BAR meeting February 21, 2024

Item 3. Preliminary Discussion
1609 Gordon Avenue, 222-224 Court Square, TMP 050063100
Rugby Road - University Cir - Venable ADC District [non-contributing]
Owner: Brice Craig / 1609 Gordon Avenue, LLC
Applicant: Kevin Schafer, Design Develop
Project: Apartment building

Attached:

- Staff report for February 21, 2024
- Applicant's submittal
- Historical survey of 1609 Gordon Avenue
- Excerpt from City Code re: RX-3 zoning

City of Charlottesville
Board of Architectural Review
Staff Report
February 21, 2024

Preliminary Discussion - Certificate of Appropriateness
1609 Gordon Avenue, TMP 050063100
Rugby Road - University Cir - Venable ADC District [non-contributing]
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Applicant: Kevin Schafer, Design Develop
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Background
Year Built: 1963
District: Rugby Road-University Circle-Venable Neighborhood ADC District
Status: Non-contributing

Prior BAR Reviews
n/a

Application
- Submittal: Design Develop drawings *1609 Gordon Ave*, dated February 19, 2024, pages 1 - 29.

Preliminary discussion of a pending CoA request for construction of a three-story apartment building, the existing non-contributing structure will be razed. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of $350,000.00 or more.

Discussion
Being a *non-contributing structure*, demolition of the existing building does not require BAR approval.

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the HC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required 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*.

While the ADC District Guidelines are not applicable to this project, the key criteria in *Site Design and Elements* and in *New Construction and Additions* provide a helpful outline for this discussion. The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

The following staff comments are not unintended as a comprehensive evaluation, but as a general summary of key design criteria and to provide a framework for the BAR's discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 24 nearby properties that have contributing structures.

Spatial Elements, per recommendations of the Design Guidelines.

- Setbacks: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings*.
    - Average front setback is 28-ft, ranging between 10-ft and 58-ft. The recommended setback for the new building would be between 22-ft and 34-ft feet.
        - The proposed building has a front setback of approximately 15-ft.
        - Per RX-3 zoning, a front setback of 5-ft to 15-ft is permitted.

- Spacing: *Within 20 percent of the average spacing between houses on the block*.
    - Average side spacing is 26-ft, ranging between 4-ft and 70-ft. The recommended spacing for the new building would be between 20-ft and 31-ft from the adjacent buildings.
        - The proposed building will have a zero lot line at west side [the neighboring property with a structure].
        - Per RX-3 zoning, a side setback of 0-ft is permitted adjacent to a parcel and 5-ft to 15-ft is permitted adjacent to a side street.

- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*

- The average footprint is 2,000 sq ft, ranging from 624 sq ft to 5,130 sq ft. [Only four buildings exceed 4,000 sq ft.]
    - The proposed building will have a maximum footprint of 5,951 sq ft.
    - Per RX-3 zoning, the maximum footprint permitted is 6,000 sq ft. [80% of the 7,500 sq ft parcel.]

- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
    - **Height**. The prevailing height is two stories. The recommended max height of the new building would be four stories.
        - The proposed building will be three stories.
        - Per RX-3 zoning, a maximum height of three stories (44-ft) is permitted. [Note: With a density bonus, a maximum height five stories (72-ft) is permitted.]
    - **Width.** The average building width is 44-ft, ranging between 28-ft and 78-ft. The recommended max width of the new building would be approximately 90-ft.
        - The proposed building will be approximately 58 feet wide, facing Gordon Avenue.
        - Per RX-3 zoning, the minimum permitted width of the new building is approximately 56-ft. [75% of the 75-ft street frontage.]. Th e maximum width permitted is 70-ft. [75-ft less 0-ft for west setback and 5-ft for east setback.]

Architectural styles and materials

Rugby Road-- University Circle--Venable Neighborhood ADC District: This residential area north of the University of Virginia was carved out of two large farms to house the University's growing number of students and faculty during the boom years between 1890 and 1930. The neighborhood contains a number of architecturally significant structures including apartment buildings, residential dwellings, and fraternity houses, as well as a school, a library, and two churches. Although a wide variety of architectural styles exist in this area, the Colonial Revival and Georgian Revival styles are most commonly represented.

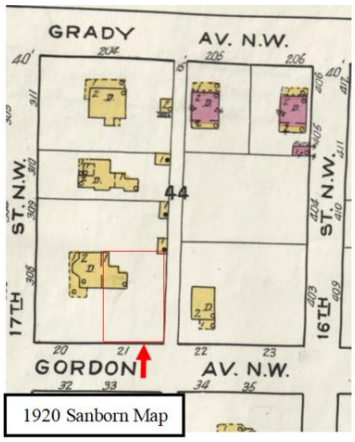
b. Rugby/Grady Greek Area: A mix of moderate to large scale fraternities, sororities, and apartment buildings, deep setbacks, brick, wood frame, metal roofs, porches, wooded lots; variety of architectural styles including Colonial Revival, Georgian Revival, Victorian, and Classical Revival.

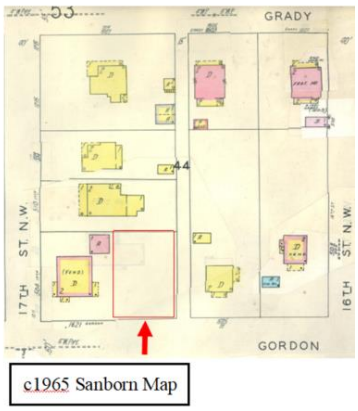
From the sample set of 24 nearby properties:

- Year built. Median is 1918, ranging from 1890 to 1958. The majority (18) date to the 1910s and 1920s.
- Styles:
    - Seven *Colonial Revival*
    - Five *Craftsman*
    - Five *Victorian*
    - Four *Vernacular/Neo-Colonial*
    - Three *Vernacular*/*Eclectic*
- Materials:
    - 17 brick

- Two painted siding
- Four painted shingles or stucco, but originally painted siding
- One stucco

Historic resources
Per the 1920 and c1965 Sanborn maps, this site had been the rear yard for a two-story framed house at 1621 Gordon Ave. That house was razed between 1920 and 1941, when the existing, two-story brick house was constructed.





Suggested Motions
Preliminary discussion, no action will be taken.

Criteria, Standards and Guidelines of the City Code, under Major Historic Review
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. 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:
    i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
    ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
    iii. The BAR may require upper story stepbacks of up to 25'

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.

Pertinent ADC District Design Guidelines

Links

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 Demolition and Moving
Index

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 the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
7) Consider motion-activated lighting for security.

E. Walkways and Driveways

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

F. Parking Areas and Lots

1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
2) Locate parking lots behind buildings.
3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
4) Avoid creating parking areas in the front yards of historic building sites.
5) Avoid excessive curb cuts to gain entry to parking areas.
6) Avoid large expanses of asphalt.
7) On large lots, provide interior plantings and pedestrian walkways.
8) Provide screening from adjacent land uses as needed.
9) Install adequate lighting in parking areas to provide security in evening hours.
10) Select lighting fixtures that are appropriate to a historic setting.

H. Utilities and Other Site Appurtenances

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Chapter III – *New Construction and Additions*

A. Introduction

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

<u>b. Residential Infill</u>

These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

B. Setback

2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

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

D. Massing and Footprint
2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

E. Height and Width
1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

F. Scale
1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. Roof
1) Roof Forms and Pitches
    e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
    a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
3) Rooftop Screening
        a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
        b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
        c. The screening should not appear as an afterthought or addition the building.

H. Orientation
1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors
1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.

2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

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

J. Porches

1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. Street-Level Design

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.

11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation and Cornice

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.

2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.
4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint

1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
4) It is proper to paint individual details different colors.
5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

