

RESOLUTION OF APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF THE HOUSE AND GARDENS AT 104 STADIUM ROAD

WHEREAS, on January 27, 2023, Subtext Acquisitions, LLC (Applicant) on behalf of Woodrow Two, LLC, the owner of certain land identified within City real estate assessment records by Parcel Identification numbers 160002000 and currently addressed as 104 Stadium Road (Property), requested a Certificate of Appropriateness (CoA) for the demolition of the house and gardens on the Property (Requested CoA);

WHEREAS, per City Code §34-273 and §34-274, in 2011 the Property was designated by City Council an Individually Protected Property (IPP), therefore, per City Code §34-277, its demolition is subject to review by the City’s Board of Architectural Review (BAR) and requires approval of a CoA, and;

WHEREAS, on February 22, 2023, in a motion approved 6-0, the BAR denied the Requested CoA, stating it had “considered the standards set forth within the City Code, including the BAR’s design guidelines and the standards for considering demolitions” and “the proposed demolition of the house and gardens at 104 Stadium Road does not satisfy the BAR’s criteria and guidelines and is not compatible with this property” and, in its discussion, stating the reasons for denial, and;

WHEREAS, on March 9, 2023, as permitted by City Code §34-285(b), the Applicant appealed to City Council the BAR’s denial of the Requested CoA (Appeal), and;

WHEREAS, on May 15, 2023, per City Code §34-314(c), following a review of the Appeal, the Project, and the Application, and having considered relevant information and opinions, including the BAR’s determination, the City Staff Report, and the City’s ADC District design guidelines and the City’s standards for considering demolitions (City Code §34-278), this Council determined the requested demolition at 104 Stadium Road satisfies the design guidelines and review criteria, and is compatible with this property.

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that, pursuant to the conditions below, a Certificate of Appropriateness is hereby approved for the requested demolition at 104 Stadium Road.

Approval of certificate of appropriateness is expressly conditioned upon the occurrence of the following before issuance of a demolition permit:

1. Building and gardens be documented thoroughly through photographs and measured drawings according to the Historic American Building Standards, information should be retained by City of Charlottesville’s Department of Neighborhood Development Services and Virginia Department of Historic Resources;

2. Approval of a design-review CoA for new construction on the parcel as a contiguous element of the proposed multi-lot development ~~the building's replacement~~ to ensure that the building is not demolished without an appropriate and City-approved replacement, and issuance of site plan and building permit for construction of such replacement.

3. After the foregoing conditions are accomplished, if the IPP designation has not previously been removed by appropriate action of Council, whether before or after demolition, but no later than 30 days after demolition, applicant will ~~petition the request~~ City Council initiate ~~for~~ a zoning ordinance amendment per City Code § 34-274 to ~~ask that delete the property be deleted~~ from the protected property list by zoning text and map amendment.

	<u>Aye</u>	<u>No</u>
Payne	_____	_x_
Pinkston	_x_	_____
Puryear	_x_	_____
Snook	_x_	_____
Wade	_x_	_____

Approved by Council
June 5, 2023



Kyna Thomas, MMC
Clerk of Council

Certificate of Appropriateness

BAR # 23-02-03

104 Stadium Road, TMP 160002000

Individually Protected Property

Owner: Woodrow Too, LLC

Applicant: Subtext Acquisitions, LLC

Project: Demolition of structure

Application components (please click each link to go directly to PDF page):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
February 22, 2023**



Certificate of Appropriateness Application - Demolition

BAR # 23-02-03

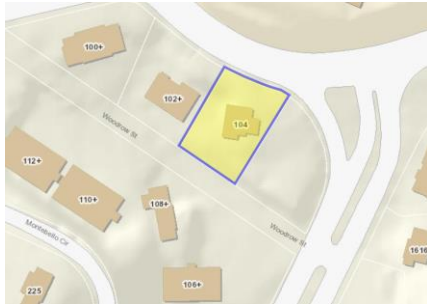
104 Stadium Road, TMP 160002000

Individually Protected Property

Owner: Woodrow Too, LLC

Applicant: Subtext Acquisitions, LLC

Project: Demolition of structure



Background

Year Built: 1927

District: Individually Protected Property (designated by City Council in 2011)

The MacLeod house (or *Stone House*, as it is referred to by prior owners) is an Individually Protected Property (IPP). The property is not listed on the VLR or NRHP.

From the City's 2011 survey: 104 Stadium Road is an exceptionally well-preserved example of an English Tudor Revival style residence. The growth of the University of Virginia in the early twentieth century spurred the growth of residential neighborhoods near its campus to house professors and students, such as Oakhurst-Gildersleeve neighborhood. [The property] could have been included in the Oakhurst-Gildersleeve Neighborhood ADC District, as the house is part of the same period of development in the city's history and is located just across Jefferson Park Avenue. The terraces with the rock steps and low garden walls are in good condition, though overgrown, offering a rare example of historic landscape. Additionally, the prominent location of the house on Emmet Street makes 104 Stadium Road a landmark of the street. (The historical survey and the June 2011 BAR staff report are attached.)

Prior BAR Actions

July 19, 2011: BAR recommended City Council designate 104 Stadium Road an Individually Protected Property. (TMP 160002000; 0.22-acres)

Application

- Submittal: Subtext Acquisitions, LLC, Demolition of existing structure, dated January 31, 2023: Narrative, photos, and product specs (21 pages).

Request CoA for demolition of existing structure constructed in 1927.

Discussion:

The request is to approve a CoA allowing demolition the existing structure and landscaping elements. The BAR review should apply City Code Section 34-278 (*Standards for considering demolitions*) and the *Review Criteria for Demolition* in the City’s ADC District Design Guidelines (Chapter 7). Below, under the *Criteria, Standards, and Guidelines* section, are the applicant’s comments and staff’s comments.

Should the BAR approve the demolition request, staff recommends the conditions noted below under *Pertinent Standards for Review of Demolitions, City Code Section 34-278*, item d.

Charlottesville currently has 77 IPP’s. The ADC Districts and IPPs are within the same section of the City Code and reviewed using the same design guidelines. (76 of the IPPs have structures. At 1328 Riverdale Drive the structures were razed, but the IPP designation remained.) The process for designating an IPP or removing the designation are proscribed under City Code Sec. 34-274. For both, the BAR will make a recommendation to City Council; however, only Council can approve or deny a request for designation or removal, which requires a zoning map amendment and a zoning text amendment.

The IPP designation is an overlay zoning and does not impact the underlying zoning. It must be emphasized that approval to raze structures on an IPP and/or any subsequent demolition—whether approval by the BAR or by way of appeal or completed without approvals, in violation of the City Code--does not remove the IPP designation. Removal requires City Council approval of a zoning map amendment and a zoning text amendment, see above.

Note: Staff refers to the following provisions of the City Code only as a matter of full disclosure and for information only, not to suggest a possible a path or outcome, nor to provide an enforceable interpretation of the Code.

Per Sec. 34-277 (*Certificates of appropriateness; demolitions and removals*), the BAR must approve the razing or moving of a contributing structure, except *upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury*. Having no such determination by the City, that exception does not apply. Additionally, per Sec. 34-86(b) failure to obtain the necessary approval for demolitions, the owner is subject to a civil penalty *not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving*.

Per Sec. 34-281 (*Maintenance and repair required*), the owner of a contributing structure shall not shall allow it to *fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of a major architectural design district or the life and character of a contributing structure or protected property*. Per Sec. 34-86(a)(10) a violation of this requirement, the owner is subject to a civil penalty of \$200 for the first violation, and a civil penalty of \$500 for each subsequent violation.

Per Sec. 34-285 (*Approval or denial of applications by BAR*) and should the BAR deny the CoA, the applicant may appeal to Council and seek further remedy per **Sec. 34-286** (*City council appeals*). (See Appendix of this staff report.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the BAR's design guidelines and the standards for considering demolitions, I move to find that the proposed demolition of the house and gardens at 104 Stadium Road satisfies the BAR's criteria and guidelines and is compatible with this property and other properties, and that the BAR [approves the application as submitted].

Or [...approves the application as submitted with the following conditions:] ...

Denial: Having considered the standards set forth within the City Code, including the BAR's design guidelines and the standards for considering demolitions, I move to find that the proposed demolition of the house and gardens at 104 Stadium Road does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties, and for the following reasons the BAR denies the application as submitted:...

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 Demolitions:

City Code Section 34-278. - Standards for considering demolitions. The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property.

Applicant comment: The structure was built in 1927.

