

ACTIONS
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
August 18, 2020 – 5:30 p.m.
Remote meeting via Zoom



BAR Members present: Carl Schwarz (chair), Breck Gastinger (vice chair), Jody Lahendro, Tim Mohr, Cheri Lewis, Anderson McClure, Ronald Bailey, James Zehmer

Sonja Lengel absent.

Staff present: Jeff Werner, Robert Watkins, Patrick Cory, Jeanette Janiczek

A. Matters from the public not on the agenda (please limit to 3 minutes)
Genevieve Keller speaks in favor of the Burley School NRHP nomination.

B. Consent Agenda

1. June 6, 2020 BAR Meeting Minutes
2. **Certificate of Appropriateness Application**
BAR 20-08-01
401 Ridge Street
Tax Parcel 290273000
Owner/Applicant: Andrew Jenkins
New fence
3. **Certificate of Appropriateness Application**
BAR 20-07-07
422 1st Street North
Tax Parcel 330100000
Owner: NONCE, LLC
Applicant: Julie Kline Dixon, Rosney Co. Architects
Exterior alterations and addition
4. **Submission for BAR Record**
BAR 18-07-04
0 East Water Street
Tax Parcel 570157800
Owner: Choco-Cruz, LLC
Applicant: Ashley Davies
Interpretive signage and lighting for coal tower

Carl Schwarz pulls Item 4 (0 Water Street) from the consent agenda.

*Breck Gastinger moves to approve the remaining items on the consent agenda.
Jody Lahendro seconds. Consent agenda passes (8-0).*

BAR discusses 0 Water Street.

Breck Gastinger moves: 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 light fixtures satisfy the conditions of the CoA approved on September 18, 2018.

Tim Mohr seconds. Motion passes (8-0).

C. Deferred Items

5. Certificate of Appropriateness Application

BAR 17-11-02

167 Chancellor Street

Tax Parcel: 090126000

Owner: Alpha Omicron of Chi Psi Corp.

Applicant: Kevin Schafer, Design Develop, LLC

Exterior alterations and addition

Breck Gastinger moves to approve the applicant's request for a deferral.

Jody Lahendro seconds. Motion passes (8-0).

D. New Items

6. Certificate of Appropriateness Application

BAR 20-08-02

854 Locust Avenue

Tax Parcel 510092000

Owners: Kaitlyn and Alan Taylor

Applicant: Ashley Davies

Garage demolition

Cheri Lewis moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions in Historic Conservation Districts, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted with the following condition:

- *Prior to demolition the applicant will submit documentation of the structures, including photographs and measured drawings.*

Ron Bailey seconds. Motion passes (6-1, James Zehmer opposed).

D. Other Business

9. Staff questions/discussion

Letter for Burley School NRHP Nomination

BAR expresses support for Burley School NRHP nomination.

**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 – interpretative signage and light fixture



Background

Year Built: 1942

Designation: Individually Protected Property (IPP).

Designed and constructed by the Ogle Construction Company, 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, it is one of seven of its kind remaining in Virginia.

Prior BAR Actions

(Prior to Sept. 2018 see appendix)

September 18, 2018 – BAR approved the proposed park design at the Coal Tower, 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 submitted for BAR review.

Application

- Applicant's submittal: Plan of Coal Tower pocket park indicating location of light fixtures; information re: fixture and lamping; and draft text for plaque/marker.

Submittal of information requested by the BAR as condition of approval for the September 2018 CoA for the planned pocket park.

Discussion and recommendation

Staff recommends approval of the proposed fixtures and lamping. Each lamp is 450 lumens, 6.5 watts, 60 watt equivalent, with a Color Temperature of 2150K. <https://globe-electric.com/en/product/globe-electric-60w-equivalent-soft-white-2200k-vintage-edison-dimmable-led-light-bulb73193/>

Staff suggests the BAR determine the type of marker and the proposed location. If that information is not available for review, the BAR should defer that component of this submittal.

Staff has not evaluated the proposed text; however, the cited work is by Thomas W. Dixon, Jr., a well-known author and historian of railroad history. Staff recommends only that the text be modified to be consistent with the contemporary style guides. Specifically:

- C&O should have spaces, C & O.
- 8 should be spelled out, eight.
- In the second paragraph, delete the second reference to the tower's 300-ton capacity.
- In the second paragraph, delete the word *today*.
- In the last sentence, delete the second comma.

The Charlottesville Coal Tower

The Charlottesville Coal Tower is one of seven remaining of its kind in Virginia. The job of the coaling tower was to fuel steam-powered locomotives. 1948 was the last year of all-steam operations on the Chesapeake & Ohio Railway (C&O), and steam operations fully ceased in 1956. The cylindrical coaling tower is an ideal vessel for strength and a logical design for placement of heavy loads of coal in the towers above the track. The 300-ton capacity was the most common on the C&O and appeared in at least 8 locations. In the last decade of the C&O's full steam operations, there were 99 designated fueling locations.

