

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
April 21, 2026 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion [5 PM in the NDS conference room]

Regular Meeting [5:30 PM in Council Chambers]

A. Matters from the public not under items C through E on the agenda.

B. Consent Agenda [No minutes to review/approve at this month's meeting.]

1. **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

2. **Certificate of Appropriateness Application**

BAR # HST26-0012
410 2nd Street NE; TMP 330078000
North Downtown ADC District
Owner: Rachel Lucy & Theodore Cisu, Trustees
Applicant: Annie Mathot, Bluebird Design Company
Project: Entry overhangs and site work

3. **Certificate of Appropriateness Application**

BAR # HST26-0013
408 Park Street; TMP 530117000
North Downtown ADC District
Owner: RAF 408 LLC
Applicant: Preston Hutter
Project: Removal of exterior stairs at side entrance.

C. Deferred Items – N/A

D. New Items – N/A [Any Consent Agenda item may be moved to the regular agenda.]

E. Pre-Application Conferences – N/A

F. Other Business [Including work sessions, staff questions/discussion, non-action items]

3. **Staff Discussion**

- DT Mall updates (vehicular crossings, fountains, lights)
- Design Guidelines revisions – update & discussion

G. Adjourn (7:00)

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Downtown ADC District

Owner: 320 West Main LLC

Applicant: Terry Hindermann/Mike Stoneking

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Application components (please click a bookmark below to go directly to the report pages):

- [Staff Report](#)
- [Historical Survey](#)
- [Application Submittals](#)

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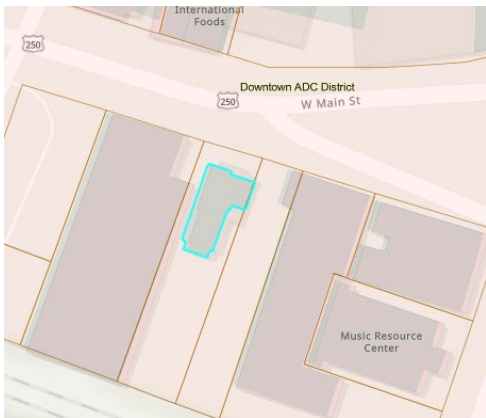
- [Staff Report](#)
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**City of Charlottesville
Board of Architectural Review
Staff Report
April 21, 2026**



Certificate of Appropriateness Application

BAR # 26-0008
320 West Main Street; TMP 290018000
Downtown ADC District
Owner: 320 West Main LLC
Applicant: Terry Hindermann
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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.
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- 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 Nydrrie 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.

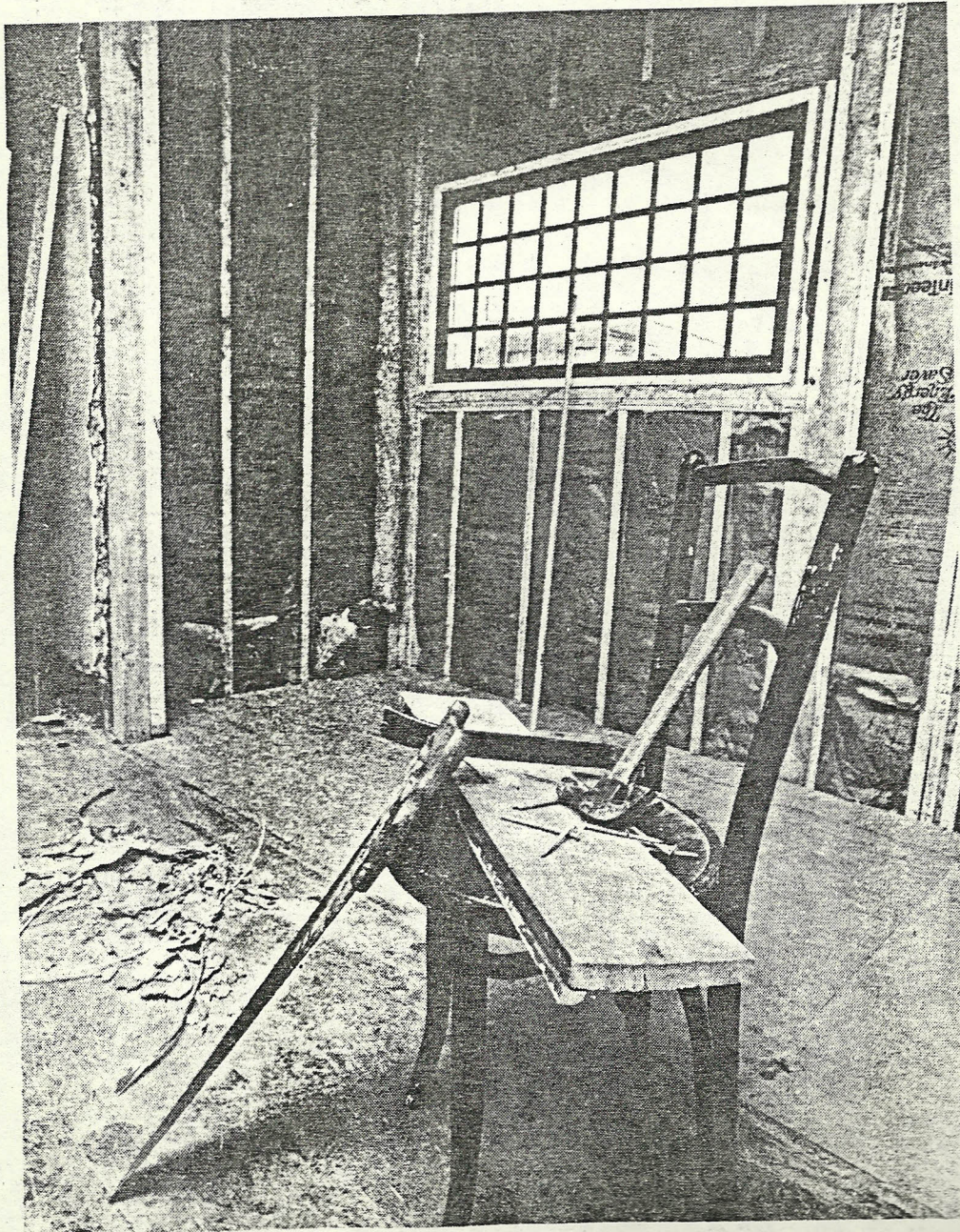
The Bazins moved into the upper floor of the building a little over a year ago. The lower level is in the process of being transformed into Le Snail.

