

**City of Charlottesville
Board of Architectural Review
Staff Report
January 21, 2025**



Recommendation to City Council – IPP Designation

801 West Street; TMP 310042000

Owner/ Applicant: Richard H. Hunt, Jr.

Project: Zoning map and text amendment to designate property an IPP



Background

Year Built: 1905

Style: Vernacular

Constructed in 1905, the now stucco-clad house consists of two-stories, a hipped roof with pedimented gables, and a central widow's walk defined by wooden rails. The primary southwest façade features a full-width, one-story porch supported by wooden columns. A northeast wing extends to the rear of the property, complete with open porch, turned columns and railings.

In 1905, James Patterson, a white carpenter, constructed the dwelling for his family. In 1944, the Patterson family sold the property to James Fleming, a fireman with the railroad, and his wife Maude, a public-school teacher. The property remains in the family to this day. (The NE corner of the 10th & Page Neighborhood was initially segregated. Between 1930 and 1950, it transitioned to predominantly Black residents, including the Flemings.)

Prior BAR Reviews

This property is not locally designated, therefore there are no prior applications to the BAR.

Request

The BAR is asked to make a recommendation to City Council on the owner's request to designate as an Individually Protected Property (IPP) an approximately 0.3-acre parcel located at the NW corner of West Street and 8th Street, NW, within the 10th & Page Neighborhood.

On December 9, 2025, in response to a request from the property owner, the Planning Commission voted to initiate the necessary review to amend City Code Chapter 34, Section 2.9.3.B. to designate this parcel an IPP, and, per City Code Chapter 34, Section 5.2.5, amend the City Zoning Map to identify this parcel as having an IPP overlay. Designation of an IPP follows the process for an amendment to the City's zoning ordinance and zoning map, including a public hearing and notification.

Per City Code Chapter 34, Section 5.2.5.B.1.a., a Zoning Text Amendment (ZTA) may be initiated by the City Council or Planning Commission. (ZTA is necessary because the City’s designated IPPs are specifically identified and listed in City Code Chapter 34, Section 2.9.3.B.)

Per City Code Chapter 34, Section 5.2.5.B.1.b., a Zoning Map Amendment (ZMA) may be initiated by the City Council, the Planning Commission, or the owner of a property.

Property information and attachments:

- VCRIS and Historical Survey
- Interior and exterior photographs
- Written request to staff asking to begin the designation process

Proposed revision to Chapter 34, Section 2.9.3.B. - Established Individually Protected Properties:

Following is a list of landmarks, buildings and structures outside the City’s ADC Districts, which are deemed by City Council to be of special historic, cultural, or architectural value.

Street Number	Street Name	Tax Map Number	Parcel Number
[...]			
<u>801</u>	<u>West Street</u>	<u>Tax Map 31</u>	<u>Parcel Number 42</u>

Discussion

Based on the criteria found in Section 2.9.3.C.2. (analysis below), staff asks the BAR to recommend that City Council amend Chapter 34, Section 2.9.3.B by adding this parcel to the list of IPPs and to amend the Zoning Map to designate this parcel as an IPP, with the two-story framed dwelling being listed as a contributing structure within the *GIS feature class*.

In June 2020, on behalf of the City, the 106 Group completed a Reconnaissance Architectural History Survey of 438 properties within the 10th & Page Neighborhood. As a result, the Virginia Department of Historic Resources State Review Board recommended the approximately 50-acre *Tenth and Page Historic District* be eligible for listing on the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). Within that review, the property at 801 West Street was assessed as retaining excellent integrity of both location and setting. In the areas of design, materials, and workmanship the house was assessed as retaining good integrity and therefore recommended as potentially individually eligible for listing in the National Register of Historic Places (NRHP) under criterion A as one of the oldest extent houses within the (also eligible) 10th & Page Neighborhood. [See property survey Attachment 1.]

