

From: Scala, Mary Joy
Sent: Tuesday, April 28, 2015 2:28 PM
To: Richard Carter (RCarter@zmc-law.com); William H. Blodgett
Subject: BAR Action - 120 W High Street - April 2015

April 28, 2015

Christ Episcopal Church
100 W Jefferson Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-04-03
120 West High Street
Tax Parcel 330184000
Christ Episcopal Church, Owner/Robby Noll, Applicant
Demolish Concrete Curbing and Memorial Garden Site Work

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 21, 2015. The following action was taken:

The BAR accepted the applicant's request for deferral until the June BAR meeting (8-0).

Please resubmit no later than May 26 for the June 16 BAR meeting.. 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
April 21, 2015**



Certificate of Appropriateness Application

BAR 15-01-02

120 West High Street

Tax Parcel 330184000

Christ Episcopal Church, Owner/William Blodgett, Applicant

Demolish Concrete Curbing and Memorial Garden Site Work

Background

This property is designated a contributing structure in the North Downtown ADC district.

January 20, 2015 - Accepted (7-0) the applicant's request for deferral for up to 3 months.

Some BAR comments were:

- Submit a plan that shows both sides of entry;
- Replace spruce with similar tree that is compatible with scale of church and Gothic design;
- Did not like rectilinear landscaping along curved path;
- Wanted the gate moved back;
- Want better visual depiction of gate; show measurements of gate;
- Show tensile fence;
- Show lighting details;
- Investigate replacing concrete curbing or explore other alternate, permanent material with more resolved design for entire corner.

Application

The applicant is requesting a certificate of appropriateness for work that was already completed, which includes demolishing the historic concrete curbing, taking down a large Spruce tree, and the construction of a memorial garden with surrounding landscaping and gravel path. This work was completed and went through site plan review and approval with the City of Charlottesville in order to relieve drainage problems found on site. The application was deferred in January for no more than three months.

The applicant has submitted a new line drawing that shows both sides of the church entry in plan, as requested.

The applicant is still proposing to replace the concrete curbing that was removed on the east side with individual stone blocks. In addition they would like to remove additional concrete curbing from the west side, and to replace that with individual stone blocks, so that both sides will look the same.

They still propose to add a large, decorative gate to align with the front pilaster on the east side. A better depiction of the gate has been submitted, as requested. The main dimensions are given, except not the depth. They still propose to use the footings as already installed, one in the path and one in the planting bed.

They propose to add three motion-activated lights to the building above the memorial garden.

They propose to replace the large Spruce tree that was removed from the east side (and that had matched the remaining Spruce tree on the west side) with a Sugar Maple (to match other Maples in the vicinity).

Additional photos show the tensile fence installed along the east boundary, as requested. The location of the fence is shown in plan on the new line drawing.

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

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2. When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3. Match old fencing in material, height, and detail.*

4. *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5. *For new fences, use materials that relate to materials in the neighborhood.*
6. *Take design clues from nearby historic fences and walls.*
7. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8. *Traditional concrete block walls may be appropriate.*
9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
16. *16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

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

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate

paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) Gravel or stone dust may be appropriate, but must be contained.*
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) Limit asphalt use to driveways and parking areas.*
- 6) Place driveways through the front yard only when no rear access to parking is available.*
- 7) Do not demolish historic structures to provide areas for parking.*
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Pertinent Design Review Guidelines for Public Improvements

D. STREETS, WALKS, AND CURBS

- 1. Retain historic paving or curbing.*
- 2. If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.*
- 3. Make street paving consistent throughout districts.*
- 4. When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.*
- 5. Limit paved areas to streets, driveways, and pedestrian areas.*
- 6. Consider using some type of distinctive crosswalks at key intersections or crossings.*
- 7. Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.*
- 8. When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.*
- 9. Avoid variation in sidewalk and curb materials.*
- 10. When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
- 11. Avoid excessive curb cuts for vehicular access across pedestrian ways.*
- 12. Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*
- 13. Do not block sidewalks with street furniture elements.*
- 14. Remove obsolete signs and poles.*

