

March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 4:14 PM

To: Karim Habbab <khabbab@brw-architects.com>

Certificate of Appropriateness Application

BAR 21-03-07

506 Park Street, TMP 530123000

North Downtown ADC District

Owner: Presbyterian Church Ch'ville Trust

Applicant: Karim Habbab, brw architects

Project: Modify approved addition

Dear Karim,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Jody Lahendro moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 506 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with these recommendations:

- *that the height as shown of the elevator be reconsidered*
- *that the white banding around the elevator be reconsidered, and changes allowed if the designer decides to do so*

Carl Schwarz seconds motion.

Motion passes (9-0).

Please let me know if you have any further questions!

All the 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
March 16, 2021**



Certificate of Appropriateness Application

BAR 21-03-07

506 Park Street, TMP 530123000

North Downtown ADC District

Owner: Presbyterian Church Ch'ville Trust

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Background

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986)

District: North Downtown ADC District

Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

Prior BAR Actions

March 19, 2019 – BAR approved entrance and ADA ramp at the east elevation of the Fellowship Hall.

June 2019 – BAR approved modifications to ADA entrance at east elevation (7th Street).

July 2020 – BAR approved construction of a three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace.

Application

- Submittal: BRW Architects drawings *First Presbyterian Church Renovation +Addition*, dated March 16, 2021: Pages 1 through 14.

CoA request to enclose an existing arcade and construct a hyphen, construct an elevator tower, and demolish the concrete plaza at 7th Street and plant grass. This request alters the previously approved

three-story addition to the Fellowship Hall, which included a new exterior terrace and modifications to the existing driveway.

Materials

- Brick: Keuka Type 2 Mudbox smooth, Watontown Brick. (Brick and mortar to match existing.)
- Doors and windows to match proportion, color and lite configuration of existing. Glass shall be clear. Windows to be aluminum clad wood.
- Trim to match existing and painted to match.
- Hipped roof [at elevator tower] to be slate, with snow guards, similar to existing.
- Internal gutters with scuppers and downspouts to match existing.
- Wall sconces (at new doors) to match existing

Discussion

(Note: See the Appendix for clarification on how this request deviates from the July 2020 CoA.)

There are four trees within the work area that, for the July 2020 CoA, had been approved for removal. Three of the trees could now be retained. The BAR should clarify this.

At the elevator tower, the BAR should evaluate if the new brick panels should have sills similar to those on the adjacent, existing wall.

Lighting fixtures to match what was approved in the July 2020 CoA; however, the BAR may apply the same conditions:

- Lamping will be dimmable and not exceed a Color Temperature of 3,000k.
- Uplights will be at a maximum of less than 3000 lumens.
- Fixtures that emit 3000 lumens or more shall be full cut off.

With the above items addressed, staff recommends approval of this request.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 506 Park Street satisfy the BAR's criteria and are 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 following conditions: ...)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 506 Park Street 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 Guidelines for Site Design and Elements

B. Plantings

- 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.

D. Lighting

- 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

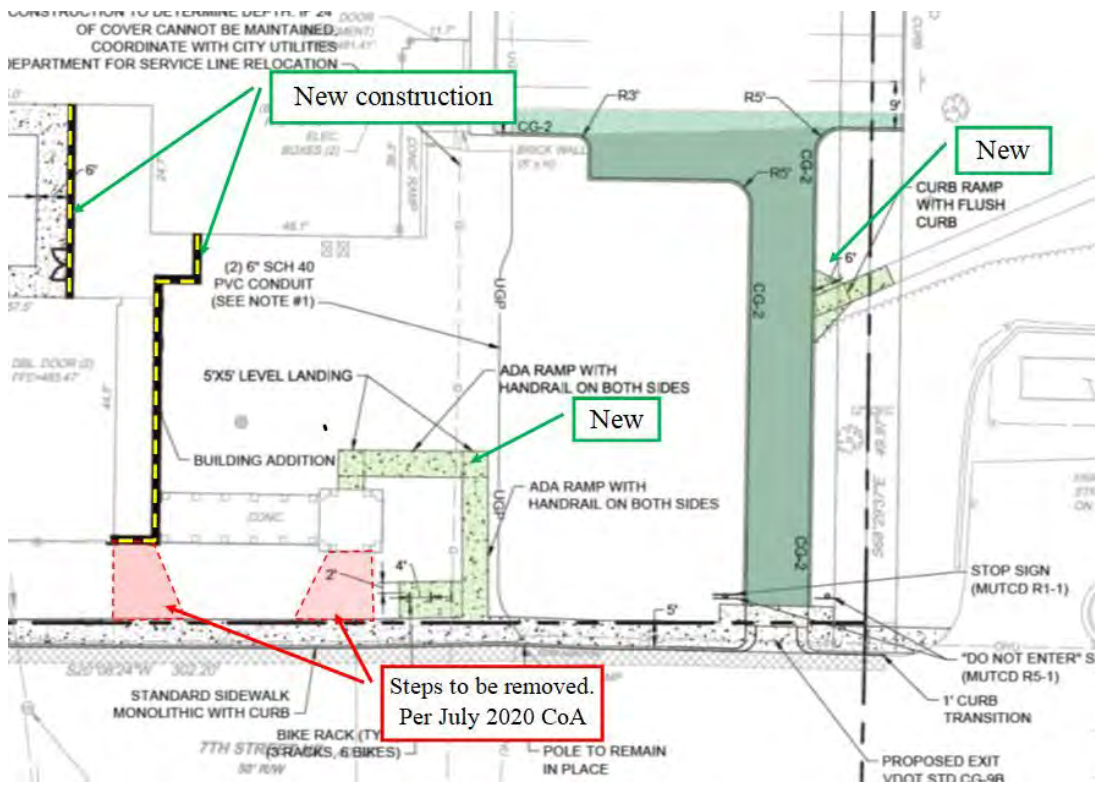
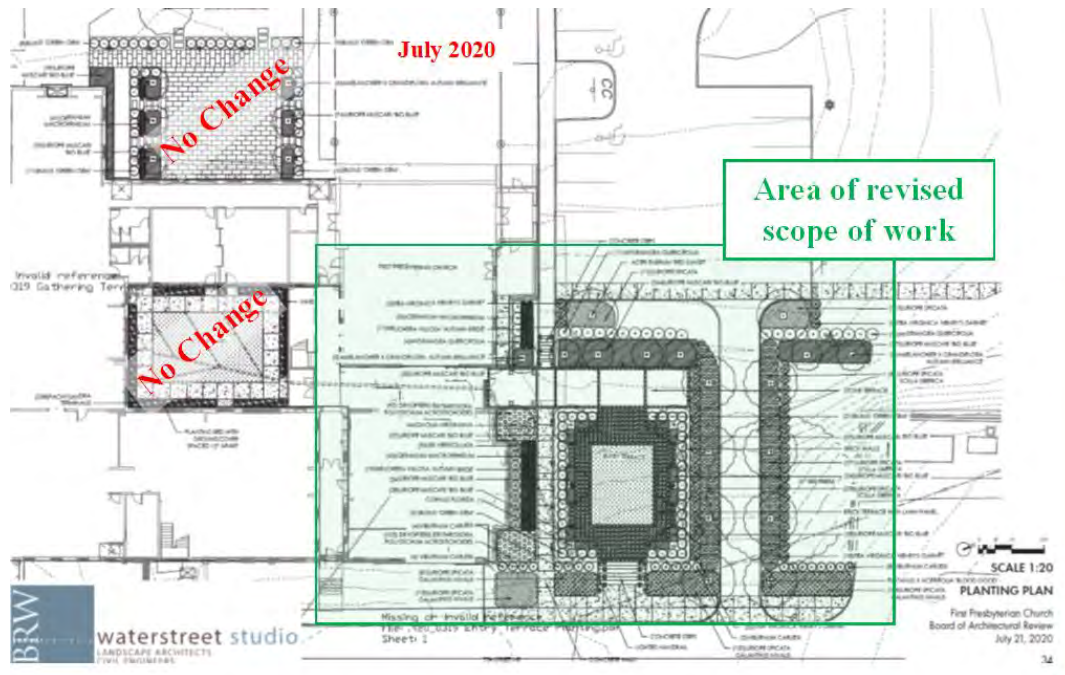
- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 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.

