

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, February 16, 2022 4:16 PM
To: EAmtmann@dgparchitects.com; white@fentressarchitects.com
Cc: Werner, Jeffrey B
Subject: February BAR Action - 350 Park Street

Certificate of Appropriateness Application

BAR 21-07-05

350 Park Street, TMP 530109000 and 530108000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, Dalglish-Gilpin-Paxton Architects [on behalf of Albemarle County]

Project: New courthouse building (at Levy Building)

Dear Eric and Steven,

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

The applicant requests a deferral.

Cheri moves to accept the applicant's request for a deferral.

Ron Bailey seconds motion. Motion passes unanimously (9-0).

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

<https://boxcast.tv/channel/vabajtzeuyv3icl1a?b=tycoam74nerhajuktwgz> .

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
Robert

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



Certificate of Appropriateness Application

BAR 21-07-05

350 Park Street, TMP 530109000 and 530108000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, Dalgliesh-Gilpin-Paxton Architects [on behalf of Albemarle County]

Project: Expansion of City-County Courts Complex (at Levy Building)



Background

350 Park Street

Year Built: Levy Building 1852, Annex c1980

District: North Downtown ADC District

Status: Contributing

0 Park Street

Year Built: N/A, parking lot

District: North Downtown ADC District

Status: N/A

The Levy Building is Greek Revival, constructed with brick laid in American bond with Flemish bond variant. Three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crossette architraves, and brick water table.

Prior BAR Reviews (See Appendix for all)

October 20, 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building’s hyphen and annex. No action taken.

December 15, 2020 – BAR approved CoA for selective demolition of the Levy Building hyphen and east annex. (See Appendix for approved motion.)

July 20, 2021 – BAR accepted applicant’s request for deferral.

Application

- Applicant submitted: Fentress Architects drawing and presentation *Albemarle County & Charlottesville City General District Courts Complex*, dated February 15, 2022 (48 pages).

CoA request for construction of an addition to the Levy Building and new construction related to the expansion of the City-County Courts Complex.

Discussion

While this is a formal CoA request, the applicant has acknowledged that this meeting will be treated as an intermediate review, that the applicant will request a deferral, and no formal BAR action will be taken, except to accept that request. However, by consensus the BAR may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project’s likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR’s opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA.

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*, Chapter III--*New Construction and Additions*, and Chapter VI – *Public Design and Improvements*.

Of particular assistance for this discussion are the criteria in Chapter III:

- Setback, including landscaping and site improvements
- Spacing
- Massing and Footprint
- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Paint [Color palette]
- Details and Decoration, including lighting and signage

Also, the criteria under *Public Buildings and Structures*, in Chapter VI

- Public buildings should follow design guidelines for new construction.
- New structures, including bridges, should reflect contemporary design principles.

Additionally, the BAR should consider Sec. 34-282(d). While the provision identifies what is *required for a submittal*, the BAR has historically applied this list with discretion, given that not all are necessary for every CoA request.

- 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.
- 5) 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.

Suggested Motions

Staff recommends no formal action, except to defer this matter. (With an applicant's request for deferral, there is no calendar requirement for when the application returns to the BAR. In the absence of an applicant requested deferral and the BAR defers it, the application must be presented at the next meeting.)

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent ADC District Design Guidelines

Links to the 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](#)

[Chapter 6 Public Improvements](#)

[Chapter 7 Moving and Demolition](#)

[Index](#)

Chapter II – Site Design and Elements

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.

There is much variety in site design and elements between and within the various historic districts in Charlottesville. The commercial areas of the downtown mall, West Main Street Corridor and the Corner, generally have few site features since the buildings usually cover much of the lot and have very limited setbacks. The early nineteenth century rowhouses near the courthouse are similar to commercial lot coverage with the exception that some may have a very small front yard with limited foundation or ground cover plantings.

Many of the nineteenth century dwellings in the North Downtown area and along parts of Ridge and Wertland streets also have limited setbacks and are spaced closely together. In these cases there are small front yards composed of grass or ground cover and often containing large canopy trees. The edges of these areas often are planted with low shrubs or flower beds, and the houses are surrounded by foundation plantings. Iron fences, hedges or low stone walls may separate the homeowner’s property from the public sidewalk.

In other parts of the North Downtown area, particularly along Park Street, many of the dwellings are sited on larger lots and are placed further back on the lot. In these cases the front yard is a large lawn defined by border plantings and usually a low stone retaining wall or iron fence. Some have larger boxwood hedges and rows of box defining the entrance walkway. Large canopy trees, smaller ornamental trees and flower beds are additional elements often found within these spaces.

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.

The elements of urban landscapes, parks, and other open spaces in public ownership, including sidewalks, streets, plantings, street furniture, and street lighting also contribute to the character of the district and are discussed in Chapter 6: Public Improvements.

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 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.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.

- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 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

A. Introduction

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville’s historic districts. The guidelines are flexible enough to both respect

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

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

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

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

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

1. Sustainability

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

- Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
- Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.

- Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
- Designing buildings for the local climate helps conserve energy.
- Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
- Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

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

2. Flexibility

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

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

d. Institutional: Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located

on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

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.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 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.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
- 9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

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

D. Massing and Footprint

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

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

E. Height 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.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- 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.
- 2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

- 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.
- 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.
 - 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.

K. Street-Level Design

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

L. Foundation and Cornice

- 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 [Color]

- 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.

P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
- a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter VI – Public Design and Improvements

A. Introduction

Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community. Charlottesville’s historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.

Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.

All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.

B. Plazas, Parks & Open Spaces

1. Maintain existing spaces and important site features for continued public use consistent with the original design intent,
2. Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.
3. Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.
4. New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.
5. Exterior furniture and site accessories should be compatible with the overall character of the park or open space.
6. Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.
7. Avoid demolishing historic buildings to create open spaces and parks.

C. Public Buildings and Structures

1. Public buildings should follow design guidelines for new construction.
2. New structures, including bridges, should reflect contemporary design principles.

D. Streets, Walks, & Curbs

1. Retain historic paving or curbing.
2. If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.
3. Make street paving consistent throughout districts.
4. When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.
5. Limit paved areas to streets, driveways and pedestrian areas.
6. Consider using some type of distinctive crosswalks at key intersections or crossings.
7. Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.
8. When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.
9. Avoid variation in sidewalk and curb materials.
10. When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.
11. Avoid excessive curb cuts for vehicular access across pedestrian ways.
12. Where curb cuts are necessary, they should be consistent with other curb cuts in the area
13. Do not block sidewalks with street furniture elements.
14. Remove obsolete signs and poles.

E. Street Trees & Plantings

1. Maintain existing plantings in public rights of way.
2. Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.
3. Install plantings in areas like medians, divider strips, and traffic islands.
4. Locate planters so that they do not block sidewalks.

F. Lighting

1. In pedestrian areas, use smaller-scaled light fixtures that do not create a glare.
2. Light fixtures can vary according to district or sub-area and can be in traditional or contemporary styles.
3. Provide adequate lighting at critical areas of pedestrian/vehicular conflict, such as parking lots, alleys, and crosswalks.
4. Limit the number of styles of light fixtures and light sources used in each district except in cases of varying sub-areas or distinctive areas, such as bridges.
5. Light color and intensity should be consistent throughout a general area or subarea of a
6. historic district. Use similar lamping (bulb type) and/or wattage to maintain a consistent quality of light.
7. Provide street lighting fixtures with flat lenses that are shielded and directed down to the site in order to reduce glare and prevent uplighting.

I. Public Signs

1. Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.
2. Add a distinctive street sign system for historic districts.
3. Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.
4. Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.
5. Preserve existing historic plaques located in the district.
6. New plaques should be discreetly located and should not obscure architectural elements.

K. Parking Facilities

1. Ensure that the design of any new parking structure follows the design guidelines in *Chapter 3* for new multi-lot buildings and street-level design.
2. The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.
3. Avoid demolishing historic buildings to construct new parking facilities.
4. Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.
5. Parking at the ground level should not be visible from the street.
6. Reduce the scale of the openings by providing separate entrances and exits.
7. Consider the impact of interior and roof lighting.

APPENDIX

Prior BAR Reviews

February 2003 – Prelim discussion. Temporary sally port and ADA ramp. (350 Park Street.)

March 2003 - Prelim discussion. Permanent ADA ramp. (350 Park Street.)

October 20, 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building’s hyphen and annex. No action taken.

December 15, 2020 – BAR approved CoA for selective demolition of the Levy Building hype and east annex

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies the BAR’s criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following conditions:

- that the east wall of the Levy Building is substantially protected from damage;
- that the BAR recommends archaeological work within the footprint of the proposed demolition area of the hyphen and annex;
- that the BAR encourages and supports archaeological planning as part of the schematic design development for the larger project site;
- that the demolition includes the concrete steps (formerly to a house) along High Street. (Zehmer, Lewis second. Motion passed 8-0.)

July 20, 2021 – BAR accepted applicant’s request for deferral.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 350 Park Street
Map and Parcel: 53-109
Census Tract & Block: 1-103
Present Owner: Town Hall-Levy Opera House Found.,
Address: Inc.
Present Use:
Original Owner: Charlottesville Town Hall Co.
Original Use: Town Hall

BASE DATA

Historic Name: The Levy Opera House
Date/Period: 1851-2
Style: Greek Revival
Height to Cornice: 48
Height in Stories: 3
Present Zoning: B-1
Land Area (sq.ft.): 56 x 112
Assessed Value (land + imp.): 12,300 + 13,890 = 26,190

ARCHITECTURAL DESCRIPTION

The Levy Opera House was the first building in Charlottesville to be designed with pilasters as the dominant architectural feature of the facade. The influence of this device was great. The Hughes House (c. 1853), Lyons Court (1858) and the Abell-Gleason House (1859) are a few examples of the "Pilastered Style" fashioned after the Levy Opera House. The pilasters of the Opera House are stuccoed and painted to make them outstanding and to create a portico effect. The four pilasters support a Tuscan entablature and a hipped roof which replaced the original Classical pediment. The Flemish bond brickwork is among the latest examples in the city. As a town hall, the town hall had a level floor, a stage with two curtains (one with advertising), fly decks, and benches for seats.

HISTORICAL DESCRIPTION

On July 9, 1851, the Trustees of the Charlottesville Town Hall Company, headed by Valentine W. Southall, purchased the lot from Samuel Leitch for \$750 "for the purpose of building a town hall". In December, 1852, a notice was placed in the local paper by H. Benson that the newly completed town hall would be available to rent for lectures, concerts, and thespian productions. The building was sold in 1887 and opened in March, 1888, as an opera house. One year later Jefferson Monroe Levy of Monticello gained title to the property. He sold it in 1914 to E. G. Haden who turned the building into apartments. Deed references: ACDB 50-143, City DB 2-32, 27-46, 34-302, 37-218, 73-158, 116-341, 337-5, 337-574.



