

**From:** [Murphy, Mollie](#)  
**To:** [scottloughrey@gmail.com](mailto:scottloughrey@gmail.com)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** BAR # 22-09-04  
**Date:** Thursday, November 17, 2022 3:25:00 PM  
**Attachments:** [image001.png](#)

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BAR # 22-09-04  
0 3<sup>rd</sup> Street NE, TMP 330020001  
North Downtown ADC District  
Owner: Scott Loughery  
Applicant: Candace Smith, Architect  
Project: New residence on vacant lot

Ms. Smith:

The CoA request for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on November 15, 2022. The following action was taken:

- **Action:** Mr. Schwarz moved to accept applicant's request for deferral Mr. Gastinger, second. Motion passed 6 – 0.

For specifics of the discussion, the meeting video is on-line at:  
<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=zws6izrpegx6m7ox2o8i>

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 building permit. (Link to Sec. 34-280: [CoA period of validity](#))  
If you have any questions, please contact me at [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov).

Sincerely,  
Mollie



**Mollie Murphy** (*she/her*)  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
City of Charlottesville  
(434) 970-3515 | [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>  
<https://gisweb.charlottesville.org/GisViewer/>  
<https://opendata.charlottesville.org/>

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



**Certificate of Appropriateness**

BAR 22-09-01

0 3<sup>rd</sup> Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith/Architect

Project: New residence

---



**Background**

*Year Built:* n/a. (According to available information, parcel has never been developed.)

*District:* North Downtown ADC District

*Status:* n/a

**Prior BAR Review**

September 20, 2022 – BAR held preliminary discussion re: new residence.

Link to meeting video. Discussion begins at 02:30:00.

<https://boxcast.tv/channel/vabajtzezyv3iclkl1a?b=nvdouryu5aoooh1orqwx>

Link to Sept 20, 2022 submittal, go to pdf page 100 of: [Sept 20 2022 BAR Packet](#)

October 18, 2022 - BAR reviewed new residence; accepted applicant's request for a deferral.

Link to the BAR meeting video. Discussion begins at 0:03:30.

<https://boxcast.tv/channel/vabajtzezyv3iclkl1a?b=uzjzbhfohchjty5hs6f>

Link to October 18, 2022 submittal, go to pdf page 27 of: [October 2022 BAR packet](#)

**Application**

- Submittal: Candace M.P. Smith, Architects PC narrative and drawings, dated for November 15, 2022 BAR meeting (11 pages).

CoA request to construct a new single-family residence and detached garage on vacant parcel.

**Note:** Applicant is not seeking final BAR action during this meeting. Rather, the discussion is intended to resolve any outstanding questions prior to the final submittal.

## **Discussion**

Applicant seeks BAR input on the following:

- Variation of building height.
- Porch options presented, including roof forms and railings.
- Front gate.
- Color palette.

## **Suggested Motions**

No action is recommended, except to accept the applicant's request for a deferral.

## **Criteria, Standards and Guidelines**

### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

### **Pertinent Standards for Review of Construction and Alterations include:**

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

### **Links to the Design Guidelines:**

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

### **Pertinent Guidelines for New Construction and Additions include:**

D. Massing and Footprint

[...]

- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.

- a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
- b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

[...]

#### E. Height and Width

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

[...]

- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

#### F. Scale

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

#### G. Roof

##### 1) Roof Forms and Pitches

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

##### 2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.

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



- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

#### J. Porches

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

#### L. Foundation and Cornice

- 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 and Textures

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

#### N. Paint

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional 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 and Decoration

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



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

202 SIXTH STREET NE  
CHARLOTTESVILLE, VA 22902  
TEL.: 434.963.4500  
FAX: 434.979.1936  
WWW.CMPSARCHITECT.COM

**NARRATIVE AND LIST OF ATTACHMENTS**

for

**Board of Architectural Review**

Meeting November 15, 2022

**Preliminary Discussion**

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

**Narrative**

See prior narrative for description of site limitations and materials submitted for 9/20/22 BAR meeting for first preliminary discussion. And prior minutes for plans and earlier 3D sketchup of proposed new house.

Responding to the board's comments, we have reduced the height of the house, determined that siding over a brick foundation is most suitable for reducing the scale of the overall height of the home, and prepared several questions for the Board to discuss so we can move to final approval at the December BAR meeting.