Pertinent Guidelines on New Construction and Additions

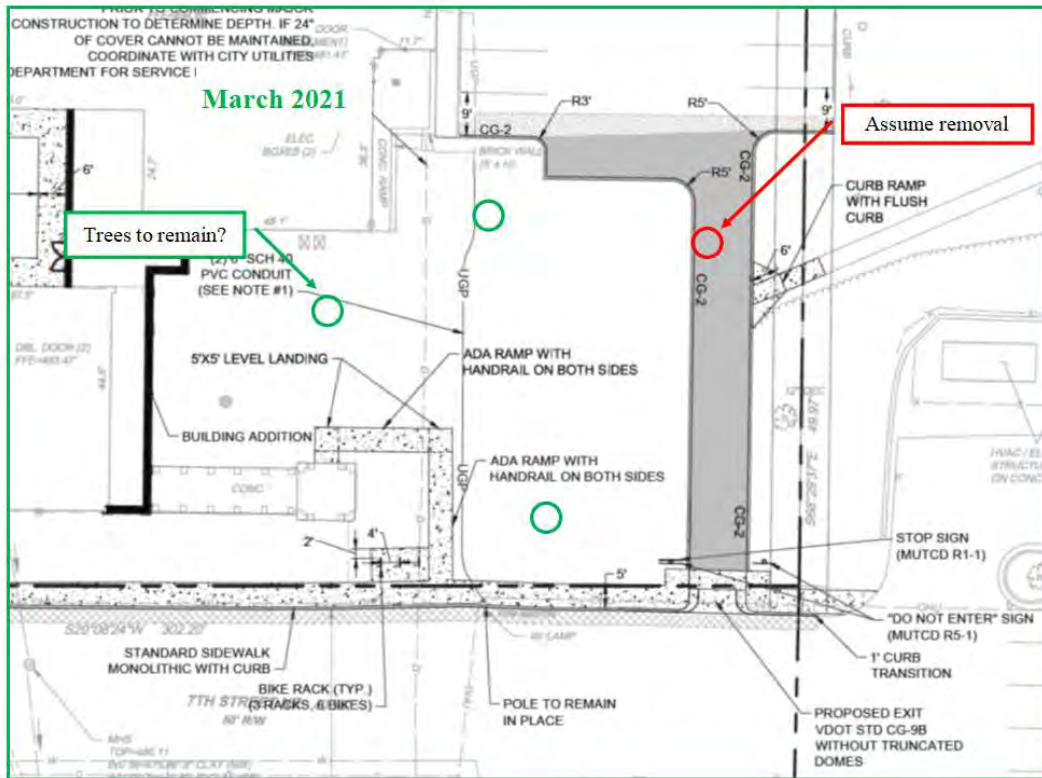
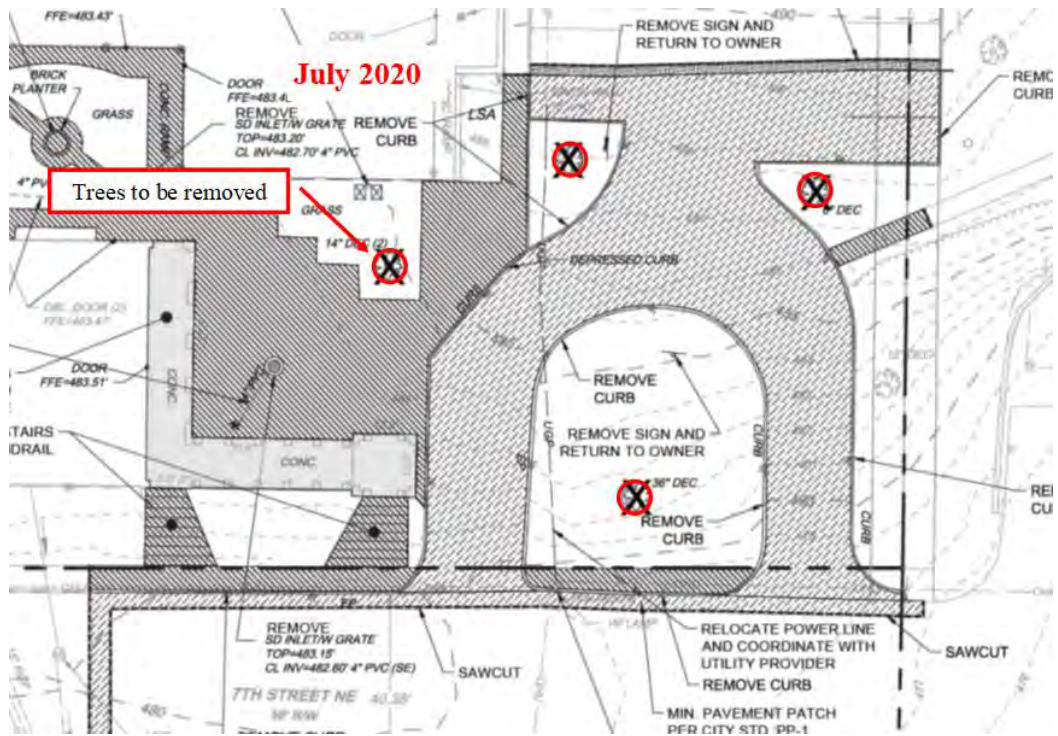
P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

