

Entrance Corridor: Route 250 West: Rural Areas West & East of Ivy Depot

Between Mechum's River at the west and Fields of Boaz Drive at the east & Little Ivy Creek at the west and Broomley Rd. at the east

DRAFT



Last updated: 8.9.2022

GENERAL CHARACTERISTICS

These rural areas of Rt 250 W are characterized by a narrow road with wooded borders. Intermittent fields, lawns, and residential driveways, some marked by board fences, are visible along the segment while residences are set back from the road. Wooded buffers, mature trees, and hedgerows provide screening, resulting in little visual impact from development. Wooded borders and landscape views retain prominence.

STRUCTURES

- Deep setbacks, frontage trees and hedgerows limit visibility of structures, allowing for flexibility in form and materials
- Scale and color help maintain minimal visual impact

PREDOMINANT LANDSCAPE FEATURES

- Narrow road with wooded borders/hedgerows predominates
- Some rolling pastures and expansive floodplain are visible from the street
- Landscaped and wooded entrances

UNIFYING ORDERLY ELEMENTS

- Landscape predominates; views of structures are secondary
- Board fences provide consistency along the corridor
- Landscaped entrances

CHARACTERISTICS TO AVOID

- Avoid roads and driveways without traditional intersection embellishments (trees, board fences, traditional sign styles)
- Avoid insufficient screening/landscaping of entrances and parking areas.
- Don't eliminate frontage trees/hedgerows
- Don't block distant views

WEST OF IVY DEPOT LENGTH: 2.6MI



EAST OF IVY DEPOT LENGTH: 2.2MI



3470 Ivy Rd.

A pocket of commercial development in renovated historic buildings includes the D.S. Tavern, noted as the location of the zero milepost of the Three Notched Rd.



3448 Ivy Rd.

Historic buildings still stand in this area, establishing the context of small-scale structures of wood and masonry materials.

REPRESENTATIVE VIEWS



A narrow road with wooded borders characterizes most of these extents.



A dramatic view of rolling topography, board fences, and farm buildings opens for travelers eastbound near Broomley Rd.

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SIGNIFICANT HISTORIC STRUCTURES



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Historic buildings still stand in this area, establishing the context of small-scale structures of wood and masonry materials.



East of 5274 Ivy Rd. (Looking East)
A narrow road with wooded borders characterizes most of these extents.



3316 Ivy Rd.
A dramatic view of rolling topography, board fences, and farm buildings opens for travelers eastbound near Broomley Rd.

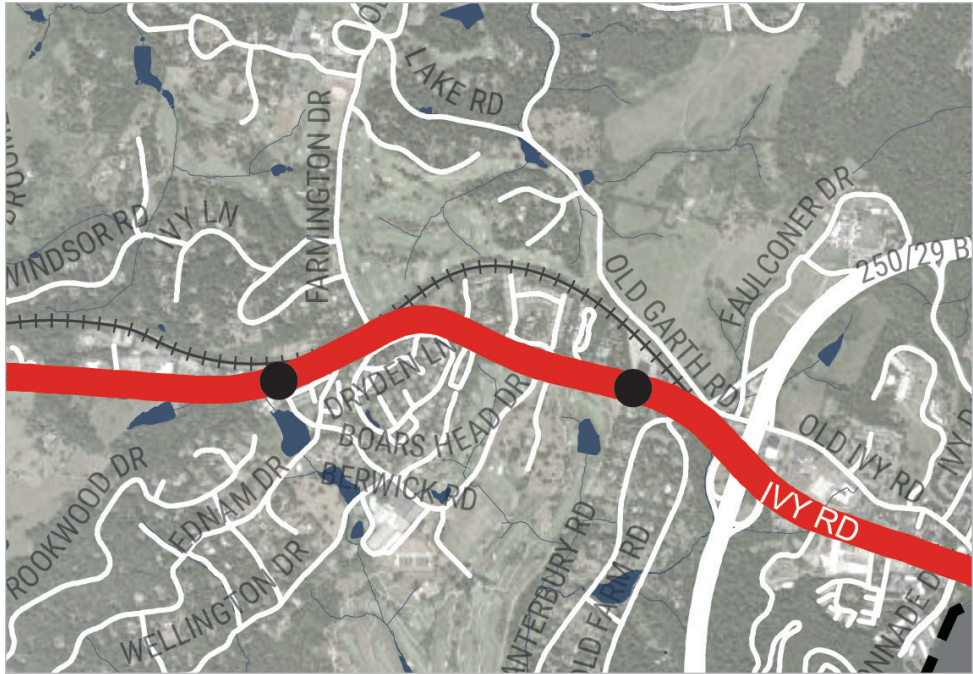
Entrance Corridor: Route 250 West: Rinehart Row

