



Packet Guide

This is not the agenda.

Please click each agenda item below to link directly to the corresponding staff report and application.

4:00 i. Pre-meeting discussion on refined BAR review process

**5:30 A. Public comment
(Matters from the public not on the agenda – please limit to 3 minutes)**

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

No consent agenda items.

C. Deferred Items

5:40 1. Certificate of Appropriateness Application
BAR 20-11-02
612 West Main Street
Tax Parcel 290003000
Heirloom West Main Street Second Phase LLC, Owner
Jeff Dreyfus, Bushman Dreyfus Architects, Applicant
New construction of a mixed-use development

D. New Items

6:30 2. 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

6:50 **3.** **Certificate of Appropriateness Application**
BAR 20-12-01
350 Park Street
Tax Parcel 530109000
City of Charlottesville & County of Albemarle, Owner
Eric Amtmann, Dalgliesh Gilpin Paxton Architects, Applicant
Partial demolition

7:10 **4.** **Certificate of Appropriateness Application**
BAR 20-12-04
106 Oakhurst Circle
Tax Parcel 110005000
106 Oakhurst Circle LLC, Owner
Patrick Farley, Architect, Applicant
Renovation, addition, and site work

D. Other Business

7:40 **5.** **Preliminary Discussion**
Combined Courts Parking Structure on East Market Street

6. **Staff questions/discussion**
Preservation Awards
Coordinate work session for Preservation Plan Coordinate
work session for lighting

7. PLACE Committee Update

DI. Adjournment

Certificate of Appropriateness Application

BAR 20-11-02

612 West Main Street

Tax Parcel 290003000

Heirloom West Main Street Second Phase LLC, Owner

Jeff Dreyfus, Bushman Dreyfus Architects, Applicant

New construction of a mixed-use development

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

- [Staff Report](#)
- [Most recent iteration of West Main Streetscape project](#)
- [Historic Survey](#)
- [Application Submittal](#)
- [Application Addendum](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

December 15, 2020

Note: This is continuation of the BAR’s discussion on November 17, 2020.



Certificate of Appropriateness Application

BAR 20-11-03

602-616 West Main (612 West Main), TMP 290003000

Downtown ADC District

Owner: Jeff Levine, Heirloom West Main Street Second Phase LLC

Applicant: Jeff Dreyfus, Bushman-Dreyfus

Project: New, mixed-use building



Background (existing building)

Year Built: 1959-1973 (concrete block automotive service building)

District: West Main Street ADC District

Status: Non-contributing

Prior BAR Reviews (See Appendix for complete list)

November 17, 2020 – BAR accepted applicant’s request for deferral.

Application

- Applicant submitted: Bushman Dreyfus Architects drawings for 612 W. Main Street.
 - Sheets 1 – 15, dated November 10, 2020, with November 17, 2020 annotations (also inserted below).
 - Sheets 1 – 7, dated December 8, 2020. (Note: These page numbers do not correlate to the pages in the Nov. 10 submittal.)

CoA request for construction of a new, four-story mixed-use building. (The existing service station is a *non-contributing structure*; therefore, its demolition does not require a CoA.)

Applicant’s notes from November 17 BAR meeting.

Sheet 3 – Historic Map:

- New building facade should reflect the historic, multi-parcel nature of the site.
- That part of the building at the 10' setback should not read as one large building.

Sheet 4 – Site Plan:

- Building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- Site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved.

Sheet 5 - Landscape:

- Building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- Site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- Columnar trees may not be an ideal selection, depending upon the West Main Street Streetscape plans.

Sheet 8 – Precedent Research/Façade Design:

- Left and center images offer interesting ways to introduce verticality in a facade.
- Image at right appears more appropriate to 5th Avenue than to West Main Street because of the scale of openings.

Sheet 9 – Precedent Research/Façade Materials:

- Brick and stucco are both appropriate materials for building in this ADC district.
- Painted new brick is an acceptable material.
- Thin brick is acceptable when detailed correctly, especially at corners.
- Concern expressed about stucco that is susceptible to damage at ground level - a precast, brick or stone base of some sort could be appropriate as a more durable material at least to a height of 3' +/- above the sidewalk.

Sheet 10 – Previous Elevation Studies:

- Acknowledgement that this is an unusual parcel on the West Main Street East district, as it is longer and has more street frontage than most parcels. No clear consensus that horizontal emphasis in the elevation is preferred over verticality.

Sheet 12 – Previous Elevation Studies:

- Balconies suggest residential use of upper floors and add to the building's engagement with West Main Street.
- Use of color for awnings is successful and adds liveliness.

Sheet 13 – Current Schematic W. Main Elevation:

- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved. The resolution will set a precedent for the district.
- No clear consensus that horizontal emphasis in the elevation is preferred over verticality. Some members would like to see more verticality; others think that the horizontality of the facade is appropriate.

- Concern expressed about the institutional feel of the facade. Tall, 2 story brick "columns" between pairs of windows reads as monumental and not residential in scale.
- The long planters are an impediment to engagement with the sidewalk for retailers.
- Columnar trees aren't enough to break up the facade into vertical components, and there is no precedent for them on West Main Street. Trees should be coordinated with the West Main Street Streetscape plan.
- One member would like color introduced to the facade to enliven it, noting that most buildings on WMS have color and offer visual interest along the street.
- The addition of balconies would speak to the residential use of the upper floors and increase engagement with WMS.
- Looking for increased verticality, is it possible to extend the facade above the railing height of the 4th floor terraces to allow for variety up to 4 floors in height?

Sheet 19 – Window Details:

- One member concerned that the exterior walls should have a "cap" or suggestion of a cornice.

Discussion

At the November 17, 2020 meeting, the BAR accepted the applicant’s request for deferral. Per Sec. 34-285, unless the applicant again requests deferral during this meeting, the BAR must take action to approve, deny, or approve with conditions the requested CoA.

This application is a formal CoA request; however, the applicant has acknowledged that this meeting—and, possibly, subsequent meetings—will be treated as a continued discussion towards presenting a final submittal and that, except for a deferral, no BAR action will be taken.

As part of this *intermediate review*, the BAR by consensus may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project’s likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR’s opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA. .

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

Of particular assistance for this discussion are the criteria in Chapter III:

- | | |
|--|-------------------------|
| • Setback, including landscaping and site improvements | • Spacing |
| | • Massing and Footprint |

- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Paint [Color palette]
- Details and Decoration, including lighting and signage

BAR recommendations (June 18, 2019) as incorporated into the Special Use Permit (SUP)

- Garage entry shall not be accessed directly from the building’s street wall along West Main Street
 - SUP item 1.e: [...] No direct access shall be provided into the underground parking from the Building’s street wall along West Main Street.
- The building’s mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation; and
- The building and massing refer to the historic building.
 - SUP item 2: The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.
- The Holsinger Building be seismically monitored during construction;
 - SUP item 4: The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620- 624 West Main Street (“Holsinger Building” or “Adjacent Property”). [...]
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level;
 - SUP item 3: There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Suggested Motions

Staff recommends no formal action, except to accept the applicant’s request for a deferral. (With an applicant’s deferral, there is no calendar requirement for when the application returns to the BAR.)

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 2 – Site Design and Elements

Chapter 3 – New Construction and Additions

APPENDIX

Prior BAR Actions

April 16, 2019 - BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792643/2019-04_Meeting%20Minutes_BAR.pdf

June 18, 2019 – BAR recommended approval of Special Use Permit for additional residential density, that the redevelopment will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and [will require] a complete full design review at future BAR meeting(s) and propose the following conditions [for the SUP]:

- Garage entry shall not be accessed directly from the building's street wall along West Main Street;
- The building's mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation;
- The building and massing refer to the historic building.
- The Holsinger Building be seismically monitored during construction;
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Application:

http://weblink.charlottesville.org/public/0/edoc/791150/BAR_612%20West%20Main%20Street_June2019_SUP%20Application.pdf

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792645/2019-06_Meeting%20Minutes_BAR.pdf

Note: On October 7, 2019, Council approved the SUP. (See the *Appendix*.)

January 22, 2020 – BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/793996/2020-01_Meeting%20Minutes_BAR.pdf

November 17, 2020 – BAR accepted applicant’s request for deferral.

Approved SUP for 602-616 West Main

Resolution Approving a Special Use Permit To Allow High Density Residential Development for Property Located At 602-616 West Main Street, Approved by Council, October 7, 2019

<http://weblink.charlottesville.org/public/0/edoc/791739/20191007Oct07.pdf>

[...]

1. The specific development being approved by this special use permit (“Project”), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:

- a. Not more than one building shall be constructed on the Subject Property (the “Building”). The Building shall be a Mixed Use Building.
- b. The Building shall not exceed a height of four (4) stories.
- c. The Building shall contain no more than 55 dwelling units.
- d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City’s zoning ordinance.
- e. Underground parking shall be provided within a parking garage structure constructed underneath the Building serving the use and occupancy of the Building. All parking required for the Project pursuant to the City’s zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized onsite to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building’s street wall along West Main Street.

2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger

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Building located on property adjacent to the Subject Property at 620- 624 West Main Street (“Holsinger Building” or “Adjacent Property”). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property (“Development Site”). At minimum, the Protective Plan shall include the following:

a. Baseline Survey—Landowner shall document the existing condition of the Holsinger Building (“Baseline Survey”). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner’s Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building (“Adjacent Landowner”) may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.

c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days’ advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

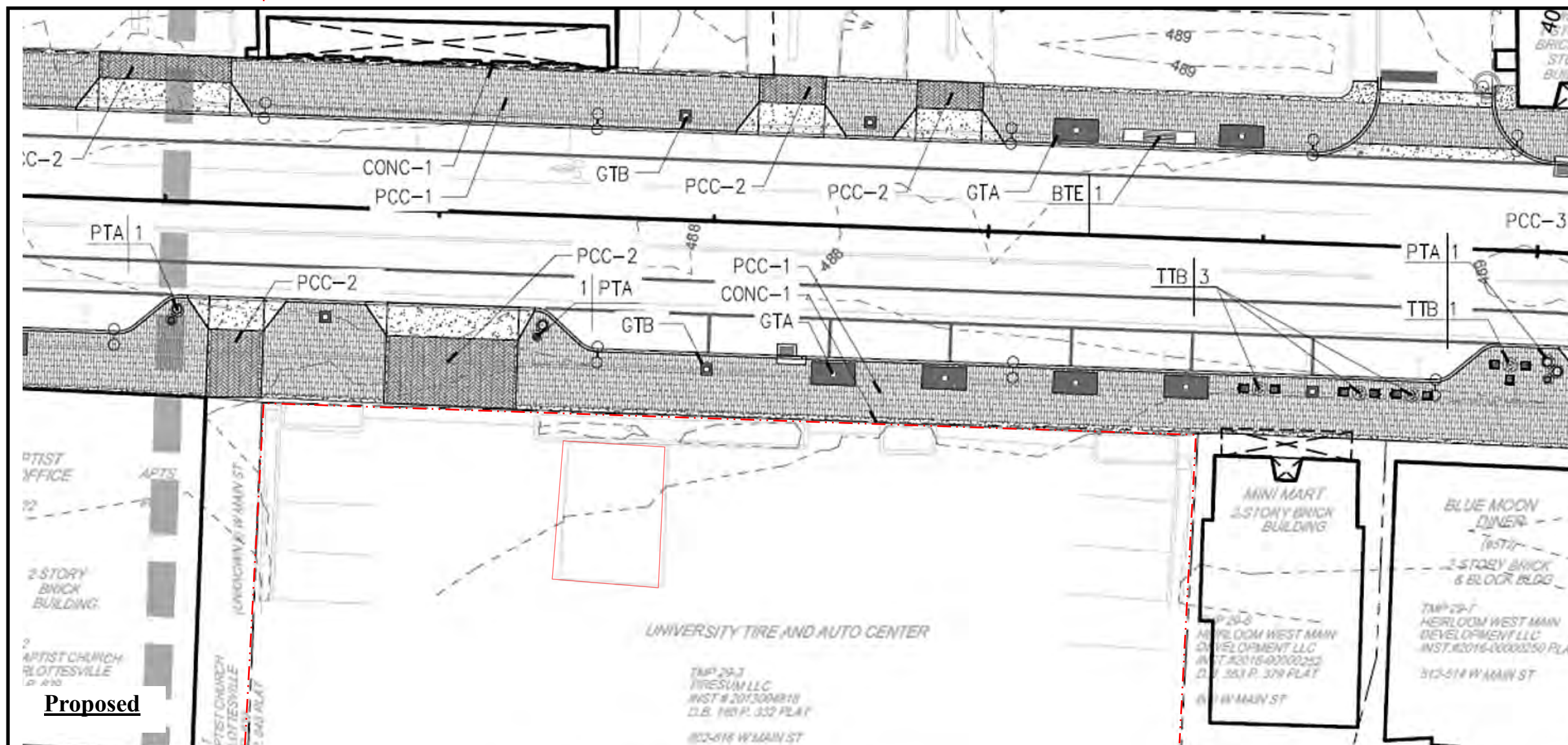
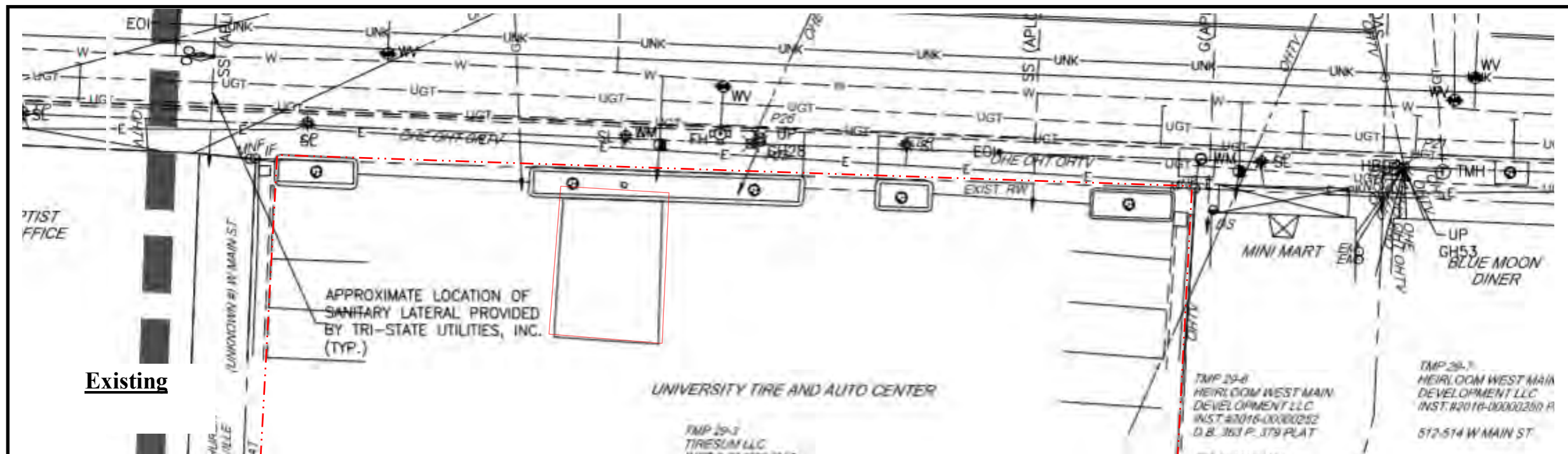
The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or

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construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

d. Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

-end-





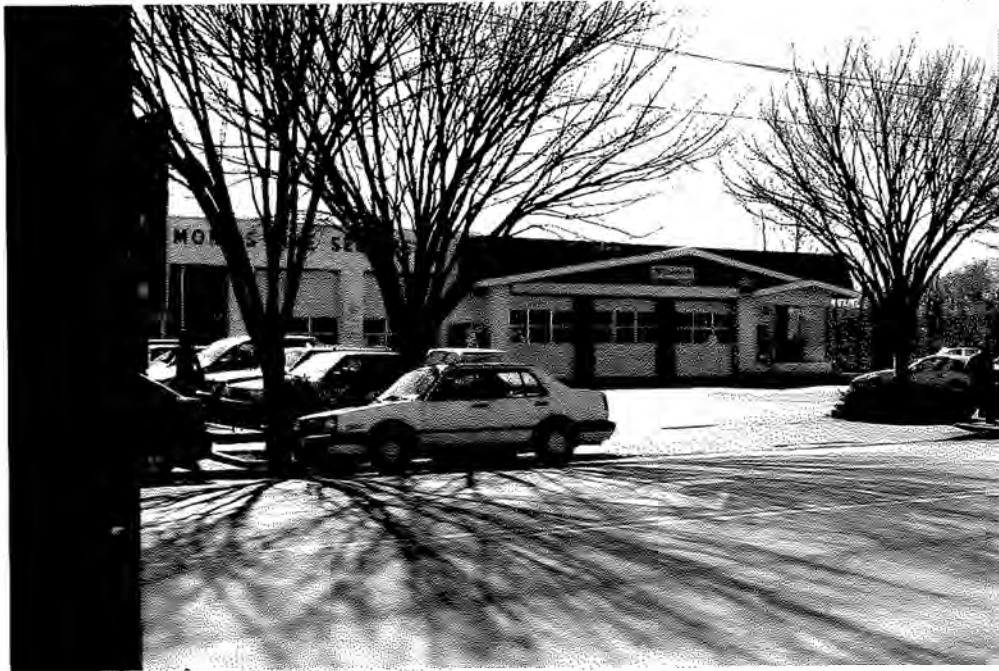
STREET ADDRESS: 602-616 West Main Street
 MAP & PARCEL: 29-3
 FILE NUMBER: 693
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Hoff Motor Co., Inc.,
 ORIGINAL USE: Automobile Repair Shop & Service Station
 PRESENT USE: Automobile Repair Shop & Service Station
 PRESENT OWNER: Hoff Motor Co., Inc.
 ADDRESS: P. O. Box 8052
 Charlottesville, VA 22906
 HISTORIC NAME: Hoff Motor Co. Garage
 DATE/PERIOD: 1959, 1968, 1973
 STYLE: ~~Post Modern~~ Vernacular
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 161' x 117.5' (19,790 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920

ARCHITECTURAL DESCRIPTION

Built in several ^{three} stages, this one-storey, flat-roofed automotive building is of cinderlock construction and is painted white. The eastern half of the facade is four bays wide and originally had a small entrance door (now boarded up) in the eastern bay and garage doors in the other ^{tree} ~~tree~~. The eastern-most garage door opening has now been filled with an entrance door and large display window. The western half of the facade and part of the western end are covered by a stock 1970's Shell Station facade: a shingled pentroof covers the parapet. In front of it is a wide and low-pitched gable. Below, it another low-pitched gable is centered over the western bay, which contains an entrance door and a plate glass display window which is repeated in the first bay of the western elevation. The other three bays of this half of the facade contain garage doors. Brick piers separate the bays. The entire lot is ^{pared} ~~pared~~. The three houses were demolished over the 1955-1958 period. The western section of the present building was erected c. 1958 and was given a new facade by the Shell Oil Co. in 1973. The eastern section of the building was probably added c. 1960 and has been occupied by Morris Tire Service since the late 1960's.

HISTORICAL DESCRIPTION

This lot encompasses the site of ^{three} ~~the~~ late 19th century houses and ~~the~~ J. P. Carver's Coal and Wood Yard. There was already a used car lot on part of the property when Hoff Motor Co. ~~the~~ Chrysler-Plymouth dealer a block east, purchased it in 1954 ~~5~~ (City DB 180-122).





612 W. MAIN STREET

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
- PARKING MODIFIED ZONE

PRIMARY STREETS:

- WEST MAIN STREET

LAND AREA:

- 0.46 ACRES/19,830 SF

DENSITY (WITH SUP):

- 120 DUA / 55 DWELLING UNITS

612 W. MAIN STREET

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
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PRIMARY STREETS:

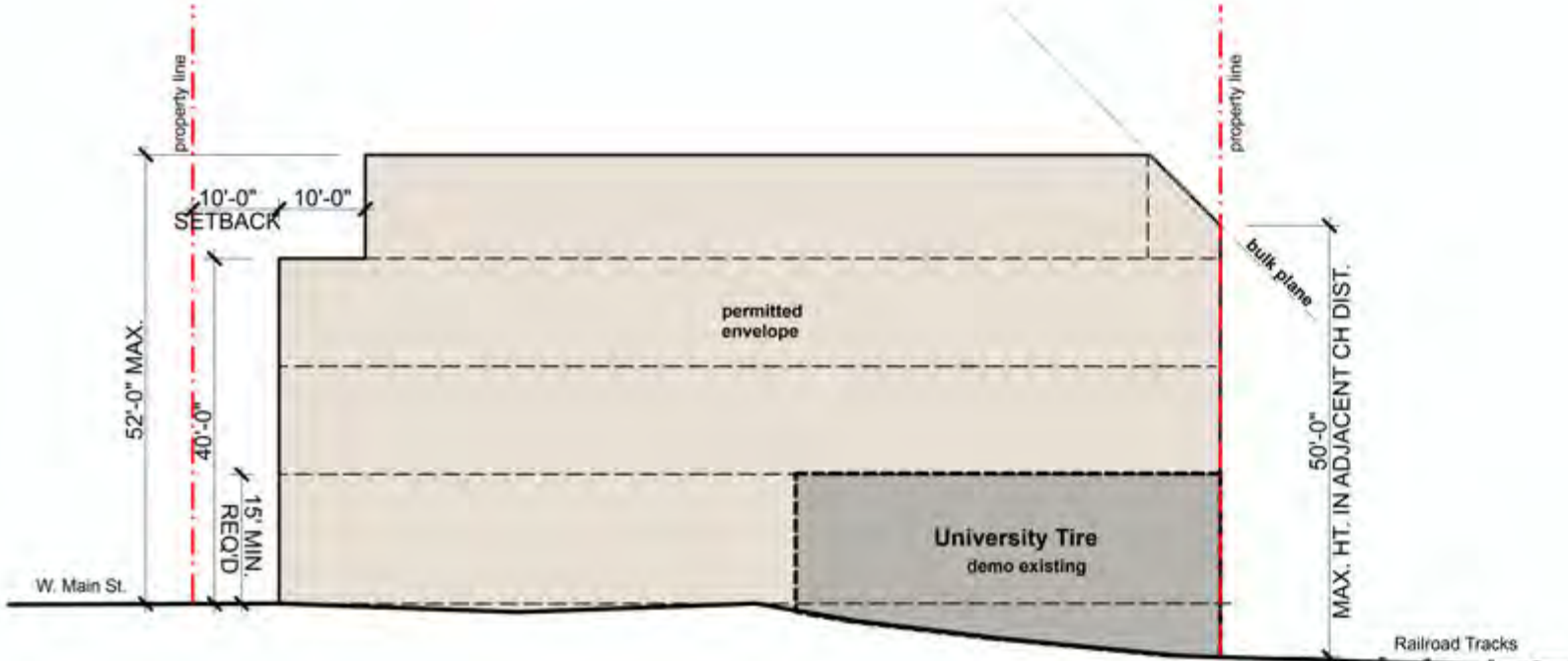
- WEST MAIN STREET

LAND AREA:

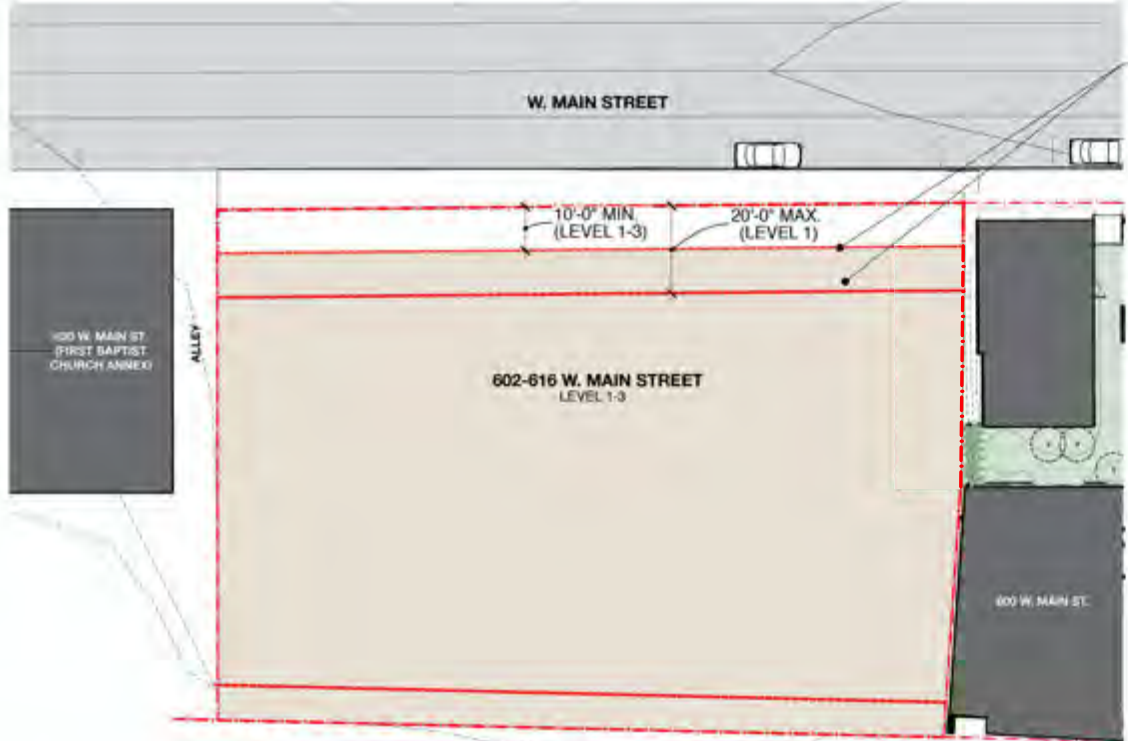
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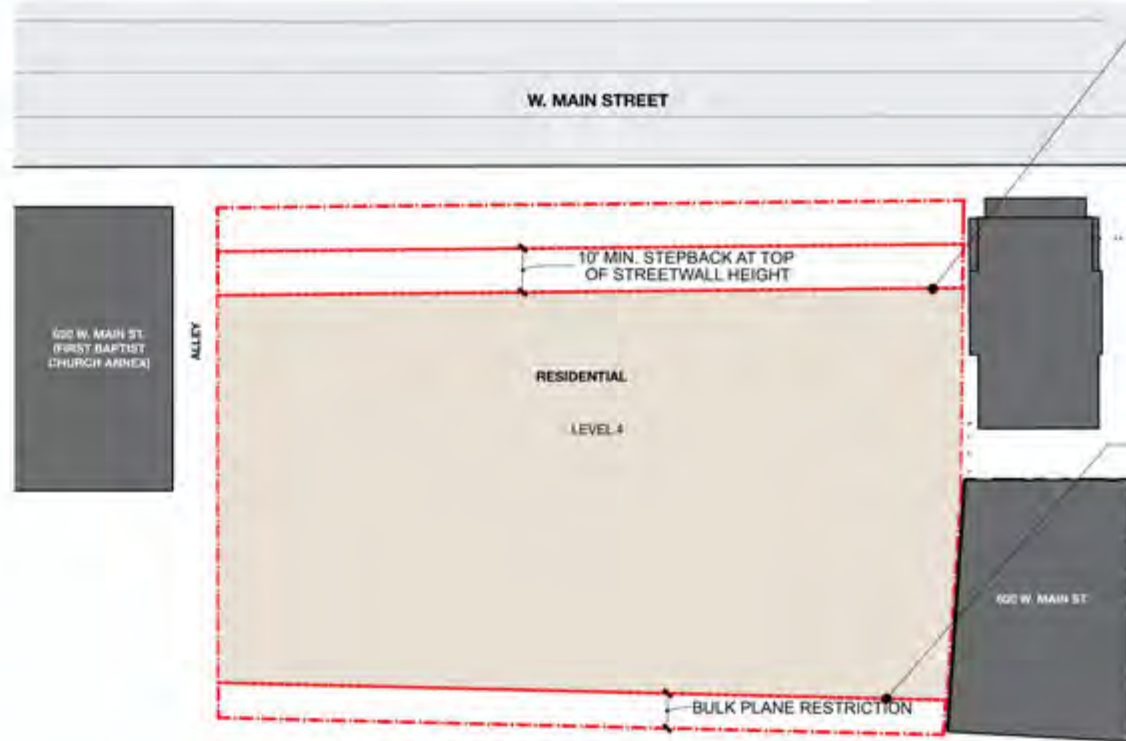


ZONING HEIGHTS AND SETBACKS



LEVELS 1-3

SEC. 34-638: STREETWALL REGULATIONS
SETBACKS AT 10' MIN., 20' MAX



LEVEL 4

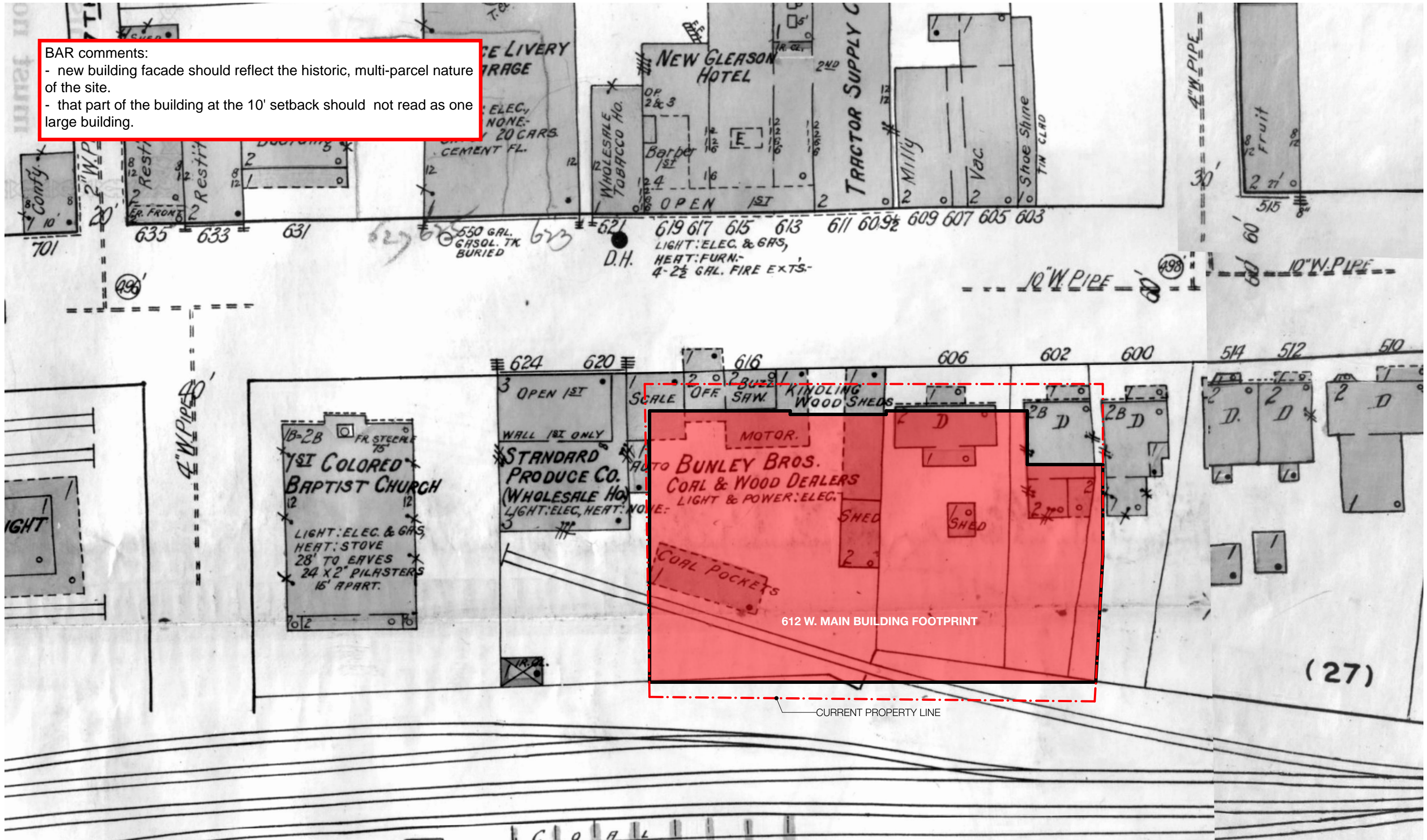
SEC. 34-638: STREETWALL REGULATIONS
SETBACKS AT 10' MIN. AT TOP OF STREETWALL HEIGHT.

