

From: Scala, Mary Joy
Sent: Friday, November 18, 2016 3:54 PM
To: 'jeff@levien3.com'
Cc: 'Jeff Dreyfus'
Subject: BAR Action -512-514, 600 West Main Street- November 15, 2016

November 18, 2016

Heirloom West Main Development LLC
2093 Goodling Road
North Garden, VA 22959

RE: Certificate of Appropriateness Application

BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant
New Construction – Final Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2016. The BAR took no action.

The applicant did not request a motion – discussion only.

- In general the BAR liked the direction of the courtyard with lots of greenery rather than a purely utilitarian use.
- The green walls are fine but they want assurance that it won't damage the historic structures.
- The zelcova tree could be replaced with something better such as a nice size street tree in that same spot or vicinity.
- Reconsider planters by front door – existing benches do a better job activating the street.
- They really like the idea of dining above the Blue Moon.

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



Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant
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Background

512-514 West Main Street

The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.

The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street

The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it.

Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. It recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

November 17, 2015 –This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street s, as submitted.

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

February 17, 2016 - The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

July 19, 2016 – No action was taken; the BAR made comments, some of which are summarized here:
General

- Great presentation
- Generally, keep it simple.

Frontispiece needs work

- The box proper is great, but have reservations about the piece that comes forward.
- Needs to be more subtle in terms of scale. Rear building could be graphite but front building needs more life.
- The commercial streetfront needs more pizzazz.
- Front building has a lot going on but lacks human understanding.
- Work on frontispiece- scale more subtle; more lively

Materials and color

- Too industrial and gloomy for W Main Street; sharp edges, cold materials
- Prefer light nighttime view but not sure it shows what you intended
- Like red Corten; not black; struggling with vertical metal panels; need to warm it up.
- Use darker color where you want it to recede, like on north wall
- Too much contrast; too busy and hard.
- Prefer current blue of Blue Moon Diner, and color of Gabe's buildings on West Main. This is multiple shades of graphite.
- Lean towards #16.2 – less contrast; like razor's edge between stories; like combination of perforated metal and fiber cement.
- Like it all the same color
- Less contrast reduces jarring effect
- 16.3 version is massive, brooding

Historic buildings

- The rear building should be a backdrop for the two historic buildings; like use of Corten
- Like historic buildings – creating backdrop

Windows and rooftop appurtenances

- Open to continuing discussion about vinyl or fiberglass but would set a precedent – prefer aluminum clad.
- Rooftop appurtenances as shown not a problem.

September 20, 2016 - the BAR approved (7-2, with Schwarz and Earnst opposed) only the proposed zinc panels, metal rain screen, Corten metal entries, Hardie panels and substitute Hardie panel (for the first floor), and window frames as submitted. The following items must be reviewed for final approval to included, but not limited to, the glass in the windows, the final rail details, the cross sections, any signage, a lighting plan, and all site conditions. The BAR approves the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016.

Application

The massing and siting was approved in February 2016. Certain materials were approved in September 2016.

The applicant is requesting approval of a landscape plan, including removal of a Zelcova street tree located on the applicant's property outside the City right-of-way. The applicant is not proposing to replace the tree.

Previous information:

This is a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle-Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings were approved by the BAR in January to be removed: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The (non-contributing) rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed.

The West Main Street South zoning district was recently amended (to West Main Street East) to require lower 52' building heights and other modifications for the reason to better protect the smaller scale historic resources located there. However, the applicant received BAR approval for massing and siting, and also received preliminary site plan approval prior to the change in zoning. *The BAR should review this application under the previous West Main South Corridor zoning regulations.* West Main Street South Corridor zoning required 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall.

The new building will contain ground floor retail, mixed use, and residential units. (The rooftop lounge and appurtenance level has been eliminated, except for the elevator/ core; a newly added stair penthouse, and privacy wall for two rooftop terraces.) The new building consists of six stories (67'-8"). The building is set back approximately 18 feet from the Hartnagle-Witt House and 14'-3" from the Hawkins-Perry House. (Note: The Courtyard drawing is not dimensioned.) There is now an entrance to the residential lobby between the Hartnagle-Witt House and the new construction to the east. There is an entrance to the courtyard between the two historic houses.

On the West Main Street frontage there is a minimum required 15' building setback. The proposed 3-4 story streetwall is 34'- 11" and 45'-8' tall. There is an additional stepback after the fifth floor. The building is built to the property lines on the east, west and south sides. The east and west facades at the property lines will be articulated with changes in materials and relief, and some fire rated windows have been added.

The basement parking level has 22 spaces. There is bike storage in the garage level and next to the lobby. The garage driveway entrance faces West Main Street.

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.*
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.*
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.*

3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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.

E. HEIGHT & WIDTH

1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.*
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.*

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.*
- b. In some cases, shingles that mimic the appearance of slate may be acceptable.*
- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

3. Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. The screening should not appear as an afterthought or addition the building.*

H. ORIENTATION

- 1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.*
- 2. Front elevations oriented to side streets or to the interior of lots should be discouraged.*

I. WINDOWS & DOORS

- 1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.*
- 3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
- 4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
- 5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
- 6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
- 7. Avoid designing false windows in new construction.*
- 8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*

9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

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 facades(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 façade 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.*

L. FOUNDATION and CORNICE

- 1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
- 2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
- 3. If used, cornices should be in proportion to the rest of the building.*
- 4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

....

Pertinent Guidelines for Site Design and Elements include:

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 cues 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 structures 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 a 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) 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 & 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.*

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.*

Recommendations and Discussion

A copy of the approved February 17, 2016 siting plan is attached. The proposed landscape plan is consistent with that plan, except the approved plan showed all three Zelcova trees to be retained. The other two Zelcovas in front of the property are located within the City R/W.

The West Main Street streetscape plan is currently being developed. A tree survey was prepared, but a final street tree plan has not yet been developed. The streetscape will probably not be implemented for five years.

Staff's only comment is that rehabilitation plans for the two historic buildings have not been submitted yet, and attaching climbing vines are not recommended.

