

From: Scala, Mary Joy
Sent: Wednesday, June 01, 2016 4:34 PM
To: bsweeney@landmark-properties.com; Matthews, John
Cc: Blake Hurt (bhurt@cvilleofficespace.com)
Subject: BAR action - 853 and 901 West Main Street - May 17, 2016

June 1, 2016

Blair Sweeney
455 Epps Bridge Parkway, Ste 201
Athens, GA 30606

Certificate of Appropriateness Application

BAR 16-05-03
853 and 901 West Main Street
Tax Parcel 310169000 and 310170000
853 West Main, LLC, Owner/ The Standard at Virginia, LLC, Applicant
Amendment to COA issued on January 21, 2014 to bring building up to OSHA regulations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2016. The following action was taken:

Keesecker moved approval of the redesign of the building's northwest corner as submitted; Knott 2nd. (Approved 8-0).

This certificate of appropriateness shall expire in 18 months (November 17, 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

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
May 17, 2016**



Certificate of Appropriateness Application

BAR 16-05-03

853 and 901 West Main Street

Tax Parcel 310169000 and 310170000

853 West Main, LLC, Owner/ The Standard at Virginia, LLC, Applicant

Amendment to COA issued on January 21, 2014 to bring building up to OSHA regulations

Background

This property is located in the West Main Street ADC District. When the proposed use "The Standard" development was originally approved, the property was zoned West Main North Corridor (Mixed Use) with ADC district overlay. In March of this year the zoning was changed to West Main West Corridor.

The current site is 2.517 acres made up of two parcels that include two existing structures fronting West Main Street. The Republic Plaza building, designated as "contributing," was approved for demolition by the BAR in August, 2013. The other structure, a former Safeway building, is designated "non-contributing," so may be demolished without review.

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:

Revisit how the entries are marked on West Main Street (not curved canopies).

Brick end walls are good.

Explore a canopy over the garage rather than a header band?

West elevation – keep brick rather than Hardi (all party wall conditions should be brick).

Prefer ends eroded rather than symmetrical.

Drop down the west end next to the historic building.

Get ground floor as high as possible.
Like seeing light in courtyard; even better if could see light through the building or in the back of the garage.
Intermittent cornice on stepback area seems busy.
Need to see wall sections for the various conditions.
Suggest large street trees.

November 4, 2013 –City Council approved with conditions (including a condition to close off the courtyard from West Main Street in order to provide at least 7,000 sq ft of retail in the West Main Street frontage) the SUP request for 10 additional feet in height (70 feet) and up to 89 dwelling units per acre (DUA).

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 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.

February 11, 2014 - The preliminary site plan was approved.

May 6, 2014 – Remaining COA details (transformer screen etc.) were approved by staff.

Application

This application is to amend the approved design on the rear northwest corner of the building. OSHA regulations require a ten foot clear zone between construction scaffolding and overhead power lines. The original plan was to relocate the pole on adjoining property, but the applicant has been unable to obtain easements.

The corner of the building is proposed to be angled to accommodate the required clear zone. The materials and style will match the previously approved COA.

