

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, November 20, 2019 11:56 AM
To: dmacnelly@architecturefirm.co
Cc: Werner, Jeffrey B
Subject: November BAR Action - 421 West Main Street

Certificate of Appropriateness Application

BAR 18-02-05
421 West Main Street
Tax Parcel 320178000
Ed Brown, Owner/Danny MacNelly (ARCHITECTUREFIRM), 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 November 19, 2019. The following action was taken:

BAR Member Carl 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 from the submittal received on October 29, 2019 satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District. The BAR approves the application with the following modifications:

- **That the top of the fence adjacent to the CenturyLink Building be no more than 6' above grade at the CenturyLink side**
- **That the in-ground lighting that is not underneath trees should be aim-able and not shine directly into the sky**

Lahendro seconded. Approved (8-1, Miller opposed).

This certificate of appropriateness shall expire in 18 months (May 19, 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,
Robert Watkins

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 19, 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/Landscape plan for 421 West Main



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

July 2019: BAR approved the proposed concept landscape plan for 421 West Main Street, 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).

Application

Applicant Submitted:

- ARCHITECTUREFIRM submittal dated 19 November 2019, cover sheet and pages 2 through 15.

Requesting CoA for landscape plan for the 421 West Main portion of the project.

Comment from BAR's July 2019 review (staff note re: Nov 19 submittal):

- Details of the:
 - wood fence (see page 14)
 - metal fence and metal gate (see pages 5, 6, and 15)
- The elevation of the CenturyLink adjacent property in context with new work (see pages 4 and 14)
- The fence height should be a maximum of 6 feet above proposed grade (see pages 3 and 4)
- The fence should terminate at the proposed gate facing West Main Street (see pages 3 and 4)
- 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 (see pages 3 and 4)
- Lighting fixtures are to match those used in adjacent project [Quirk Hotel] (see page 16)
 - See October 2017 submittal:
http://weblink.charlottesville.org/Public/0/edoc/732296/BAR_Massing,%20lands%20cape,%20lighting_425,501,503%20West%20Main%20St_Oct%202017_1%20of%202.pdf
- Consideration for additional trees to be located on site (No additional trees shown)

Discussion

BAR should determine if the requested information has been provided. Staff recommends that an approval include a condition that exterior light fixtures be dimmable and 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 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.
- April 17, 2018: Approval of proposed landscape and hardscape concept



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

RECEIVED

OCT 29 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Charlottesville
Project Property Address 421 West Main Street

Applicant Information

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

Signature of Applicant

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

Signature [Signature] Date October 28, 2019

Danny MacNelly October 28, 2019
Print Name Date

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

Property Owner Permission (if not applicant)

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

Signature [Signature] Date _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Ed Brown October 28, 2019
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
See attached.

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

1. Description of proposed work - 8.5x11 sheet.
2. 10 copies (11x17) of the November 19, 2019 presentation for Lot 421 West Main St. that includes revisions and additional information requested from the June 25, 2019 presentation and Certificate of Appropriateness received from that BAR meeting.

For Office Use Only

Received by: [Signature]
Fee paid: \$375.00 Cash Ck. # 1390
Date Received: 10/29/2019

