

## **Lasley, Timothy G**

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**From:** Lasley, Timothy G  
**Sent:** Thursday, July 18, 2019 12:07 PM  
**To:** dmacnelly@architecturefirm.co  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - July 16, 2019 - 421 West Main Street

July 18, 2019

### **Certificate of Appropriateness**

BAR 18-02-05  
421 West Main Street  
Tax Parcel 320178000  
Ed Brown, Owner/Danny MacNelly (ARCHITECTURFIRM), Applicant  
Revisions to Site Plan

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2019. The following action was taken:

**Motion:** Gastinger moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed concept landscape plan satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR finds the proposed concept appropriate as submitted with the following considerations to be provided at a later date:

- Details of the wood fence, metal fence, and metal gate;
- The elevation of the CenturyLink adjacent property in context with new work;
- The fence height should be a maximum of 6 feet above proposed grade;
- The fence should terminate at the proposed gate facing West Main Street;
- From the proposed gate/metal fence facing West Main Street, the fence should be adapted to either be a 4' tall fence or hedge as it extends to West Main Street;
- Lighting fixtures are to match those used in adjacent project [Quirk Hotel];
- And there should be a consideration for additional trees to be located on site.

**Mohr seconded. Approved (7-0).**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1377](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1377)

This certificate of appropriateness shall expire in 18 months (January 16, 2021), 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 either myself, or Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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**Tim Lasley**

Acting Assistant Historic Preservation and Design Planner  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3398

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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 16, 2019**



**Certificate of Appropriateness Application**

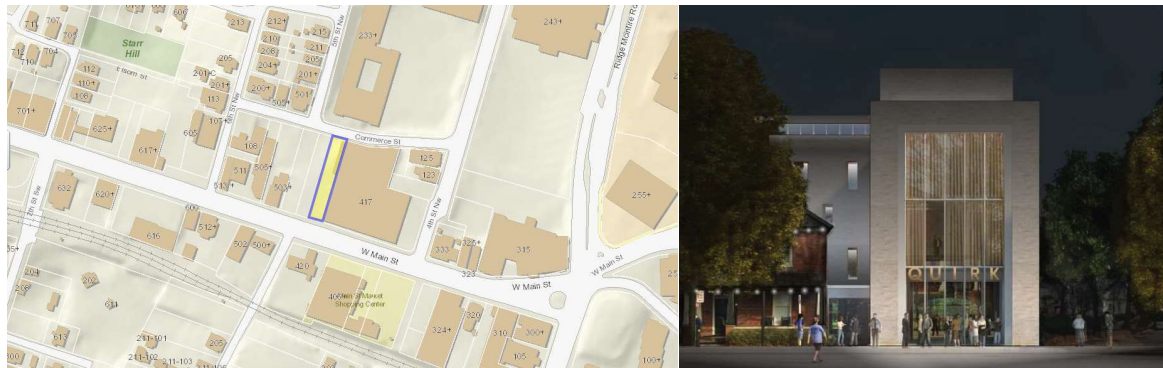
BAR 18-02-05

421 West Main Street

Tax Parcel 320178000

Ed Brown, Owner/Danny MacNelly (ARCHITECTURFIRM), Applicant

Revisions to Site Plan



**Background**

The Quirk Hotel project covers several parcels, however the extent of this request is limited to the parcel that had been 421 West Main, which is within the Downtown ADC District. In 2017 the BAR approved the demolition of a post-1920, concrete block building on the site. Prior to that, the 1920 Sanborn Maps indicate small, frame buildings on the site.

**Prior BAR Approvals**

April 17, 2018: The BAR moved to find that the proposed landscape and hardscape satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the concept of the application as submitted. Approved (6-0).

**Application**

Applicant Submitted:

- ARCHITECTUREFIRM submittal dated June 25, 2019: Transmittal letter, cover sheet (page 1), site plane (page 2), revised site plan (page 3), site sections (pages 4-5), site photos (page 6), and landscaping species and details (pages 7-11).

Revised landscaping plan.

- A low hedge to match hedge at the front of 501 and 503 West Main Street;
- Bluestone pavers to match Quirk entry pavers;
- Four (4) Honey Locust trees within a crushed granite field;
- 6-ft tall, light bronze painted, aluminum picket fence with a center gate;
- Crushed granite field with pathway low lighting for egress;
- 34-ft x 34-ft bluestone terrace with perimeter low lighting;
- Door existing from the lobby onto the bluestone terrace;
- Flat lawn area abutting a sloped lawn area, rising to a flat lawn area above;
- 3-ft wide, crushed granite pathway following the left edge of the lawn areas;
- Door exiting from the hotel gallery onto the crushed granite pathway;

- 6-ft tall hedge with gate at the building edge;
- Two (2) Gingko trees in rear lawn abutting Commerce Street;
- Concrete retaining wall, 1-ft above grade with a 6-ft tall, solid wood fence on top.

### **Discussion**

Staff finds the proposed landscaping revisions appropriate and recommend approval with the condition that exterior light fixtures have lamping color temperature equal to or less than 3000K.

### **Suggested Motions**

Approval: 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 satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: 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 does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted.

### **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 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.

#### Appendix:

Prior BAR Reviews related to the Quirk Hotel 421, 425, 501, and 503 West Main):

- April 30, 2016: Work session on proposed Quirk Hotel
- May 16, 2017: Approval of massing; approval to demolish 425 West Main; approval to demolish rear additions at 503 West Main; approval to demolish rear addition and re-open sleeping porch at 501 West Main; denial of request to demolish side addition at 501 West Main.
- October 17, 2017: Approval of massing, materials, lighting, and landscape plan.
- December 19, 2017: Affirm approval to demolish the post-1920s building at 421 West Main.
- January 17, 2018: Approval of COA, including changes to rooftop, exterior staircase, and transformer screen.
- February 21, 2018: Approval of massing change and partial demolition of north porch.