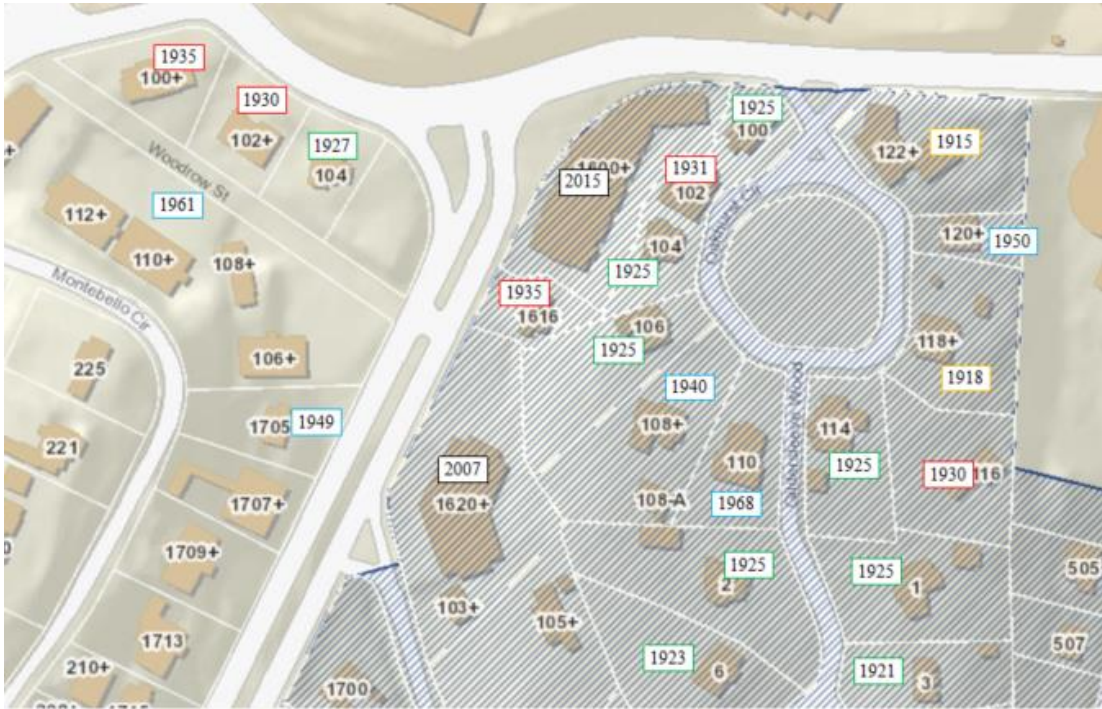
Staff comment: 1927 is correct.

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

Applicant comment: No, the structure has not been designated a National Historic Landmark nor listed on the National Register of Historic Places or Virginia Landmarks Register. Additionally, the structure was excluded from the nomination and establishment of the adjacent Oakhurst-Gildersleeve National Register Historic District, and it was later volunteered as a protected property by the owner.

Staff comment: Neither the structure or property are listed on the VLR or NRHP.

104 Stadium Road was built in the same period as many of the houses in the Oakhurst-Gildersleeve Historic District (1920s-1930s). It is possible 104 Stadium Road was considered as part of the district, but staff found no evidence it was intentionally excluded from it. (The draft PIF for the proposed district, completed in 2004, recommends JPA as the district's west boundary. The formal NHRP nomination was completed in 2009.)



(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

Applicant comment: There is no known association with a historic event, person, architect or master craftsman that would qualify for nomination to a historic register or warrant protection.

Staff comment: Staff concurs there is no known association with a historic event, architect or master craftsman. It has not been determined if the associations with the original owner, Malcolm M. MacLeod, and/or the *frequent visitor*, Edward R. Stettinius, Jr., meet the Criteria B of the NRHP (association with *persons significant in our past*), nor is staff qualified to make that judgement.

This house was built for Malcolm M. MacLeod, an English literature professor at the University of Virginia. MacCleod resided there until its sale in 1954. The house is also associated with Edward R. Stettinius, Jr., who attended UVA in the early 1920s. Becoming acquainted with MacCleod, Stettinius was a frequent visitor to the *Stone House*. He later served as the U.S. Secretary of State [1944-1945] under President Franklin Roosevelt and in 1946 was named the country's first delegate to the United Nations. From 1946 through 1949, Stettinius served on the UVa Board of Visitors as UVa's rector. That said, while Secretary Stettinius is the *most historically significant* individual associated with this property, there is

no information regarding when he was here, how long he stayed, or what historic events or activities, if any, might have occurred here during those visits.

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

Applicant comment: No, the architectural style of the structure is not infrequent and none of its features are known to represent an infrequent or the first or last remaining example within the city.

Staff comment: Stone buildings are not unusual in Charlottesville, but they are not frequent; stone site walls are more commonly found. Examples of similar period, stone homes within the Oakhurst-Gildersleeve ADC District include:

- 1 Gildersleeve Wood (1925, Dutch Colonial Revival)
- 3 Gildersleeve Wood (1928, Tudor Revival)
- 12 Gildersleeve Wood (1935, Colonial Revival)
- 700 JPA (1935, Colonial Revival)]
- 117 Maywood (1938, Vernacular Craftsman)
- 130 Maywood Lane (1940, Vernacular)
- 550 Valley Road (1935, Tudor Revival)
- 552 Valley Road (1937, Tudor Revival)

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

Applicant comment: No, the structure is not of such old or distinctive design, texture, or material that it could not be reproduced.

Staff comment: From the 2011 City survey: *The property at 104 Stadium Road is an example of a 1927 English Tudor Revival style. The terraces with rock steps and low walls are a rare example of historic landscape.*

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

Applicant comment: The extent of changes since the structure was built is not known, but appear to include the addition of a metal fire escape and replacement of a number of windows.

Staff comment: Staff has not examined the site or structure. However, the 2011 BAR staff report noted the following: *The character-defining features of the main structure and site are intact. In addition to the main dwelling, the stone foundation of a one-story garage in place by 1929 remains today. The garage was removed by 1950. Surrounding the property are numerous trees. Two sloping terraces on the back of the property are marked with low stone walls. A stone planter sits at the head of a series of stone steps leading from the Woodrow Street entrance down the terraces. This terraced garden and stone steps are likely original as the stone matches the house.*

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of

properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

Applicant comment: The structure is not located in an ADC [District], and generally is no longer located in a neighborhood setting. There is no known historic or aesthetic link to other buildings in structures within an ADC [District]elsewhere.

Staff comment: 104 Stadium Road is linked historically to a period of growth at the University of Virginia in the early twentieth century, which spurred the growth of residential neighborhoods near its campus to house professors and students, such as Oakhurst-Gildersleeve neighborhood.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

Applicant comment: The structure is in good structural condition to the best of our knowledge, but there is deferred maintenance that would need to be addressed in the future.

Staff comment: Staff has not examined the site or structure.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property’s historic, architectural, or cultural value.

Applicant comment: The applicant will seek out opportunities to re-purpose and re-use select existing materials in the future project in a meaningful way.

Staff comment: The scale, scope and design of a future development project here has not been presented. It should be noted that, to the extent staff is aware of the planned development, it is speculative in nature, will likely require actions and approvals by City Council, and is in no way certain. Therefore, neither the necessity to raze this structure or how it or elements of it might be incorporated into the new project have been determined. If demolition is approved, the BAR should consider conditions that preclude demolition until the planned development is approved and underway.

For example, from the conditions applied to the demo CoA for 218 West Market Street: BAR staff sign off on the demolition permit is contingent upon:

- Applicant will submit for the record documentation and photographs of the existing building, including dimensioned floor plans and exterior elevations.
- BAR approval of a COA for this building’s replacement (if it remains an IPP).
- An approved building permit for construction of any new building on this parcel

Chapter VII – Demolitions and Moving

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

A. Introduction

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further

eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

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

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

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

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

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

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

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

B. Demolition of Historic Structures

Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278.

Staff comment: See comments above: *Standards for considering demolitions.*

2) The public necessity of the proposed demolition.

Staff comment: Demolition is not a public necessity; the building has not been condemned or deemed unsafe.

3) The public purpose or interest in land or buildings to be protected.

Staff comment: See comments above: *Standards for considering demolitions*, item a.

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

Staff comment: See comments above: *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

Staff comment: See comments above: *Standards for considering demolitions*, item d.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

Staff comment: See comments above: *Standards for considering demolitions*, item d.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Staff comment: See comments above: *Standards for considering demolitions*, item c

Guidelines for Demolition

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

Appendix: Related City Code Sections

Sec. 34-285. - Approval or denial of applications by BAR.

