

May 21, 2026

Certificate of Appropriateness Application

BAR # 26-0021

1615 Keith Valley Road; TMP 41A046000 Individually Protected Property

Owner: Luanne Murphy

Applicant: Kelly Trout, Robertson Renovations Project: New addition, exterior alterations and repairs



Ms. Trout,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on May 19, 2026. The following action was taken:

Mr. Schwarz made 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 rehabilitations, alterations, and new garage at 1615 Keith Valley Road satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

- Per the design guidelines, doors and windows with insulated glass and simulated divided lites will have internal spacer bars.
- New gutters will be half-round and downspout will be full-round.
- In addition, the BAR notes that approval of a CoA for the new garage is for the design review only and does not authorize any work requiring a building permit, nor does it supersede the City's Code of Development, which the proposed work must comply with.

The motion was seconded by Mr. Bailey 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 do not hesitate to contact me.

Sincerely,

Kate



Kate Richardson

Historic Preservation & Design Planner

Neighborhood Development Services

City of Charlottesville

434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
May 19, 2026**



Certificate of Appropriateness Application

BAR # 26-0021

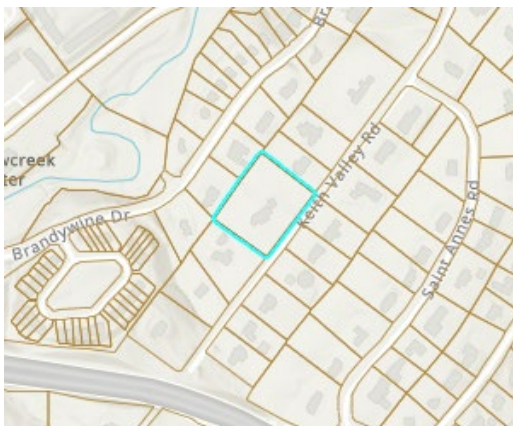
1615 Keith Valley Rd; TMP 41A046000

Individually Protected Property

Owner: Luanne Murphy

Applicant: Kelly Trout, Robertson Renovations

Project: Exterior alterations and repairs



Background

Year Built: Historic Core: third quarter 18th-c. (Possibly 1760s or 1790s; per one account, it was 1774.) Alterations and additions 1937-1938 and later. Staff cannot determine when garage was constructed, but prior to 1960s. Staff believes the center room at the rear had been a patio that was later enclosed.

District: Individually Protected Property

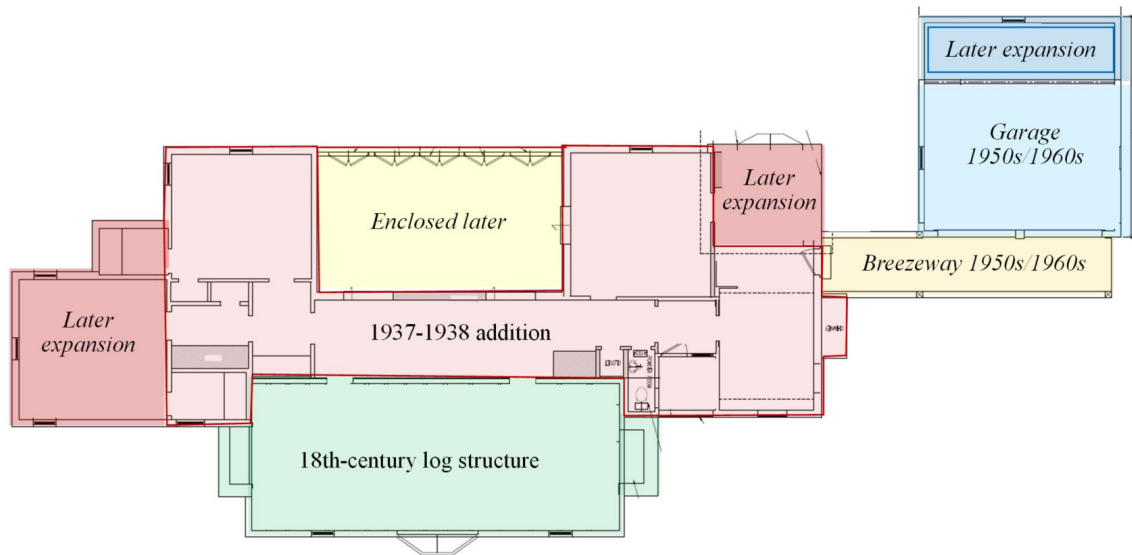
Status: Contributing [Designated as an IPP in 1991.]

‘The Old Keith House’ portion of the property was constructed after 1760, and is a three-bay, single story plus loft, hand-hewn, square-log cabin with both half-dovetail and square notching. The typical gable roof is flanked by stone chimneys. Numerous later additions and alterations have added to the dwelling’s footprint, with its current form being “U-shaped”. (Survey attached.)

Construction dates for each section could not be determined from available information; however, staff believes the following presents reasonable assumptions relative to the sequencing of the various additions and alterations.

- Late-1700s: Two log structures built.
- 1937-1938: Marshall Wells-designed rehabilitation and addition. Log structures combined into a single building, brick wings added.
- Post-1930s (possibly):
 - Patio between wings is enclosed
 - Expansions of north and south wings.

- Post-1930s/Pre-1960s (possibly):
 - Garage constructed, later expanded to rear.
 - Breezeway constructed connecting house to garage.



Prior BAR Reviews – None.

Application

- Applicant submittals:
 - ‘Murphy Residence – 1615 Keith Valley Road’, Robertson Renovations; dated February 2026, 5 sheets.
 - Description of Work – Charlottesville BAR submittal, dated April 24, 2026.
 - Property photographs

CoA for construction of new garage (to replace existing), enclose the connecting breezeway, and replace several windows, doors, and a skylight the rear elevation. No alterations are proposed for the original, 18th-century section.

Several maintenance and repair items will be completed on the property which are not part of this CoA. That work includes foundation stabilization and repair to mitigate water infiltration, gutter replacements, partial roof replacement, and repair work on both historic chimneys. At rear, asphalt shingles on low-sloped roofs will be replaced with EPDM.

Note: Construction of a new garage is permitted by the Code of Development; however, by connecting the house and garage via an enclosed hallway, the combined length of the resulting *single structure* would be non-conforming. Options that might resolve this are being evaluated, including a request for a Special Exception. (In the Suggested Motions below, staff included language to address this, relative to the BAR’s purview.)

Garage and enclosed breezeway

- Demolish existing CMU garage and construct new two-car garage with second story living space. Ridge line will be four feet taller than the existing; garage will occupy the same footprint,

but extend 6-ft further into the back yard. (Existing structure lacks footers; undersized for current vehicles; exposed electrical and plumbing; second floor space has inadequate head room.)

- Enclose the covered breezeway connecting the garage to the north wing of the 1937 addition. This enclosure and new construction (at the rear side) will be enclosed and enlarged, providing hall and stairway access to the second floor of the addition. Note: On the exterior walls of the connecting hall (front and rear), fiber cement board siding will be used in lieu of the brick indicated on the drawings.
- New materials will match the aesthetic of the existing home as closely as possible while utilizing modern, low-maintenance materials. Profiles and detailing will match as closely as possible to the 1930s addition with stock profiles (no custom milled trim or detailing).
- Siding will be fiber cement board with beaded profile, similar to siding on existing garage
- Cornice, trim, etc. will be fiber cement board. Soffits, rakes, fascia, etc. to match 1930s addition(s) as closely as possible. [Staff note: The guidelines do not require that elements on an addition or new structure match or replicate historic materials.]
- Pella Lifestyle windows and doors. Aluminum-clad, fiberglass windows and doors. SDL insulated glass on all.
- Ceiling of exposed breezeway in front of garage will be v-groove Azek, or equal.
- Roofing at garage will be 50-year architectural asphalt shingles selected to match/compliment/blend with the existing shingles on the house.

Door and window replacements at rear elevation:

- All are in poor and deteriorating condition.
- Replace four double doors at rear, central room (sunroom).
- Remove the bay window at rear elevation (including the masonry wall below it) and install a single, double-hung window. (Repaired brick wall will be flush, not projecting. This is necessary to accommodate the egress window below.)
- At the north wing, remove existing window and install a triple, double-hung window.
- At basement wall of north wing, install egress window, required by code.
- Pella Lifestyle windows and doors. Aluminum-clad, fiberglass windows and doors. SDL insulated glass on all. Profiles, grilles, grille pattern to match existing to closest standard available.
- Replace skylight on rear sunroom. Velux curb mounted skylights, or equal. [Staff note: Acrylic bubble skylights were not common until the 1950s; therefore, staff does not consider this a historic element related to the 1930s alterations.]

