

**From:** Scala, Mary Joy  
**Sent:** Wednesday, April 20, 2016 4:20 PM  
**To:** tshifflett@omnihotels.com; 'pmaher@omnihotels.com'  
**Subject:** BAR Action – April 19, 2016 - 212 Ridge-McIntire Road

April 20, 2016

Thurman Shifflett  
212 Ridge McIntire Road  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**

BAR 16-04-02  
212 Ridge McIntire Road  
Tax Parcel 330155L00  
Omni Hotels, Owner/Thurman Shifflett, Applicant  
Tree Removal

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 19, 2016. The following action was taken:

**Sarafin moved to accept the applicant's request for deferral, and Keesecker seconded. The deferral request was approved (8-0).**

**The BAR asked to see a planting plan for the parking lot, perhaps with a proposal for specific species of trees to replace two trees where they are currently located in the islands, but to replace the third tree near the parking structure with up to three smaller trees in the planting strip near the street. After you submit the plan, your application will be re-scheduled.**

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 19, 2016**



**Certificate of Appropriateness Application**

BAR 16-04-02

212 Ridge McIntire Road

Tax Parcel 330155L00

Omni Hotels, Owner/Thurman Shifflett, Applicant

Tree Removal

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**Background**

The Omni Hotel was constructed in 1985, and is considered a contributing structure in the Downtown ADC district.

May 18, 2004 - The BAR unanimously approved the terrace design as submitted with the option to use brick rather than concrete caps on the walls and also encouraged consideration of providing an accessible route to the lower terrace. The BAR requested that you return with more detail on the stainless steel railing system and the canopy support.

February 15, 2005 - The BAR approved a resubmittal for a dining terrace for the Omni Hotel originally approved May 18, 2004.

September 18, 2007 - The BAR approved (8-0) a proposal for antennae with faux brick wall screening, (19' x 18.5' x 9.7') with the requirement that the cap on the screen wall be amended as discussed (the cap would match the condition found on the original building, such as a brick cap or metal coping, or something that represents it as closely as possible) and the backing that simulates the mortar be of a more muted color, and the dimension of the mortar be verified as matching the existing building. [not built]

July 19, 2011 - The BAR approved (6-1) the faux wall and cabinets on the roof with the qualifier that if the cabinets are visible then they need screening; but the BAR did not approve the current location for the generator. Accepted (7-0) the applicant's deferral on the generator.

September 20, 2011 - The BAR accepted (5-0) the applicant's request for deferral due to improper notice.

October 18, 2011 - The BAR approved (7-0) the proposed generator with a screen, with the conditions that the screen be provided in the form of an 8 ft. high wooden fence, configured in a simplified form, with details related to plan, section, and painting to be submitted to staff for approval. Intent: The fence shall replace the existing fence, shall be painted immediately a dark green-approaching-black color, shall be configured in 3 planes with one parallel to the sidewalk, and shall be designed with a simple cap. The existing plantings shall be maintained; any new planting shall be a single plant material planted to form a hedge.

**Application**

The applicant is requesting to remove three trees from the lower parking lot, and to remove or prune 4 trees [Burford Hollies?] on the Mall side.

## **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.

### **Discussion and Recommendations**

The applicant is requesting to replace the three trees with trees that are easier to maintain. The condition of the trees is unknown, but they are large and seem to have adequate planting area. They provide important shade in the parking lot.

The four hollies near the entrance have been pruned up, and probably could be replaced. There may be good reasons to replace landscaping over the years, but it would be helpful to have a master plan for this large and prominent site.

Staff invited the hotel General Manager to attend the BAR meeting along with the applicant. He had previously expressed interest in working with the City to upgrade the plant materials near the hotel (mall) entrance, most of which are in the public right of way.

The original Halprin design for the Mall showed a "Vinegar Hill Park" at the west end of the mall. The City's Historic Resources Committee has suggested recently that the mall extension in front of the Omni could become that park. More conversations are needed, but everyone seems to agree that this area could be upgraded.

### **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 proposed tree and shrub removals [and replacement] satisfy [do not satisfy] the BAR's criteria and guidelines and are [are not] compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with the following modifications ....

