

From: Scala, Mary Joy
Sent: Thursday, December 29, 2016 1:00 PM
To: bob@shankgray.com; Dick Shank (dick@shankgray.com)
Subject: BAR Action -310 4th Street NE- December 20, 2016

December 29, 2016

Shank & Gray
510 East Main Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 16-12-01
310 4th Street NE
Tax Parcel 330205L00
Court Square LLC, owner/ Richard Shank, Shank & Gray Architects, applicant
Exterior Modifications

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 20, 2016. The following action was taken:

The BAR liked the proposal for residential use, but requested more detail: enlarged view of one of the balconies, show how columns and brick walls work together, site plan, 3D perspectives in its setting, materiality. Mr Schwarz moved to accept the applicant's request for deferral. Mr Balut seconded. Motion passed (8-0)

You may submit your revised plan when ready, by the next deadline for submittal.

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
December 20, 2016**



Certificate of Appropriateness Application

BAR 16-12-01

310 4th Street NE

Tax Parcel 330205L00

Court Square LLC, owner/ Richard Shank, Shank & Gray Architects, applicant

Exterior Modifications

Background

310 4th Street NE (formerly 300 E High Street), built in 1998, is a contributing structure in the North Downtown ADC District. There is no historic survey available.

January 21, 1997 (300 E High Street)- The BAR unanimously approved the new office building with conditions.

June 15, 1999 (300 E high Street)- The BAR unanimously approved an amendment to allow the wall mounted lights to remain white, but required the freestanding lampposts to be painted black.

Application

The applicant plans to convert the two top floors (2nd and 3rd floors) from office to residential use, so certain exterior modifications are requested.

Six new balcony structures will be added, consisting of brick (and block) screen walls to match existing, 10" dia. painted steel pipe columns, steel railings painted gloss black, and new doors in modified window openings.

The new brick and mortar would match the existing building as closely as possible.

All the external steel components would be painted black this would include painting existing railings that are currently white.

The three light fixtures types would all be black, all have hidden light sources (lamps) and they would supplement the existing external lighting, which is fairly limited.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1. Function and Size*
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. Limit the size of the addition so that it does not visually overpower the existing building.*
- 2. Location*
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
- 3. Design*
 - a. New additions should not destroy historic materials that characterize the property.*
 - b. The new work should be differentiated from the old and should be compatible with the*

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4. *Replication of Style*

a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5. *Materials and Features*

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6. *Attachment to Existing Building*

a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.

b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

1. *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2. *Retain original windows when possible.*
3. *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
4. *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
5. *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6. *Replace historic components of a window that are beyond repair with matching components.*
7. *Replace entire windows only when they are missing or beyond repair.*
8. *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9. *Reconstruction should be based on physical evidence or old photographs.*
10. *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*

- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down....*

Discussion and Recommendations

This seems like a straight-forward solution that provides desirable outdoor living space. The black railings will be an improvement.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed exterior balconies and lighting satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 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 Court Square, LLC Applicant Name SHANK + GRAY - ARCHITECTS
Project Name/Description EXTERIOR MODIFICATIONS Parcel Number 330205L00
Project Property Address 310 4th ST NE

Applicant Information

Address: 510 EAST MAIN STREET
CHARLOTTESVILLE

Email: dick@shankgray.com

Phone: (W) 295-0131 (C) _____

Property Owner Information (if not applicant)

Address: 2619 Hydraulic Road (PO Box 5526)
Charlottesville, VA 22901 (22905)

Email: _____

Phone: (W) 434-290-4141 (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.

[Signature]
Signature

28 NOV 16
Date

RICHARD SHANK
Print Name

28 NOV 16
Date

Property Owner Permission (if not applicant)

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

Court Square L.L.C.
By: Great Eastern Management Company
[Signature]
Signature

11-8-16
Date

By: David M. Smith
ITS: Sec GPMC
Print Name

11-8-16
Date

Description of Proposed Work (attach separate narrative if necessary): EXTERIOR MODIFICATIONS
DUE TO CONVERSION FOR RESIDENTIAL USE OF 2 TOP FLOORS.
LEVELS 2 + 3,

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

For Office Use Only

Received by: A. Barnore

Fee paid: \$125.00 Cash (Ck. # 6337)

