

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Thursday, January 17, 2019 10:17 AM  
**To:** kaob@comcast.net  
**Cc:** Werner, Jeffrey B  
**Subject:** January BAR Action - 500 Court Square

January 17, 2019

### **Certificate of Appropriateness Application**

BAR 19-01-02  
500 Court Square  
Tax Parcel 530096000  
500 Court Square, Owner/Kevin O'Brien (on behalf of HOA), Applicant  
Installation of two metal security gates

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 15, 2019. The following action was taken:

**Motion: Schwarz having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, I move to find that the proposed metal security gates 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 application as submitted:**

- **Drawing #1 for the Porte Cochere (without the ovals)**
- **Drawing #3 for the Court Square Tavern (without the ovals)**
- **Request to look at the proportions for the Porte Cochere [height of gate relative to fixed panel above]**
- **Request the gates be set back and swing inward**
- **Submit the updated final drawings for the BAR Archive**

**Balut seconded. Approved (7-0).**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1338](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1338)

This certificate of appropriateness shall expire in 18 months (July 15, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely,  
Camie Mess

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 15, 2019**



**Certificate of Appropriateness Application**

BAR 19-01-02

500 Court Square

Tax Parcel 530096000

500 Court Square, Owner/Kevin O'Brien (on behalf of HOA), Applicant

Installation of two metal security gates

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**Background**

Constructed between 1924 and 1926, this Colonial Revival nine story brick building, originally called the Monticello Hotel, was designed by architect Stanhope Johnson of Lynchburg. This property is a contributing structure in the North Downtown ADC district and the Charlottesville Albemarle County Courthouse National Register District.

**Previous BAR Approvals**

This item was discussed at the May 15, 2018 BAR Meeting as a preliminary discussion.

**Application**

Application Submitted:

- BAR Certificate of Appropriateness Application Page, existing entrance of the north entrance Porte Cochere, C&C Welding Drawing #1 and Drawing #2 of the front main gate, existing entrance of entrance to the Court Square Tavern, C&C Welding Drawing Option #1 and Option #2, photo of existing metal gates in the North Downtown ADC District.

The applicant would like to install two metal security gates into existing openings at the north entrance to the Porte Cochere (facing Jefferson Street) and at the entrance to the Court Square Tavern (facing 5<sup>th</sup> St NE)

**Discussion and Recommendations**

Staff thinks the two security gates are compatible with the ADC Guidelines. The applicant also included additional examples of gates within the North Downtown ADC District. The BAR should inquire as to if the gates will swing inward or outward. In addition, if deemed appropriate, the BAR should pick between Option #1, Option #2, and Option #2 for the security gate located at the entrance of the Court Square Tavern. If the BAR approves Option #2, it should be noted to the applicant that the CST in the gate would count towards their square footage of signage.

## **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, I move to find that the proposed metal security gates 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 application as submitted.

## **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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

### **Pertinent Design Review Guidelines for Site Design and Elements**

#### **C. WALLS AND FENCES**

*There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.*

- 1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2. When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3. Match old fencing in material, height, and detail.*
- 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 clues from nearby historic fences and walls.*
- 7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8. Traditional concrete block walls may be appropriate.*

9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*



# 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

**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	500 Court Square	Applicant Name	Kevin O'Brien (on behalf of HOA)
Install metal security gates:			
Project Name/Description	North Porte Cochere & Tavern Entrance	Parcel Number	530096000
Project Property Address	500 Court Square		

### Applicant Information

Address: 500 Court Square  
Charlottesville, Va 22902  
Email: kaob@comcast.net  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

### Signature of Applicant

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 500 Court Square  
Charlottesville, Va 22902  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Description of Proposed Work (attach separate narrative if necessary):

Install into existing openings two metal security gates: One at north entrance to the porte cochere (facing Jefferson Street) and one at entrance to the Court Square Tavern (facing facing 5th St, NE).

### List All Attachments (see reverse side for submittal requirements):

Photos of existing openings; two proposed designs for each opening; examples of similar gates nearby.