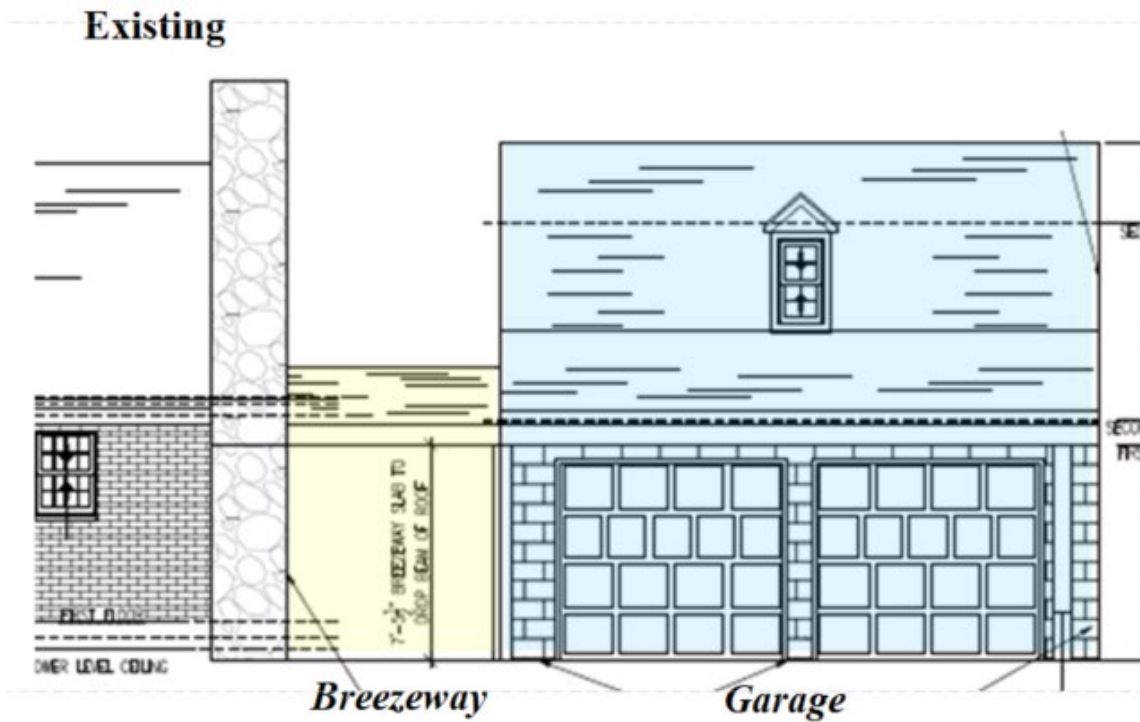
Discussion

Staff recommends approval of the door and window replacements, with a condition that insulated glass will have internal spacers bars aligned with applied grilles. BAR should discuss how to address the necessary brick infill at the two windows of the north wing. Should the infilled and/or repaired sections be flush with the existing wall or recessed slightly to indicate the alterations? With the bricks whitewashed, it is not necessary to match the brick color; however, the size and coursing should correspond with the existing, and new bricks should be toothed into the existing.

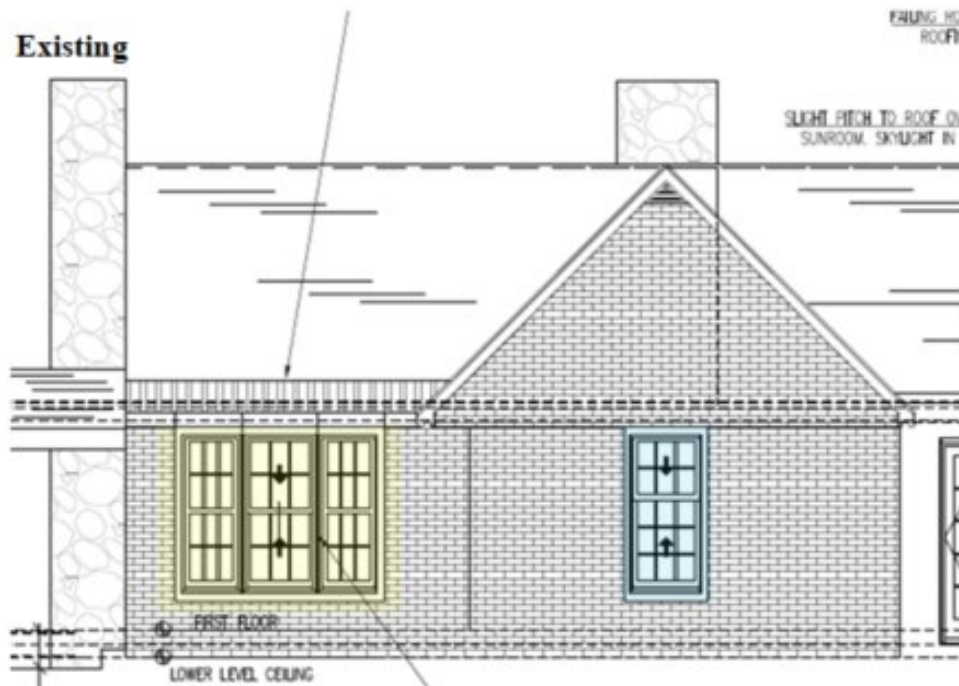
Staff recommends approval of the new garage and the enclosed breezeway, with any motion for approval including the suggested comment related to the necessary zoning compliance. Note: The BAR cannot, by condition of a CoA, require, enforce or waive compliance with any requirements of

the City's Code of Development. The intent of referring to this in a CoA is simply to make that clear.

Front elevation.



Rear elevation. Corresponding with infiltration mitigation and basement foundation repair, a new window will be installed where the bay window is currently located, and a sub-grade egress window installed for code compliance. A triple-framed window will replace the single window under the north rear gable.

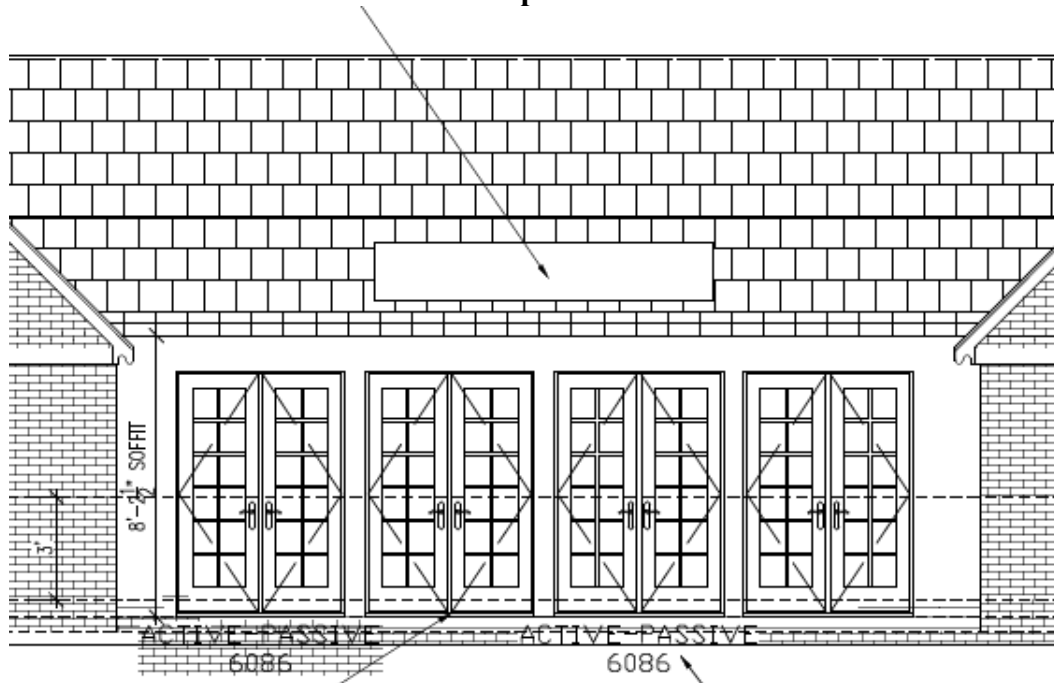


At the sunroom, the existing series of rear doors are to be replaced. The skylight will be replaced, and the shingle roof replaced with EPDM.

Existing



Proposed



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 rehabilitations, alterations, and new garage at 1615 Keith Valley Road satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

- Per the design guidelines, doors and windows with insulated glass and simulated divided lites will have internal spacer bars.
- New gutters will be half-round and downspout will be full-round.
- In addition, the BAR notes that approval of a CoA for the new garage is for the design review only and does authorize any work requiring a building permit, nor does it supersede the City's Code of Development, which the proposed work must comply with.