Date Received: 11/28/2016

Revised 2016 PI6-0178

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

RECEIVED

NOV 28 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



HIGH STREET ELEVATION

CONDOMINIUM CONVERSION

310 FOURTH STREET, N.E.
CHARLOTTESVILLE, VA

INDEX OF SHEETS

A0 - COVER SHEET, VICINITY MAP

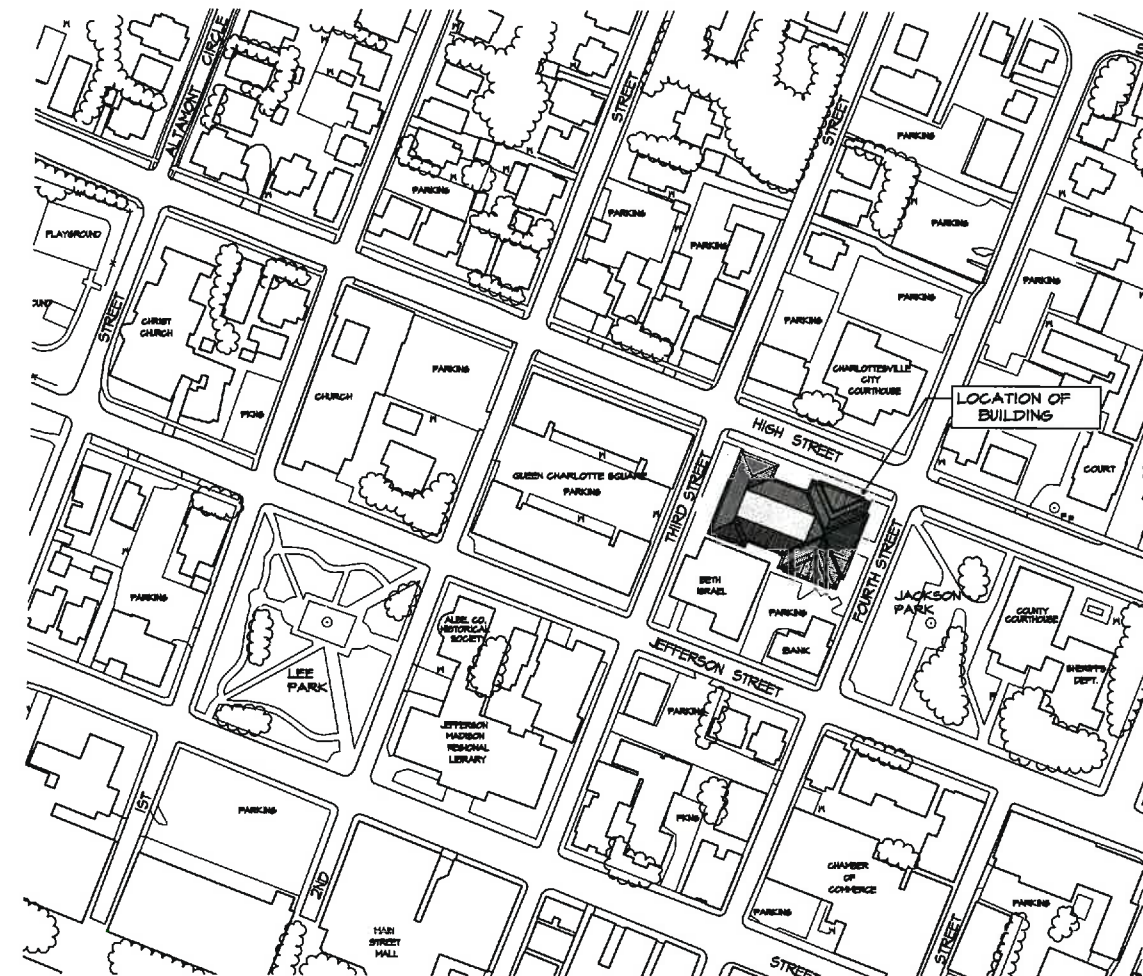
SP1 - SITE PLAN

A1 - TYPICAL CONDOMINIUM LAYOUT

A2 - ELEVATIONS, DETAIL

A3 - ELEVATIONS

A4 - LIGHTING FIXTURES, PHOTO ESSAY OF EXISTING BUILDING



4TH STREET ELEVATION

SHANK
& GRAY

ARCHITECTS

510 EAST MAIN STREET
CHARLOTTESVILLE
VIRGINIA 22902

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Fax

GREAT
EASTERN
MANAGEMENT

310 4TH STREET, NE
CHARLOTTESVILLE
VIRGINIA

commission 14018

date 28 NOV 2016

revisions

COVER/VICINITY

A0

EAST HIGH STREET

3RD STREET NE

4TH STREET NE

SHANK
& GRAY

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date 28 NOV 2016

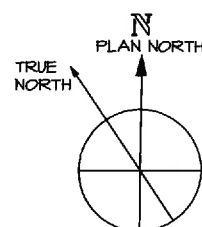
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SITE PLAN

