

From: Scala, Mary Joy
Sent: Friday, September 29, 2017 1:56 PM
To: Jessica Mauzy (Jessica@lpda.net)
Cc: Alan Taylor (alan.taylor@redlightmanagement.com)
Subject: BAR Action - 1100 Block of Market Street East (Coal Tower) - September 19, 2017

September 29, 2017

Jessica Mauzy
LPDA
1006 E Jefferson Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 17-09-03
Coal Tower (East Water Street)
Tax Parcel 570157A00
Choco Cruz, LLC, Owner/LPDA, Applicant
C&O Row Park

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed landscaping plan in concept satisfies the BAR's criteria and guidelines and is compatible with this individually protected property and that the BAR approves the application as submitted in concept, but would like to see specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR at a later date. **Sarafin seconded. The motion was approved (7-0).**

You may re-submit the required items whenever you are ready to be scheduled at a BAR meeting.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
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
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2017**



Certificate of Appropriateness Application

BAR 17-09-03

Coal Tower (East Water Street)

Tax Parcel 570157A00

Choco Cruz, LLC, Owner/LPDA, Applicant

C&O Row Park

Background

The Coal Tower (c. 1940) on East Water Street is an Individually Protected Property (IPP). The protected area is a square, 70' x 70'.

Application

The applicant is proposing new landscaping around the base of the Coal Tower so that it can be used as a small park for residents. New residential units are being built on both sides of the Coal Tower. Landscaping includes paths (exposed aggregate and concrete or crushed stone), corten steel steps, retaining wall, and bollard lights, planting (6 trees, shrubs and perennials), reclaimed RR tracks, swings, and an interpretive plaque.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design and Elements:

B. Plantings

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

D. Lighting

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1. In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2. Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3. In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4. Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5. In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6. Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7. Consider motion-activated lighting for security.*

E. Walkways & Driveways

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1. Use appropriate traditional paving materials like brick, stone, and scored concrete.*

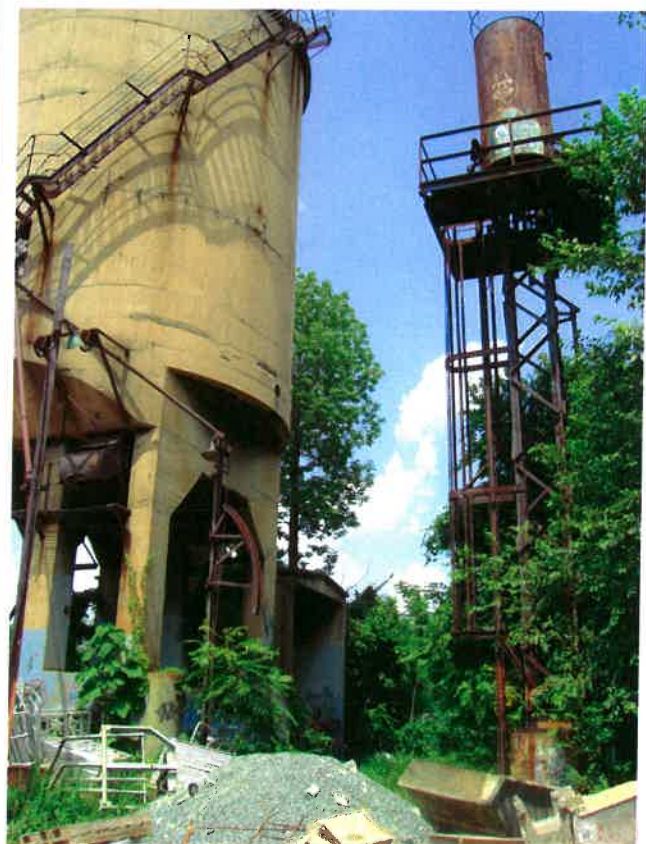
- 2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3. Gravel or stone dust may be appropriate, but must be contained.*
- 4. Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5. Limit asphalt use to driveways and parking areas.*
- 6. Place driveways through the front yard only when no rear access to parking is available.*
- 7. Do not demolish historic structures to provide areas for parking.*
- 8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Discussion and Recommendations

The landscape plan will provide the coal tower with an appropriate setting.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed landscaping plan satisfies the BAR's criteria and guidelines and is compatible with this individually protected property and that the BAR approves the application as submitted (or with the following modifications...).



