

From: [Murphy, Mollie](#)
To: [Eric Amtmann](#)
Cc: [Werner, Jeffrey B](#)
Subject: BAR 23-12-01
Date: Wednesday, December 20, 2023 3:31:34 PM
Attachments: [image001.png](#)

Certificate of Appropriateness Application

BAR 23-12-01

350 Park Street, TMP 530109000

North Downtown ADC District

Owner: City of Charlottesville and County of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: New courthouse building at Levy site: Color palette (bricks and trim elements)

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on December 19, 2023. The following action was taken:

Motion to approve CoA by Mr. Bailey. Whitney second. Vote 7-0. Motion passed.

Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site satisfies the BAR's criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted.

For specifics of the discussion, the meeting video is on-line at:

[All broadcasts for Charlottesville TV10 \(boxcast.tv\)](#)

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact Jeff Werner at wernerjb@charlottesville.gov.

Sincerely,
Mollie Murphy



Mollie Murphy

Assistant Historic Preservation and Design Planner

Neighborhood Development Services

City of Charlottesville

(434) 970-3515 | murphymo@charlottesville.gov

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

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Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
December 19, 2023**



Certificate of Appropriateness Application

BAR 23-12-01

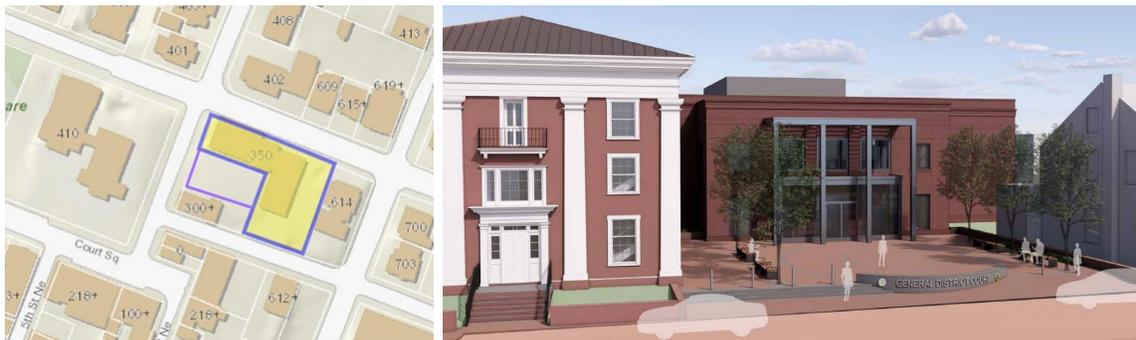
350 Park Street, TMP 530109000 and 530108000

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Background

350 Park Street

Year Built: Levy Building 1852

District: North Downtown ADC District

Status: Contributing

The Levy Building is Greek Revival, constructed with brick laid in American bond with Flemish bond variant. Three stories, hipped roof, three-bay front, heavy entablature supported by monumental, stuccoed pilasters on brick pedestals, crossette architraves, and brick water table.

Prior BAR Reviews

(See Appendix for complete list, includes links to prior submittals and meeting videos.)

November 21, 2023 – Applicant presented samples to the BAR and announced the brick sample panel was accessible at the site. No action was taken. (Link to the meeting video. This discussion begins at approximately 00:3400. [BAR meeting 11-21-2023 video](#))

Application

- Applicant submitted: Renderings from Aug 2022 submittal, images and samples of the brick (including a panel on-site) and samples of the trim elements. (The samples were circulated during a discussion at the November 21, 2023 BAR meeting.)

CoA request for building’s material palette, including the colors of the brick and trim for the new construction related to the expansion of the City-County Courts Complex.

Discussion

Per the August 2022 CoA approving the design, which included approval of the *brick size and coursing*, due to hesitation by both the design team and the BAR it was decided to omit the material palette, specifically the colors of the brick and trim. This approved the overall design, allowing for the completion of construction drawings, but deferred approval of the color palette until a later date, when it would be submitted and reviewed as a separate CoA request.

