

From: Scala, Mary Joy
Sent: Thursday, June 29, 2017 3:28 PM
To: 'Lockie Brown'
Cc: John Dewberry (JDewberry@dewberrycapital.com)
Subject: BAR Action - 200 E Main Street and 201 W Water Street - June 20, 2017

June 29, 2017

Deerfield Square Associates II, LLC
1545 Peachtree Street, NE, Suite 250
Atlanta, GA 30309
ATTN Lockie Brown/ Dewberry Capital

Re: Preliminary Discussion
BAR 17-06-11
200 East Main Street/201 East Water Street
Tax Parcel 280031000
Deerfield Square Associates II, Owner/Lockie Brown, Dewberry Capital, Applicant
Landmark Hotel

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:

This is a preliminary discussion, so there was no motion. The BAR discussed the massing and general elevations as submitted. Overall, the BAR members thought the massing and elevations were headed in a good direction. They especially liked the slightly different massing of the north and south elevations, and the concept of adding a lower level of retail to 2nd Street SE. They suggested that the architect focuses on a strong 2nd street design and integrating pedestrian traffic and landscaping with the overall building design. They were in favor of using the smaller mechanical system, so that space can be used in a more efficient way. They liked the rooftop spaces. They liked putting services on the CVS side of Water Street. They cautioned against value engineering once the BAR approves a design. They are looking forward to future submissions and suggest that the applicant submit incrementally as they move forward with designing the details.

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**



Preliminary Discussion ✓

BAR 17-06-11

200 East Main Street/201 East Water Street

Tax Parcel 280031000

Deerfield Square Associates II, Owner/Lockie Brown, Dewberry Capital, Applicant

Landmark Hotel

Background

This property is located within the Downtown Architectural Design Control District.

200 E. Main Street is currently vacant. It most recently housed the Boxer Learning Center, and is the site of the former Fidelity American Bank and before that, the Citizen's Bank and Trust (1931). An addition was made to the Citizen's Bank in 1955, doubling its size. In 1966 the bank was again expanded, taking over part of the former Woolworth's property to the east. The black granite façade (and most likely the interior murals) were added during the 1966 remodeling. The architect previously noted that the original east wall of the 1931 bank building is intact in the basement of 200 E. Main Street, and is visible on the roof.

The National Register nomination form describes the existing building as [yellow] brick (American bond with polished granite veneer on façade); 2 stories; shed roof; 7 bays. Stripped Classical Commercial. Ca. 1960. Entrance in Central bay; 6 plate-glass windows extending 2/3 height of building with aluminum spandrels. Previous site of clothing and dry goods store (1886 Sanborn).

January 20, 2004 - The BAR (#04-01-02) unanimously (7-0) approved the request for demolition of 108 2nd Street SW. The BAR also unanimously (7-0) approved the request for demolition of 200 E. Main Street (including the rear addition) with the stipulation that the black granite façade will be preserved to a depth of 12 feet the full width (53 feet) of building. This motion was amended unanimously (7-0) to allow demolition of the gray square medallion.

The BAR also accepted the applicant's request for deferral of the application for new construction.

February 17, 2004 - The BAR (#04-01-02) unanimously (6-0) approved the application for new construction as received, subject to Board of Zoning Appeal approval of the penthouse variance.

A one-year extension of the COA was granted administratively on February 10, 2005. The applicant applied for a demolition permit but it was not issued. The property was sold and the new owner (Kuttner) obtained a demolition permit for the interior.

November 28, 2006 - The BAR had a preliminary discussion on sketch proposals for Kuttner's new building. The property was then sold back to the original applicant.

February 20, 2007 - The BAR (#07-02-01) re-approved 8-0 demolition except black granite; may remove marble center piece over door. The BAR voted (8-0) to approve proposed new Land mark Hotel general massing and architectural design as submitted, with the condition that the applicant come back to the BAR with further detailing and materials.

February 19, 2008 - The architect for the hotel changed from Hornberger and Worstell to NBJ Architecture in Richmond, VA. The BAR (#08-02-01) approved (6-0) their application for the details and materials with the request that the applicant return with additional information regarding the structure and appearance of the tent on the terrace on the east end of the building; the brick and stone cladding on the west wall of the old building [200 E. Main]; and the canopies if they change.

May 20, 2008 - The BAR (08-05-04) approved (8-0) the application for a mechanical equipment screen as submitted, keeping the alignment of the top of screen with the brick on the building.

August 19, 2008 - The BAR failed to approve a motion (4-4) to approve the concept of lowering canopy to a more functional height with all details of lighting and where the canopy meets the building to come back for approval. A motion passed (8-0) to defer until September meeting.

September 16, 2008 - The BAR moved to approve lowering the canopy and the general size of the amended canopy with the stipulation that further detailing on the canopy and lighting associated with it be resubmitted for staff review and approval. The motion was then modified to request that the applicant meet with staff and up to 2 members of the BAR to discuss the details of the entire building as well as the details of the canopy. They gave the flexibility for the details to come back to staff to be circulated among the Board. Motion carried 6-0.

The BAR noted it would be beneficial if the canopy was made more consistent with the language of the existing building, specifically: the little lit medallions not found anywhere else on the building; the glass edge; the dimples on the edge; and the thickness of the edge that is greater than previously approved, and not supported by other detailing on the building.

October 8, 2009 - Fred Wolf, Syd Knight, and staff met with Lee Danielson and NBJ Architect Neil Bhatt about: the upcoming black granite façade demolition request; the possible façade reconstruction; the trellis above the mall façade; the water street canopy revisions; and unapproved changes to the hotel design. The applicant agreed to compile a list of unapproved changes and submit them to the BAR for approval.

October 21, 2008 - Water Street canopy revisions approved administratively following circulation of section/lighting drawings to BAR.

October 21, 2008 - Motion carried 5-1, with Brennan opposed, to approve demolition of black granite façade with the following provisions: That should there be any demolition required due to structural or safety reasons involved with construction that those portions of the façade, or the façade in its entirety, must be replaced with details and materials and construction and proportions precisely to match the existing façade, and all attempts shall be taken to maintain the current façade and avoid demolition, and to limit demolition to the greatest extent possible.

November 18, 2008 - The BAR approved (8-1) the submitted changes with conditions: (1) that the horizontal division in the window configuration that bisects the thinner sidelight is reintroduced in the same height and proportion; (2) Note 6 on the west elevation is reworked so instead of a solid [parapet] panel - it would have an open condition, either metal or glass guardrail, subject to administrative approval; (3) the door openings onto the terrace must align with the windows directly above in all three bays; (4) the metal panels as originally approved on the Water Street elevation must remain. If the applicant wants to substitute glass he must return to the BAR.

The applicant noted that the brick would remain "Old Virginia" and the Main Street façade would remain black granite.

Application

✓ A new applicant is requesting approval for a revised design of the Landmark Hotel. The hotel design was originally approved by the BAR in 2004, with subsequent approvals in 2007 and 2008. (Representative drawings attached from 02/2004 and 11/2008 approvals)

✓ In April 2017 the applicant requested and received a zoning verification letter (dated April 11, 2017 attached) from the Director of Neighborhood Development Services and the Deputy City Attorney, noting the conditions under which the proposed height and setbacks would be valid. An updated COA from the BAR is required, and an amended site plan.

✓ The main hotel entrance is from the ground level on Water Street. The Mall entrance on the first floor opens into a hotel living room/dining area. An additional first floor hotel entrance is from the existing terrace on Second Street SE. Additional potential retail entrances on the ground level from Second Street SE are being explored. A shared loading/service area is shown on the east side on Water Street abutting the CVS retail store.

The last drawing in the submittal packet shows a comparison of the proposed design with the massing of previous approvals:

1. Three additional floors have been added above the two-story section that fronts on the Mall. They contain additional rooms with terraces.
2. A new 10th floor adds rooms to what had been a terrace/mechanical level.
3. A new 11th floor adds enclosed club, bar, service areas and outdoor terraces covered with pergolas.
4. A new roof level will contain screened mechanical.
5. The applicant is exploring the purchase of part of Second Street SE right-of-way to create access to ground level retail. Access would be on grade from Water Street, and an exterior stairwell would provide access from the Mall direction.
6. New screen walls are proposed on the east side on Water Street to upgrade the existing CVS loading area, as was proposed in the original hotel design.

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

Pertinent Guidelines for New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.*
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

C. SPACING

- Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.*
- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.*
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.*
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.*
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.*

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.

a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.

b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.

a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.

b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roofline with different elements to create smaller compositions.

E. HEIGHT & WIDTH

1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings.

Additional stories should be stepped back so that the additional height is not readily visible from the street.

4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

3. Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. The screening should not appear as an afterthought or addition the building.*

H. ORIENTATION

- 1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.*
- 2. Front elevations oriented to side streets or to the interior of lots should be discouraged.*

I. WINDOWS & DOORS

- 1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.*
- 3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
- 4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
- 5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
- 6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
- 7. Avoid designing false windows in new construction.*
- 8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
- 9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

- 1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

K. STREET-LEVEL DESIGN

- 1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
- 2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*

3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

Discussion and Recommendations

- ✓ This is a preliminary discussion, so there is no suggested motion. The BAR should discuss the massing and general elevations as submitted.

- ✓ BAR comments are also requested specifically for the proposal to purchase additional right-of-way on Second Street SE for the retail access. (see attached email from Lisa Robertson dated May 26, 2017) It is not known at this point whether there is enough room for the proposed stairway, given existing access and utility easements.

It is anticipated that the applicant will make one submittal to obtain a final COA. Pertinent items from the following checklist would need to be submitted, and could be discussed now:

BAR Checklist for New Construction

1. Massing drawings (June 2017)
2. Dimensioned elevation drawings for all four elevations, and color perspectives in context
3. Materials and colors (materials samples and/or cut sheets as appropriate) for:
Walls, roof, foundation, cornice, trim, windows (minimum 70 VLT specifications for clear glass), appurtenances, doors, garage doors, storefronts, balcony railings, canopies
4. Details: Wall sections
5. Site/landscape design:
Site walls and fences (height, material), paving materials, species of trees and additional plantings, patio furniture including umbrellas, tents, patio railings, decking, pergolas, awnings
6. Lighting: site and building (fixture cut sheets, mounting height, dark sky, color of light)
7. Signage: Locations and general sizes for building name (1) and retail spaces (2 each)
8. Mechanical units: rooftop and ground locations; screening; transformer locations; restaurant vents

Note that the proposed materials have not yet been submitted. The original 2004 drawings called out brick; black granite front; limestone base; white painted aluminum mullions; low-e clear glass; zinc fins, zinc panels; and translucent, illuminated glass lanterns on the top floors; and a painted steel/aluminum and glass canopy.

The materials were specified in February 2008 as Old Virginia brick; precast units on the base; coated gray aluminum flashing and shutters at entry; clear low-e insulated glass; etched translucent glass at penthouse and spandrels; honed black granite accents; and kynar finished aluminum window mullions.

From: Robertson, Lisa
Sent: Friday, May 26, 2017 11:24 AM
To: 'Lockie Brown'
Cc: Scala, Mary Joy; Haluska, Brian
Subject: RE: Hotel

Dear Lockie,

1. **Proposed changes to the Hotel Building.** Mary Joy Scala has been briefed on the contents of the April 11, 2017 Zoning Determination letter. She and I will also provide a copy of that letter to the BAR, and I'll make myself available to answer questions the BAR may have about it. At this time, all you need to do to wrap up your BAR submission is stay in touch with Mary Joy, and make sure that the materials submitted stay within the parameters of the zoning determination letter. Once she receives your application, I anticipate that you will be asked to appear at a BAR meeting to present your proposal at a preliminary conference and then the BAR will conduct its substantive review of the application materials at one or more meetings after that. If you stay in close [direct] contact with Mary Joy, she will provide you with all of the information you need in order to navigate that process.
2. **Proposed use/ changes to Second Street, adjacent to the Hotel.**
 - a. I would suggest that, initially, you present this idea to the BAR as a concept plan, and allow them an opportunity to offer any suggestions or input that they might wish to have incorporated into any ultimate design if Dewberry should proceed. Once that idea has been floated with the BAR, then you should provide more detailed drawings and specifics as to proposed use/ improvements (see paragraph b, following below).
 - b. I've researched the process by which a similar arrangement was previously negotiated on 1st Street, and to summarize:
 - i. Mr. Dewberry should confirm in writing that he wishes to purchase a specific area (provide dimensions of the area and location relative to the known width of 2nd Street and your existing lot boundary); include a description/ drawings of the planned use and improvement of the proposed purchase area—hopefully, with at least some preliminary input/ reaction from the BAR. At this stage, we'd need sufficiently detailed drawings and details about proposed improvements within the area that would allow City staff to evaluate impacts on existing utilities, and on the impacts of the proposal to the remaining area of the public street.
 - ii. Once the proposal is received from Dewberry, we'll circulate internally to collect staff comments and identify potential impacts on the portions of 2nd Street remaining in City ownership. Based on a quick glance at our GIS maps, it appears that existing utilities are likely to be an issue. (Even before you submit a written proposal, I'd encourage you to touch base with the City's Director of Utilities (Lauren Hildebrand))
 1. Once we have a specific proposal in hand, with comments from staff, we'd present the request to City Council for their input and discussion, and then begin negotiations of terms for a possible sale. When the City sold land on 1st Street to Hampshire Investments, Ltd. In 2004, the Purchaser paid a negotiated price for the land and an additional negotiated amount for undergrounding of electric utilities along 1st St.
 2. If existing utilities need to be relocated, the City would likely expect Dewberry to bear that cost
 - iii. In connection with any proposed sale, we'd require Dewberry to provide a recordable survey plat depicting the specific boundaries of the area that Dewberry wishes to acquire for its use, easements for utilities that would remain within the area, and proposed location of any utilities that would need to be moved. Attached, for your information, is a copy of the plat for the 1st Street transaction (2004).

I don't think there's anything else you need from us, to proceed with your BAR application.

Lisa
Lisa A. Robertson, Esq.
Chief Deputy City Attorney
City of Charlottesville | Office of The City Attorney
P: 434.970.3131 | robertsonl@charlottesville.org

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall ♦ P. O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 11, 2017

Deerfield Square Associates II, LLC
Attention: John Dewberry
1545 Peachtree Street, Suite 250
Atlanta, Georgia 30309

Dear Mr. Dewberry:

You have requested a zoning determination from the Zoning Administrator, to verify whether, and to what extent you may modify the Landmark Hotel Building ("Building"), as it has been partially constructed at 201 East Water Street ("Site"). You have stated that you wish to make certain design and structural changes to expand the usable area within the Building, as depicted within a Height Study titled "Dewberry Charlottesville, 14 October 2016" ("2016 Height Study"), incorporated into this determination by reference.

Relevant Zoning Provisions

The Building/Site is located within the City's Downtown Mixed Use Corridor zoning district, subject to two overlay zoning districts: **(i)** the City's major architectural design control District A, referred to as the Downtown Architectural Design Control district ("DADC"), established per §34-272(1) of the Code of the City of Charlottesville (1990), as amended ("City Code")¹, and **(ii)** the City's Urban Core Parking Zone², established per City Code §34-971(e)(1). The Building has been designed and partially constructed for use as a hotel, allowed by-right within this zoning district.