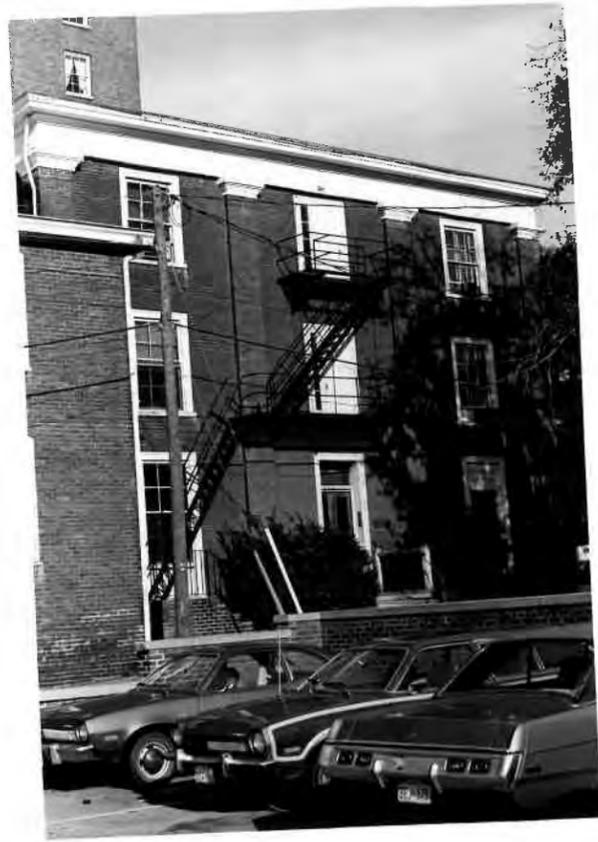
CONDITIONS

Poor

SOURCES

City/County Records
Alexander, Recollections, p.37.
Margaret F. Clark



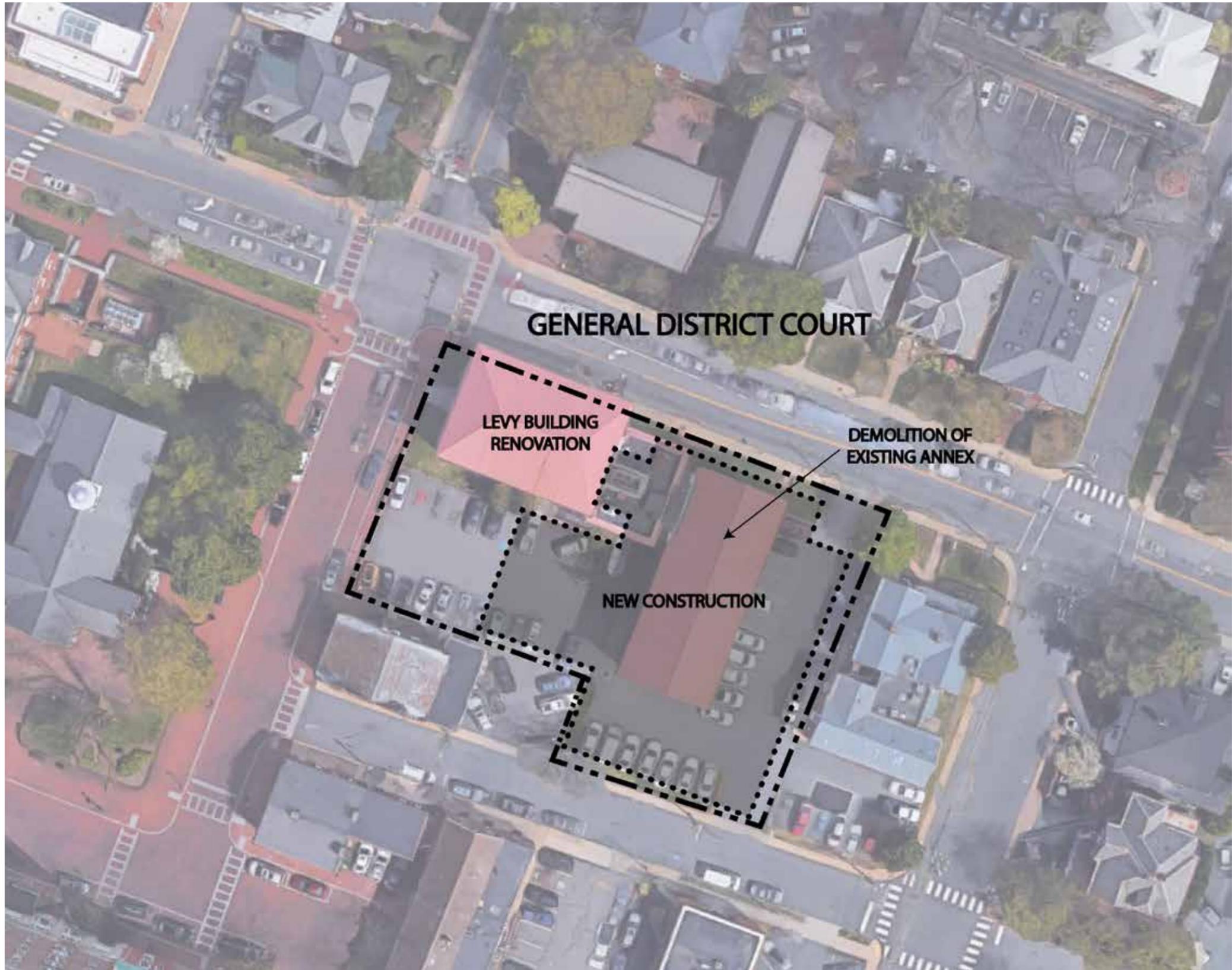


Albemarle County & Charlottesville City General District Courts Complex

City of Charlottesville
Board of Architectural Review

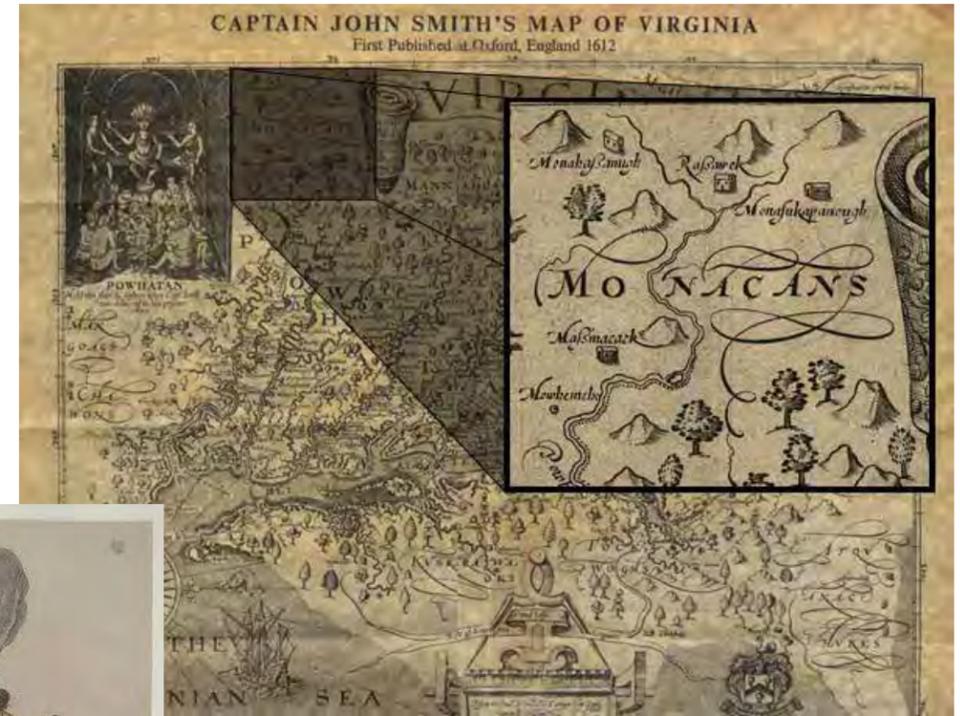
February 15, 2022

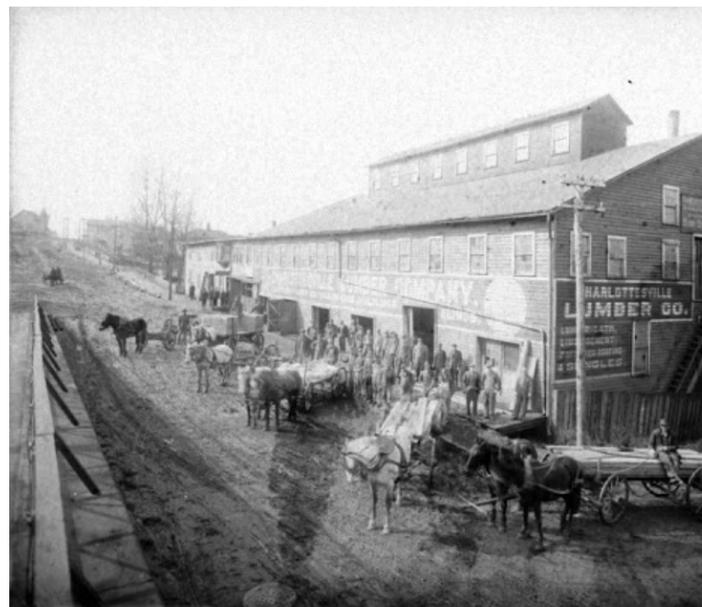




HISTORY & CONTEXT









SITE CONTEXT









1935 CIRCUIT COURT BUILDING ANNEX



1803 HISTORIC CIRCUIT COURT BUILDING



1851 LEVY BUILDING





FENTRESS ARCHITECTS

WEST SITE IMAGES

January 25, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA



SITE ANALYSIS

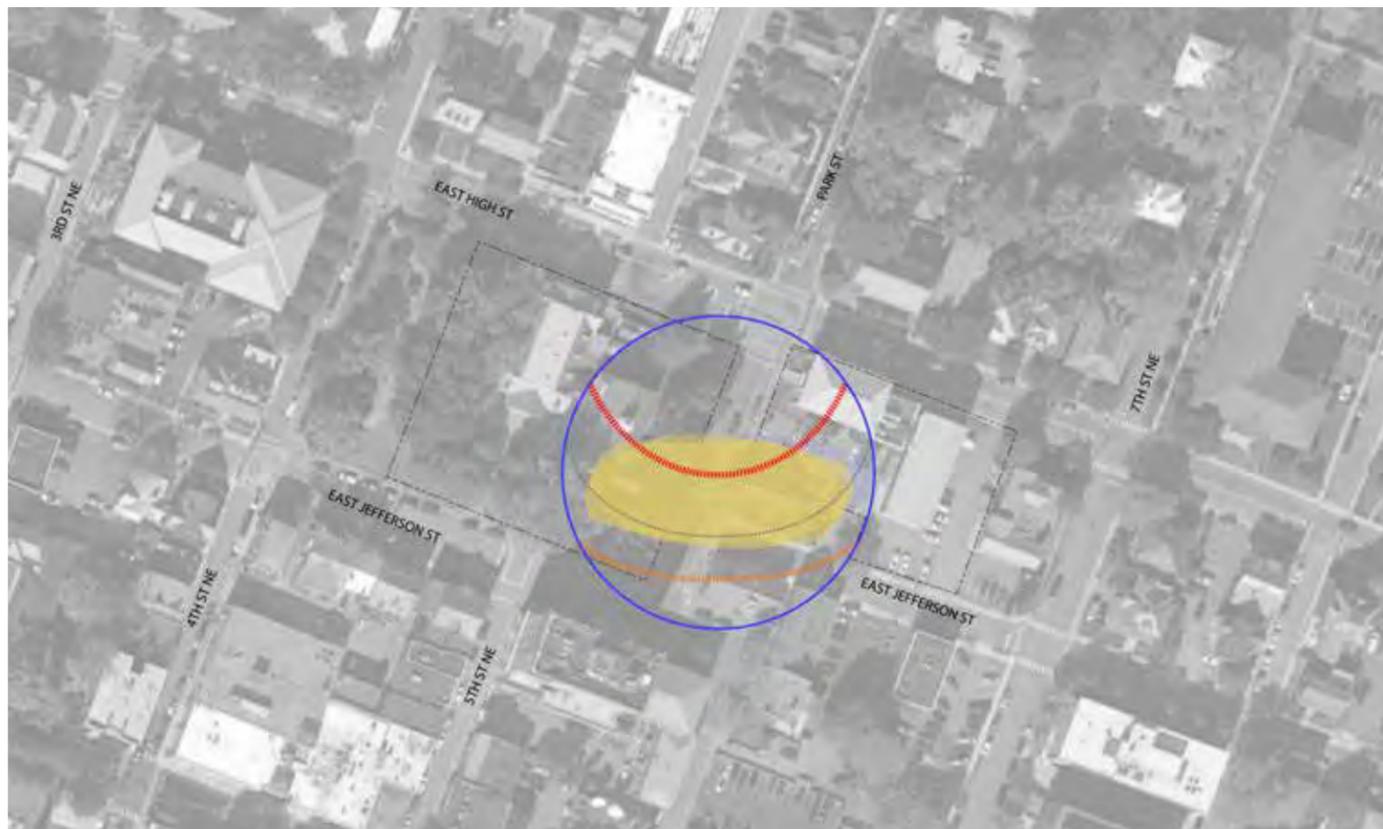




URBAN EDGE



VIEWS TO SITE



SOLAR ORIENTATION



SITE TOPOGRAPHY



EAST SITE - BUILDING DESIGN



SITE DESIGN AND PORTICO ENTRANCE:

The west portion of the site has undergone several adjustments and enhancements since the initial presentation. To create a more plaza space with better proportions, the building portico entrance was foreshortened/truncated adding seventeen feet to the plaza. This adjustment allowed for an additional row of trees creating two groups of three framing the enlarged elliptical form. The elliptical form, a theme that continues into the lobby and courtrooms, represents harmony and cooperation for the greater good.



To preserve the function of accessible on-street parking and emergency access, the parallel parking lane remains as currently exists along Park Street. Lighting in the plaza is all indirect with integrated bench downlighting, and spillover light from the portico entrance. The seat walls and benches have been to be rectilinear in the space and tucked next to the shade trees, freeing the ellipse to be an unencumbered monumental and ceremonial space.



The portico architecture has continued The original bay portico has been reduced to a three-bay portico, reminiscent of the west site entrances and Levy, creating an A-B-A arrangement with bookended corners. The smaller fenestration on the corners appropriately expresses the functions within. The portico is a modern expression of slender steel columns with a brise soleil roof. A small weatherlock with glazing muntins recalling the surrounding fenestration protects guests from the elements. The cornice lines have been adjusted and The primary architrave is aligned with the pilaster capital of the Levy Building. The cornices are arranged within three groupings: the primary building mass (courtrooms), the entrance massing and chambers (secondary height), and the hyphen connecting Levy (tertiary height). The primary cornice is slightly lower than the Levy and thus deferential to the historic structure. The coloration of the cornice/trim elements is deliberately intended to be similar in color to the brick so as to create a backdrop to the 18th and early to mid-19th century adjacent buildings. Equally, the

portico and window coloration of light blue / gray again is a deferential nod to the historic fabric, intentionally avoiding mimicking the trim detailing of the historic elements and maintaining a civic character and complementary relationship.



