

From: Scala, Mary Joy
Sent: Thursday, June 18, 2015 9:03 AM
To: 'William H. Blodgett'; Richard Carter (RCarter@zmc-law.com)
Cc: 'marcy@christchurchville.org'
Subject: BAR Action - 120 W High Street - June 16, 2015

June 18, 2015

Christ Episcopal Church
100 West Jefferson Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-01-02
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 June 16, 2015. The following action was taken:

The BAR approved (4-2 with Miller and Keesecker opposed) the applicant's submission, requesting that the applicant show the BAR the mock up of the proposed curbing and joints before the project is started.

Please let staff know when the concrete mock-up is ready to be viewed.

This certificate of appropriateness shall expire in 18 months (December 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.

Upon completion of the project, 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
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 16, 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.

April 21, 2015 – (Curbing) The BAR accepted the applicant's request for deferral until the June BAR meeting (8-0).

(Window wells) The BAR approved (8-0) the window well covers shown on page 5, as submitted.

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.

Curbing: The applicant is willing to replace the missing concrete curbing on the east side, and would like to also replace the existing concrete curbing on the west side, with new formed quarter-round concrete curbing. A flat band of concrete will mark the historic route of the concrete curbing at the entrance to the memorial garden. A pyramidal block will provide an end to the quarter-round curbing.

Tree: The Witchazel is proposed to be relocated to a more informal planting area; a new Sugar Maple is proposed to replace the Spruce in the lawn area.

Gate: A tall gate is proposed at the front pilaster.

Memorial garden: Benches, tensile fencing, landscaping and motion-sensor lighting are all as proposed in April. The fence posts for the tensile fencing will be upgraded.

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

Since April, four BAR members have met on site with the applicants. The BAR should discuss the results of those meetings, and should determine if all its concerns have been adequately addressed.

- The most important issue, the concrete curbing, has been resolved. If the church is successful in replicating the damaged curbing, this experience should prove very helpful in the future as other property owners encounter similar maintenance issues with the ubiquitous historic curbing.

- Laura Knott has recommended the rounded Maple form as being complementary to the Gothic architecture.
- Laura Knott has recommended the proposed design of the junction of the new walkway with the existing curved walkway.
- The applicants do not want to move the gate back to the rear pilaster. The BAR seems to have mixed opinions on the gate: some think it is too close to the church façade; others think the gate is fine, or think the landscaping will eventually make the gate less apparent.
- 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 satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, (or with the following modifications...).

