

Certificate of Appropriateness
BAR #25-0083
120 West High Street, TMP 330184000
North Downtown ADC District
Owner: Christ Episcopal Church
Applicant: Devin Donnelly
Project: Partial demo, rear porch and storage area.

Mr. Donnelly,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 17, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, and it was seconded by Mr. Bailey. **Vote: 7-0**

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the demolition of the rear porch at the brick house formerly 103 West Jefferson Street 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, and the BAR recommends any salvageable elements be retained on-site, should a future recreation of the porch be considered, or be incorporated as a design elements in any new work at this location.

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

<https://boxcast.tv/channel/vabajtzezyv3iclkx1a>

In future, the recording can be retrieved from the [City of Charlottesville's Board of Architectural Review YouTube channel](#).

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
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
June 17, 2025**



Certificate of Appropriateness Application

HST25-0083

120 West High Street; TMP 330184000

North Downtown ADC District

Owner: Christ Episcopal Church

Applicant: Devin Donnelly

Project: Removal of the rear porch at formerly 103 West Jefferson Street



Background

Year Built: Carver-Fitzhugh House, 1900
District: North Downtown ADC District
Status: Contributing

Two-story, three bay brick house constructed by Thomas P. Carver. It was acquired in 1905 by James Stuart Fitzhugh, whose family sold it to Christ Episcopal Church in 1953, after which it was used as an educational annex. The one-story rear porch is noted in the historical survey, see attached.

Prior BAR Reviews

No previous BAR reviews.

Application

- Applicant submittals: Abrahamse & Company Builders rendering, elevations, and plans, dated June 3, 2025. Misc. photo(s).

CoA for removal of a single-story, open porch at the rear elevation, NW corner.

Discussion

The existing porch is approximately 50 sq ft, which represents a small fraction of the approximately 3,000 sq ft structure. This CoA request was therefore reviewed as an alteration, not a demolition.

Staff recommends approval of the requested CoA. The porch has been documented. In its current state, removal is recommended. And removing it will not have significant adverse impact on the house or the district.

Staff visited the site on June 9, 2025. While unable to access the porch, it could be observed through the plank wall on the west side of the porch. The porch has an ell-shaped roof with a built-in gutter. The east side overhangs an access stair to the cellar, the west side covers a small, open porch with a traditional bead-board ceiling and wood deck. The wood elements are extremely deteriorated. The structure could be re-constructed, but staff’s opinion is that it is beyond repair or rehabilitation. A single, turned porch post remains in place and some of the wall planks are likely the only salvageable materials that remains. Staff suggests the motion include a recommendation that any salvageable material is either retained on-site, should a future recreation of the porch be considered, or be incorporated into any new work at this location.

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 demolition of the rear porch at the brick house formerly 103 West Jefferson Street 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, and the BAR recommends any salvageable elements be retained on-site, should a future recreation of the porch be considered, or be incorporated as a design elements in any new work at this location.

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. 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 setbacks 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.

Links to Pertinent ADC District Design Guidelines

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

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

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 7 Demolition and Moving](#)

APPENDIX

Site photographs, provided by NDS Staff, June 9, 2025.



Architectural And Historic Survey



Identification

STREET ADDRESS: 103 W. Jefferson Street
MAP & PARCEL: 170-147
CENSUS TRACT AND BLOCK: 1-315
PRESENT ZONING: B-1
ORIGINAL OWNER: Thomas P. Carver
ORIGINAL USE: Residence
PRESENT USE: Sunday School Annex
PRESENT OWNER: Christ Episcopal Church
ADDRESS: 116 W. High Street
Charlottesville, VA

HISTORIC NAME: Carver-Fitzhugh House
DATE / PERIOD: 1900
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 55' x 88.5' (4868 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1980
SOURCES: City Records