On April 23, 2008 the current landowner's predecessor in interest obtained final site plan approval for a hotel development ("2008 Site Plan"), and a certificate of appropriateness for the development depicted therein.³ The 2008 Site Plan and the certificate of appropriateness remain

¹ In the DADC: "No building...shall be...altered...unless and until an application for a certificate of appropriateness is approved [by the City's Board of Architectural Review....]" See §34-275(a).

² In the Urban Core Parking Zone, off-street parking is not required for a Hotel development, see §34-971(e)(1).

³ In 2008, the prior owner of the Building/Site posted bonds for related public improvements, and the City's building code official issued a building permit authorizing construction of the building. Thereafter, the Building was only partially completed and the City's records indicate that the last construction activity that took place on the Site took place in April 2009. No certificate of occupancy has ever been requested or issued for the Building.

valid. City Code § 34-280; Va. Code §15.2-2209.1. For so long as the 2008 Site Plan remains valid, no changes to the city's zoning ordinance approved subsequent to the original date of approval can adversely affect the right of the landowner to complete the approved development, *see* Va. Code § 15.2-2261(C).⁴ Minor modifications to the Building depicted within the 2008 Site Plan will not affect the landowner's rights under Va. Code §15.2-2265(D) to complete the approved development.

Analysis

Approved Building Height—The City's approval of the 2008 Site Plan was a significant "affirmative governmental act," as defined in Va. Code § 15.2-2307. As evidenced by the issuance of a building permit, commencement of construction, completion of certain public improvements, and partial completion of the building depicted within the 2008 Site Plan, the landowner relied on this governmental act and incurred extensive obligations or substantial expenses in pursuit of the specific project depicted within the 2008 Site Plan. The specific project depicted within the 2008 Site Plan is a multi-story building designed for use and occupancy as a hotel, and having a building height of 101 feet, with an extra building story on top ("penthouse") having a separately measured height of up to 16 feet and a gross floor area of up to 4,578 square feet.

The City Attorney's office is of the opinion that the approval of the "penthouse" as an appurtenance was erroneous and contrary to the plain wording of the City's Zoning Ordinance (2008) ("Z.O."). The term "penthouse" is not used within any relevant provision of the Z.O. (The "penthouse" depicted within the 2008 Site Plan is a "story" that is part of the "building", as those terms are defined in Z.O. §34-1200, because the "penthouse" consists of an enclosed area under a roof supported by columns and walls, situated between a floor and a ceiling above it). However, *solely* for the purposes of this determination: this landowner is entitled to complete the specific development depicted within the 2008 Site Plan, i.e., a building constructed to a height of 101 feet (excluding consideration of the 16-foot height of the "penthouse").

Proposed Building Modifications—The proposed Building modifications depicted in the 2016 Height Study will be lawful, and can be approved as a minor modification of the 2008 Site Plan approval, but **only if they satisfy all of the ordinance provisions referenced in (A) through (F) following below:**

(A) Building height, general: excluding the height of the "penthouse", the Building height must not exceed 101 feet, measured from the level of the grade of the building footprint, to the highest point of the Building's non-penthouse roof surface(s), and calculated by measuring separately the average height of each building wall, then averaging them together.⁵ ***Based on the measurements presented within the 2016 Height Study, the building height, as modified, would comply with this height limitation.***

(B) Penthouse height: the uppermost building story (the "penthouse") must be **16 feet or less** in height,⁶ and must have a gross floor area of not more than 4,578 square feet. *(The*

⁴ Subsequent to approval of the 2008 Site Plan, City Council amended the building height and streetwall regulations of the Downtown Corridor district. *See Exhibit X*, attached.

⁵ *See* §34-1200 City Code, definition of "building height".

⁶ The 2016 Building Study identifies the "penthouse" as an "18-foot high appurtenance". The "penthouse" should not be referred to as an appurtenance, and may not exceed 16 feet in height.

“penthouse” shown within the 2016 Height Study has a proposed height of 18 feet, which exceeds the maximum height allowed by the 2008 Site Plan approval).

(C) Penthouse use: at the time of the 2008 Site Plan approval, and at the present time, the area within a building may be occupied by any principal and accessory use(s) permitted by the zoning ordinance. Notwithstanding the floor plan included within the 2008 Site Plan, the floor area inside the penthouse may be occupied by mechanical equipment or by any other lawful accessory or principal use.

(D) Additional stories, Main Street frontage: according to the 2016 Height Study, you propose to add two additional stories fronting on Main Street (the top of such stories being marked as points “D” and “E” on the 2016 Height Study). In order for this space to be allowed, the streetwall regulations in effect at the time of the 2008 Site Plan approval will apply, *see* §34-558(a)(as in effect on 4/23/2008), summarized in Exhibit A, specifically:

- (i). The maximum permitted height of a building’s streetwall shall be four (4) stories (35 feet, max.). Above 4 stories, a minimum 10-foot stepback shall be required along 70% of the streetwall.

The existing black granite façade is approximately 30-feet tall, and approximately 12-feet deep. The 2016 Height Study illustrates a proposed addition to the Building that would sit partially on top of this granite façade. **The proposed addition would need to maintain a stepback of at least 10 feet from the granite façade facing Main Street (i.e., from the vertical plane represented by point (A to B) on the 2016 Height Study).**

- (ii). After six (6) stories there shall be an additional five (5) feet of stepback along at least seventy (70) percent of the length of the streetwall.

I cannot ascertain, from the drawings submitted as the 2016 Height Study, whether this stepback requirement would be satisfied. (The horizontal line running between the points labeled “E” (57.67 feet) on the Main Street elevation appear to represent the top of the 5th story of the Building). **The façade of the proposed additional story, facing Main Street, would need to be stepped back at least 15 feet from the vertical plane represented by point (A to B) on the 2016 Height Study.**

- (iii). After eight (8) stories, there shall be an additional five (5) feet of stepback along at least seventy (70) percent of the length of the streetwall.

The Building as depicted on Sheet A-301 of the 2008 Site Plan (Main Street Elevation) does not appear to provide a stepback after 8 stories; however, according to the scale of the 2008 Site Plan, there is a total stepback of approximately 44 feet between the vertical planes represented by (A to B) and (A to F) on the 2016 Height Study. The Building modifications depicted within the 2016 Height Study would not bring any portion of the Building façade closer to Main Street at or above the level of the 8th story; therefore,

the matters shown within the 2016 Height Study conform with the 2008 Site Plan approval.

- (v). *Second Street Streetwall.* According to Z.O. §34-558(a) the streetwall regulations do not apply to any “*numbered street within this district between Ridge Street and 10th Street, East*”. **The modified Building depicted within the 2016 Height Study is not required to provide any stepbacks along its Second Street facade.**
- (vi). *Water Street Streetwall.* The 2016 Height Study does not depict any portion of the Water Street façade of the Building, as modified, as being situated *closer* to Water Street than the façade approved within the 2008 Site Plan (AA to BB). **Therefore, the proposed modifications comply with the 2008 Site Plan approval.**

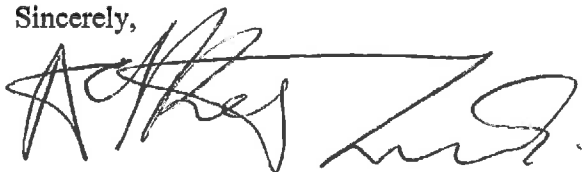
(E) Updated certificate of appropriateness (COA)—to pursue the building modifications depicted within the 2016 Height Study, the landowner must apply for BAR approval of an updated COA. Unless and until BAR approval of an updated COA has been obtained, the landowner may not lawfully construct any additions or alterations to the existing Building.

Minor Site Plan Amendment is required—prior to or in conjunction with an application for an updated COA, the landowner must submit revised Site Plan sheets, modifying the details of the 2008 Site Plan to demonstrate compliance with the requirements referenced in (A) through (E), above.

Applications for an updated COA, and for a minor site plan amendment, must be made by the *landowner*. At the time of those applications, you’ll be requested to provide city staff with documentation of the lawful status of Deerfield Square Associates II, LLC and the member(s)/managing member(s) who have legal authority to transact business on behalf of that entity.

Please let me know if you have any additional questions.

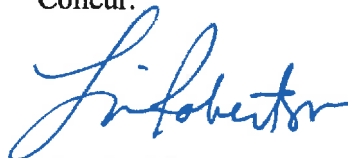
Sincerely,



Alex Ikefuna
Director, Neighborhood Development Services

4/11/17

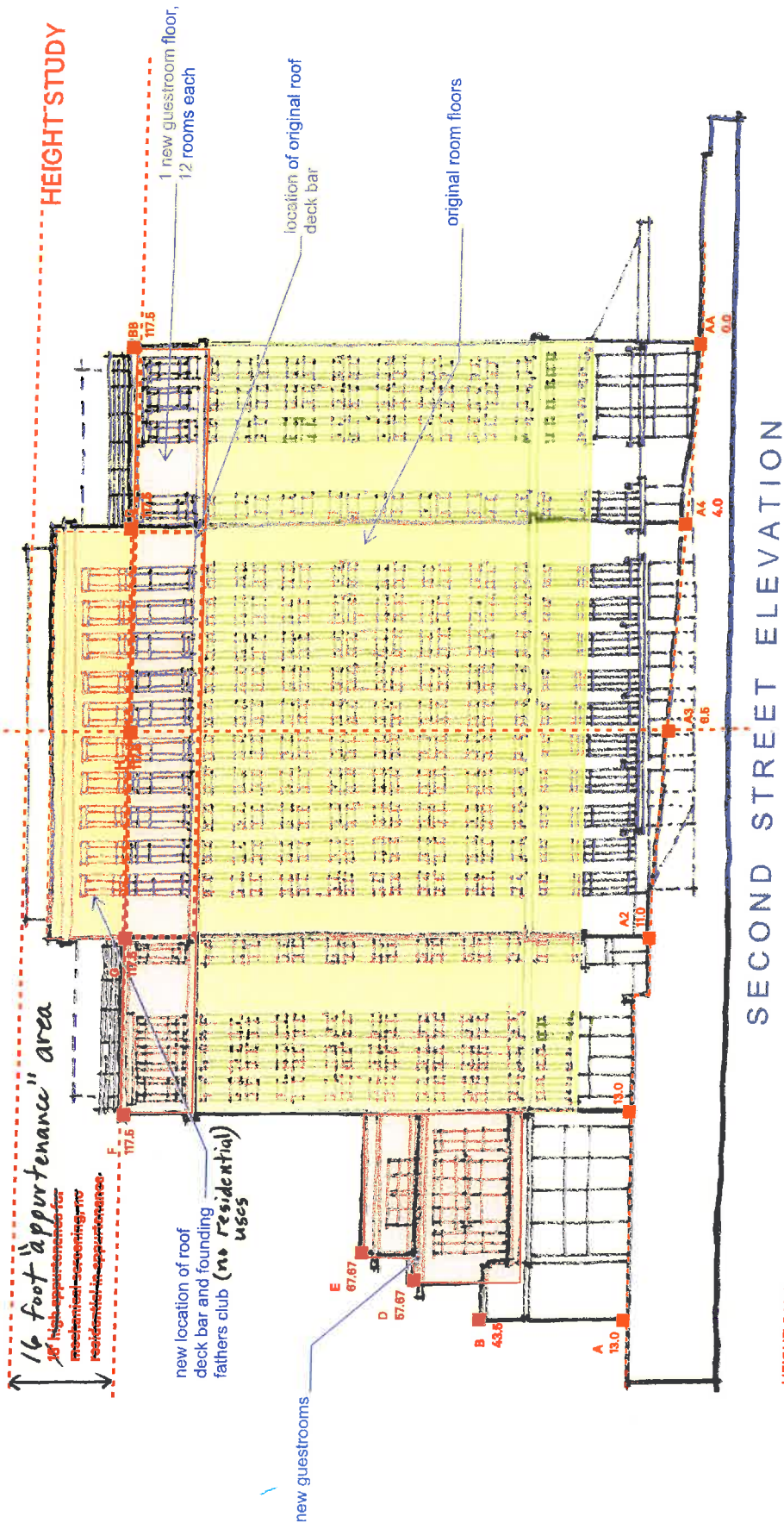
Concur:



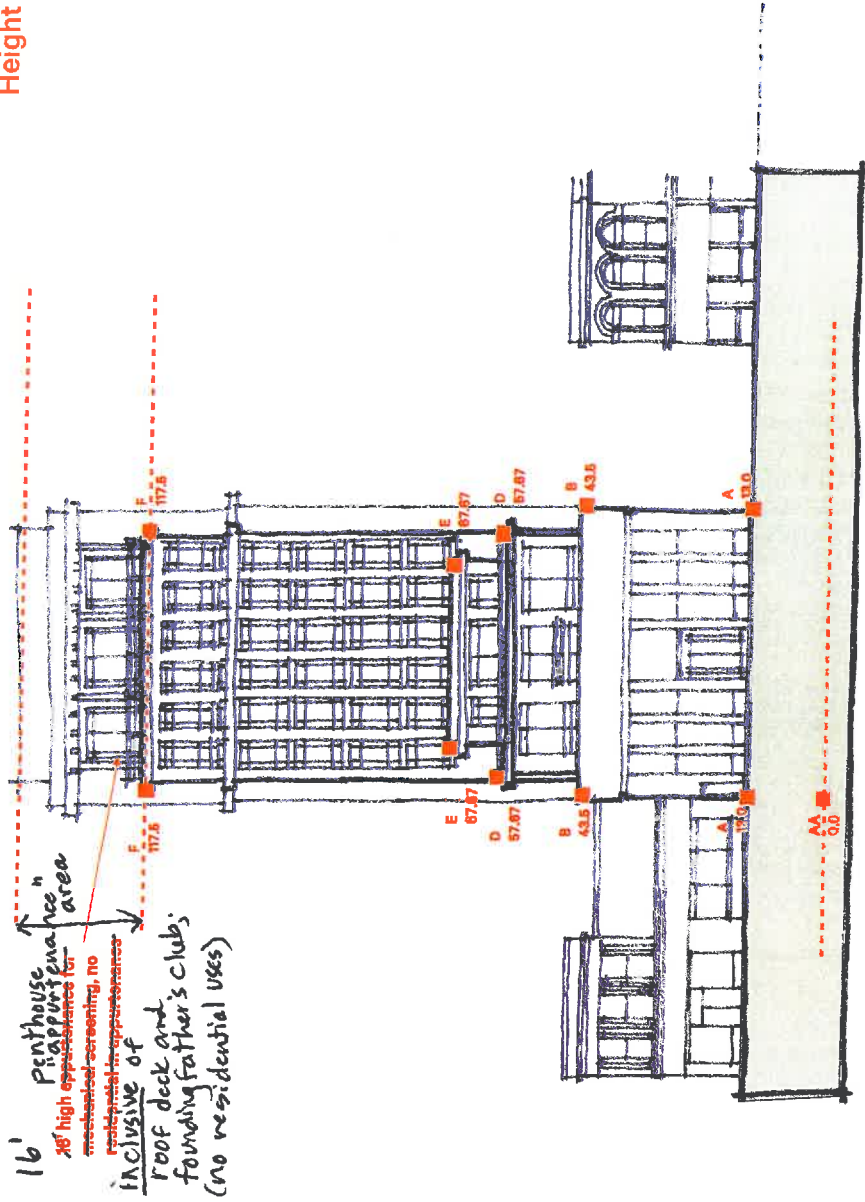
Lisa A. Robertson
Chief Deputy City Attorney