One of the most difficult and costly alterations encountered

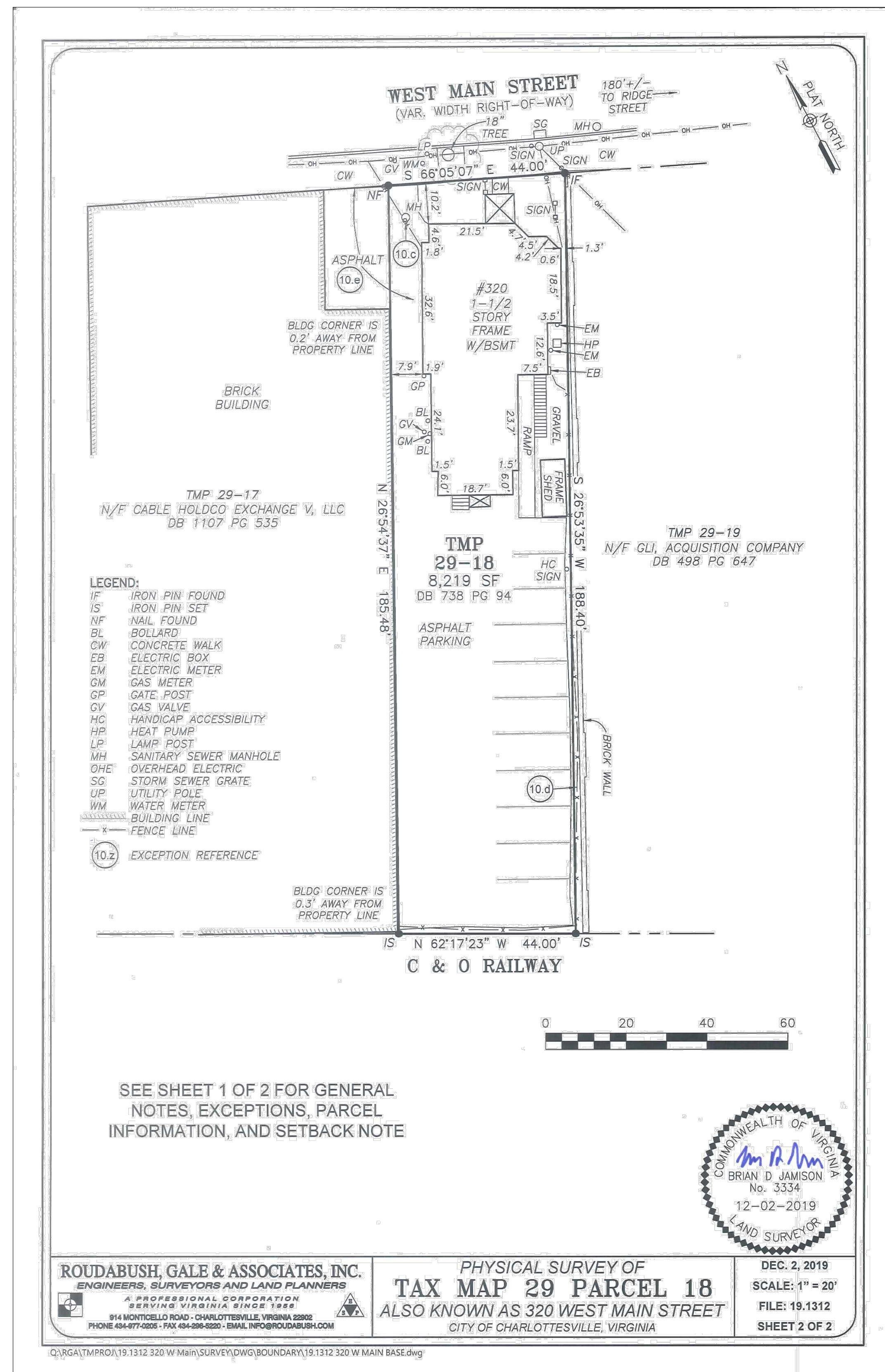
realistic study," said Bazin. He worked with seating capacity to see how many people would have to be fed per day, then took apart the concept to see if it was workable and came up with a "conservative figure of 60 per day" in order to break even.

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.

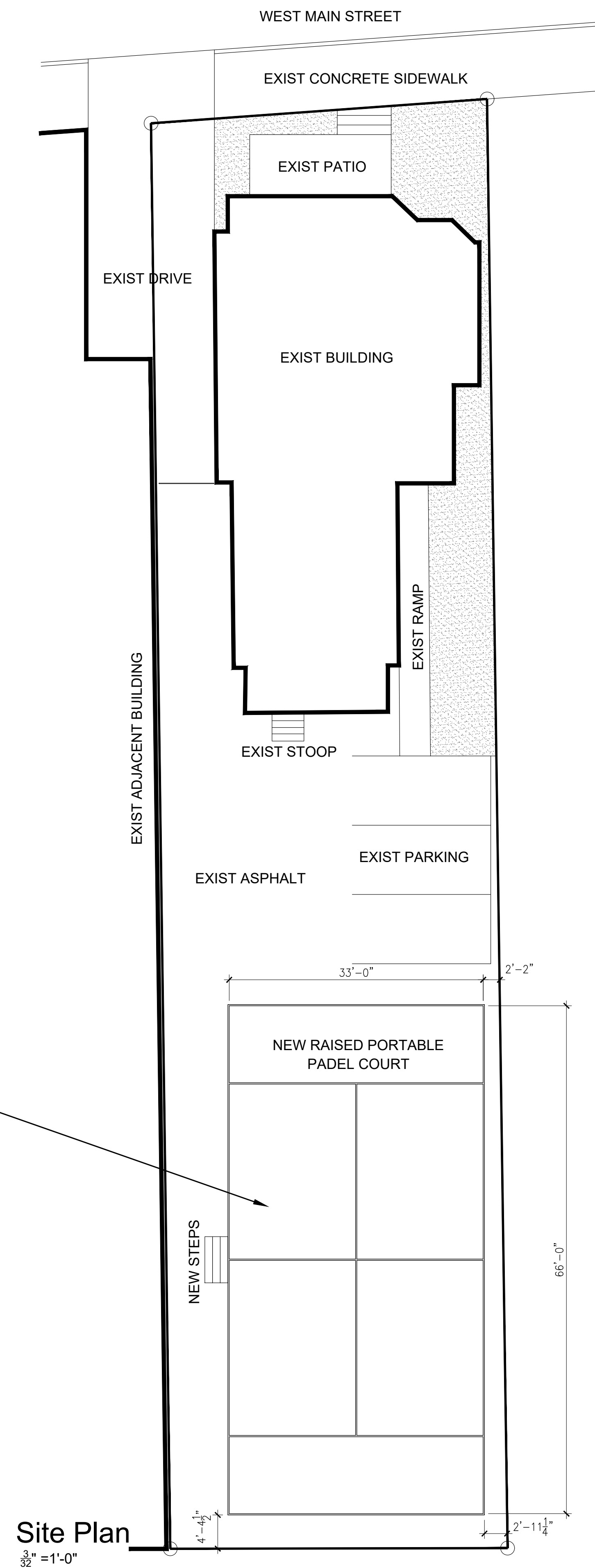


THE FRONT DINING ROOM OF LE SNAIL IS NOW UNDER CONSTRUCTION



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.

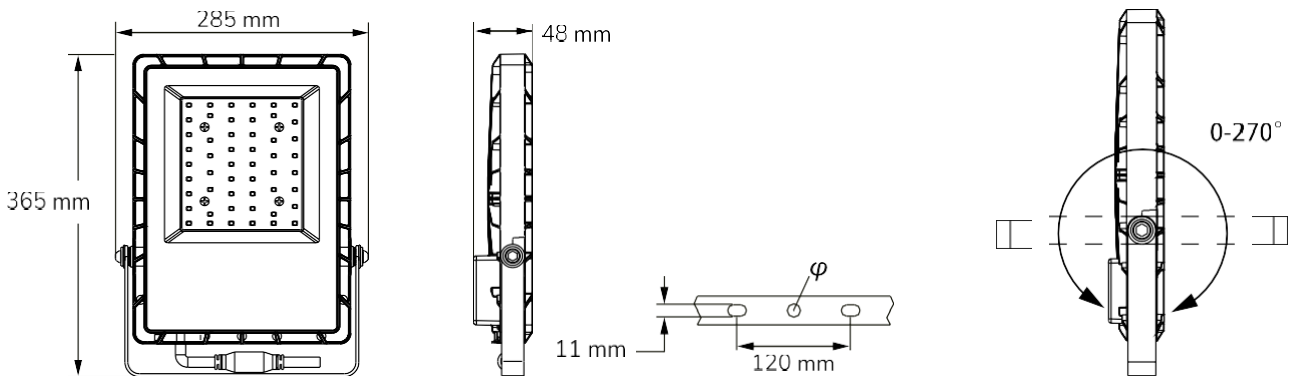
- 5**
YEAR
WARRANTY
- 50.000H**
- IP65**
- 130LM/W**
- CRI**
>80
- 110°**
- 4KV**
- A++**
LABEL
- PF**
0,95
- IK07**
- SMD**
- 5 PCS**

Dimensiones | Dimensions | Dimensões

3,2kg

110°

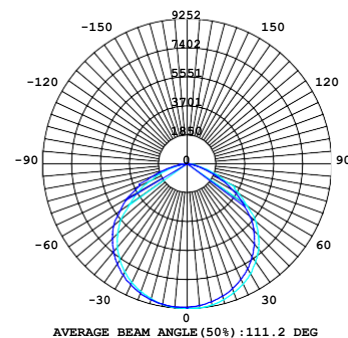
Ângulo Apertura
Beam Angle
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Photometry | Photometry | Photometry



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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amontilla@padelgalismidatlantic.com

www.padelgalis.us

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



Certificate of Appropriateness Application

BAR # HST26-0012

410 2nd Street NE; TMP 330078000

North Downtown ADC District

Owner: Rachel Lucy & Theodore Cisu

Applicant: Annie Mathot, Bluebird Design Company

Project: Entry overhangs and rear shed alterations



Background

Year Built: c.1896

District: North Downtown ADC District

Status: Contributing

Queen Anne style structure, two stories with a projecting pavilion on the north side and fronted by a single-story veranda supported by short Doric columns on piers. (Historical survey attached.)

