

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, March 16, 2022 9:34 AM  
**To:** mwolf@wolfjosey.com  
**Cc:** Werner, Jeffrey B  
**Subject:** March 2022 BAR Decision

### Certificate of Appropriateness

BAR 22-03-01

1835 University Circle, TMP 060069000

Rugby Rd-University Cir-Venable ADC District

Owner: Meg Conklin and John Jay

Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping

Dear Mary,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2022. The following action was taken:

*Breck Gastinger moves to approve the consent agenda, with the following three corrections to the July 20, 2021 meeting minutes:*

- *Page 14: in the 5<sup>th</sup> paragraph, “balls” should be “walls.”*
- *Page 14: in the 5<sup>th</sup> paragraph, “vanity” should be “humanity”*
- *Page 19: the motion should say “deferral” instead of “referral”*

*as well as with the correction of the applicant’s name to “Tony LaBua” on application materials associated with 223 East Main Street.*

*Cheri Lewis seconds motion.*

*Motion passes (7-0).*

A Certificate of Appropriateness was approved for your project as a result of it being on the consent agenda. Please also find the suggested motion for approval from the staff report:

*Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed pool and landscape plan at 1835 University Circle satisfy the BAR’s criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.*

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=tycoam74nerhajuktwgz> .

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

[https://library.municode.com/va/charlottesville/codes/code\\_of\\_ordinances?nodeId=CO\\_CH34ZO\\_ARTIIOVDI\\_DIV2HIPR\\_ARDECOOVDI\\_S34-280VACEAP](https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP))

If you have any questions, please contact me at [watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov).

Sincerely,  
Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 15, 2022**



**Certificate of Appropriateness**

BAR 22-03-01

1835 University Circle, TMP 060069000

Rugby Rd-University Cir-Venable ADC District

Owner: Meg Conklin and John Jay

Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping

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**Background**

Year Built: c. 1922

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing

This five-bay Georgian Revival house is one of several on University Circle designed by noted local architect Eugene Bradbury.

**Prior BAR Reviews**

October 20, 2015 (15-10-01): The BAR moves (6-1) to find that a second-story addition to an existing garage is compatible with the ADC district.

**Application**

- Applicant's submittal: Narrative summary. Drawings (5 sheets) for 1835 University Circle by Wolf Josey Landscape Architects: Proposed Pool Site Plan (Sheet 1); Existing Conditions Overlay (Sheet 2); Contiguous Properties (Sheet 3); Site Perimeter Views (Sheet 4); Existing Conditions on Site (Sheet 5)

Request CoA to construct a pool and introduce new landscaping to the west yard on the side of the house. A bluestone-paved patio will surround the pool, and bluestone steps will replace existing brick steps that lead down a slope from the house. The *undisturbed area of the side yard* will remain as lawn.

Existing large cedar tree near the proposed pool will be removed with new plantings along the north and east property boundaries and the addition of perennials, shrubs, and dogwood trees on the slope between the pool and the house.

## **Discussion**

The west (side) yard is largely screened from the public right-of-way by large boxwoods along the University Circle property boundary. The design guidelines recommend that new outbuildings are placed behind dwellings but offer no such recommendation for pools. Given the proposed pool's minimal paving, muted palette, and boxwood buffer from the street, staff considers the siting in the side yard appropriate.

Staff finds that the material palette, scale, and proposed plantings of this landscape plan are consistent with other properties in the district. Based on the criteria in *Chapter II: Site Design and Elements* of the ADC District Design Guidelines, staff recommends approval, with a recommendation that the applicant consider adding an additional shade tree to compensate for the loss of the cedar tree.

## **Suggested motion**

**Approval:** Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed pool and landscape plan at 1835 University Circle satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

**Denial:** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed fence and landscape plan at 1835 University Circle do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable 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 ADC District Design Guidelines**

## Chapter II – Site Design and Elements

### B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an “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 & Fences

1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought iron fences.
2. When a portion of a fence needs replacing, salvage original parts for a prominent location.
3. Match old fencing in material, height, and detail.
4. If it is not possible to match old fencing, use a simplified design of similar materials and height.
5. For new fences, use materials that relate to materials in the neighborhood.
6. Take design clues 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 structure 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 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.

