

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 26, 2018 2:44 PM
To: dabneyk10@gmail.com; cgathright@dgarchs.com
Cc: Werner, Jeffrey B
Subject: BAR Actions - March 20, 2018 - 843 West Main Street

April 25, 2018

Certificate of Appropriateness

BAR 18-03-01
843 West Main Street
Tax Parcel 310175000
Kim Dabney, Owner/ Clark Gathright, Applicant
Proposal for new three story office building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 20, 2018. The following action was taken:

Miller moved to accept the applicants request for deferral. Clayborne seconded. Approved (8-0). Discussion about the direction of development can be heard at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1284

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
March 20, 2018**



Certificate of Appropriateness Application

BAR 18-03-01

843 West Main Street

Tax Parcel 310175000

Kim Dabney, Owner/ Clark Gathright, Applicant

Proposal for new three story office building

Background

This is a noncontributing structure in the West Main Street ADC District. Historical Survey is attached.

Application

The applicant is proposing to build a new 3 story commercial office building that will be served by existing ground level parking. The primary entrance faces West Main Street with setbacks between 10-20 feet. The proposed façade consists of a combination of white precast concrete and blue-green glass metallic accents/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.*

Standards for Review of Construction and Alterations include:

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

*standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
(8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for New Construction and Additions

All of Chapter III in Charlottesville Architectural Design Control Districts: Design Guidelines

D. MASSING & FOOTPRINT

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.

Discussion and Recommendations

The BAR should discuss the overall design of the project and see if the proposed building fits into the surrounding context.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed mural satisfies/does not satisfy the BAR's criteria and guidelines and is compatible/not compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves/denies the application as submitted (or with the following modifications...).

The Dabney Building

843 W. Main St.

RECEIVED

FEB 27 2018

NEIGHBORHOOD DEVELOPMENT SERVICES



View from Southwest (W. Main St.)

Description

The proposed 843 W. Main St. project is a three-story commercial office building to be served by existing ground level parking.

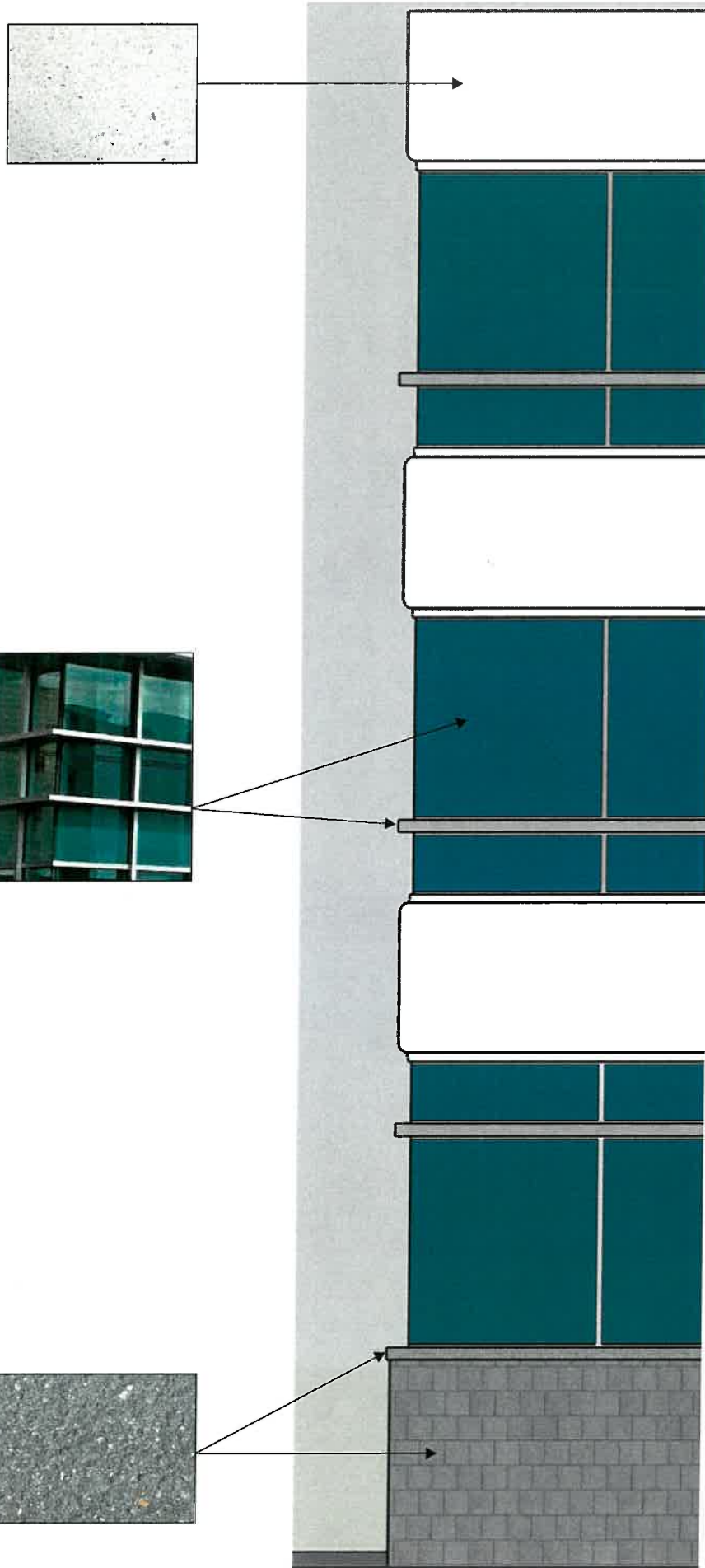
- **Zoning** – WMW (West Main Street West Corridor), in Architectural Design Control and Urban Corridor Parking Overlay Districts.
- **Setbacks** – 10' min./20' max. front & no side or rear except where parcel adjoins a low-density residential district (not applicable).
- **Stepbacks** – N/A
- **Massing & Footprint** – The proposed footprint is 5750 SF on a 12,529 SF parcel. The massing is essentially monolithic with an emphasis on horizontal proportions.
- **Width & Height** – The building width is 115 feet along W. Main St. and 50 feet deep. The height averages 40 feet.
- **Scale** – The proposed building sits on a “plinth” of textured masonry and is buffered from W. Main St. by planters; the envelope is articulate with “ribbons” of glazing and architectural precast concrete, with relief from the street at the building entry. The proposed development is at the lower end of the scale range that defines the character of the WMW Corridor.
- **Roof** – The roof is flat and concealed with a low curb in conjunction with architectural composite metal screening that will conceal rooftop equipment.
- **Orientation** – The primary entrance faces south/W. Main St. with vehicular access along the west edge of the site to the parking lot on the north side of the proposed building.
- **Windows** – Anodized aluminum storefront “ribbon” style window systems in configurations depicted in elevations and model views.
- **Design** – The proposed development reflects the owner’s penchant for “quiet modern” architecture; white precast concrete in combination with blue-green glass and metallic accents comprise a materials palette that follows rigorous proportioning and structural systems. The building’s low-scale and character will contribute to the eclectic range of architectural patterns currently defining the WMW Corridor.



