

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
February 18, 2026**



**Pre-application Discussion**

BAR # HST26-0002

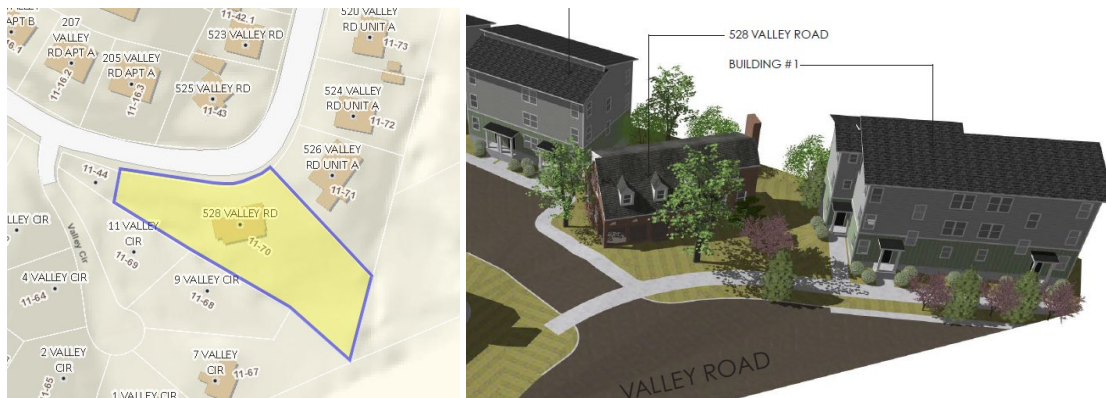
528 Valley Road; TMP 11-70 (and portion of 11-71)

Oakhurst Circle-Gildersleeve Wood ADC District

Owner: Andrew Fossen; AVP 528 Valley LLC

Applicant: Raymond Gaines, The Gaines Group

Project: Construction of nine townhomes



**Background**

Year Built: 1937

District: Oakhurst Circle-Gildersleeve Wood ADC District

Status: Contributing

The vernacular Colonial Revival-style brick dwelling is 1-1/2 stories with a gabled roof and three gabled dormers. The façade features a five-bay integral porch with brick posts and round-arched bays. Initially the home of Peter Witzel and his family, from 1950 until at least 1961 it was occupied by Jack Compton and his family. More recently, the dwelling has been a rental.

**Prior BAR Review**

n/a

**Project**

- Applicant submittal: 528 Valley Road, undated. 10 sheets.

Pre-application discussion. Construction of three (3) multi-unit structures immediately adjacent to a 1937 brick dwelling. No alterations to the existing building are currently proposed. (Note: The parking area, which is within the BAR's purview, encroaches onto 526 Valley Road. For this pre-app discussion, and for simplicity, staff is referring to the project as *528 Valley Road*.)

Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

### **Discussion**

**Objectives of a preliminary discussion:** Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

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

Elements:

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

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

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.

- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

### Oakhurst-Gildersleeve Neighborhood ADC District

Located in the southwestern section of the City near the University of Virginia, this neighborhood has a remarkable collection of houses and apartment dwellings that have housed University faculty and students for over 90 years. Properties dating from the 1910's to the 1960's include a range of architectural styles including Craftsman, Colonial Revival, Dutch Colonial Revival, Tudor Revival, Minimal Traditional and Cape Cod.

b. Valley Road/Valley Circle/Maywood Lane: At the bottom of the hill is Valley Road with a small creek running alongside it. Mostly 1930's dwellings on smaller lots. Both Valley Road and Maywood Lane feature some older stone and frame dwellings.



### Spatial Elements

The following comments are intended as a general summary of key design criteria and to provide a framework for the BAR's discussion. To establish the general characteristics and spatial elements of the surrounding area, staff looked at 15 properties within the eastern section of Subarea B.

- **Setbacks:** *Within 20 percent of the setbacks of a majority of the neighborhood dwellings.*
  - The median front setback is approximately 33-ft, ranging between 14-ft and 64-ft. The recommended setback for a new building would be between 26-ft and 40-ft feet.

- Front setback for the proposed new structures: Building #1 is approximately 14-ft; Building # 2 is approximately 55-ft. Building #3 is behind #2.
  - Per R-B zoning, a front setback can be between 10-ft and 20-ft, or within the existing range of nearby properties.
- Spacing: *Within 20 percent of the average spacing between houses on the block.* [Note: The new structures are on the same parcel as the existing dwelling at 528 Valley Road.]
  - The median side spacing is approximately 46-ft, ranging between 13-ft and 100-ft. The recommended spacing for a new building would be between 38-ft and 55-ft from the adjacent buildings.
    - Building #1 is approximately 20-ft from 528 Valley Road.
    - Building #2 is approximately 12-ft from 528 Valley Road.
    - Building #3 is approximately 12-ft from Building #2.
- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings.*
  - The average footprint (1<sup>st</sup> floor area) is approximately 926 sq ft, ranging from 558 sq ft to 1,562 sq ft. The dwelling at 528 Valley Road is 1,132 sq ft.
    - Each of the proposed buildings will have a footprint of approx. 1,500 sq ft.
    - Per R-B zoning, the maximum footprint permitted is 3,500 sq ft.
- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width.*
  - **Height.** The prevailing height is one-and-one-half stories. The recommended max height of a new building would be three stories.
    - The proposed buildings will be three stories.
    - Per R-B zoning, for a duplex, a maximum height of three stories (40-ft) is permitted.
  - **Width.** The average building width is approximately 36-ft, ranging between 28-ft and 68-ft. The recommended max width of a building would be approximately 72-ft.
    - Building #1 is approximately 60-ft wide.
    - Buildings #2 and 3 are approximately 48-ft wide.
    - Per R-B zoning, the maximum permitted width of a new building is 60-ft.

### **Architectural styles and materials**

Characteristics within the east section of Subarea B:

- Year built: Median is 1938, ranging from 1930 to 1948. The majority (10) were built in the 1930s.
- Styles: The majority (11) are Cape Code or Colonial Revival cottage style.
- Materials: The majority (9) are brick.