ARCHITECTURAL DESCRIPTION

This two-storey house is three bays wide with irregular massing. There is a projecting bay on the facade, a semi-octagonal projecting bay on the east side, and a rear projecting pavillion which also projects slightly to the east. The house is set on a low brick foundation with a partial basement. Wall construction is of brick laid in 5-course American-with-Flemish bond on the facade and 7-course American bond elsewhere. The high-pitched slate hip roof has gables over the projecting bays and also over the western bay of the rear elevation. The gables on the facade and east side are covered with pressed tin, and each has a 4-light casement window. The two rear gables are covered with wooden shingles; the western one has a tiny window on each side of a small interior end chimney, and the other has a triangular-headed air vent. There is also an interior end chimney with corbelled cap and stringcourse on the east side of the house and a small interior chimney. The roof has a boxed cornice with returns. Brackets support the overhanging corners of the roof over the semi-octagonal bay and the clipped southeast corner of the projecting pavillion. Windows are segmental-arched, double-sash, 1-over-1 light, the same height at both levels. Those in the projecting bays are somewhat wider. At the first level of the center plane of the semi-octagonal bay, there is a group of three short and high 9-light casement windows. Small fixed-sash windows at each level in the western bay of the facade, with one light bordered by small stained glass lights, and a small circular window on the west side of the house light the two-flight dog-leg stair which continues to the attic level. A one-storey veranda covers the western two bays of the facade. It has a low hip roof with boxed cornice, a dentiled frieze, three Tuscan columns, a Colonial Revival balustrade, and concrete floor and steps. The entrance door in the central bay has five horizontal panels. A one-storey sun parlor covers the southern bay of the east side of the house. It has a nearly flat roof with dentiled cornice and 15-light casement windows. A one-storey back porch covers the western bay. The projecting pavillion is connected to the church building by a hyphen.

HISTORICAL DESCRIPTION

Thomas P. Carver bought this lot and the one behind it in 1889 (City DB 1-221). Tax records and Sanborn maps show that he built a house on the High Street end of the property in 1890 and this house in 1900. John G. Williams, trustee for Mrs. Delia S. Tayloe and her children, bought this house from Carver in 1901 (DB 12-127) and four years later, after her death, sold it to James Stuart Fitzhugh (DB 16-89) whose family lived there for many years. Christ Episcopal Church bought the house from the Fitzhugh heirs in 1953 (DB 170-147). It has been connected to the church building and is used as a Sunday School annex. Additional References: City DB 26-61.

Name: Carver-Fitzhugh House

103 W. Jefferson St.

Name The Haven

County/City Accomac

VIRGINIA HISTORIC LANDMARK





Owner: Christ Episcopal
 Address: 120 W High Street, Charlottesville, VA 22902
 Parcel: 330184000

Abrahamse & Company BUILDERS

ABRAHAMSE AND COMPANY BUILDERS
 325 Winding River Lane
 Suite 202
 Charlottesville, VA 22911
 T: 434-295-9379

