

## **Certificate of Appropriateness Application**

BAR # 26-0008

320 West Main Street; TMP 290018000

Downtown ADC District

Owner: 320 West Main LLC

Applicant: Terry Hindermann/Mike Stoneking

Project: Padel court

Mr. Hindermann & Mr. Stoneking,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on April 21, 2026. The following action was taken:

Ms. Lewis moved to approve items one (1) and three (3) on the Consent Agenda, which resulted in approval of the following motion:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed padel court at 320 West Main 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 with the following conditions...

- That both the light poles and lamping meet code per Ch. 34 Div. 4.12.3
- Should a change in location, height, or specification of the light posts or LED light panels be necessary, the applicant will submit an amendment with the alternative lighting plan for BAR review, if warranted by staff.

The motion was seconded by Mr. Timmerman and passed 7-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel: <https://youtu.be/BEqHRgUH1mo>

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](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Kate



**Kate Richardson**  
**Historic Preservation & Design Planner**  
Neighborhood Development Services  
City of Charlottesville  
434.970.3515 | [richardsonka@charlottesville.gov](mailto:richardsonka@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 21, 2026**



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320 West Main Street; TMP 290018000  
Downtown ADC District  
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**Background**

Year Built: c. 1890-1900  
District: Downtown ADC District  
Status: Contributing

Constructed as the Sparks-Garrett House, the property has been converted to commercial use. The stuccoed, frame structure is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhang eaves, and now enclosed porch with turned posts and brackets. [Historical survey attached.]

**Prior BAR Reviews**

[July 16, 2020](#) – BAR approved exterior alterations and site work.

**Application**

- Applicant submittals:
  - *320 West Main St. Padel Court*, Site Plan, Stoneking/von Storch Architects, 2 sheets.
  - *Filux - Technical Sheet*, 1 page.
  - *Padel Letter 2*, manufacturer responses, 2 pages.

CoA request for installation of a padel court at rear of property. [What is padel? \(video\)](#)

## **Discussion**

For the purposes of this review staff identified the padel court as a non-supporting, accessory structure and therefore utilized criteria under Ch. 3, Section P (*Additions*) of the Design Guidelines in consideration of its compatibility.

The structure's placement at the rear of the parcel, where it is screened by both the primary building and existing fencing, significantly blocks visibility from West Main Street. Situated 117 ft. from the public right-of-way, the 2,178 sq.ft. padel court is a modular design without a traditional foundation. Installed on the existing asphalt parking surface, the steel frame and court surface will be raised off the ground up to 3.2 feet (1m) to accommodate changes in grade with no permanent ground anchors. Four angled poles with double headed LED light panels extend from each corner of the court and mounted at a height of 19'. Integrated glass panels surround the court's exterior, with additional caging and netting in place towards the top of each, as a means of containing ball play.

The installation is conceived as a fully reversible, non-permanent insertion that strategically activates an otherwise underutilized parking field, transforming it into a more dynamic and spatially engaged environment.

## **Recommendation**

As this project meets the criteria outlined for additions within the ADC District Design Guidelines, staff recommends approval of the application as submitted with the condition that both the height of the light poles and lamping meet Code Sec. 34-4.12.3. Should a change in location, height or specification of the light posts or LED light panels be necessary, the applicant will submit an amendment with the alternative lighting plan for future BAR review if warranted by staff.

## **Suggested Motions**

*Approval* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed padel court at 320 West Main 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 with the following conditions...

- That both the light poles and lamping meet code per Ch. 34 Div. 4.12.3
- Should a change in location, height or specification of the light posts or LED light panels be necessary, the applicant will submit an amendment with the alternative lighting plan for BAR review, if warranted by staff.

