



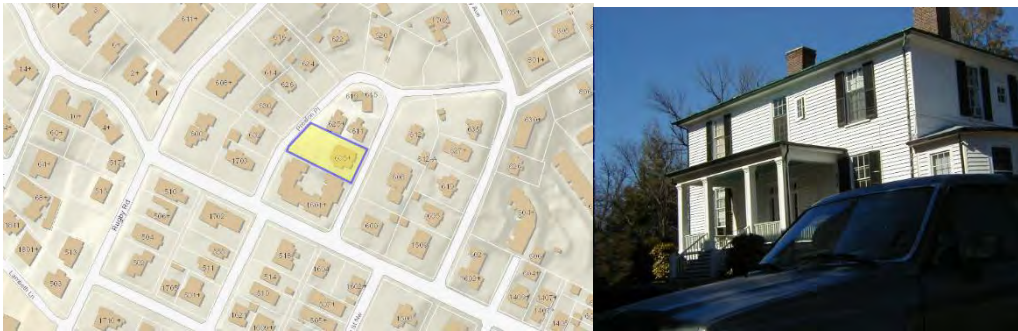
Preliminary Discussion on Requested Certificate of Appropriateness

605 Preston Place

Tax Parcel 050111000

Owner: Neighborhood Investment – PC, LP

Applicant: Kevin Riddle, Mitchel Matthews Architects



Background

Year Built: 1857

District: Rugby Road-University Circle-Venable Neighborhood ADC

Status: Individually Protected Property

Also known as Wyndhurst, 605 Preston Place was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile white weatherboard-clad house with Greek Revival details.

Prior BAR Reviews

(See appendix)

Application

- *Submittal:* Mitchel Matthews Architects drawings and photographs for 605 Preston Place, Preliminary BAR Review, dated September 2020: Cover; SK-44; Survey of Existing Conditions; Plan; View West; View SW; View SE; SK-115; SK-116; SK-111; and SK 109.

Proposed construction of apartment building, including parking, landscaping and site improvements.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may 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.

There are two key 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.

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 II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria for Additions in Chapter III:

- 1) Function and Size
- 2) Location
- 3) Design
- 4) Replication of Style
- 5) Materials and Features
- 6) Attachment to Existing Building

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district:

- (4) Development having a projected construction cost of three hundred fifty thousand dollars (\$350,000.00) or more;

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) 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 design control district;

- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) 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;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Appendix

Prior BAR Reviews

August 14, 2017 – BAR approved moving [to 506-512 Preston Place] the house, porch, chimneys, and east side additions located at 605 Preston Avenue and demolition of the rear additions.

October 17, 2017 – BAR moved to find that the proposed renovations satisfy the BAR’s criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. The BAR would encourage zoning to look into the 50 foot setback, because the BAR believes it would be a more successful design with a back porch.

June 18, 2019 – Request to construct a 25-space parking lot in the rear yard of the historic structure. The BAR moved to accept the applicant’s request for deferral (9-0).

October 15, 2019 – BAR denied CoA request to construct parking lot in the rear yard of the historic structure. (December 2019 – Council denied applicant appeal.)

http://weblink.charlottesville.org/public/0/edoc/791778/2019-10_605%20Preston%20Place_BAR.pdf

