

From: Mess, Camie
Sent: Monday, August 21, 2017 2:44 PM
To: Wolf, Fred
Subject: BAR Action - 230 West Main Street - Aug 15,2017

August 21, 2017

Taliaferro Junction, LLC
ATTN Fred Wolf

Preliminary Discussion

BAR 17-08-01
230 West Main Street
Tax Parcel 280001000
Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant
Ice Park Arena Redevelopment

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2017. The following action was taken:

Since this is a preliminary discussion there is no suggested motion. Some comments are:

- **The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.**
- **Go for higher in lobby area – it looks squished**
- **The massing is sensitive to the proportion of the mall, Water Street, and the walkway into the mall**
- **The garage feels a little out of place with how it sticks out from the façade, look at different options**
- **Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Also, keep the heights in mind when you are designing those spaces.**
- **Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)**
- **The BAR is very supportive of the massing submitted at the meeting, and they are grateful the applicant is looking at building it by-right**
- **Complete discussion at :**
http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 15, 2017**



Preliminary Discussion

BAR 17-08-01

230 and 218-220 West Main Street and 215 West Water Street

Tax Parcels 280001000, 280009100, 280009000

Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant

Ice Park Arena Redevelopment

Background

All structures located in the Downtown ADC District are considered contributing.

230 West Main Street (currently the Main Street Arena) was built as an ice skating rink in 1995. The BAR approved its demolition in April 2107.

218-220 West Main Street was built 1901, with major storefront changes in 1981. It was most recently occupied by Carytown Tobacco and the Escape Room.

215 West Water Street, most recently occupied by Escape, was built in the 1920s. The BAR approved its demolition in April 2107.

230 West Main Street BAR reviews:

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).

April 18, 2017 - 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).

215 West Water Street BAR review:

April 18, 2017 - Balut 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. Schwarz seconded. Motion passed (5-2, with Gastinger and Earnst opposed). [NOTE: The BAR distinguished the context of this building from the historic context of the Mono Loco building].

Application

The applicant is requesting a preliminary discussion regarding the massing and siting of the proposed new mixed use office building to be situated at the west end of the Downtown Mall. Supplementary, updated drawings will be submitted prior to the BAR meeting.

The plan shows 218-220 West Main Street now included in the proposal. That building will be preserved, but 230 West Main and 215 West Water will be demolished. The proposed massing plan shows the lowest height on the Mall, stepping up to the Water Street elevation. There is a central courtyard, and a covered "alley" connection between the Mall and Water Street located just west of the historic building.

Zoning Requirements

The property is zoned Downtown Corridor Mixed Use with ADC district overlay:

DIVISION 2. - REGULATIONS—DOWNTOWN CORRIDOR ("D")

Sec. 34-556. - Uses.

The uses allowed within this district are those designated within the matrix set forth within section 34-796.

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):

(1) Minimum: Forty-five (45) feet.

(2) Maximum: Seventy (70) feet, subject to streetwall regulations.

(3) With special use permit: One hundred one (101) feet.

Sec. 34-558. - Streetwall regulations.

(a) Stepback requirement. The minimum height of the streetwall of any building or structure shall be forty (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.**

(b) Setbacks.

(1) Primary and linking street frontage. At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

(2) Side and rear setback, adjacent to any low density residential district: Twenty (20) feet, minimum.

(3) Side and rear setback, adjacent to any other zoning district: None required.

Sec. 34-559. - Buffer regulations.

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to section 34-871).

Sec. 34-560. - Density regulations.

Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

Sec. 34-562. - Mixed-use developments—Additional regulations.

(a)[*Reserved.*]

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.

(c) **All entrances shall be sheltered from the weather, and lighted.**

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.

Sec. 34-563. - Off-street loading areas.

Off-street loading areas may not face public right-of-way.

Sec. 34-1101. - Appurtenances.

(a) An appurtenance to a building or structure shall not be counted in measuring the height of a building or structure.

(b) **No rooftop appurtenance shall: (i) itself measure more than eighteen (18) feet in height above the building, or (ii) cover more than twenty-five (25) percent of the roof area of a building.**

(c) Within a rooftop appurtenance, no enclosed space shall be designed or used as any type of habitable residential space. The provisions of this paragraph shall not preclude open-air space on a building rooftop from being used accessory to the primary use of the building.

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.*

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- (4) 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 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 roof line 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 facade(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 facade 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

Staff will discuss the layout and general massing of the building, from the four 3D drawings that were submitted. The developer has decided to build a by-right structure, so no Special Use Permit (SUP) is required. The structure's main mass is found on Water Street, it looks like it is 6 stories plus an appurtenance, but there are no scaled drawings to confirm this. It then steps down as it approaches the mall from Vinegar Hill Park.

A covered walkway is proposed between the structure and 218-220 West Main Street. Staff has suggested to the applicant keeping this connection open to the sky from the Downtown Mall to the interior courtyard. The BAR may have opinions on this feature.

Regarding Vinegar Hill Park, the applicant previously offered to contribute to the design of this area. Nothing has been submitted yet.

The entrance steps to the Main Street Arena are partially on City right-of-way. It is presumed that this area will be re-designed and re-constructed by the applicant within the City right-of-way.

The BAR should focus discussion on how the new construction interacts with the surrounding buildings as well as the streetscape and pedestrian experience. Since it is a Preliminary Discussion there is no suggested motion.

Next steps are BAR approval of a COA, first for massing, then final COA approval.

Architectural And Historic Survey



Identification

STREET ADDRESS: 218-220 W. Main Street
 MAP & PARCEL: 28-9.1
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: B-4
 ORIGINAL OWNER: Alice B. C. Lewis
 ORIGINAL USE: Retail Stores
 PRESENT USE: Oriental Rug Store
 PRESENT OWNER: Butler Griffin Limited Partnership
 ADDRESS: P. O. Box 345
 Charlottesville, Virginia

HISTORIC NAME: Lewis Building
 DATE / PERIOD: 1901, 1981
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 42' x 115' (2830 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Fall 1981
 SOURCES: City/County Records
 Sanborn Map Co. - 1886, 1891, 1896, 1920

ARCHITECTURAL DESCRIPTION

This small duplex store building is two storeys tall and six bays wide. Construction is of brick laid in stretcher bond on the facade and in 6-course American bond elsewhere. It is painted brick red with yellow trim. The first level storefronts, set within a single mitred brick frame, have been remodeled several times. At one time, both had recessed central entrances. The store rooms have now been combined, and the entrance is deeply recessed in the eastern half of the western storefront. A stair entrance in the western half replaces the original one between the storefronts which has been bricked up. The eastern storefront is recessed and faced with weatherboarding below the display window. At the second storey level, the facade is recessed between corner piers. Windows are double-sash, one-over-one light, with concrete sills and lintels. Above the windows there is a single brick panel. The facade is crowned by a projecting wooden parapet cornice with modillions and dentil mouldings and a plain frieze. Behind it a metal shed roof slopes to the rear. All but one of the seven segmental-arched windows at the second level of the western elevation have been bricked up. The rear elevation is six bays wide with doors in the two center bays at both levels and 2-over-2 light windows in the side bays, all segmental arched. All the windows at the first level have been bricked up. A 2-storey shed-roofed porch covers the two center bays. The store room has a patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

There was a small store building on this lot when Alice B. C. Lewis purchased it in 1897 (City DB 8-250). It had been built between 1886 and 1891 on the site of a 2-storey residence. According to tax records and a party-wall agreement (DB 13-62), she replaced that store building with the present one in 1901. Mrs. Lewis died in 1917 (WB 2-97), and her heirs sold the building to Leggett's, Inc. in 1950 (DB 72-311, 155-56, 162-146). Leggett's Bargain Center occupied the combined store room for 20 years. The storefronts were rebuilt in 1971. Waterman Associates bought it in 1980 (DB 411-689), divided the lot, and sold the Main Street end with this building to Butler Griffin Limited Partnership in 1981 (DB 418-1). They have rebuilt the storefronts and completely renovated the building.

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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 Applicant Name FRED WOLF / WOLF ACKERMAN
Project Name/Description CHARLOTTESVILLE TECHNOLOGY CENTER Parcel Number 280009100, 280001000, 280009000
Property Address 218 + 230 W. MAIN ST 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 110-B 2ND STREET N.E.
CHARLOTTESVILLE, VA 22902
Email: FW@WOLFACKERMAN.COM
Phone: (W) 296-4848 (H) _____
FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature

Date

Print Name

Date

Property Owner Information (if not applicant)

Address: 0 COURT SQUARE
CHARLOTTESVILLE, VA 22902
Email: WILLIAM.FOSHAY@FELONGROUP.COM
Phone: (W) 270-8923 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

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

Signature

Date

Print Name

Date

Description of Proposed Work (attach separate narrative if necessary): PRELIMINARY DISCUSSION REGARDING MASSING + SITING OF NEW MIXED USE OFFICE BLDG.

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

COVER SHEET W ARIEL MAX PLAN SITE BOUNDARY SITE PLAN DIAGRAM 3D VIEWS OF MASSING, SURROUNDING CONTEXT PHOTOS 7 PAGES TOTAL.

For Office Use Only

Received by: O. Eubank

Fee paid: 375.00 Cash/Ck. # 004738

Date Received: 7/25/17

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

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



August 1, 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.

Certificate of Appropriateness Application

BAR 17-08-01

230 West Main Street

Tax Parcel 280001000

Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant

Ice Park Arena Redevelopment

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 15, 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/cor

Mary Joy Scala, AICP
Preservation and Design Planner

Board of Architectural Review (BAR)
Certificate of Appropriateness

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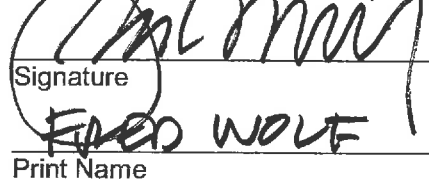
Owner Name	TALIAFERRO JUNCTION	Applicant Name	FRED WOLF/WOLF ACKERMAN
Project Name/Description	CHARLOTTESVILLE TECHNOLOGY CENTER	Parcel Number	280009100, 280001000, 280009000
Property Address	218 + 230 W. MAIN ST. 215 W. WATER STREET CHARLOTTESVILLE, VA 22902		

Applicant Information

Address: 110-B 2ND STREET N.E.
CHARLOTTESVILLE, VA 22902
Email: FW@WOLFACKERMAN.COM
Phone: (W) 296-4848 (H) _____
FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature:  Date: 7.25.17
Print Name: FRED WOLF

Property Owner Information (if not applicant)

Address: 0 COURT SQUARE
CHARLOTTESVILLE, VA 22902
Email: WILLIAM.FOEHAY@FELHONGROUP.ORG
Phone: (W) 270-8923 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): PRELIMINARY DISCUSSION REGARDING MASSING + SITING OF NEW MIXED USE OFFICE BLDG.

