

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:42 AM
To: 'lewisandclarkcondos@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Action - May 15, 2018 - 250 West Main Street

May 21, 2018

Certificate of Appropriateness Application

BAR 18-05-04
250 West Main Street
Tax Parcel 280089000
Lewis & Clark Square Unit Owners Association, Owner/Applicant
Proposed exterior renovations

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, I move to find that the exterior changes satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Sarafin seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (November 15, 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,
Jeff Werner

--

Tim Lasley

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

Phone: (434)970-3185
Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2018**



Certificate of Appropriateness Application

BAR 18-05-04

250 West Main Street

Tax Parcel 280089000

Lewis & Clark Square Unit Owners Association, Owner/Applicant

Proposed exterior renovations

Background

The 12-story Lewis and Clark condominium building was constructed in 1989. Staff found no historical survey, however its height and location make it visually prominent within the Downtown Architectural Design control district. As such, the city established by ordinance that 250 West Main Street is a contributing structure within the district. (See *Sec. 34-272(1).*)

Application

Request for the addition of scuppers to the penthouse patios on the east, west, north, and south elevations, to alleviate water drainage problems.

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 Rehabilitation

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1. Conduct pictorial research to determine the design of the original building or early changes.*
- 2. Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3. Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6. When designing new building elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing next page).*
- 7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
- 11. Avoid introducing inappropriate architectural elements where they never previously existed.*

Discussion and Recommendations

The addition of the scuppers has minimal visual impact on the building and is appropriate.

The BAR should clarify that the building's owner does not intend to add new railings. The narrative states that "the building owner has decided not to replace the existing railings with new railings," but the elevation drawing clearly shows new railings. If the owner wishes to replace the current railings, they should specify the material, color, and dimensions of the specified railing.

Suggested Motion

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 exterior changes satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



**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

MAY 02 2018

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 Lewis & Clark Square Unit Owners Assoc. Applicant Name Lewis & Clark Square Unit Owners Assoc.
Project Name/Description Lewis & Clark Condos Parcel Number no one
Project Property Address 250 W Main Street Charlottesville VA 22902

Applicant Information

Address: 1500 Amherst St Ste 3 Charlottesville, VA
22903-5158
Email: lewisandclarkcondos@gmail.com
Phone: (W) 434-202-1850 (C) 434-981-4364

Signature of Applicant

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

[Signature] 4/21/2018
Signature Date
LCSUOA, Inc. by
Douglas G. Brooks, Sr., Agent 4/21/2018
Print Name Date

Property Owner Information (if not applicant)

Address: 1500 Amherst St Ste 3 Charlottesville, VA
22903-5158
Email: lewisandclarkcondos@gmail.com
Phone: (W) 434-202-1850 (C) 434-981-4364

Property Owner Permission (if not applicant)

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

NA
Signature Date
Print Name Date

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

DOUG @ REAL PROPERTY INC., COM

Description of Proposed Work (attach separate narrative if necessary): see attached

List All Attachments (see reverse side for submittal requirements): submittal pack from architect - David Kariel

For Office Use Only

Received by: [Signature]
Fee paid: \$125 Cash/Chk. # 1482,1491
Date Received: 5/2/2018

Revised 2016

P18-0085

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

RECEIVED

MAY 02 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Subject: Fwd: Lewis & Clark condos - balcony scuppers

Date: Saturday, April 28, 2018 at 8:05:50 AM Eastern Daylight Time

From: Doug Brooks

To: William Walton, Betty Robinson

oops - can you all print another for L&C for \$50 - same descrip as the last one from L&C and print at office for me to take over

Forwarded message:

From: Werner, Jeffrey B <wernerjb@charlottesville.org>

To: doug@realpropertyinc.com

Subject: Lewis & Clark condos - balcony scuppers

Date: Fri, 27 Apr 2018 18:54:38 +0000

Doug:

We have the BAR application and a \$75 check. The fee for BAR review of *additions and other projects* is \$125, so we need from you an additional \$50 to finalize the application. I know it's late in the day and 3:30 is the deadline for transactions, so Monday is fine—just before 3:30. We will process this for the May 15 BAR meeting.

Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

RECEIVED

MAY 02 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Lewis & Clark --- Proposed Exterior Alterations
02-05-18

The balconies at the penthouse apartments at the Lewis & Clark building have been experiencing water damage at some of the units because of drainage problems. The solution for the drainage problem has been to incorporate scuppers at each of the balconies. In one case, an additional drain is proposed to be added, not connected to the building roof drainage systems, but connected to an independent scupper. At this time, the building owner has decided not to replace the existing railings with new railings.



Lewis & Clark East Elevation, Penthouse. West Elevation similar.

Proposal is to add scuppers at penthouse patios per drawings.



Lewis & Clark North Elevation, Penthouse.

Proposal is to add scuppers at penthouse patios per drawings.



Lewis & Clark South Elevation, Penthouse.

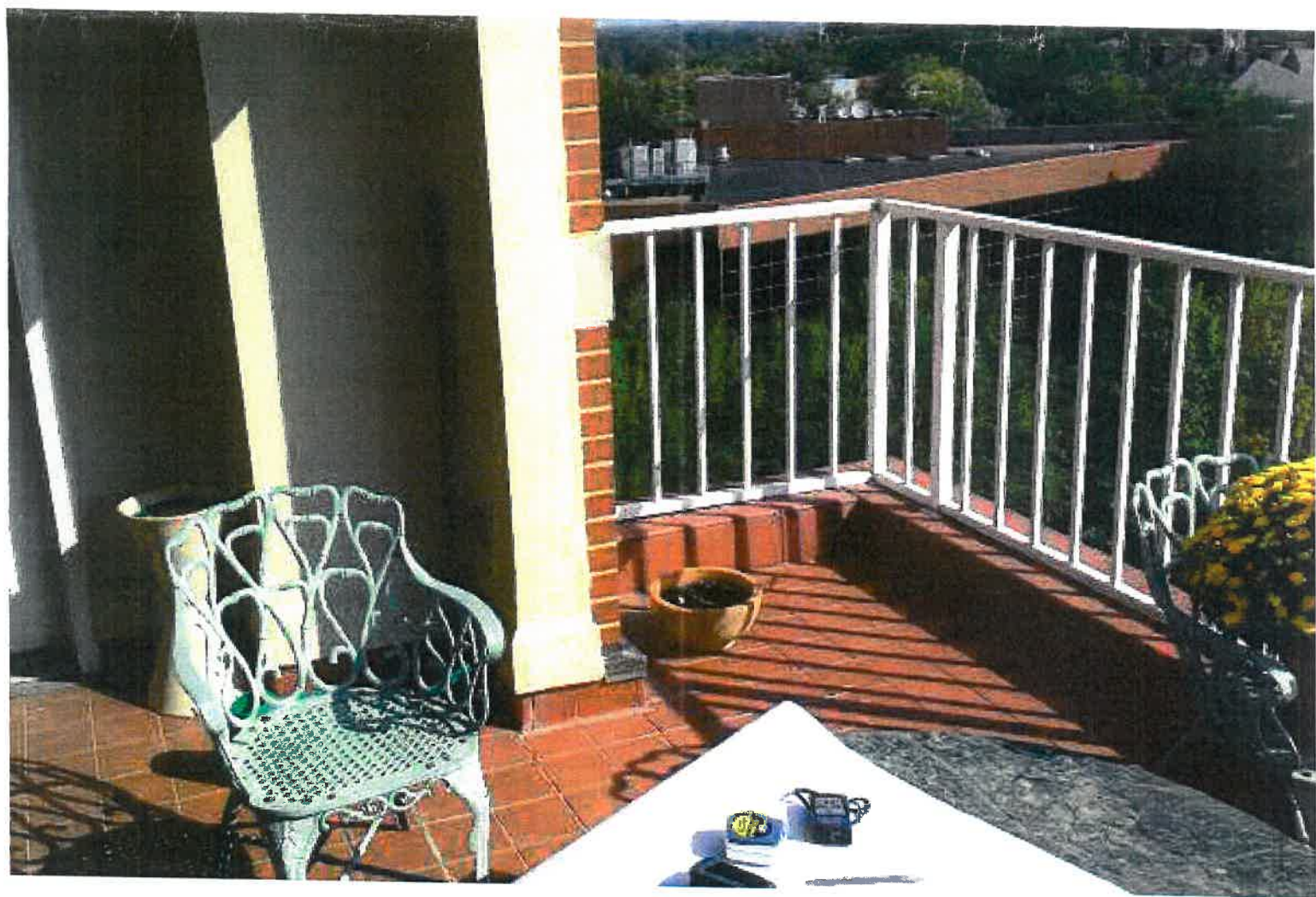
Proposal is to add scuppers at penthouse patios per drawings.



Lewis & Clark existing scupper. New scuppers to be 3" tall by 6" wide, not 8" square as shown above See drawings for detail. New finishes to match existing.



East patio detail. See drawings for proposed scupper locations.



East patio detail, other side.

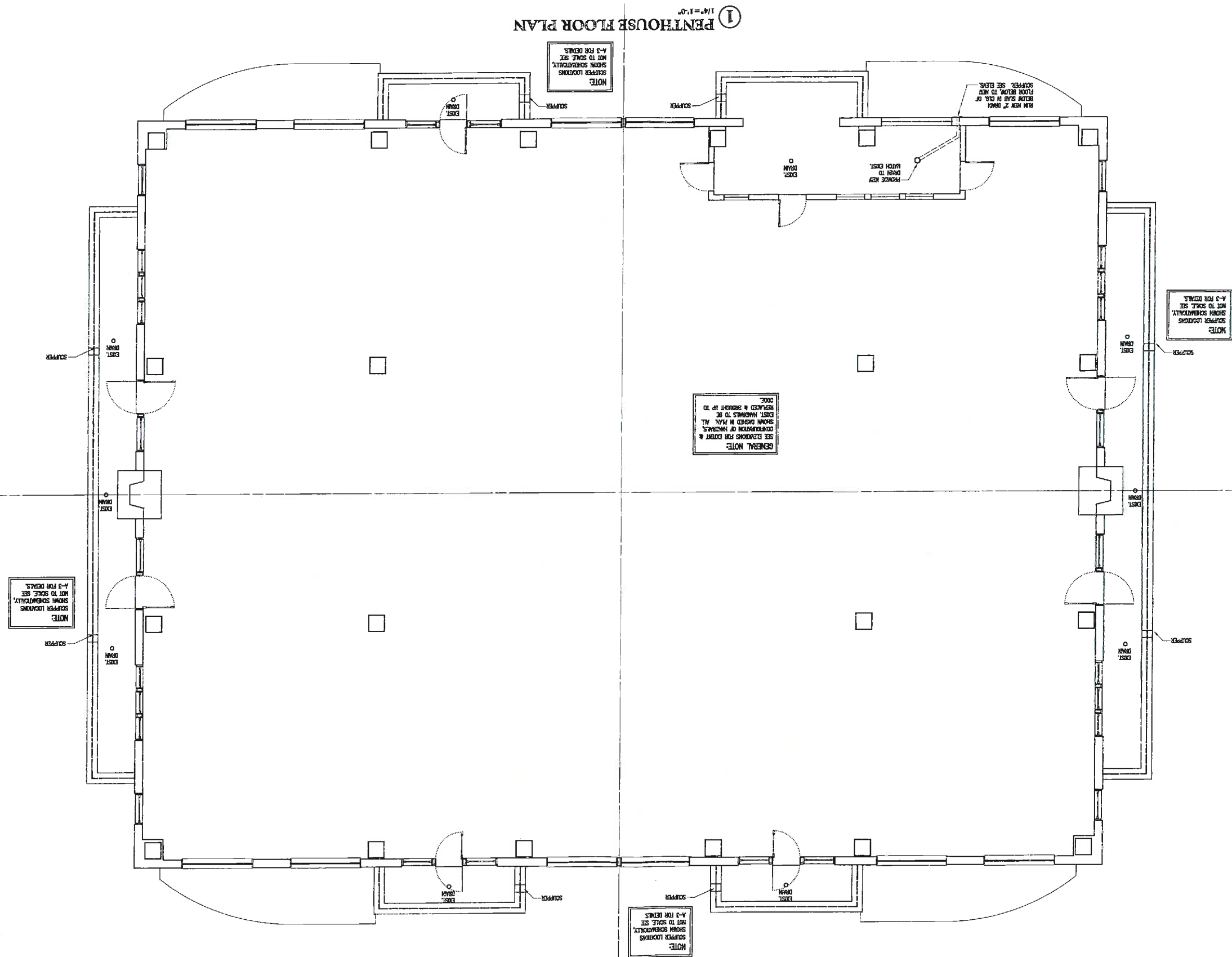


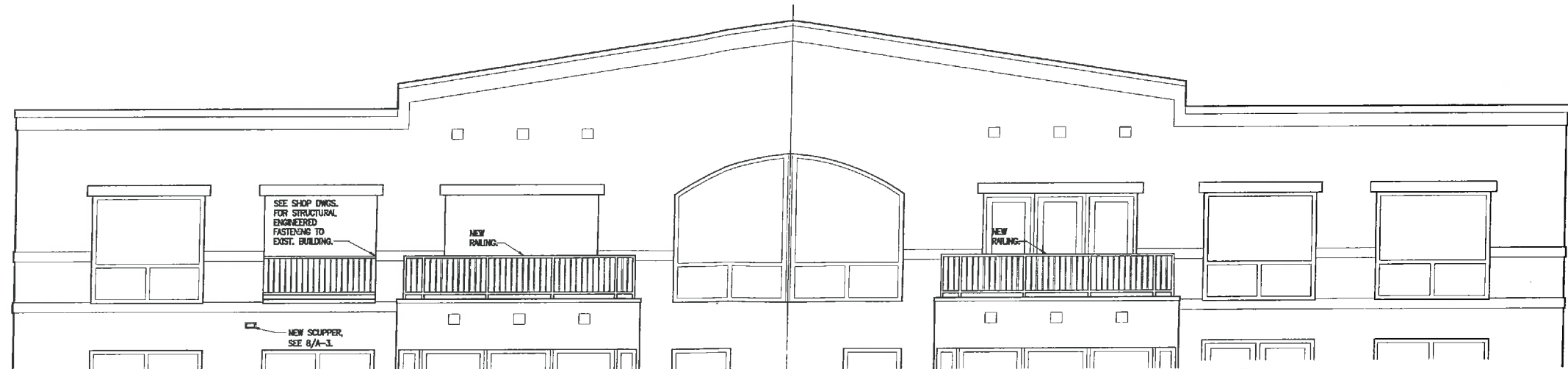
Typical left patio corner.



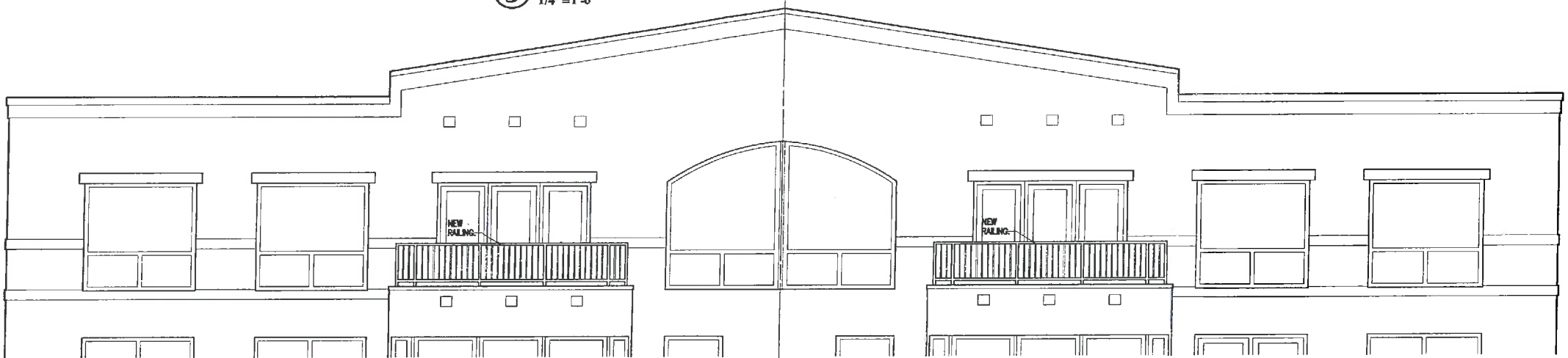
Typical right patio shown.

All new work to match existing materials and finishes. See previous pictures.



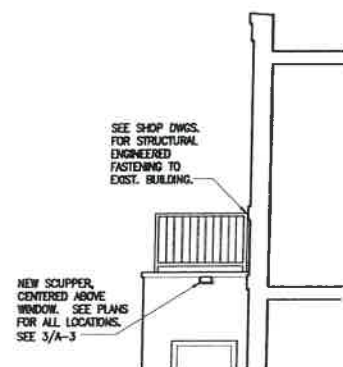


③ EAST ELEVATION
1/4" = 1'-0"

