

From: Scala, Mary Joy
Sent: Monday, March 21, 2016 4:38 PM
To: Lieberth, Mark
Cc: Mollica, Mike
Subject: BAR Action – March 15, 2016 – 800 E. Market Street

March 21, 2016

City of Charlottesville
Public Works
305 4th St NW, Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 16-03-02
800 E Market Street
Tax Parcel 530160000
City of Charlottesville, Owner/Facilities Dev./Public Works Dept., Applicant
Exterior improvements to front and west side of the site.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

The BAR approved the site plan part of the application as submitted, except that the changes below are to be circulated and are to be approved administratively if possible:

- **canopy redesign**
- **work some signage into the canopy design – see what that means for the other signage you have, with the understanding that it's all going to stay key to what City graphics standards are, so it is clear to the public that it is a city owned building**
- **the possibility of adding more street trees**
- **step material (concrete or granite would be accepted)**
- **the possibility of adding more bicycle parking**

(6-0-1, with Balut abstained)

This certificate of appropriateness shall expire in 18 months (September 15, 2017), 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



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 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
 Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
 Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
 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 City of Charlottesville Applicant Name Facilities Development *Public Works Dept*
 Project Name/Description Key Recreation Center Parcel Number 530160000
 Project Property Address 800 E. Market Street

Applicant Information

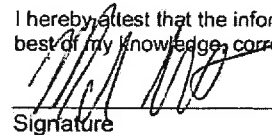
Address: Land Planning and Design
1006 E. Market Street Suite 2
 Email: mark@lpda.net
 Phone: (W) 434-296-2108 (C) 434-962-8456

Property Owner Information (if not applicant)

Address: City of Charlottesville
 Email: mollica@charlottesville.org
 Phone: (W) _____ (C) _____
 - 434/970-3646

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

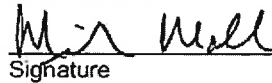
Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

 Signature _____ Date 2-16-2016

Mark Lieberth Feb. 16, 2016
 Print Name _____ Date _____

Property Owner Permission (if not applicant)

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


 Signature _____ Date 2-16-16

Mike Mollica 2-16-16
 Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): See Attached

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

1. Site Narrative 2. Site Plan 3. Site Photos 4. Palette Board

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

PIG-0026

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 15, 2016**



Certificate of Appropriateness Application

BAR 16-03-02

800 East Market Street

Tax Parcel 530160000

City of Charlottesville, Owner/Facilities Dev./Public Works Dept., Applicant

Exterior improvements to front and west side of the site

Background

800 E Market Street, built in 1937 as an armory, and renovated in 1978 for a recreation center, is a contributing structure in the Downtown ADC district.

Application

The City Department of Public Works is requesting approval of proposed improvements to the front and west sides of the site, to improve ADA access and aesthetics.

- Alter front ramp to make it parallel to building.
- Replace front brick steps with bluestone steps with decorative metal handrails.
- Replace existing glass and steel canopy.
- Replace existing plantings.
- Renovate west sidewalk.
- Re-open two existing front brick planters.
- Add bike rack.
- Add new freestanding sign.
- Re-locate existing large wayfinding sign and traffic signs.

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.*

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;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).

Pertinent Design Guidelines for Site Design and Elements

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 street fronts, which contribute to an "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.

Pertinent Design Guidelines for Rehabilitations

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1. Conduct pictorial research to determine the design of the original building or early changes.
2. Conduct exploratory demolition to determine what original fabric remains and its condition.
3. Remove any inappropriate materials, signs, or canopies covering the façade.
4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.

5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
6. When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).
7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood.
11. Avoid introducing inappropriate architectural elements where they never previously existed.

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.

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Discussion and Recommendations

This handsome building deserves improvements to the site.

The BAR should have a drawing of a proposed canopy in context of the whole façade. Staff has had previous discussions with Parks and Recreation regarding signage on the building and site. If signage is desired on the building that should also be shown on the same drawing.

The standard post and panel Parks and Recreation freestanding sign should be discussed. While it is recognizable, perhaps a more urban version of the sign would be preferable here.