CLIENT
 Christ Episcopal
 120 West High Street
 Charlottesville VA 22902

PROJECT ADDRESS
 120 West High Street
 Charlottesville VA 22902

ISSUE
 June 3 2025
 RE-ISSUE

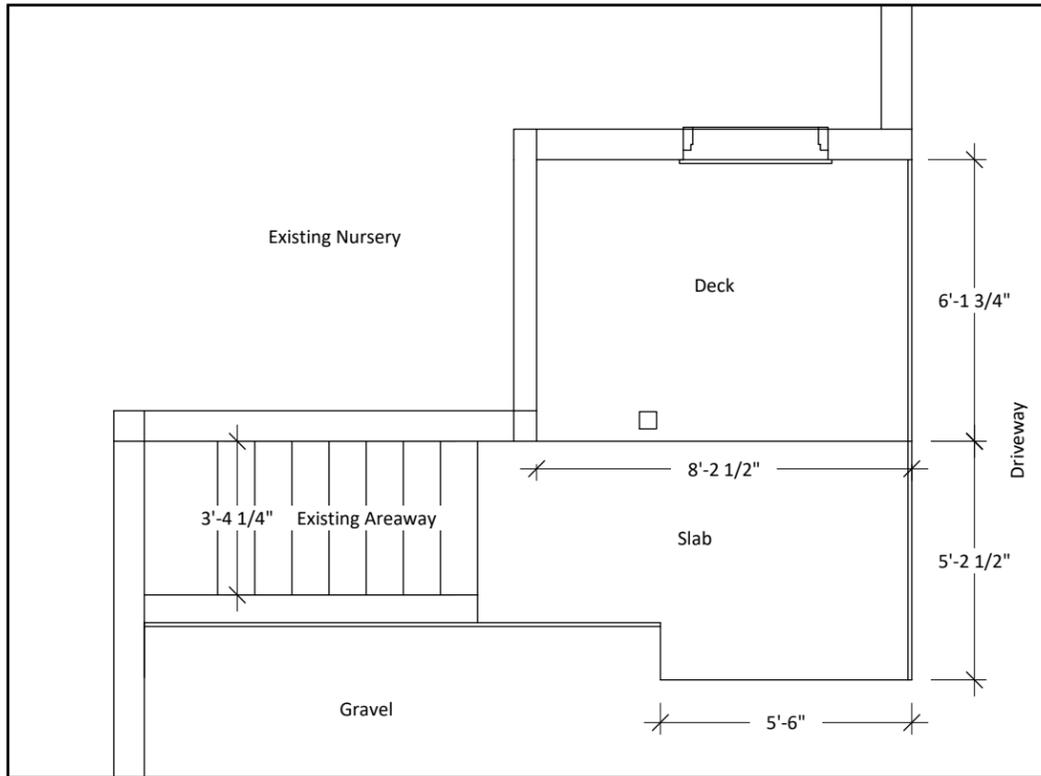
PROJECT
 Christ Episcopal

A0.1

DESCRIPTION
 Cover

Exhibit C

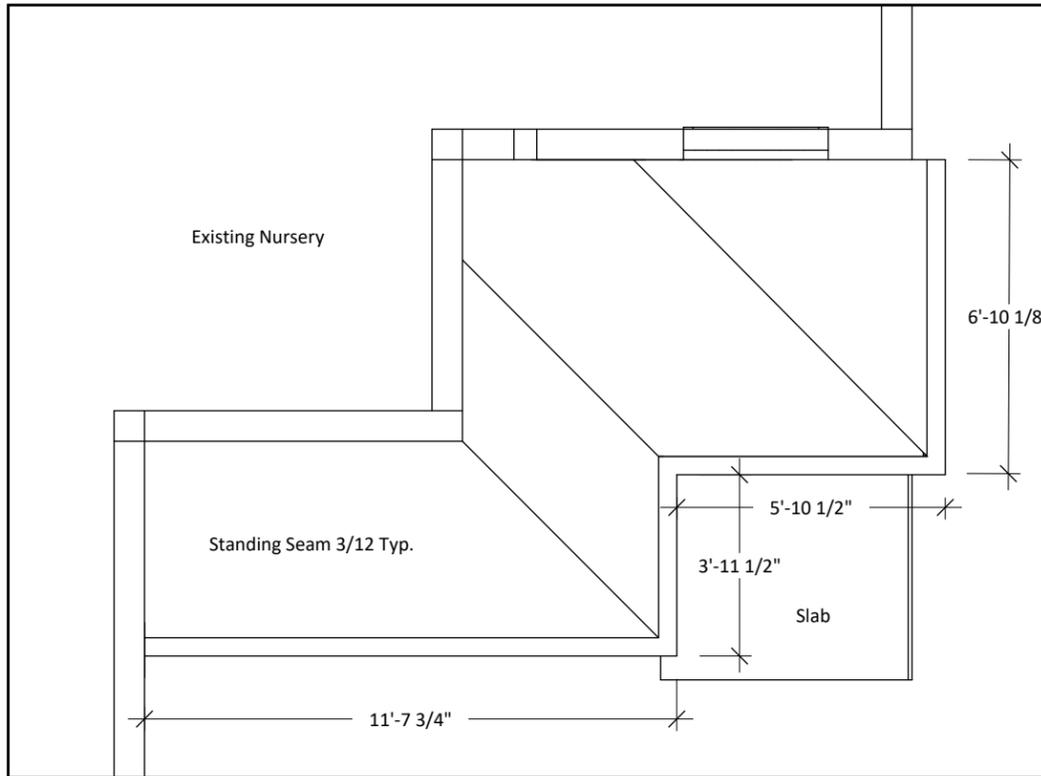




Plan View

SCALE: 1/4"=1'