4/11/17

Dewberry Charlottesville
14 October 2016



Height Study



HEIGHT CALCULATION
WATER STREET ELEVATION
SECOND STREET ELEVATION
CVS SIDE (SAME AS SECOND ST.)
MAIN STREET ELEVATION
AVERAGE OF AVERAGES

(AA TO BB) 117.5
(A TO B) 30.5 + (A TO D) 44.67 + (A TO E) 54.67 + (A TO F) 104.5 + (A3 TO H) 111 + (A4 TO G) 113.5 + (AA TO BB) 117.5 = 683.84/6 = 113.97
(A TO B) 30.5 + (A TO D) 44.67 + (A TO E) 54.67 + (A TO F) 104.5 = 234.34/4 = 58.59
(WATER ST) 117.5 + (SECOND ST) 113.97 + (CVS SIDE) 113.97 + (MAIN ST) 58.59 = 404/4 = 101 (HEIGHT CALCULATION)

4-11-2017

4-11-2017

April 2008 Height Regulations (applicable to the development shown within the 2008 Site Plan approval)	Current Height Regulations (as amended through May 19, 2008)
<p>Sec. 34-557. Height regulations. The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):</p> <p>(1) <i>Minimum:</i> Two (2) stories⁷ (2) <i>Maximum:</i> Nine (9) stories⁸, subject to streetwall regulations</p>	<p>Sec. 34-557. Height regulations. The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):</p> <p>(1) <i>Minimum:</i> Forty-five (45) feet (2) <i>Maximum:</i> Seventy (70) feet, subject to streetwall regulations (3) <i>With special use permit:</i> one hundred one (101) feet</p>
<p>Sec. 34-558. Streetwall regulations.⁹ (a) <i>Stepback requirement.</i> The maximum height of the streetwall of any building or structure shall be four (4) stories.¹⁰ After four (4) stories, there shall be a minimum stepback of ten (10) feet along at least seventy (70) percent of the length of the streetwall. After six (6) stories there shall be an additional five (5) feet of stepback along at least seventy (70) percent of the length of the streetwall. After eight (8) stories, there shall be an additional five (5) feet of stepback along at least seventy (70) percent of the length of the streetwall. This requirement shall not apply to any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East.</p>	<p>Sec. 34-558. Streetwall regulations (a) <i>Stepback requirement.</i> The minimum height of the streetwall of any building or structure shall be forth (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. These requirements shall not apply to any buildings or structures on Water Street.</p>

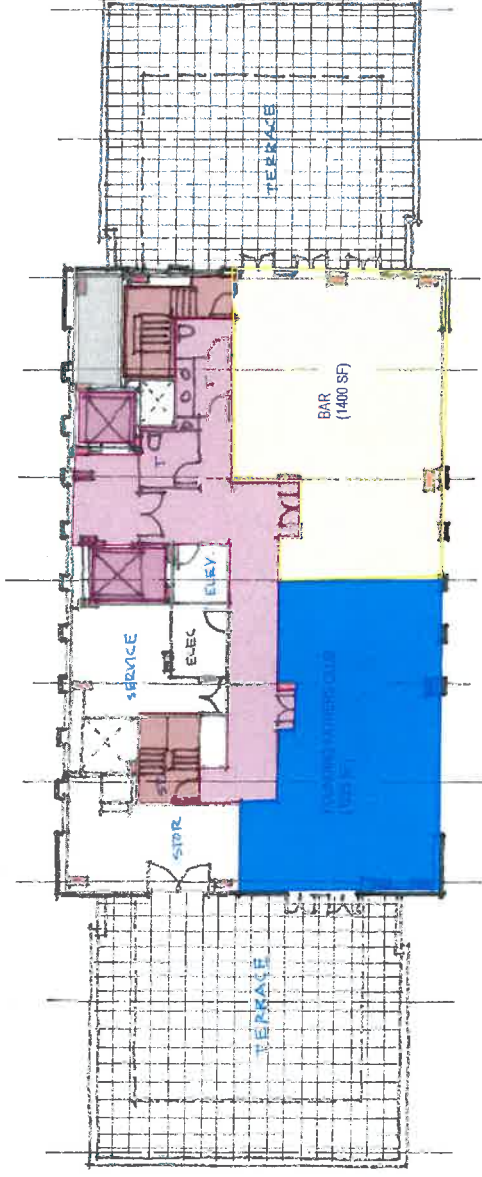
⁷ Not to exceed 35 feet, per City Code §34-1100(b)

⁸ Not to exceed 101 feet, per City Code §34-1100(b)

⁹ The term "*streetwall*" is defined in §34-1200 to mean "the façade of a building fronting along a street."

¹⁰ Not to exceed 50 feet, per City Code §34-1100(b)

Dewberry Charlottesville
30 June 2016



Floor Eleven
bar and terrace



Floor Ten
(new guest room floor)

Guest Room Matrix	OLD	NEW
Ground Floor	NONE	NONE
Level One	5	NONE
Level Two	11	11
Level Three	10	14
Level Four	12	14
Level Five	12	13
Level Six	12	12
Level Seven	12	12
Level Eight	12	12
Level Nine	12	12
Level Ten	12	12
Level Eleven	NONE	NONE
TOTAL	98 keys	112 keys

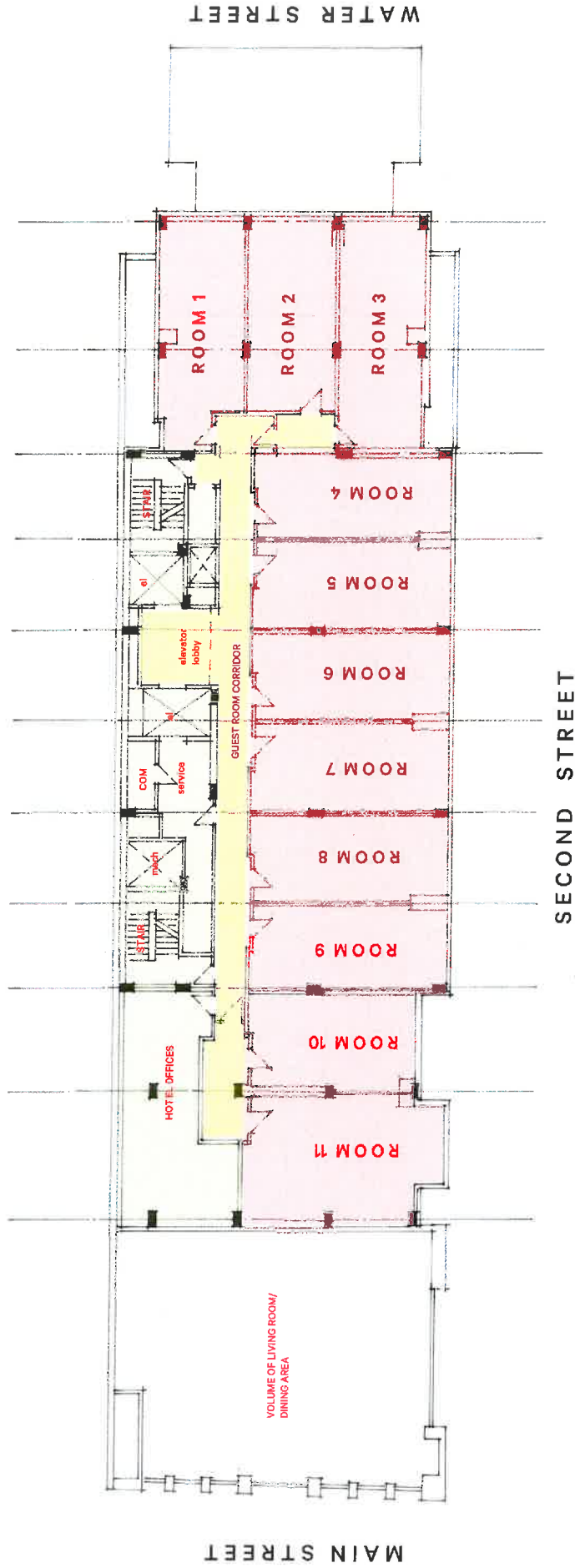
12 Guestrooms/ per floor

4-11-2017



LEVEL ONE
04.28.2017

H-11-2017



4-11-2017



CHARLOTTEVILLE BOUTIQUE HOTEL

02.17.04
SCHEMATIC DESIGN

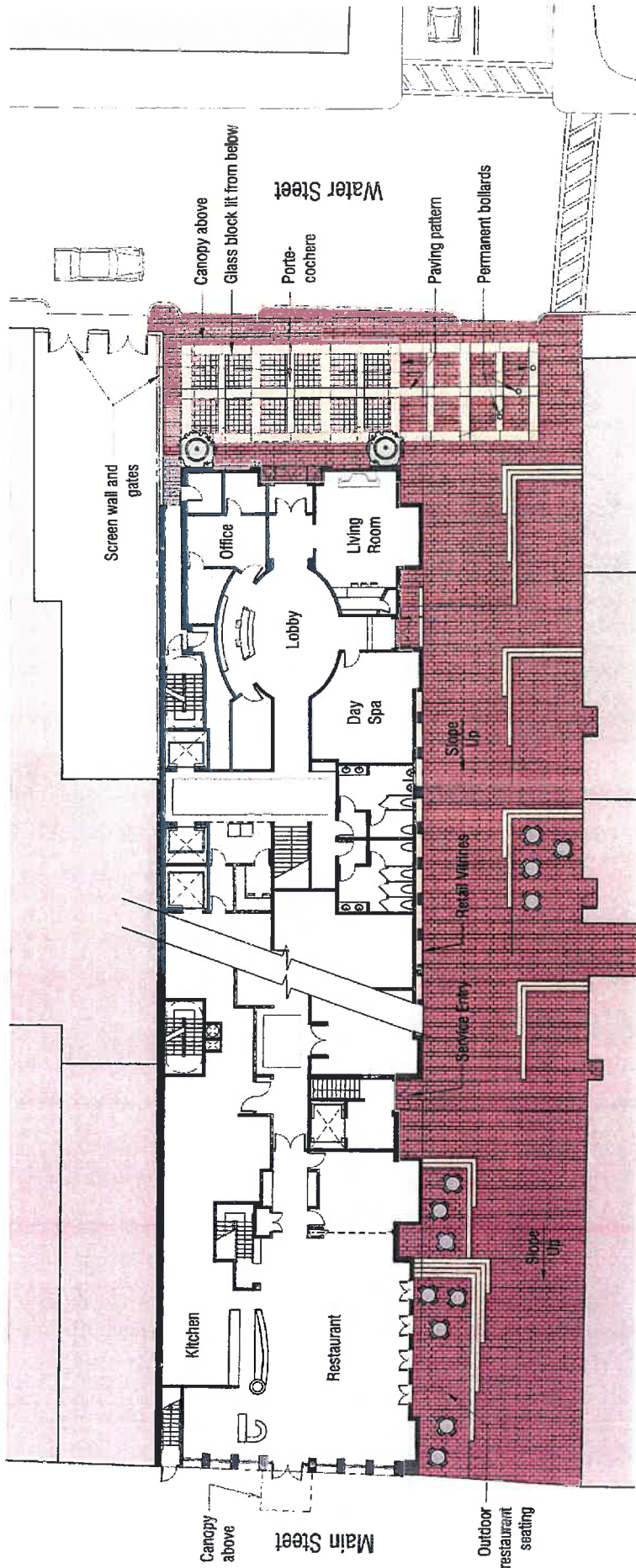


3D RENDERINGS -C-

Hornberger
Worstell
Architect and Planner
170 Maiden Lane
San Francisco, California 94106
(415) 391-1080 www.hornbergerworstell.com

SCHEME D1

02/2004 Approval



Site Plan

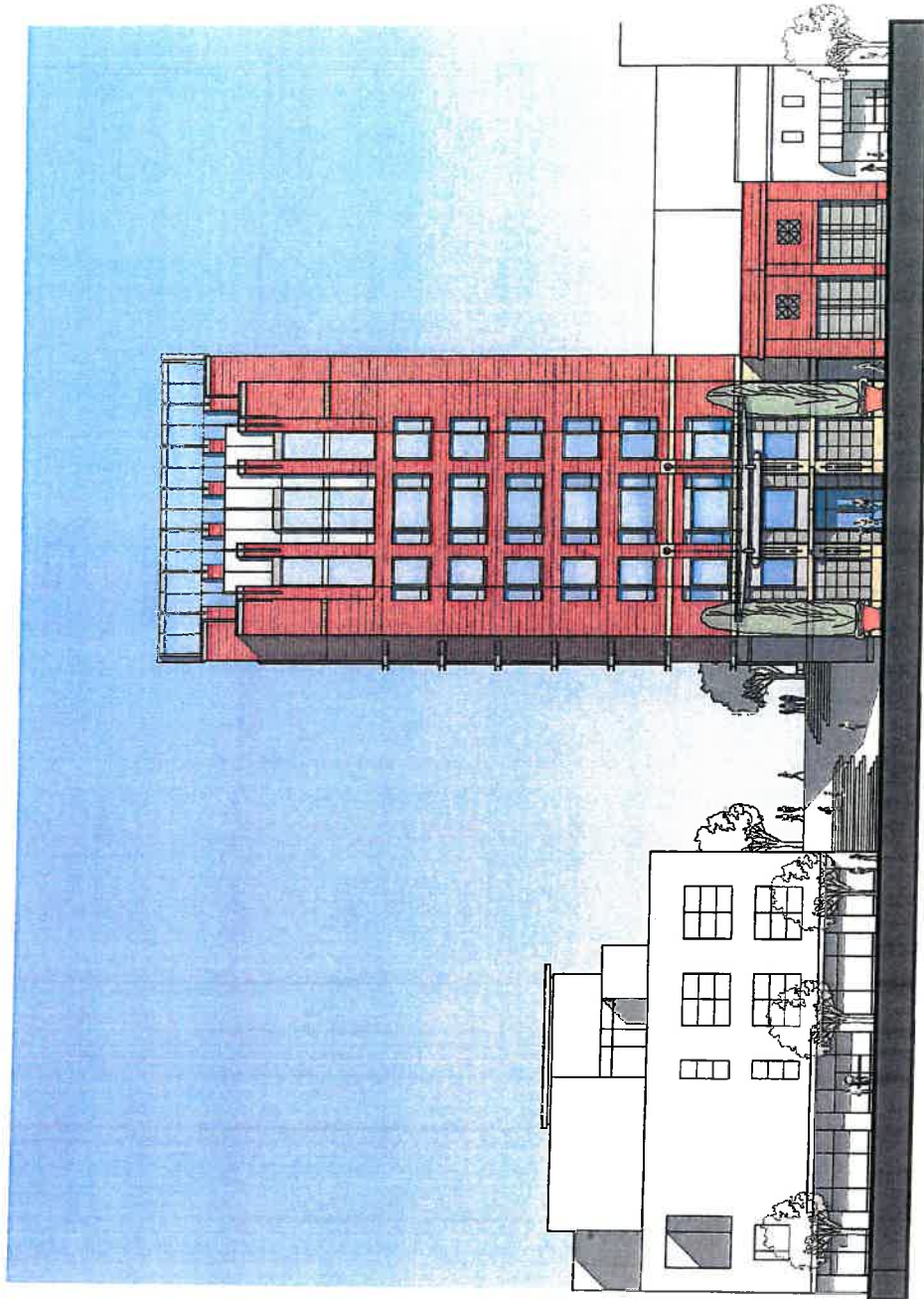
CHARLOTTESVILLE BOUTIQUE HOTEL

02.17.04
SCHEMATIC DESIGN

Hornberger
+
Worstell
Architects and Planners
1000 Market Street, Suite 100
San Francisco, California 94108
(415) 391-1000 www.hornbergerworstell.com

