Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, October 20, 2021 11:09 AM
To: Kevin Riddle
Cc: Werner, Jeffrey B
Subject: October 2021 BAR Decision

Certificate of Appropriateness
BAR 21-05-03
605 Preston Place, Tax Parcel 050111000
Rugby Road-University Circle-Venable Neighborhood ADC District
Owner: Neighborhood Investment – PC, LP
Applicant: Kevin Riddle, Mitchell Matthews Architects
Project: Three-story apartment building with below-grade parking
Dear Kevin,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on August 18. The BAR made the following motion for your project:
Carl Schwarz moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new construction at 605 Preston Place satisfies the BAR's criteria 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 modifications and recommendations:

- *We require that all lamping be dimmable, if that option is available with the specified light fixtures, the Color Temperature not exceed 3,000K, and the Color Rendering Index is not less than 80, preferably not less than 90.*
- *We recommend undergrounding the new electrical service in a manner that protects existing trees*
- *We require that during construction, the applicant must protect the existing stone walls and curbs within the public right of way. Provide documentation prior to construction. If damaged, repair/reconstruct to match prior to final inspection.*
- *We make a recommendation to the city traffic engineer that the proposed driveway be 12' wide or as narrow as possible*
- *We recommend that a smaller statured tree or shrub be selected from the City's Master Tree List for the site of the currently proposed fringetrees in front of Wyndhurst*
- *We recommend that all archaeological resources be protected and documented, and a Phase 1 archaeological survey be conducted*
- *We require that City staff will follow up on concerns over the condition of Wyndhurst and determine if there are zoning violations*

Ron Bailey seconds motion. Motion passes (8-0).

Please let me know if you have any further questions.

Robert

Robert Watkins
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City of Charlottesville
Board of Architectural Review
Staff Report
October 19, 2021

Certificate of Appropriateness
BAR 21-05-03
605 Preston Place, Tax Parcel 050111000
Rugby Road-University Circle-Venable Neighborhood ADC District
Owner: Neighborhood Investment – PC, LP
Applicant: Kevin Riddle, Mitchell Matthews Architects
Project: Three-story apartment building with below-grade parking

Background
Year Built: 1857
District: Rugby Road-University Circle-Venable Neighborhood ADC District
Also designated an Individually Protected Property
Status: Contributing

Also known as Wyndhurst, 605 Preston Place was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile, weatherboard-clad house with Greek Revival details.

Prior BAR Reviews (See appendix for the complete list)
September 15, 2020 - Preliminary Discussion re: new apartment building.
http://weblink.charlottesville.org/public/0/edoc/798341/2020-09_605%20Preston%20Place_Preliminary%20Discussion.pdf

May 18, 2021 – (re: new apartment building) BAR accepted applicant's request for deferral.
http://weblink.charlottesville.org/public/0/edoc/798408/2021-05_605%20Preston%20Place_BAR.pdf

August 17, 2021 -- (re: new apartment building) BAR accepted applicant's request for deferral.

Application
- Submittal: Mitchel Matthews Architects drawings *605 Preston Place*, dated September 27, 2021: (38 sheets. Listed in the Appendix.)

CoA request for construction of apartment building, including parking, landscaping and site improvements. (Note: The following is a **summary only** of the project scope. For specific details or clarification, refer to the applicant's submittal.)
- Walls: Brick with copper panels.
- Flat roof behind low parapet. Metal scuppers boxes and downspouts

- Parapet cap: Metal. Color: Pantone 4287C or sim.
- Rooftop mechanical units screened within brick parapet
- Doors and Windows: Marvin Ultimate Clad Exterior. Color: Marvin *Bahama Brown,* similar to Pantone 439C. (Atrium entry door color: Pantone 4101C or sim.) Hardware: rubbed bronze.
- Shutters: Metal, bi-fold, operable. Color: Match Marvin *Bahama Brown,* similar to Pantone 439C.
- Balconies and railings: Metal (rectangular rails, round pickets). Color: Pantone 4287C or sim.
- Decking at balconies: Black Locust boards, clear finish. (Applicant has noted the deck boards will be spaced to allow drainage.)

Lighting

- Type A. Sconce (parking): Lithonia Lighting, WDGE2 LED P3
    - Dimmable available, CT 3000K, CRI 90, BUG 1-0-0
- Type B. Wall light (parking): Lightway Industries Inc, PDLW-12-LED-11W
    - Dimmable available, CT 3000K – 4,000K, CRI 80
- Type C. Step light (path): Eurofase Lighting, 31590-013
    - Not dimmable, CT 3,000K, CRI 80
- Type D. (Omitted.)
- Type E. (Omitted.)
- Type F. (Omitted.)
- Type G. (Omitted.)
- Type H. (Omitted.)
- Balconies: N**o** exterior light fixtures. The applicant noted that the balconies are shallow and ambient lighting from the interior will be sufficient.

Color Palette

- Clad windows and French doors: Marvin *Bahama Brown,* similar to Pantone 439C. (Atrium entry door color: Pantone 4101C or sim.) Hardware: rubbed bronze.
- Metal railings and balcony frame: dark gray, Pantone 4287C or sim.
- Black Locust balcony decking: clear finish

Landscape and Site Work

- Two (2) mature Deodora cedars will remain.
- Construction will require the removal of five (5) trees:
    - One (1) 36” Ash (Submittal includes arborist letter)
    - Three (3) 8” Dogwood
    - One (1) 10” Maple
    - Note: The 18” tree noted on the plan is no longer standing.
- New plantings:
    - a. Three (3) Blackgum (*Nyssa Sylvatica*):
        - At the east side of Wyndhurst
        - Note: On the City’s Tree List
    - b. Five (5) Thornless Honeylocust (*Gleditsia Triacanthos*):
        - On the south, to the rear of the Preston Court Apartments
        - Note: On the City’s Tree List
    - c and j. White Fringetree (*Chionanthus Virginicus*):

        - While not on the City's Tree or Shrub lists, White Fringetree is identified as being native to the central Virginia. (In 1997, the Virginia Native Plant Society named it the *Wildflower of the Year*.)
            - https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CHVI3
    - d. Appalachian Sedge (*Carex Appalachica*):
        - Groundcover typical at planting beds
        - While not on the City's Tree or Shrub lists, it is listed as native to central Virginia.
            - https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CAAP5
    - e. Dart's Gold Ninebark (*Physocarpus Opulifolius*); Alternative: Smooth Sumac (*Rhus Glabra*):
        - Hedge at driveway and above retaining wall at driveway/parking entrance.
        - Note: In lieu of the metal planters on the all, the plantings will be at the top and hang down over the wall as they grow.
        - Both on the City's Tree List
    - f. Pipevine (*Aristolochia Macrophylla*) and Woodbine (*Clematis Virginiana*).
        - Climbing plant intended to spread and cover wall at driveway/parking entrance
        - Note: While not on the City's Tree or Shrub lists, Pipevine and Woodbine are both listed as native to central Virginia.
            - https://plants.sc.egov.usda.gov/home/plantProfile?symbol=ARMA7
            - https://plants.sc.egov.usda.gov/home/plantProfile?symbol=CLVI5
    - i. One (1) Tulip Poplar (*Liriodendron Tulipifera*):
        - At driveway
        - On the City's Tree List
- Alteration to the (west) stone patio at the existing house
- Path: Concrete
- Patio: flagstone paving.
- Low walls: fieldstone with bluestone caps
- Electrical transformers to be screened.
- Parking: below grade, accesses from west via Preston Place
- Driveway wall: fieldstone with climbing plants—incl. Woodbine and Pipevine.
    - Note: The previous design indicated a metal rail at the top of the wall, which is not shown on the current drawings; however, it will be installed if required by code.

Discussion

Regarding historic designation

Local

This property, including the house, was first designated by the City as an IPP. When the City later established the Rugby Road-University Circle-Venable Neighborhood ADC District, Wyndhurst was incorporated into the district.

State and federal

Wyndhurst is listed on the Virginia Landmarks Register and the National Register of Historic Places as an individual site (https://www.dhr.virginia.gov/historic-registers/104-0048/) **and** as a contributing structure to the *Rugby Road-University Corner Historic District* (https://www.dhr.virginia.gov/historic-registers/104-0133/).

Being a *contributing structure* to a VLR/NRHP district carries no less importance than being *individually listed*, the term is intended to express that a district is important due to the sum of its contributing parts. However, the individual listing of a resource, like Wyndhurst, expresses the resource's importance, in and of itself.

September 15, 2020 Preliminary Discussion
Notes from the meeting minutes are below. The BAR should discuss if the proposal is consistent with that input and whether the submittal provides the information necessary to evaluate this CoA request.

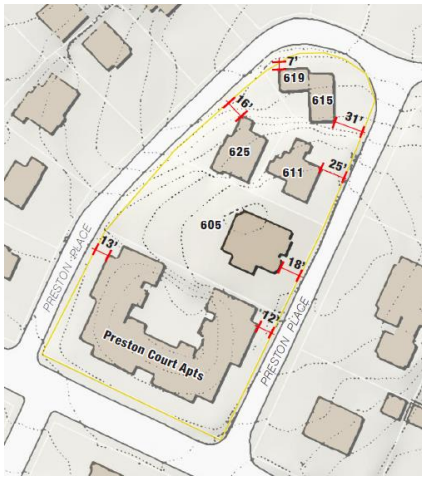
Summary of Project
- Recently a surface parking lot was proposed.
- New apartment building located to the west of Wyndhurst.
- Parking spaces support the new apartment building, relegated to the site interior.
- Proposal of a connection that runs along south of the site to access the parking.
- Access to parking designated for one-way travel and would reduce vehicle traffic.
- Street could rejuvenate and strengthen the perception of Wyndhurst's original frontage.
- Not related to earlier proposal to move Wyndhurst or introduce surface parking.
- New building will address the problems of earlier efforts.
- Provide housing close to the University.
- Potential in this proposal to animate the site.

Summary of Board Comments and Questions
- BAR indicated the project can be considered.
- Interested in seeing how this project moves forward and could enhance the neighborhood.
- Questions about the parking and the north yard. Parking spots 7 and 8 encroach very close to the building.
- Cautious about the under sides of parking areas, bright lighting with the parking area.
- Not sure about the grades on the other side of the building.
- This is far more appropriate than what was previously proposed.
- Staff reviewed the previous COA application that was denied in October 2019.
- Parking lot proposal did nothing to enhance the Wyndhurst frontage.
- Two trees are going to be retained.
- Enter and exit [parking] from the north drive.
- There would be a 25-foot setback for the front yard.
- Concern about the distance between the proposed building and Wyndhurst [house].
- Basement windows [Wyndhurst] are going to stay where they are.
- The guidelines are friendlier with a building versus a parking lot.
- Some concern regarding the massing that was raised.
- Straw poll: Project is better than proposed parking lot and better than moving the house.

Staff Comments on the <u>September 27, 2021</u> submittal
The following staff comments are not unintended as a comprehensive evaluation, but as a general summary of key design criteria and to provide a framework for the BAR's discussion. The Design Guidelines provide recommendations for:

Spatial Elements

- Setbacks: Within 20 percent of the setbacks of a majority of the neighborhood dwellings.
    - Average front setback is 43 feet, ranging between 10 feet and 80 feet. The recommended setback for the new building would be between 35 feet and 51 feet.
        - The proposed building has a setback of approximately 20 feet. (Facing Preston Place, the two adjacent structures have setbacks of 15 feet and 27 feet. Wyndurst is setback 20 feet from the parcel line at the street.)
        - Note: In September 2020, the applicant conferred with NDS. Per zoning, the minimum set back was determined to be 17.4 feet.



Average Front Yard Calculation:

Preston Court Apts *(west frontage)*	13'
625 Preston Pl	16'
619 Preston Pl	7'
615 Preston Pl	31'
611 Preston Pl	25'
605 Preston Pl *(east frontage)*	18'
Preston Court Apts *(east frontage)*	12'

122' / 7 = **17.4'**

- Spacing: Within 20 percent of the average spacing between houses on the block.
    - Average side spacing is 38 feet, ranging between 22 feet and 62 feet. The recommended spacing for the new building would be between 30 feet and 46 feet from the adjacent buildings.
        - The proposed building is approximately 23 feet and 30 feet from the two adjacent buildings on Preston Place. (Wyndhurst is 30 feet and 22 feet from two adjacent buildings on Preston Place.)