Approval - alternate: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rehabilitations and alterations at the rear elevation of 1615 Keith Valley Road satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the following conditions:

- Per the design guidelines, doors and windows with insulated glass and simulated divided lites will have internal spacer bars.
- New gutters will be half-round and downspout will be full-round.
- The demolition of the existing garage, construction of the new garage, and enclosing of the breezeway are omitted from this CoA.

Staff note: In lieu of action to deny all or a portion of this proposal, staff recommends the BAR defer the matter to the next meeting or, if requested by the applicant, approve a deferral until a later meeting.

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: [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.

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](#)

[Chapter 4 Rehabilitation](#)

[Chapter 5 Signs, Awnings, Vending, and Cafes](#)

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1615 Keith Valley Road
 Map and Parcel: 41A-46
 Census Tract & Block: 8-203
 Present Owner: Anna N. Hammer, Murray F. & Lewis
 Address: T. Nimmo
 Present Use: Residence, Single Family
 Original Owner: John Newcomb (probable)
 Original Use: Residence

BASE DATA

Historic Name: Keith House
 Date/Period: 1760's or 1790's
 Style: Vernacular
 Height to Cornice:
 Height in Stories: 1
 Present Zoning: R-1
 Land Area (sq.ft.): 69,600
 Assessed Value (land + imp.): \$76,900

ARCHITECTURAL DESCRIPTION

The old Keith House is a three-bay, single-pile rectangle in form. Height is single storey with loft above and no basement. Construction is hand-hewn, squared logs, with half dovetail notching on the south west end and square knotting on the north east end. The roof is gable covered in asbestos shingle. Massive, exterior stone chimneys stand at either gable-end of the log house. The eaves are simple with exposed ceiling joist ends. Spacing in these joists (exposed also on the interior) is slightly greater in the north east half of the building. A three-sided bay window projects from the central bay of the south east (street) facade. The bay roof is covered in copper. The different notching styles, ceiling joists spacing, and the presence of the bay window all suggest that the house may have been two separate sections, built at different times, separated by a breezeway or center hall. Alterations may have been made in the late nineteenth century, and again in 1937 by Marshall Wells. At this latter date, interior walls were removed and the log house became a one-room "great hall" with fireplace at each end. Of note is the original enclosed stairway to the loft, with wooden hinges and bar latch. Windows throughout are six-over-six-light, double hung sash, with solid shutters. The addition by architect Wells of balanced pavilion off the rear corners of the log house, with a perpendicular wing behind each pavilion, created a multi-pavilioned "U" form house with a pleasingly picturesque appearance. A garage is attached by breezeway to the north corner of the total house, and an outbuilding of pegged-frame construction stands in the backyard.

HISTORICAL DESCRIPTION

Traditionally, the log portion, known as the Keith House, was constructed in 1760 or 1790. The first recorded reference discovered is a deed of trust (Co. DB15-643) in 1806 in which John Newcomb mentions his one-seventh share in 74 acres of land of which his father John died possessed. The father was possibly be the builder. The will of John Newcum (Newcomb, the son), dated June 5, 1828 (Co. WB12-455) leaves to his two daughters Sarah and Ellin "my land whereon I now reside with the houses, etc." -- the first reference to a house. Daniel Keith purchased the property in 1841 from the heirs of William Newcomb (heir of John) (Co. DB38-433, DB38-481). (Daniel was apparently a printer, as a deed of trust dated 1830 secures a \$2,000 bond "for the faithful delivery ... of the work called 'Memoir, correspondence, etc., of Thomas Jefferson'", written by Thomas Jefferson Randolph (Co. DB28-270)). The property passed to Daniel's heirs, one of whom, James D. Keith in 1861 and 1874 purchased the others' shares (Co. DB59-562, DB68-644, DB68-645). Mrs. R. Maude Gentry purchased the house in 1911 from the executor of Bettie M. Gregory, Keith's daughter (Co. DB144-302). When Robert R. Harmon bought the house in 1937, the log structure was remodeled and included as one pavilion of the new house design by architect Marshall S. Wells.

GRAPHICS

CONDITIONS

Excellent

SOURCES

City and County Records

NAME: Keith House

ADDRESS: 1615 Keith Valley Road

Undated Photo



Log cabin 1770

By Mr. Keith a stonemason

3. This afternoon Anna W. Hammer 293-8460
or after 11 am tomorrow

→ 1774 by James W. Keith
one chimney + fireplace
Wood Hanger + Hesp.

40' x 15'

Home on Wednesday

Va House Tour

Mr. Kinloch Mahone



the nimmo house

1615 KEITH VALLEY ROAD

Delightful one-level living in an impeccably maintained home of old world charm, at the heart of which is an original 18th Century log dwelling; it was the home of James Keith, a respected stone mason. Massive stone chimneys anchor the original Keith abode. Marshall S. Wells, architect, designed the brick wings and the attached garage.



The mellowed setting embraces over 1.6 acres of privacy enhanced by some century old trees to which the present owners have added great numbers of mature English boxwoods, magnolias, azaleas, dogwoods, and other flowering plants.





The NIMMO HOUSE at 1615 Keith Valley Road, Meadowbrook Heights, Charlottesville, Virginia, according to survey plat of record in the City Clerk's Office is Lot 1-A, showing frontage (and constant width) of 290 feet and a constant depth of 240 feet. Property is on metered city water, city sewer and natural gas. It is within 3 minutes drive of access ramp to the East-West By Pass, U. S. 250, approximately 1½ miles from historic Court House Square and Downtown Mall; about 2 miles north of University of Virginia and Medical Center, closer still to major shopping centers and new Fashion Mall.

PRICE: ~~\$275,000~~ ^{\$225,000} includes furnished gallery, furnished bedroom (above garage); all draperies, curtains and shades throughout (from such sources as Scalamandre' and Schumacher; also, numerous English antique light fixtures and pair of antique urns.

TAXES: (1983) \$1,374.08



STEVENS & COMPANY

REALTORS NATIONAL MARKETING INSTITUTE • NATIONAL FARM AND LAND INSTITUTE • AMERICAN CHAPTER, INTERNATIONAL REAL ESTATE FEDERATION

