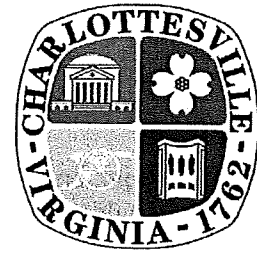


CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development
Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
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November 24, 2008

Minor Family Hotels
199 Freemont Street 12th Floor
San Francisco, CA 94105

Certificate of Appropriateness Application
BAR 08-11-10
200 E. Main Street
TM 28 P 32
Minor Family Hotels, Applicant
Changes to approved design

Dear Sir or Madam,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 18, 2008.

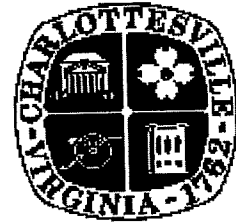
The BAR approved (8-1) the submitted changes with conditions: (1) that the horizontal division in the window configuration that bisects the thinner sidelight is reintroduced in the same height and proportion; (2) Note 6 on the west elevation is reworked so instead of a solid [parapet] panel – it would have an open condition, either metal or glass guardrail, subject to administrative approval; (3) the door openings onto the terrace must align with the windows directly above in all three bays; (4) the metal panels as originally approved on the Water Street elevation must remain. If the applicant wants to substitute glass he must return to the BAR.

The applicant noted that the brick would remain "Old Virginia" and the Main Street façade would remain black granite.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (November 18, 2009), 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 construction.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 18, 2008**



**Certificate of Appropriateness Application
BAR 08-11-10
200 E. Main Street
TM 28 P 32
Minor Family Hotels, Applicant
Changes to approved design**

NOTE: The Landmark Hotel is located on both parcels 28-31 and 28-32 and has two addresses: 200 East Main Street and 201 East Water Street.

Background

This property is located within the Downtown Architectural Design Control District.

200 E. Main Street is currently vacant. It most recently housed the Boxer Learning Center, and is the site of the former Fidelity American Bank and before that, the Citizen's Bank and Trust (1931). An addition was made to the Citizen's Bank in 1955, doubling its size. In 1966 the bank was again expanded, taking over part of the former Woolworth's property to the east. The black granite façade (and most likely the interior murals) were added during the 1966 remodeling. The architect previously noted that the original east wall of the 1931 bank building is intact in the basement of 200 E. Main Street, and is visible on the roof.

The National Register nomination form describes the existing building as [yellow] brick (American bond with polished granite veneer on façade); 2 stories; shed roof; 7 bays. Stripped Classical Commercial. Ca. 1960. Entrance in Central bay; 6 plate-glass windows extending 2/3 height of building with aluminum spandrels. Previous site of clothing and dry goods store (1886 Sanborn).

January 20, 2004 - The BAR (#04-01-02) unanimously (7-0) approved the request for demolition of 108 2nd Street SW. The BAR also unanimously (7-0) approved the request for demolition of 200 E. Main Street (including the rear addition) with the stipulation that the black granite façade will be preserved to a depth of 12 feet the full width (53 feet) of building. This motion was amended unanimously (7-0) to allow demolition of the gray square medallion.

The BAR also accepted the applicant's request for deferral of the application for new construction.

February 17, 2004 - The BAR (#04-01-02) unanimously (6-0) approved the application for new construction as received, subject to Board of Zoning Appeal approval of the penthouse variance.

A one-year extension of the COA was granted administratively on February 10, 2005. The applicant applied for a demolition permit but it was not issued. The property was sold and the new owner (Kuttner) obtained a demolition permit for the interior.

November 28, 2006 - The BAR had a preliminary discussion on sketch proposals for Kuttner's new building. The property was then sold back to the original applicant.

February 20, 2007 - The BAR (#07-02-01) re-approved 8-0 demolition except black granite; may remove marble center piece over door. The BAR voted (8-0) to approve proposed new Land mark Hotel general

massing and architectural design as submitted, with the condition that the applicant come back to the BAR with further detailing and materials.

