM F. INDOE & FORBES R. PEBACK Applicant Name SAME
CO-TRUSTEES OF CROSSFIELD LAND TRUST
Project Name/Description U CIRCLE RESIDENCE Parcel Number TM 6 P 97.1
Property Address NA
06 0097100

Applicant Information
Address: WILLIAM F. INDOE & FORBES R. PEBACK
407 AUSTRALIAN AVENUE Palm Beach FL 33480
Email: INDOEW@SULLCROM.COM
Phone: (W) 561-366-7742 (H) —
FAX: —

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

John R. Peback, trustee 3/26/13
Signature Date

Print Name Date

Property Owner Information (if not applicant)
Address:
Email:
Phone: (W) (H)
FAX:

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project?

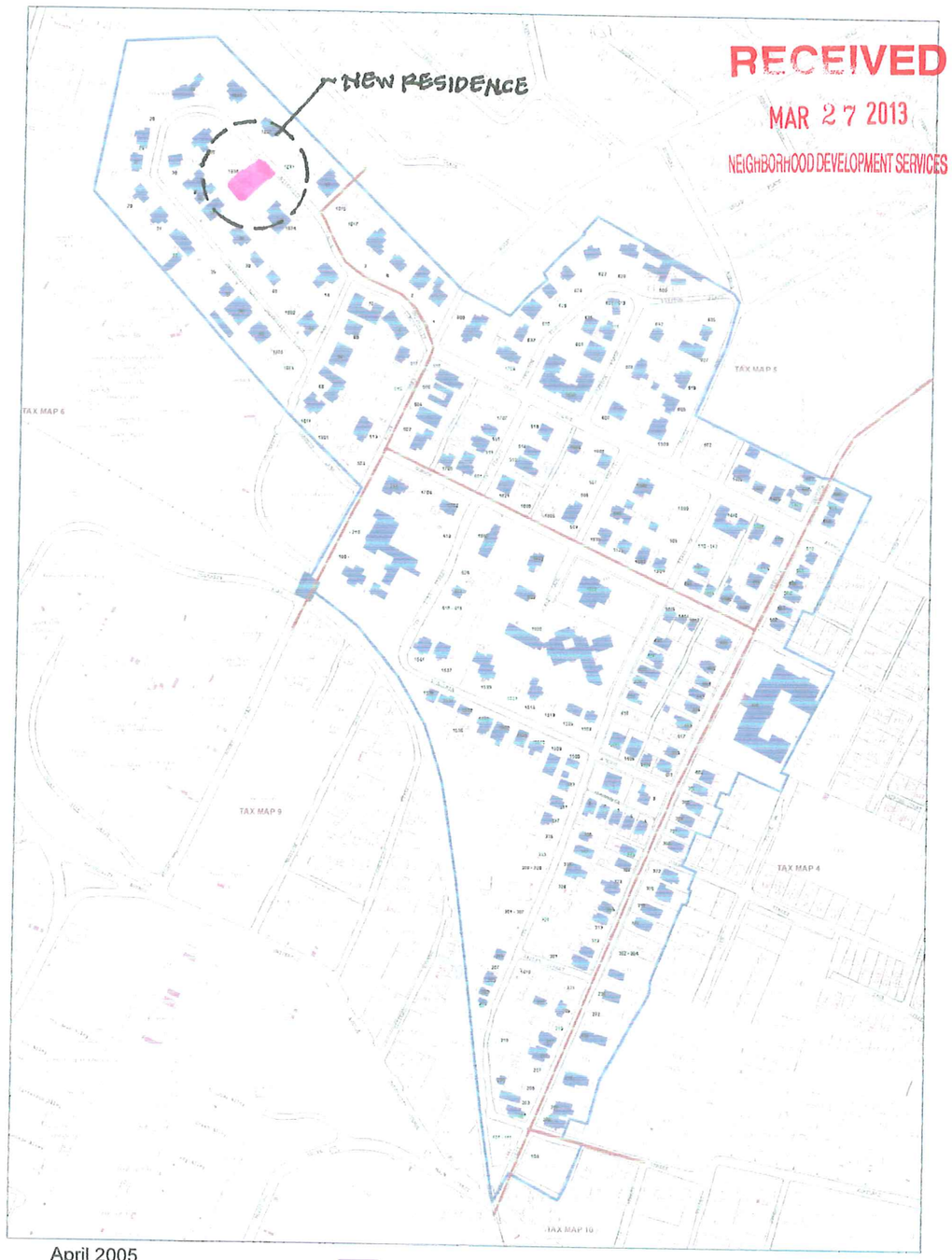
Description of Proposed Work (attach separate narrative if necessary):
NEW 2 STORY BRICK RESIDENCE

List All Attachments (see reverse side for submittal requirements):
MAP OF HISTORIC DISTRICT, 5 PHOTOGRAPHS OF NEIGHBORING PROPERTIES, 2 DESCRIPTIONS OF FLANKING PROPERTIES, SITE PLAN, 4 EXTERIOR ELEVATIONS,

For Office Use Only
Received by: 3/27/2013 A. Barnes
Fee paid: $375 Cash/Ck. # 1091
Date Received: 3/27/2013
P13-0055

Approved/Disapproved by:
Date:
Conditions of approval:

Rugby Road- University Circle- Venable Neighborhood Local Historic District



April 2005

Contributing Structures
Non- Contributing Structures

Neighborhood Development Services

From: Scala, Mary Joy
Sent: Friday, June 28, 2013 4:52 PM
To: indoew@sullcrom.com
Cc: 'JMR'
Subject: BAR Action 1832 University Circle

June 28, 2013

William F. Indoe & Forbes R. Reback
407 Australian Avenue
Palm Beach, FL 33480

Certificate of Appropriateness Application
BAR 13-04-05
1832 University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2013. The following action was taken:

Approved (7-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (December 18, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

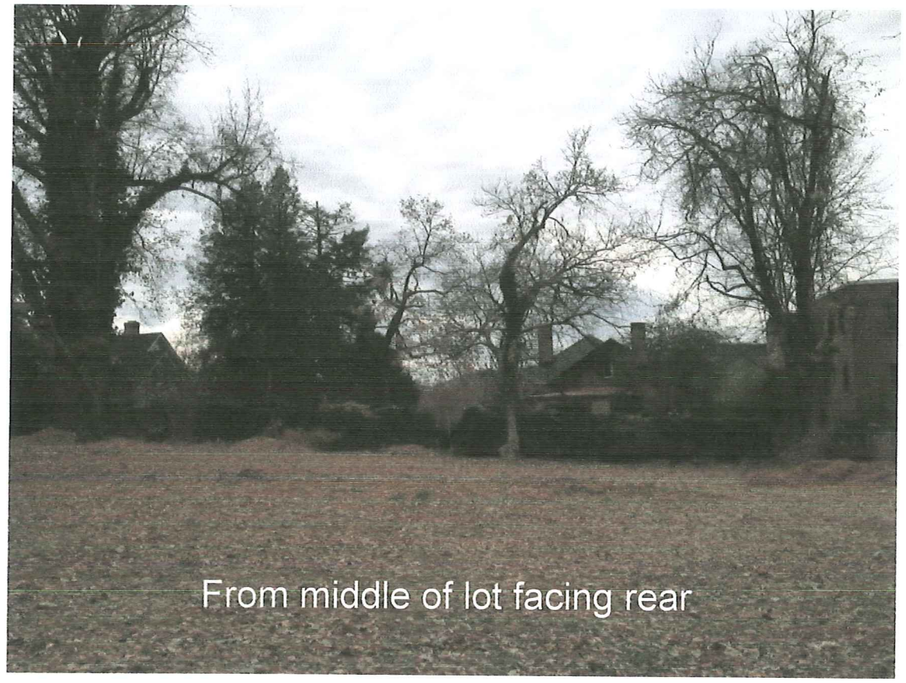
Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