On November 14, 2023, the applicant requested an opportunity to present the selected color palette at the BAR's November 21 meeting. On November 20, the applicant shared with staff photos of the selected brick, cast stone, windows, and metal paint color, which were circulated to the BAR. With this, the BAR was also informed that a brick panel was available at the construction and that the applicant would attend the November 21 meeting to present the other samples. On November 29, staff circulated to the BAR additional images of the sample brick, images of nearby brick buildings, and excerpts from *The Secretary of The Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (2017), see attached.

If, in applying the design guidelines, the BAR finds the materials and color palette, as presented, are *compatible with and complementary to, but without mimicking*, the Levy Building (as an addition to it) and the surrounding ADC District (as a new building within it) staff recommends approval of the requested CoA.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site satisfies the BAR's criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted.

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

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed material palette, including the colors of the brick and trim, for the City/County Courts Expansion Project at the Levy site does not satisfy the BAR's criteria and is not compatible with 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 III – New Construction and Additions

Link: [Chapter 3 New Construction and Additions](#)

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1:

Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

- d. Institutional: Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

L. Foundation and Cornice

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

- 1) **The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.**
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.

[...]

N. Paint [Color palette]

- 1) **The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.**
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

- 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.

P. Additions

[...]

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
- c. 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.**
 - d. 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
- e. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.**

Chapter VI – Public Design and Improvements

Link: [Chapter 6 Public Improvements](#)

C. Public Buildings and Structures

1. Public buildings should follow design guidelines for new construction.
2. New structures, including bridges, should reflect contemporary design principles.

APPENDIX

Prior BAR Reviews

February 2003 – Prelim discussion. Temporary sally port and ADA ramp. (350 Park Street.)

March 2003 - Prelim discussion. Permanent ADA ramp. (350 Park Street.)

City-County Courts Complex

October 20, 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building’s hyphen and annex. No action taken.

http://weblink.charlottesville.org/public/0/edoc/798347/2020-10_350%20Park%20Street_Preliminary%20Discussion.pdf

Video: <https://www.youtube.com/watch?v=TXJTstxpZDw>

December 15, 2020 – BAR approved CoA for selective demolition of the Levy Building hyphen and east annex.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies 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 conditions:

- that the east wall of the Levy Building is substantially protected from damage;
- that the BAR recommends archaeological work within the footprint of the proposed demolition area of the hyphen and annex;
- that the BAR encourages and supports archaeological planning as part of the schematic design development for the larger project site;
- that the demolition includes the concrete steps (formerly to a house) along High Street.

(Zehmer, Lewis second. Motion passed 8-0.)

http://weblink.charlottesville.org/public/0/edoc/798365/2020-12_350%20Park%20Street_BAR.pdf

Video: <https://www.youtube.com/watch?v=l6C5e0cJf4s>

July 20, 2021 – BAR accepted applicant’s request for deferral.

http://weblink.charlottesville.org/public/0/edoc/799308/2021-07_350%20Park%20Street_BAR.pdf

Video: <https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=fv9pkoqglj79dwzp7r0h>

February 16, 2022 - BAR accepted applicant’s request for deferral.

http://weblink.charlottesville.org/public/0/edoc/799363/2022-02_350%20Park%20Street_BAR.pdf

Video: <https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=tycoam74nerhajuktwgz>

August 16, 2022 – BAR approved CoA for new design, omitting the color palette for the bricks and trim elements.

Ron Bailey moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed courts expansion project at the Levy Building satisfies the BAR’s criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted, including the proposed brick size and coursing, with the condition that a further CoA be submitted in which the BAR considers the building’s material palette, including the colors of the brick and trim, before the project moves forward.

Cheri Lewis seconds motion. Motion passes (6-0).





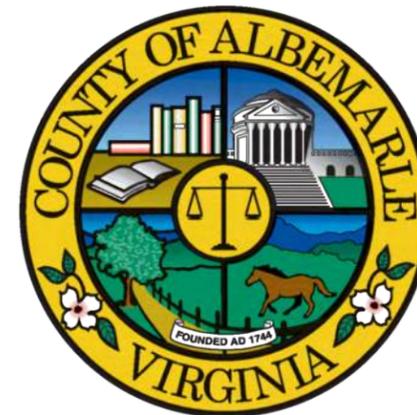


SW 2819
Downing Slate
Victorian

Albemarle County & Charlottesville City General District Courts Complex

City of Charlottesville
Board of Architectural Review

August 5, 2022













LINEAR LIGHT FIXTURE



PORTICO CORNICE
(METAL PANEL)

