

Actions - Archive for 714 & 716 Ridge Street Pre-Applicaiton
City of Charlottesville
Board of Architectural Review
Regular Meeting
August 19, 2025 5:30 pm
Hybrid Meeting (In-person in Council Chambers and virtual via Zoom)



For more details on the discussion, the meeting video may be retrieved from the City of Charlottesville's Communications YouTube channel. [Link: [Board of Architectural Review August 19, 2025.](#)]

5:00 **Pre-Meeting Discussion**
5:30 **Regular Meeting**

BAR amended agenda to allow during *Matters from the Public* comments on any item on the agenda and to limit each speaker to three minutes on any item.

Motion: Ms. Lewis **Second:** Mr. Birle **Vote:** 9-0

A. **Matters from the public ~~not on the agenda~~ ~~for on the Consent Agenda~~**
Nine people spoke. (Eight re: item 6. One re: item 7)

B. **Consent Agenda**

1. **Meeting Minutes:** [May 20, 2025](#) & [June 17, 2025](#).

BAR # 25-0100 pulled from Consent Agenda by Mr. Zehmer (chair). Added as item #2 under *New Items*.

The amended Consent Agenda, (approval of May & June meeting minuets only) was approved.

Motion: Mr. Schwarz **Second:** Mr. Bailey **Vote:** 9-0

C. **Deferred Items**

N/A

D. **New Items**

2. **Certificate of Appropriateness Application**

BAR # 25-0100

1600 Gordon Avenue, Tax Parcel 090016000

Rugby Road, University Circle, Venable Neighborhood ADC District

Owner: Martha Jefferson House

Applicant: Mark Barstow

Project: Door replacement

BAR accepted applicant's request for deferral.

Motion: Ms. Lewis **Second:** Mr. Zehmer **Vote:** 9-0

3. **Certificate of Appropriateness Application**

BAR # 24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner/Applicant: Carla Shifflett

Project: Alteration/addition

CoA Approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations to 300 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Motion: Ms. Lewis **Second:** Mr. Bailey **Vote:** 9-0

4. **Certificate of Appropriateness Application**

BAR # 25-0099

310 4th Street NE, #201; Tax Parcel 330205L00

North Downtown ADC District

Owner: Court Square LLC; Great Eastern Management Co.

Applicant: Caitlin Byrd Schafer

Project: New roof structure over existing patio

CoA Approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed patio roof at 310 4th Street NE 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.

Motion: Mr. Timmerman **Second:** Ms. Lewis **Vote:** 9-0

E. Other Business

5. **Pre-Application Conference**

BAR # 25-0097

714 Ridge Street, Tax Parcel 250077000

Ridge Street ADC District

Owner: 270 Partners LLC

Applicant: Kevin Schafer, Design Develop

Project: Two residential structures with dwelling units

Meeting summary:

- No formal action taken.
- No comments or questions from the public.

6. **Pre-Application Conference**

BAR # 25-0095

835 West Main Street, Tax Parcel 310183000

843 West Main Street, Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Megan Nedostup & Andree Sahakian, Contractor

Project: Multi-story housing development

Meeting summary:

- No formal action taken.
- 24 speakers expressed concern about project and/or opposition to its height, massing, and scale. (Eight speakers during *Matters from the Public*. 16 spoke during item 6.)

7. **Pre-Application Conference**

BAR # 25-0084

Tax Map 29 Parcels 71,73,74,75,76

202, 204, 208 & 214 7th Street SW & 613 Delevan Street

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

214: 7th St LLC

613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

Meeting summary:

- No formal action taken.
- Two speakers expressed concern about project. (One during *Matters from the Public*. One spoke during item 7.)

8. **Staff Discussion-**

- Reminder: CLG training requirements
- Ordinance update

F. **Adjourn (11:10 p.m.)**

**City of Charlottesville
Board of Architectural Review
Staff Report
August 19, 2025**



Pre-application Discussion

BAR # 25-0097
714/716 Ridge Street, TMP 250077000
Ridge Street ADC District
Owner: 270 Partners LLC
Applicant: Kevin Schafer, Design Develop
Project: Two duplex residential structures



Background

Year Built: Vacant parcel (currently two lots)
District: Ridge Street ADC District
Status: n/a

Viewed from Ridge Street, the existing stair suggests the site had been developed. However, staff cannot confirm that. No structures are indicated on the 1920, 1929, and c1965 Sanborn Maps. The US Census and the City Directories of the early- to mid-20th century have no listings for a residence at this location.

Prior BAR Review

n/a

Project

- Applicant submittal: Design Develop drawings *714/716 Ridge Street*, dated June 24, 2025, 24 sheets.

Pre-application discussion. Construction of two, two-and-one-half-story residential structures. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

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 ADC 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 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities.)