February 19, 2008 - The architect for the hotel changed from Hornberger and Worstell to NBJ Architecture in Richmond, VA. The BAR (#08-02-01) approved (6-0) their application for the details and materials with the request that the applicant return with additional information regarding the structure and appearance of the tent on the terrace on the east end of the building; the brick and stone cladding on the west wall of the old building [200 E. Main]; and the canopies if they change.

May 20, 2008 - The BAR (08-05-04) approved (8-0) the application for a mechanical equipment screen as submitted, keeping the alignment of the top of screen with the brick on the building.

August 19, 2008 - The BAR failed to approve a motion (4-4) to approve the concept of lowering canopy to a more functional height with all details of lighting and where the canopy meets the building to come back for approval. A motion passed (8-0) to defer until September meeting.

September 16, 2008 - The BAR moved to approve lowering the canopy and the general size of the amended canopy with the stipulation that further detailing on the canopy and lighting associated with it be resubmitted for staff review and approval. The motion was then modified to request that the applicant meet with staff and up to 2 members of the BAR to discuss the details of the entire building as well as the details of the canopy. They gave the flexibility for the details to come back to staff to be circulated among the Board. Motion carried 6-0.

The BAR noted it would be beneficial if the canopy was made more consistent with the language of the existing building, specifically: the little lit medallions not found anywhere else on the building; the glass edge; the dimples on the edge; and the thickness of the edge that is greater than previously approved, and not supported by other detailing on the building.

October 8, 2009 - Fred Wolf, Syd Knight, and staff met with Lee Danielson and NBJ Architect Neil Bhatt about: the upcoming black granite façade demolition request; the possible façade reconstruction; the trellis above the mall façade; the water street canopy revisions; and unapproved changes to the hotel design. The applicant agreed to compile a list of unapproved changes and submit them to the BAR for approval.

October 21, 2008 - Water Street canopy revisions approved administratively following circulation of section/lighting drawings to BAR.

October 21, 2008 - Motion carried 5-1, with Brennan opposed, to approve demolition of black granite façade with the following provisions: That should there be any demolition required due to structural or safety reasons involved with construction that those portions of the façade, or the façade in its entirety, must be replaced with details and materials and construction and proportions precisely to match the existing façade, and all attempts shall be taken to maintain the current façade and avoid demolition, and to limit demolition to the greatest extent possible.

Application

The applicant is requesting approval of all the revisions to the original (February 2004; February 2007) hotel design that have not previously been approved by the BAR. Original renderings are attached.

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 Guidelines for New Construction

Pertinent sections to this level of review include P. 3.11 Windows and Doors; p. 3.13 Street Level Design; and p. 3.15 Materials and Textures.

Discussion and Recommendations

Staff has noted any concerns and comments on the various changes. The numbers below reference the applicant's submittal:

Main Street elevation

1. Butt glazed joint modification – no comment.
2. **Mechanical screen** – The mall side screen exceeds the height of the brick wall, as approved by the BAR, and overlaps the lantern area.
3. Stair egress – a “blind exit door” appears in this location on the original approval.
4. Pantry room bump out- no plan of this change has been submitted, but it in an obscured location.
5. Terrace access – no plan of this change has been submitted.
6. Addition of coping – Hornsberger and Worstell wall section (Feb 2008) showed painted aluminum parapet cap in this location.
7. Metal panel added – H&W drawing showed spandrel glass in this location (Feb 2008).

Second Street elevation

1. Water Street canopy redesigned – approved 10/21/08
2. **Metal louvers replaced with glazing** – On the original design the upper louvers probably served an enclosed mechanical space, which has now been moved outside to allow the interior space to be used for a bar. The lower grid pattern described as “louvers” were originally called out as “zinc panels.” This was originally a spa area with bathrooms adjacent.
3. Grade change – no comment.
4. Butt glazed joint modification – no comment.