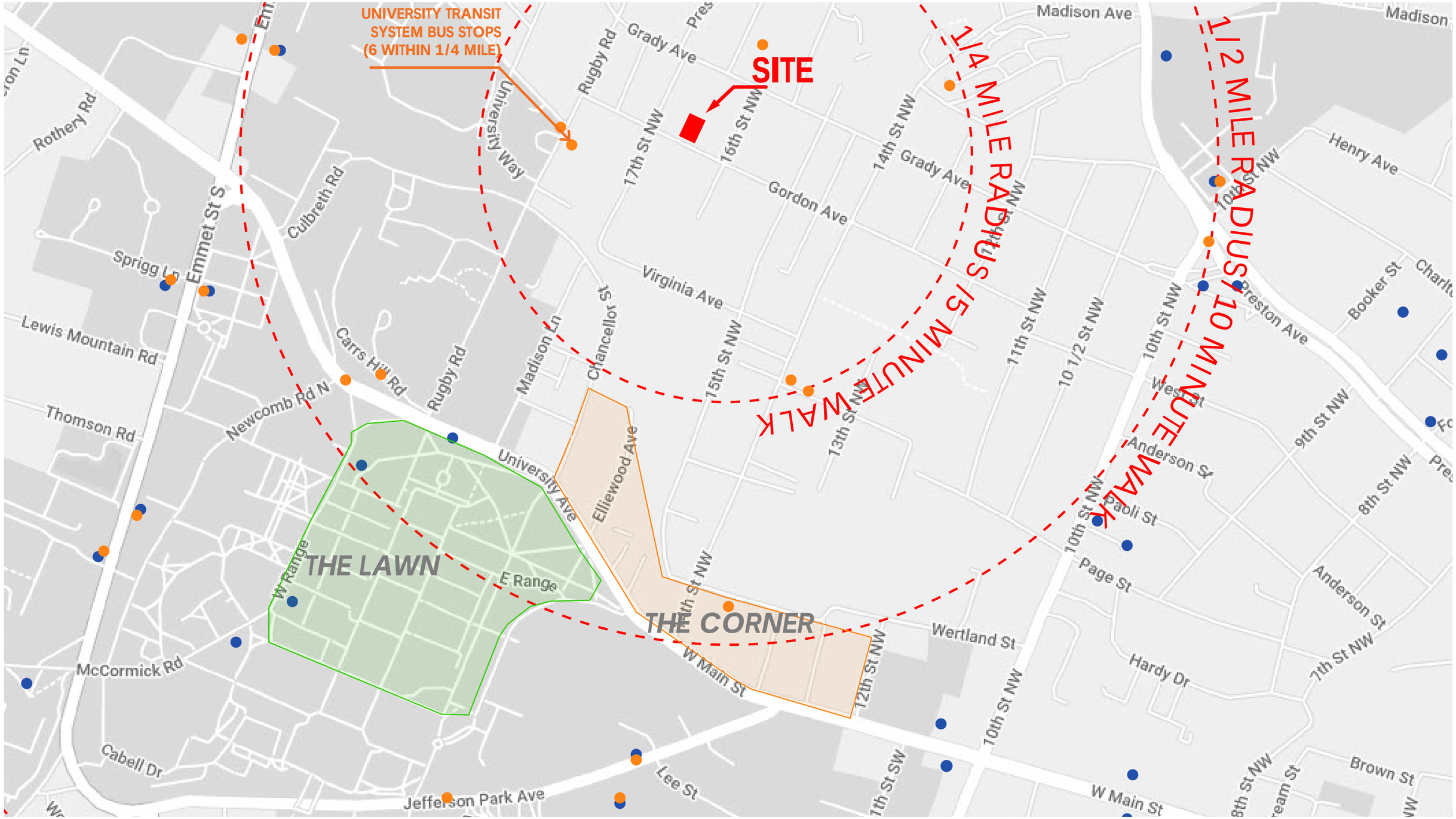
1609 GORDON AVE

PARCEL 050063100
BAR SUBMISSION

PRESENTED BY

DESIGN
DEVELOP

02 | 19 | 2024

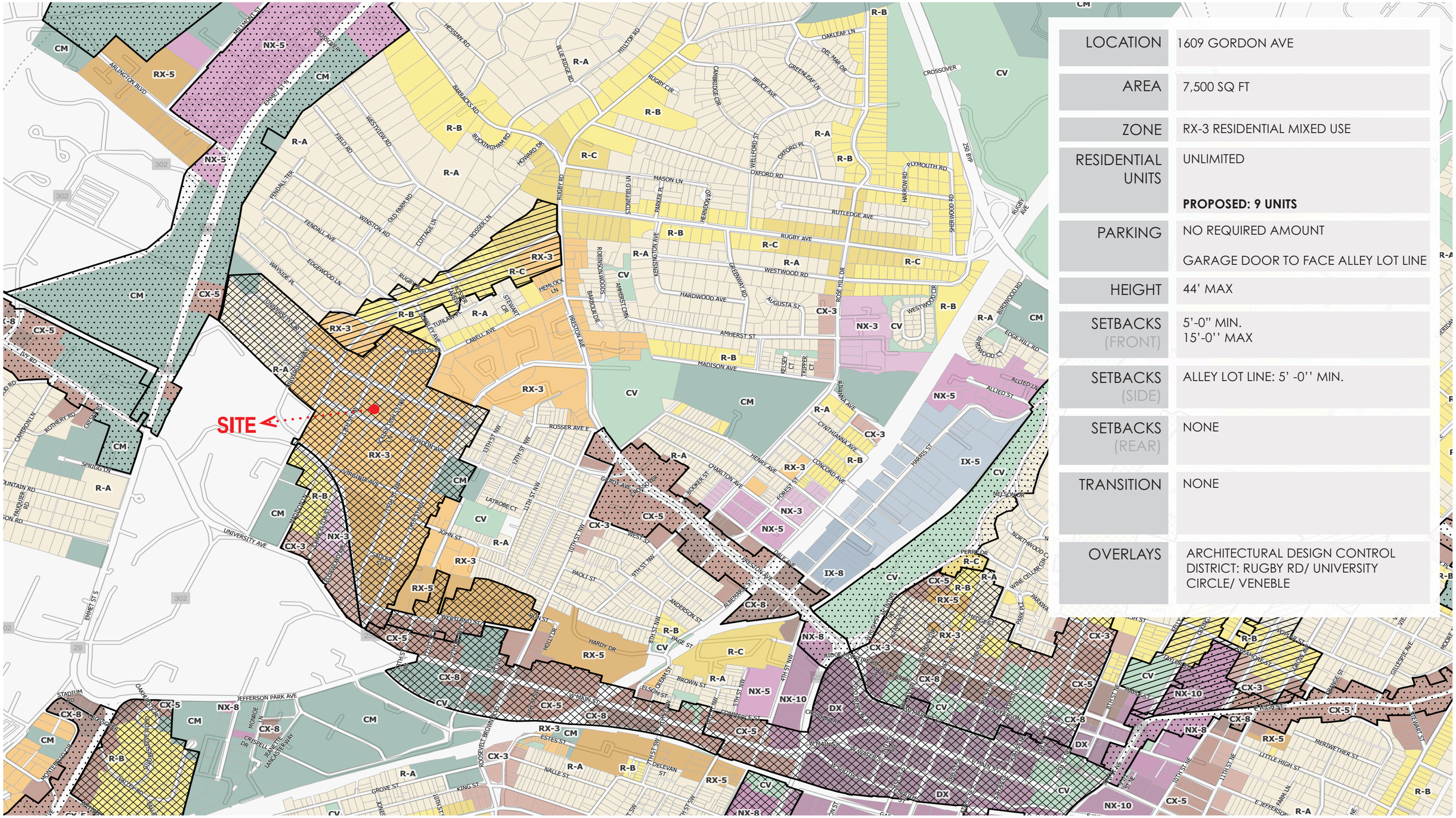


1609 GORDON AVE
CHARLOTTESVILLE, VA

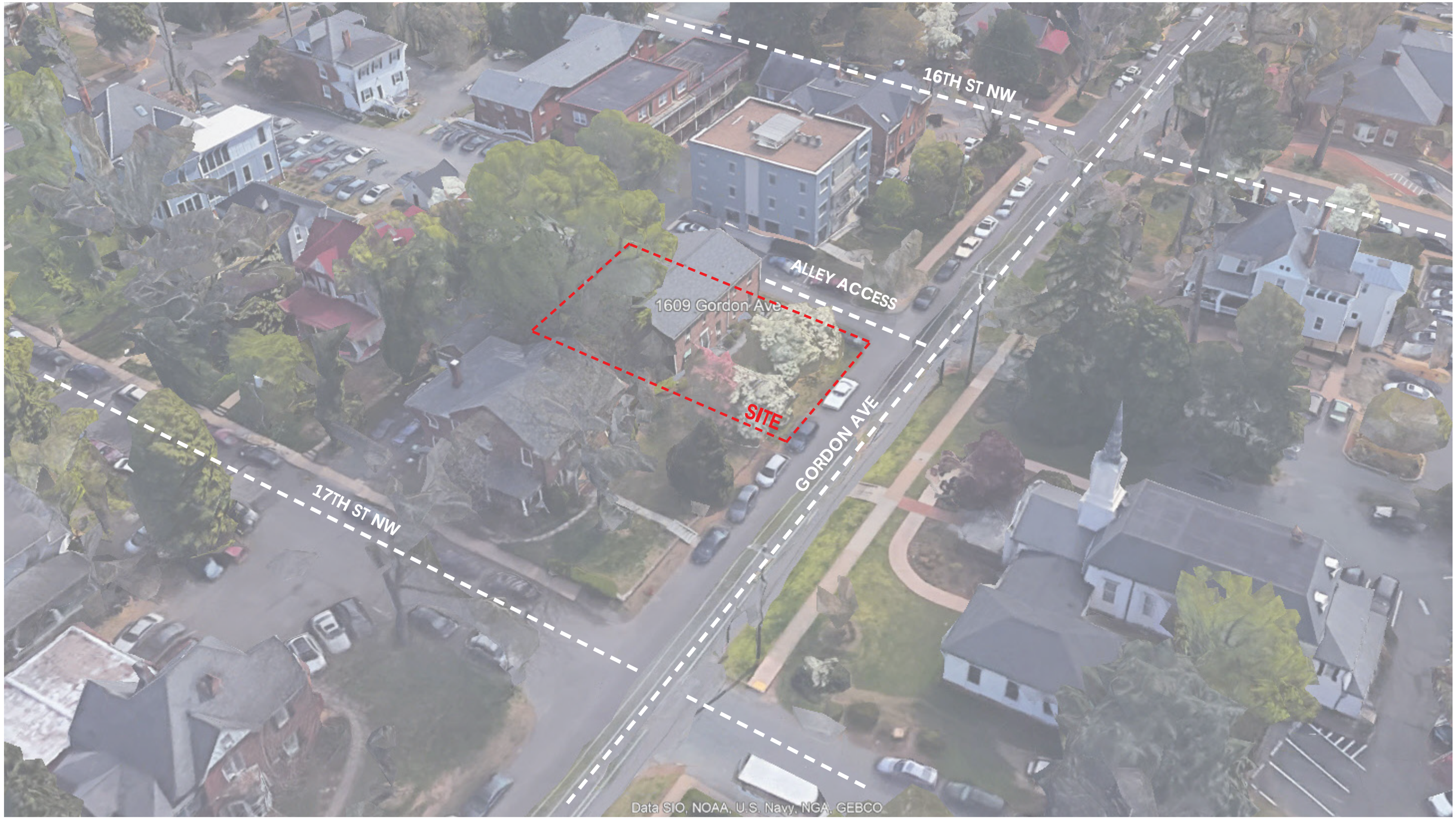
TRANSIT MAP

4

BAR SUBMISSION
FEBRUARY 19, 2024



LOCATION	1609 GORDON AVE
AREA	7,500 SQ FT
ZONE	RX-3 RESIDENTIAL MIXED USE
RESIDENTIAL UNITS	UNLIMITED **PROPOSED: 9 UNITS**
PARKING	NO REQUIRED AMOUNT GARAGE DOOR TO FACE ALLEY LOT LINE
HEIGHT	44' MAX
SETBACKS (FRONT)	5'-0" MIN. 15'-0'' MAX
