

December 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 12/17/2020 12:02 PM

To: Dewyea, Ryan <dewyear@charlottesville.gov>

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

Certificate of Appropriateness Application

BAR 20-12-02

201 East Market Street

Tax Parcel 330196000

City of Charlottesville & County of Albemarle, Owner

Ryan Dewyea, City of Charlottesville, Applicant

Mechanical units

Dear Ryan,

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

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed rooftop units and exposed pipes and conduits satisfy the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following condition:

- *that the conduits be painted a close color to the existing brick to be approved by staff*

Ron Bailey seconds. Motion passes (8-0).

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
December 15, 2020



Certificate of Appropriateness Application

BAR 20-12-01

201 East Market Street, TMP 330196000

North Downtown ADC District

Owner: City of Charlottesville & County of Albemarle

Applicant: Ryan Dewyea, City of Charlottesville

Project: Mechanical unit conduits at rear elevation.



Background:

Year Built: 1906, renovated 1936 (Originally the City's U.S. Post Office)

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

September 2007 – BAR approved CoA for new bike rack

October 2010 – BAR approved CoA for new bike rack.

May 2014 - BAR approved CoA to restore windows, install handrails, and misc. maintenance

Attachments

- Submittal: CoA application with photographs, scope of work, and associated sketch details.

CoA to replace rooftop mechanical units and install new pipes and conduits to surface of the west elevation of the rear addition. The new rooftop chiller will have a similar profile to the existing unit. The following will be anchored to the masonry wall with in aluminum brackets and routed to the basement mechanical room:

- 4" Chilled Water Supply Pipe (7" overall diameter with insulation)
- 4" Chilled Water Return Pipe (7" overall diameter with insulation)
- 2" Conduit
- ¾" Conduit

Discussion

The Design Guidelines do not specifically address external conduits and piping; however, when there is reference to the consolidating and screening of mechanical equipment and utilities.

The rooftop equipment is at the rear of the building and will be replaced, essentially, in-kind. Staff does not recommend any additional construction that would screen this unit.

In reviewing this project with the applicant, the proposed routing of the exposed pipes and conduits. Alternatives were evaluated, but were constrained by limited space and routing options within the building, avoiding areas with asbestos, and conflicts with egress, among other issues. Staff is confident that the request presents the most feasible routing solution.

Staff recommends the BAR approve the proposed location (routing), with four options for addressing the visible pipes and conduits.

- Leave as installed, exposed metal.
- Paint an appropriate color—see Appendix.
- Cover with metal or other panels--see Appendix. (This would conceal the pipes and conduit, but it introduces an enclosure/over that might be more visually intrusive.)
- Plant an appropriately sized tree or bush in the space between the sidewalk and loading dock—see Appendix. (Approx. 5-feet. The planting must be contained within that space, even when mature and its roots cannot conflict with the underground segment of the pipes and conduits.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed rooftop units and exposed pipes and conduits satisfy the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed rooftop units and exposed pipes and conduits do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that 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 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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

H. Utilities and Other Site Appurtenances

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Chapter IV – *Rehabilitation*

L. Rear of Buildings

...

2. Consolidate and screen mechanical and utility equipment in one location when possible.

APPENDIX

Painted conduit at Main Street Market



2205-09 Fontaine Avenue. Within an Entrance Corridor.
Exterior ductwork and conduits enclosed with prefinished metal panels.



Screen with planting





IDENTIFICATION

Street Address: East Market Street
 Map and Parcel: 33-196
 Census Track & Block: 1-109
 Present Owner: Federal Government
 Address: East Market Street
 Present Use: Post Office
 Original Owner: Federal Government
 Original Use: Post Office

BASE DATA

Historic Name: United States Post Office
 Date/Period: 1906, 1936
 Style: Neo-Classical Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-3
 Land Area (sq.ft.): 120-115
 Assessed Value (land + imp.): 48810 + 269280 = 318,090

ARCHITECTURAL DESCRIPTION

Monumental Neo-Classical revival structure with a marble portico of six Ionic columns. Originally, the columns supported a flat floor, the present pediment being added in 1936. The main body of the Post Office is built of brick, laid in Flemish bond, with stone watertables, belt course, and key stones. The rich entablature features carved modillions and Wall of Troy moldings. The interior is decorated with Doric pilasters supporting a full entablature of triglyphs, egg and dart molding, and mutules. There is also some fine period iron work on the interior, especially around the stairs.