605 PRESTON PLACE

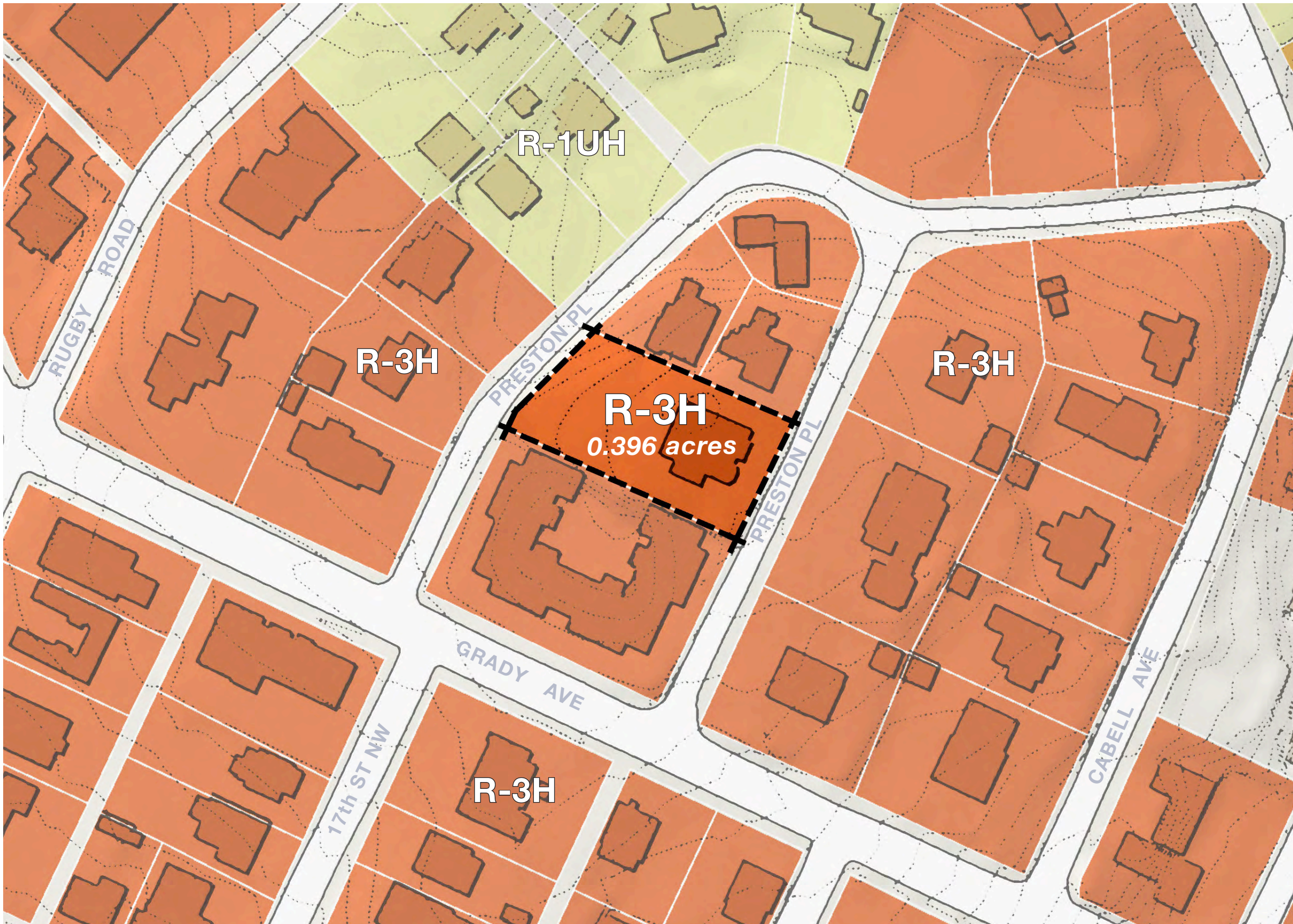
C H A R L O T T E S V I L L E , V A

PRELIMINARY BAR REVIEW

MITCHELL MATTHEWS ARCHITECTS

September, 2020

**DRAFT IN
PROGRESS**



Location	605 Preston Place
Area	0.396 acres (17,250 SF)
Zone	R-3H
Residential Units	up to 21 DUA (by right)
Parking	Two bedroom apt. or smaller: 1 space Three or Four bedroom apt.: 2 spaces
Height	45 feet (max)
Setbacks (front)	25 feet (average of neighboring properties)
Setbacks (side)	1 ft per 2 ft height (10' min)
Setbacks (rear)	na (double frontage lot - no rear yard)

ZONING SUMMARY

All grades, counts and quantities are approximate and will change as design proceeds.

A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.

THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.

PROPERTY IS ZONED R-3H.

UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.

OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP

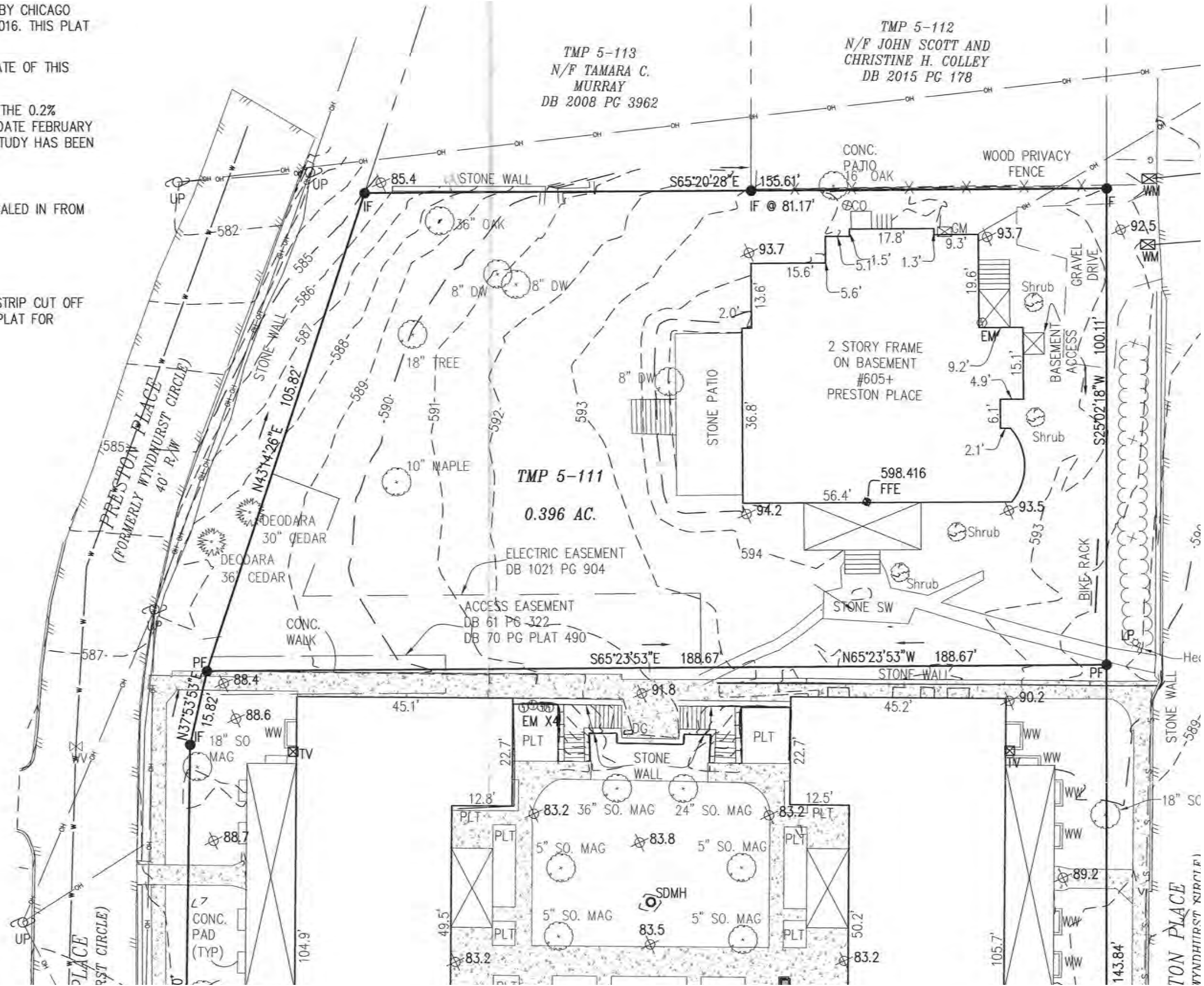
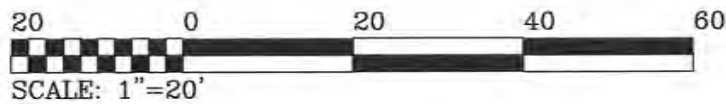
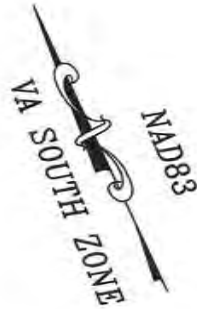
SOURCE OF TITLE: DB 2016 PG 3665.

