

From: Scala, Mary Joy
Sent: Friday, December 19, 2014 4:25 PM
To: Chip Hoyle (choyle@hampsuites.com)
Cc: 'rgtect@thegainesgroup.com'
Subject: BAR Action - 900 W Main Street

December 19, 2014

Midtown, LLC
900 West Main Street
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 14-12-03
900 West Main Street
Tax Parcel 100078000 and 100073000
Midtown, LLC, Owner/Hampton Inn & Suites, Applicant
Patio re-model

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 16, 2014. The following action was taken:

The BAR approved (8-0) the application as submitted.

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 (June 16, 2016), 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 the project. 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.

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
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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 16, 2014**



Certificate of Appropriateness Application

BAR 14-12-03
900 West Main Street
Tax Parcel 100078000 and 100073000
Midtown, LLC, Owner/Hampton Inn & Suites, Applicant
Patio re-model

Background

900 West Main, the Hampton Inn, built in 1997, is a non-contributing structure in the West Main Street ADC District.

Application

The applicant proposes to improve a rear patio area as follows:

- The existing concrete patio will be replaced with pervious brick pavers.
- The existing wood screening fence around the emergency generator will be replaced with a brick screening enclosure.
- The patio space will be defined with new brick columns and walls.
- A new painted, fiberglass pergola will be constructed to screen the view of the generator from above, and will extend over a patio seating area. The pergola and the generator access doors will be painted a brick color.
- An enclosed gas fire apparatus will be installed within the seating area.
- A small metal roof to match existing will be added over existing laundry vent enclosure.
- Light fixtures to match existing will be added to the patio area.

Criteria 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 Site Design and Elements

H. Utilities and 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 proposed patio changes are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed patio changes 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.



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

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

NOV 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name	Midtown, L.L.C.	Applicant Name	Hampton Inn & Suites
Project Name/Description	Patio re-model	Parcel Number	100078000, 100073000
Property Address	900 West Main Street, Charlottesville, VA 22903		

Applicant Information

Address: 900 West Main Street
Charlottesville, VA 22903
Email: choyle@hampsuites.com
Phone: (W) (434) 220-5120 (H)
FAX: (434) 923-8600

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 _____ Date _____

Print Name _____ Date _____

Property Owner Information (if not applicant)

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

Property Owner Permission (if not applicant)

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

Signature _____ Date 11/24/14

Chip Hoyle, GM, Midtown, L.L.C. 11/24/14
Print Name _____ Date _____

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

Description of Proposed Work (attach separate narrative if necessary): Please see attached narrative.

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

Attached.

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>J. Barmore</u>	Date: _____
Fee paid: <u>\$125⁰⁰</u> Cash/Ck. # <u>20014</u>	Conditions of approval: _____
Date Received: <u>11/25/2014</u>	_____
<u>714-0192</u>	_____