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed padel court at 320 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

## **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. [...]

### **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 ADC District Design Guidelines**

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

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

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

**APPENDIX**

Existing Conditions (Images by NDS staff)

Rear yard fence – View Southwest



Gate entrance from W. Main St. – View South



Rear parking area – View South



Rear parking area – View North



Rear parking area – View East



Rear alley, View North



## LANDMARK



## SURVEY

Bibb/Winter 1979

IDENTIFICATION		BASE DATA	
Street Address:	320 West Main Street	Historic Name:	Sparks-Garrett House
Map and Parcel:	29-18	Date/Period:	1899
Census Tract & Block:	1-301	Style:	Victorian Vernacular
Present Owner:	Ferdinand and Judith A. Bazin	Height to Cornice:	
Address:	320 W. Main Street	Height in Stories:	2
Present Use:	Restaurant and Residence	Present Zoning:	B-4
Original Owner:	Dr. B. H. Sparks	Land Area (sq.ft.):	44' x 185' ave. (8140 sq. ft.)
Original Use:	Residence and Medical Office	Assessed Value (land + imp.):	

## ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay, stuccoed house set on a low brick foundation is in the T-shape popular in the late 19th century, with projecting side bays front and rear. The T-shaped medium-pitched gable roof is covered with greenish composition shingles. It has a boxed cornice with returns and a wide cornice board. The gable ends are covered with wooden shingles above the cornice, and each contains an attic window. The house is painted white with royal blue trim. A one-storey veranda covers the western two bays of the facade. It has a low-pitched hip roof covered with the same greenish composition shingles and a boxed cornice. It has been enclosed with vertical wooden siding, leaving the spool frieze and turned posts and balustrade undisturbed on the outside. There is now a multi-light stationary-sash window in each porch bay. The original entrance in the central bay of the facade is now an interior door. Windows are double-sash, 2-over-2 light, with architrave trim. There is a one-storey semi-octagonal bay window in the eastern bay of the facade. Its low-pitched hip roof is an extension of the veranda's roof. A door in one plane of the bay window originally gave access to the doctor's office from the veranda. The windows match the others in the house. The one-storey rear wing covering the two western bays is probably original. Its roof and windows match those in the rest of the house. Side and back porches around it have been enclosed. The central chimney has been removed; a smaller one at the rear of the wing remains. A single-flight open staircase with simple turned balustrade rises from the central hall. Doors and windows have symmetrically moulded trim

## HISTORICAL DESCRIPTION

with corner blocks. The parlor mantel has Tuscan columns reaching to the top of a mirror over-mantel. To accommodate a child's room in the attic, a section of the floor has been lowered and a stair and two skylights added.

For nearly half of its 80 years, this house has served as a doctor's residence and office. Dr. B. H. Sparks bought the lot in 1899 and built the house the same year (City DB 10-115). George E. Harris bought it from Dr. Sparks in 1908 (DB 19-462) and sold it in 1919 to Susie J. Webb (Mrs. James J. Webb) who owned it until 1945 (DB 34-104, 120-483). Dr. M. T. Garrett purchased it in 1947 (DB 132-35) and for 29 years lived and had his office there. The present owners bought the house from Dr. Garrett's estate in 1977 (DB 388-313). They live on the second level and have remodeled the first level for use as a restaurant.

Additional Deed References: City DB 17-465, 18-85; WB 20-554.

## GRAPHICS

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. Ferdinand Bazin  
 Mrs. M. T. Garrett  
 Sanborn Maps - 1907, 1920, 1969

Name: Sparks - Garrett House

320 West Main Street

ALBEMARLE



Possibly 1979?



Progress Photos by Jim Carpenter

**JUDITH AND FERDINAND BAZIN STAND IN FRONT OF LOCATION OF LE SNAIL**  
The Restaurant Featuring European Cuisine Will Be Located on West Main Street

## Something Old, Something New

By CINDY KELLEY  
of The Progress Staff

The snail, according to Webster, is a slow-moving, worm-like mollusk with a protective shell.

This definition, however, is not indicative of the service Judith and Ferdinand Bazin plan to offer customers of Le Snail.

Le Snail, a new restaurant planned for Charlottesville, is going to offer a European atmosphere with a Continental menu. The menu will be predominantly French, but will also feature German and Italian dishes, as well as daily specials.

Austrian-born Bazin has been head chef at the Boars Head Sports Club, where his food has already gained quite a reputation, for four-and-a-half years. His contract with the sports club ends in February of 1979, and the opening of Le Snail

by the Bazins has been the changes they have had to make in order to follow the handicapped code. "We had to raise the floor, which created quite a hardship," said Mrs. Bazin.