### **Recommendations:**

This project represents a primary goal of the Code of Development: to introduce infill, residential development. In that context, the BAR is likely to see similar requests going forward, which suggests how the BAR evaluates this project will likely inform those later projects.

Second, it is worth noting that one option for this project was to raze (if approved) the existing, historic dwelling. The applicant opted to retain it. In that context, the project might already be viewed as a preservation success.

Prior to discussing the proposed structures, staff recommends the BAR establish a framework to guide that evaluation. For example, should the primary focus be compatibility with the surrounding ADC District, the entirety of Subarea B, the eastern section of Subarea B (as presented by staff), or the existing brick dwelling on the subject property? Additionally, the three proposed buildings are essentially identical. In evaluating compatibility, consideration might be given to the respective locations on the lot and in relation to the existing dwelling. For example, while the new and existing buildings on the same parcel, Buildings #2 and 3 might be evaluated as *additions*, and therefore should be subordinate to the existing dwelling; whereas Building #1 might be evaluated as a new building *on a separate parcel*, and not necessarily require it be subordinate to the existing dwelling.

### **Suggested Motions**

Pre-application conference. No action will be taken.

### **Criteria, Standards and Guidelines**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City’s design guidelines.

**Pertinent Guidelines for New Construction and Additions**

Link: [Chapter 3 New Construction and Additions](#)

A. Introduction

[...]

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types

[...]

b. Residential Infill

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

**528 Valley Road (DHR # 104-5092-0046)**



<b>STREET ADDRESS:</b>	528 Valley Road
<b>MAP &amp; PARCEL:</b>	11-70
<b>PRESENT ZONING:</b>	R-2U
<b>ORIGINAL OWNER:</b>	Peter Ritzel
<b>ORIGINAL USE:</b>	Residential
<b>PRESENT USE:</b>	Residential
<b>PRESENT OWNER:</b>	Craig & Marguerite Pickering etal
<b>ADDRESS:</b>	Craig & Marguerite Pickering etal 7 Orchard Road Charlottesville, VA 22903
<b>DATE/ PERIOD:</b>	Ca. 1937
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	1.5 Stories
<b>DIMENSIONS AND LAND AREA:</b>	2002 q.ft./0.472 Acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

**ARCHITECTURAL DESCRIPTION**

This 1 ½-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed

dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

#### HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, the original owner of this dwelling was Peter Ritzel, who lived here until about 1950. Architecturally it is a fairly restrained example of the vernacular Colonial Revival expressed in brick. It is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

**Department of Historic Resources  
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-5092-0046

**Resource Identification**

Property Name(s): ..... House, 528 Valley Road {Address-Current}  
 Property Date: ..... ca 1937  
 Address(s): ..... 528 Valley Road {Current}  
 County/Independent City: Charlottesville  
 City: .....  
 State, Zip: ..... Virginia 22903  
 USGS Quad Name: ..... CHARLOTTESVILLE WEST  
 Surrounding area: ..... Town

**National Register Eligibility Status**

Property is Historic (50 years or older)

This property is associated with the  
 Oakhurst/Gildersleeve Neighborhood Historic  
 District[district]

**Resource Description**

Ownership Status: ..... Private

*Primary Resource Exterior Component Description:*

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - Exterior end	Brick	Chimneys - Common Bond
Foundation	Foundation - Solid	Copper	Foundation - Block
Porch	Porch - 1-story, 5-bay	Brick	Porch - Post, Square
Roof	Roof - Gable	Asphalt	Roof - Asphalt Shingle
Structural System	Structural System - Masonry	Brick	Structural System - Stretcher Bond
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: ..... Located on south side of Valley Road; mature pine trees conceal much of house; banked site

**WUZIT Count:**

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing

**NR Resource Count:**

**Individual Resource Information**

WUZIT: ..... Single Dwelling

Est. Date of Construction: .... 1937 ca {Local Records}

Accessed? .....

Primary Resource? ..... Yes

Number of Stories: ..... 1.5

Architectural Style: ..... Colonial Revival

Condition: ..... Good

Interior Plan Type: .....

Threats to Resource: ..... None Known

Description: This 1 1/2-story, 7-bay, gable-roofed vernacular Colonial Revival-style brick dwelling was constructed ca. 1937 on a sloped site and is a full 2 stories with a basement on the rear elevation. It features a central brick chimney, 6/6-sash windows, 3 front gable-roofed dormers, a 5-bay integral porch with square brick posts and round-arched bays, a side 1-story brick wing with an exterior-end brick chimney, and a large shed-roofed rear wing.

**Cemetery Information**

**Bridge Information**

**National Register Eligibility Information**

Historic Context(s): ..... Domestic

Historic Time Period(s): ..... R- World War I to Present (1914 - Present)

**Department of Historic Resources  
Reconnaissance Level Survey**

Charlottesville

*DHR Id#: 104-5092-0046*

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*Citation Abbreviation:* .....  
*Notes:* ..... Web Site

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*Bibliographic RecordType:* ..... Map  
*Author:* ..... Sanborn Fire Insurance Maps  
*Citation Abbreviation:* .....  
*Notes:* .....

*Reference #:* 3

*Bibliographic RecordType:* ..... Personal Papers  
*Author:* ..... Eugenia Bibb  
*Citation Abbreviation:* .....  
*Notes:* ..... Bibb, Eugenia, "Field Notes," April 15, 2004, 1545 Dairy Road, Charlottesville, Va. 22903

***Ownership Information***

***Graphic Media Documentation***

<i>Medium</i>	<i>Depository ID #</i>	<i>Photo Depository</i>	<i>Date</i>	<i>File Name</i>
35 MM B&W	21353	VDHR	2004/03/99	Oakhurst/Gildersleeve Neig.H.D.

