

From: Scala, Mary Joy
Sent: Wednesday, April 26, 2017 4:12 PM
To: 'Janet Miller'
Subject: BAR Action - 900 West Main Street - April 18, 2017

April 26, 2017

Janet Miller
680 Inverness Lane
Earlysville VA 22936

RE: Certificate of Appropriateness Application
BAR 17-04-01
900 West Main Street
Tax Parcel 100078000
Hampton Inn & Suites, Owner/ Janet Miller, Applicant
Hampton Inn Planting Plan

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2017. The following action was taken:

Gastinger moved to find that the proposed planting plan satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted. Schwarz seconded. Motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (October 18, 2018), 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. The expiration date may differ if the COA is associated with a valid site plan. 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 scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
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
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 18, 2017**



Certificate of Appropriateness Application (deferred from August)

BAR 17-04-01
900 West Main Street
Tax Parcel 100078000
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Hampton Inn Planting Plan

Background

This property, the Hampton Inn built in 1997, is a noncontributing structure in the West Main Street ADC district.

Nov. 8, 2002 - Certificate of Appropriateness- Installation of cellular equipment of roof with concealment chimneys- Approved.

Dec. 16, 2014 - Certificate of Appropriateness- Proposal to make improvements to a rear patio- Approved (8-0).

July 21, 2015 - The BAR accepted the applicant's request for deferral (9-0) of proposal for cell antennas. The BAR requested: final structural drawings; plans with elevations; and photo simulations.

August 18, 2015 - The BAR accepted the applicant's request for deferral (7-0). The BAR requested: correctly scaled drawings and a photo simulation from West Main Street. The City attorney's office via Mary Joy wanted to make sure the applicant understood the fast moving federal regulations for antennas and how a deferral would affect their timeline for the project.

September 15, 2017 - The BAR approved the application for cell antennas as submitted (8-0).

Application

The applicant is requesting approval to replace plantings that are over 20 years old and have outgrown the site. The applicant is planning to increase the canopy coverage from the previously approved plan.

Criteria 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 the "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.

Discussion and Recommendations

The applicant met with BAR member Breck Gastinger to review the proposed planting changes and his comments have been included with the application. Staff agrees that this planting plan is a vast improvement over the current condition.

In response to Brecks' comments, the adjacent RR abutment plantings are really outside the West Main Street historic district. They were planted at the time the bridge was constructed.

A monument sign is supposed to be located in a "landscaped bed," which has been interpreted to mean an area that is not hardscaped.

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 planting plan satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.

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Scala, Mary Joy

From: Breck Gastinger <bgastinger@gmail.com>
Sent: Tuesday, March 28, 2017 12:21 PM
To: Scala, Mary Joy
Subject: Hampton Inn, Main Street

Hi Mary Joy - Update re: Hampton Inn Proposed Planting Changes

Janet Miller and I met last week to review proposed planting changes at the Hampton Inn. After some discussion, she made several revisions and submitted the changes for consideration. The following are my observations on that plan.

- I suggested that the planting be of a scale appropriate to the building and Main Street and to continue to incorporate more native species where possible. This planting along mainstreet Charlottesville should not be the same as a hotel in the suburbs or along the highway. The plan has moved positively in this direction.
- The primary large tree species has been changed to American elm (disease resistant varieties).
- There is good incorporation of native species in the shrub layer and in the native grasses.
- The previous plan of the large bank planting was too small and garden scaled (small groupings). This plan is improved in my opinion, with larger swaths of plantings more appropriate to the scale of the earthwork and street. I will note that the plan is more diverse than both the current planting of creeping junipers and the adjacent railroad crossing bridge abutment planting which are almost single species. **If there has been any past discussion about planting along Roosevelt Brown, it would be appropriate to bring to bear here.**
- The plan retains 7 crape myrtles along its west facade, which I feel stick out a bit from the rest of the plant palette, but there are some precedents of crape myrtles along Main Street.
- Likewise, the Karl Foerster and Pennisetum stick out as over-used ornamental grasses that don't seem to make as much sense in this palette, in Charlottesville.
- I would note that the Karl Foersters are on the rear facade, and in general, I feel there is more room for individual expression in the side and rear areas, and in the areas less seen from the street in the parking lots.
- The Pennisetum are used at the sign, which perhaps is an opportunity to be most appropriate to this location. I don't feel that there is anything particular to charlottesville about them, and it feels fairly suburban. Does the sign need foundation planting? (Janet seems to be reconsidering this choice).
- With the couple of small exceptions noted, I feel that the plan is a big improvement over the current condition. It will raise the scale and 'fittingness' of the hotel within the downtown context, provide more shade and screening of the parking lot, and is worthy of your consideration.

