CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 21, 2017

Certificate of Appropriateness Application
BAR 17-08-01
230 West Main Street
Tax Parcel 280001000
Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant
Ice Park Arena Redevelopment

Background

All structures located in the Downtown ADC District are considered contributing.

230 West Main Street (currently the Main Street Arena) was built as an ice skating rink in 1995. The BAR approved its demolition in April 2107.

218-220 West Main Street was built 1901, with major storefront changes in 1981. It was most recently occupied by Carytown Tobacco and the Escape Room.

215 West Water Street, most recently occupied by Escafe, was built in the 1920s. The BAR approved its demolition in April 2107.

230 West Main Street BAR reviews:
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- The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.
- Go for higher in lobby area – it looks squished
- The massing is sensitive to the proportion of the mall, Water Street, and the walkway into the mall
- The garage feels a little out of place with how it sticks out from the façade, look at different options
- Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Also, keep the heights in mind when you are designing those spaces.
- Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)
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The proposed massing plan shows the lowest height on the Mall, stepping up to the Water Street elevation. There is a central courtyard, and an accessible "alley" connection between the Mall and Water Street located just west of the historic building. This connection will be open to the sky from the Downtown Mall to the interior courtyard, with an elevated enclosed walkway crossing over the alley at the Office level 1 on the Mall side. On the Water Street side the alley becomes a passageway under the building above.

Zoning Requirements

The property is zoned Downtown Corridor Mixed Use with ADC district overlay:

DIVISION 2. - REGULATIONS—DOWNTOWN CORRIDOR ("D")
Sec. 34-556. - Uses.

The uses allowed within this district are those designated within the matrix set forth within section 34-796.

Sec. 34-557. - Height regulations

The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):

(1) *Minimum:* Forty-five (45) feet.

(2) *Maximum:* Seventy (70) feet, subject to streetwall regulations.

(3) *With special use permit:* One hundred one (101) feet.

Sec. 34-558. - Streetwall regulations.

(a) *Stepback requirement.* The minimum height of the streetwall of any building or structure shall be forty (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. **These requirements shall not apply to any buildings or structures on Water Street.**

(b) *Setbacks.*

(1) *Primary and linking street frontage.* At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

(2) *Side and rear setback, adjacent to any low density residential district:* Twenty (20) feet, minimum.

(3) *Side and rear setback, adjacent to any other zoning district:* **None required.**

Sec. 34-559. - Buffer regulations.

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to section 34-871).

Sec. 34-560. - Density regulations.

Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

Sec. 34-562. - Mixed-use developments—Additional regulations.

(a)[*Reserved.*]

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.

(c) **All entrances shall be sheltered from the weather, and lighted.**

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.

Sec. 34-563. - Off-street loading areas.

Off-street loading areas may not face public right-of-way.

Sec. 34-1101. - Appurtenances.

(a) An appurtenance to a building or structure shall not be counted in measuring the height of a building or structure.

(b) **No rooftop appurtenance shall: (i) itself measure more than eighteen (18) feet in height above the building, or (ii) cover more than twenty-five (25) percent of the roof area of a building.**
(c) Within a rooftop appurtenance, no enclosed space shall be designed or used as any type of habitable residential space. The provisions of this paragraph shall not preclude open-air space on a building rooftop from being used accessory to the primary use of the building.

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
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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 Guidelines for New Construction and Additions include:

A. INTRODUCTION
e. Multi-lot
Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures.

Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.

7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1)Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.

2)Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

3)In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4)Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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.

E. HEIGHT & WIDTH

1.Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3.In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

4.When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5.Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6.In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1.Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.

d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.

e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.

b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.

c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION

1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.

2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.

b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.

b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.

4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.

7. Avoid designing false windows in new construction.

8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.

9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. STREET-LEVEL DESIGN

1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

Discussion and Recommendations

The developer has decided to build a by-right structure, so no Special Use Permit (SUP) is required. The structure's main mass is found on Water Street, with 6 stories plus mechanical plus rooftop. It then steps down as it approaches the mall from Vinegar Hill Park. The applicant previously offered to contribute to the design of Vinegar Hill Park, but nothing has been submitted yet.

The existing entrance steps to the Main Street Arena are partially on City right-of-way. It is presumed that this area will be re-designed and re-constructed by the applicant within the City right-of-way.

The BAR should make a motion regarding the proposed massing. Note that the applicant separately submitted a drawing using height averaging, which drawing has been approved by Zoning, and the intent is that the BAR's approval is consistent with current zoning regulations.

The BAR may provide additional comments on the site and architecture, including how the new construction interacts with the surrounding buildings as well as the streetscape and pedestrian experience.

Before a preliminary site plan may be approved, the BAR must receive and approve a detailed landscape plan for the site. The BAR will later receive final construction details and materials for final approval.

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 proposed massing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted, provided it complies with zoning regulations..

From: Scala, Mary Joy
Sent: Tuesday, November 28, 2017 1:28 PM
To: Wolf, Fred
Cc: 'william.foshay@feltongroup.org'
Subject: BAR Action - 230 West Water Street - November 21, 2017

November 28, 2017

Frederick Wolf
Wolf Ackerman Design, LLC
110B 2nd Street NE, Suite 201
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If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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Preservation and Design Planner

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(a) *Stepback requirement.* The minimum height of the streetwall of any building or structure shall be forty (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. **These requirements shall not apply to any buildings or structures on Water Street.**

(b) *Setbacks.*

(1) *Primary and linking street frontage.* At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

(2) *Side and rear setback, adjacent to any low density residential district:* Twenty (20) feet, minimum.

(3) *Side and rear setback, adjacent to any other zoning district:* **None required.**

Sec. 34-559. - Buffer regulations.

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to section 34-871).

Sec. 34-560. - Density regulations.

Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

Sec. 34-562. - Mixed-use developments—Additional regulations.

(a)[*Reserved.*]

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.

(c) **All entrances shall be sheltered from the weather, and lighted.**

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.

Sec. 34-563. - Off-street loading areas.

Off-street loading areas may not face public right-of-way.

Sec. 34-1101. - Appurtenances.

(a) An appurtenance to a building or structure shall not be counted in measuring the height of a building or structure.

(b) **No rooftop appurtenance shall: (i) itself measure more than eighteen (18) feet in height above the building, or (ii) cover more than twenty-five (25) percent of the roof area of a building.**
(c) Within a rooftop appurtenance, no enclosed space shall be designed or used as any type of habitable residential space. The provisions of this paragraph shall not preclude open-air space on a building rooftop from being used accessory to the primary use of the building.

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.

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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 Guidelines for New Construction and Additions include:

A. INTRODUCTION
e. Multi-lot
Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures.

Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.

7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1)Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.

2)Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

3)In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4)Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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.

E. HEIGHT & WIDTH

1.Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3.In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4.When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5.Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6.In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1.Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches
a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2. Roof Materials
Common roof materials in the historic districts include metal, slate, and composition shingles.
a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b. In some cases, shingles that mimic the appearance of slate may be acceptable.
c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.

e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.

b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.

c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION

1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.

2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.

b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.

b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.

4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.

7. Avoid designing false windows in new construction.

8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.

9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. STREET-LEVEL DESIGN

1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

Discussion and Recommendations

The developer has decided to build a by-right structure, so no Special Use Permit (SUP) is required. The structure's main mass is found on Water Street, with 6 stories plus mechanical plus rooftop. It then steps down as it approaches the mall from Vinegar Hill Park. The applicant previously offered to contribute to the design of Vinegar Hill Park, but nothing has been submitted yet.

The existing entrance steps to the Main Street Arena are partially on City right-of-way. It is presumed that this area will be re-designed and re-constructed by the applicant within the City right-of-way.

The BAR should make a motion regarding the proposed massing. Note that the applicant separately submitted a drawing using height averaging, which drawing has been approved by Zoning, and the intent is that the BAR's approval is consistent with current zoning regulations.

The BAR may provide additional comments on the site and architecture, including how the new construction interacts with the surrounding buildings as well as the streetscape and pedestrian experience.

Before a preliminary site plan may be approved, the BAR must receive and approve a detailed landscape plan for the site. The BAR will later receive final construction details and materials for final approval.

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 proposed massing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted, provided it complies with zoning regulations..

Architectural And Historic Survey

Identification

STREET ADDRESS: 218-220 W. Main Street
MAP & PARCEL: 28-9.1
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-4
ORIGINAL OWNER: Alice B. C. Lewis
ORIGINAL USE: Retail Stores
PRESENT USE: Oriental Rug Store
PRESENT OWNER: Butler Griffin Limited Partnership
ADDRESS: P. O. Box 345
Charlottesville, Virginia

HISTORIC NAME: Lewis Building
DATE / PERIOD: 1901, 1981
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 42' x 115' (2830 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1981
SOURCES: City/County Records
Sanborn Map Co. - 1886, 1891, 1896, 1920

ARCHITECTURAL DESCRIPTION

This small duplex store building is two storeys tall and six bays wide. Construction is of brick laid in stretcher bond on the facade and in 6-course American bond elsewhere. It is painted brick red with yellow trim. The first level storefronts, set within a single mitered brick frame, have been remodeled several times. At one time, both had recessed central entrances. The store rooms have now been combined, and the entrance is deeply recessed in the eastern half of the western storefront. A stair entrance in the western half replaces the original one between the storefronts which has been bricked up. The eastern storefront is recessed and faced with weatherboarding below the display window. At the second storey level, the facade is recessed between corner piers. Windows are double-sash, one-over-one light, with concrete sills and lintels. Above the windows there is a single brick panel. The facade is crowned by a projecting wooden parapet cornice with modillions and dentil mouldings and a plain frieze. Behind it a metal shed roof slopes to the rear. All but one of the seven segmental-arched windows at the second level of the western elevation have been bricked up. The rear elevation is six bays wide with doors in the two center bays at both levels and 2-over-2 light windows in the side bays, all segmental arched. All the windows at the first level have been bricked up. A 2-storey shed-roofed porch covers the two center bays. The store room has a patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

There was s small store building on this lot when Alice B. C. Lewis purchased it in 1897 (City DB 8-250). It had been built between 1886 and 1891 on the site of a 2-storey residence. According to tax records and a party-wall agreement (DB 13-62), she replaced that store building with the present one in 1901. Mrs. Lewis died in 1917 (WB 2-97), and her heirs sold the building to Leggett's, Inc. in 1950 (DB 72-311, 155-56, 162-146). Leggett's Bargain Center occupied the combined store room for 20 years. The storefronts were rebuilt in 1971. Waterman Associates bought it in 1980 (DB 411-689), divided the lot, and sold the Main Street end with this building to Butler Griffin Limited Partnership in 1981 (DB 418-1). They have rebuilt the storefronts and completely renovated the building.

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

November 7, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 17-08-01
230 West Main Street
Tax Parcel 280001000
Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant
Ice Park Arena Redevelopment

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 21, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through http://www.charlottesville.org. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala /cm

Mary Joy Scala, AICP
Preservation and Design Planner

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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $375 application fee. For all other projects requiring BAR approval, please include $125 application fee. For projects that require only administrative approval, please include $100 administrative fee. 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 CSH Development, Inc. Applicant Name Frederick Wolf / Wolf Ackerman Design LLC

Project Name/Description Charlottesville Technology Center Parcel Number 280009100, 2800010000, 280009000

Property Address 218-220 West Main; 230 West Main and 215 W. Water Street; Charlottesville VA 22902

Applicant Information
Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
Email: fw@wolfackerman.com
Phone: (W) 434-296-4848 (H) _____
FAX: _____

Property Owner Information (if not applicant)
Address: Zero Court Square
Charlottesville, VA 22902
Email: william.foshay@feltongroup.org
Phone: (W) 434-270-8923 (H) _____
FAX: _____

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

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature 10.31.17
Date

Frederick A. Wolf Jr 10/31/2017
Print Name Date

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

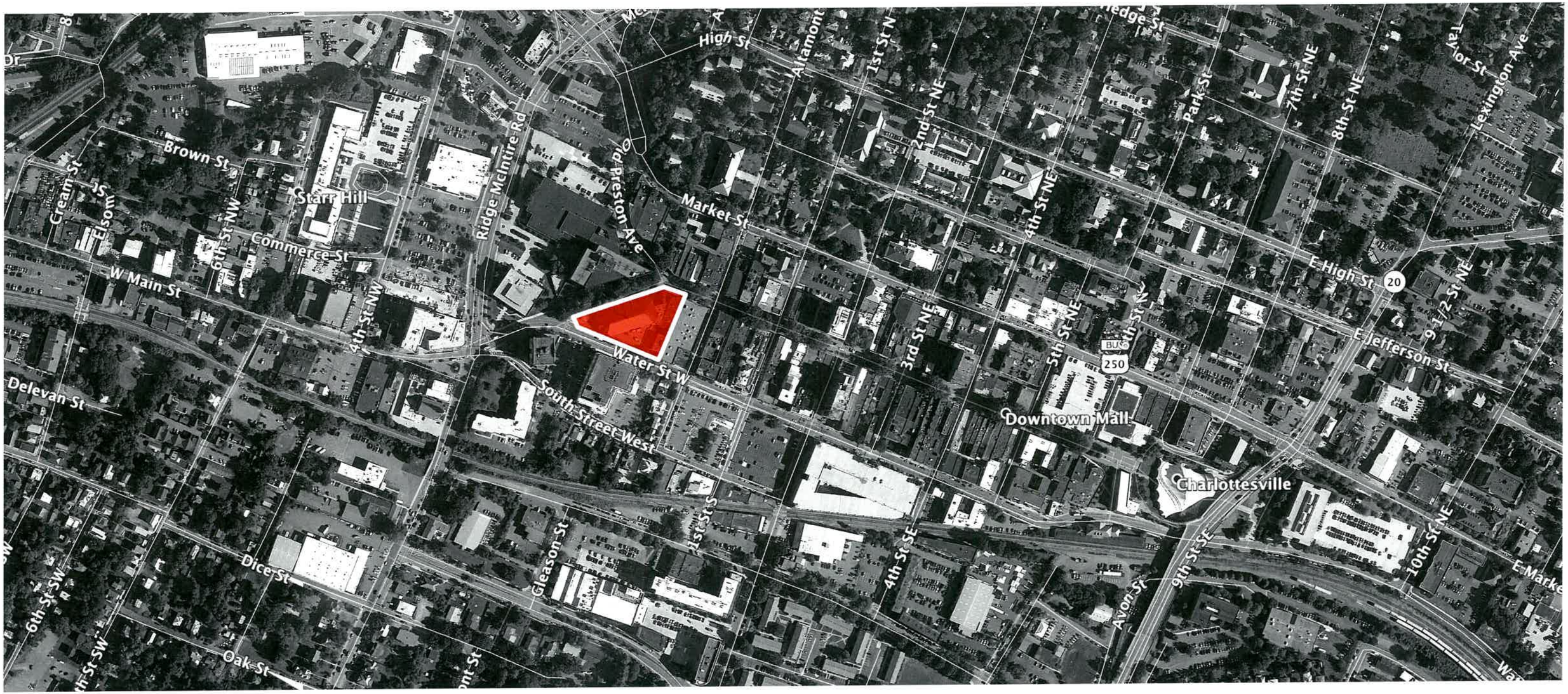
Description of Proposed Work (attach separate narrative if necessary):
Seeking approval of overall siting of building, heights and massing required for preliminary site plan approval. Also would appreciate feedback on general design direction for future applications for COA.

List All Attachments (see reverse side for submittal requirements):
10.31.2017 BAR Massing Submission Booklet - 42 pages / bound (including cover sheet)

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

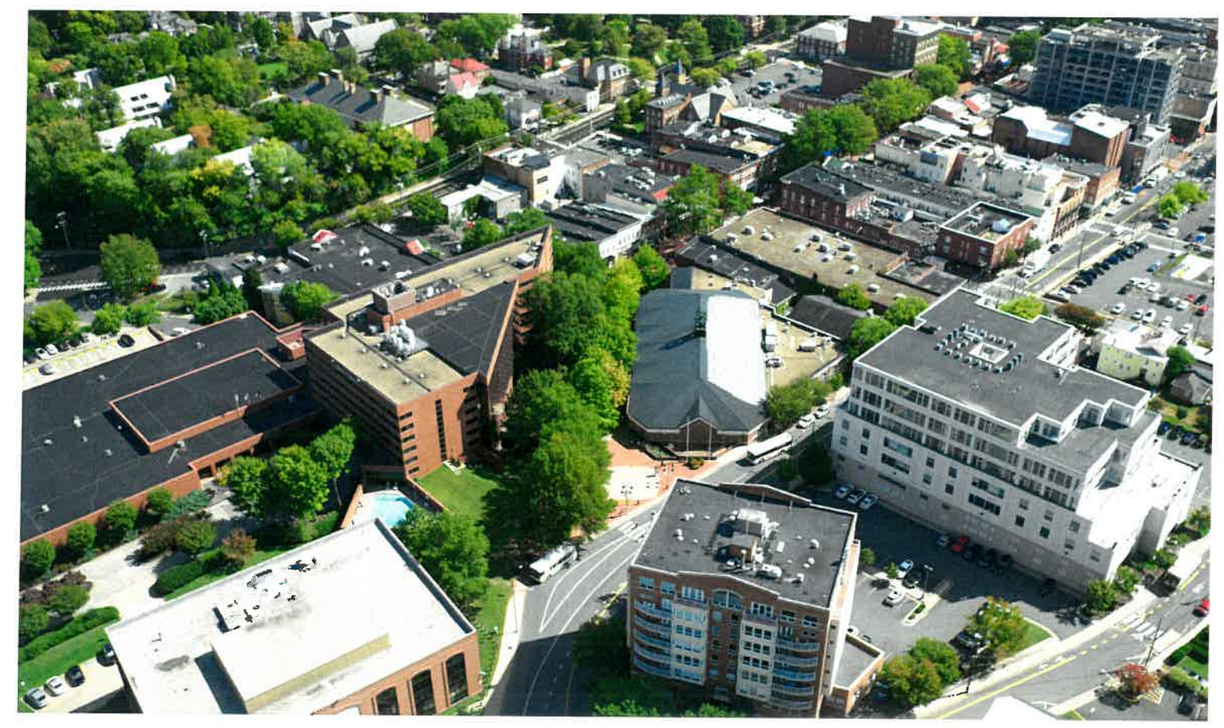


CHARLOTTESVILLE TECHNOLOGY CENTER
BOARD OF ARCHITECTURE REVIEW MASSING SUBMISSION

10.31.2017

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE
ARCHITECT

GREGG BLEAM
LANDSCAPE ARCHITECT



WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

CHARLOTTESVILLE TECHNOLOGY CENTER

10.31.2017


Carytown
TOBACCO


Downtown Mall

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

10.31.2017

CHARLOTTESVILLE TECHNOLOGY CENTER

MIAN STREET ELEVATIONS

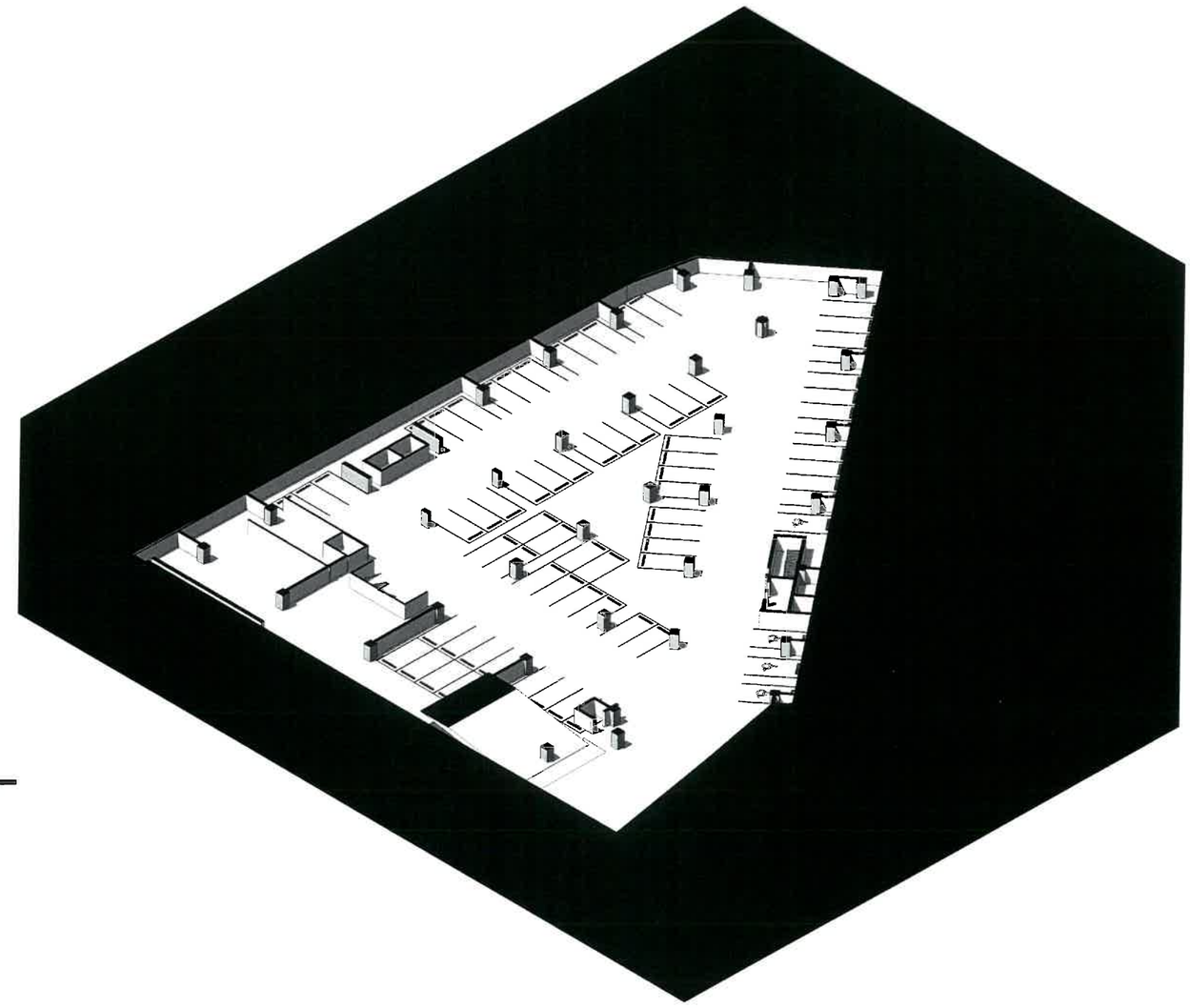
WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

10.31.2017

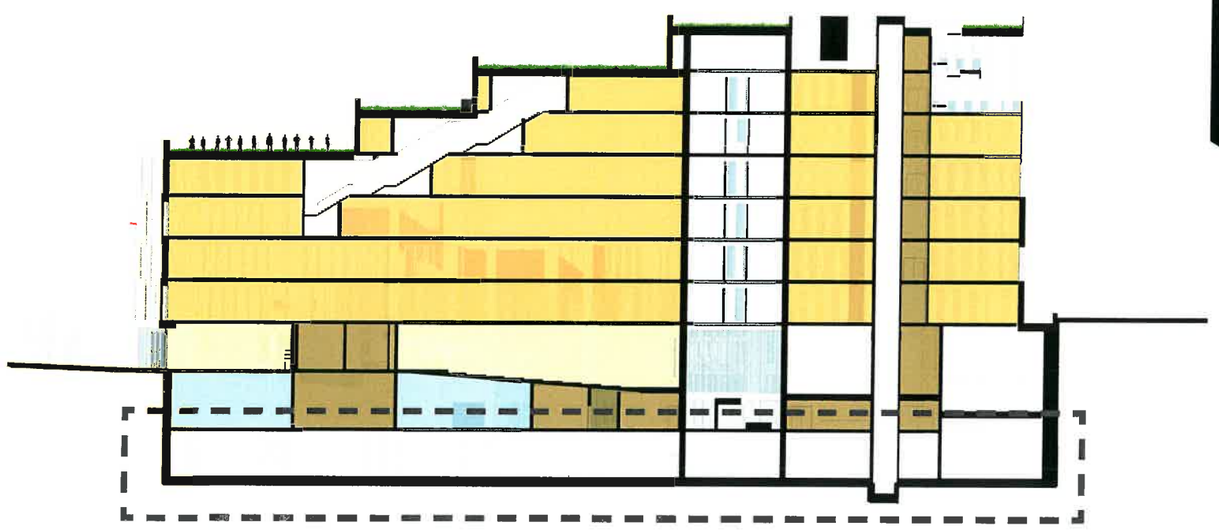
CHARLOTTESVILLE TECHNOLOGY CENTER

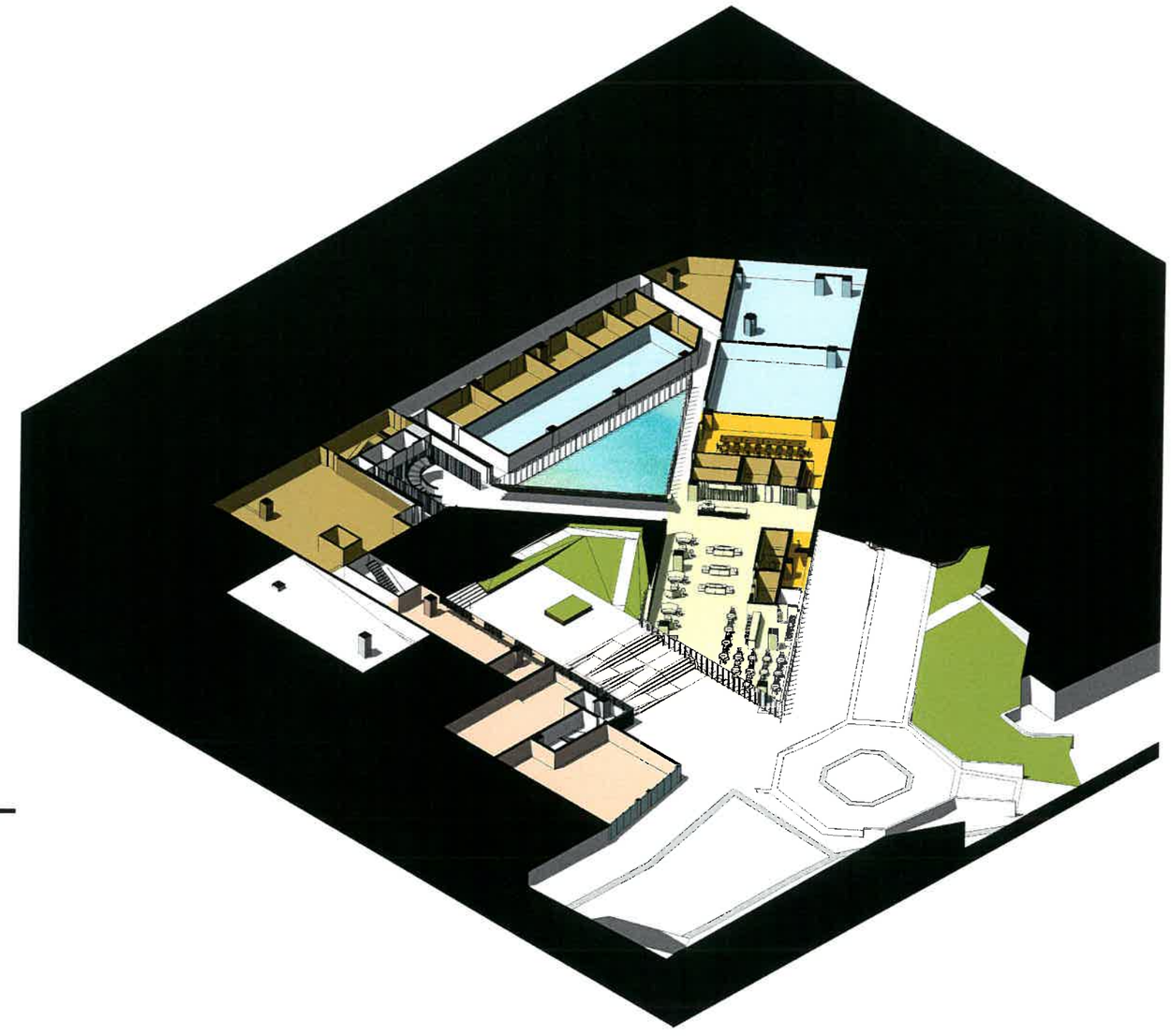
WATER STREET ELEVATIONS

LEVEL 0 - PARKING

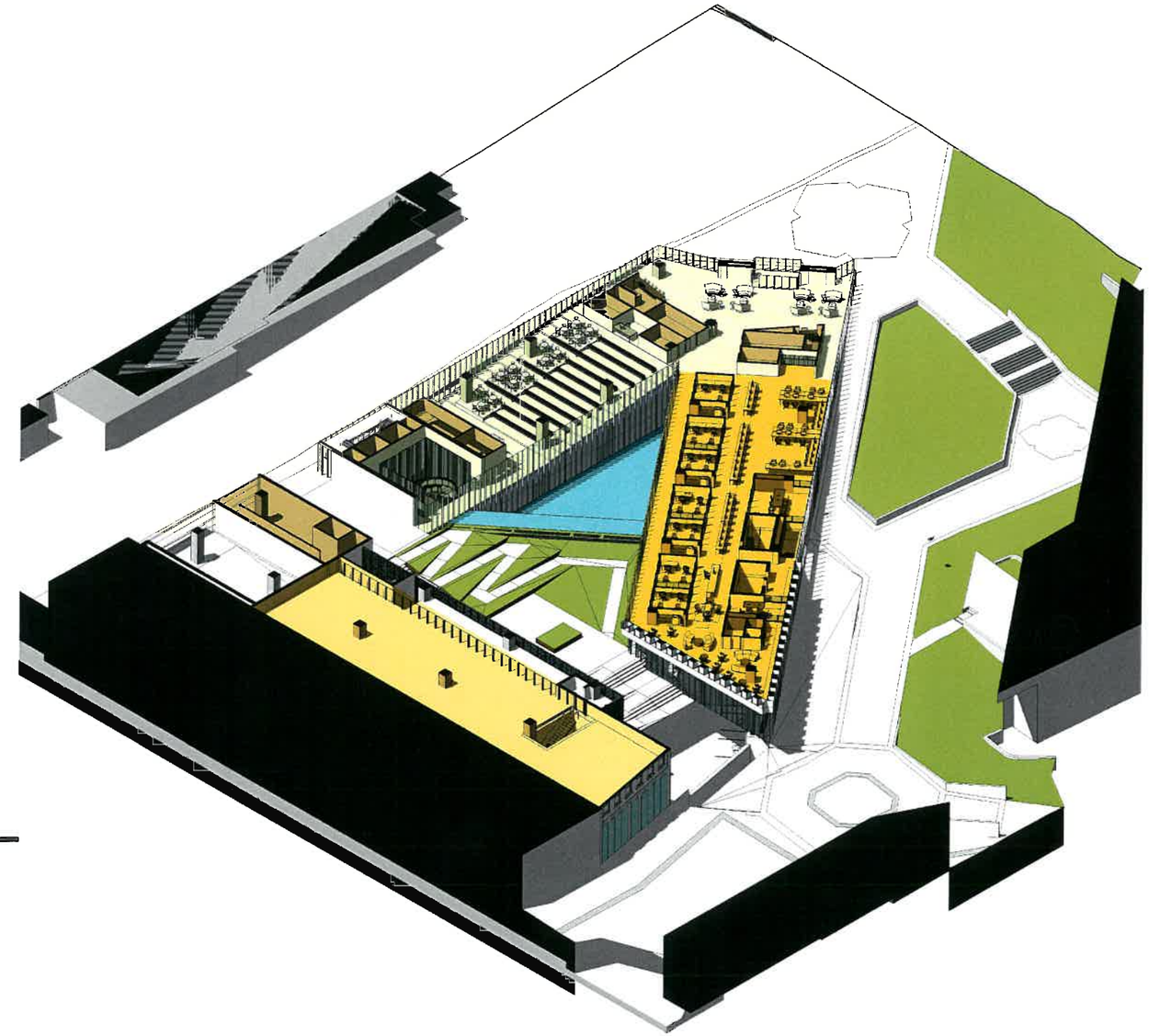


LEVEL 01 A - LOBBY / LABS

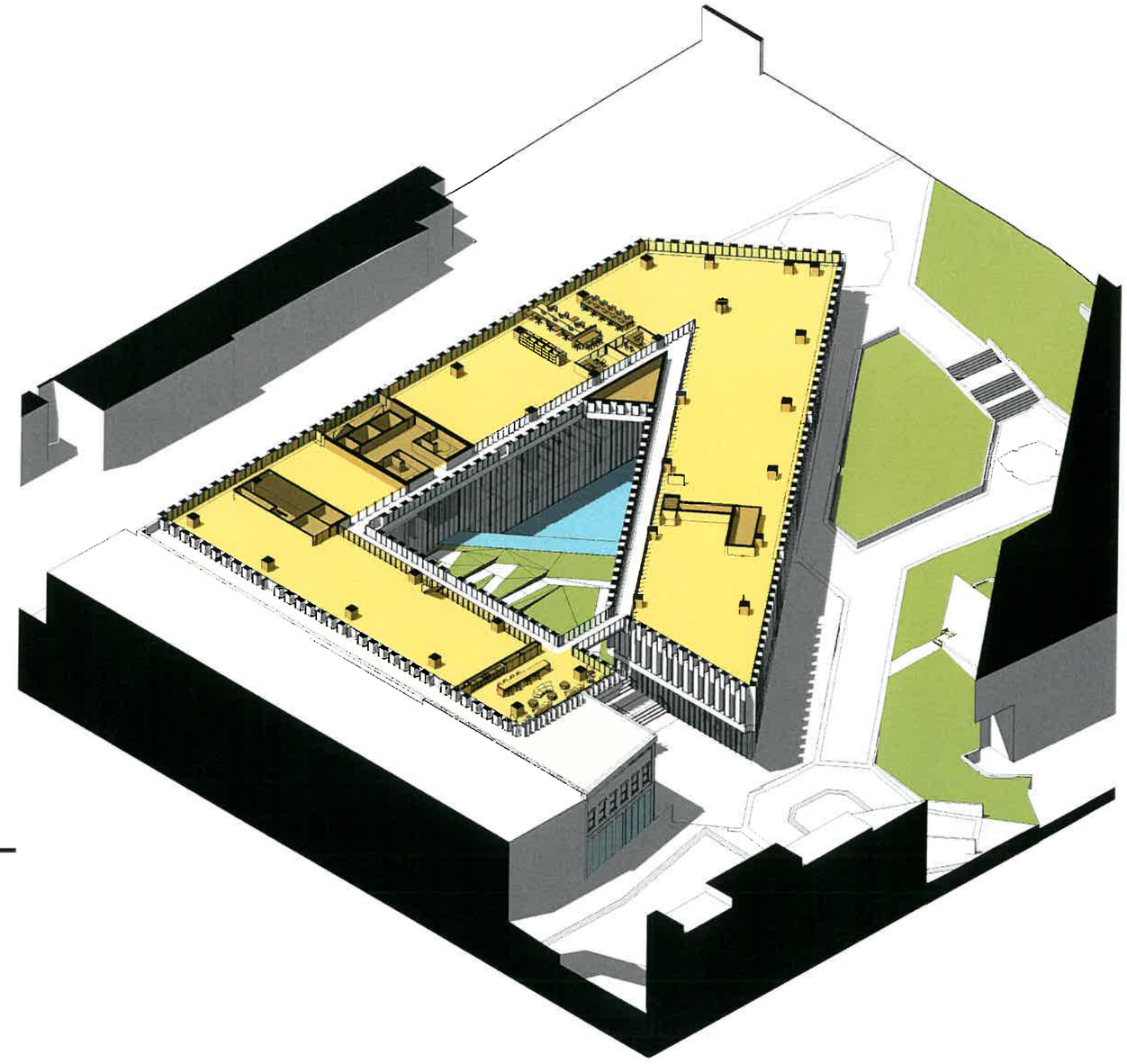




LEVEL 02 - COWORKING / AUDITORIUM



LEVEL 03 - OFFICE LEVEL 1



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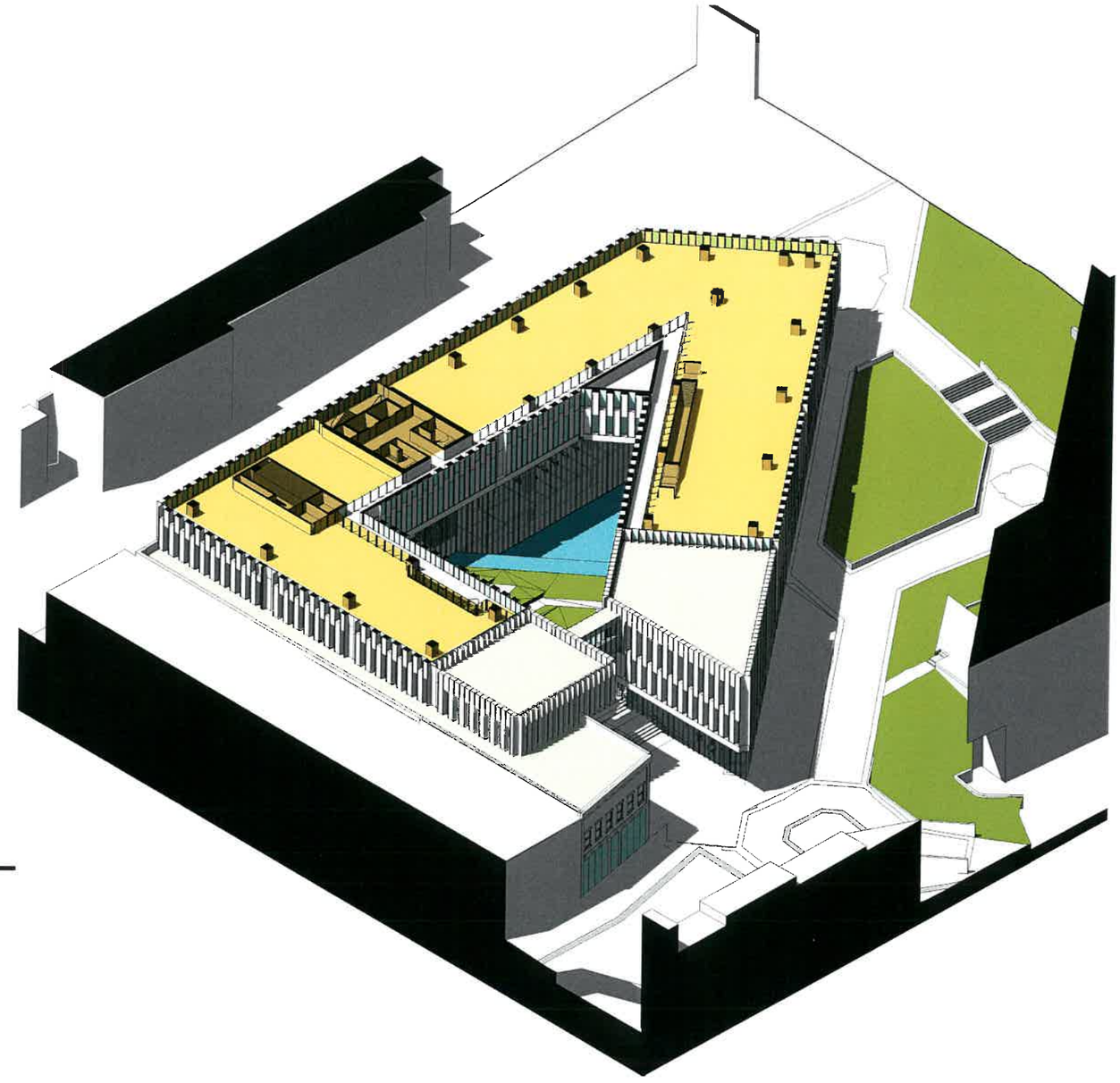

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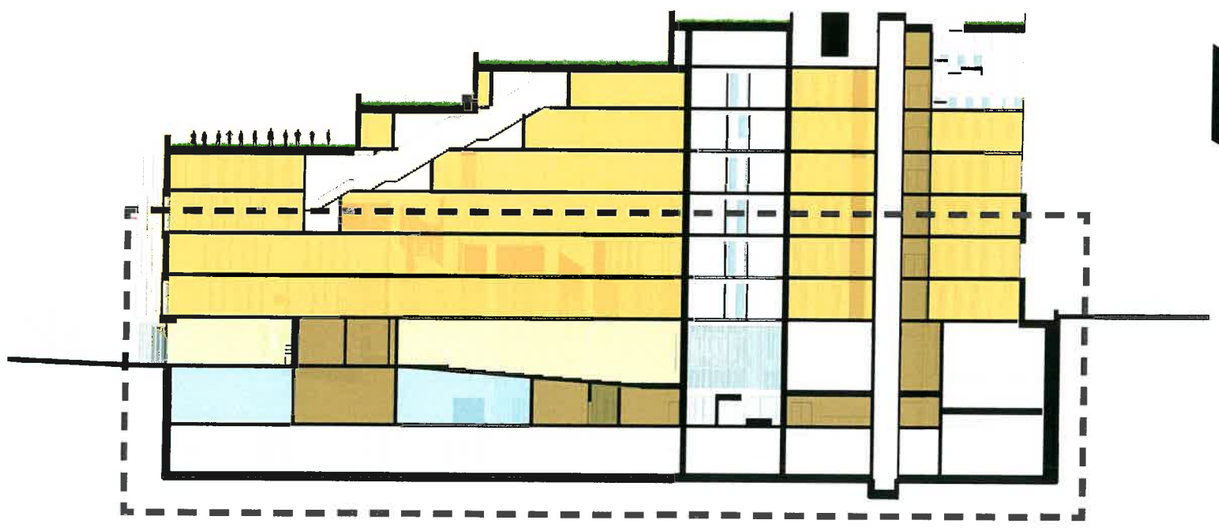

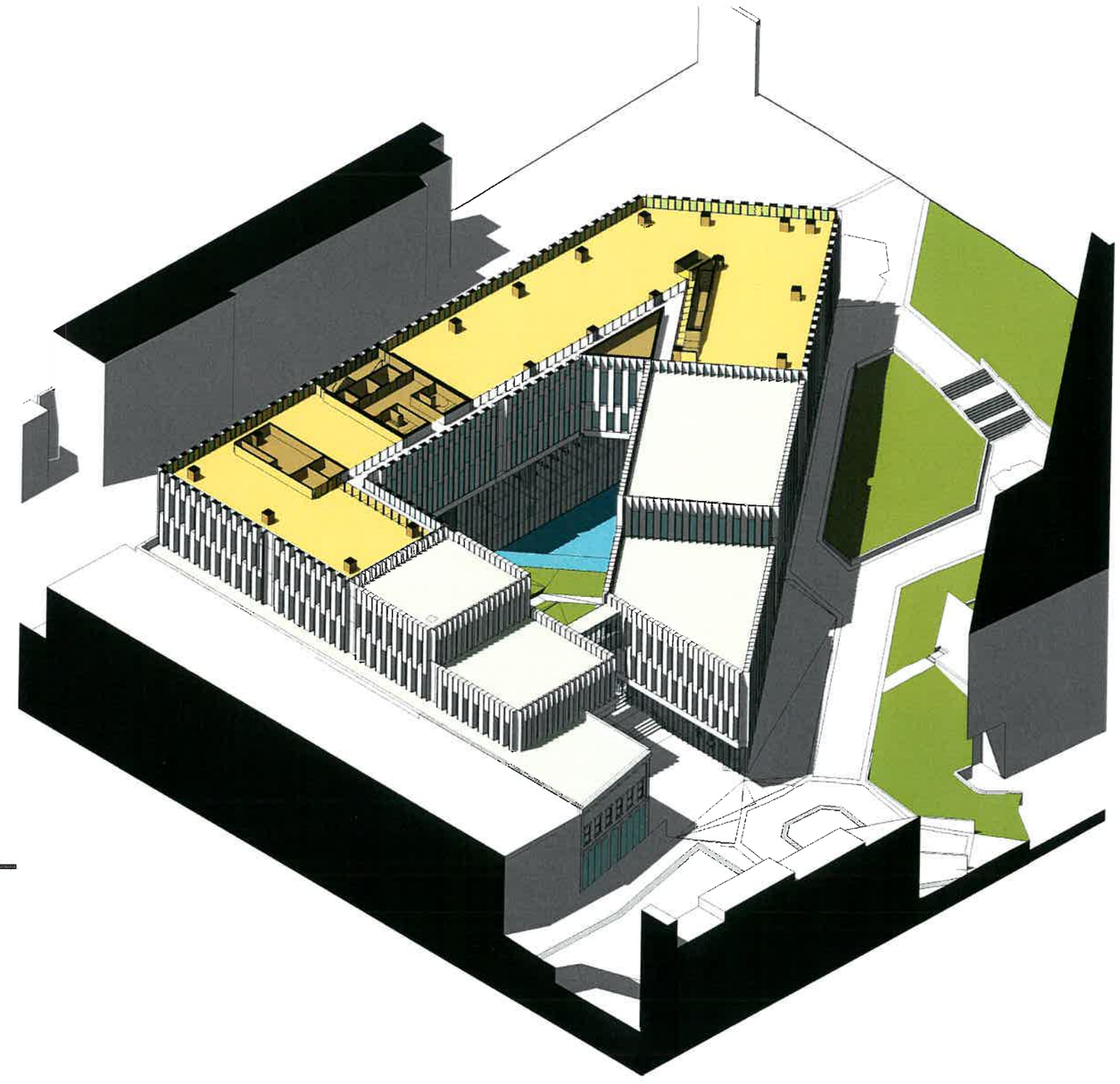

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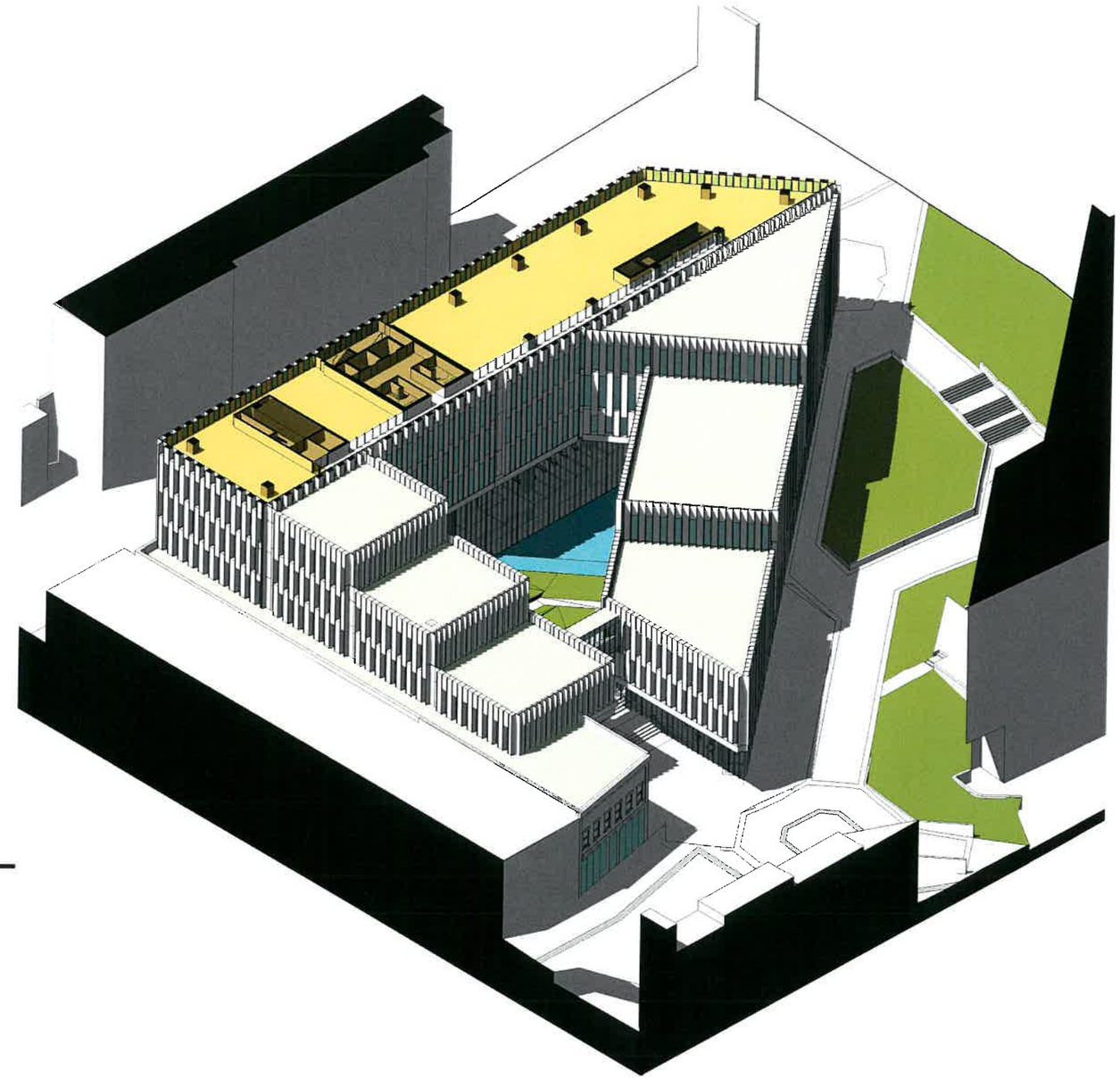
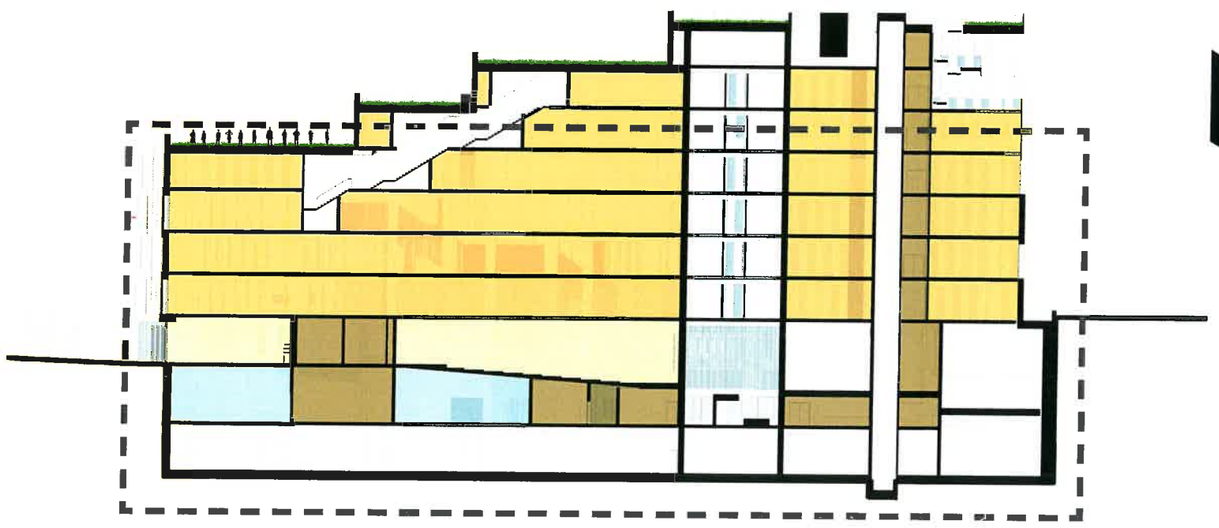
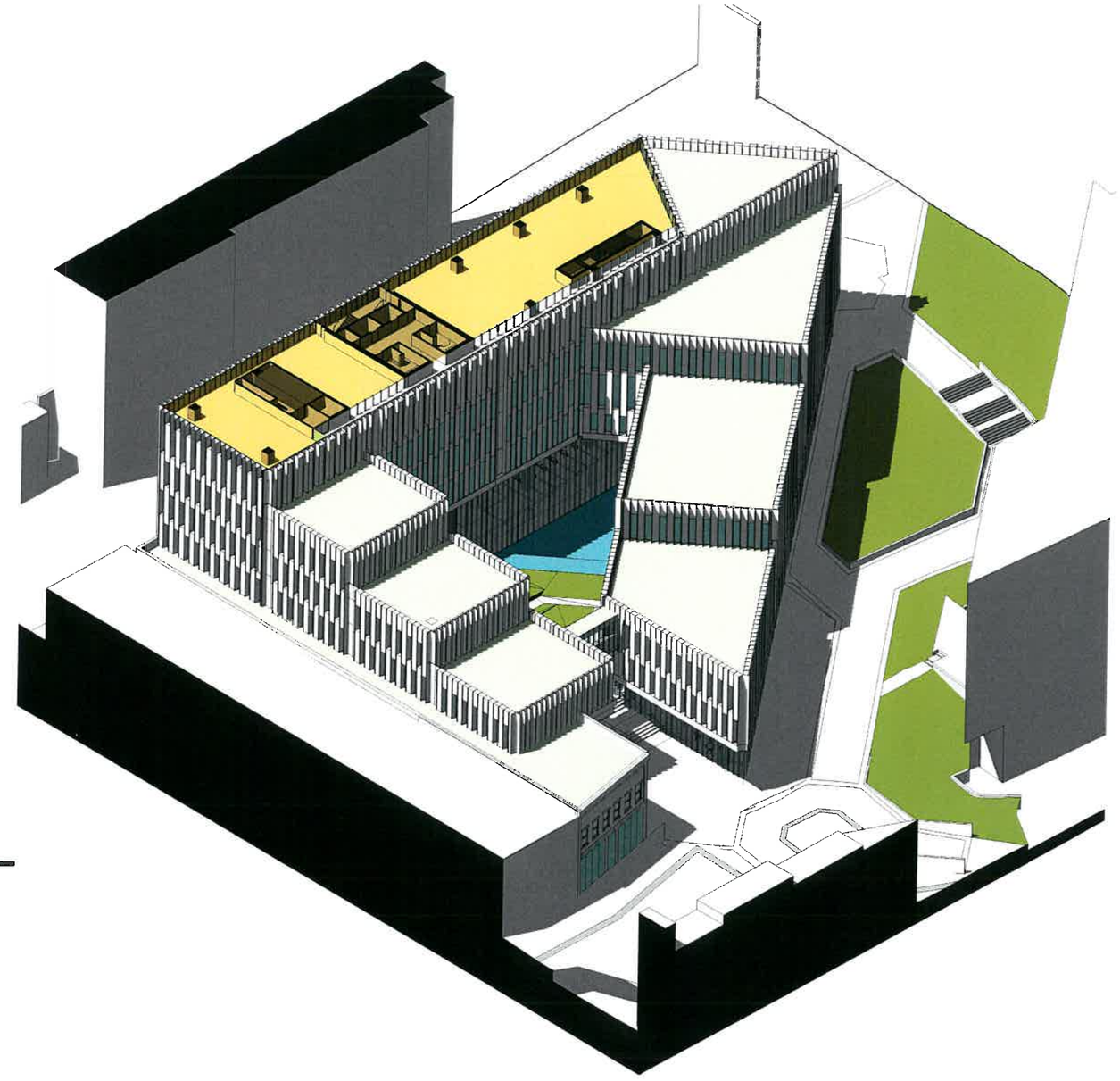
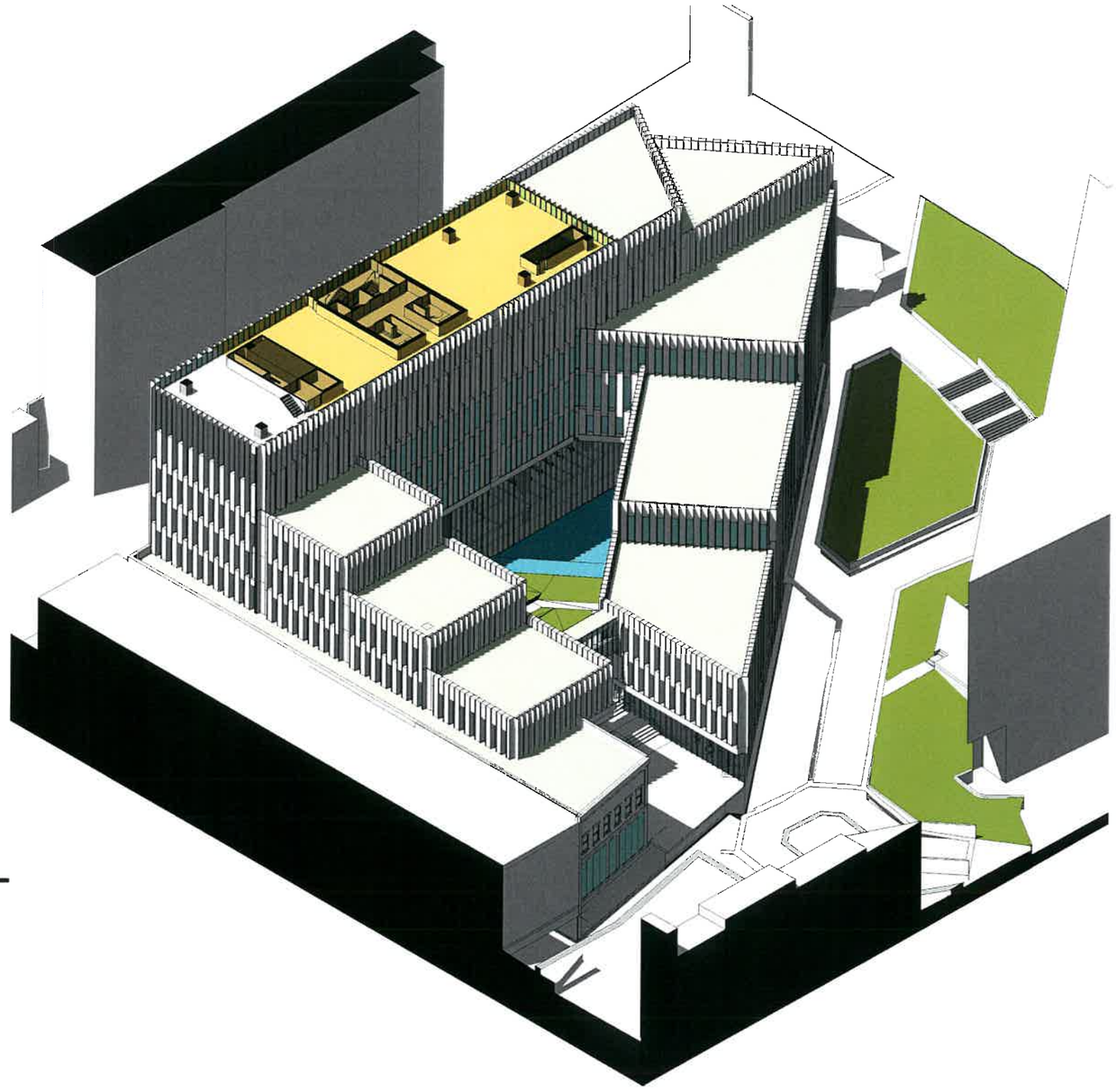


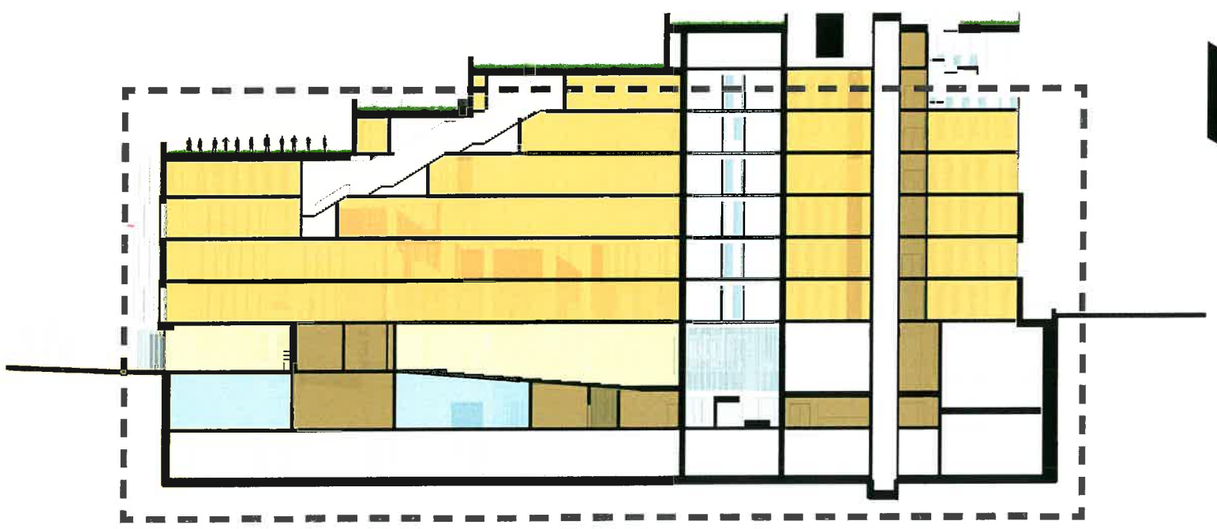
LEVEL 07 - OFFICE LEVEL 5



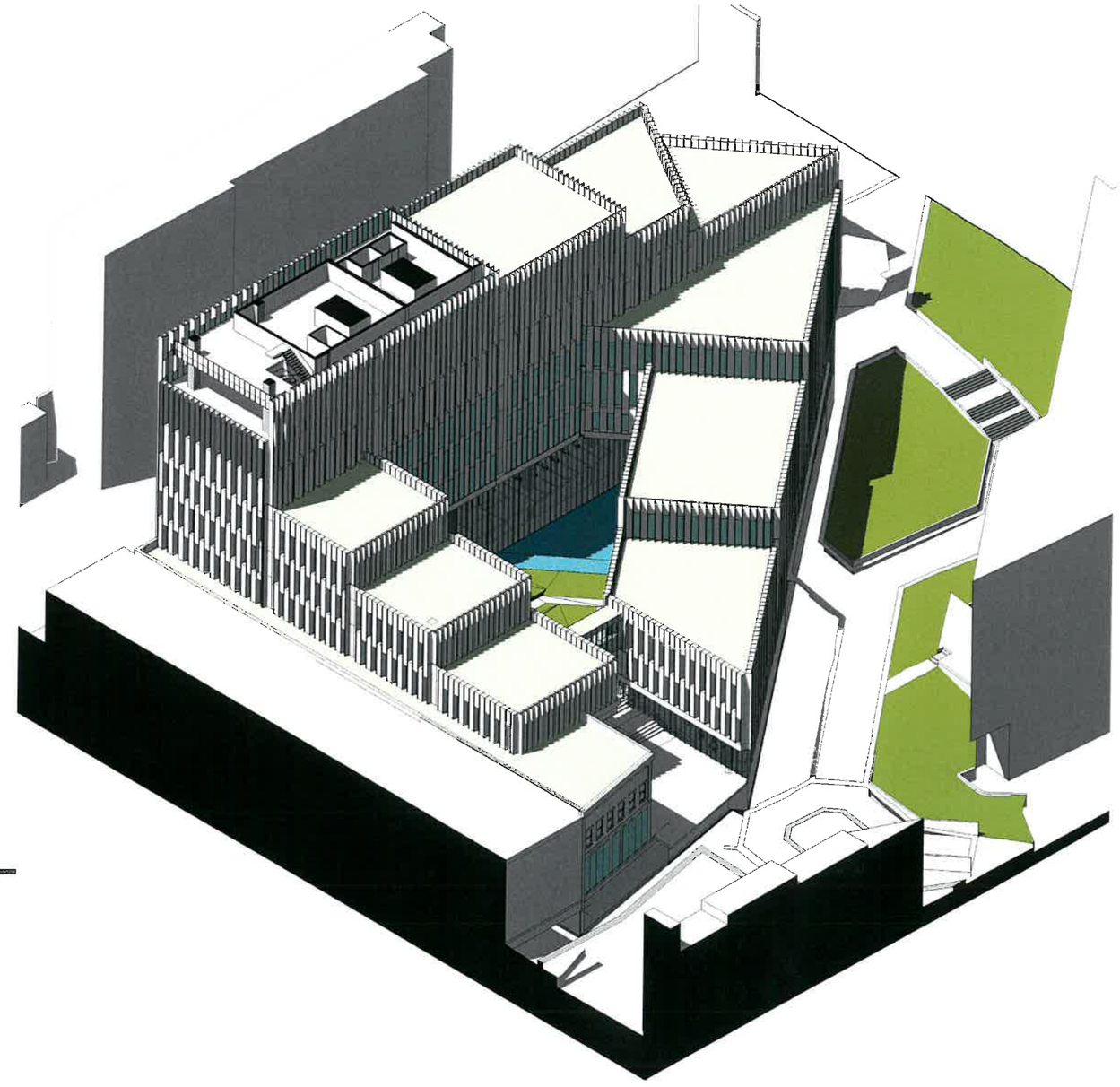


LEVEL 08 - OFFICE LEVEL 6

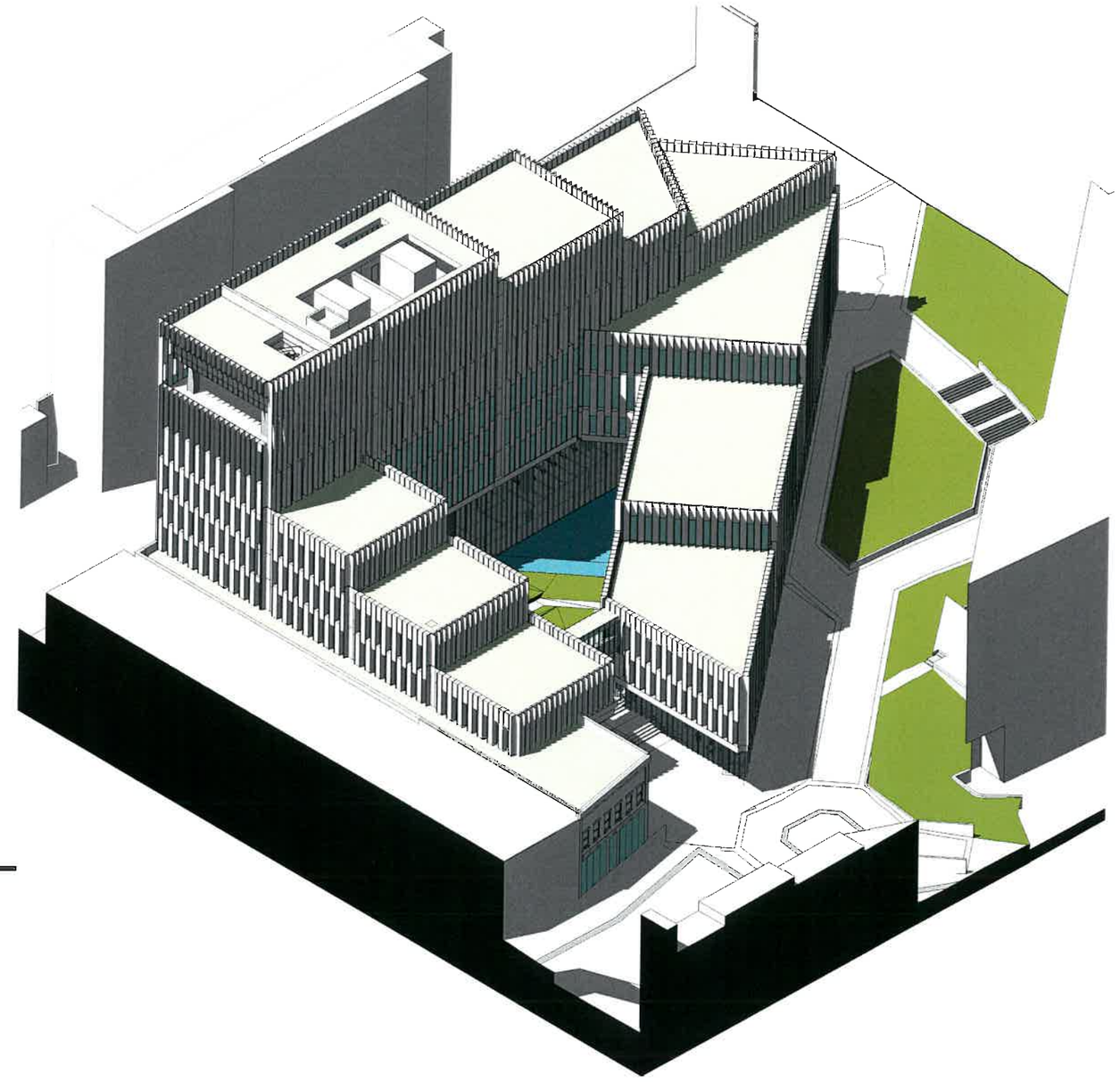


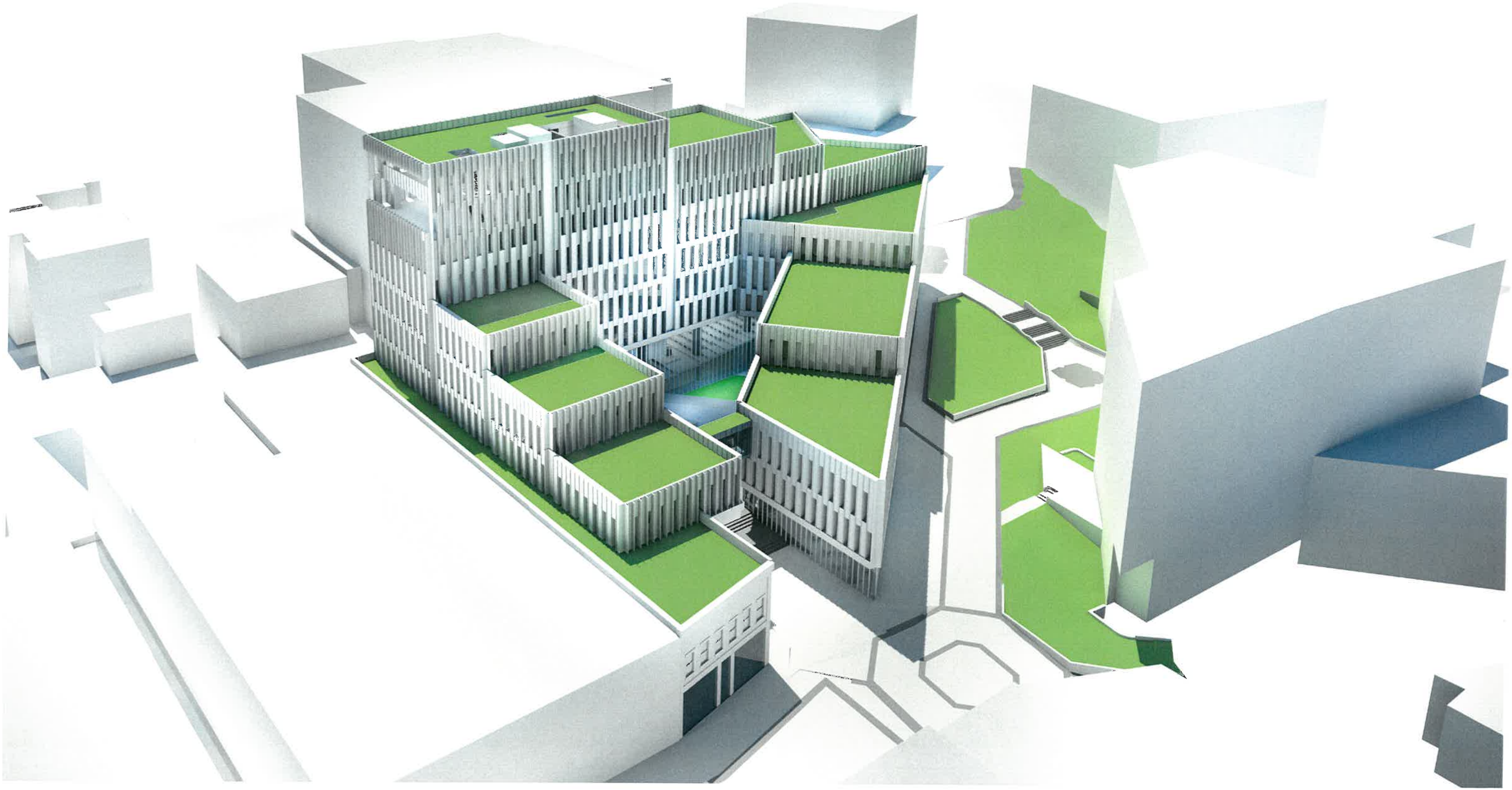


LEVEL 09 - MECHANICAL



LEVEL 10 - ROOFTOP





WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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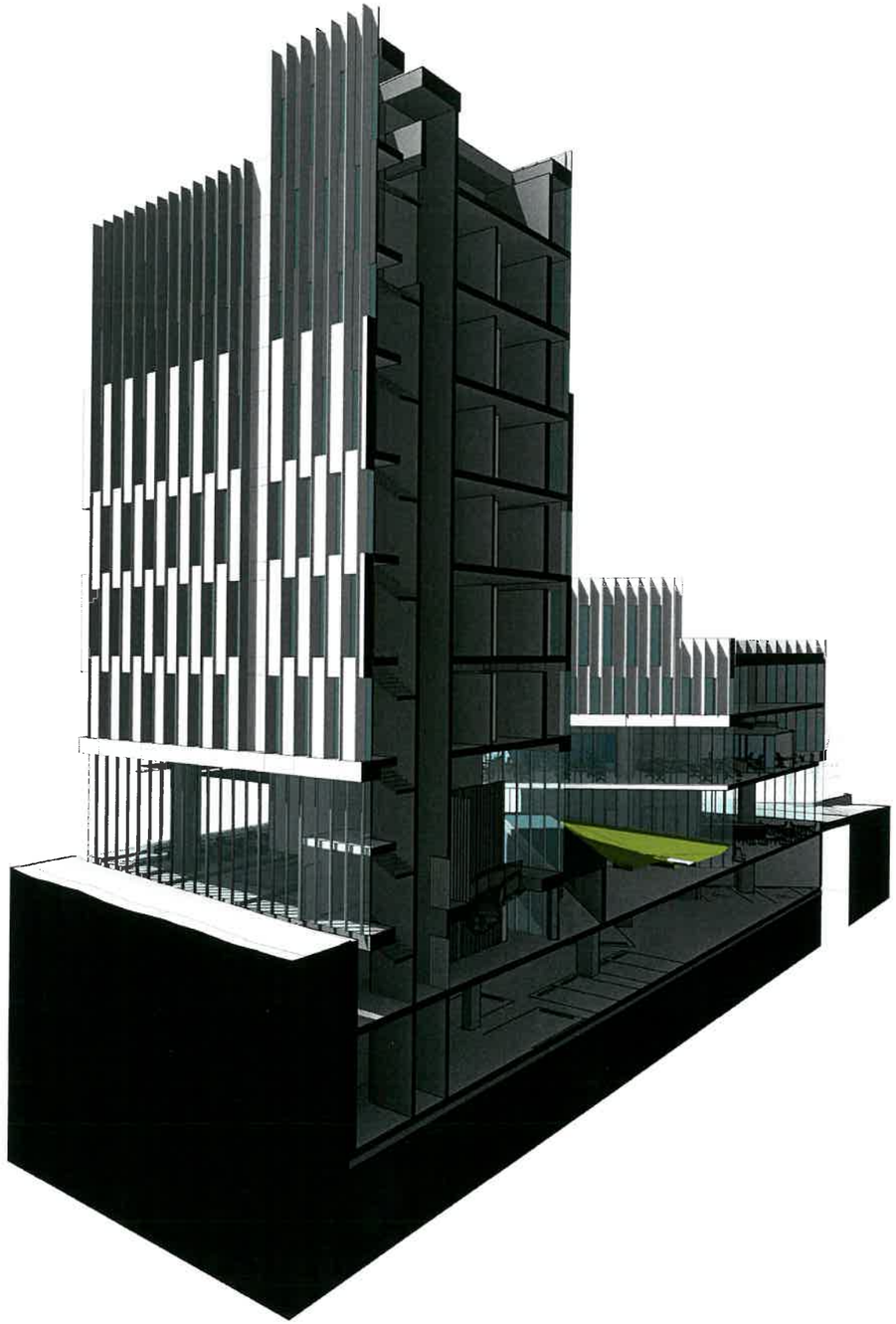

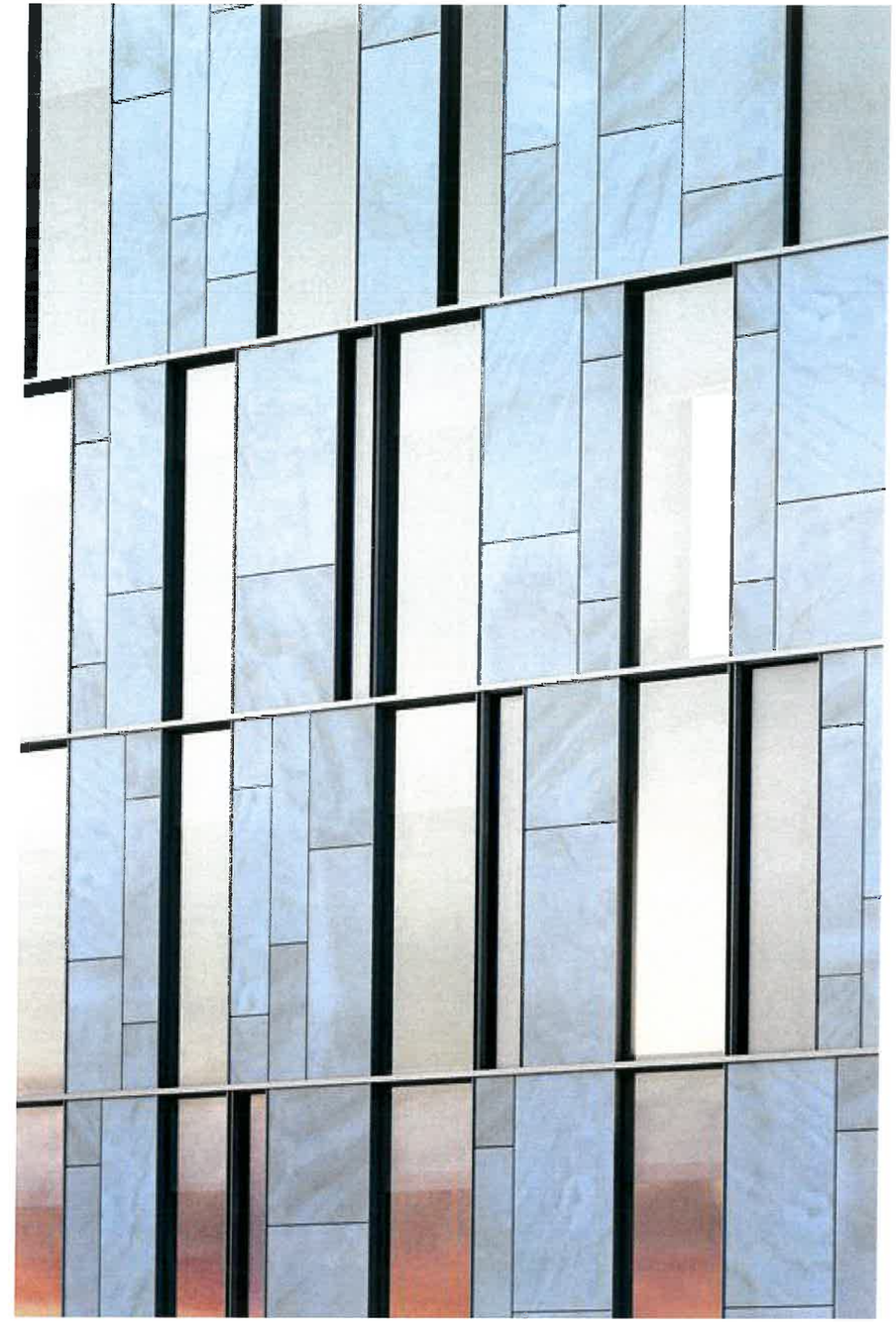

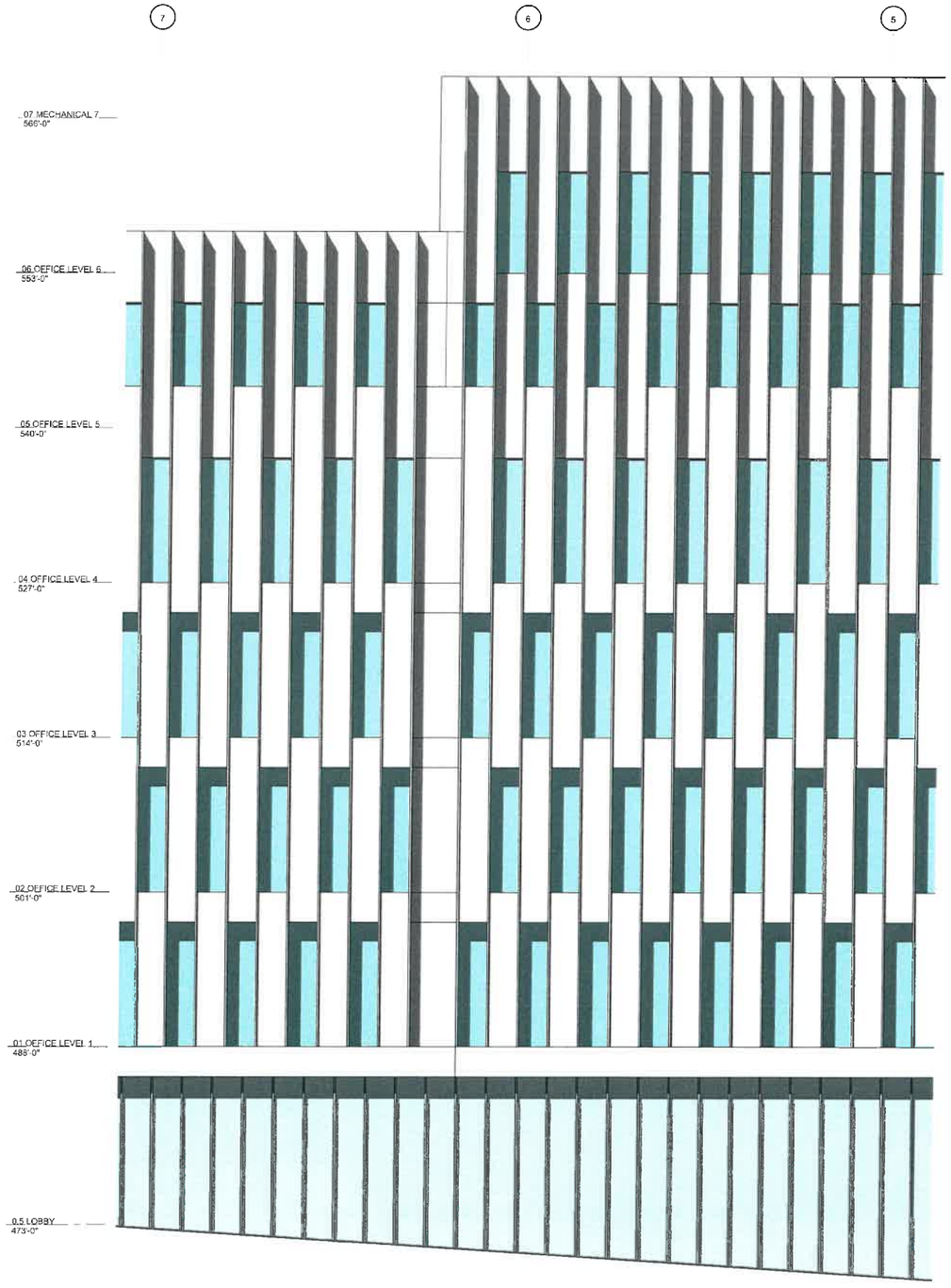
7
6
5
07 MECHANICAL 7
565'-0"
06 OFFICE LEVEL 6
553'-0"
05 OFFICE LEVEL 5
540'-0"
04 OFFICE LEVEL 4
527'-0"
03 OFFICE LEVEL 3
514'-0"
02 OFFICE LEVEL 2
501'-0"
01 OFFICE LEVEL 1
488'-0"
0.5 LOBBY
473'-0"

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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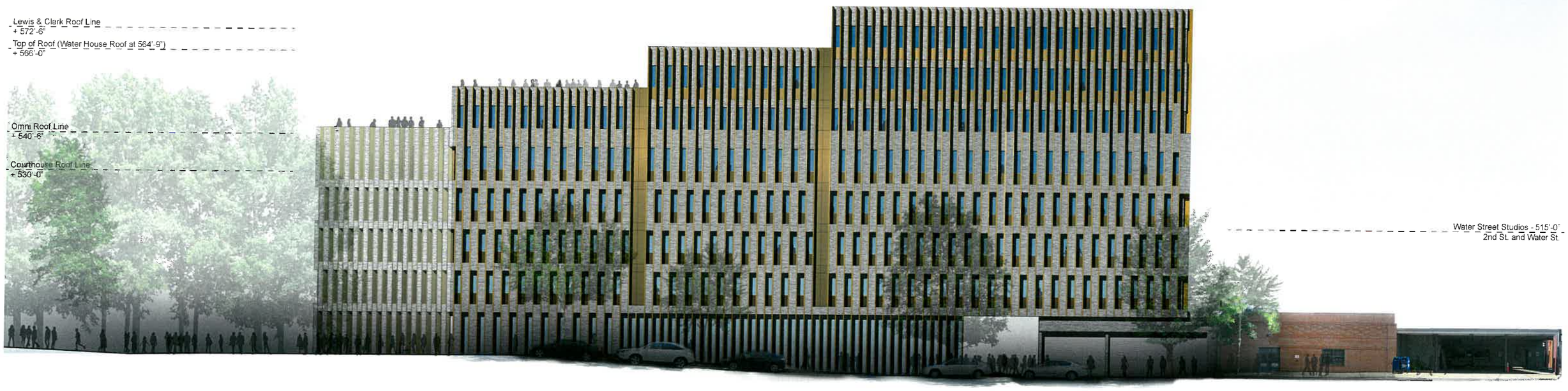

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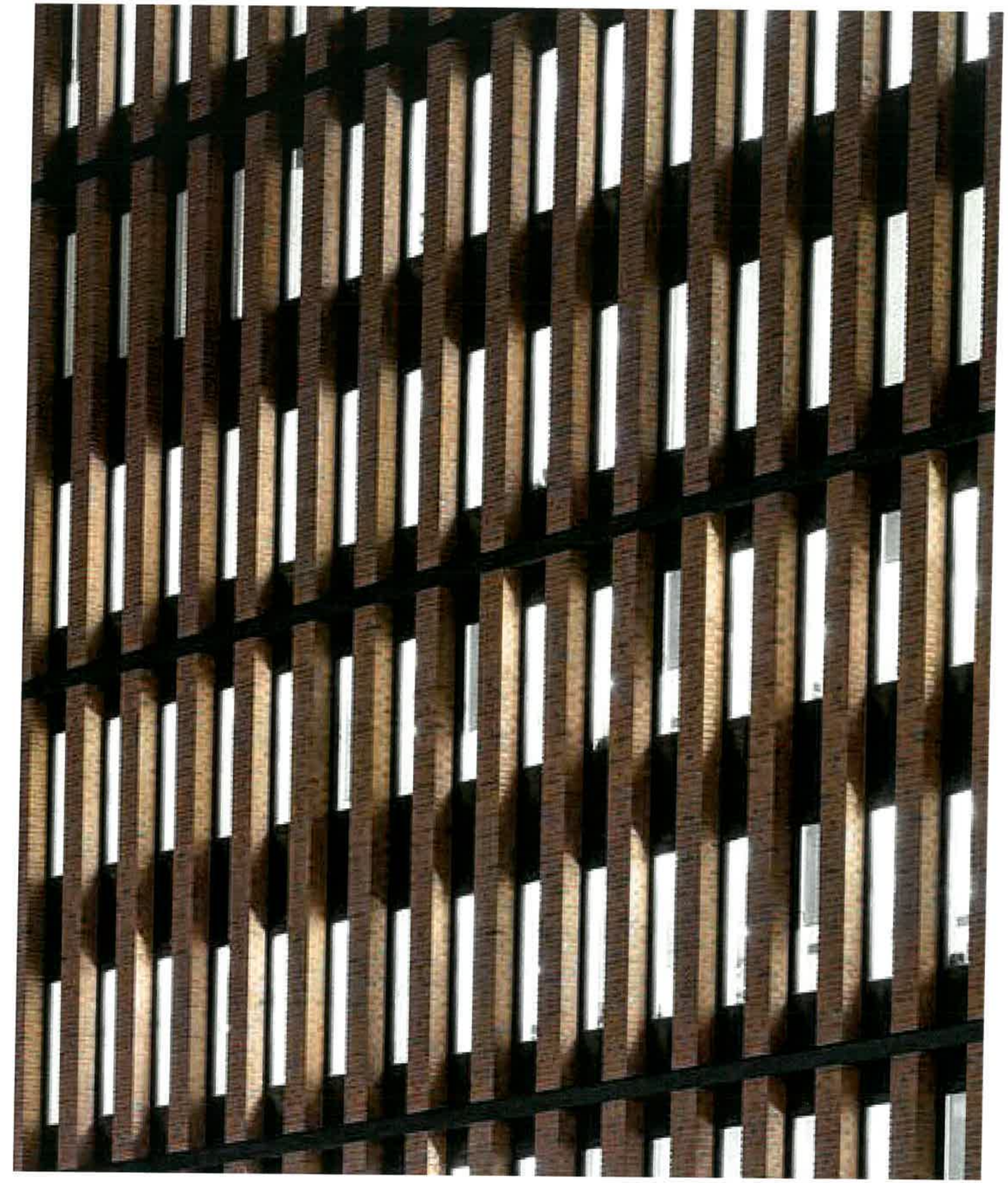

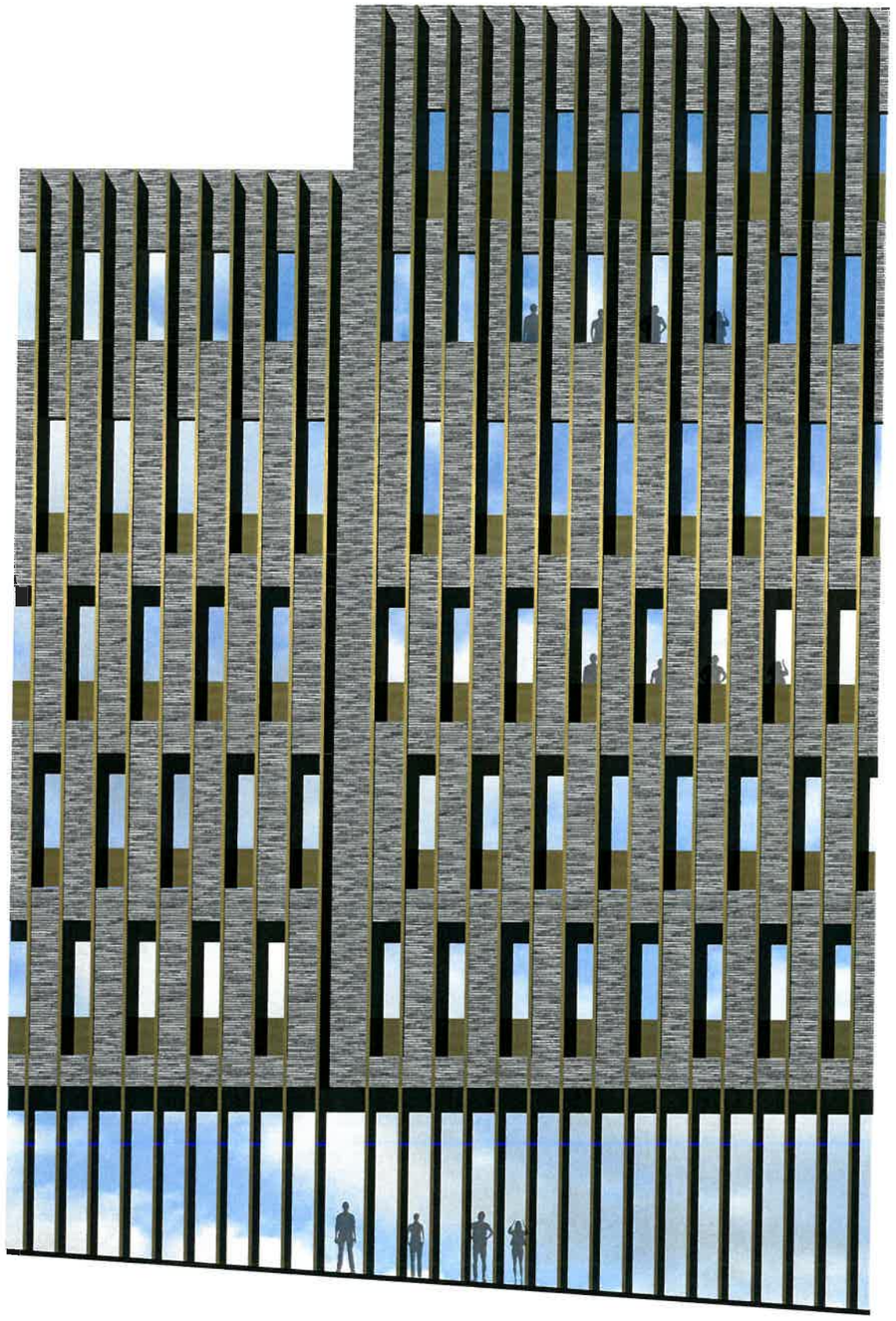

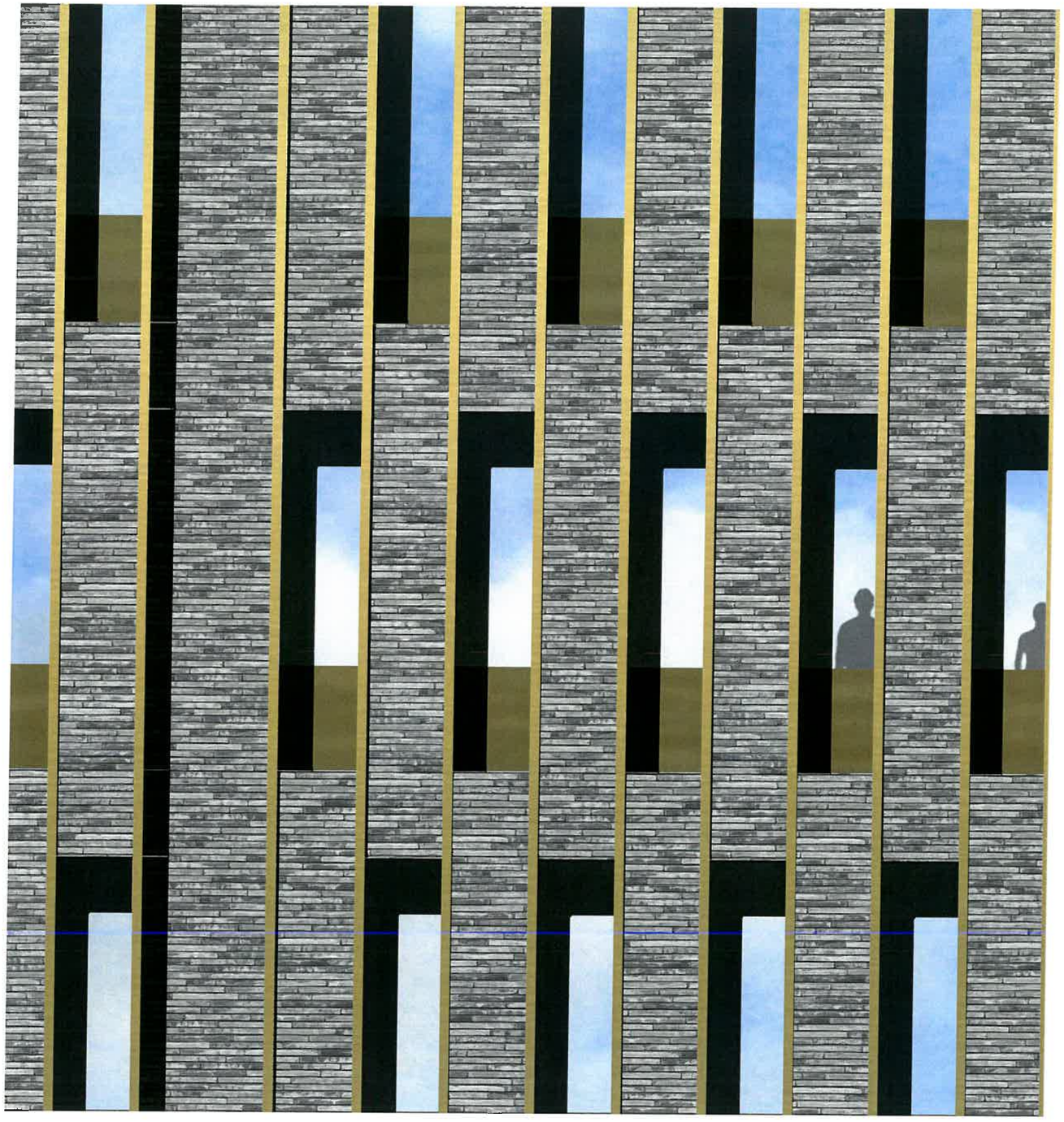

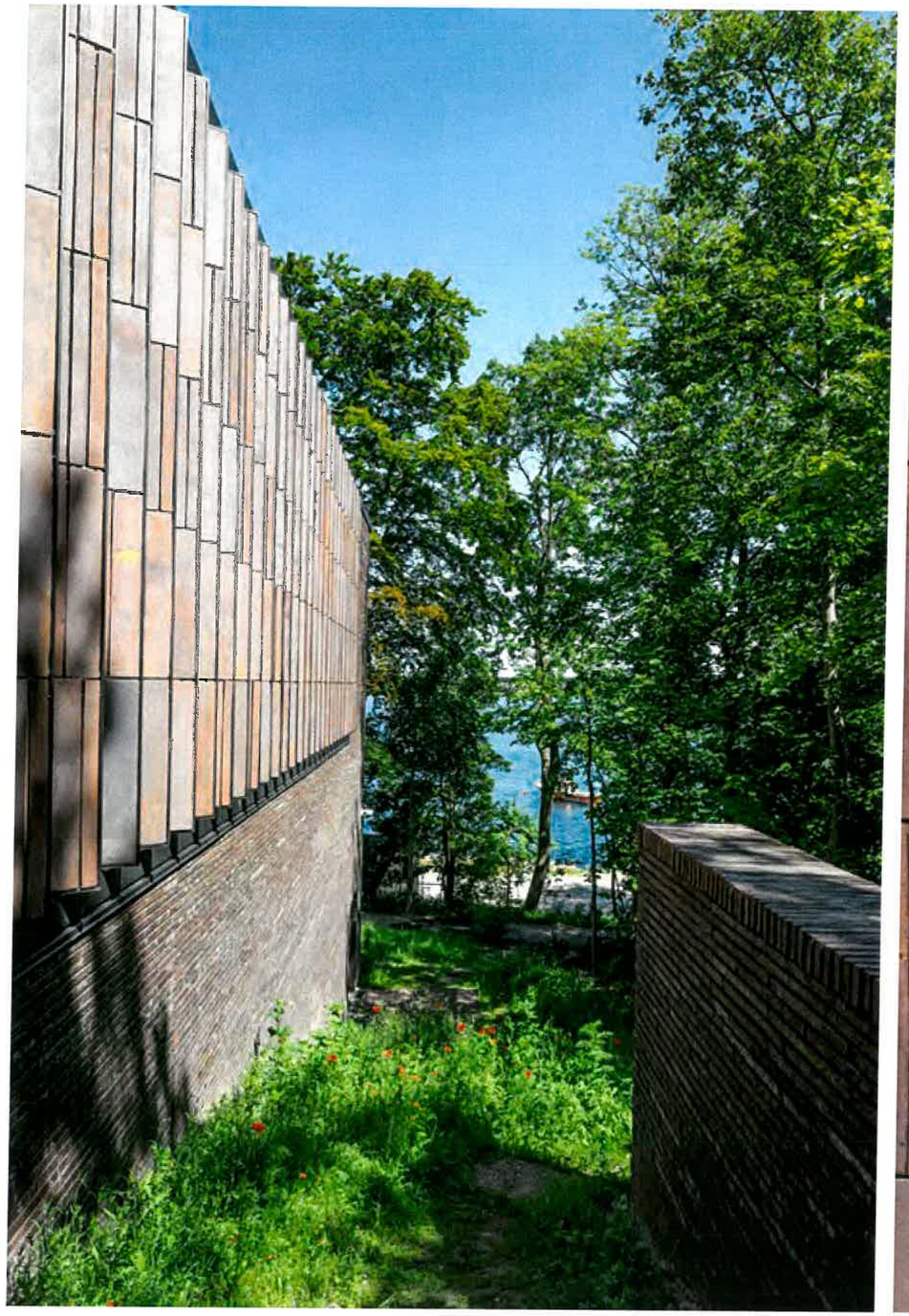

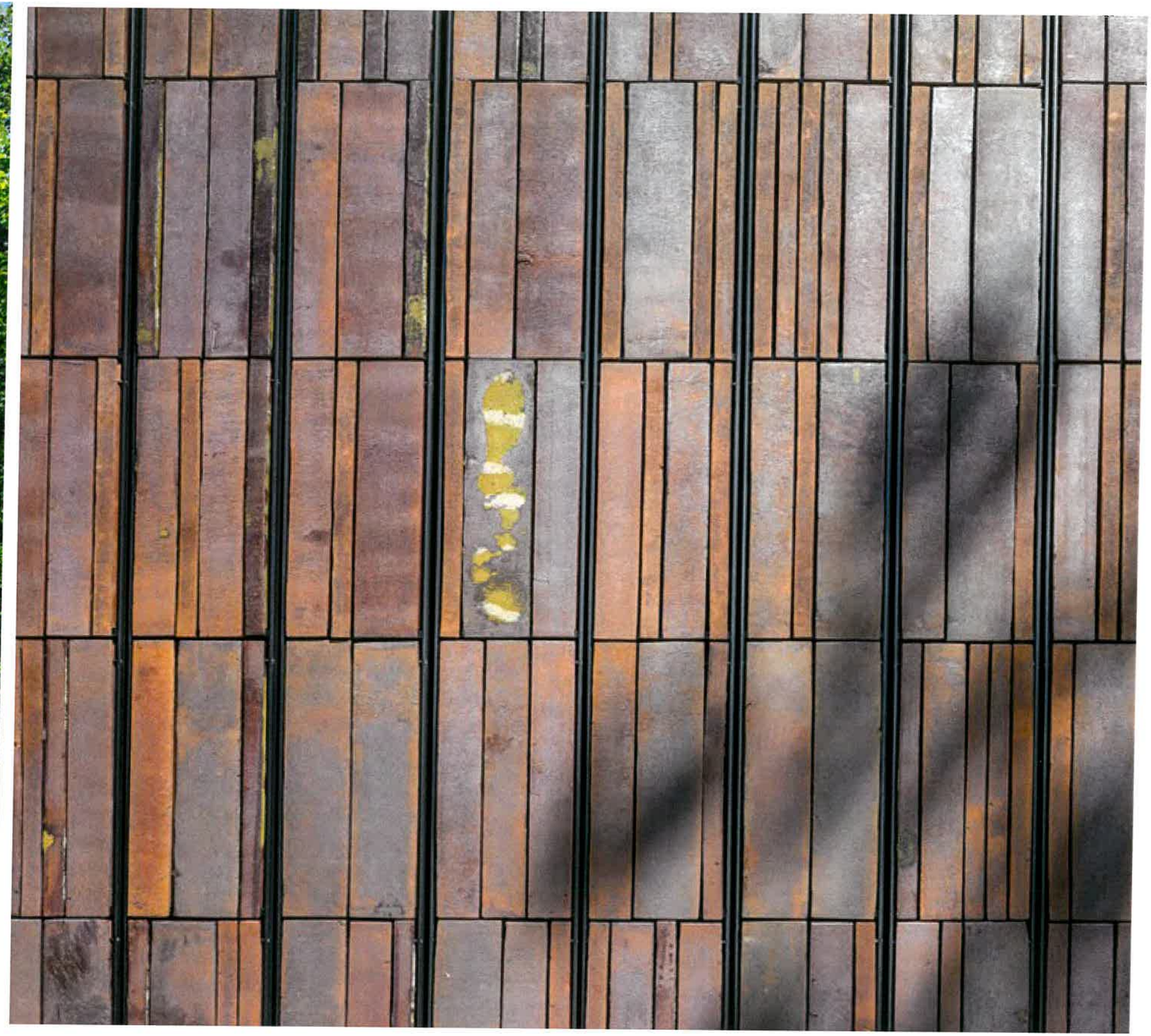

CLAY MUSEUM OF CERAMIC ART - DEMARK

CASE STUDY - SHOP ARCHITECTS 290 MULBERRY

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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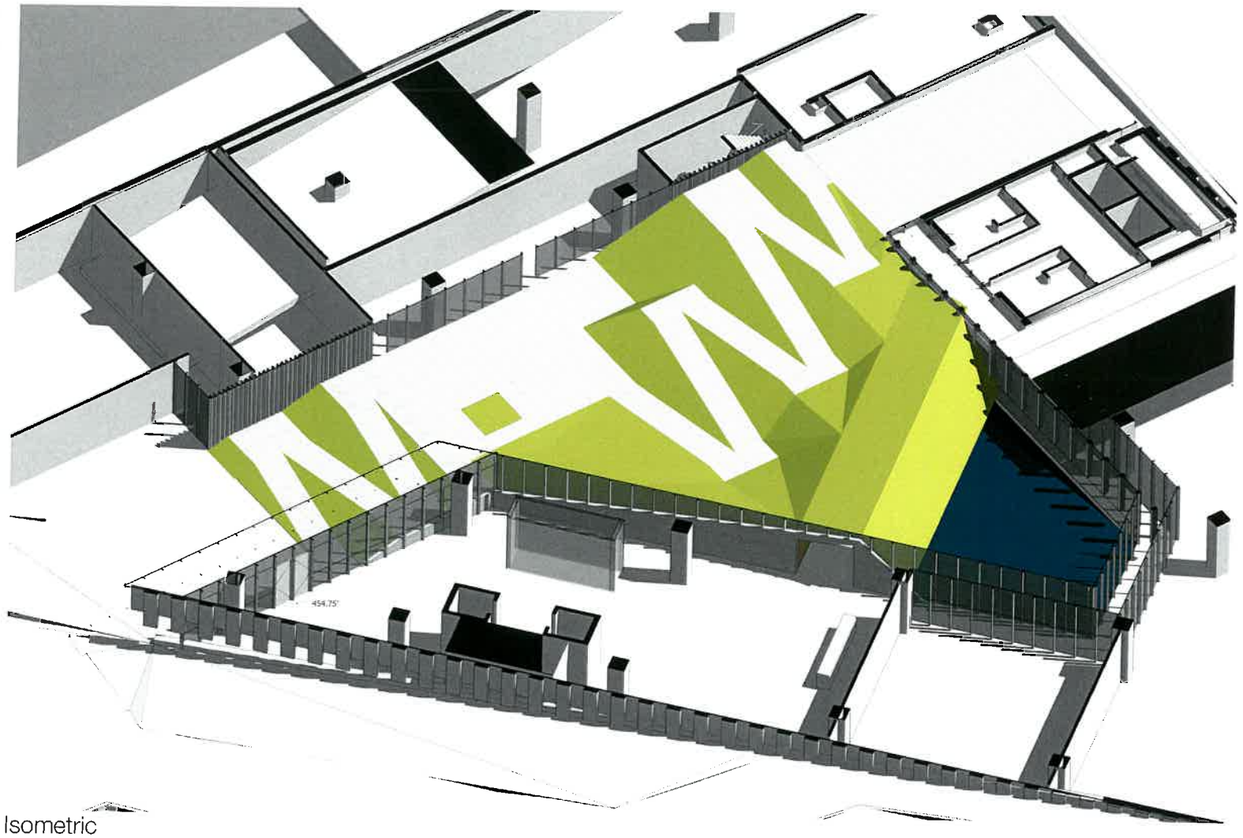
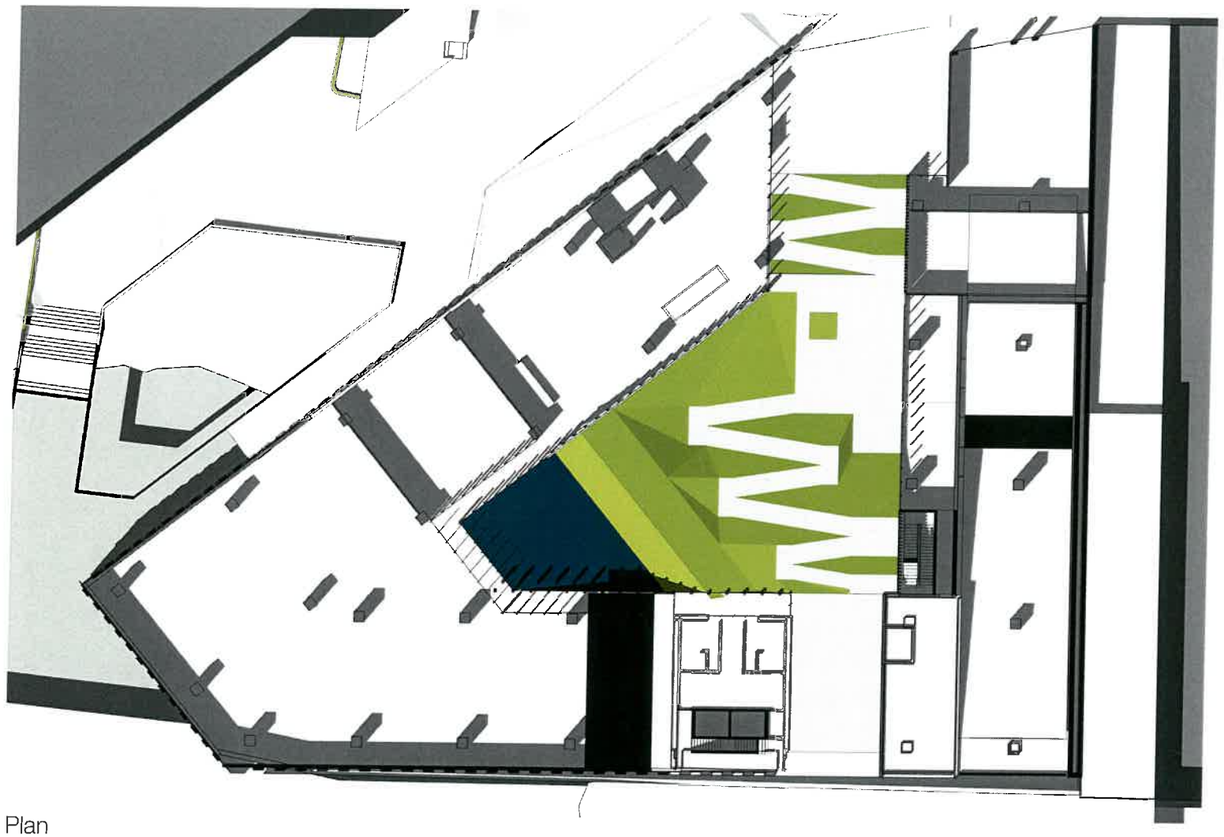


Isometric



Plan

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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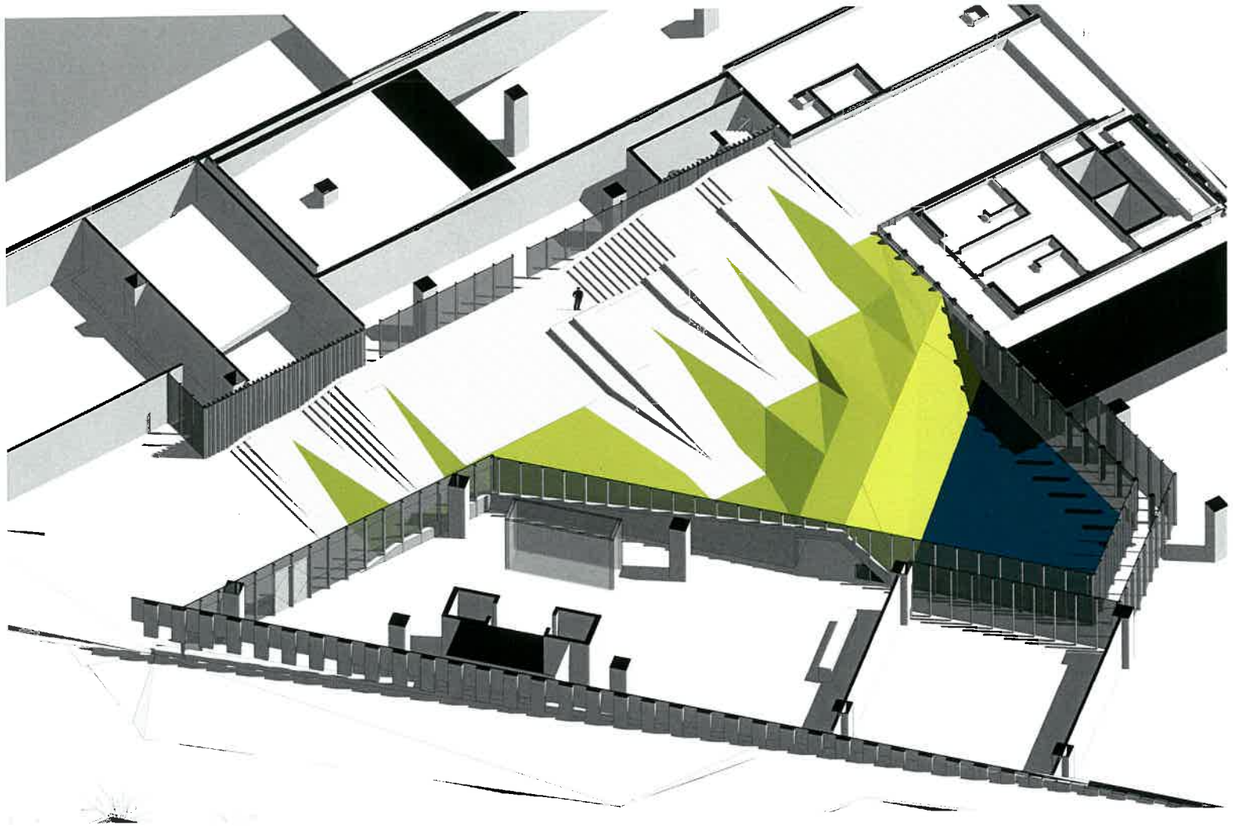
GREGG BLEAM LANDSCAPE ARCHITECT



Isometric

Plan

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

CHARLOTTESVILLE TECHNOLOGY CENTER

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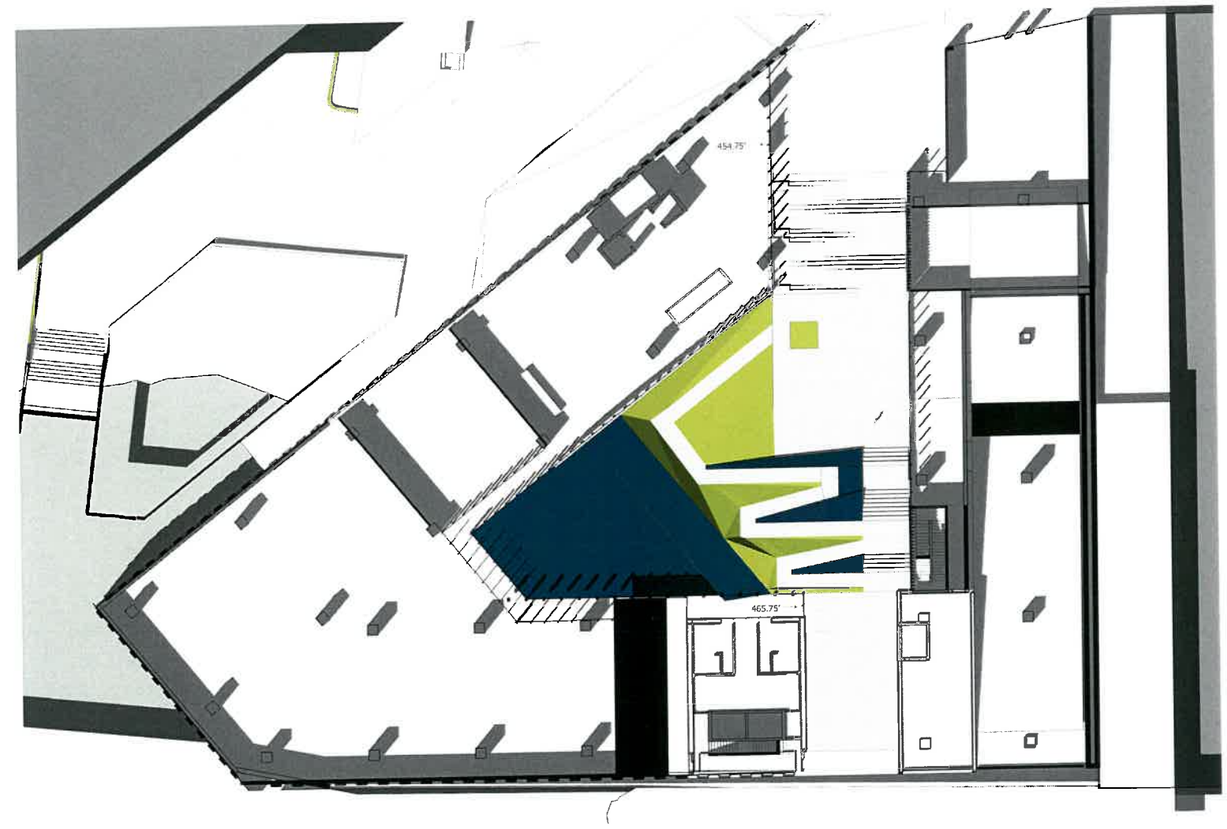
GREGG BLEAM LANDSCAPE ARCHITECT

Isometric



Plan

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WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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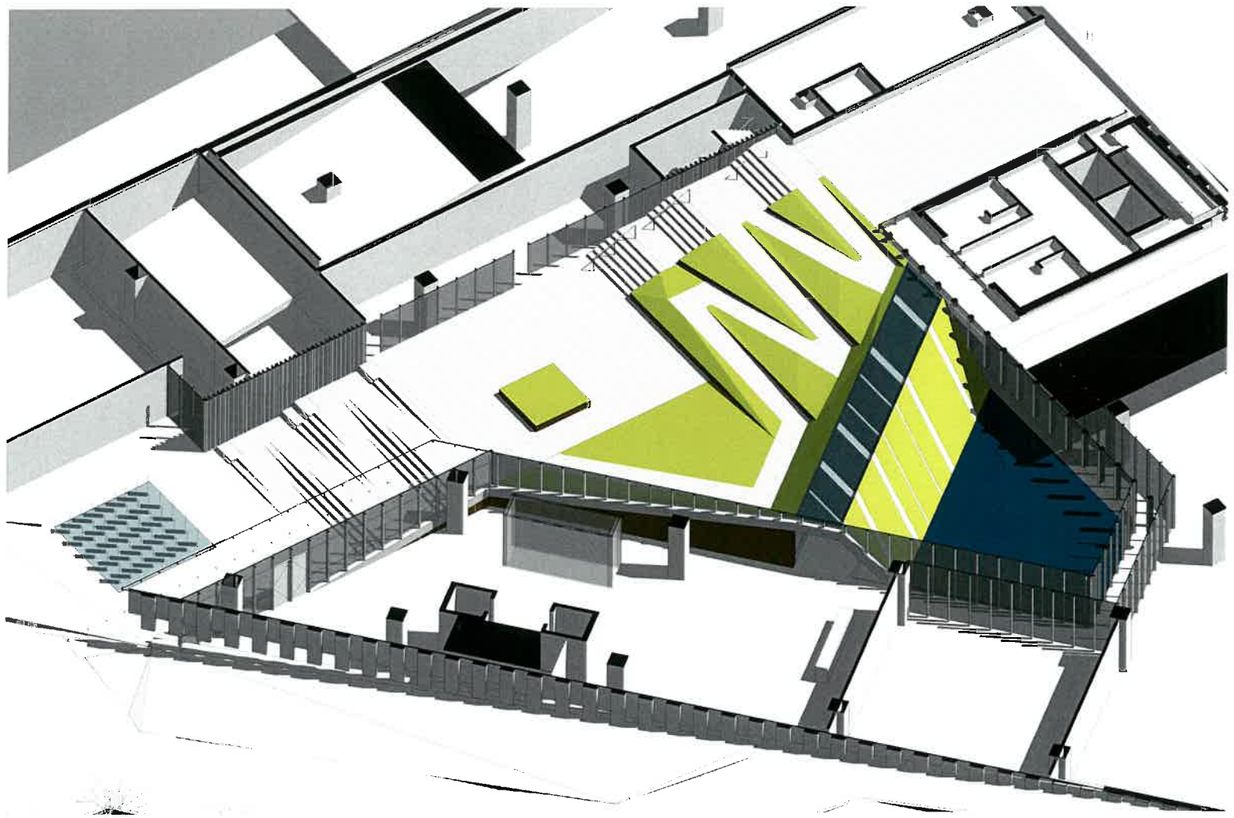
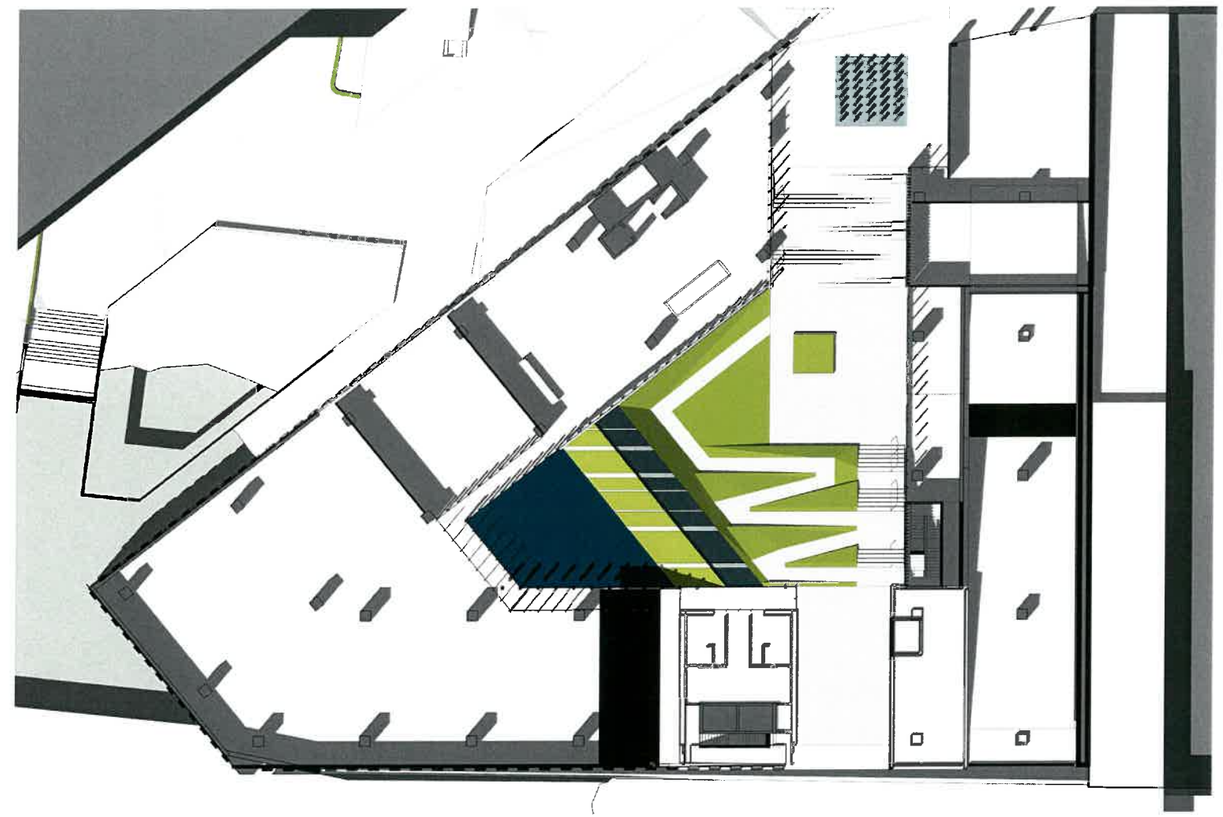
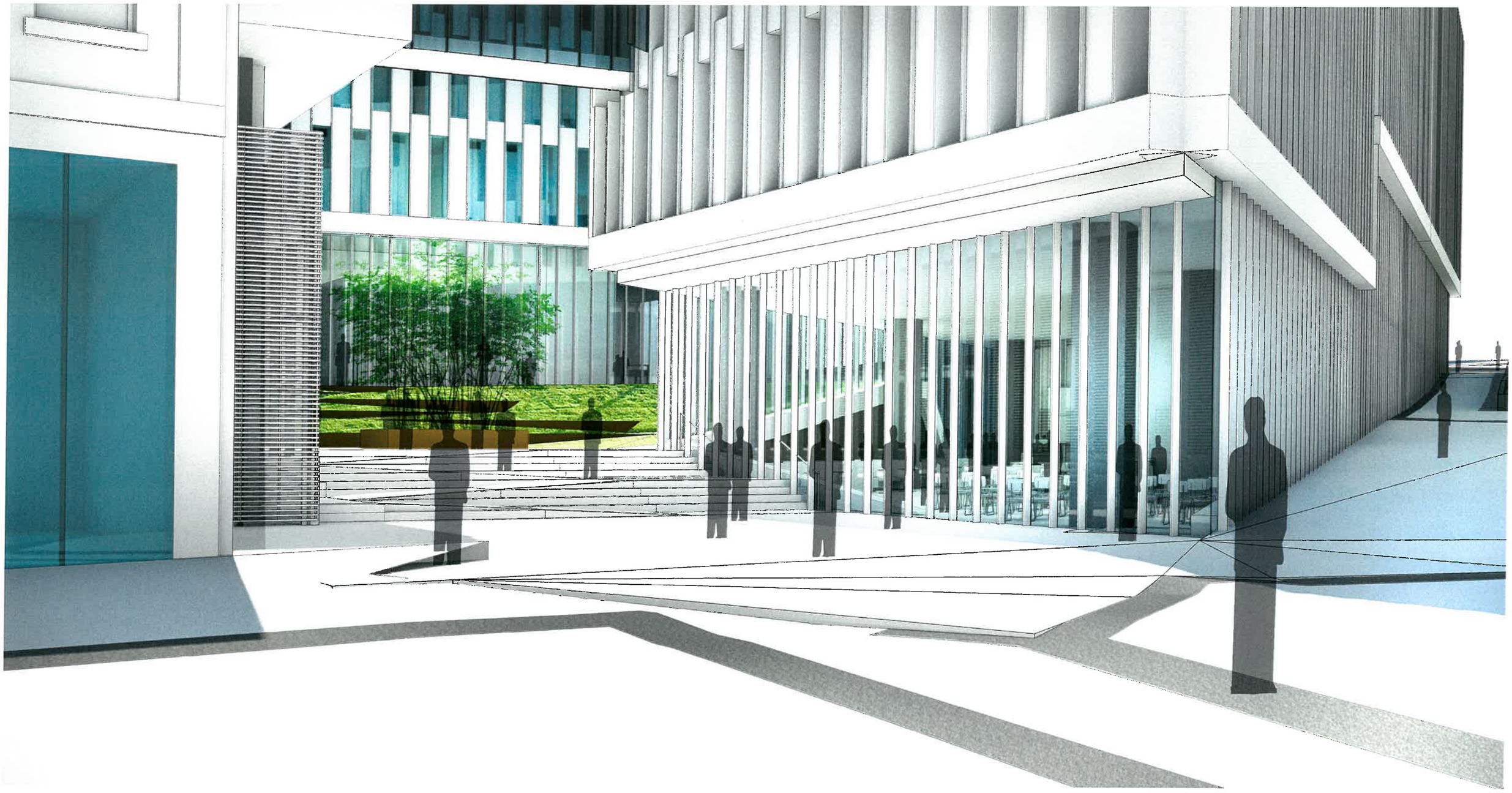
CHARLOTTESVILLE TECHNOLOGY CENTER



Isometric



Plan



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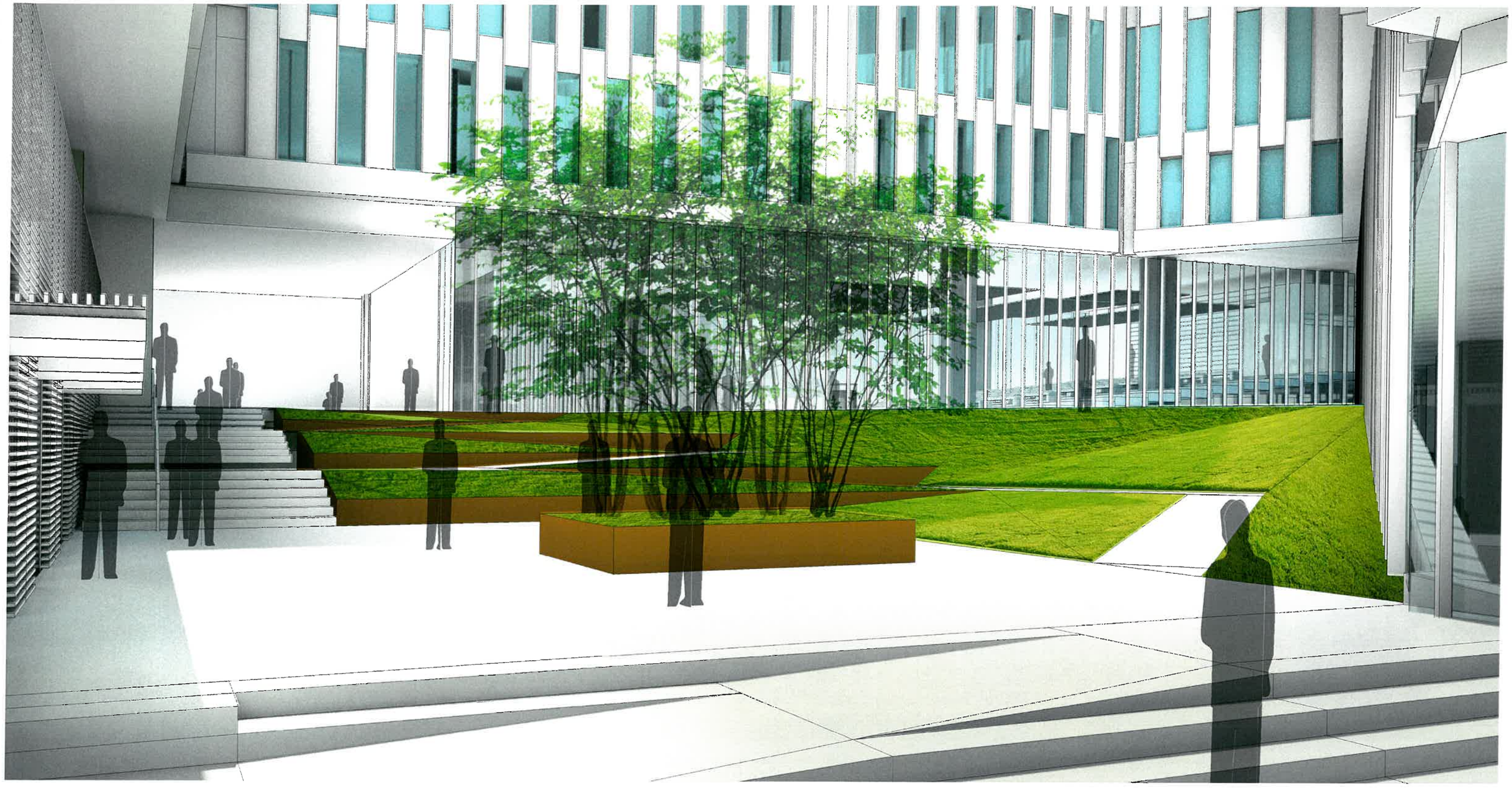

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

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Laban Dance Center, Vogt + Herzog & de Meuron · London

Poet's Garden, Ernst Cramer · Zurich

Town Entrance, Ateliers 2/3/4/ · Chatenay Malabry

Wyly Theatre, REX Architecture · Dallas

Dilworth Park, OLIN · Philadelphia

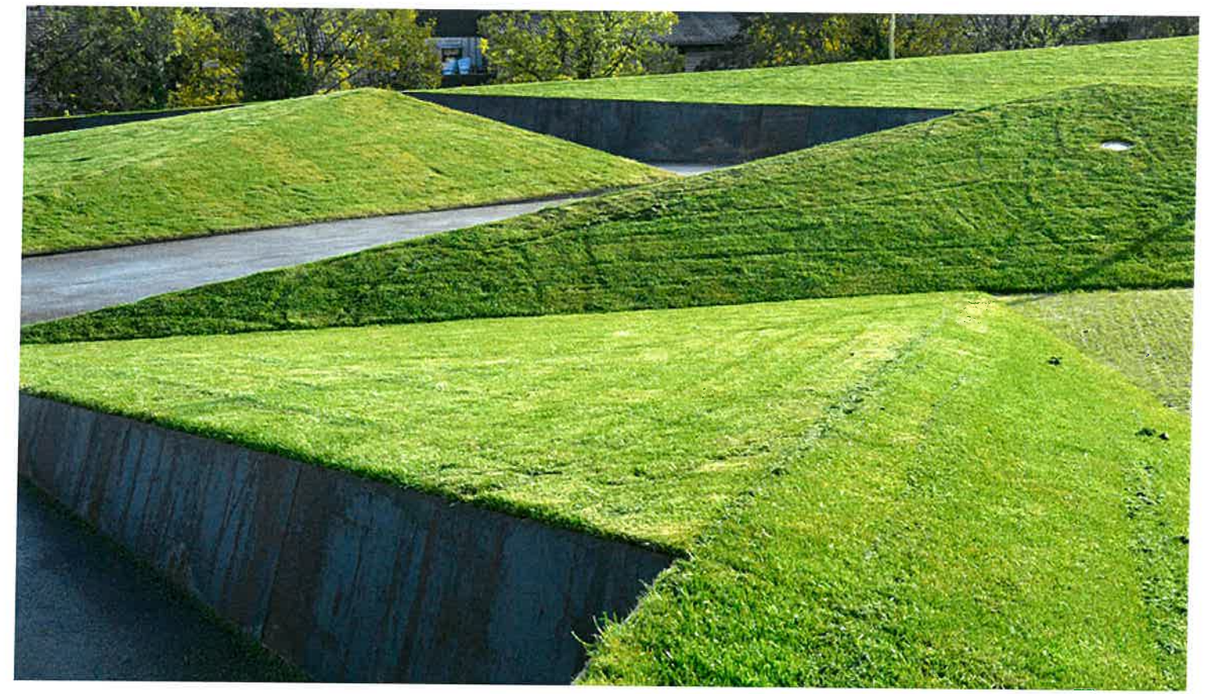
Zuccotti Park, Cooper Robertson · New York

Daeyang Gallery House, Steven Holl · China

Energy Biosciences Building, Andrea Cochran Landscape Architecture

Allerpark, Brüno Kiefer

High Line, James Corner Field Operations · New York



KPMG Headquarters, Henrik Jørgensen Landskab AS

WOLF ACKERMAN DESIGN WITH ESKEW+DUMEZ+RIPPLE

CHARLOTTESVILLE TECHNOLOGY CENTER

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GREGG BLEAM LANDSCAPE ARCHITECT

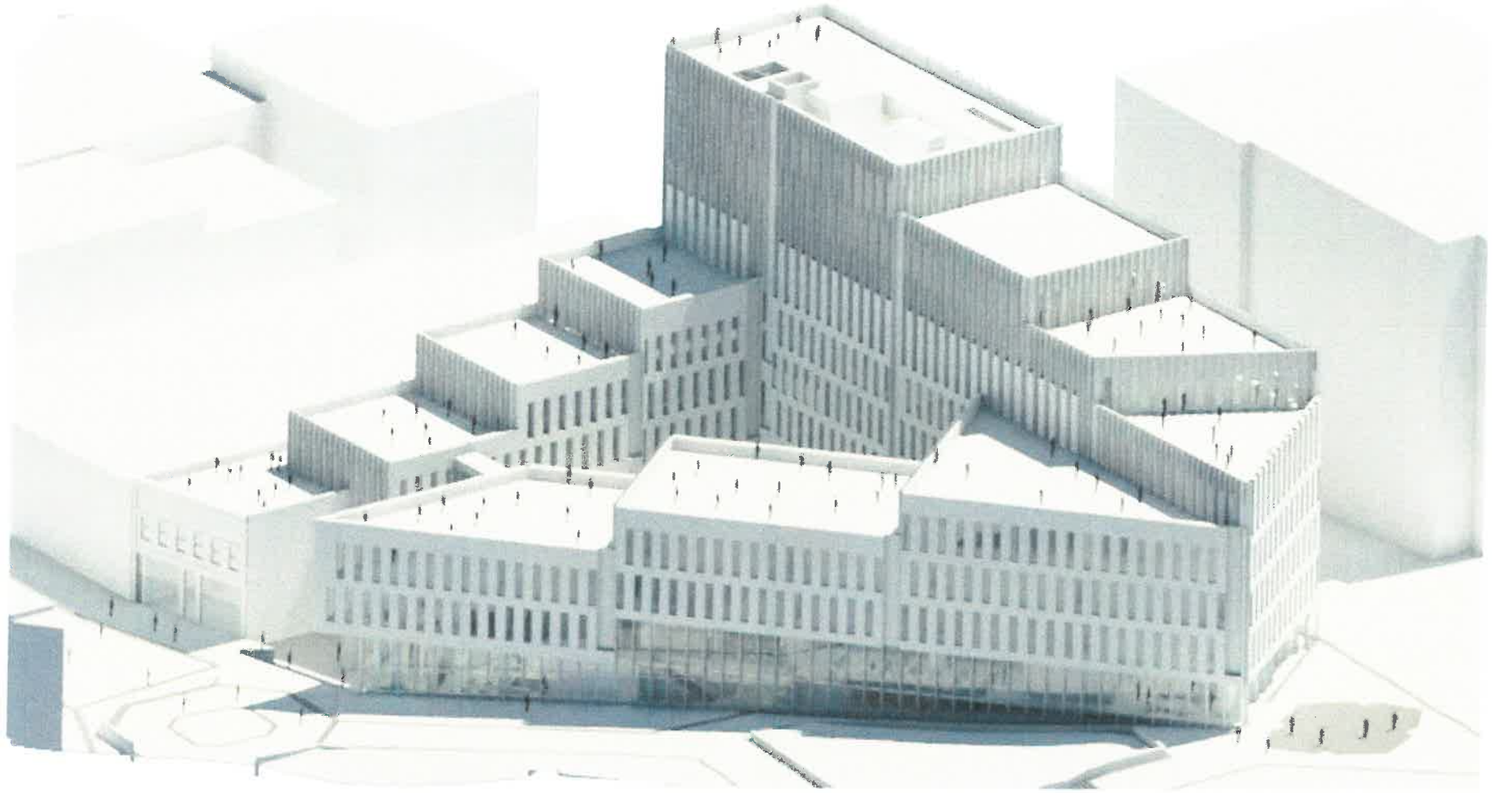
Smith Cardiovascular Research Building, Andrea Cochran · San Francisco

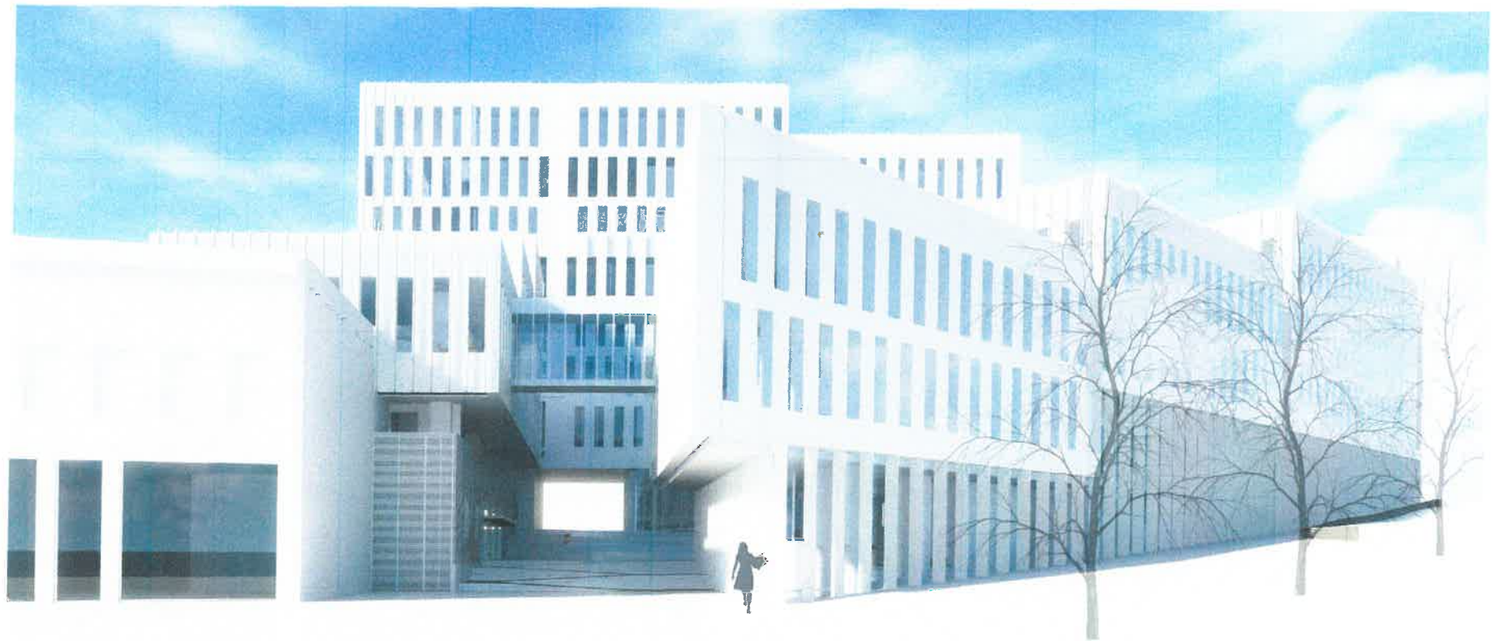
900 North Michigan East, Hoerr Schaudt · Chicago

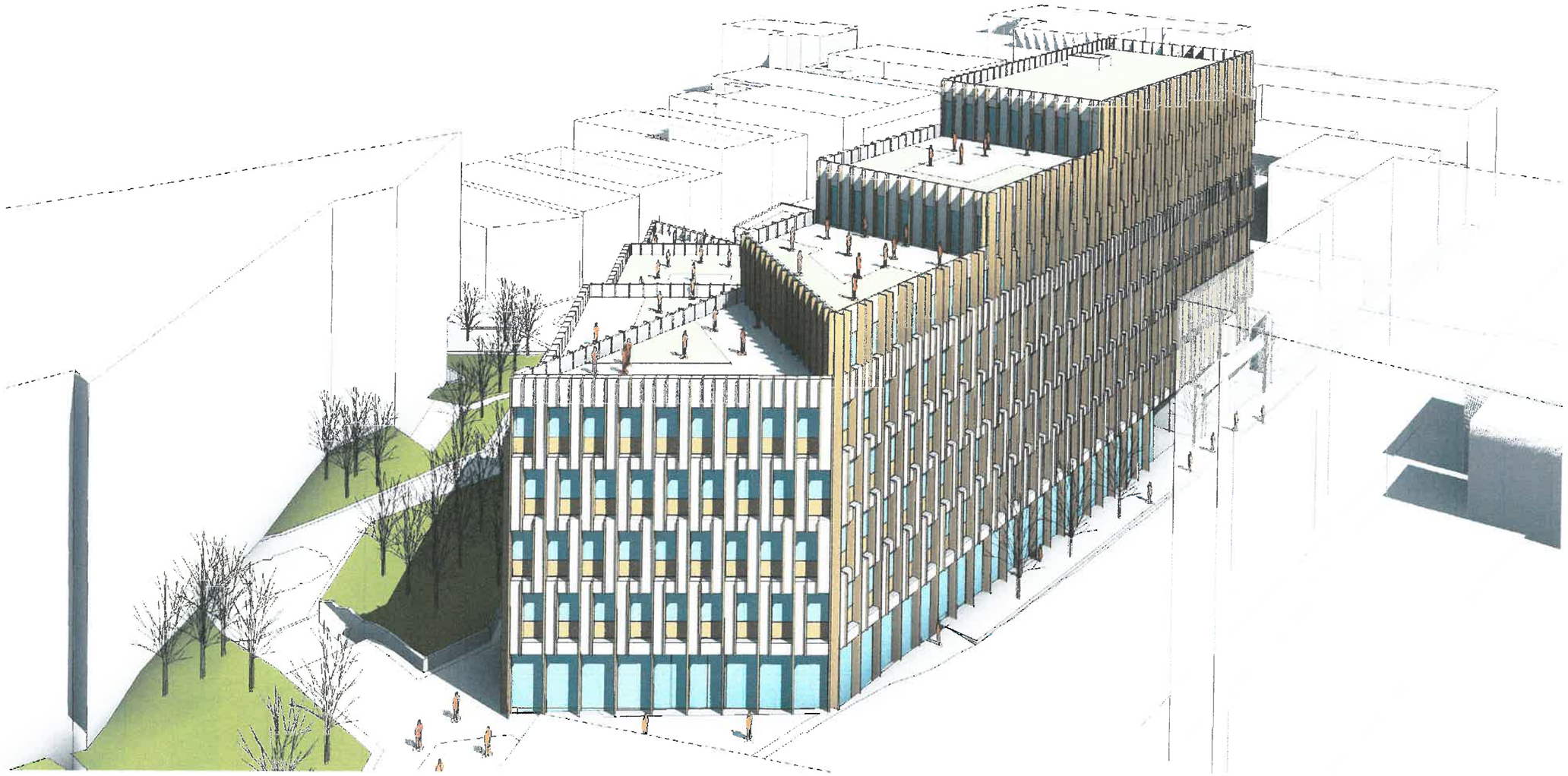
Center for Green Technology · Chicago

City of Chicago City Hall

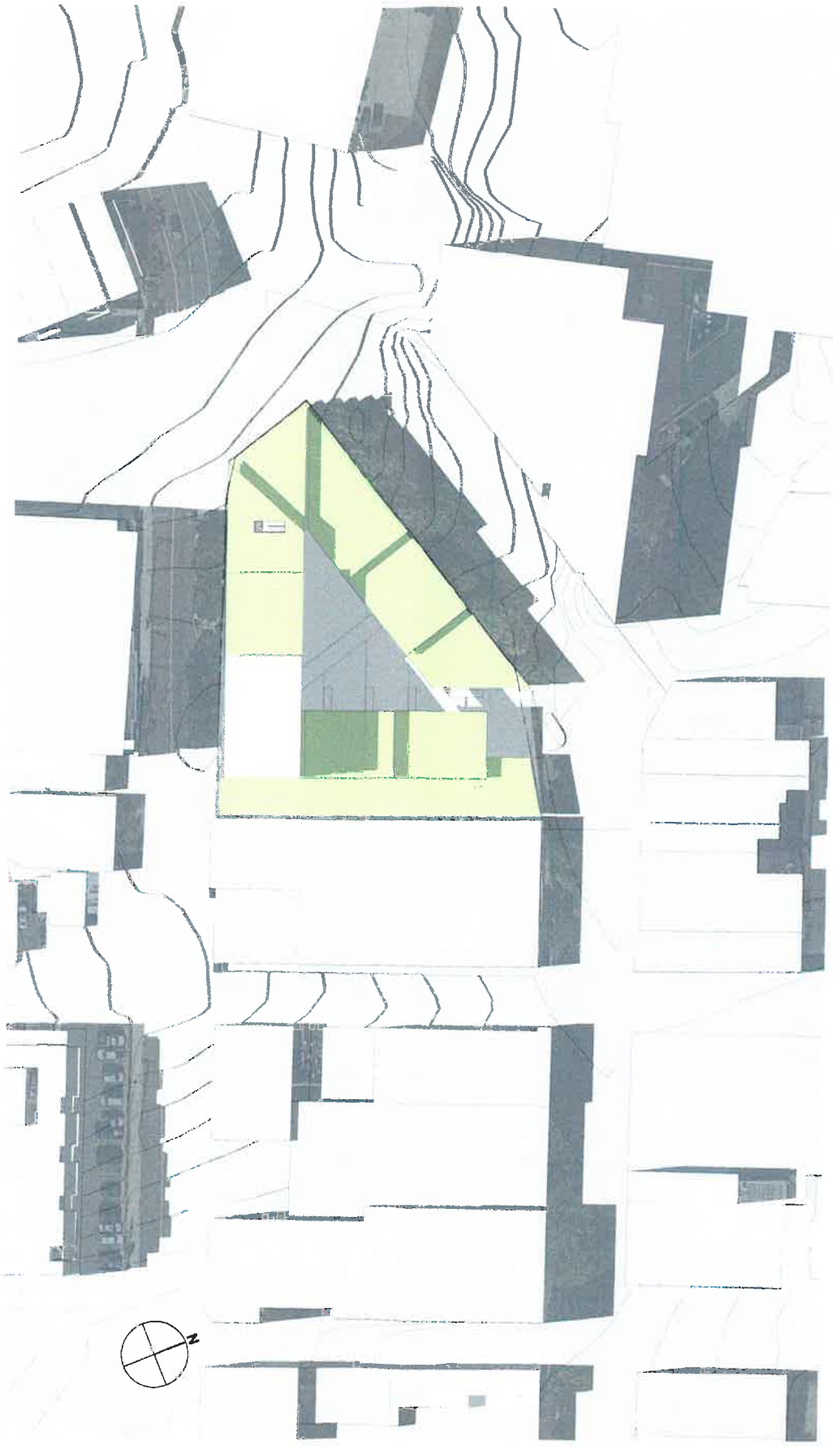
Brooklyn Botanical Garden, HM White



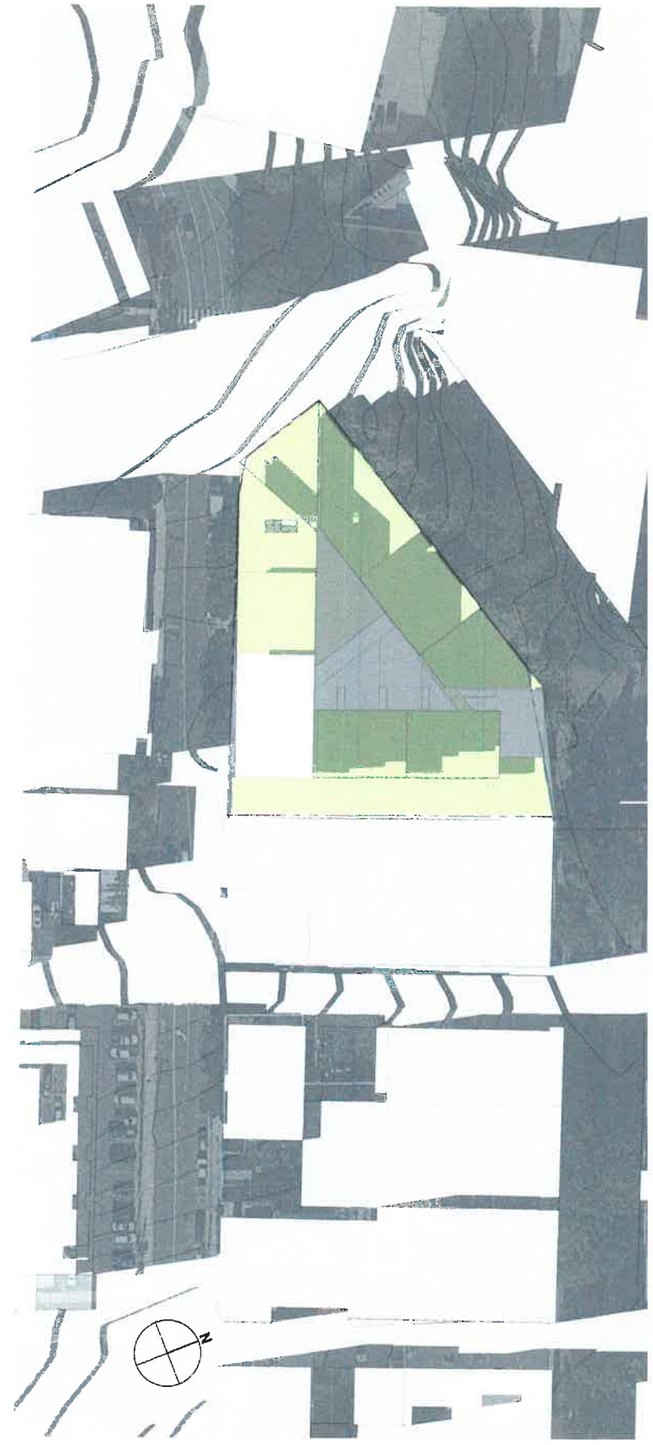




June 21, 1 PM



March/September 21, 1 PM



Decemb