The design team and County leadership are in the process of negotiating removal or replacement of trees in question along the property edge at the Jessup House and Redlands Club.

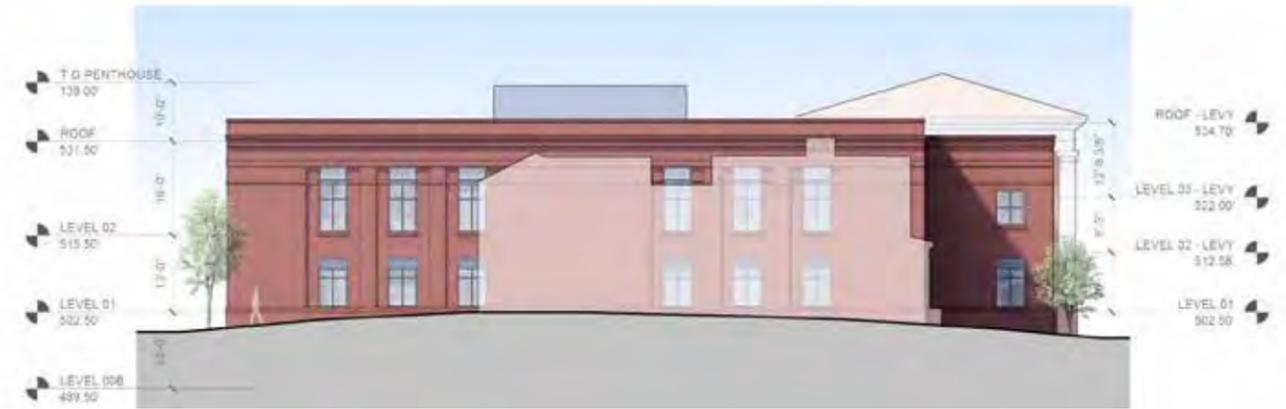
FACADE DESIGN:

The façade has undergone a thorough review of the brick detailing and proportional relationships. The façade is broken into a base, ground story, second story (piano nobile / courts) and cornice/top. Brick corbeling and matching cast stone are integrated into belts and cornices in keeping with the monochromatic palette. Bricks are a custom blend of four types to sensitively respond to the rich range of colors of the west site; bricks are a Norman brick proportion to distinguish new from historic brickwork. Three sample boards under consideration are included as part of this submission. Mortar is matching the brick to reduce the contrasting colors and create a harmonious relationship in the complex of judicial buildings.

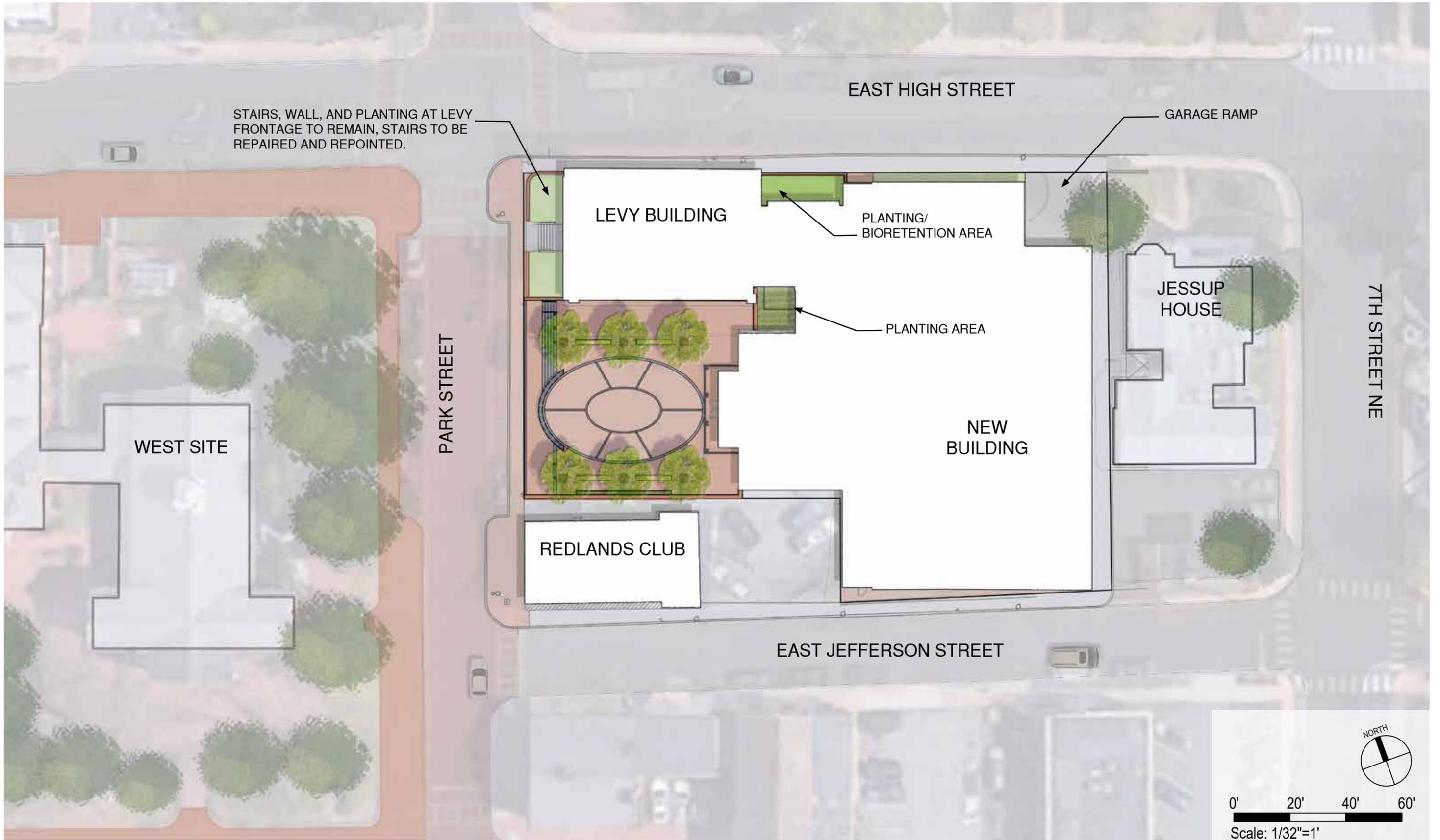


The watertable is a very subtle two-to-four inch step in cast stone matching the brick. The two-story order directly corresponds to the Levy Building order and the 1803 portico, giving a clear message of the civic purpose of the building. Equally, the light blue/gray window shapes are a departure from the 6 over 6, or 9 over 9 divided lite double hung windows common to the neighboring buildings. The penthouse is deeply set back from the building and is not in view from several vantage points. The screen wall is ten feet above the roof and clad in gray metal panels to blend with the skyline.

The walls along Redlands property (south and west elevations) have been studied and reworked. The façade was reduced by seventeen feet in the west-east direction and broken into proportions commensurate with the townhouse quality of the neighboring buildings. Subtle recessed panels give scale and reinforce proportions. The east façade has reduced fenestration to create an A-B-A-B-A arrangement expressive of the courtrooms within.



This adjustment brings down the scale fronting the Jessup House. The north elevation is proportional to the Levy Building expressing the chambers within and sets back from Levy. The lowered hyphen restores the full historic cornice of Levy along the east side. Stairs on the north and south are expressed in an adjustment to fenestration heights and further breaks the scale down for the neighboring streets.



STAIRS, WALL, AND PLANTING AT LEVY FRONTAGE TO REMAIN, STAIRS TO BE REPAIRED AND REPOINTED.

EAST HIGH STREET

GARAGE RAMP

LEVY BUILDING

PLANTING/
BIORETENTION AREA

JESSUP
HOUSE

PARK STREET

PLANTING AREA

7TH STREET NE

WEST SITE

NEW
BUILDING

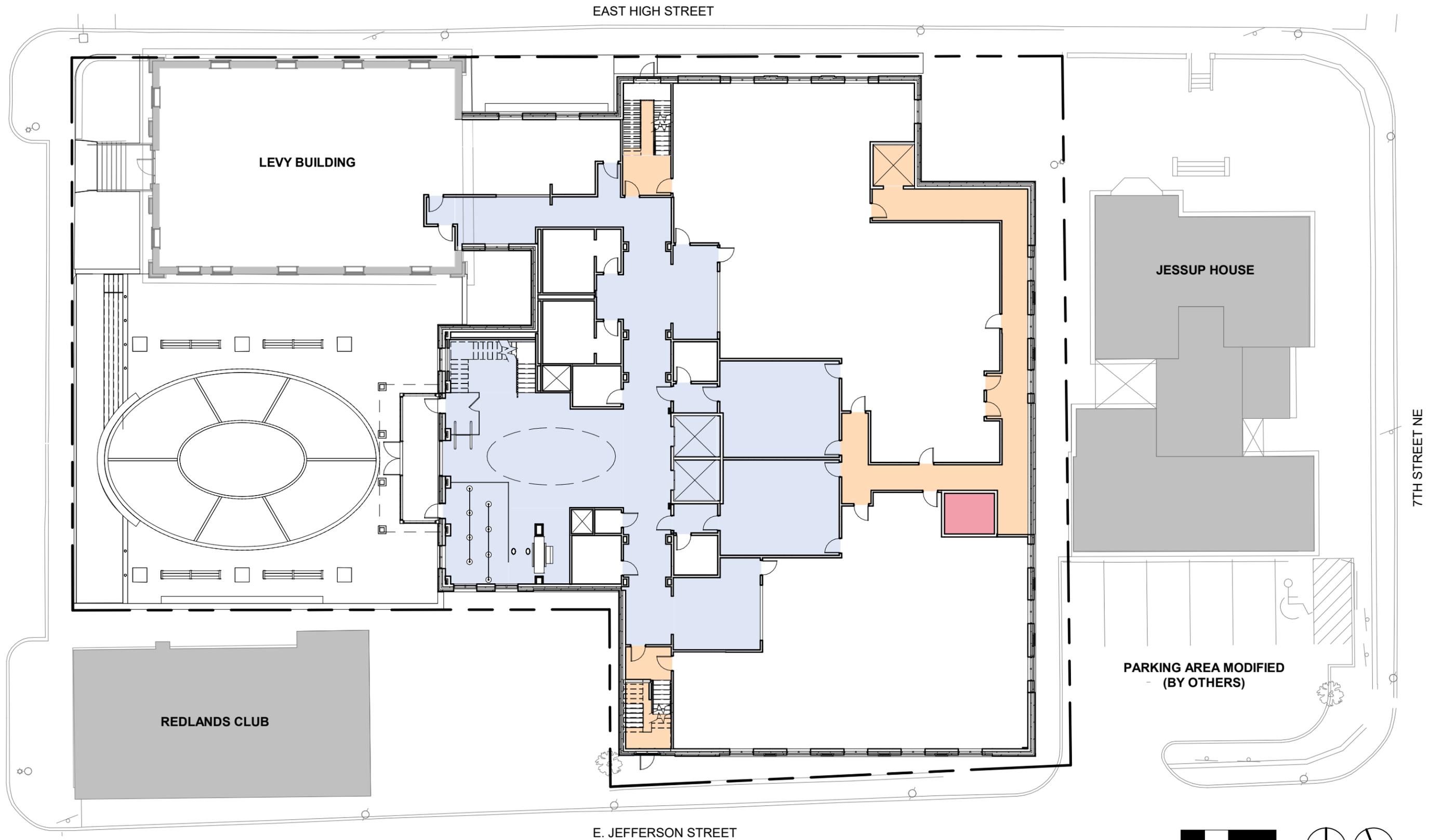
REDLANDS CLUB

EAST JEFFERSON STREET



0' 20' 40' 60'

Scale: 1/32"=1'



EAST HIGH STREET

LEVY BUILDING

JESSUP HOUSE

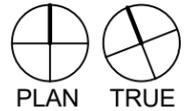
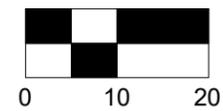
PARK STREET