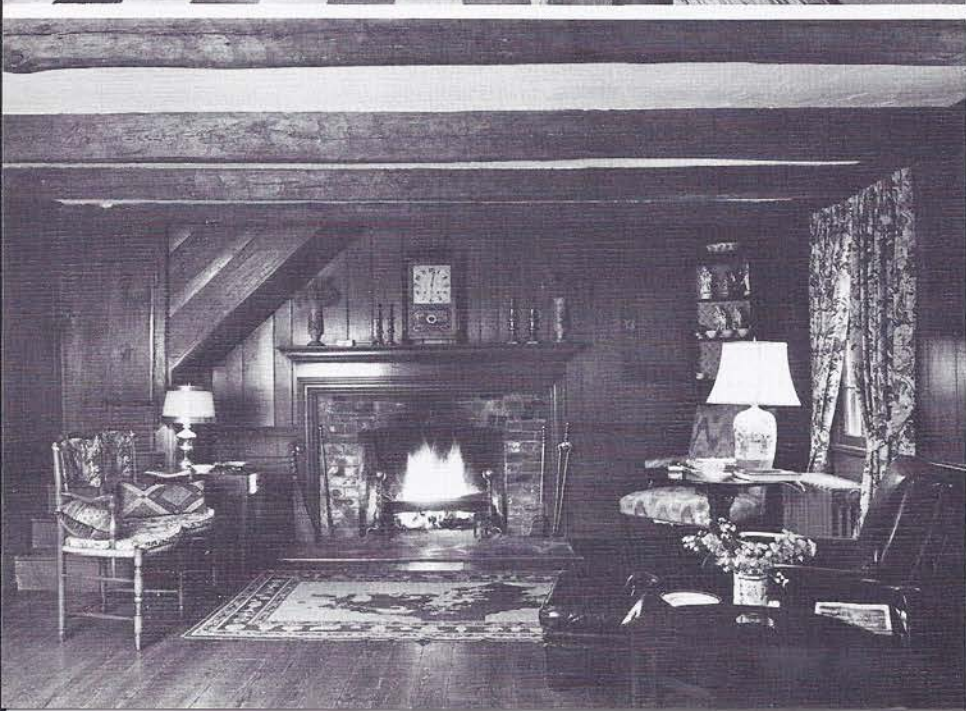
TELEPHONE 804 296-6104
TWX 510-5875455

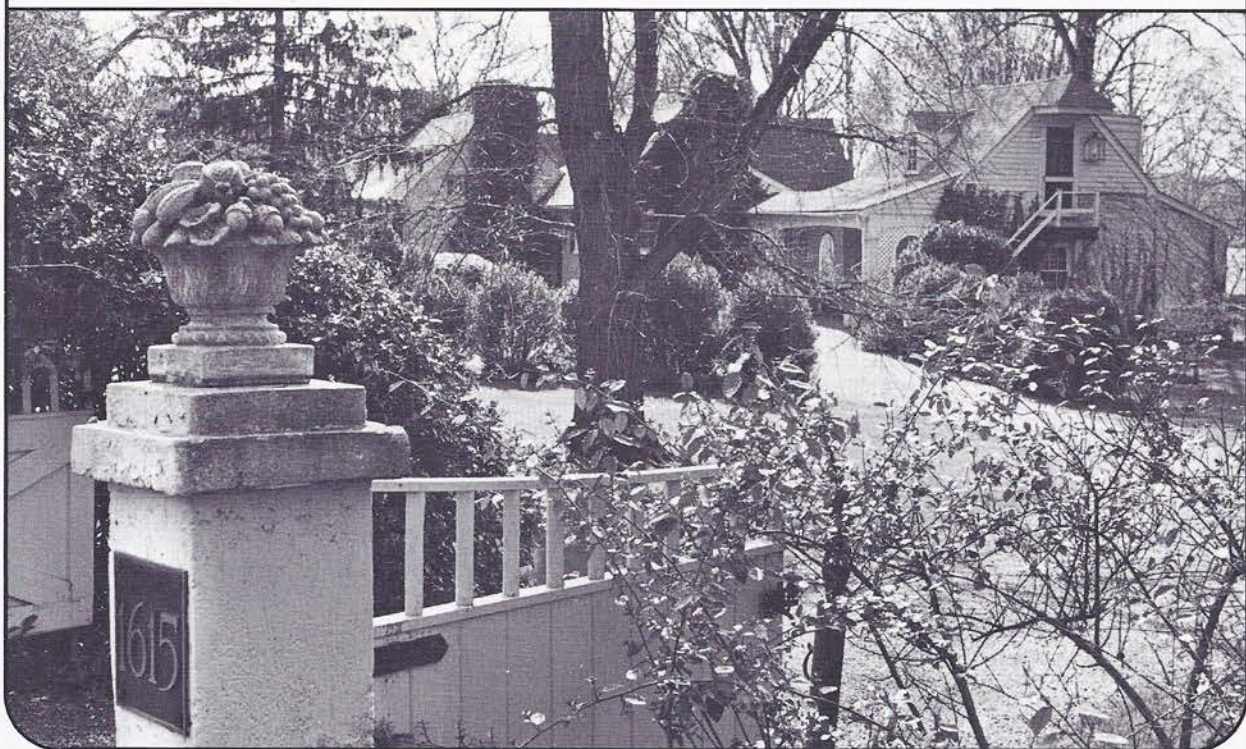
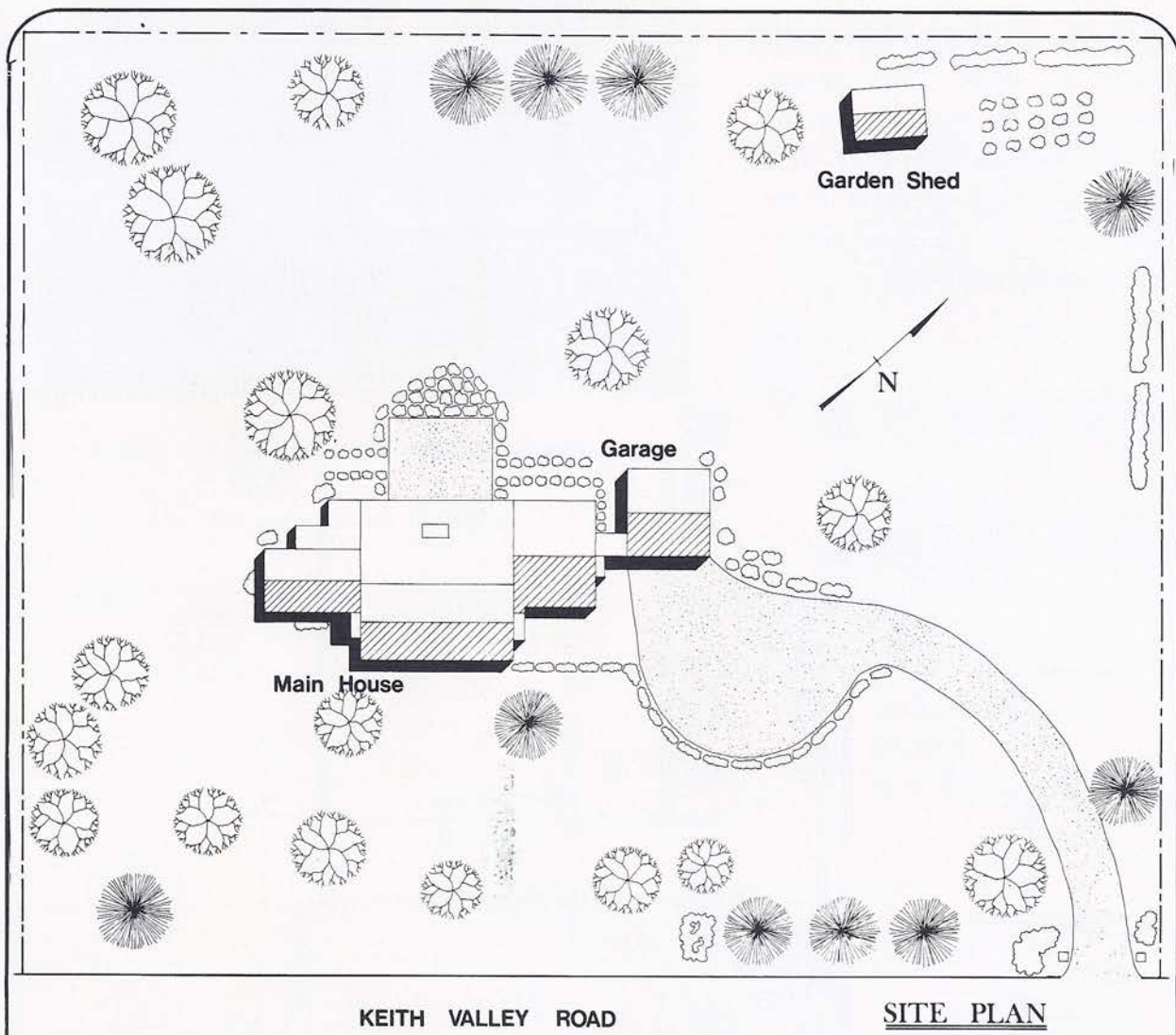
ONE BOAR'S HEAD PLACE