-1-

SCHEME D1
02/2004 Approval



CHARLOTTEVILLE BOUTIQUE HOTEL

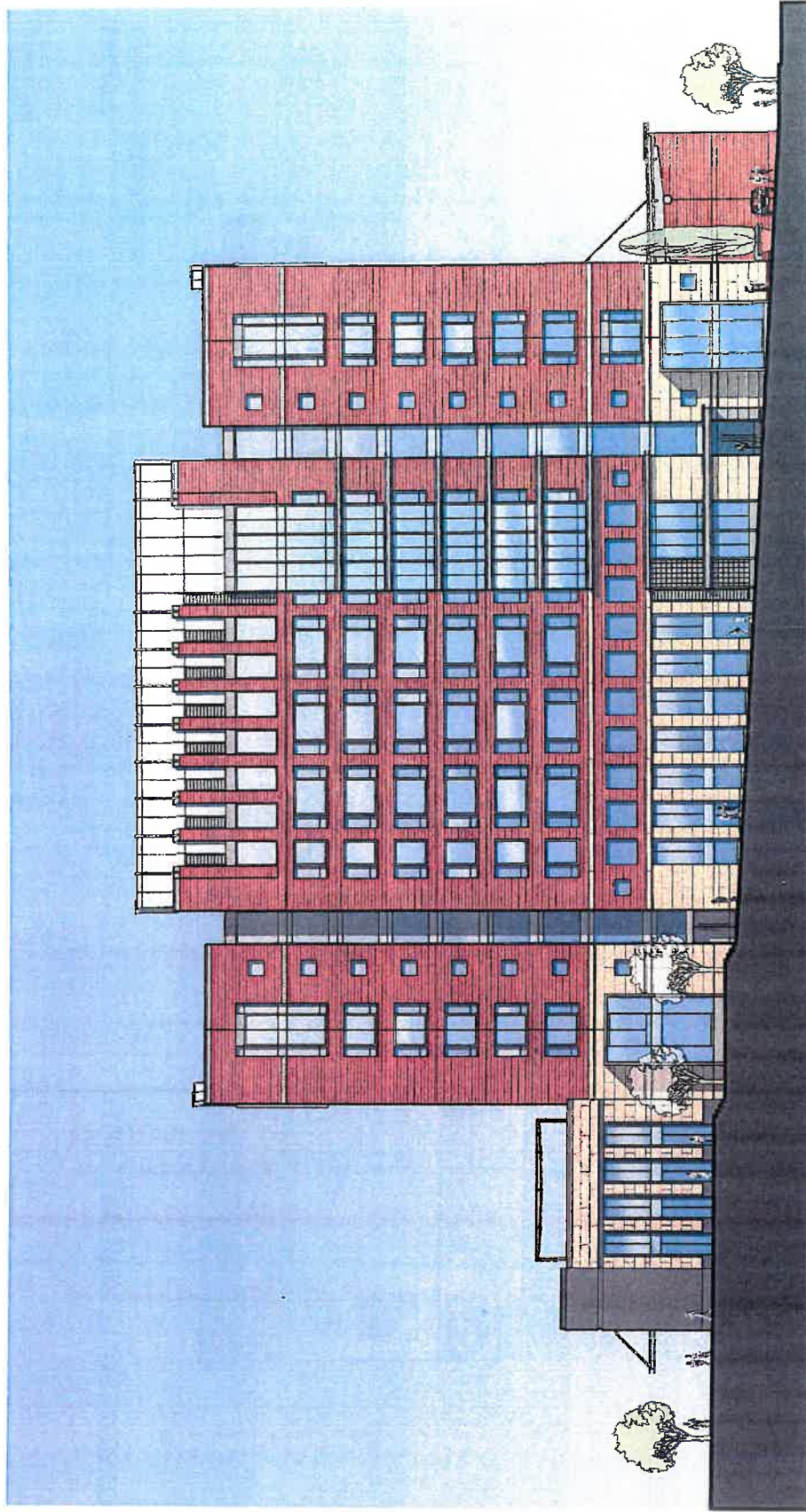
WATER STREET ELEVATION -8-


 Architects and Planners
 170 Maiden Lane
 San Francisco, California 94108
 (415) 391-1080 www.hornbergerworstell.com

02.17.04
 SCHEMATIC DESIGN

SCHEME **D1**

02/2004 Approval



CHARLOTTEVILLE BOUTIQUE HOTEL

02.17.04
SCHEMATIC DESIGN

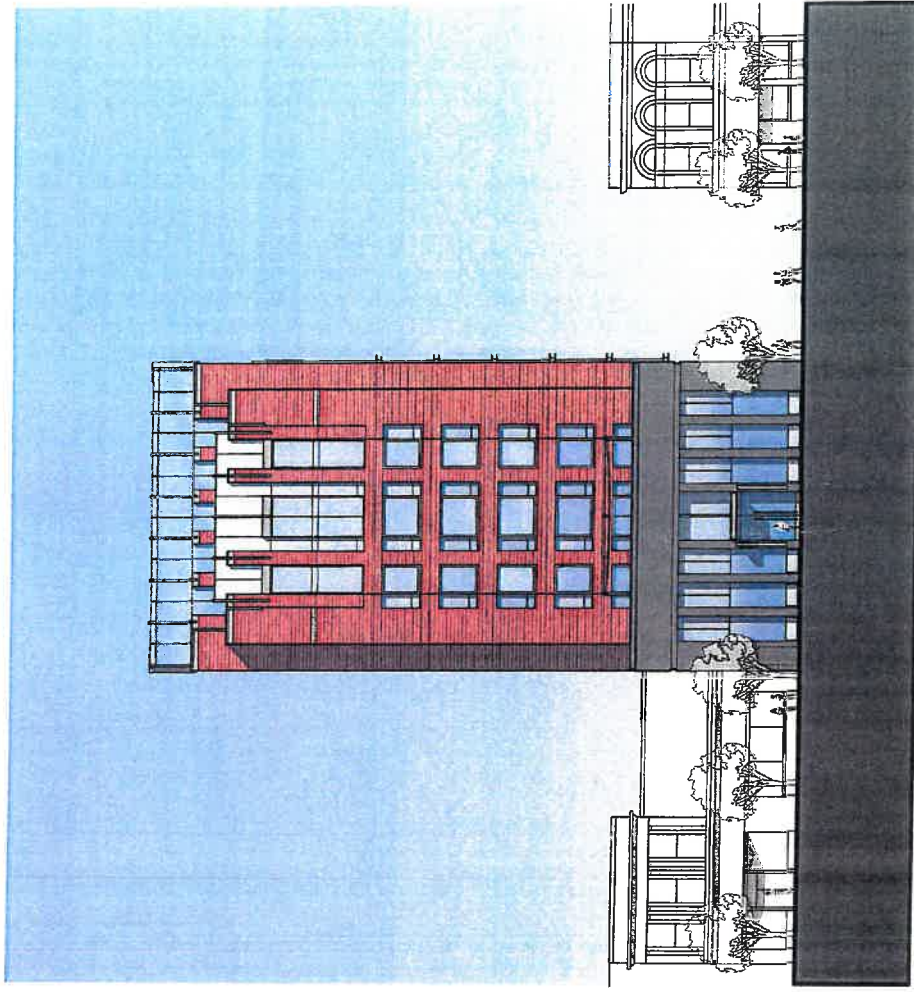
Hornberger
Worstell
Architects and Planners
175 Market Lane
San Francisco, California 94108
(415) 391-1000 www.hornbergerworstell.com

SECOND STREET ELEVATION -9-



SCHEME D1

02/2004 Approval



CHARLOTTESVILLE BOUTIQUE HOTEL

02.17.04
SCHEMATIC DESIGN

Hornberger

Worstell

Architects and Planners
1770 Market Street
San Francisco, California 94108
(415) 391-1000 www.hornbergerworstell.com

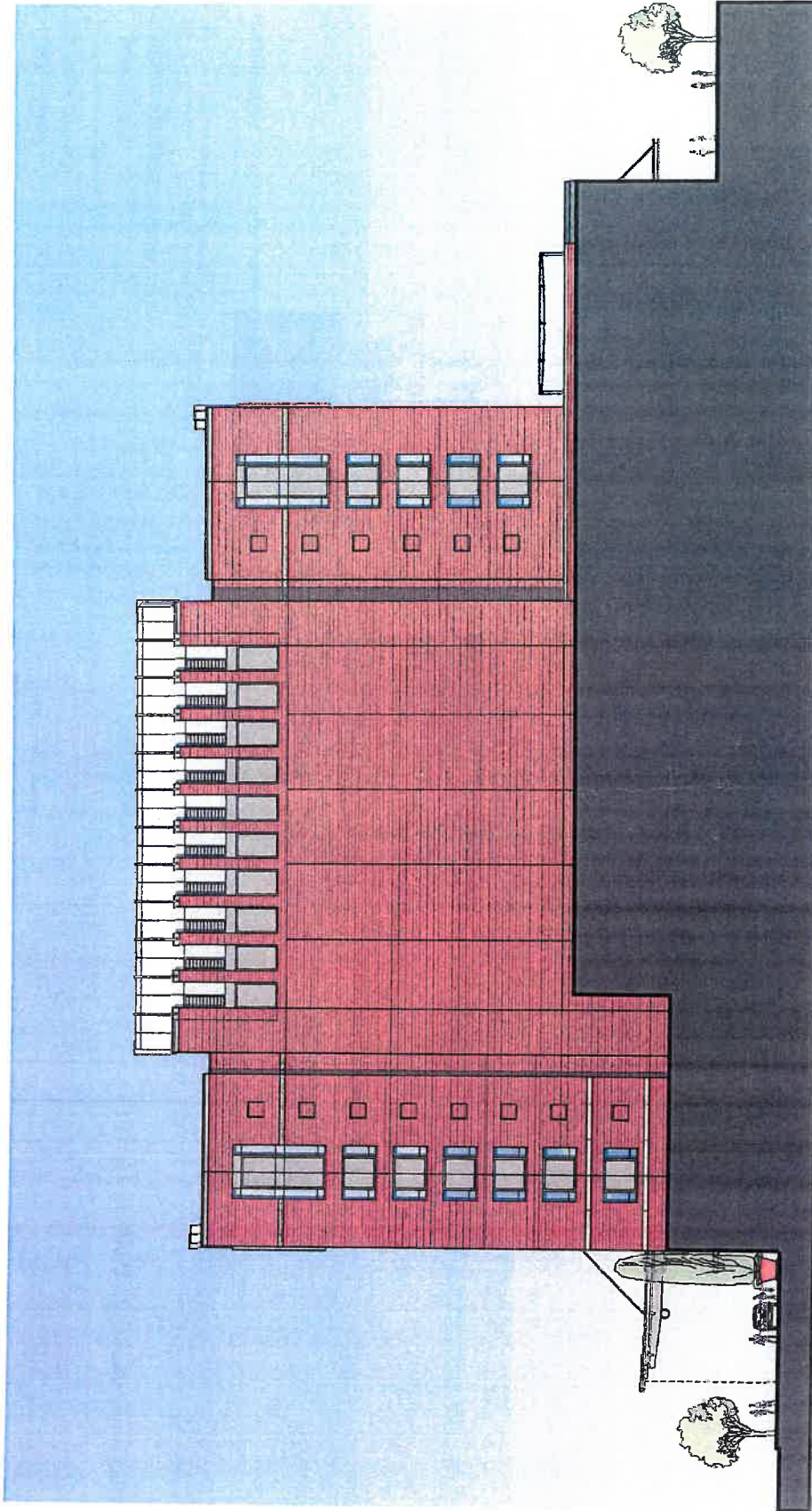
MAIN STREET ELEVATION



-10-

SCHEME D1

02/2004 Approval



CHARLOTTEVILLE BOUTIQUE HOTEL

02.17.04
SCHEMATIC DESIGN

Hornberger

W O R K S T E R I I I

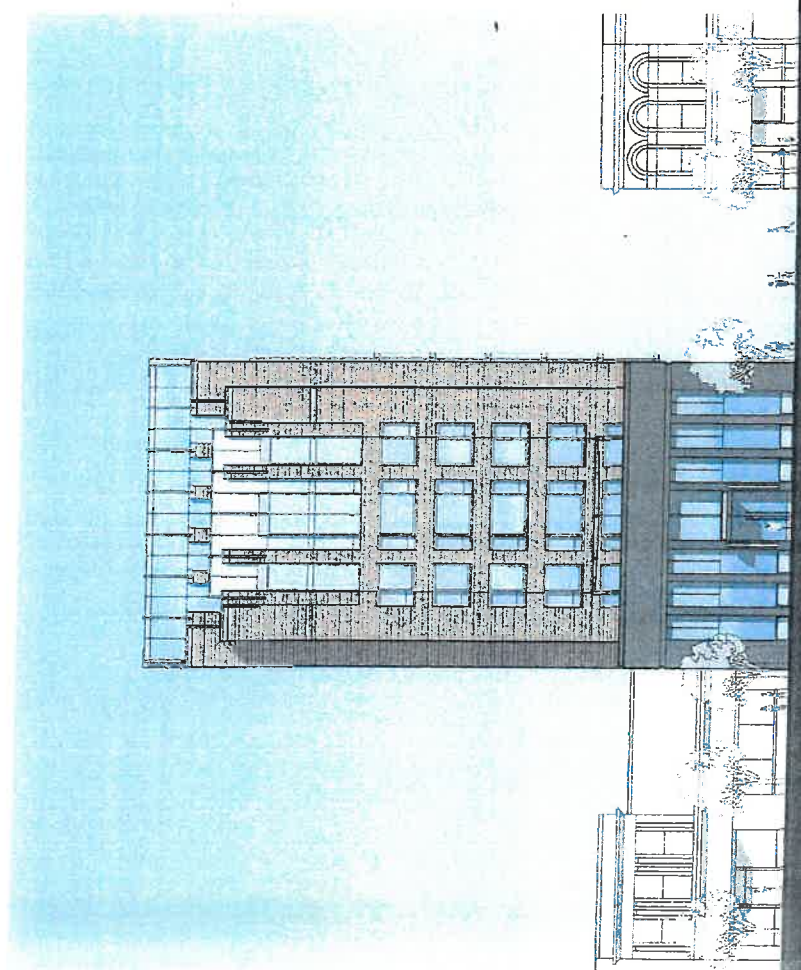
Architects and Planners
1400 Broadway
San Francisco, California 94108
(415) 381-1080 www.hornbergerwerstel.com

