

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, May 23, 2018 11:46 AM  
**To:** 'jenniferfeist@murray-enterprises.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - May 15, 2018 - 815 East High Street

May 21, 2018

### **Certificate of Appropriateness Application**

BAR 18-05-05

815 East High Street

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

Tarleton Oak, LLC, Owner/ Jennifer Feist, Applicant  
Site Elements and Design

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 proposed landscape plan satisfies the BAR's criteria and is compatible with this properties and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the proposal for Phase 1 with the following recommendations:**

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

**Balut seconded. Approved (6-0).**

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

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](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**

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

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



**Certificate of Appropriateness (Historic Conservation District)**

BAR 18-05-05

815 East High Street

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

Tarleton Oak, LLC, Owner/ Jennifer Feist, Applicant

Site Elements and Design

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**Background**

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

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

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

**Application**

The applicant is requesting a Certificate of Appropriateness for Phase I and Phase II landscape plans for the Tarleton Oak project. Specifics about the landscape plan for both phases are in the submitted material.

No changes to the five contributing structures are proposed.

**Discussion**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application, the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*

- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

**Pertinent Guidelines for Historic Conservation Districts**

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

**Pertinent Guidelines for Martha Jefferson Historic Conservation Districts**

Architectural Character-Defining Features:

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

**Discussion and Recommendations**

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

The BAR's charge is to make a determination on the appropriateness only of the changes proposed at the five identified properties. However, that input will be included in the staff report for the pending ERB review of Entrance Corridor elements of this project. Beyond the MJ HC segment, a portion of this project lies within the EC--411 Lexington Ave is within both the EC and HC--and the remainder has no design control designation. In any event, the successful design of this project will be the sum of its individual parts—not separately evaluated as unrelated corners and streetscape segments. This evaluation cannot be piecemeal. Staff encourages the BAR to discuss the components of the requested COA in the context of this entire project, particularly, but not limited to, the landscape and pedestrian elements that will unify the project.

**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 landscape plan changes satisfy the BAR's criteria and are compatible with this properties and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.





TARLETON OAK  
Tarleton Oak, LLC

**Board of Architectural Review**

*Submission Date: April 24, 2018*

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**Project Narrative:**

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

**Project Information:**

Existing Zoning: Downtown North Corridor (DN)

Additional Overlay Districts: Entrance Corridor, Historic Conservation District, Parking Modified Zone,

Total Site Area: 2.75 Acres

**Actual Height**

Office Building: Phase I 5 Stories / 60'-0"  
 Parking Garage Phase I 1 Story  
 Residences Phase II 3 Stories / 37'-10"

**Permitted Height:**

Primary Street Frontage: 5 Stories / 60'-0"  
 Linking Street Frontage: 3 Stories / 45'-0"  
 Corner Lot with Linking Street Frontage: 3 Stories / 45'-0"

**Required Setbacks:**

Primary Street Frontage: 0'-0" Min. / 15'-0" Max.  
 Linking Street Frontage: 10'-0" Min. / 20'-0" Max.  
 Side / Rear (Adj. to Other Zoning Districts): None

**Residential Density:**

Actual No. Dwelling Units: 56 Total Units / 20.36 DUA  
 Permitted No. of Dwelling Units: 43 DUA Max.

**Parking Required:**

Office: 86,110 X 1 Space/1,000 SF GFA = 86.11 Spaces  
 Residential (2 Bedroom Units): 56 Units X 1 Space/Unit = 56 Spaces  
 Total Parking Required = 143 Spaces

**Parking Provided:**

Parking Garage Phase I 296 Spaces

**Gross Building Area**

**Phase I**

Office Building  
 First Floor Plan (incl. Breezeway) 18,190 GSF  
 Second Floor Plan 18,190 GSF  
 Third Floor Plan 18,190 GSF  
 Fourth Floor Plan (incl Terrace) 17,730 GSF  
 Fifth Floor Plan 13,810 GSF  
**Total Office 86,110 GSF**

