

**From:** Richardson, Kate  
**To:** caleb@cscova.com  
**Subject:** CoA 627 Cabell Avenue  
**Date:** Wednesday, August 21, 2024 1:14:00 PM

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Certificate of Appropriateness

BAR # 24-08-05

627 Cabell Avenue; TMP 050105000

Rugby Road, University Circle, Venable Neighborhood ADC District

Owners/Applicants: Neighborhood Investments, LLC/ Caleb Slabach, CEO Cornerstone  
General Contractors, LLC

Project: Construction of rear, two-story porch

Mr. Slabach.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on August 20, 2024. The following action was taken:

Mr. Schwarz moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed two-story rear porch at 627 Cabell Avenue 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 request with the conditions recommended by staff.

Ms. Lewis, second. Motion passed 7-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezyv3iclklx1a?b=qukfq4jhi5qayt87q49m>

Per the provisions of City Code, 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, approval by the Zoning Administrator, or compliance with other provisions of the City Code.

If you have any questions, please contact me at [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov).

Sincerely,  
Jeff

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Jeff Werner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Neighborhood Development Services  
City Hall | P.O. Box 911  
610 East Market Street  
Charlottesville, VA 22902  
Phone: 434.970.3130  
Email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
August 20, 2024**



**Certificate of Appropriateness**

BAR # 24-08-05

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**Background**

Year Built: 1930 with rear addition post-1965

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

Status: Contributing

Style: Colonial Revival (survey is attached)

**Prior BAR Reviews**

None.

**Application**

- Applicant submittal: Mitchell Matthew Architects & Planners drawings for 627 Cabell Avenue, dated 2024-04-29, sheets A1, A2, and A3.

Request CoA for construction of a two-story porch on the side (north) elevation of the post-1965 rear addition to the original house.

**Discussion and Recommendation**

Staff recommends approval of this request, with the conditions listed below. The rear addition is differentiated from the 1930 house. The proposed porches will not significantly alter the architectural character of the addition, which is neither unique nor exemplary.

Recommended conditions:

- The proposed railings will be wood, composite material, or metal. Painted. No vinyl or plastic.

- The cement board trim and material will be installed with the smooth side exposed; no faux-grain.
- The porch decks can be Trex-type decking, provided it has a smooth surface, no faux-grain, and is square-edged to fit tight, similar to T&G flooring; no gaps like on a wood sundeck.
- Owner must address the deteriorated conditions of the historic house, particularly the front porch (due both to its condition and the removal of the Corinthian columns, which was not approved by the BAR), otherwise design staff will refer the matter to the Zoning Administrator for enforcement. (See page 5 of the attached property photos. Reference City Code Sec. 5.4.4.2.d.)

City Code Sec. 5.4.4.2.d: Failure to maintain or repair a contributing structure or protected property as required by 2.9.2. Architectural Design Control District [...]. Contributing structures and protected properties *are not allowed to fall into a state of disrepair that could result in the deterioration of any exterior appurtenance or architectural feature so as to produce a detrimental effect upon the character of a design district of the life and character of a contributing structure or protected property.*

### **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 two-story porch at 627 Cabell Avenue satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR [approves the request with the conditions recommended by staff].

Or [approves the request with] the following conditions: ....

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed two-story porch at 627 Cabell Avenue, does not satisfy the BAR’s criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of

the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Re; building heights. Not germane to this request.]

### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

### **The Secretary of the Interior's Standards for Rehabilitation**

<https://www.nps.gov/subjects/taxincentives/upload/regs-nps-36-cfr-67.pdf>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.



8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.

### **Links to ADC District Design Guidelines**

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

### **Pertinent ADC District Design Guidelines**

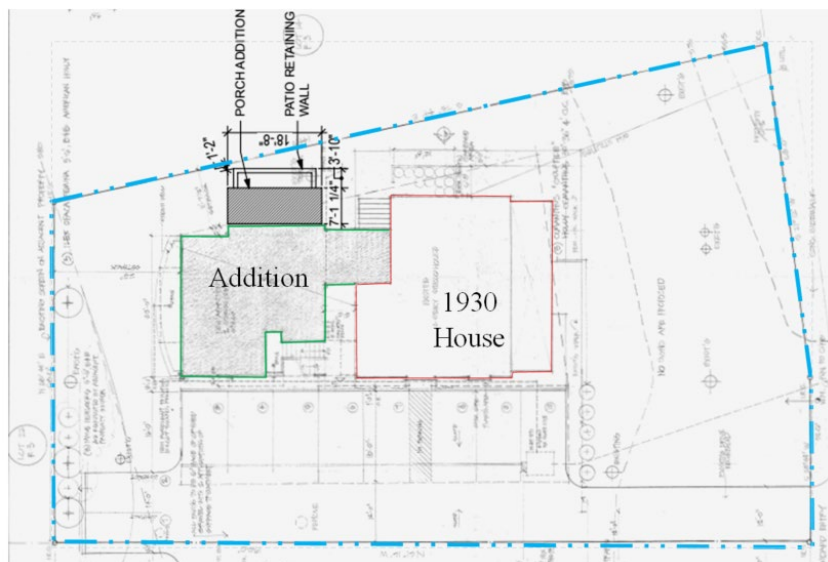
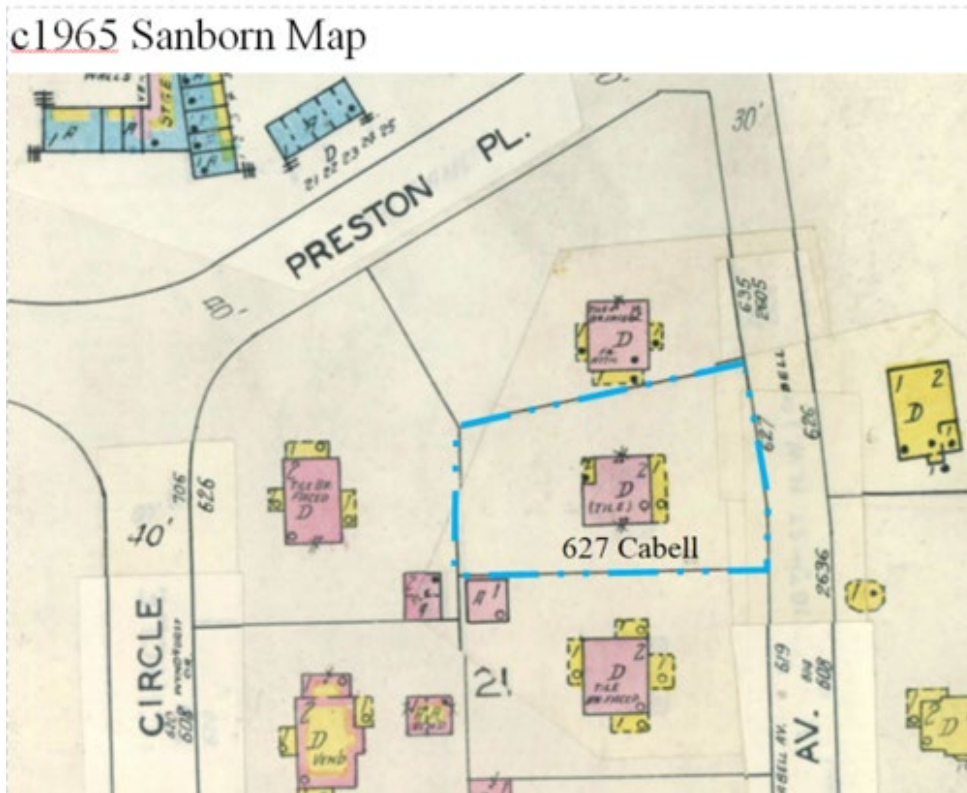
Chapter 3: New Construction and Additions

#### **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.

**Appendix:**



## 627 Cabell Avenue



<b>STREET ADDRESS:</b>	627 Cabell Avenue
<b>MAP &amp; PARCEL:</b>	5-105
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential – single family
<b>PRESENT USE:</b>	Residential-apartments
<b>PRESENT OWNER:</b>	Premier LLC
<b>ADDRESS:</b>	P.O. Box 538 Charlottesville, Va. 22905
<b>DATE/ PERIOD:</b>	Ca. 1930
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	2.0 stories
<b>DIMENSIONS AND LAND AREA:</b>	4,079 sq ft /0.289 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

### ARCHITECTURAL DESCRIPTION

This 2-story, 3-bay, hip-roofed, Colonial Revival-style dwelling was constructed ca. 1930. Details include: a small central dormer; symmetrical 3-bay front; full length front veranda porch with Corinthian columns as posts; 6/1 windows; a semi-exterior-end stuccoed chimney; overhanging eaves; and large rear addition. Like the other houses on the west side of Cabell Avenue, this dwelling sits high above street level, being partly obscured by tall evergreens. It is a contributing resource in the District.



627 Cabell Avenue. NDS photo 8-14-2023

South and east elevations





**South elevation**





**North elevation: Rear addition**





**North elevation: Rear addition and yard**





627 Cabell Avenue. Front porch condition.

NDS photo 8-14-2023



City historical survey 2004/2005



veranda porch with Corinthian columns





**PROJECT TEAM**

**OWNER**  
 RICHARD SPURZEM  
 NEIGHBORHOOD PROPERTIES  
 1025 WERTLAND STREET  
 CHARLOTTEVILLE, VA 22903

**ARCHITECT**  
 MITCHELL / MATTHEWS ARCHITECTS  
 P.O. BOX 5603  
 CHARLOTTEVILLE, VA 22905  
 434 979-7550

**STRUCTURAL ENGINEER**  
 DUNBAR  
 110 THIRD ST. N.E.  
 CHARLOTTEVILLE, VA 22902  
 434 293-5171

**SHEET INDEX**

- A1 GENERAL NOTES  
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 2ND FLOOR CEILING AND ELECTRICAL PLAN  
 FIRST AND SECOND FLOOR PLAN  
 BASEMENT AND FOUNDATION PLAN  
 ROOF PLAN
- A2 WEST ELEVATION  
 NORTH ELEVATION  
 BUILDING SECTION  
 BUILDING SECTION  
 FIRST & SECOND FLOOR FRAMING PLAN  
 ROOF FRAMING PLAN
- A3 DETAIL PLANS  
 DETAIL SECTIONS

**GENERAL NOTES**

- This is a "builders set" with minimal detail. If additional detail or clarification is required contact the architect, John Rhode or John Matthews: 434 979-7550.
- This building will remain occupied during construction. Coordinate all issues related to safe and continued resident occupancy with the Owner prior to commencing work.
- Prior to commencing work, the Contractor is to visit the site and thoroughly familiarize himself with all existing conditions, both site and building related.
- The Contractor is to confirm all existing and proposed grades prior to commencing work.
- The Contractor is responsible for coordination of all existing and proposed utilities and sub-surface work with subcontractors.
- Contractor to coordinate all work, as needed, with the City of Charlottesville and all related utility departments.
- Prior to commencing work or ordering materials, the Contractor must thoroughly review and familiarize himself with the construction documents.
  - Report any discrepancies in the documents to the architect before proceeding.
  - Advise the architect of any substitutions / changes prior to ordering materials and commencing work on substitutions / changes.
- Consult the architect before commencing work if clarification or additional detail is required.
- Store, protect, install, clean and maintain all materials, products, assemblies, appliances, equipment etc. per manufacture's instructions.
- Coordinate all MEP, including potential relocation of gas meters, condensing units and patio drainage with Owner prior to commencing work.
- Consult with Owner regarding repair and/or replacement of existing finish materials and any other cosmetic or necessary structural repairs observed. Architect has not evaluated existing structural and enclosure systems for any repairs that may be required.
- All wood in contact with earth, concrete or masonry to be preservative pressure treated.
- Consult with owner for all desired electrical elements/components to be included in this project.
- Contractor to follow standard industry practices in all work and ensure full compliance with building code and City of Charlottesville zoning ordinance.