EAST ELEVATION -11-

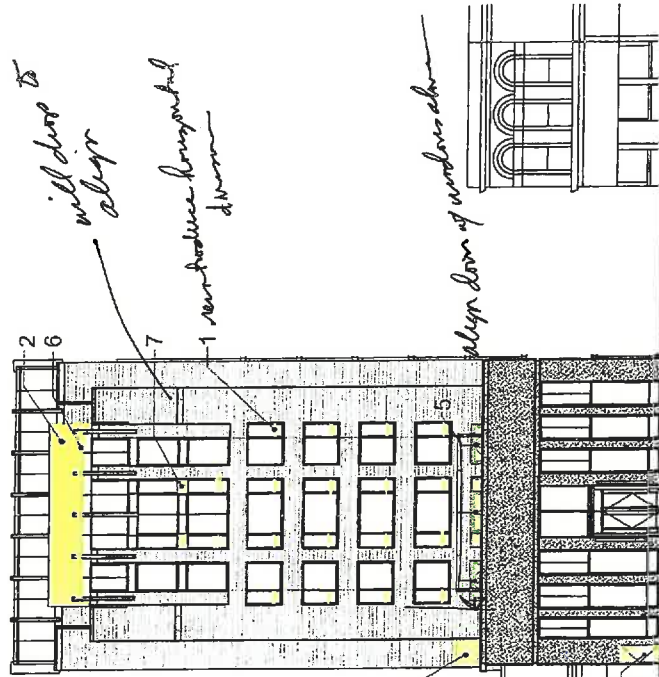


SCHEME D1

02/2004 Approval



ORIGINAL BAR BROCHURE SUBMISSION



PROPOSED ELEVATION DESIGN

will have to align
align down of window above
1 introduce horizontal
2
3
4
5
6
7

MINOR FAMILY HOTELS
THE LANDMARK HOTEL
OCTOBER 2008

RECEIVED

OCT 11 2008

MAIN STREET ELEVATION COMPARISON



nbij ARCHITECTURE
1100 S. MAIN STREET
SUITE 100
DENVER, CO 80202
TEL: (303) 733-8811 FAX: (303) 733-8813

11/2008 Approval

THE LANDMARK HOTEL
CHARLOTTESVILLE, VIRGINIA

Main Street Elevation:

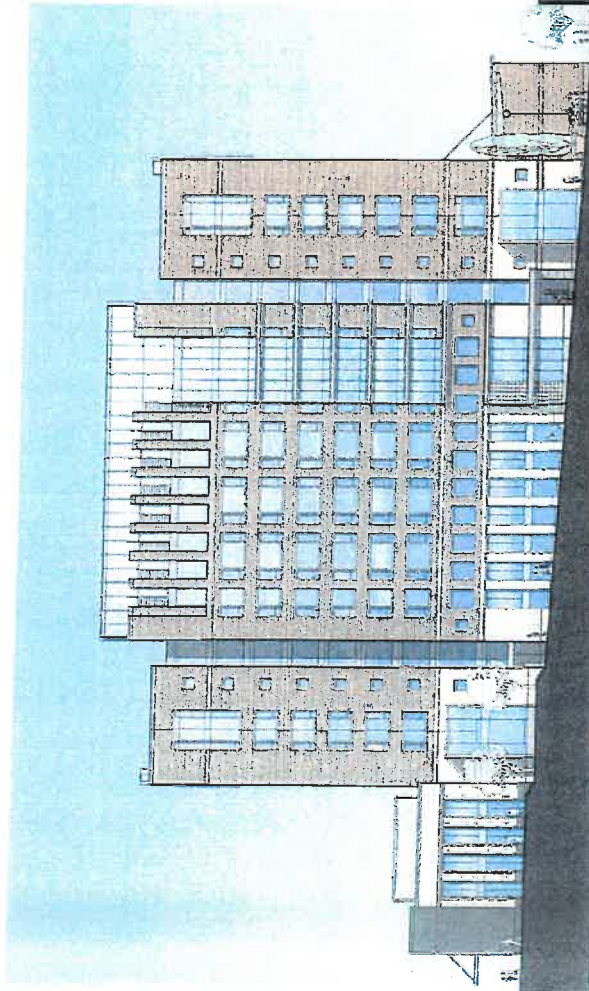
1. Butt glazed joint modification- *OK*
The guestroom windows previously had butt glazed joints shown. The joints were removed to avoid unsightly silicone sealant joints with clear glass.
2. Screen Wall- A mechanical screen wall was added through BAR approval to mask the mechanical units that service this building. *OK*
The screen wall height is adjusted to accommodate the actual mechanical units to be used.
3. Stair Egress- *OK*
A door was relocated to show as in plans.
4. Addition of pantry room bump out- *OK*
A bump out was added to accommodate the necessity for a pantry and storage for servicing the terrace.
5. Terrace Access - Doors now replace windows and a recessed portion is introduced. *align w/ window above*
Access in and out of the terrace for guests was added in a fashion to replicate the look of above the guestroom windows above. The recess is a function for the service of the guests.
6. Addition of coping- *OK as planned*
The original design did not take into consideration constructability and this lower "light box" needs a coping to match the roof coping.
7. Metal panel added - *Spandrel glass*
The metal panel continues across this window system for constructability purposes.

RECEIVED

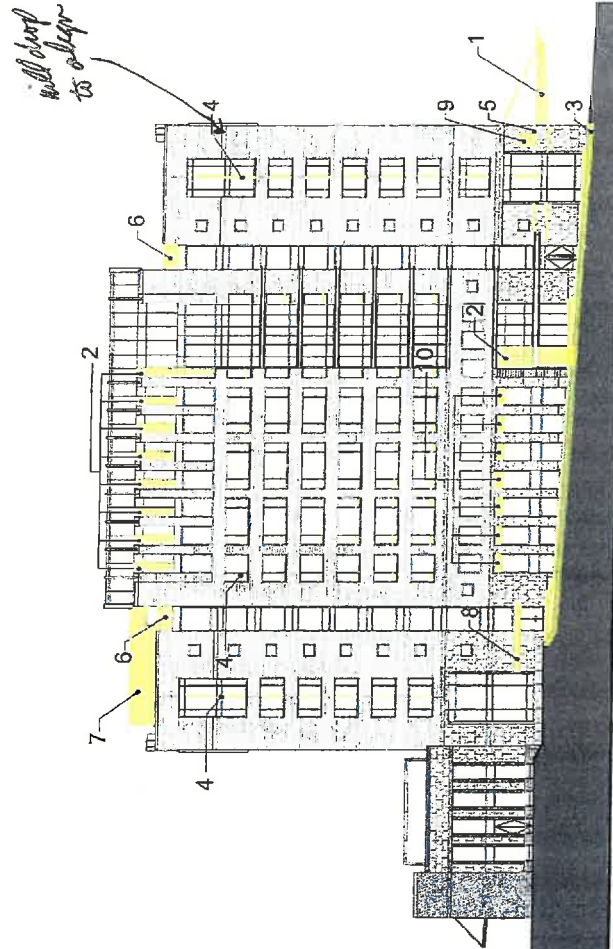
OCT 28 2008

VEG-807-003 DEVELOPMENT SERVICES

11/2008 Approvals



ORIGINAL BAR BROCHURE SUBMISSION



PROPOSED ELEVATION DESIGN

MINOR FAMILY HOTELS
THE LANDMARK HOTEL
OCTOBER 2008

SECOND STREET ELEVATION COMPARISON



nbi ARCHITECTURE
1101 N. MADISON A. ROAD
CHICAGO PARK, ILL. 60016
TEL: (847) 773-8000

11/2008 Approval

THE LANDMARK HOTEL
CHARLOTTESVILLE, VIRGINIA

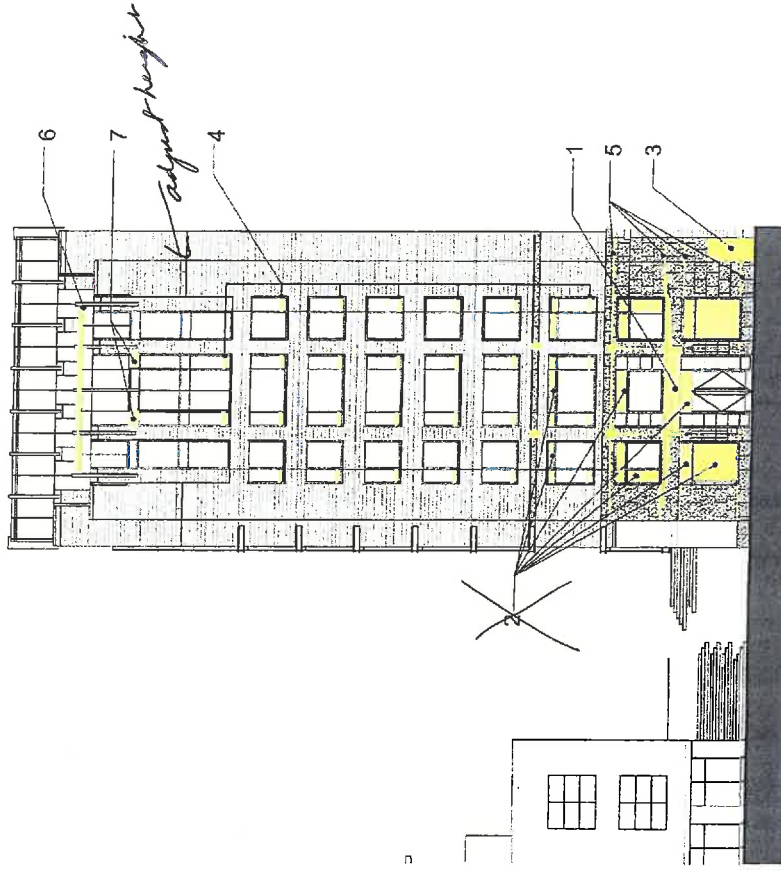
Second Street Elevation:

1. Canopy redesigned-
The canopy was changed and lowered through BAR approval.
2. Reduction of metal louvers- The louvers now show as glazing.
The louvers did not serve a function and it was replaced with glazing.
3. Grade change-
The grade was incorrectly shown previously and now reflects the city appointed engineer's grading levels.
4. Butt glazed joint modification-
The guestroom windows previously had butt glazed joints shown. The joints were removed to avoid unsightly silicone sealant joints with clear glass.
5. Brick Insert banding- Row directly above canopy raised to accommodate the relationship between the canopy and the façade. Bands changed from red brick to precast inserts to match adjacent precast.
Differences in materials working against each other in expansion/contraction will ultimately cause problems with cracking.
6. Addition of parapet-
Original design did not take into consideration that people would be walking on the terrace and would need a barrier for safety. Change to open metal railing
7. Screen Wall- A mechanical screen wall was added through BAR approval to mask the mechanical units that service this building.
The screen wall height is adjusted to accommodate the actual mechanical units to be used.
8. Addition of pantry room bump out-
A bump out was added to accommodate the necessity for a pantry and storage for servicing the terrace.
9. Addition of Spandrel Panel- Banquet windows with added panel above.
The spandrel panel separation will hide the floor slab and ceiling that would otherwise be visible from outside if left as originally shown.

11/2008 Approvals



ORIGINAL BAR BROCHURE SUBMISSION



PROPOSED ELEVATION DESIGN

MINOR FAMILY HOTELS
THE LANDMARK HOTEL
OCTOBER 2008



nbj ARCHITECTURE
1037 B MADISON ROAD
GRAND RAPIDS, MI 49503
PH (616) 273-8111 FAX (616) 273-0943

WATER STREET ELEVATION COMPARISON

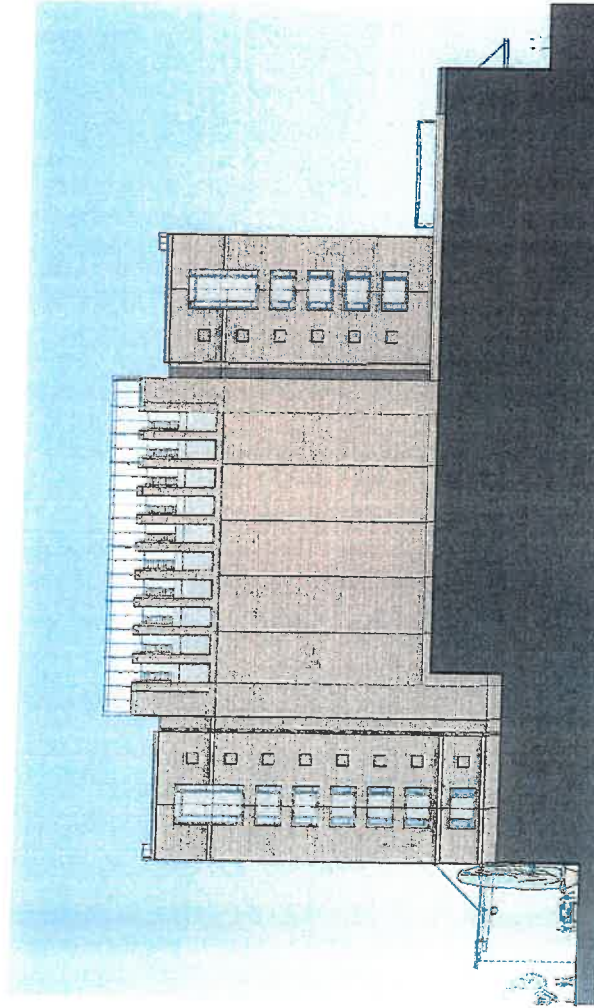
11/2008 Approvals

THE LANDMARK HOTEL
CHARLOTTESVILLE, VIRGINIA

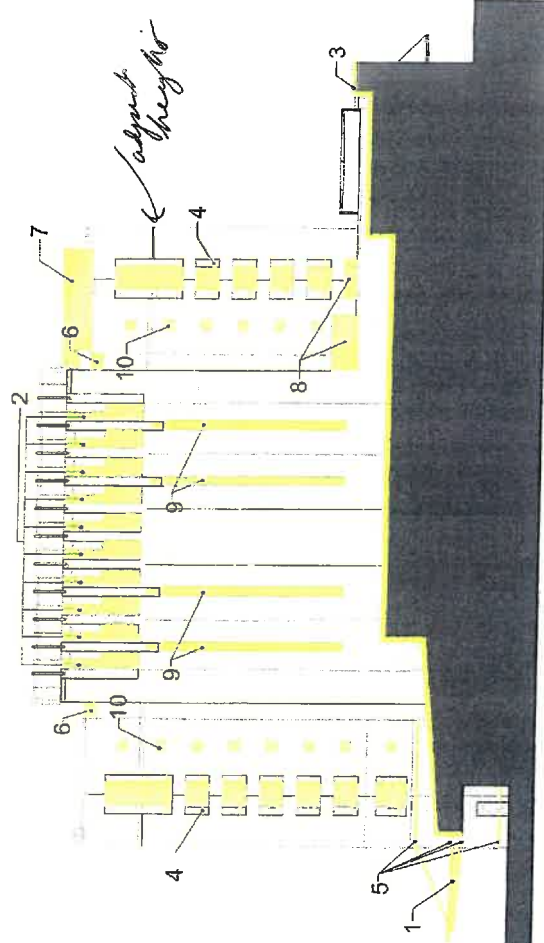
Water Street Elevation:

1. Canopy redesigned-
The canopy was changed and lowered through BAR approval.
2. Window modification- The window systems above and below new canopy now show some portions as glazing in head of metal panel and vice-versa.
This allows more natural light into public space and guestrooms. The windows heights were adjusted to actual structural elements. *not approved*
3. Stair Egress Door adjusted- *OK*
A door was relocated as per the plans.
4. Butt glazed joint modification- *OK*
The guestroom windows previously had butt glazed joints shown. The joints were removed to avoid unsightly silicone sealant joints with clear glass.
5. Brick Insert banding- Row directly above canopy raised to accommodate the relationship between the canopy and the facade. Bands changed from red brick to precast inserts to match adjacent precast.
Differences in materials working against each other in expansion/contraction will ultimately cause problems with cracking. *OK*
6. Addition of coping-
Original design did not take into consideration constructability and this lower "light box" that needs a coping to match the roof coping. *OK*
7. Metal panel added -
The metal panel continues across this window system for constructability purposes. *Spurred from*

11/2008 Approval



ORIGINAL BAR BROCHURE SUBMISSION



PROPOSED ELEVATION DESIGN

MINOR FAMILY HOTELS
THE LANDMARK HOTEL
OCTOBER 2008

EAST ELEVATION COMPARISON



nbj ARCHITECTURE
11507 8th Avenue S.W.
Burien, WA 98148
Phone: (206) 273-8611 Fax: (206) 273-8613

11/2008 Approval

THE LANDMARK HOTEL
CHARLOTTESVILLE, VIRGINIA

East Elevation:

1. Canopy redesigned-
The canopy was changed and lowered through BAR approval.
2. Reduction of metal louvers- The louvers now show as glazing. *OK*
The louvers did not serve a function and it was replaced with glazing.
3. CVS party wall change-
The re-evaluation of the existing CVS party wall has been revised to show actual conditions. Since it was inaccurate in the original submission, the correct slope now shown will have modified some of the materials inaccurately shown near the Water street portion of this elevation. *OK*
4. Window/Butt glazed joint modification- *OK*
The guestroom windows previously had butt glazed joints shown. The joints were removed to avoid unsightly silicone sealant joints with clear glass. The windows were previously shown as metal panel and now are shown as glazing.
5. Brick Insert Banding- Row directly above canopy raised to accommodate the relationship between the canopy and the façade. Bands changed from red brick to precast inserts to match adjacent precast.
Differences in materials working against each other in expansion/contraction will ultimately cause problems with cracking.
adjusted height
6. Addition of parapet- *condition to make it open - glass or metal panel*
Original design did not take into consideration that people would be walking on the terrace and would need a barrier for safety.
7. Screen Wall- A mechanical screen wall was added through BAR approval to mask the mechanical units that service this building. *OK*
The screen wall height is adjusted to accommodate the actual mechanical units to be used.
8. Addition of pantry room bump out- *OK*
A bump out was added to accommodate the necessity for a pantry and storage for servicing the terrace.