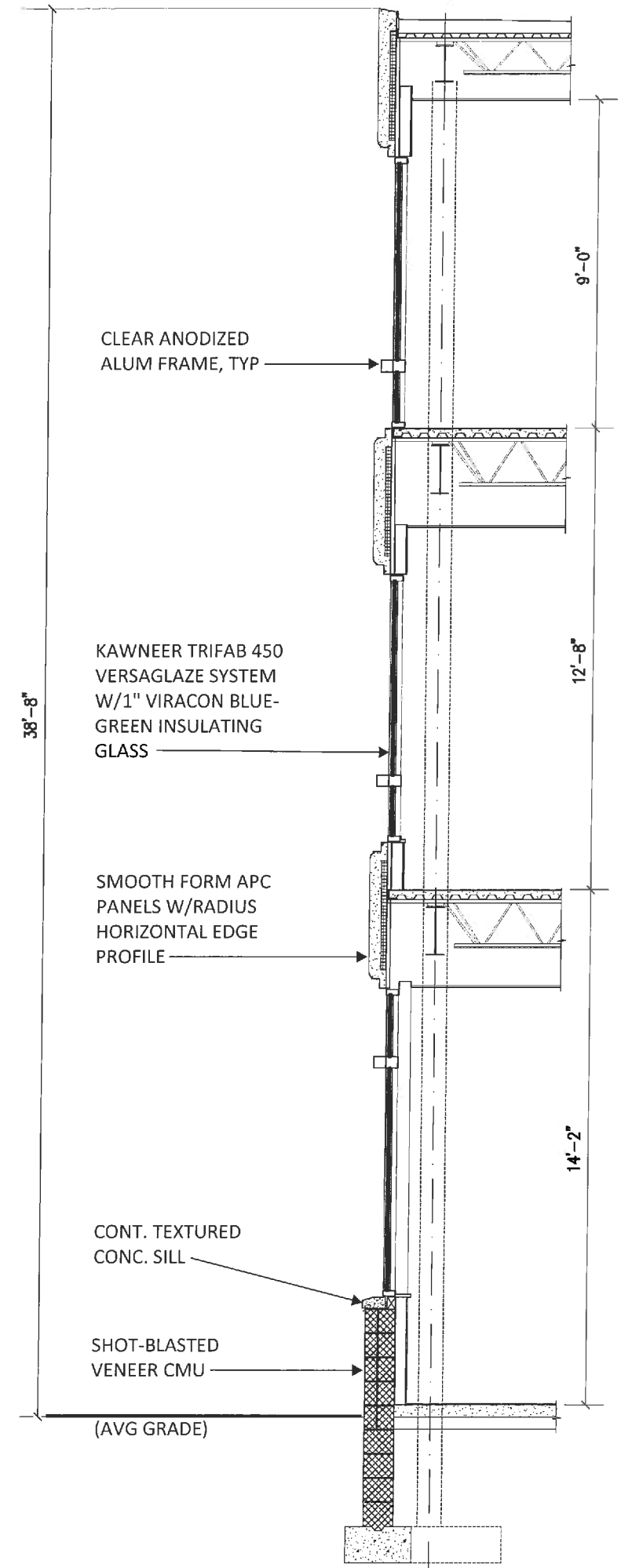
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



