

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, October 18, 2018 12:09 PM
To: 'caitlin@henningsenkestner.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - October 16, 2018 - 310 4th Street NE

October 18, 2018

Certificate of Appropriateness Application

BAR 18-08-02
310 4th Street NE
Tax Parcel 330205L00
Great Eastern Management, Owner/ Henningsen Kestner Architects, Applicant
Renovation and addition of square footage and patio area

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

Motion: Balut moved to accept the applicant's request for deferral. Sarafin seconded. Approved (7-0).

If you would like to hear the specifics of the discussion please visit:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1327

If you have any questions, please contact me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 16, 2018**



Certificate of Appropriateness Application

BAR 18-08-02

310 4th Street NE

Tax Parcel 330205L00

Great Eastern Management, Owner

Henningsen Kestner Architects, Applicant

Renovation and addition of square footage and patio area



Background

Constructed in 1998, 310 4th Street NE (formerly 300 E High Street) is a three-story, brick office building and a *contributing structure* in the North Downtown ADC District.

Prior BAR Actions (For complete summary, see end of this staff report)

August 21, 2018 – BAR held preliminary discussion on this project. No action was taken.

Application

Applicant submitted:

- Henningsen Kestner Architects submittal dated October 16, 2018: photos of existing building (BAR.01-BAR.02), existing floor plans (BAR.03-BAR.05), proposed floor plans (BAR.06-BAR.08), existing and proposed elevation – 4th Street (BAR.09), existing and proposed elevation – High Street (BAR.10), existing and proposed elevation – alley side (BAR.11), existing and proposed elevation – 3rd Street, renderings (BAR.13-BAR.14)
- Waterstreet Studio landscape plans, dated September 25, 2018 (3 pages)

Request approval for renovations to the existing structure, including three story additions at the east and west facades; 4th Street NE and 3rd Street NE, respectively.

Materials

- Lighting: New lighting will be dimmable, recessed [can] lights in the porch ceilings.
- Glass: Applicant working with supplier to match the existing glass.
- Roofing: Roof on existing building to remain. At the east and west extensions and at the infill section (center of the High Street elevation) the new roofs and cornice will match existing.
- Masonry: Brick wall and accent bands, foundation stone/pre-cast (at columns) and mortar joints to match existing.
- Metal railing: New to match existing, painted white.

- Landscaping: New plants and trees will enhance what remains and replace some of what is removed at the east and west additions.

Discussion and Recommendations

The proposed expansion is to an existing, contemporary building that roughly straddles the Downtown and North Downtown Historic Districts. The planned design elements and materials—including the glass—will extend and duplicate the existing; consistent with the Guidelines for New Construction and Additions. There are no details for the proposed recessed lighting, however staff feels the fixture selection is less important than including conditions related to lamping and glare.

Relative to physical impact of the two additions:

- On the west side, the addition will bring the building closer to 3rd Street, reflecting the similar set back of the four-story Queen Charlotte Building.
- On the east side, the existing building contributes to a positive sense of enclosure for Court Square Park, across 4th Street. The east addition will arguably enhance that. At the same time, the new exterior wall features large opening—both *open* and fenestrated—that will mitigate any sense of a monolithic wall looming over Court Square.

Staff recommends approval of this request.

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 changes satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(...as submitted with the following conditions..)

(... that all exterior lighting will be dimmable and with a color temperature of 3000K or less...)

Or

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 changes do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted for the following reasons...

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) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for New Construction and Additions:

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
 - a) Attempt to accommodate needed functions within the existing structure without building an addition.
 - b) Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a) Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b) If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.

- c) If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a) New additions should not destroy historic materials that characterize the property.
 - b) The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a) A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b) If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a) Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a) Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b) The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Prior BAR Actions

January 21, 1997 (300 E High Street) – The BAR unanimously approved the new office building with conditions.

June 15, 1999 (300 E High Street) – The BAR unanimously approved an amendment to allow the wall mounted lights to remain white, but required the freestanding lamp posts to be painted black.

