

2020-07 BAR Decision for 506 Park Street

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 9:16 PM

To: Karim Habbab <khabbab@brw-architects.com>

Certificate of Appropriateness Application

BAR 20-07-10

506 Park Street

Tax Parcel: 530123000

Owner: Presbyterian Church Ch'ville Trust

Applicant: Karim Habbab/BRW Architects

Addition to Fellowship Hall

Dear Karim,

Last Tuesday, the Charlottesville Board of Architectural Review (BAR) reviewed your project listed above. The BAR approved your project with the following motion:

BAR Member Tim Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, I move to find that the proposed addition, alterations, and landscaping 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.

The BAR does recommend:

- Revamping the site lighting elsewhere on the site to be consistent with the work being done
- Add as many street and shade trees as possible to enhance the overall canopy of the city

Ron Bailey seconded. Motion approves (9-0).

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**City of Charlottesville
Board of Architectural Review
STAFF REPORT
July 21, 2020**



Certificate of Appropriateness Application

BAR 20-07-10

506 Park Street

Tax Parcel 530123000

Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant
Addition



Background

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986)

District: North Downtown ADC District

Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

Prior BAR Actions

March 19, 2019 – BAR approved new entrance and ADA ramp at the east elevation (7th Street NE) of the Fellowship Hall.

June 2019 – BAR approved modifications to ADA entrance at 7th Street.

Application

Submittal: BRW Architects drawings *First Presbyterian Church Renovation and Addition*, dated July 21, 2020, pages 1 through 41.

Request for CoA for alteration and new construction at the First Presbyterian Church. Construction of a three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace.

Materials

- Brick to be Keuka Type 2 Mudbox smooth from Watsonstown Brick. (New brick and mortar to match existing. Sample provided.)
- Doors and windows to match proportion, color and lite configuration of existing. Glass shall be clear. Windows to be aluminum clad wood. (Sample provided.)
- Trim to match existing and painted to match.
- Hipped roof to be slate, with snow guards, similar to existing.
- Internal gutters with scuppers and downspouts to match existing.
- Wall sconces (at new French doors) to match existing
- New metal railings, painted black.
- Lighting: (See page 39 of submittal)
 - Lamping will be dimmable and not exceed a Color temperature of 3,000k.
 - Uplights will be at a maximum of less than 3000 lumens.
 - Fixtures that emit 3000 lumens or more shall be full cut off.

Landscaping

- Entry Terrace at Addition
 - Concrete terrace with brick accent band
 - Sod area enclosed by brick pavers
 - (Near sanctuary) Concrete steps with brick cheek walls with wall-mounted lights.
 - (Near 7th Street) Concrete sidewalk and stairs with wall and stair-mounted lights.
 - Stake-mounted path lights
- Gathering Terrace at Gathering Hall
 - Bluestone pavers
 - Stake-mounted path lights
 - Up-lighting beneath trees.
- Courtyard Terrace at Gathering Hall
 - Artificial turf area enclosed by concrete sidewalk
- Trees and Shrubs
 - Lomndon Planetree, *Platanus x acerifolia* 'Blood Good'
 - Red Maple, *Acer rubrum* 'Red Sunset'
 - Dogwood, *Cornus florida*
 - Serviceberry, *Amelanchier x grandiflora* 'Autumn Brilliance'
 - Magnolia, *Magnolia virginiana*
 - Eastern redbud, *Cercis canadensis*
 - Holly, *Ilex verticillata*
 - Hydrangea, *Hydrangea quercifolia*
 - Virginia sweetspire, *Itea virginica* 'Henry's Garnet'
 - Boxwood, *Buxus* 'Green Gem'
- Low plantings
 - Autumn fern, *Dryopteris erythrosora polystichum acrostichoides*
 - Geranium, *Geranium macrorrhizum*
 - Coral bells, *Heuchera villosa* 'Autumn Bride'
 - Liriope, *Liriope spicata galanthus nivalis*,
 - Liriope, *Liriope spicata Scilla Siberica*
 - Liriope, *Liriope spicata*
 - Liriope, *Liriope muscari* 'Big Blue'

- Viburnum, *Viburnum carlesii*

Discussion

Addition

- Function, Size, Location: Addition is necessary to accommodate an expansion of church activities and space needs. It is located to the rear of the property and behind the 1950s sanctuary and Gathering Hall. In size and scale it is subordinate to the sanctuary and does not overwhelm the adjacent halls.
- Design, Replication of Style, Materials and Features: The addition is intended to respect, but not mimic the design and materiality of the sanctuary and halls. Design elements distinguish the old from the new.
- Attachment to Existing Building: The addition is linked to the sanctuary and Fellowship Hall by hyphens that will distinguish the old from the new.

Gathering Hall Terrace and Doors

- BAR should discuss the removal of existing windows to accommodate the new doors.
- Removal of the 24” diameter tree. (See photos on sheet 6 of the submittal.) This is a significant, mature tree. BAR should discuss its removal and, if approved, require that it be replaced with a suitable large canopy tree (per the City’s Tree List) and at a location within the SW corner of the site.

Courtyard Terrace at Gathering Hall

- The use of artificial turf is unprecedented within an ADC District, however this courtyard is enclosed by surrounding structures and will not be visible from any public right of way.

Lighting

- Conform with design guidelines and BAR standards.

Landscaping

- Proposed trees and shrubs are consistent with the City’s Master Tree List.
- Paving materials conform with design guidelines.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, and I move to find that the proposed addition, alterations, and landscaping 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.

[...as submitted with following conditions:...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the proposed addition, alterations, and do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies 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) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.

- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. Walkways & Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Pertinent Guidelines on New Construction and Additions

P. Additions

- 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 Guidelines on Rehabilitation

C. Windows

- 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.

- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.

- a. They should be a simple design where lock rails and stiles are similar in placement and size.
- b. Avoid using aluminum colored storm doors.
- c. If the existing storm door is aluminum, consider painting it to match the existing door.
- d. Use a zinc chromate primer before painting to ensure adhesion.

506 Park Street
Staff Photos



Figure 1: West elevation of 506 Park Street.



Figure 2: Oblique view of 506 Park Street, facing southeast



Figure 3: North elevation of 506 Park Street.



Figure 4: Oblique view of 506 Park Street, facing northeast.



Figure 5: Oblique view of 506 Park Street and fellowship hall wing, facing northeast.



Figure 6: View of subject property looking north up Park Street.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 500 Park Street
 Map and Parcel: 53-123
 Census Tract & Block: 3-416
 Present Owner: Presbyterian Church of Ch'ville.
 Address: 500 Park Street
 Present Use: House of Worship
 Original Owner: First Presbyterian Church
 Original Use: House of Worship

BASE DATA

Historic Name: First Presbyterian Church
 Date/Period: 1955
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 1
 Present Zoning: B-1
 Land Area (sq.ft.): 170 x 270
 Assessed Value (land + imp.): 28,000 + 255,960 = 283,960

ARCHITECTURAL DESCRIPTION

The First Presbyterian Church is a 1955 Neo-Georgian church based on James Gibbs' 1722 masterpiece St. Martin-in-the-Fields in London. Unlike Wren's churches with the adjunct steeple, Gibbs unified the plan and placed the spire at the west end of the church between the portico and the nave. The plan remains a classic to this day. Large, circular headed windows link the sanctuary with the educational wing to the south. The brickwork is very fine and the structure is nicely integrated with its site.

HISTORICAL DESCRIPTION

In 1819 the Presbyterians of Charlottesville and the neighboring district joined together to form the South Plains Presbyterian Church. The church lacked regular ministerial services until 1824 when the Rev. Francis Bowman, a graduate of Princeton Theological Seminary, became the pastor. He resided at 416 Park St. Their first Meeting House was built on the southeast corner of Market and 2nd St. N.E. in 1827. In 1856 this structure was replaced with a Gothic Revival building. In 1898 the congregation moved to a new building on the southwest corner of Market and 2nd St., N.E. In 1951 the church secured the John Kelly and Drury Wood property on Park St. with construction commencing in 1955. The decision to locate on Park St. resulted in the destruction of 3 architecturally and historically significant 19th century structures and an interruption of the residential scale and rhythm of the neighborhood. The local architectural firm of Stainback & Scribner designed the Neo-Georgian Church

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 First Presbyterian Church Annul Report, 1973





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 Presbyterian Church Charlottesville Trust Applicant Name Isaac Miller
Project Name/Description First Presbyterian Church Addition & Renovation Parcel Number 530123000
Project Property Address 506 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE, Charlottesville, VA 22902
Email: imiller@brw-architects.com
Phone: (W) 434-971-7160 (C) _____

Property Owner Information (if not applicant)

Address: 506 Park St. Charlottesville, VA, 22902
Email: forbes@vmdo.com
Phone: (W) 434-296-7131 (C) _____

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

Signature of Applicant

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

[Signature] 6/30/2020
Signature Date
Isaac Miller 6/30/2020
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature]
Signature Date
Terry Scott Forbes 6/30/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
New Addition and sitework to existing church at Northeast corner. Minor adjustment to facade facing park street at administration wing, with sitework.

