

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2013-26: Hickory Hope Apartments (Southwood Block 12)
Review Type	Building Permit
Parcel Identification	09000-00-00-001A1
Location	Northeast corner of the intersection of Old Lynchburg Rd. and Hickory St. (Fig. 1 and 2)
Zoned	Neighborhood Model District (NMD) / Entrance Corridor (EC)
Owner/Applicant	Southwood Charlottesville LLC / BRW Architects (Whitney McDermott)
Magisterial District	Scottsville
Proposal	To construct two 3-story apartment buildings providing a total of 70 residential units as part of a larger development. (Fig. 3)
Context	The site has been cleared. The existing Southwood mobile home community is located to the east of the site. The Ambrose Commons neighborhood is across the Entrance Corridor to the west. Institutional buildings are located to the north on both sides of the street.
Visibility	Both apartment buildings will be readily visible from the EC street. The site plan shows trees to remain in the right-of-way ranging in depth from approximately 40' to 100' along Block 12. When the leaves are off the trees, no real screening is provided. During the summer months the trees may provide some filtering of the view of the development.
ARB Meeting Date	March 6, 2023
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The final site plan for Blocks 11 and 12 of the Southwood development was submitted to the County under the September 7, 2021 submittal deadline. The plan was not forwarded to the ARB for review because Entrance Corridor regulations were not being applied to 5th St./Old Lynchburg Rd. at that time. The plan received final approval on January 30, 2023. In December 2022, VDOT notified the County that the classification of 5th Street Ext./Old Lynchburg Rd. was revised to “arterial”. Consequently, new applications for site plans and building permits along 5th Street Ext./Old Lynchburg Rd. from the city line to Hickory St. are subject to ARB review. Only Block 12 of the Southwood development falls within the Entrance Corridor overlay. Only the architectural design of the Block 12 buildings is under review at this time.

NOTE: This report refers to the building whose long side lies parallel to Hickory Street as Building A and the building whose long side lies parallel to Horizon Street as Building B. (Figure 1)

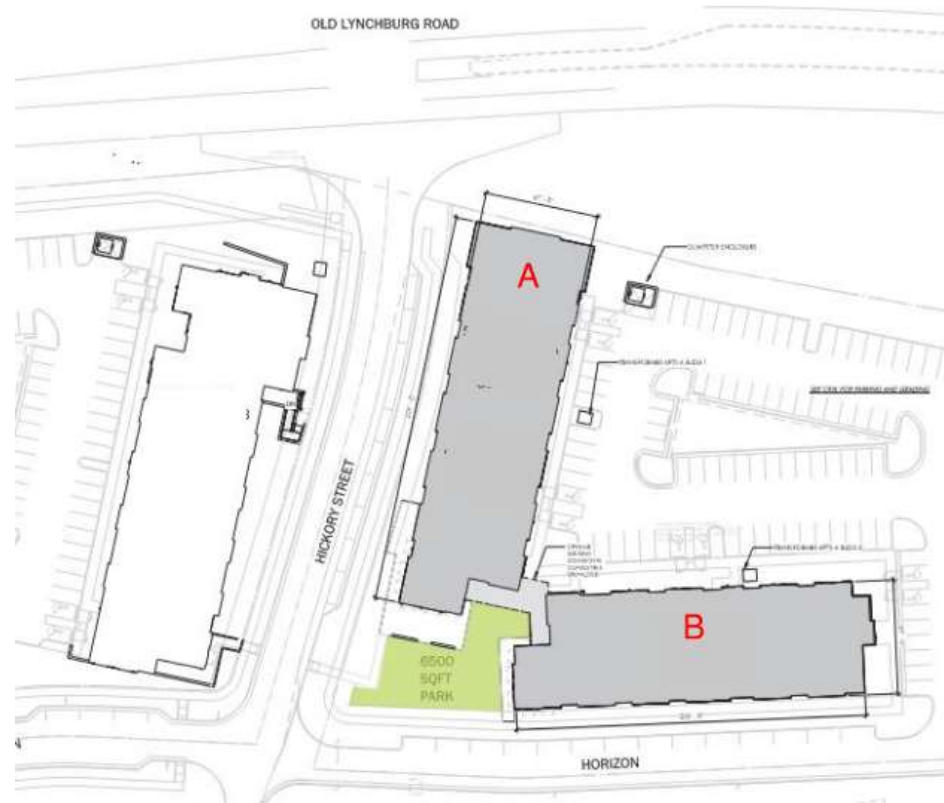


Figure 1: A portion of the Southwood site. The architectural design of the buildings shaded gray are subject to ARB review and approval.