**Board of Architectural Review (BAR)
Certificate of Appropriateness**

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

RE: Midtown, L.L.C.
Hampton Inn & Suites
900 West Main Street

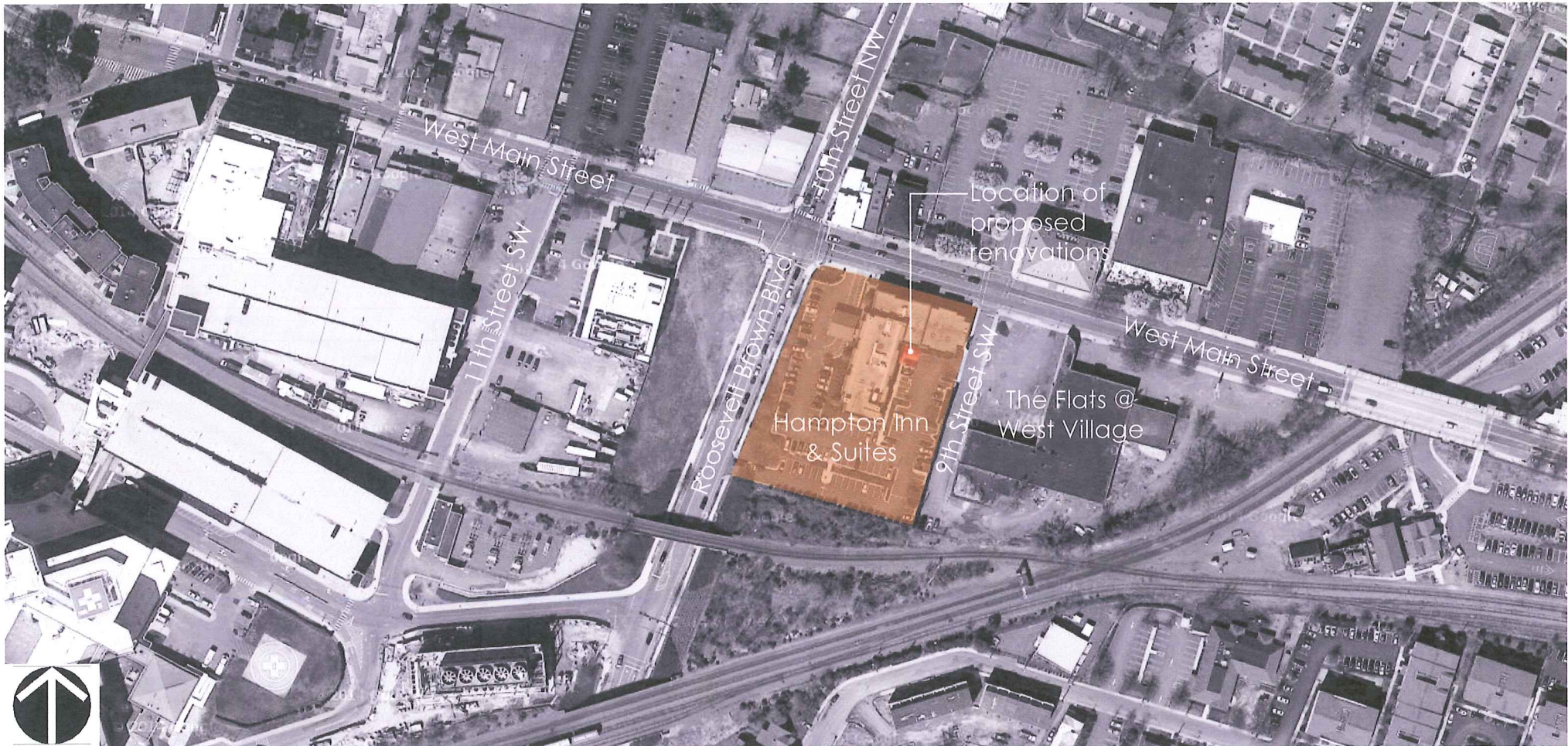
Description of Proposed Work:

We intend to replace the existing concrete slab patio with pervious brick pavers, construct a brick screening fence around our emergency generator, add two short brick walls to define the patio space, install an enclosed gas fire apparatus and construct a brick colored fiberglass pergola over the screening fence and portions of the patio as shown on the enclosed plans. The pergola is intended to provide screening of the view of the generator from above.

List of attachments:

Application
Check
BAR packet with plans and renderings

Hampton Inn & Suites



Project Information

Project Name: Hampton Inn & Suites

Address: 900 West Main Street
Charlottesville, Virginia

Historic District: West Main Street ADC District

Applicant: Chip Hoyle, General Manager

Owner: Denise LaCour

Architect: The Gaines Group, PLC.
Attn. Ray Gaines

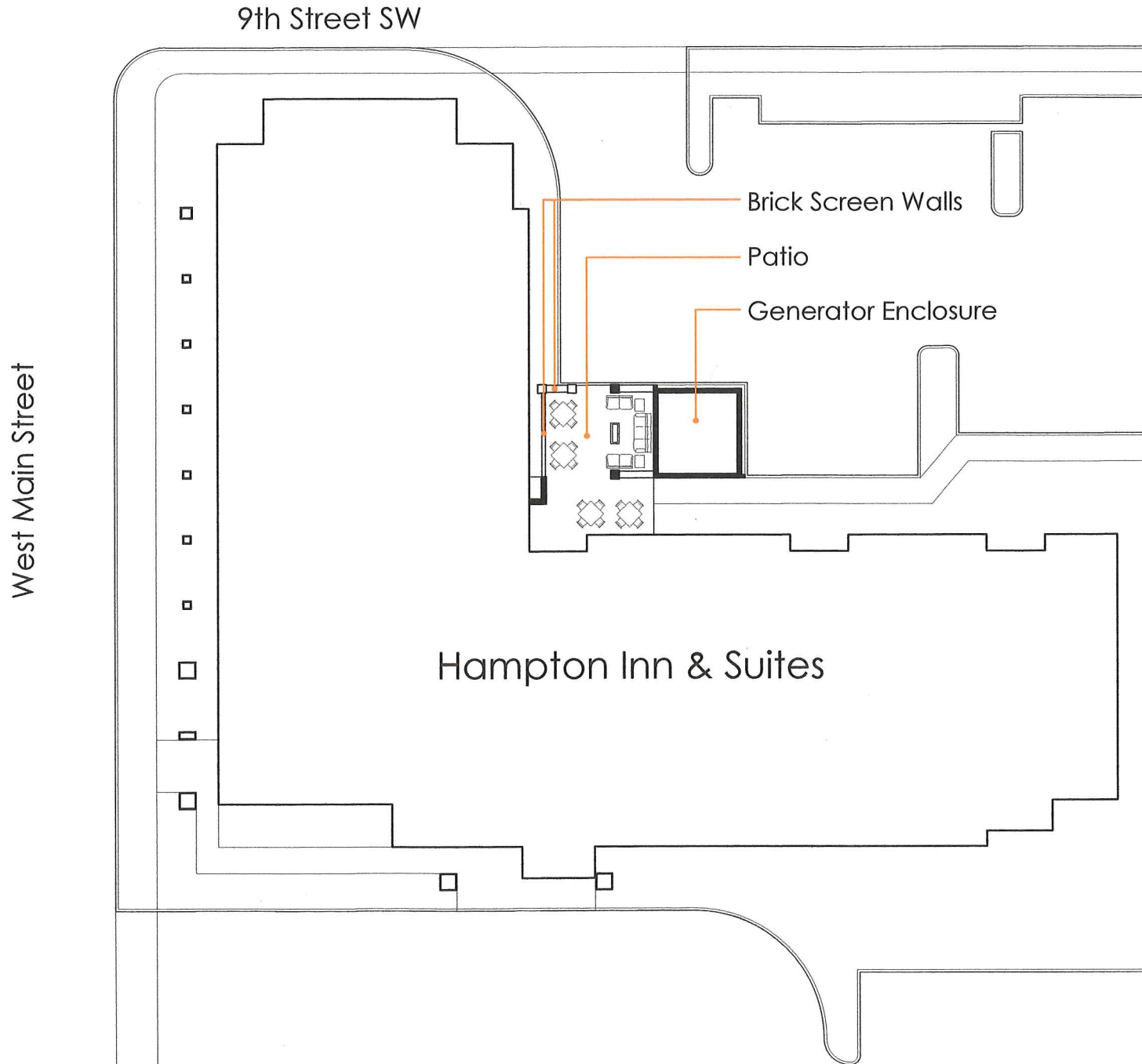
Project Description

The applicant is proposing:

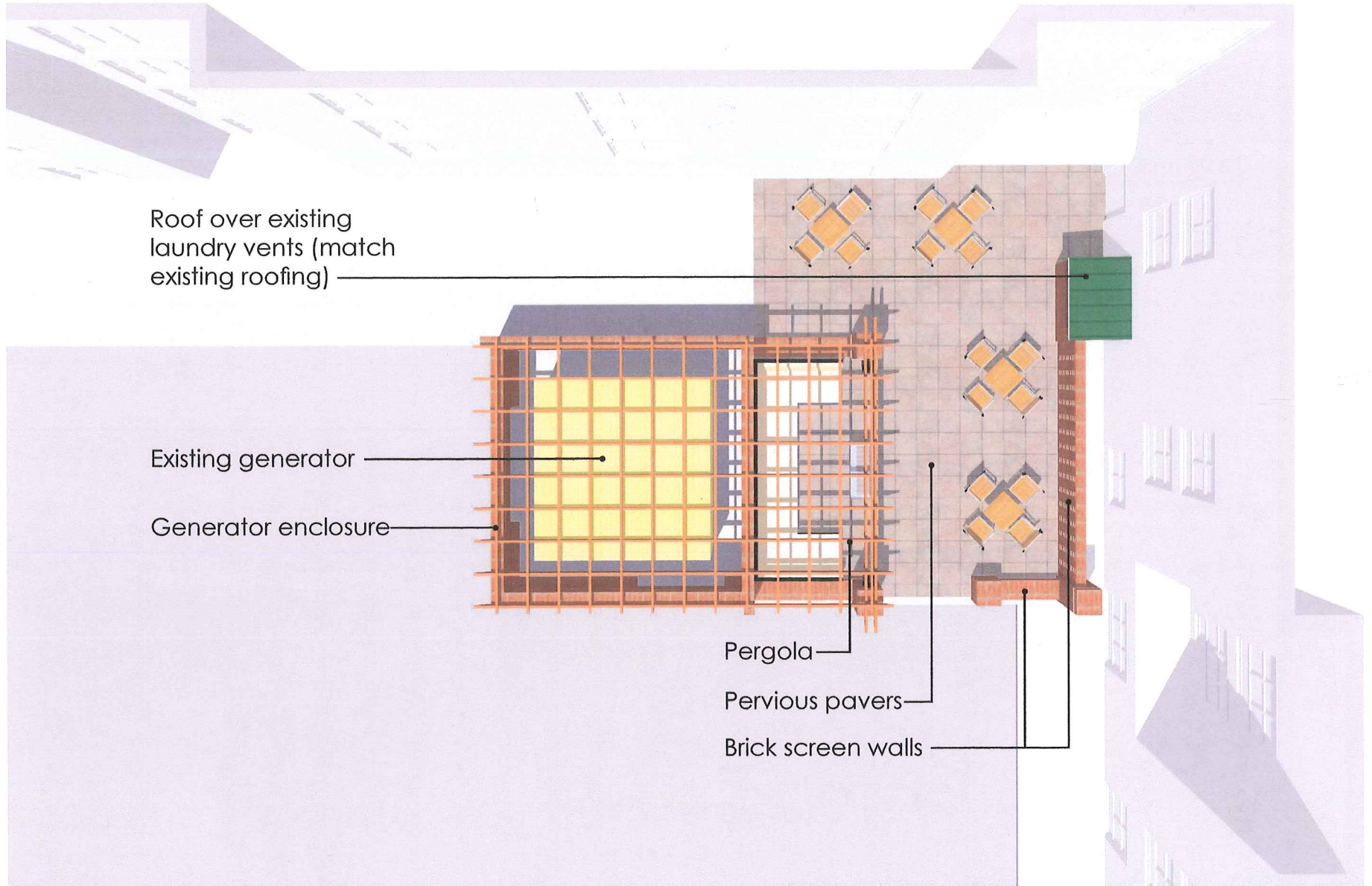
- Replacing of the existing wood fencing that encloses the hotel's emergency generator with a brick enclosure.
- A pergola will be constructed on top to provide screening of the view from above the generator and to cover patio space.
- Removing the existing patio slab and replace with pervious pavers.
- Construct brick screen walls to define patio space.

