

BAR meeting September 20, 2022

Certificate of Appropriateness (Prelim Discussion*)

BAR # 22-09-04

0 3rd Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith, Architect

Project: New residence on vacant lot

- **Action taken:** BAR (6-0) accepted applicant's request for deferral. (*Note: With a signed application and check, staff recommended the formal deferral.)

**City of Charlottesville
Board of Architectural Review
Staff Report
September 20, 2022**



**Certificate of Appropriateness
Preliminary Discussion**

BAR 22-09-01

0 3rd Street NE, TMP 330020001

North Downtown ADC District

Owner: Scott Loughery

Applicant: Candace Smith/Architect

Project: New residence



Background

Year Built: Vacant lot

District: North Downtown ADC District

Status: n/a

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

Prior BAR Review

n/a

Application

- Submittal: Candace M.P. Smith, Architects PC drawings and photos for new residence (19 pages).

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

Discussion and Recommendations

From the ADC District Design Guidelines – Introduction

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

- *North Downtown ADC District:* Adjacent to the Albemarle County Courthouse and laid out according to the 1762 town grid, this area served as the city’s first civic, religious, and commercial center. Thomas Jefferson, James Monroe and James Madison were frequent

visitors to the Court Square area. Park Street residences built in the late eighteenth century for lawyers, judges and other professionals still retain their architectural integrity. Today, this district represents the socio-economic and architectural evolution of the original town.

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

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria from Chapter III:

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

Materials list, to assist with the discussion:

- Roof: type, material, color
- Gutters: style, material, color
- Exterior walls: Brick, color, coursing, accent band, arches
- Trim: Doors and windows, cornice
- Doors and windows:
- Shutters

- Porches: Columns, flooring, ceilings, trim, railings.
- Garage doors:
- Exterior lighting:
- Driveway:
- Plantings:
- Patios and walks:
- Fencing:

Chapter III--New Construction and Additions

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

- A. **Building Types within the Historic Districts.** 3.b. *Residential Infill: These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.*

Note: * To generate *average dimensions and building comparisons*, staff reviewed 30 dwellings within Subarea D that are near the vacant parcel. See the Appendix and attached images of neighboring houses. (There are approximately 110 primary structures in Subarea D.)

- B. **Setback:** *For residential infill, setbacks should be within 20% of the [neighborhood average].**

Staff Comment: Front setbacks range between 6 feet and 55 feet, with an average of 18 feet. Recommended range for new is 19 feet to 28 feet. The proposed setback is approximately 21 feet, within the recommended range.

- C. **Side Spacing:** *New residences should be spaced within 20% of the average spacing.**

Staff Comment: Side spacing ranges between 6 feet and 50 feet, with an average of 15 feet. Recommended range for new construction is 12 feet to 19 feet. The proposed spacing (north side) is approximately 30 feet, which exceeds the recommended spacing; however, it is within the range of existing spacings and not out of character with the subarea. (Note: The spacing on the south side is dictated by an existing access easement.)

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

Staff Comment:

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

E. Height and Width: *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the sub-area.**

Staff Comment:

- (Height) Existing heights range between 2 and 3 stories, with an average of 2 stories. Recommended maximum is 4 floors. The height of the proposed house is 2-1/2 stories, within the range of the subarea and below the recommended maximum.
- (Width) Existing widths range between 23 feet and 78 feet, with an average of 40 feet. Recommended maximum for new is 78 feet. The width (front wall) of the proposed house is 52 feet, within the range of the subarea and below the recommended maximum.

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

Staff Comment: The proposed house has two-one-half stories, similar to the houses in the subarea.

G. Roof *

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

H. Orientation *

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

I. Windows and Doors *

Staff Comment: Doors and windows have not been specified.

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

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

J. Porches *

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

K. Foundation and Cornice

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

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

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

M. Materials and Textures *

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

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

Staff Comment: The color palette has not been finalized. For the sample set of houses, the wall color is predominately red brick (15) or painted a neutral color (12; cream, tan, white). Three houses feature muted colors (light blue, yellow, mauve). Windows and trim are predominantly painted a neutral color (28; cream, white). One house has dark trim, another includes light blue elements. Where there are shutters, all are painted black or dark green, except one with gray shutters.

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

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

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

Staff Comment: Due to the site's topography and the easement to allow neighbors continued use of the existing side driveway, the front driveway (north side) is necessary to allow access to the primary garage.