Prior BAR Reviews

[May 16, 2023](#) – Approved CoA for rear addition and alterations.

Application

- Applicant submittals:
 - *Lucy-Cisu Residence* – 410 2nd St. NE, Charlottesville, Virginia dated April 10, 2026. Bluebird Design Company, project description, 4 sheets.
 - *Lucy-Cisu Residence* – 410 2nd St. NE, Charlottesville, Virginia dated March 25, 2026. Grounded Landscape Architecture & Design, project description, 7 sheets.

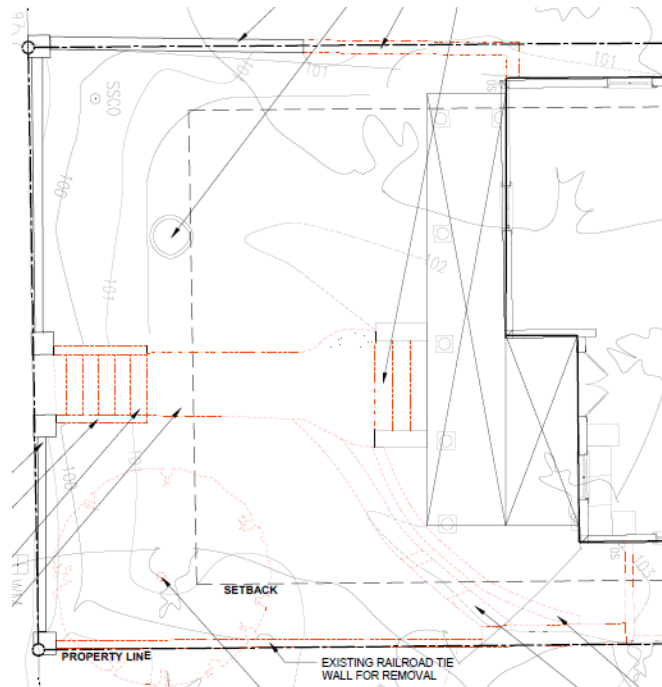
Request CoA for addition of two bracketed door overhangs on the East elevation of recent addition, and the following proposed site work:

- Removal and replacement of front concrete stairs at sidewalk
- Patch and repair existing stone retaining wall at front sidewalk
- Remove portion of broken concrete wall on north property line
- Replacement of concrete entry path with bluestone pavers
- Remove stone and wood bordered planting beds in front and side yards
- Replace concrete stairs at front porch with wooden treads/risers
- Construction of low wooden deck in front yard (SW corner)
- Tree removal at SW corner
- Tree plantings (one in front yard; multiple in rear yard)
- Wood surround for HVAC at south elevation
- New decorative metal fencing in the front and side yards
- New wood privacy fencing in the rear yard

Discussion & Recommendation

Two entrance overhangs on the East (rear) elevation are to be added to the 2024 addition. The form is simple— a shed-style overhang supported with wooden brackets and standing-seam roofing in copper.

A comprehensive landscaping plan aims to revitalize the property’s outdoor spaces. Much of the existing hardscape (entry path, stairs, planting borders, gravel and brick walkways) show signs of degradation and are to be replaced. While the primary stone retaining wall at the sidewalk will be patched and repaired, a smaller section of concrete wall at the north side of the property is to be completely removed.



Landscaping submission, sheet L0.02; front yard features to be removed indicated in red.

The use of bluestone anchors this redesign, enhancing connectivity between the front porch, a new deck, and rear yard spaces. At the front porch, the existing concrete pavers will be replaced with wooden stairs painted to match the 2024 renovation. At the rear, a bluestone terrace replaces the existing pea gravel with new trees providing additional privacy.

There are two fencing selections proposed. At the front and side yards, a 36” tall wrought iron fence will now enclose these areas. At the rear, the exiting wooden fence will be replaced-in-kind, maintaining gate access to both side yards and rear lot.

Nearly all site alterations in this scope of work are consistent with the design guidelines for *Site Design and Elements*. BAR has approved similar fences, hardscaping, and material selections within this ADC district, including most recently at neighboring 422 2nd St. NE.

BAR may wish to discuss removal of the dogwood tree and construction of the low deck platform in the SW corner, as these are the only atypical modifications staff identified.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear door overhangs and site modifications at 410 2nd Street NE satisfy the BAR’s criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...].

Denial: Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear door overhangs and site modifications at 410 2nd Street NE do not satisfy the BAR’s criteria and are not compatible with this property and other properties in this ADC District, and that the BAR denies the application [for the following reasons...].

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.”

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 - 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 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

Chapter 2 – Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.

- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
[...]

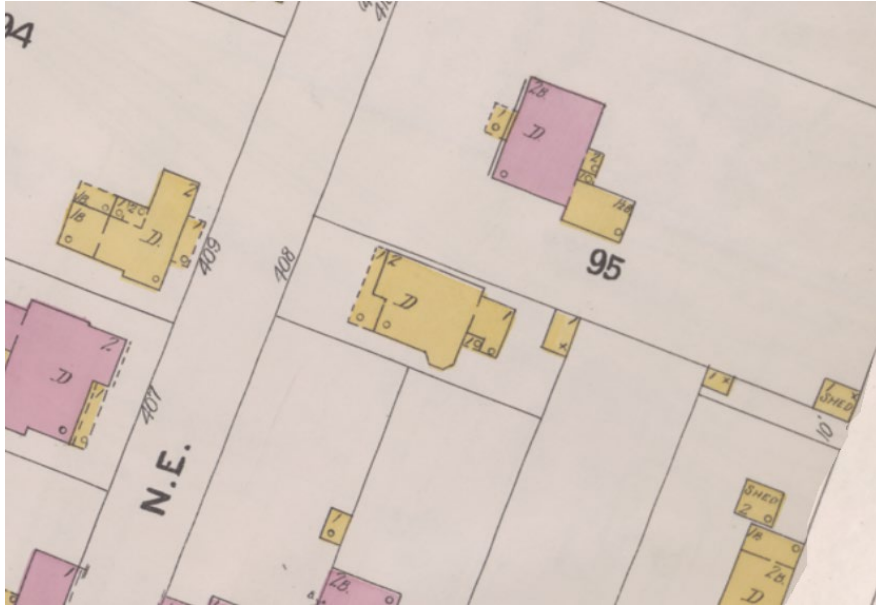
E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.

- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

APPENDIX

Sanborn Map 1907



From Survey, date unknown



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 410 Second Street, NE
Map and Parcel: 33-78
Census Tract & Block: 3-504
Present Owner: Alberta Shannon
Address: c/o Virginia National Bank
Present Use: Residence
Original Owner: Jessie W. Robinson
Original Use: Residence

BASE DATA

Historic Name: Robinson House
Date/Period: 1896
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-3
Land Area (sq. ft.): 37 x 103
Assessed Value (land + imp.): 1500 + 8790 = 10,290

ARCHITECTURAL DESCRIPTION

This house is a simplified version of the Queen Anne style popular in the city from 1885 to about 1920. It is two stories high, with a projecting pavilion on the right or north side, and fronted by a single story veranda supported by short Doric columns on piers. The tin roof, two over two glazing, blinds, and door are all original.