List All Attachments (see reverse side for submittal requirements):
40 page booklet containing required drawings and images
Proposed brick sample and window corner sample (window sample finish does not match specified finish, refer to booklet)

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

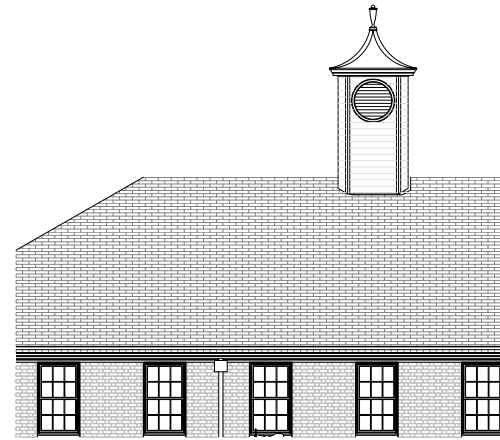
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



BOARD OF ARCHITECTURAL REVIEW

FIRST PRESBYTERIAN CHURCH
RENOVATION + ADDITION
JULY 21 2020



First Presbyterian Church - 506 Park St, Charlottesville, VA 22902

PROJECT DESCRIPTION

The new work will consist of:

1. A new three story addition at the North Eastern corner of the complex
2. A new exterior terrace next to that addition as well as adjustments to the driveway in that area.
3. Renovation facing Park Street consisting of:
 - Changing the existing windows to operable french doors.
 - Site and landscape work to create a new terrace adjacent to the french doors.

MATERIALS

- The railing will be metal painted black.
- The new brick will be Keuka Type 2 Mudbox smooth from Watsontown Brick. New brick and mortar to match existing.
- New glass in doors and windows at the entry shall adhere to BAR guidelines. Glass shall be clear and will match existing windows in proportion, color, and number of lites. Windows will be aluminum clad wood, to match look of existing windows. Color of cladding to be similar to existing windows.
- New trim work shall be painted off-white, similar to existing trim.
- Refer to Landscape plan for sitework materials.
- New hipped roof to be slate with snowguards, similar to existing.
- Copper downspouts to match existing.



ADC GUIDELINES NEW CONSTRUCTION & ADDITIONS:

A. INTRODUCTION

Sustainability: the new construction will meet or exceed all sustainability requirements. The facade will be brick, a durable material, that fits within the context of the original structure. The original structure will be predominately preserved in the construction of the new addition, a recessed hyphen on either side of the new proposed addition will differentiate the new addition from the existing original church structure that was construction in 1954 as well as the more recent addition constructed in 1986. In addition to the hyphen, the roof form, and window layout will distinguish the new addition from the existing structure while maintaining the character of the existing historic structure as well as being compatible with it. New structure elements will be at the interface between the new construction and the existing structure to maintain the integrity of the historic structure.

B. SETBACK

The new addition is placed at the corner of the existing church complex and will, with exception of the hyphen, maintain the setbacks of the existing structures to reinforce the character of the church and the compatibility between the new addition and the existing structure.

C. SPACING

The spacing of the new addition utilizes the existing rhythm established by the existing structure.

D. MASSING & FOOTPRINT

The massing and footprint of the new addition sets itself as secondary to the existing historic chapel and sanctuary structure. The addition achieves this through various methods including a hipped roof, in contrast to the existing historic gable roof, to minimize the prominence of its facade in relation to the historic chapel and sanctuary, as well as a 'flat' roof at the hyphens to clearly distinguish the existing footprint from the new addition. The use of hyphens as well as step-backs at the hyphens reduce the implied footprint of the addition in relation to the adjacent historic church structure. Topographical changes on the site also help reduce the scale of the addition in relation to the existing sanctuary.

E. HEIGHT & WIDTH

The height and width of the proposed addition fits in the existing context of the church's height and width. The addition, being at the corner of the existing complex, lends itself to a cornerstone proportion that is more square in nature, with the hyphens on either side of the brick used to bridge the gap to the existing structures. The use of trim work and various design elements break down the scale of the building to a reinforce a human experience while maintaining the monumental scale of the existing church experience.

F. SCALE

Use of a brick water-table, covered entries with canopies, cornice that relate to the existing church, trim work, and facade design elements help connect the proposed addition to the existing church, distinguishing the addition while maintaining the same language of the existing in regard to the monumental scale of the church. This is also accomplished by a new entry terrace that sits in the foreground of the addition facing North. The entry terrace helps define the monumental scale of the proposed addition without overshadowing the existing historic church.



PROJECT DESCRIPTION

First Presbyterian Church
Board of Architectural Review
July 21, 2020

G. ROOF

The proposed addition utilizes a slate hipped roof at the corner structure befitting the existing church design and its location within the existing church. They hyphens utilize a low slope roof, not visible from the ground, to break up the mass of the design and distinguish the new addition from the existing church. The addition roof also contains a metal paneling bump-out that matches the color of the slate roof at the rear towards the inner church courtyard that houses the elevator shaft, this bump-out is designed to not be visible from the ground.

H. ORIENTATION

As an addition to an existing structure, the new facade carries the same language across from the adjacent facades.

I. WINDOWS & DOORS

The ratio of solid (wall) to void (windows and doors) in the new addition relate to the adjacent existing historic structure except at the recessed hyphen where the opening are recessed and form a break in the language of the facade as a tool to distinguish the new addition from the existing church. The size and proportion of width to height of the windows and doors are compatible with the surrounding existing structure. The use of jack arches and a stone sill in the new addition relates to the existing window design elements. The new proposed octagonal windows at the third story of the addition relate to the same materiality as the existing church while distinguishing the design from the existing architecture. The new entries at the hyphens feature side-lites and transoms and trim work to frame the openings. New windows shall be aluminum clad wood, with simulated divided lights and clear glass that adheres to B.A.R guidelines.

J. PORCHES

Canopies at both proposed entrances at the addition demarcate the entryways, establishing them as distinct zones on the building facade to guide the visitors into the space. The size of each canopy is also reflective of the size of each entry and its relationship to the rest of the existing structure.

K. STREET-LEVEL DESIGN

Through a series of trim work, detailing and design elements such as recesses and setbacks, various 'bays' in the new design are articulated, providing a dynamic facade with visual interest to the pedestrians and users.

L. FOUNDATION & CORNICE

A brick water-table, with a bull nose brick course, that steps out from the plane of the wall above, sets up the relationship between the foundation and the rest of the building. Using the same language that exists in the adjacent existing structure, and through the use of trim work, cornice lines, and a brick band, the

proposed design fits into its context and respects the height and texture of the adjacent structure. The use of those elements sets up the three-part composition of foundation, middle and cornice, while navigating its relationship within the existing structures.

M. MATERIALS & TEXTURES

The primary materials used in the proposed addition are brick and hardie panel and trim siding, in accordance with the B.A.R guidelines and the context of the existing structure.

N. PAINT

Where design features are painted, such as trim work, paint will be selected to be similar to the existing off-white precedent.

O. DETAILS & DECORATION

Details on the facade are implemented in relation to the existing standards of the historic church, to break down mass of the structure. New design elements are also used to distinguish the new addition from the existing structure.

P. ADDITIONS

1. FUNCTION & SIZE

- The addition offers a much needed expansion to the existing facilities at the church as well as incorporates an elevator to establish accessibility to all floors of the church.
- The new addition was designed in congruence with the existing historic building while maintaining the hierarchy of the existing building.

2. LOCATION

- The addition is located at the rear corner of the complex, at a point farthest away from Park St., Maple St., and 7th St. at the end of 7th St. on a dead end road.
- The addition is set away from the Sanctuary facade facing Park St.
- The B.A.R new construction guidelines have been utilized in the design of the proposed addition.

3. DESIGN

- The new addition is sensitive to the existing historic church and its character and works.
- The new addition uses the design language presented in the existing structure and builds upon it to differentiate the old from the new while maintaining the overall historic integrity of the property and its environment.

4. REPLICATION OF STYLE

- The new addition is designed to be compatible with the existing church without being a mimicry of the existing design.
- Through distinct design features and new hyphens that bookend the addition, there is a clear distinction of the boundaries of the new addition.

5. MATERIALS AND FEATURES

- The materials, bricks, windows, details, and roof are designed to be compatible with the existing structure by using materials that are established in the existing church structure.

6. ATTACHMENT TO EXISTING BUILDING

- The new structure is designed to minimally impact the existing historic church and maintain the essential form and integrity of the original design.
- Through setbacks at the new hyphens and the brick corner piece, the wall plane and the roof form of the new addition vary from the existing church.

ADC GUIDELINES SITE DESIGN & ELEMENTS:

The architectural improvements proposed for the addition to First Presbyterian will be supported with two major landscape improvements. The addition of the exterior terrace to the west lawn of the church facing Park Street will allow for a direct connection between a new internal gathering hall and the exterior landscape. The series of double hung windows below the arched windows will be replaced by French doors. The terrace and new landscape planting is intended to provide the congregation an informal gathering place before and after services and special events. The new bluestone terrace add a significant amenity to this side of the building and enliven the Park Street landscape by opening up the life and activities of the church to the main civic streetscape.

The second major landscape improvement will be the new entrance terrace at the north east corner of the building at the point that seventh street terminates into the church parking lot. This new entry terrace will provide accessible access to the building, a landscaped forecourt, and a limited vehicular connection between the upper and lower parking areas. The limited vehicular access will be controlled by bollards prohibiting the connection when the church needs to control the vehicular traffic on the site. The landscape terrace, steps, accessible ramp, and planting will provide both a safe connection between the building and the parking as well as an informal garden like gathering area. Landscape planting will be guided by native species and lighting will be provided with discreet low bollards, wall and step lighting.