Primary questions focus on the front porch form, and three are presented, with the client's preference noted. Different roof forms and railings are shown. We would appreciate the Board providing their recommendation on this.

Solid gates, similar to others in the neighborhood, will be painted, wood gates with solid panels, similar to the chosen garage doors. (Specifications on the garage doors will be provided at final but have been made.) Railings at the side, screened porches will be solid privacy panels. Paint colors have been selected and paint chips will be available to view at the 11/15/22 meeting and will be specified at final submittal.

Finally, a diagram of the street view of the uphill neighbor, our proposed house front at 3<sup>rd</sup> Street NE, and the downhill neighbor at Park Plaza is included to show the slope of the road, comparative finish floor heights and approximate roof peaks/ridges.

Updated landscape plans and other requirements will be met and submitted for the December BAR.

**List of Attachments**

1. SK4 (7) sheets showing
  - a. Shorter front and side elevation
  - b. Three front porches
  - c. Front gate detail
  
2. SK4 Addendum
  - a. Street profile diagram

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SHORTER  
HOUSE,  
SIDING &  
BRICK

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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FRONT ELEVATION, SHORTER HOUSE, SIDING & BRICK  
WITH CLIENT'S PREFERRED FRONT PORCH

1  
SK4

1/8" = 1'-0"

SK4

1 OF 7

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SHORTER  
HOUSE,  
SIDING &  
BRICK

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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SIDE ELEVATION, SHORTER HOUSE, SIDING & BRICK  
WITH CLIENT'S PREFERRED FRONT PORCH

2  
SK4

SK4

2 OF 7

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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CLIENT'S PREFERRED STREAMLINED ROOF  
& SOLID PANEL RAILINGS TO MATCH SIDE PORCHES

3  
SK4 1/8" = 1'-0"

SK4

3 OF 7



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
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4  
SK4

DEEPER ENTABLATURE  
& DECORATIVE METAL RAILINGS

1/8" = 1'-0"

SK4

4 OF 7

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

FRONT  
PORCH  
OPTIONS

DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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5  
SK4 1/8" = 1'-0"  
HIPPED ROOF  
& DECORATIVE METAL RAILINGS

SK4  
5 OF 7

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ARCHITECT, P.C.

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DISCUSSION DETAILS  
BAR 11/15/22 FOR

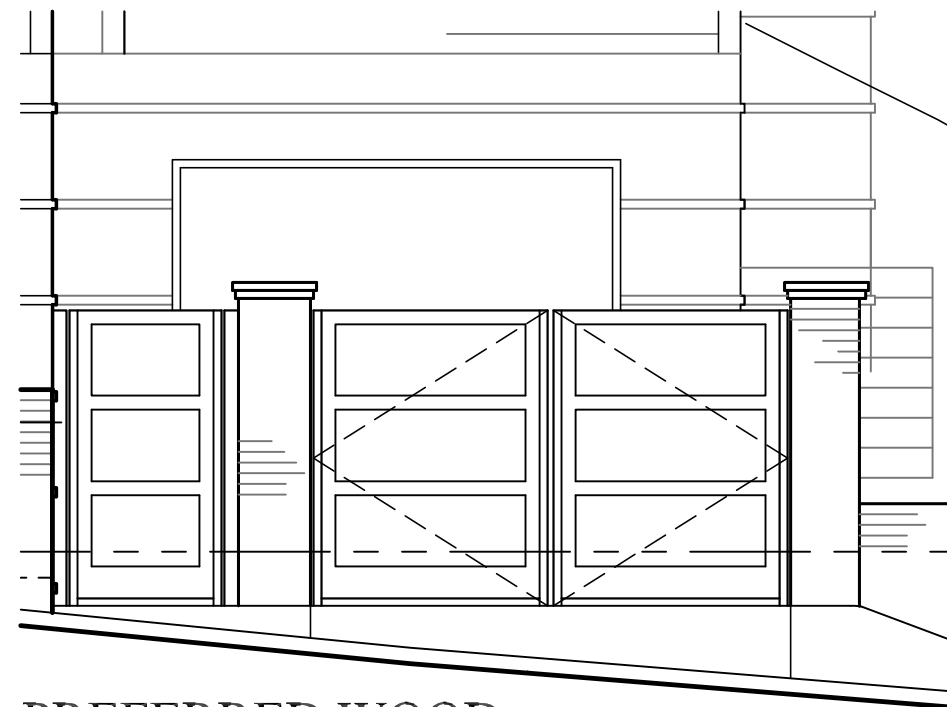
SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