HISTORICAL DESCRIPTION

In 1896, Jessie W. Robinson bought the lot from Hugh T. Nelson for \$750. At that time the present structure was begun. The tax records for the year 1897 indicate that the lot was valued at \$300 and the house \$1,200. The current owner inherited the property from the estate of Robinson. Deed references: 7-304, 116-474, 237-305.

GRAPHICS

CONDITIONS

Average

SOURCES

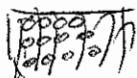
City Records

Street Address: 410 2ND STREET
Map & Parcel: 33-78
Census Tract & Block:
Present Owner: Alberta
Address:
Present Use: Dwelling
Original Owner:
Original Use: Dwelling

Historic Name:
Date/Period:
Style:
Height to Cornice:
Height to Stories: 2 1/2
Present Zoning: R-3
Land Area (sq. ft.): 57 x 103
Assessed Value (land+imp)
740 + 3300 = 4040

Architectural Description

L shaped post Shaker - clapboard siding -
veranda w/ short columns supported by brick piers
original glazing -
Double glazed door w/ 2 paned transom -
BRACKETS ARE SAUN RAFTER ENDS
PAINTED TIN ROOF



Historic Description

Alberta his niece 1942 probate will →

116-474
w.B. 5-87

1944

Name of Persons Interviewed:

110-370 1896 - 7-304 FROM Hugh T. Nelson
\$750. buy lot

1896 plat of Nelson = corner - hospital lot
next = Dwelling lot

97 - J 1897 - 300 lot
1200 building from Hugh T. Nelson

Gene W. Robinson



410 SECOND STREET, N.E.

Turn of the century Victorian residence located in historic north downtown. Tastefully decorated and renovated. Features include new kitchen, 4 bedrooms, 2 baths, 4 fireplaces, study or family room, finished attic playroom, detached garage or workshop, rear deck and upgraded insulation. For an appointment to inspect this fine home, call Larry Herbert or Jim May at 977-4879 or 293-3640.

May REALTY
CO.
296-4167



April 10, 2026
Application for Certificate of Appropriateness
410 Second Street NE, Charlottesville

Description of Existing Property

The existing residence located at 410 Second Street NE was constructed around 1896 and is a two-story, three bay frame structure with intersecting gables, exposed rafter ends, and a hip standing seam copper roof. The projecting left front bay has wood shingles in the gable and a decorative panel in the roof peak; the south elevation has a bay with similar shingled gable and decorative panel. The house has a single-story front porch with Tuscan columns set on brick piers with a bracketed cornice. The variety of shape and materials exhibit Queen Anne characteristics. The front entrance is a double door with louvered shutters; windows are typically two-over-two wood sash. The home was renovated in 2024, and a two-story frame addition was constructed at the rear of the original house. The addition has composite lap siding, a flat roof, and two-over-two windows.

Description of Proposed Exterior Work

The proposed scope of work includes the addition of two bracketed door overhangs on the East elevation of the existing house. The construction of bracketed overhangs will protect the exterior doors and provide shelter from the weather when entering the home. The overhangs will be constructed of wood, with copper standing seam metal roofs.

Proposed Materials

House overhang brackets: wood

House overhang roof: standing seam copper



1 HOUSE: EXISTING SOUTH ELEVATION
 SCALE: 3/16" = 1'-0" 0 4' 8' 12'



2 HOUSE: EXISTING EAST ELEVATION
 SCALE: 3/16" = 1'-0" 0 4' 8' 12'





1 HOUSE: PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'-0" 0 4' 8' 12'

2 HOUSE: PROPOSED EAST ELEVATION
 SCALE: 3/16" = 1'-0" 0 4' 8' 12'



Existing house, view from southwest



Existing house, east facade



Proposed house roof overhangs, view from North



Proposed house roof overhangs, view from East

BAR REVIEW

410 2ND St. NE
Charlottesville, VA

March 31, 2026

DESCRIPTION OF EXISTING SITE

The existing site has a mix of concrete and railroad tie retaining walls. Concrete stairs from the sidewalk and a concrete entry path and front stairs are cracked and sunken in areas. A large 33" caliper oak is the cornerstone of the yard and sits in the northwest quadrant. To the rear, a small gravel patio and partial wood privacy fence sit between the existing house, porches and garage.

DESCRIPTION OF PROPOSED SITE WORK

The proposed site work includes removal and replacement of the front concrete stairs off the sidewalk with monolithic bluestone treads, removing the broken concrete entry path with dry laid bluestone, and replacing existing sunken concrete stairs to the front porch with painted wooden treads and risers to match the 2024 renovation. The stacked stone planters below the porch will be replaced with thermaled bluestone slab planters. To the south side of the front yard, a wooden deck set on existing grade will provide additional usable space while avoiding damage to the oak tree. One dogwood will be removed and replaced by a redbud to the front with 10 fastigate hornbeam or ginkgo trees proposed along the fence to the rear. The front and south side yard will be enclosed with a 3' high metal fence. The rear yard will be contained by a wood privacy fence stained to match the black or darker green paint of the 2024 house renovation.

PROPOSED SITE MATERIALS

Front fencing and gate: wrought iron, 36" high

Front entry path: cleft variegated bluestone in ashlar pattern, dry laid

Front entry stairs: monolithic thermaled bluestone

Front retaining walls: parged concrete

Front planters: thermaled bluestone slabs

Front deck: wooden, cedar or ipe TBD on floating frame system

Rear fencing: rough-sawn cedar +/- 7' high privacy fence, stained to match architecture

Rear paving: cleft variegated bluestone in ashlar pattern, mortared

Rear planters: thermaled bluestone slabs



RETAINING WALL & BOXWOODS TO REMAIN.



RAILROAD TIE & DRY-STACKED STONE RETAINING FOR REPLACEMENT.



BROKEN CONCRETE WALL FOR REMOVAL. PATCH & REPAIR
REMAINING RETAINING WALL.



EXISTING WALL & COLUMNS TO REMAIN. NEW CHEEK WALL & STAIRS TO
REPLACE EXISTING.



FRONT OF HOUSE.



CONCRETE STAIRS & PATH FOR REMOVAL.



EXISTING FRONT STAIR CHEEK WALLS & PATH.



EXISTING PRIVACY FENCE FOR REPLACEMENT.



EXISTING REAR PRIVACY FENCE & GATE TO SIDE OF HOUSE.



EXISTING OAK AND DOGWOOD TREES.



EXISTING REAR PORCHES & GRAVEL TERRACE.



