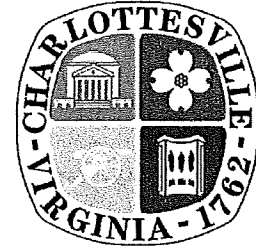


CITY OF CHARLOTTESVILLE  
*"A World Class City"*



**Department of Neighborhood Development Services**

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)

October 23, 2008

Minor Family Hotels  
199 Freemont Street 12<sup>th</sup> Floor  
San Francisco, CA 94105

**Certificate of Appropriateness Application**

**BAR 08-10-06**

**200 E. Main Street**

**TM 28 P 32**

**Minor Family Hotels, Applicant**

**Demolition of black granite façade**

Dear Sir or Madam,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2008.

**The BAR approved 5-1 the proposed demolition of the 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.**

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.

The certificate of appropriateness shall expire in one year (October 21, 2009), unless within that time period you have been issued a building permit for demolition. You may request an extension of the certificates of appropriateness before the approval expires for one additional year for reasonable cause.

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

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Mary Joy Scala", with a long horizontal flourish extending to the right.

Mary Joy Scala  
Preservation and Design Planner

cc:

Lee Danielson (email)

Neil Bhatt (email)

**MOLER & ASSOCIATES**  
**CONSULTING STRUCTURAL ENGINEERS**  
**108 FIRST STREET SOUTH**  
**CHARLOTTESVILLE, VIRGINIA 22902**  
**PHONE: 434-971-3027 FAX: 434-971-4027**

July 01, 2008

Mr. Cliff Harrison  
P.O. Box 5837  
Charlottesville, VA 22905

Job name: Wall Investigation – Landmark Hotel  
Job No.: 0807-01

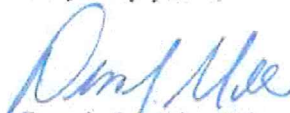
Dear Cliff,

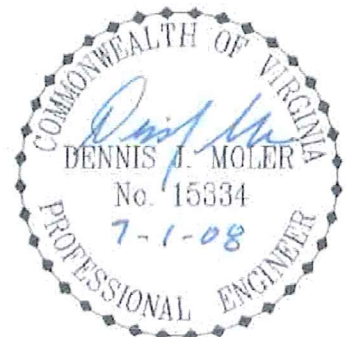
At your request I met with you this afternoon at the above noted site. The purpose of my visit was to observe the existing north (mall) and west (2nd Street) walls. It appears the west wall is constructed of a veneer brick and two layers of back-up brick. The composition of the front wall is unknown but is likely of a similar makeup. The north wall has numerous window openings in it; the west wall is essentially solid. There are three steel beams from the west to the opposite (east) wall at the top of the wall. There is no roof diaphragm at this time. I was asked to comment on the stability of these walls.

It is my professional opinion that the walls as now standing are unsafe. The top of these walls do not tie into a diaphragm to give them structural stability. It may be possible to brace the walls; I understand this is problematic as the bracing will interfere with other construction processes. In closing, I believe the walls should be removed and rebuilt at a later date.

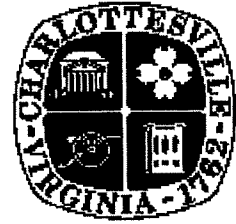
If I can be of further assistance, please contact me.

Very truly yours,

  
Dennis J. Moler P.E.



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 21, 2008**



**Certificate of Appropriateness Application  
BAR 08-10-06  
200 E. Main Street  
TM 28 P 32  
Minor Family Hotels, Applicant  
Demolition of black granite facade**

---

**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 2<sup>nd</sup> 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.

### **Application**

The applicant is requesting approval to demolish the existing black granite façade on the mall side of the hotel. The reason given is that the foundation is structurally unsound.

### **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 Considering Demolitions include:**

*(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*

- (1) The age of the structure or property;*

The building dates to 1966. There may be remaining interior parts that date to 1931.

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*

All historic properties in the Downtown ADC District are considered contributing buildings in the Charlottesville and Albemarle County Courthouse National Register (and Virginia Landmarks Register ) Historic District. There may not be enough remaining of the bank to be considered a contributing building.

*(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*

Both banks at 200 E Main were designed by local architects: Elmer Burruss in 1931, and Joseph Laramore Jr. in 1966. The Citizens Bank and Trust was the only bank to be opened in the United States in 1931.

*(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*

The 1966 black granite façade is unique in the City.

*(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*

The 1966 design is an attractive, distinctive design, but it probably could be reproduced.

*(6) The degree to which distinguishing characteristics, qualities, features or materials remain;*

The 1966 building is intact. The distinguishing characteristics of the 1931 building have been removed.

*(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*

The Main Street building is linked historically to other buildings in the downtown historic district.

*(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;*

A structural study has not been provided. The remaining building appears to be in good condition, however, the developer of the hotel has stated that the foundation of the façade is in poor condition.

*(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;*

The applicant proposes to remove the entire remaining façade.

*(e) Any applicable provisions of the city's Design Guidelines*

**The Design Guidelines for Demolition additionally include:**

*2. The public necessity of the proposed demolition.*

There is no public necessity, but demolition may facilitate redevelopment of the property.

*3. The public purpose or interest in land or buildings to be protected.*

There may be a public interest in protecting the existing façade as an example of architecture of the recent past.

*4. The existing character of the setting of the structure or area and its surroundings.*

The existing setting is traditional late 19<sup>th</sup> century - with many 20<sup>th</sup> century modifications - attached masonry buildings with no setbacks, vertical orientation, and mostly 2-4 stories with some larger buildings.

*5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

Relocation is not a practical alternative.

*6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

Demolition would not affect adversely other historic buildings or the character of the historic district.

7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

A study has been requested.

### **Discussion and Recommendations**

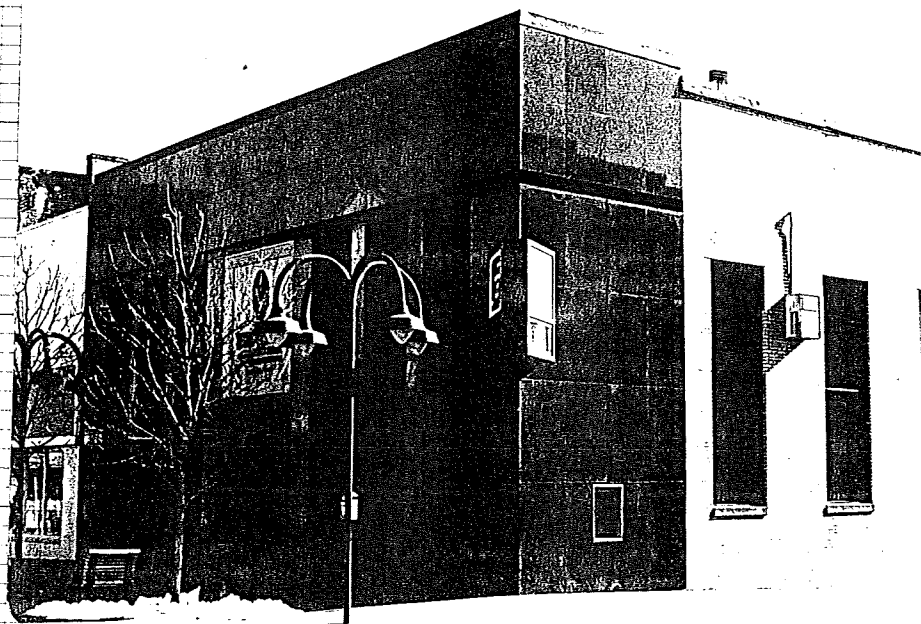
Staff opinion originally was that the main portion of the 1966 bank building (with its granite façade that turns the corner onto 2<sup>nd</sup> Street) was a structurally sound building that was architecturally worthy of preservation. In addition, it appeared that the proposed new restaurant construction could easily incorporate the existing bank building into its design.

Staff opinion currently is that, if the foundation is structurally unsound, the demolition may be approved.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed request to demolish the remaining black granite façade satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications...).

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

CLAIRE WELCH

Date

Feb. 1980

# Citizens Bank to Start Building Project

Nov - 1965

28-32

Construction will begin Monday on alterations and an addition to the Citizens Bank & Trust Co. main office at East Main and Second streets.

Estimated to cost in excess

of \$200,000, the project is scheduled for completion in October 1966.

The building will have a completely new front of clas-

sic design, featuring marble, ceramics and glass. The main floor addition will provide additional lobby space, a consumer finance department and enlarged facilities for the loan

and credit departments.

The bank's trust department, now at the Colonial Branch on West Main Street, will occupy the second floor and will be reached by an elevator.

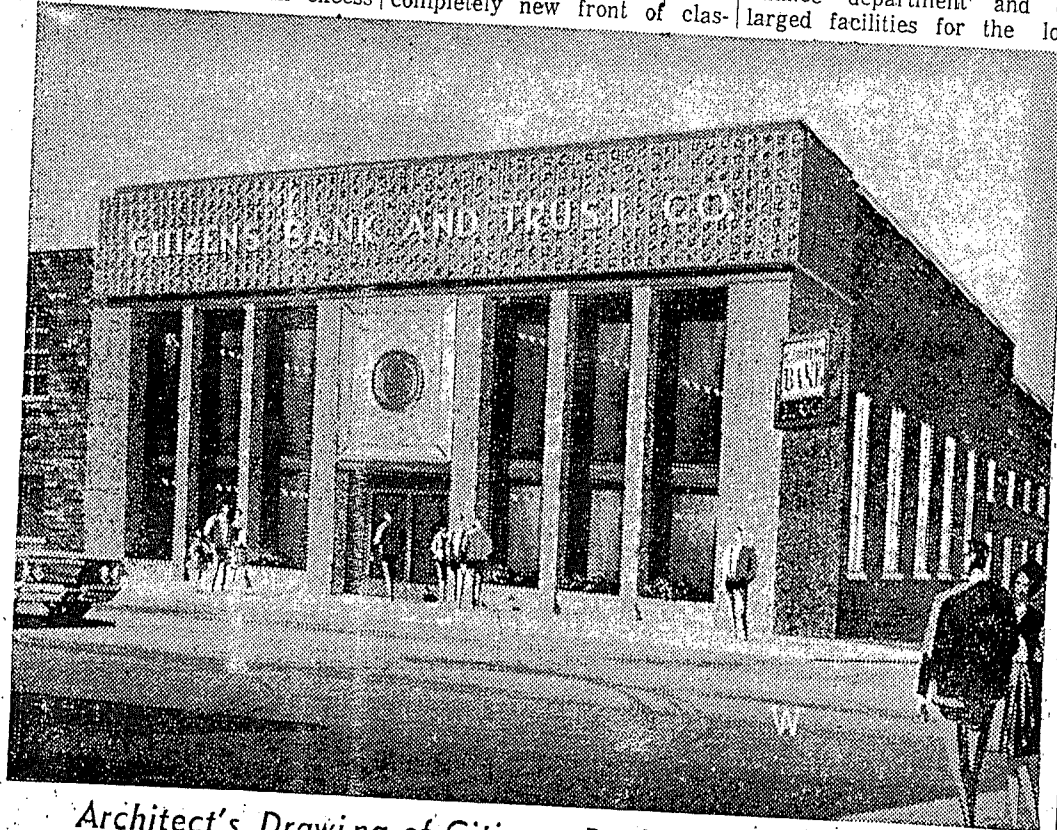
The bookkeeping department, employees lounge and a community room will be on the lower level of the building.

The addition was designed by Joseph C. Laramore Jr. and will be constructed by the Ross-Thacker Co.

The bank is using 24 feet of the site formerly occupied by Woolworth's for its addition. The remaining 18 feet will be used by Standard Drug Store for an addition to its building.

The present expansion program will mark the second time in ten years that the Citizens Bank has doubled its facilities. The bank was founded in the depression year of 1931 and its original building was constructed at the present site where the A. C. Brechin Bookshop had been located. An addition was added in 1955.

The Citizens Bank has assets of approximately \$22 million. In addition to its main office, it has a drive-in office on East Water Street and offices on Angus Road and West Main Street.



Architect's Drawing of Citizens Bank After Remodeling

P08-0030



## 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

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

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

### Information on Subject Property

Physical Street Address: 200 EAST Main

City Tax Map/Parcel: \_\_\_\_\_

### Applicant

Name: Minor Family Hots

Address: 414 E. MARKET STREET

Email: lee@ldanison.com

Phone: (W) 434-295-3000 (H) \_\_\_\_\_

FAX: \_\_\_\_\_

### Property Owner (if not applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

FAX: \_\_\_\_\_

Name of Historic District or Property: \_\_\_\_\_

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

### 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.)

[Signature]  
Signature

10/8/08  
Date

### Property Owner Permission (if not applicant)

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

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

Description of Proposed Work (attach separate narrative if necessary): Demolition of existing facade & RECONSTRUCTION

Attachments (see reverse side for submittal requirements): \_\_\_\_\_

### For Office Use Only

Received by: BSW

Fee paid: 100.00 Cash/Ck. # 1256

Date Received: 10/8/08

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



Scala, Mary Joy

**From:** Randy Burkett [Randy@rbldi.com]  
**Sent:** Sunday, September 14, 2008 12:20 PM  
**To:** Scala, Mary Joy; NEIL BHATT  
**Subject:** RE: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Mary Joy and Neil:

The architectural sconce we have preliminarily selected is the Mentor Series from Winona Lighting. The model we have used in our preliminary design work includes a single F32T8/3K lamp (they also catalog 2-lamp versions). This has an initial 2850 lumens when operated on a standard electronic ballast. We will be specifying an electronic low power factor ballast which reduces the maximum lumen output to approximately 2300 lumens.

Let me know if you need anything else.

Thanks,

Randy Burkett

-----Original Message-----  
**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Friday, September 12, 2008 6:59 AM  
**To:** Randy Burkett; NEIL BHATT  
**Subject:** RE: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Thank you

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

-----Original Message-----  
**From:** Randy Burkett [mailto:Randy@rbldi.com]  
**Sent:** Friday, September 12, 2008 4:26 AM  
**To:** NEIL BHATT; Scala, Mary Joy  
**Cc:** 'Randy Burkett'  
**Subject:** RE: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Neil

I will be returning to my office on Monday and will get back to you then. We can meet the City's 3000 lumen limit with this sconce.

Randy

Randy

-----Original Message-----  
**From:** NEIL BHATT <nbhatt@nbjarch.com>  
**Sent:** Thursday, September 11, 2008 5:36 PM  
**To:** 'Scala, Mary Joy' <scala@charlottesville.org>  
**Cc:** 'Randy Burkett' <Randy@rbldi.com>  
**Subject:** RE: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Mary Joy: I am forwarding this to our Lighting consultant.

Randy: Please see the message from Mary Joy Scala of BAR. Please provide the information she is seeking ASAP.

Thanks for your help.

Neil

**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Thursday, September 11, 2008 3:45 PM  
**To:** NEIL BHATT  
**Subject:** RE: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Can you find out the lumens from the sconces? Our ordinance allows 3000 lumens without shielding, equivalent to 35 w fluorescent lamps.

Thank you

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:** Monday, September 08, 2008 6:58 PM  
**To:** Scala, Mary Joy  
**Subject:** FW: The Landmark Hotel-Charlottesville, VA Light Cut Sheet

Mary Joy: In the submission we forwarded today, a canopy light is called out and a technical sheet is included. However I thought this picture will be helpful to visualize the look of fixture. Let me know if I can provide any other info. Neil

**From:** TYLER CRAGLE [mailto:tcragle@nbjarch.com]  
**Sent:** Monday, September 08, 2008 5:15 PM  
**To:** 'NEIL BHATT'  
**Subject:** The Landmark Hotel-Charlottesville,VA Light Cut Cheet

Neil,

Here is that lighting fixture for the canopy. We might need to find a better resolution sheet from Randy is need be.

Thanks,

TYLER CRAGLE

nbj ARCHITECTURE

GROVE PARK SQUARE

11537 B NUCKOLS ROAD

GLEN ALLEN VA 23059

PH: (804) 273-9811 EXT.117

FAX: (804) 273-9843

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nbj Architecture 11537 B Nuckols Road, Glen Allen, VA 23059

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 16, 2008**



**Certificate of Appropriateness**

**BAR 08-08-01**

**201 E. Water Street**

**TM 28 P 31**

**Minor Family Hotels, Applicant**

**Canopy modification**

**Background**

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

January 20, 2004 - The BAR (#04-01-02) unanimously (7-0) approved the request for demolition of 108 2<sup>nd</sup> 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.

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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.



## Application

The applicant is requesting approval to redesign the Water Street canopy. Since the August BAR meeting the canopy has been redesigned with a transparent covering (1/2" laminated glazing panel system), but at the same lowered height. It is attached to the building with two main steel supports over the entrance, and two steel support ties. Lighting consists of two wall sconces, internally lit with florescent lamps; two recessed metal halide downlights at the entrance; and 20 metal halide downlights in the canopy.

The canopy extends 26 feet from the building; and is 40'-2" long.

## Criteria, Standards and Guidelines

### Review Criteria Generally

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

### Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

### Pertinent Design Guidelines for New Construction and Additions include:

#### **P. 3.4 Setback**

- 1. Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
- 2. Use a minimal setback if the desire is to create a strong street wall or a setback consistent with the surrounding area.*

### Pertinent Design Guidelines for Signs, Awnings, Vending and Cafes

#### **P. 5.6 Awnings, Marquees & Canopies**

##### *1. Types*

*c. Marquees and canopies fabricated from rigid materials are appropriate on some commercial buildings, however, they must fit the storefront design and not obscure important elements such as transoms or decorative glass.*

*e. Backlit awnings or canopies used as illuminated signs are inappropriate.*

##### *2. Placement*

*a. Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements of damage materials.*

*b. Choose designs that do not interfere with existing signs or distinctive architectural features of the building, or with street trees or other elements along the street.*

*c. Choose an awning shape that fits the opening in which it is installed.*

*d. Make sure the bottom of the awning valance is at least 7 feet high, or 10 feet if it contains a sign.*

##### *3. Color and Materials*

*a. Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex patterns.*

*b. Aluminum, vinyl plastic, or overly ornate fabric awnings are generally inappropriate for any buildings within the historic districts.*

*c. Contemporary marquees or canopies may be constructed of combinations of metal, wood, and glass; some types of plastic may be appropriate.*

## Discussion and Recommendations

The approved previous canopy design is included in the staff report. The approved design had two canopies: the upper canopy was a transparent glass canopy with zinc fins, and a painted steel and aluminum sub-structure. The lower canopy was limestone positioned just over the door for functionality.

The proposed design is now lower (to protect patrons from the weather) transparent, and lighted. The dimensions of the canopy are similar to the approved design. The design of the structural supports and the transparency are similar to the approved design. The lowered height and lighting are the main differences from the approved version.

The applicant has said that the internally lit sconce lighting will meet the dark sky lumens requirements. The downlights are much preferred to the previous submittal that had internally lit canopy lighting. The applicant has submitted a photometric plan. For comparison purposes, the Illuminating Engineering Society of North America (IESNA) has established that an illumination level of 20 fc is all that is needed for service station pump islands with dark surroundings, and 30 fc for pump islands with bright surroundings. Therefore, the range under the canopy (max. 34.4) is within reason. However, per the zoning ordinance, the maximum footcandle level permitted to spill onto public rights of way is 1/2 footcandle. That amount is exceeded in front of the canopy, and should be adjusted.

## Suggested Motion

NC Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed request for canopy modifications satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted (with the following modifications...).

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  
www.charlottesville.org



September 17, 2008

Minor Family Hotels  
199 Freemont Street 12<sup>th</sup> Floor  
San Francisco, CA 94105

**Certificate of Appropriateness Application**

BAR 08-08-01

201 East Water Street  
TM 28 P 31

Minor Family Hotels, Applicant  
Canopy modification

Dear Sir or Madam,

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

Please contact me to set up the meeting with BAR members.