PERMIT

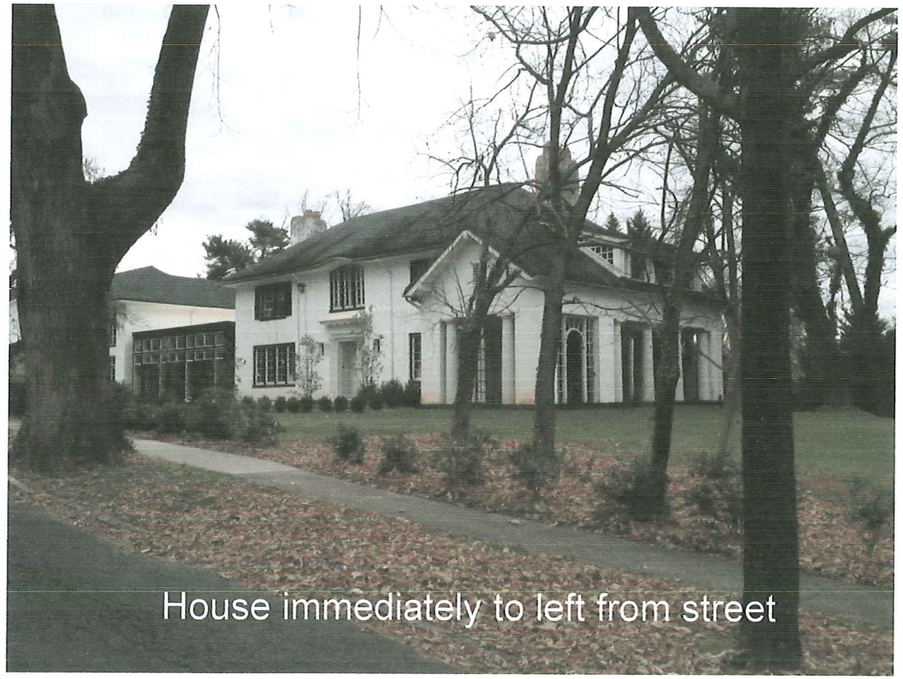

From lot looking across the street

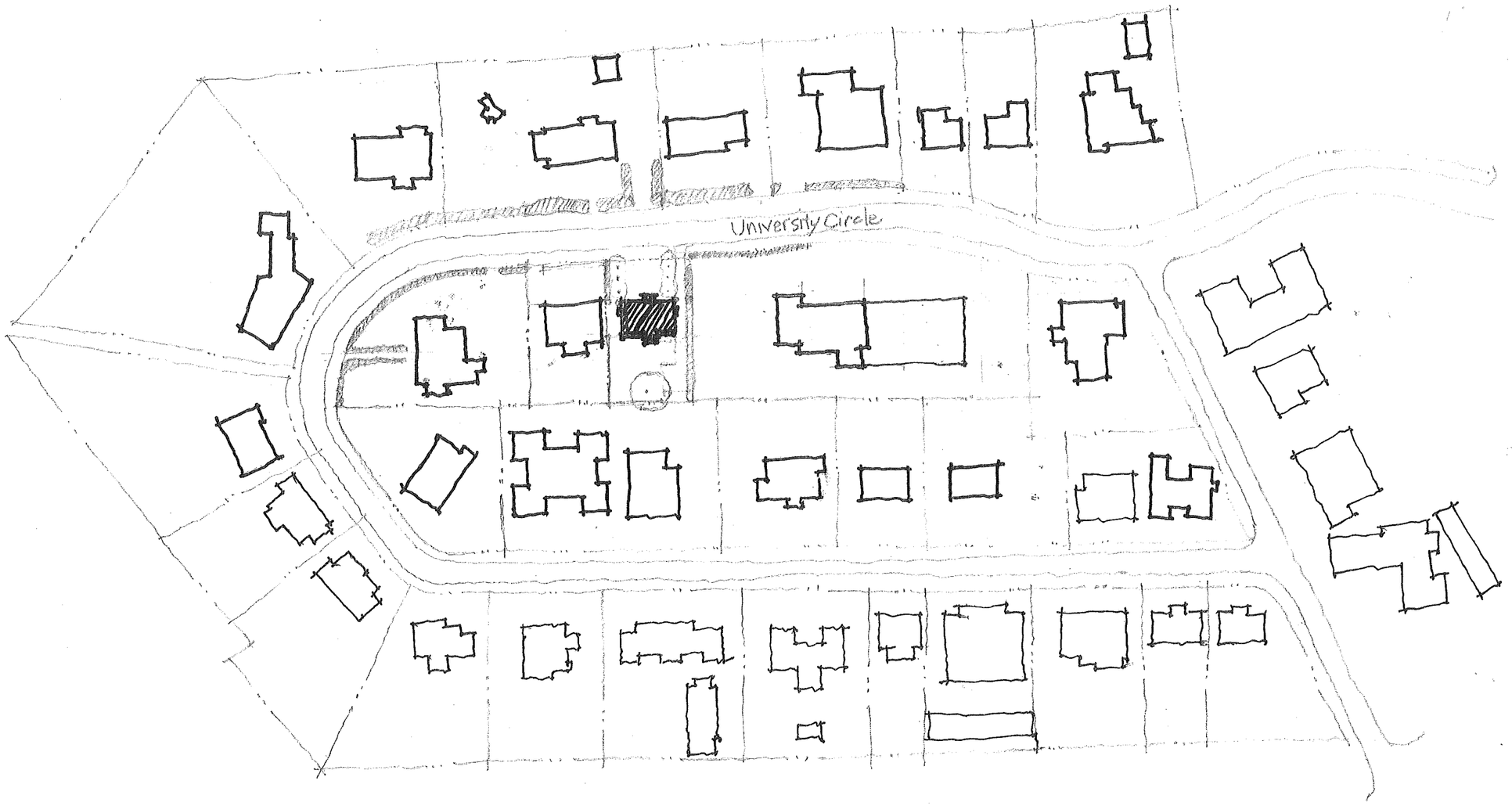

From lot looking across the street


House immediately to right from street


From middle of lot facing rear


View of lot from East corner


House immediately to left from street



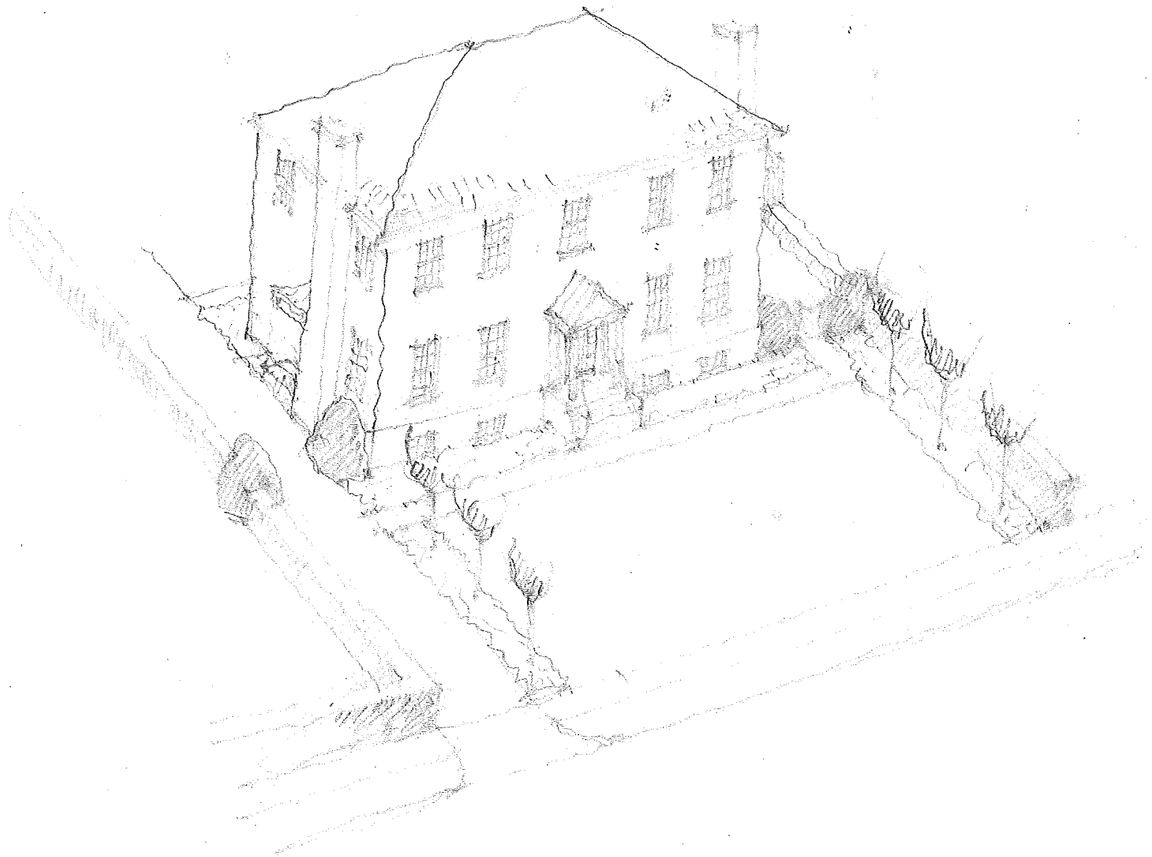