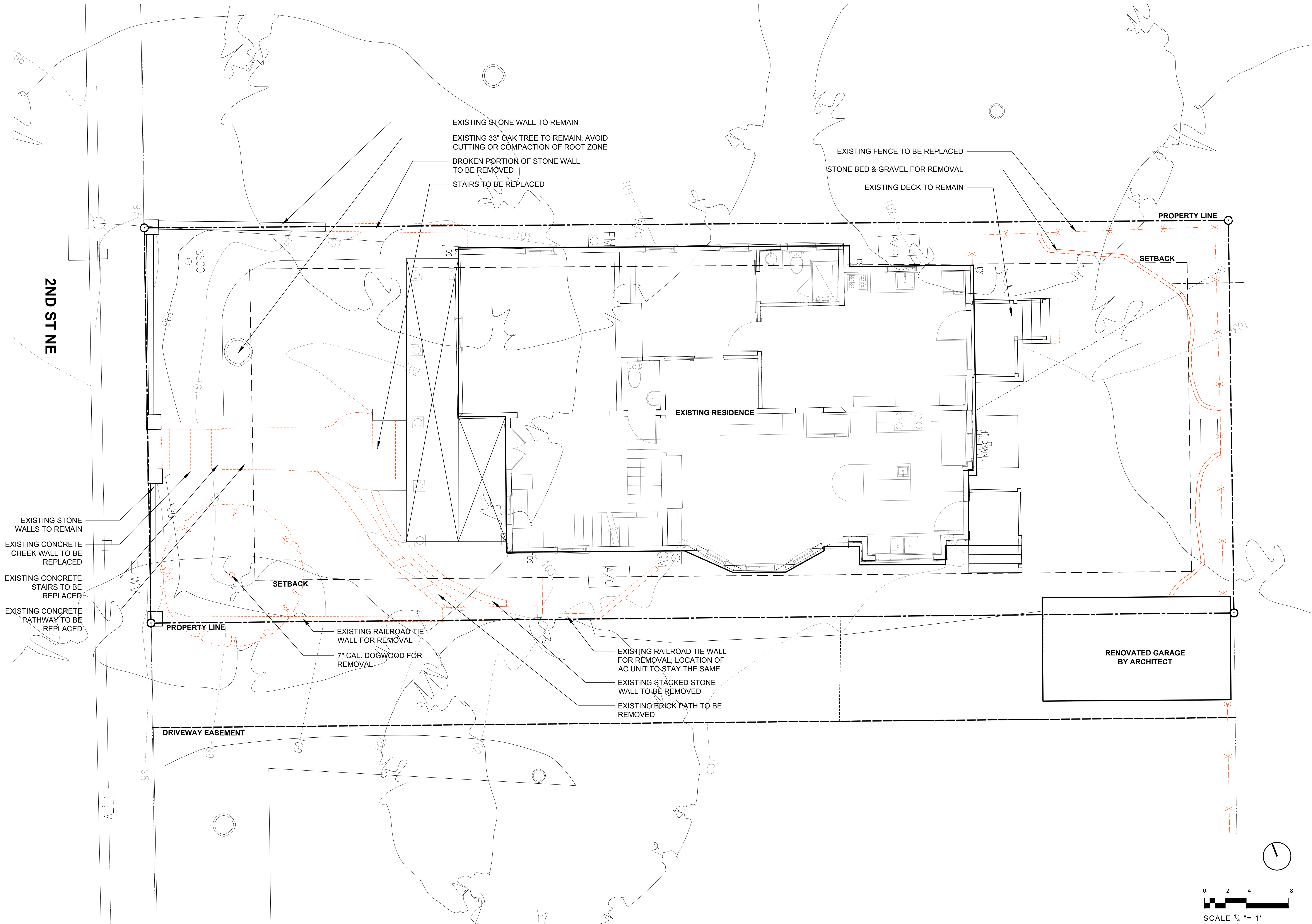
EXISTING TRASH STORAGE & SIDE ENTRY AT EASEMENT.



EXISTING FENCING.

LUCY-CISU RESIDENCE

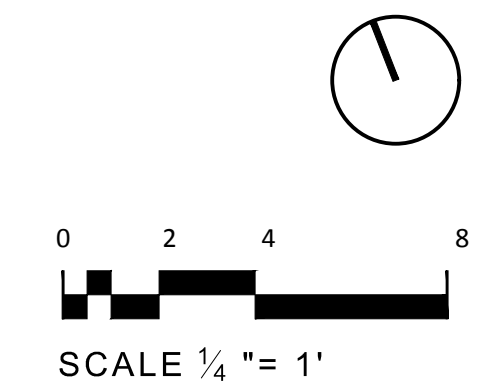
410 2ND ST NE CHARLOTTEVILLE, VA 22902



03.31.2026

BAR SUBMITTAL

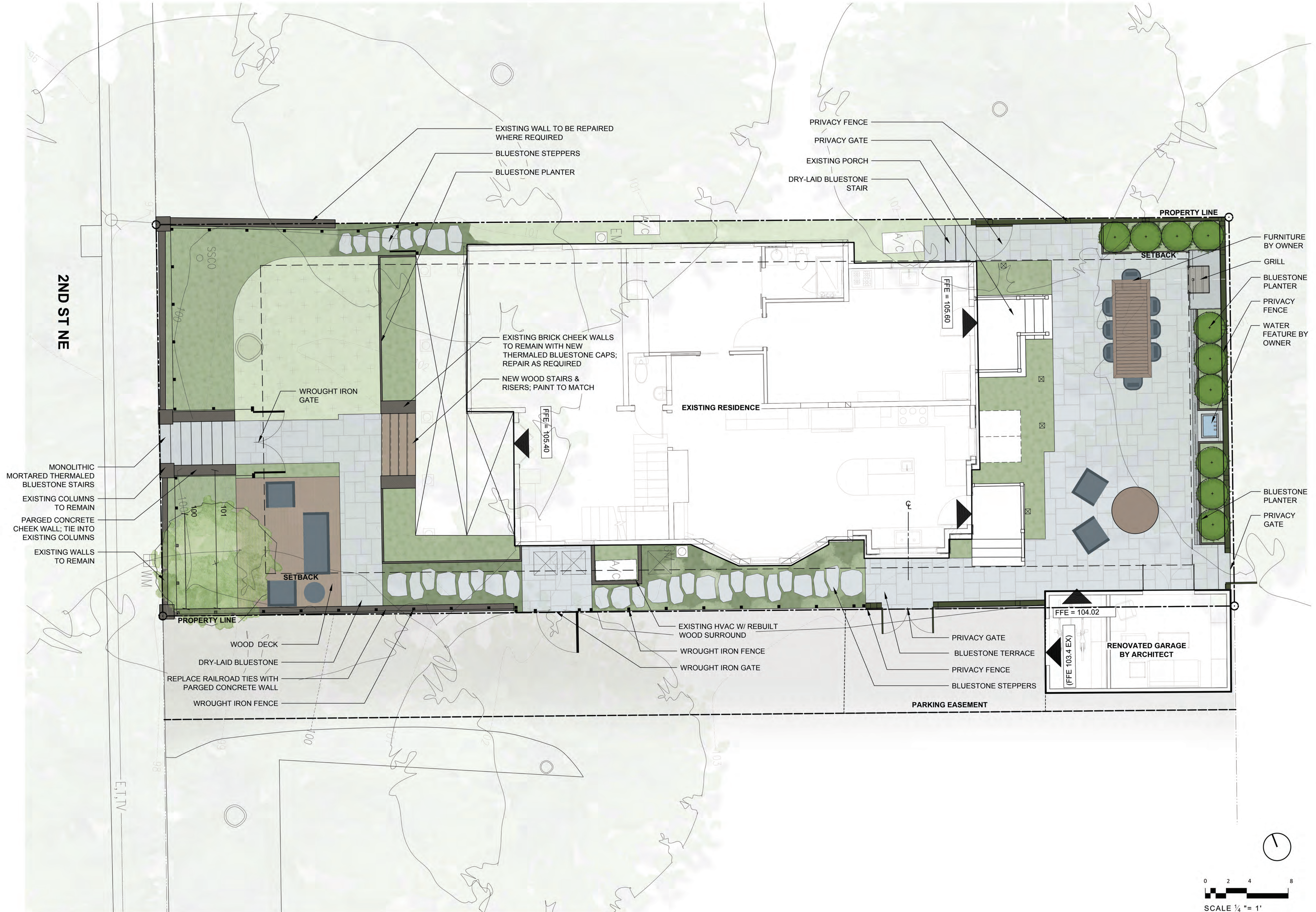
DEMO PLAN



L0.02

LUCY-CISU RESIDENCE

410 2ND ST NE CHARLOTTEVILLE, VA 22902



2ND ST NE

MONOLITHIC
 MORTARED THERMALED
 BLUESTONE STAIRS
 EXISTING COLUMNS
 TO REMAIN
 PARGED CONCRETE
 CHEEK WALL; TIE INTO
 EXISTING COLUMNS
 EXISTING WALLS
 TO REMAIN