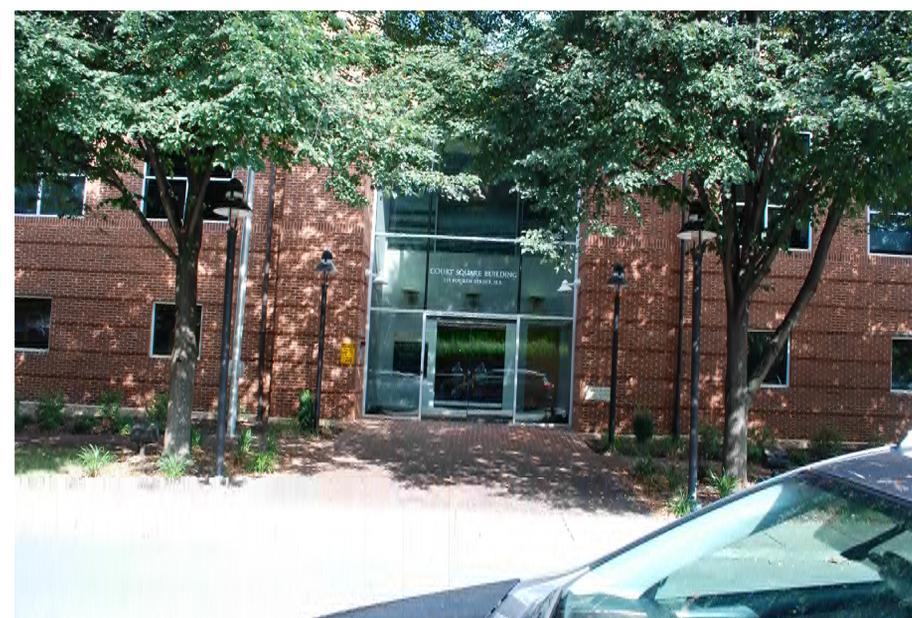
December 20, 2016 - The BAR liked the proposal for residential use, but requested more detail: enlarged view of one of the balconies, show how columns and brick walls work together, site plan, 3D perspectives in its setting, materiality. Mr. Schwarz moved to accept the applicant’s request for deferral. Mr. Balut seconded. Motion passed (8-0)

February 22, 2017- The BAR approved the proposed exterior balconies and lighting with the following modifications: to see the fin walls thickened to a module at or above 18 inches at the base, and a submission at a later date of the final design for the ramp area to be approved administratively.

March 2017- Additional drawings, including a perspective of the ramp at the northwest corner, a section of the balconies, and an elevation of the screen walls, were circulated by email for administrative approval. The BAR did not reach a consensus.

May 17, 2017 - The BAR approves the application as submitted.

