

June BAR Decision - 1532-1536 Virginia Avenue

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To: Kevin Schafer <kschafer@designdevelopllc.com>

Certificate of Appropriateness Application

BAR 19-12-06

1532-1536 Virginia Avenue

Tax Parcel 090123000

Owner: Roger H.B. Davis, Jr. & Jeanne S. Davis Trustees

Applicant: Kevin Schafer, Design Develop

New Residential Buildings

Dear Kevin,

Thank you so much for attending last week's BAR meeting. Please find below the action taken for the above-referenced project:

Tim Mohr moves, Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed residential building on this property satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted, with the following modification:

- *select a cultivar of hydrangea that can be maintained at 5 feet or shorter*
- *provide a control schematic for the exterior lighting (including the garage)*

Carl Schwarz seconds. Approved (7-0).

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 17, 2019**



Certificate of Appropriateness Application

BAR 19-12-06

1532–1536 Virginia Avenue; Tax Parcel 090123000

Roger HB. Davis, Jr. & Jeanne S. Davis Trustees, Owner;

Kevin Schafer, Design Develop, Applicant

New Residential Building



Background

This 0.76-acre parcel on Virginia Avenue is within the Rugby Road-University Circle-Venable Neighborhood ADC district and has four existing structures. Three are to be razed: 1532, 1534, and 1538.

1532 Virginia Avenue

Year Built: c1915
Status: Contributing
Note: Demolition CoA, August 2019

1536 Virginia Avenue

Year Built: c1920
Status: Contributing
Note: Structure to remain

1534 Virginia Avenue

Year Built: c1925
Status: Contributing
Note: Demolition CoA, August 2019

1538 Virginia Avenue

Year Built:
Status: Non-Contributing
Note: No Demolition CoA required

Prior BAR Reviews

February 2015 - The BAR denied the proposed demolitions of 1532, 1534, and 1536 Virginia Avenue because they did not meet the standards and guidelines for demolitions. 1538 Virginia Avenue is not a contributing structure, demolition allowed without BAR review.

August 2019 - BAR approved demolition of 1532 Virginia Avenue and 1534 Virginia Avenue. Required documentation of the houses with plans, elevations, and photographs for submittal with Preservation Piedmont and/or the City. (Required prior to issuance of demo permit.)

November 17, 2019 – Preliminary discussion on this proposal.

December 17, 2019 – BAR accepted applicant request for deferral

Application

- Design Develop submittal:
 - *Virginia Avenue Residences*, drawings dated February 25, 2020: CS.1, LS.1, LS.2, A1.1 through A1.5, A2.1, A2.2, A3.1 through A3.4, A4.1 through A4.5, A5.1 through A5.4, and A6.1 (31 pages).
 - *The Residences at Virginia Ave.*, drawings, rendering, and materials, dated February 25, 2020: Cover, blank page, pages 3 through 31 (31 pages).
 - Adams Parnell Lighting Virginia lighting catalog cuts for Virginia Avenue Residences dated February 24, 2020: Fixtures B, D, L, P1, P2, S, W1, and W2 (26 pages).
 - AGi32 photometric study, dated February 24, 2020: *Virginia Ave Residences Exterior and Parking Garage* (1 page).

CoA request for construction of a four-story, 20-unit (64-bedroom), residential building with a partial below-grade parking area. Plan includes site work and landscaping. The existing house at 1536 Virginia Avenue is to be retained and is incorporated into the landscaping plan.

Building materials

- Foundation and First floor walls:
 - Glen-Gery Utility Brick, “Carbon Black.”
 - Mortar color: “Smoke”
- Upper floor walls:
 - Painted EIFS, Benjamin Moore “Early Morning Mist”
- Roof:
 - Low-pitched, membrane roof
- Cornice and eave:
 - Painted smooth, fiber cement trim, Benjamin Moore “Burnt Umber”
- Balconies and apartment entries:
 - Walls: Lap siding, Woodtone – Rustic Series, “Summer Wheat”
 - Railings: Painted metal, Benjamin Moore “Burnt Umber”
 - Flooring: Trex Enhanced Natural Decking – “Coastal Bluff”
 - Ceiling: Perforated metal panels. Ametco Slotted Hole Side Staggered Pattern
- Windows:
 - Pella Impervia, “Black”
- Doors:
 - Pella flush entry door, oak grained fiberglass - “Charcoal”
- Stairs:
 - Open riser, painted metal frame “Burnt Umber”
 - Treads: Trex Enhanced Natural Decking – “Coastal Bluff”
- Stair Railings:
 - Painted metal, Benjamin Moore “Burnt Umber”

- Lighting fixtures:
 - D: Wall sconces at apartment entries and balconies
 - L: Exterior lighting at stairs and interior decks
 - P1: Garage ceiling
 - P2: Garage ceiling
 - S: Exterior wall lights
 - W1: Low wall lights
 - W2: Low wall lights
- Signage
 - [No signage indicated.]

Landscaping/Hardscaping

- Furniture:
 - Moveable benches (See page 28 of submittal)
- Walk:
 - Wood decking
- Trellis:
 - Painted metal frame and posts – “Burnt Umber”
 - Stained 2x10 Douglas fir rafters - match “Coastal Bluff”
- Lighting:
 - B: LED bollards
- Plantings at low walls (Virginia Ave.)
 - Oakleaf Hydrangea (Hydrangea Quercifolia)
 - Creeping Liriope
- Trees (at Virginia Ave.)
 - Five (5) London Plane Tree (Platanus X Acerifolia)
- Trees (at stair to parking):
 - Four (4) Serviceberry Trees (Amelanchier Canadensis)
- Trees (at lower swale):
 - Two (2) River Birch
 - Blackhaw Viburnum (Viburnum Prunifolium)
 - Red Twig Dogwood (Conus Sericea)
 - Serviceberry Bush (Amelanchier Arborea)
 - Switch Grass (Panicum Virgatum)
- Driveway:
 - asphalt

Discussion

BAR should discuss if the applicant has adequately addressed the questions and comments from the December 2019 BAR meeting. (See appendix at end of this report.)

Staff comments:

- Parking Areas & Lots: Located below street level building and at rear. Screening for parking spaces may be needed, specifically related to vehicle headlights and any interior lighting.
- Moveable benches: Design Guidelines do not address furniture except within the public right of way and outdoor dining/café spaces. Staff is uncertain how to address the moveable benches, if at all.

- EIFS is proposed for the upper floor walls. The Design Guidelines address EIFS as follows: *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.*

Note on CoA: The BAR cannot issue partial approvals in considering a CoA request. If the BAR determines that additional information or clarification is necessary, staff recommends that the applicant be asked to consider a deferral.

Note on Site Plan review: Staff notes that the review of the Final Site Plan will not be complete prior to the BAR review. Any subsequent design changes as a result of the Site Plan process may require further review, at a later date, by the BAR.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed residential building on this property satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted...

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed residential building on this property does not satisfy the BAR’s criteria and guidelines and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that 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 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.

Pertinent Guidelines for Site Design

A. Introduction

The relationship between a historic building and its site, landscape features, outbuildings, and other elements within the property boundary all contribute to a historic district’s overall image. Site features should be considered an important part of any project to be reviewed by the Board of Architectural Review.

[...]

The resulting character of many of the residential streets in the historic districts is one of lush plantings and mature shade trees. While there may be much variety within the house types and styles along a particular street, the landscape character ties together the setting and plays an important role in defining the distinctiveness of the districts.

When making changes to a property within one of the historic districts, the entire site should be studied to better understand its original design and its context within its sub-area. When planning changes to a site in a historic district, create a new plan that reflects the site traditions of the area and that fits the scale of the lot. Consider using different types and scales of plantings that will create scale, define edges and enclose outdoor spaces of the site. The following sections provide more specific guidance.

B. Plantings

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

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

C. Walls and Fences

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

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

D. Lighting

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

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) [...]

- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.

[...]

- 7) Consider motion-activated lighting for security.

E. Walkways & Driveways

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

- 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 & 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.

H. Utilities & 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.

Pertinent Guidelines for New Construction

A. Introduction

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area, and have the freedom to design appropriate new architecture for Charlottesville's historic districts. These criteria are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary.

For instance, setback and spacing between buildings may be more important than roof forms or materials since there is more variety of the last two criteria on most residential streets. All criteria need not be met in every example of new construction although all criteria should be taken into consideration in the design process. When studying the character of a district, examine the forms of historic contributing buildings and avoid taking design cues from non-contributing structures.

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

According to the Secretary of the Interior's Standards for Rehabilitation:

- a) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- b) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1. Sustainability

Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Green building means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

- a) Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.

- b) Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
- c) Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
- d) Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- e) Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
- f) Designing buildings for the local climate helps conserve energy.
- g) Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- h) Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- i) Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
- j) Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property.

2. Flexibility

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

3. Building Types within the Historic Districts

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

[...]

b) Residential Infill

- i. 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.

c) Neighborhood Transitional

- i. Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms. In the West Main Street Corridor and in the 14th and 15th Street area of Venable Neighborhood, new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.

B. Setback

The term “setback” for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

- 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.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

[...]

- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
- 9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

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

- 1) [...]

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

E. Height & Width

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

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) [...]
- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
 - a) 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.
- 5) [...]

F. Scale

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

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

G. Roof

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

1. Roof Forms and Pitches

[...]

- e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

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

3. Rooftop Screening

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

H. Orientation

Orientation refers to the direction that the front of the building faces.

- 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 & Doors

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

J. Porches

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

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

K. Street-Level Design

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- 4) Include doors in all storefronts to reinforce street level vitality.
- 5) Articulate the bays of institutional or office buildings to provide visual interest.
- 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
- 7) Office buildings should provide windows or other visual interest at street level.
- 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- 9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
- 10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation and Cornice

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

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

M. Materials & Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.

- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint

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

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

O. Details & Decoration

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements. The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

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

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

Appendix

BAR questions from December 17, 2019 meeting (From meeting minutes)

Massing and Scale:

- There is more work to be done with the massing.

Materials and Design:

- I need to know some more about materials palate.
- I would like to know about the siding that you are proposing.
 - Applicant: It is a Hardie panel, [with] a finishing technique that is applied to any of those products to make it look like wood.
- Can you explain how you wish the windows and the window plane relate to the exterior envelope of the building?
 - Applicant: The windows will be set at the edge of our structural framing.
- How thick are you thinking for the EIFS insulation?
 - Applicant: Probably two inches.
- Have you thought about gutters?
 - Applicant: There is potential that all of the rainfall is handled with internal gutters.
- I am concerned about [the] roof thickness.
- There is going to be rooftop equipment and parapets hiding the equipment. That's very different from the drawings that I am looking at.

Landscaping/Hardscaping:

- The plant selections are OK. They may be deployed in the wrong spots. The trees in the front yard are going to function to break down that scale and bring it down to the scale of the pedestrian.
- Trees in the front going over the street help give it the feel of a more tight intimate space.
- There needs to be shade trees along the street.
- I am worried about how the stairs [to the parking] are going to interact with the house to the right.
 - Applicant: We are proposing digging that drainage swale that's existing. That does allow for more opportunities between the stair and the existing house.
- The bigger concern is the approach on the driveway side. There is some work that you can do of softening that piece.
- I am struggling with the driveway side. It's a sea of asphalt.



