

**From:** [Murphy, Mollie](#)  
**To:** [lbherndon@gmail.com](mailto:lbherndon@gmail.com)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** BAR # 22-11-01  
**Date:** Thursday, November 17, 2022 3:26:00 PM  
**Attachments:** [image001.png](#)

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BAR # 22-11-01  
0 Preston Place, TMP 050118001 and 050118002  
Rugby Road-University Circle-Venable ADC District  
Owner: Sue and Steve Lewis  
Applicant: Leigh Boyes, Sage Designs  
Project: Landscaping

Ms. Boyes:

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

- **Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed landscaping at 0 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 conditions:
  - New picket fencing in front yard to be similar to those at nearby properties on Preston Place and not exceed a height of 4-ft. New fencing at the side and rear yards to be similar to those at nearby properties on Preston Place and not exceed a height of 6-ft. Where a new rear and/or side yard fence is incorporated into a stone wall, the total height shall not exceed 6-ft. Wood fencing will be either painted or have an opaque stain. Prior to construction the applicant will present the design to staff to assure compliance with this condition and the design guidelines for *Walls and Fences*. [See *Appendix* of staff report.]

Note: Mr. Zehmer moved to approve the Consent Agenda. Mr. Schwarz, second. Motion passed 5 – 0.

For specifics of the discussion, the meeting video is on-line at:  
<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i>

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))  
If you have any questions, please contact me at [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov).



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

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



**Certificate of Appropriateness**

BAR # 22-11-01

0 Preston Place, TMP 050118001 (also 508-516 Preston Place)

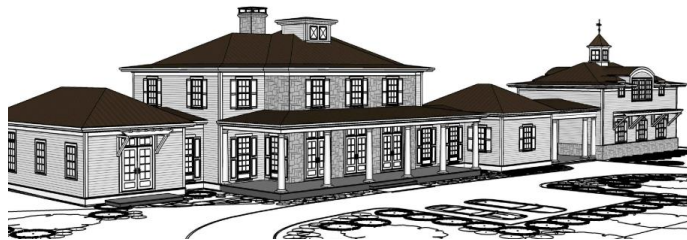
Rugby Road-University Circle-Venable ADC District

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**Background**

*Year Built:* Extant remnants of c1920-1937 parking garages

*District:* Rugby Road-University Circle-Venable Neighborhood ADC

*Status:* non-contributing

Parcel historically contained a stone and frames garage complex. All that remains are low segments masonry walls along the west and north borders, which will be retained.

**Prior BAR Review**

August 14, 2017 – BAR approved CoA to move *Wyndhurst* (605 Preston Place) to this lot. Not realized.

February 15, 2022 – BAR preliminary discussion re: single-family residence at 0 Preston Place.

July 19, 2022 - BAR approved CoA for single-family residence.

**Application**

- Submittal: Sage Designs drawings Lewis Residence, Preliminary Landscape/Site Plan, dated 11/7/2022: Sheet S1.1.

Request CoA for landscaping plan.

**Discussion and Recommendations**

Staff recommends approval with the fencing conditions suggested in the motion. (Note: The initial plan included *mock orange* on the plant list. The applicant has removed that species, due to it being invasive.)

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed landscaping at 0 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 conditions:

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## **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**

### **Chapter II – Site Design and Elements**

#### **B. Plantings**

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "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

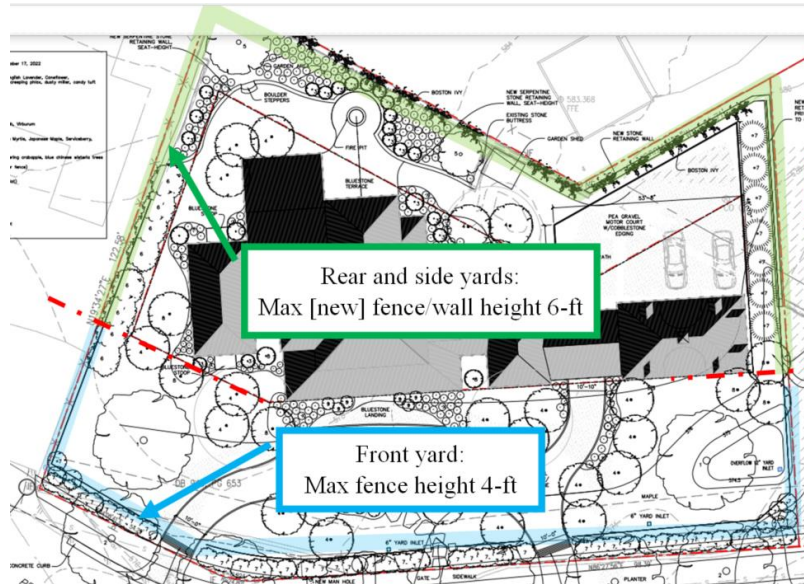
- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old 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.