APPENDIX



Re: Trees



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 500 Park Street
 Map and Parcel: 53-123
 Census Tract & Block: 3-416
 Present Owner: Presbyterian Church of Ch'ville.
 Address: 500 Park Street
 Present Use: House of Worship
 Original Owner: First Presbyterian Church
 Original Use: House of Worship

BASE DATA

Historic Name: First Presbyterian Church
 Date/Period: 1955
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 1
 Present Zoning: B-1
 Land Area (sq.ft.): 170 x 270
 Assessed Value (land + imp.): 28,000 + 255,960 = 283,960

ARCHITECTURAL DESCRIPTION

The First Presbyterian Church is a 1955 Neo-Georgian church based on James Gibbs' 1722 masterpiece St. Martin-in-the-Fields in London. Unlike Wren's churches with the adjunct steeple, Gibbs unified the plan and placed the spire at the west end of the church between the portico and the nave. The plan remains a classic to this day. Large, circular headed windows link the sanctuary with the educational wing to the south. The brickwork is very fine and the structure is nicely integrated with its site.

HISTORICAL DESCRIPTION

In 1819 the Presbyterians of Charlottesville and the neighboring district joined together to form the South Plains Presbyterian Church. The church lacked regular ministerial services until 1824 when the Rev. Francis Bowman, a graduate of Princeton Theological Seminary, became the pastor. He resided at 416 Park St. Their first Meeting House was built on the southeast corner of Market and 2nd St. N.E. in 1827. In 1856 this structure was replaced with a Gothic Revival building. In 1898 the congregation moved to a new building on the southwest corner of Market and 2nd St., N.E. In 1951 the church secured the John Kelly and Drury Wood property on Park St. with construction commencing in 1955. The decision to locate on Park St. resulted in the destruction of 3 architecturally and historically significant 19th century structures and an interruption of the residential scale and rhythm of the neighborhood. The local architectural firm of Stainback & Scribner designed the Neo-Georgian Church

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 First Presbyterian Church Annul Report, 1973





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 Presbyterian Church Charlottesville Trust Applicant Name Karim Habbab
Project Name/Description First Presbyterian Church Renovation & Addition Parcel Number 530123000
Project Property Address 506 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE, Charlottesville, VA 22902
Email: khabbab@brw-architects.com
Phone: (W) 434-971-7160ext 207 (C) _____

Property Owner Information (if not applicant)

Address: 506 Park St. Charlottesville, VA 22902
Email: forbes@vmdo.com
Phone: (W) 434-296-7131 (C) _____

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 _____ Date 2/23/2021
Karim Habbab _____ Date 2/23/2021
Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

Signature Terry Scott Forbes _____ Date 2/23/2021
Terry Scott Forbes _____ Date 2/23/2021
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): _____
New minor expansion, new elevator shaft, and some sitework to existing church at Northeast corner.
14 page booklet containing required drawings and images.

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

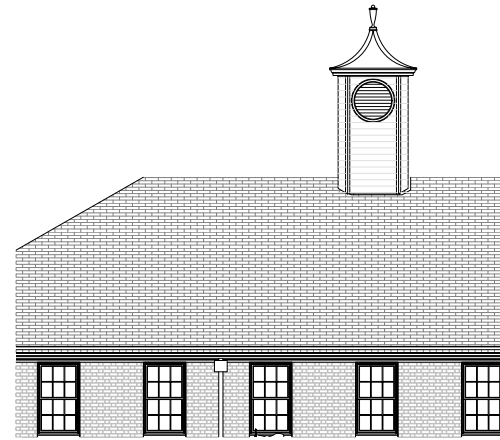
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

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.



BOARD OF ARCHITECTURAL REVIEW

FIRST PRESBYTERIAN CHURCH
RENOVATION + ADDITION
MARCH 16 2021



First Presbyterian Church - 506 Park St,
Charlottesville, VA 22902

PROJECT DESCRIPTION

The new work will consist of:

1. Enclosed an existing exterior walkway
2. Addition of elevator shaft and some construction to enclose the courtyard
3. The exterior concrete plaza at 7th street shall be demolished and changed to grass