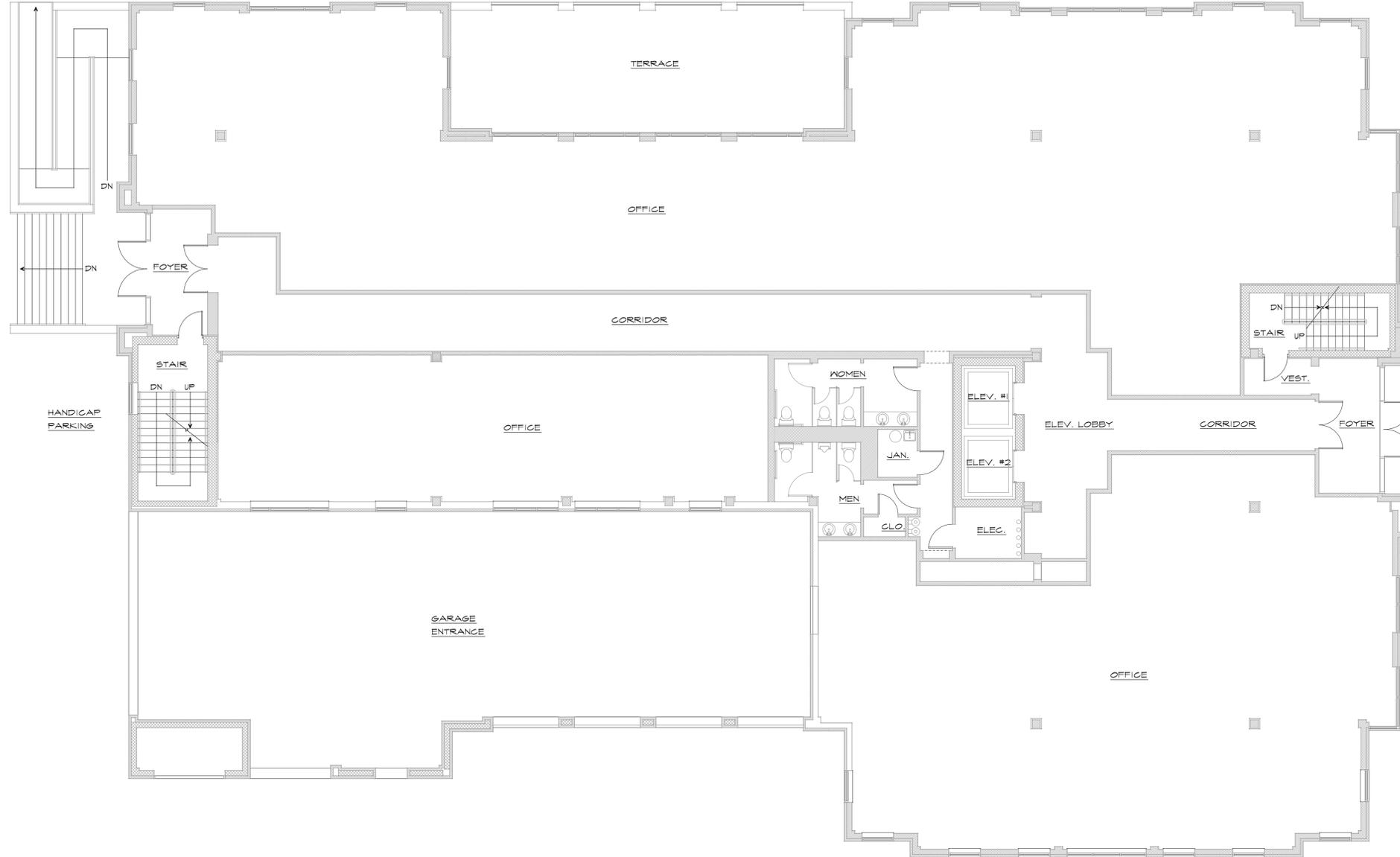
310 4TH STREET WAS ORIGINALLY BUILT IN THE LATE 1990S AND HAS SERVED AS AS OFFICE SPACE SINCE BEING BUILT. THE OWNER WOULD LIKE TO CONVERT THE TOP TWO FLOORS INTO CONDOS AND TRANSFORM THE EXISTING OFFICE BUILDING INTO A MORE RESIDENTIAL FEEL. THE PROPOSED ADDITIONS ON 3RD AND 4TH STREET CONDENSE THE SETBACKS AND COMPLY WITH EXISTING STANDARDS. ADDITIONAL FINISHED SQUARE FOOTAGE IS ALSO PROPOSED ABOVE THE EXISTING TERRACE ON HIGH STREET. THE PROPOSED ADDITIONS ENGAGE THE BUILDING WITH THE STREET AND CREATE OUTDOOR BALCONIES FOR FUTURE RESIDENTS. OPERABLE WINDOWS WILL BE SCATTERED THROUGHOUT THE EXISTING FIXED STOREFRONT GIVING THE BUILDING EVEN MORE LIFE AND INTERACTION WITH THE STREET.



CONDO CONVERSION & ADDITION
310 4TH ST
 CHARLOTTEVILLE, VIRGINIA

DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE

NARRATIVE
 EXISTING PHOTOS
 PROJECT NO. 1745 FILE NO. 1745-BARD



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION
310 4TH ST
CHARLOTTEVILLE, VIRGINIA

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

EXISTING FIRST FLOOR PLAN
PROJECT NO. 1745
FILE NO. 1745-BAR03



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION
310 4TH ST
 CHARLOTTEVILLE, VIRGINIA

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

EXISTING SECOND FLOOR PLAN	FILE NO. 1745-BARG-4
PROJECT NO. 1745	



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION
310 4TH ST
 CHARLOTTESVILLE, VIRGINIA

NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

EXISTING THIRD FLOOR PLAN	FILE NO. 1745P-BARGOS
PROJECT NO. 1745	



1 PROPOSED ELEVATION - 4TH STREET
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - 4TH STREET
SCALE: 1/16" = 1'-0"

CONDO CONVERSION & ADDITION
310 4TH ST
CHARLOTTESVILLE, VIRGINIA

DRAWING RELEASE	
NO.	DATE
REVISION	
NO.	DATE

EXISTING & PROPOSED
4TH ST ELEVATIONS
PROJECT NO. 17-45 | FILE NO. 17-45-BARGO4



1 PROPOSED ELEVATION - HIGH STREET
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - HIGH STREET
SCALE: 1/16" = 1'-0"

DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE

EXISTING & PROPOSED HIGH ST ELEVATIONS	FILE NO. 1745-BAR10
PROJECT NO. 1745	

NEW HIP ROOF

NEW WINDOW, FINISH TO MATCH EXISTING STOREFRONT KAWNEER, WHITE ALUMINUM

ALL NEW MATERIALS TO MATCH EXISTING



NEW HIP ROOF

NEW TERRACE DOORS KAWNEER WHITE ALUMINUM

ALL NEW MATERIALS TO MATCH EXISTING

1 PROPOSED ELEVATION - ALLEY SIDE
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - ALLEY SIDE
SCALE: 1/16" = 1'-0"

DRAWING RELEASE	
NO.	DATE
REVISION	
NO.	DATE

EXISTING & PROPOSED
ALLEY SIDE ELEVATIONS



1 PROPOSED ELEVATION - 3RD STREET
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION - 3RD STREET
SCALE: 1/16" = 1'-0"

DRAWING RELEASE	
NO.	DATE

REVISION	
NO.	DATE



BEFORE - FROM HIGH STREET AT 3RD



AFTER - FROM HIGH STREET AT 3RD



BEFORE - FROM 3RD STREET



AFTER - FROM 3RD STREET

CONDO CONVERSION & ADDITION
310 4TH ST
 CHARLOTTESVILLE, VIRGINIA

DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE

RENDERINGS OF
 PROPOSED DESIGN

PROJECT NO. 17-45 FILE NO. 17-45-BAR-14



Katsura Tree
Cercidiphyllum japonicum



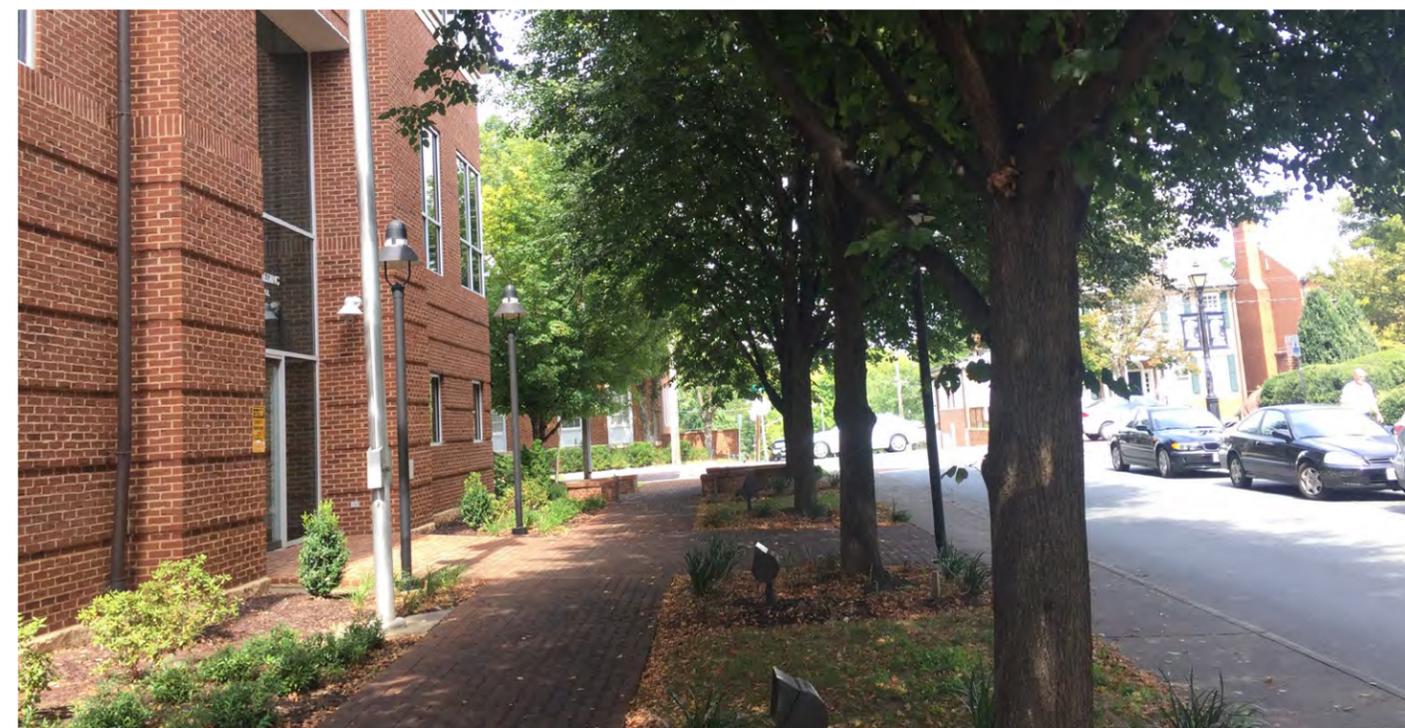
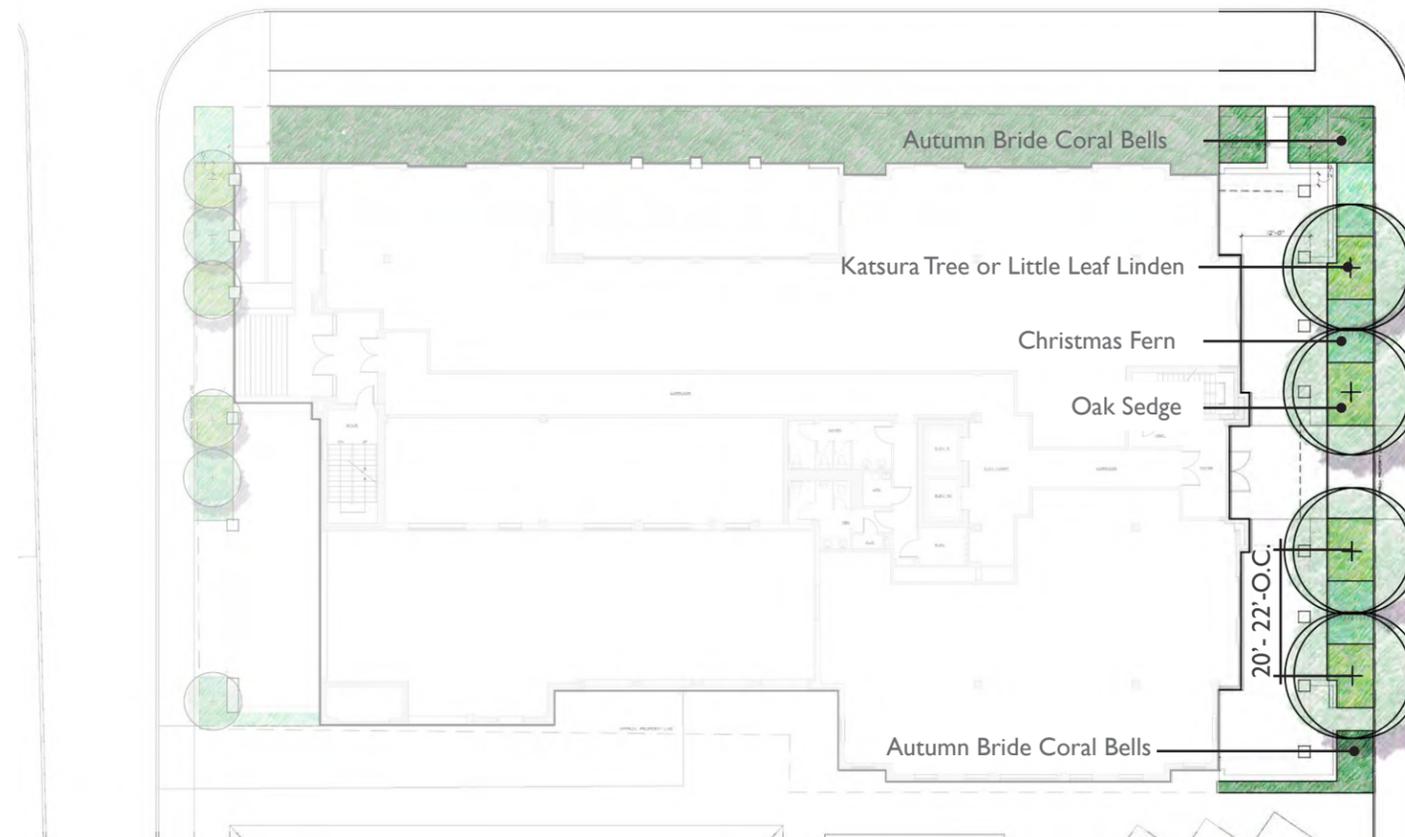
Oak Sedge
Carex pensylvanica



Christmas Fern
Polystichum achrostichoides



Coral Bells
Heuchera villosa 'Autumn Fern'



Existing Conditions



Christmas Rose
Helleborus sp.