Revised 2016

719-0159

Approved/Disapproved by: _____

Date: _____

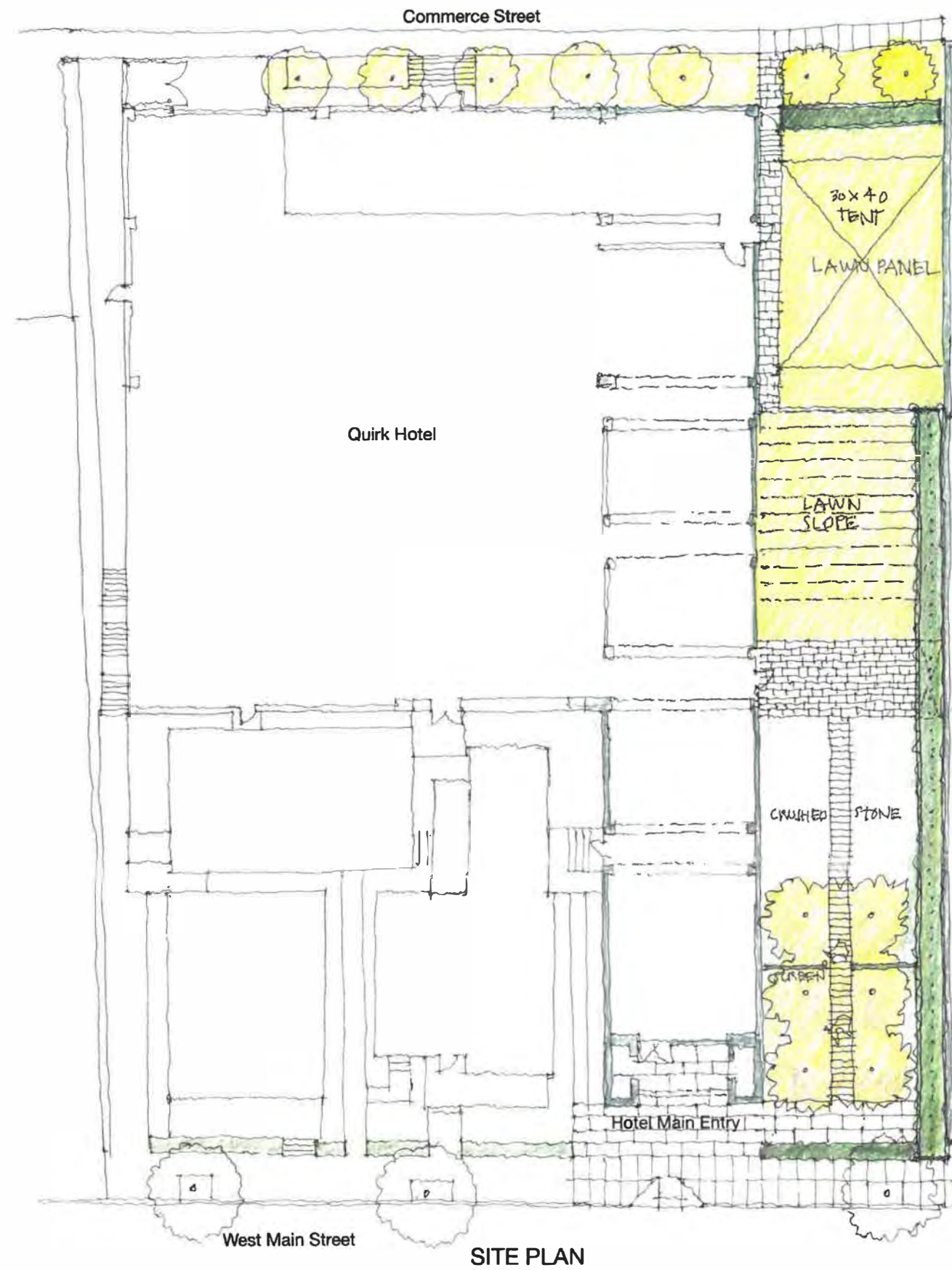
Conditions of approval: _____

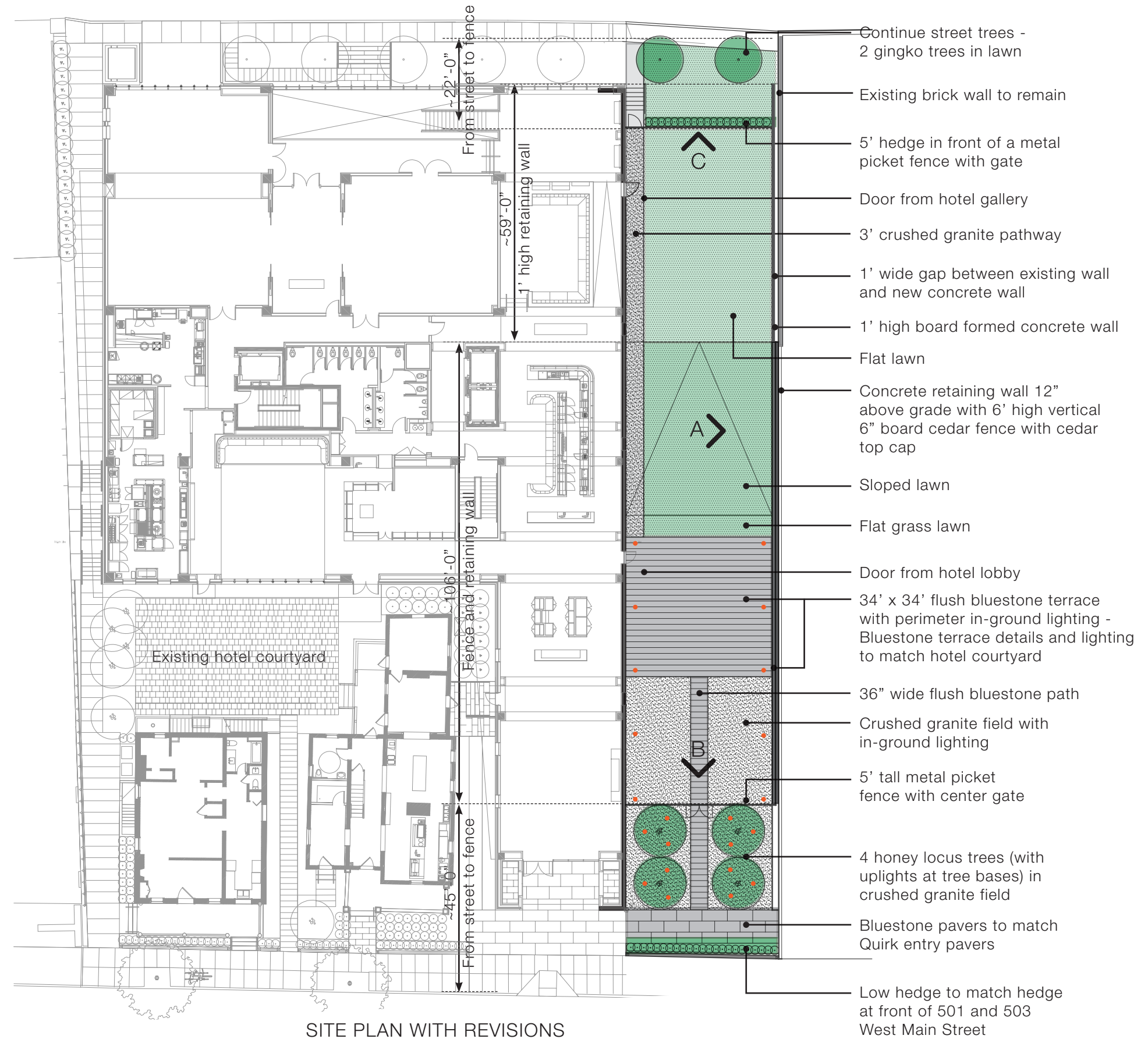
Quirk Charlottesville (QRC)
501 W. Main St.
Charlottesville, VA 22902

