

Scala, Mary Joy

From: AP <andrew@purcellconstruction.com>
Sent: Tuesday, January 24, 2017 7:57 AM
To: Scala, Mary Joy
Cc: Vineyard, William; Andrew Garlock
Subject: Re: 401 Cherry Avenue Building Permit
Attachments: A-203_REV2.pdf; A-200_REV2.pdf

Morning Mary Joy,

Please see attached revised elevations and details to match the BAR drawings. Also, I can confirm that the below mentioned walls are brick to match the building brick beneath the water table. Please let me know if you have any additional questions or concerns regarding the building permit drawings. Thank you!

Andrew Purcell
Project Manager



Purcell
Construction
Corporation

7730 Whitepine Road
Richmond, VA 23237
(C) 315-778-3920

From: "Scala, Mary Joy" <scala@charlottesville.org>
Date: Friday, January 20, 2017 at 1:23 PM
To: AP <andrew@purcellconstruction.com>
Cc: "Vineyard, William" <VINEYARDW@charlottesville.org>, "'Andrew Garlock (agarlock@TheBCGroup.com)'" <agarlock@TheBCGroup.com>
Subject: RE: 401 Cherry Avenue Building Permit

Mr. Purcell.

I reviewed the building permit for the retaining walls. I see that it correctly shows Allan Block for the rear retaining walls, but the front walls that should be brick with a corbelled pattern to match the hotel building below the water table. I do not see that specified. Can you please confirm the appearance of the front retaining walls? Thank you.

Mary Joy Scala, AICP

Preservation and Design Planner
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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Scala, Mary Joy
Sent: Friday, January 13, 2017 4:44 PM
To: AP (andrew@purcellconstruction.com)
Cc: Vineyard, William; Andrew Garlock (agarlock@TheBCGroup.com)
Subject: 401 Cherry Avenue Building Permit

401 Cherry

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, January 13, 2017 4:44 PM
To: AP (andrew@purcellconstruction.com)
Cc: Vineyard, William; Andrew Garlock (agarlock@TheBCGroup.com)
Subject: 401 Cherry Avenue Building Permit
Attachments: SKM_C554e17011316250.pdf

Mr. Purcell,

I reviewed your building permit application drawings today. Sheet A-200 shows incorrect elevations for the façade that faces Ridge Street and the façade that faces Cherry Avenue at the east end of the building. These particular facades were discussed at length, and Option B was approved by the BAR on April 16, 2016. I have attached the action letter and 5 drawings of Option B.

Approved Option B clearly shows French doors with usable balconies at 2 locations, and narrow balconies in 6 locations. The balconies are all constructed the same with concrete slab floors. The building permit drawings show unusable "Juliette" balconies (sheet A-203) at all 8 locations, with windows instead of doors. In addition, the two windows located over the hotel entrance canopy on Ridge Street are incorrect (horizontal instead of vertical) proportions.

The BAR spent a great deal of time on this part of the hotel, "the east block," because it occupies such a prominent location at the intersection and in the Ridge Street historic district.

I would note also that the landscaping planter walls that should match the brick pattern below the building's water table are not indicated on the building drawings, but I assume that is because they are considered part of the landscape plan and not the building plan.

I cannot sign off on the building permit until I have assurance that the building will be constructed as approved by the BAR. I need to see a drawing that reflects the windows and balconies that were approved.

Mary Joy Scala, AICP

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From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Wednesday, April 20, 2016 9:10 AM
To: Andrew Garlock; Charlie Armstrong (CharlesA@southern-development.com); Kevin Lewis
Subject: BAR Action - William Taylor Plaza - April 19, 2016

April 20, 2016

Cherry Avenue Investments, LLC
170 S Pantops Dr.
Charlottesville, VA 22911

Discussion- remaining condition
BAR 15-08-04

NW Corner of Ridge St. and Cherry Ave.
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Charlie Armstrong, Owner/ Cherry Avenue Investments LLC, Applicant
Proposed new construction of a Marriot Hotel on the NW corner intersection of Cherry Avenue and Ridge Street -
plaza facade design

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:

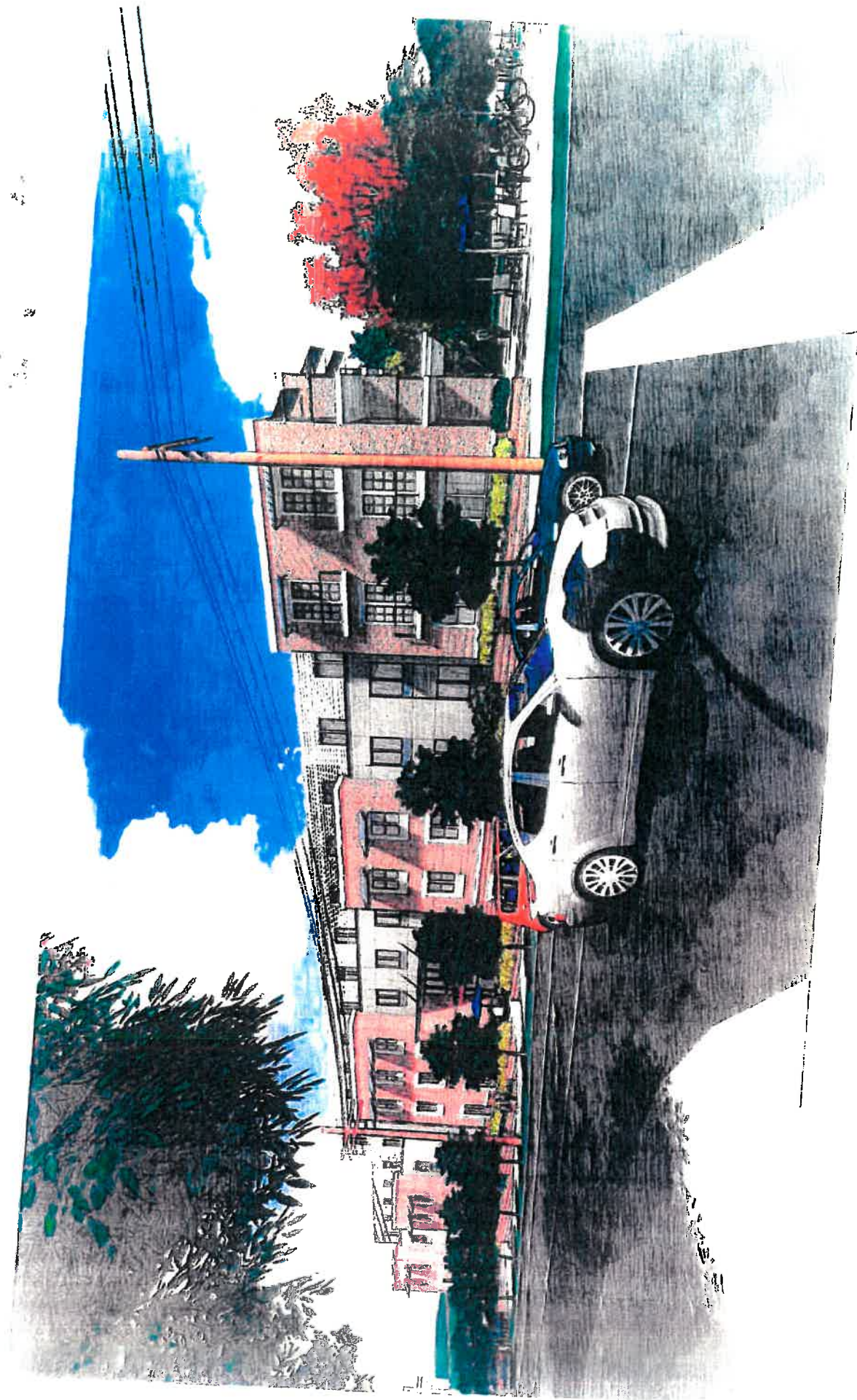
Schwarz moved, and Mohr seconded, to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves (7-1 with Knott opposed) Option B for the plaza facade design as submitted, except with the modification that all windows [and doors] on the far east block either have muntins [SDL's with exterior- and interior -applied muntins with spacer bars], or none have muntins, exclusive of the storefront doors going into the retail space under the main canopy [which should not have muntins].

This certificate of appropriateness shall expire in 18 months (October 19, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

All your conditions for BAR review have now been met. Please submit a digital copy for our records that includes all approved drawings, plans and cutsheets, including a drawing that shows the final plaza design with your preference for muntins. 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
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B
approved
option of
cond.



Approved
option B
w/cond.



approved option w/ cond.
B

10/10/2023



approved option
B
w/cond.



Approved option
w/ cond. B

Phase One includes a proposed hotel, retail space, parking, and the arboretum area. No residential units are proposed in Phase One. Phase Two may be residential or mixed use.

The new hotel is designed with 4 levels, with 2 levels of parking under the building. On the main level there is a rear drive-up entrance with a *porte cochere* that provides access to a lobby, and a pedestrian entrance from Cherry Avenue that leads into a corridor to the same lobby. On the second level at the Ridge Street end there is a commercial space and a secondary entrance to hotel, both accessed from a small plaza on Ridge Street. There is also a meeting room that has only an interior access. The third and fourth levels are all guest rooms.