7TH STREET NE

OPEN TO BELOW

REDLANDS CLUB

E. JEFFERSON STREET



FENTRESS ARCHITECTS

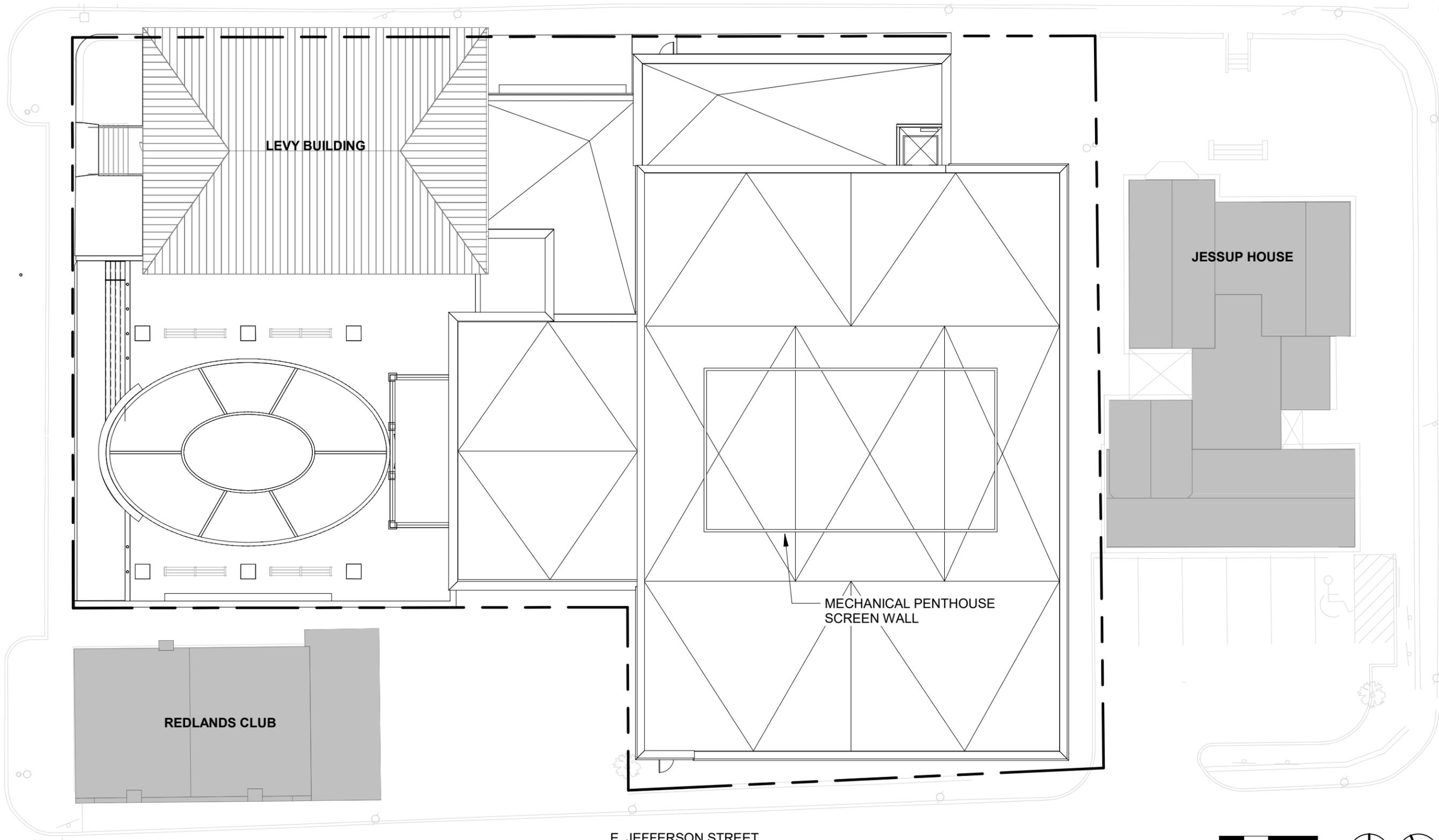
SECOND FLOOR
EAST SITE

February 15, 2022
Albemarle County & Charlottesville City
General District Courts Complex
Charlottesville, VA

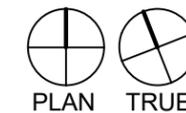
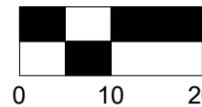
EAST HIGH STREET

PARK STREET

7TH STREET NE



E. JEFFERSON STREET



FENTRESS ARCHITECTS

ROOF EAST SITE

February 15, 2022
 Albemarle County & Charlottesville City
 General District Courts Complex
 Charlottesville, VA