In 1942, the Ogle Construction Company, one of three major builders of coaling stations, built the 91-foot-tall concrete coaling tower in Charlottesville, capable of holding 300 tons of coal. Decommissioned in 1986, the Charlottesville Coal Tower still stands between East Market Street and the CSX railroad tracks today. Like most coaling stations, it was retired in place, due to its large dimensions and solid construction.

Suggested Motion

Approval: 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 light fixtures and narrative marker, as submitted, satisfy the conditions of the CoA approved on September 18, 2018.

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

D. Lighting

Charlottesville’s residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, 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.

Pertinent Guidelines for Public Design and Improvements

I. Public Signs

- 1) Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.
- 2) Add a distinctive street sign system for historic districts.
- 3) Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.
- 4) Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.
- 5) Preserve existing historic plaques located in the district.
- 6) New plaques should be discreetly located and should not obscure architectural elements.

Appendix

Prior BAR Review

September 19, 2017 – BAR approved proposed landscaping plan in concept, requesting that submittal of specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR.

July 17, 2018 - Re: proposed maintenance and rehabilitation of the Coal Tower, BAR accepted applicant's request for deferral.

July 25, 2018: Re: proposed maintenance and rehabilitation of the Coal Tower, 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: BAR approved the Pocket Park design and proposed maintenance and rehabilitation of the Coal Tower 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.

In September 2018, the BAR approved a CoA for a park at the C&O Coal Tower along East Water Street. The motion conditioned that final light fixtures and interpretative signage would be submitted for the BAR record.

Certificate of Appropriateness Application

BAR 18-07-04

0 East Water Street

Tax Parcel 570157800

Alan Taylor, Owner/ Ashley Davies, Applicant

Maintenance and Rehabilitation

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.

Watkins, Robert

From: Ashley Davies <ashley@riverbenddev.com>
Sent: Tuesday, July 28, 2020 3:16 PM
To: Watkins, Robert
Subject: FW: Coal Tower Lighting
Attachments: Coal tower - Revised Lighting Layout 200728.pdf

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robert,

Here is the information on the very simple lighting plan for the Coal Tower with a fixture to closely match what is already on the structure. See below and attached.

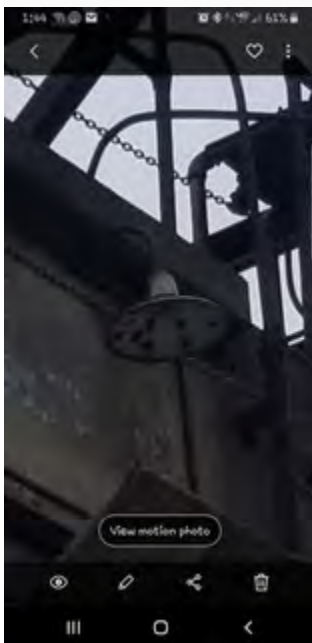
https://www.lampsplus.com/products/rbm-series-13-and-one-quarter-inch-bronze-and-black-outdoor-barn-wall-light_81d20.html

From: Joseph Simpson <simpson@atlasconstructionmanagement.com>
Sent: Tuesday, July 28, 2020 10:00 AM
To: Ashley Davies <ashley@riverbenddev.com>
Cc: Tuckeratlas@gmail.com
Subject: Coal Tower Lighting

Hi Ashley,

While working on the coal tower, the contractor took a photo of the existing light fixture that was located at the top door. We want to mimic that appearance and attached is a wall mounted sconce that is the most similar in appearance. Additionally, we previously had noted a pendant light fixture, but want to use wall sconces since they match the existing light more closely and they will be easier to maintain in the future. Attached is a layout of where these fixtures would be placed at roughly 8-10ft AFF. There would be (4) under the first bay, (4) under the second bay, and 2 on the rear wall. The lamps would be no greater than 60W and the ones we are looking at are dimmable LED fixtures with a kelvin rating of 2150 so they are soft white that provide a warm and cosy ambiance. Could you please forward this information to Jeff?