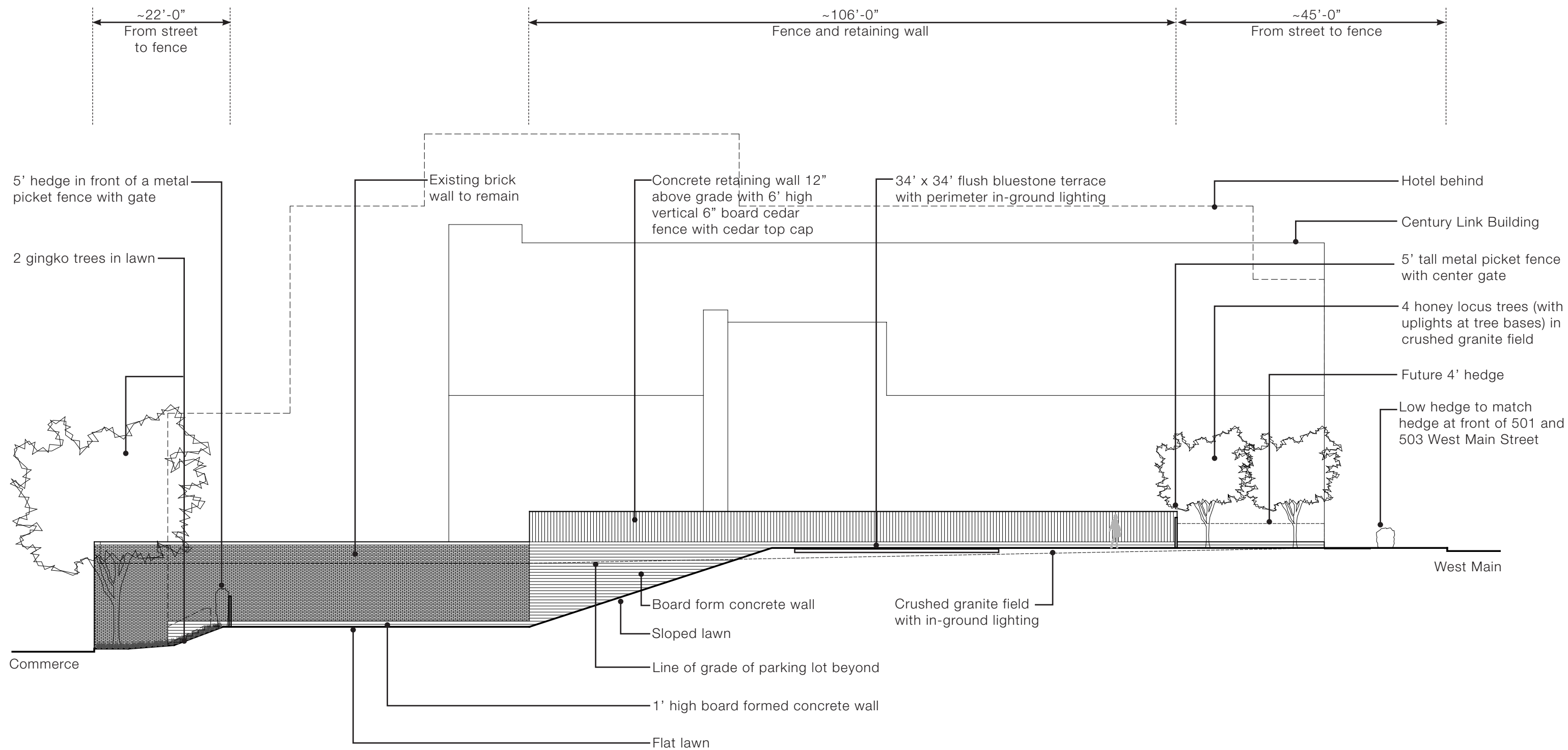
Board of Architectural Review
Final design of Lot 421 West Main Street
19 November 2019
Previously submitted on 25 June 2019



