

From: Scala, Mary Joy
Sent: Thursday, December 29, 2016 12:18 PM
To: 'Jeff Dreyfus'
Cc: 'jeff@levien3.com'; 'Whitney Glick'
Subject: BAR Action -512-514, 600 West Main Street- November 15, 2016

December 29, 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- Landscape Plan

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 applicant requested feedback on the streetscape plan. The BAR members like the planters and benches, but there is a pinch point created. Recommended doing it right with a tree grate. Maybe narrower bench or shorter planters, What is W Main consultant's design minimum width for sidewalks? Also suggested looking at changing swing of entry door and making specialty pavement permeable.

The BAR took no action.

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 16-01-04

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- Landscape Plan

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. In 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.

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.

Application

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

The applicant is requesting approval of this landscape design concept 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 on their own property, but suggest that a replacement tree could be planted in the City right-of-way, which would require approval by the City.

The applicant promises additional material in the future, including construction details, green wall details, greater specificity regarding building and plant materials, lighting plans and signage package.

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 setback 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 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

Since this COA is being considered incrementally, it is important that the BAR is clear in what is being approved, and what remains to be approved before a COA is issued.

A future submittal for approval of the COA must include pertinent items from the *new construction checklist* below :

1. Massing drawings (approved February 2016)
2. Dimensioned elevation drawings, color perspectives in context
(The BAR approved the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016.)

3. Materials and colors (approved September 2016 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 (70 VLT specifications for clear glass), the final rail details, the cross sections, any signage, a lighting plan, and all site conditions.)
4. Site/landscape design:
Site walls and fences (height, material), paving materials, species of trees and additional plantings, patio furniture including umbrellas, tents
5. Lighting: site and building, including fixture cut sheets, mounting height, dark sky, color of light.
6. Signage: Locations and general sizes for building name (1) and retail spaces (2 each)
The BAR should approve at least the general signage location; the sign permits may then be approved administratively, or the BAR may request to see signage details at a later date.
7. Mechanical units: rooftop and ground locations; screening; transformer locations; restaurant vents
8. Canopies, awnings, pergolas
9. Wall sections and other details

A future submittal for approval of the COA must include pertinent items from the *rehabilitations checklist* below :

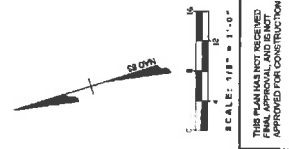
1. Metal roof details: pan width, seam height, no ridge vents, material, color or finish
2. Philadelphia gutter repair
3. Brick: Do not paint unpainted masonry; correct mortar choice
4. Window replacement and clear glass specifications
5. Repairs: Note any changes to current design, materials, colors
6. Additions or attachments

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 landscape design concept 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 only the plan as submitted, (or with the following modifications...).