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 Roger HB Davis and Jeanne S Davis Trusts Applicant Name Kevin Schafer, Design Develop
Project Name/Description Preliminary Review of Proposed New Construction Parcel Number 090123000
Project Property Address 1532 and 1534 Virginia Ave, Charlottesville

Applicant Information

Address: 408 E Main Street
Charlottesville, Virginia, 22902
Email: kschafer@designdevelopllc.com
Phone: (W) 434.665.4144 (C) _____

Property Owner Information (if not applicant)

Address: 6207 Riverside Farm Lane
Cape Charles, VA 23310
Email: gg2davis@gmail.com
Phone: (W) _____ (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] 2.26.20
Signature Date
KEVIN SCHAFER 2.26.20
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] _____
Signature Date
Roger Davis _____
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Proposed New Construction on parcel 090123000. See attached booklet.

List All Attachments (see reverse side for submittal requirements):
5 Copies of Preliminary BAR Narrative booklets, 5 copies of associated BAR drawings.

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

THE RESIDENCES AT VIRGINIA AVE.

PARCEL 090123000
BAR SUBMISSION

PRESENTED BY



DESIGN
DEVELOP

02 | 25 | 2020

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LIGHTING CONSULTANT INFORMATION

TAKING CUES FROM THE C'VILLE ADCD DESIGN GUIDELINES; PART III NEW CONSTRUCTION

THIS DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

A. INTRODUCTION: OFTEN NEW COMMERCIAL, OFFICE, OR MULTI-USE BUILDINGS WILL BE CONSTRUCTED ON SITES MUCH LARGER THAN THE TRADITIONALLY SIZED LOTS 25 TO 40 FEET WIDE. THESE ASSEMBLED PARCELS CAN TRANSLATE INTO NEW STRUCTURES WHOSE SCALE AND MASS MAY OVERWHELM NEIGHBORING EXISTING STRUCTURES. THEREFORE, WHILE THIS BUILDING TYPE MAY NEED TO RESPOND TO THE VARIOUS BUILDING CONDITIONS OF THE SITE, **IT ALSO SHOULD EMPLOY DESIGN TECHNIQUES TO REDUCE ITS VISUAL PRESENCE. THESE COULD INCLUDE VARYING FACADE WALL PLANES, DIFFERING MATERIALS, STEPPED-BACK UPPER LEVELS, AND IRREGULAR MASSING.**



...REDUCE VISUAL PRESENCE BY BREAKING UP THE SCALE AND MASSING INTO TWO DISTINCT BUILDING FORMS.

B. SETBACK: CONSTRUCT NEW COMMERCIAL BUILDINGS WITH A MINIMAL OR NO SETBACK IN ORDER TO REINFORCE THE TRADITIONAL STREET WALL. USE A MINIMAL SETBACK IF THE DESIRE IS TO CREATE A STRONG STREET WALL OR SETBACK CONSISTENT WITH THE SURROUNDING AREA. **KEEP RESIDENTIAL SETBACKS WITHIN 20 PERCENT OF THE SETBACKS OF A MAJORITY OF NEIGHBORHOOD DWELLINGS.**



...REACT AND RESPOND TO ADJACENT, ESTABLISHED SETBACKS (IN THIS CASE, A 25' FRONT YARD). USE THIS SETBACK TO CREATE LANDSCAPE COURTYARDS THE HELP REINFORCE THE RHYTHM OF THE EXISTING STREET WALL.

C. SPACING: **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.



...REINFORCE THE ESTABLISHED AND EXISTING SPACING BETWEEN BUILDINGS FOUND IN THE DISTRICT.

D. MASSING AND FOOTPRINT: NEIGHBORHOOD TRANSITIONAL BUILDINGS SHOULD HAVE SMALL BUILDING FOOTPRINTS SIMILAR TO NEARBY DWELLINGS.

1. IF THE FOOTPRINT IS LARGER, THEIR MASSING SHOULD BE REDUCED TO RELATE TO THE SMALLER-SCALED FORMS OF RESIDENTIAL STRUCTURES.

2. TECHNIQUES COULD INCLUDE **VARYING THE SURFACE PLANES OF THE BUILDINGS, STEPPING BACK THE BUILDINGS AS THE STRUCTURE INCREASES IN HEIGHT, AND BREAKING UP THE ROOF LINE WITH DIFFERENT ELEMENTS TO CREATE SMALLER COMPOSITIONS.**



...PRESENT SMALLER MASSING TO THE STREET BY LIMITING THE FOOTPRINT OF BUILDING ELEMENTS TO THE WIDTH OF EXISTING STRUCTURES.

E. HEIGHT AND WIDTH: RESPECT THE DIRECTIONAL EXPRESSION OF THE MAJORITY OF SURROUNDING BUILDINGS. 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. **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.



... REINFORCE THE HUMAN SCALE BY PROVIDING NUMEROUS BALCONIES AND PORCHES ON ALL FACADES. REACH OUT TO THE PEDESTRIAN ON THE STREET WITH A FRONT PORCH PERGOLA ELEMENT THAT EXTENDS BEYOND THE FRONT BUILDING PLANE. PROVIDE LANDSCAPING IN FRONT YARD SETBACK THAT MINIMIZES THE VISUAL IMPACT OF THE HEIGHT FROM THE STREET.

F. SCALE: IN CHARLOTTESVILLE, THERE IS A VARIETY OF SCALE. PROVIDE FEATURES ON NEW CONSTRUCTION THAT **REINFORCE THE SCALE AND CHARACTER OF THE SURROUNDING AREA, WHETHER HUMAN OR MONUMENTAL.**



... ACKNOWLEDGE THAT THIS DISTRICT HAS VARYING SCALES, ARCHITECTURAL STYLES, USES, AND TECHNIQUES IN DEALING WITH SCALE. REINFORCE THIS VARIATION THROUGH PROVIDING A THOUGHTFULLY COMPOSED, COHESIVE EXTERIOR.

G. ROOF: **LARGE-SCALE, MULTI-LOT BUILDINGS SHOULD HAVE A VARIED ROOF LINE TO BREAK UP THE MASS OF THE DESIGN.**



... PROVIDE A VARIED ROOF LINE TO BREAK UP THE MASS OF THE DESIGN.

TAKING CUES FROM THE C'VILLE ADCD DESIGN GUIDELINES; PART III NEW CONSTRUCTION

THIS DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

H. ORIENTATION: **NEW COMMERCIAL CONSTRUCTION SHOULD ORIENT ITS FAÇADE IN THE SAME DIRECTION AS ADJACENT HISTORIC BUILDINGS, THAT IS, TO THE STREET.**



...ORIENTATE THE PRIMARY FACADE TOWARD VIRGINIA AVENUE.

I. WINDOWS AND DOORS: *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.*



...PROVIDE APPROPRIATELY PROPORTIONED WINDOWS WITHIN GLAZING "BAYS" THAT RESPECT AND RESPOND TO THE RULES OF CONTEMPORARY DESIGN IN NEW CONSTRUCTION.

K. STREET-LEVEL DESIGN: **STREET LEVEL FACADES OF ALL BUILDING TYPES, WHETHER COMMERCIAL, OFFICE, OR INSTITUTIONAL, SHOULD NOT HAVE BLANK WALLS; THEY SHOULD PROVIDE VISUAL INTEREST TO THE PASSING PEDESTRIAN. NEIGHBORHOOD TRANSITIONAL BUILDINGS IN GENERAL SHOULD NOT HAVE TRANSPARENT FIRST FLOORS, AND THE DESIGN AND SIZE OF THEIR FAÇADE OPENINGS SHOULD RELATE MORE TO NEIGHBORING RESIDENTIAL STRUCTURES.**



...ELIMINATE BLANK WALLS THROUGH CHANGE IN MATERIALS, BALCONIES, PORCHES, CIRCULATION CORE ELEMENTS, AND APPROPRIATE AMOUNTS OF GLAZING.

L. FOUNDATION AND CORNICE: *FACADES GENERALLY HAVE A THREE-PART COMPOSITION: A FOUNDATION OR BASE THAT RESPONDS AT THE PEDESTRIAN OR STREET, THE MIDDLE SECTION, AND THE CAP OR CORNICE THAT TERMINATES THE MASS AND ADDRESSES HOW THE BUILDING MEETS THE SKY. **DISTINGUISH THE FOUNDATION FROM THE REST OF THE STRUCTURE THROUGH THE USE OF DIFFERENT MATERIALS, PATTERNS, OR TEXTURES.***



... PROVIDE A DEFINED VISUAL BASE THROUGH USE OF FIRST FLOOR MASONRY VENEER.

M. MATERIALS AND TEXTURES: **THE SELECTION OF MATERIALS AND TEXTURES FOR A NEW BUILDING SHOULD BE COMPATIBLE WITH AND COMPLEMENTARY TO NEIGHBORING BUILDINGS. IN ORDER TO STRENGTHEN THE TRADITIONAL IMAGE OF THE RESIDENTIAL AREAS OF THE HISTORIC DISTRICTS, BRICK, STUCCO, AND WOOD SIDING ARE THE MOST APPROPRIATE MATERIALS FOR NEW BUILDINGS. CEMENTITIOUS SIDING, SUCH AS HARDIEPLANK BOARDS AND PANELS, ARE APPROPRIATE.**



...SELECT HIGH-QUALITY, LOW-MAINTENANCE MATERIALS THAT ARE IN KEEPING WITH ADJACENT, ESTABLISHED MATERIAL PALETTES. ANTICIPATED MATERIAL CHOICES INCLUDE BRICK, EIFS, AND CEMENTITIOUS BOARD LAP SIDING.

N. PAINT: *THE SELECTION AND USE OF COLORS FOR A NEW BUILDING SHOULD BE COORDINATED AND COMPATIBLE WITH ADJACENT BUILDINGS, NOT INTRUSIVE.*



... AVOID BRIGHTLY COLORED OR INTRUSIVE PAINT COLORS.

O. DETAILS AND DECORATIONS: *MORE SUCCESSFUL NEW BUILDINGS MAY TAKE THEIR CLUES FROM HISTORIC IMAGES AND REINTRODUCE AND REINTERPRET DESIGNS OF TRADITIONAL DECORATIVE ELEMENTS OR **MAY HAVE A MODERNIST APPROACH IN WHICH DETAILS AND DECORATION ARE MINIMAL.***



... PROVIDE A HOLISTIC COMPOSITION THAT REPRESENTS A MODERN APPROACH TO DETAIL AND DECORATION.



THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

NEIGHBORHOOD MAP
6

BAR SUBMISSION
FEBRUARY 25, 2019



1

1993



2

1930*



3

1910*



4

1875*



5

1987



6

1920*



7

1986



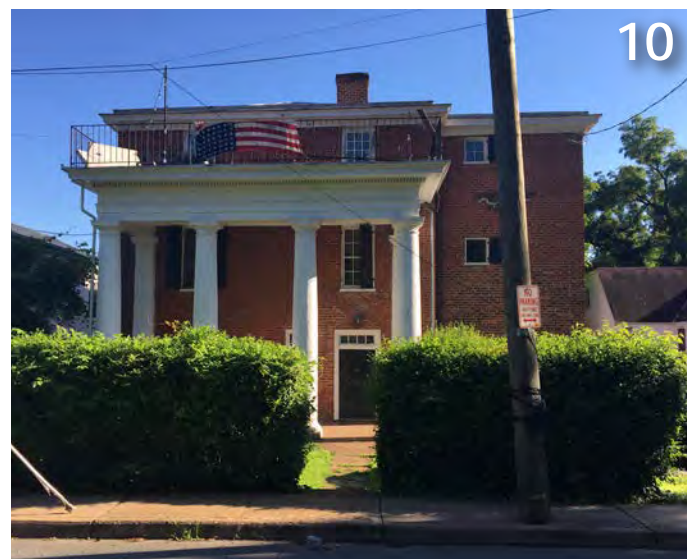
8

2014



9

1910*



10

1920*



11

2007

* DENOTES A CONTRIBUTING STRUCTURE



THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

EXISTING STREET CONDITIONS
8

BAR SUBMISSION
FEBRUARY 25, 2019

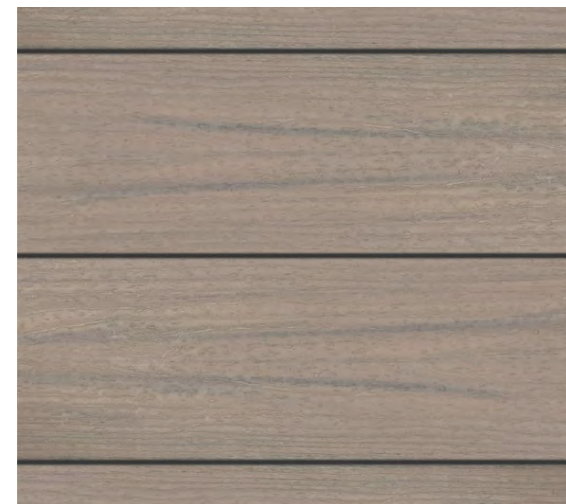




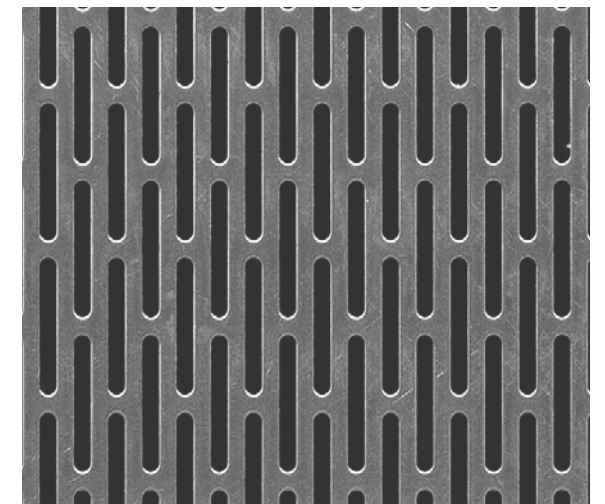
SMOOTH FIBER CEMENT TRIM
BENJAMIN MOORE "BURNT EMBER"



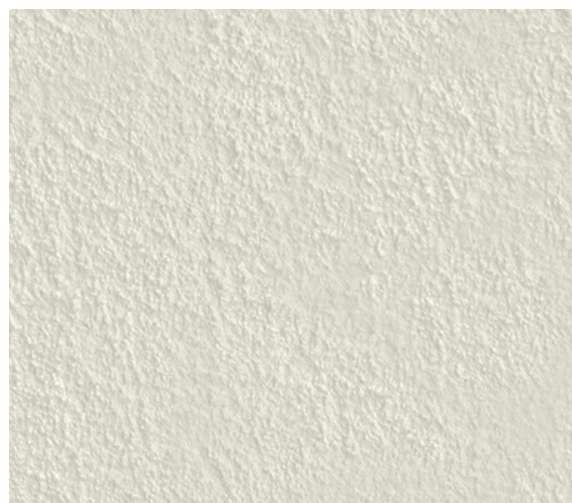
MAINE DECK BRACKETS



TREX ENHANCED NATURAL DECKING
"COASTAL BLUFF"



AMETCO SLOTTED HOLE
SIDE STAGGERED PATTERN



EIFS SIDING
PAINTED BENJAMIN MOORE'S
"EARLY MORNING MIST"



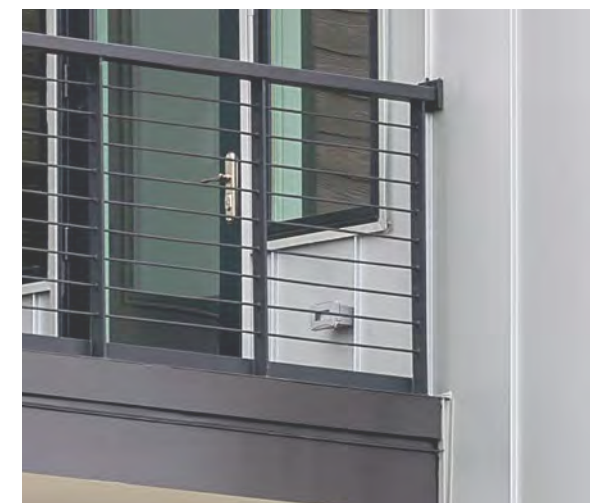
WOODTONE - RUSTIC SERIES
LAP SIDING "SUMMER WHEAT"



GLEN-GERY UTILITY BRICK
"CARBON BLACK"



PELLA IMPERVIA WINDOWS - BLACK



CUSTOM STEEL RAILINGS
PAINTED BENJAMIN MOORE'S
"BURNT EMBER"



FIBERGLASS

Pella® Impervia®

\$\$



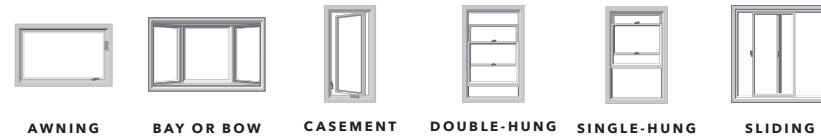
Pella Impervia casement window

FEATURES

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 Versatile design features and options to deliver any style

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.¹



AWNING

BAY OR BOW

CASEMENT

DOUBLE-HUNG

SINGLE-HUNG

SLIDING

PATIO DOOR STYLES



SLIDING



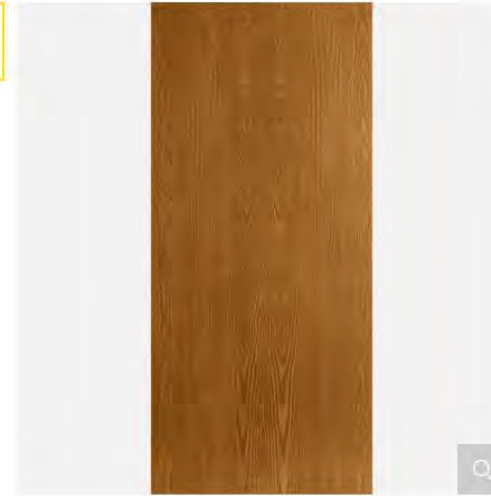
¹In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Special shape windows are made from a non-Duracast fiberglass composite.



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- 6' 8", 7' and 8' height with 30" 32" 34" or 36" width

Panel Material

Pella entry doors are available in your choice of mahogany, fir, oak, or smooth, and can be factory finished in your choice of paint or stain. Stain is not available for smooth fiberglass or steel. [Learn more about materials](#)

Style



Finish



Oak Grain



Charcoal

SEE A6.1 FOR EXTERIOR WINDOW AND DOOR ELEVATIONS AND PRODUCT SPECIFICATIONS.



EIFS PAINTED BENJAMIN MOORE'S "EARLY MORNING MIST"



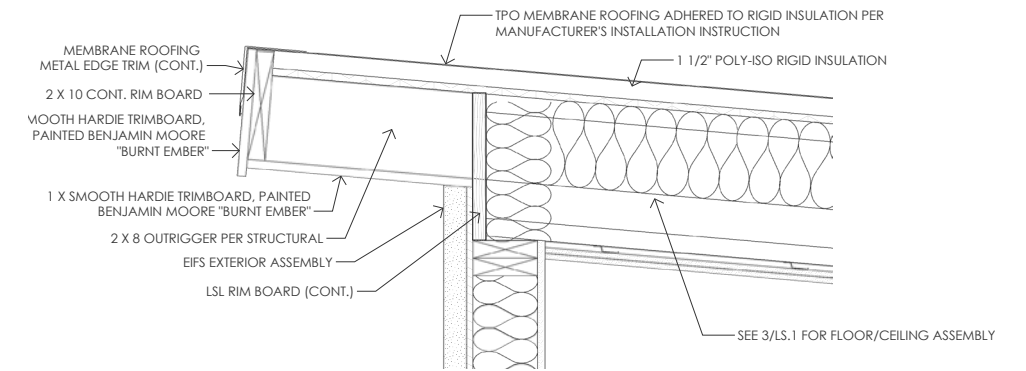
GLEN-GERY UTILITY BRICK "CARBON BLACK"



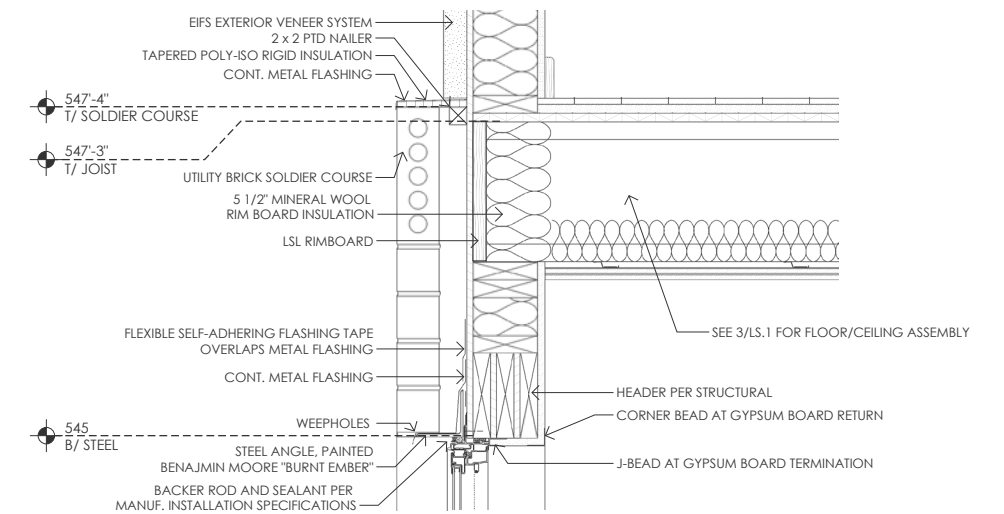
WORKRITE CEMENT MORTAR "SMOKE"