Plan

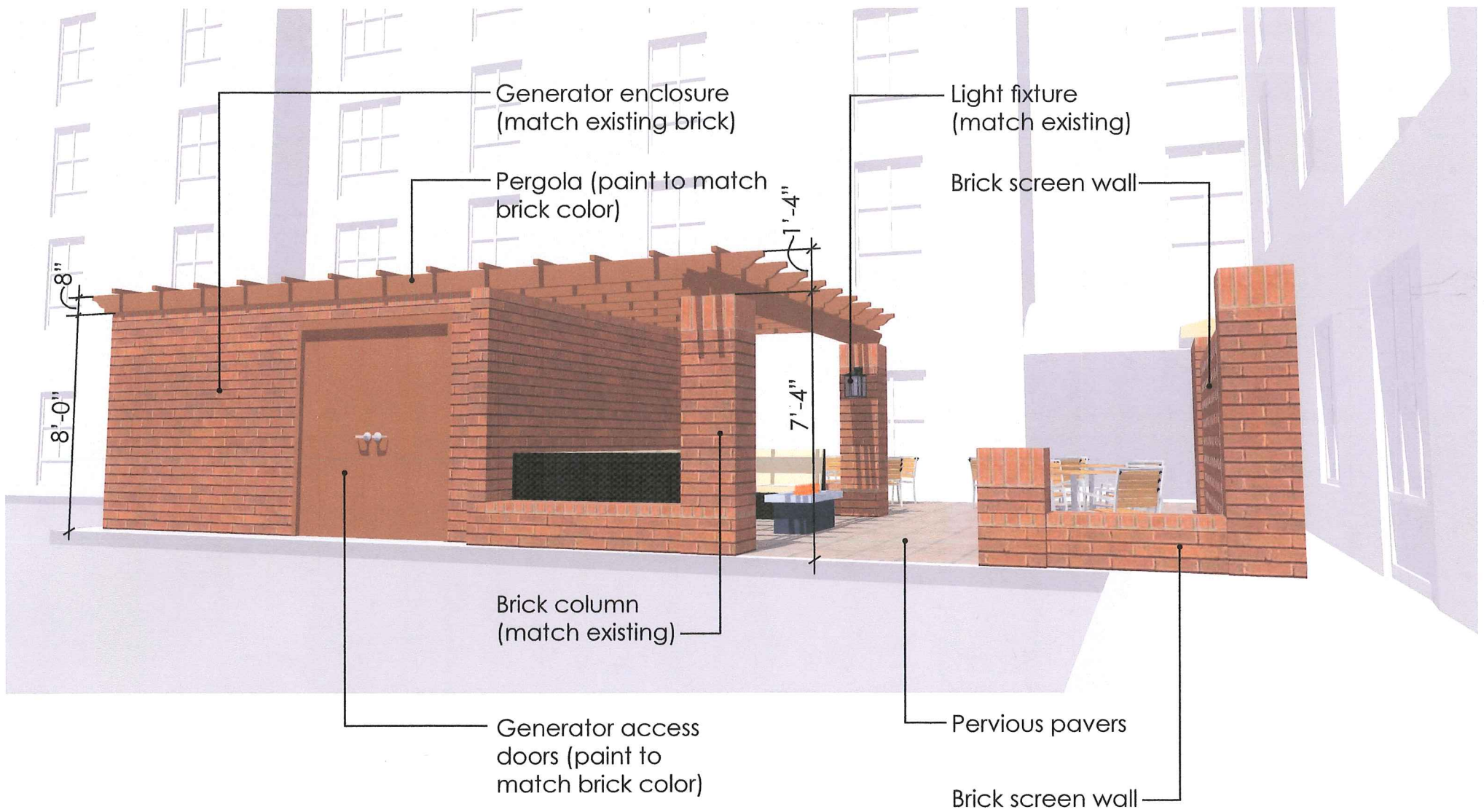
The Flats @ West Village



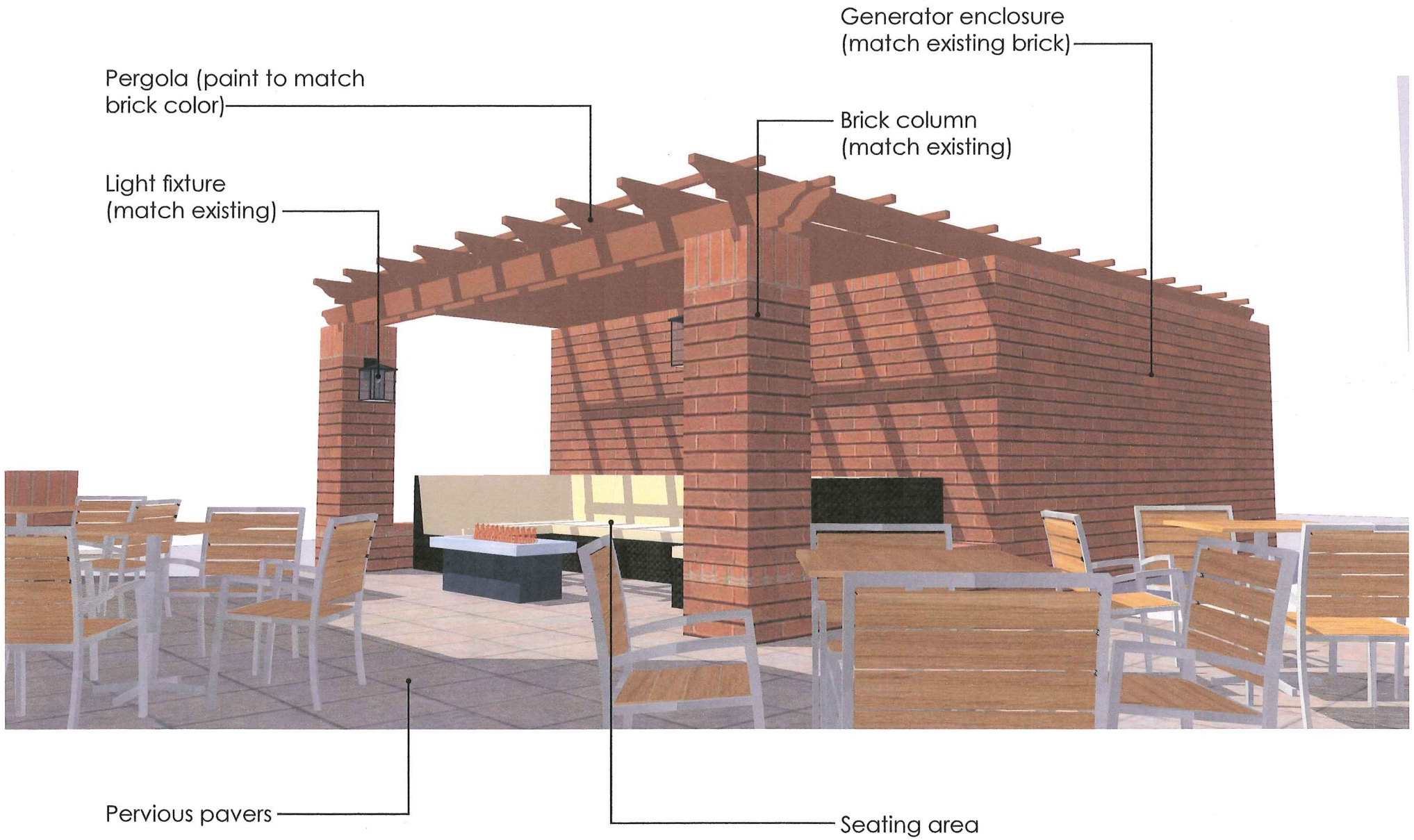
Plan



Rendering



Rendering



Site Photos

View from Roosevelt Brown Blvd. toward site.
The proposed area of renovations is not visible.



Site Photos

View from West Main Street toward site and 9th street.
The proposed area of renovations is not visible.



Site Photos



<
Existing wood
generator
enclosure and
existing patio.



>
Existing wood
