Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:34 PM
To: cgathright@dgarchs.com
Cc: Werner, Jeffrey B
Subject: BAR Actions - April 17, 2018 - 201 West Water Street

April 25, 2018

Certificate of Appropriateness
BAR 18-04-08
201 West Water Street
Tax Parcel 280012000
Black Bear Properties, LLC, Owner/Clark Gathright, Applicant
New Construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new construction satisfies the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves just the building envelope, exclusive of the floor levels, apertures, materials, and any other items that are not indicative of the volume of the building. This approval is contingent on meeting the City zoning code for height. Balut seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (October 17, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2018

Certificate of Appropriateness Application
BAR 18-04-08
201 West Water Street
Tax Parcel 280012000
Black Bear Properties, LLC, Owner/Clark Gathright, Applicant
New Construction

Background

201 West Water Street is in the Downtown Architectural Design Control (ADC) District. All buildings in this district are considered contributing. There is no historic survey available for 201 West Water Street. This property is located in the Charlottesville and Albemarle County Courthouse National Register and Virginia Register District, but the property is not described in the nomination report.

May 16, 2017- The BAR approved the application to demolish the circa 1950 one-story brick building and canopy at 201 West Water Street (9-0).

August 14, 2017: Mohr moved to find that the proposed special use permit to allow increased density (from 43 units per acre to 101 units per acre) and additional building height (from 70 feet to 94.17 feet), for the redevelopment of 201 West Water Street into a mixed use development will not have an adverse impact on the Downtown ADC District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review, and subject to the rooftop appurtenance and balconies meeting current regulations with the following modifications. Schwarz seconded. The motion passed (5-1, with Miller opposed)

- The BAR would like the base details to wrap around the building
- The implication of the high quality of materials
- The BAR would like the applicant to investigate the idea of real windows on the north face
- The BAR does not approve the concept of a full level garage
- The BAR would like to see at least the leading corner of the first floor as a functional commercial space
- Also, the BAR has a concern for public safety with cars backing out into a public street

Application

The applicant is proposing the new construction of a mixed use 6 story building on a site that currently consists of a covered parking lot. The building will consist of retail space at street level, office space above it and two step backed 2-story penthouses at the top with a roof deck. The building style is described as a "quiet modernity" with the lower level consisting of a gray CMU with a continuous metal canopy wrapping around the storefronts. The upper stories will consist of light colored stucco with tall tempered glass windows.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Design Review Guidelines for New Construction and Additions
B. SETBACK
The term "setback" for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

1. *Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
2. *Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.*
3. *Modify setback as necessary for sub-areas that do not have well-defined street walls.*
4. *Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.*
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.*
9. *For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.*
10. *Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.*

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

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.*
2. *As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.*

I. WINDOWS AND 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 spacers 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
Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.
Porches and other semi-public spaces are important tin establishing layers or zones of intermediate spaces within the streetscape.

M. MATERIALS AND TEXTURES
1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

P. ADDITIONS
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size
  a. Attempt to accommodate needed functions within the existing structure without building an addition.
  b. Limit the size of the addition so that it does not visually overpower the existing building.
2. Location
  a. Attempt to locate the addition on rear or side elevations that are not visible from the street.

b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.

c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3. Design

a. New additions should not destroy historic materials that characterize the property.

b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4. Replication of Style

a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5. Materials and Features a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6. Attachment to Existing Building

a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.

b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Discussion and Recommendations

So far, the BAR has approved demolition of the existing building. The applicant has come back with a "by right" 6-story, mixed-use building comprising a retail base, commercial office above, and (2) 2-story penthouse units with parking at ground level; a partial basement level will house utilities/mechanical and storage space.

The BAR should discuss the overall massing and design to see if this fits within the characteristic of the Downtown ADC district.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new construction satisfy/does not satisfy the BAR's criteria and are compatible/not compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves/denies the application as submitted (or with the following modifications…).

TRANSMITTAL

To:	Jeff Werner
BAR	NDS
From:	Clark Gathright
Date:	March 27, 2018
Project:	201 W. Water St.
CC:	

WE ARE SENDING YOU:

- ■ Drawing
- ☐ Specification
- ☐ Copy of Letter
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Other
- ☐ Attached
- ☐ Under Separate Cover
- ☐ Via:

FOR YOUR:

- ☐ Approval
- ■ Use
- ☐ Review and Comment
- ☐ As Requested
- ☐ Refer to Enclosure
- ☐ Pricing

COPIES	DATE	NO.	DESCRIPTION
10			BAR re-submittal - By-right scheme

B. Clark Gathright, LLC
100 10th St NE Suite 200
Charlottesville, VA 22902

201 W. Water St.

Description

The proposed 201 W. Water St. project is a "by right" 6-story mixed-use building comprising a retail base, commercial office above and (2) 2-story penthouse units with parking at ground level; a partial basement level will house utilities/mechanical and storage space.

