

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Tuesday, August 28, 2018 1:58 PM  
**To:** 'caitlin@henningsenkestner.com'  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Actions - August 21, 2018 - 310 4th Street NE

### Preliminary Discussion

BAR 18-08-02  
310 4<sup>th</sup> Street NE  
Tax Parcel 330205L00  
Great Eastern Management, Owner/ Henningsen Kestner Architects, Applicant  
Renovation and addition of square footage and patio area

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2018. The following action was taken:

**This is a preliminary discussion; no BAR action is required.**

**The whole discussion can be heard at: [http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1314](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1314)**

If you have any questions, please contact Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Regards,  
Camie Mess

Camie Mess  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 21, 2018**



**Preliminary Discussion**

BAR 18-08-02

310 4<sup>th</sup> Street NE; Tax Parcel 330205L00

Owner: Great Eastern Management

Applicant: Henningsen Kestner Architects

**Renovation and addition: Convert office space to residential condominiums**

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**Background**

Constructed in 1998, 310 4<sup>th</sup> Street NE (formerly 300 E High Street) is a three-story, brick office building in the North Downtown ADC District. (Per city code, this building is designated as a *contributing structure*.)

**Prior BAR Actions**

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 lamp posts 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.

May 17, 2017 - The BAR approves the application as submitted.

**Application**

Applicant's submittal:

- Henningsen Kestner Architects submittal dated July 31, 2018: Cover, project narrative and existing conditions (sheets BAR.01-BAR.02), existing floor plans (sheets BAR.03-BAR.05), proposed floor plans (sheets BAR.06-BAR.08), existing and proposed elevations (sheets BAR.09-BAR.12), and perspective renderings (sheets BAR.13-BAR.15).



Request to convert the 2<sup>nd</sup> and 3<sup>rd</sup> floors from office to residential condominiums. Alterations include extending the building's east façade (towards 4<sup>th</sup> Street) and west façade (towards 3<sup>rd</sup> Street).

### **Discussion and Recommendations**

The city code requires a *mandatory pre-application* meeting for projects of this scale. This preliminary discussion satisfies that requirement.

### **Suggested Motion**

(This is a preliminary discussion; no BAR action is required.)

### **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.

CONDO CONVERSION AND ADDITION

FOR

310 4TH STREET

CHARLOTTESVILLE, VIRGINIA

BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION PACKAGE  
FINAL

31 AUGUST 2018

310 4TH STREET  
BOARD OF ARCH. REVIEW  
CERT. OF APPROPRIATENESS

PROJECT NO. 1745

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CONDO CONVERSION & ADDITION  
310 4TH ST  
CHARLOTTESVILLE, VIRGINIA

SEAL

HK  
HENNINGSEN KESTNER  
ARCHITECTS  
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902  
PHONE (434) 971-7202 FAX (434) 295-2413 HENNINGSENKESTNER.COM

BAR.00



A photograph of a three-story brick building with large windows and a balcony, partially obscured by a large green tree. The building has a stone foundation and a white railing on the balcony. A sidewalk and a road are in the foreground.