E. STREET TREES AND PLANTINGS

- 1. Maintain existing plantings in public rights of way.*
- 2. Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.*
- 3. Install plantings in areas like medians, divider strips, and traffic islands.*
- 4. Locate planters so that they do not block sidewalks.*

Discussion and Recommendations

The BAR should determine if all its concerns have been adequately addressed. Unresolved concerns seem to be:

- Is the proposed Sugar Maple tree similar to the removed Spruce, and compatible with scale of church and Gothic design?

- The rectilinear landscaping along the curved path has not been addressed. The junction of the new walkway with the existing curved walkway has been altered slightly.
- The gate has not been moved back, nor the footing locations addressed.
- The BAR was unhappy before with the proposed block edging. Adding more of the same does not address the issue. The attached photos show the concrete curbing was original to the church. This seems to be the most important issue.

The memorial garden design is appropriate. The low wall is neatly constructed and the motion sensor lighting and tensile fencing are good solutions.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Public Improvements, I move to find that the proposed changes do/do not satisfy the BAR's criteria and guidelines and are compatible/not compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves/denies the application as submitted, (or approves with the following modifications...).



Christ Episcopal Church 1895 by Harry P. McDonald

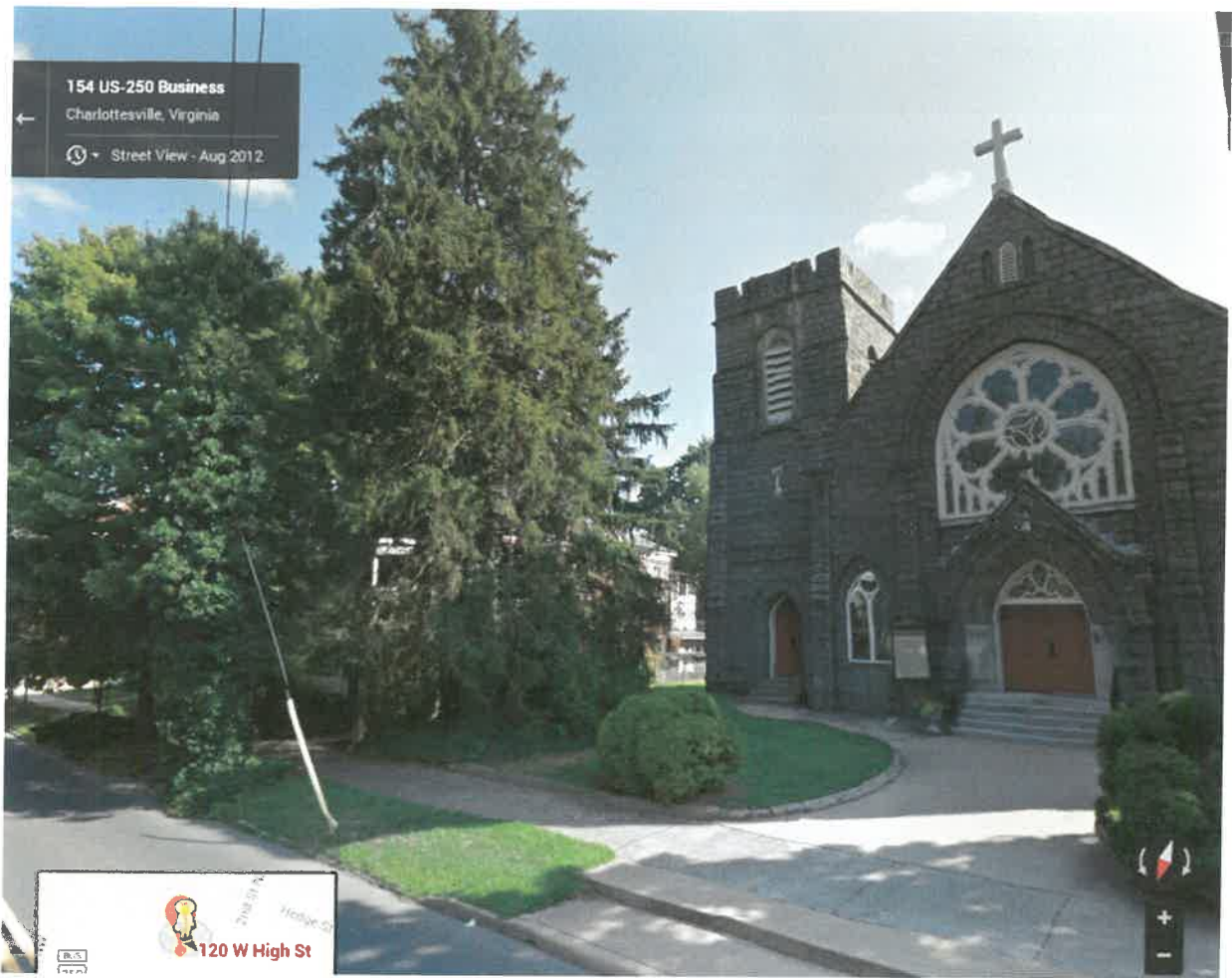
Christ Episcopal Church, Charlottesville, Va.