### E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.

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

#### G. Garages, Sheds & Other Structures

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



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130  
Negative no(s). 7221

Page 1 of 2

Street address 1835 University Circle  
Town/City Charlottesville

Historic name \_\_\_\_\_ Common name \_\_\_\_\_

- Material**
- wood frame (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
  - brick (bond:  Flemish,  stretcher,  \_\_\_\_\_-course American,  \_\_\_\_\_)
  - stone ( random rubble,  random ashlar,  coursed ashlar,  \_\_\_\_\_)
  - log (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
  - stucco
  - concrete block
  - enameled steel
  - other: \_\_\_\_\_
- cast iron
  - terra cotta
  - glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 front <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

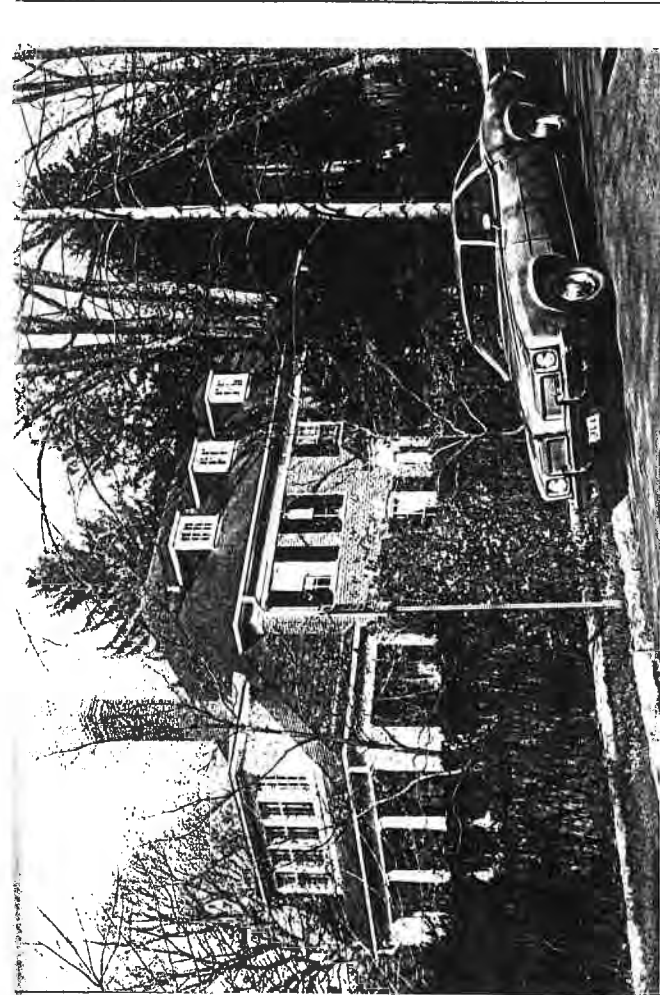
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Entry shelter with flared-eaves hipped roof supported by Composite columns.

**Building type**

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Georgian Revival      Date c. 1922      Architect/builder \_\_\_\_\_

Location and description of entrance      Entrance with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This, one of the most handsome Georgian Revival houses in the city, shares the distinctive feature of a shed-roofed side porch with no. 21, designed by Eugene Bradbury. The architect, unfortunately, is not known.

The house features an inset central bay; an unusual entry shelter; a shed-roofed side porch with monitor-dormered room above; segmental-arched window heads with masonry keystones; tall corbeled-cap chimney stacks, etc.

Historical information

Judging from the Sanborn maps and Real Estate records, this house was built about 1921.

Source Eugenia Bibb; Sanborn maps; Real Estate Dept.

Surveyed by Jeff O'Dell, VHLC      Date 4-83; 9-83

STREET ADDRESS: 1835 University Circle  
 MAP & PARCEL: 6-69  
 FILE NO:  
 PRESENT ZONING: R-1  
 ORIGINAL OWNER: Lucille C. Fawcus  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence (rental property)  
 PRESENT OWNER: Christiane D. Friedman  
 ADDRESS: 1835 University Circle  
 Charlottesville, VA 22903  
 HISTORIC NAME: Fawcus House  
 DATE/PERIOD: 1920-21  
 STYLE: Colonial Revival  
 HEIGHT (to cornice) OR STORIES: 2½ Stories  
 DIMENSIONS AND LAND AREA: 200' x 143' (28,300 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Winter 1998  
 SOURCES: City Records  
 Daniel R. Friedman