- Massing and Footprint: Relate to the majority of the surrounding historic dwellings.
    - Not including the adjacent apartments [with a footprint of 42,50 square feet], the average footprint is 2,085 square feet, ranging from 961 square feet to 4,404 square feet. [Three building exceed 3,500 square feet.]
        - The proposed building will have a footprint of approximately 3,523 square feet.

- Height and Width: Keep the height and width within a maximum of 200 percent of the prevailing height and width.
    - **Height**. The prevailing height is two stories, with the adjacent apartments at four stories. The recommended max height of the new building would be four stories.
        - The proposed building will be three stories.
    - **Width.** Not including the adjacent apartments [150 feet facing Grady Avenue and 100 feet facing Preston Place], the average building width is 54 feet, ranging between 32 feet and 104 feet. The recommended max width of the new building would be 108 feet.

- The proposed building will be approximately 58 feet wide, facing Preston Place.

Materials and Design

- Roofing: Flat roofs may be appropriate on a contemporary designed building.
  - The new building will have a flat roof.

- Screen rooftop equipment:
  - The new building's rooftop mechanical units will be within the brick parapet.

- Windows and Doors: Openings generally are recessed on masonry buildings—new construction should follow this; wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction.
  - Doors and windows will be Marvin Ultimate Clad Exterior. Doors will have insulated glass with applied grilles and internal space bars. Windows will be single-lite casements with insulated glass.
  - Elevations indicates locations of doors with balconies versus those without.
  - Note: Applicant's submittal does not indicate the glass specification. The Design Guidelines recommend that glass should be clear, which the BAR established as having a VLT of not less than 70%. Glass for manufactured residential windows and doors typically VLTs in the high 50s to low 60s.

    In 2018, the BAR clarified this recommendation to the consideration of alternatives to the 70% VLT minimum; that subsequent decisions be guided by the project's location, the type of windows and location on the building, the fenestration design, energy conservation goals, and the intent of the architectural design.

- Materials and Textures: Materials should be compatible with neighboring buildings.
  - Of the neighboring structures: seven are brick; six have wood siding or shingles; two are stucco; 10 have shutters.
  - The proposed building features brick with copper panels. Some of the balcony doors will be enclosed by shutters.

- Color Palette: Colors should be compatible with adjacent buildings, not intrusive.
  - Neighboring structures include red brick, painted stucco, stained shingles, and painted siding—painted features are primarily light colors. Trim is predominantly white. Shutters are dark. The existing apartment building include stone columns and corner blocks.
  - The proposed palette features the grays, greens and black.

- Details and Decoration: Reduce the mass using articulated design details.
  - The facades are articulated by the fenestration and balconies, the central atrium (on the west elevation), the broken parapet, and the color variations of the stucco wall sections.

Site Design, Landscaping, Lighting

- Plantings: Retain existing trees, especially street trees; protect significant existing trees and other plantings.
    - At the street, two Deordora cypress (30" and 36" caliper) will be retained.
    - A 36" oak will be removed.
    - Nine new trees will be planted on the site.

- Lighting: Use light levels that provide for adequate safety, yet do not overly emphasize the site or building.
    - Proposed fixtures are *available* with lamping that is consistent with the BAR's established guidelines: Dimmable; Color Temperature not to exceed 3,000K; Color Rendering Index of not less than 80, preferably not less than 90. BAR should establish a condition that all lamping used will comply.

- Parking Areas and Lots: Screen parking lots from streets.
    - Proposed parking is underground, accessible through a side entrance.
    - Surface spaces for three vehicles at the side and rear corner of the new building.
    - Width of proposed driveway is narrower than required by Code. City Code Section 34-972(a)(5) allows for the BAR to make recommendations [to the city traffic engineer] regarding modifications in the required driveway entrance widths.

Regarding prior BAR actions

In October 2019, the BAR denied a CoA to construct a parking lot at this site. December 2019, upon appeal, City Council upheld the BAR's action. The following summary may be helpful. (The formal record begins on page 299 of:
http://weblink.charlottesville.org/public/0/edoc/794415/AGENDA_20191202Dec02.pdf)

> In denying this CoA request, the BAR cited the ADC District Guidelines for Site Design and Elements (Chapter II). The BAR noted the direction provided in the Introduction (section A): "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 BAR noted that the request conflicts with the provisions of Parking Areas and Lots (section F), including: "4. Avoid creating parking areas in the front yards of historic building sites." "8. Provide screening from adjacent land uses as needed." And "10. Select lighting fixtures that are appropriate to a historic setting."
>
> The BAR cited guidance from the Secretary of the Interior's Standards for the Treatment of Historic Properties [aka Secretary's Standards], which are included by reference in the ADC District Guidelines. Specifically, from Alterations and Additions for a New Use (page 146), the Secretary's Standards recommend against "Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed."
>
> The BAR cited sections of the City Code for Historical Preservation and ADC Districts. Specifically, Sec. 34-271 - Purposes: The City of Charlottesville seeks, through the

establishment of its several historic districts and through the protection of individually significant properties, to protect community health and safety, to promote the education, prosperity and general welfare of the public through the identification, preservation and enhancement of buildings, structures, landscapes, settings, neighborhoods, places and features with special historical, cultural and architectural significance. To achieve these general purposes, the City of Charlottesville seeks to pursue the following specific purposes: … (2) To assure that, within the city's historic districts, new structures, additions, landscaping and related elements will be in harmony with their setting and environs[.]

Staff Recommendations

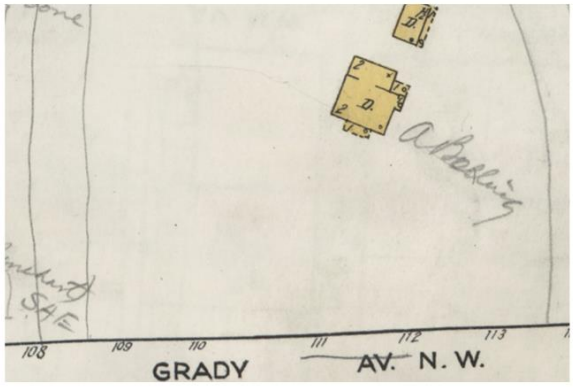
If approval is considered, staff recommends the following conditions:

- Requiring that all lamping be dimmable, if that option is available with the specified light fixtures, the Color Temperature not exceed 3,000K, and the Color Rendering Index is not less than 80, preferably not less than 90.
- Underground the new electrical service.
- During construction, protect the existing stone walls and curbs within the public right of way. Provide documentation prior to construction. If damaged, repair/reconstruct to match prior to final inspection.
- Recommendation [to the city traffic engineer] on the proposed driveway width.

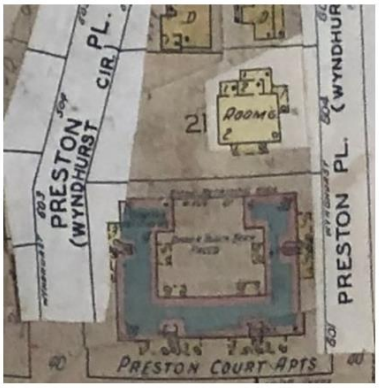
No site plan has been submitted for the proposed new work. During the site plan review process, it is not uncommon to see changes that alter the initial design. In considering an approval of the requested CoA, the BAR should be clear that any subsequent revisions or modifications to what has been submitted for that CoA will require a new application for BAR review.

Additionally, the 1920 and c1965 Sanborn maps indicate this site has been undisturbed for at least the last 100 years. The City's Comprehensive Plan recommends that during land disturbing activities in areas likely to reveal knowledge about the past developers be encouraged to undertake archeological investigations. Additionally, the Secretary's Standards, as referenced in the Design Guidelines, recommends that archeological resources should be protected, with mitigation measures should they be disturbed. A Phase I archeological level survey would be appropriate at this site.

1920 Sanborn



c1965 Sanborn



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new construction at 605 Preston Place satisfies the BAR's criteria 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[.]

... as submitted [with the following modifications: …]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new construction at 605 Preston Place 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 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.

Sec. 34-282. - Application procedures.

(d) … The following information and exhibits shall be submitted along with each application:
   1) Detailed and clear descriptions of any proposed changes in the exterior features of the subject property, including but not limited to the following: the general design, arrangement, texture, materials, plantings and colors to be used, the type of windows, exterior doors, lights, landscaping, parking, signs, and other exterior fixtures and appurtenances. The relationship of the proposed change to surrounding properties will also be shown.
   2) Photographs of the subject property and photographs of the buildings on contiguous properties.

3) Samples to show the nature, texture and color of materials proposed.
4) The history of an existing building or structure, *if requested* by the BAR or staff.
   For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form) depicting the site, and all buildings and structures to be located thereon, as it will appear upon completion of the work that is the subject of the application.

Pertinent ADC District Design Guidelines
(The following excerpts are for reference only, not in lieu of the complete guidelines.)

Chapter I – *Introduction*
http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf
http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf
This property is within subarea c (Preston Place) of the Rugby Road-University Circle-Venable Neighborhood ADC District: A moderate scale single family residential neighborhood constructed in the 1920s and 1930s with the exception of Wyndhurst (605 Preston Place), built in 1857, which was the original farmhouse on the property; porches, brick, wood frame, variety of architectural styles, deep setbacks, wooded lots.

Chapter II – *Site Design and Elements*
http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

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
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

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 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

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.
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 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.

F. Parking Areas and 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 and 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.

Chapter III – *New Construction and Additions*
http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf
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.

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:

<u>b. Residential Infill</u>

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.

B. Setback

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.
10) 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.

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
    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.
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

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.
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.
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.

    Note: In August 2018, the BAR clarified this recommendation as follows: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

J. Porches

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.

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

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 shaded 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.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary's Standards offers the following guidance for alterations and additions for a new use:

Recommended

- Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.
- Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.
- Removing non-significant buildings, additions, or site features which detract from the historic character of the site.
- Locating an irrigation system needed for a new or continuing use of the site where it will not cause damage to historic buildings.

Not recommended

- Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the building site if landscape features and plant materials are removed.
- Introducing new construction on the building site which is visu ally incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which dam ages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.
- Removing a historic building in a complex of buildings or removing a building feature or a landscape feature which is important in defining the historic character of the site.
- Locating an irrigation system needed for a new or continuing use of the site where it will damage historic buildings.

Appendix

Prior BAR Reviews

August 14, 2017 – BAR approved moving [to 506-512 Preston Place] the house, porch, chimneys, and east side additions located at 605 Preston Avenue and demolition of the rear additions.