- Zoning – D (Downtown Corridor), in Architectural Design Control and Urban Corridor Parking Overlay Districts.
- Setbacks – There are no setback requirements.
- Stepbacks – Sec. 34-588(a) exempts stepback requirements on Water Street.
- Massing & Footprint – The proposed footprint is 2,564 GSF on a 3,006 SF parcel. The massing is vertical with horizontal elements intended to reduce scale; in concert with this facade metering, there is a voluntary 10 ft. stepback along 2nd St. that respects the massing of adjacent structures.
- Width & Height – The building width is 45 feet along W. Water St. and 57'-4" feet deep along 2nd St. The height steps from 42 ft. along the east to 76 ft. at the primary structure to 88 ft. along the west circulation core (average height = 69 ft).
- Scale – Defined by a single story base, 5-story tower (with 2-story east stepback) and topped by a single story penthouse/roof deck, the proposed development is close in scale to recent projects along Water St., including the West2nd, 218 W. Water St., 550 Water St.
- Roof – The lower roofs are flat and house outdoor amenities (terraces). The uppermost roof is flat and bounded by a parapet and metal screen to conceal mechanical equipment.
- Orientation – The primary building entrance faces Water St. with vehicular access on 2nd St.
- Windows – Aluminum storefront window systems with clear insulated glazing in sizes & configurations depicted in elevations and model views; color to be a medium cool grey to match the masonry base.
- Architecture – The design of the proposed development is characterized by a quiet modernity while activating a corner currently defined by off-street parking with new boutique retail space. The textured building base is proposed to be of medium grey ground-face CMU with a continuous metal canopy that wraps the corner to enhance the pedestrian experience and provide weather protection at the sidewalk. The primary envelope material is proposed to be a light stucco; parapet copings will be of a light grey ACM to match window systems, with a subtle glass wind screen of clear tempered glass.

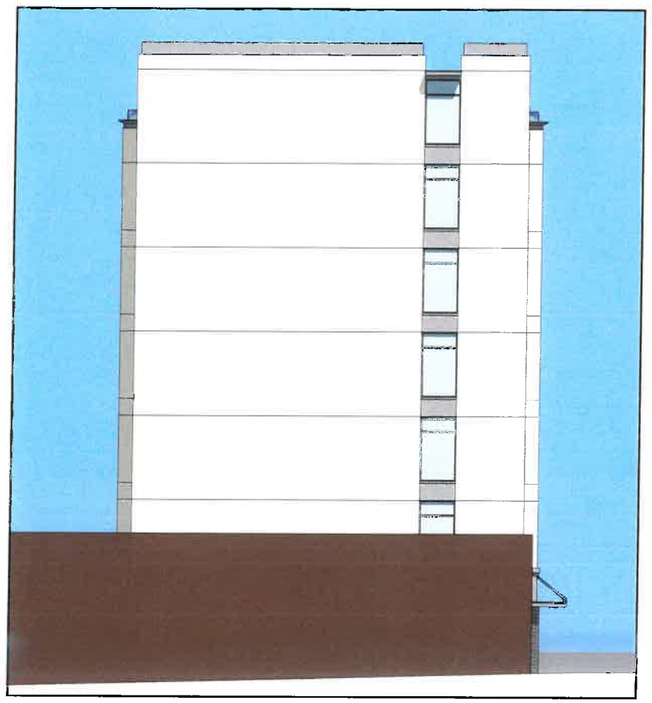
PERSPECTIVE FROM WATER ST. (SOUTHWEST)

BIRD'S EYE FROM SOUTHEAST

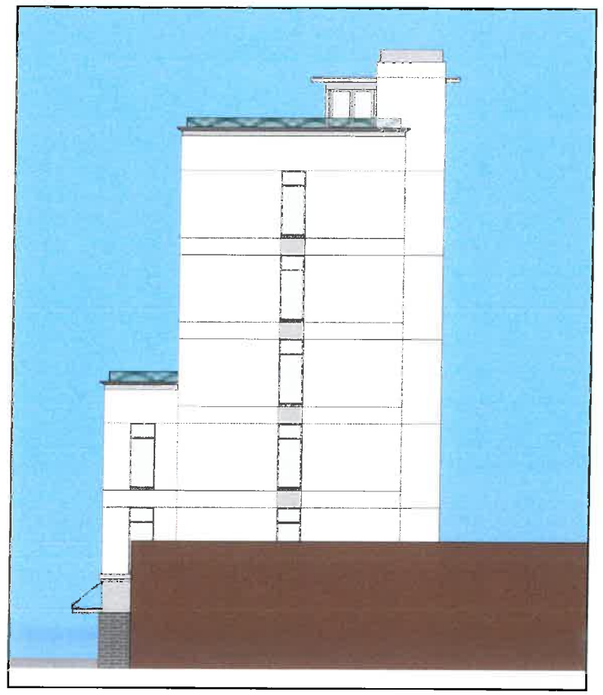
PERSPECTIVE FROM 2ND ST (NORTHEAST)