WOOD DECK
 DRY-LAID BLUESTONE
 REPLACE RAILROAD TIES WITH
 PARGED CONCRETE WALL
 WROUGHT IRON FENCE

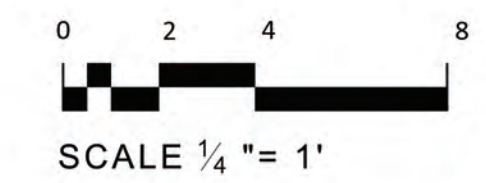
EXISTING WALL TO BE REPAIRED
 WHERE REQUIRED
 BLUESTONE STEPPERS
 BLUESTONE PLANTER

EXISTING BRICK CHEEK WALLS
 TO REMAIN WITH NEW
 THERMALED BLUESTONE CAPS;
 REPAIR AS REQUIRED
 NEW WOOD STAIRS &
 RISERS; PAINT TO MATCH

EXISTING HVAC W/ REBUILT
 WOOD SURROUND
 WROUGHT IRON FENCE
 WROUGHT IRON GATE

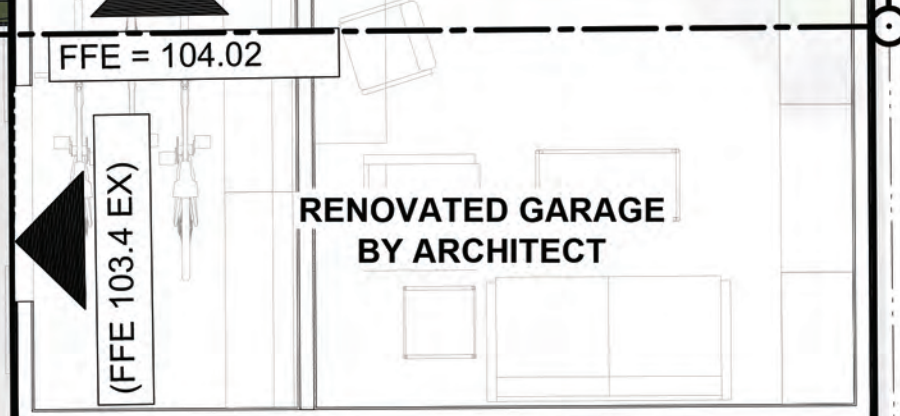
PRIVACY FENCE
 PRIVACY GATE
 EXISTING PORCH
 DRY-LAID BLUESTONE
 STAIR

PRIVACY GATE
 BLUESTONE TERRACE
 PRIVACY FENCE
 BLUESTONE STEPPERS



FURNITURE
 BY OWNER
 GRILL
 BLUESTONE
 PLANTER
 PRIVACY
 FENCE
 WATER
 FEATURE BY
 OWNER

BLUESTONE
 PLANTER
 PRIVACY
 GATE



03.31.2026

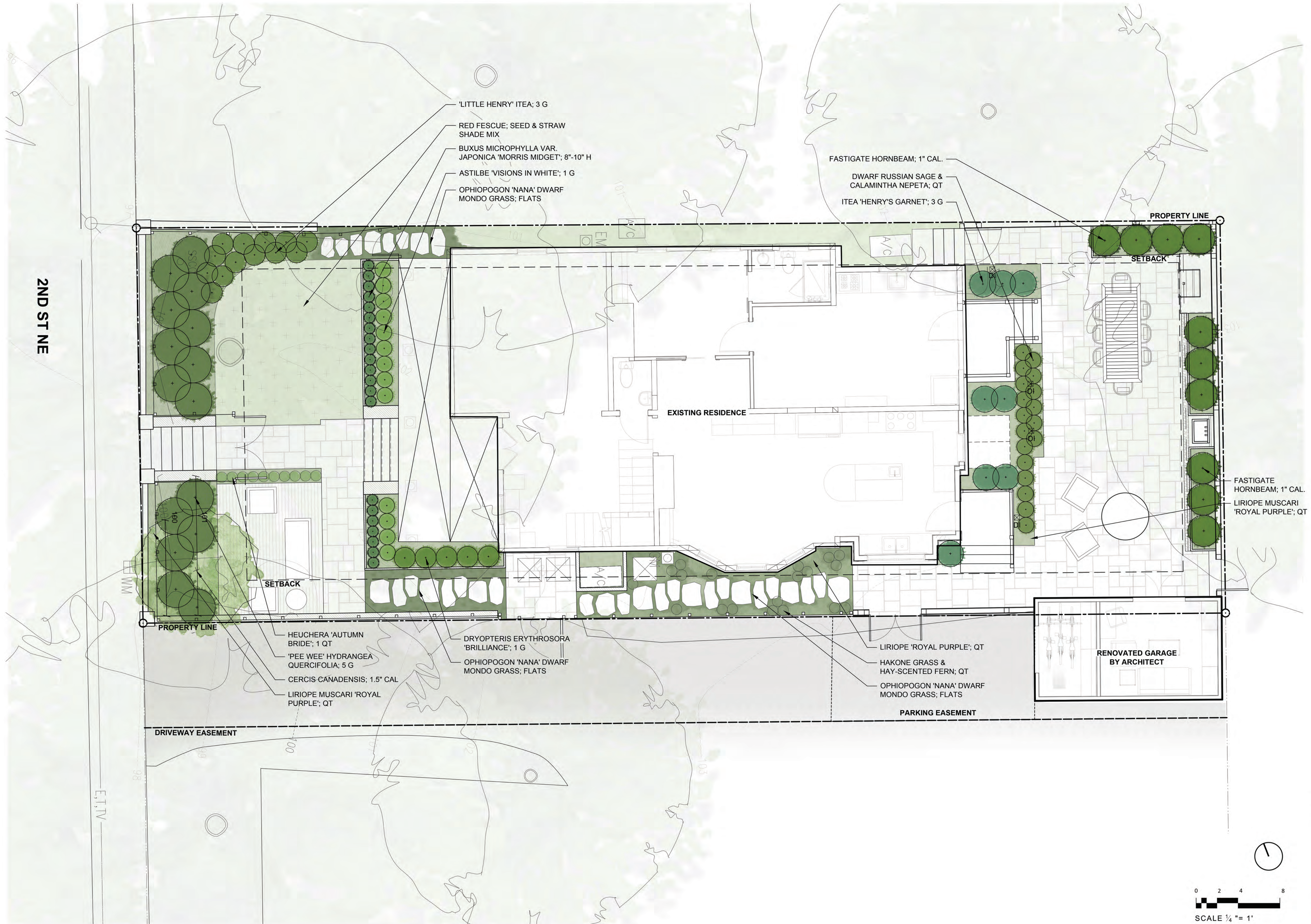
BAR SUBMITTAL

SITE PLAN

L1.00

LUCY-CISU RESIDENCE

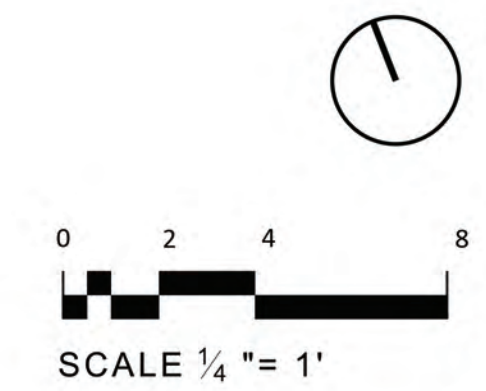
410 2ND ST NE CHARLOTTEVILLE, VA 22902



03.31.2026

BAR SUBMITTAL

PLANTING PLAN



L1.01

LUCY-CISU RESIDENCE

410 2ND ST NE CHARLOTTEVILLE, VA 22902

3'H X 8'W STRONGHOLD IRON FENCE PANEL
TRADITIONAL GRADE - STYLE #12: HOOP AND PICKET

NO.	MATERIAL	QTY
1	1" X 1/2" X 1/8"	2
2	1/2" X 1/2" X 18ga	21
3	4" CAST IRON FINIAL	7

TP0308HP

WROUGHT IRON FENCE

1
2.00

3'H X 4'W STRONGHOLD IRON WALK GATE
TRADITIONAL GRADE - STYLE #12: HOOP AND PICKET

NO.	MATERIAL	QTY
1	CAST IRON CAP	2
2	1" X 1/2" X 1/8"	1
3	1/2" X 1/2" X 18ga	9
4	4" CAST IRON FINIAL	3
5	1 1/2" X 1 1/2" X 14ga	3

TP0304HPG

WROUGHT IRON GATE

2
2.00

2 X 8 ROUGH-SAWN CEDAR CAP
2 X 6 P.T., 18" O.C.
6 X 6 P.T. POST
2 X 8 ROUGH-SAWN CEDAR CAP
1 X 6 ROUGH-SAWN CEDAR CLADDING
6 X 6 P.T. POST
2 X 8 ROUGH-SAWN CEDAR CAP
1 X 6 ROUGH-SAWN CEDAR CLADDING
6 X 6 P.T. POST
1 X 6 ROUGH-SAWN CEDAR CLADDING
SS KEYED KNOB
BLUESTONE PLANTER
BLUESTONE LANDING

10'-0"
1 1/2"
3'-0"

NOTE: GATE TO BE STAINED DARK GREEN OR SOFT BLACK TO MATCH ARCH.