June 18, 2019 – Request to construct a 25-space parking lot in the rear yard of the historic structure. The BAR moved to accept the applicant's request for deferral (9-0).
http://weblink.charlottesville.org/public/0/edoc/791143/2019-06_605%20Preston%20Place_BAR.pdf
http://weblink.charlottesville.org/public/0/edoc/792645/2019-06_Meeting%20Minutes_BAR.pdf

October 15, 2019 – BAR denied CoA request to construct parking lot in the rear yard of the historic structure. (December 2019 – Council denied applicant appeal.)
http://weblink.charlottesville.org/public/0/edoc/791778/2019-10_605%20Preston%20Place_BAR.pdf
http://weblink.charlottesville.org/public/0/edoc/792649/2019-10_Meeting%20Minutes_BAR.pdf

Application

- Submittal: Mitchel Matthews Architects drawings *605 Preston Place*, dated September 27, 2021:

Cover
SK-44 Zoning
Survey, Existing Conditions
View West, Existing Conditions
View SW, Existing Conditions
View SE Existing Conditions
Description
SK-364 Site Plan
SK-366 Plantings & Paving
SK-367 Floor Plan, Parking Level
SK-368 Floor Plan, Typical
SK-370 Elevation West
SK-371 Elevation West
SK-372 Elevation South
SK-373 Elevation South
SK-374 Elevation South (some shutters closed)
SK-377 Elevation East
SK-378 Elevation East
SK-379 Elevation North
SK-380 Elevation North
SK-382 View SE
SK-383 View SW
SK-384 View West
SK-387 View Entry
SK-388 Material Palette
SK-389 Material Palette
Brick Series
Lighting Plan
Lighting Plan
Lighting Product Sheets - fixtures A, B
Lighting Product Sheets - fixture C
Appendix (cover sheet)
Arborist's Evaluation Ash Tree at NW corner
Wyndhurst West Terrace, Existing Conditions
Neighborhood Context, Outer Ring
Neighborhood Context, Inner Ring
Precedent, Altamont Cir. & University Cir. Apts
Precedent, Park Lane Apts

Architectural And Historic Survey

Identification

STREET ADDRESS: 605 Preston Place
MAP & PARCEL: 5-111
CENSUS TRACT AND BLOCK: 2-502
PRESENT ZONING: R-3
ORIGINAL OWNER: Sally Ann McCoy, et al
ORIGINAL USE: Residence
PRESENT USE: Rental Property (4 apartments)
PRESENT OWNER: Preston Court, Inc.
ADDRESS: c/o Mrs. J. L. Hartman
Box 254
Charlottesville, Virginia

HISTORIC NAME: Wyndhurst
DATE / PERIOD: 1857
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 100' x 171.7' (18,880 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1980
SOURCES: City/County Records
Mrs. J. L. Hartman

ARCHITECTURAL DESCRIPTION

Wyndhurst is a typical 2-storey, 3-bay, double-pile white weatherboarded house with Greek Revival details. It is set on a high foundation of brick laid in 5-course American bond. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice. Capped chimneys centered between the two rooms on each side of the central hall serve fireplaces in all the original rooms. Windows are double-sash with architrave trim and black louvered shutters, 6-over-9 light at the first level and shorter 6-over-6 light at the second. A one-storey entrance porch covers the center bay of the facade. It has a low-pitched hip roof with boxed cornice and plain frieze, four square pillars with inset panels, and a simple balustrade. The 4-paneled Greek Revival style entrance door has sidelights over panels and a rectangular transom. Interior doors are also 4-paneled with architrave trim. Ceilings are quite high. A 3-flight open stair with turned newels and simple balustrade rises from the extremely wide central hall. A small one-storey addition with bowed end covers the south (front) bay of the east elevation. Its windows are 6-over-6 light. A one-storey enclosed sun parlor with wide 8-over-8 light windows covers the north bay of the east elevation. These two additions are connected by a one-storey hyphen and both have foundations of brick laid in stretcher bond. A complex series of one- and two-storey additions covers the rear elevation. They are weatherboarded and set on cinderblock and concrete foundations. Some windows are 2-over-2 light. There is one circular-headed window at the second level.

HISTORICAL DESCRIPTION

In 1857 Sally Ann McCoy et al purchased a 102¼-acre tract that had been part of the Opie Norris estate (ACDB 56-214). Tax records indicate major construction activity, probably this house, in 1857. She sold the entire farm to Thomas L. and Anna M. Preston in 1863 (ACDB 61-156). The house was raided by Union soldiers during the brief occupation of Charlottesville in March 1865. The farm was subdivided in 1892, (Preston Heights plat ACDB 97-346), reserving ten acres with the house. After the deaths of Colonel and Mrs. Preston, that was also subdivided (City DB 34-28 and 478). The house had four owners between 1919 and 1930 when it was purchased by Charity S. Pitts (Mrs. William Pitts) (DB 70-489). For many years Mrs. Pitts operated a popular boarding house for University students. The east side additions and the first two-storey rear addition had been made by the Prestons; most of the others were probably made by Mrs. Pitts. Preston Court, Inc., which had built Preston Court Apartments on what had originally been Wyndhurst's front lawn, bought the house when Mrs. Pitts retired in 1970 (DB 314-104) and divided it into four apartments, retaining most of the original fabric. Additional References: ACDB 106-139, 126-130; ACWB 32-95; City DB 30-396, 34-349, 35-305, 57-334, 58-358, 59-485.

SIGNIFICANCE

Wyndhurst was the manor house of the 100-acre farm now comprising the Preston Heights section of the city. It was raided by Yankee soldiers during the brief occupation of Charlottesville in March 1865. It is a large vernacular structure with Greek Revival details.

VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7218

Street address 605 Preston Place
Town/City Charlottesville

Historic name Wyndhurst 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

- ☐ 1
- ☐ 1½
- ☑ 2
- ☐ 2½
- ☐ 3
- ☐ ____

Roof Type

- ☐ shed
- ☐ gable
- ☐ pediment
- ☑ hipped (low)
- ☐ other: _____
- ☐ mansard
- ☐ gambrel
- ☐ parapet
- ☐ flat

Roof Material

- ☐ slate
- ☐ wood shingle
- ☐ composition
- ☑ standing seam metal
- ☐ other _____
- ☐ tile
- ☐ pressed tin
- ☐ not visible

Dormers

- ☑ 0
- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ ____
- ☐ shed
- ☐ gable
- ☐ pedimented
- ☐ hipped
- ☐ _____

Number of bays — Main facade

- ☐ 1
- ☐ 2
- ☑ 3 main block
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ ____

Porch

- ☐ yes
- ☐ no

Stories

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ ____

Bays

- ☐ 1 (center)
- ☐ 1 (side)
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ ____

General description

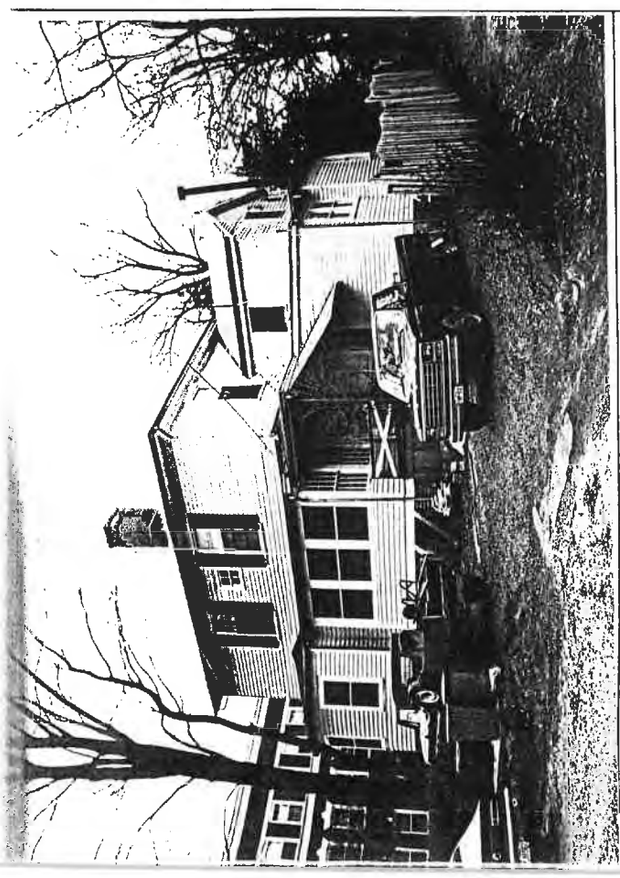
Half-length front veranda with four square wooden posts and flattish roof.

Building type

- ☑ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period Vernacular Date c. 1857 Architect/builder

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



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

The original main block is one of the earliest buildings in the Rugby Road Historic District. Built c. 1857, it conforms to the standard "I-house" form, having two interior brick chimneys and a double-pile central-passage plan. The north end wing with curved end dates to the early 20th century. Several additions extend at the rear.

Historical information

Known as Wyndhurst in the 19th century (?), this building was used as a boarding house by a Mrs. Pitt from c. 1930-1970.

Source: Ch'ville City Directories; tax books; Eugenia Bibb.

605 PRESTON PLACE

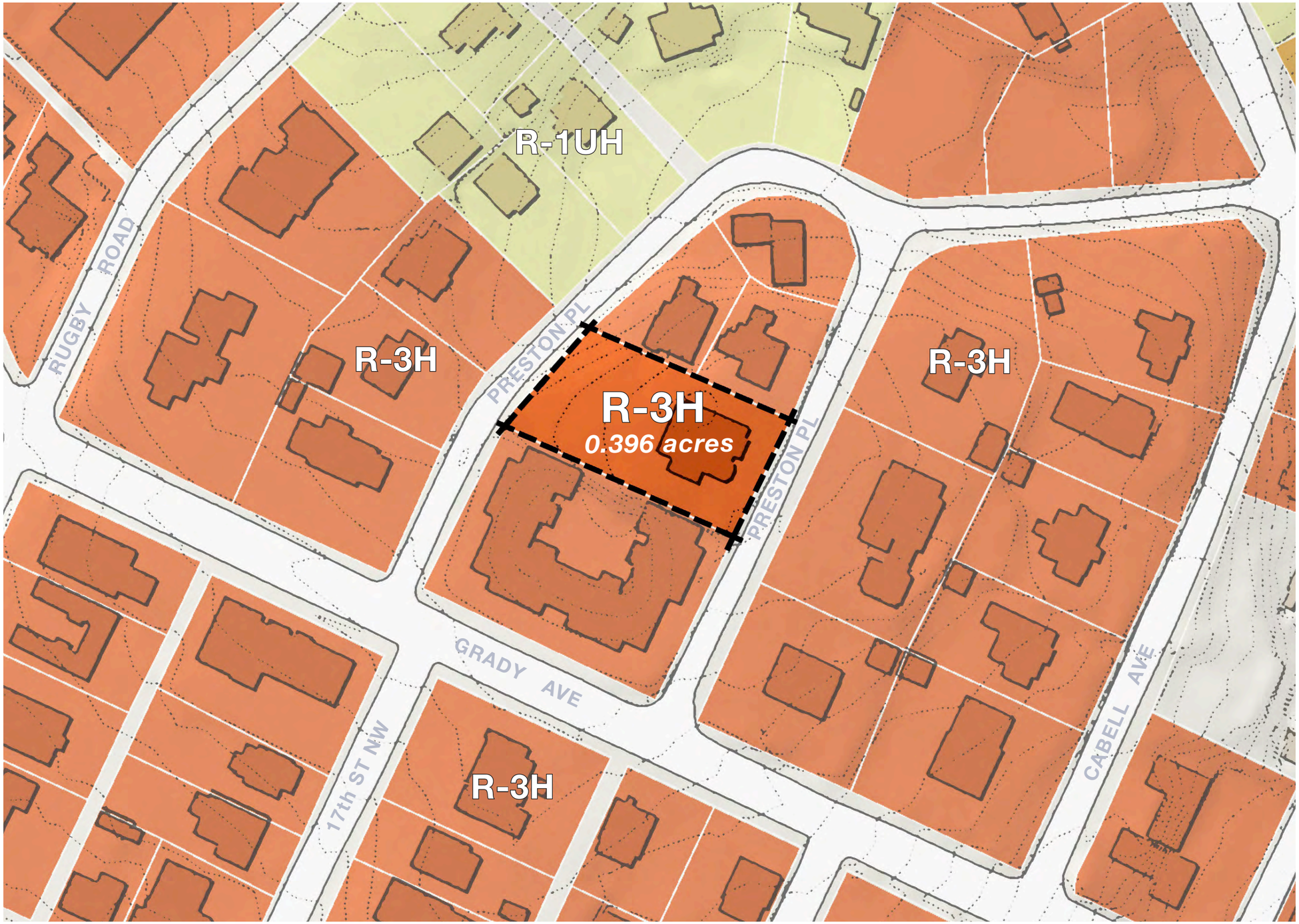
CHARLOTTESVILLE, VA

BAR REVIEW

MITCHELL MATTHEWS ARCHITECTS

September 27, 2021

PROGRESS DRAFT



Location	**605 Preston Place**
Area	**0.396 acres** (17,250 SF)
Zone	**R-3H**
Residential Units	up to **21 DUA** *(by right)*
Parking	Two bedroom apt. or smaller: **1 space** Three or Four bedroom apt.: **2 spaces**
Height	**45 feet** (max)
Setbacks (front)	**17.5 feet** (average of neighboring properties)
Setbacks (side)	**1 ft per 2 ft height** (10' min)
Setbacks (rear)	**na** (double frontage lot - no rear yard)

605 PRESTON PL
Charlottesville VA

09.27.2021

ZONING SUMMARY

All grades, counts and quantities are approximate and will change as design proceeds.

