

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, October 18, 2018 12:08 PM  
**To:** Zavicar, Mark  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - October 16, 2018 - 615 East Water Street

October 18, 2018

### **Certificate of Appropriateness Application**

BAR 18-10-07  
615 East Water Street  
Tax Parcel 530160000  
City of Charlottesville, Owner/ Mark Zavicar, Applicant  
Downtown Transit Station front door replacement

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 actions were taken:

**Motion: Miller moved to defer the application. Mohr seconded. Denied (3-4, with Sarafin, Schwarz, Balut, and Lahendro opposed.)**

**Motion: Lahendro moved having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed replacement doors satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted provided that the replacement doors match the existing doors (hardware, dimensions, glass clarity, etc.) at the mall level entrance on the east side of the building, facing the Sprint Pavilion. Schwarz seconded. Approved (4-3, with Miller, Mohr, and Earnst opposed.).**

This certificate of appropriateness shall expire in 18 months (April 16, 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**

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

Phone: (434)-970-3182

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)

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



**Certificate of Appropriateness Application**

BAR 18-10-07

615 East Water Street

Tax Parcel 530160000

City of Charlottesville, Owner/Mark Zavicar, Applicant

Downtown Transit Station – Replacement of Mall Level (north) Entry Doors

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**Background**

Completed in 2007, the Downtown Transit Center is within the Downtown ADC District and touts a Gold rating as USGBC LEED Facility.

**Application**

Applicant's submittal:

- City of Charlottesville application, dated October 2, 2018:
  - Photos/drawings: current condition of main entrance, rendering of changes to main entrance, side by side comparison of proposed front entrance and existing side entrance, door elevation (4 pages)
  - Cut sheets
    - Kawneer 500 Wide Stile Entrance door (3 pages)
    - Von Duprin 9847/9947 concealed vertical rod device [panic hardware] (3 pages)
    - Rockwood RM4412 Offset Radius Pulls, 1", stainless steel (1 page)
    - LCN Door Controllers 4040XP series closers (3 pages)
    - Select Products continuous hinge SL54 (2 pages)
    - Pemko 170 saddle threshold

Requesting approval to replace existing full-lite, frameless doors at the Mall entrance (north) with Kawneer doors (single-lite in metal frame, Dark Bronze finish).

**Discussion and Recommendations**

The existing doors are out of plumb and scraping the floor. Proposed replacement doors would have metal frames and match those installed at the other entrances to the Transit Center.

The BAR should discuss the importance of the frameless doors are a key architectural element, and evaluate if/how replacing them with framed doors would impact the building's design—both as a structure and a component of the Downtown Mall.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed replacement doors satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(...with the following conditions...)

Or

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed replacement doors do not satisfy the BAR's criteria and are not compatible with this property and other properties in the 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 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) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Guidelines for Rehabilitations**

##### **B. Facades & Storefronts**

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

- ...
4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
  5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.

6. When designing new building elements, base the design on the ‘typical elements of a commercial façade and storefront’ (see drawing next page).
- ...
8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9. Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.
11. Avoid introducing inappropriate architectural elements where they never previously existed.

#### D. Entrances, Porches & Doors

... The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

...

12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.

### **Pertinent Design Review Guidelines for Public Design and Improvements:**

#### C. PUBLIC BUILDINGS AND STRUCTURES

1. Public buildings should follow design guidelines for new construction.
2. New structures, including bridges, should reflect contemporary design principles.



## 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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name City of Charlottesville Applicant Name Mark Zanicar PW/FH  
Project Name/Description DTS Front Door Replacement Parcel Number \_\_\_\_\_  
Project Property Address 615 E. Water Street (Visitors Center)

#### Applicant Information

Address: 615 E Water Street

Email: Zanicar.M@charlottesville.org

Phone: (W) 434 970 3130 (C) 434 989 9601

#### Property Owner Information (If not applicant)

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? \_\_\_\_\_

#### Signature of Applicant

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

Signature Mark Zanicar Date 09.28.18

Print Name Mark Zanicar Date 09.28.18

#### Property Owner Permission (If not applicant)

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

Signature John E. Jones Date 10/1/2018  
Print Name John E. Jones Date 10/1/2018

Description of Proposed Work (attach separate narrative if necessary): Replace problematic front doors

#### List All Attachments (see reverse side for submittal requirements):

1. Existing photos 2. Proposed replacement door side by side comparison of hardware and side door facing for review

#### For Office Use Only

Received by: S. Barriere

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: 10/2/2018

Revised 2016

Approved/Disapproved by: OCT 16, 2018

Date: J. B. BAKER

Conditions of approval: \_\_\_\_\_  
Per the BAR approval (below).

P18-0162

Fee is waived per City Project

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, the BAR finds that the proposed replacement doors satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted provided that the replacement doors match the existing doors (hardware, dimensions, glass clarity, etc.) at the mall level entrance on the east side of the building, facing the Sprint Pavilion.





Legend:

Project Title:

DTS Exterior Door

Drawing Title:

DTS Main Entrance

Drawn By: Keith Staples

File Name:

Scale: Not To Scale

Issue Date:

Project No:

Sheet No:





Legend:

Project Title:

DTS Exterior Door

Drawing Title:

DTS Main Entrance

Drawn By: Keith Staples

File Name:

Scale: Not To Scale

Issue Date:

Project No:

Sheet No:





Legend:

Project Title:

DTS Exterior Door

Drawing Title:

DTS Side Entrances

Drawn By: Keith Staples

File Name:

Scale: Not To Scale

Issue Date:

Project No:

Sheet No: