

From: Scala, Mary Joy
Sent: Wednesday, April 26, 2017 4:40 PM
To: Wolf, Fred
Cc: 'william.foshay@feltongroup.org'
Subject: BAR Action - 230 West Main Street - April 18, 2017

April 26, 2017

Fred Wolf/ Wolf Ackerman
110-B 2nd Street NE
Charlottesville VA 22902

RE: Certificate of Appropriateness Application
BAR 17-04-05
230 West Main Street
Tax Parcel 280001000
Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant
Demolition of Structure – Main Street Arena

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2017. The following action was taken:

Schwarz moved to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. Earnst seconded. Motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (October 18, 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
April 18, 2017**



Certificate of Appropriateness Application

BAR 17-04-05

230 West Main Street

Tax Parcel 280001000

Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant

Demolition of Structure – Main Street Arena

Background

The Main Street Arena was built as an ice skating rink in 1995. All structures located in the Downtown ADC District are considered contributing.

February 21, 2012 - Roger Voisinet requested conceptual approval of solar panels on the ice park building on West Water Street and the Mall. The request was treated like a preliminary discussion, with the BAR having a clear consensus that this would be approved, pending formal approval of details at the BAR's next meeting on March 20.

March 20, 2012 - The BAR approved (9-0) the application to install solar panels on the roof, as submitted.

May 17, 2016 – The BAR denied (3-5) the application to remove the bushes on the Water St. entrance and create a patio space.

Mohr moved approval with the following provisos: that the BAR wants to see (for administrative approval) a submittal how the applicant would handle the planting area in the corner; Paint the existing railing black; Encourage applicant to make the bollard line longer, approved (5-3).

June 28, 2016 - The final details of your application were circulated to the BAR, and seven members responded. Six BAR members agreed to approve the attached drawings *with the two westernmost bushes to be retained*, and one recused from voting. Therefore, the plan was approved (6-0-1).

Application

The applicant is requesting approval for the demolition of the existing structure so that the property can be used for a mixed use, retail and office project.

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 Considering Demolitions and Movings

According to City Code Section 34-278 the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure of property;*
- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;*
- (3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;*
- (4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
- (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*
- (6) The degree to which distinguishing characteristics, qualities, features, or materials remain.*

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Guidelines - Demolitions and Moving

Review Criteria for Demolition

- 1. The standards established by the City Code, Section 34-278.*
- 2. The public necessity of the proposed demolition*
- 3. The public purpose or interest in land or buildings to be protected.*
- 4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.*
- 6. The reason for demolishing the structure and whether or not alternatives exist.*
- 7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

Guidelines for Demolition

- 1. Demolish a historic structure only after all preferable alternatives have been exhausted.*
- 2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This*

information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.

3. *If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.*

Discussion and Recommendations

The Main Street Arena is a newer building in the Downtown ADC District; it is a contemporary building with no historic significance in terms of the Standards for Demolitions and Movings According to City Code Section 34-278.

However, the applicant should provide a plan describing how the historic building at West Main Street will be affected/protected until the new building is constructed.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions and Moving, I move to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves 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

MAR 28 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 TALIAFERRO JUNCTION LLC Applicant Name FRED WOLF / WOLF ACKERMAN
Project Name/Description MAIN STREET ARENA Parcel Number 280001000
Project Property Address 230 WEST MAIN ST

Applicant Information

Address: 110-B 2ND STREET NE
C-VILLE, VA 22902
Email: FWOLF@WOLFACKERMAN.COM
Phone: (W) 296-4848 (C) _____

Signature of Applicant

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

Signature [Signature] Date 3-28-17
Print Name FRED WOLF Date _____

Property Owner Information (if not applicant)

Address: 0 COURT SQUARE
C-VILLE, VA 22902
Email: WILLIAM.FOSHAY@FELTONGROUP.ORG
Phone: (W) 270-8923 (C) _____

Property Owner Permission (if not applicant)

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

Signature [Signature] Date 3-28-17
Print Name W.W. FOSHAY III Date 3-28-17

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

Description of Proposed Work (attach separate narrative if necessary): DEMOLITION OF EXISTING STRUCTURE.

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

CONTEXT PHOTOS, SUBJECT PHOTOS, VICINITY PLAN + NARRATIVE

For Office Use Only

Received by: [Signature]
Fee paid: 31500 Cash/Ck. # 004671
Date Received: 3/28/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

230 West Main Street
Demolition Request

City records date the structure at 230 West Main Street (Main Street Arena) to 1995. It is a contemporary building with no historic relevance. We are requesting a COA for the demolition of the structure to allow this property, together with the adjacent property at 215 West Water Street, to become the site for a new multi-story mixed-use retail and office project that will provide shops, food service, community space as well as innovative office space for established and start up tech companies.

Our observation of the of the property and the condition of the building is that it has no distinguishing architectural features or historic characteristics.