SETBACKS (SIDE)	ALLEY LOT LINE: 5' -0'' MIN.
SETBACKS (REAR)	NONE
TRANSITION	NONE
OVERLAYS	ARCHITECTURAL DESIGN CONTROL DISTRICT: RUGBY RD/ UNIVERSITY CIRCLE/ VENEBLE


16TH ST NW
ALLEY ACCESS
1609 Gordon Ave
SITE
GORDON AVE
17TH ST NW
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

1609 Gordon Ave

1618 Gordon Ave

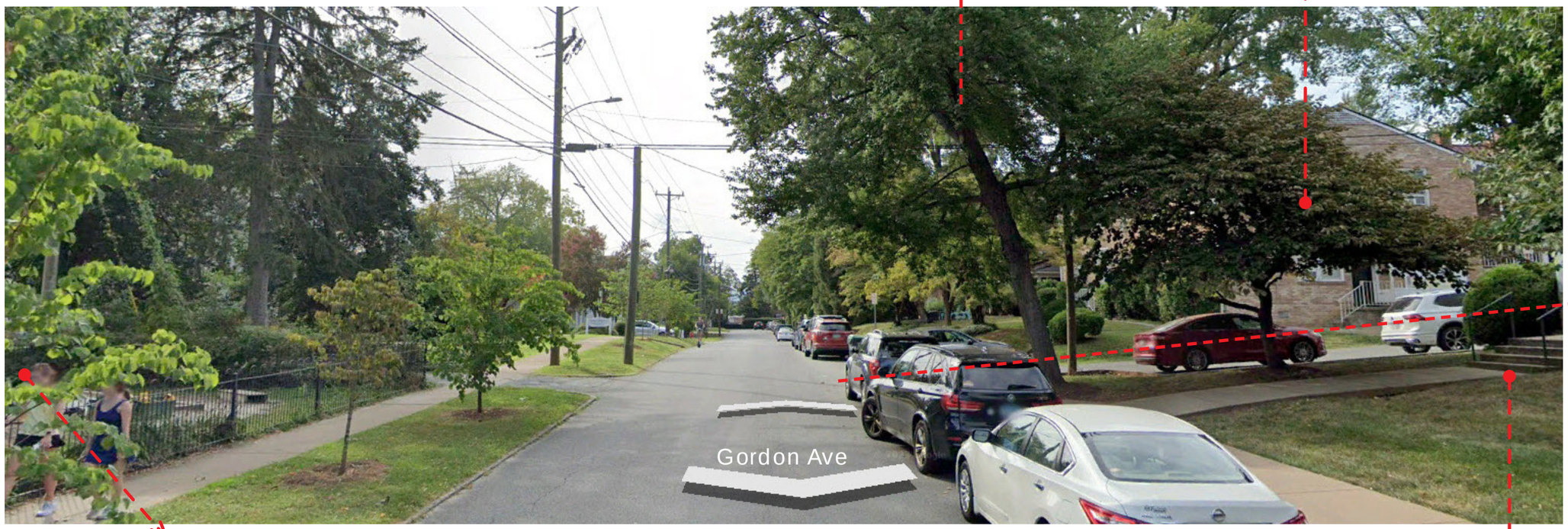
Existing landscaping acts as visual screening

Gordon Ave

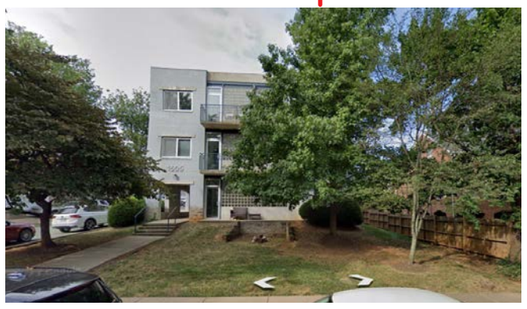
1621 Gordon Ave

1609 Gordon Ave

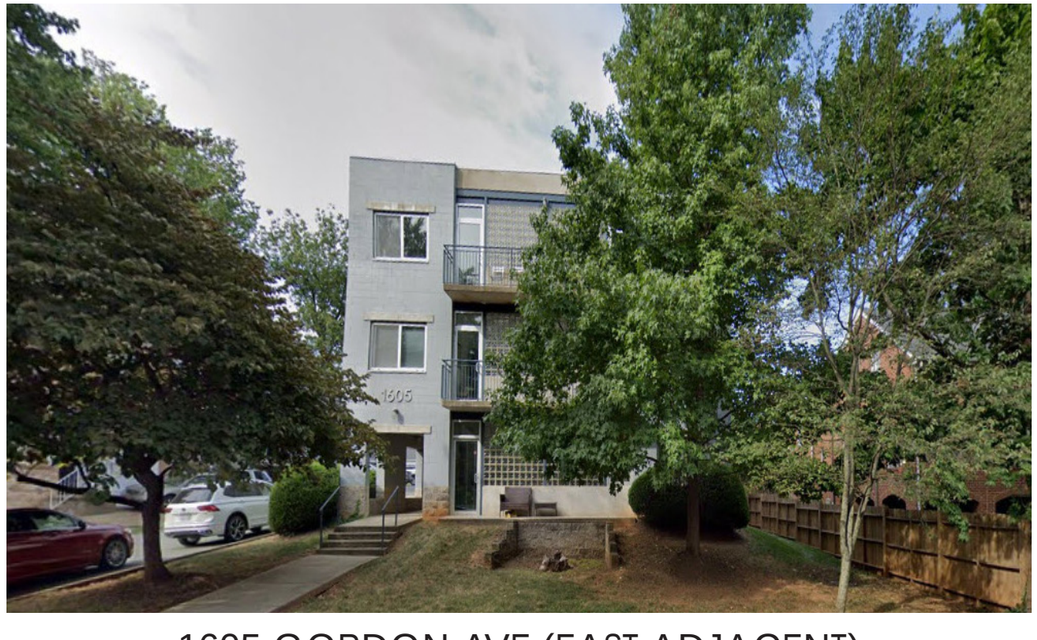
Existing landscaping acts as visual screening