1/2" reveal

9. Brick detail addition- The brick "columns" from the light box were adjusted to stretch further down this elevation.
The unadorned blank brick wall needed detail to break of the monotony of the blank wall.
10. Brick Recess to Small Windows- The brick recesses adjacent to guestroom windows are now replaced by windows.
The small windows now serve the guestrooms to allow natural light in as well as match the Second Street elevation in look and function.

11/2008 Approvals

Kynar Finished Aluminum
Window Mullions

Honed Black
Granite Accents

Coated Grey Aluminum
Flashing & Shutters @
Entry

Precast Units @
Building Base

Clear Low E
Insulated Glass

Etched Translucent Glass
at Penthouse and
Spandrels

~~Cunningham Brick
Red Veneer~~
Old Virginia

MINOR FAMILY HOTELS
THE LANDMARK HOTEL
OCTOBER 2008

PROPOSED MATERIALS



nbj ARCHITECTURE
1100 E. HUGHES ROAD
DURHAM, NC 27604
TEL: (919) 273-8811 FAX: (919) 273-8813

11/2008 *Approvals*

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



June 6, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Preliminary Discussion

BAR 17-06-11

200 East Main Street/201 East Water Street

Tax Parcel 280031000

Deerfield Square Associates II, LLC, Owner/Lockie Brown, Dewberry Capital, Applicant
Landmark Hotel

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 20, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner



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

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 Deerfield Square Associates II, LLC Applicant Name Lockie Brown / Dewberry Capital
Project Name/Description The Landmark Hotel Parcel Number Tax Map: 280031000 & 280032000
Project Property Address 200 East Main Street, Charlottesville, Virginia, 22902

Applicant Information

Address: 1545 Peachtree Street, N.E., Suite 250
Atlanta, GA 30309
Email: lbrown@dewberrycapital.com
Phone: (W) (404) 888-7971 (C) (770) 778-3830

Property Owner Information (if not applicant)

Address: 1545 Peachtree Street, N.E., Suite 250
Atlanta, GA 30309
Email: jdewberry@dewberrycapital.com
Phone: (W) (404) 888-7990 (C) (404) 888-7979

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

Signature of Applicant

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

[Signature] 5/31/17
Signature Date

Lockie Brown 5/31/17
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 5/31/17
Signature Date
John Dewberry 5/31/17
Print Name Date

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

List All Attachments (see reverse side for submittal requirements):
BAR Submittal Package - 05302017

For Office Use Only

Received by: D. Eubank
Fee paid: 375.00 Cash/Ck. # 621
Date Received: 6/2/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

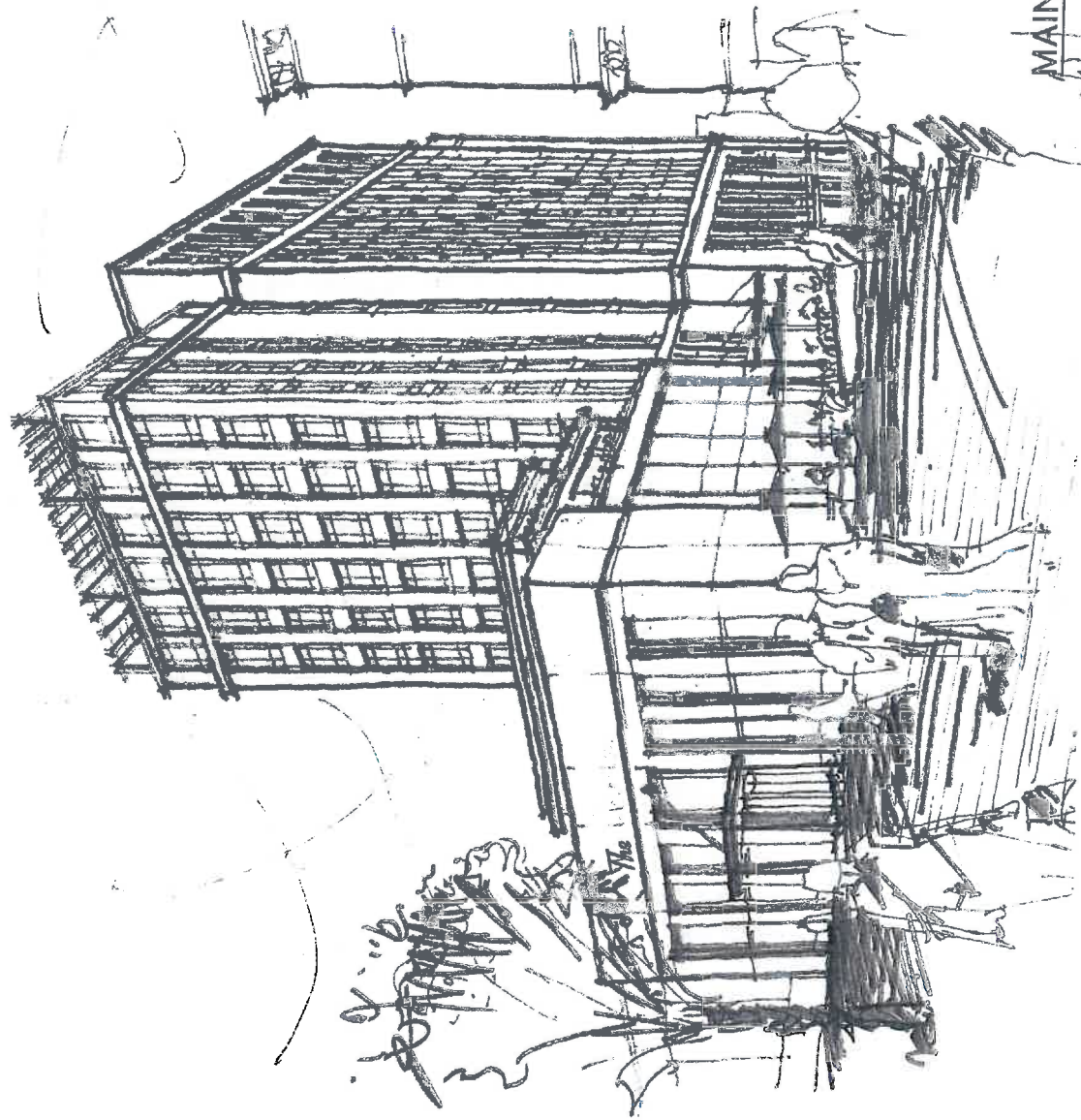
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

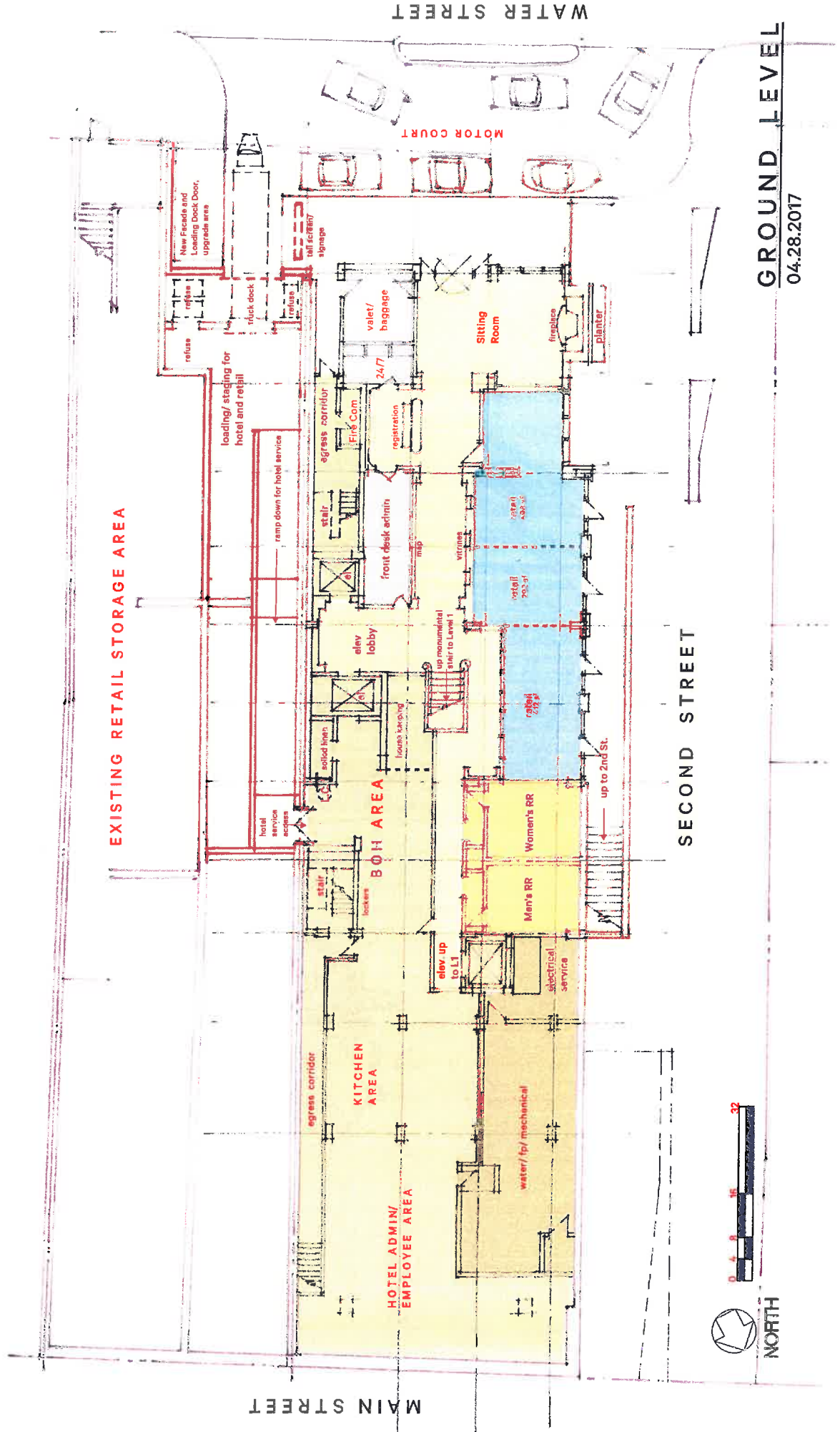
DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

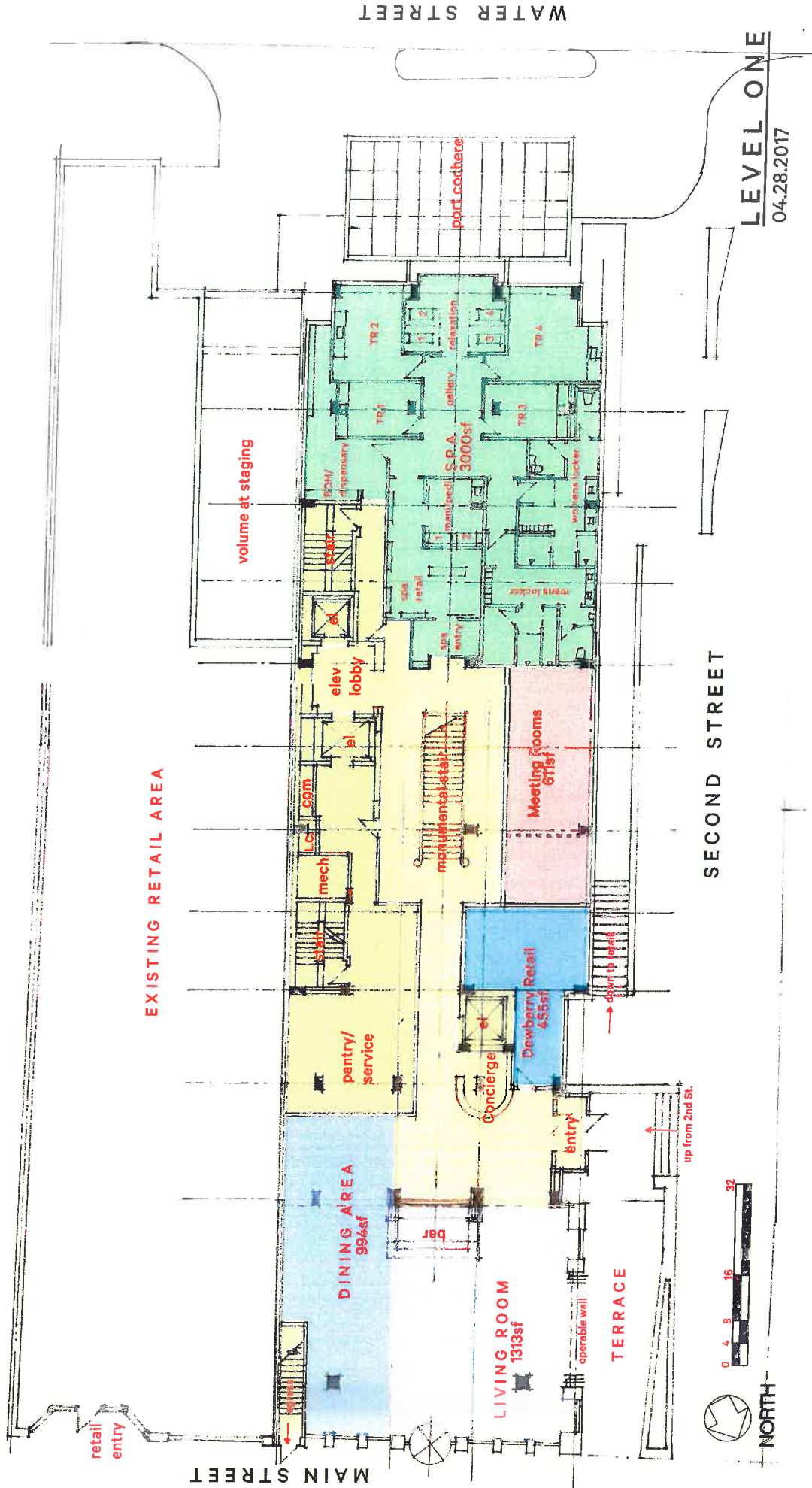
SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