## 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 Quirk Charlottesville, LLC Applicant Name Ed Brown  
Project Name/Description Quirk Hotel Garden Parcel Number Quirk Hotel Charlottesville  
Project Property Address 421 West Main Street

### Applicant Information

Address: 309 North Adam Street  
Richmond, VA 23220  
Email: dmacnelly@architecturefirm.co  
Phone: (W) 804-308-8007 ext. 101 (C) 804-922-3061

### Property Owner Information (if not applicant)

Address: 10120 West Broad Street, STE J  
Glen Allen, VA 23060  
Email: ed.brown@bankstreetadvisors.com  
Phone: (W) 804-262-1585 (C) 804-683-7227

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] June 25, 2019  
Signature Date

Danny MacNelly June 25, 2019  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature] \_\_\_\_\_  
Signature Date

Ed Brown June 25, 2019  
Print Name Date

### Description of Proposed Work (attach separate narrative if necessary):

Revisions to the site plan pre-design from the April 17, 2018 Board of Architectural Review presentation/meeting.  
Please note all revisions are minimally visible from West Main Street or Commerce Street.

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

10 copies of the revised presentation from April 17, 2019 illustrating revisions to site plan.

### For Office Use Only

Received by: \_\_\_\_\_

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

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

ARCHITECTUREFIRM

June 25, 2019

TRANSMITTAL

To Mr. Jeffrey Warner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – P.O. Box 911  
610 East Market Street  
Charlottesville, VA 22902  
Phone: 434.970.3130  
Email: wernerjb@charlottesville.org

From Mitch Crowder  
Senior Architect – Project Manager  
ARCHITECTUREFIRM  
309 North Adams Street  
Richmond, VA 23220  
Phone: 202-494-5676  
Email: mcrowder@architecturefirm.co

Dear Mr. Werner:

Please find enclosed (10) copies of the Board of Architectural Application Presentation for the revisions to the final design of Lot 421 West Main Street for the Quirk Hotel Charlottesville. This submission was originally submitted to you all on March 25, 2018 and presented to the board on April 17, 2018. Revisions to the original are indicated in red text and reflect the final design of the site plan that will be submitted to the City for review. (1) electronic copy on a CD is also included.

It is my understanding that Jennifer Mullen, Esq. has emailed to request administrative approval of the revisions based on the previous approval of the property and the minimal revisions to such approval.

Feel free to contact us with any questions or concerns.

Best,



Mitch Crowder RA LEED AP  
Senior Architect – Project Manager  
ARCHITECTUREFIRM

# Quirk Charlottesville (QRC)

501 W. Main St.  
Charlottesville, VA 22902

Board of Architectural Review  
Final design of Lot 421 West Main Street  
25 June 2019