At this point, details are important. The BAR previously requested, and staff has attempted to provide a checklist for final approvals. Staff recommends that the BAR specify which details are needed before approving the final design. If the BAR chooses to approve parts of this application, a sample motion is provided:

New Construction

Massing

Materials and colors for:

Siding, roof, foundation, cornice, trim, windows (get specifications for clear glass),
appurtenances, doors, garage doors, storefronts, railings

Site Design:

Site walls and fences (height, material), paving materials, species of trees and additional plantings,
patio furniture including umbrellas, tents

Lighting – site and building

Signage – Locations and general sizes for building name (1) and retail spaces (2 each).

Mechanical units located on rooftop and ground; screening; transformer locations;
restaurant-related vents

Canopies and awnings

Wall sections and other details

Rehabilitations

Metal roof details: pan width, seam height, no ridge vents, material, color or finish

Philadelphia gutter repair

Brick: Do not paint unpainted masonry; correct mortar choice

Window replacement and clear glass specifications

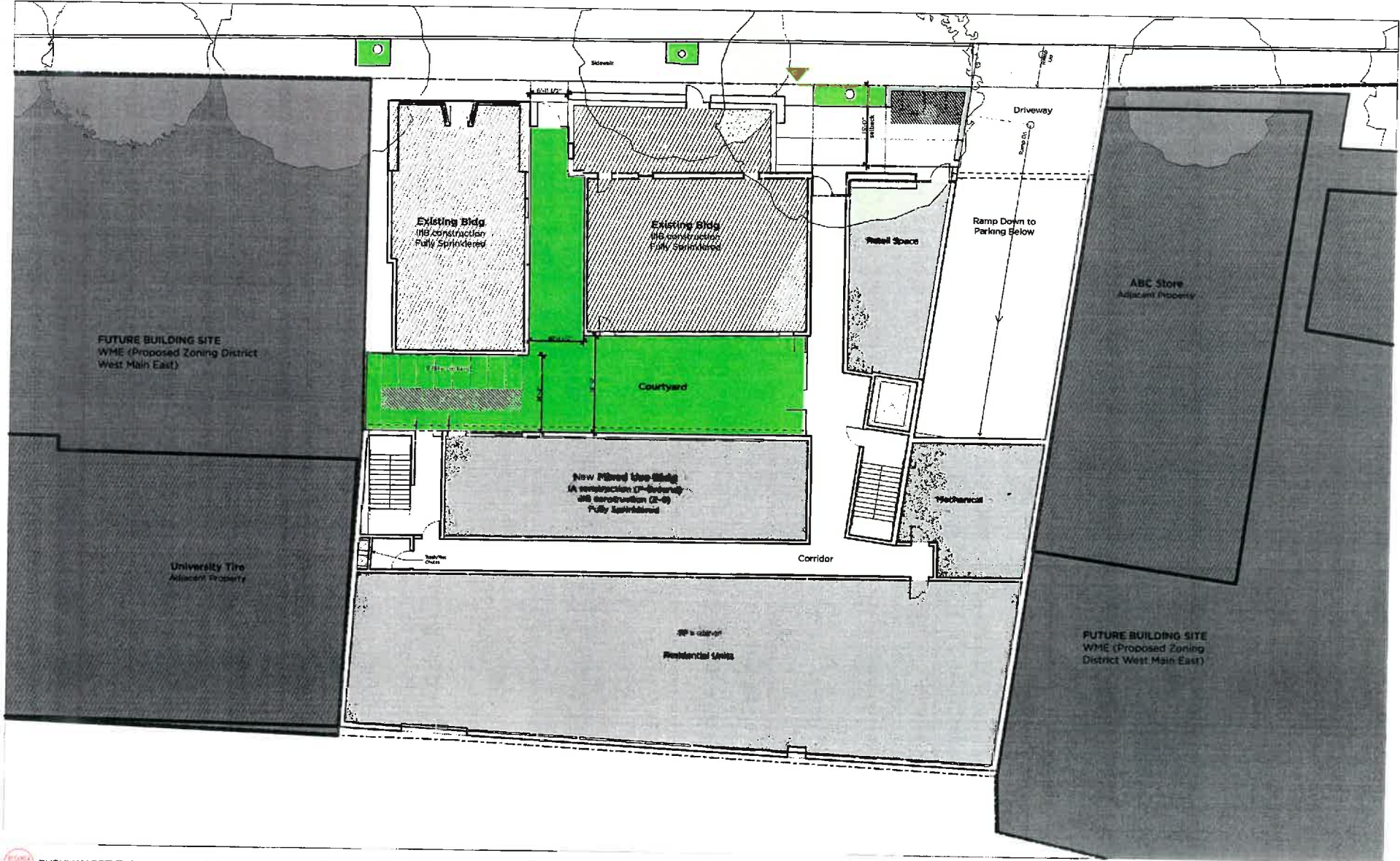
Repairs: Note any changes to current design, materials, colors

Additions or attachments

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Site Design and Elements, I move to find that the proposed landscape plan satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the plan as submitted, (or with the following modifications...).





BUSHMAN DREYFUS ARCHITECTS, PC

510-600 WEST MAIN MIXED-USE DEVELOPMENT • CHARLOTTESVILLE, VA

BAR MASSING APPROVAL

02.17.2016

1/16" = 1'-0"

GROUND LEVEL PLAN

3

Siting As Approved

February 17, 2016



YOUR VISION ACHIEVED THROUGH OURS.