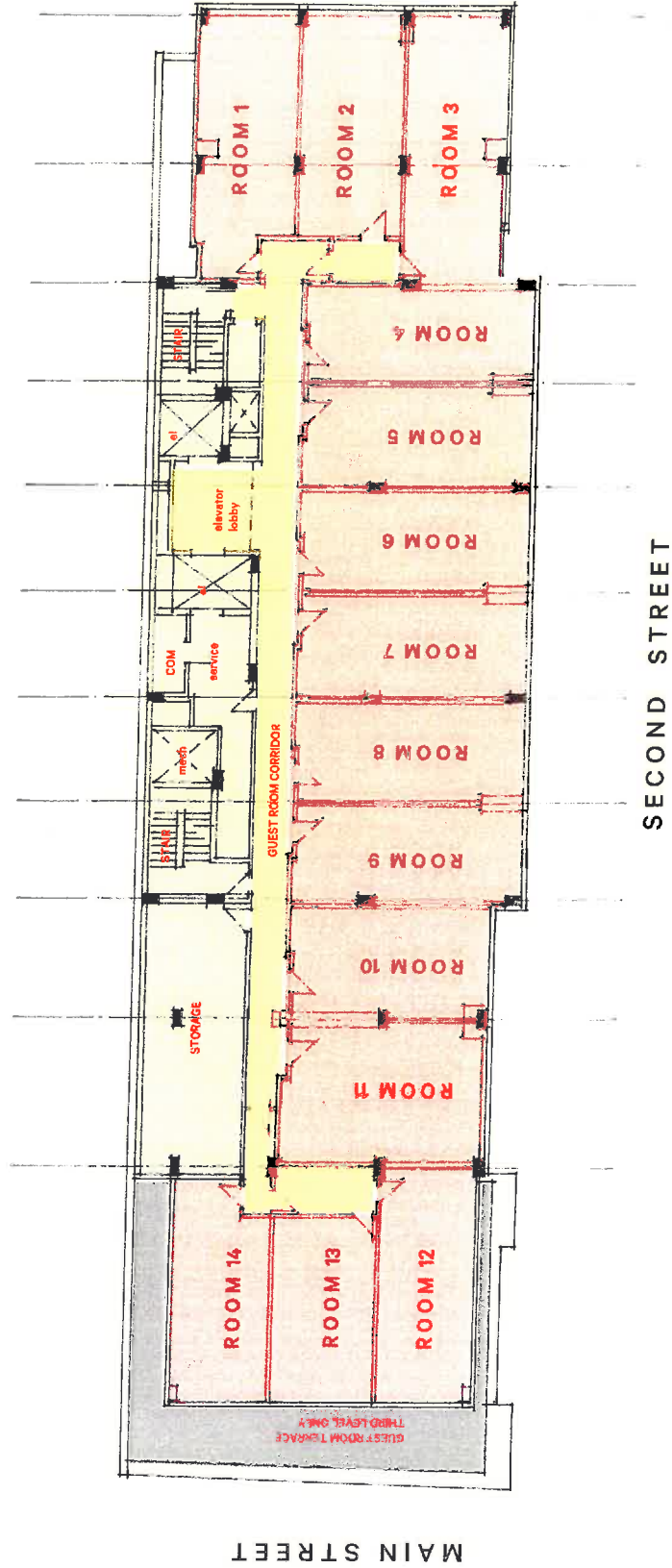
APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.









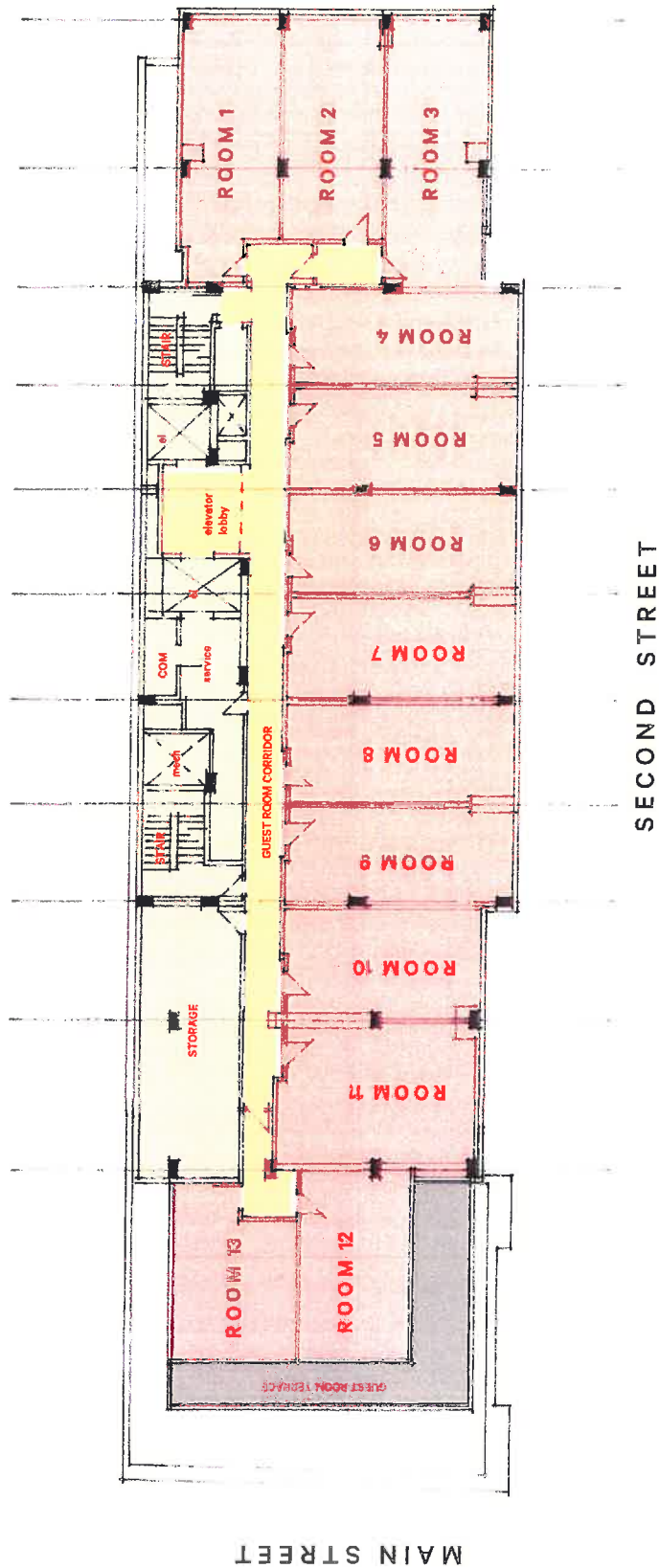


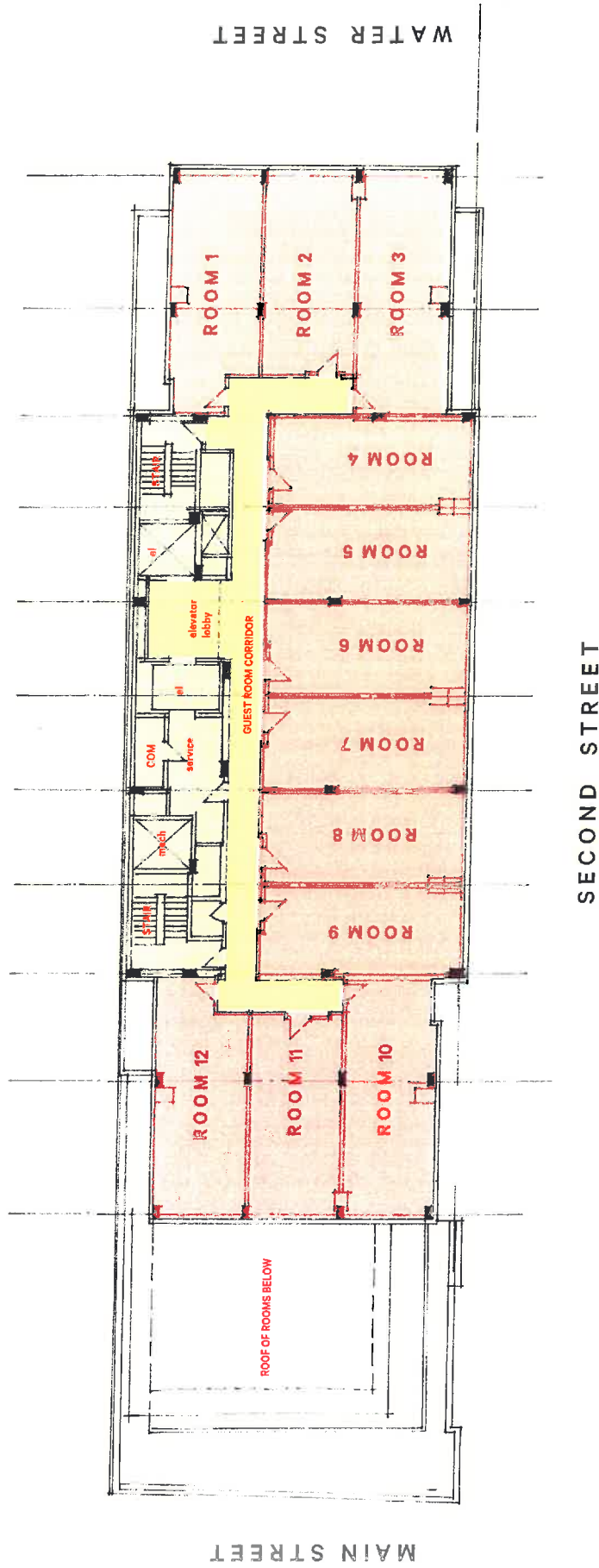
MAIN STREET

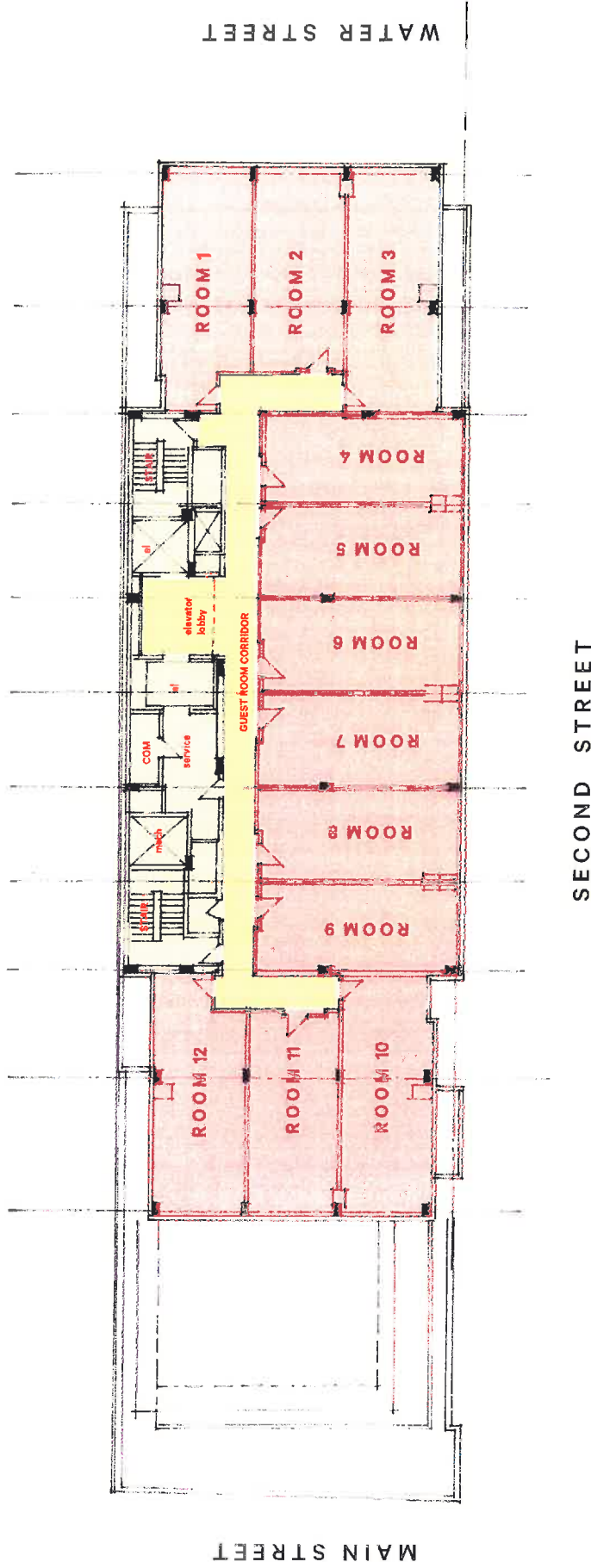
SECOND STREET

3RD & 4TH LEVEL
04.28.2017



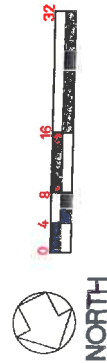
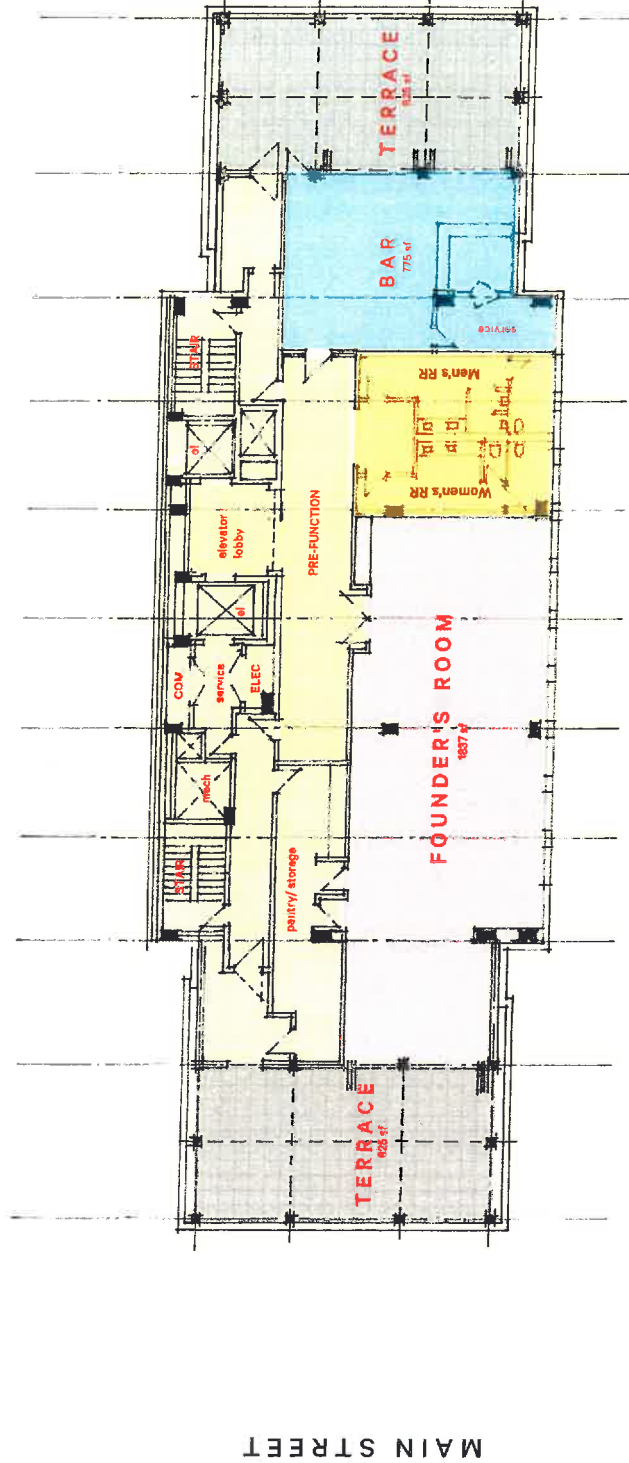