CHARLOTTESVILLE, VIRGINIA 22901



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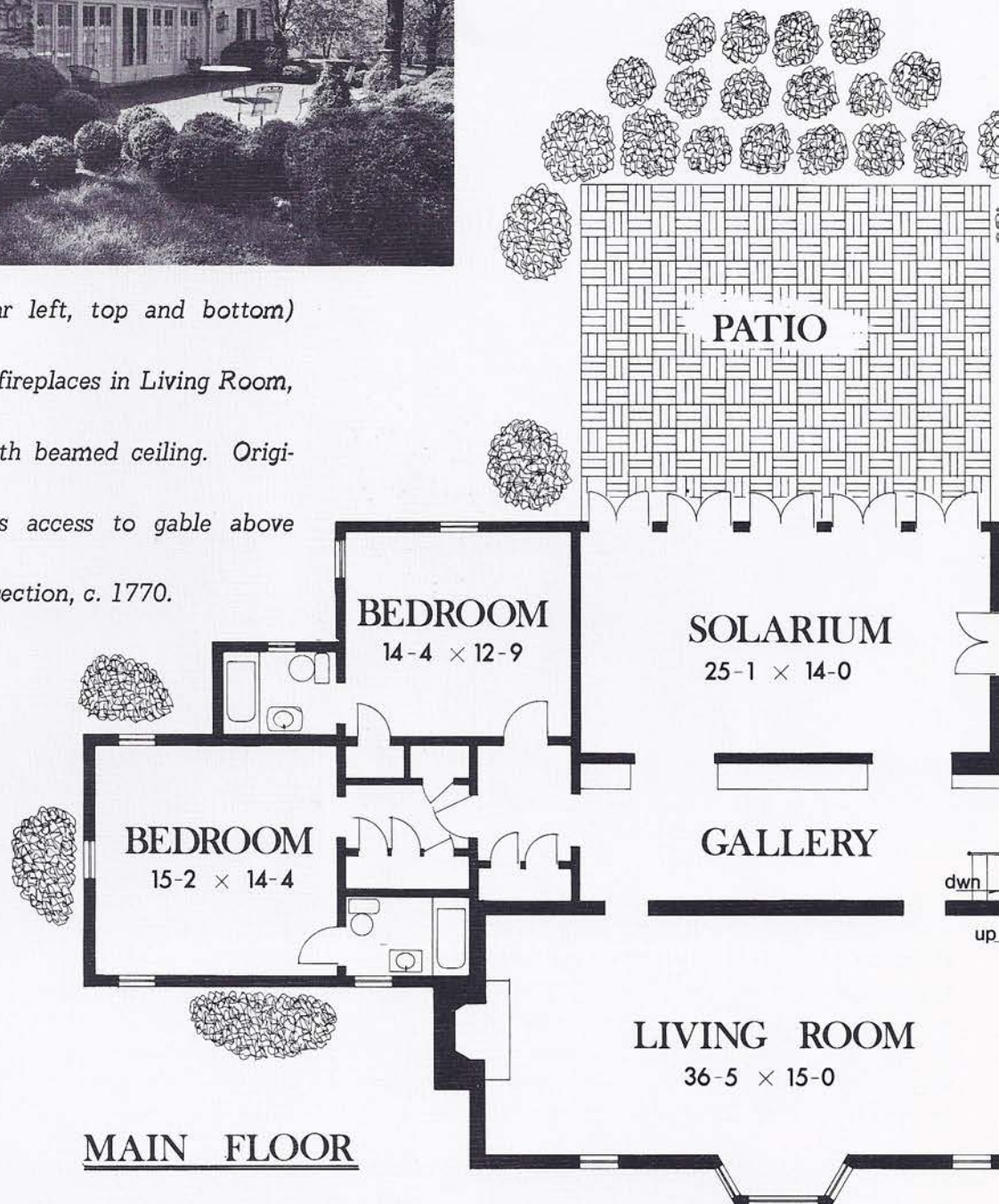
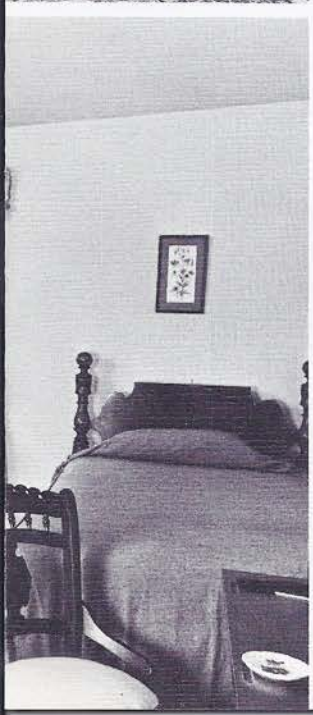
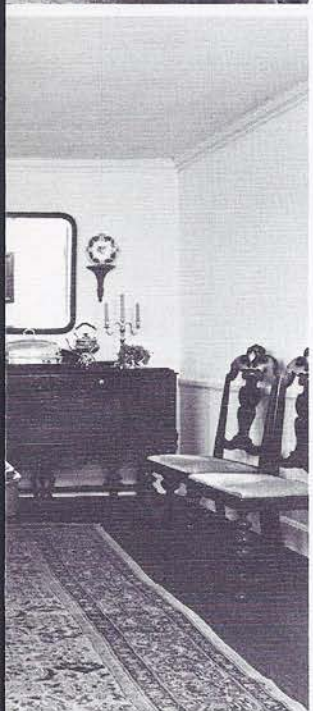






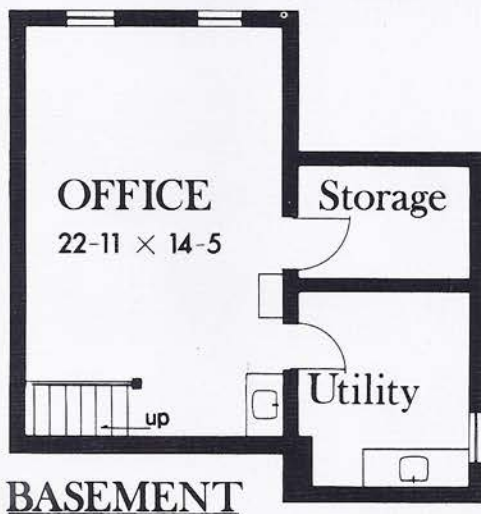
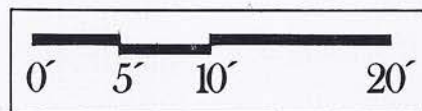
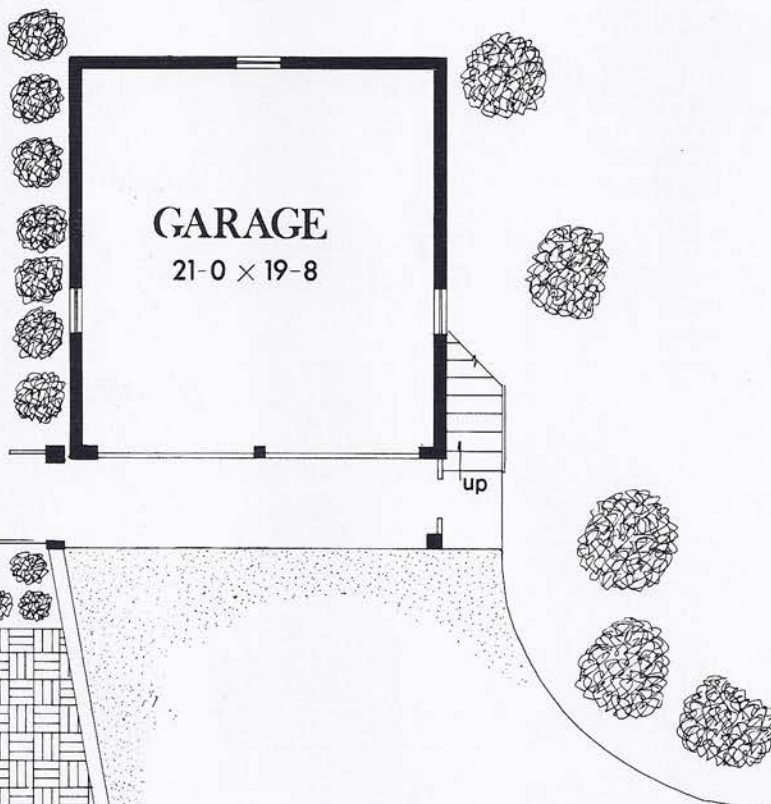
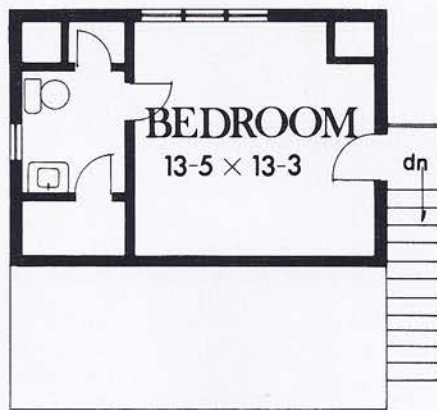
the nimmo house

Pictures (far left, top and bottom) show both fireplaces in Living Room, panelled with beamed ceiling. Original stair as access to gable above central log section, c. 1770.



Office or den (shown at right) is an easy stair descent from the Main Gallery. Central furnace is in Utility Room, beyond Office.

Bedroom and bath (shown at right) is above 2-car garage, connected to main house by covered walkway (dog trot). It is adequate as a guest room or for live-in help or as a rental unit to graduate student.



Entrance gates and columns were brought from present owner's family home; cut-stone finials (fruit baskets) are from Italy. Grounds professionally landscaped by Baltimore/Washington firm. Included are over 100 English boxwoods, many over a century old; specimen trees such as copper beech, European larches, contorted hazelnut (Sir Harry Lander's walking stick), Kousa dogwood, cut-leaf fern beech, mature magnolia, English holly, numerous hemlock, blue spruce, and oaks; also roses in a small flower garden.





Description of work – Charlottesville BAR Submittal

1615 Keith Valley Road (“Keith House” or “Nimmo House”)

April 24, 2026

Renovate and repair 1615 Keith Valley Road ("Keith House"/"Nimmo House") to ensure long-term stability of the structures, bring the building systems up to date and improve areas of the property that are in disrepair or structurally inadequate. There are two goals for this renovation: 1. Replace a structurally inadequate garage and 2. Protect the existing home from continued water damage and update all systems.

1. Replace a structurally inadequate garage:

- Replace existing CMU block garage which is built without footers, is undersized for current vehicles, has exposed systems (electrical and plumbing) and has inadequate head height in second floor living space.
- Replace existing garage with new two-car garage and second floor living space.
- The new garage will be code compliant and provide updated systems (plumbing, electrical, HVAC) as well as increase the livable square footage within the same width as the existing garage.
- The new garage ridge line will be just four feet taller than the existing ridge line and the garage extends just six feet further into the back yard.
- Enclose the covered breezeway between the garage and existing home and infill some of the space behind the breezeway. This integrates the living space above the garage into the main house's total livable area without significantly altering/increasing the home's footprint.
- Relocate home's powder room to the new connective space allowing the existing powder room to be removed and the original outdoor storage closet function off the front porch to be restored.

