

From: Scala, Mary Joy
Sent: Wednesday, January 18, 2017 2:26 PM
To: Bruce Wardell
Subject: BAR Action - 301 E jefferson Street - Jan 17, 2017

January 18, 2017

BRW Architects
ATTN: Bruce Wandell
112 4th St. NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application (Preliminary Discussion)

BAR 17-01-01
301 East Jefferson Street
Tax Parcel 330204000
Congregation Beth Israel, Owner/ BRW Architects, Applicant
Temple addition

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2017. The following action was taken:

Since this was presented as a preliminary discussion no motion is necessary. General comments were: massing approach is strong; prefer a simpler, more transparent addition; prefer a more contemporary box that does not compete with existing design; overhangs are the most competing element; butterfly angle should not be different from the existing gable angle; concerns with NW corner: raising the narrow addition too high (existing proportion is striking) and impeding on sanctuary.

If you have any questions, please contact me at [434-970-3130](tel:434-970-3130) or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 20, 2017**



Preliminary Discussion

BAR 17-01-01
301 East Jefferson Street
Tax Parcel 330204000
Congregation Beth Israel, Owner/ BRW Architects, Applicant
Temple addition

Background

301 E Jefferson Street is a contributing building in the North Downtown Architectural Conservation District. The National Register of Historic Places Inventory of the district from 1980 describes Beth Israel Synagogue as a brick (running bond), 1 story, gable roof, Late Gothic Revival building. It was built between 1882 and 1903. A historic survey is attached.

June 16, 1994 – The BAR considered the demolition of a 1985 addition to the synagogue and the construction of a new, 3-story, modern addition and renovation to portions of the existing building. It was approved either at this time or later that year.

Application

The applicant requests a preliminary discussion for a two-story roof addition to be located on top of the existing 2-3 story, 1994 addition to the synagogue.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

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

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*

- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions include:

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.*
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.*
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.*
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.*

P. ADDITIONS

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

1. Function and Size

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

2. Location

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

3. Design

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

4. Replication of Style

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

5. Materials and Features

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

6. Attachment to Existing Building

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

Discussion and Recommendations

The proposed addition does not appear to encapsulate any additional area of the historic building, except perhaps at the NE corner of the synagogue. Staff has requested clarifying drawings. The BAR should discuss whether the proposed addition would visually overpower the historic structure.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 301 East Jefferson Street
Map and Parcel: 33- 204
Census Tract & Block: 1-105
Present Owner: Beth Israel Temple
Address: 301 East Jefferson Street
Present Use: Worship
Original Owner: Beth Israel Temple
Original Use: Worship

BASE DATA

Historic Name: Beth Israel Temple
Date/Period: 1882-1903
Style: Late Gothic Revival
Height to Cornice: 43
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 101 x 100
Assessed Value (land + imp.): 21,670 + 21,900 = 45,570

ARCHITECTURAL DESCRIPTION

The Beth Israel Temple is an example of the late Gothic revival popular for religious buildings in the nineteenth century. The fact that Gothic architecture was seen appropriate only for Christian churches, a founding principle of the whole Gothic Revival movement, had long been forgotten by 1882 and the style was adopted by all faiths. The most prominent architectural feature of the exterior are the five low pinnacles supported by corbels and square piers. The entrance door is set into a splayed reveal under a pointed arch. Within the range of tall lance windows is contained much of the Temple's original art glass.

HISTORICAL DESCRIPTION

The Beth Israel Temple was built in 1882 on the site now occupied by the Federal Post Office on Market Street. In 1904 it was moved to its present location on Jefferson and rebuilt. The congregation dates from 1863. (City Deed Reference: 14-72).

GRAPHICS

P-414(L)

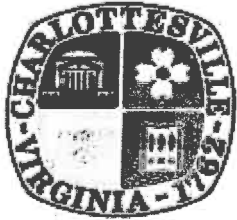
P-414(R)

CONDITIONS

Good

SOURCES

City Records



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

RECEIVED

DEC 22 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Congregation Beth Israel Applicant Name BRW Architects
Project Name/Description Temple Beth Israel addition Parcel Number 330204000
Project Property Address 301 E. Jefferson St., Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE
Charlottesville, VA 22902
Email: _____
Phone: (W) 434. 971. 7160 (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature]
Signature _____ Date _____

BRUCE R. WARDEN 12-20-16
Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: 301 E. Jefferson St.
Charlottesville, VA 22902
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? No.

Description of Proposed Work (attach separate narrative if necessary):
Addition to existing synagogue in downtown Charlottesville.

List All Attachments (see reverse side for submittal requirements):
Design package attached which includes required images, drawings, photographs and proposed changes.

For Office Use Only
Received by: _____ Approved/Disapproved by: _____
Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Date Received: _____
Revised 2016

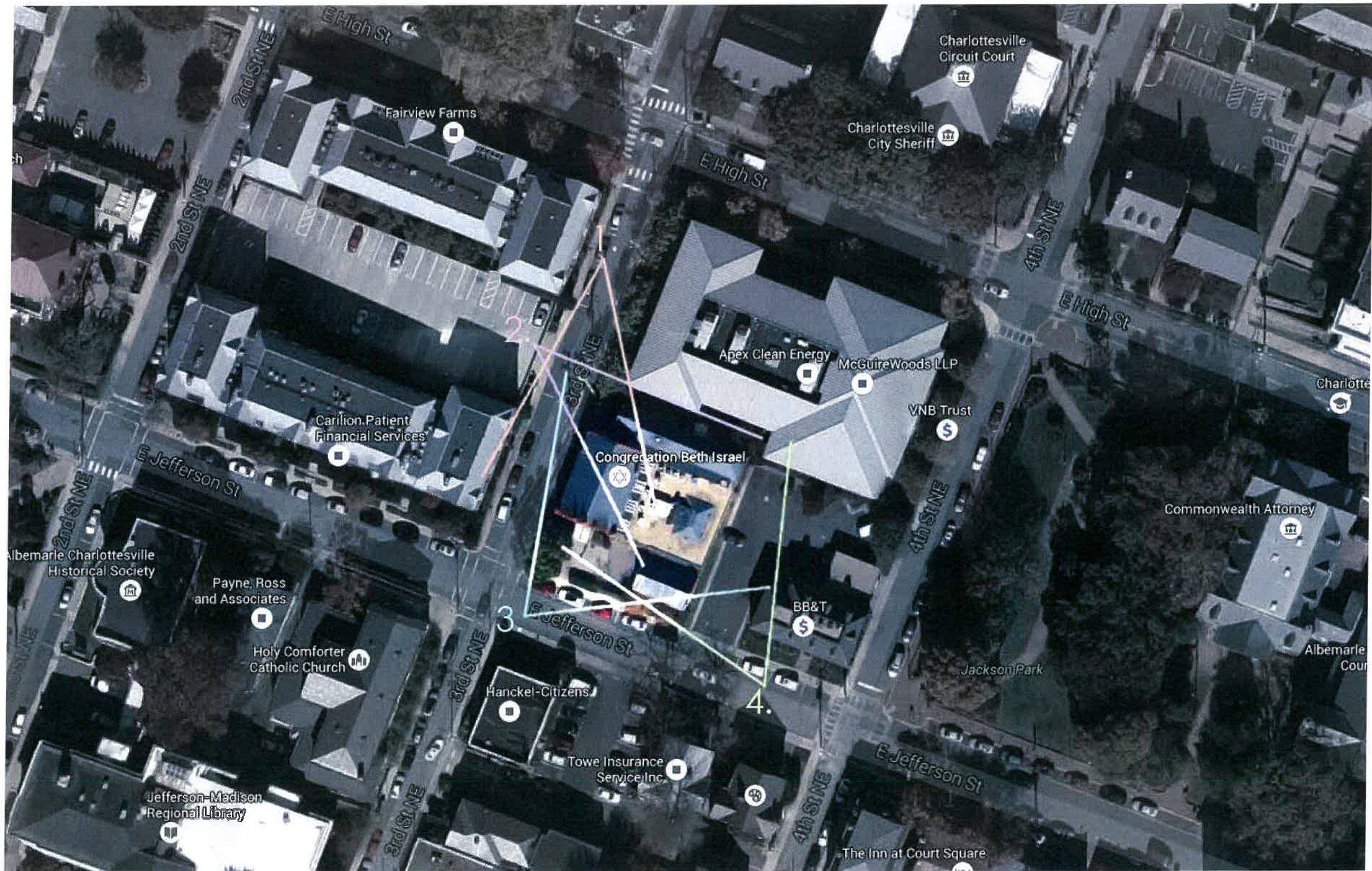
Temple Beth Israel - Vertical Expansion - BAR