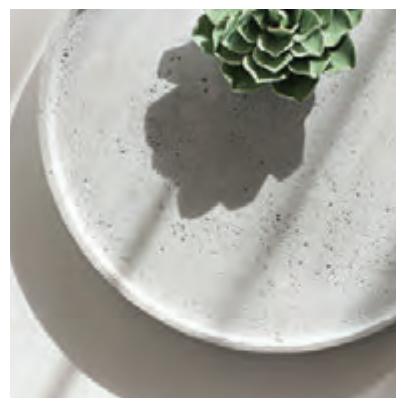
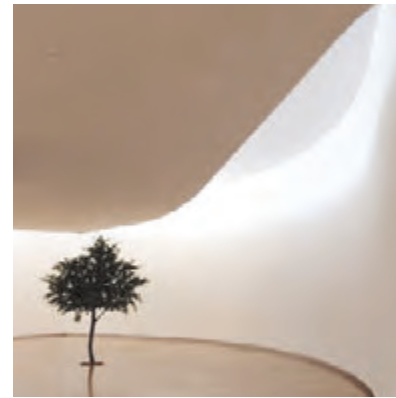
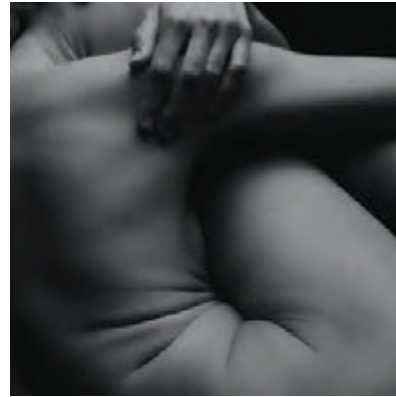
SEC. 34-639: BULK PLANE
NO BUILDING MAY EXTEND INTO A 45-DEGREE ANGULAR PLANE PROJECTING ABOVE THE LOT, STARTING AT A HEIGHT EQUAL TO THE MAXIMUM ALLOWED HEIGHT IN THE ADJACENT ZONING DISTRICT.



BAR comments:

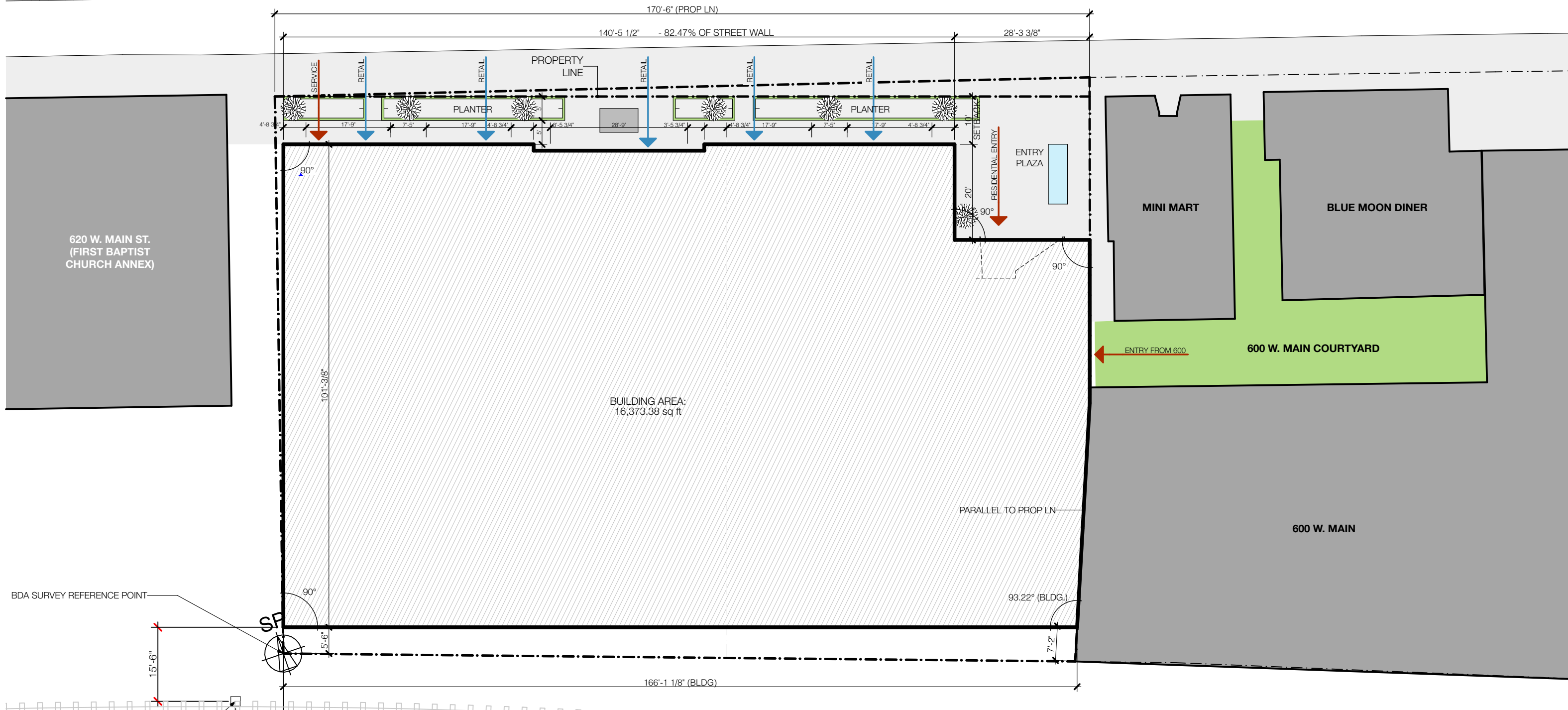
- new building facade should reflect the historic, multi-parcel nature of the site.
- that part of the building at the 10' setback should not read as one large building.





SERENE — PREMIUM — THOUGHTFUL — MINIMAL — MODERN CLASSIC

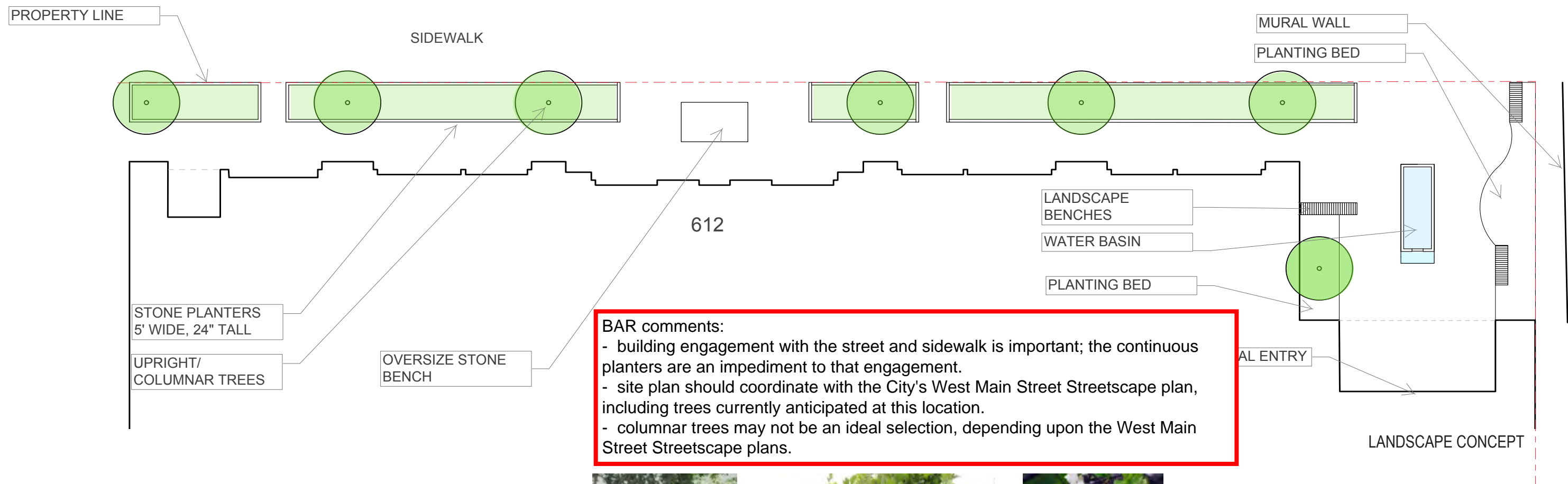
* Some images are copyrighted. Do not reproduce without permission.



BAR comments:

- building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- this site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved.





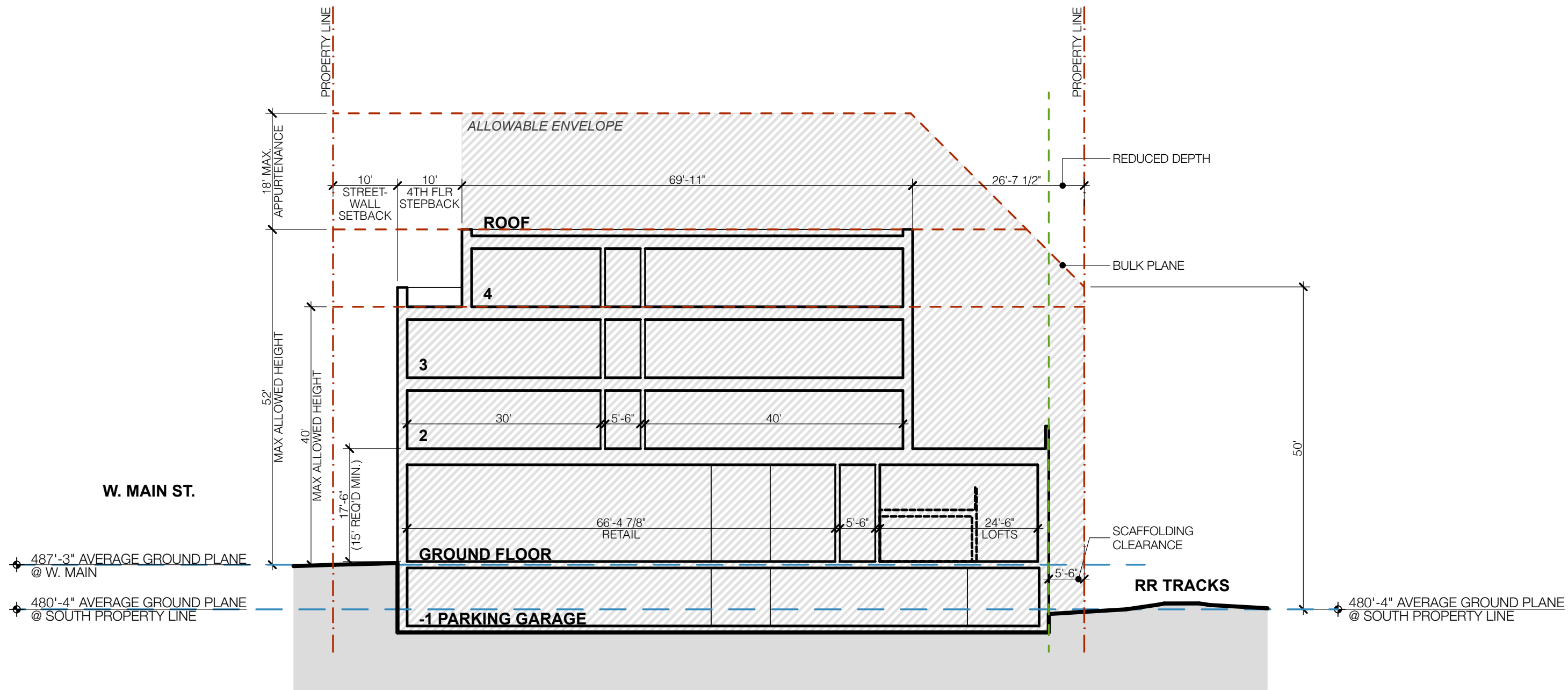
STONE DETAILS



PLANT PRECEDENTS



WATER





FACADE RHYTHM
WINDOW SURROUNDS
RETAIL WINDOWS



WINDOW SURROUNDS
VERTICAL WINDOW GANGING



FACADE RHYTHM
EXTERIOR PLANTERS
SIMPLICITY
ELEGANCE

BAR comments:
- left and center images offer interesting ways to introduce verticality in a facade.
- image at right appears more appropriate to 5th Avenue than to West Main Street because of the scale of openings.



FACADE RHYTHM
SIMPLICITY



FACADE RHYTHM
BRICK



WINDOW SURROUNDS
RETAIL STOREFRONT DESIGN
ENTRY DESIGN

BAR comments:

- brick and stucco are both appropriate materials for building in this ADC district.
- painted new brick is an acceptable material.
- thin brick is acceptable when detailed correctly, especially at corners.
- concern expressed about stucco that is susceptible to damage at ground level - a precast, brick or stone base of some sort could be appropriate as a more durable material at least to a height of 3' +/- above the sidewalk.



LIGHT BRICK



LIGHT BRICK



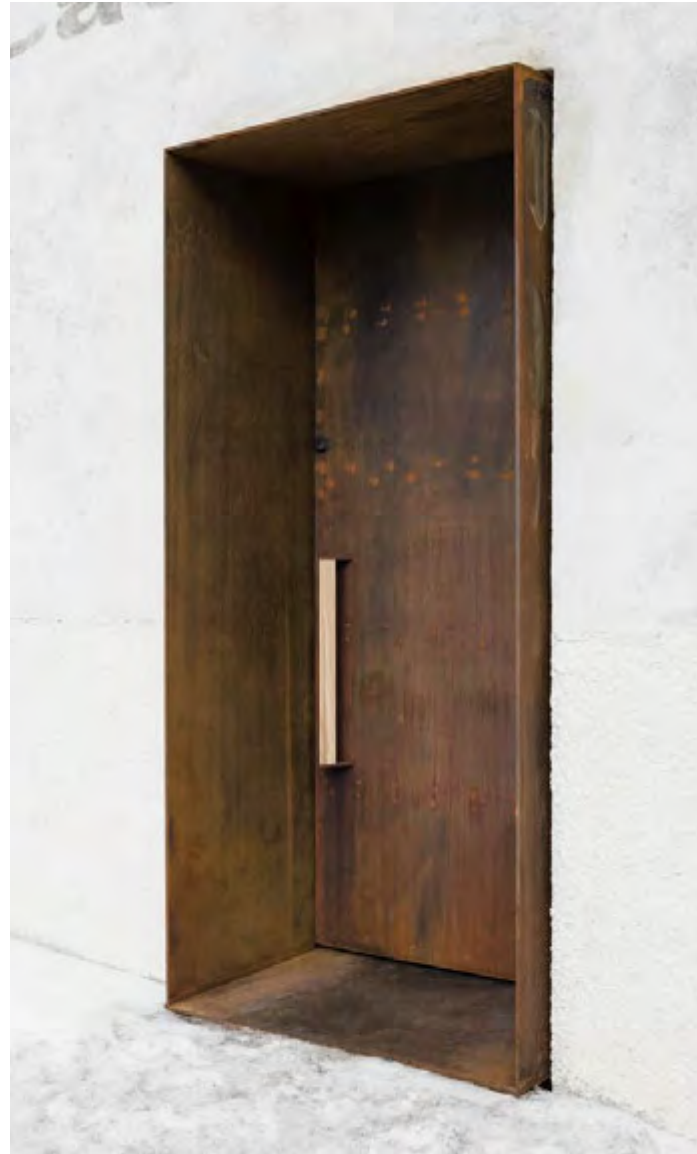
STUCCO EXTERIOR
WITH CAST STONE WINDOW SURROUNDS



DETAIL OF STUCCO EXTERIOR
WITH CAST STONE WINDOW SURROUNDS



STUCCO EXTERIOR
WITH METAL WINDOW SURROUNDS



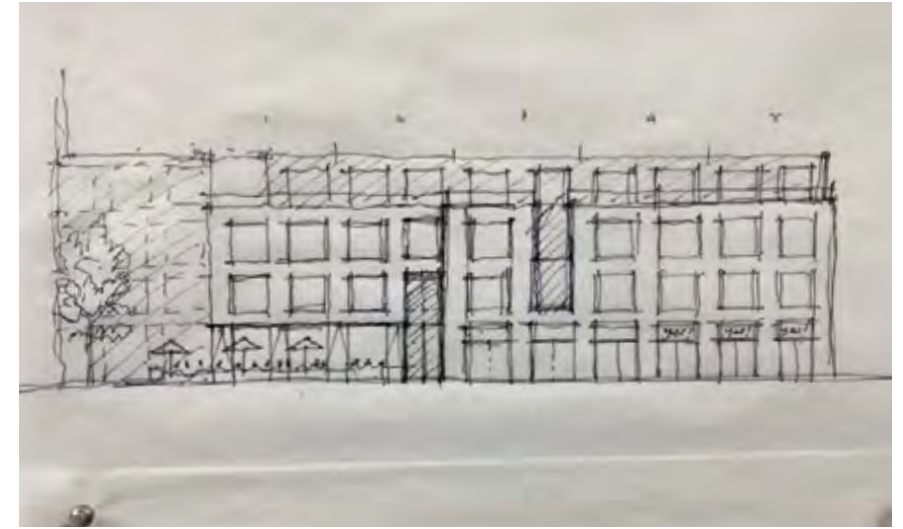
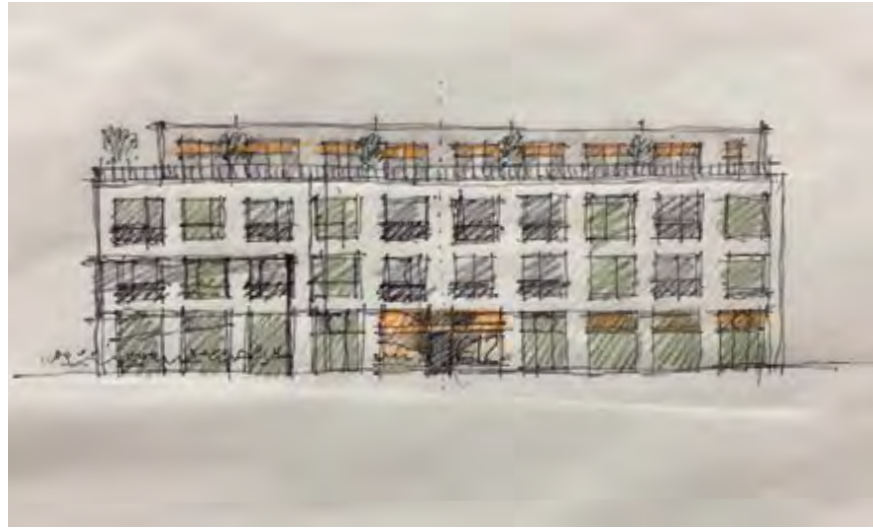
DOOR SURROUND DESIGN EXAMPLE



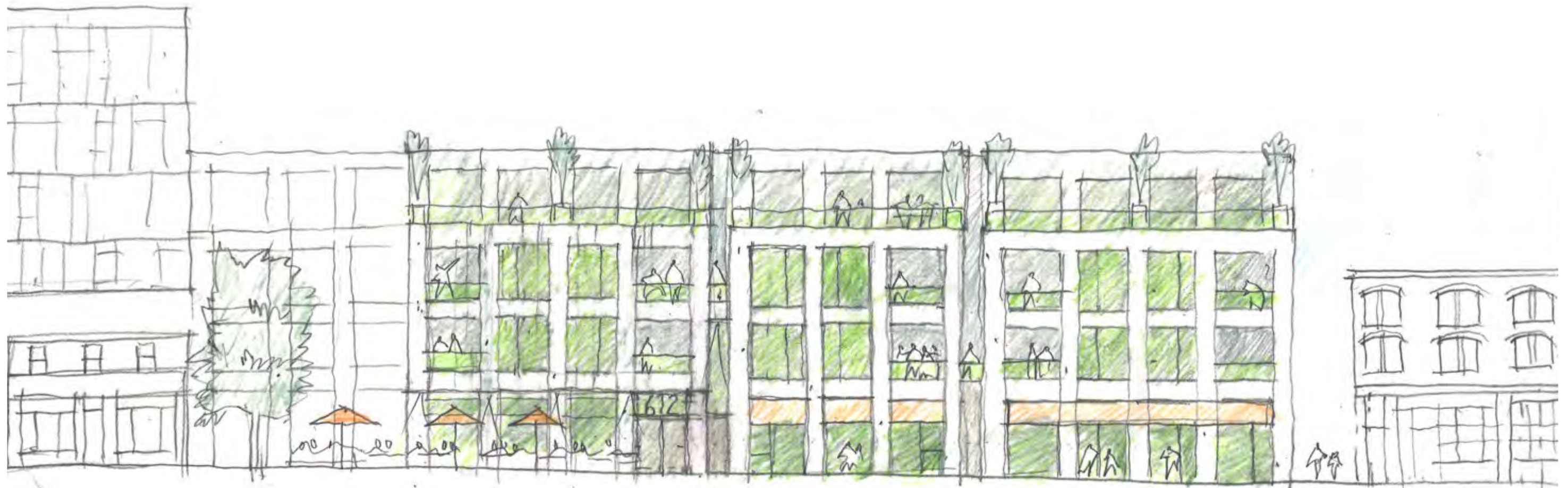
DOOR DESIGN EXAMPLE



ENTRY THROUGH A LANDSCAPED PLAZA



BAR comments:
- acknowledgement that this is an unusual parcel on the West Main Street East district, as it is longer and has more street frontage than most parcels. No clear consensus that horizontal emphasis in the elevation is preferred over verticality.



BAR comments:

- balconies suggest residential use of upper floors and add to the building's engagement with West Main Street.
- use of color for awnings is successful and adds liveliness.



BAR comments:

- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved. The resolution will set a precedent for the district.
- No clear consensus that horizontal emphasis in the elevation is preferred over verticality. Some members would like to see more verticality; others think that the horizontality of the facade is appropriate.
- Concern expressed about the institutional feel of the facade. Tall, 2 story brick "columns" between pairs of windows reads as monumental and not residential in scale.
- The long planters are an impediment to engagement with the sidewalk for retailers.
- Columnar trees aren't enough to break up the facade into vertical components, and there is no precedent for them on West Main Street. Trees should be coordinated with the West Main Street Streetscape plan.
- One member would like color introduced to the facade to enliven it, noting that most buildings on WMS have color and offer visual interest along the street.
- The addition of balconies would speak to the residential use of the upper floors and increase engagement with WMS.
- Looking for increased verticality, is it possible to extend the facade above the railing height of the 4th floor terraces to allow for variety up to 4 floors in height?









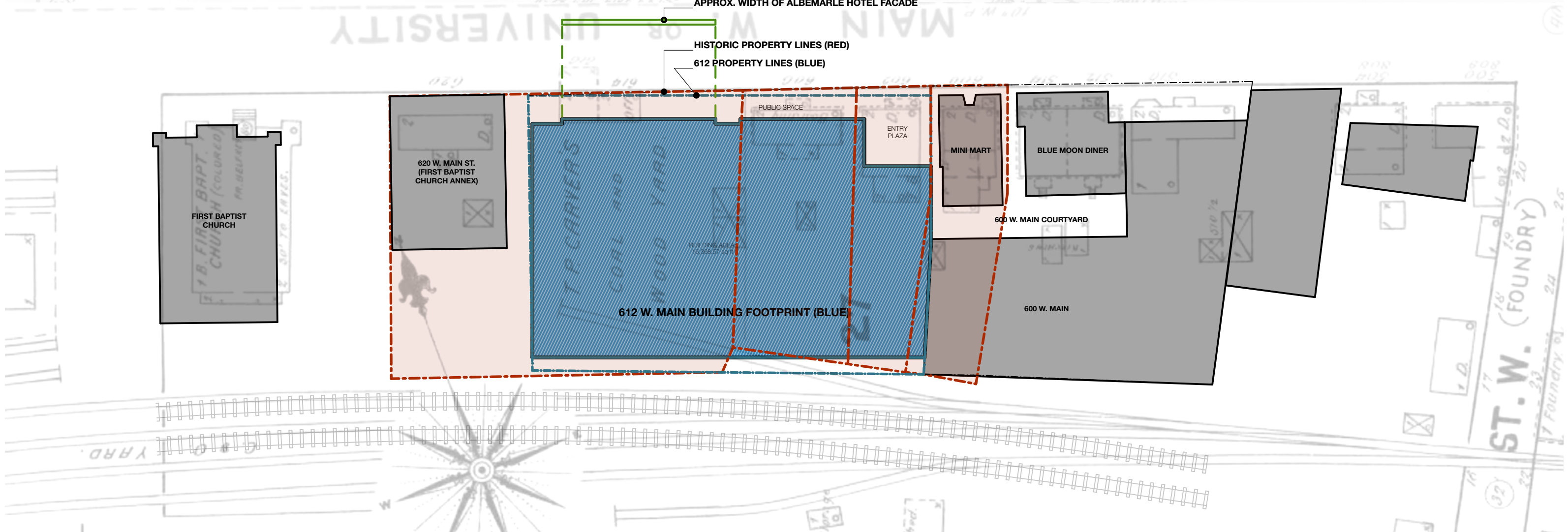


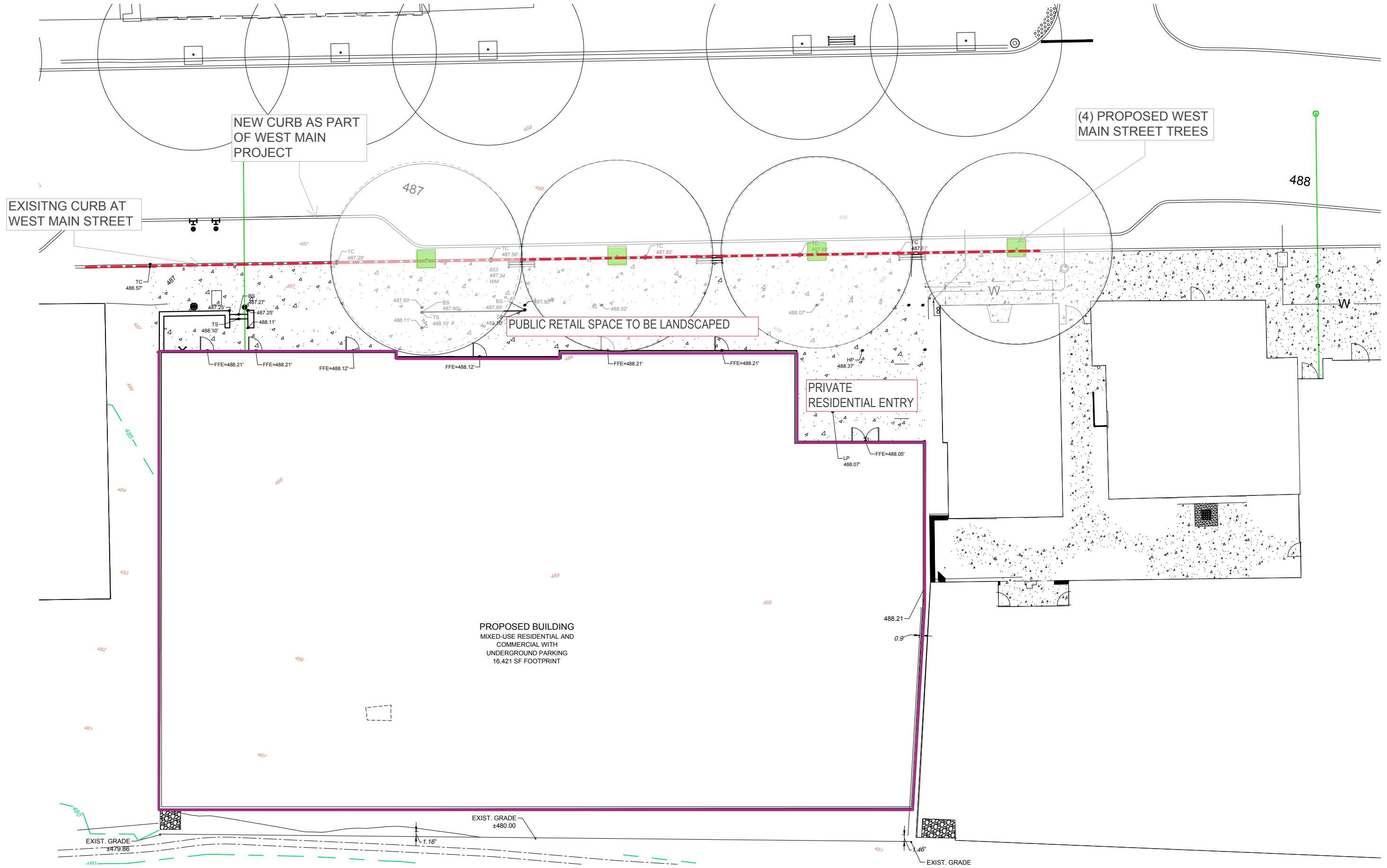
BAR comments:
- one member concerned that the exterior walls should have a "cap" or suggestion of a cornice.













VERTICAL RETAIL OPENINGS



SEPARATED DISPLAY WINDOWS



RETAIL WINDOWS AT THE STREET



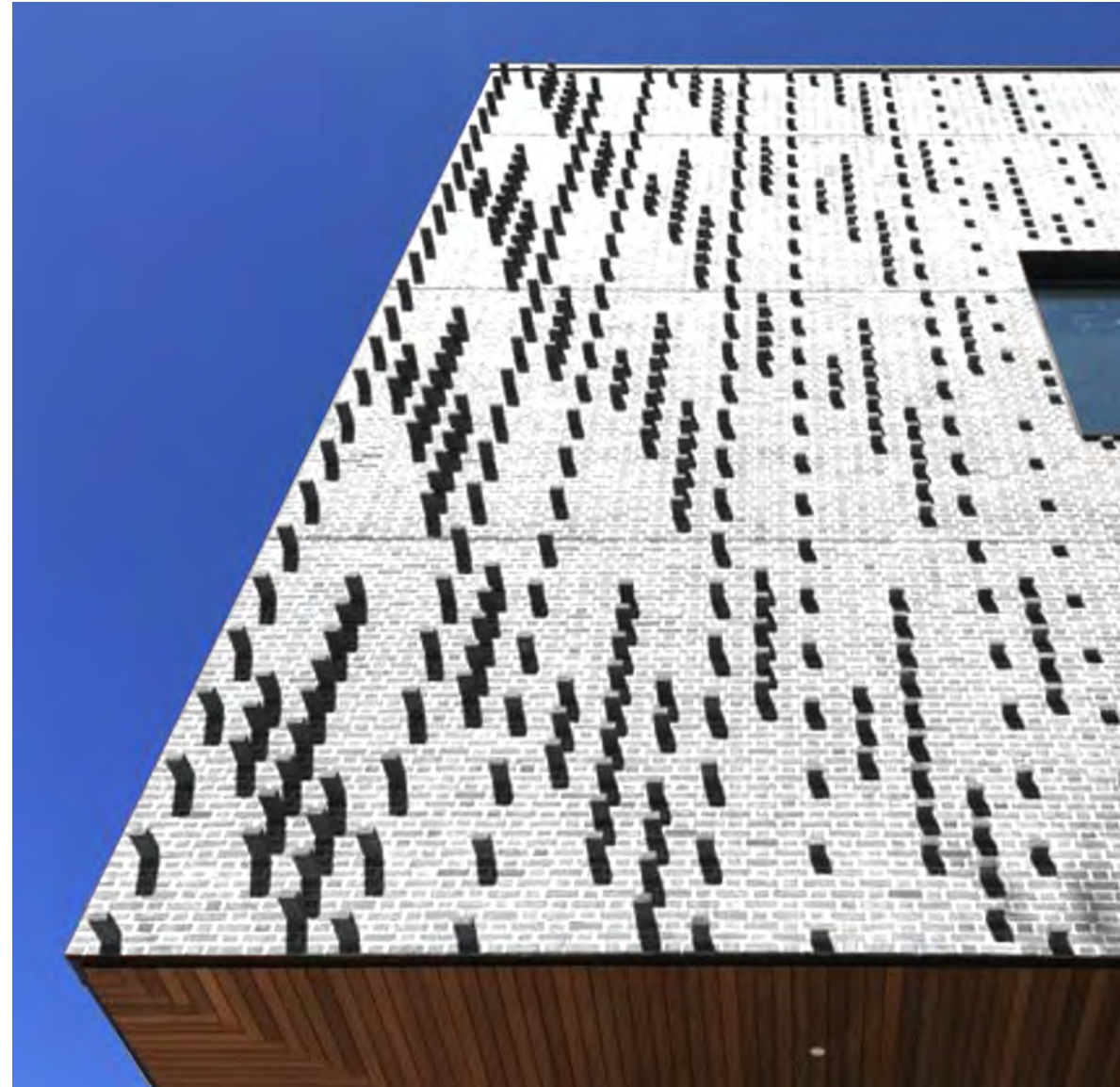
WINDOW PLANTER BOXES



LIGHT BRICK - TEXTURE



LIGHT BRICK



BRICK TEXTURE



STUCCO EXTERIOR
WITH METAL WINDOW SURROUNDS



OLD ALBERMARLE HOTEL



THEN



NOW



THE TERRACES



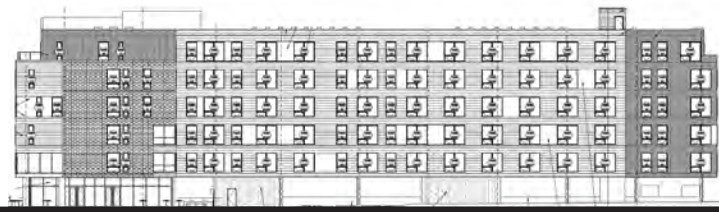
550 WATER STREET



CODE BUILDING



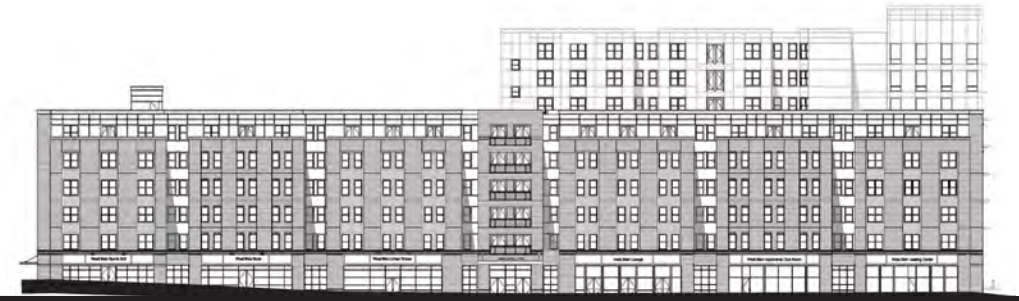




LARK ON MAIN
66'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE FLATS
103'-0" + APPURTENANCE



BATTLE BUILDING
90'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE STANDARD
71'-0" + APPURTENANCE



CENTURY LINK
67'-0"



OLD ALBERMARLE HOTEL
54'-6"



510-600 W. MAIN STREET
69'-11" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



QUIRK HOTEL
52'-0" + APPURTENANCE



FIRST BAPTIST CHURCH
82'-6" STEEPLE



MARRIOTT HOTEL
72'-8" + APPURTENANCE

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

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

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)
- [Letter from library staff](#)

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

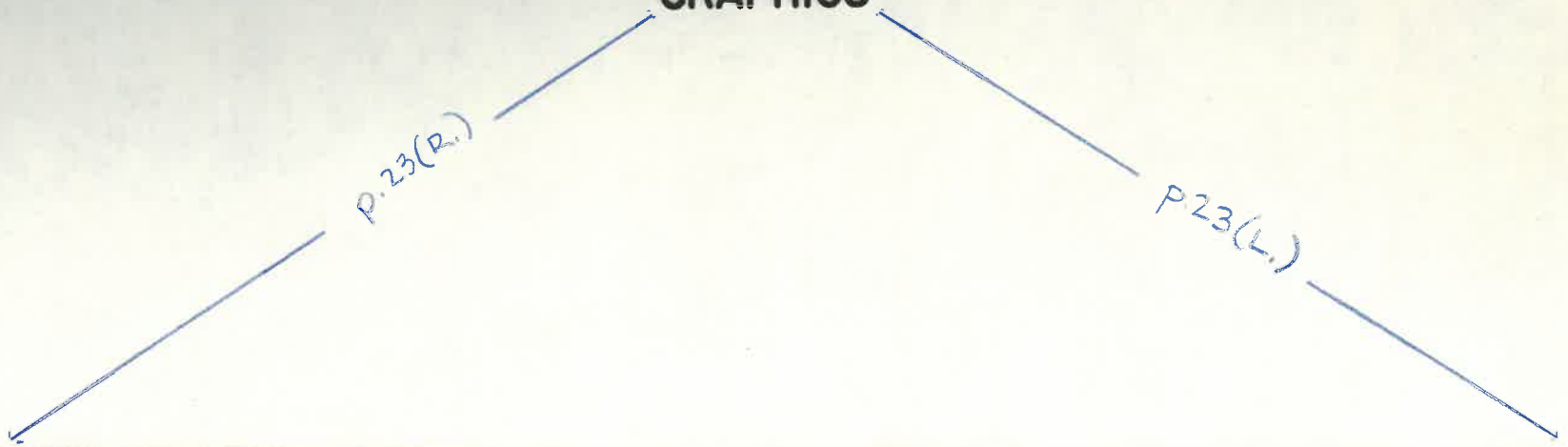
ARCHITECTURAL DESCRIPTION

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. **No fee: City/County-owned property**
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 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.