SOFFIT (METAL PANEL)

BRISE SOLEIL (GALVANIZED
AESS STEEL, PAINTED)

TRANSOMS AND COLUMNS
COVERS (ALUM)

ALUMINUM AND GLASS
STOREFRONT (BUTT GLAZING)

WEATHERLOCK ROOF AND
FASCIA (METAL PANEL)

ALUMINUM AND GLASS
STOREFRONT (BUTT GLAZING)

GALVANIZED AESS TUBE STEEL
(PAINTED)





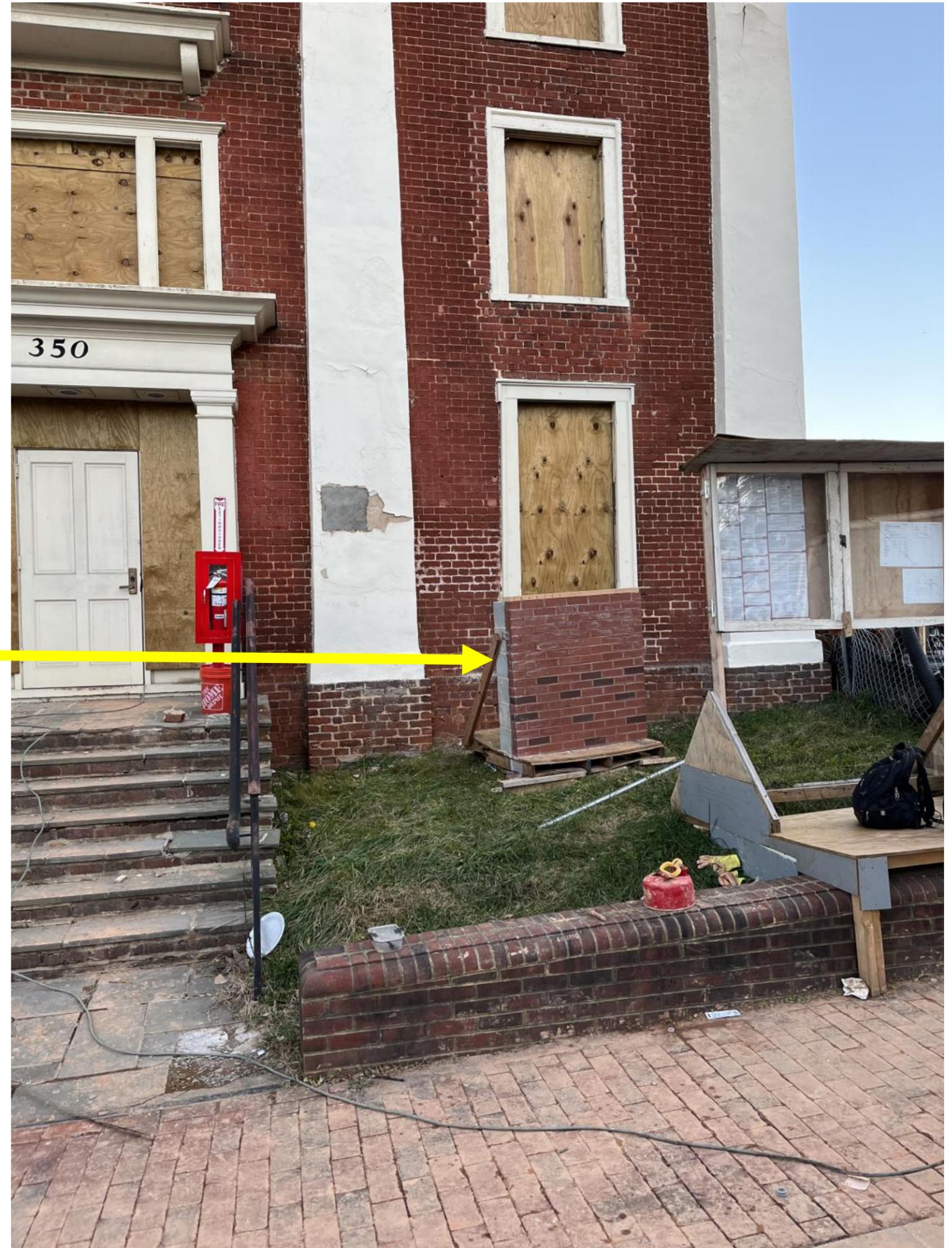
- PARAPET COPING (METAL)
- CORNICE (GFRC)
- CORBELLED ARCHITRAVE (NORMAN BRICK)
- ALUMINUM AND GLASS STOREFRONT TRANSOM
- CORBELLED STRING COURSING (NORMAN BRICK)
- 4 INCH STEP
- SILL (CAST STONE)
- NORMAN BRICK PILASTER
- TYPICAL NORMAN BRICK WALL (3 BLENDS WITH 1/3 RUNNING BOND)
- LINTEL (ALUM PANEL)
- ALUMINUM AND GLASS STOREFRONT FENESTRATION
- BELT COURSE (CAST STONE) WITH RUSTICATED BRICK WATER TABLE (NORMAN BRICK)