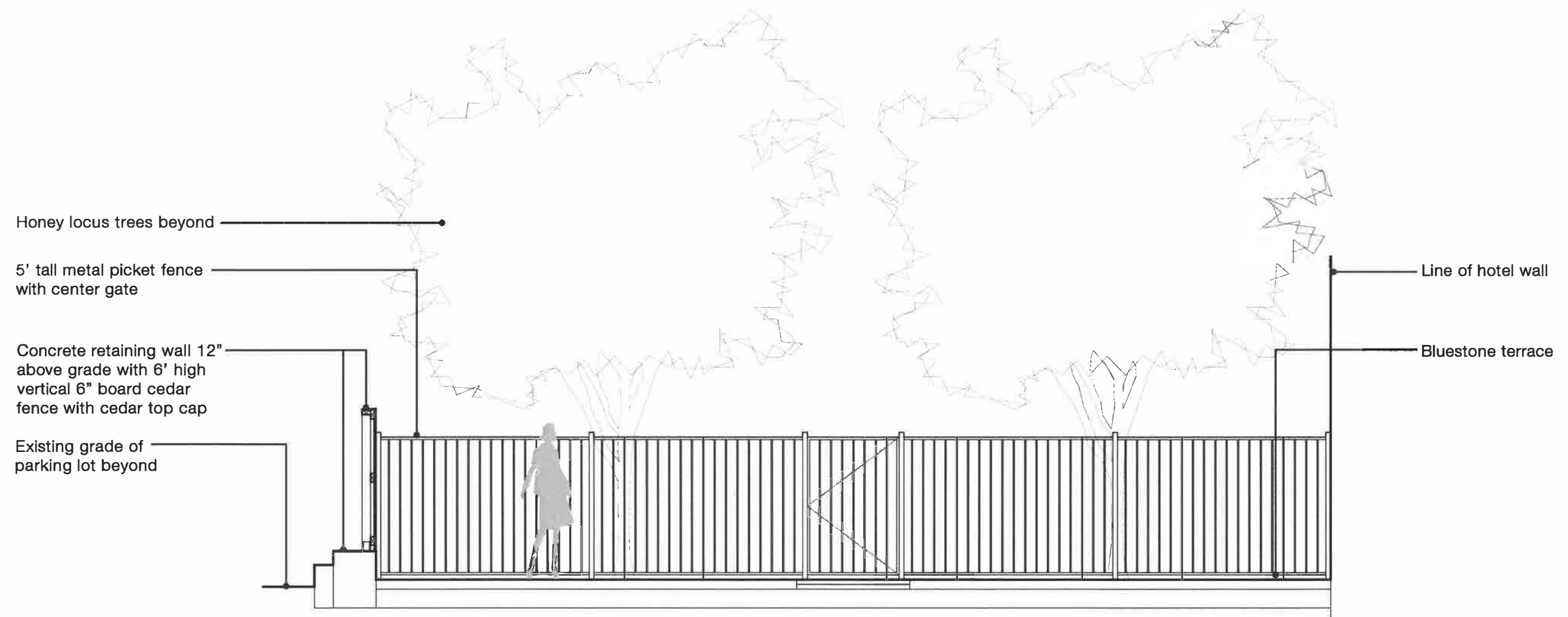
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OCT 29 2019
NEIGHBORHOOD DEVELOPMENT SERVICES