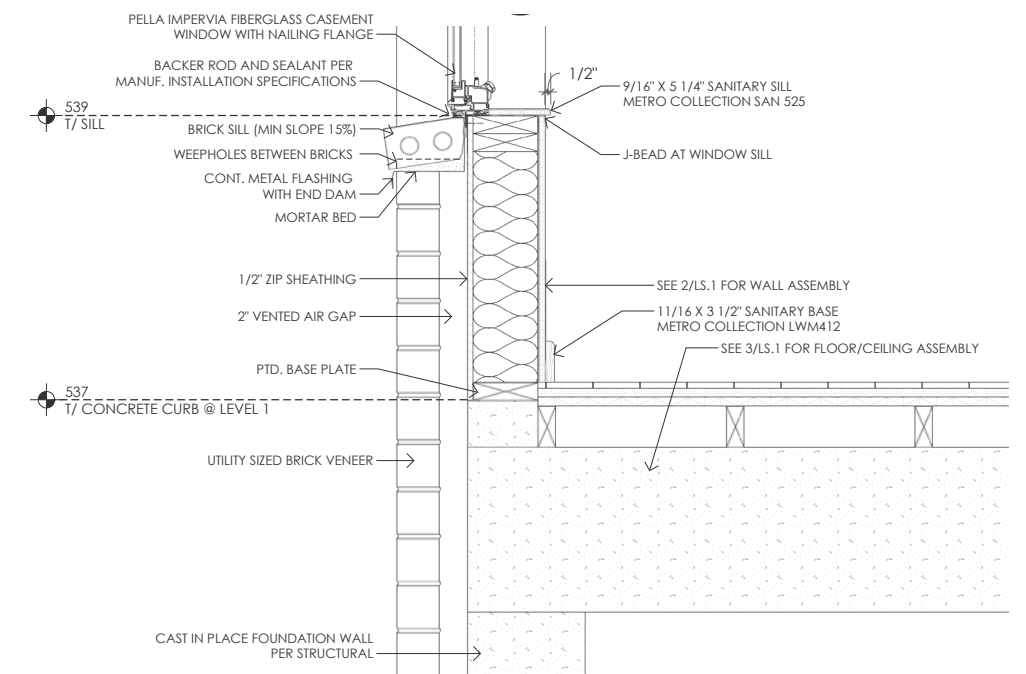
TYPICAL WINDOW AT FIRST FLOOR BRICK



TYPICAL EAVE AT EIFS



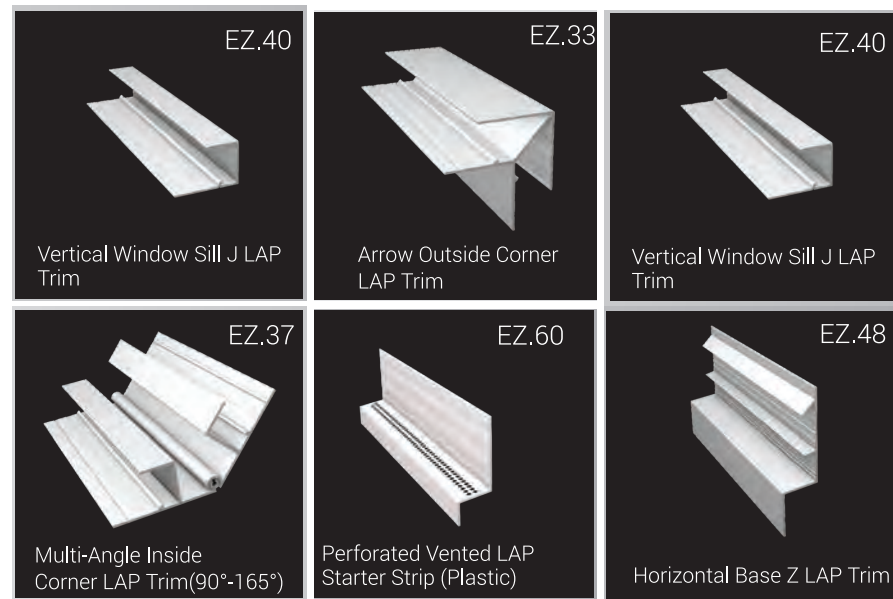
TYPICAL BRICK HEADER AND SOLDIER COURSE



TYPICAL BRICK SILL



WOODTONE RUSTIC SERIES "SUMMER WHEAT"



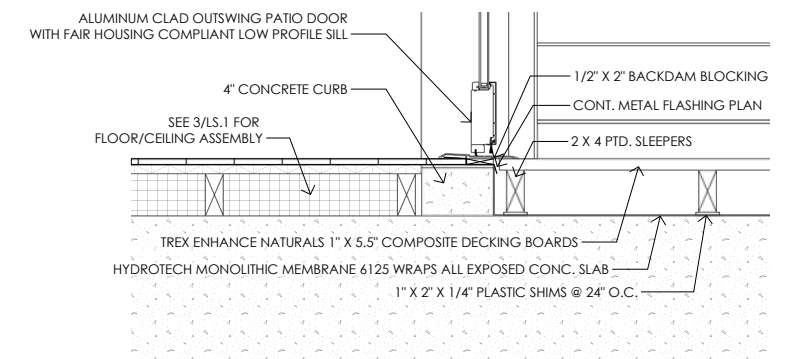
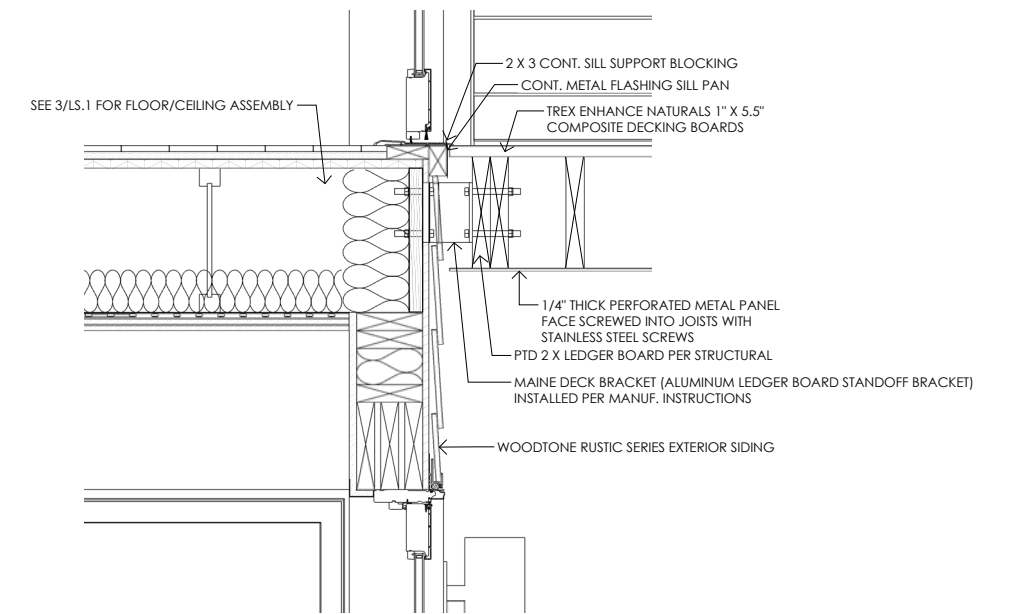
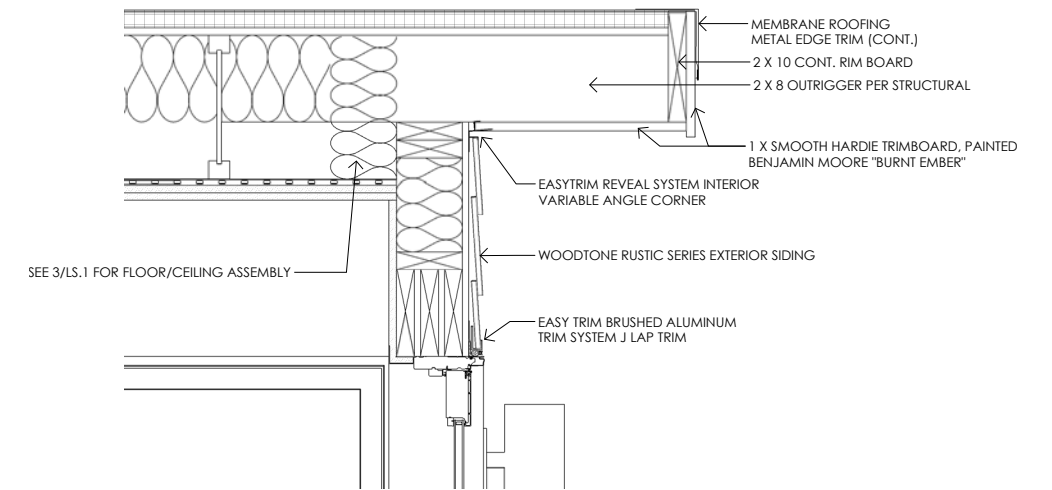
EASYTRIM REVEALS FIBER CEMENT TRIM SYSTEM (IN BLACK)