*Previously submitted on 17 April 2018*

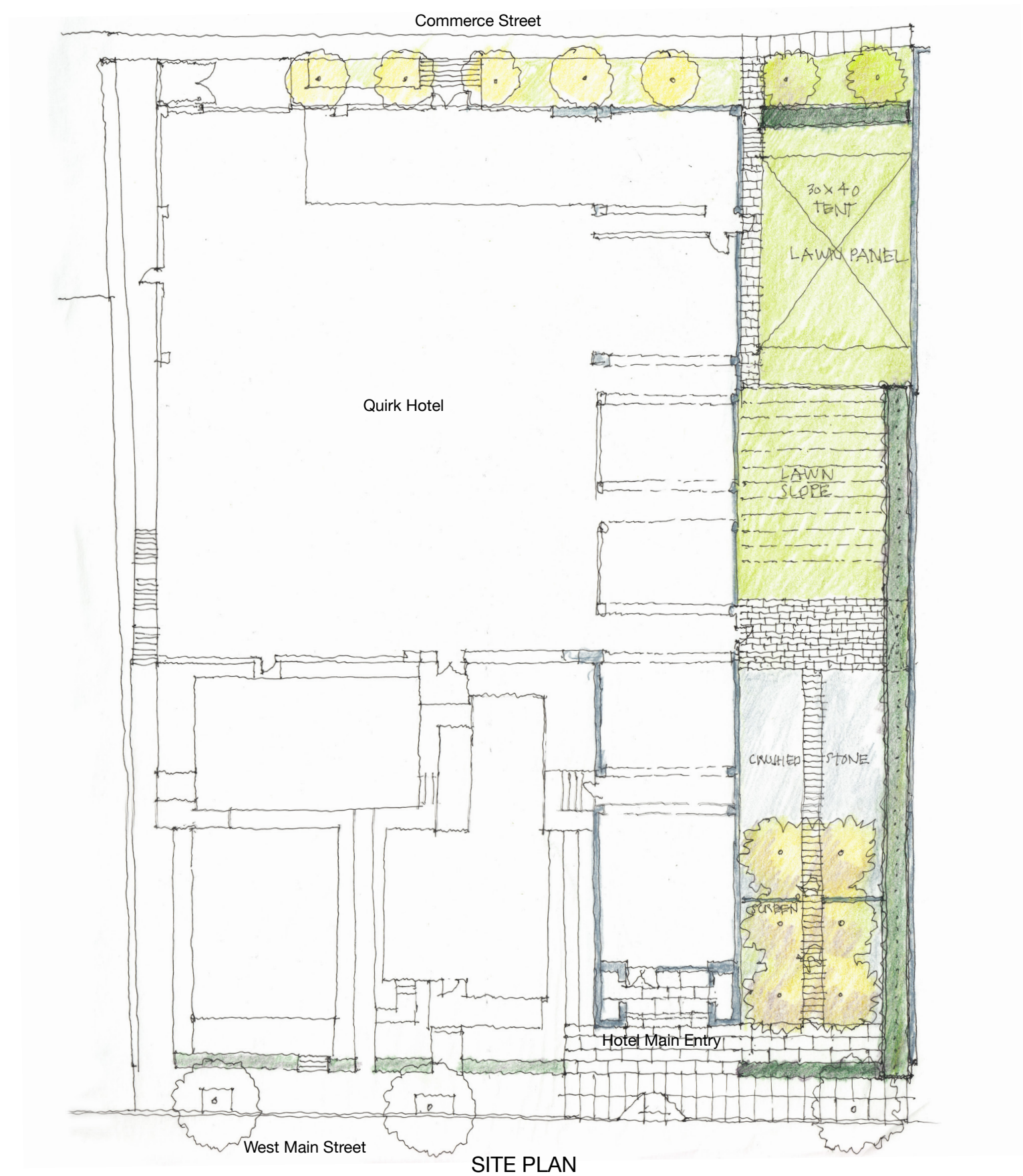
*Revisions indicated in red*

RICHMOND, VA

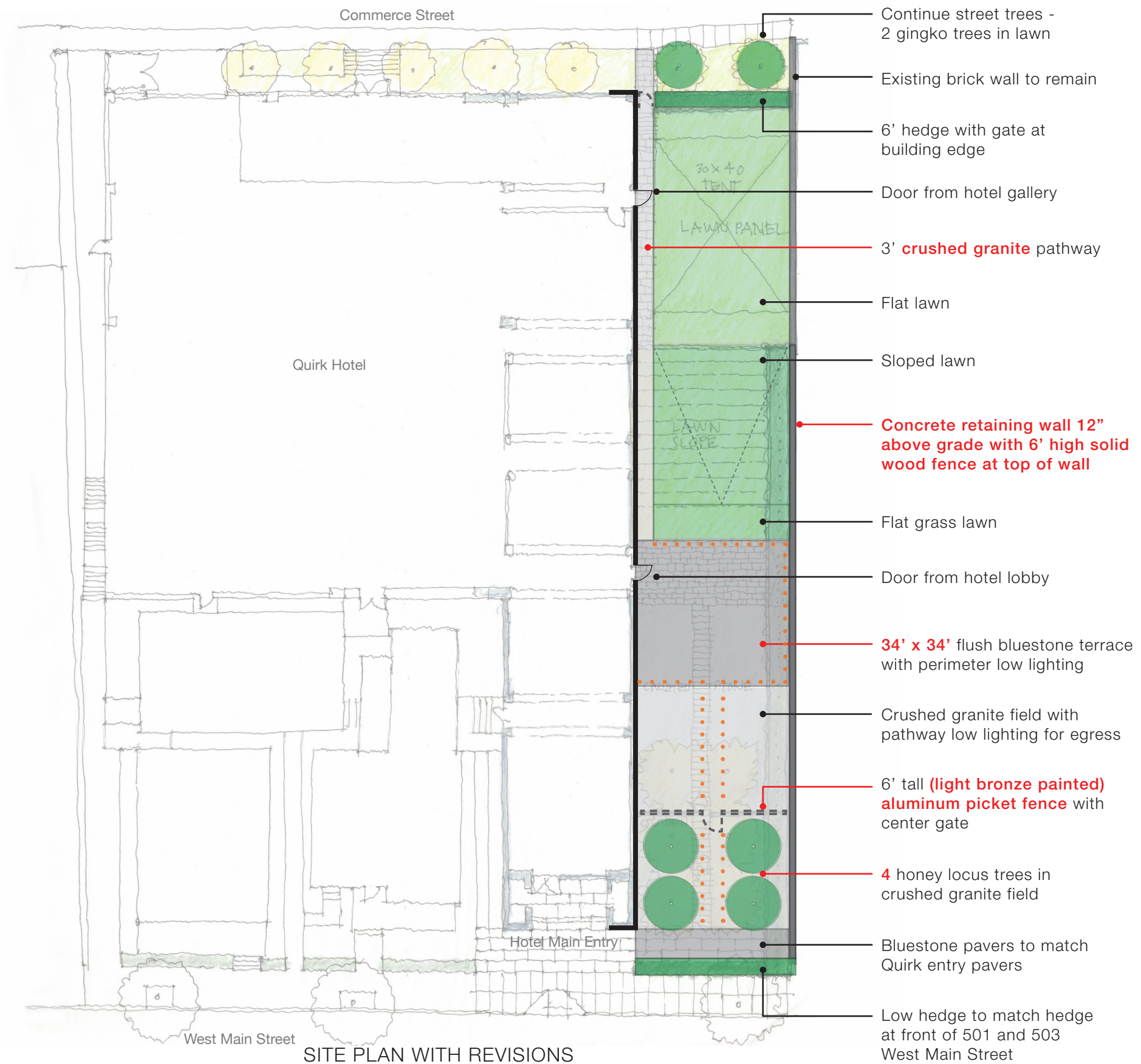