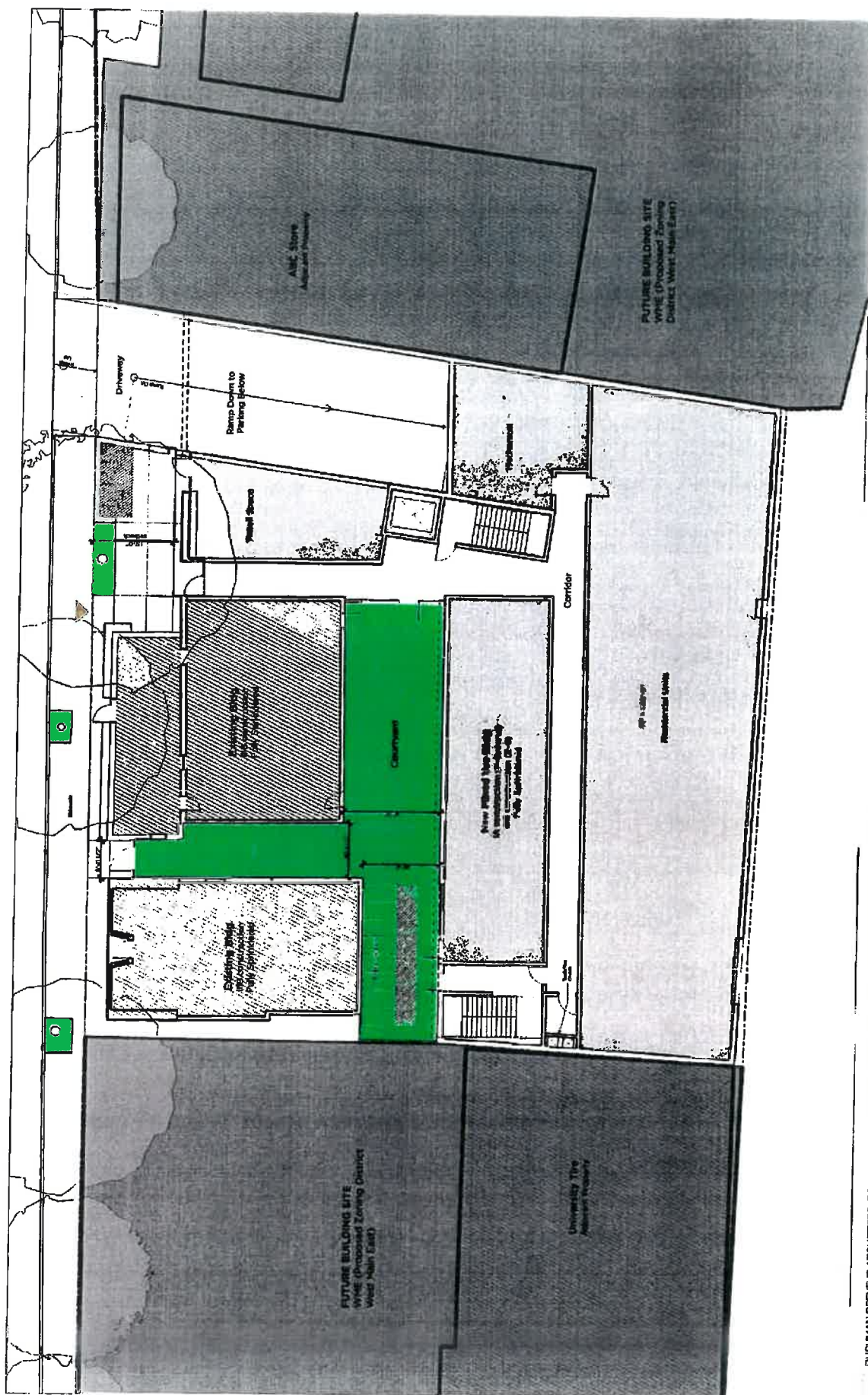
The applicant must return for approval of the following items before the COA can be issued: final elevation drawings, remaining building materials, lighting plan, location of mechanical units and signage, and rehabilitation plans for the two historic buildings.





Nov. 2016
discussion
11/15/2016

SITE PLAN
SITE PLAN



Siting As Approved February 17, 2016

Scala, Mary Joy

From: Jeff Dreyfus <jd@bdarchitects.com>
Sent: Tuesday, December 20, 2016 10:44 AM
To: Miller, Melanie
Cc: Scala, Mary Joy; Glick Whitney; Pray Anne
Subject: Re: Landscape plan

Hi Melanie,

Thanks so much for getting in touch.

Our plan is to come this evening to receive input from the board regarding the landscape concept plan along the street front of the three parcels. The board was indeed very helpful and positive about the courtyard design last meeting and we do feel comfortable moving that forward to final design and details; however, you may recall that the street front was a bit underdeveloped. There were many suggestions about planter locations, bench seating for the Blue Moon, eliminating planting beds at the west end of the sidewalk (so as not to narrow the sidewalk at the pinch point) and agreement that a replacement tree needs to be shown for the one that was approved for removal east of the Blue Moon.

All of that's to say that we would appreciate feedback tonight on the design along the street front only. We'd like to know that the entire landscape plan is approvable before we proceed with details and selection of plant species across the entire site. We'd also like confirmation of the new street tree location before we broach the topic with the City planning staff (since we show the new tree in the public right of way).

Please let me know if this is reasonable. We are uneasy detailing a plan that hasn't been fully vetted by the Board and approved at least in concept. Assuming we get similar positive feedback tonight on the street front landscape plan, we will then return at a future date with construction details and plant species for the entire landscape project.

Thanks for taking the time to read this, and for contacting me for clarification before the meeting.

With appreciation,
Jeff

PS I am out of town with family right now. Whitney Glick, the project architect, and Anne Pray, landscape design consultant, are planning to be present for the street front discussion this evening.

On Dec 20, 2016, at 6:17 AM, Melanie Miller <melanie@houseofmillers.com> wrote:

Hi Jeff,

Good morning!