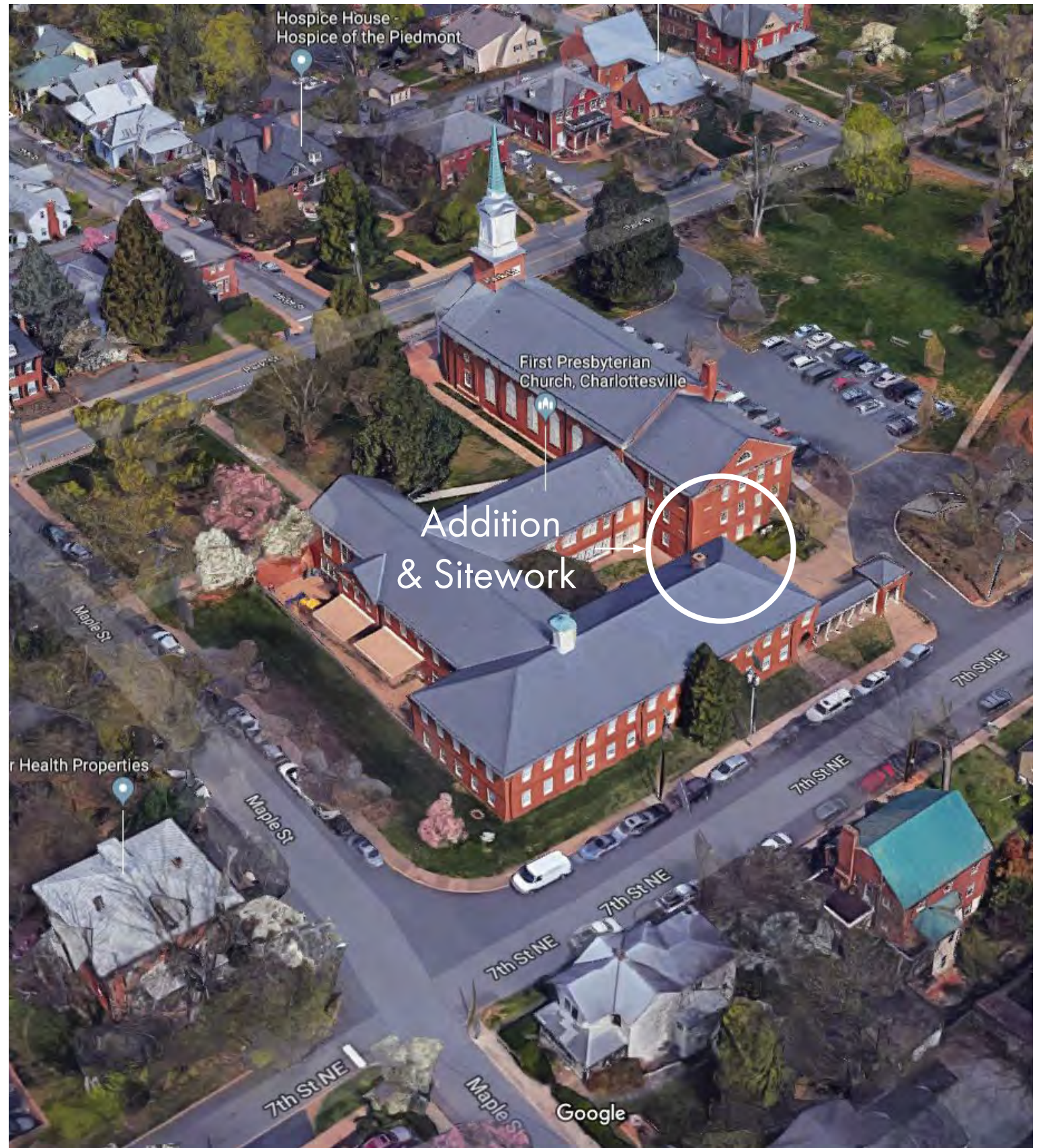
MATERIALS

- The new brick will be Keuka Type 2 Mudbox smooth from Watsontown Brick. New brick and mortar to match existing.
- New glass in doors and windows at the entry shall adhere to BAR guidelines. Glass shall be clear and will match existing windows in proportion, color, and number of lites. Windows will be aluminum clad wood, to match look of existing windows. Color of cladding to be similar to existing windows.
- New trim work shall be painted off-white, similar to existing trim.
- New roof to be slate with snowguards, similar to existing.
- Copper downspouts to match existing.



PROJECT DESCRIPTION

First Presbyterian Church
Board of Architectural Review
March 16, 2021



SITE CONTEXT

First Presbyterian Church
Board of Architectural Review
March 16, 2021



7TH STREET



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
March 16, 2021



7TH STREET

EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
March 16, 2021



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
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EXISTING PHOTOS - 7TH STREET

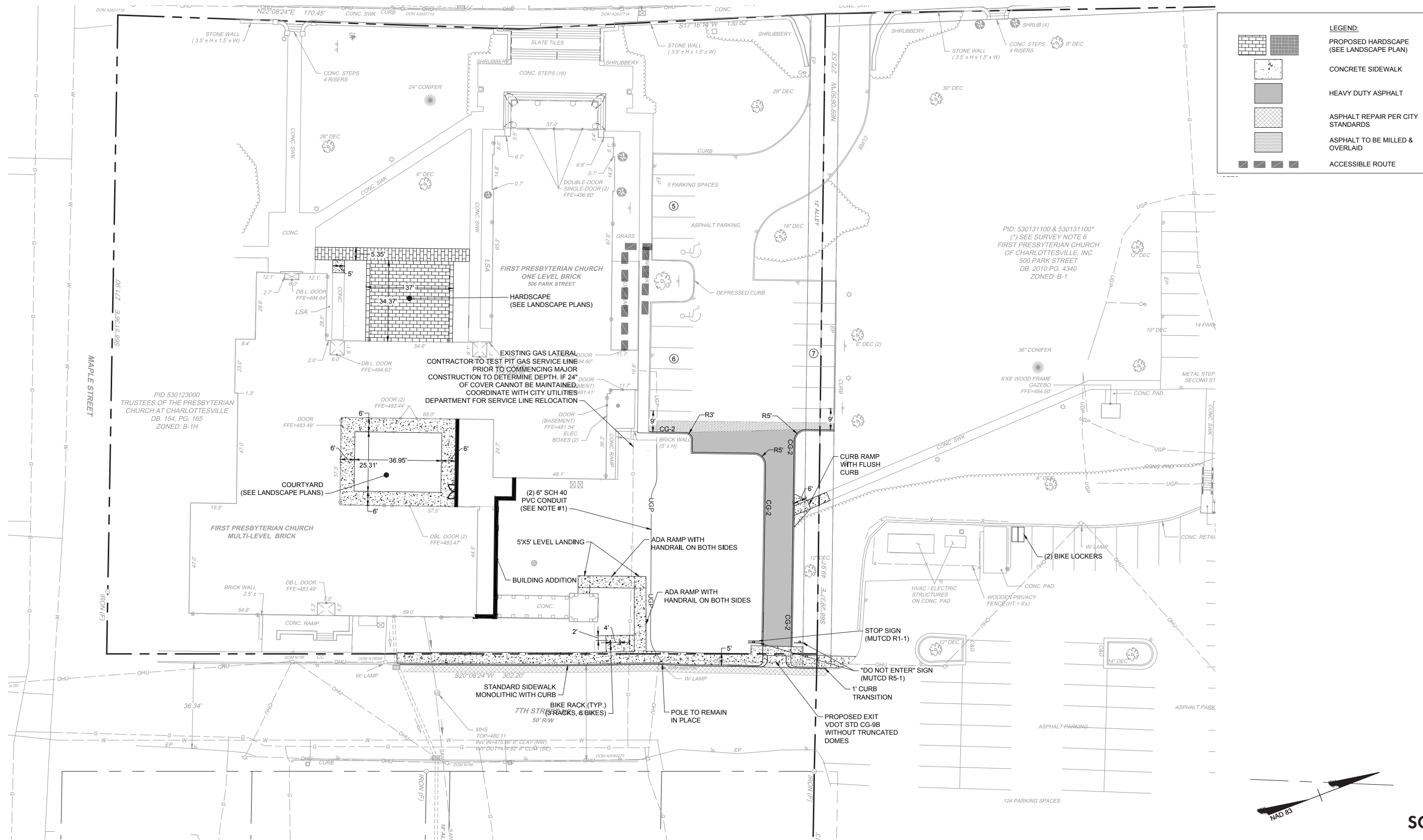
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3D PERSPECTIVE