 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)



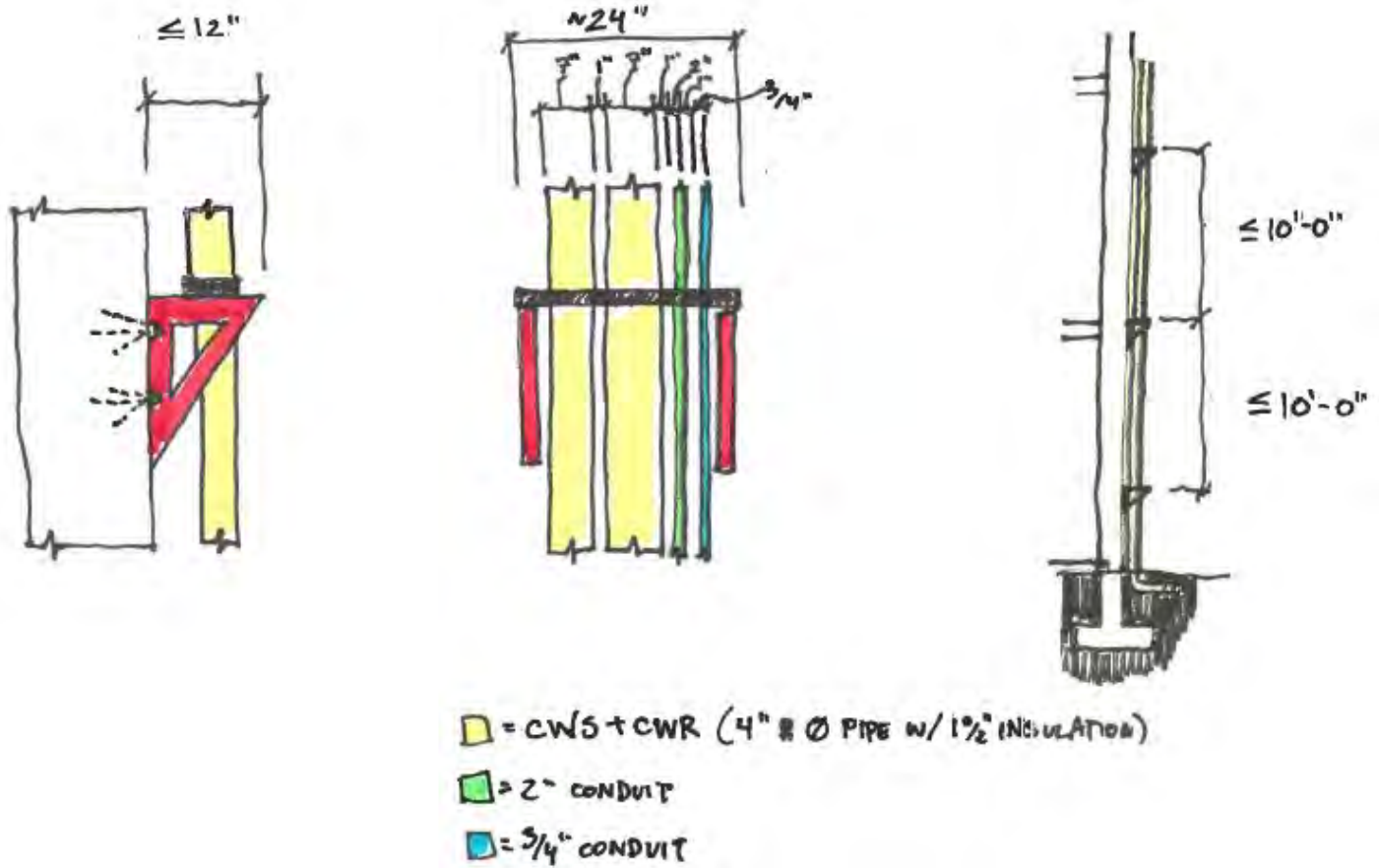
NW corner aerial view (west side)—Proposed pipes and conduit (for context only)

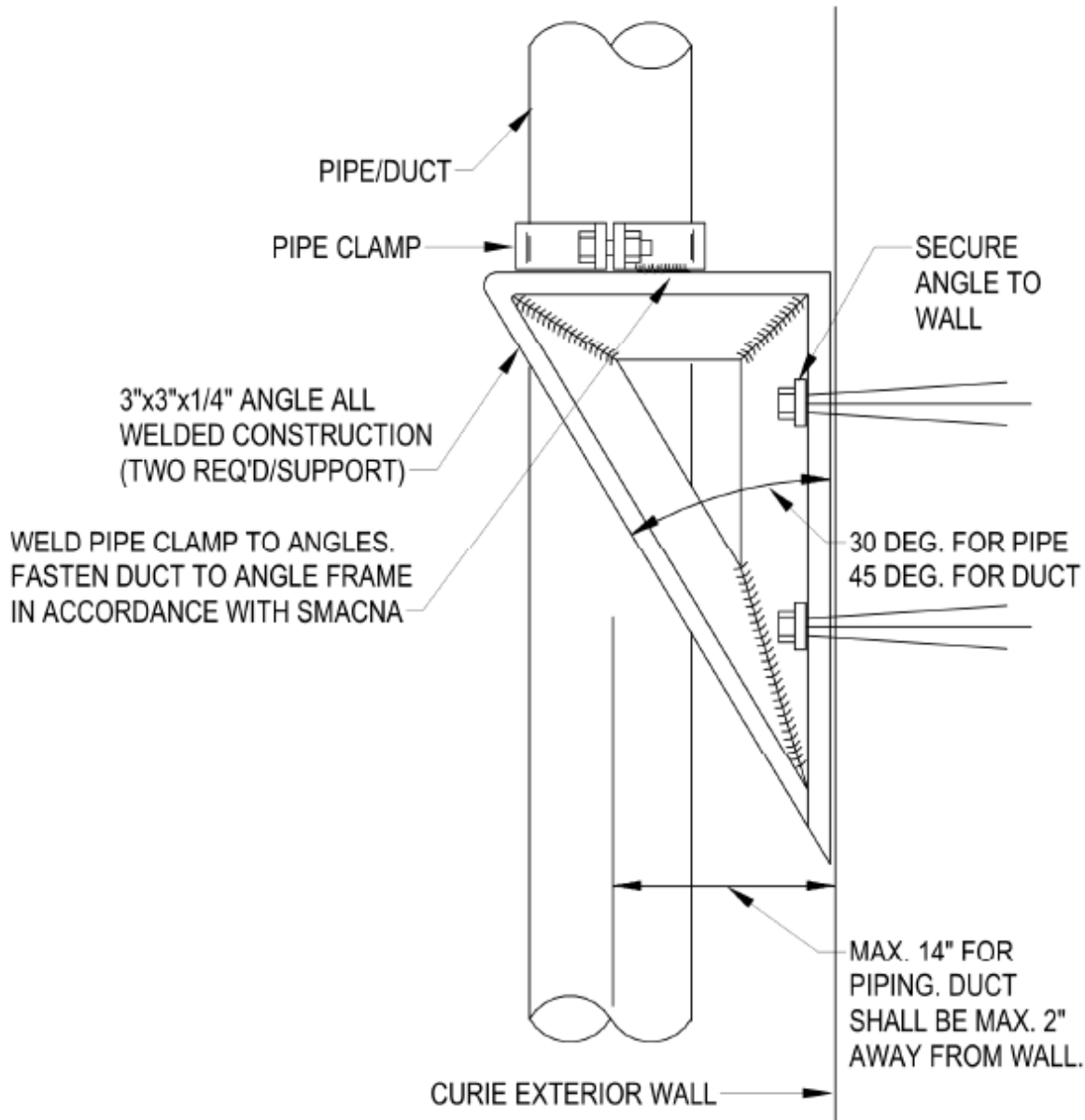
The following items will make up the piping assembly that will follow the proposed route:

- (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



Certificate of Appropriateness Application

BAR 20-12-01

350 Park Street

Tax Parcel 530109000

City of Charlottesville & County of Albemarle, Owner

Eric Amtmann, Dalgliesh Gilpin Paxton Architects, Applicant

Partial demolition

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

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

City of Charlottesville
Board of Architectural Review
Staff Memo
December 15, 2020



Certificate of Appropriateness Application – Demolition

BAR 20-12-02

City County Courts Complex
350 Park Street, TMP 530109000
0 Park Street, TMP 530108000
North Downtown ADC District

Owner: Co-owned by the City and County.

Project Rep: Eric Amtmann, Dalglish Gilpin Paxton Architects



Background:

350 Park Street

Year Built: Levy Building 1852, Annex c1980

District: North Downtown ADC District

Status: Contributing

0 Park Street

Year Built: N/A, parking lot

District: North Downtown ADC District

Status: N/A

350 Park Street (1852 structure): Brick laid in American bond with a Flemish bond variant, three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crosette architraves, brick water table. Greek Revival; built circa 1851; three-bay entrance porch with double-tired back porch added. [from VCRIS]

Prior BAR Reviews (See Appendix for all)

October 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.

Application

- Submittal: *Application for Selective Removal of Levy Building Annex and Hyphen*, dated 15 December 2020 (10 pages).

CoA request for selective demolition of the Levy Building hyphen and east annex.

Discussion

The project parcels are within the City's North Downtown ADC District and the existing structure—including hyphen and annex—is designated *contributing*. The City Code requires a CoA prior to the demolition, including selective demolition, of a contributing structure.

- 350 Park Street: The town of Charlottesville was established in 1761, after Nelson County was created and the [smaller] Albemarle County relocated its seat of government to a more central location. The project area is part of the original Court Square, which was laid out in 1762, the site of the Levy Building was left open and, until 1851, was known as the town's Battery. (In 1851, 350 Park Street was sold and a *town hall* constructed there. In 1887, Jefferson Levy acquired the building and converted it into the Levy Opera House.)
- Park Street: No structures are recorded at this location, except for a utility structure—likely a privy or storage shed.
- 610 East High Street (hyphen and annex): At this location, the available records indicate here a two-story, brick dwelling with outbuildings constructed after 1877 (per the Gray map) and prior to 1896 (per Sanborn Maps), which remained until the 1970s (per aerial photos). The existing structure at 614 East Market Street has a similar footprint and was constructed c1885, which may suggest the construction date for the building at 610 East High.

Note: See attached showing historic maps and photos of the project site.

Regarding the requested CoA, per the standards for considering demolitions (summarized below), staff supports approval of the demolition request and recommends the following as conditions of approval:

- Provide documentation of the structures, including photographs and measured drawings.

Additionally, from staff summary of the standards for considering demolitions (below), staff refers to Chapter I, Section E, of the ADC District Guidelines, which incorporate the Secretary's Standards for Rehabilitation, including the following (item 8): *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

In reviewing prior City and/or County projects in Court Square, on at least one occasion (March 2006, see Appendix) the BAR has recommended an archeological investigation of the site. Staff recommends here that, subsequent to the planned demolition, a Phase I archeological survey be conducted at 350 and 0 Park Street, including beneath the paved surfaces, when removed, with the results submitted for the BAR record.

Suggested Motions

Approval: 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[.]

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

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition does not satisfy the BAR's criteria and is 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. 34-341(a) 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 conservation district design guidelines; and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

Sec. 34-277. - Certificates of appropriateness; demolitions and removals.

- (a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:
 - (1) The moving, removing, encapsulating or demolition, in whole or in part, of any contributing structure or protected property shall be allowed pursuant to an order of the city's building code official, without the permission of the BAR or city council on appeal, upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury before review under the provisions of this article. Upon such a determination, the building code official shall deliver a copy of his order to the director of neighborhood development services and to the chairman of the BAR; and
 - (2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.
- (b) Review of the proposed moving, removing, encapsulation or demolition of any contributing structure or protected property shall be limited to the factors specified in section 34-278, below.
- (c) The BAR, or council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons present thereon; and, in the case of a partial removal, encapsulation or demolition:
 - (1) To protect the structural integrity of the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit, or

- (2) To protect historic or architecturally significant features on the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit.
- (d) Failure to obtain the permit required by this section shall subject the property owner to the civil penalty described within Article I, section 34-86(b) (i.e., not to exceed twice the fair market value of the building or structure).

Factors for Considering Demolitions

Sec. 34-278. - Standards for considering demolitions. The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
- (a) 1. The age of the structure or building;

Staff: Construction of the hyphen and annex occurred after 1980, but prior to 1990.

Note: That construction was at 610 E. High Street. The structure indicated on that parcel on the 1898 through c1965 Sanborn Maps is extant in the 1974, but not in 1980.

(Source: aerial photos. geoportal.lib.virginia.edu/UVAImageDiscovery/)

- (a) 2. Whether it has been listed on the National Register of Historic Places [NRHP], or the Virginia Landmarks Register [VLR];

Staff: The hyphen and annex lie within the *Charlottesville Historic District*; however, construction occurred after the VLR and NRHP listings.

The Levy Building (identified as the *Levy Opera House*) at 350 Park Street is contributing structure within the *Albemarle County Courthouse Historic District*, listed on the VLR (1972) and NRHP (1972). The nomination survey does not include 610 E. High Street or refer a structure there. (Source: www.dhr.virginia.gov/historic-registers/104-0057/)

In 1980, the VLR and NRHP an amendment to the nomination included a larger area of Charlottesville's downtown. (Approximately the area of the City's Downtown and North Downtown ADC districts.) The *Charlottesville Historic District*, listed on the VLR (1980) and NTHP (1982), includes the area east of the Levy Building. The survey area encompassed all properties on the Levy Building block; while the listing includes the c1885 structure at 614 E. High Street, there is not mention of the structure at 610 E. High Street. (Source: www.dhr.virginia.gov/historic-registers/104-0072/)

- (a) 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff: Not applicable.

- (a) 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff: They do not.

(a) 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Staff: Not applicable.

(a) 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff: The hyphen and annex to be entirely removed.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff: While the hyphen and annex incorporate some architectural elements of the Levy Building, they are represent contemporary construction and

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

Staff: Proposed demolition is necessary only to accommodate new construction related to the City-County Courts Complex.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

Staff: Not applicable relative to the proposed demolition of the hyphen and annex; however, see item (e) below.

(e) Any applicable provisions of the city's design guidelines.

Staff: Chapter I, Section E, of the ADC District Guidelines incorporates into the guidelines the Secretary's Standards for Rehabilitation, which includes the following (item 8): *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

In reviewing prior City and/or County projects in Court Square, on at least one occasion (March 2006, see Appendix) the BAR has *recommended* an archeological investigation of the site. Staff recommends here that, subsequent to the planned demolition, a Phase I archeological survey be conducted at the area of selective demolition and beneath the paved surfaces at both 0 Park Street and 350 Park Street, with the results submitted for the BAR record.

From 1762 to 1851, this was an open space, the town's *Battery*. The current site of the Levy Building, the hyphen and the annex have been disturbed and any disturbed or fill material is likely suspect. However, there are no records of additional buildings here, at the current parking areas. If the ground has not been significantly disturbed, there may be artifacts here that inform how this open space was used. Additionally, there are references to John Jouett, Sr., owner of the Swan Tavern, being buried here after his death in 1802.

References include:

Rev. Edgar Woods' 1901 *Albemarle County in Virginia* refers to John Jouett, Sr's burial:

Pages 240 and 241 "[John Jouett] kept the Swan until his death in 1802. In the Central Gazette of October 8th, 1824, there appeared an earnest appeal to the citizens of Charlottesville to erect a stone over his grave, but the voice died away unheeded, and the grave is now un known. At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated."

From the 1942 annotated reprint of *Early Charlottesville; recollections of James Alexander, 1828-1874*:

A footnote on pages 15 and 16 refers to Jouett's burial:

"The general tradition about Charlottesville has always been, that it was John Jouett, Sr., who performed the exploit of outstripping Tarleton. . . . As to the grave of the elder Jouett [John Jouett, Sr.] there is a cluster of fine old box [sic] in the rear of the Matacia home, 610 East High Street (to the rear of the Town Hall), which is believed to mark the site of the burial plot, the grave, according to belief, being within ten feet of a spot now marked by a cherry tree."

On page 16 and 17, Alexander refers to a well at this site and to activities at the Battery:

"In 1808, a man by the name of John (called Jack) M'Coy, was barkeeper in this Swan tavern; he was murdered and thrown into the well on the premises."

"On the vacant lot adjoining the hotel there was a battery; where men and boys played ball; quoits were pitched and marbles played. It was not unusual to see men of fifty and boys of ten or twelve playing together. This was a general resort for recreation, especially two or three hours before sunset."

1891 Sanborn indicates between the Swan Tavern and the town hall/Levy Opera House a small, wood-framed structure that was possibly the well or a shared privy.

APPENDIX

Prior BAR Reviews

350 Park Street

February 2003 – Prelim discussion. Temporary sally port and ADA ramp.

March 2003 - Prelim discussion. Permanent ADA ramp

May 9, 2006 BAR Action Letter for 410 East High Street

BAR 06-03-04

410 East High Street, TM 53 P 39

County of Albemarle, Owner (Ron Lilley)/ DJG, Inc., Architects

Albemarle County Courthouse sallyport and partial demolition

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2006.

The BAR approved (7-0) the addition of a sallyport to the Clerk of Court Annex behind the Albemarle County Courthouse in Court Square, subject to additional details to come back to the BAR regarding the construction details of the patio, and lighting beneath the sallyport, along with the results of the archeological study to determine its appropriateness. Please submit ten copies of the additional details to return to the BAR for approval.

Source Citations

Early Charlottesville; recollections of James Alexander, 1828-1874. Reprinted from the Jeffersonian republican by the Albemarle County Historical Society. Edited by Mary Rawlings. 1942. <https://catalog.hathitrust.org/Record/001263700>

On pages 15 and 16, a 1942 annotation (#16) states:

“[Reference to the Former home of Mrs. Isabella Leitch] Now the Red Land Club, corner of Park Street and East Jefferson. Of the Jouetts, Woods' Albemarle County, pp. 240-41, tells us: ‘Among the earliest entries on the Court records in 1745, is a notice of the death of Matthew Jouett, and the appointment of John Moore as his executor. It can scarcely be doubted that John Jouett, who was for many years a prominent citizen of Charlottesville, was a son of this Matthew. In 1773 John purchased from John Moore one hundred acres adjoining the town on the east and north, and at that time most likely erected the Swan Tavern of famous memory. ... In 1790 he laid out High Street, with the row of lots on either side. . . . He kept the Swan until his death in 1802. . . . At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated. . . . The general tradition about Charlottesville has always been, that it was John Jouett, Sr., who performed the exploit of outstripping Tarleton. . . . As to the grave of the elder Jouett, there is a cluster of fine old box in the rear of the Matacia home, 610 East High Street* (to the

rear of the Town Hall), which is believed to mark the site of the burial plot, the grave, according to belief, being within ten feet of a spot now marked by a cherry tree.

*Note: This is a 20th century reference. Per the 1930 US Census, T.W. and Louis Matacia lived at 610 East High Street. No record for 1920 Census, but in 1910 they live on Main Street.

On pages 16 and 17, Alexander states:

“In 1808, a man by the name of John (called Jack) M'Coy, was barkeeper in this Swan tavern; he was murdered and thrown into the well on the premises. The landlord, who was absent on the night that the murder occurred, was accused of being concerned in it, but he was acquitted. The late Ira Garrett was a boarder in the house at the time, and was a witness in the case when it was investigated by the court. No clue as to who committed the murder was ever afterwards obtained.

On the vacant lot adjoining the hotel there was a battery; where men and boys played ball; quoits were pitched and marbles played. It was not unusual to see men of fifty and boys of ten or twelve playing together. This was a general resort for recreation, especially two or three hours before sunset. On a square or two north of this, on Sunday evenings, young men and boys sometimes resorted to exercise their limbs in jumping.”

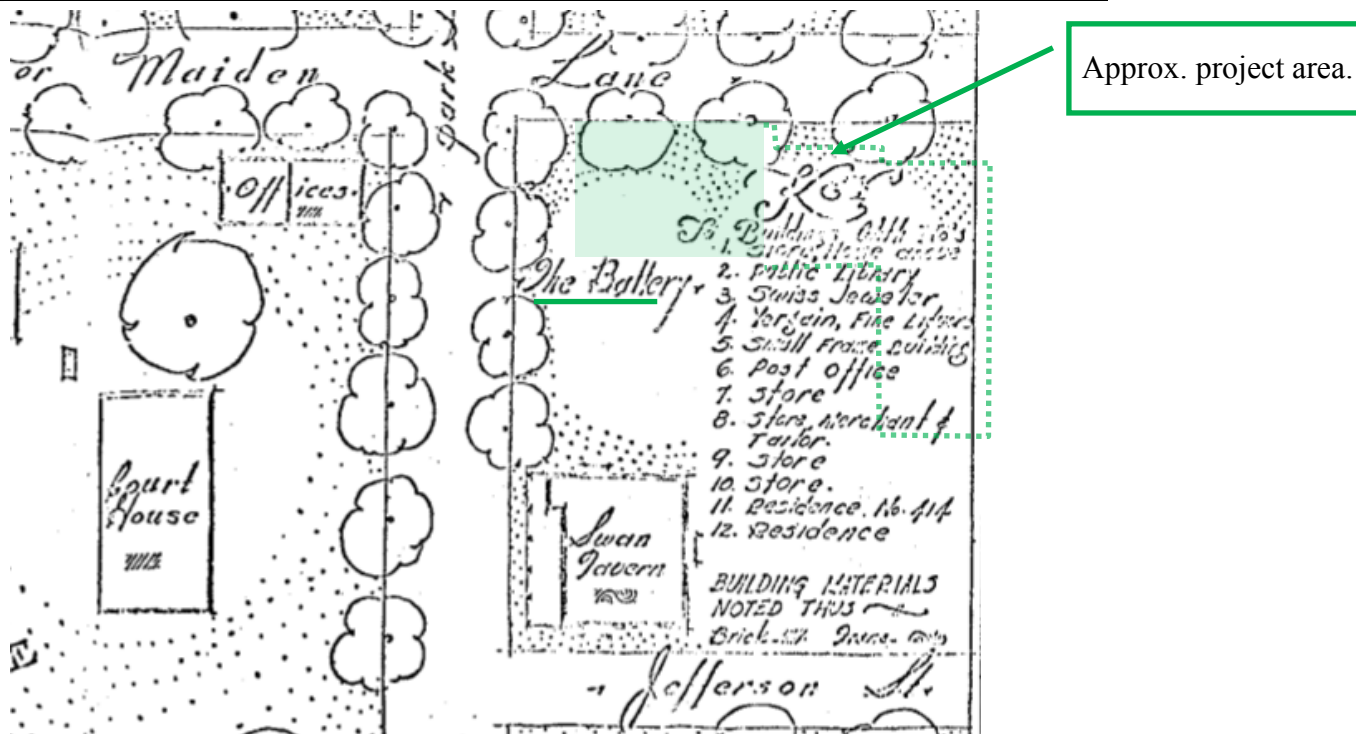
Albemarle County in Virginia: giving some account of what it was by nature, of what it was made by man, and of some of the men who made it. Rev. Edgar Woods. 1901.

<https://catalog.hathitrust.org/Record/009797083>

From pages 240-241.

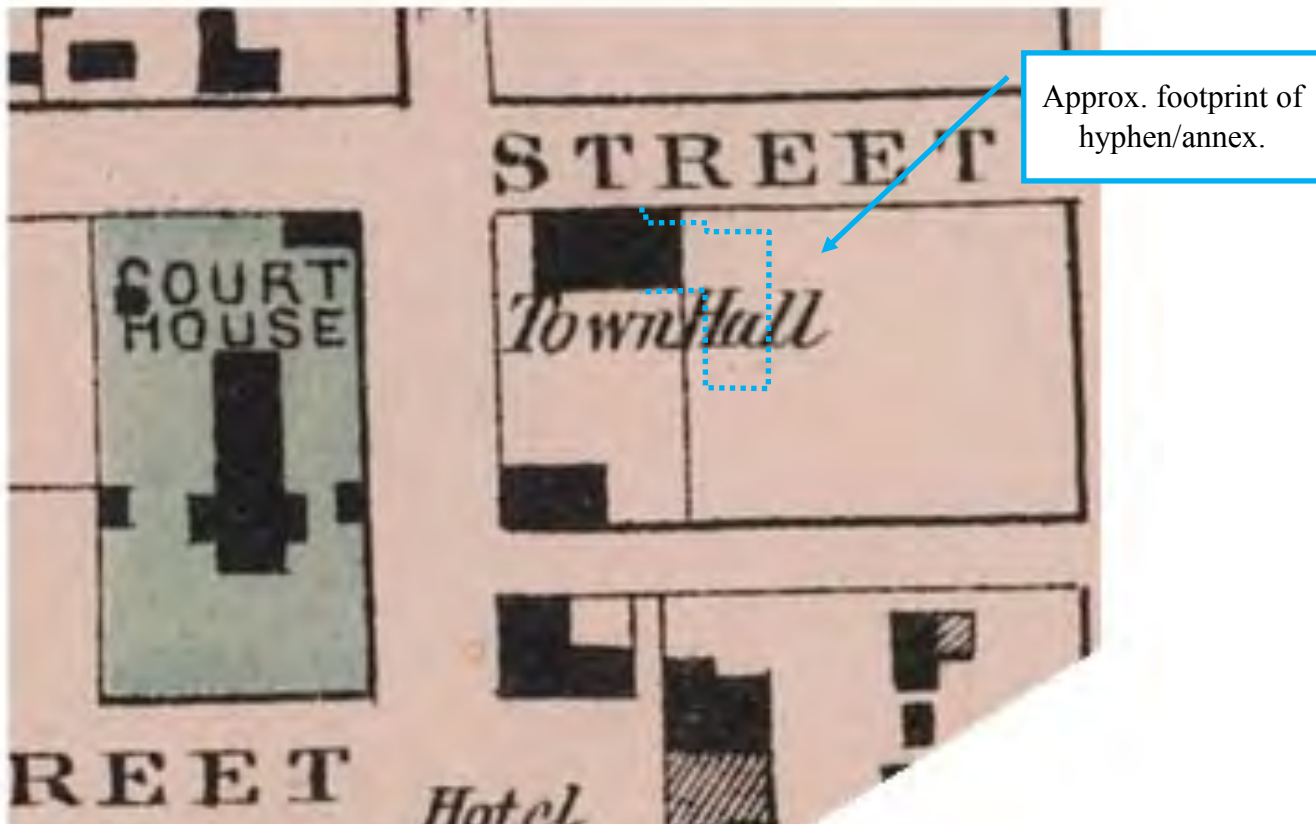
“Among the earliest entries on the Court records of Albemarle in 1745, is a notice of the death of Matthew Jouett, and the appointment of John Moore as his executor. It can scarcely be doubted that John Jouett, who was for many years a prominent citizen of Charlottesville, was a son of this Matthew. In 1773 John purchased from John Moore one hundred acres adjoining the town on the east and north, and at that time most likely erected the Swan Tavern, of famous memory. Three years later he bought from the same gentleman three hundred acres south of the town, including the mill now owned by Hartman. In 1790 he laid out High Street, with the row of lots on either side, and by an act of the Legislature they were vested in trustees to sell at auction after giving three weeks' notice in the Virginia Gazette. He kept the Swan until his death in 1802. In the Central Gazette of October 8th, 1824, there appeared an earnest appeal to the citizens of Charlottesville to erect a stone over his grave, but the voice died away unheeded, and the grave is now unknown. At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated.”

Depiction from an 1820s description. Area near Levy Bldg referred to as the *Battery*.