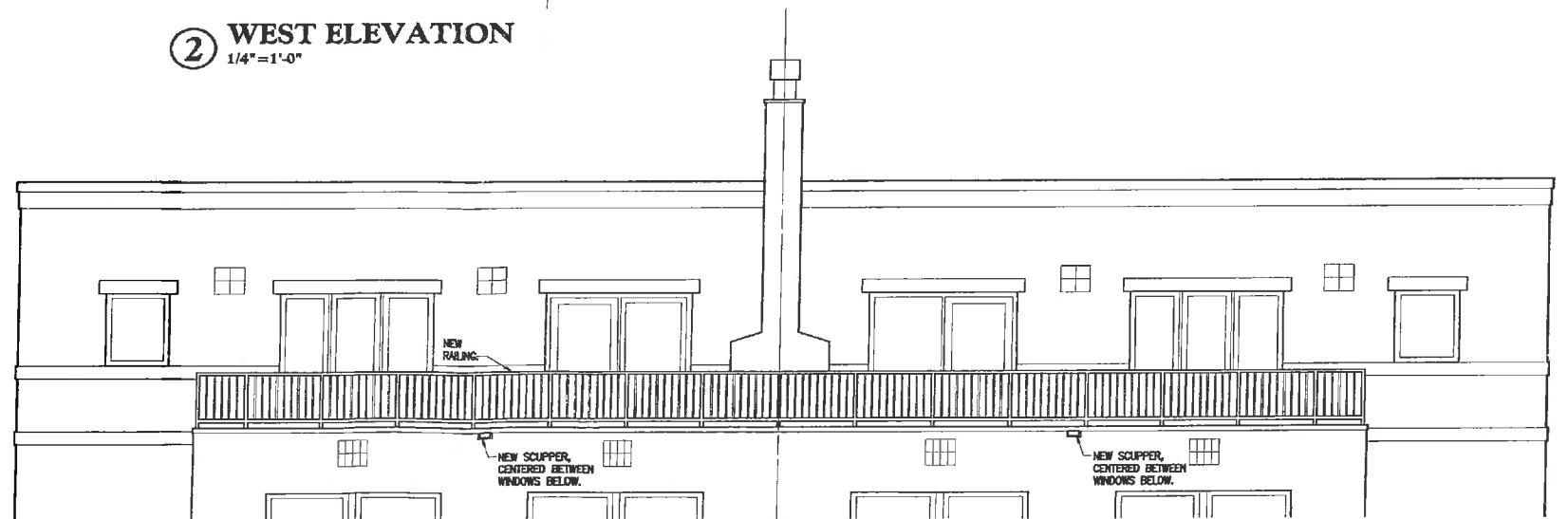


② WEST ELEVATION
1/4" = 1'-0"

HANDRAIL NOTE:
CONTRACTOR TO VERIFY EXIST.
BALUSTER LOCATIONS &
NUMBER OF PICKETS. PICKETS
TO BE 4" O/C, CENTERED IN
EACH RUN, WITH REMAINDER
NOT TO EXCEED 3 1/2".



④ TYP. SIDE ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0" (SOUTH ELEVATION SIMILAR)

PROVIDE SHOP DWG. FOR
CUSTOM FAB CONNECTION
BETWEEN DRAIN PIPE &
SCUPPER.

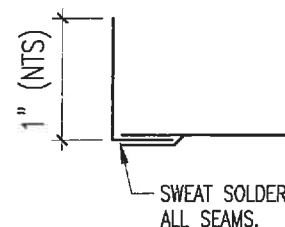
UNDERSIDE OF
EXIST. SLAB.

2" DRAIN PIPE,
SLOPED 1/4"/FT.

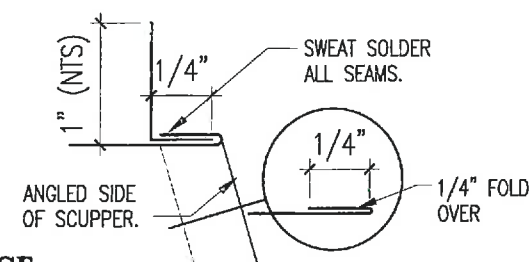
FULL BED
OF MASTIC.

REMOVE EXIST. CLG. FOR
INSTALLATION OF NEW PIPE.
REPAIR & PAINT TO MATCH
EXIST. AS REQ'D. PROVIDE
NEW INSUL. AS REQ'D.

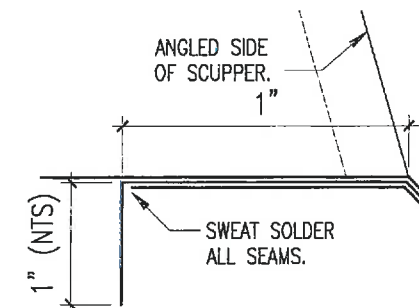
7 SCUPPER
3'-1'-0" (SEE DETAIL 8)