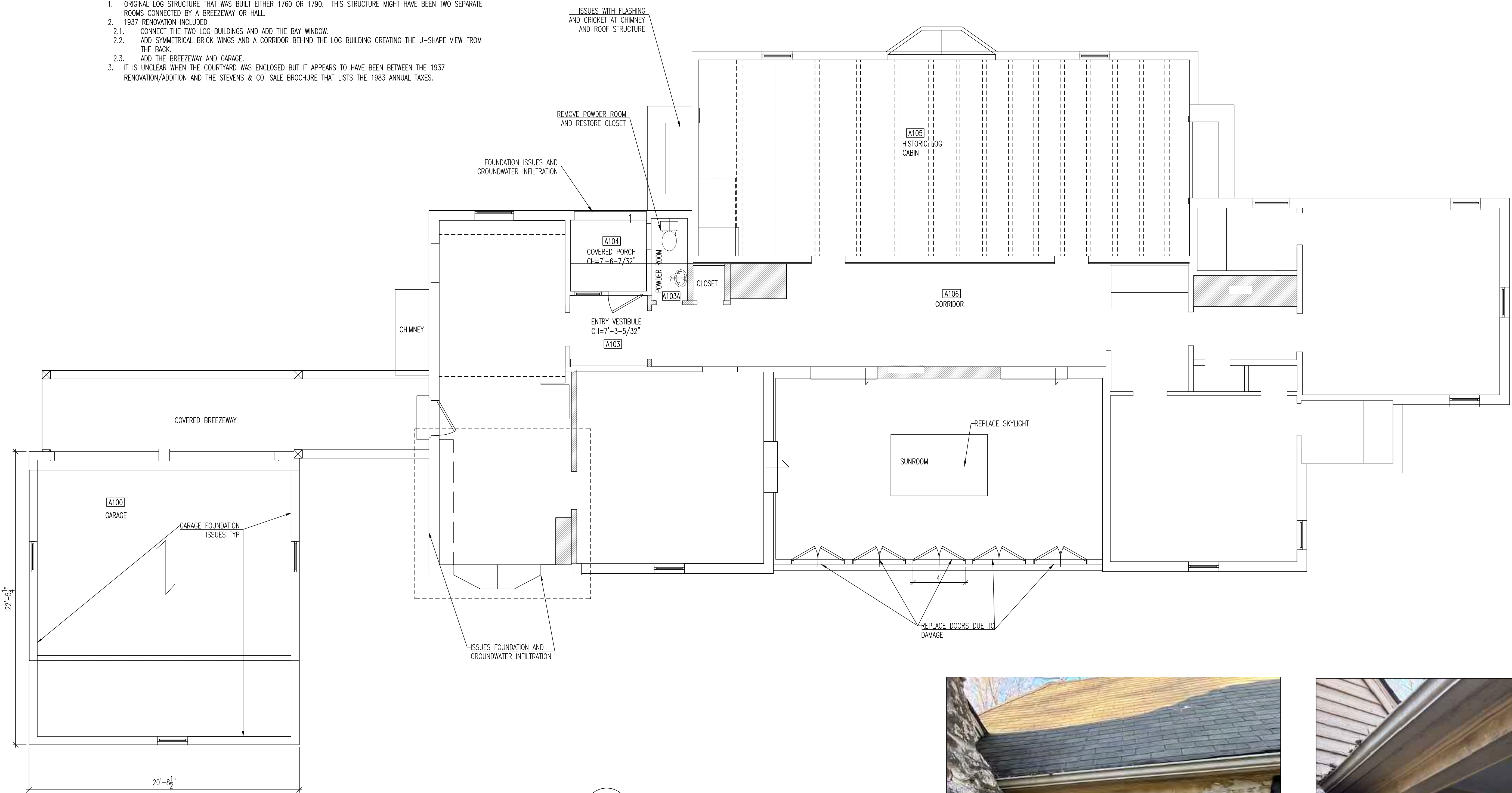
2. Protect the existing home from continued water damage and update all systems including:

- Flashing and cricket work at existing chimney on right hand side of original 1700s home.
- Remediate ground water/drainage problems around the kitchen side (right side) foundation of the 1930s renovation and replace/repair foundation walls as required to secure the foundation and mitigate water infiltration.
- Provide new egress window to meet code from finished basement.
- Replace/repair all existing plumbing and electrical. Remove failing radiator heat and install HVAC.
- Replace/repair failing/rotting existing sunroom roof and skylight. Work to be as minimal as possible based on conditions uncovered during demolition. Replacement to be as close to existing in design and massing as is feasible based on current codes and building material requirements.
- Replace rotting/failing French doors to sunroom with similar doors (wood interior, exterior metal clad doors and windows are preferred for long-term maintenance).

Please note that there is no change to the front facade of the original house or the 1930s addition.

STRUCTURE TIMELINE:

1. ORIGINAL LOG STRUCTURE THAT WAS BUILT EITHER 1760 OR 1790. THIS STRUCTURE MIGHT HAVE BEEN TWO SEPARATE ROOMS CONNECTED BY A BREEZEWAY OR HALL.
2. 1937 RENOVATION INCLUDED
 - 2.1. CONNECT THE TWO LOG BUILDINGS AND ADD THE BAY WINDOW.
 - 2.2. ADD SYMMETRICAL BRICK WINGS AND A CORRIDOR BEHIND THE LOG BUILDING CREATING THE U-SHAPE VIEW FROM THE BACK.
 - 2.3. ADD THE BREEZEWAY AND GARAGE.
3. IT IS UNCLEAR WHEN THE COURTYARD WAS ENCLOSED BUT IT APPEARS TO HAVE BEEN BETWEEN THE 1937 RENOVATION/ADDITION AND THE STEVENS & CO. SALE BROCHURE THAT LISTS THE 1983 ANNUAL TAXES.



1
BAR 1

EXISTING FIRST FLOOR

SCALE: 1/4" = 1'-0"



NOT FOR
CONSTRUCTION

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING PLAN VIEW FIRST
FLOOR

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

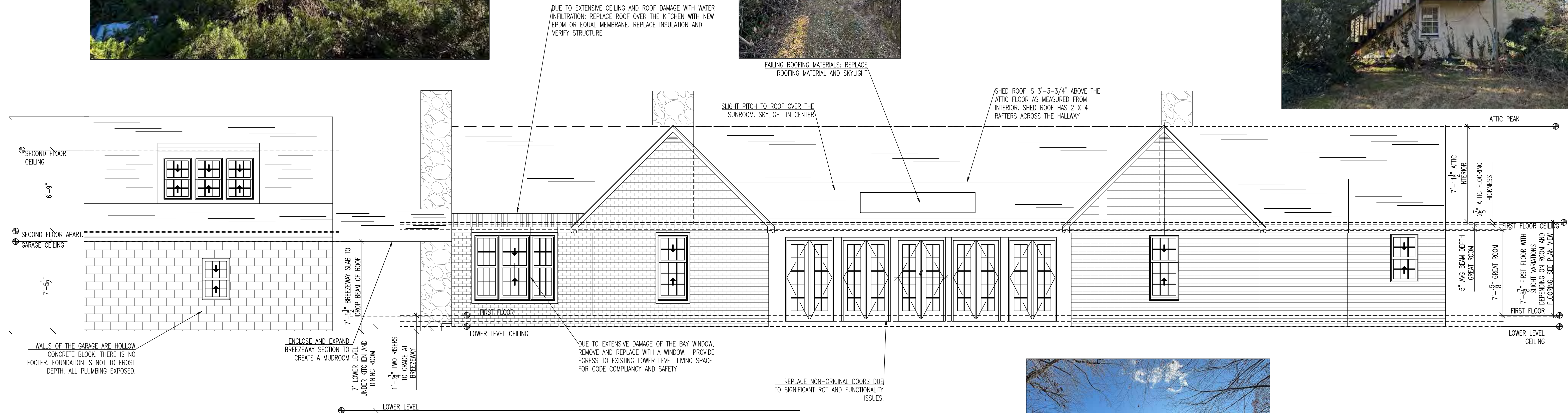
SCALE = 1/4" = 1'-0"
SHEET NO.