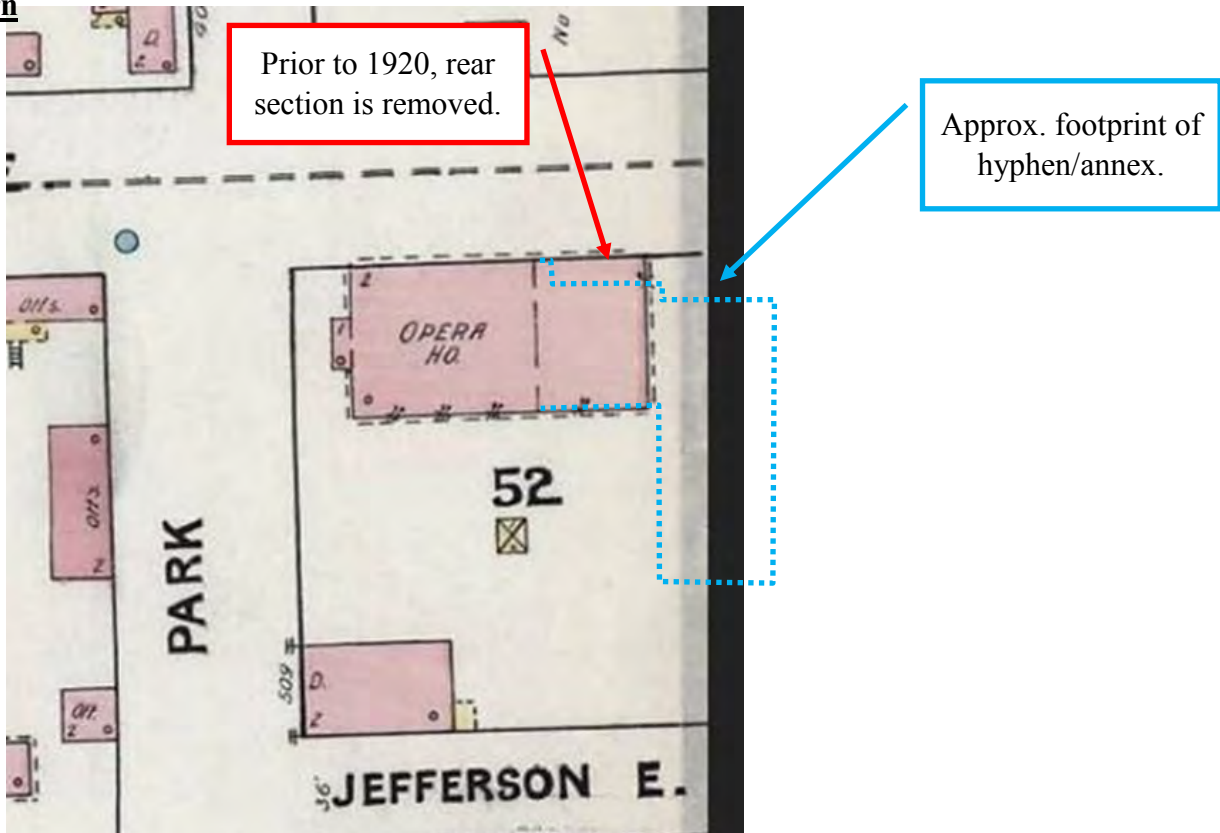


Map based on description in 1942 annotated reprint of "Recollections of James Alexander 1828-1874."

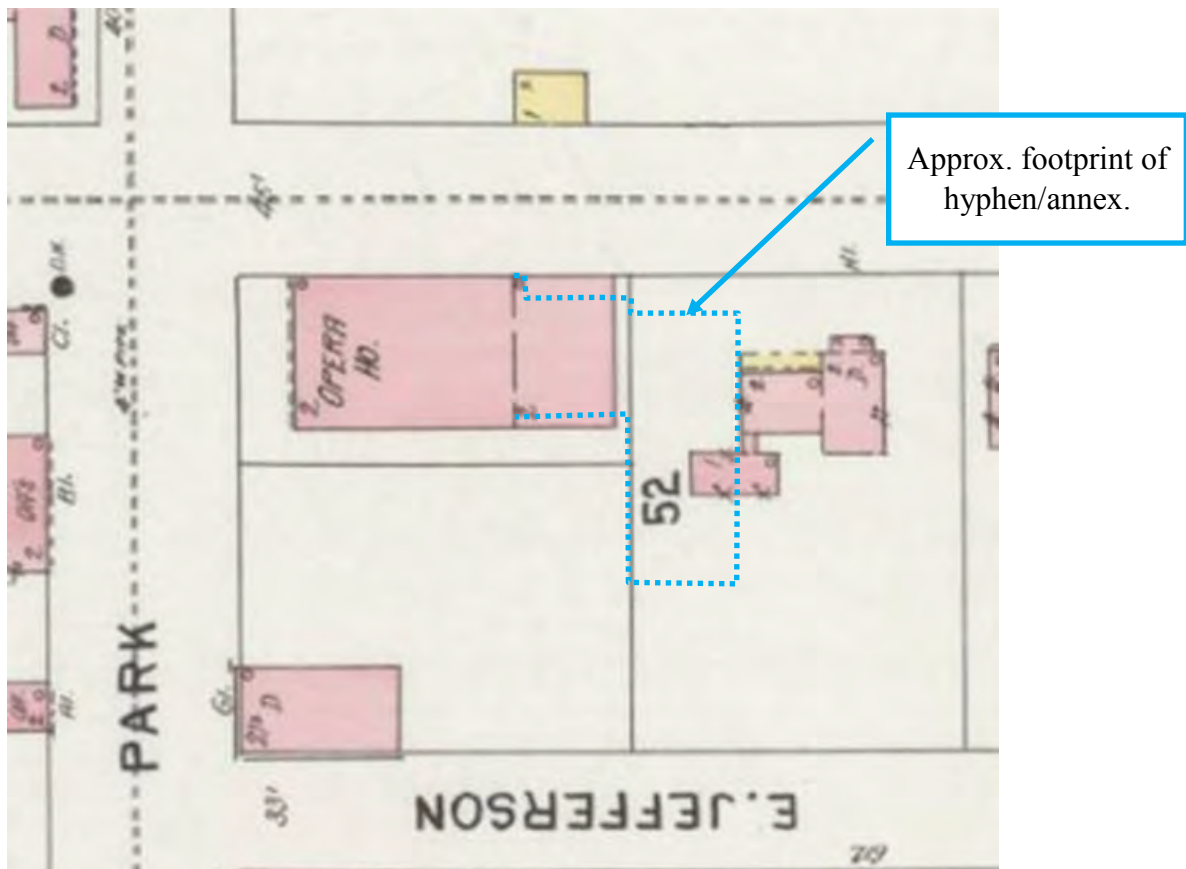
1877 O.W. Gray & Son Map of Charlottesville



1891 Sanborn

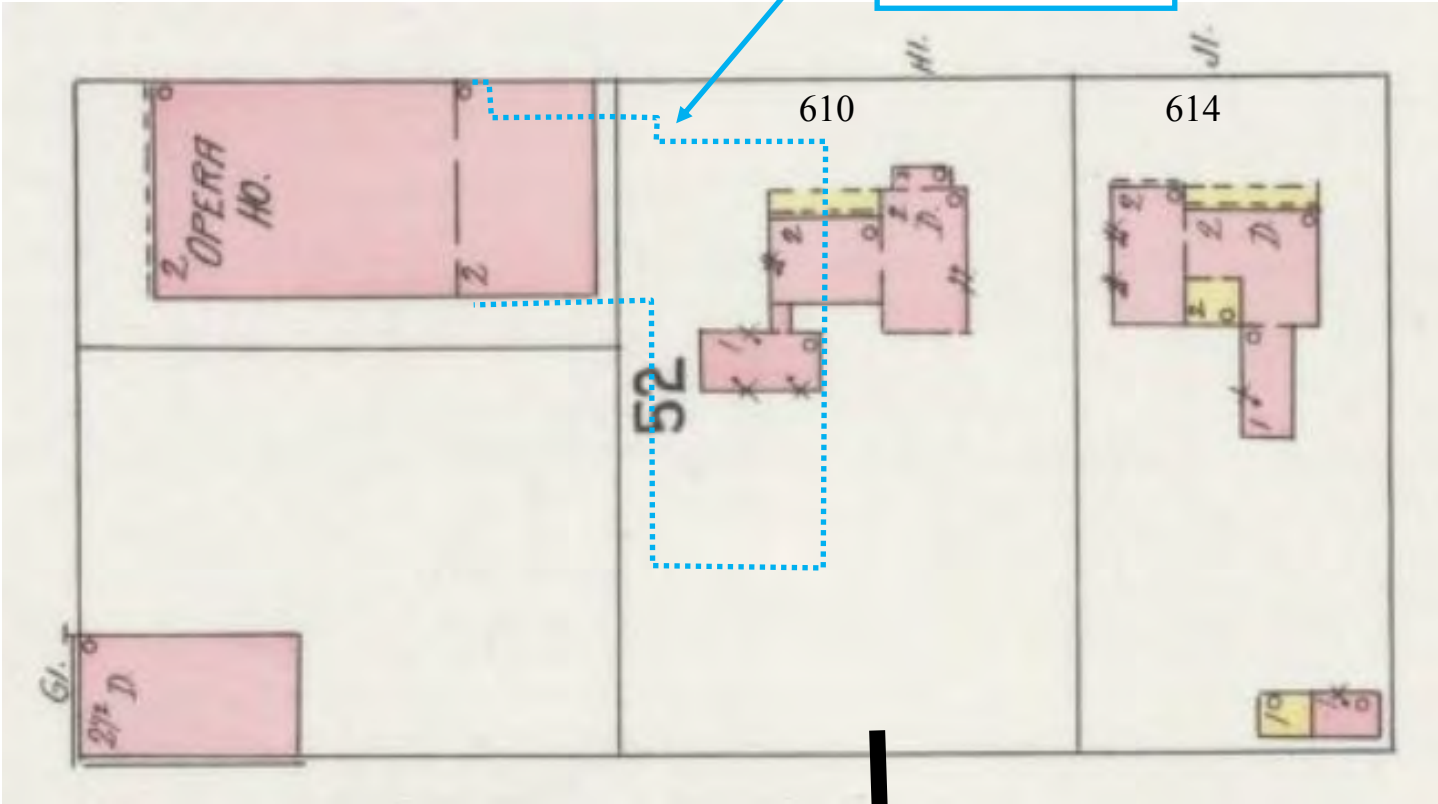


1896 Sanborn

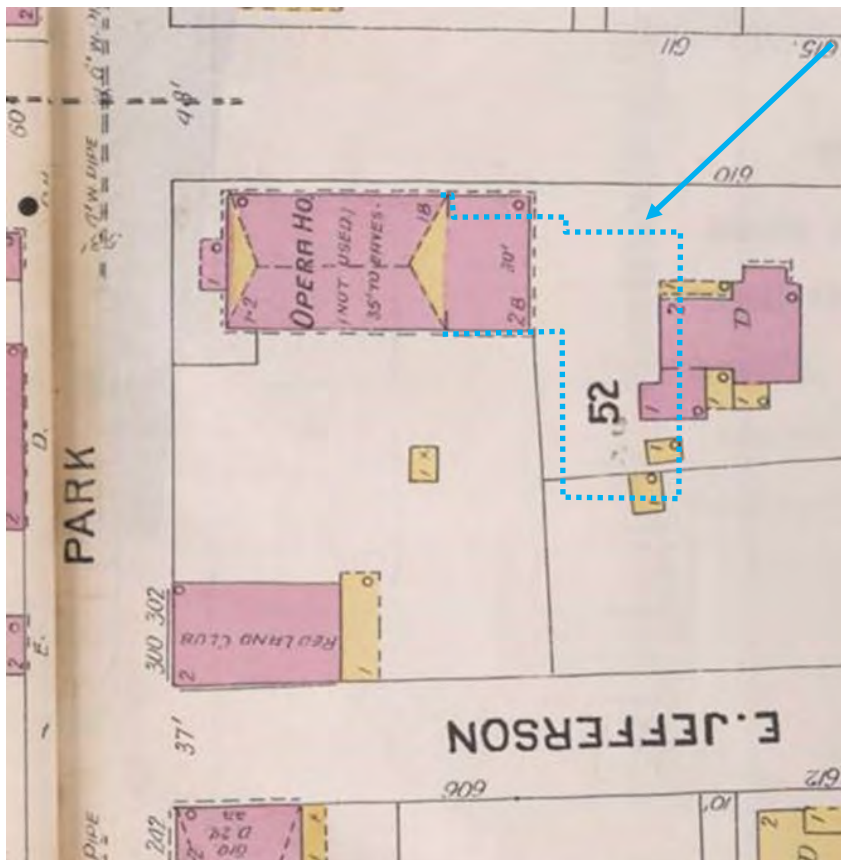


1896 Sanborn

Approx. footprint of
hyphen/annex.

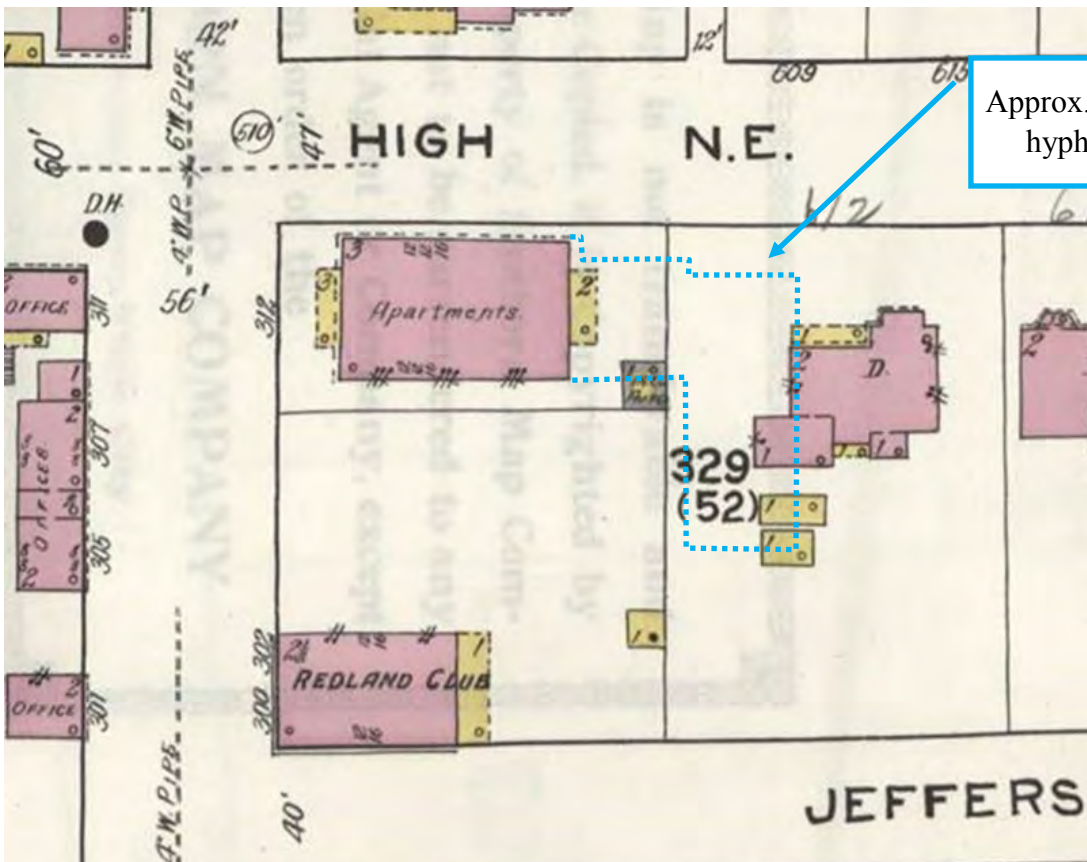


1907 Sanborn



Approx. footprint of hyphen/annex.

1920 Sanborn



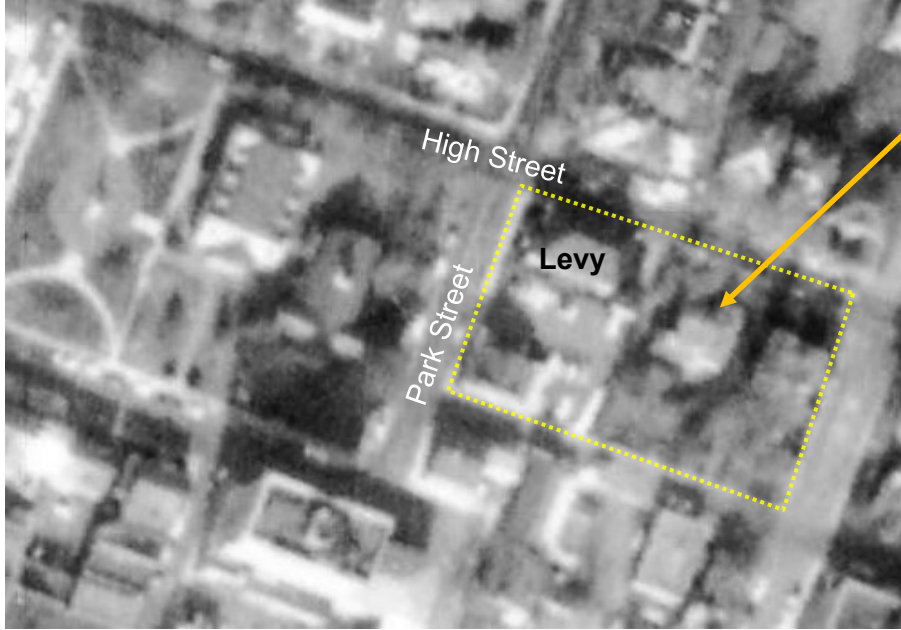
Approx.. footprint of hyphen/annex.

Aerial Photos

For Discussion Only—December 7, 2020

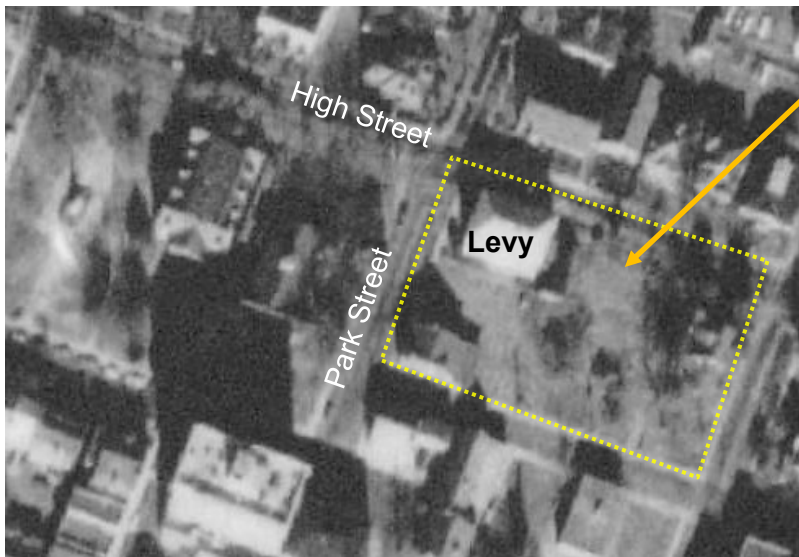
<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>

1966



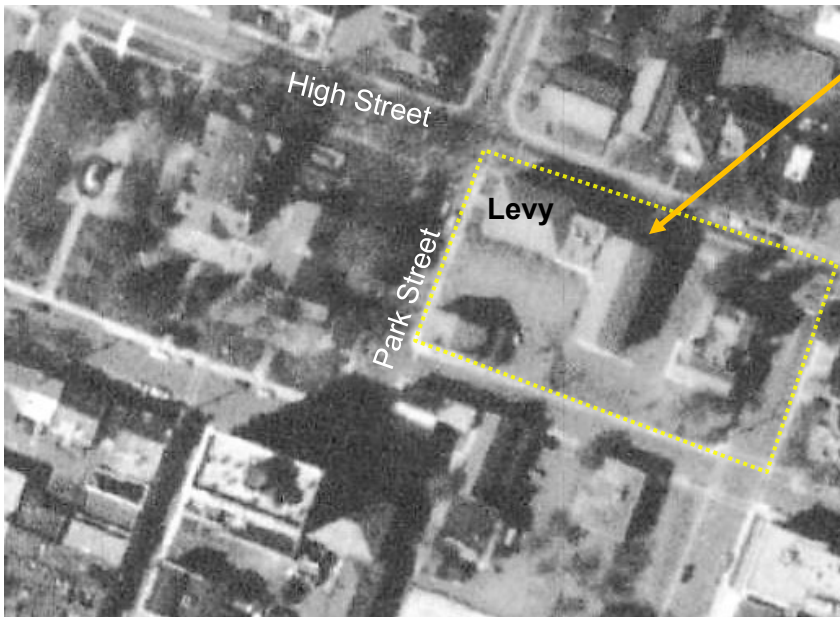
Dwelling
610 E. High Street

1980



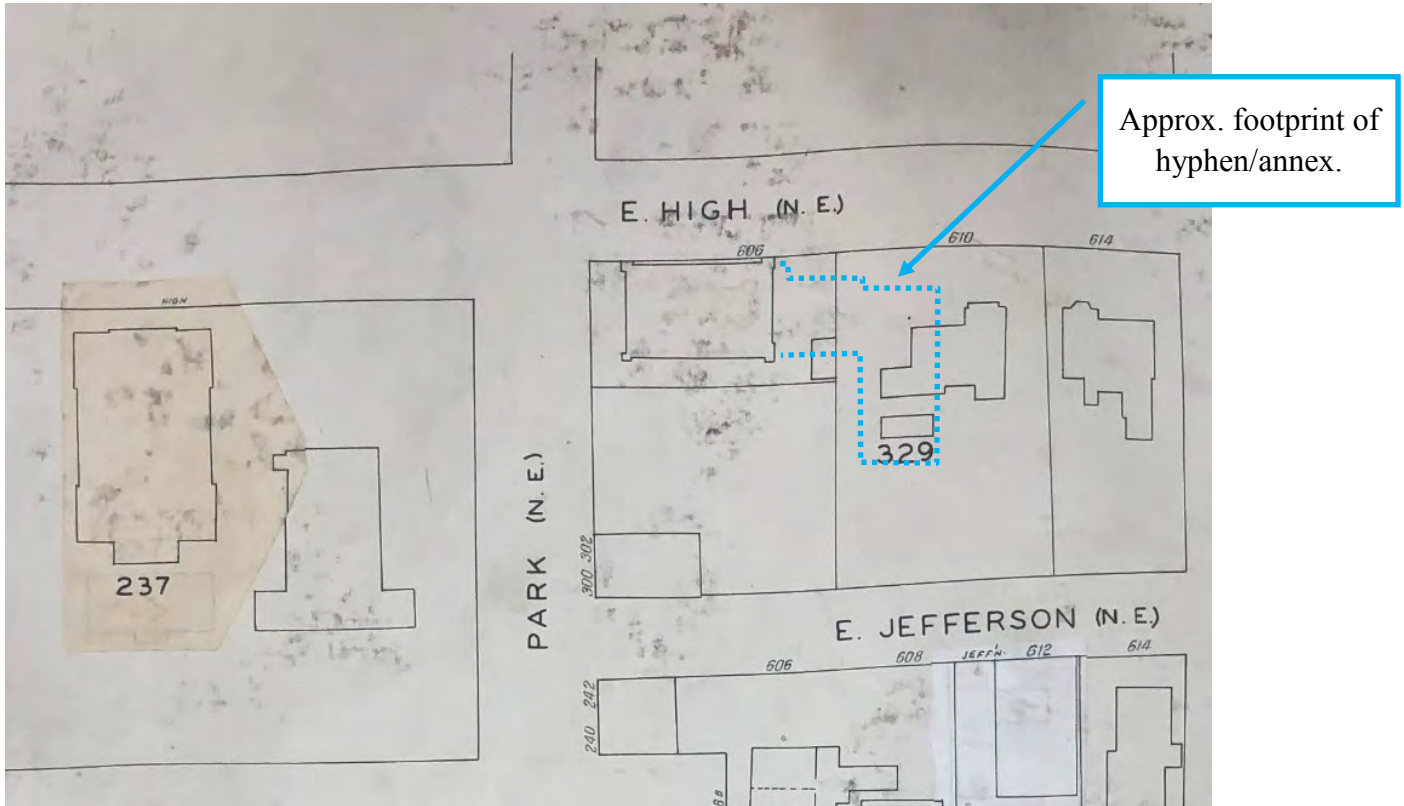
Dwelling razed
610 E. High Street

1990



Levy Building
hyphen and annex
610 E. High Street

1929 Sanborn with updates through c1965



Current



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 350 Park Street
Map and Parcel: 53-109
Census Tract & Block: 1-103
Present Owner: Town Hall-Levy Opera House Found.,
Address: Inc.
Present Use:
Original Owner: Charlottesville Town Hall Co.
Original Use: Town Hall

BASE DATA

Historic Name: The Levy Opera House
Date/Period: 1851-2
Style: Greek Revival
Height to Cornice: 48
Height in Stories: 3
Present Zoning: B-1
Land Area (sq.ft.): 56 x 112
Assessed Value (land + imp.): 12,300 + 13,890 = 26,190

ARCHITECTURAL DESCRIPTION

The Levy Opera House was the first building in Charlottesville to be designed with pilasters as the dominant architectural feature of the facade. The influence of this device was great. The Hughes House (c. 1853), Lyons Court (1858) and the Abell-Gleason House (1859) are a few examples of the "Pilastered Style" fashioned after the Levy Opera House. The pilasters of the Opera House are stuccoed and painted to make them outstanding and to create a portico effect. The four pilasters support a Tuscan entablature and a hipped roof which replaced the original Classical pediment. The Flemish bond brickwork is among the latest examples in the city. As a town hall, the town hall had a level floor, a stage with two curtains (one with advertising), fly decks, and benches for seats.

HISTORICAL DESCRIPTION

On July 9, 1851, the Trustees of the Charlottesville Town Hall Company, headed by Valentine W. Southall, purchased the lot from Samuel Leitch for \$750 "for the purpose of building a town hall". In December, 1852, a notice was placed in the local paper by H. Benson that the newly completed town hall would be available to rent for lectures, concerts, and thespian productions. The building was sold in 1887 and opened in March, 1888, as an opera house. One year later Jefferson Monroe Levy of Monticello gained title to the property. He sold it in 1914 to E. G. Haden who turned the building into apartments. Deed references: ACDB 50-143, City DB 2-32, 27-46, 34-302, 37-218, 73-158, 116-341, 337-5, 337-574.



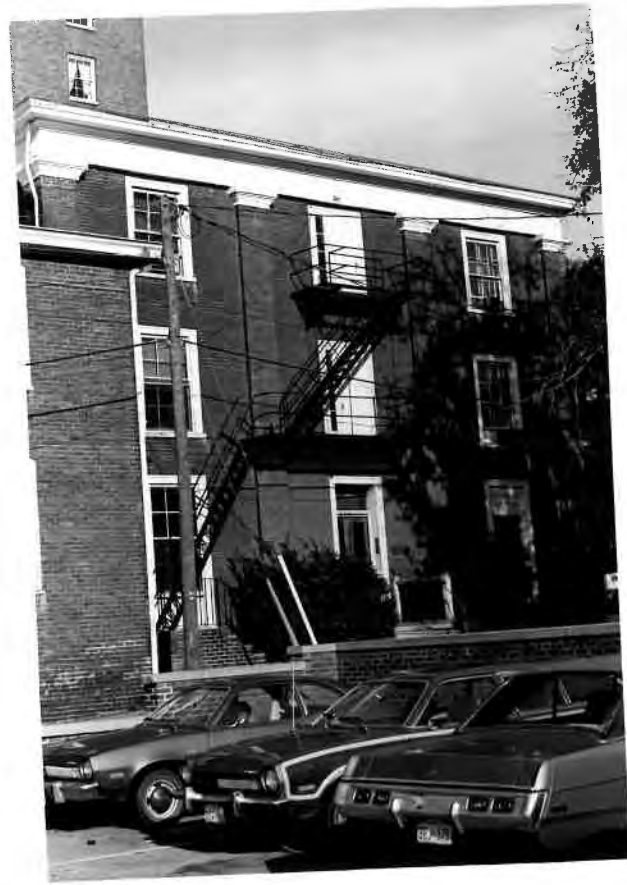
CONDITIONS

Poor

SOURCES

City/County Records
Alexander, Recollections, p.37.
Margaret F. Clark







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. **No fee: City/County-owned property**
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 City of Charlottesville/Co. of Albemarle Applicant Name Eric Amtmann (Dalglish Gilpin Paxton Architects)
Project Name/Description Select demolition Levy Building Parcel Number 530109000, 530108000
Project Property Address 350 Park Street, 0 Park Street

Applicant Information

Address: Dalglish Gilpin Paxton Architects
206 Fifth Street NE, Charlottesville Virginia 22902
Email: EAmtmann@dgparchitects.com
Phone: (W) 434.977.4480 (C) _____

Signature of Applicant

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

 2020.12.01
Signature **Date**
Eric W. Amtmann 2020.12.01
Print Name **Date**

Property Owner Information (if not applicant)

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

Property Owner Permission (if not applicant)

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

Signature **Date**

Print Name **Date**

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

Description of Proposed Work (attach separate narrative if necessary): _____
As required for construction of the City-County Courts Facility, select demolition of the Levy Building Annex and Hyphen.

List All Attachments (see reverse side for submittal requirements): _____
"Application for Selective Removal of Levy Building Annex and Hyphen," dated 15 December 2020, 10 pages.

| | |
|----------------------------------|--------------------------------|
| 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.