**QUIRK**

HOTEL

ARCHITECTUREFIRM

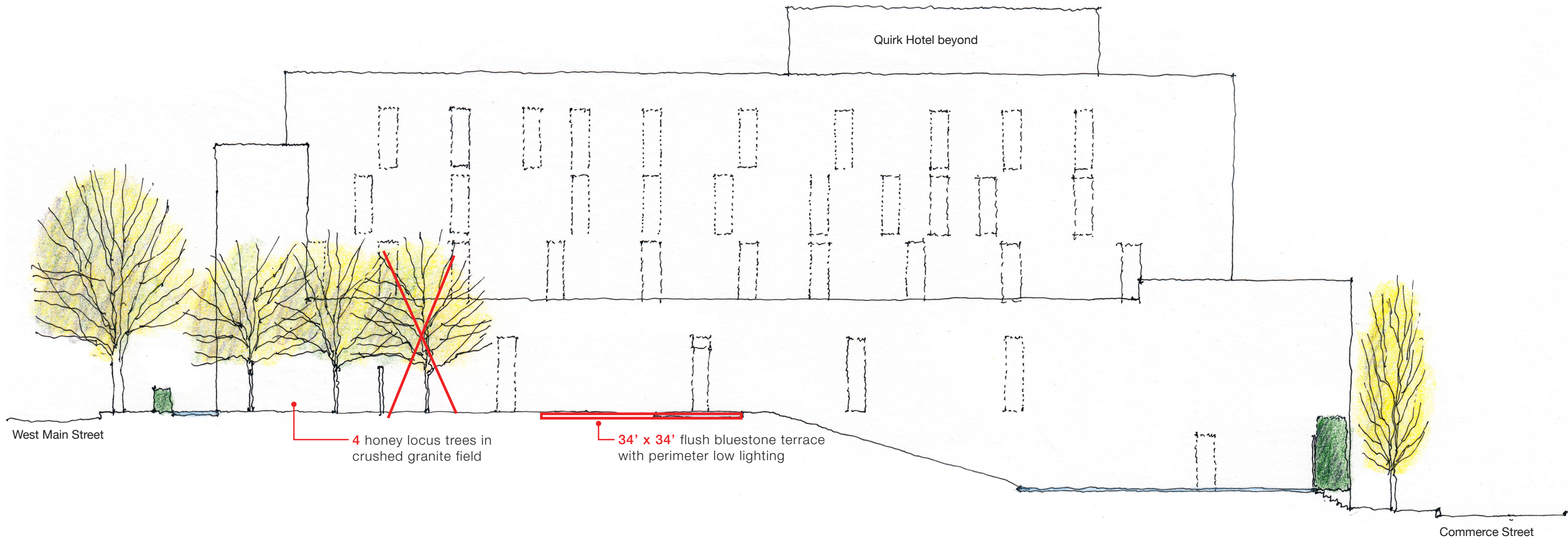




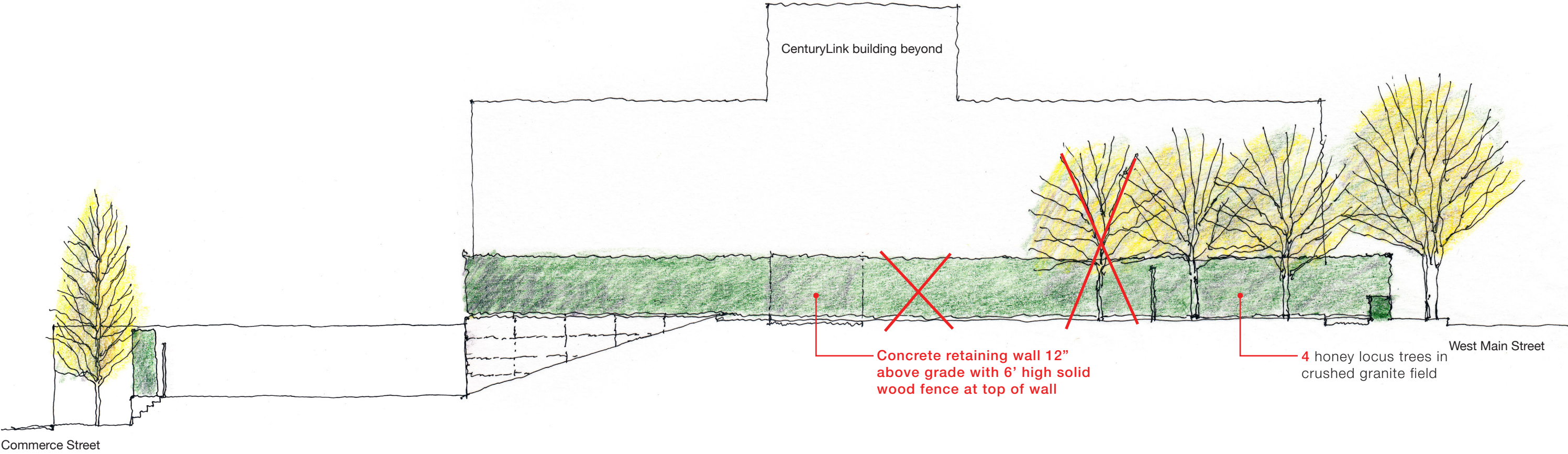


Revisions to pre-design  
indicated in red.