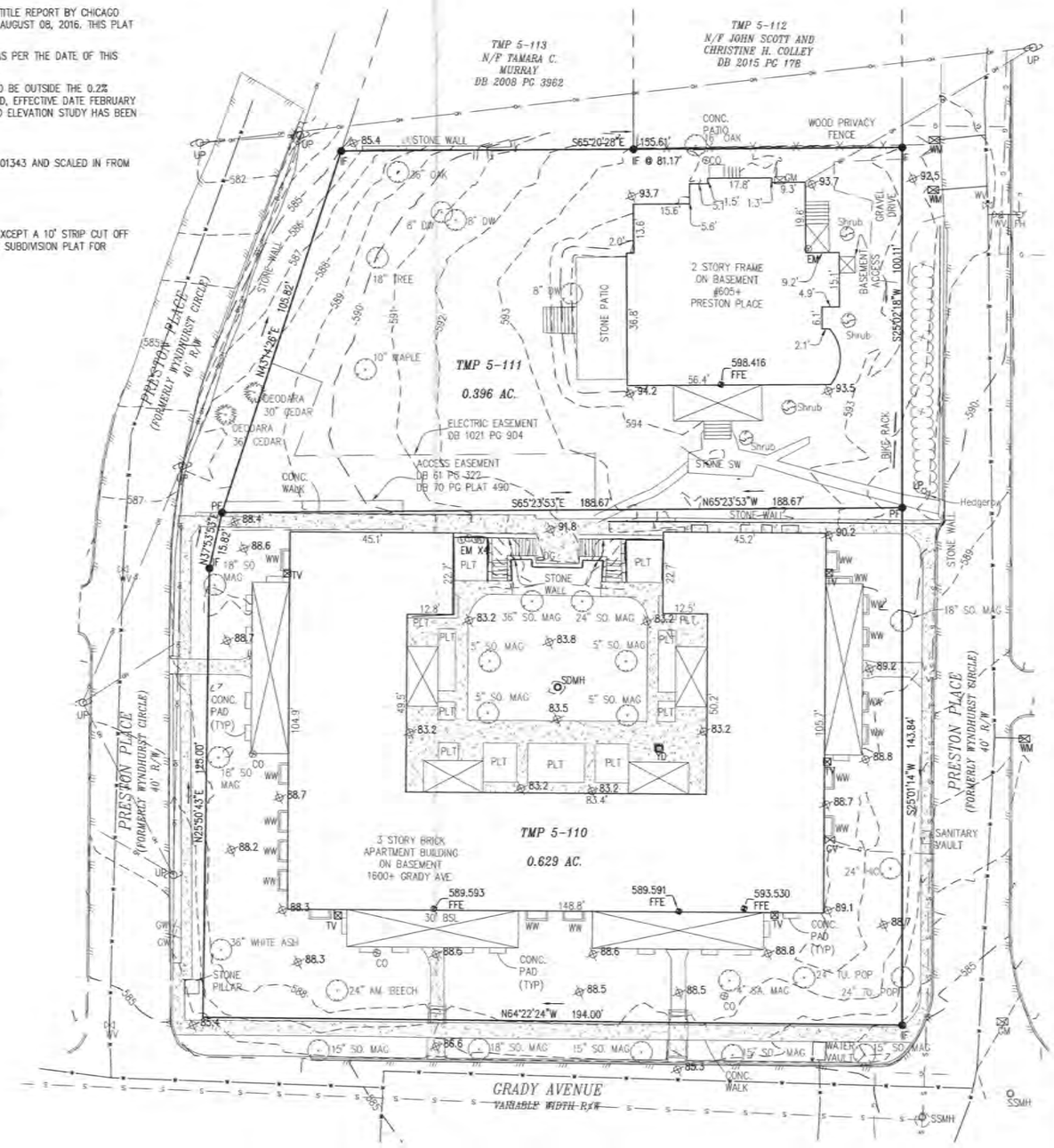
MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

1. A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. PROPERTY IS ZONED R-3H.
5. UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.
6. OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP
7. SOURCE OF TITLE: DB 2016 PG 3665.
8. SUBJECT PROPERTY IS COMPRISED OF LOTS 25 AND LOT 26, LESS AND EXCEPT A 10' STRIP CUT OFF THE NORTHERN SIDE OF EACH LOT, OF PRESTON PLACE SUBDIVISION. THE SUBDIVISION PLAT FOR PRESTON PLACE CAN BE FOUND IN DEED BOOK 34, PAGE 478.
9. ONE FOOT CONTOUR INTERVAL
10. VERTICAL DATUM: NAVD 88

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.D. SEWARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-18-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NAD83 VA SOUTH ZONE

20 0 20 40 60
SCALE: 1"=20'



LEGEND

AM	AMERICAN BEECH
BSL	BUILDING SETBACK LINE
IF	IRON PIN FOUND
PF	PIPE FOUND
CO	SANITARY CLEAN-OUT
EM	ELECTRIC METER
G	UNDERGROUND GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
LP	LAMP POST
OH	OVERHEAD UTILITY
PLT	PLANTER
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
YD	YARD DRAIN
SO. MAG	SOUTHERN MAGNOLIA
SA. MAG	SAUCER MAGNOLIA
TU. POP	TULIP POPLAR
HIC	HICKORY
DW	DOGWOOD
DG	DRAIN GRATE

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.5121 (p)
434.979.1421 (f)
dominioneng.com

COMMONWEALTH OF VIRGINIA
W.D. SEWARD
Lic No. 1934
11-18-2016
LAND SURVEYOR

REVISIONS: NO.	DESCRIPTION	DATE

SCALE: AS SHOWN | DRAWN BY: SDD | CHECKED BY: WDS

PROJECT TITLE:
TOPOGRAPHIC SURVEY
TAX MAP 5
PARCEL 110 & 111
CITY OF CHARLOTTESVILLE, VIRGINIA

PROJECT NO: 16.0092

SHEET NO: V1

1 OF 1

DATE: NOVEMBER 18, 2016

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW WEST EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SW EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SE EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

The proposed new building is three stories over a parking level below grade. It is located to the west of the Wyndhurst house and to the north of the Preston Court Apartments.

The parking level is accessed from a new drive that connects to Preston Place at the northwest corner of the site.

Most parking spaces are concealed beneath the building, not visible from the street.

The two most prominent trees on the site-- mature Deodora cedars-- are to be protected during construction and remain.

Exterior mechanical/HVAC equipment will be located out of view behind parapets on the roof.

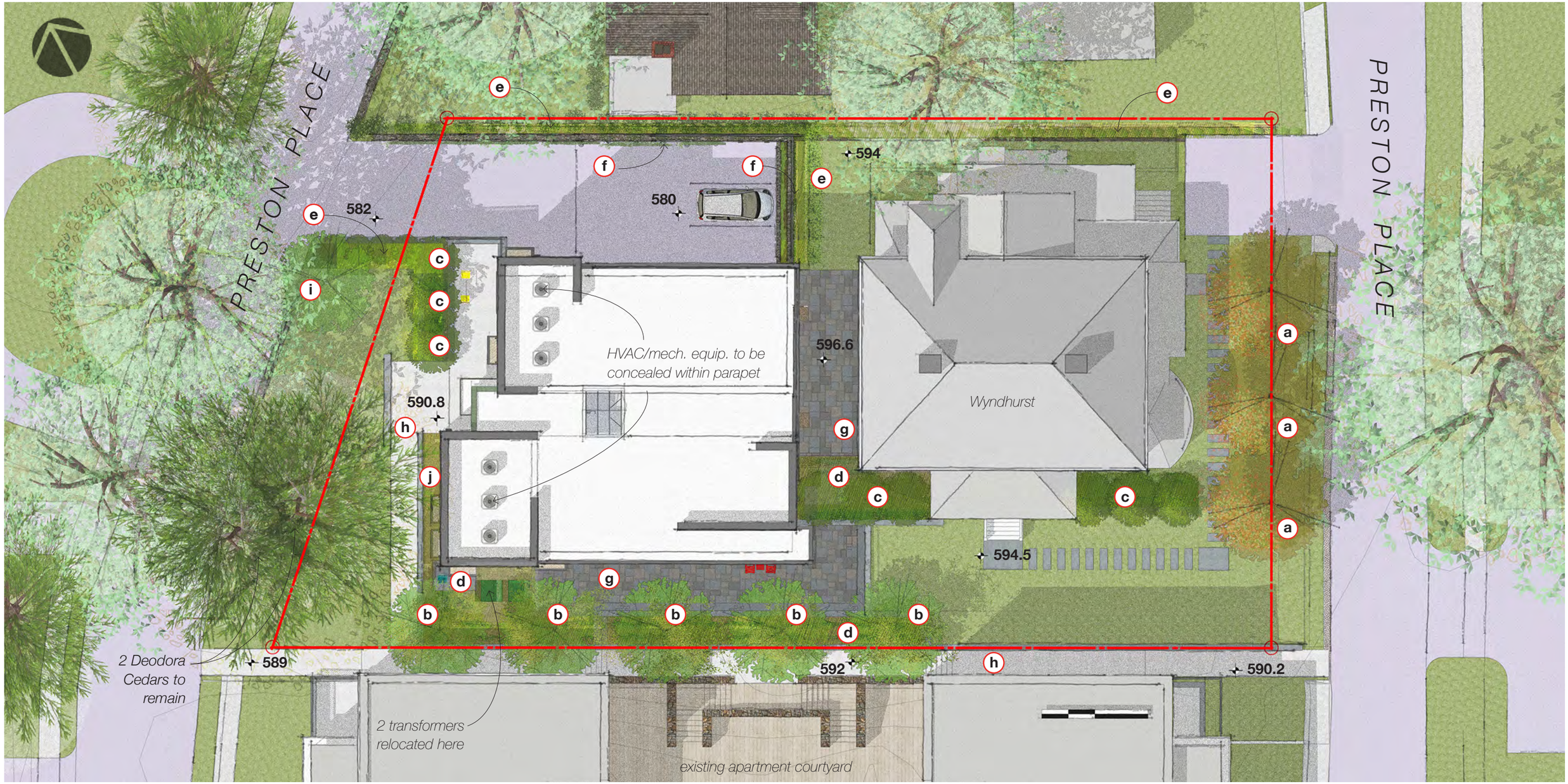
Trash cans will be stored at the basement parking level, concealed from public view.

Two transformers will be relocated farther into the site-- away from Preston Place-- and screened by plantings.

The site immediately adjacent to the historic Wyndhurst house will be minimally affected. The small lawn and narrow walk to the south of the house will be restored to their former conditions before renovation work on the Preston Court Aparments and Wyndhurst began.

Site/exterior lighting will be motion-activated and have a color temperature not to exceed 3000K with a color rendering index not lower than 80.

Other aspects of the proposal-- building materials, proportions, plantings, site walks, etc...-- are further illustrated in the pages that follow.



a *Nyssa Sylvatica (Blackgum)*

b *Gleditsia Triacanthos (Thornless Honeylocust)*

c *Chionanthus Virginicus (White Fringetree)*

d *Carex Appalachica (Appalachian Sedge) groundcover typical at planting beds*

e *Physocarpus Opulifolius (Dart's Gold Ninebark) alternative: Rhus Glabra (Smooth Sumac)*

f *Clematis Virginiana (Woodbine) and Aristolochia Macrophylla (Pipevine) hanging/crawling/climbing plants intended to partially cover walls*

g *Bluestone Paving*

h *Concrete Walk*

i *Liriodendron Tulipifera (Tulip Poplar)*

j *Chionanthus Virginicus (White Fringetree) pruned as a shrub at front of southwest building face*

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

SITE PLAN

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

SK-364

a *Nyssa Sylvatica (Blackgum)*

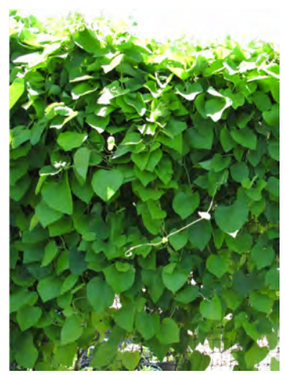
c *Chionanthus Virginicus (White Fringetree)*

d *Carex Appalachica (Appalachian Sedge)*
alternative: Carex Pensylvanica (Pennsylvania Sedge)

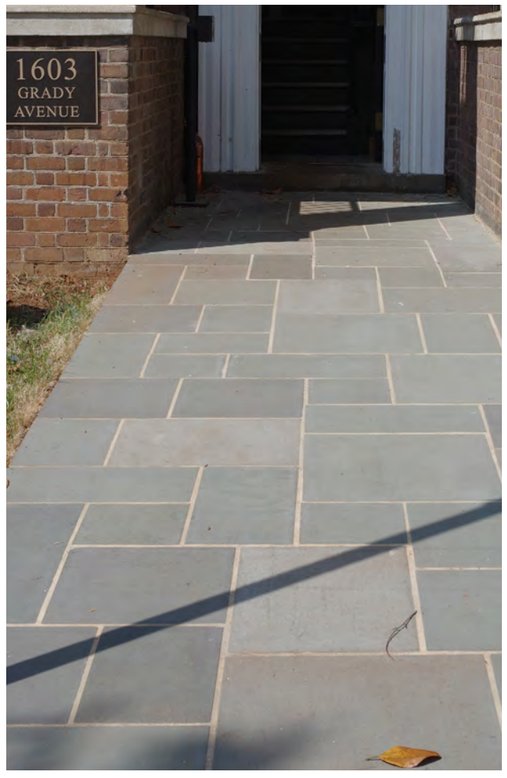
b *Gleditsia Triacanthos (Thornless Honeylocust)*

e *Physocarpus Opulifolius (Dart's Gold Ninebark)*
alternative: Rhus Glabra (Smooth Sumac)

f *Clematis Virginiana (Woodbine)*



f *Aristolochia Macrophylla (Pipevine)*



g *Bluestone Paving*

605 PRESTON PL
Charlottesville VA

09.27.2021

PLANTINGS & PAVING

All grades, counts and quantities are approximate and will change as design proceeds.