#### E. Walkways and Driveways

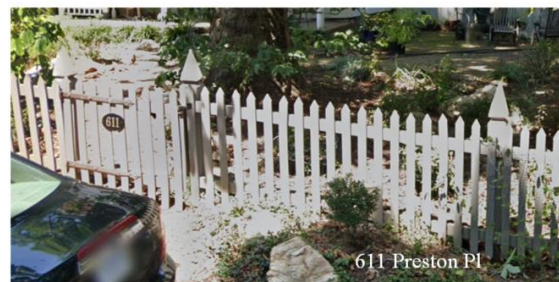
1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. 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.



## Appendix



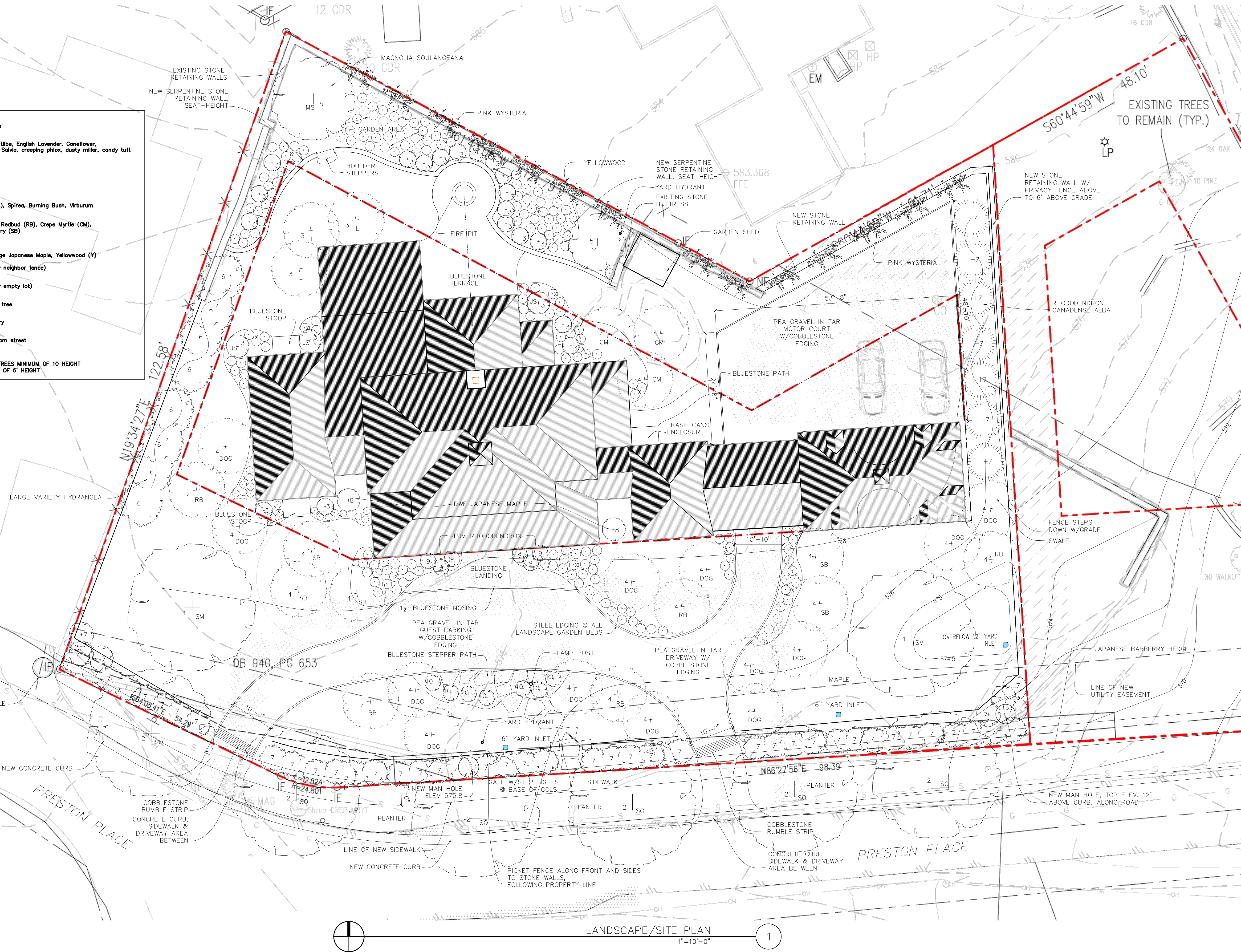
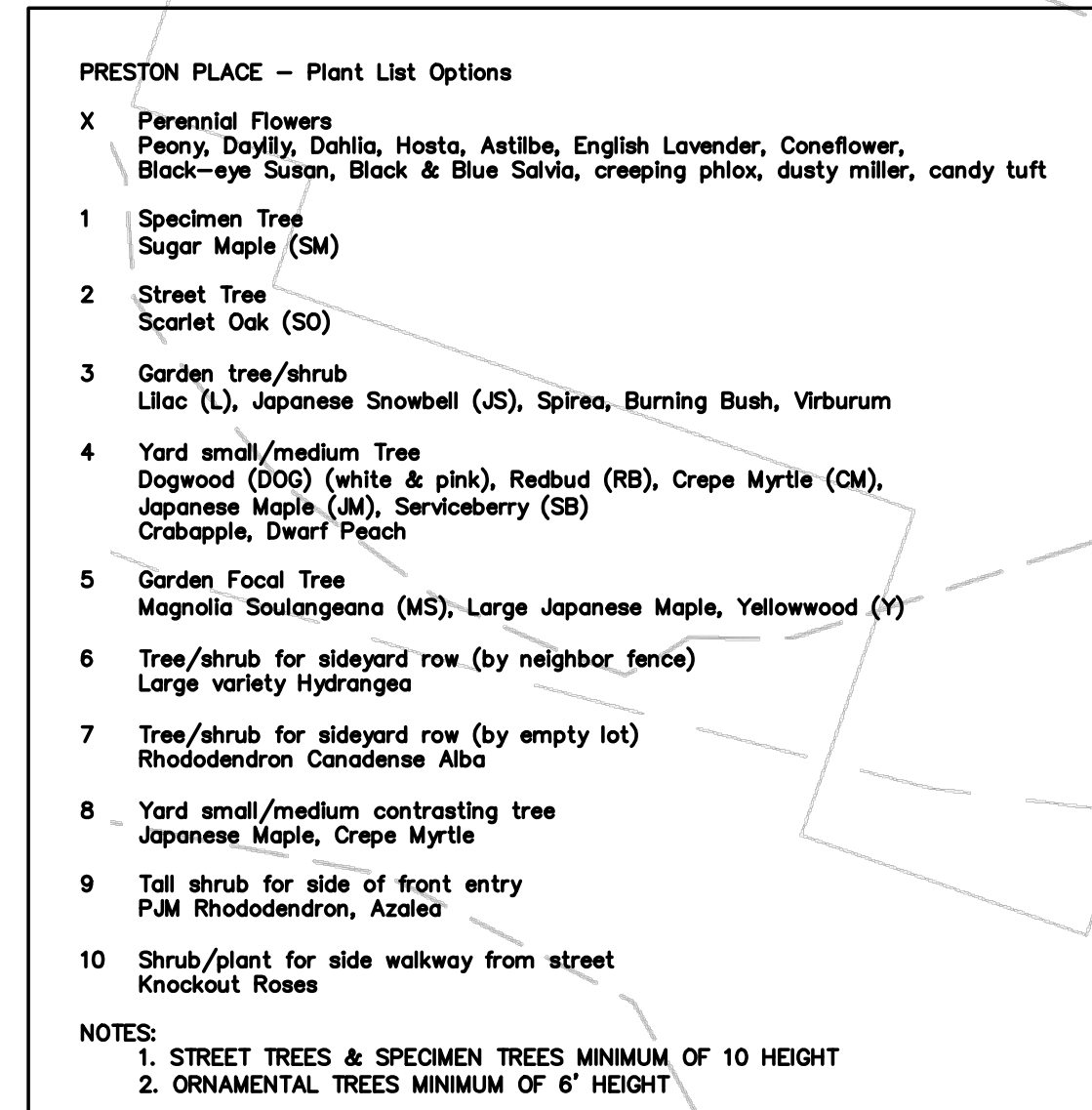
### Picket Fence