I'm not positive exactly when she will resubmit, but please feel free to distribute these comments as necessary if/when this comes up for further consideration by the BAR.

Thanks,
Breck



**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

RECEIVED

MAR 28 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

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 HAMPTON INN SUITES Applicant Name JANET MILLER
Project Name/Description HAMPTON INN PLANTING PLAN Parcel Number 10007800
Project Property Address 900 W. MAIN ST. CHARLOTTESVILLE

Applicant Information

Address: 600 INVERNESS LANE
EARLYSVILLE VA 22936
Email: janet.miller.ndc@gmail.com
Phone: (W) _____ (C) 434-981-6386

Signature of Applicant

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

Janet Miller 3/27/17
Signature Date
Janet Miller 3/27/17
Print Name Date

Property Owner Information (if not applicant)

DENISE LACRO
Address: 1430 POLKIN CT SUITE 301
CHARLOTTESVILLE
Email: DENISE@DENICO.NET
Phone: (W) 434-971-0996 (C) _____

Property Owner Permission (if not applicant)

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

Denise Lacro 3/27/17
Signature Date
DENISE E LACRO
Print Name PRES. DENICO DEVELOPMENT Date
MANASSA, MIDTOWN L.L.C.

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

Description of Proposed Work (attach separate narrative if necessary): REPLACING PLANTINGS THAT ARE OVER 20 YRS OLD. HAVE OUTGROWN THE SITE. CANOPY COVERAGE WILL BE GREATER THAN PREVIOUSLY APPROVED PLAN

List All Attachments (see reverse side for submittal requirements):

PLANTING PLAN

For Office Use Only

Received by: S. Barnore
Fee paid: \$ 125⁰⁰ Cash/Ck. # 22310
Date Received: 3/28/2017