- c) Upon denial of an application (approval of an application with conditions over the objections of the applicant shall be deemed a denial), the applicant shall be provided written notice of the decision, including a statement of the reasons for the denial or for the conditions to which the applicant objects. Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision.

Sec. 34-286. - City council appeals.

- a) An applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application. The applicant, or his agent, and any aggrieved person, shall be given an opportunity to be heard on the appeal.
- b) In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria set forth within section 34-276 or 34-278, as applicable, and any other information, factors, or opinions it deems relevant to the application.
- c) A final decision of the city council may be appealed by the owner of the subject property to the Circuit Court for the City of Charlottesville, by filing with the court a petition at law, setting forth the alleged illegality of the action taken. such petition must be filed with the circuit court within thirty (30) days after council's final decision. The filing of the petition shall stay the council's decision pending the outcome of the appeal; except that the filing of the petition shall not stay a decision of city council denying permission to demolish a building or structure. Any appeal which may be taken to the circuit court from a decision of the city council to deny a permit for the demolition of a building or structure shall not affect the right of the property owner to make the bona fide offer to sell referred to in subparagraphs (d) and (e), below.
- d) In addition to the right of appeal set forth above, the owner of a building or structure, the demolition of which has been the subject of an application appealed to the city council, shall, as a matter of right, be entitled to demolish such building or structure if all of the following conditions have been met:
 - (1) The owner has appealed to city council for permission to demolish the building or structure, and city council has denied such permission;
 - (2) The owner has, for the applicable sale period set forth herein below, and at a price reasonably related to the fair market value of the subject property, made a bona fide offer to sell the building or structure, and the land pertaining thereto, to a person or legal entity that gives reasonable assurance that the building or structure will be preserved and restored; and
 - (3) No bona fide contract, binding upon all parties thereto, shall have been executed for the sale of such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable sale period.
 - (4) If all of the foregoing conditions are not met within the applicable sale period, then the city council's decision denying a permit shall stand, unless and until that decision is overturned by the circuit court. However, following expiration of the applicable sale period, a property owner may renew his request to the city council to approve the demolition of the historic landmark, building or structure.
- e) The time in which a property owner may take advantage of the rights afforded by subparagraph (d), above (the applicable "sale period") shall be as follows:
 - (6) Twelve (12) months when the offering price is equal to or greater than ninety thousand dollars (\$90,000.00). [...]

[Note: The 2023 assessment for 104 Stadium Road was \$541,900.]



104 Stadium Road

Date: 1927
Architect: Unknown
Tax Map: 16 Parcel Number: 2
Original Owner: Malcolm M. MacLeod

Material: Stone and wood
Use: Private Residence
Date of Survey: June, 2011
By: Kristin Rourke

Architectural Description:

This 1 ½ story, English Tudor style cottage has a cross-gable plan. The exterior walls are stone with stucco and false half-timbering on the upper gable of the side facing Emmet Street, the shed entry, dormer, and gable on the Woodrow Street elevation and the three dormers on the northwest elevation. The dormer on the Emmet Street side of the house is painted wood cladding.

According to the tax assessment in 1955 the roof is asbestos shingle, and the walls are wood and stone frame. The interior has hardwood floors, softwood framed partitions with plaster walls and ceilings. The interior of the one story section of the house has cathedral ceilings and full cement basement, while the rest of the home has no basement under it. In 1955, the metal fire escape or “metal stoop with steps” was added on the west end of the house. Two bathrooms were also added and the windows on the northwest side of the house replaced. The windows openings vary in size and have fixed metal frame panes most of which appear original excluding those already noted as being replaced in 1955.

On the 1929 Sanborn Map, there is a small one-story garage located at the northwest corner of the lot. The garage was demolished by 1950, but the stone foundation remains today. A carport with a dirt floor and flat roof was constructed and stayed in place from 1955 to the mid-1970s, likely located where the gravel drive is today. The gravel drive on the side of the house that faces Emmet Street is likely a more recent addition.

Surrounding the property are numerous trees and overgrown plantings. There are two sloping terraces on the back of the property leading to what is now a parking lot. These terraces are marked with low stone walls. A stone planter sits at the head of a series of stone steps leading from the Woodrow Street entrance down the terraces. This terraced garden and stone steps are likely original as the stone matches the gold brown stone of the house.

Building History:

This house was built for Malcolm M. MacLeod, an English literature professor at the University of Virginia. Mr. Edward Stettinius was a frequent visitor to the *Stone House* and was a good friend of the original owner, Mr. MacLeod. Stettinius attended UVA in the early 1920's and went on to become the U.S. Secretary of State under President Franklin D. Roosevelt. In addition, Mr. Stettinius served on the UVA Board of Visitors and as rector.

MacLeod bought the property from John S. and Mary H. Nicholas on June 25, 1927 for \$6,000. By the time the lot was sold again, the value of the land had increased to \$16,500 showing that the house must have been built around 1927. The property had several deed covenants when MacLeod purchased it:

- 1) *Said lot is not to be sold to anyone not of the Caucasian race*
- 2) *Said lot is not to be sold or used as a commercial property*
- 3) *No dwelling erected at a cost of less than \$5000 and which is not in line with the dwellings on the other adjoining lots. Proper outhouses may be erected provided they would not injure nearby property.*

MacLeod lived in the house with his wife Margaret until 1954 when the couple sold the house to Sterling Decker, a physician at the UVA Hospital, who only owned the house for a year. Decker did not live in the house but rented it out to Paul Weis. The deed covenants were still in place in the 1954 deed, including the racial covenant. Such segregationist covenants were common during the first half of the twentieth century in residential neighborhoods throughout the South. The university itself was segregated at the time.

The house was sold in 1955 to Henry C. and Annie M. Lowry. In 1955 two bathrooms were added to the house and a metal fire escape was added to the exterior to convert the building into a multi-family home. Henry worked as a salesman at Collins Inc, a men's clothing company. Both he and his sister, Annie, lived in the house, technically making it a two family dwelling. The Lowrys owned the house until 1960, when they sold it to William H. Brown, a lawyer, who lived there with his wife, Brady F. Brown, until 1963 when Murray O. Clark and Betty B. Clark purchased the property and rented it out to UVA students, such as William W. Bennett who rented the house in 1964. The Clarks then sold the home to Alfred C. Proulx, an assistant professor at UVA. Proulx owned the house until 1968 when it became the property of the trustees of Evalyn M. Galgan. In 1976, Russell C. Winder and Patricia S. Winder purchased 104 Stadium Road.

Overall, the house has been home to several professors and students, it has been converted into a two-family unit (though even after this alteration it was still used as a single family home by successive owners). 104 Stadium Road has changed hands many times, and was owned the longest by the original owner, Malcolm MacLeod.

Neighborhood History:

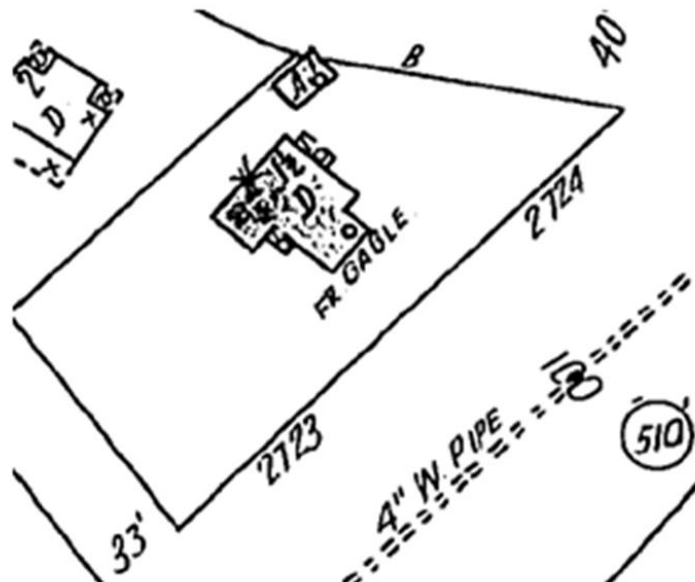
104 Stadium Road was built during the development of the Oakhurst/ Gildersleeve neighborhood located slightly west of the house and across Jefferson Park Avenue. Many of the homes in that neighborhood were built for University of Virginia professors and there are several similar examples of English Tudor revival style dwellings that may be by the same builder/architect. For example, 3 Gildersleeve Wood (1928) is another stone Tudor structure, and 1616 Jefferson Park Avenue (1925) is a stucco and false half-timbered Tudor that was constructed by English professor, Armistead C. Gordon Jr. 1616 Jefferson Park Avenue is across the street from 104 Stadium Road. Gildersleeve/ Oakhurst neighborhood contains several examples of stone buildings and site walls similar to that of 104.