Link to the 2020 survey: [Survey of 10th and Page Neighborhood 2020](#)

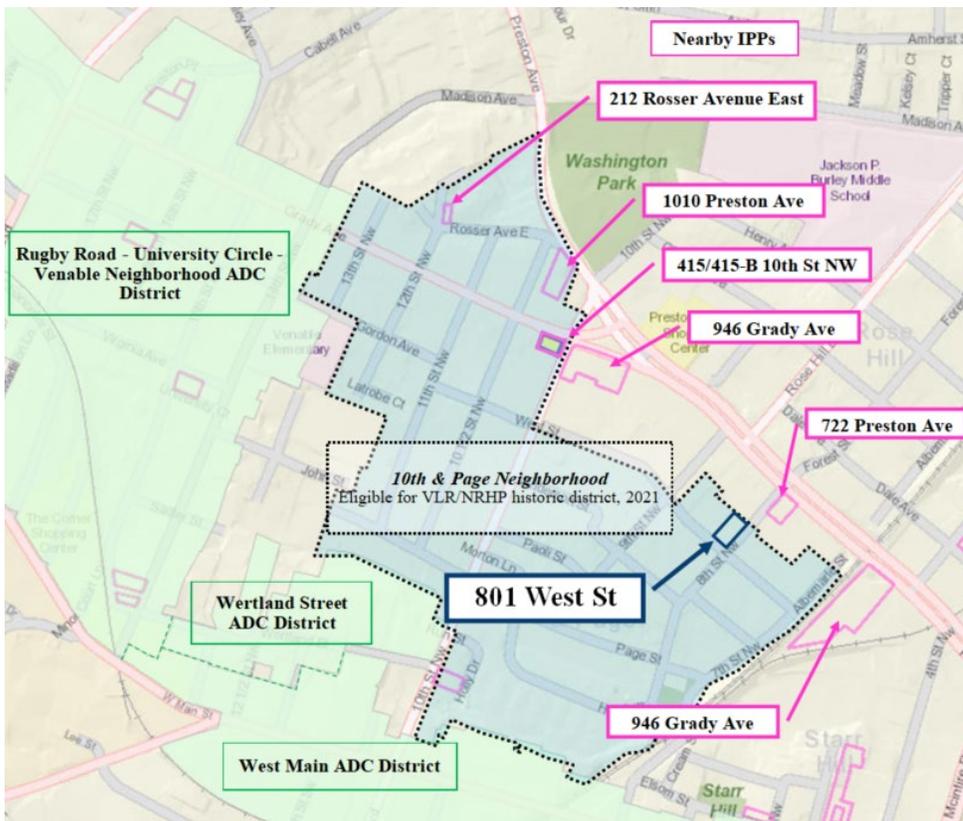
In 1991, the first IPPs were established by Council applying an ordinance intended *to preserve, protect, and enhance certain buildings, structures, and landmarks, together with their landscapes and settings, which are of special historic, cultural, or architectural significance, and which are located outside the City’s ADC Districts*. Charlottesville currently has eight ADC Districts, three Historic Conservation Districts, and 76 IPPs. Similar to the ADC district designation, the IPP designation is an overlay, as such the underlying zoning remains the same.

It is only through this local [City] designation that a historic property comes under the purview of the Board of Architectural Review (BAR) and, with that, is regulated by the City Code relative to demolitions, alterations, and new construction. The BAR cannot deny or prohibit a zoned use. Also, BAR actions are appealable to City Council and then to the courts. That is, the BAR cannot, by its actions alone, prevent a demolition or prevent a new structure or alteration to an existing structure.

Note: An IPP is a local designation, therefore evaluation of a proposed IPP should consider its importance to this city and this community. While it is helpful to refer to the NRHP criteria, neither eligibility nor listing should be considered requirements for **local recognition**. In fact, the relevant City Code section states that IPP designation is not determined by NRHP listing, but a way *to encourage nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register*.

Additionally, of the City’s 76 IPPs:

- 48 are not listed on the NRHP
- 28 are individually listed on the NRHP
- 19 are contributing resources to a NRHP historic district (most, if not all, were IPPs before being included in a district)



Suggested Motions

Recommend approval: Having reviewed the criteria for designation of Individually Protected Properties per City Code Chapter 34, Section 2.9.3., I move the BAR recommend that City Council approve the request to designate 801 West Street (Parcel 31-42) an Individually Protected Property.