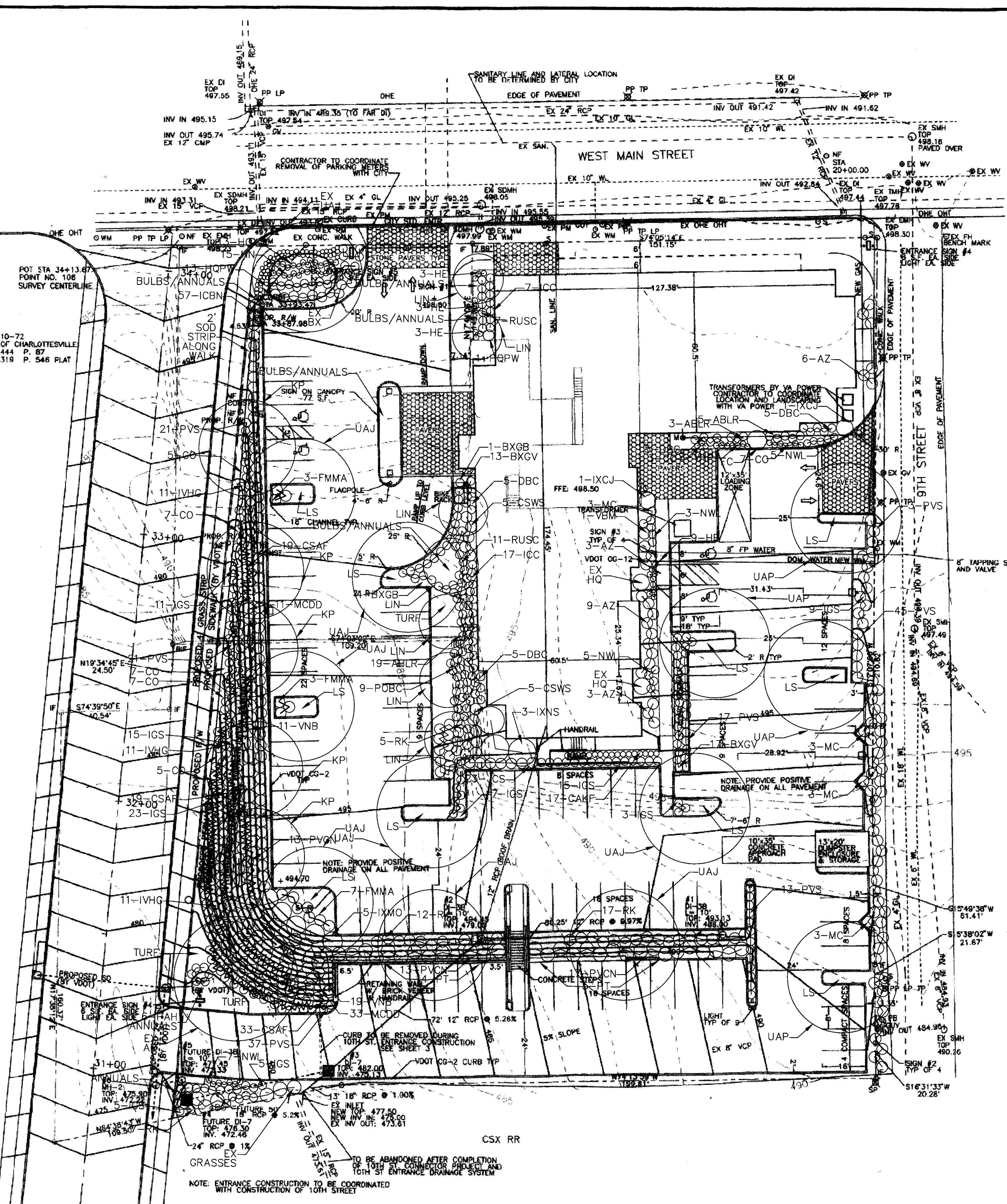
Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised 2016

