Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
January 22, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



#### **Pre-Meeting Discussion**

#### **Regular Meeting**

#### A. Matters from the public not on the agenda [or on the Consent Agenda]

#### B. Consent Agenda

1. Meeting minutes December 17, 2024. [Attached in draft form to this agenda.] Video recording available <a href="https://example.com/here">here</a>.

#### 2. Certificate of Appropriateness Application

BAR #HST24-0036

606 Lyons Court; TMP 520063000 North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Alterations to house and site

## 3. Certificate of Appropriateness Application

BAR #HST24-0049

614 Park Street, Tax Parcel 520184100

North Downtown ADC District

Owners/Applicants: Carrie & Kevin Burke Project: Site alterations and courtyard parking

#### 4. Certificate of Appropriateness Application

BAR #HST25-0052

499 West Main Street, Tax Parcel 320177000

West Main ADC District

Owner: Blue Suede Charlottesville, LLC

Applicant: Ryan Roman Project: Rooftop addition

#### 5. Certificate of Appropriateness Application

BAR #HST25-0053

500 Park Street, TMP 530123000 North Downtown ADC District

Owner: First Presbyterian Church of Charlottesville, Inc

Applicant: Richard Lutz Project: Playground fence

BAR #HST25-0054

321 East Main St, TMP 330226000

Downtown ADC District

Owner: 321-323 East Main Street, LLC Applicant: Jazmine Mays / Thalhimer

Project: Install door at side entrance (4<sup>th</sup> Street, NE)

#### C. Deferred Items - N/A

#### D. New Items

### 7. Certificate of Appropriateness Application

BAR #HST25-0055

144 Chancellor Street, Tax Parcel 090109000

The Corner ADC District

Owner: Delta Zeta National Housing Corp.

Applicant: Kevin Blair

Project: Demolition of contributing structure

## 8. Certificate of Appropriateness Application

BAR #HST24-0048

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

## 9. Certificate of Appropriateness Application

BAR #HST24-0042

116 West Jefferson Street, Tax Parcel 330183000

Downtown ADC District

Owner: West Jefferson Properties, LLC Applicant: Kristin Cory/Joshua Batman

Project: Rear porch exit stairs

#### 10. Certificate of Appropriateness Application

BAR #HST24-0050

201 West Water Street, Tax Parcel 280012000

Downtown ADC District

Owner/Applicant: Dan FitzHenry Project: Signs for Grit Coffee

#### E. Other Business

#### 11. Preapplication Conference (continuation of prior discussions)

No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

## 12. Preapplication Conference

No formal action will be taken.

BAR #24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Carla Shifflett [contract purchaser] & Greg Jackson, TOPIA design

Project: Addition

## 13. **Staff questions/discussion** (TBD)

- Vacant seat for Landscape Architect
- Review 2025 meeting calendar (see below)
- CLG Annual Report BAR training requirements
- Schedule work session re: process and procedures

## F. Adjourn

BAR #HST24-0036

606 Lyons Court; TMP 520063000 North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Alterations to house and site

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

- Staff Report
- Application Submittal
- Exterior Photographs
- Existing Windows
- Replacement Window Specs

BAR #HST24-0049

614 Park Street, Tax Parcel 520184100

North Downtown ADC District

Owners/Applicants: Carrie & Kevin Burke Project: Site alterations and courtyard parking

- Staff Report
- Application Submittal

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499 West Main Street, Tax Parcel 320177000

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Owner: Blue Suede Charlottesville, LLC

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- Staff Report
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321 East Main St, TMP 330226000

Downtown ADC District

Owner: 321-323 East Main Street, LLC Applicant: Jazmine Mays / Thalhimer

Project: Install door at side entrance (4th Street, NE)

- Staff Report
- New Door Proposal

BAR #HST25-0055

144 Chancellor Street, Tax Parcel 090109000

The Corner ADC District

Owner: Delta Zeta National Housing Corp.

Applicant: Kevin Blair

Project: Demolition of contributing structure

- Staff Report
- Application Submittal

BAR #HST24-0048

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle

Project: Addition to existing dwelling

- Staff Report
- Application Submittal

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116 West Jefferson Street, Tax Parcel 330183000

Downtown ADC District

Owner: West Jefferson Properties, LLC Applicant: Kristin Cory/Joshua Batman

Project: Rear porch exit stairs

- Staff Report
- Application Submittal

BAR #HST24-0050

201 West Water Street, Tax Parcel 280012000

Downtown ADC District

Owner/Applicant: Dan FitzHenry Project: Signs for Grit Coffee

- Staff Report
- Application Submittal
- ADC District Guidelines (Signs, Awnings, Vending & Cafés)

**Preapplication Conference** (continuation of prior discussions)

No formal action will be taken.

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential

- Staff Report
- Application Submittal

## **Preapplication Conference**

No formal action will be taken. BAR #24-0051 300 Ridge Street, Tax Parcel 280151000 Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Greg Jackson, TOPIA design

Project: Addition

- Staff Report
- Application Submittal

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness Application**

606 Lyons Court; TMP 520063000; HST24-0036

North Downtown ADC District

Owner/Applicant: Christine P. Martin, Trustee

Project: Exterior alterations





#### **Background**

Year Built: 1939

District: North Downtown ADC District

Status: Contributing

606 Lyons Court is a brick Cape Cod in the Colonial Revival style, with two front gabled dormers, louvered shutters, projected front entry and pediment. The architectural survey is <u>linked here</u> from the archive.

#### **Prior BAR Reviews**

December 17, 2024 – **Preliminary Discussion** [link to packet; video at 01:20:09]:

- Staff advised the applicant the proposed shed roof at the front entry is a departure from the Colonial Revival character of this house.
- Windows are not original, BAR expressed support to replace with a more appropriate style.
- BAR had no major comments over the planned site landscaping or reorganization of rear façade's window to an entrance door.
- Members expressed mixed opinions on a proposed new entry feature; however, the stated preference was to keep the pediment detail and pilasters in lieu of complete removal. Members suggested the applicant rework the proposed design.

#### **Application**

• Submittals: Outlaw Design Company drawings: *Martin C. Renovations & Addition*, December 11, 2024, 12 pages. Photographs of house including windows and documentation of existing front stoop.

Request CoA for exterior alterations:

- Replace existing front stoop and railings.
- Remove curved front walkway and replace with new design and pavers.
- Remove driveway paving and install gravel surface with cobblestone section at sidewalk.

- Install new entry door, with some configuration of raised-panels and glazing that aligns with the proportions of the two panels in the existing screen door, to remain.
- Construct wood trash enclosure at west elevation.
- Remove two basement windows at SE corner, infill with brick.
- At rear porch, relocate door and modify windows. Install small roof with brackets at door.
- Install carriage-style door at rear, basement entry (former garage).

*Note:* This request omits the alterations to the front entrance pediment and door surround. The new roof with brackets will not be constructed and the existing trim/surround at the entry door will remain.



Additionally, the applicant selected appropriate replacement windows to replace non-historic units installed by a prior owner. Staff confirmed the new sash and frame inserts meet BAR criteria and the lite arrangements are consistent with what was likely original to the house. The window selections are included for the BAR archive.

#### **Discussion and Recommendation**

The proposed alterations are consistent with the design guidelines and staff recommends approval with the conditions noted in the draft motion.

#### **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 exterior alterations at 606 Lyons Court satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request with the following conditions:

- As noted in the staff report, this CoA omits alterations to the brick pediment at the entrance and the surround at the entry door.
- At the basement window openings at the SE corner, the infill brick panels will be set back slightly in masonry the opening, not toothed-in flush with the existing.

#### 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. 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].

#### 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 2 – Site Design and Elements

#### E. Walkways and Driveways

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.

3) Gravel or stone dust may be appropriate, but must be contained.

[...]

6) Place driveways through the front yard only when no rear access to parking is available.

 $[\ldots]$ 

#### <u>Chapter 4 – Rehabilitation</u>

- D. Entrances, Porches, and Doors
- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street. [...]
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.

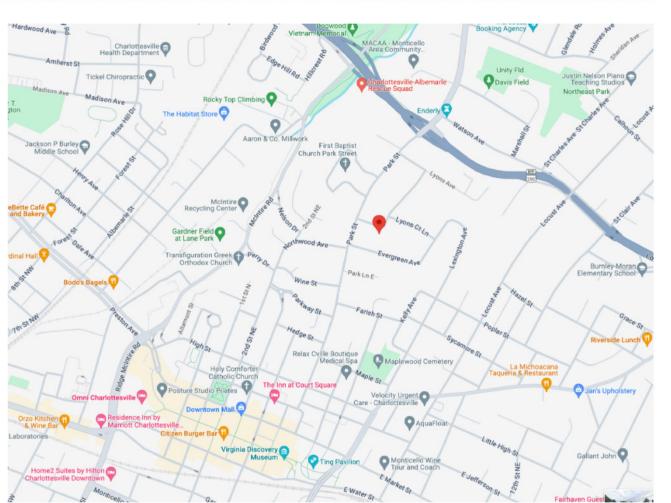
[...]

# MARTIN C.

## **RENOVATION & ADDITION**







## **TABLE OF CONTENTS**

**EXTERIOR PERSPECTIVES** INTERIOR ELEVATIONS BASEMENT ELECTRICAL PLAN FIRST FLOOR ELECTRICAL PLAN E03 SECOND FLOOR ELECTICAL PLAN

ZONING: R1-H (R-1 W/ OVERLAY OF NORTH DOWNTOWN

COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. VERIFY GRADES AND ELEVATIONS SHOWN ON DRAWINGS.

ARCHITECTURAL DESIGN CONTROL DISTRICT)

<u>NOTES</u>

SETBACKS:

FRONT: 25' SIDE: 10' REAR: 25'

**GENERAL NOTES** 

| A00 | COVER SHEET                 | EXISTING F |
|-----|-----------------------------|------------|
| D01 | BASEMENT DEMOLITION PLAN    | EXISTING 1 |
| D02 | FIRST FLOOR DEMOLITION PLAN | EXISTING 2 |
| D03 | SECOND FLOOR DEMOLITON PLAN | TOTAL OF E |
| A01 | BASEMENT PLAN               | FINISHED   |
| A02 | FIRST FLOOR PLAN            |            |
| A03 | SECOND FLOOR & ROOF PLANS   |            |
| A04 | EXTERIOR ELEVATION          |            |
| A05 | EXTERIOR ELEVATION          |            |
| A06 | EXTERIOR ELEVATION          |            |
| A07 | EXTERIOR ELEVATION          |            |

## **SQUARE FOOTAGE OF NEW WORK**

| EXISTING FOUNDATION     | 799 SF  |
|-------------------------|---------|
| LAISTING TOUNDATION     | 733 31  |
| EXISTING 1st FLOOR      | 1247 SF |
| EXISTING 2nd FLOOR      | 838 SF  |
| TOTAL OF EXISTING & NEW | 2884 SF |
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RUTH ELLEN OUTLAW

Lic No. 0401015251

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## Ruth Ellen Outlaw 434 971 9914 o

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1186 Old Lynchburg Road Charlottesville, VA 22903

## REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS

IF DRAWN IN FULL. DIMENSIONS ON EXISTING CONSTRUCTION ARE TO FINISHED FACES OF WALLS & LEVELS. DIMENSIONS ON NEW CONSTRUCTION ARE TO FACE OF FRAMING/SHEATHING. NEW & EXISTING DIMENSIONS ARE TO FACE OF MASONRY, CENTER OF OPENING, CENTER OF BEAM, CENTER OF COLUMN & CENTER OF FIXTURE.

ANY DISCREPANCIES IN ELEVATIONS OR DIMENSIONS SHALL BE REPORTED TO DESIGNER.

VERIFY AND PROVIDE ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.

- NEW INTERIOR PARTITIONS ARE 3 1/2" UNLESS OTHERWISE DIMENSIONED. NEW EXTERIOR WALLS ARE 2x6's UNLESS OTHERWISE NOTED.
- WINDOWS SHOWN ARE GENERIC SIZES UNLESS MANUFACTURER IS NOTED.
- VERIFY SIZES OF ALL REPLACEMENT WINDOWS.

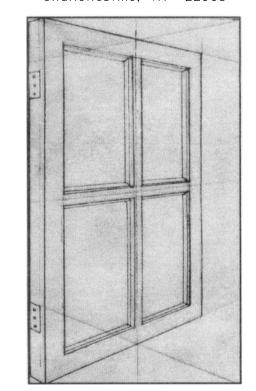
## **PROJECT NOTES**

- VERIFY ON SITE THE SIZES OF EXISTING WINDOWS TO BE REPLACED SO NEW WINDOW SIZES WILL BE OPTIMIZED.
- WINDOW SIZES SHOWN ARE GENERIC BUT WILL BE MARTIN IN WHITE, SDL'S.
- CABINETS CONSTRUCTION AND STYLE SHOWN IN ELEVATIONS ARE DRAWN GENERICALLY. SPECIFICATIONS AND CABINET MANUFACTURER'S OR CUSTOM CABINETMAKER'S SHOP DRAWINGS
- RAILINGS ARE DRAWN GENERICALLY.

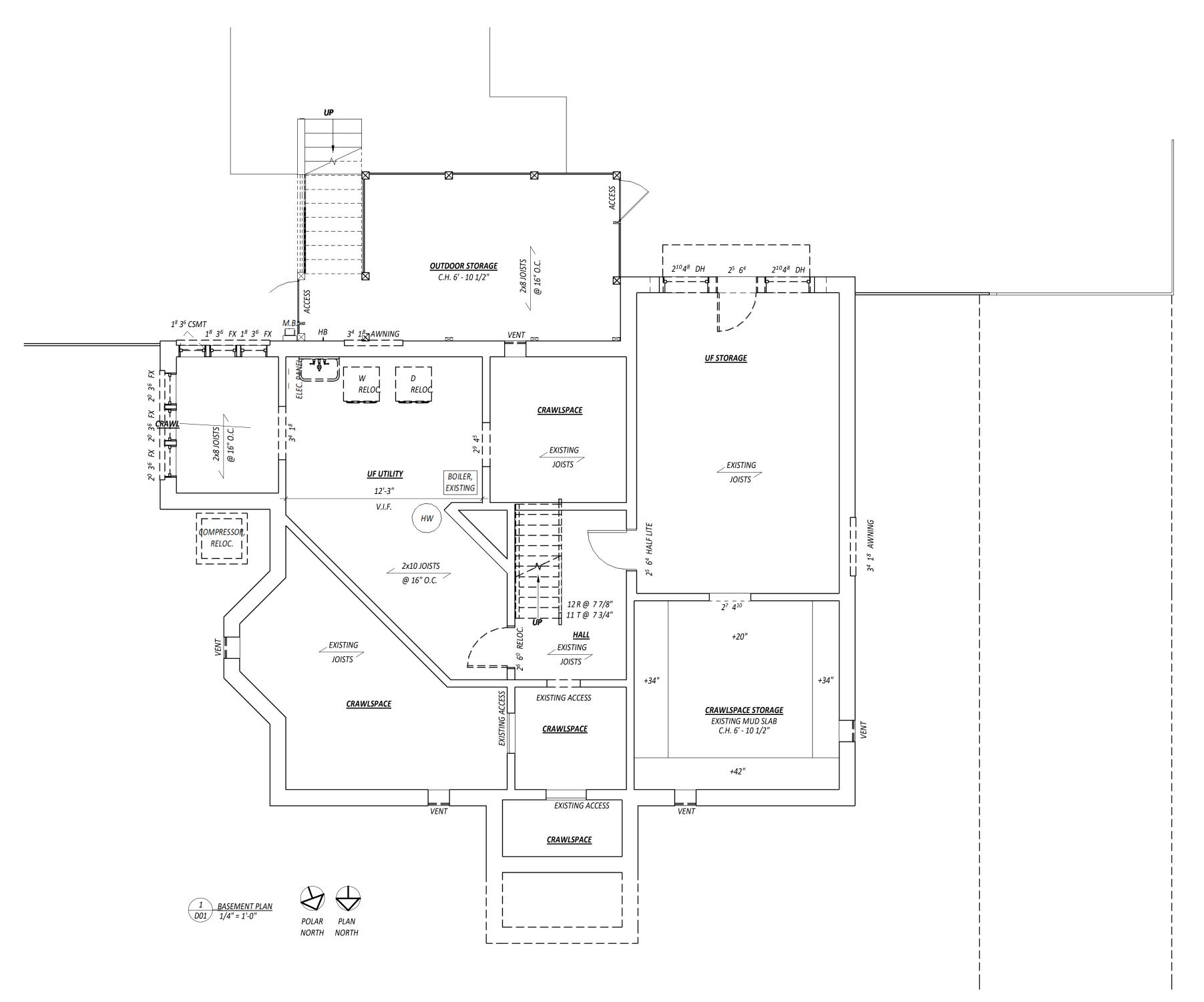
## **ABBREVIATIONS**

| A.F.F.   | ABOVE FINISH FLOOR | MNT.   | MOUNT                  |
|----------|--------------------|--------|------------------------|
| BD.      | BOARD              | N.I.C. | NOT IN CONTRACT        |
| ВМ.      | BEAM               | P.I.P. | POURED IN PLACE        |
| C.O.     | CASED OPENING      | P.T.   | PRESSURE TREATED       |
| CAB.     | CABINETRY          | PTD.   | PAINT                  |
| CER.     | CERAMIC            | R      | RISER                  |
| D        | DRYER              | R.I.   | ROUGH-IN               |
| D.S.     | DOWNSPOUT          | REF.   | REFRIGERATOR           |
| DW       | DISHWASHER         | REG.   | REGISTER               |
| EA.      | EACH               | REQ'D  | REQUIRED               |
| EQ.      | EQUAL              | RET.   | RETURN                 |
| F.F.     | FINISH FLOOR       | S.O.G. | SLAB ON GRADE          |
| F.P.     | FIREPLACE          | Τ      | TREAD                  |
| FOUND.   | FOUNDATION         | T&G    | TONGUE AND GROOVE      |
| GYP. BD. | GYPSUM BOARD       | TYP.   | TYPICAL                |
| HD.      | HEAD               | U.O.N  | UNLESS OTHERWISE NOTED |
| JST.     | JOIST              | V.I.F. | VERIFY IN FIELD        |
| K.S.     | KNEE SPACE         | W      | WASHER                 |
|          |                    |        |                        |

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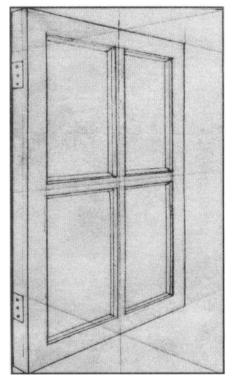




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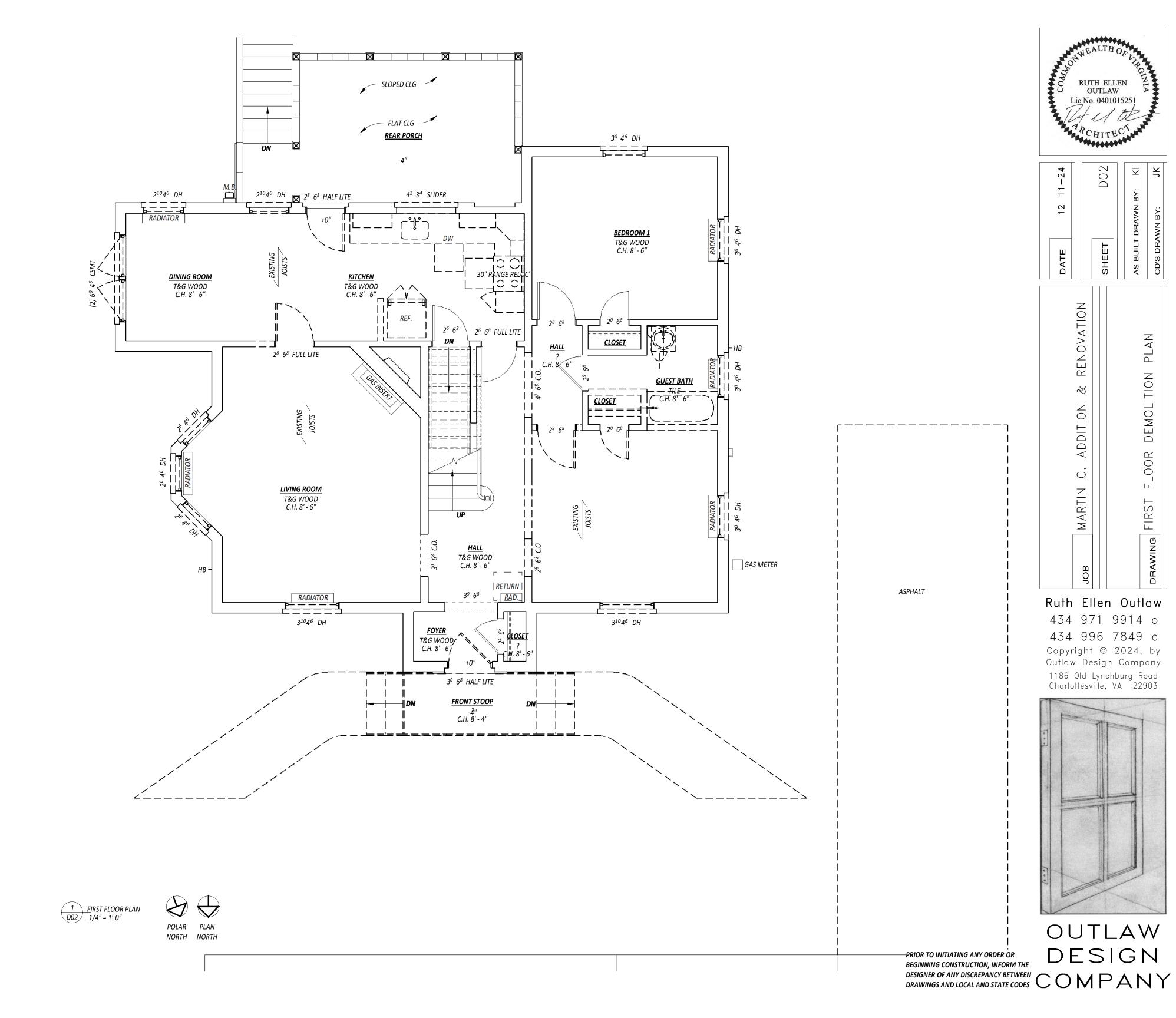
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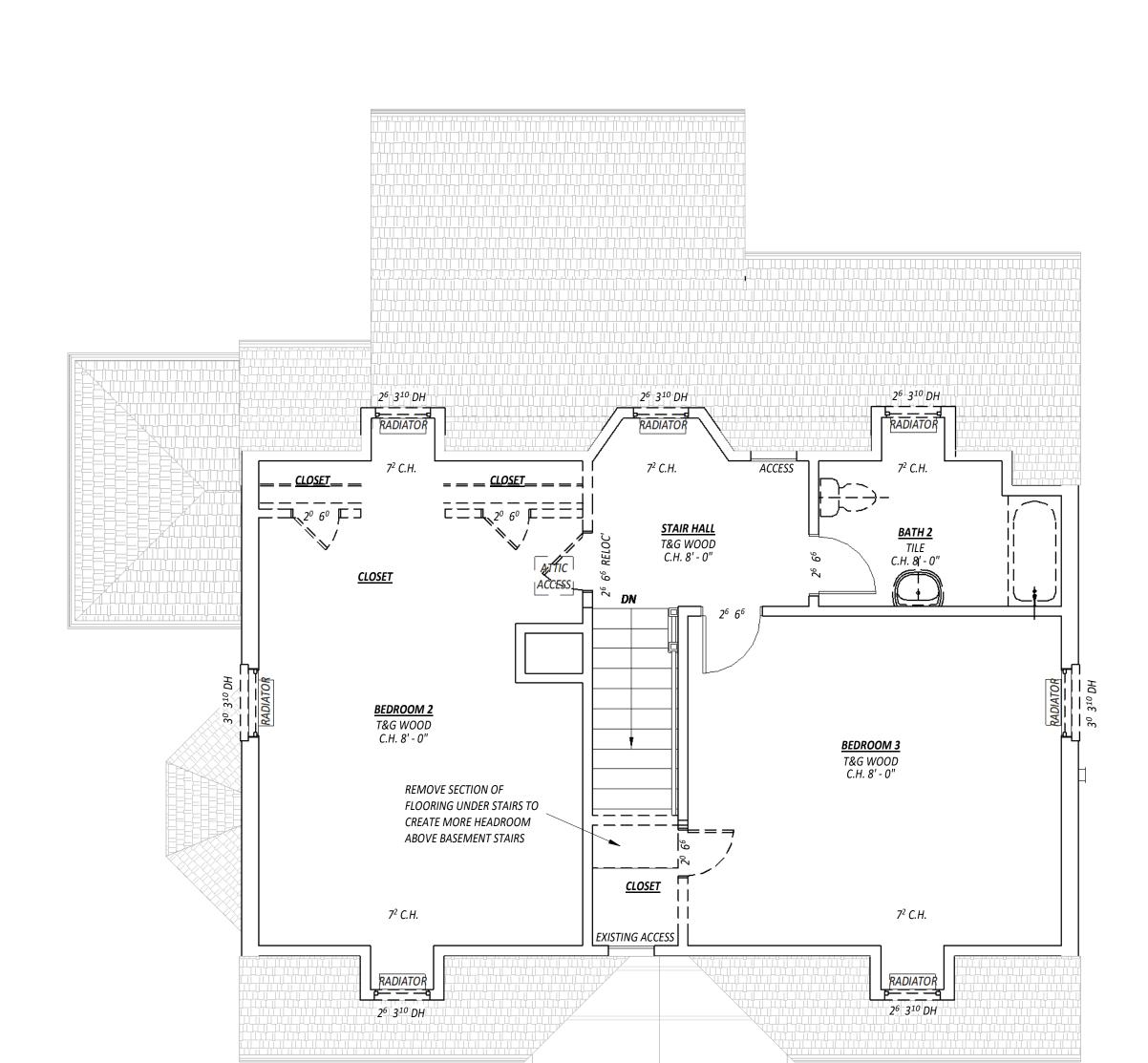
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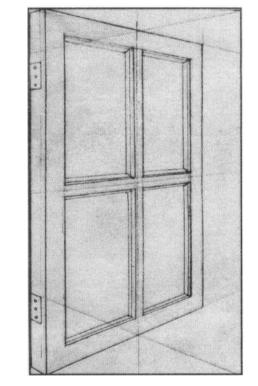




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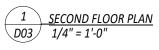


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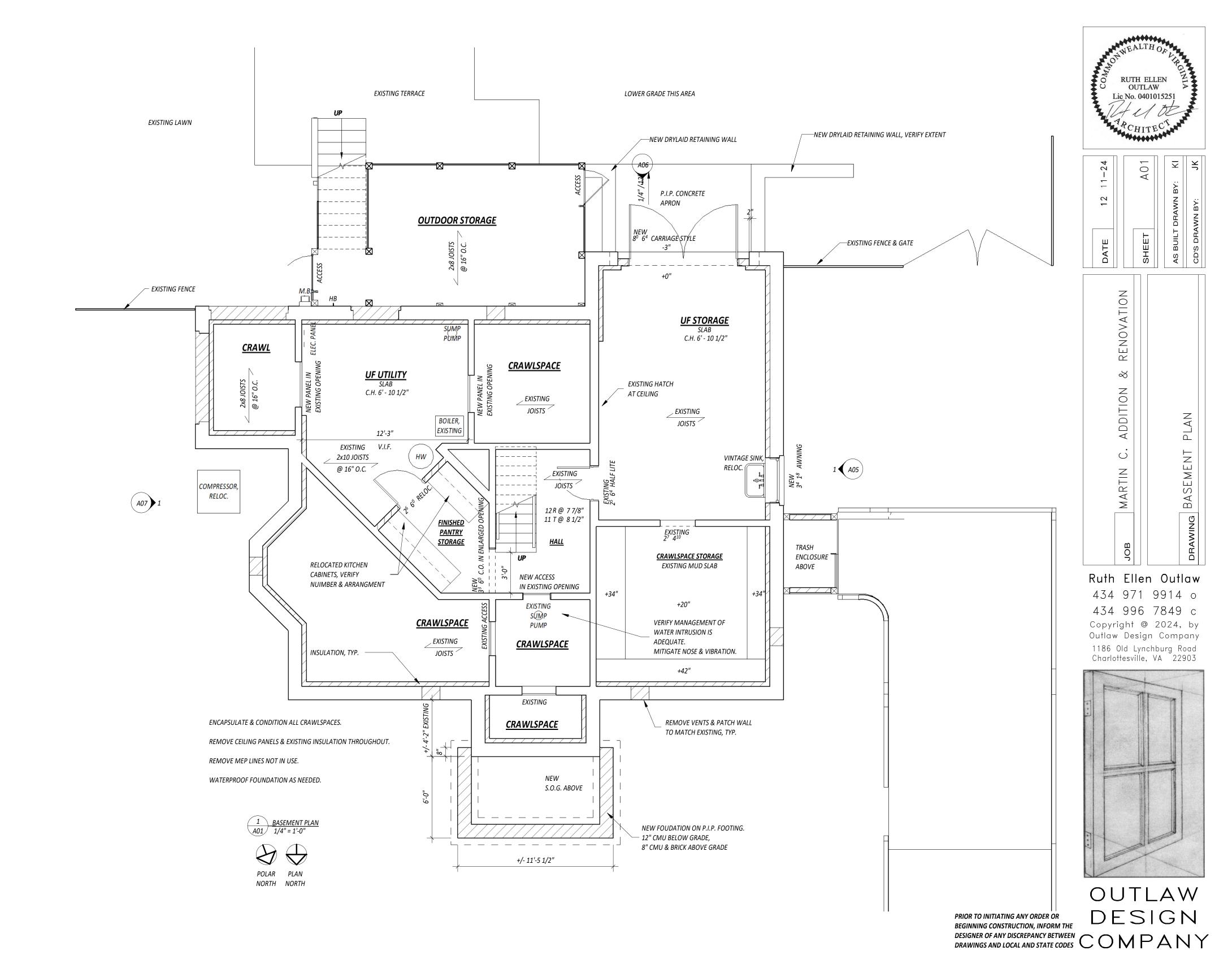


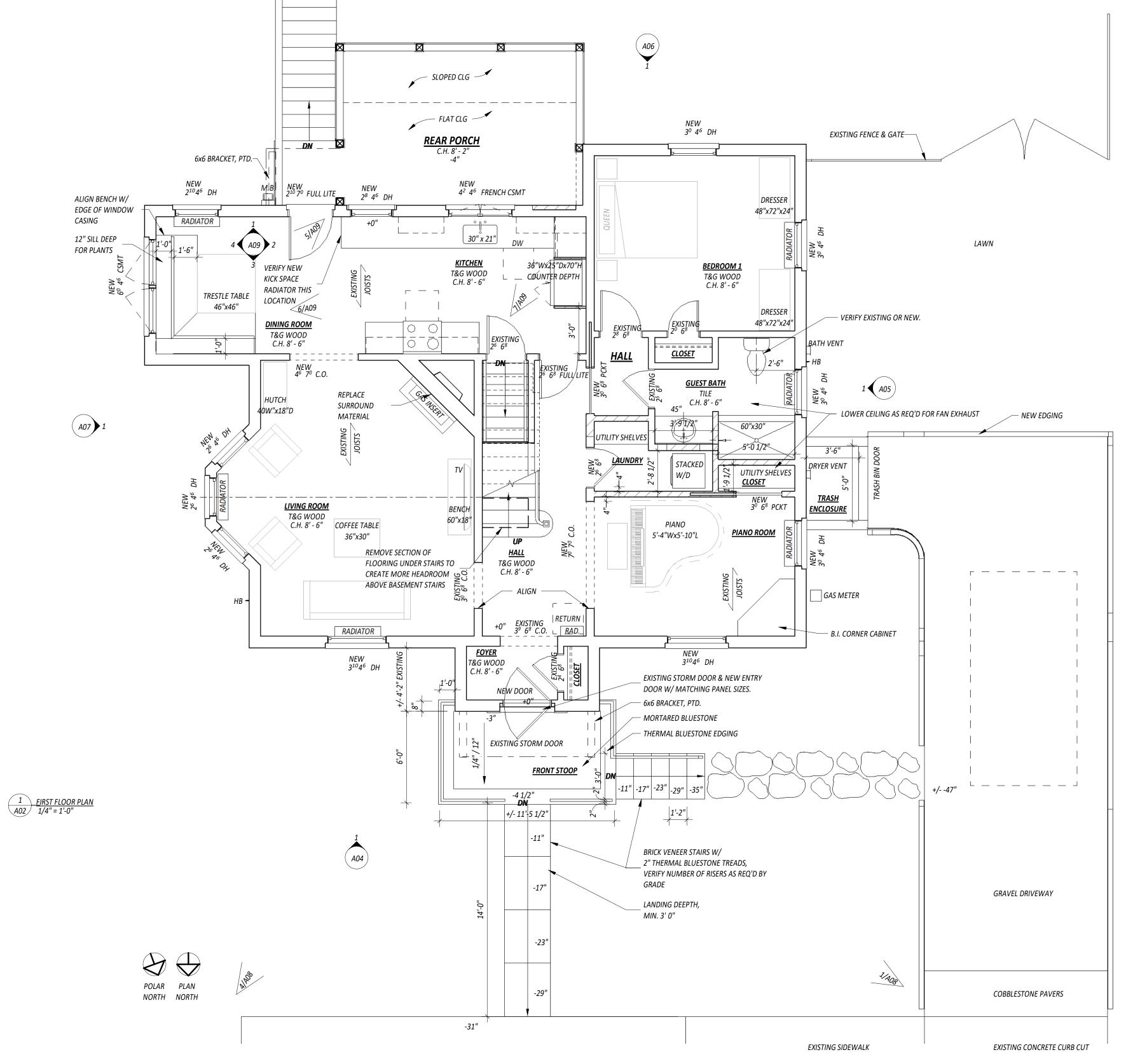
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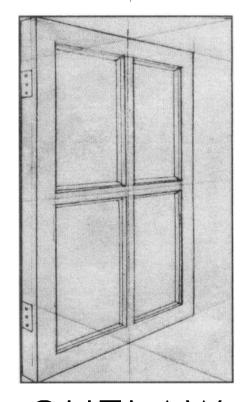