PROJECT DESCRIPTION

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SITE CONTEXT

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EXISTING



PROPOSED

SCOPE OF WORK

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PARK STREET



EXISTING PHOTOS - PARK STREET

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7TH STREET



EXISTING PHOTOS - 7TH STREET

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7TH STREET

EXISTING PHOTOS - 7TH STREET

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EXISTING PHOTOS - 7TH STREET

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EXISTING PHOTOS - 7TH STREET

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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE

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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES



3D PERSPECTIVE - 7TH STREET - ADDITION

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3D PERSPECTIVE - 7TH STREET - ADDITION

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3D PERSPECTIVE - ADDITION

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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION



RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

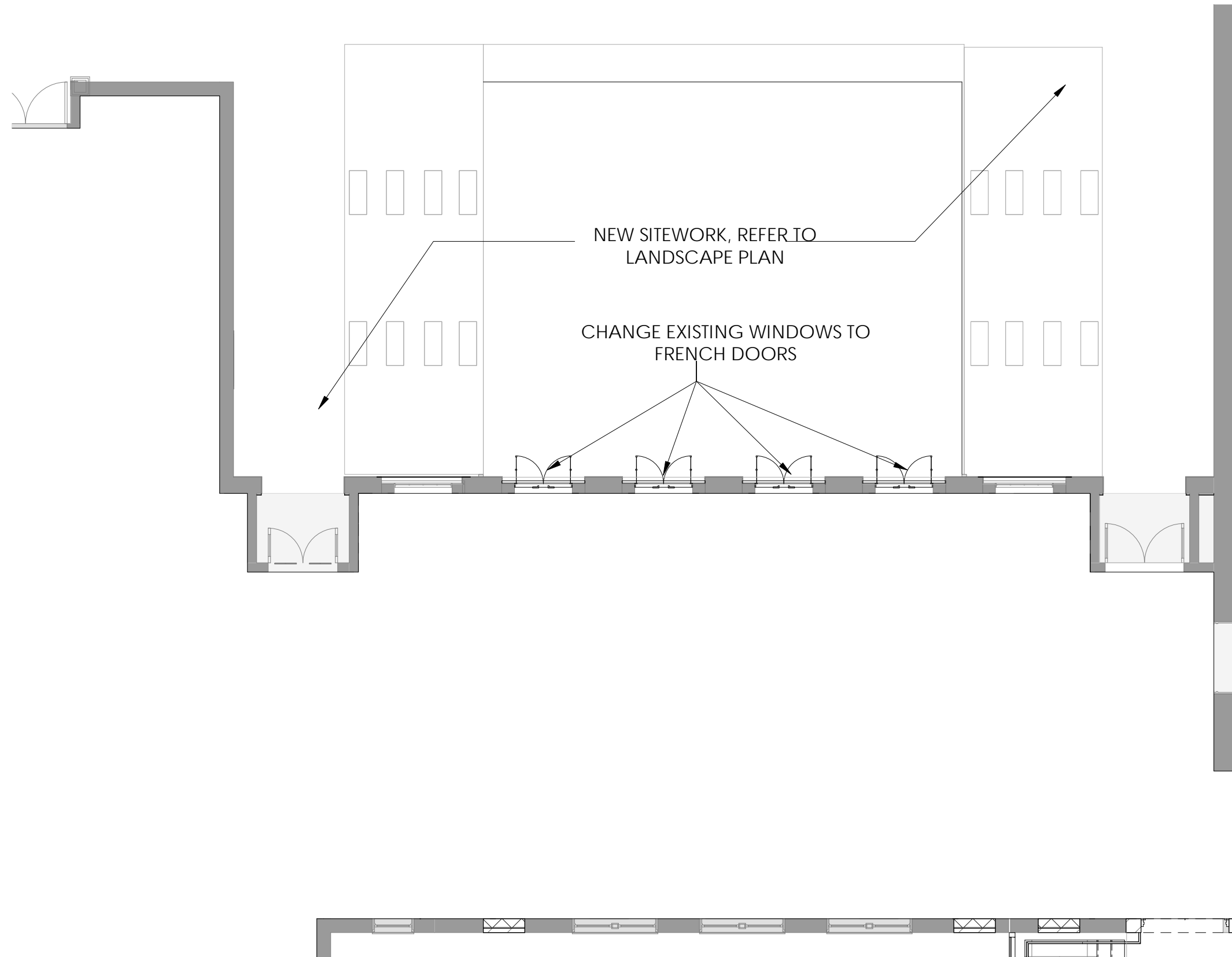
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RENDERED LANDSCAPE IS REPRESENTATIONAL. REFER TO PLANTING PLAN FOR ACCURATE DEPICTION OF LANDSCAPE AND SPECIES

3D PERSPECTIVE - ADDITION

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NEW SITEWORK, REFER TO
LANDSCAPE PLAN

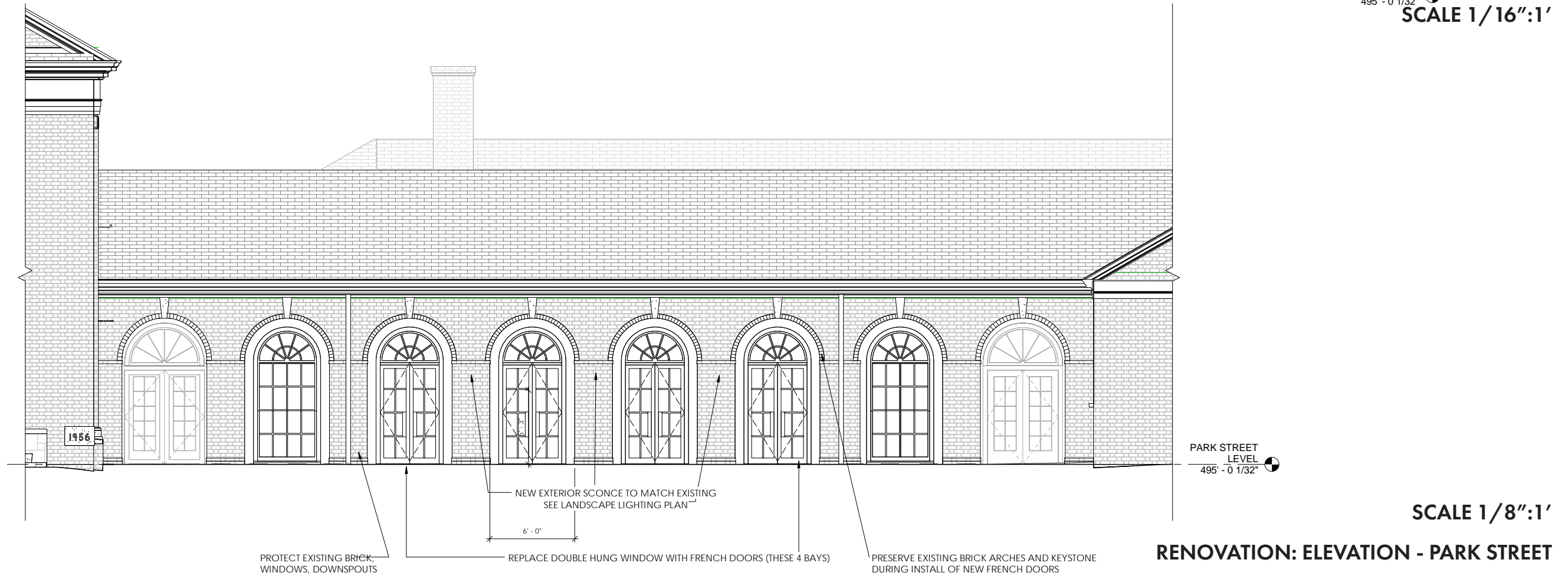
CHANGE EXISTING WINDOWS TO
FRENCH DOORS

SCALE 1/8":1'

RENOVATION: ENLARGED PLAN - GATHERING HALL (PARK STREET)

