

## **Lasley, Timothy G**

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**From:** Lasley, Timothy G  
**Sent:** Thursday, September 20, 2018 1:57 PM  
**To:** 'adavies@williamsmullen.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - September 18, 2018 - 0 East Water Street

September 20, 2018

### **Certificate of Appropriateness Application**

BAR 18-07-04  
0 East Water Street  
Tax Parcel 570157800  
Alan Taylor, Owner/ Ashley Davies, Applicant  
Maintenance and Rehabilitation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 18, 2018. The following action was taken:

**Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed park design at the Coal Tower satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application with the following conditions:**

- **Final light fixtures selected will be submitted for the BAR review;**
- **Lamping not to exceed 3000 color rendering index (CRI);**
- **Interpretative signage and/or displays will be submitted for BAR review.**

**Earnst seconded. Approved 7-0.**

This certificate of appropriateness shall expire in 18 months (March 17, 2020), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**

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School of Architecture

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 18, 2018**



**Certificate of Appropriateness Application**

BAR 18-07-04

0 East Water Street;

Tax Parcel 570157800

Owner: Alan Taylor

Applicant: Ashley Davies

**Pocket Park at Coal Tower** (Review of Maintenance and Rehabilitation is complete.)

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**Background**

Designed by the Ogle Construction Company and constructed in 1942, the Coal Tower originally functioned as a storage tower for coal and sand with a mechanism that loaded the materials onto steam locomotives. Decommissioned in 1986, the Coal Tower is one of seven remaining of its kind in Virginia. It is designated by the city as an Individually Protected Property (IPP).

**Prior BAR Actions**

September 19, 2017 – [Re: Pocket Park] Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed landscaping plan in concept satisfies the BAR's criteria and guidelines and is compatible with this individually protected property and that the BAR approves the application as submitted in concept, but would like to see specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR at a later date. Sarafin seconded. The motion was approved (7-0).

July 17, 2018 - [Re: Pocket Park; Maintenance and Rehabilitation] Schwarz moved to accept the applicant's request for deferral.

July 25, 2018: [Re: Maintenance and Rehabilitation] With BAR consent, staff approved applicant's request to complete certain maintenance items at the Coal Tower. (See page 25 of applicant's July 31, 2018 submittal.)

August 21, 2018: [Re: Pocket Park; Maintenance and Rehabilitation] Motion: Sarafin moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed park design and rehabilitations to the Coal Tower satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted with the following additions:

- The lower platform [outside of the door at top of tower] to be retained if possible
- Consent to replace windows if repair is not feasible
- Simplify the design of the park

- Explore different grasses to use in the strip between the sidewalk and Bocce court
- Provide a lighting plan for under the tower.
- Interpretive signs will come back to the BAR for review

Changes to the site plan will be turned into staff and put on the consent agenda for approval next month. Balut seconded. Approved (7-1, with Gastinger opposed.)

### **Application**

Applicant's submittal:

- Collins Engineering submittal dated August 28, 2018: Revised Coal Tower Pocket Park Design (one page).

Review of items **highlighted** (above) from August 21, 2018 BAR meeting.

### **Simplify design**

No change in proposed design other than revised plantings

### **Revised plantings**

- Below Tower: *Variegated Lilly Turf* has replaced *Coral Bell*.
- At Bocce Court: *Panicum Virgatum Shenandoah* has replaced *Regal Mist Muhly Grass*, *Tulip/Daffodil Mix*, and *The Blues Grass*

### **Lighting**

- Beneath the Tower (from applicant's July 2018 submittal): Replace existing lighting fixtures underneath the coal tower with bronze finish pendant type light fixture, replacement fixture is similar to existing sconce fixture at the top of the coal tower (also to be replaced). (Links below. See also attached cut sheets)
  - [https://www.lampsplus.com/products/rlm-heavy-duty-8-and-one-quarter-inch-h-textured-bronze-outdoor-hanging-light\\_12t68.html](https://www.lampsplus.com/products/rlm-heavy-duty-8-and-one-quarter-inch-h-textured-bronze-outdoor-hanging-light_12t68.html)
  - <http://www.troyrlm.com/download/PDF/Standard.pdf#zoom=100>
- Dog Park Area: Gooseneck sconces at Dog Park Area.
- Street Light: Confirm fixture indicated at Water Street sidewalk.

### **Fencing**

- The existing fencing matches what was provided by the City on the other side of Water St. Proposed fencing at the Coal Tower to match existing fencing.

### **Discussion and recommendation**

Design: The BAR should discuss the appropriateness of the revised park design in the context of the Coal Tower and the surrounding area.

Plantings: Discuss appropriateness of revised plantings.

Lighting: Review location of proposed fixtures and recommend appropriate conditions/requirements relative to lamping type, light temperature, etc.