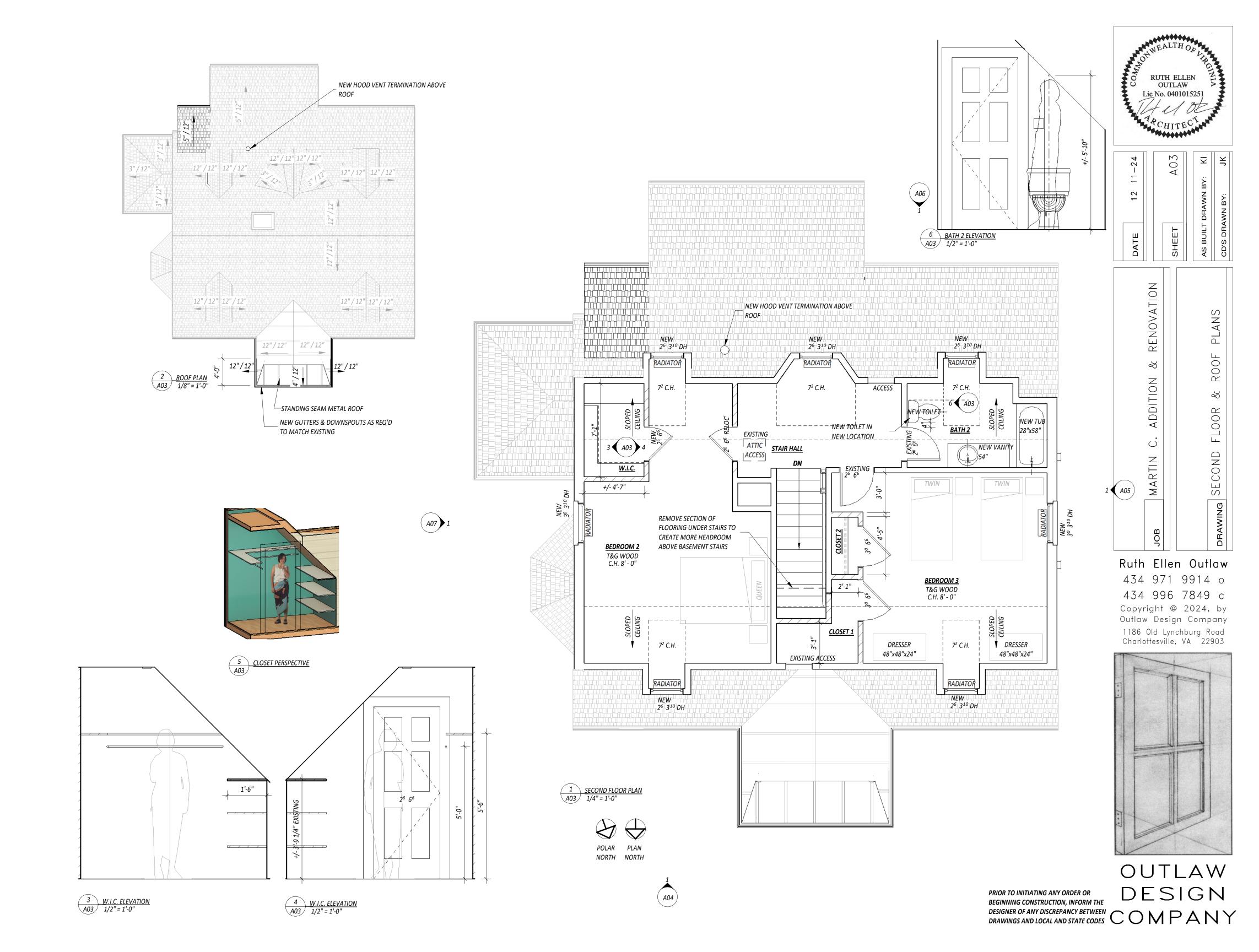
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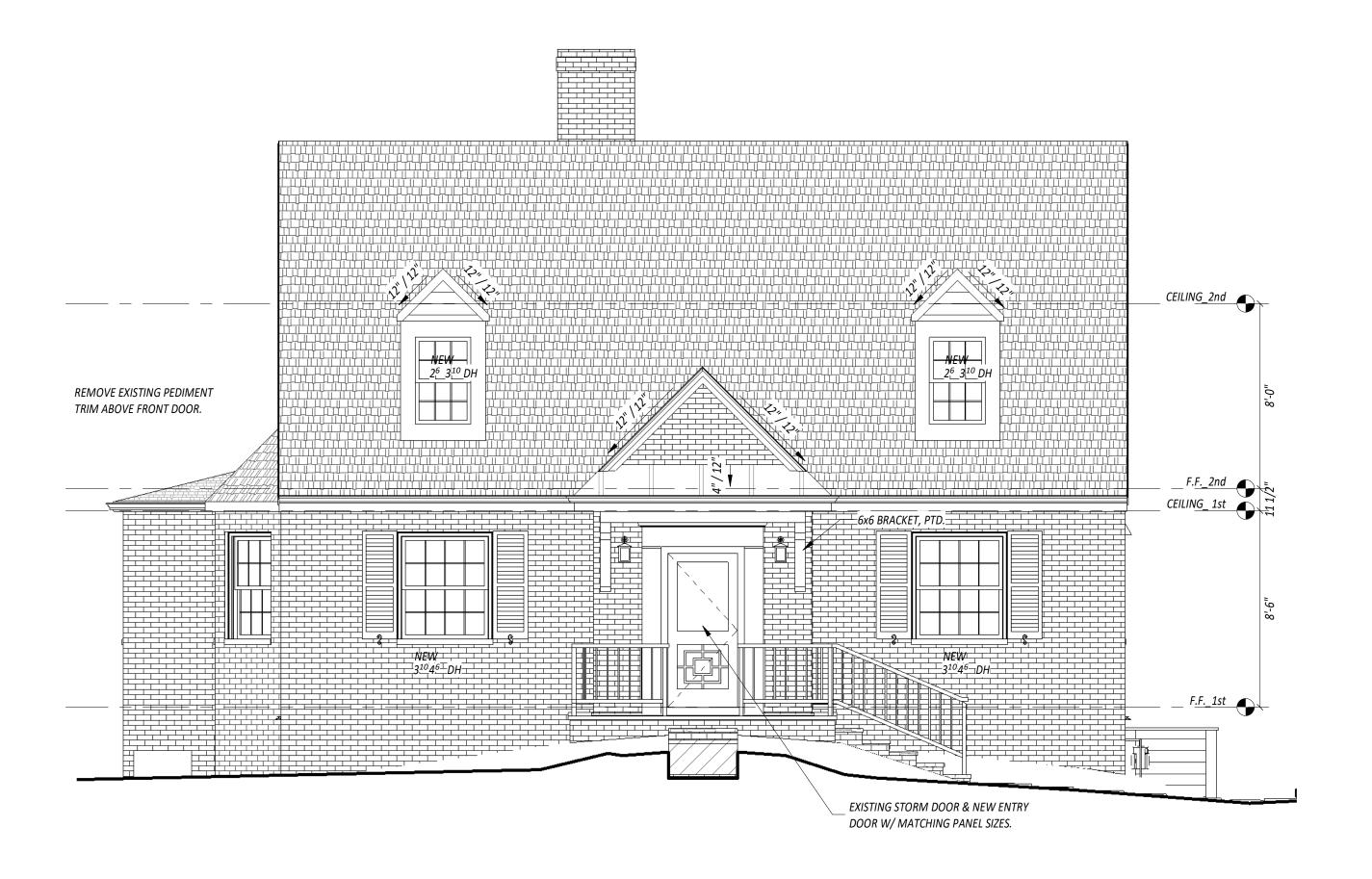
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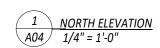
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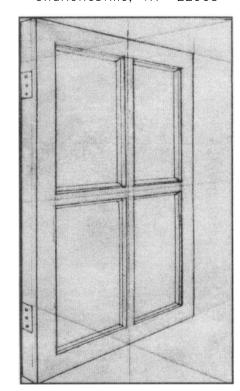




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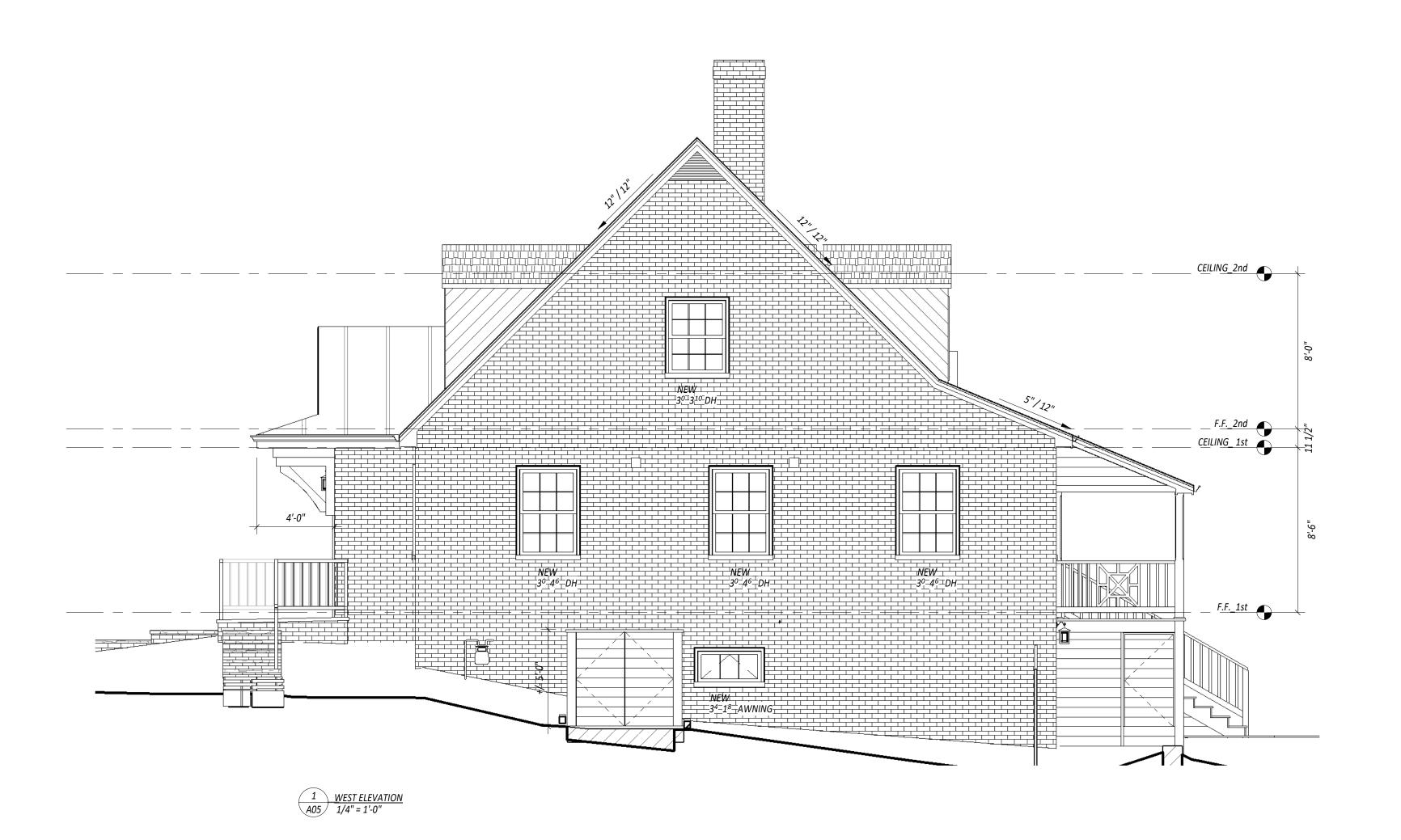
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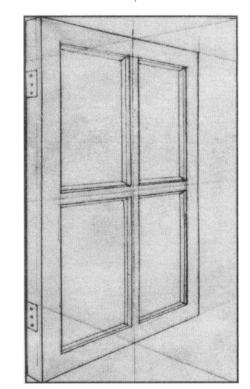




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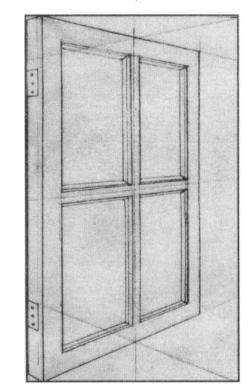




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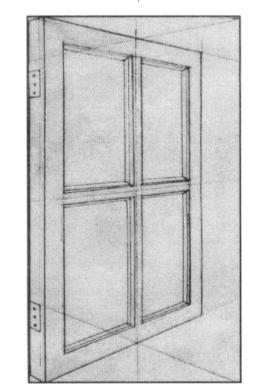
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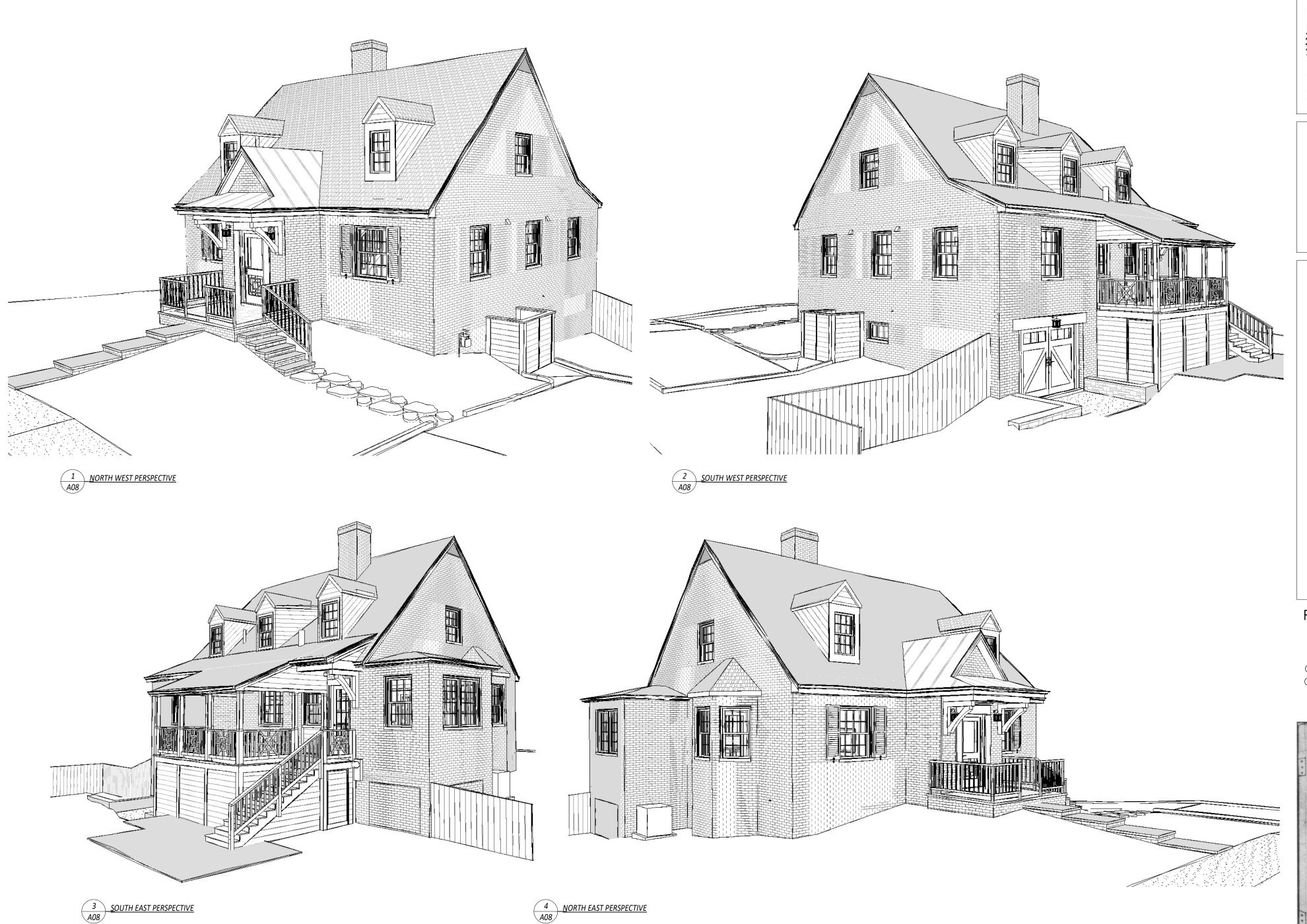


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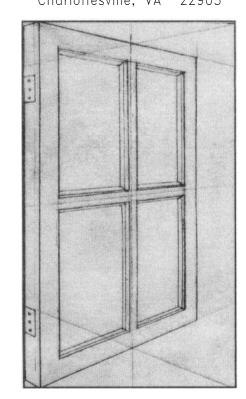
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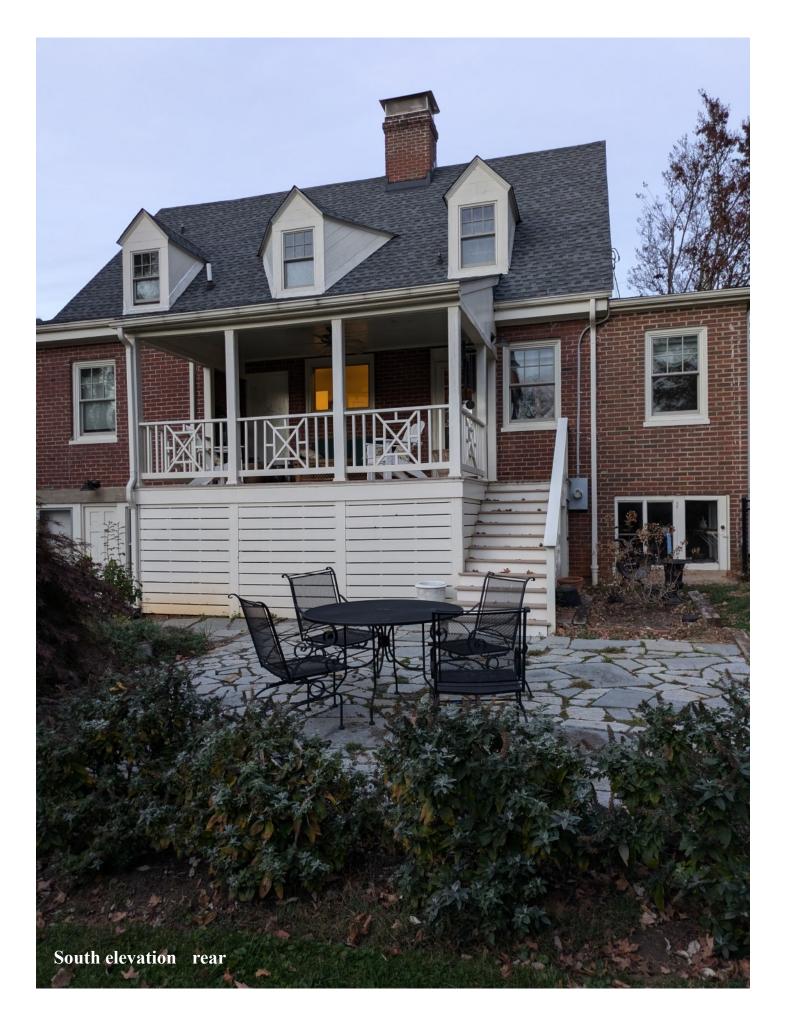
606 Lyons Court (January 3, 2025)





606 Lyons Court (January 3, 2025)

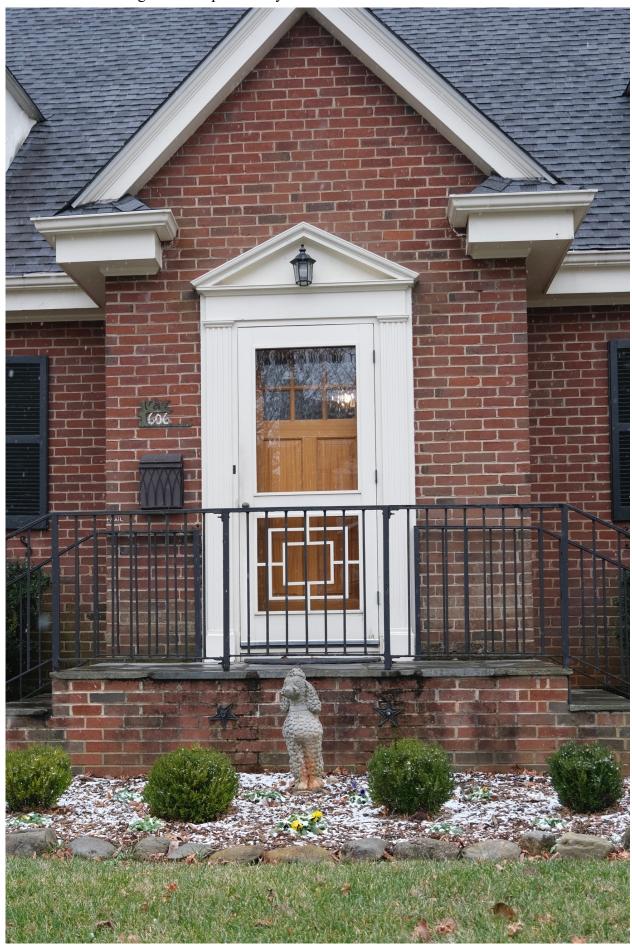








606 Lyons Ct Lane: Existing front stoop and entry. December 2024





606 Lyons Ct Lane: Existing front stoop and entry. December 2024

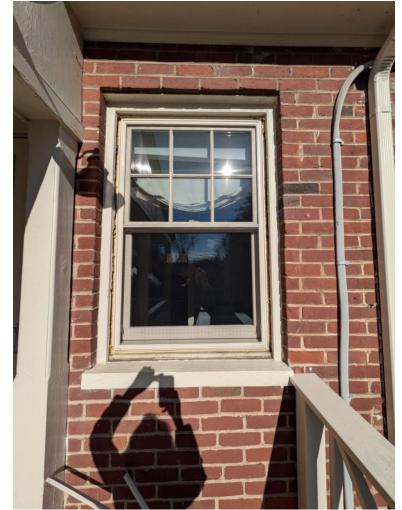




**606 Lyons Ct Lane**: Existing front stoop and entry. December 2024

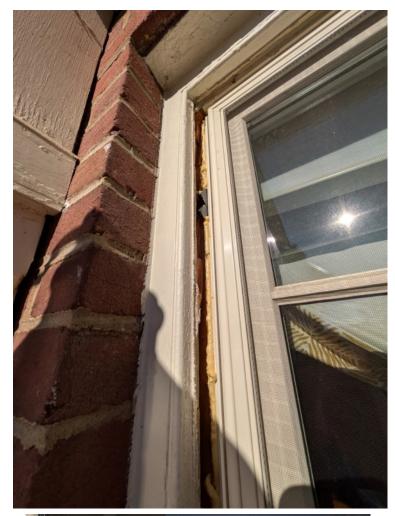






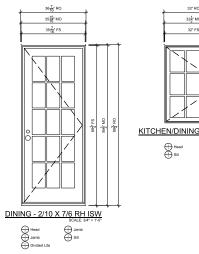


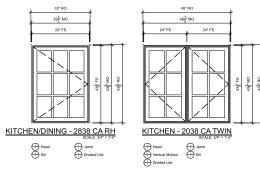


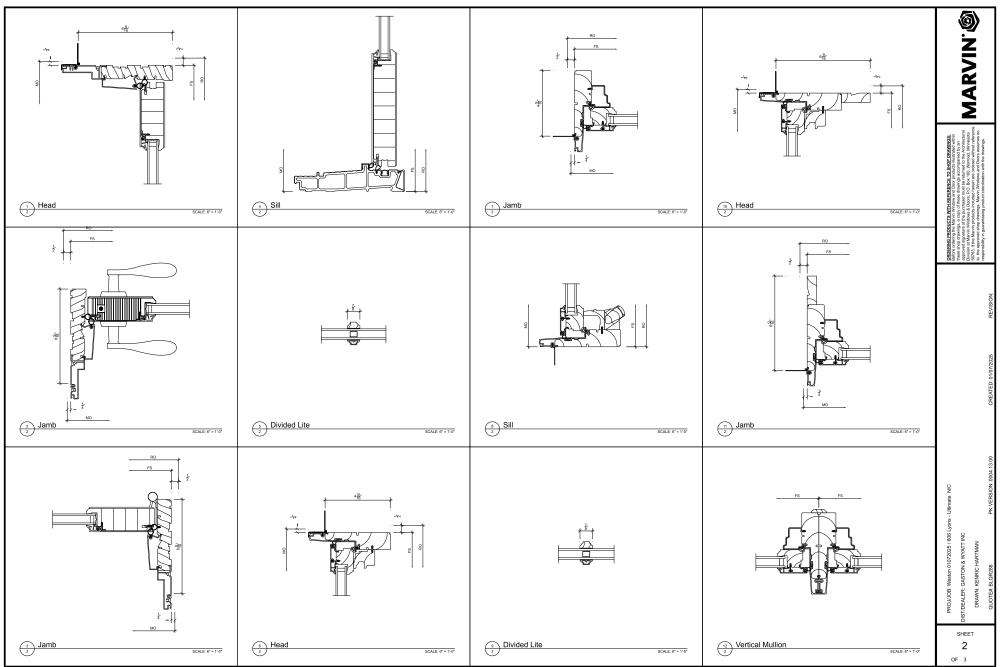


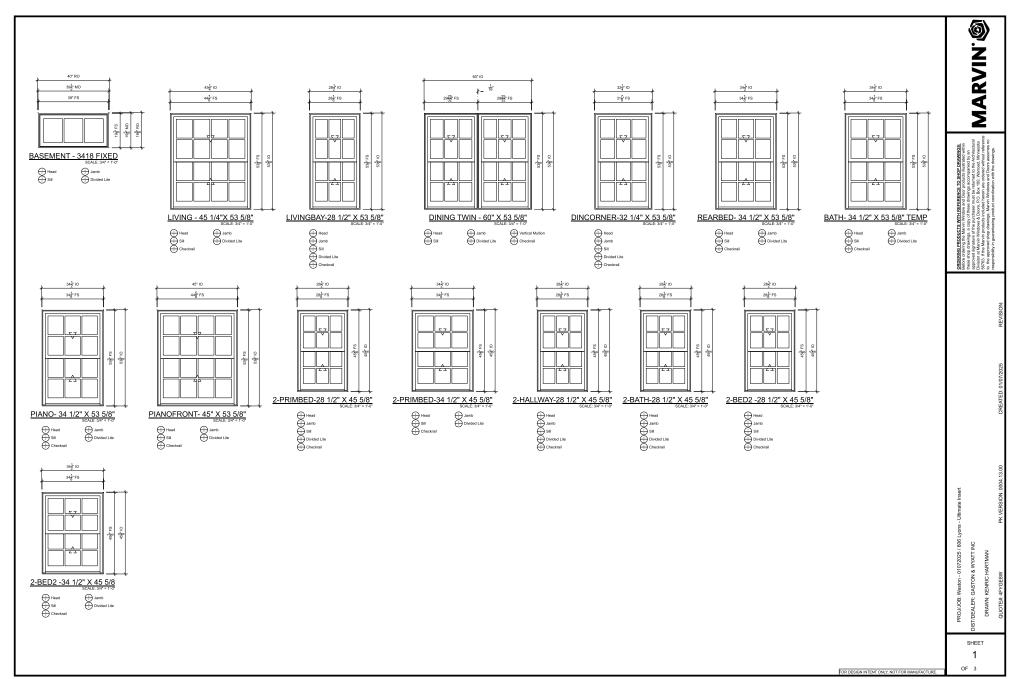


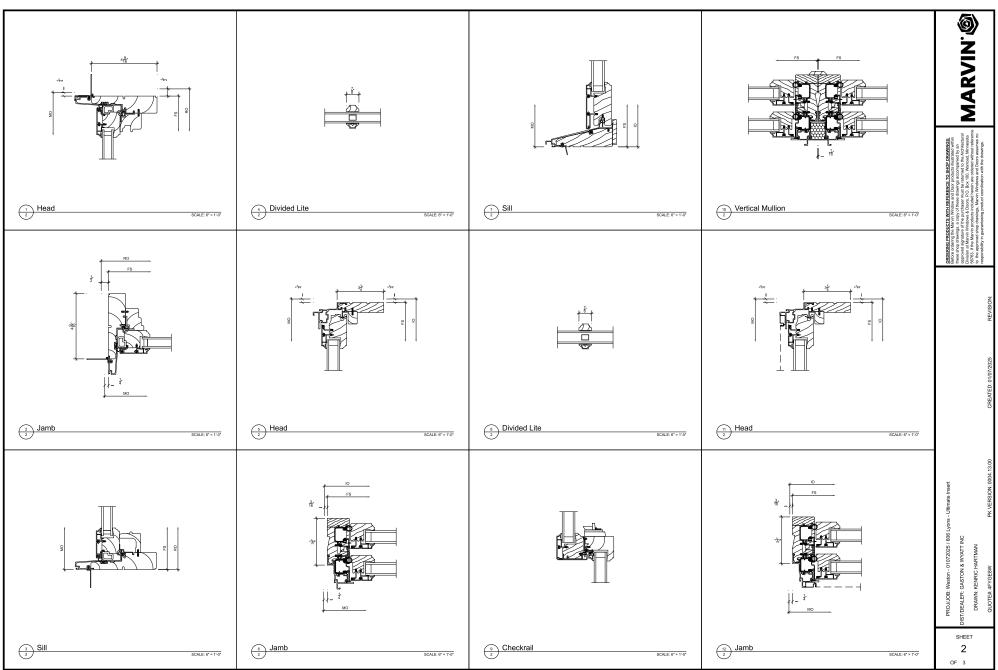












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City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



## **Certificate of Appropriateness Application**

614 Park Street, TMP 520184100; HST24-0049

North Downtown ADC District

Owners/Applicants: Carrie & Kevin Burke Project: Site alterations and courtyard parking





#### **Background**

Year Built: 1998

District: North Downtown ADC District

Status: Contributing

#### **Prior BAR Reviews**

n/a

#### **Application**

• Submittal: Parabola Architecture drawings 614 Park Street Upgrades, dated 12/23/2024, 13 sheets.

Request CoA for exterior landscape and site alterations, including landscape/site lighting.

#### From applicant's narrative:

614 Park Street residence, built in 1999, was designed by the architect/applicants to be set back from the adjacent 1880s residences - like a barn or carriage house - in order to preserve the historic character of the Park Street block. 25 years later, we are upgrading the landscape to solve for age-in-place access, increased truck delivery demands, and ecological stormwater management.

**SCOPE:** Relocate current parking and turnaround area from the rear of the property to a front parking/turnaround court, with crushed-stone ("Terra Rosa"), set back from Park Street, and screened by a hornbeam hedge.

