

From: Scala, Mary Joy
Sent: Friday, June 19, 2015 9:10 AM
To: 'John Matthews'; Blake Hurt (bhurt@cvilleofficespace.com)
Cc: 'Kevin Riddle'
Subject: FW: BAR Action - 853 W Main Street – June 16 2015

June 19, 2015

Mitchell Matthews Architects
300 Twin Sycamores Ln
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 15-06-04

853 West Main Street

Tax Parcel 3101700000

Mitchell Matthew Architects, Applicant/Blake Hurt, Owner

Renovation to south side of existing building and exterior space of sidewalk

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 accepted (6-0) the applicant's request for deferral. The BAR was generally supportive, but requested additional details, such as lighting, signage, materials, and landscaping plan.

Please resubmit when you are ready, by the submittal deadline three weeks prior to the meeting at which you wish to be heard.

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
June 16, 2015**



Certificate of Appropriateness Application

BAR 15-06-04

853 West Main Street

Tax Parcel 3101700000

Mitchell Matthew Architects, Applicant/Blake Hurt, Owner

Renovation to south side of existing building and exterior space of sidewalk

Background:

This property is a non-contributing building located in the West Main Street ADC District. In 2014 a mixed use building called the Standard was approved on this site. Two buildings including the subject building, formerly a Safeway grocery built in the 1960's, and the Republic Plaza building, built in the 1980's, were planned for demolition.

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.

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.

January 21, 2014 - The BAR approved (8-0) the application for the Standard mixed use building 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.

Application:

The applicant now proposes to renovate the south façade of the existing brick (formerly Safeway) building, with the addition of a canopy and paved terrace space on West Main Street. The building is located approximately 18 feet from the West Main sidewalk.

- Replace brick façade and small existing windows with storefront.
- Replace mulch groundcover with masonry pavers.
- Plant 3-4 new trees and if possible preserve the two existing trees.
- Build a low bench wall at the back of the sidewalk along the south boundary line.
- Build metal and wood structure to partially shelter the exterior space.
- Screen existing transformer with tall wall.

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 facade 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.

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 design is appropriate but material samples are needed.

The Landscaping plan should be more specific as to which trees will be saved or removed.

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 façade renovation and new outdoor space 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...).



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 \$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 3:30 p.m.

Owner Name BLAKE HURT Applicant Name MITCHELL MATTHEWS ARCHITECTS
Project Name/Description 853 W MAIN ST. Parcel Number 3101700000
Property Address 853 W MAIN ST. (FORMER SAFEMART BUILDING)

Applicant Information

Address: 300 TWIN SUCAMORES LN.
CHARLOTTESVILLE VA 22903
Email: kr@mitchellmatthews.com
Phone: (W) 979-5220 (H) _____
FAX: _____

Property Owner Information (if not applicant)

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

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.)

KK Riddle 05/26/2015
Signature Date

KEVIN RIDDLE 05/26/2015
Print Name Date

Property Owner Permission (if not applicant)

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

Blake Hurt Pres. 5/27/15
Signature Date

Blake Hurt, Pres. 5/27/15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): RENOVATION OF SOUTH FACE OF EXISTING BRICK BUILDING + ADDITION OF CANOPY & PAVED TERRACE SPACE ON WEST MAIN.

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

For Office Use Only

Received by: O. Edwards
Fee paid: 125.00 Cash/Ck. # 1038
Date Received: 5/27/15

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



853 WEST MAIN

CHARLOTTESVILLE, VA

BAR REVIEW

MITCHELL/MATTHEWS ARCHITECTS

	Location	853 West Main Street
	Tax Map & Parcel Number	3101700000
	Area of Improvements	approx. 7,720 sq ft of exterior space zalong W. Main Street
	Zoning	West Main Street North Corridor -WMN West Main Street ADC District Overlay
	Proposed Use	Restaurant/Commercial

The building to be renovated, constructed in the late 1960's, originally served as a Safeway supermarket. It stands one story tall-- approximately 15 feet high-- at the street. It is faced in red brick, with several pair of relatively small win-
dows on the south. Roofs are flat membrane types with parapets on some sides.

