

From: Scala, Mary Joy
Sent: Monday, February 27, 2017 11:52 AM
To: Robert Gray (bob@rgrayarch.com)
Cc: Mitchell, David; Dick Shank (dick@shankgray.com)
Subject: BAR Action -310 4th Street NE- February 22, 2017

February 27, 2017

Shank & Gray
510 East Main Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-12-01
310 4th Street NE
Tax Parcel 330205L00
Court Square LLC, owner/ Richard Shank, Shank & Gray Architects, applicant
Exterior Modifications

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 22, 2017. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mohr moved to find that the proposed exterior balconies and lighting satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District with the following modifications: to see the fin walls thickened to a module at or above 18 inches at the base, and a submission at a later date of the final design for the ramp area, and any other changes that you think merit discussion may be emailed to BAR through Mary Joy. Schwarz seconded and the motion passed (7-0).

You may submit your revised plan when ready, to be circulated for administrative approval.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 22, 2017**



Certificate of Appropriateness Application

BAR 16-12-01

310 4th Street NE

Tax Parcel 330205L00

Court Square LLC, owner/ Richard Shank, Shank & Gray Architects, applicant

Exterior Modifications

Background

310 4th Street NE (formerly 300 E High Street), built in 1998, is a contributing structure in the North Downtown ADC District. There is no historic survey available.

January 21, 1997 (300 E High Street)- The BAR unanimously approved the new office building with conditions.

June 15, 1999 (300 E high Street)- The BAR unanimously approved an amendment to allow the wall mounted lights to remain white, but required the freestanding lampposts to be painted black.

December 20, 2016 - The BAR liked the proposal for residential use, but requested more detail: enlarged view of one of the balconies, show how columns and brick walls work together, site plan, 3D perspectives in its setting, materiality. Mr Schwarz moved to accept the applicant's request for deferral. Mr Balut seconded. Motion passed (8-0)

Application

The applicant plans to convert the two top floors (2nd and 3rd floors) from office to residential use, so certain exterior modifications are requested.

Six new balcony structures will be added, consisting of brick (and block) screen walls to match existing, 10" dia. painted steel pipe columns, steel railings painted gloss black, and new doors in modified window openings.

The new brick and mortar would match the existing building as closely as possible.

All the external steel components would be painted black this would include painting existing railings that are currently white.

The three light fixtures types would all be black, all have hidden light sources (lamps) and they would supplement the existing external lighting, which is fairly limited.

February - Additional details are shown in a section drawing and in an axonometric 3-D drawing.

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 Design Review Guidelines for New Construction and Additions

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

- 1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

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.*

Pertinent Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

1. *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2. *Retain original windows when possible.*
3. *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
4. *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
5. *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6. *Replace historic components of a window that are beyond repair with matching components.*

7. *Replace entire windows only when they are missing or beyond repair.*
8. *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9. *Reconstruction should be based on physical evidence or old photographs.*
10. *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
11. *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
12. *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
13. *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass and metal windows are preferred. Vinyl windows are discouraged.*
14. *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15. *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down....*