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

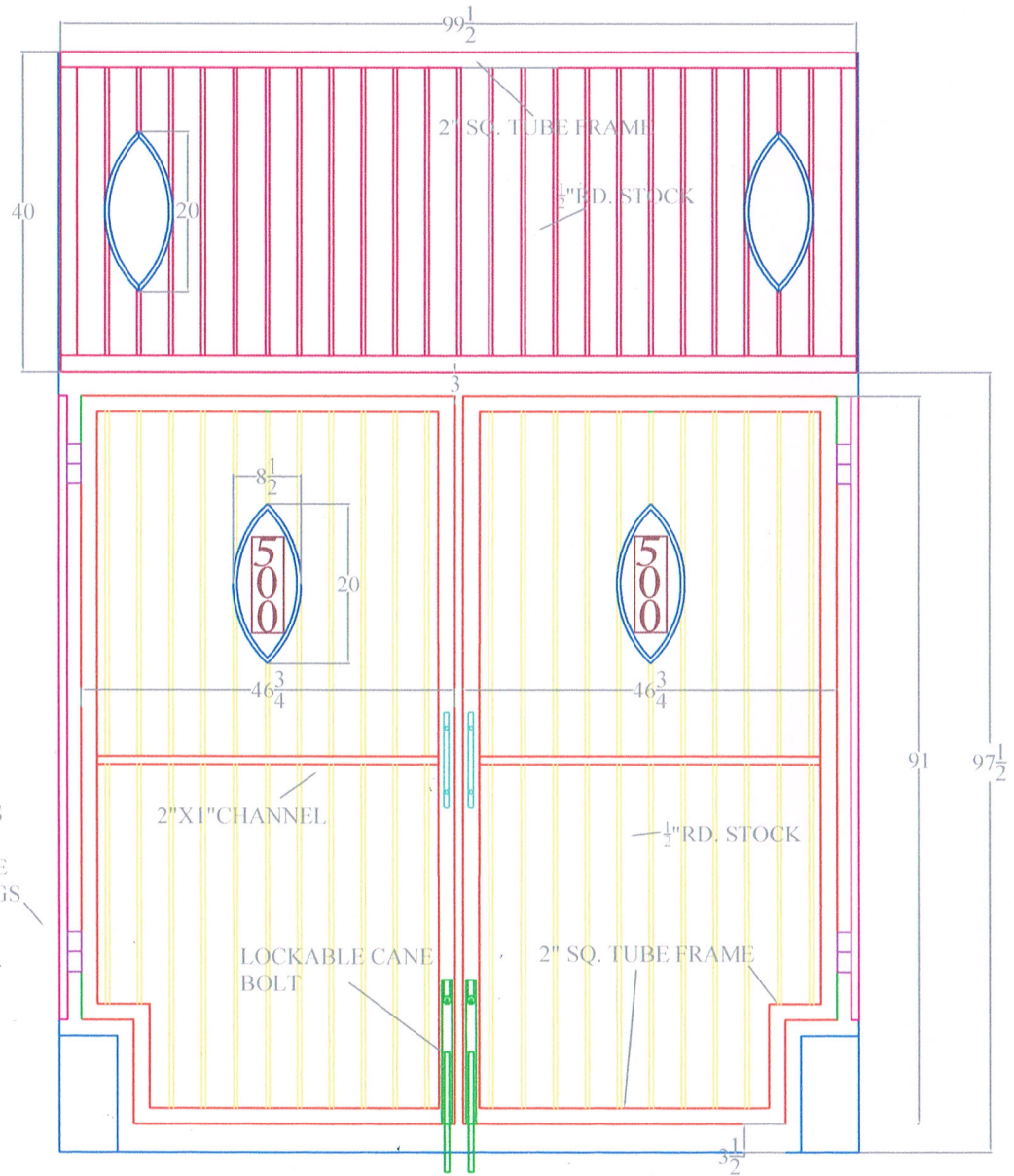
Metal Gates at 500 Court Square



FRONT MAIN GATE  
DRAWING #1  
BY: C&C WELDING

