

Certificate of Appropriateness
BAR # HST25-0058
610 Lyons Court, TMP 520078000
North Downtown ADC District
Owner/Applicant: Wyck Knox
Project: construction of pavilion in rear yard

Mr. Knox,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on February 26, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, and this was seconded by Mr. Bailey. The vote was 6-0. Please note that approval of the Consent Agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, approval of a CoA for a pavilion in the rear yard at 610 Lyons Court, satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the request.

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

<https://youtu.be/ZaEkaHQXUV8?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

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 or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
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**City of Charlottesville
Board of Architectural Review
Staff Report
February 19, 2025**



Certificate of Appropriateness Application

BAR # HST25-0058

610 Lyons Court, TMP 520078000

North Downtown ADC District

Owner/Applicant: Wyck Knox

Project: construction of pavilion in rear yard



Background

Year Built: c1858

District: North Downtown ADC District

Status: Contributing

Bonhora (also *Lyons House*) is a Greek Revival residence located in the North Downtown ADC District. Originally built on a 21-acre tract for local businessman, B.C. Flannagan. Noted as an outstanding example of the *pilastered house*, it is suspected that the builder constructed the similar *Abell-Gleason House* at 521 North 1st Street a year later. The Colonial Revival porches were added by Thomas Lyons, after he acquired the house in 1891.

[Bonhora Historical Survey](#); [Bonhora undated photos](#).

Prior BAR Reviews

August 2010 - Replace slate roof with standing seam, repair porches, remove rear additions.

December 2010 – Tree removal.

January 2011 – Replacement of rear additions.

Application

- Applicant submittals: Plan, elevation, and detail sections with site/location plan, undated, three sheets.

CoA for the construction of a 15-ft x 24-ft open pavilion in SE corner of the parcel. Pavilion to be stained, wood framing with a flat, corrugated-metal roof.

From the applicant's narrative:

Construct a pavilion in the back yard of 610 Lyons Court. The pavilion will be 15' x 24' (360 square feet), with a hip roof. The pavilion will be supported by a total of 8 wood structural columns, each encased in wood trim. The pavilion will sit on a sloped portion of the yard and it will be no taller than shown here. The goal is to match the floor elevation with an adjacent croquet court, so some risers in the steps may be removed). The tallest the pavilion will be (measured at the front elevation) is approximately 16'-4". The back wall of the pavilion will be solid, but otherwise it is open air and unconditioned. Electricity will be run to the pavilion, but no plumbing. Rainwater will be collected in rain barrels and directed to adjacent planting areas (and not towards any property line). Two ceiling mounted fans and one ceiling mounted light fixture are anticipated. The light source will be contained under the ceiling vault. The pavilion will be finished in wood and/or non-patterned cement fiber and painted white. The floor will be grey. The roof will be finished with slate shingles.

The pavilion will exactly match the style of a house's back porch - a design approved by the BAR in 2010. When the house was renovated then, the only change was to replace the existing slate shingles with a similar color standing seam roof. (the original roof didn't have the required slope to support slate and that was a cause of many destructive leaks) That slate was saved and will be used on this roof.

Discussion

The pavilion design is consistent with and compatible to the house's rear porch and rehabilitations, approved in 2010 and 2011. Staff recommends approval of the requested CoA, without conditions.

Suggested Motions

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 610 Lyons Court satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Or, [as submitted with the following conditions...]

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

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 [not germane to this request]:

Standards for Review and Decision

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

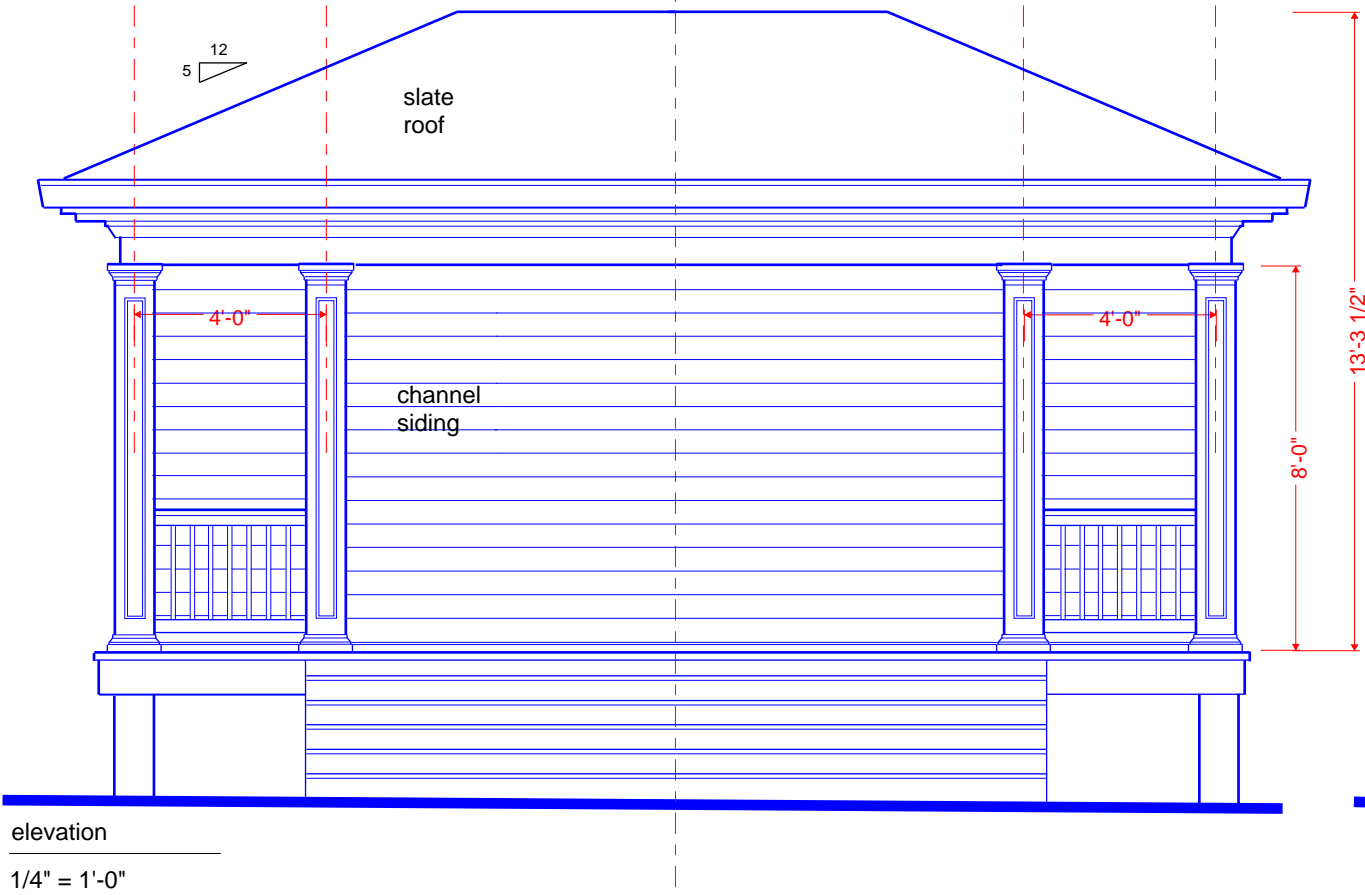
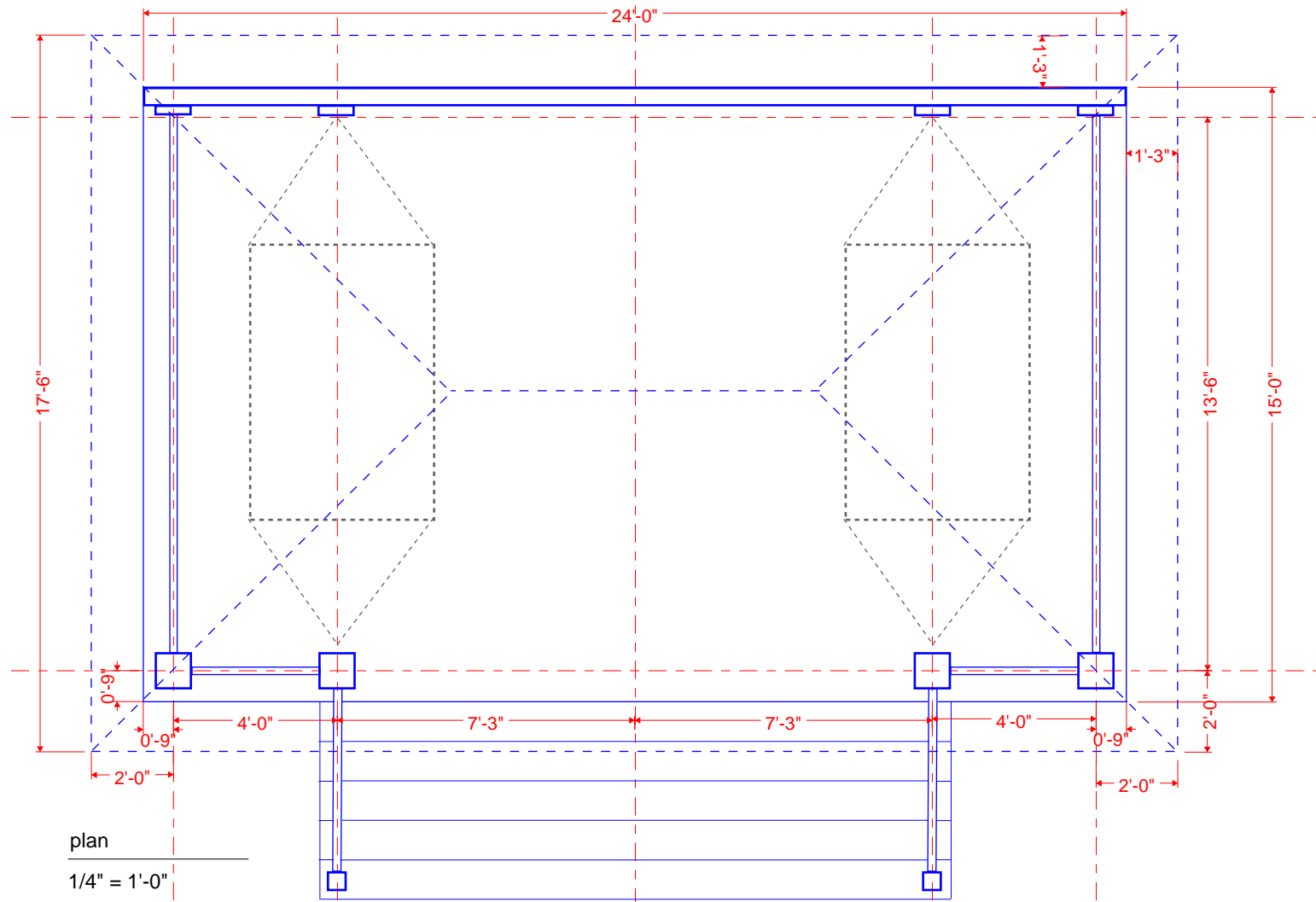
- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the 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.