Suggested Motions

While this a formal CoA request, because of the required preliminary discussion the BAR cannot take action to approve or deny the request; however, a formal action should be taken to defer this item to a future BAR meeting. Staff recommends the applicant request deferral and the BAR accept that request, which allows the applicant to determine when to resubmit.

Criteria, Standards and Guidelines

Review Criteria Generally

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

Links to the Design Guidelines:

- [Chapter 1 Introduction \(Part 1\)](#)
- [Chapter 1 Introduction \(Part 2\)](#)
- [Chapter 2 Site Design and Elements](#)
- [Chapter 3 New Construction and Additions](#)
- [Chapter 4 Rehabilitation](#)
- [Chapter 5 Signs, Awnings, Vending, and Cafes](#)

Pertinent Guidelines for New Construction and Additions include:

B. Setback.

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

C. Spacing

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

D. Massing and Footprint

- [...]
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
 - 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
 - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
 - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

[...]

E. Height and Width

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

[...]

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

F. Scale

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

G. Roof

1) Roof Forms and Pitches

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

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

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

H. Orientation

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

I. Windows and Doors

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

J. Porches

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

L. Foundation and Cornice

- 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.

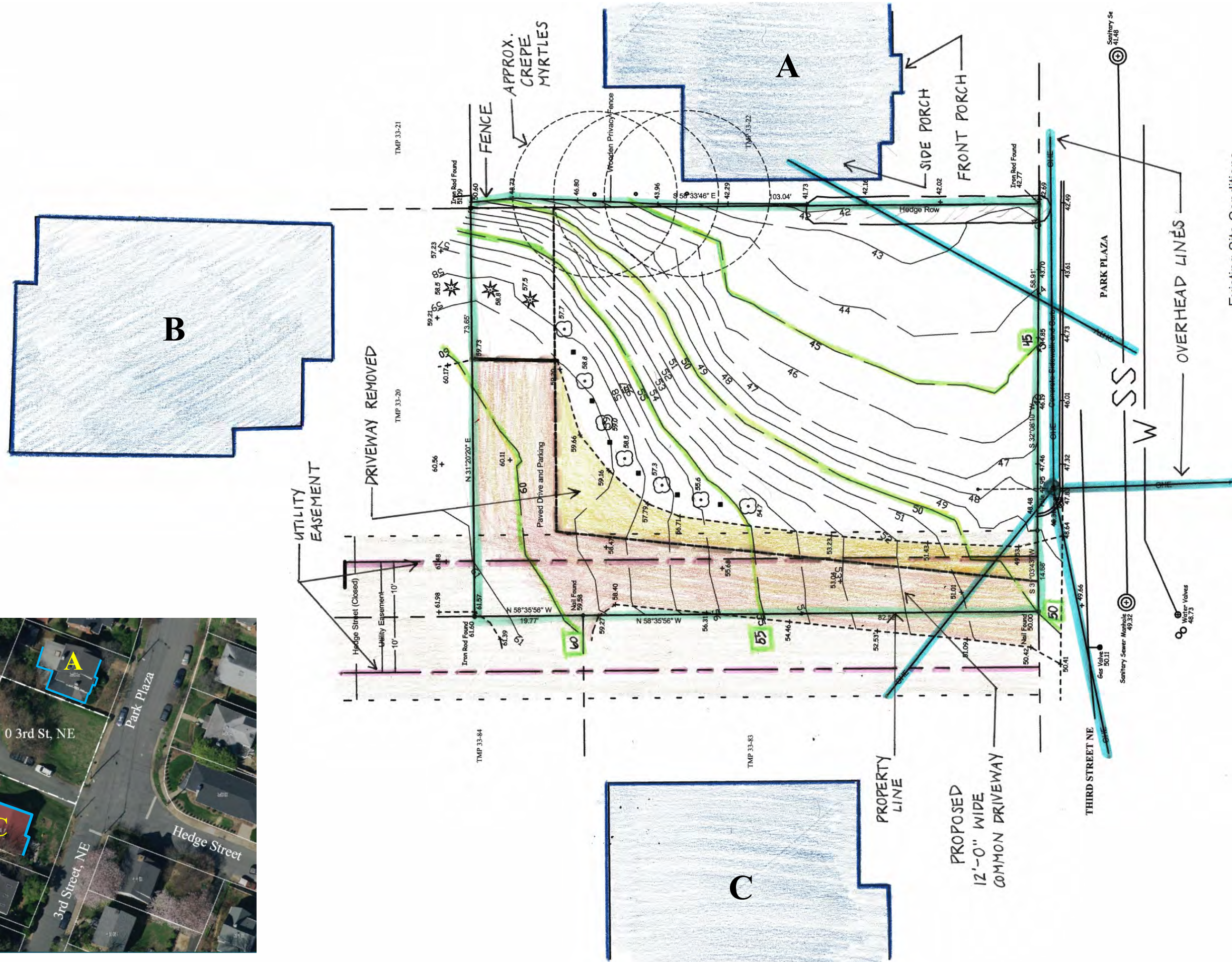
O. Details and Decoration

- 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.

Appendix

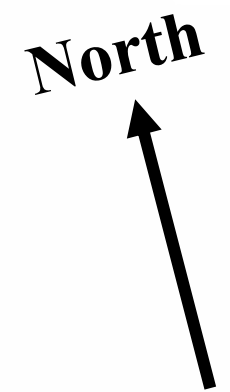
Address	Year Built	Style	Walls	Roof type	Roof material	Front porch	Shutters
407 2nd St. NE	c1900	Victorian	brick	gable	asphalt	Y	Y
409 2nd St. NE	1892	Vernacular	siding	gable	asphalt	Y	N
410 2nd St. NE	1896	Victorian Vernacular	siding	hip	ptd metal	Y	Y
411 2nd St. NE	1908	Victorian	brick	hip	copper	Y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

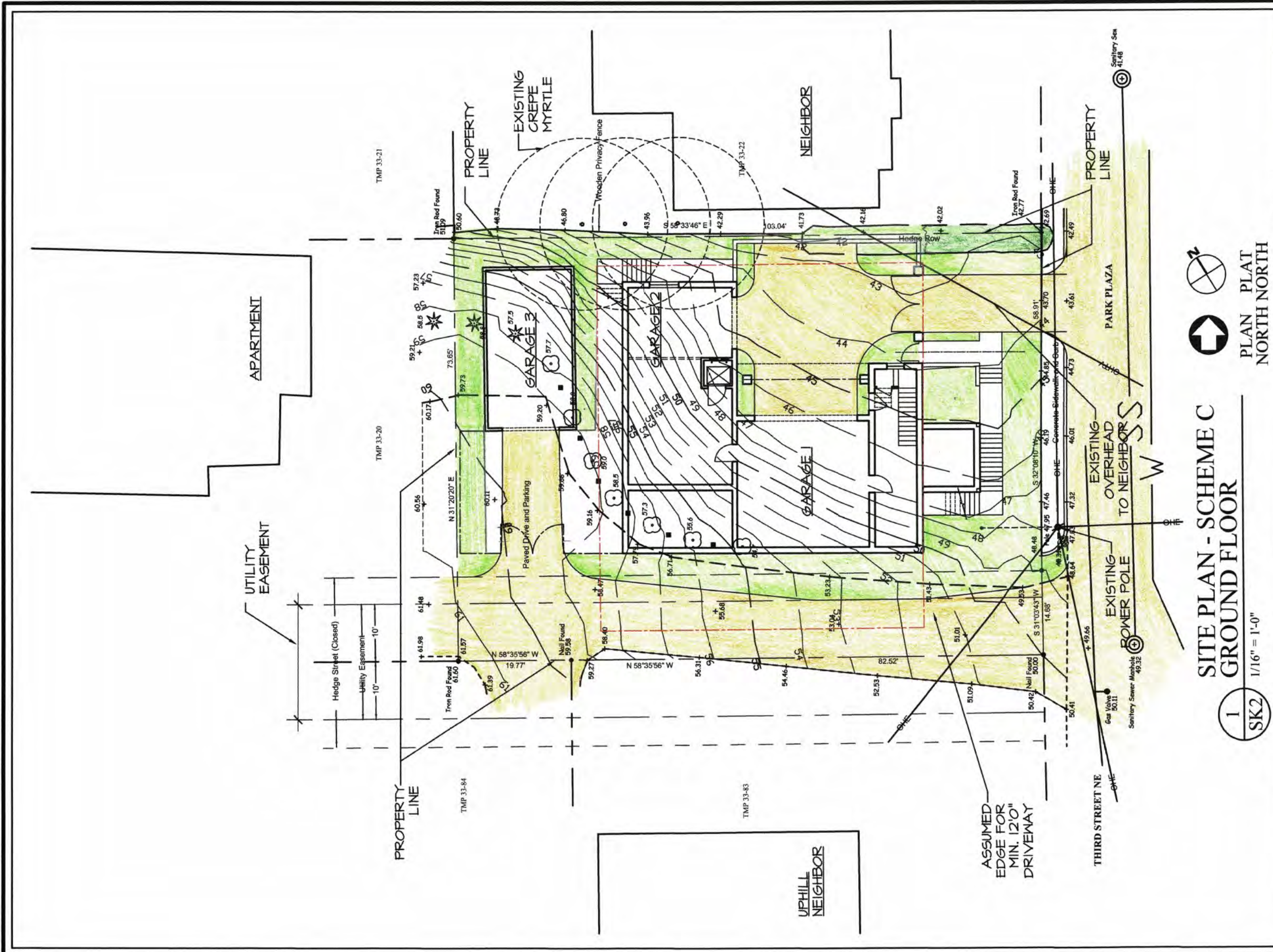
Address	Stories	Width (ft)	Front Setback (ft)	Side Spacing (ft)	Footprint (SF)	Steps: sidewalk to porch
407 2nd St. NE	2	45	18	n/a	2,232	3
409 2nd St. NE	2	42	6	16	1,405	2
410 2nd St. NE	2	31	33	36	1,523	9
411 2nd St. NE	1.5	30	11	6	1,671	3
413 2nd St. NE	2	36	10	14	1,308	3
415 2nd St. NE	2	34	12	18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



