

Tax Parcel 330196000
Replace Jefferson Madison Regional Library windows

Discussion only- no action. The BAR suggested finding a different option other than replacing all the windows.

E. Deferred or Previously Considered Items

Knott arrived during discussion of the next item.

- 6:00 5. **Certificate of Appropriateness Application (preliminary discussion Feb 2014)**
BAR 14-02-03
200 W Main Street
Tax Parcel 280010000
William S Banowsky, Jr, Owner/Violet Crown Cinema Charlottesville, LLC, Applicant
Demolish mall façade; add new façade

The BAR approved (6-0) the new façade as submitted, and with the following modifications: the 1996 façade is determined to be non-contributing and may be demolished; the wood soffit material shall be submitted to staff for approval; programmable LED white lighting is approved, with color lighting for special events subject to (on-site) approval.

DeLoach left the meeting.

✓
March 18, 2014

- 6:20 6. **Certificate of Appropriateness Application (matters from public Feb 2014)**
BAR 14-03-03
Tax Parcel 330220000
310 E Market Street
Aaron Burr, LLC, Owner/ Claudine Wispelwey, Applicant
Courtyard Renovation

The BAR approved (5-0) the renovation as submitted, subject to BAR review of the final fence and gate design by email.

- 6:40 7. **Certificate of Appropriateness Application (approval Feb 2014)**
BAR 14-02-01
17 Elliewood Avenue
Tax Parcel 090089000
CKW, LLC, Owner/ Matthew McClellan, Applicant
Retail Upfit - Country Club Prep

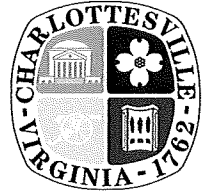
The BAR approved (5-0) the proposed new retail upfit changes to shutters, conversion of door to window in the shed addition, and changes to sidelight on main entrance, but not the changes to the two window openings.

- 7:00 8. **Certificate of Appropriateness Application (preliminary discussion Jan 2014; Approval of massing/site Feb 2014)**
BAR 13-11-04
1002-06 W Main Street and 118 11th St SW
Tax Parcel 280068000 and 280070000
University Station, LLC & The Ivy Land Trust, Owners/
Campus Acquisitions Holdings, LLC, Applicant
New construction - 1000 W Main Street - Details

The BAR approved (5-0) the following details: materials to include recycled cementitious panels, terra cotta, board-formed concrete base, window arrangement and design, lighting as submitted, picket and glass railings, landscaping to be reviewed by email, and conceptually approved per staff comments the comprehensive signage plan for future consideration.

- 7:30 9. **Certificate of Appropriateness Application**
BAR 14-03-05
500 Court Square
Court Square Condo Association, Owner/ Chris Weatherford, Applicant
Tax Parcel 530096000

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 18, 2014**



Certificate of Appropriateness Application (matters from public Feb 2014)

BAR 14-03-03
Tax Parcel 330220000
310 E Market Street
Aaron Burr, LLC, Owner/ Claudine Wispelwey, Applicant
Courtyard Renovation

Background

310 E Market Street (1907) is a contributing structure in the Downtown ADC District (survey attached).

October 15, 2013 – The BAR approved (6-0) the window replacement, and accepted the applicant's request for deferral to explore changes to (removing) the existing entrance. The BAR suggested revisiting the design aspects of the door infill – perhaps something between what is there now and the proposal- at a minimum leaving the stairs in place. The BAR members are available to discuss ideas prior to formal re-submittal.

February 18, 2014 - Robert Nichols, architect, and Breck Gastinger from Nelson Byrd Woltz presented sketches for courtyard at 310 E Market Street, the Sylvan Arms. Osteen suggested a more open gate; Hogg preferred the fence to be squared off, not angled to the street.

Application

The applicant is seeking BAR approval to renovate the existing courtyard by changing paving, plantings and lighting. A new gate and fence will be added.

Paving: Diagonal bluestone paver walkway, mortar set, offset running bond, 6" or 12" wide pavers, 18" or 30" lengths. Bluestone terrace, 24" x 36" pavers. Bluestone or weathering steel trench grate. Crushed stone borders. Concrete paving at entry.

Plantings: Streetside at-grade planter with low native shrubs and groundcovers. Native ferns and groundcovers in courtyard with 2 native understory trees.

Lighting: Overhead light at conference room door; small overhead light at entry; 3 pathlights.