***Cultural Resource Management (CRM) Events***

*CRM Event #* 1,  
*Cultural Resource Management Event:* ..... Reconnaissance Survey  
*Date:* ..... 2004/03/99  
*Organization or Person:* ..... Maral Kalbian  
*VDHR Project ID # Associated with Event:* .. HD104-5092  
*CRM Event Notes or Comments:* ..... Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

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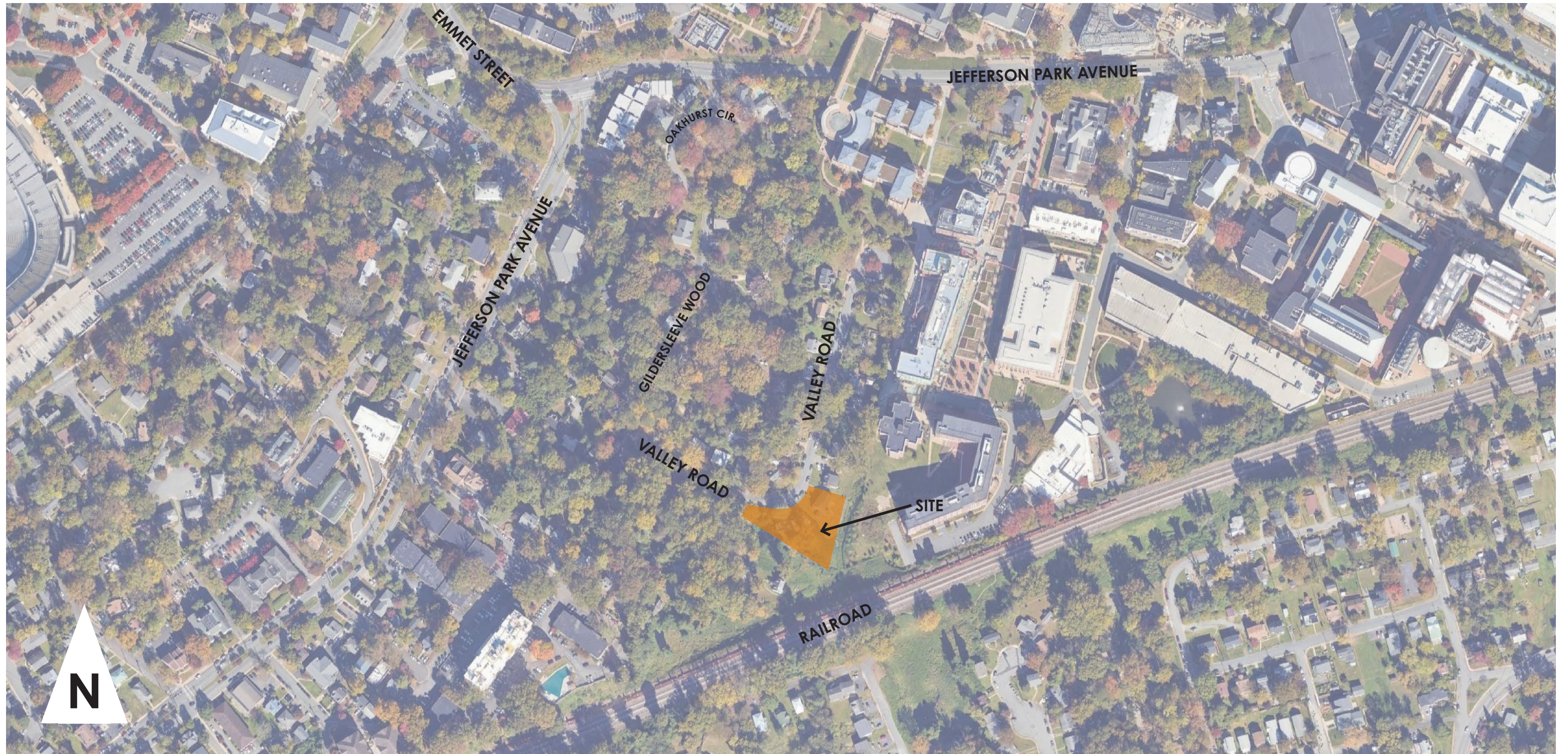
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*CRM Event Notes or Comments:* ..... Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form



## 528 VALLEY ROAD

CHARLOTTESVILLE, VIRGINIA

### PROJECT DESCRIPTION

The project proposes the construction of three buildings containing nine townhomes and an accompanying parking lot at 528 Valley Road in Charlottesville, Virginia. The project site consists of three lots that include two existing houses. The project directly responds to the pressing need for student housing in close proximity to the University of Virginia. By situating new housing within walking distance of grounds, the development reduces reliance on cars, alleviates pressure on the city's infrastructure, and helps slow the spread of university-related growth into outlying areas of Charlottesville. In doing so, the project advances goals of smart growth, sustainability, and responsible urban design—providing students with high-quality housing while supporting a healthier balance between the university, its students, and the broader Charlottesville community.