The Bazins are seeking to accomplish a warm and comfortable atmosphere exemplifying European culture. Parts of the interior of the future restaurant are being built with pieces from the castle on Nydrie Farm in Keene.

There will be three rooms for use by customers — two for dining and a bar.

The back dining room will have a more formal atmosphere than the one planned for the front. The bar will seat 18 people, the total seating capacity will be 70.

Lunch prices will range from \$2.50 to \$5, and dinners will average about \$5 to \$6.

Before setting prices, Bazin

The Bazins consider themselves "pioneers of West Main Street."

There is a city plan in the making for the upgrading of the Starr Hill neighborhood, where Le Snail will be located.

The area has gained quite a disreputable reputation over the years, but the Bazins are quite confident their business won't be affected. In fact they appear quite thrilled by the fact they are indeed "pioneers" of the facelift planned for the neighborhood.

A common question asked of the Bazins concerns parking space, whereby they quickly point out that the City Market parking lot, just across the street, has 180 spaces for autos.

The equipment for the kitchen area is all second-hand. The couple found this a necessary way to go because of the difficulty in obtaining a bank

of Assistant City Attorney Paul C. Garrett.

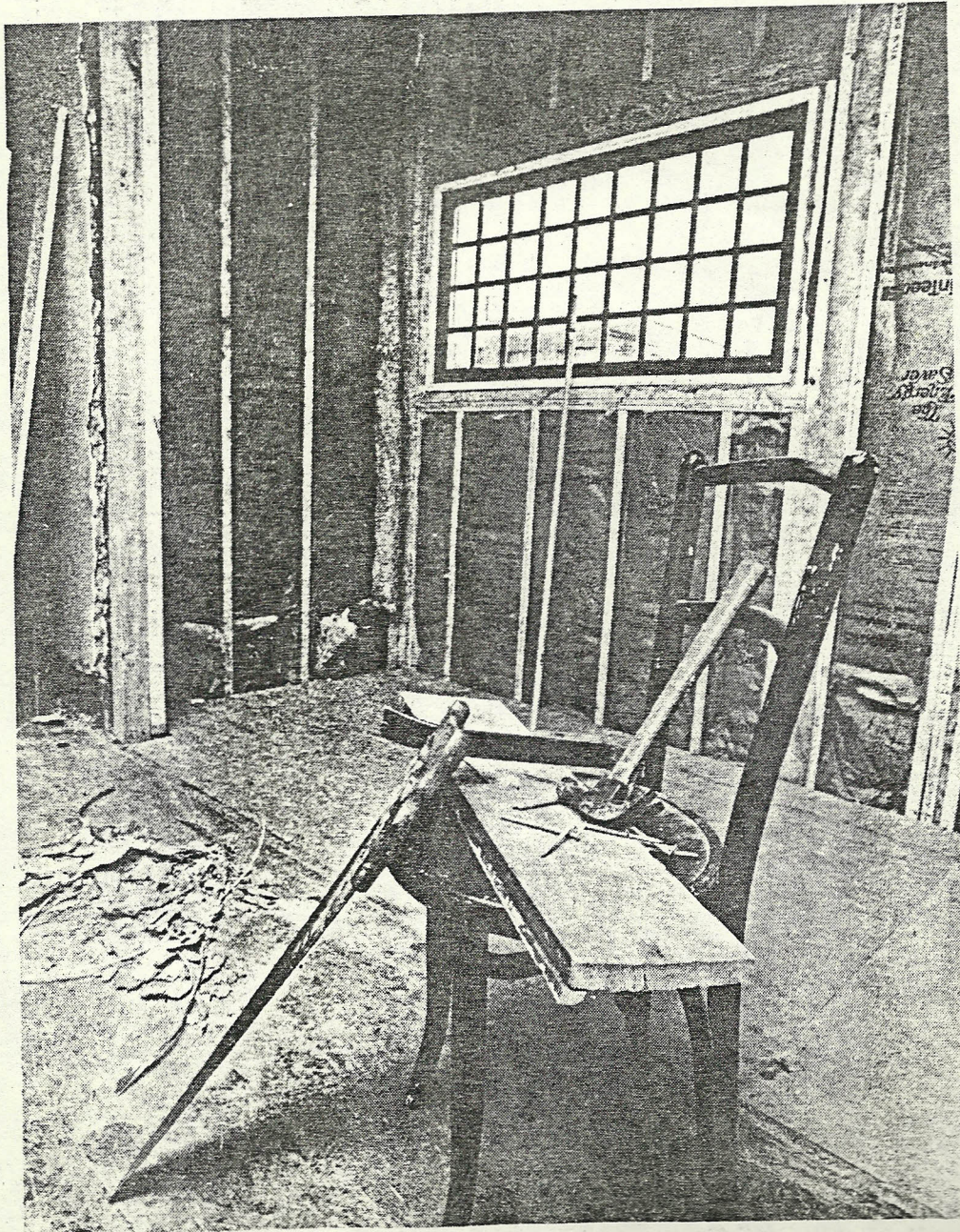
The Bazins moved into the upper floor of the building a little over a year ago. The lower level is in the process of being transformed into Le Snail.