Gate and Fencing: Diagonal 5'-6" tall painted steel slat fence with 4" fins; and 3'-2-1/4" wide swinging gate

Other: Replace conference room storefront window and door; remove cloth awning; 3 wall-mounted bike racks; painted steel panel at entry to match fence.

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;

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

(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 Guidelines for Site Design and Elements include:

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.*

C. WALLS & FENCES

- 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 cues 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 structures 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 a 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.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 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

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of 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 for Rehabilitation include:

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

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 on 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.*

Discussion and Recommendations

At the February meeting some BAR members advised against the fence and gate being angled to the street. Another comment suggested making the gate as open as possible. These suggestions have not been followed.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, and Rehabilitations, I move to find that the courtyard renovation proposal satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications....).

P14-0030



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 Fax (434) 970-3359

RECEIVED

FEB 25 2014

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

| | | | |
|--------------------------|---|----------------|---------------------------|
| Owner Name | <u>AARON BURR, LLC</u> | Applicant Name | <u>Claudine Wispelwey</u> |
| Project Name/Description | <u>Courtyard Renovation</u> | Parcel Number | <u>330220000</u> |
| Property Address | <u>310 East Market Street, Charlottesville VA 22902</u> | | |

Applicant Information

Address: P.O. Box 1403
Charlottesville VA 22902
Email: crwispelwey@nbwla.com
Phone: (W) 434.984.1358 (H) 646.824.7001
FAX: 434.984.4158

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Claudine Wispelwey 2/25/2014
Signature Date

Claudine Wispelwey 2/25/2014
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? yes

Description of Proposed Work (attach separate narrative if necessary): existing courtyard renovation with proposed paving, planting + lighting. Addition of new gate and fence element and street-side planter.

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

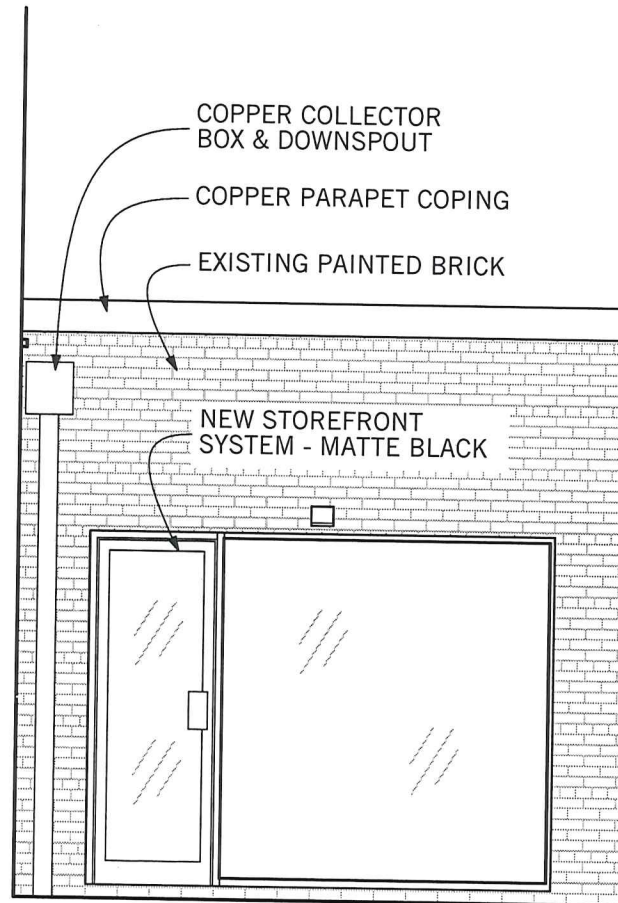
Pg 1 - existing photos + precedents ; Pg 2 - site plan and lighting precedents
Pg 3 - fence + gate elevation ; Pg 4 - longitudinal section