Pertinent Standards for Site Design and Elements

Link: [Chapter 2 Site Design and Elements](#)

G. Garages, Sheds, & Other Structures

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.



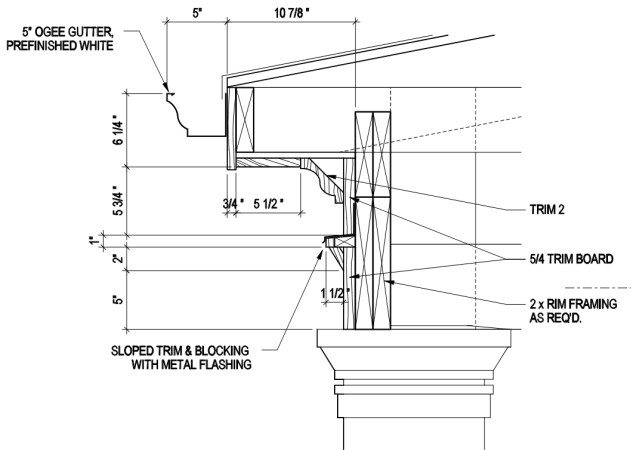
narrative

The property owner intends to construct a pavilion in the back yard of 610 Lyons Court. The pavilion will be 15' x 24' (360 square feet), with a hip roof. The pavilion will be supported by a total of 8 wood structural columns, each encased in wood trim. The pavilion will sit on a sloped portion of the yard and it will be no taller than shown here. The goal is to match the floor elevation with an adjacent croquet court, so some risers in the steps may be removed). The tallest the pavilion will be (measured at the front elevation) is approximately 16'-4". The back wall of the pavilion will be solid, but otherwise it is open air and unconditioned. Electricity will be run to the pavilion, but no plumbing. Rainwater will be collected in rain barrels and directed to adjacent planting areas (and not towards any property line). Two ceiling mounted fans and one ceiling mounted light fixture are anticipated. The light source will be contained under the ceiling vault. The pavilion will be finished in wood and/or non-patterned cement fiber and painted white. The floor will be grey. The roof will be finished with slate shingles.