<u>BENEFITS</u>: By moving parking to the front of the property, we are able to 1) improve atgrade access to the residence with future zero-step solution; 2) provide a better arrival sequence for visitors; 3) allow better access for delivery vehicles; 4) provide increased privacy for residents adjacent to the rear of 614 Park Street, particularly eliminating car lights

at night; 5) improve overall site stormwater management by increasing current wetland area at south portion of site, and adding rain gardens and sand/crushed stone pathways to slow and filter runoff from north neighboring property; maintain permeable gravel and subsurface sand layer for driveway and parking areas.

### **Discussion and Recommendation**

Typically, it is preferred that parking be located to the rear of a property; however, this is an elongated parcel with the house approximately 230-feet from and approximately 12-feet below Park Street. The parking area will be additionally screened by hornbeam hedges and relocating it from the rear will facilitate expansion of the on-site drainage, consistent with design guidelines recommendation related to sustainability. Proposed site lighting meets BAR guidelines.

Staff recommends approval of the CoA.

#### **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 exterior alterations at 614 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves 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.
- 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].

#### **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 1- Introduction

#### B. Sustainability

[...]

• Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.

#### Chapter 2 – Site Design and Elements

- E. Walkways and Driveways
- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 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.

614 Park Street Charlottesville, VA 22902 Parcel ID 520184100



#### Coa APPLICATION: 614 PARK STREET

614 Park Street residence was approved by the BAR July 15, 1997, with additional approvals November 17, 1998. Completed in 1999, it was designed by the architect/applicants who also oversaw construction.

In order to preserve the integrity of the adjacent historic residences, the new house was intentionally set back from Park Street. Its relationship to the historic 1880's residences is akin to a barn or carriage house, set back from the street. Achieving this concept entailed a cooperative lot line adjustment with the owner of the Duke House at 616 Park Street. Without this strategy, a large new house would have likely been built on the empty lot in line with the historic houses, in close proximity to 616 and 540 Park Street.

25 years later, we are continuing this original vision while upgrading the landscape to solve for age-in-place access, increased truck delivery demands, and enhanced ecological stormwater management. Recent disruptions from repair and maintenance work have inspired us to complete the diagram for the site discussed in 2013 with Mary Joy Scala. The current design is in alignment with that diagram.

The landscape palette will expand upon the existing local Terra Rosa crushed-stone, crape myrtle, and hornbeam-framed "outdoor room" in the rear garden. The grading of the west courtyard will direct the significant stormwater flowing downhill from 616 Park Street into sand-filtered, sheet flow patterns instead of concentrated flow.

The proposed upgrades include relocating the current rear-yard parking and turnaround area to a front garden court that functions as both an entry garden room and space for parking and vehicle maneuvering. The court is set back from Park Street in a mid-block zone of parking areas for adjacent properties. A new row of hombeams will screen the area from Park Street.

#### BACKGROUND & PROPOSED UPGRADES

#### **SCOPE**

#### IMPROVED ACCESS: PEDESTRIAN AND VEHICULAR

- Accessible route
  - Path from car to east entry door
  - Feasible future zero-step entry solution
- Visitable entries
  - Upper front door
  - Ground floor Primary Suite
- Landscape lighting: night sky approved downlighting
- Delivery vehicle turnaround in front of residence (due to increased delivery traffic and vehicle size)

#### ENHANCED LANDSCAPE

- Screen plantings enhance focus on historic neighboring homes (540 Park Street and 616 Park Street)
- Improved rear garden privacy by eliminating vehicle parking (reduced headlight glare for neighbors)
- Terra Rosa crushed stone for courts, steps and paths, upgrade from grey gravel to local

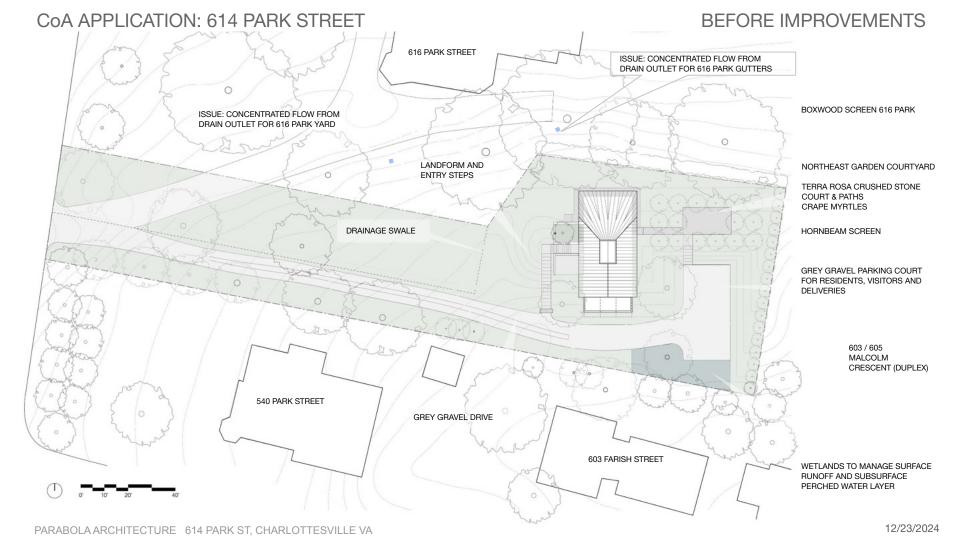
#### **UPGRADED STORMWATER MANAGEMENT & DRAINAGE**

- Concentrated flow from uphill property addressed by new and expanded wetlands
- Existing subsurface perched water layer (entire block)
- Subsurface sand drainage layer below gravel slows and distributes stormwater

0

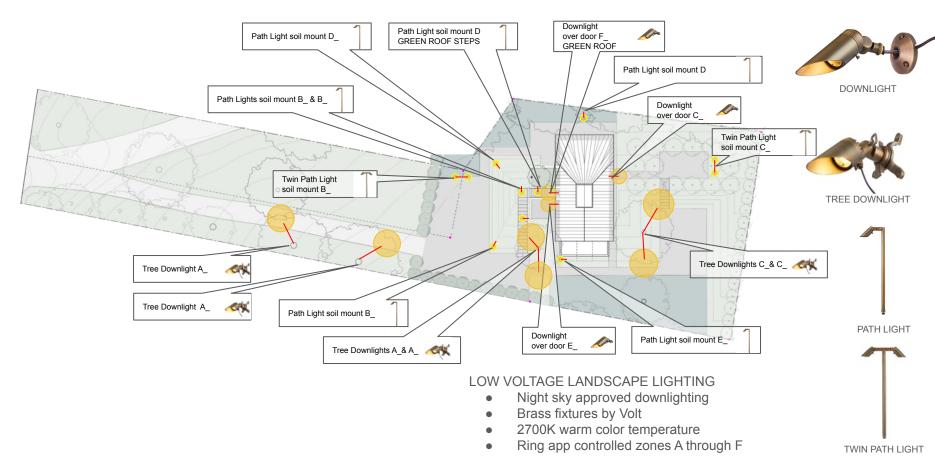
#### UPGRADED ELECTRIC SERVICE

- Future all-electric home
- Dominion Energy trenching for service upgrade



#### Coa Application: 614 Park Street **AFTER IMPROVEMENTS** 616 PARK STREET UPDATED LANDFORM **EXPANDED WETLANDS** AND REPAIRED ENTRY STEPS UPDATED GRADING TO **ACHIEVE SHEETFLOW** & IMPROVED ACCESS SOUTHEAST GARDEN COURT SCREEN PLANTING TERRA ROSA CRUSHED STONE COURT & PATHS 603 / 605 MALCOLM CRESCENT (DUPLEX) SCREEN PLANTING 540 PARK STREET WEST COURTYARD EXPANDED WETLANDS PARKING COURT WITH TERRA ROSA CRUSHED STONE AND SUBSURFACE SAND SHEET 603 FARISH STREET FLOW FILTER LAYER **TURNAROUND** ENTRY STEPS PRIMARY SUITE ENTRY **COURT & PATHS** 12/23/2024 PARABOLA ARCHITECTURE 614 PARK ST, CHARLOTTESVILLE VA

#### LANDSCAPE DOWNLIGHTING & PATH LIGHTS





#### ISSUES: DRAINAGE

CONCENTRATED STORMWATER RUNOFF FROM NORTH UNDERGROUND SEASONAL PERCHED WATER LAYER ACTIVE DRAINAGE SWALES LIMIT SITE ACCESS

#### SOLUTIONS

EXPAND WETLANDS AND SHEETFLOW GRADING EXPAND EFFECTIVE SAND & GRAVEL DRAINAGE SOLUTION







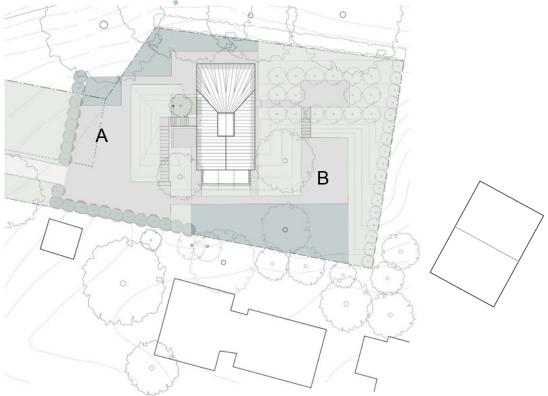
ISSUES: ACCESS & PRIVACY
DISTANCE FROM PARKING TO MAIN ENTRY
PRIVATE ENTRY TO GROUND FLOOR PRIMARY SUITE
REAR YARD MUTUAL PRIVACY FOR NEIGHBORS
TIGHT DELIVERY VEHICLE TURNAROUND IN REAR YARD

#### SOLUTIONS

MAIN ENTRY PARKING COURT AT MAIN ENTRY STEPS PRIVATE ACCESS PATH TO PRIMARY SUITE TERRA ROSA GARDEN ROOM INSTEAD OF VEHICLES



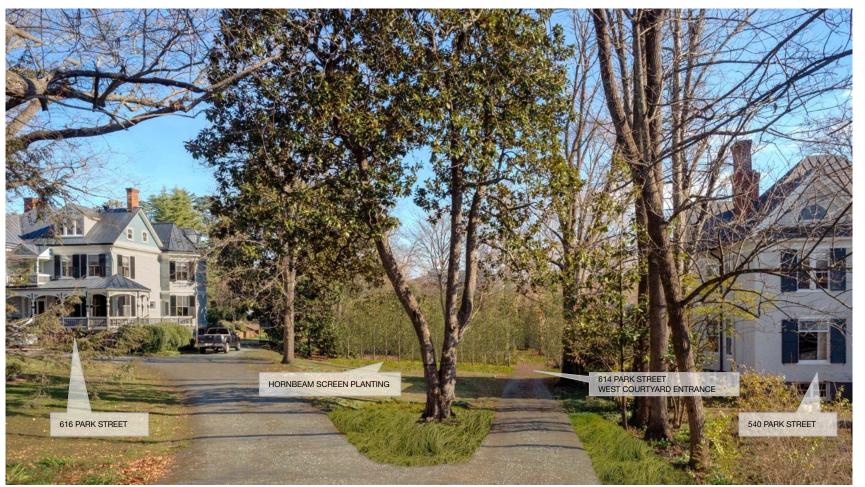




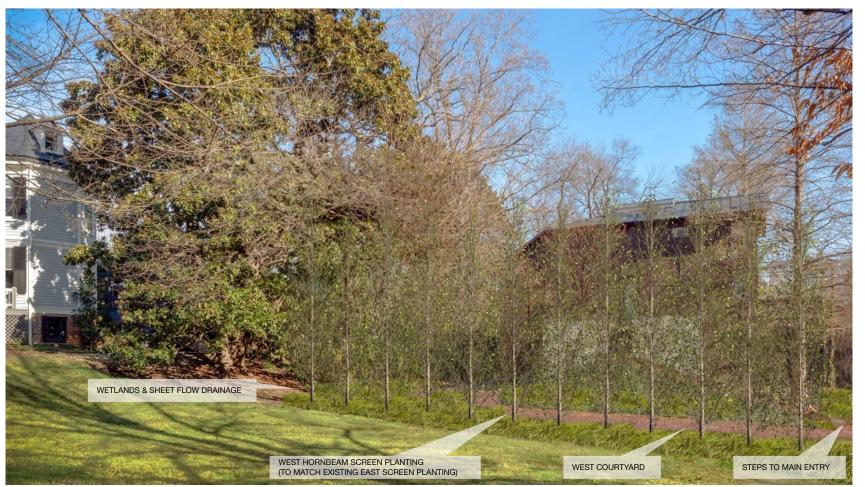
# BEFORE IMPROVEMENTS (SUMMER)



# AFTER IMPROVEMENTS VISUALIZATION (WINTER)



# AFTER IMPROVEMENTS VISUALIZATION (WINTER)



## Coa Application: 614 Park Street

## VICINITY: PARKING PRECEDENTS



EXISTING PARKING AREAS



614 PARK PROPOSED PARKING AREA



#### Coa Application: 614 Park Street

#### VICINITY: HISTORIC PARKING PRECEDENT



CARRIAGE HOUSE PARKING AREA



614 PARK PROPOSED PARKING AREA

# II SITE DESIGN AND ELEMENTS

#### G. Garages, Sheds & Other Structures

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- Retain existing historic garages, outbuildings, and site features in their original locations.
- If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)
- Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4. Take clues and scale from older outbuildings in the area.
- 5. Use traditional roof slopes and traditional materials.
- 6. Place new outbuildings behind the dwelling.
- If the design complements the main building however, it can be visible from primary elevations or streets.
- The design and location of any new site features should relate to the existing character of the property.



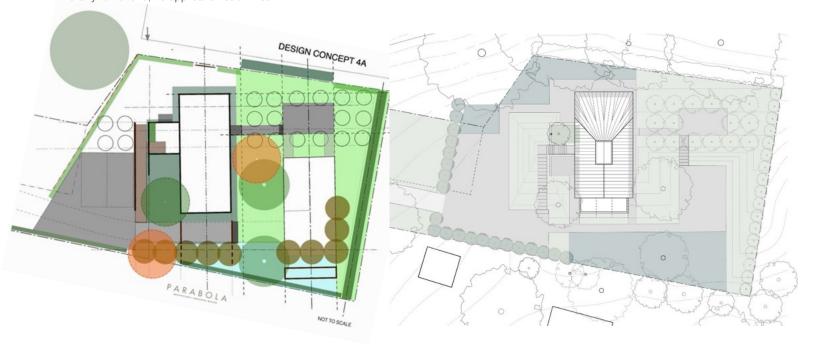
This historic double garage with tile roof, placed at the rear of a deep city lot, retains its integrity although it has been renovated for alternate purposes since the house to which it related no longer survives.



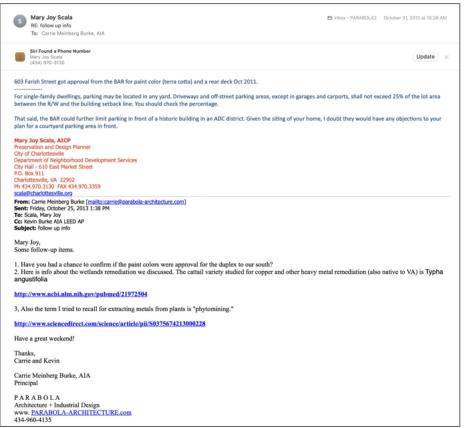
#### 2013 CONCEPT DIAGRAM

#### 2024 PROPOSED DESIGN

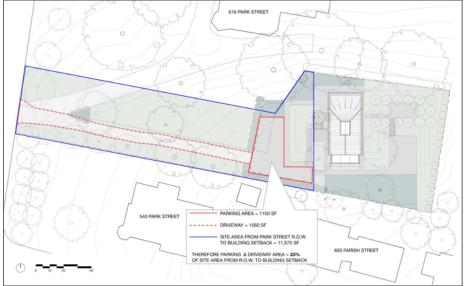
Discussed with Mary Joy Scala, Preservation & Design Planner Diagram filed with the City 4/17/2015, no application submitted



#### CoA APPLICATION: 614 PARK STREET



#### PRIOR CITY REVIEW OF CONCEPT



**CURRENT 2024 AREA CALCULATIONS** 

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



### **Certificate of Appropriateness Application**

HST25-0052

499 West Main Street; TMP 320177000;

West Main ADC District

Owner: Blue Suede Charlottesville, LLC

Applicant: Ryan Roman Project: Rooftop addition





#### **Background**

Year Built: 2019

District: West Main ADC District

Status: Non-Contributing

Constructed in 2019, formerly the Quirk Hotel.

#### **Prior BAR Reviews**

(See Appendix.)

#### **Application**

- Applicant submittals:
  - o Architecture firm drawings *Doyle Hotel Roof*, dated 12/24/24; sheets A001 and A101.

CoA for construction of an approximately 8-ft x 15-ft addition onto the existing rooftop bar area.

#### **Discussion**

The addition—materials, design, roof—will match the existing and not alter the appearance of the rooftop bar or increase its visibility from the district. Staff recommends approval of the request.

#### **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 rooftop addition at 499 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.

#### 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 stepbacks 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 3 New Construction and Additions** 

#### **APPENDIX**

#### Prior BAR Reviews

There have been several recent approvals for mixed use projects on these properties that were not pursued by previous applicants:

<u>March 17, 2015</u> - A previous applicant received BAR approval with conditions for a mixed use building at 421, 425, 501 and 503 West Main Street. No site plan was submitted, and that approval has expired.

<u>April 19, 2016</u> – A previous applicant received BAR approval with conditions for a mixed use building at 425, 501, 503 West Main Street. No site plan was submitted, and there was no follow-up on the conditions.

#### Quirk Hotel (now Doyle)

August 30, 2016 Work Session –BAR had a preliminary discussion with the applicant.

April 25, 2017 – Applicant met with the neighborhood to discuss the proposed development.

May 16, 2017- BAR moved to find that the massing of the proposed building satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the (Mel's Barber Shop) structure at the rear of 425 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approve the application as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the rear additions of 503 West Main Street satisfy the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approve the application as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the rear addition and the re-opening of the enclosed sleeping porches on the west side of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the

BAR approves the application as submitted. BAR moved to not approve the demolition of the 1924 side brick addition. Motion approved 7-2 with Graves and Clayborne opposed.

October 17, 2017- Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that, contingent upon zoning compliance, the massing; materials; warm, dimmable lighting; and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials, lighting, and landscape plan only as submitted with the following modifications: that there's consideration for the soil volume of the ginkgo adjacent to the parking garage on Commerce Street, consideration of an alternative to the privet [hedge on the front elevation of West Main Street], and coordination with the streetscape project along West Main.

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

- 1. Historic building details, including exterior stair details
- 2. Site furnishings
- 3. Glass specifications with a physical sample
- 4. Window and wall sections
- 5. Signage
- 6. Final information on mechanical units.

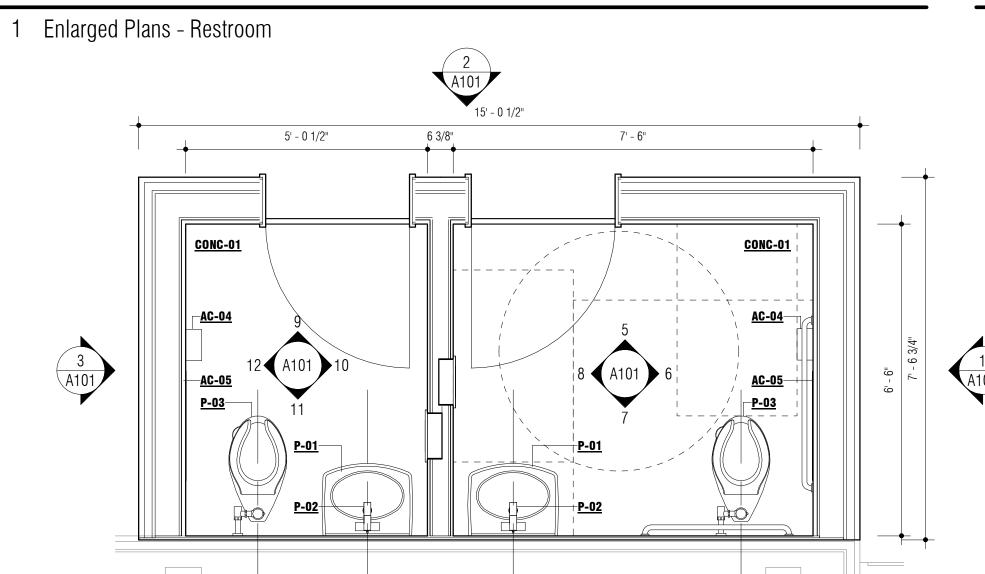
Sarafin seconded. Motion was approved (7-0).

<u>December 19, 2017</u>- Schwarz moved to approve all the consent agenda items, with includes the Certificate of Appropriateness Application for 421 West Main Street, the re-approval of demolition of Atlantic Futon. Balut seconded. That motion was approved (5-0).

January 17, 2018- Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and City Design Guidelines for New Construction, I move to find that the proposed changes to the rooftop, exterior staircase, and the addition of the transformer screen to be 6 inches above the height of the transformer satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted, with the modifications listed above. Schwarz seconded. Approved (6-0.)

<u>February 21, 2018</u> – BAR approved partial demolition at 501 West Main (retaining the Doctor's Office) and proposed massing changes.

February 19, 2020 – BAR approved CoA for signage

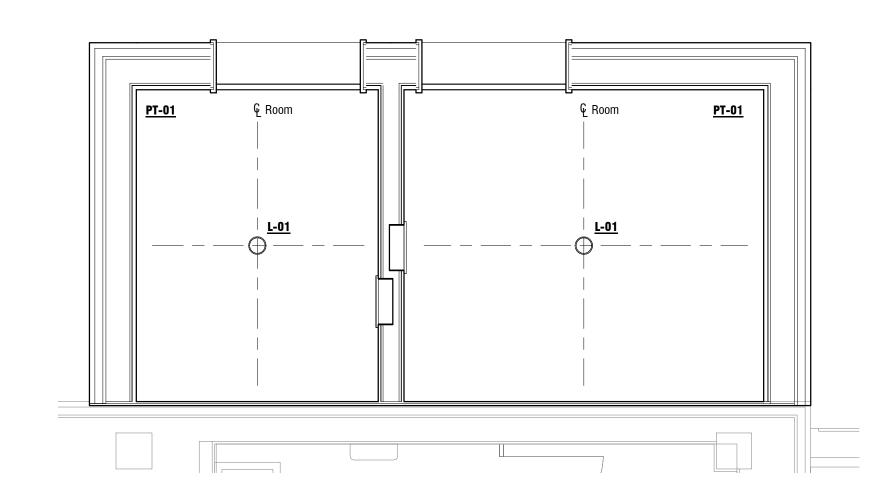


1' - 3"

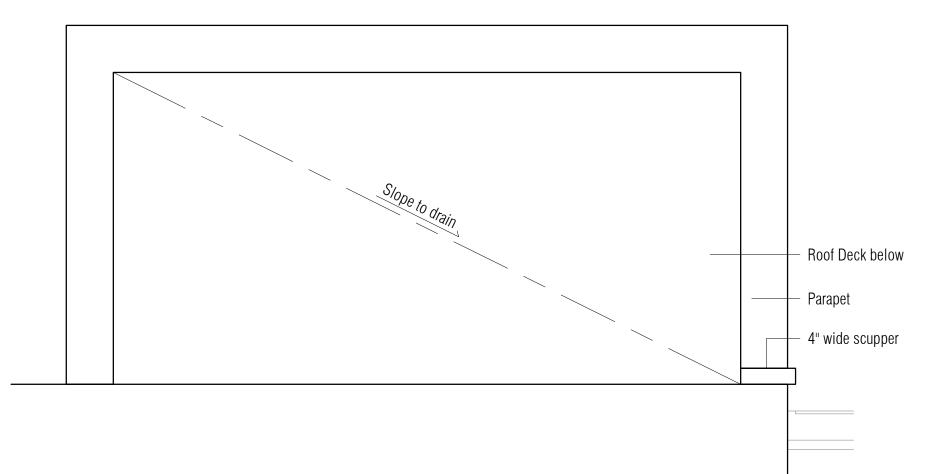
1' - 6"

# 2 Reflected Ceiling Plan - Restrooms

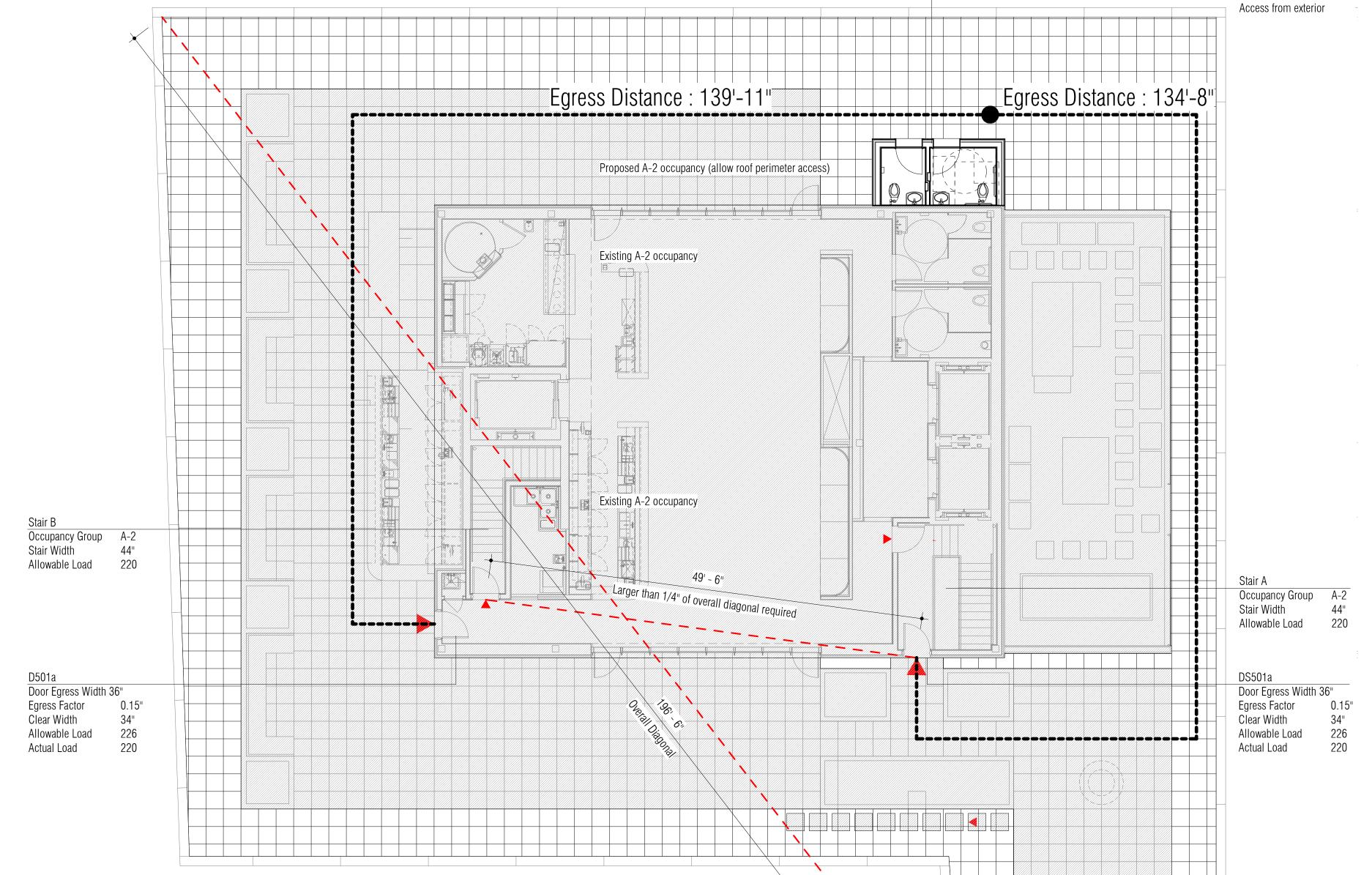
1' - 6"



# 3 Roof Plan - Restrooms



4 Roof Level - Code & Egress



| Occupancy Load - Stair |             |                  |            |  |
|------------------------|-------------|------------------|------------|--|
| Stair #                | Stair Width | Occupancy Factor | Stair Load |  |
| Stair A                | 44"         | .2"/occupant     | 220        |  |
| Stair B                | 44"         | .2"/occupant     | 220        |  |
| Total                  |             |                  | 440        |  |

| Total  |             |                  | 452        |
|--------|-------------|------------------|------------|
| DS501a | 36"         | .15"/occupant    | 226        |
| D501a  | 36"         | .15"/occupant    | 226        |
| Door # | Stair Width | Occupancy Factor | Stair Load |

# Plumbing Fixture Count Requirements

| Occupancy | Fixture Type  | Male      | Female   | # Required | # Provided   |
|-----------|---------------|-----------|----------|------------|--------------|
| A-2       | Water Closets | 1 per 75  | 1 per 75 | 6          | 6 (complies) |
|           | Lavatories    | 1 per 200 |          | 3          | 4 (complies) |
|           |               |           |          |            |              |

# Travel Distance Requirements

| Overall Diagonal Length | Required Distance | Provided Distance |
|-------------------------|-------------------|-------------------|
| 196'-6"                 | 49'-1 1/2"        | 49'-6" (complies) |

Notes:

1007.1.1

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-fourth of the length of the maximum overall diagonal dimenions of the area served.

1005.3.1

Egress capacity is calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2" per occupant in buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2

Stairway Occupancy

Stairway Occupancy
44"/.2" per occupant = 220 occupants per stair
Stair A (220)

Stair A (220)
Stair B (220)
Total Occupants — 440

Total Occupants = 440 1005.3.2

403.1.1 and 403.2

Egress capacity of means of egress components other than stairways shall becalculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15" per occupant in buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2

Doorway Occupancy

34"/.15" per occupant = 226 occupants per doorway

Total Occupants = 452

Classification - Assembly
Description - Restaurants
Water Closets - 1 per 75
Lavatories - 1 per 200
Male/Female - 220 occupants each

Total Occupancy: **440**Water Closet Required:6 Provided:6
Lavatories Required: 3 Provided:4

403.2 Separate Facilities
Where plumbing fixtures are required, separate facilities shall be provided for each sex.
Exceptions:

5. Separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2
405.3.2 Public Lavatories

In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet.

Chapter 11 Accessibility

1110.2 Toilet and bathing facilities
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.

FRANK DANIELS
MacNELLY
Lic No. 0491014941

A RCHITE

ARCHITECTUREFIRM

www.architecturefirm.co 804-308-8007 646-480-7472

Doyle Hotel Roof 499 W Main St, 5th Floor

Charlottesville, VA 22902

NOT FOR CONSTRUCTION

Existing Building

Proposed Roof Use (A-2)

Issuance

Permit Set

Date

12/24/2024

2 New Bathrooms

1 ADA accessible

Code, Egress, Plans & RCP



A001



## City of Charlottesville Board of Architectural Review Staff Report

January 22, 2025

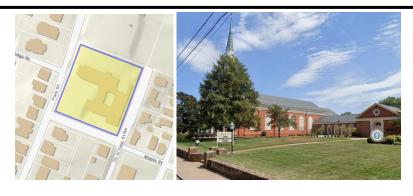
#### **Certificate of Appropriateness Application**

BAR #HST25-0053 500 Park Street, TMP 530123000 North Downtown ADC District

Owner: First Presbyterian Church of Charlottesville, Inc

Applicant: Richard Lutz Project: Playground fence





#### **Background**

Year Built: 1954 (Fellowship Hall 8<sup>th</sup> Street constructed in 1986)

District: North Downtown ADC District

Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London.

#### **Prior BAR Reviews** (Also listed under 506 Park St)

(See Appendix)

#### **Application**

• Submittal: *Playground Fence*, undated with narrative, plan, and photographs.

CoA request for installation of a 5-ft tall, metal fence at the southeast corner playground. (Corner of Maple Street and 8<sup>th</sup> Street, NE.)

#### **Discussion and Recommendations**

Black, metal fences are common in this district. The design is consistent with other new fences approved in the district. Staff recommends approval as submitted.

#### **Suggested Motion**

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

fence at 500 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.

#### Criteria, Standards and Guidelines of the City Code, under Major Historic Review

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. 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 ADC District Design Guidelines**

Link: Chapter 2 Site Design and Elements

#### Pertinent Guidelines for Site Design and Elements

C. Walls and Fences

[...]

- 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.

[…]

12) Fences should not exceed six (6) feet in height in the side and rear yards.

#### **Appendix**

July 21, 2009 - BAR approved a wood bench, to be white or light paint.