LAP SIDING AT DECK



LAP SIDING AT DECK

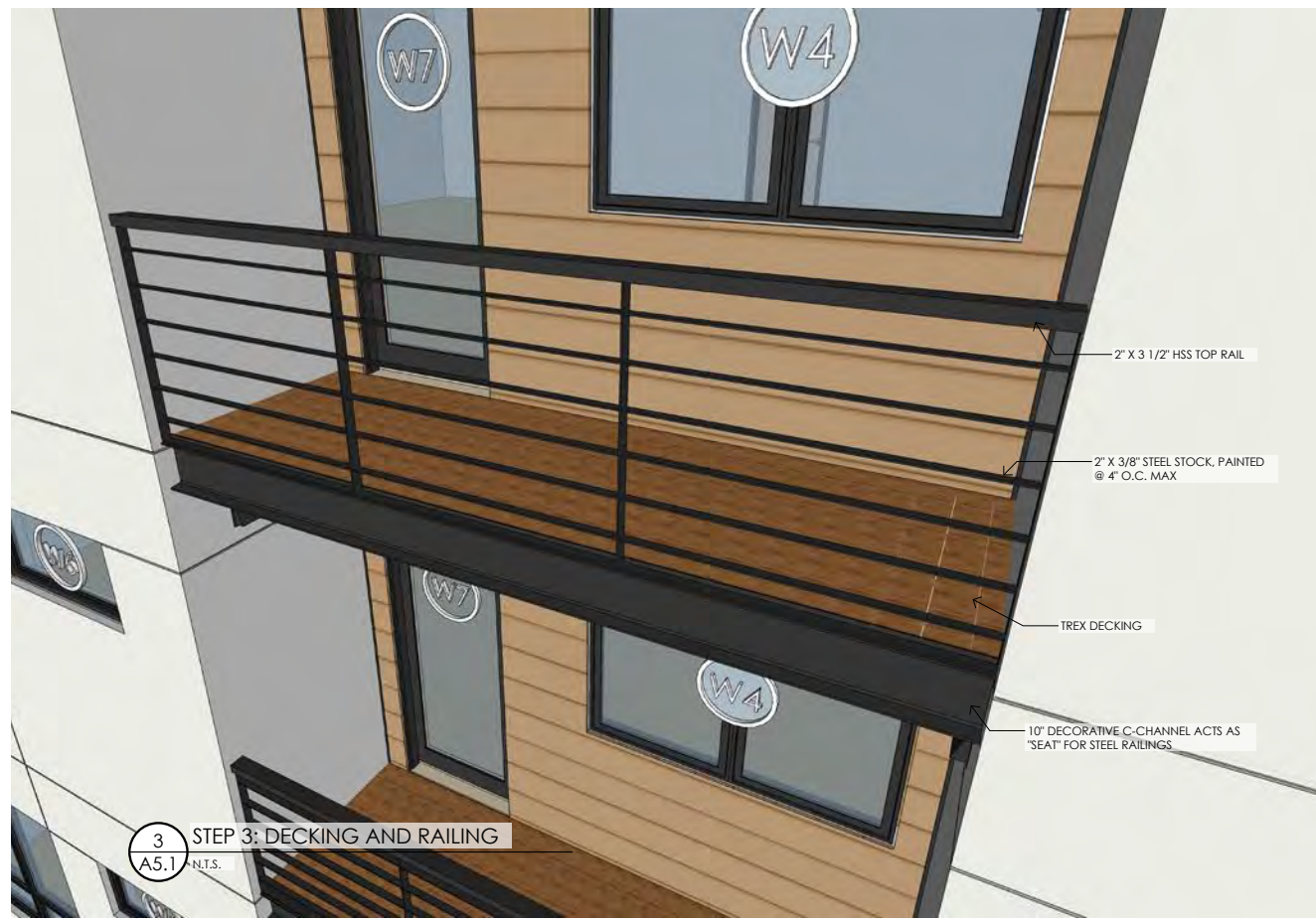




1 STEP 1: DECK BRACKET INSTALLATION
A5.1 N.T.S.



2 STEP 2: EXTERIOR SIDING + DECK FRAMING
A5.1 N.T.S.



3 STEP 3: DECKING AND RAILING
A5.1 N.T.S.



3 STEP 3: DECKING AND RAILING
A5.2 N.T.S.



SIMPSON APLH210R ROUGH CUT 2X10 CONCEALED FLANGE LIGHT JOIST HANGER - BLACK POWDER COAT OVER ZMAX

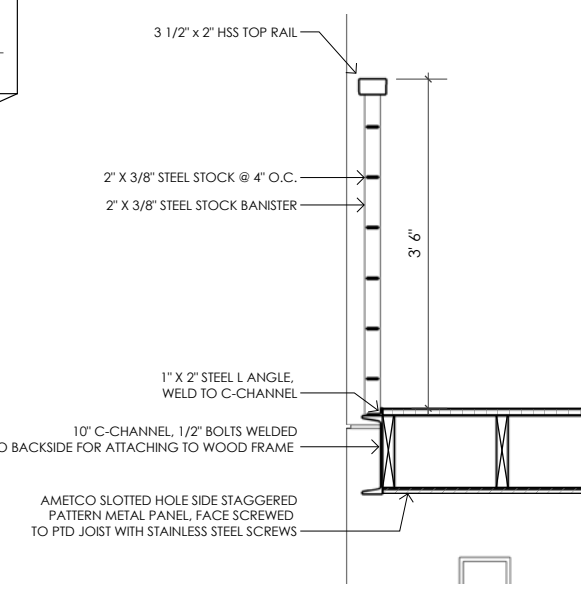
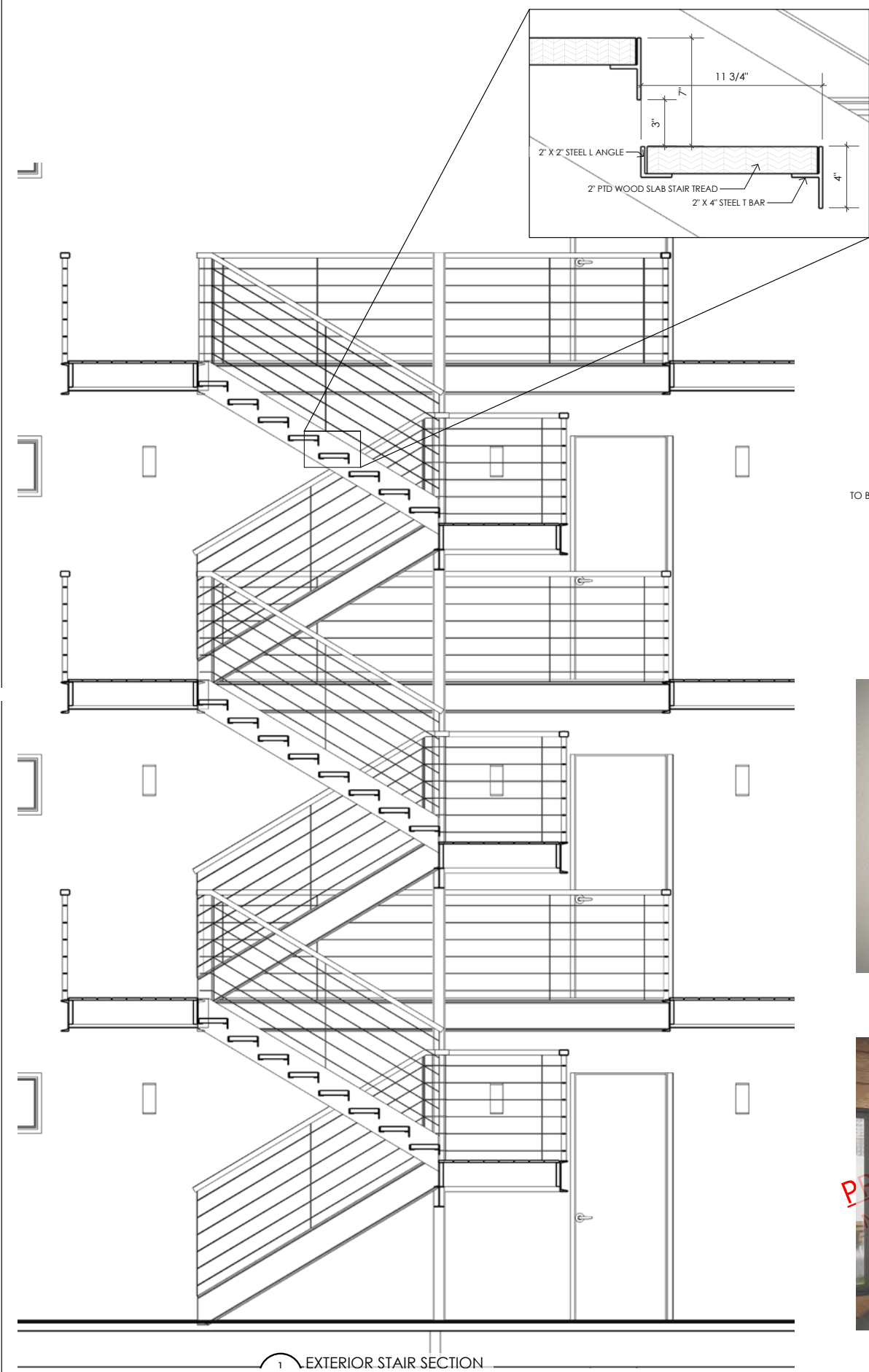
SIMPSON CONCEALED FLANGE JOIST HANGER

4' VANESSA LED STRIP LIGHT, STAGGERED

2 X 10 DOUGLAS FIR RAFTERS, STAINED TO MATCH COASTAL BLUFF TREX DECKING

12" C-CHANNEL FRAME, MITERED CORNERS, PAINTED BENJAMIN MOORE'S "BURNT EMBER"

5" X 5" HSS STEEL COLUMN (BEARS ON CONC. CURB)



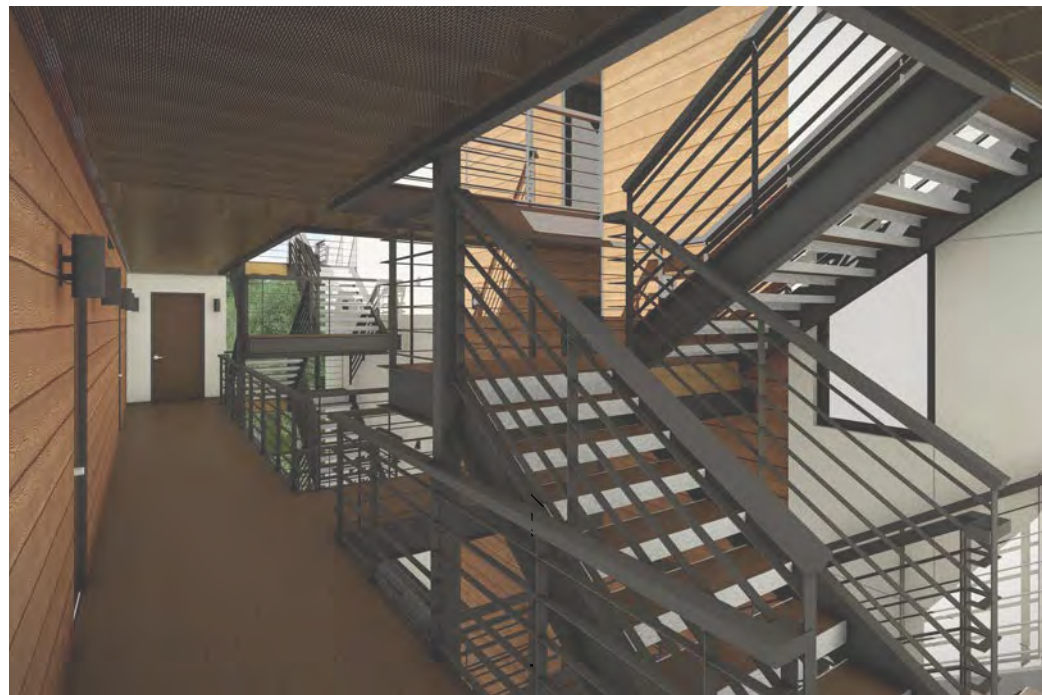
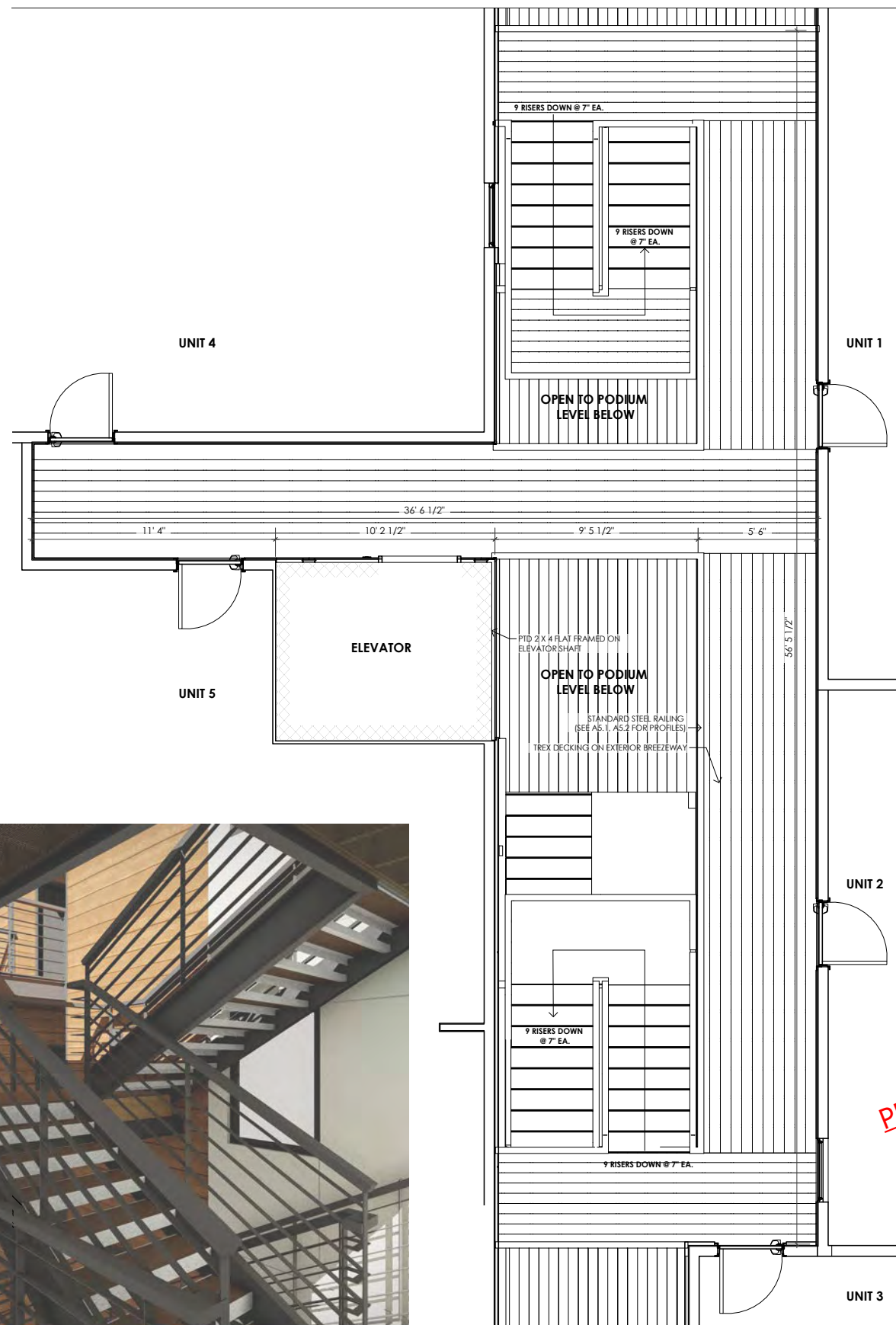
TYPICAL RAILING CONSTRUCTION