NEED TO KNOW IF GATES  
HAVE TO SWING OUT OR IN

HINGES  
WITH  
GREASE  
FITTINGS

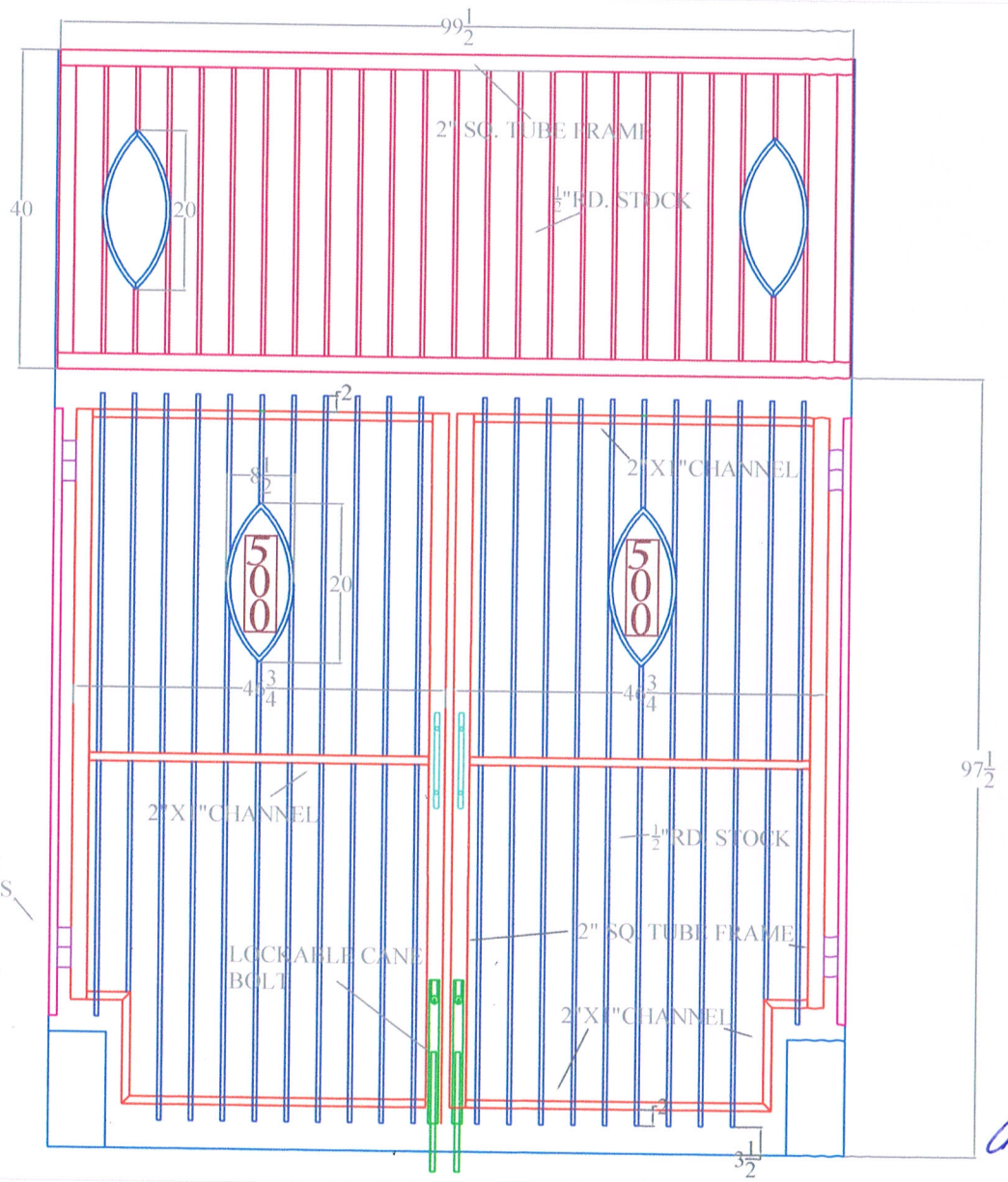


*Handwritten signature*

FRONT MAIN GATE  
DRAWING #2BY: C&C  
WELDING