THE ROTUNDA - CHARLOTTESVILLE, VA



STATE CAPITOL - RICHMOND, VA



US COURTHOUSE - HUNTSVILLE, AL



DC COURTHOUSE - WASHINGTON, DC

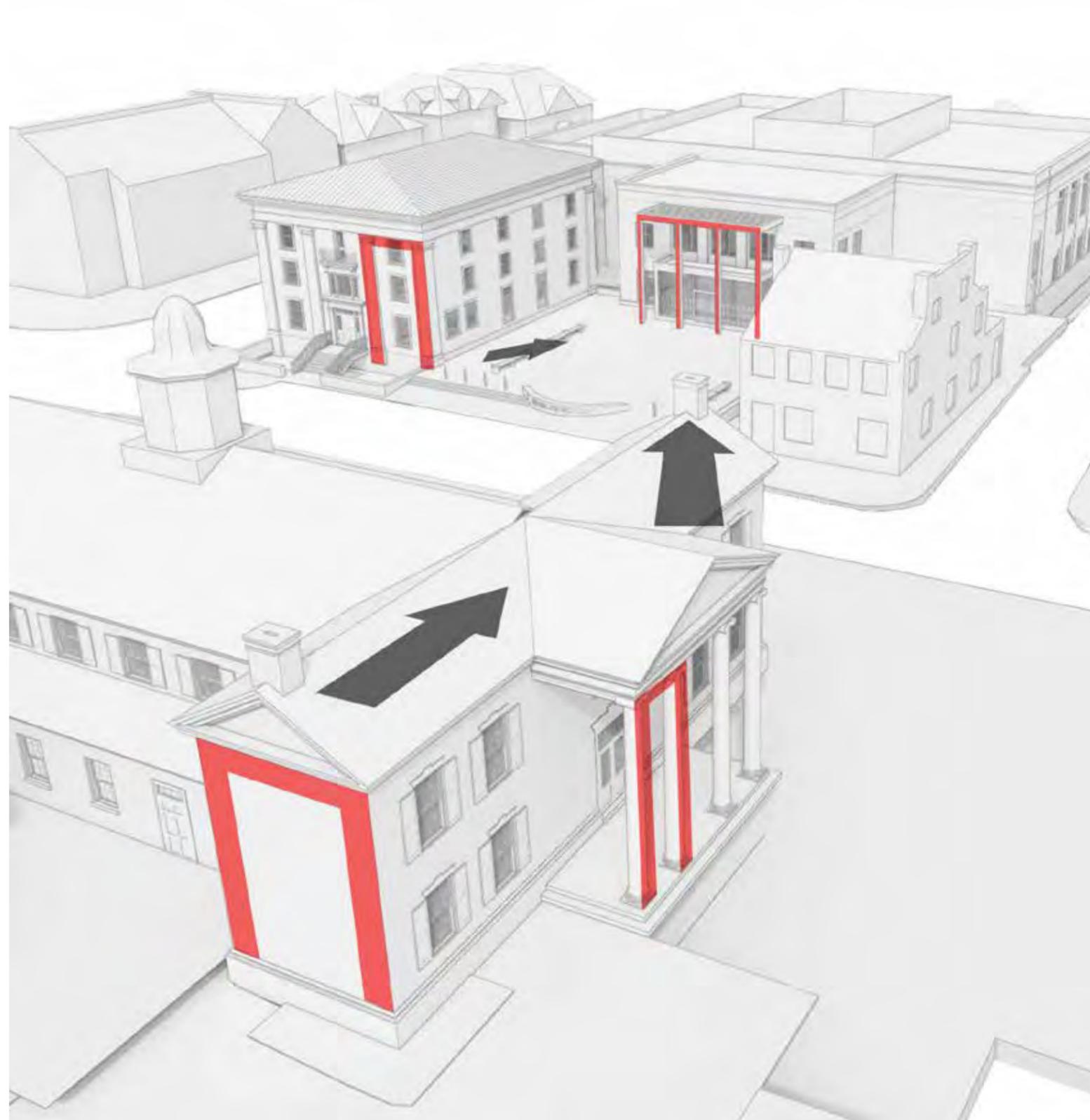


US COURTHOUSE - SPRINGFIELD, MA

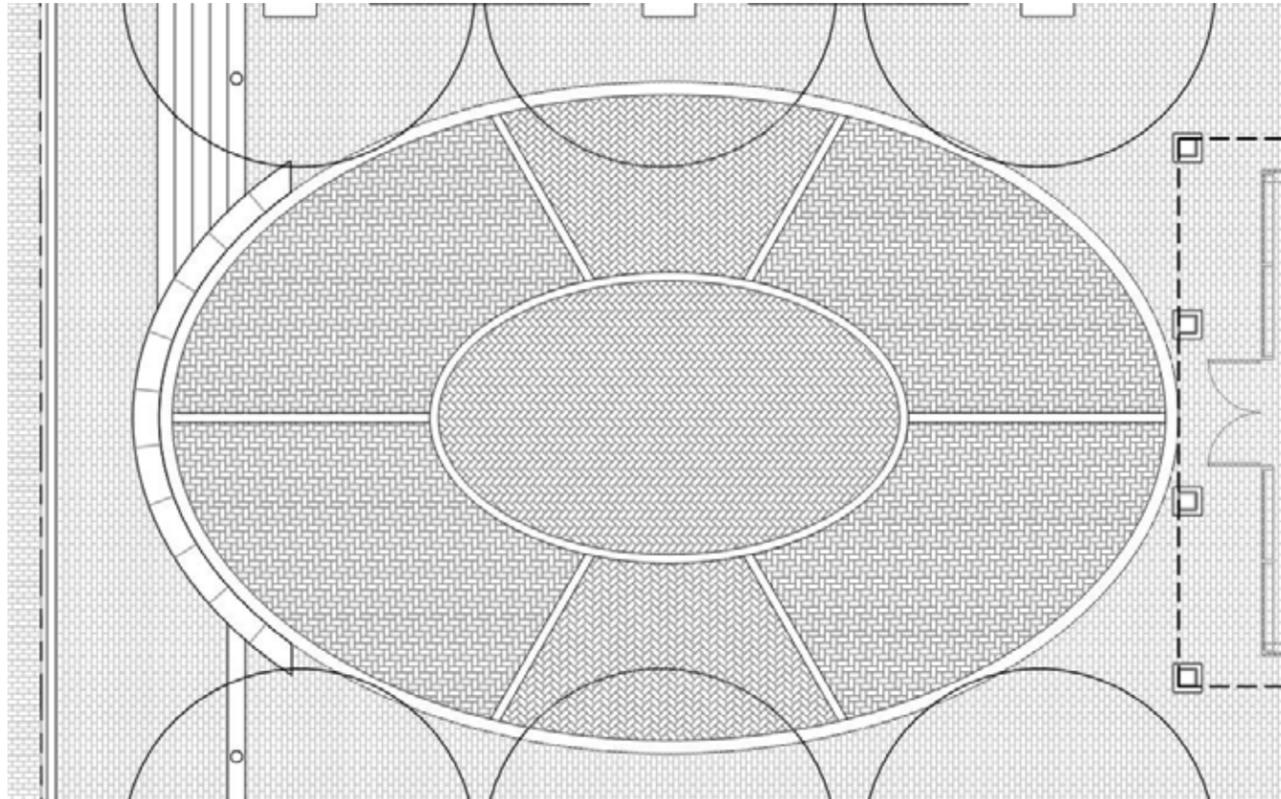


US COURTHOUSE - BAKERSFIELD, CA

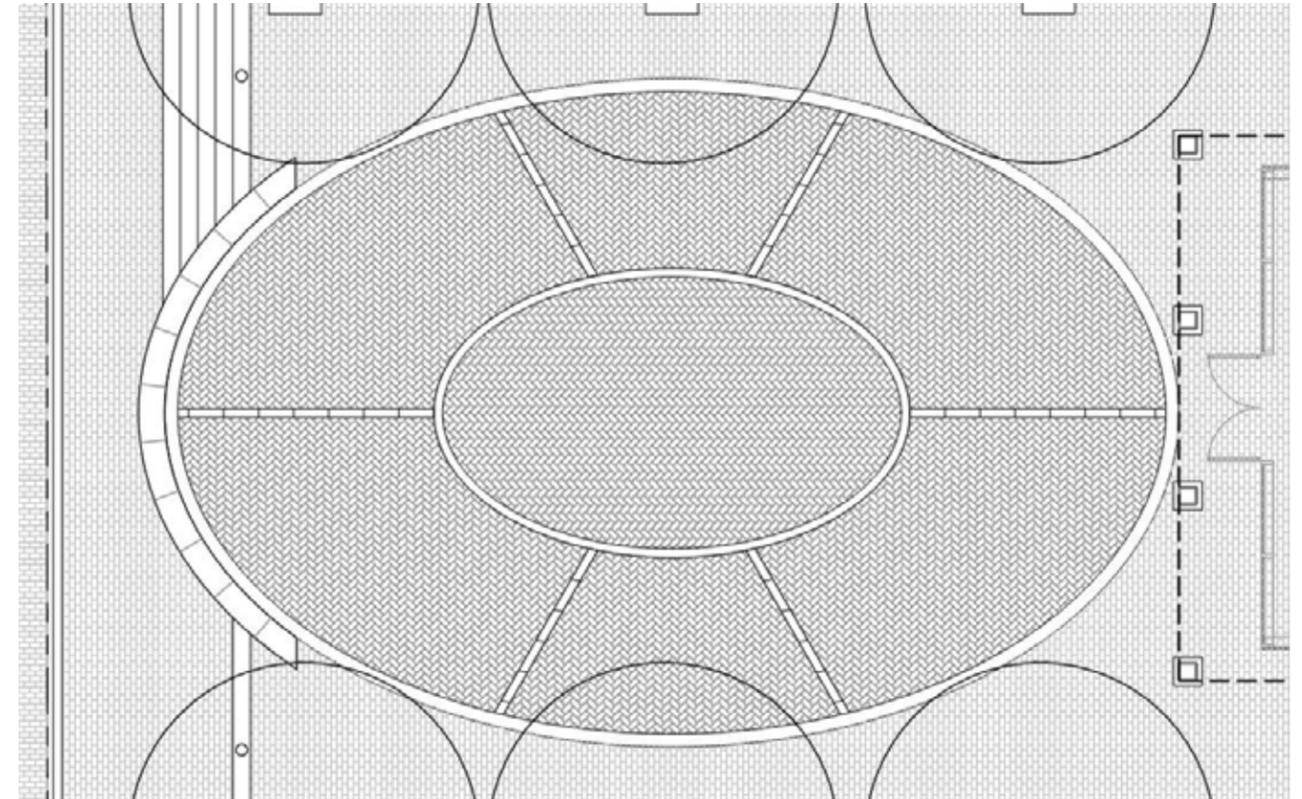




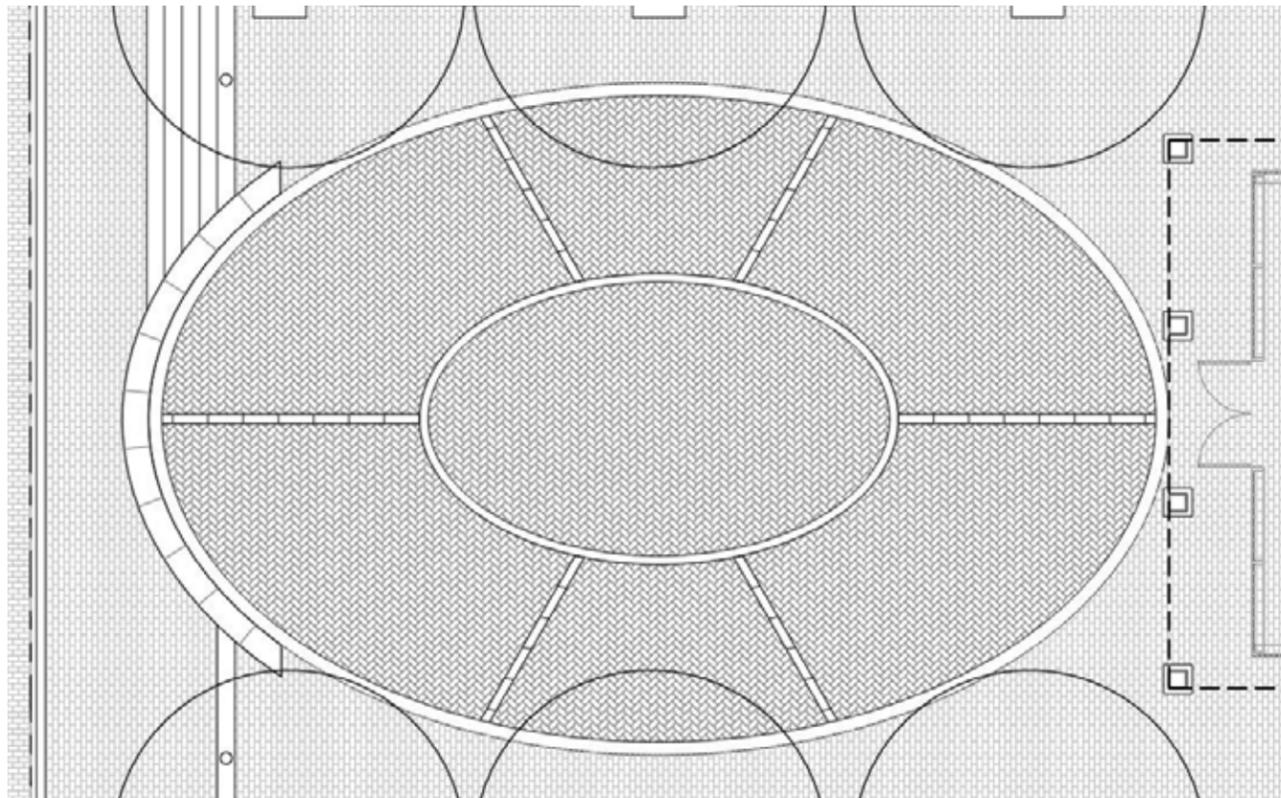




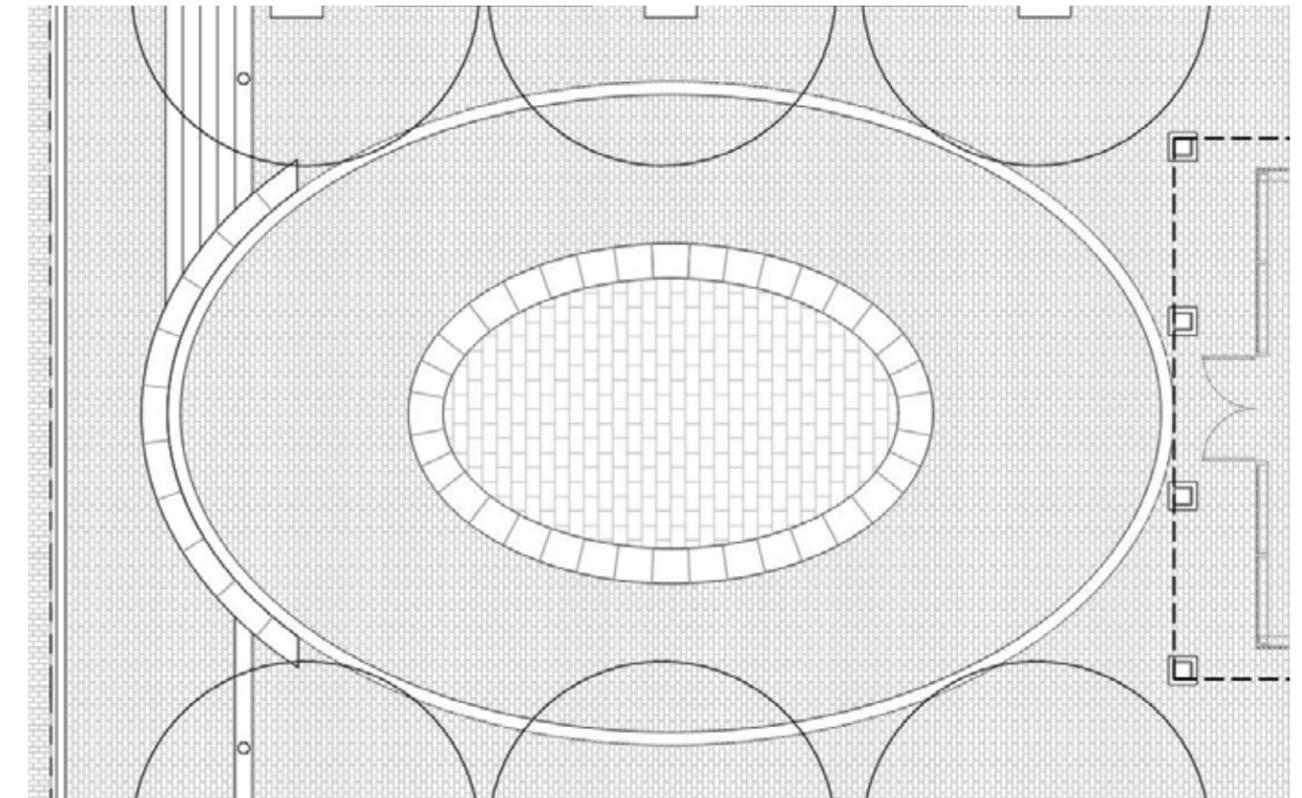
Option A - Rotating Herringbone



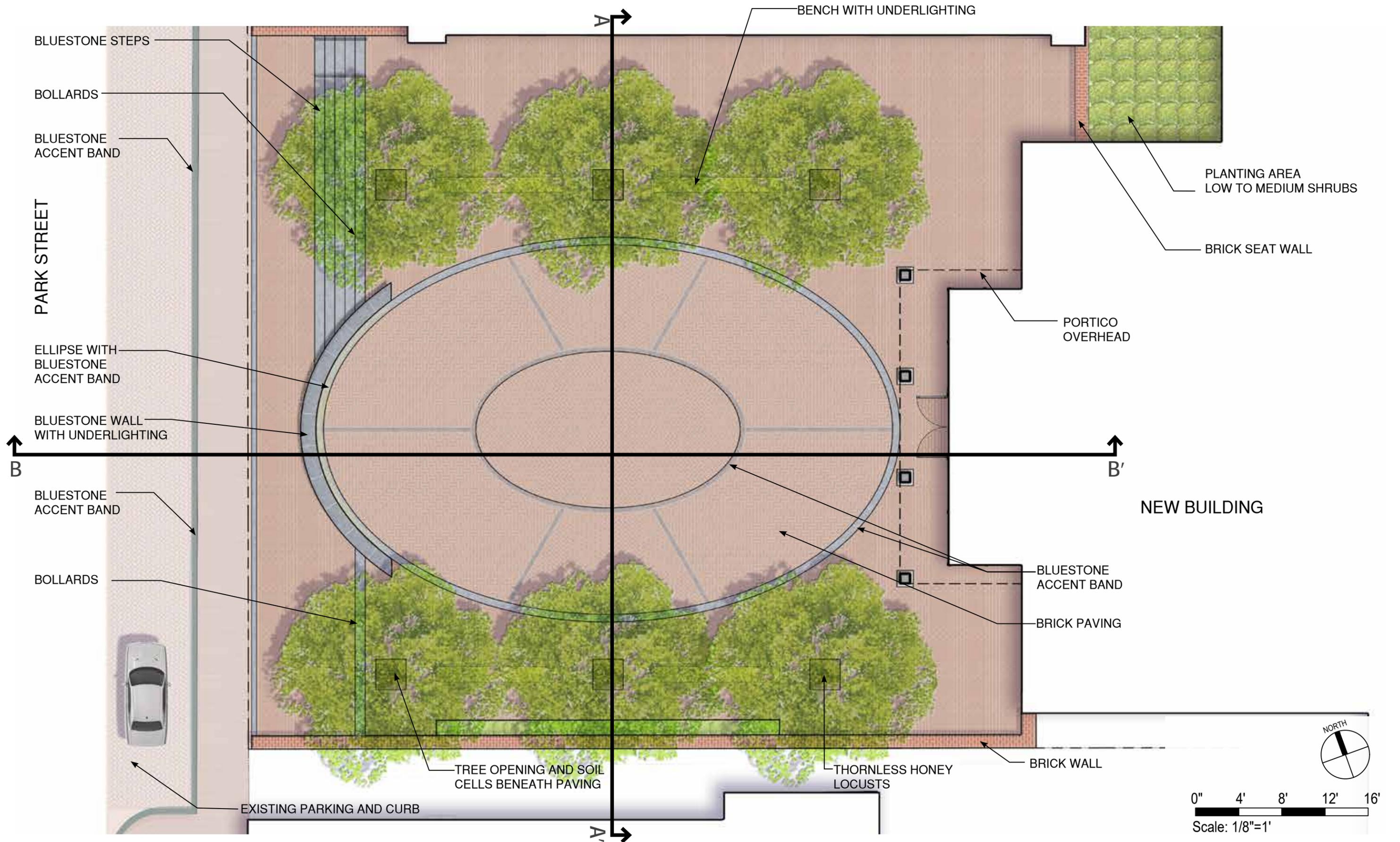
Option B - Herringbone Rotated Center

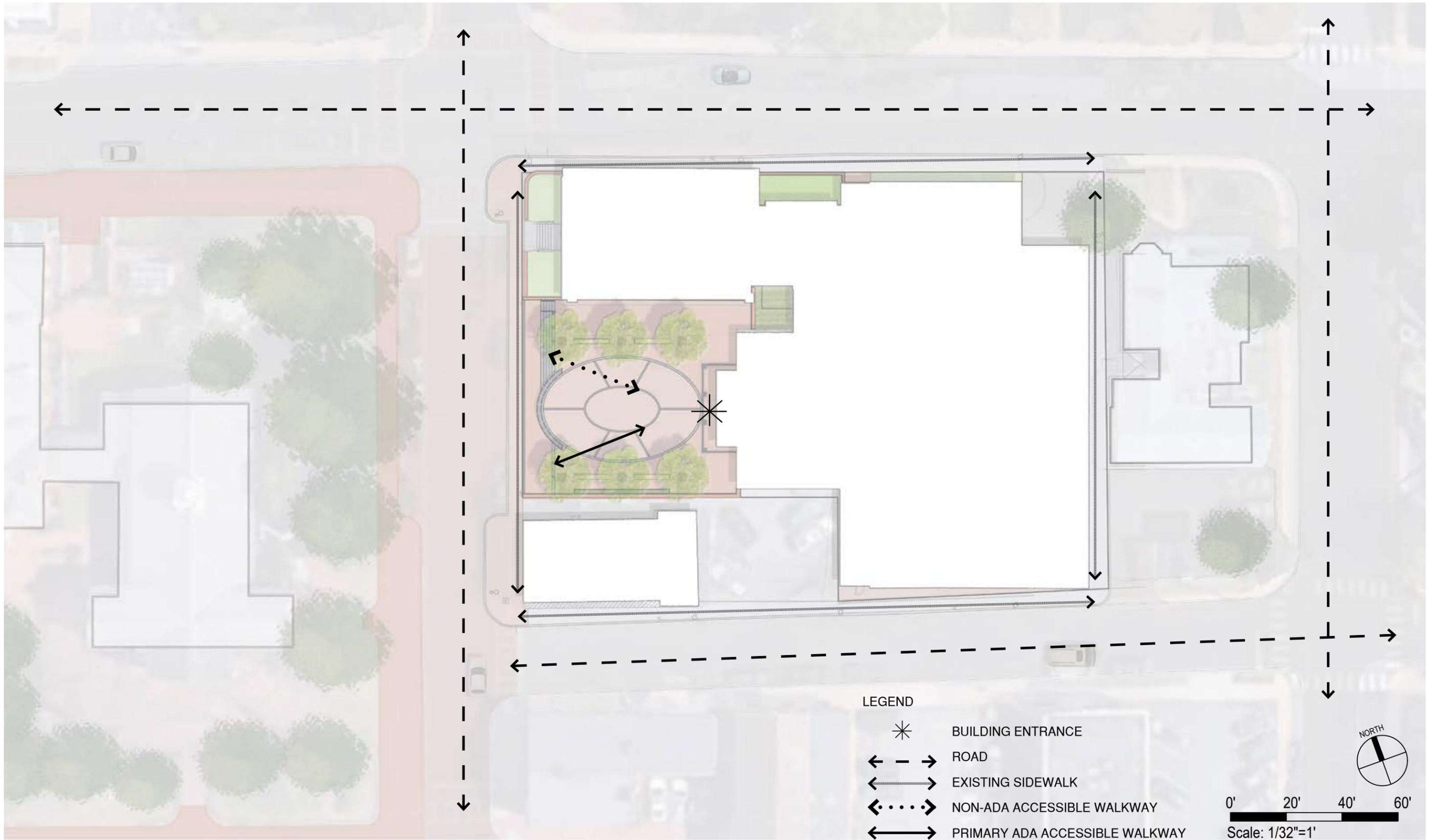


Option C - Herringbone

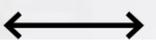


Option D - Bluestone Central Ellipse