SOUTH ELEVATION

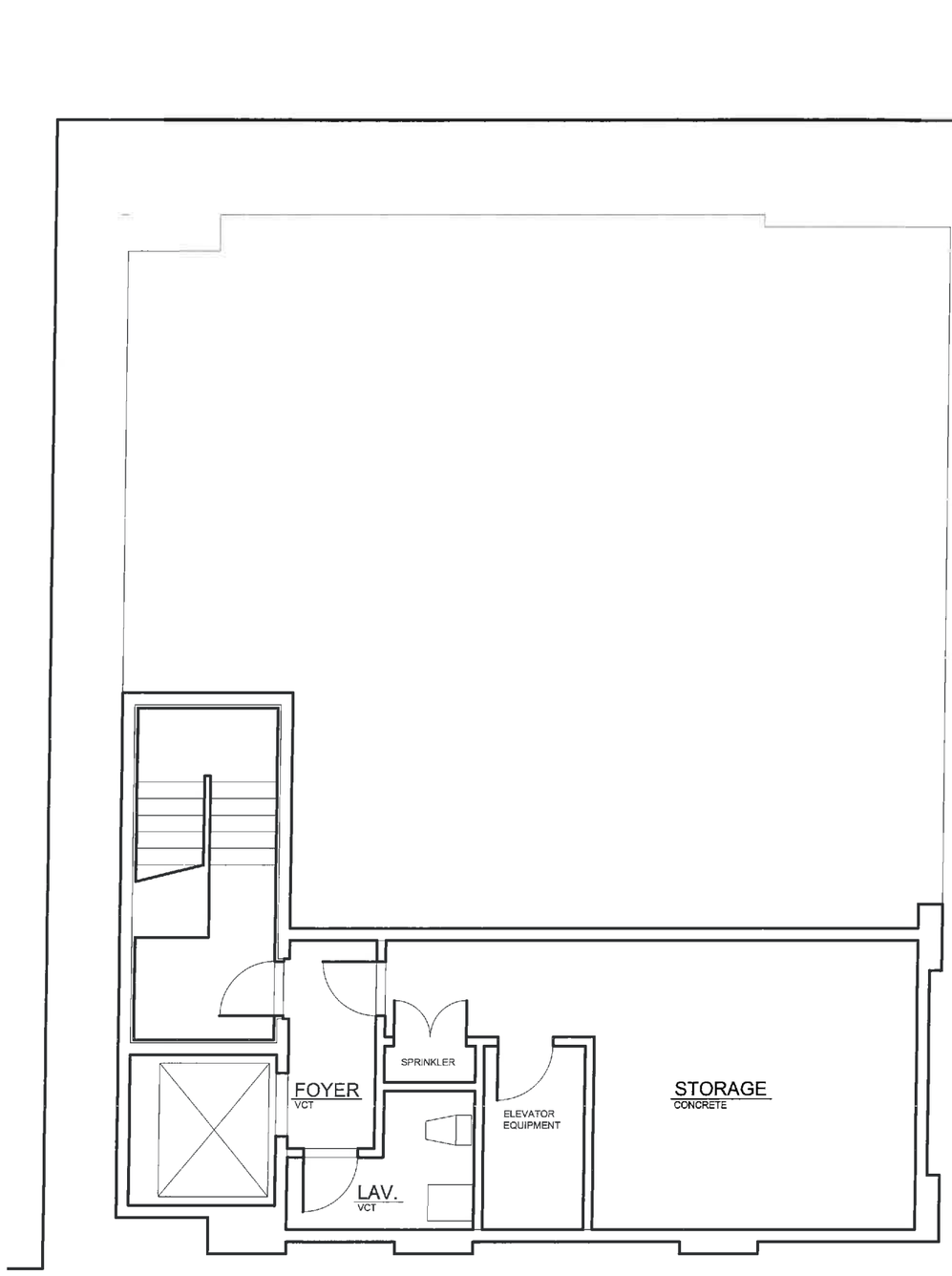
EAST ELEVATION



WEST ELEVATION

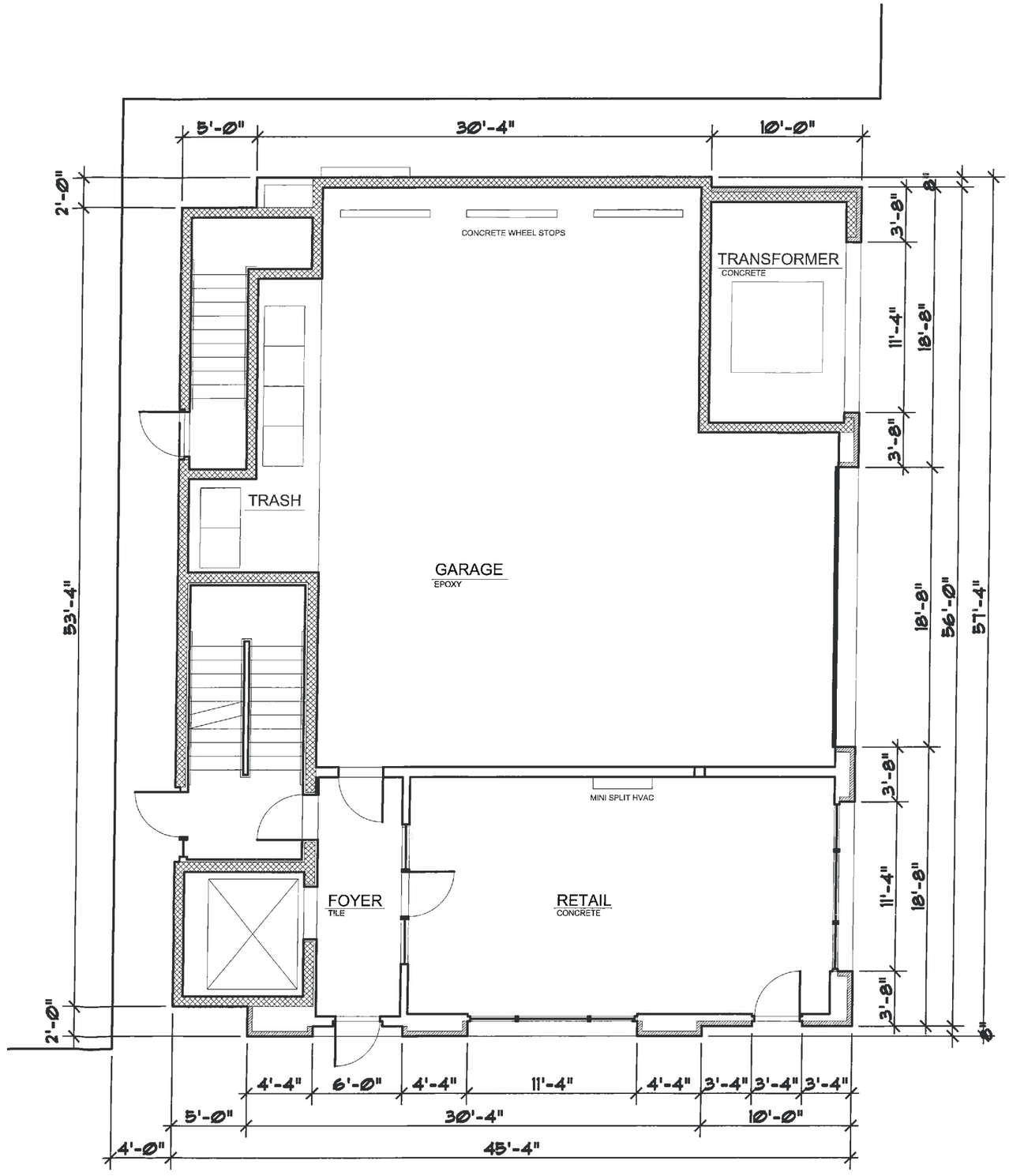