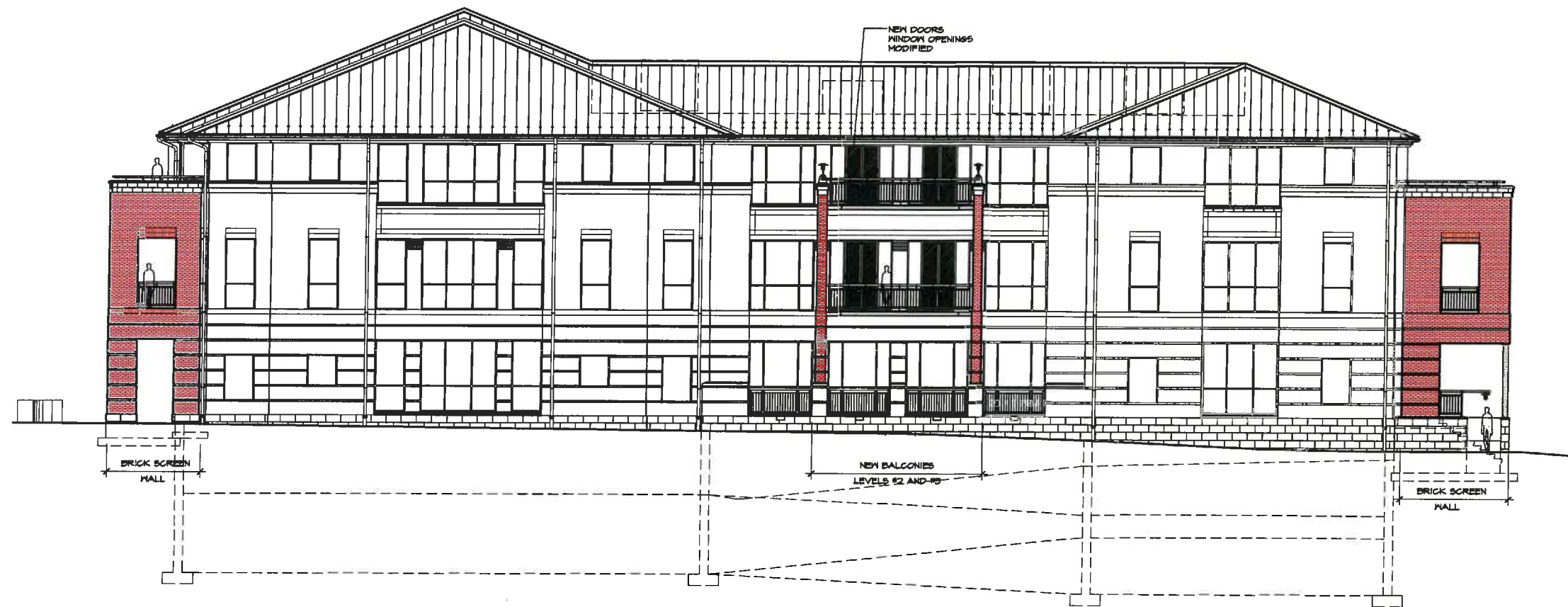
SP'1

EXISTING BUILDING

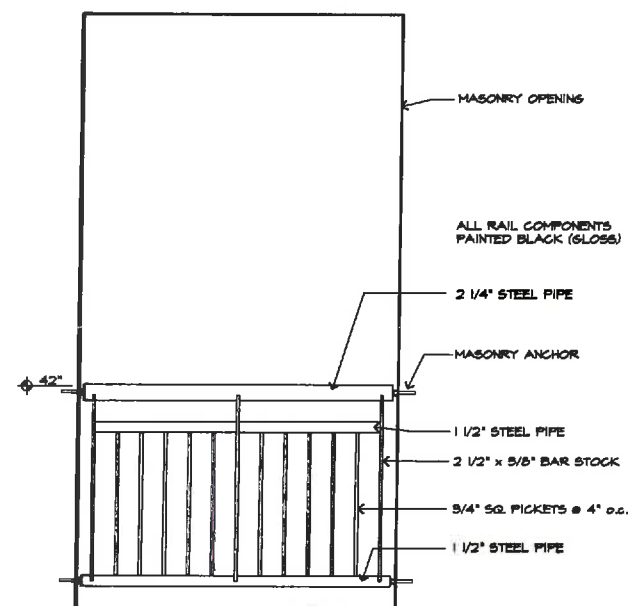
1 SITE PLAN
6P2 1/8" = 1'-0"