SECTION PERSPECTIVE - TYPICAL BAY
EAST SITE



City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023









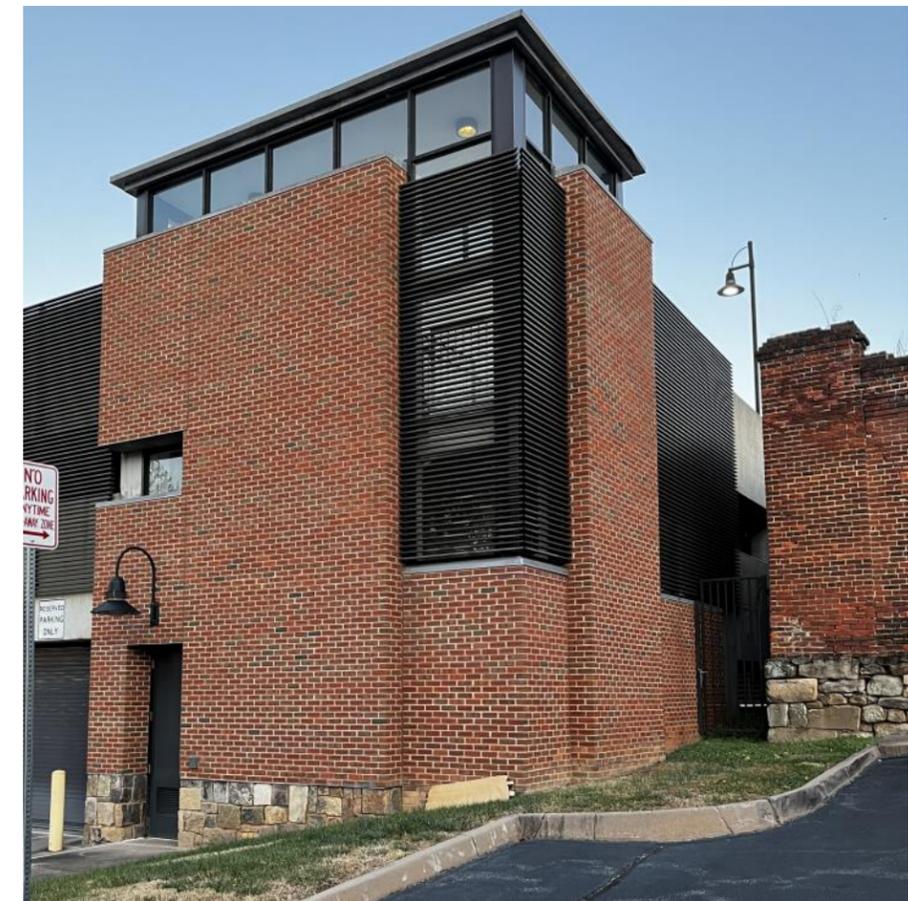
City-County Courts Expansion Project - Levy Site: **Brick selection** Nov 2023