ANALYSIS The following table presents the Entrance Corridor Design Guidelines related to architectural design and an analysis of how the applicant's proposal meets or does not meet those guidelines. Guidelines related to site design have not been included because the final site plan for this development has already been approved.

REF	GUIDELINE	ISSUE	RECOMMENDATION
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The proposed apartment building designs do not have a strong connection to the significant landmarks of the County, but the buildings are expected to contribute to orderly and attractive development along the corridor. The building facades are broken down into a series of bays that project forwards and back, and material and color changes establish a rhythm along the facades, a treatment found in local architecture. The design includes brick detailing at building corners and below third-story windows that reinforces the rhythm. The use of brick as one of the facing materials forms a minimal tie to local building traditions. The fiber cement panel materials are expected to coordinate with the more traditional wood siding used widely in the County.	None.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	The tan, brown, black and white colors of the building materials are expected to appear coordinated with each other. Most of the building elevations are rendered in white. White is proposed for the Hardie siding at the third story of most of the projecting bays on the long elevations of both buildings and white brick is proposed for other portions of the projecting bays. The white for the siding is specified as Arctic White (Material D). The white for the brick is specified as Triangle Brick, Dover White (Material C).	
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.	The ARB has limited the use of Arctic White to trim and decorative elements on other projects in the ECs where the color would be incompatible with the surroundings or would make screening less effective. Here, the color would be consistent with the colors used in the	
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not		

	intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	apartment building across Hickory Street (Block 11), so it would contribute to an integrated streetscape. The white materials are offset with recessed bays of "Charleston" brick and small inset panels of Khaki Brown Hardie siding.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		None.
10	Buildings should relate to their site and the surrounding context of buildings.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	Human scale is achieved in the building designs using brick as a facing material, through the modulation of the facades, and the material and color changes.	None.

12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The apartment building designs share similar forms, materials and colors. The apartment block is expected to have a cohesive appearance.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The building elevations do not appear blank. The buildings were designed to orient to the park at the south corner of the site, not the EC street, so the elevation that is closest to the EC does not have the appearance of a primary elevation. However, brick detailing emphasizes the building corner adjacent to the site entrance from Old Lynchburg Rd. and is an appropriate embellishment for this location.	Consider revising the design of Building A to establish more of a “front” facing the EC street.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Note that the color renderings show new trees between Building A and the EC street. These trees do not appear on the approved site plan, and they are located off-site in an area not under the applicant’s control.  The site plan shows street trees along Hickory St. that should help integrate the long street elevation of Building A into the development.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The buildings are linked by an open-air, roofed connector off the park at the south corner of Block 12.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The buildings are not expected to look like trademark designs.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not</i>	The submittal does not include window glass information but the applicant has followed up with information from the manufacturer confirming that the window glass meets the specifications.	Add the window glass specs on VLR and VLT to the architectural plans.

	<i>drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Some ground-mounted mechanical equipment is shown on the approved site plan. A dumpster and transformers are shown on the parking lot side the buildings. Topography is expected to sufficiently limit visibility of these items.	None.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	Numerous short mechanical units are proposed to be located on the roofs of the buildings. Drawings provided by the applicant indicate that the buildings' parapet walls will screen the equipment from view.	
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The note does not appear on the architectural plans.	Add the standard mechanical equipment note to the architectural plans.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Proposed materials and colors: Arctic White Hardie siding, Dover White brick
2. The design of the northwest elevation of Building A

Staff recommends approval of the building permit with the following conditions:

1. Consider revising the design of Building A to establish more of a "front" facing the EC street.
2. Add the window glass specs on VLR and VLT to the architectural plans.
3. Add the standard mechanical equipment note to the architectural plans: "*Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*"

ATTACHMENTS

Attach. 1: [ARB2023-18: Hickory Hope Apartments Elevations & Materials](#)

Attach. 2: [ARB2023-18: Hickory Hope Apartments Rendering & Other Information](#)

Attach. 3: [ARB2023-18: Hickory Hope Apartments Southwood Blocks 11 and 12 Final Site Development Plan \(partial\)](#)