Currently, the building is subdivided and rented to multiple tenants. By and large, it is accessed from the parking lot to its west. Present tenants have almost no presence on West Main Street, where the building is architecturally subdued,
lacking significant entries or patio space of any kind. The south wall is approximately 18 feet back from the city sidewalk.

The owner seeks to renovate the building along West Main Street to engage it with the city corridor and attract tenants operating retail businesses, such as shops, cafes or restaurants. In order to do so, we propose the following:

- Replace much of the brick veener and small, nondescript windows on the street side with a continuous expanse of glazed storefront. This will allow greater visiblity within and without.
- Replace the mulch groundcover between the south wall and the city sidewalk with masonry pavers, leaving rectangular spaces free for tree planting beds, where necessary.
- Plant between 3-4 new trees. (If possible, preserve the two large trees currently in front of the building.)
- Build a low bench wall along the south boundary of the property at the sidewalk in the same material as the new patio paving. Partially cover this wall with wood benches to provide seating for tenants and customers.
- Build a canopy with steel structure and wood cladding to frame and partially shelter the exterior space.
- Build a tall wall adjacent to the east side of the renovated space to screen an existing transformer.

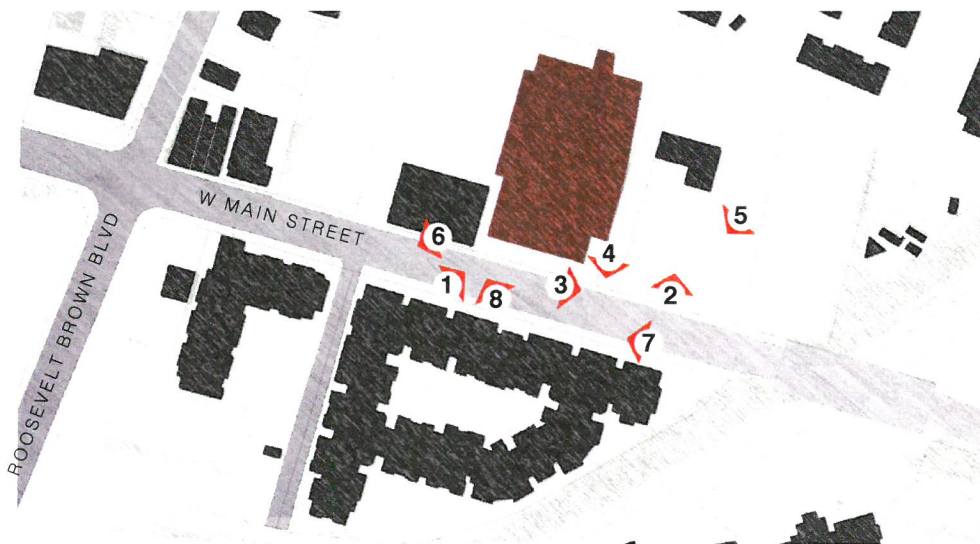
We anticipate these changes will improve the building's relationship with the street, encouraging greater activity and visible use than is possible in its current condition. The new porch will connect the building to the sidewalk, while
remaining a distinct space of its own. We anticipate it will greatly enhance the pedestrian experience along this block. We believe its highly glazed exterior and well-defined forecourt would be in keeping with the character of other distinc-
tive properties along West Main Street, such as Stacey Hall and the old Albemarle Hotel. In its current state, this former supermarket goes all but unnoticed along West Main Street. With this proposal, we hope to make it a contributing
asset to the emerging vitality of this imporant corridor between UVA and downtown.