1602 Gordon Ave



1605 Gordon Ave



1605 GORDON AVE (EAST ADJACENT)

1621 GORDON AVE (WEST ADJACENT)

1618 GORDON AVE

1600 GORDON AVE

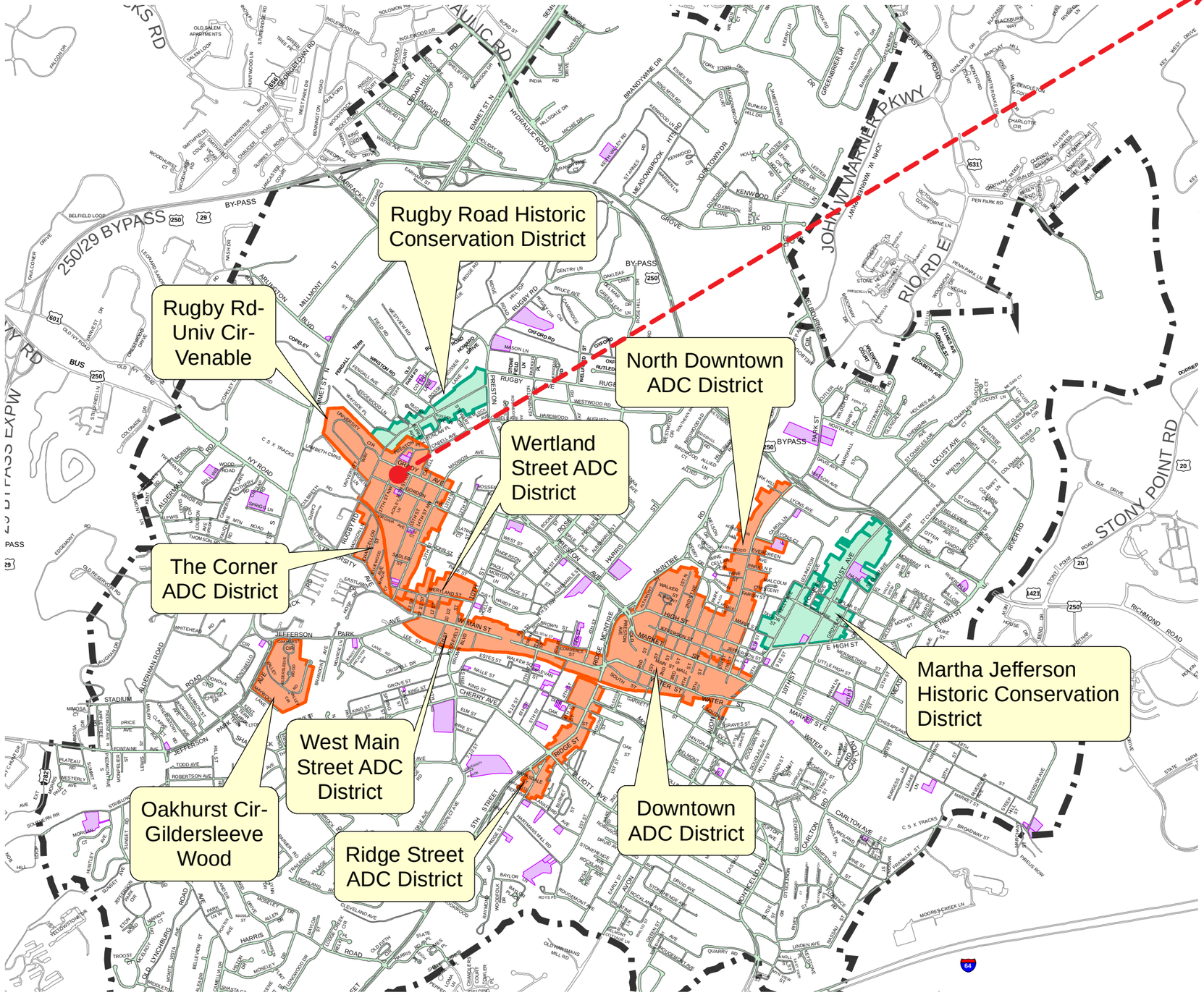
503 16TH ST

1602 GORDON AVE

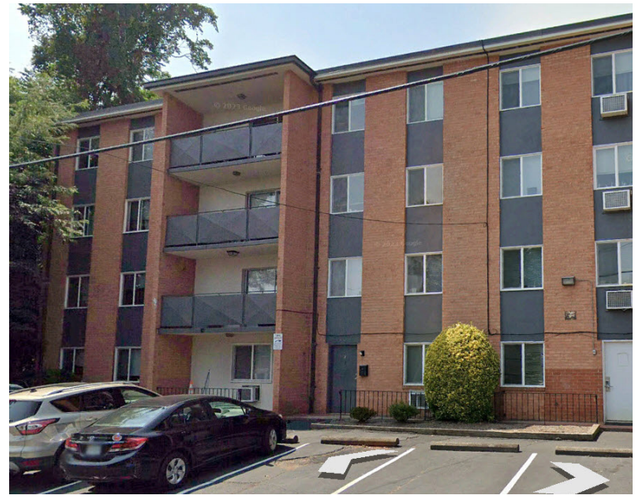
503 16TH ST

1702 GORDON AVE

ADC DISTRICT
Rugby Rd./ University Circle/ Veneble



ADC DISTRICT CONTEXT



1500 GRADY AVE

1601 GRADY AVE

1534 VIRGINIA AVE

301 15TH ST NW

1704 GORDON AVE

1533 VIRGINIA AVE

10 UNIVERSITY CIRCLE

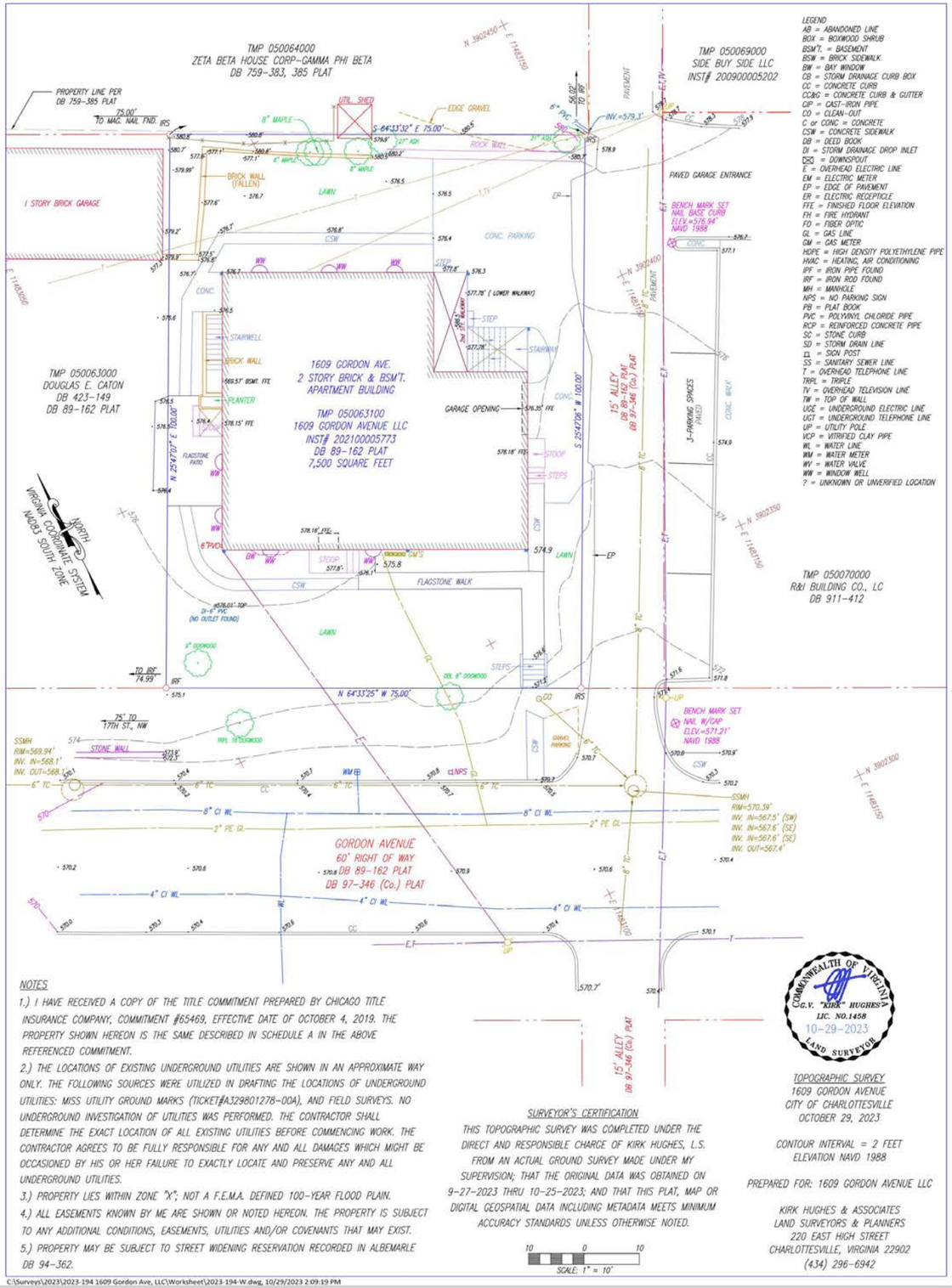
326 15TH ST NW

1609 GORDON AVE

ADC DISTRICT
RUGBY RD./ UNIVERSITY CIRCLE/ VENE-BLE

SIGNIFICANCE TO DISTRICT
THIS 2-STORY, 5-BAY, NEO-COLONIAL STYLE BRICK VENEERED APARTMENT BUILD WAS BUILT IN 1963.

ALTHOUGH IT MAINTAINS THE SCALE OF THE DISTRICT, IT DOES NOT CONTRIBUTE TO ITS VISUAL APPEAL AND ADDITIONALLY, THE BUILDING IS NON-CONTRIBUTING TO THE DISTRICT BECAUSE OF ITS AGE.