Temple Beth Israel
December 22, 2016



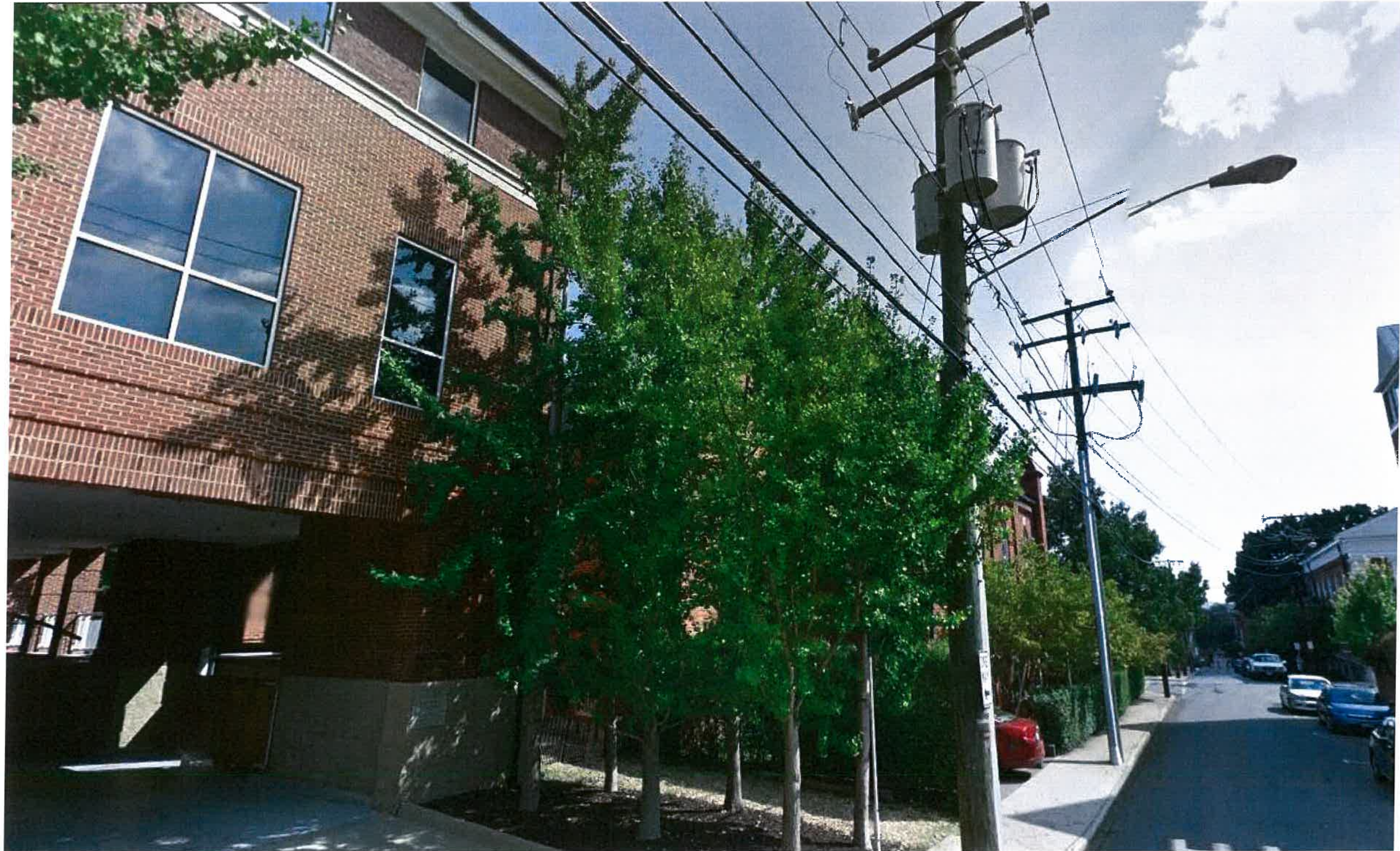
Site

Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016



Site Plan

Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016





View 2

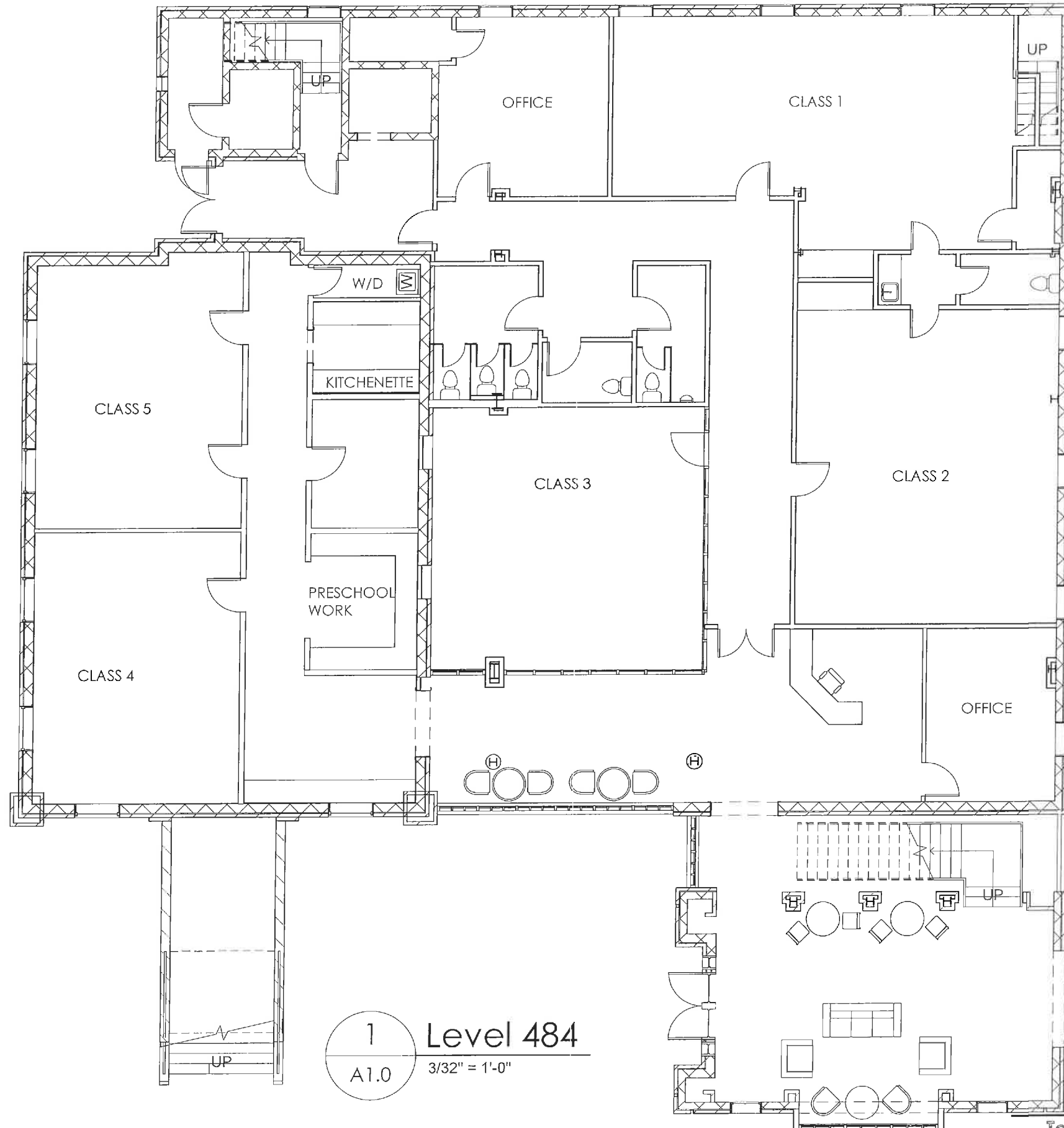
Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016





