BAR meeting October 18, 2022

Certificate of Appropriateness (5:40 pm)
BAR # 22-09-04
0 3rd Street NE, TMP 330020001
North Downtown ADC District
Owner: Scott Loughery
Applicant: Candace Smith, Architect
Project: New residence on vacant lot

Action taken: Schwarz moved to accept applicant request for deferral. Bailey, second. Approved 7-0.

City of Charlottesville
Board of Architectural Review
Staff Report
October 18, 2022

Certificate of Appropriateness
BAR 22-09-01
0 3rd Street NE, TMP 330020001
North Downtown ADC District
Owner: Scott Loughery
Applicant: Candace Smith/Architect
Project: New residence

Background
Year Built: Vacant lot
District: North Downtown ADC District
Status: n/a

According to available information, this parcel has never been developed.

Prior BAR Review
September 20, 2022 – BAR held preliminary discussion re: new residence.
Video from the meeting. Start at 02:30:00.
https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=nvdouryu5aooh1orqwxd
Link to Sept 20, 2022 submittal, go to pdf page 100 of: Sept 20 2022 BAR Packet

Application
- Applicant's submittal: Candace M.P. Smith, Architects PC drawings and information for *Loughrey New Residence 0 3rd Street NE*, dated for Oct 18, 2022 BAR meeting:
  - Narrative and List Of Attachments (2 pages)
  - Images of neighboring properties (8 pages)
  - Plans and Elevations (10 pages)
  - Conceptual Landscape Plan (3 pages)
  - 3D views (8 pages)
  - Preliminary material selections (8 pages)

Request CoA for a new single-family residence and detached structure on vacant parcel.

Discussion and Recommendations

From the ADC District Design Guidelines – Introduction

Chapter 1 Introduction (Part 1) and Chapter 1 Introduction (Part 2)

- *North Downtown ADC District*: Adjacent to the Albemarle County Courthouse and laid out according to the 1762 town grid, this area served as the city's first civic, religious, and commercial center. Thomas Jefferson, James Monroe and James Madison were frequent visitors to the Court Square area. Park Street residences built in the late eighteenth century for lawyers, judges and other professionals still retain their architectural integrity. Today, this district represents the socio-economic and architectural evolution of the original town.

- *Subarea D*: narrow streets, residential, small to moderate scale, broad mix of styles, porches, metal roofs, 1-½ to 2 stories, generally shallow setbacks and spacing with some variety, landscaping.

BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance are the criteria from Chapter III:

A. Building Types within the Historic Districts: *Residential Infill*
B. Setback
C. Spacing
D. Massing and Footprint
E. Height and Width
F. Scale
G. Roof
H. Orientation
I. Windows and Doors
J. Porches
K. Foundation and Cornice
L. Materials and Textures
M. Paint [Color palette]
N. Details and Decoration

Materials list, to assist with the discussion:

- Roof: type, material, color
- Gutters: style, material, color
- Exterior walls: Brick, color, coursing, accent band, arches
- Trim: Doors and windows, cornice
- Doors and windows:
- Shutters
- Porches: Columns, flooring, ceilings, trim, railings.
- Garage doors:
- Exterior lighting:
- Driveway:
- Plantings:
- Patios and walks:
- Fencing:

Chapter III--*New Construction and Additions*

The BAR should consider the following 14 criteria for new construction from Chapter III of the ADC District Design Guidelines:

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

Notes:

* To generate *average dimensions* and *building comparisons*, staff reviewed 30 dwellings within Subarea D that are near the vacant parcel. See the Appendix and attached images of neighboring houses. (There are approximately 110 primary structures in Subarea D.) Link to images in Sept 20, 2022 staff report, go to pdf page 139 of: Sept 20 2022 BAR Packet

** In response to BAR comments on Sept 20, to evaluate dwellings on the on the same block--including **not** in the ADC District—staff reviewed 19 properties on 3rd Street NE (between High Street and Hedge Street) and on Park Plaza (between Hedge Street and Parkway). **Note**: The BAR has typically not evaluated a proposal relative to what exists on adjacent, undesignated properties because demolitions, new construction on, and alterations to those properties are not subject to BAR review. Under such a practice, the BAR might require a new building match the adjacent; however, the BAR cannot require that those existing, adjacent buildings even remain, let alone remain similar to the new. Per code, maximum height is 35-ft (typically read as 3 stories); minimum front setback is 25-ft (unless modified by Zoning Administrator); minimum side setback is 5-ft. [Building footprint is the maximum allowed by the setbacks.]. For fencing, unless subject to design control regs, there is no height limit nor material requirements in the City Code.

B. **Setback:** *For residential infill, setbacks should be within 20% of a majority of neighborhood dwellings*. [Staff did not evaluate existing setbacks for the entire North Downtown ADC District].*

Staff Comment: Front setbacks range between 6 feet and 55 feet, with an average of 18 feet. Recommended range for new construction is 19 feet to 28 feet. The proposed setback is approximately 21 feet, within the recommended range. (**Note**: 21-ft front setback established per consultation with the City Zoning Administrator.)

Relative to the adjacent block**
Front setbacks range between 16 feet and 50 feet; average of 27 feet. Applying the methodology in the guidelines suggests a range of 22 feet to 32 feet.

C. **Side Spacing:** *New residences should be spaced within 20% of the average spacing between houses on the block*.*

Staff Comment: Side spacing ranges between 6 feet and 50 feet, with an average of 15 feet. Recommended range for new construction is 12 feet to 19 feet. The proposed spacing (south side) is approximately 30 feet, which exceeds the recommended spacing; however, it is function of an existing access easement and within the range of existing spacing in the subarea. The north side spacing is approximately 12-ft, within the recommended range. (**Note**: The south setback is dictated by an existing access easement. The north setback has been intentionally increased to exceed the required 5-ft minimum.)

Relative to the adjacent block**
Side spacing ranges between 6 feet and 50 feet, with an average of 15 feet. Applying the methodology in the guidelines suggests a range of 12 feet to 19 feet. (See above re: the south side spacing.) North side spacing is approx. 12-ft.

D. **Massing and Footprint:** *New infill residential should relate in footprint and massing to the majority of surrounding historic dwellings.**

Staff Comment:

- (Massing) See height and width, below.
- (Footprint) Existing footprints range between 768 square feet and 3,900 square feet, with an average of 1,700 square feet. The footprint of the proposed house is approximately 1,800 square feet, within the range of surrounding historic dwellings.

Relative to the adjacent block**
Footprints range between 768 sq ft and 3,868 sq ft, within an average of 1,214 sq ft. Proposed footprint is at the higher range for dwellings on the block.

E. Height and Width: *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width of surrounding historic dwellings.**

Staff Comment:

- (Height) Existing heights range between 2 and 3 stories, with an average of 2 stories. (*Prevailing* is 2 stories.) Recommended maximum is 4 floors. The height of the proposed house is 3 stories (viewed from the street) and therefore within the range of surrounding historic dwellings and below the maximum recommended by the ADC District design guidelines. (**Note**: R1-S zoning allows a maximum height of 35-ft. Applicant consulted with the City Zoning Administrator to confirm the proposed height complies with the City Code.)

- (Width) Existing widths range between 23 feet and 78 feet, with an average of 40 feet. (There is no *prevailing* width.) Recommended maximum for new is 78 feet. The width (front wall) of the proposed house is 52 feet, within the range of the subarea and below the maximum recommended by the ADC District design guidelines.

F. **Scale:** *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.**

Staff Comment: The proposed house has three-stories (viewed from the street).

Relative to the adjacent block**
Scale generally being a function of height and width.
Height (on block)

- 1-story: 1

- 1.5 stories: 7
- 2 stories: 8
- 2.5 stories: 3
- Average height: 1.8 stories
- *Prevailing* height: 2 stories

Applying the height criteria in the guidelines, the *maximum height is* 3- to 4-stories. Proposed house is 3-stores.

Width (on block)

- 18-ft: 1
- 29-ft: 1
- 30- to 38-ft: 16
- 42-ft: 1
- Average width: 33-ft
- *Prevailing* width: n/a
- 200% of the average width: 66-ft

Applying the width criteria in the guidelines, the *maximum width* is 66-ft. Proposed house is 53-ft.

G. Roof *

Staff Comment: There is no typical roof type or material. Of the 30 nearby houses in the subarea: 14 have hipped roofs; 14 have gabled roofs, two have flat roofs. One-third have asphalt shingles, slightly more have standing-seam metal, three feature slate.

Relative to the adjacent block**
See table and photos in Appendix. 12 have hipped roofs; seven are gabled. 17 have asphalt shingles; two have standing-seam metal.

H. Orientation *

Staff Comment: Similar to most of the houses in the subarea, the proposed new will be oriented east-west and facing the street on a rectangular parcel.

I. Windows and Doors: Guidelines refer to the number, type, size, spacing, etc. should *relate to and be compatible with adjacent historic facades* and *be similar and compatible with those on surrounding historic facades.* ***

Staff Comment: Doors and windows have not been specified.

The proposed windows and doors are in a pattern and scale generally similar to neighboring houses in the subarea. Single and twin double-hung windows are prevalent. Triple windows are less common; however, there are several examples within the subarea—primarily 1st Street and Altamont Circle—and the proposed units are only on the rear elevation.

Entry doors vary within the subarea, split between glazed doors and solid, most of the solid being raised panel. Transom are prevalent, featured on more than two-thirds of the houses. One-third features sidelights and transoms. Only one features just sidelights. There are no *typical entries* based on the year built or architecture.

J. Porches *

Staff Comment: Houses in the subarea have a variety of front porch styles, from single-bay covered entrances to full-length and wrap-around porches and a variety of side and back porches. Both the front and side porches on the proposed house are consistent with the subarea.

1) **Foundation and Cornice:** *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings*.*

Staff Comment: The 30 homes reviewed in the subarea represent ten architectural styles--over half are some variation of vernacular. Construction dates ranging from the early 19th century to late 20th century. Two-thirds date from 1890 to 1930.

The foundation of the new house will be brick and feature banding that distinguishes it from the upper walls. A prominent element of the house is the elevated front porch and two sets of stairs from the sidewalk. Given the topography of North Downtown, this is not uncommon within the adjacent subarea. 14 of the nearby houses have seven or more steps from the sidewalk to the front porch; eight have 13 or more; three have at last 22 steps; on; six houses have fewer than three steps.

As rendered, the cornice features a frieze board, soffit, and fascia; however, the detail, dimensions, and material have not been finalized.

M. Materials and Textures: *Building should be compatible with and complementary to neighboring buildings*.*****

Staff Comment: Two-thirds of the 30 homes reviewed in the subarea are brick, so the proposed brick is an appropriate material. (One-quarter feature siding, a few feature stucco.)

Relative to the adjacent block**
See table and photos in Appendix

N. Paint [Color palette]: *#1. Colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive*.*

Staff Comment: The color palette has not been finalized. For the sample set of houses, the wall color is predominately red brick (15) or painted a neutral color (12; cream, tan, white). Three houses feature muted colors (light blue, yellow, mauve). Windows and trim

are predominantly painted a neutral color (28; cream, white). One house has dark trim, another includes light blue elements. Where there are shutters, all are painted black or dark green, except one with gray shutters.

O. Details and Decoration: *… should be consistent with and related to the architecture of the surrounding context and district.* *****

Staff Comment: As rendered, the details and ornamentation are not finalized, but are generally in character with the surrounding houses, which have such a broad range of architectural styles there are few *typical features*. The proposed brick banding is similar to the brick bands at 430 1st Street and also reflects the horizontal trim elements at 413 2nd Street and 418 4th Street.

Relative to the adjacent block**
See table and photos in Appendix

E. Walkways & Driveways: *Place driveways through the front yard only when no rear access to parking is available.**

Staff Comment: Due to the site's topography and the easement to allow neighbors continued use of the existing side driveway, the front driveway (north side) is necessary to allow access to the ground level garage. Note: Relative to visibility [from the street] of the interior courtyard, while not proposed, the design guidelines allow for side and rear yard fencing up to six (6) feet in height.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new residence at 0 3rd Street NE satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the 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 that the proposed new residence at 0 3rd Street NE does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted:

Note: Absent approval or denial, the BAR must take action to defer this request. Staff recommends that be at the applicant's request.

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;
(7) Any applicable provisions of the City's Design Guidelines.