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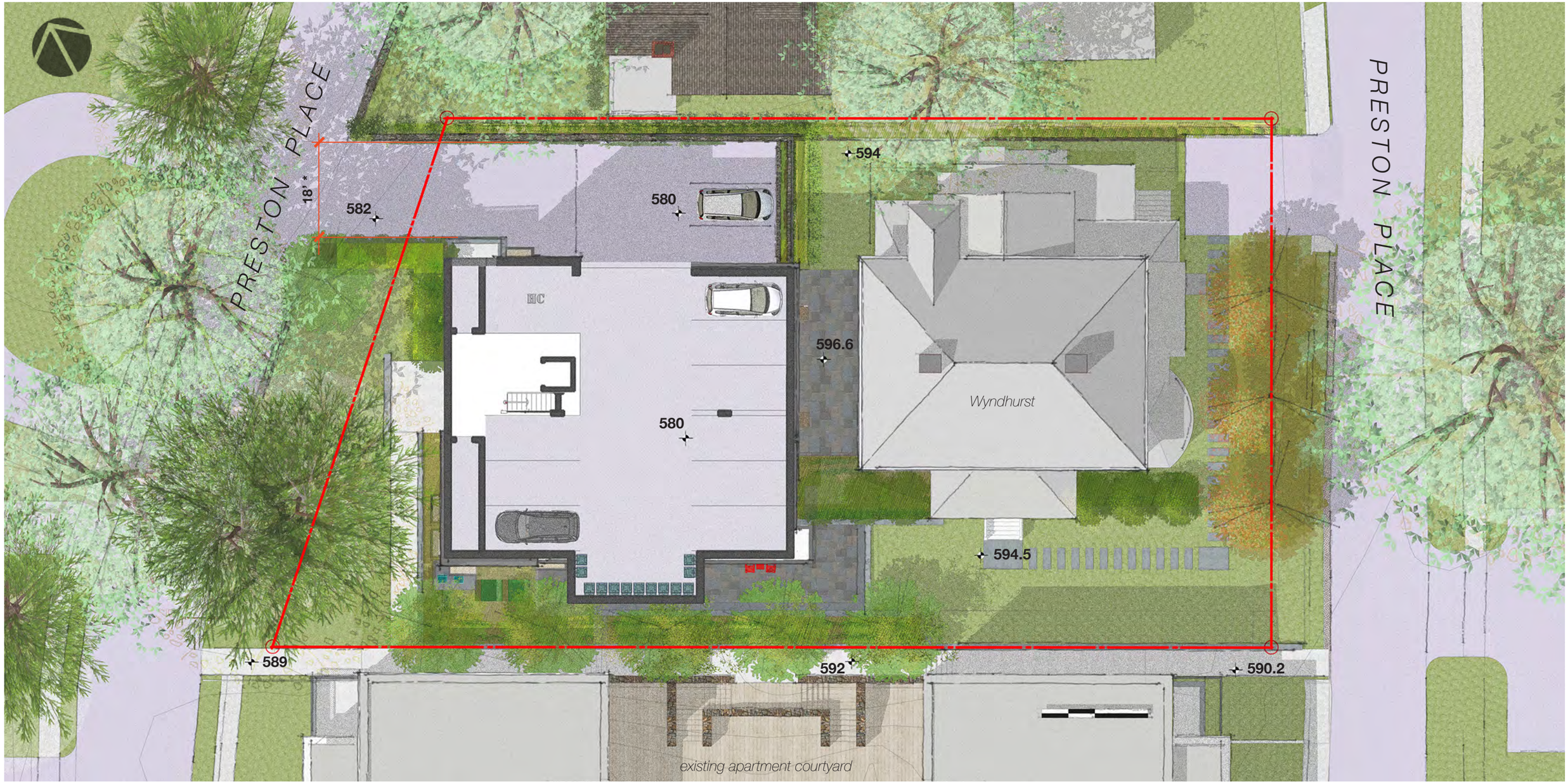
SK-366



* Proposed width is narrower than ordinance allows-- pending zoning administrator's exception/approval

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

FLOOR PLAN parking level

All grades, counts and quantities are approximate and will change as design proceeds.

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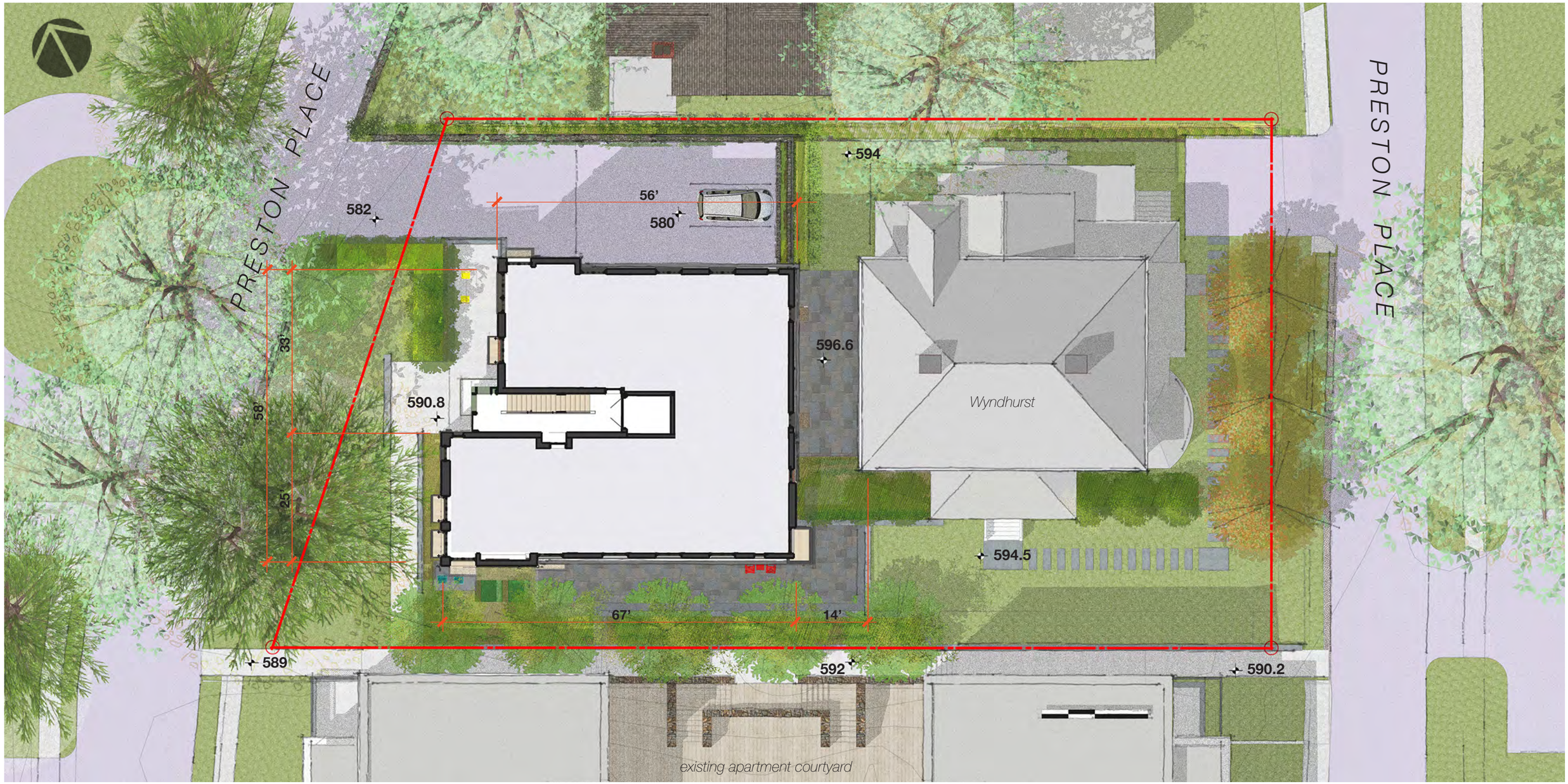
SK-367



PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

FLOOR PLAN typical

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-370

10
5
20

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-371

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-372

10
5
20

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-373

5 10 20

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION SOUTH *(with shutters closed)*

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-374

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION EAST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-377

PROGRESS DRAFT

5 10 20

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION EAST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-378

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION NORTH

All grades, counts and quantities are approximate and will change as design proceeds.

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434.979.7550

SK-379

PROGRESS DRAFT

5 10 20

605 PRESTON PL
Charlottesville VA

09.27.2021

ELEVATION NORTH

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-380

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SE

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-382

PROGRESS
DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW SW

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-383

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW WEST

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-384

PROGRESS DRAFT

605 PRESTON PL
Charlottesville VA

09.27.2021

VIEW ENTRY

All grades, counts and quantities are approximate and will change as design proceeds.

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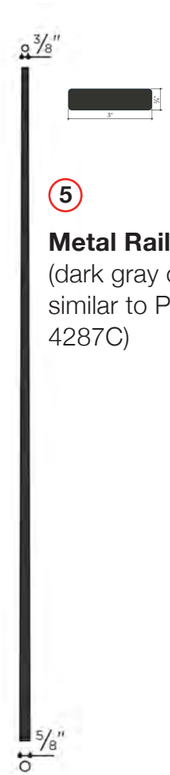
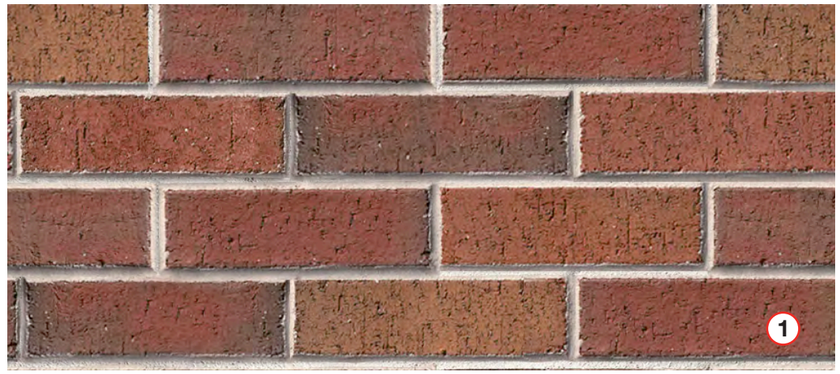
SK-387

Bluestone wall caps
at site walls



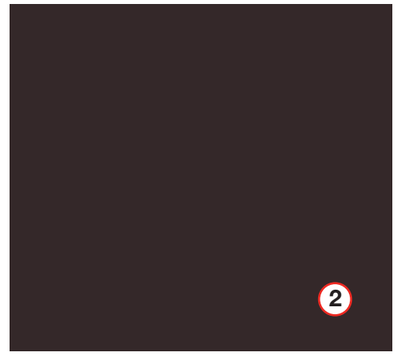
5

Metal Railings
(dark gray color similar to Pantone 4287C)



Meridian Brick - mix of Red Wirecut Flashed & Flat Set (or similar)

Fieldstone Wall
(Western Maryland Thin or similar)



Custom Color
(Pantone 439C or sim.)
at all clad windows and french doors
+ exterior trim + metal fascias

Custom Color
(Pantone 4101C or sim.)