SITE ELEVATION A - FACING EAST



SITE ELEVATION B - FACING SOUTH - GATE AT WEST MAIN STREET ENTRY



SITE ELEVATION C - FACING NORTH - GATE AT COMMERCE STREET ENTRY



Looking North from West Main Street



Looking South from Commerce Street



Looking Southwest from Commerce Street

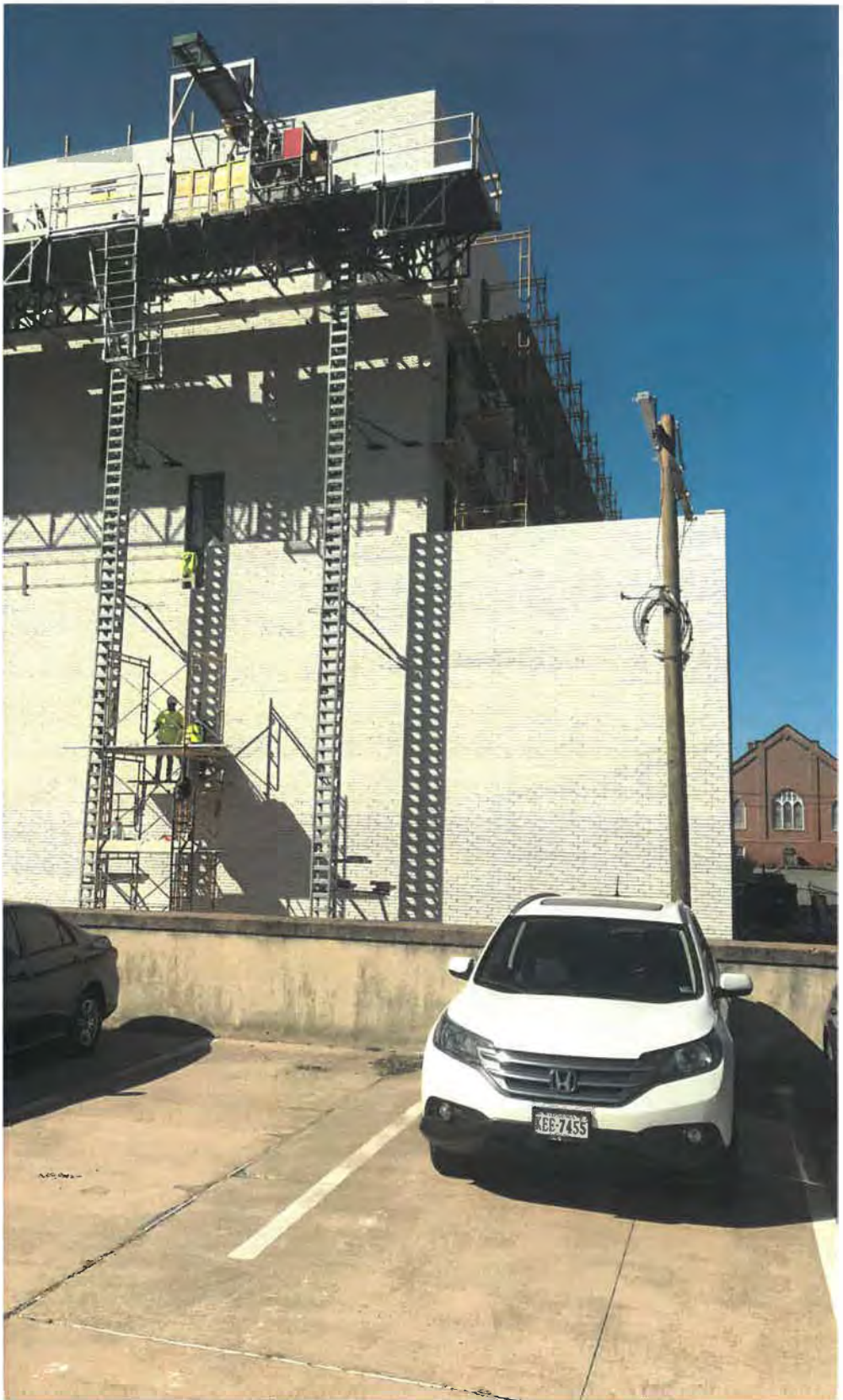
SITE PHOTOS



Looking South from Century Link Parking Lot



Looking North from Century Link Parking Lot



Looking West from Century Link Parking Lot at Commerce Street

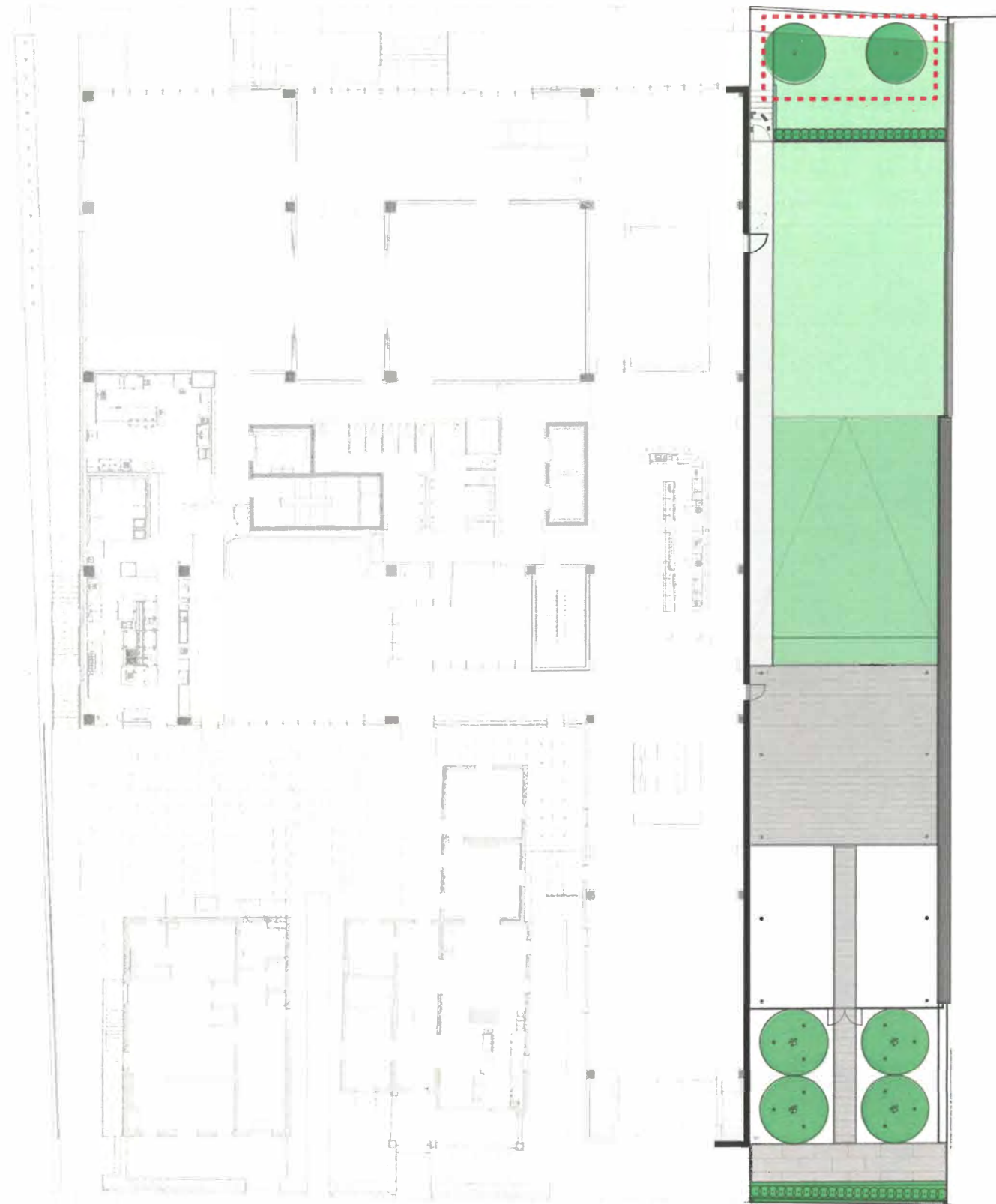
SITE PHOTOS



Looking Northeast at Century Link Building and Parking Lot from the Quirk Rooftop