NEED TO KNOW IF GATES  
HAVE TO SWING OUT OR IN

HINGES  
WITH  
GREASE  
FITTINGS



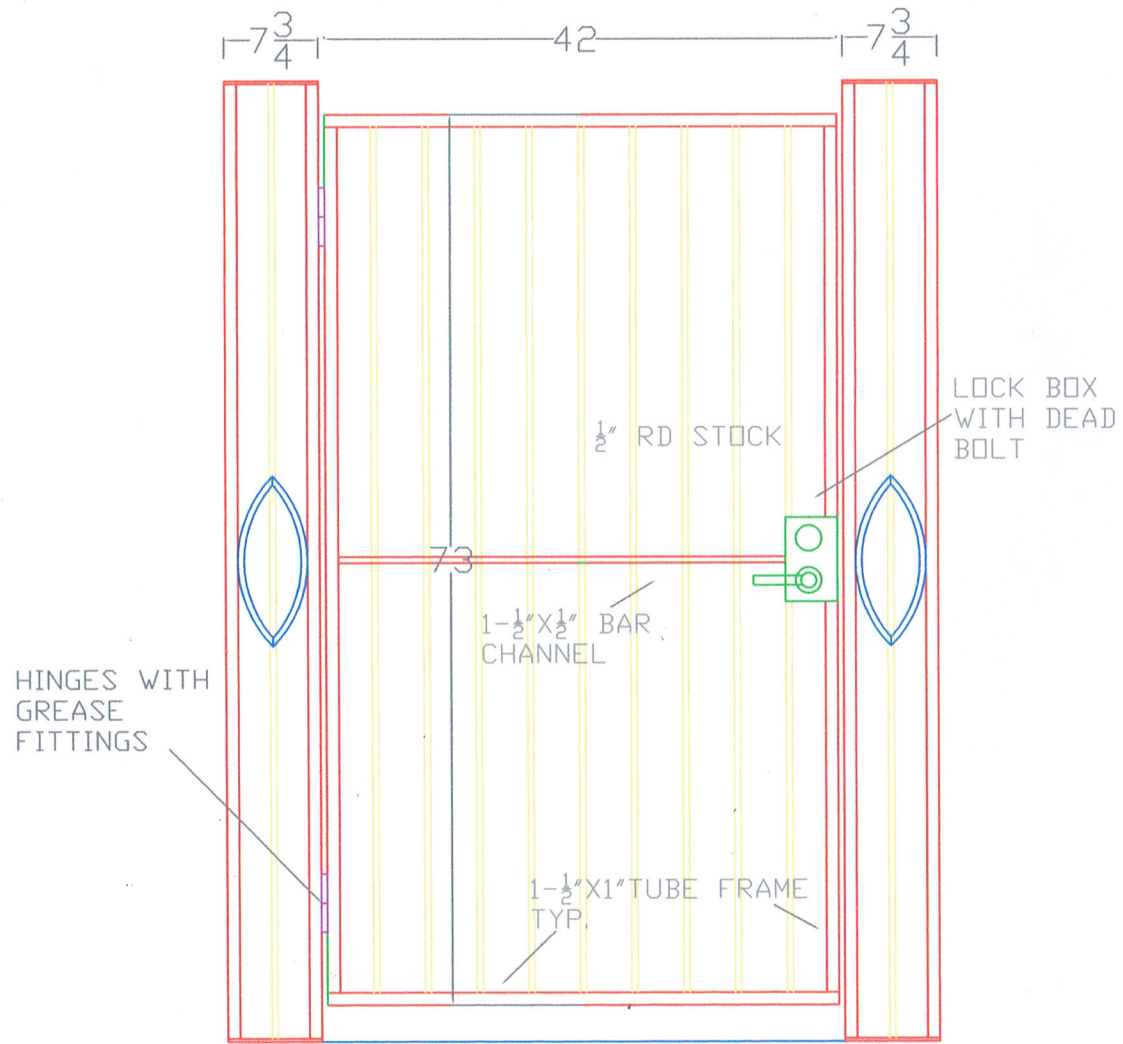
*C&C*



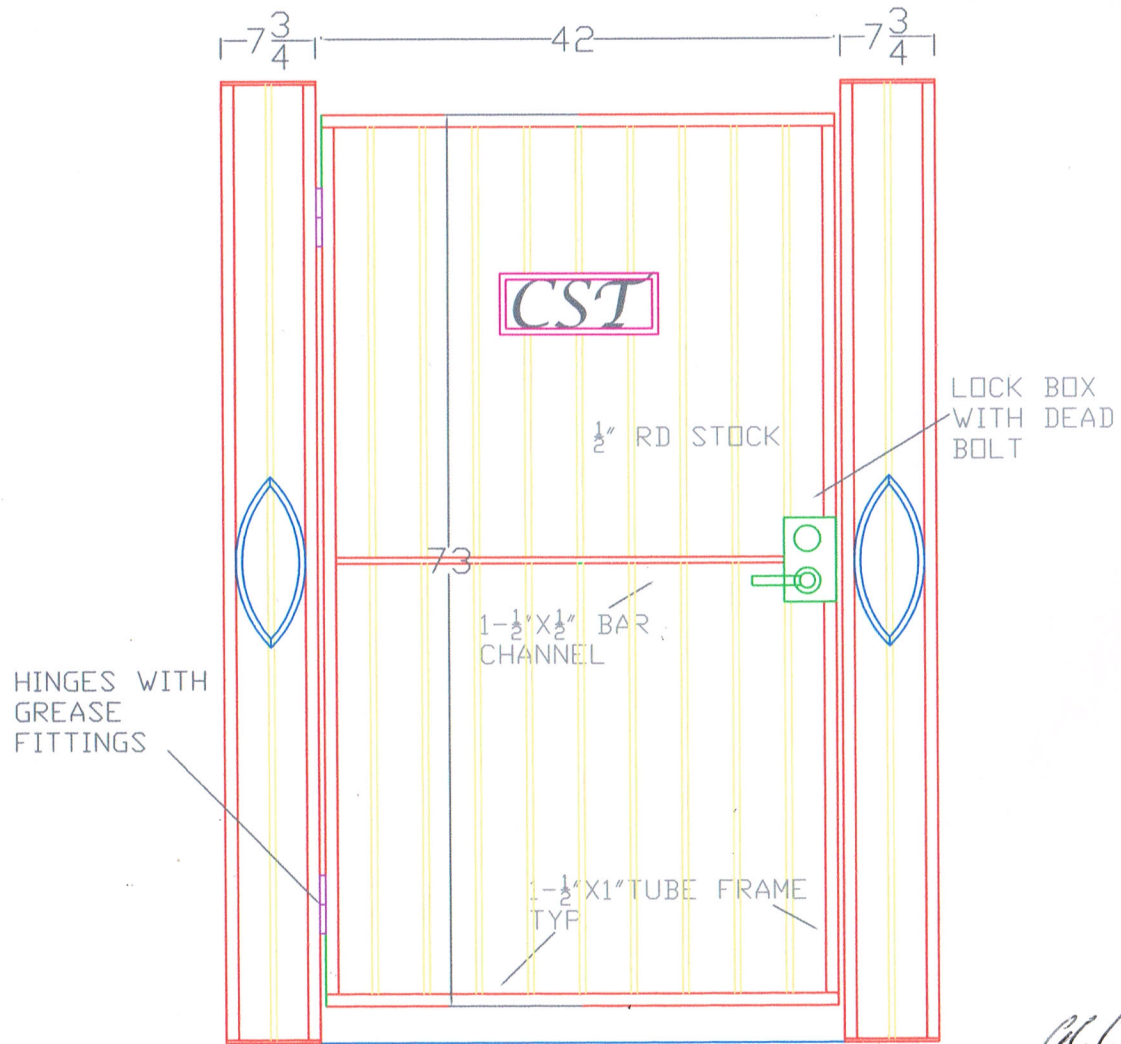