Copper
(vertical seam panels -- treated to produce a verdigris patina)

605 PRESTON PL
Charlottesville VA

09.27.2021

MATERIAL PALETTE

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-388

Marvin Ultimate Clad Exterior Doors
(basis of design)

Simulated Divided Lites with spacer bars

7/8” muntins

Clear glass

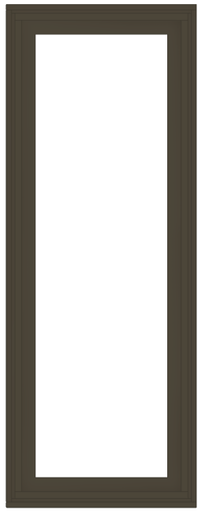
Square glazing profile

Contemporary swinging handles in oil-rubbed bronze PVD finish

Marvin *Bahama Brown* metal clad color similar to proposed color

Operable bi-fold metal shutter

color to match doors



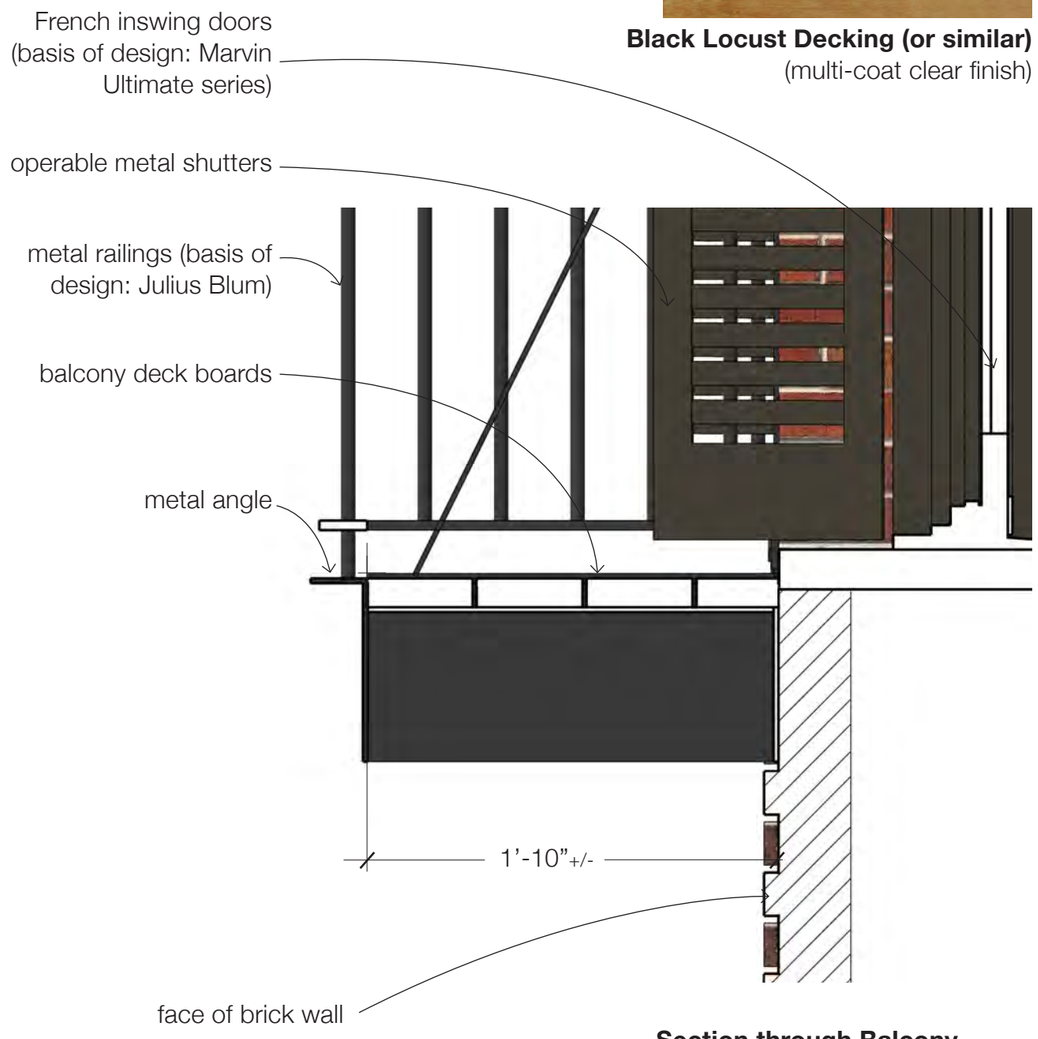
Marvin Ultimate Clad Casement Windows
(basis of design)

Single Lite

Clear glass

Square glazing profile

Black Locust Decking (or similar)
(multi-coat clear finish)



Section through Balcony

MERIDIAN BRICK | MERIDIAN® BRICK AND MASONRY SUPPLY

< back

RED WIRECUT FLASHED

Columbia, SC Architectural Series PREV NEXT

Available Sizes (WxHxL):

Thin Brick: Available Made to Order
Modular: 3.5 x 2.25 x 7.625
Utility: 3.5 x 3.625 x 11.625
Closure: 3.5 x 3.625 x 7.625
Engineer: 3.5 x 2.75 x 7.625
Norman: 3.5 x 2.25 x 11.625
8x8 Wall Unit: 3.5 x 7.625 x 7.625

MERIDIAN BRICK | MERIDIAN® BRICK AND MASONRY SUPPLY

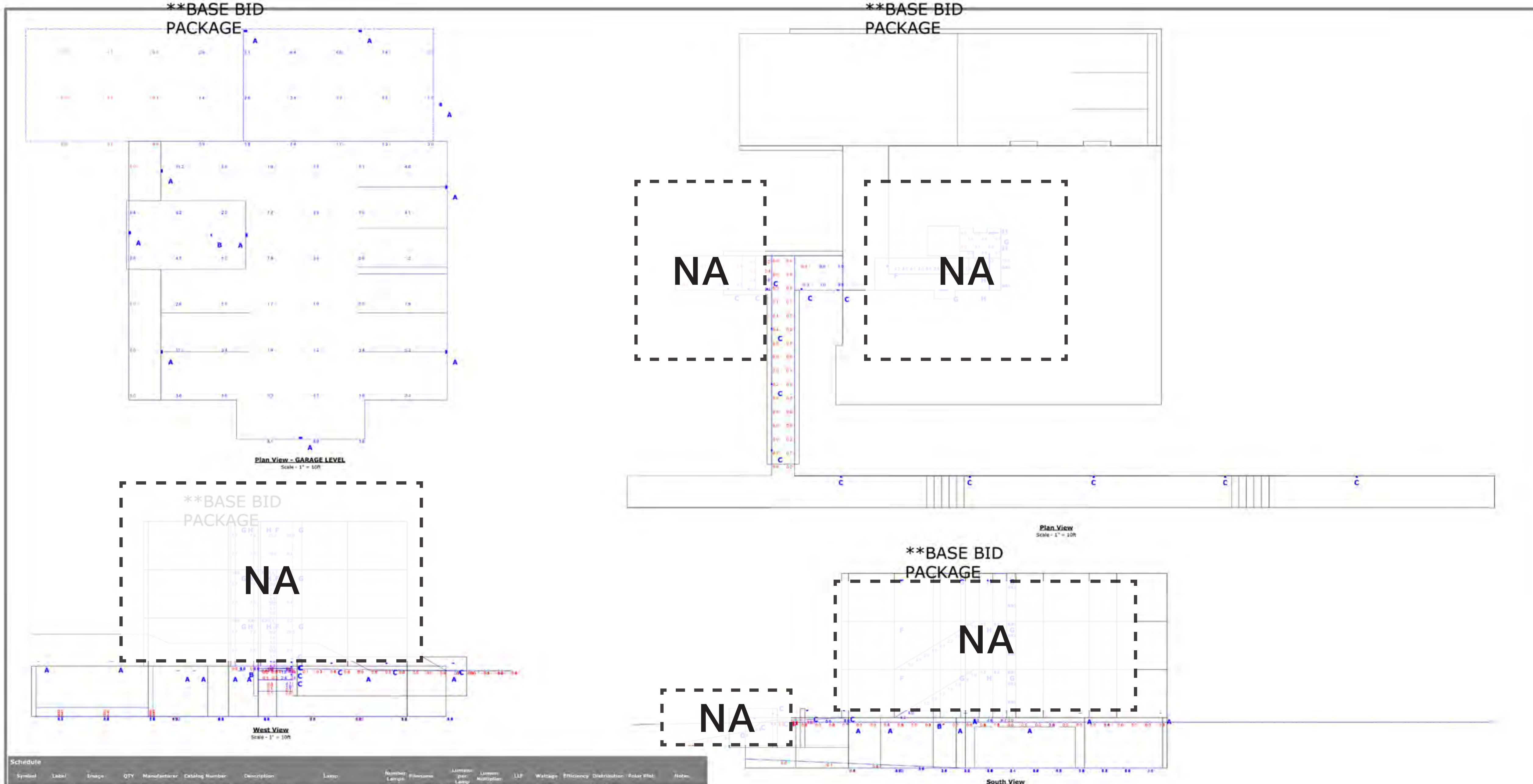
< back

FLAT SET RED BROWN FLASHED WIRECUT

Columbia, SC Architectural Series PREV NEXT

Available Sizes (WxHxL):

Thin Brick: Available Made to Order
Modular: 3.5 x 2.25 x 7.625
Utility: 3.5 x 3.625 x 11.625
Closure: 3.5 x 3.625 x 7.625
Engineer: 3.5 x 2.75 x 7.625
Norman: 3.5 x 2.25 x 11.625
8x8 Wall Unit: 3.5 x 7.625 x 7.625



PRESTON PLACE APARTMENTS LIGHTING PLAN

FEDERATED LIGHTING VIRGINIA

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		10	Lithonia Lighting	WDGE2 LED P3 30K 90CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE2_LED_P3_30K_90CRI_VF.ies	2615	1	1	22.53	100%	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G0		
	B		1	LIGHTWAY INDUSTRIES, INC	PDLW-12-LED-11W	LED Wall Sconce		1	PDLW-12-LED.IES	337	1	1	8.08	100%			
	C		8	Eurofase Lighting	31590-013	Step Light		1	31590.IES	100	1	1	4.9	90%			*** FIXTURE COUNT INCLUDES BASE BID AS WELL AS AD ALT OPTION. FINAL COUNTS TBD ***

not used

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
east stairs bottom	+	1.7 fc	3.3 fc	0.5 fc	6.6:1	3.4:1
east stairs top	+	4.0 fc	4.2 fc	3.9 fc	1.1:1	1.0:1
east walk lower level	+	1.7 fc	3.8 fc	0.6 fc	6.3:1	2.8:1
east walk mid level	+	3.6 fc	4.7 fc	3.3 fc	1.4:1	1.1:1
elevator floor lvl 1	+	4.7 fc	9.7 fc	0.9 fc	10.8:1	5.2:1
elevator floor lvl 2	+	5.0 fc	12.9 fc	0.0 fc	N/A	N/A
elevator floor lvl 3	+	5.0 fc	12.9 fc	0.0 fc	N/A	N/A
parking deck ramp	+	1.4 fc	8.1 fc	0.0 fc	N/A	N/A
parking deck ramp bottom	+	4.0 fc	8.6 fc	1.2 fc	7.2:1	3.3:1
parking deck surface	+	3.2 fc	11.5 fc	0.0 fc	N/A	N/A
south walkway marker lights	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
stairs apartment bottom	+	2.2 fc	4.2 fc	0.6 fc	7.0:1	3.7:1
stairs apartment top	+	2.8 fc	5.1 fc	1.5 fc	3.4:1	1.9:1
stairs wyndhurst	+	1.8 fc	5.9 fc	0.0 fc	N/A	N/A
wallwash bottom	+	7.0 fc	23.2 fc	0.0 fc	N/A	N/A
wallwash lvl 2	+	7.9 fc	23.2 fc	1.2 fc	19.3:1	6.6:1
wallwash lvl 3	+	7.9 fc	23.2 fc	1.2 fc	19.3:1	6.6:1
west ramp North-South	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
west stair walkway	+	1.4 fc	2.8 fc	0.1 fc	28.0:1	14.0:1
west walkway approach	+	0.9 fc	4.7 fc	0.0 fc	N/A	N/A
west walkway building approach	+	4.2 fc	12.3 fc	0.5 fc	24.6:1	8.4:1
weststair walkway landing top	+	2.2 fc	6.4 fc	0.2 fc	32.0:1	11.0:1