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

Sincerely yours,

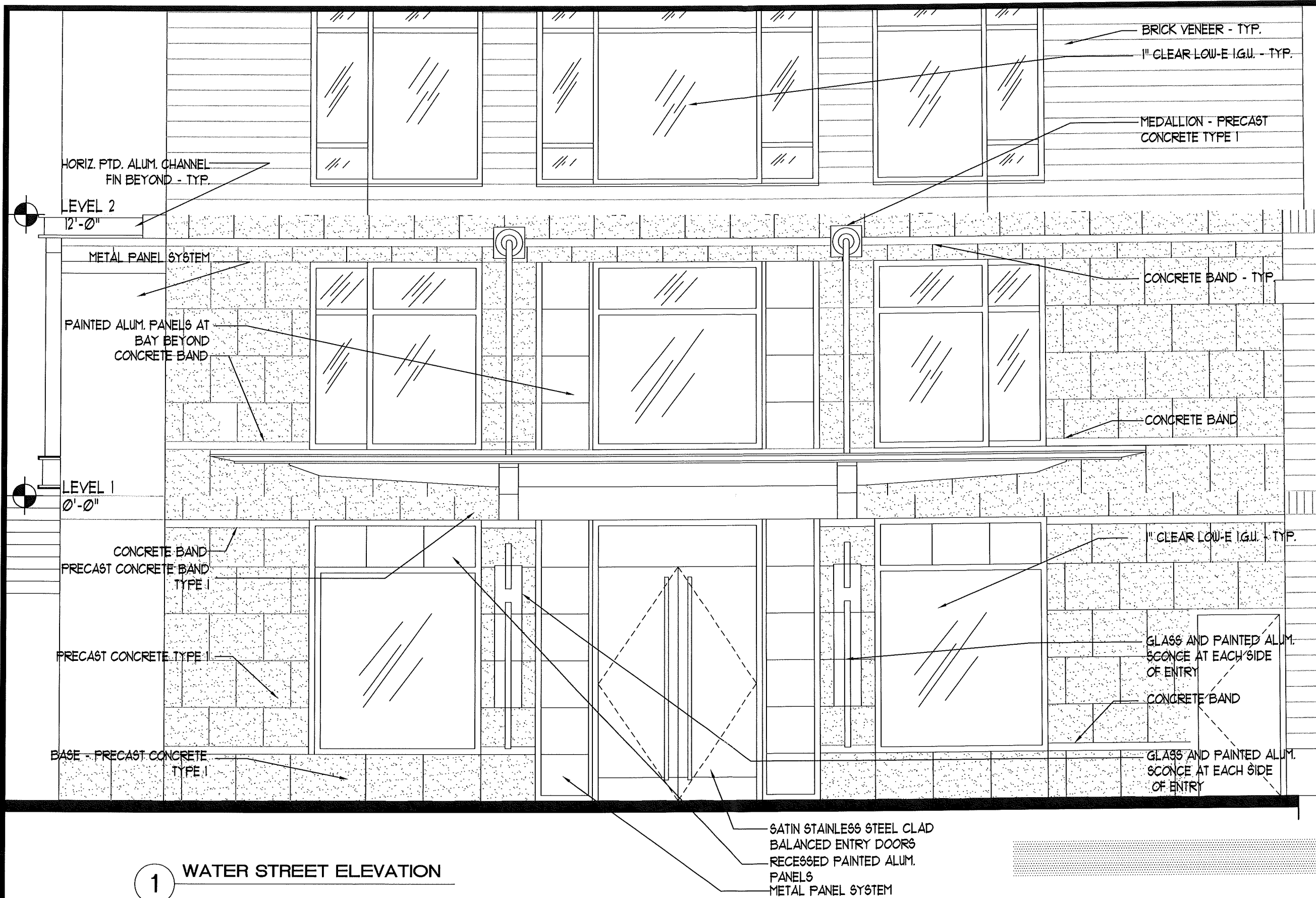
Mary Joy Scala  
Preservation and Design Planner

cc:

Lee Danielson (email)

Neil Bhatt (email)





1 WATER STREET ELEVATION

**nby** ARCHITECTURE  
A Professional Limited Company

Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843

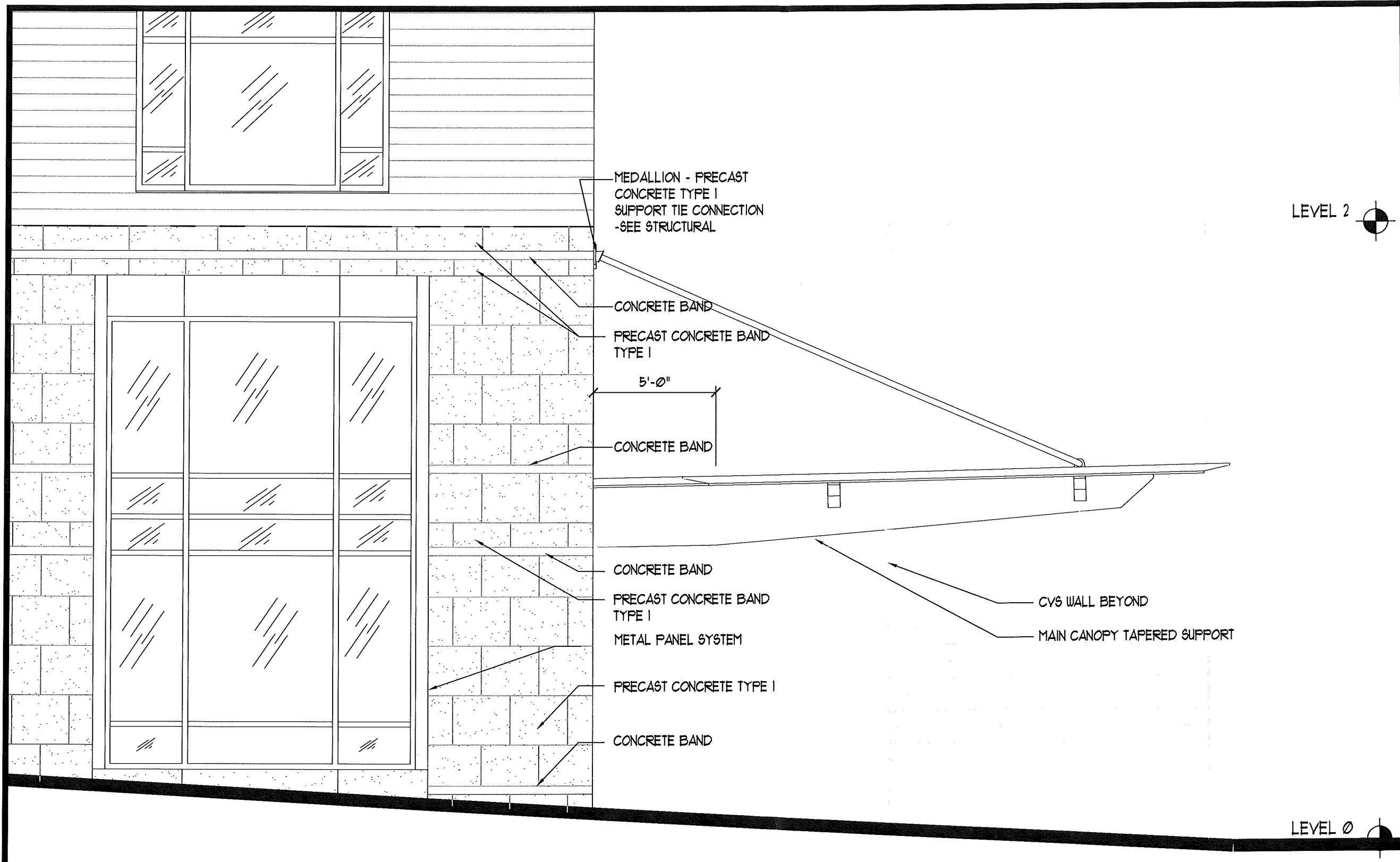
# THE LANDMARK HOTEL

CHARLOTTESVILLE, VA

A-2

Date:  
OCT. 9, 2008

1 SECOND STREET ELEVATION

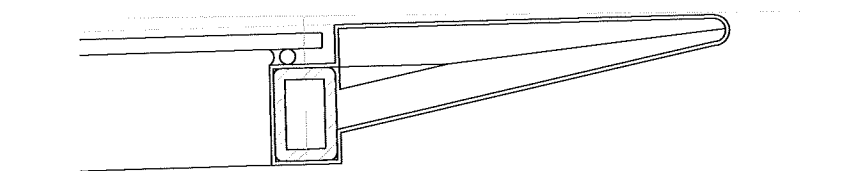
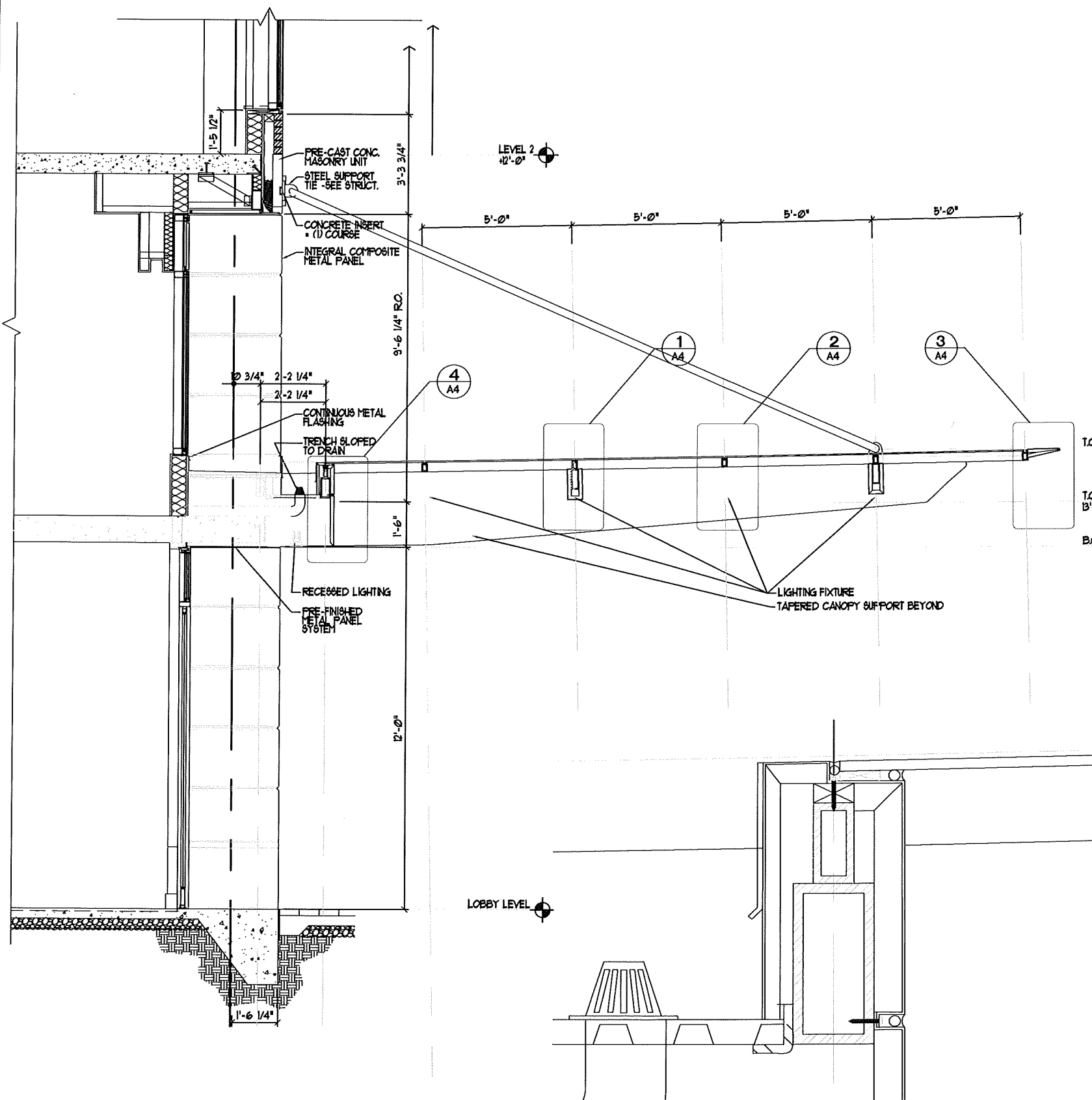