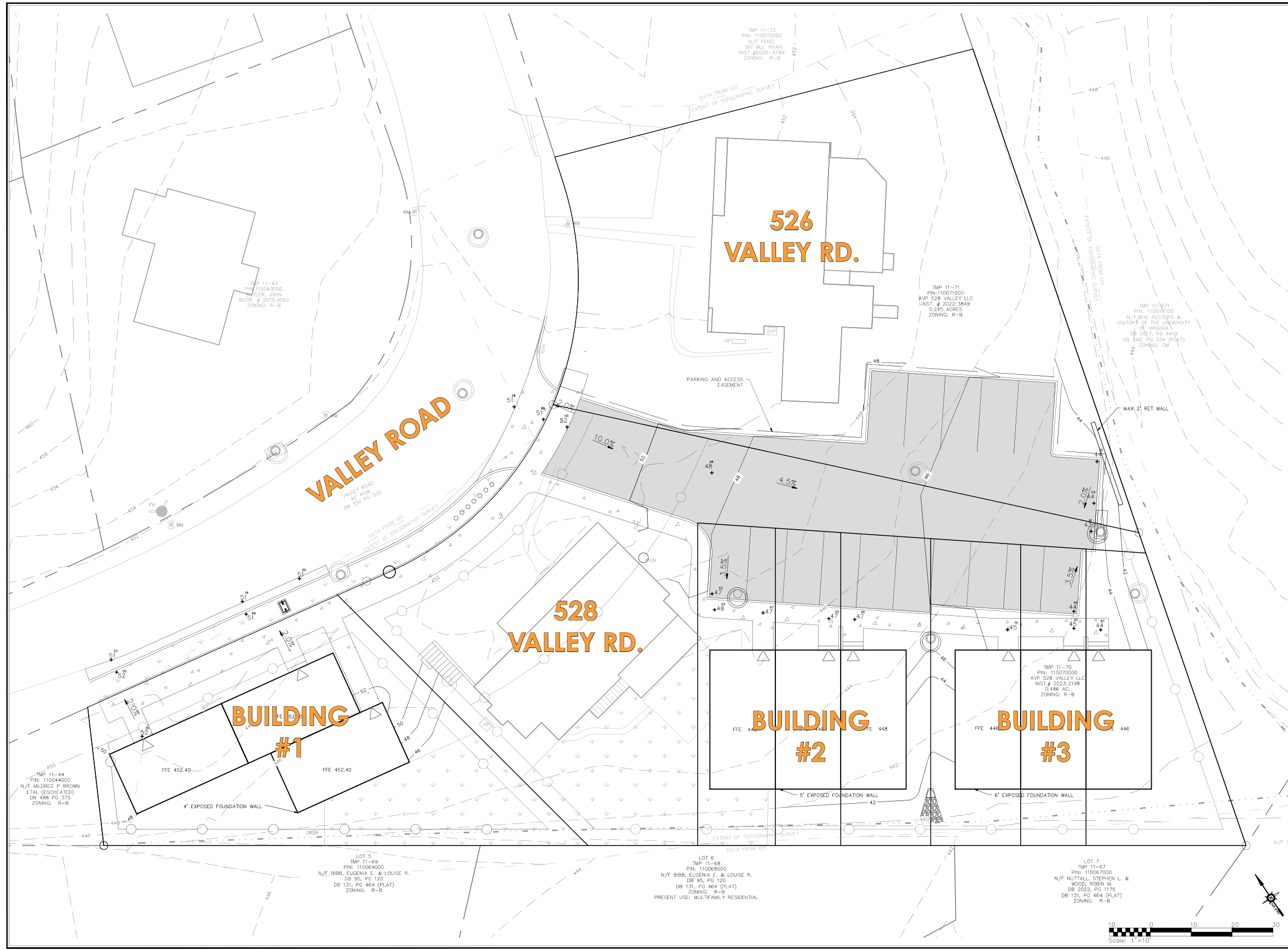
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VIEW EAST



**EXISTING**  
VIEW WEST



**EXISTING**  
VIEW SOUTH



DESIGNED BY  
JM

CHECKED BY  
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN  
**528 VALLEY RD.**

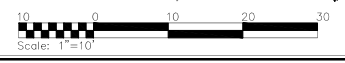
CHARLOTTEVILLE, VIRGINIA  
SUBMISSION:  
2025.05.14

FILE NO.

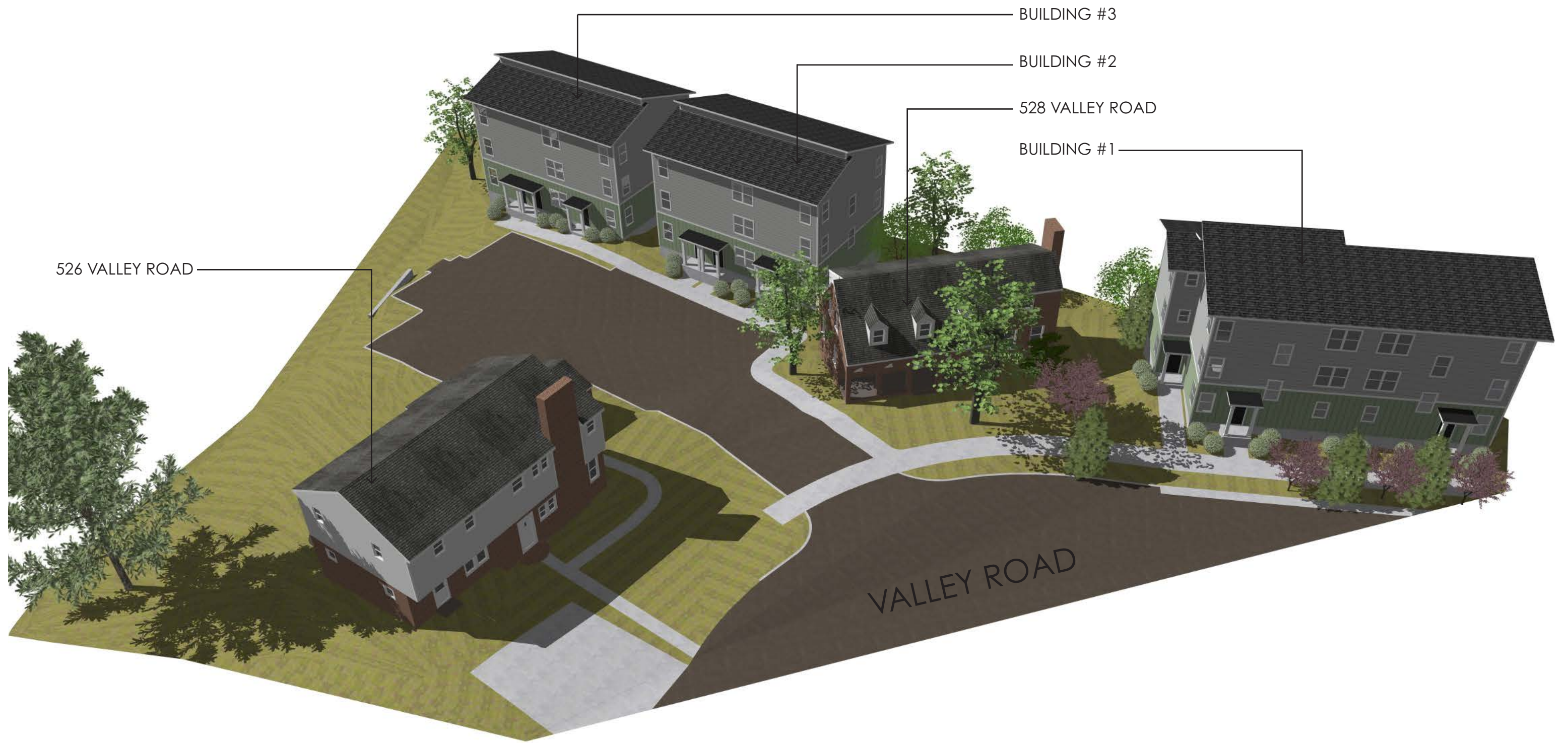
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**GRADING PLAN**