**BASE BID PACKAGE

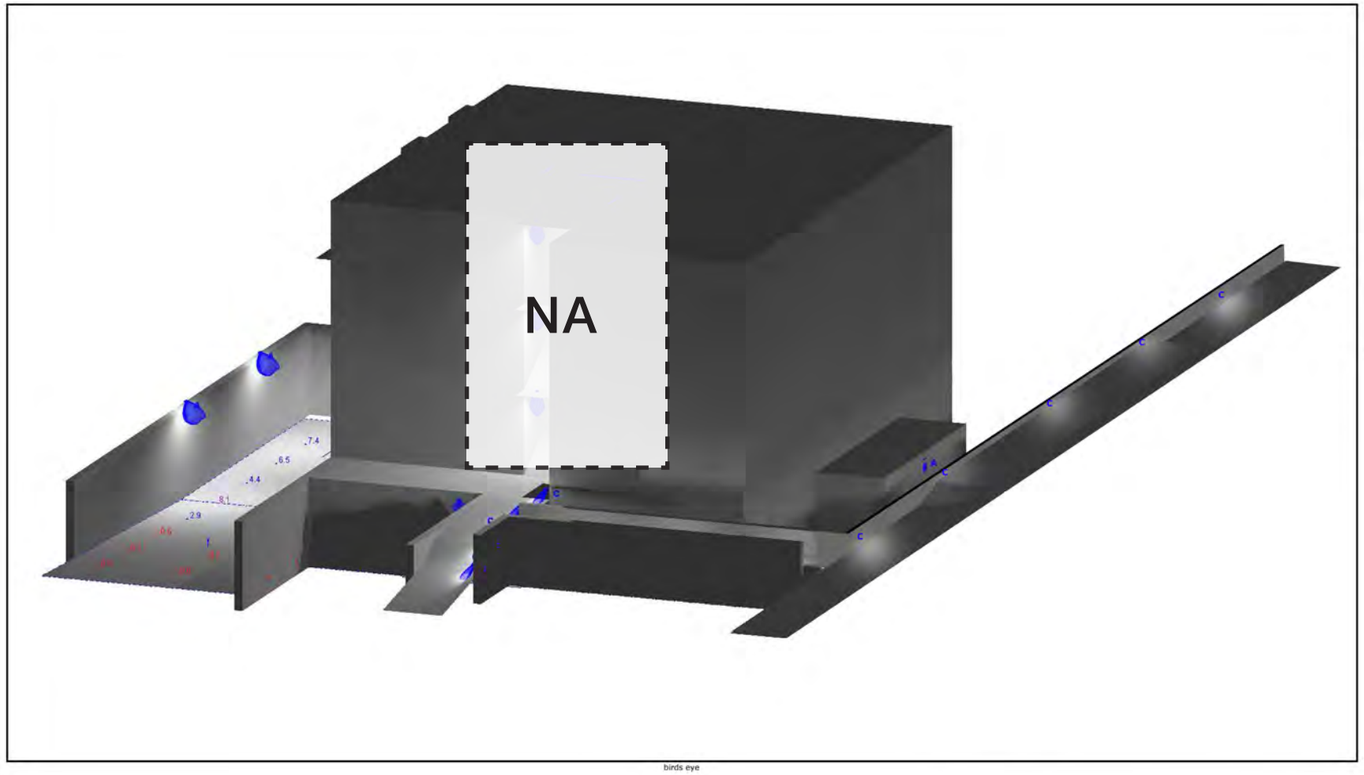
Designer
FLVA-BE
Date
04/22/2021
Scale
SEE DRAWING
Drawing No.

Summary
NFC

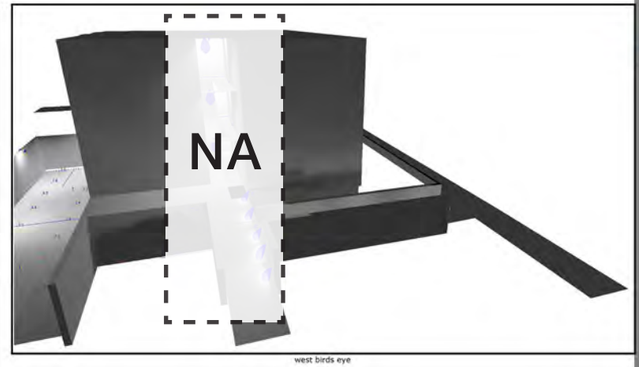
LIGHTING

All grades, counts and quantities are approximate and will change as design proceeds.

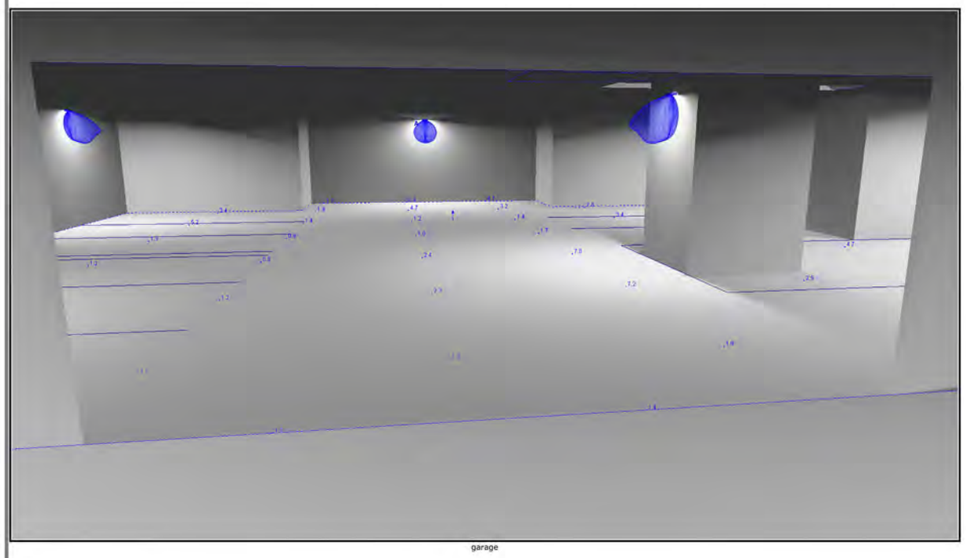
MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550



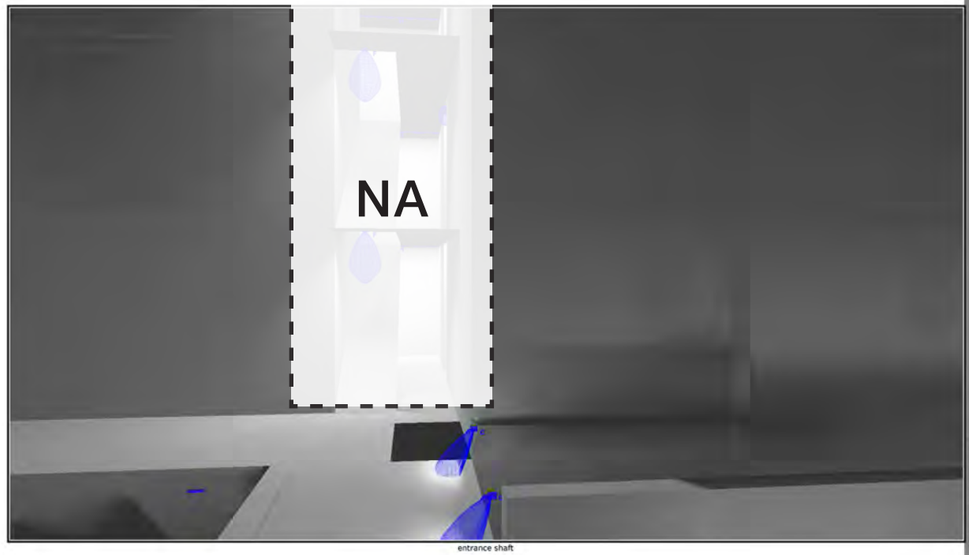
birds eye



west birds eye



garage



entrance shaft

FEDERATED LIGHTING VIRGINIA

PRESTON PLACE APARTMENTS LIGHTING PLAN

Designer
FLVA-BE
Date
04/22/2021
Scale
SEE DRAWING
Drawing No.

Summary
NFC

3 of 4

605 PRESTON PL
Charlottesville VA

09.27.2021

LIGHTING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

WDGE2 LED

Architectural Wall Sconce

Buy American

Catalog Number

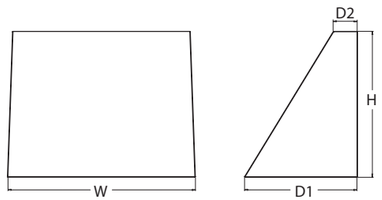
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	**Shipped included**	**Shipped separately**
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P3[1]	P3SW	35K	3500K				480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K						
	P5[1]		50K[2]	5000K						

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DNAXD	Natural aluminum
PE[4]	Photocell, Button Type	DWHXD	White
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DSSXD	Sandstone
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD	Textured black
Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)		DNATXD	Textured natural aluminum
PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DWHGXD	Textured white
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DSSTXD	Textured sandstone
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.		
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.		
Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)			
NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.		
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.		

See page 4 for out of box functionality

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

PDLW-LED

Type:	
Job Name:	

Construction:

- Steel housing and chassis
- Bottom lens is white frosted acrylic

Light Source:

- LED
- Dimming to 10% **Included**

Notes:

- Dark sky compliant
- Wall mount only
- Down light only
- ADA Compliant
- Optional **LBC** large box cover to mount to standard extension box
- UL and CUL listed **WET** location
- LED Components
  - Replaceable Module
  - CRI > 80
  - Universal 120/277 volt standard
  - 5-Year Warranty on LED Components

PDLW-24-LED
Height - 3″
Width - 24″
Depth - 2″

PDLW-36-LED
Height - 3″
Width - 36″
Depth - 2″

PDLW-47-LED
Height - 3″
Width - 47″
Depth - 2″

Mounts to 2 x 4 box/opening oriented to match fixture's linear dimension

DIMMABLE

c UL us LISTED

MADE IN AMERICA

ORDERING INFORMATION

Example: PDLW-36-LED-O3C-4-T4-WSA

PDLW [ ][ ] [ ][ ] [ ] [ ] [ ]

Size	LED	Watts	Source Lumens	Dimming	Energy Star
24-LED	O1F	10	1100	0-10v	NO
	O1G	20	2200	0-10v	NO
36-LED	F2F	36	3690	0-10v	NO
47-LED	O2F	20	2200	0-10v	NO
	O2G	39	4400	0-10v	NO

Kelvin
2 3000K
4 4000K
Optional
3 3500K

Cage

Finish
B1 Satin Black
B2 Text Black
Z1 Satin Bronze
Z3 Text Bronze
W1 Yolk White
W2 Gloss White
T4 Shimmer Gray
M13 Anod Silver
T6 Pewter
W13 Pearl Beige
Optional
(See Price List)
M17 Brass Powder
M16 Antique Brass
P2 Brushed Alum
P9 Brushed Nickel

Diffuser
WFA White Frosted Acrylic

Options
LBC Large box cover standard juction box (5″ wide x 6″ high)
DIM LED dimming driver (0 - 10v)
90CRI Consult Factory
Battery Backup Options
Available in 36″ and 48″ only
BB08 Battery backup unit providing 8 Watts (1080lm) for 90-Minute

28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286• fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

EUROfase INC.