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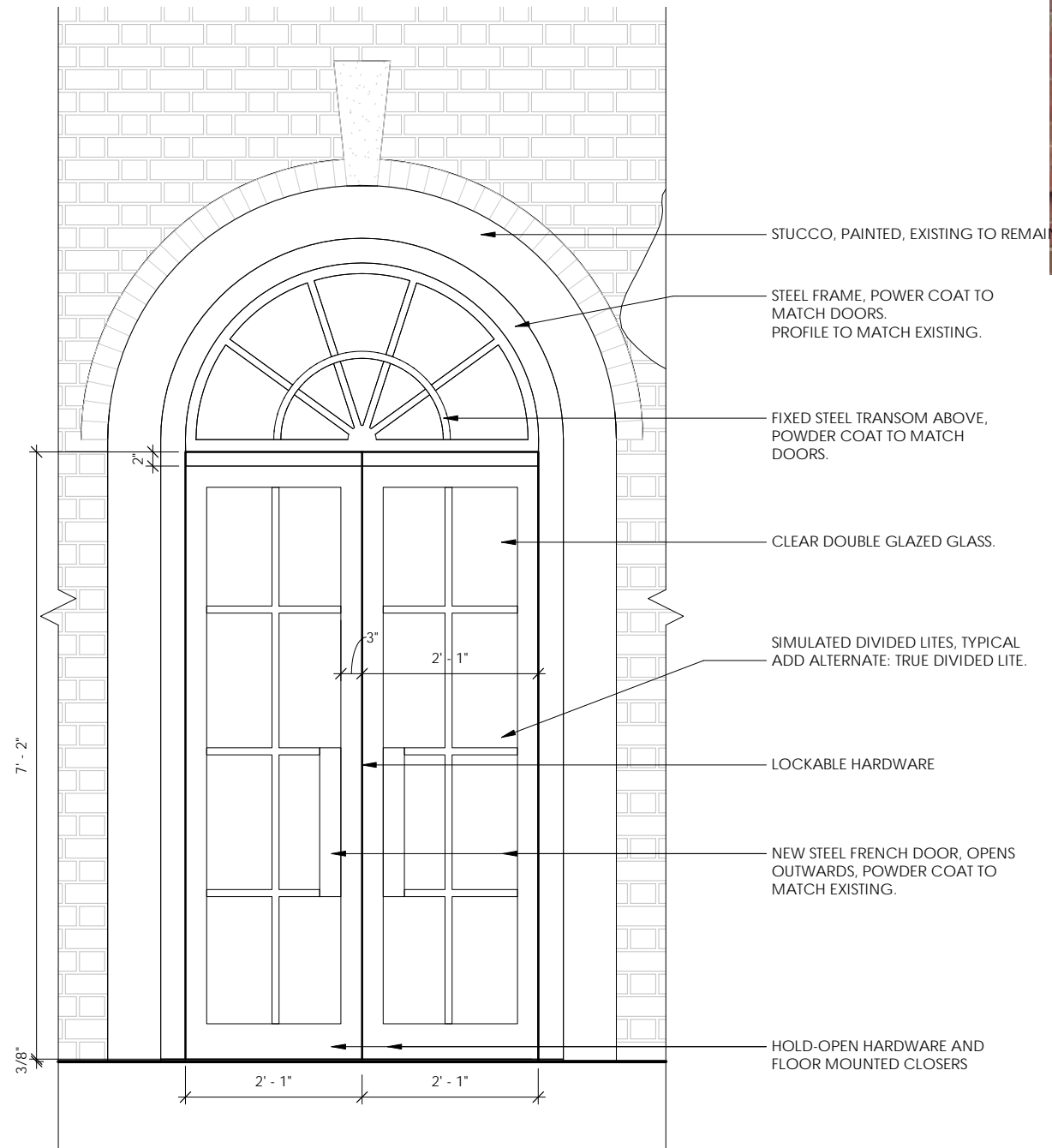


RENOVATION: ELEVATION - PARK STREET

SCALE 1/8":1'

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1 DOOR TYPE J
A5.3



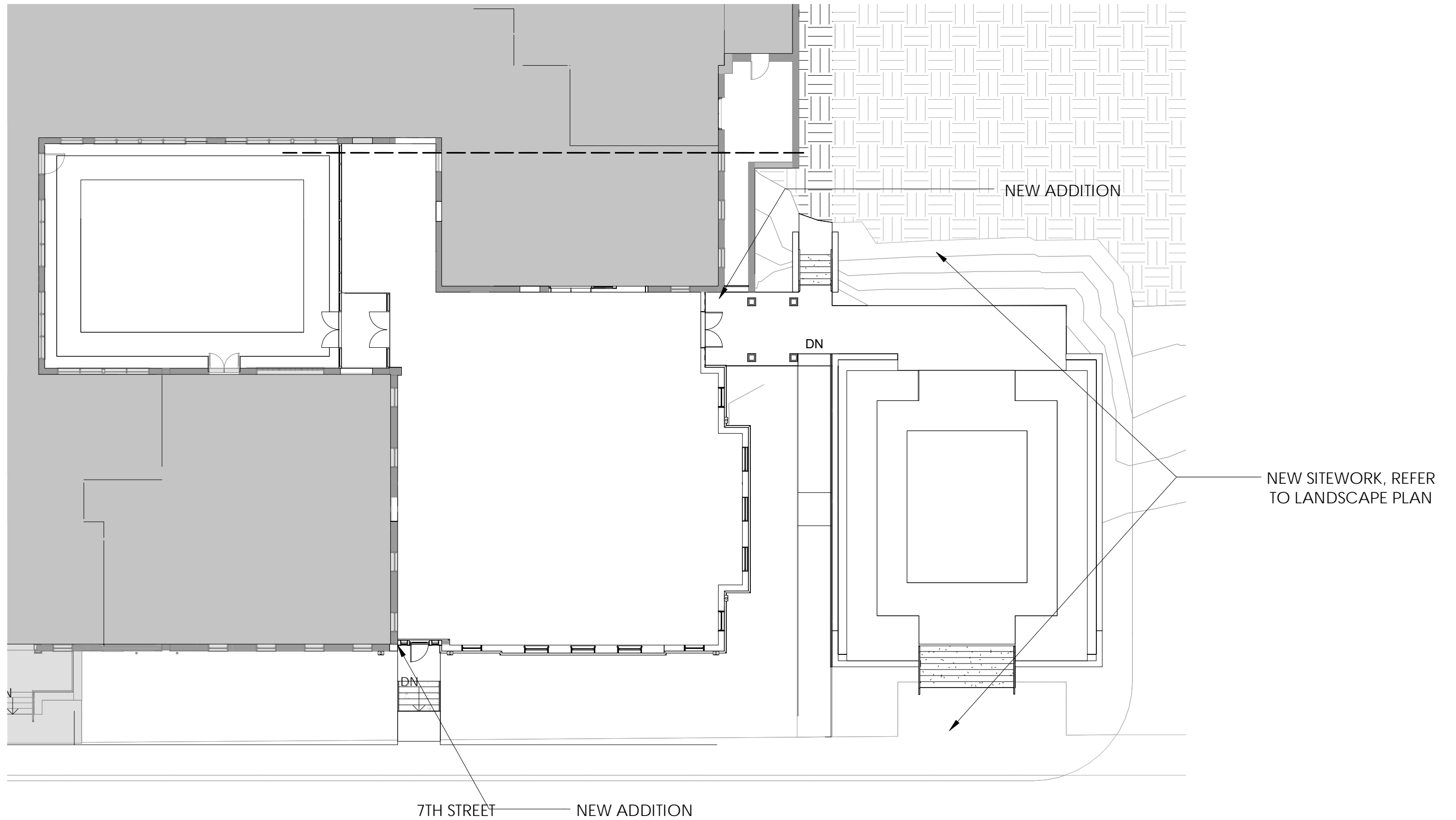
EXISTING WINDOW PHOTOS OF PROFILE FOR REFERENCE



EXISTING WINDOW PHOTOS FOR REFERENCE

RENOVATION: ELEVATION - FRENCH DOORS

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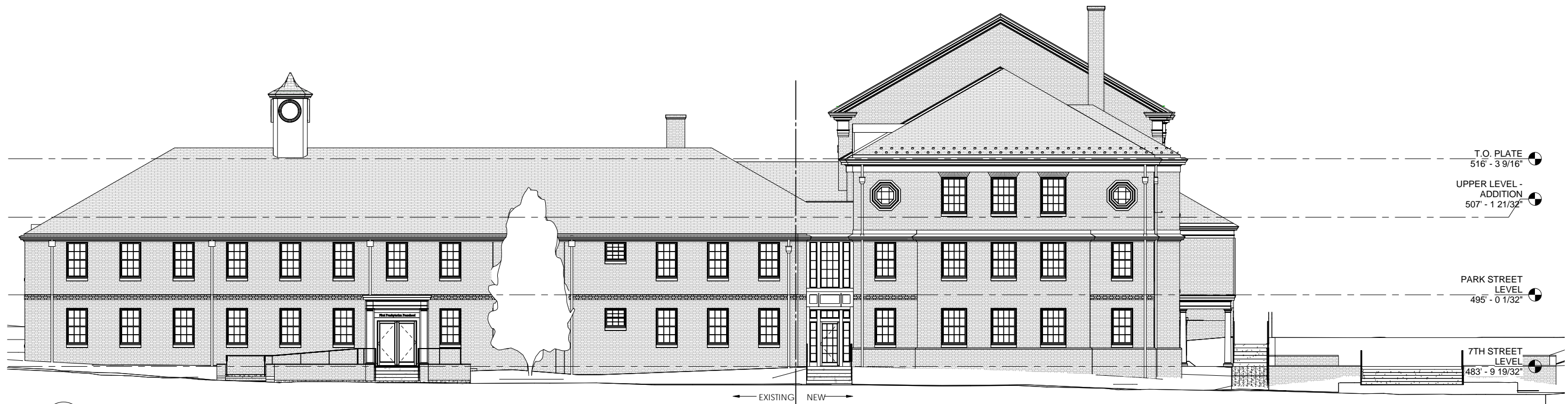


SCALE 1/16":1'

ENLARGED PLAN - ADDITION (7TH STREET)

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SCALE 1/16":1'
ELEVATION - 7TH STREET