**CODE, ZONING AND OCCUPANCY**

- BUILDING CODE**  
 1. 2021 Virginia Residential Code
- ZONING**  
 2. RX-3
- OCCUPANCY**  
 3. R-2
- TYPE OF CONSTRUCTION**  
 4. TYPE 5B

**GENERAL DEMOLITION NOTES**

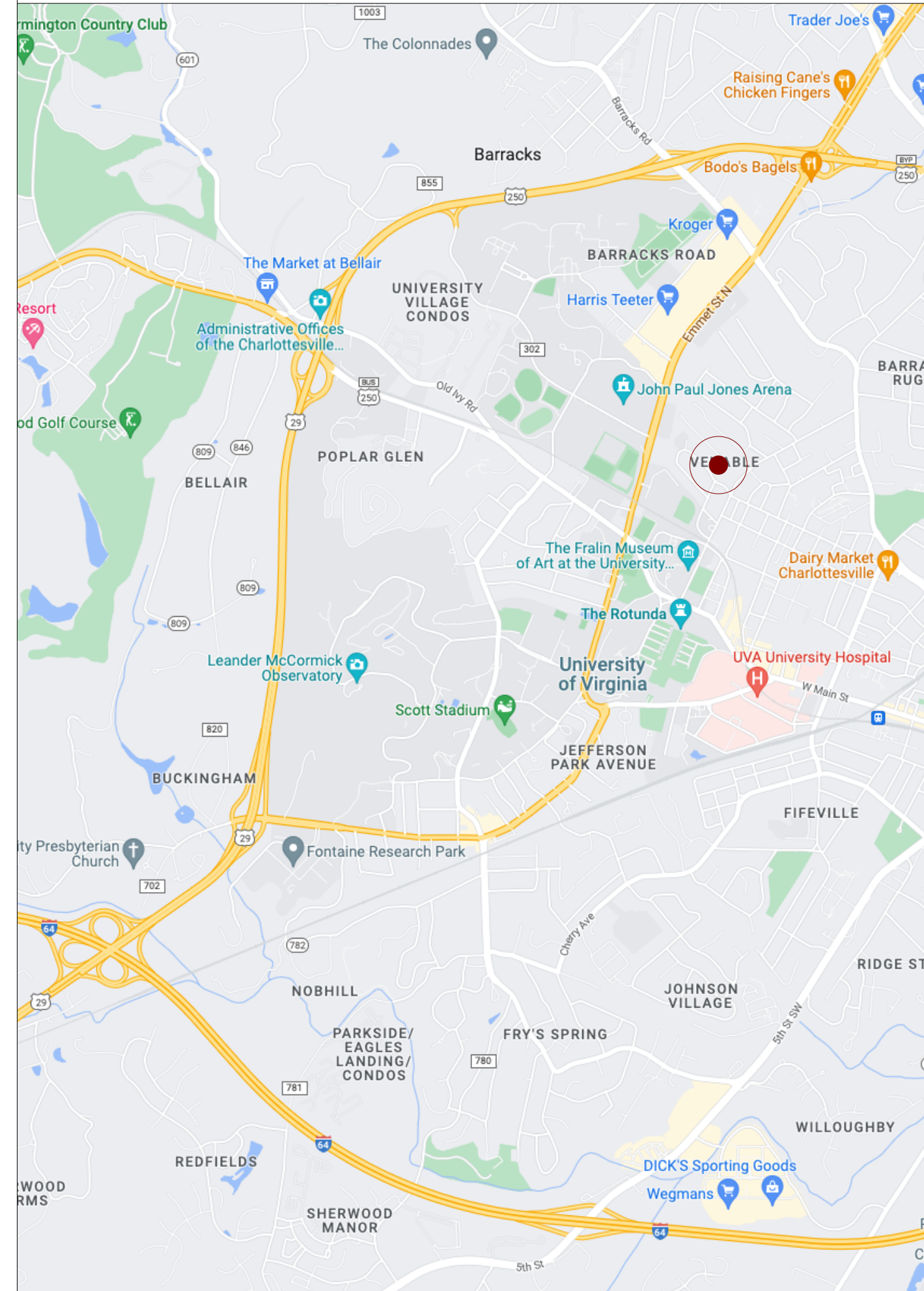
- Existing construction (partitions, doors, plumbing fixtures, equipment, etc.) is indicated on the demolition plan with solid lines. Items to be demolished / removed are indicated in dashed lines.
- Coordinate interruption of electrical, gas and plumbing service with Owner, city and other effected parties.
- If hazardous materials are discovered during removal operations, stop work and notify owner, hazardous materials include asbestos containing materials, lead, PCB's, and mercury.
- Brace all existing structures and structural elements as necessary to prevent structural failure caused by demolition operations. Coordinate with structural engineer.
- Protect existing-to-remain construction.
- Repair or replace existing construction which damaged by construction activities or has deteriorated to the point where it compromises the integrity of the assembly. Consult with Architect or Owner.
- Verify location and extent of demolition with owner. Coordinate new equipment electrical, gas and plumbing requirements with owner and applicable city departments.
- Maintain watertightness of existing building during all phases of construction including demolition.
- At a minimum return building to a watertight finished product.
- Coordinate all site work and excavation with Owner, neighbors and all City utilities departments.

**DEMOLITION and REPAIR KEY**

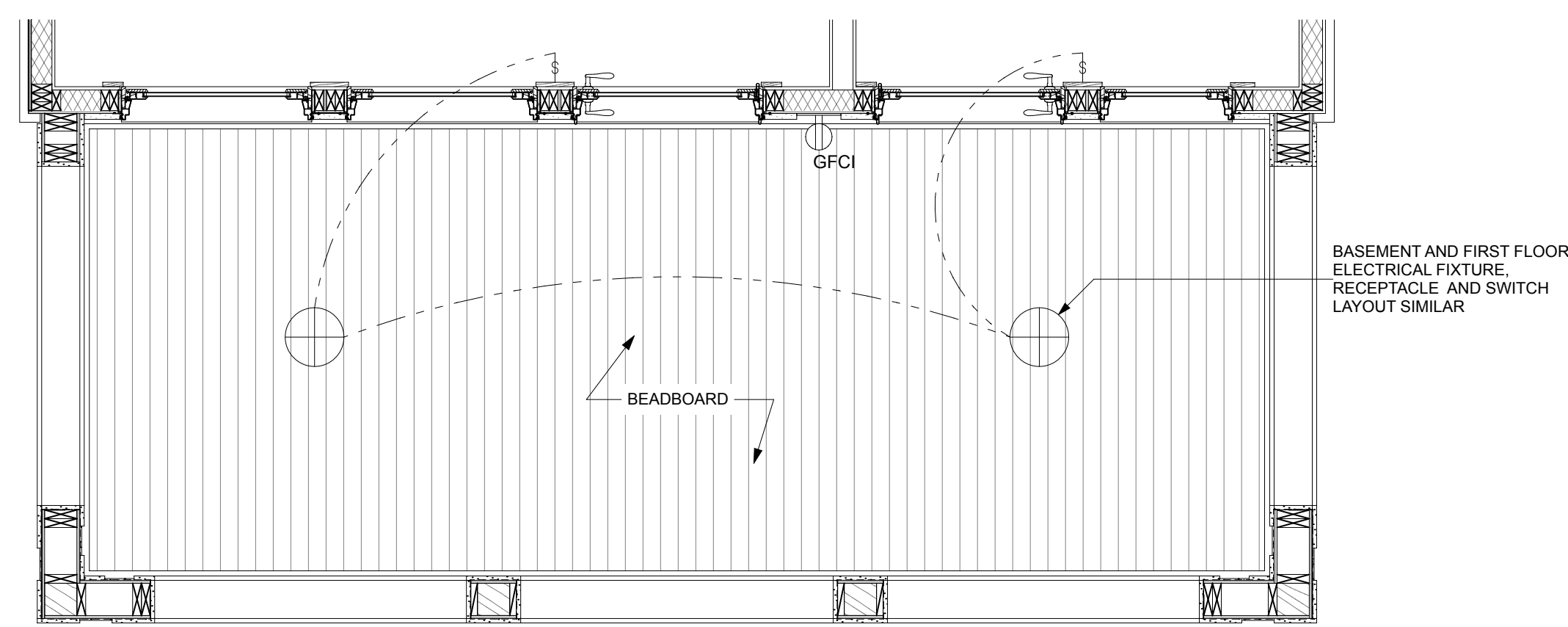
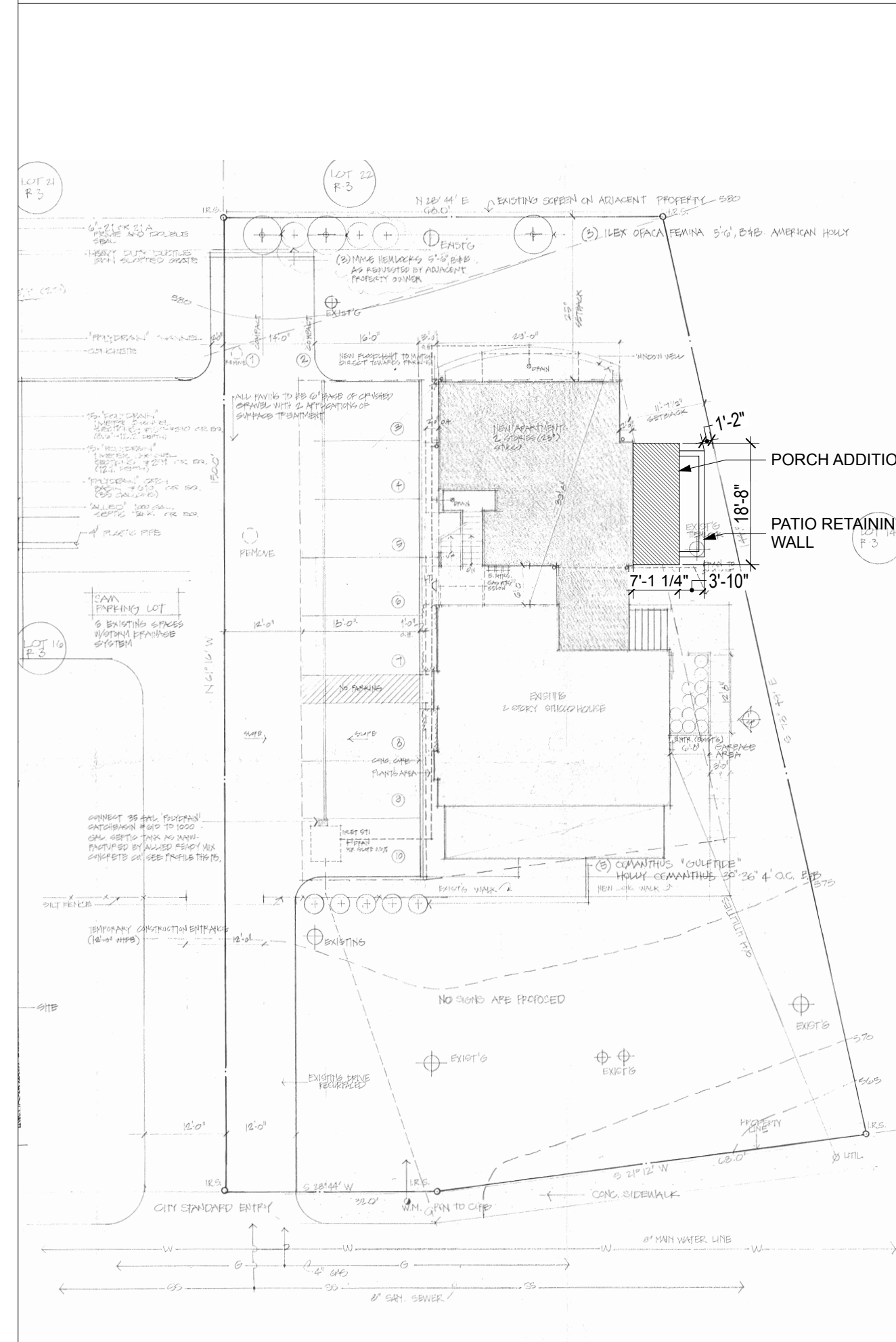
Note: Verify all demolition items and requirements with Owner prior to proceeding.

- Carefully remove / relocate all existing construction/systems to allow new construction, including but not limited to the following:
- 1 Remove trim.
  - 2 Remove stucco finish system. Follow manufactures instructions for sealing and flashing to new construction.
  - 3 Remove windows and section of wall to accommodate new fixed and operable doors.
  - 4 Relocate gas meters. Coordinate with City of Charlottesville.
  - 5 Relocate drain clean-out. Tie into existing site drainage system.
  - 6 Remove concrete block to accommodate new fixed and operable doors.