One of the most difficult and costly alterations encountered

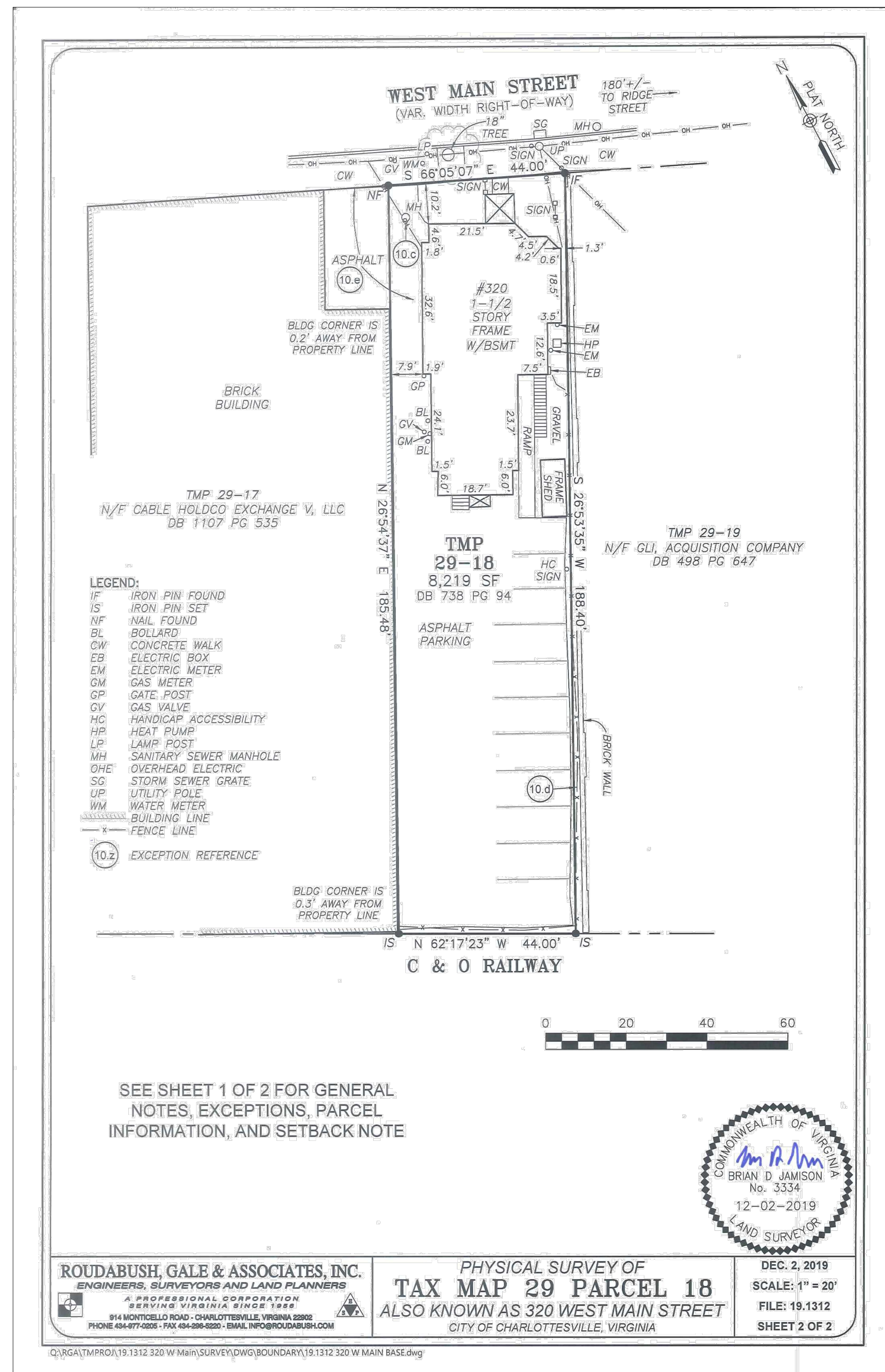
realistic study," said Bazin. He worked with seating capacity to see how many people would have to be fed per day, then took apart the concept to see if it was workable and came up with a "conservative figure of 60 per day" in order to break even.