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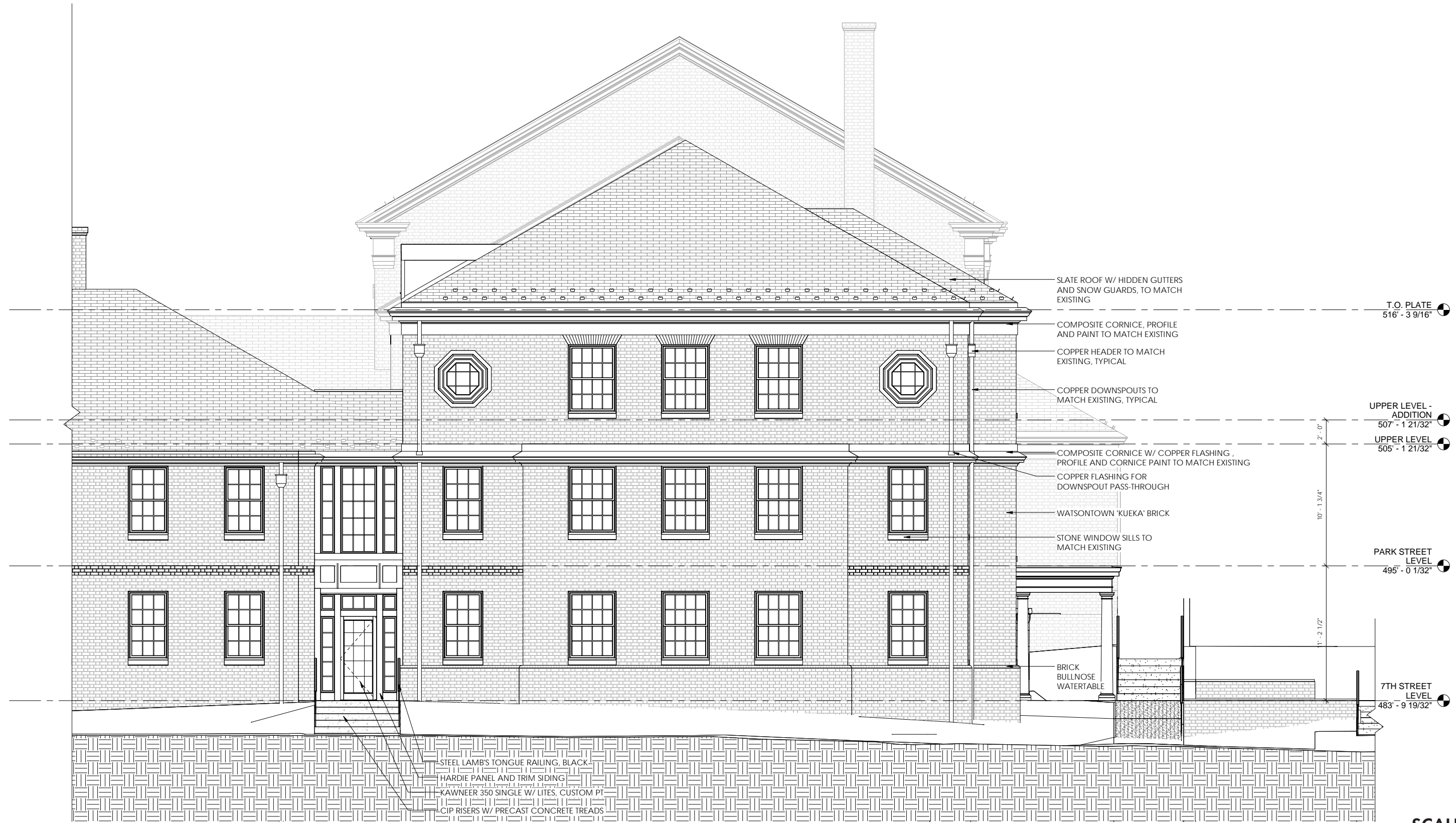


SCALE 1/16":1'

ELEVATION - NORTH

First Presbyterian Church
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SCALE 1/8":1'

ENLARGED ELEVATION - ADDITION (7TH STREET)

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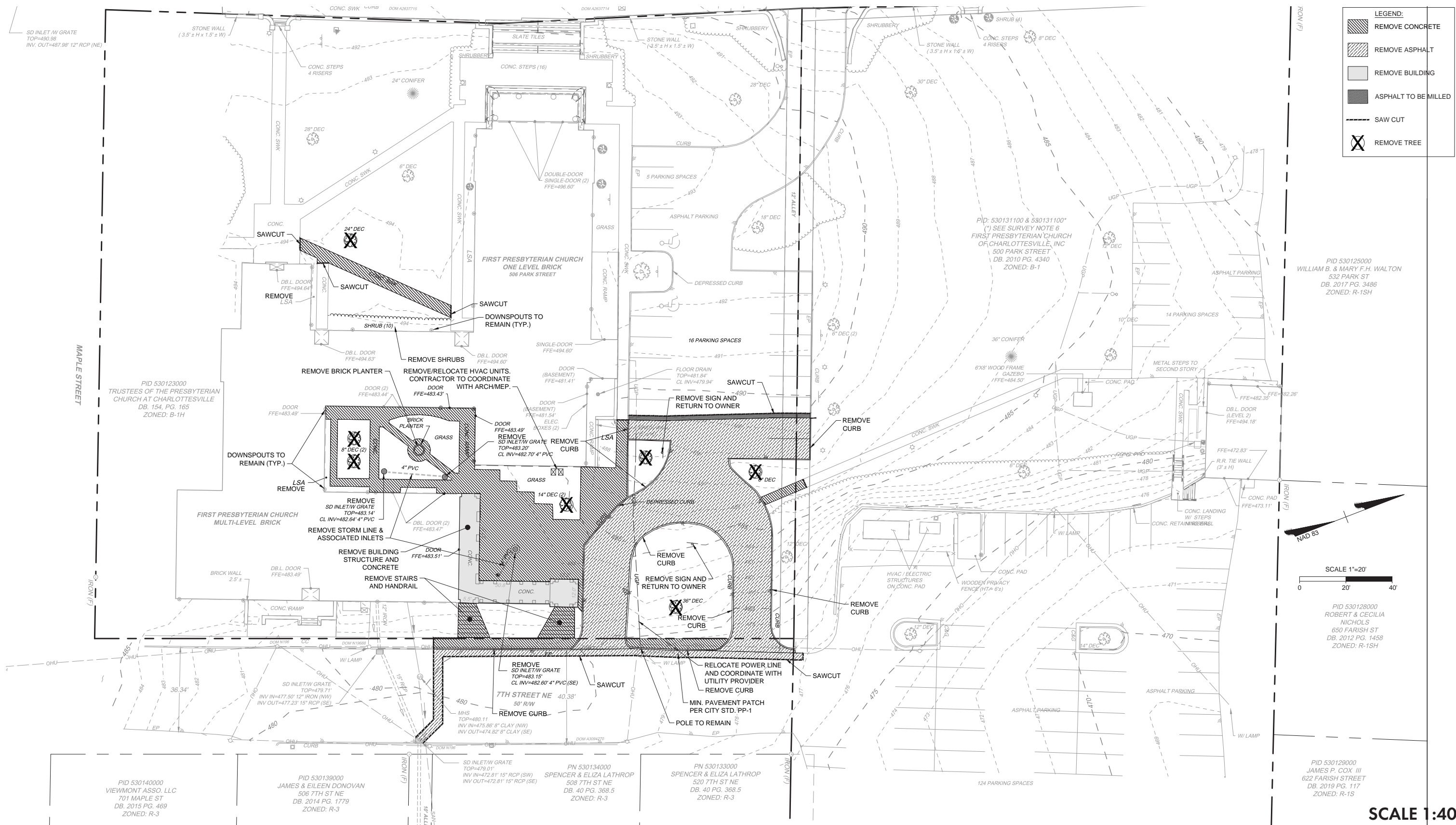


SCALE 1/8":1'

ENLARGED ELEVATION - ADDITION (NORTH)

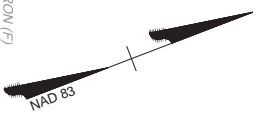
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LEGEND:

- REMOVE CONCRETE
- REMOVE ASPHALT
- REMOVE BUILDING
- ASPHALT TO BE MILLED
- SAW CUT
- REMOVE TREE



SCALE 1"=20'
0 20' 40'