View 4

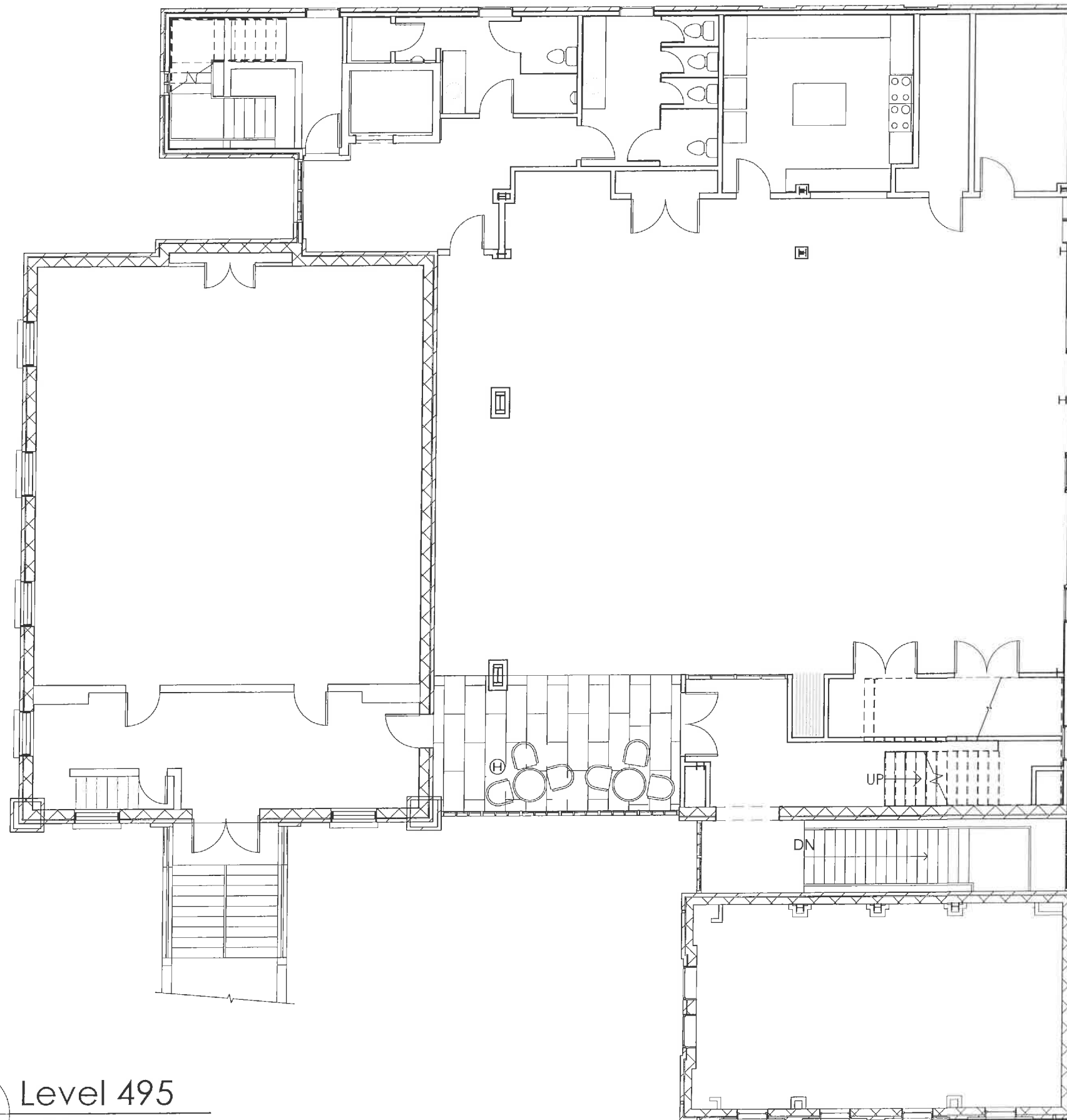
Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016



1 Level 484
 A1.0 3/32" = 1'-0"

Proposed Plan

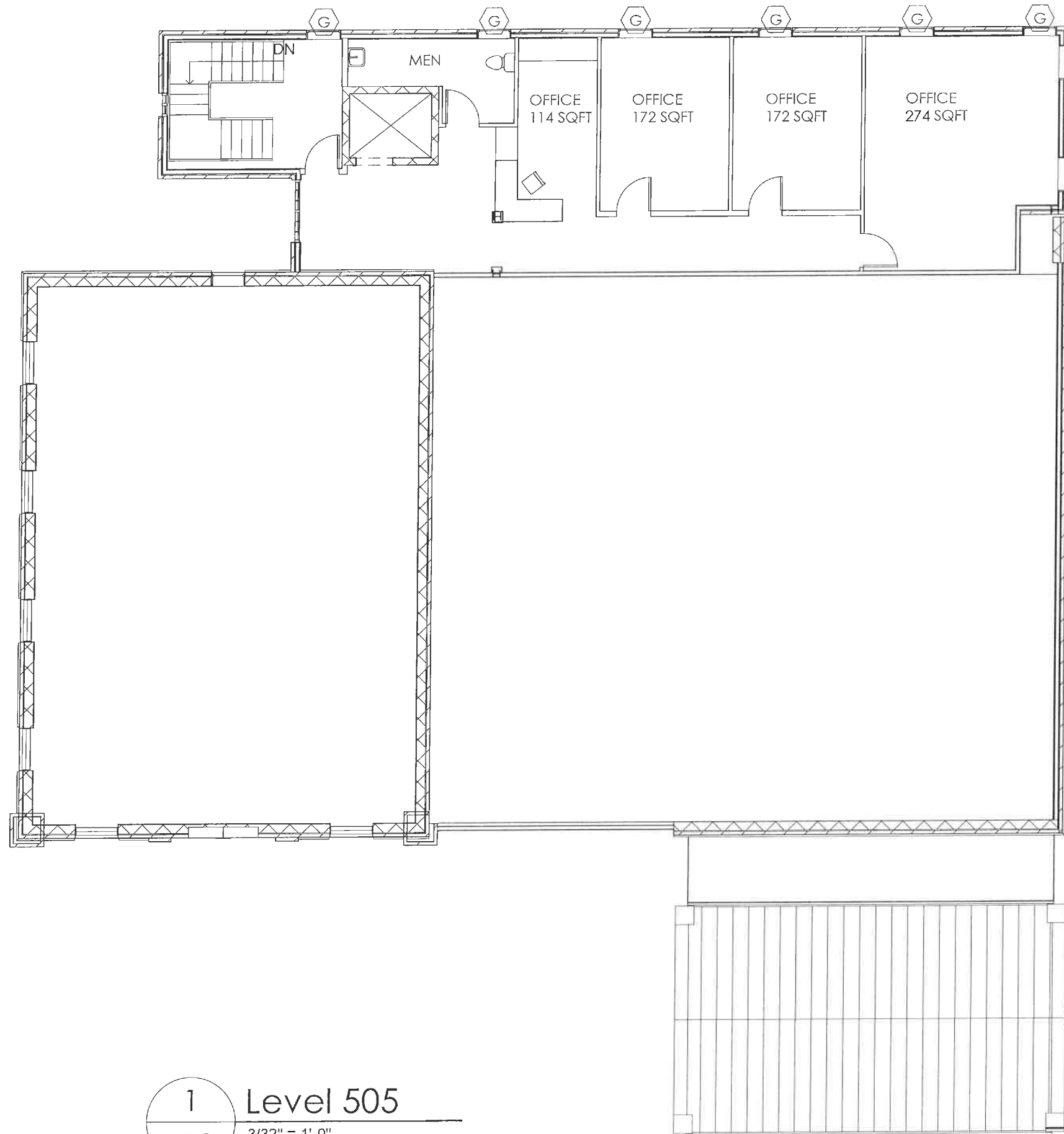
Temple Beth Israel - Vertical Expansion - BAR
 December 22, 2016



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Proposed Plan

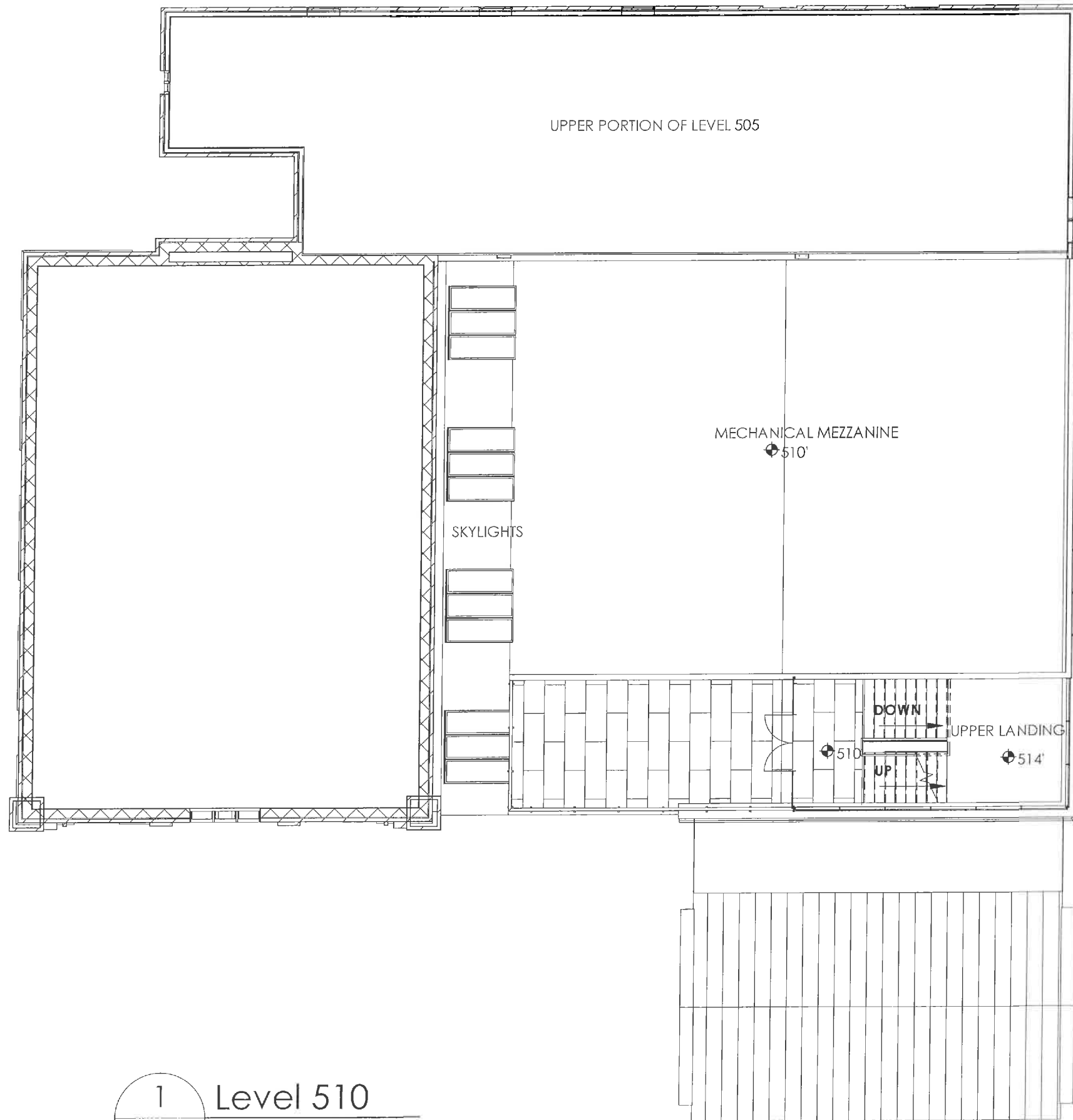
Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016