Courts Complex Addition and Renovation

**County of Albemarle and
City of Charlottesville**

**Application for Selective Removal of
Levy Building Annex and Hyphen**

15 December 2020





County District Court
and County CAO

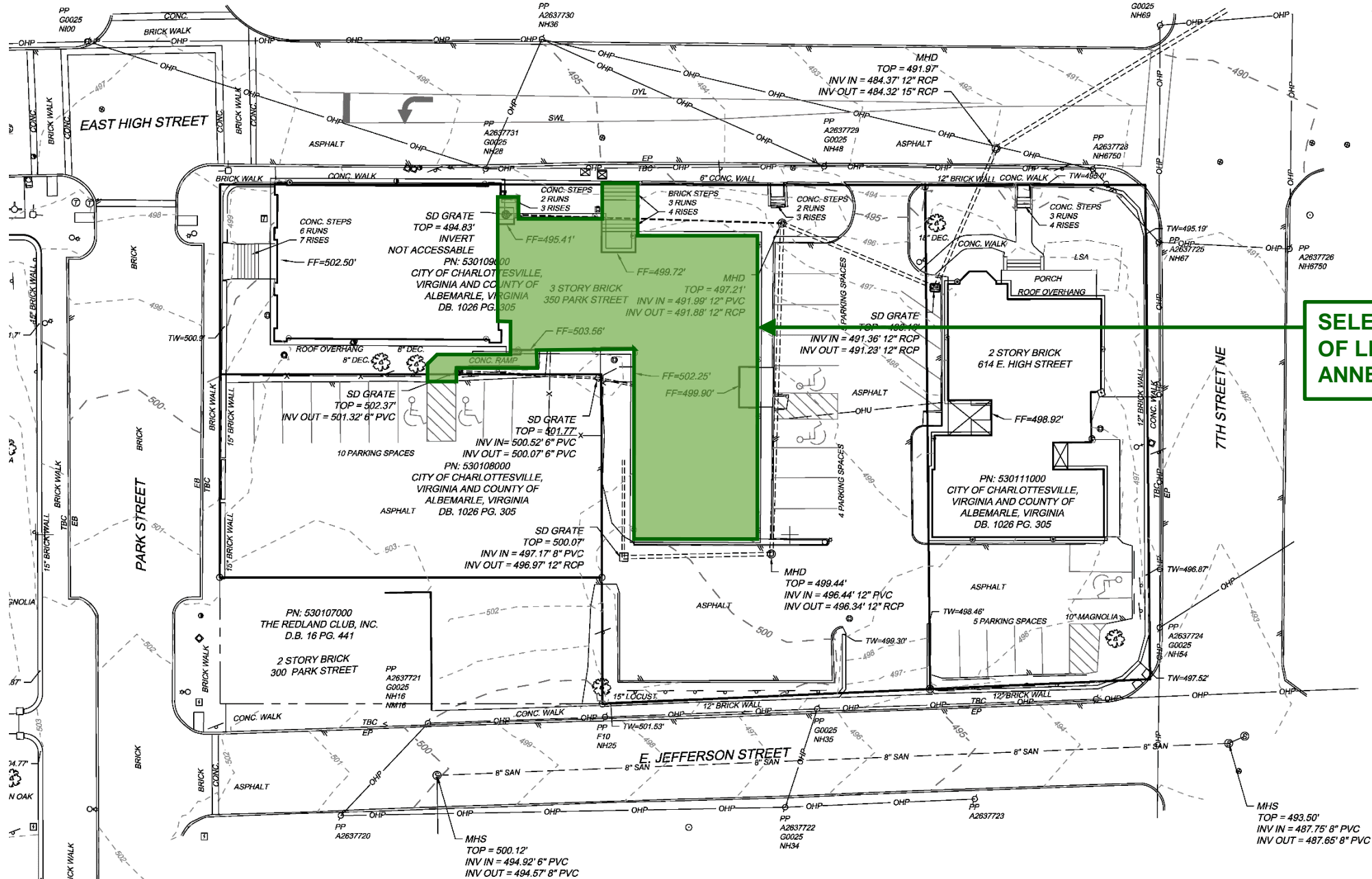
Levy Building

County Circuit Court

PRECONSTRUCTION:
• Remove Levy Building
Annex and Hyphen

Albemarle Courts Preconstruction

**SELECTIVE REMOVAL
OF LEVY BUILDING
ANNEX & HYPHEN**



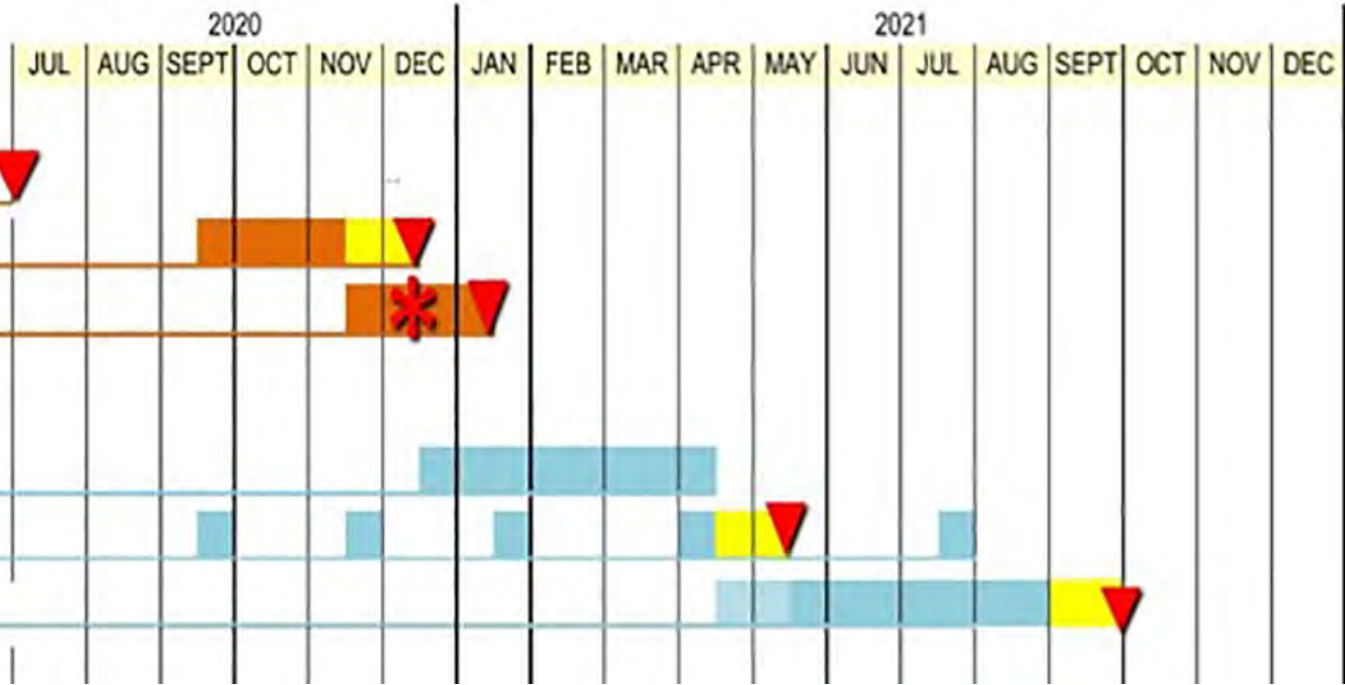
Levy Building Selective Removals Plan

PRELIMINARY PROJECT SCHEDULE - COURTS COMPLEX ADDITION AND RENOVATIONS - KICKOFF MEETING 7/7/2020
 ARCHITECTURAL & ENGINEERING SERVICES
 COUNTY OF ALBEMARLE AND CITY OF CHARLOTTESVILLE
 CHARLOTTESVILLE, VIRGINIA

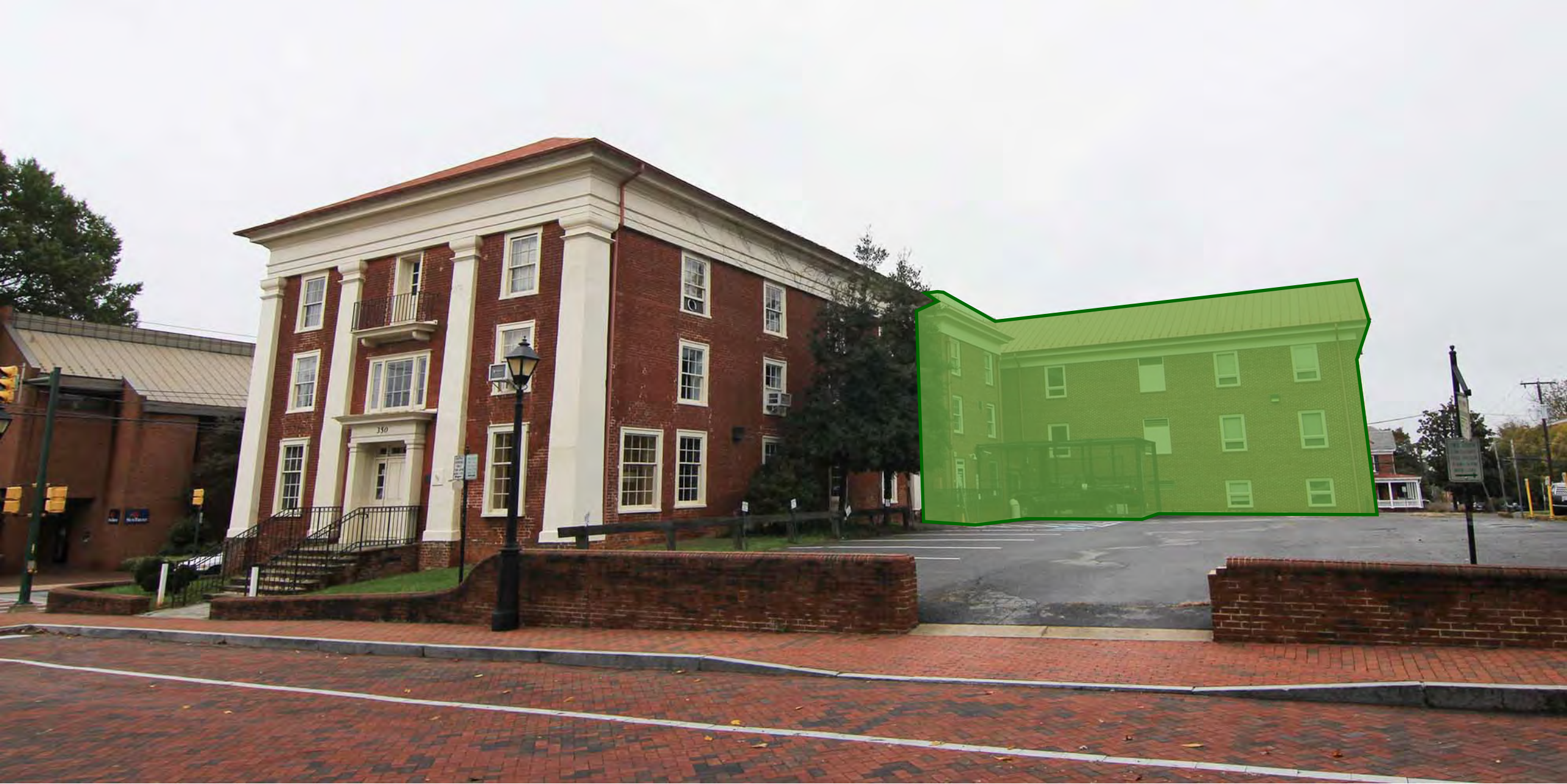
Programming and Planning



Entitlements, Schematic Design, Design Development



Albemarle Courts Schedule Detail



Levy Building: Southwest Corner



Levy Building: Northwest Corner



Levy Building Annex: Northeast Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS



Levy Building Annex: East Facade



Levy Building Annex: Southwest Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Approved by City Council, September 17, 2012



VII DEMOLITION & MOVING

- A. INTRODUCTION.....5
- B. DEMOLITION OF HISTORIC STRUCTURES.....6
- C. MOVING HISTORIC STRUCTURES.....7

DEMOLITION & MOVING VII

B. DEMOLITION OF HISTORIC STRUCTURES

Review Criteria for Demolition

1. The standards established by the City Code, Section 34-278.
2. The public necessity of the proposed demolition
3. The public purpose or interest in land or buildings to be protected.
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.
6. The reason for demolishing the structure and whether or not alternatives exist.
7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Guidelines for Demolition

1. Demolish a historic structure only after all preferable alternatives have been exhausted.
2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
3. If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

STANDARDS FOR CONSIDERING DEMOLITIONS AND MOVINGS

According to City Code Section 34-278 the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;
- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;
- (3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsman, or with a historic event;

(4) Whether the building or structure or any of its features represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

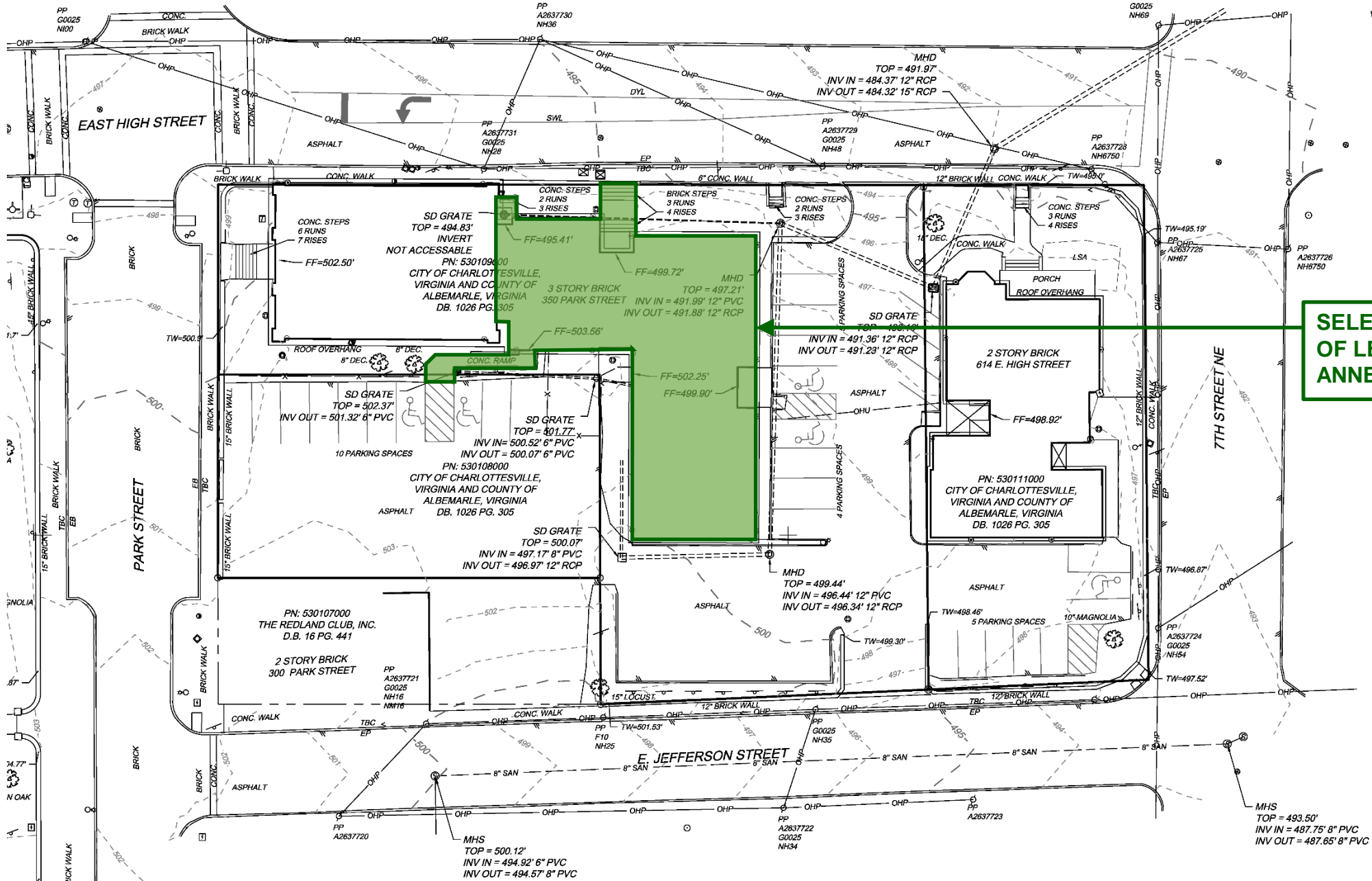
(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

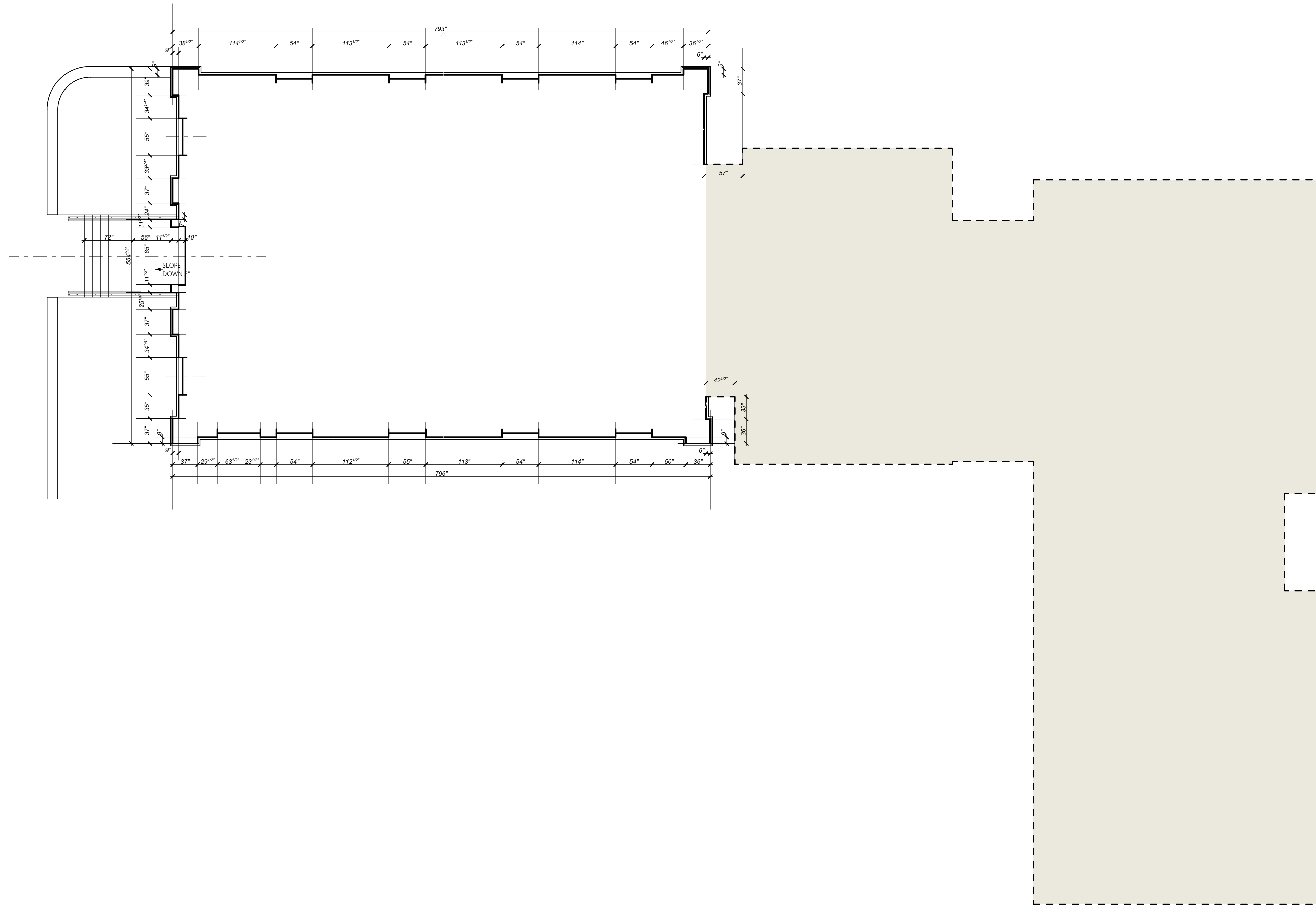
(e) Any applicable provisions of the city's Design Guidelines.

Levy Building Annex: Southwest Corner

**SELECTIVE REMOVAL
OF LEVY BUILDING
ANNEX & HYPHEN**



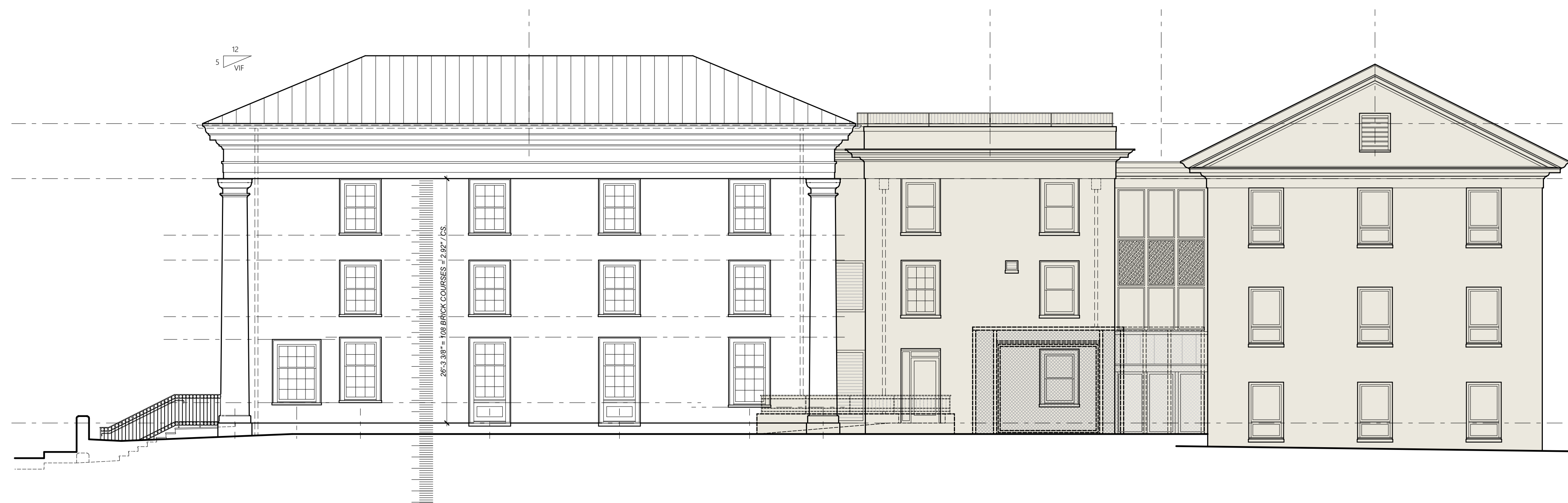
Levy Building Selective Removals Plan



BUILDING AREA
TO BE
REMOVED



WEST ELEVATION

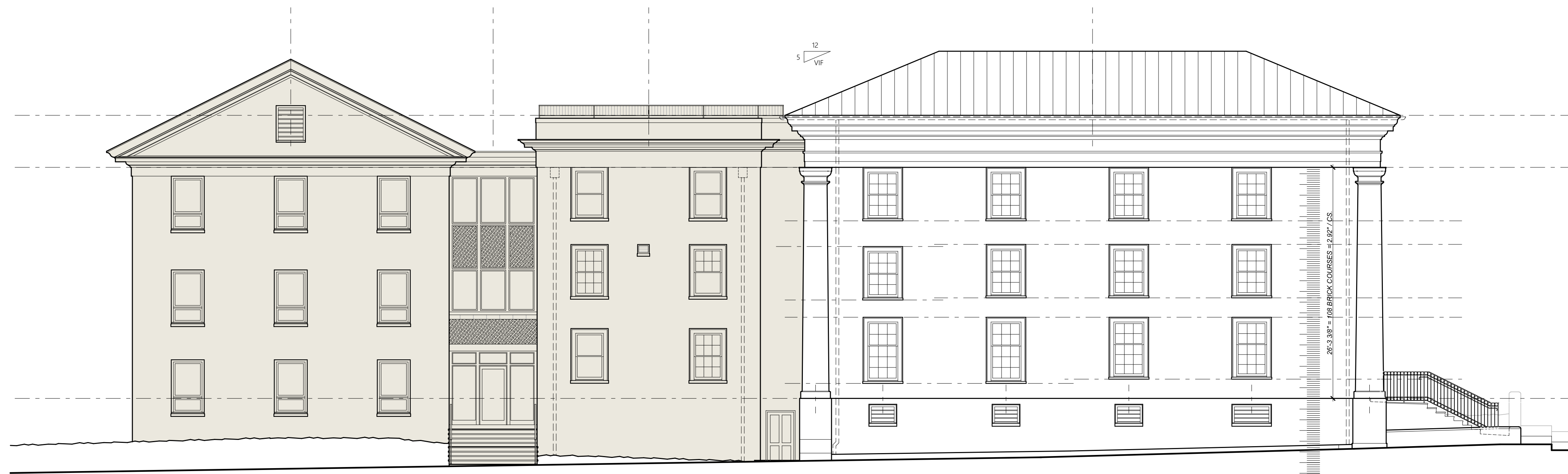


SOUTH ELEVATION

BUILDING AREA
TO BE
REMOVED



EAST ELEVATION



NORTH ELEVATION

**BUILDING AREA
TO BE
REMOVED**

Revision:

Date: February 28, 2018

A100-1st Floor Plan

Drawing:

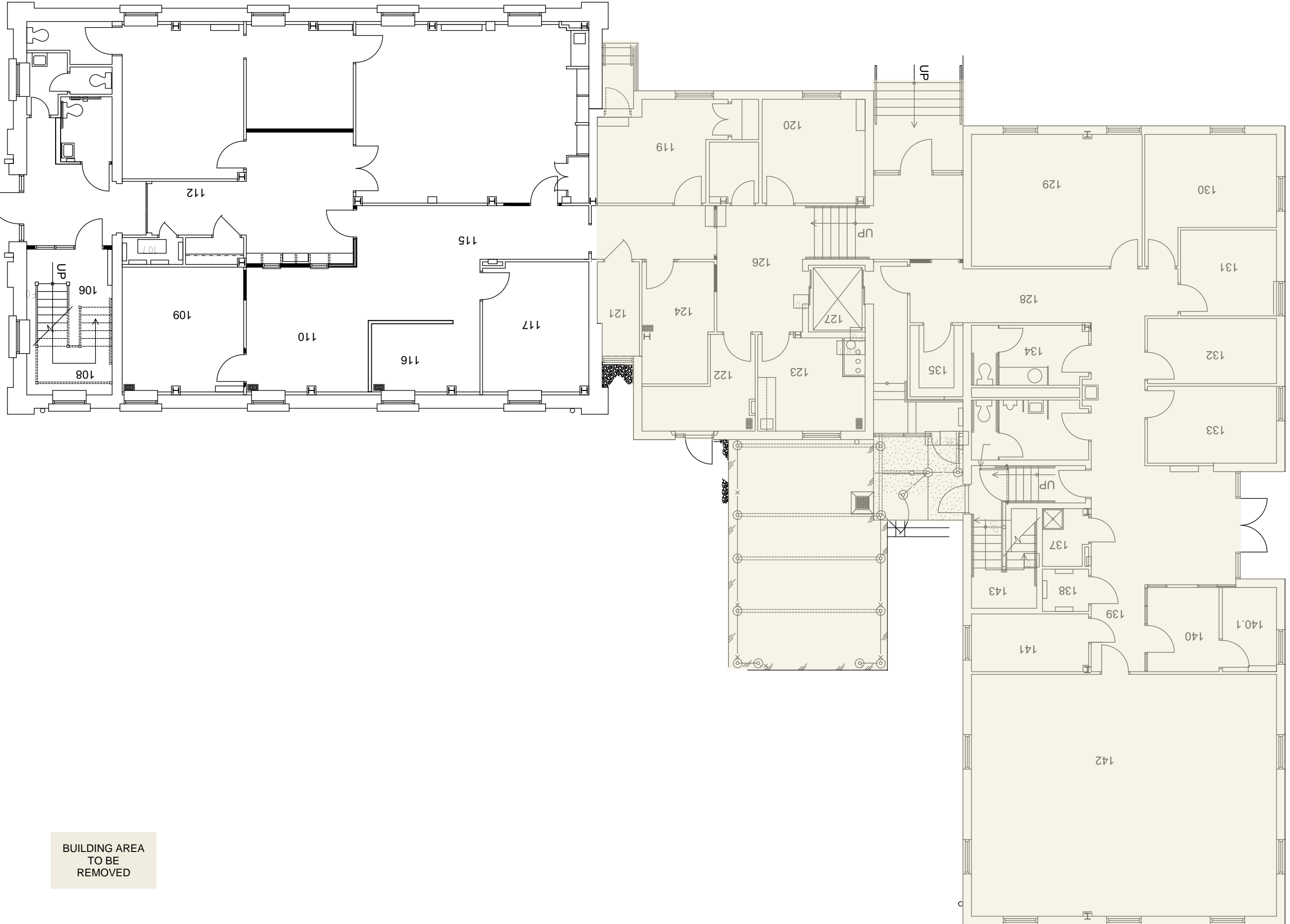
Levy

Project:

Department of Public Works
Facilities Development
305 4th Street, N.W.
Charlottesville, VA 22903

**THE CITY OF
CHARLOTTESVILLE**

"A World Class City"



BUILDING AREA
TO BE
REMOVED

Revision:

Date: February 28, 2018

A200-2nd Floor Plan

Drawing:

Levy

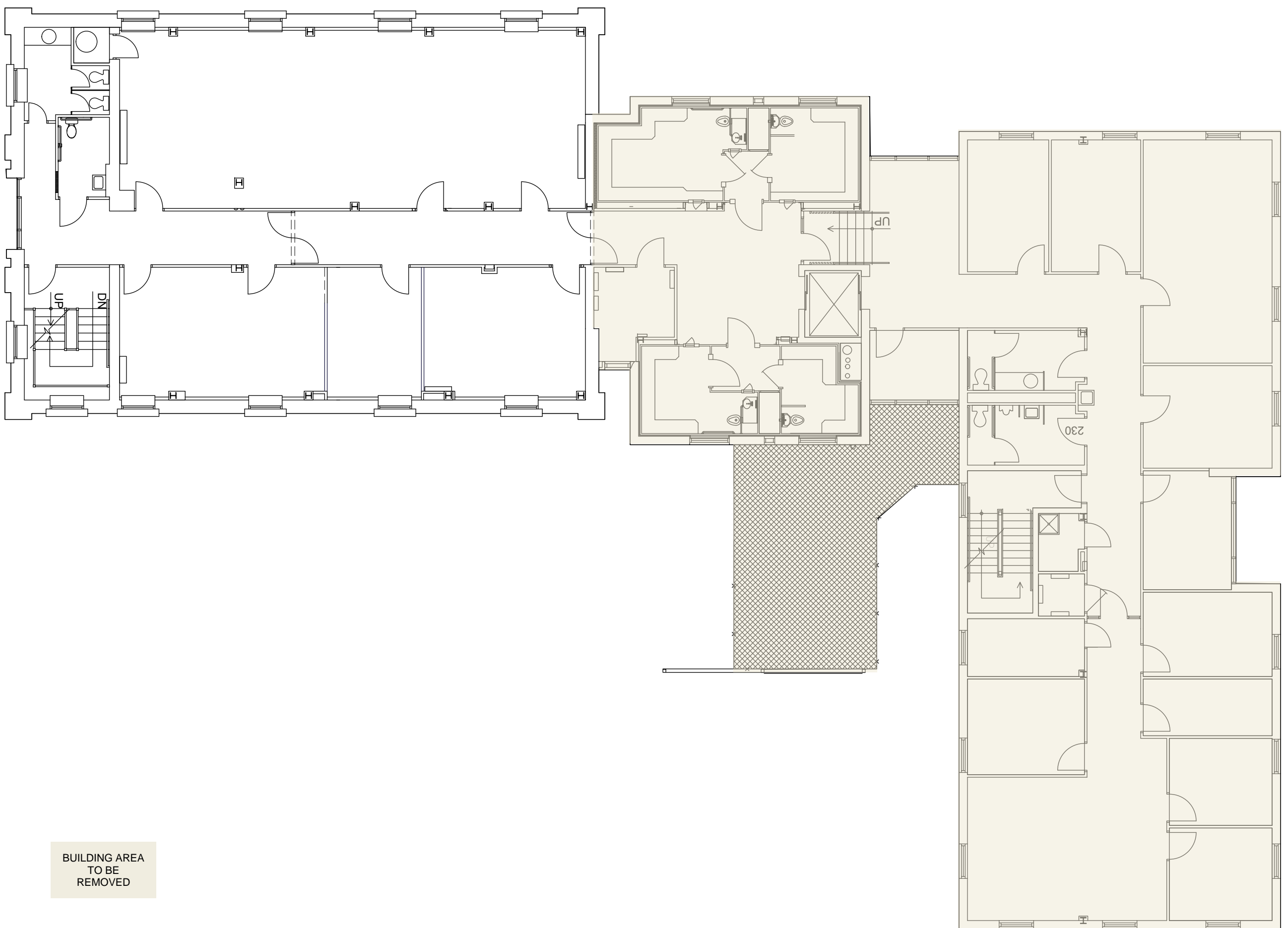
Project:

Department of Public Works
Facilities Development
305 4th Street, N.W.
Charlottesville, VA 22903

CHARLOTTESVILLE

THE CITY OF

"A World Class City"



BUILDING AREA
TO BE
REMOVED



"A World Class City"

**THE CITY OF
CHARLOTTESVILLE**

Department of Public Works
Facilities Development
305 4th Street, N.W.
Charlottesville, VA 22903

Project:
Levy

Drawing:
A300-3rd Floor Plan

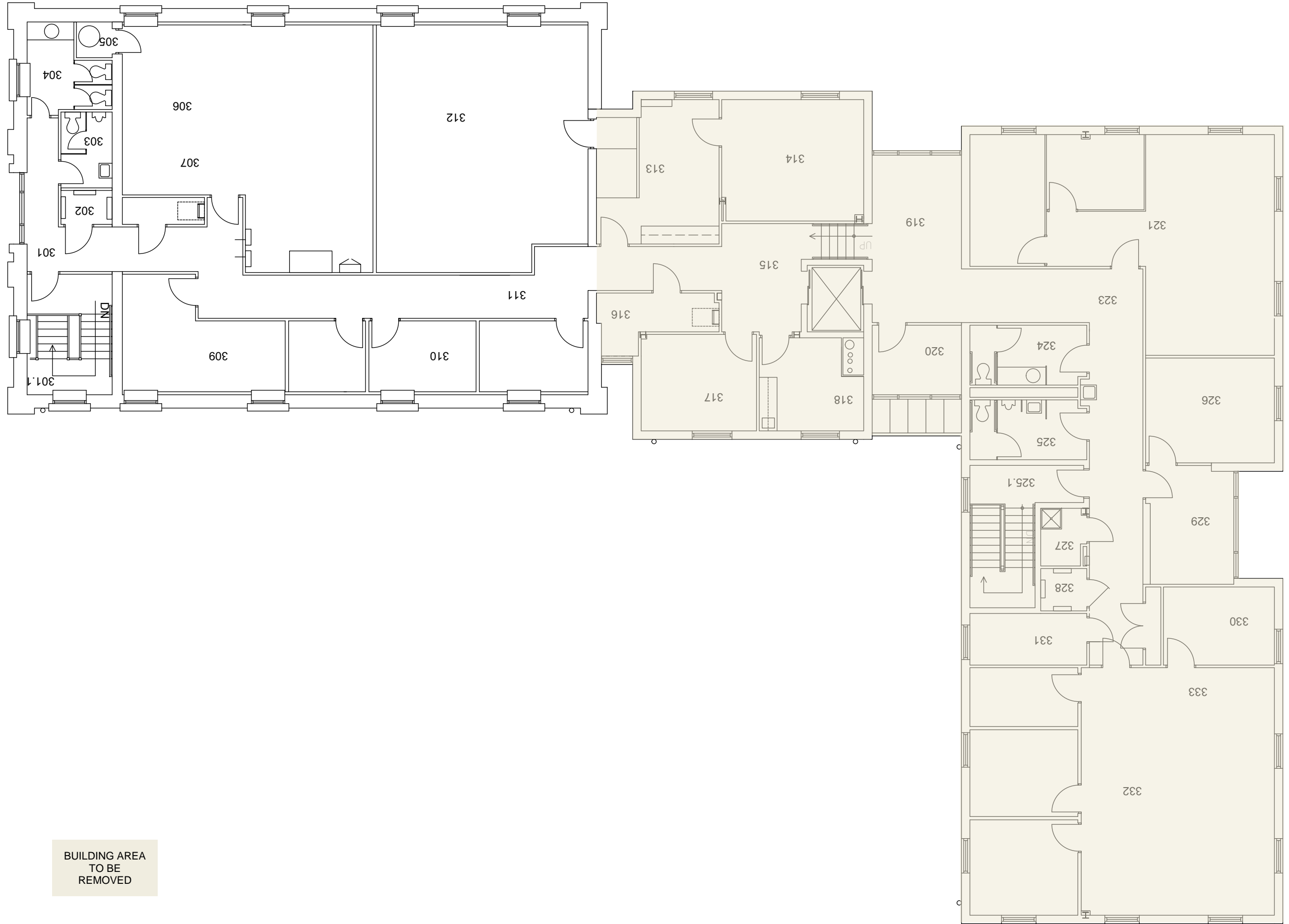
Date: February 28, 2018

Revision:

Page

A300

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all rights reserved



BUILDING AREA
TO BE
REMOVED

Certificate of Appropriateness Application

BAR 20-12-04

106 Oakhurst Circle

Tax Parcel 110005000

106 Oakhurst Circle LLC, Owner

Patrick Farley, Architect, Applicant

Renovation, addition, and site work

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

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

City of Charlottesville
Board of Architectural Review
Staff Report
December 15, 2020



Certificate of Appropriateness Application

BAR 20-12-03
106 Oakhurst Circle, Tax Map Parcel 110005000
Oakhurst-Gildersleeve ADC District
Owner: 106 Oakhurst Circle LLC
Applicant: Patrick Farley
Project: Alterations and site work



Background

Year Built: 1922
District: Oakhurst-Gildersleeve ADC District
Status: Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (From the National Register nomination for the Oakhurst-Gildersleeve Neighborhood Historic District.)