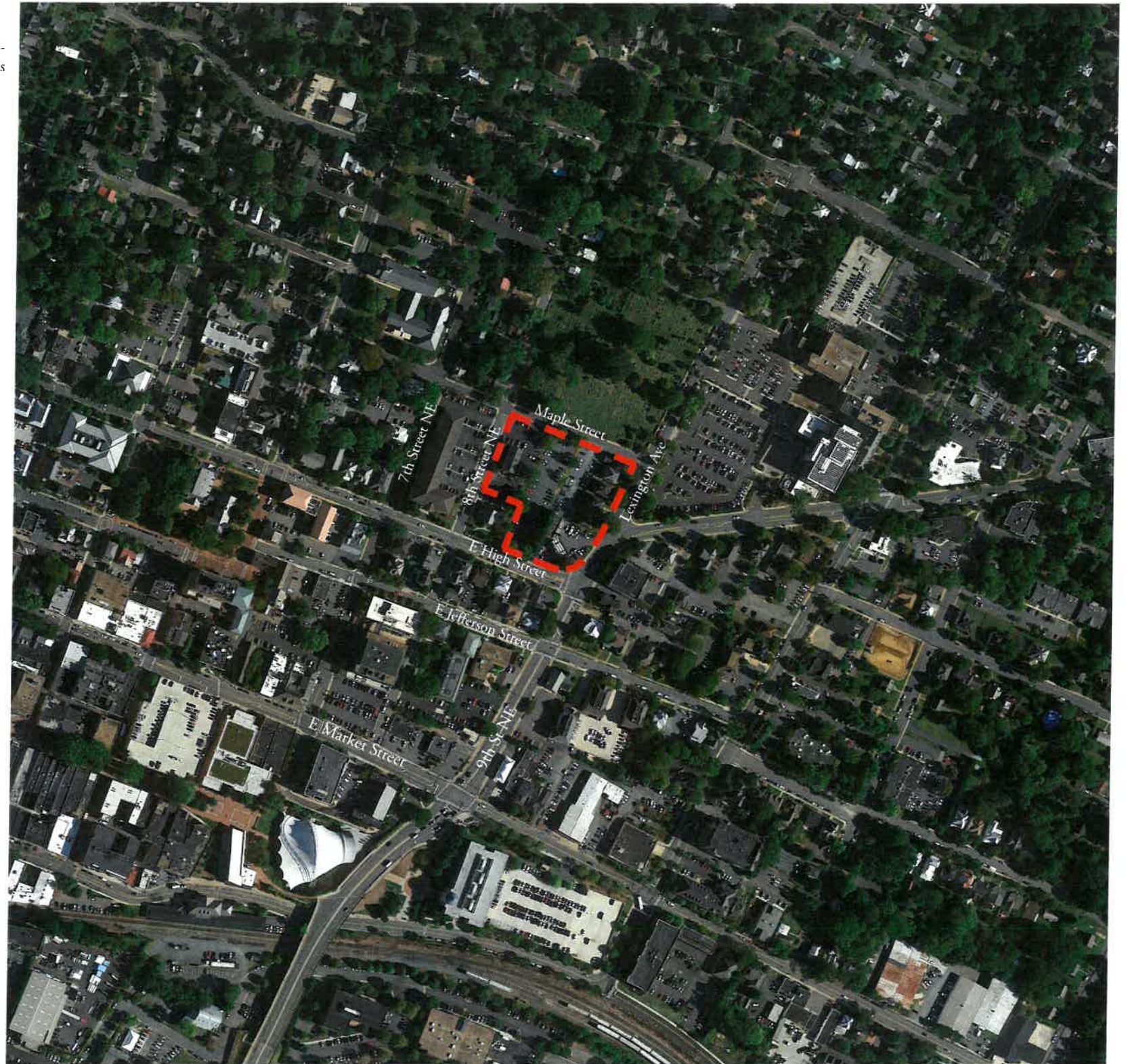
Parking Garage  
 Basement Parking Level Plan 46,203 GSF  
 Upper Parking Level Plan 46,203 GSF  
**Total Parking Garage 92,406 GSF**