Existing Site Conditions
 Proposed New Residence
 Scott Loughrey
 0 Third St. NE

BAR Preliminary Discussion 9/20/22





PLAN PLAT
NORTH NORTH

SITE PLAN - SCHEME C
GROUND FLOOR

1/16" = 1'-0"

SK2

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

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CHARLOTTESVILLE, VA 22902
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BAR PRELIM. DISCUSSION
NEW RESIDENCE FOR

SCOTT LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

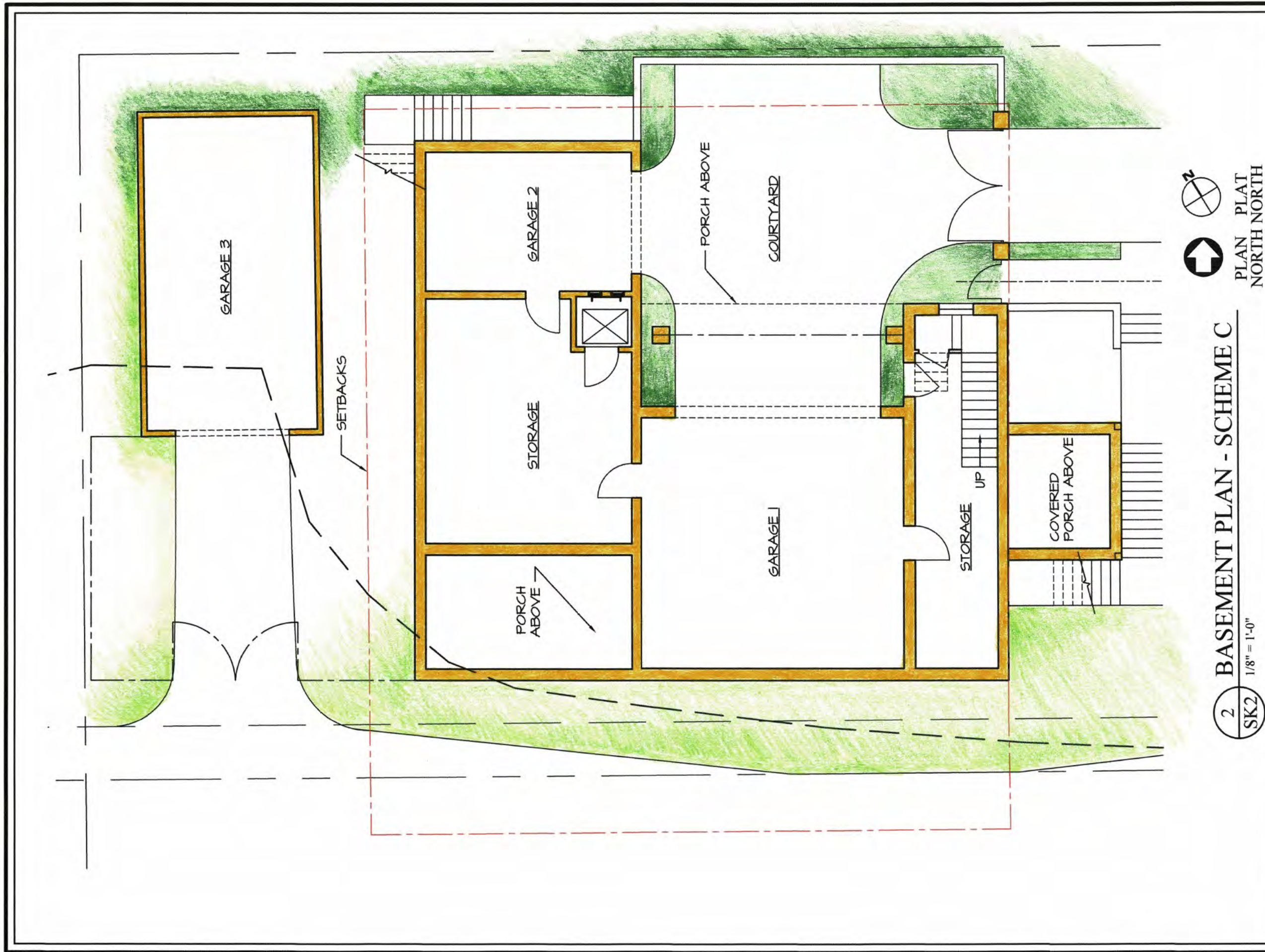
SITE PLAN -
SCHEME C
GROUND FLOOR

DATE: 9/20/22
DRAWING SCALE: 1/16" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

© CANDACE M.P. SMITH ARCHITECT, PC 2022

SK2

1 OF 8



CANDACE M.P. SMITH
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BAR PRELIM. DISCUSSION
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

BASEMENT
PLAN -
SCHEME C

DATE: 9/20/22
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

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2 BASEMENT PLAN - SCHEME C
SK2 1/8" = 1'-0"

SK2
2 OF 8



CANDACE M.P. SMITH
ARCHITECT, PC

202 SIXTH ST. NE PO BOX 2431
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SCHEMATIC DESIGN
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