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Proposed Plan

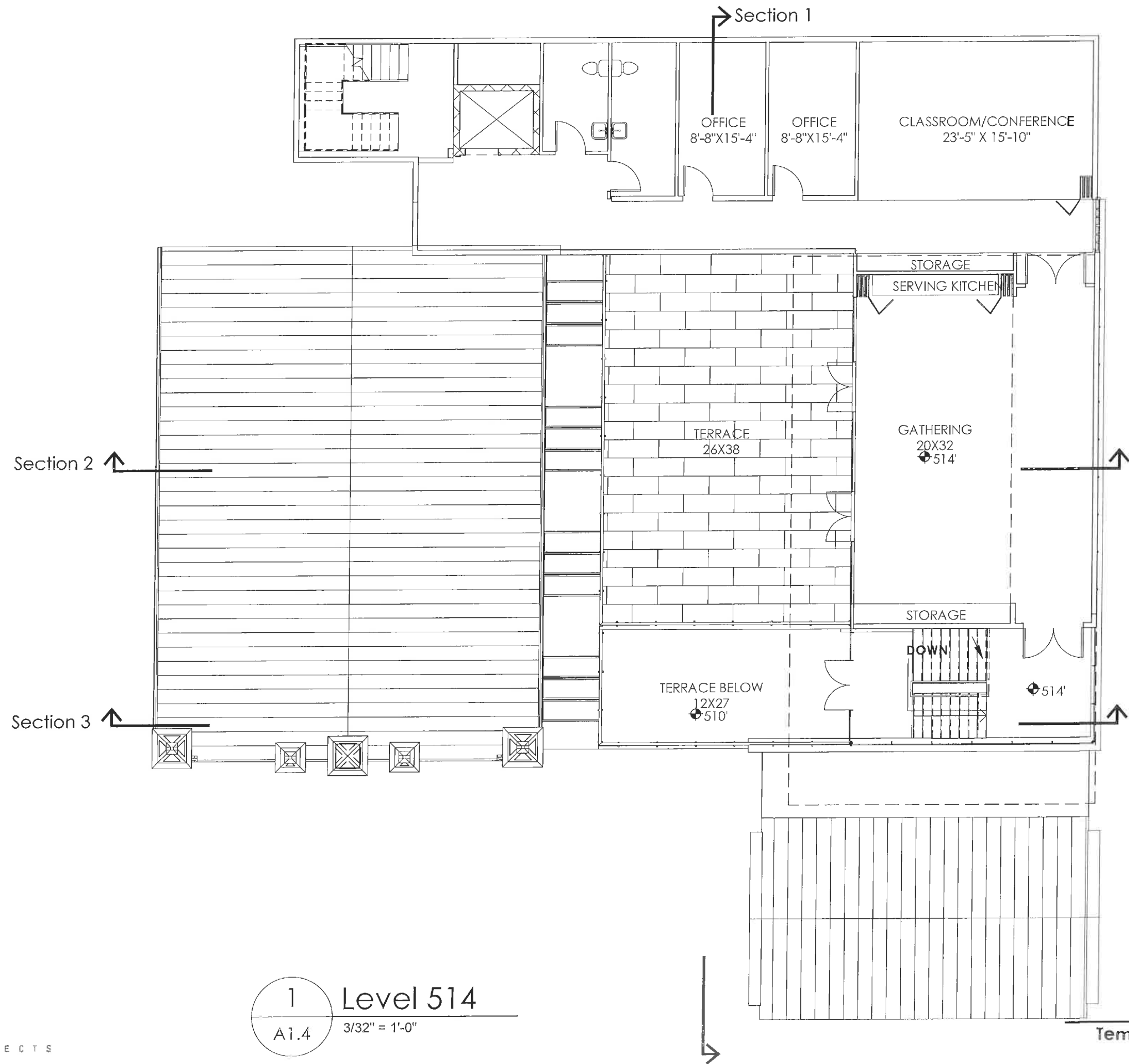
Temple Beth Israel - Vertical Expansion - BAR
 December 22, 2016



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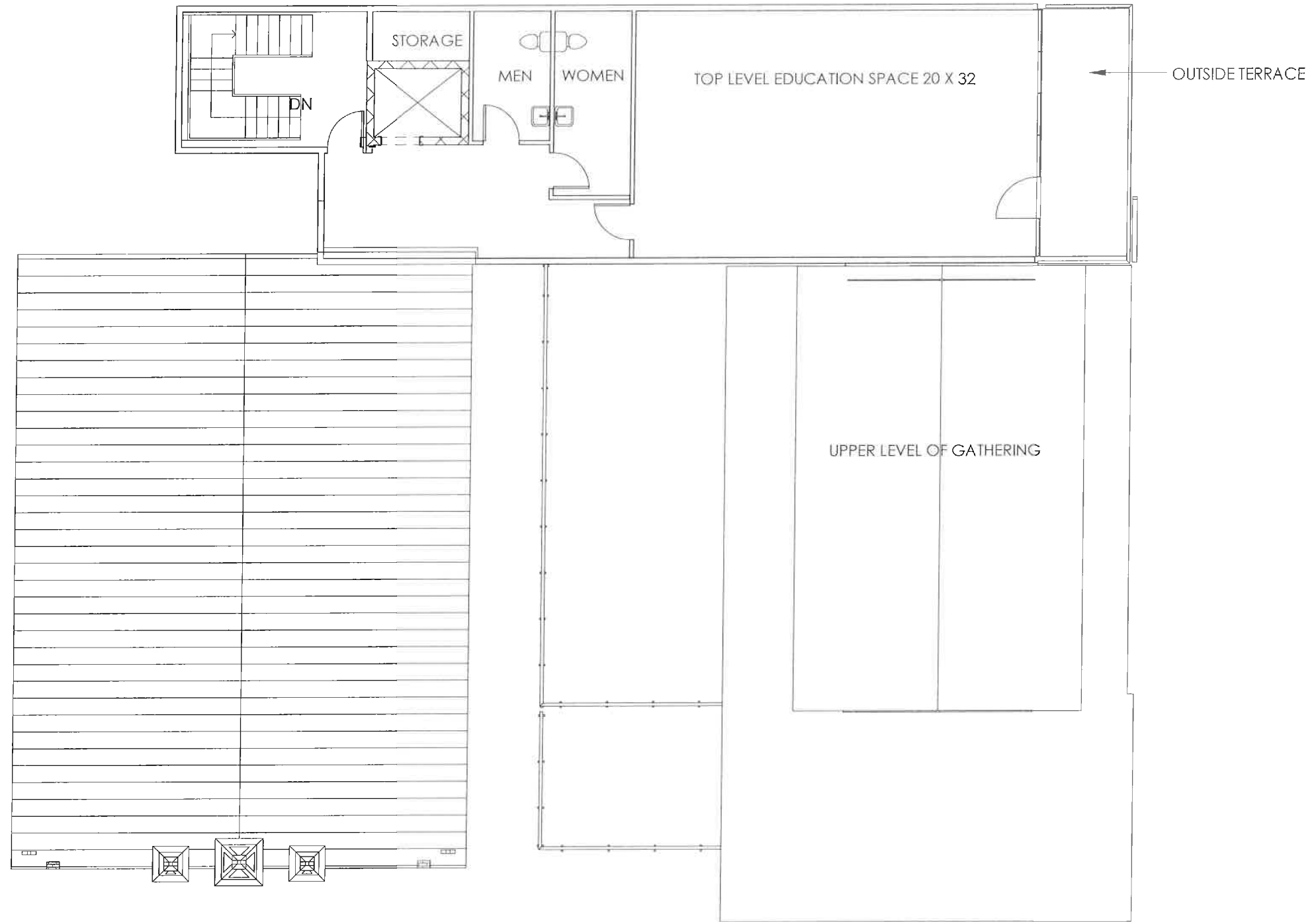
Proposed Plan

Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016



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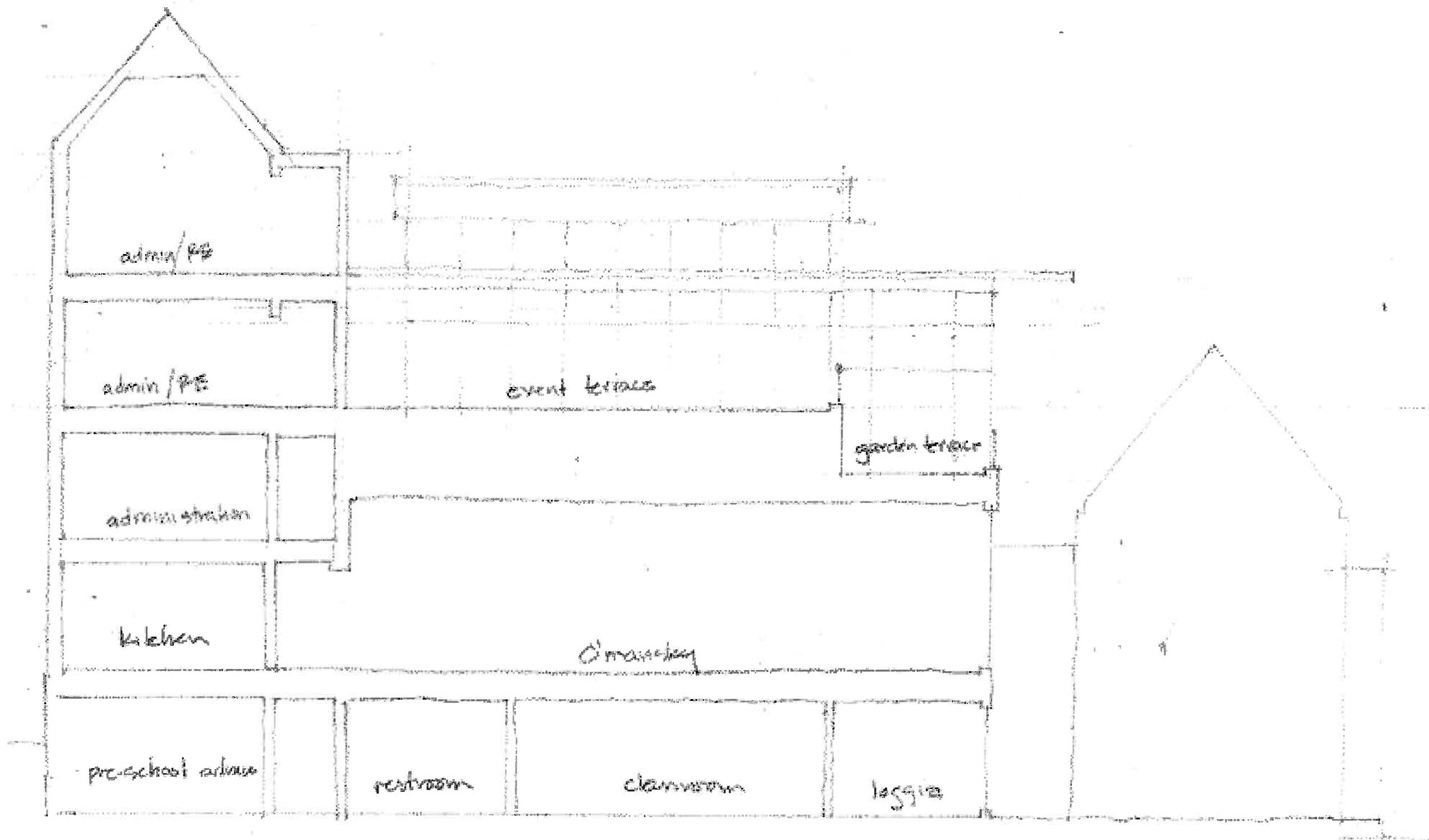
Proposed Plan
 Temple Beth Israel - Vertical Expansion - BAR
 December 22, 2016



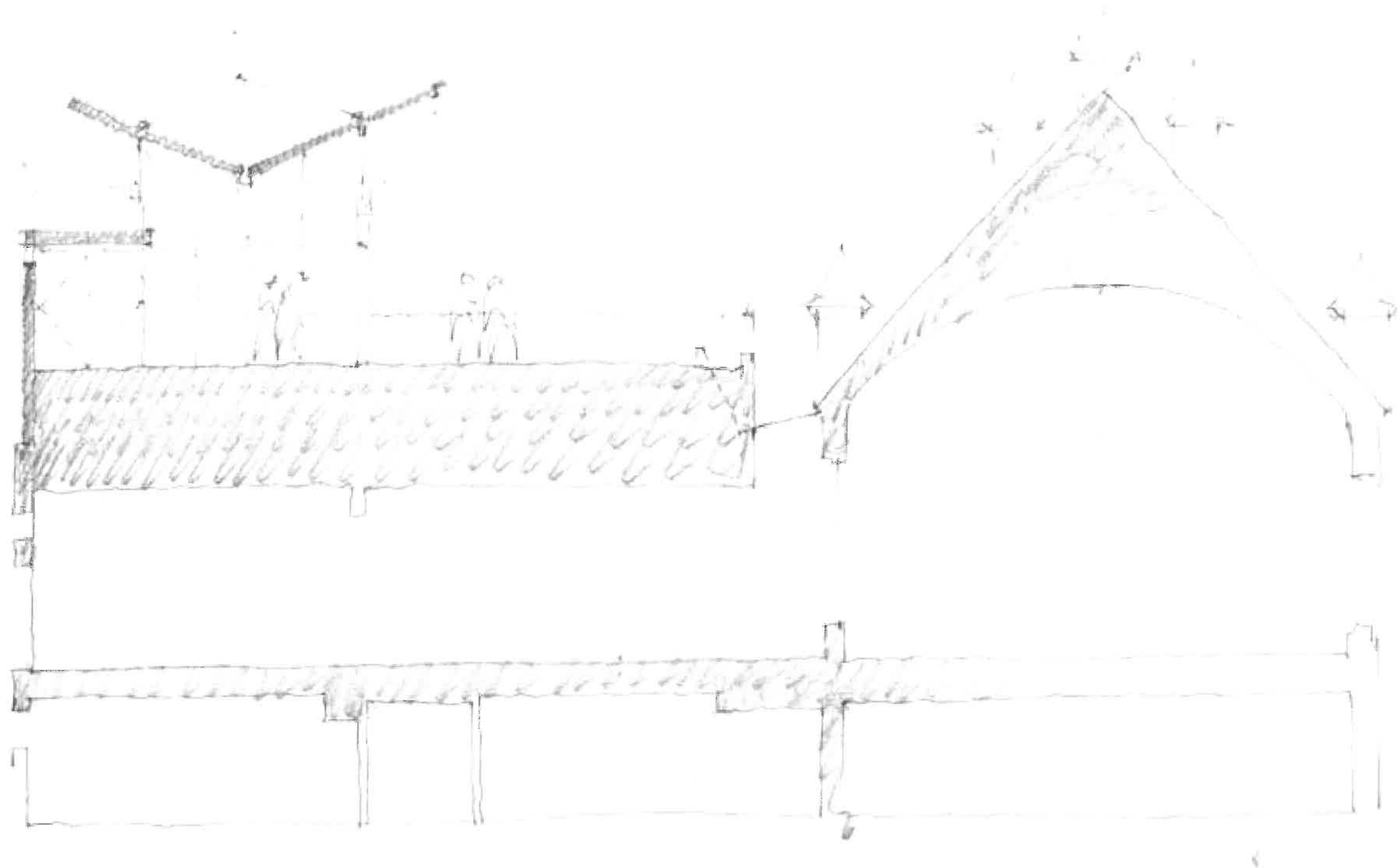
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Proposed Plan