NORTH ELEVATION



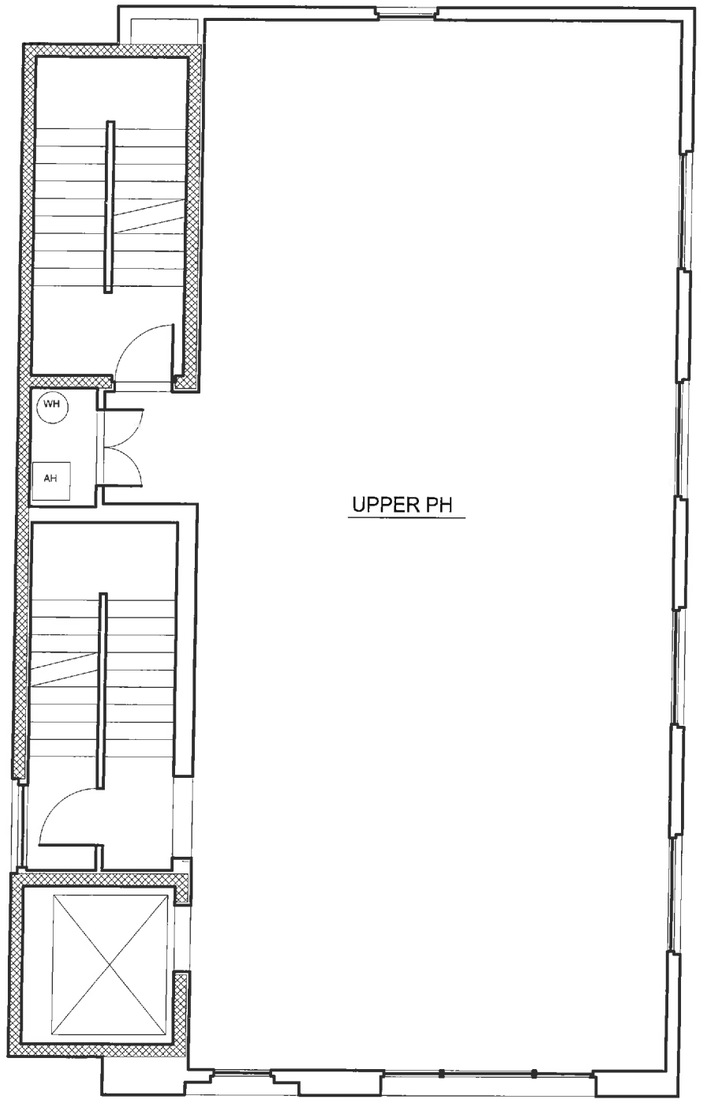
BASEMENT PLAN / MECHANICAL AND STORAGE

SCALE $\frac{1}{8}$" = 1'-0"