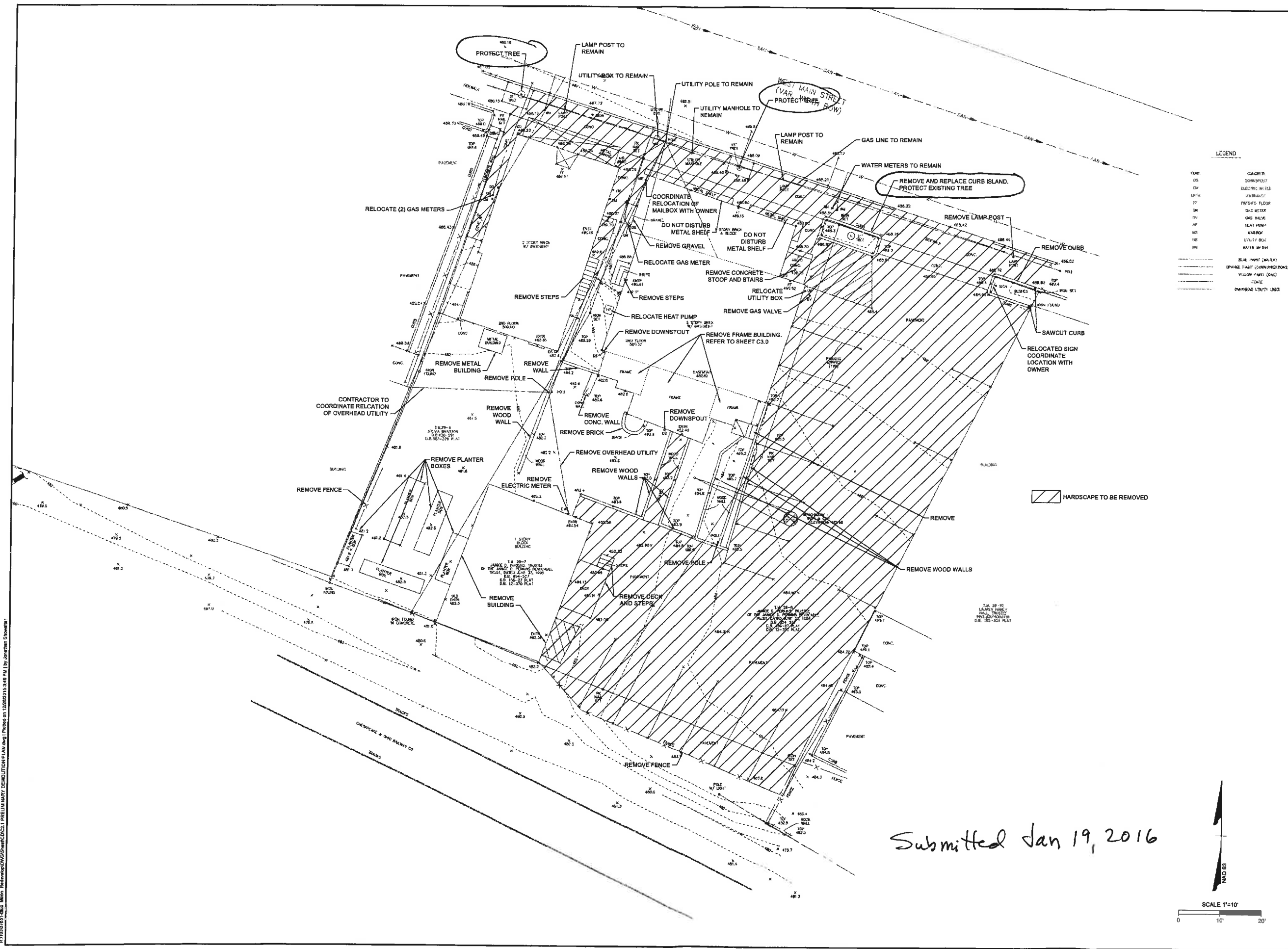
TIMMONS GROUP

BLUE MOON REDEVELOPMENT
CITY OF CHARLOTTESVILLE, VA
PRELIMINARY DEMOLITION PLAN

JOB NO.
37651

SHEET NO.
C2.1

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11/7/2016

VIA PDF

Ms. Mary Joy Scala
City of Charlottesville Neighborhood Development Services
City Hall
PO Box 911
Charlottesville VA 22902

Subject: 510 - 600 West Main Street: BAR preliminary landscape discussion

Dear Mary Joy,

With the massing, building elevations and materials already approved for 510-512 & 600 West Main Street, it's time to begin our discussions with the BAR about the landscape design. Attached are preliminary landscape drawings and reference images for the project that we'd like to discuss with the BAR November 15 in order to receive their input prior to finalizing the design.

As you're aware, the design includes an interior courtyard to be used by residents and their guests and an open area in front of the new retail space, along the sidewalk. In an early conversation, the BAR requested that the existing street tree in front of the new retail space be maintained. Since that discussion, the plans for the building as well as for the West Main Street streetscape improvements have moved forward in a direction that recommends removal of that tree. Elliot Rhodeside, the project leader for the West Main Street improvements has reviewed the approved building design and the condition of the tree relative to the streetscape improvements forseen along this block. Per Mr. Rhodeside's attached letter, his team has reached the following conclusions:

- the tree has a limited lifespan in its current condition as it's constricted by inadequate subsurface soil volume and is highly confined by the concrete planting curb & sidewalk.
- construction of this project will impact the roots of the tree and further shorten its life.
- by eliminating the tree now, the planning of the West Main streetscape can account for this and new trees will be planned accordingly for this section of the corridor.

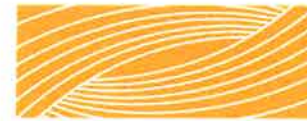
In a conversation with Mr. Rhodeside, he also noted that the streetscape team believes the public realm would be better served by removing the tree and opening up the plaza in front of the new retail space for an enlarged, more usable paved area.

For these reasons, we will request approval for removal of the tree and our plans have developed with the belief that the BAR will agree with the forward-looking wisdom of removing the tree now and planning a more sustainable planting scheme as part of the West Main Street corridor design.

We hope this preliminary design discussion will focus on overall design intent and direction. Material samples, color palettes and lighting will follow in later submissions for final approval. We look forward to meeting with the BAR November 15.