There are two levels of parking under the building. The lower level has a vehicular entrance on the west side, visible from Cherry Avenue, and a bike room with outside bike racks at the SW corner of the building. The second level has a vehicular entrance on the north (rear) side, and a pedestrian entrance from Cherry Avenue.

- In addition to the garage parking, there is a surface parking lot below the level of the future Ridge Street buildings. The proffers state that a minimum of 60% of the total project parking will be accommodated in structured parking under the buildings. Parked cars will not be visible from Ridge Street.
- The arboretum must occupy at least 25% of the site, with public access during daylight hours.
- The Phase Two area must provide an effective buffer from the surface parking lot.

The building re-design shows three layers with different materials.

Layer 1: Brick running bond, Cushwa Redland (corbl every other course below water table)
Storefronts and windows are Milk White aluminum.

Layer 2: Fine texture stucco in Sherwin Williams Anonymous or Camelback.
Storefronts and windows are Night Hawk Gray.

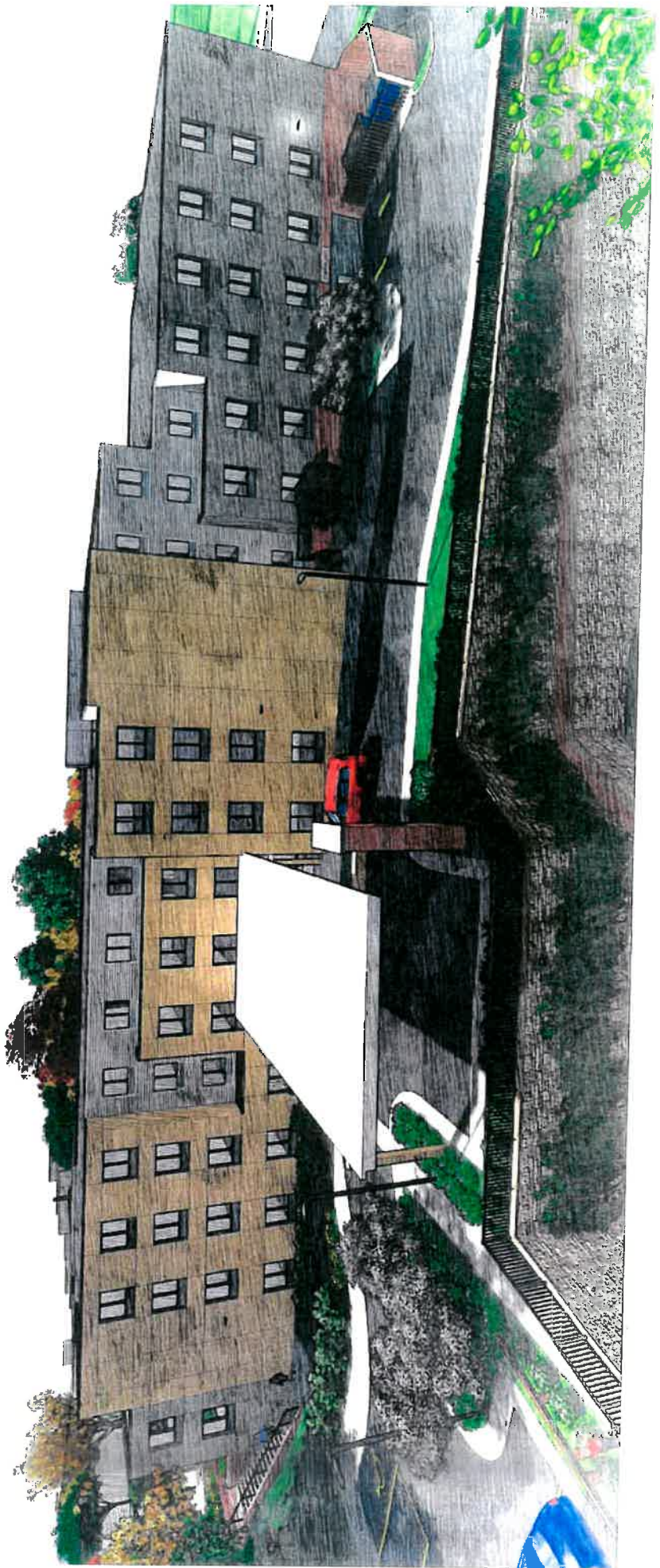
Layer 3: Hardie fibercement clapboard (smooth face with bead) in color Cobblestone
Windows are color Sea Wolf Gray.