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.*

Pertinent Design Guidelines for New Construction and Additions

D. MASSING & FOOTPRINT

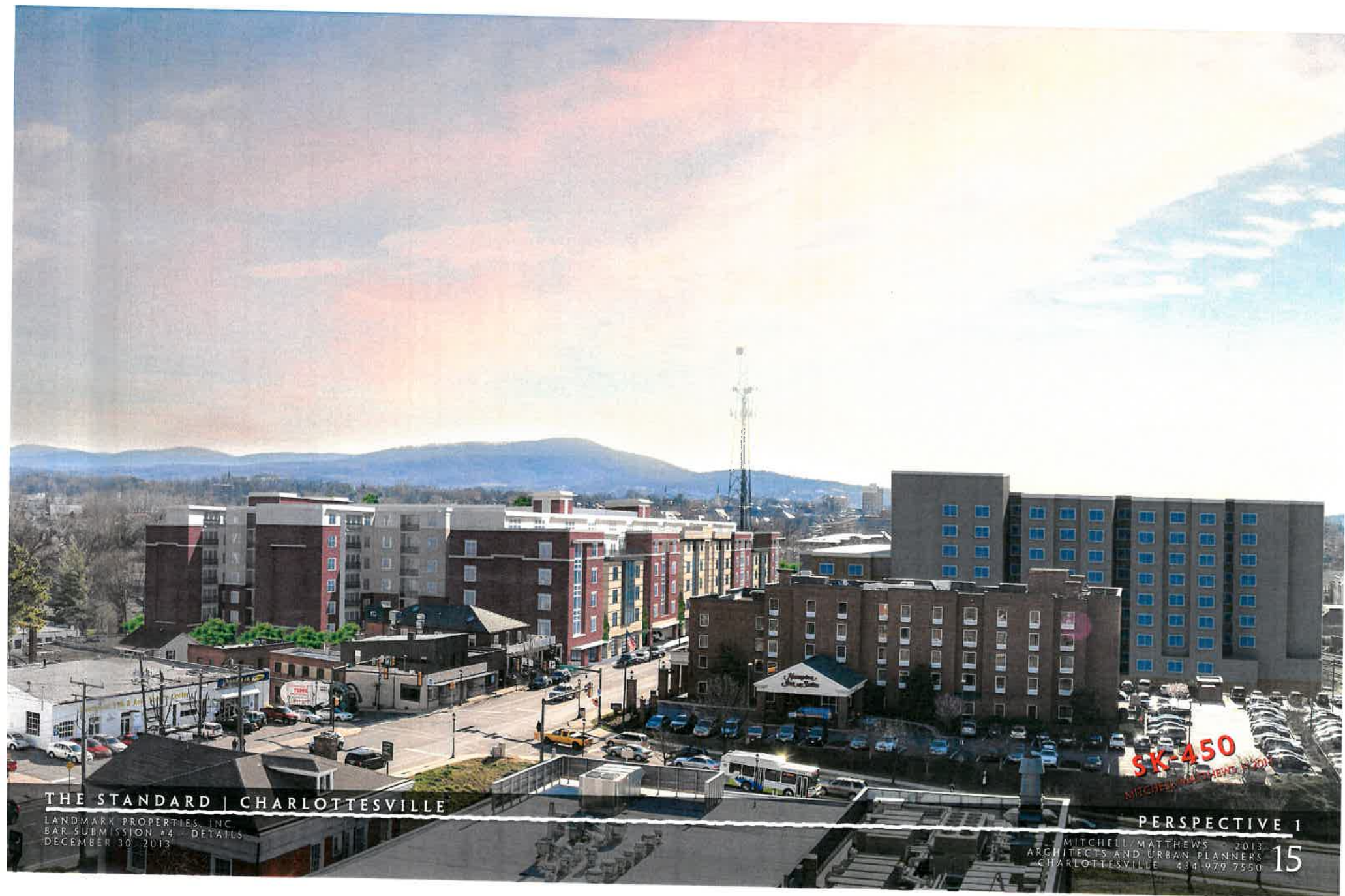
- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.*
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.*
 - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.*
 - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.*
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.*
 - a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
 - b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

Discussion and Recommendations

The changes to the building will not be visible from West Main Street, but could be visible from Tenth Street NW and points north of the property. The resulting massing and elevation design remain appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed redesign of the building's northwest corner satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted.



THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #4 - DETAILS
DECEMBER 30, 2013