Joseph Simpson
434-981-3634



CLOSE X

RLM Series 13 1/4" Bronze and
Black Outdoor Barn Wall Light -
Style # 81D20

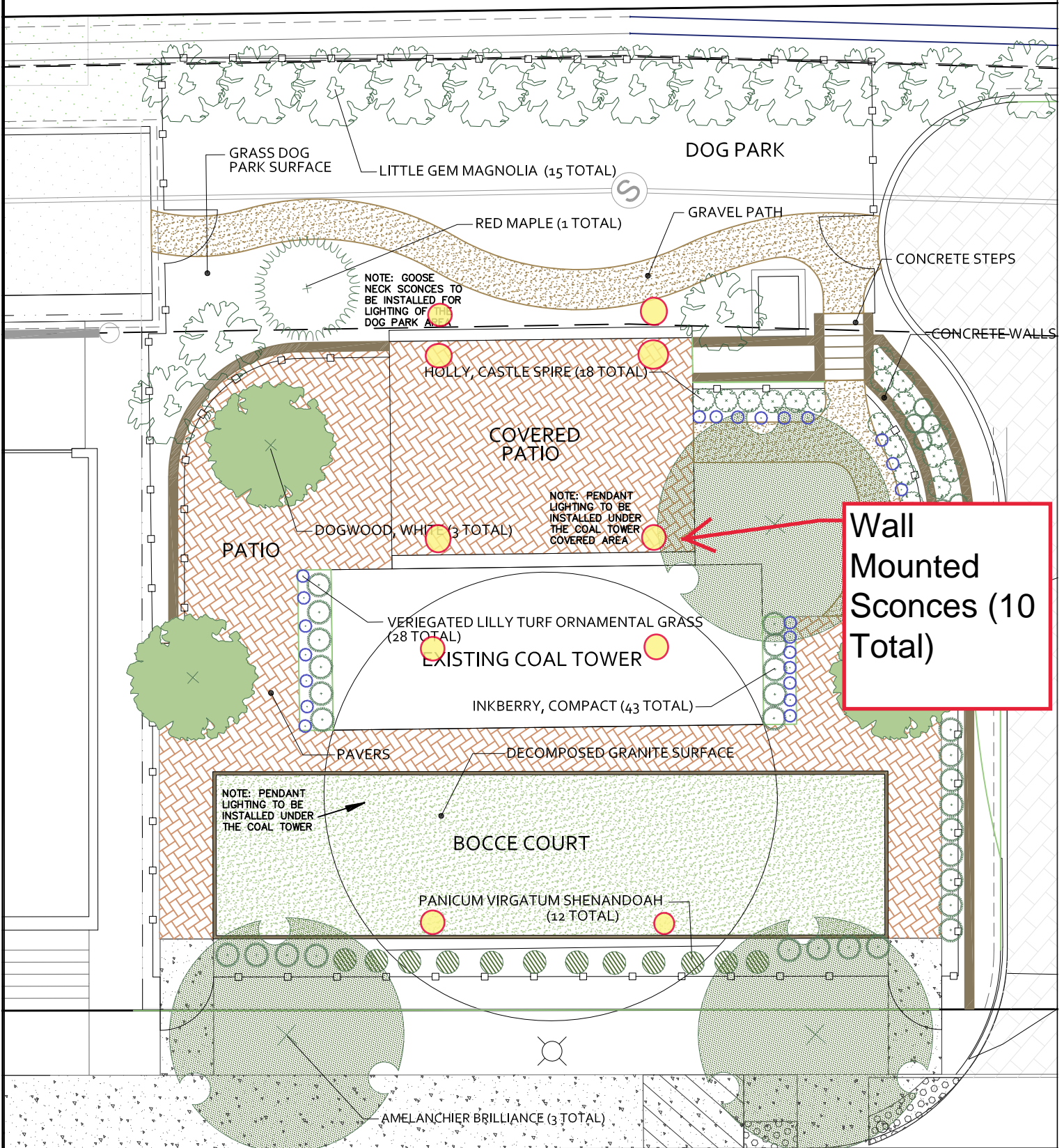


+ ZOOM IN

- ZOOM OUT

↺ START OVER

WATERSTREET - COAL TOWER POCKET PARK DESIGN



WATER STREET

RLM Series 13 1/4" Bronze and Black Outdoor Barn Wall Light

Style # 81D20

https://www.lampsplus.com/products/rlm-series-13-and-one-quarter-inch-bronze-and-black-outdoor-barn-wall-light_81d20.html



Product Details

Use this industrial barn light to add a vintage look to porch areas, garages and more.

Additional Info:

From the RLM Series by Minka, this outdoor wall light offers a vintage industrial look for your home. The gooseneck arm comes in a sand black finish and is paired with a smoked iron finish light. The look is ideal for lighting house numbers, architectural details, or signage. Rated for outdoor wet locations, but can also be used indoors in a kitchen or entry space.

- 13 1/4" high overall. Extends 31 3/4" from the wall. Arm is 8 1/2" high x 6" wide. Light is 6 1/4" high x 18" Wide. Weighs 10.5 lbs.
- Backplate is 6" high x 6 3/4" wide. From center of mounting point to top of light is 5.63".
- Uses one maximum 100 watt standard-medium base E26 bulb (not included).
- Barn light industrial style outdoor wall light. From the RLM Series by Minka.
- Sand black finish wallplate and arm. Smoked iron black finish light. Steel construction.
- Rated for wet location outdoor use. Can also be used indoors.

The Charlottesville Coal Tower

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Source: Chesapeake & Ohio Coaling Stations, By Thomas W. Dixon, Jr.