### ARCHITECTURAL DESCRIPTION

This is one of several large period Revival houses on University Circle designed by noted architect Eugene Bradbury. It is 2½ stories tall on a low-foundation, five bays wide, and double pile. Walls are veneered in brick laid in stretcher bond. There are two capped interior end chimneys. Throughout the house, windows are double-sash, 6-over-6 light, with louvered shutters. First story windows are somewhat taller and have segmental arches with keystone. In the central bay of the rear elevation, there is a monumental circular-headed window on the stair landing. The steep hipped roof is covered with slate and has projecting eaves and an entablature, with modillions only in the very slightly recessed central bay of the façade. There are three hipped-roofed, slate-sided gables on the front and rear elevations. Each has a pair of 6-light casement windows. At each end of the house, the roof continues downward to shelter a 1½-story addition. At the western end, this is a large porch, now screened in, but once open. There is a pair of paneled square pillars at each corner; and Tuscan columns flank the garden entrance bay on the western elevation. A sleeping porch is located in a 5-bay shed-roofed dormer set into the roof above this porch. At the other end of the house, the roof sweeps down over a sun parlor that covers the front bay of the eastern elevation. It has three pairs of four-light casement windows on each elevation. There are two single four-light casement windows on the façade at the second story level. Behind the sun parlor, a two-story hipped-roofed service wing covers the rear bay of the eastern elevation. It has another interior end chimney, and it matches the main block in all details, except that the windows are slightly shorter.



### HISTORICAL DESCRIPTION

Lucille Fawcus purchased two lots in University Place subdivision in 1920 (City DB 35-97) and built this house over the next two years, according to tax records. It was designed by Eugene Bradbury. Mrs. Fawcus sold the house in 1943 (DB 113-468), and the next year it was purchased by Lucy Carmack Smith. She sold it in 1968 to Thomas R. and Margaret Bardwell White (DB 403-828 & 830), from whom Daniel R. and Christiane D. Friedman bought it in 1979 (DB 403-830, 559-309).



### 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  
Staff email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)  
[watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov)

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).  
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 Meg Jay, John Conklin Applicant Name Mary Wolf/Wolf Josey Landscape Architects  
Project Name/Description Landscaping and pool Parcel Number 060069000  
Project Property Address 1835 University Circle

**Applicant Information**  
Address: 310 2nd Street SE, Charlottesville, VA 22902  
Email: mwolf@wolfjosey.com  
Phone: (W) 434-466-7472 (C) 434-825-6678

**Signature of Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct.  
Mary Wolf 2/22/22  
Signature Date  
Mary Wolf 2/22/22  
Print Name Date

**Property Owner Information (if not applicant)**  
Address: 1835 University Circle, Charlottesville VA 22903  
Email: megjay@gmail.com; johnvconklin@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434-242-7204

**Property Owner Permission (if not applicant)**  
I have read this application and hereby give my consent to its submission.  
Meg Jay 2/21/22  
Signature Date  
Meg Jay 2/21/22  
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary):  
Landscaping and pool per Wolf/Josey Landscape Architects drawings.

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

**For Office Use Only**

Received by: _____	Approved/Disapproved by: _____
Fee paid: _____ Cash/Ck. # _____	Date: _____
Date Received: _____	Conditions of approval: _____