<u>December 21, 2010</u> - BAR approved requested deferral re: of five streetlights. BAR approved removal of three trees, excluding hemlock located at the SW corner of the church portico.

<u>April 17, 2012</u>- BAR approved changes to the memorial garden including the removal of several plants, installation of lighting, replacement of benches, and planting of tree. The BAR requested dark sky compliant lighting reconsideration of the species of the proposed tree.

March 19, 2019 – BAR approved CoA for entrance and ADA ramp at Fellowship Hall.

June 2019 – BAR approved CoA for modifications to ADA entrance at east elevation.

<u>July 2020</u> – BAR approved CoA for three-story addition to the Fellowship Hall, including new terrace and modifications to driveway. Renovate west elevation of Gathering Hall:

March 16, 2021 - BAR approved CoA (amending July 2020 plan) to enclose existing arcade, construct hyphen, construct elevator tower, raze the concrete plaza, revised landscaping plan.

March 28, 2023 – BAR approved requested deferral re: memorial garden.

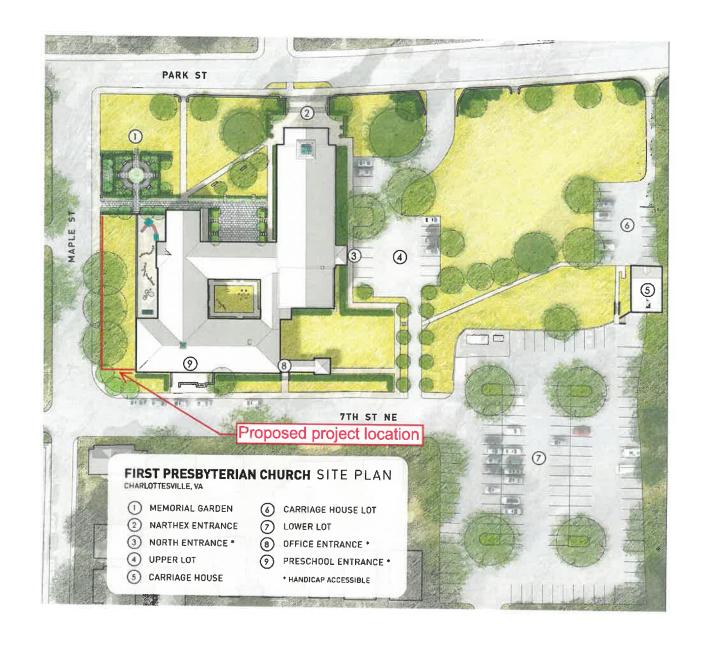
April 18, 2023 – BAR approved alterations to memorial garden tree replacement plan.

# Board of Architectural Review Certificate of Appropriateness Application

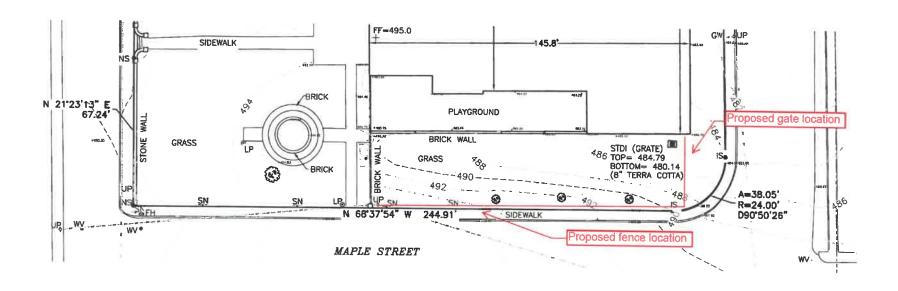
Playground Fence
First Presbyterian Church
500 Park Street
Charlottesville, VA 22902

### First Presbyterian Church Playground Fence

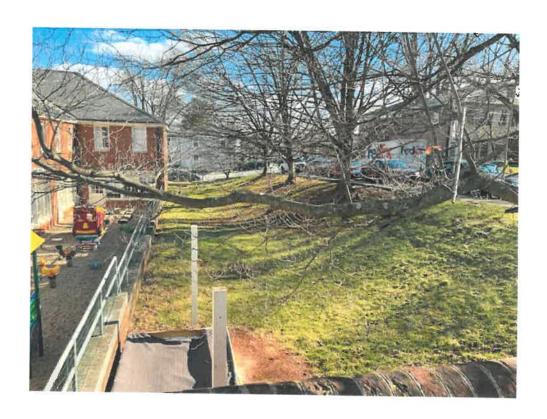
- First Presbyterian Church seeks a Certificate of Appropriateness from the Board of Architectural Review
  to fence a portion of the church property and expand the outdoor play area to be utilized by the church
  preschool and Sunday School attendees.
- The area to be fenced runs along the Maple Street sidewalk beginning at an existing brick wall and continuing eastward towards 7<sup>th</sup> Street NE where the fence turns northward and terminates at the end of the church preschool.
- The fence will be 5 feet in height and constructed of black aluminum. A gate will be located on the northern section of the fence.
- The fence will be similar in appearance to many other metal fences located along Park Street, Farish Street and Lyon Court.



### Project detail



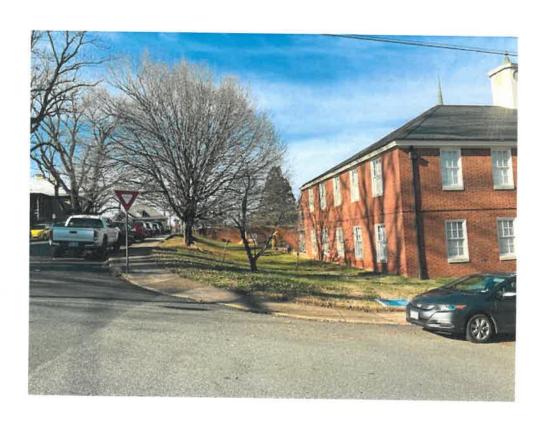
### Area to be fenced



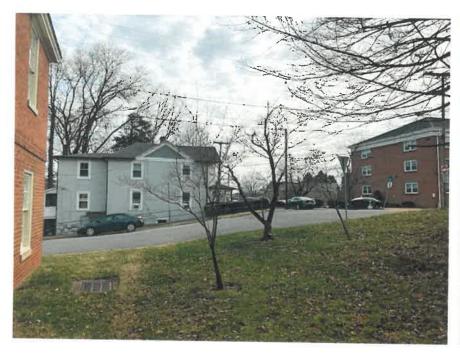
## View from Maple Street facing 7th Street NE



# View from corner of Maple and 7th Street NE



# Contiguous properties on 7<sup>th</sup> Street NE





# Contiguous properties on Maple Street





### Fencing examples on Park Street



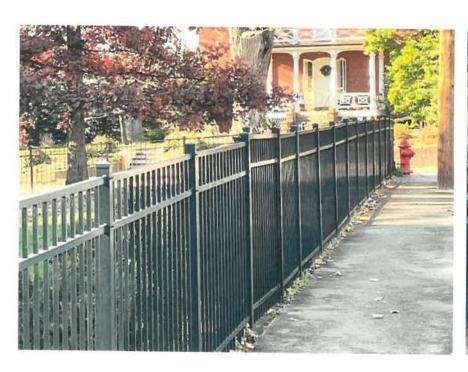


### Fencing examples on Farish Street





## Fencing examples on Lyons Court





### Sample fencing material for project





City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness**

BAR #HST25-0054

321 East Main St, TMP 330226000

Downtown ADC District

Owner: 321-323 East Main Street, LLC Applicant: Jazmine Mays / Thalhimer

Project: Install door at side entrance (4th Street, NE)





#### **Background**

Year Built: 1956

District: Downtown ADC District

Status: Contributing

Originally the Miller and Rhodes Department Store, designed by Carneal and Johnston (Richmond) and Stainback and Scribner (Charlottesville). Exterior alterations in 1998, 2004, and 2005. See images in Appendix.

#### **Prior BAR Reviews**

(See Appendix)

#### **Application**

• Submittal: Dodson Glass and Mirror proposal for 321 East Main, dated 11/26/204, with elevation and photos.

CoA request to install a commercial, glazed door with metal frame within an existing masonry opening at a side entrance on 4<sup>th</sup> Street, NE. Glass to be clear.

#### **Discussion**

Staff recommends approval of this CoA.

#### **Suggested motion**

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed

door installation at 321 East Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

#### 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. 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]

#### **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 ADC District Design Guidelines**

Chapter III: New Construction & Additions

I. Windows & Doors

. . .

1) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

#### Chapter IV: Rehabilitation

#### B. Facades & Storefronts

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood.
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

#### **Appendix**

#### **Prior BAR Reviews**

July 20, 2004- the BAR approved (4-2) the partial demolition of selected features: The pediment may be removed, but all cast stone/ precast concrete detailing from that point down must be retained, including the pilasters, columns and storefront surrounds. The cornice may be removed. The circular openings must remain, but the classical detailing and the divided lights in the circular windows may be removed. The 4th Street canopy may be removed. The BAR approved unanimously (6-0) deferral of application for changes to the building.

August 17, 2004 - BAR approved (5-1) the removal of the architrave, the round window over the 4th Street entrance, the larger window near that entrance, the storefronts and entrance doors on the mall, and removal of all the classical detail on the round windows, including those on the west elevation.

BAR approved unanimously (6-0) the application in terms of material, texture, color, height, and scale of modifications, particularly the choices of materials that are architecturally compatible with the district and with salient architectural features remaining of the original building design. The BAR asked that the applicant bring back to them a larger sample of the finish on the aluminum storefront at their next meeting.

December 21, 2004 - BAR accepted a larger aluminum sample.

January 18, 2005 - BAR approved a brick band and spandrel glass as presented, with a redesign of 4th Street to return to BAR for approval. The BAR did not approve (?) the proposed elimination of the Main Street canopy.

January 26, 2005 - BAR informally endorsed a proposed design for 4th Street.

February 15, 2005 - BAR approved (7-0) the proposal as submitted, specifically the revised entryway design including a new canopy on 4th Street. The BAR also clarified its January 18, 2005 motion to confirm that the BAR intended to approve the elimination of the canopy on Main Street.

March 20, 2018 – BAR approved a mural (north elevation), which was not installed.



#### 321 East Main Street - New door at side (4th St NE)

BAR January 22, 2025

Dodson Glass and Mirror, Inc. 1117 East Market Street Charlottesville Virginia 22902 (434) 973-7534 / Fax (434) 973-7651

#### PROPOSAL

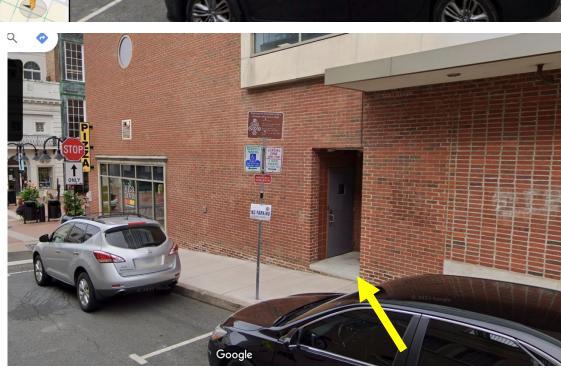
321 East Main 11/26/2024

Attn: Dominique

Dodson Glass & Mirror proposes to provide and install a new door and sidelight in clear anodized storefront. The storefront profile will be  $1 \, rac{1}{3} \, "$  x  $4 \, rac{1}{2} \, "$  with no thermal break. The door will have narrow stiles, a  $10 \, "$  bottom rail, continuous hinge, rim panic, electric strike, pull, key cylinder, sweep, threshold and surface closer. All glass in door sidelight and transom will be  $rac{1}{2} \, "$  tempered glass.



4th Street NE, looking west



Project Name: 321 East Main St Frame Set Name: Frame Set 1

Metal Group: M450 CG/SS/OG STOPS UP D/S: 1

Page Member Color: #17 CLEAR: PERMANODIC

Required: 1 Back Member Color: #17 CLEAR : PERMANODIC 50 (O.A.FR) 1 3/4--13/4

A=13 1/2 B=8 3/4

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness Application**

BAR #HST25-0055

144 Chancellor Street, Tax Parcel 090109000

The Corner ADC District

Owner: Delta Zeta National Housing Corp. Applicant: Kevin Blair / Blair Company Project: Demolition of contributing structure





#### **Background**

Year Built: c1905

District: The Corner ADC District

Status: Contributing

Originally constructed as a schoolhouse (likely between 1905 and 1917, operated as *Howison's Schoolhouse*, also *Little Red Schoolhouse*), it was reportedly vacant by 1920, after which it served as a residential rental. It was acquired in 1979 by the adjacent sorority, its current owner, and most recently used for storage. The City's survey reports the structure was renovated/remodeled in the 1977, 1978, and 1986. The extent of those alterations is not noted. Follow link to view the historic survey.

#### **Prior BAR Actions**

<u>July 16, 2013</u> – CoA for demolition denied 7-0 (<u>follow link to view</u>). Appealed to City Council on October 21, 2013, where the BAR's decision was unanimously upheld (5-0).

#### **Application**

• Submittal: Initial Structural Condition Assessment of 144 Chancellor Street, Dunbar letter to owner dated October 28, 2024. Also, site plan and applicant's sketch of foundation profile.

Request CoA to demolish the existing, approx. 20-ft x 56-ft, single-story, wood-framed structure.

#### **Discussion and Recommendations**

As expressed to staff by the applicant, the structure does not meet the owner's space needs, and they do not want to incur the expenses necessary to stabilize and maintain the structure. The applicant provided a report by a licensed engineer stating the primary structural concern relates to the observed downhill shift [leaning] and potential failure of the masonry piers and walls supporting the framed-structure. No value is assigned to the proposed repairs; however, the report suggests the cost would be "a significant fraction of the compete replacement of the building."

See staff's notes (below) under *Criteria for Review and Decision per City Code* and *ADC District Design Guidelines for Considering Demolitions*. In summary of the comments, staff suggests the review criteria and the design guidelines recommend against approving this request. That is, the BAR should deny the requested CoA for the demolition of the structure at 144 Chancellor Street.

Should the BAR approve the CoA, staff recommends a condition requiring documentation of the building prior to demolition. (Proposed condition in the draft motion for approval.)

Should the BAR deny the CoA, the applicant may appeal to Council and seek further remedy per City Code Chapter 34, Div. 5.2.7.E.

#### **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 144 Chancellor Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as application with the following condition:

• Prior to approval of a demolition permit, the structure will be documented thoroughly with photographs and measured drawings according to the Historic American Building Standards, with the documentation submitted for the BAR archives.

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 144 Chancellor Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and <u>for the following reasons</u> the BAR denies the application as submitted: ...

#### Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a

[CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

#### **Review Criteria Generally**

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

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [not germane]
- d. Demolition: The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:
  - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
  - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

#### Criteria for Review and Decision per City Code

Chapter 34, Div. 5.2.7. D.1.b.

Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

- i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
  - a) The age of the structure or property;
    - o Staff Note: The building was built c1905.
  - b) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
    - Staff Note: The building (VDHR #104-133-28) is a contributing structure in the VLR/NRHP-listed *Rugby Road-University Corner Historic District\** (VDHR #104-133). www.dhr.virginia.gov/historic-registers/104-0133/

From the NRHP listing:

144 Chancellor St. (*The Annex*): Built as a school or dwelling; now a sorority house. Victorian Vernacular. Ca. 1900-07. Frame with weatherboarding; 1 story; gable roof with cross-gable; asymmetrical 5-bay front with projecting 2-bay end unit; 1-story, 1-bay distyle porch. Now an annex of neighboring Delta Zeta sorority house, this long low frame building served as a public school in 1907.

- \* The area within the *Rugby Road-University Corner Historic District* includes the City-designated *The Corner ADC District*, the City-designated *Rugby Road-University Circle-Venable Neighborhood ADC District*, and a portion of University Grounds west of Madison Lane and north of University Avenue.
- c) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  - O Staff Note: There are no known associations.
- d) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;
  - o <u>Staff Note</u>: The former school building represents an unusual building type in The Corner ADC District.
- e) Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty; and
  - o <u>Staff Note</u>: 144 Chancellor Street could be reproduced.
- f) The degree to which distinguishing characteristics, qualities, features, or materials remain:
  - Staff Note: The simple design of the schoolhouse has been retained. The footprint and openings appear original. The building has been remodeled, including the addition of siding, and reconstruction of the entrance porch, in the same size as the original, which appears to have been added between 1913 and 1920.
- ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
  - Staff Note: 144 Chancellor Street is linked historically and aesthetically to other residential and formerly residential buildings along Chancellor Street and Elliewood Avenue. This resource offers an example of a small vernacular building built as a school. This connection greatly adds to the significance of the structure.

- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;
  - Staff Note: The applicant has submitted a structural report prepared by Dunbar, dated February 9, 2010, see attached. Also available is similar documentation submitted for the 2013 demolition request. (See link in *Prior BAR Reviews*.)
- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property's historic, architectural, or cultural value; and
  - o <u>Staff Note</u>: The applicant intends to raze the building, entirely.
- v. Any applicable provisions of the City's design guidelines.
  - Staff Note: See below, under ADC District Design Guidelines for Considering Demolitions.

#### **ADC District Design Guidelines for Considering Demolitions**

Link to guidelines: Chapter 7 Demolition and Moving

A. Introduction

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives

reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled [to a CoA that permits demolition].

#### B. Demolition of Historic Structures

#### Review Criteria for Demolition

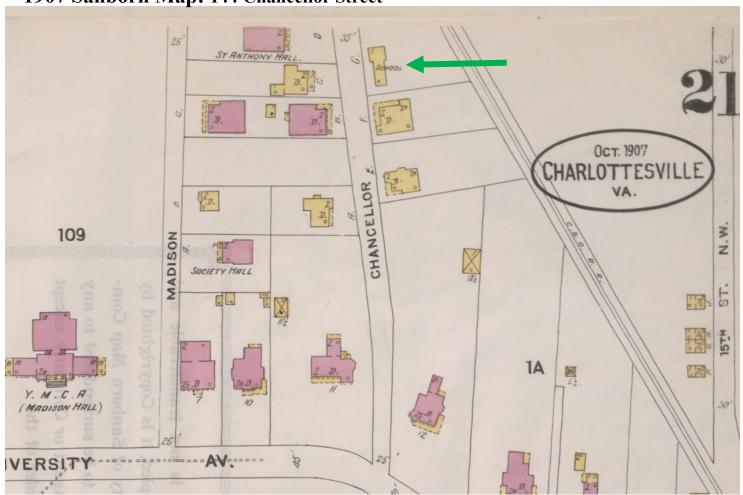
- 1) The standards established by the City Code, Section 34-278 [now Chapter 34, Div. 5.2.7. D.1.b.]
  - o <u>Staff Note</u>: See above under *Criteria for Review and Decision per City Code*.
- 2) The public necessity of the proposed demolition.
  - O Staff Note: There is no public necessity.
- 3) The public purpose or interest in land or buildings to be protected.
  - Staff Note: Per City Code, the establishment of historic districts and through the designation of individually significant properties is intended to preserve and protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of the City, the Commonwealth of Virginia, or this nation. (Chapter 34, Sec. 2.9.2.A.)
- 4) The existing character of the setting of the structure or area and its surroundings.
  - Staff Note: Initially developed as a residential area associated with UVa faculty and staff, the historic buildings along Chancellor Street are now primarily occupied by sororities and fraternities.
- 5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
  - Staff Note: Staff cannot comment on the practicability of moving this structure. This is a
    unique structure within its context—a schoolhouse likely associated with the children of
    University faculty and staff; however, relocation would be preferable to demolition.
- 6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
  - Staff Note: This is large ADC District; however, even the incremental loss of historic resources erodes the character of the district. That is, this is a district; its historic character is the sum of its parts.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

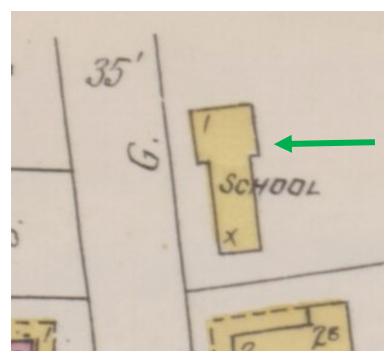
o <u>Staff Note</u>: The October 28, 2024 report from Dunbar recommends repairs are necessary to the supporting masonry piers and walls.

#### **Guidelines for Demolition**

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

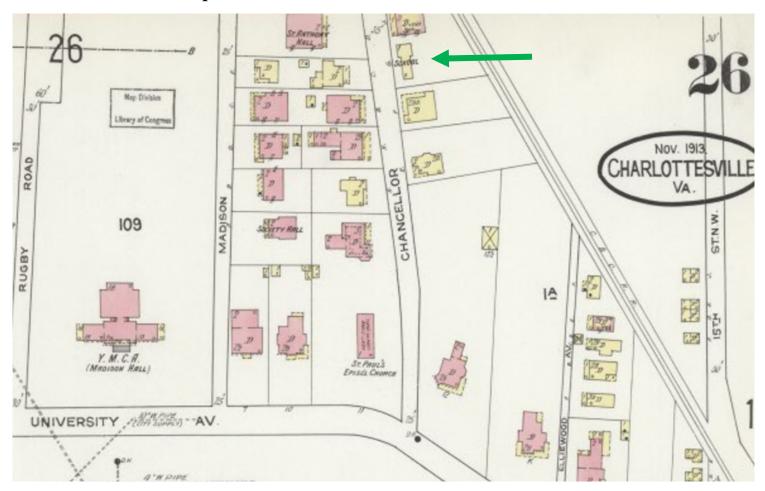
1907 Sanborn Map: 144 Chancellor Street





**144 Chancellor Street** School, single-story, wood-framed, shingle roof

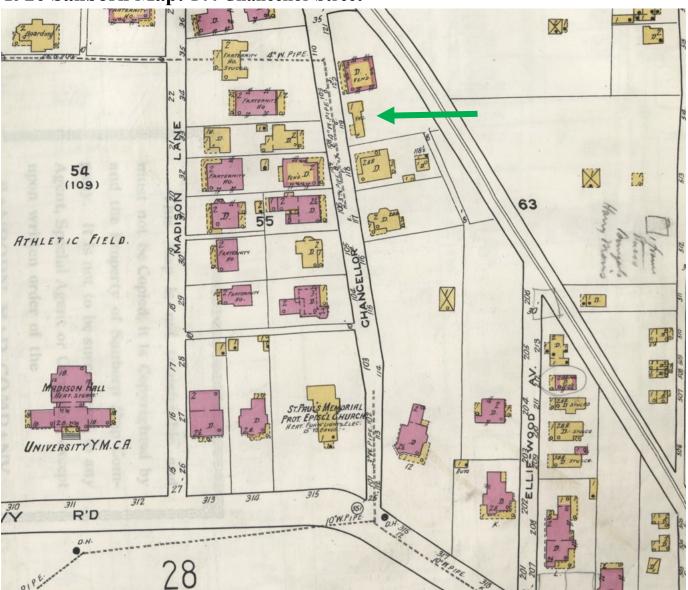
### 1913 Sanborn Map: 144 Chancellor Street

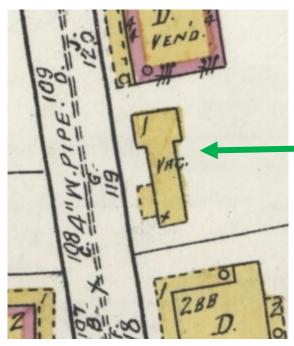




**144 Chancellor Street** School, single-story, wood-framed, shingle roof

1920 Sanborn Map: 144 Chancellor Street

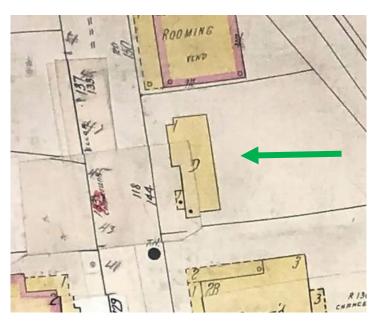




**144 Chancellor Street** Vacant, single-story, wood-framed, shingle roof

### c1960s Sanborn Map: 144 Chancellor Street





**144 Chancellor Street**Dwelling, single-story, wood-framed, composition roof

12/5/2024



110 Third Street N.E. Charlottesville, VA 22902 p 434.293.5171 • info@dunbarstructural.com

dunbarstructural.com

October 28, 2024

Tammy Hubbard (PROPERTYMANAGEMENT@DELTAZETA.ORG) HEVIN BLAIR blairco 2008 @ Yahoo. com

**Property Manager** Delta Zeta 202 East Church St Oxford, OH 45056

RE:

144 Chancellor St.

Initial Structural Condition Assessment

Dunbar Project 2410-72

Dear Tammy,

As requested, we recently visited the 144 Chancellor St to review the condition of the structure with the understanding the building is intended to be repurposed for light storage. Following is a summary of our initial observations and recommendations.

#### **Observations**

The existing building is a one-story house built around 1900 with the exterior dimensions of approximately 20ft x 56ft. The structure consists of a wood frame construction being supported by a solid brick retaining wall along the west side and brick piers around the remaining perimeter with interior piers supporting the floor as well.





The interior of the building shows signs of multiple roof leaks with plaster ceilings having come loose and fallen on the ground. It was indicated that the roof has repaired recently with a new asphalt shingles installed.

The ground floor wood flooring and joists appear to be in fair condition. No signs of major rot or other damage. The floor joists consist of actual 2x10's at 16" oc. Typical span for the joists is approximately 9 ft.

The front porch consists of a 10ft x6ft concrete slab on grade supporting the porches roof. At the building it is apparent that the concrete slab on grade has settled approximately 1 to 2" in elevation. This is apparent in the post imprints in the concrete indicating the posts and door sill use to be in close contact with the concrete slab.

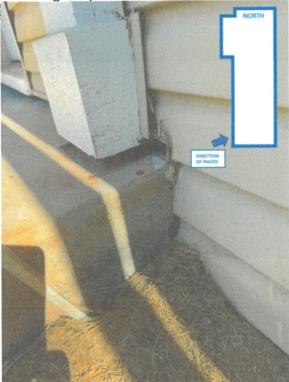


Photo 1: Imprints of the post in concrete indicate the slabs original position.





Photo 2: Imprints of the post in concrete indicate the slabs original position.

The foundation along the west side of the building consists of a solid brick masonry retaining wall of multi wythe thickness 4 to 5 ft tall within the crawl space. The earth slopes down to the wall from the road which is approximately 15ft from the building at an elevation of 2'-6" above ground floor. The wall is bowed out approximately 3 to 5". It also appears that the top of the wall has shifted laterally. There are numerous horizontal cracks at mid elevation along the wall. Several of the internal brick piers supporting the ground floor are out of vertical by up to 2". The ground within the crawl space appears to be damper than normal considering we have not had any precipitation in the past few weeks.



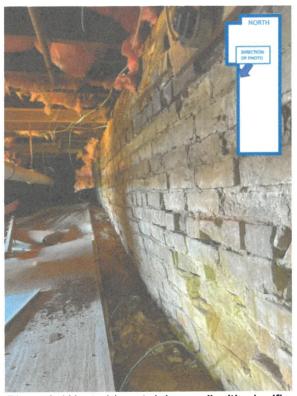


Photo 3: West side retaining wall with significant bow.

Along the perimeter of the building, the brick piers appear to be leaning towards downslope (easterly direction) as well. This reinforces the sense that the building has shifted laterally down slope potentially a couple of inches.





Photo 4/5: Perimeter piers with gaps between CMU infill and piers being larger at top.

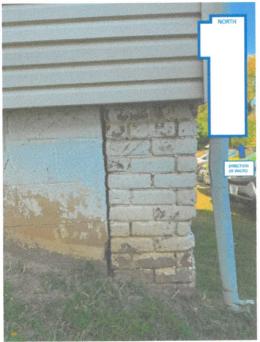


Photo 6: Perimeter piers with gaps between CMU infill and piers being larger at top.



There is CMU infill along the south, north and east side in between the perimeter brick piers. These walls do not appear to be connected to the piers or the ground floor as evidence that these walls can move laterally simply by pushing them and that there are noticeable gaps in the piers and the CMU infill. Note these gaps tend to be wider at the top of the wall further indicating the piers have shifted down slope.

#### Recommendations

We have several structural concerns with the existing building.

- The west side brick retaining wall appears to be failing.
- The CMU walls do not appear to be connected at the top and are unstable in the out of plane direction of the wall.
- The slope of the ground is permitting water to build up and infiltrate the west side of the building.

Lateral earth pressure along the west side is displacing the building and causing cracking and failure of the brick retaining wall. This is compounded by water runoff pressing against the wall as well. The presence of horizontal cracks along the mortar as well as the bow in the wall indicates the brick wall is failing in flexure. This bow may be the result of why the slab on grade at the porch has dropped 1 to 2" relative to the ground floor. Indications that all of the brick piers have shifted at the top towards the east (downslope) also indicates that the entire building has shifted downslope as well.

If a repair project were to be undertaken, we would generally recommend the following as structural repairs:

- Excavate and remove the existing backfill along the west side of the building.
- Repair or replace the existing brick retaining wall. This would consist of 35ft of wall.
- Install a foundation subdrain that outlets to daylight or suitable drain. Install a
  waterproofing system against the below grade walls. Replace backfill along
  the west wall with an open graded stone such as VDOT No. 57.
- Connect the perimeter CMU infill to the brick masonry piers. This could be accomplished with a 2x ledger board and adhesive anchors.
- Connect the building perimeter sill plate to the CMU infill walls.
- Generally performed repairs to the damaged and cracked masonry. This work would involve extensive repointing.

The above repair work would be extensive with the repair costs making up a significant fraction of a complete replacement of the building.

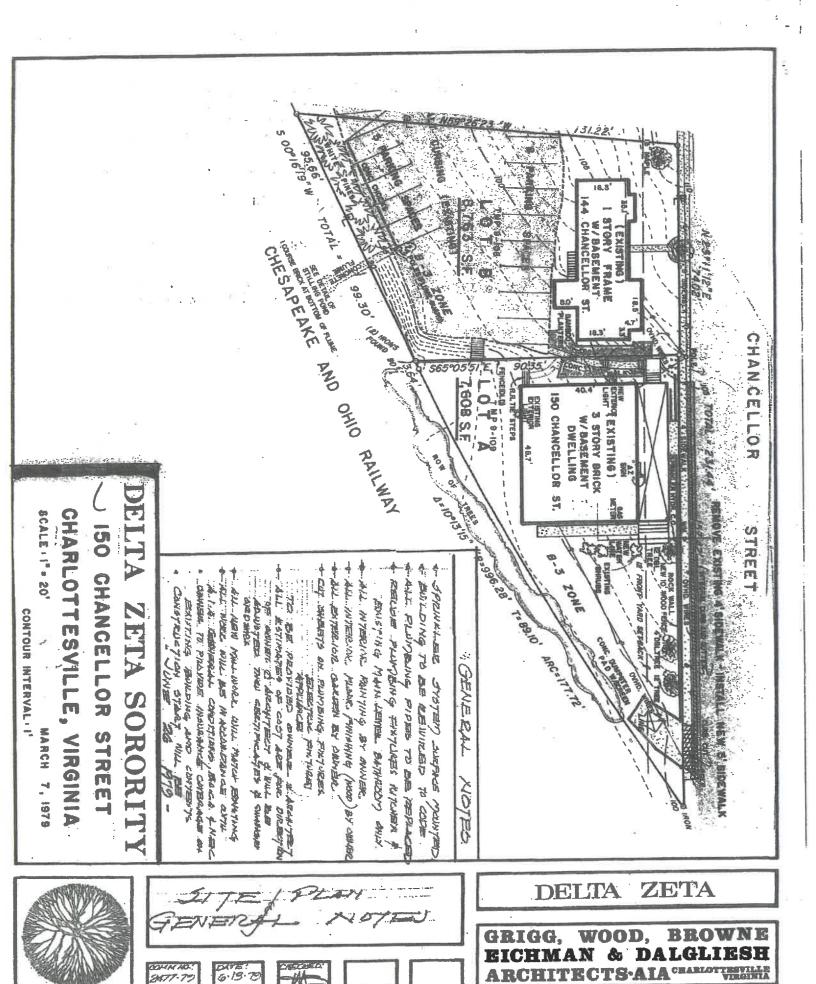
In consideration of the floor joists, we consider the joists to be capable of supporting light storage provided the supporting masonry walls and piers are repaired.