Holsinger photo



Before work commenced - looking east on High Street



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 116 West High Street
 Map and Parcel: 33-184
 Census Tract & Block: 1-315
 Present Owner: Christ Episcopal Church
 Address: 116 West High Street
 Present Use: Church
 Original Owner: Episcopal Church
 Original Use: Church

BASE DATA

Historic Name: Christ Episcopal Church
 Date/Period: 1895-98
 Style: Late Gothic Revival
 Height to Cornice:
 Height in Stories: 2 with tower
 Present Zoning: B-1
 Land Area (sq.ft.): 120 x 107
 Assessed Value (land + imp.): 26,620 + 253,650 = 280,270

ARCHITECTURAL DESCRIPTION

This church is a fine example of the late Gothic Revival design, which was based on English precedent. The building is constructed of coursed rusticated granite quarried in Richmond. A large rose window, flat buttresses, entrance portal, and two square towers of different heights are featured on the facade. The ridge of the roof is marked by iron cresting designed with crenelations. The interior of the church has beautiful stained glass windows, some of which were bought from the studio of L. C. Tiffany. The ceiling is supported by a series of splendid hammer beams.

HISTORICAL DESCRIPTION

The present structure replaced a Neo-Classical one designed by Thomas Jefferson, which was erected 1824-25, and demolished in 1895. At that time the present church was begun. Although the building was largely completed by 1898, a 1906 reference refers to it as still unfinished.

GRAPHICS

CONDITIONS

Good

SOURCES

Alexander's Recollections, p. 49.
Daily Progress, "Illustrated Ed.", 1906.