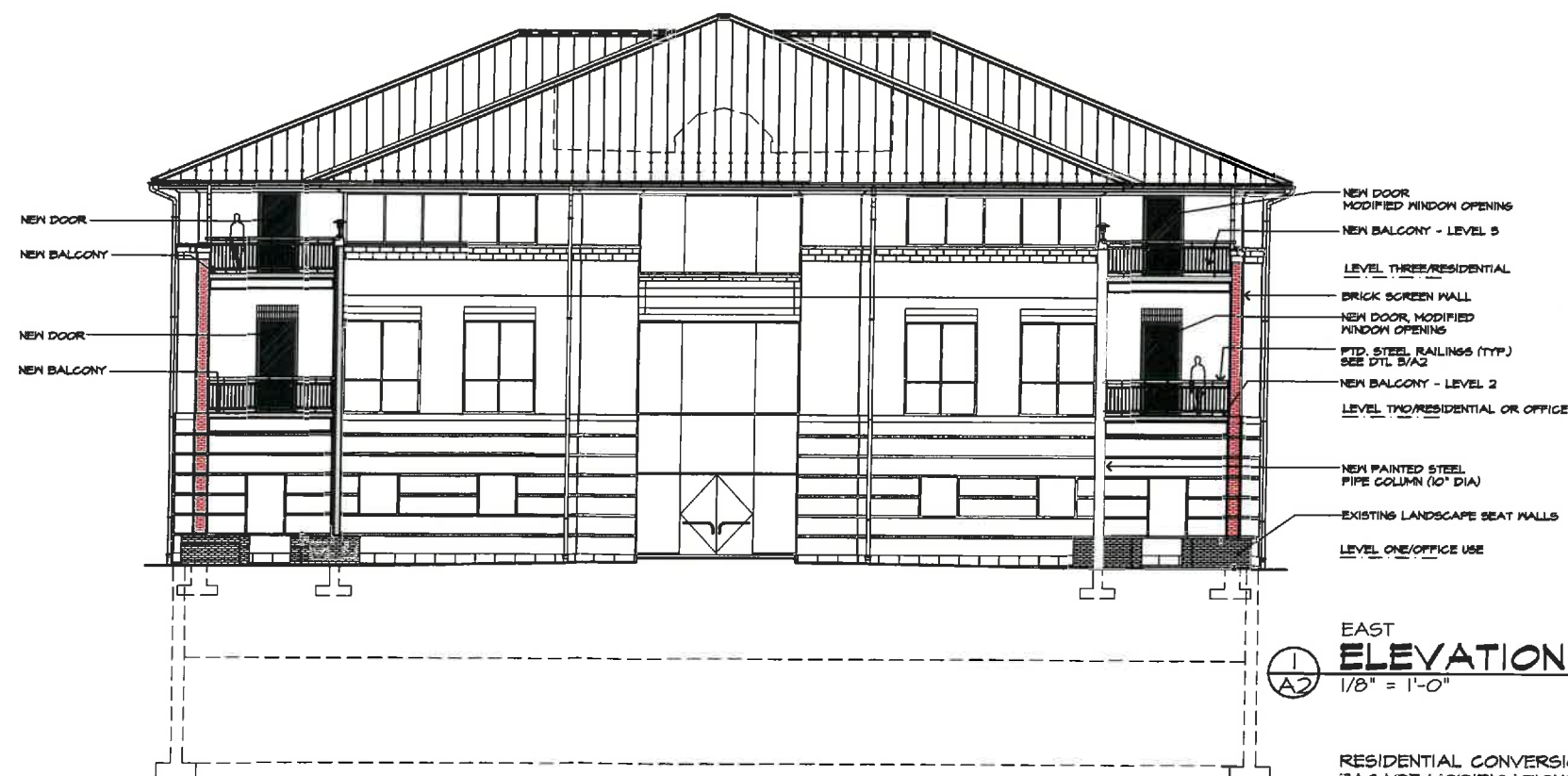




2
A2
NORTH
ELEVATION
1/8" = 1'-0"



3
A2
TYPICAL RAIL
DETAIL
3/4" = 1'-0"



1
A2
EAST
ELEVATION
1/8" = 1'-0"

RESIDENTIAL CONVERSION
FACADE MODIFICATIONS

SHANK
& GRAY

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310 4TH SREET, NE
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commission 14018