Or

Recommend denial: Having reviewed the criteria for designation of Individually Protected Properties per City Code Chapter 34, Section 2.9.3., I move that for the following reasons the BAR recommend that City Council deny the petitions to designate 801 West Street (Parcel 31-42) an Individually Protected Property: ...

Standard of Review – IPP Designation [Ch. 34, Div. 2.9.3.C]

C. Amendments to Individually Protected Property List

1. City Council may, by ordinance, from time to time, designate individual buildings, structures or landmarks as Individually Protected Properties; or remove individual buildings, structure or landmarks from the City’s list of Individually Protected Properties. Any such action will be undertaken following the rules and procedures applicable to the adoption of amendments to the City’s Development Code and official zoning map.
2. Prior to the adoption of any such ordinance, the City Council will consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) as to the proposed addition, removal or designation. The Planning Commission and BAR will address the following criteria in making their recommendations:
 - a. The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register, or are eligible to be listed on such registers;

Staff comment: Per the VCRIS entry [Attachment 1], this property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood.

- b. The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

Staff comment: The property does not meet this standard. However, James Patterson was a well-known *local* builder and carpenter.

- c. The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing ADC district;

Staff comment: Per the VCRIS entry [Attachment 1], the property retains *excellent integrity of both location and setting*. In the areas of design, materials, and workmanship the house retains *good integrity*. Additionally, the site as a whole retains *excellent integrity of feeling and association*.

- d. The age and condition of a building or structure;

Staff comment: The structure’s date of construction is 1905 and is currently in good condition both internally and externally.

- e. Whether a building or structure is of old or distinctive design, texture and material;

Staff comment: The structure is now 130 years old and retains both interior and exterior design elements that are representative of the late 19th-c. and early 20th-c. vernacular style and of the period in which it was fashioned [See photographs within Attachment 1]. Its overall integrity is mildly compromised by late 20th-c. replacement windows and stucco cladding.

- f. The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

Staff comment: As noted within *standard c* above, 801 West Street retains its historic setting and association within the 10th and Page neighborhood. The presence of a window's walk is a unique element of its construction. The notable changes to the structure and site in the last 100 years include: loss of the original one-story garage or outbuilding prior to 1963, the addition of exterior stucco, and replacement windows.

- g. Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the City;

Staff comment: Staff does not believe this structure represents an infrequent design within the City as a whole. It is recommended however, that additional research be conducted to determine the sequence of development of 10th and Page in the early 1900's. The property's retention of historic setting, feeling and association do recommend consideration under this standard.

- h. Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

Staff comment: Per the VCRIS entry, the 10th and Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development and Social History, and under Criterion C in the area of Architecture. This property would be a primary contributing resource of such a nominated district. It is the owner's wish to designate 801 West Street as an Individually Protected Property in order to maintain this continuity.

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 801 West Street

Property Evaluation Status

Property Addresses

Current - 801 West Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22903
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

January 2020: This two-story house is located on the north side of West Street on the west corner of 8th Street NW and West Street. The walkway to the house is lined with box hedges, and there are large, mature trees around the house and along the rear of the property. This property consists of a house.

Surveyor Assessment:

January 2020: According to City of Charlottesville Property Records, this house was constructed in 1905 (City of Charlottesville GIS Viewer 2020). It first appears on the 1913 Sanborn Map with the same footprint it maintains through the Sanborn Maps to 1950 and into today (Sanborn Map Company 1913; Sanborn Map Company 1950; Google.com 2020). On the 1913 Sanborn Map, this house has a single-stall garage to the south east of the property (Sanborn Map Company 1913). This becomes a double-stall garage in the 1920 Sanborn Map and is maintained in the 1929 and 1950 Sanborn Maps (Sanborn Map Company 1920; Sanborn Map Company 1929; Sanborn Map Company 1950). This garage was demolished before 1963 (NETR 1963). Due to the multiple entranceways, this single-family house may now be a multi-family dwelling.