Property Street Address: 133-155 Carlton Road
Tax Map and Parcel #: 570157000 (part)
Comprehensive Plan (Land Use Plan) Designation: Industrial
Current Zoning Classifications: Downtown Extended Corridor
Owner: Choco-Cruz LLC
Property: The Coal Tower
Acreage: 10.656 acres (part)
Date built: ca. 1940



Vicinity Map:



Criteria:

(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;

On this property the Coal Tower is specifically being proposed for individual designation.

The coal tower is not currently listed on the National or State registers.

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

There are no known associations.

(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;

The coal tower is located less than 1/4 mile from the Downtown Architectural Design Control District.

(4) The age and condition of a building or structure;

The age of the structure is ca. 1940, making it around 68 years old. The coal tower is in fair to good condition.

(5) Whether a building or structure is of old or distinctive design, texture and material;

The coal tower has a tubular body with a conic top, unlike early models of coal towers that were boxy. The tower is made from metal and concrete and most likely once spanned across the rail lines. Rail companies began building coal towers this way starting around the 1940s as a way of reducing freight time by eliminating the need for yarding of trains and engines where possible.

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

There appears to have been few to no structural, material, or architectural changes to the coal tower.

The coal tower is not currently in use. This site is proposed for future development. The attached plan shows the intent to preserve the coal tower within a park-like square.

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;

This is the only coal tower within the City's limits and is a good example of a modern coal tower. Because of its large stature, the coal tower serves as a landmark in its context.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

The coal tower is not part of any geographically definable area. It is linked aesthetically to other structures associated with the railroad, some of which (such as the former C&O Station) are contributing structures in local and well as state and national districts.

Public Comments Received:

Alan Taylor, representing the owner, said he wants to clean it up, make it safe, and make the area a park.

Staff Recommendation:

This property meets the criteria for designation as an individually protected property. The BAR recommended (8-0) designation of the Coal Tower and part of the existing parcel shown as an approximately 70 ft. square on the site plan.

The Planning Commission should recommend to City Council to designate the Coal Tower and part of the existing parcel as outlined in the motion.

Suggested Motions:

[ZM-08-07-26] "I move to recommend the adoption of an ordinance to amend and reordain the Zoning District Map incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, by adding minor Architectural Design Control Districts for the following:

a. A portion of the parcel at 459 Locust Avenue, further identified on City Real Property Tax Map #53 as parcel 234 having 325 feet of frontage on Locust Avenue and containing approximately 353,402 square feet of land or 8.113 acres. The Patterson Wing of Martha Jefferson Hospital, and the part of the existing parcel that extends from the Patterson Wing east to Locust Avenue and south to E. High Street are the only structure and portion of the parcel under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Office Use. The current underlying zoning, which will remain, is Downtown North Corridor and B-1 with Special Use Permit.

b. A portion of the parcel at 133-155 Carlton Road, further identified on City Real Property Tax Map #57 as parcel 157 having approximately 900 feet of frontage on Carlton Avenue and containing approximately 464,175 square feet of land or 10.656 acres. The coal tower and part of the existing parcel delineated on an approved preliminary site plan as an approximately 70 ft. square containing the tower are the only structure and portion of the property under consideration for this map amendment. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial Use. The current underlying zoning, which will remain, is Downtown Extended Corridor.

and

Coal tower at Cedar Hill in New Haven (photo by the author) On U.S. 12 between New Buffalo and Michigan City (Conrail) there is a huge old coaling tower (spans two tracks). I have wondered why it was never torn down. Recently, an Internet discussion group brought up the subject of old coaling towers. Most remaining coal and sand towers are all of heavily reinforced concrete and seem to have been built after 1940 or so, when railroads were trying to cut freight transit time by eliminating yarding of trains and engines wherever possible. These towers were built over the mainline and usually included sanding and watering facilities (if you look closely around the base of the tower you'll probably still see a concrete pad where the water column once stood). The only reason they're still around today is they were so strongly built that the mainline would have to be shut down for at least a couple of days so it could be removed. It's cheaper to leave it there! Besides the large concrete tower in the New Haven RR's Cedar Hill (New Haven, Conn) which I know well, there are others (my partial list) at:

Railroad	Location	Comment
C&O	Beaver Run, WV	near Beckley
C&O	Charlottesville, VA	east of station
C&O	Hinton, WV	not much left
C&O	Newport News, VA	at coal terminal
CNW(UP)	Boone, Iowa	over two tracks
CNW(UP)	Dekalb, IL	over two tracks
CNW(UP)	Nelson, IL	
CP	Toronto, ON	John Street
Erie (CR)	Meadville, PA	2 tracks
IC	McComb, MS	built 1950's just before diesels
L&N (CSX)	Nashville, TN	Radnor Yard: roof missing
Monon (CSX)	Lafayette, IN	
N&W	Bluefield, VA	
N&W	Vicker, VA	serves 3 or 4 tracks
Nevada Northern	Ely, NE	working condition
SP	Deming, NM	
NYC	Collingwood, OH	yard at E152nd street
IC	Lambert, Miss	Yazoo District
Pere Marquette	Grand Haven, MI	in a park with an old box car, two cabooses and the old Pere Marquette 1223, a 2-8-4 from Alco
LIRR	Jamaica, NY	east of Jamaica Station in Queens
PRR	Renovo, PA	

Hope these (and others) all stay in place for everyone to see!

For more about coal towers, see [Coal Towers - Coaling Stations for Railroad/Railway Steam Locomotives Circa 1908 - 1915](#)

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



September 5, 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 17-09-03

Coal Tower (East Water Street)

Tax Parcel 570157A00

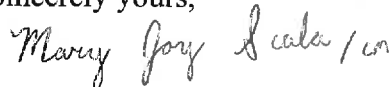
Choco Cruz, LLC, Owner/LPDA, Applicant

C&O Row Park

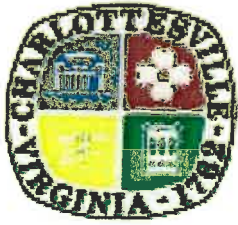
The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

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 Chaco Cruz, LLC. Applicant Name LPDA
Project Name/Description C/O Row Park Parcel Number 570157A00
Project Property Address 1100 block of Water Street East (Coal Tower)

Applicant Information

Address: 100 W. E. Jefferson St.
Charlottesville VA 22902
Email: Jessica@LPDA.net
Phone: (W) 434 270 7072 (C) _____

Property Owner Information (if not applicant)

Address: PO Box 1407
Charlottesville VA 22902
Email: alan@riverbenddev.com
Phone: (W) 434 245 4932 (C) _____

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

Signature of Applicant

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

Jessica Mauzy 8-28-17
Signature Date
Jessica Mauzy 8-28-17
Print Name Date

Property Owner Permission (if not applicant)

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

Alan Taylor 8-28-17
Signature Date
Alan Taylor 8-28-17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Located between two new
residential units on Water Street, at the base of the old coal tower, we are
pursuing the design and implementation of a small park for residents. This park
will be maintained by the HBA and will include paths, planting, lighting and a plaque.
List All Attachments (see reverse side for submittal requirements):

A 4-page PDF set showing conceptual site plan, materials palette, existing conditions photos, and conceptual site photo simulation.

