

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, July 19, 2018 10:01 AM
To: 'jenniferfeist@murray-enterprises.com'; 'adavies@williamsmullen.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - July 17, 2018 - 815 East High Street

July 19, 2018

Certificate of Appropriateness Application (Historic Conservation District)

BAR 18-07-03

815 East High Street; Tax Parcel 530197000, 530196000, 530195000, 530194100, 530198000, 530199000, 530200000, 530201000, 530202000

Tarleton Oak, LLC, Owner/ Jennifer Feist, 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 May 15, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed height and massing of Phase II of this project satisfies the BAR's criteria and are compatible with this properties and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the height and massing as submitted with the following investigations to be reviewed by the BAR at a further meeting:

- Along the 8th Street elevation, address the heights of the arched openings [between the staircases], which get shorter from south to north. (Page 14 revised.)
- At the NE corner, address the height of the water table band [from where the grade drops at the arched opening on Maple Street, continuing east and around the corner onto the east elevation]. (Pages 15 revised and 18.)
- At the upper floor window arches, the keystones appear random. (Pages 12 revised, 14 revised, and 18.)
- Either revise the accent brick to produce more contrast (for example, use a darker brick) or provide a design narrative to support using the one presented [on July 17]. (Pages 12 revised, 14 revised, and 18.)
- Add large trees (conforming to the city's tree list) within the space between the back of the five houses on Lexington Avenue and the east facade of the parking/residential structure. (Pages 9 revised and 13 revised.)
- Add vegetation along the walls on either side of the pedestrian walk between the back of the five houses on Lexington Avenue and the east facade of the parking/residential structure. (Pages 9 revised, 13 revised and 18.)
- Note on the plan the proposed tree species
- Address the visibility from the outside of the lighting within the parking structure.

Ernst seconded. Approved (8-0).

(Note: References are to the drawings reviewed by the BAR on July 17, 2018.)

This certificate of appropriateness shall expire in 18 months (January 17, 2020), 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 me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 17, 2018**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 18-07-03

815 East High Street

Tax Parcel 530197000, 530196000, 530195000, 530194100, 530198000, 530199000,
530200000, 530201000, 530202000

Tarleton Oak, LLC, Owner/ Jennifer Feist, Applicant

New Construction

Background

The project includes a five-story office building that fronts on High Street, and an associated parking structure consisting of two levels – one below grade and one elevated. The parking structure fronts both 8th Street and Maple Street with a capacity of approximately 296 parking space. Phase 2 of the project will include a two story residential structure on top of the parking structure. The project will include site connectivity both between the office building and through the block between High Street, Maple Street and 8th Street.

While this project encompasses an area in excess of two acres, only the northeast corner—approximately 0.75 acres—lies within the Martha Jefferson Neighborhood Historic Conservation District. The corner is composed of five individual properties: 411, 415, 419, 423, and 425 Lexington Avenue. All are contributing structures to the HC. (Historic surveys attached.)

(Note: This project will also be subject to ERB review. The southeast corner—approximately 0.6 acres and including one of the parcels within the HC—lies within the East High Entrance Corridor.)

May 15, 2018 - Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed landscape plan satisfies the BAR's criteria and is compatible with this properties and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the proposal for Phase 1 with the following recommendations:

- Increase number of street trees along Maple Street and 8th Street
- Soften the transition between the project and 801 East High Street, a city-designated IPP.
- Consider use of trees from the *Tarleton Oak*.

Balut seconded. Approved (6-0).

It should be noted that Phase II of this project will have to come back to the BAR for a full review.



Application

The applicant submitted the following:

- Glave & Holmes Architecture submittal dated June 26, 2018: Cover, project data (page 1), site and context (pages 2-6), demolition site plan (page 7), original and revised Phase II building plan (pages 9-10), site elements (page 10), elevations (pages 11-15), and rendering (pages 16-17), and Lexington Avenue elevation (page 18).

NOTE: For some page numbers there are two sheets. Revised pages are inserted after prior version.

Request for a COA for Phase II of the Tarleton Oak project. Phase II consists of a two-story, residential addition to the parking garage approved in the review of Phase I. **The residential addition will have 66,600 SF of floor space for 56 residential units.** The façade (revised from the conceptual elevations shown in the Phase I submittal) features a series of rhythmic bays, with a two-story galleria leading to a courtyard. The façade is constructed of brick, precast concrete, and black metal, with articulating setbacks detailed with accent brick. Following the roofline, just below the parapet, will be a metal cornice. The revised garage entrance features a spanning arch, topped with a precast concrete lintel.

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;*
- (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.*

Martha Jefferson Architectural character-defining features:

- 1) Encourage one-story front porches;*
- 2) Encourage garages to be located in the rear yards;*
- 3) The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];*
- 4) Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];*

- 5) *Encourage standing seam metal roofs;*
- 6) *Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];*
- 7) *The following Historic Conservation Overlay District Design Guidelines are especially pertinent: maintain neighborhood massing and form; encourage the use of sustainable materials; and limit the height of fences in front yards to 3 ½ feet in height.*
- 8) *Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;*
- 9) *Encourage good stewardship of Maplewood Cemetery.*

Pertinent Design Review Guidelines for New Construction and Additions (Historic Conservation District)

Building Scale – height and massing

- 1) *Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
- 2) *Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.*
- 3) *An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.*
- 4) *An accessory building should appear secondary to the main building in scale and design.*
- 5) *Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

- 1) *Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.*
- 2) *If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.*

Building Openings – orientation, doors and windows

- 1) *A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.*
- 2) *Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.*
- 3) *Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.*

Building Materials and Textures

- 1) *The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.*
- 2) *Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.*

Discussion and recommendation

Staff finds that the proposed setbacks for Phase II of this project gives the façade a rhythmic meter. However, staff would like to see dimensions of each setback for all elevations. Staff recommends that the BAR discuss the 8th Street elevation relative to the BAR comments about the project’s relationship to the IPP at 801 East High Street. (See pages 14 and 14 revised.)

Staff is generally supportive of the proposed design and materials palette, however the BAR should discuss the appropriateness of the design, materials, massing and height of the two story residential, particularly in relation to the adjacent houses on Lexington Avenue. Clarification is needed on the nature of the wall openings shown at the upper parking level (see sheets 15 revised and 18.)

The initial drawings were submitted prior to the deadline, however several revised drawings and one new (sheet 18) were received on July 12. A portion of this proposal is within an HC district, thus the BAR review. However, that review is not as stringent as that for a project within an ADC district. In any event, the proposed building will have a significant impact on the surrounding neighborhood. If the BAR finds that additional details, material samples, and etc. are necessary to complete its review, a recommendation might be made for the applicant to request a deferral.

Additionally, the BAR may find the new construction checklist [for ADC district projects] helpful for this submission.

BAR COA Checklist for New Construction

- *Massing:*
- *Dimensioned elevations for all side and renders:*
- *Details*
- *Site/landscape design:*
- *Lighting:*
- *Signage:*
- *Mechanical Units:*

The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designation is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed construction of Phase II of this project satisfies the BAR’s criteria and are compatible with this properties and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted (or with the following modifications...).



