

November 2020 BAR Action for 230 West Main Street

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 11/18/2020 1:12 PM

To: Wolf, Fred <fw@wolfackerman.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-10-02

230 West Main Street

Tax Parcel 280001000

Brands Hatch, LLC, Owner

Frederick Wolf, Wolf Ackerman Design LLC, Applicant

Water Street gate

Dear Fred,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion.

James Zehmer moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed gate 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.

Jody Lahendro seconds. Motion passes (5-3, Carl Schwarz, Breck Gastinger, and Cheri Lewis opposed).

Please let me know if you have any questions.

Best,

Robert

Robert Watkins

Assistant Historic Preservation and Design Planner

Neighborhood Development Services

PO Box 911

Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 17, 2020**



Certificate of Appropriateness

BAR 20-10-02*

218-220 West Main Street

Tax Parcel 280001000

Brands Hatch, LLC, Owner

Frederick Wolf, Wolf Ackerman Design LLC, applicant

Water Street Gate



Background

This CODE Building project initially encompassed multiple structures at 215 West Water Street, 218-220 West Main Street, and 230 West Main Street. The site is now a single parcel, 230 West Main Street. Except for the preserved façade of what had been 218-220 West Main Street (constructed in 1901), the entire project is new construction.

Prior BAR Actions (See appendix)

* This CoA request was on the October 20, 2020 agenda. Prior to the meeting, applicant requested it be pulled from the agenda; however, staff has retained the initial BAR number, 20-10-02.

Application

- Applicant submittal: Wolf Ackerman Design drawings dated October 20, 2020, *Center of Developing Entrepreneurs (CODE) BAR Amendment Submittal: Water Street Gate*: Sheets 1 – 11.

CoA request to install a street-level, metal gate at/near the Water Street entrance to the CODE Building's inner courtyard. (Note: This CoA request is for a separate CoA, not an amendment to the CoAs approved for the CODE Building, BAR 17-08-01.)

Discussion and recommendation

The most recent, similar request was the installation of security gates at 500 Court Square (The Monticello Hotel), which the BAR approved in January 2019.

weblink.charlottesville.org/public/0/edoc/790279/BAR_500%20Court%20Square_Jan2019.pdf

In April 2004, the BAR approved a CoA for security gates in the brick arcade along North 1st Street for the First United Methodist Church (101 East Jefferson Street).

For both projects, staff presented the design guidelines for *Walls and Fences* [from Chapter 2 – Site Design and Elements], which is applicable for this request. Additionally, staff suggests the BAR refer to the design guidelines for *Street-Level Design, Materials & Textures*, and *Details & Decoration* [from Chapter 3 - New Construction and Additions].

Staff requested that the applicant provide detail on the gate, including dimensions of the rails and pickets, proposed color/finish, and information on the gate hardware. If the BAR approves the design as currently submitted, staff recommends a condition that the gate's details be submitted for the BAR record.

Note: The gate will likely require an amendment to the Site Plan, including reviews for compliance with zoning, building code, and public safety requirements. Regardless of BAR approval of the requested CoA, construction of the gate will be subordinate to the requirements of the approved Site Plan or its subsequent revision, if required, and/or the requirements of the Building Permit. In the event that those reviews significantly alters the approved design, design staff may require BAR review of those changes.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed gate 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*[.]

...as submitted and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Site Design and Elements, and New Construction, I move to find that the proposed gate does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons 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
- (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

C. Walls and Fences

- 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.

Pertinent Guidelines for New Construction and Additions include:

K. Street-Level Design

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.

- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
 - 4) Include doors in all storefronts to reinforce street level vitality.
 - 5) Articulate the bays of institutional or office buildings to provide visual interest.
 - 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
 - 7) Office buildings should provide windows or other visual interest at street level.
 - 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- ...

M. Materials & Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- ...

O. Details & Decoration

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

Appendix: Prior BAR Actions

February 21, 2012* – Prelim discussion of solar panels on the ice park building. BAR offered consensus support, approval pending a formal submittal of details.

March 20, 2012* - BAR approved (9-0) the application to install solar panels on the roof.

May 30, 2013* – (215 West water Street) Administrative approval of lattice paneling at front patio.

May 17, 2016* – BAR denied (3-5) CoA to remove bushes and create a patio space.

June 28, 2016* - Resolution of the planting locations.

* Unrelated to the CODE Building

April 18, 2017 – BAR approved demolition of 215 West Water Street (BAR 17-04-06) and 230 West Main Street. (BAR 17-04-05).

CoA reviews under BAR 17-08-01

August 15, 2017 – BAR held a preliminary discussion. No action was taken. Some comments were:

- The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.
- Go for higher in lobby area – it looks squished
- Massing is sensitive to the proportion of the mall, Water Street, and walkway to the mall
- The garage feels out of place, it sticks out from the façade, look at different options
- Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Keep the heights in mind when designing those spaces.
- Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)
- The BAR is very supportive of the massing submitted at the meeting, and they are grateful the applicant is looking at building it by-right

November 16, 2017 – Board of Zoning Appeals granted a variance to eliminate need for exactly three stories in the streetwall, and specified minimum/maximum heights allowed for three segments of the streetwall of the façade between the Mall and Water Street.

November 21, 2017 – BAR approved the massing, only as submitted, provided it complies with zoning regulations, and approved the schematic site plan.

March 20, 2018 – BAR approved the proposed details, including the supplemental drawings* provided at the [3/20/2018 BAR Meeting] provided they comply with zoning regulations. (*Addendum to submittal, dated 3/20/2018, Sheets #1-17). Approved (8-0). Proposed demolition of the side and rear wall at 218 West Main to come back as a separate COA request. This will include options for the treatment [preservation] of the front façade.

Applicant needs to provide to BAR information for review, including:

- Lighting
- Signage
- Clarification of the street trees along Water Street
- Treatment of the ground plane at the Mall entrance [to the courtyard] and at the parking garage entry [on Water Street]
- Clarify adjustments to the bus pullover [on Water Street]
- Further development of the roof configuration for the building fronting on Water Street; need to dematerialize the parapet at the uppermost level
- Details for the garage door (cut sheet)

June 19, 2018: BAR approved revisions, with the suggestion that landscape design add more trees to the mall end of the courtyard. The resolution of the tree grates needs to come back and be circulated for BAR review. Request that applicant assure that visibility issues along steps and edges will not later result in/require the installation of safety marking (for ex. yellow tape).

