

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 3:04 PM
To: Hendrix, Scott
Cc: Antonio Martinez (amartinez@fpw.com)
Subject: BAR Action - 315 East high Street - June 20, 2017

June 30, 2017

City of Charlottesville
305 4th Street NW
Charlottesville, VA 22903
ATTN Scott Hendrix

Re: Certificate of Appropriateness Application
BAR 17-06-02
315 East High Street
Tax Parcel 330067000
City of Charlottesville, Owner/ Scott Hendrix, Applicant
Addition to Charlottesville Circuit Court

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 New Construction and Additions, I move to find that the proposed new addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, with the recommendation that blank windows be incorporated to help turn the corner of the building. Mohr seconded. Motion approved (6-0).

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 20, 2017**



Certificate of Appropriateness Application

BAR 17-06-02

315 East High Street

Tax Parcel 330067000

City of Charlottesville, Owner/ Scott Hendrix, Applicant

Addition to Charlottesville Circuit Court

Background

Designed by Johnson, Craven & Gibson, and built in 1962, the Charlottesville Court House is a contributing building in the North Downtown ADC District. It is built in the Jeffersonian Revival style. The entrance to the building is through a tall arcade, which recalls the Ranges at UVa. The arches are further enriched by the use of stone key stones and impost blocks. The low, horizontal composition is capped by a cupola similar, yet less heavy, to the one found on the County Court House. (Historic survey attached)

April 19, 2005 - The BAR deferred application for a landscape plan due to absence of applicant and BAR member concerns.

May 17, 2005 - The BAR approved 9-0 a landscape plan for the City Circuit Courthouse.

November 20, 2007 - The BAR approved (6-0) a "U-shaped" handicapped ramp on the west side of the front with conditions that the handrail is to match the existing rail; the top of the cheek wall is flat and aligned with the water table; and the surface shall be flagstone to match the existing portico landing surface.

September 20, 2011 - The BAR approved (5-0) the use of a 4-5 ft. height Omega fence in the rear parking lot, with the condition that it is located closer to the curb.

Application

- ✓ The applicant is requesting approval for an addition to the west side of the City Circuit Courthouse in order to improve functionality, provide ADA compliant accessibility, and provide secure prisoner transport, intake, and holding. The proposed addition is 17' x 74', constructed of brick and mortar with a stone coping parapet and belt course, all to match existing. The addition is one-story on the rear, parking lot side, and two-stories on the front, East High Street side. No fenestration is allowable, but a blank brick panel with brick jack arch and stone sill is proposed facing East High Street.

and screened mechanical

A new Judge's entry will be added on the existing rear façade facing the parking lot and a sidewalk/ramp as required to connect the existing sidewalk and first floor. This entry will have a metal door and opening to match the existing door.

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

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 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.

Discussion and Recommendations

✓ The proposed changes are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 315-317 East High Street
 Map and Parcel: 33-67
 Census Tract & Block: 3-502
 Present Owner: City of Charlottesville
 Address:
 Present Use: Court House
 Original Owner: City of Charlottesville
 Original Use: Court House

BASE DATA

Historic Name: City Court House
 Date/Period: 1962
 Style: Jeffersonian Revival
 Height to Cornice: 30.23
 Height in Stories: 1 above grade
 Present Zoning: B-1
 Land Area (sq.ft.): 150 x 360
 Assessed Value (land + imp.): 33,930 + 125,670 = 159,600

ARCHITECTURAL DESCRIPTION

The Charlottesville Court House is yet another example of the survival of Jeffersonian and Georgian forms well into modern times. The entrance to the building is gained through a tall arcade which recalls the Ranges at the University. The arches are further enriched by the use of stone key stones and impost blocks. The low, horizontal composition is capped by a cupola similar, yet less heavy, to the one found on the County Court House.

HISTORICAL DESCRIPTION

The new Charlottesville Court House was finished in 1962 to the designs of Johnson, Craven, and Gibson. Approximately a block to the east is the old Albemarle Court House in which the County has hospitably shared its facilities with the town since 1889. Deed references: 223-349, WB 7-280.