BAR 1

PROJ. #25R0104-MURPHY



2
BAR2
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
BAR 2
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



NOT FOR
CONSTRUCTION

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING REAR ELEVATION
EXISTING RIGHT SIDE
ELEVATION

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

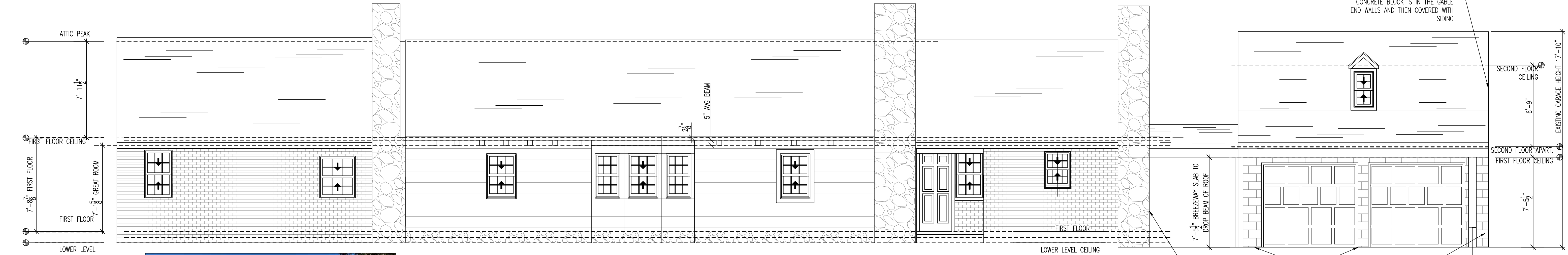
BAR 2

PROJ. #25R0104-MURPHY

NOT FOR
CONSTRUCTION



2
BAR3
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
BAR3
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WALL THICKNESS INDICATES THAT THE
CONCRETE BLOCK IS IN THE GABLE
END WALLS AND THEN COVERED WITH
SIDING

7'-5 1/2" BREEZEWAY SLAB TO
DROP BEAM OF ROOF

WALL OF THE FIREPLACE

WALLS OF THE GARAGE ARE HOLLOW
CONCRETE BLOCK. THERE IS NO
FOOTER. FOUNDATION IS NOT TO FROST
DEPTH. ALL PLUMBING EXPOSED.

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR3

PROJ. #25R0104-MURPHY

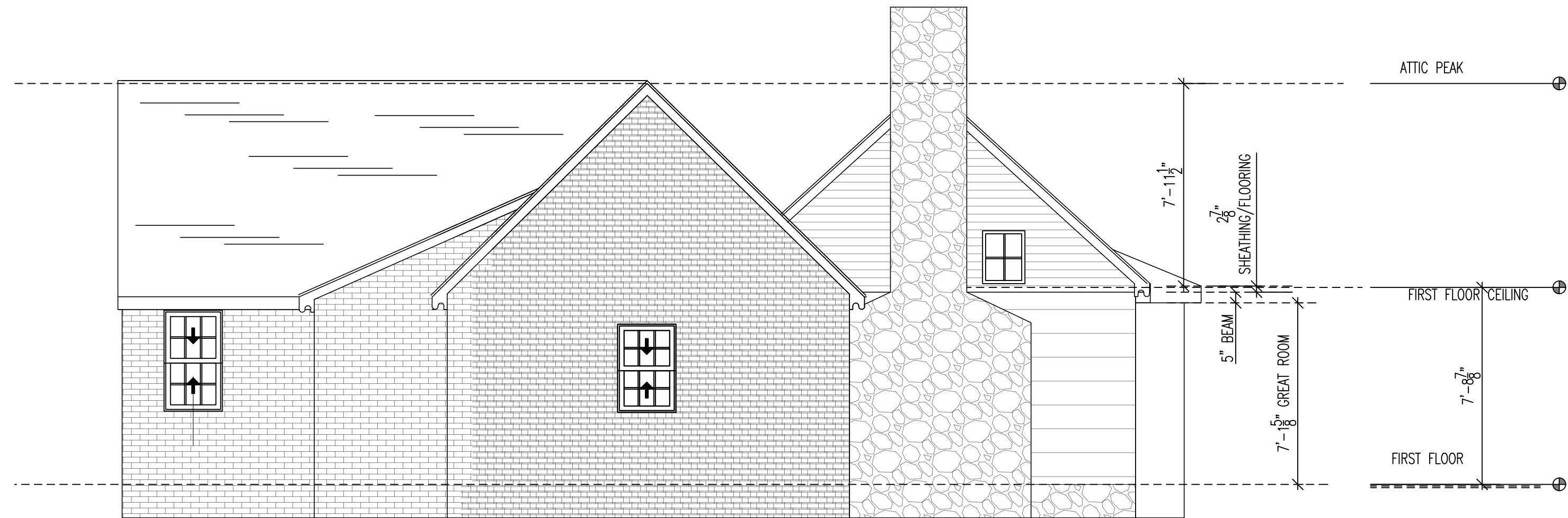
ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

EXISTING FRONT AND LEFT
SIDE ELEVATIONS

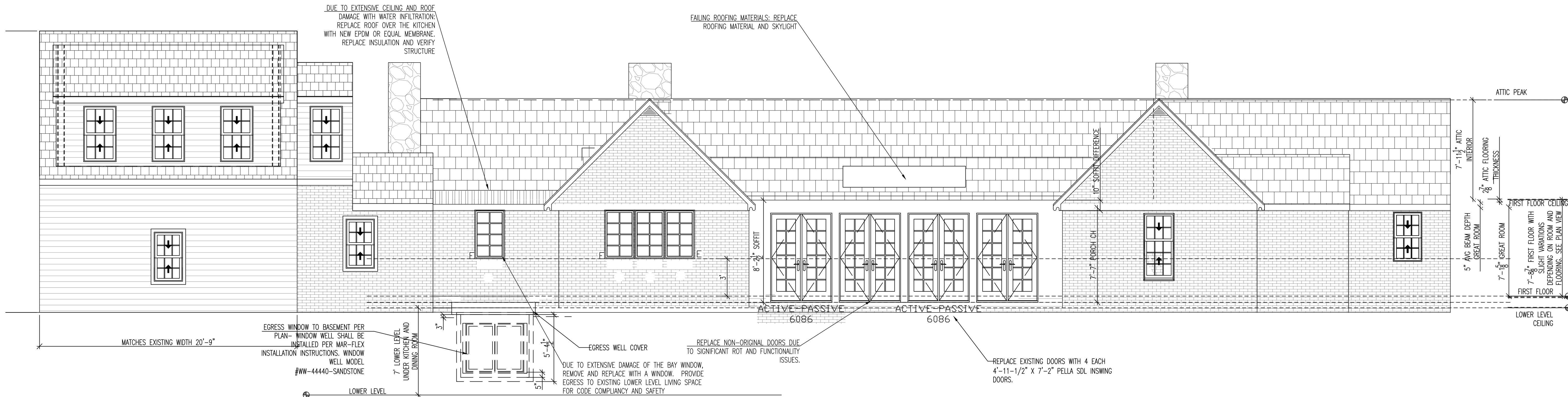
MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901



NOT FOR
CONSTRUCTION



1
BAR4
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
BAR4
PROPOSED REAR ELEVATION WITH PROPOSED GARAGE
SCALE: 1/4" = 1'-0"

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

PROPOSED ELEVATIONS
WITH PROPOSED GARAGE

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

BAR4

PROJ. #25R0104-MURPHY

NOT FOR
CONSTRUCTION

ROBERTSON RENOVATIONS
AND NEW CONSTRUCTION
DAMES DESIGN LLC
ELIZABETH SPRINGER, PE

PROPOSED ELEVATIONS
WITH PROPOSED GARAGE

MURPHY RESIDENCE
1615 KEITH VALLEY RD
CHARLOTTESVILLE, VA
22901

DRAWING LIST:
BAR1-EXISTING PLAN VIEW
BAR2-EXISTING ELEVATIONS
BAR3-EXISTING ELEVATIONS
BAR4-PROPOSED ELEVATIONS
BAR5-PROPOSED ELEVATIONS

DATE SUBMITTED 4.16.26
REVISION NO.
REV 0 1.4.25
REV 1 3.21.25
BID PREP MTG 8.6.25
REV 3 MTG 8.11.25
BID REVIEW 9.11.25
FINAL DESIGN 1 3.6.26
BAR 4.16.26

SCALE = 1/4" = 1'-0"
SHEET NO.