March 13, 2019: BAR approved revisions to the materials and design. (Rescheduled Feb meeting.)

Architectural And Historic Survey



Identification

STREET ADDRESS: 218-220 W. Main Street
MAP & PARCEL: 28-9.1
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-4
ORIGINAL OWNER: Alice B. C. Lewis
ORIGINAL USE: Retail Stores
PRESENT USE: Oriental Rug Store
PRESENT OWNER: Butler Griffin Limited Partnership
ADDRESS: P. O. Box 345
Charlottesville, Virginia

HISTORIC NAME: Lewis Building
DATE / PERIOD: 1901, 1981
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 42' x 115' (2830 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1981
SOURCES: City/County Records
Sanborn Map Co. - 1886, 1891, 1896, 1920

ARCHITECTURAL DESCRIPTION

This small duplex store building is two storeys tall and six bays wide. Construction is of brick laid in stretcher bond on the facade and in 6-course American bond elsewhere. It is painted brick red with yellow trim. The first level storefronts, set within a single mitred brick frame, have been remodeled several times. At one time, both had recessed central entrances. The store rooms have now been combined, and the entrance is deeply recessed in the eastern half of the western storefront. A stair entrance in the western half replaces the original one between the storefronts which has been bricked up. The eastern storefront is recessed and faced with weatherboarding below the display window. At the second storey level, the facade is recessed between corner piers. Windows are double-sash, one-over-one light, with concrete sills and lintels. Above the windows there is a single brick panel. The facade is crowned by a projecting wooden parapet cornice with modillions and dentil mouldings and a plain frieze. Behind it a metal shed roof slopes to the rear. All but one of the seven segmental-arched windows at the second level of the western elevation have been bricked up. The rear elevation is six bays wide with doors in the two center bays at both levels and 2-over-2 light windows in the side bays, all segmental arched. All the windows at the first level have been bricked up. A 2-storey shed-roofed porch covers the two center bays. The store room has a patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

There was a small store building on this lot when Alice B. C. Lewis purchased it in 1897 (City DB 8-250). It had been built between 1886 and 1891 on the site of a 2-storey residence. According to tax records and a party-wall agreement (DB 13-62), she replaced that store building with the present one in 1901. Mrs. Lewis died in 1917 (WB 2-97), and her heirs sold the building to Leggett's, Inc. in 1950 (DB 72-311, 155-56, 162-146). Leggett's Bargain Center occupied the combined store room for 20 years. The storefronts were rebuilt in 1971. Waterman Associates bought it in 1980 (DB 411-689), divided the lot, and sold the Main Street end with this building to Butler Griffin Limited Partnership in 1981 (DB 418-1). They have rebuilt the storefronts and completely renovated the building.



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 Brands Hatch LLC. Applicant Name Frederick Wolf / Wolf Ackerman Design LLC
Project Name/Description CODE (formerly The Technology Center) Parcel Number 280009100, 2800010000, 280009000
Project Property Address 218-220 West Main; 230 West Main and 215 W. Water Street; Charlottesville VA 22902

Applicant Information

Address: 110-B 2nd Street NE, Suite 201
Charlottesville, VA 22902
Email: fw@wolfackerman.com
Phone: (W) 434.296.4848 (C) _____

Property Owner Information (if not applicant)

Address: Zero Court Square
Charlottesville, VA 22902
Email: william.foshay@fehongroup.org
Phone: (W) 434.270.8923 (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

Date

Frederick A. Wolf Jr

09/29/2020

Print Name

Date

Property Owner Permission (if not applicant)

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

Signature

Date

Print Name

Date

Description of Proposed Work (attach separate narrative if necessary): BAR Amendment Submission: Water Street Gate to previous BAR approval for project on May 15, 2018

List All Attachments (see reverse side for submittal requirements): CODE: BAR AMENDMENT SUBMITTAL: WATER STREET GATE booklet dated 10.20.2020 (11 Pages)

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



PROJECT INFO

NAME OF DEVELOPMENT:	CENTER OF DEVELOPING ENTREPRENEURS
OWNER / DEVELOPER INFORMATION:	BRANDS HATCH LLC
PARCEL NUMBERS:	280001000 / 280009100 / 280009000
TOTAL ACREAGE:	0.88 ACRE
CURRENT ZONING:	D/H - DOWNTOWN HISTORIC
SPECIAL USE PERMITS:	N/A
PROPOSED USE:	RETAIL + COMMERCIAL OFFICE

CENTER OF DEVELOPING ENTREPRENEURS (CODE)
BAR AMENDMENT SUBMITTAL: WATER STREET GATE

GREGG BLEAM
LANDSCAPE ARCHITECT

TIMMONS GROUP
CIVIL ENGINEER

FOX & ASSOCIATES
STRUCTURAL ENGINEER

2RW CONSULTANTS
MEP ENGINEER

CODE: BAR - Amendment Submittal: Water Street Gate

The CODE project – formerly the Charlottesville Technology Center – is well under way with its construction and slated for a summer 2021 substantial completion date. It received its original BAR approval on May 15, 2018 and had a minor amendment package approved on February 19, 2019.

As the Board is aware, our project includes a large exterior courtyard and a pedestrian ‘gallery’ in the middle of the building that allows people to pass from the Mall to Water Street through private property. The courtyard and the gallery are an important and unique part of the design. As an urban design gesture, this will help to extend the connectivity and walkability of downtown. Its rare that any private building provides for such public access through its site. We are proud of this feature. However, with such a space - management, security and privacy concerns also exist. Our team is eager to share this space (and the building) with the Charlottesville community, but we also need to provide the owner / building management team a way to control these spaces after hours.