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

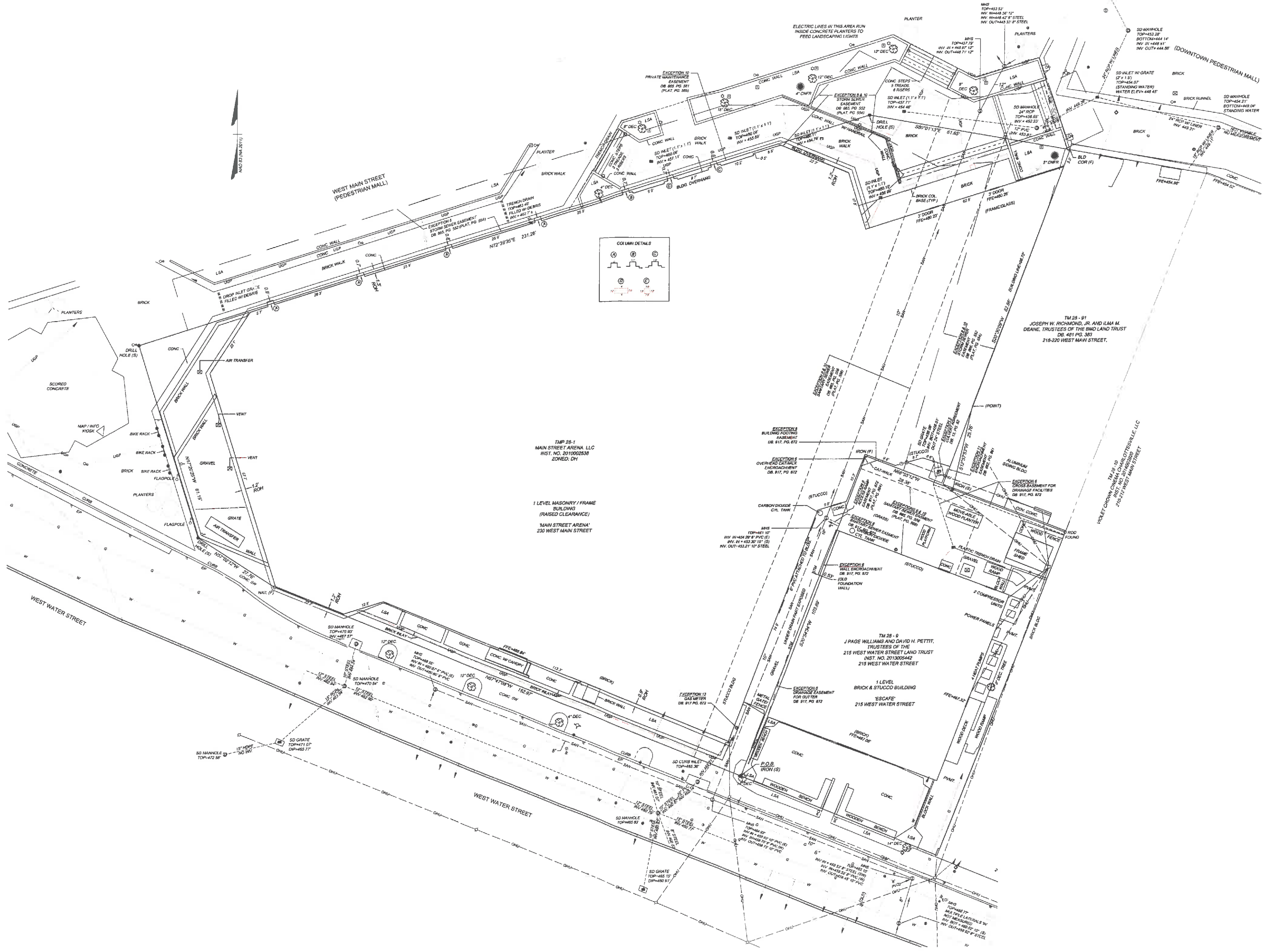
COVER SHEET W ARIEL, MAX PLAN SITE BOUNDARY, SITE PLAN DIAGRAM, 3D VIEWS OF MASSING, SURROUNDING CONTEXT PHOTOS - 7 PAGES TOTAL.

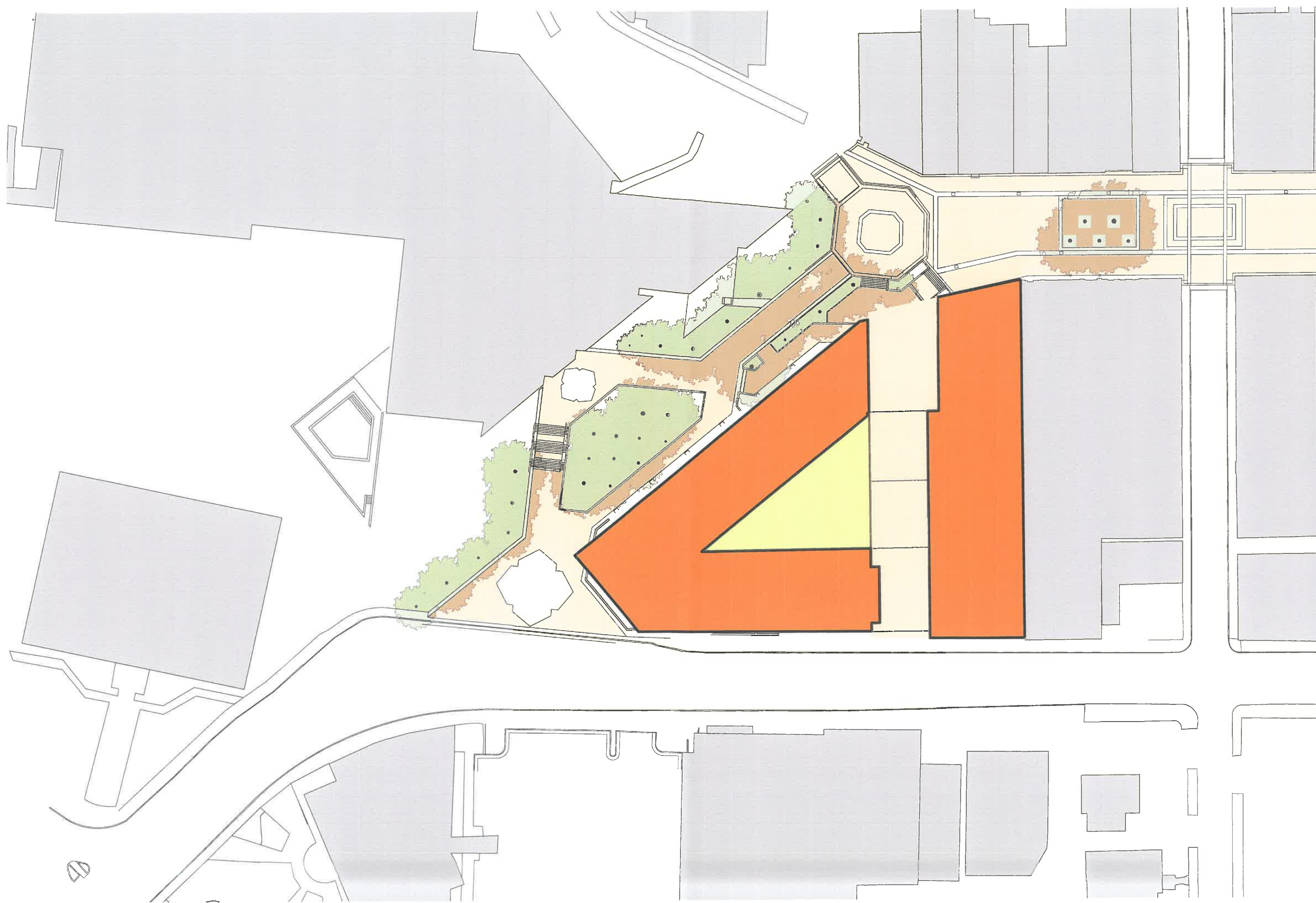
For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O. Eubank</u>	Date: _____
Fee paid: <u>375.00</u> Cash/Ck. # <u>004738</u>	Conditions of approval: _____
Date Received: <u>7/25/17</u>	_____