Zoning regulations may require two medium or large species street trees near the sidewalk.

The handrails may not protrude into the City sidewalk r/w.

Staff requested an existing conditions plan that is included in the packet. The BAR may want to see more details on the proposed bluestone steps.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the following proposed site changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves those parts of the application as submitted (or with the following modifications...).



Architectural And Historic

Survey

Identification

<p>STREET ADDRESS: 300 E. Market Street MAP & PARCEL: 53-160 CENSUS TRACT AND BLOCK: PRESENT ZONING: B-3 ORIGINAL OWNER: City of Charlottesville ORIGINAL USE: Armory PRESENT USE: Recreation Center PRESENT OWNER: City of Charlottesville ADDRESS: City Hall Charlottesville, Virginia 22901</p>	<p>HISTORIC NAME: National Guard Armory DATE / PERIOD: 1937, 1978 STYLE: Art Deco HEIGHT (to cornice) OR STORIES: 1, 2 storeys DIMENSIONS AND LAND AREA: 287.8' x 190' (47,500 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Summer 1983 SOURCES: City Records The Daily Progress, Ch'ville Bicentennial Edition, 4/13/62</p>
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ARCHITECTURAL DESCRIPTION

The Old National Guard Armory consists of a tall, gable-roofed central section with shorter 2-storey, flat-roofed end pavilions at the front and rear. The land is graded in such a way that the concrete basement is above ground on the east side. Wall construction is of brick laid in Flemish bond. The steep gable roof of the central section is covered with slate. There are brick dentils and frieze between the piers or buttresses which divide that section into six bays. There is a segmental-headed pair of entrance doors (4 light over a panel) in the first and fifth bays, with a pair of 9-light metal fixed and hinged sash windows above them. There is a pair of 18-light windows in each of the other bays. All have flat arches and brick sills. There is a large circular window in each gable end. Each flat-roofed 2-storey end pavilion is in the form of a projecting central pavilion with flanking wings. On the facade, the tall projecting central pavilion is set back in three stages toward a stepped frontispiece with a 2-storey round-arched entrance recess. A multi-light second storey window fills in the arch above the new paired entrance doors. The emblem of the National Guard appears in relief decoration on the stepped parapet. The 4-bay flanking wings are also two storeys tall, but with a lower parapet with a band of vertical stretchers. The bays are separated by buttress-like piers on the facade and end walls. At each level, there is a pair of 6-light metal casement windows the width of the bay with a 4-light transom, flat arch, and brick sill. The rear pavilion has the same massing as the front, but without the piers and the Art Deco details.

HISTORICAL DESCRIPTION

The Monticello Guard, now a unit of the National Guard, was formed in 1857, possibly as a re-organization of an earlier group. It served in the Civil War, and in World War I and II. This building is the second of three armories that the Guard has occupied. The first was a brick building on Market Street between the old City Hall and Police Department buildings. It later served as the City Recreation Center until it was demolished in the early 1960's to make way for the new Police Department Building. In 1916, the City purchased the old Piedmont Institute Building at 700 East Market Street for use as an orphanage. A new armory was built at the eastern end of that lot in 1937. It served as the headquarters of the Monticello Guard until a third building on Avon Street Extended replaced it in the 1970's. This building was renovated in 1978 for use as a public recreation center.



February 17, 2016

Key Recreation Center Renovation Narrative

The City of Charlottesville Public Works wishes to renovate the site surrounding the Key Recreation Center located on 800 E. Market Street. The building is an excellent example of Industrial Act Decco Architecture and is truly one of the unique structures in town. Originally the structure served as the City Armory, and now houses a Parks and Recreation facility including a basketball court.