Mrs. Bazin is a graduate of Barnard College and a former systems analyst for IBM. Bazin began as an apprentice chef at the age of 14 and has been creating his masterpieces since that time.

Le Snail will be located at 320 W. Main St.

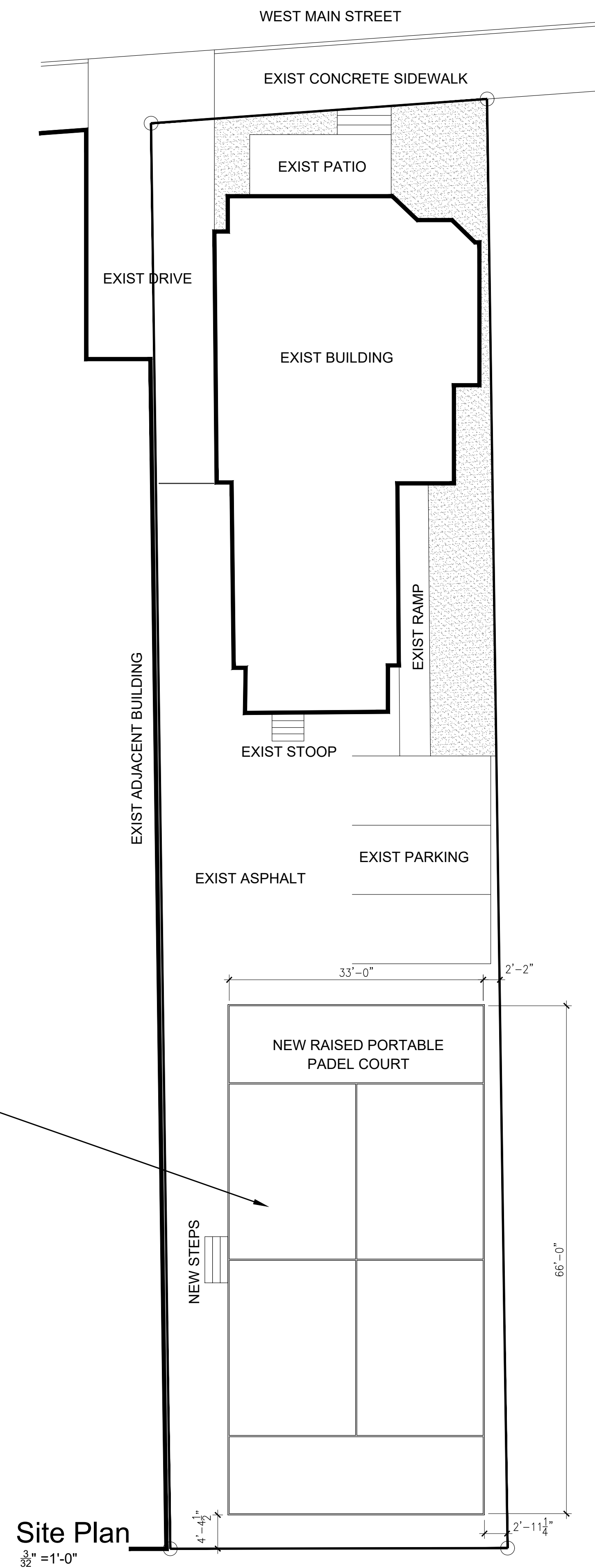


THE FRONT DINING ROOM OF LE SNAIL IS NOW UNDER CONSTRUCTION



Base Survey N.T.S.