This property retains excellent integrity of location and setting. This property retains good integrity of design, materials, and workmanship, mildly compromised by replacement windows. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood. Further research should be conducted to determine if this is one of the first properties to be built in the neighborhood. Additionally, it is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one contributing primary resource.

Surveyor Recommendation: Recommended Potentially Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1905
Date Source:	Local Records
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Domestic
Other ID Number:	No Data

Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This two-story house is clad in stucco and has a hipped roof with pedimented gables covered in asphalt shingles with a wood-railed widow's walk in the center of the crossing. The front (southwest) facing facade features a one-story, full-width porch with a hipped roof supported by wood columns. The main entrance for this house is on the east end of the southwest facade. There is an interior concrete chimney near the center of the roof on the northwest roof slope at the ridge line. There is a one-story, full-width, front-gable wing on the rear (northeast) elevation of the house. It has an open porch on the southeast elevation with turned wood columns and railings. This porch provides access to two entrances. Visible fenestration includes two-over-two, double-hung, wood windows, most with fixed wood shutters; and a single-leaf wood door with a transom and a metal and glass storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Uncoursed
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Wood	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Doric
Roof	Hipped w/Lower Cross Gables	Asphalt	<i>No Data</i>

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Erin Que
Organization/Company: The 106 Group Ltd.
Photographic Media: Digital
Survey Date: 2/5/2020
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Erin Que, Principal Investigator and Sr. Architectural Historian
 Holly Good, Architectural Historian
 Saleh Miller, Sr. Architectural Historian

Project Bibliographic Information:

City of Charlottesville GIS Viewer
 2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.
 1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]
 1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

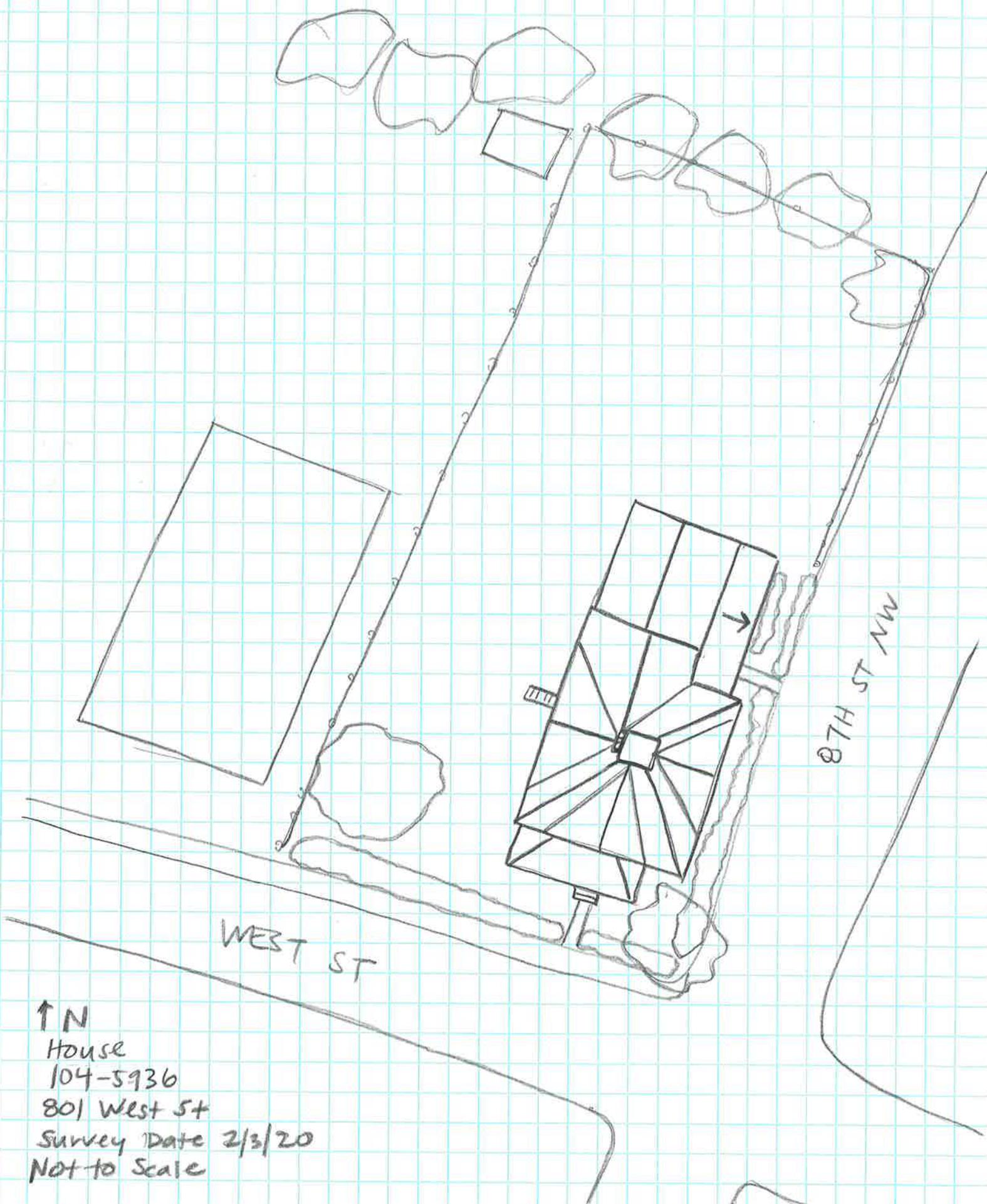
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