For Office Use Only

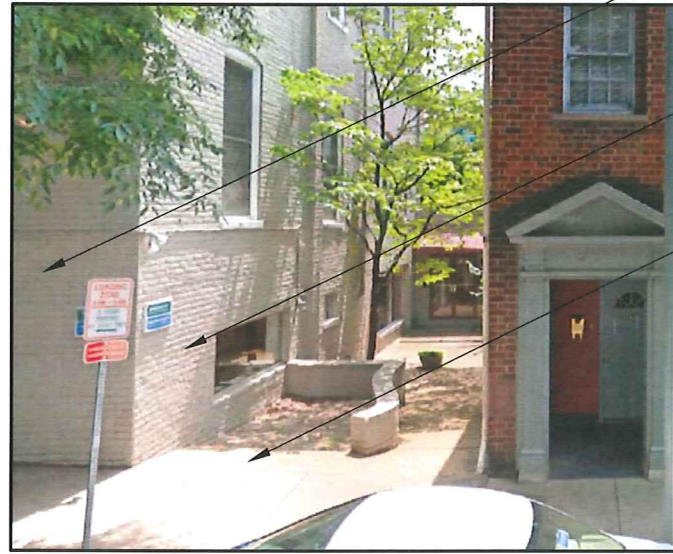
Received by: BSW
Fee paid: 125.00 Cash/Ck. # 1211
Date Received: 2/25/2014

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P14-0030



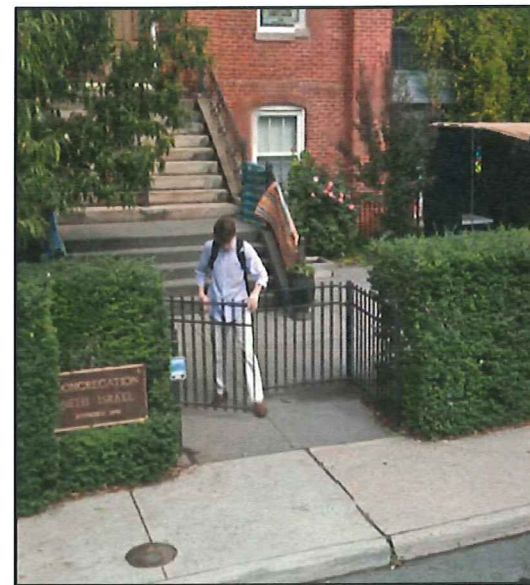
submitted at meeting 3/18/2014



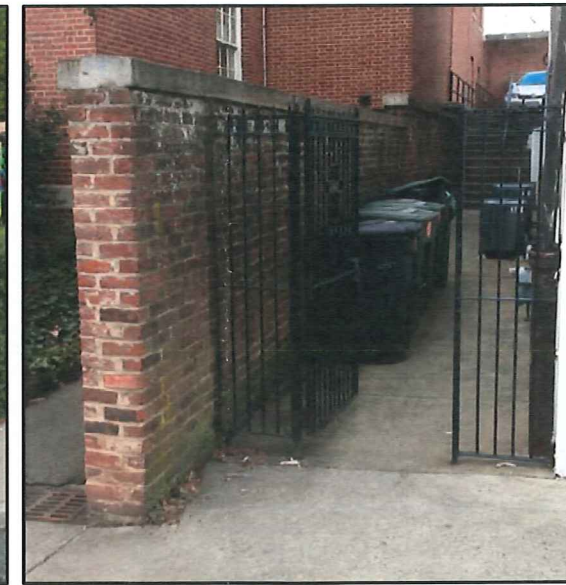
- 310 E MARKET STREET
- INSTALL PAINTED STEEL FENCE AND ENTRY GATE
- INSTALL STREET-SIDE PLANTER WITH NATIVE SHRUBS AND GROUNDCOVERS

A EXISTING STREET FACADE
SCALE: NTS

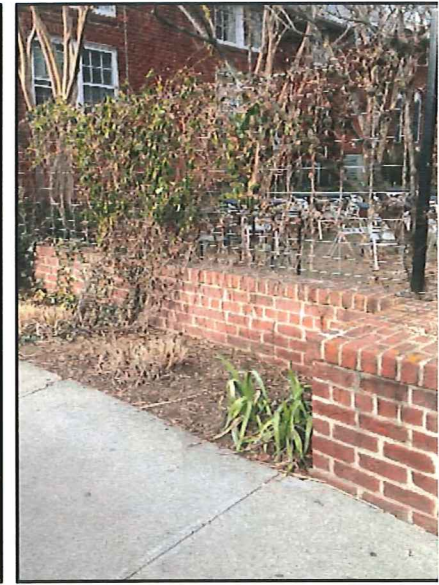
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FEB 25 2014
NEIGHBORHOOD DEVELOPMENT SERVICES