NOTES

1.) I HAVE RECEIVED A COPY OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT #65469, EFFECTIVE DATE OF OCTOBER 4, 2019. THE PROPERTY SHOWN HEREON IS THE SAME DESCRIBED IN SCHEDULE A IN THE ABOVE REFERENCED COMMITMENT.

2.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE FOLLOWING SOURCES WERE UTILIZED IN DRAFTING THE LOCATIONS OF UNDERGROUND UTILITIES: MISS UTILITY GROUND MARKS (TICKET#A329801278-00A), AND FIELD SURVEYS. NO UNDERGROUND INVESTIGATION OF UTILITIES WAS PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3.) PROPERTY LIES WITHIN ZONE "X"; NOT A F.E.M.A. DEFINED 100-YEAR FLOOD PLAIN.

4.) ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THE PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, EASEMENTS, UTILITIES AND/OR COVENANTS THAT MAY EXIST.

5.) PROPERTY MAY BE SUBJECT TO STREET WIDENING RESERVATION RECORDED IN ALBEMARLE DB 94-362.

SURVEYOR'S CERTIFICATION

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KIRK HUGHES, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 9-27-2023 THRU 10-25-2023; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

COMMONWEALTH OF VIRGINIA
C.G.V. "KIRK" HUGHES
LIC. NO.1458
10-29-2023
LAND SURVEYOR

SCALE: 1" = 10'

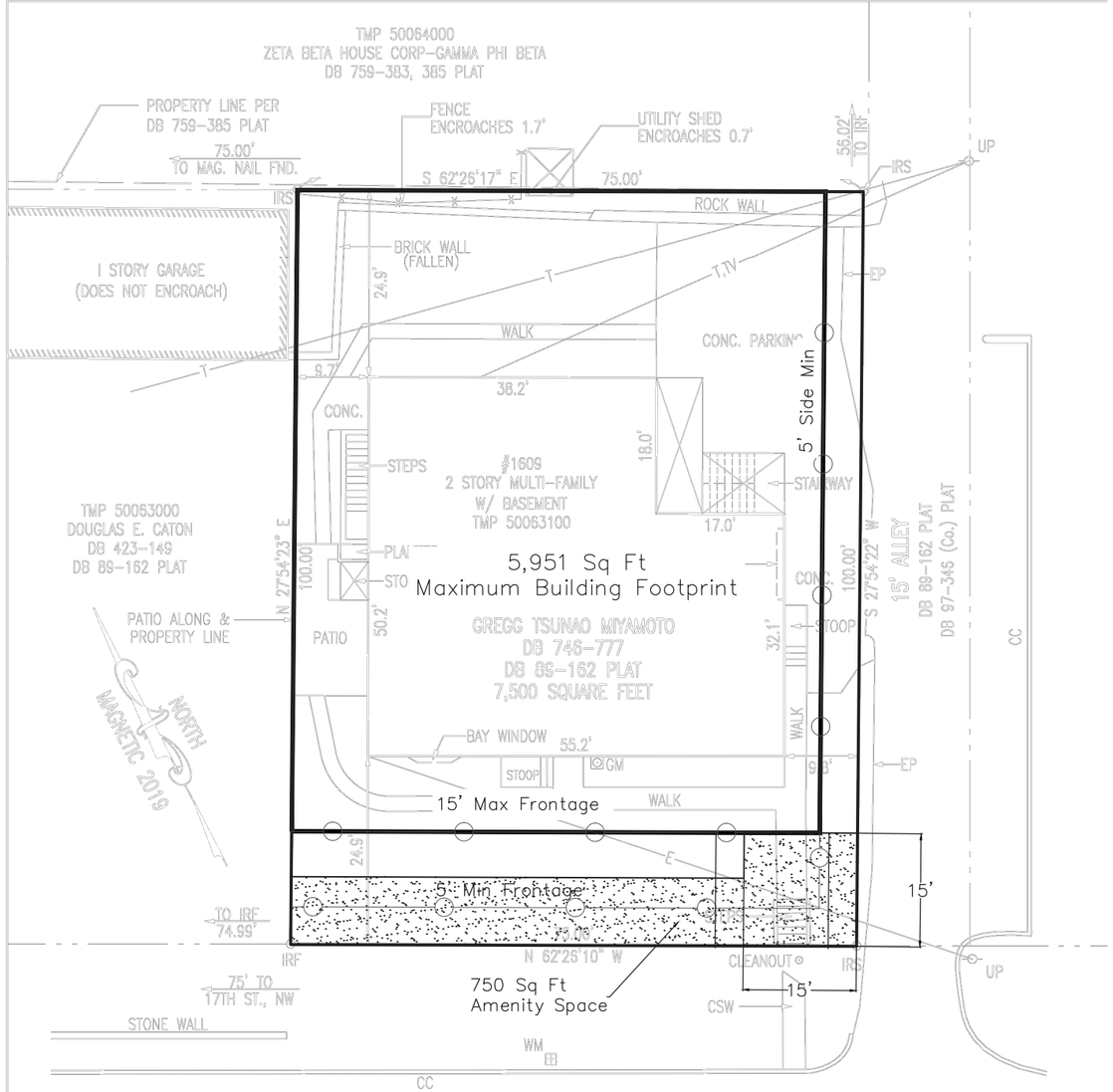
TOPOGRAPHIC SURVEY
1609 GORDON AVENUE
CITY OF CHARLOTTESVILLE
OCTOBER 29, 2023

CONTOUR INTERVAL = 2 FEET
ELEVATION NAVD 1988

PREPARED FOR: 1609 GORDON AVENUE LLC

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA 22902
(434) 296-6942

C:\Surveys\2023\2023-194 1609 Gordon Ave, LLC\Worksheet\2023-194-W.dwg, 10/29/2023 2:09:19 PM



CERTIFICATION

THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE COMMONWEALTH OF VIRGINIA (LICENSE NO. 1458) DOES HEREBY CERTIFY TO EQUITY SHELTER, LLC AS FOLLOWS:

1.) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR SURVEYS DETERMINING THE LOCATION OF PHYSICAL IMPROVEMENTS" ADOPTED BY THE COMMONWEALTH OF VIRGINIA.

2.) I HAVE RECEIVED A COPY OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT #65469, EFFECTIVE DATE OF OCTOBER 4, 2019. THE PROPERTY SHOWN HEREON IS THE SAME DESCRIBED IN SCHEDULE A IN THE ABOVE REFERENCED COMMITMENT.

3.) THIS PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, IF ANY, SITUATED ON THE PROPERTY SHOWN HEREON.

GORDON AVENUE
60' RIGHT OF WAY
DB 89-162 PLAT
DB 97-346 (Co.) PLAT

COMMONWEALTH OF VIRGINIA
C.G.V. "KIRK" HUGHES
LIC. NO.1458
10-21-19
LAND SURVEYOR

LEGEND

PHYSICAL SURVEY

TAKING CUES FROM THE CHARLOTTESVILLE ADCD DESIGN GUIDELINES; PART III: NEW CONSTRUCTION

A. INTRODUCTION: (PG 6) OFTEN NEW COMMERCIAL, OFFICE, OR MULTI-USE 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 THE 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: (PG 7) CONSTRUCT NEW COMMERCIAL BUILDINGS WITH A MINIMAL OR NO SETBACK IN ORDER TO REINFORCE THE TRADITIONAL STREET WALL. USE A MINIMAL SETBACK IF THE DESIRE IS TO CREATE A STRONG STREET WALL OR SETBACK CONSISTENT WITH THE SURROUNDING AREA. **KEEP RESIDENTIAL SETBACKS WITHIN 20 PERCENT OF THE SETBACKS OF A MAJORITY OF NEIGHBORHOOD DWELLINGS. 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.**

C. SPACING: (PG 8) ***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. IN AREAS THAT DO NOT HAVE CONSISTENT SPACING, CONSIDER LIMITING OR CREATING A MORE UNIFORM SPACING IN ORDER TO ESTABLISH AN OVERALL RHYTHM.

D. MASSING AND FOOTPRINT: (PG 9) NEIGHBORHOOD TRANSITIONAL BUILDINGS SHOULD HAVE SMALL BUILDING FOOTPRINTS SIMILAR TO NEARBY DWELLINGS.