NEIGHBORHOOD PLAN

NTS

1832 UNIVERSITY CIRCLE

RA ARCHITECTS

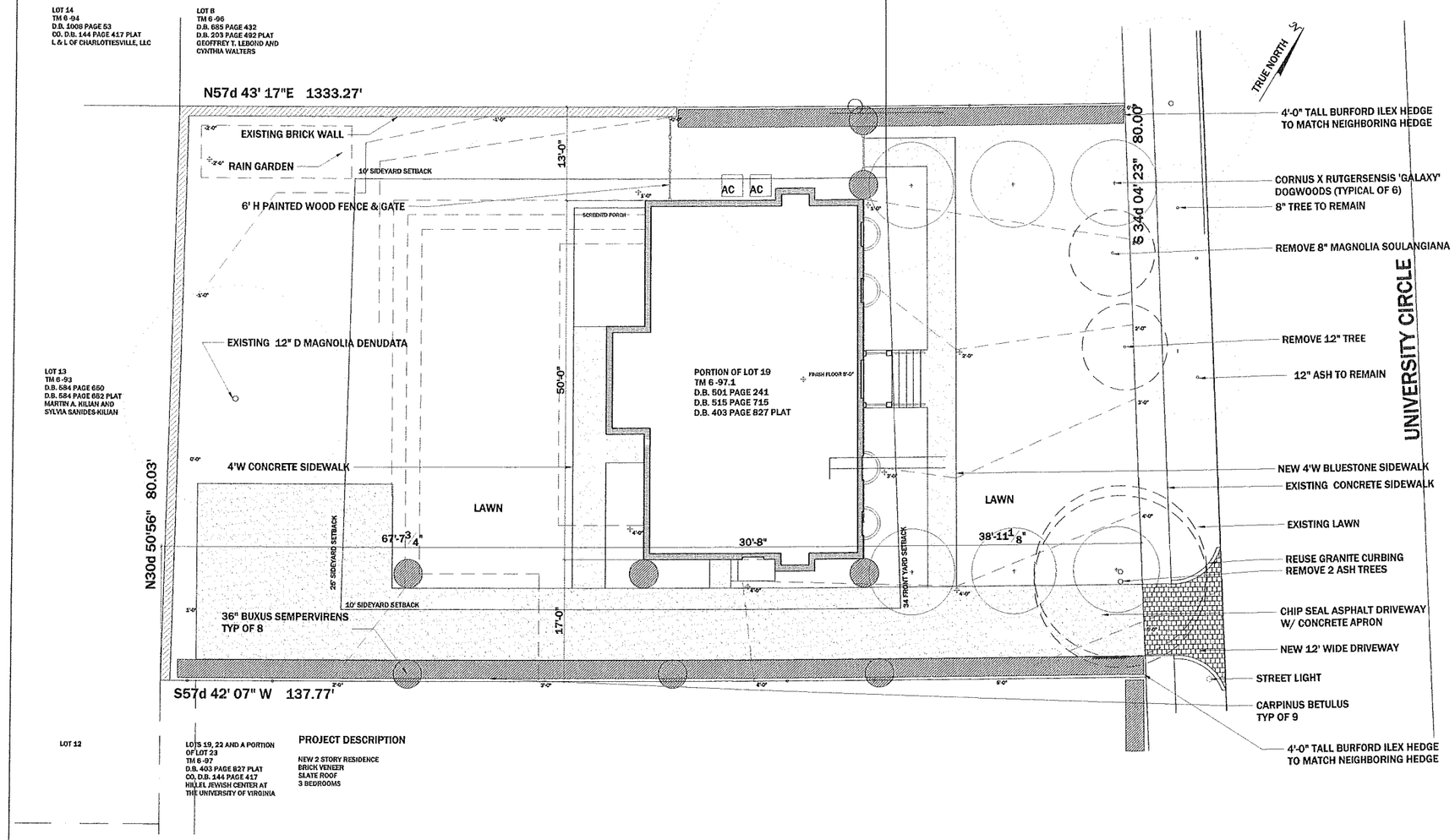
5.7.2013



· 1832 UNIVERSITY CIRCLE ·

NTS

RA ARCHITECTS
5.7.2013



1 SITE PLAN
A01.0

1' 4' 8' N

RA
RA ARCHITECTS PLLC
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TEL: 434.963.4600
EMAIL: JMR@RHETTARCHITECTS.COM