First Presbyterian Church
Board of Architectural Review
March 16, 2021

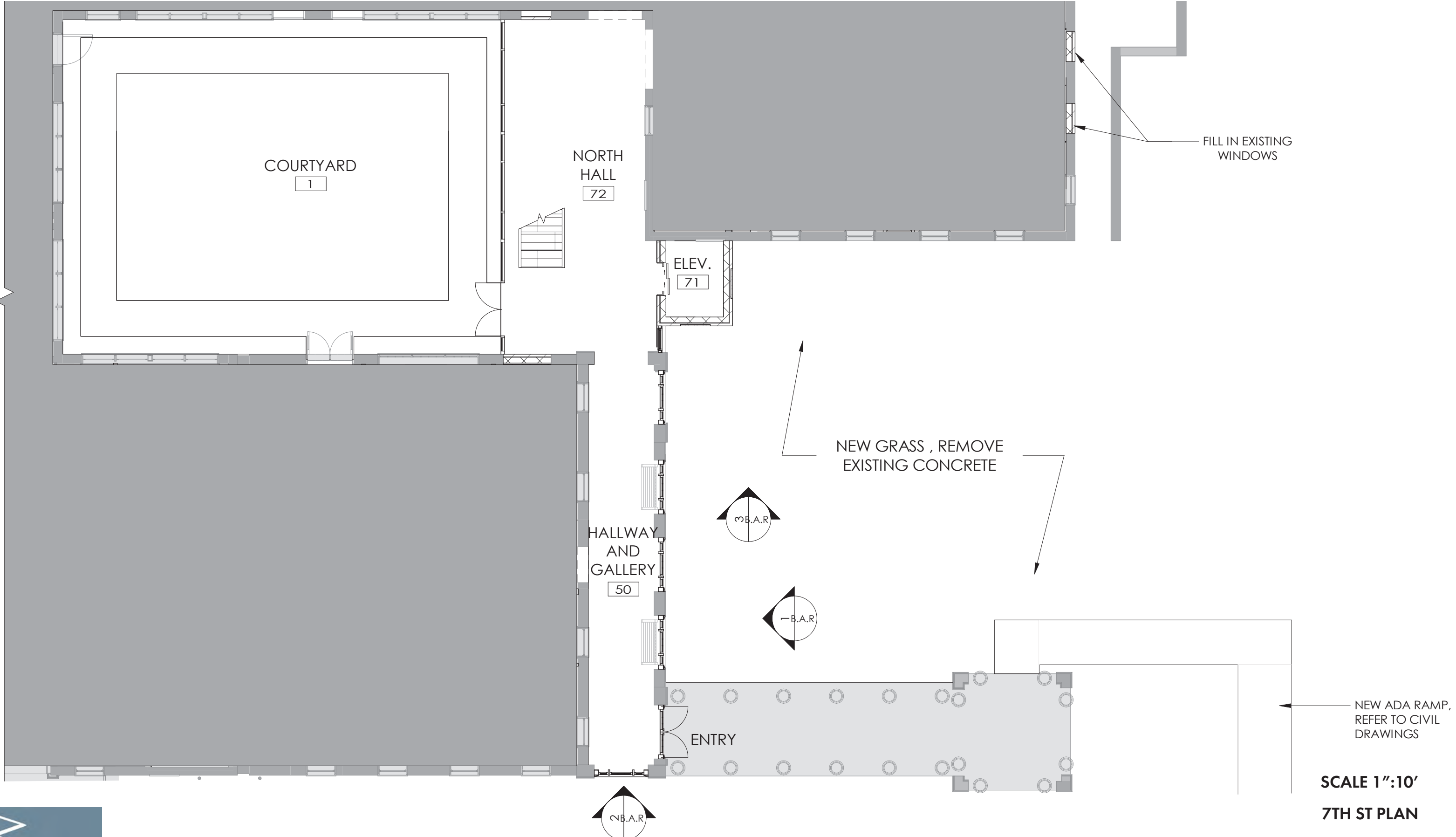


TIMMONS GROUP

SCALE 1"=40'

CIVIL PLANS

First Presbyterian Church
 Board of Architectural Review
 March 16, 2021



COURTYARD

1

NORTH HALL

72

ELEV.

71

FILL IN EXISTING WINDOWS

NEW GRASS, REMOVE EXISTING CONCRETE

HALLWAY AND GALLERY

50

ENTRY

NEW ADA RAMP, REFER TO CIVIL DRAWINGS

SCALE 1"=10'

7TH ST PLAN

First Presbyterian Church
Board of Architectural Review
March 16, 2021





SCALE 1/8":1'

ELEVATIONS - 7TH STREET AREA

First Presbyterian Church
 Board of Architectural Review
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EXISTING LIGHT FIXTURE, NEW FIXTURES TO BE SIMILAR TO EXISTING



BRICK NOTES:
THE PROPOSED BRICK, KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK, WAS CHOSEN DUE TO ITS SIMILARITY TO THE EXISTING OBSOLETE BRICK AND THE METHOD IT IS PRODUCED. MORTAR TO MATCH EXISTING AS WELL.