**Total Phase I 178,516 GSF**

**Phase II**

Residential  
 First Floor Plan 33,300 GSF  
 Second Floor Plan 33,300 GSF  
**Total Residential 66,600 GSF**  
**Total Phase II 66,600 GSF**

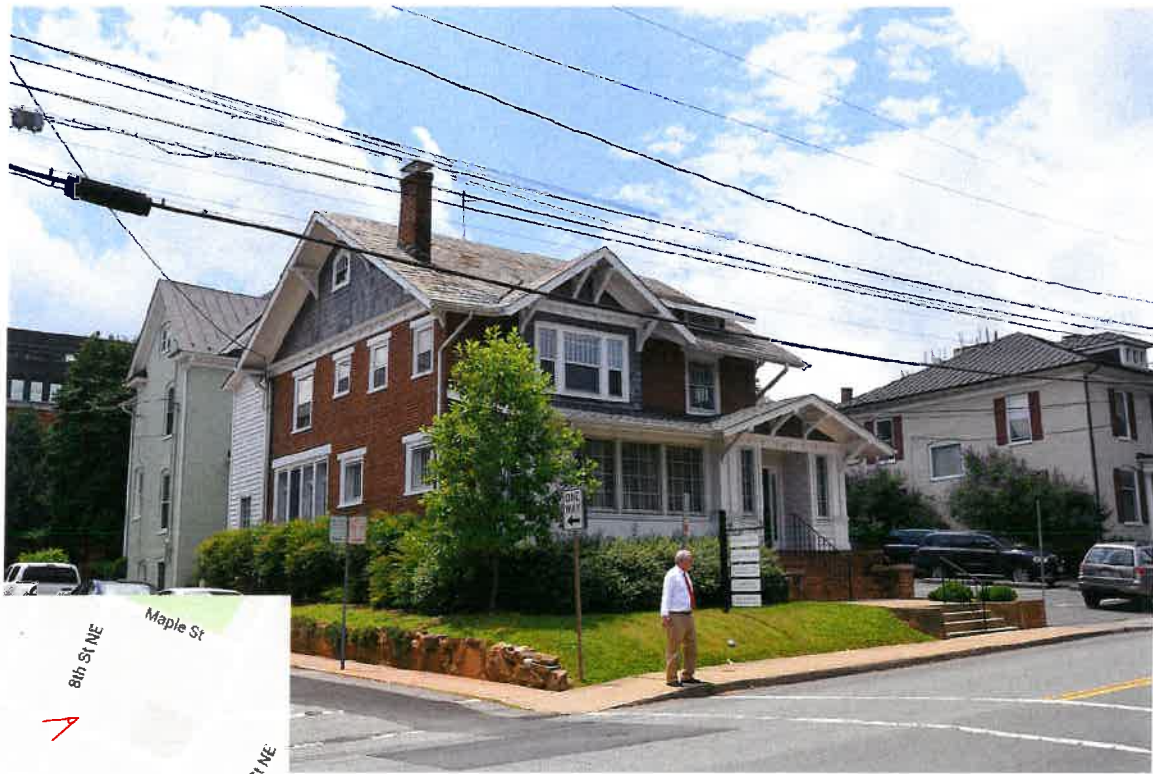
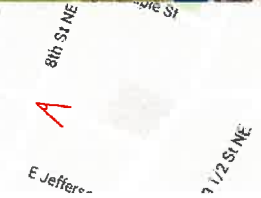
**Grand Total Building Area (Both Phases) 245,116 GSF**