Christ Episcopal Church 1895 by Harry P. McDonald

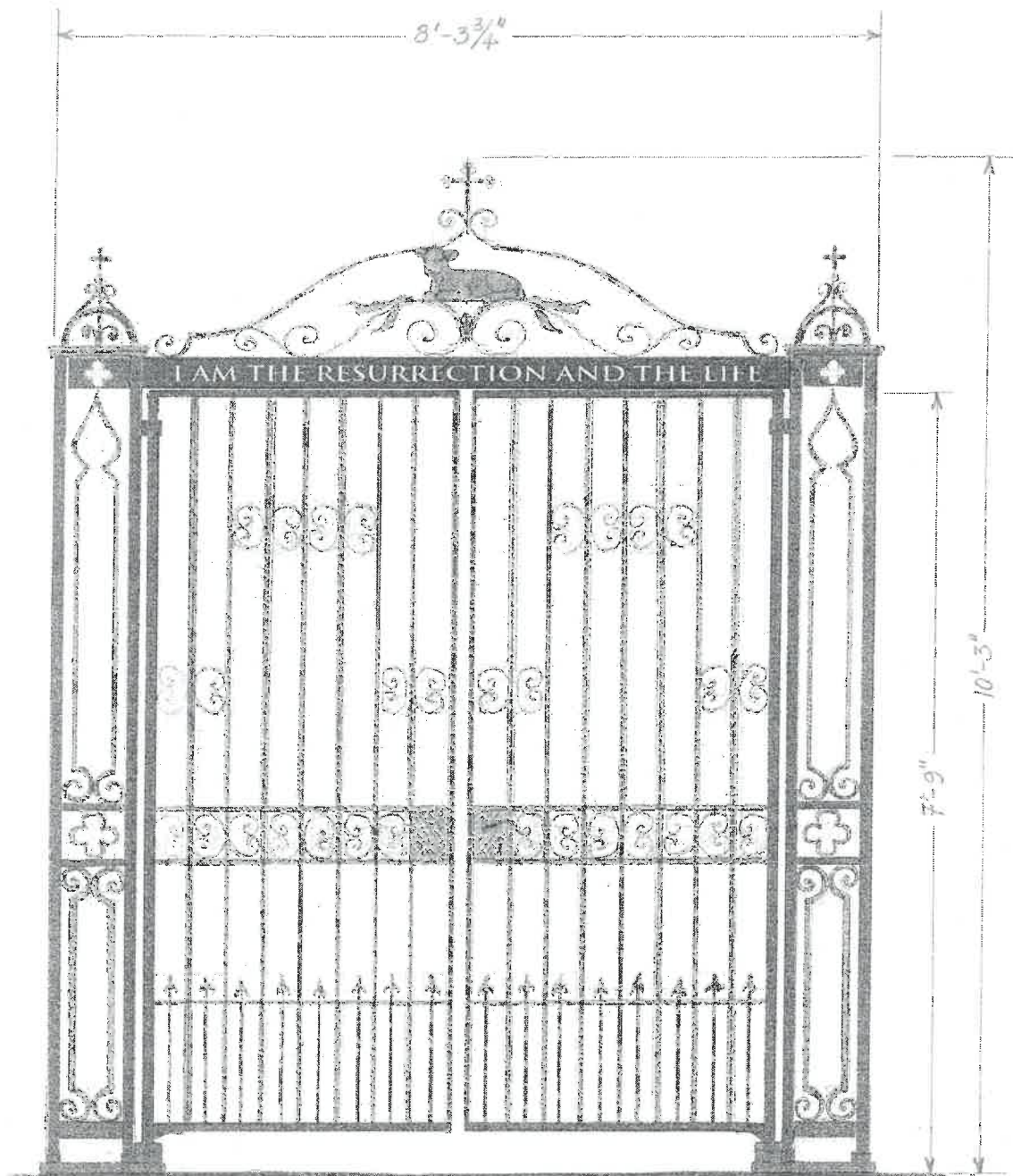


Holsinger photo

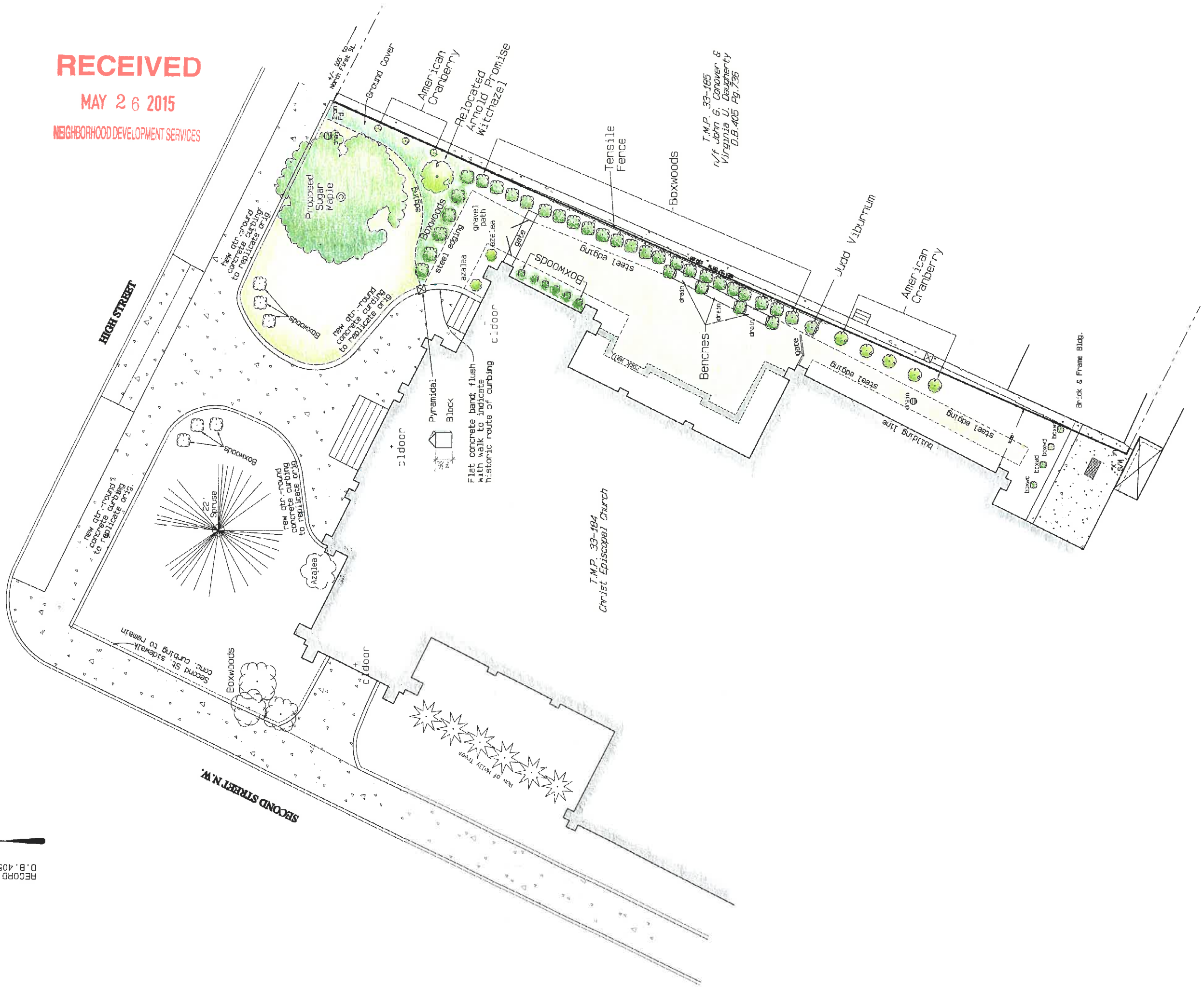
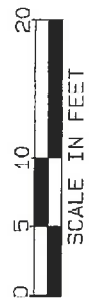
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MAY 26 2015