GRAPHICS





Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

MAY 30 2017

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 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 CITY OF CHARLOTTESVILLE Applicant Name SCOTT HENDRIX
Project Name/Description CIRCUIT COURT RENOV/ADDITION Parcel Number 330067000
Project Property Address 315 E. HIGH ST., CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 305 4TH ST. NW
CHARLOTTESVILLE, VA. 22903
Email: HENDRIX@CHARLOTTESVILLE.ORG
Phone: (W) 434-970-3647 (C) 434-465-5739

Signature of Applicant

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

Signature Date 5.30.2017

SCOTT HENDRIX 5.30.2017
Print Name Date
PROJ. MANAGER
PW/PO CITY OF C-VILLE

Property Owner Information (if not applicant)

Address: PO BOX 911
CHARLOTTESVILLE, VA 22901
Email:
Phone: (W) 434-970-3302 (C)

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

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

List All Attachments (see reverse side for submittal requirements): 13pp PDF: 11x17 plans, elevations, existing photos, & photo-renderings

For Office Use Only
Received by: [Signature]
Fee paid: [Signature] Cash/Ch. #
Date Received:
Revised 2016
Approved/Disapproved by:
Date:
Conditions of approval:



Exterior Rendering - New

June 19, 2017





Exterior Rendering - New

June 19, 2017





Exterior Rendering - New (Revised)

June 19, 2017



DATE: May 30, 2017

TO: Mary Joy Scala, AICP
Board of Architectural Review (BAR)
City of Charlottesville
City Hall – 610 East Market Street
Charlottesville, VA 22902

RE: Request for Certificate of Appropriateness

Based on studies of the Charlottesville Circuit Court building concluded in 2009 and 2013, the City of Charlottesville found that additions and renovations to the existing facilities would be required in order to meet current and future needs including:

- improve Judiciary, Public, and Staff circulation and functionality
- provide ADA compliant accessibility
- provide secure prisoner transport, intake, holding, etc.

In order to achieve these goals, a design which incorporates the following components at minimum is required:

- A secure and 'private' Sally-Port vehicular entry
- An elevator providing ADA compliant accessible path between two floors and which is appropriately located so that it can be accessed by prisoners.
- Secure holding cells adjacent to Sally-Port
- A new Judge's entry on existing façade facing parking lot and a sidewalk/ramp as required to connect existing sidewalk and Lower Level finished-floor (currently approx. 20" above grade at face of exterior). This entrance will be detailed with a metal (secure) but context appropriate paneled door and the opening will be to match existing (brick jack-arch, classical casing to match fenestration, etc).

The resulting layout was identified as an addition to the western façade of the existing courthouse and filling-in an existing side-yard currently not generally visible from street/sidewalk level. This addition (approx. 17'x74') would be comprised of a single story portion towards the northern end (existing parking lot) and a smaller two story portion towards southern end of side yard, and slightly set back from existing SW corner of building. Due to the somewhat unusual (security), program requirements, no fenestration is allowable, but a blank brick panel is proposed for the front elevation facing East High St.

New HVAC requirements will be met by removal of existing chiller currently located at ground-level adjacent to parking lot, and addition of a new unit (smaller, quieter, and more efficient) located on top of existing flat roof on back (parking lot) side of building. The unit will be shielded by a louvered screen in a finish to match existing and proposed railings (dark-bronze/black).

It is expected that impact to site will be relatively minimal, with the addition acting as a 'background' façade, largely shielded by trees/landscape when viewed from street. Removal of two existing trees adjacent to parking lot will be required in order to permit vehicle entry into Sally-Port.

Current design efforts are concentrated on providing a design which is as discreet as possible, and which is executed in materials which are close as possible to the existing structure.

- Preliminary brick investigation has identified appropriate color, type, and size to be available (see photos).
- Mortar match is expected to be quite good, with 'stock' colors available and match to be improved through sourcing of a coarser 'river' sand as used in existing veneer.
- Stone coping parapet on addition to match existing is profile and coursing/joint spacing
- Window 'panel' proposed to include brick jack arch and stone sill to match exg. fenestration
- Security railings (on one-story portion) required to prevent access to roof-top will match existing railings on 4th St. etc.