CONGREGATION BETH ISRAEL
JEFFERSON STREET

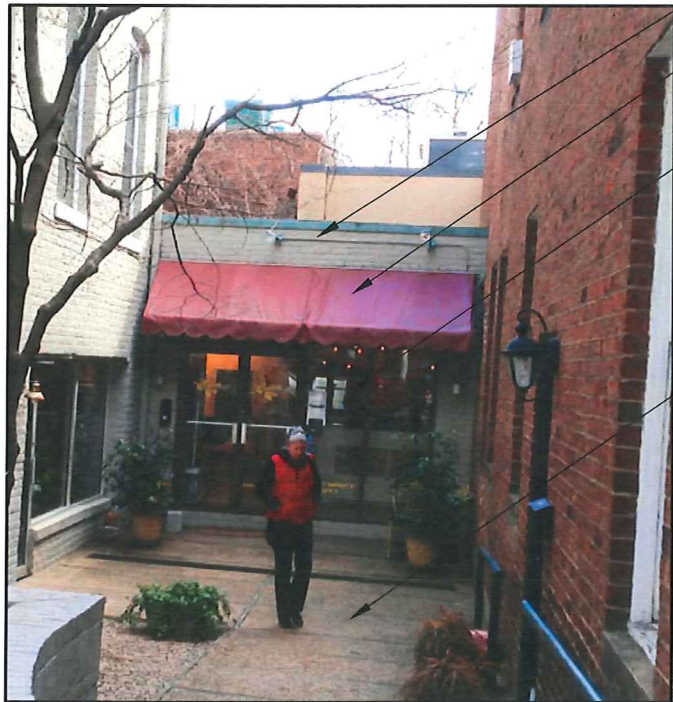


CATHOLIC CHURCH OF THE HOLY COMFORTER, THIRD STREET NE



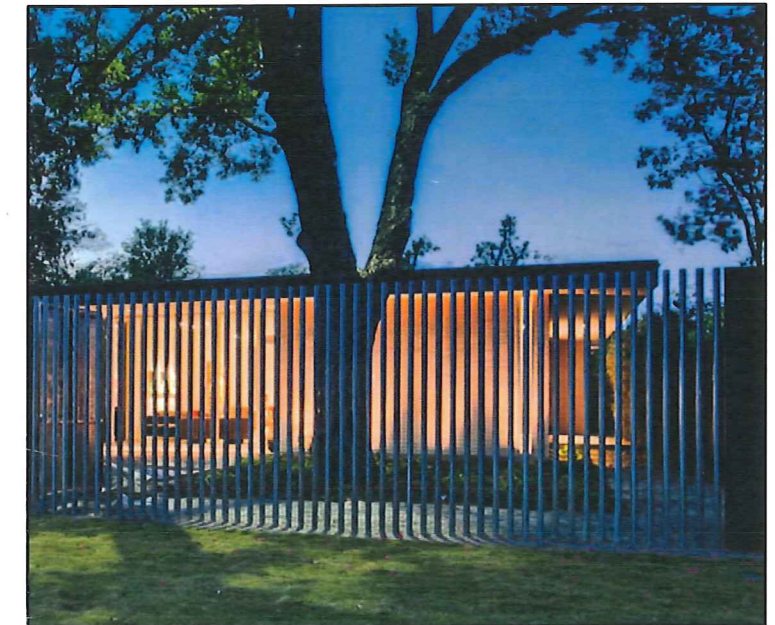
OLD MICHIE BLDG CTYD,
E MARKET STREET

C EXISTING NEARBY FENCES & GATES
SCALE: NTS



- REPLACE OVERHEAD LIGHTING
- REMOVE AWNING
- REPLACE STOREFRONT WINDOW AND DOOR
- REPLACE CONCRETE WITH BLUESTONE PAVING