In 1919, the University of Virginia had an increase in enrollment which facilitated construction of more housing for the students and staff of the school. Oakhurst/ Gildersleeve neighborhood developed as a result of this. Because of the transience of university students, many homes like 104 Stadium Road also changed hands multiple times, and were divided into multiple family or apartment dwellings to market them to student renters.

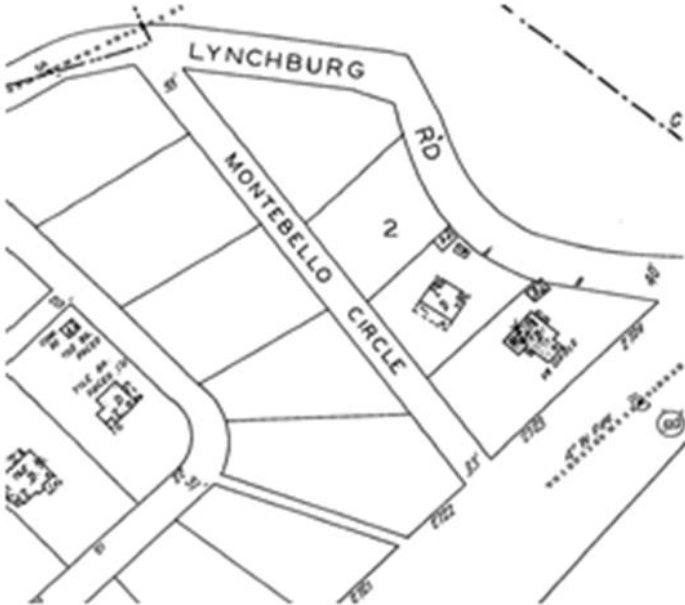
Statement of Significance

The property at 104 Stadium Road is an exceptionally well-preserved example of an English Tudor revival style residence. The growth of the University of Virginia in the early twentieth century spurred the growth of residential neighborhoods near its campus to house professors and students, such as Oakhurst/ Gildersleeve neighborhood. This property at 104 Stadium Road could have been included in the Oakhurst/ Gildersleeve Neighborhood ADC District, as the house is part of the same period of development in the city's history and is located just across Jefferson Park Avenue. The terraces with the rock steps and low garden walls are in good condition, though overgrown, offering a rare example of historic landscape. Additionally, the prominent location of the house on Emmet Street makes 104 Stadium Road a landmark of the street.

1929 Sanborn Map Sheet 59



1929 Sanborn Map Sheet 59



1950 Sanborn Map Sheet 59



View from Woodrow Street



Stones Stairs, terrace walls, and planter



Woodrow Street Side elevation showing overgrown gardens [south]



Southwest oblique view



Emmet Street Side [north] Oblique



Emmet Street Side [north] Elavation



Foundatin of garage (civere in vines)



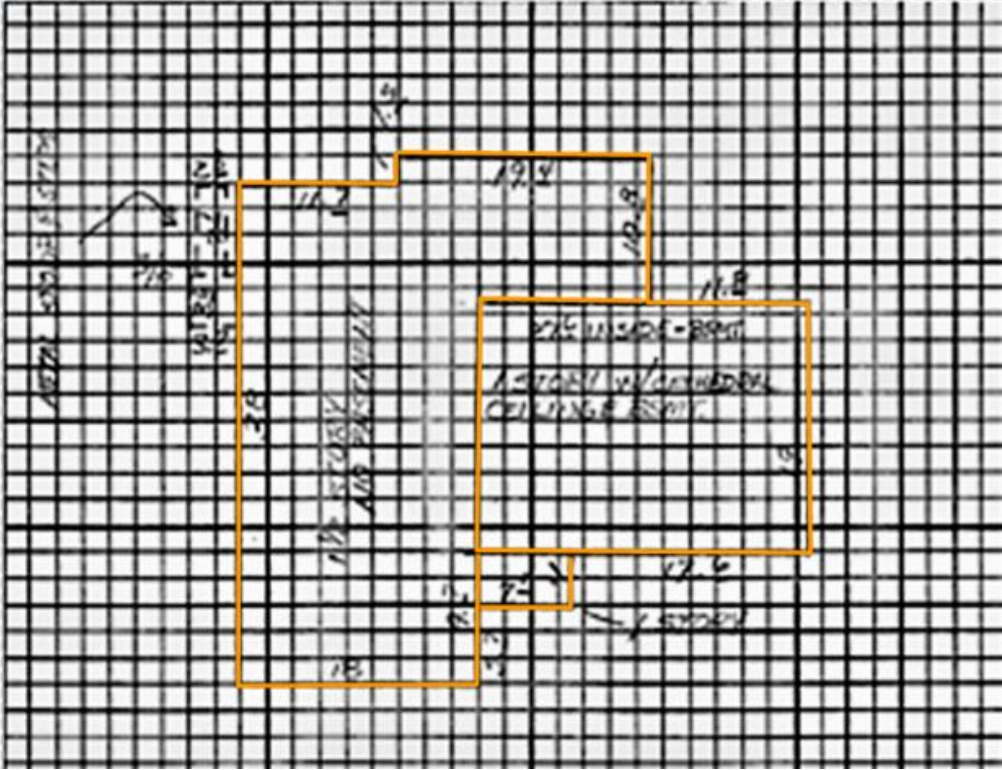
Gravel Drive facing Emmet Street



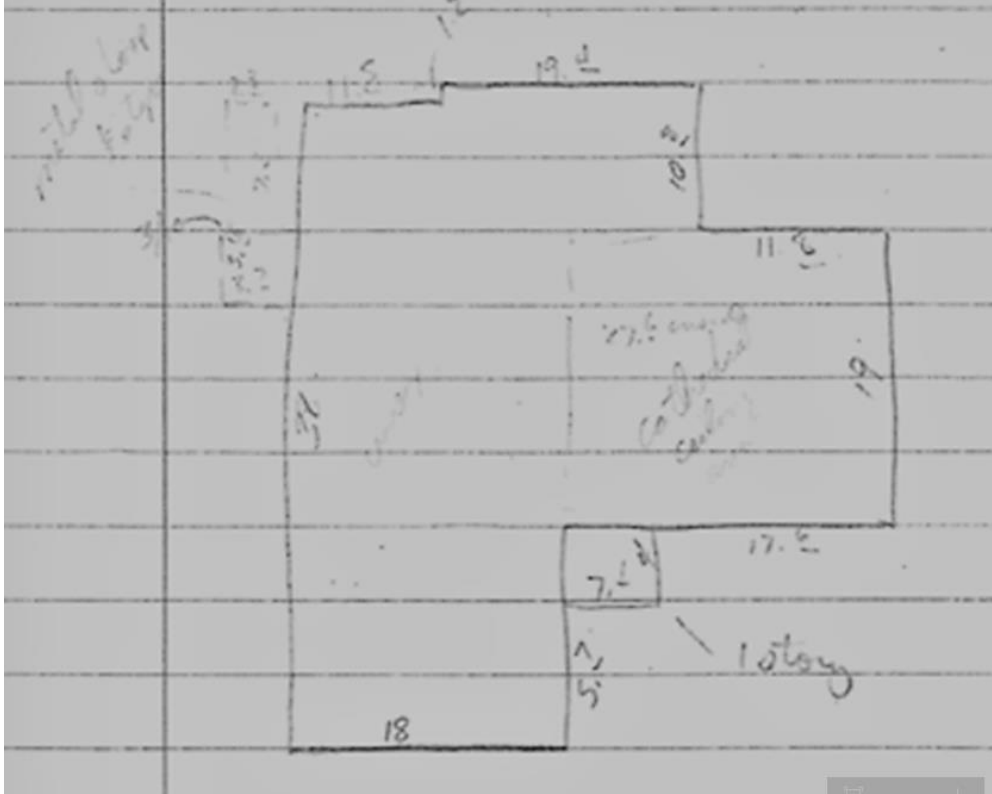
Metal fire scape and low concrete block wall (?)



1955 Floor plan from City Tax Assessors's file



Floor plan from City Tax Assessors's file



**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2011**



Individually Protected Property Recommendation

BAR 11-07-09

104 Stadium Road

Tax Map 16 Parcel 2

Woodrow Too LLC, Owner /City of Charlottesville, Applicant

Background

The MacLeod house (or *Stone House* as it is referred to by its owners) is not currently listed on either the National or State Registers, nor is it protected with a local historic designation.