Attach. 4: [ARB2023-18: Hickory Hope Apartments Project Description](#)

Attach. 5: [ARB2023-18: Hickory Hope Apartments Mechanical Equipment Information](#)

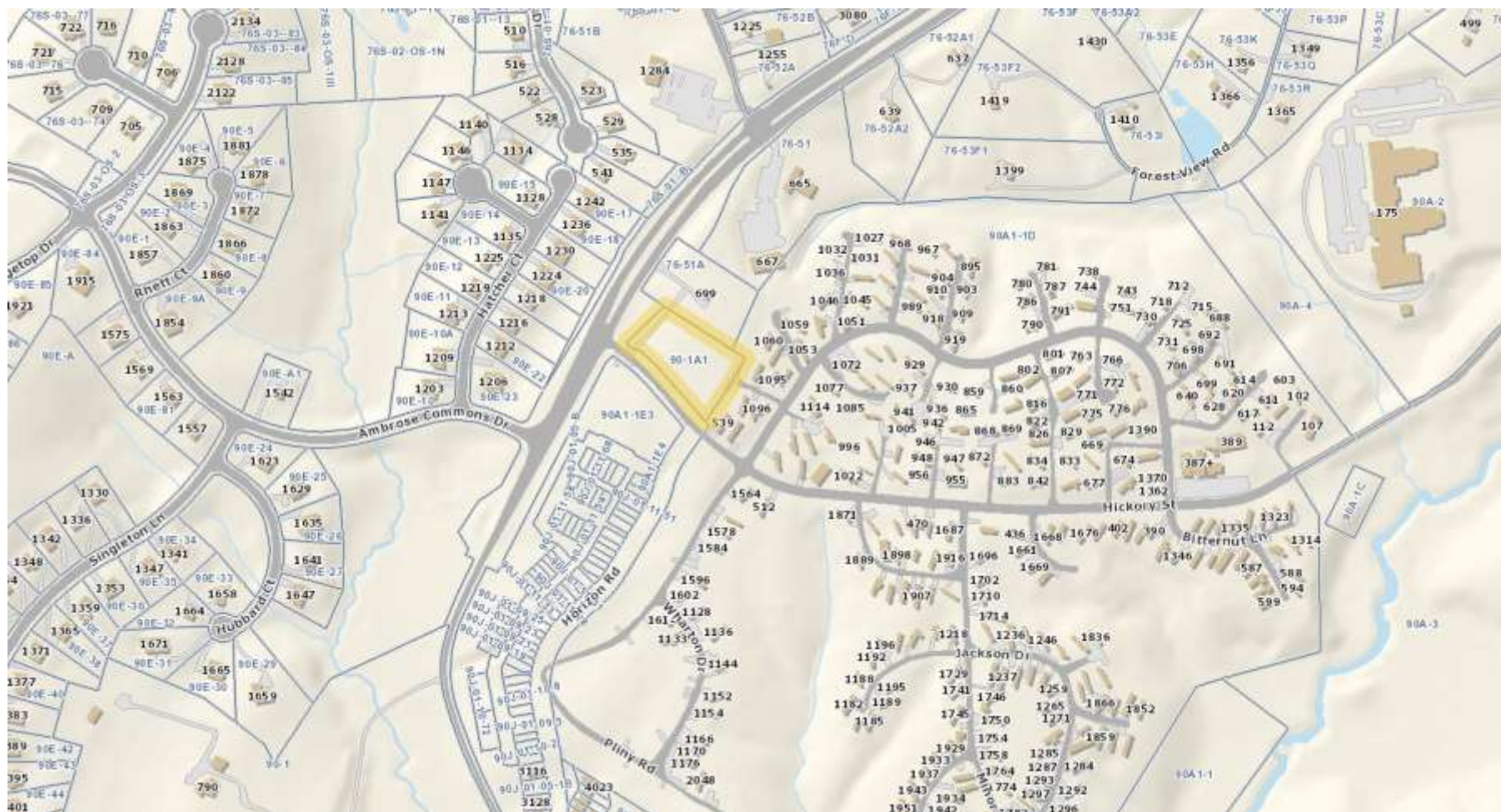


Figure 2: Location of the Hickory Hope Apartments project.



Figure 3: Hickory Hope Apartments project area (red dashed line) relative to the larger Southwood redevelopment project.