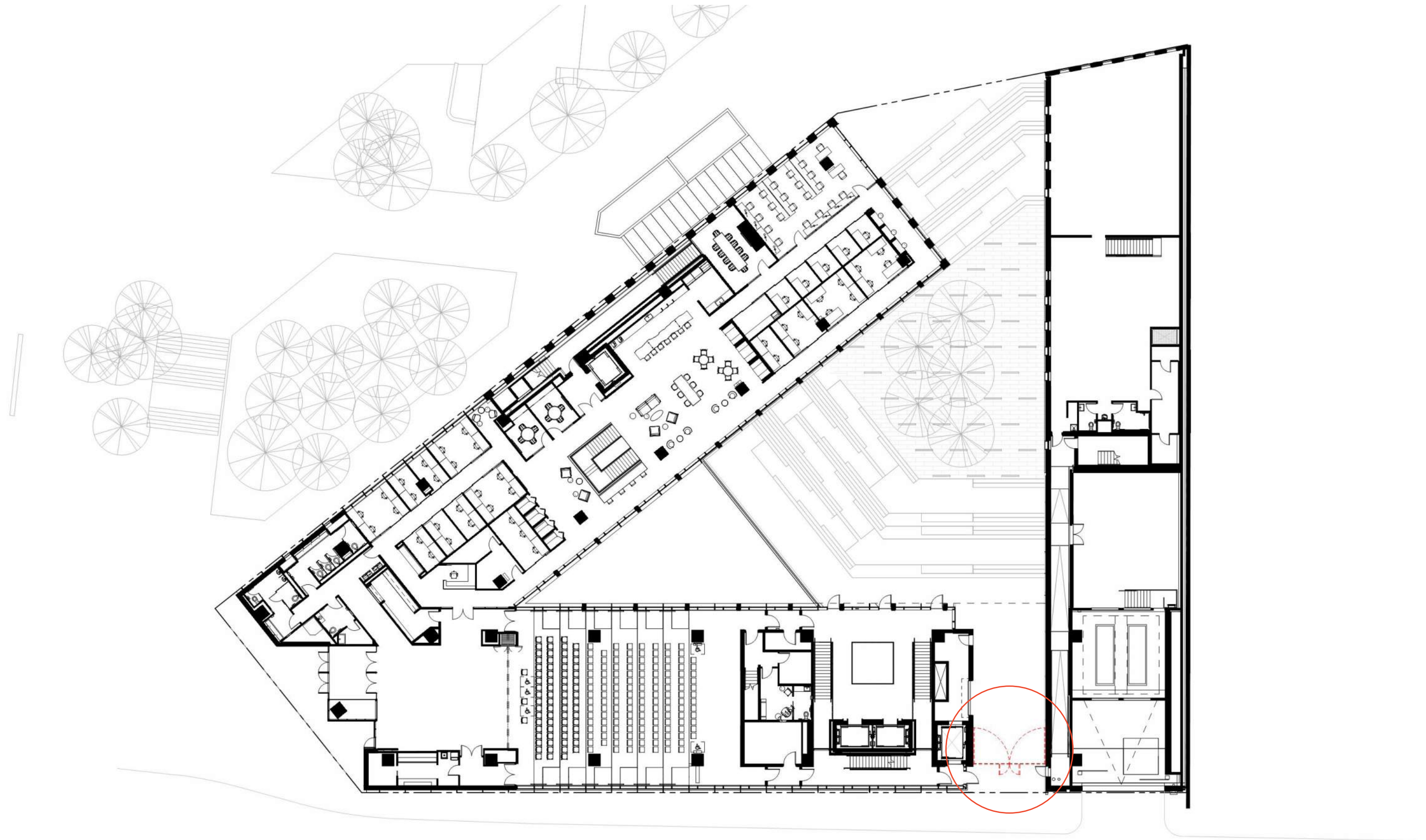
With this in mind, we have been asked by our client to design a simple gate located at the Water Street entrance to the courtyard that could be used in some instances to control or limit circulation through the space after hours and overnight. It would be set back from the building face and held within the 21’ wide x 18’-6 high gallery walls. This gate would remain open during operational hours and special building functions as well as on weekends during the daytime. The gate will be fabricated in steel and painted to match all other exterior metalwork. And when in its closed and in its locked position – the gate would still contain hinged egress doors in the middle to provide emergency exits from the courtyard. It simply would not allow anyone to enter the courtyard from the Water Street sidewalk. Access to the courtyard from the Mall side will be managed with signage only, indicating hours of operation. In this way, the private courtyard space remains visually open while the gate at the top of the stairs and end of the gallery (visible from the Mall) indicates that the passage is closed for the evening.

We view this as a minor addition with limited impact on the spirit or function of the overall project as well as a reasonable request to help manage and control the use of the courtyard and gallery after hours. We hope you agree and approve as submitted. Thank you.