Prior BAR Reviews

September 15, 2020 – BAR held a Primary Discussion on the materials submitted. Due to difficulty connecting on-line, the applicant was unable to participate.

October 20, 2020 - BAR held a Primary Discussion

Application

- Submittal: Patrick Farley Architect *Final BAR Submission*, dated November 24, 2020: Narrative, Sheets A through D.

CoA request for proposed alterations to existing house and a rear addition. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version.

Roofing:

- Standing seam metal on addition, balconies, and existing house (replace asphalt shingles)
- EPDM on flat roof at hyphen

Materials

- Stucco: Smooth finish, “StoPowerwall” stucco system (www.stocorp.com)
- Trim: Fiber cement, painted
- Doors and Windows: Anderson, aluminum clad wood. White with black exterior trim.
- Ceiling at covered parking: Tongue and grooved trim, stained
- Low wall: Board-formed concrete wall with stone cap.

Balconies, Deck and Stairs

- Railing: Wood rail (natural finish) on panels with flat metal bars (painted)
- Decking/Treads: Composition material. Trim and exposed framing below to be painted.

Landscaping

- Remove: 6” Crepe Myrtle (front), 6” Dogwood (front), 4” Holly (rear), 40” Oak (rear)
- New: See Plan Schedule on Sheet A.

Paving

- Walking Path (front): Cut slate/flagstone in aggregate with steel edging
- Walking Path (rear): Crushed Buckingham slate with steel edging
- Driveway (front): Concrete, permeable pavers
- Driveway (rear): Crushed Buckingham slate with steel edging

Exterior Lighting:

- Pathway lights: AQ Lighting, 3 Tier Pagoda Pathway Light, LED, CCT 2,700K or 5,000K
- Step lights (north pathway): Vonn Step Light VOS39637, LED, CRI 90, CCT 3,000K
- Soffit lighting: Recessed can lights, TBD

Discussion

The BAR held two discussion on this request. The BAR should review is the applicant has provided the requested information and clarifications.

Doors and Windows: Submittal indicates insulated glass with an applied grille. BAR should require an internal spacer bar within the glazing.

Lighting: For the pathway and soffit lights, the BAR should establish conditions for lamping.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, , I move to find that the proposed alterations and new construction satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve 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 City's ADC District Design Guidelines, I move to find that the proposed alterations and new construction demolition do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve 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

- Plantings
- Walkways and Driveways
- Utilities and Other Site Appurtenances
- Walls and Fences
- Parking Areas and Lots
- Lighting

Chapter III – New Construction and Additions

Checklist from section P. Additons

- 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.

Chapter 4 – *Rehabilitation*

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.

Property Information

Property Names

| Name Explanation | Name |
|-------------------|----------------------------|
| Function/Location | House, 106 Oakhurst Circle |

Property Addresses

Current - 106 Oakhurst Circle

County/Independent City(s): Charlottesville (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): 22903

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): CHARLOTTESVILLE WEST

Property Evaluation Status

Not Evaluated

This Property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District.

Additional Property Information

Architecture Setting: Town

Acreage: *No Data*

Site Description:

House is set back from sidewalk, gravel drive; mature oak trees and bushes.

Surveyor Assessment:

This ca. 1925 dwelling exhibits a combination of elements typical of the vernacular Colonial Revival and the vernacular Craftsman styles and is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District

Surveyor Recommendation: *No Data*

Ownership

| Ownership Category | Ownership Entity |
|--------------------|------------------|
| Private | <i>No Data</i> |

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: Contributing

Date of Construction: Ca 1925

Date Source: Site Visit/Map

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: Craftsman

Form: *No Data*

Number of Stories: 1.5

Condition: Excellent

Threats to Resource: None Known

Architectural Description:

This 1 1/2-story, 3-bay, symmetrical, vernacular Craftsman and Colonial Revival-style frame dwelling is very much intact. Constructed ca. 1925, the gable-roofed, stuccoed dwelling features the following details: asphalt shingle roofing, overhanging eaves with exposed rafter ends, a pent roof between the first and 2nd floor; an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gable hood supported by brackets. Triple 8 x 8 casement windows are found on first floor, while 8/8-sash windows on the second floor flank a central triple 8x8 casement bay. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular 1-story bay window supported by wooden brackets on the west end.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|-------------------|----------------|--------------------|
| Roof | Gable | Asphalt | Shingle |
| Foundation | Solid/Continuous | <i>No Data</i> | Parged |
| Windows | Casement | Wood | Multiple-light |
| Chimneys | Central interior | Concrete | Stuccoed |
| Structural System and Exterior Treatment | Frame | Wood | Stuccoed |
| Windows | Sash, Double-Hung | Wood | 8/8 |

Secondary Resource Information

Historic District Information

Historic District Name: Oakhurst/Gildersleeve Neighborhood Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: HD104-5092
Investigator: Kalbian, Maral
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2004
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

Project Bibliographic Information:

Name: Bibb, Eugenia
Record Type: Personal Papers
Bibliographic Notes: Bibb, Eugenia, "Field Notes," April 15, 2004. 1545 Dairu Road, Charlottesville, Va. 22903

Name: Sanborn Fire Insurance Maps
Record Type: Map

Name: Chville Assessors Records
Record Type: Local Records
Bibliographic Notes: Web Site

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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 106 Oakhurst Circle LLC c/o C. diPierro Applicant Name Patrick Farley Architect, PLLC
Project Name/Description 106 Oakhurst Circ/Renovations & Additions Parcel Number 110005000
Project Property Address 106 Oakhurst Circle, Charlottesville, Va. 22903

Applicant Information

Address: 5836 Taylor Creek Rd.
Afton, Va. 22920
Email: patrick@patrickfarley.net
Phone: (W) 434-205-0225 (C) 804-306-4927

Property Owner Information (if not applicant)

Address: 106 Oakhurst Circle LLC c/o C. diPierro
65 W Meadow Rd., Setauket, NY 11733
Email: oakhurstcircle@icloud.com
Phone: (W) _____ (C) 434-882-4426

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.

J.P. Farley
Signature Date
J. Patrick Farley 11/24/20
Print Name Date

Property Owner Permission (if not applicant)

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

Charles G diPierro 09/23/2020
Signature Date

Charles G diPierro for 106 Oakhurst Circle LLC 09/23/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Previously provided and additional comments included with drawings.

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

Site/Landscape Plan, Existing/Site Demolition, Floor Plans, Wall Section, Railing Section, Exterior Elevations, 3D renderings (various views)

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

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.



PATRICK FARLEY ARCHITECT

106 Oakhurst Circle - - Proposed Renovation & Additions (Schematic)

24 November 2020

FINAL SUBMISSION DESIGN OUTLINE

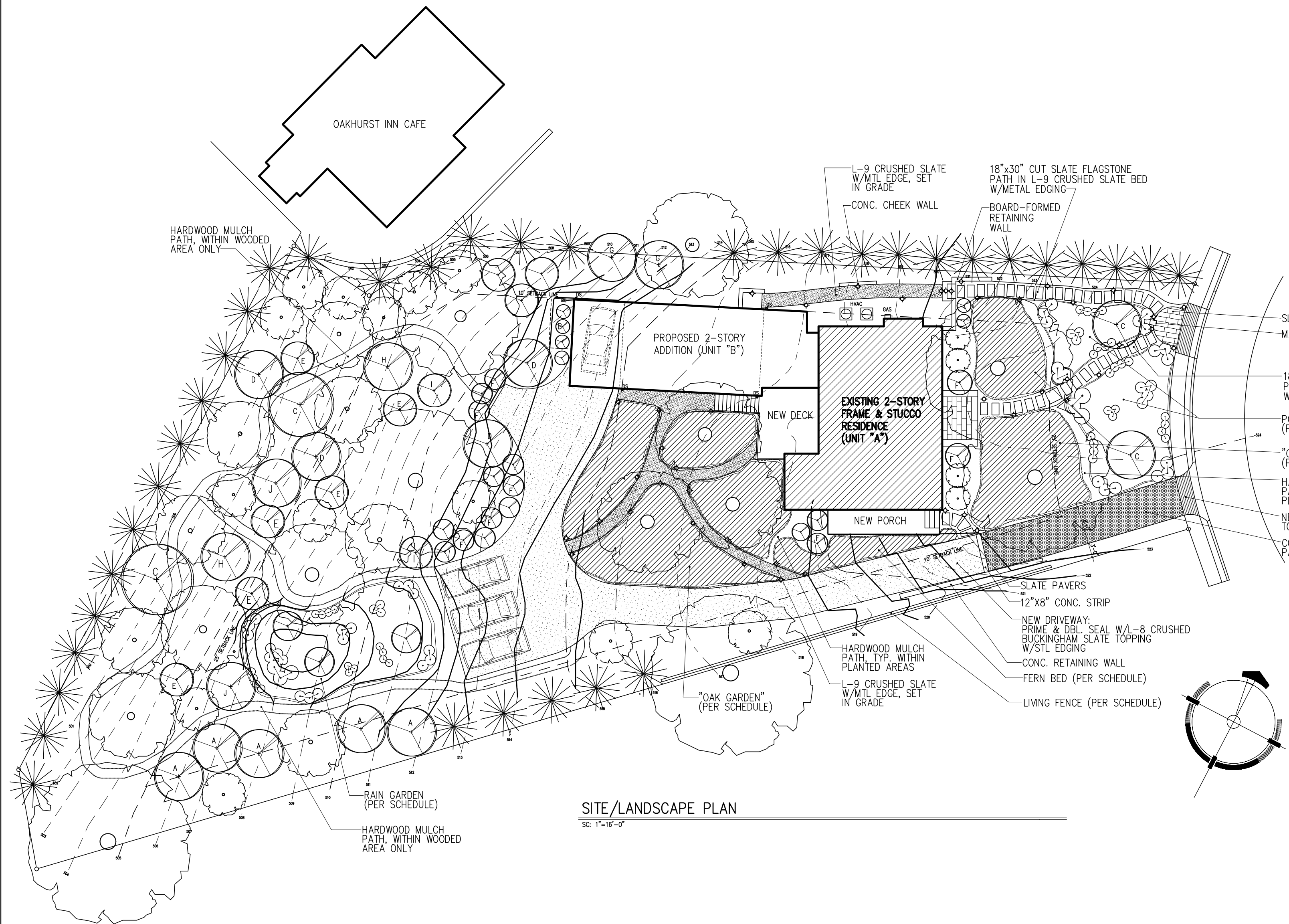
The following is a brief overview of updates in response to BAR feedback conveyed during the pre-application conference held on 10/20/20:

SITE

- Driveway: A new access to rear yard parking for up to 4 vehicles is proposed along southern boundary. Existing driveway cut is proposed to remain as part of a new pedestrian access point. A dual mailbox pedestal will anchor a paved entry pad, from which 2 stone pathways connect to each dwelling unit.
- Landscape: Defined by native habitat plantings across 3 zones: front, middle and rear yards. Lawn will be replaced by ground covers, grasses and shrubs; a prime feature will be a pollinator garden that will also serve as a Monarch Waystation. Rear yard will be cleared of invasives and restored with native understory, shrubs and herbaceous plants. Stormwater via sheet flow and conveyance from Unit B roof will be managed via rain garden. Proposed network of paths (starting with new pedestrian entry point from Oakhurst) are designed in anticipation of daily pedestrian patterns, i.e. students on foot coming and going from class, work, etc. and from both directions (to both dwelling units) via the Circle.
- Paving & paths: Picking up on the dark “blue-black” trim color theme, the new driveway & garden paths will be topped with various forms of Buckingham slate finish. The driveway will be of “prime-and-double-seal” with a crushed slate top layer. The walk paths will follow suit, utilizing a slightly finer grain. The primary pathways to each dwelling unit will be more robust, of cut slate path stones, set in crushed slate held with metal landscape edging. Paths within planted areas will be mulched. For reference on slate materials, see <https://www.buckinghamslate.com/hardscapes/l-series>. Driveway section adjacent to existing south oak tree proposed as open grid pavers to reduce impact and facilitate rainwater percolation to roots.
- Lighting: All downcast type fixtures, will be limited to path lighting via “pagoda” style fixtures befitting the arts & crafts character of the dwelling. Limited step lighting will be integral to walls and/or risers (refer to exhibits, sheet A).

ARCHITECTURE

- Roofing: Research of precedents on Oakhurst Circle yielded no results. Inquired of Oakhurst Inn for any photographic records deployed during their recent renovations, to no avail as well. Based on other homes of the same period, it is assumed that the original roof was slate that was, for some reason, later replaced with the current asphalt shingles. Our proposal remains to replace existing shingles with metal and to utilize standing seam for the addition (with “flat”, membrane & vegetation at “hyphen”).
- Balcony railings: Refer to detail, sheet C. Graphic represents “typical” construct of painted steel frame (to match trim) & wood cap.
- West balconies (Unit B): no longer has side wall plane to ground; redesigned as open condition with ‘tilted’ support column intended to subtly compliment the slope of the site and as homage to ‘leaning’ nearby oak that will need to be removed.
- “Hyphen”: Clear distinction between original & new, a transparent volume, with solid base emphasizing visual anchoring and horizontal datums that tie the whole together. A small area of vegetated roof is proposed as part of our stormwater management scheme, but will be marginally visible from front and rear approaches.
- South porch: Now includes More developed roof brackets (see 3D detail, sheet D).
- Front Porch: Not a focus of our attention previously, but now being considered in concert with the reimagined front yard/garden, to be “spruced up” with new slate pavers & seat walls of stucco to provide sense of enclosure and engagement with landscape and street life beyond.
- Windows/doors: Aluminum clad wood units by Anderson (see exhibit, sheet C) that follow the existing scheme of French casements as the dominant type. White sashes with casings and sills to match existing. Muntin patterns respect existing without replicating.
- Lighting: At this stage, all architectural lighting will be concealed or indirect (i.e. recessed downlights), in concert with landscape fixtures that illuminate safe passage. Any lighting that we ultimately decide to use will be specified in strict accordance with Dark Sky requirements (www.darksky.org).



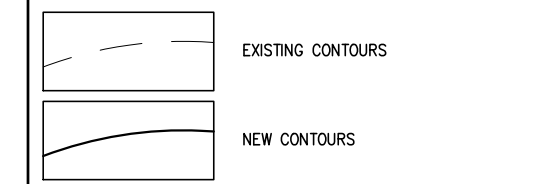
SITE/LANDSCAPE PLAN
SC: 1"=16'-0"

LAYOUT NOTES:

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK.
2. VERIFY LOCATION OF ALL WALLS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, POINT OF CONNECTION TO PUBLIC STORMWATER SYSTEM AND OTHER UTILITIES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, OR THE CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS EQUAL ARE CONSIDERED MEASUREMENTS TO DESIGNATED CENTERLINES.
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL OR CENTERLINE.
5. ALL WORK PERFORMED WITHIN THE DRAIN LINE OF TREES DESIGNATED TO SAVE SHALL BE HAND LABELED.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
7. HOLD TOPS OF WALLS LEVEL UNLESS OTHERWISE NOTED.
8. REFERENCE TO NORTH BEGINS TO THE NORTH REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
9. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
10. ALL CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ADJUTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE UNLESS OTHERWISE NOTED.
11. ALL ELECTRICAL WIRING RUNS SHALL BE ROUGH-IN & INSPECTED PRIOR TO ANY INSTALLATION OF NEW CONCRETE AND/OR MASONRY WORK.

GRADING NOTES:

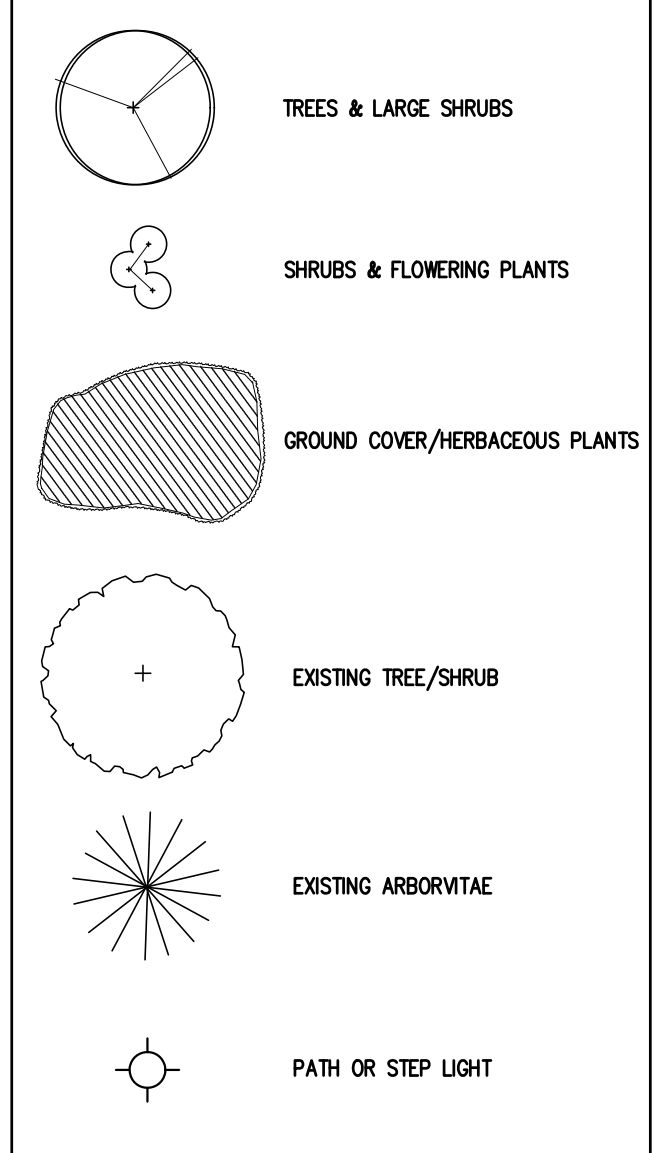
1. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS UNLESS INTENDED BY ARCHITECT FOR ON-SITE DETENTION. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 5% GRADE UNLESS OTHERWISE NOTED.
2. HOLD FINISHED GRADES FOR SHRUBS AND GROUNDCOVER AREAS 1 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED.
3. GRADUALLY ROUND OFF TOPS AND SIDES OF ALL PLANTED SLOPES TO PROVIDE A SMOOTH AND NATURALLY-APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
4. CONFLICTS AND DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND NOTING ANY UNDERGROUND UTILITY LINES PRIOR TO GRADING, TRENCHING, PAVING OR OTHER RELATED SITE WORK. RESTORATION OF UTILITIES DAMAGED BY CONTRACTOR SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
6. SUBSURFACE DRAINAGE LINES SHALL BE PLACED TO ALLOW A MINIMUM OF 12" COVER, UNLESS INDICATED OTHERWISE IN ELEVATIONS.
7. ALL TOPSOIL TO BE STOCKPILED FOR RE-APPLICATION. COORDINATE LOCATION WITH ARCHITECT & OWNER AND PROTECT WITH TARP.



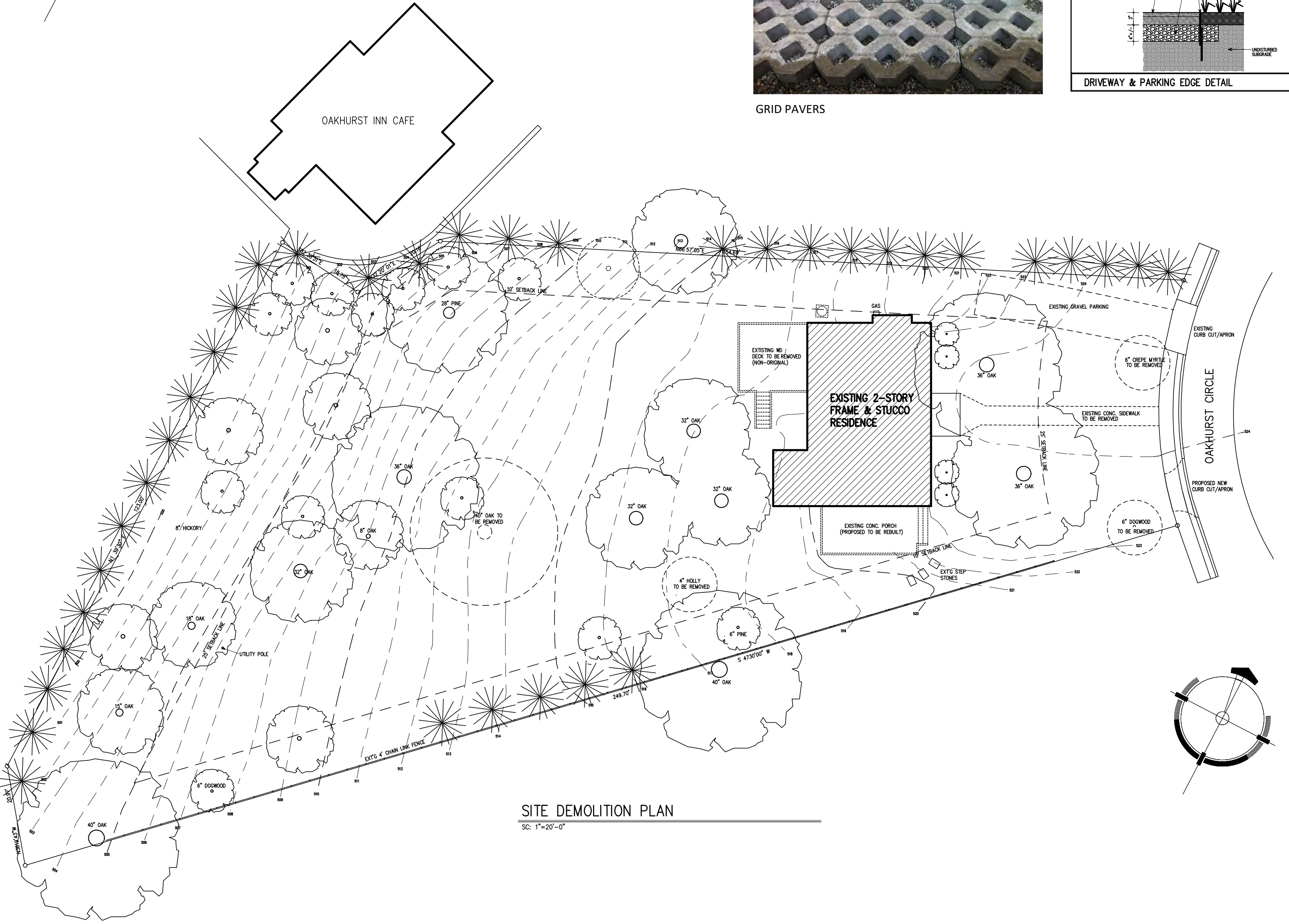
PLANT SCHEDULE

| GENERAL TAG | Species (botanical) | Common Name |
|---|---------------------------------|--------------------------|
| TREES & LARGE SHRUBS | | |
| A | <i>Juniperus sibirica</i> | Eastern Redcedar |
| B | <i>Juniperus communis</i> | Pencil Pine Juniper |
| C | <i>Quercus alba</i> | White Oak |
| D | <i>Cercis canadensis</i> | Eastern Redbud |
| E | <i>Amygdalus canadensis</i> | Sweetgum |
| F | <i>Rhododendron perfoliatum</i> | Wald Azalea |
| G | <i>Thuja occidentalis</i> | Arborvitae |
| H | <i>Quercus marilandica</i> | Blackjack Oak |
| I | <i>Quercus florida</i> | Flowering Dogwood |
| J | <i>Prunus serotina</i> | Black Cherry |
| SHRUBS & FLOWERING PLANTS | | |
| RAIN GARDEN | | |
| | <i>Eurotia lanata</i> | Joe Pye Weed (Yellow) |
| | <i>Morone dioica</i> | Sea Bluff |
| | <i>Urtica dioica</i> | Stinging Nettle |
| | <i>Aster divaricatus</i> | Caribbea |
| | <i>Rudbeckia hirta</i> | Black-eyed Susan |
| | <i>Oenothera biennis</i> | Sweet William (Summer) |
| | <i>Solidago canadensis</i> | Witch Hazel |
| | <i>Lythrum salicaria</i> | Cardinal Flower |
| | <i>Cornus sericea</i> | Red Twig Dogwood |
| | <i>Phlox paniculata</i> | Phlox |
| | <i>Onosmodium ciliatum</i> | Chinese Fern |
| GRASSES | | |
| | <i>Panicum arvense</i> | Common Grass |
| | <i>Dryopteris marginalis</i> | Evergreen Wood Fern |
| PERENNIALS | | |
| | <i>Asarum canadense</i> | Wild Ginger |
| | <i>Hypericum americanum</i> | American St. John's Wort |
| | <i>Carex lasiocarpa</i> | White Wood Aster |
| | <i>Phlox divaricata</i> | Woodland Phlox |
| | <i>Carex appalachica</i> | Appalachian Sedge |
| WALK PATH DETAIL | | |
| | | |
| DRIVEWAY & PARKING EDGE DETAIL | | |
| | | |

LEGEND



GRID PAVERS



SITE DEMOLITION PLAN
SC: 1"=20'-0"

AQLIGHTING 3 Tier Pagoda Pathway Area Light

DESCRIPTION
Model: Cast Aluminum
Voltage: 120V
Socket Type: G-16.5 / E-26 Medium Base
Built-In LED Driver
Power Rating: 120W Max
Showering Glass: Surface
Fixture Weight: 2.00 lbs

FINISHES
Black, Bronze, Pewter, White

ORDERING INFORMATION

| PATR | VOLTAGE | FINISH | GLASS DIFFUSER | SOCKET TYPE | LED BULB |
|------|---------|--------|----------------|-------------|--------------------------|
| 120V | 120V | BLK | CLB | E26 | 120V Clear Lens 120W LED |
| 120V | 120V | BRZ | TRF | E26 | 120V Clear Lens 120W LED |
| 120V | 120V | PEW | TRF | E26 | 120V Clear Lens 120W LED |
| 120V | 120V | WHI | TRF | E26 | 120V Clear Lens 120W LED |

MODEL# VOS39637 DIMENSIONS
OVERALL: 8" x 1.50" x 3.50"
THE MEASUREMENTS ARE ROUNDED TO THE NEAREST 1/16"

AVAILABLE FINISHES
BL

PATR _____
Fixture Type: _____
Job Name: _____
Notes: _____

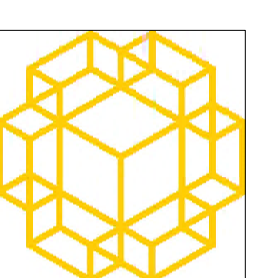
NOM CREATIVE INNOVATIONS STEP VOS39637

LIGHT SPECIFICATIONS

| FEATURE | SPECIFICATION |
|----------------------|---------------------------------|
| LUMENS | 54 |
| WATTS | 6W |
| VOLTAGE | 12V AC |
| CRI | 90 |
| CCT | 3000K |
| WET LISTED | IP67 |
| DIFFUSER | GLASS |
| MATERIAL | ALUMINUM WITH UV POWDER COATING |
| FINISH | BLACK |
| LIFETIME | 50,000 HOURS |
| TRANSFORMER REQUIRED | (NOT INCLUDED) |
| ETL LISTED | |
| WARRANTY | 5-YEAR LIMITED |

MODEL# VOS39637 DIMENSIONS
OVERALL: 8" x 1.50" x 3.50"
THE MEASUREMENTS ARE ROUNDED TO THE NEAREST 1/16"

AVAILABLE FINISHES
BL

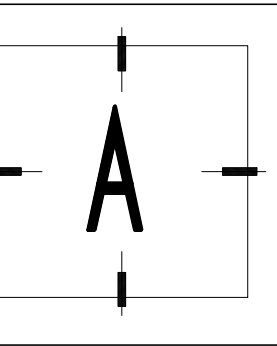


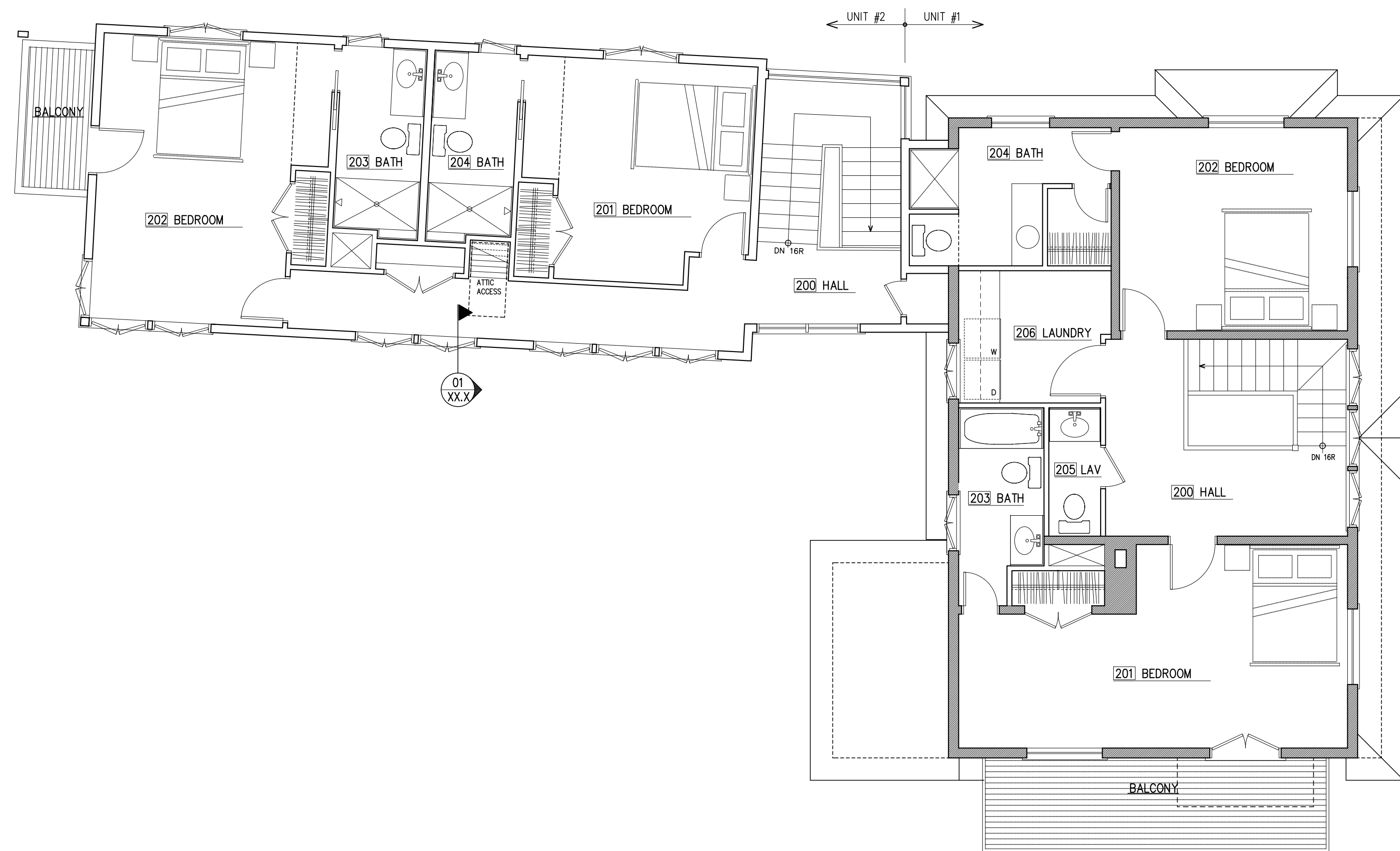
PATRICK FARLEY ARCHITECT
5836 TAYLOR CREEK ROAD
AFTON, VA. 22902
434.205.0225
www.patrickfarley.net