Between the vicinity of Boars Head Pointe to the west and 2421 Ivy Rd. to the east

DRAFT



Last updated: 8.8.2022



LENGTH: 0.9 MILES

GENERAL CHARACTERISTICS

Few buildings in this segment are clearly visible from the street. Deep wooded frontages and landscaped lawns screen the buildings from view. Low stone walls along the street and grand entrances with integrated signs are a consistent theme. The formal design of the site entrances hints at the high-style “country” homes beyond, including the historic Ednam (1901-05), White Gables, Kenridge and Boxwood (all ca. 1922) houses that stand as centerpieces amidst new residential developments. Two golf courses along this segment, Farmington and Birdwood, feature additional grand homes and present a more manicured version of the rolling topography found elsewhere on the corridor. A broad view to the south is available from the street beyond the Birdwood house (1819-1830 and 1909) and course. The Boar’s Head development at the west end of the segment contains a broad mix of buildings with varying sizes and scales. This includes a group of residential-scaled buildings that strongly references Colonial forms and styles, with slightly greater visibility from the street.

STRUCTURES (FORM, SCALE, MATERIALS, COLORS)

- Buildings have minimal visibility from the street
- New development on historic sites maintains the prominence of the historic resources

PREDOMINANT LANDSCAPE FEATURES

- Narrow road with rhythm of wooded borders alternating with expansive, manicured, designed lawns with rolling topography
- A variety of mature trees and shrubs along the frontage

UNIFYING ORDERLY ELEMENTS

- Low stone walls, signs (typically simple and restrained) and landscaping are integrated at formal, grand site entrances
- Deep front setbacks with mature landscaping

CHARACTERISTICS TO AVOID

- Highly visible development (including parking areas)

HISTORIC NOTES

- Hollis Rinehart Sr., a local engineer and partner in the Rinehart and Dennis construction firm, owned Birdwood for a period of time and was responsible for building Kenridge and Boxwood.
- The Farmington house (begun in 1785 with later additions, including one designed by Thomas Jefferson) is set well back from the corridor; the golf course is barely visible beyond the railroad tracks.

PRECEDENT IMAGES

LOW STONE SITE WALLS, RETAINED AS HISTORIC PROPERTIES REDEVELOP, ESTABLISH A COORDINATED APPEARANCE ALONG THE STREET.



Kenridge property



White Gables property



Ednam property

Entrance Corridor: Route 250 West: Rinehart Row

Between the vicinity of Boars Head Pointe to the west and 2421 Ivy Rd. to the east

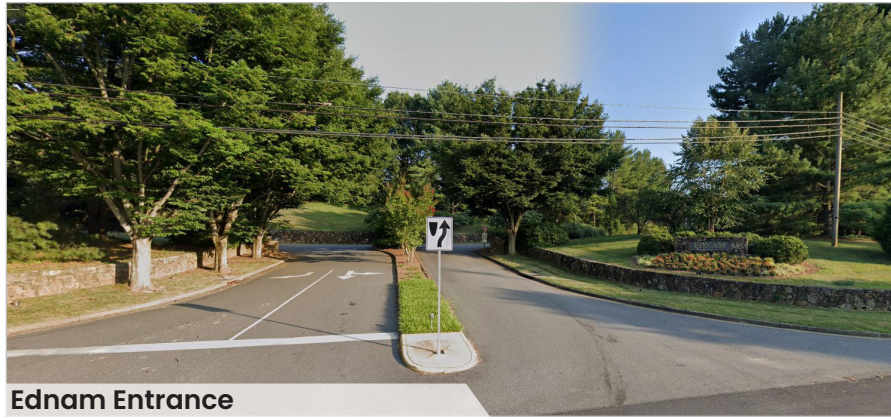
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PRECEDENT IMAGES
MOST BUILDINGS IN THIS SEGMENT HAVE LITTLE VISIBILITY FROM THE STREET DUE TO DEEP LAWNS WITH MATURE LANDSCAPING.

Last updated: 8.8.2022



SITE ENTRANCES TYPICALLY INTEGRATE SIGNAGE WITH LOW STONE WALLS AND/OR EXTENSIVE LANDSCAPING.



Entrance Corridor: Route 250 West: University

Between 2421 Ivy Rd. to the west (just east of White Gables Ln.) and the City/County line at Old Ivy Rd. to the east

DRAFT



Last updated: 8.9.2022



LENGTH: 1.3 MILES

GENERAL CHARACTERISTICS

Approaching the University of Virginia, this easternmost segment of Rt. 250 West features a greater proportion of commercial and office buildings. At the west end, commercial buildings that predate the ECDG are single-story brick structures situated relatively close to the road, and a 3-board fence and sign with stone piers (like those in the more rural sections of the corridor) mark the Bellair subdivision, whose residences are screened from the corridor by mature trees. East of Canterbury Rd., University-owned office buildings are visible beyond the railroad tracks to the north. In these buildings, simple forms and red brick predominate; more recent buildings rise to 3 stories in height. East of the Bypass interchange, the south side of the corridor has a mix of buildings, including one- and two-story brick structures that predate the ECDG, and larger footprint multi-story office buildings of more recent construction. A low stone wall defines a portion of the south side of the corridor, and railroad tracks maintain a presence along the north side.