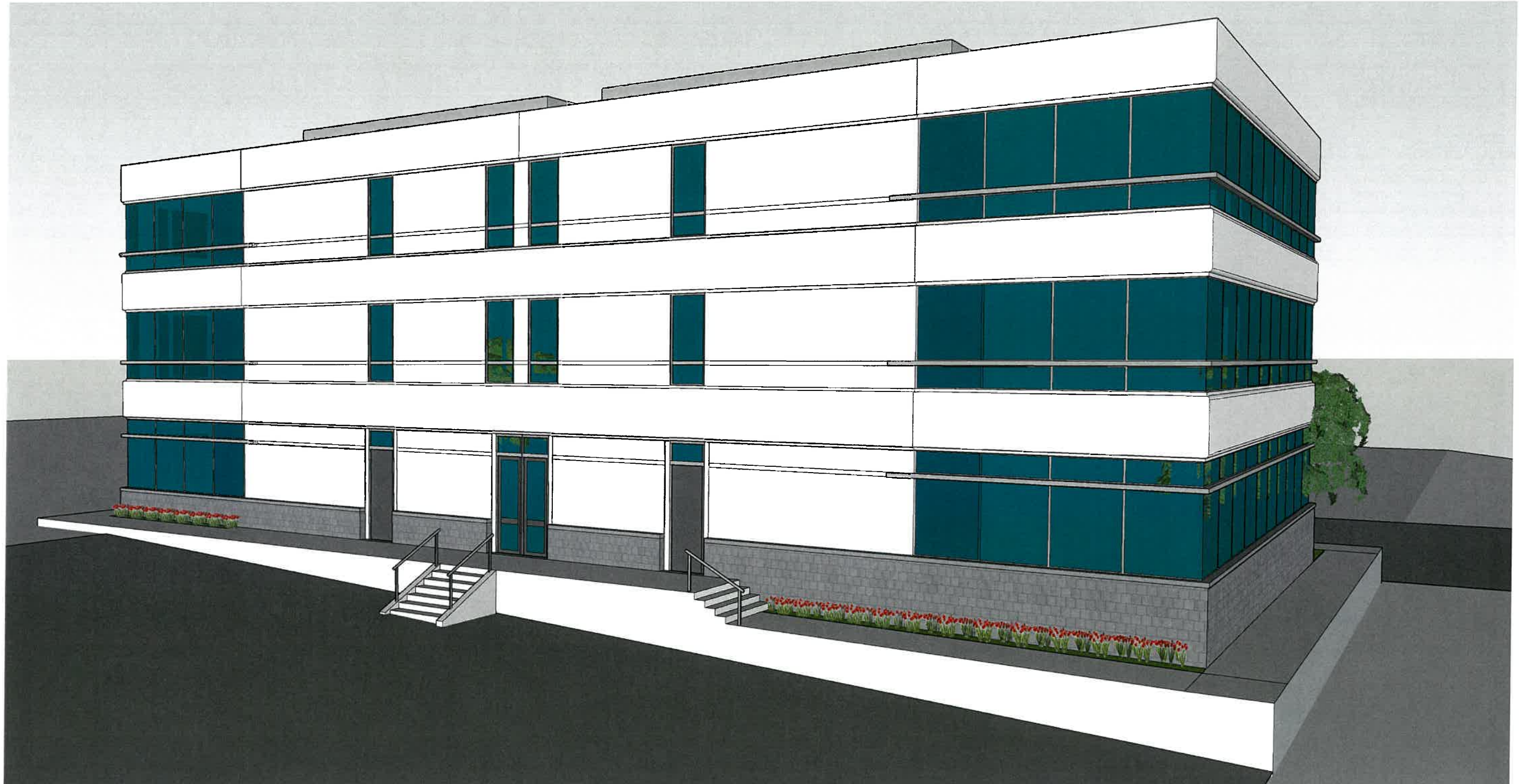
FACADE STUDY



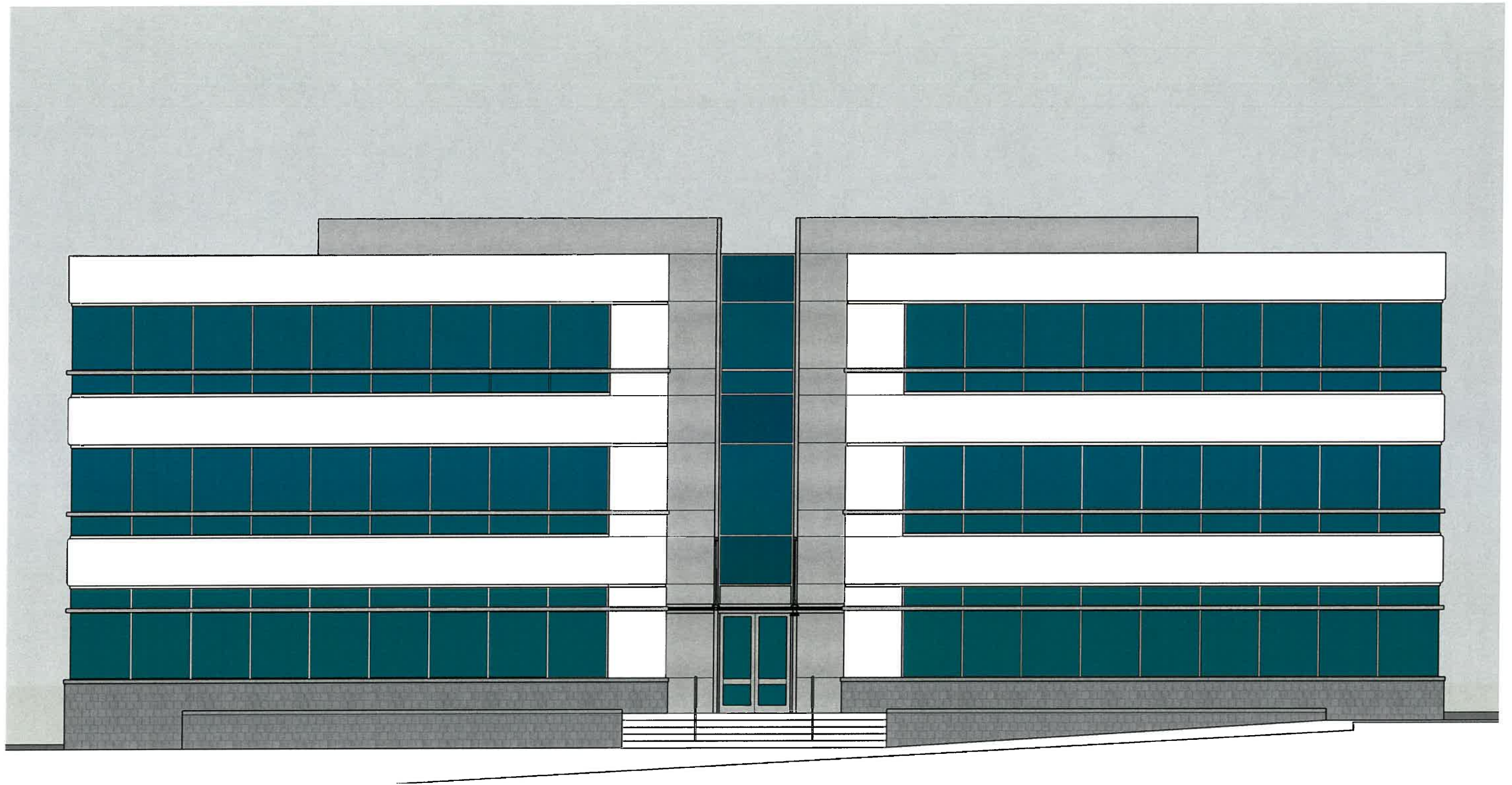
TYPICAL WALL SECTION



View from Southeast



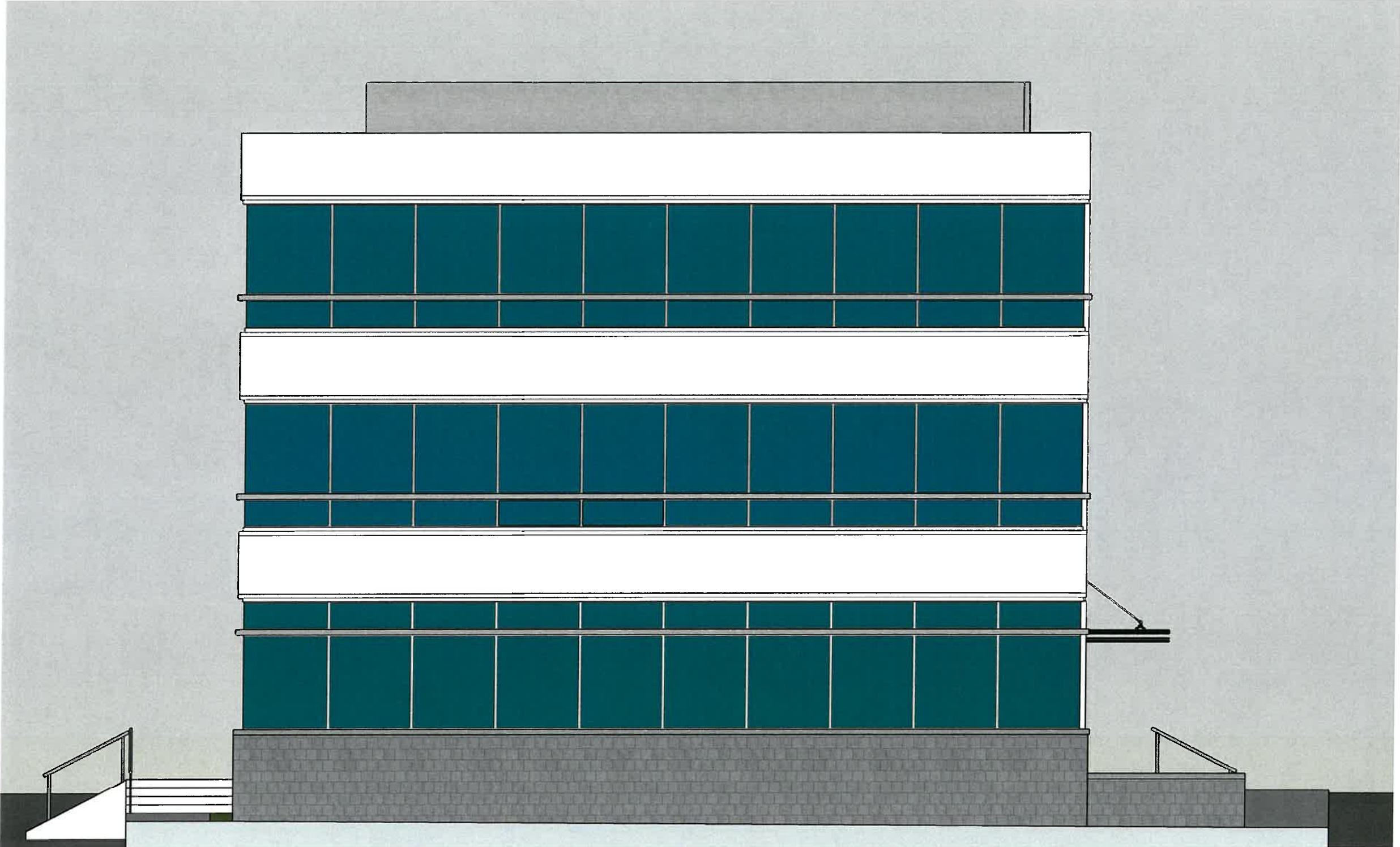
View from Northwest



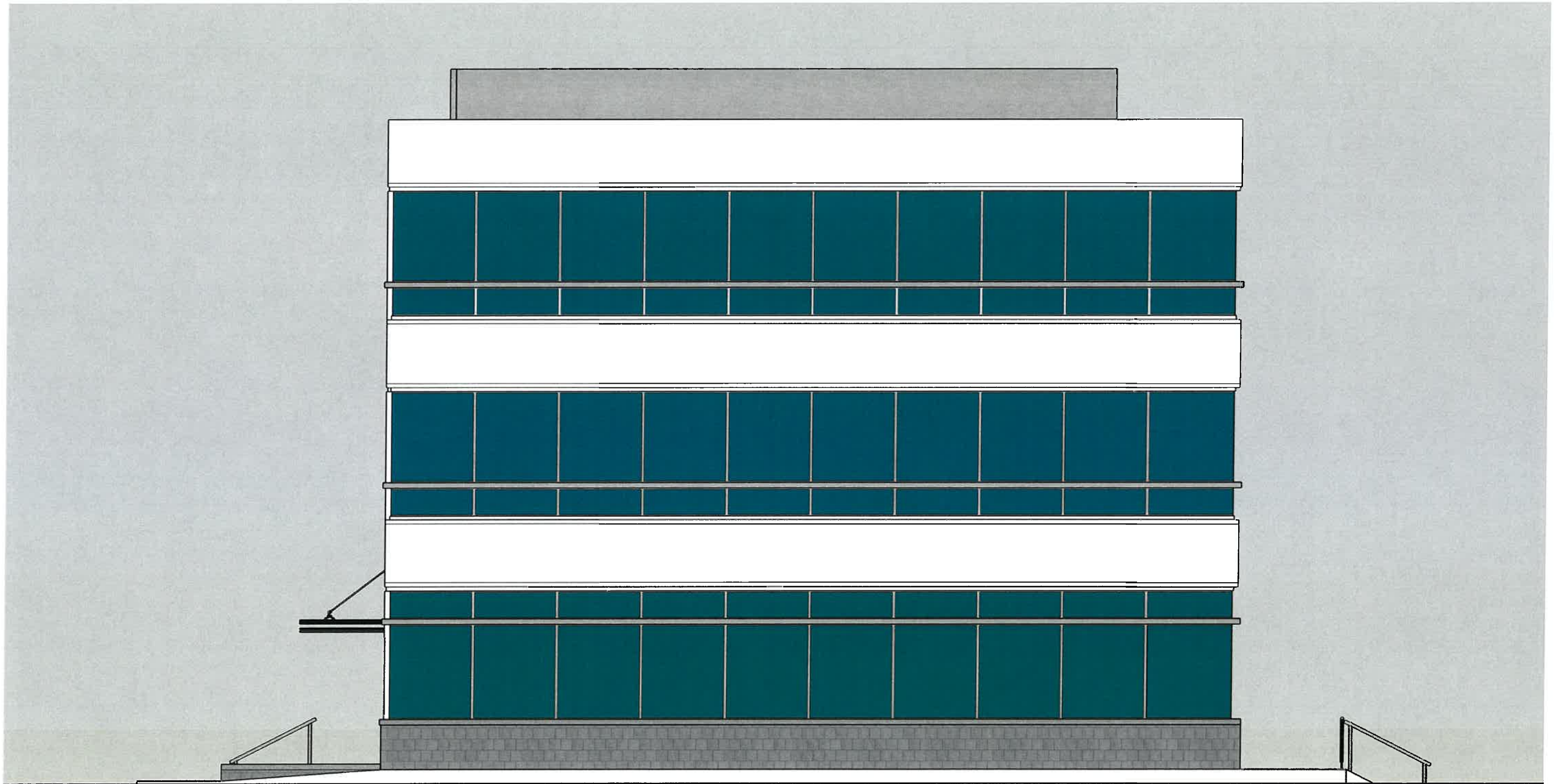