** This interim proposal is consistent with the continued active development of the city's previously approved SUP for this property.*



853 WEST MAIN

MAY 26, 2015

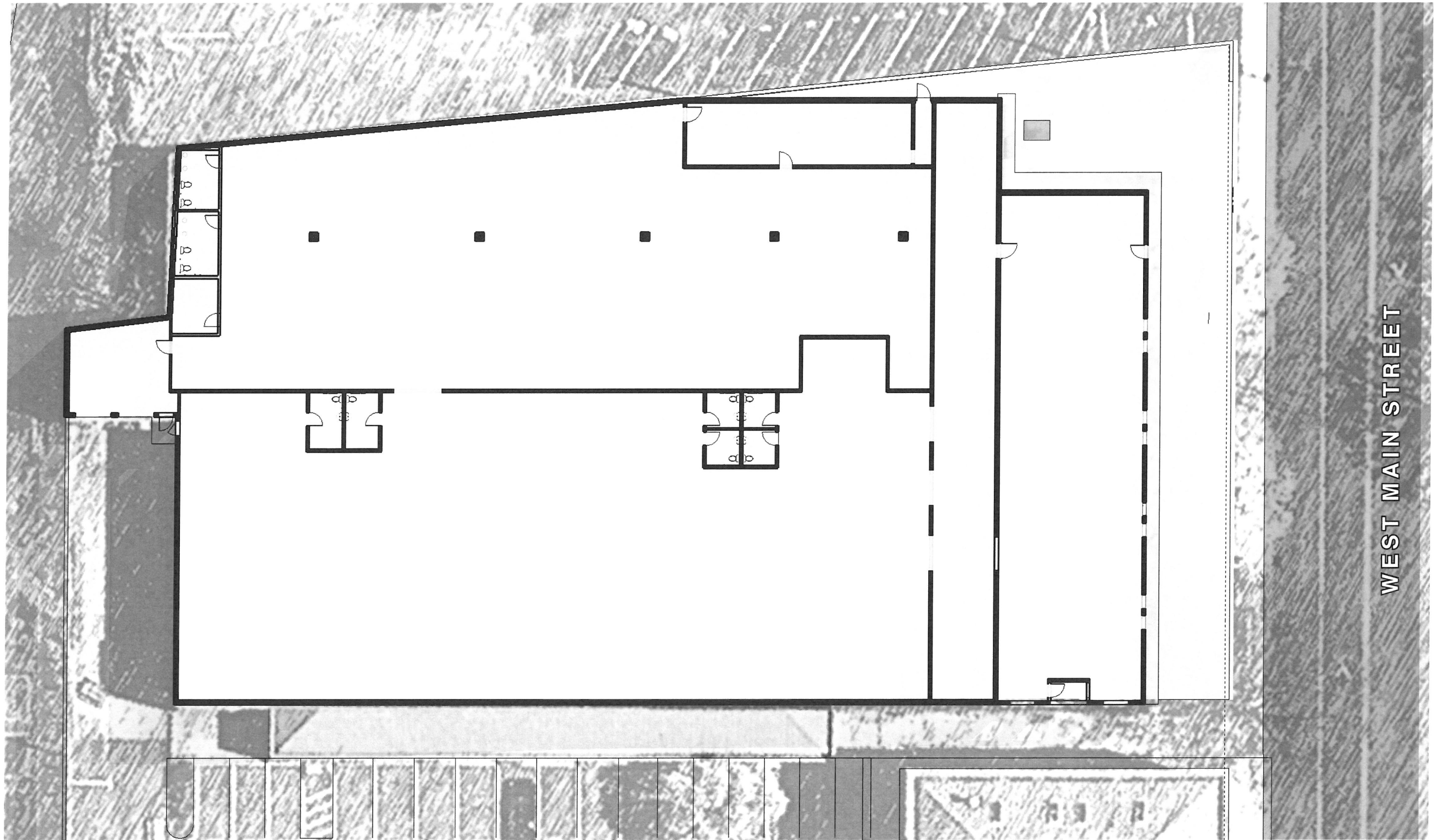


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MAY 26, 2015

SURROUNDINGS

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WEST MAIN STREET