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's 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.

Ridge Street ADC District

Located on one of the city's principal thoroughfares, this residential street is lined with architecturally significant structures. Many of these residences belonged to Charlottesville's wealthy merchant families and date to the last quarter of the nineteenth century. Smaller residences on this street were the homes of the African-American domestic community. In the early twentieth-century, due to the advent of the automobile, many merchants moved to the suburbs. Their homes were acquired by the African-American community for use as rental properties. Home ownership and infill are current trends.

Subarea A - ***Ridge Street South of Cherry/Elliott***: quiet residential neighborhood, small-to-moderate scale, mixture of late nineteenth and early twentieth century styles, porches, 2 to 2 ½ stories, metal roofs, elevated sites/retaining walls to east with uniform moderate-to-deep setbacks, uniform shallow setbacks to west, plantings, minimal spacing between lots.



Spatial Elements

The following comments are intended 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 17 nearby properties within Subarea A.

- **Setbacks**: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
 - The median front setback is approximately 20-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 16-ft and 24-ft feet.
 - The proposed buildings have a front setback of approximately 20-ft.
 - Per R-A zoning, a front setback of 10-ft to 20-ft is permitted.

- Spacing: *Within 20 percent of the average spacing between houses on the block.*
 - The median side spacing is approximately 32-ft, ranging between 10-ft and 99-ft. The recommended spacing for a new building would be between 26-ft and 38-ft from the adjacent buildings.
 - The proposed buildings are separated 8-ft. The north dwelling has a side setback of 4-ft to 6-ft, and will be approximately 30-ft from the adjacent house at 712 Ridge Street. The south dwelling will be 10-ft to 16-ft from the side lot line, adjacent to Lankford Avenue.
 - Per R-A zoning, a minimum side setback of 4-ft is required; 10-ft minimum at a side street.
- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*
 - The average footprint is approximately 1,250 sq ft, ranging from 698 sq ft to 2,136 sq ft.
 - Each of the proposed buildings will have a footprint of approx. 880 sq ft.
 - Per R-A zoning, the maximum footprint permitted is 3,000 sq ft.
- 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 a new building would be four stories.
 - The proposed buildings will be two-and-one-half stories.
 - Per R-A zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
 - **Width.** The average building width is approximately 38-ft, ranging between 26-ft and 68-ft. The recommended max width of the a building would be approximately 76-ft.
 - The proposed buildings will each be approximately 22-ft wide at the front and 44-ft at the side.
 - Per R-A zoning, the maximum permitted width of a new building is 60-ft at the front and 70-ft at the side.

Architectural styles and materials

Characteristics within Subarea A:

- Year built: Median is 1920, ranging from 1855 to 2009. The majority (11) were built between 1900 and 1930.
- Styles:
 - Seven (7) Vernacular
 - Four (4) Four Square
 - Two (2) Colonial Revival
 - Two (2) Greek Revival
 - One (1) Bungalow
 - One (1) Modern
- Materials:
 - Nine (9) brick
 - Eight (8) stucco

- All of the dwellings have front porches.
- Five (5) dwellings have dormers.
- Roof material:
 - Standing-seam metal: 13 dwellings.
 - Asphalt shingles: four (4) dwellings

Suggested Motions

Pre-application conference. No action will be taken.

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: [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 Guidelines for New Construction and Additions

Link: [Chapter 3 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

[...]

