

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:21 PM
To: jmullen@rothjackson.com
Cc: Werner, Jeffrey B
Subject: BAR Action - April 17, 2018 - 421 West Main Street

April 25, 2018

Certificate of Appropriateness

BAR 18-02-05
421 West Main Street
Tax Parcel 320178000
Quirk Charlottesville, LLC, Owner/Jennifer D. Mullen, Esq., Applicant
Proposed landscape and hardscape area

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:

Gastinger moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed landscape and hardscape satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the concept of the application as submitted. Balut seconded. Approved (6-0).

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 18-02-05

421 West Main Street

Tax Parcel 320178000

Quirk Charlottesville, LLC, Owner/Jennifer D. Mullen, Esq., Applicant

Proposed landscape and hardscape area

Background

421 West Main is a contributing building in the Downtown ADC district; it contains concrete block building built after 1920, the 1920 Sanborn Insurance map shows only small, frame buildings in the location of the existing block building, which are on the Commerce Street frontage of these two properties.

Application

The applicant has received approval to demolish this concrete block structure and has submitted a landscape plan for the empty parcel. This plan includes two Sentry Ginkgos on the Commerce Street side, a 30 x 40 foot lawn panel, a sloped lawn panel, a Bluestone paved area, transitioning into a crushed stone (Bluestone) area with six Honey Locust trees screened by an Arborvitae hedge. The screening on Commerce Street and West Main Street will be Hicks Yew and Dense Spreading Yew respectively.

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.*

E. WALKWAYS AND 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 and hardscape are compatible with the guidelines and compliment the landscape proposal for 501 West Main Street. Staff is happy to see the applicant adding to the street canopy of both Commerce Street and West Main Street. The BAR should discuss if there will be enough soil volume for all of the planned street trees.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed landscape and hardscape satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

ARCHITECTUREFIRM

March 27, 2018

TRANSMITTAL

To Ms. Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
First Floor
Charlottesville, VA 22902

From Mitch Crowder and Danny MacNelly
ARCHITECTUREFIRM
309 North Adams Street
Richmond, VA 23220
Phone: 202-494-5676

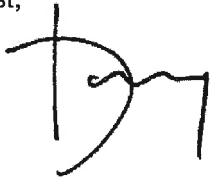
RECEIVED
MAR 27 2018
NEIGHBORHOOD DEVELOPMENT SERVICES

Dear Ms. Scala:

Please find enclosed (10) copies of the Board of Architectural Application Presentation for the pre-design of Lot 421 West Main Street for the Quirk Hotel Charlottesville. (1) electronic copy on a CD is also included.

Feel free to contact us with any questions or concerns.

Best,



Danny MacNelly AIA LEED AP
Partner
ARCHITECTUREFIRM

March 26, 2018

VIA EMAIL AND FEDEX

Ms. Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street
Charlottesville, Virginia 22902

Jennifer D. Mullen
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com


RE: 421 W. Main Street

Dear Ms. Mess:

Please find enclosed the application for conceptual review for 421 W. Main Street and a check in the amount of \$125.00 for the related fee.

If you have any questions, please don't hesitate to contact me.

Sincerely,


Jennifer D. Mullen

Enclosures

{00719714:v1}

RICHMOND

11 South 12th Street, Suite 500, Richmond, VA 23219
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

Quirk Charlottesville (QRC)