Will you be bringing a detailed landscape plan to the meeting that shows all species, including the planters, their size at planting, info about soil volumes for the trees, final details on the exact fire pit, exact bench, exact seating in the courtyard, exact bike rack, the exact system you want to



12/12/2016

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 approval of landscape concept drawings

Dear Mary Joy,

The preliminary feedback we received from the BAR at the November 15 meeting was very helpful. Attached are drawings of the full landscape design concept for the project that we request the BAR review and approve. Specifics of the plan include:

- the interior courtyard design remains as presented to the BAR on November 15. The group's comments were very positive and supportive of this design. We understand the group concern about the green walls covering the masonry of the contributing structures and will return to the BAR with full construction details that ensure no damage is done by the plant material or the armature the plants grow on.
- the planters along the sidewalk have been reconsidered and now include built-in seating as well as plantings. We have also eliminated the planters in front of the existing mini-mart building so as not to restrict the sidewalk width where the westernmost street tree and the building are in such close proximity.
- per the BAR's direction, we plan removal of the existing Zelcova tree just east of the Blue Moon Diner and indicate a replacement street tree to be aligned with the 2 remaining trees fronting this property. Relocation of the tree will require approval by the City since we show it relocated into the public right-of-way, and determination of the tree species and planting details will also require coordination with the City.

The revised design aligns with the feedback expressed by the BAR. We anticipate returning to the BAR in the future with construction details, green wall details, greater material specificity (regarding both building materials and plant materials), as well as lighting plans and signage packages; however, BAR's approval of this landscape design concept package will provide us with the assurances needed to take design and detailing to the next level of development.