TARLETON OAK
Tarleton Oak, LLC

Board of Architectural Review

Original Submission Date: April 24, 2018 (Phase I & II)

Resubmission Date: June 26, 2018 (Phase II Only)

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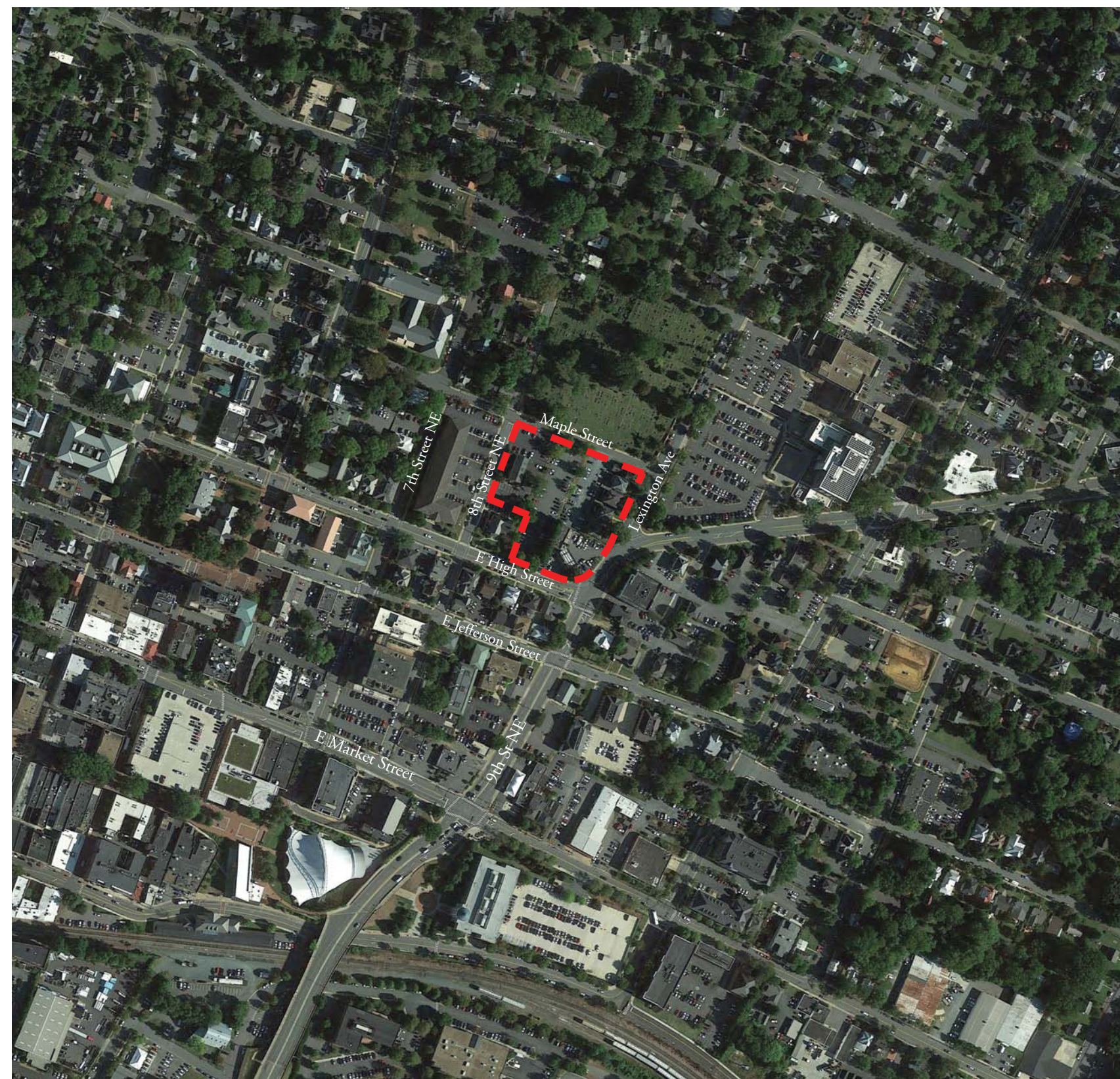
1. Location Map and Project Information
2. Site Aerial
3. Site Context
4. Site Context
5. Site Context
6. Site Context
7. Demolition Site Plan
8. Site and Landscape Plan - Phase I
9. Site and Landscape Plan - Phase II
9. *Site and Landscape Plan - Phase II (revised for BAR resubmission)*
10. Site Materials and Plantings
11. Parking Garage Elevations (Phase I)
12. Residential Elevations (Phase II)
12. *Residential Elevations (Phase II) (revised for BAR resubmission) Page 12 (2): Received by NDS on July 12, 2018 at 12:24 p.m.*
13. Street Elevations - Lexington Avenue Elevation with Context
13. *Street Elevations - Lexington Avenue Elevation with Context (revised for BAR resubmission) Page 13 (2): Received by NDS on July 12, 2018 at 4:48 p.m.*
14. Street Elevations - 8th Street Elevations with Context (Phases I and II)
14. *Street Elevations - 8th Street Elevations with Context (Phases I and II) (revised for BAR resubmission) Page 14 (2): Received by NDS on July 12, 2018 at 4:48 p.m.*
15. Street Elevations - Maple Street Elevations with Context (Phase I and II)
15. *Street Elevations - Maple Street Elevations with Context (Phase I and II) (revised for BAR resubmission) Page 15 (2): Received by NDS on July 12, 2018 at 12:24 p.m.*
16. Aerial Perspective
17. Retail Entry Perspective
18. *Residential Elevations (Phase II) - Pedestrian Path Elevation (added for BAR resubmission) Page 18: Received by NDS on July 12, 2018, line drawing at 12:24 p.m.; color at 4:48 p.m.*

Project Narrative:

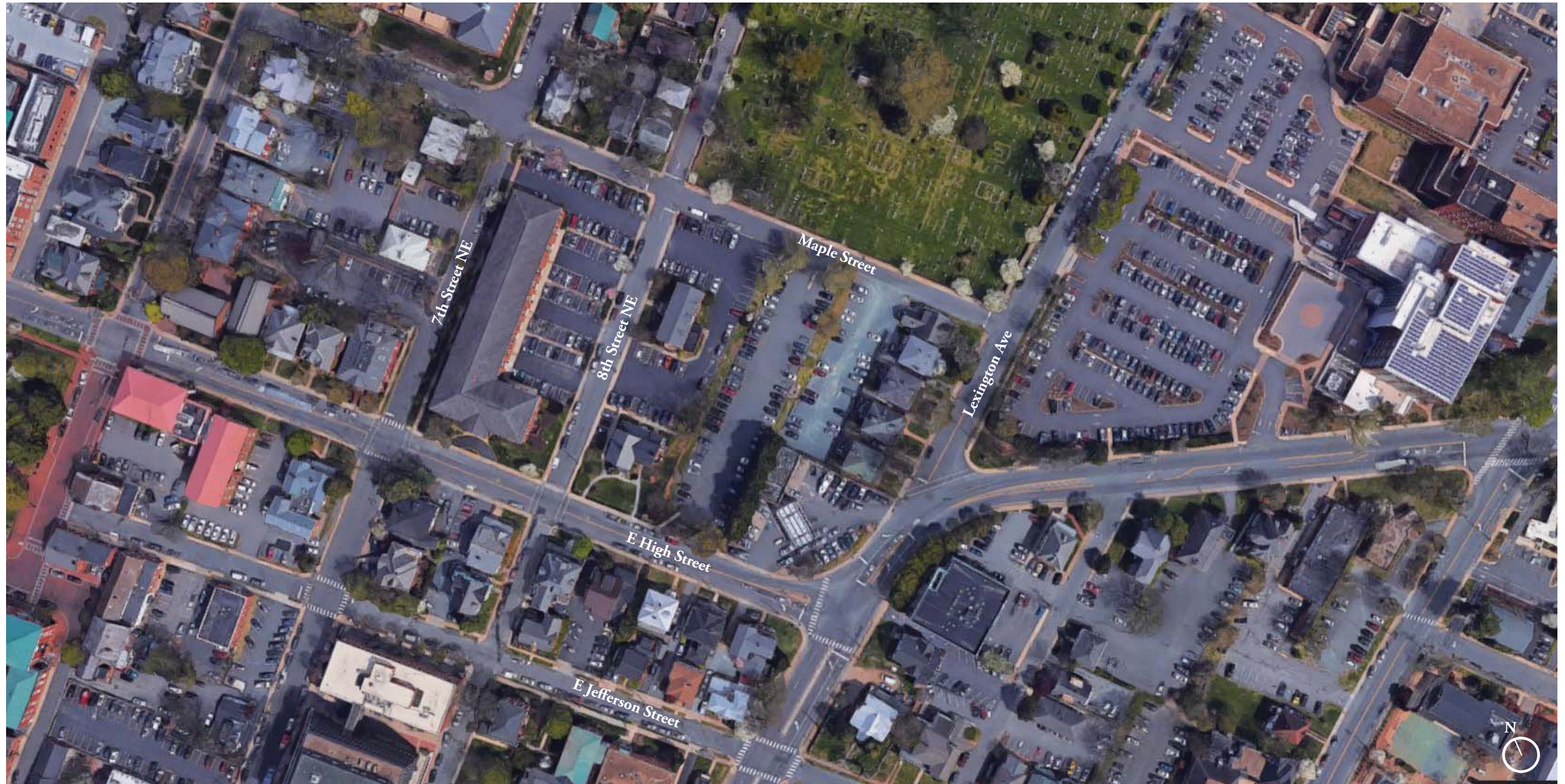
The Project includes a five-story office building that fronts on High Street, with a total building area of approximately 86,110 GSF and an associated parking structure consisting of two levels – one below grade and one elevated with approximately 92,406 GSF. The parking structure fronts both 8th Street and Maple Street with a capacity of approximately 296 parking spaces. Phase 2 of the project will include a two story residential structure on top of the parking structure. The project will include site connectivity both between the office building and through the block between High Street, Maple Street and 8th Street.