DRAWN BY: JOHN RHETT

APPROVED:

PROJECT

1832 UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
SITE PLAN

SCALE: 1/8" = 1'-0"

SHEET NUMBER / DATE
SP01.0
26 MAY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1 A02.2	EAST ELEVATION

0' 2' 4'

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PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE

EAST ELEV

SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE

A02.2

26 MAY, 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1 A02.3 NORTH ELEVATION

2 A02.3 SOUTH ELEVATION

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APPROVED:

PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
NORTH, SOUTH ELEVS
SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE
A02.3
11 FEBRUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1 A02.1 WEST ELEVATION

0' 2' 4'

RA
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APPROVED:

PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
WEST ELEV

SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE
A02.2

26 MAY, 2013

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2013

Preliminary Discussion
BAR 13-04-05
University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

Background

The property on University Circle is a vacant lot in the Rugby Road – University Circle – Venable Neighborhood ADC district. The lot is located between the contributing c. 1913 structure at 1824 University Circle (the Hillel Jewish Center) and the non-contributing c. 1959 structure at 1836 University Circle.

Since this application is for new construction, a preliminary discussion is required.

Zoning

This property is zoned R-1U.
Occupancy rules allow only 3 unrelated persons to reside or stay there, even for one night.
Maximum height = 35 feet.
Front yard = average of other residences within 500 feet = 34 feet.
Side yard= 10 feet
Rear yard= 25 feet
Pertinent regulations regarding driveways and parking for single family detached:

- Driveways must be located minimum three feet from adjacent properties.
- The portion of the driveway and off-street parking area located between the right-of-way and the building setback line shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet.
  [With a front setback of 34 feet, the front yard equals 2,720 square feet. Therefore, 25% or 680 square feet may be used for parking/driveway in the front yard.]

Gravel driveways are not permitted.

Application

The applicant is proposing the construction of a new 2-story brick residence with a basement level. The residence will be a five-bay colonial revival styled dwelling similar to existing historic brick residences from the 1920s in the neighborhood. The steeply pitched side-gable roof will be clad with Enviroshake Shingles in Aged Cedar (dark grey) color. Six-over-six painted wood, double hung windows with simulated divided lights are symmetrically arranged across the façade. A central entrance will be emphasized with the construction of a federal style door-surround with pediment and pilasters, material unknown, as well as side lights and a transom around the door.

A one-story, front gable, brick and ship-lap siding garage "addition" will run the length of the east side. The roof material may be either shingles or standing seam copper. At the rear of the property, the south elevation, a two story central bay "addition" off the main house will feature shiplap siding and a standing seam copper roof. Also at the rear of the property on the southwest elevation will be a one-story screened porch with a standing seam copper roof.

The site plan includes the removal of four existing trees and the planting of nine new trees (American Hornbeam, a small deciduous tree), as well as the retention of two existing trees, a 12"Magnolia and a 12" Oak. The plan proposes a gravel parking lot in the front yard, and a driveway that extends to the side property line, which are not permitted by zoning. A new six foot tall hedge is proposed around the front edge and a portion of the side yard on both the east and west sides of the property. A terrace, lawn area and rain garden are proposed in the rear yard. An existing brick wall along the side and rear will be retained. Painted wood fencing encloses the mechanical and trash area.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines for New Construction:

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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

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

E. HEIGHT & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

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

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

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

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.
a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b. In some cases, shingles that mimic the appearance of slate may be acceptable.
c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c. The screening should not appear as an afterthought or addition the building.

I. WINDOWS & DOORS

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

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

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

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

M. MATERIALS & TEXTURES

1. *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
2. *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
3. *In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
4. *Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*

5. *Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
6. *Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
7. *Concrete or metal panels may be appropriate.*
8. *Metal storefronts in clear or bronze are appropriate.*
9. *The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
10. *The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
11. *All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

N. PAINT
The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,

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

O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

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

Pertinent Guidelines for Site Design:

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

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

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

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

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) *<u>In residential areas</u>, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*

2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
7) *Consider motion-activated lighting for security.*

E. WALKWAYS &DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

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

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

1) *If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.*
2) *Locate parking lots behind buildings.*
3) *Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.*
4) *Avoid creating parking areas in the front yards of historic building sites.*
5) *Avoid excessive curb cuts to gain entry to parking areas.*
6) *Avoid large expanses of asphalt.*
7) *On large lots, provide interior plantings and pedestrian walkways.*
8) *Provide screening from adjacent land uses as needed.*
9) *Install adequate lighting in parking areas to provide security in evening hours.*
10) *Select lighting fixtures that are appropriate to a historic setting.*

G. GARAGES, SHEDS, AND OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

1. *Retain existing historic garages, outbuildings, and site features in their original locations.*

2. *If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
3. *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
4. *Take clues and scale from older outbuildings in the area.*
5. *Use traditional roof slopes and traditional materials.*
6. *Place new outbuildings behind the dwelling.*
7. *If the design complements the main building however, it can be visible from primary elevations or streets.*
8. *The design and location of any new site features should relate to the existing character of the property.*

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

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

Discussion and Recommendations

Overall the proposed new construction is in keeping with the existing guidelines. The materials, massing, and design details of the new dwelling is similar in style and form to the existing structures in the University Circle and Rugby Road neighborhoods while not being an exact replica of an existing building.

The materials should be determined for the front entrance surround, typical trim, shiplap siding, garage roof, and rear addition siding. Actual material samples for the shingles, windows, brick and mortar should be submitted to the BAR.

The site design needs to be adjusted to comply with zoning regulations. The front setback should be calculated and confirmed. Only 25% of the front yard may be used for parking and driveway. The driveway should be pulled at least three feet from the property line. Gravel driveways are not permitted.

From: Scala, Mary Joy
Sent: Tuesday, April 23, 2013 9:53 AM
To: indoew@sullcrom.com
Cc: jmr@rhettarchitects.com
Subject: BAR action

April 23, 2013

William F. Indoe & Forbes R. Reback
407 Australian Avenue
Palm Beach, FL 33480

Preliminary Discussion
BAR 13-04-05
1832 University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

The BAR had a preliminary discussion. They wanted to see more context, including how this property relates to the adjacent properties and the streetscape, the gracious front yards, the adjacent building footprints, and the character of adjacent plantings. The driveway should relate to the neighborhood precedence. The garage needs to be reconsidered, perhaps set back or adjusted in relation to the chimney. They want to see a mortar sample. Engage the neighbors to review the proposed design.