For Office Use Only

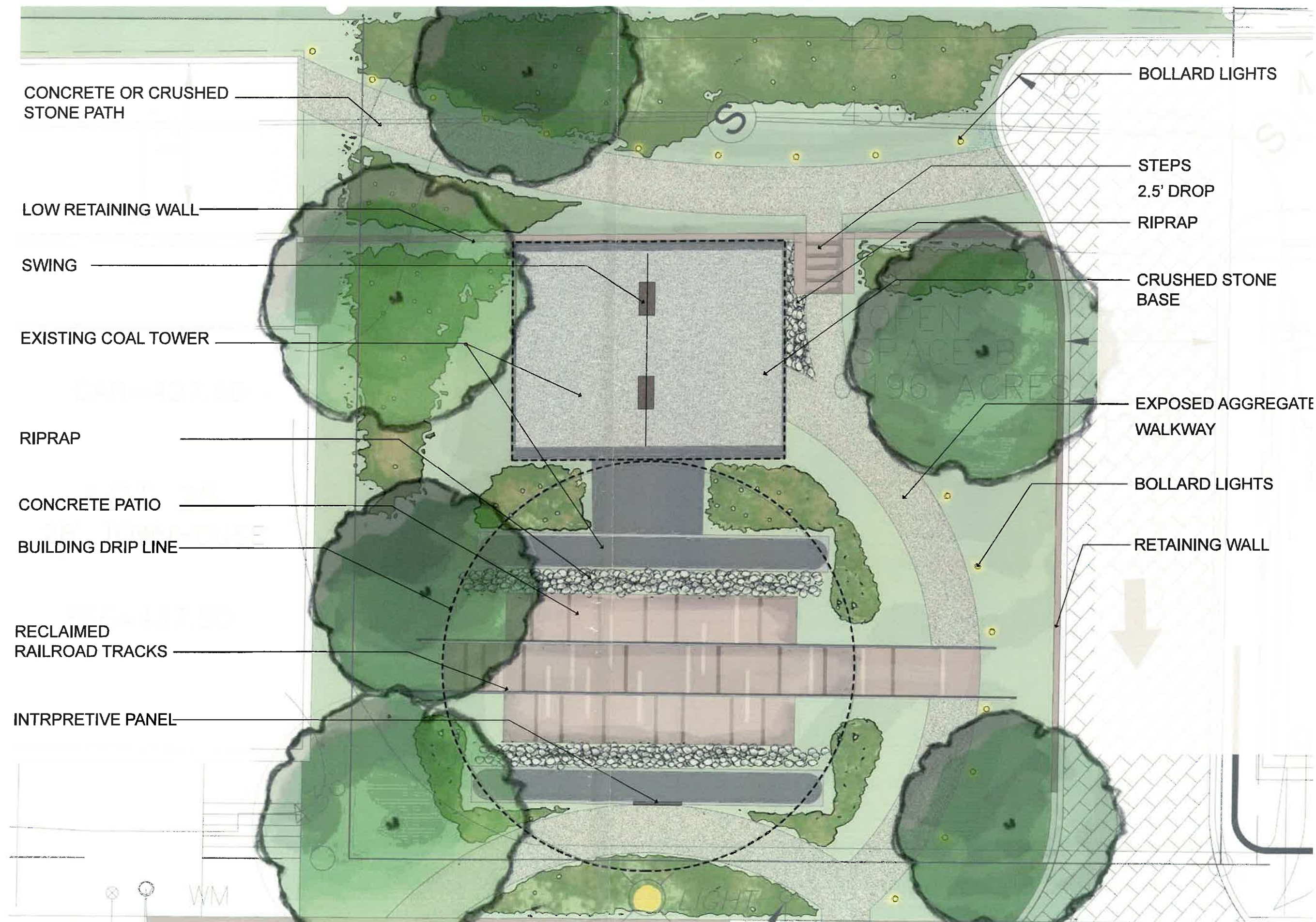
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 212076
Date Received: 8/29/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____





RECLAIMED RAILROAD TRACKS AT COAL TOWER



CORTEN STEEL RETAINING WALL



CORTEN STEEL STEPS



CORTEN STEEL BOLLARDS



INTEPRETIVE PANEL

TREES



Tulip Tree



River Birch



Pin Oak



Snowbell



Serviceberry

SHRUBS



Blueberry

PERENNIALS



Daffodills



Tulips



Coral Bells

PERENNIALS



Karl Foerster Feather
Reed Grass



Pink Muhly Grass



Hostas



Ferns



Mondo Grass

EXISTING CONDITIONS



EXISTING CONDITIONS



CONCEPT RENDERING



Before



After