Revised 2016

February 22, 2022

Subject: BAR Narrative Summary  
**1835 University Circle Pool**

**Project Summary:**

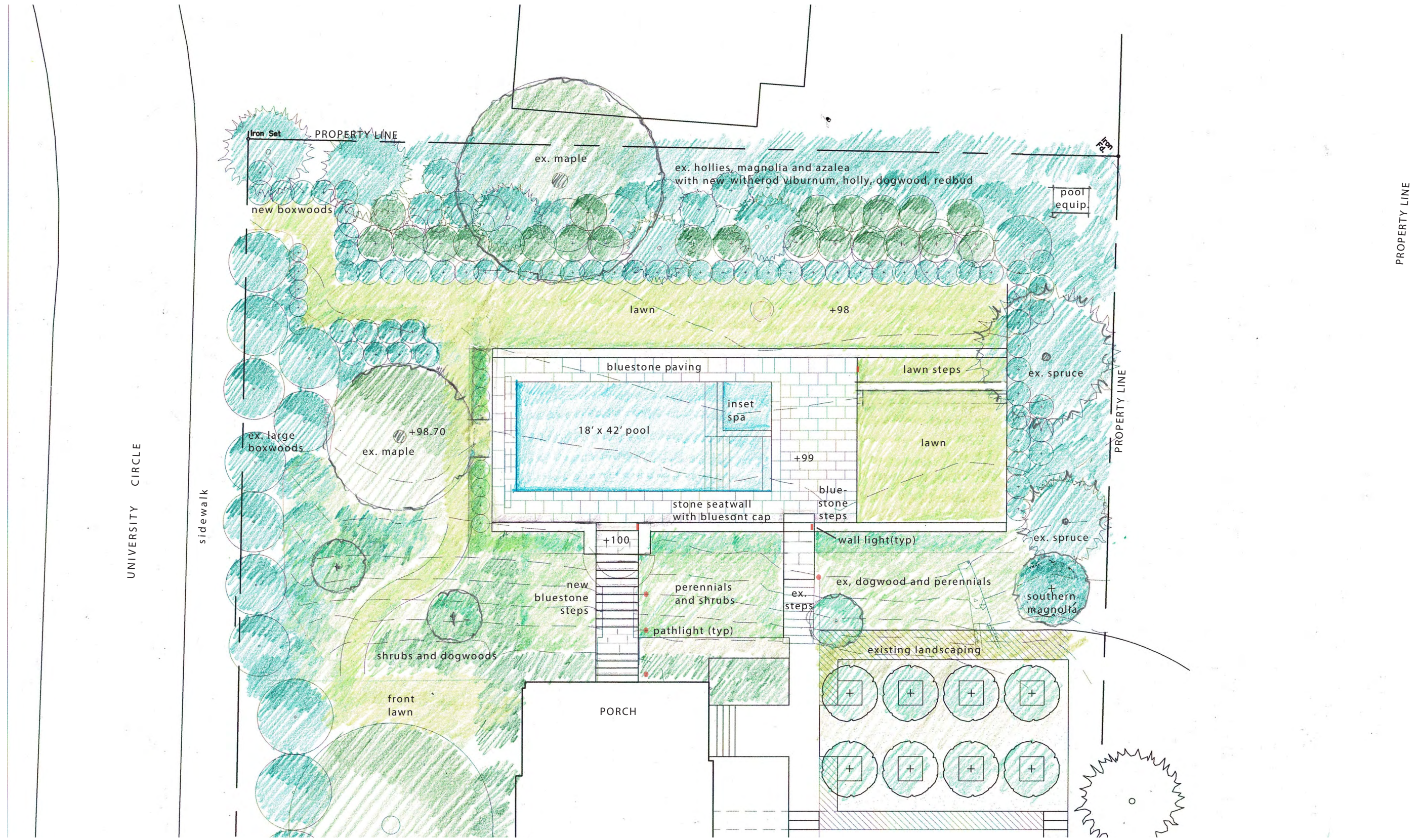
A new swimming pool is proposed for the side yard of 1835 University Circle. The existing site is a large open yard that sits 7' below the front yard of the house and is accessed down a steep 3:1 slope. A side porch overlooks the site and would provide the primary access route to the pool. Existing large boxwoods screen the site from the University Circle.

The pool will be minimally paved to preserve the sense of an open lawn. The west edge of the pool will align with the front face of the house. The primary seating area will be at the east end of the pool. Paving will be bluestone. A low stone seat wall at the base of the slope will define the south edge of the pool and help minimize the slope and any drainage issues. Due to grading the existing brick steps down from the porch will be removed and replaced with bluestone steps with brick or bluestone risers. A language of stone and bluestone currently exists within the landscape in the back of the house and along the driveway.

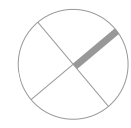
The project proposes to remove a large cedar tree on the north side of the pool. The tree is currently leaning towards the house and there is concern that the pool construction could further impact the tree structurally. Tree preservation is a priority for the owners and the pool is sited to preserve two large maples and two large spruce trees.

Planting along the north and east property line will be augmented with native deciduous and evergreen shrubs and trees to create a woodland edge and buffer for the neighbors to the north and east. The boxwood planting along University Circle will be extended to strengthen the visual buffer from the street. The slopes leading down to the pool which are currently planted in lawn will be planted with shrubs, understory trees and perennials creating a stronger separation between the pool and the landscape in the front of the house. The pool will have an automatic pool cover and will not require fencing.

Lighting will consist of low path lights and wall lights to provide safe and functional access from pool to the house. Lights will be dimmable LED bronze fixtures.