Project Information:

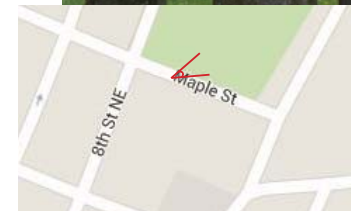
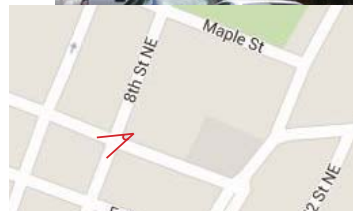
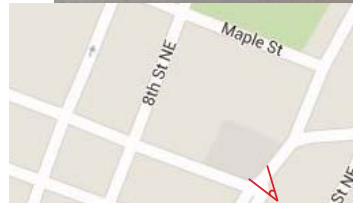
Existing Zoning:	Downtown North Corridor (DN)	
Additional Overlay Districts:	Entrance Corridor, Historic Conservation District, Parking Modified Zone,	
Total Site Area:		2.75 Acres
Actual Height		
Office Building:	Phase I	5 Stories / 60'-0"
Parking Garage	Phase I	1 Story
Residences	Phase II	3 Stories / 37'-10"
Permitted Height:		
Primary Street Frontage:		5 Stories / 60'-0"
Linking Street Frontage:		3 Stories / 45'-0"
Corner Lot with Linking Street Frontage:		3 Stories / 45'-0"
Required Setbacks:		
Primary Street Frontage:		0'-0" Min. / 15'-0" Max.
Linking Street Frontage:		10'-0" Min. / 20'-0" Max.
Side / Rear (Adj. to Other Zoning Districts):		None
Residential Density:		
Actual No. Dwelling Units:		56 Total Units / 20.36 DUA
Permitted No. of Dwelling Units:		43 DUA Max.
Parking Required:		
Office: 86,110 X 1 Space/1,000 SF GFA = 86.11 Spaces		
Residential (2 Bedroom Units): 56 Units X 1 Space/Unit = 56 Spaces		
Total Parking Required = 143 Spaces		
Parking Provided:		
Parking Garage	Phase I	296 Spaces
Gross Building Area		
Phase I		
Office Building		
First Floor Plan (incl. Breezeway)		18,190 GSF
Second Floor Plan		18,190 GSF
Third Floor Plan		18,190 GSF
Fourth Floor Plan (incl Terrace)		17,730 GSF
Fifth Floor Plan		13,810 GSF
Total Office		86,110 GSF
Parking Garage		
Basement Parking Level Plan		46,203 GSF
Upper Parking Level Plan		46,203 GSF
Total Parking Garage		92,406 GSF
Total Phase I		178,516 GSF
Phase II		
Residential		
First Floor Plan		33,300 GSF
Second Floor Plan		33,300 GSF
Total Residential		66,600 GSF
Total Phase II		66,600 GSF
Grand Total Building Area (Both Phases)		245,116 GSF