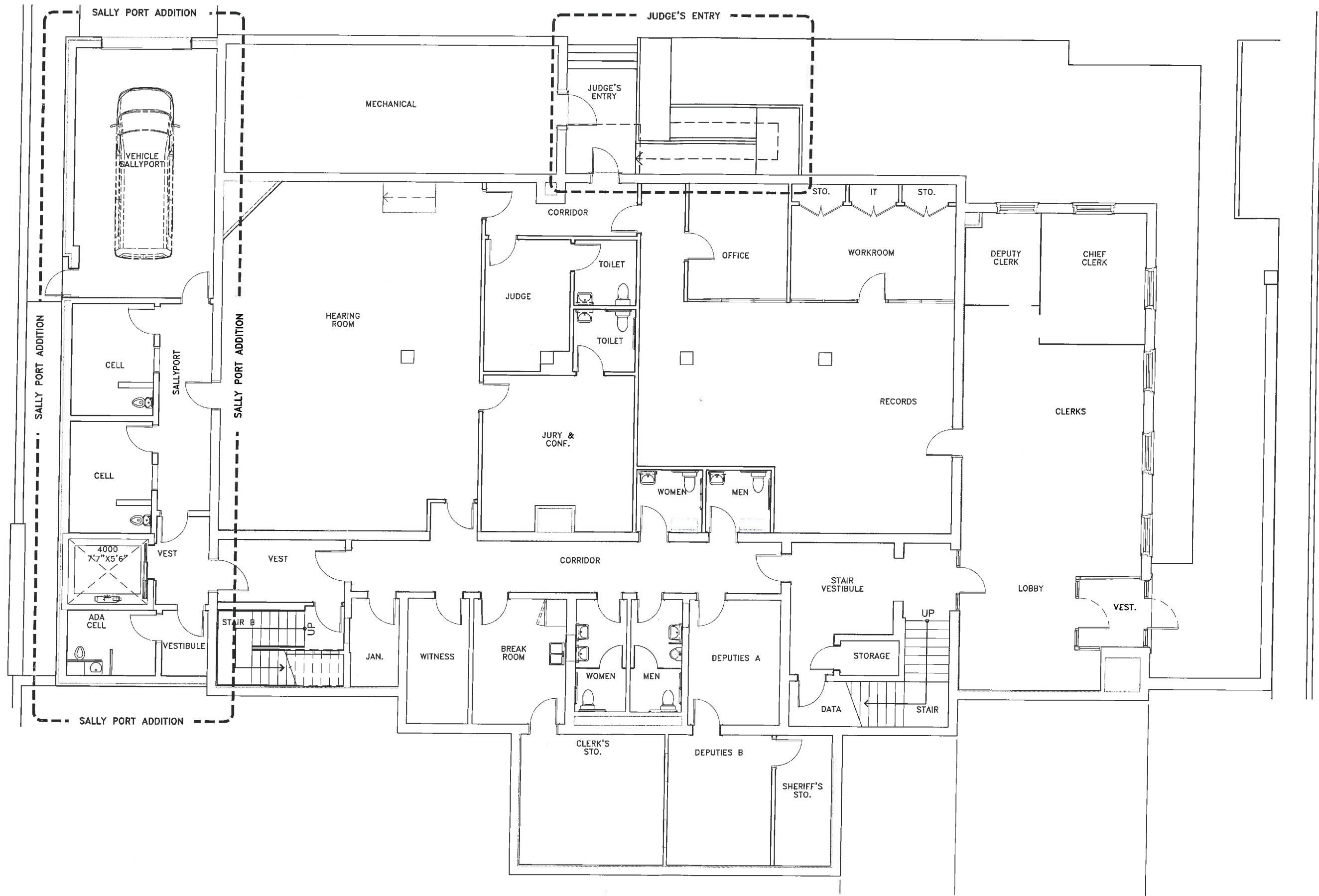
Attached you will find plans showing context, scope of work, and photos/renderings of existing and proposed. We look forward to hearing from you!

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Antonio Martinez', written in a cursive style.