SECTION LOOKING WEST



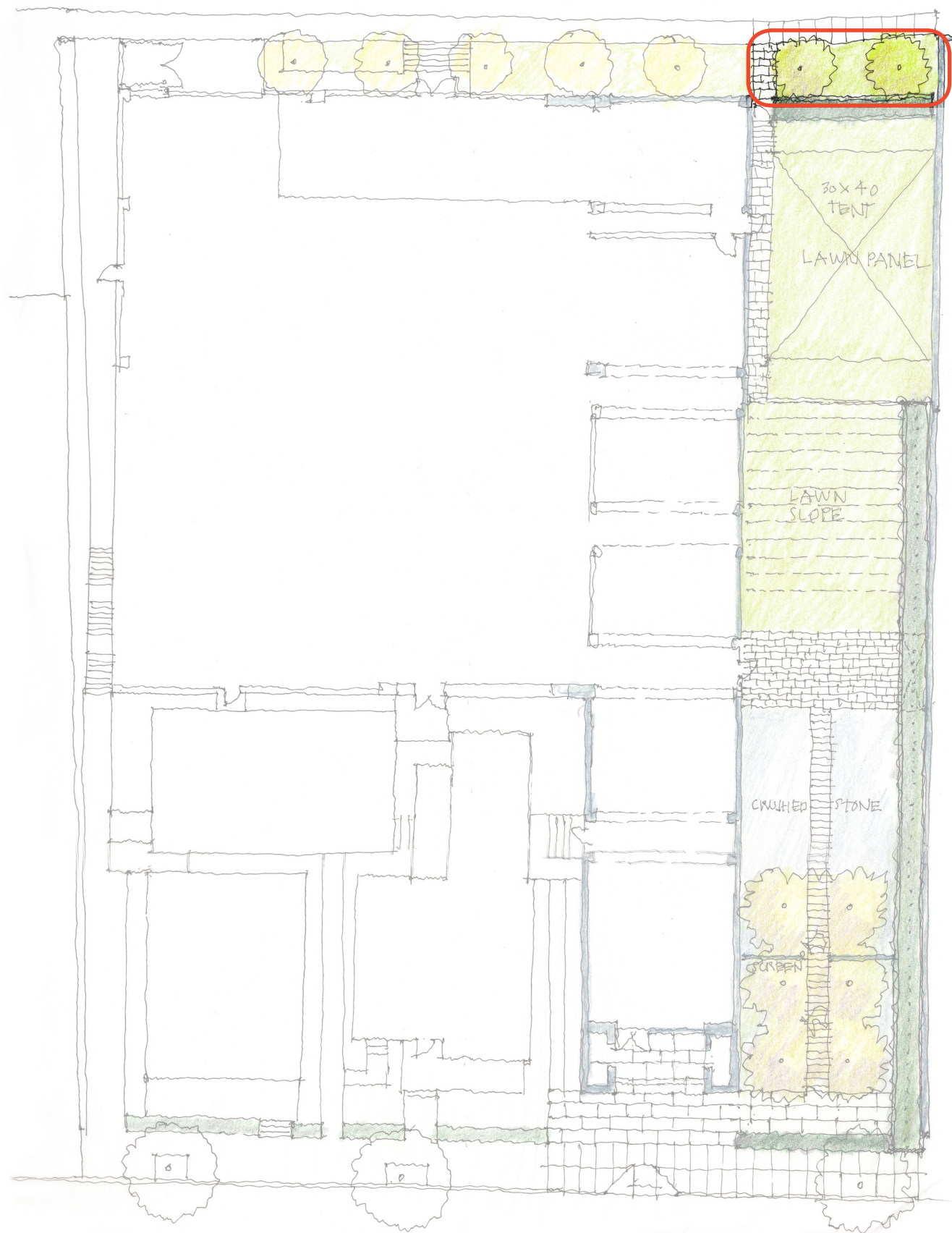
SECTION LOOKING EAST





SITE PHOTOS



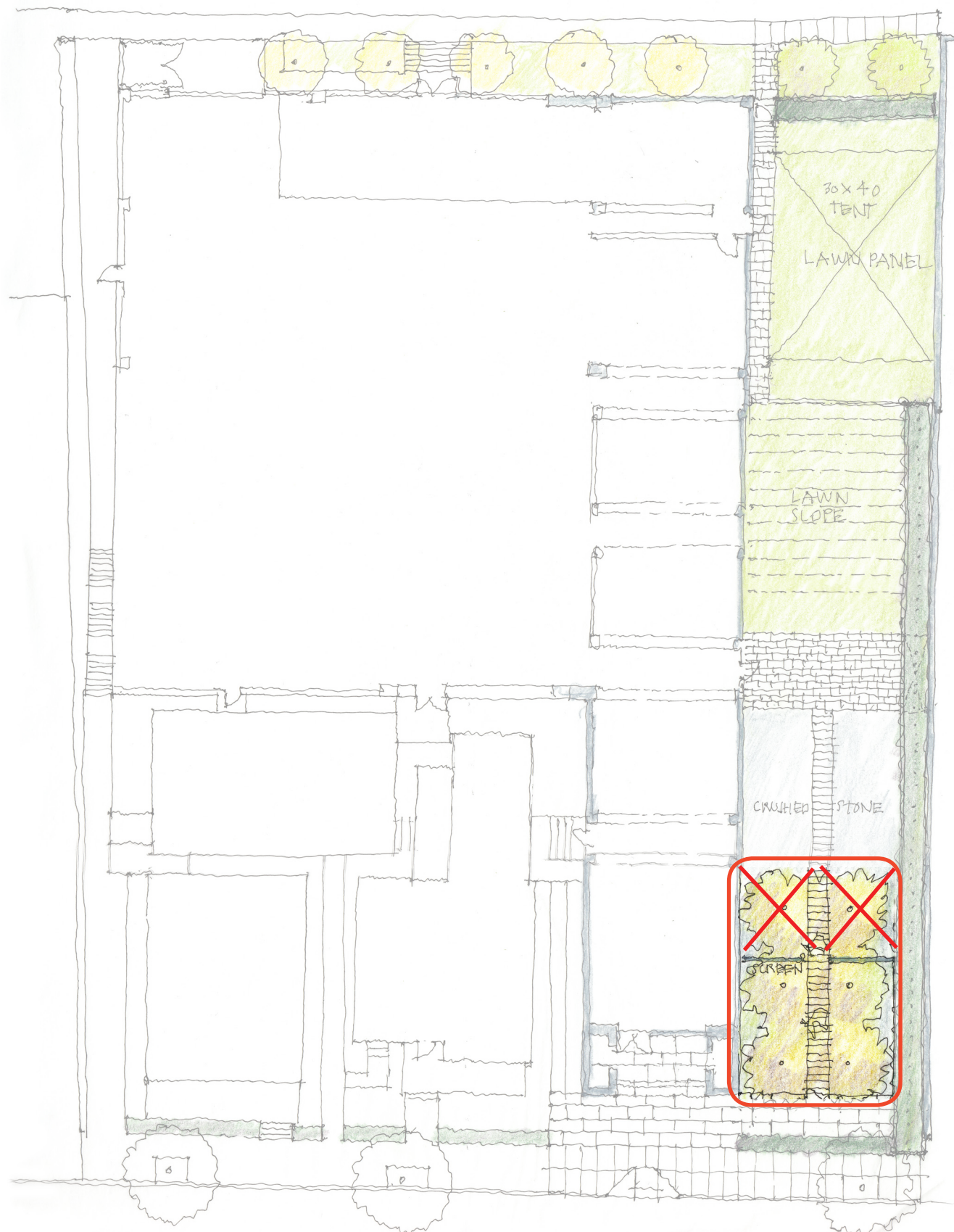


*Ginkgo biloba* 'Princeton Sentry'