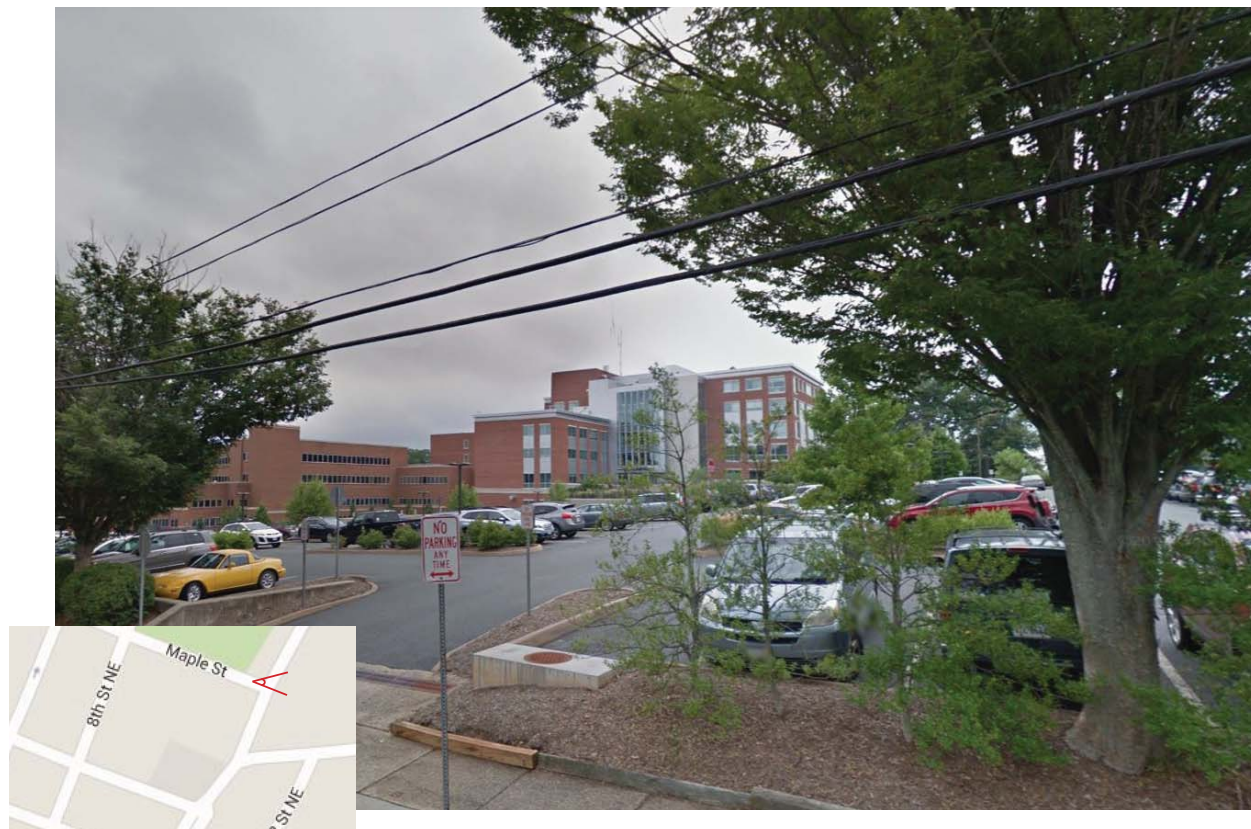


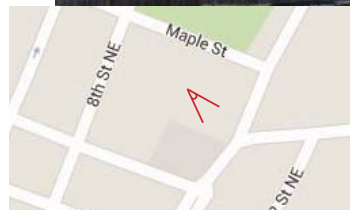
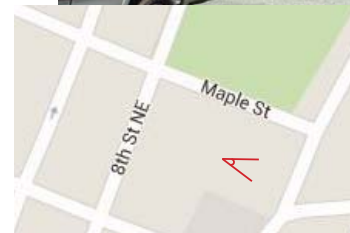
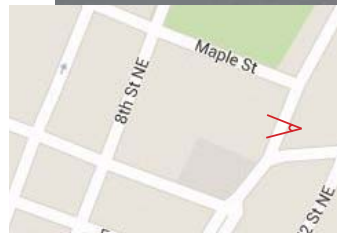
Downtown Charlottesville, VA













Note: Structures to be demolished are shown in solid grey.

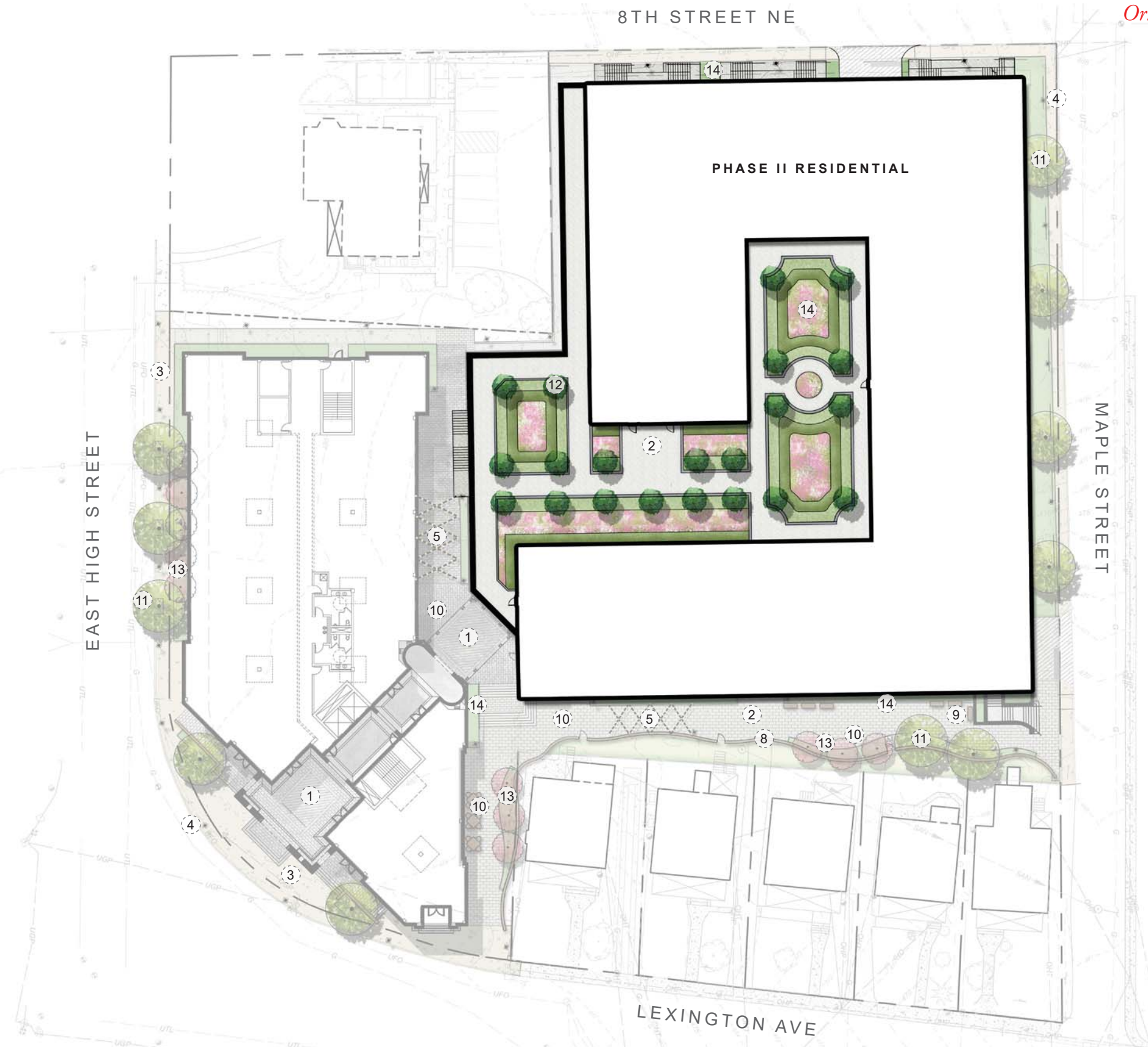


- KEY**
1. GRANITE PAVERS - 12"x18" WITH THERMAL FINISH
 2. CONCRETE PAVERS - 12"x24"
 3. CITY STANDARD CONCRETE PAVING
 4. SITE LIGHTING FIXTURE
 5. CATENARY LIGHTS
 6. SQUARE CONCRETE PLANTERS
 7. TAPERED CONCRETE PLANTERS
 8. BRICK WALL
 9. BENCH (LOOP OR ORNAMENTAL ARMS)
 10. MOVABLE SEATING AND TABLES
 11. LARGE CANOPY TREE
 12. SMALL FLOWERING TREE (PARKING DECK PLANTERS)
 13. SMALL FLOWERING TREE
 14. SHRUBS & GRASSES