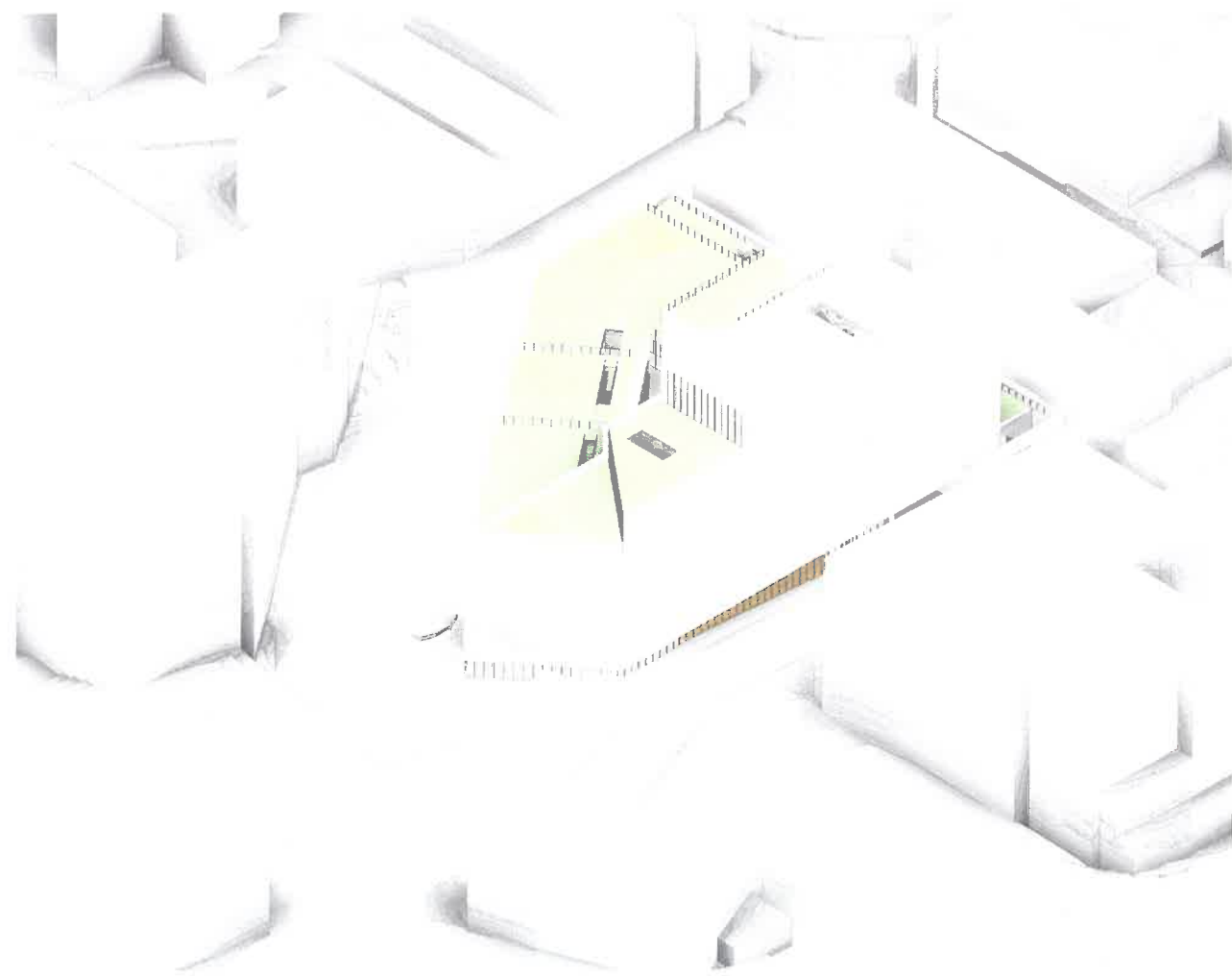
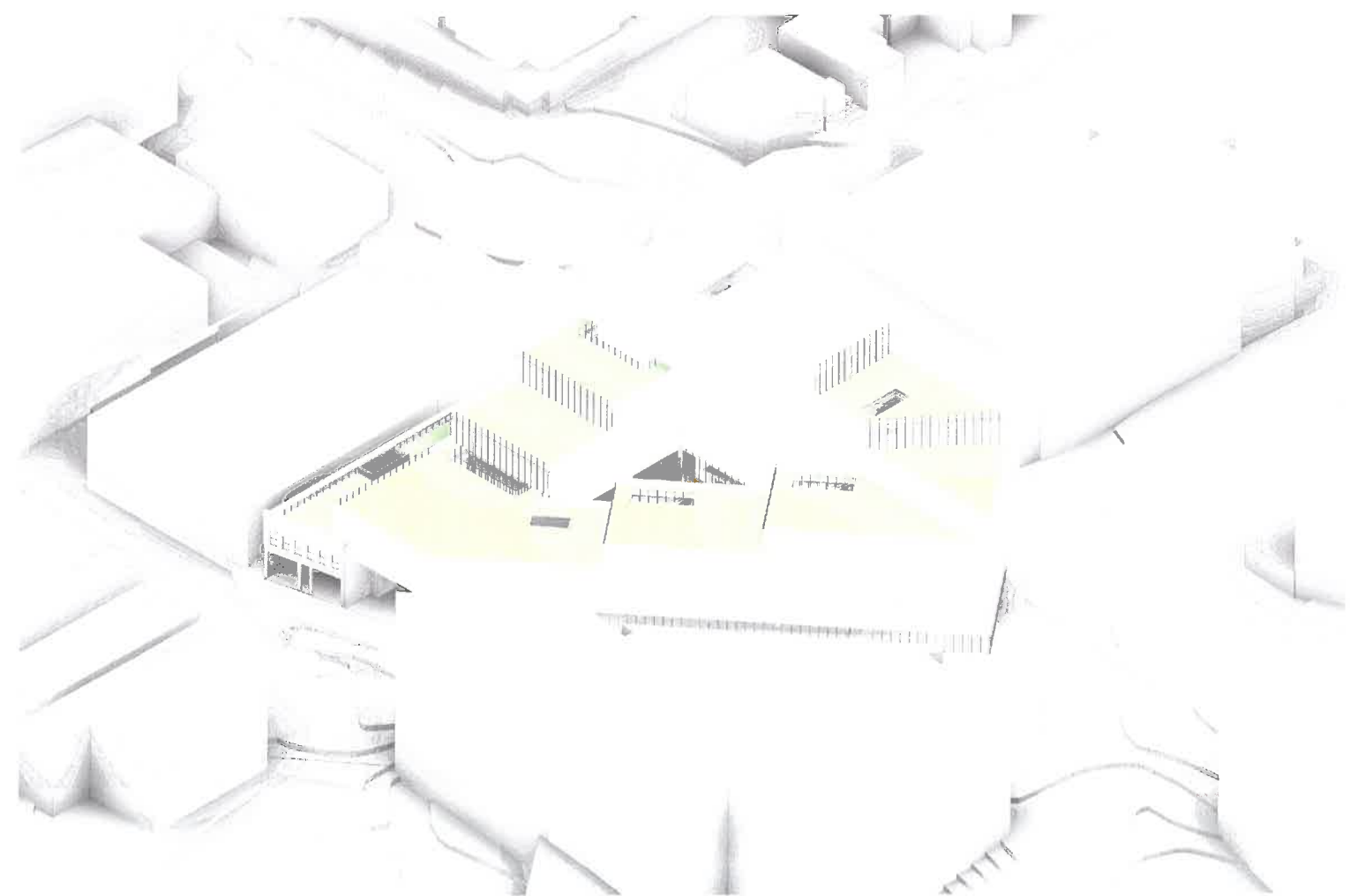
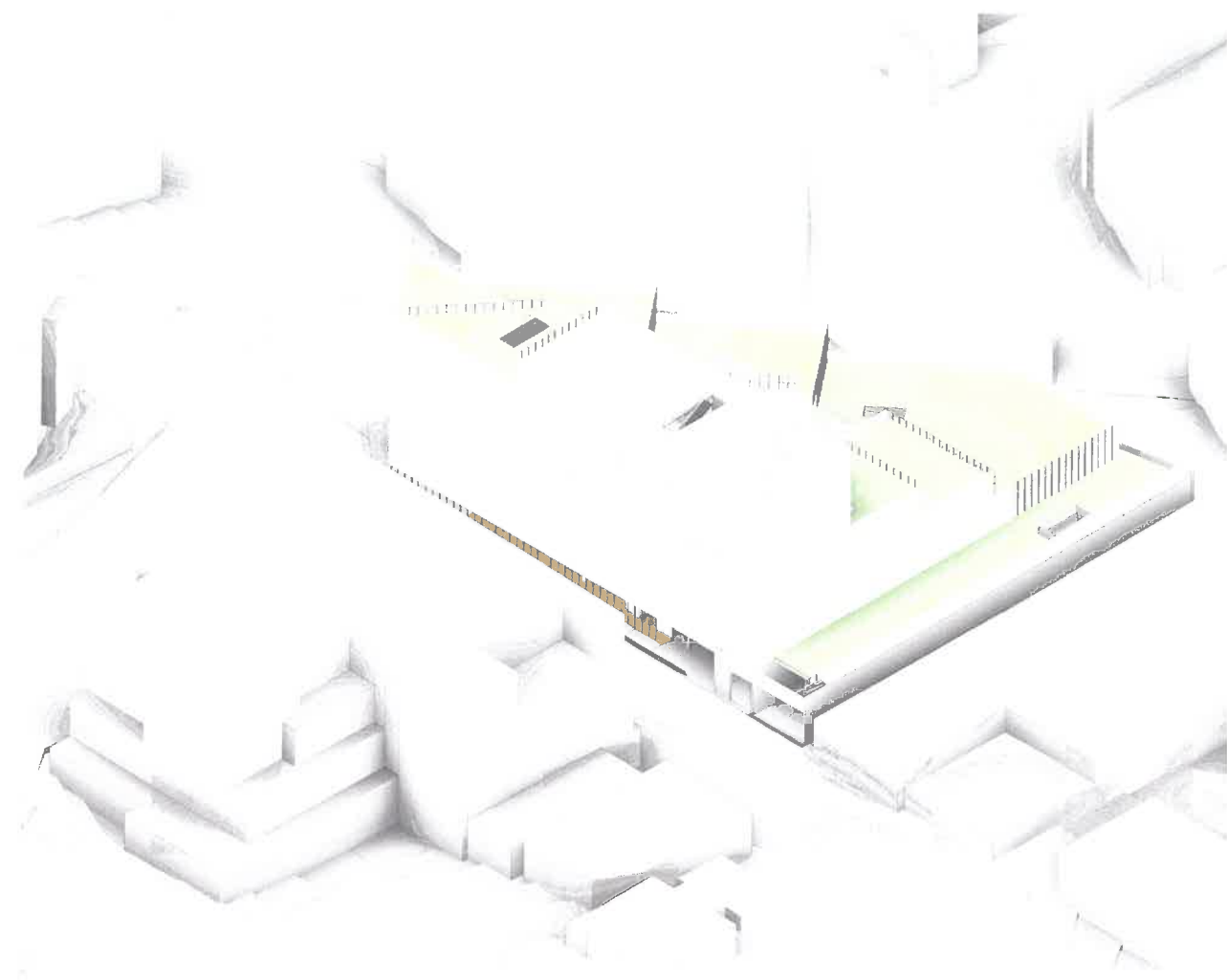
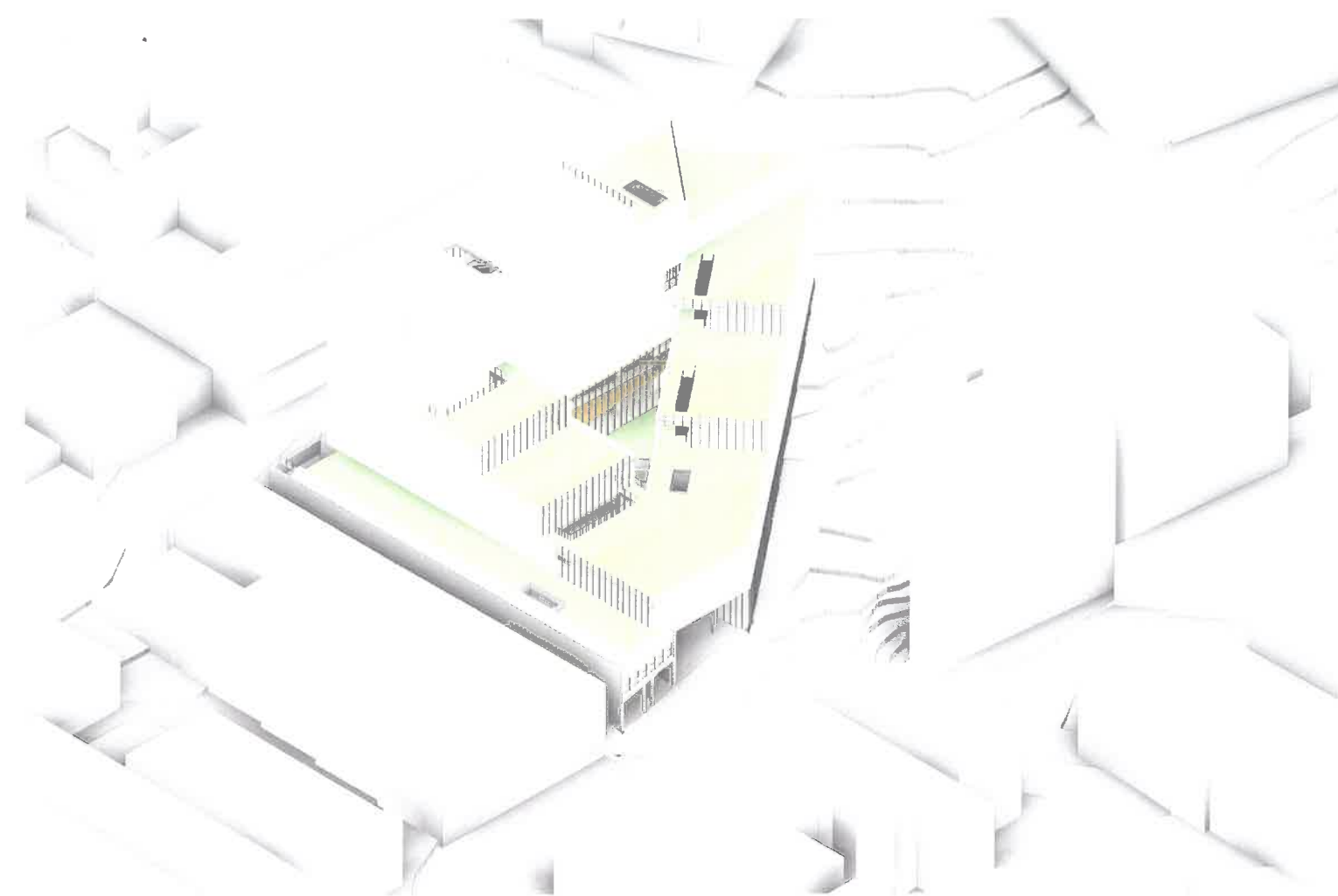


**CHARLOTTESVILLE TECHNOLOGY
BOARD OF ARCHITECTURE REVIEW MASSING STUDY**













Scala, Mary Joy

From: Justin Sarafin <justin.sarafin@alumni.virginia.edu>
Sent: Saturday, August 05, 2017 8:00 PM
To: Scala, Mary Joy; Miller, Melanie
Subject: Justin's notes for Aug 14 and 15 BAR meetings

Mary Joy and Melanie:

I promised I would at least take a cursory look at the 2 days' worth of agenda items since I won't be able to attend either meeting.

Staff reports have not been done yet, so if any of the comments below seems completely out of line, you are welcome to dismiss! I may miss special zoning or guideline notes as a result, so, again, take the spirit of my comments and not the language verbatim...

I am only going to jot down notes for the projects that I feel strongly about or have something (hopefully) constructive to say.

Missed you at the workshop on Thursday, Mary Joy! Camie and I had a blast, though!

Okay, here we go.

Aug 14:

201 W Water S

I am not sure that this little site can take this much height located as it is on the uphill end of Water Street, which is higher in elevation than the other tall buildings nearby. I guess I would want to see the comparison to the Atwood project on Water; we know that Lewis & Clark building towers over all where it's located.

I like the urban feel of the building, and maximizing the site, but I wonder if the SUP request makes it just too tall and skinny on this corner where everything else is about 2 or 3 levels in height. I could maybe be persuaded that the height is essential to make this work, but look, at the end of the day, there was no surprise about the small footprint of this corner lot. Density is great, but not if it will stand above everything else in the block or in adjacent blocks.

As for the elevations, all I would say is that the twin garage doors on Second are a little much; I'd look for something more permanent looking on the transformer side at least, so it doesn't look like two large garage door openings.

430 N First St.

Prelim discussion; this is a locally-significant house, done by a UVA Arch Professor, Vickery. If the rear additions are not visible from street view, I am not that concerned with them, but I do think the approach from the street to the main entrance is significant. I totally get the desire to have more usable space in the front yard between the house and the sidewalk, but I would encourage a design that somehow maintains or pays homage to the axial walkway as the house looks today. residences must evolve, of course, but it might be possible to design in a reference to the current configuration. It's a great house!

Preston Place

Whoa, we've got a lot going on here! It seems that the applicant has done their homework on the proposed move down the street, with archaeology to be performed at both sites and oversight from DHR as far as any work (or relocation) will need to not threaten the structure's listing. If work proceeded with guidance from DHR, and they didn't see it as jeopardizing the integrity of the place, then in theory, I might be able to support the move to a safer site. IF the structure were moved successfully, any demo or additions to it would need to follow our usual guidelines.