**nby** ARCHITECTURE  
A Professional Limited Company

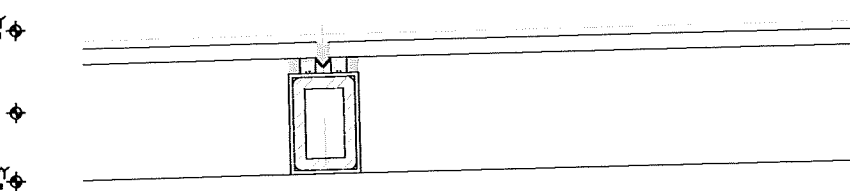
Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059  
(804) 273-9811 fax: (804) 273-9843

THE LANDMARK HOTEL  
CHARLOTTESVILLE, VA

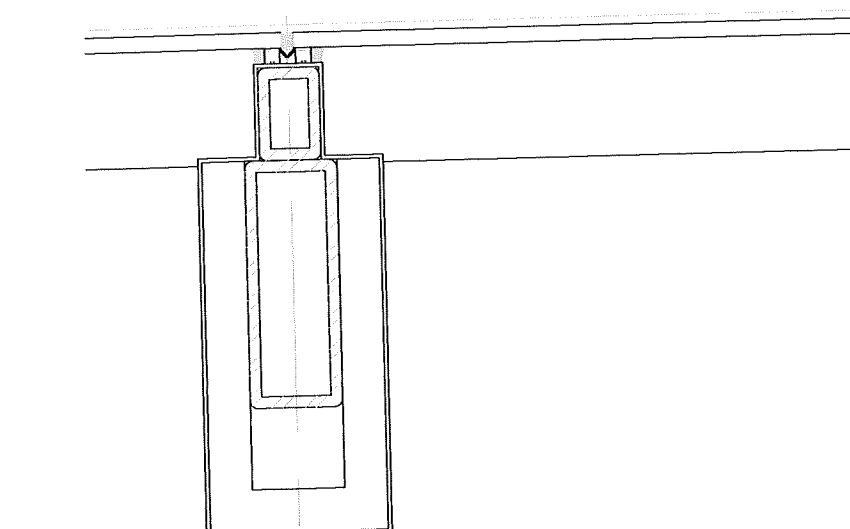
A-3  
Date:  
OCT. 9, 2008



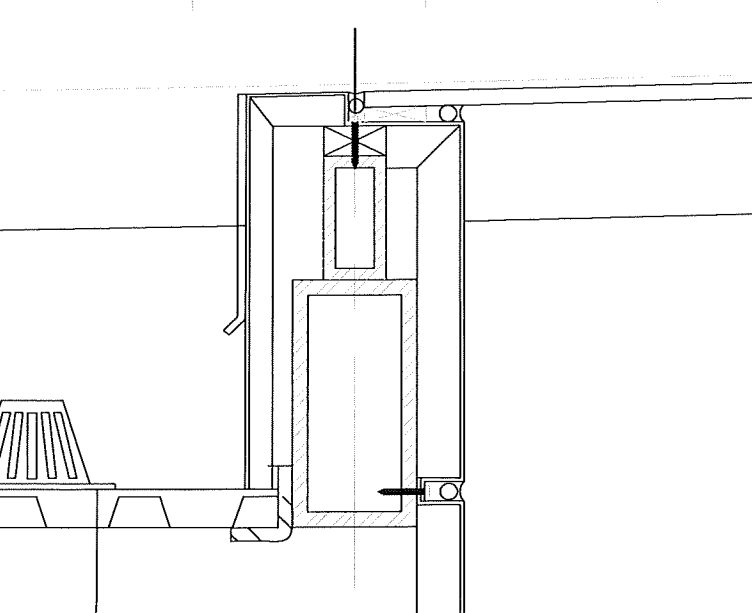
3 CANOPY SECTION THRU OUTSIDE EDGE



2 CANOPY SECTION AT FRONT CORNERS



1 CANOPY SECTION AT BEAM ENDS



4 SECTION • CENTRAL GRID

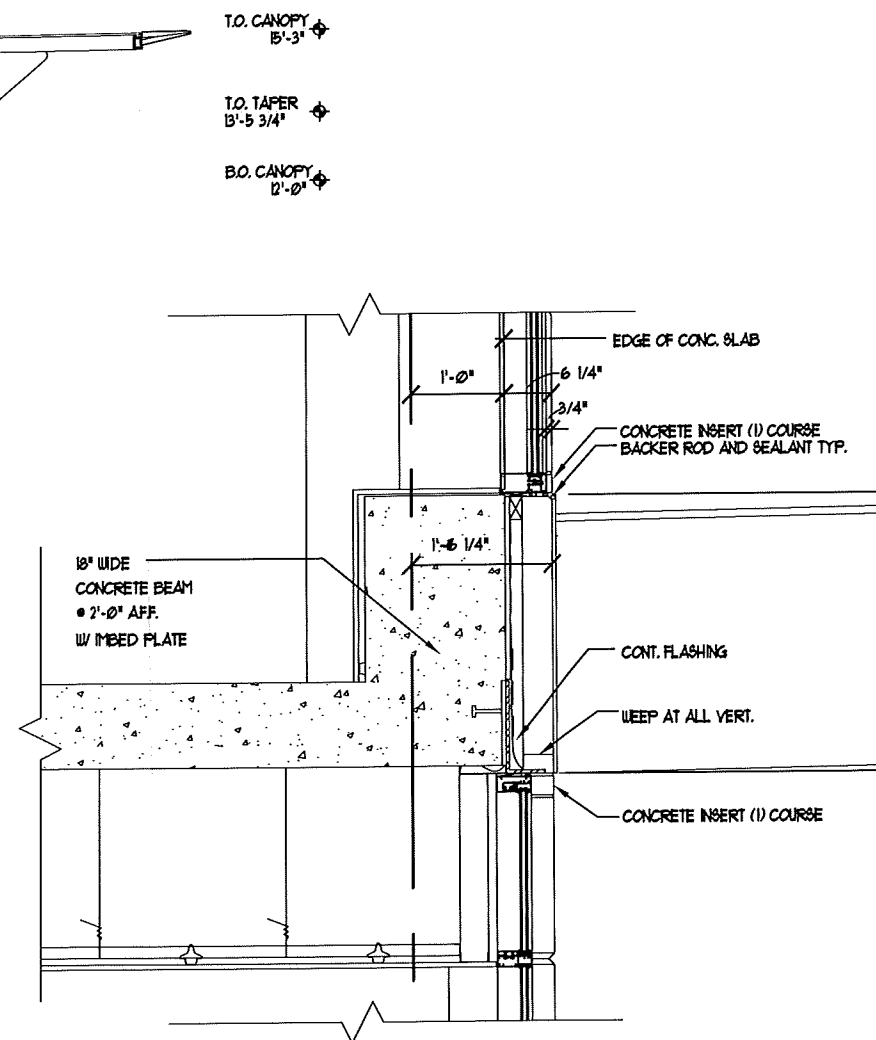
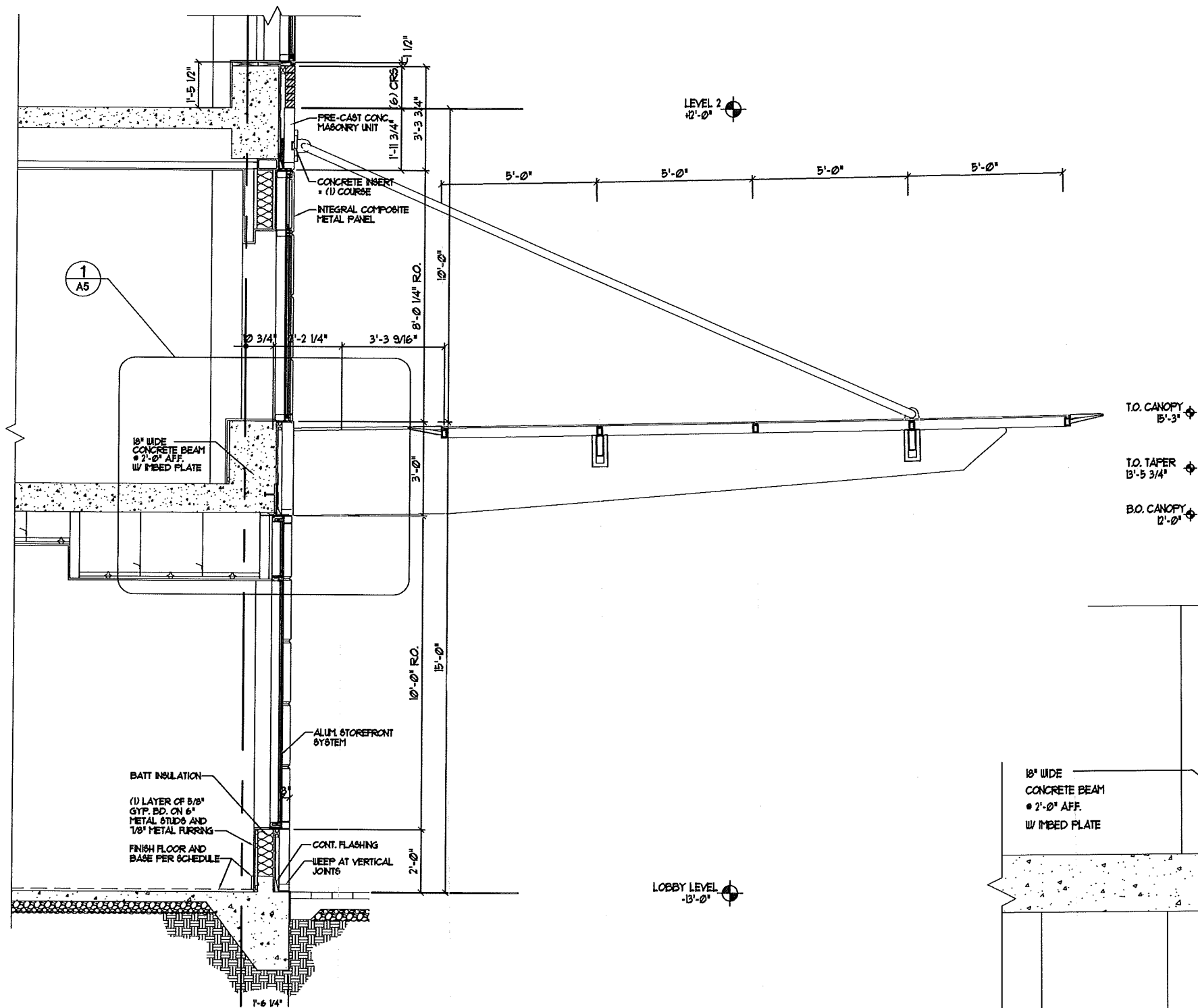
5 CANOPY SECTION