A
2



Roof Plan

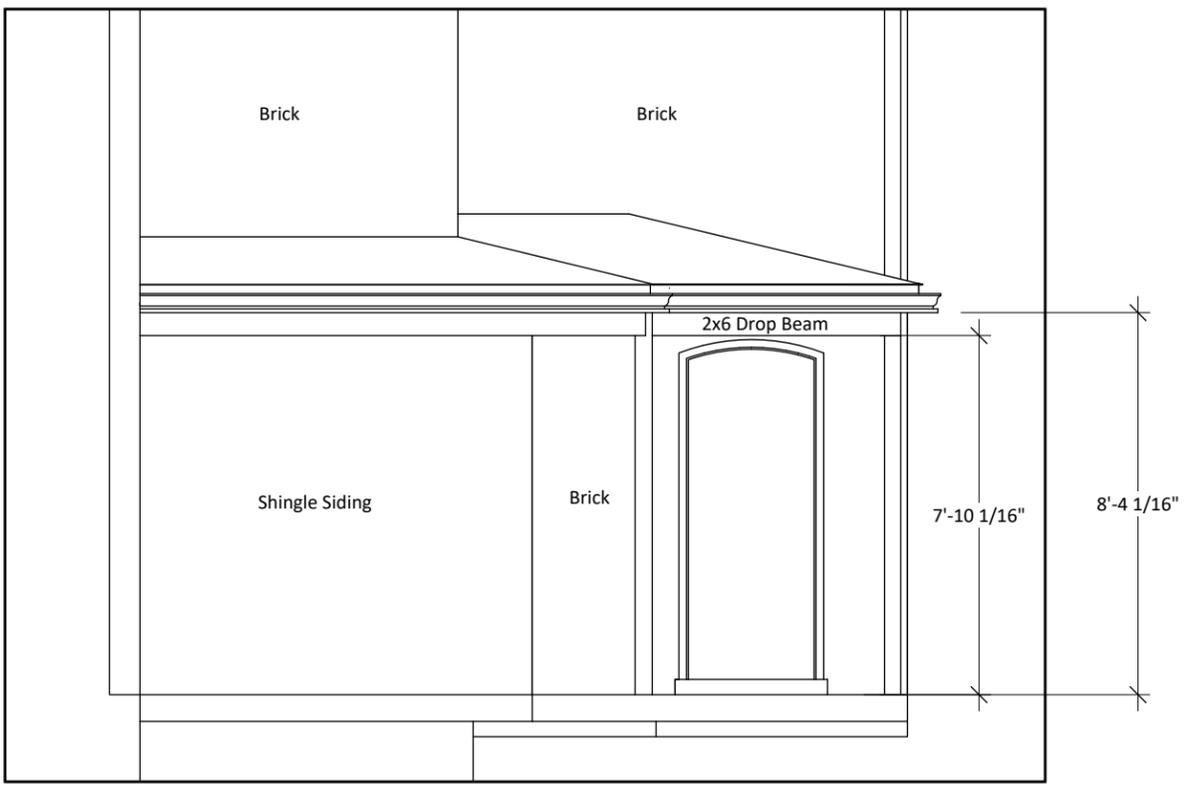
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B
2

North Elevation

SCALE: 1/4"=1'