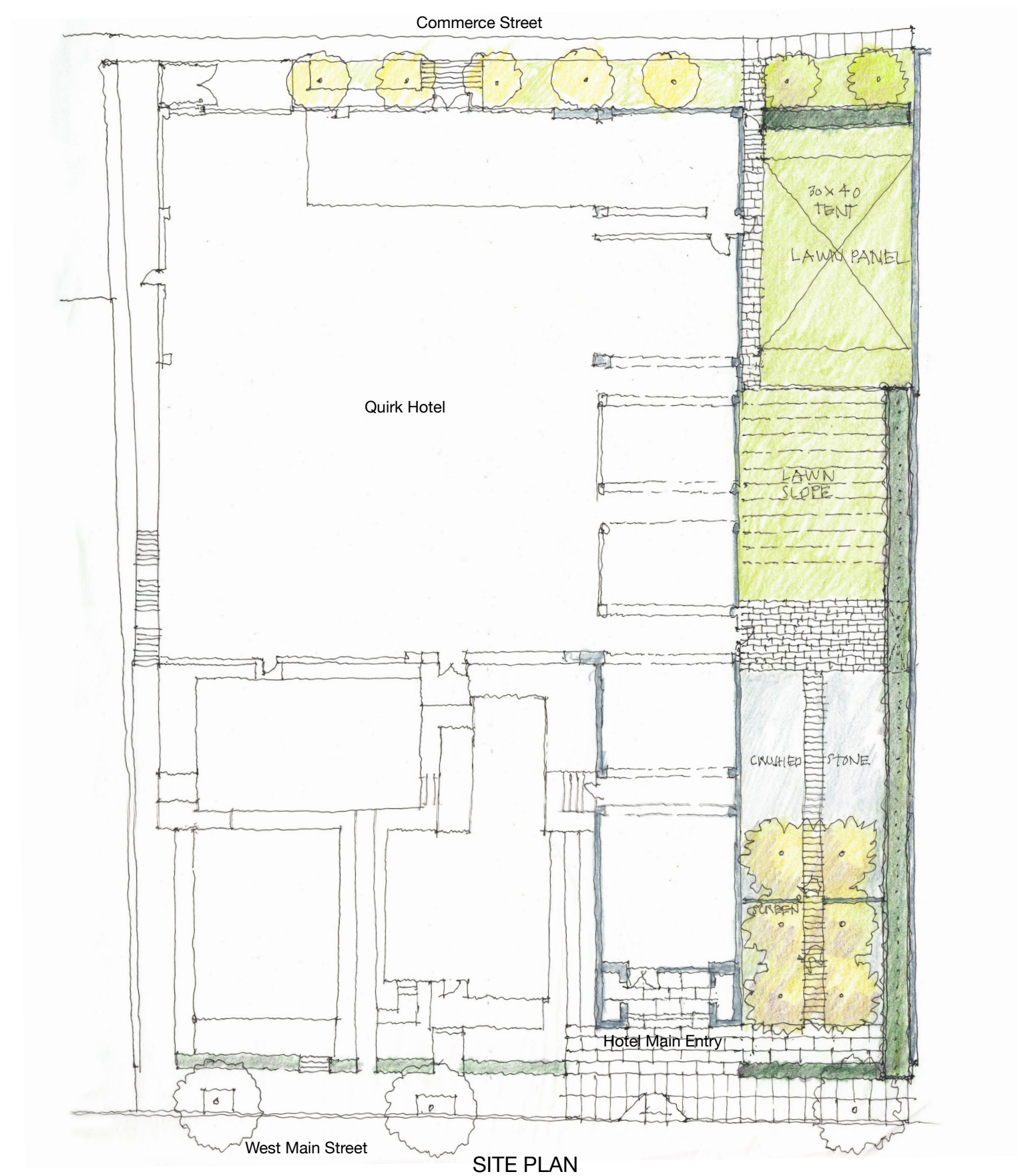
501 W. Main St.
Charlottesville, VA 22902