The renovations in this application consist of improvements around the front and west side of the site. The need for renovations stems from ADA access that does not currently meet code, and from aging materials in need of repair. There is also a desire to upgrade the landscape in order to improve the aesthetics of the site. Proposed improvements include:

1. Improvement of ADA access. Currently the access is via a 90 degree ramp that is not longer code compliant. The proposed ADA access is proposed parallel to the building façade starting at the existing west side walkway. This eliminates the 90 degree turn and provides a gentle slope less than 5%. Handrails will most likely not be needed.
2. Renovation of the front steps. The brick front steps are currently in need of repair. The improvements propose the brick be replaced with bluestone treads to provide a safe more durable, even surface. The step handrails will be replaced with decorative metal hand rails.
3. Replacement of the front canopy. The existing canopy is not original to the building and is a modern glass and steel structure. It is reverse sloping such that it drains toward the building. Despite being drained via the downspouts, clogs occasionally trap water against the building. For this reason, the canopy is proposed to be replaced with a metal canopy properly sloping away from the building to shed water.
4. The existing planting, consisting of several small ornamental trees and a few sparsely planted shrubs are proposed to be replaced. New native plants will be added around the foundation.
5. The west sidewalk along the long face of the building is also proposed to be renovated. The goal is to make a clearer connection to the Downtown mall and facilitate easier access. The existing sidewalk will be renovated and widened slightly to clean up the existing jagged curb edge, and make a more pleasant, and clear connection.
6. Two existing planters in the front of the building are proposed to be "reopened". It appears at some time, they were bricked over, as the brick cap does not match the

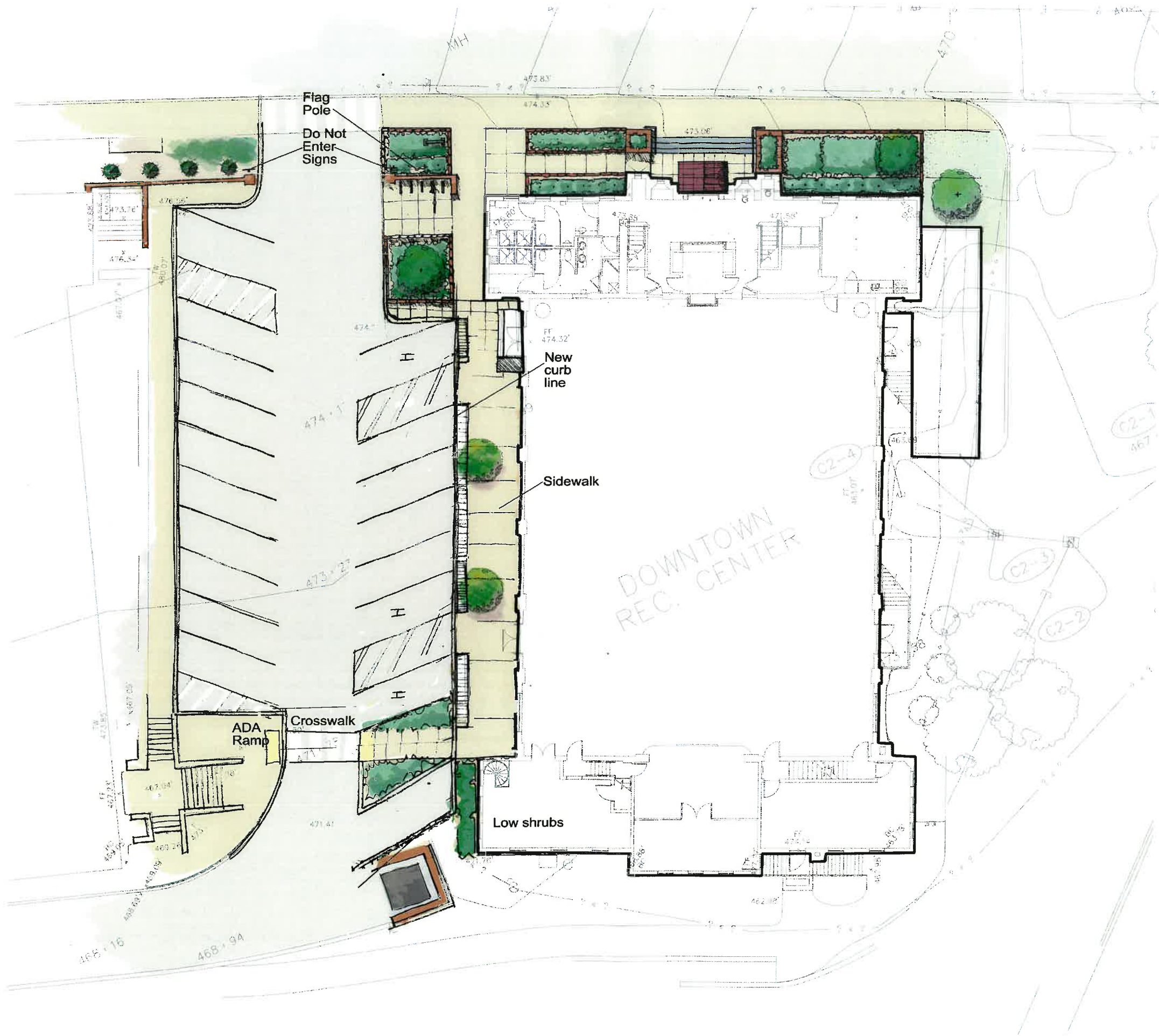
face brick on the body of the planter. Removing the cap and adding plants will make them functioning planters again.