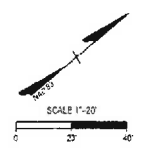
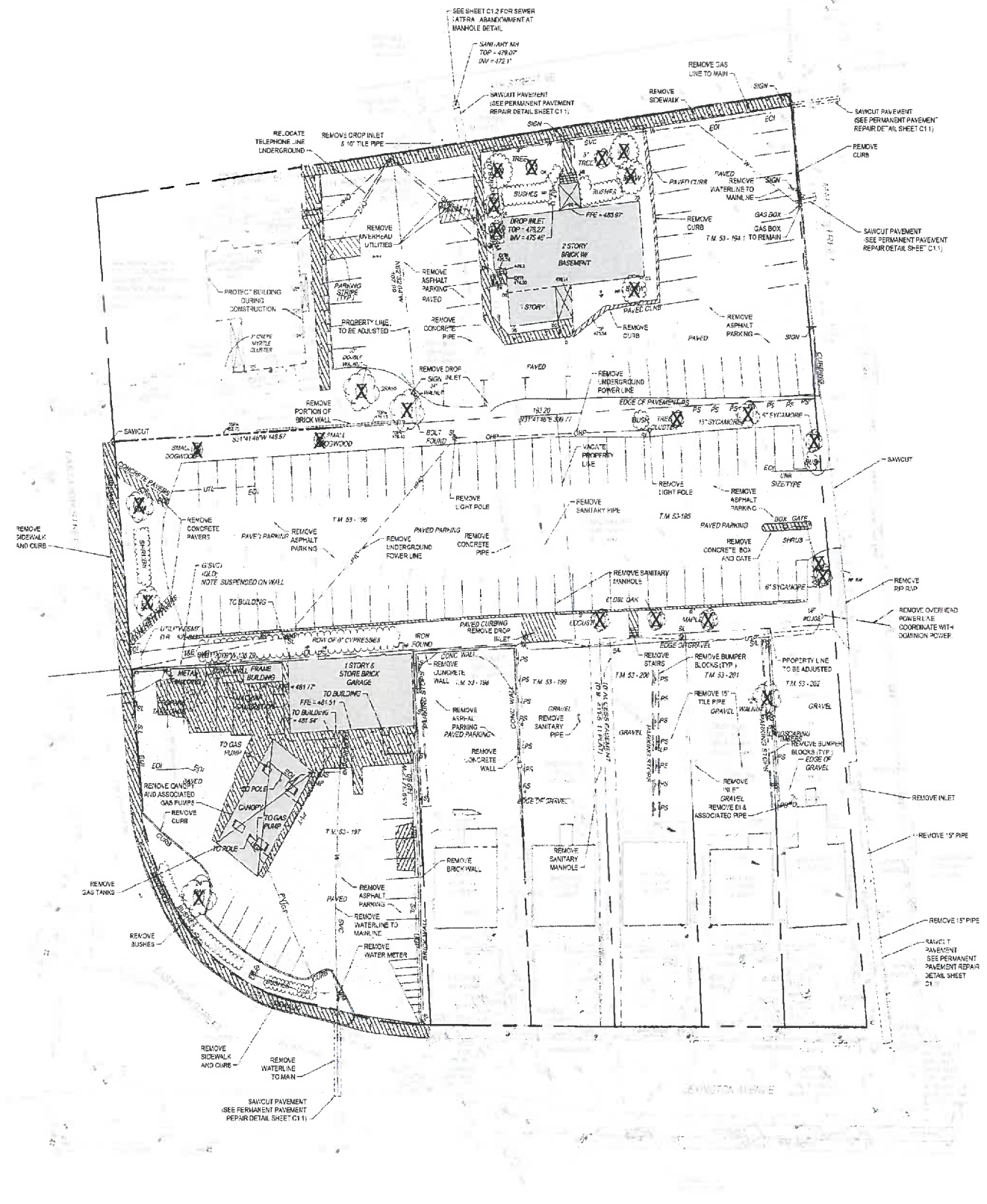
Downtown Charlottesville, VA