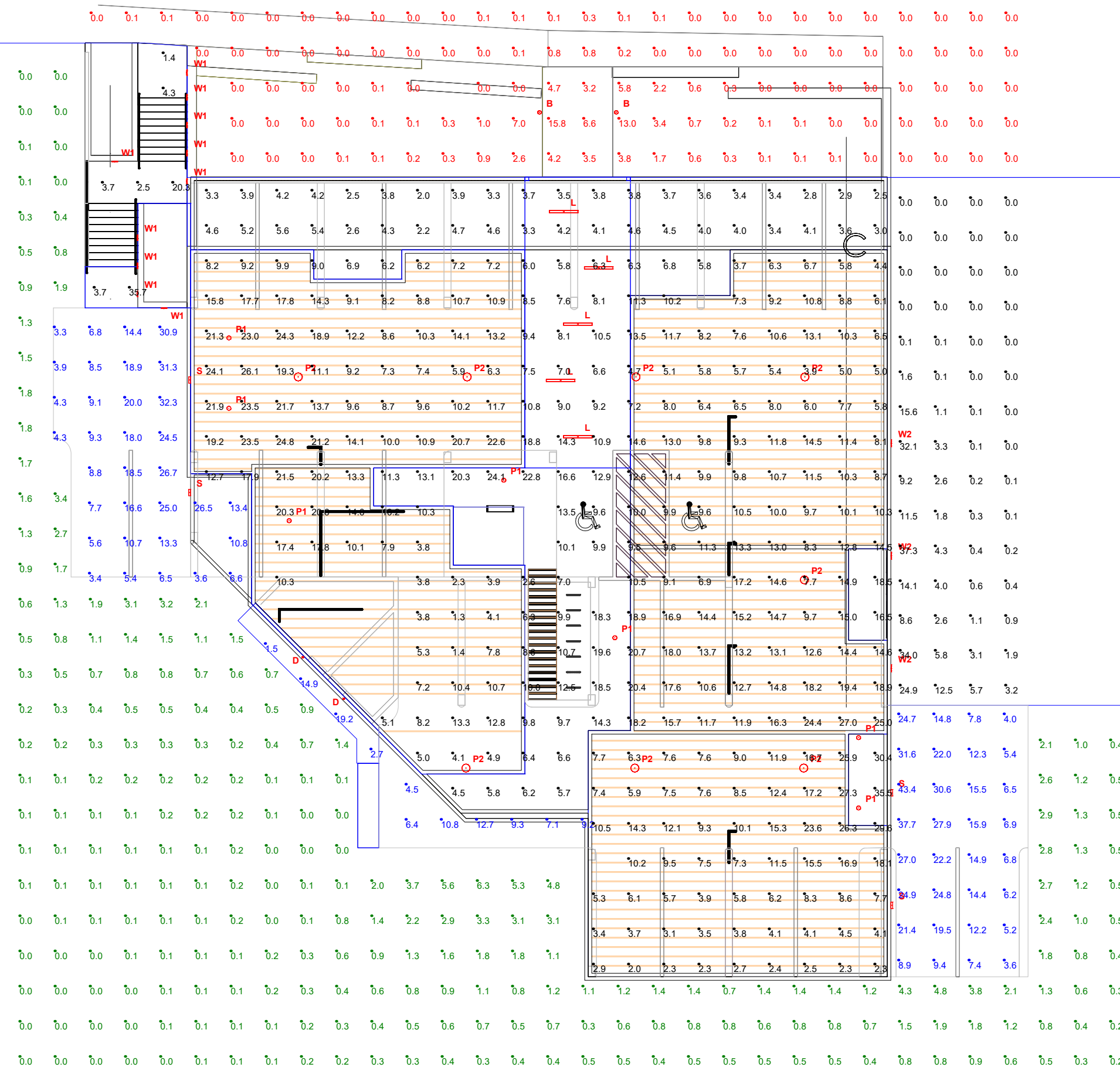
VIEW INSIDE BREEZEWAY



VIEW UNDER PERGOLA



VIEW INSIDE BREEZEWAY



Symbol	Qty	Label	Lum. Lumens	LLF	[MANUFAC]	Description	Lum. Watts	Mounting Height
⊙	2	B	1182	1.000	Performance IN Lighting USA	076450	19	3 ft
⊙	2	D	1942	0.500	PRESCOLITE	LTC-3RD-P-20L35K8XW-DM1-S-BL (.5LLF for 1000lumens)	12	7 ft AFG
—	5	L	944	1.000	Birchwood Lighting	VAN-LED-400-SLO-40-4-MW-FW	18	10 ft
⊙	7	P1	5915	1.000	HUBBELL OUTDOOR	SRT1-SS-4K7-5C-UNV-GT	54.9	Garage ceiling
⊙	8	P2	8967	1.000	Beacon Products	SRT2-85-4K7-5RW-UNV	87.2	Garage ceiling
⊙	4	S	6070	1.000	Performance IN Lighting USA	070445	53	10.5 ft AFG
⊙	10	W1	275	1.000	Performance IN Lighting USA	071423	7	1.5 ft AFT
⊙	3	W2	1399	1.000	Performance IN Lighting USA	071978	26	3 ft AFT

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entry level	Illuminance	Fc	0.73	15.8	0.0	N.A.	N.A.
Landing_lower	Illuminance	Fc	8.83	20.3	2.5	3.53	8.12
Landing_parking level	Illuminance	Fc	19.70	35.7	3.7	5.32	9.65
Landing_upper	Illuminance	Fc	2.85	4.3	1.4	2.04	3.07
Lower site level	Illuminance	Fc	0.53	6.3	0.0	N.A.	N.A.
Parking Garage	Illuminance	Fc	10.35	35.5	1.3	7.96	27.31
Standed Outdoor	Illuminance	Fc	14.25	43.4	1.5	9.50	28.93
Stanted drive_Planar	Illuminance	Fc	4.09	37.3	0.0	N.A.	N.A.

Prepared by:
 LIGHTING VIRGINIA CENTRAL
 400G-2 Southlake Blvd.
 Richmond, VA 23236
 Tel: 804-378-7777
 www.lightingvirginia.com

- NOTES:
- NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.
 - THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF IFL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.
 - SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 - LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 - CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 - CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

FOR MORE INFORMATION, SEE FULL EXTERIOR LIGHTING SUBMITTAL PACKAGE (SUBMITTED DIGITALLY)



EXTERIOR SCONCES
PRESCOLITE LITEISTRY 3" CYLINDER / 12" TALL



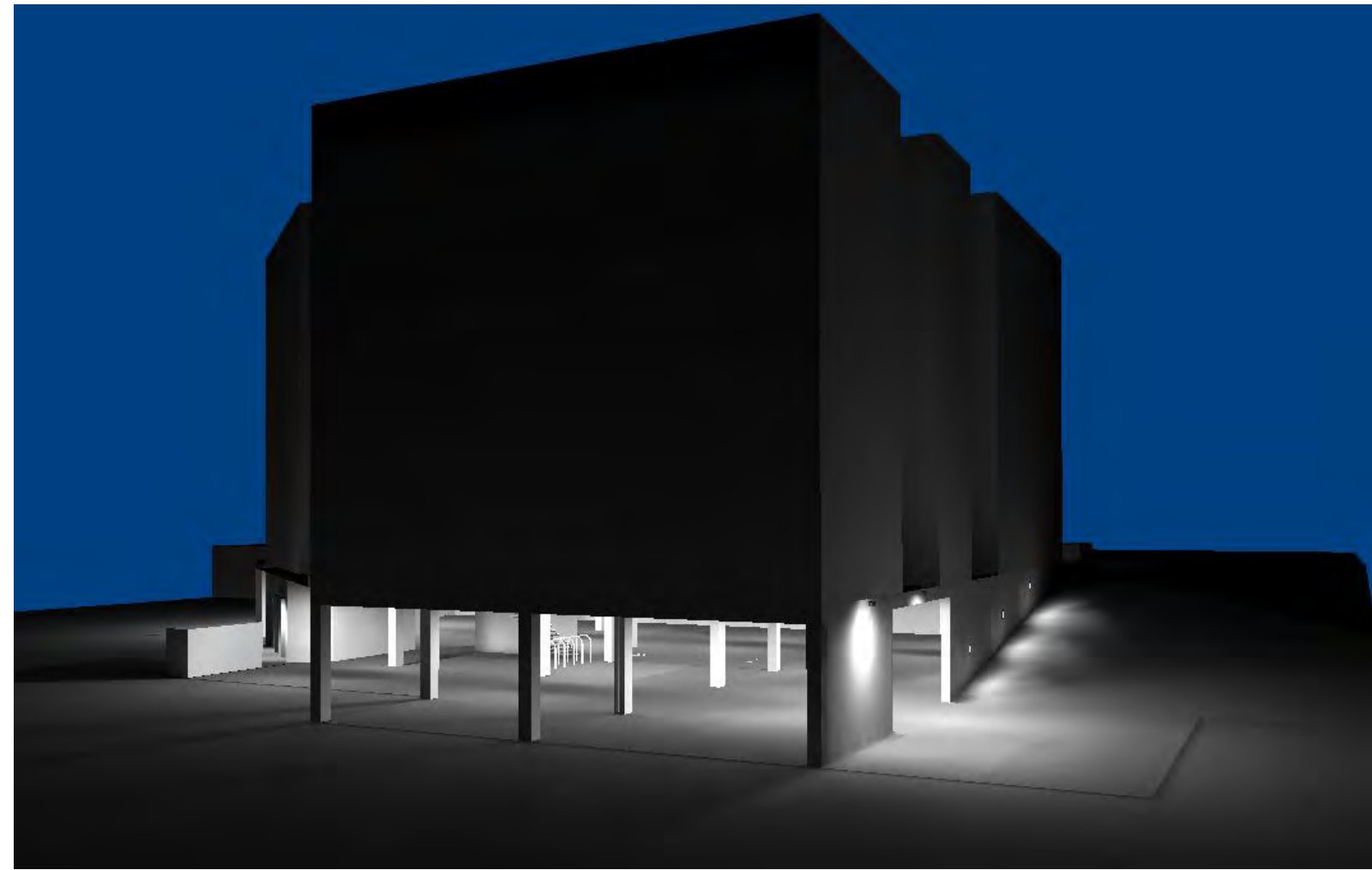
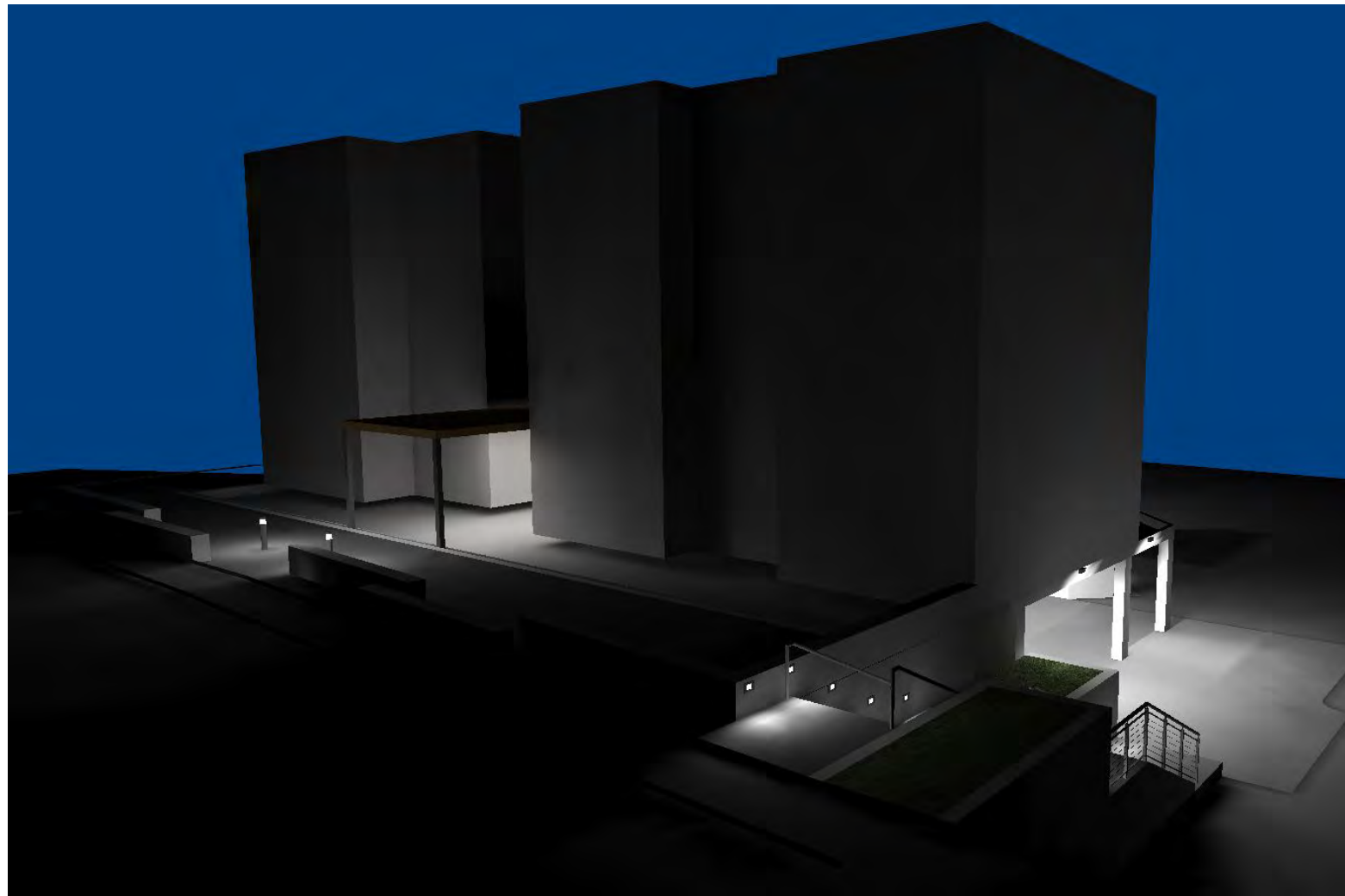
LED STRIP FIXTURE IN PERGOLA
BIRCHWOOD LIGHTING VANESSA