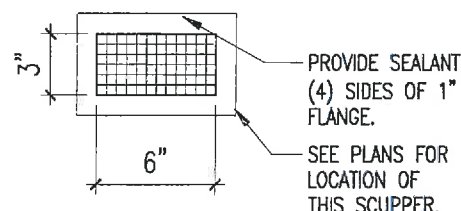
6 SCUP. INNER FLANGE
NO SCALE



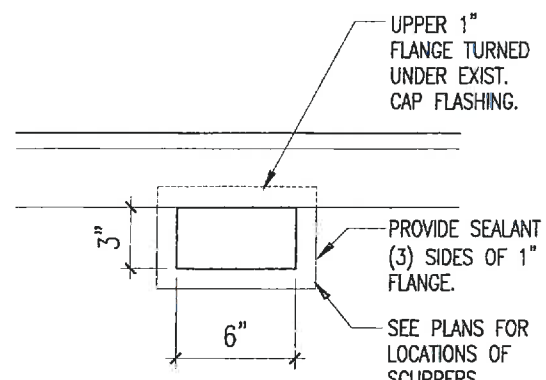
4 SCUPPER TOP FLANGE
NO SCALE



5 SCUPPER BOTTOM FLANGE
NO SCALE



8 SCUPPER
3'-1'-0"



3 SCUPPER
3'-1'-0"

NOTE:
CONTRACTOR TO PROVIDE
STRUCTURAL CALCS, SIGNED
BY STRUCT. ENGINEER,
THAT NEW RAILING
CONFORMS TO 200 LB.
FORCE REQUIREMENT &
RELATED CODE ISSUES.

INNER 1" FLANGE
ON THREE SIDES
OF SCUPPER,
FASTENED TO
SCUPPER.

REMOVE EXIST. TILE
AS REQ'D. SALVAGE
EXIST. OR PROVIDE
NEW TILE.

PROVIDE NEW
MEMBRANE
COMPATIBLE W/ EXIST.

2 SCUPPER
3'-1'-0" SEE DETAIL 3

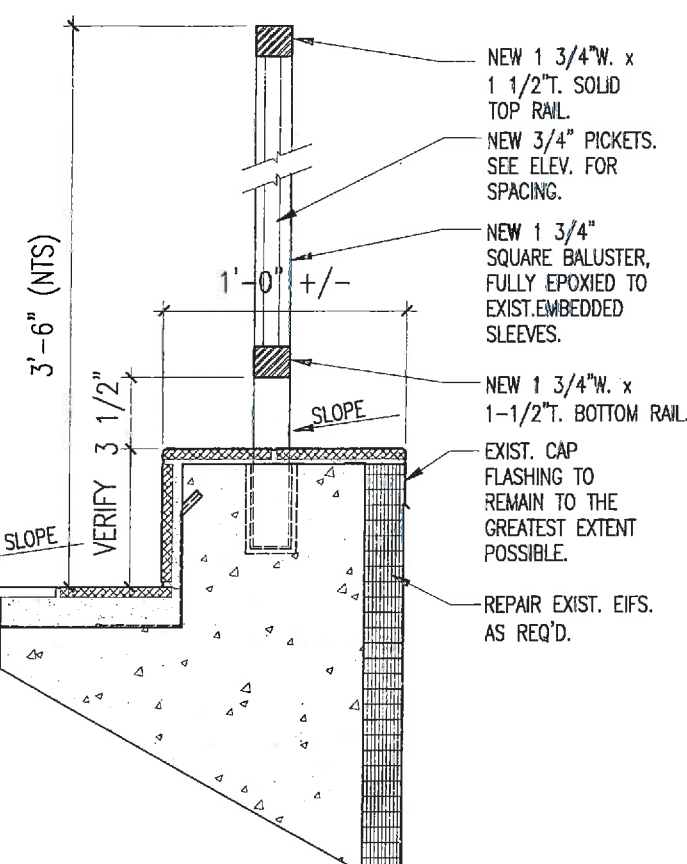
NOTIFY ARCHITECT FOR
ALTERNATE DETAIL IF
MAINTAINING EXIST.
CONC. ABOVE
SCUPPER CANNOT
OCCUR.

NEW OR SALVAGED
TILE.
EXIST. EIFS OR P.T. WOOD
SUPPORT SHOT INTO
EXIST. CONC. CURB

1" SCUPPER FLANGE TO
TURN UP UNDER EXIST.
OR NEW CAP FLASHING.
PROVIDE MASTIC BETWEEN
DISSIMILAR MATERIAL.

BOTTOM OF SCUPPER
EXTENDS 1"

1" SCUPPER FLANGE
ALL FOUR SIDES OF
SCUPPER, W/ SEALANT.



1 CURB & BALUSTER
3'-1'-0"