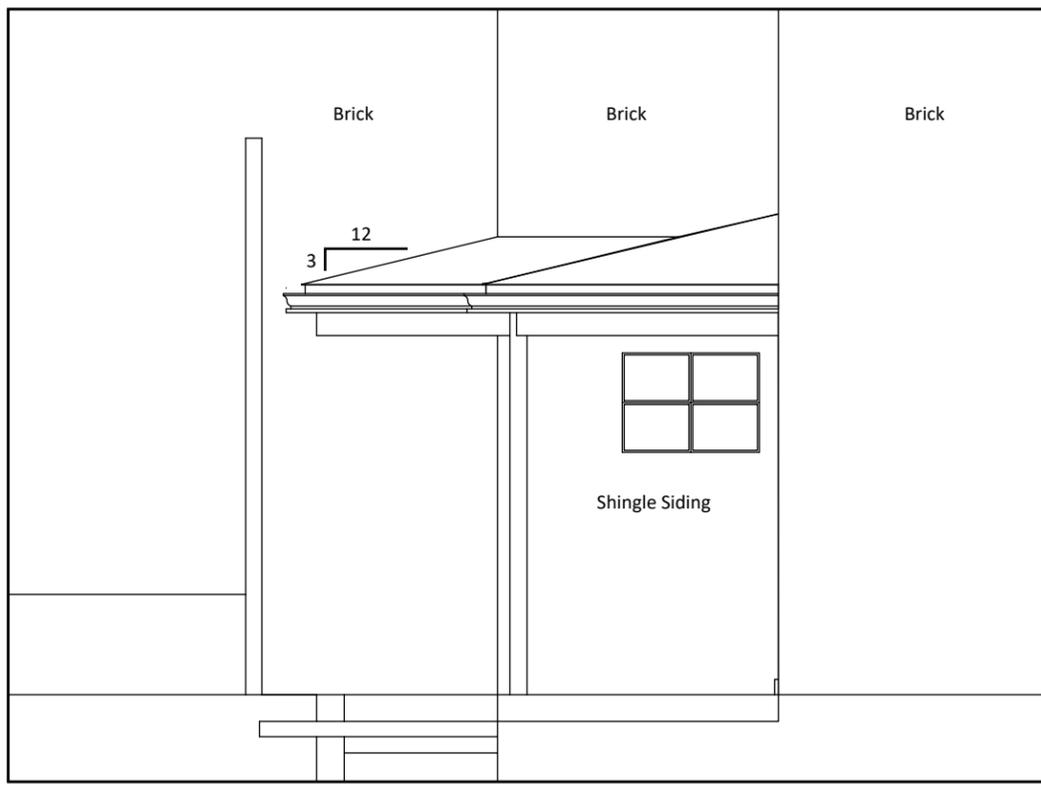
C
2



West Elevation

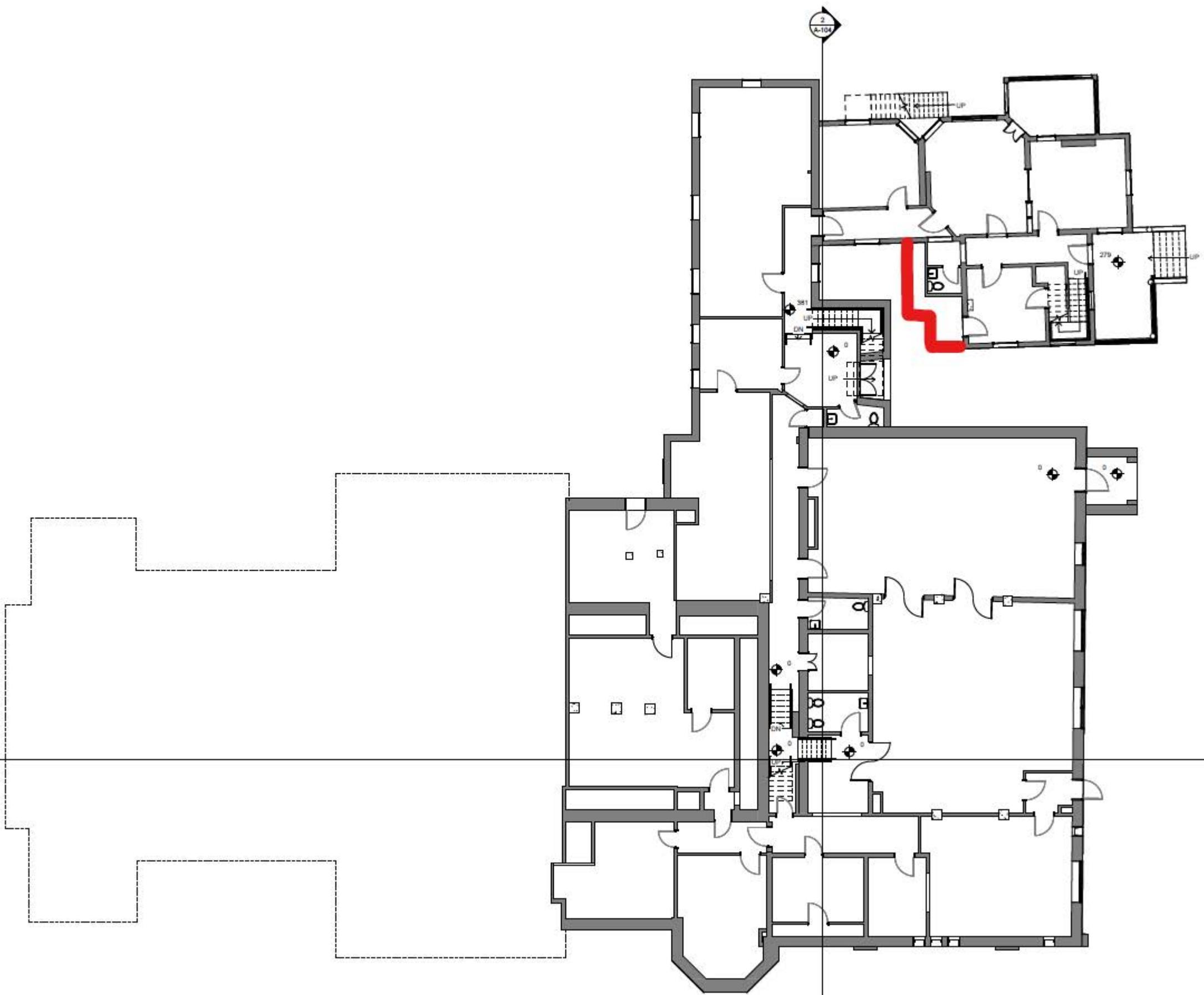
SCALE: 1/4"=1'

D
2



1
A-104

2
A-104





White door with a keypad and a small window.

Weathered wooden shed with vertical planks and a door.

Green trash bin with a black base. The number 9R8CH0002494 is visible on the side.

103 West Jefferson Street (Carver-Fitzhugh House, 1900)
Photo Documentation of Current Conditions — Rear porch

CoA Application
120 W. High Street— Christ Episcopal Church

June 2025