Links to the Design Guidelines:
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements
Chapter 7 Moving and Demolition

Pertinent Guidelines for New Construction and Additions include:
B. Setback.
1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
[…]
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
[…]
9) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

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

D. Massing and Footprint

[…]

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.

[…]

E. Height and Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
   […]
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.

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. Roof

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

H. Orientation

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

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

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

M. Materials and 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
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 and Decoration
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 and Elements include:

B. Plantings
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
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.

E. Walkways and Driveways
1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) 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.
3) Gravel or stone dust may be appropriate, but must be contained.
4) 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 and Lots
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
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 and Other Site Appurtenances

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.

Appendix

Subarea (sample set)

Address	Year Built	Style	Walls	Roof type	Roof material	Front porch	Shutters
407 2nd St. NE	c1900	Victorian	brick	gable	asphalt	Y	Y
409 2nd St. NE	1892	Vernacular	siding	gable	asphalt	Y	N
410 2nd St. NE	1896	Victorian Vernacular	siding	hip	ptd metal	Y	Y
411 2nd St. NE	1908	Victorian	brick	hip	copper	Y	N
413 2nd St. NE	1894	Victorian	siding	hip	ptd metal	Y	Y
415 2nd St. NE	1910	Victorian	siding	gable	ptd metal	Y	N
419 2nd St. NE	1893	Victorian Vernacular	siding	hip	ptd metal	Y	Y
422 2nd St. NE	1839	Federal	brick	gable	slate	Y	Y
423 2nd St. NE	1913	Victorian	brick	hip	ptd metal	Y	Y
425 2nd St. NE	1911	Victorian	brick	hip	ptd metal	Y	N
426 2nd St. NE	c1836	Federal	brick	gable	ptd metal	Y	Y
428 2nd St. NE	c1895	Victorian Vernacular	stucco	gable	asphalt	Y	N
440 2nd St. NE	1895	Victorian Vernacular	siding	hip	asphalt	Y	N
500 2nd St. NE	c1920	Victorian Vernacular	brick	gable	asphalt	Y	N
501 2nd St. NE	1981	Contemporary	siding	gable	ptd metal	Y	N
517 2nd St. NE	1990	Contemporary	stucco	flat	flat	Y	N
115 E. High St.	poss. c1828	Federal	brick	gable	ptd metal	Y	Y
201 E. High St.	1895	Neo-Classical	brick	gable	slate	Y	Y
205 E. High St.	1894	Italianate	brick	hip	ptd metal	Y	Y
211 E. High St.	1850	Federal	brick	hip	asphalt	Y	N
406 1st St. N	c1920	Tudor	stucco	gable	slate	Y	N
430 1st St. N	1994	Contemporary	brick	flat	flat	Y	N
412 3rd St. NE	1927	Vernacular	brick	gable	asphalt	Y	N
414 3rd St. NE	1924	Vernacular	brick	hip	asphalt	Y	N
420 3rd St. NE	1927	Four-square	brick	hip	ptd metal	Y	N
432 3rd St. NE	1932	Vernacular	brick	hip	asphalt	Y	N
435 3rd St. NE	1930	Vernacular	brick	hip	asphalt	Y	N
437 3rd St. NE	1930	Ranch	brick	hip	ptd metal	Y	N
414 4th St. NE	1930	Four-square	brick	gable	asphalt	Y	Y
418 4th St. NE	1903	Vernacular	siding	gable	asphalt	Y	N

Address	Stories	Width (ft)	Front Setback (ft)	Side Spacing (ft)	Footprint (SF)	Steps: sidewalk to porch
407 2nd St. NE	2	45	18	n/a	2,232	3
409 2nd St. NE	2	42	6	16	1,405	2
410 2nd St. NE	2	31	33	36	1,523	9
411 2nd St. NE	1.5	30	11	6	1,671	3
413 2nd St. NE	2	36	10	14	1,308	3
415 2nd St. NE	2	34	12	18	2,746	3
419 2nd St. NE	2	34	11	11	1,224	2
422 2nd St. NE	2	52	54	50	2,044	9
423 2nd St. NE	2	35	18	12	990	4
425 2nd St. NE	2	40	18	9	1,002	4
426 2nd St. NE	2	70	55	10	1,716	13
428 2nd St. NE	2	28	50	12	1,154	22
440 2nd St. NE	2	31	50	n/a	1,209	22
500 2nd St. NE	2.5	40	40	n/a	1,485	22
501 2nd St. NE	3	78	13	n/a	3,200	8
517 2nd St. NE	3	23	14	n/a	1,126	0
115 E. High St.	2	45	14	8	1,608	5
201 E. High St.	2	55	25	6	1,415	7
205 E. High St.	3	35	30	6	1,708	13
211 E. High St.	2	45	23	8	2,116	9
406 1st St. N	2	31	15	11	1,366	1
430 1st St. N	2	30	15	31	1,139	0
412 3rd St. NE	2	38	16	20	768	3
414 3rd St. NE	2	37	16	n/a	960	4
420 3rd St. NE	2	30	16	16	994	4
432 3rd St. NE	2.5	35	16	n/a	3,868	2
435 3rd St. NE	2.5	36	22	n/a	1,270	8
437 3rd St. NE	1.5	36	30	10	1,435	18
414 4th St. NE	2.5	33	27	n/a	3,900	16
418 4th St. NE	2	43	27	14	2,309	14
Average	**2**	**39**	**24**	**15**	**1,696**	**8**

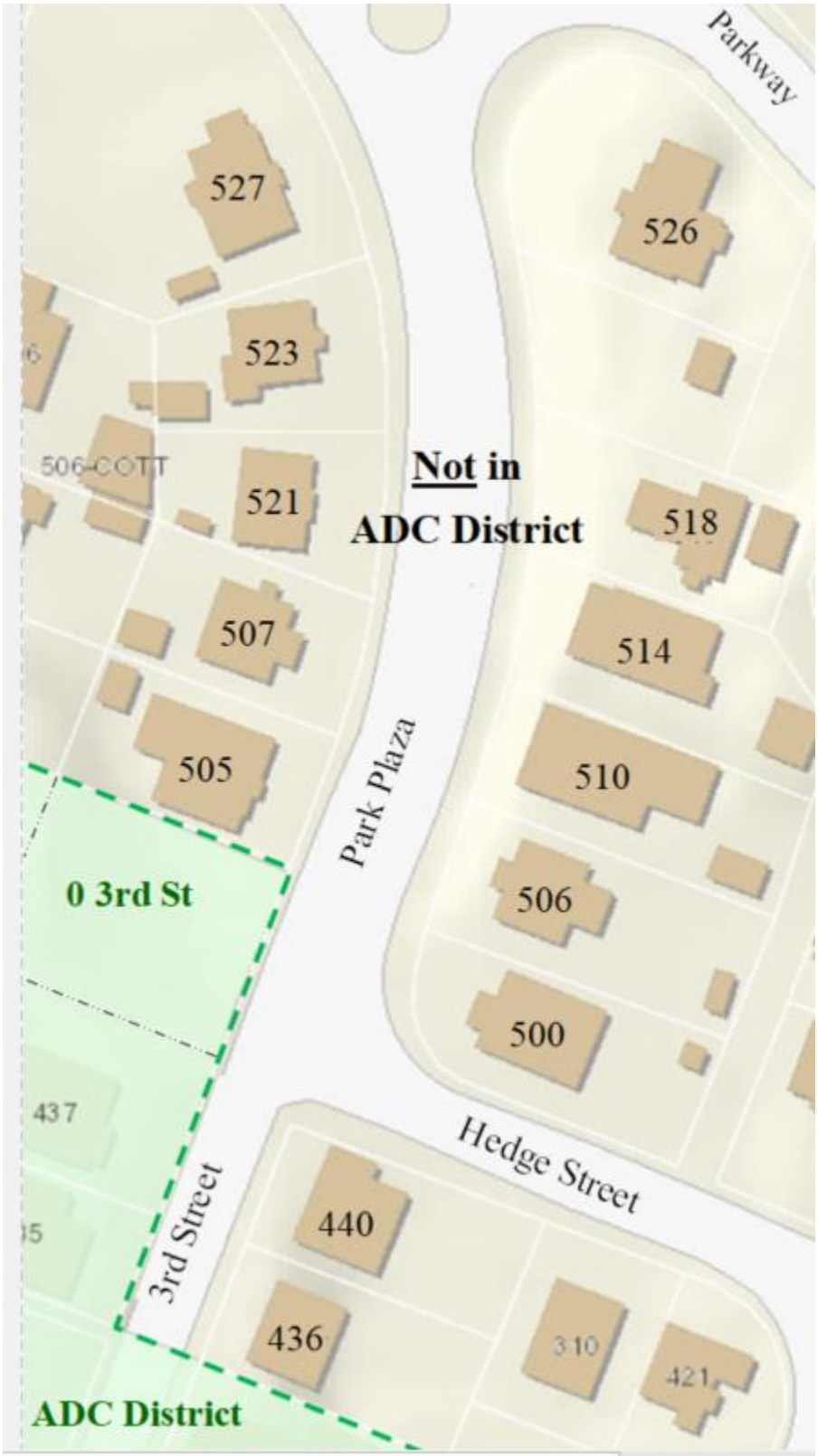
3rd Street/Park Plaza "Block"

	Address	Year Built	Style	Walls	Roof type	Roof material	Front porch
Not in ADC District	436 3rd St	1920	Vernacular	stone	gable	asphalt	N
	440 3rd St	1940	Cottage/Bungalow	stone	gable	asphalt	Y
	500 Park Plz	1957	Ranch	ptd brick	gable	asphalt	Y
	505 Park Plz	1920	Cottage/Bungalow	ptd brick/stucco	gable	asphalt	Y
	506 Park Plz	1945	Vernacular	ptd CMU	hipped	asphalt	Y
	507 Park Plz	1945	Cottage/Bungalow	brick	gable	asphalt	N
	510 Park Plz	1928	Craftsman Vernacular	brick	hipped	asphalt	Y
	514 Park Plz	1937	Vernacular	brick	gable	asphalt	Y
	518 Park Plz	1928	Craftsman Vernacular	brick	gable	asphalt	Y
	521 Park Plz	1979	Cottage/Bungalow	stucco	gable	asphalt	N
	523 Park Plz	1947	Cottage/Bungalow	faux-stone	gable	asphalt	Y
	527 Park Plz	1948	Colonial Revival	stucco	gable	asphalt	Y
	526 Park Plz	1935	Cottage/Bungalow	brick	gable	asphalt	Y
In ADC District	412 3rd St	1927	Vernacular	brick	gable	asphalt	Y
	414 3rd St	1924	Vernacular	brick	hip	asphalt	Y
	420 3rd St	1927	Four-square	brick	hip	s-s metal	Y
	432 3rd St	1932	Vernacular	brick	hip	asphalt	Y
	435 3rd St	1930	Vernacular	brick	hip	asphalt	Y
	437 3rd St	1930	Ranch	brick	hip	s-s metal	Y

3rd Street/Park Plaza "Block"

	Address	Stories	Width (ft)	Front Setback (ft)	Side Spacing (ft)	Footprint (SF)	Steps: sidewalk to porch
Not in ADC District	436 3rd St	2	32	16	15	864	3
	440 3rd St	1.5	37	17		1114	4
	500 Park Plz	1	31	27	15	1444	7
	505 Park Plz	2.5	37	21		1097	3
	506 Park Plz	2	32	24	17	972	11
	507 Park Plz	1.5	30	31	19	810	1
	510 Park Plz	1.5	32	16	19	1296	15
	514 Park Plz	2	30	32	10	1222	20
	518 Park Plz	2	18	38		862	22
	521 Park Plz	1.4	35	28	14	909	1
	523 Park Plz	1.5	29	26	25	909	1
	527 Park Plz	1.5	42	24	21	1124	3
	526 Park Plz	2	37	50		1164	20
In ADC District	412 3rd St	2	38	16	20	768	3
	414 3rd St	2	37	16	n/a	960	4
	420 3rd St	2	30	16	16	994	4
	432 3rd St	2.5	35	16	n/a	3868	2
	435 3rd St	2.5	36	22	n/a	1270	8
	437 3rd St	1.5	36	30	10	1435	18
	Average	**Stories**	**Width (ft)**	**Front Setback (ft)**	**Side Spacing (ft)**	**Footprint (SF)**	**Steps: sidewalk to porch**
	Not in ADC	1.7	32	27	17	1061	9
	In ADC	2.1	35	19	15	1549	7
	Block	**1.8**	**33**	**25**	**17**	**1215**	**8**

Adjacent Properties <u>not</u> in ADC District



436 3rd St Park Plaza (1920)

440 3rd St (1940)

500 Park Plaza (1957)

505 Park Plaza (1920)

506 Park Plaza (1945)

507 Park Plaza (1945)

510 Park Plaza (1928)

514 Park Plaza (1937)

518 Park Plaza (1928)

521 Park Plaza (1979)

523 Park Plaza (1947)

526 Park Plaza (1935)

527 Park Plaza (1948)

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NARRATIVE AND LIST OF ATTACHMENTS
for
Board of Architectural Review
Meeting October 18, 2022
Preliminary Discussion

Re: New Residence near Hedge Street and Park Plaza (3rd St. NE, Parcel #330020001) in Charlottesville, VA—"0 Third Street NE"

Narrative

See prior narrative for description of site limitations and materials submitted for 9/20/22 BAR meeting for first preliminary discussion.