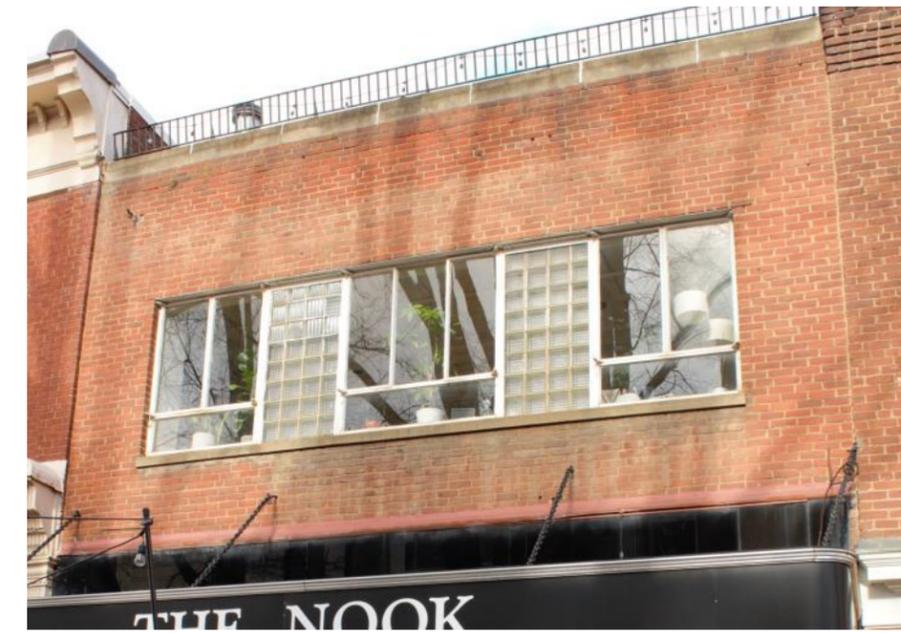
City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. Misc. brick buildings nearby



Levy Site: Brick sample panel. Nov 2023.



City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. Misc. brick buildings nearby



Levy Site: Brick sample panel. Nov 2023.

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. Misc. brick buildings nearby



Levy Site: Brick sample panel. Nov 2023.

City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



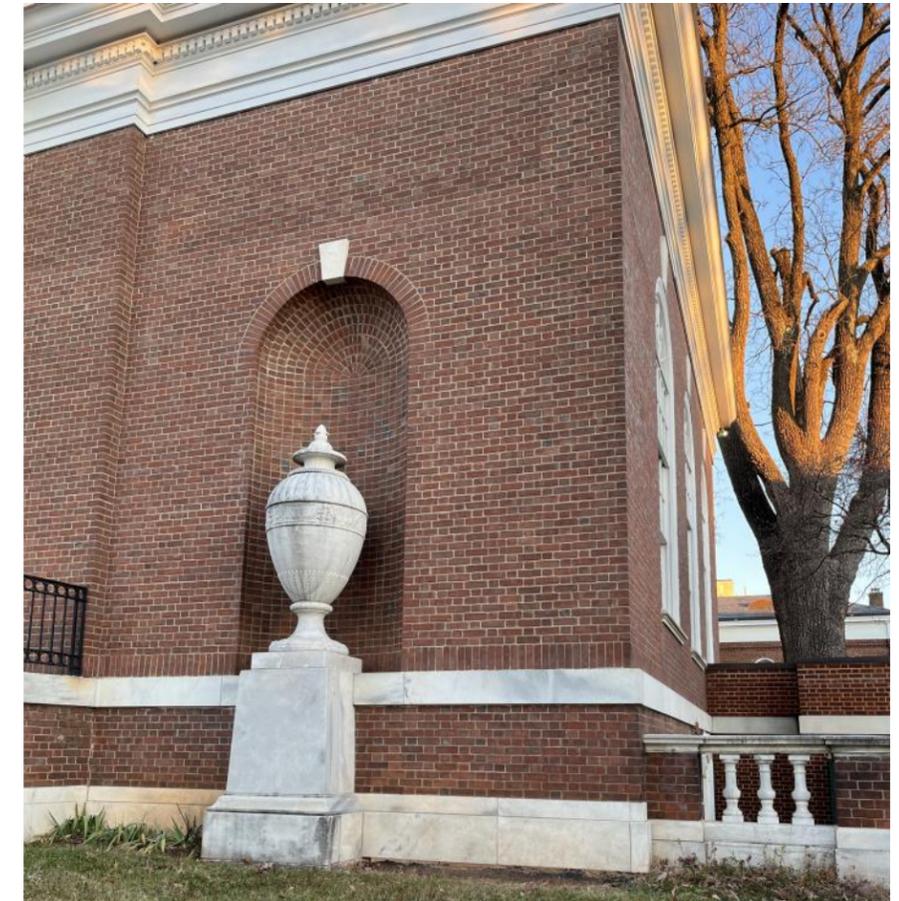
Levy Site: Brick sample panel. Nov 2023.