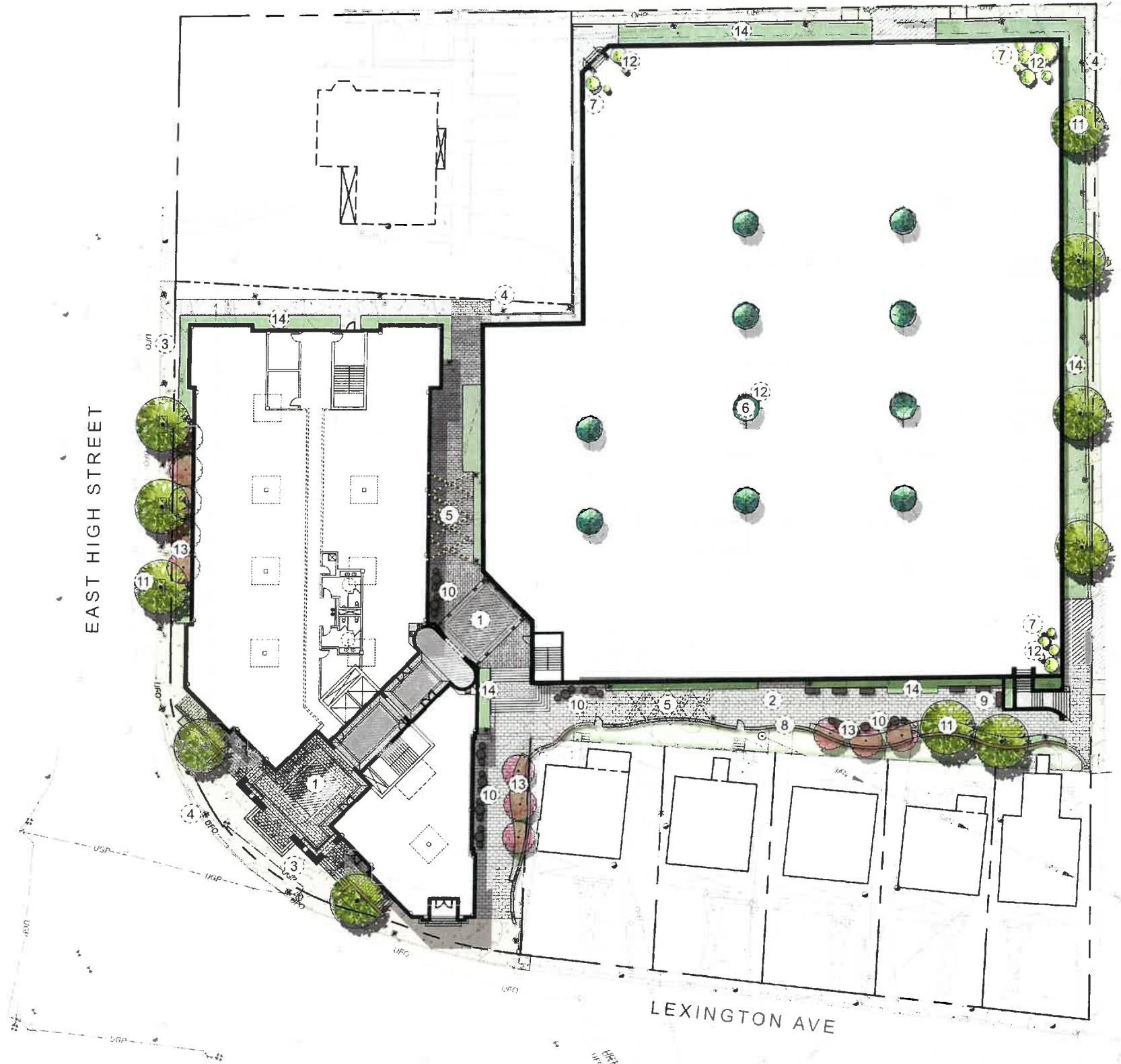






Note: Structures to be demolished are shown in solid grey.

8TH STREET NE



**KEY**

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

**CITY OF CHARLOTTEVILLE REQUIREMENTS, DOWNTOWN NORTH CORRIDOR, ENTRANCE CORRIDOR**

ORDINANCE	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
SEC. 34-869 (b)(1)	SITE TREE CANOPY COVERAGE, TEN (10) PERCENT CANOPY AT TWENTY (2) YEARS	2.75 ACRES = 119,790 SF 119,790 SF - 67,063 SF BUILDING = 52,737 SF 10% OF 52,737 SF = 5,374 SF COVERAGE REQUIRED	5,374 SF COVERAGE REQUIRED	11 LARGE TREES @ 250 SF EACH = 2,750 SF 24 SMALL TREES @ 150 SF EACH = 3,600 SF TOTAL = 6,350 SF
SEC. 34-870 (c)(1)	STREETSCAPE TREE: ONE (1) LARGE TREE SHALL BE REQUIRED FOR EVERY FORTY (40) FEET OF ROAD FRONTAGE OR PORTION THEREOF	346 LF OF ROAD FRONTAGE 346 LF / 40 = 8.65 LARGE TREES REQUIRED	9 LARGE TREES AT ROAD FRONTAGE	9 LARGE TREES AT ROAD FRONTAGE