GATE  
OPTION

DATE: 11/15/22  
DRAWING SCALE: AS NOTED  
PROJECT NO: 2204  
REVISION DATE:

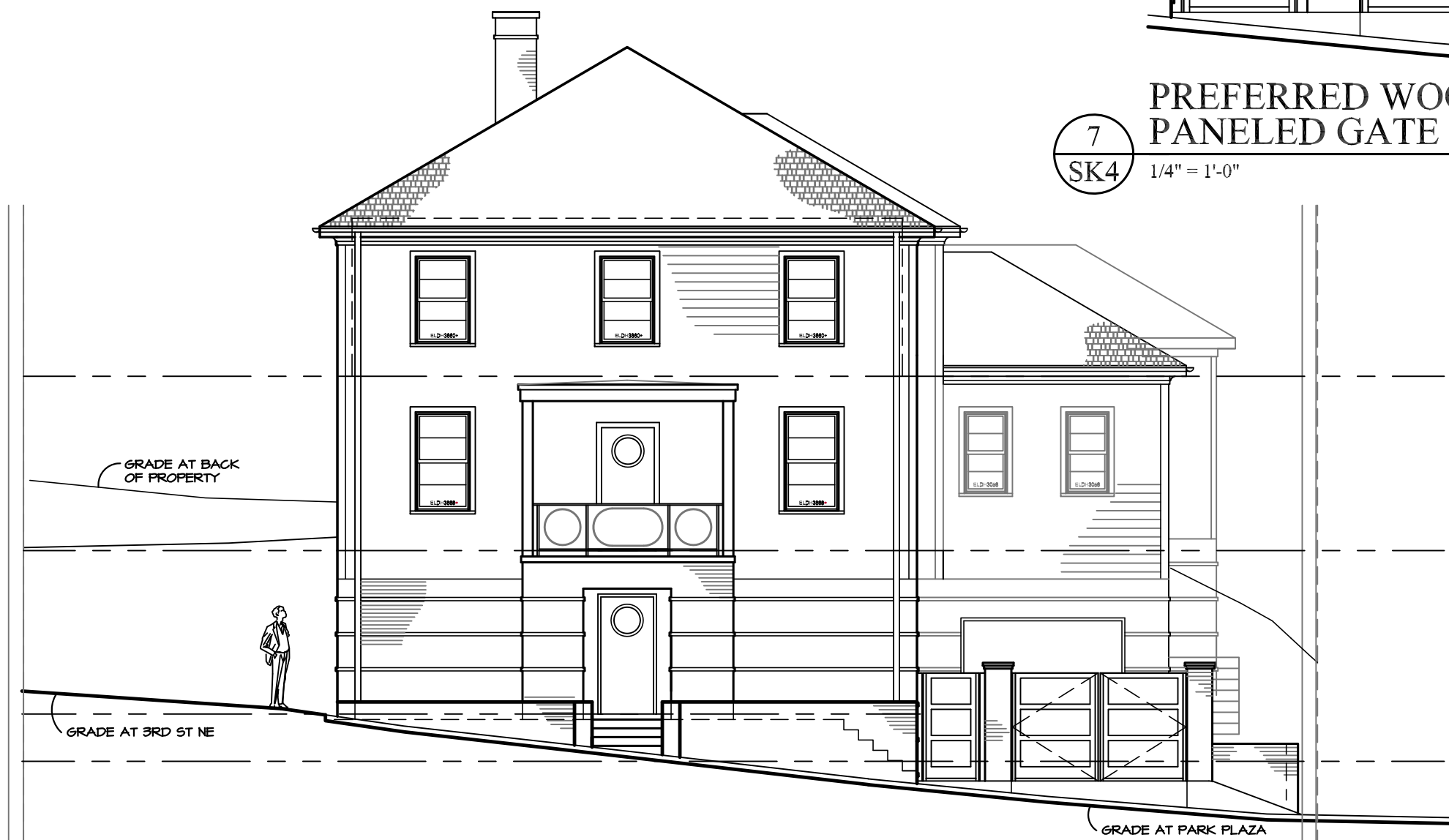
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**PREFERRED WOOD  
PANELED GATE**