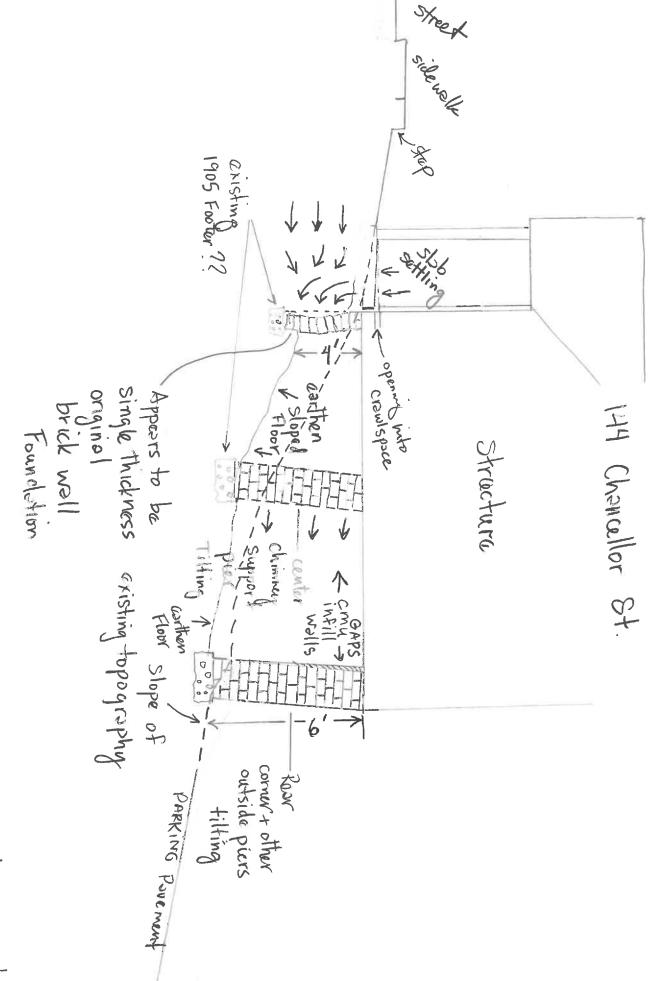


The above is a general summary of observations and recommendations. If requested, we can provide specific repair details. We appreciate the opportunity to assist. Please contact me if you have any comments or questions, or if we can assist further.

Very truly yours,

Robert P. Krumpen, PE





KS. Blair 12/24

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness Application**

BAR #HST25-0055

745 Park Street, Tax Parcel 520051100

North Downtown ADC District

Owners/Applicants: Karen Vadja and Kevin Riddle Project: Addition and alterations to existing structure





#### **Background**

Year Built: 1957

District: North Downtown ADC District

Status: Contributing

Brick, stretcher bond; 1-1/2 stories; gable roof (composition); 3 bays. Detached house, 1950s-60s. Entrance in center bay. Exterior end chimney on north, single ramp. (NRHP listing for the Charlottesville and Albemarle County Courthouse Historic District. VDHR #104-0072.) See additional background and the historical survey in the November 16, 2021 staff report: 745 Park Street - Request for Demo CoA November 2021

#### **Prior BAR Actions**

November 2021 – BAR approved CoA to raze house. That CoA's validity was extended in 2023 but has now since expired.

<u>December 17, 2024</u> – Preliminary Discussion: [link to packet; video at 02:12]

- This application is independent of the new construction proposed at rear [0 Park Street].
- Addition is modern, does not replicate the existing, yet retains the scale, rhythm and spacing of the existing.
- Members discussed whether this project is truly an addition, as a large portion of the structure is being *swapped out, not added to*.
- Members were divided on the brightness of the white exterior; is it appropriate?

#### **Application**

• Submittal: Office Riddle drawings 745 Park Renovations, BAR application, dated 12-09-2024, Cover through A-9, (9 sheets).

Request CoA for addition and alterations:

- Remove gable and build 1-story addition
- Remove existing concrete stoop
- Add porch with covered roof
- Paint brick at lower level

#### **Discussion**

Prior to evaluating this request, staff suggests the BAR determine whether to review this as an *addition* or as *new construction*.

For additions, aside from compatibility with the district, the design guidelines have two primary objectives: the new is subordinate to the existing (scale, location, materials, etc.) and it reads *as an addition*, not an extension of the existing.

For new construction, the primary goal is a design compatible with neighboring properties within the district.

North Downtown ADC District: Subarea a. Park Street: residential, large scale, mixture of styles, brick, red/white, porches, dark metal and slate roofs, rich rooflines, 2 to 2 and 1/2 stories, large lots with deep setbacks and spacing, extensive landscaping, stone walls, shallow setbacks and spacing, small signs.



#### **Suggested Motion**

*Approval*: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the addition at 745 Park Street satisfies the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the request.

[Or with the condition/staff recommendation....]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed addition at 745 Park Street does not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown 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. 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]

#### 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

#### **Pertinent ADC District Design Guidelines**

Chapter III – New Construction and Additions

Checklist from section P. Additions

#### 1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.
- b. Limit the size of the addition so that it does not visually overpower the existing building.

#### 2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

#### 3) Design

- a. New additions should not destroy historic materials that characterize the property.
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#### 4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

#### 5) Materials and Features

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

#### 6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

## PROJECT SUMMARY

Construction of a second-story addition to replace the upper half-story of a house in Charlottesville, Virginia.

Upper half-story of existing house to be demolished.

Existing Site Area: 0.24 acres (10,454 sf)

A survey is included.

**Zoning Classification** R-A (no zoning change proposed)

Residential (General Household Living)

Residential (General Household Living)

3 dwellings allowed per lot (without bonus)

1 dwelling to remain

Building Coverage 7.3% coverage (unchanged)

**Building Footprint** 780 sf, existing (unchanged)

With one dwelling, **2.5 stories** allowed

2 stories, proposed 1.5 stories, existing

Floor Areas **New Construction** 

780 sf +/- 2 bedrooms, 2 baths in second story 2 x 6 wood frame (metal cladding) on existing 2 x 6 wood frame (brick veneer) on existing cmu foundation

320 sf +/-Porch

Wood deck on treated wood frame on concrete sonotube footings. Pergola framed metal.

Floor Areas Existing House to

780 sf +/- 1 bedroom, 1 bath in first story

2 x 6 wood frame (brick veneer) on

cmu foundation

400 sf +/- Finished basement room

**380 sf +/-** Unfinished basement





Cover Page

Survey **A2** 

Floor Plans - Story 1 A3

Floor Plans - Story 2 A4

Elevations East & South A5

Elevations West & North A6

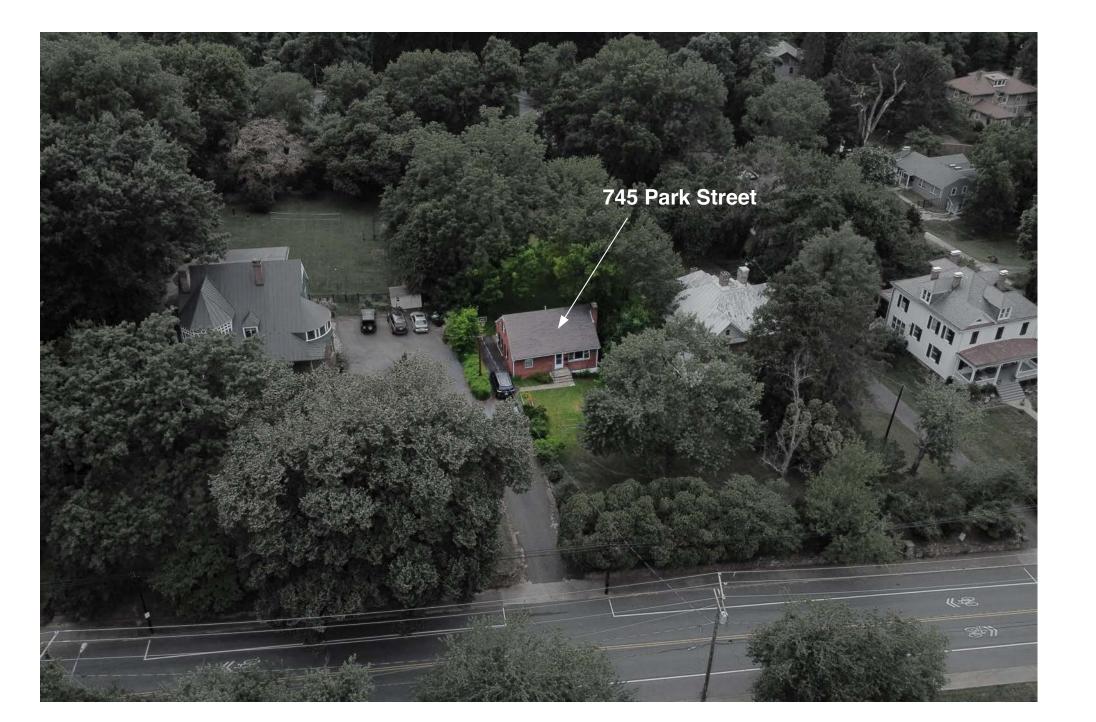
Perspectives - SE corner A7

Perspectives - NE corner A8

Materials A9

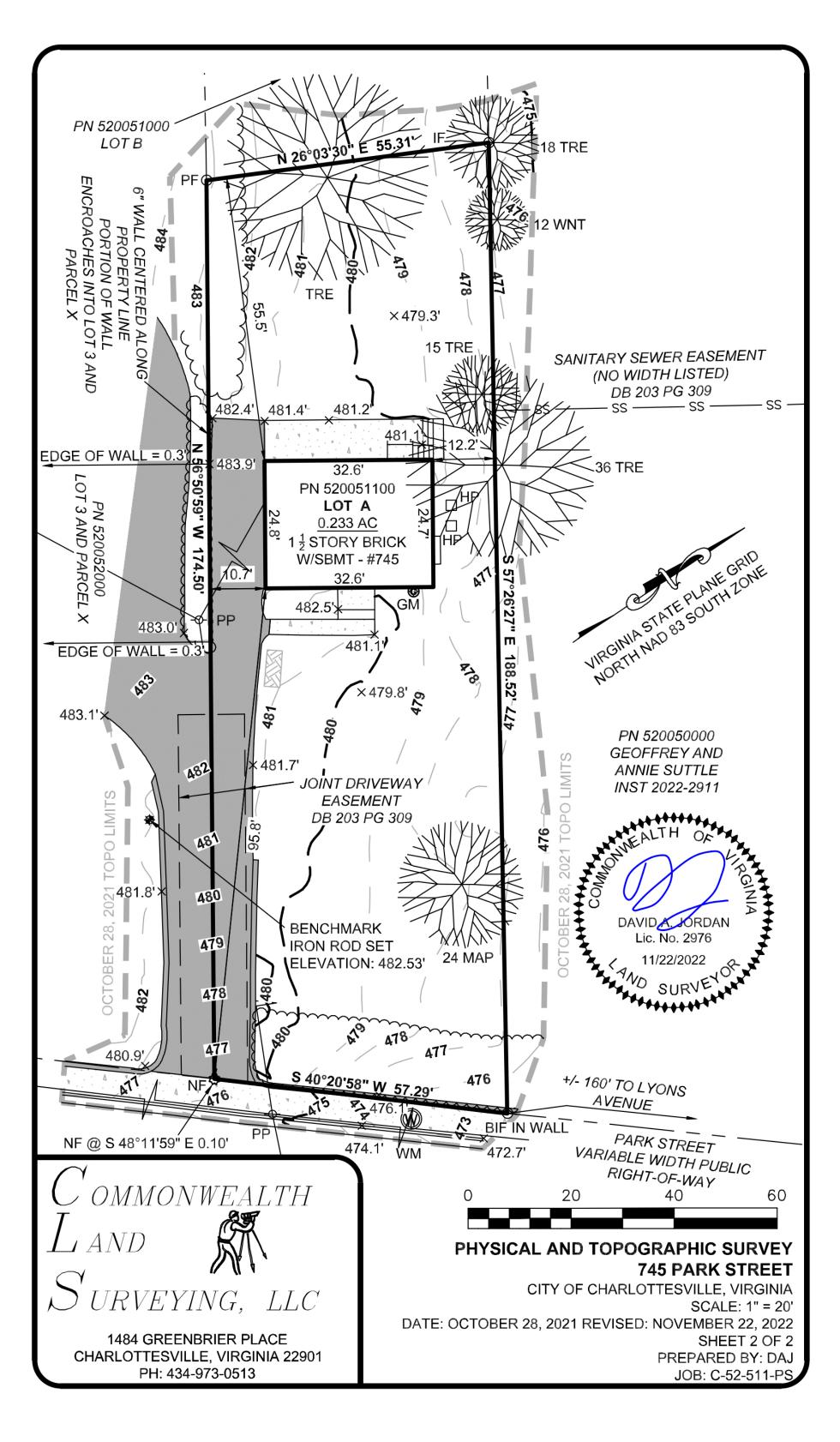
Kevin & Karen Riddle 745 Park Street Charlottesville, Virginia 22902 434 . 882 . 3145







**RIDDLE** 434 . 882 .1345



## **NOTES:**

- 1. THIS PHYSICAL SURVEY IS BASED ON A CURRENT FIELD RUN BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAT PREPARED BY B. AUBREY HUFFMAN ENGINEERING-SURVEYING ENTITLED "PLAT SHOWING DIVISION OF LOT 4 INTO LOTS A & B & SANITARY SEWER EASEMENT ACROSS ADJOINING LOT NOW OWNED BY NAYLOR," DATED NOVEMBER 27, 1957 AND IS RECORDED IN DEED BOOK 203 AT PAGE 309.
- NOVEMBER 27, 1957 AND IS RECORDED IN DEED BOOK 203 AT PAGE 309.
   NO TITLE REPORT FURNISHED IN THE PREPARATION OF THIS PLAT. THUS EASEMENTS AND ENCROACHMENTS MAY EXIST THAT ARE OTHERWISE UNKNOWN.
- MINIMAL FLOOD HAZARD ZONE "X" (UNSHADED) AS SHOWN ON COMMUNITY PANEL NO. 51003C0286D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.

  4. ON OCTOBER 28, 2021, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

3. THE SUBJECT PROPERTIES APPEAR TO BE SITUATED WITHIN AN AREA OF

## TOPOGRAPHIC MAP NOTES:

- THIS PHYSICAL AND TOPOGRAPHIC SURVEY 745 PARK STREET WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID JORDAN FROM AN ACTUAL X GROUND OR □ REMOTE SENSING (CHECK THE ONE THAT IS APPLICABLE) SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 28, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE
   NOTED. VERTICAL DATUM: NAVD 88. CONTOUR INTERVAL: 1'
- 3. THE TOPOGRAPHIC SURVEY WAS PREPARED FOR KEVIN RIDDLE AND KAREN VAJDA.





PH: 434-973-0513

| 15 TRE | 15" TREE        |
|--------|-----------------|
| 18 TRE | 18" TREE        |
| 36 TRE | 36" TREE        |
| 2 WNT  | 12" WALNUT TREE |
| GV     | GAS VALVE       |
| HP     | HEAT PUMP       |
| IF     | IRON ROD FOUND  |
| IS     | IRON ROD SET    |
| NS     | NAIL SET        |
| PP     | POWER POLE      |
| WM     | WATER METER     |
| WNT    | WALNUT TREE     |

LEGEND

## PHYSICAL AND TOPOGRAPHIC SURVEY 745 PARK STREET

CITY OF CHARLOTTESVILLE, VIRGINIA SCALE: N/A DATE: OCTOBER 28, 2021 REVISED: NOVEMBER 22, 2022 SHEET 1 OF 2 PREPARED BY: DAJ JOB: C-52-511-PS

SURVEY

**PLANS** STORY 1 12-24-2024

FLOOR

**A3** 



1 Floor Plans - Story 1 Scale: 1/4" = 1'-0"

Renovation ; Charlottesville VA

Park

745









1 A5

EXISTING PROPOSED

1 Floor Plans - Story 2
Scale: 1/4" = 1'-0"

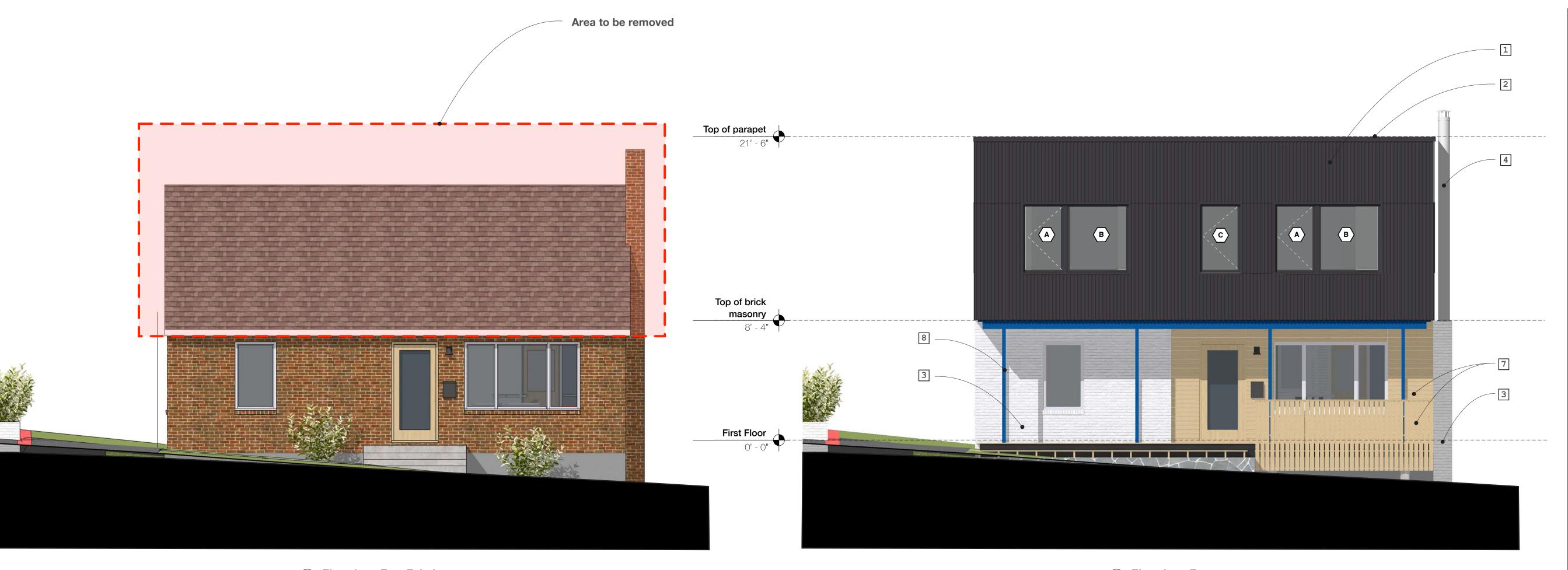
FLOOR PLANS STORY 2

Renovation t, Charlottesville VA

Park

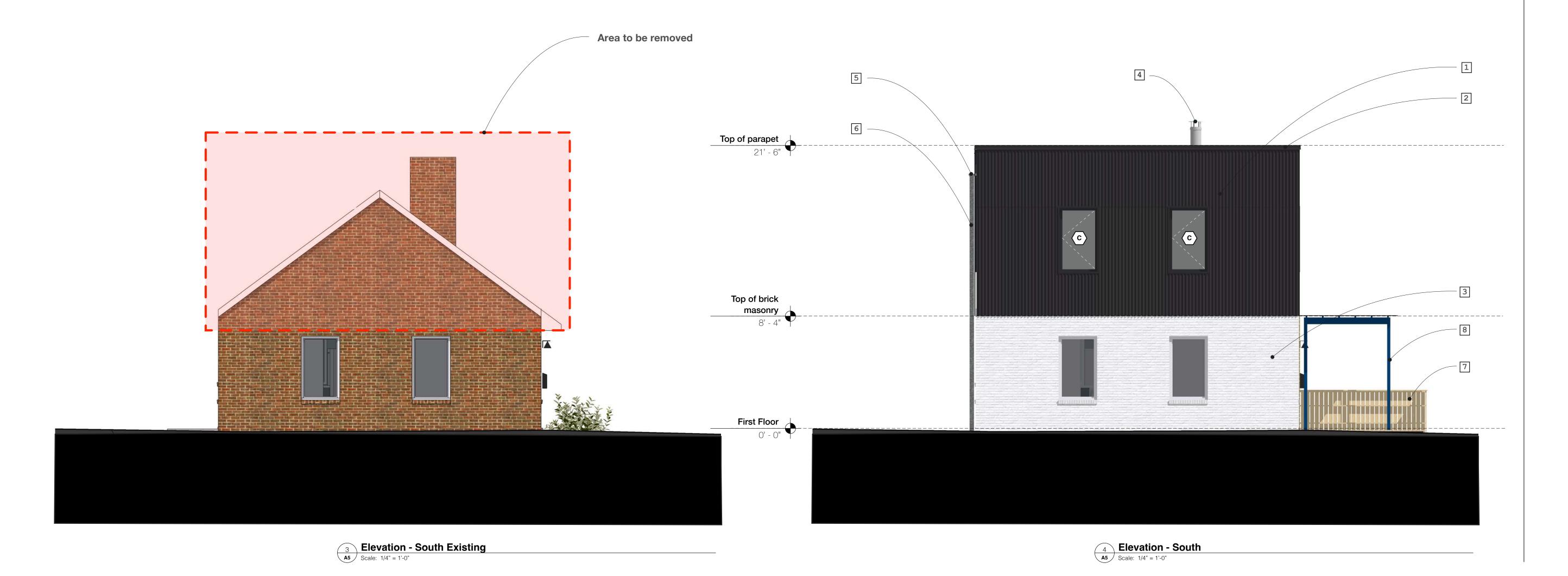
745

- Corrugated metal siding in dark gray
- 2 Metal coping at parapet color to match metal cladding
- 3 Existing brick painted white
- 4 Steel chimney pipe
- 5 Galvanized half round gutter
- 6 Galvanized round downspout
- 7 Hardwood black locust, white oak or similar finished in 3-coat spar varnish/linseed oil mix or thermally modified hardwood
- 8 Steel porch framing painted color B



1 Elevation - East Existing
A5 Scale: 1/4" = 1'-0"

2 Elevation - East
Scale: 1/4" = 1'-0"

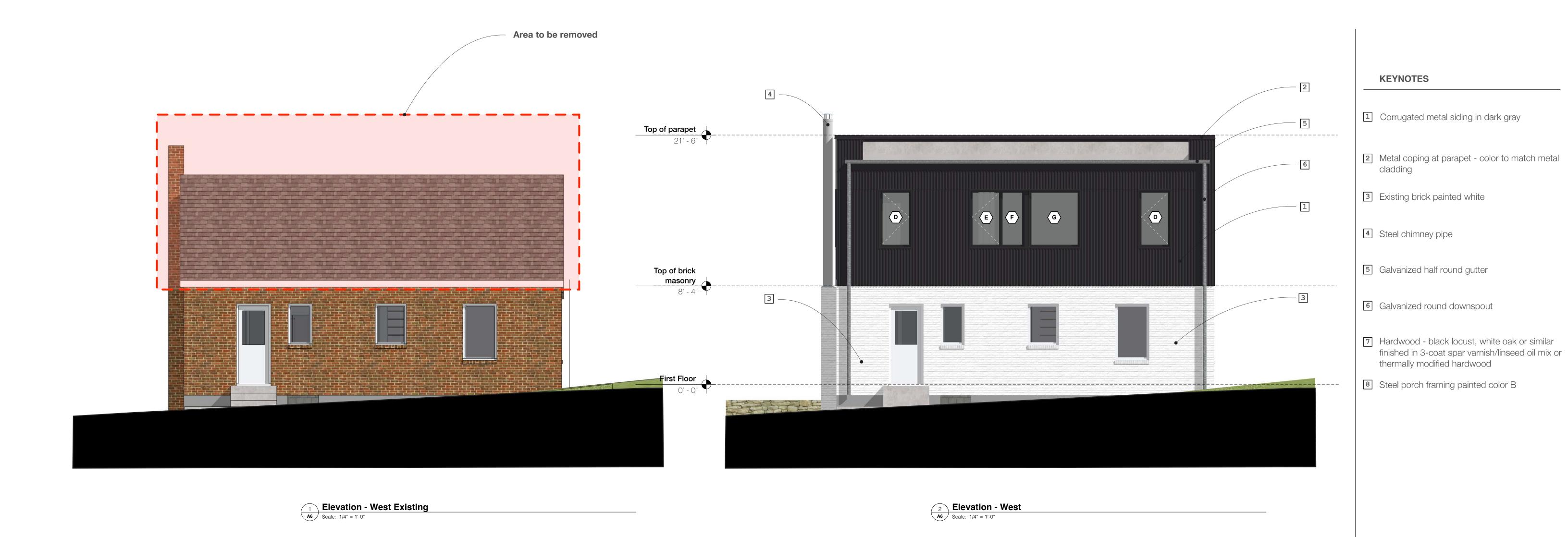


**ELEVATIONS** EAST & SOUTH 12-24-2024

**45** 



12-24-2024



Top of premoved

Top of premoved

Top of premoved

Finel Floor

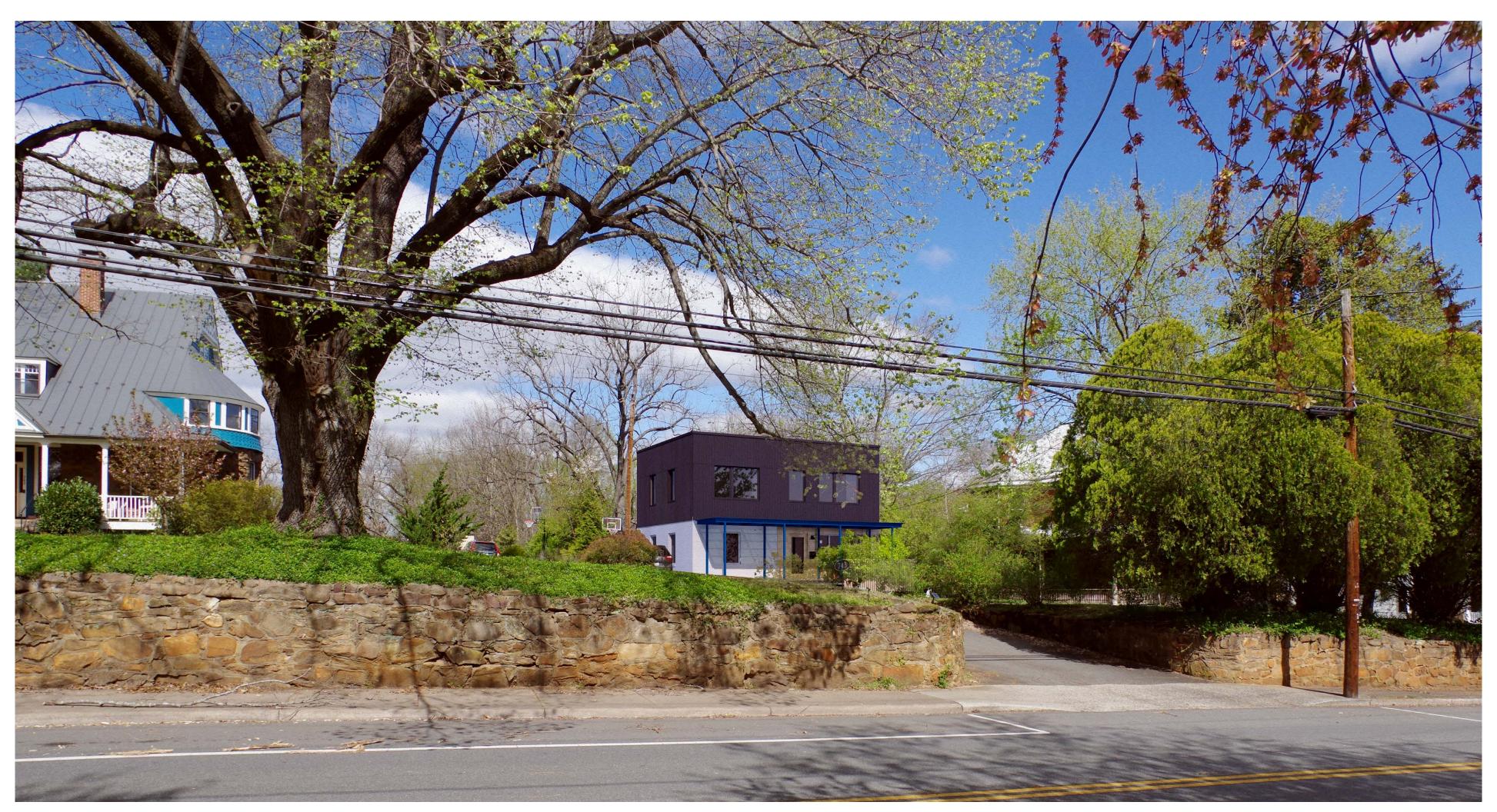
Top of the floor

To

4 Elevation - North
Scale: 1/4" = 1'-0"

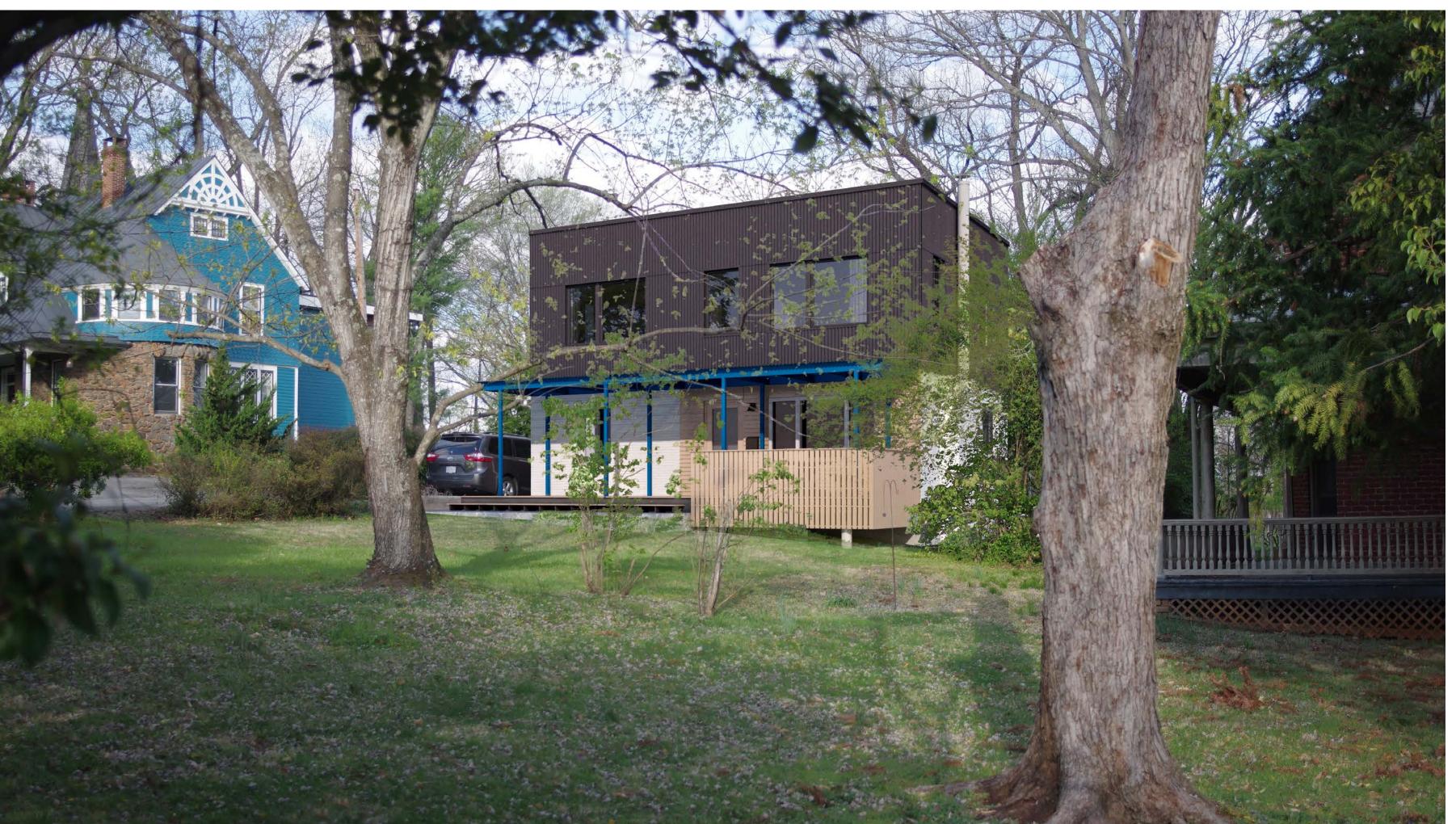
3 Elevation - West Existing
Scale: 1/4" = 1'-0"