Precast stone watertables, lintels – Arctic White (smooth)
Perforated decorative metal panels on garage openings – Grecian pattern, color- Milk White
Porous concrete pavers- Umbriano style, color Winter Marvel
PTAC exterior grilles – linear louvres, color to match window frame
Marquee canopy/porte cochere cladding - beige
Cherry Avenue areaway railings – agate gray with stainless steel cable
Retaining wall guardrail – matte black aluminum
Picket fence and vehicle guardrail – dark walnut stain
Segmental retaining wall system – AB Fieldstone Europa – Abbey blend
Light fixtures – matte black
Awnings – Sunbrella Sapphire (stripe)

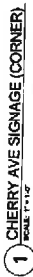
Current application:

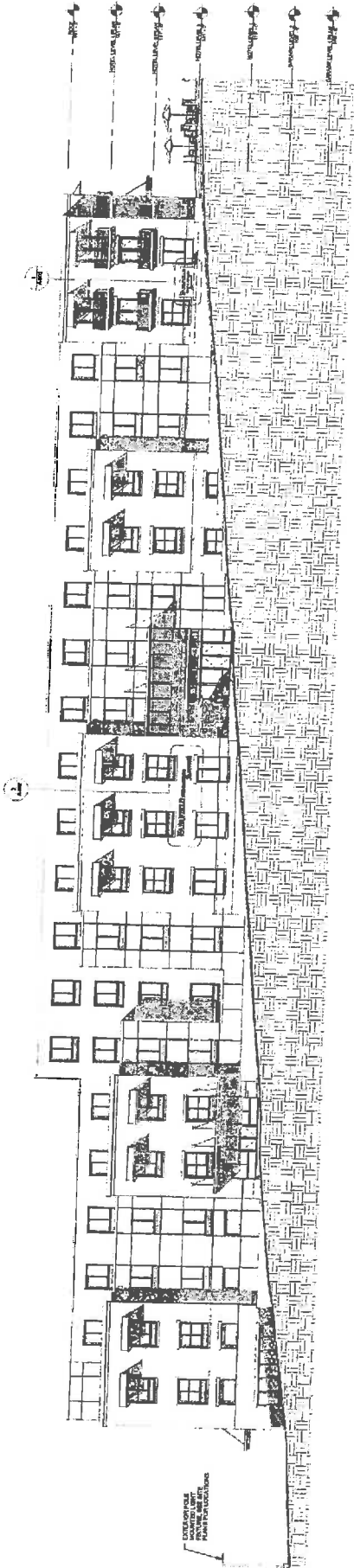
The building design has been approved by the BAR *except* for the unresolved condition: “raise the canopy on the plaza side, and continue to refine.” The BAR has not been able to come to consensus via email, so staff suggested to the applicant that they submit a wrapped balcony version per Mohr’s suggestion, then the BAR could discuss both options at the April 19 BAR meeting and decide on one or the other.

Mohr suggested extending the balconies around the corner to the first row of windows. Some members preferred to have balconies only on the Ridge Street façade.

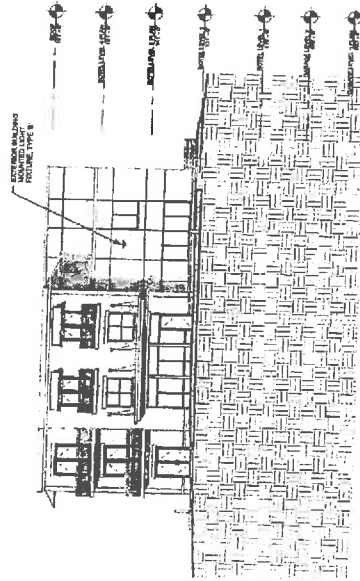








1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

Plaza facade details

FINAL

Approved April 19, 2016

BCA ARCHITECTS AND ENGINEERS

FINAL BAR DOCUMENTS - APRIL 20, 2016



WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL
A-500 PROPOSED BUILDING ELEVATIONS

From: Scala, Mary Joy
Sent: Wednesday, November 16, 2016 11:50 AM
To: AP (andrew@purcellconstruction.com); 'djmeagher@khmhotels.com'
Cc: Andrew Garlock (agarlock@TheBCGroup.com)
Subject: BAR Action - 401 Cherry Avenue- November 15, 2016

November 16, 2016

KHM Hotels
840 West Market Street
Kingston, PA 18704
ATTN: DJ Meagher

RE: Certificate of Appropriateness Application
BAR 16-11-01
401 Cherry Avenue
Tax Parcel 290150000
KHM Hotels, DJ Meagher, Owner/Purcell Construction, Andrew Purcell, Applicant
Proposed changes to materials for retaining wall

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 following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, Mr Schwarz moved to find that the only change that satisfies the BAR's criteria and guidelines and is generally compatible with this property and other properties in the Ridge Street ADC district, is the change from stucco to siding, and that the BAR approves only that change. The BAR does not approve the site wall change, the change from brick to stucco, the removal of the awnings, or the stamped concrete in lieu of pavers. Mr Sarafin seconded. The motion passed (6-1 with Ms Miller opposed).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

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

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