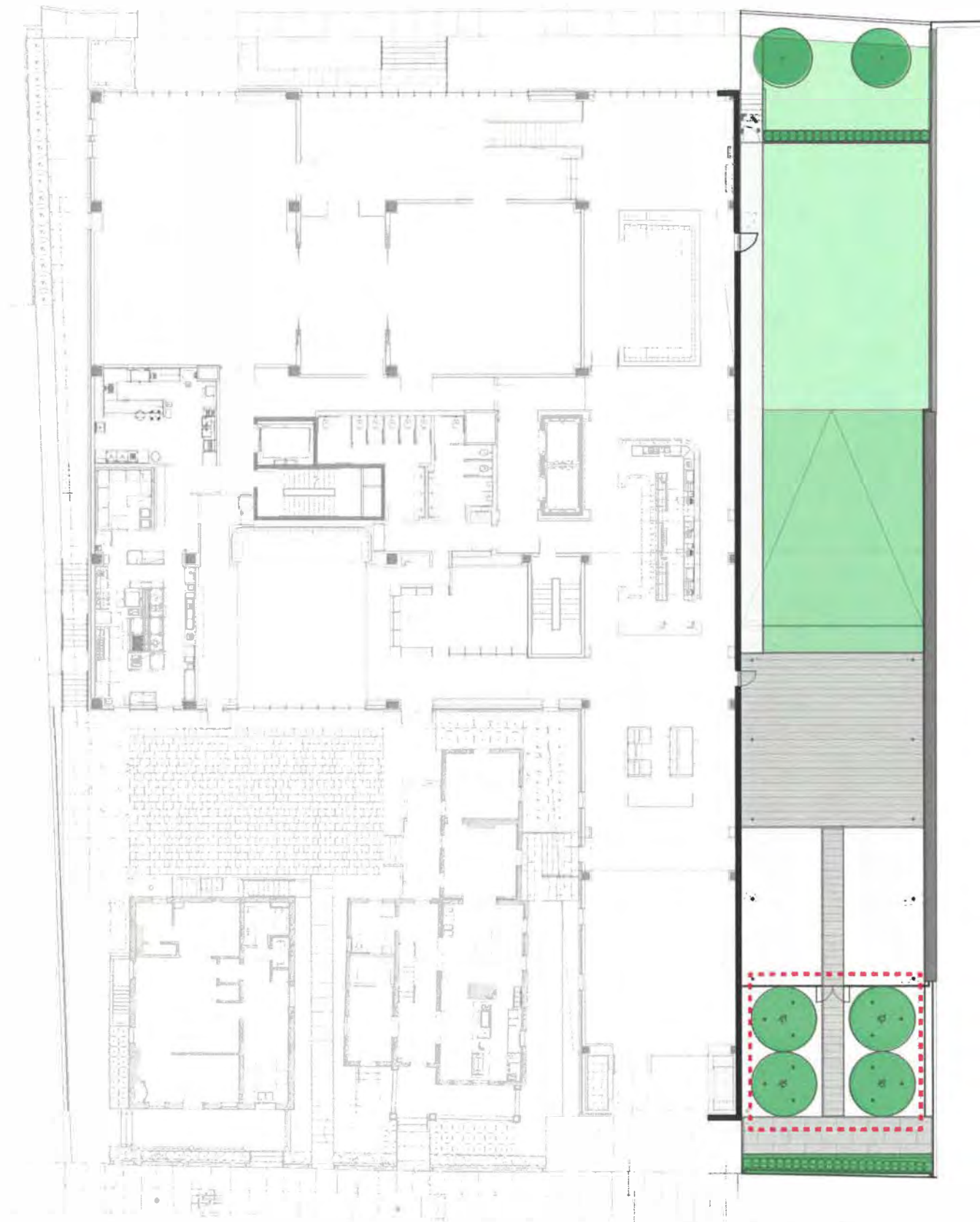
Looking Southeast at Century Link Building and Parking Lot from the Quirk Rooftop



Ginkgo biloba 'Princeton Sentry'