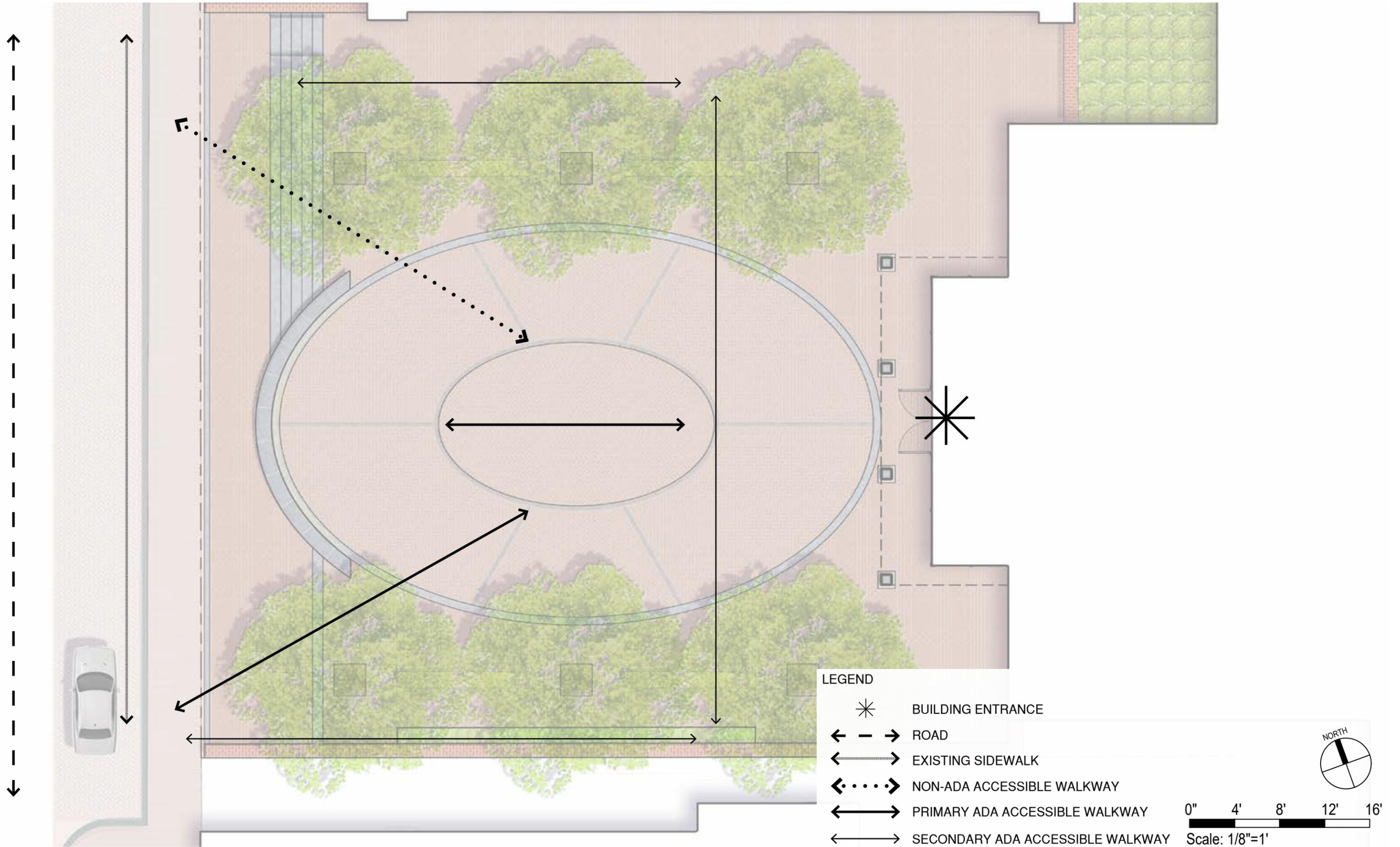




LEGEND

-  BUILDING ENTRANCE
-  ROAD
-  EXISTING SIDEWALK
-  NON-ADA ACCESSIBLE WALKWAY
-  PRIMARY ADA ACCESSIBLE WALKWAY

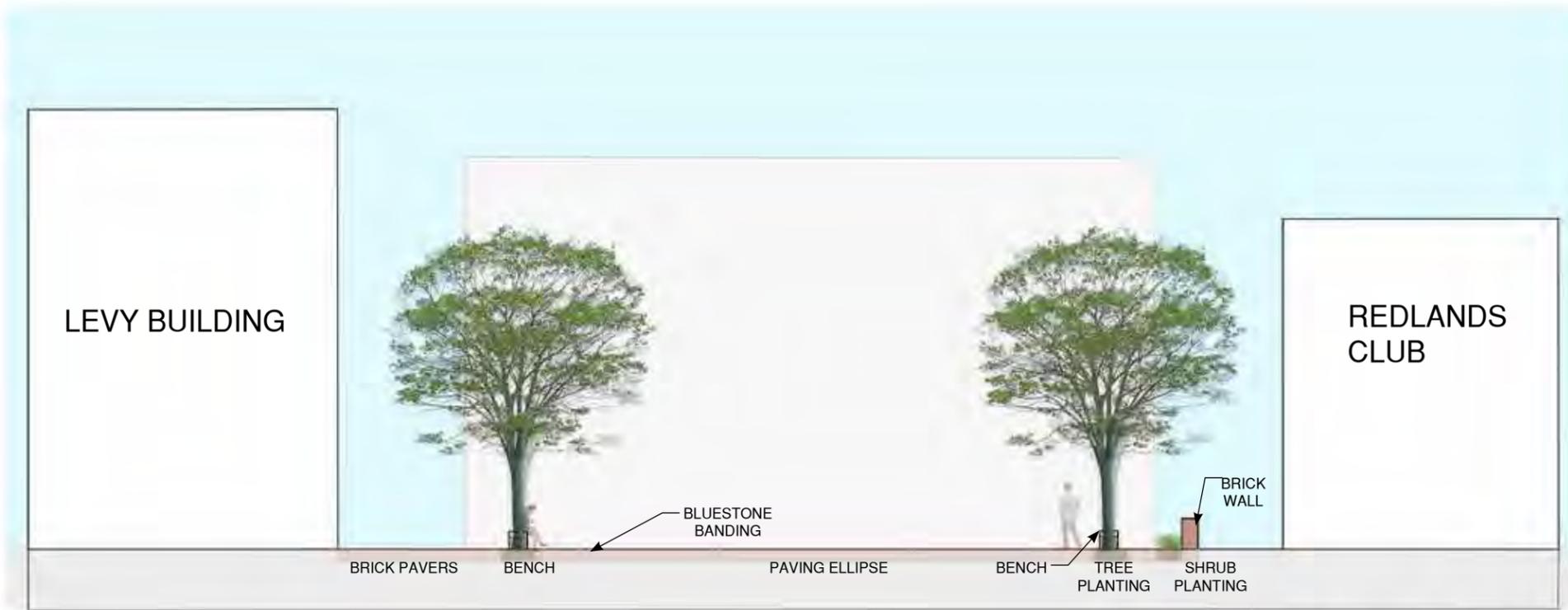

 0' 20' 40' 60'
 Scale: 1/32"=1'



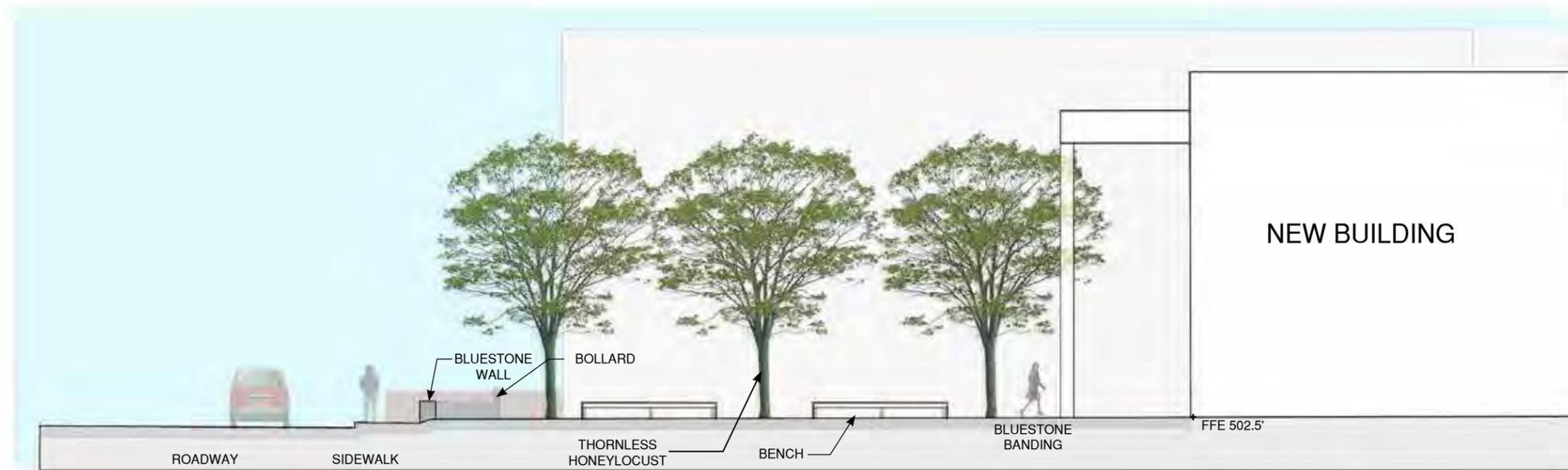
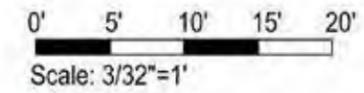
LEGEND

- ✱ BUILDING ENTRANCE
 - ← - - - - - → ROAD
 - ← - - - - - → EXISTING SIDEWALK
 - ◀ ····· ▶ NON-ADA ACCESSIBLE WALKWAY
 - ← - - - - - → PRIMARY ADA ACCESSIBLE WALKWAY
 - ← - - - - - → SECONDARY ADA ACCESSIBLE WALKWAY
- 0" 4' 8' 12' 16'
Scale: 1/8"=1'

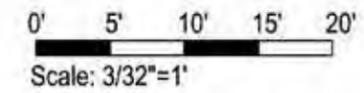




PLAZA SECTION: NORTH-SOUTH A-A'



PLAZA SECTION: WEST-EAST B-B'