PROPOSED HOUSE





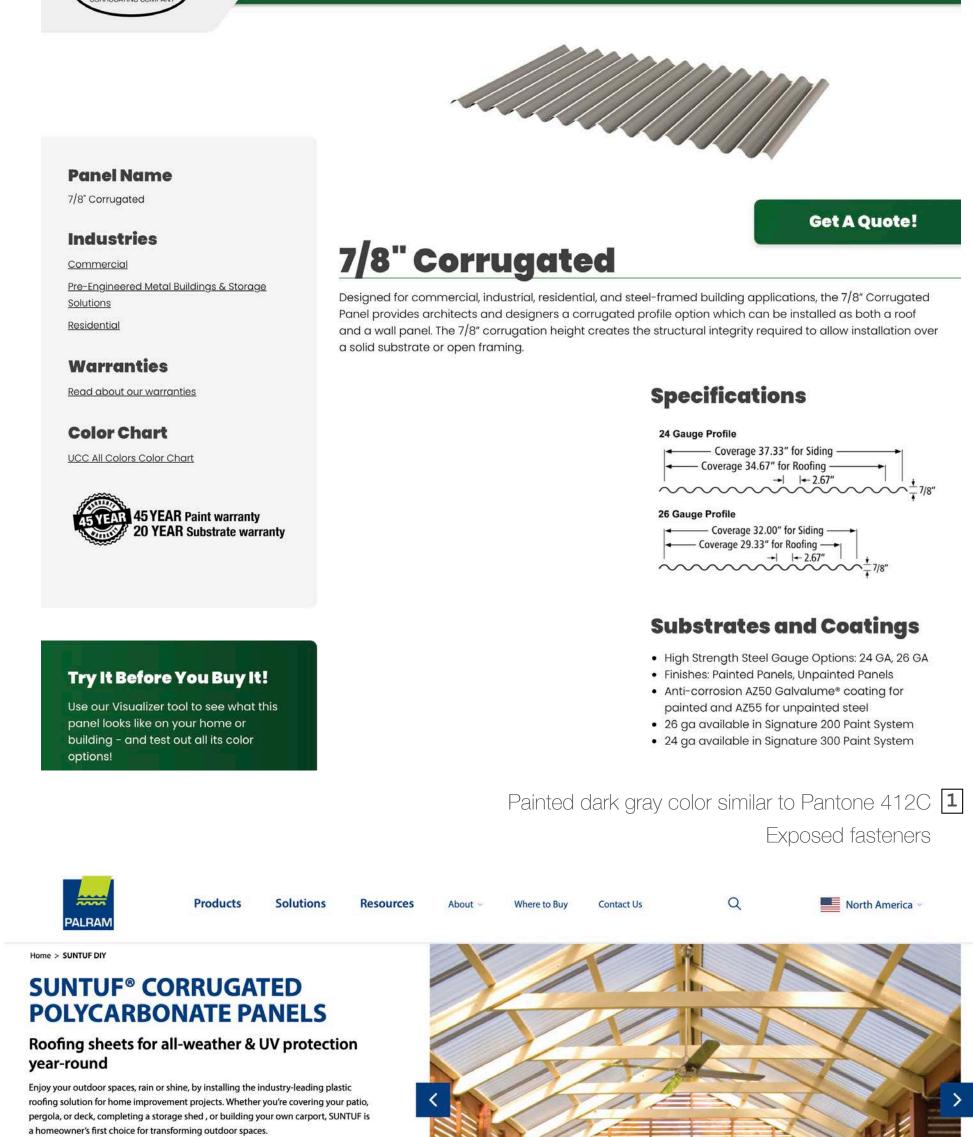
PROPOSED HOUSE



Metal porch structure painted color similar to Pantone 280C 8 3" square tube steel posts, 3x6 tube steel beams, 1 1/2" sq. purlins (pending structural review)

Corrugated polycarbonate porch roofing - in translucent clear or light blue

Stone landing 11

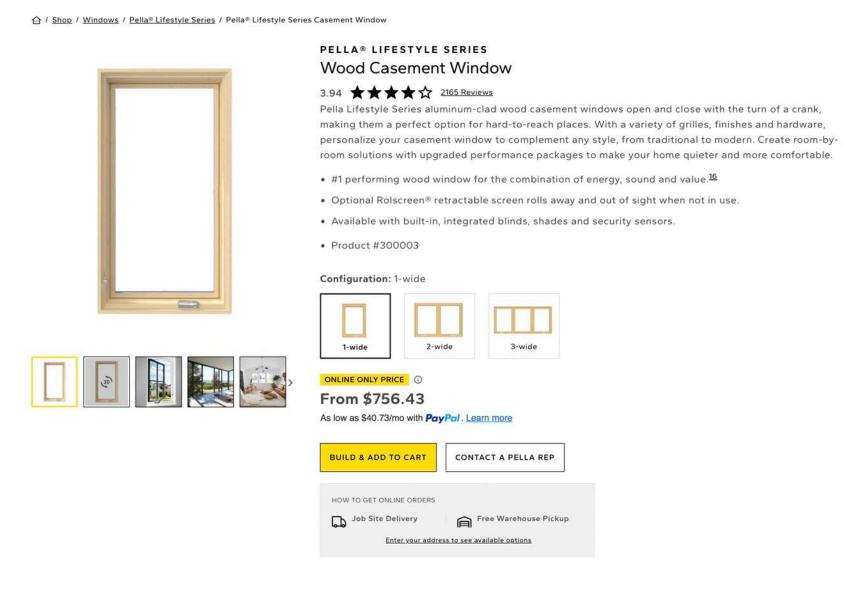


Products ▼ Resources ▼ About Us ▼ Locations





Metal chimney system to replace brick chimney above first story. Galva-temp with a galvanized exterior preferred.

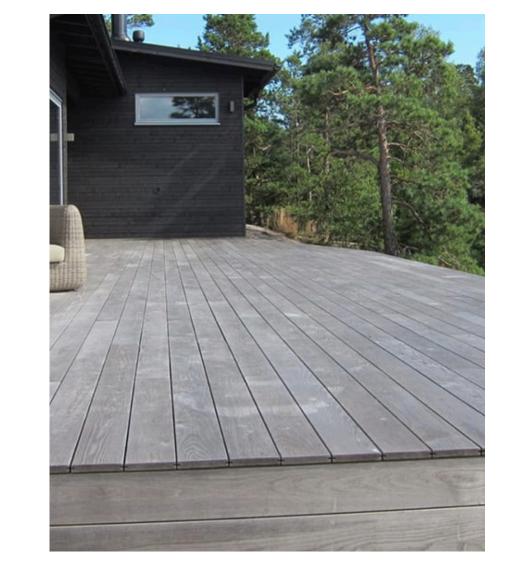


These virtually unbreakable polycarbonate sheets are easy to cut & install with basic tools & are backed by a limited lifetime warranty. SUNTUF is available in a variety of light transmission & color options to fit your specific project, from solid colors that provide full shade to clear options that let light shine through where you need it most!

Buy Online >

Buy Locally >

Wood windows with aluminum clad exterior in black finish 10





Hardwood decking - black locust, white oak or thermally modified ash finished in multiple clear coats of spar varnish. In the months following installation, the wood will look something like the photo on right. Over time, it will tend to weather to a silvery hue like the photo on the left.

MATERIALS

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness Application**

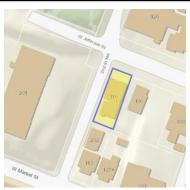
BAR # HST24-0042

116 West Jefferson Street, TMP 330183000

North Downtown ADC District

Owner: Jefferson Street Properties, LLC Applicant: Joshua Batman; Kristin Cory

Project: Rear porches: treatment at egress stairs





#### Background:

Year Built: 1913 (the rear structure is contemporary)

District: North Downtown ADC District

Status: Contributing

The Revercomb House follows the Colonial Revival style. The front porch was removed in 1974.

#### **Prior BAR Reviews**

<u>January 2011</u> – BAR approved CoA for fencing under the rear porch and breezeway.

<u>January 20, 2021</u> – BAR deferred the request. Applicant unable to attend the meeting.

<u>February 17, 2021</u> – BAR approved CoA with conditions. (BAR # 21-01-06) Reconstruction of the north porch and misc. alterations to the contemporary rear addition.

Staff report and application: 116 West Jefferson BAR Feb 2021

<u>December 20, 2022</u> - BAR approved CoA with conditions. (BAR # 22-12-02) Reconstruction of the north porch and misc. alterations to the contemporary rear addition.

Staff report and application: 116 West Jefferson BAR Dec 2022

<u>December 2024</u> – Following a discussion re: the alterations for the necessary egress stairs at the rear, the BAR requested the applicant present for formal review drawings of the proposed stars and related trim.

#### **Application**

• Submittal: Hauscraft drawings 116 W. Jefferson St, dated December 17, 2024, 9 sheets.

Request CoA for approval of modified trim and railing details at rear porches due to alterations necessary to accommodate code-required egress stairs.

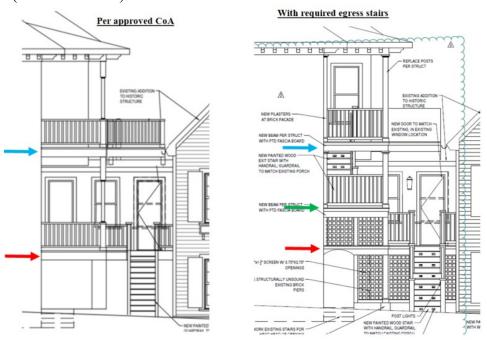
<u>September 2024</u> – Egress stairs at rear porches: Applicant contacted staff re: necessity to remove the existing turned posts in order to structurally accommodate the code-required egress stairs. Staff allowed replacing the posts with square columns, with simple base and cap trim, provided that matching engaged, half-columns be installed at the brick walls.

November 19, 2024 – Following further discussions with the applicant re: the rear egress stairs, staff asked for BAR input re: the treatment of the trim and railing. BAR requested a formal application be presented for review.

#### Rear elevation



### Side elevation (from 2<sup>nd</sup> St NW)



#### **Discussion**

Due to the required egress stairs, the porches no longer function as porches, with the floor decking almost entirely removed. Due to the structural requirements to accommodate the stairs, the existing turned posts required replacement, thus the proposed simple, square posts.

Note: When initially reviewed, in 2021, it was evident the existing railings, decking, facia boards, and ceiling [of the first floor porch] had been relaced at some time.

In response to the applicant's inquiries re: the egress stairs, on October 30, 2024, staff responded to the applicant as follows:

In short, the exit stairs are a code requirement, so the question is not whether the BAR will allow it, but what design is most appropriate for the house. The more I look at it, it doesn't make sense to retain false railings and the skirt fascia for each porch and then insert a third deck (the landing) with all if its railings and framing. It becomes a visual mess and, if nothing else, will create framing and trim headaches for the carpenters. In my opinion, it is best to treat this as what it is: exit stairs, not two porches with stairs crammed into them. We can photograph and document what is there, then install stairs that look like they belong there.

Staff recommends the proposed treatment to accommodate the egress stairs is appropriate. Furthermore, while the rear of the house will now be further altered, there are photographs in the BAR archive sufficient to allow a later reconstruction of the back porches, at least as they existed between the 1980s and 2024.

Finally, while not the subject request, staff recommends the BAR include in its motion a condition requiring the recently installed mechanical units at the east side yard (see Appendix) be properly screened or, if necessary, relocated so they can be screened.

#### **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 treatment for the rear exit stairs at 116 West Jefferson Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application [as submitted].

Or, [... as submitted with the following conditions]: mechanical units at the east side yard will be properly screened or, if necessary, relocated so they can be screened.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find proposed treatment for the rear exit stairs at 116 West Jefferson Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

#### Criteria, Standards and Guidelines of the City Code, under Major Historic Review

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration,"

repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

#### **Review Criteria Generally**

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

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

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

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

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

#### **Pertinent ADC District Design Guidelines**

Links

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 II – Site Design and Elements

#### H. Utilities and Other Site Appurtenances

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
- 2. Screen utilities and other site elements with fences, walls, or plantings.
- 3. Encourage the installation of utility services underground.
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

#### **Appendix**

Rear elevation



Mechanical units at side yard, November 2024



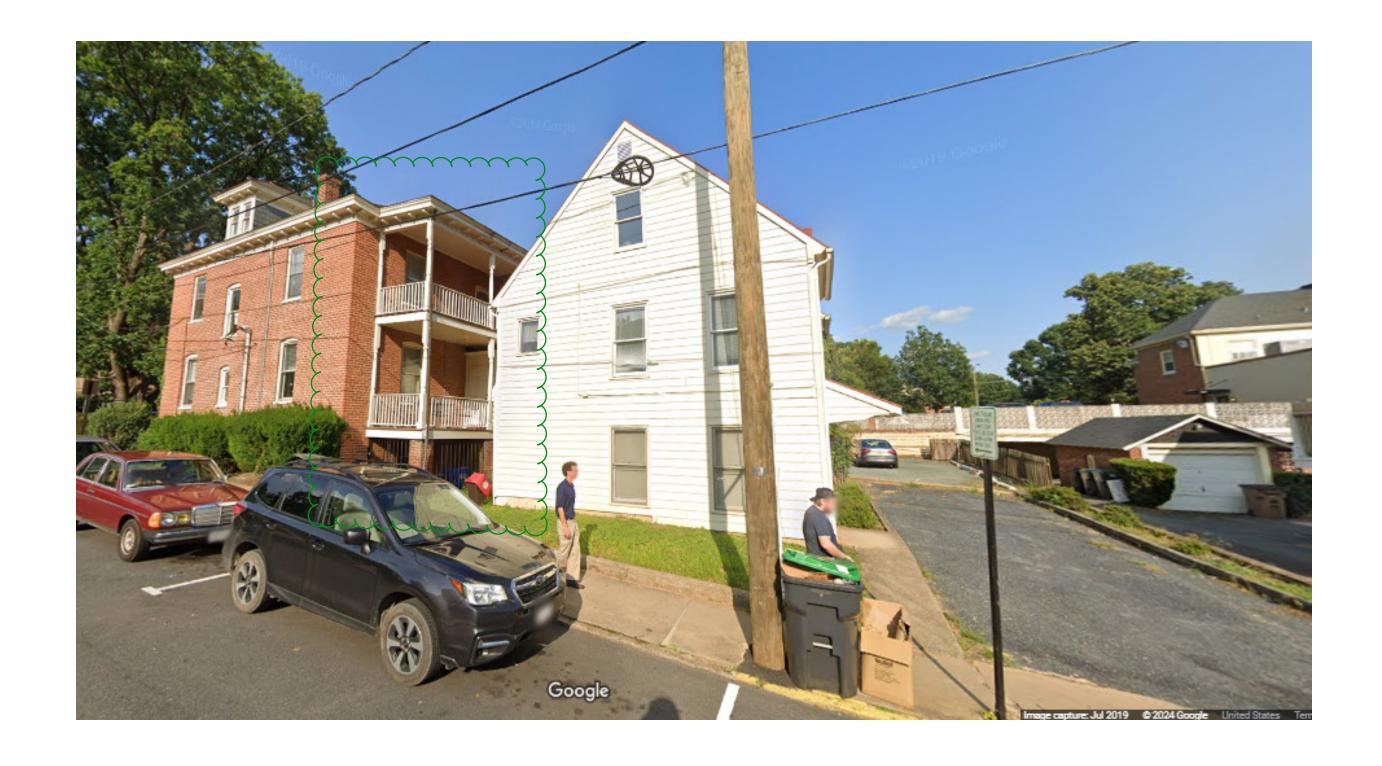




# 116 W. JEFFERSON STREET PROJECT SUMMARY

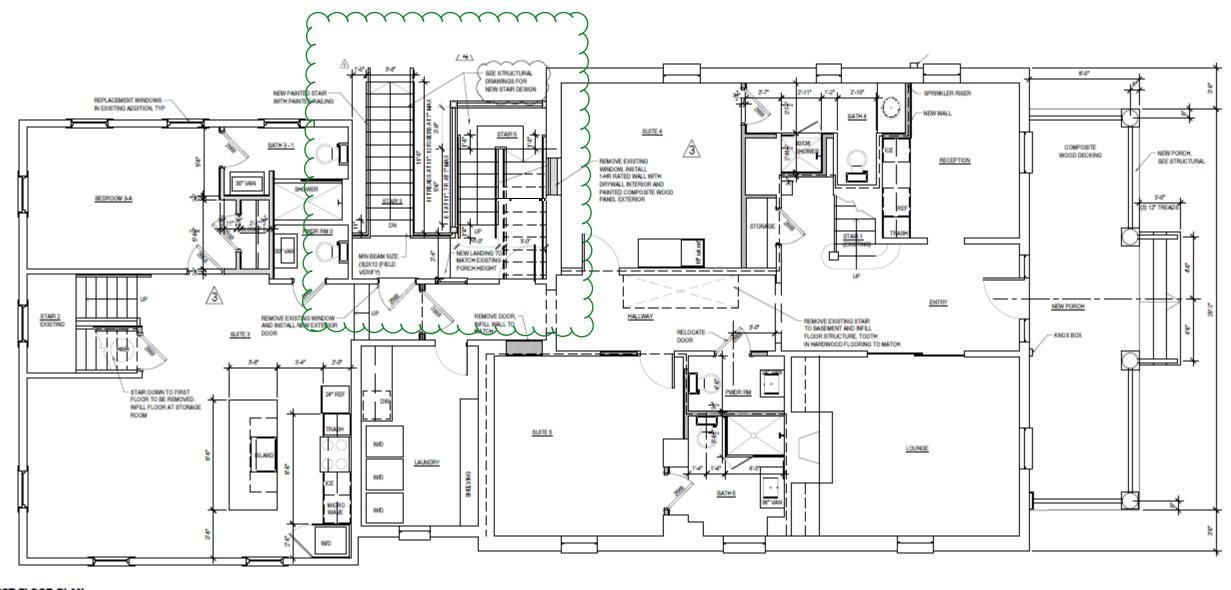
THE RENOVATION OF 116 W JEFFERSON STREET IS AN ADAPTIVE REUSE OF A BEAUTIFUL HISTORIC HOME INTO A BOUTIQUE HOTEL. THE HOME WAS CONVERTED INTO OFFICE SPACE IN THE MIDDLE OF THE LAST CENTURY AND ITS USE AS AN OFFICE BECAME OBSOLETE DURING THE PANDEMIC. THE OWNER HAS A DEEP CONNECTION TO CHARLOTTESVILLE AND IS EXCITED TO RETURN THE HOME TO A RESIDENTIAL USE AS A BOUTIQUE HOTEL. AFTER REVIEW WITH THE HEAD BUILDING OFFICIAL IT WAS DETERMINED A SECOND MEANS OF EMERGENCY EGRESS WAS REQUIRE TO CHANGE TO THE DESIRED USE. THE EXIT STAIR IS MEANT TO PAY HOMMAGE TO THE EXISTING PORCH AND PROVIDE EMERGENCY EGRESS. WE HAVE WORKED WITH KRISTIN CORY, THE ARCHITECT, TO DESIGN THE STAIR BEFORE YOU TONIGHT.





# **CONDITION AT PURCHASE**



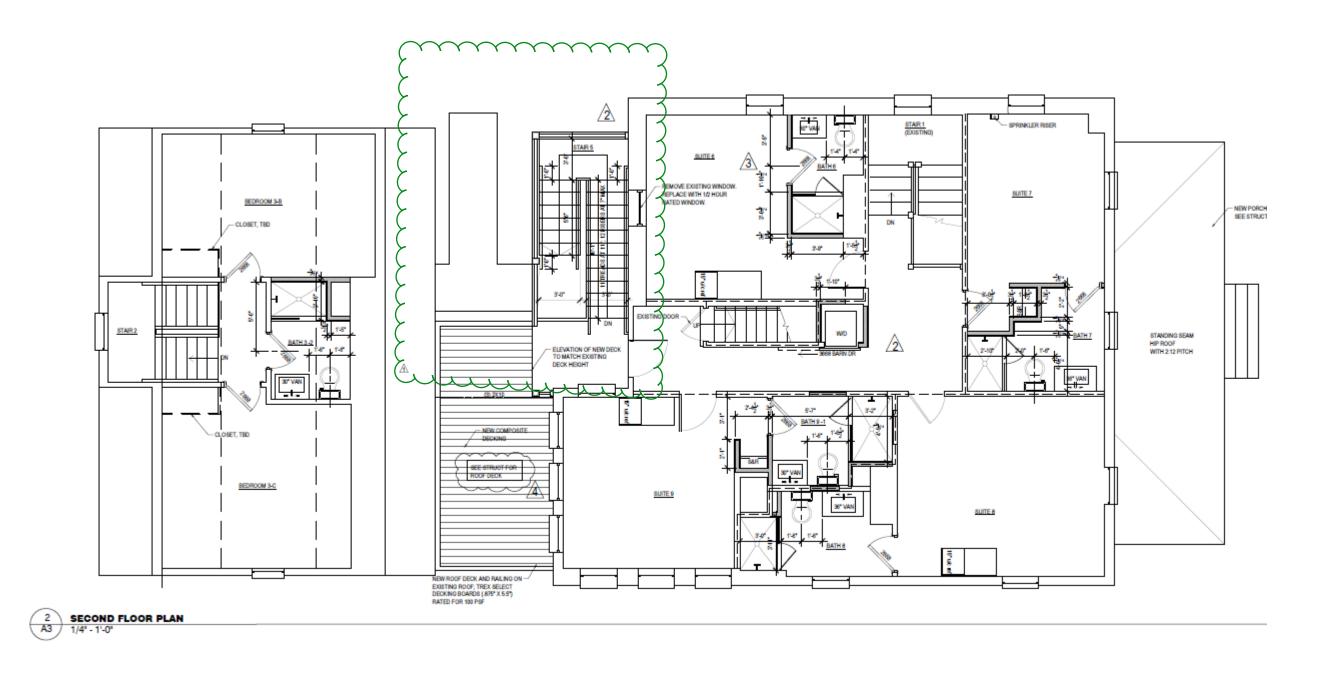


2 FIRST FLOOR PLAN A2 1/4" - 1'-0"

1 1ST FL PLAN

# **1ST FLOOR STAIR**



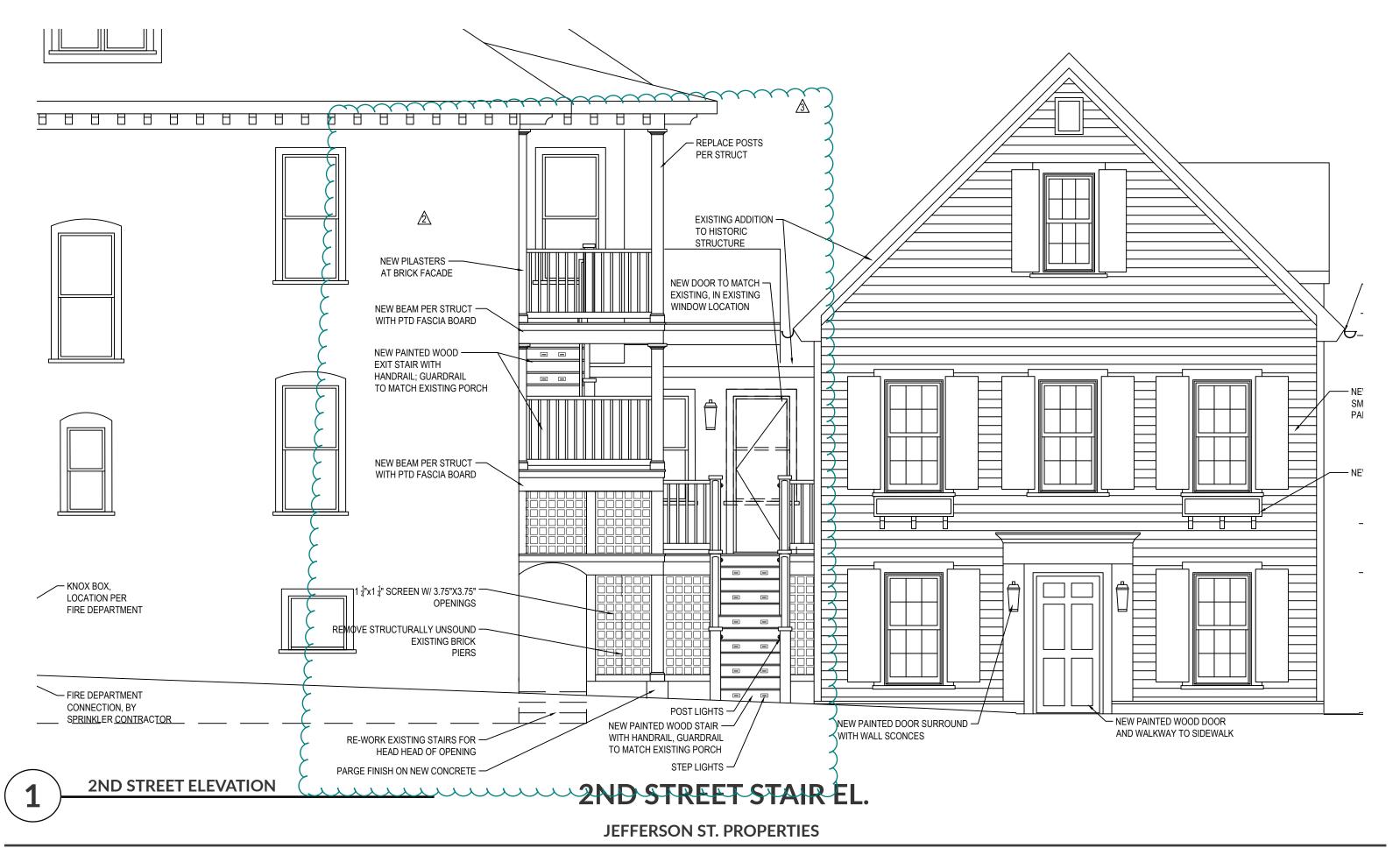


1

**2ND FLOOR PLAN** 

# **2ND FLOOR STAIR**

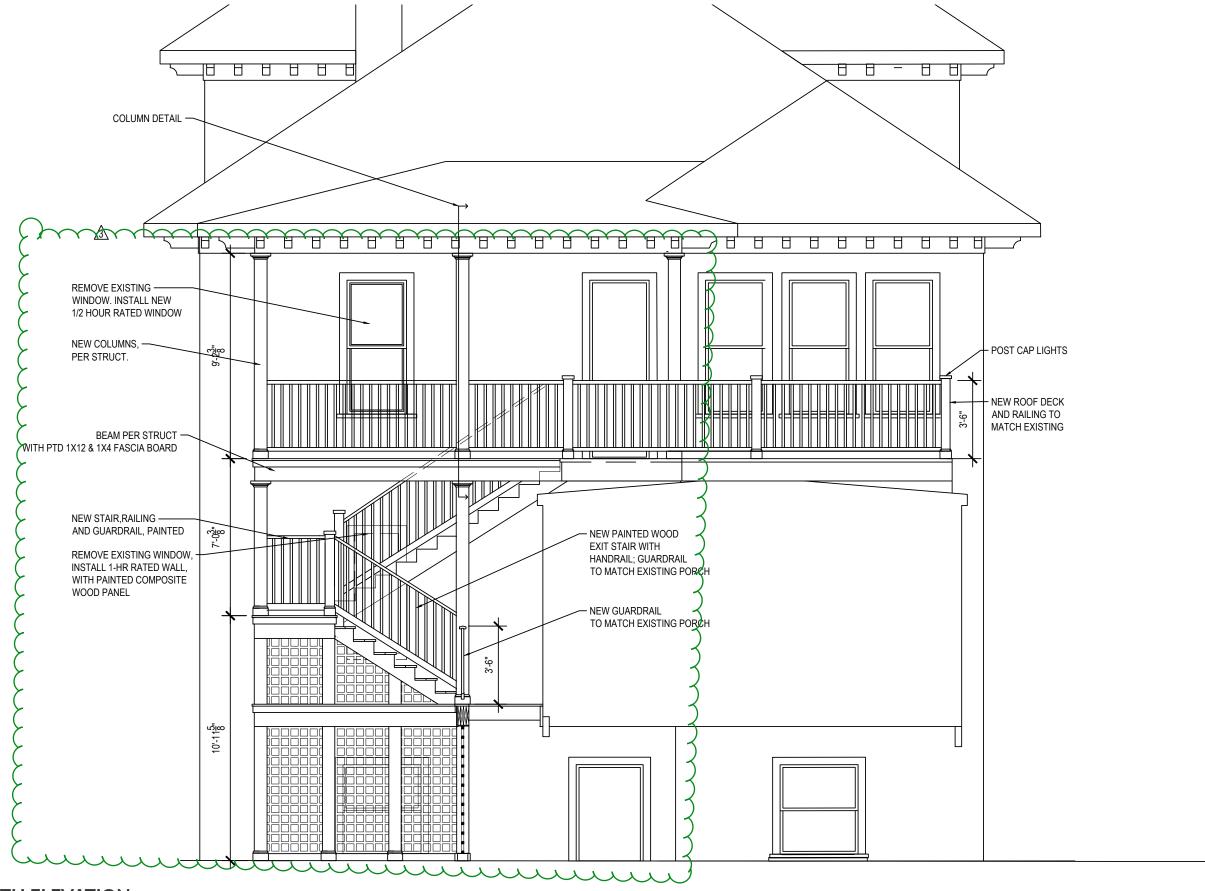




HAUSCRAFT

116 W. JEFFERSON ST. CHARLOTTESVILLE, VA 22902

SHEET 5 DATE: 12.17.2024



PARTIAL SOUTH ELEVATION

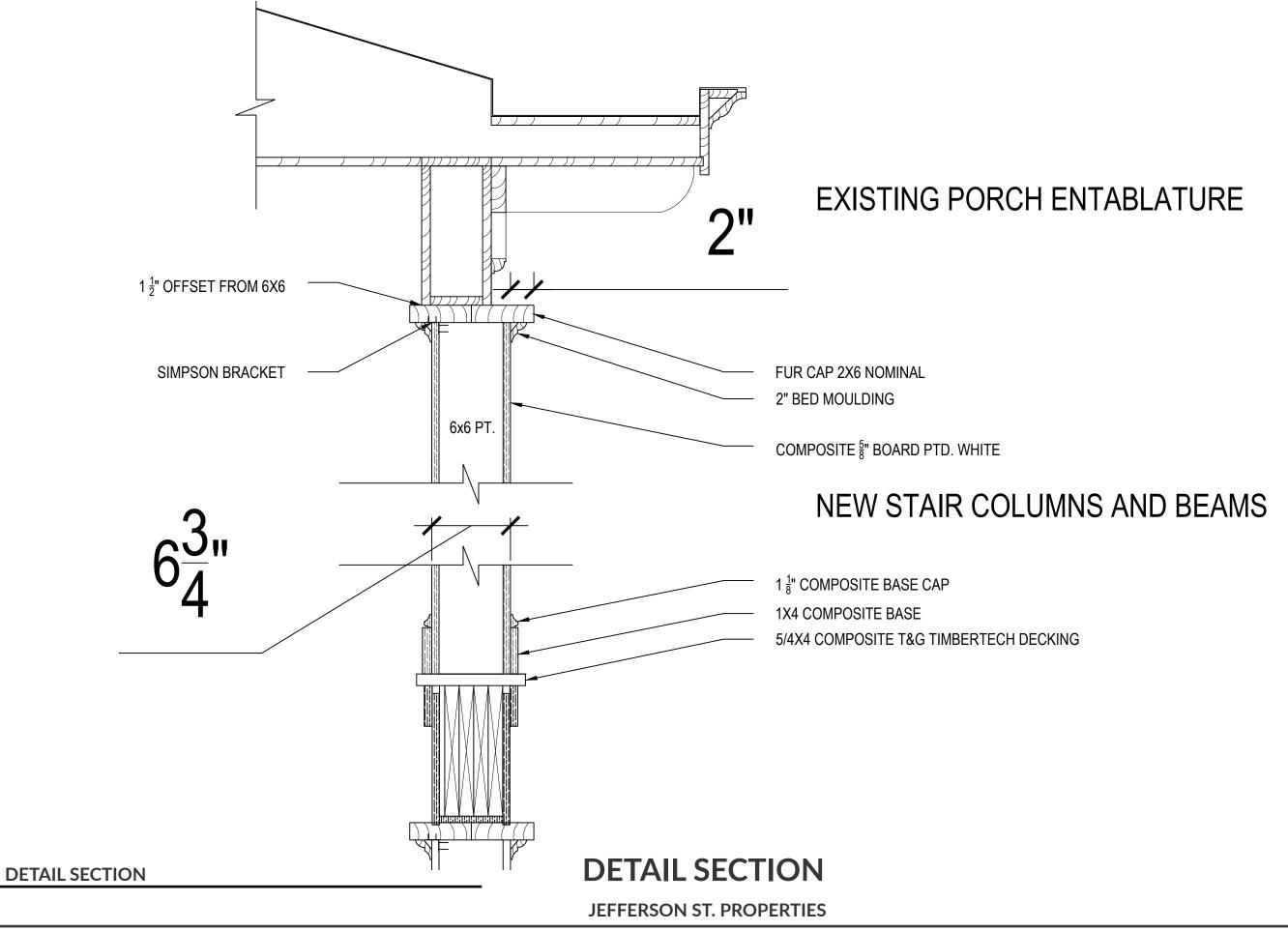
PARTIAL SOUTH EL. STAIR

**JEFFERSON ST. PROPERTIES** 

HAUSCRAFT

ARCHITECT LED DESIGN BUILD

116 W. JEFFERSON ST. CHARLOTTESVILLE, VA 22902



HAUSCRAFT
ARCHITECT LED DESIGN BUILD

116 W. JEFFERSON ST. CHARLOTTESVILLE, VA 22902







**RAILING** 







**HALF MOON CAST BRASS DECK LIGHT** 



**MAXXIMA 2-PACK STEP LIGHTS 75-LUMEN 3-WATT WHITE** LINE VOLTAGE HARDWIRED LED OUTDOOR PATH LIGHT



TIMBERTECH DECKLITES LED **POST CAP LIGHT MODULE -**5.5" X 5.5" KIT (5000 K)

**LIGHT FIXTURES** 

## **MATERIALS & FIXTURES**

**JEFFERSON ST. PROPERTIES** 

**DECKING** 



# **CURRENT CONDITION**



City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Certificate of Appropriateness**

BAR #HST-24-0050

201 West Water Street; TMP 280012000

Downtown ADC District

Owner: Black Bear Properties, LLC

Applicant: Dan FitzHenry Project: Signs for Grit Coffee





#### **Background**

Year Built: 1950

District: Downtown ADC District

Status: Contributing

Style: Mid-20<sup>th</sup> century commercial vernacular

There is no historical survey for 201 West Water Street. As early as 1886, the site was occupied by a two-story brick dwelling. Records indicate the current building was constructed as an auto service station. See Appendix.