b. Residential Infill

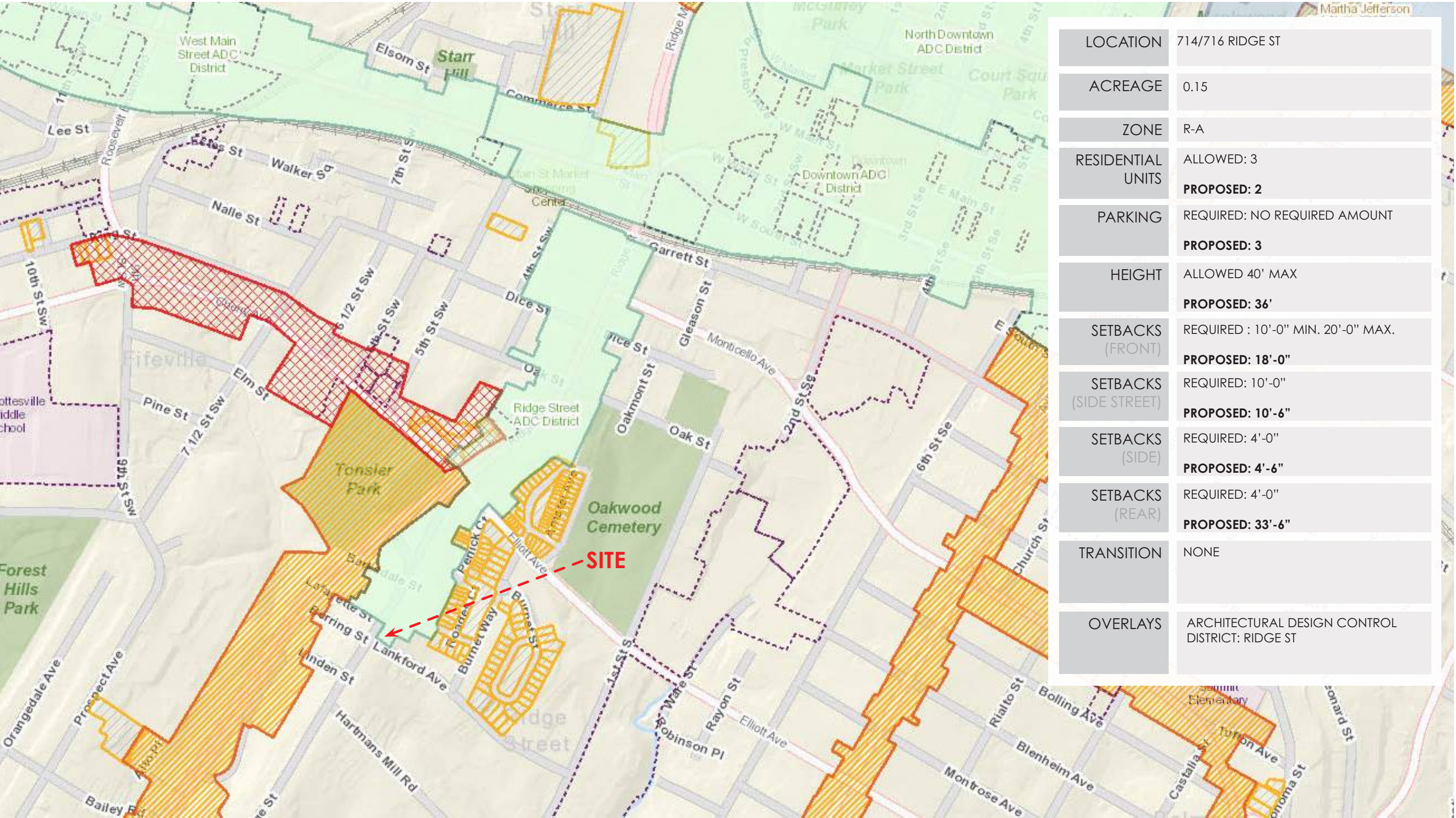
These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof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