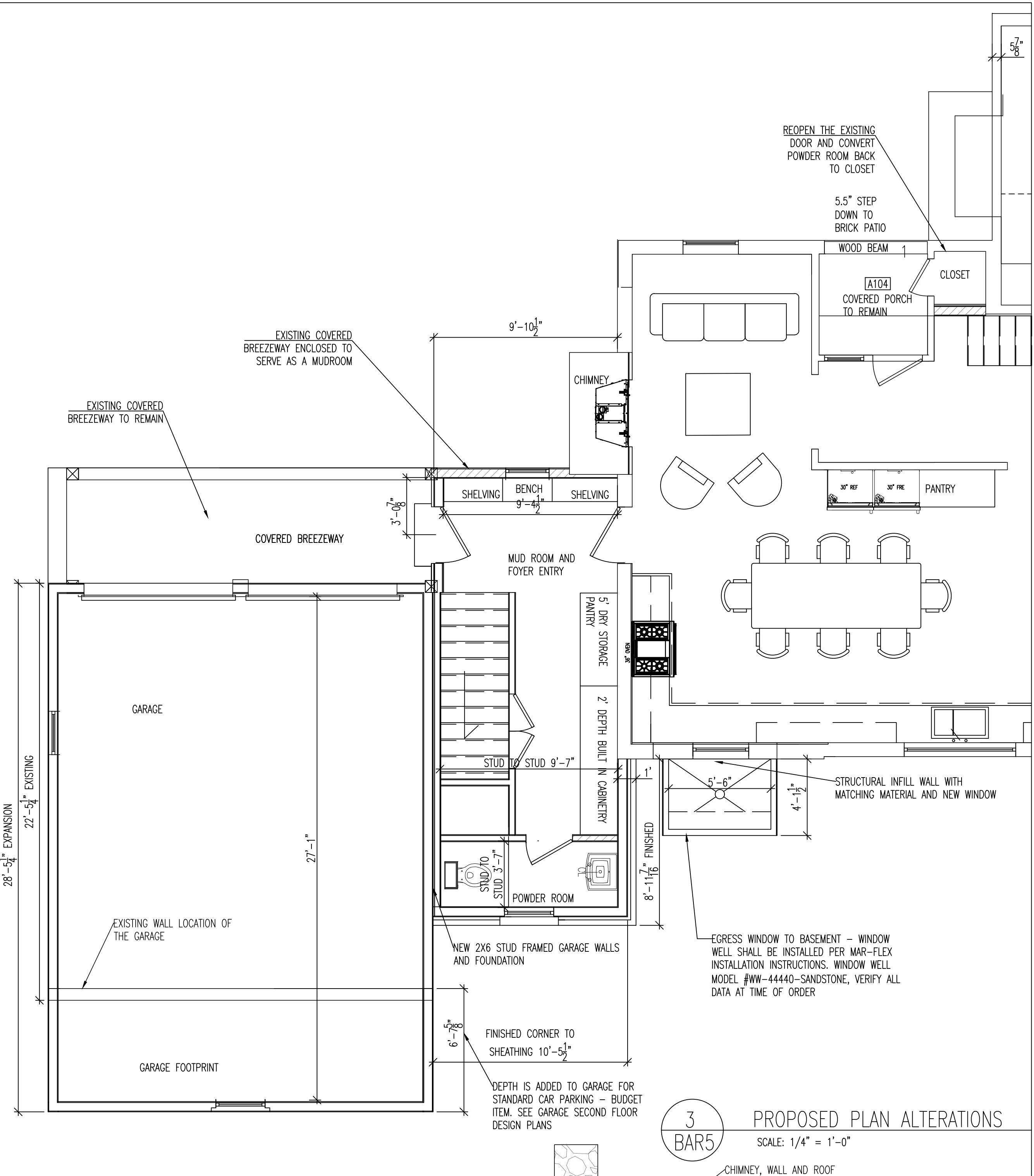
BAR5

PROJ. #25R0104-MURPHY

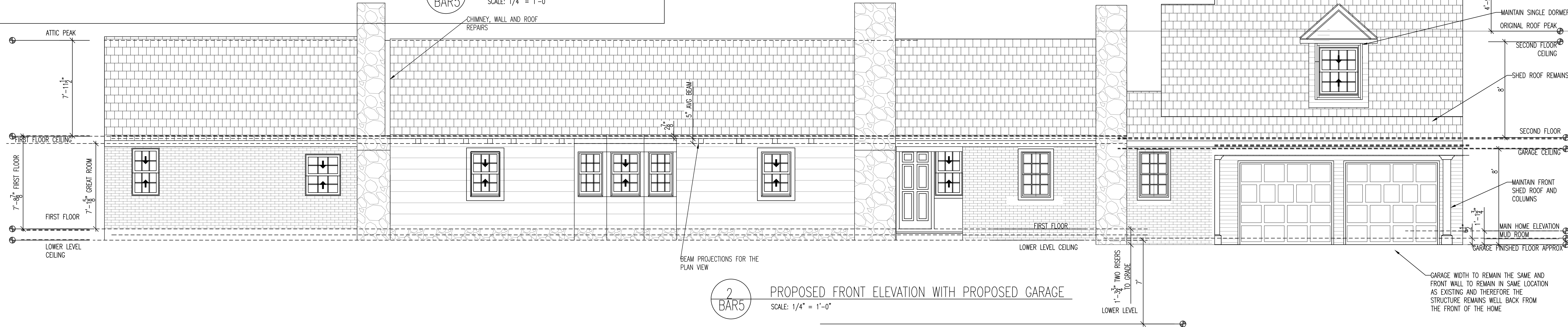
- GARAGE PROPOSAL:
1. THE GARAGE WIDTH TO REMAIN THE SAME AND SHALL NOT EXTEND ANY FURTHER TO THE RIGHT OF THE HOME THAN CURRENTLY PROJECTS.
 2. THE GARAGE FRONT WALL IS TO REMAIN IN THE SAME LOCATION PROVIDING THE SAME SETBACK OF THE GARAGE FROM THE RIGHT SIDE ADDITION OF THE 1960'S
 3. GARAGE IS TO BE REBUILT DUE TO LACK OF CODE COMPLIANT FOUNDATION AND FOOTER AND CURRENT CONDITION INCLUDING LACK OF INSULATION AND CODE COMPLIANT LIVING SPACE ABOVE. FURTHERMORE THE WALLS OF THE GARAGE ARE HOLLOW BLOCK AND THERE IS NO INSULATION OVER THE MEP TO THE SECOND FLOOR. REPLACING THE WALLS WITH 2X6 STUD FRAMING WILL ALLOW FOR STRENGTH, STABILITY AND INSULATION.
 4. THE GARAGE HEIGHT IS INCREASING ONLY BY 4.75' IN ORDER TO MEET THE CODE COMPLIANCY IN THE SECOND FLOOR LIVING AREA
 5. THE STAIRCASE IS MOVING INSIDE DUE TO DANGERS OF THE WOOD STAIRCASE WITH INCLEMENT WEATHER
 6. THE FRONT PENT ROOF DESIGN THAT EXTENDS OFF OF THE FRONT OF THE CURRENT GARAGE AND EXTENDS TO THE HOME AS A BREEZEWAY WILL REMAIN. THE SECTION TO THE LEFT OF THE GARAGE WILL BE ENCLOSED SO AS TO MOVE THE POWDER ROOM THERE AND HAVE A MUDROOM SPACE. CURRENTLY THE POWDER ROOM WAS TUCKED INTO A HISTORIC AREA OF THE HOME THAT WE WOULD LIKE TO RESTORE AS NOTED ON THE PLANS



1
BAR5
PROPOSED RIGHT SIDE ELEVATION WITH 2 BEDROOM GARAGE PLAN
SCALE: 1/4" = 1'-0"



3
BAR5
PROPOSED PLAN ALTERATIONS
SCALE: 1/4" = 1'-0"



2
BAR5
PROPOSED FRONT ELEVATION WITH PROPOSED GARAGE
SCALE: 1/4" = 1'-0"

1615 Keith Vally Road - Existing Conditions Photographs

Photos by Dames Design, LLC - Site Survey, January 2025

EXTERIOR VIEWS



FRONT - CABIN & 1937 PAVILION



FRONT - HISTORIC CABIN



FRONT - 1937 ENTRY & GARAGE



DRIVEWAY - STAGGERED FACADES



GARAGE - RIGHT SIDE VIEW (FROM DRIVEWAY)



GARAGE - RIGHT/REAR



REAR - GARAGE



REAR - GARAGE & 1937 PAVILION



GARAGE - REAR / SIDE



REAR - BREEZEWAY & 1937 PAVILION



REAR - 1937 PAVILION & ENCLOSED PATIO



REAR - ENCLOSED PATIO



SIDE - 1937 PAVILION & CABIN

1615 Keith Vally Road - Existing Conditions Photographs

Photos by Dames Design, LLC - Site Survey, January 2025



STONE CHIMNEY - RIGHT



STONE DHIMNEY - RIGHT



ENTRY, STORAGE & STONE CHIMNEY



STONE CHIMNEY - LEFT



STONE CHIMNEY - LEFT



BREEZEWAY



ENCLOSED PATIO - DOOR DAMAGE



ENCLOSED PATIO - DOOR DAMAGE



ENCLOSED PATIO - DOOR DAMAGE



BAY WINDOW - ROT/DAMAGE