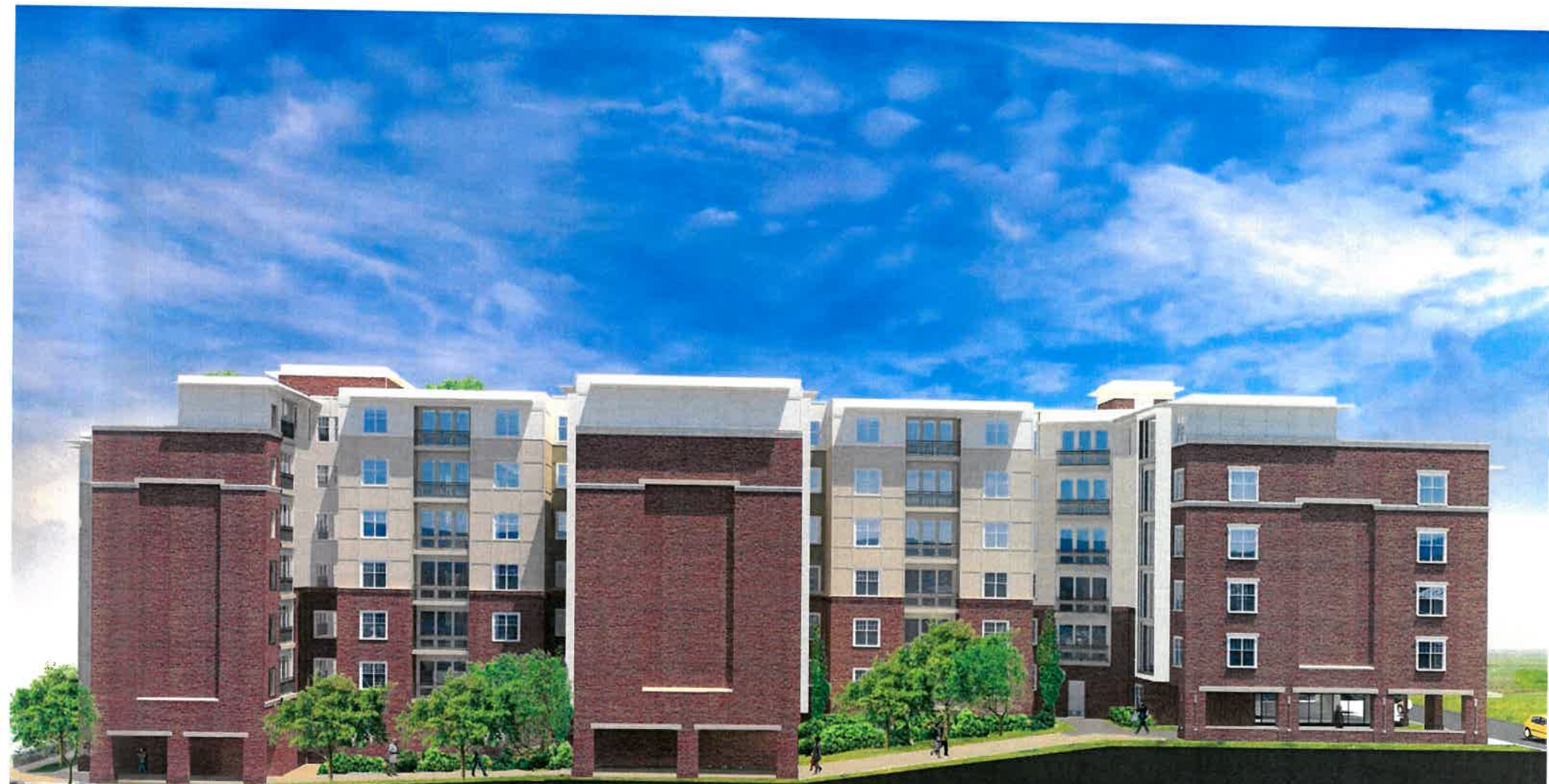
SK-450
MITCHELL/MATTHEWS 1/2014

PERSPECTIVE 1

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CHARLOTTESVILLE 434-979-7550

15

COA Approved w/ conditions 1/21/2014



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BAR SUBMISSION #4 - DETAILS
DECEMBER 30, 2013

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WEST ELEVATION

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COA Approved w/ conditions 1/21/2014



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BAR SUBMISSION #4 - DETAILS
DECEMBER 30, 2013

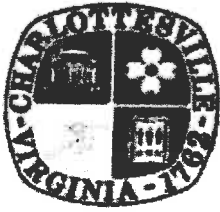
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NORTH ELEVATION

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CHARLOTTESVILLE 434.979.7550

13

COA Approved w/ conditions 1/21/2014



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 853 West Main, LLC Applicant Name The Standard at Virginia, LLC
Project Name/Description The Standard at Charlottesville Parcel Number Tax Map 31 Parcels 169 & 170
Project Property Address 853 & 901 West Main Street

Applicant Information

Attn: Blair Sweeney
Address: 455 Epps Bridge Pkwy, Ste 201
Athens, GA 30606
Email: bsweeney@landmark-properties.com
Phone: (W) 704-665-5356 (C) 704-560-3370

Property Owner Information (if not applicant)

Attn: Blake Hurt
Address: 801 West Main Street
Charlottesville, VA 22903
Email: bhurt@cvilleofficespace.com
Phone: (W) 434-979-5388 (C) _____

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.