714 / 716 RIDGE ST
PARCEL 250077000 / 2500078000
BAR SUBMISSION

PRESENTED BY



06 | 24 | 2025







715 Ridge Street



712 Ridge Street



Existing landscaping acts
as visual screening



719 Ridge Street



751 Ridge Street



Ridge Street

Existing historic fence, stairs
and retaining wall to remain



752 Ridge Street



721 Ridge Street

Existing landscaping acts
as visual screening



226 Lankford Ave



Lankford Ave



229 Lankford Ave



752 Ridge Street



721 Ridge Street

Existing landscaping acts
as visual screening



Lankford Ave



752 Ridge Street



229 Lankford Ave



712 RIDGE STREET (NORTH ADJACENT)



752 RIDGE STREET (SOUTH ADJACENT)



701 RIDGE STREET



719 RIDGE STREET



715 RIDGE STREET



698 RIDGE STREET



751 RIDGE STREET



229 LANKFORD AVE



776 RIDGE STREET



ADC DISTRICT
Ridge Street

ADC DISTRICT CONTEXT



698 RIDGE STREET



701 RIDGE STREET

714/716 RIDGE ST
CHARLOTTESVILLE, VA

ADC CONTEXT

BAR SUBMISSION
JUNE 24, 2025



637 RIDGE STREET



610 RIDGE STREET



624 RIDGE STREET



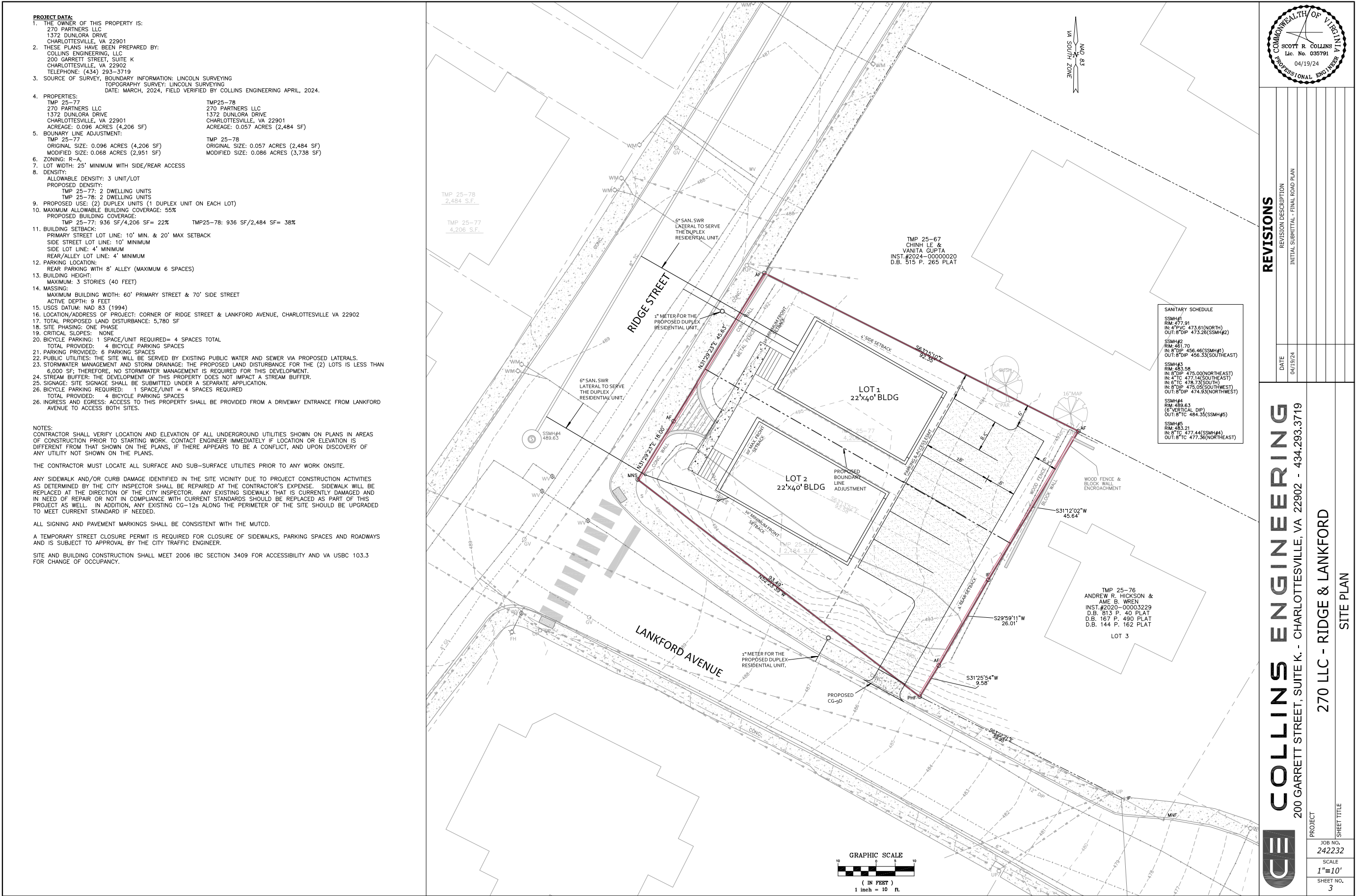
620 RIDGE STREET



711 RIDGE STREET



698 RIDGE STREET















714/716 RIDGE ST
CHARLOTTESVILLE, VA

PERSPECTIVE FROM RIDGE ST
18

BAR SUBMISSION
JUNE 24, 2025







714/716 RIDGE ST
CHARLOTTESVILLE, VA

AERIAL PERSPECTIVE
21

BAR SUBMISSION
JUNE 24, 2025







EIFS SYSTEM



PAC-CLAD SSM ROOF IN
"MATTE BLACK STEEL"



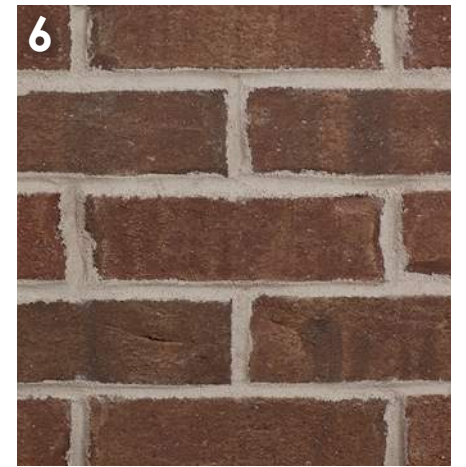
STEEL RAILINGS PAINTED BM163-
"MIDNIGHT OIL"



PELLA IMPERVIA SERIES
WINDOWS



TRIM BOARD PAINTED BM1631
- "MIDNIGHT OIL"



BRICK