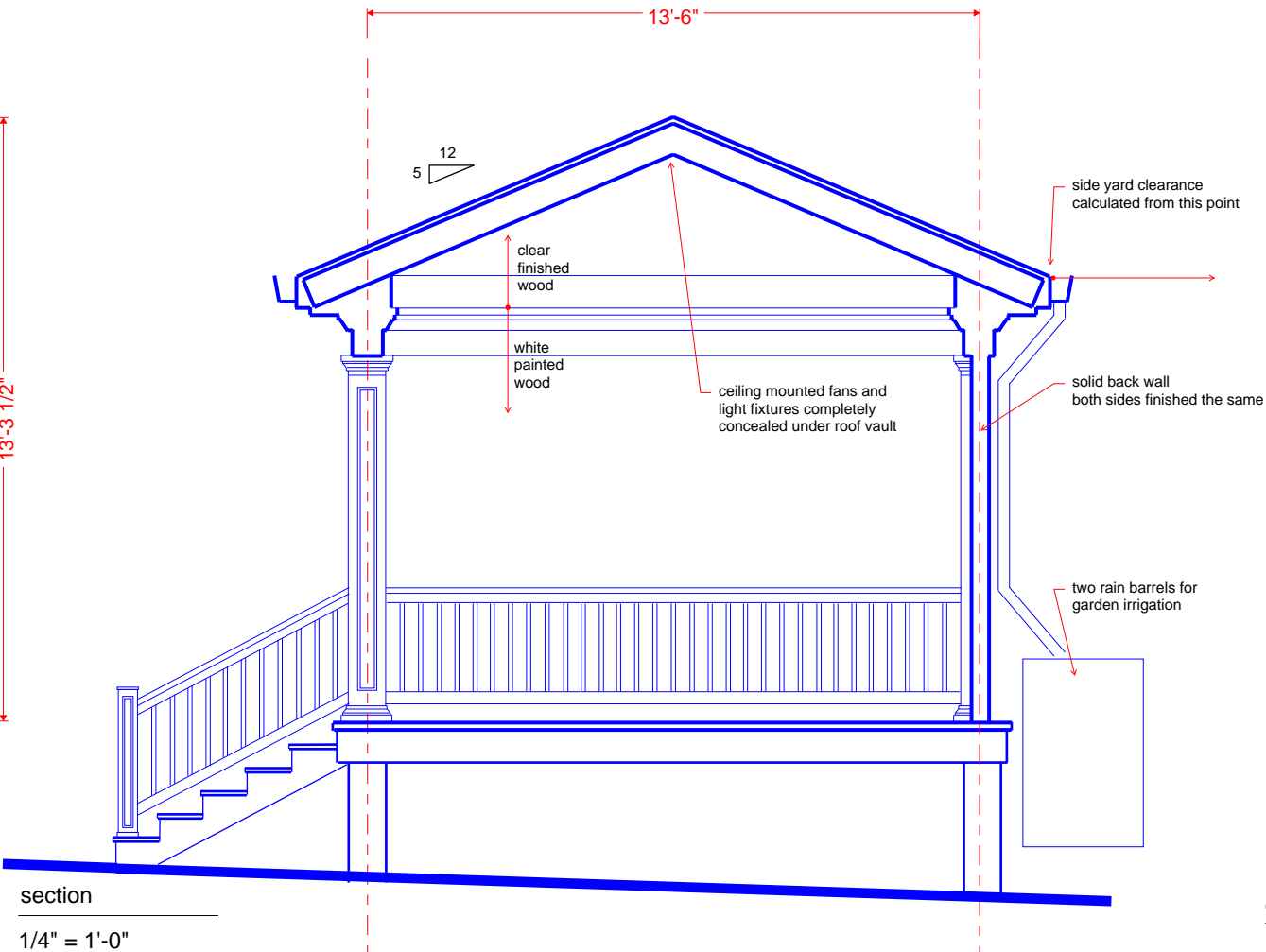
The pavilion will exactly match the style of a house's back porch - a design approved by the BAR in 2010. When the house was renovated then, the only change was to replace the existing slate shingles with a similar color standing seam roof. (the original roof didn't have the required slope to support slate and that was a cause of many destructive leaks) That slate was saved and will be used on this roof.