**VICINITY MAP**

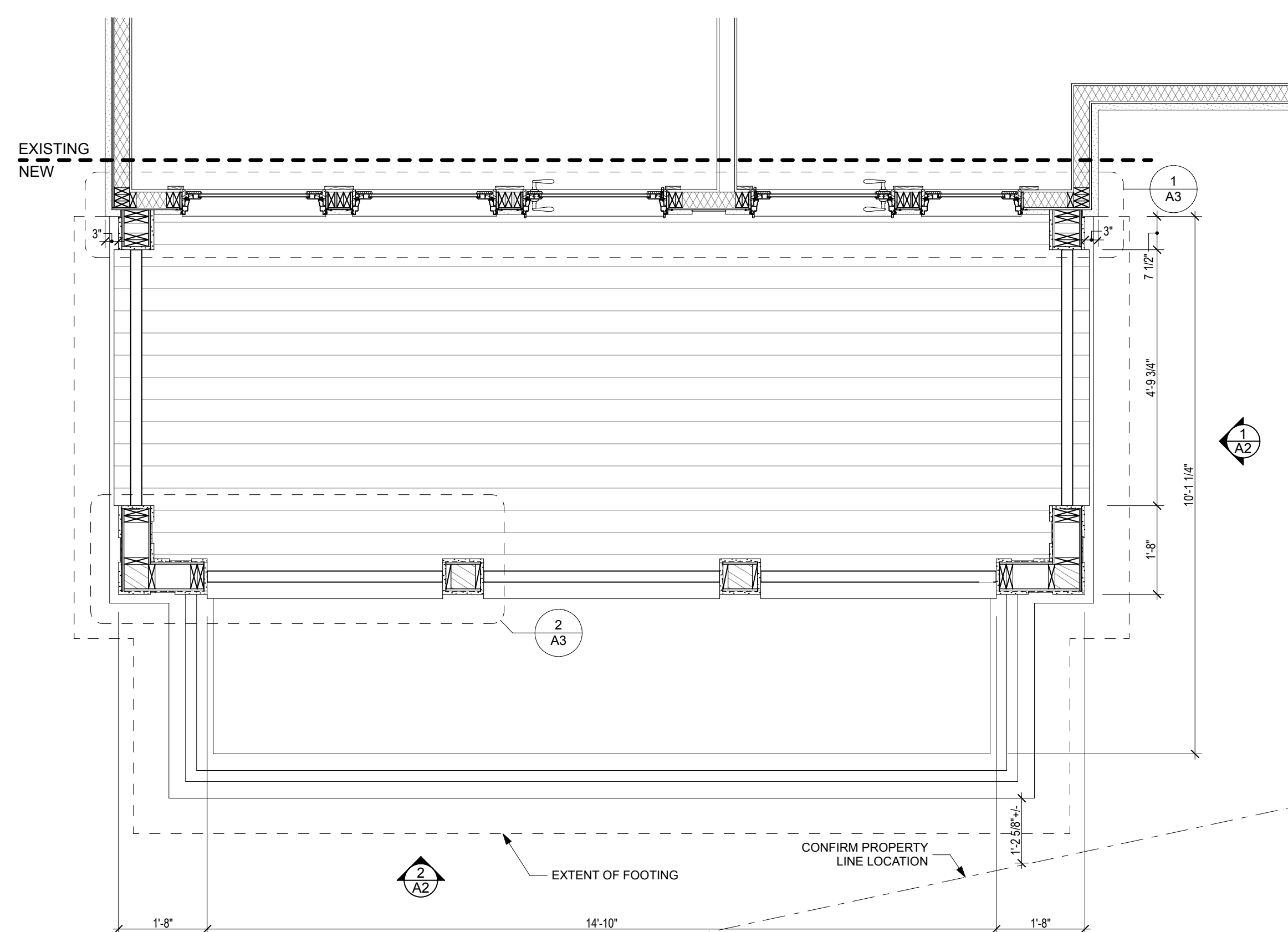


**SITE PLAN**



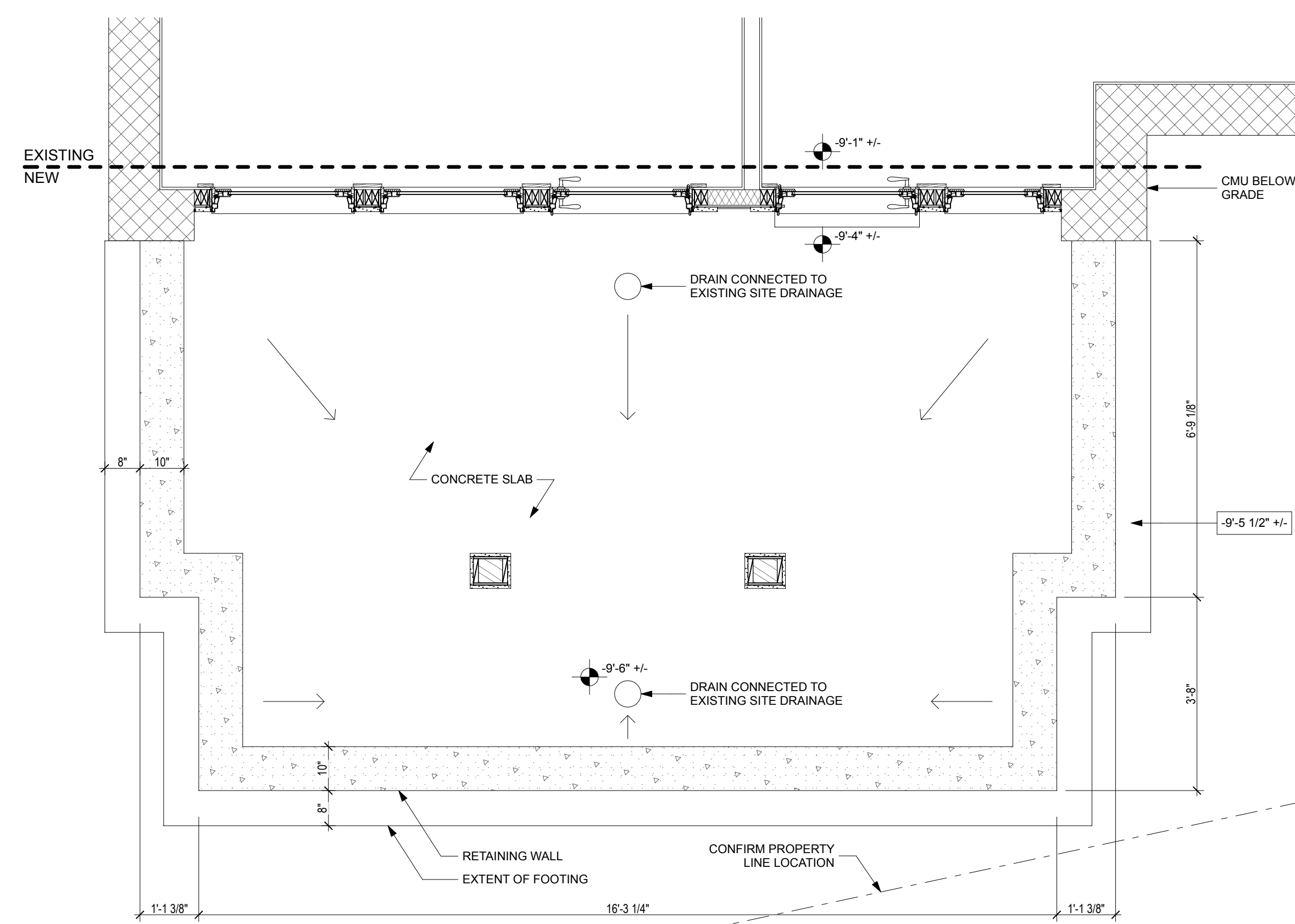
**1** Second Floor Ceiling and Electrical Plan

SCALE: 1/2" = 1'-0"



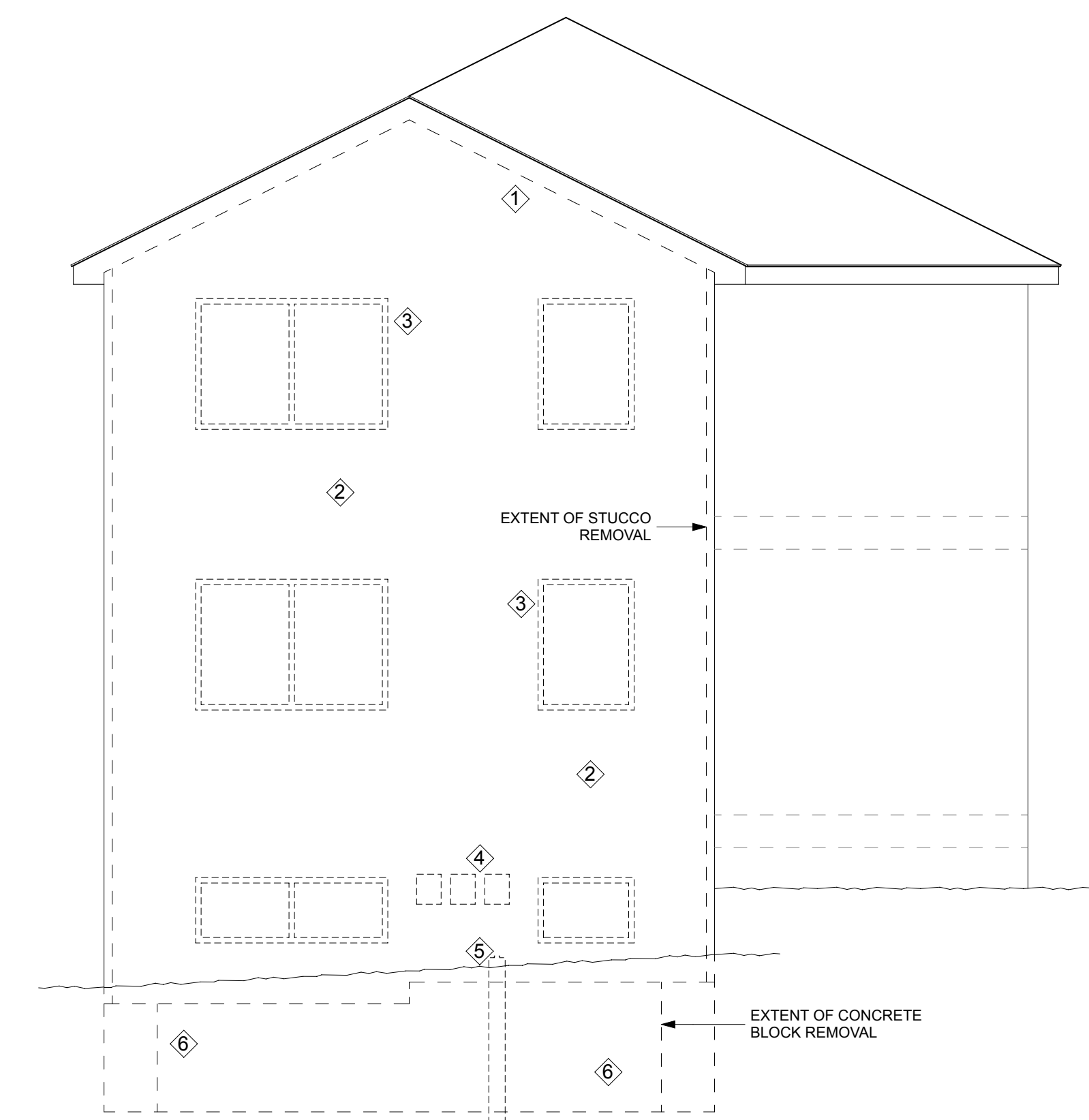
**2** First and Second Floor Plan

SCALE: 1/2" = 1'-0"