West Main (South) Elevation



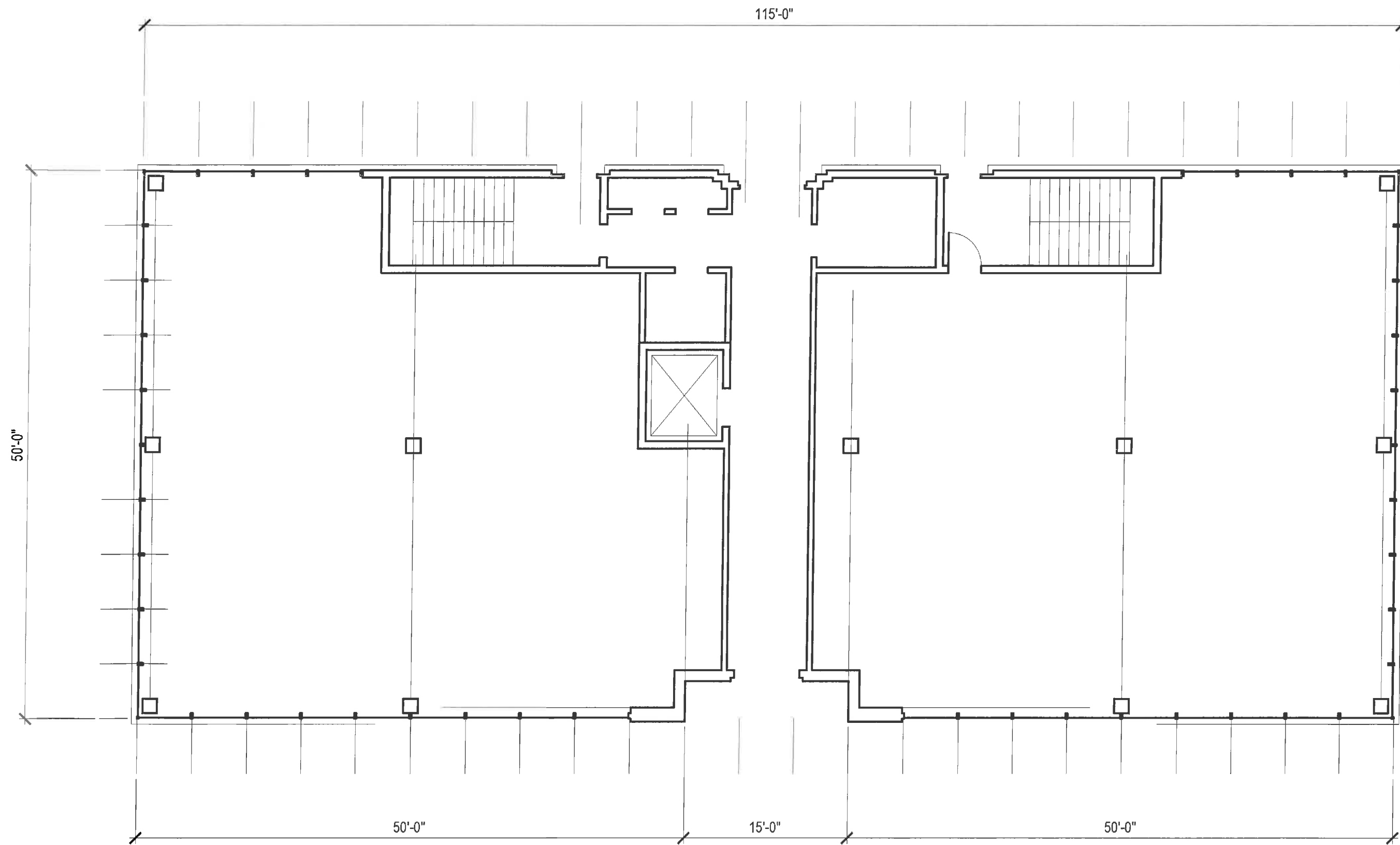
North elevation



West elevation

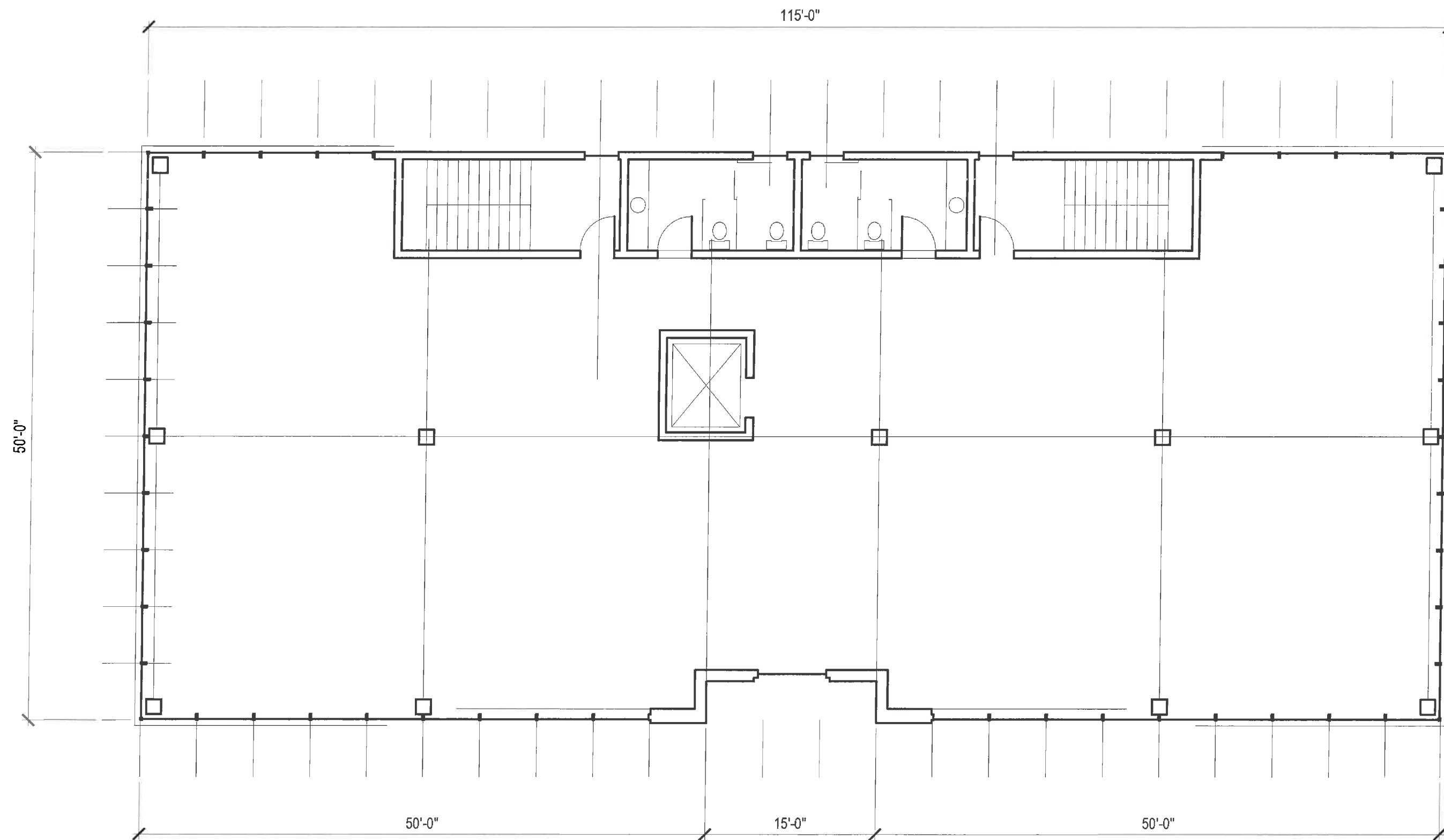


East Elevation



FIRST FLOOR PLAN

NTB

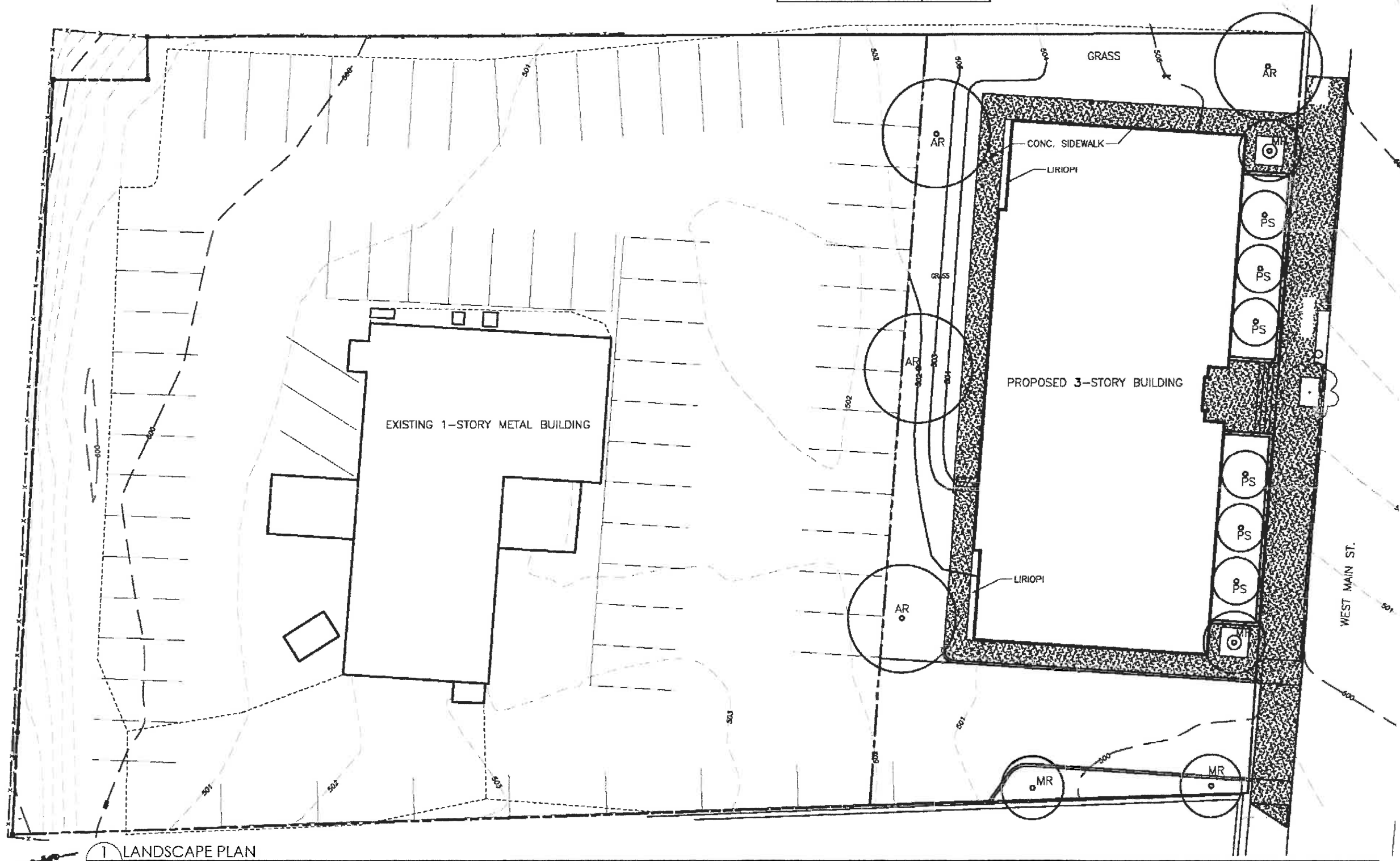