Responding to the board's comments, we have included a visual document of a "walk down 3rd Street NE" (a historic district in which our new house will reside), and a continuation down the street as it transitions to Park Plaza (which is not in this historic district and has no BAR review); as well as a few glimpses and samples of 2nd St NE.

As illustrated, most homes have driveways and/or parking on their property, which is somewhat counter to the comments received at the first preliminary discussion which suggested that neighbors largely park on the street. Please note that the old abandoned Hedge Street is a legally required driveway easement to the property behind this property, and is not viewed as the personal driveway for this home. Like the downhill neighbor next door, a driveway is provided at grade to the right of this house for the owner's day to day use.

Other comments received at the first preliminary discussion implied having "so many steps" was an aberration to this district, or neighborhood. Many of the homes, within and beside this district, adapt their homes to the natural topography and place their homes on the highest elevations of their properties. Many up the street towards downtown (in this historic district) and down the street on Park Plaza (outside the historic district) have as many or more steps up to their front doors (see photos in a "walk down 3rd street" attached).

The driveway to the right of this house, that meets the grade of 3rd Street NE /Park Plaza leads to a courtyard for accessing the garages that are closer to the street level. Note that the downhill, next-door neighbor has a 6'-10" fence along a portion of this property line which limits their view of this property and new home. This is shown both on the site plan and in the 3D model provided. The wide privet hedge that completes that property line down to the end of 3rd Street/beginning of Park Plaza is 85% on this new property and will be removed and replaced with more elegant plantings—trees, shrubs and groundcover. See attached conceptual planting plans. The retaining wall for the lower courtyard that is near the north property will be brick.

However, that wall is planned to be short enough to receive and retain the new parking court, and a railing above will allow more day light into the neighbor's downhill property. Planting beds are planned along this wall to provide abundant greenery facing the downhill neighbor.

At the rear of the house there is a courtyard with retaining walls to allow the finish floor of the house to begin at a lower elevation. The rear yard of the house will have an accessory structure (coincidentally opposite an existing garage structure on the other side of the abandoned Hedge Street/required easement). A terrace is planned at the rear of the house.

A 3D virtual model has been created and views of this have been captured to share with the Board. Two different front elevations have been proposed to mitigate the height of the structure at the street level—both schemes provide a raised "plinth" for the house foundation to visually begin upon—a common theme in the neighborhood. The two front entrances allow entry at the lower ground level front door, and alternatively provide stairs to a higher front porch/front door.

Both of these 3D models have the same sides and rear elevations past the front of the house. Both are shown as full height brick, the owner's preferred material. Two other models were created with the ground floor entrance but a change in materials above the foundation—one with siding and an alternate with stucco. We would like the board to discuss which of the two entries are preferred, and which materials they would find acceptable. Final decisions on material selection will be made as the project progresses through pricing and discussions with a selected contractor.

A conceptual landscape plan has been prepared to show the depth and breadth of landscaping anticipated. One plan addresses the ground floor entrance option, and one plan addresses the side stairs up to the higher front porch/front door scheme. Again, the side and rear elevations/conceptual planting plans would be similar in whichever front door scheme is selected.

Finally, an example of an exterior light fixture is shown, along with some possible paint colors, roofing color, and brick color. Final selections would be submitted with plans for final approval. These are provided now for any additional comments the Board would like to make regarding these elements.

List of Attachments

1, Visual walk down 3rd Street, Park Plaza and 2nd Street
2. Preliminary drawings SK3 10/18/22 with floor plans (showing two different options for front entry/street-side garden walls) and elevations, to be viewed in conjunction with the 3D virtual model images.
2. Various views of the 3D virtual models
3. Preliminary selections for roofing, brick, lighting and painting

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A WALK DOWN 3RD ST. NE,

THEN PARK PLAZA, THEN BRIEFLY ON 2ND ST. NE

(Captured from Google Street View September 2022)

LOUGHREY NEW RESIDENCE

0 THIRD STREET NE

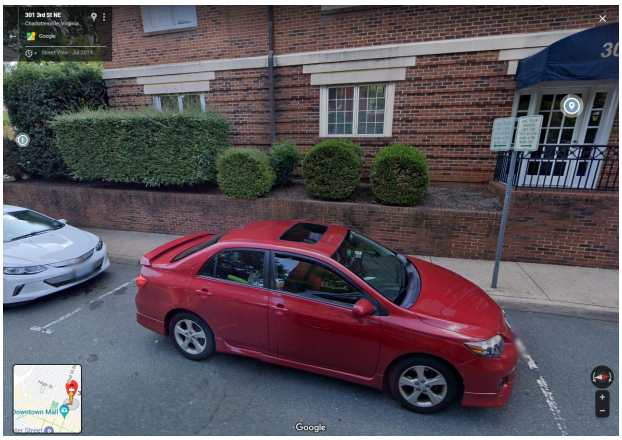
for

Board of Architectural Review Discussion

October 18 2022

Of note: multiple private driveways for home (not limited to “parking on street”), taller brick homes, retaining walls at sidewalk edges, and multiple homes with multiple stairs up to higher ground for first floor entries because of hilly topography in North downtown Charlottesville.

3RD STREET NE



1. Brick retaining walls against sidewalk to reduce height of foundation (Queen Charlotte)

2. Garage and fence gates against road (Queen Charlotte)

3. Foundation plantings between sidewalk and building (Queen Charlotte)

4. Buildings abut sidewalk nearer High Street

5. Wrought iron detailing against sidewalk w foundation plantings beyond

6. Brick two story, steps from sidewalk and at porch

7. Two story brick house with driveway to left of house

8. White stucco two story hipped roof with driveway to right of house

9. Driveway to right of house (w wrought iron detailing) to visible parking past front of house; driveway to left of next house also to visible parking past front of house

10. Driveway to left of brick house and large parking area directly against road

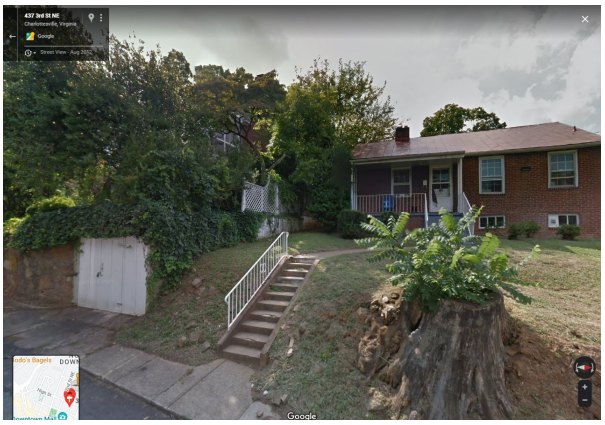
11. Picket fence and foundation plantings against property line (no sidewalk where lawn from curb to fence)

12. Picket fence gates to garden entrance (could be used for driving access)

13. Driveway to left of house up hill, with fieldstone retaining wall against sidewalk with steps directly up to side of front (screened) porch and gates beyond

14. Fieldstone wall and picket fence directly against sidewalk

15. Solid gates directly against sidewalk w multiple steps at sidewalk up to “uphill neighbor”



16. “Uphill neighbor” w multiple steps up to high grade and then additional steps up to house finish floor

17. Abandoned Hedge Street required easement to buildings behind 0 3rd St NE

18. “Downhill neighbor” visible across 0 3rd St NE

19. Privet hedgerow and 6’-10” existing fence at “Downhill neighbor’s” property line

20. “Downhill neighbor’s” driveway to right of house, actively used as driveway

PARK PLAZA continuation of 3RD STREET NE

21. Hipped house uphill with multiple steps (approx. 12) up to front porch across street from 0 3rd Street and “downhill neighbor”.

22. House down and across street from 0 3rd St NE with multiple steps (approx. 19) up to front porch

23. (Same) house a little further down and across street from 0 3rd St NE with multiple steps (two sets) (approx. 19 steps to front door)

24. House even a little further down and across street from 0 3rd St NE, set high on the hill with multiple steps (approx. 28 steps to front door)

25. (Same) house even a little further down and across street from 0 3rd St NE, set high on the hill with multiple steps (approx. 28 steps to front door)

26. House (adjacent to # 22 and # 24) high on the hill with multiple steps (approx. 25 steps to front door)

27. Driveway to right of house; driveway to left of house

28. Two-story brick house at corner with numerous steps up hill to house (approx. 18 steps)

2ND STREET NE

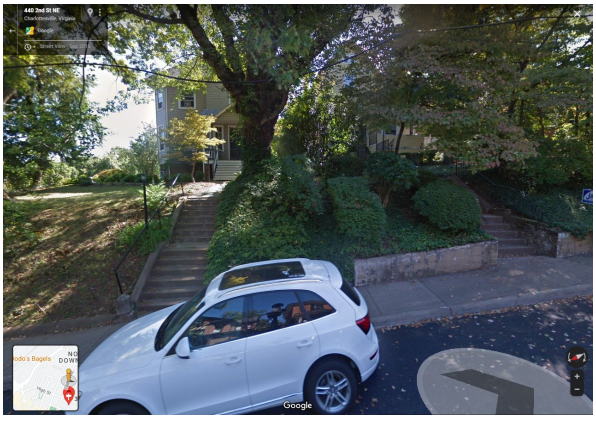
29. Two and one-half story brick house

30. Driveway to left of house

31. Stone retaining wall against sidewalk with steps up, and then more steps up to porch

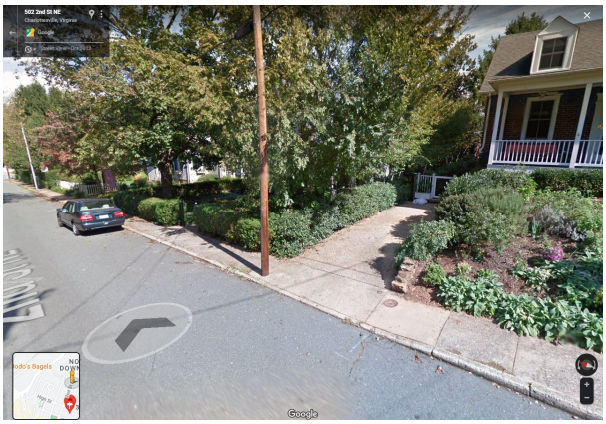
32. Brick retaining wall at sidewalk with steps up to two-and-one-half story brick house

33. Concrete retaining wall with multitude of steps up



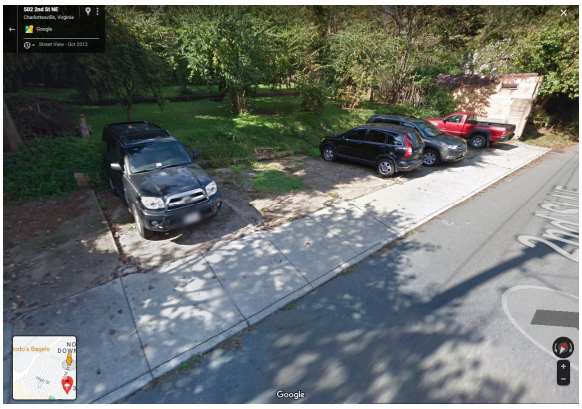
34. Concrete steps up and steps up to front porch (approx. 20 steps)