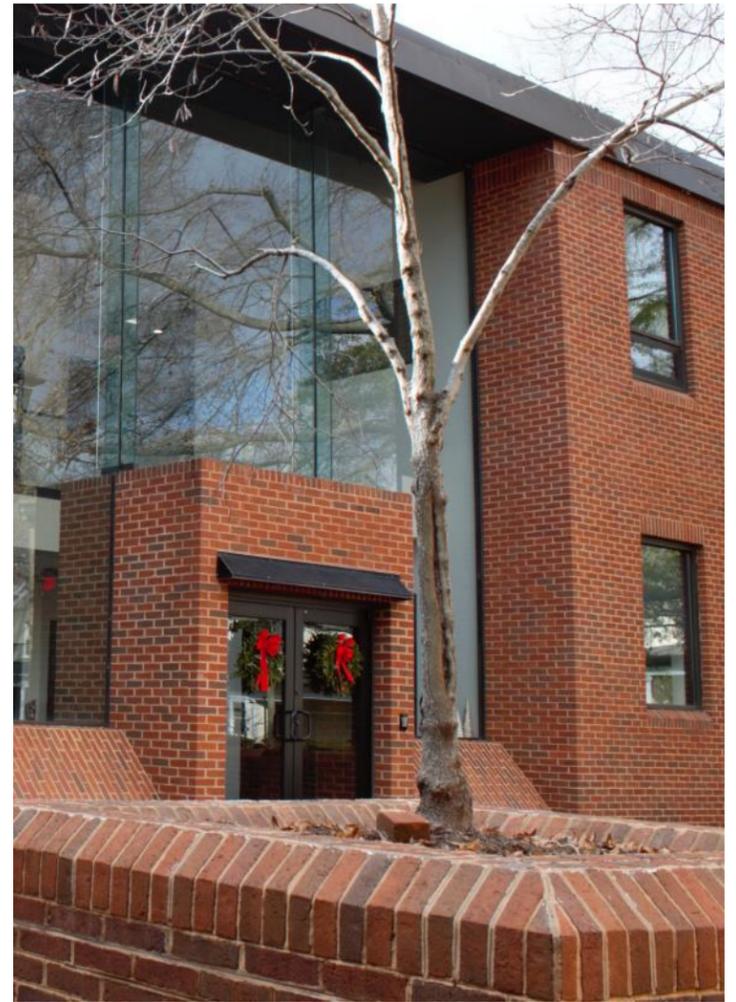
City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



