

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
August 16, 2022**



**Discussion**

311 East Market Street  
Downtown ADC District  
Project: Foundation vents

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**Background**

Year Built: c1915  
District: Downtown ADC District  
Status: Contributing

Brick (American with Flemish bond); 3 stories; flat roof; 3 bays. Renaissance/Colonial Revival. 1915-16. Entrance in center bay, recessed beneath 2nd story, coupled Doric columns supporting an entablature and an oval-motif balustrade. 4/4 sash. Balconies in center bay, 2nd and 3rd stories. Stone quoins at all corners and as decoration on the end walls. Brick parapet hides roof.

**Prior BAR Reviews**

- n/a

**Application**

Not a formal submittal. Information provided in staff report only. Owner inquired if round, louvered vents could be inserted into the masonry foundation some to provide air circulation into the basement area.

**Discussion and Recommendations**

Staff believe the vents can be permitted, provided there is a limited number, they are installed flush with the masonry (no part of the vent *extends* into the public right of way), and the stucco/parging is properly repaired (if needed) to match both color and materiality.

## **Suggested Motions**

No action is proposed. Staff is only seeking guidance on how to best respond to and process this request.

## **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**

### **Rehabilitation**

#### **A. Introduction**

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act

of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

#### F. Foundation

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the building. While, on others, it is a different material or texture or is raised well above ground level.

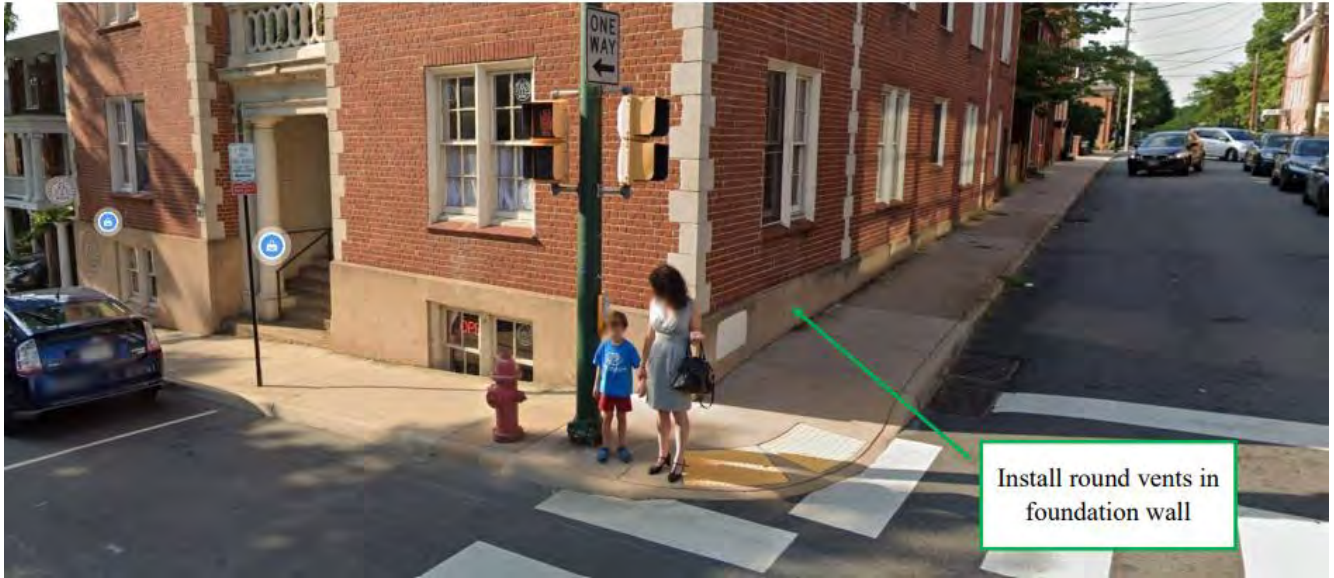
- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.
- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

### Appendix

Images: Google Street View







**Conceptual. For discussion only.**