B EXISTING COURTYARD STOREFRONT
SCALE: NTS



D STEEL FENCE EXAMPLES (DISREGARD FINISH)
REFER TO PLAN AND ELEVATION FOR HEIGHT OF FENCE AND SCALE OF FINS

OVERHEAD LIGHT
AT CONFERENCE
ROOM DOOR

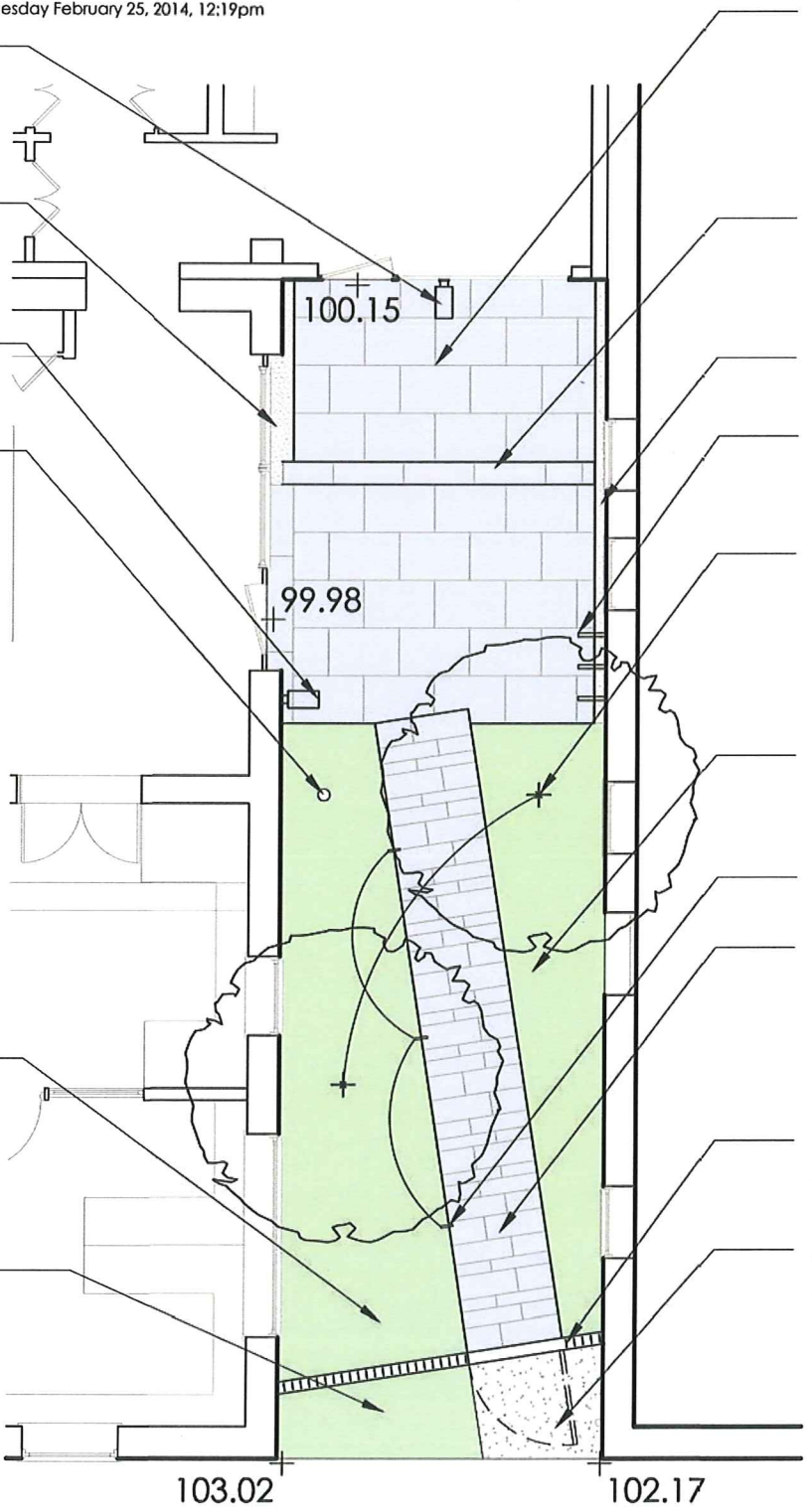
CRUSHED STONE
BORDER

SMALL OVERHEAD
LIGHT AT ENTRY

6" LANDSCAPE
AREA DRAIN IN
PLANTING BED

NATIVE FERNS AND
GROUNDCOVERS

STREETSIDE AT-GRADE
PLANTER WITH LOW
NATIVE SHRUBS AND
GROUNDCOVERS



BLUESTONE TERRACE, 24"x36" PAVERS, FULL
COLOR RANGE, MORTAR SET ON CONCRETE
BASE, RUNNING BOND, HAND-TIGHT JOINTS,
NATURAL CLEFT FINISH

BLUESTONE TRENCH GRATE;
ALTERNATE: WEATHERING STEEL TRENCH
GRATE WITH CUSTOM WATERJET PATTERN

6" WIDE CRUSHED STONE BORDER

(3) WALL-MOUNTED VERTICAL BIKE RACKS,
16" O.C., FINISH T.B.D.