You may submit for approval when you are ready.
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

Scala, Mary Joy

From: Donald Dougald <dondougald@embarqmail.com>
Sent: Tuesday, April 16, 2013 10:36 AM
To: Scala, Mary Joy
Subject: BAR meeting

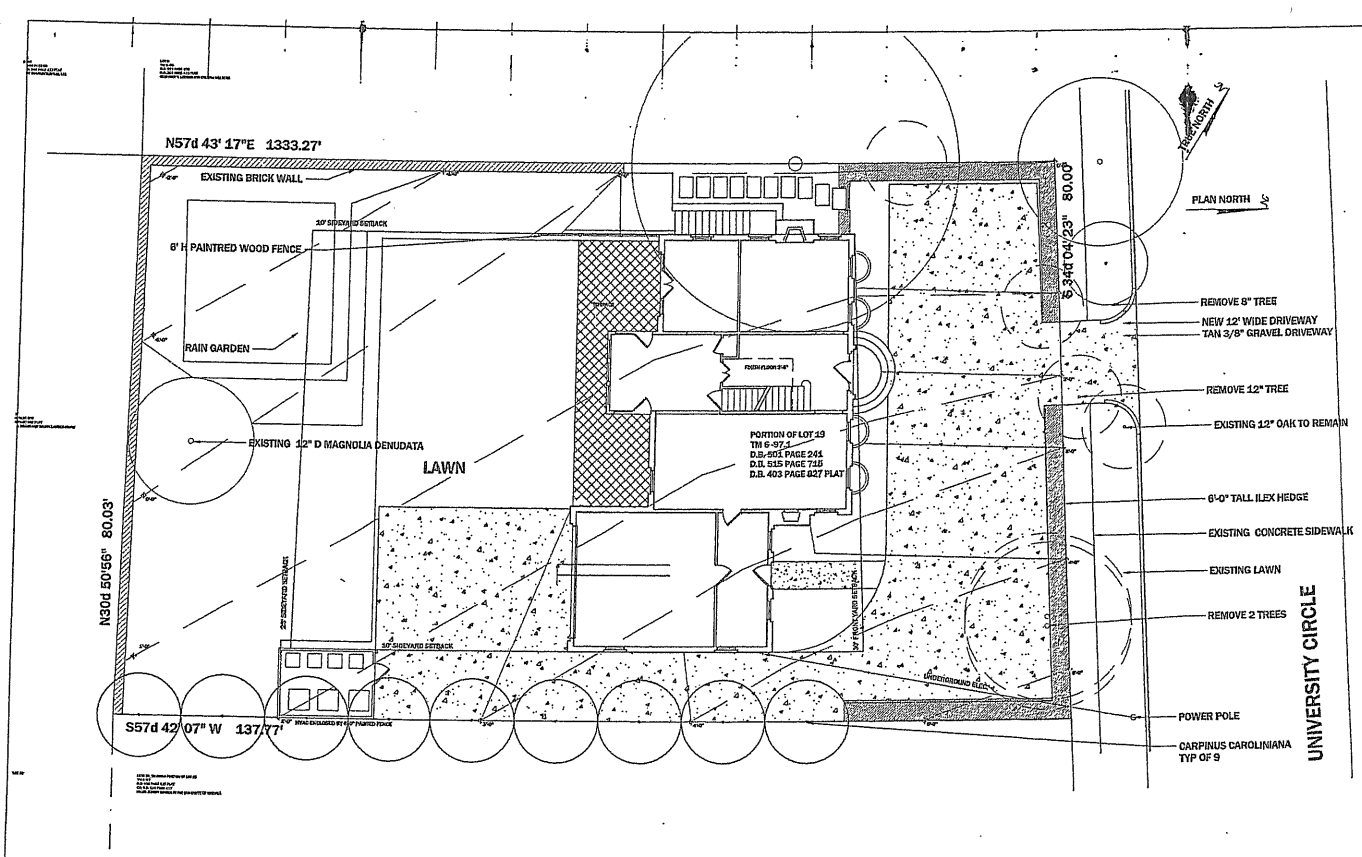
Hi MaryJoy,

Tonight's BAR review of the house to be built on the Circle, makes all our residents wonder if anyone in the city ever talks to the owner about the zoning regulations. Several times I have spoken to a couple of people in the city government asking about the two houses on the Circle who are called something like a "house to stay". They rent the house on a night to night basis for $650 per night and on football, graduation and other big weekends it is $950 per night. There is no one at these homes to oversee the number of people staying at these two homes (10 are allowed in the Collegeweekend web site). I showed the web page to Reed Broadhead a few weeks ago and he said this is a zoning violation and he would have the page taken off the web. After three weeks this info continues to be on the web -- and Read has not returned my phone messages or email. We understand the owner of the lot where the house is being built wants to use the house for the same type of "house to stay". If I were the owner, I would want to know what is proper, but I think the other two homes (lawyer friends who all live in Florida and probably know this man) have suggested that he do what they are doing.

After all my explanation of the Circle residents' concern, who in the city will step in and stop this. Once this starts, many private homes on the Circle could do the same thing - there goes the integrity of Univ. Circle. The number of cars that pile into these homes' parking lots at times is unbelievable.

Thanks for letting me know to whom I should contact.

Karen



1 A01.0 SITE PLAN 1" = 4' 8' N

PROJECT DESCRIPTION

PORTION OF LOT 19
TM 6-97.1
D.B. 501 PAGE 241
D.B. 515 PAGE 715
D.B. 403 PAGE 827 PLAT

RA
RA ARCHITECTS PLLC
PO BOX 60
KESWICK, VA 22947
TEL: 434.293.4600 FAX: 434.293.4601
EMAIL: JMR@RHETTARCHITECTS.COM

DRAWN BY: JOHN RHETT
APPROVED:
PROJECT

UNIVERSITY CIRCLE
CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE: SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER/ DATE: A01.0
09 JANUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1	NORTH ELEVATION
A02.2	

RA
RA ARCHITECTS PLLC
PO BOX
KESWICK, VA 22947
TEL: 434.963.4600 FAX:434.293.4081

DRAWN BY:
VAUGHAN R. KEENEY

APPROVED:

PROJECT

UNIVERSITY CIRCLE
CHARLOTTESVILLE, VIRGINIA

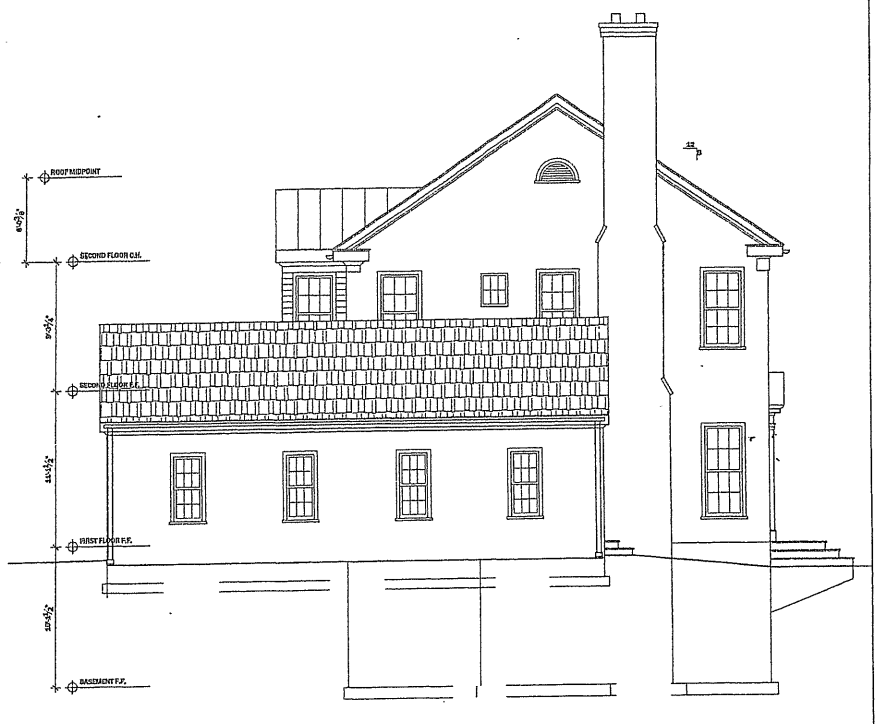
REVISIONS

TITLE
NORTH
ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE
A02.2
11 FEBRUARY 2015

