

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 3:44 PM
To: 'Keisler@Hardywood.com' (Keisler@Hardywood.com)
Cc: eric@hardywood.com
Subject: BAR Action - 1000 W Main Street - June 20, 2017

June 30, 2017

Eric McKay
2408 Ownby Lane
Richmond, VA 23220
ATTN Keisler Baquiran

Re: Certificate of Appropriateness Application
BAR 17-06-04
1000 West Main Street
Tax Parcel 100068000
Eric McKay, Owner/ Keisler Baquiran, Applicant
Change Railing Color

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 20, 2017. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending, and Cafes, I move to find that the proposed café railing 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 application as submitted and already installed, with Mohr amending the motion that the applicant submit the lighting concept and specific fixtures to be circulated by e-mail to the BAR for administrative approval. Balut seconded. Motion approved (6-0).

The amendment was accepted, by Sarafin, and seconded by Balut. Amendment approved (6-0).

Please submit the lighting concept and cut sheets for specific fixtures by email.

This certificate of appropriateness shall expire in 18 months (December 20, 2018), 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.

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
June 20, 2017**



Certificate of Appropriateness Application

BAR 17-06-04

1000 West Main Street

Tax Parcel 100068000

Eric McKay, Owner/ Keisler Baquiran, Applicant

Change Railing Color

Background

The property at 1000 West Main Street (formerly 1002-1006 West Main Street) is currently ~~under construction for~~ a six-story, by-right, mixed use building. The zoning was recently changed from West Main South Corridor (WMS) to West Main West (WMW) with ADC historic district overlay.

November 12, 2013 – The Planning Commission had preliminary discussion on the proposed SUP. Campus Acquisitions Holdings, LLC previously requested a special use permit (SUP) for: increased density from 43 units per acre to 188 dwelling units per acre (DUA); and additional building height from 70 feet to 101 feet (plus 16 foot appurtenance) for the new construction of a mixed use building on 1.277 acres.

November 19, 2013 - The BAR made a recommendation on the special use permit, and had a preliminary discussion. The BAR recommended (7-0) that the proposed Special Use Permit will not have an adverse impact on the West Main Street ADC District. The BAR commended the applicant for a very accomplished design. They felt the additional density and height were appropriate; they liked the articulated voids and use of outdoor areas; that the building does not loom over adjacent neighborhoods, it is sufficiently deferential to the Patton House; sympathetic with the hospital district; the direction they are heading with bike and community uses along Roosevelt Brown is fine; the setbacks and stepbacks are a delight to see as a response to context in a formal way; they like the use here of different materials and non-traditional forms; they like the way they started with the site, then moved to the zoning.

January 14, 2014 - The Planning Commission recommended approval with conditions at a joint public hearing.

January 21, 2014 - The BAR had a second preliminary discussion, and continued to be very pleased with the project. Some suggestions were: Bring the terra cotta color down in places; present some alternatives for handling the corner (traffic control elements a problem) working with the W Main Street consultant; retail is wonderful; exterior bike racks should prohibit overnight parking; like moving the bike room toward W Main Street; like recessed balconies.

January 27, 2014 - City Council approved the SUP with conditions.

February 18, 2014 - The BAR approved (8-0-1 with Hogg recused) the massing and site layout.

March 18, 2014 – The BAR approved (5-0) the following details: materials to include recycled cementitious panels, terra cotta, board-formed concrete base, window arrangement and design, lighting as submitted, picket and glass railings, landscaping to be reviewed by email, and

conceptually approved per staff comments the comprehensive signage plan for future consideration.

April 25, 2014 – Staff approved landscape plan, except any references to signage, which was not yet approved.

December 16, 2014 - The BAR had a preliminary discussion of a new, reduced height proposal. The BAR liked the new open space /corten steel wall treatment at the railroad end of Roosevelt Brown Blvd; there was disagreement over the new location of the garage entrance but decided the applicant should look into moving it further to the south; the applicant should continue to revise the W. Main Street elevation, which had more energy previously, and the corner as discussed. In general, the BAR was still pleased with the new proposal.

The BAR approved (8-0) the massing and general site layout with the details and next version of drawings to come back to the BAR for final approval.