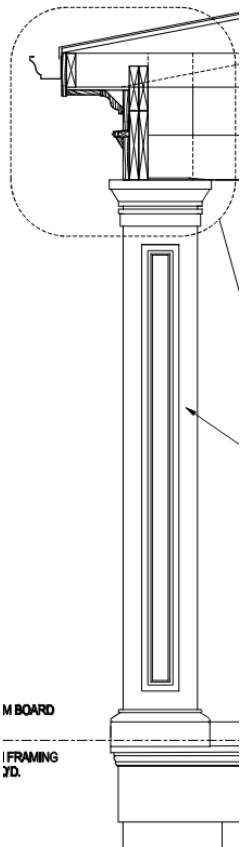
existing back porch
not to scale



detail from back porch
not to scale



section
1/4" = 1'-0"

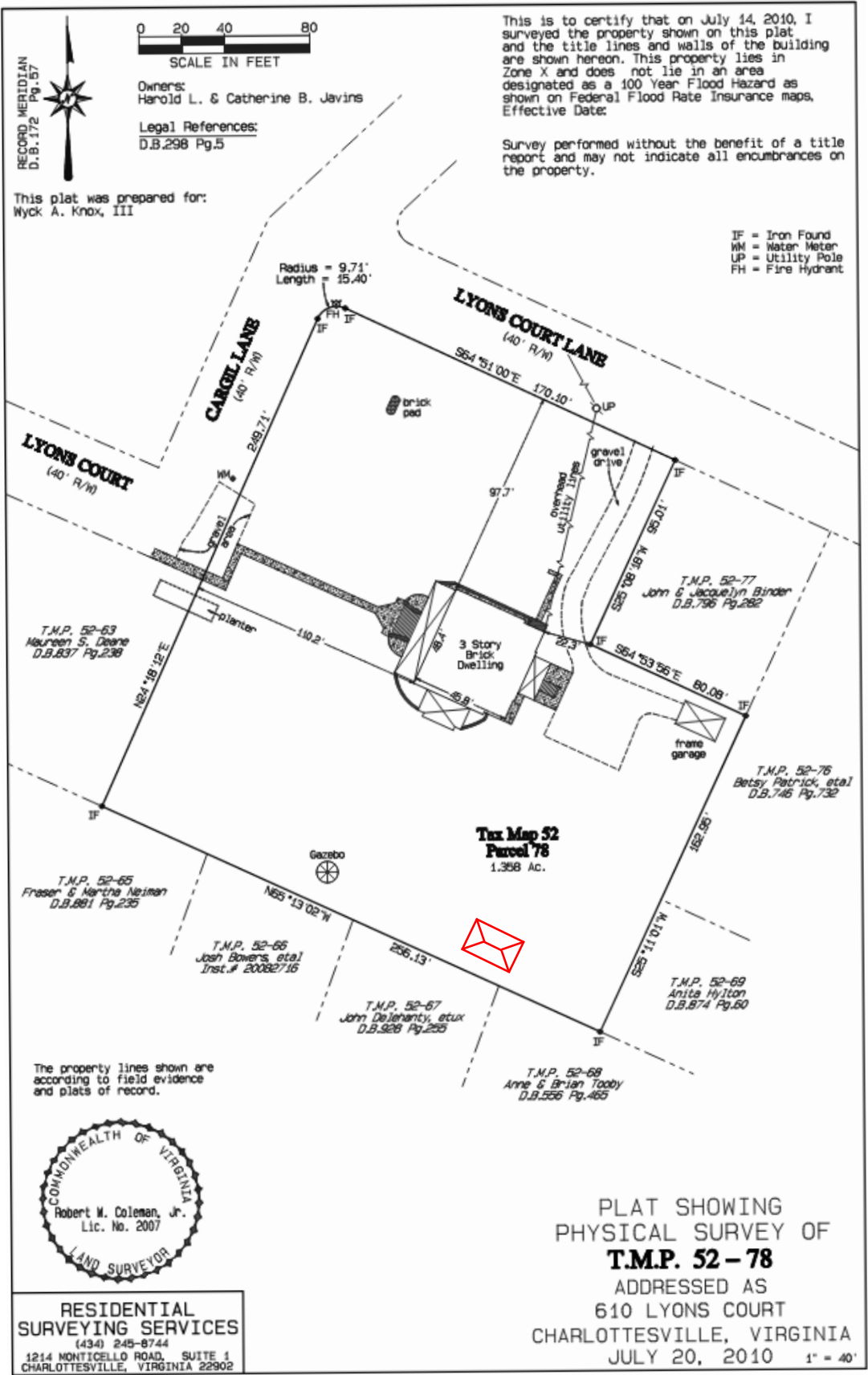