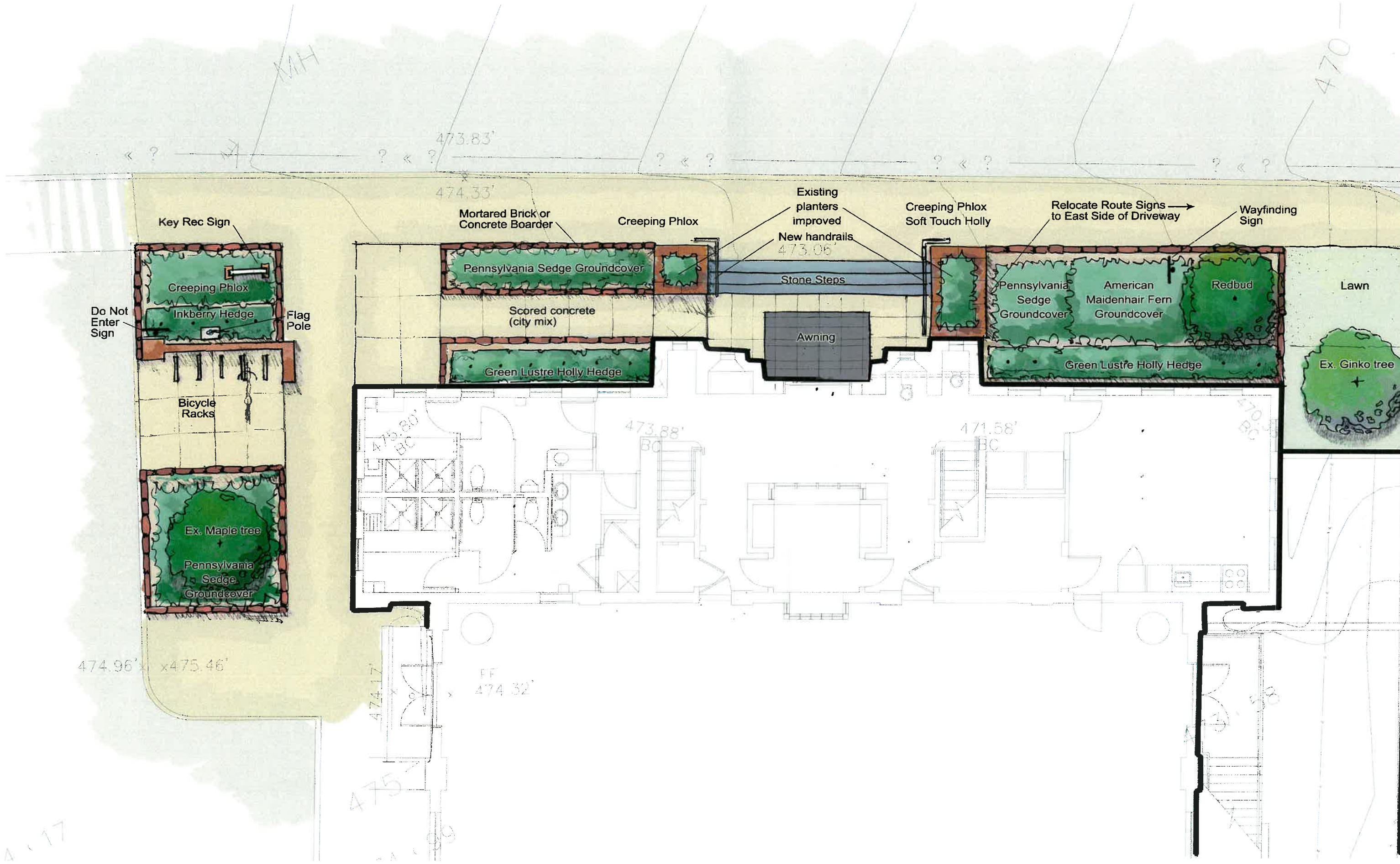
7. A bike rack will be added behind an existing 3' (approximate) brick wall.
8. Parks and Recreation will add a new sign. The design will be the standard city wide, post and panel parks and recreation sign.
9. Two existing signs are proposed to be relocated; a city wayfinding sign, and a roadway MUTCD traffic signs. Both are to be relocated to reduce sign clutter in front of the building.