5. Brick banding replaced with precast and raised to meet Water Street canopy – BAR discussed this change with canopy revisions.
6. Parapet added – an open metal guardrail is preferred to the metal panel parapet shown because it would preserve the original parapet offset.
7. Mechanical screen – The mall side screen exceeds the height of the brick wall, as approved by the BAR, and overlaps the lantern area.
8. Pantry room bump out? Description does not match drawing. It appears a canopy is being added over the side service door.
9. No description given, but appears to be a window deleted.
10. Addition of spandrel panel – The spandrel panel of unknown material is being added above what are now described as “banquet windows,” originally “retail vitrines.”

Water Street elevation

1. Water Street canopy redesigned – approved 10/21/08.
2. Window modifications – the original recessed zinc panels have been replaced with windows.
3. Stair egress door – the original showed a door in this location.
4. Butt glazed joint modification – no comment.
5. Brick banding replaced with precast and raised to meet Water Street canopy – BAR discussed this change with canopy revisions.
6. Addition of coping – Hornsberger and Worstell wall section (Feb 2008) showed painted aluminum parapet cap in this location.
7. Metal panel added – H&W drawing showed spandrel glass in this location (Feb 2008).

East elevation

1. Water Street canopy redesigned – approved 10/21/08.
2. Metal louvers replaced with glazing – On the original design the upper louvers probably served an enclosed mechanical space, which has now been moved outside to allow the interior space to be used for a bar. It appears the metal panels below are proposed to be replaced with brick.
3. CVS party wall change – The east and Water Street elevations are inconsistent regarding the service area enclosure. Will it be built?
4. Windows/butt glazed joint modification – The original metal panels are being replaced with windows.
5. Brick banding replaced with precast and raised to meet Water Street canopy – BAR discussed this change with canopy revisions.
6. Parapet added – an open metal guardrail is preferred to the brick parapet shown because it would preserve the original parapet offset.
7. Mechanical screen – The mall side screen exceeds the height of the brick wall, as approved by the BAR, and overlaps the lantern area.
8. Pantry room bump out- no plan of this change has been submitted, but it in an obscured location.
9. Brick detail addition – not clear how these will be articulated.
10. Brick recesses replaced with glass windows – no comment.

Materials

The original drawings called out brick; black granite front; limestone base; white painted aluminum mullions; low-e clear glass; zinc fins, zinc panels; and translucent, illuminated glass lanterns on the top floors; and a painted steel/aluminum and glass canopy.

The materials were specified in February 2008 as Old Virginia brick; precast units on the base; coated gray aluminum flashing and shutters at entry; clear low-e insulated glass; etched translucent glass at penthouse and spandrels; honed black granite accents; and kynar finished aluminum window mullions.

The current drawing shows the brick changed to Cunningham Brick, Red Velour. This needs to be specifically approved.

Suggested Motion

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



PROJECT BY:
MILY HOTELS

THE LANDMARK HOTEL CHARLOTTESVILLE, VA



nbj ARCHITECTURE
A PROFESSIONAL LIMITED LIABILITY COMPANY
11537 B. NUCKOLS ROAD
GROVE PARK SQUARE
GLEN ALLEN, VA 23058
☎ (804) 273-8611 fax: (804) 273-8643

May 20, 2008
Approved w/ top of screen aligned with brick

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, October 16, 2008 5:24 PM
To: 'NEIL BHATT'
Cc: 'lee danielson'; 'Fred Wolf'; 'Syd Knight'
Subject: Landmark Hotel meeting

I offer the following summary of our meeting last Wednesday October 8:

Attending the meeting were myself, Fred Wolf and Syd Knight representing the BAR, Lee Danielson, and Neill Bhatt and Mr. Kulkarni(?) from NBJ Architects.

Demolition Request

The Landmark Hotel will make application for demolition of the black granite facade for the BAR's October 21 meeting.

Façade Reconstruction

Neil Bhatt will submit the plan for reconstruction of the façade, including materials and details, for the BAR's November 18 meeting.

Regarding the facade reconstruction, Neil Bhatt said they intended to put back the same thing in a different material. The façade design may include different details with cast stone, but the proportions of the windows would stay the same.