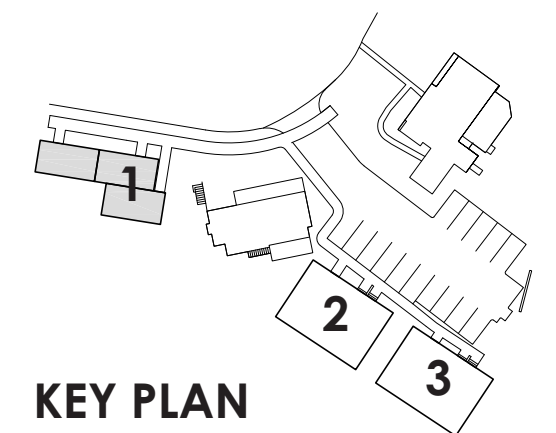
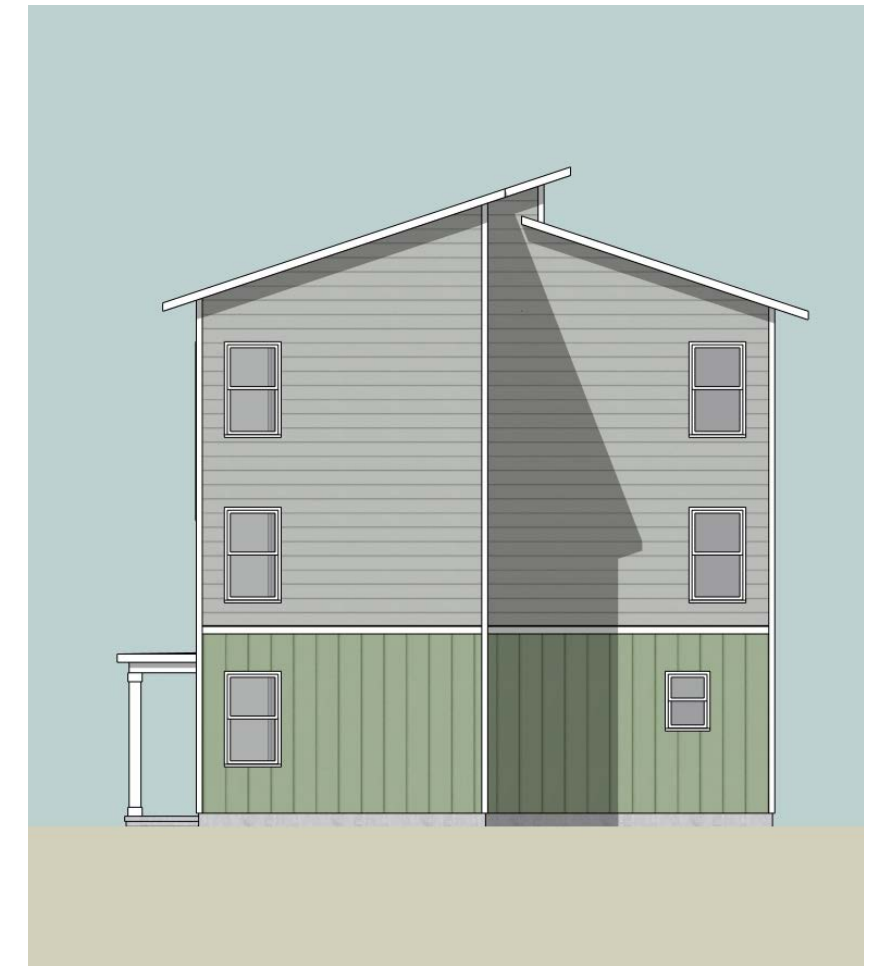
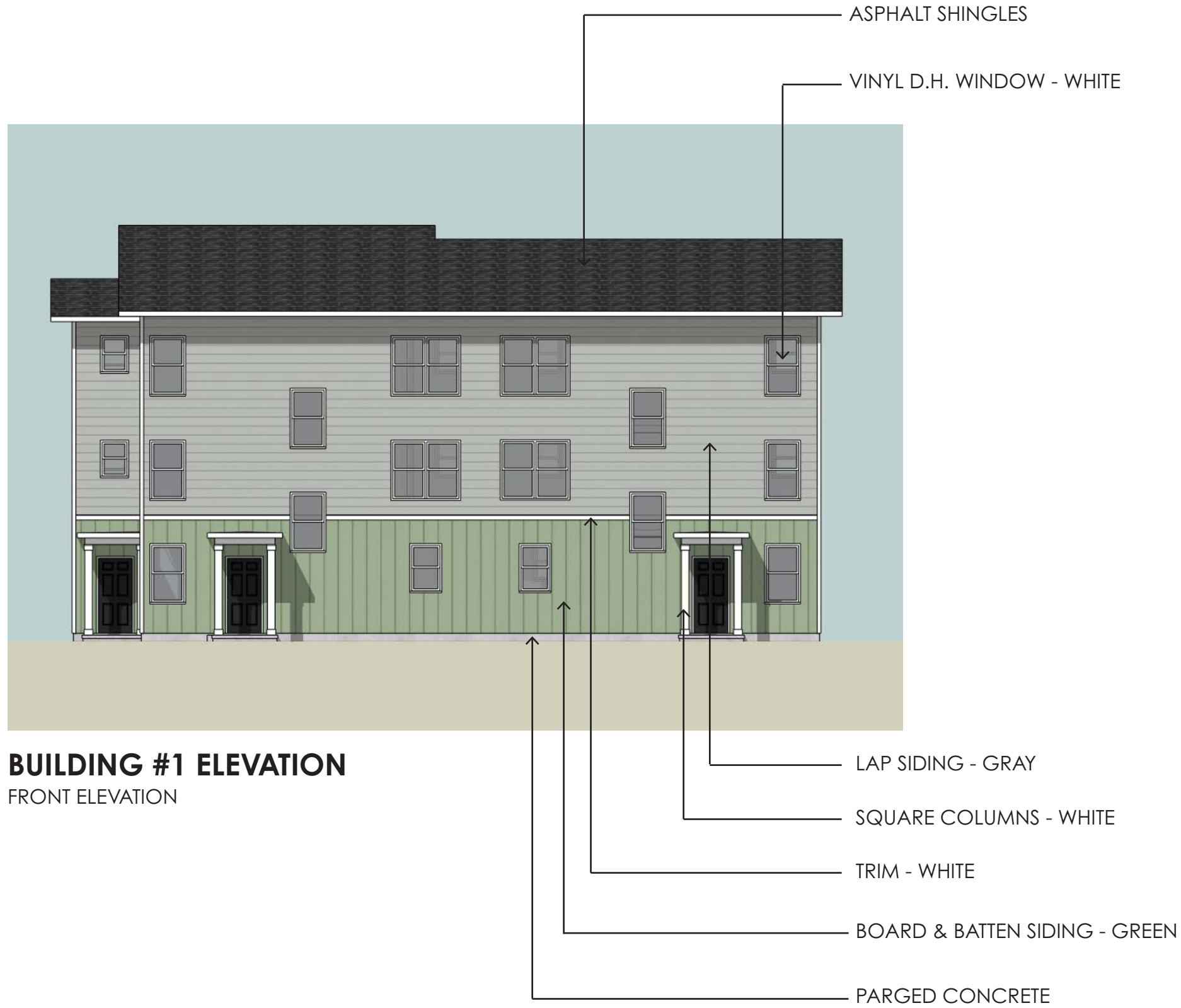