I am a bit concerned about the request to demolish part of what is actually a pretty large wall structure on the "new" house site. Back in the day, I was involved in documenting the row of garages that used to exist along the eastern portion of the site, before they were demolished (circa 2005 maybe?) I think I would need to better understand what is happening in this area- what was here historically and what does the long wall structure mean? I imagine the staff report will have more of this! Generally speaking, I am not in favor of demolishing a significant landscape element if it shows to have historical significance just for the sake of permitting the applicant to better subdivide the area. But perhaps the less critical, non-retention wall segment is not worth keeping. Need more info, I fear.

425 Second St NE

It's a shame that the original material that formed the street (and side street) boundaries has been removed. Without getting into too many specifics, I would say that any replacement material, especially on Second St., should not be higher than the guidelines allow and should generally replicate the height of what was there framing the corner lot (like so much of the concrete we like so much in the north downtown area).

Belmont Bridge

August 15

Without the luxury of a staff report it's a little hard to determine what the real "asks" are here aside from our providing input on the underground tunnel crossing and other pedestrian circulation issues. In general, it's looking pretty good. I'll leave it at that.

230 West Main

Prelim discussion

As far as massing, it appears that this is all within by-right heights and such. It does not appear to me to be in any way out of scale or context.

I think the way the building setbacks and heights of discrete pieces of the structure follow the arc of the mall around to Water Street is particularly successful. I can imagine it engaging on the mall and on Water, with enough density to make it work but without being out of scale.

From the prelim drawings it's a little hard for me to understand what's happening with the connection from the mall, near the movie theater, as it seems to connect directly to Water Street. Connection in an axial way here would be desirable, as right now the ice rink takes up the entire end of the mall and you have to go all the way around on Second or by the Omni to Water to get around it. More engagement between Second and the Omni, on the mall, would be welcomed.

I am interested to learn more about the treatment of the west end of the site and how the landscaping will tie into that end of the mall. What kind of coordination, maybe even proffers, can happen with this area and city plans for a Vinegar Hill park? This is well worth discussing at this early stage as it could be a real opportunity

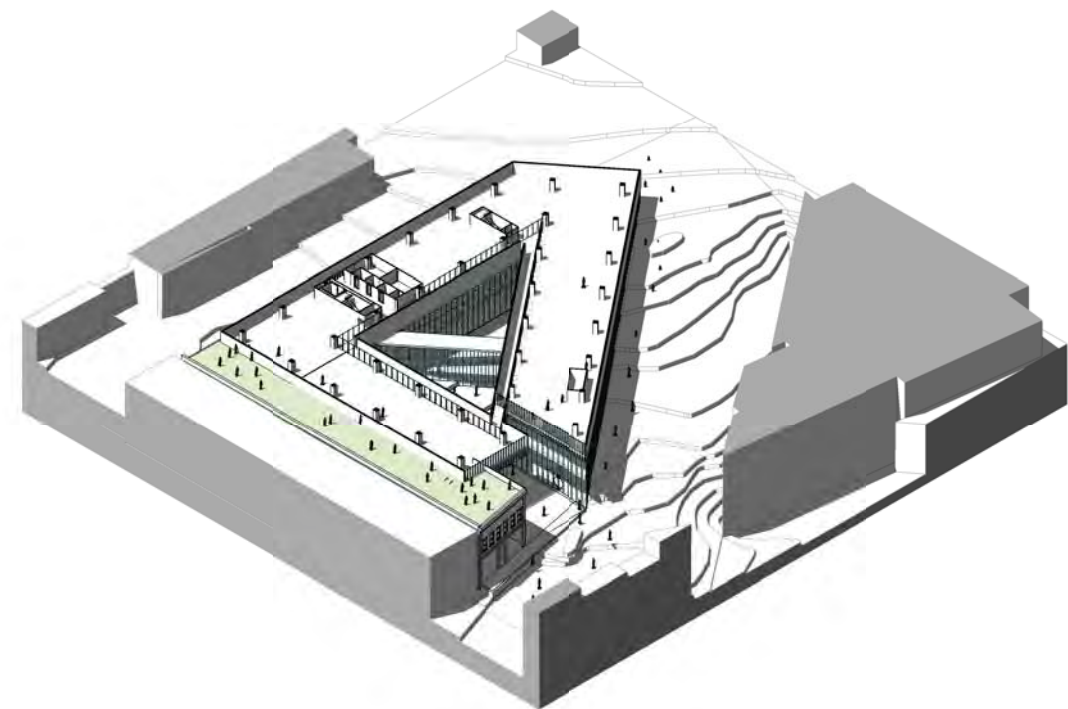
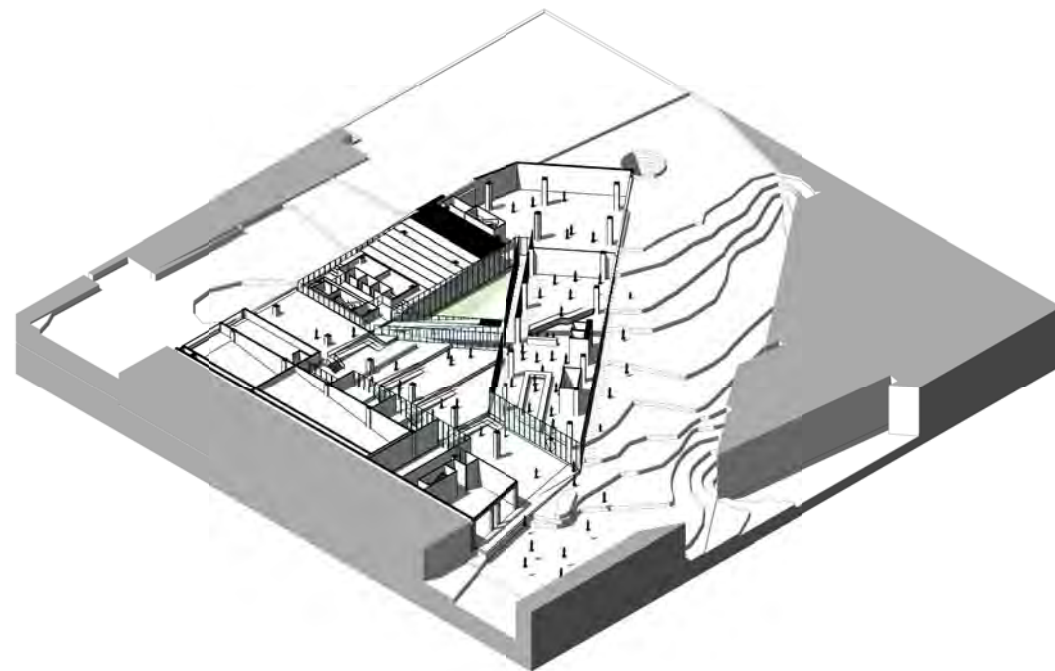
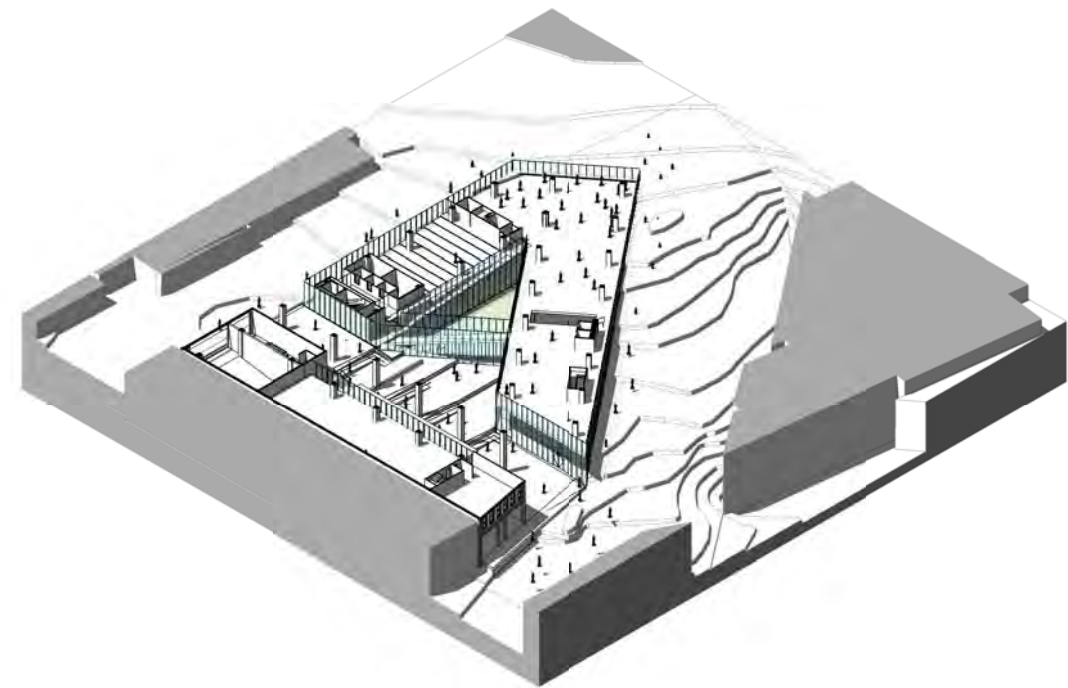
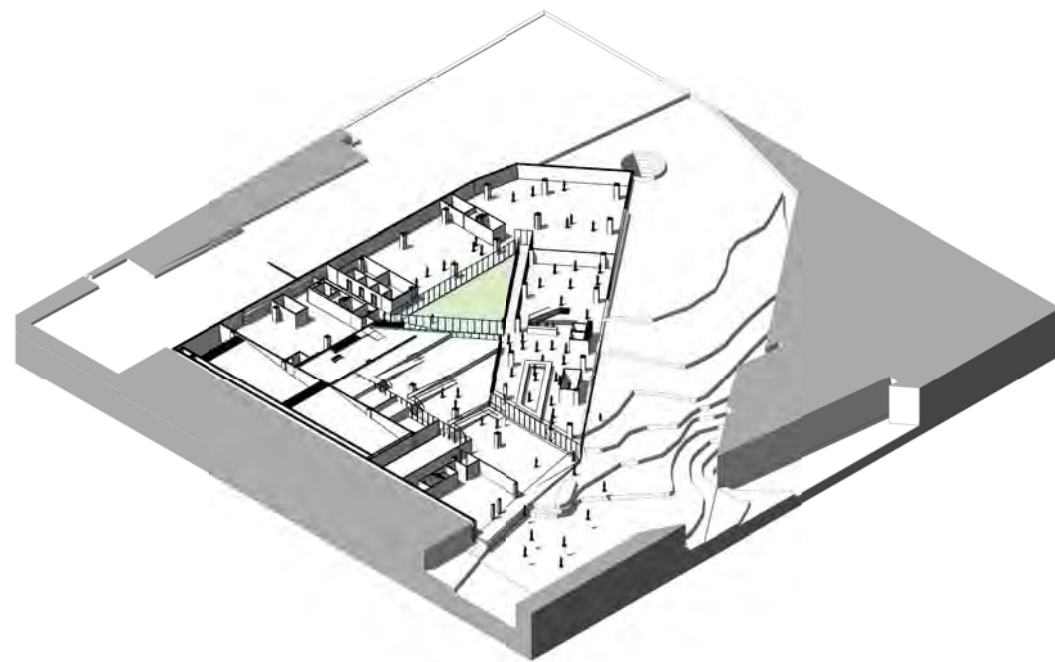
to drastically improve this west end of the mall and simultaneously better commemorate lost Vinegar Hill and reinforce a connection to the Jefferson School as the anchor on the other side.