HISTORICAL DESCRIPTION

The Post Office was finished in April, 1906 at the cost of \$71,000. The contractor was Miles and Brant Company of Atlanta. The first Post Office was at 105 Fourth Street until it was removed to Main and Second in 1895. The present site was originally occupied by the Jewish Synagogue. The corner stone gives the name of the architect of the 1936 remodeling as Louis A. Simon.

GRAPHICS



CONDITIONS

Good

SOURCES

Alexander's Recollections, p. 76.
Daily Progress, "Illustrated Ed.", 1906.



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)~~ **four (4)** 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.

No fee: City/County-owned property

Owner Name City of Charlottesville/Co. of Albemarle Applicant Name Ryan Dewyea, City of Charlottesville Public Works
Project Name/Description Install mechanical system pipes & conduits Parcel Number 330196000
Project Property Address 201 East Market Street (McIntire Library)

Applicant Information

Address: City of Charlottesville Public Works
315 4th Street NW Charlottesville Virginia 22903
Email: dewyear@charlottesville.gov
Phone: (W) 434.970.3907 (C) _____

Property Owner Information (if not applicant)

Address: City of Charlottesville/Co. of Albemarle
PO BOX 911, Charlottesville 22902
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Signature of Applicant

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

[Signature] 12/01/2020
Signature **Date**
RYAN DEWYEA 12/01/2020
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):

At NW corner near the rear entrance, wall-mounted installation of two (2) chilled water pipes and two (2) conduits.

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

Photographs of building, sketch of mounting bracket (typ.)

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 or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at 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.



NW elevation at 2nd Street NE—Existing



NW elevation at 2nd Street NE—Proposed pipes and conduit (for context only)



NW corner aerial view (east side)—Proposed pipes and conduit (for context only)



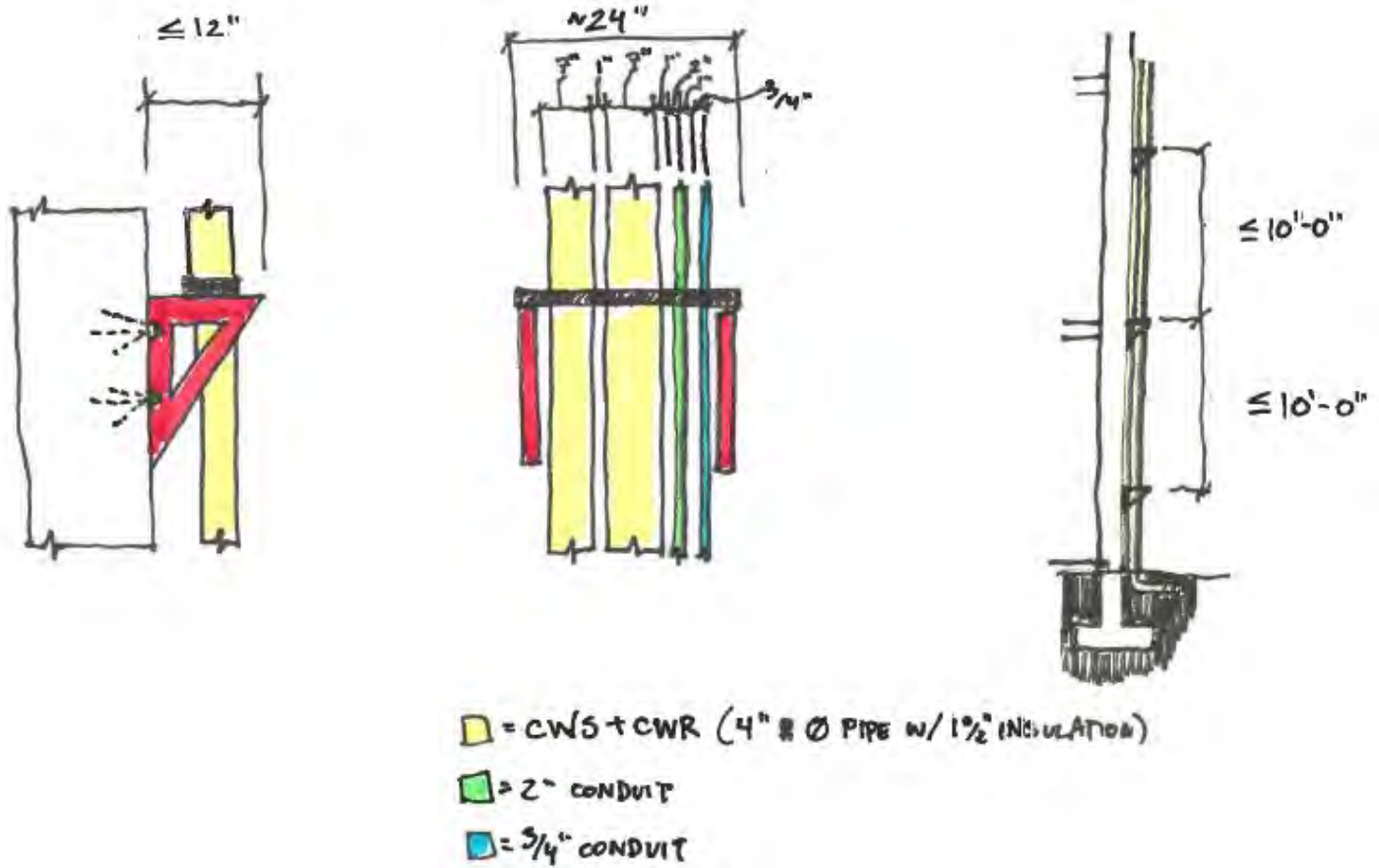
NW corner aerial view (west side)—Proposed pipes and conduit (for context only)