SUBJECT PROPERTY IS COMPRISED OF LOTS 25 AND LOT 26, LESS AND EXCEPT A 10' STRIP CUT OFF THE NORTHERN SIDE OF EACH LOT, OF PRESTON PLACE SUBDIVISION. THE SUBDIVISION PLAT FOR PRESTON PLACE CAN BE FOUND IN DEED BOOK 34, PAGE 478.

ONE FOOT CONTOUR INTERVAL

VERTICAL DATUM: NAVD 88

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.D. SEWARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-18-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.





605 PRESTON PL
Charlottesville VA

09.04.2020

VIEW WEST EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

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ARCHITECTS & PLANNERS

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09.04.2020

VIEW SW EXISTING CONDITIONS

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VIEW SE EXISTING CONDITIONS

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access

The introduction of an alley at the south of the site serves multiple purposes:

- At a utility level, it accesses required parking spaces.
- Because it carries only occasional vehicular traffic, the connection it creates across the circle can be shared with pedestrians, cyclists and wheelchair users.
- With a one-way path of travel that imitates Preston Place's, it requires drivers to enter at the west end and exit at the east end-- reducing the frequency of vehicular travel around the entire circle.
- It revives and strengthens the perception of Wyndhurst's original frontage. The early twentieth construction of the Preston Court Apartments (1601 Grady Ave.) stranded the house to some extent, blocking its original face on Grady Avenue. With this development, an impression was created that the house is turned sideways to its new address on Preston Place. Building the new alley—combined with a thoughtful hardscape of steps and seating connecting the front porch to the alley—has the potential to restore a public face to the historic house. Instead of looking at the back of an apartment building, it acquires a new street with which to engage. Yet simultaneously it retains its unique—and interesting—position relative to Preston Place. In other words, the story of the neighborhood's history that Wyndhurst's funky orientation tells is not erased or disguised. Rather, the original front yard is reconsidered within its current confines. In this alternative, instead of a grassy, nondescript lawn lacking public access, the house gains a new thoroughfare and purposeful design. Neighbors and passersby have renewed access to the house, encouraged to see it from a new perspective.

plantings

Reasonable efforts will be made to preserve the two extraordinary Cedar trees at the southwest right-of-way adjacent to Preston Place. Landscape design is still underway, but it will include new plantings near both street frontages and around the historic house, buffering and enhancing paths of travel.

architecture

In this proposal we embrace distinction between old and new. Wyndhurst is singular. So, too, are the Preston Court Apartments. The proposed building, while located in close proximity to these historic structures, is not an addition to either of them. We intend for it to read as the independent building it is. We intend for these three buildings of different eras and sensibilities-- Wynhurst of the 1850's, the Preston Court Apartments of the 1920's and the proposed building of the 2020's-- to coexist together in a new precinct created by the alley connection. Just as many houses in the surrounding circle-- dating from different time periods, reflecting different design traditions-- have contributed to an evolving architectural assemblage, so we expect the proposed building and landscaping to add to the neighborhood.

Instead of deferring to certain forms, facades and palettes, we propose that the broader essential strengths of the nearby architecture—such as robust materials, distinctive entries, prominent exterior porches and balconies—are the things worth including in the new building. The exemplary architectural *characteristics* of surrounding buildings-- rather than their particular details-- influence the concept proposed here.

parking

Proposed parking does not occupy front yards. Most spaces are relegated to the site interior and are not highly visible from Preston Place.