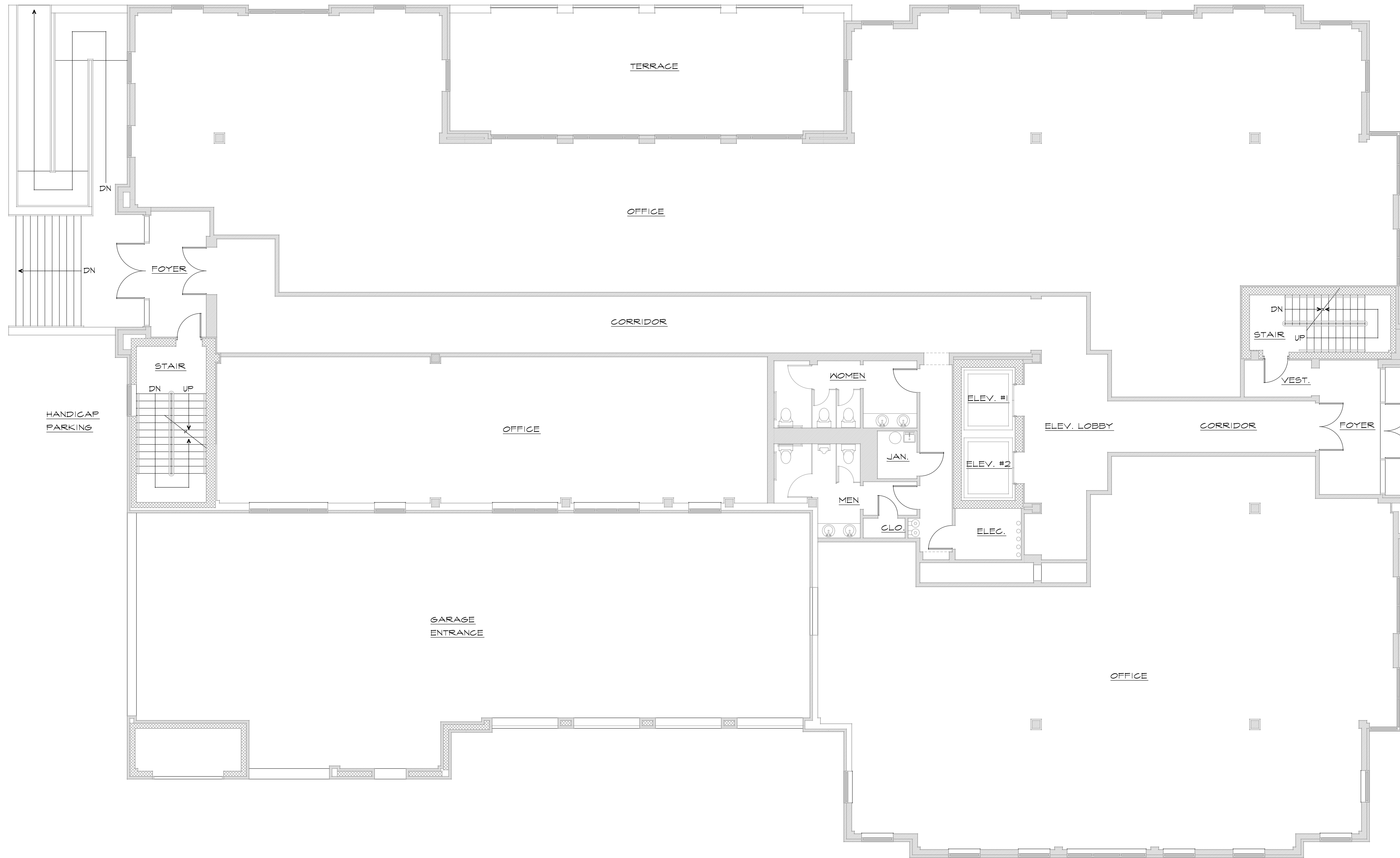


CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTESVILLE, VIRGINIA

DRAWING RELEASE			
NO.	DATE	NO.	DATE

EXISTING PHOTOS		FILE NO.	
PROJECT NO.	1749	1749-BAR02	





1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTEVILLE, VIRGINIA

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

EXISTING FIRST FLOOR PLAN	PROJECT NO. 1745	FILE NO. 1745-BAR03
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1 EXISTING THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

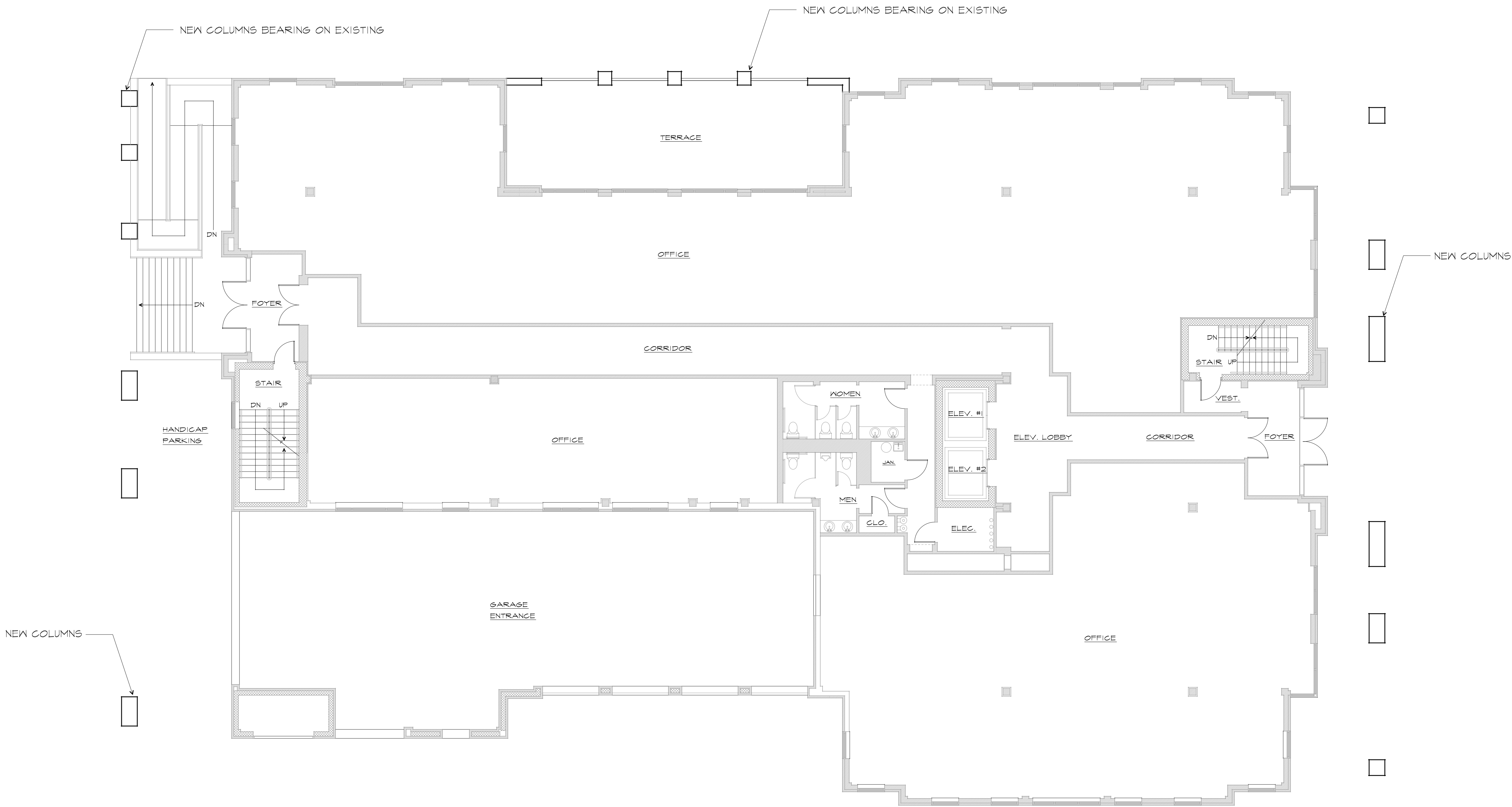
CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTEVILLE, VIRGINIA

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EXISTING THIRD FLOOR PLAN	PROJECT NO. 1745	FILE NO. 1745-BAR05
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BAR.05



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTESVILLE, VIRGINIA

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PROPOSED FIRST FLOOR PLAN	
PROJECT NO.	FILE NO.





1 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTESVILLE, VIRGINIA

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PROPOSED THIRD  
FLOOR PLAN

PROJECT NO. 17-45 FILE NO. 17-45-BAR08

BAR.08



1 PROPOSED ELEVATION - 4TH STREET  
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - 4TH STREET  
SCALE: 1/16" = 1'-0"

DRAWING RELEASE		
NO.	DATE	
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EXISTING & PROPOSED 4TH ST ELEVATIONS	
PROJECT NO. 1745	FILE NO. 1745-BAR-09

NEW WINDOW FINISH TO MATCH  
EXISTING STOREFRONT  
KAWNEER, WHITE ALUMINUM

ALL NEW MATERIALS  
TO MATCH EXISTING



NEW HIP ROOF

NEW TERRACE DOORS  
KAWNEER WHITE ALUMINUM

ALL NEW MATERIALS  
TO MATCH EXISTING

1 PROPOSED ELEVATION - HIGH STREET  
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - HIGH STREET  
SCALE: 1/16" = 1'-0"

DRAWING RELEASE	
NO.	DATE
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EXISTING & PROPOSED HIGH ST ELEVATIONS	
PROJECT NO.	1745
FILE NO.	1745-BAR-10



1 PROPOSED ELEVATION - ALLEY SIDE  
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - ALLEY SIDE  
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION  
**310 4TH ST**  
CHARLOTTESVILLE, VIRGINIA

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1 PROPOSED ELEVATION - 3RD STREET  
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - 3RD STREET  
SCALE: 1/16" = 1'-0"

HK

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SEAL

CONDO CONVERSION & ADDITION

310 4TH ST

CHARLOTTEVILLE, VIRGINIA

NO.		DATE		DRAWING RELEASE	

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EXISTING & PROPOSED  
3RD ST ELEVATIONS

PROJECT NO. 1745

FILE NO. 1745-BAR.12

BAR.12









CONDO CONVERSION & ADDITION  
310 4TH ST  
CHARLOTTESVILLE, VIRGINIA

[illegible]

RENDERINGS OF PROPOSED DESIGN	PROJECT NO. 1745	FILE NO. 1745-BAS/4
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BEFORE - 3RD STREET



AFTER - 3RD STREET



BEFORE - HIGH STREET



AFTER - HIGH STREET



BEFORE - 4TH STREET



AFTER - 4TH STREET

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION

RENDERINGS OF PROPOSED DESIGN	PROJECT NO. 1745	FILE NO. 1745-BAR.15
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