PID 530128000
ROBERT & CECILIA NICHOLS
650 FARISH ST
DB. 2012 PG. 1458
ZONED: R-1SH

PID 530129000
JAMES P. COX III
622 FARISH STREET
DB. 2019 PG. 117
ZONED: R-1S

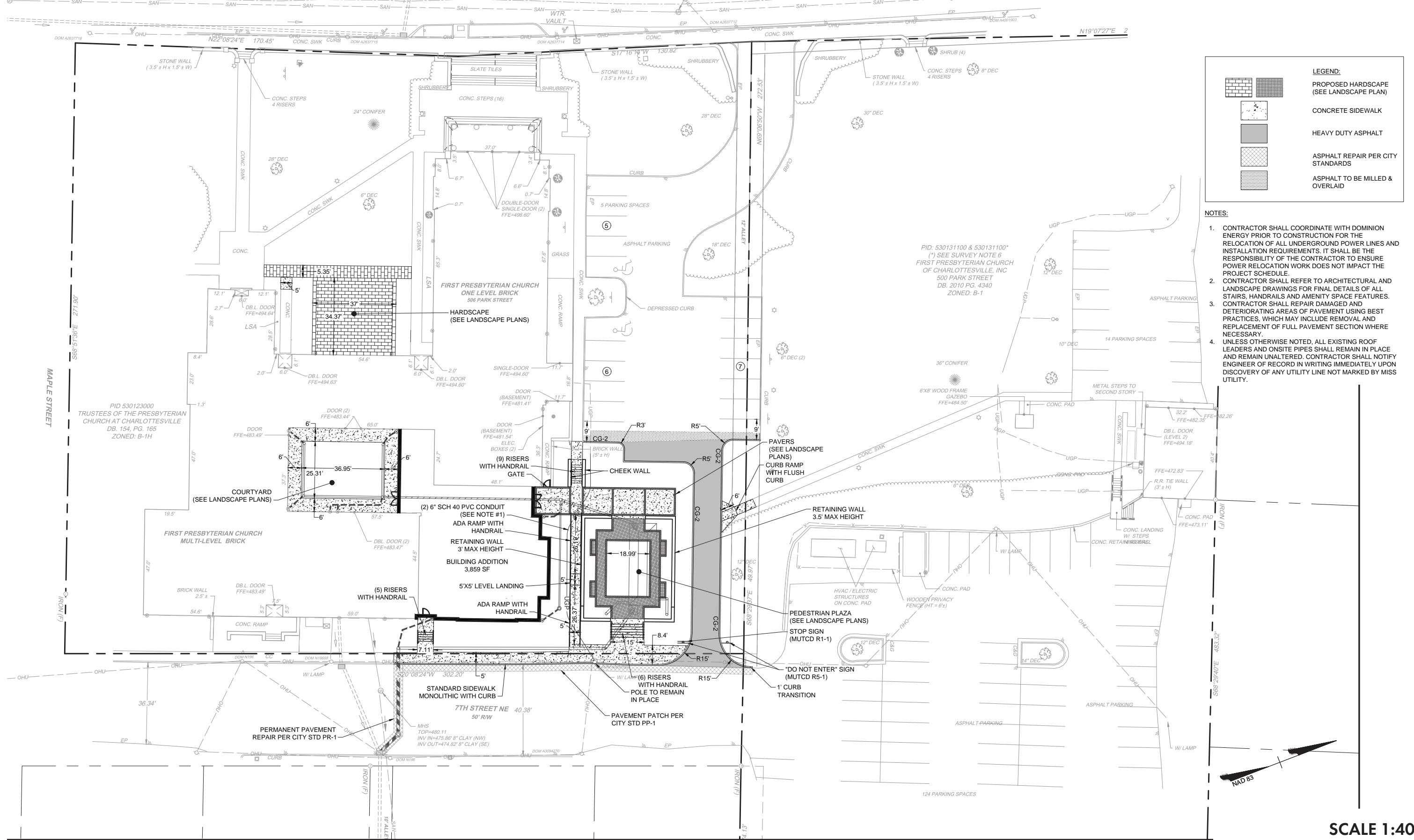
SCALE 1:40

EXISTING SITE - DEMO

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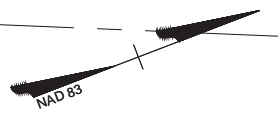
TIMMONS GROUP



LEGEND:

- PROPOSED HARDSCAPE (SEE LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- ASPHALT REPAIR PER CITY STANDARDS
- ASPHALT TO BE MILLED & OVERLAID

- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY PRIOR TO CONSTRUCTION FOR THE RELOCATION OF ALL UNDERGROUND POWER LINES AND INSTALLATION REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE POWER RELOCATION WORK DOES NOT IMPACT THE PROJECT SCHEDULE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINAL DETAILS OF ALL STAIRS, HANDRAILS AND AMENITY SPACE FEATURES.
 - CONTRACTOR SHALL REPAIR DAMAGED AND DETERIORATING AREAS OF PAVEMENT USING BEST PRACTICES, WHICH MAY INCLUDE REMOVAL AND REPLACEMENT OF FULL PAVEMENT SECTION WHERE NECESSARY.
 - UNLESS OTHERWISE NOTED, ALL EXISTING ROOF LEADERS AND ONSITE PIPES SHALL REMAIN IN PLACE AND REMAIN UNALTERED. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY UPON DISCOVERY OF ANY UTILITY LINE NOT MARKED BY MISS UTILITY.



SCALE 1:40

PROPOSED SITE LAYOUT

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TIMMONS GROUP



BRICK NOTES:
THE PROPOSED BRICK, KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK, WAS CHOSEN DUE TO ITS SIMILARITY TO THE EXISTING OBSOLETE BRICK AND THE METHOD IT IS PRODUCED. MORTAR TO MATCH EXISTING AS WELL.

EXISTING HISTORIC OBSOLETE BRICK.

KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK.



MATERIAL SAMPLE - BRICK

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WINDOW NOTES:

THE PROPOSED WINDOW, ARCHITECT RESERVE FROM PELLA, WAS CHOSEN DUE TO ITS DESIGN FEATURES SUCH AS THROUGH-STILE CONSTRUCTION AND PUTTY PROFILE AS WELL AS SIMILARITY TO THE WINDOWS ON THE EXISTING STRUCTURE. THE WINDOW WILL BE ALUMINUM CLAD WOOD WITH A FINISH TO MATCH THE EXISTING OFF-WHITE COLOR. THE WINDOW WILL CONTAIN SIMULATED DIVIDED LIGHTS IN THE DESIGN PATTERN DEPICTED ON THE ELEVATION DRAWINGS, REFLECTIVE OF THE ORIGINAL WINDOWS ON THE HISTORIC CHURCH.

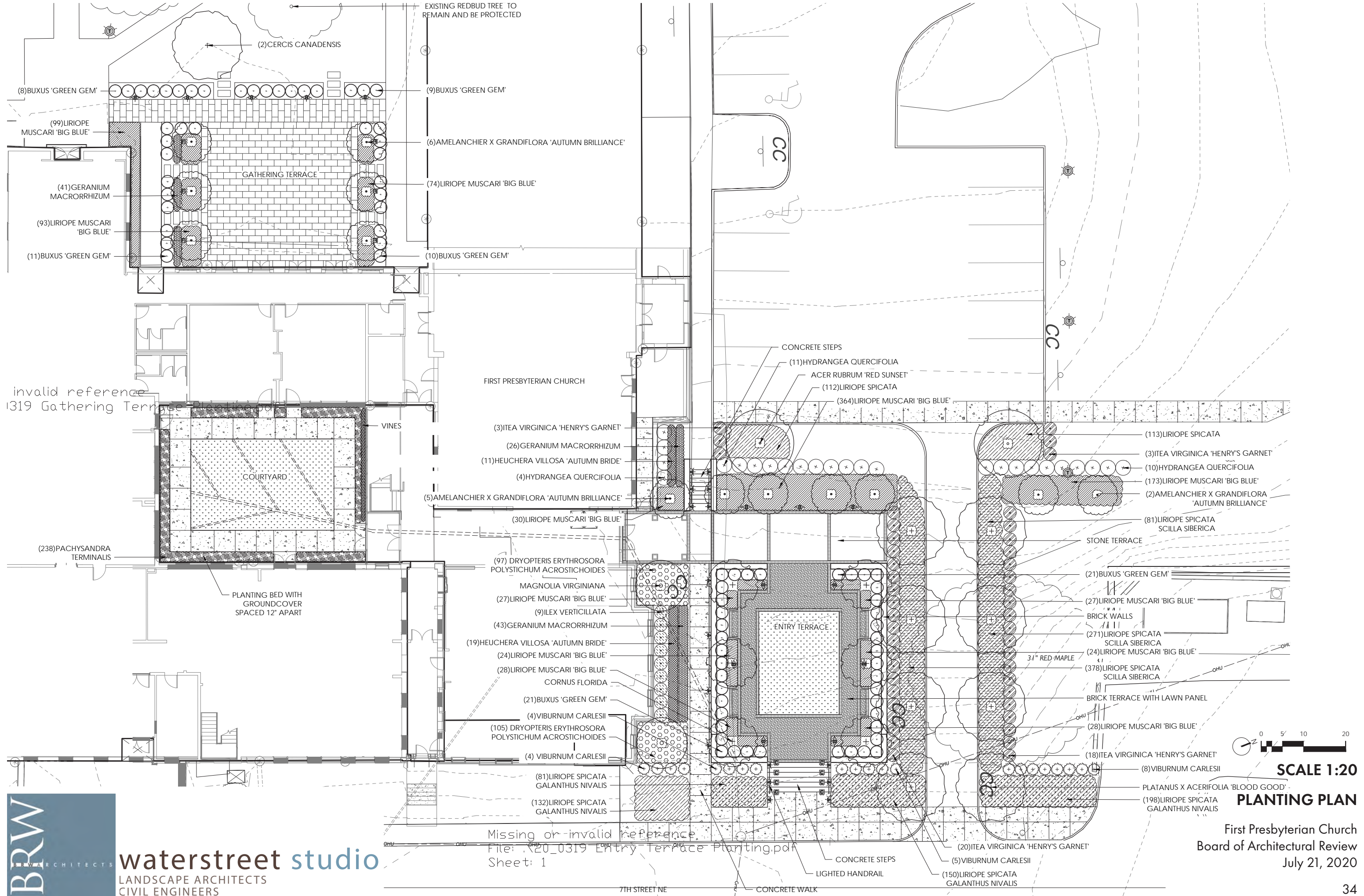
WINDOW CORNER SAMPLE PROVIDED. SPECIFIC DESIGN AND FINISH NOT DEPICTED. DESIGN DEPICTED IN ELEVATIONS AND FINISH TO BE OFF-WHITE SIMILAR TO EXISTING CHURCH.