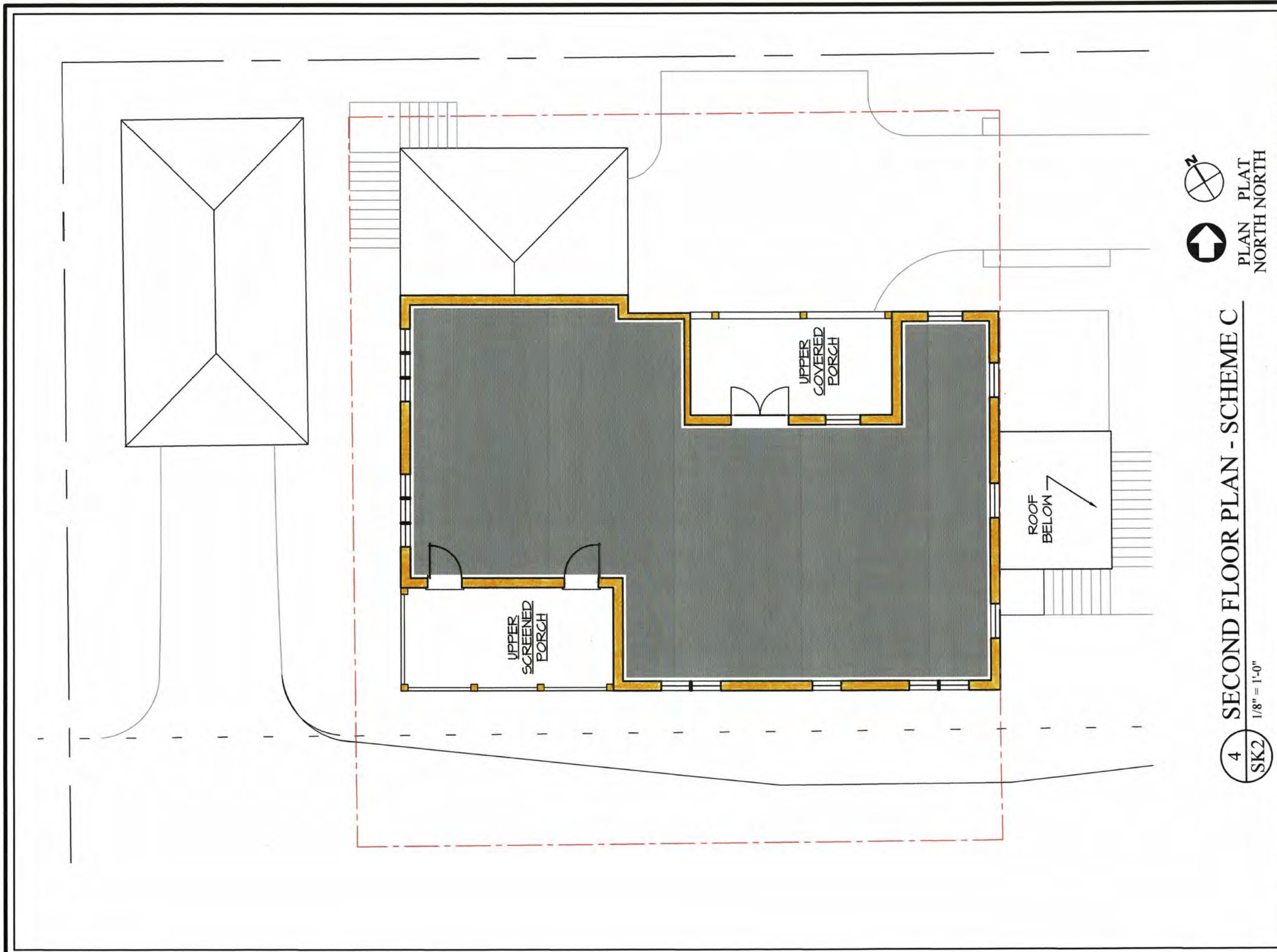
FIRST FLOOR
PLAN -
SCHEME C

DATE: 8/29/22
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

© CANDACE M.P. SMITH ARCHITECT, PC 2022

SK2

3 OF 8



4 SECOND FLOOR PLAN - SCHEME C
 1/8" = 1'-0"

CANDACE M.P. SMITH
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BAR PRELIM. DISCUSSION
 NEW RESIDENCE FOR

**SCOTT
 LOUGHREY**

NEAR HEDGE ST.
 & PARK PLAZA

SECOND FLOOR
 PLAN -
 SCHEME C

DATE: 9/20/22
 DRAWING SCALE: 1/8" = 1'-0"
 PROJECT NO: 2204
 REVISION DATE:

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SK2

4 OF 8



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SCHEMATIC DESIGN
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS -
SCHEME C

DATE: 8/29/22
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

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5 FRONT (EAST) ELEVATION - SCHEME C
SK2 1/8" = 1'-0"

SK2

5 OF 8



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SCHEMATIC DESIGN
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LOUGHREY**

NEAR HEDGE ST.
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ELEVATIONS -
SCHEME C

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6 SIDE(SOUTH) ELEVATION - SCHEME C
SK2 1/8" = 1'-0"

SK.2
6 OF 8



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SCHEMATIC DESIGN
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NEAR HEDGE ST.
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ELEVATIONS -
SCHEME C

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7 REAR (WEST) ELEVATION - SCHEME C
SK2 1/8" = 1'-0"

SK.2

7 OF 8



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SCHEMATIC DESIGN
NEW RESIDENCE FOR