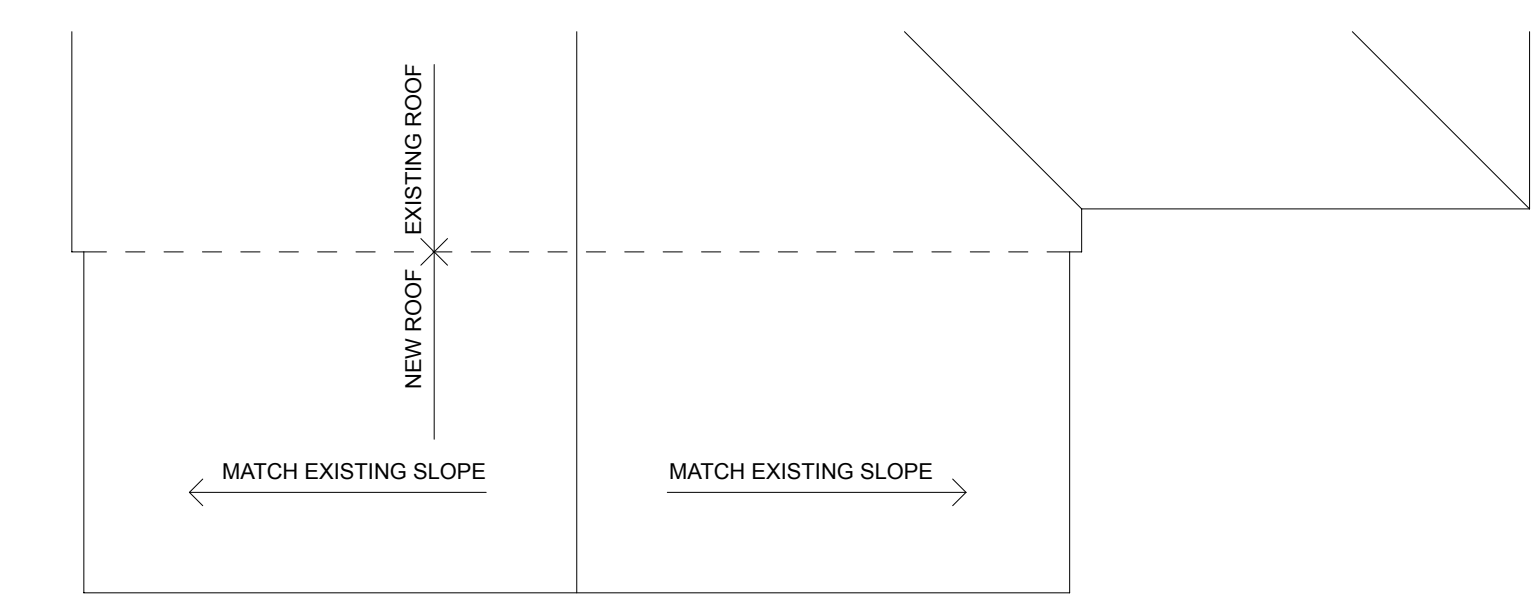
**3** Basement and Foundation Plan

SCALE: 1/2" = 1'-0"



**5** Demolition - North Elevation

SCALE: 1/4" = 1'-0"



**4** Roof Plan

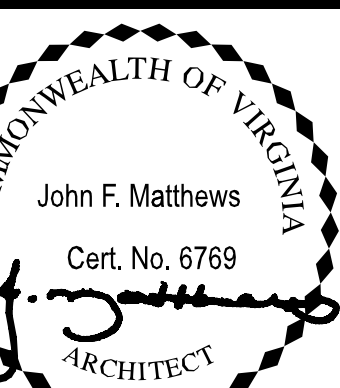
SCALE: 1/4" = 1'-0"



**MITCHELL/MATTHEWS**  
 ARCHITECTS & PLANNERS  
 30176 DYNAMIS LANE, CHARLOTTEVILLE, VA 22906  
 Tel: 434 979-7550 Fax: 434 979-5220

Richard Spurzem  
 Neighborhood Properties  
 1025 Wertland Street, Charlottesville, VA 22903

DUNBAR  
 STRUCTURAL ENGINEER  
 110 Third St. N.E., Charlottesville, VA 22902  
 434 293-5171



**627 Cabell**  
 627 Cabell Avenue  
 Charlottesville, Virginia 22903

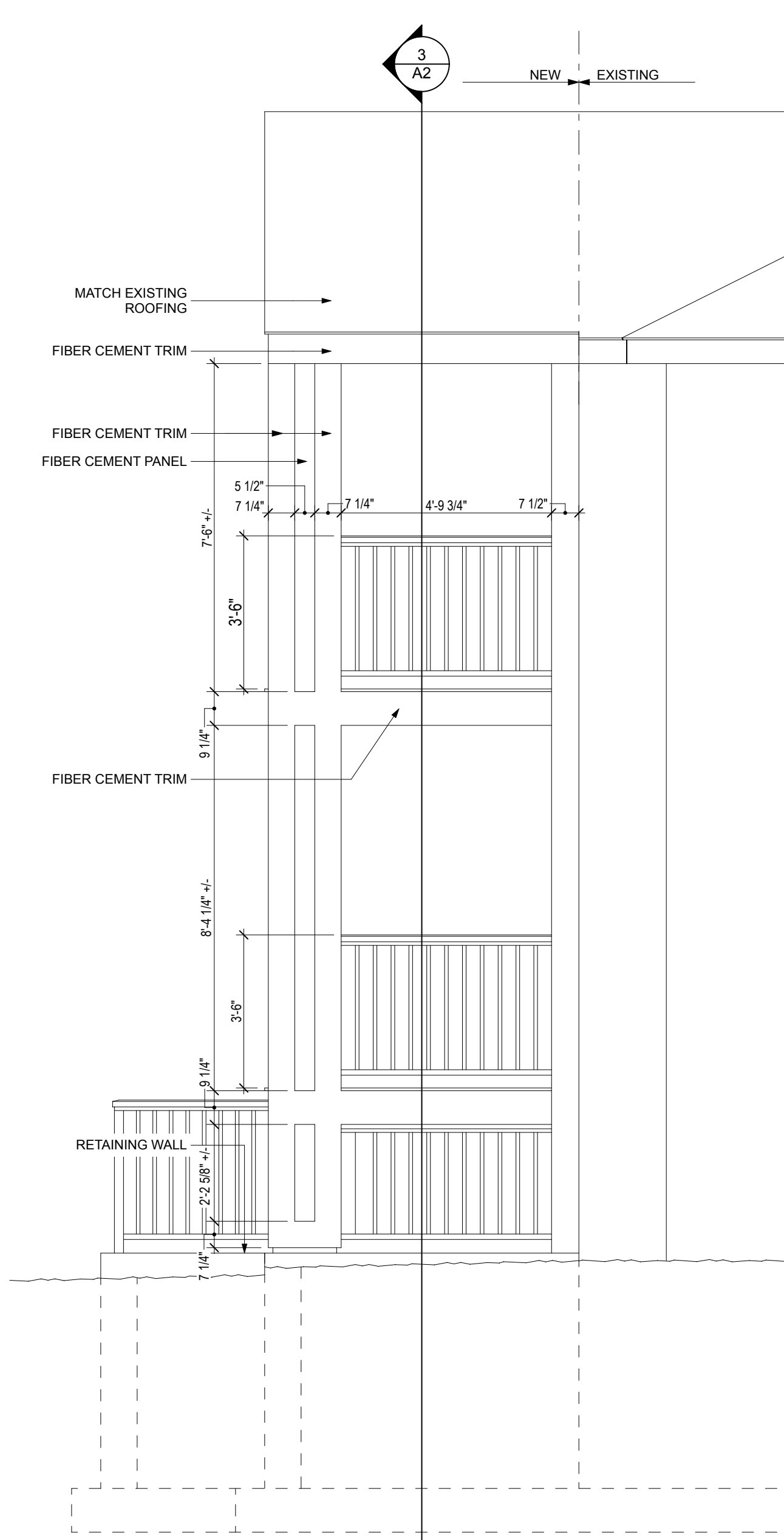
This drawing is the property of the Architect & may not be re-produced or used without the express permission of the Architect.  
 Mitchell / Matthews Architects © 2024  
 The contractor is responsible for checking & verifying all levels and dimensions, and shall report any discrepancies to the Architect.

PROJECT **627 Cabell**  
 DATE **2024-04-29**

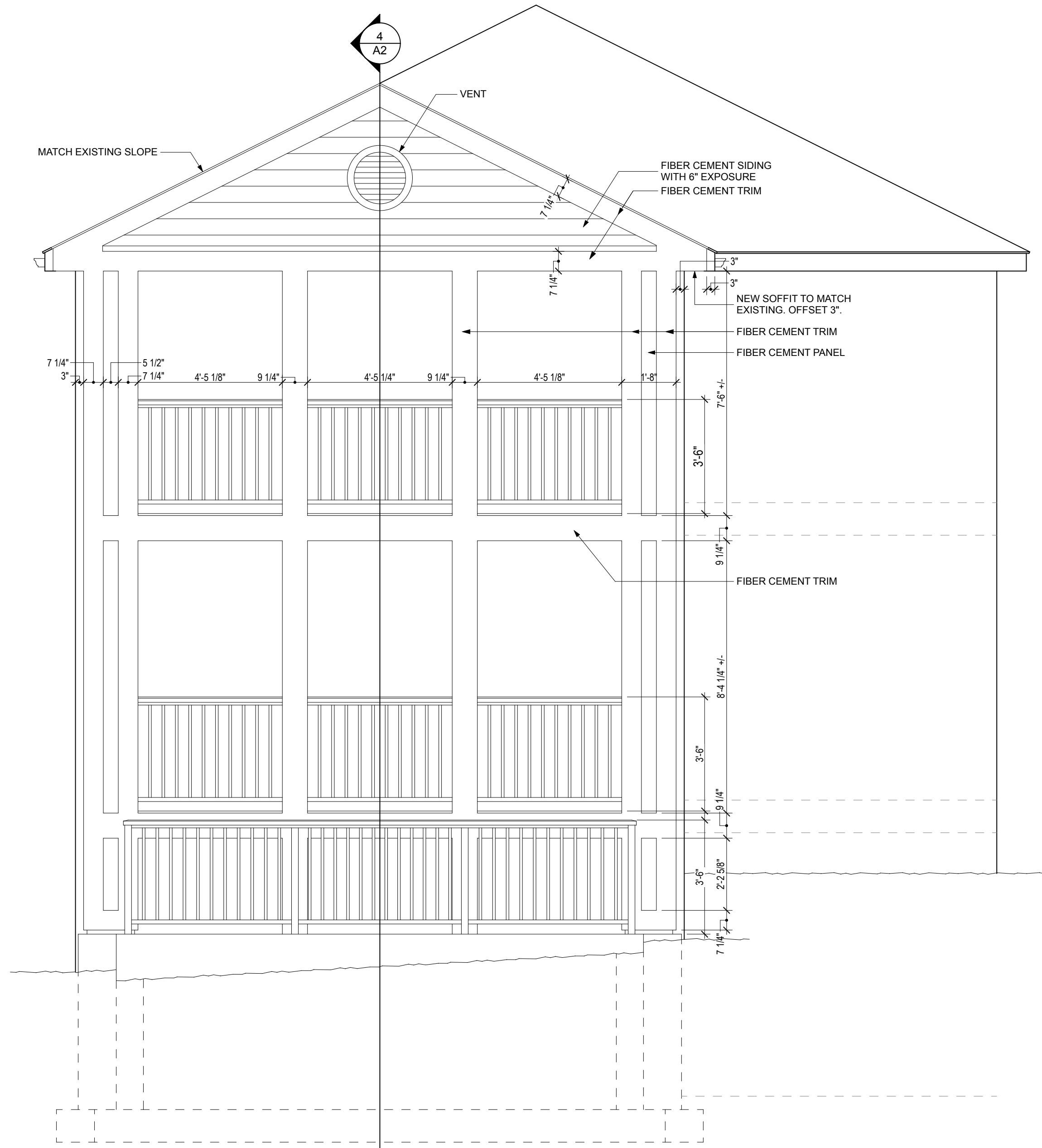
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**A1**