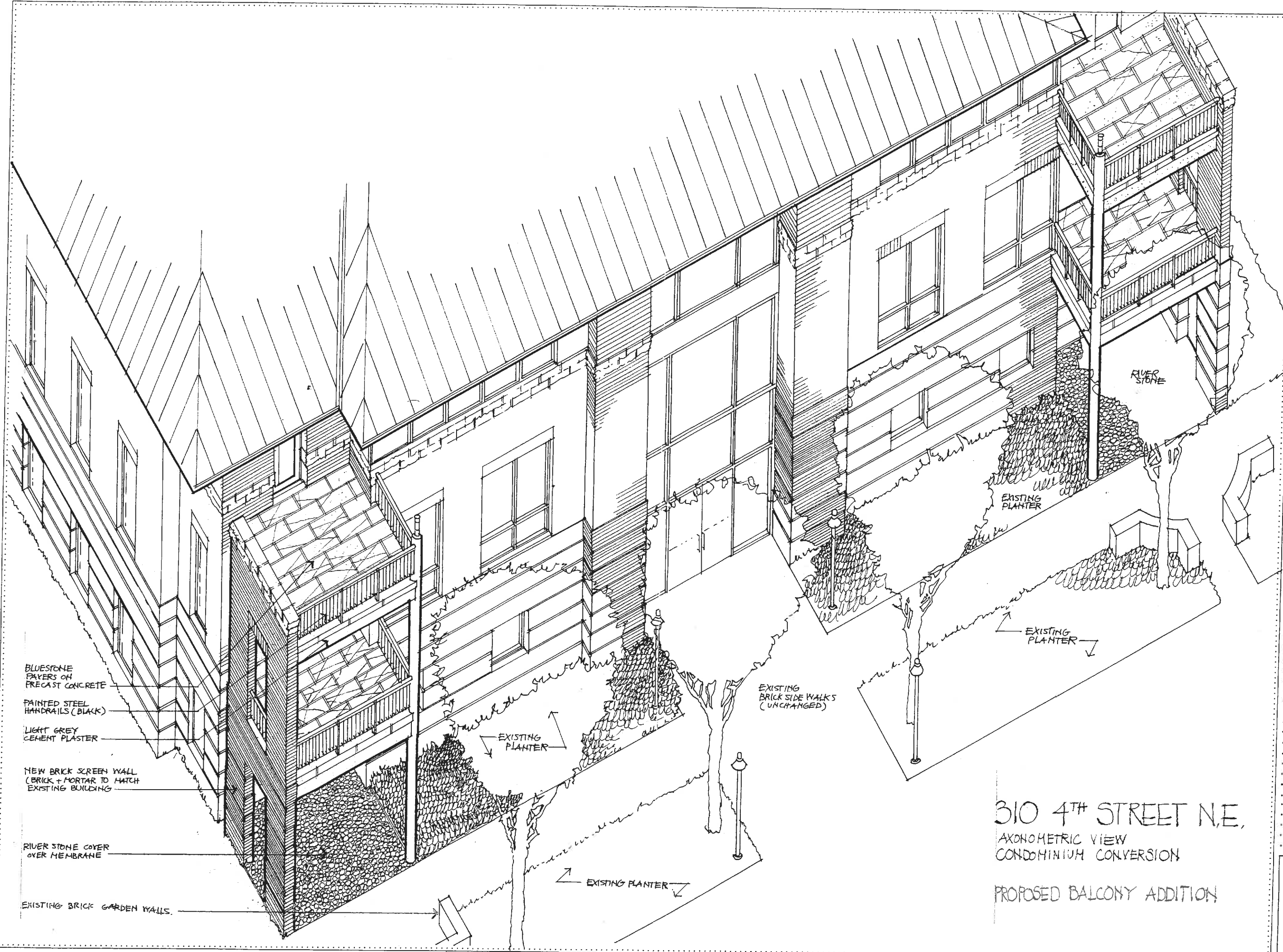
Discussion and Recommendations

This seems like a straight-forward solution that provides desirable outdoor living space. The black railings will be an improvement.

February – The December submittal is attached FYI.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed exterior balconies and lighting satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



BLUESTONE
Pavers ON
PRECAST CONCRETE

PAINTED STEEL
HANDRAILS (BLACK)

LIGHT GREY
CEMENT PLASTER

NEW BRICK SCREEN WALL
(BRICK + MORTAR TO MATCH
EXISTING BUILDING)

RIVER STONE COVER
OVER MEMBRANE

EXISTING BRICK GARDEN WALLS

EXISTING
PLANTER

EXISTING
BRICK SIDE WALKS
(UNCHANGED)