Temple Beth Israel - Vertical Expansion - BAR
 December 22, 2016



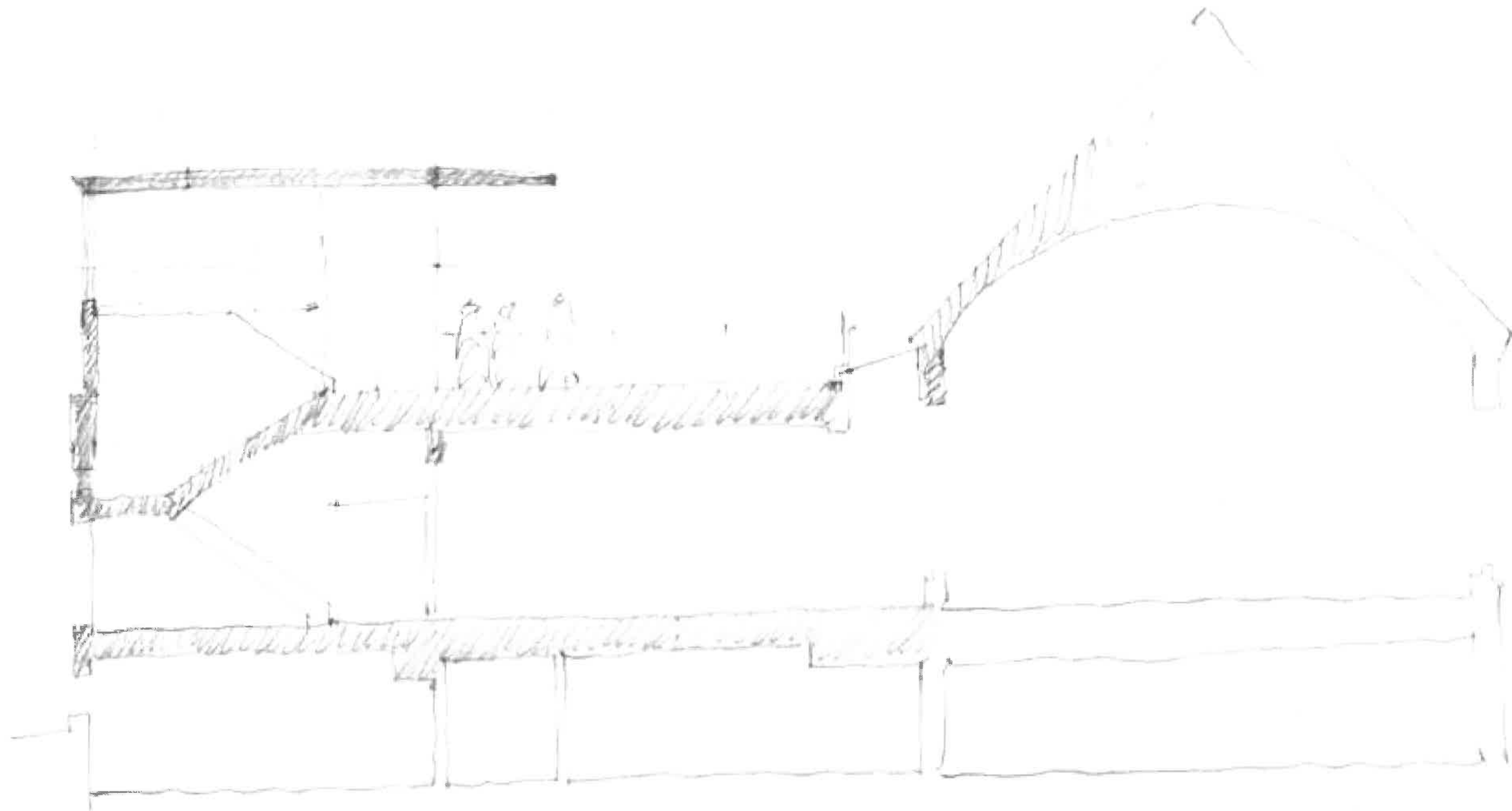
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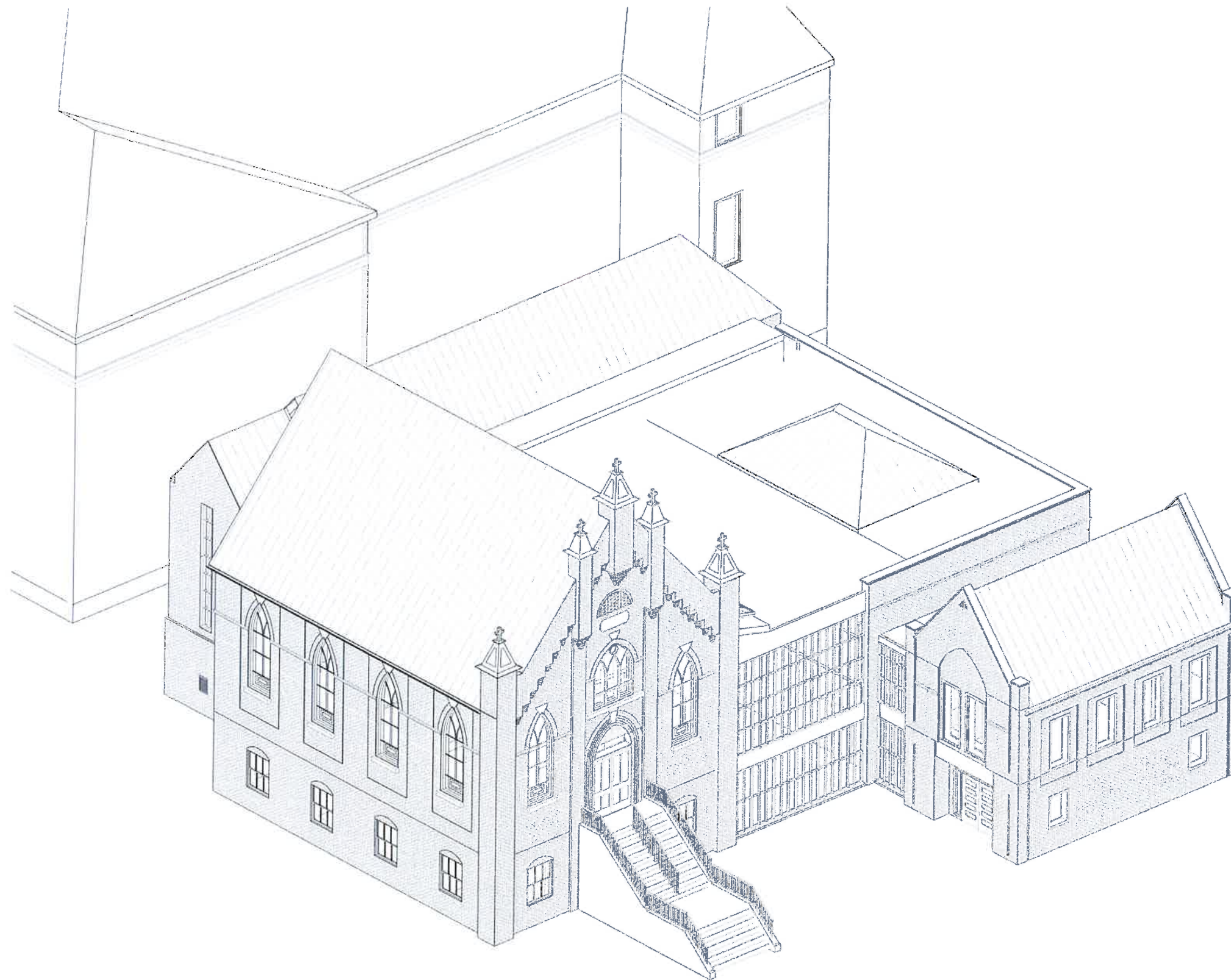
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A1.7 1/8" = 1'-0"