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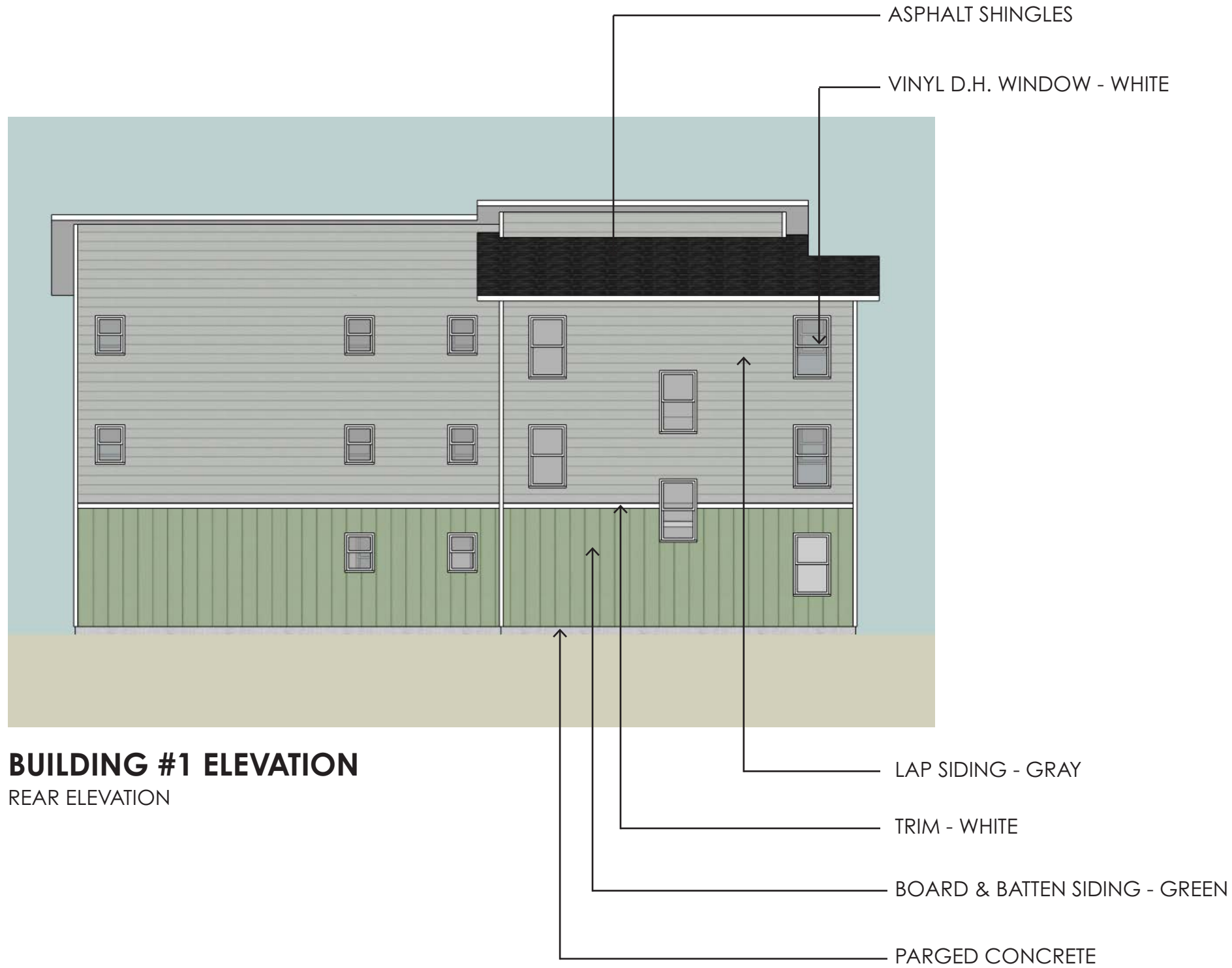