detail from back porch
not to scale



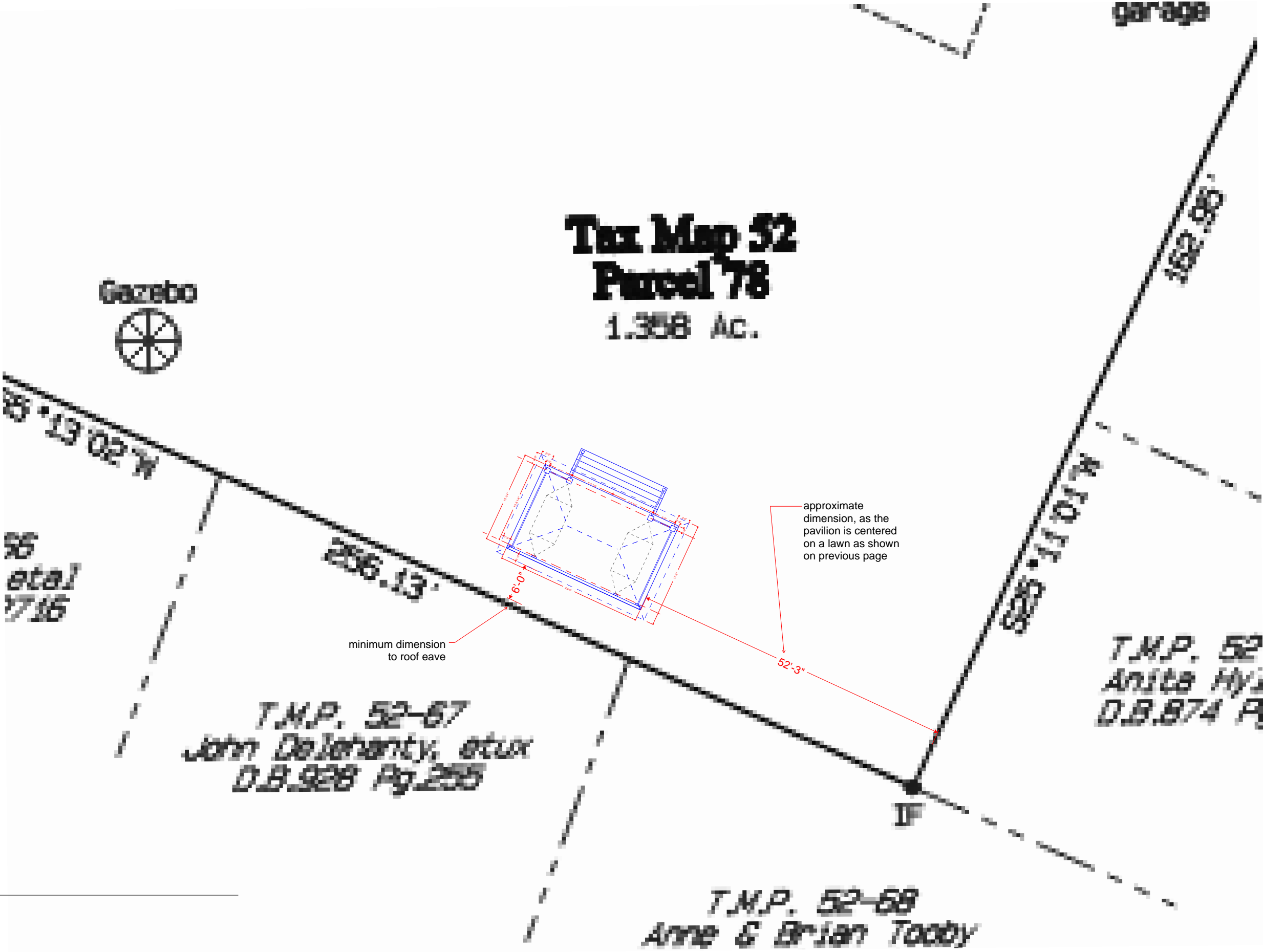
location

not to scale (pavilion shown in scale with photo)
no trees will be cut down to build the pavilion