NOTE: FENCE TO BE STAINED DARK GREEN OR SOFT BLACK TO MATCH ARCH.

PRIVACY GATE

4
2.00

SCALE 1" = 1'

PRIVACY FENCE

3
2.00

SCALE 1" = 1'

03.31.2026

BAR SUBMITTAL

FENCE DETAILS

L2.00

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



Certificate of Appropriateness Application

BAR # HST26-0013
408 Park Street; TMP 530117000
North Downtown ADC District
Owner: RAF 408 LLC
Applicant: Preston Hutter
Project: Removal of exterior stairs at side entrance.



Background

Year Built: c.1854; north bay c.1923
District: North Downtown ADC District
Status: Contributing

“The Tower House” is a unique example of an Italianate, Pilastered-style façade, featuring prominent scrolled brackets along the cornice and a double arched window at the uppermost level of the tower. The north portion of the building was constructed after 1923, utilizing the foundations of a previous veranda. [Historical survey attached.]

Prior BAR Reviews

[July 17, 2014](#) – Administrative approval for tax credit work: roof replacement; rehabilitation.
[August 18, 2015](#) – CoA for curbing replacement and site work.
[September 3, 2015](#) - Staff approved revisions to the August 15, 2015 CoA.

Application

- Applicant submittals:
 - 408 Park Street – BAR Application April 2026, 13 pages.

Request CoA for removal of non-contributing cement stairs at the side entrance on the north elevation.

Discussion and Recommendations

The stairs on the north side of the house are no longer utilized as an entrance by the current owner/occupants. As this portion of the structure was constructed sometime after 1923, the concrete staircase, entrance stoop, and railings are not associated with the historic core. The doorway itself is no longer serviceable from the interior and has been walled off for conversion to storage space. Removal of the staircase would improve access along the walkway between the front entrances of the building and its rear parking area.

Only the staircase and its metal handrail are to be removed. The raised stoop, its support piers, and metal perimeter railing will remain. (See images below.) Where the stairs meet the concrete path there is a change in grade; an approximate 6” step will be revealed across the walkway at this location. Where the staircase interacts with the brick façade, repairs will be made as necessary to maintain the exterior in good condition. There are no changes proposed to the window at the basement level.



Staff recommends approval and requests the applicant pay particular attention to protecting the north elevation during demolition of the staircase to ensure no damage to the bricks or basement window occurs.

Suggested Motions

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed stair removal at 408 Park 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.

Or, [as submitted with the following conditions...]

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:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story setbacks of up to 25’.

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](#)

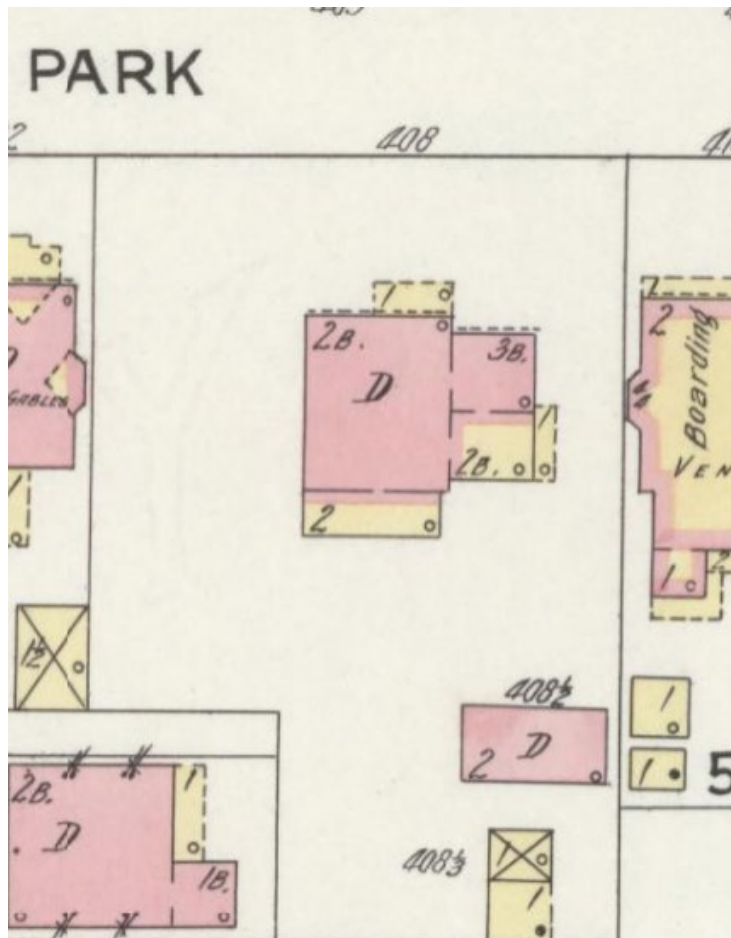
[Chapter 7 Demolition and Moving](#)

APPENDIX

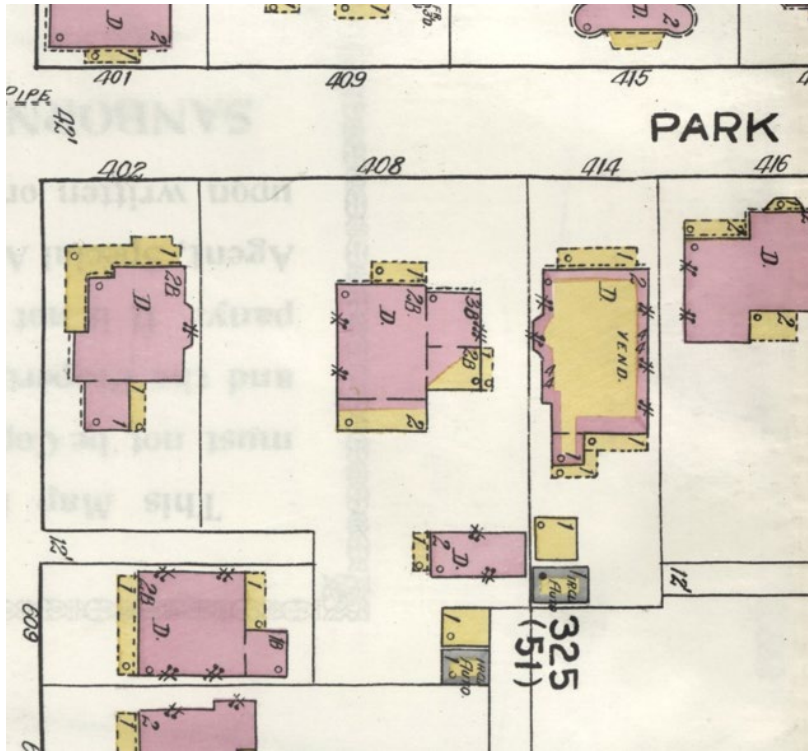
Sanborn Map Evidence

This series of Sanborn Maps from 1913 onwards corroborates statements from the historical survey regarding alterations to the historic core after 1923, in particular the addition of the northern bay.