PROPOSED RENOVATIONS & ADDITIONS

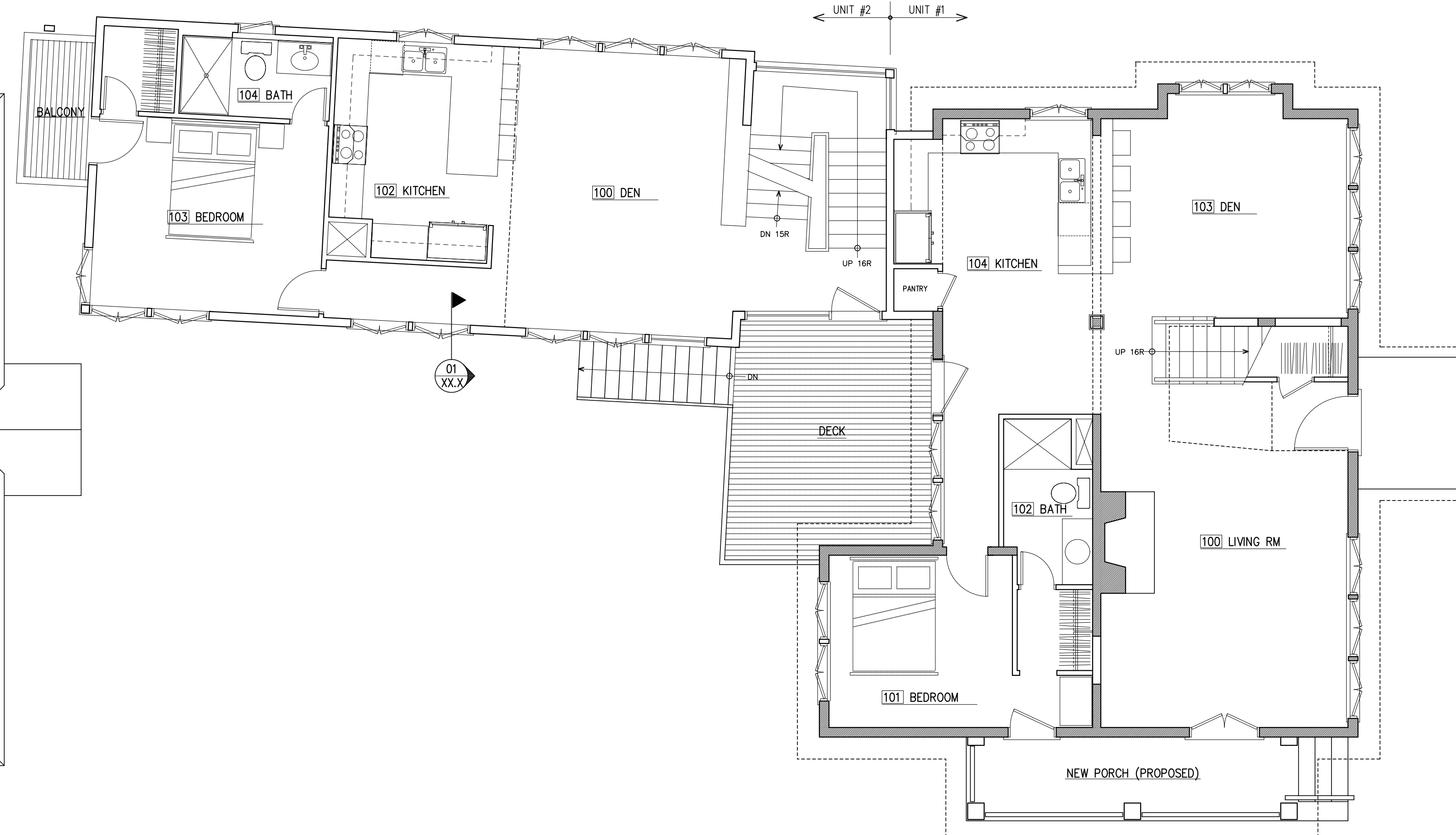
106 OAKHURST CIRCLE

24 NOVEMBER 2020

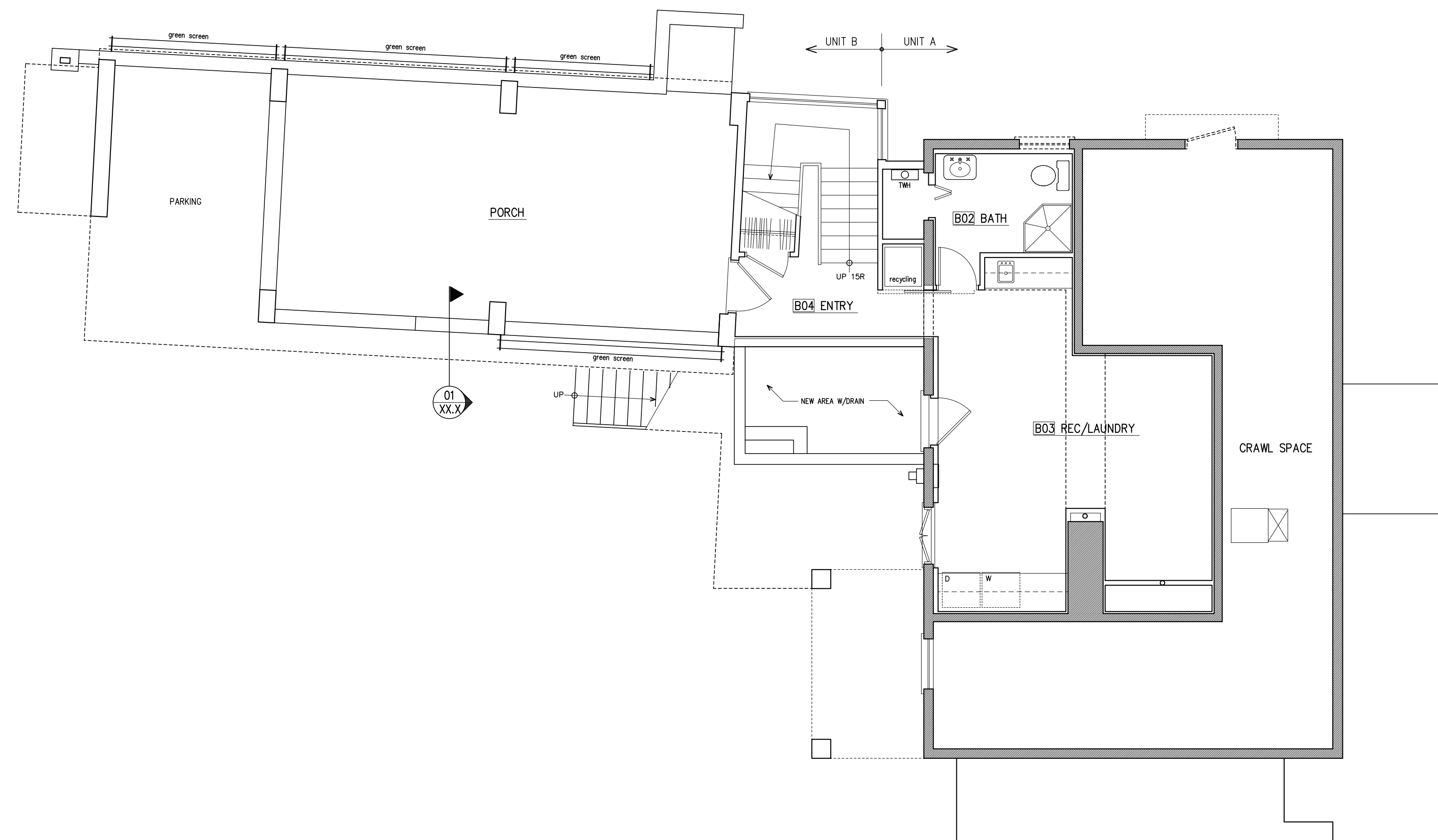




XX
A1.0 SC
SECOND FLOOR PLAN
1/4" = 1'-0"

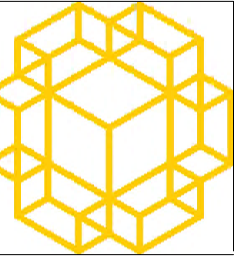


XX
A1.0 SC
FIRST FLOOR PLAN
1/4" = 1'-0"



XX
A1.0 SC
BASEMENT FLOOR PLAN
1/4" = 1'-0"

FINAL B. A. R. SUBMISSION



PATRICK FARLEY ARCHITECT
5836 TAYLOR CREEK ROAD
434.205.0225
AFTON, VA. 22902
www.patrickfarley.net

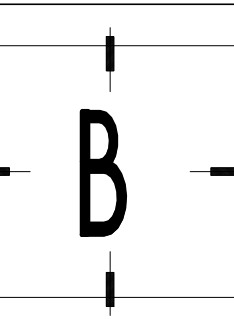


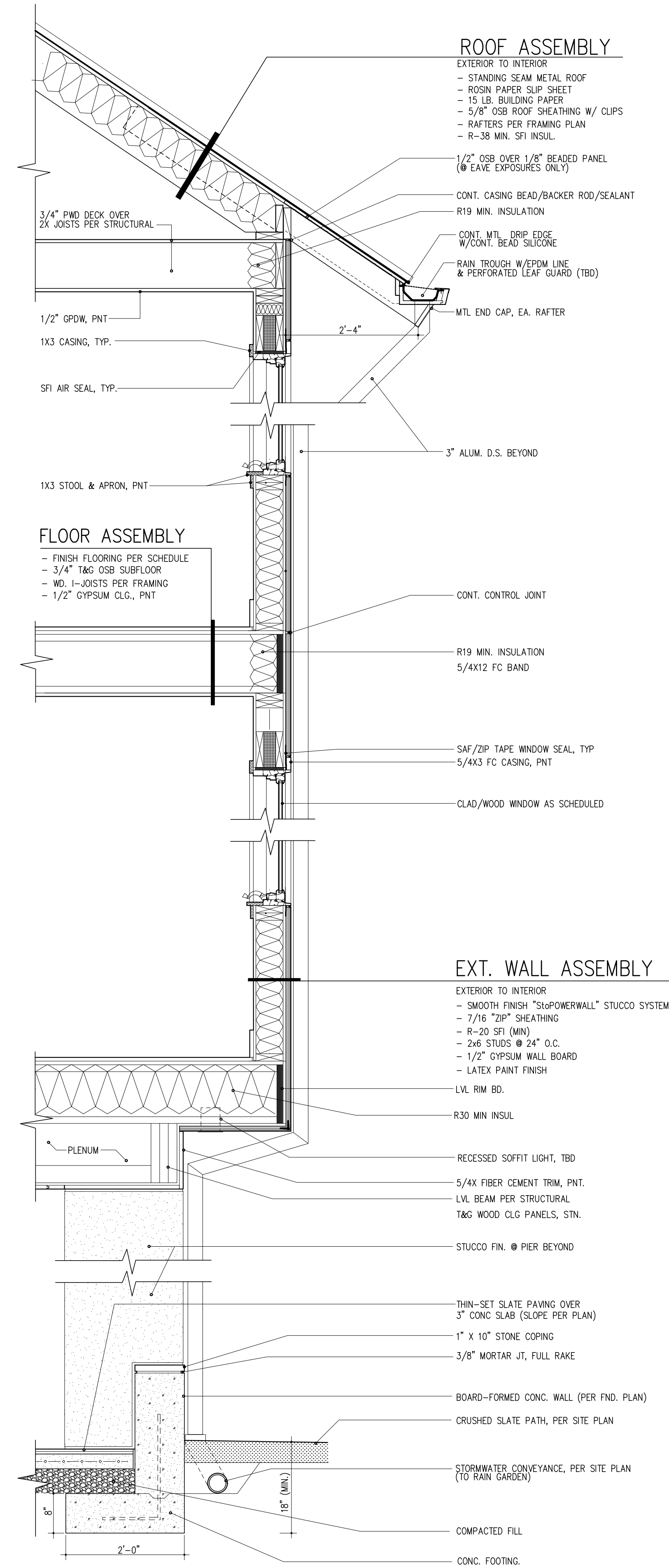
PROPOSED RENOVATIONS & ADDITIONS

106 OAKHURST CIRCLE

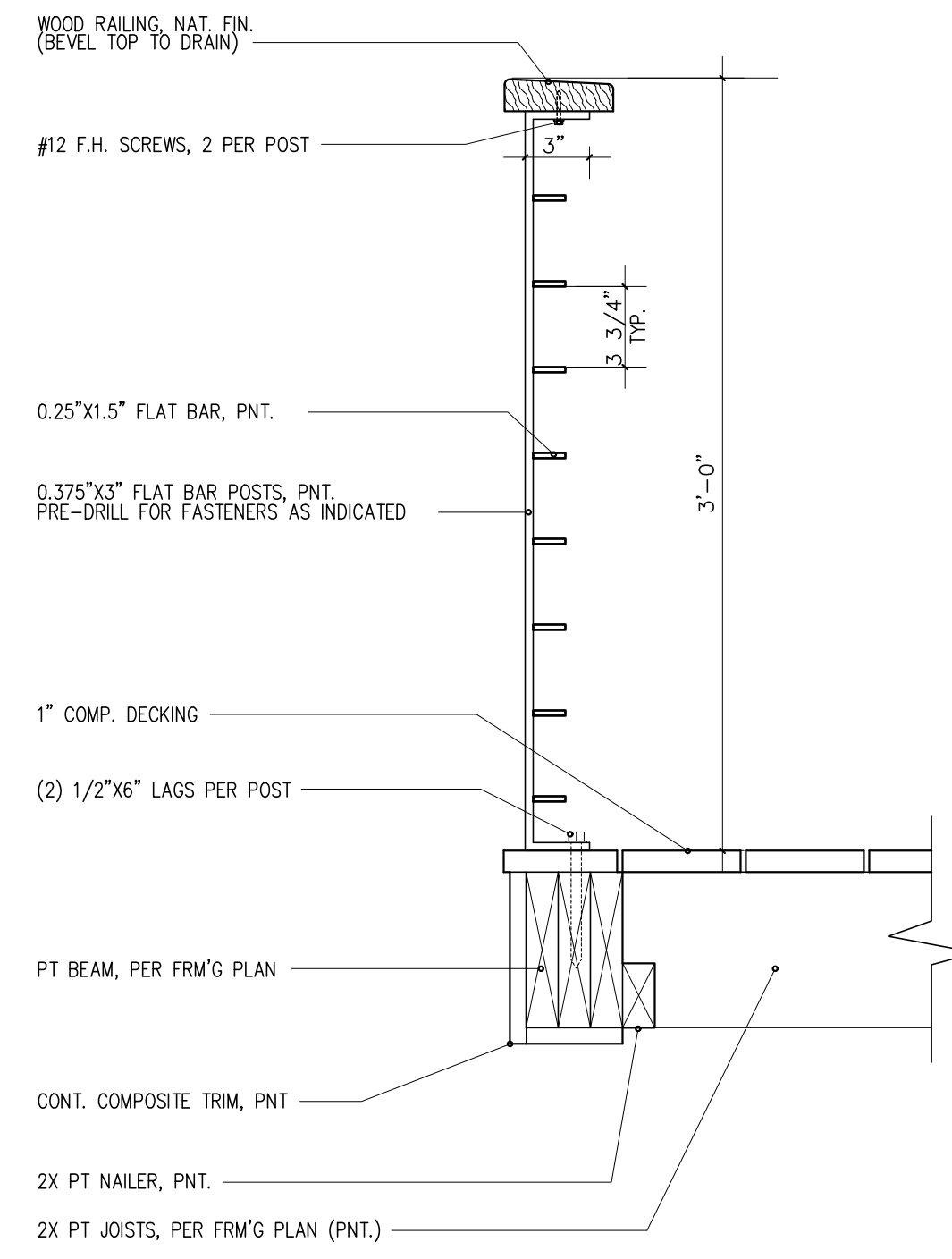


24 NOVEMBER 2020



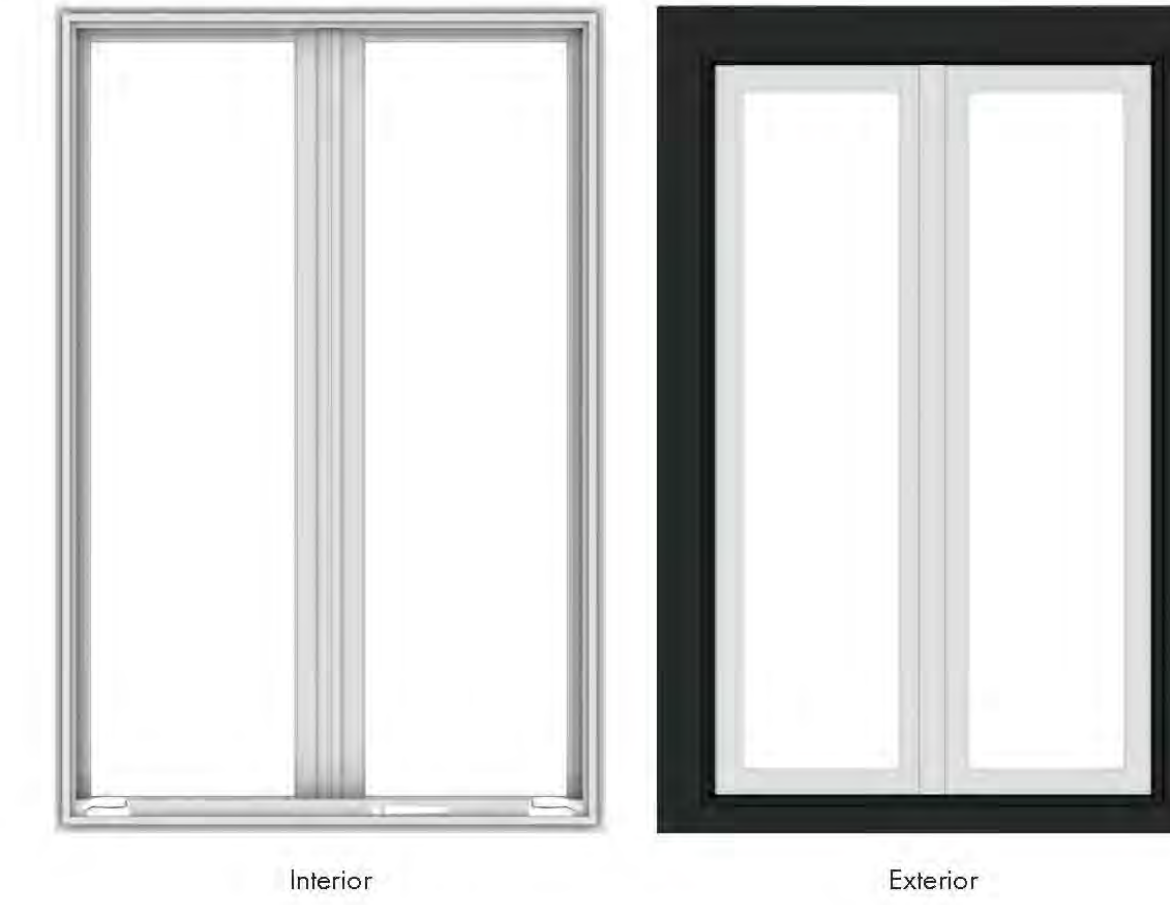


01 WALL SECTION (WORKING)
 SC: 3/4" = 1'-0"



02 BALCONY RAILING DETAIL (WORKING)
 SC: 1 1/2" = 1'-0"

E-Series French Casement Window



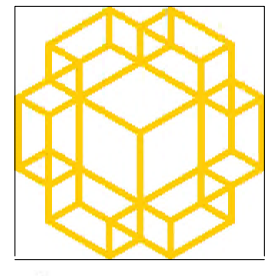
SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

| | |
|--------------|---------------------------------|
| Product Name | E-Series French Casement Window |
| Product ID# | FCMT3450 |
| Unit Width | 40" |

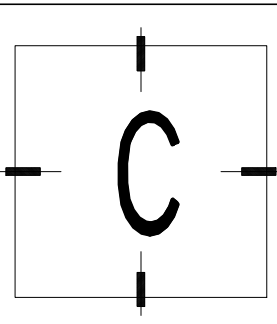
| | |
|-----------------------|--|
| Unit Height | 60" |
| Interior Color | White |
| Glass | Low-E4® Glass with HeatLock® Coating |
| Hardware | Crank Handle and Operator Cover, White |
| Grille Pattern | Custom |
| Exterior Frame Color | Black |
| Exterior Sash Color | White |
| Exterior Trim Profile | 3.5" Flat Casing w/ Sill Nose |
| Exterior Trim Color | Black |

* Actual wood is isopete, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahogonies.
 * Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



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106 OAKHURST CIRCLE
 PROPOSED RENOVATIONS & ADDITIONS





EAST ELEVATION



NORTH ELEVATION



BIRD'S EYE FROM NORTHEAST



WEST ELEVATION



SOUTH ELEVATION



BIRD'S EYE FROM SOUTHEAST



VIEW FROM NEW DRIVEWAY ENTRY



VIEW TO FRONT PORCH



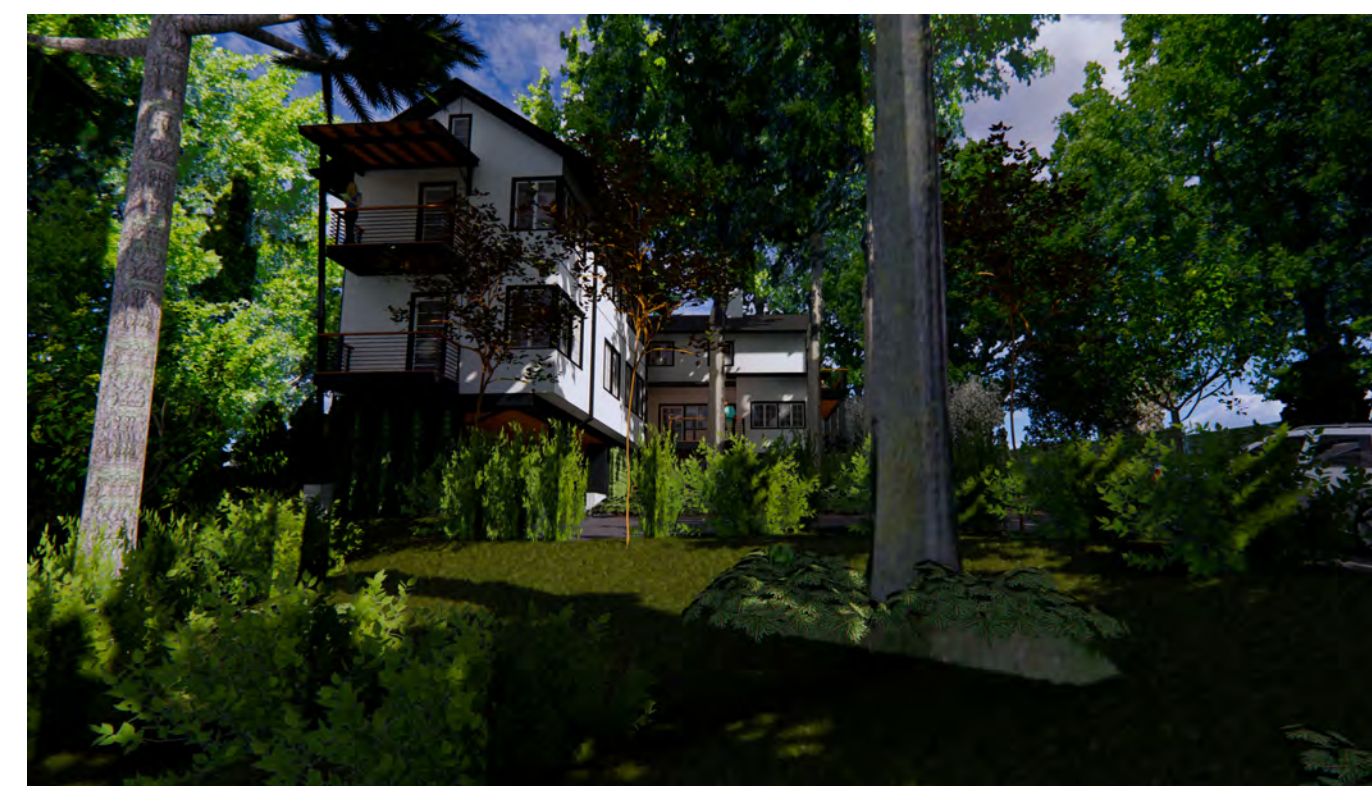
VIEW FROM NEW PEDESTRIAN ENTRY



SOUTH PORCH DETAIL



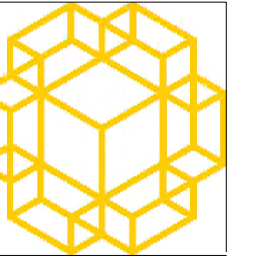
VIEW FROM SOUTHWEST



VIEW FROM SOUTH



VIEW FROM SOUTHEAST

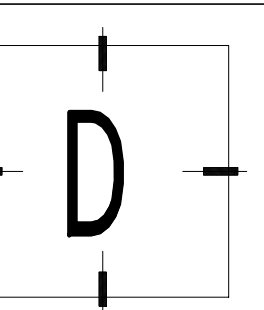


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PROPOSED RENOVATIONS & ADDITIONS

106 OAKHURST CIRCLE

24 NOVEMBER 2020



FINAL B. A. R. SUBMISSION

Preliminary Discussion

Combined Courts Parking Structure on East Market Street

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

- [Staff Report](#)
- [Application Submittal](#)

City of Charlottesville
Board of Architectural Review
Staff Memo
December 15, 2020



Project Introduction

City County Courts Complex
Market Street/7th Street Parking Garage
0 East Market Street, TMP 530159000
801-805 East Market Street, TMP 90137000
Portion of 8th Street NE Right of Way
Downtown ADC District
Owner: City of Charlottesville & County of Albemarle
Applicant: Scott Hendrix, City of Charlottesville
Project: Demolition of structures, new parking garage



Background:

0 East Market Street

Year Built: N/A, parking lot
District: Downtown ADC District
Status: N/A

805 East Market Street, *Guadalajara*

Year Built: Constructed after 1964
District: Downtown ADC District
Status: Contributing

801 East Market Street, *Lucky Seven*

Year Built: Constructed after 1964
District: Downtown ADC District
Status: Contributing

Prior BAR Reviews

N/A

Application

- Presentation *Combined Courts Parking Structure on East Market Street* (13 pages).

Prelim discussion to introduce this project to the BAR.

Discussion

This presentation will allow the project team for the planned parking structure—a component of the City-County Courts Complex—to introduce to the BAR the scope of and schedule for this multi-phased project. At the completion of this discussion, no BAR action is required.

The project area is within the City’s Downtown ADC District and the two existing structures are *contributing*. * The City Code requires BAR approval for the exterior alterations to a property within the district and for the demolition of any *contributing structures* within the district. (*When adopting the Downtown ADC District City Council designated all structures as contributing, regardless of age or design.)

There will be two CoA requests for this project.

1. Demolition of the existing buildings at 801 and 805 East Market Street.

Pertinent Design Guidelines

- Chapter 7 – Demolition and Moving

Note: Staff prepared a preliminary review of the standards for considering demolitions. See below.

2. Design for the proposed parking structure.

Pertinent Design Guidelines

- Chapter 2 – Site Design and Elements
- Chapter 3 – New Construction and Additions
- Chapter 6 – Public Design and Improvements

Note: In prior correspondence with the applicant, staff suggested the following issues for discussion:

- How will this incorporate the East High Street Streetscape project?
- What is planned for the small parcel at the 9th Street corner?
- Articulation of the façade, so that is not a long, monolithic street wall.
- Use the 8th Street entrance [from Market Street] as a break in the façade. Can it appear *open* through to the north side of the structure? Not as a second vehicular entrance, but to create permeability from Market Street through to 8th Street. (For example, the CODE Building’s throughway between Water Street and the Mall.)

Suggested Motions

No action will be taken.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341(a) 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 conservation district design guidelines; and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

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.

Sec. 34-277. - Certificates of appropriateness; demolitions and removals.

- (a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:
 - (1) The moving, removing, encapsulating or demolition, in whole or in part, of any contributing structure or protected property shall be allowed pursuant to an order of the city's building code official, without the permission of the BAR or city council on appeal, upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury before review under the provisions of this article. Upon such a determination, the building code official shall deliver a copy of his order to the director of neighborhood development services and to the chairman of the BAR; and
 - (2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.
- (b) Review of the proposed moving, removing, encapsulation or demolition of any contributing structure or protected property shall be limited to the factors specified in section 34-278, below.
- (c) The BAR, or council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons present thereon; and, in the case of a partial removal, encapsulation or demolition:
 - (1) To protect the structural integrity of the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit, or
 - (2) To protect historic or architecturally significant features on the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit.

- (d) Failure to obtain the permit required by this section shall subject the property owner to the civil penalty described within Article I, section 34-86(b) (i.e., not to exceed twice the fair market value of the building or structure).

Factors for Considering Demolitions

Sec. 34-278. - Standards for considering demolitions. The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
- (a) 1. The age of the structure or building;

Staff: [Draft comments.] Construction of the structures at 801 and 805 East Market Street occurred c1964. There are no structures on 0 East Market Street. (See Sanborn Maps in the Appendix.)

- (a) 2. Whether it has been listed on the National Register of Historic Places [NRHP], or the Virginia Landmarks Register [VLR];

Staff: [Draft comments.] The project area is not within the *Charlottesville Historic District*, listed on the VLR (1980) and NTHP (1982), nor are the existing structures individually listed or eligible for listing.

- (a) 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff: [Draft comments.] Not applicable.

- (a) 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff: [Draft comments.] The two structure do not; however, the Lucky Seven sign is arguably unique within the City.

- (a) 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Staff: [Draft comments.] Not applicable.

- (a) 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff: [Draft comments.] Not applicable.

- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff: [Draft comments.] Not applicable.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

Staff: [Draft comments.] TBD. No formal application has been submitted.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

Staff: [Draft comments.] TBD. No formal application has been submitted.

(e) Any applicable provisions of the city's design guidelines (see section 34-288(6)).

Staff: [Draft comments.] TBD. No formal application has been submitted.