EXISTING WINDOW



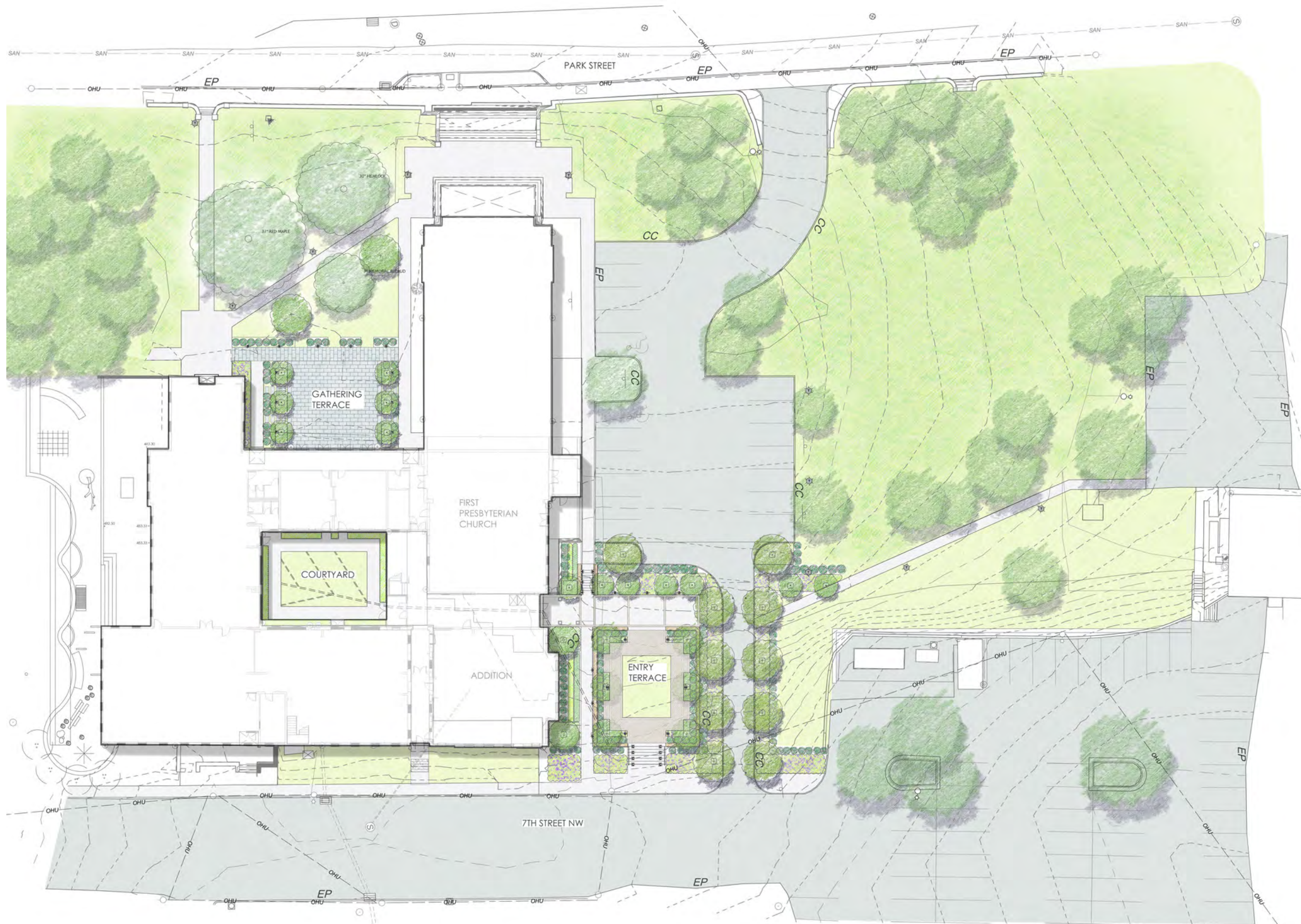
MATERIAL SAMPLE - WINDOW

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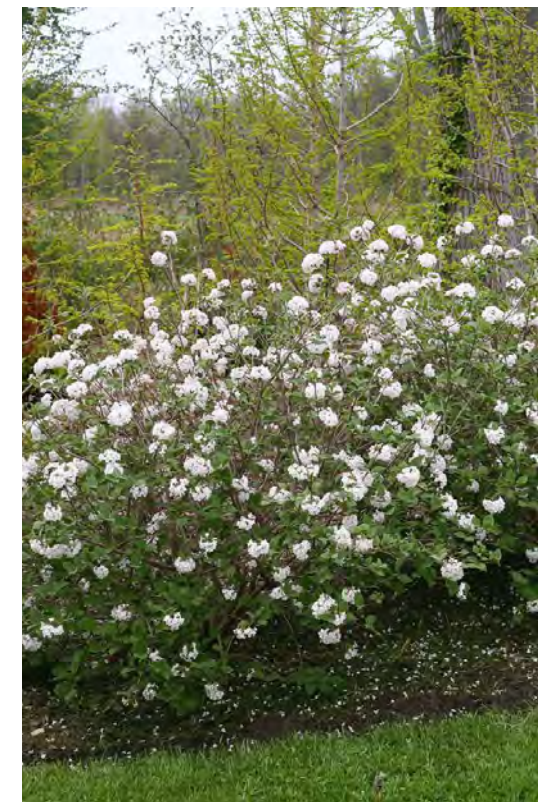


invalid reference
1319 Gathering Terrace

Missing or invalid reference.
File: R20_0319 Entry Terrace Planting.pdf
Sheet: 1



PLATANUS X ACERIFOLIA 'BLOOD GOOD'



VIBURNUM CARLESII



ACER RUBRUM 'RED SUNSET'



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'



BUXUS 'GREEN GEM'



CERCIS CANADENSIS



CORNUS FLORIDA



DRYOPTERIS ERYTHROSORA POLYSTICHUM ACROSTICHOIDES



GERANIUM MACRORRHIZUM



HEUCHERA VILLOSA 'AUTUMN BRIDE'

PROPOSED PLANTS

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HYDRANGEA QUERCIFOLIA



ILEX VERTICILLATA



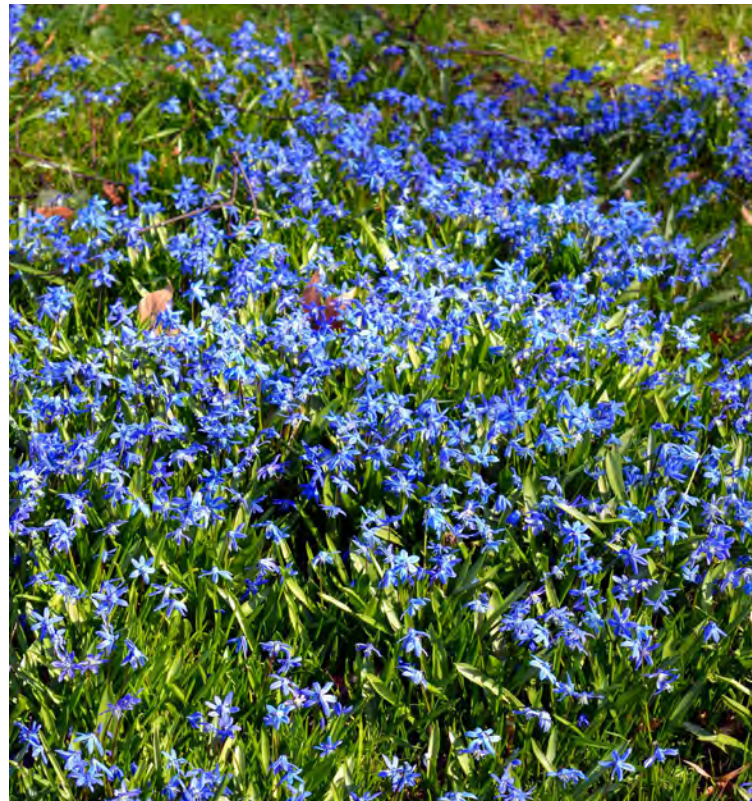
ITEA VIRGINICA 'HENRY'S GARNET'



LIRIOPE MUSCARI 'BIG BLUE'