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1 A02.3 WEST ELEVATION



2 A02.3 EAST ELEVATION

RA
RA ARCHITECTS PLLC
PO BOX 40
CHARLOTTESVILLE, VA 22911
TEL: 434.969.4600 FAX: 434.293.4501
EMAIL: JMRORIETTASSOCIATES.COM

DRAWN BY: JOHN M. RIETT
APPROVED:
PROJECT

UNIVERSITY CIRCLE
CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
EAST AND WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE
A02.3
24 MARCH 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1	SOUTH ELEVATION
A02.1	

RA
RA ARCHITECTS PLLC
POBOX40
KESWICK, VA 22947
TEL: 434.962.4690 FAX:434.293.4801

DRAWN BY: JOHN BLANCHET
APPROVED:
PROJECT

UNIVERSITY CIRCLE
CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NUMBER/ DATE
A02.1
11FEBRUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

Scala, Mary Joy

From: Indoe, William F. <IndoeW@sullcrom.com>
Sent: Monday, May 13, 2013 11:19 AM
To: Scala, Mary Joy
Subject: Fw: welcome to Ucircle

Ms. Scala,

Please let the BAR members know that an offer was made to my U Circle neighbors to share revised plans, but that no one ever contacted me.

Thanks, Bill

From: Silvia Sanides [mailto:silviasanides@aol.com]
Sent: Tuesday, April 30, 2013 09:40 PM Eastern Standard Time
To: Indoe, William F.
Subject: Re: welcome to Ucircle

Thanks. I will be out of town. But some of the neighbors will be contacting you.
Best, Silvia
-----Original Message-----
From: Indoe, William F. <IndoeW@sullcrom.com>
To: 'silviasanides@aol.com' <silviasanides@aol.com>
Sent: Mon, Apr 29, 2013 5:08 pm
Subject: Re: welcome to Ucircle

Thanks for your kind message.

We will be at our 221 Wine Street house on May 11 and 12. If you and any other University Circle neighbors wish to see revised plans for 1832, please select a time on either of those days and I would be pleased to share the plans with you.

Thanks, Bill

From: Silvia Sanides [mailto:silviasanides@aol.com]
Sent: Monday, April 22, 2013 09:00 PM Eastern Standard Time
To: Indoe, William F.
Subject: welcome to Ucircle

Dear William and Jane,
your letter arrived in the mail today. We want to thank you for clearing up some concerns about the plans for your new house at 1832 University Circle. (There have been zoning violations at two other properties with out-of-town owners). We are very happy to welcome you on the circle. You will find, that we are a friendly mix of families and students. We are very much looking forward to have you in the neighborhood.
All the best,
Silvia and Martin

Silvia Sanides
silviasanides@aol.com
34 University Circle
Charlottesville, VA 22903
office:434 296 4261

Karen Marsh
Karen Dougald
Sylvia Sanidis and Martin Kilian
Bruce Nelson
Geoff LeBlond

Dear Future Neighbors,

Jane and I are the owners of vacant lot 1832 University Circle which was on the BAR agenda Tuesday, April 16th. Since we have been living in Florida we did not attend the meeting but did view it via a live stream. While the audio portion of the public comment segment was difficult to hear, it appeared that concern was expressed about the possible non-conforming use of some houses on the Circle.

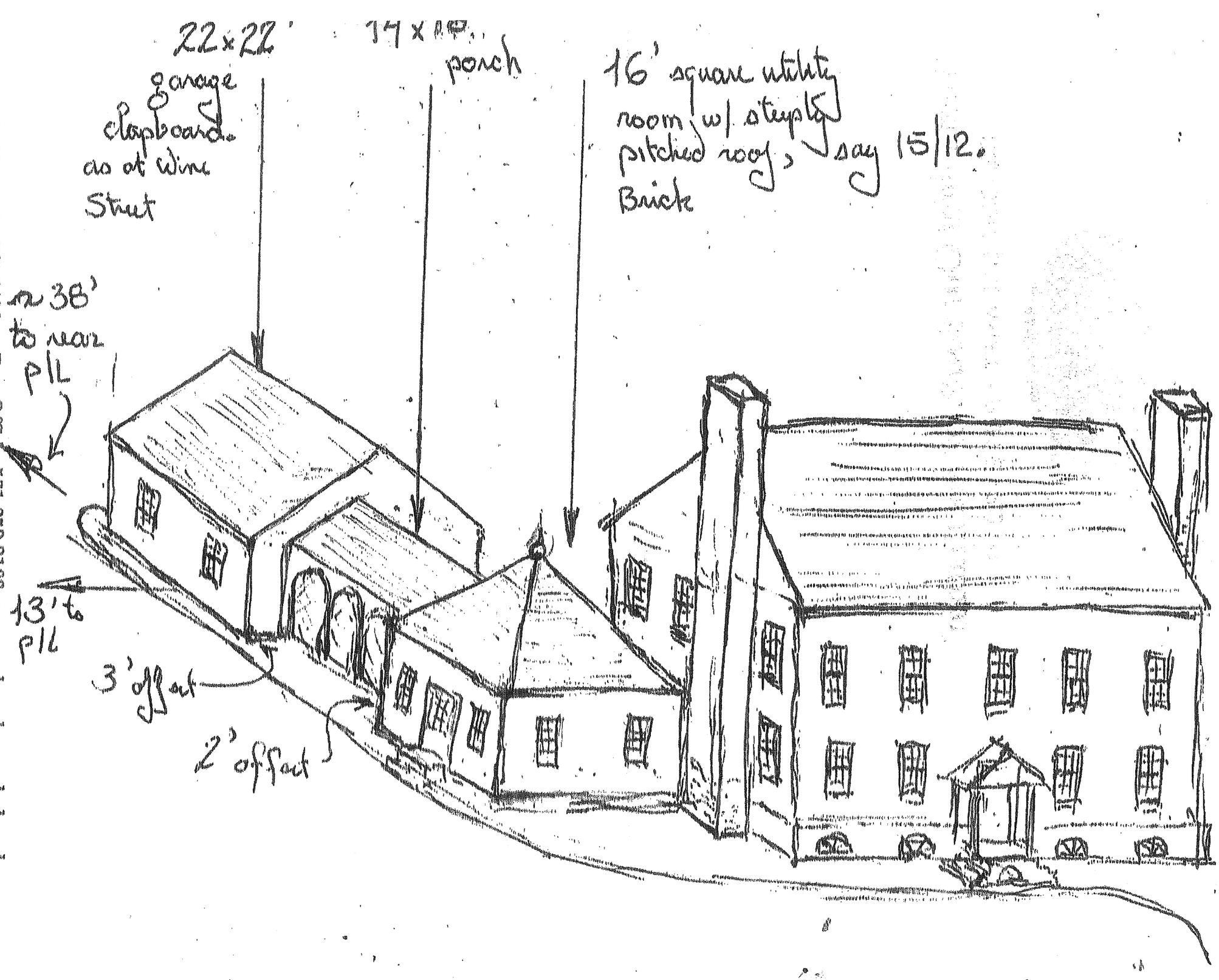
Our plan is to use the University Circle house for our own in-town purposes. There will be no use which does not conform to the zoning laws. We already have built such a house at 221 Wine Street, next to our daughter Shannon Wilcox and her husband Ron who is a professor at the Darden School and their family at 617 Park Street. However, Shannon and Ron so liked 221 Wine that they are buying it in May and have put their own house on the market. 1832 is a replacement for that property.