CITY OF CHARLOTTESVILLE REQUIREMENTS; DOWNTOWN NORTH CORRIDOR, ENTRANCE CORRIDOR

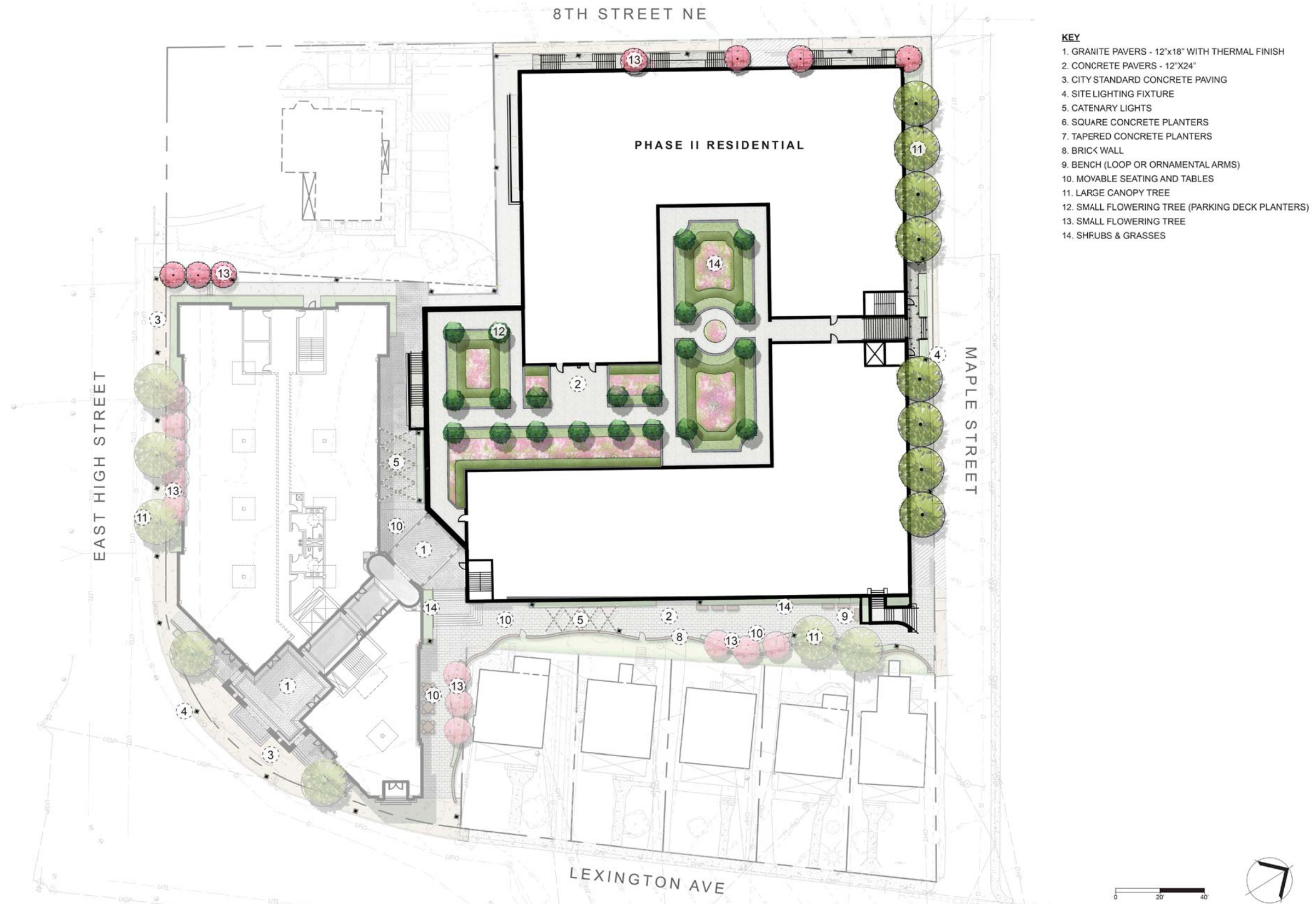
ORDINANCE	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
SEC. 34-869 (b)(1)	SITE TREE CANOPY COVERAGE; TEN (10) PERCENT CANOPY AT TWENTY (2) YEARS	2.75 ACRES = 119,790 SF 119,790 SF - 67,053 SF BUILDING = 52,737 SF 10% OF 52,737 SF = 5,374 SF COVERAGE REQUIRED	5,374 SF COVERAGE REQUIRED	11 LARGE TREES @ 250 SF EACH = 2,750 SF 24 SMALL TREES @ 150 SF EACH = 3,600 SF TOTAL = 6,350 SF
SEC. 34-870 (c)(1)	STREETSCAPE TREE: ONE (1) LARGE TREE SHALL BE REQUIRED FOR EVERY FORTY (40) FEET OF ROAD FRONTAGE, OR PORTION THEREOF	346 LF OF ROAD FRONTAGE 346 LF / 40 = 8.65 LARGE TREES REQUIRED	9 LARGE TREES AT ROAD FRONTAGE	9 LARGE TREES AT ROAD FRONTAGE

Original: For Informational Purposes Only. Submitted 4/24/2018



KEY

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PAVING



GRANITE PAVERS - 12"x18" WITH THERMAL FINISH



CONCRETE PAVERS - 12"x24"

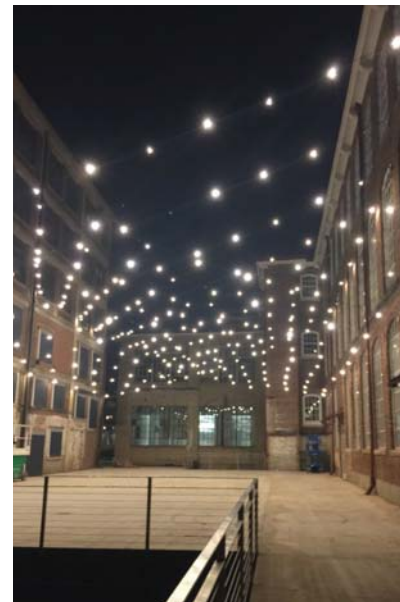


CITY STANDARD CONCRETE PAVING

SITE ELEMENTS



SITE LIGHTING FIXTURE



CATENARY LIGHTS



SQUARE CONCRETE PLANTERS
(PARKING DECK) 48" X 48"



TAPERED CONCRETE PLANTERS
(PARKING DECK) 20", 26", 34" DIA.



BRICK WALL



BENCH (LOOP OR ORNAMENTAL ARMS)
25" X 72" X 32", WOOD AND METAL



MOVABLE SEATING AND TABLES
POWDERCOATED ALUMINUM - VARIOUS SIZES

LARGE CANOPY TREES



AMERICAN ELM 'PRINCETON'
ULMUS AMERICANA 'PRINCETON'



LONDON PLANETREE
PLATANUS X ACERFOLIA



AMERICAN LINDEN
TILIA AMERICANA

SMALL FLOWERING TREES:
PARKING DECK PLANTERS



BLACKHAW VIBURNUM
VIBURNUM PRUNIFOLIUM



WINGED SUMAC
RHUS COPALLINUM

SMALL FLOWERING TREES



KOUSA DOGWOOD
CORNUS KOUSA



SERVICEBERRY
AMELANCHIER ARBOREA

SHRUBS & GRASSES



DWARF FOTHERGILLA
FOTHERGILLA GARDENII



RED TWIG DOGWOOD
CORNUS ALBA 'SIBIRICA'



COMMON RUSH
JUNCUS EFFUSUS



JAPANESE PIERIS
PIERIS JAPONICA



FEATHER REED GRASS
CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER



INKBERRY HOLLY
ILEX GLABRA 'COMPACTA'



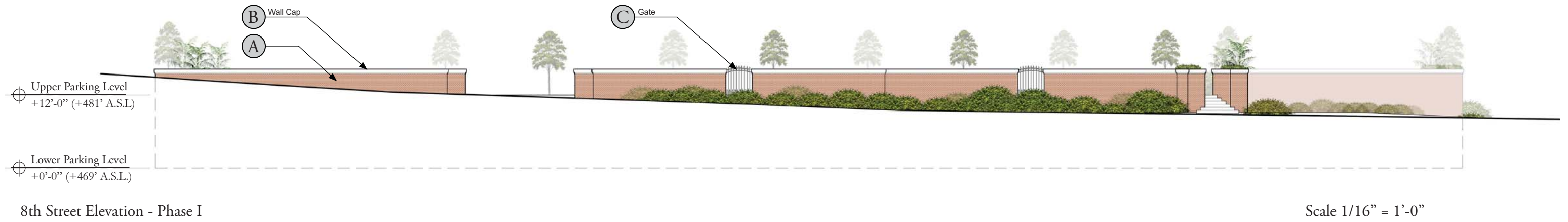
JAPANESE PLUM YEW
CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'