## TREES

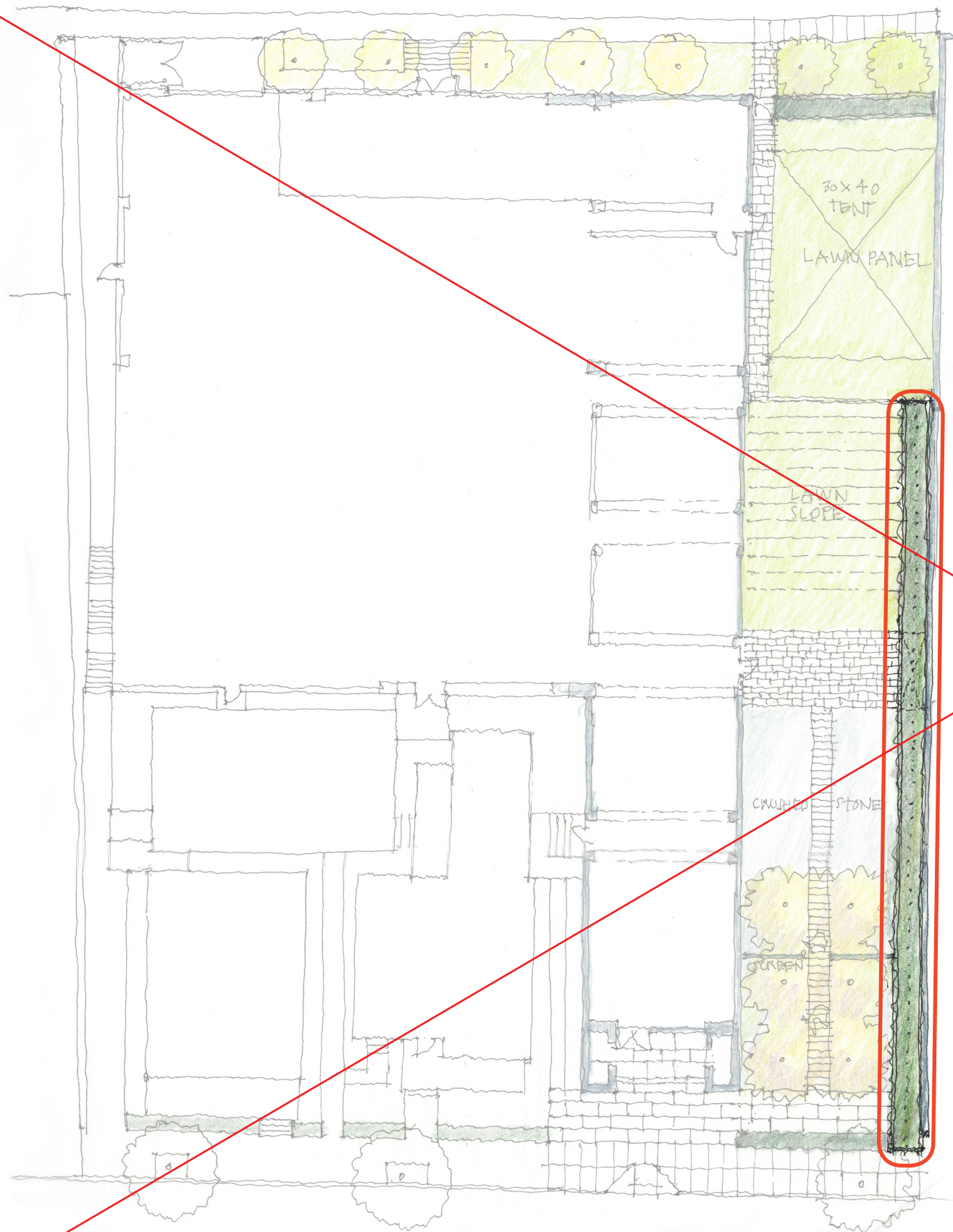




*Gleditsia triacanthos* · Honey Locust