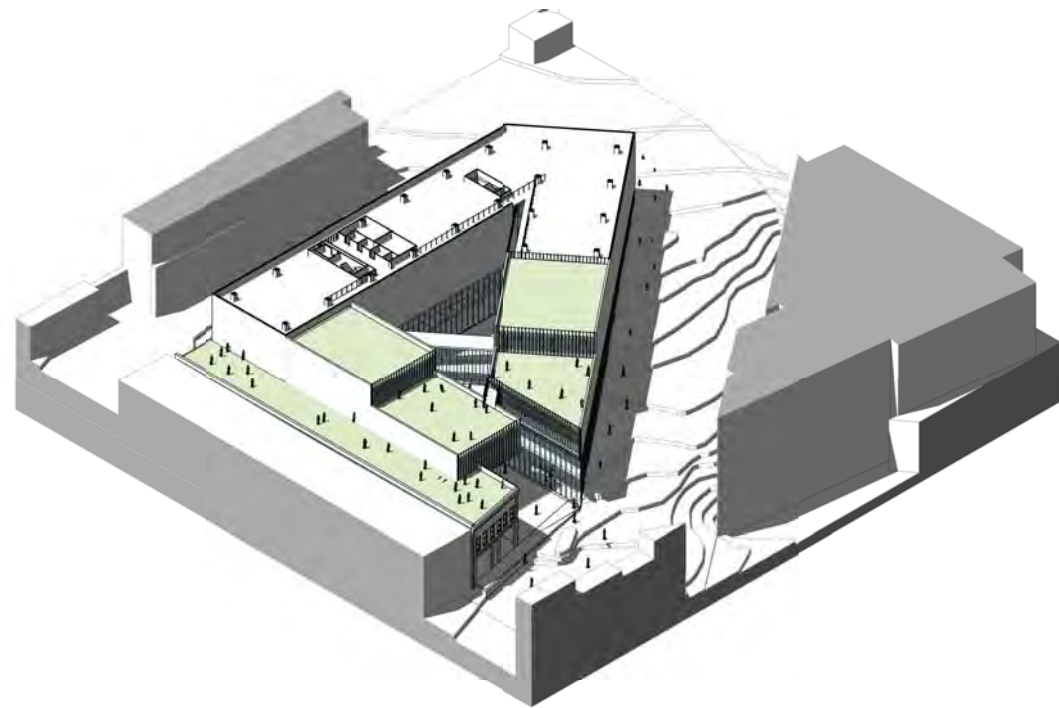
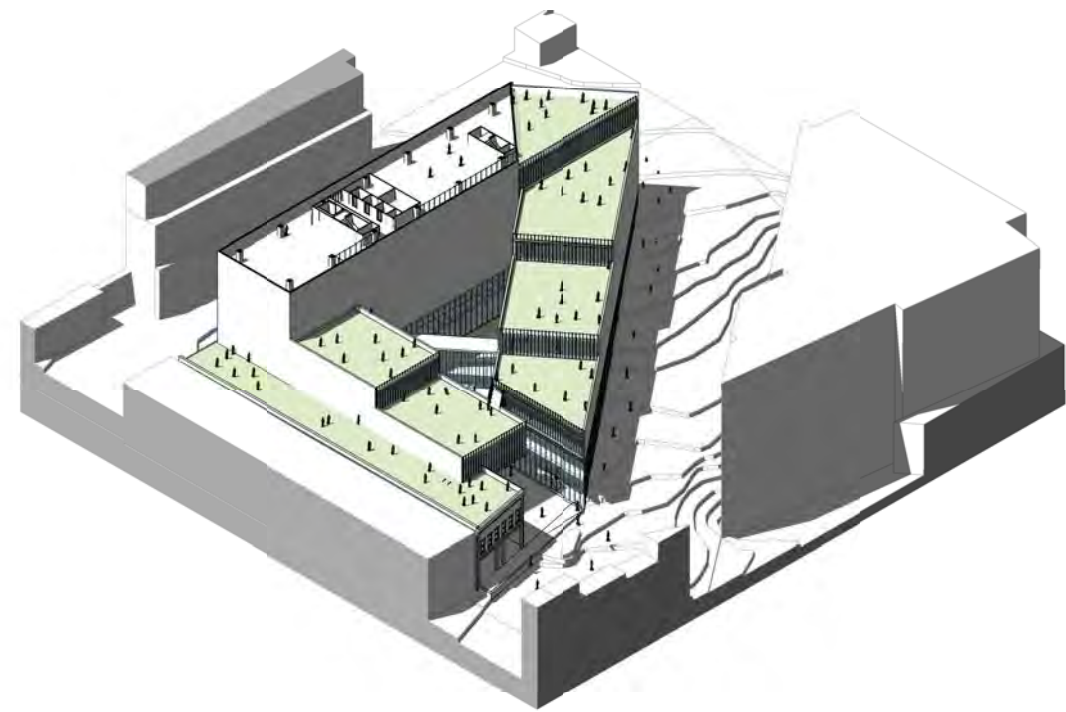
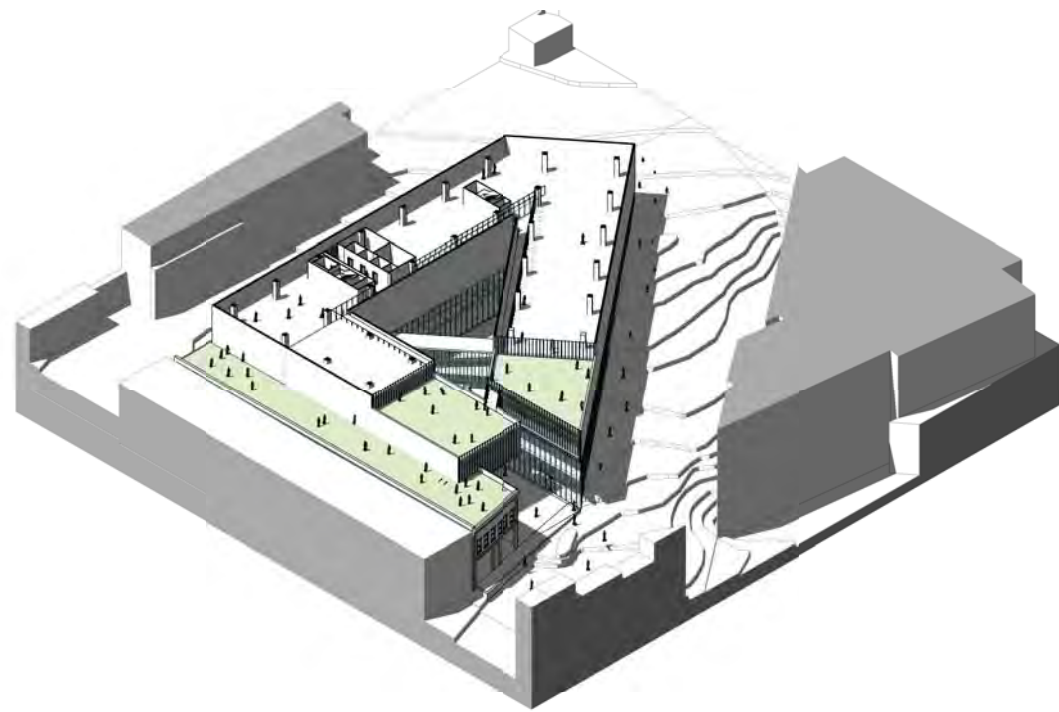
Again, just my initial observations in case they may be in some way helpful. Have a great couple of meetings!

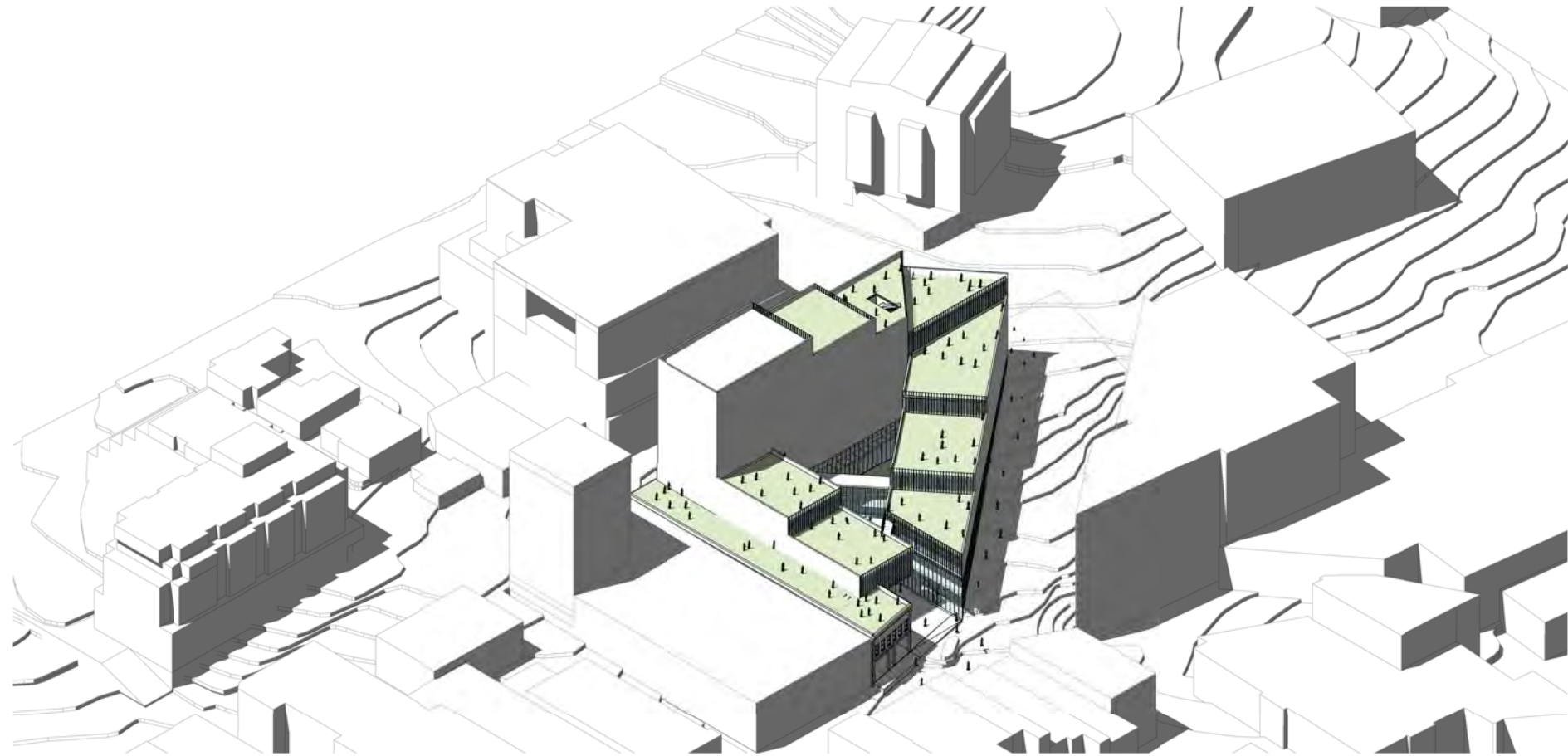
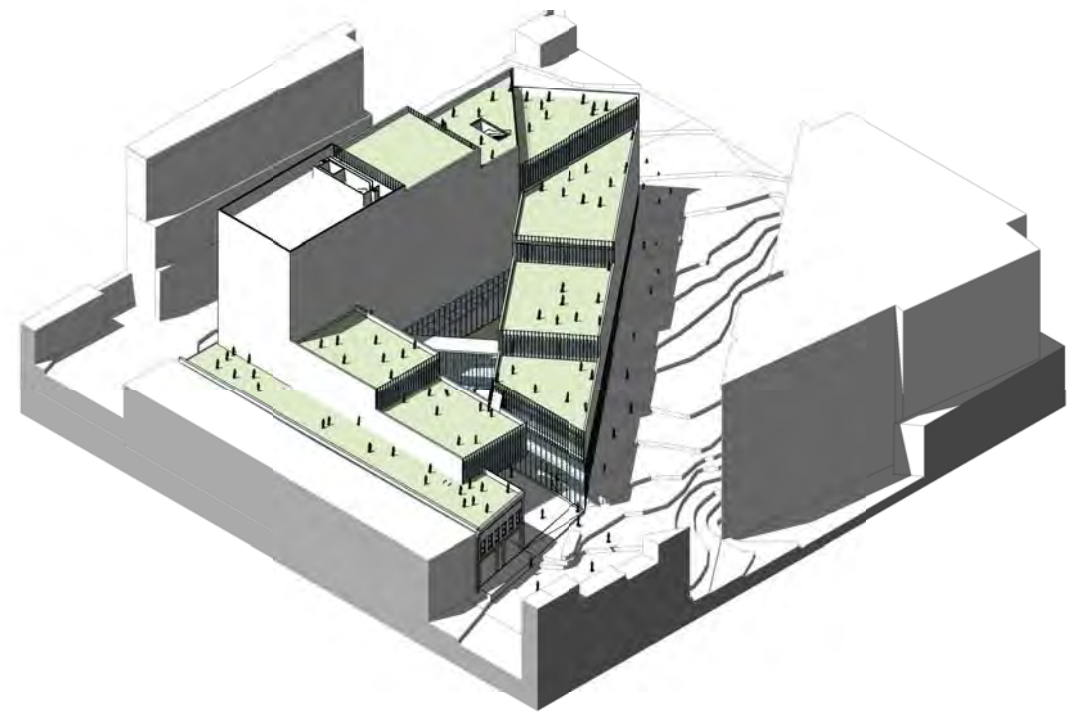
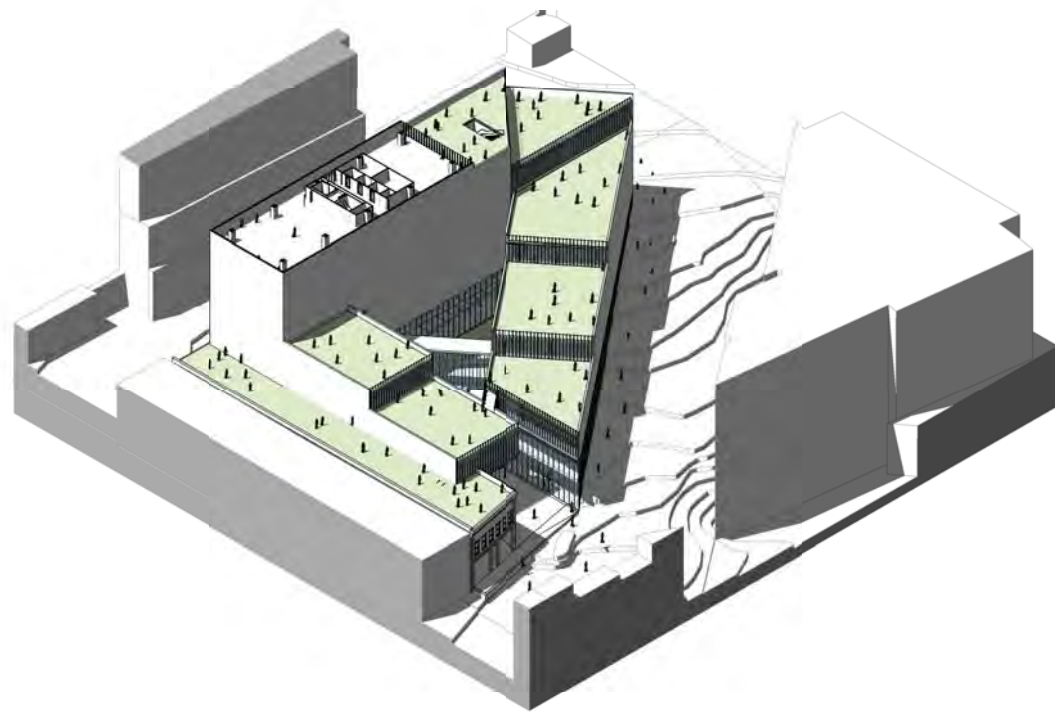
Justin