Sarcococca hookeriana var. humilis
Sweetbox



Liriope
Liriope muscari 'Big Blue'



Christmas Fern
Polystichum acrostichoides



Existing Conditions





Flowering Dogwood
Cornus florida



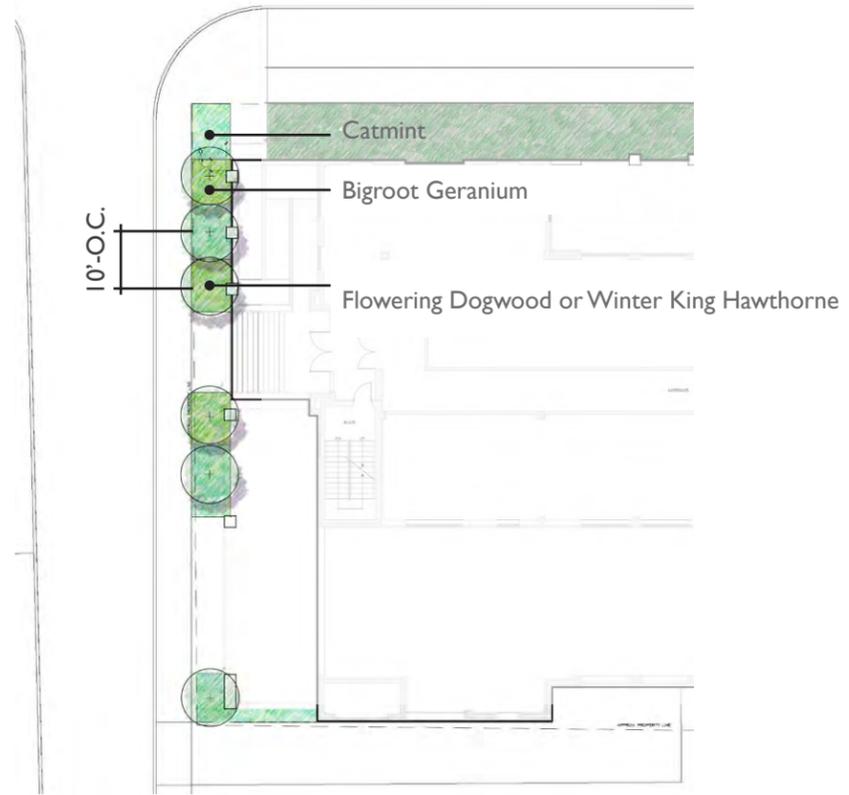
OR
Winter King Hawthorne
Crataegus viridis 'Winter King'



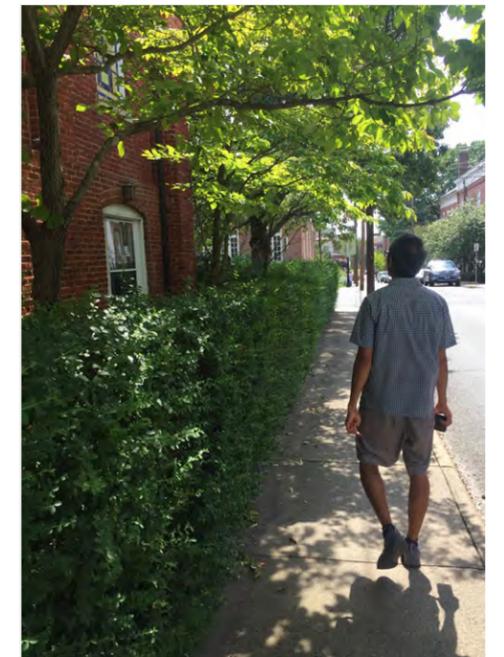
Catmint
Nepeta x faassenii 'Walker's Low'



Bigroot Geranium
Geranium macrorrhizum 'Album'



Existing Conditions



Existing Privet Hedge w/ Dogwoods