TEL 905.695.2055 **toll free** 1.800.660.5391
FAX 905.695.2056 **toll free** 1.800.660.5390

33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

31590, 3.6W LED OUTDOOR IN-WALL

PRODUCT DETAILS

No.	:	31590-013
Product Color	:	MARINE GREY
Width	:	4.1875"
Height	:	2.9375"
Ext	:	2.5625"
Weight	:	0.5lbs

LIGHT SOURCE DETAILS

Light Source Type	:	INTEGRATED LED
Input Voltage	:	120V
Bulb Voltage	:	120V
Socket Type	:	LED
Total Wattage	:	3.6W
Total Lumen	:	80lm
Kelvin	:	3000K
CRI	:	80
Dimmable	:	No

OPTIONS AVAILABLE

ITEM NO.	FINISH	SHADE
31590-013	MARINE GREY	
31590-020	GRAPHITE GREY	

TECHNICAL DETAILS

Driver	:	Electronic driver 120V 50/60Hz
Adjustable Lamp Head	:	No
IP Rating	:	65
Location	:	WET
Approval	:	
Title 24	:	Yes

PROJECT INFORMATION

Job Name: Date: Category

Comments:

www.eurofase.com

DESIGN WITH LIGHT
LIGHT WITH DESIGN

C

APPENDIX

422 Perkins Hollow Lane
Faber, VA 22938

Arboristry
"Performing the art of tree and shrub care."

www.arboristry.com
office@arboristry.com

#003VA

Office: (434) 263-4324
Fax: (434) 263-8908

October 5, 2020

Richard Spurzem
1025 Wertland St.
Charlottesville, VA 22903

Dear Richard Spurzem,

I was asked to inspect and do a risk evaluation of an ASH tree located behind 605 Preston Place Charlottesville, VA 22903. Below are the results of my above ground, visual tree evaluation of the tree and recommendations.

The ASH tree has no major lean and the root plate looks to be intact with no upheaval. The crown health is fair to poor, with noticeable die back in the tips of branches and several mid-sized branches completely dead.

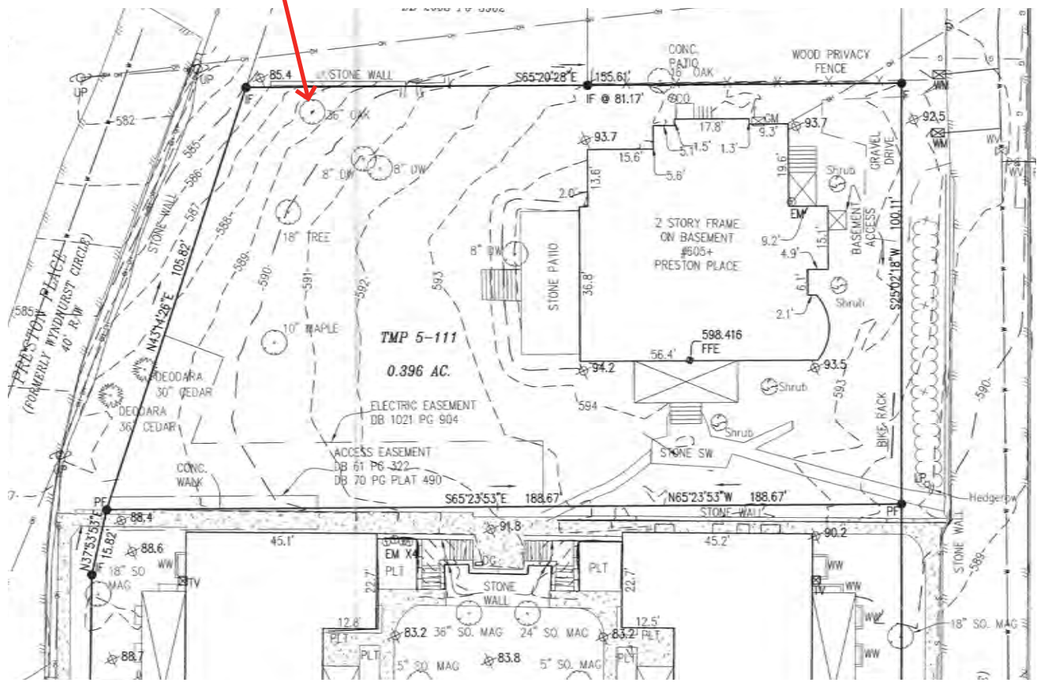
In recent years the Charlottesville area has become a hot-zone for the invasive pest, Emerald Ash Borer. The ASH tree behind 605 Preston Place has never been treated for Emerald Ash Borer (EAB). There are several mature ASH trees on Preston Place with much healthier crowns. These trees were treated for EAB as evident by the spent plugs, used in the treatment for EAB in the root flare.

It is my professional opinion that the tip die back in this tree and dead branches are consistent with an EAB infestation. Emerald Ash Borer weakens the structural integrity of ASH trees and makes branch and trunk failure much more likely. I recommend removal of this tree.

Sincerely,

Sean Schanbacher
Certified Arborist PD 1906A

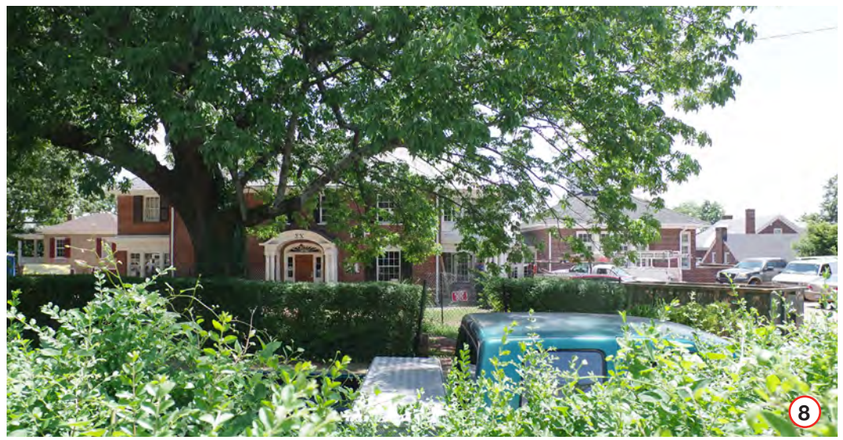
Mature ash tree to be removed
(misidentified on survey as an oak)



Based on the prevalence of mortar joints and the CMU used for support, the terrace paving-- as well as the steps at the west door-- appears to be a later addition, not original to the 1850's house.

We propose to keep the existing terrace elevation but to replace the current paving with bluestone to match what is pictured at **g** on page SK-327

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550



605 PRESTON PL
Charlottesville VA

09.27.2021

NEIGHBORHOOD CONTEXT OUTER RING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

605 PRESTON PL
Charlottesville VA

09.27.2021

NEIGHBORHOOD CONTEXT INNER RING

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

39 University Circle Apartments

68 University Way Apartments

Altamont Circle Apartments

605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.

West Elevation from applicant's May 2021 submittal

West Elevation from Applicant's July 23, 2021 submittal

West Elevation from Applicant's Sept 27, 2021 submittal

605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.

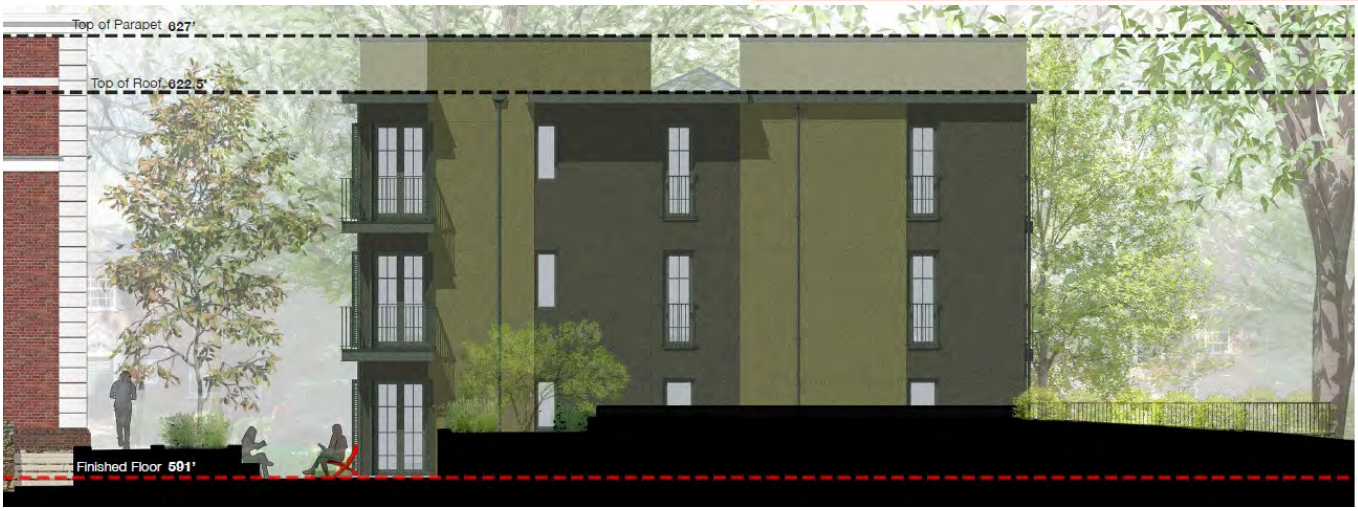
South Elevation from applicant's May 2021 submittal

South Elevation from Applicant's July 23, 2021 submittal

South Elevation from Applicant's Sept 27, 2021 submittal

605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.

East Elevation from applicant's May 2021 submittal

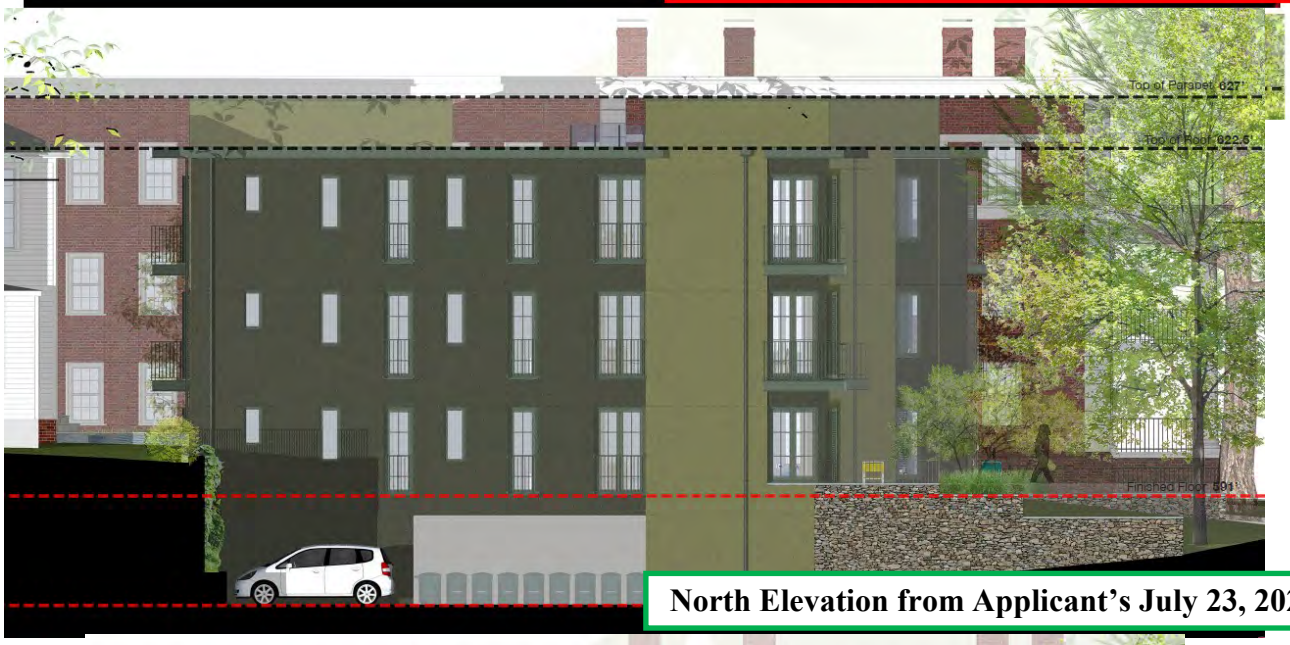


East Elevation from Applicant's July 23, 2021 submittal

East Elevation from Applicant's Sept 27, 2021 submittal

605 Preston Place. Elevations only. BAR staff summary. Not applicant's formal submittal.

North Elevation from applicant's May 2021 submittal



North Elevation from Applicant's July 23, 2021 submittal

North Elevation from Applicant's Sept 27, 2021 submittal