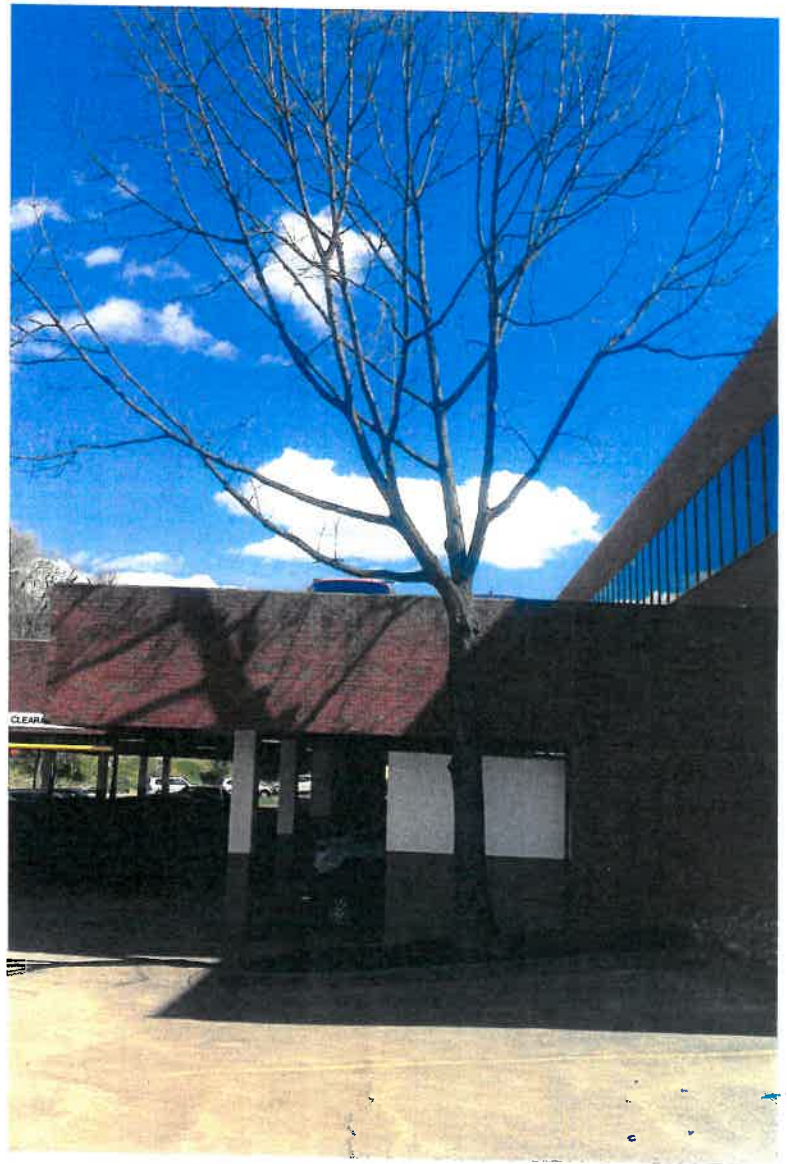


#1





# 2



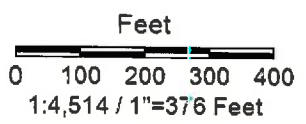
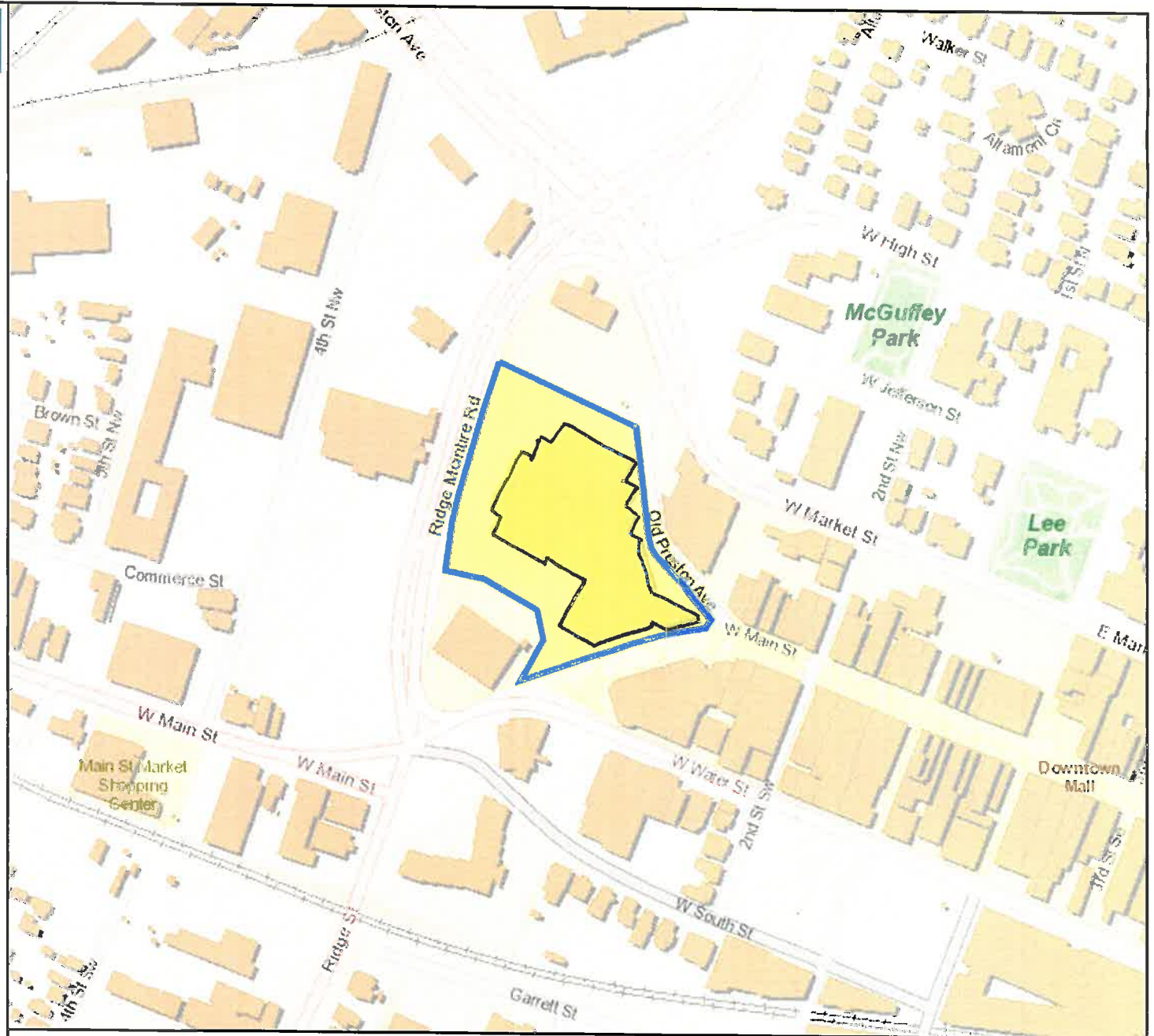
# 3





**Legend**

 City Limits



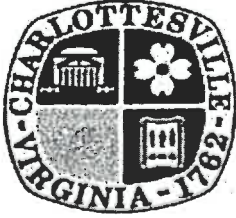
**Title:**

**Date:** 4/7/2016

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.*







**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](mailto:scala@charlottesville.org)

**RECEIVED**

**MAR 29 2016**

**NEIGHBORHOOD DEVELOPMENT SERVICES**

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 Omni Hotels Applicant Name Thurman Shifflett  
Project Name/Description Tree Removal Parcel Number 330155100  
Project Property Address 212 Ridge McIntire Road Charlottesville, VA 22903

**Applicant Information**

Address: same  
Email: tshifflett@omnihotels.com  
Phone: (W) 434-817-6629 (C) 434-953-9377

**Property Owner Information (if not applicant)**

Address: same  
Email: pmaher@omnihotels.com  
Phone: (W) 434-817-6632 (C) 434-825-8000

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] 3-28-16  
Signature Date

Thurman Shifflett 3/28/16  
Print Name Date

**Property Owner Permission (if not applicant)**

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

[Signature] 3/28/16  
Signature Date

Paul Maher 3/28/16  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Removal of 3 trees in lower parking lot + if possible, remove or prune trees on mall side. (4 trees)

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

1-3 = trees for removal/replacing  
4 = trees for pruning/removal 5 = Property map

**For Office Use Only**  
Received by: J. Barnow  
Date Received: 3/29/2016  
Fee paid: \$125.00 Cash/Ck. # MC  
Revised 2016 P14-0057  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



Remove tree and replace with younger/easier to maintain tree.