With Kind Regards,

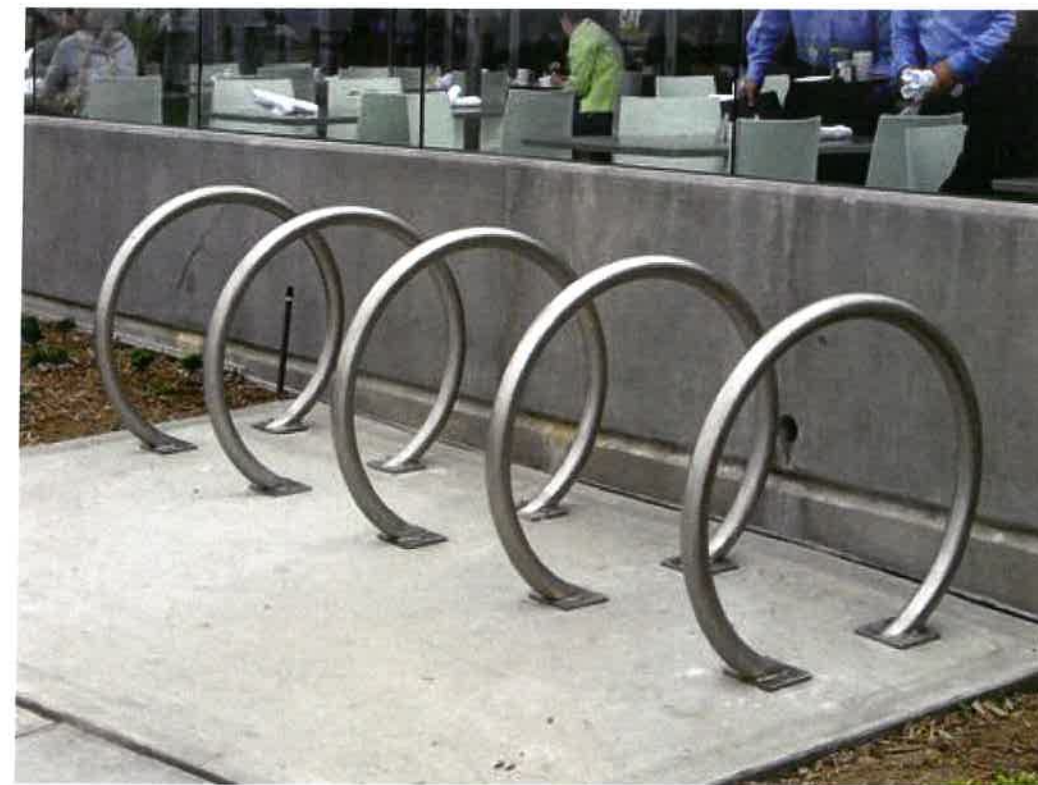

Jeff Dreyfus

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

RECEIVED
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NEIGHBORHOOD DEVELOPMENT SERVICES



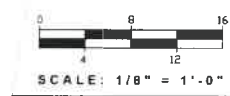
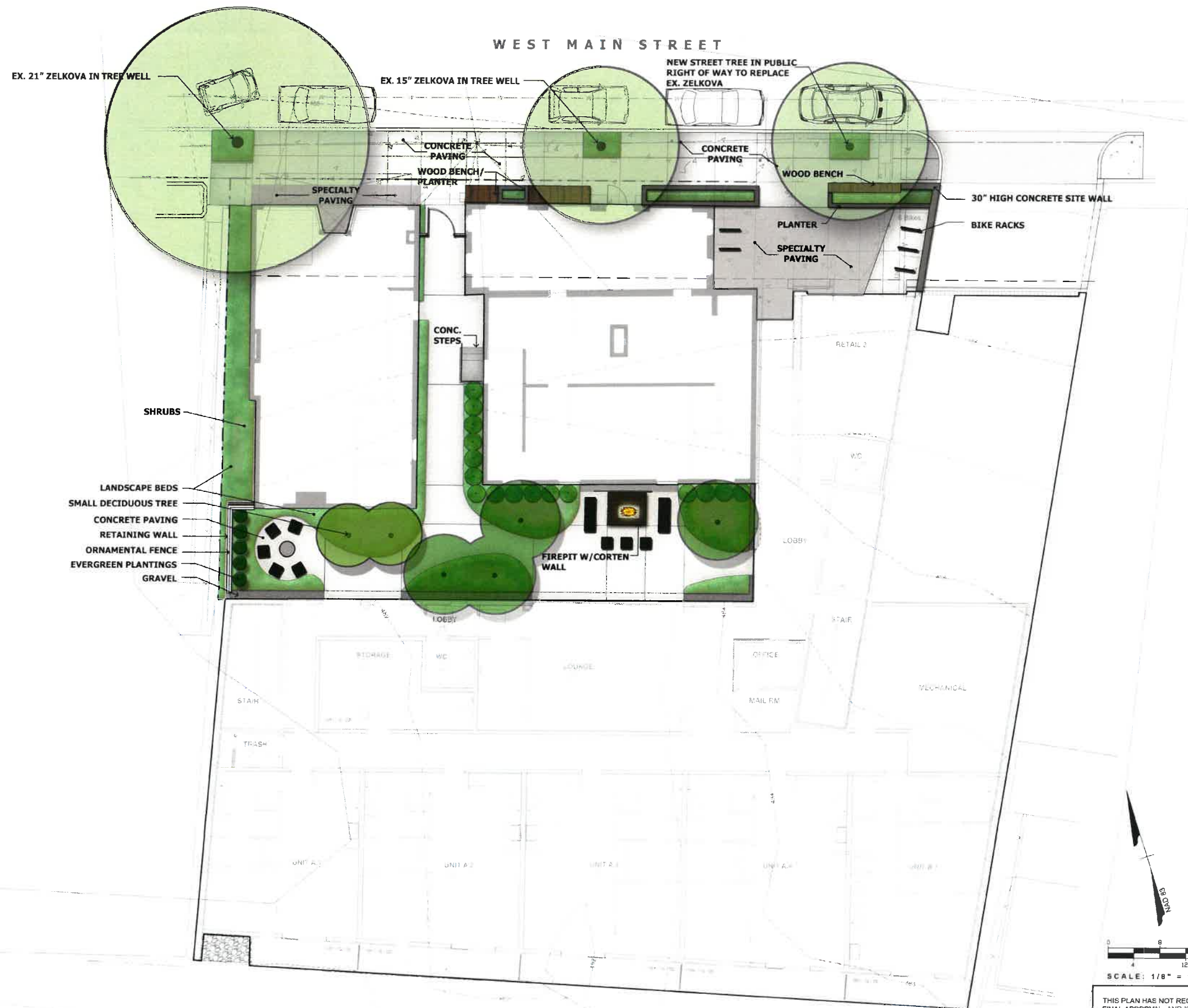
BENCH REFERENCE