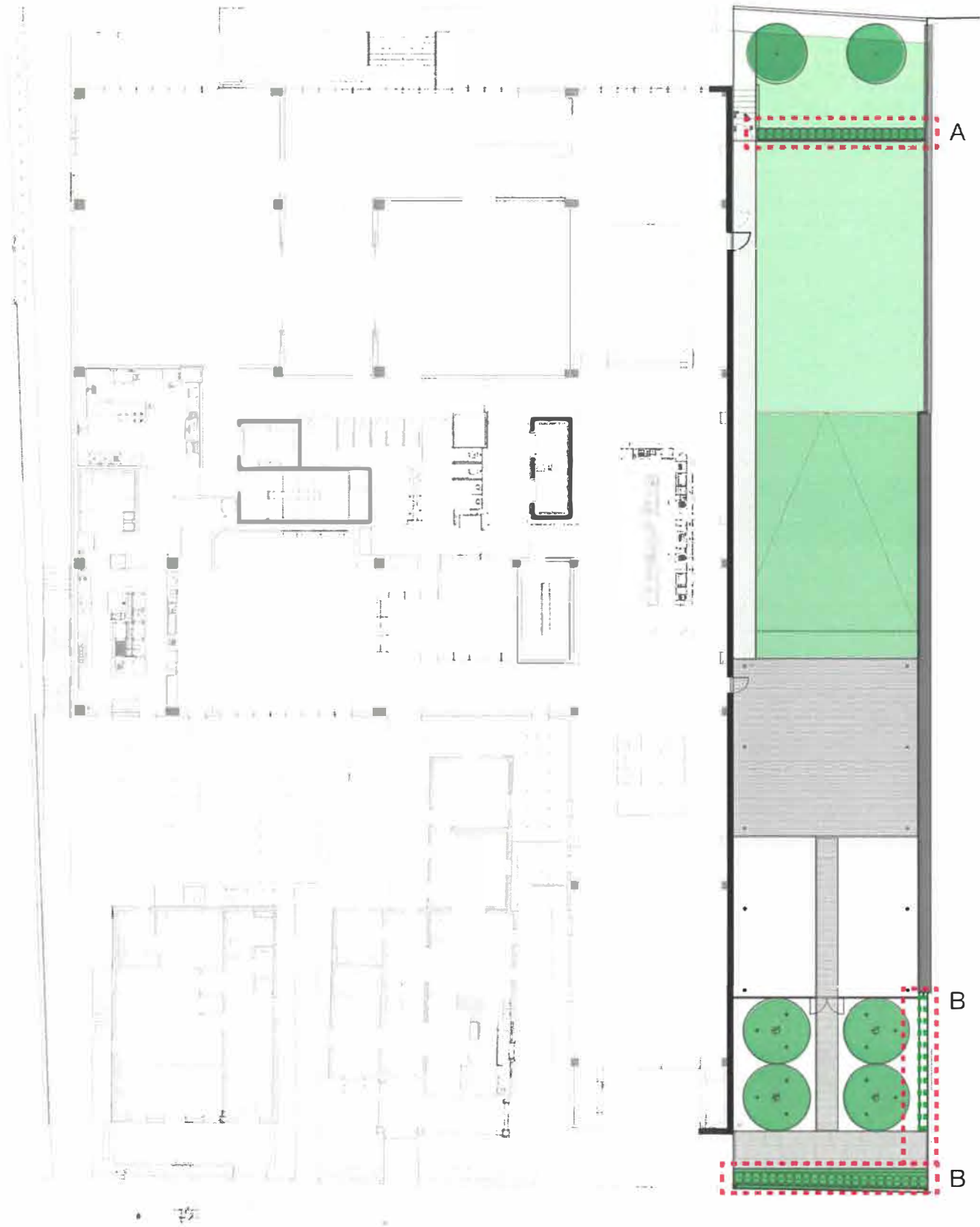


TREES



Gleditsia triacanthos · Honey Locust

TREES



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



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

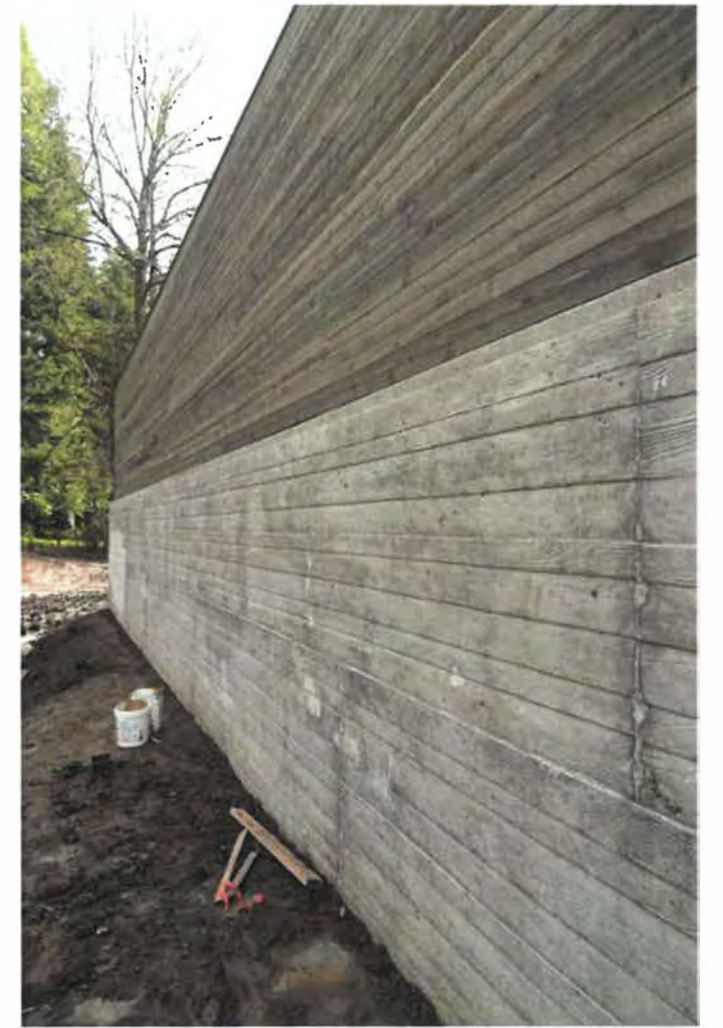
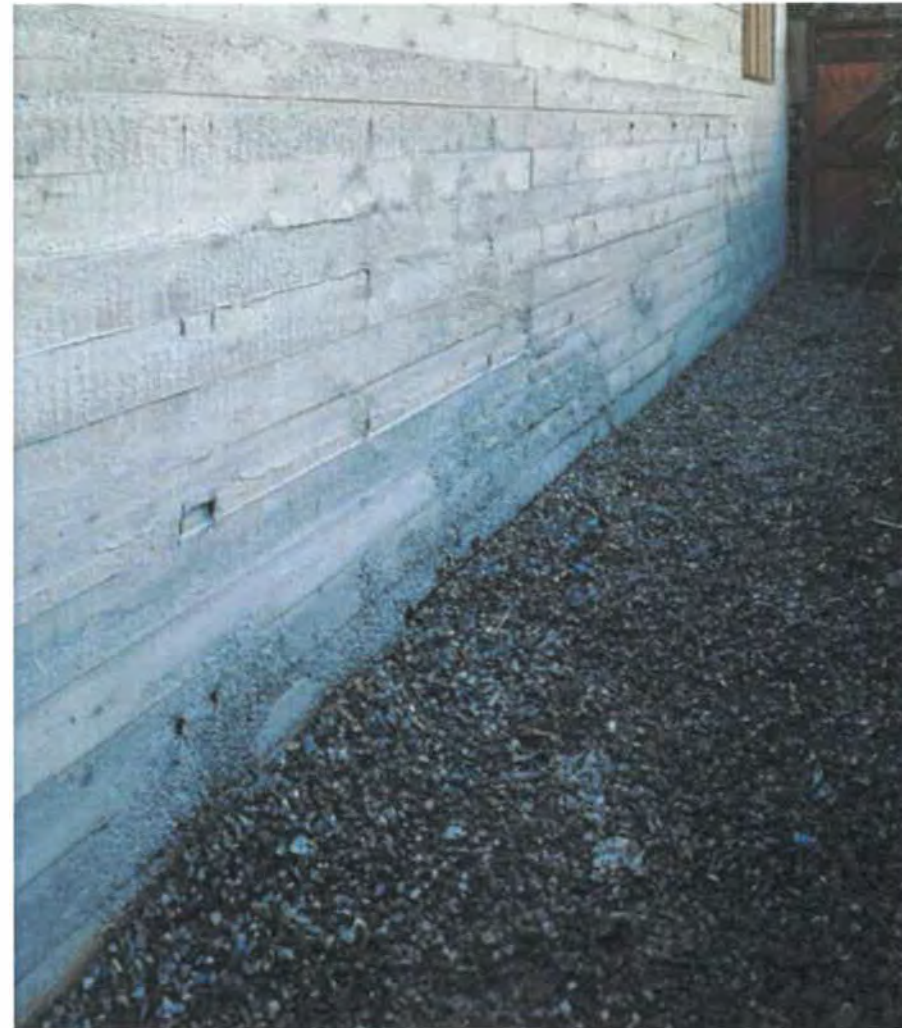
HEDGES