P17-0036



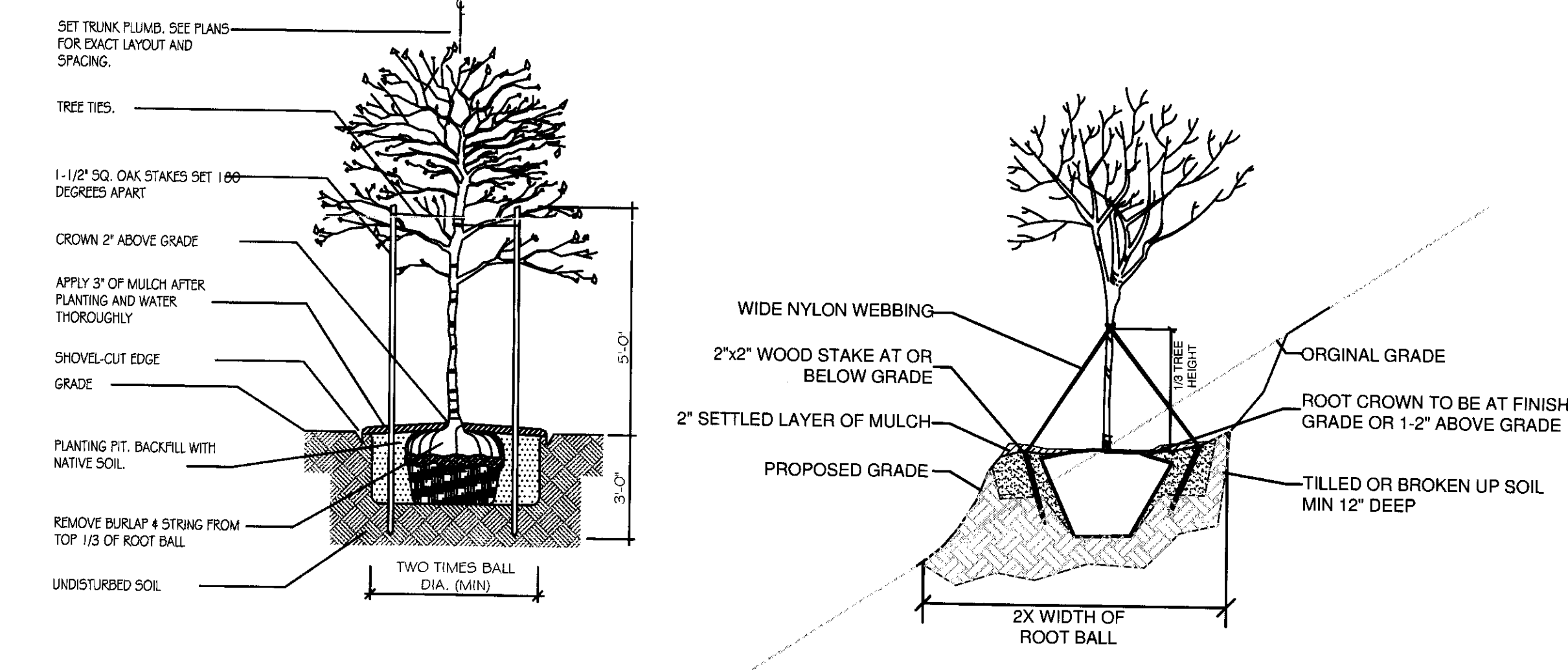
PLANTING NOTES

- All tree, shrub and groundcover planting, seeding or grasses, and tree staking shall be in accordance with the standardized landscape specification as jointly adopted by the Virginia Chapter of the American Society of Landscape Architects, The Virginia Society of Landscape Designers and The Virginia Nurserymen's Association.
- Provide plant materials true to species and variety complying with recommendations of "American Standard of Nursery Stock" by the American Association of Nurserymen.
- Handling and storage of all plant materials on the construction site shall be conducted in accordance with the "American Standard for Nursery Stock" and the above cited specifications.
- All seeding and planting shall be done between August 15 and October 15, or alternatively between March 15 and May 1. Seeding or planting at other dates will be subject to approval by the Landscape Architect and may require special procedures.
- Trees depicted hereon are shown with 20 year canopy spread.
- Designated existing trees are to be protected by orange plastic fencing installed at a distance in feet away from the drip line equal to or greater than the diameter of the tree trunk in inches at breast height.
- The landscape contractor is responsible for verifying all material quantities shown on these drawings before pricing the work.
- The landscape contractor shall promptly make all replacements before or at the end of the warranty period (as directed by the owner).
- Any plant material which dies, turns brown or defoliates (prior to the date of substantial completion of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, size and meeting all the plant list specifications.
- Locate and verify all utility locations and existing structures in and around the site prior to work. Maintain existing utilities and structures and protect against damage during work.
- The contractor shall be responsible for any damages to existing utilities, structures, paving and/or work of other trades resulting from landscape construction.
- Water and water transportation is the sole responsibility of the contractor.
- All plants are subject to the approval of the Landscape Architect and the owner before, during and until date of substantial completion of the work.
- All plants must be container-grown (cont.) or balled and burlapped (B&B) as indicated in the plant list.
- All trees must be straight trunked, full headed and meet all requirements specified.
- After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
- The Landscape Architect will approve the staked location of all plant material prior to installation.
- All plants and planting areas must be completely mulched with double-shredded hardwood bark or as specified.
- All trees must be guyed or staked as shown in the drawings.
- The Landscape Contractor is responsible for fully maintaining all planting (including, but not limited to: watering, spraying, mulching, fertilizing, mowing, etc.) of planting areas and lawns until date of substantial completion.