NEW PADEL COURT:  
 FLOATS ABOVE EXISTING ASPHALT  
 NO CHANGE TO IMPERVIOUS SURFACE  
 NO CHANGE TO STORMWATER  
 NO FOUNDATIONS



320 West Main St. Padel Court  
 Charlottesville, VA

Site Plan

December 22, 2025 Permit Application

A1

Stoneking/ von Storch Architects



PREMANUFACTURED PORTABLE COURT BY PADEL GALIS  
<https://padelgalis.com/en/court/elevated-platform/>

INTEGRAL COURT LIGHTING

ENTRY STEPS BY COURT MANUFACTURER

NOTE: EXISTING SURFACE FOR THIS PROJECT IS ASPHALT

ADJUSTABLE FEET SITS ON EXISTING SURFACE

320 West Main St. Padel Court  
Charlottesville, VA

Photo Example

December 22, 2025 Permit Application

A2

Stoneking/ von Storch Architects



## DATA SHEET DATA SHEET

### LED FLOODLIGHT 200W

#### Overview

It is the perfect replacement for outdoor halogen spotlights. It can be tilted to direct the light according to the needs of the moment. The light it emits is of high quality as indicated by its CRI. The opening angle is very suitable as a general lighting element.

#### General information

The perfect substitute for outdoor halogen spotlights. It can be tilted to direct the light according to the needs of the moment. The light it emits is of high quality as its CRI indicates. The opening angle is very suitable as a general lighting element.

#### Informações gerais

É o substituto perfeito para holofotes de halogênio ao ar livre. Pode ser inclinado para direcionar a luz, dependendo da necessidades do momento. A luz que emite é alta qualidade como indicado pelo seu CRI. The results of the opening angle is very suitable as an element of general lighting.

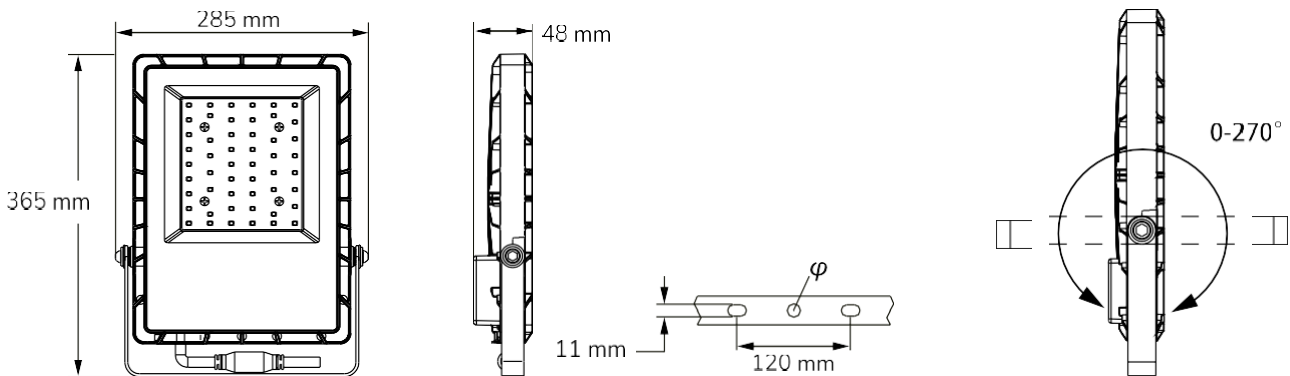
- 5**  
YEAR  
WARRANTY
- 50.000H**
- IP65**
- 130LM/W**
- CRI**  
>80
- 110°**
- 4KV**
- A++**  
LABEL
- PF**  
0,95
- IK07**
- SMD**
- 5 PCS**