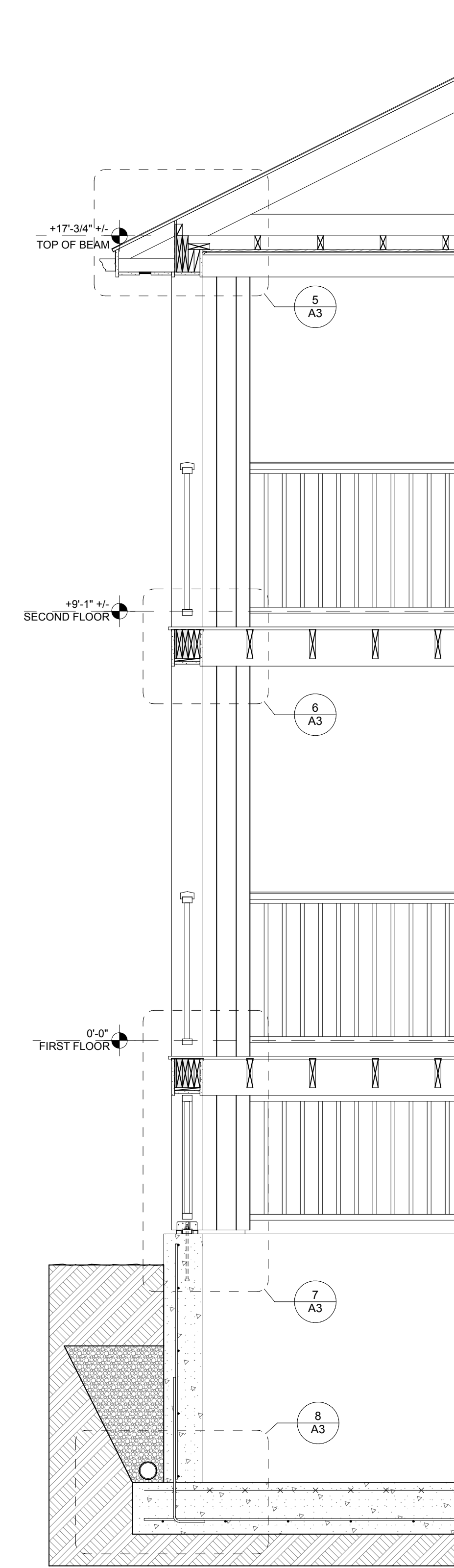




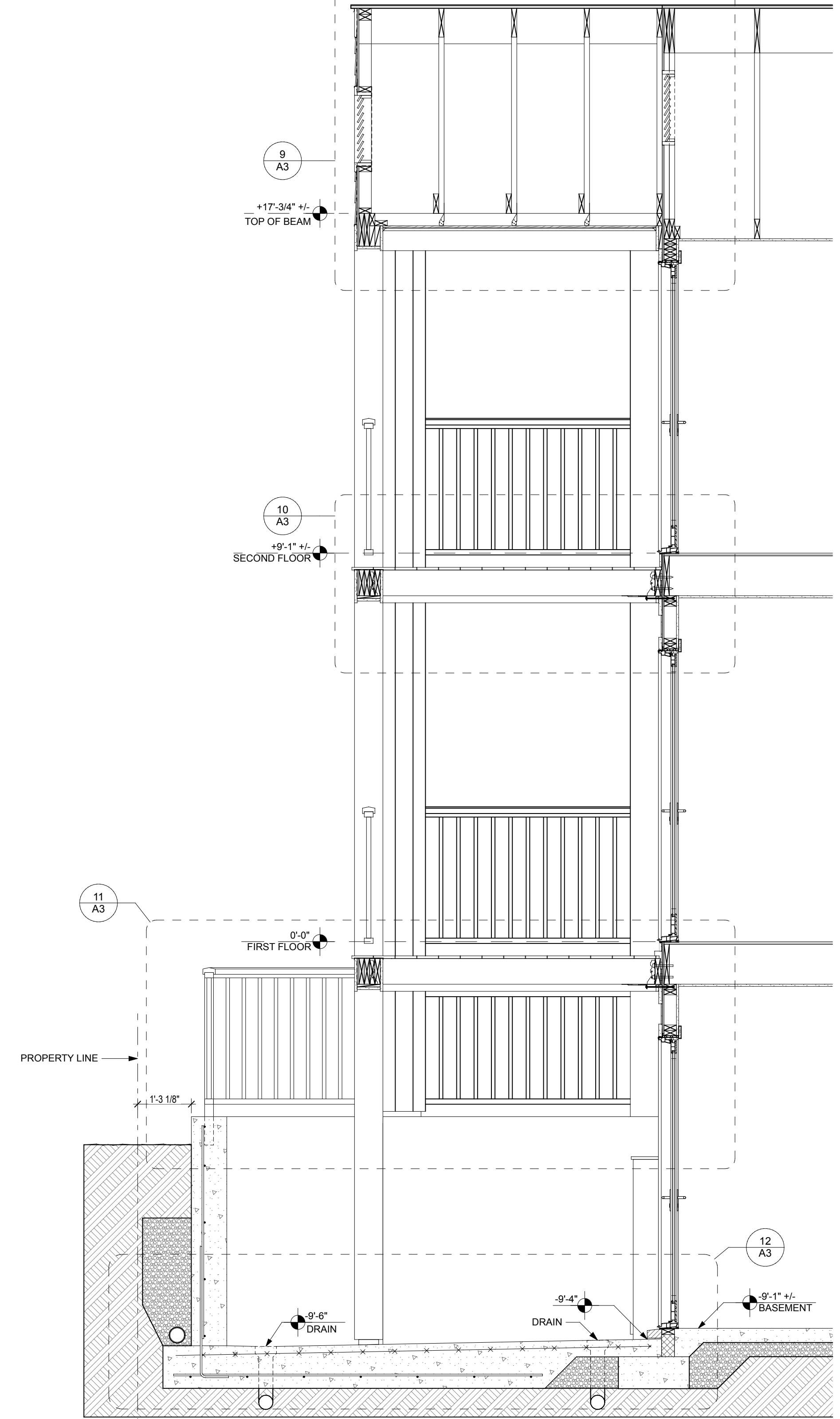
1 West Elevation  
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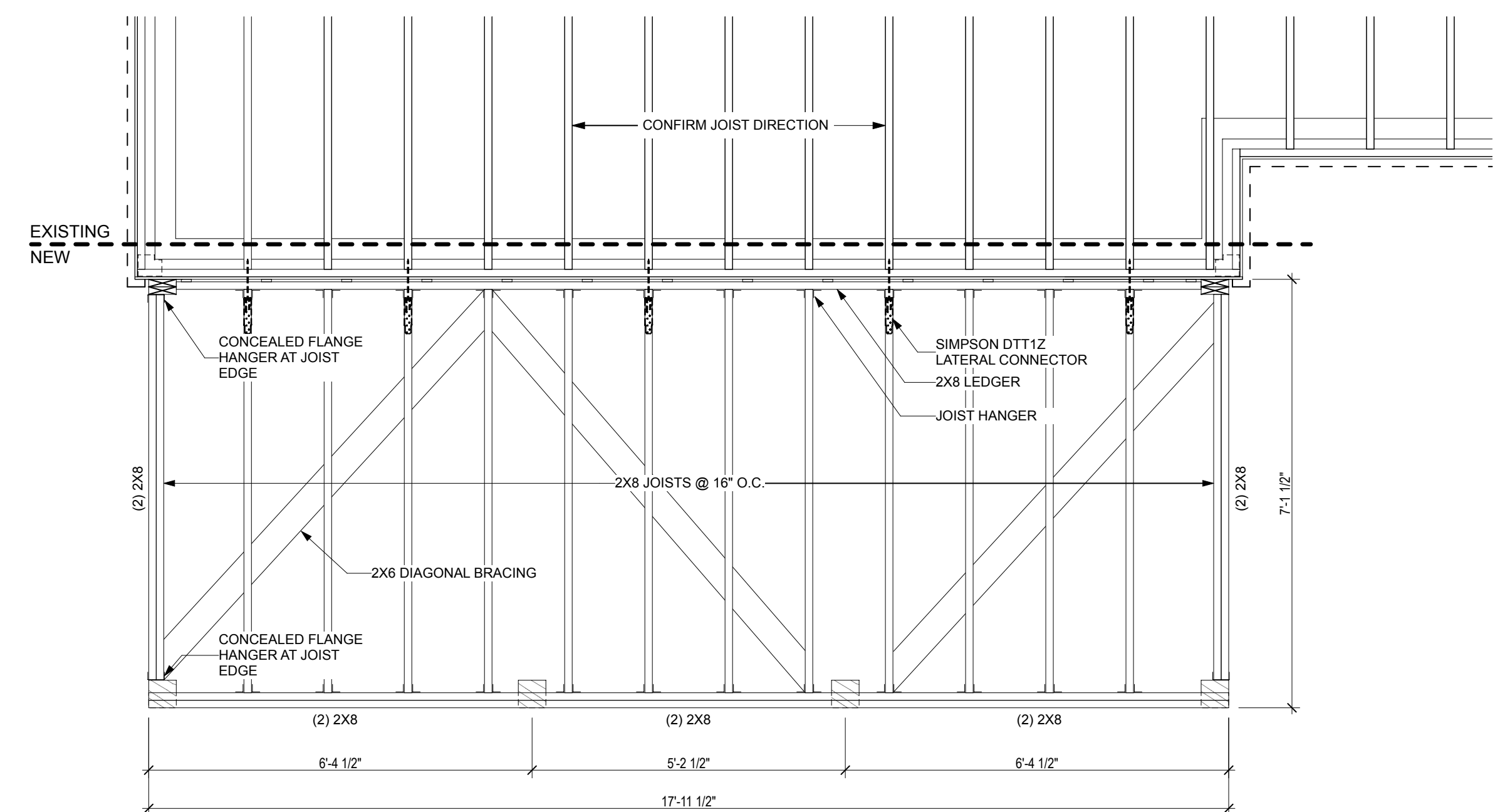
2 North Elevation  
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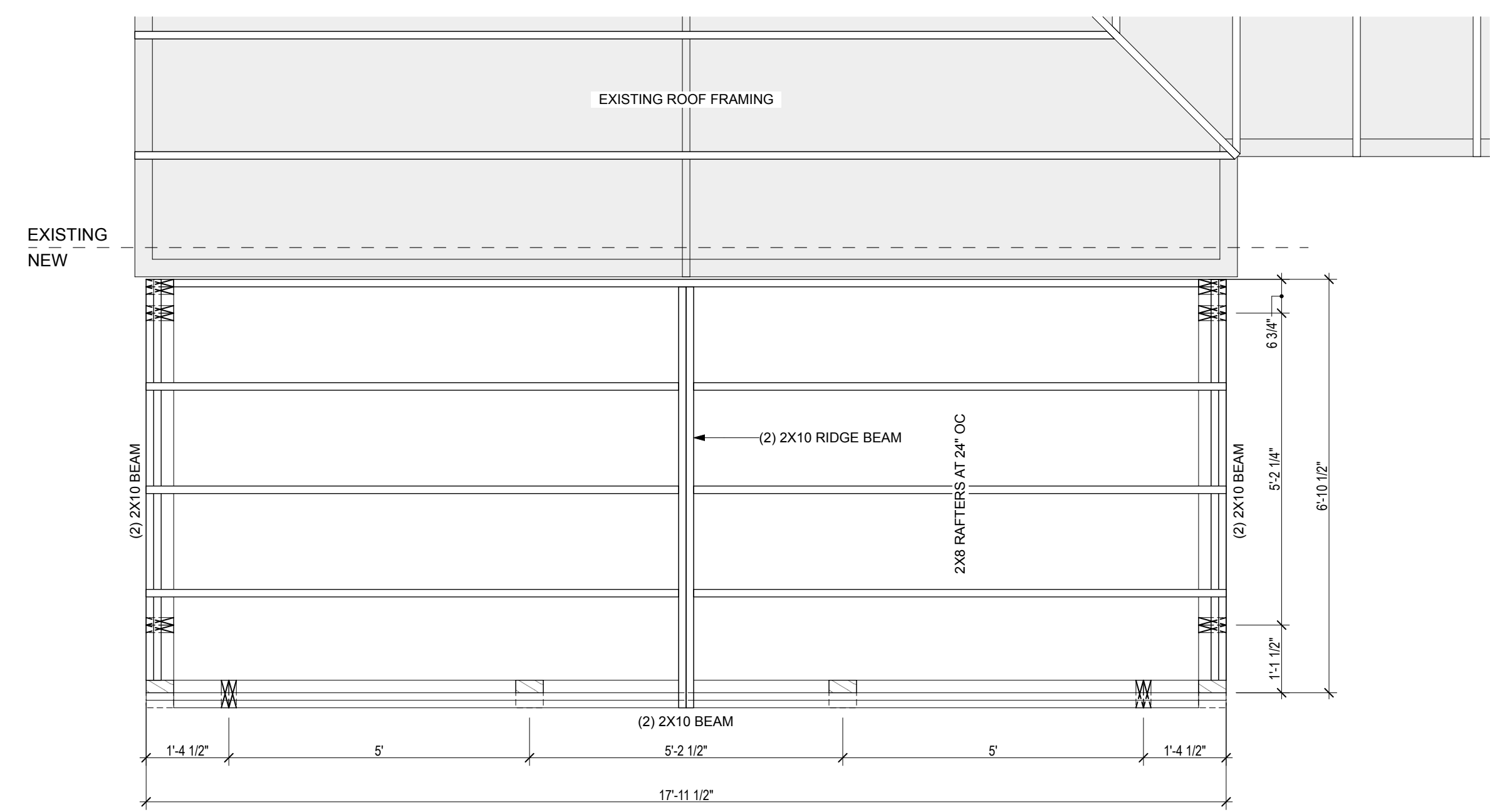
3 Section  
SCALE: 1/2" = 1'-0"