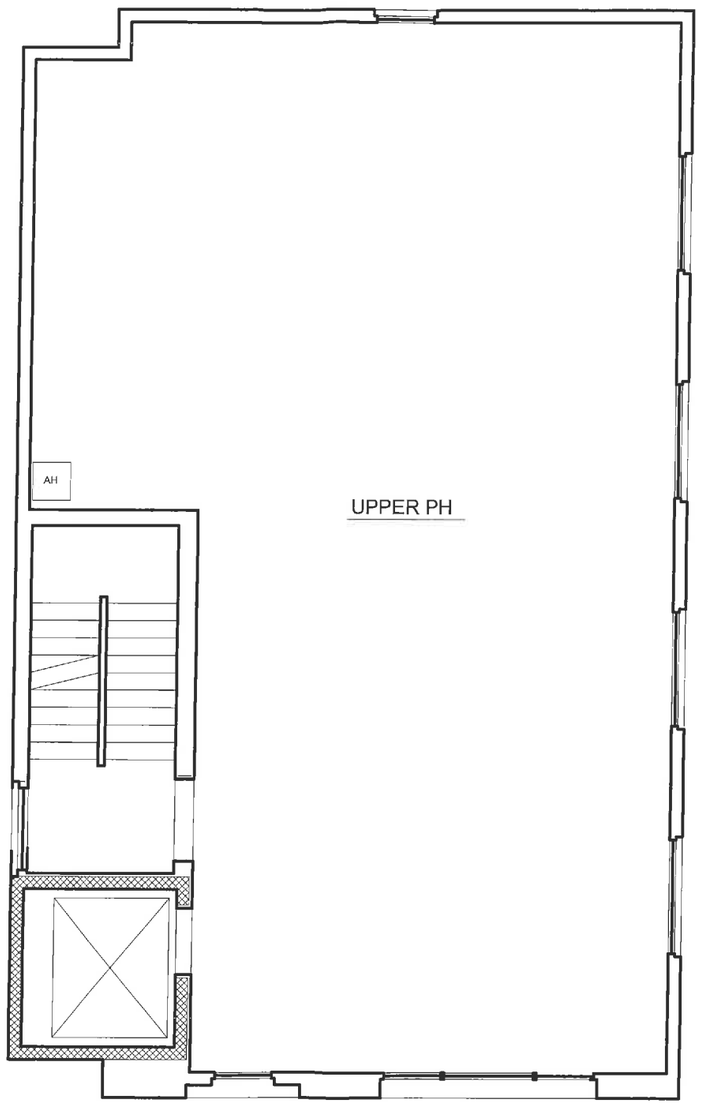
GROUND FLOOR PLAN / RETAIL AND PARKING

SCALE $\frac{1}{8}$" = 1'-0"