DWARF BOXWOOD
BUXUS SEMPERVIRENS 'SUPFRUITICOSA'

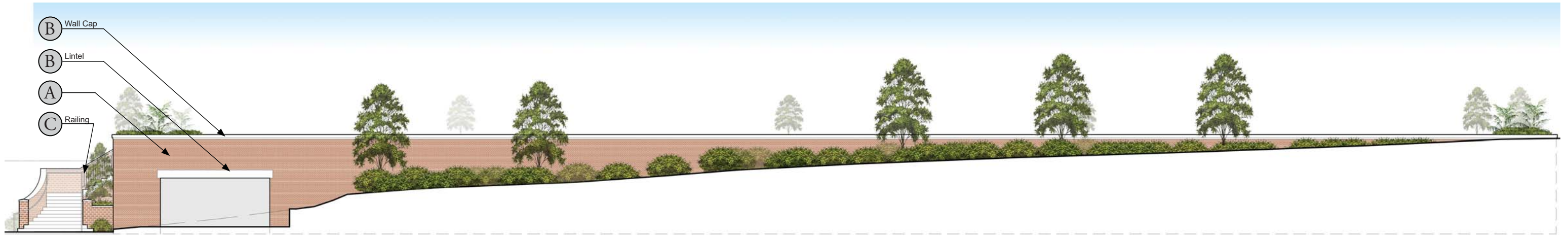


VIRGINIA SWEETSPIRE
ITEA VIRGINICA 'SPIRCH'



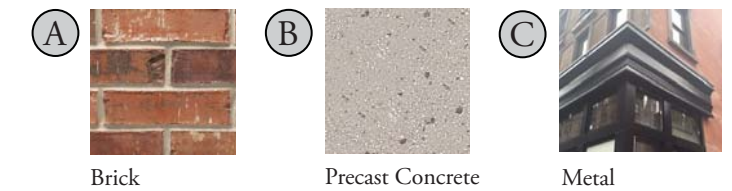
8th Street Elevation - Phase I

Scale 1/16" = 1'-0"

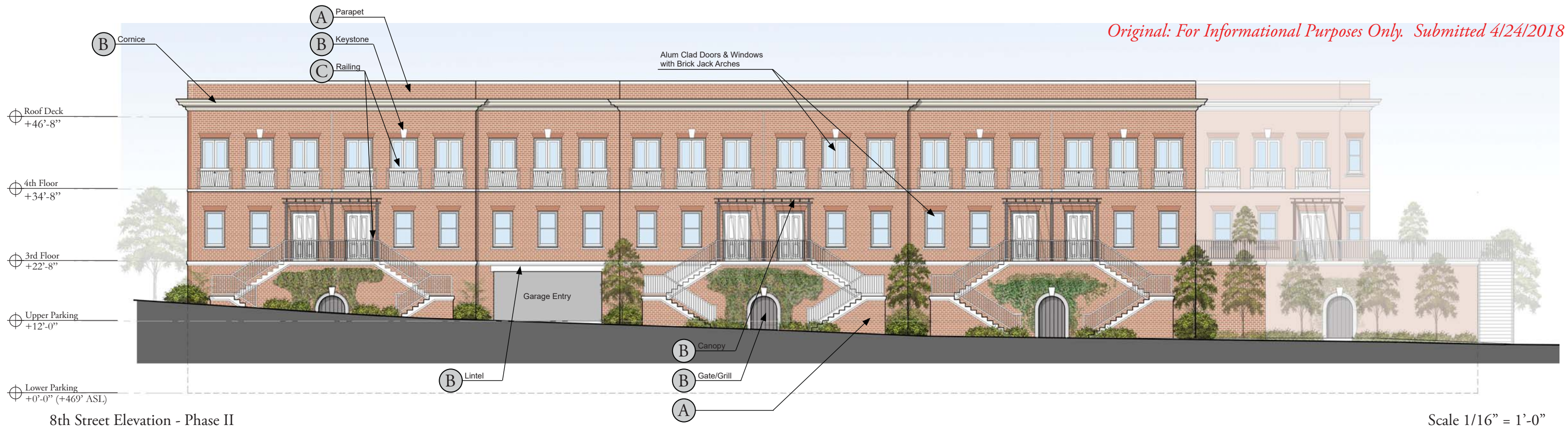


Maple Street Elevation - Phase I

Scale 1/16" = 1'-0"



Original: For Informational Purposes Only. Submitted 4/24/2018



8th Street Elevation - Phase II

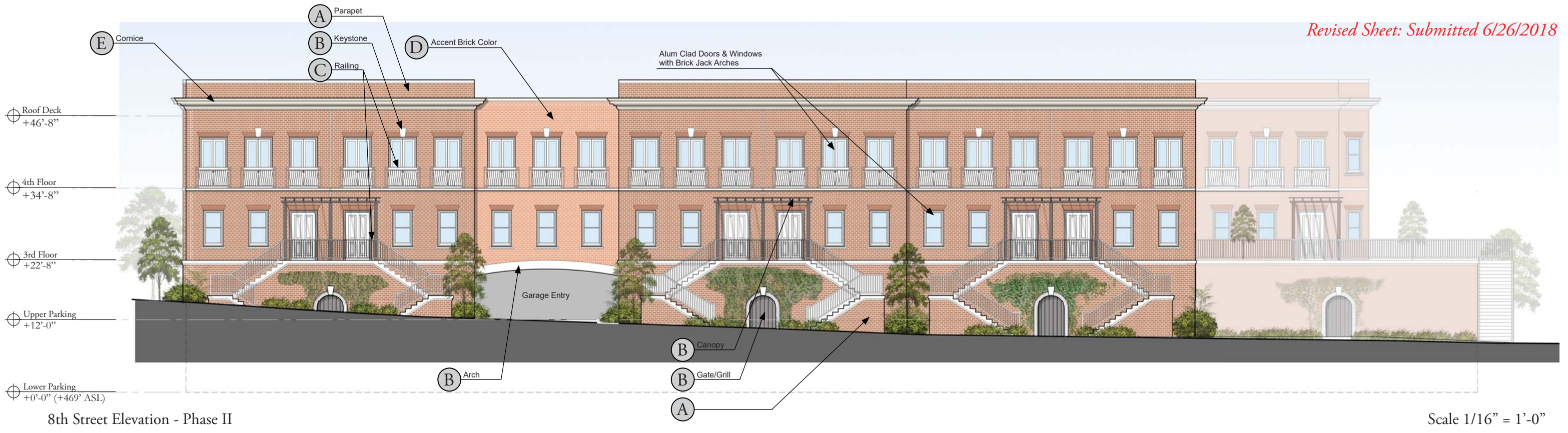
Scale 1/16" = 1'-0"



Maple Street Elevation - Phase II

Note: Building Height measured from average grade to top of roof deck.

Scale 1/16" = 1'-0"



8th Street Elevation - Phase II

Scale 1/16" = 1'-0"



Maple Street Elevation - Phase II

Note: Building Height measured from average grade to top of roof deck.