#### **Prior BAR Reviews**

See appendix. No prior reviews germane to this request.

#### **Application**

• Submittal: Grit Coffee Roasting Co, Signage Concept, 201 West Water Street, dated 10-31-2024, six sheets.

Request CoA for installation of new signage:

- Sign A: Two applied window signs. Vinyl decals on interior of storefront glass. (Per sign regs, Div. 4.11.9.I.)
- Sign B: One canopy sign suspended below front canopy. (Per sign regs, Div. 4.11.9.E.)
- Sign C: One wall sign. Vinyl letters applied to painted masonry exterior wall. (Per sign regs, Div. 4.11.9.H.)
- Sign D: One projecting sign installed perpendicular to exterior wall. (Per sign regs, Div. 4.11.9.G.)

#### **Discussion and Recommendation**

With the December 2023 adoption of the new Development Code there were some modifications to the sign ordinance (*sign regs*), with some corresponding interpretation necessary when applying the ADC District Design Guidelines for signage, which were adopted in 2012.

Currently, and with the prior ordinance, the design reviews of sign permits are administrative; however, as is the case here, when a request does not explicitly comply with the design guidelines the matter is referred to the BAR for a formal review.

- Sign A, window: two signs; 3.9 sq. ft. each; letter height approx. 7".
  - O Sign regs: two signs allowed; max area 10 sq. ft. each.
  - o Guidelines: allowed; max letter height of 6".
- Sign B, canopy: one sign; 3 sq. ft. one side.
  - O Sign regs: one sign allowed; max area 10 sq. ft. one side.
  - o Guidelines: max area 10 sq. ft. one side.
- Sign C, wall: one sign; 31.9 sq. ft.; height 75.5"; letter height approx. 11".
  - O Sign regs: one sign allowed; max area 50 sq. ft.
  - o Guidelines: Allowed; max sign height 18"; letter height max 12"
- Sign D, hanging: one sign; 3.4 sq. ft. one side.
  - O Sign regs: Two signs; max area 10 sq. ft. one side.
  - o Guidelines: Allowed; max area 10 sq. ft. one side.
- All signs: five signs; total area 46.2 sq. ft.\*
  - O Sign regs: five permanent signs; max area 50 sq. ft.
  - o Guidelines: two permanent signs; max area 50 sq. ft.
  - \* canopy and hanging signs count only one side

The design guidelines recommend a maximum of two signs for a business in a commercial area and the "number of signs used should be limited to encourage compatibility with the building and discourage visual clutter." This CoA request is for five.

This location is unique in that it is a corner location, the building does not present a traditional storefront, and the entrance is setback from the sidewalk, beneath a large canopy. The proposed signage is well-designed, the colors are muted, and the signs will not be illuminated. The maximum signage area is within the recommended 50 sq ft. The height of the wall sign (C) exceeds what is recommended (75.5" vs 18"); however, it's location and design appear appropriate for this unique location. The window signs do not obscure the windows; the colors and letters are subdued, not visually overwhelming.

Staff recommends approval of signs A, C, and D (four signs). Staff does not support sign B. The location appears out of place and the sign seems unnecessary.

#### **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 signage at 201 West Water 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 request [as submitted].

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed signage at 201 West Water 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." Additionally, when reviewing signage, BAR approval does not supersede or waive any provisions of the sign ordinance, Chap. 34, Div. 4.11.

#### **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. 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].

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

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.

#### Chapter 34, Div. 4.11.5. General Sign Requirements

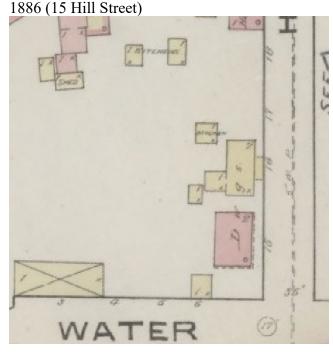
- F. ADC Districts, HC Districts, Entrance Corridors, and IPPs
- 1) The character of all signs must be harmonious with the character of the structure on which they are to be placed. Among other things, consideration will be given to the following:
  - a. Location of signs on the structure in relation to the surrounding buildings;
  - b. Use of compatible colors;
  - c. Use of appropriate materials;
  - d. Size and style of lettering and graphics; and
  - e. Type of lighting.
- 2) Notwithstanding any contrary provisions of this Division, the restoration or reconstruction of an original sign associated with an IPP is permitted, provided the establishment identified in the sign is still in operation at that location.

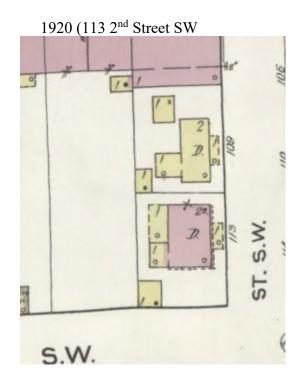
#### Links to ADC District Design Guidelines (also attached)

Chapter 5 Signs, Awnings, Vending, and Cafes

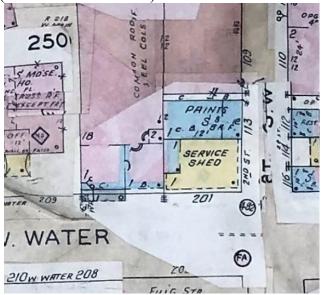
#### **Appendix**

Sanborn Maps





c1965 (201 West Water Street)



City Directory (through 1960): Listing for 201 West Water Street

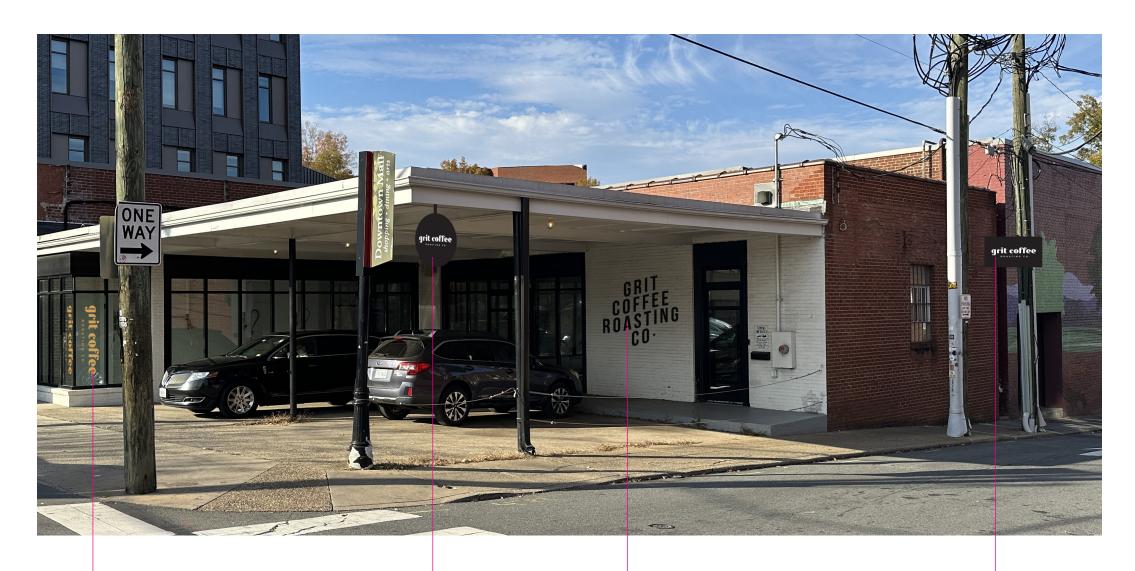
- 1950: Vacant
- 1951 1956: Sears Roebuck and Co. as station
- 1957: Wilkerson Shell service station
- 1958-1960: Brathwaite. Inc Paint and Wallpaper

# grit coffee ROASTING CO.

10.31.2024

**201 W WATER STREET** 

SIGNAGE CONCEPT



# SIGN A DIE CUT GOLD VINYL LOGOS (2)

SIGN B
23" PROJECTING
METAL BLADE
SIGN, 2 SIDED

SIGN C DIE-CUT BRICK WALL VINYL SIGN D
31" PROJECTING
METAL BLADE
SIGN, 2 SIDED

# SIGN A DIE CUT GOLD VINYL LOGOS (2)

- Applied first surface





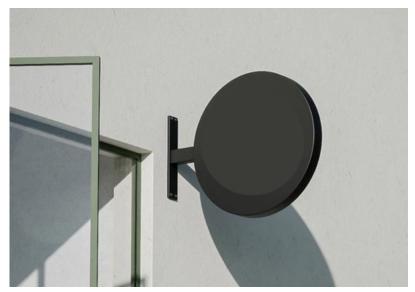
#### SIGN B

23" PROJECTING METAL BLADE SIGN, 2 SIDED

- Mounted to underside of roof at least 8' above sidewalk
- Powdercoated aluminum with white die-cut vinyl logo
- 2" thick







### SIGN C

DIE-CUT BRICK WALL VINYL

- Made for brick applications
- 70" x 65.7"



#### SIGN D

23" PROJECTING METAL BLADE SIGN, 2 SIDED

- Mounted to brick at least 8' above sidewalk
- Powdercoated aluminum with white die-cut vinyl logo
- 2" thick







### **CHARLOTTESVILLE**

ARCHITECTURAL DESIGN CONTROL DISTRICTS

### **DESIGN GUIDELINES**

Approved by City Council, September 17, 2012



SIGNS, AWNINGS,
VENDING & CAFES

| Vending & Cafes |                                           |  |  |
|-----------------|-------------------------------------------|--|--|
|                 | Signs5                                    |  |  |
| В.              | Temporary Signs8                          |  |  |
| C.              | Awnings, Marquees, & Canopies9            |  |  |
| D.              | Vending<br>Structures11                   |  |  |
| Е.              | Outdoor<br>Cafes12                        |  |  |
| F.              | Tents for Weekend Events (up to 5 days)13 |  |  |
| G.              | TENT CANOPIES FOR EXTENDED USE            |  |  |

#### A. Signs

Signs are a vital part of commercial areas. A balance should be struck between the need to call attention to individual businesses and the need for a positive image of the entire district. The character of signs shall be harmonious to the character of the structure on which they are placed. Consider the relationship of surrounding buildings, compatible colors, appropriate materials, the style and size of the lettering and graphics, and the type of lighting. Signs can complement or detract from the character of a building depending on their design, placement, number, and condition. Historically significant signs on buildings should be retained if possible, even if the business is no longer in existence. See the Zoning Ordinance for specific sign regulations in each historic district. The following are recommended guidelines.



This sign painted on a masonry wall is typical of many historic signs on a warehouse building.

#### Types of Signs and Typical Locations



A. Signs

#### Placement

- 1. Place signs so that they do not obstruct architectural elements and details that define the design of the building. Respect the signs of adjacent businesses.
- 2. Projecting signs for commercial buildings are limited to one per storefront. They should be no lower than 8 feet from the sidewalk, and no more than 3 feet from the surface of the building. They should not be placed above the second story sill line. For residential buildings, small projecting signs attached to the wall at the first floor or porch column are appropriate.
- 3. Window signs should be approximately 5.5 feet above the sidewalk at the center point for good pedestrian visibility. Optional locations could include 18 inches from the top or bottom of the display window glass. Window signs are also appropriate on the glazing of doors.
- 4. Flat wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames the display windows or generally on flat, unadorned surfaces of the façade or in areas clearly designed as sign locations. Flat wall signs for residential buildings can be appropriate if attached to the wall at the first floor or between porch columns.
- 5. Awning and canopy signs should be placed on the valance area only. The minimum spacing between the edge of the letter and the top and bottom of the valance should be 1.5 inches.
- 6. Freestanding signs, in general, are not an appropriate sign type in commercial areas of Downtown and the West Main Street corridor except for use in the front yard of a residence that has been converted to commercial or office use on a site where the building is set back deeply on the lot. In this case, freestanding signs should be no higher than 12 feet.

#### Number of permanent signs

- 1. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
- 2. In commercial areas, signs should be limited to two total, which can be different types.
- 3. A buildings should have only one wall sign per street frontage.
- 4. In addition to the existing permitted signs, each business in a building with rear entrances may have one small flat mounted sign not to exceed 6 square feet.



Flat, wall-mounted directory signs identify the multiple businesses within a building in a coordinated design.



Window signs should be concise and not obscure the storefront.



Projecting signs help direct pedestrians towards a business.



Freestanding signs are acceptable in historic districts where residences have been converted to professional use and can be adapted for use by more than one tenant.

#### A. SIGNS

#### Size

- 1. All the signs on a commercial building should not exceed 50 square feet.
- 2. Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.
- 3. Projecting signs should be a maximum of 10 square feet per face.
- 4. Window signs should obscure no more than 20 percent of the window glass.
- 5. Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.

#### Design

1. Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.

#### Shape

- 1. Shape of signs for commercial buildings should conform to the area where the sign is to be located.
- 2. Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.

#### Materials

- 1. Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.
- 2. Newer products, such as painted MDO may also be used.
- 3. Do not use shiny plastic products.
- 4. Window signs should be painted or have decal flat letters and should not be three-dimensional.

#### Color

- 1. Use colors that complement the materials and color of the building, including accent and trim colors.
- 2. A maximum of three colors are recommended, although more colors can be appropriate.

#### Illumination

- 1. Generally, signs should be indirectly lit with a shielded incandescent light source.
- 2. Internally lit translucent signs are not permitted.

#### **Buildings with Multiple Tenants**

1. A comprehensive sign plan should be submitted for multitenant buildings. 2. Upper-floor tenants should be represented at each primary entrance by a flat, wall-mounted directory sign.

#### Other Signs

- 1. Banners should be temporary and wall murals should be carefully reviewed for compatibility with district character.
- 2. Halo-lit signs with opaque letters may be appropriate.

#### Neon Signs

1. Neon signs are often associated with early- to mid- twentieth century commercial design and are currently prohibited within the historic districts unless mounted inside windows.

#### Sign Maintenance

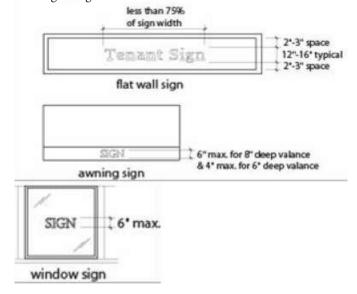
- 1. Signs that are not properly maintained should be removed.
- 2. Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

#### PRESERVATION BRIEFS

#25: The Preservation of Historic Signs

Publications are available at www2.cr.nps.gov/tps/briefs/presbhom.htm

#### Lettering on signs





#### **B. Temporary Signs**

- 1. Sandwich board-type signs should be:
  - a. a maximum of four feet high.
  - b. a maximum of ten square feet.
  - c. constructed of metal or painted wood.
- 2. Wood signs should be constructed of medium density overlay (MDO) board or a similar quality material and not grained plywood.
- 3. All edges should be covered with molding or otherwise finished.
- 4. Sandwich board-type signs should have a maximum of four colors that relate to the colors of the associated building.
- 5. Letters should be scaled to the size of the sign.
- 6. No national advertising trademarks or logos should be a part of the sign other than that of the business.



Temporary signs provide the opportunity to give more information about a business's products.



This sandwhich board directs customers to parking while highlighting two businesses that are located in the rear of the building.



The simple design of this sandwich board uses bright colors and bold lettering to attract attention to this business.

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Pre-application Conference**

(Continuation of prior discussions. No action will be taken)

200 West Main Street; TMP 280010000

Downtown ADC District

Owner: Violet Crown Cinema Charlottesville LLC

Applicant: Jeff Levien / Heirloom Development (contract purchaser)

Project: Multi-story residential building.

<u>Note</u>: Except where <u>highlighted</u>, this staff report is unchanged from the December 22, 2024 report. Specifically note the prior meeting notes in the Appendix.



#### **Background**

Year Built: 1898, 1938 rear extension. Alterations to primary façade c1956, 1996, and 2014-2016.

(See historic maps in Appendix.)

District: Downtown ADC District

Status: Contributing. Primary façade is non-contributing.

Historically, 200-214 West Main, Constructed in 1898, two-story brick structure. (Replacing existing, mid-19th century brick structures.) East portions used as a department store. West portions used as a steam laundry, a grocer, a furniture store, and, per the 1913 Sanborn Map, as a *Moving Pictures* theatre. In 1929 or 1938, building was expanded to the rear. Between 1956 and 1958, the façade was enclosed with enameled metal panels. In 1996, the building was converted from a Leggett's department store to a Regal movie theatre, with the metal façade replaced with bricks. In 2014-2016, the current, contemporary facade was constructed for the Violet Crown theatre.

#### **Prior BAR Reviews**

See Appendix. [Note: No prior CoA actions related to this request.]

November 19, 2024 – Initial pre-application conference re: this request. Staff Report, and applicant submittals. (Go to cover page in packet guide, and follow links.) See Appendix for BAR comment summary.

<u>December 17, 2024</u> – Second *pre-application* conference discussion. <u>Staff Report, and application</u> submittals. <u>Meeting video</u> (4:30:50). See Appendix for BAR comment summary.

#### **Application**

• Applicant submittal: Heirloom Development and Kahler Slater, Inc. *BAR submittal for Two-Hundred W. Main St. CVL*, dated January 10, 2025: Cover sheet, and pages 02 through 28.

See Appendix for notes on primary changes to renderings.

Pre-application conference re: a multistory residential building, with the proposed height of 13-stories at 184-ft, which is allowed under the provisions of Division 4.2 of the Development Code ("Code"), *Development Bonuses*. Without the bonus allowance, the maximum height allowed under DX zoning is 10 stories / 142-ft. (Summary pages for DX zoning are attached.)

This is a continuation of the pre-application conferences on November 19, 2024 and December 17, 2024. The applicant has requested an opportunity to share additional information.

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not proscribe what information must be presented for a pre-application conference; however, the BAR has historically required at least a general representation of the location, context, and massing and scale of the proposed building.

Note: re: the BAR's purview when evaluating the height of a proposed structure:

- Per Code Sec. 34-2.10.9.A.3.ii. "In Downtown Mixed Use (DX), where the BAR has authority, the maximum height is determined based on BAR review using their design guidelines. In areas outside of BAR authority, the maximum height is determined by the maximum number of stories and feet allowed by the zoning district."
- Per Code Sec. 34-5.2.7.B.2.c. In approving a CoA, the BAR may apply conditions that "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 stepbacks of up to 25'."

#### **Pres-Application Conference Process**

This is a continuation of the pre-application conference on November 19, 2024, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- o Introduce the project and applicant to the BAR.
- o Allow the applicant to present to the BAR any questions they have.
- o Allow the BAR to provide guidance on what information is necessary, with the formal submittal. for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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, Chapter 3--New Construction and Additions, and Chapter 6 – Public Design and Improvements.

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)

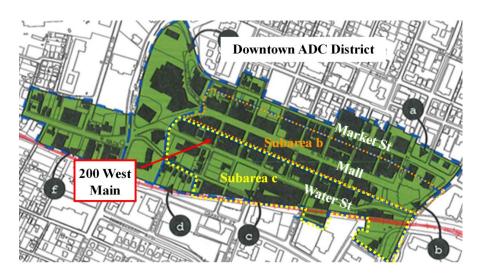
#### **Discussion**

#### From ADC District Design Guidelines, Chapter 1: Downtown ADC District

Charlottesville's traditional, late 19th-century commercial core centered on Main Street, originally the Three Notched Road. Seven blocks now comprise a pedestrian mall designed by Lawrence Halprin in 1971. To the west, "Vinegar Hill" was an area of African-American commercial, civic, and residential buildings razed in a 1964 urban renewal project. 333 West Main, formerly Inge's Grocery, and Jefferson School are surviving structures. To the south, Water Street contained railroad-oriented warehouses and industrial buildings.

<u>Sub-area b. Mall</u>: traditional Main Street, attached buildings, 2 to 4 stories with some larger buildings, masonry, no setbacks, traditional three-part facades: storefront, upper stories with windows, and cornice, tall proportions, flat or shed roofs, many mall amenities, tree canopies, outdoor eating, lively pedestrian atmosphere.

<u>Sub-area c. Water/South Street</u>: industrial, parking, narrow sidewalks, hard edges, larger warehouse scale, masonry, open space, backyard of Main Street, downhill, auto oriented, quirky modern style.





From ADC District Design Guidelines, Chapter 3: Criteria specific to Setback, Spacing, Massing & Footprint, Height & Width, and Scale:

#### **Building Types within the Historic Districts**

• Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

#### Setback

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- Modify setback as necessary for sub-areas that do not have well-defined street walls.
- Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

#### **Spacing**

• Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

#### **Massing & Footprint**

• New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

#### Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. [...] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown [...] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular subarea.

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."

#### **Suggested Motions**

Pre-application conference, no action to 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. 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 stepbacks 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**

#### Meeting notes from November 19, 2024 (Excerpts from draft notes, these are not formal minutes)

- Protect requirement of separate demo CoA:
  - o Building is contributing, except for the Mall façade
  - o Several members felt it was not an issue from their perspective
  - o Some of the rear brickwork may have integrity
  - o Iterations over time (Nov. Staff report includes Sanborn Maps)
- Provided feedback on massing & scale:
  - o This is a test case for the City's new development code

- Vivacity with new housing downtown
- o The Mall is on the NRHP and perhaps is the City's most important historic resource
- o [CODE] BAR may limit height to within 2-stories of the existing block
- o 2<sup>nd</sup> street should contextually be considered part of the Mall for this discussion
- Code Building is successful because of the stepbacks
- O Human Scale- stepbacks mitigate the looming effect
- Mr. Schwarz in regard to <u>massing</u>: we're going to have to require the 25' stepback on the Mall face that the BAR is allowed to require.
  - Stepbacks would allow for the maximum height the developer is seeking.
  - Perhaps go up 3 stories to the lowest portion of the Code Building (that is still 3 very high stories).
  - Applicant's project stories are not consistent (20', 24', etc.)
  - Stepback 25', go up a few more stories, then stepback another 25', and go a little bit more... go up to as high as the zoning code would allow. I'd like to see what that looks like.
  - Stepbacks in that manner would make this feel like a Water Street tall building and maintain the street face on Main Street.
  - Stepback 50' or more feet before you go up to the max height the code allows.
- o Mr. Timmerman expressed concern regarding the exterior visibility of the parking floors and traffic (in this location, is it appropriate?)
  - Street development, parking, and functions of egress are addressed in Ch.2, Sect. F and Ch. 3, Sect.K
- o Commercial front/interaction with Main Street and side streets
  - Transparency addressed in Ch.3 Sect. K.
- There are many other locations in Downtown that would be better suited for this building and maximum heights.
- o It is important that Downtown and the Mall are not left with "a hole in the ground" (ie: vacant lot).

#### - Response to shadow study:

- Sunlight not just for the trees
- o Mr. Gastinger made the point that the *sensory element of sunlight* on the Mall, especially in the late afternoon, is another aspect of shade to be considered.
- What are the specific trees affected? [This data exists internally.]
- o Reference to the Mall Tree Study by Wolf Josey Landscape Architects
- o Stepbacks are helpful- 6-story buildings and shade on the Mall:
  - The treetops do receive sunlight for a portion of the day
  - [Staff note: the tree management plan proposes planting new tree bosques]

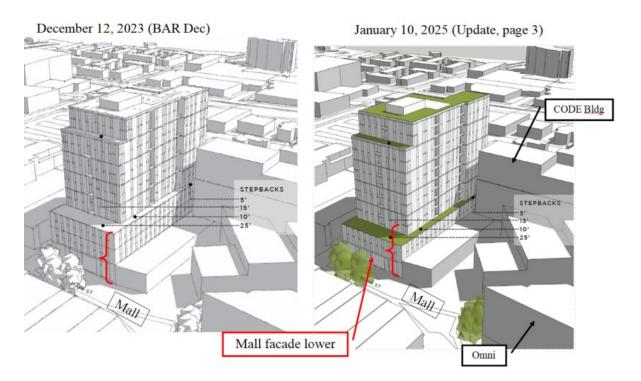
### Meeting notes from December 22, 2024 (Excerpts from draft notes, these are not formal minutes) BAR Discussion

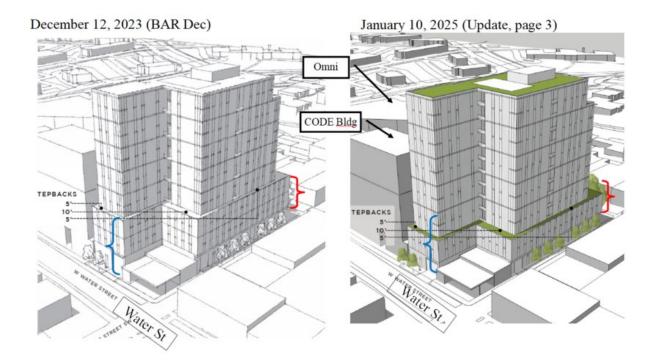
- Levien: Is the box appropriate for zoning? If 186', with stepbacks of 25' on one façade, 10-15' on other elevations, does that suffice?
- Zehmer: The pedestrian experience on the Mall is sacred-keeping the pedestrian experience on the human level is critical. Ramping up scale towards Water Street is preferable, but there are empty lots downtown where this project may be better placed.

- BAR: The trees are important design feature, but so is that human experience.
- BAR: Impacts of a very tall building on the Mall are not just adjacent to this proposed structure. The impact extends along the Mall [and Market Street] to the East and West.
- BAR: The stepbacks appear to make a significant difference.
- BAR: Implores the applicant and staff to find more images that document "sunlight experience" on the Mall. Speak with people- what are the special moments [experiences]?
- Levien volunteered to also show the view from Ridge Street, and other locations around the Ci
- Levien: Summarized his conversation with Paul Josey regarding the proposed tree management plan, including species considerations, where replacements are planned, and that morning sunlight 1:00 PM is most critical for growth/health.
- Gastinger: Solar study makes me <u>more</u> concerned because it is done on June 21<sup>st</sup>, where the impact is the least. That means every other day [and time of year] is worse. Going forward with these studies, do not only select the time of year that is most advantageous to your argument.
- Levien: This site is an "isolated opportunity" for development- no other position on the Mall would allow a demo and get residential on the Mall.
- Gastinger: It would be helpful for the BAR to know which sites along the mall match these conditions [isolated opportunities for economic and residential development]. "Are there three sites, eight ..., 12?" As you have also seen, there is a significant impact difference between sites in the South (and SW), versus to the North and East of the Mall.
- Gastinger: The most open and transparent way would be to share the model with the board [and the public]. Perhaps a work session? BAR applications require a model. So, this isn't "new".
- Bailey: What is the pedestrian experience on the Mall? That would be helpful to see. The project is a great idea, need the details.
- Zehmer: East of 2<sup>nd</sup> St- looking towards the site, what is the view? Need a view from Water St.
- Levien: I'm taking away that the members want to see the stepbacks, the additional perspectives, and more detailed shade studies. [The architect] Joel will be in-person at the next meeting. I have a pre-application meeting with the planner either the 15<sup>th</sup> or the 22<sup>nd</sup>. My goal would be to be back in January with more discussion to get this "box" lopped in.
- Timmerman: Curious to see the comparison of what is existing now to the proposed "Massing B".
- Birle: Focusing on the shadow studies isn't necessarily as important as what the experience will be, how much sky do we lose [with this proposed project]?
- Schwarz: We don't know what software you are using. Can you just give us the models? Give us March, April, June? [the growing season].
- Zehmer: Massing B is a preferred step in the right direction.
- Schwarz: Massing B does not go far enough. It requires more design work- and it is too tall.
- Levien: We're losing economic viability.
- Schwarz: If you can prove to us that 6 stories feels good, then go for it, but my instinct is that it won't be enough for us.
- Levien: Can I get the temperature of other members?
- Zehmer: I can't speak to that [height] until I see the views we've requested. Follow the models you've created for the shadow study and do the same with the pedestrian experience. You are only showing us one vantage of Massing B from a birds-eye perspective. You are choosing what to show us- but show us what you don't really want to show us. What is the pedestrian experience physically relating to the building?
- Zehmer: [the BAR] needs to be at a point where the massing is comfortable, so we then can look at it and say, "how do we now break it down and make it relatable".
- Timmerman: 6 stories isn't the largest concern necessarily. The bigger concern is how this building is designed. If it's a beautiful building, we may be less concerned with stepbacks.

- Timmerman: Address parking façade concern expressed at November meeting. The previous project discussed [Wertland & 10<sup>th</sup>] is a fortress... Consider our comments from that discussion. The long wall effect is caused by the interior parking, and that is not appropriate for the Mall.
- Levein: I've talked to Council. I don't think there is anything prohibitive by law in regard to a CoA for massing. That was just legal commentary from Council five years ago as guidance, not that the BAR can't do it.
- Lewis: Provide that documentation and language so we can check with the City Attorney. We were told "no way" and Lisa Robertson had a very good reason for it based on case law in Virginia.
- Lewis: We have not had enough information to give any affirmation [as to massing, height, scale]. BAR comments to applicant
- Part of the CoA process is to show the BAR the relation between the proposed building and the existing conditions/structures.
- Perspectives, Drawings & Models Required:
  - Section from Water Street through to Market Street. [Elevations of buildings in place w/ the proposed project.]
  - o Pedestrian experience studies [similar to the solar study]
  - o Provide specific views at human-level:
    - East of 2<sup>nd</sup> street- looking towards the site
    - View from Water Street
    - Comparison of what is existing now to the proposed "Massing B"
    - The pedestrian experience physically relating to the building
  - o For the Solar Study- provide clear metrics with percentages, and which area(s) is/are being measured. Make it user friendly to enhance communication with us and the public.

#### Primary changes to building design: December 2024 to January 2025





#### Appendix Note:

For old photos and prior BAR reviews, see staff report from December 17, 2024.

# TWO—HUNDRED

W MAIN ST . CVL



BAR SUBMITTAL 01.10 JANUARY 22, 2025 HEARING

ZONING ANALYSIS. MASSING AND PRELIMINARY ARCHITECTURE PREPARED BY:

#### Kahler Slater

#### DISCLAIMER AND CONFIDENTIALTIY:

This presentation has been prepared solely for informational purposes and does not make any representations or warranties, expressed or implied, and all images and text, both design oriented and/or financial oriented, are for illustrative purposes only and do not necessarily reflect anticipated project design or project financial data. This is designed to assist City officials and other community members in a preliminary review of a potential real estate development in downtown Charlottesville and provide initial feedback thereto. Everything contained in this presentation and the proposed transaction it refers to is confidential and not to be disclosed except to the extent it is already in the public domain or per express prior written consent by Heirloom Development. This presentation is provided subject to errors, omissions and changes in the information, and is subject to modification or withdrawal as due diligence advances.