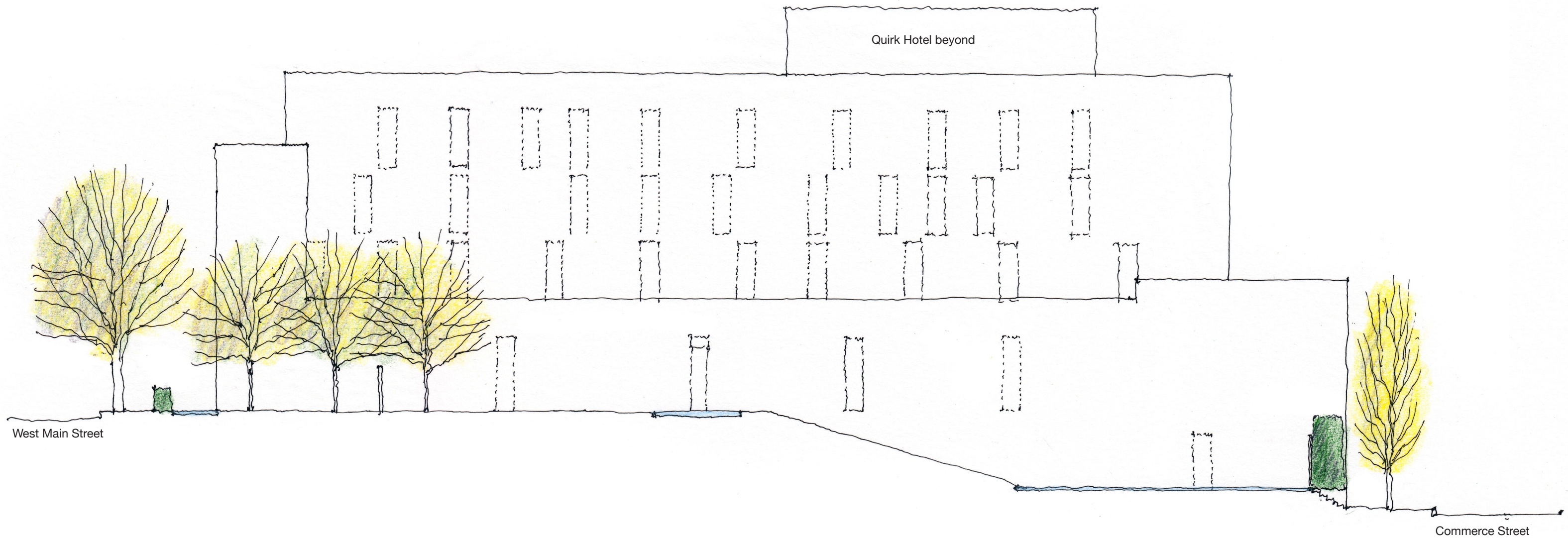
Board of Architectural Review
Pre-design of Lot 421 West Main Street
17 April 2018