LIRIOPE SPICATA GALANTHUS NIVALIS



LIRIOPE SPICATA SCILLA SIBERICA



LIRIOPE SPICATA

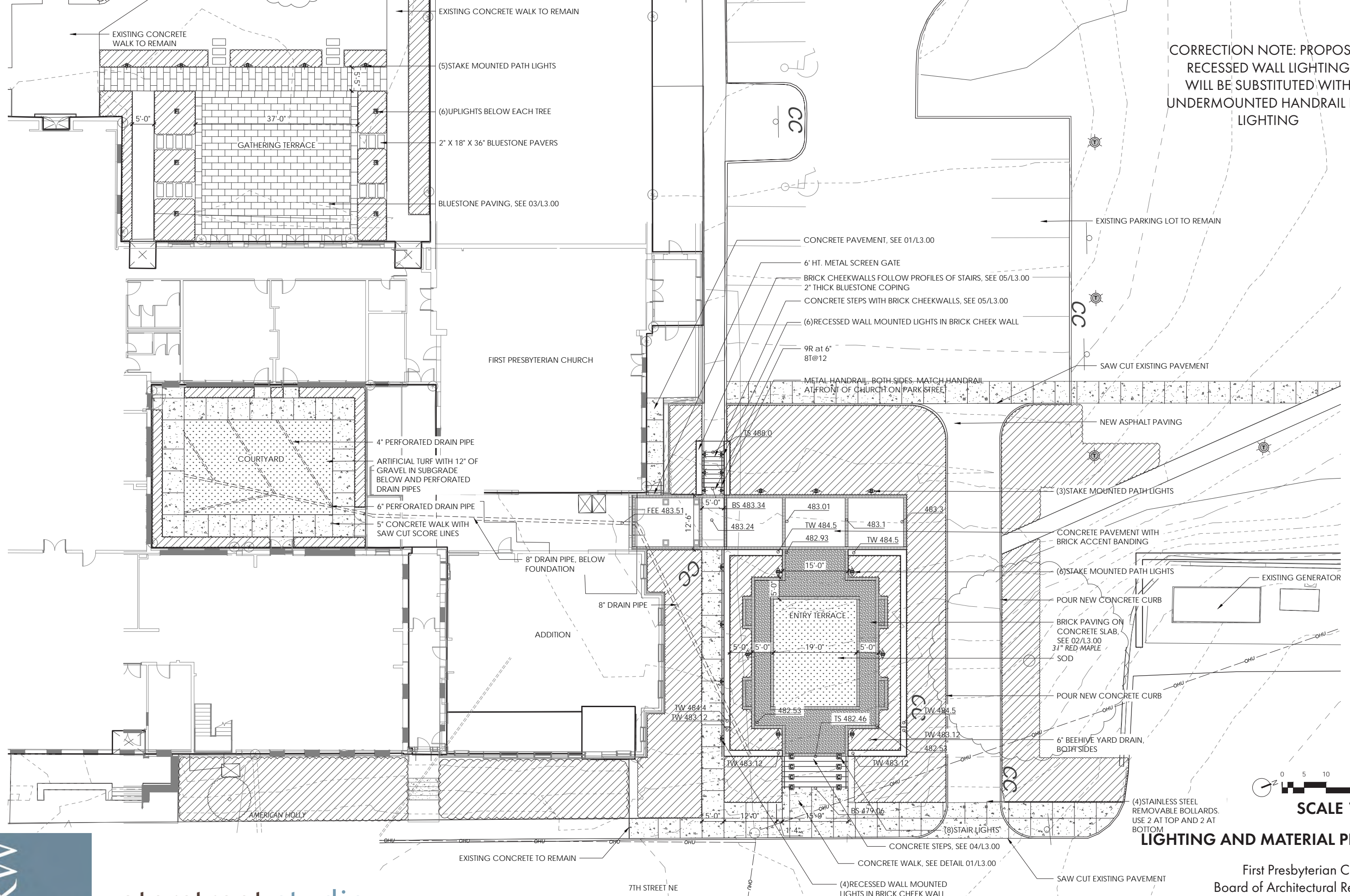


MAGNOLIA VIRGINIANA

PROPOSED PLANTS

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CORRECTION NOTE: PROPOSED RECESSED WALL LIGHTING WILL BE SUBSTITUTED WITH UNDERMOUNTED HANDRAIL LED LIGHTING



SCALE 1:20

LIGHTING AND MATERIAL PLAN

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UPLIGHTING: SPJ18-811
CONTEMPORARY PATH LIGHT, DARK
BRONZE FINISH; 2W, 8-12 V; WIDE
ANGLE FLOOD, 2700K

COPPERMOON
CM.720/20CG PATH LIGHT,
DARK BRONZE FINISH; 18" METAL
GROUND STAKE; 2 WATT BI-PIN LED
MR16, 60 DEG, 2700K

*FINISH NOT DEPICTED IN IMAGE



POLE LIGHTING TO REPLACE EXISTING
CORDIA PEDESTRIAN LIGHTING - FORMS+SURFACES
ALUMINUM, POWDER COAT FINISH DARK BRONZE
METALLIC TEXTURE, 138" HEIGHT, 50W LED, 0-10V
DIMMING CAPABILITIES, 3000K

*FINISH NOT DEPICTED IN IMAGE

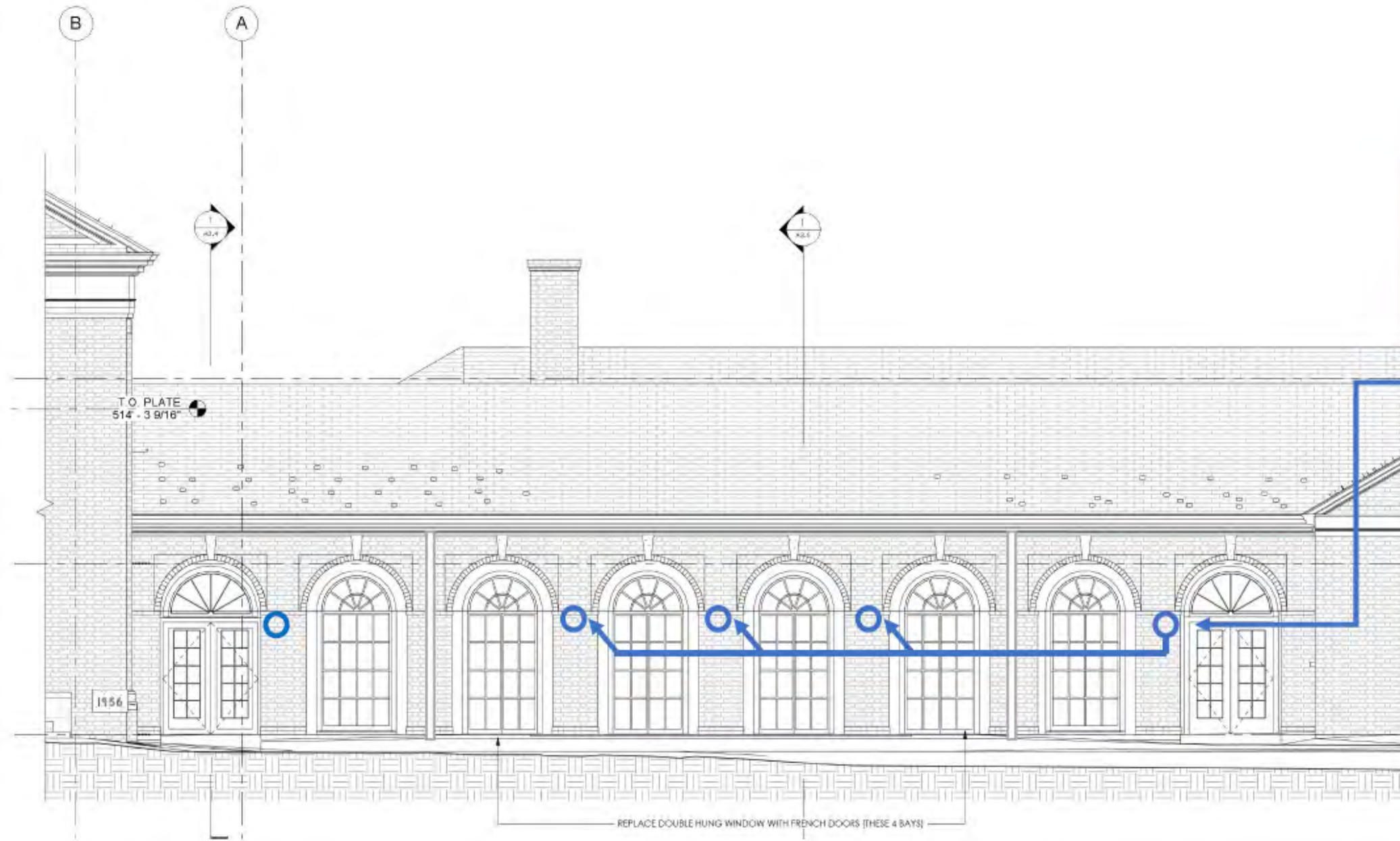
NEW EXTERIOR STAIRS WILL HAVE UNDER HANDRAIL LED STRIP LIGHTING THAT ADHERES TO THE B.A.R AND CITY GUIDELINES. RAILINGS TO BE PAINTED BLACK. PRECEDENT IMAGES BELOW:



- ALL NEW LIGHTING TO ADHERE TO BAR AND CITY GUIDELINES:
1. THE LAMPING WILL BE DIMMABLE AS REQUIRED AND NOT EXCEED A COLOR TEMPERATURE OF 3,000K
 2. UPLIGHTS WILL BE AT A MAXIMUM OF LESS THAN 3000 LUMENS
 3. FIXTURES THAT EMIT 3000 LUMENS OR MORE SHALL BE FULL CUTOFF.

PROPOSED EXTERIOR SITE LIGHTING FIXTURES

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New sconces to match existing



PROPOSED EXTERIOR WALL LIGHTING FIXTURES AT GATHERING TERRACE

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-END-