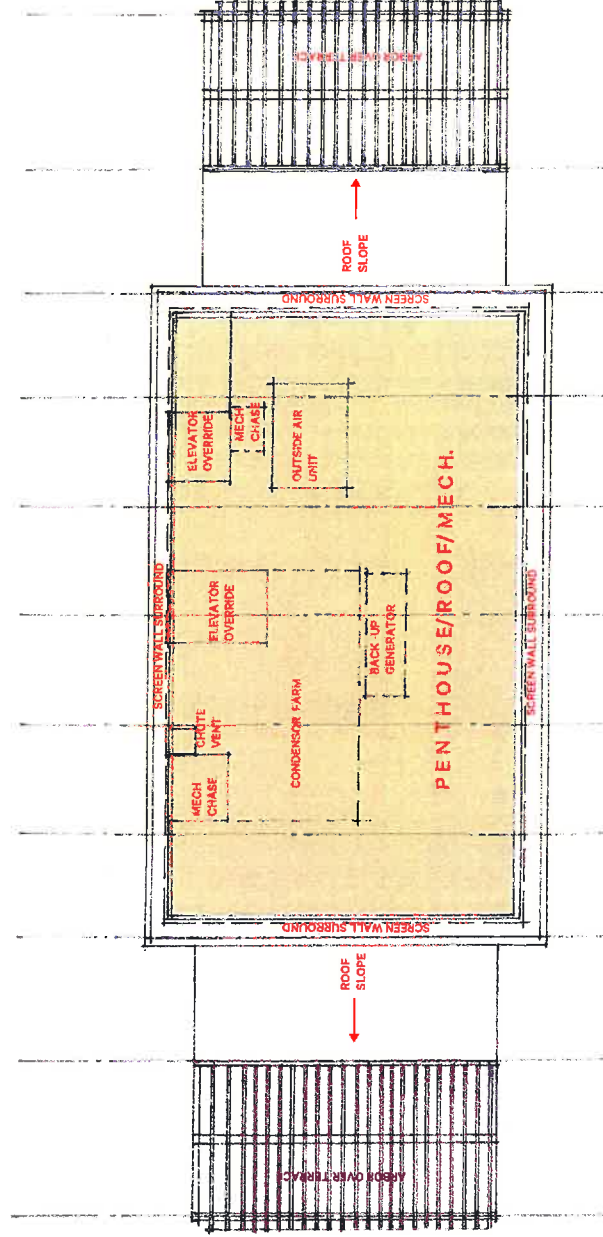




7TH - 10TH LEVEL

04.28.2017





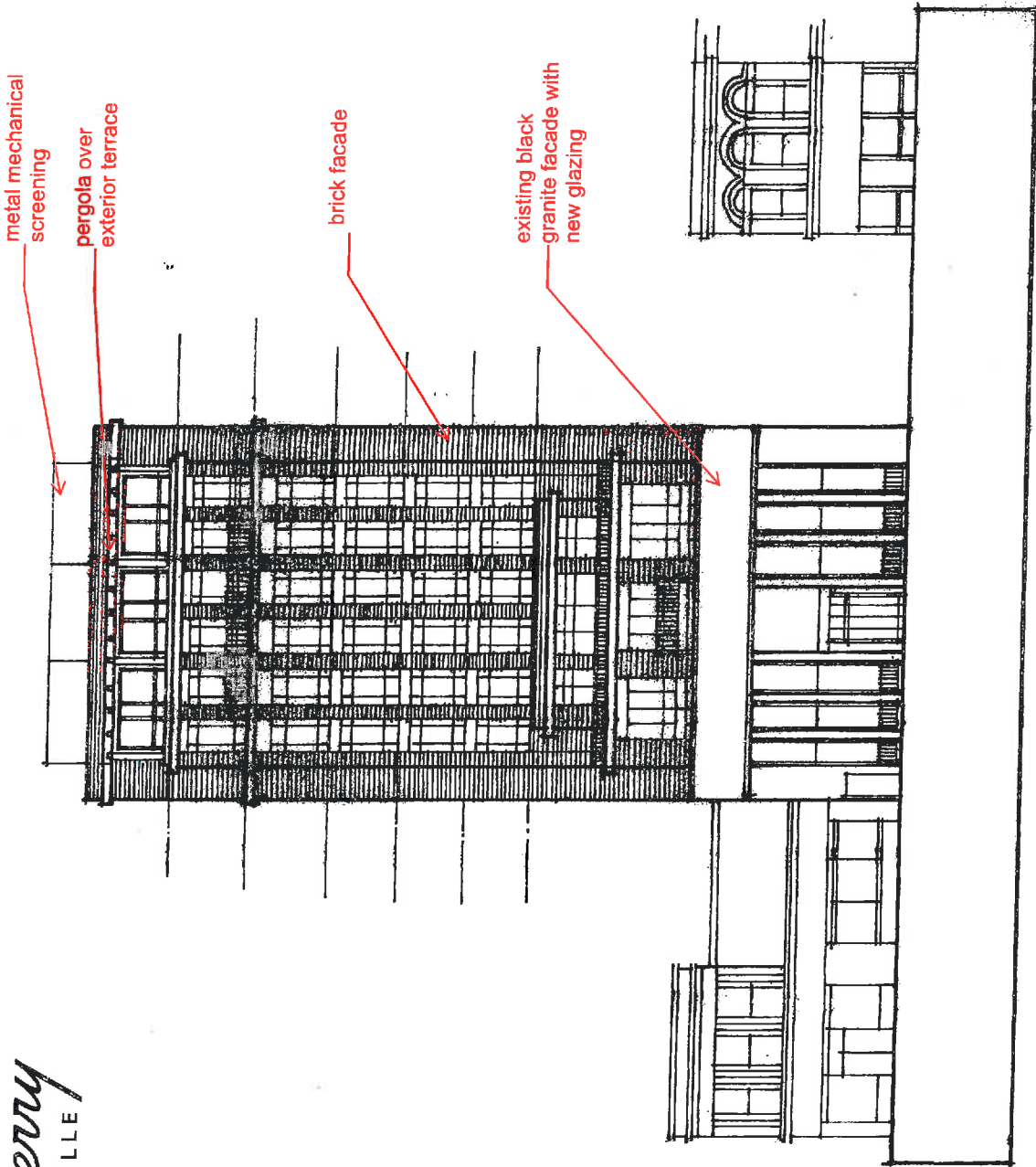
MAIN STREET

SECOND STREET

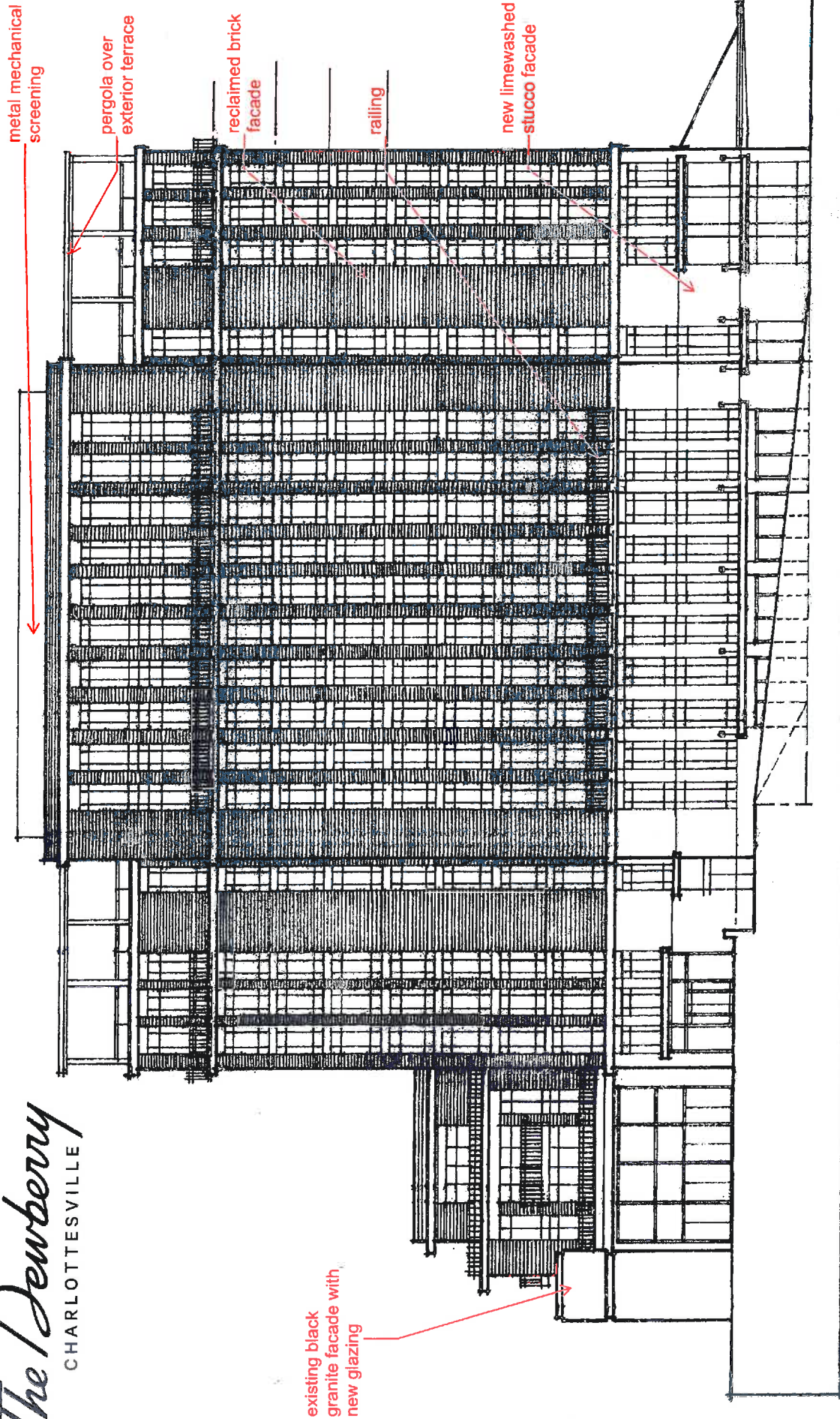


NORTH

ROOF LEVEL
04.28.2017



The Dewberry
CHARLOTTESVILLE



SECOND STREET ELEVATION

05.31.2017

metal mechanical
screening
pergola over
exterior terrace

brick facade

new limewashed
stucco facade

renovated facade

WATER STREET ELEVATION

05.31.2017

metal mechanical
screening

pergola over
exterior terrace

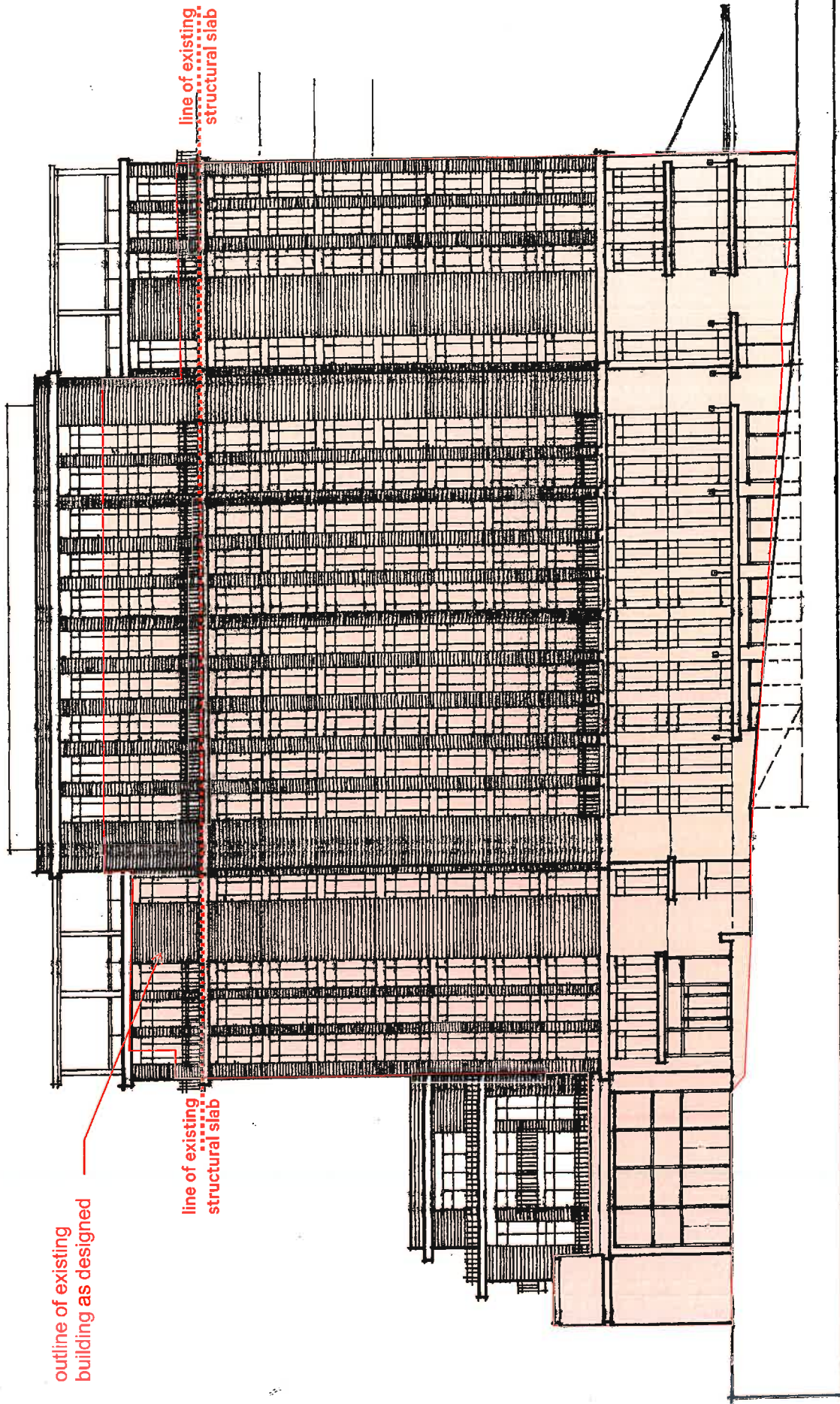
brick facade

new limewashed
stucco facade

new limewashed
stucco facade

EAST ELEVATION

05.31.2017



New vs. As-Designed
2nd Street Elevation