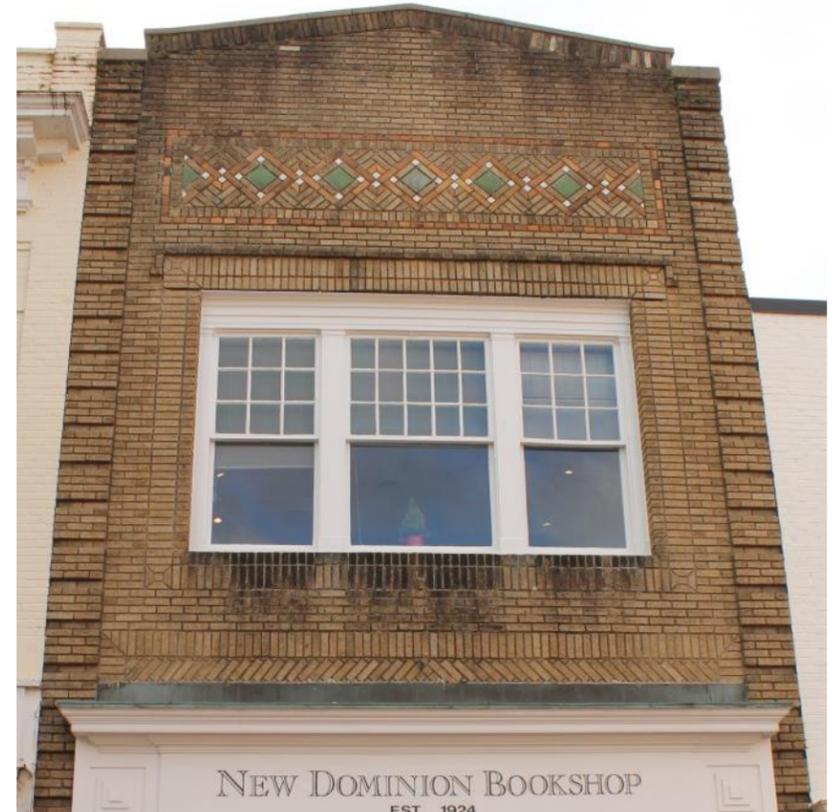
Levy Site: Brick sample panel. Nov 2023.