**nby** ARCHITECTURE  
A Professional Limited Company  
Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843

**THE LANDMARK HOTEL**  
CHARLOTTESVILLE, VA

**A-4**

Date:  
OCT. 9, 2008



**nbj** ARCHITECTURE  
A Professional Limited Company

A Professional Limited Company

Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843

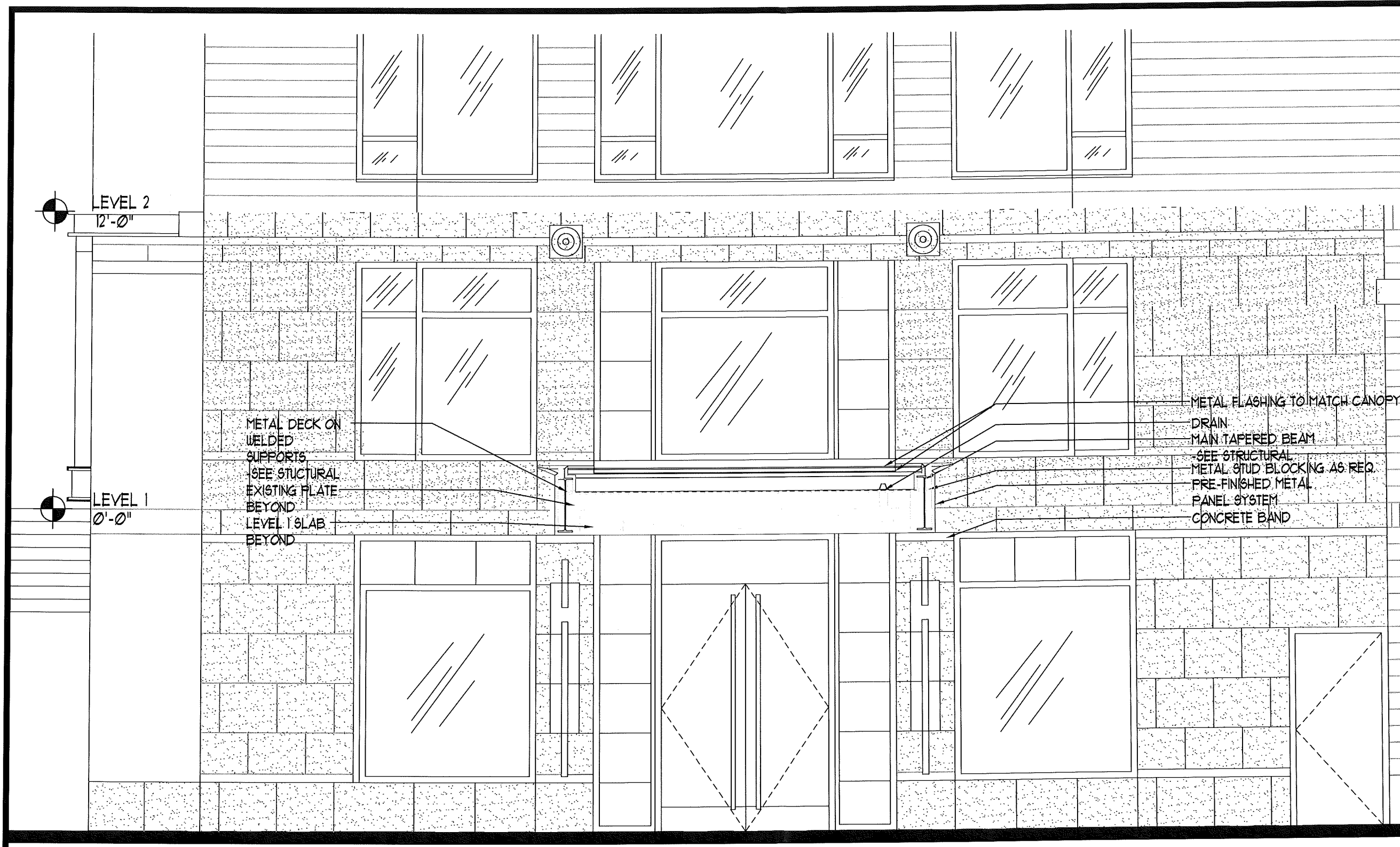
THE LANDMARK HOTEL

---

CHARLOTTESVILLE, VA

A-5

Date:  
OCT. 9, 2008



**nby** ARCHITECTURE  
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Grove Park Square  
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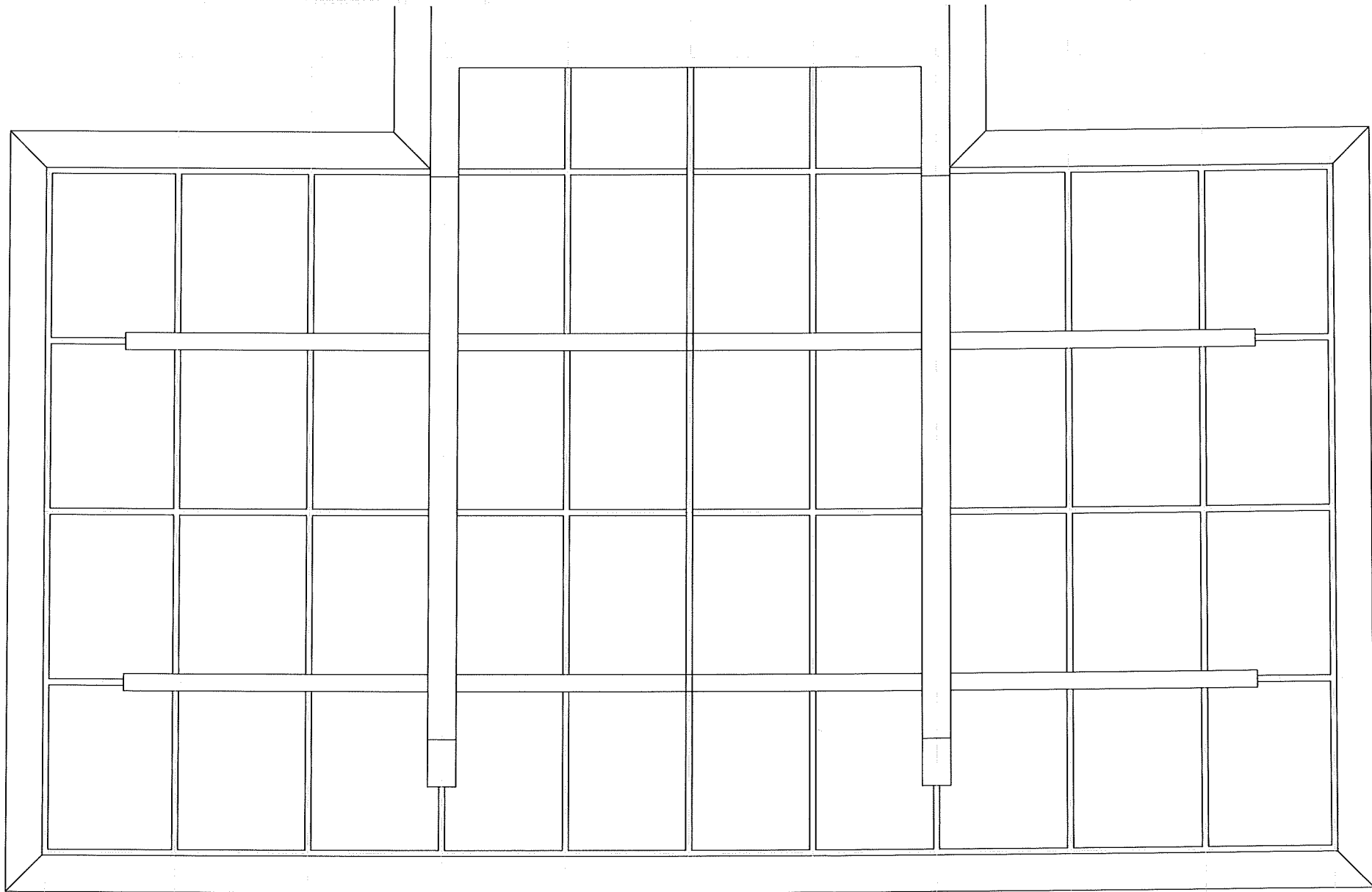
**THE LANDMARK HOTEL**  
CHARLOTTESVILLE, VA