BIKE RACK REFERENCE



FIRE PIT REFERENCE

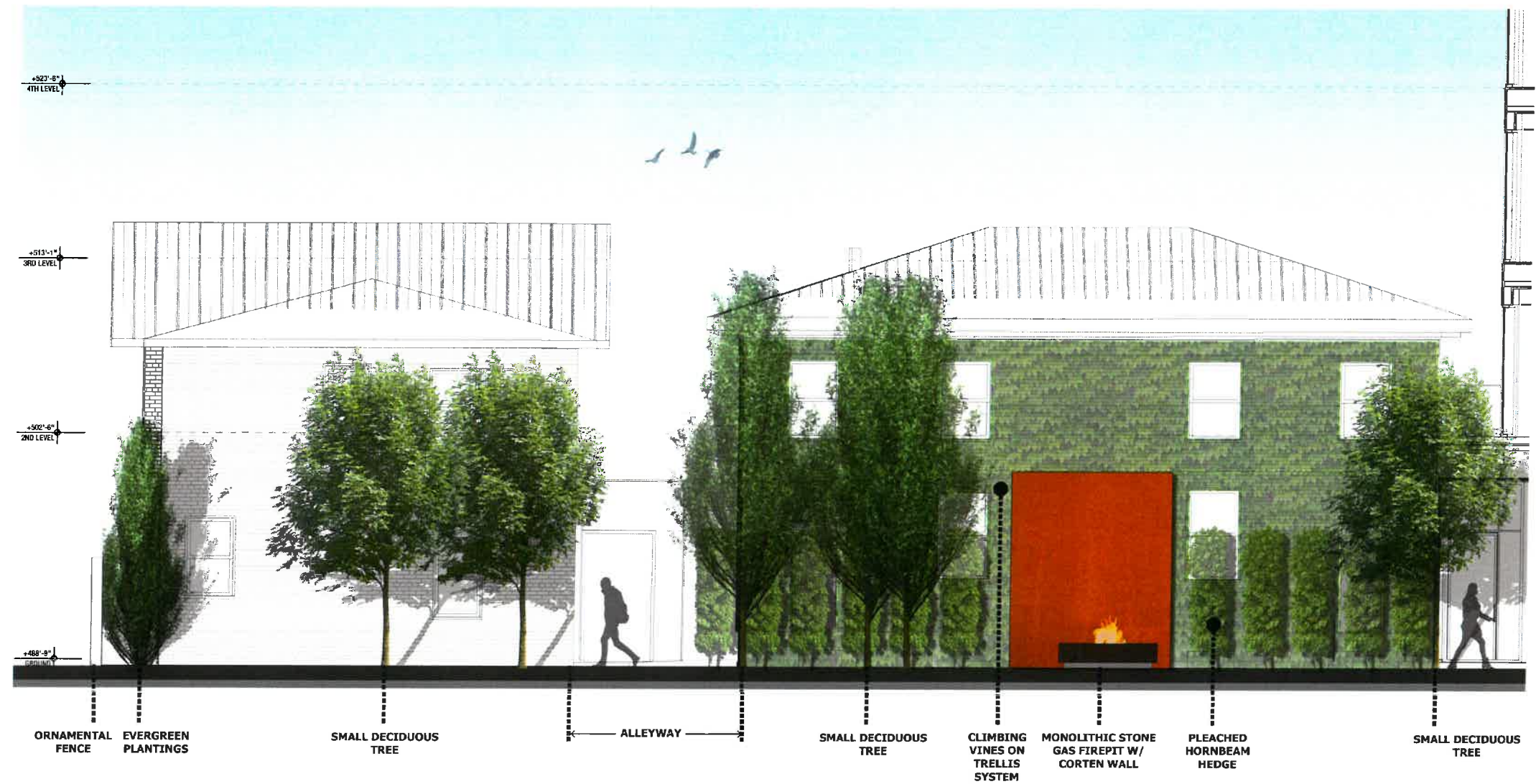


THIS PLAN HAS NOT RECEIVED
FINAL APPROVAL, AND IS NOT
APPROVED FOR CONSTRUCTION