City Council required IPP designation of this property as a condition of the sale of 409 Stadium Road (a vacant parcel) to the owners of 104 Stadium Road. Subsequent to Council's February 7th, 2011 motion requiring the combination of 104 Stadium Road and 409 Stadium Road, the owners of 104 Stadium Road requested that the parcels remain separate. They proposed, and City Council agreed, that 104 Stadium Road would be designated as an IPP, and that 409 Stadium Road would be protected by a restrictive covenant, prohibiting development and requiring the parcel to remain as treed green space.

Local historic districts and individually protected properties

A property may receive local historic designation in one of two ways, either as an Individually Protected Property (IPP) or as part of an Architectural Design Control (ADC) District. Both types of local historic designation are subject to the *Historic Preservation and Architectural Design Control Overlay District* regulations and the same Board of Architectural Review (BAR) review procedures. Designation ensures that a property cannot be altered on the exterior or demolished unless it first goes through a review process. It also ensures that any new development built on the designated property will be compatible with the character of the district.

Charlottesville currently has eight ADC Districts and 68 IPP's that are not included in ADC districts. The process to designate individual properties may be initiated by City Council, the Planning Commission, or the property owner. In this case, on May 16, 2011 City Council initiated the process to designate 104 Stadium Road as an IPP. The designation consists of a zoning map amendment and a zoning text amendment. The IPP designation is a type of overlay zoning, so that the underlying zoning (in this case, R-3 Multi-family) remains the same.

Process for Designation

The Zoning ordinance provides that City Council may, by ordinance, designate individual buildings, structures, or landmarks as individually protected historic properties. City Council must first consider the recommendations of the Planning Commission and the BAR as to the proposed designation. A joint public hearing will be held, as with any zoning map amendment or zoning text amendment, and City Council will make the decision whether to designate the properties as individually protected. The BAR and the Planning Commission must address the following criteria in making their recommendations:

(1)The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the

Virginia Landmarks Register;

The property at 104 Stadium Road is an exceptionally well-preserved example of a 1927 English Tudor Revival style residence built for a University professor. The growth of the University of Virginia in the early twentieth century spurred the growth of residential neighborhoods near its campus to house professors and students, such as the adjacent Oakhurst/ Gildersleeve neighborhood. The terraces with the rock steps and low garden walls are in good condition, though overgrown, offering a rare example of historic landscape.

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

This house was built for Malcolm M. MacLeod, an English literature professor at the University of Virginia. Mr. Edward Stettinius was a frequent visitor to the *Stone House* and was a good friend of the original owner, Mr. MacLeod. Stettinius attended UVA in the early 1920's and went on to become the U.S. Secretary of State under President Franklin D. Roosevelt. In addition, Mr. Stettinius served on the UVA Board of Visitors and as rector.

(3) The overall aesthetic quality of the building, structure or site and whether it is, or would be, an integral part of an existing design control district;

This building is a well-maintained and interesting looking stone dwelling. The prominent location of the house off Emmet Street makes 104 Stadium Road a landmark of the street.

This property at 104 Stadium Road could have been included in the Oakhurst/Gildersleeve ADC District, as the house is part of the same period of development in the city's history and is located just across Jefferson Park Avenue.

(4) The age and condition of a building or structure;

The structure was built in 1927. It is in good condition and has been well-preserved.

(5) Whether a building or structure is of old or distinctive design, texture and material;

This 1 ½ story, English Tudor style cottage has a cross-gable plan. The exterior walls are stone with stucco and false half-timbering. The interior of the one story section of the house has cathedral ceilings and full cement basement, while the rest of the home has no basement under it. The windows openings vary in size and have fixed metal frame panes most of which appear original.

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

The character-defining features of the main structure and site are intact. In addition to the main dwelling, the stone foundation of a one-story garage in place by 1929 remains today. The garage was removed by 1950.

Surrounding the property are numerous trees. Two sloping terraces on the back of the property are marked with low stone walls. A stone planter sits at the head of a series of stone steps leading from the Woodrow Street entrance down the terraces. This terraced garden and stone steps are likely original as the stone matches the house.

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.

Stone buildings are unusual in Charlottesville; stone site walls are more commonly found. But there are several examples of stone residences in the Oakhurst-Gildersleeve neighborhood.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

104 Stadium Road and the other dwellings of Oakhurst-Gildersleeve neighborhood are linked by building materials, time period of significance, and connection to the University of Virginia.

Discussion and Recommendation

Staff recommends designation of 104 Stadium Road as an Individually Protected Property.

Suggested Motion

Having considered the standards set forth within the City Code, including criteria for *Additions to or Deletions from Districts or Protected Property List*, I move that the BAR recommends that City Council should designate 104 Stadium Road, the MacLeod House building and property, an Individually Protected Property.

Attachment: Historic survey, maps and photos



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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Owner Name Woodrow Two, LLC Applicant Name Subtext Acquisitions, LLC
Project Name/Description 104 Stadium Road Parcel Number 160002000
Project Property Address 104 Stadium Road, Charlottesville, VA 22903

Applicant Information

Address: 3000 Locust Street
St. Louis, MO 63103
Email: dlambur@subtextliving.com
Phone: (W) (314) 721-5555 (C) _____

Property Owner Information (if not applicant)

Address: PO Box 5306
Charlottesville, VA 22905
Email: tsteigman@msc-rents.com
Phone: (W) (434) 293-6069 ext. 405 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 1/27/23
Signature Date
Timothy VanMatre 1/27/23
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 1-20-2023
Signature Date
Richard H. Jones 1-20-2023
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Demolition of existing structure.

List All Attachments (see reverse side for submittal requirements):

Property location; Photos and floor plans of subject property; Photos of contiguous properties; Demolition criteria; Historic resource analysis

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

January 31, 2023

Jeffrey Werner
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application – 104 Stadium Road

Dear Mr. Werner and Board of Architectural Review Members,

Enclosed please find the certificate of appropriateness application associated with 104 Stadium Road. The application requests demolition of the existing structure located at 104 Stadium Road, a 1 ½ story, English Tudor style cottage built in 1927. The structure is currently a rental property and has not been owner-occupied since as early as 1963.

Subtext is an integrated real estate development company that creates better ways for students and young professionals to live and connect. Our firm is currently engaged with the owner of the subject property and surrounding properties to develop a residential project, albeit merely a concept until the future of the structure located at 104 Stadium Road is determined.

This signature block bounded by Stadium Road, Emmet Street, and Jefferson Park Avenue has the ability to serve many of Charlottesville's goals for smart growth. A project of which we can all be proud of and focuses on addressing housing supply needs and promoting affordable housing, improving and expanding the pedestrian environment, promoting multimodal transportation, and focusing density in appropriate locations to take pressure off of the residential and historic neighborhoods of Charlottesville.

In addition to working with our experienced team of local and national consultants, we felt it imperative to engage a historic preservation consultant to provide an objective review of the structure. Mr. Mark McConnel of Summit Studio was identified to consult on this matter based on his long track-record as a preservationist. Mr. McConnel has 46 years of experience in historic architecture and preservation and is familiar with the structure from his time in Charlottesville and with the University of Virginia. Attached to the enclosed application you will find his analysis of the qualities and merits of the structure.

Thank you in advance for your consideration.