Antonio Martinez

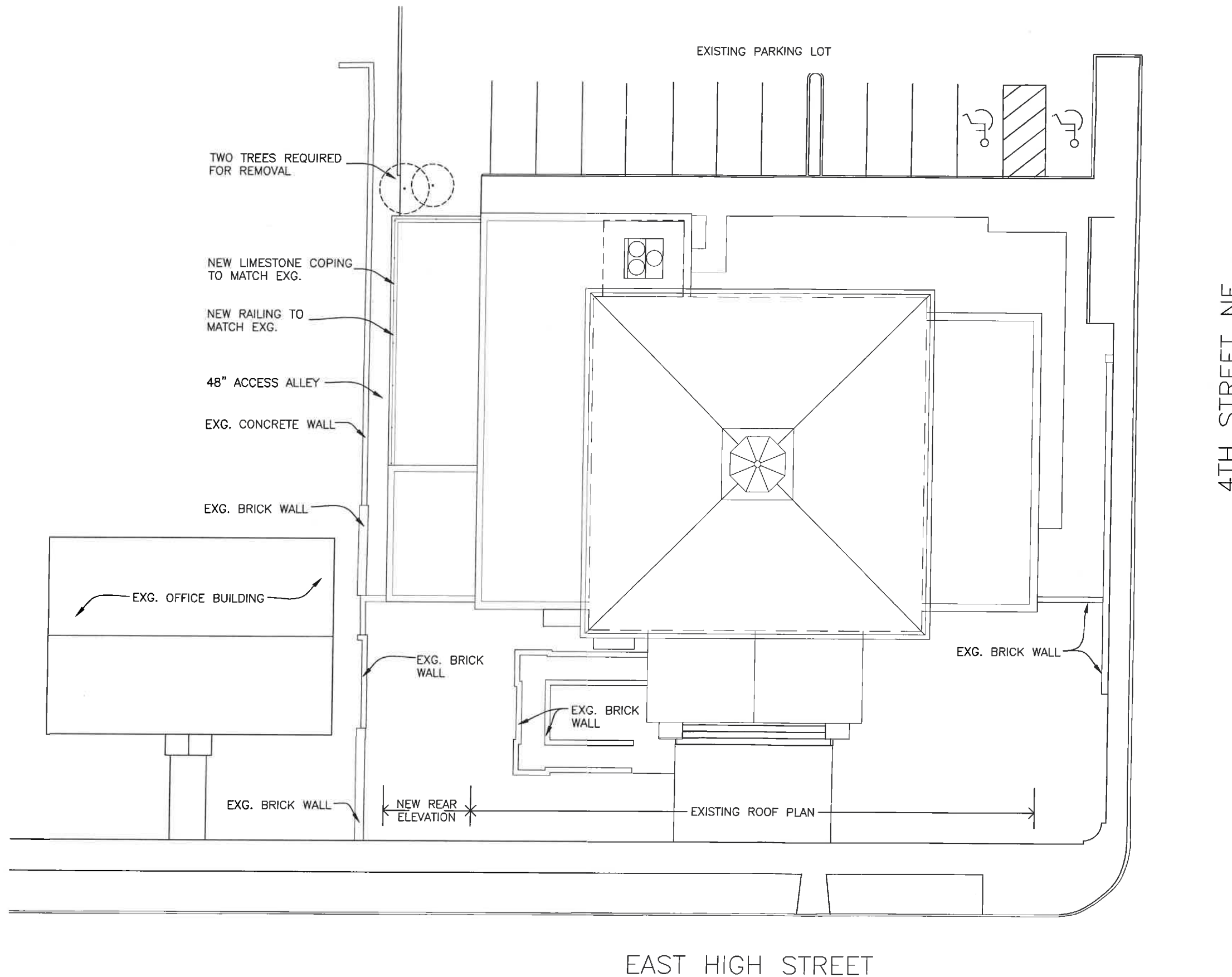
FPW Architects, PC



Charlottesville Circuit Court - Ground Floor Plan

May 30, 2017





Charlottesville Circuit Court - Proposed Addition

May 30, 2017





Charlottesville Circuit Court - Front Elevation