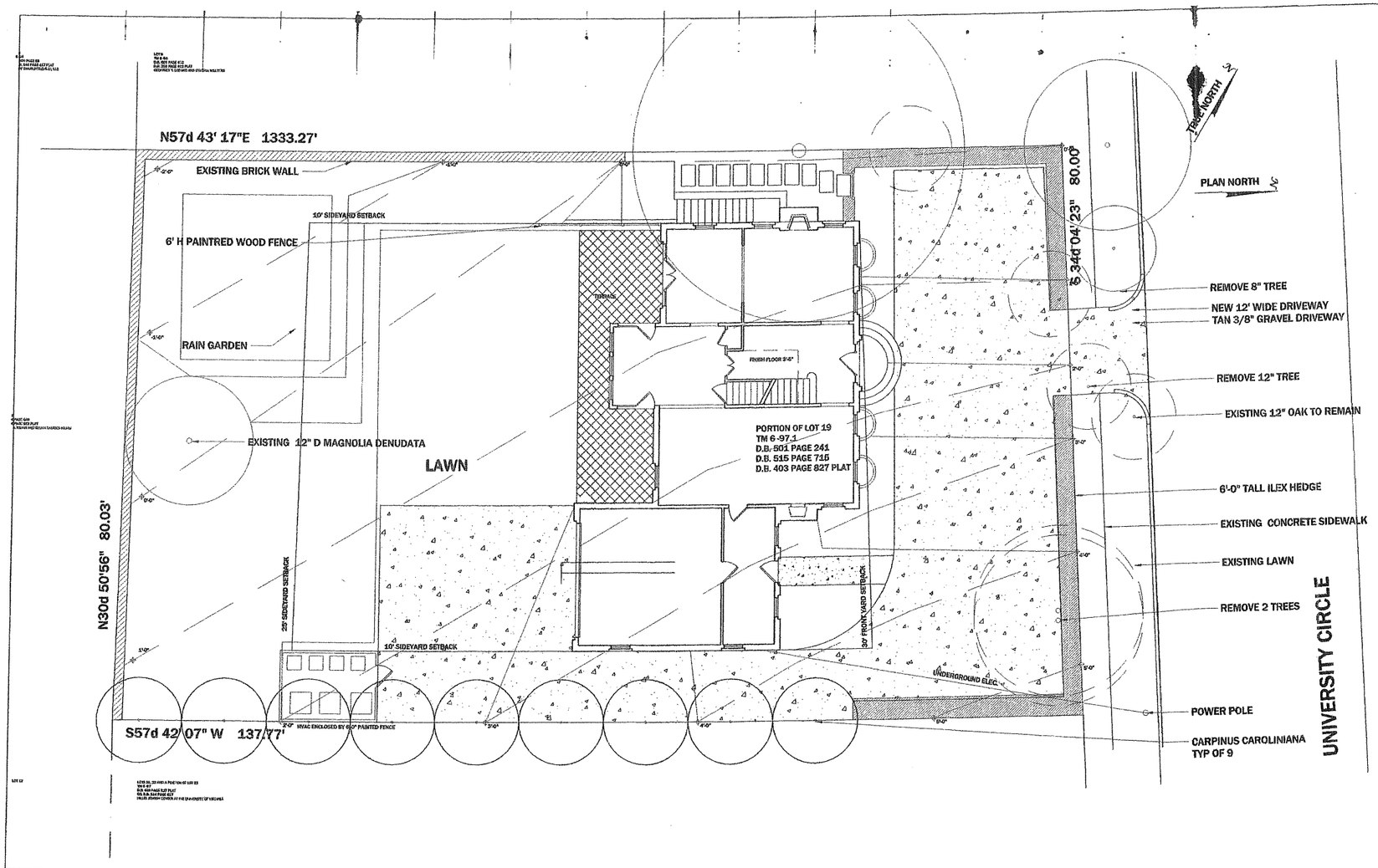
Please email me at IndoeW@sullcrom.com if you have any questions.

Yours truly,

William F. Indoe
Jane J. Indoe

each, FL 33480 • 561-655-5430 • Box Office: 561-659-8100 • www.thecolonypalmbeach.com





1 A01.0 SITE PLAN

0' 4' 8' N

PROJECT DESCRIPTION

PORTION OF LOT 19
TM 6-97.1
D.B. 501 PAGE 241
D.B. 515 PAGE 715
D.B. 403 PAGE 827 PLAT

RA
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PO BOX 46
KESWICK, VA 22947
TEL: 434.963.4600 FAX:434.293.4601
EMAIL: JMR@RHETTARCHITECTS.COM

DRAWN BY: JOHN RHETT

APPROVED:

PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

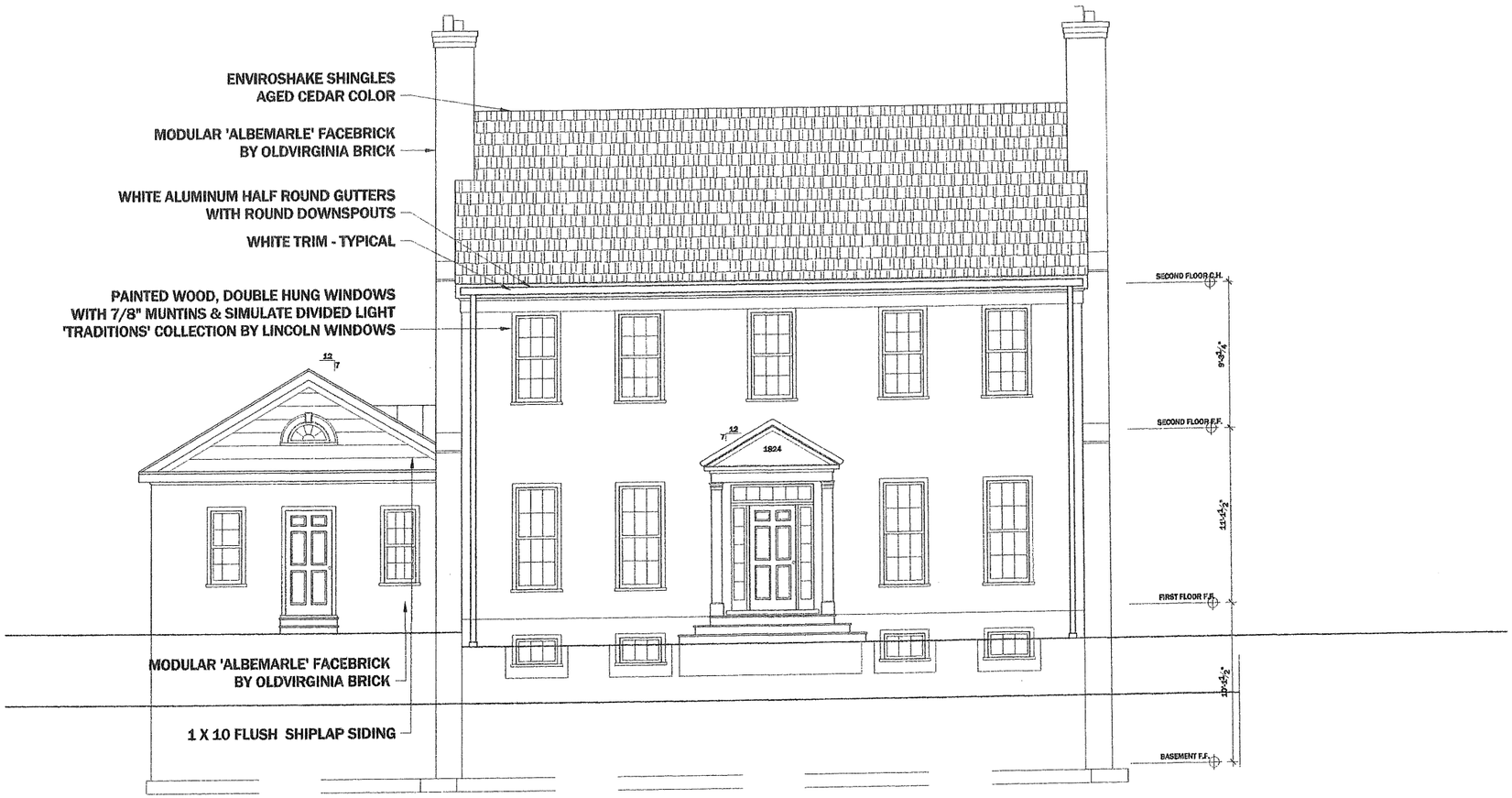
REVISIONS

TITLE
SITE PLAN

SCALE: 1/8" = 1'-0"

SHEET NUMBER / DATE
A01.0
09 JANUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.



1	NORTH ELEVATION	0' 2' 4'
A02.2		

RA
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TEL: 434.963.4600 FAX:434.293.4601
EMAIL: JMR@RHETTASSOCIATES.COM

DRAWN BY:
VAUGHAN R. KEENEY

APPROVED:

PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE

NORTH
ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE

A02.2

11 FEBRUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1 A02.3 WEST ELEVATION

2 A02.3 EAST ELEVATION

RA
RA ARCHITECTS PLLC
PO BOX 48
CHARLOTTESVILLE, VA 22911
TEL: 434.963.4600 FAX:434.293.4601
EMAIL: JMR@RHETTASSOCIATES.COM

DRAWN BY: JOHN M. RHETT

APPROVED:

PROJECT

UNIVERSITY CIRCLE

CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE

EAST AND WEST ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE

A02.3

24 MARCH 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

1	SOUTH ELEVATION	0' 2' 4'
A02.1		

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KESWICK, VA 22947
TEL: 434.963.4600 FAX:434.293.4601
EMAIL: JMR@RHETTASSOCIATES.COM

DRAWN BY:
JOHN M. RHETT

APPROVED:

PROJECT
UNIVERSITY CIRCLE
CHARLOTTESVILLE, VIRGINIA

REVISIONS

TITLE
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NUMBER / DATE
A02.1
11FEBRUARY 2013

DO NOT SCALE DRAWINGS.
REPORT DISCREPANCIES TO ARCHITECT.

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

AFFIDAVIT OF MAILING

To File: University Circle (BAR 13-04-05)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on April 1, 2013.

Signed: _____
Kristin Rourke

ADDRESSES

See Attachments

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4TH day of April 2013, by Kristin Rourke.

My Commission Expires: August 31 2015.

PAMELA G. MURRAY NOTARY PUBLIC COMMONWEALTH OF VIRGINIA My Comm. Expires Aug 31 2015 No. 187376

pamelagmurray
Notary Public

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

April 1, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 13-04-05
University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through http://www.charlottesville.org If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

BALLENGER, MARTHA D
1831 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

CHAPMAN, SHANNON W, TRUSTEE
P O BOX 5145
CHARLOTTESVILLE VA 22905

GECKER, DANIEL & ELIZABETH GIBBS
8137 WHITTINGTON DR
RICHMOND VA 23235

L&L OF CHARLOTTESVILLE, LLC
P O BOX 1099
CHARLOTTESVILLE VA 22902

TRAPPER OF PALM BEACH, LLC SERIES E
240 MIRAFLORES DRIVE
PALM BEACH FL 33480

BLUE RIDGE PROPERTY MANAGEMENT LLC
2615 WARWICK PLACE
EARLYSVILLE VA 22936

DOUGALD, DONALD E & KAREN M
20 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

HILLEL JEWISH CENTER AT THE U OF VA
1824 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

LE BLOND, GEOFFREY T & CYNTHIA WALTERS
1836 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

VELIKY, TIMOTHY D & MELANIE D
4080 COPPERFIELD RIDGE
EARLYSVILLE VA 22936

BROCK, JAMES F & BARBARA R, TRUSTEES
1025 WERTLAND STREET
CHARLOTTESVILLE VA 22903

FLORIDA CAVALIER LLC, SERIES 1
12346 RIDGE ROAD
NORTH PALM BEACH FL 33408

KILIAN, MARTIN A & SYLVIA SANIDES-
34 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

NELSON, BRUCE W & SALLY C
36 UNIVERSITY CIR
CHARLOTTESVILLE VA 22903

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Department of Neighborhood Development Services
City Hall • P.O. Box 911
Charlottesville, Virginia 22902
434-970-3182
Fax 434-970-3359
www.charlottesville.org

AFFIDAVIT OF MAILING

To File: 1832 University Circle (BAR 13-04-05)

I, Deronda Eubanks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on June 4, 2013.

Signed:

Deronda Eubanks

ADDRESSES

See Attachments

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of June 2013, by Deronda Eubanks.

My Commission Expires: May 31, 2017.

Lisa A. Barmore
Notary Public

LISA A. BARMORE
NOTARY PUBLIC
REGISTRATION # 7098916
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2017

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

June 4, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 13-04-05
1832 University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 18, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through http://www.charlottesville.org If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

1832
Univ Circle

BALLENGER, MARTHA D
1831 UNIVERSITY CIRCLE
CHARLOTTESVILLE VA 22903

CHAPMAN, SHANNON W, TRUSTEE
P O BOX 5145
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4080 COPPERFIELD RIDGE
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