RICHMOND, VA
QUIRK
HOTEL

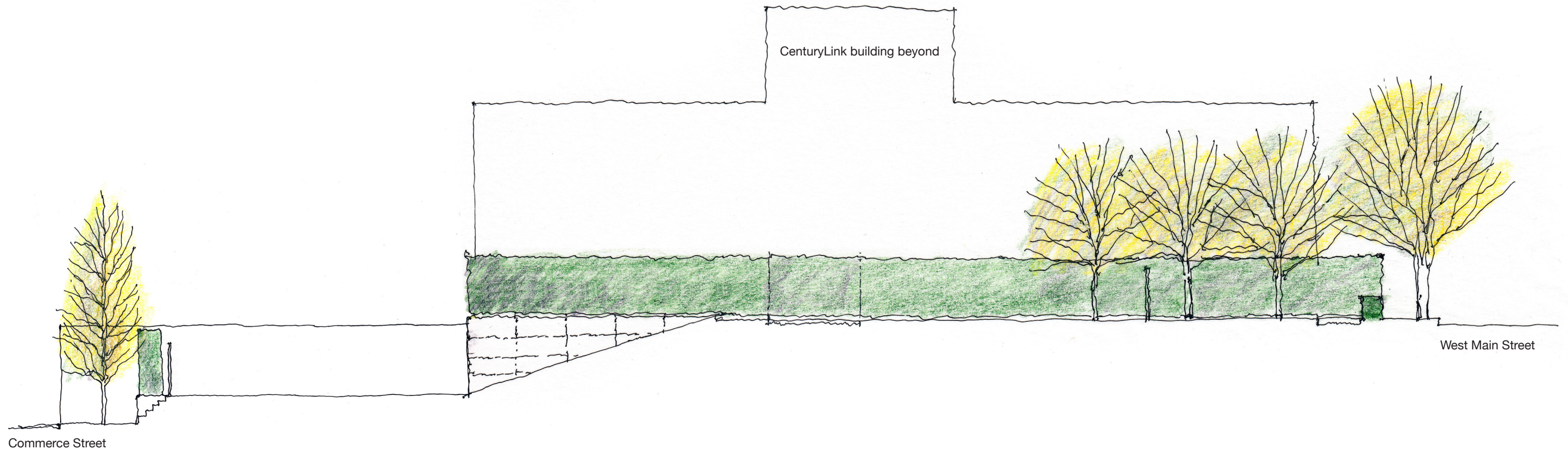
ARCHITECTUREFIRM

Gregg Bleam Landscape Architect





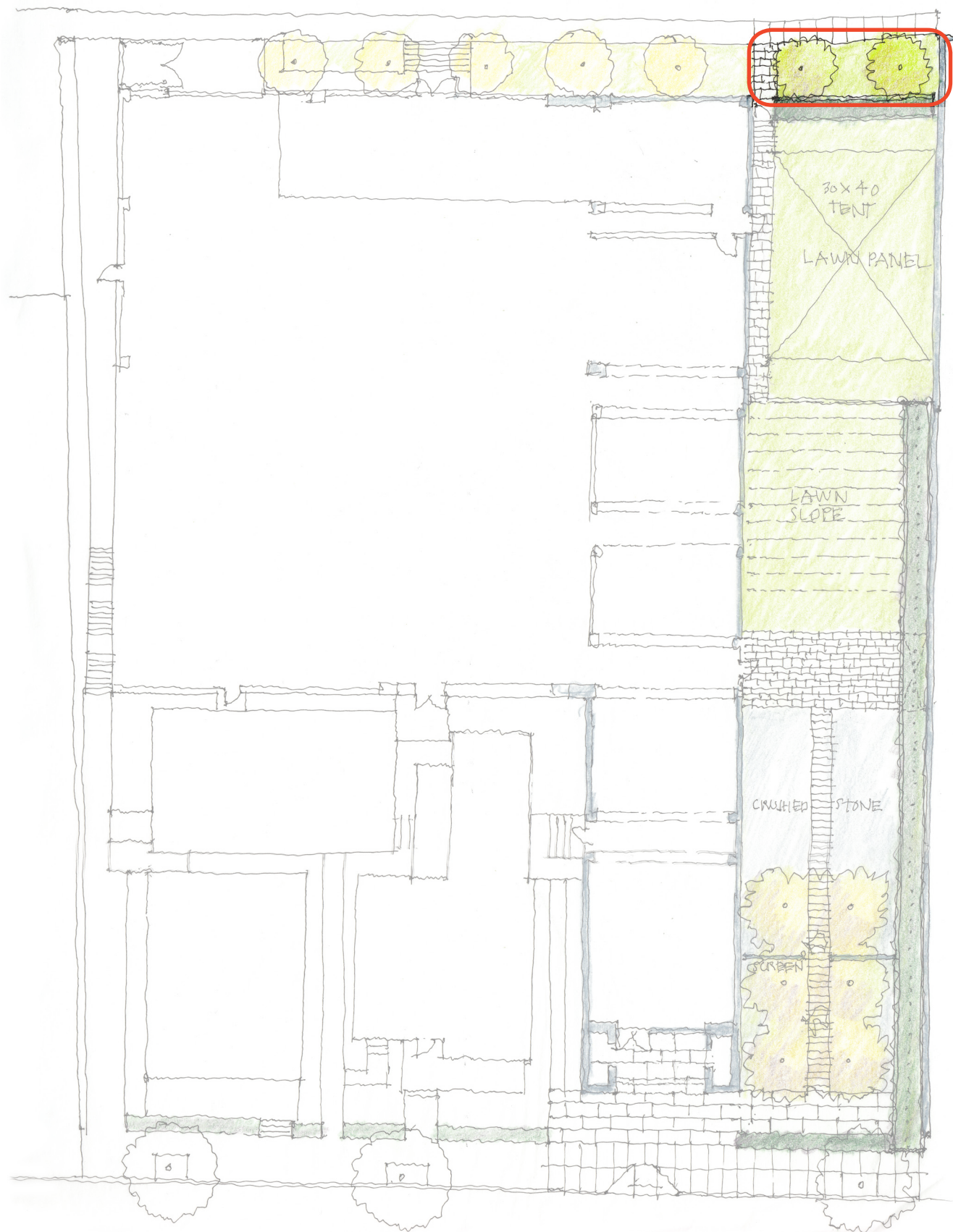