Fred Wolf noted that what it means to "put back the same thing" is important.

Fred Wolf noted that the current distinction between the darker base and the brick upper part of the hotel is good. The spirit of the façade is very pure.

There was discussion about the proposed fire exit door, and how that might be incorporated into the design.

Trellis above Mall Facade

Neil Bhatt will submit the trellis changes for the BAR's November 18 meeting.

Regarding the trellis, the BAR members said that, similar to the option 3 canopy on Water Street, the trellis should take its cues from the building's architecture.

Water Street Canopy

Regarding the proposed Water Street canopy, staff will email to the BAR the option 3 drawings for comments. Staff may approve the canopy administratively.

Unapproved Changes

Regarding the unapproved changes to the hotel design, Fred Wolf said they are not suggesting that the applicant meant to intentionally obscure the changes.

Syd said a list of the changes should be prepared for the BAR's consideration.

Some changes mentioned were: the proportions of some windows are not as tall, especially the top right window on the 2nd Street façade; some muntin bars have been omitted; and the parapet has changed (it used to be offset). These things make a difference.

Neil Bhatt said the silicon joints were eliminated because they would look messy when used with clear glass. He said this would not impact whether or not to eliminate the control joint on the masonry.

In addition to the parapet changes and elimination of the silicone butt joints, there were changes to the louvre patterns on the windows, elimination of the glass block or louvres on the 2nd Street façade, and changes in the muntin patterns 2 to 3. The two top bays stand out in terms of proportion. The 2nd Street grades had to be changed, per the applicant.

Neil Bhatt said he would compile a list of other changes made and submit it to the BAR for amended approval.

10/16/2008

Scala, Mary Joy

From: NEIL BHATT [nbhatt@nbjarch.com]
Sent: Thursday, October 30, 2008 3:46 PM
To: Scala, Mary Joy; 'lee danielson'
Cc: Tolbert, Jim; 'Fred Wolf'
Subject: RE: Landmark Hotel submittal

Mary Joy: I had a conversation with Lee on this subject and he had decided to stay with the reconstruction of the demolished portion in compliance with BAR approval for demolition. So please disregard the sample and rendering submitted. The only item for approval would be the changes to the approved facades that differ from the original renderings. Thanks. Neil Bhatt

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, October 30, 2008 1:49 PM
To: NEIL BHATT; lee danielson
Cc: Tolbert, Jim; Fred Wolf
Subject: RE: Landmark Hotel submittal

It occurred to me that perhaps you are not aware of the discussion the BAR had with Cliff Harrison when he represented you at the BAR meeting on October 21. He told the BAR that your intent was to keep the black granite if at all possible, and that you are asking for demolition in case it becomes a safety issue. The BAR granted the demolition permit with the understanding that if it is demolished it will have to be put back exactly as it is now. There was no discussion of alternate colors.

Alternate colors were discussed earlier in this office with just Syd and Fred; you mentioned a red stone and they said black was better because it provides a contrast with the brick.

Mary Joy Scala, Preservation and Design Planner
 City of Charlottesville
 Department of Neighborhood Development Services
 City Hall - 610 East Market Street
 P.O. Box 911
 Charlottesville, VA 22902
 Ph 434.970.3130 FAX 434.970.3359
 scala@charlottesville.org

From: NEIL BHATT [mailto:nbhatt@nbjarch.com]
Sent: Thursday, October 30, 2008 11:55 AM
To: Scala, Mary Joy; 'lee danielson'
Cc: Tolbert, Jim; 'Fred Wolf'
Subject: RE: Landmark Hotel submittal

Mary joy: Along with the documents for changes, we gave Lee and his staff renderings showing two different color granites and granite samples as per discussion during the meeting at your office. I understand that Lee wanted to run it by BAR, if they are open to changing the granite more in line with rest of the material colors on the building. It seems only the granite samples are submitted and not the rendering.

Lee and I will coordinate and will get back to you on that subject.

Thanks for your prompt attention to this submission.