SCOTT
LOUGHREY

NEAR HEDGE ST.
& PARK PLAZA

ELEVATIONS -
SCHEME C

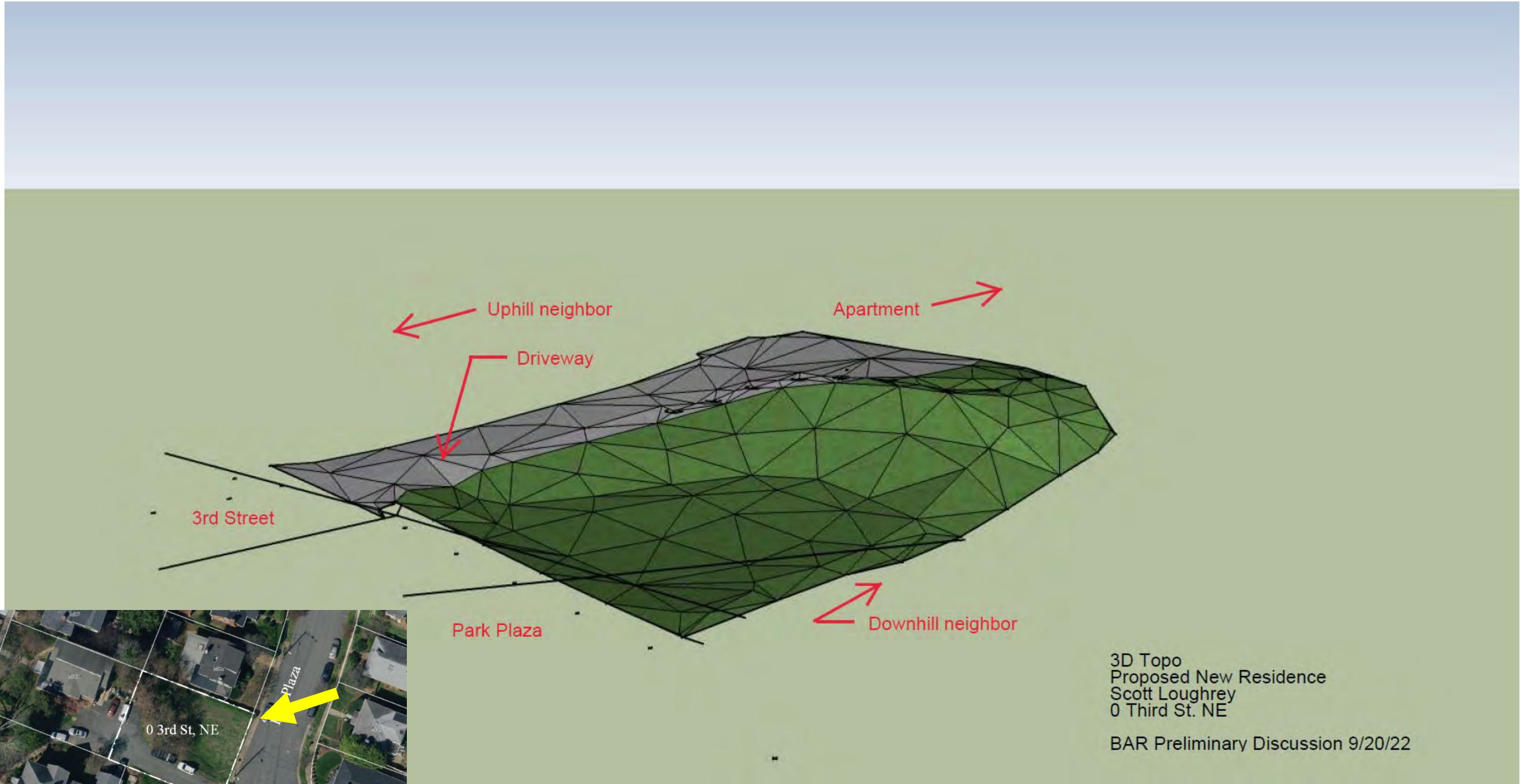
DATE: 8/29/22
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO: 2204
REVISION DATE:

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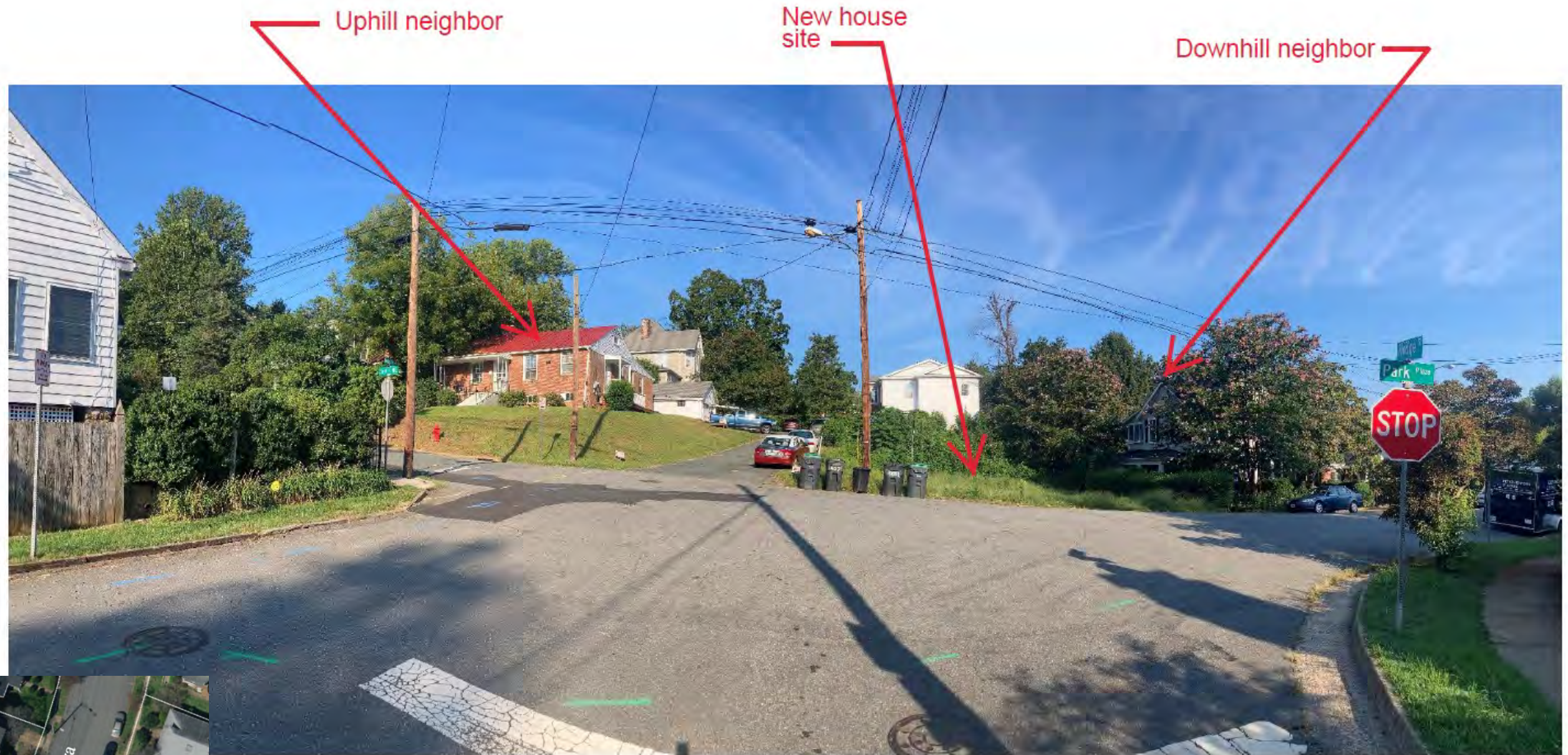
8 SIDE (NORTH) ELEVATION - SCHEME C
SK2 1/8" = 1'-0"

SK2

8 OF 8



3D Topo
Proposed New Residence
Scott Loughrey
0 Third St. NE
BAR Preliminary Discussion 9/20/22



Existing Site Photos
Proposed New Residence
Scott Loughrey
0 Third St. NE

BAR Preliminary Discussion 9/20/22

Downhill neighbor

Neighbors across street









Apartment behind property



Proposed 2nd floor

Proposed 1st floor

Steep slope



Apartment behind property



Driveway adjusted









501 2nd Street NE (1981)



517 2nd Street NE (1990)



425 2nd Street NE (1911)



423 2nd Street NE (1913)



419 2nd Street NE (1893)



415 2nd Street NE (1910)



413 2nd Street NE (1894)



411 2nd Street NE (1908)



409 2nd Street NE (1892)



407 2nd Street NE (c1900)



115 East High Street (possibly c1828)



201 East High Street (1895) Nit- shown: Porch reconstructed 2021



205 East High Street (1894)



211 East High Street (1850)



430 1st Street N (1994)



406 1st Street N (c1920)



410 2nd Street NE (1896)



422 2nd Street NE (1839)



426 2nd Street NE (c1836)



428 2nd Street NE (c1895)



440 2nd Street NE (1895)



500 2nd Street NE (c1920)



437 3rd Street NE (1940)



435 3rd Street NE (1930)



412 3rd Street NE (1927)



420 3rd Street NE (1923)



414 3rd Street NE (1924)



432 3rd Street NE (1932)



418 4th Street NE (1903)



414 4th Street NE (1930)