

From: Scala, Mary Joy
Sent: Tuesday, January 28, 2014 10:57 AM
To: 'Roselyn Keesee'; John Matthews
Subject: BAR Action Jan 21, 2014

January 28, 2014

Landmark Acquisitions LLC
455 Epps Bridge Parkway
Building 100 Suite 201
Athens, GA 30606

RE: Certificate of Appropriateness Application

BAR 13-08-05
853 & 901 W Main Street
Tax Map 31 Parcel 169 & 170
853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant
New construction – The Standard (Windows and site details)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 21, 2014. The following action was taken:

The BAR approved (8-0) the application as follows: (1)The proposed Silverline vinyl window by Andersen, and the Marvin Ultrex Integrity window are acceptable (with no muntins) but not the dark-colored Andersen composite window. An alternate choice should be submitted to staff, who will email the BAR if it is not acceptable; (2) The site details for trees with something else substituted for the River Birch; (3)Additional design details for the transformer screen to be submitted to staff.

You may now proceed to preliminary site plan approval, and submit all details to staff when ready. Details must be approved prior to final site plan approval.

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, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (July 21, 2015), 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. The expiration date may differ if the COA is associated with a valid site plan. 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, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner

Scala, Mary Joy

From: Rosalyn Keesee <rk@mitchellmatthews.com>
Sent: Thursday, January 09, 2014 1:25 PM
To: Scala, Mary Joy
Cc: John Matthews
Subject: Re: Standard

Mary Joy -

Yes - the storefronts are still black or dark bronze aluminum. I see it didn't make it to the bottom of page 21. I can add it and reprint that page if it would be helpful. We can also bring back the material sample to the meeting if you would like.

Regarding the brick, this is really a clarification and not a change to the overall brick scheme. The upper level band/coping on the West Main Street facade will be precast which was also a suggestion of one of the BAR members. However on the remaining side and rear facades, we would not use precast. Instead, we are suggesting that a lighter brick color (close in color to the precast) be used to create these elements. If it would be helpful, we can produce a graphic illustrating where the different colors are used and present it at the meeting.

Regarding the windows, we would like to use the composite material window on the West Main facade - the primary facade. On the remaining facades (the secondary facades), we are proposing to use a vinyl window. I tried to clarify that in the summary on page 1.

Let me know if this is still unclear.

Thanks Mary Joy.

Rosalyn Keesee, Architect, LEED AP
Mitchell/Matthews Architects & Planners
a | P.O. Box 5603, Charlottesville, VA 22905
p | 434.979.7550

On Jan 9, 2014, at 9:54 AM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

Rosalyn,

You removed the black storefront from the Exterior Finishes. I assume the storefronts will be black or bronze aluminum?

Where will the third color brick be used? The approved version showed only two brick colors.

Is the proposed single-hung window material vinyl?

I heard there may be a problem with window openings near property lines. Can you confirm those are all to code?

Thank you!

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 21, 2014**

*Roslyn Kessce
John Matthews*



Certificate of Appropriateness Application

BAR 13-08-05

853 & 901 W Main Street

Tax Map 31 Parcel 169 & 170

853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant

New construction – The Standard (windows and site details)

Background:

This property is located in the West Main Street ADC District. The property is zoned West Main North Corridor Mixed Use with ADC district overlay.

The current site is 2.517 acres made up of two parcels that include two existing structures fronting West Main Street. The Republic Plaza building, designated as “contributing,” was approved for demolition by the BAR in August, 2013. The other structure, a former Safeway building, is designated “non-contributing,” so may be demolished without review.

In September 2013 the BAR held a preliminary discussion and made a recommendation regarding the Special Use Permit (SUP) for additional density and height. On November 4, 2013 City Council approved with conditions the SUP request for 10 additional feet in height (70 feet) and up to 89 dwelling units per acre (DUA). In November 2013 the BAR approved the COA with details to come back. The site plan is being reviewed concurrently by staff.

The West Main North Corridor Mixed Use **zoning district regulations** are as follows:

Minimum height: 40 feet; maximum 60 feet, with up to 70 feet allowed with SUP.

Density: maximum 43 DUA by right; up to 200 DUA by special use permit.

Stepback: 25 feet minimum height streetwall with 2 interior floors; 60 feet maximum.

25 foot minimum stepback required the full length at the streetwall height.

Setbacks: At least 75% of building built to property line; 25% remaining may be setback up to 12 feet.