SECTION LOOKING WEST



SECTION LOOKING EAST



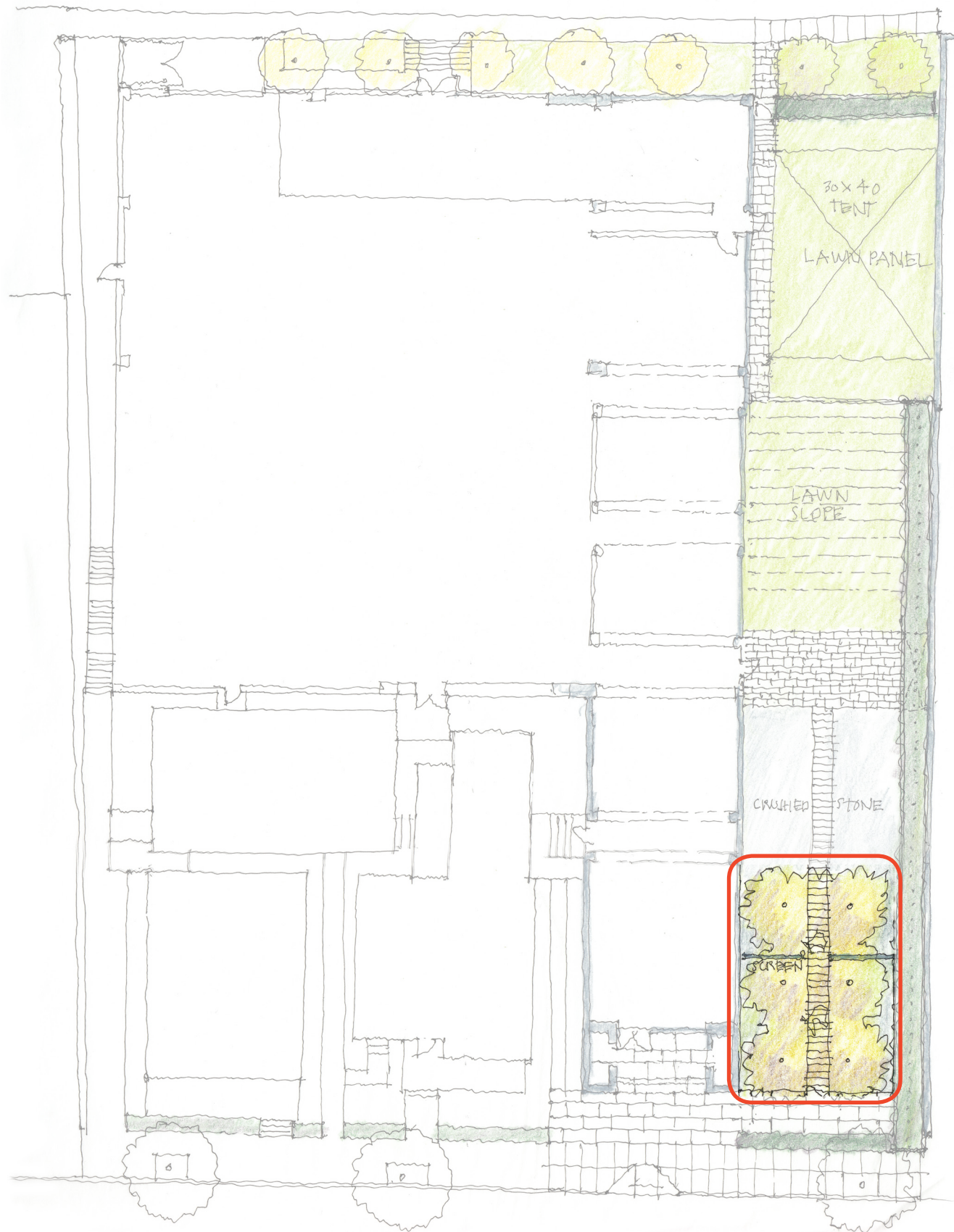
SITE PHOTOS



Ginkgo biloba 'Princeton Sentry'