↑ N
House
104-5936
801 West St
Survey Date 2/3/20
Not to Scale



Front and side (west) elevations - from West Street



Front and side (east) elevations - from West Street

801 West Street: (DHR #104-5936) Architectural Survey Form - Photographs February 2020



Front elevation - from West Street



Rear and side (east) elevations from 8th Street, NW



Interior details—801 West Street



Interior details—801 West Street

Werner, Jeffrey B

From: Richard Hunt [REDACTED]
Sent: Friday, July 25, 2025 9:33 AM
To: Werner, Jeffrey B
Subject: Historic Designation - 801 West Street
Attachments: BAR Official Request 7-26-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Werner -

Please accept this email, with official letter attached, as my request for consideration of 801 West Street as an Individually Protected Property.

Many thanks in advance,
Richard Hunt

=====

Kellie Brown, Director
Charlottesville Planning Commission
Neighborhood Development Services
City of Charlottesville
605 East Main Street
Charlottesville, VA 22902

Dear Ms. Brown –

I am writing to request that, on my behalf, you initiate the necessary Zoning Text and Map Amendments for City Council to consider designation of 801 West Street (TMP 31-42) as an Individually Protected Property under City Code Chapter 34, Section 2.9.3.

The City’s 2020 historical survey of the 10th and Page Neighborhood recommended the approximately 50-acre neighborhood be eligible for listing as a historic district on the National Register of Historic Places (NRHP), with 801 West Street identified as one of the 353 resources contributing to the district’s significance. Additionally, the survey identified the house as “one of the oldest extant houses in the neighborhood” and recommended it as potentially eligible for individual listing on the NRHP. (The house was constructed in 1905, likely by James T. Patterson, a local carpenter. Patterson and his family owned and occupied the home until the early 1940s.)

I realize that if the property is designated by Council, exterior alterations and new construction will require review and approval by the City's Board of Architectural Review. This had been my grandmother's home, and my family and I feel strongly about maintaining the house and keeping its original features. As a Charlottesville native, I have great pride in the city, and I also have strong interest in keeping the 10th and Page neighborhood vital and welcoming for the community. Additionally, I plan to contact the Virginia Department of Historic Resources to seek NRHP designation for the house.

Thank you for your consideration. Please let me know if any additional information is needed.

Respectfully,
Richard Hunt