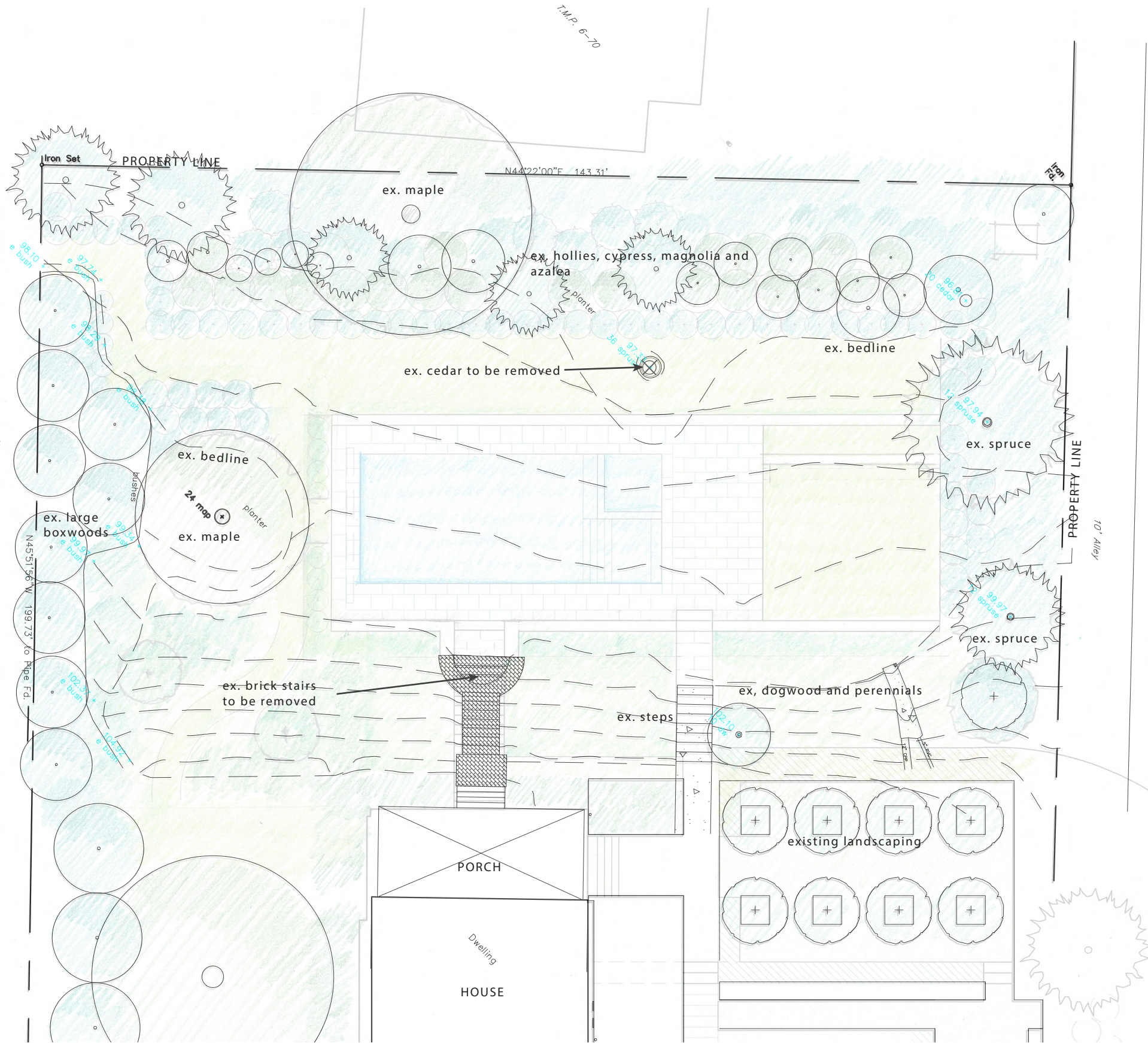


**PROPOSED POOL - Site Plan**  
 1835 University Circle  
 February 22, 2022



UNIVERSITY CIRCLE

University Circle

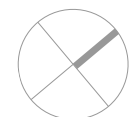


# EXISTING CONDITIONS OVERLAY

1835 University Circle  
February 22, 2022



**WOLF JOSEY**  
landscape architects





1835 University Circle - side yard



1835 University Circle - House



1831 University Circle - east side

**CONTIGUOUS PROPERTIES**

1835 University Circle

February 22, 2022



1841 University Circle - west side



1835 University Circle porch



1841 University Circle - view north from pool site



1832 Wayside Place - view north from pool site



View west towards University Circle from pool site

## SITE PERIMETER VIEWS

1835 University Circle

February 22, 2022



Porch



Large cedar to be removed



Existing steps to be replaced



Pool site



Existing bluestone and stone wall on site

## EXISTING CONDITIONS ON SITE

1835 University Circle  
February 22, 2022