May 30, 2017

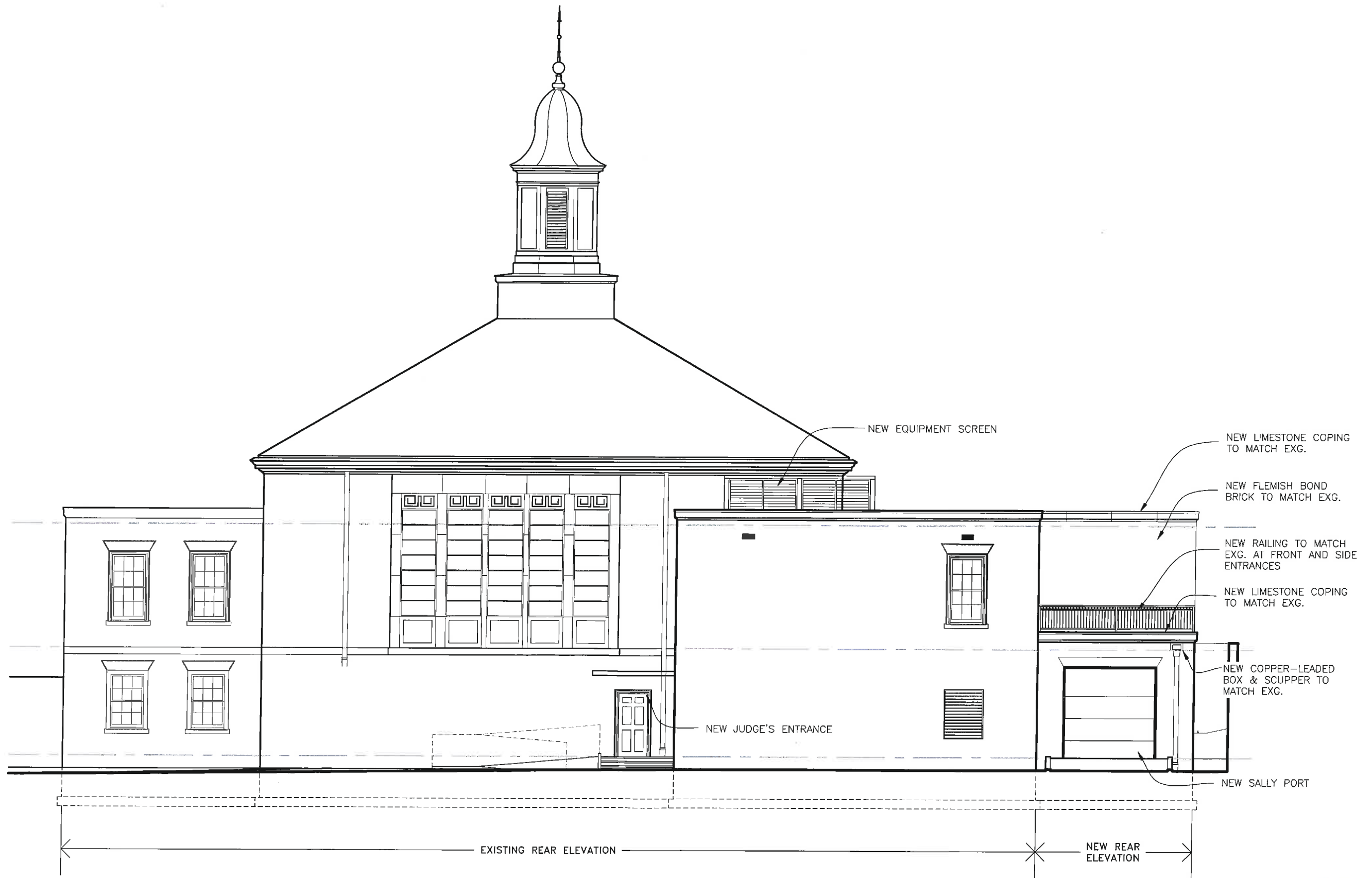




Charlottesville Circuit Court - Left Elevation

May 30, 2017





Charlottesville Circuit Court - Rear Elevation

May 30, 2017





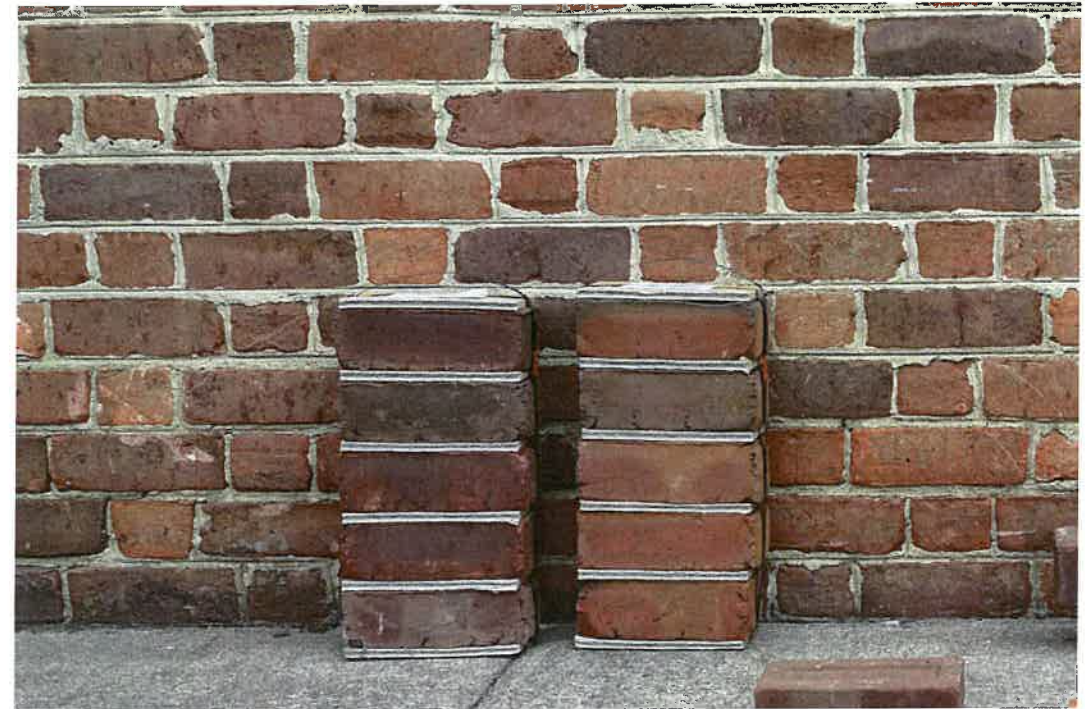
Charlottesville Circuit Court - Right Elevation