So the BAR is aware, as a professional courtesy LPDA informally reached out to fellow landscape architect and BAR member Ms. Laura Knott for her opinions on this project. It was a very useful process, and it helped shape the direction of the proposed improvements. We have found a way to incorporate many of her comments. There are a few outstanding we would like to discuss further, and as such, we welcome the Board of Architectural Reviews opinions and discussion on this project and look forward to meeting in the future.



Mark Lieberth, ASLA, LEED AP
Land Planning and Design







North facade



Front steps facing West



Walkway out of West lot



Sidewalk, West side of building facing South



West lot screening



North East corner facing East



Front steps and ramp facing East



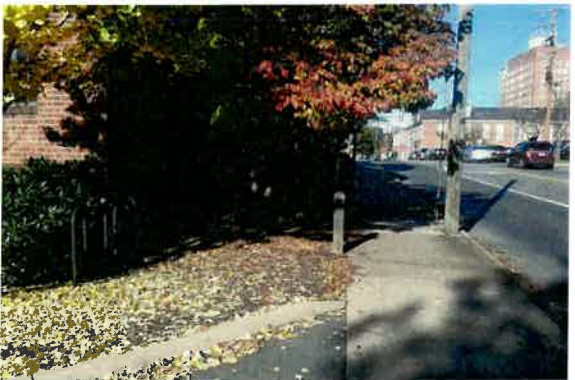
West lot



Sidewalk, West side of building facing North



West lot screening



North East corner facing West



Front garden bed



West lot



West lot screening



West lot dumpster screening



Sidewalk and entryway facing West



Walkway into West lot



Sidewalk, West side of building facing South



West lot screening



West lot: dumpster screening

Planting

Trees



Cercis canadensis
Eastern Redbud



Red Maple (Existing)



Ginkgo Biloba (Existing)