## TREES

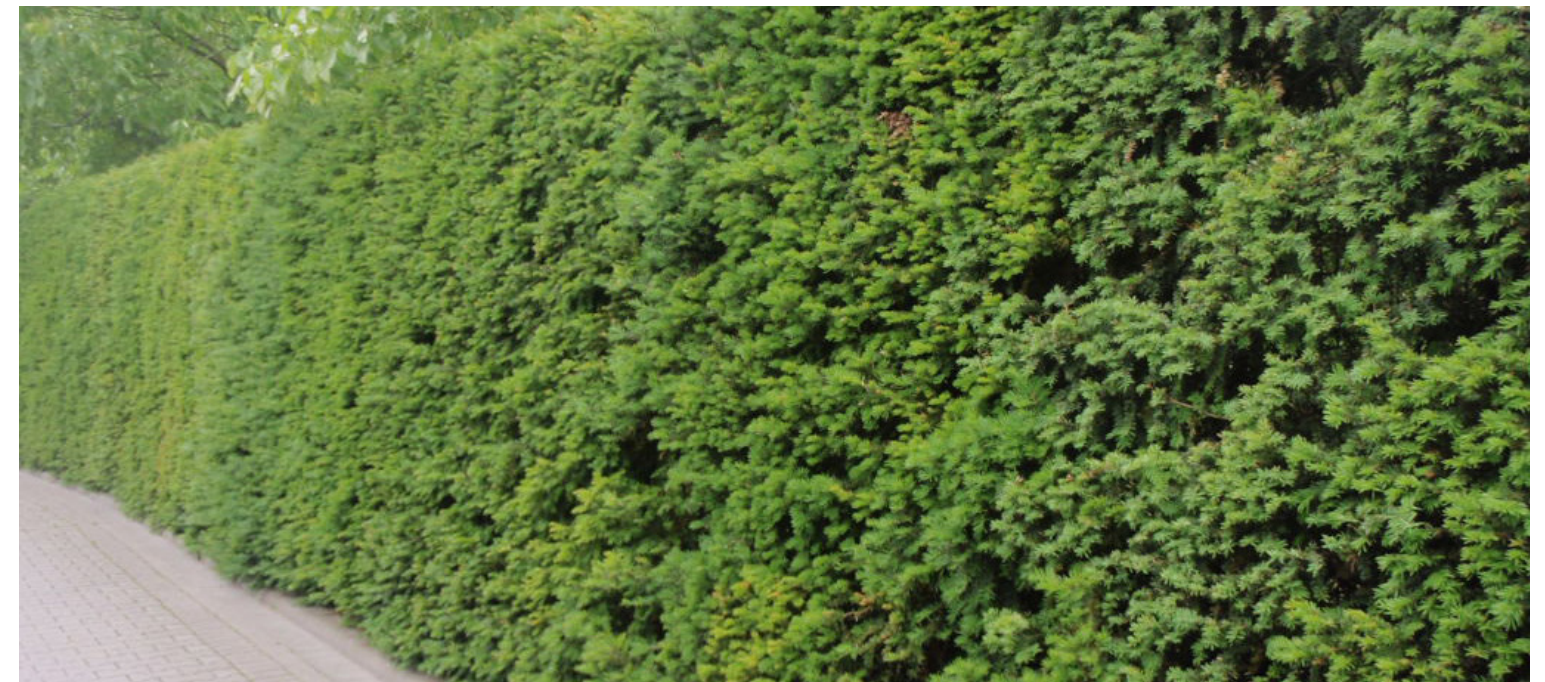
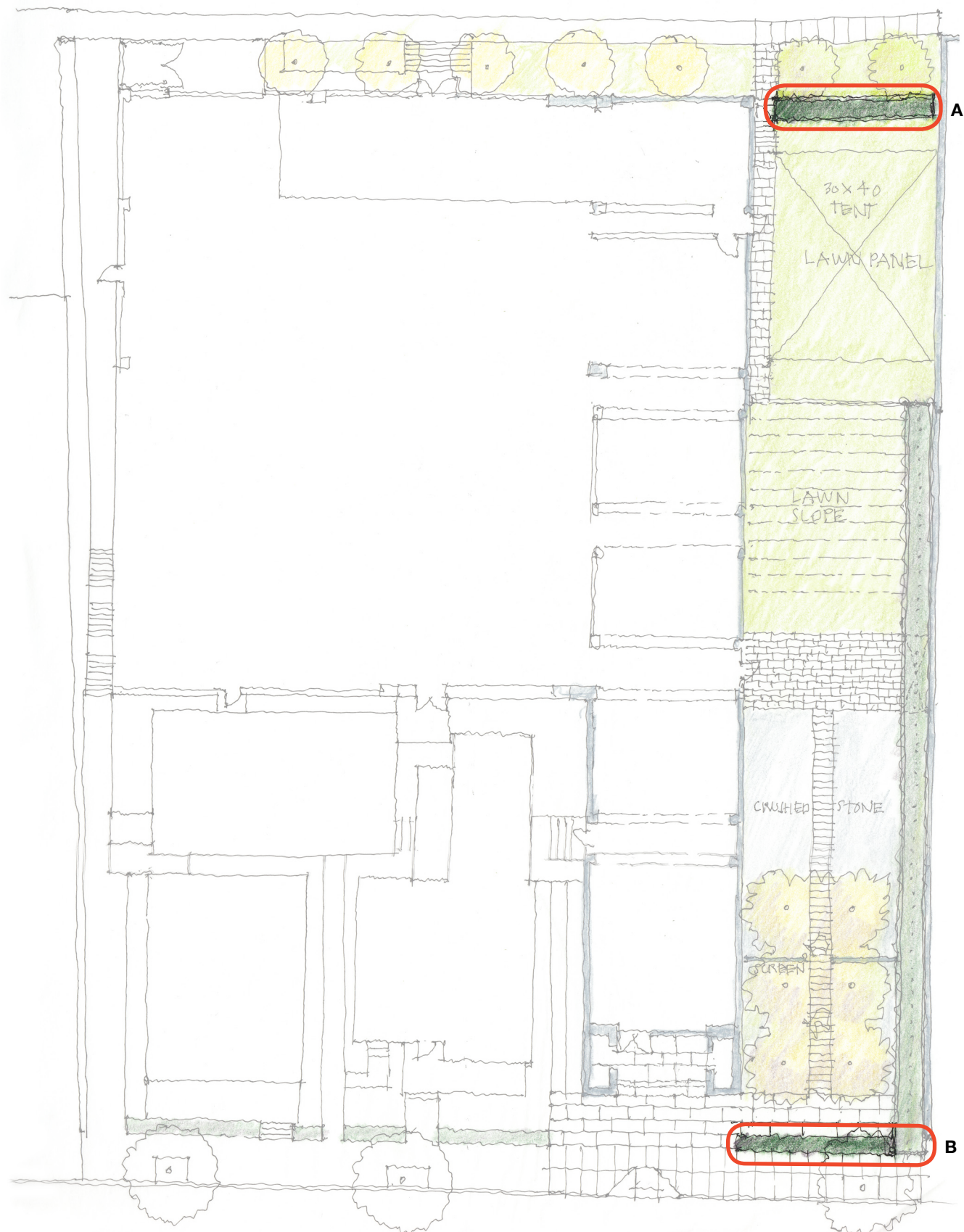