Pertinent Design Guidelines for proposed new structure

Chapter 2 – *Site Design and Elements*

Link: [III: Site Design and Elements](#)

- Plantings
- Walls and Fences
- Lighting
- Walkways and Driveways
- Parking Areas and Lots
- Garages, Sheds, and Other Structures
- Utilities and Other Site Appurtenances

Chapter 3 – *New Construction and Additions*

Link: [IV: New Construction and Additions](#)

- Setback, including landscaping and site improvements
- Spacing
- Massing and Footprint
- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Color palette
- Details and Decoration, including lighting and signage

Chapter 6 – *Public Design and Improvements*

Link: [VII: Public Improvements](#)

C. Public Buildings & Structures

1. Public buildings should follow design guidelines for new construction.

Sanborn Maps

1907



1920

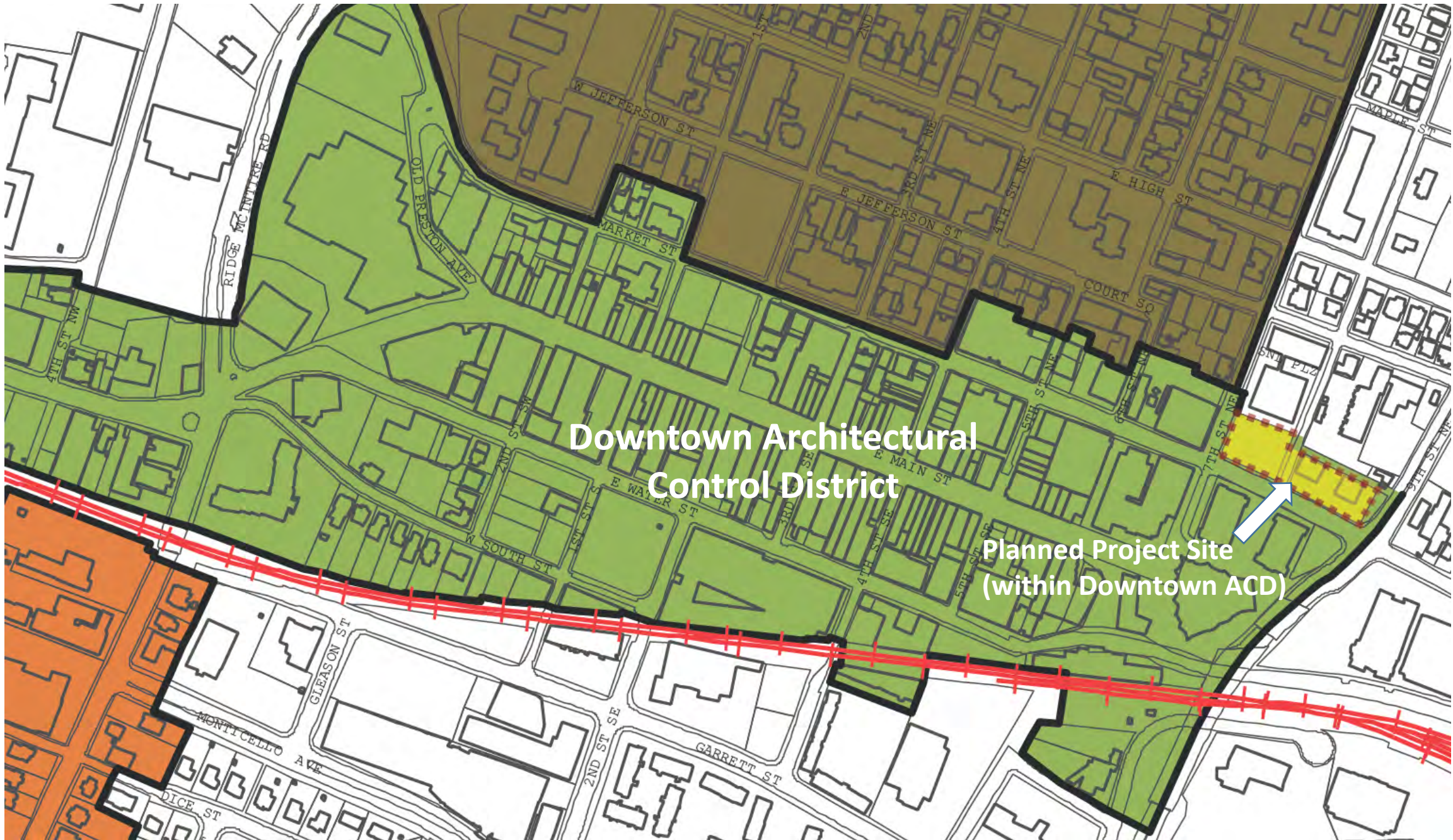


c1965



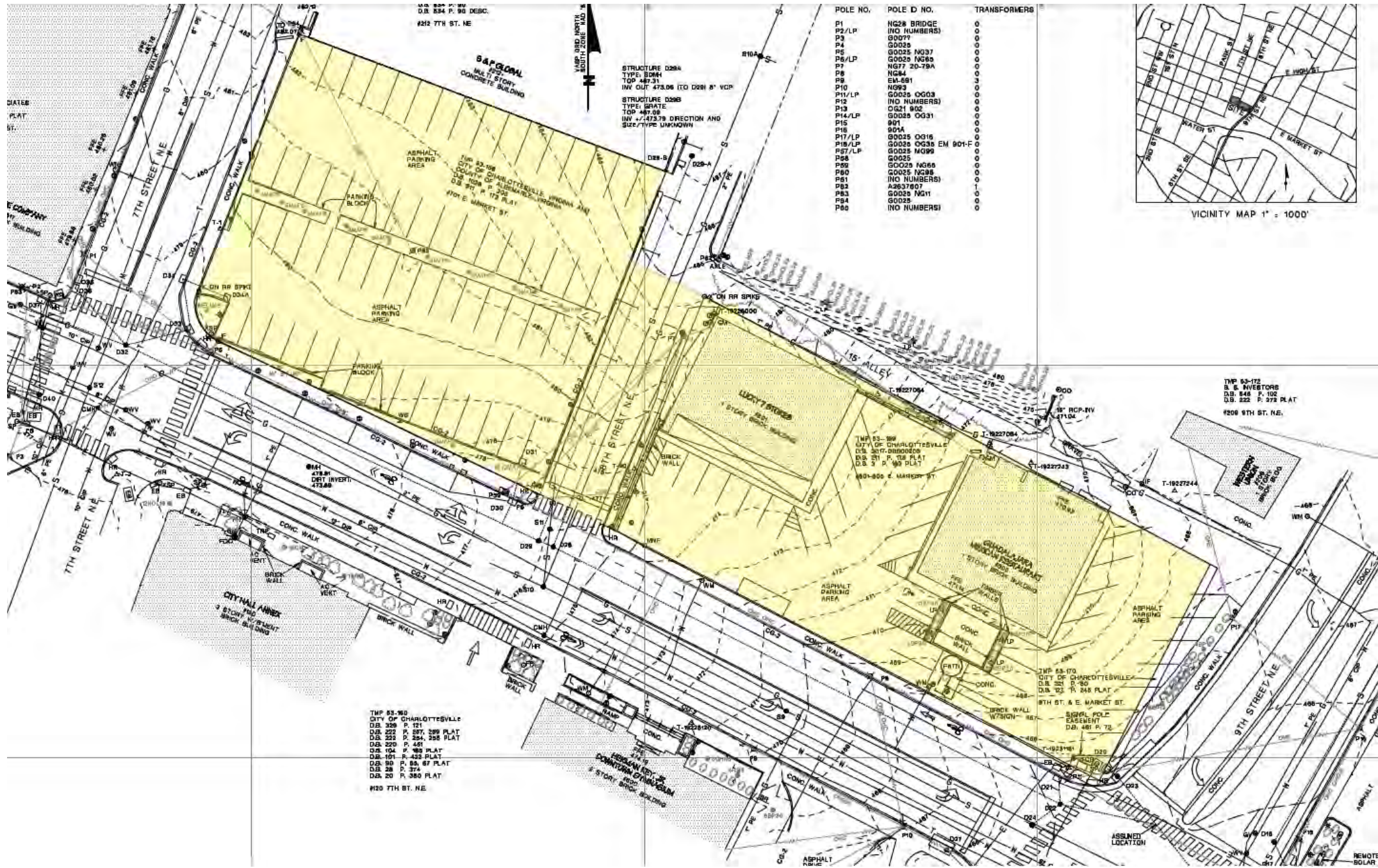
**City of Charlottesville
Albemarle County**

Combined Courts Parking Structure on East Market Street



**Downtown Architectural
Control District**

**Planned Project Site
(within Downtown ACD)**



D.B. 234 P. 90 DESC.
#212 7TH ST. NE

STRUCTURE D284
TYPE: BR44
TOP 487.31
INV OUT 473.06 (TO D281 8' VCP)

STRUCTURE D285
TYPE: BR45E
TOP 487.99
INV 473.79 DIRECTION AND
SLOPE TYPE UNKNOWN

| POLE NO. | POLE D NO. | TRANSFORMERS |
|----------|---------------------|--------------|
| P1 | NG28 BRIDGE | 0 |
| P2/LP | (NO NUMBERS) | 0 |
| P3 | G0077 | 0 |
| P4 | G0028 | 0 |
| P5 | G0025 NG37 | 0 |
| P6/LP | G0025 NG65 | 0 |
| P7 | NG72 20-79A | 0 |
| P8 | NG84 | 0 |
| P9 | EM-591 | 3 |
| P10 | NG93 | 0 |
| P11/LP | G0025 OG03 | 0 |
| P12 | (NO NUMBERS) | 0 |
| P13 | CG21 902 | 0 |
| P14/LP | G0028 CG31 | 0 |
| P15 | 901A | 0 |
| P16/LP | G0025 OG16 | 0 |
| P17/LP | G0025 OG35 EM 901-F | 0 |
| P18/LP | G0025 MG99 | 0 |
| P19 | G0025 | 0 |
| P20 | G0025 NG65 | 0 |
| P21 | G0025 NG88 | 0 |
| P22 | (NO NUMBERS) | 1 |
| P23 | A2637807 | 1 |
| P24 | G0025 NG11 | 0 |
| P25 | G0025 | 0 |
| P26 | (NO NUMBERS) | 0 |



VICINITY MAP 1" = 1000'

TMP 83-80
CITY OF CHARLOTTEVILLE
D.B. 228 P. 121
D.B. 222 P. 287, 295 PLAT
D.B. 222 P. 284, 295 PLAT
D.B. 220 P. 421
D.B. 104 P. 193 PLAT
D.B. 101 P. 433 PLAT
D.B. 90 P. 85, 87 PLAT
D.B. 28 P. 374
D.B. 20 P. 380 PLAT
#120 7TH ST. NE

TMP 83-172
B. & INVESTORS
D.B. 846 P. 102
D.B. 222 P. 272 PLAT
#208 8TH ST. NE.

TMP 83-170
CITY OF CHARLOTTEVILLE
D.B. 221 P. 80
D.B. 102 P. 144 PLAT
SPECIAL POLE
EASEMENT
D.B. 481 P. 72

REMOTE SOLAR

Understanding of Zoning Code for This Project

1- Zoning District:

- Downtown Architectural Control District (ADC)
- Architectural Design Control District & Individually Protected Properties
- Of note, the east end of the subject property abuts the Entrance Corridor District at 9th Street, but, is not contained within that district

2 – Zoning Regulations:

- Height Restrictions:

The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):

- (1) Minimum: Forty-five (45) feet.
- (2) Maximum: Seventy (70) feet, subject to streetwall regulations.
- (3) With special use permit: One hundred one (101) feet.

- Streetwall Regulations:

(a) Stepback requirement. The minimum height of the streetwall of any building or structure shall be forty (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. These streetwall/stepback requirements shall not apply to any building facade along Water Street; if a building has frontage along Water Street and any other street, then only its facade along Water Street is exempt from these requirements.

(b) Setbacks.

- (1) Primary and linking street frontage. At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.
 - (2) Side and rear setback, adjacent to any low density residential district: Twenty (20) feet, minimum.
 - (3) Side and rear setback, adjacent to any other zoning district: None required.

Understanding of Zoning Code for This Project (continued)

- **Buffer Regulations**

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum.

- **Density Regulations**

Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

- **Mixed Used Development – Additional Requirements**

(a) [Reserved.]

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.

(c) All entrances shall be sheltered from the weather, and lighted.

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets

- **Off-Street Loading Areas**

Off-street loading areas may not face public right-of-way.

Understanding of Zoning Code for This Project (continued)

Zoning Classification: Mixed Use/Downtown ACD; By Right Uses:

- Bed & Breakfast (Residential & Related Uses)
- Covenant/Monastery (Residential & Related Uses)
- Residential Treatment; 1-8 residents (Residential & Related Uses)
- Animal Boarding/Grooming (General and Misc. Commercial)
- Art Studio, workshop or Gallery up to 10,000sf (General and Misc. Commercial)
- Artistic Instruction up to 4,000sf (General and Misc. Commercial)
- Auditoriums, max capacity less than 300 persons (General and Misc. Commercial)
- Assembly (outdoor), Amphitheater (General and Misc. Commercial)
- Bakery (wholesale) up to 4,000sf (General and Misc. Commercial)
- Banks & Financial Institutions (General and Misc. Commercial)
- **Business & Professional Offices (General and Misc. Commercial)**
- Catering (General and Misc. Commercial)
- Data Centers up to 4,000sf (General and Misc. Commercial)
- Day Care Facility (General and Misc. Commercial)
- Dry Cleaning Establishments (General and Misc. Commercial)
- Elementary & High Schools (General and Misc. Commercial)
- Health Clinic up to 4,000sf (General and Misc. Commercial)
- Libraries (General and Misc. Commercial)
- Medical Office (General and Misc. Commercial)

- Micro-producers (General and Misc. Commercial)
- **Municipal Government (General and Misc. Commercial)**
- Music Hall (General and Misc. Commercial)
- Hotels, 100+ Guestrooms (General and Misc. Commercial)
- **Other Offices (General and Misc. Commercial)**
- Philanthropic Agencies (General and Misc. Commercial)
- Public Health Clinic (General and Misc. Commercial)
- Houses of Worship (General and Misc. Commercial)
- **Parking Garage (General and Misc. Commercial)**
- Photography Studio & Processing (General and Misc. Commercial)
- Radio and TV Broadcast Station (General and Misc. Commercial)
- Recreation Facilities, Indoor > 10,000sf (General and Misc. Commercial)
- **Restaurants; fast-food and full service (General and Misc. Commercial)**
- Surface Parking Lot < 20 spaces (General and Misc. Commercial)
- Technology-Based Business (General and Misc. Commercial)
- Transit Facility (General and Misc. Commercial)
- Retail/Pharmacy up to 4,000sf (Retail)
- Consumer Service Businesses up to 10,000sf (Retail)
- Convenience Store (Retail)
- Laboratory (medical or pharmaceutical) < 4,000sf (Industrial Use)

Other Zoning Considerations

Other Zoning Considerations –

District A (the Downtown Architectural Design control District, "DADC"): All buildings within this overlay district are deemed by city council to be "contributing structures," except that, with respect to certain properties added to this district on or after January 17, 2006, city council has designated only certain buildings as "contributing structures," as specifically identified on a map included within the design guidelines for this district, a copy of which is available within the department of neighborhood development services."

The existing Lucky 7 and Guadalajara buildings are considered contributing structures. BAR approval is required for demolition and removal of these buildings



Other Zoning Considerations (continued)

Other Zoning Considerations –

8th Street Moving Forward: 8th Street bisects the two blocks of land associated with this project. We do not yet know how 8th Street would be addressed, but, it may be required that 8th Street be abandoned in some form.

Albemarle County Considerations

Partnership Requirements (excerpted from December 2018 agreement)

2. **Parking Structure on the East Market Street Parcel.**

The City shall construct the Parking Structure on the East Market Street Parcel pursuant to the following terms:

A. Purpose. The City intends to construct the Parking Structure to meet the parking needs of the City. The Parking Structure is also significantly important to the County because one of the bases for the County investing in the expansion and renovation of the County Courts as described in this Agreement is the availability of convenient vehicular parking for those persons working in and using the County Courts and their related offices.

B. Design of the Parking Structure. The City shall have sole discretion in the design of the Parking Structure, subject to the following:

- 1. Providing Parking Structure Design Plans to the County.** During the City's design process for the Parking Structure and until the City's final approval of its design, the City shall provide the original and each revision of the Parking Structure design plans to the County for the County's review and comment. The purpose for the County's review and comment of the Parking Structure design plans is to ensure that the requirements of Section 2(C) are satisfied.
- 2. Changes to the Parking Structure Design After Its Approval.** The City shall not change the design of the Parking Structure after the final approval of its plans by change order or otherwise without the County's express written consent if the design change would change or affect in any way the requirements of Section 2(C) being satisfied. County approval shall not be unreasonably withheld.

C. Parking Spaces Allocated to the County. The City shall provide parking spaces to the County within the Parking Structure as follows:

- 1. Number of County Parking Spaces.** The City shall provide 90 dedicated parking spaces for exclusive use and control by the County and persons working in and using the County Courts, or any other purpose (the "County Parking Spaces") as provided in this subsection.
- 2. Location of the Parking Spaces.** The 90 County Parking Spaces shall be located on the ground level within the Parking Structure to the fullest extent feasible, and exclusive of any parking spaces required to be located on the ground level to comply with the Americans with Disabilities Act. If the design of the Parking Structure does not allow all 90 County Parking Spaces to be located on the ground level, as many of the County Parking Spaces as possible shall be on the ground level and any remaining County Parking Spaces shall be located on the next level above or below the ground level subject to design considerations and applicable State or federal regulatory requirements. For the purposes of this Agreement, "ground level" means the level of the Parking Structure that is at or nearest to the level of the ground around the Parking Structure. Because of the different elevations of East Market Street and 7th Street, it is possible for more than one level of the Parking Structure to be ground level.
- 3. Access to Sidewalks Outside of the Parking Structure.** All 90 County Parking Spaces shall be located to provide convenient pedestrian access to sidewalks outside of the Parking Structure to allow persons working in and using the County Courts to safely walk to and from the County Courts.
- 4. Controlled Access.** The Parking Structure shall be designed to provide controlled access to the fullest extent feasible to the County Parking Spaces when the County has the exclusive right to use the County Parking Spaces for its purposes as provided in Section 2(C)(6). The techniques and systems to control access shall be agreed to between the City and the County while the Parking Structure is being designed. County approval shall not be unreasonably withheld.

5. County Parking Space Circulation, and Dimensions. The design of the Parking Structure shall provide safe and convenient ingress and egress from the City streets to the County Parking Spaces, access, and internal circulation shall meet the minimum requirements of City Code § 34-975, and the dimensions of each County Parking Space shall meet the minimum dimensions for a parking space for a standard vehicle (8.5 feet by 18 feet) or a compact vehicle (8 feet by 16 feet) as provided in City Code § 34-977. The ratio of County Parking Spaces for standard vehicles and compact vehicles shall be the same as it is for other parking areas within the Parking Structure.

6. When the County has Exclusive Right to Occupy the County Parking Spaces. The County shall have exclusive control over access to and the right to determine the use of the County Parking Spaces as follows:

- a. During Regular Court Hours.** Each Monday through Friday, from 7:00 a.m. until 6:00 p.m., unless the day is a court holiday.
- b. During Special Court Sessions or Events.** The County shall also have exclusive control over access to and the use of the County Parking Spaces on any weekend day or evening after 6:00 p.m. when the County or any County Court knows that a judicial proceeding or other County Court event will be held on those days or during those times. The County shall provide the City advance notice of the judicial proceeding or other County Court event that will be held on a weekend day or in the evening after 6:00 p.m.

7. When the County does not have Exclusive Right to Occupy the County Parking Spaces. At any time when the County does not have exclusive control of them as provided in Section 2(C)(6), the County Parking Spaces shall be under the control of the City and may be open to the public or otherwise used as the City determines to be appropriate.

8. Separate Lease. Before the County begins using the County Parking Spaces, the County and the City will enter into a lease for the County Parking Spaces. The lease will be for a minimum term of 20 years, for a rent of not more than \$1.00 per year, and will permit the County to renew the lease for one time for a period not to exceed 20 years for a rent of not more than \$1.00 per year and will otherwise be consistent with the terms and conditions of this Agreement. The lease shall contain a section which provides the County with alternative off-street parking spaces if, at any time during the term of the lease, the County Parking Spaces become unavailable. The lease will make proximity as close as possible to the County Courts the City's first priority in providing alternative parking spaces.

D. When Construction Shall Begin. The City shall begin construction of the Parking Structure no later than May 1, 2022.

E. When a Certificate of Occupancy Must be Issued and County Entitled Use. The City shall issue a certificate of occupancy for the Parking Structure, or at least for the County Parking Spaces, by November 30, 2023, subject to the following:

- 1. Coordination.** One of the primary objectives of this Agreement is to ensure that parking spaces are available to persons working in and using the County Courts and their related offices when the General District Court Project is completed. The Parties intend for the City's construction of the Parking Structure and for the General District Court Project to be completed as simultaneously as practicable. In furtherance of that intention:
 - a. Meetings.** Representatives from the County and the City who will be managing the General District Court Project and the construction of the Parking Structure for their respective localities shall meet to discuss coordinating the timely completion of the two projects. The

meetings shall begin during the design phases for the respective projects and be held periodically as the representatives determine to be necessary.

b. Schedule for the General District Court Project. The County shall provide to the City the County's schedule for completing the General District Court Project and provide any revisions to the schedule whenever it changes. The County will provide the original schedule to the City at least three years before the planned completion date of the General District Court Project.

c. Schedule for the Parking Structure. The City shall provide to the County the City's schedule for completing the Parking Structure and provide any revisions to the schedule whenever it changes. The City shall provide the original schedule to the County within 30 days after the County provides the City its original schedule for the General District Court Project.

2. Temporary Alternative Parking if the Parking Structure is not Timely Completed. If the General District Court Project receives a certificate of occupancy on or after November 30, 2023 and before the certificate of occupancy for the Parking Structure has been issued, the City shall provide 100 parking spaces for the exclusive use for those persons working in and using the County Courts and their related offices until the County is able to occupy the Parking Structure and use the County Parking Spaces. These 100 parking spaces shall be located in the City-owned parking structure located on Market Street commonly known as the "Market Street Garage."

F. Signs. The City agrees to install and maintain signs in public areas, including along sidewalks, between the Parking Structure, Court Square, and the Project Property as described in Section 5(A) to inform pedestrians how to get to and from those properties.

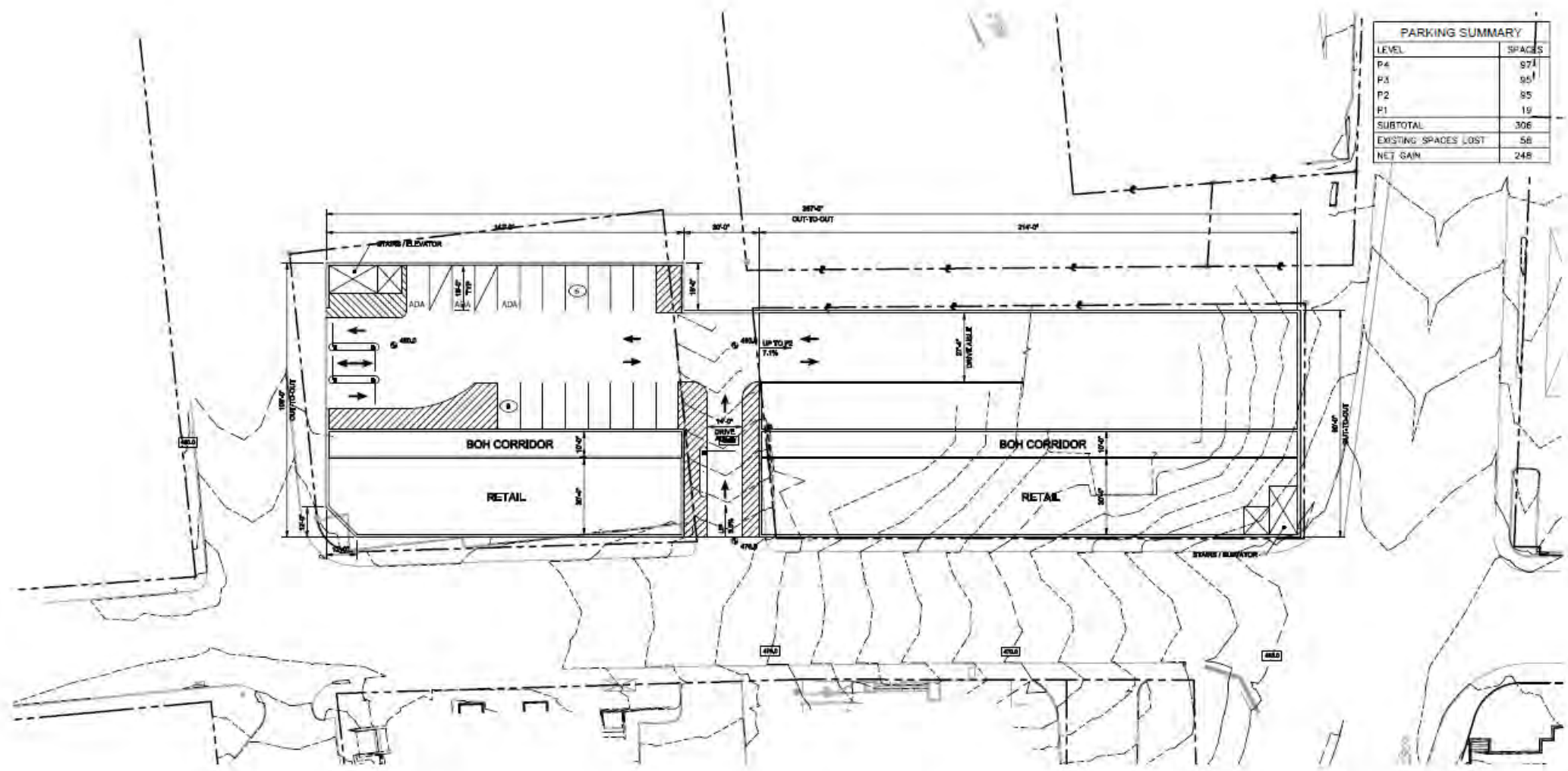
- 1. Sign Plan.** Before the City installs the signs, it shall develop and provide to the County a proposed sign plan, which the County shall review and be subject to approval by the County Executive. The County Executive shall not unreasonably withhold approval of the sign plan.
- 2. Costs.** The City shall pay all costs to make or purchase, install, and maintain the signs required by this section.

G. Failure of the City to Complete Construction of the Parking Structure. If the City fails to complete construction of the Parking Structure so that it is unable to provide to the County the County Parking Spaces by November 30, 2023 or within one year after the General District Court Project is completed, whichever is later, at the option of the County:

- 1. Provide Parking in the Market Street Garage.** The City shall provide 100 spaces in the Market Street Garage at or below Level 2 as those levels are identified on the date of this Agreement for the exclusive use by the County, subject to the terms and conditions of Sections 2(C)(4), 2(C)(5), 2(C)(6), 2(C)(7), and 2(F); or
- 2. Reconvey Interest in East Market Street Parcel, Allow the County to Use the Parcel for Parking, and Pay the County.** The City shall convey a one-half interest in the East Market Street Parcel to the County, allow the County to use the East Market Street Parcel for parking, and pay the County, as follows:
 - a. Reconveyance.** Subject to a City Council ordinance, the City shall convey to the County a one-half interest in the East Market Street Parcel for the amount it paid to the County pursuant to Section 1 or the then-current appraised value of the one-half interest, whichever is less, less one-half of the fair market rental value for the City's sole occupation of the East Market Street Parcel for the entire time the City was the sole owner of the parcel; and

Proof of Concept Design Exercise

The following design represents only a proof of concept. It likely will bear little resemblance to the actual building



| PARKING SUMMARY | |
|----------------------|------------|
| LEVEL | SPACES |
| P4 | 974 |
| P3 | 951 |
| P2 | 85 |
| P1 | 19 |
| SUBTOTAL | 306 |
| EXISTING SPACES LOST | 58 |
| NET GAIN | 248 |

OPTION C - LEVEL P1

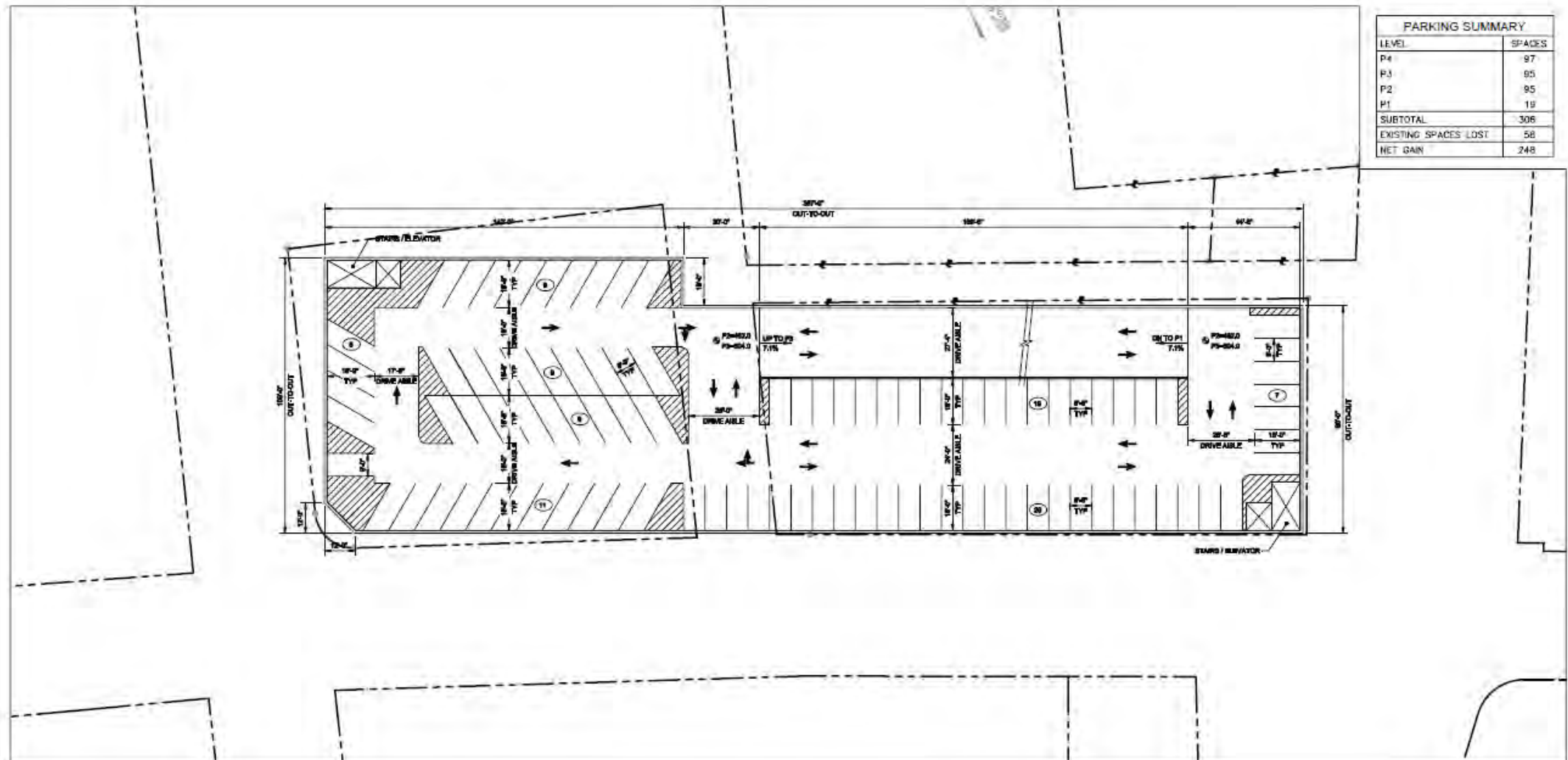
MARKET STREET & 9TH STREET - STRUCTURED PARKING FEASIBILITY STUDY

CITY OF CHARLOTTESVILLE, VA

APRIL, 2019



Proof of Concept Design Exercise (continued)



OPTION C - LEVELS P2-P3

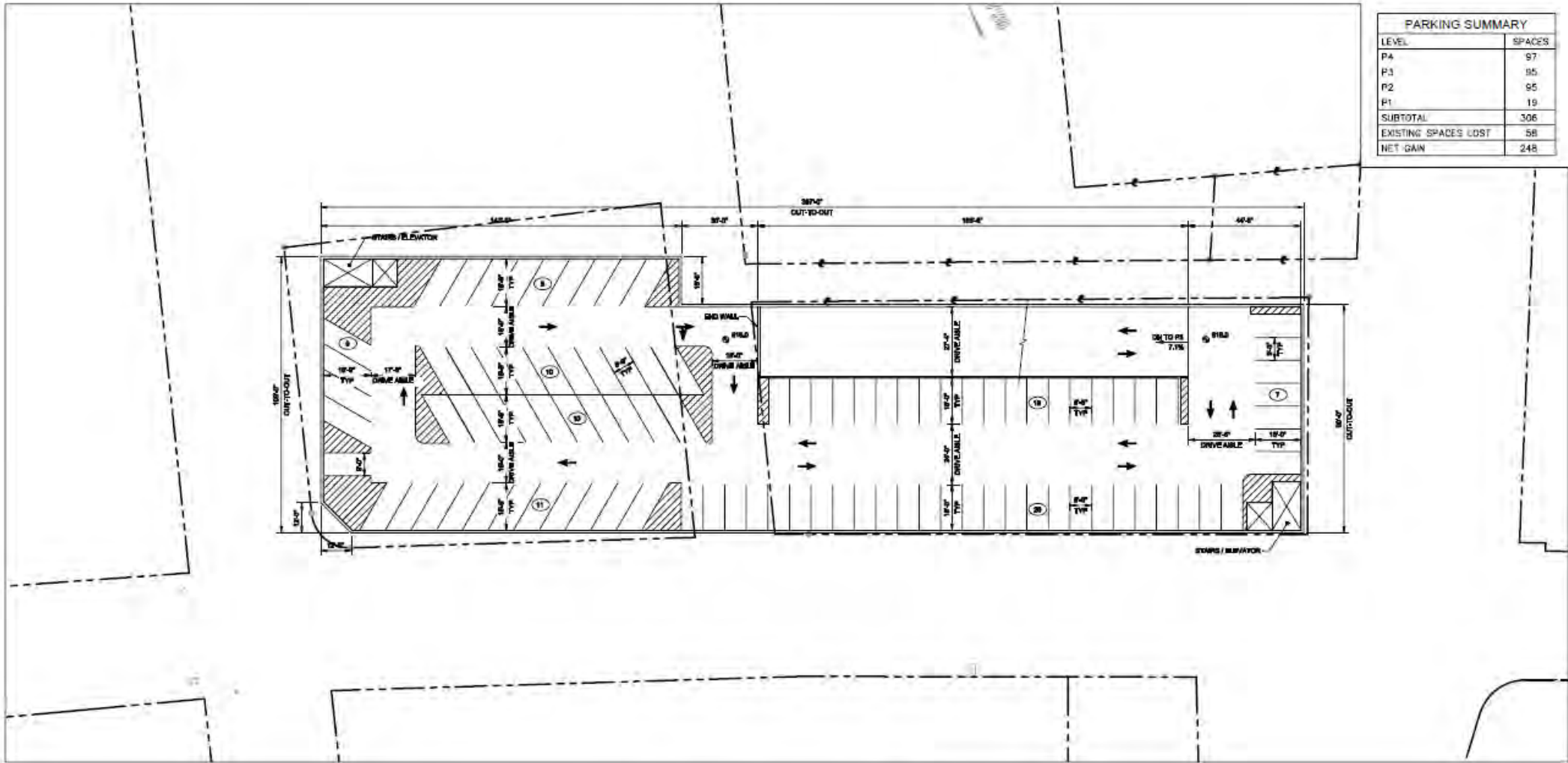
MARKET STREET & 9TH STREET - STRUCTURED PARKING FEASIBILITY STUDY

CITY OF CHARLOTTESVILLE, VA

APRIL, 2019



Proof of Concept Design Exercise (continued)



OPTION C - LEVEL P4

MARKET STREET & 9TH STREET - STRUCTURED PARKING FEASIBILITY STUDY

CITY OF CHARLOTTESVILLE, VA

APRIL, 2019



Questions? Comments? Suggestions?