The Standard at Virginia, LLC
Blair Sweeney 4/25/16
Signature Date

T. Blair Sweeney, Authorized Signatory 4/25/16
Print Name Date

Property Owner Permission (if not applicant)

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

Blake Hurt 4/25/16
Signature Date
Blake Hurt 4/25/16
Print Name Date

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

SEE SUMMARY: PAGE 1.

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

9 SH. SUBMITTAL PACKAGE

For Office Use Only

Received by: O. Ebanis
Fee paid: 375.00 Cash/Ck. # 1063
Date Received: 4/26/16
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

An aerial photograph of a city grid, likely Charlottesville, showing streets, buildings, and green spaces. The image is in grayscale with a dark, muted color palette. Overlaid on the image is text in white, orange, and yellow. The text is arranged in a hierarchical manner, with the largest text at the top and smaller text below it. The text is centered horizontally across the image.

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.

BAR SUBMITTAL
NORTHWEST CORNER MODIFICATION
APRIL 26, 2016

MITCHELL/MATTHEWS ARCHITECTS

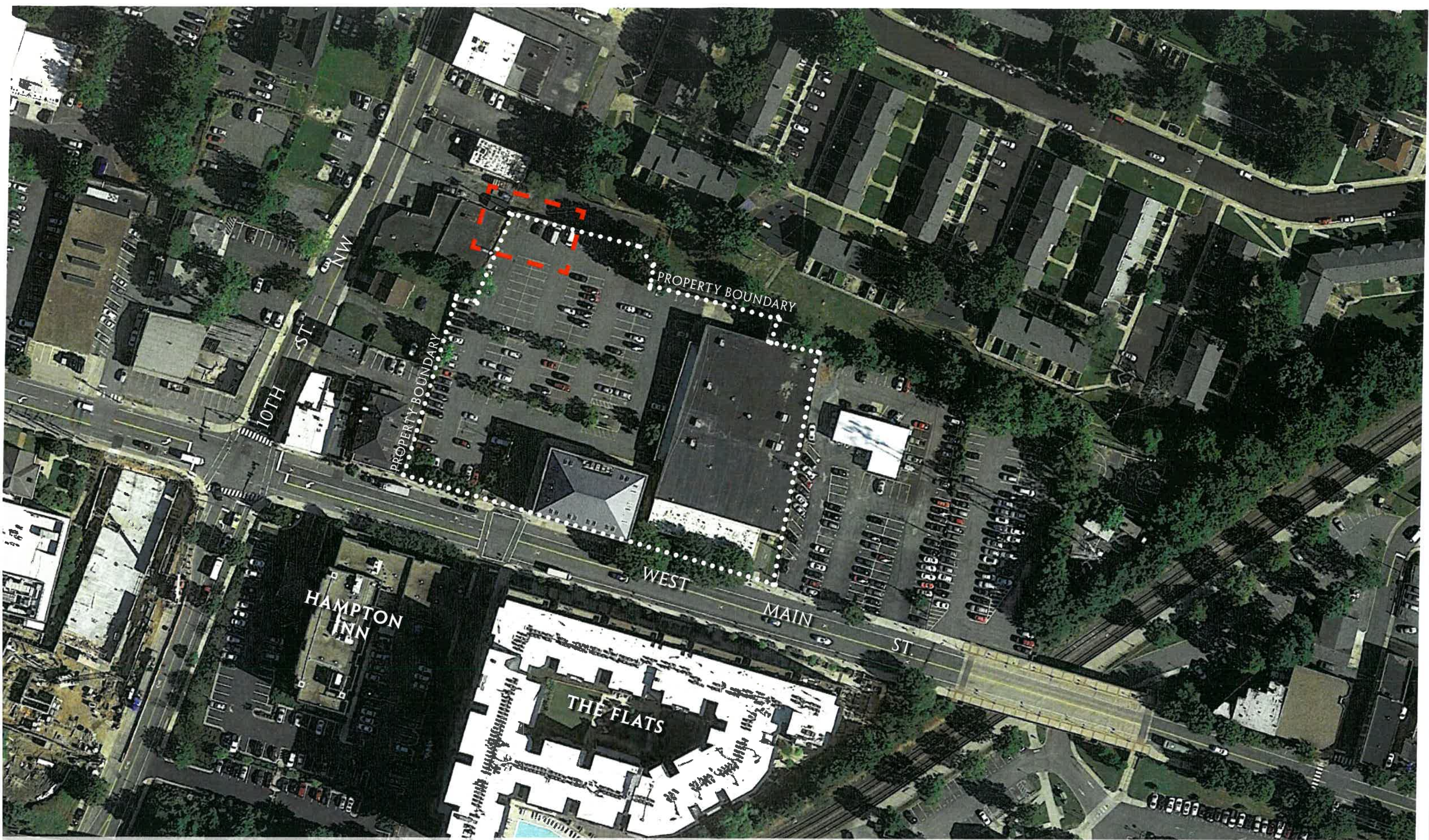
TABLE OF CONTENTS

1	SUBMISSION SUMMARY
2	EXISTING SITE
3	SITE PLAN - AREA TO BE MODIFIED
4	SITE PLAN ENLARGED - APPROVED ORIGINAL
5	SITE PLAN ENLARGED - PROPOSED
6	NORTH ELEVATIONS
7	WEST ELEVATIONS

SUBMISSION SUMMARY

On January 21, 2014, the Charlottesville Board of Architectural Review issued a Certificate of Appropriateness for the Standard Charlottesville. This application seeks BAR approval for a minor amendment to that COA. As illustrated in the accompanying sketches, a small portion of the rear, northwest corner of the building must be adjusted to comply with required OSHA clearances to an existing power line. In summary:

- OSHA regulations stipulate that a ten foot clear zone be maintained between construction scaffolding and any overhead power lines.
- As currently designed, the building's northwest corner would violate OSHA regulations during construction.
- This application is to amend the COA to allow the proposed revised northwest corner configuration of the building, which will allow construction operations to comply with OSHA requirements.
- Currently the applicant is unable to obtain easements from adjoining property owners that would allow the power pole located in the northwest corner of the project site to be relocated, as was originally planned.
- General character, materials and architectural style of the revised portion of the building will match the previously approved COA.