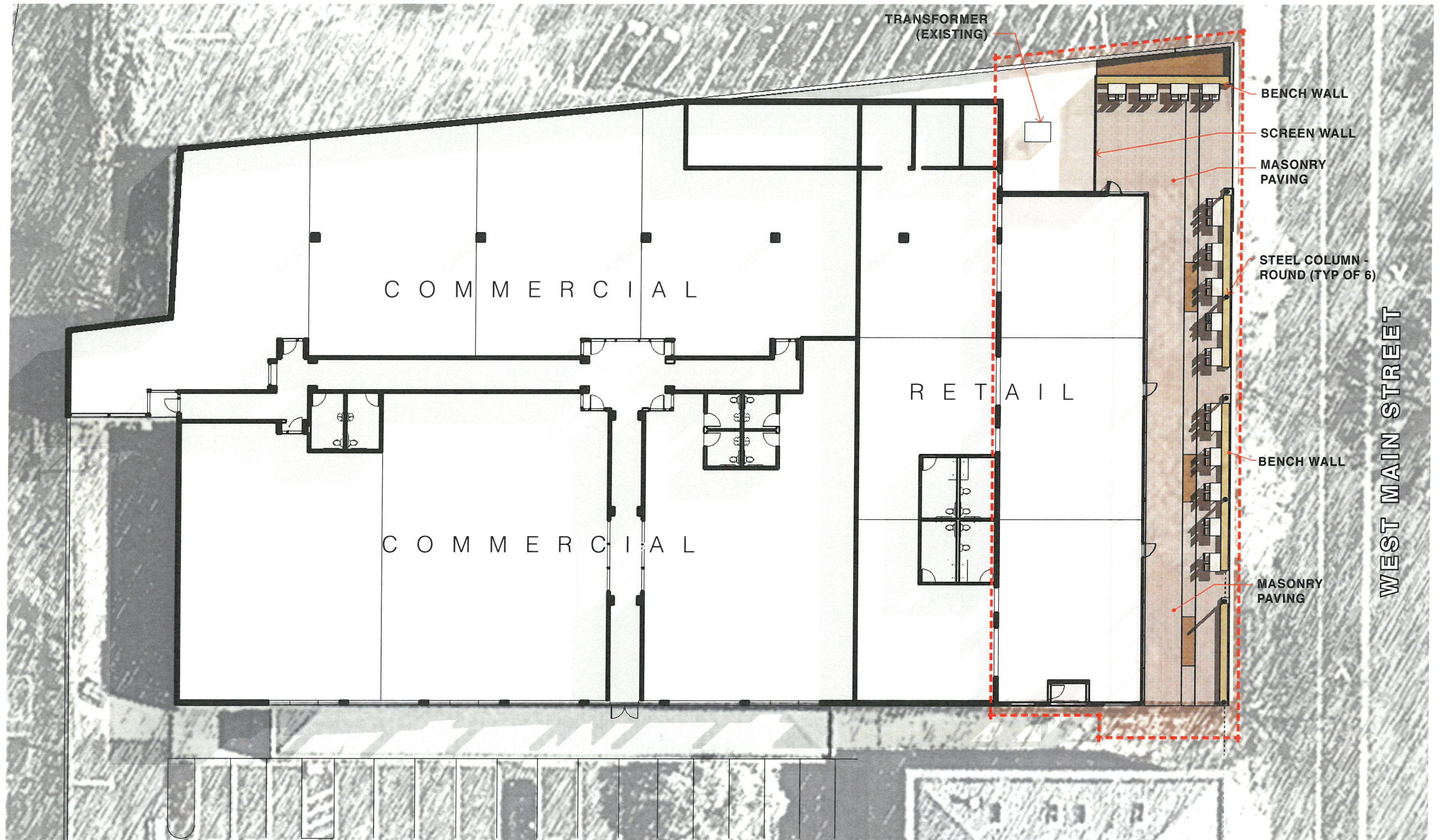
853 WEST MAIN

MAY 26, 2015

EXISTING PLAN

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04



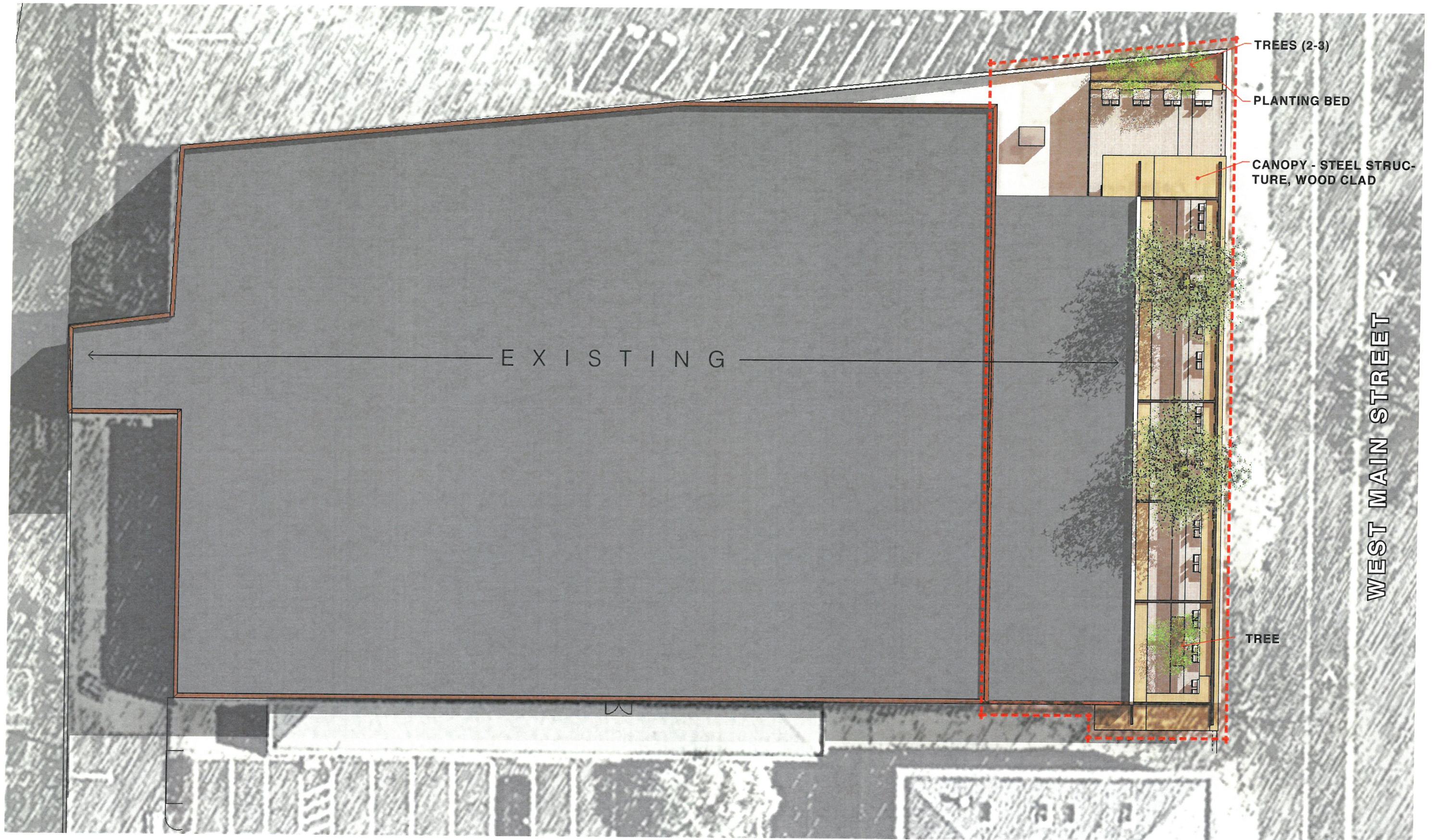
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MAY 26, 2015

PROPOSED PLAN

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05



853 WEST MAIN

MAY 26, 2015

PROPOSED PLAN - ROOF

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06



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CHARLOTTESVILLE VA 434 979 7550 **07**



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MAY 26, 2015

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08



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09



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