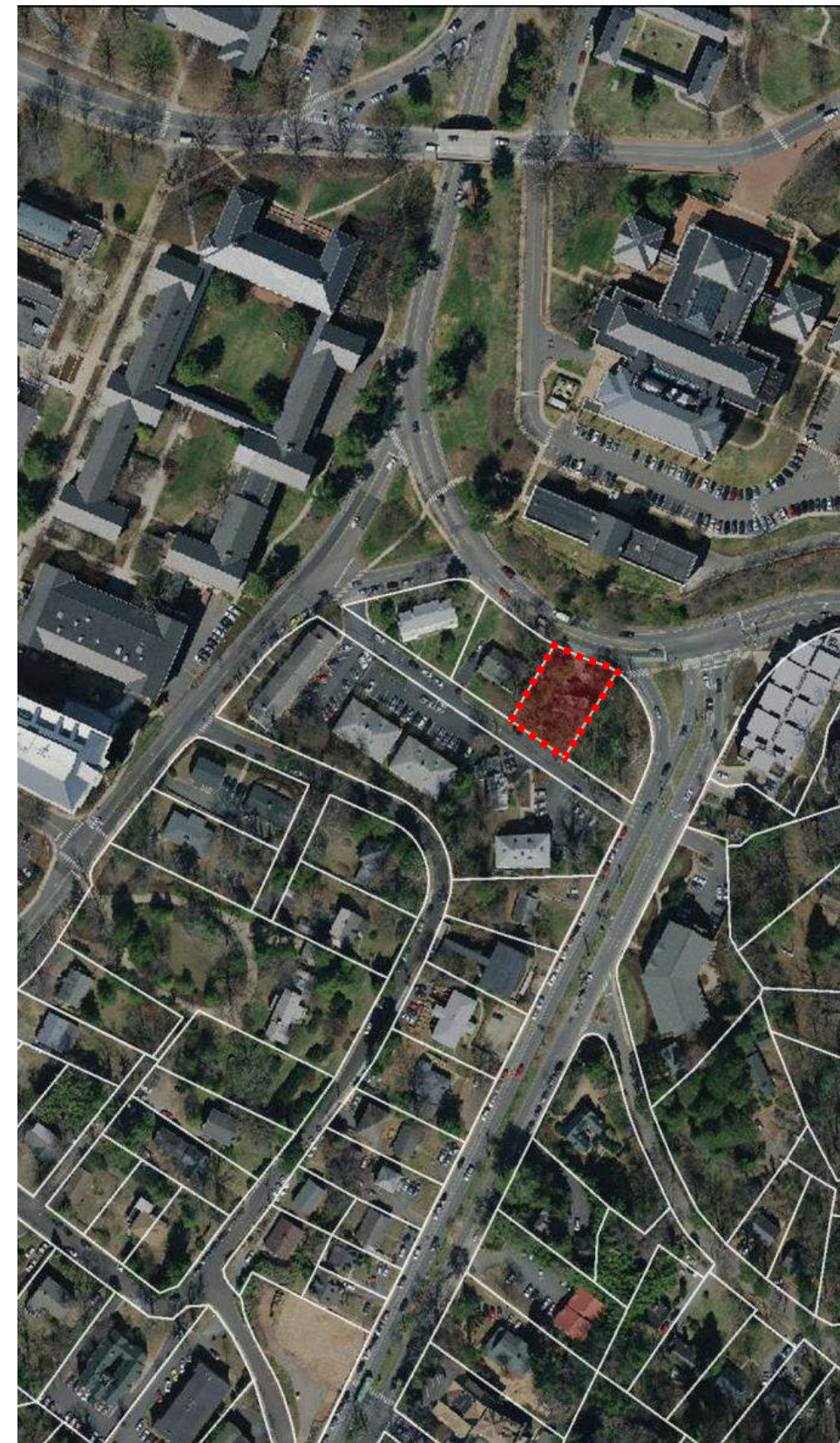
Sincerely,



Dylan Lambur
Development Manager
Subtext

104 STADIUM ROAD

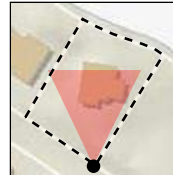
104 STADIUM ROAD



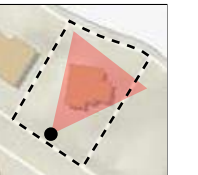
104 STADIUM ROAD - EXISTING PHOTOS



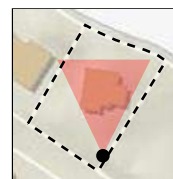
VIEW FROM WOODROW STREET



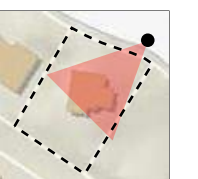
VIEW FROM SOUTHWEST



SOUTH FACADE FROM WOODROW ST



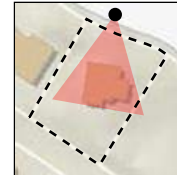
VIEW FROM EMMET STREET S



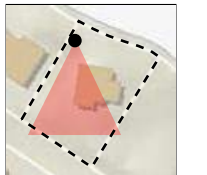
104 STADIUM ROAD - EXISTING PHOTOS



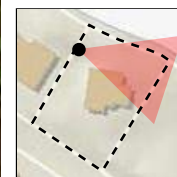
VIEW FROM EMMET STREET S



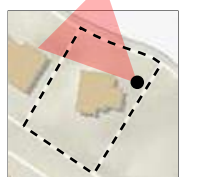
METAL FIRE ESCAPE



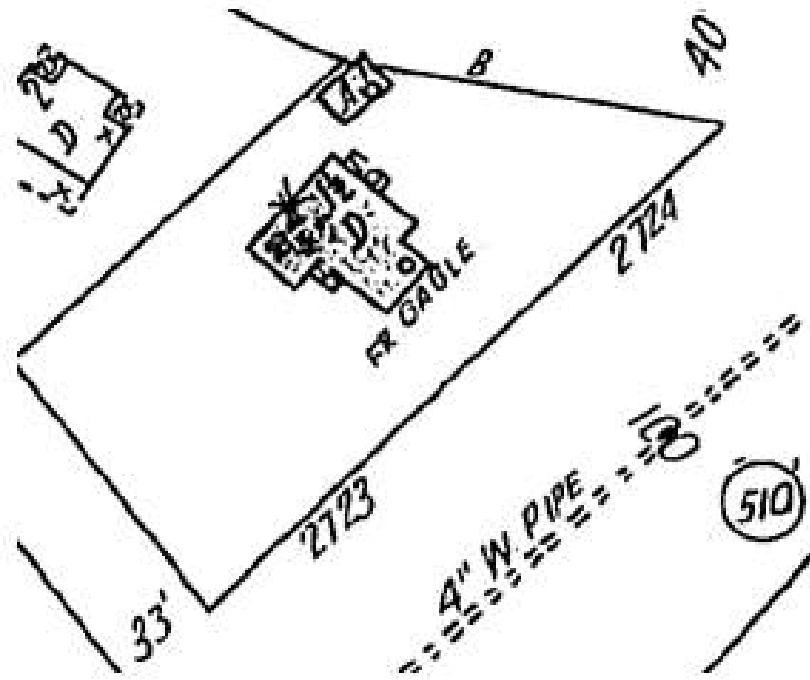
GRAVEL DRIVE FACING EMMET STREET S



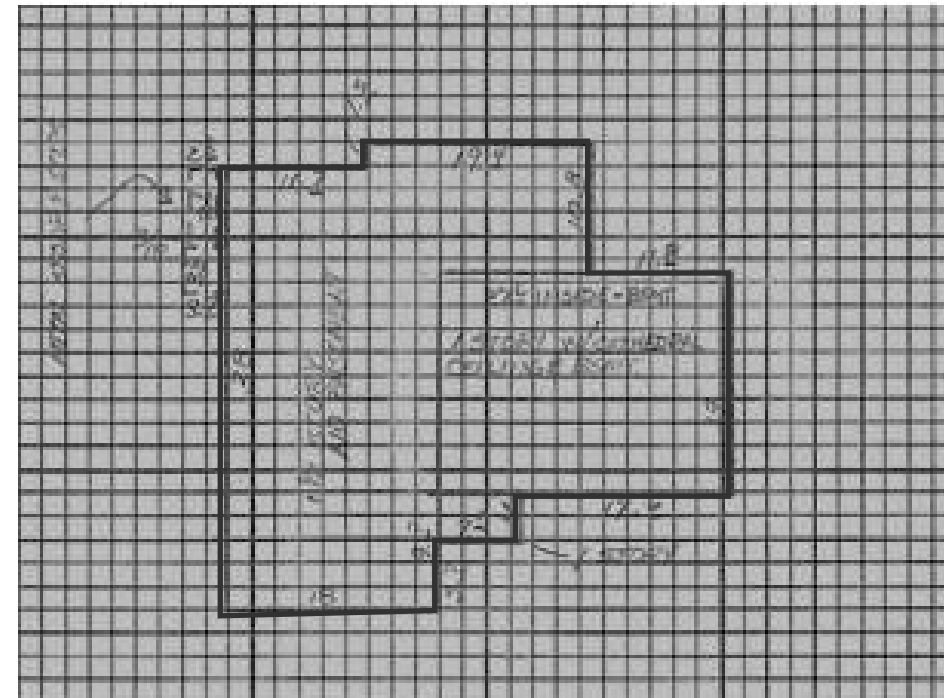
VIEW OF GARAGE FOUNDATION



104 STADIUM ROAD - PLANS



1929 SANBORN MAP

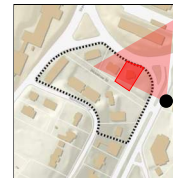


1955 FLOOR PLAN FROM TAX ASSESSOR

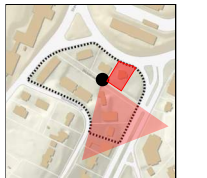
SURROUNDING SITE PHOTOS



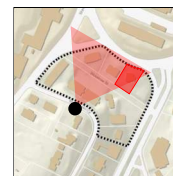
JEFFERSON PARK AVENUE - LOOKING NORTH



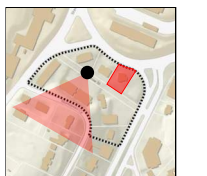
WOODROW STREET - LOOKING SOUTH



MONTEBELLO CIRCLE - LOOKING NORTH



WOODROW APARTMENTS



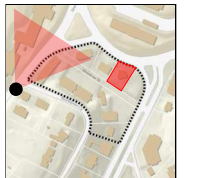
SURROUNDING SITE PHOTOS



STADIUM ROAD - LOOKING DOWN EMMET STREET S



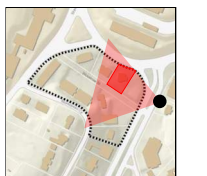
STADIUM ROAD - LOOKING NORTH



SOUTH RANGE APARTMENTS



JEFFERSON PARK AVENUE - LOOKING WEST



DEMOLITION CRITERIA

The following is an evaluation of the building based on the criteria for demolition as outlined in City Code Section 34-278:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The structure was built in 1927.