Sincerely,

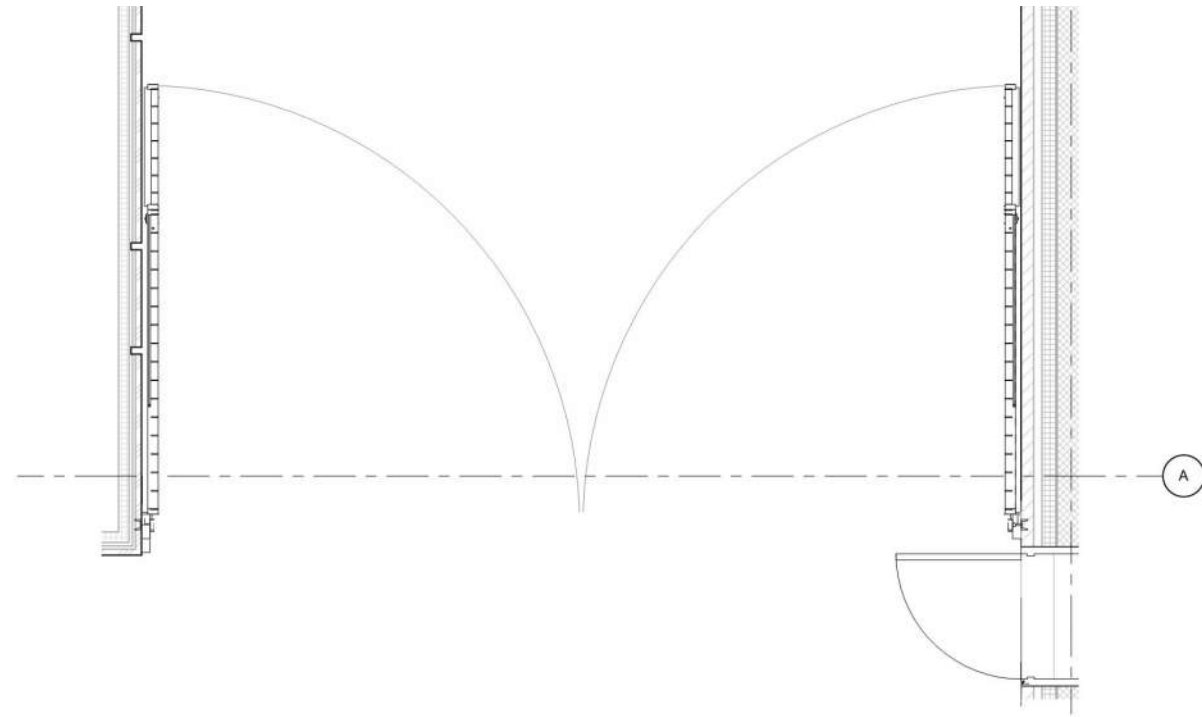
Fred Wolf, AIA

WOLF ACKERMAN

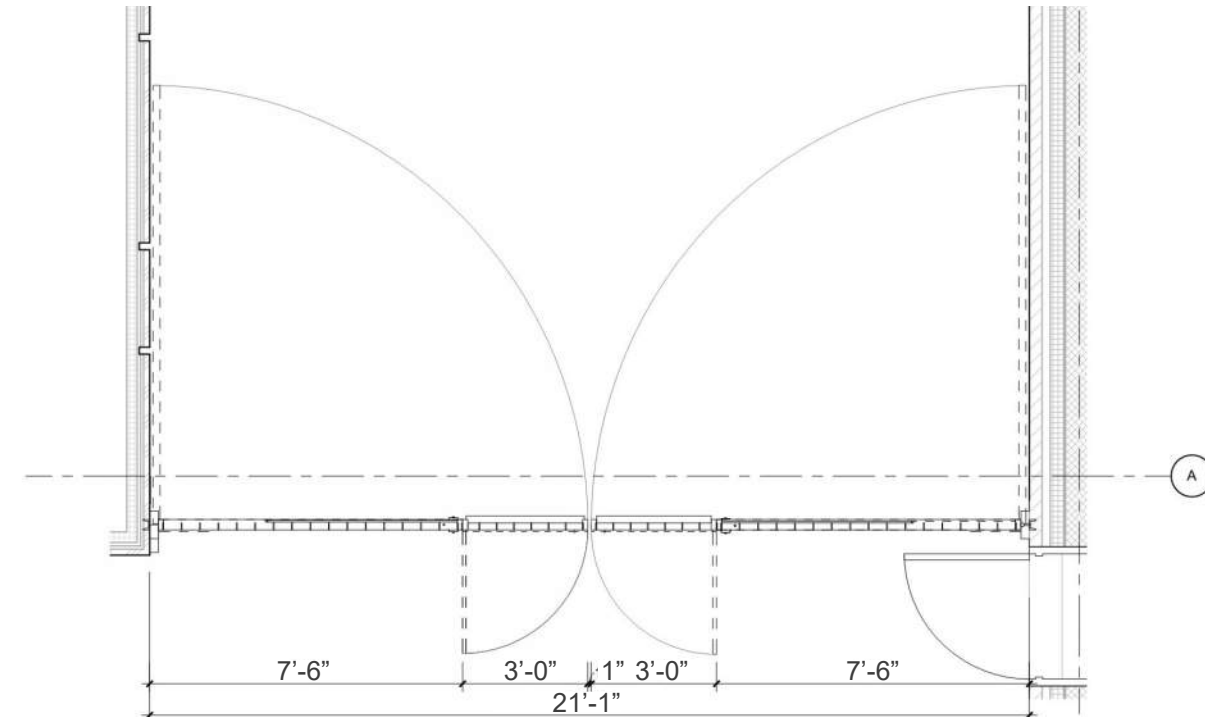


Gate Location

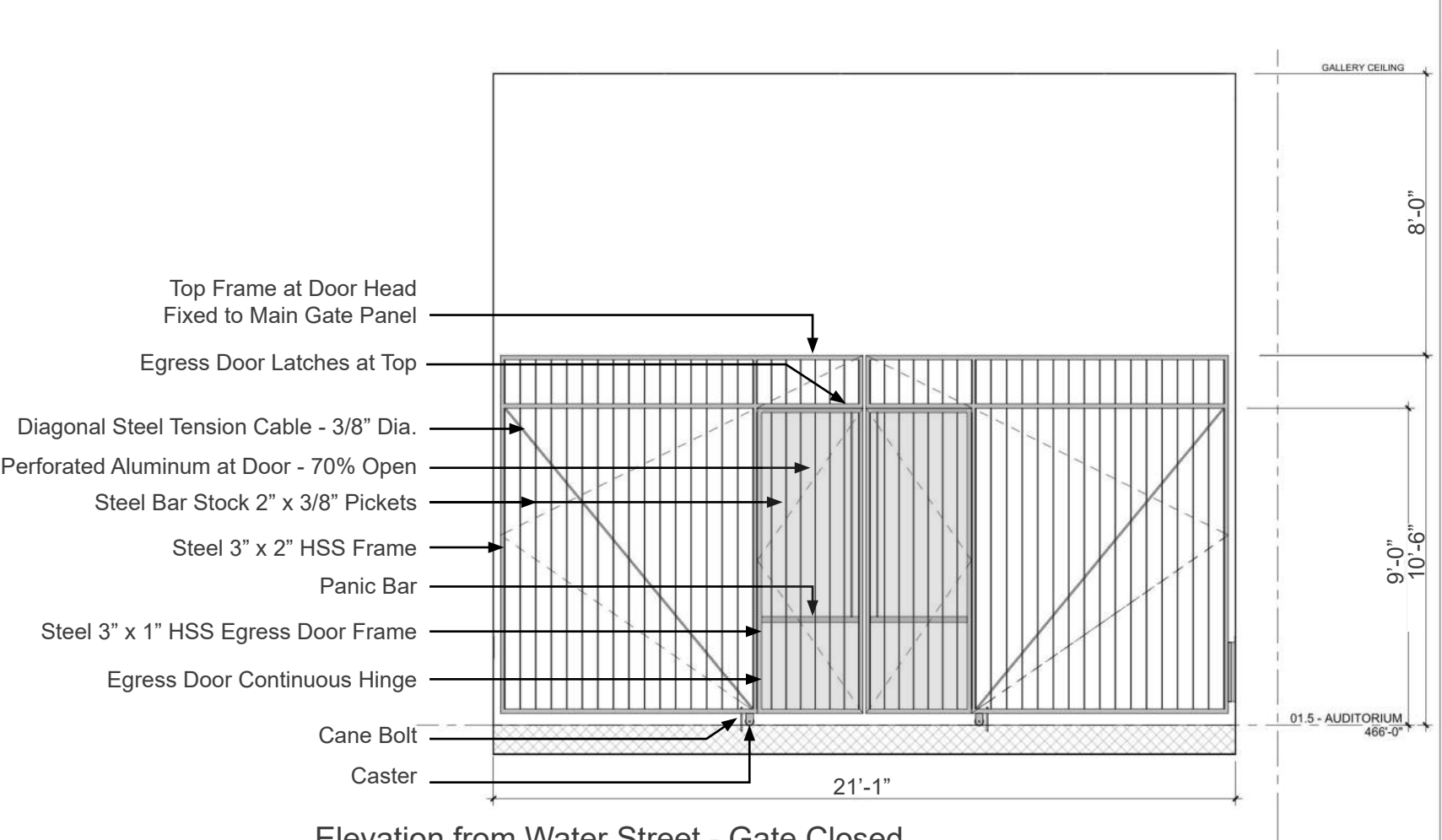
Gallery Gate



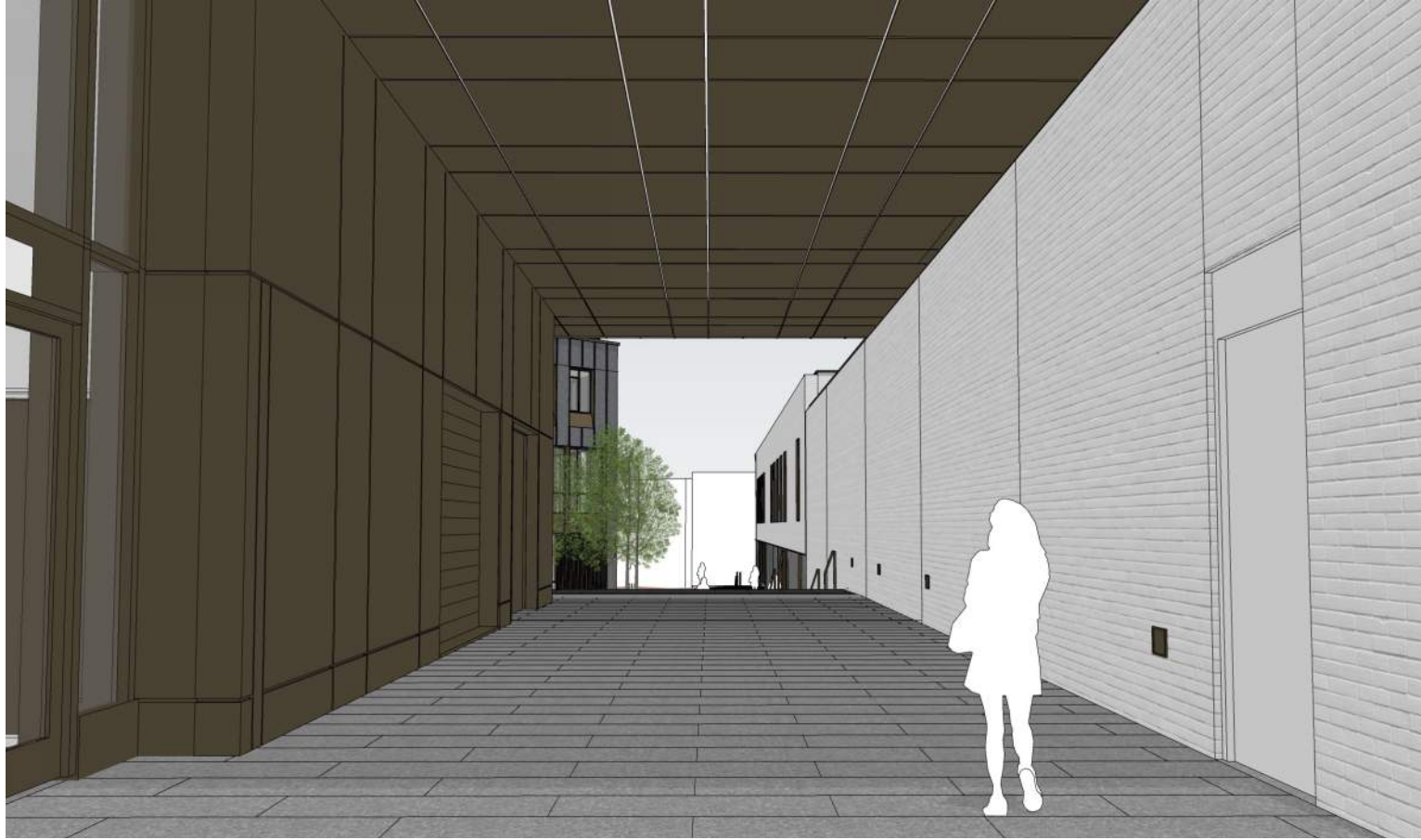
Plan - Gate Open



Plan - Gate Closed



Elevation from Water Street - Gate Closed



Before



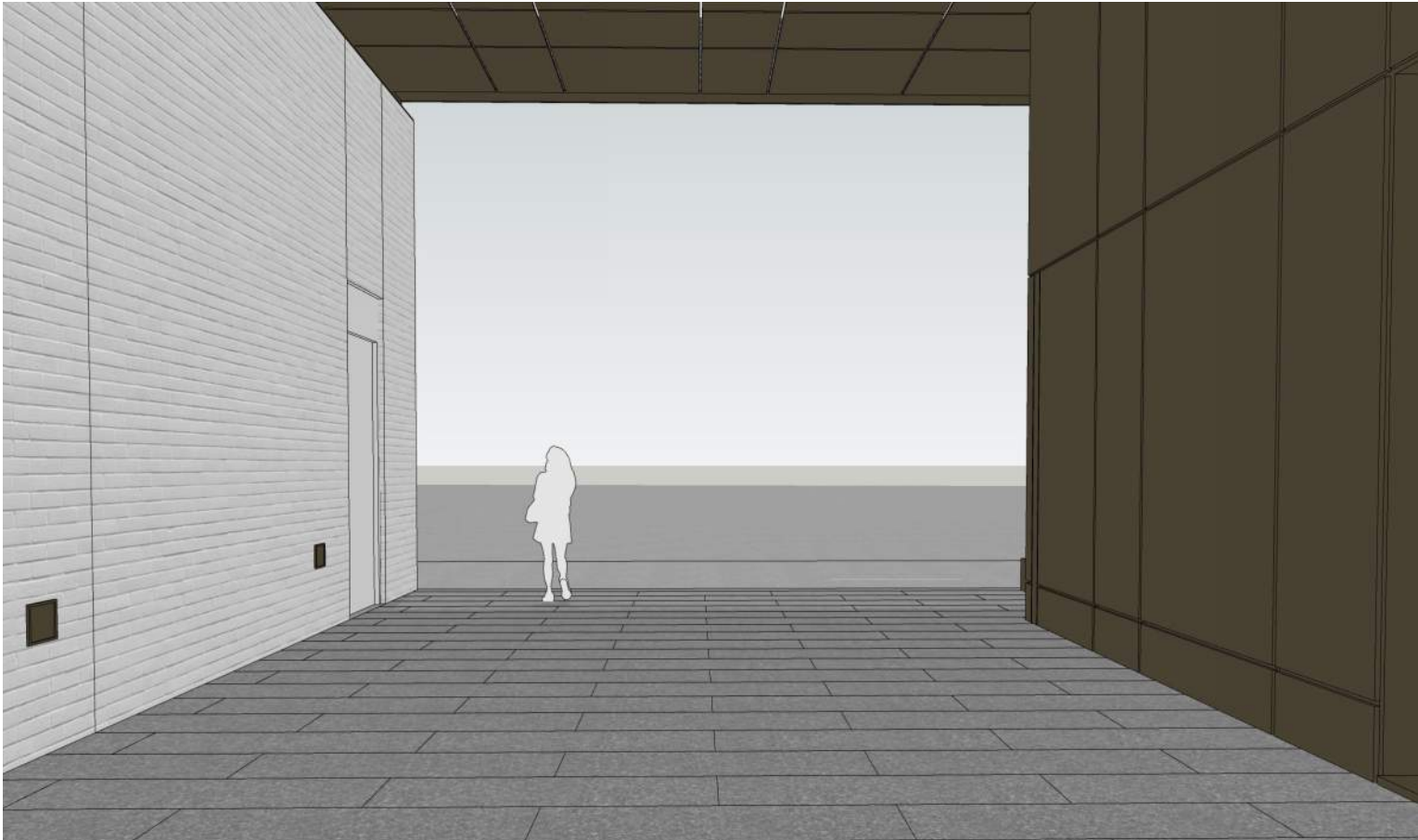
Gate Open



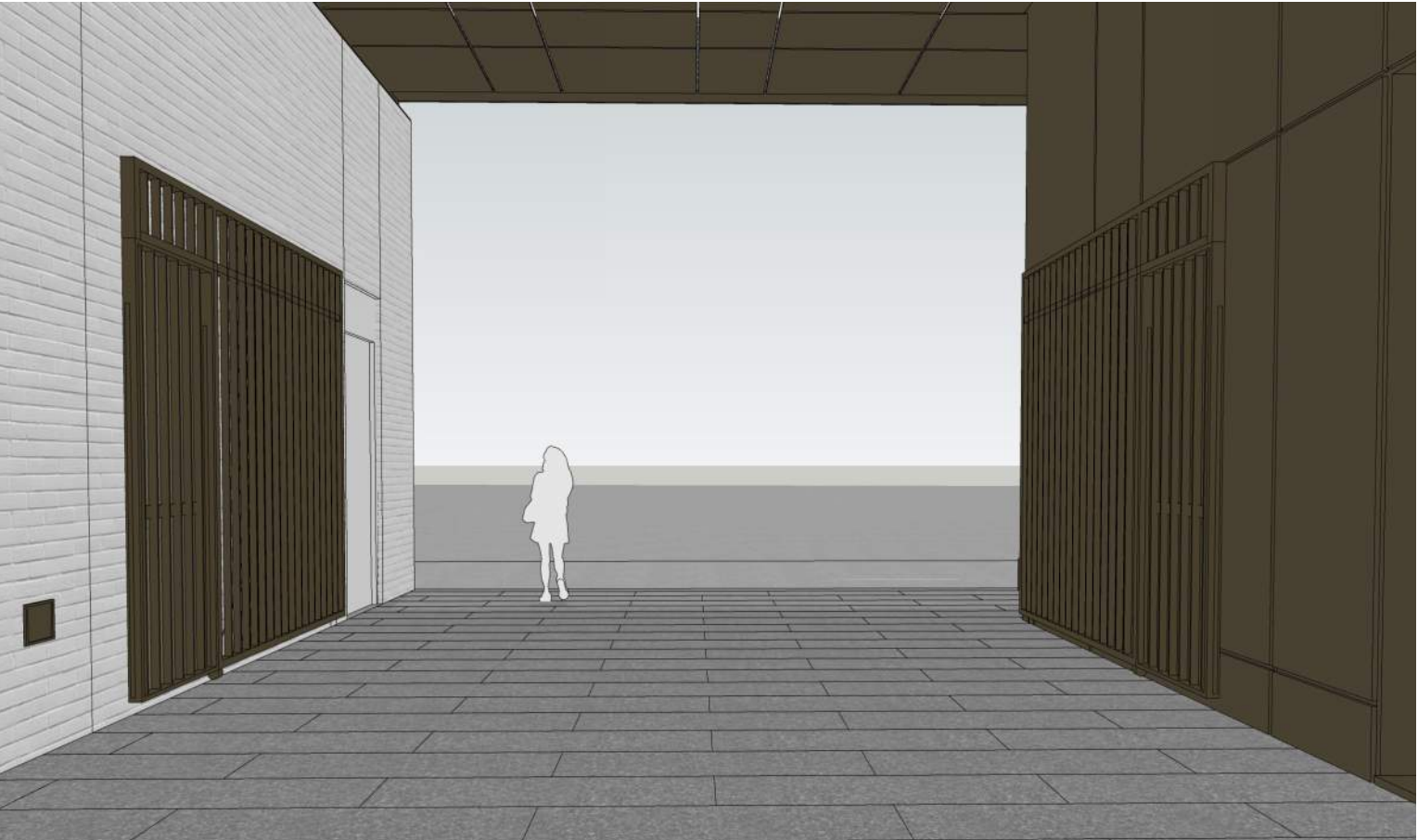
Gate Closed



Gate Closed - Egress Doors Open