Dimensiones | Dimensions | Dimensões

3,2kg

110°

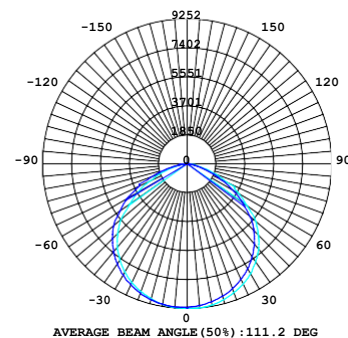
Ângulo Apertura  
Beam Angle  
Ângulo De Abertura



#### Photometry | Photometry | Photometry



Model	Sku	Power	C.Temp	Lumens	Input
FT-21200	F2140	200W	3.000K	26.000	110-240V, 50-60HZ
	F2143		4.000K		
	F2144		5.700K		



Hi Terri,

First of all, my apologies for the delayed response. Your message from a few days ago slipped past us while we were coordinating the technical information for the project.

Attached you will find the wind load verification study for the FlexiPadel platform together with the padel court structure. This engineering report was prepared by an independent structural engineering firm and analyzes the structural behavior of the complete system under wind loads. It should help support the technical review process with the city.

The report evaluates the combined structure of the FlexiPadel base and the M90 padel court, considering gravitational loads, wind action, structural resistance, and stability. The calculations verify that the system safely withstands the design wind loads analyzed in the study.

Although the analysis was developed using the M90 court structure, the same structural concept also applies to our Wilson-type courts, since both systems follow the same general structural principles and connection logic to the FlexiPadel base. Therefore, either court model can be installed on the FlexiPadel platform.

To further clarify the structural concept, the FlexiPadel system is designed as a removable modular platform intended to support a padel court without the need for permanent concrete foundations.

Unlike traditional installations where the court structure is anchored directly to concrete footings, the FlexiPadel platform distributes loads through a grid of structural steel profiles supported by adjustable pedestals. These pedestals transfer the loads uniformly to the surface below while allowing the platform to remain fully reversible and removable.

In practical terms, this means:

- No deep foundations or permanent ground anchors are required
- The structure is assembled on top of the ground surface using a modular steel platform
- Loads from the court, glass panels, steel frame, and playing surface are distributed across multiple support points rather than concentrated in isolated footings
- The court structure itself is mechanically connected to the platform frame, creating an integrated structural system
- The system can be disassembled and removed without permanent alteration of the site

This design approach minimizes ground disturbance and makes the system particularly suitable for locations where permanent foundations are not desirable or where reversible construction is preferred.

Regarding your specific questions:

Platform anchoring

The FlexiPadel system does not rely on traditional ground anchors such as screws or deep foundations. The platform is a modular steel base supported by adjustable pedestals that distribute the loads across the surface. The padel court structure is then mechanically

connected to the FlexiPadel platform through anchoring plates, forming a stable integrated system.

#### System weight and stability

The stability of the system comes from the total combined weight of the platform and the court structure together with the distributed pedestal support system. The structural calculations included in the report consider the self-weight of the steel structure, glass panels, mesh, ceramic tiles, artificial turf, and the pedestal system when verifying structural behavior under wind loads.

Because the system sits on a modular platform rather than being permanently anchored into the ground, it can be understood as a removable recreational installation rather than a traditional permanent building structure. This is one of the main advantages of the FlexiPadel system and is often helpful in permitting processes where reversible site interventions are preferred.

Regarding lighting, I sent you a separate email with the fixture specifications and technical datasheet for the standard lighting system we normally install on outdoor courts.

If the city ultimately determines that lighting spill could be a concern due to the tight site conditions, we also have the option of using our perimeter lighting system. This system was originally developed for indoor courts but can also be adapted for outdoor installations. It concentrates the light more directly over the playing surface and reduces light dispersion beyond the court perimeter.

This alternative solution does have a different cost structure, but if the city raises concerns with the conventional lighting approach, we can coordinate with our engineering team in Spain to evaluate and potentially fast-track the perimeter lighting solution for this project.

Please let me know if Mike or the city reviewers need any additional documentation. We are happy to support with any technical information needed to move the approval process forward.

Best regards,



**Ali Montilla**

Director Mid-Atlantic

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