605 PRESTON PL
Charlottesville VA

09.04.2020

EXAMPLES BUILDINGS OF DIFFERENT ERAS COEXISTING

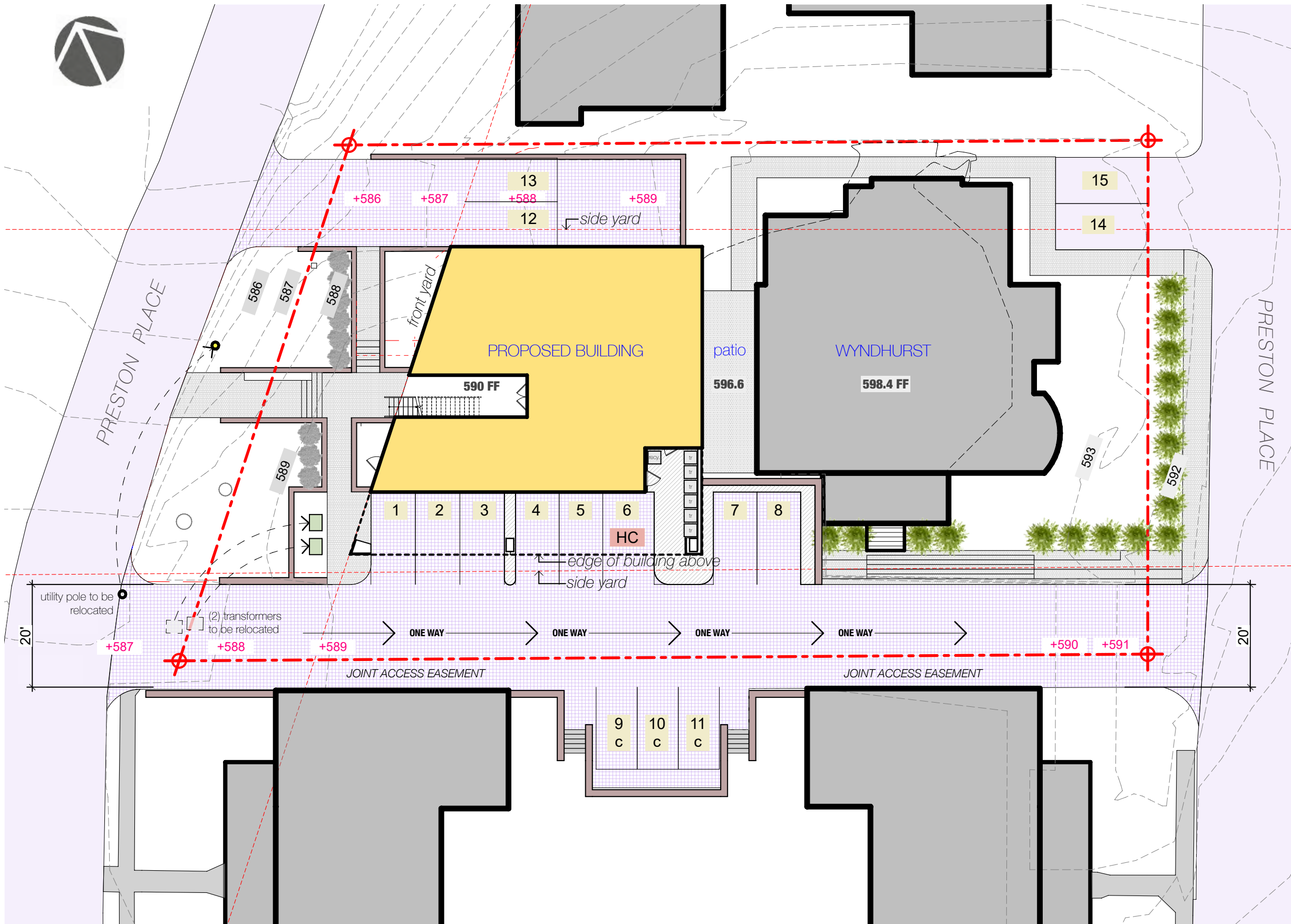
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SK-116



Location	605 Preston Place
Area	0.396 acres (17,250 SF)
Zone	R-3H
Residential Units <i>Proposed</i>	8 apartments 6 (four-bedroom) 2 in Wyndhurst 4 in proposed building 1 (three-bedroom) 1 (two-bedroom)
Parking	15 spaces proposed 15 spaces required
Height	34 feet (approximate)
Setbacks (front)	25 feet (average of neighboring properties)
Setbacks (side)	1 ft per 2 ft height (10' min)
Setbacks (rear)	na (double frontage lot - no rear yard)



605 PRESTON PL
Charlottesville VA

09.04.2020

SITE PLAN SE CORNER

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-109