Remove tree and replace with younger/easier to maintain tree.



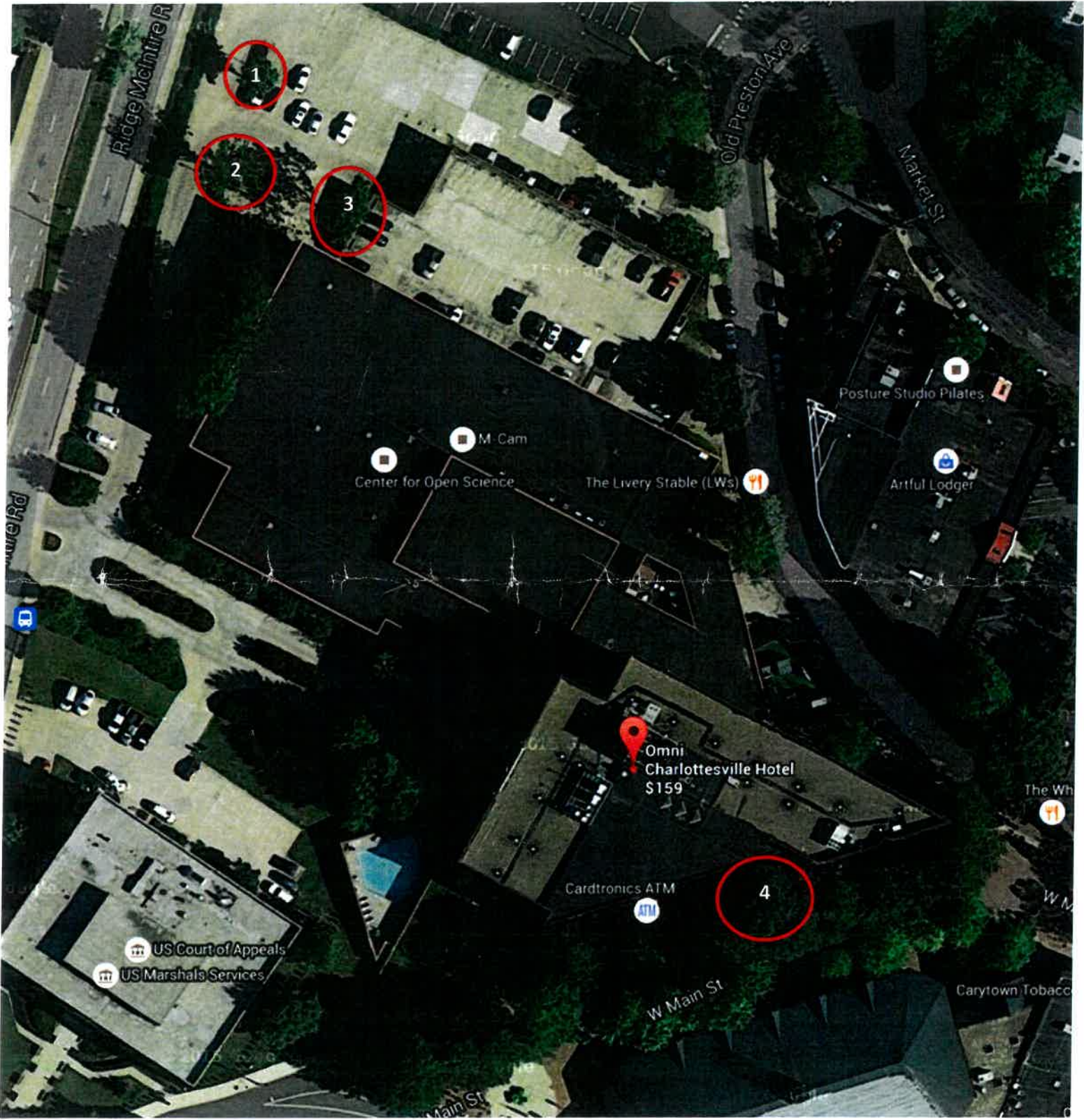


Remove tree and replace with younger/easier to maintain tree.



Remove or prune these 4 Holly trees.





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