SECOND/THIRD FLOOR PLAN

NTB

LANDSCAPING REQUIREMENTS	
REQUIREMENT	PROVIDED
1 TREE PER 40' OF W. MAIN ST FRONTAGE 150'/40' = 4 TREES	10 NEW TREES 1 EXISTING
CANOPY TYPE OR GROSS AREA THAN BUILDING & DRIVEWAY AREA 10' x 50' = 500 SF 10' x 50' = 500 SF 10' x 50' = 500 SF 10' x 50' = 500 SF	1,088 SF

LANDSCAPING SCHEDULE						
TREES	SYMBOL	PLANTING SIZE	QUANTITY	15 YEAR CANOPY	TOTAL CANOPY	TYPE
RED SUNSET MAPLE ACH. M. KUMHUM	AR	4" C.	4	387	1,508	STREET/LARGE SHADE
CRABAPPLE MALUS ROYAL FANBLOSS	MR	7"	4			ORNAMENTAL STREET
SPYRIND CHERRY PRUNUS SUB-ROTELLA "TENDRULA"	PS	7"	6			ORNAMENTAL STREET
					TOTAL CANOPY: 1,088 SF	



1 LANDSCAPE PLAN
L 1.00 00/4/11 11:20

Context along West Main St.



The Standard



The Standard



Intersection of 10th & Main and The Standard



Hampton Inn



The Flats



The Flats and Hampton Inn



The Uncommon



The Uncommon



Intersection of 10th & Main



Marriott



Stacey Hall



Battle Building



The Draftsman



The Draftsman