35. Concrete steps up and steps up to front porch (approx. 27 steps)



36. Driveway to left of house with fence & gate just back from face of house

37. Tall stone retaining wall at sidewalk

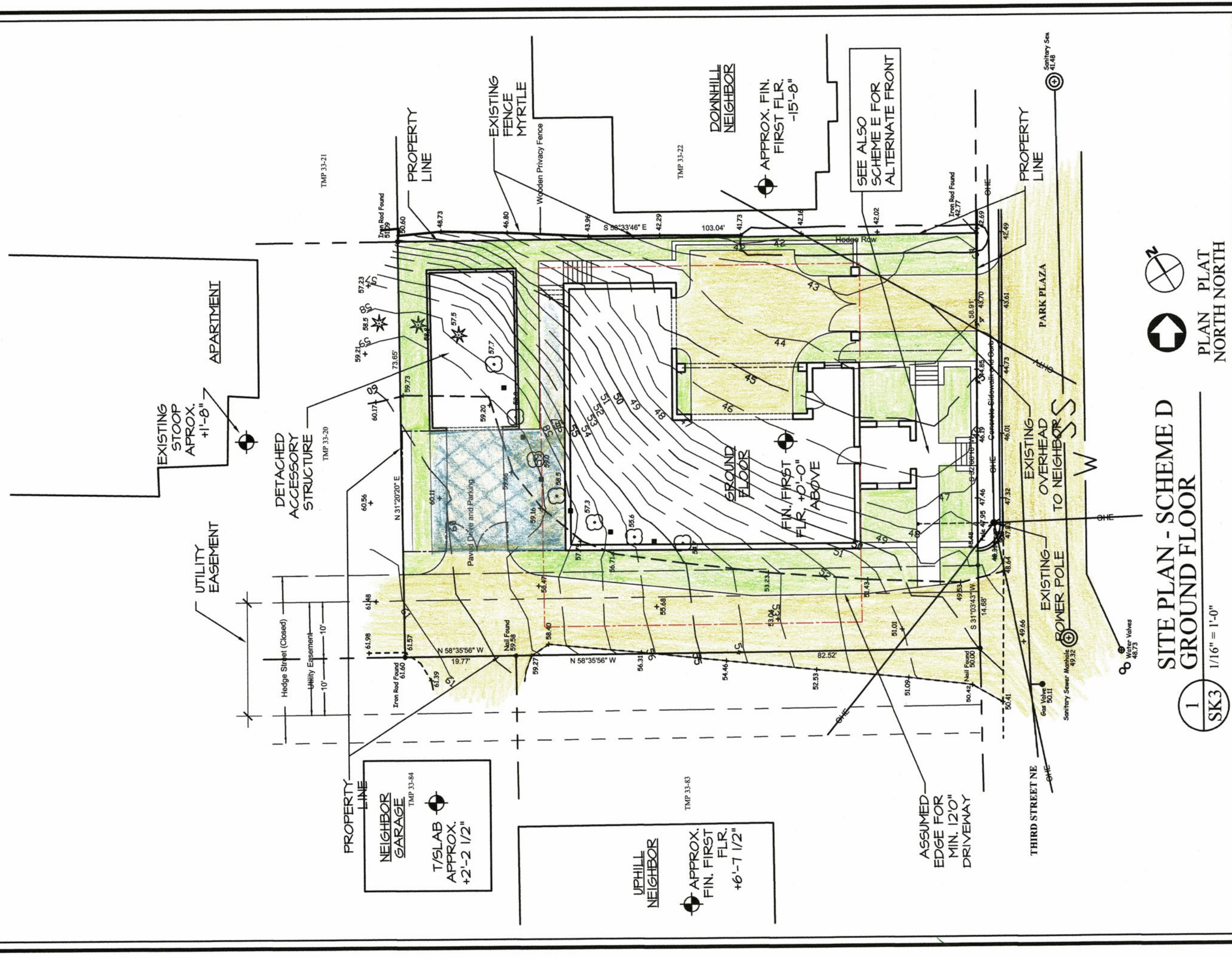


38. Six to seven parking spaces directly adjacent to sidewalk

39. Parking court with 2-3 car spaces directly adjacent to sidewalk

40. At end of 2nd street next to Wine: 3-1/2 story brick house with stone retaining walls against sidewalk and driveway

41. Stone retaining wall against sidewalk with steps up to front porch (approx. 20 steps); and driveway to right of house



SITE PLAN - SCHEME D GROUND FLOOR

1 SK3 1/16" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

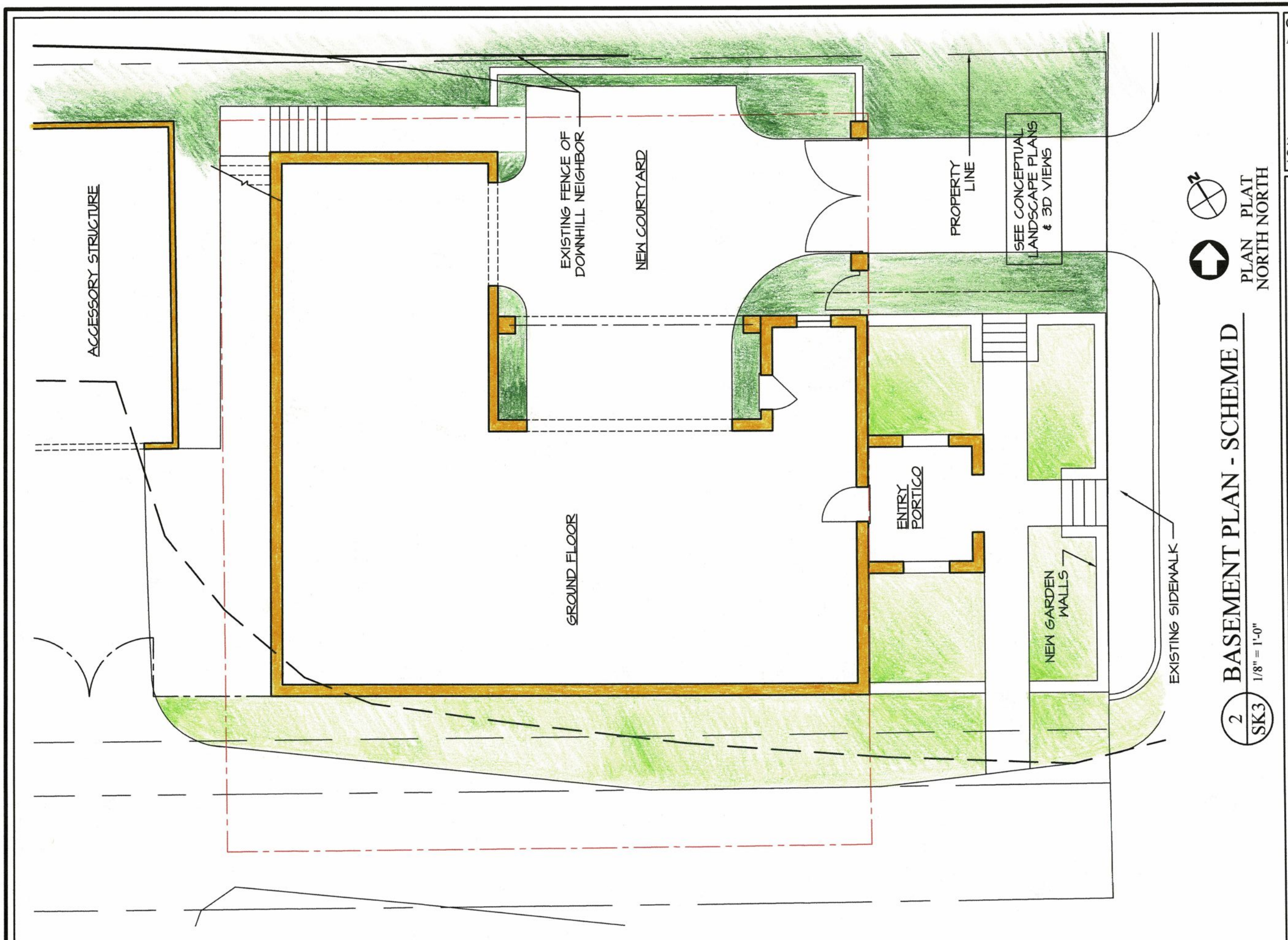
SCOTT LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

SITE PLAN - SCHEME D GROUND FLOOR

DATE:	10/18/22
DRAWING SCALE:	1/16"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3



2 BASEMENT PLAN - SCHEME D
SK3 1/8" = 1'-0"

PLAN NORTH NORTH

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NEW RESIDENCE FOR

SCOTT LOUGHREY

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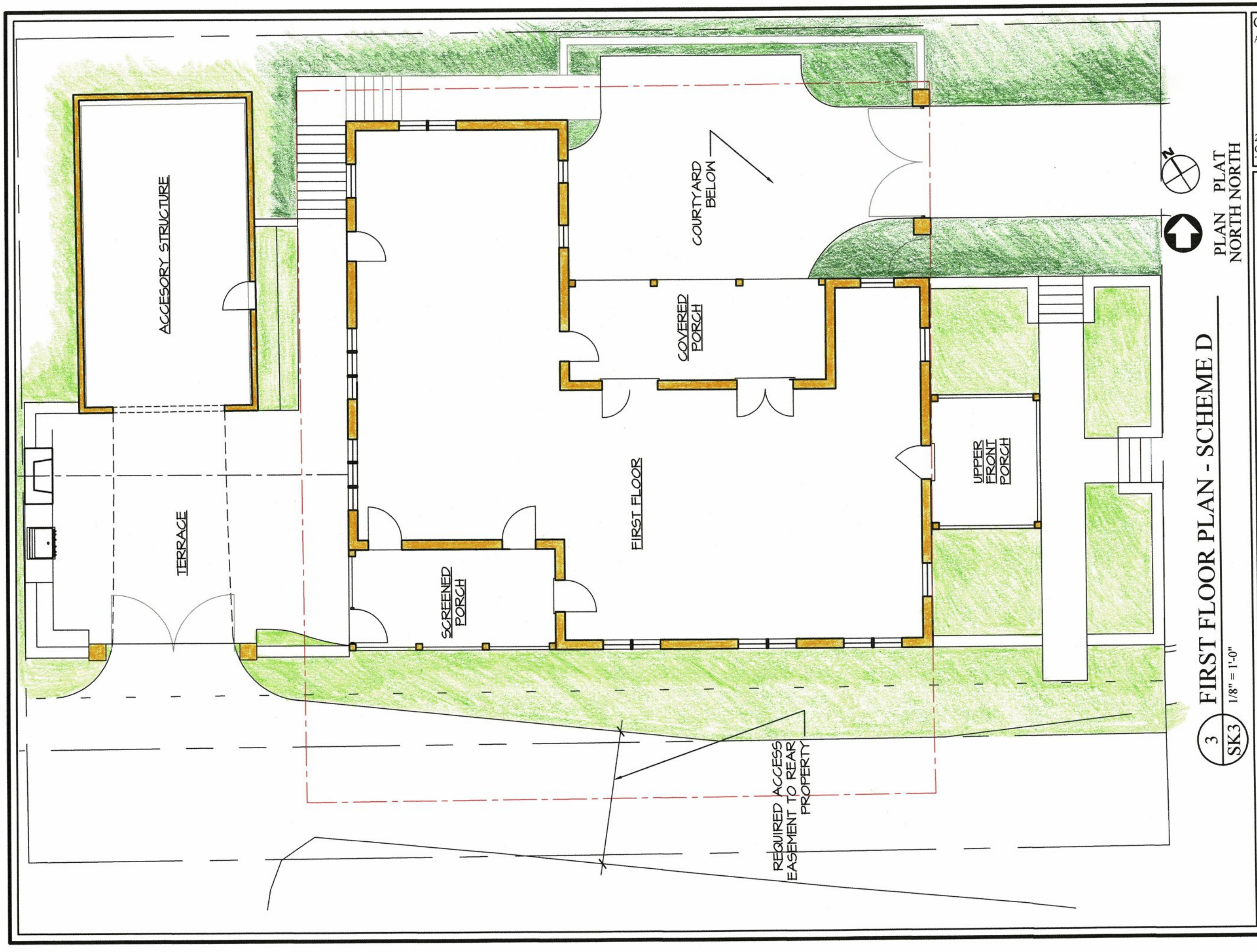
& PARK PLAZA