7  
SK4

1/4" = 1'-0"



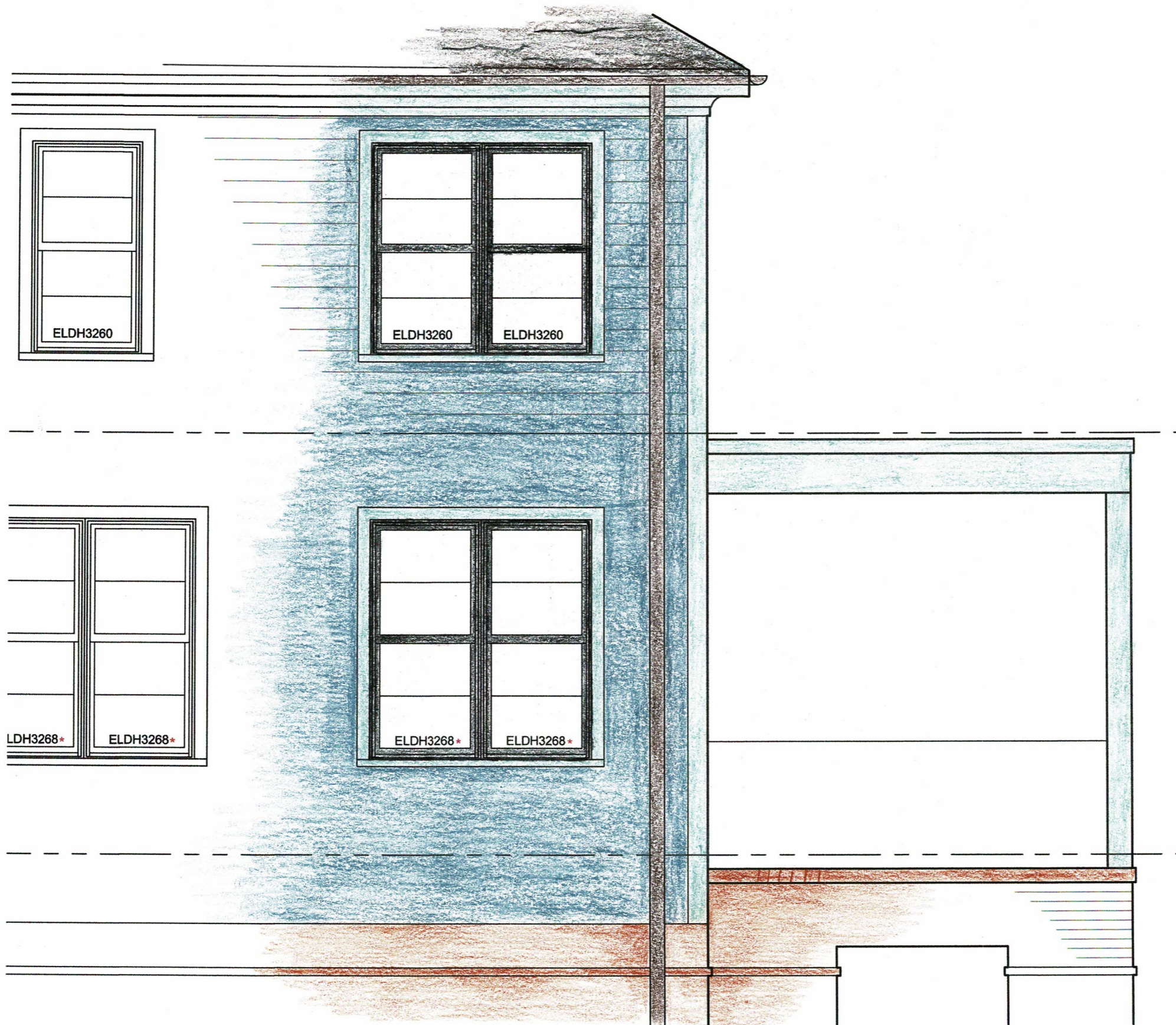
**PREFERRED WOOD PANELED GATE**

6  
SK4

1/8" = 1'-0"

SK4  
6 OF 7





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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

APPROXIMATE  
PAINT COLORS

DATE: 11/15/22  
DRAWING SCALE: 3/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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8 APPROXIMATE PAINT COLORS  
SK4 3/8" = 1'-0"