1. IF THE FOOTPRINT IS LARGER, THEIR MASSING SHOULD BE REDUCED TO RELATE TO THE SMALLER-SCALED FORMS OF RESIDENTIAL STRUCTURES.
2. TECHNIQUES TO REDUCE MASSING COULD INCLUDE **VARYING THE SURFACE LANES 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: (PG 10) RESPECT THE DIRECTIONAL EXPRESSION OF THE MAJORITY OF SURROUNDING BUILDINGS. 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. **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: (PG 11) IN CHARLOTTESVILLE, THERE IS A VARIETY OF SCALE. **REINFORCE THE SCALE AND CHARACTER OF THE SURROUNDING AREA, WHETHER HUMAN OR MONUMENTAL.**

THE DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

→ ... TAKE CUES FROM THE ADJACENT CONTEXTUAL STRUCTURES ALONG GORDON AVE AND THE ARCHITECTURAL DESIGN CONTROL DISTRICT. THE VARIOUS, IRREGULAR MASSES THAT MAKE UP THE STRUCTURE ALLOW FOR THE VISUAL PRESENCE OF THE BUILDING TO BE REDUCED

... DIFFERING MATERIALS ALLOW FOR THE BUILDING TO BE REDUCED, AS ATTENTION IS DRAWN TO THE STREET LEVEL

... EXISTING LANDSCAPING ACTS AS A VEGETATIVE SCREEN TRAVELING EASTBOUND ON GORDON AVE.

→ ... REACT AND RESPOND TO ADJACENT STRUCTURES AND MAINTAIN TRADITIONAL STREET WALL. PLANNED SETBACK RESPONDS TO THE NEIGHBORHOOD DWELLINGS OF THE RESIDENTIAL NEIGHBORHOOD.

... ACCESS TO GROUND FLOOR PARKING THROUGH THE EAST ALLEY FITS WITH THE STREET WALL CONTEXT.

→ ... REINFORCE THE ESTABLISHED SPACING BETWEEN BUILDINGS FOUND ON THE BLOCK.

→ ... REDUCE LARGER MASSING TO SMALLER-SCALED FORMS BY BREAKING UP THE ROOF LINE, AND VARYING THE SURFACE OF THE BUILDING.

...BY ALLOWING STAIRS TOWERS AND BALCONIES TO CREATE VISUAL SLOTS IN THE MASS, THE OVERALL MASS APPEARS SMALLER SCALED WHILE STILL ADDING NEEDED DENSITY TO THE DISTRICT.

→ ... RESPECT THE DIRECTIONAL EXPRESSION OF THE SURROUNDING BUILDINGS BY ESTABLISHING A DIRECTIONAL RELATIONSHIP BETWEEN THE OLD AND NEW CONSTRUCTION.

... ADD TO THE DISTRICT BY THE REMOVAL OF THE EXISTING STRUCTURE IN PLACE OF A MORE TIMELESS AND THOUGHTFUL DESIGN

→ ... ACKNOWLEDGE THAT THIS DISTRICT HAS VARYING SCALES, ARCHITECTURAL STYLES, USES, AND TECHNIQUES IN DEALING WITH SCALE. REINFORCE THIS VARIATION BY PROVIDING A THOUGHTFULLY COMPOSED AND COHESIVE EXTERIOR THAT DIRECTLY REFERENCES THE SCALE OF THE ADJACENT HISTORIC STRUCTURE. INTRODUCE DETAILING ELEMENTS TO REINFORCE THE HUMAN SCALE.

TAKING CUES FROM THE CHARLOTTESVILLE ADCD DESIGN GUIDELINES; PART III: NEW CONSTRUCTION

G. ROOF: (PG 12) **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.** SHALLOW PITCHED ROOFS AND FLAT ROOFS MAY BE APPROPRIATE IN HISTORIC RESIDENTIAL AREAS ON A CONTEMPORARY DESIGNED BUILDING.

H. ORIENTATION: (PG 14) **NEW COMMERCIAL CONSTRUCTION SHOULD ORIENT ITS FAÇADE IN THE SAME DIRECTION AS ADJACENT HISTORIC BUILDINGS, THAT IS, TO THE STREET.**

I. WINDOWS AND DOORS: (PG 15) **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.** 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.

K. STREET-LEVEL DESIGN: (PG 17) **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. 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.

L. FOUNDATION & CORNICE: (PG 18) FACADES GENERALLY HAVE A THREE-PART COMPOSITION: A FOUNDATION OR BASE THAT RESPONDS AT THE PEDESTRIAN OR STREET, THE MIDDLE SECTION, AND THE CAP OR CORNICE THAT TERMINATES THE MASS AND ADDRESSES HOW THE BUILDING MEETS THE SKY

M. MATERIALS & TEXTURES: (PG 19) **THE SELECTION OF MATERIALS AND TEXTURES FOR A NEW BUILDING SHOULD BE COMPATIBLE WITH AND COMPLEMENTARY TO NEIGHBORING BUILDINGS.** 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. 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.

N. PAINT: (PG 20) THE SELECTION AND USE OF COLORS FOR A NEW BUILDING SHOULD BE COORDINATED AND COMPATIBLE WITH ADJACENT BUILDINGS, NOT INTRUSIVE.

O. DETAILS AND DECORATIONS: (PG 21) **MORE SUCCESSFUL NEW BUILDINGS MAY TAKE THEIR CUES FROM HISTORIC IMAGES AND REINTRODUCE AND REINTERPRET DESIGNS OF TRADITIONAL DECORATIVE ELEMENTS** OR MAY HAVE A MODERNIST APPROACH IN WHICH DETAILS AND DECORATION ARE MINIMAL.

THE DESIGN GUIDELINE COMPELS US TO PROPOSE A PROJECT THAT ENDEAVORS TO...

→ ...PROVIDE A VARIED ROOF LINE TO BREAK UP THE MASSING. UTILIZE THE VOIDS CREATED BY STAIRS, BALCONIES, AND BUILDING FORMS TO PROVIDE A VARIED ROOF LINE. UTILIZE PARAPETS IN LIEU OF LARGE OVERHANGS TO SHIELD MECHANICAL EQUIPMENT WHILE REDUCING THE VISUAL IMPACT OF THE ROOF LINE.

→ ... FRONT ORIENTATION MAINTAINS STREET CONDITION, ORTHOGONAL TO THE EAST ALLEY AND GORDON AVE

→ ...PROVIDE APPROPRIATELY PROPORTIONED WINDOWS THAT RELATE TO AND ARE COMPATIBLE WITH ADJACENT HISTORIC FACADES. RESIDENTIAL SCALED, PUNCHED OPENINGS ARE PROPOSED IN A MORE TRADITIONAL AND RATIONAL ORDER ARRANGEMENT.

→ ... ELIMINATE BLANK WALLS THROUGH CHANGE IN MATERIALS, BALCONIES, PORCHES, CIRCULATION CORE ELEMENTS, AND APPROPRIATE AMOUNTS OF GLAZING. UTILIZE PORCHES AND ENTRANCES TO BREAK DOWN BLANK WALLS.

→ ... PEDESTRIAN STREET LEVEL MAINTAINS BRICK FACADE IN ORDER TO RESPOND TO THE STREET LEVEL TRAFFIC AND HISTORIAL CONTEXT.

→ ... SELECT HIGH-QUALITY, LOW MAINTENANCE MATERIALS THAT ARE IN KEEPING WITH ADJACENT ESTABLISHED MATERIAL CHOICES. THE PROPOSED MATERIALS ARE BRICK AND FIBER-CEMENT PANELIZED SIDING (I.E. HARDIEPANEL)

→ ... PROPOSAL AVOIDS BRIGHTLY COLORED OR INTRUSIVE PAINT COLORS

→ ... PROVIDE A HOLISTIC COMPOSITION THAT IS DEFERENTIAL TO ITS HISTORIC CONTEXT. TAKE CUES FROM ADJACENT BRICK DETAILING IN HEADERS, SILLS, SOLIDER COURSING, AND CORNICES. TAKE CUES FROM CORNICE LINE HEIGHTS AND BUILDING PROPORTIONS.

1609 GORDON AVE
CHARLOTTESVILLE, VA

PERSPECTIVE FROM ALLEY

BAR SUBMISSION
FEBRUARY 19, 2024

1609 GORDON AVE
CHARLOTTESVILLE, VA

NEIGHBORHOOD PERSPECTIVE

BAR SUBMISSION
FEBRUARY 19, 2024

1609 GORDON AVE
CHARLOTTESVILLE, VA

GORDON AVE ELEVATION (SOUTH)