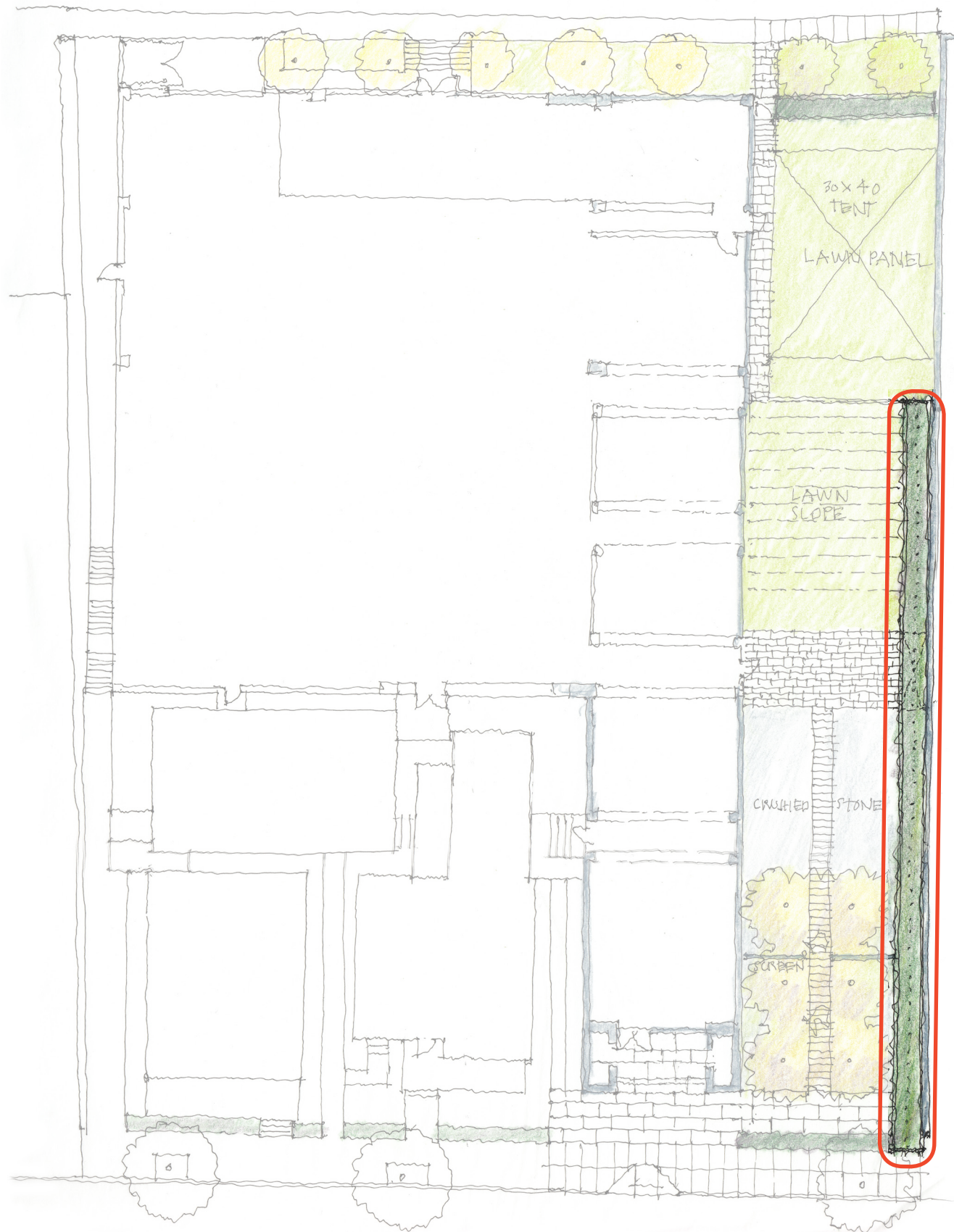


TREES



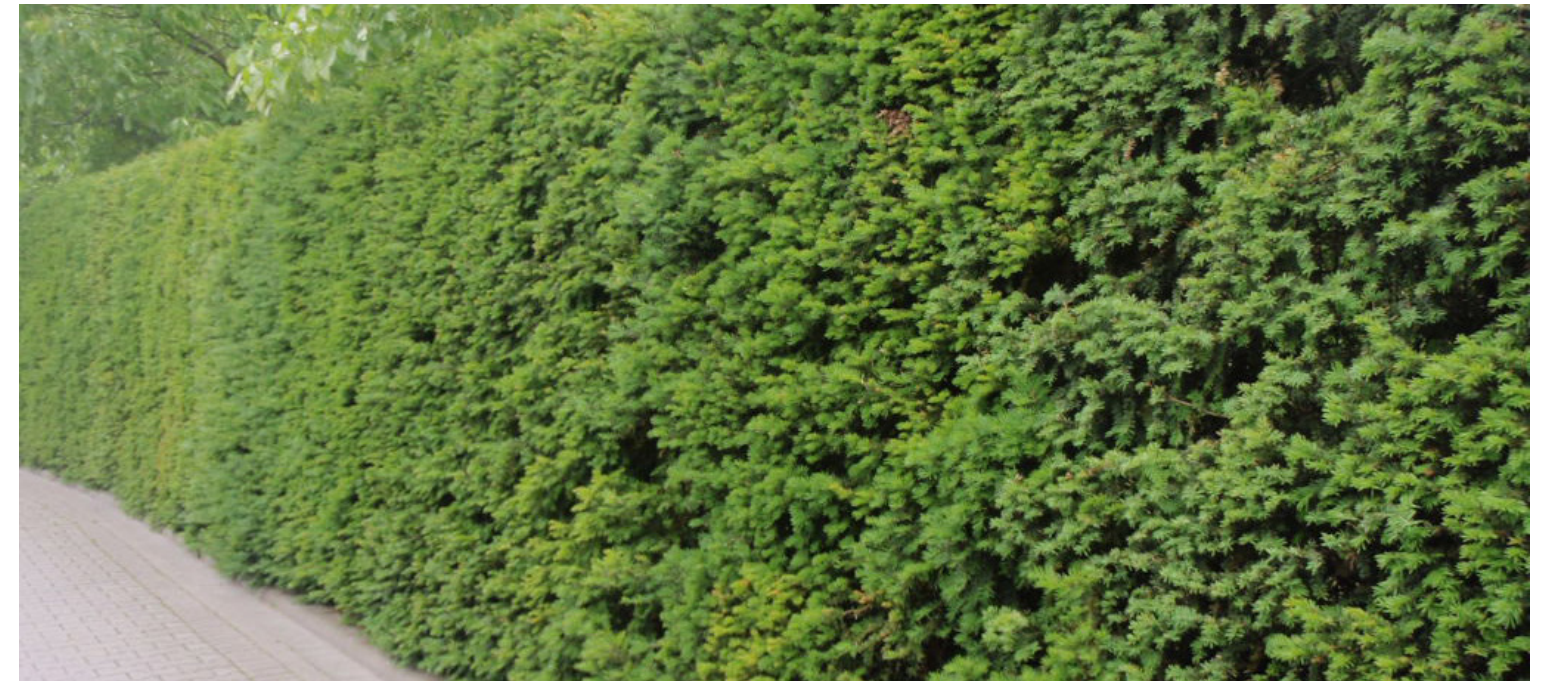
Gleditsia triacanthos • Honey Locust

TREES



Thuja occidentalis 'Nigra' • Arborvitae

HEDGES



A • *Taxus x media 'hicksii'* • Hicks Yew



B • *Taxus x media 'Densiflora'* • Dense Spreading Yew

HEDGES



Compacted Crushed Stone · North Carolina Museum of Art

BLUESTONE PAVING