SURFACE MOUNTED GARAGE FIXTURE
BEACON DRIVE SRT2



WALL PACK FIXTURE AT STAIRS / DRIVE AISLE
PERFORMANCE IN LIGHTING SHIELD+2 TYPE III





FOR MORE INFORMATION, SEE ROOF PLAN, SHEET A1.5. MECHANICAL EQUIPMENT WILL NOT BE VISIBLE FROM PEDESTRIAN PERSPECTIVE



EXHAUST VENTS HAVE BEEN THOUGHTFULLY PLACED AND CONCEALED WHERE POSSIBLE. SEE A4.X SERIES FOR MECHANICAL DIAGRAMS AND 2.X SERIES FOR EXTERIOR ELEVATIONS



THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

FRONT PERSPECTIVE

22

BAR SUBMISSION
FEBRUARY 25, 2019



THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

SIDE PERSPECTIVE

23

BAR SUBMISSION
FEBRUARY 25, 2019



THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

REAR PERSPECTIVE

24

BAR SUBMISSION
FEBRUARY 25, 2019

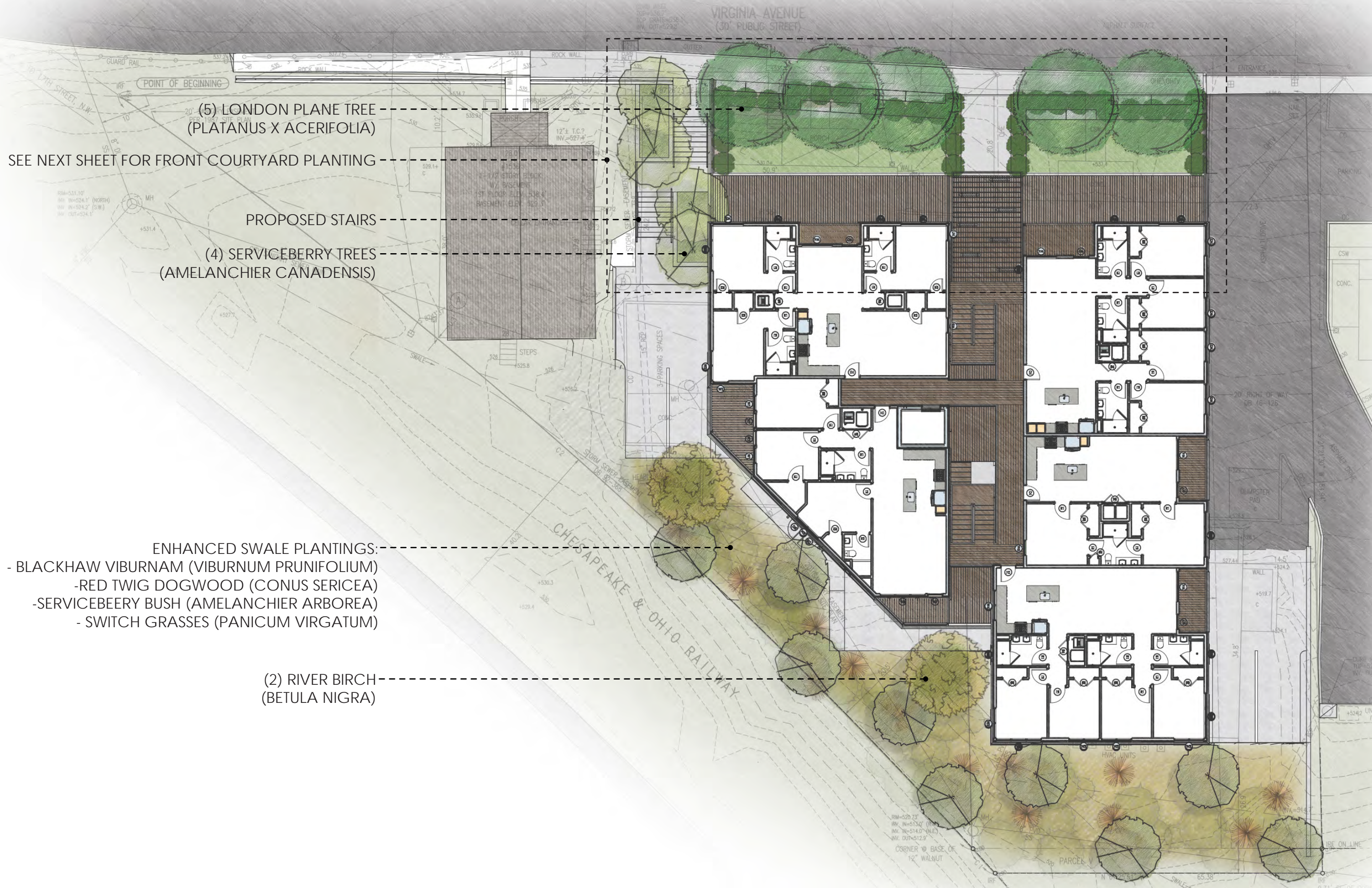


THE RESIDENCES AT VIRGINIA AVE.
CHARLOTTESVILLE, VA

SIDE PERSPECTIVE

25

BAR SUBMISSION
FEBRUARY 25, 2019



(5) LONDON PLANE TREE
(PLATANUS X ACERIFOLIA)

SEE NEXT SHEET FOR FRONT COURTYARD PLANTING

PROPOSED STAIRS

(4) SERVICEBERRY TREES
(AMELANCHIER CANADENSIS)

ENHANCED SWALE PLANTINGS:
 - BLACKHAW VIBURNAM (VIBURNUM PRUNIFOLIUM)
 - RED TWIG DOGWOOD (CONUS SERICEA)
 - SERVICEBERRY BUSH (AMELANCHIER ARBOREA)
 - SWITCH GRASSES (PANICUM VIRGATUM)

(2) RIVER BIRCH
(BETULA NIGRA)