BASEMENT PLAN - SCHEME D

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3



FIRST FLOOR PLAN - SCHEME D

3 SK3 1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

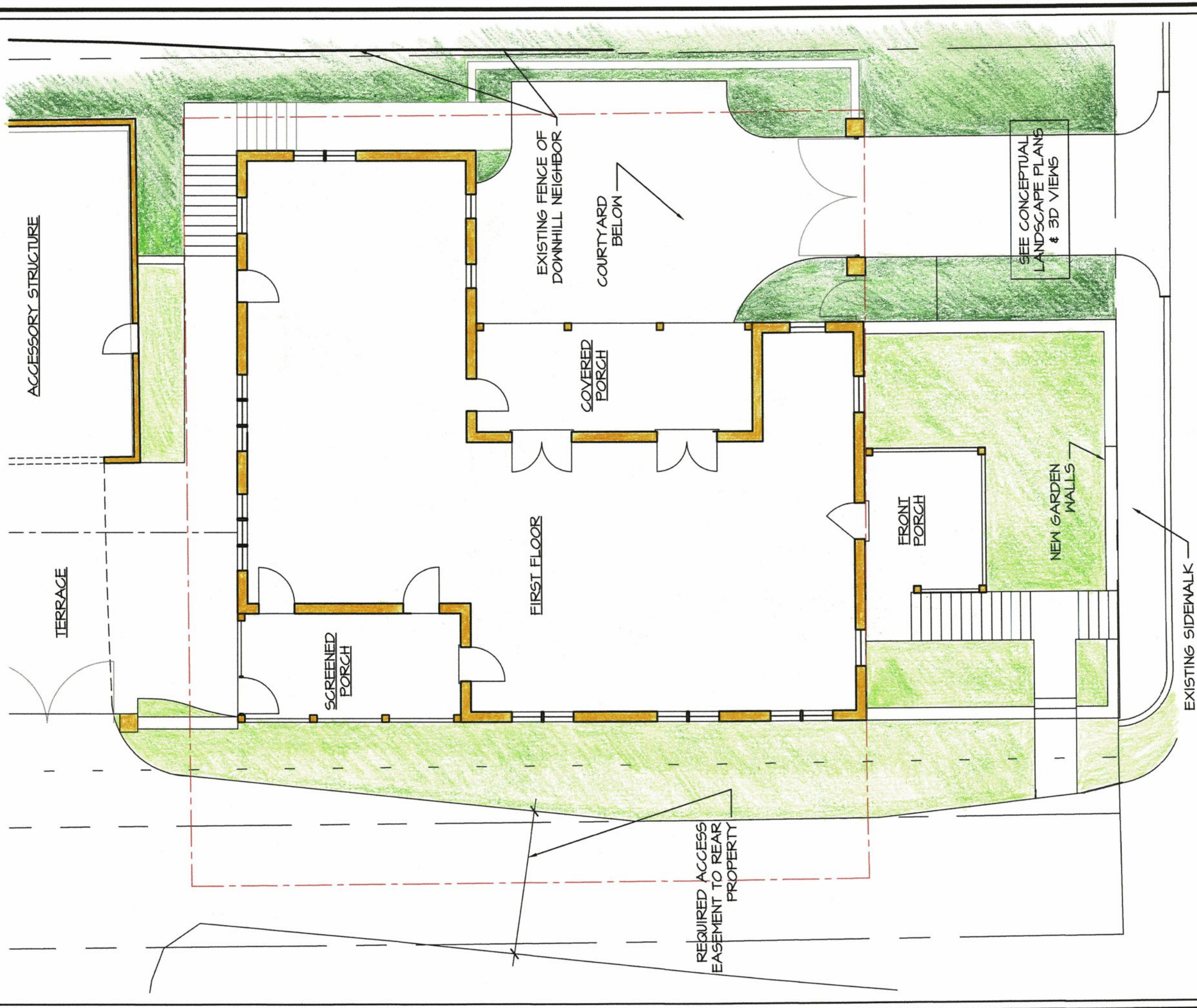
SCOTT LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

FIRST FLOOR PLAN - SCHEME D

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3



PLAN NORTH
PLAT NORTH

4 FIRST FLOOR PLAN - SCHEME E
SK3 1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

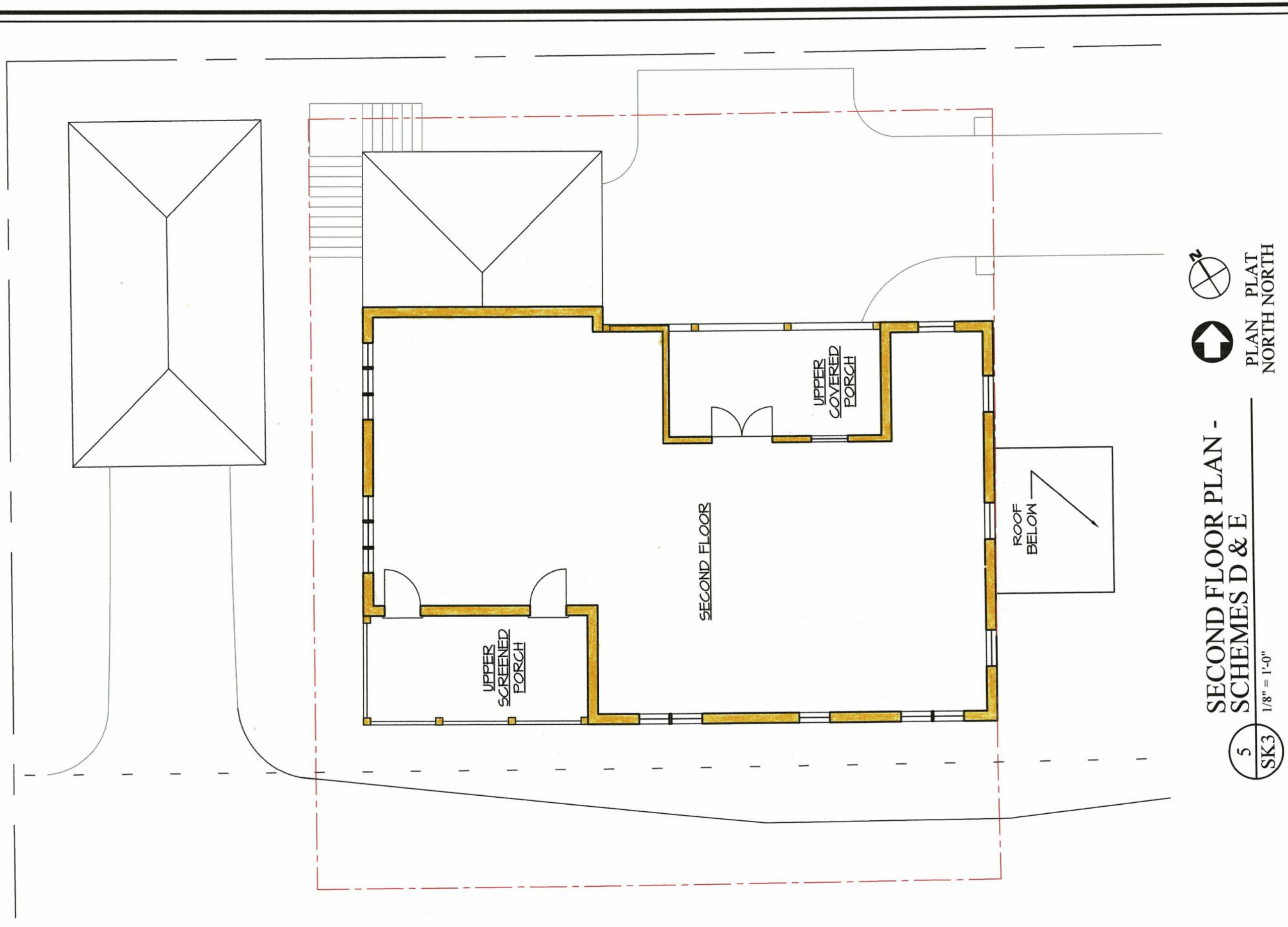
SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

FIRST FLOOR
PLAN -
SCHEME E

DATE: 10/18/22
DRAWING SCALE: 1/8"" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

SK3
4 OF 10



PLAN NORTH NORTH

PLAT

SECOND FLOOR PLAN - SCHEMES D & E

5 SK3 1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

SECOND FLOOR PLAN - SCHEMES D & E

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3

6 / SK3 FRONT (EAST) ELEVATION - SCHEME D

1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS -
SCHEME D

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3

7 / SK3 FRONT (EAST) ELEVATION - SCHEME E

1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

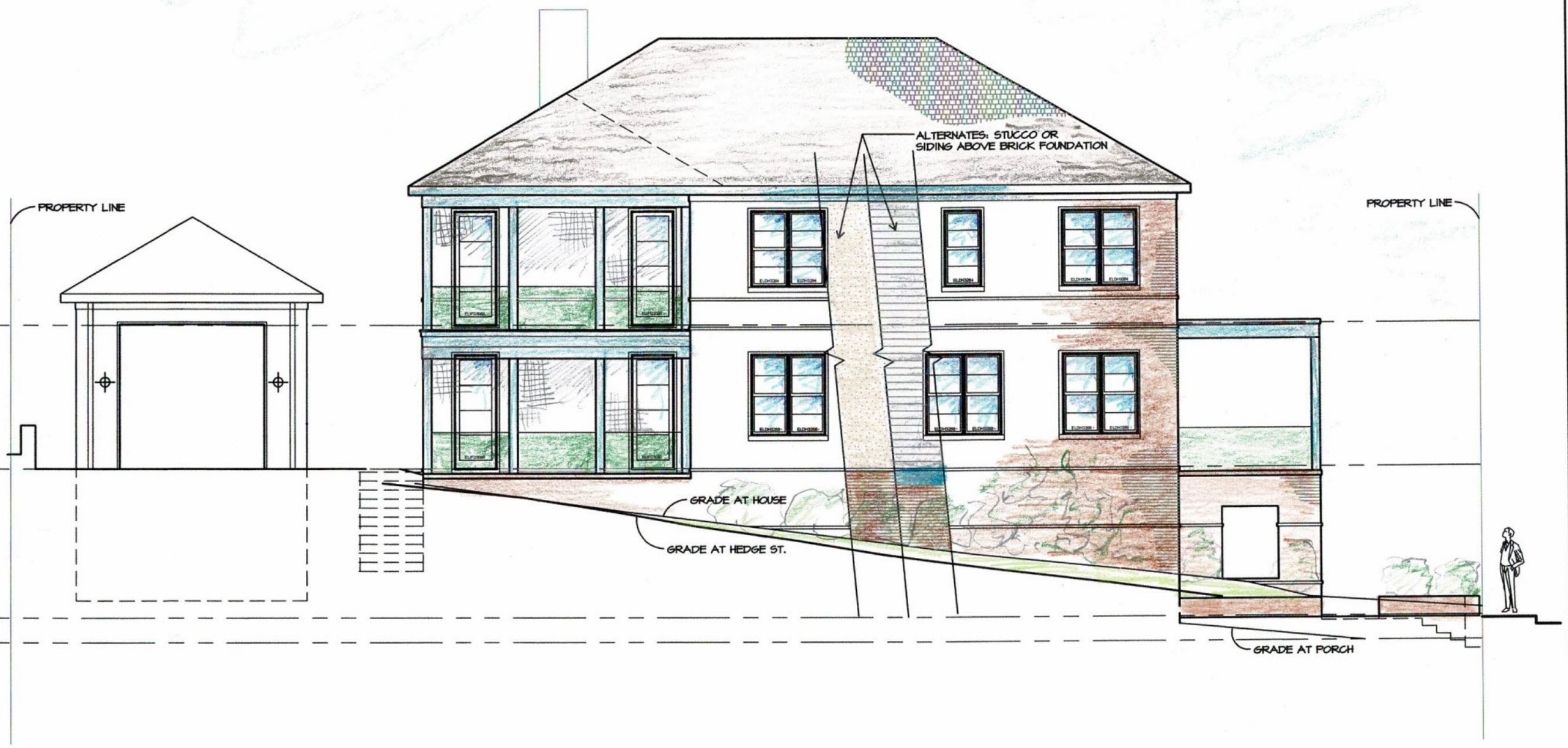
SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS -
SCHEME E

DATE: 10/18/22
DRAWING SCALE: 1/8"" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

SK3



8 / SK3 SIDE(SOUTH) ELEVATION - SCHEME D & E

1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

SCOTT LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS - SCHEME D & E

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3

9 / SK3 REAR (WEST) ELEVATION - SCHEME D & E

1/8" = 1'-0"

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BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS -
SCHEME D & E

DATE:	10/18/22
DRAWING SCALE:	1/8"" = 1'-0"
PROJECT NO:	2204
REVISION DATE:	

SK3

CANDACE M.P. SMITH
ARCHITECT, PC

202 SIXTH ST. NE PO BOX 2431
CHARLOTTESVILLE, VA 22902
T:434.963.4500 F:434.979.1936

BAR PRELIM DISCUSSION
NEW RESIDENCE FOR

SCOTT LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

10 / SK3 SIDE (NORTH) ELEVATION - SCHEME D & E
1/8" = 1'-0"

ELEVATIONS - SCHEME D & E

DATE: 10/18/22
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

SK3
10 OF 10

CANDACE M. P. SMITH ARCHITECT, P.C.