**A-6**

Date:  
OCT. 9, 2008

1 CANOPY/WATER STREET FACADE CONNECTION

1 CANOPY REFLECTED CEILING LIGHTING PLAN



1-MOUNTED HALIDE DOWNLIGHT  
2-RECESSED DOWNLIGHT  
3-WALL SCONCE

LIGHTING

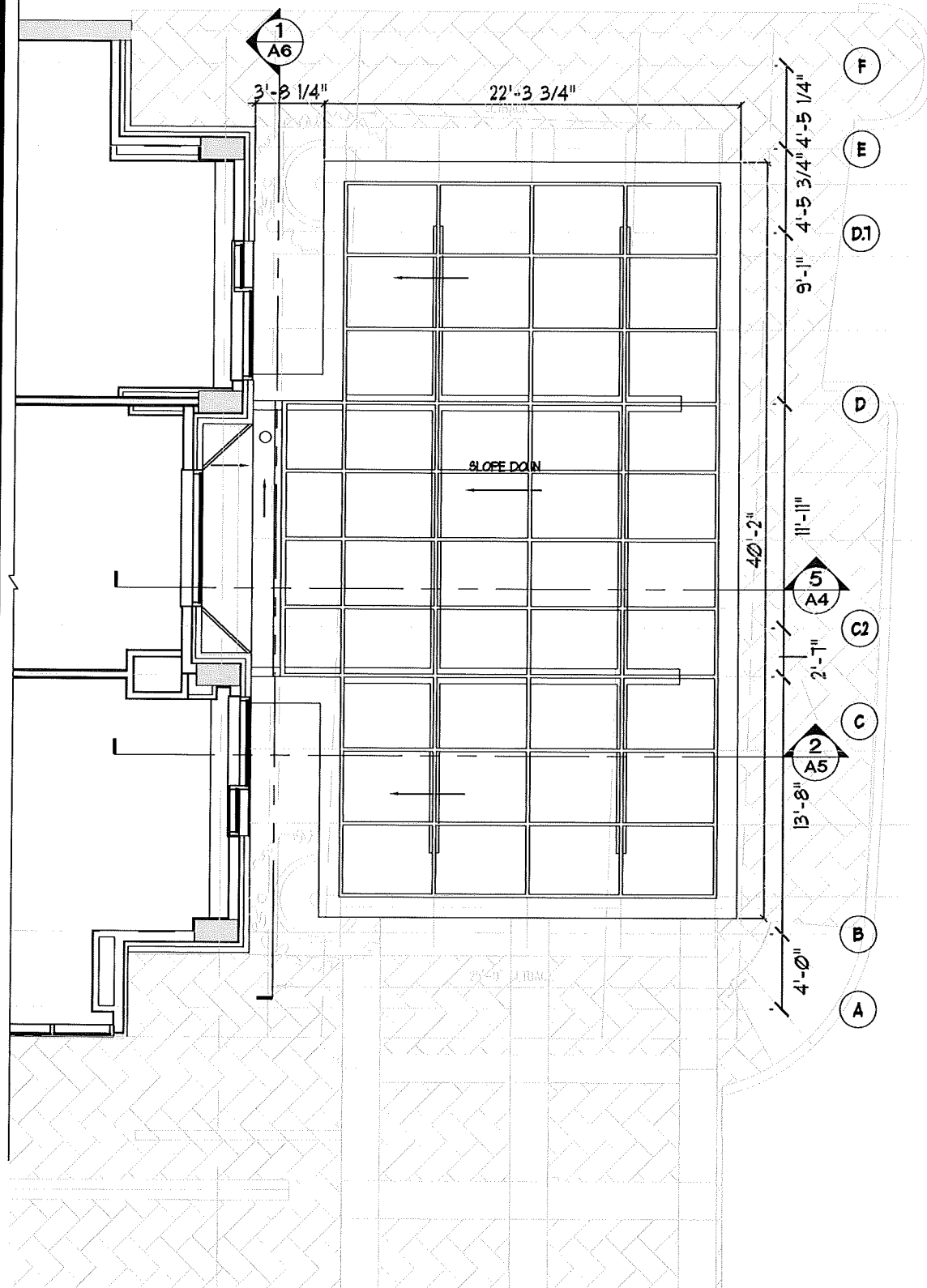
Date:  
OCT. 9, 2008

THE LANDMARK HOTEL  
CHARLOTTESVILLE, VA

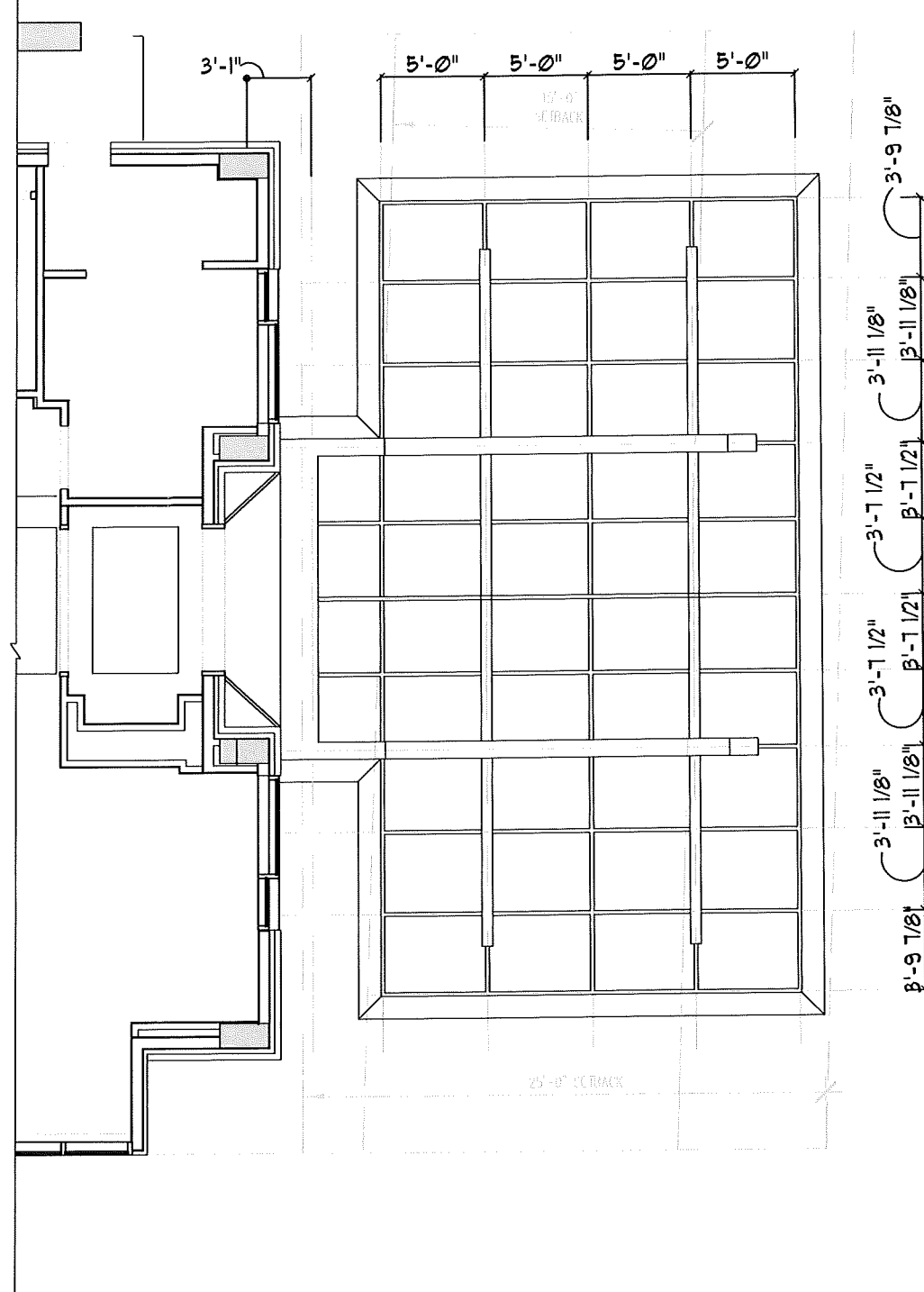
**nby** ARCHITECTURE  
A Professional Limited Company

Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843





1 CANOPY ROOF PLAN



2 CANOPY REFLECTED CEILING PLAN

**nby** ARCHITECTURE  
A Professional Limited Company

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Glen Allen, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843

**THE LANDMARK HOTEL**  
CHARLOTTESVILLE, VA

**A-1**

Date:  
OCT. 9, 2008

Scala, Mary Joy

**From:** James Wall [jwall2040@earthlink.net]  
**Sent:** Wednesday, October 08, 2008 7:31 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: Landmark Hotel canopy

I vote yes.

James

On Oct 8, 2008, at 3:04 PM, Scala, Mary Joy wrote:

BAR,

Attached is the revised design for the hotel canopy on the Water Street side for your review. Please email me yes or no... here is the September action that gives me administrative approval with BAR input. (Amy, Rebecca and Brian were not present in September.) Fred, Syd and I met with the applicants today and they will bring back all the hotel changes in November. In addition, they will request demolition/rebuilding of the black granite façade in October.

The canopy now has tapered, unadorned edges that are more consistent with the hotel design.

On September 16 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.

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Thank you.

Mary Joy Scala, Preservation and Design Planner

10/9/2008

yes  
 1 Wall  
 2 Gardner  
 3 Rebecca  
 4 Fred  
 5 Syd  
 6 Eryn  
 no  
 Oster

Scala, Mary Joy

**From:** amy gardner [amy@thinkscarpa.com]  
**Sent:** Wednesday, October 08, 2008 3:41 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: Landmark Hotel canopy

I vote yes.

nice compromise.

On Oct 8, 2008, at 3:04 PM, Scala, Mary Joy wrote:

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Thank you.

Mary Joy Scala, Preservation and Design Planner

10/8/2008

## Scala, Mary Joy

**From:** Osteen, Michael [JMOsteen@tecinc.com]  
**Sent:** Wednesday, October 08, 2008 3:37 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: Landmark Hotel canopy

The current proposal is an improvement over what we last saw.

- I do not have any concept of how lighting would be integrated into this canopy.
- This canopy does not have as ordered a hierarchical development of structural components as the first scheme, which I very much liked.
- While I acknowledge the edge is "thinner" and unadorned; both improvements, I think that edge being supported by glass is visually awkward. It is especially awkward to my eye where it returns to the building. I don't really understand what is going on from the single perspective, but I think there should be a differentiation between the canopy and the connector.

I would not support this design. MikeO

**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Wednesday, October 08, 2008 3:04 PM  
**To:** Amy Gardner; Bill Adams; Brian Hogg; Eryn Brennan; Frederick Wolf; James Wall; Osteen, Michael; Rebecca Schoenthal; Sydney Knight  
**Subject:** Landmark Hotel canopy

BAR,

Attached is the revised design for the hotel canopy on the Water Street side for your review. Please email me yes or no... here is the September action that gives me administrative approval with BAR input. (Amy, Rebecca and Brian were not present in September.) Fred, Syd and I met with the applicants today and they will bring back all the hotel changes in November. In addition, they will request demolition/rebuilding of the black granite façade in October.