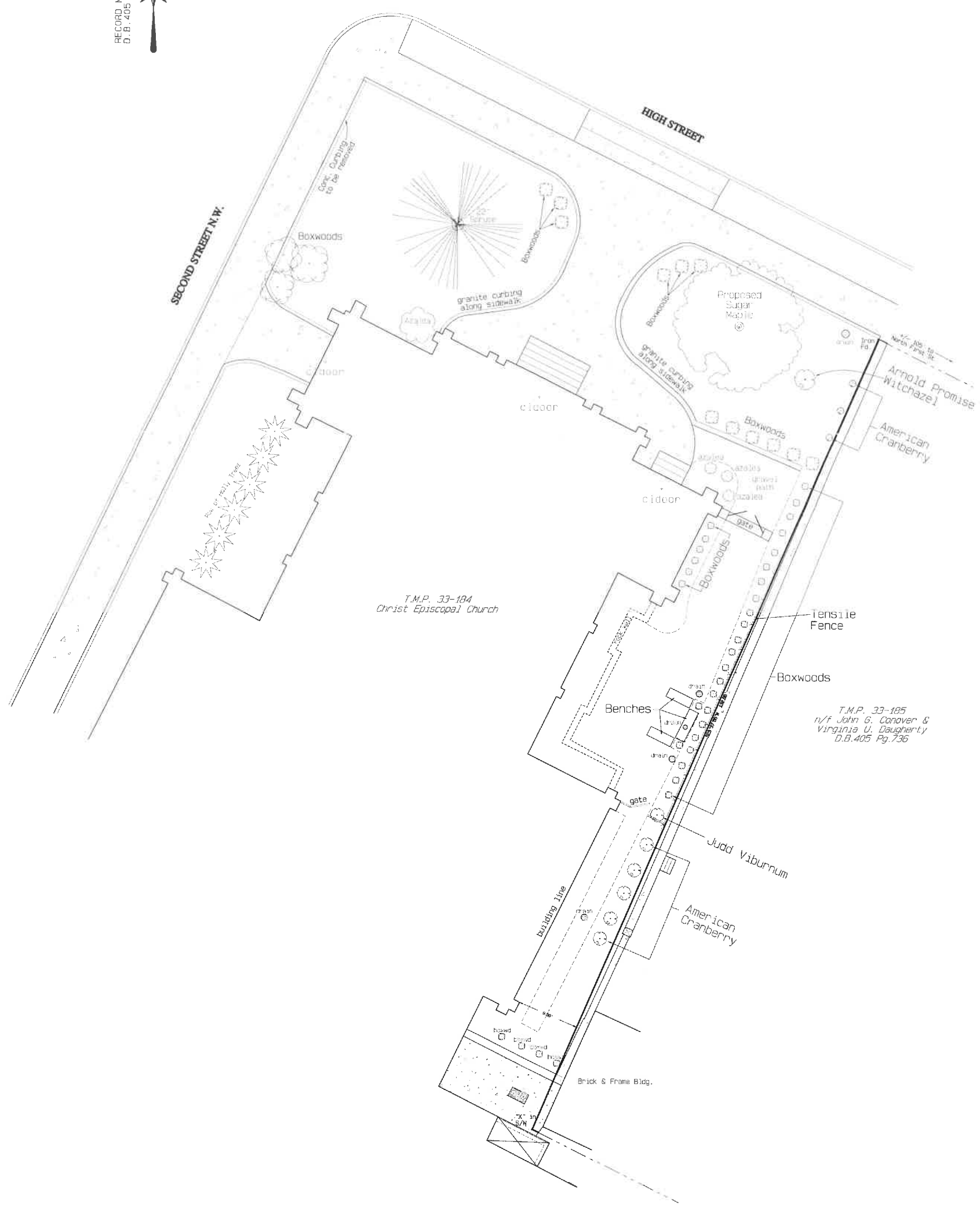