(2) NATIVE UNDERSTORY TREES, 3" CAL.
I.E. HALESIA TETRAPTERA, CAROLINA SILVERBELL

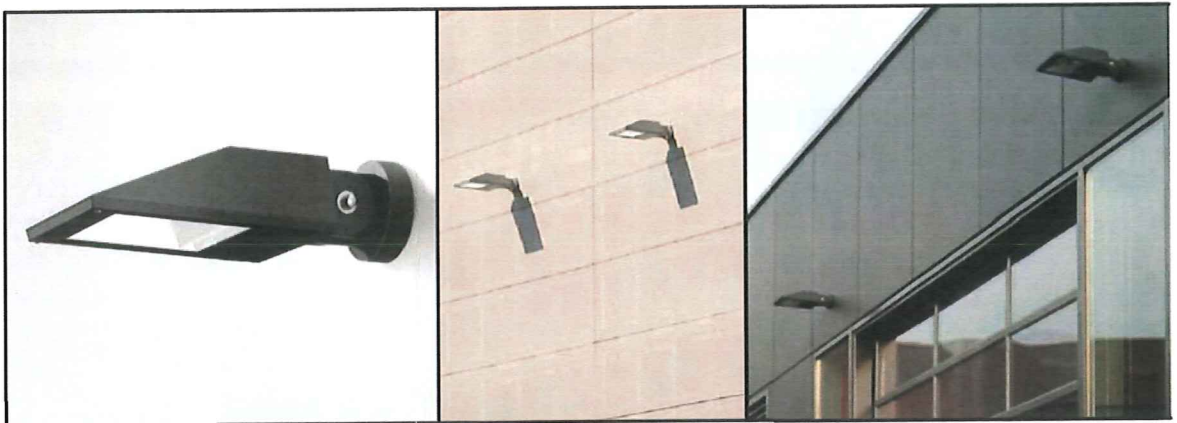
NATIVE FERNS AND GROUNDCOVERS

(3) PATHLIGHTS, TYP.

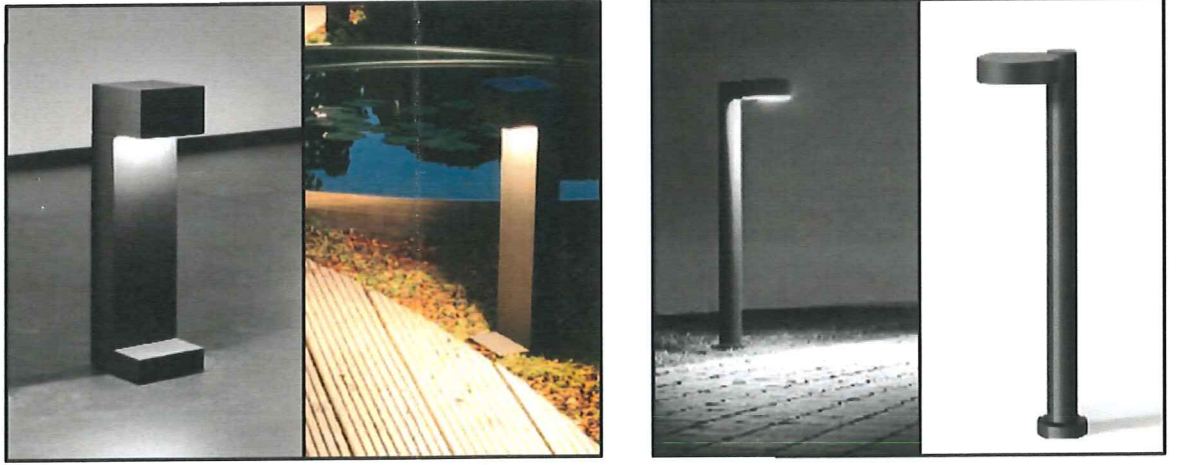
BLUESTONE PAVER WALKWAY, MORTAR SET
ON CONCRETE BASE, 6" AND 12" WIDE
PAVERS IN 18" AND 30" LENGTHS, OFFSET
RUNNING BOND, NATURAL CLEFT FINISH

PAINTED STEEL SLAT FENCE AND SWINGING
GATE, 4" WIDE FINNS, HARDWARE T.B.D.