**SITE PLAN**



**SITE LAYOUT**

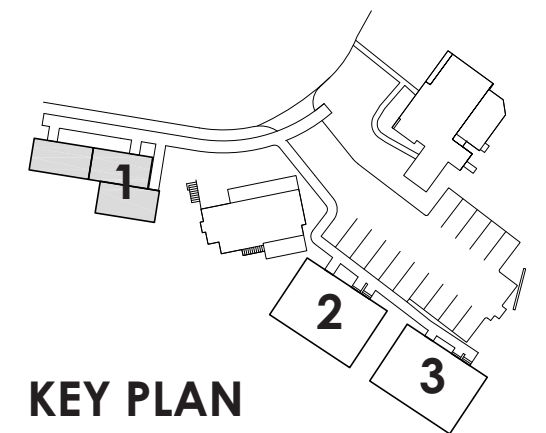




**BUILDING #1 ELEVATION**  
REAR ELEVATION



**BUILDING #1 ELEVATION**  
LEFT ELEVATION



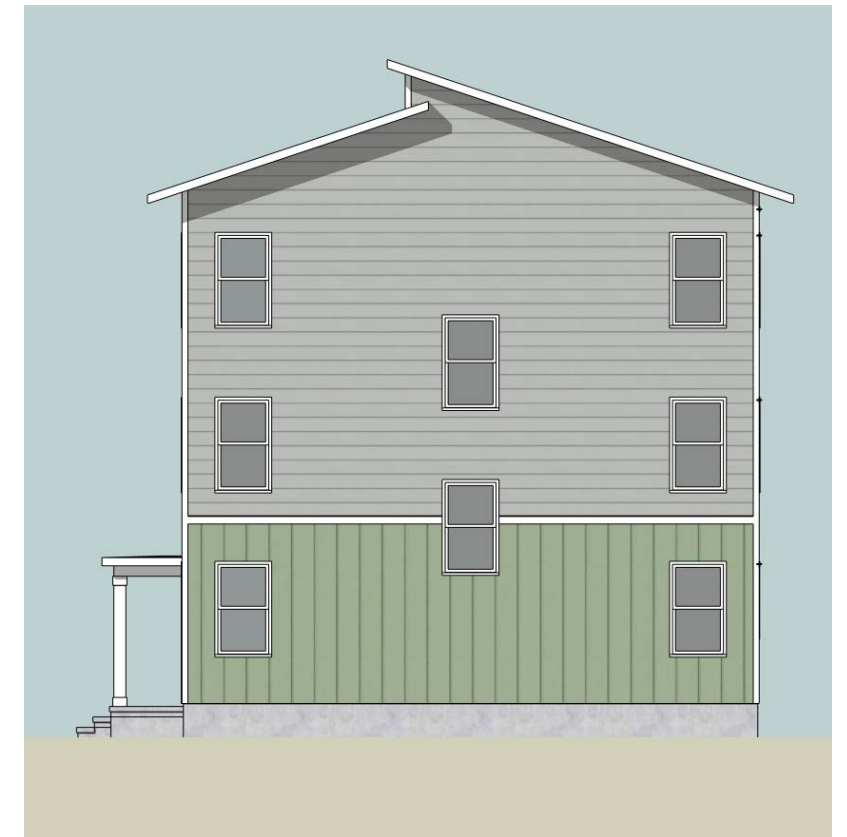
**KEY PLAN**



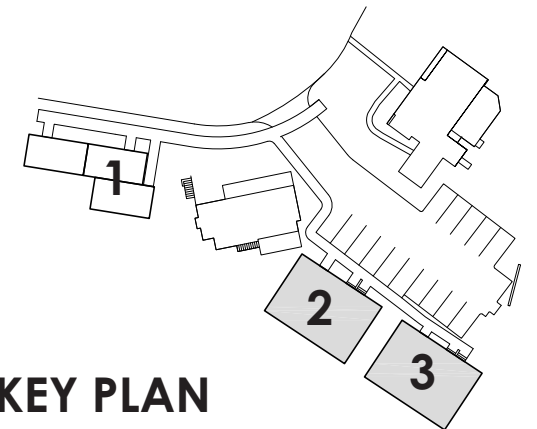
**BUILDING #2 & #3 ELEVATION**  
FRONT ELEVATION



- ASPHALT SHINGLES
- VINYL D.H. WINDOW - WHITE
- LAP SIDING - GRAY
- SQUARE COLUMNS - WHITE
- TRIM - WHITE
- BOARD & BATTEN SIDING - GREEN
- PARGED CONCRETE



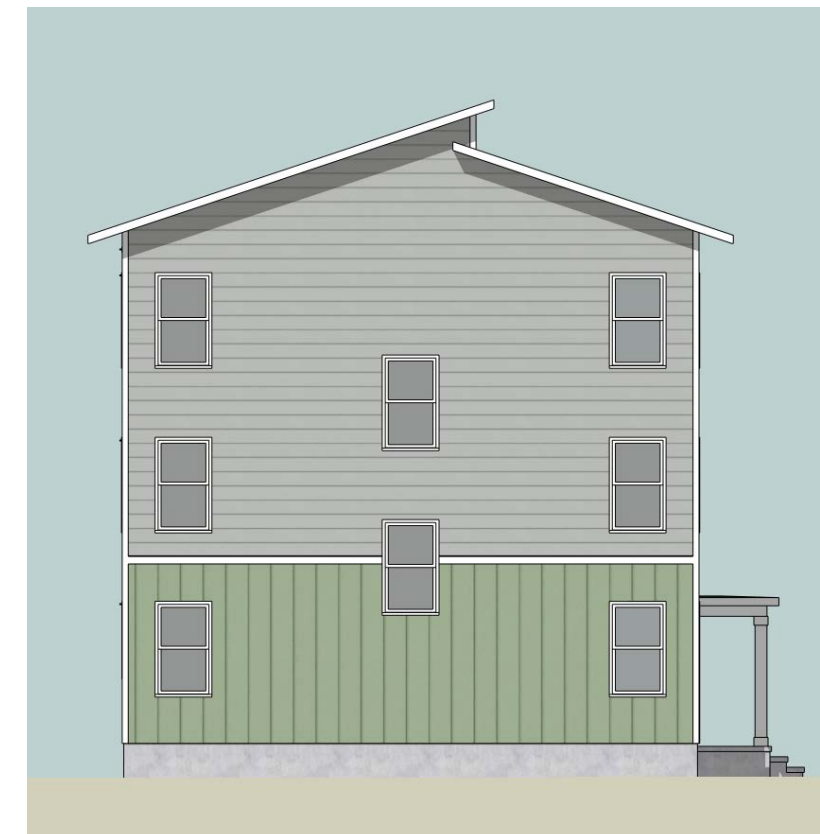
**BUILDING #2 & #3 ELEVATION**  
RIGHT ELEVATION