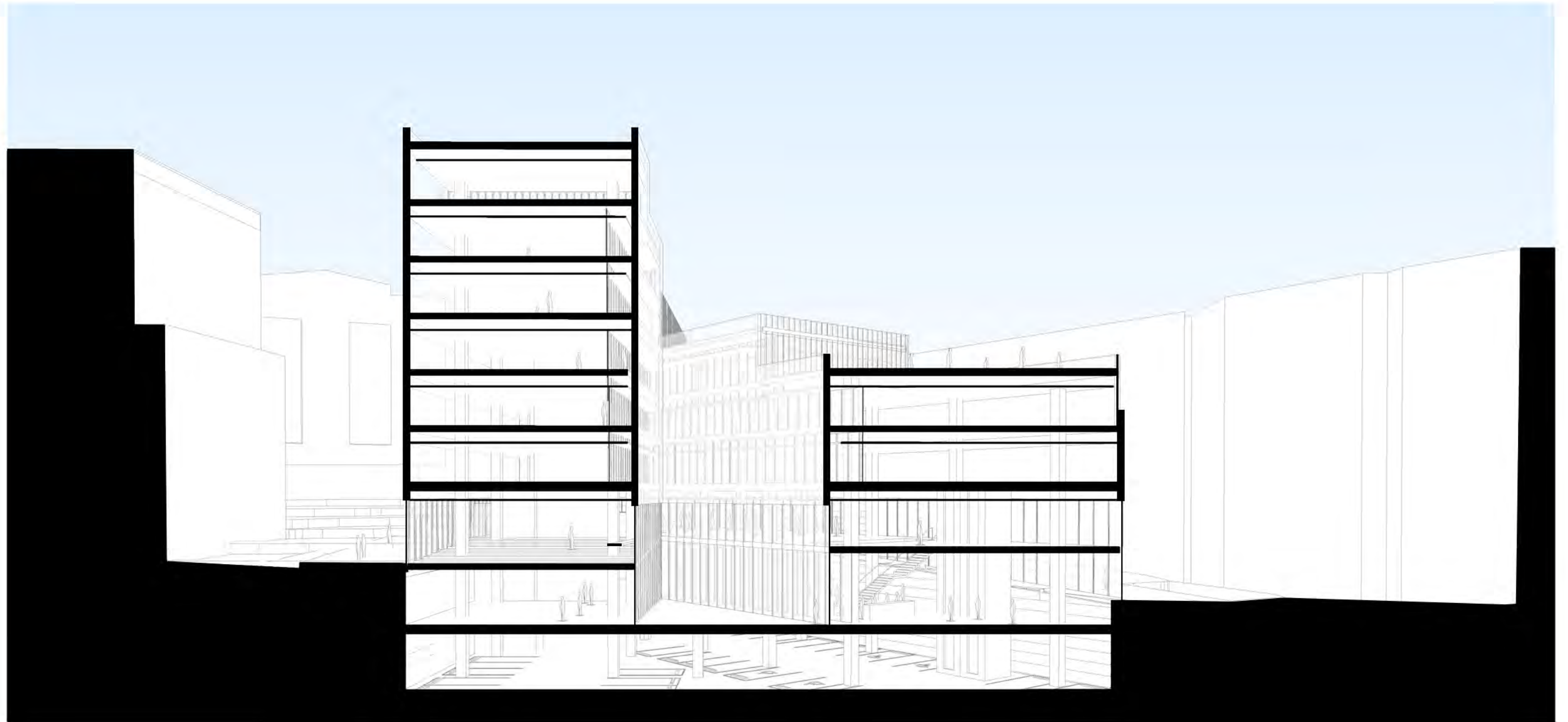


**CHARLOTTESVILLE TECHNOLOGY CENTER
BOARD OF ARCHITECTURE REVIEW SUPPLEMENTAL PACKET**

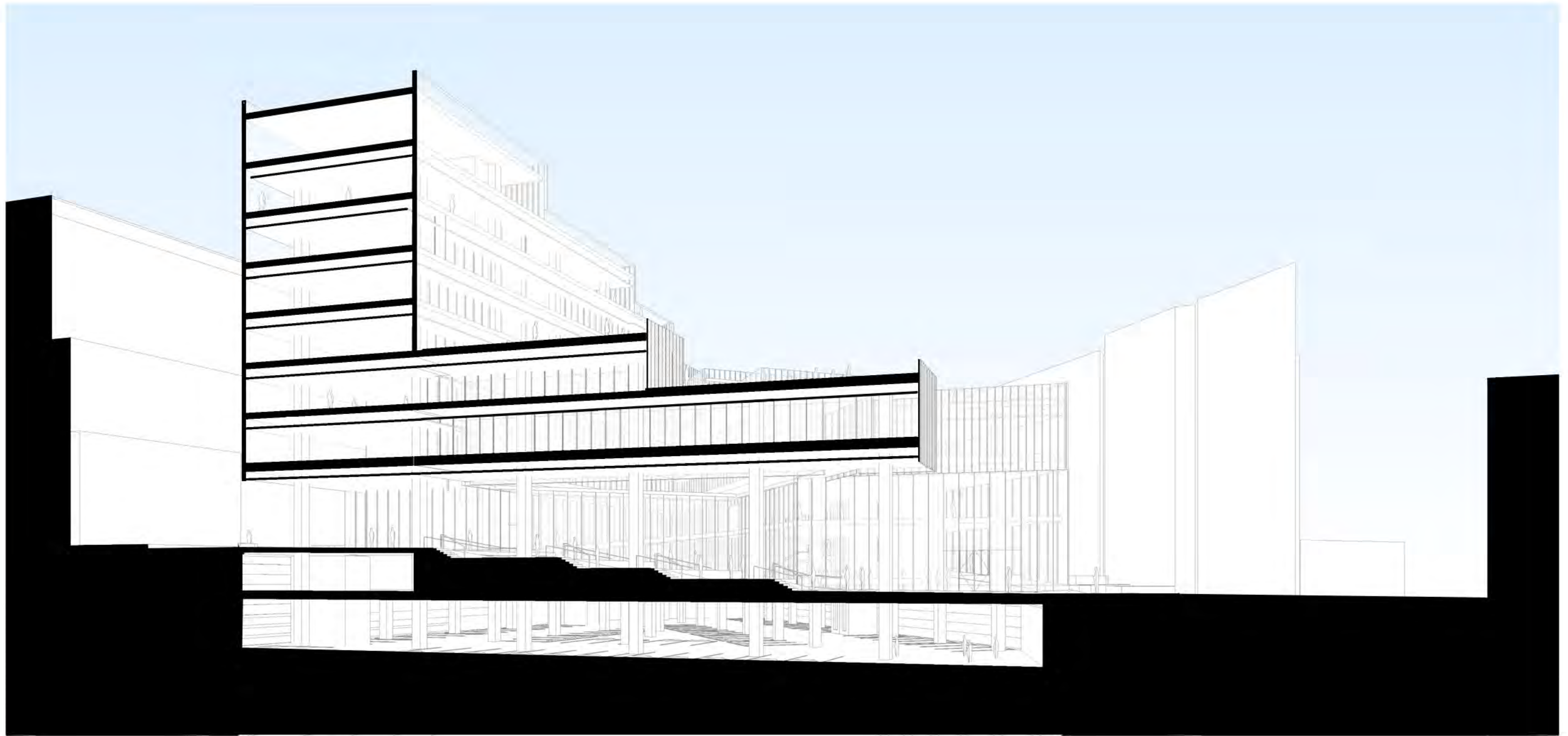




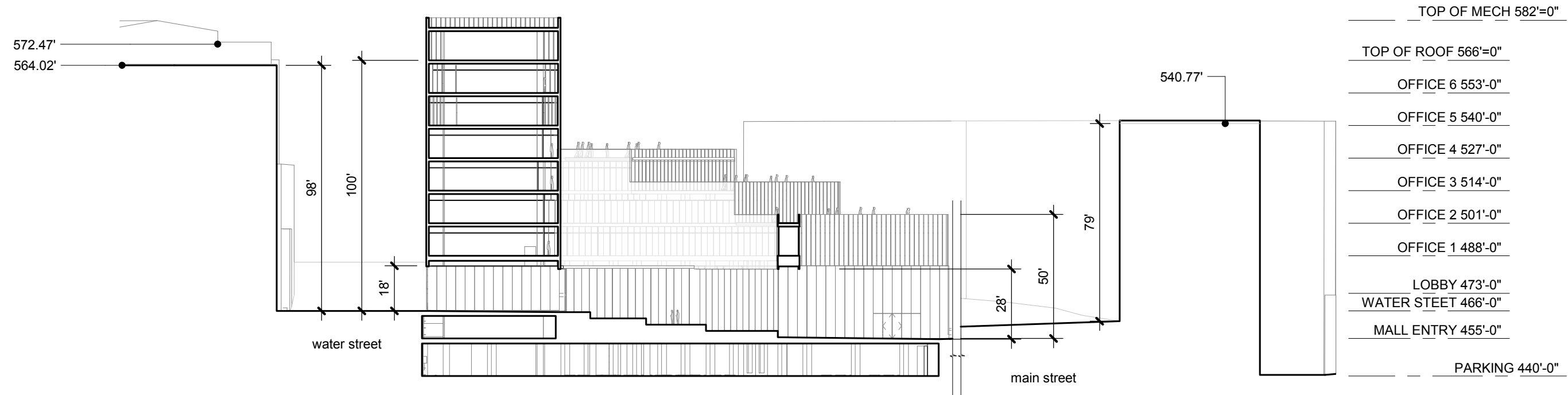




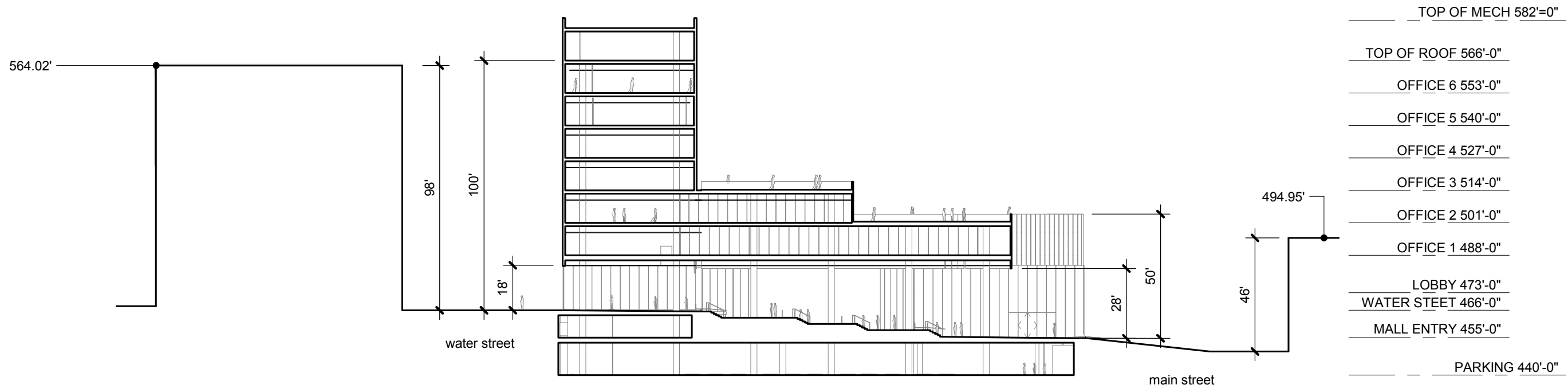
cut through Courtyard



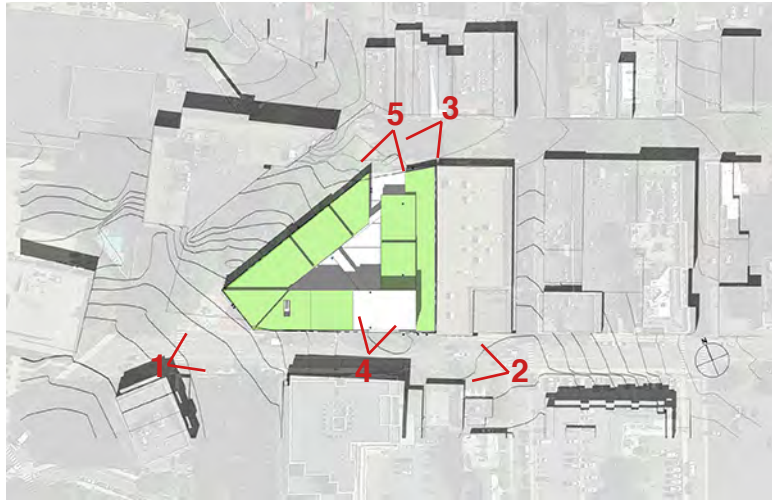
cut through Gallery



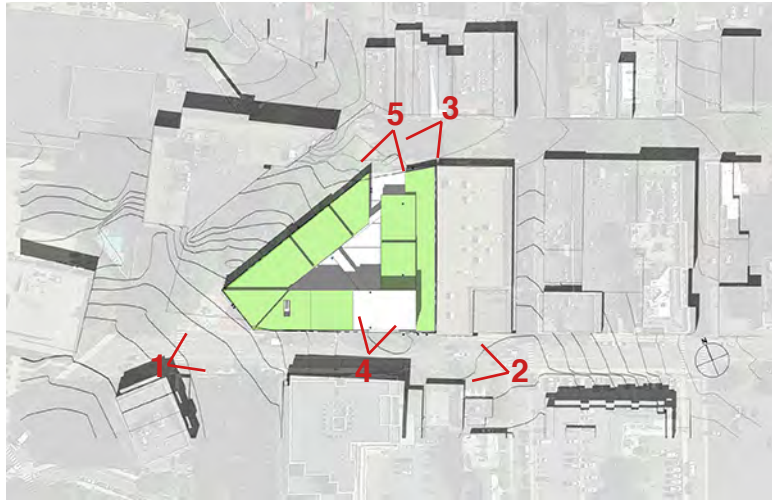