1913 Sanborn Map (prior to addition of north bay)



1920 Sanborn Map (no change from 1913)



1965 Sanborn map (Alteration/additions in place)



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 408 Park Street
Map and Parcel: 53-117
Census Tract & Block: 3-419
Present Owner: United Virginia Bank
Address:
Present Use: Six Apartments
Original Owner: John Wood
Original Use: Residence

BASE DATA

Historic Name: "The Tower House"
Date/Period: 1854-1861
Style: Italianate
Height to Cornice: 23.5
Height in Stories: 2 with a 3 story tower
Present Zoning: B-1
Land Area (sq.ft.): 82 x 142
Assessed Value (land + imp.): 11,840 + 8740 = 20,630

ARCHITECTURAL DESCRIPTION

This structure is an important example of the "Pilastered Style" done in the Italianate mode. The Italian style is expressed with the tower or campanile, the heavy scrolled brackets at the cornice, and the double circular headed windows at the third level of the tower. The building is of brick, laid in common bond; six over six windows, with much of the original glazing. The bay which connects with the north side of the tower was built on the foundations of an earlier veranda by E. G. Haden, who bought the house in 1923. Much of the interior fabric (i.e. doors, baseboards, mantels, and staircases) remain intact.

HISTORICAL DESCRIPTION

The lot was sold to John Wood by George Carr in 1854 (ACDB 59, P 533) and the house was probably built shortly thereafter. It is known to have been standing during the Civil War, and it is one of the three structures claiming to have been General Sheridan's headquarters during his raid of March 306, 1867 (Recollections p. 37). Wood sold the house in 1883 to Emma Moore (ACDB 82-97), who in turn sold the property to W. R. Dubose in 1892 (DB 3-335). The house has been sold six times since 1898, the last time being in 1943. Deed references: 13-229, 16-364, 29-194, 41-475, 84-131, 113-322.



CONDITIONS

Good

SOURCES

Alexander's Recollections, 1963 edition
City and County Records
Mrs. George Gilmer

Street Address: 408 Park

Map & Parcel: 53-117

Census Tract & Block:

Present Owner: George Gilmer
Address:

Present Use: apt. 6apts 23 rooms

Original Owner: John Wood

Original Use: residence

Historic Name: Tavern House

Date/Period: c. ~~1854~~ 1854-1861

Style: Bracketed / Italian / Plastered

Height to Cornice: 23.5

Height to Stories: 2 w/ 3 story tower

Present Zoning: B

Land Area (sq. ft.): 82 x 142

Assessed Value (land+imp)

9,210 + 5,460 = 14,670

Architectural Description

Plastered - brick in common bond

1 bay - town - 3 bay -
Additional: Bracketed cornice

6/6 windows - entrance porch not original

left section rebuilt (?)
double cor. headed window tower -

1943 - Ge. Gilmer purchase house
Sheridan's HQ. Historic Description

2656 sq. ft. 1 story

Name of Persons Interviewed:

408-10 PARK Trust 113-324-1943
S.J. Michie -

W.O. Haden ¹⁹⁴³ - sell sisters prop. for estate
1934 = 84, 131

Lizzie purchase property from estate E.G. Haden

41-475 E.G. Haden from Virginia & Ruth Hawes 1922
plat = DB 9-231 29-194

Julie Hawes Hill give to Va. Hawes

1905 - Va. Hawes from Ida A. Saltzman 16-364
Saltzman from W.R. Dubose 1902 (13-229)
Property sold by A.P. Bibb

TAX book - Mrs. Va. S. Hawes - improvements
1,000 + 3,500

Emma M. Moore to W. Dubose 3 - p. 335 1893-83

John Wood to Moore 1883 & lot A.C. 82-97

George Can for John Wood 1854-1883
1861 sale 1854 standing during

John Woodward - Ge. 295-4138
611 - John Moore -
Ge. 6-1938
Wood bought land
Dr. Ge. Gilmer - second
Dr. Thomas Walker's daughter
1777 - Fern Park - Sterling
A. Bond - 408-

Street Address: 408 Park St.

Map & Parcel: 53-117

Census Tract & Block:

Present Owner:

Address:

Present Use:

Original Owner:

Original Use: **was II. neworked by Mrs. Gilmer-**

Historic Name: **Tower House**

Date/Period:

Style: **Italianate**

Height to Cornice: **23.5**

Height to Stories:

Present Zoning: **B-OFFICE**

Land Area (sq. ft.):

Assessed Value (land+imp)

Frame - porch - Kitchen brick basement - architectural description

Porch had fluted columns and brackets at Farmington - Mrs. Gilmer put brick piers

Stair way - handsome brackets

brick partition walls - moulding - later recessed dis-

mantles - pilaster

dining room - cabinets by door & chimney

high-heavy baseboard -

Had deep cornice - Curved stair now enclosed - wave motif 1850's style

Dining room in basement - step down to kit. - was apt. for Mayor Haden

Porch around House - Haden ~~live~~ build on top of it -

basement here -

Was stable where garage was

They went to house -

Mayor Haden - add other side - Historic description

John Wood - uncle of Wood lawyers - move to Spring Hill - Fishburne House

Jerry Haden

Dr. Dan Haden

Max Smith's wife granddaughter

Haden live here because ~~best~~ other need repair.

Name of Persons Interviewed:

No. 408 PARK ST.

Name "TOWER HOUSE"

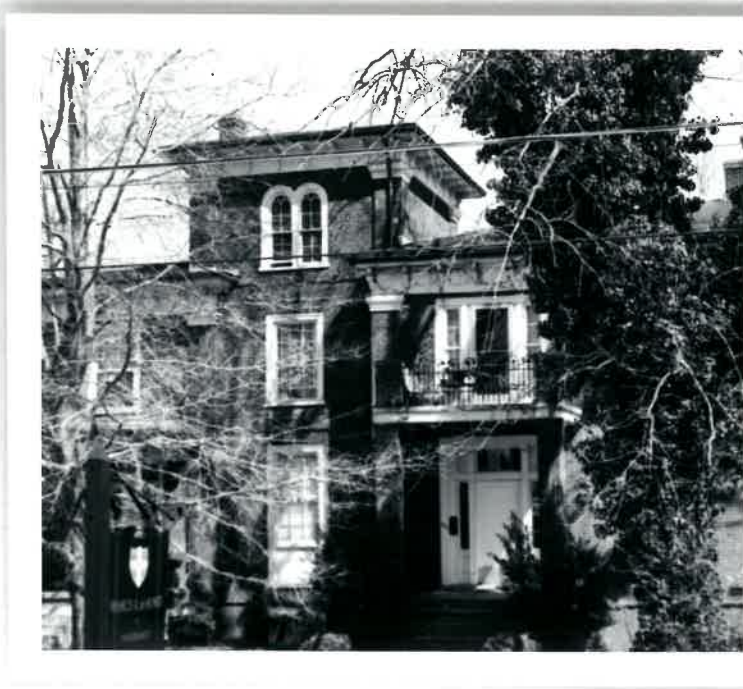
Order 53-117

Remarks

Retouched 105

Order Finished AUG 1974

Reorder



No. 408 PARK ST.
Name "TOWER HOUSE"
Order 53-117
Remarks _____
Retouched 106
Order Finished ADQ, 1974
Reorder _____

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Towers in
126(R.)

106
TOWER HOUSE
408 PARK ST.
ADQ 1974
SOUTH CORNER

408 PARK ST
VENT GRATE

106
TOWER HOUSE
408 PARK ST.
ADQ 1974

408 Park Street - BAR Application April 2026



North Elevation - existing conditions





Stairway to be removed
(street view)



Attachment points
to be repaired





Attachment points
to be repaired

Existing Railing



Step to be completed

Basement window to the right of the stairs.