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Conceptual Landscape Plans for
Schemes D & E
Scale 1:10

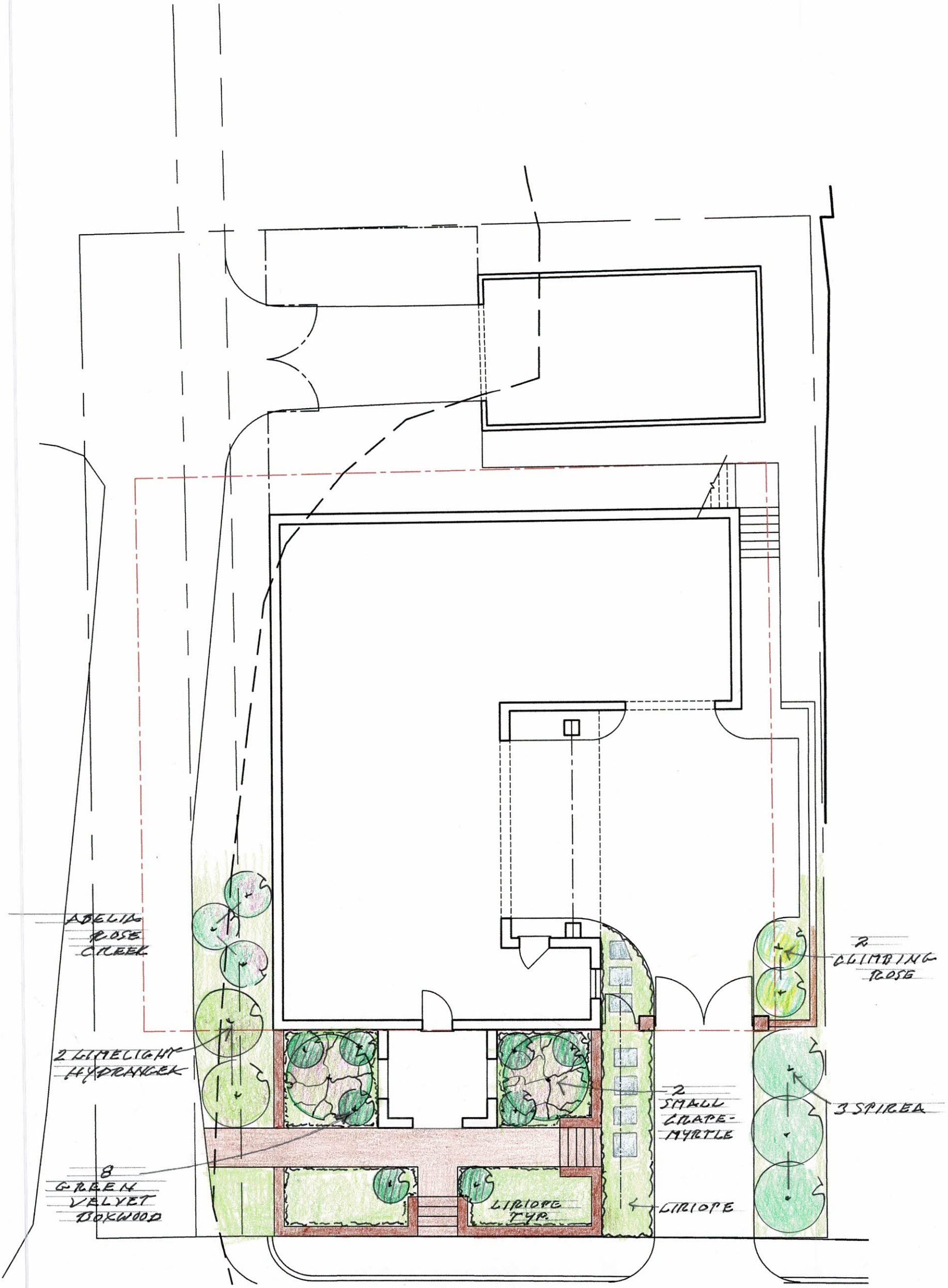
LOUGHREY NEW RESIDENCE

0 THIRD STREET NE

for

Board of Architectural Review Discussion

October 18 2022


ADELIA
ROSE
CREEK
2 LIMELIGHT
HYDRANGEA
8
GREEN
VELVET
BOXWOOD
LIRIOPE
TYP.
2
CLIMBING
ROSE
2
SMALL
CRAPE-
MYRTLE
LIRIOPE
3 SPIREA

3 DELTIA ~ SLENDER

LIRIOPE ON STEPHANANDRA

ESPALIER

2 ABELIA ROSE CREEK

4 GREEN VELVET BOXWOODS

8 ABELIA ROSE CREEK

CLIMBING VINES

2 CLIMBING ROSES

3 UPRIGHT BOXWOODS

5 LITTLE QUICK FIRE HYDRANGES

3 SPIREA

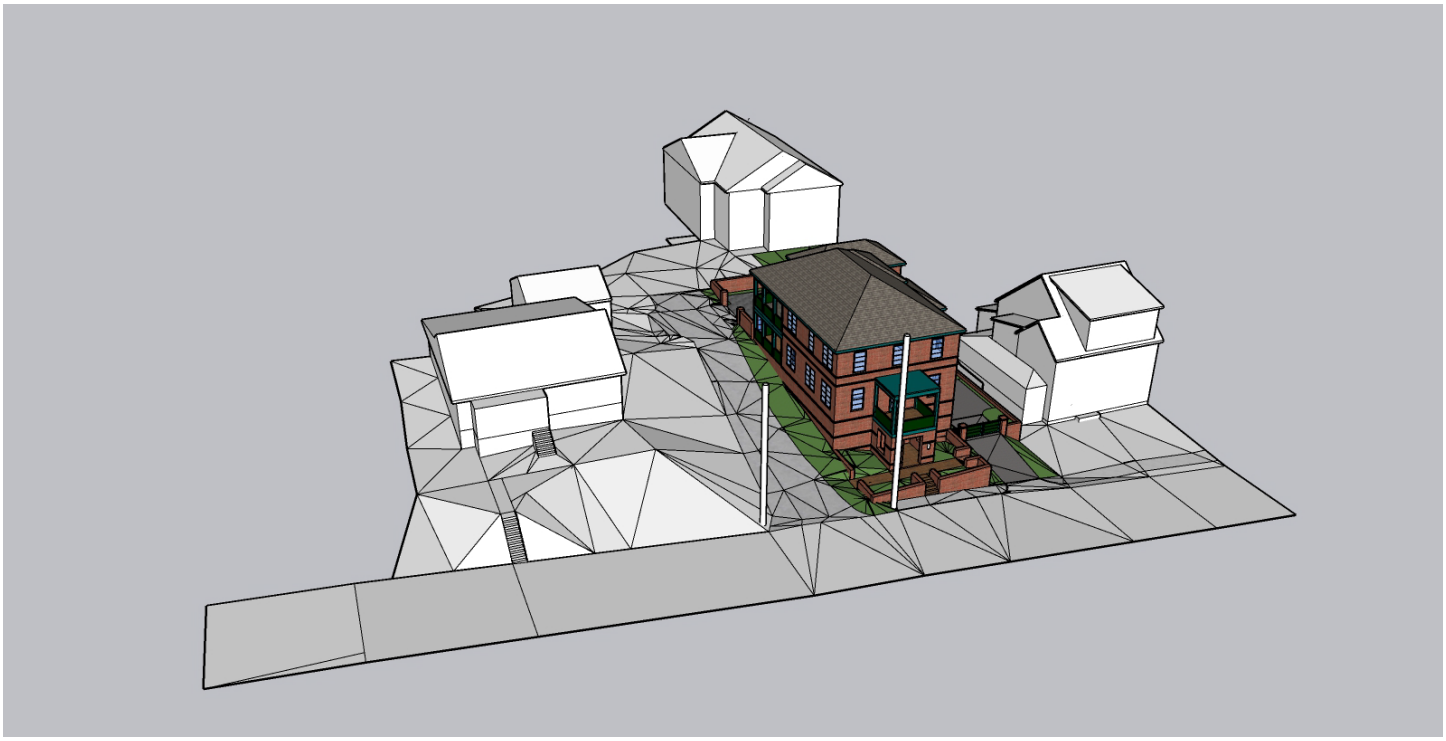
2 LIMELIGHT HYDRANGEA

3 GREEN MT. BOXWOOD

LIRIOPE

LIRIOPE

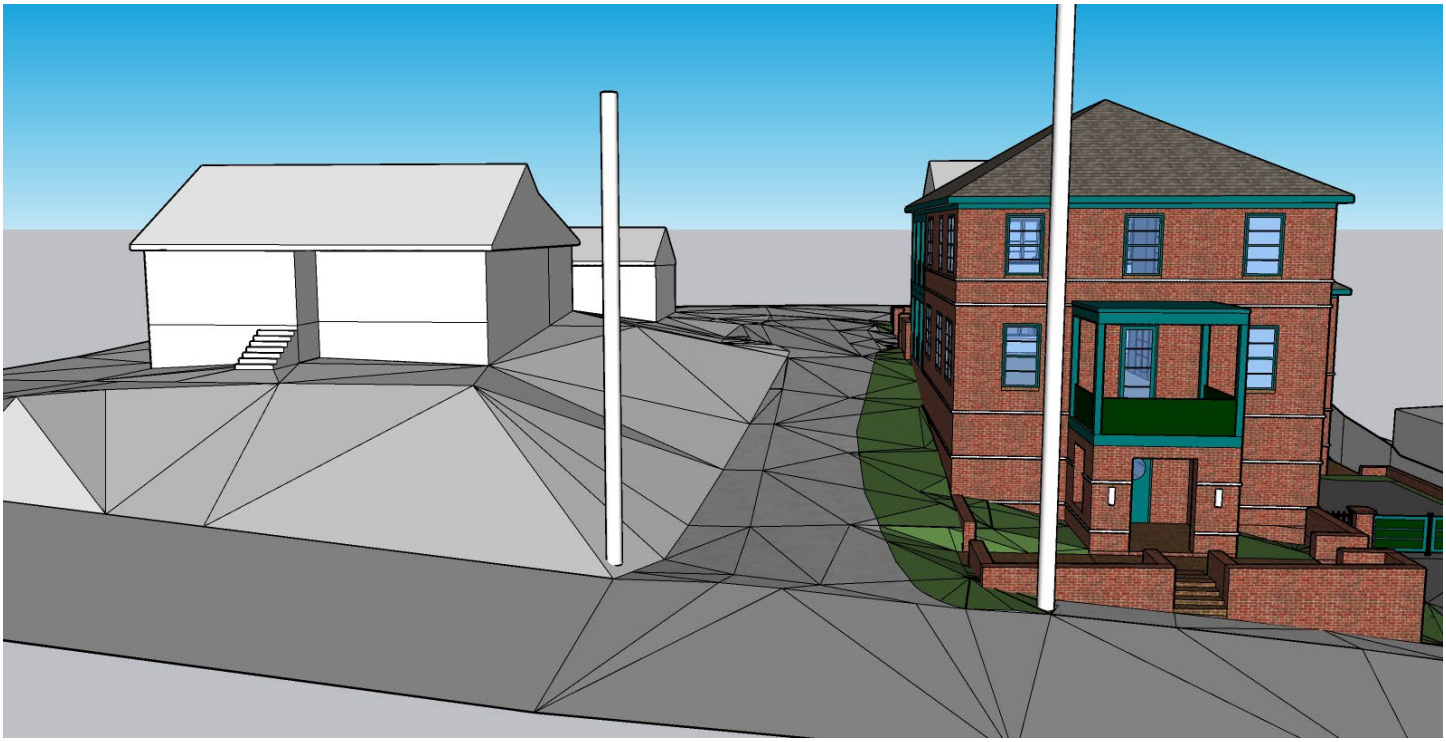
OSAKA ZUKI JAPANESE MAPLE



Overall view of model-three neighbors and neighbor’s garage

Neighbors up and downhill Scheme D ground floor entry

View from up 3rd St NE



View from Hedge Street

View of Scheme D ground floor entry, solid gates at driveway and neighbor’s fence beyond