date 28 NOV 2016

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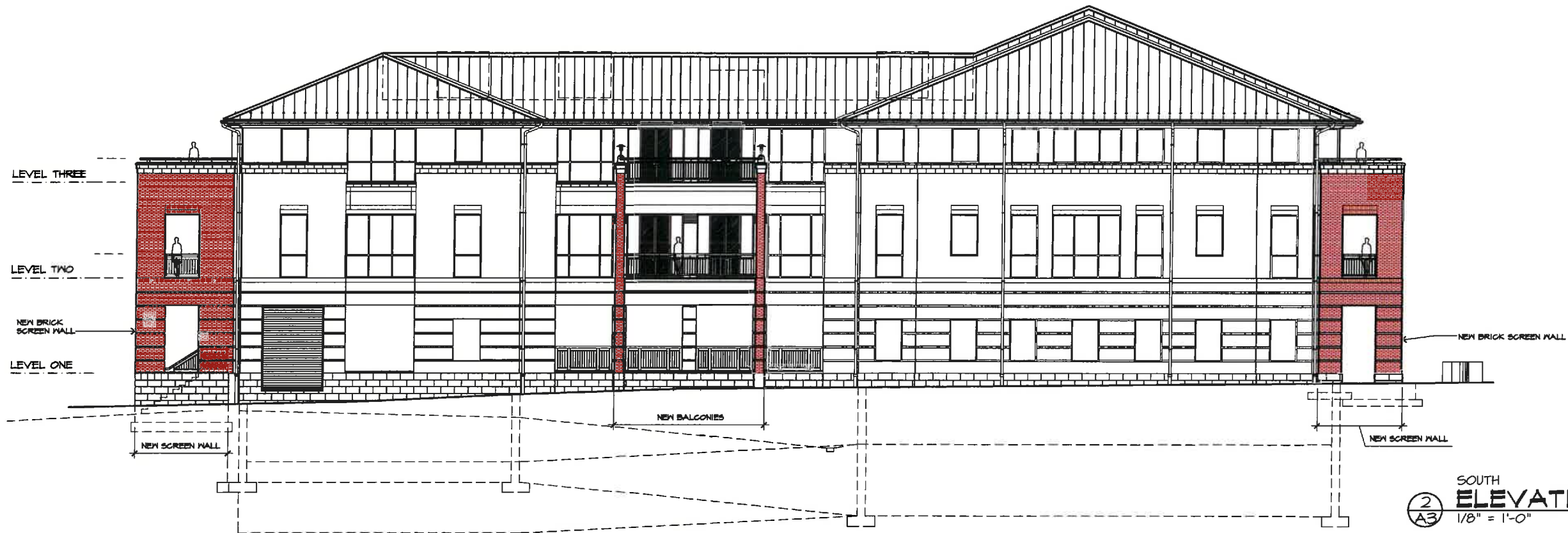
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ELEVATIONS

A2



SHANK
& GRAY

ARCHITECTS

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commission 14018

date 28 NOV 2016

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ELEVATIONS

A3