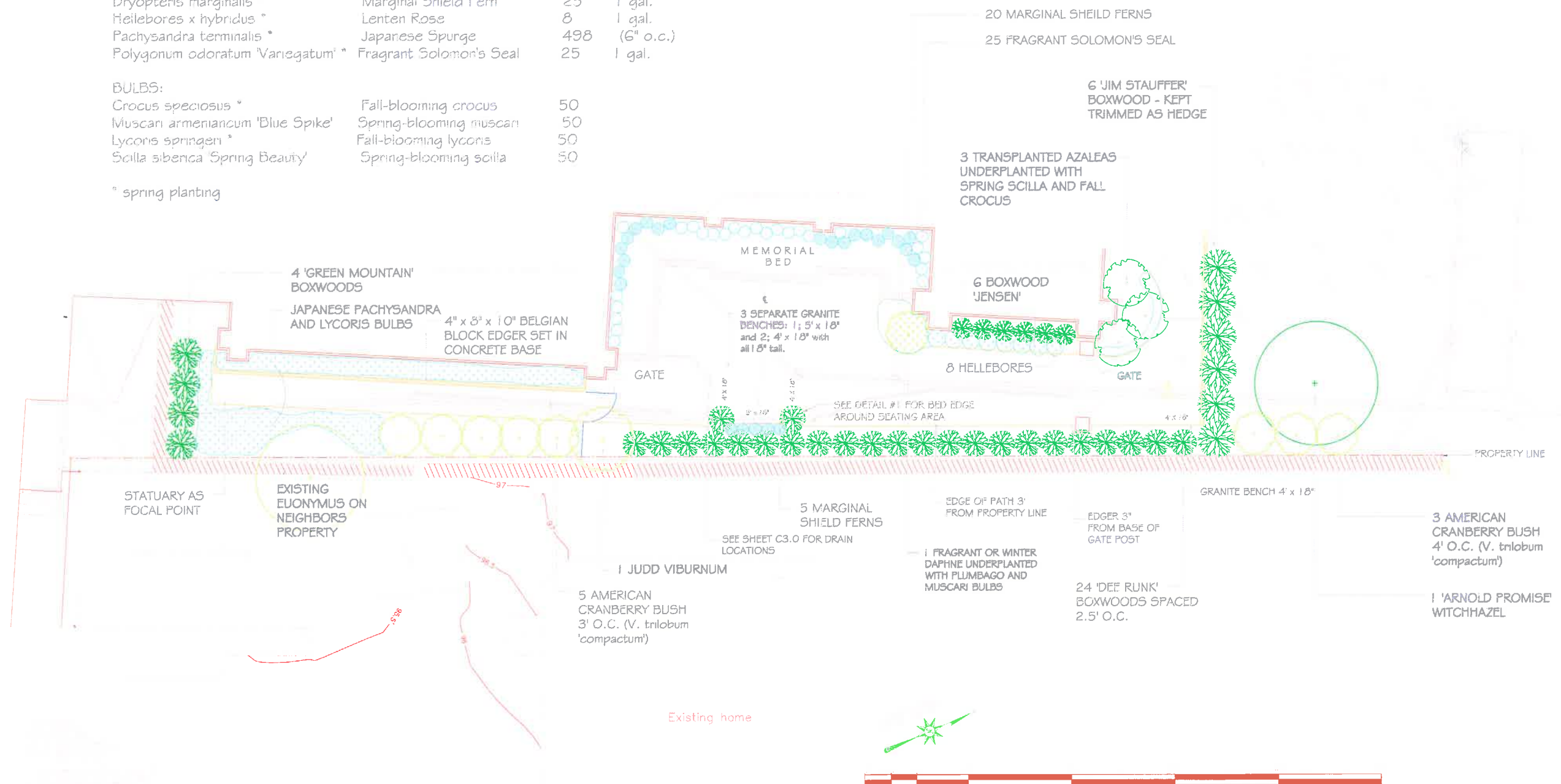
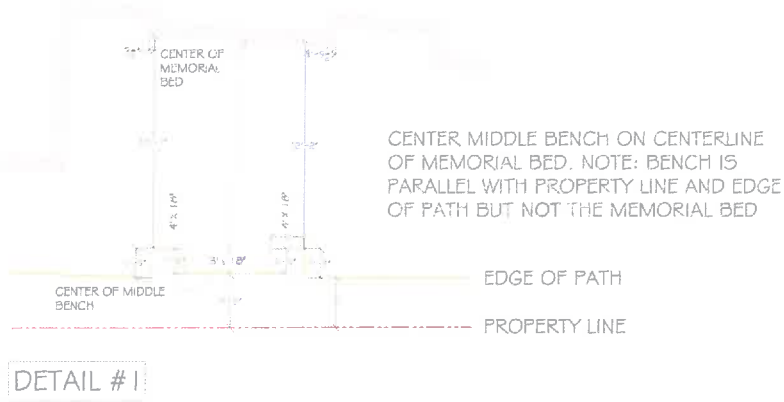