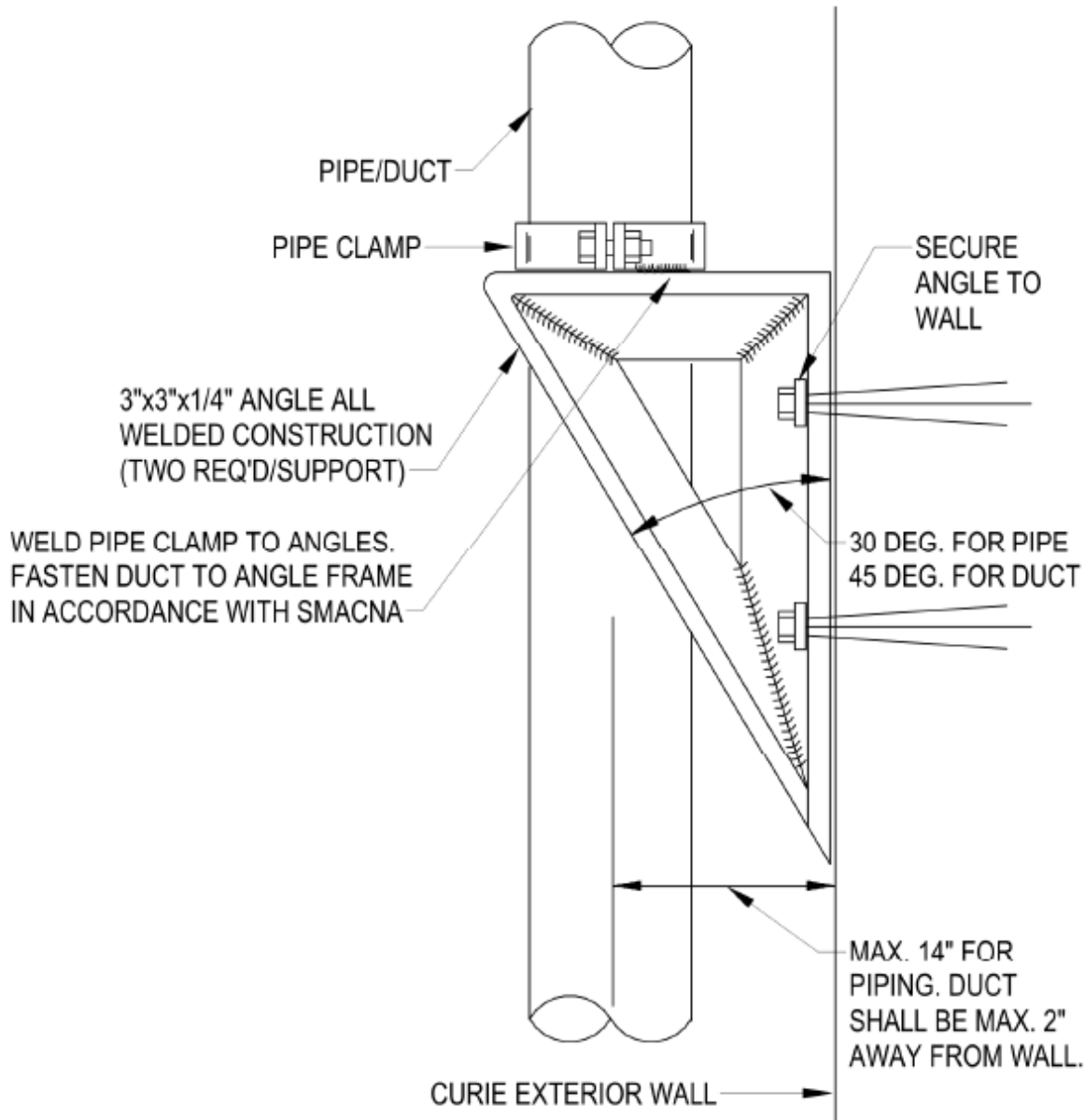
The following items will make up the piping assembly that will follow the proposed route:

- (1) 4" Chilled Water Supply Pipe (7" overall diameter with insulation)
- (1) 4" Chilled Water Return Pipe (7" overall diameter with insulation)
- (1) 2" Conduit
- (1) 3/4" Conduit

Overall, the assembly will be ~24" wide from the outside of one bracket to the other. The brackets will be spaced per code.

The Chilled Water Supply/Return Pipes will be insulated and covered with an aluminum jacket. The piping will leave the mechanical room in the basement and will pass underneath the sidewalk. It will remain underground until it extends the side of the building.





VERTICAL DUCT & PIPE SUPPORT DETAIL

NO SCALE



201 E. Market Street | Charlottesville, VA
434.979.7151 | FAX 434.971.7035 | jmrl.org

December 10th, 2020

Re: Dec. 15th meeting
Application -Mechanical units/Library Chiller
Address- 201 East Market St.

Dear Charlottesville Board of Architectural Review,

JMRL is writing to respectfully request BAR approval of the alternate piping plan for the building chiller project which would allow the piping to run on the exterior of the library building, at the 2nd st. loading dock area.

Approximately 35 JMRL staff are currently working in the building and offering library service seven days a week.

The initial interior plan/route requires contractors to work in office areas where staff are currently working to provide library service (original timeline estimated 4 weeks of inside pipe installation, and a few weeks later an additional 8 days work for interior insulation, during regular working hours). The original interior plan was drafted prior to the 2020 Coronavirus pandemic. Pandemic social distancing recommendations mean that contractors and staff cannot be in this tight space at the same time, which would cause significant disruption to library operations on those work days. Due to the age of the library building, we have found that any planned interior renovation projects inevitably run into additional delays/costs due to asbestos, electrical wiring lines and plumbing idiosyncrasies. Any delays and additional contractors increase traffic and parking concerns in an already narrow and limited downtown block.

We recognize the historic architecture and significance of the library building (as a former federal courthouse and post office). The altered plan does not affect the front or side facing exterior facade of the library building. The building's loading dock is primarily utilitarian space indented from the building footprint; a parking and delivery area for library vehicles and deliveries, including a large dumpster used by the library and the ACHS. There is currently electrical wiring running on the exterior in the loading dock near the proposed piping location. A below ground staircase for access to the mechanical room is also in this area.

JMRL appreciates the BAR's consideration in this matter.

Sincerely,

David Plunkett
Library Director

Krista Farrell
Asst. Library Director
Central Branch Manager