### SITE PLAN



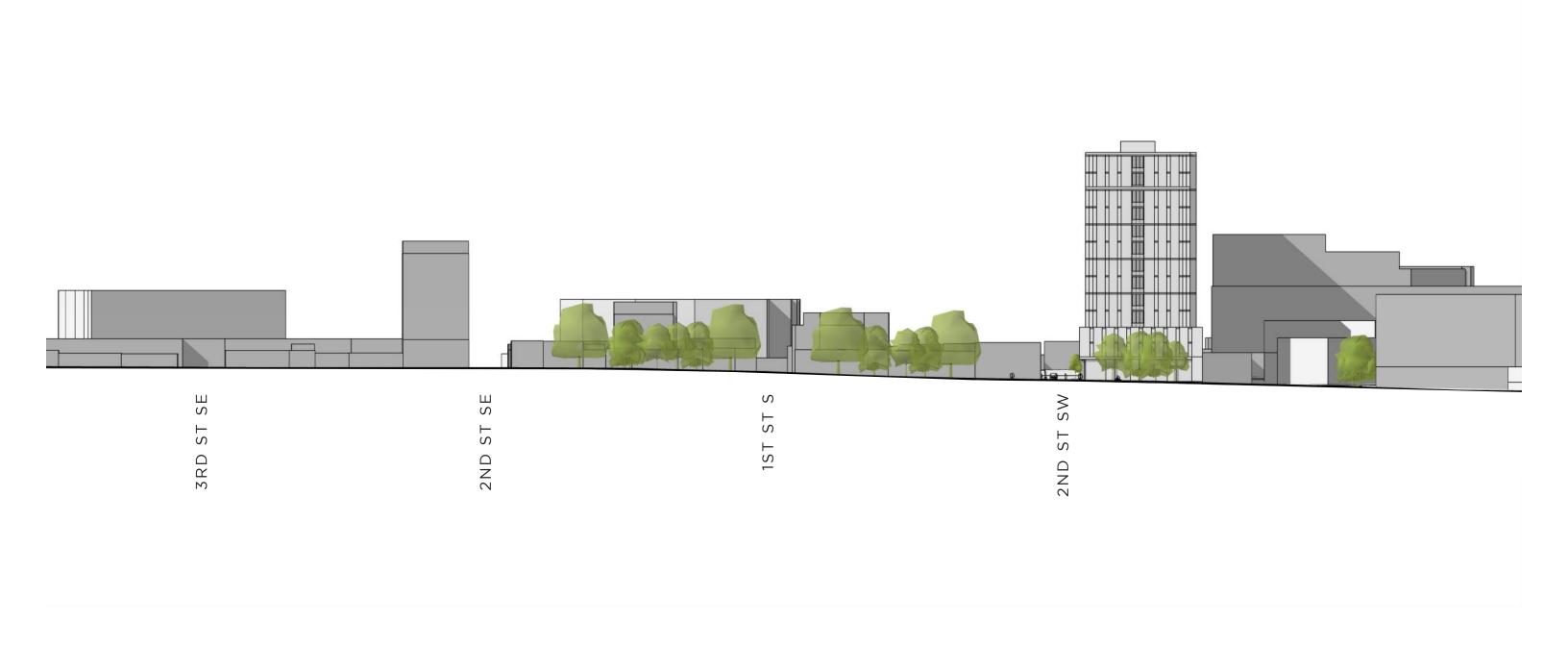
### MASSING

REMINDER NOTE: THIS IS BEING PRESENTED FOR BUILDING ENVELOPE ONLY AND IS SUBJECT TO THE CUSTOMARY BAR REVIEW OF DESIGN ISSUES AS IS ITS PURPOSE.

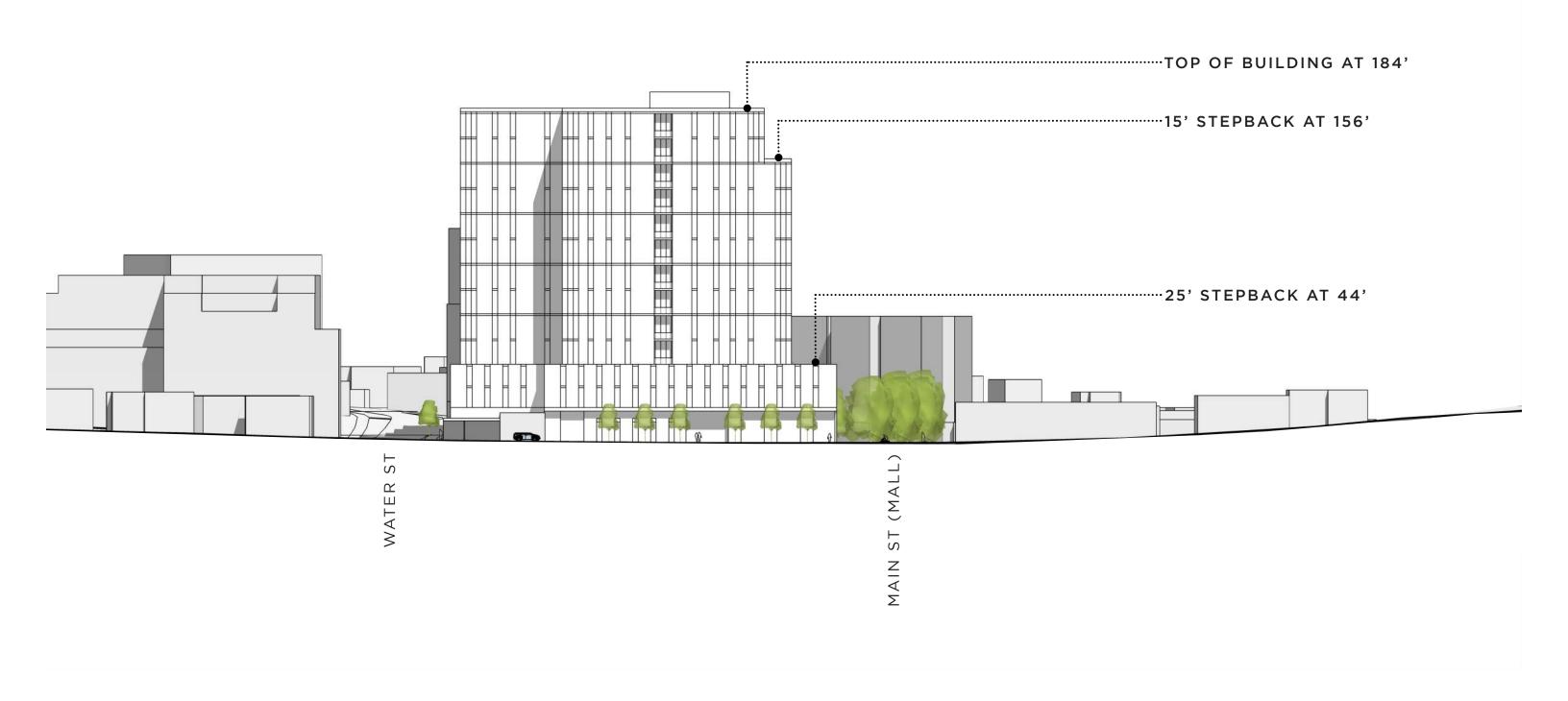
184' HIGH AT APPROXIMATELY 200,000 GSF 5'-25' STEPBACKS



### MALL ELEVATION - SOUTH



### 2ND ST ELEVATION



### 2ND ST SW AND MAIN LOOKING WEST



### 2ND ST NE AND MAIN LOOKING NORTHWEST



### 2ND ST LOOKING SOUTH



### 2ND ST AND MAIN LOOKING SOUTHWEST



### MAIN ST LOOKING SOUTHEAST



### MAIN ST LOOKING SOUTHEAST



### 2ND ST LOOKING NORTH



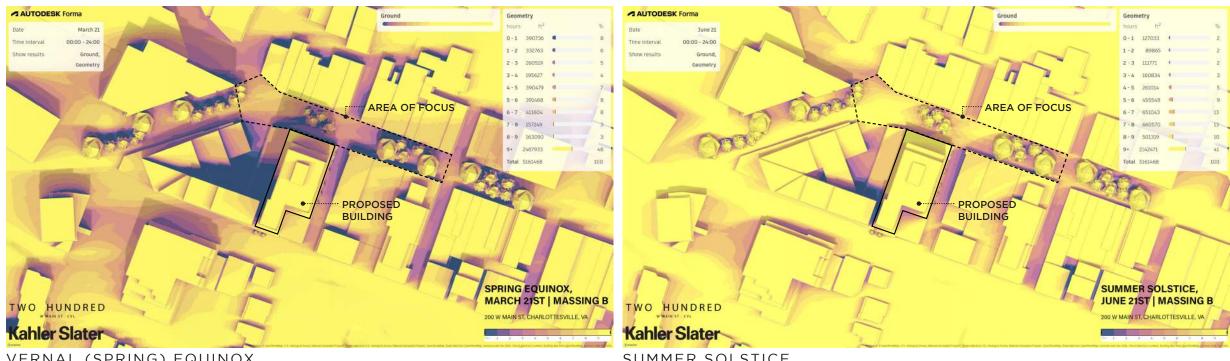
### WATER ST LOOKING WEST



### OVERALL SOLAR STUDY | SUN HOURS ON THE MALL

#### **CONCLUSION:**

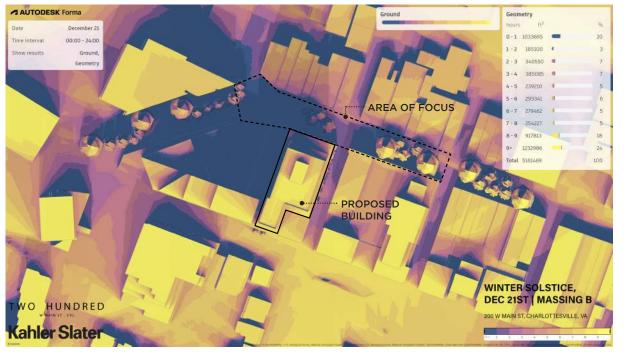
- MAINTAINING FULL SUN EXPOSURE (6-8 HRS) FOR TREES THROUGHOUT THE GROWING SEASON (LATE SPRING SUMMER)
- DETERMINED AREA OF FOCUS FOR REFINED SOLAR ANALYSIS



VERNAL (SPRING) EQUINOX

AUTODESK Forma AREA OF FOCUS **PROPOSED** BUILDING FALL EQUINOX, SEPT 21ST | MASSING B Kahler Slater FALL EQUINOX

SUMMER SOLSTICE



WINTER SOLSTICE

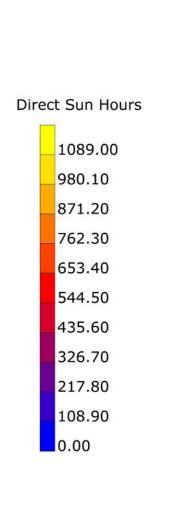
# REFINED SOLAR ANALYSIS | EXISTING VS. PROPOSED SUN PATH DIAGRAM AND DIRECT SUN HOURS ON THE MALL

#### **CONCLUSION:**

• PROPOSED BUILDING HAS MINIMAL IMPACT (ABOUT 5%) ON DIRECT SUN HOURS ON THE MALL ADJACENT TO OUR SITE

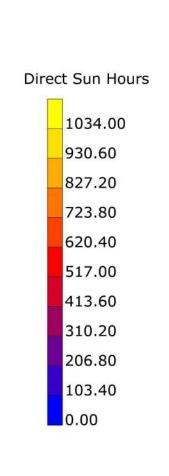


PLAN VIEW - EXISTING MARCH 21ST - JUNE 21ST





PLAN VIEW - PROPOSED MARCH 21ST - JUNE 21ST



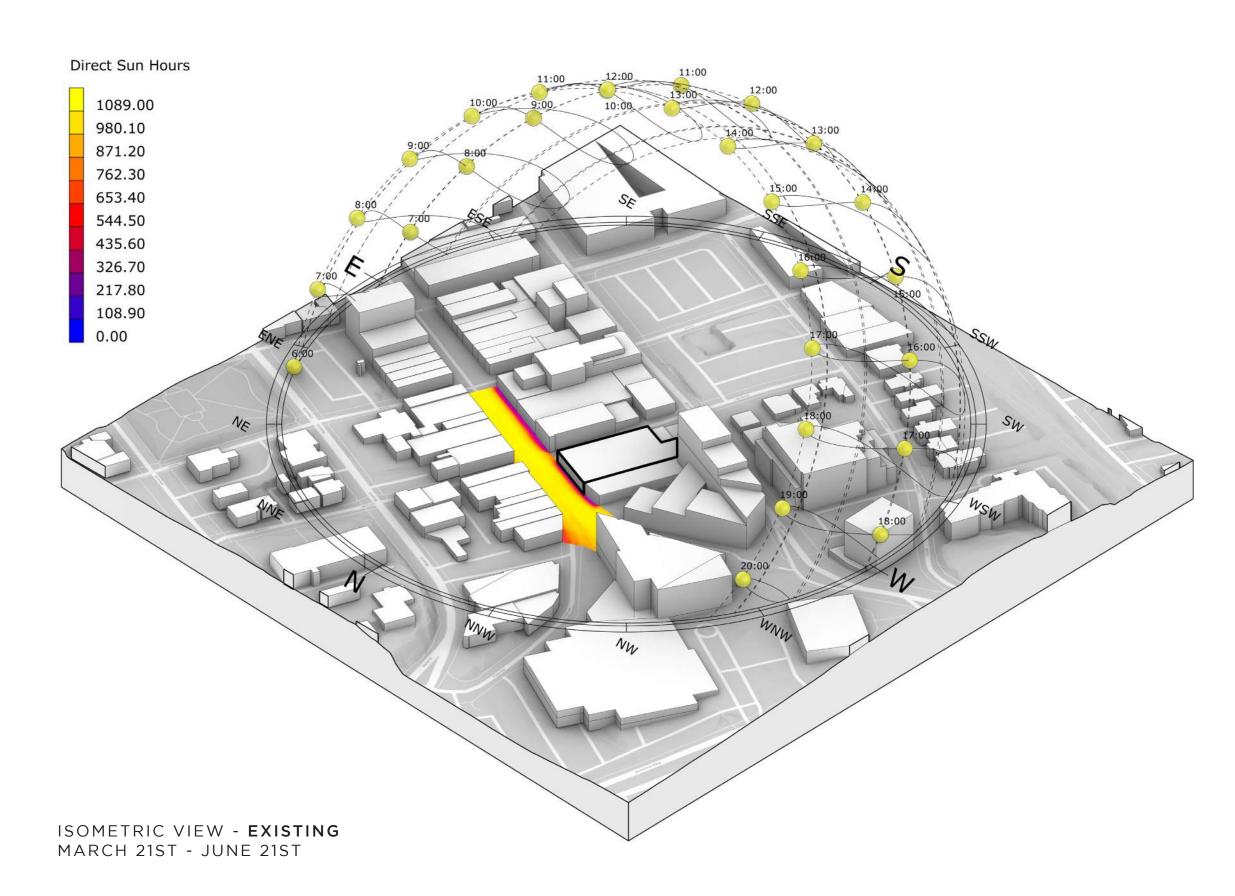
### REFINED SOLAR ANALYSIS | EXISTING

### SUN PATH DIAGRAM AND DIRECT SUN HOURS ON THE MALL

| March 21St    |             |           |  |  |  |
|---------------|-------------|-----------|--|--|--|
|               | Position of | f the Sun |  |  |  |
| Hour          | Altitude A  | zimuth    |  |  |  |
| 7:00          | 8.05        | 95.71     |  |  |  |
| 8:00          | 19.60       | 105.50    |  |  |  |
| 9:00          | 30.62       | 116.76    |  |  |  |
| 10:00         | 40.47       | 130.71    |  |  |  |
| 11:00         | 48.14       | 148.80    |  |  |  |
| 12:00         | 52.21       | 171.46    |  |  |  |
| 13:00         | 51.47       | 195.82    |  |  |  |
| 14:00         | 46.17       | 217.23    |  |  |  |
| 15:00         | 37.72       | 233.97    |  |  |  |
| 16:00         | 27.45       | 246.98    |  |  |  |
| 17:00         | 16.22       | 257.70    |  |  |  |
| 18:00         | 4.64        | 267.27    |  |  |  |
|               |             |           |  |  |  |
|               |             |           |  |  |  |
|               |             |           |  |  |  |
|               |             |           |  |  |  |
| Sunrise: 6:17 |             |           |  |  |  |
| Sunset: 18:25 |             |           |  |  |  |

| June 21St |             |            |  |  |  |
|-----------|-------------|------------|--|--|--|
|           | Position of | of the Sun |  |  |  |
| Hour      | Altitude    | Azimuth    |  |  |  |
| 6:00      | 1.00        | 60.22      |  |  |  |
| 7:00      | 11.34       | 68.96      |  |  |  |
| 8:00      | 22.60       | 77.18      |  |  |  |
| 9:00      | 34.26       | 85.48      |  |  |  |
| 10:00     | 46.06       | 94.77      |  |  |  |
| 11:00     | 57.65       | 106.86     |  |  |  |
| 12:00     | 68.25       | 126.57     |  |  |  |
| 13:00     | 75.06       | 165.86     |  |  |  |
| 14:00     | 72.64       | 216.15     |  |  |  |
| 15:00     | 63.44       | 244.29     |  |  |  |
| 16:00     | 52.20       | 259.42     |  |  |  |
| 17:00     | 40.45       | 269.85     |  |  |  |
| 18:00     | 28.69       | 278.52     |  |  |  |
| 19:00     | 17.19       | 286.69     |  |  |  |
| 20:00     | 6.24        | 295.09     |  |  |  |

Sunrise: 5:53 Sunset: 20:38



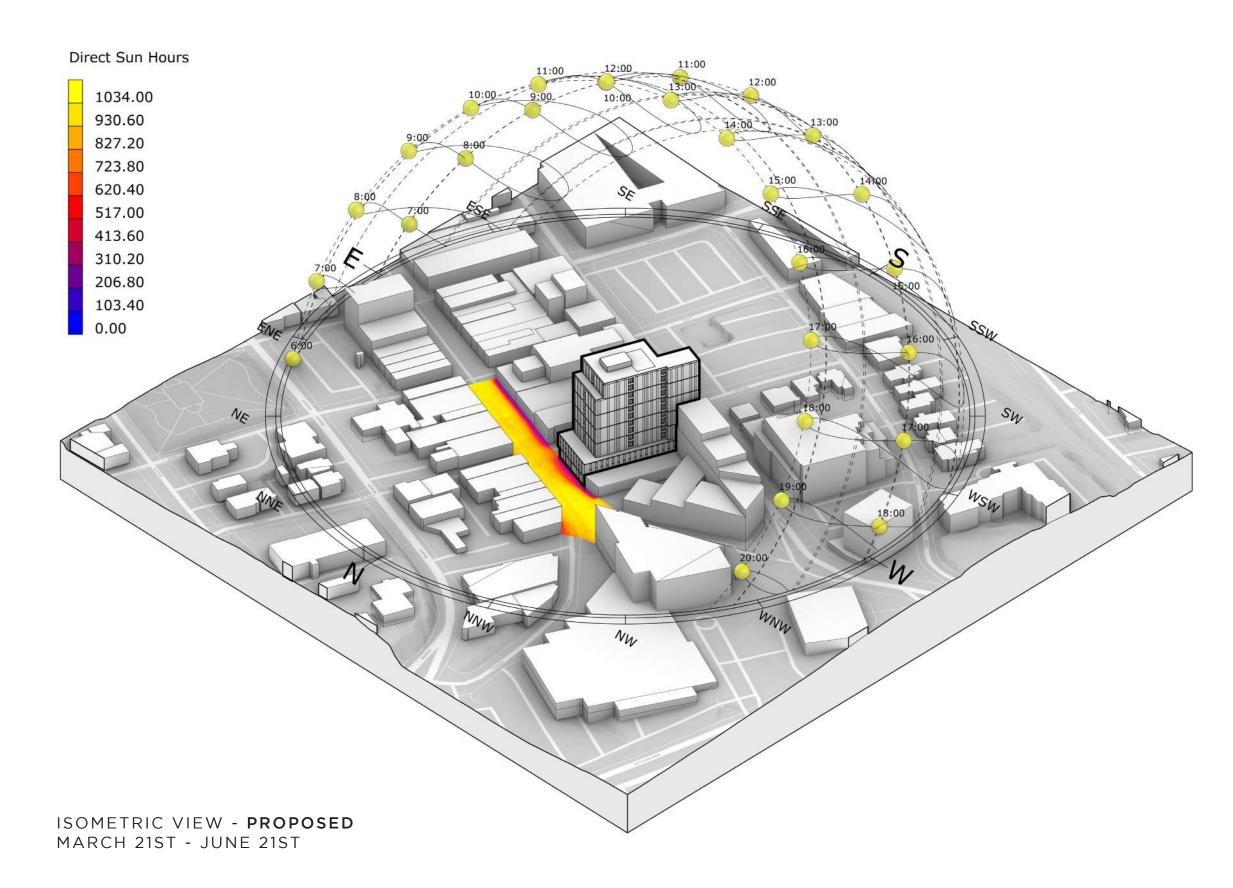
## REFINED SOLAR ANALYSIS | PROPOSED

### SUN PATH DIAGRAM AND DIRECT SUN HOURS ON THE MALL

| March 21St                     |                     |         |  |
|--------------------------------|---------------------|---------|--|
|                                | Position of the Sun |         |  |
| Hour                           | Altitude A          | Azimuth |  |
| 7:00                           | 8.05                | 95.71   |  |
| 8:00                           | 19.60               | 105.50  |  |
| 9:00                           | 30.62               | 116.76  |  |
| 10:00                          | 40.47               | 130.71  |  |
| 11:00                          | 48.14               | 148.80  |  |
| 12:00                          | 52.21               | 171.46  |  |
| 13:00                          | 51.47               | 195.82  |  |
| 14:00                          | 46.17               | 217.23  |  |
| 15:00                          | 37.72               | 233.97  |  |
| 16:00                          | 27.45               | 246.98  |  |
| 17:00                          | 16.22               | 257.70  |  |
| 18:00                          | 4.64                | 267.27  |  |
|                                |                     |         |  |
| Sunrise: 6:17<br>Sunset: 18:25 |                     |         |  |

| June 21St |            |           |  |
|-----------|------------|-----------|--|
|           | Position c | f the Sun |  |
| Hour      | Altitude   | Azimuth   |  |
| 6:00      | 1.00       | 60.22     |  |
| 7:00      | 11.34      | 68.96     |  |
| 8:00      | 22.60      | 77.18     |  |
| 9:00      | 34.26      | 85.48     |  |
| 10:00     | 46.06      | 94.77     |  |
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| 17:00     | 40.45      | 269.85    |  |
| 18:00     | 28.69      | 278.52    |  |
| 19:00     | 17.19      | 286.69    |  |
| 20:00     | 6.24       | 295.09    |  |
|           |            |           |  |

Sunrise: 5:53 Sunset: 20:38



# MALL EXPERIENCE | SUNSET



IMAGE SOURCED FROM PREVIOUS BAR MEETING ON 11.19.24

# MALL EXPERIENCE | SUNSET IN SUMMER



RENDERING FROM APPROXIMATELY 2ND ST SE AND E MAIN ST

## MALL EXPERIENCE | SUNSET IN SUMMER



RENDERING FROM APPROXIMATELY 2ND ST SE AND E MAIN ST

# CONCLUSION: BLOCKING DIRECT SUNLIGHT ON THE MALL FOR APPROXIMATELY 30 MINUTES DURING THE SUMMER SOLSTICE

# MALL EXPERIENCE | SUNSET IN SPRING



RENDERING FROM APPROXIMATELY 2ND ST SE AND E MAIN ST

## MALL EXPERIENCE | SUNSET IN SPRING



RENDERING FROM APPROXIMATELY 2ND ST SE AND E MAIN ST

### CONCLUSION:

BUILDING DOES NOT BLOCK DIRECT SUN ON THE MALL AT ALL DURING THE SPRING EQUINOX. THE SUN SETS LOWER AND FURTHER SOUTHWEST.



### **Kahler Slater**

City of Charlottesville Board of Architectural Review Staff Report January 22, 2025



#### **Pre-Application Conference - Certificate of Appropriateness**

No formal action will be taken.

BAR #24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner: Donald J. & Brenda C. Toney, Trustees

Applicant: Greg Jackson, TOPIA design (on behalf of Cara Shifflett, contract buyer)

Project: Addition





#### Background

Year Built: 1995

District: Ridge Street ADC District

Status: Contributing [Note: When establishing this ADC District, because of the anticipated

development potential for segments Ridge Street, all structures were designated contributing, regardless of age. The intent of that broad requirement for review of all demolitions was to limit the creation of large, vacant lots ahead of any planned

redevelopment.]

The existing single-story, brick structure is not designated a contributing resource to the VLR/NRHP-listed *Ridge Street Historic District* (VDHR #104-0025), nor is there reason to suggest it would be eligible.

#### **Prior BAR Actions**

n/a

#### **Applicant Request**

• Submittal: Property photos and conceptual drawings, undated, nine pages.

Pre-application conference re: a CoA request for a multi-story addition to an existing single-story, brick structure.

Note: A pre-application conference is required by Code Sec. 34-5.2.7.B.2.c. No formal action will be taken by the Board of Architectural Review (BAR). The Code does not proscribe what information must be presented for a pre-application conference; however, the BAR has historically

required at least a general representation of the location, context, and massing and scale of the proposed building.

#### **Pre-application Conference Process**

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- o Introduce the project and applicant to the BAR.
- o Allow the applicant to present to the BAR any questions they have.
- o Allow the BAR to provide guidance on what information is necessary, with the formal submittal. for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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)

#### **Discussion**

This property--and this proposal--present circumstances somewhat unique for an ADC District. The existing, 1995 structure, which will remain, is not individually *historic*, nor does it contribute to the context of the predominantly late-19th century/early-20th century buildings that characterize this district. In offering guidance to the applicant, staff suggests the BAR determine whether to review this as an *addition* or as *new construction*.

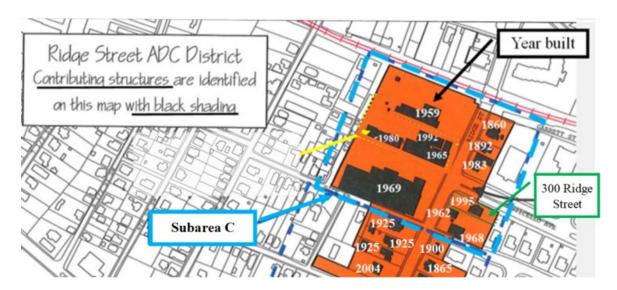
For additions, aside from compatibility with the district, the design guidelines have two primary objectives: the new is subordinate to the existing (scale, location, materials, etc.) and it reads as an

addition, not an extension of the existing. For this project—an addition to a non-historic building--staff suggests a strict application of guidelines for additions would not be appropriate.

For new construction, the primary goal is a design compatible with neighboring properties within the district. There are eleven structures within Subarea C of the Ridge Street ADC District: two are late-19<sup>th</sup>-century, both being former residences; nine were constructed between 1959 and 1998, for either commercial or institutional use. All vary relative to style, materials, architectural elements, etc. (See images in Appendix.) If reviewing this project as new construction, staff suggests the BAR discuss what, if any, design cues should be taken from the nearby properties.

<u>Ridge Street ADC District</u>: Located on one of the city's principal thoroughfares, this residential street is lined with architecturally significant structures. Many of these residences belonged to Charlottesville's wealthy merchant families and date to the last quarter of the nineteenth century. Smaller residences on this street were the homes of the African-American domestic community. In the early twentieth-century, due to the advent of the automobile, many merchants moved to the suburbs. Their homes were acquired by the African-American community for use as rental properties. Home ownership and infill are current trends.

Subarea c. Ridge Street North of Dice Street: mid-twentieth century commercial with warehouses, large scale civic, firehouse, church, smaller scale commercial and professional on the east side of the street.



#### **Suggested Motion**

No action will be taken.

#### Criteria, Standards, and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a

building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

#### **Review Criteria Generally**

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

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

#### 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

### **Appendix**





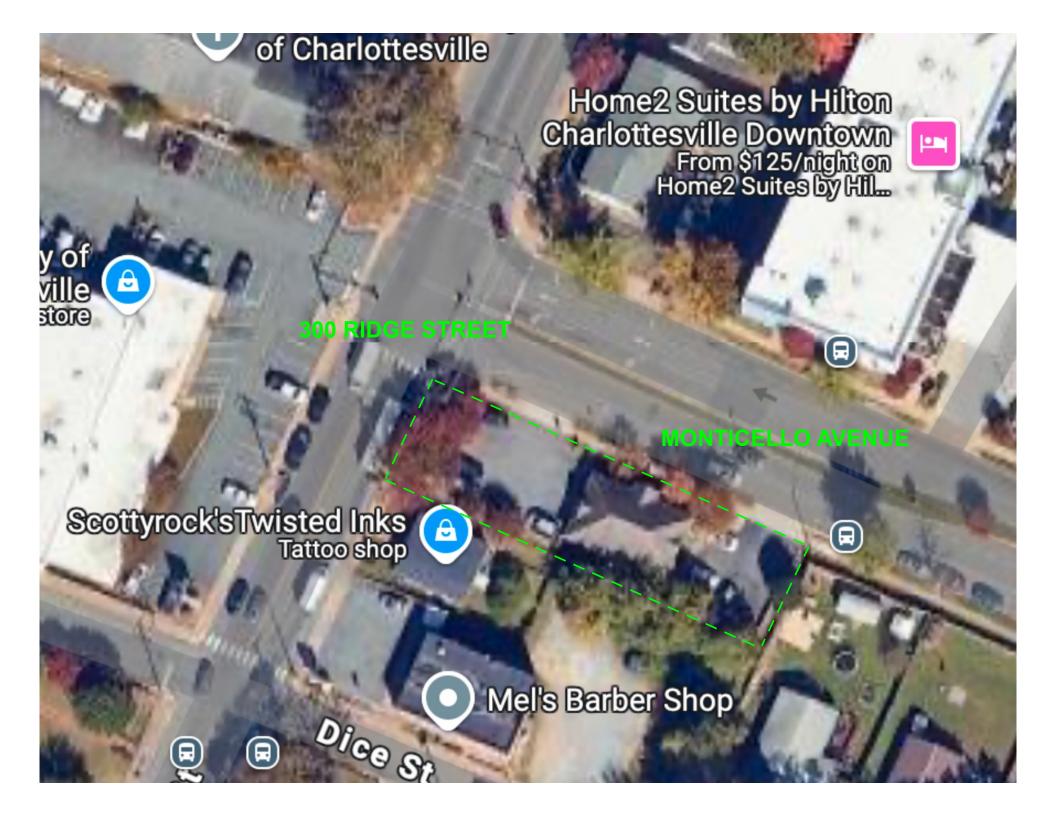










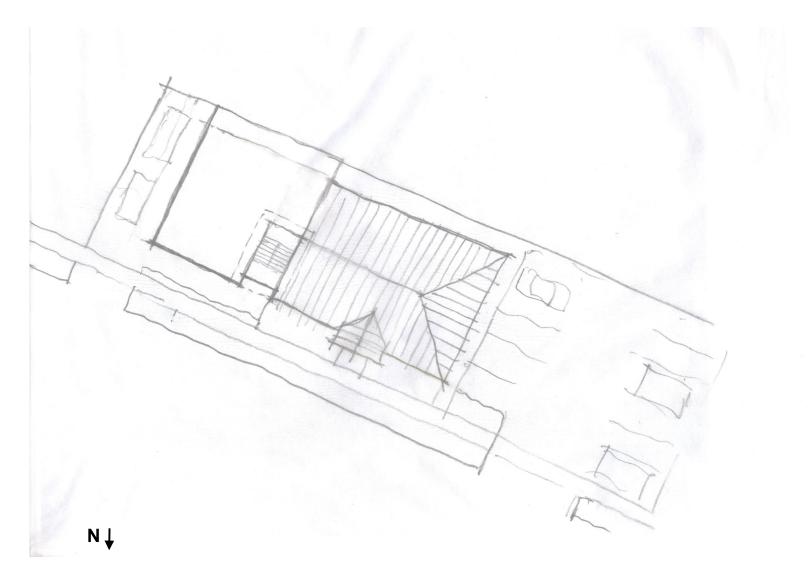












Α