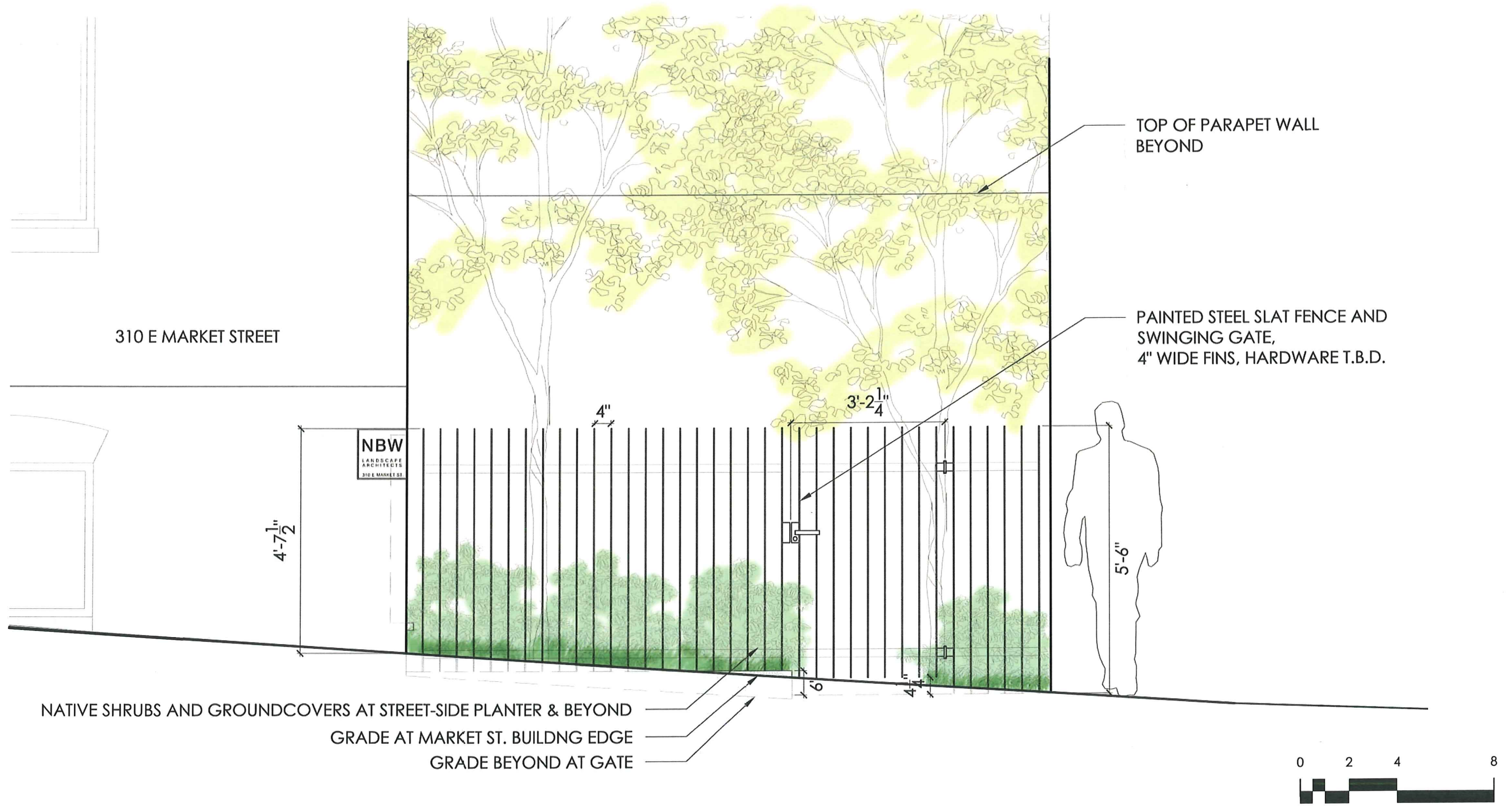
PEDESTRIAN CONCRETE PAVING AT ENTRY,
4" THICK SLAB W/ BROOM FINISH



A EXAMPLE OVERHEAD LIGHTING
SCALE: NTS



B EXAMPLE PATH LIGHTING
SCALE: NTS



310 E MARKET STREET

TOP OF PARAPET WALL BEYOND

PAINTED STEEL SLAT FENCE AND SWINGING GATE, 4" WIDE FINNS, HARDWARE T.B.D.

NBW
LANDSCAPE
ARCHITECTS
310 E MARKET ST.