SK4

7 OF 7



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DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

DIAGRAM OF  
HOUSE  
PROFILES

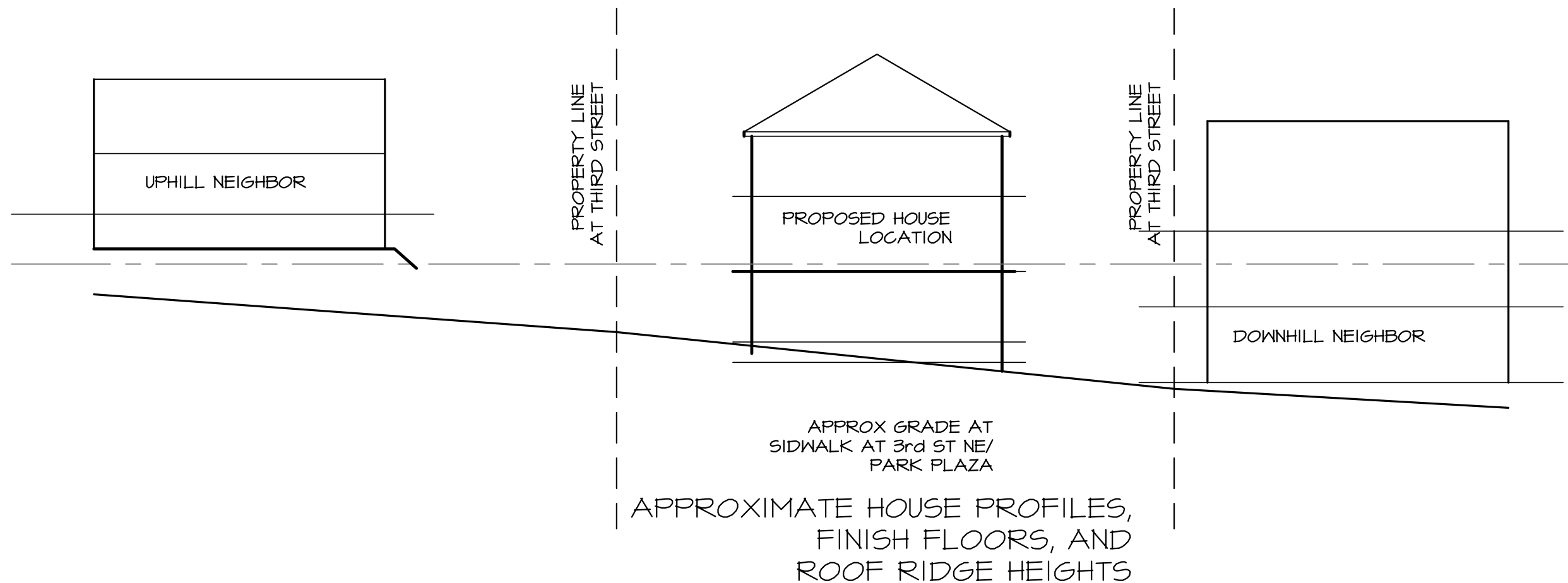
DATE: 11/15/22  
DRAWING SCALE: 1/16" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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SK4

1 OF 1

ADD.



