

From: Scala, Mary Joy
Sent: Monday, May 22, 2017 12:40 PM
To: Robert Gray (bob@rgrayarch.com)
Subject: BAR Action - 310 4th Street NE - May 16, 2017

May 22, 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 projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 16, 2017. The following action was taken:

Clayborne 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 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.

Mohr seconded.

Approved 6-3 with Miller, Earnst, and Gastinger opposed.

This certificate of appropriateness shall expire in 18 months (November 16, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 16, 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)

February 22, 2017- The BAR approved the proposed exterior balconies and lighting 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 to be approved administratively.

March 2017- Additional drawings, including a perspective of the ramp at the northwest corner, a section of the balconies, and an elevation of the screen walls, were circulated by email for administrative approval. The BAR did not reach a consensus.

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.

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.

Discussion and Recommendations

The BAR must vote on the three additional drawings that were submitted in March for administrative approval. The drawings are intended to satisfy the February conditions of approval regarding fin wall width and final ramp design.

The packet also includes previous submittal drawings for your information.

Suggested Motion

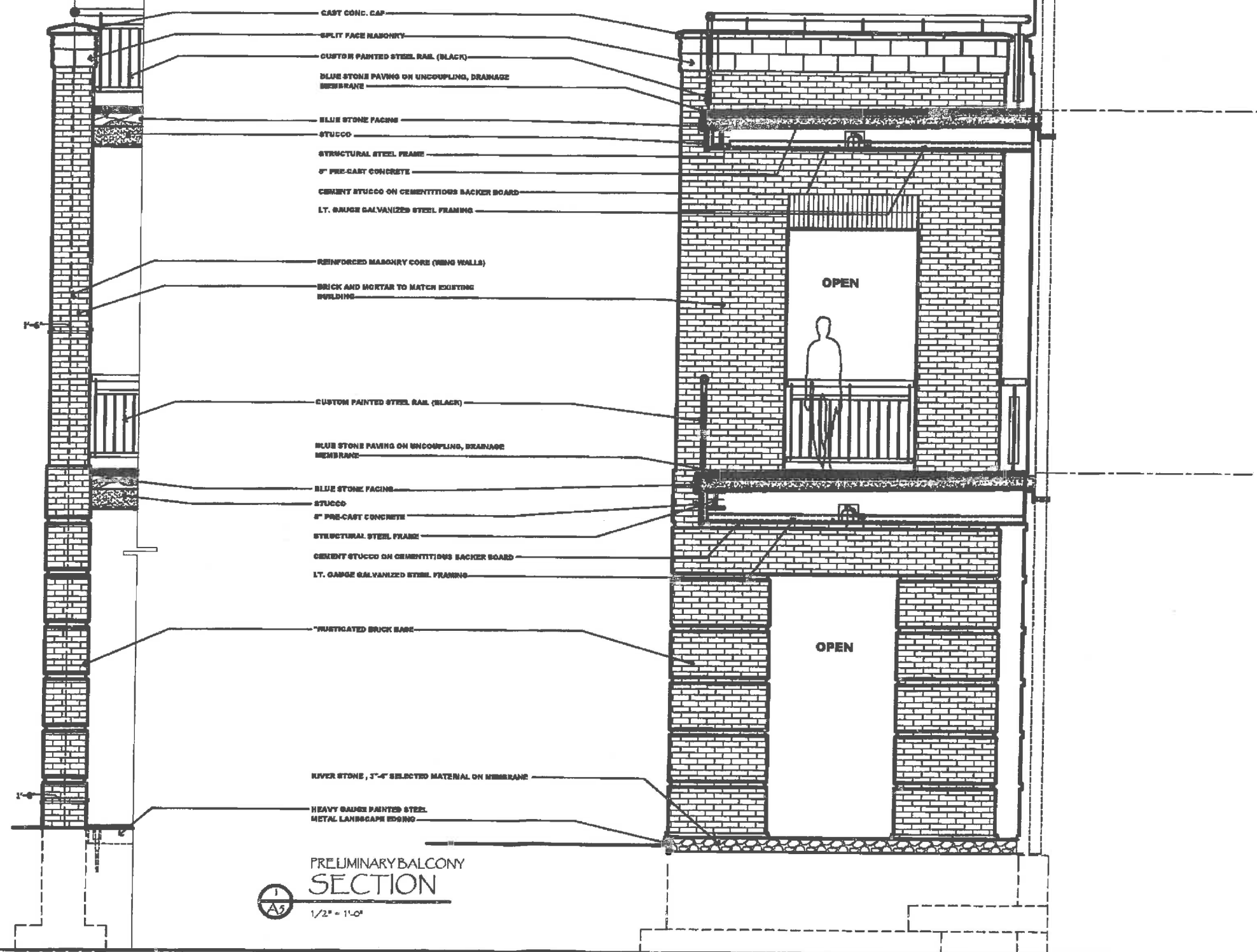
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions I move to find that the proposed exterior balconies and lighting satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in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

310 4TH STREET NE
-CONDOMINIUM DEVELOPMENT
-DESIGN DEVELOPMENT SKETCH
-RAMP AREA / NORTHWEST CORNER



MARCH 10, 2017

PRELIMINARY BALCONY SECTION



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

Robert Gray
 510 EAST MAIN STREET
 CHARLOTTESVILLE
 VIRGINIA 22902
 434-295-0131
 bob@grayark.com