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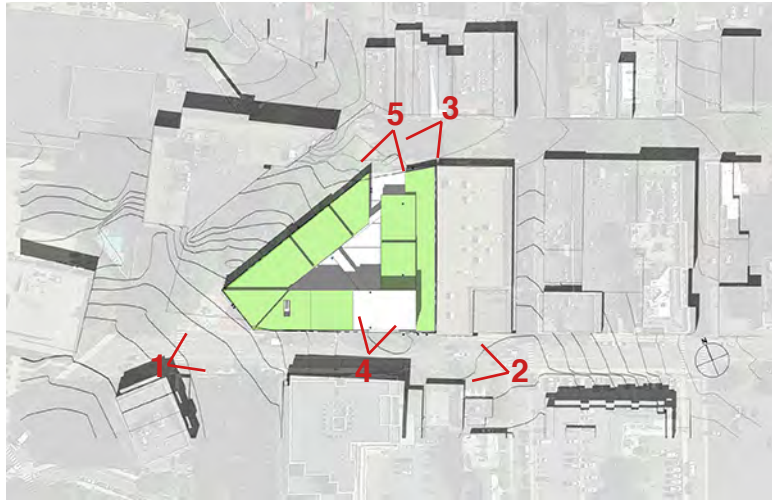
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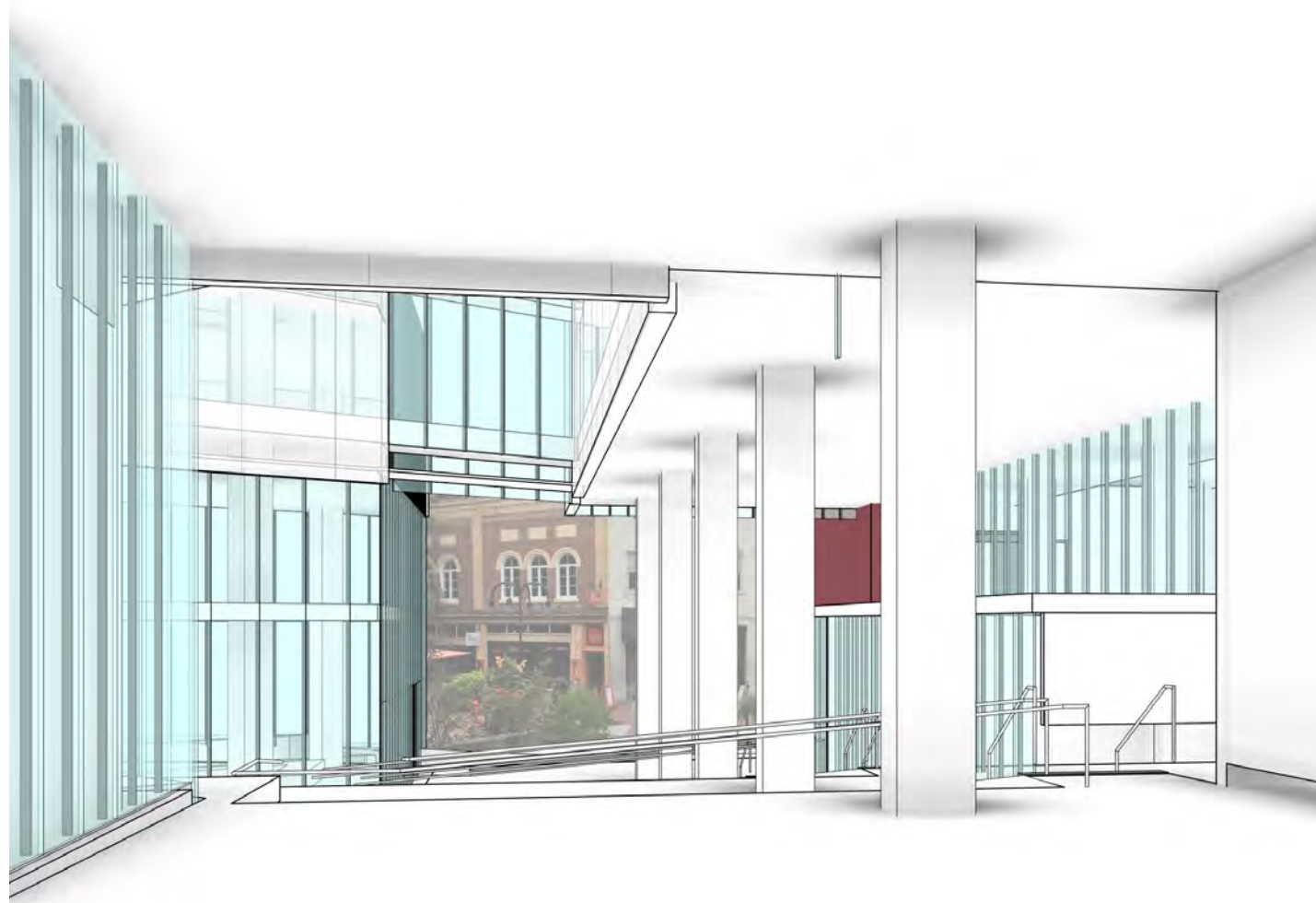
(1) view looking down Water Street to the East



(2) view looking up Water Street to the West



(3) view looking up Main Street to the West



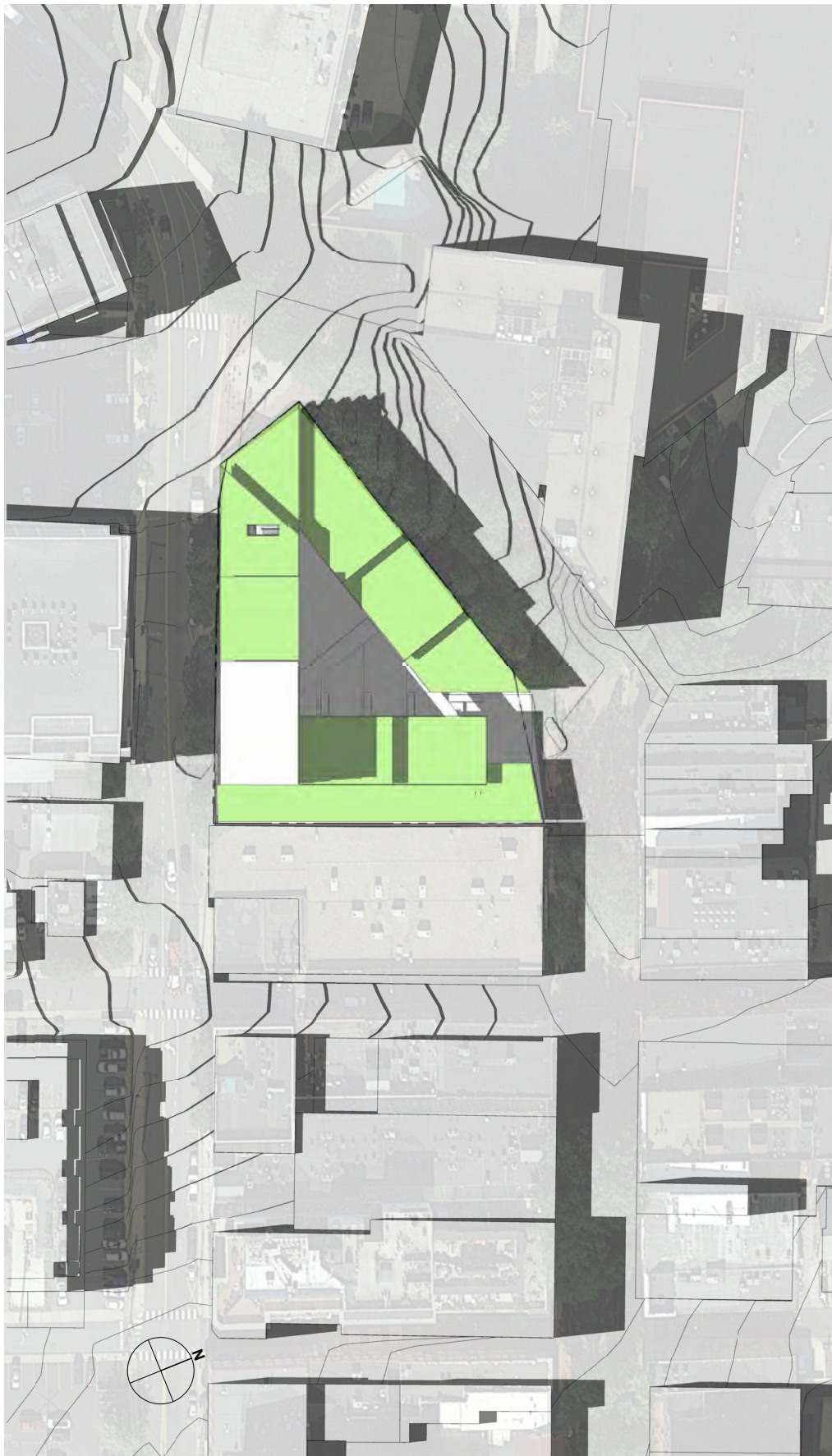
(4) view from Water Street looking toward Main Street