EXISTING HISTORIC OBSOLETE BRICK.

KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK.



MATERIAL SAMPLE - BRICK

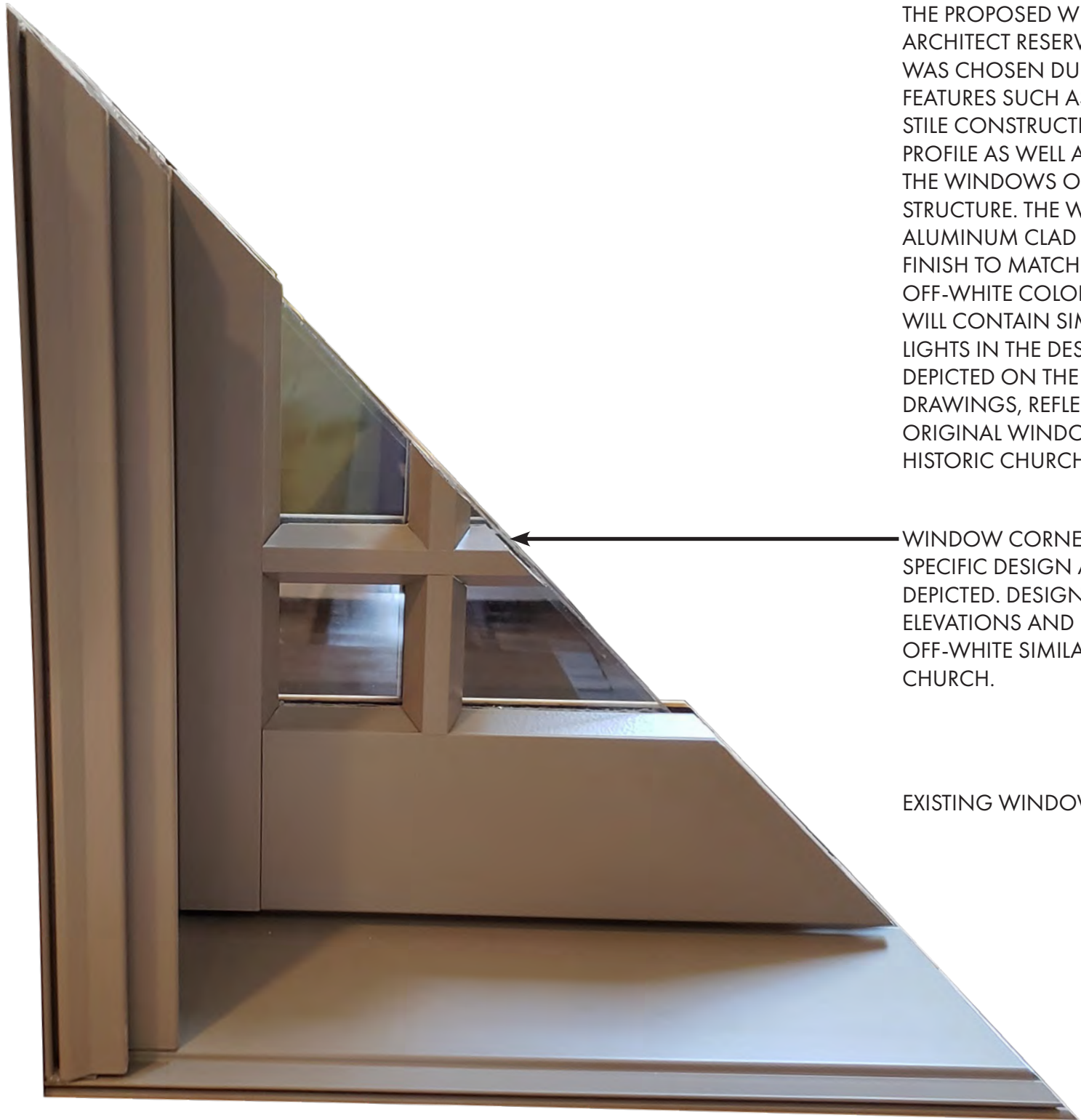
First Presbyterian Church
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WINDOW NOTES:

THE PROPOSED WINDOW, ARCHITECT RESERVE FROM PELLA, WAS CHOSEN DUE TO ITS DESIGN FEATURES SUCH AS THROUGH-STILE CONSTRUCTION AND PUTTY PROFILE AS WELL AS SIMILARITY TO THE WINDOWS ON THE EXISTING STRUCTURE. THE WINDOW WILL BE ALUMINUM CLAD WOOD WITH A FINISH TO MATCH THE EXISTING OFF-WHITE COLOR. THE WINDOW WILL CONTAIN SIMULATED DIVIDED LIGHTS IN THE DESIGN PATTERN DEPICTED ON THE ELEVATION DRAWINGS, REFLECTIVE OF THE ORIGINAL WINDOWS ON THE HISTORIC CHURCH.

WINDOW CORNER SAMPLE. SPECIFIC DESIGN AND FINISH NOT DEPICTED. DESIGN DEPICTED IN ELEVATIONS AND FINISH TO BE OFF-WHITE SIMILAR TO EXISTING CHURCH.