Before



Gate Open



Gate Closed



Gate Closed - Egress Doors Open



Before



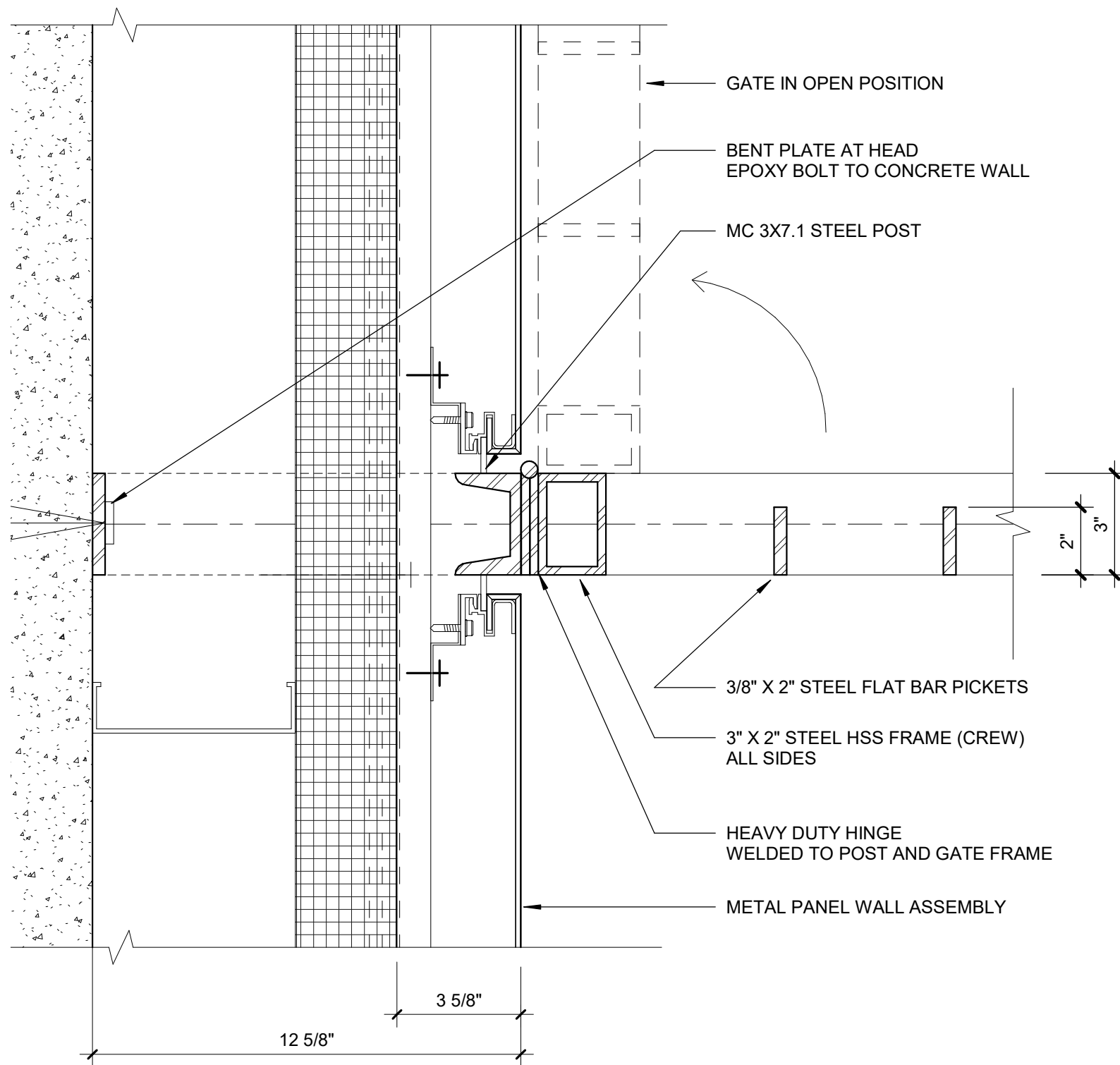
Gate Open



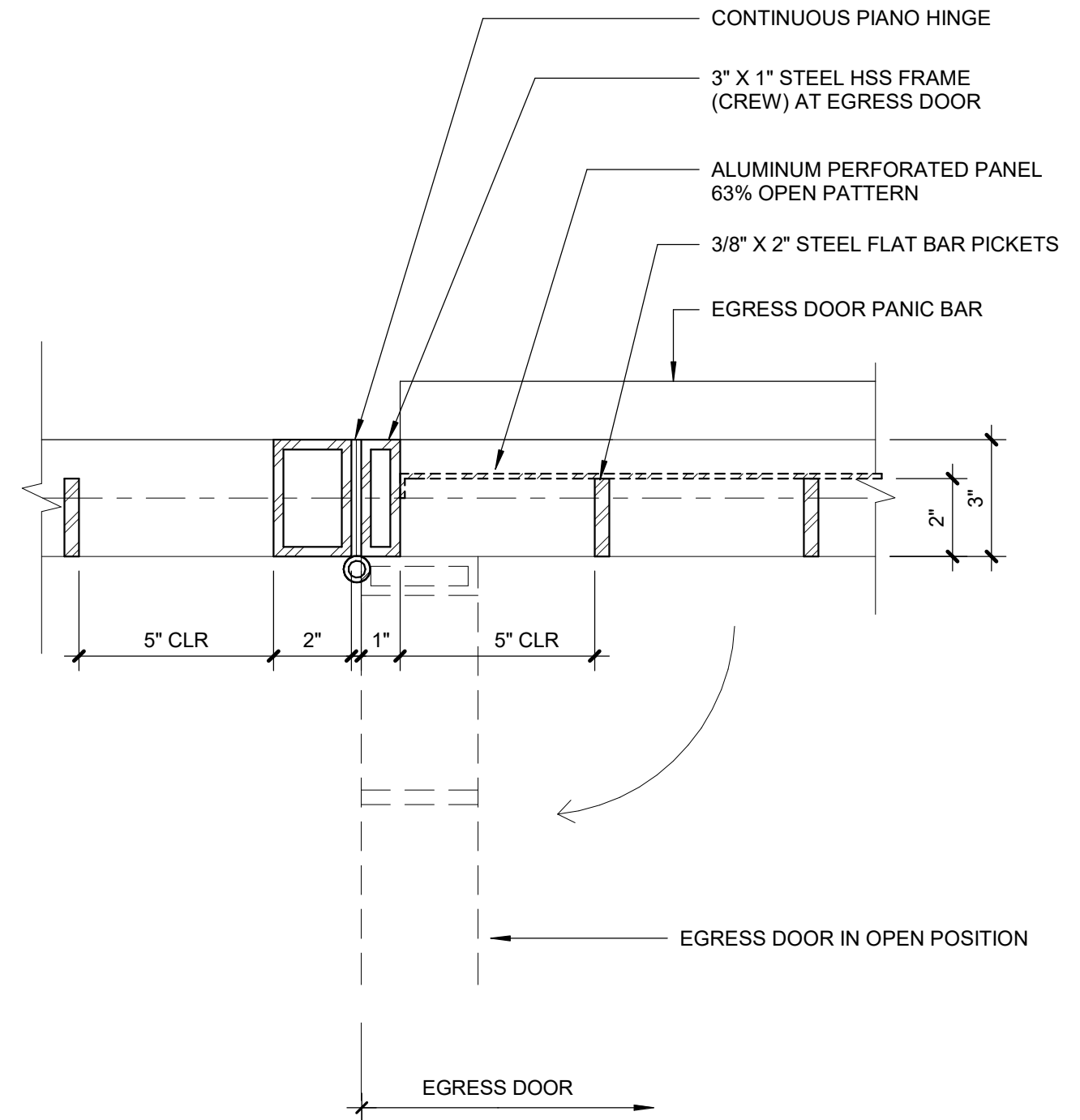
Gate Closed



Gate Closed - Egress Doors Open

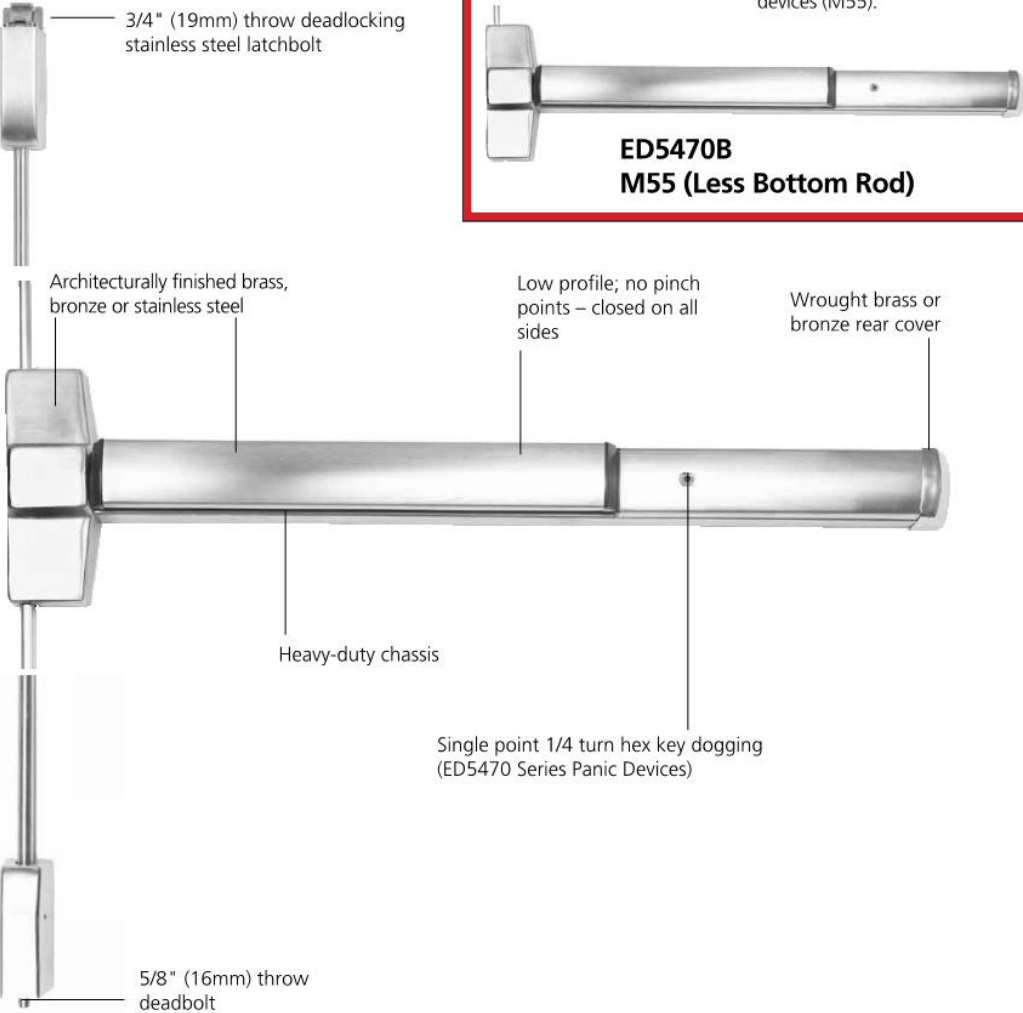


Plan Detail at Exterior Wall
Gate Closed



Plan Detail at Egress Door Hinge
Egress Door Closed

ED5470 and ED5470B
Surface Vertical Rod
Exit Devices



ED5470B
M55 (Less Bottom Rod)

Egress Door Panic Hardware