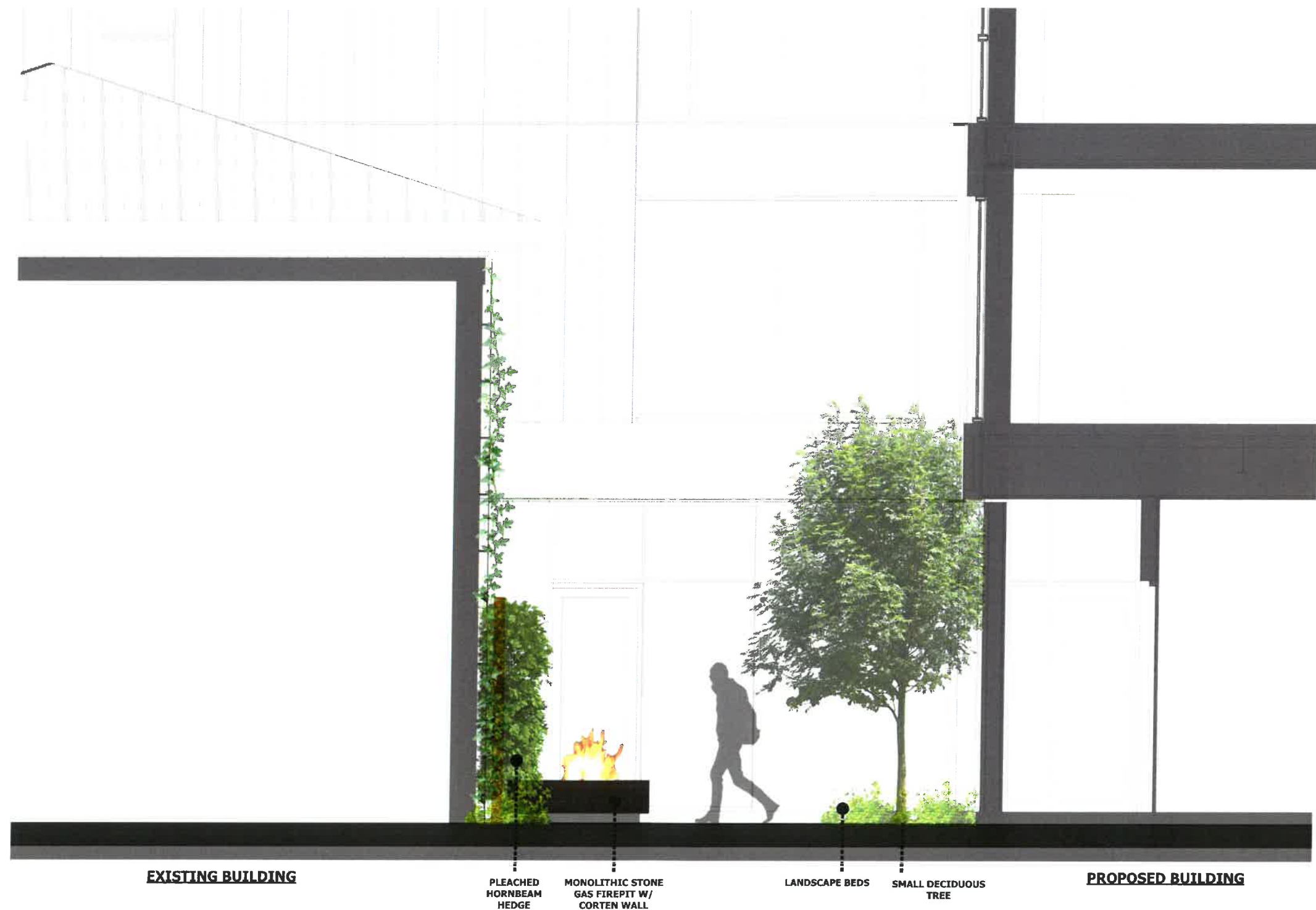
SITE PLAN
SITE PLAN



WEST MAIN STREET ELEVATION



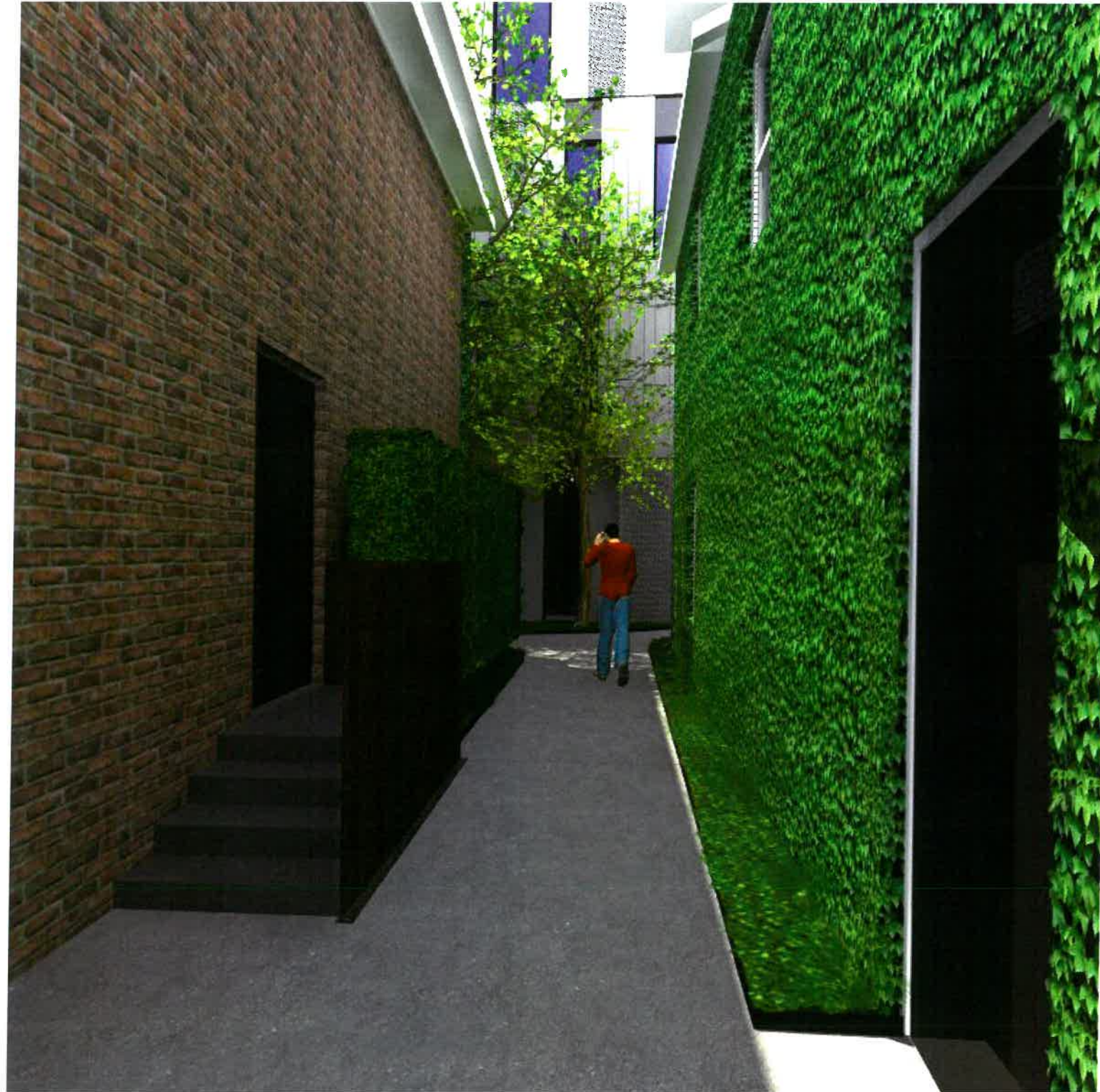
BLUE MOON DINER AND MINI-MART SOUTH FACADE