4 Section  
SCALE: 1/2" = 1'-0"



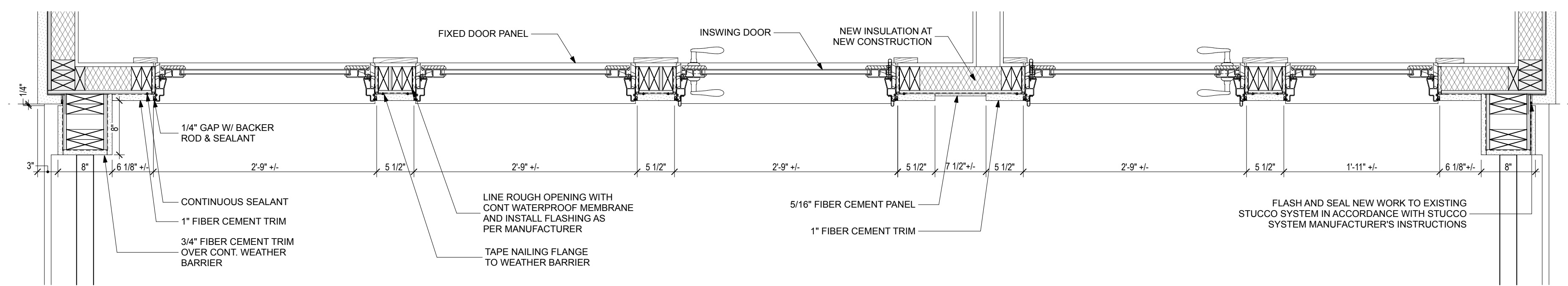
5 First and Second Floor Framing Plan  
SCALE: 1/2" = 1'-0"



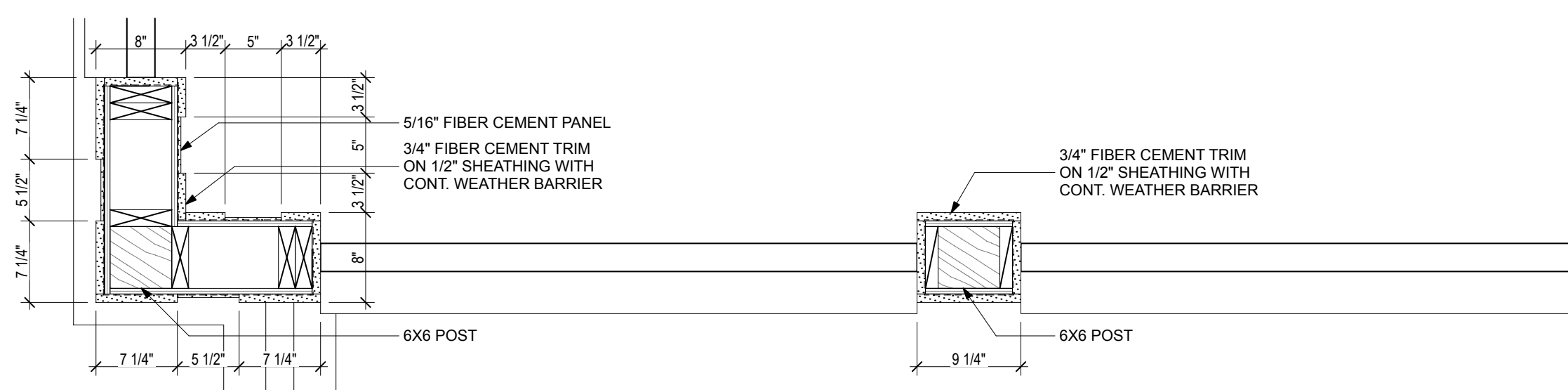
6 Roof Framing Plan  
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION

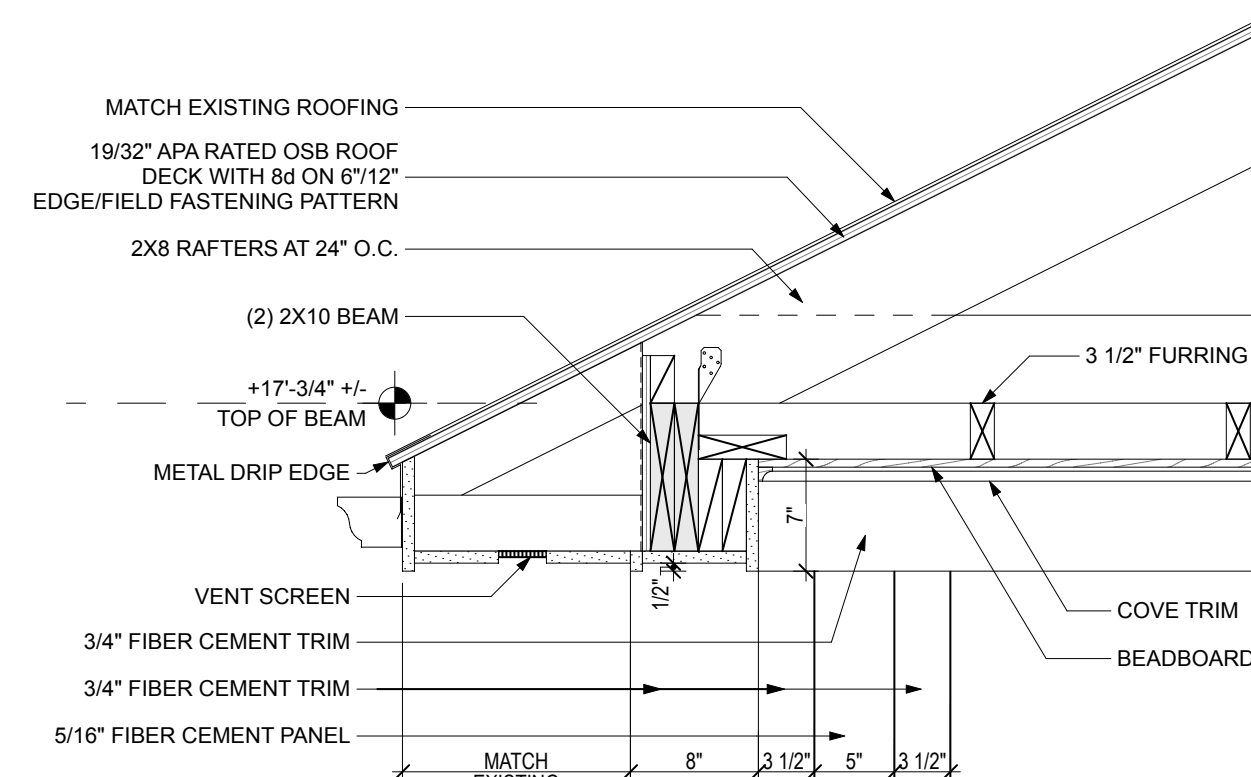




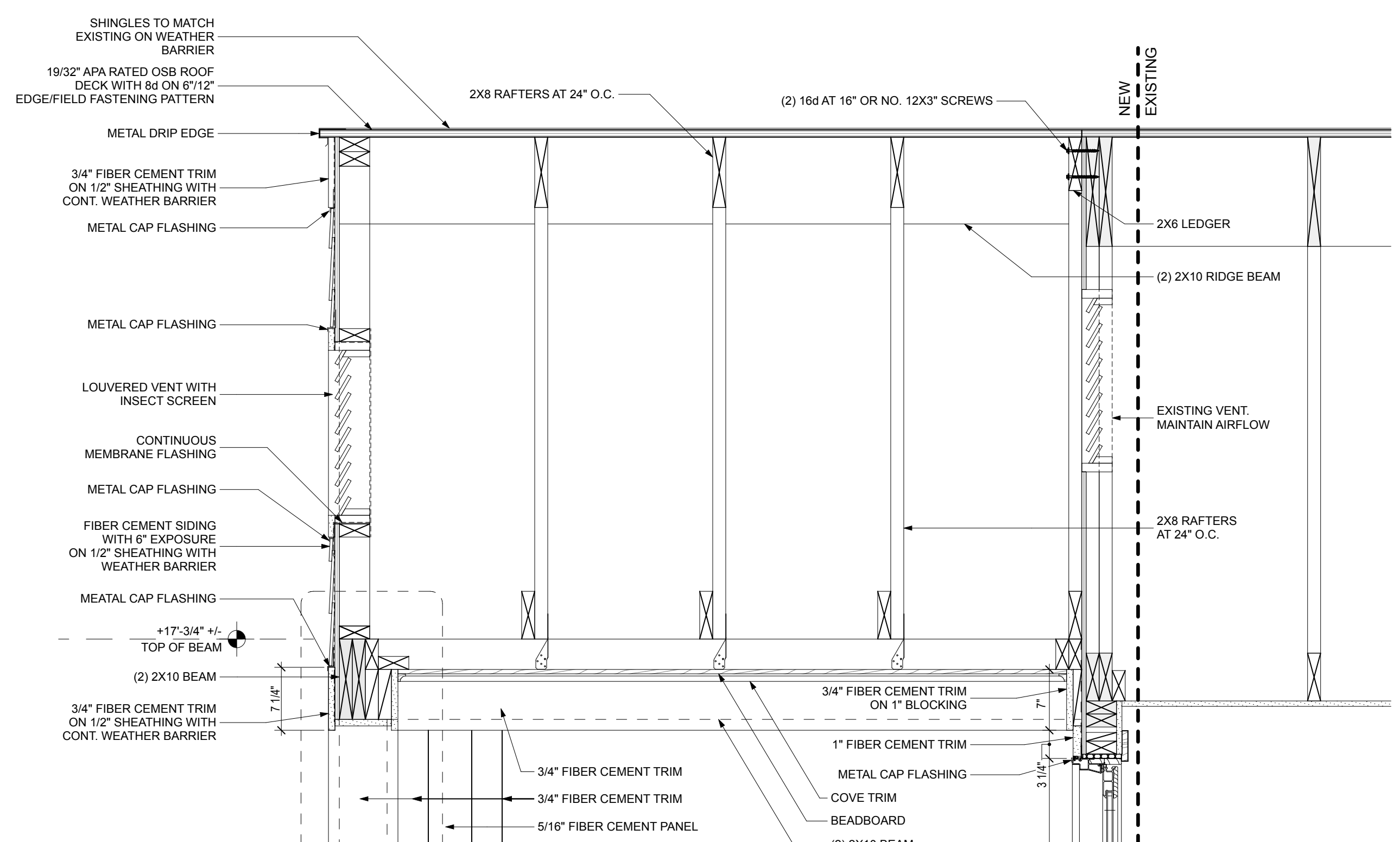
**1 Detail Plan**  
A3 SCALE: 1" = 1'-0"