REAR SCREENING



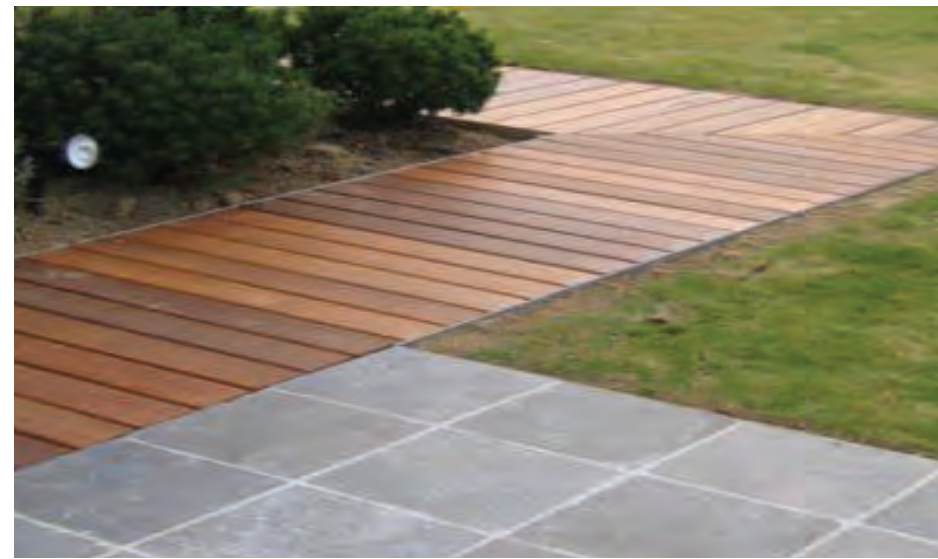
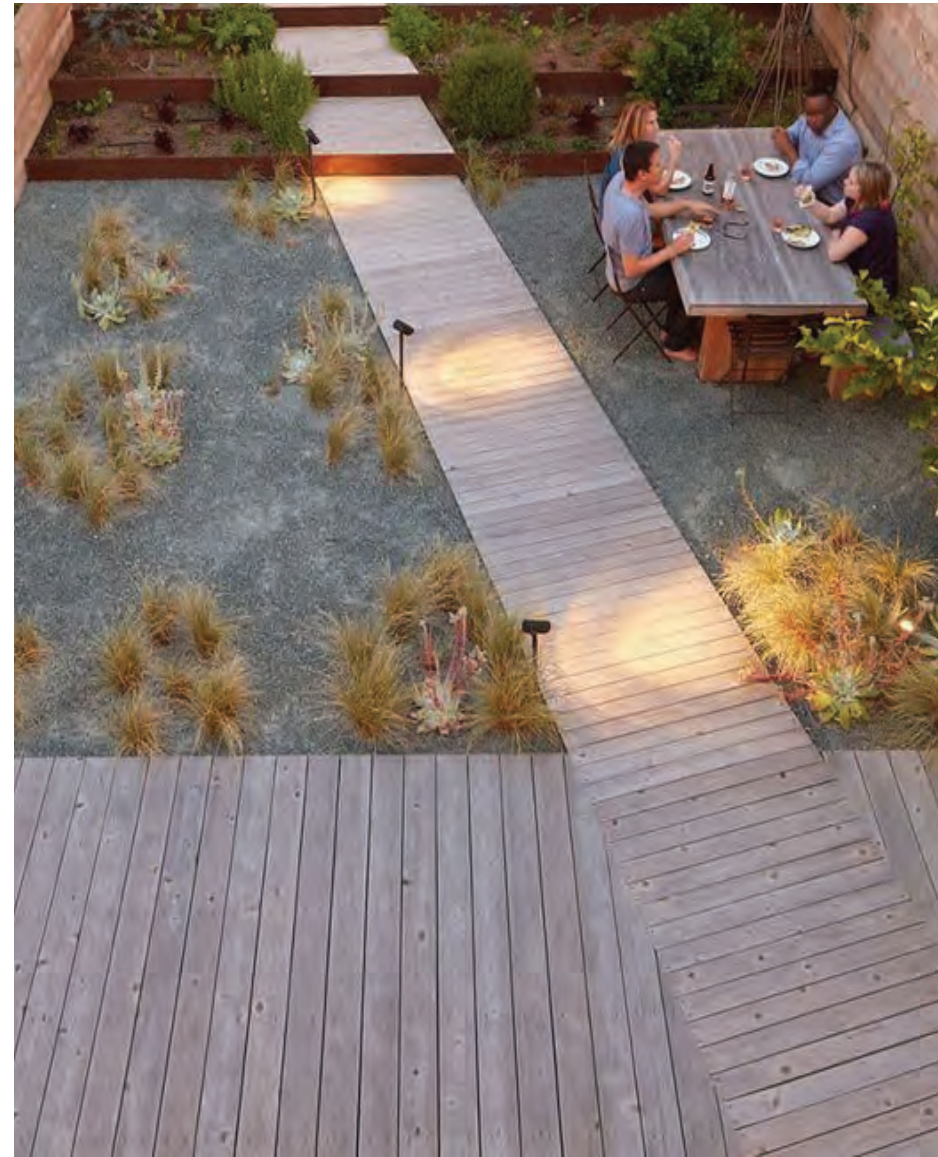
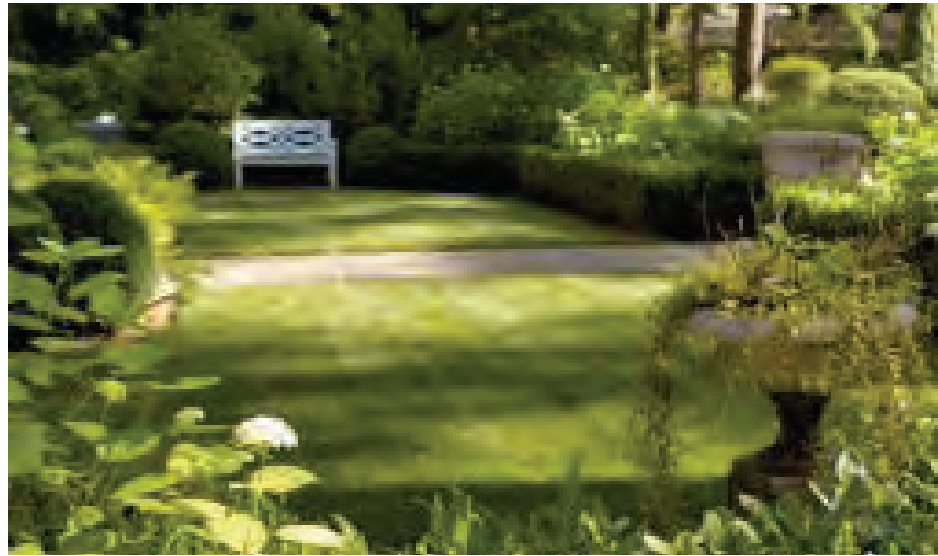
FRONT COURTYARD



STAIR AND PLANTING BED

- OAKLEAF HYDRANGEA @ 5' O.C.
(HYDRANGEA QUERCIFOLIA)
- FREESTANDING CONCRETE BENCHES
- OAKLEAF HYDRANGEA @ 5' O.C.
(HYDRANGEA QUERCIFOLIA)
- LAWN
- CREeping LIRIOPE UNDER SERVICEBERRY TREES
(LIRIOPE SPICATA)





"FRONT YARD" PRECEDENTS

DECKING AT FRONT YARD PRECEDENT

MOVABLE BENCHES



PLANTING PRECEDENTS

LANDSCAPE PRECEDENTS

Amelanchier canadensis

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[More Images](#)

Common Name: serviceberry ⓘ
 Type: Tree
 Family: Rosaceae
 Native Range: Eastern North America
 Zone: 4 to 8
 Height: 25.00 to 30.00 feet
 Spread: 15.00 to 20.00 feet
 Bloom Time: April to May
 Bloom Description: White
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Suggested Use: Flowering Tree
 Flower: Showy
 Leaf: Good Fall
 Attracts: Birds
 Fruit: Showy, Edible
 Tolerate: Clay Soil
[Garden locations](#)

Liriope spicata

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[More Images](#)

Common Name: creeping liriope ⓘ
 Type: Herbaceous perennial
 Family: Asparagaceae
 Native Range: China, Vietnam
 Zone: 4 to 10
 Height: 0.75 to 1.50 feet
 Spread: 1.00 to 2.00 feet
 Bloom Time: August to September
 Bloom Description: Lavender to white
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Suggested Use: Ground Cover, Naturalize
 Flower: Showy
 Tolerate: Rabbit, Deer, Drought, Erosion, Air Pollution
 Invasive: [Where is this species invasive in the US?](#)
[Garden locations](#)

PLANTER AT STAIRS

Platanus x acerifolia

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[More Images](#)

Common Name: London plane tree
 Type: Tree
 Family: Platanaceae
 Zone: 4 to 8
 Height: 75.00 to 100.00 feet
 Spread: 60.00 to 75.00 feet
 Bloom Time: April
 Bloom Description: Yellow (male) and red (female)
 Sun: Full sun
 Water: Medium to wet
 Maintenance: High
 Suggested Use: Shade Tree, Rain Garden
 Flower: Insignificant
 Fruit: Showy
 Other: Winter Interest
 Tolerate: Deer, Clay Soil, Air Pollution
[Garden locations](#)

Hydrangea quercifolia

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[More Images](#)

[Plant of Merit](#)

Common Name: oakleaf hydrangea
 Type: Deciduous shrub
 Family: Hydrangeaceae
 Native Range: Southeastern United States
 Zone: 5 to 9
 Height: 6.00 to 8.00 feet
 Spread: 6.00 to 8.00 feet
 Bloom Time: **May to July**
 Bloom Description: White changing to purplish pink
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Suggested Use: Hedge, Naturalize
 Flower: Showy, Good Cut, Good Dried
 Leaf: Good Fall
 Other: Winter Interest
[Garden locations](#)

FRONT COURTYARD

Amelanchier arborea

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[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: serviceberry ⓘ
 Type: Tree
 Family: Rosaceae
 Native Range: Eastern North America
 Zone: 4 to 9
 Height: 15.00 to 25.00 feet
 Spread: 15.00 to 25.00 feet
 Bloom Time: March to April
 Bloom Description: White
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Suggested Use: Flowering Tree
 Flower: Showy, Fragrant
 Leaf: Good Fall
 Attracts: Birds
 Fruit: Showy, Edible
 Tolerate: Clay Soil, Air Pollution
[Garden locations](#)

Viburnum prunifolium

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[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: blackhaw viburnum ⓘ
 Type: Deciduous shrub
 Family: Adoxaceae
 Native Range: Eastern and central North America
 Zone: 3 to 9
 Height: 12.00 to 15.00 feet
 Spread: 6.00 to 12.00 feet
 Bloom Time: May to June
 Bloom Description: White
 Sun: Full sun to part shade
 Water: Dry to medium
 Maintenance: Low
 Suggested Use: Hedge
 Flower: Showy
 Leaf: Good Fall
 Attracts: Birds, Butterflies
 Fruit: Showy, Edible
 Tolerate: Drought, Clay Soil, Black Walnut, Air Pollution
[Garden locations](#)

Betula nigra

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[More Images](#)

Species Native to Missouri

Common Name: river birch ⓘ
 Type: Tree
 Family: Betulaceae
 Native Range: Eastern United States
 Zone: 4 to 9
 Height: 40.00 to 70.00 feet
 Spread: 40.00 to 60.00 feet
 Bloom Time: April to May
 Bloom Description: Brown (male) green (female)
 Sun: Full sun to part shade
 Water: Medium to wet
 Maintenance: Low
 Suggested Use: Shade Tree, Rain Garden
 Flower: Showy
 Attracts: Birds
 Other: Winter Interest
 Tolerate: Deer, Drought, Clay Soil, Wet Soil, Black Walnut, Air Pollution
[Garden locations](#)

Cornus sericea 'Cardinal'

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[More Images](#)

[Plant of Merit](#)

Common Name: red twig dogwood ⓘ
 Type: Deciduous shrub
 Family: Cornaceae
 Zone: 3 to 8
 Height: 6.00 to 9.00 feet
 Spread: 8.00 to 12.00 feet
 Bloom Time: May to June
 Bloom Description: White
 Sun: Full sun to part shade
 Water: Medium to wet
 Maintenance: Medium
 Suggested Use: Hedge, Rain Garden
 Flower: Showy
 Leaf: Good Fall
 Attracts: Birds, Butterflies
 Fruit: Showy
 Other: Winter Interest
 Tolerate: Deer, Erosion, Clay Soil, Wet Soil
[Garden locations](#)

Panicum virgatum

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[More Images](#)

Species Native to Missouri

Common Name: switch grass ⓘ
 Type: Ornamental grass
 Family: Poaceae
 Native Range: North America
 Zone: 5 to 9
 Height: 3.00 to 6.00 feet
 Spread: 2.00 to 3.00 feet
 Bloom Time: July to February
 Bloom Description: Pink-tinged
 Sun: Full sun to part shade
 Water: Medium to wet
 Maintenance: Low
 Suggested Use: Naturalize, Rain Garden
 Flower: Showy, Good Cut, Good Dried
 Leaf: Good Fall
 Attracts: Birds
 Other: Winter Interest
 Tolerate: Drought, Erosion, Dry Soil, Wet Soil, Black Walnut, Air Pollution
[Garden locations](#)

ENHANCED SWALE PLANTINGS / REAR SCREENING