Scale 1/16" = 1'-0"





Lexington Avenue Elevation with Context





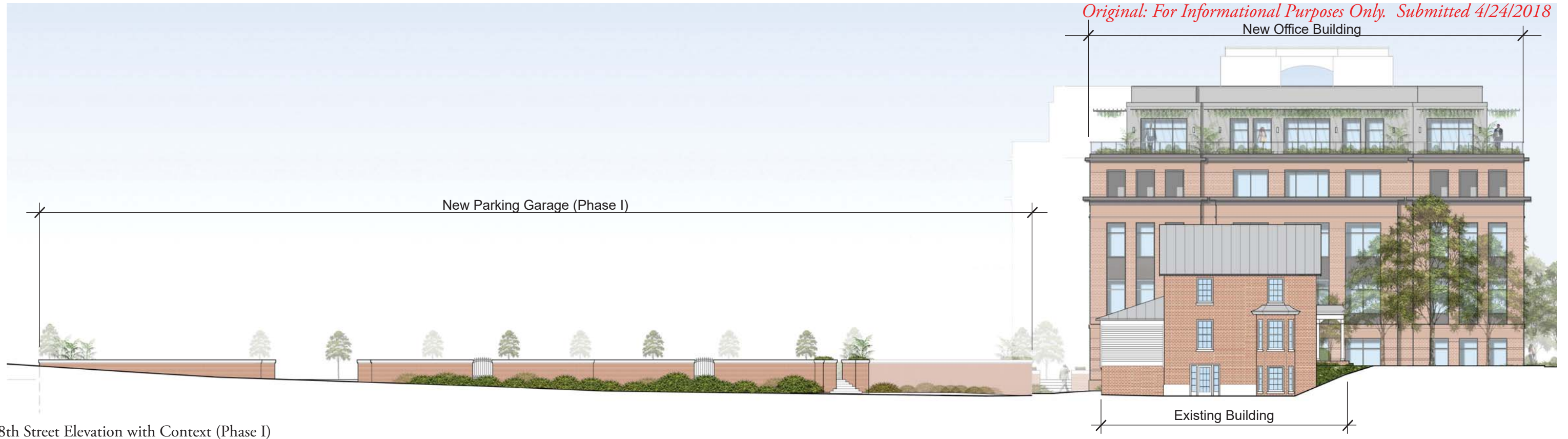
Lexington Avenue Elevation with Context



Page 13 (2): Received by NDS on July 12, 2018 at 4:48 p.m. (Color rendering of east elev of Phase II)



Original: For Informational Purposes Only. Submitted 4/24/2018

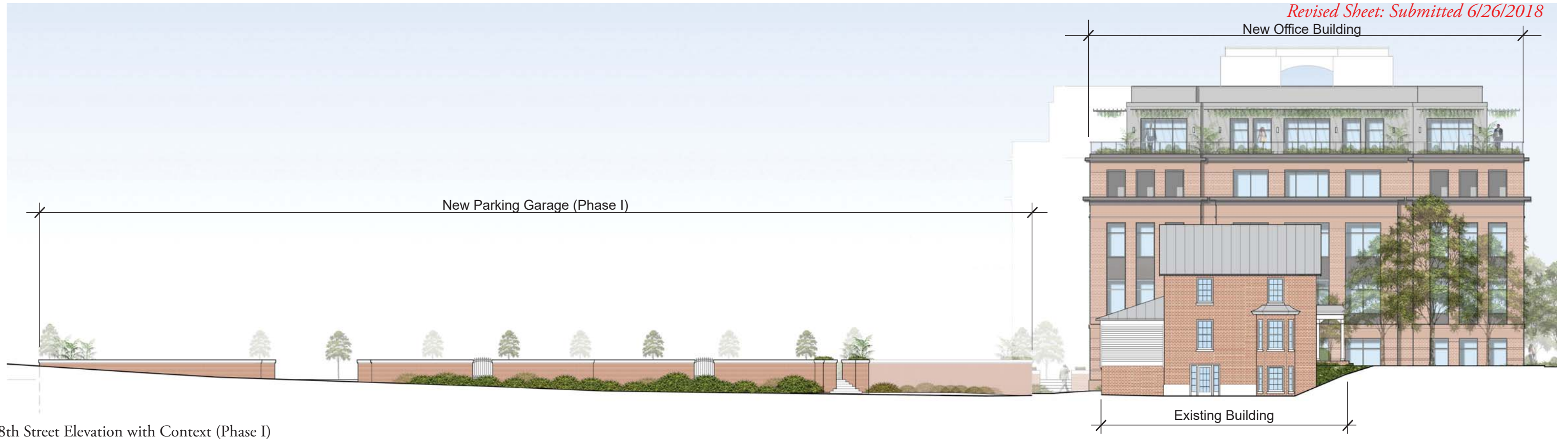


8th Street Elevation with Context (Phase I)



8th Street Elevation with Context (Phase II)

Revised Sheet: Submitted 6/26/2018



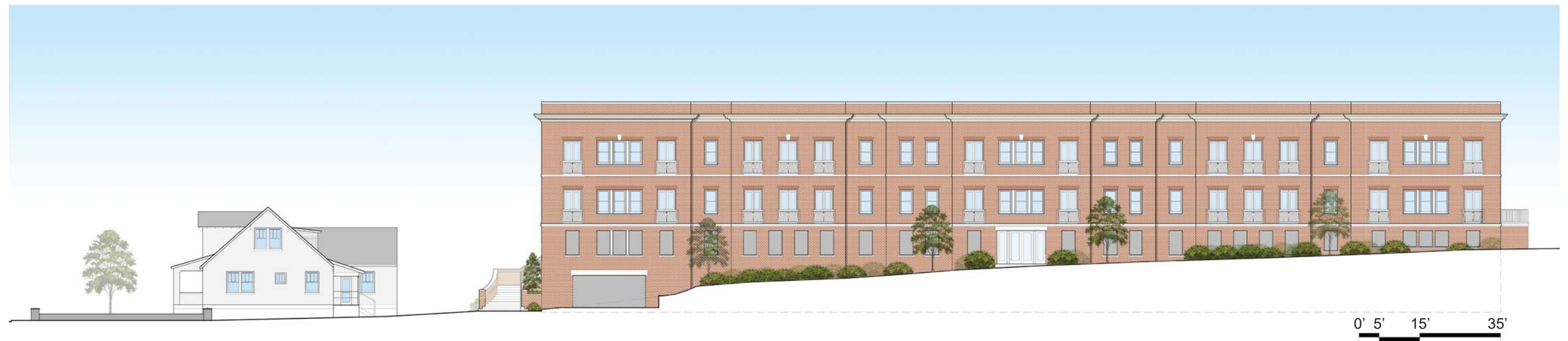
8th Street Elevation with Context (Phase I)



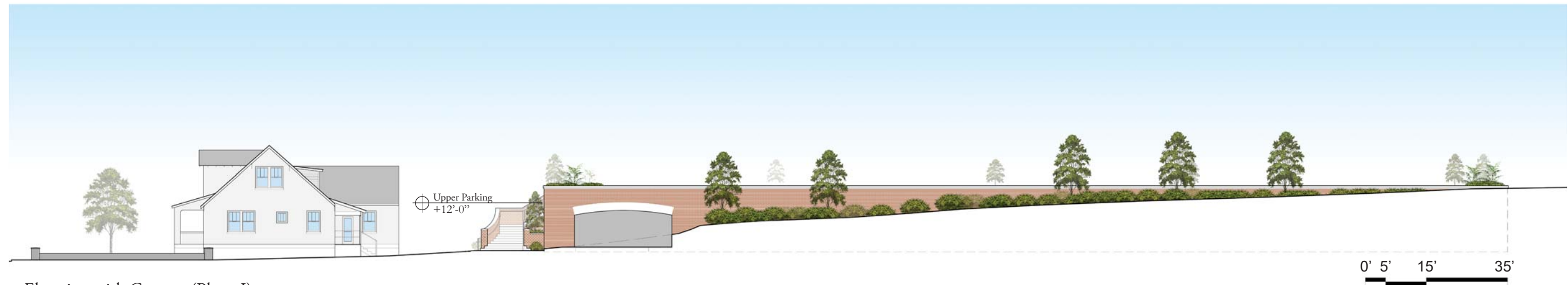
8th Street Elevation with Context (Phase II)