Interpretative Signs: The installation of interpretive signage was discussed at prior meetings. BAR should note as a condition of approval that interpretative signage and/or displays will be submitted for BAR review

Staff finds the proposed park plan appropriate and commends the applicant for their commitment to rehabilitating the tower and incorporating into the site a park that will allow the memorialization and interpretation of the tower's history.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed park design at the Coal Tower satisfies the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted.

...with the following conditions:

- final light fixtures selected will be submitted for BAR archive;
- lamping not to exceed 3000 color rendering index (CRI);
- interpretative signage and/or displays will be submitted for BAR review.

### **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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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) 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
- 9) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Guidelines for Site Design and Elements**

##### **B. PLANTINGS**

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

### C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville’s historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

### D. LIGHTING

Charlottesville’s residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, and often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a “Dark Sky”

ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

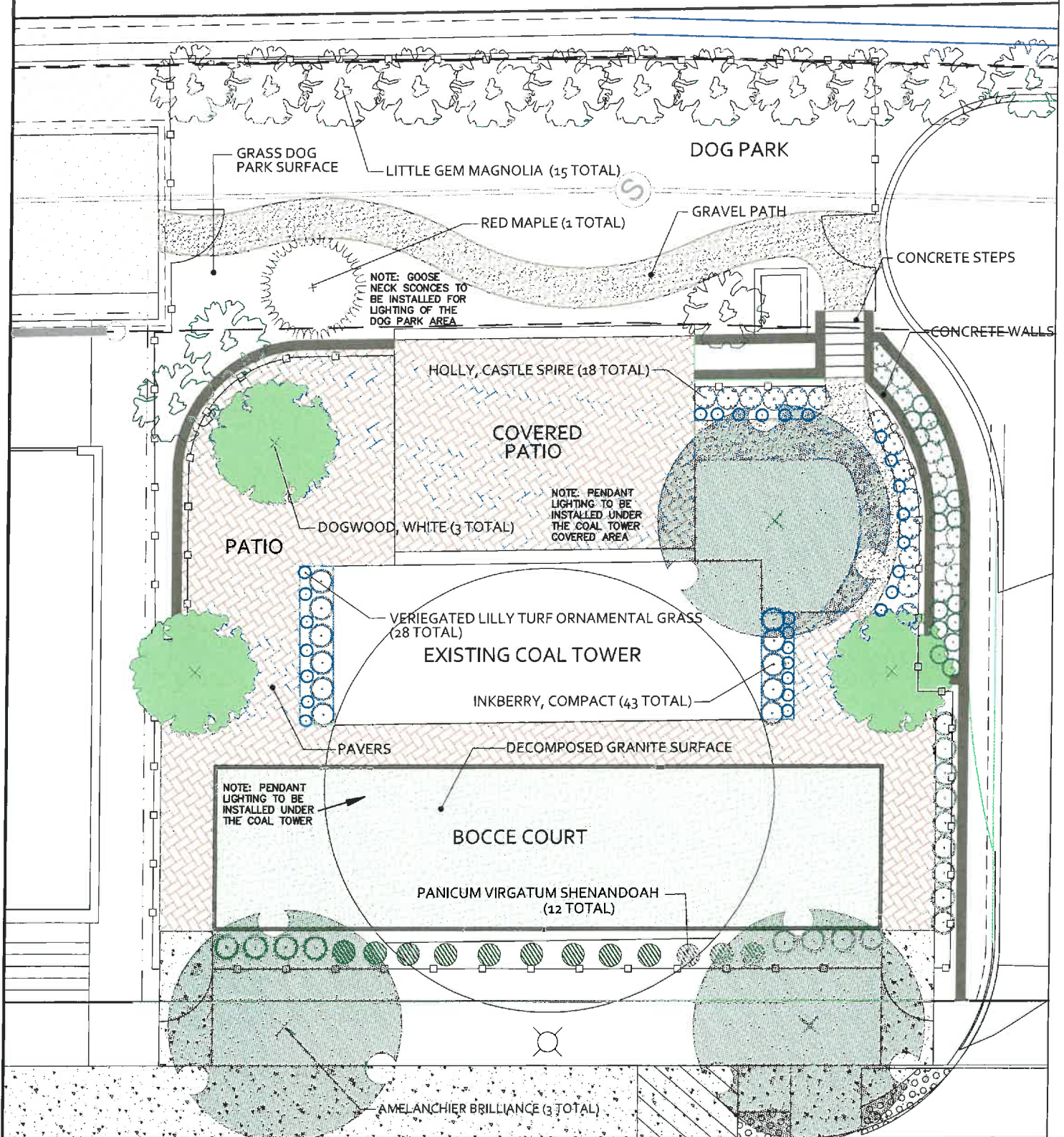
#### E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.



# WATERSTREET - COAL TOWER POCKET PARK DESIGN



WATER STREET