May 30, 2017

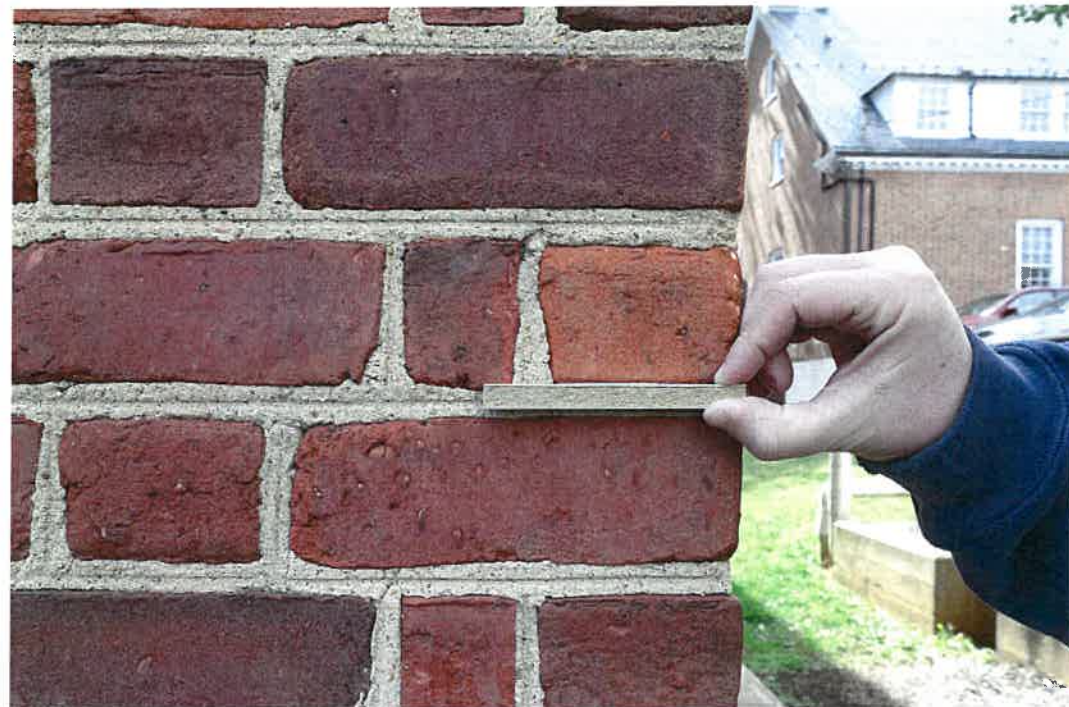




BRICK SAMPLE PANEL SHOWN AGAINST EXISTING WEST ELEVATION



BRICK SAMPLES SHOWN AGAINST EXISTING NORTH ELEVATION



MORTAR SAMPLE (SAND TO BE SOURCED TO PROVIDE COARSER GRAIN)



BRICK SAMPLES SHOWN AGAINST EXISTING EAST ELEVATION



Charlottesville Circuit Court - Preliminary Brick Samples

May 30, 2017





Existing

March 30, 2017





Exterior Rendering - New

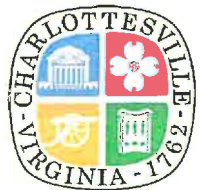
March 30, 2017





Existing

March 30, 2017





Exterior Rendering - New

March 30, 2017





Existing

March 30, 2017





Exterior Rendering - New

March 30, 2017