PAVING



GRANITE PAVERS - 12" X 18" WITH THERMAL FINISH



CONCRETE PAVERS - 12" X 24"



CITY STANDARD CONCRETE PAVING

SITE ELEMENTS



SITE LIGHTING FIXTURE



CATENARY LIGHTS



SQUARE CONCRETE PLANTERS  
(PARKING DECK) 45" X 46"



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



BRICK WALL



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



MOVABLE SEATING AND TABLES  
PONDERS COATED ALUMINUM - VARIOUS SIZES

LARGE CANOPY TREES



AMERICAN ELM 'PRINCETON'  
ULMUS AMERICANA 'PRINCETON'



LONDON PLANETREE  
PLATANUS ADMIRABILIS



AMERICAN LINDEN  
TILIA AMERICANA

SMALL FLOWERING TREES:  
PARKING DECK PLANTERS



BLACKHAW VIBURNUM  
VIBURNUM PRUNIFOLIUM



WINGED SUMAC  
RUFIDORIS OLEA

SMALL FLOWERING TREES



KOUSA DOGWOOD  
CORALIA FLORIDA



SERVICEBERRY  
AMELIA NUTANS - EUROPEA

SHRUBS & GRASSES



DWARF FOTHERGILLA  
FOTHERGILLA KORTENSI



RED TWIG DOGWOOD  
CORALIA FLORIDA



COMMON RUSH  
LEUCOPHLEPS



JAPANESE PIERIS  
PIERIS JAPONICA



FEATHER REED GRASS  
CALAMAGROSTIS ACUTIFLORA - KARL JOHANNES



INKBERRY HOLLY  
ILEX VIRENS - COMPACT



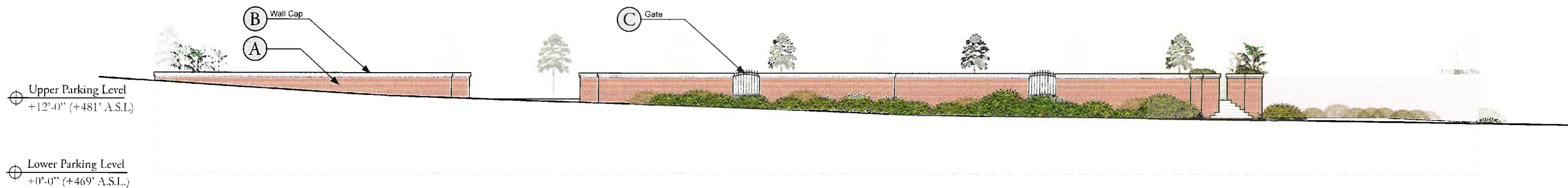
JAPANESE PLUM YEW  
CYPRESSUS JAPONICUS - THIN, DARK LEAVES



DWARF BOXWOOD  
BUXUS MICROCARPA - COMPACT



VIRGINIA SWEETSPIRE  
SAURURUS CINCINNATUS



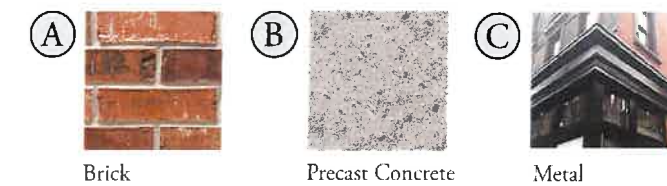
8th Street Elevation - Phase I

Scale 1/16" = 1'-0"