BAR SUBMISSION
FEBRUARY 19, 2024

1609 GORDON AVE
CHARLOTTESVILLE, VA

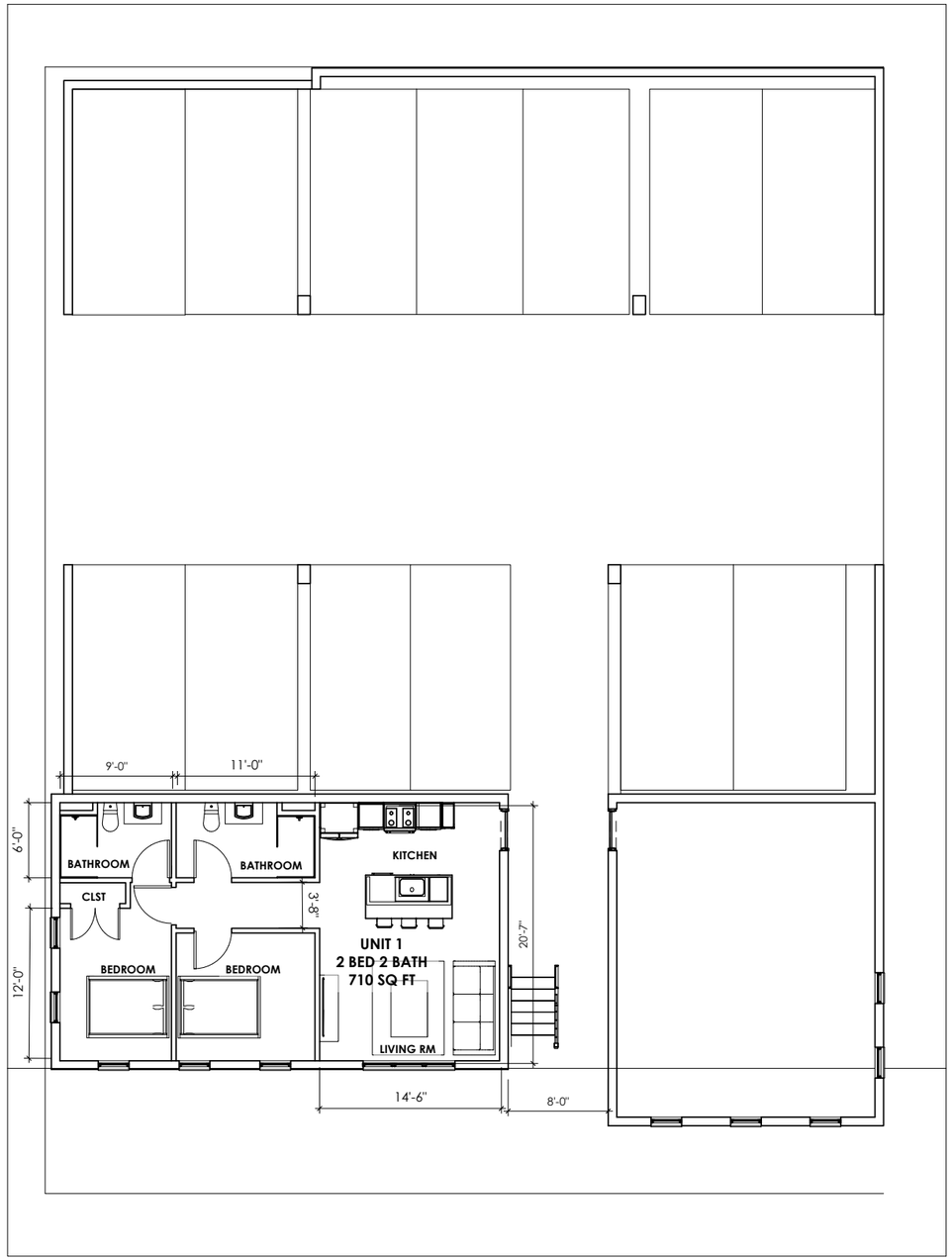
REAR ELEVATION (NORTH)

BAR SUBMISSION
FEBRUARY 19, 2024

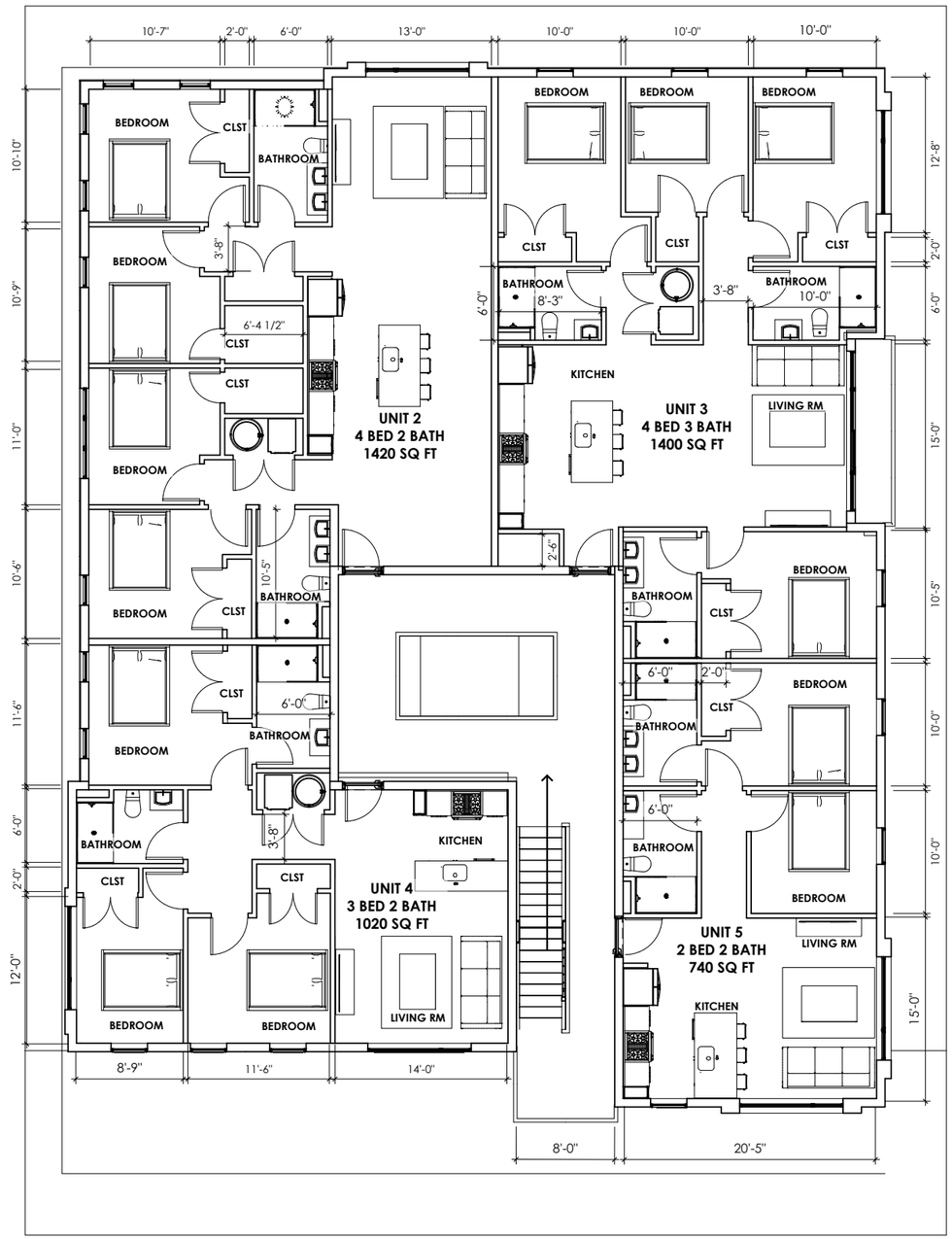
1609 GORDON AVE
CHARLOTTESVILLE, VA

SIDE ELEVATION (WEST)

BAR SUBMISSION
FEBRUARY 19, 2024

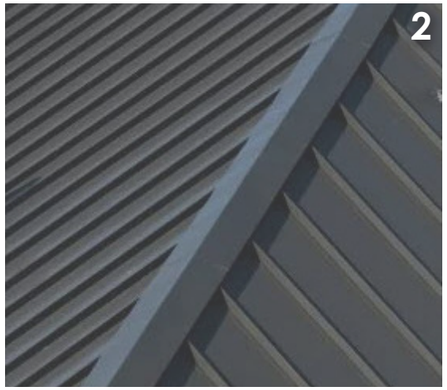


LEVEL 1

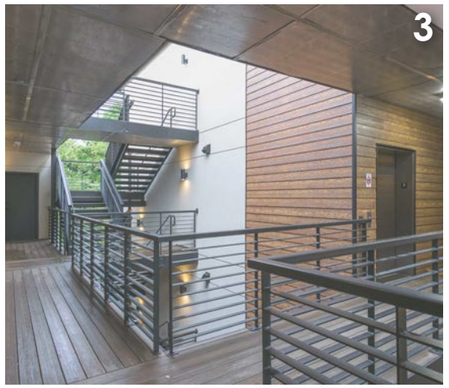


LEVEL 2 + 3

HARDIE ARCH.COLLECTION PANEL,
FINE SAND FINISH, PAINTED BM1528 -
“EARLY MORNING MIST”



PAC-CLAD STANDING SEAM METAL
ROOF IN “MATTE BLACK STEEL”



CUSTOM STEEL RAILINGS
PAINTED BM1631 - “MIDNIGHT OIL”

PELLA IMPERVIA SERIES
SINGLE-HUNG WINDOWS

HARDIE FIBER CEMENT TRIM BOARD
PAINTED BM1631 - “MIDNIGHT OIL”

BRICK

VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7220

Street address 1609 Gordon Ave.
Town/City Charlottesville

Historic name _____ Common name _____

Material
- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☑ brick (bond: ☐ Flemish, ☑ stretcher, ☐ ____-course American, ☐ over concrete block or frame)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

veneer

Number of Stories
☐ 1 ☐ 2½
☐ 1½ ☐ 3
☑ 2 ☐ ____

Roof Type
☐ shed ☐ mansard
☑ gable ☐ gambrel
☐ pediment ☐ parapet
☐ hipped ☐ flat
☐ other: _____

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

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

Number of bays — Main facade
☐ 1 ☐ 4 ☐ 7
☐ 2 ☑ 5 ☐ 8
☐ 3 ☐ 6 ☐ ____

asymm.