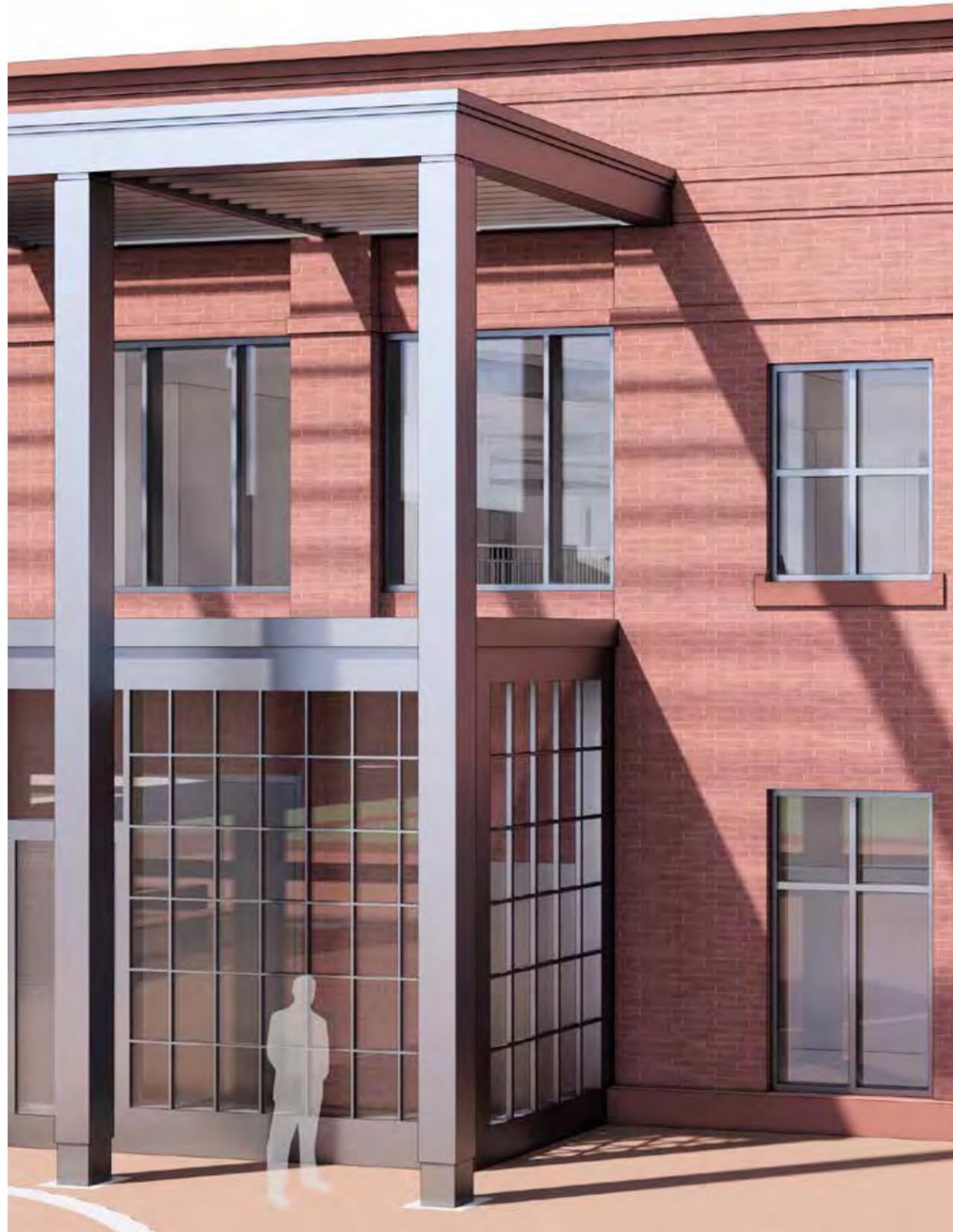




























CONTEMPORARY METAL ENTRY



BRICK BLEND - OPTION 1



CAST STONE



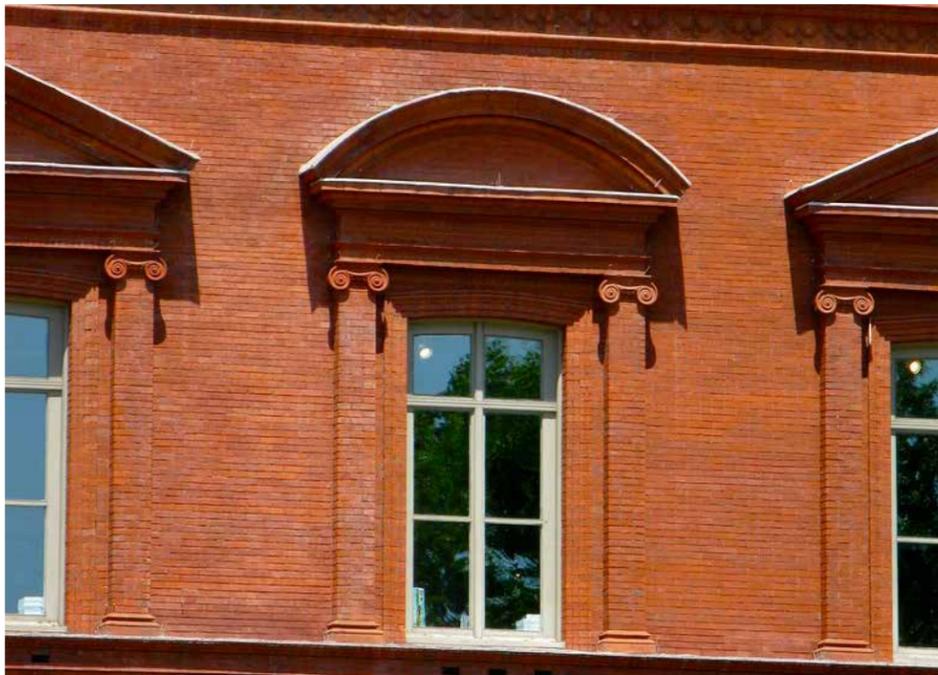
LIGHT BLUE / GRAY - WINDOW FRAME



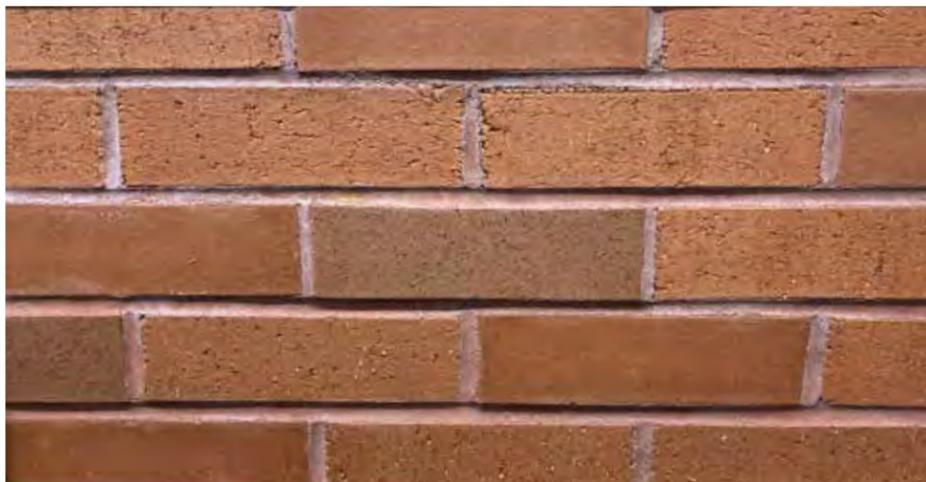
BRICK BLEND - OPTION 2



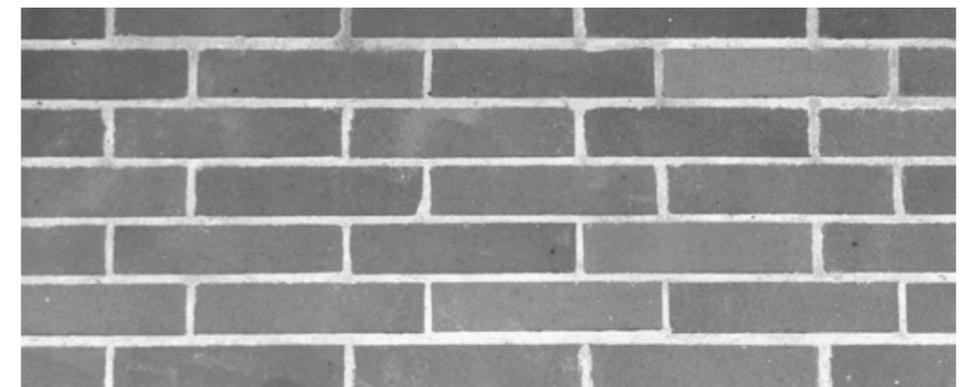
BRICK SAMPLE BOARD OPTIONS AT LEVY FACADE