EXISTING WINDOW



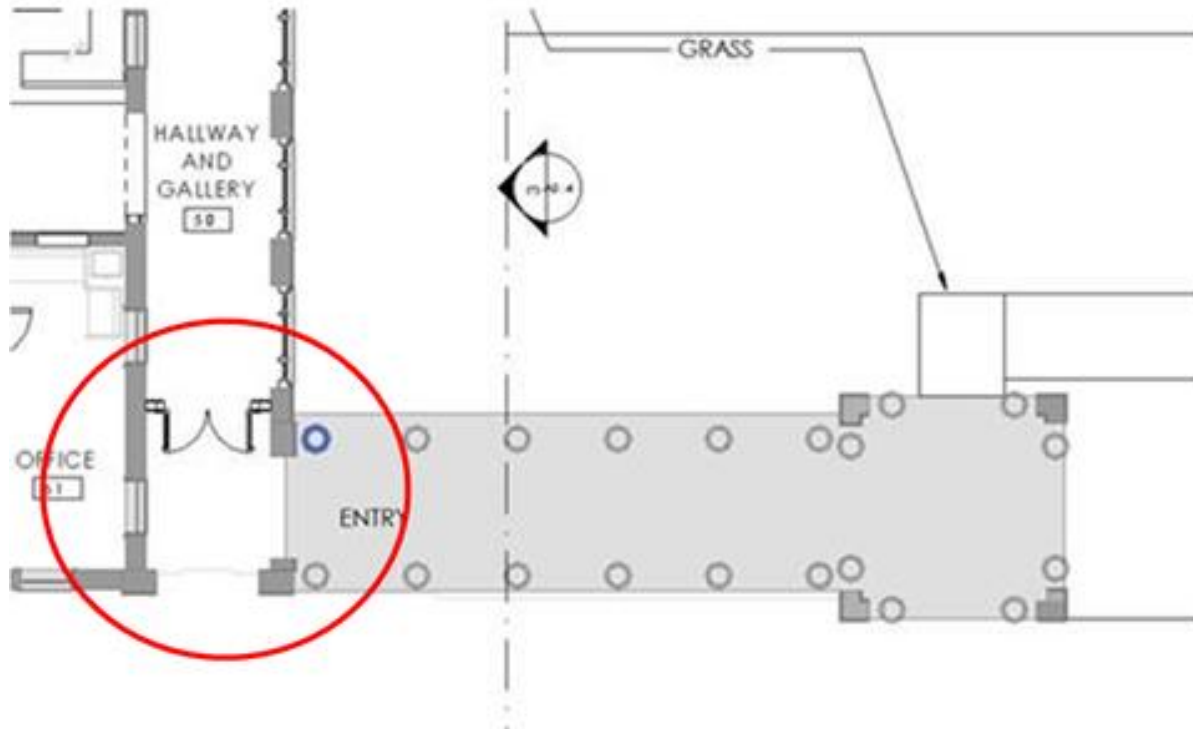
MATERIAL SAMPLE - WINDOW

First Presbyterian Church
Board of Architectural Review
March 16, 2021

Email from Karim Habbab to Jeff Werner on March 12, 2021:

Hi Jeff see below responses in **red**! Thanks.

For context for question 3: We recessed the entry there at that corner and moved the door in from the original drawings I sent.

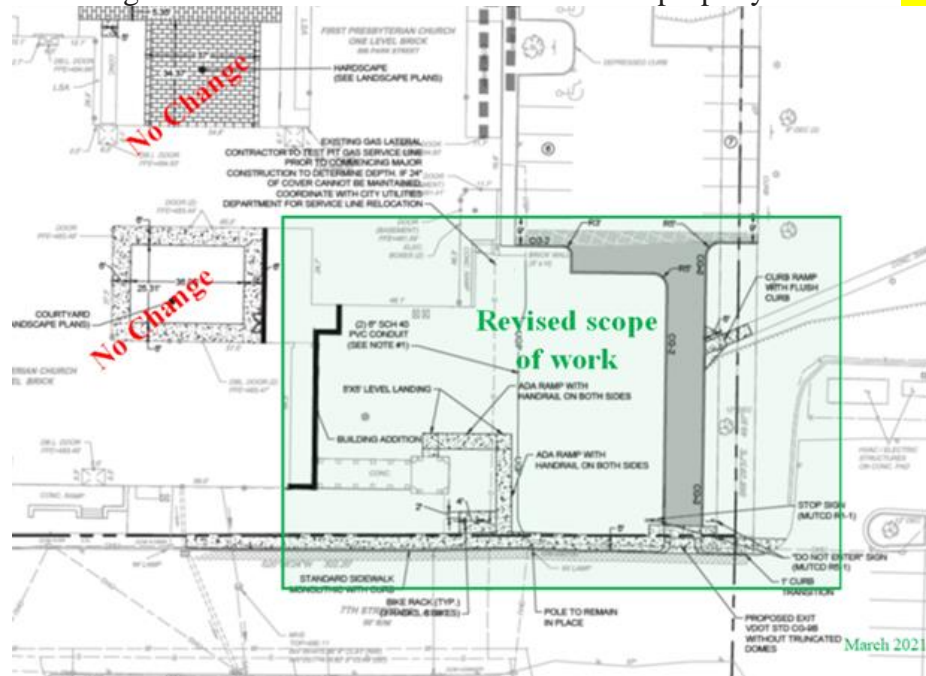


Email from Jeff Werner to Karim Habbab on March 8, 2021, with responses from Karim in red.

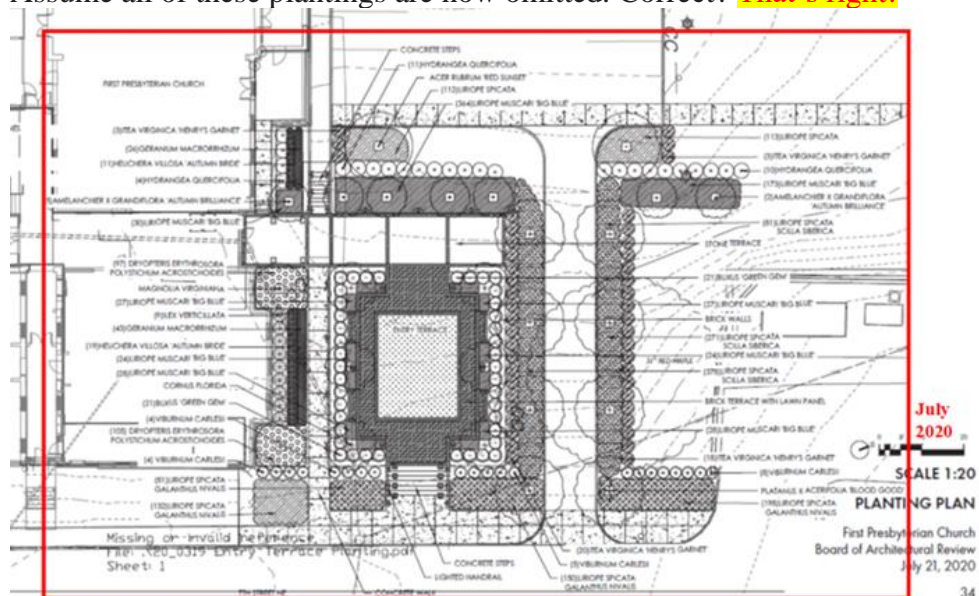
Karim:

Couple of last minute questions. Forgive me if this is a bit tedious and redundant, but I am trying to anticipate the BAR's questions.