Compacted Crushed Stone · North Carolina Museum of Art

BLUESTONE PAVING

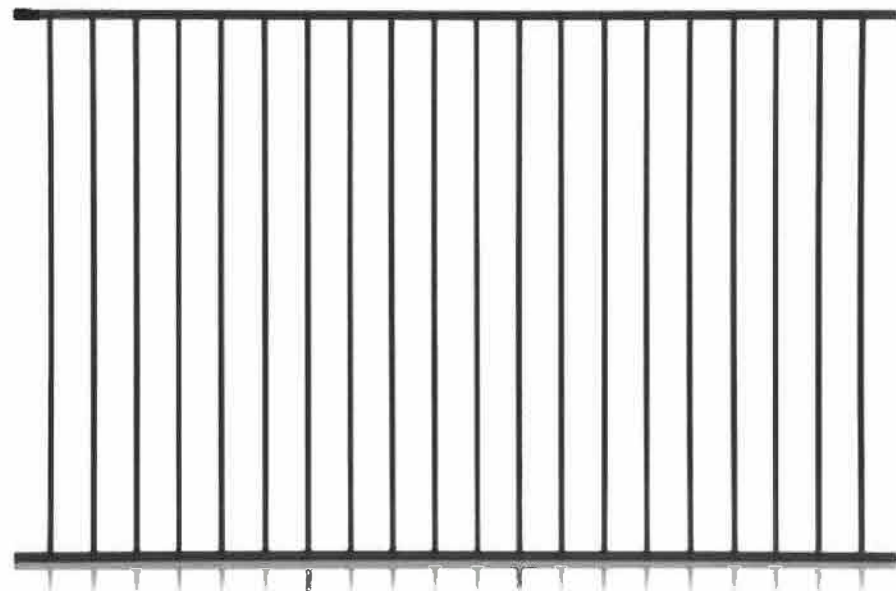
Quirk Charlottesville (QRC)



BOARD FORM CONCRETE RETAINING WALL

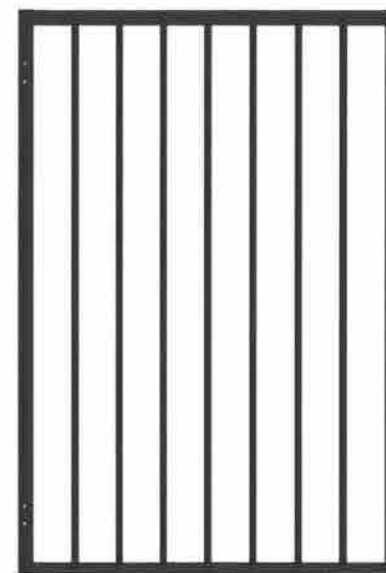


CEDAR FENCE



4'10" x 7'9" Black Steel Fence Panel

Model Number: 858357 | Menards® SKU: 1713950



3'3" x 4'10" Black Steel Fence Gate

Model Number: 858364 | Menards® SKU: 1713952



LIGHT BRONZE SAMPLE COLOR

LIGHT BRONZE METAL FENCE

ACCENT 120V
5012

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3.5W to 14.5W
Brightness: 100 lm to 900 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

TREE UPLIGHTS

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

PATIO IN-GROUND LIGHTS

LIGHTING



RENDERINGS - AT WEST MAIN STREET LOOKING NORTH



RENDERINGS - AT LOWER LAWN LOOKING SOUTHWEST TOWARDS THE HOTEL