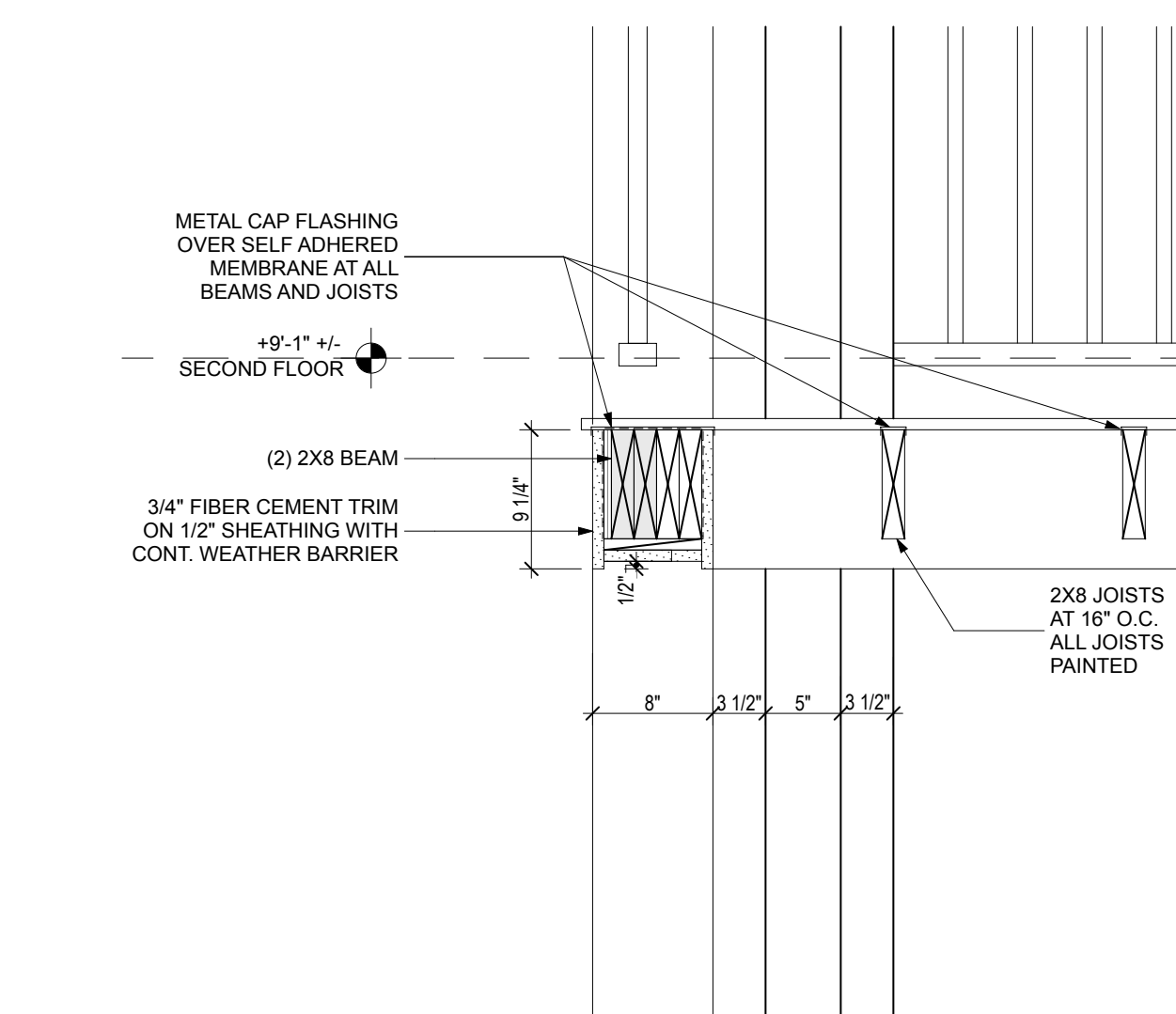
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A3 SCALE: 1" = 1'-0"



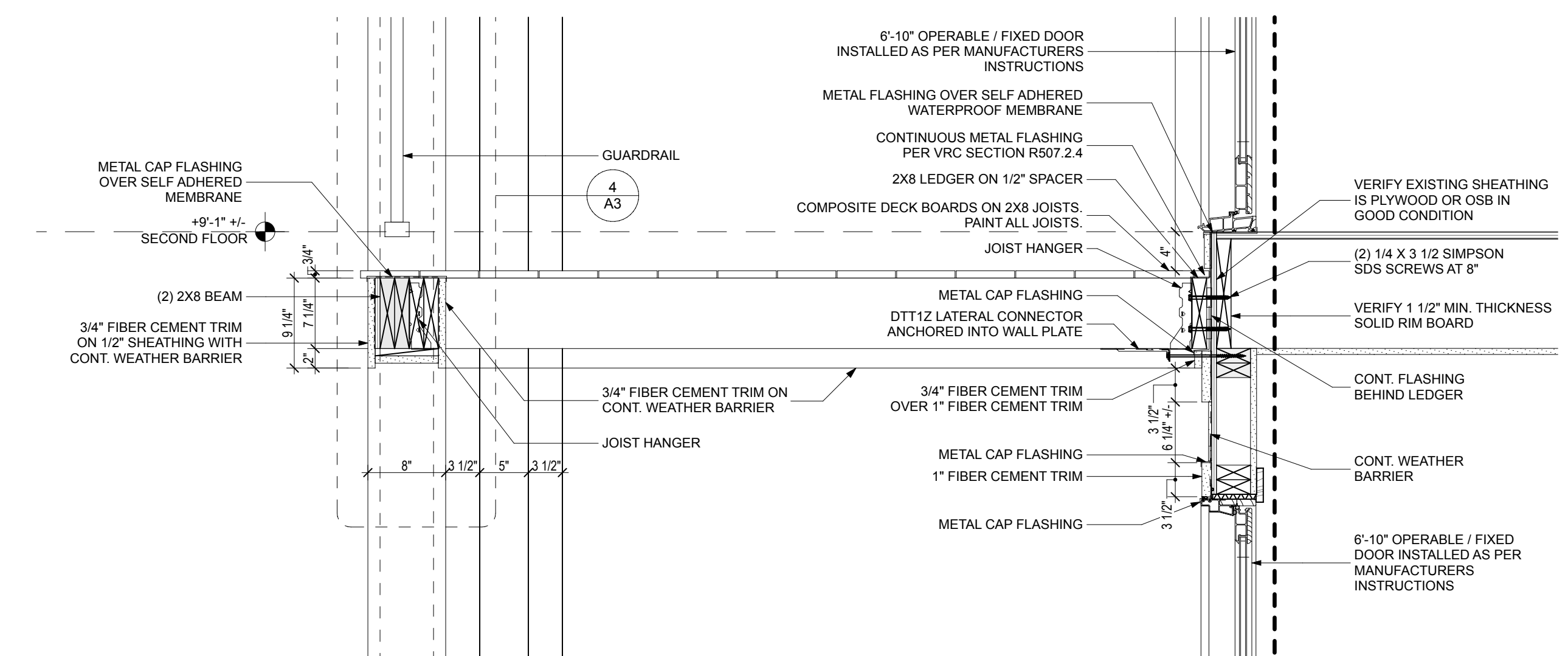
**5 Detail Section**  
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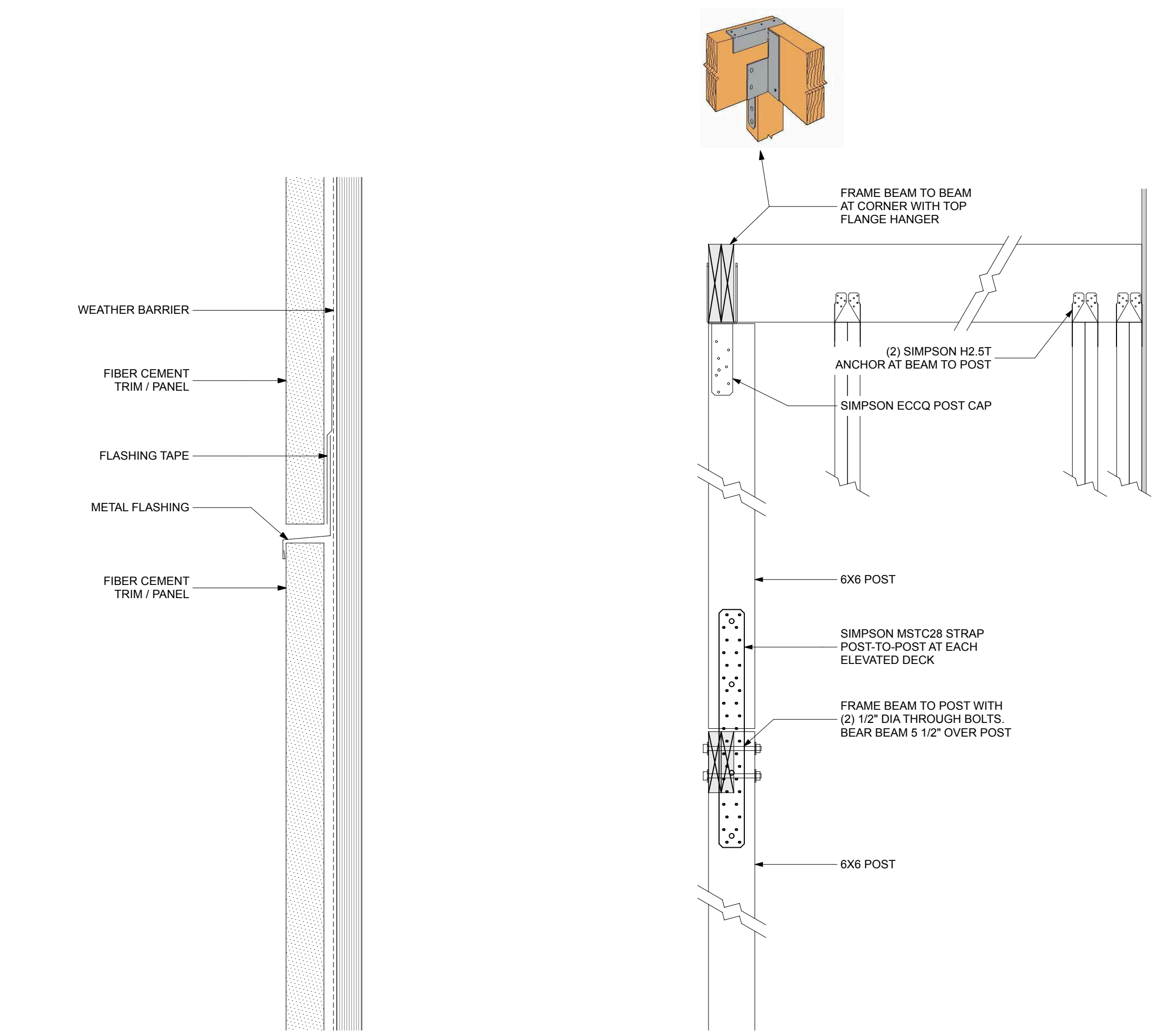
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A3 SCALE: 1" = 1'-0"