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

No, the structure has not been designated a National Historic Landmark nor listed on the National Register of Historic Places or Virginia Landmarks Register. Additionally, the structure was excluded from the nomination and establishment of the adjacent Oakhurst-Gildersleeve National Register Historic District, and it was later volunteered as a protected property by the owner.

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

There is no known association with a historic event, person, architect or master craftsman that would qualify for nomination to a historic register or warrant protection.

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

No, the architectural style of the structure is not infrequent and none of its features are known to represent an infrequent or the first or last remaining example within the city.

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

No, the structure is not of such old or distinctive design, texture, or material that it could not be reproduced.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The extent of changes since the structure was built is not known, but appear to include the addition of a metal fire escape and replacement of a number of windows.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

The structure is not located in an ADC, and generally is no longer located in a neighborhood setting. There is no known historic or aesthetic link to other buildings in structures within an ADC elsewhere.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

The structure is in good structural condition to the best of our knowledge, but there is deferred maintenance that would need to be addressed in the future.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

The applicant will seek out opportunities to re-purpose and re-use select existing materials in the future project in a meaningful way.

Mr. Dylan Lambur
Subtext
3000 Locust Street
St. Louis, MO 63103

Re: 104 Stadium Road
Historic resource analysis

Dear Mr. Lambur:

In the following pages, please find a review of the house located at 104 Stadium Road in Charlottesville VA. This review was conducted solely to determine the qualities of this resource and the impact on the community should this resource be removed.

The age and components of the structure

Its status on national or state registers of historic places
The historical and architectural significance of the structure
Singularity of the property or its components
The pattern of development associates with this building (type)
Its current environment and its contribution thereto

While this house is old and an identifiable example of Tudor Revival residential construction, it is not a master-work of the genre or precious because of its rare type or associations. What you have here is a nice old house.

Please review the attached and let us know if you have any questions.

Regards,



Mark McConnel, AIA, LEED AP

EXECUTIVE SUMMARY

The house located at 104 is a 1 ½ story, English Tudor style cottage built in 1927 in a cross-gable plan with stone exterior walls, stucco, false half-timbering, and some wood siding. Materials on the exterior include asbestos shingles, new aluminum gutters and downspouts, new entry doors, steel lower and replacement upper windows, and a steel fire escape. Interior finishes include plaster walls and ceilings with wood floors.

The house is not a singular example of the Tudor revival style, in fact, there are nine Tudor revival houses in the neighborhood just to the east that were included in a National Register Historic District while this house (adjacent to the district) was omitted. This house did not then, and does not now, meet criteria for inclusion in the adjoining district. This property is not listed on the National or State registers of historic places.

The house is no longer in a neighborhood setting. With one exception, the residential, single family, housing stock among which a resource like this should find a home has disappeared and been replaced by large structures. Major secondary roads border the house site on two sides contributing to the loss of its appropriate context.

While the MacLeod family constructed the house, Mr. MacLeod was a professor like many others and occupied the house for 26 years; in the subsequent 70 years the house has been converted into a duplex and had no fewer than 8 owners. The MacLeods entertained a former secretary of state at the residence, however, this visitation would not satisfy the National Register requirement for association; thus, no significant historical figure or event has occurred at 104 Stadium Road insofar as the NRHP is concerned.

Given the lack of singularity of the house, the urbanized setting, lack of nomination to state or federal registers, and lack of associations with historic events or persons, this resource can be documented per the requirements of the BAR and removed without causing the loss of significant historic fabric in the city.

PROPERTY CONDITION

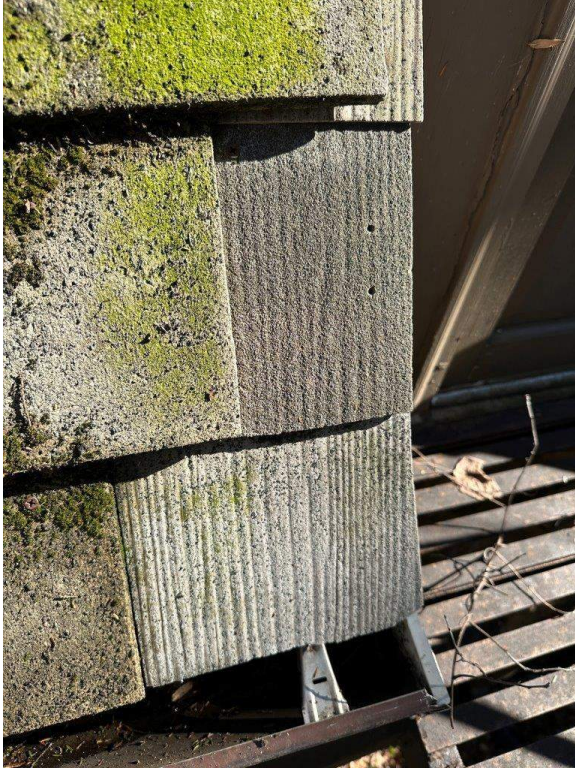
The house contains many of the trademark examples of Tudor Revival styling including, stone walls, rough stucco infill between false half-timbers, steel windows, steep pitched roofs, painted wood siding, bracketed overhangs, and stone (type) roofing. The roofing is, in fact, asbestos in deteriorated condition. The windows openings vary in size and have fixed metal frame panes or replacement aluminum.

The interior has hardwood floors, softwood framed partitions with plaster walls and ceilings. The interior of the one-story section of the house has cathedral ceilings and full cement basement, while the rest of the home has no basement under it. Changes over time include metal stoop with steps that was added on the west end of the house, which resembles a fire escape, two bathrooms a CMU enclosure near the fire escape, and the windows on the northwest side of the house replaced.

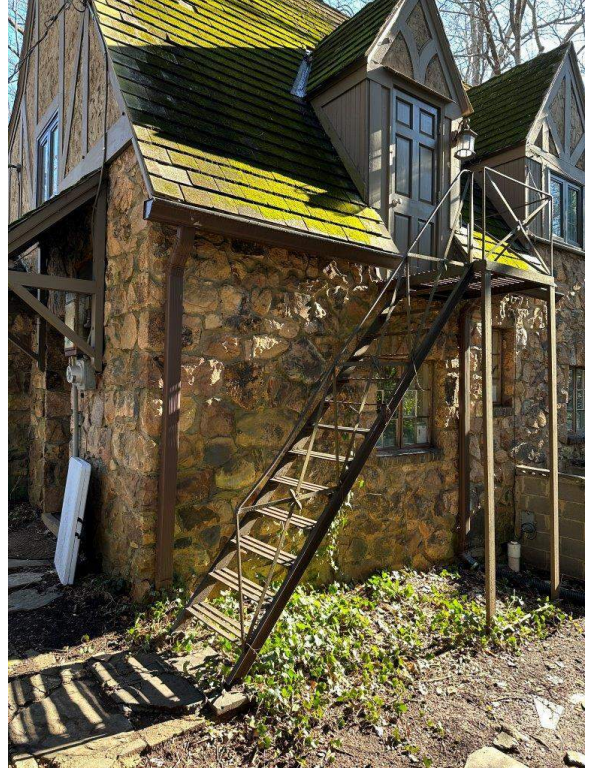
The general building materials are common of the period and in fair condition. The conversion of the property into a duplex has not had a significant impact on the overall interpretation of the original building although some loss of plan clarity is evident. The site is overgrown leaving the building almost invisible on three of the four sides.