Maple Street Elevation - Phase I

Scale 1/16" = 1'-0"





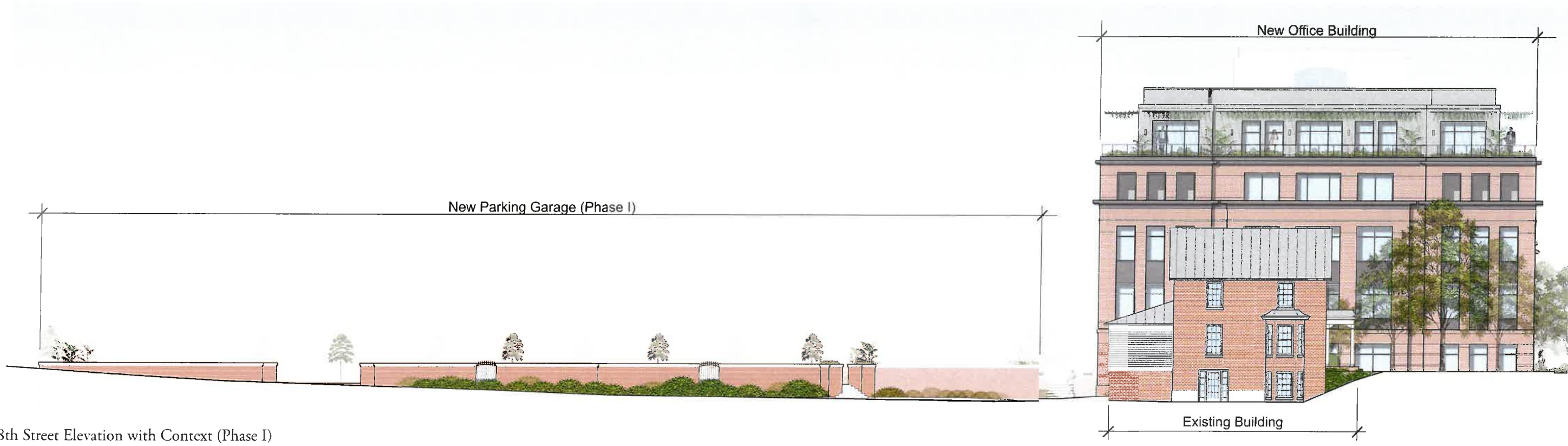


Lexington Avenue Elevation with Context

0' 5' 10' 20'



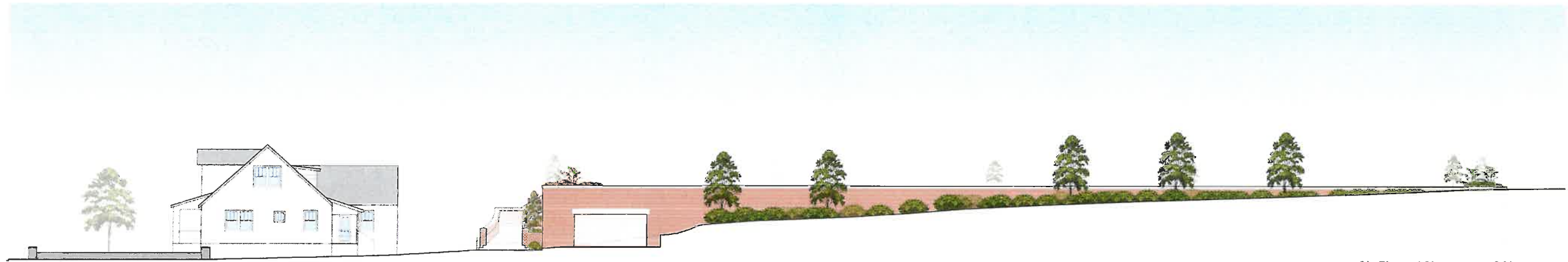




8th Street Elevation with Context (Phase I)



8th Street Elevation with Context (Phase II)



Maple Street Elevation with Context (Phase I)

0' 5' 10' 20'



Maple Street Elevation with Context (Phase II)

0' 5' 10' 20'