**6 Detail Section**  
A3 SCALE: 1" = 1'-0"

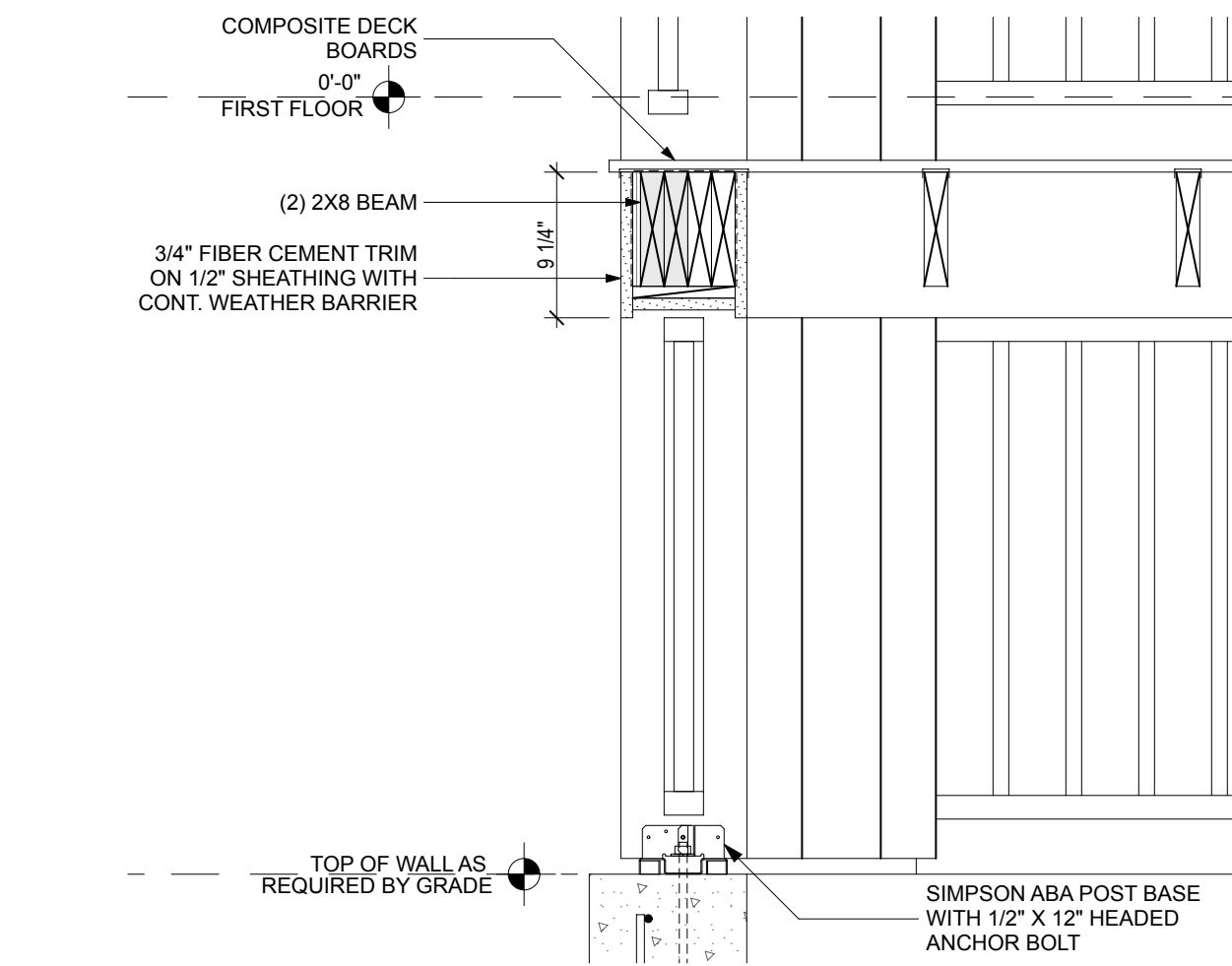


**10 Detail Section**  
A3 SCALE: 1" = 1'-0"

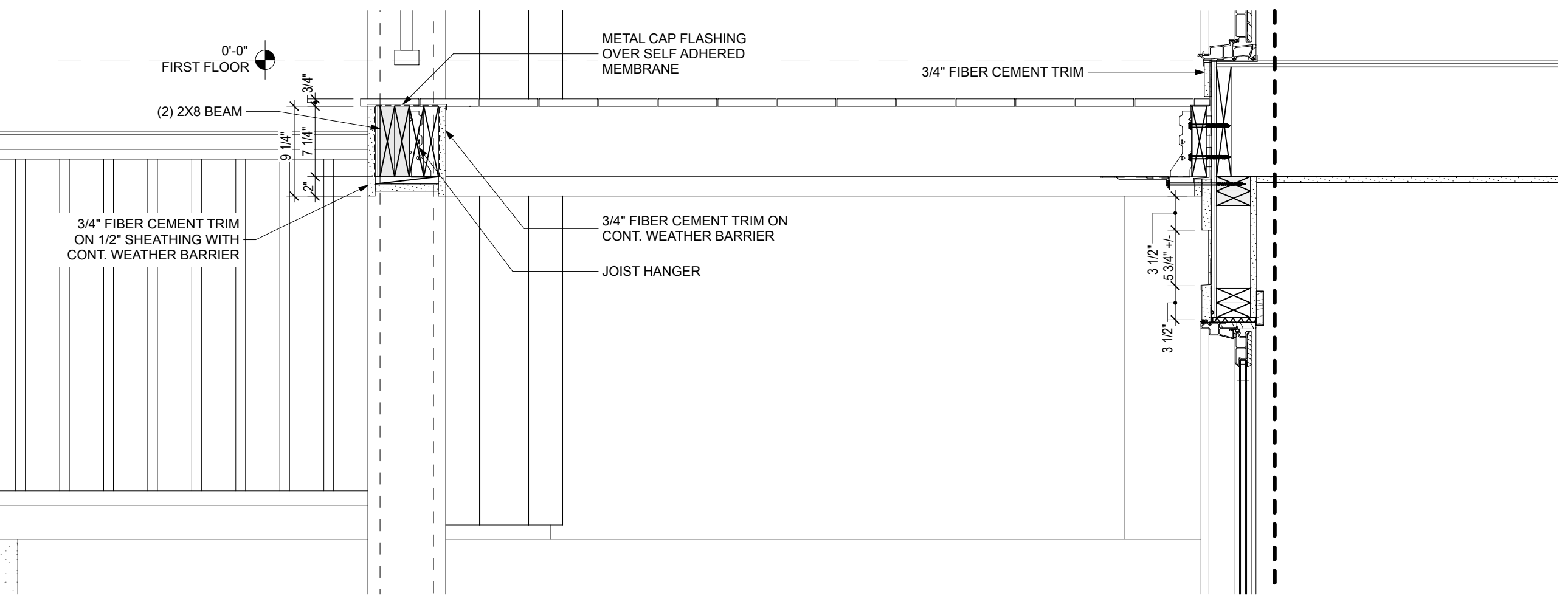


**3 Trim Flashing, Typ.**  
A3 SCALE: 6\"/>

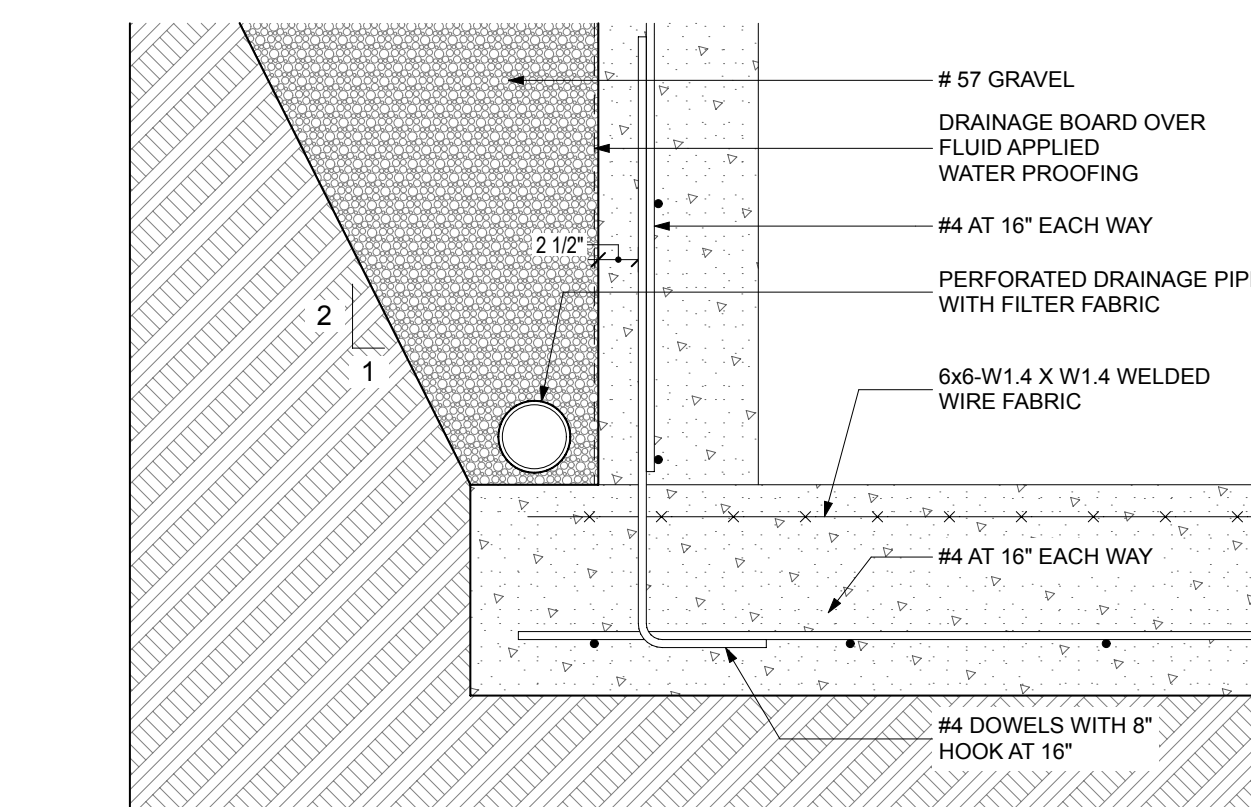
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A3 SCALE: 1" = 1'-0"



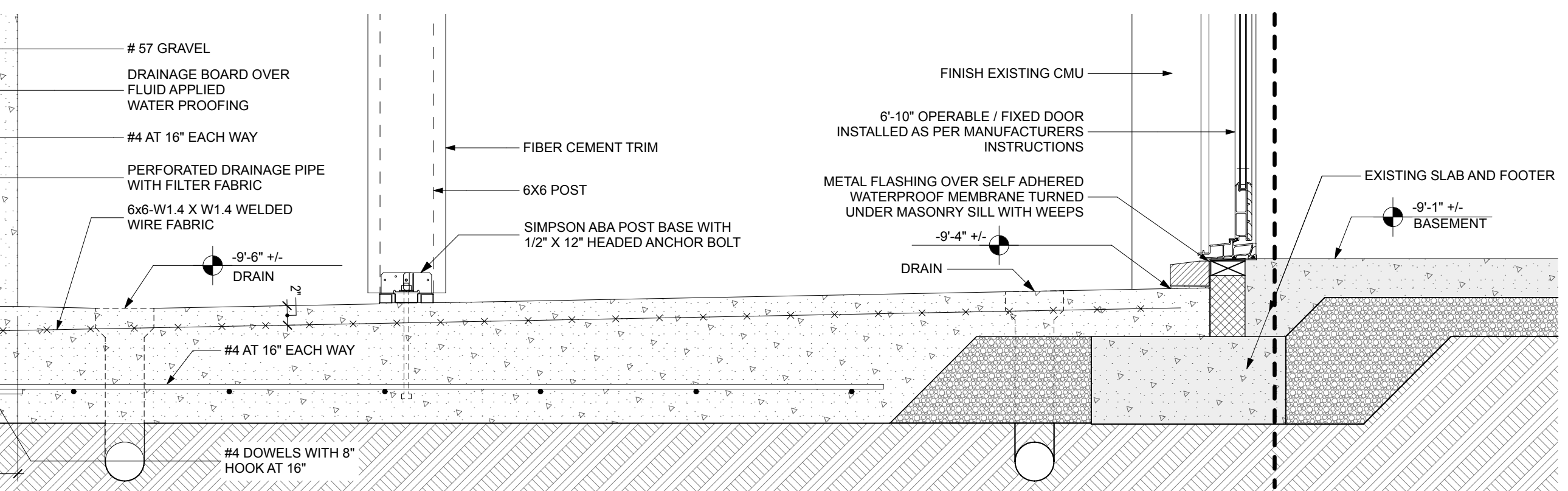
**7 Detail Section**  
A3 SCALE: 1" = 1'-0"



**11 Detail Section**  
A3 SCALE: 1" = 1'-0"



**8 Detail Section**  
A3 SCALE: 1" = 1'-0"

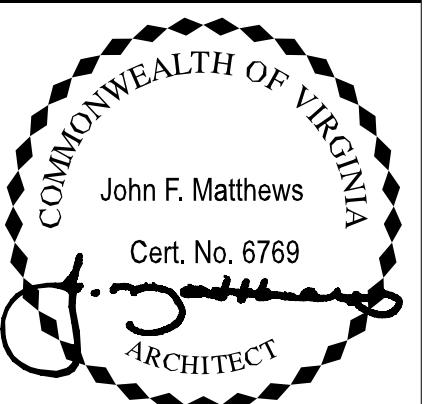


**12 Detail Section**  
A3 SCALE: 1" = 1'-0"



Richard Spurzem  
Neighborhood Properties  
1025 Westland Street, Charlottesville, VA 22903

DUNBAR  
STRUCTURAL ENGINEER  
110 Third St. N.E., Charlottesville, VA 22902  
434.292.0171



John F. Matthews  
Cert. No. 6769  
ARCHITECT

**627 Cabell**  
627 Cabell Avenue  
Charlottesville, Virginia 22903

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The contractor is responsible for checking & verifying all levels and dimensions, and shall report any discrepancies to the Architect.

PROJECT **627 Cabell**  
DATE **2024-04-29**

NO.	DATE	DESCRIPTION

**A3**