310
 4TH STREET N.E.
 condominiums

GREAT EASTERN
 MANAGEMENT
 CHARLOTTESVILLE, VA.

revision
 date 1 MAR 2011

BALCONY DETAIL
 A-8

PRELIMINARY screen wall elevations

Robert Gray

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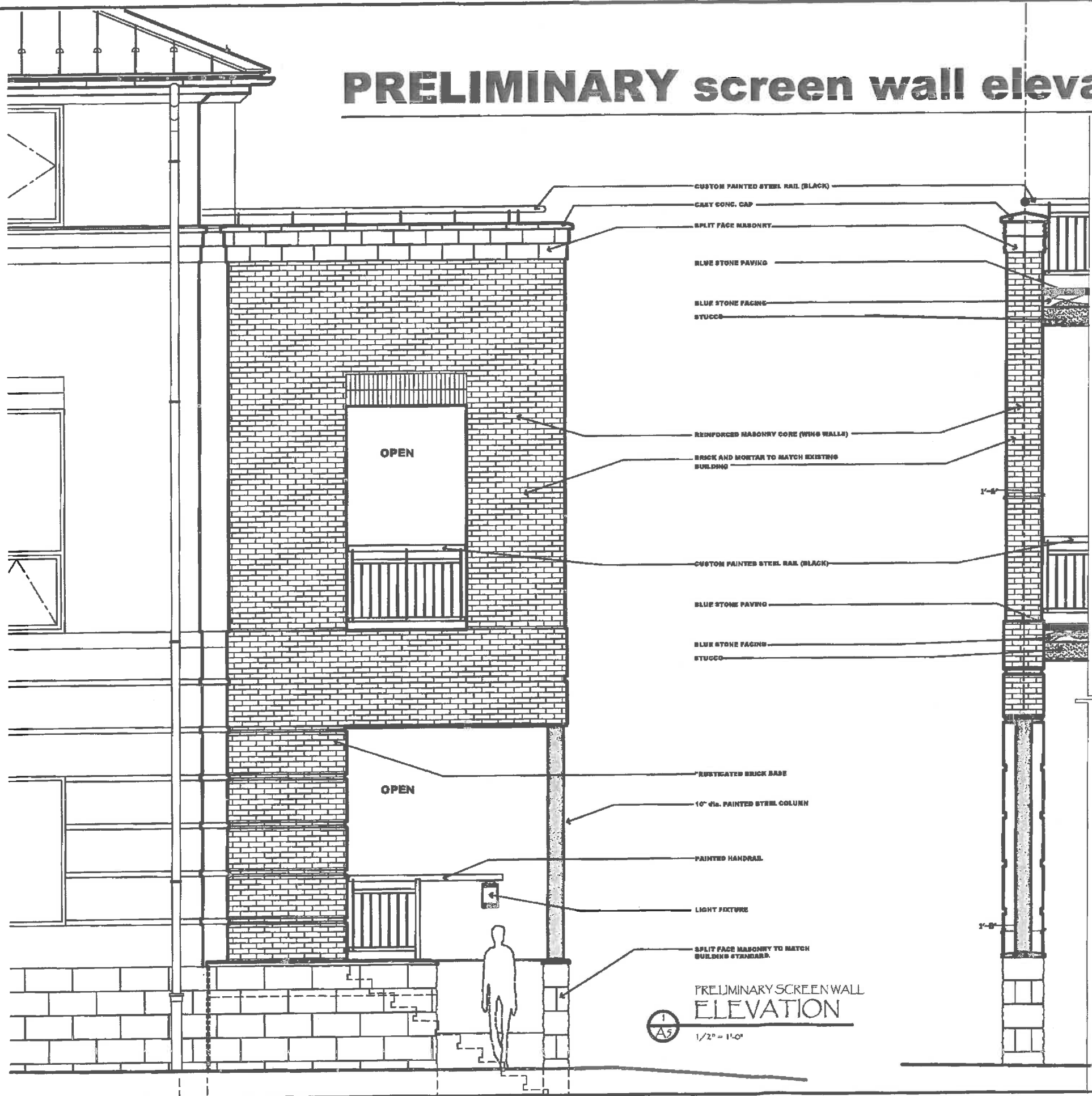
310
4TH STREET N.E.
condominiums

GREAT EASTERN
MANAGEMENT
CHARLOTTESVILLE, VA.

commission
date 1 MAR 2017
revisions

SCREEN WALL N.W.

A-9



CUSTOM PAINTED STEEL RAIL (BLACK)

CAST CONG. CAP

SPLIT FACE MASONRY

BLUE STONE PAVING

BLUE STONE FACING

STUCCO

REINFORCED MASONRY CORE (WIND WALLS)

BRICK AND MORTAR TO MATCH EXISTING BUILDING

CUSTOM PAINTED STEEL RAIL (BLACK)

BLUE STONE PAVING

BLUE STONE FACING

STUCCO

7" RUSTICATED BRICK BASE

10" dia. PAINTED STEEL COLUMN

PAINTED HANDRAIL

LIGHT FIXTURE

SPLIT FACE MASONRY TO MATCH BUILDING STRIATIONS

PRELIMINARY SCREEN WALL
ELEVATION

1
A5

1/2" = 1'-0"

2
A5

PRELIMINARY SCREEN WALL
END ELEVATION

1/2" = 1'-0"