10/30/2008

Neil Bhatt

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, October 30, 2008 10:56 AM
To: lee danielson; NEIL BHATT
Cc: Tolbert, Jim; Fred Wolf
Subject: Landmark Hotel submittal

Lee and Neil,

I received the drawings requested by the BAR showing all the proposed changes to the hotel elevations that differ from the original approval. Thank you for that, and they will be put on the BAR's Nov 18 agenda.

Along with that submittal I received two samples of pink granite, with no explanation of where they are proposed to be used.

You do not have support on the BAR to change the black granite façade, based on their last vote, and in addition, I remember the comment made at our meeting with Syd and Fred that the black granite is appealing because it provides a contrast from the red brick. Even if you would have support to change the material, the pink granite seems to me like the opposite of what they are looking for.

Also, if you are proposing to change the brick color, I need a sample of that prior to the meeting.

Thank you.

Mary Joy Scala, Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

10/30/2008

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, November 13, 2008 11:53 AM
To: 'NEIL BHATT'
Cc: 'lee danielson'
Subject: 200 East Main Street
Attachments: AGENDA updated 11-18-08.doc

Neil,

I have the following questions and comments regarding your submittal that comes up Tuesday. I have attached the agenda FYI. The hotel should have a representative at the meeting to answer questions.

1. It would be helpful to have color elevation drawings to compare to the original color elevations.
2. Please bring an actual brick/mortar sample to the meeting. *no change*
3. The mechanical screen was approved by the BAR to align with the brick. It appears it will now have to extend above the glass lantern area. Can the height be lowered? *as submitted*
4. What is the color of the metal panel that you are proposing to use on the window area?
5. Can you change the solid parapet above the vertical band of windows on the east and west elevations to an open metal guardrail in order to preserve the appearance of the original parapet offset in those locations? *condition of approval*
6. On the Second Street elevation, the descriptions of #8 and 9 are incorrect, and #10 is missing. Are the "banquet windows" still planned as retail vitrines?
7. I believe the two stair egress doors were shown on the original approval.
8. I have a drawing from Feb 2008 that shows a painted aluminum parapet cap on top of the lower lantern area. *will do*
9. Will the CVS service area brick screen wall be constructed or not? Your drawings are conflicting on this. *will come back*
10. How will the brick "columns" be articulated on the east elevation? *1/2" reveal*

Thank you in advance for clarifying.

Mary Joy Scala, Preservation and Design Planner
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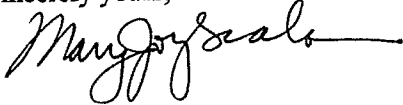
11/13/2008

You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,



Mary Joy Scala
Preservation and Design Planner

cc:

Lee Danielson (email)

Neil Bhatt (email)

Scala, Mary Joy

From: NEIL BHATT [nbhatt@nbjarch.com]
Sent: Monday, November 24, 2008 5:38 PM
To: Scala, Mary Joy
Cc: 'Alex Judson'; 'Halsey Minor'; 'Nitín Kulkarni'; 'TYLER CRAGLE'; 'David Wright'
Subject: RE: BAR Action November 18, 2008
Attachments: 200 E Main Street.doc

Halsey and Alex: Please see the resolution of all issues related to BAR attached.

Mary Joy: Thanks for your help in getting all issues resolved on the project.

Neil

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Monday, November 24, 2008 4:22 PM
To: lee danielson; NEIL BHATT
Subject: BAR Action Noveember 18, 2008

FYI

Mary Joy Scala, Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
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Charlottesville, VA 22902
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11/25/2008

CITY OF CHARLOTTESVILLE
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Department of Neighborhood Development Services

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www.charlottesville.org



November 3, 2008

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval of a Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 08-11-10
200 E. Main Street
TM 28 P 32
Minor Family Hotels, Applicant
Changes to approved design

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, November 18, 2008, starting at 5pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda is available on the BAR's home page accessible through <http://www.charlottesville.org> with approximate times. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala

Mary Joy Scala
Preservation and Design Planner

aj