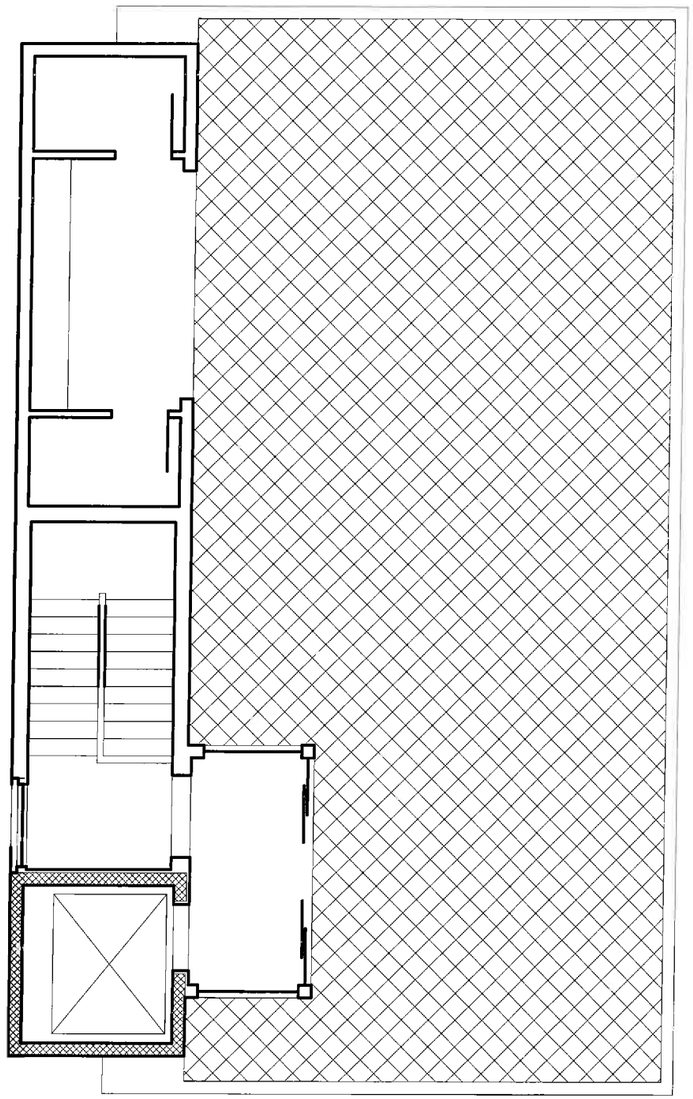
FOURTH FLOOR PLAN / UPPER PENTHOUSE

SCALE $\frac{1}{8}$" = 1'-0"