Sincerely,

Bushman Dreyfus Architects PC
820b East High Street Charlottesville, Virginia 22902 Telephone 434.295.1936 Fax 434.297.1436



RHODESIDE & HARWELL

28 October 2016

Charlottesville's Board of Architectural Review
% 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

RE: 510 - 600 West Main Street Landscape Plan
RHI #45551

Dear Board of Architectural Review,

As the lead planner for the West Main Street streetscape project, I have been asked by Bushman Dreyfus Architects to review the site plan for 510 - 600 West Main Street and comment on the appropriateness of keeping the Zelkova serrata tree at the northeast corner on the property to be developed. We recommend that it is not appropriate to save the tree for the reasons noted below.

As part of the West Main Street Schematic Design process a tree survey was prepared by Wolf Josey in summer 2016. In the tree survey the Zelkova serrata tree on the property was classified as being in good to fair condition. Such condition includes the following characteristics: 50% - 100% live canopy, average to low annual growth, over mulched and/or raised walks/curbs surrounding the tree, and 10 - 15 years before irreparable decline occurs.

Rhodeside & Harwell reviewed the site plan and analyzed the appropriateness of the BAR's request that the tree be kept as part of the development. The firm has determined that the Zelkova serrata tree is not appropriate to save for the following reasons:

1. The tree will be severely impacted by construction of the new development. It is anticipated that approximately 40% - 50% of the root system would be impacted by construction.
2. The tree is in a declining condition and construction-related impacts will further hasten the decline of the tree that is classified as having a life span of 10 - 15 years under the best of conditions.

Further development of the streetscape plan will take into account our recommendation that the tree be removed, and new trees will be planned accordingly for this section of the West Main Street corridor.

Sincerely,
Rhodeside & Harwell

Elliot Rhodeside, FASLA
Director

Attachments: None
CC: RHI File #45551

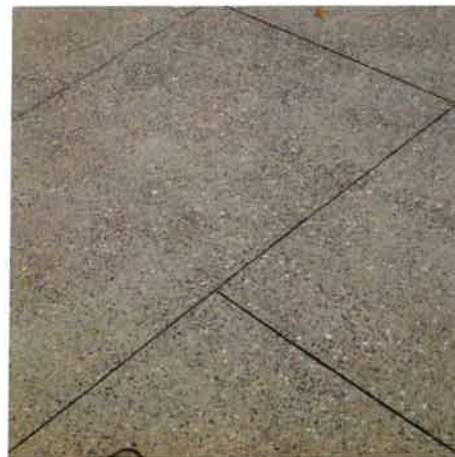
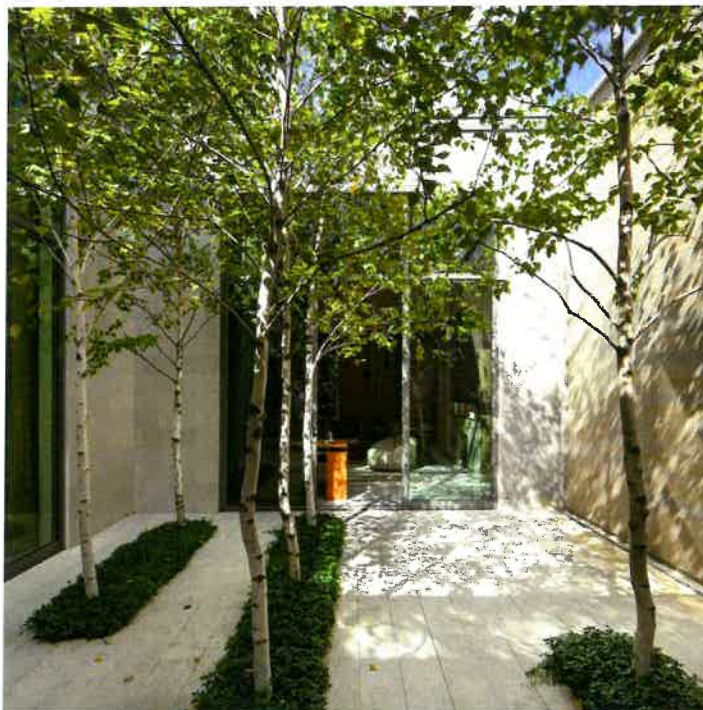
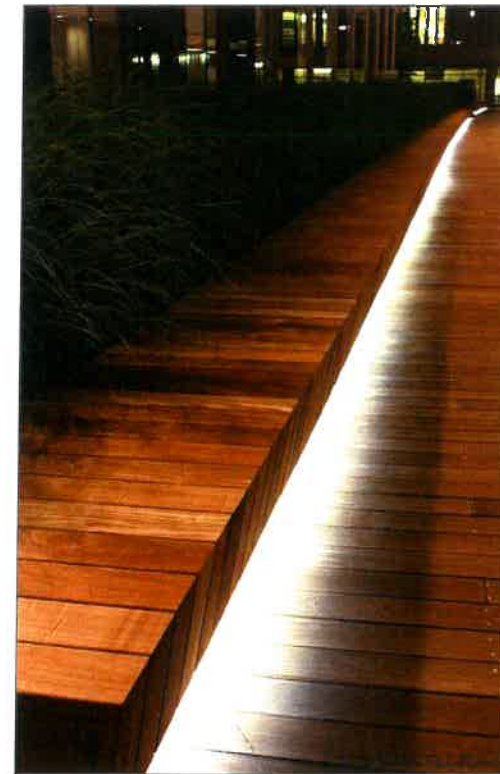
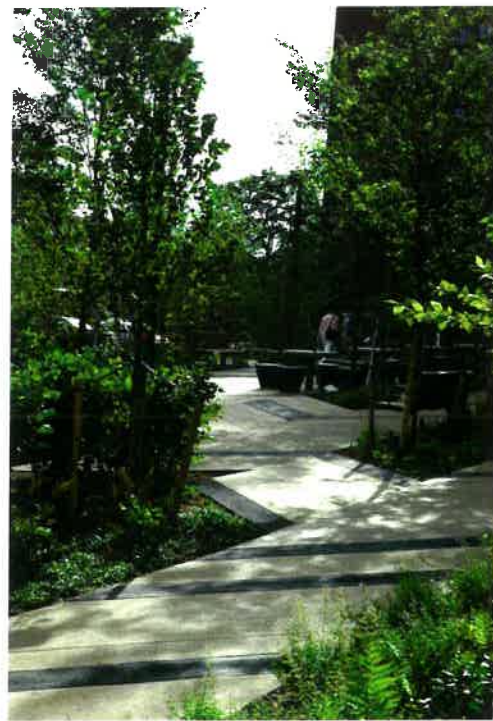
510 King Street
Suite 300
Alexandria, VA 22314