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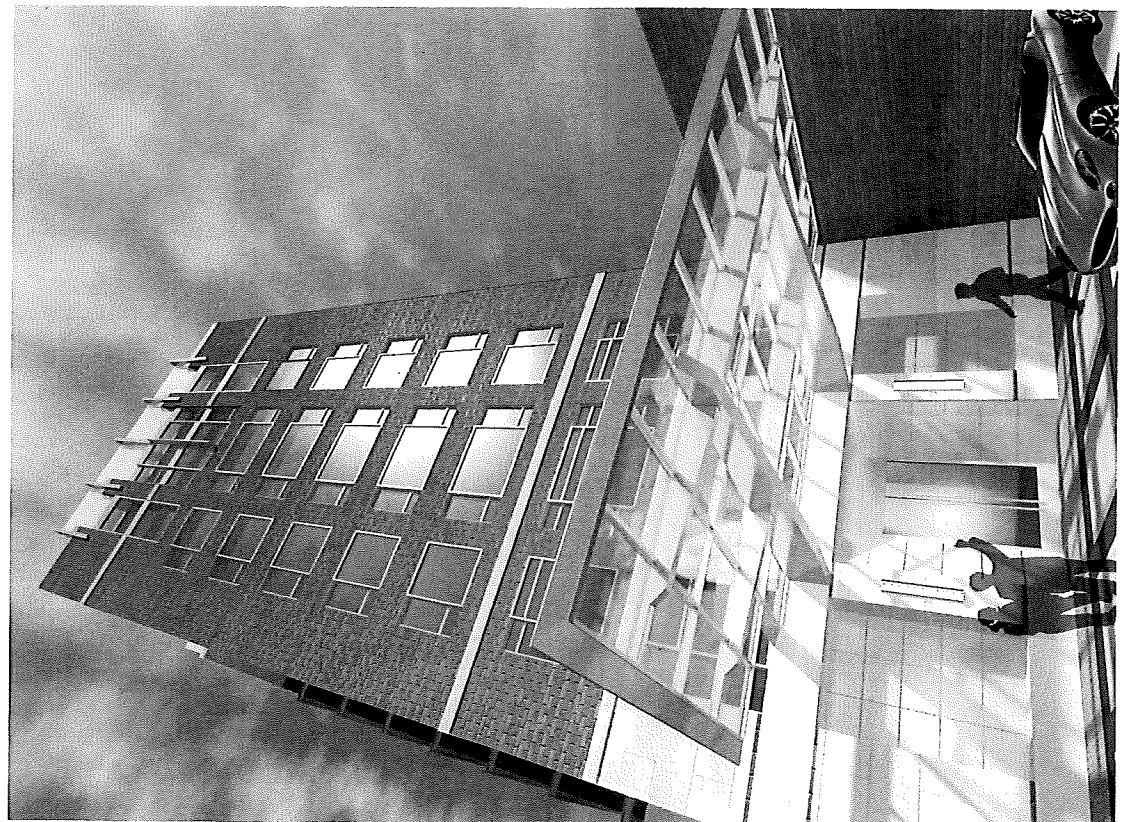
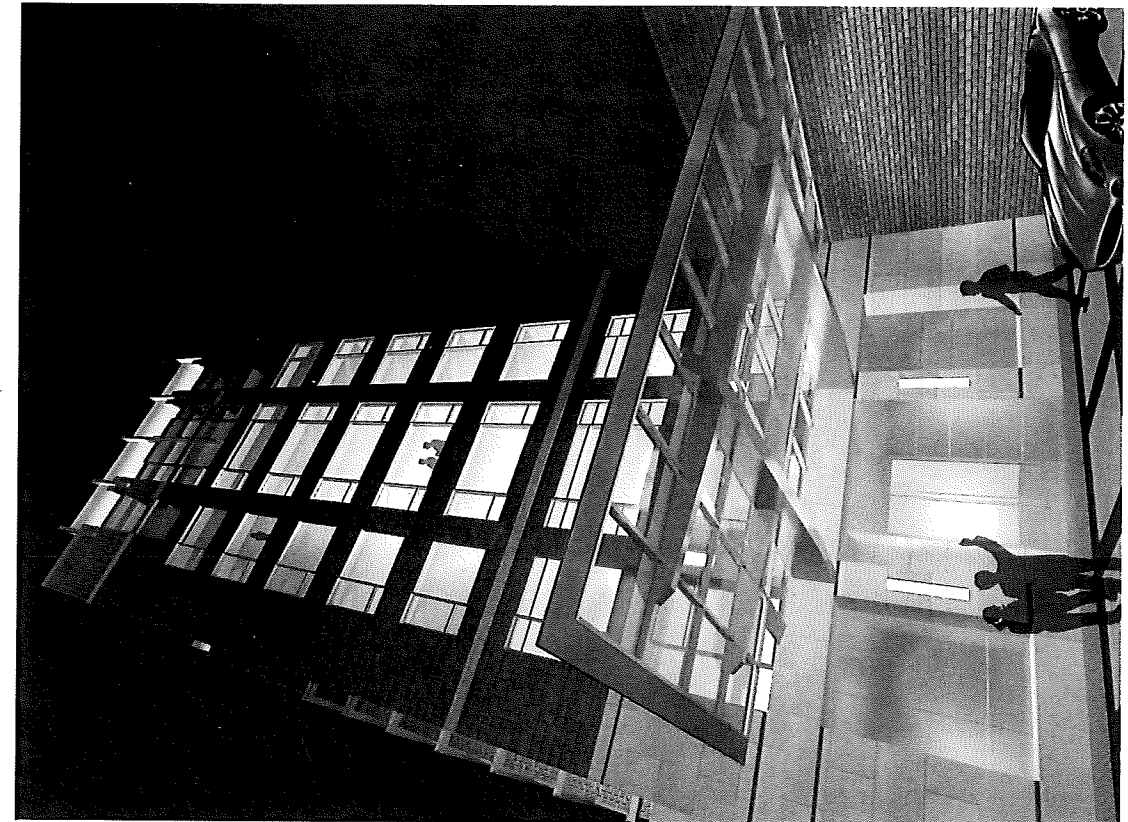
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Thank you.

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

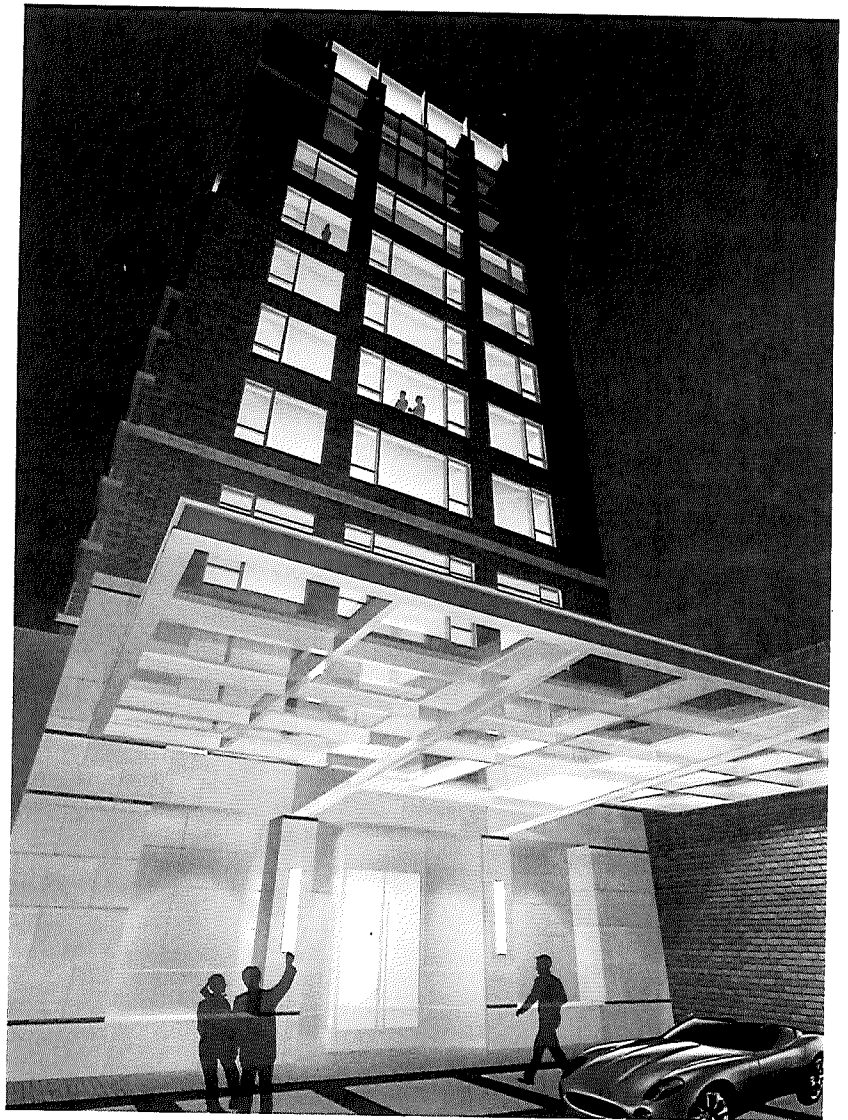
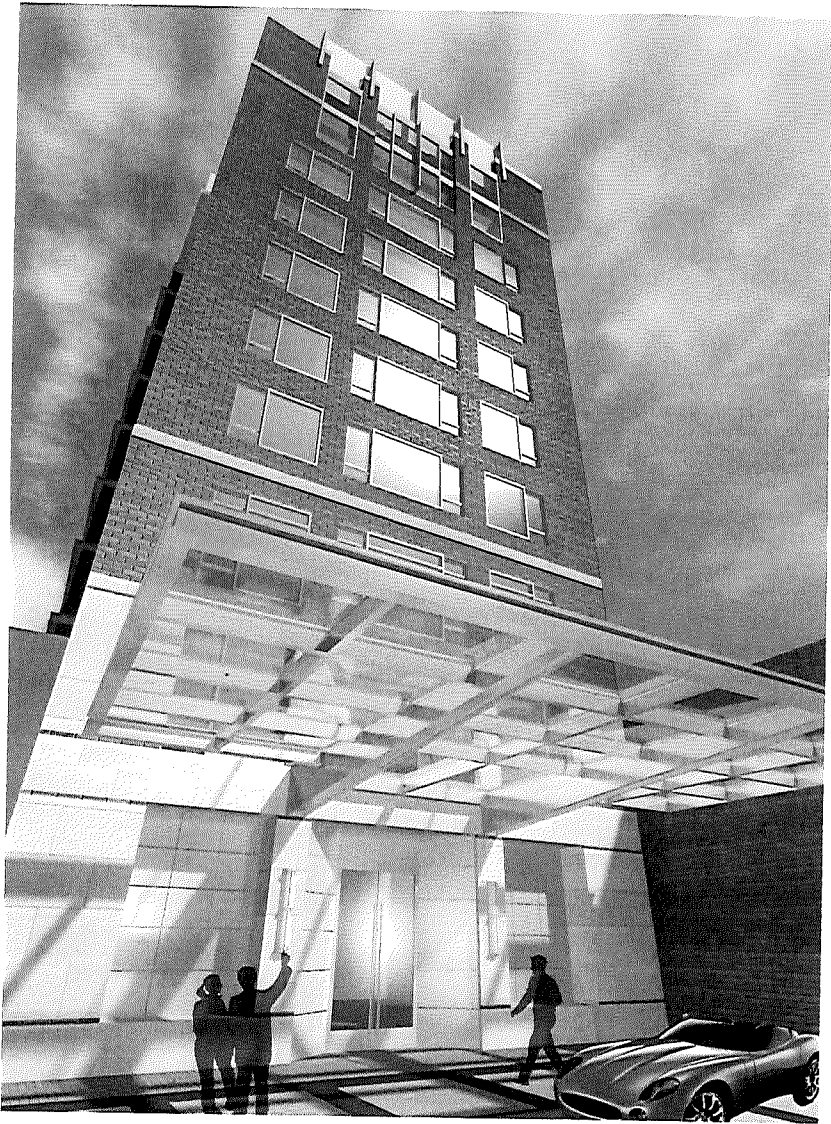
10/8/2008