Neighbors up and down hill Scheme E first floor entry

View of Scheme D ground floor entry, siding above brick foundation, solid gates at driveway and neighbor's fence beyond

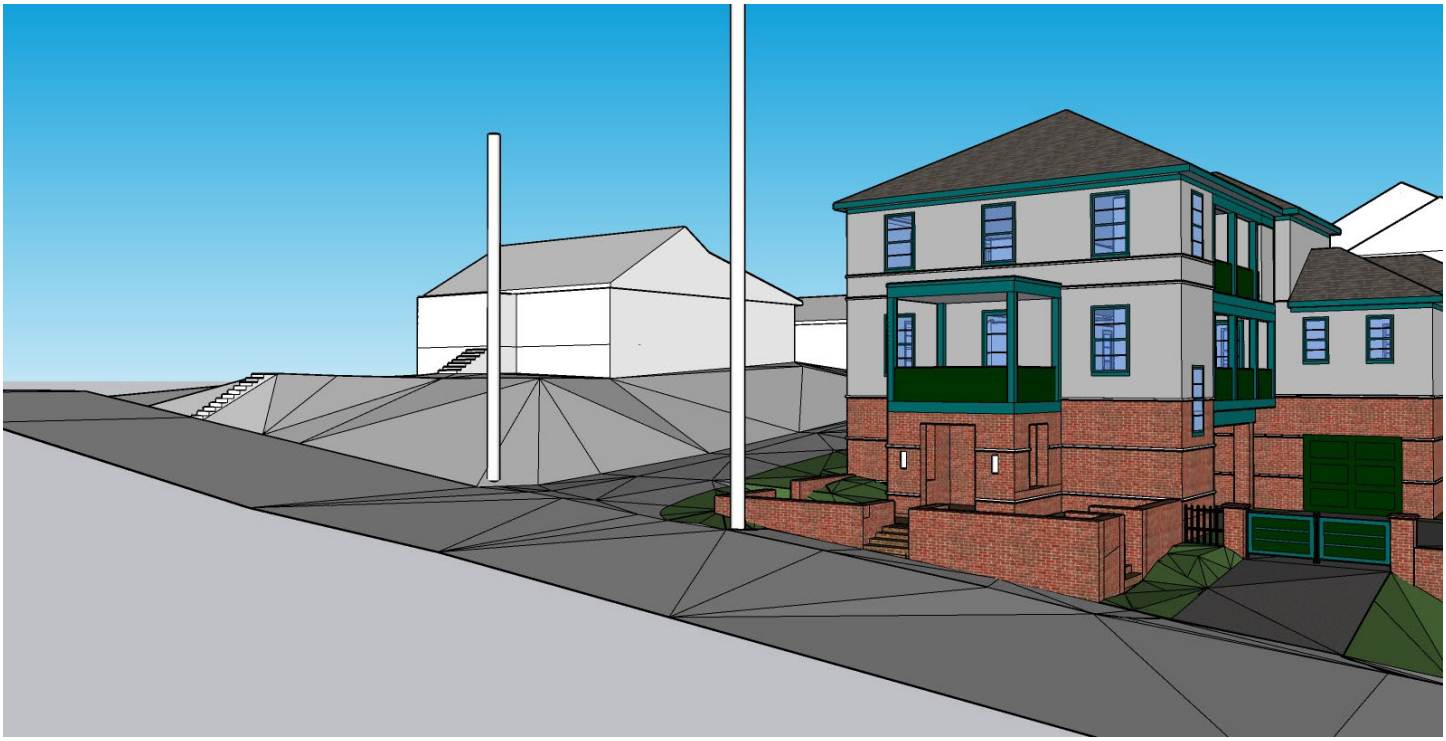
View of Scheme D ground floor entry, stucco above brick foundation, solid gates at driveway and neighbor's fence beyond

View of ground floor entry Scheme D

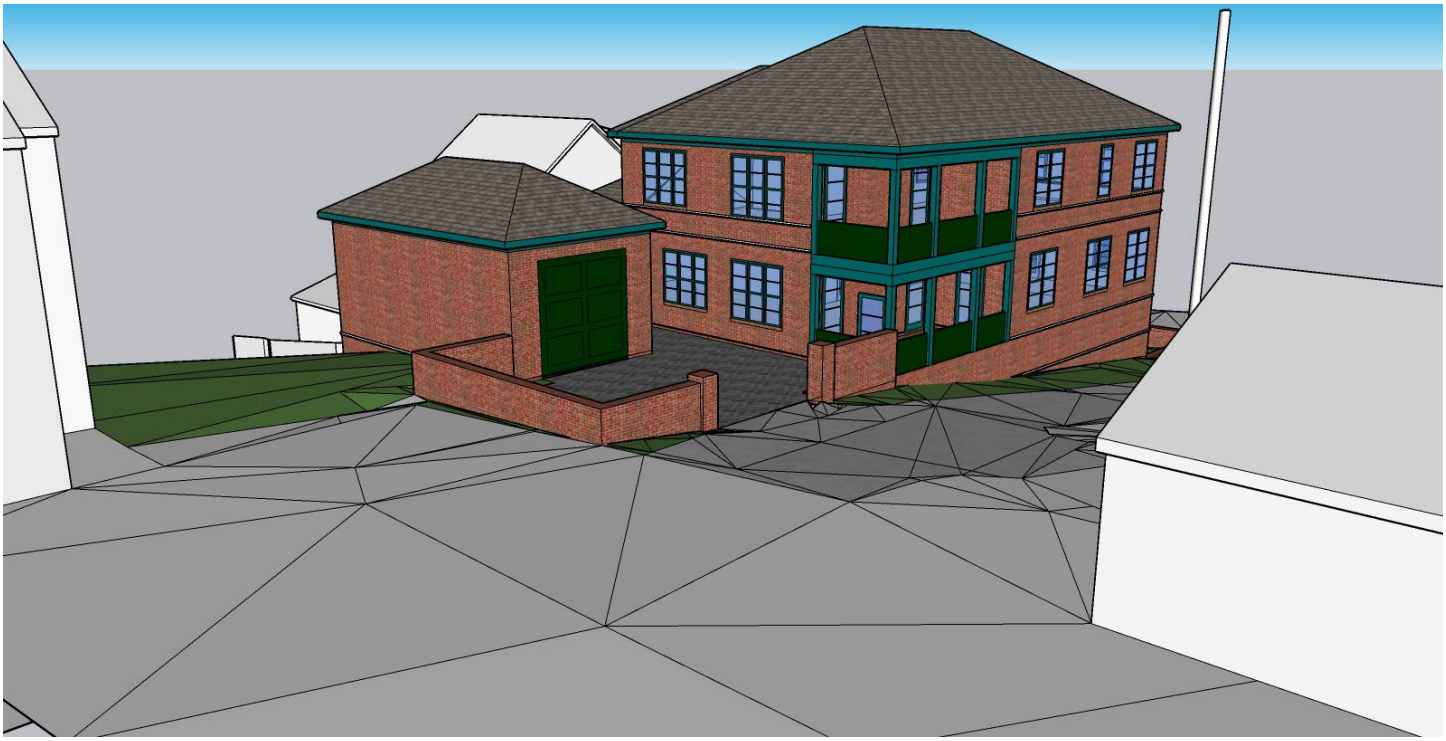
View of driveway & Scheme D ground floor entry

View of driveway & Scheme E first floor entry

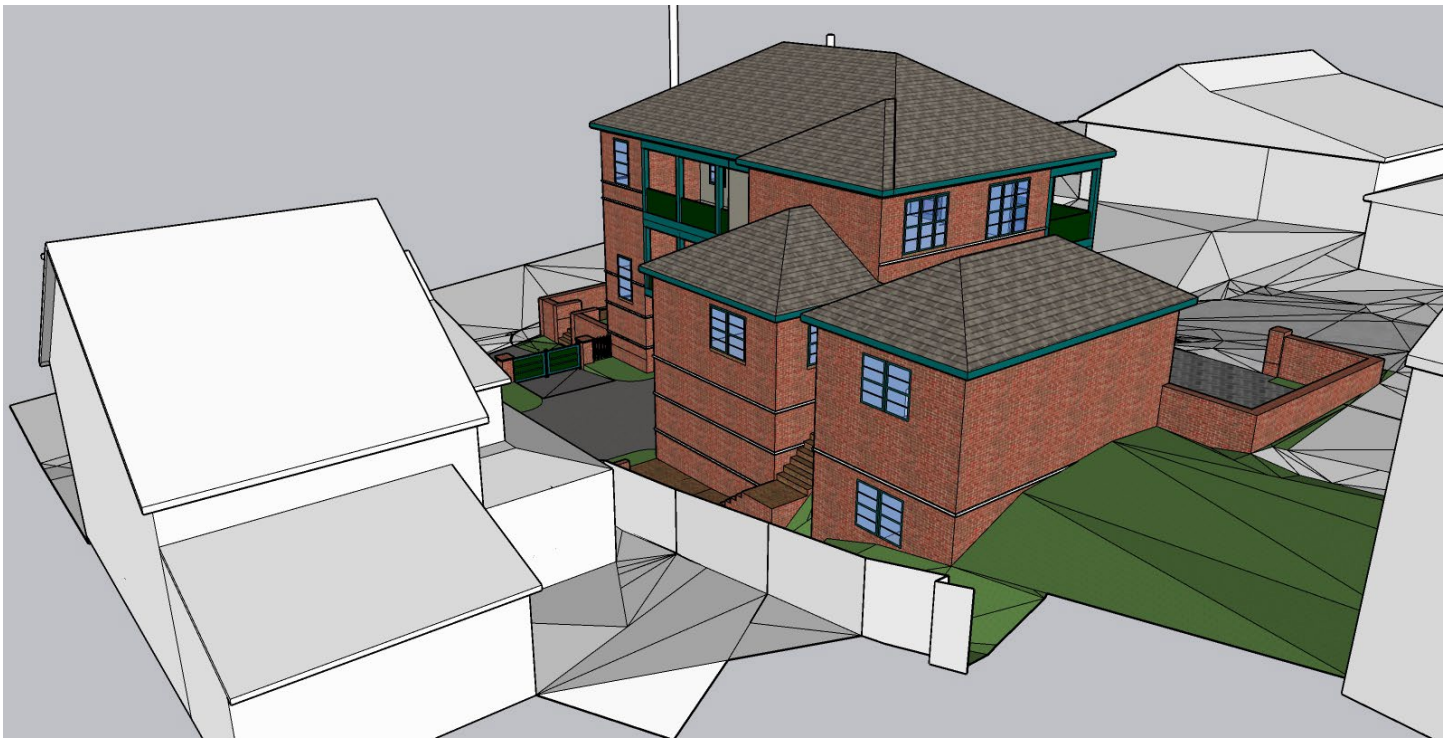
View of driveway & Scheme D ground floor entry with siding above brick foundation



View of driveway & Scheme D ground floor entry with stucco above brick foundation



Rear courtyard & Hedge Street



Rear and north side with neighbor’s fence

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Preliminary Selections for:

Roofing, Brick, Lighting & Painting

LOUGHREY NEW RESIDENCE

0 THIRD STREET NE

for

Board of Architectural Review Discussion

October 18 2022


General Shale
Buckingham Tudor
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CAT

Pinnacle® Pristine

High Performance Meets Designer Colors

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Pinnacle®Pristine Colors

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Coastal Granite

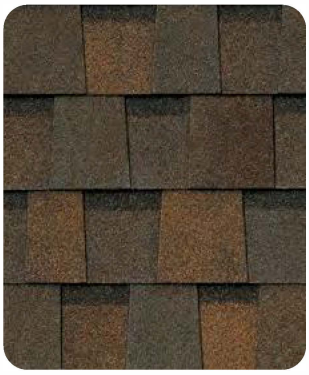
Hearthstone

Pewter

Summer Storm

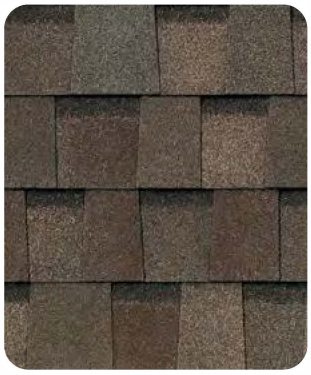
Oyster

Pearl*



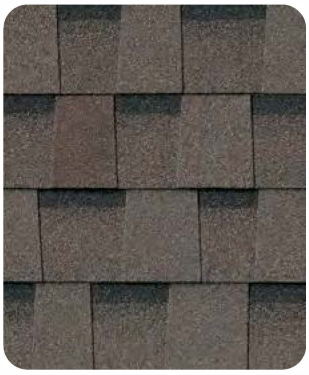
Copper Canyon

Heather



Majestic Shake

Weathered Wood -Shown on cover

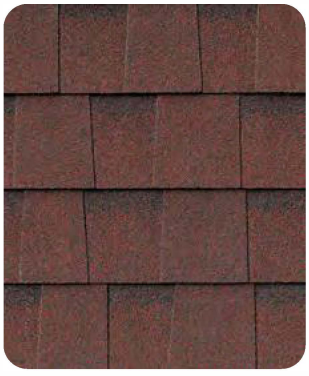


Weathered Shadow

Morning Harvest

Tan•

Green•



Sunset•

• Limited regional availability. Please contact your local supplier.