January 20, 2015 - Approved project (7-0) subject to further BAR review of the following:

- Alignment of outdoor seating area final colors for fiber cement
- Cut sheets for storefront windows
- Additional information on rooftop sightlines
- Parking Garage screening
- Railings
- Lighting

July 31, 2015 – Administrative approval was granted for horizontal steel railings in all locations on the podium level and lower (not balconies).

August 18, 2015 - The BAR denied the application to modify from aluminum to vinyl the approved windows at the interior North and West Elevations as submitted (7-0) because it did not meet the standards and guidelines. On this prominent site the two types of windows with markedly different profiles would both be visible from one point, and the vinyl material is not sustainable.

April 19, 2016 – Schwartz moved to find that the proposed comprehensive signage 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 *recommends* this application as submitted with the following modifications: the applicant will resubmit the sign concept for the glass on retail spaces, to be administratively approved. Knott seconded. The motion passed (8-0).

June 20, 2016 – City Council approved the Comprehensive Signage Plan on the consent agenda.

July 19, 2016- The BAR found that the proposed additions satisfy the BAR's criteria, and were compatible with this property and other properties in the West Main Street ADC District, and the BAR approved the application, pending administrative review of the existing railing designs, with finished wood table tops [on silver or black café furniture], and approved the color and detail of the chiller cabinet [and wall louvers] as submitted (7-0). Following administrative review of the railings, **the BAR decided that the café railing should match the silver-colored horizontal railings that are installed on the rest of the building.**

Application

✓ The applicant is requesting approval for dark metal horizontal café railings, which have been installed, rather than silver horizontal railings to match those installed on the rest of the building, as was approved July 2016.

The applicant prefers the dark color that matches the chiller wall, the café furniture, and bollard light posts.

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;*
- (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. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Signs, Awnings, Vending, and Cafes

E. OUTDOOR CAFES

All elements, including chains, bollards, tables, chairs, planters, and trash containers, should be the same color, materials, and design character. Black, being the dominant color of mall elements, or silvertone metal are preferred. The use of treated lumber or unfinished wood anywhere on the mall is not allowed.

1. Fences, Chains, and Bollards

- a. Should be wrought iron or black painted metal.*
- b. Should be kept well-maintained.*
- c. Chain-links shall be two inches in length or larger.*

d. Bollards shall be at least 3 inches in diameter.

Discussion and Recommendations

- ✓ The applicant was informed of the requirement to install horizontal silver railings before they were installed.

- ✓ The silver horizontal railings are used on the building on the podium level and lower. A different railing design with silver rails and glass panels is used on the upper window balconies. The café railings were approved to match the other horizontal silver railings at the podium level for consistency, and to help unify the overall design of the building.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending, and Cafes, I move to find that the proposed café railing satisfies (does not satisfy) the BAR's criteria and are (are not) compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves (denies) the application as submitted.



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

RECEIVED

MAY 31 2017

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	Eric Mckay	Applicant Name	Keisler Baquiran
Project Name/Description	railing color	Parcel Number	
Project Property Address	1000 W Main Street, Suite A, Charlottesville, Virginia 22903		

Applicant Information

Address: 1000 W Main St, Suite A
Charlottesville, Virginia 22903
Email: keisler@hardywood.com
Phone: (W) 434-234-3386 (C) 804-928-8260

Property Owner Information (if not applicant)

Address: 2408 Ownby Lane, Richmond, Virginia 23220
Email: eric@hardywood.com
Phone: (W) 804-420-2420 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.


Signature _____ Date 5/30/17

Keisler Baquiran
Print Name _____ Date 5/30/17

Property Owner Permission (if not applicant)

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



Signature _____ Date 5/30/17

Eric McKay
Print Name _____ Date 5/30/17

Description of Proposed Work (attach separate narrative if necessary):

We are proposing to keep the dark metal color of the railings we installed recently, that matches aesthetically better with the immediate chiller wall, furniture and light posts, than the approved silver color horizontal railings.
* We also propose wrapping string lights on the top most rail of the patio railings.

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

For Office Use Only	Approved/Disapproved by: _____
Received by: 	Date: _____
Fee paid: 125.00 Cash/Ck. # 1008	Conditions of approval: _____
Date Received: 5/31/17	_____
Revised 2016	