THE LANDMARK HOTEL

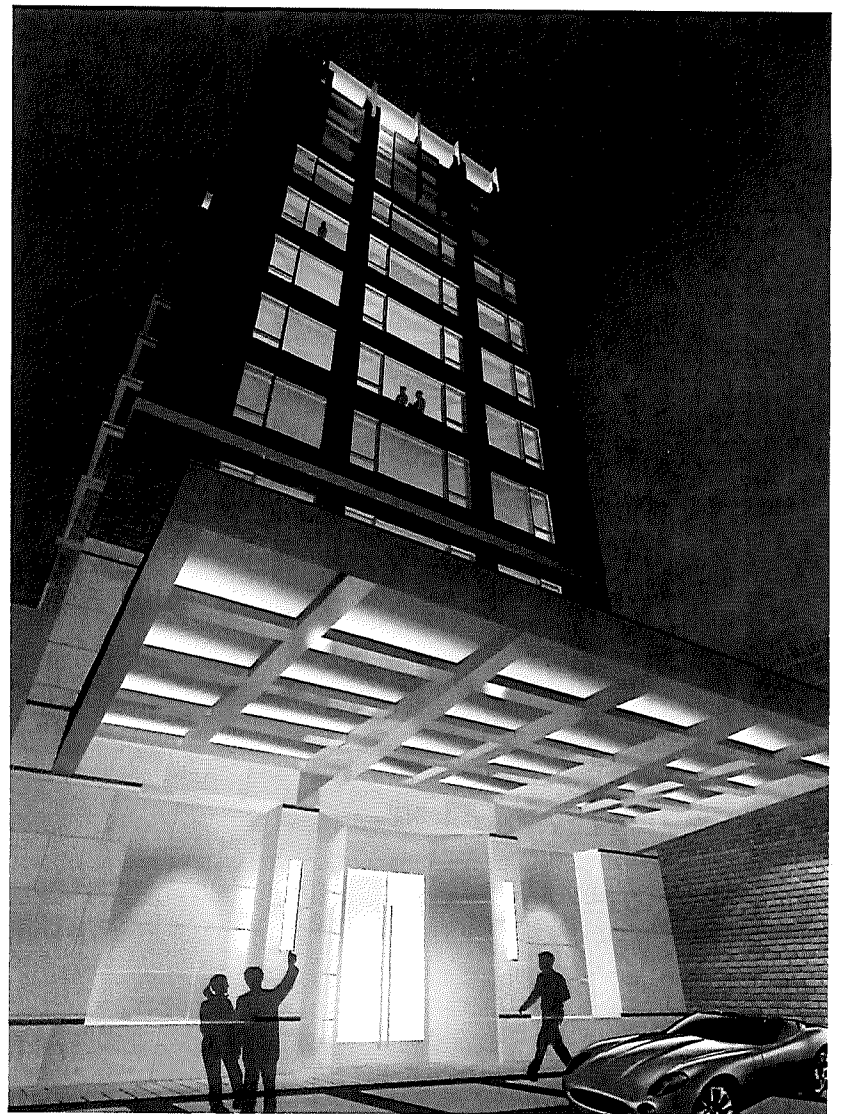
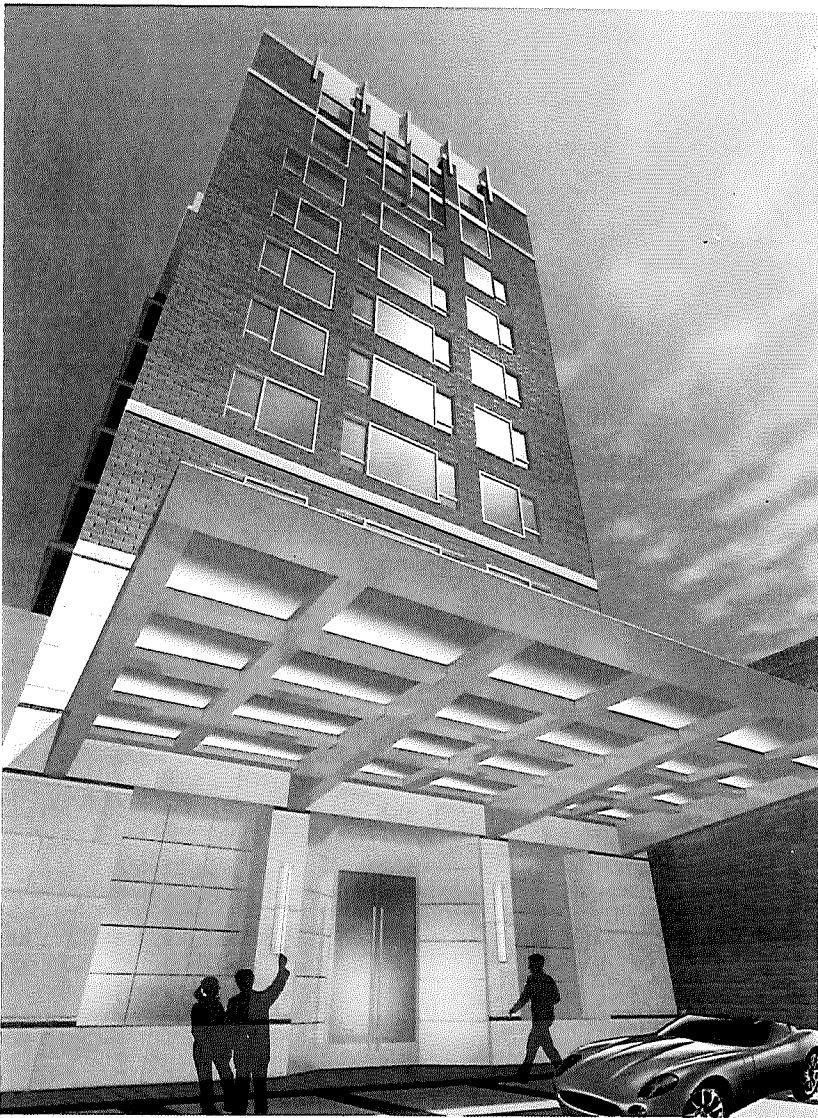
CANOPY DESIGN  
 OPTION - 3





CANOPY DESIGN  
OPTION - 2

THE LANDMARK HOTEL



CANOPY DESIGN  
OPTION - 1

THE LANDMARK HOTEL

**Scala, Mary Joy**

**From:** Rebecca Schoenthal [rebecca@elsiegarden.com]  
**Sent:** Thursday, October 09, 2008 2:29 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: Landmark Hotel canopy

yes.

On Oct 8, 2008, at 3:04 PM, Scala, Mary Joy wrote:

BAR,

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Thank you.

Mary Joy Scala, Preservation and Design Planner

**Scala, Mary Joy**

**From:** Brennan, Eryn (esb4z) [esb4z@eservices.virginia.edu]  
**Sent:** Friday, October 10, 2008 12:43 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: Landmark Hotel canopy

I say yes. Thanks for your persistence on this...

Best,

Eryn

**From:** Scala, Mary Joy [scala@charlottesville.org]  
**Sent:** Wednesday, October 08, 2008 3:04 PM  
**To:** Amy Gardner; Bill Adams; Brian Hogg; Brennan, Eryn (esb4z); Frederick Wolf; James Wall; Michael Osteen; Rebecca Schoenthal; Sydney Knight  
**Subject:** Landmark Hotel canopy

BAR,

Attached is the revised design for the hotel canopy on the Water Street side for your review. Please email me yes or no... here is the September action that gives me administrative approval with BAR input. (Amy, Rebecca and Brian were not present in September.) Fred, Syd and I met with the applicants today and they will bring back all the hotel changes in November. In addition, they will request demolition/rebuilding of the black granite façade in October.

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Thank you.

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

**Scala, Mary Joy**

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**From:** Scala, Mary Joy  
**Sent:** Tuesday, October 21, 2008 9:16 AM  
**To:** 'NEIL BHATT'; 'lee danielson'  
**Subject:** Water Street canopy

I circulated the most recent section/lighting drawings and have not received any additional comments.

Therefore, you may consider the Option 3 canopy approved, with the condition that all exterior lighting must meet the City's dark sky requirements, Sec. 34-1000 of the Zoning ordinance. Pertinent requirements are: each outdoor luminaire that emits 3,000 or more lumens shall be full cutoff; and spillover lights onto public roads shall not exceed ½ footcandle.

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

10/21/2008



CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)

October 8, 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 08-10-06**  
**200 E. Main Street**  
**TM 28 P 32**  
**Minor Family Hotels, Applicant**  
**Demolition of black granite facade**

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, October 21, 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](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

aj