Maple Street Elevation with Context (Phase I)



Maple Street Elevation with Context (Phase II)

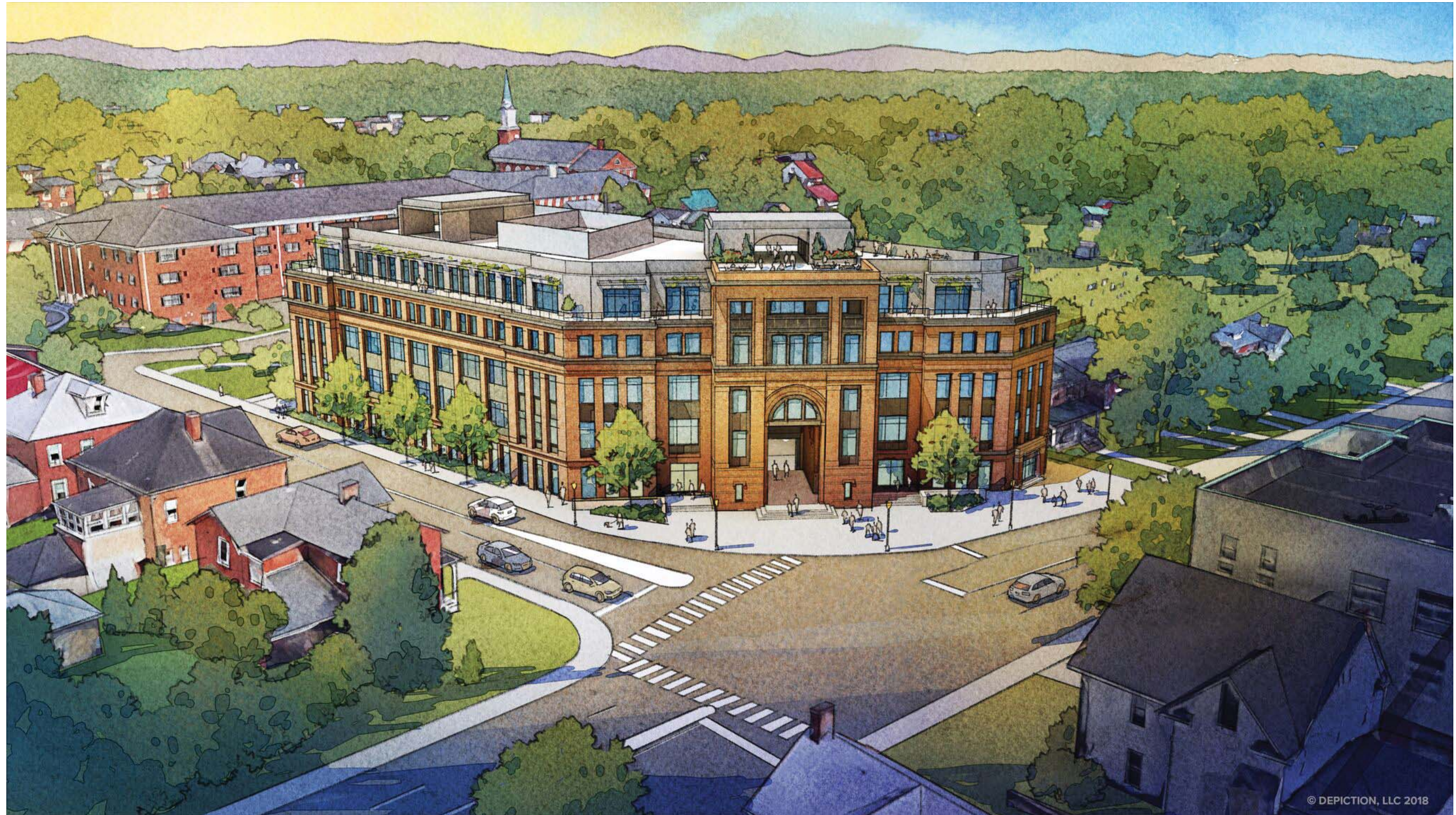


Maple Street Elevation with Context (Phase I)

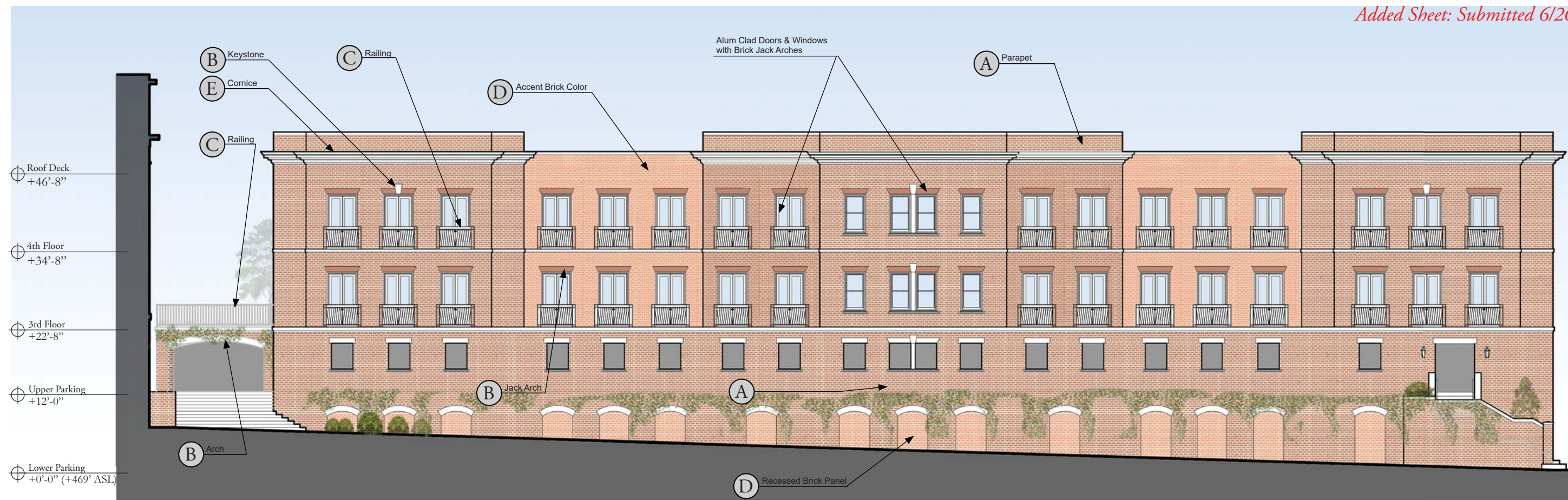


Maple Street Elevation with Context (Phase II)

Page 15 (2): Received by NDS on July 12, 2018 at 12:24 p.m. (Street trees revised to match Site Plan)







Pedestrian Path Elevation

Scale 1/16" = 1'-0"

Page 18: Received by NDS on July 12, 2018, line drawing at 12:24 p.m.; color rendering at 4:48 p.m.



Scale 1/16" = 1'-0"