Shrubs



Ilex crenata 'Green Lustre'
Green Luster Holly



Ilex crenata 'Soft Touch'
Soft Touch Japanese Holly



Ilex glabra
Inkberry

Groundcover



Carex pensylvanica
Pennsylvania Sedge



Adiantum pedatum
American Maidenhair Fern



Phlox subulata
Creeping Phlox

Hardscape



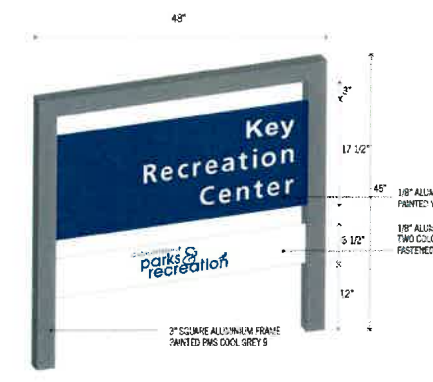
Awning option



Awning option



Metal Handrails



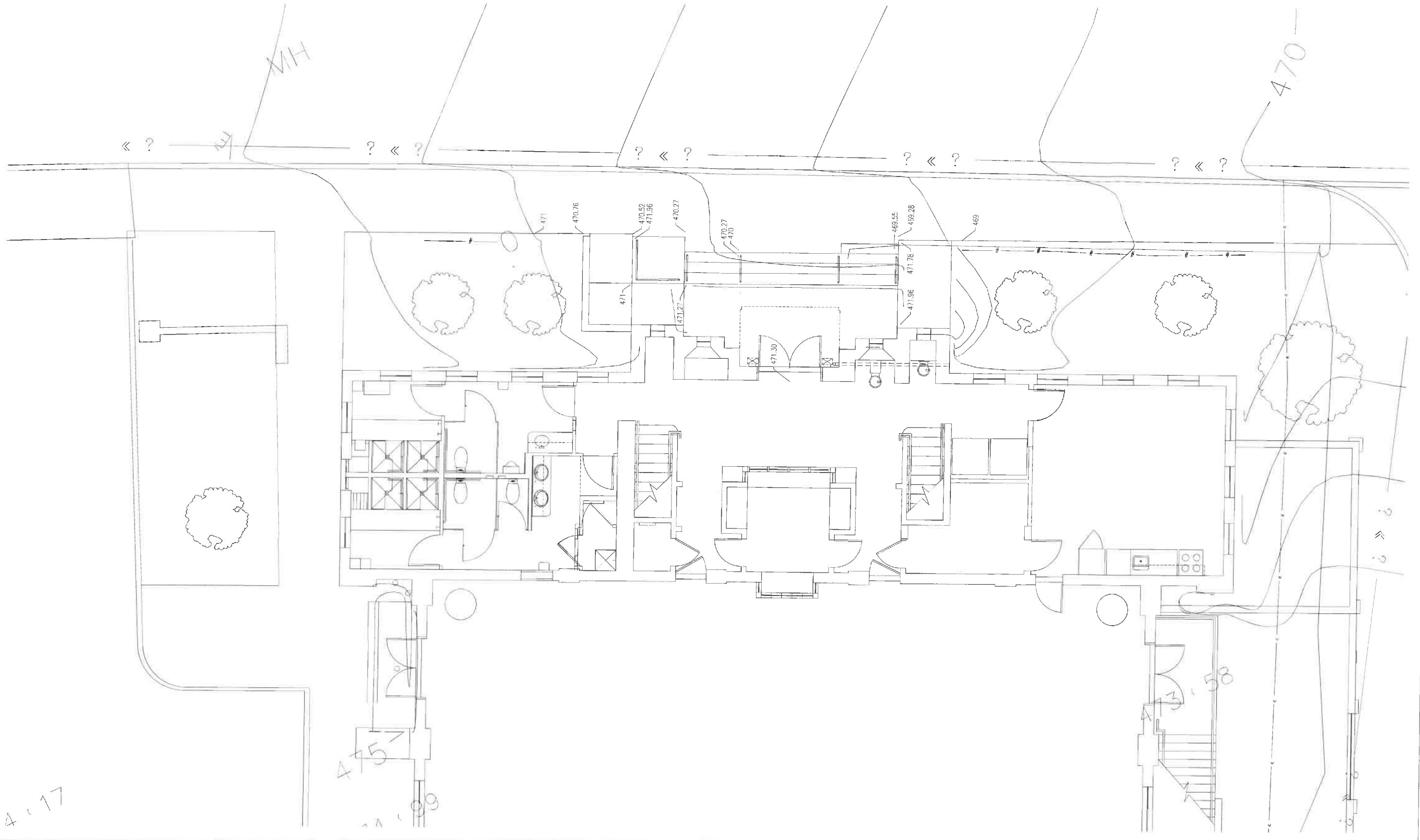
City Parks and Recreation Sign