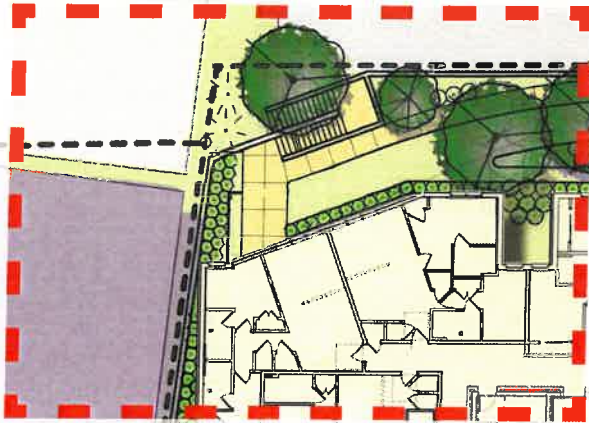


THE STANDARD | CHARLOTTESVILLE

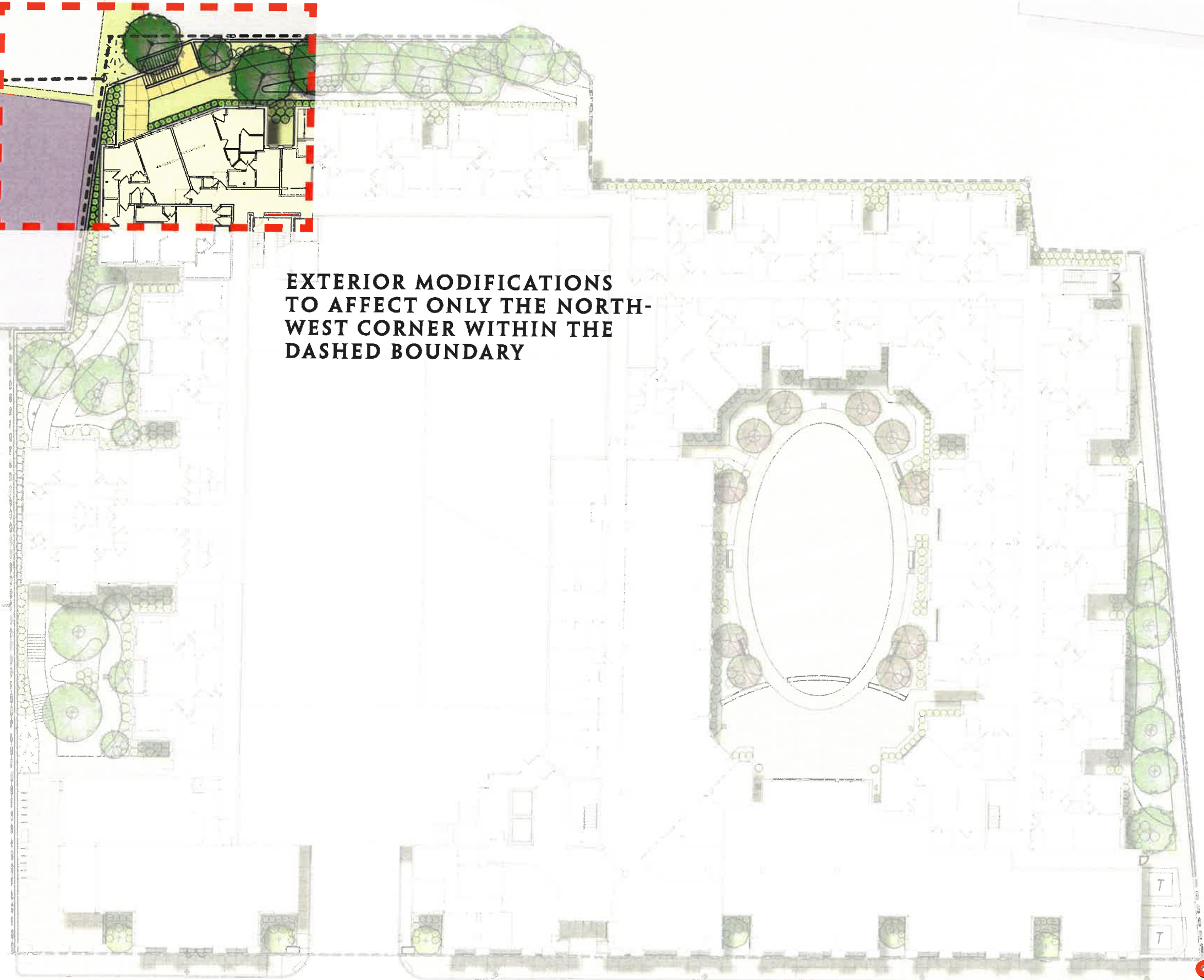
LANDMARK PROPERTIES, INC.
BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

EXISTING SITE

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CHARLOTTESVILLE 434.979.7650



EXTERIOR MODIFICATIONS
TO AFFECT ONLY THE NORTH-
WEST CORNER WITHIN THE
DASHED BOUNDARY



WEST MAIN STREET
60' R/W

SK-627
MITCHELL/MATTHEWS © 2016

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

SITE PLAN - APPROVED 2014 SUBMISSION

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UTILITY POLE



OSHA CLEARANCE

OSHA CLEARANCE

SK-628
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LANDMARK PROPERTIES, INC.
BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

SITE PLAN ENLARGED - ORIGINAL

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UTILITY POLE



OSHA CLEARANCE

OSHA CLEARANCE

SK-629
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LANDMARK PROPERTIES, INC.
BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

SITE PLAN ENLARGED - PROPOSED

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ORIGINAL



PROPOSED

SK-630
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BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

NORTH ELEVATIONS

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ORIGINAL



PROPOSED

SK-631
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BAR SUBMISSION - NW CORNER ADJUSTMENT
APRIL 26, 2016

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