generator
enclosure and
existing patio.



<
Existing patio
to be replaced
with pervious
pavers.
Existing laundry
vent enclosure
to be roofed.

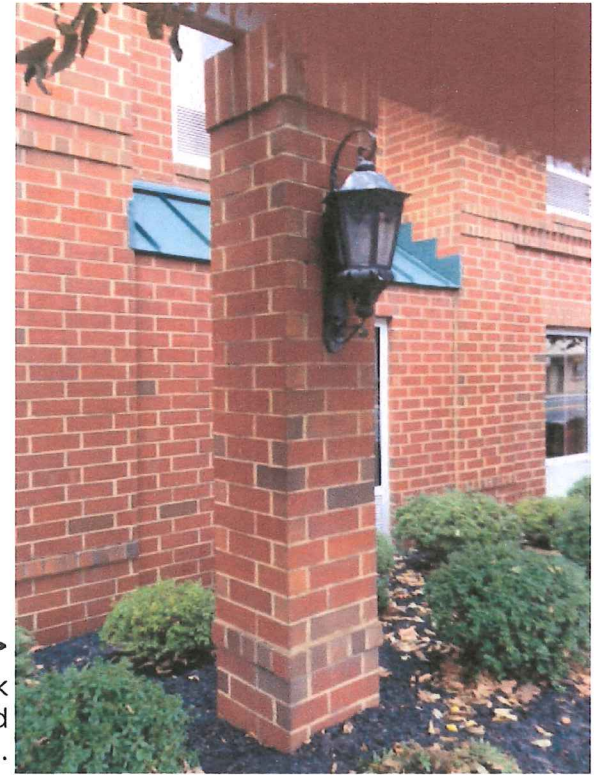


>
Existing patio
to be replaced
with pervious
pavers.

Site Photos



<
View of site
from 9th street
between
Hampton Inn
and The Flats @
West Village.



>
Existing brick
column and
light fixture.



<
Existing brick
column and
light fixture.



>
Existing metal
roof element.