PLANTING SOIL MIX NOTES

- The Landscape Contractor shall furnish topsoil; topsoil must be approved by the Landscape Architect. Refer to specification section 02900 for topsoil requirements.
 - The Landscape Contractor shall supply all planting soil mix.
 - The planting soil mix must be approved by the Landscape Architect prior to any backfilling.
 - The typical planting soil mix for on-grade plantings (trees, shrubs and ground covers) shall consist of the following unless otherwise indicated on the drawings:
60% topsoil (as specified)
40% prepared additives (by volume as follows):
2 parts humus and/or peat
1 part sterilized composted cow manure
1 part shredded pine bark (bark pieces between 1/2 inch and 2 inches in length)
- Commercial fertilizer as recommended.
Lime as recommended.

NO.	SYMBOLOGY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	PLANTING DATE	TOTAL AMOUNT
1	1-IXCJ	ICEBERG CRYSTAL	SPARGANGLIA ANGUSTA	12'	10' x 10'	APR 2019	1
2	3-AZ	ARIZONA SANDPAPER	ARIZONIA ARIZONA	12'	10' x 10'	APR 2019	1
3	5-DBC	DOGWOOD	DOGWOOD	12'	10' x 10'	APR 2019	1
4	11-RUSC	RUSCUS	RUSCUS	12'	10' x 10'	APR 2019	1
5	17-ICC	ICEBERG CRYSTAL	SPARGANGLIA ANGUSTA	12'	10' x 10'	APR 2019	1
6	3-FMMA	FLORIDA MOSSMOUTH	FLORIDA MOSSMOUTH	12'	10' x 10'	APR 2019	1
7	13-BXGV	BURNING BUSH	EUHORBIA FRAGRANS	12'	10' x 10'	APR 2019	1
8	7-CO	COLEUS	COLEUS	12'	10' x 10'	APR 2019	1
9	9-AZ	ARIZONA SANDPAPER	ARIZONIA ARIZONA	12'	10' x 10'	APR 2019	1
10	5-CSWS	CENTRAL SPIDERWEB	CENTRAL SPIDERWEB	12'	10' x 10'	APR 2019	1
11	11-IVHG	IVY HYDRANGEA	IVY HYDRANGEA	12'	10' x 10'	APR 2019	1
12	15-IGS	IRIS	IRIS	12'	10' x 10'	APR 2019	1
13	19-AZLR	ARIZONA SANDPAPER	ARIZONIA ARIZONA	12'	10' x 10'	APR 2019	1
14	3-MC	MAHONIA	MAHONIA	12'	10' x 10'	APR 2019	1
15	17-RK	RIVER KATY	RIVER KATY	12'	10' x 10'	APR 2019	1
16	7-FMMA	FLORIDA MOSSMOUTH	FLORIDA MOSSMOUTH	12'	10' x 10'	APR 2019	1
17	11-VNB	VIOLA	VIOLA	12'	10' x 10'	APR 2019	1
18	13-PVS	PANICLE VIBURNUM	PANICLE VIBURNUM	12'	10' x 10'	APR 2019	1
19	9-POBC	PANICLE VIBURNUM	PANICLE VIBURNUM	12'	10' x 10'	APR 2019	1
20	5-RK	RIVER KATY	RIVER KATY	12'	10' x 10'	APR 2019	1
21	11-IVHG	IVY HYDRANGEA	IVY HYDRANGEA	12'	10' x 10'	APR 2019	1
22	15-IGS	IRIS	IRIS	12'	10' x 10'	APR 2019	1
23	19-AZLR	ARIZONA SANDPAPER	ARIZONIA ARIZONA	12'	10' x 10'	APR 2019	1
24	3-MC	MAHONIA	MAHONIA	12'	10' x 10'	APR 2019	1
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NOT TO SCALE

RECEIVED
MAR 28 2017