NEIGHBORHOOD DEVELOPMENT SERVICES



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Scala, Mary Joy

From: William H. Blodgett <whb5k@virginia.edu>
Sent: Monday, June 15, 2015 2:09 PM
To: Scala, Mary Joy
Cc: Rick Carter; Robert A. Robison - Junior Warden - Christ Episcopal Church; Sean Jenkins - Senior Warden - Christ Episcopal Church; The Rev. Paul N. Walker - Rector - Christ Episcopal Church - Charlottesville, Virginia; Marcy Hooker - Parish Administrator - Christ Episcopal Church; Jay Josey - Exec. Committee - Christ Episcopal Church - Charlottesville, Va; Mike Sadler; Constance Palmer
Subject: CEC Memorial Garden - Rear Gate & Updated Landscape Plan
Attachments: Rear & Front Gates_Dimensd_2015-06-14.pdf; Mem Garden Landsc Plan_Revd_Plantings&Benches.pdf

Good afternoon Mary Joy,

In case you would like to forward additional input to the BAR members prior to tomorrow's meeting, we offer:

Rear Gate Design: In response to Melanie's request to see the rear gate design, we've quickly developed (with help from the ironworker in our parish) a workable design that provides necessary security and relates to the front gateway's details. A .pdf file of the design is attached with a second sheet containing the gateway as submitted earlier, for reference. As seen on a screen or as printed on the same size paper, both designs will be in proper proportion with each other, indicating their relative sizes.

Landscape Design: Also attached is a slightly revised landscape plan. Updates include two additional shrubs north of the garden's entry area (in response to comments requesting a "softening" of the earlier rectilinear planting arrangement), and a change of the Garden's benches layout to conform with requests from the church. Laura Knott's earlier comment about the possibility that some may not wish to sit immediately opposite another at a I_I benches arrangement is very valid, and yet many at the church want the option of an "enclosed" arrangement plus an open arrangement. The church believes both will be available with the earlier shown I_I configuration of the benches in combination with the seating provided by the 15" wide capstones on the low stone wall. The capstones will be at a height of approximately 14" and have the same finish texture as that on the benches. We hope this reversion to the earlier benches arrangement is not disagreeable. Other than the additional shrubs and revised benches arrangement, the plan is the same as submitted on May 26th.

If you wish us to bring printed copies of these to the meeting please let us know, and we'll be happy to do so.

Thank you,

Bill