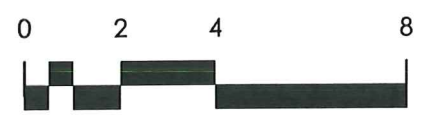
4'-7 1/2"

4"

3'-2 1/4"

5'-6"

NATIVE SHRUBS AND GROUNDCOVERS AT STREET-SIDE PLANTER & BEYOND
 GRADE AT MARKET ST. BUILDING EDGE
 GRADE BEYOND AT GATE



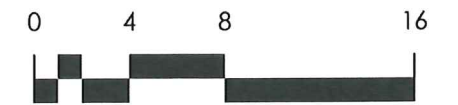
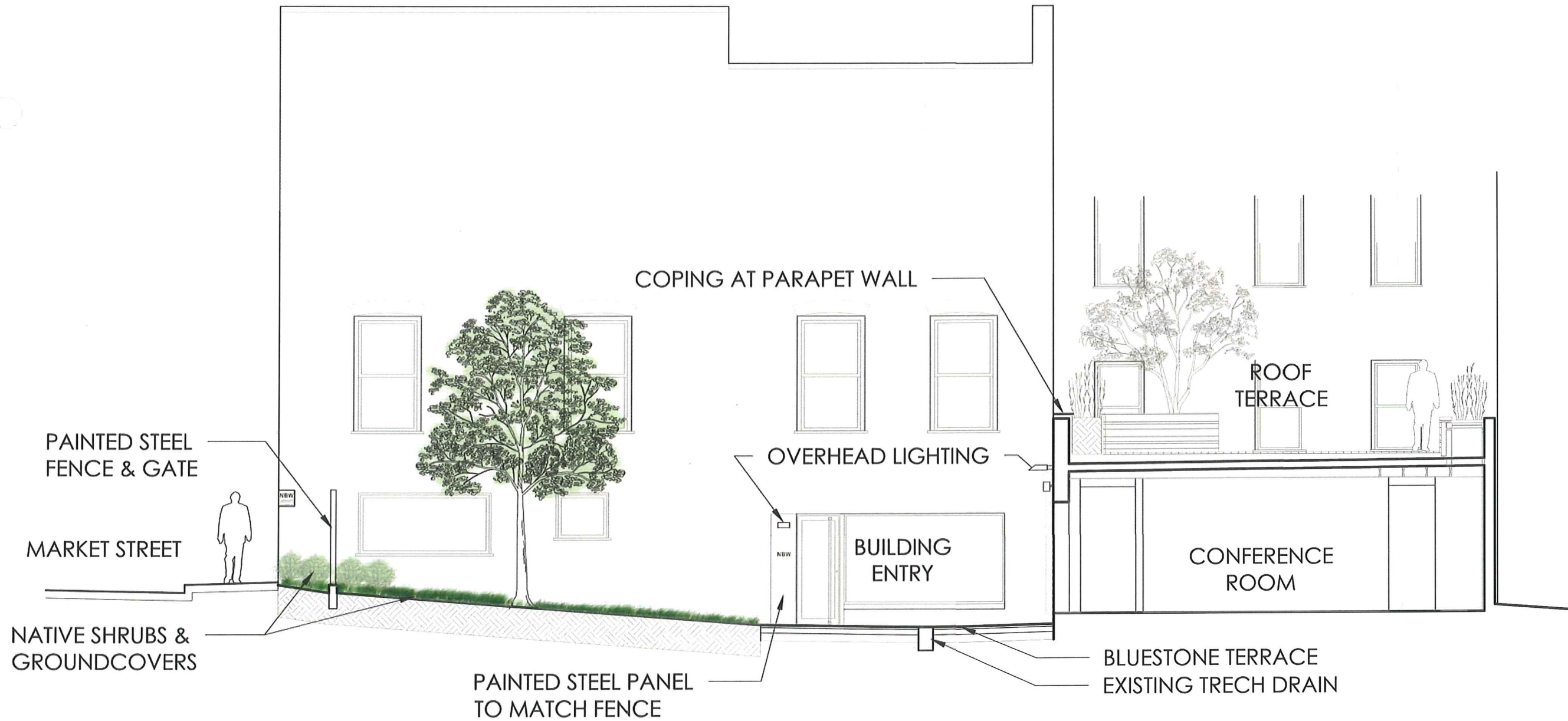
**NELSON
BYRD
WOLTZ**
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ARCHITECTS
408 Park Street
Charlottesville
Virginia, 22902
T 434.984.1358
F 434.984.4158
www.nbwla.com

Sylvan Arms Courtyard
Charlottesville, VA

BAR CERTIFICATE OF APPROPRIATENESS
REVIEW

Fence & Gate Elevation

March 18, 2014
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Longitudinal Section

BAR CERTIFICATE OF APPROPRIATENESS
REVIEW

March 18, 2014
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