1807 Seminole Trail Ste 102
Charlottesville, VA 22901

434-975-4448
Fax: 434-974-5644

www.nancybshouseoflights.com

office@nancybshouseoflights.com

LED Outdoor Wall Sconce

Item ID: **612971**
Finish: **Bronze**
Width: 6.00"
Height: **18.00'"**

Bulbs

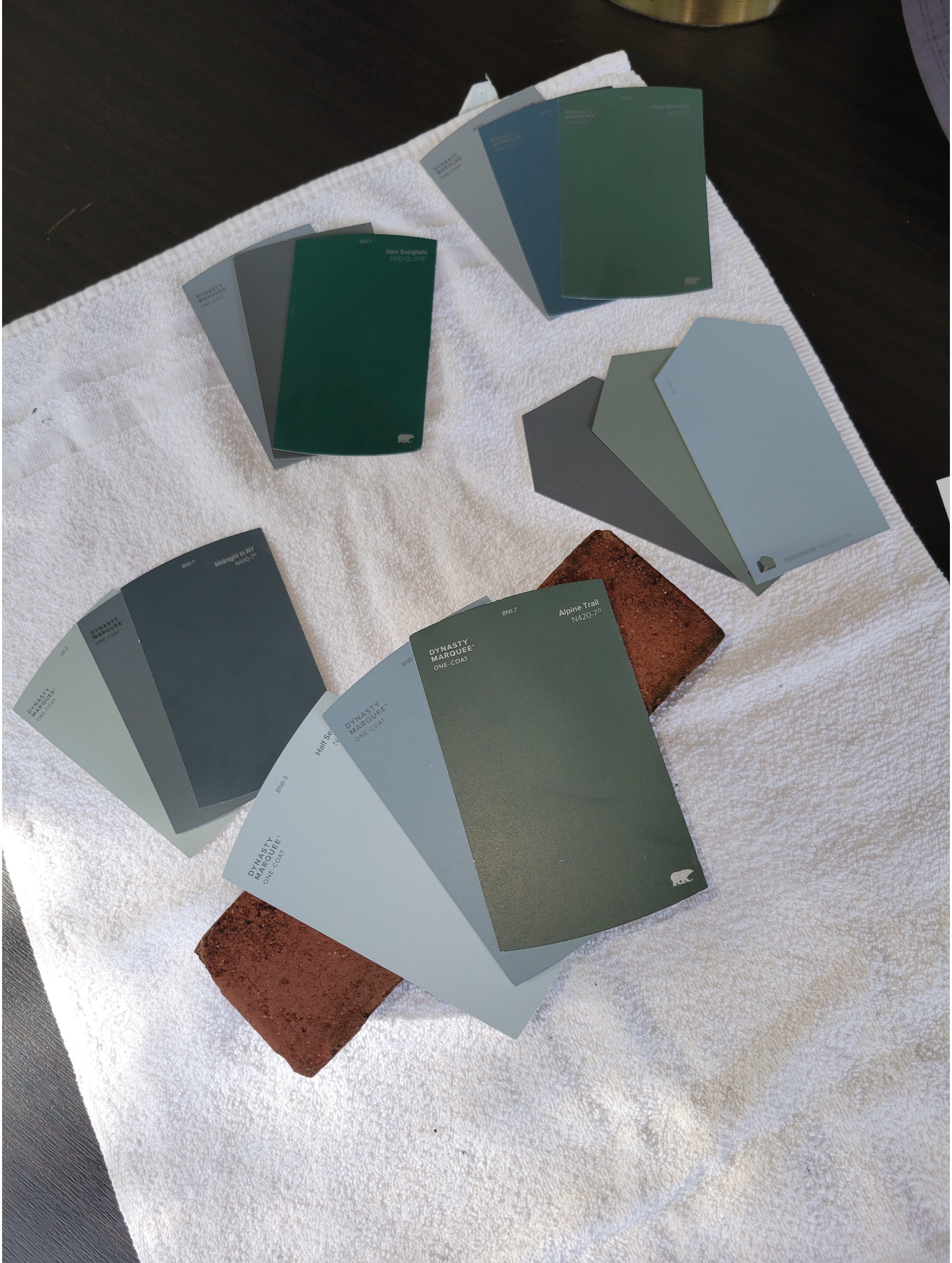
Voltage: 120 V

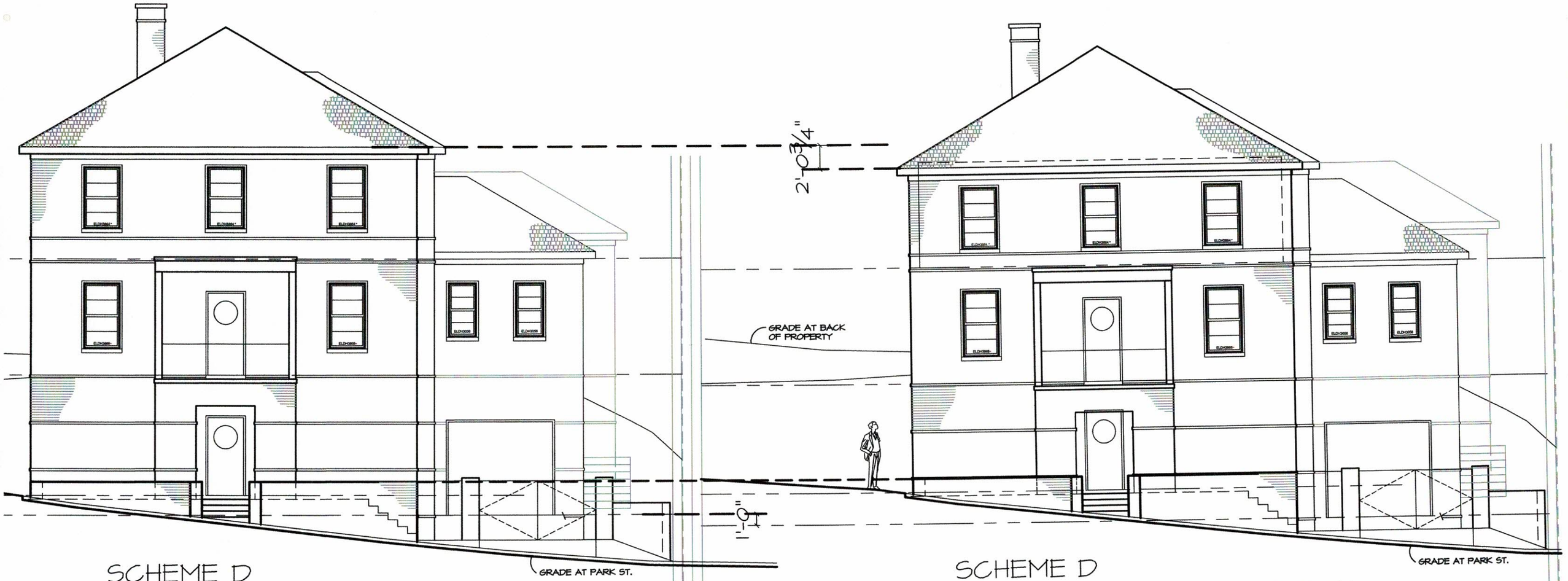
Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	PCB	PCB Integrated	20.00 W	Yes	LED	1700.00 lm	3000 K	80 CRI	-	-	-

Details

Safety Listing: **cETLus**
Safety Rating: **Wet**
Glass: **White**
Canopy: 1T'x5.25"
Extension: **4.00"**
Weight: **3.42 lb**

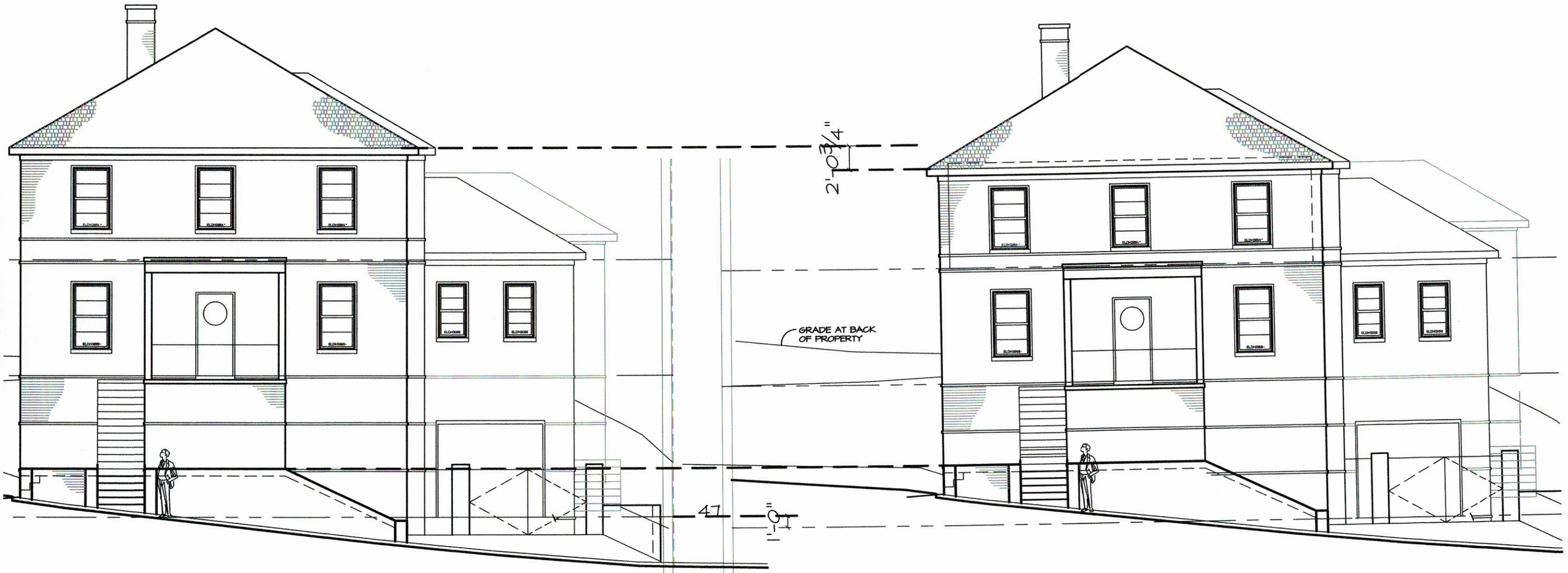
Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.


Dark Everglade
HDC-CL-27A
Midnight In NY
N440-7
DYNASTY MARQUEE ONE-COAT
BN1-7
Alpine Trail
N420-7
DYNASTY MARQUEE ONE-COAT
BN6-3



SCHEME D
ORIGINAL FRONT ELEVATION
1/8" = 1'-0"
10.17.22

SCHEME D
SHORTER FRONT ELEVATION
1/8" = 1'-0"
10.17.22



SCHEME E
ORIGINAL FRONT ELEVATION
1/8" = 1'-0"
10.17.22

SCHEME E
SHORTER FRONT ELEVATION
1/8" = 1'-0"
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