Porch
☐ yes ☑ no

Stories
☐ 1 ☐ 3
☐ 2 ☐ ____

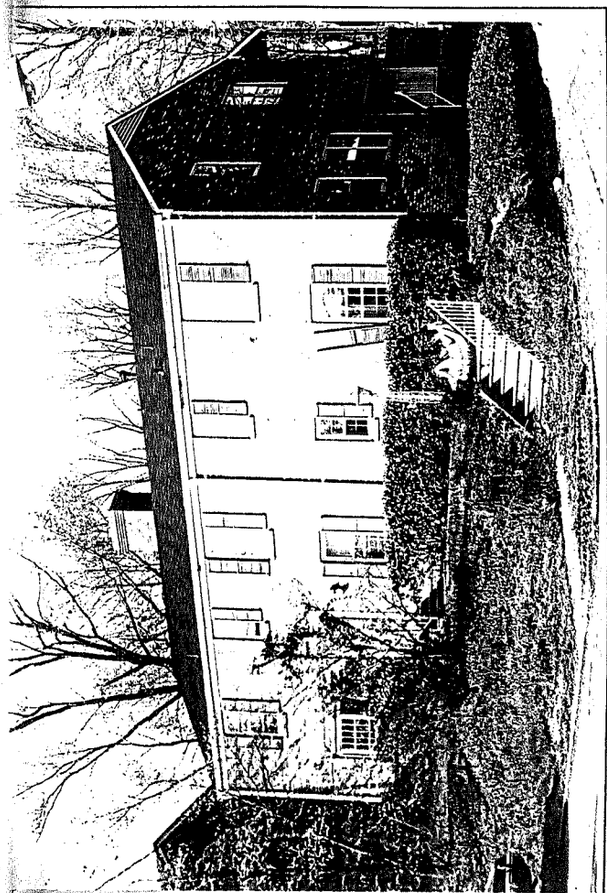
Bays
☐ 1 (center) ☐ 2 ☐ 4
☐ 1 (side) ☐ 3 ☐ ____

General description

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

Style/period Neo Colonial Vernacular Date 1963 Architect/builder

Location and description of entrance Plain entries; one on S. front and one on E end.



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

modern
This small-scale apartment building blends fairly well with other buildings intthe neighborhood because of its scale, proportions and materials (brick).

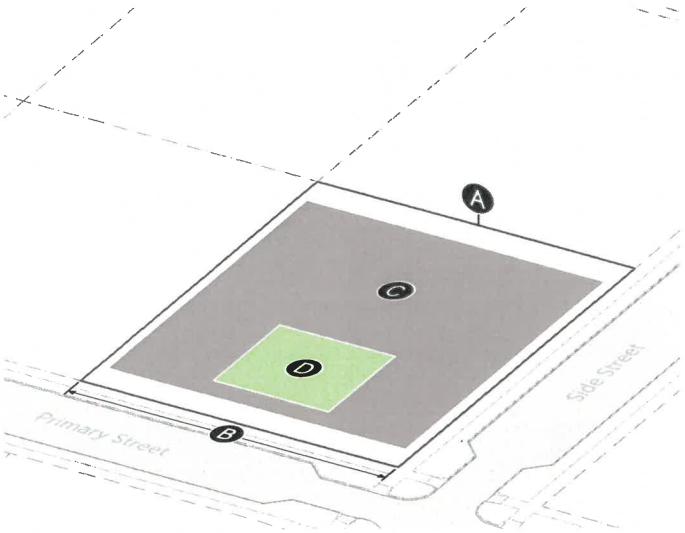
Historical information

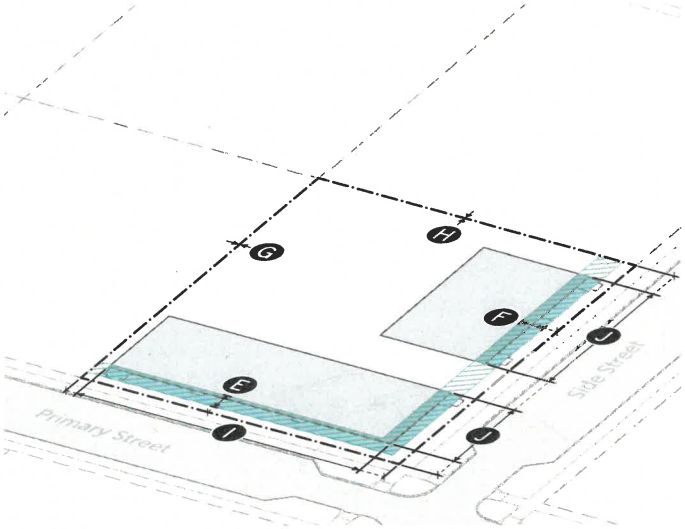
Source Eugenia Bibb; Real Estate Dept.

Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83

2.3.2. **RX-3** RESIDENTIAL MIXED USE 3

A. LOT



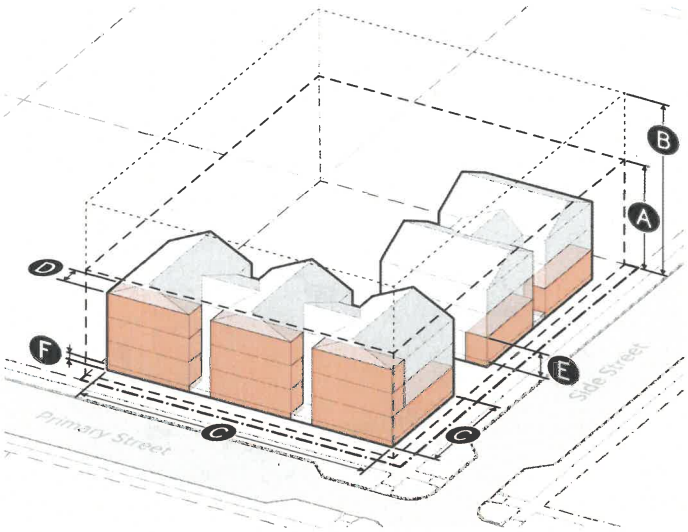


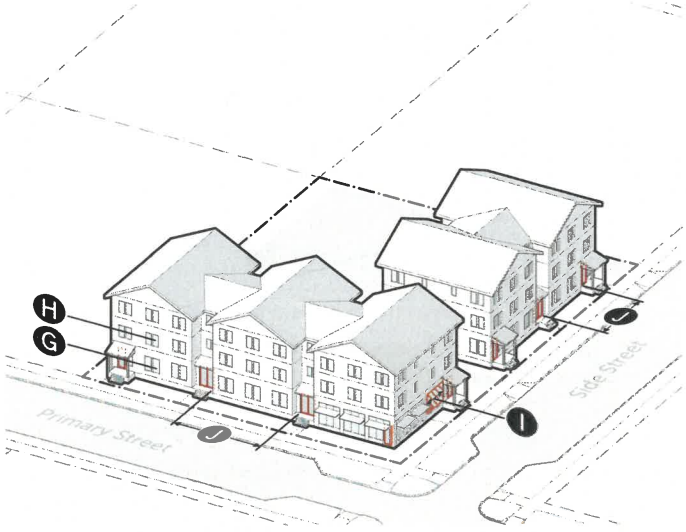
1. **LOT SIZE**	*Sec. 2.10.2.*
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	*Sec. 2.10.3.*
Dwellings per lot (max)	Unlimited
3. COVERAGE	*Sec. 2.10.4.*
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

4. **BUILDING SETBACKS**	*Sec. 2.10.5.*
E Primary street lot line (min/max)	5' / 15'
F Side street lot line (min/max)	5' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	*Sec. 2.10.6.*
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. TRANSITION	*Sec. 2.10.7.*
Transition type	Type A
7. PARKING LOCATION	*Sec. 2.10.8.*
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

RX-3

B. BUILDING





		Primary St.	Side St.
1. HEIGHT	*Sec. 2.10.9.*		
	Building height (max stories/feet)		
A	Base	3 / 44'	
B	With bonus	5 / 72'	
2. MASSING	*Sec. 2.10.10.*		
C	Building width (max)	175'	
D	Active depth (min)	9'	
3. GROUND STORY	*Sec. 2.10.11.*		
E	Ground story height (min)	10'	
F	Finished floor elevation (min/max)	0' / 6'	
4. TRANSPARENCY	*Sec. 2.10.12.*		
G	Ground story (min)	35%	30%
H	Upper story (min)	20%	20%
I	Blank wall width (max)	15'	25'
5. ENTRANCES	*Sec. 2.10.13.*		
J	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes
6. FENCES AND WALLS	*Sec. 2.10.14.*		
	Front yard height (max)	4'	
	Side street yard height (max)	6'	