The building has not been designated a Historic Landmark nor is it listed on any register to our knowledge. It has no particular association or connection with any historic person or builder / craftsman. It bears no features that are infrequent or the last example. It is not a distinctive design or material palette - and most of its distinctive fabric has already been modified or removed. We think it meets all criteria for demolition.

The prospect of including this site along with the adjacent site in the development of a modern and innovative new project that connects the west end of the Mall with Water Street and West Main is exciting and we believe that it combined with the 215 Water Street property as part of the new project's building foot print will make for a stronger overall project and a better urban pedestrian experience for the public at this end of the Mall and Water Street.

Thank you for your consideration.

Respectfully,

Fred Wolf, *architect*
WOLF ACKERMAN



Vicinity Map



Violet Crown Movie Theater



Carytown Tobacco / Escape Room



Omni Hotel



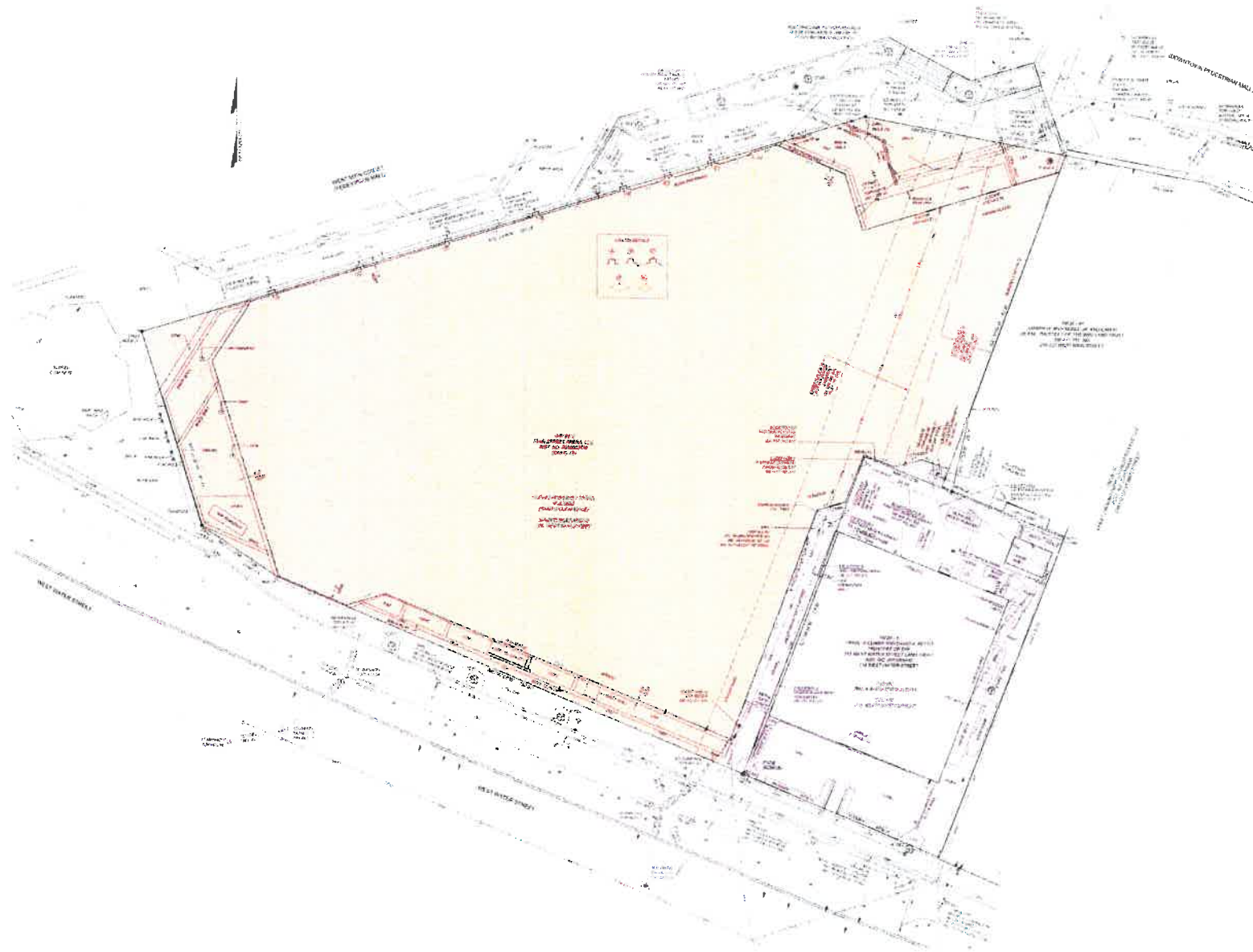
Waterhouse Building



Lewis & Clark Building



Federal Building (U.S. Court of Appeals)



EXTENTS OF SITE : 230 W. MAIN ST. + 215 W. WATER ST.

WOLF ACKERMAN DESIGN

Board of Architectural Review
04 / 18 / 2017