PLANT LIST FOR CHRIST EPISCOPAL CHURCH MEMORIAL GARDEN

SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
WOODIES:			
Buxus sempervirens 'Dee Runk'	'Dee Runk' Boxwood	24	4-5'
Buxus sempervirens 'Jensen'	'Jensen' Boxwood	6	
Buxus microphylla 'Jim Stauffer'	'Jim Stauffer' Boxwood	6	24-36"
Buxus x 'Green Mountain'	'Green Mountain' Boxwood	4	24-36"
Daphne odora aureomarginata	Fragrant or Winter Daphne	1	3 gal.
Hamamelis x intermedia 'Arnold Promise'	'Arnold Promise' Witchhazel	1	B&B
Viburnum trilobum 'compactum'	American Cranberrybush	8	3 gal. or B&B
Viburnum x juddi	Judd Viburnum	1	3 gal.
HERBACEOUS:			
Ceratostigma plumbaginoides *	Plumbago or Lungwort	80	2.5" pots
Dryopteris marginalis *	Marginal Shield Fern	25	1 gal.
Heilebores x hybridus *	Lenten Rose	8	1 gal.
Pachysandra terminalis *	Japanese Spurge	498	(6" o.c.)
Polygonum odoratum 'Variegatum' *	Fragrant Solomon's Seal	25	1 gal.
BULBS:			
Crocus speciosus *	Fall-blooming crocus	50	
Muscari armeniancum 'Blue Spike'	Spring-blooming muscari	50	
Lyconis springeri *	Fall-blooming lyconis	50	
Scilla sibirica 'Spring Beauty'	Spring-blooming scilla	50	

* spring planting

EXISTING TOPOGRAPHY, GRADING,
AND DRAINAGE BASED ON DRAWINGS
BY BRIAN P. SMITH, PE CIVIL
ENGINEERING, INC. rev. Nov. 25, 2013



TRANSMITTAL

Christ Episcopal Church Charlottesville, Virginia

Office: 100 West Jefferson Street, Charlottesville, Virginia 22902
Tel. (434) 293-2347

DATE: March 31, 2015

TO: Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood
Development Services
City Hall - 610 East Market Street
Charlottesville, Virginia 22902

FROM: William H. Blodgett, AIA

TELEPHONE NO.: 434 / 982-5913

E-MAIL: whb5k@virginia.edu

PROJECT: All Saints Memorial Garden

SUBJECT: Submittal for April BAR Meeting

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover ☒ Via ☐ Hand-deliv'd.

No. of Copies	Dated	Description
10	n/a	West Sidewalk Photos (12)
10	n/a	Tensile Fence Photos (2)
10	n/a	Dimensioned Memorial Garden Gateway Sketch
10	n/a	Memorial Garden Security Lighting
10	3/24/15	Site Plan
10	11/25/13	Landscape Design Plan

THESE ARE TRANSMITTED as checked below:

☐ For approval

☒ For your use

☒ As requested

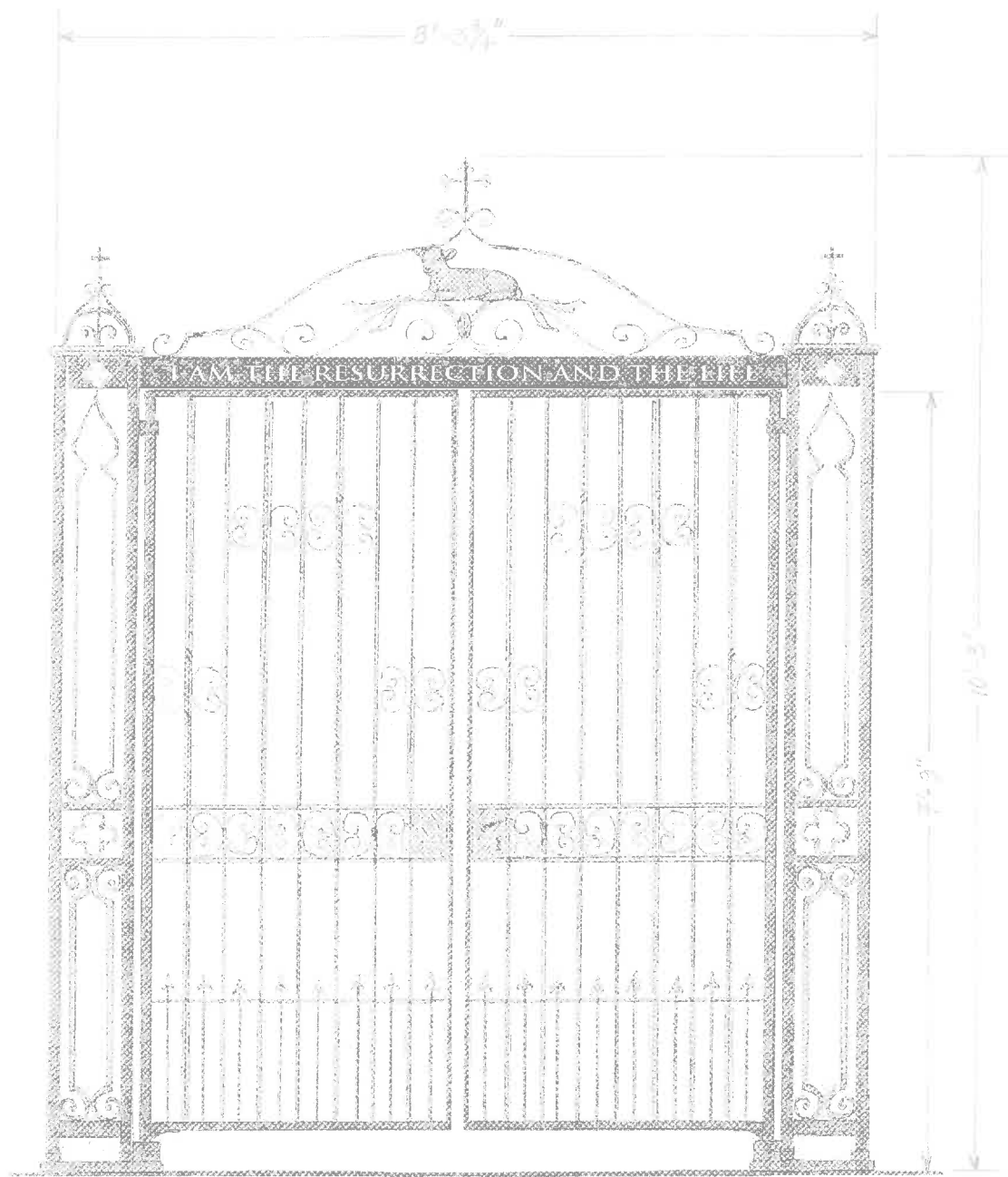
☐ For review and comments ☒ (Other) ☐ For April BAR meeting

Copies: Richard E. Carter, Marcy Hooker, Rev. Paul N. Walker, Sean Jenkins, Bob Robison,
Constance Palmer, Jay Josey, Mike Sadler, Matt McClellan

Signed:



For Christ Episcopal Church

































Scala, Mary Joy

From: Susan Neale <susansneale@embarqmail.com>
Sent: Monday, April 20, 2015 7:32 PM
To: Miller, Melanie; Mohr, Tim; Schwarz, Carl; Sarafin, Justin; Graves, Whit; Knott, Laura; Kurt Keesecker; Earnst, Emma; DeLoach, Candace; Scala, Mary Joy
Cc: John Conover; Virginia Daugherty; Neale, Jim
Subject: BAR 15-01-02

Dear Ms. Miller, BAR Board Members, Ms. Scala:

My husband, Jim Neale, and I were at the BAR meeting on January 20, 2015, when the initial discussion regarding the demolition of the concrete curbing and other memorial garden site work at Christ Episcopal Church took place. We both have scheduling conflicts with tomorrow night's meeting and may not be able to attend the continued assessment of this project.