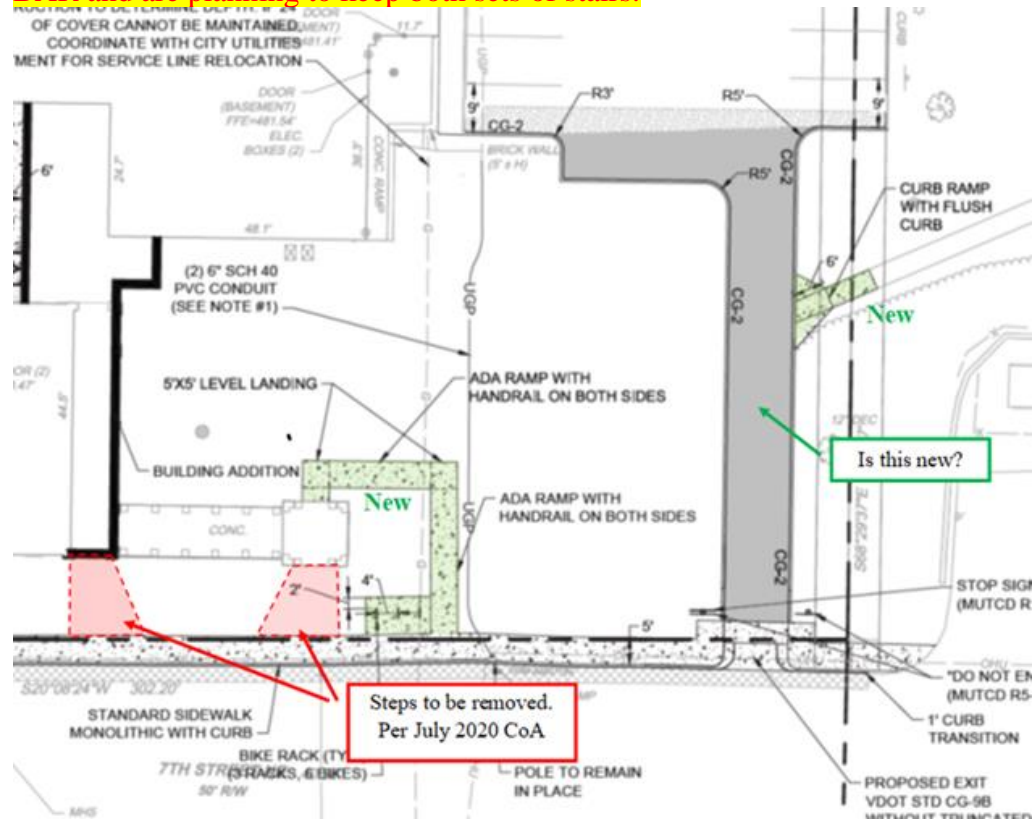
1. Scope of revised work limited to only the NE corner—green shaded area—and will not alter the previously approved landscaping and etc. at the Courtyard, Gathering Terrace or the SW corner of the church property. Correct? **Correct!**



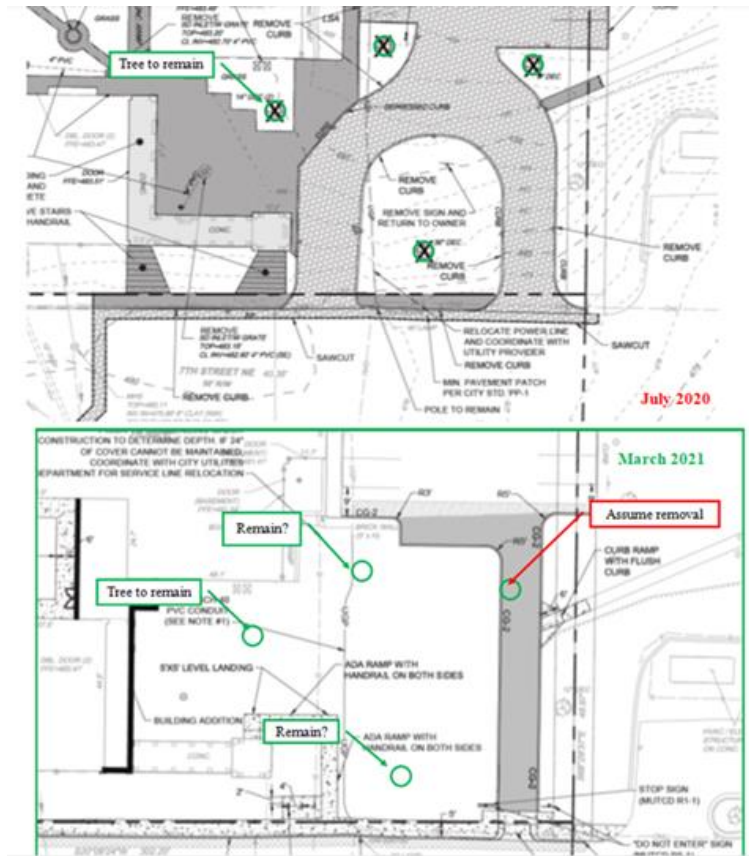
2. Assume all of these plantings are now omitted. Correct? **That's right!**



3. Excluding sidewalk work at street, I have a new ADA ramp, the sidewalk repair at the right, and the steps will be removed per prior CoA. What is the grey area—sidewalk or paving? Also, BAR may ask about railing at ramp. Assume it will match what was done at the new entrance approved in 2019. **The grey area is a new drive. . The new handicap ramp is at 8% so it requires handrails on both sides, painted black. At this point we did a minor revision to the plan submitted to BAR and are planning to keep both sets of stairs.**



4. Trees. Originally, four trees would be removed. It appears three can remain, will they? **The grading currently impacts all 4 trees and they're all shown to be removed. The City's detail to protect the tree critical root zone is not achievable for any of the trees. For example the large tree in between the existing entrance/exit lanes is 36" in diameter resulting in a 54' radius critical root zone. Also, BAR will ask if that tree will be replaced, with what, and where? I don't have an answer for this right now.**



5. Sills at elevator tower panels. BAR may ask about matching the stone sills on the similar, existing panels. **That would be fine to have a sill at the bottom of our recesses in the elevator shaft.**