EXISTING
PLANTER

RIVER
STONE

EXISTING PLANTER

310 4TH STREET N.E.,
AXONOMETRIC VIEW
CONDOMINIUM CONVERSION

PROPOSED BALCONY ADDITION

SHANK
& GRAY
ARCHITECTS

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GREAT
EASTERN
MANAGEMENT

310 4TH STREET NE
CHARLOTTEVILLE
VIRGINIA

commission

date JANUARY 24, 2017

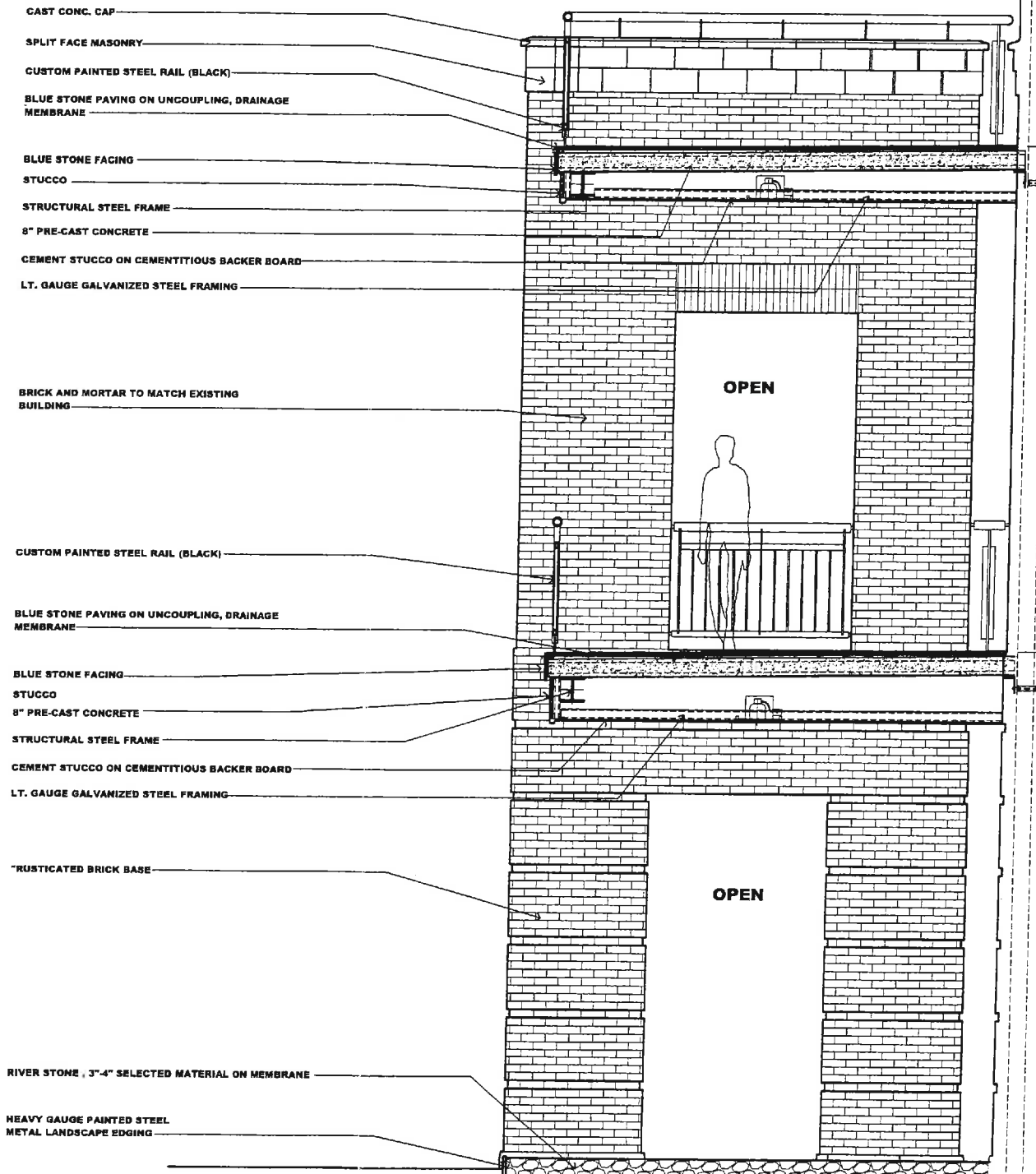
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PRELIMINARY BALCONY SECTION

RECEIVED

JAN 25 2017

NEIGHBORHOOD DEVELOPMENT SERVICES



PRELIMINARY BALCONY SECTION
1/2" = 1'-0"

SHANK & GRAY

ARCHITECTS

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GREAT EASTERN MANAGEMENT

310 4TH SREET, NE
CHARLOTTESVILLE
VIRGINIA

commission 14018

date 28 NOV 2016

revisions

COVER/VICINITY





NEW BALCONY WITH
BRICK SCREEN WALL
@ EACH CORNER.

CONDOMINIUM CONVERSION
310 FOURTH STREET
CONCEPT SKETCH

BALCONY STRUCTURE
INSERT IN EXISTING ALCOVES

JANUARY 25 2017
SHANK + GRAY ARCHITECTS.

February Submittal