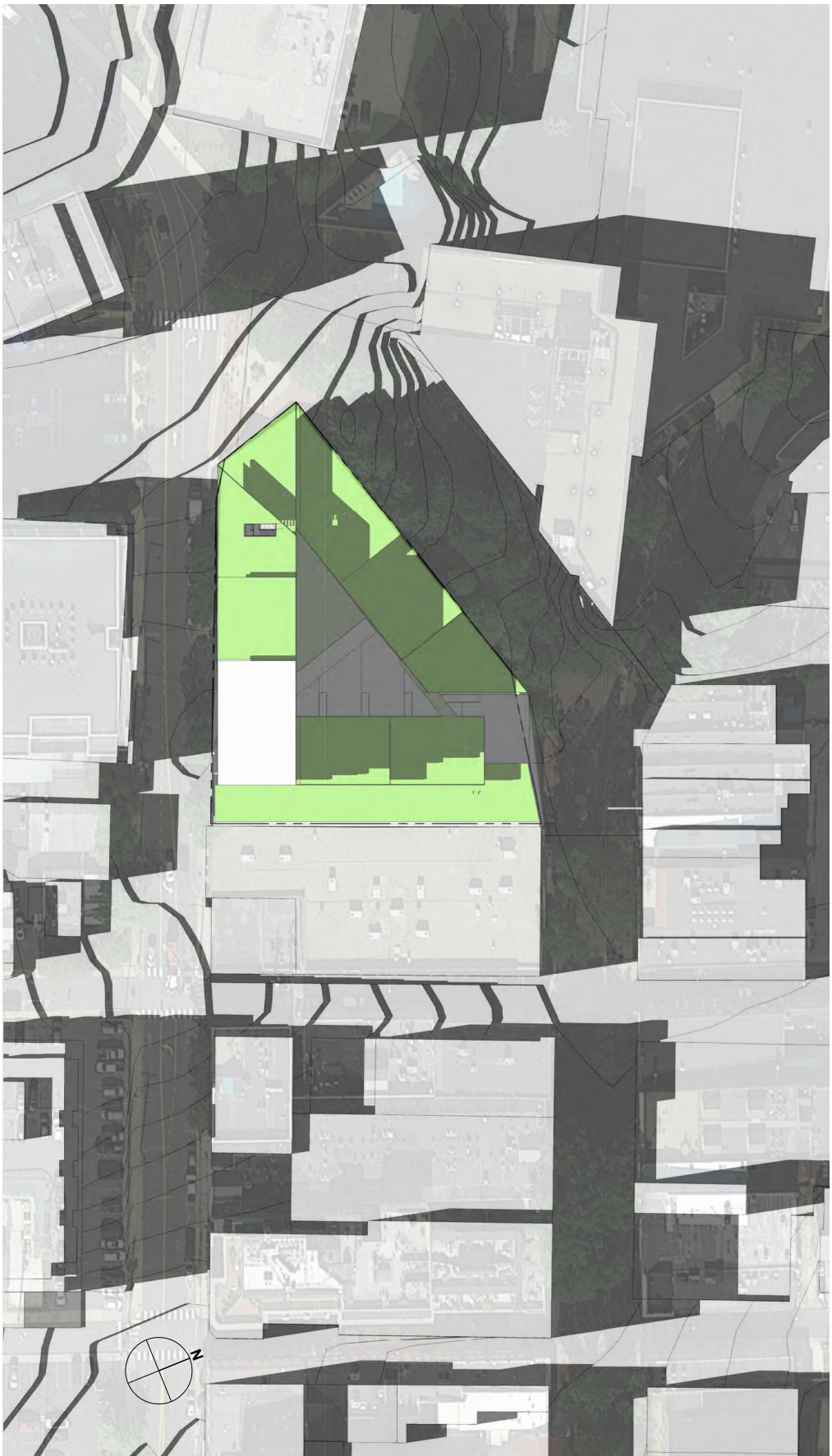
(5) view from Main Street looking toward Water Street



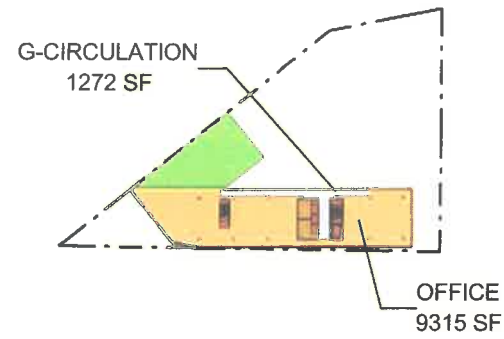
June 21, 1 PM



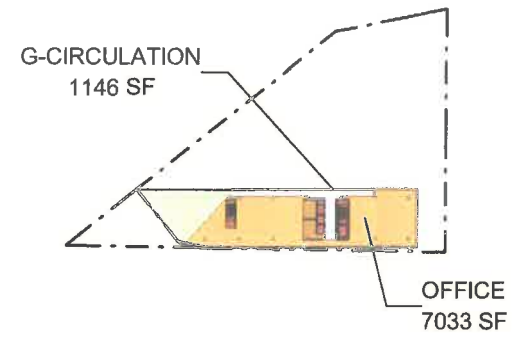
March/September 21, 1 PM



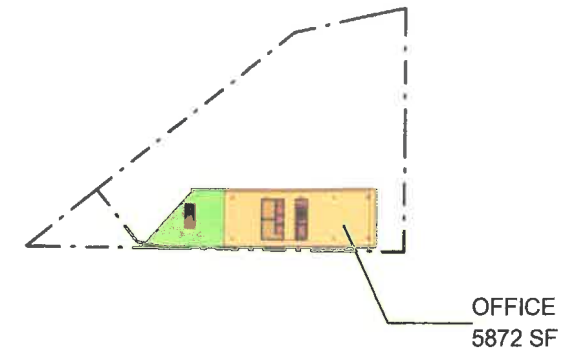
December 21, 1 PM



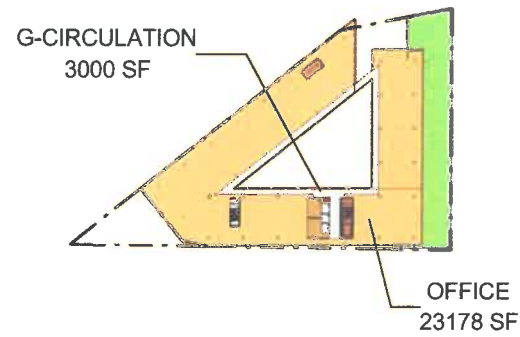
04 OFFICE LEVEL 4 PLAN



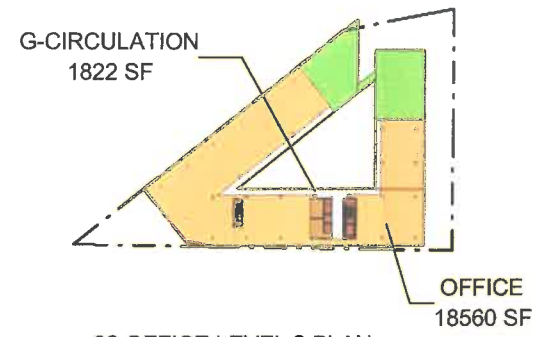
05 OFFICE LEVEL 5 PLAN



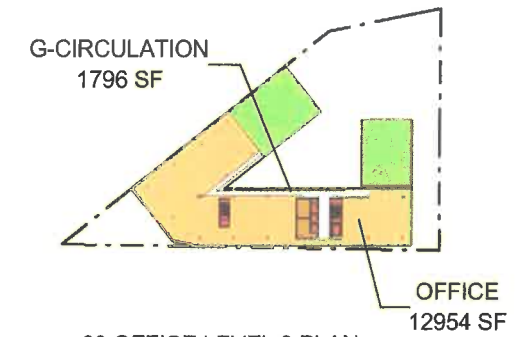
06 OFFICE LEVEL 6 PLAN



01 OFFICE LEVEL 1 PLAN

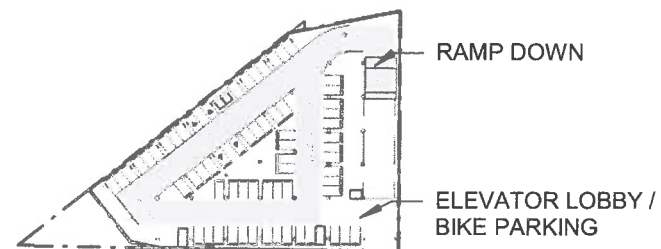


02 OFFICE LEVEL 2 PLAN

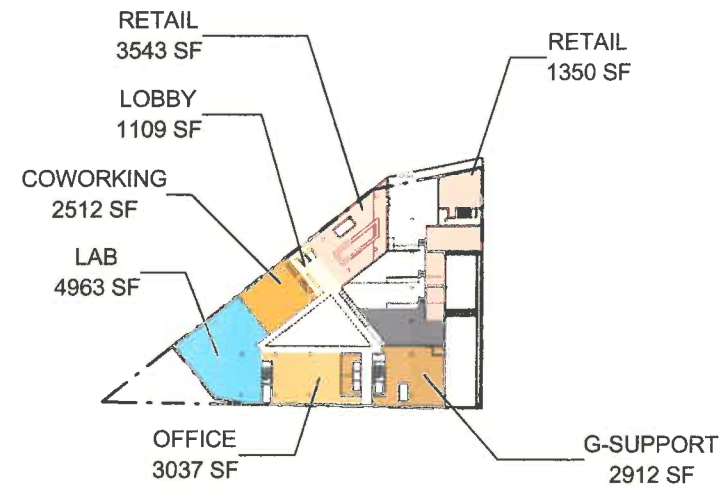


03 OFFICE LEVEL 3 PLAN

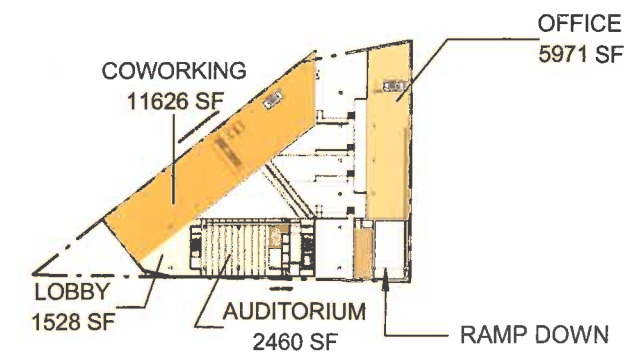
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STANDARD PARKING SPACES: 82
TOTAL PARKING SPACES: 86



-01 PARKING LEVEL PLAN



-0.5 MALL ENTRY PLAN



0.5 LOBBY PLAN