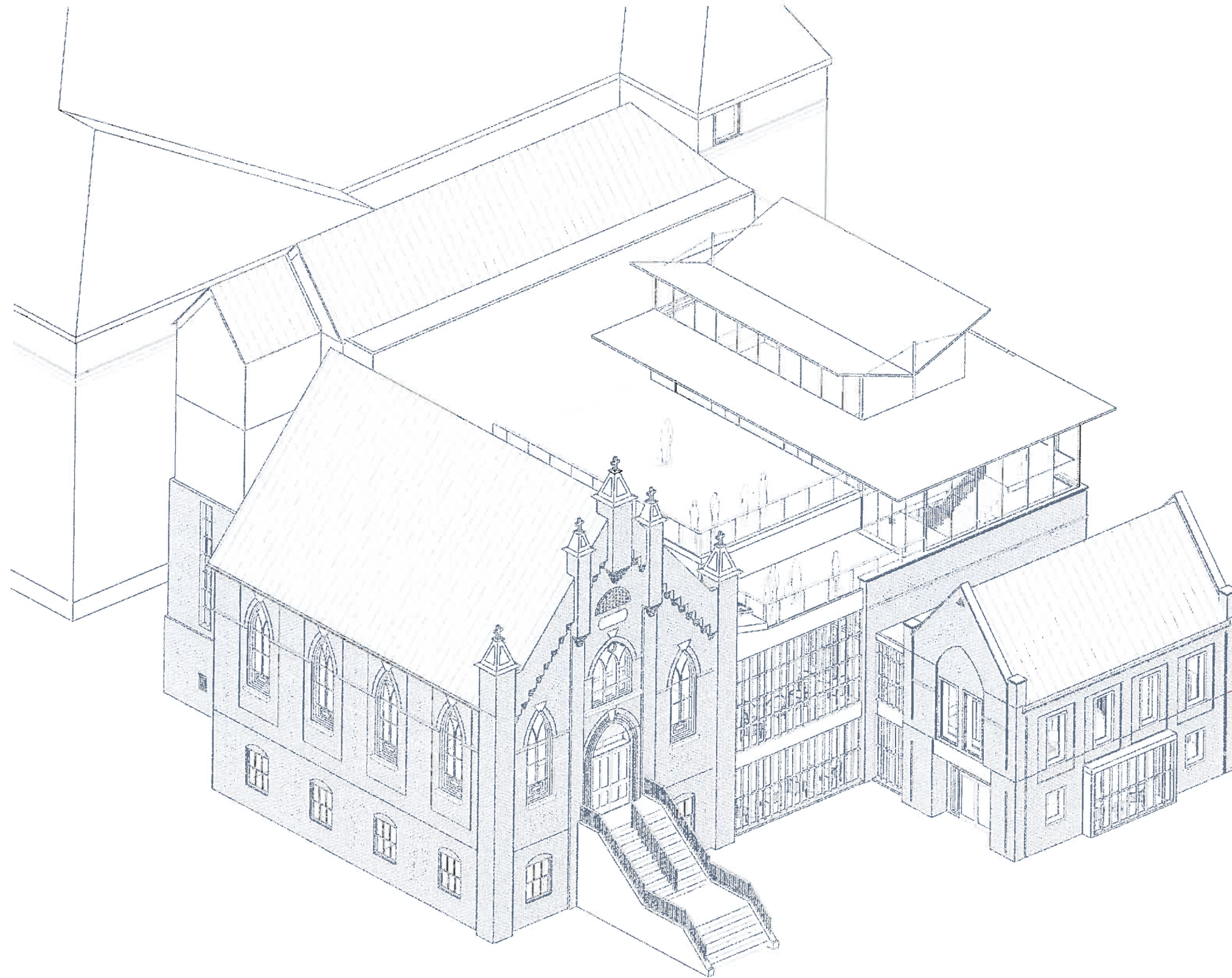
Sketch Section

Temple Beth Israel - Vertical Expansion - BAR
December 22, 2016



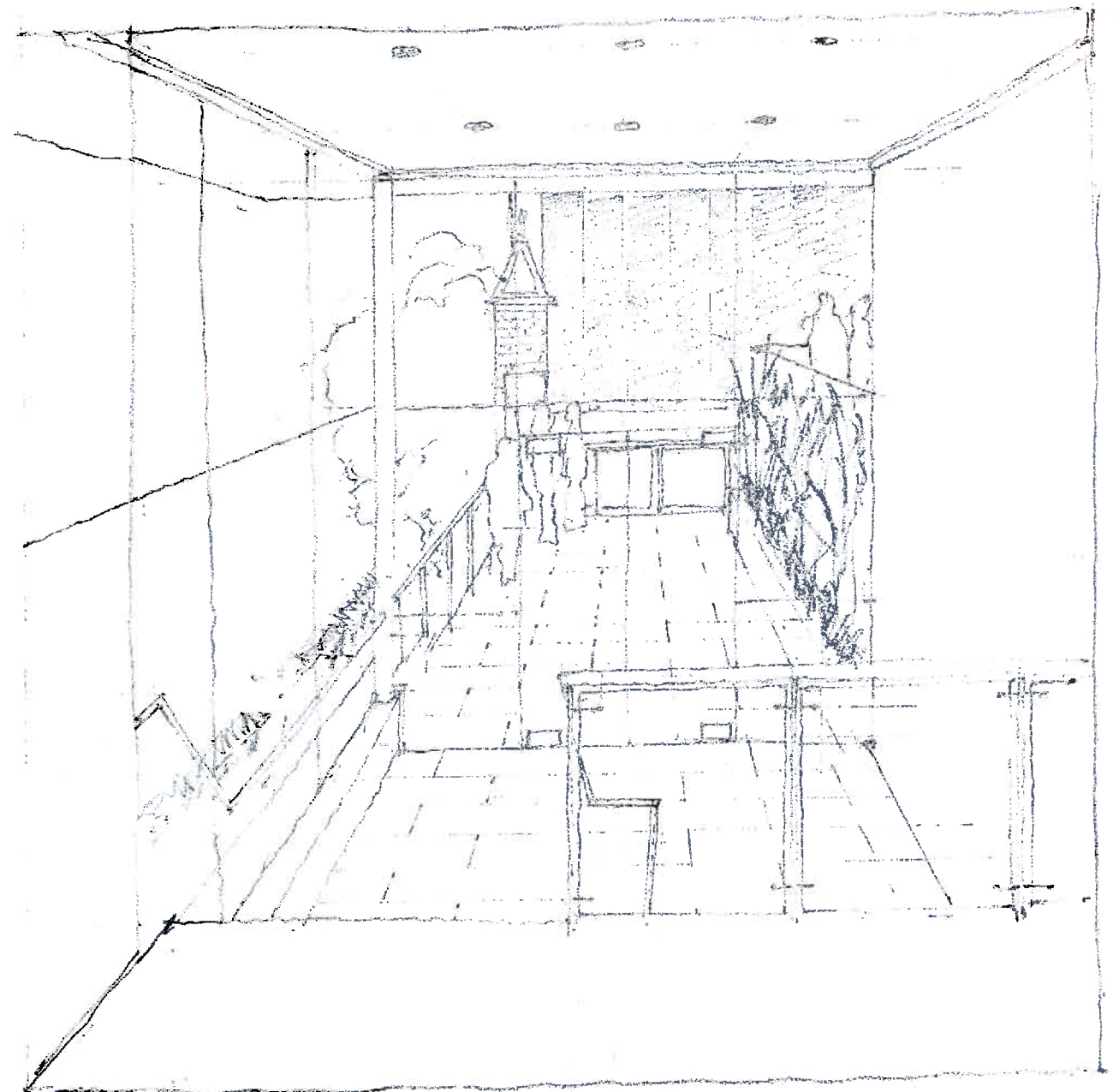
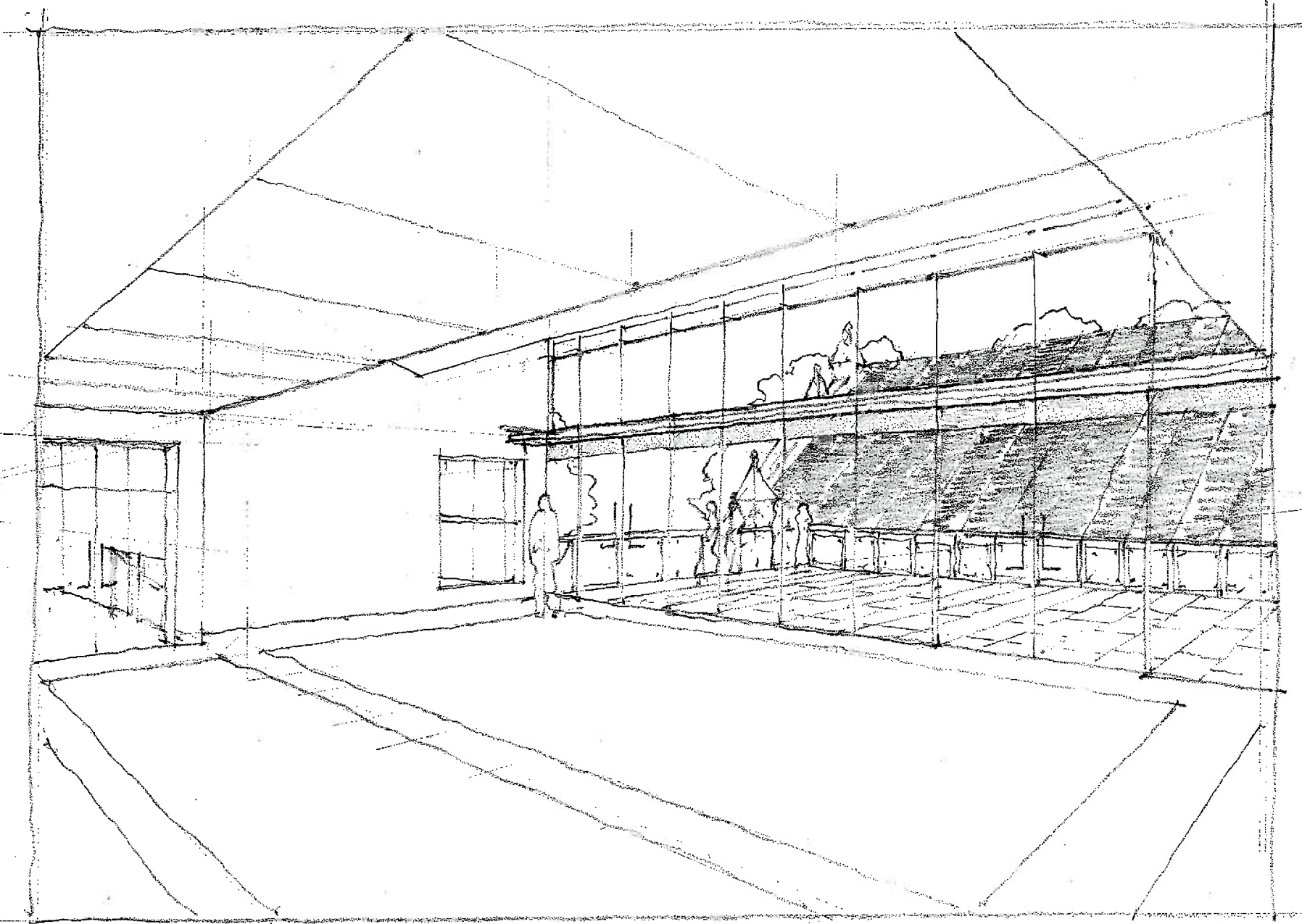
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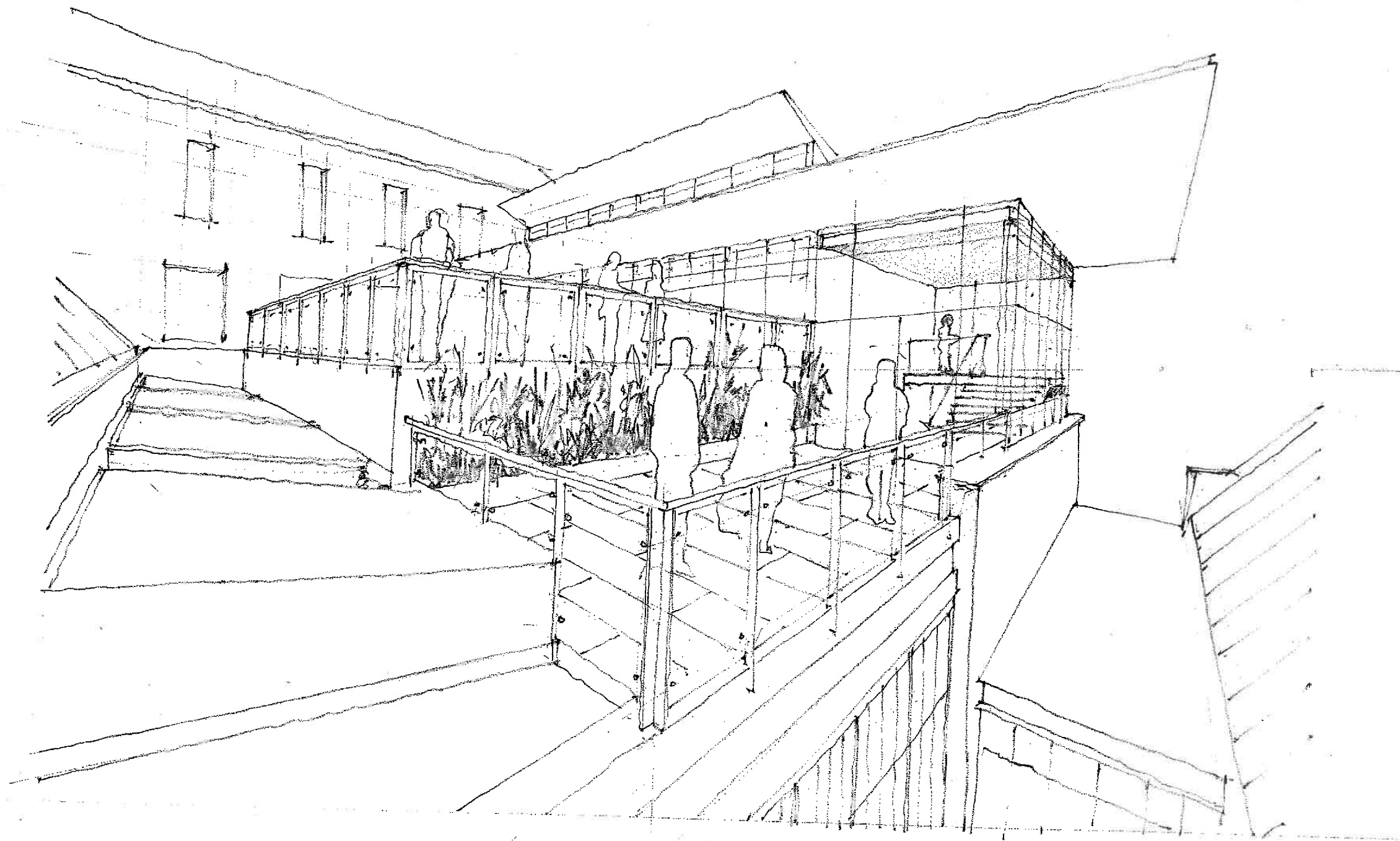