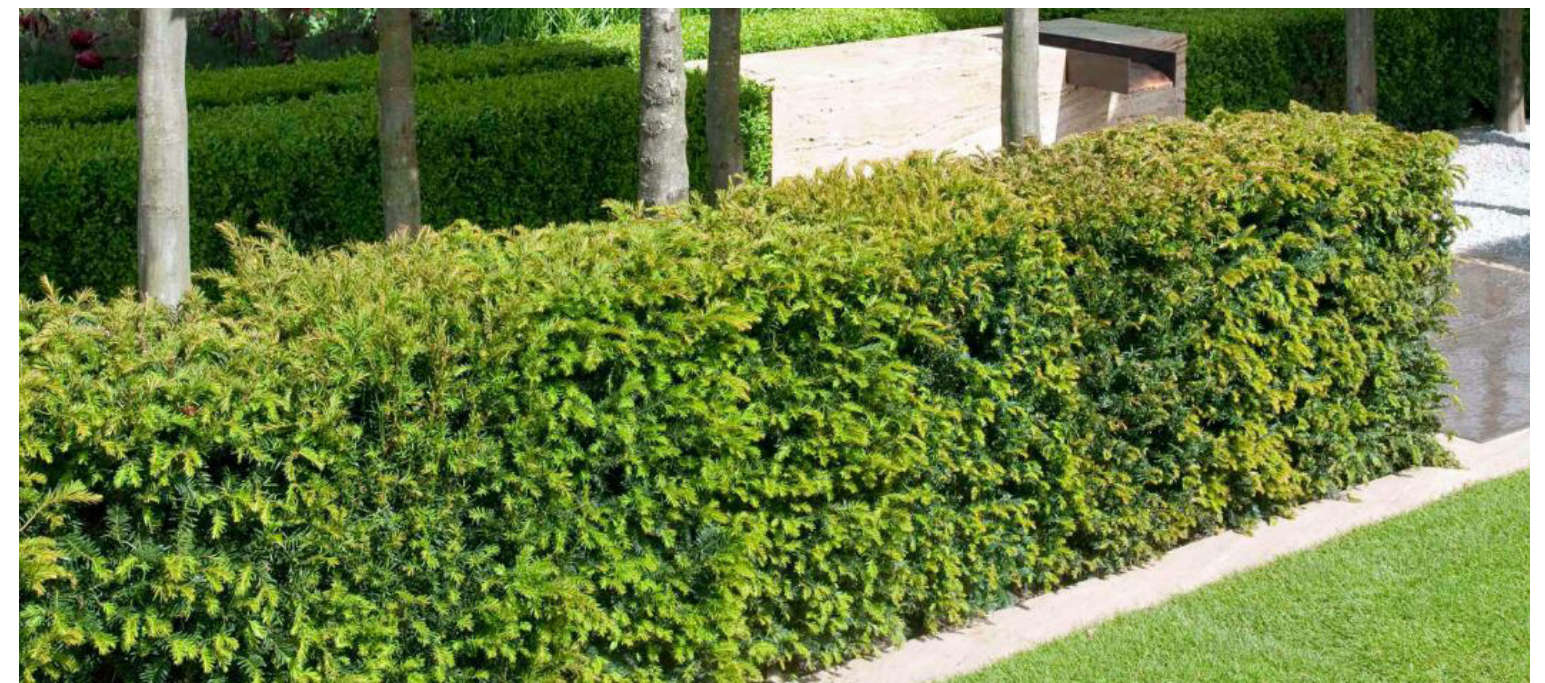
*Thuja occidentalis* 'Nigra' · Arborvitae

## HEDGES





**A** • *Taxus x media 'hicksii'* • Hicks Yew



**B** • *Taxus x media 'Densiflora'* • Dense Spreading Yew

## HEDGES





Compacted Crushed Stone · North Carolina Museum of Art

## BLUESTONE PAVING