# Metal Gates at 500 Court Square



TAVERN GATE AT 500 COURT SQUARE  
DRAWING BY C&C WELDING  
#1 WITH OVALS

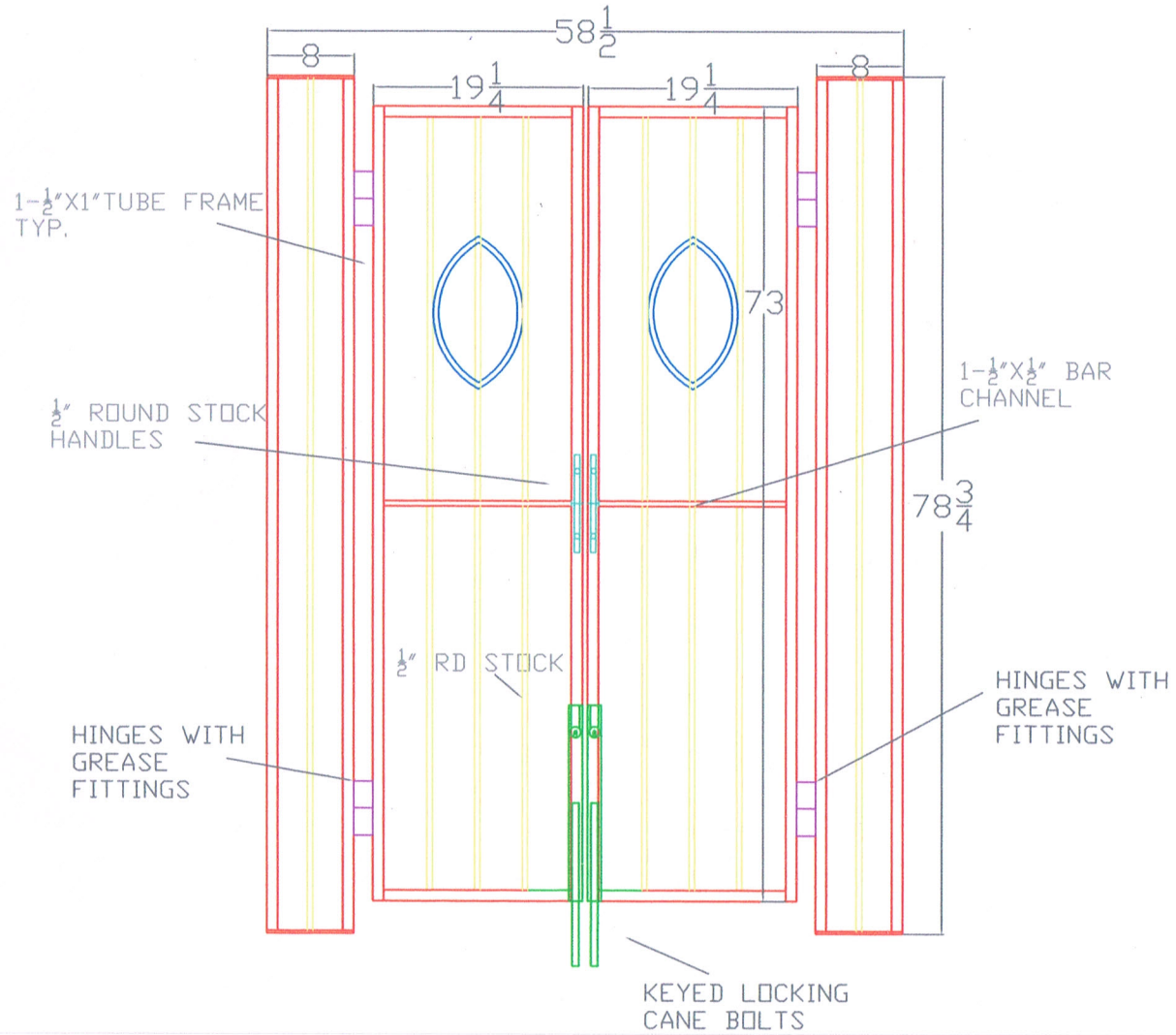


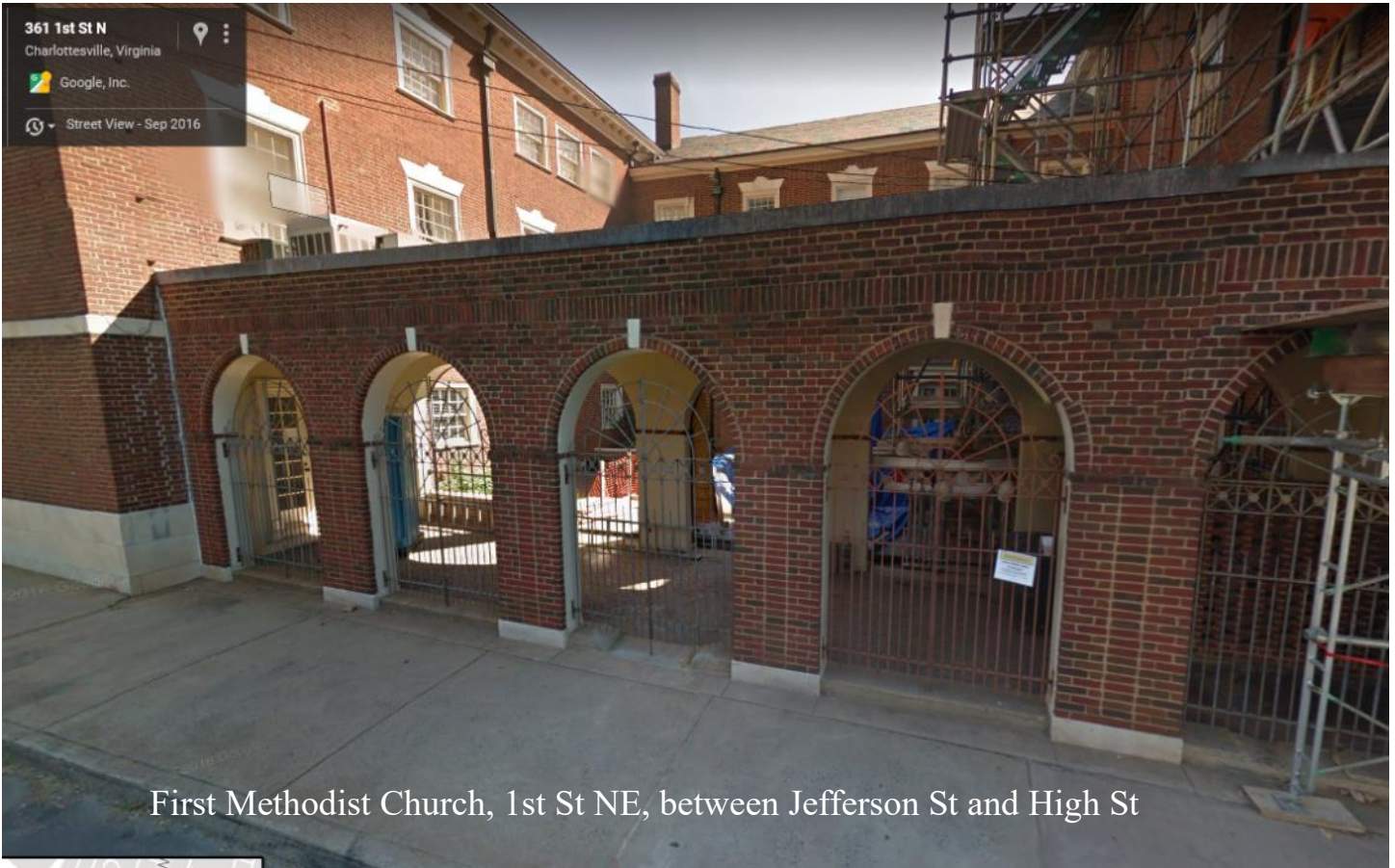
TAVERN GATE AT 500 COURT SQUARE  
DRAWING BY C&C WELDING  
#2 WITH OVALS & NAME



*C&C Welding*

TAVERN GATE AT 500 COURT SQUARE  
DRAWING BY C&C WELDING  
#3 WITH OVALS DOUBLE DOOR STYLE





First Methodist Church, 1st St NE, between Jefferson St and High St



4th Street, NE, near the Pie Chest



TAVERN GATE AT 500 COURT SQUARE  
DRAWING BY C&C WELDING  
#4 DOUBLE DOOR STYLE