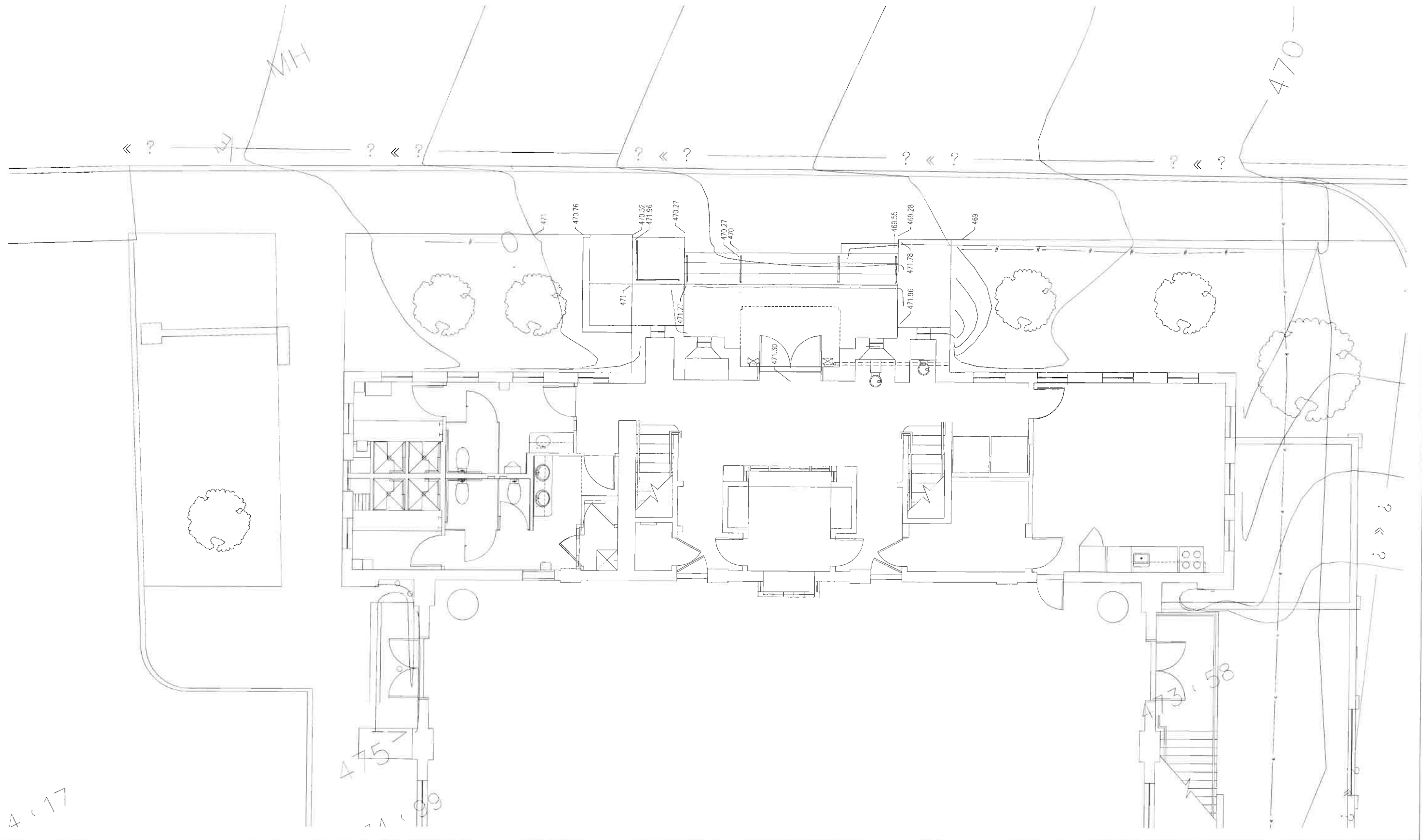


Stone Stair Treads



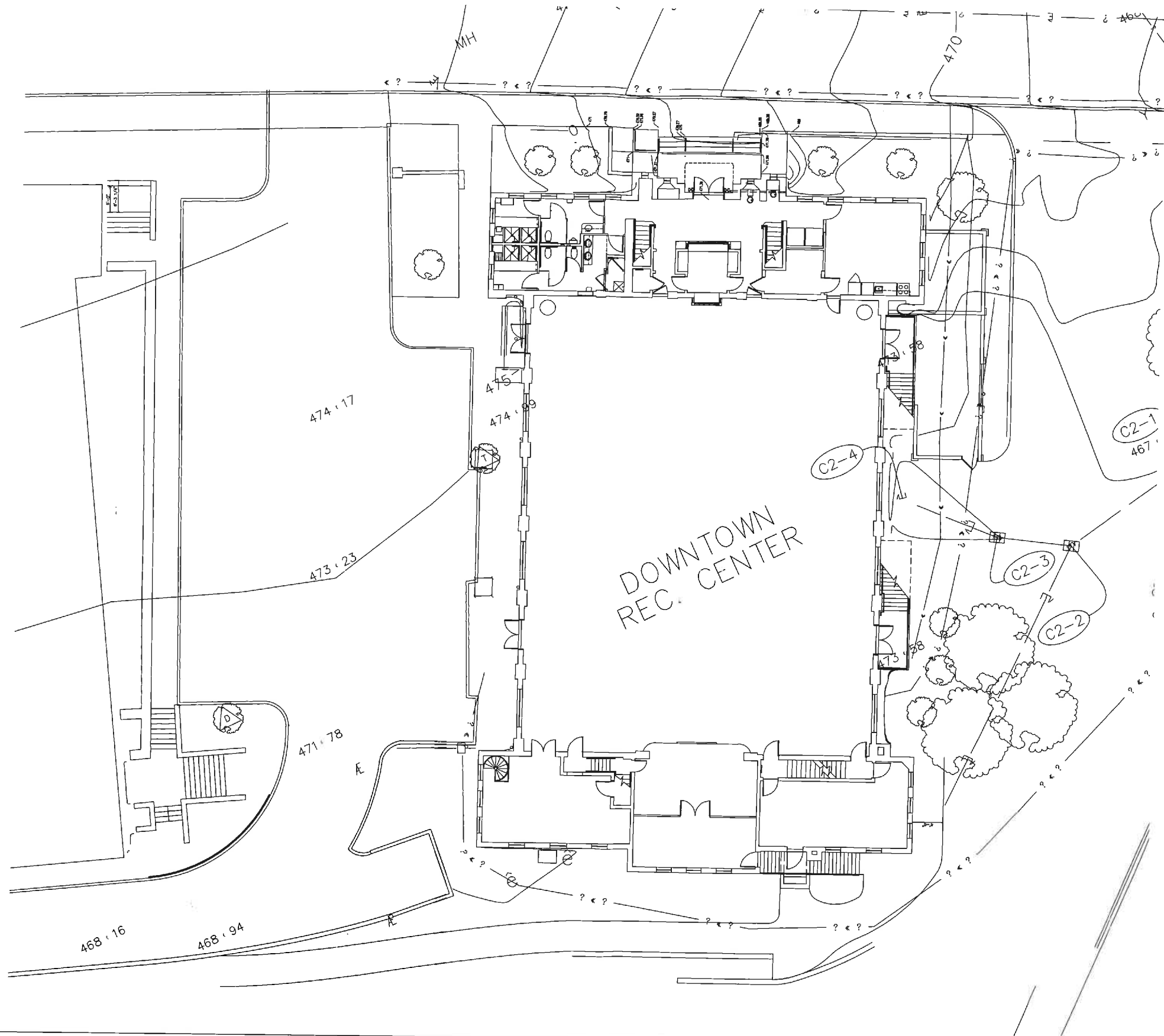
Concrete Sidewalk With Brick Edge





4.17





KEY REC CENTER
Charlottesville, Virginia

Site Plan
Overall Site

SCALE: 1" = 10'
DATE: 11/09/2015