STRUCTURES

- Form: simple rectangular/block forms, gabled and hipped roofs
- Scale: 1-3 stories, smaller footprints closer to the road
- Materials: brick predominates, some stone and wood
- Colors: traditional brick colors, white trim, roofs in green, grey, tan, brown

PREDOMINANT LANDSCAPE FEATURES/UNIFYING ORDERLY ELEMENTS

- Vegetated berm along railroad tracks
- Low stone walls
- Frontage planting
- Brick used as primary building material

CHARACTERISTICS TO AVOID

- Wide-open site entrances
- Frontages and parking without landscaping

HISTORIC NOTES

- The corridor transitions to University Avenue in the City of Charlottesville, passing by the Rotunda and the University of Virginia National Register Historic District.

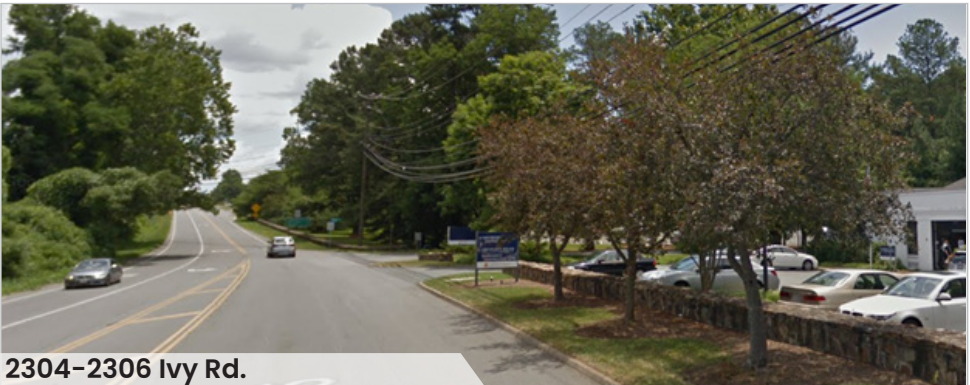
PRECEDENT IMAGES



2415 Ivy Rd.
This successful building renovation maintains the basic building form, scale, red brick material, and metal accents of the original 1950 John Deere dealership.



2496 Old Ivy Rd.
A 3-story office building in traditional materials and colors viewed across the railroad tracks.



2304-2306 Ivy Rd.
A low stone wall borders a portion of the south side of the street.

Entrance Corridor: Route 250 West: University

Between 2421 Ivy Rd. to the west (just east of White Gables Ln.) and the City/County line at Old Ivy Rd. to the east

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PRECEDENT IMAGES

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Vicinity of 2260 Ivy Rd.
Mature trees on the north side and the vegetated berm of the railroad on the south side establish a sense of enclosure along portions of this segment.



2206 Ivy Rd.
A renovated gas station building exhibits the small scale, simplicity of form, and materials that are characteristic of traditional architecture along the corridor.



2214 Ivy Rd.
The Townside Shopping Center predates the EDCG and has a larger footprint than most buildings of its era on this corridor, but its use of red brick, alternating pedimented bays, and a colonnade tie it to the traditional architecture of the area.



2250 Ivy Rd.
A contemporary style medical office building continues the masonry building tradition of the area.



2250 – 2260 Ivy Rd.
The 1930s residence (right), 1980s funeral home addition (middle), and 2022 medical office building (left) mark decreasing building setbacks over time.



2260 Ivy Rd.
A 1930s Colonial Revival residence is partly overshadowed by a large 1980s addition.



2280 Ivy Rd.
2021 University-constructed medical office building adopts a contemporary aesthetic while continuing the tradition of using red brick as a primary building material and setting the building in a lawn with mature trees, defined by a low stone wall.



310–350 Ivy Way
The view along the north side of this segment of Ivy Rd. is dominated by the railroad tracks, which rise in elevation moving west to east, and the trees, shrubs and undergrowth along the tracks. Some brief, intermittent views of the office buildings accessed from Old Ivy Rd. are visible along the corridor beyond the tracks. Red brick and white trim predominate.



2420 Old Ivy Rd.
University-owned buildings, mostly screened from the corridor by the railroad's vegetated berm, continue the red brick tradition of the area with larger footprints and taller heights.