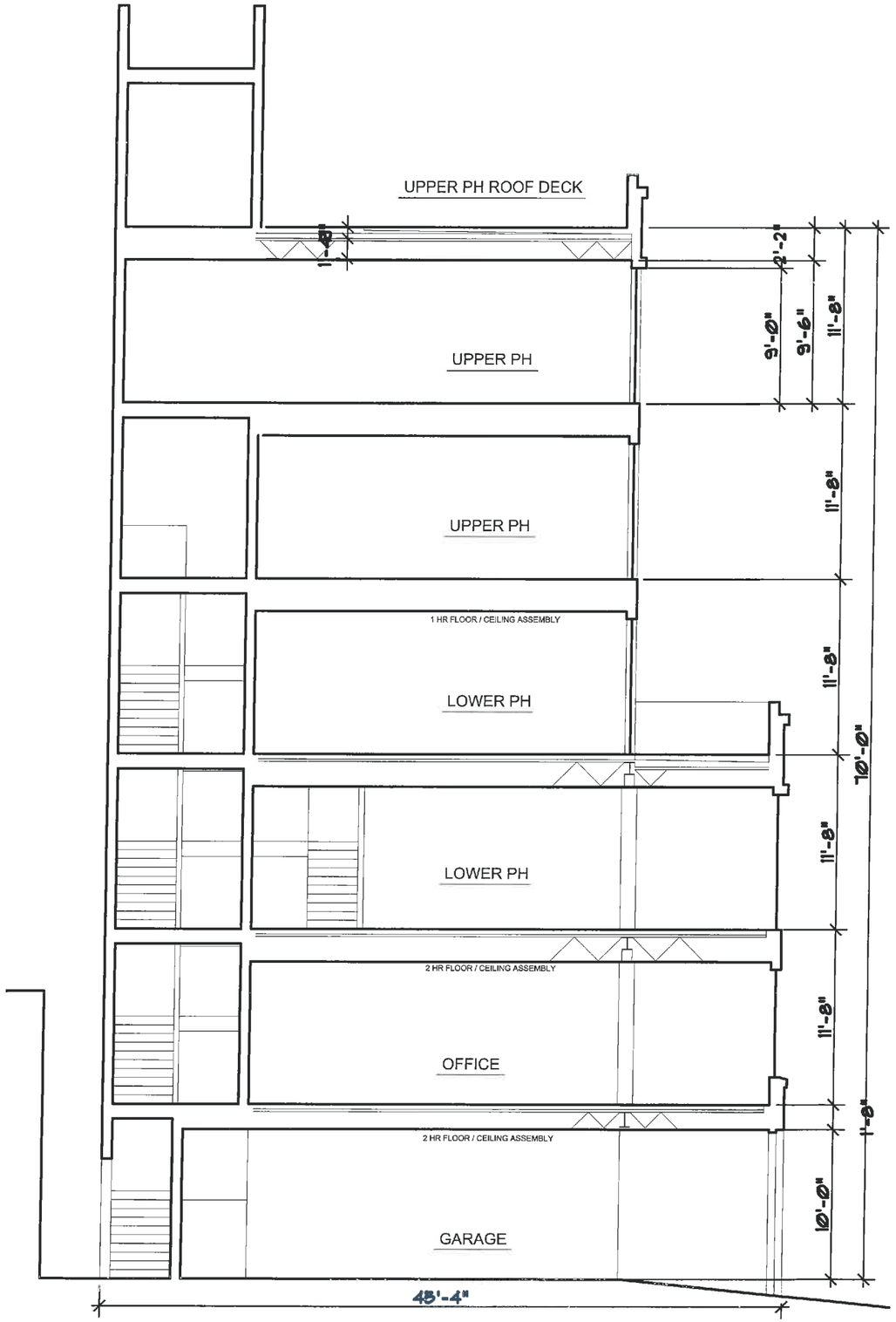
FIFTH FLOOR PLAN / UPPER PENTHOUSE

SCALE $\frac{1}{8}$" = 1'-0"