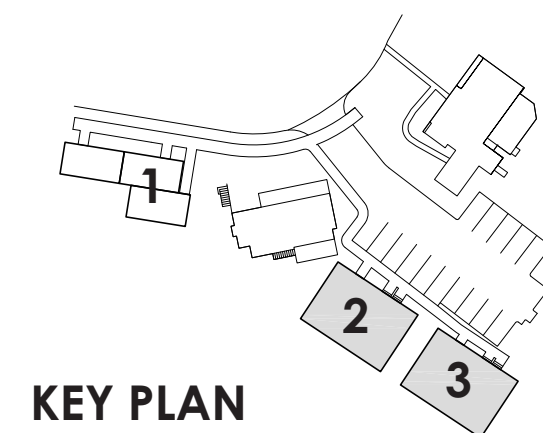
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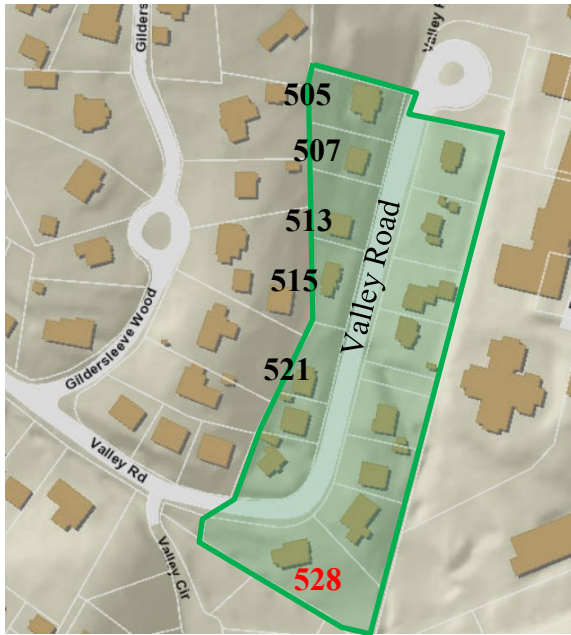
**BUILDING #2 & #3 ELEVATION**  
REAR ELEVATION



**BUILDING #2 & #3 ELEVATION**  
LEFT ELEVATION



**KEY PLAN**



505 Valley Road (1948)



507 Valley Road (1940)



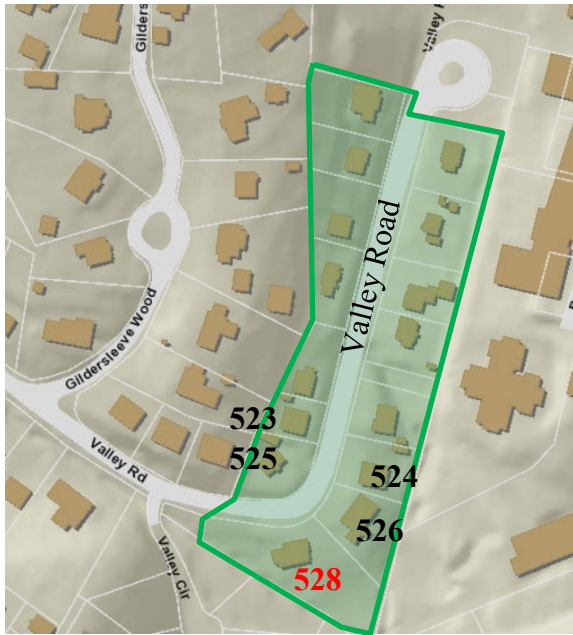
513 Valley Road (1940)



515 Valley Road (1937)



521 Valley Road (1935)



523 Valley Road (1935)



525 Valley Road (1937)



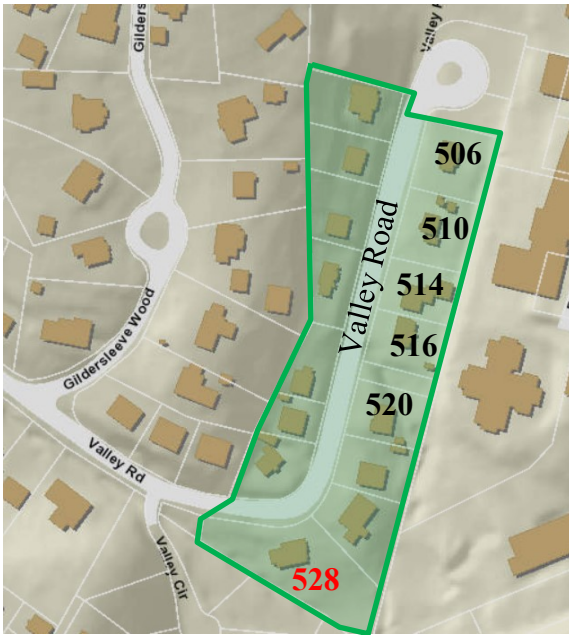
528 Valley Road (1937)



526 Valley Road (1935, altered)



524 Valley Road (1940)



520 Valley Road (1940)



516 Valley Road (1939)



514 Valley Road (1936)



510 Valley Road (1935)



506 Valley Road (1930)