NORTH-SOUTH SECTION THROUGH COURTYARD



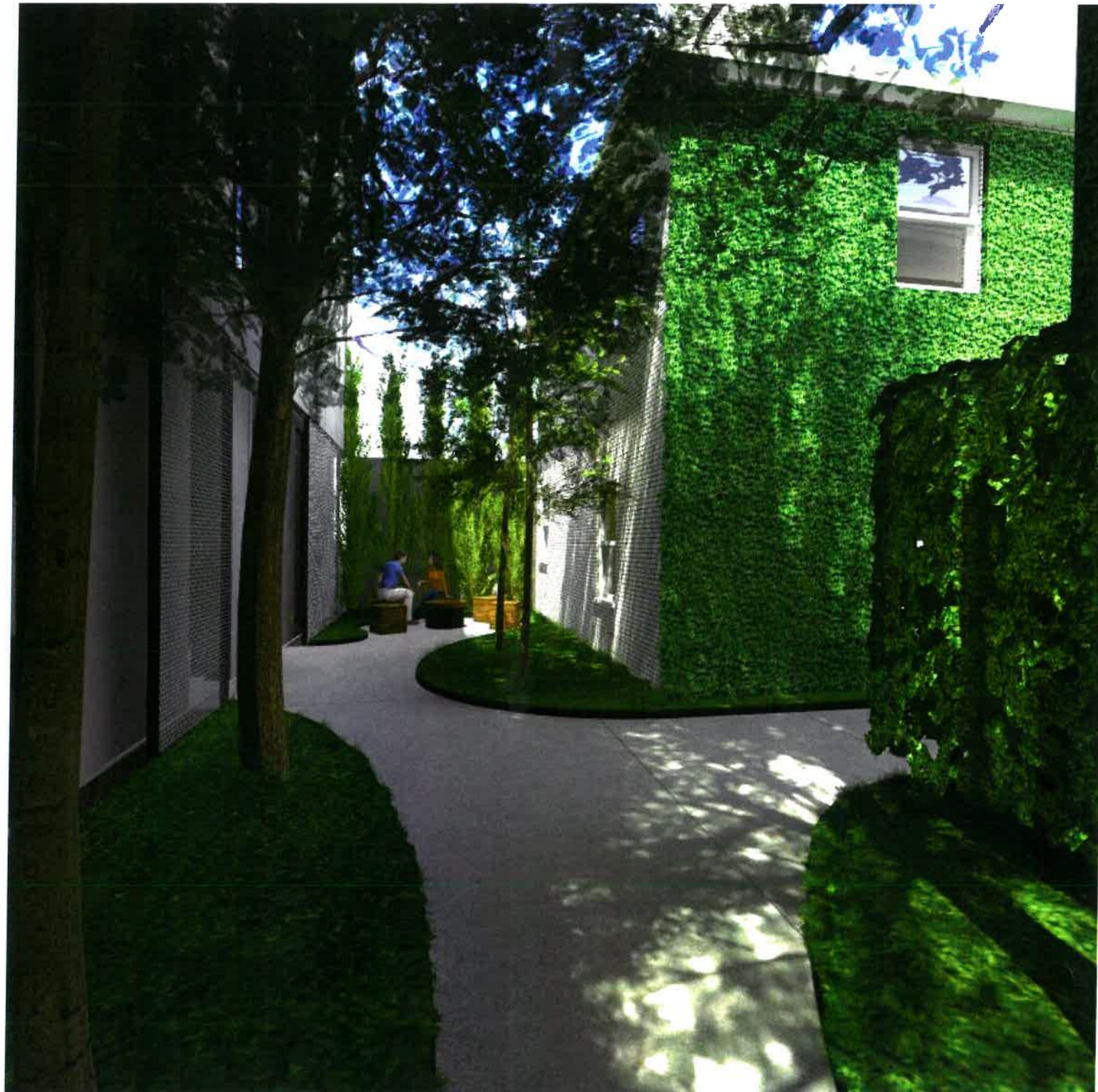
N-S SECTION THROUGH COURTYARD