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www.rhodeside-harwell.com

LANDSCAPE ARCHITECTURE & PLANNING

11/15/2016



COURTYARD REFERENCE IMAGES

11/15/2016

PLANTS TWINING VINES: VERTICAL GROWTH



LONICERA SEMPERVIERNS | TRUMPET HONEYSUCKLE



PASSIFLORA INCARNATA | PASSION FLOWER

CREEPING VINES: FULL COVER



PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY



HEDGE: CARPINUS BETULUS

SHRUBS



FOTHERGILLA GARDENII | DWARF WITCHHALDER



BUXUS SP. | BOXWOOD

GROUND COVERS



TIARELLA CORDIFOLIA | FOAMFLOWER



CONVALLARIA MAJALIS | LILY OF THE VALLEY



GALIUM ODORATUM | SWEET WOODRUFF



ALLIUM SP. | BULBS



TREE: MAGNOLIA VIRGINIANA | SWEET BAY MAGNOLIA



SCREEN: THUJA OCCIDENTALIS | ARBORVITAE



SYSTEM



WIRE TRELLIS: HORIZONTAL AND VERTICAL FOR TWINING



GRID TRELLIS: CREEPING VINES GROW OFF FACADE.

11/15/2016



CLIMBING
VINES ON
TRELLIS
SYSTEM

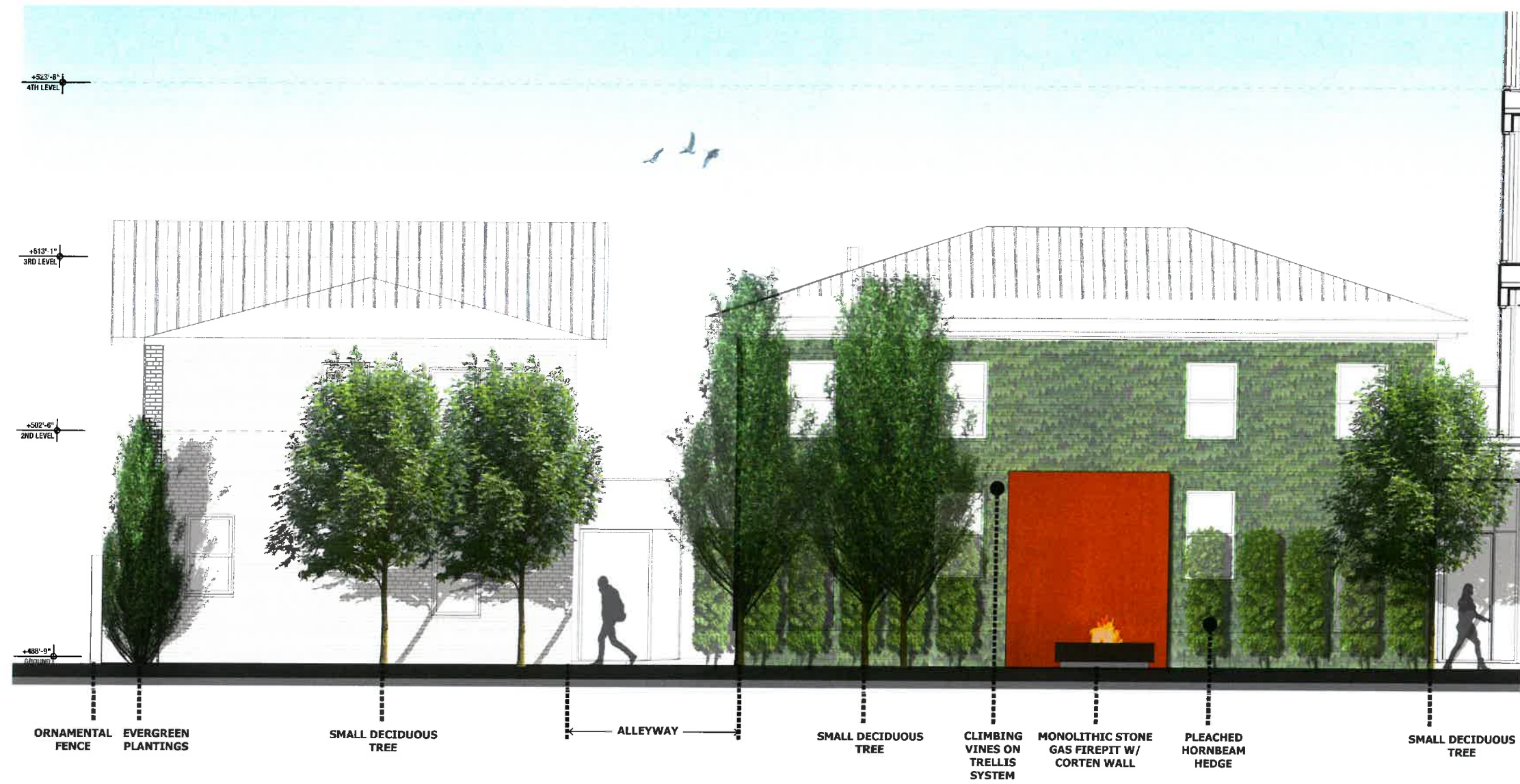
CORTEN PANEL WALL

MONOLITHIC STONE
GAS FIREPIT

PLEACHED
HORNBEAM
HEDGE

BLUE MOON DINER SOUTH FACADE

11/15/2016



BLUE MOON DINER AND MINI-MART SOUTH FACADE

11/15/2016



EXISTING BUILDING

PLEACHED
HORNBEAM
HEDGE

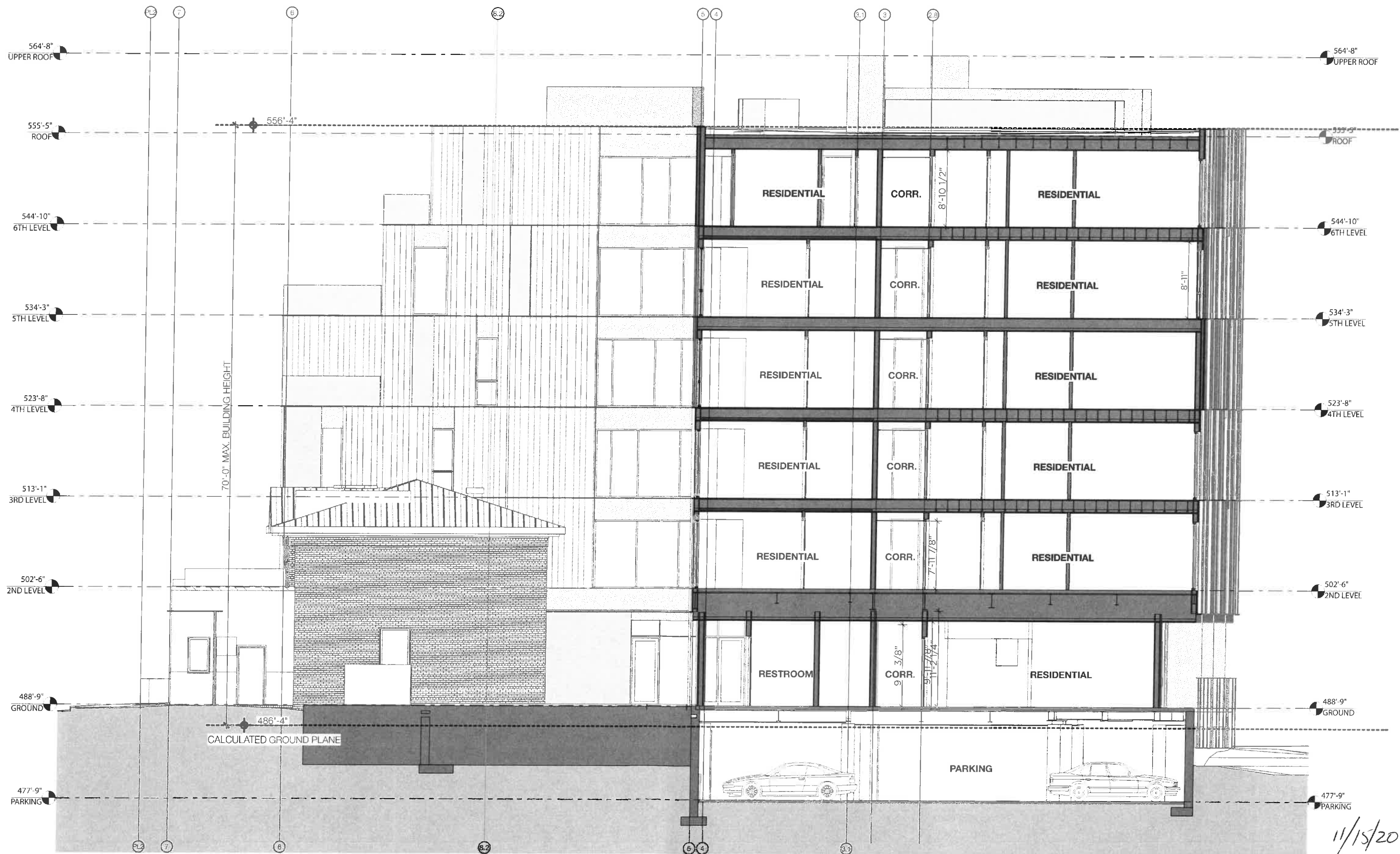
MONOLITHIC STONE
GAS FIREPIT W/
CORTEN WALL