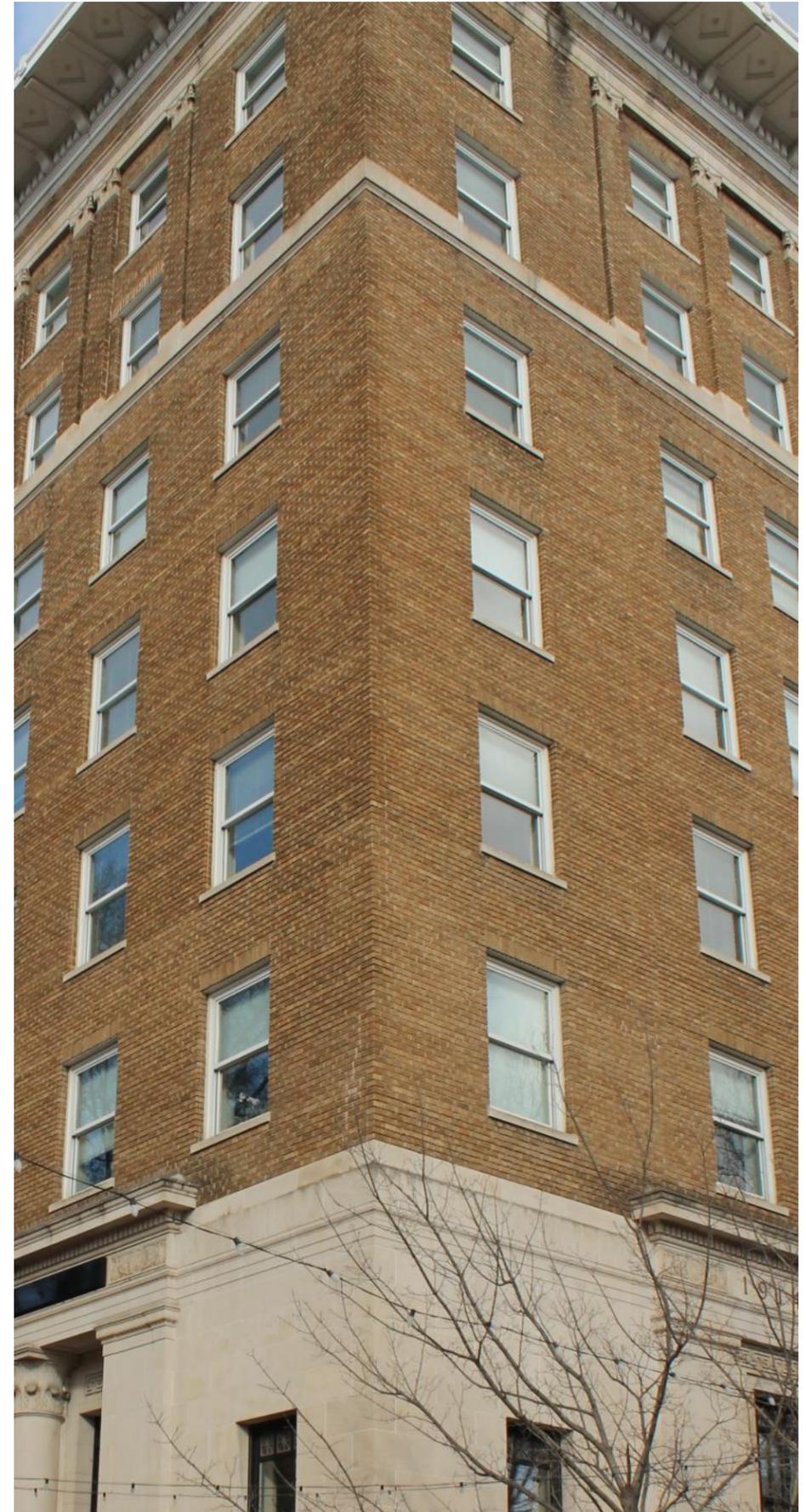
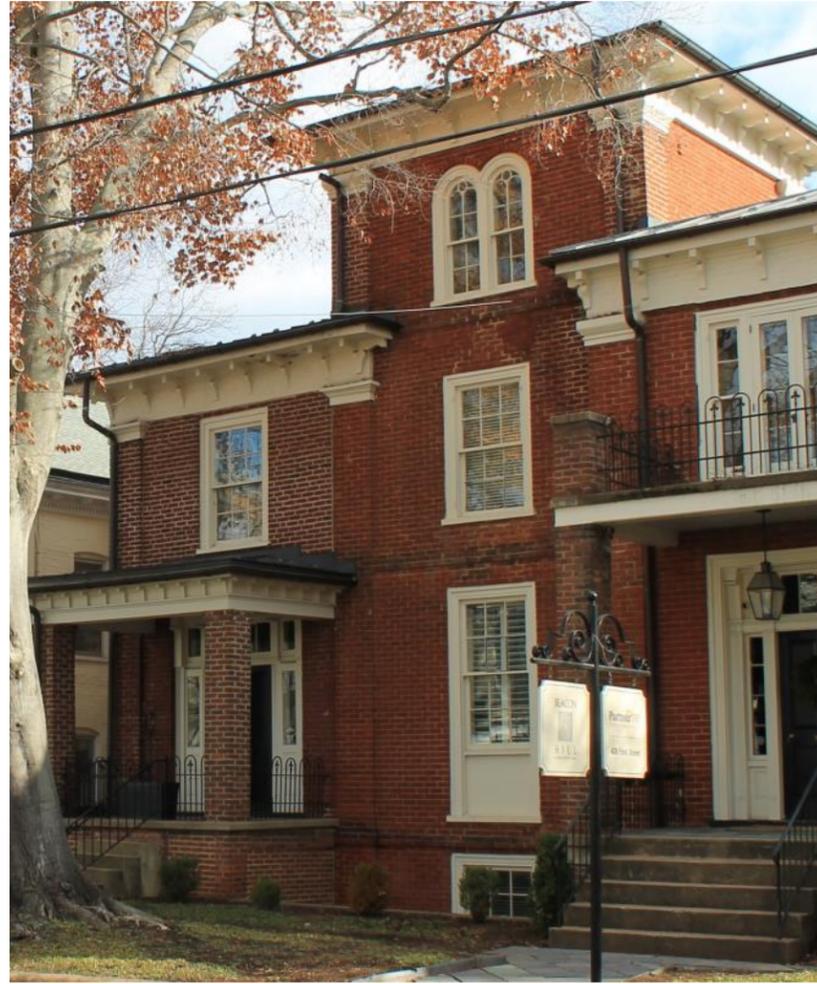
City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. Misc. brick buildings nearby



Levy Site: Brick sample panel. Nov 2023.



City-County Courts Expansion Project - Levy Site: Brick selection Nov 2023. **Misc. brick buildings nearby**



Levy Site: Brick sample panel. Nov 2023.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED

NOT RECOMMENDED

New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.	
Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.	
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.	
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).	
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.	

RECOMMENDED

NOT RECOMMENDED

Related New Construction	
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building’s character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building’s character, the site, or setting.
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	<p>Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.</p> <p>Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.</p> <p>Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.</p>
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.	