We, obviously, have seen the message John Conover and Virginia Daugherty sent to you regarding the property at 120 West High Street. In fact, I walked the property with Mr. Conover this afternoon to take a closer look at all of his concerns. In doing this, I noticed a few things that I would like mention to you.

The security gate on the left side of the facade (as you face the church). The footings, unfortunately, are already in place; one support piece will be in the plant bed nearest the church and the other, directly on the pathway. With the gate positioned so visibly to the forefront as it is, this, it seems to me, will look very awkward, given the landscaping that is now already in place.

Fencing between the Conover/Daugherty property and the church. Some hog wire fencing has been installed along the property lines (along the neighbors' side, not the church's side). The horizontal wire portion doesn't seem as objectionable to me (except for security reasons) as the makeshift metal "posts" to which the wire is attached. Maybe the hope is that the shrubs will eventually cover this, but this may only work looking from the church side of the "fence," not from the North First Street side.

Security. Understandably, with a memorial garden to protect, this is an issue in a downtown space, but I fail to see how two isolated gates, some spaced plantings and this hog wire fence will ensure this. I know that lighting is planned, but, again, this is all being installed a few yards from a residence. (I am sensitive to this, because I can read a book at night with the North First Street light shining into our bedroom window through closed venetian blinds).

Thank you for considering my remarks and, mostly, for your service to our community.

Susan S. Neale

From: John Conover [mailto:john@papercraft.com]
Sent: Sunday, April 19, 2015 3:18 PM
To: Miller, Melanie; Scala, Mary Joy; BAR
Cc: Virginia Daugherty A; Neale, Jim; johnloehr@earthlink.net
Subject: RE: BAR 15-01-02

Ms. Miller, Members of the BAR, and Ms. Scala,

Our neighbor, Christ Episcopal Church, is on the April agenda for apparent discussion of an application that they presented at your January meeting. At that time, the application was deferred to allow the applicant to provide additional information and respond to the concerns voiced by several of the members of the BAR. I was not present at that meeting but have read the comments and suggestions.

As I noted to Ms. Scala last week, the material submitted and posted with the agenda is an 18 page document but the first 16 pages are seemingly random photos without explanation and the final two pages are old planting schemes from 2013. We don't see anything addressing any of the concerns voiced by the BAR at the January meeting, when the application was deferred.

Substantively, we have reservations about several elements of the application and the work that has already been performed on the project.

1. The cutting of the three old and large evergreen trees broke a visual framing of the Church as well as being an environmental loss and eliminated the screening between the two properties. A tall tree is needed to break the stark open space seen when coming up the hill on High Street.
2. The applicant wants to place the metal gates to the memorial garden flush with the front of the church. We believe that this would substantially mar the aesthetic integrity of the beautiful architecture that makes up the face of the building. Dropping the gate back to the end of the front wing (the second pilaster) would avoid this problem, while maintaining the applicant's desire for security.
3. It is our understanding that the quarter round concrete edging has been in place nearly one hundred years. It is appropriate and consistent with other neighborhood details. While it would be an unnecessary shame to lose it, it's less of a problem to me than the gate and the trees.
4. We do not know if the proposed light comes under BAR review. If it does, we would like to be sure that the shine does not spill into our home. This is especially worrisome, if the lights are hung high on the church.

We thank you for your attention to this matter and your service to the community.

John Conover & Virginia Daugherty