However, if streetscape trees are provided, up to 50% of building may be setback 20 feet. Side and rear setbacks: none unless adjacent to low density. (Westhaven is not zoned low density.)

Other mixed use regulations: No ground floor residential or parking garage other than ingress/egress may front on West Main Street. Developments that occupy a whole City block shall provide courtyards and plazas accessible to right-of-way.

Parking: Parking Modified Zone: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

West Main Street Streetscape Plan: The City has hired a consultant, Rhodeside and Harwell, to prepare a streetscape plan for West Main Street, with priority focus on this part of West Main Street, and also the intersection of Ridge-McIntire.

August 20, 2013 – The BAR approved (8-0) demolition of 855 W Main Street (Republic Plaza).

September 17, 2013 – The BAR voted (9-0): The BAR finds that the Special Use Permit to allow increased density (from 43 units per acre to 89 units per acre) and additional building height will have an adverse impact on the West Main Street ADC and recommends the following mitigations: The applicant should:

- Study the massing of the building to consider its relationship to the free-standing house to the west
- Reflect greater presence of the arcade and courtyard in the design, consistent with Planning Commission recommendations
- Reconsider the number of parking spaces as reflected in the volume of the building
- Modify all four elevations to reduce massing and size of the structure
- Reconsider the number of four-bedroom units to compare with the density of University districts (21 units per acre)
- Incorporate recommendations from the West Main Study into the design
- Provide retail and publicly accessible amenities fronting West Main Street

The BAR appreciates the voluntary choice of the applicant to contribute to the West Main study process.

October 15, 2013 - The BAR made comments on the revised plan, and were generally supportive of the evolving design:

Revisit how the entries are marked on West Main Street (not curved canopies).

Brick end walls are good.

Explore a canopy over the garage rather than a header band?

West elevation – keep brick rather than Hardi (all party wall conditions should be brick).

Prefer ends eroded rather than symmetrical.

Drop down the west end next to the historic building.

Get ground floor as high as possible.

Like seeing light in courtyard; even better if could see light through the building or in the back of the garage.

Intermittent cornice on stepback area seems busy.

Need to see wall sections for the various conditions.

Suggest large street trees.

November 4, 2013 – City Council approved SUP with conditions.

November 19, 2013 - The BAR approved (6-1 with Adams opposed) the application as submitted, with the building details (windows, canopies, etc.) to come back to the BAR. In addition, larger trees should be added to the east and west sides.

Application:

The applicant is seeking approval of *final window and site details* for the project: a six-story + appurtenance (70 feet + 16 feet) mixed use building with maximum 89 DUA. The building will contain 205 residential units with 612 beds; and 7,770 sq ft of commercial. A parking structure contains 499 car parking spaces and 213 bike parking spaces. A City Council condition was to close off the Courtyard from West Main Street in order to provide at least 7,000 sq ft of retail in the West Main Street frontage.

Trees: On the west side two Bosque Elms have been added to the three River Birch; on the east side four Red Maples have been substituted for three Hornbeams.

Windows: Black or dark bronze and white, single hung, 1/1 windows are proposed. Composite windows are proposed on the West Main façade; vinyl windows are proposed on the other elevations. Window samples will be presented at the BAR meeting. Storefronts are aluminum.

Canopies and signage: Signage is proposed within the canopy channel. The canopy ceiling is wood with a clear finish.

Materials: A third, lighter brick color has been added.

Parking: Ten spaces have been removed.

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 Review Guidelines for New Construction

K. Street level Design

- 1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
- 2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
- 3. Keep the ground level facade(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
- 4. Include doors in all storefronts to reinforce street level vitality.*
- 5. Articulate the bays of institutional or office buildings to provide visual interest.*
- 6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*

7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

M. Materials and Textures

1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. Details and Decorations

1. Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2. The mass of larger buildings may be reduced using articulated design details.
3. Pedestrian scale may be reinforced with details.

Pertinent Design Review Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 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.*

Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
- 2. Screen utilities and other site elements with fences, walls, or plantings.*
- 3. Encourage the installation of utility services underground.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations:

The applicant will bring window samples (composite and vinyl, single-hung) to the meeting. Mechanical units will go on the roof, but roof screening should be specified if the units will be visible. Two transformers are shown on the ground on the southeast corner, which will also require screening. A curved brick wall is shown around one of the two transformers. The transformers are located right on the street, so the design needs to be resolved.

Suggested Motion

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