Corbin Russwin ED5470B - M55
No Bottom Rod, Powder Coat to Match Gate Frame



McNICHOLS® PERFORATED METAL

Round, Aluminum, Alloy 3003-H14, .0630" Thick (14 Gauge), 5/32" Round on 3/16" Staggered Centers, 63% Open Area

McNICHOLS® Perforated Metal, Round, Aluminum, Alloy 3003-H14, Mill Finish, .0630" Thick (14 Gauge), 5/32" Round on 3/16" Staggered Centers, 1/32" Bar Width, 32.86 Holes Per Square Inch (HPSI), Minimum Solid Margin One Side of Sheet Parallel to Length of Sheet, Holes Sheared Through One Side of Sheet Parallel to Length and Both Ends of Sheet Parallel to Width of Sheet, 63% Open Area

ITEM 17533163M1 - 24" x 24"

ITEM SPECIFICATIONS

Item Number	17533163M1
Product Line	Perforated Metal
Hole Type	Round
Primary Material	Aluminum (AL)
Alloy, Grade or Type	Alloy 3003-H14 (3003H14)
Material Finish	Mill Finish
Gauge/Thickness	.0630" Thick (14 Gauge)
Hole Pattern	5/32" Round on 3/16" Staggered Centers
Hole Size (Diameter)	5/32"
Hole Centers	3/16"
Bar Width	1/32"
Hole Arrangement	60° Staggered Centers
Holes Per Square Inch (HPSI)	32.86
Straight Rows Parallel to	Length of Sheet
Margins Parallel to Width	Minimum Solid One Side, Sheared Through Other Side
Margins Parallel to Length	Sheared Through Both Ends



Perforated Aluminum Mesh at Egress Door
McNichols Aluminum, 63% Open, 5/32" Staggered Holes
Powder Coat to Match Gate Frame

Gate Paint Color
Powder Coat to Match Metal Fins on Building