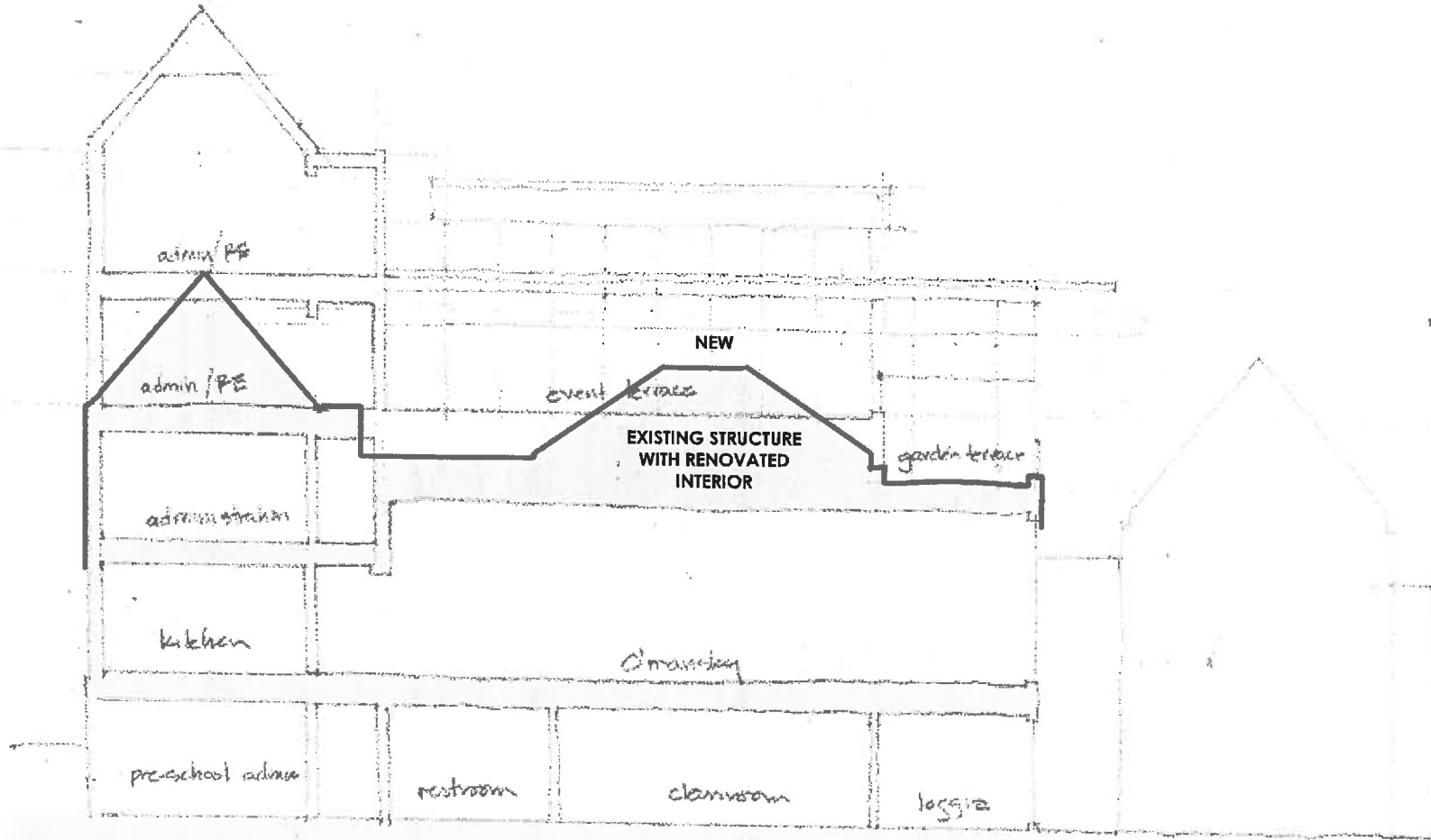












1 Sketch Section 1
 A1.6 1/8" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

project:
 TEMPLE BETH
 ISRAEL

for:
 CONGREGATION
 BETH ISRAEL

job number: 16022
 drawing:
 SKETCH SECTION

revisions:

drawn by: Author
 checked by: Checker
 copyright: ©2016 bnarchitects, P.C.



approval	seal

date	sheet
11/15/2016	A1.6