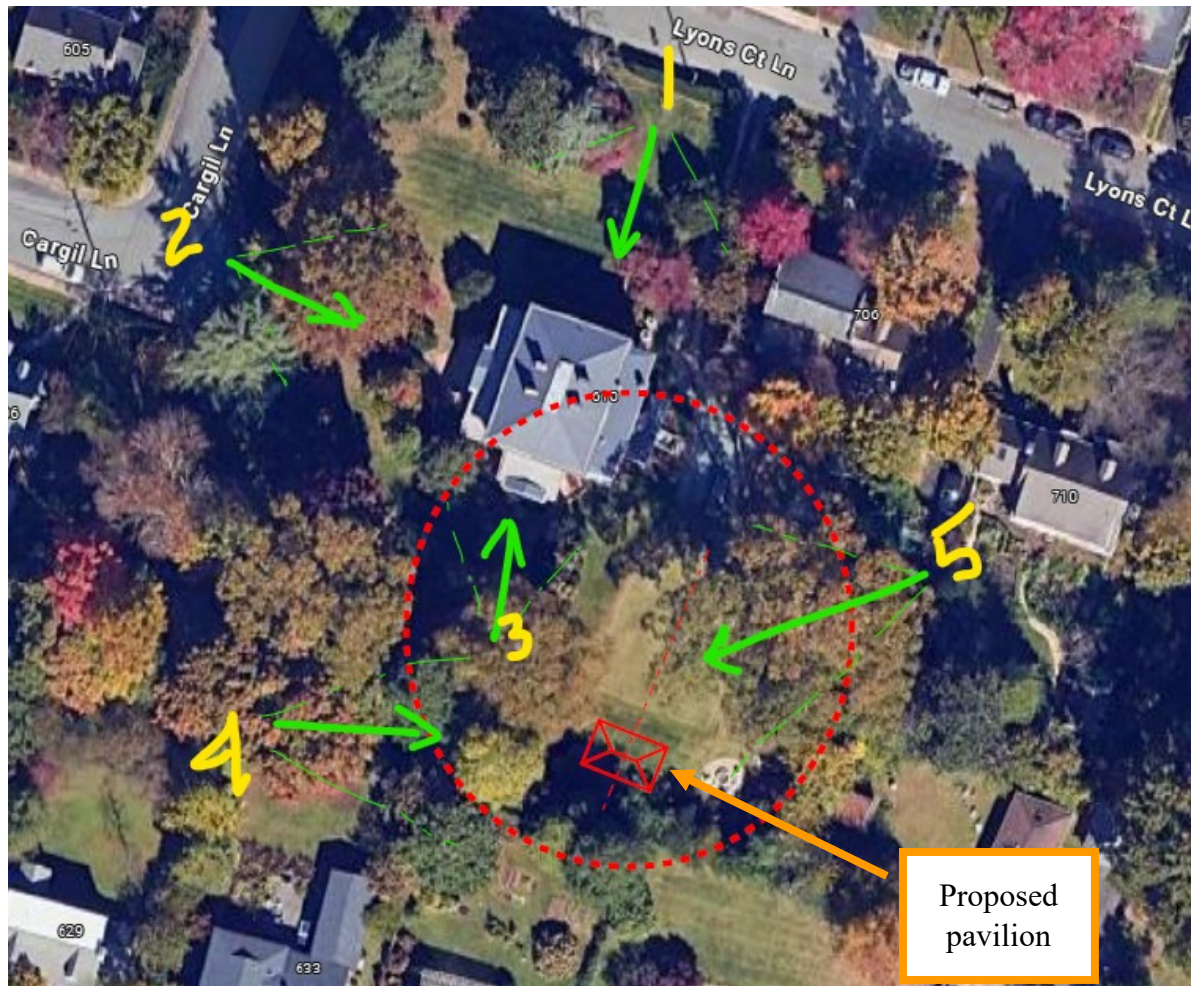
location

scale as shown



location
1/16" = 1'-0"

610 Lyons Court Lane: Photos



610 Lyons Court Lane: Photos



2: West elevation (front of the house)



3: South elevation (side of the house)

610 Lyons Court Lane: Photos



4: Rear yard, looking east



5: Rear yard, looking southwest