LANDSCAPE BEDS

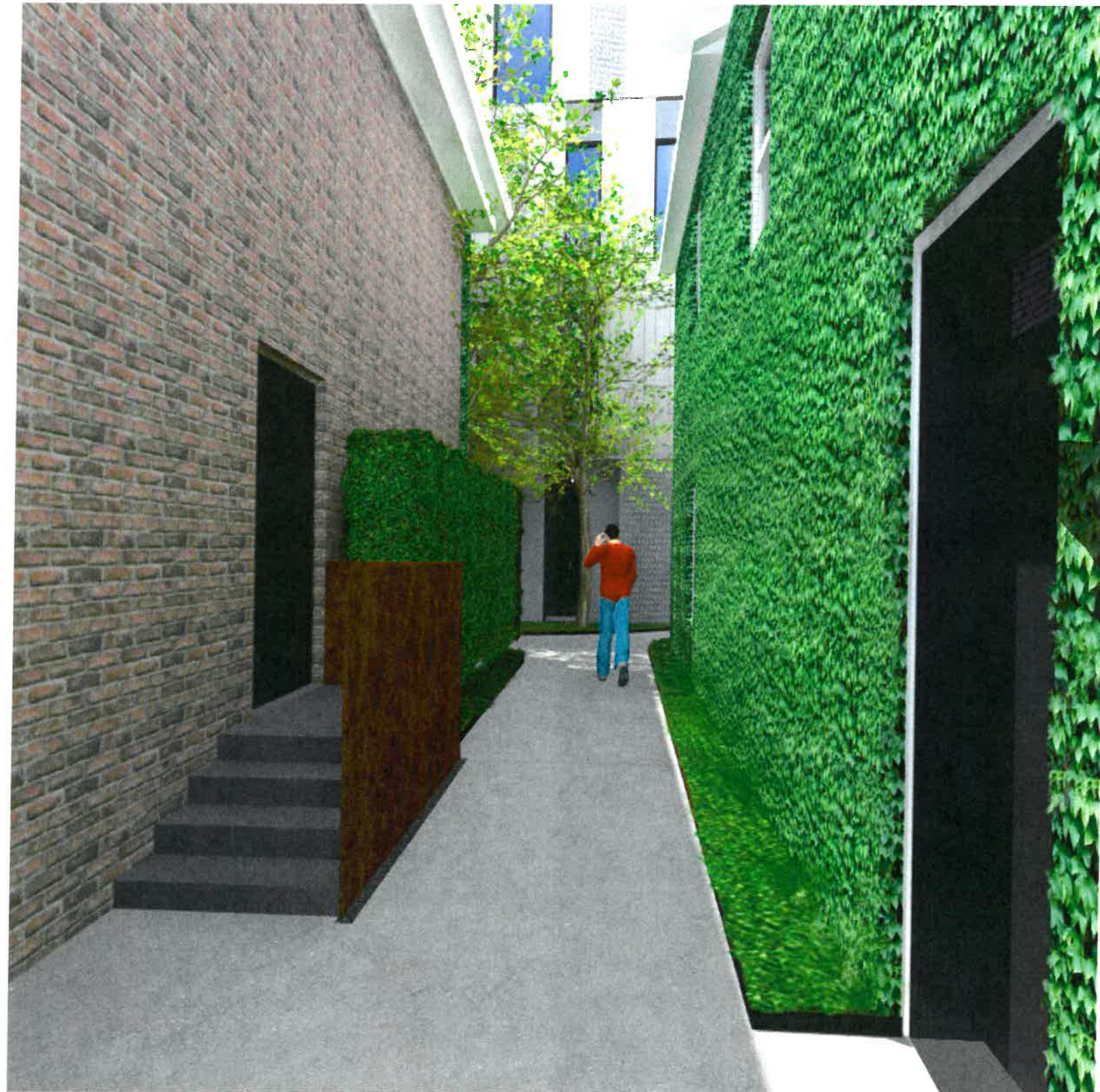
SMALL DECIDUOUS
TREE

PROPOSED BUILDING

NORTH-SOUTH SECTION THROUGH COURTYARD



N-S SECTION THROUGH COURTYARD



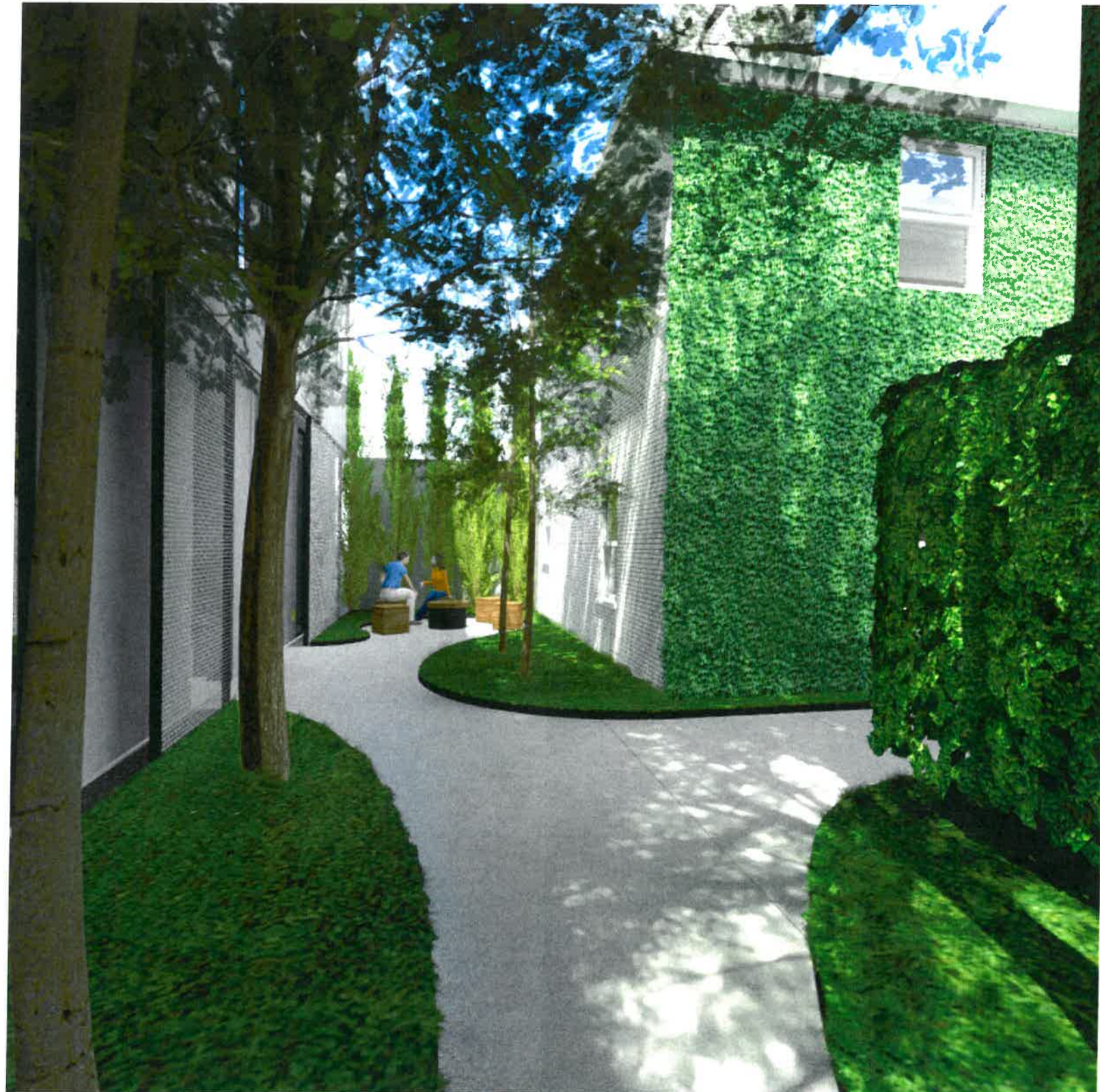
COURTYARD ENTRY