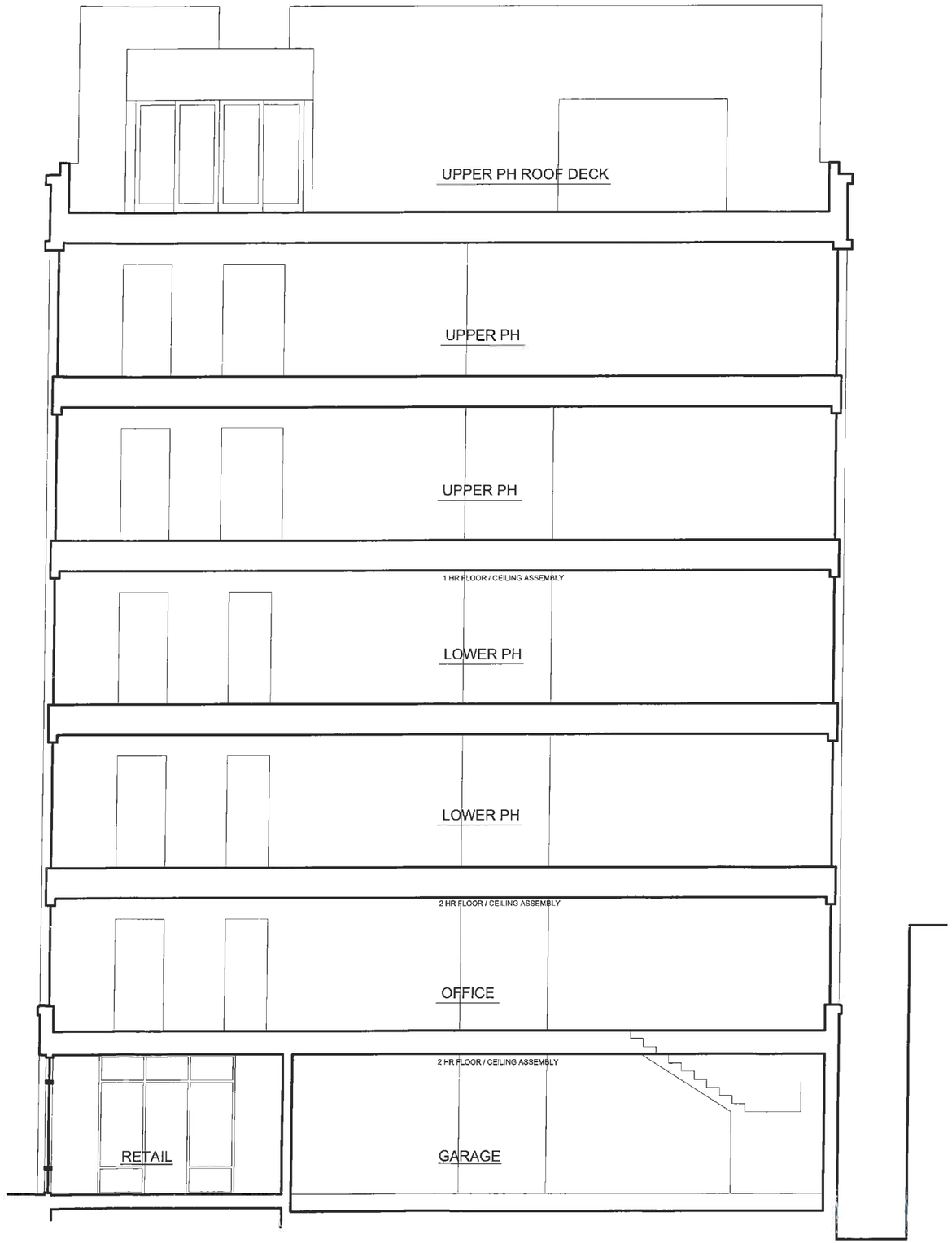


SIXTH FLOOR PLAN /
UPPER PENTHOUSE ROOF DECK

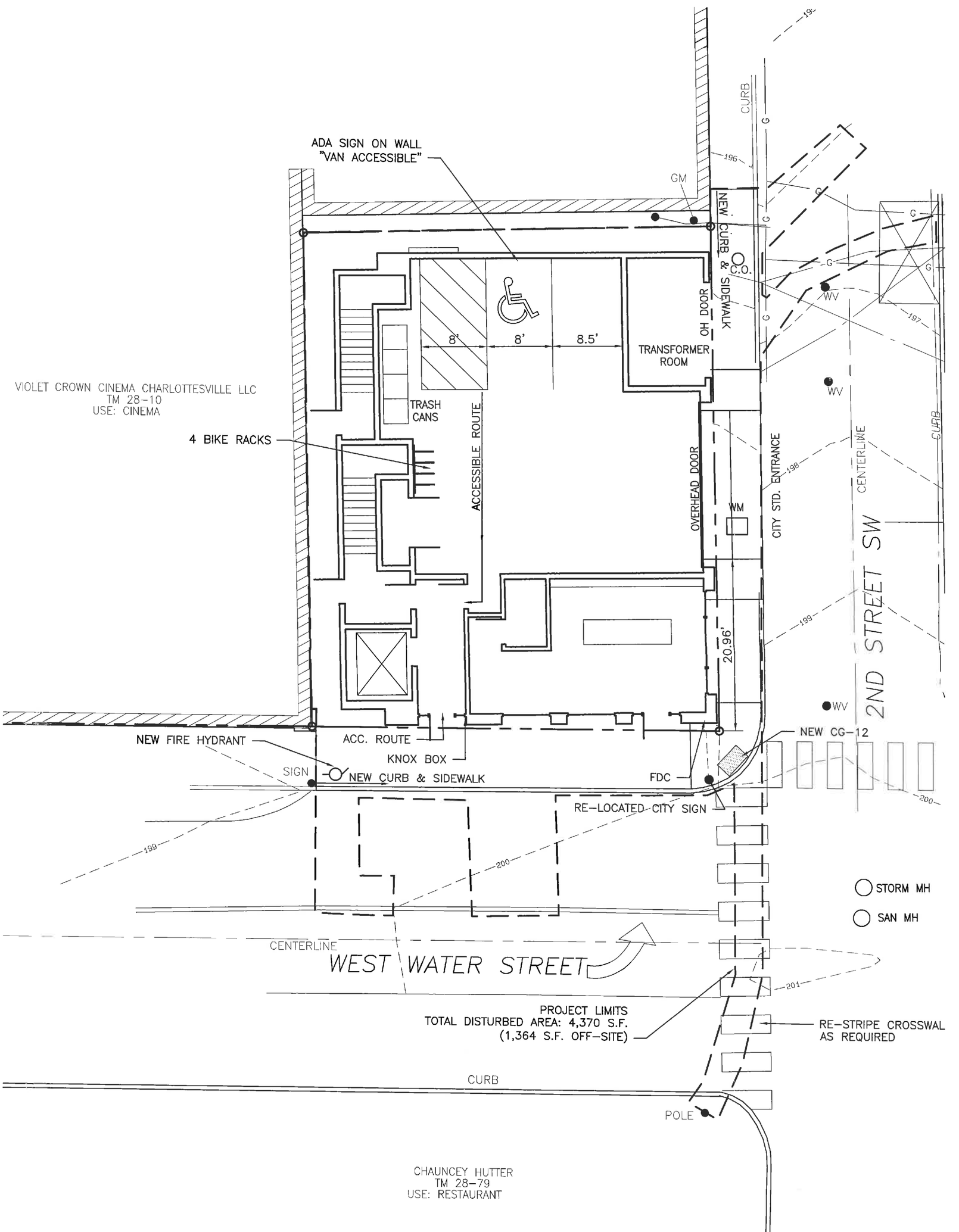
SCALE $\frac{1}{8}$" = 1'-0"



BUILDING SECTION



BUILDING SECTION



2 SITE PLAN

C-1.0 SCALE: 1" = 10'-0"