**BRICK WITH MATCHING MORTAR
AND SANDSTONE TRIM**



BRICK BLEND - OPTION 3

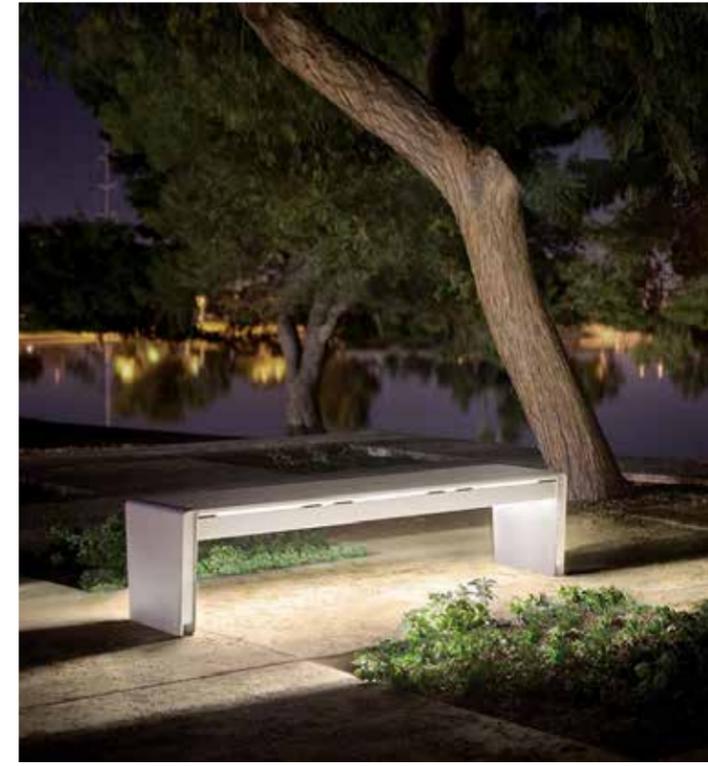


NORMAN BRICK WITH 1/3 RUNNING BOND PATTERN

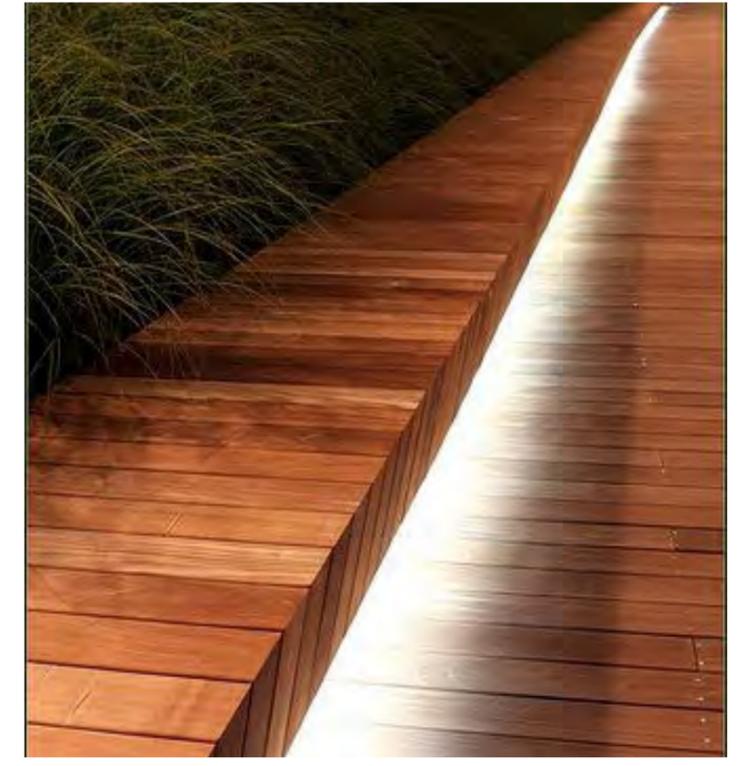




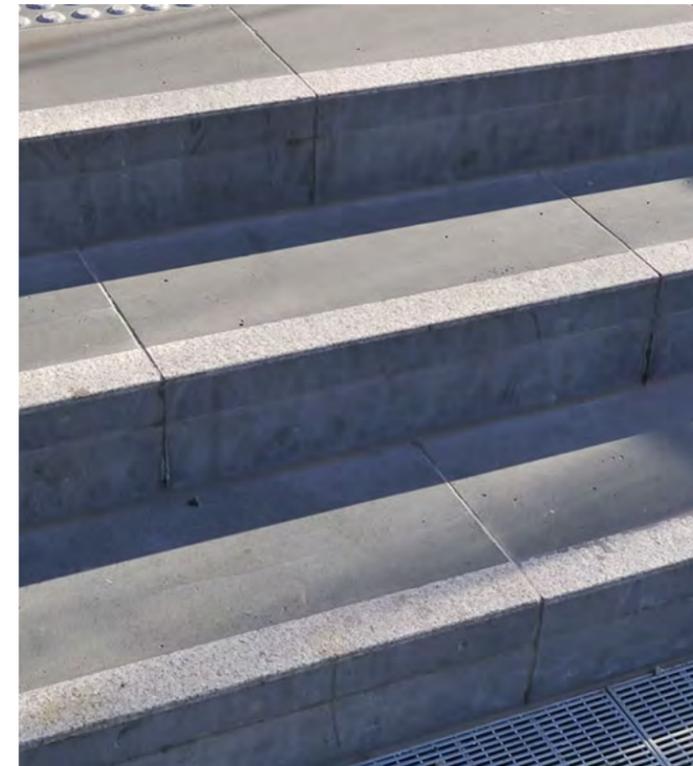
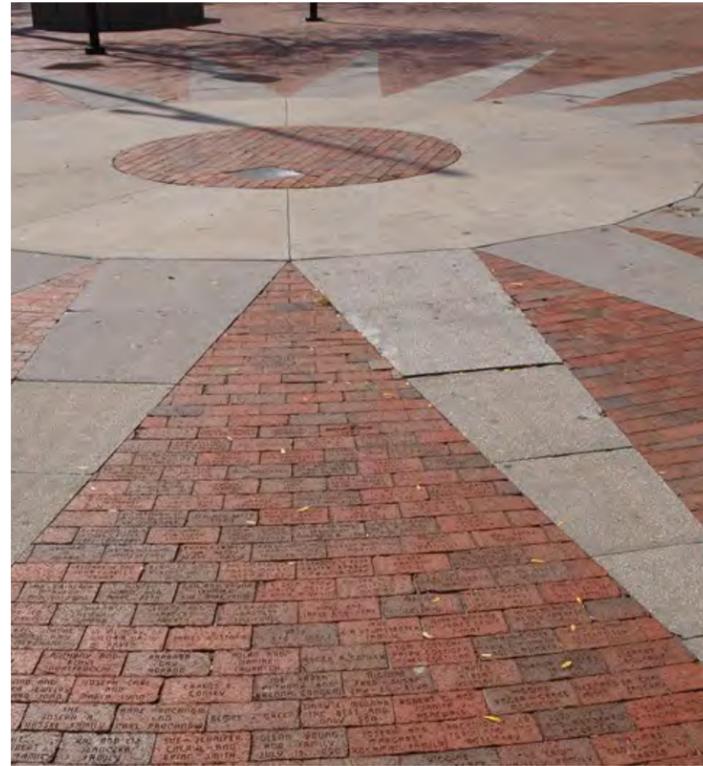
WOOD TOPPED BENCH



UNDERLIT BENCH



BRICK PAVING

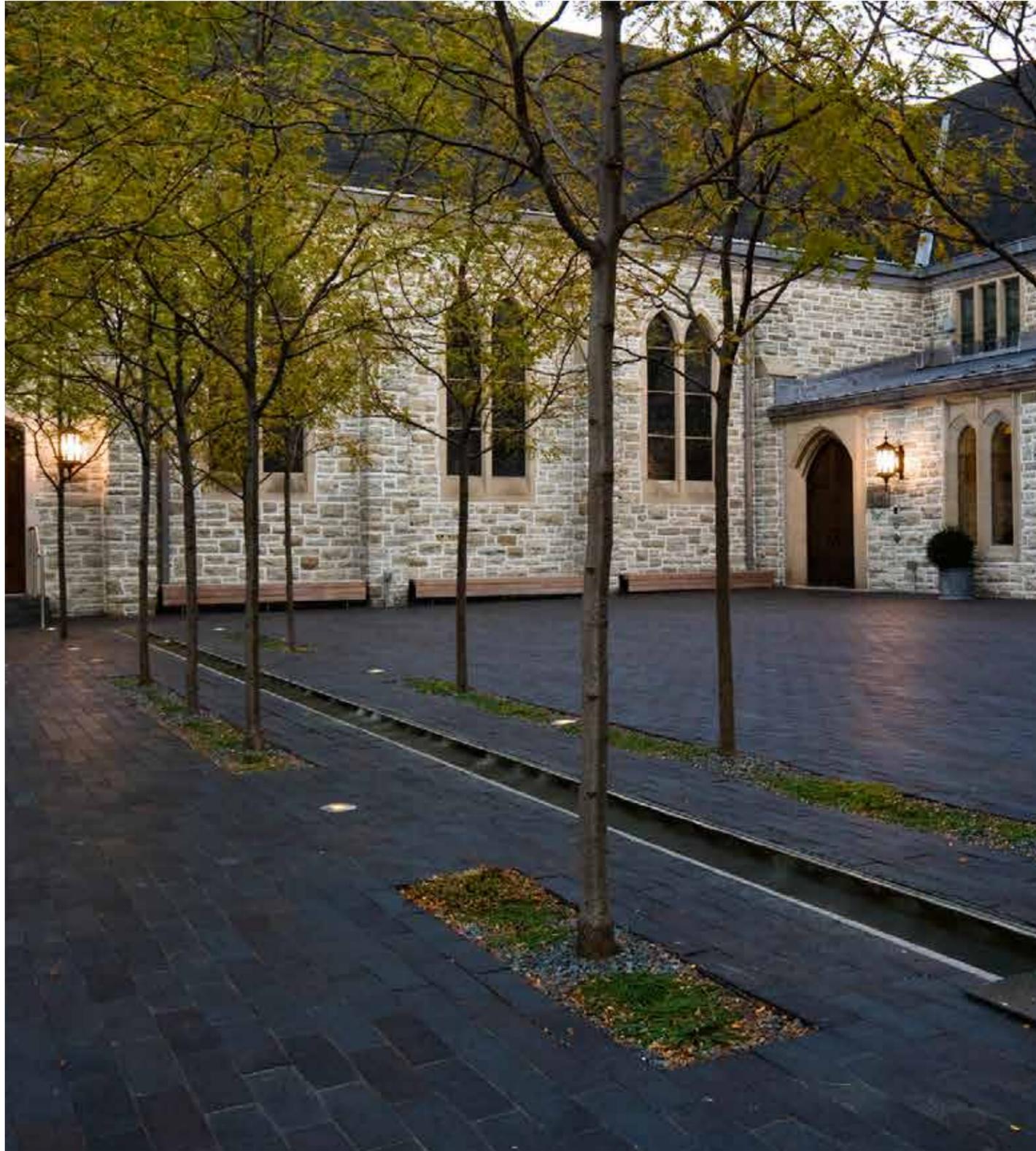


BLUESTONE STAIR



BLUESTONE PAVING AT COLUMN





THORNLESS HONEY LOCUST

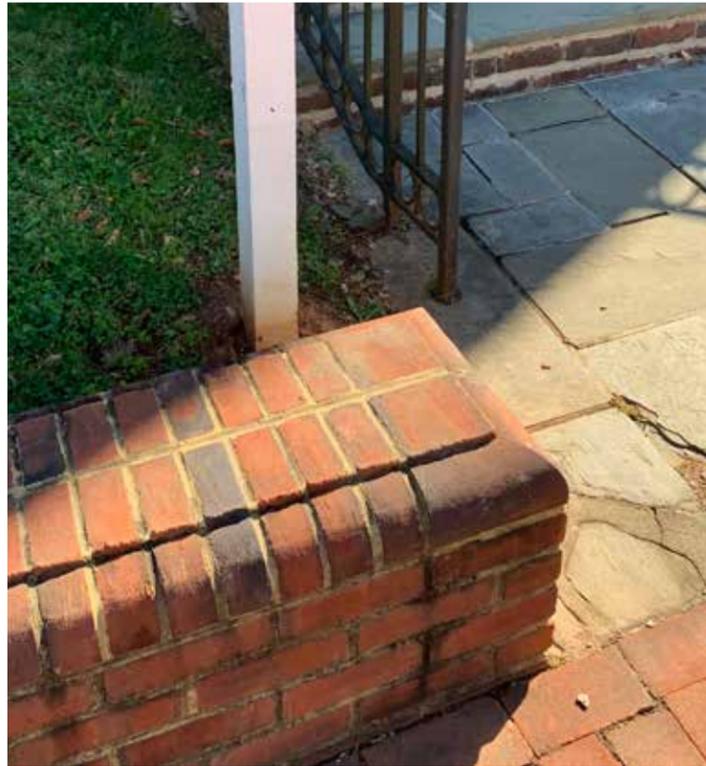


CRUSHED GRAVEL TREE PIT



PAVING AT SITE, PARK ST





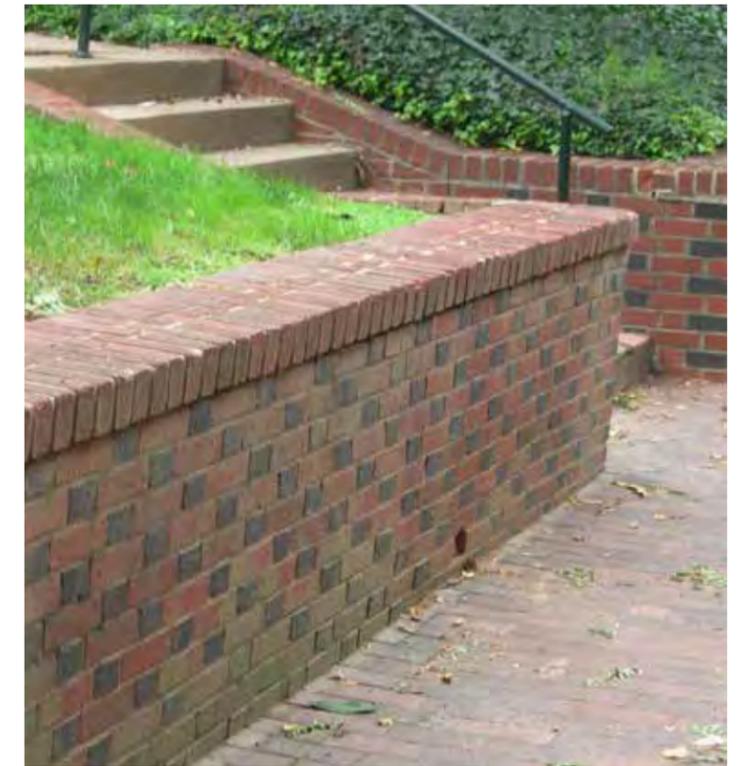
BRICK WALL - SITE PRECEDENT



BRICK WALL - SITE PRECEDENT



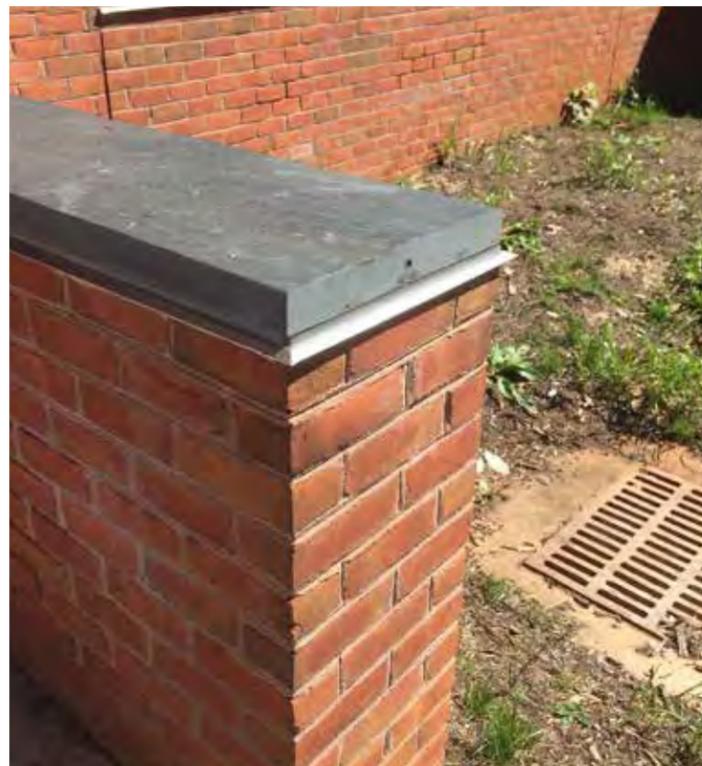
BRICK WALL - SITE PRECEDENT



BRICK WALL



BRICK WALL



BRICK WALL BLUESTONE CAP



BLUESTONE WALL



BLUESTONE WALL