11/15/2016



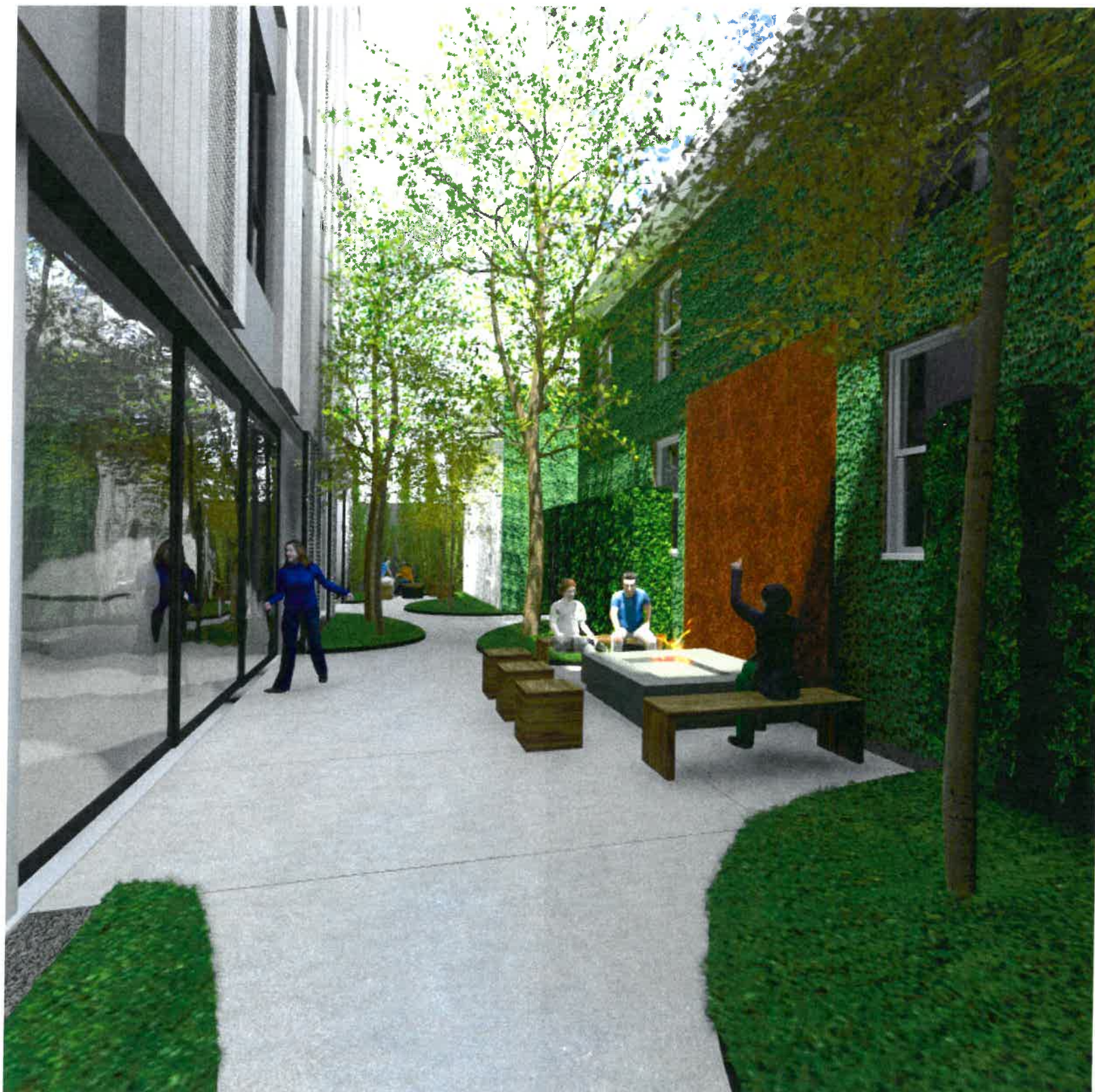
COURTYARD LOOKING EAST

11/15/2016



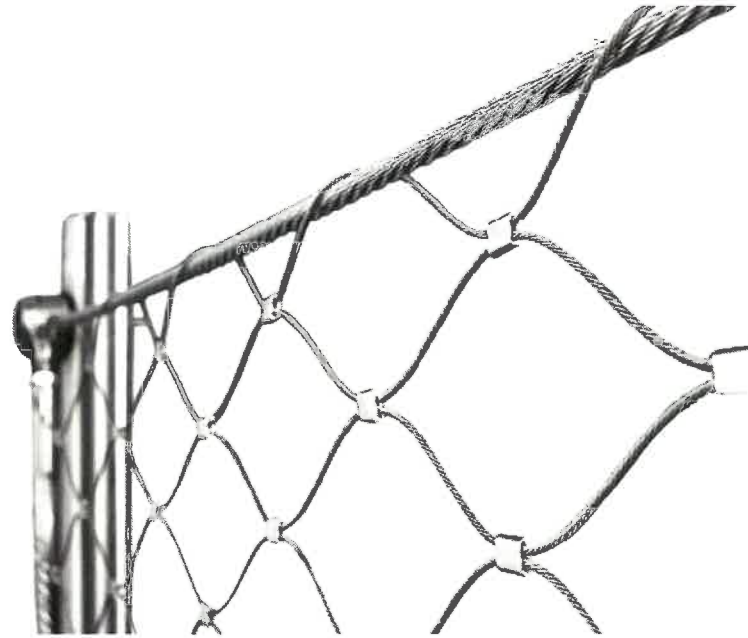
COURTYARD LOOKING WEST

11/15/2016



FIRE PIT

11/15/2016



GREEN SCREEN STRUCTURE

11/15/2016