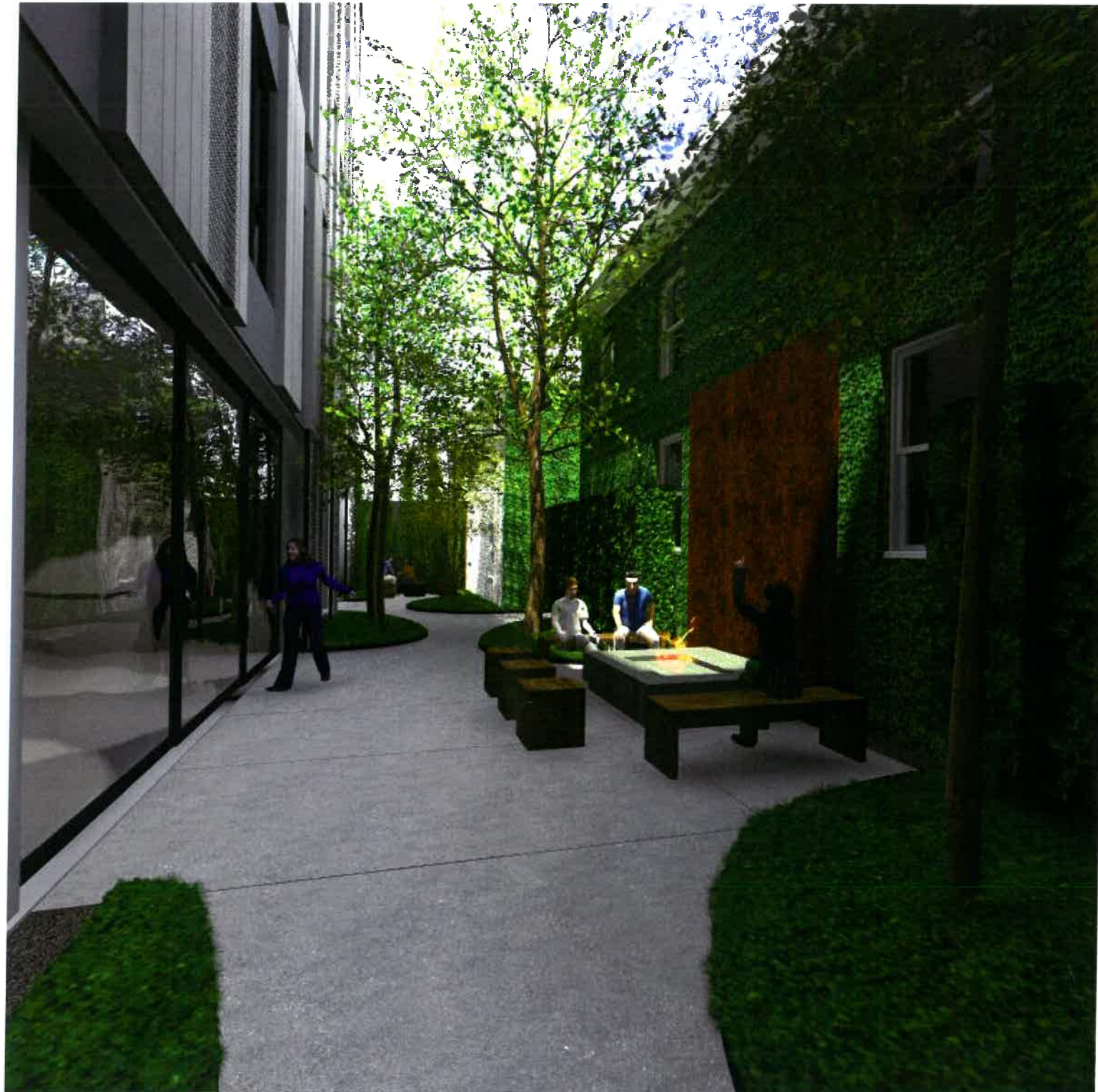
COURTYARD ENTRY



COURTYARD LOOKING EAST



COURTYARD LOOKING WEST



FIRE PIT



EXISTING CONDITIONS