General views of house



Asbestos shingles



Fire escape



New front door w/ bracketed roof



Dormer showing all materials present

REGISTER LISTINGS

The property is not listed on the Virginia Landmarks Register, the National Register of Historic Places, is not included in the adjacent National Register District, and is not qualified for any of these designations.

To qualify for nomination to one of the historic registers, a resource must meet one of four criteria:

Criteria A

Properties associated with events that have made a significant contribution to the broad patterns of our history.

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce.

The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

Here are a few examples of properties associated with a pattern of events:

- A trail associated with western migration.

- A railroad station that served as the focus of a community's transportation system and commerce.

- A mill district reflecting the importance of textile manufacturing during a given period.

- A building used by an important local social organization.

- A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.

Criteria B

Properties associated with the lives of persons significant in our past.

The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social

or ethnic group. It must be shown that the person gained importance within his or her profession or group.

The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

In this case, professor MacLeod was not distinguished in the sub-field of English literature or held no office bringing notoriety to his life and career. It is likely that he had a significant influence on individual students but that alone is not enough to qualify his career as an pivotal association with the house under Criteria B

Criteria C

Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.
- Represent a significant and distinguishable entity whose components may lack individual distinction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

104 Stadium Road is a nice example of Tudor revival architecture but it is not unique even in its own neighborhood, it does not represent the work of a master, possesses no high artistic value, and is not a significant and distinguishable entity.

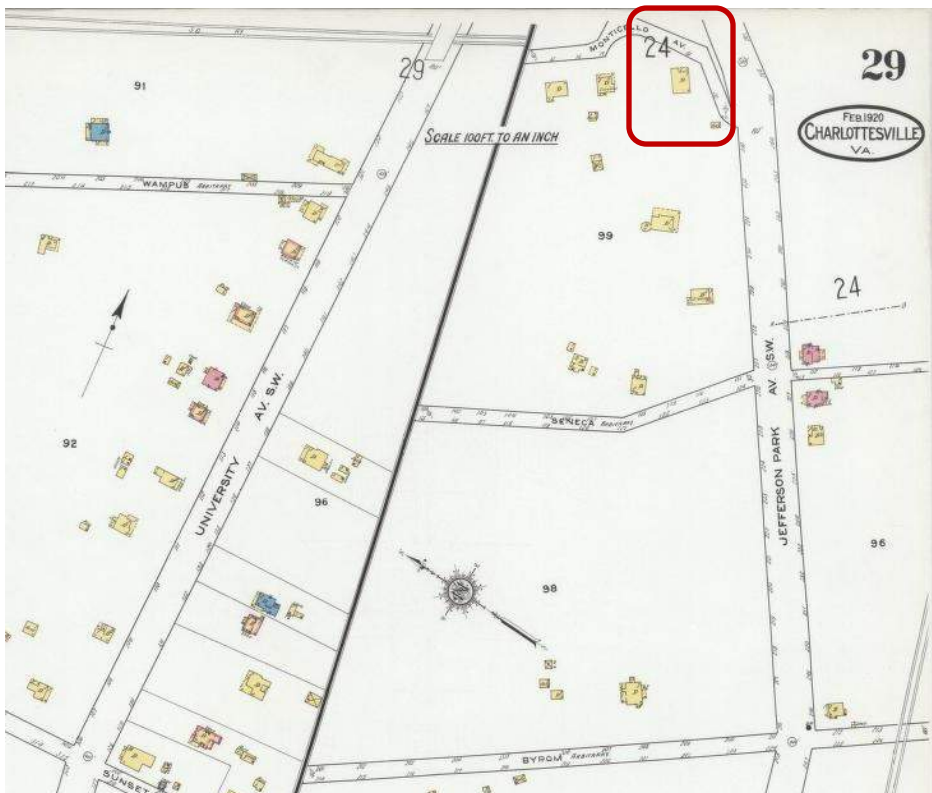
Criteria D

That have yielded, or may be likely to yield, information important in prehistory or history.

HISTORICAL NEIGHBORHOOD CONTEXT

Any property being evaluated for historical significance is viewed in relation to its site, both historic and contemporary. The National Register of Historic Places requires several forms of documentation related to the situation of the building within its context including a narrative description, mapping data, and representative photographs.

At the time 104 Stadium Road was constructed in 1927, the house was situated in a very loosely organized neighborhood of similarly-sized, single-family homes adjacent to the much larger university buildings. Over time, the neighborhood on the west side of Jefferson Park Avenue evolved to include much larger multi-family buildings with the larger structures closest to the University. This natural progression left the house and its one neighbor marooned between the larger structures around them. Contributing to the isolation of these two houses was the predictable improvements to Jefferson Park Avenue and Emmet Street (US 29 Business) as they changed into major secondary conduits for traffic to and from the University. In short, the context for 104 Stadium has changed to the point of being unrecognizable from the original or early condition and the house has lost its value as a contributing resource to a neighborhood of similar structures.



1920 Sanborn Map



Current site imagery

MARK MCCONNEL, AIA, LEED AP

Licensed Architect –

Virginia – License No. 008800

North Carolina – License No. 16413

Tennessee – License No. 1541774

Licensed General Contractor – Virginia Class “A” – License No. 2705158022

Mark McConnel has been actively engaged in historic architecture since started work for Stuart Turner (Colonial Williamsburg) in late 1976. Now, 46 years later, he consults nationally on historic properties assuring compliance with the Secretary of the Interior Standards, providing condition assessments, documenting existing conditions, designing renovations, and filing National Register, district, and tax credit applications for historic property owners on projects as large as \$40 million.

EDUCATION

Massachusetts Institute of Technology (MIT)

Master of Architecture, 1989. Center for Real Estate Development 1989. Minor in Architectural History.

University of Virginia (UVA)

Bachelor of Science in Architecture, 1987. Minor in Architectural History.

LECTURER

- Virginia Tech
- Roanoke College
- University of Utah
- University of Virginia
- The Athenian Society
- American Institute of Architects
- Preservation Alliance of Virginia
- Virginia Association of Museums
- National Railway Heritage Society
- Society of College and University Planners
- Virginia Downtown Development Association
- Virginia Society of the American Institute of Architects
- Southeast Regional Association of Physical Plant Administrators

PUBLIC SERVICE / HONORS

- Roanoke Foundation for Downtown – Golden Trowel Award
- Virginia Society AIA – Excellent in Design Award
- Virginia School Boards Association (twice) – Best elementary school
- Virginia Education Facility Planners – Preservation award
- Preservation Alliance of Virginia – Leadership in Preservation Award
- United Way - Distinguished Service Award
- Past President – Virginia Society of the American Institute of Architects

REPRESENTATIVE PROJECTS

CURRENT

- Centralia Fox Theatre, Centralia WA
- First National Bank Building, Rock Springs, WY
- Clarks Landing, Clarksville, IN
- Masonic Temple, Newburgh, NY
- Historic YMCA, Newburgh, NY
- Berlin Building, Bridgewater, VA
- Scott-Griffin Hotel, Franklin, NC
- St. Francis Barracks, St. Augustine, FL
- Lightner Museum, St. Augustine, FL
- 1030 Quarrier St. Charleston, WV
- Twin City Motors, Winston-Salem, NC
- Calvary Baptist Church, Roanoke, VA
- Lakeside Mill, Burlington NC
- Calhoun County High School, Grantsville, NC

PAST (sample)

- The Ironfronts. Danville, VA
- Camino Real Hotel, El Paso, TX
- Jackson Park Inn, Pulaski, VA
- Food Bank of the RGV, Pharr, Tx
- Oklahoma Heritage Society, Oklahoma City, OK
- Athens Theatre, Deland, FL
- New Market Mills, New Market, NH
- Imperial Center for the Arts and Sciences, Rocky Mount, NC
- Dusable Museum of African American History, Chicago, IL
- The Dunnivant Building, Pulaski, VA
- Melrose Caverns lodge and station, Harrisonburg, VA
- Roanoke Higher Education Center, Roanoke, VA
- White Columns Inn, Lexington, VA
- Taylor Hotel, Winchester, VA
- Pace Building, Danville, VA
- 401 Bridge Street, Danville, VA
- Colgate Palmolive historic district nomination, Clarksburg IN
- St. Albans Sanatorium National Register nomination, Radford, VA
- Staunton Historic Train Station, Staunton, VA
- Stonewall Jackson Hotel, Staunton, VA
- Our Health Phase II, Winchester, VA
- 204 Jefferson Street, Roanoke, VA
- Warehouse Row Business Center, Roanoke, VA
- Harrison County Courthouse, Marshall Tx