### Privacy Fence







SAGE DESIGNS

3033 ALBERNE CHURCH LANE,  
ESMONT, VA. 22937  
434-296-7381

LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE VA. 22903

PRELIMINARY LANDSCAPE/SITE PLAN - 1"=10'-0"

# S1.1

11/07/22



ADC District or IPP



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

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

**Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).**  
 Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
 Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
 Make checks payable to the City of Charlottesville.  
 The BAR meets the third Tuesday of the month.  
 Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>STEVE &amp; SUE LEWIS</u>	Applicant Name	<u>LEIGH BOYES</u>
Project Name/Description	<u>0 PRESTON PLANE</u>	Parcel Number	<u>050118001 &amp; 050118002</u>
Project Property Address	<u>0 PRESTON PLANE, CHARLOTTESVILLE, VA.</u>		

Applicant Information

Address: 3033 ALBANY CHURCH LN.  
ESMONT, VA 22927  
 Email: lblendon@gmail.com  
 Phone: (W) 434.296.7381 434.825.4500

Property Owner Information (if not applicant)

Address: 428 MONROE LN #509  
CHARLOTTESVILLE, VA 22903  
 Email: redslewis@gmail.com  
 Phone: (W) \_\_\_\_\_ (C) 540.270.1473

Do you intend to apply for Federal or State Tax Credits for this project? no

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Leigh Boyes 10.21.2022  
 Signature Date

LEIGH BOYES 10.21.2022  
 Print Name Date

Property Owner Permission (if not applicant)

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

Susan Lewis 10/21/22  
 Signature Date

SUSAN LEWIS 10/21/22  
 Print Name Date  
Steven M. Lewis

Description of Proposed Work (attach separate narrative if necessary): Landscaping plan

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

**For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_