1 DIAGRAM OF HOUSES  
Ad1 1/16" = 1'-0"



DISCUSSION DETAILS  
BAR 11/15/22 FOR

SCOTT  
LOUGHREY

NEAR HEDGE ST.  
& PARK PLAZA

SITE PLAN-  
NEW GATE  
LOCATION

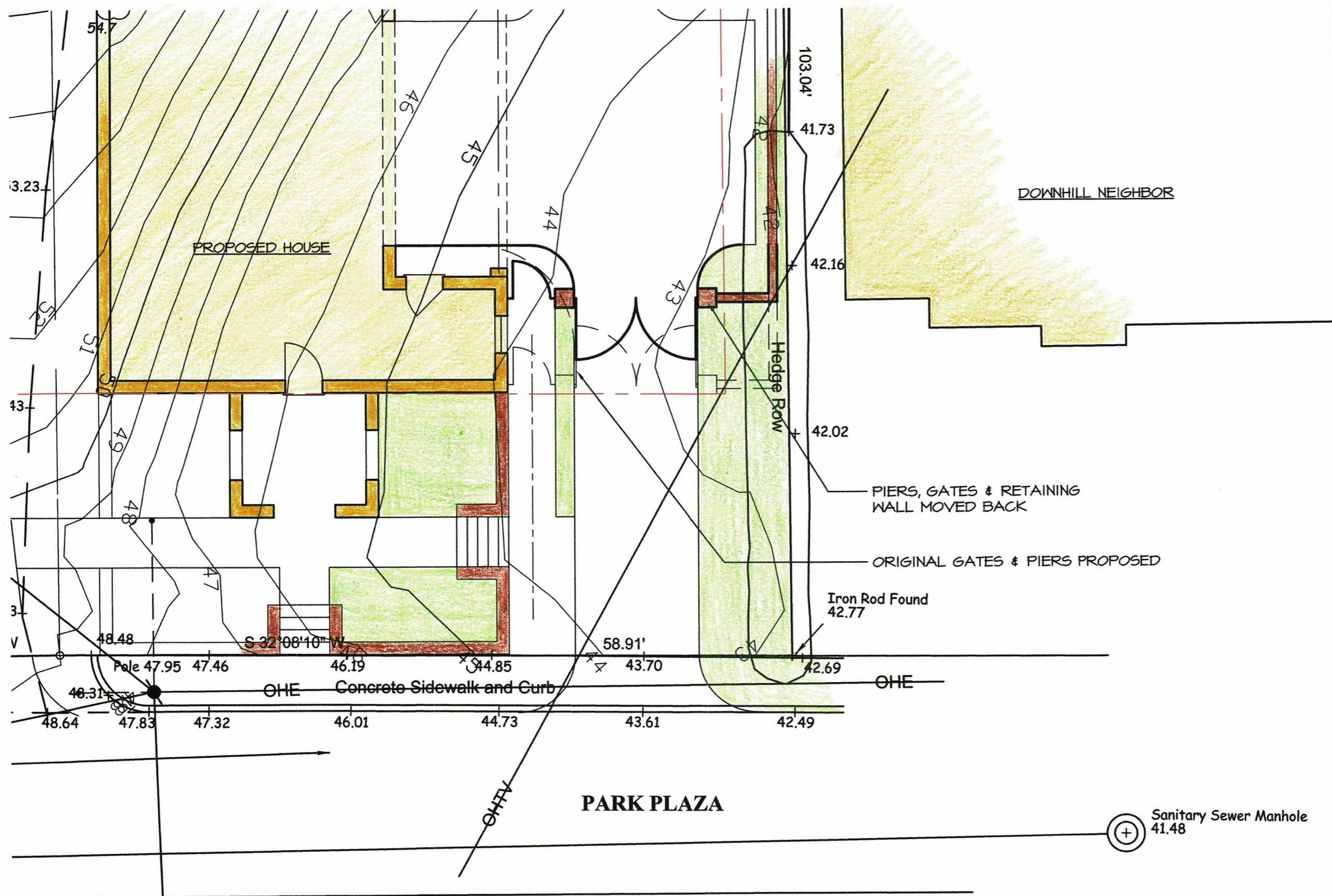
DATE: 11/15/22  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 2204  
REVISION DATE:

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SK4

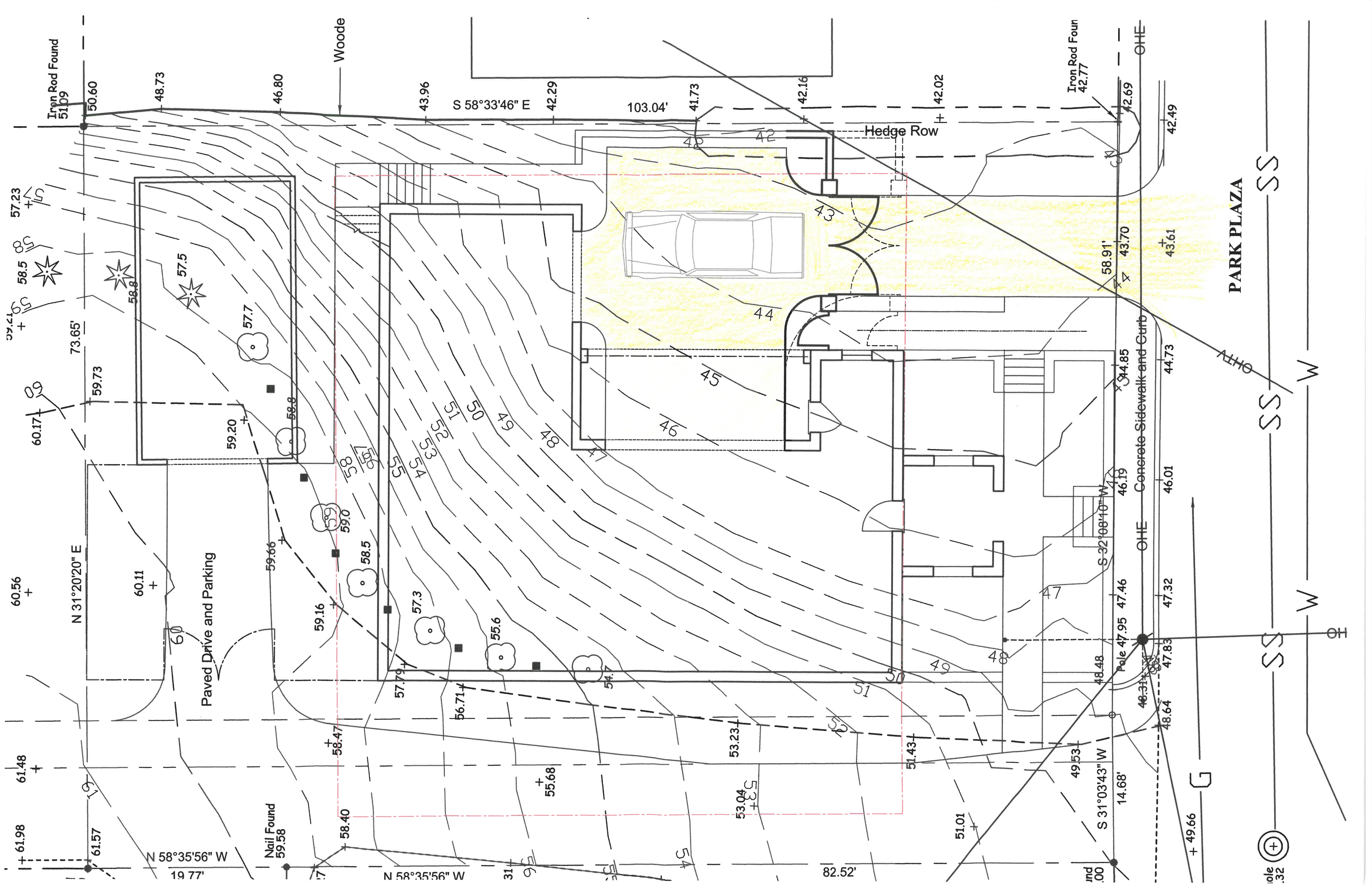
1 OF 1

ADD. 2

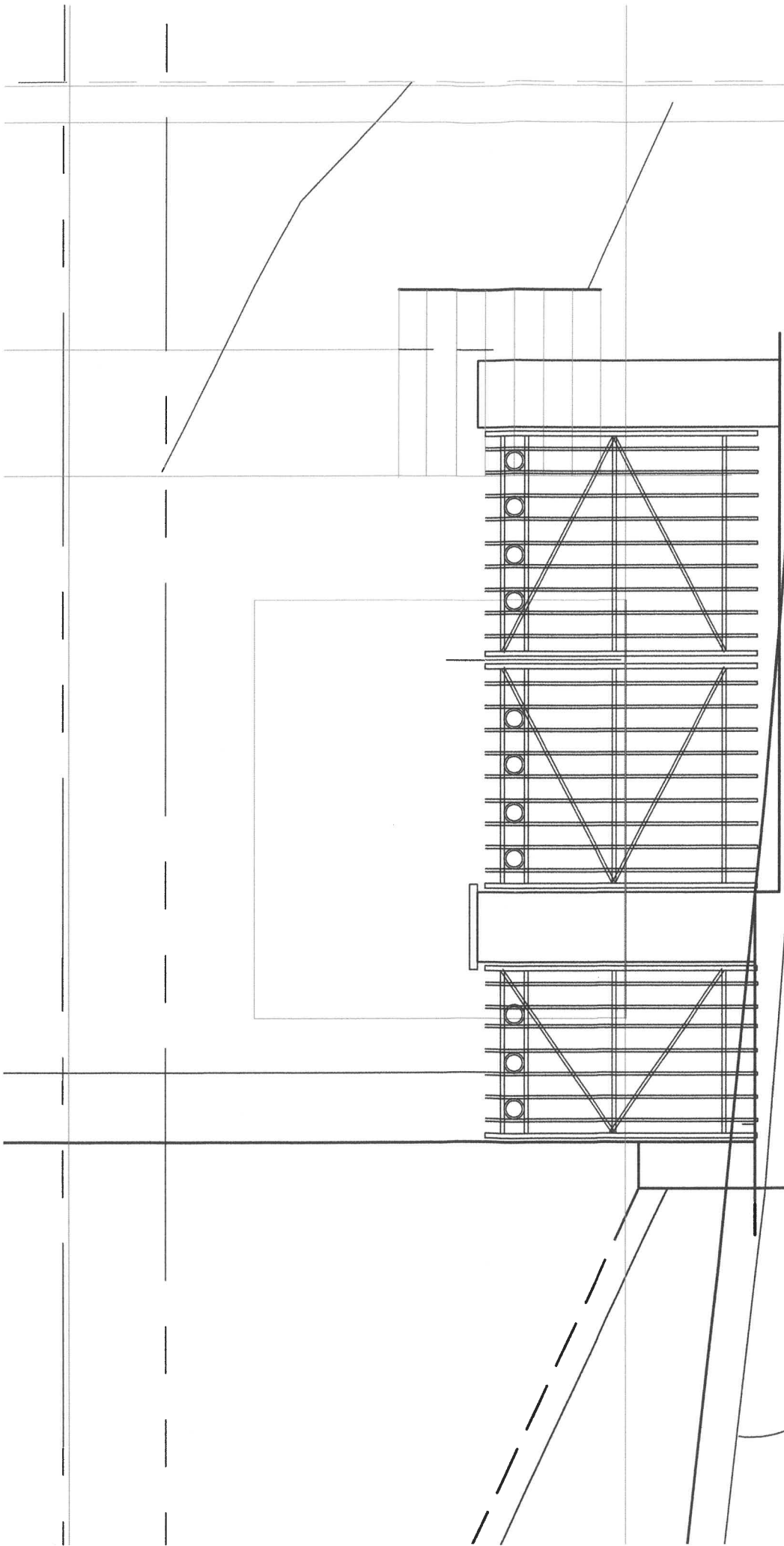


1 SITE PLAN-NEW GATE LOCATION  
Ad2 1/8" = 1'-0"





ole  
32



GRADE AT HOUSE

GRADE AT sidewalk or park plaza level??



0 3rd Street, NE - Color palette. Nov 15, 2022 (BAR staff photos of applicant's samples)



Taken in sun on a south facing wall.



0 3rd Street, NE - Color palette. Nov 15, 2022 (BAR staff photos of applicant's samples)



Taken in shade on a north facing wall.





**Board of Architectural Review (BAR)  
Certificate of Appropriateness ADC Districts and IPPs**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall **Staff contacts:**  
Charlottesville, Virginia 22902 **Jeff Werner wernerjb@charlottesville.gov**  
Telephone (434) 970-3130 **Robert Watkins watkinsro@charlottesville.gov**

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 Scott Loughrey Applicant Name Candace Smith, Architect,  
Project Name/Description New Residence Parcel Number 330020001  
Project Property Address 0 3rd Street, NE

**Applicant Information**

Address: Candace M.P. Smith Architect, PC  
202 6th Street NE, Charlottesville, Va 22902  
Email: candys@cmprarchitect.com  
Phone: (W) 434-963-4500 (C) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: P.O. Box 4784  
Marietta, Ga 30061-4784  
Email: scottloughrey@gmail.com  
Phone: (W) \_\_\_\_\_ (C) (404) 909-6077

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.

Candace Smith 8/29/22  
Signature Date

Candace Smith 8/29/22  
Print Name Date

**Property Owner Permission (if not applicant)**

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

Scott Loughrey 8/29/22  
Signature Date

Scott Loughrey 8/29/22  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Construction of new residence on vacant parcel

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

See attached

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

P22-0088