

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2023-39: Duners Porch
Review Type	Building Permit
Parcel Identification	05800-00-00-084D0
Location	4372 Ivy Road (Fig. 1)
Zoned	Commercial (C1) / Entrance Corridor (EC)
Owner/Applicant	Alice Satterfield Tor / Wilson Richey
Magisterial District	Samuel Miller
Proposal	To construct an addition to the existing restaurant.
Context	The restaurant is part of the commercial hub located at the intersection of Ivy and Owensville Roads. It is located just east of the Ivy Commons development and is compatible in scale, form and materials with that development. A tent currently stands where the porch is proposed to be constructed.
Visibility	The proposed structure will be readily visible from the Entrance Corridor. Proximity to the restaurant and the trees along the eastern property line will limit views of the side elevations.
ARB Meeting Date	June 5, 2023
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

- In 2005 (ARB2005-22) staff approved an application for repairs and minor changes to the exterior of the restaurant building.
- There is no existing site plan for this site. A site plan is not required at this time because the proposal does not generate the need for additional parking or additional/changes to ingress/egress.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor</i>		
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 structure is not a strong reflection of the traditional architecture of the area, but a permanent replacement for the current tent would support a more orderly and attractive development on the corridor. Relocating the news boxes that are currently grouped near the freestanding sign would also promote orderly and attractive development.	Consider relocating the news boxes to a less prominent position on site.
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 existing restaurant is compatible in scale, form and materials with the neighboring Ivy Commons development. The new structure can maintain that compatibility with wall and roof heights and building materials that are coordinated with the restaurant. (See below.)	See below.
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.		
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.		
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.		
	Structure design		
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.	The proposed structure has a simple rectangular form and hipped roof that are found in historic buildings in the area. The porch-like elements of the structure are limited to the screened window openings. Otherwise, the structure has the appearance of a secondary structure or addition. As such, aligning the front wall of the new structure with the front wall of the restaurant, or setting it slightly back, would be appropriate. Likewise, matching the wall heights and limiting the roof height of the new structure to be equal to or less than that of the restaurant would be appropriate. The drawings submitted with the application aren't clear on these details (Fig. 2 & 3), but the architect has clarified in email correspondence that the height of the porch eave will equal the height of the restaurant eave and that the porch roof will be lower than the restaurant roof (Fig. 4). Also, although the front wall of the porch will be located approximately 1' forward (south) of the restaurant's front wall,	Revise the plans to clarify that the porch eave height matches the restaurant eave height and that the porch roof heights is below that of the restaurant.
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.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		

		the porch overhang will be behind the restaurant overhang, resulting in the appearance of the porch being set back from the restaurant. (Column spacing in relation to the connection at the restaurant side door dictates the location of the front porch wall.) Porch materials include asphalt roof shingles to match existing, Hardie lap siding in Iron Gray, wall columns stained Black Alder SW3022, wood or fiber cement fascia in white, and metal handrail and storm door. (Board and batten siding is proposed in areas of the porch that are not expected to be visible from the street.) These materials and colors are expected to have an appropriate appearance.   Black Alder Iron Gray	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Blankness is not a characteristic of the design. The length of the building and the design of the walls do not require landscaping for softening.	None.
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.		
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The porch is connected to the main building at the restaurant's door on the east elevation.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed structure is not a trademark design.	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 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>	Window openings are fitted with screens – not glass.	None.
	Accessory structures and equipment		
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.	Equipment is not shown on the plans. The architect has confirmed in email correspondence that no exterior equipment is proposed.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
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.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	No changes to stormwater features are proposed.	None.
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 plans.	Add the standard mechanical equipment note to the plans.
30-31	Lighting	No exterior light fixtures are shown on the	Add notes to the plan

		drawings. The architect has indicated that one recessed soffit light is planned for the entrance, and it would have an intensity of just under 20 fc on the landing surface.	regarding the location of the recessed soffit light at the new entrance and stating that illumination from the fixture will not exceed 20 fc at the landing surface.
32-38	Landscaping	No new landscaping is shown on the plans. Most of the landscape guidelines do not apply because a site plan is not required for the proposed work. An existing, low-level planter is to remain at the front of the addition.	None.
	Site Development and layout		
	Development pattern; landscaping		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The plan shows no tree removal and no grading. No new landscaping is proposed, though a low planter is to remain at the front of the addition. The perspective drawings suggest that the mass and height of the new structure will not appear over-scaled for the site. Maintaining the trees along the eastern property line will help maintain visual order and harmony along the corridor.	None.
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.		
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for		

	more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	The porch addition maintains the organization of the site layout and the orientation of the main building. Mature trees along the east side of the site are shown as being retained. Views are not expected to change.	None.
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	No grading is shown on the plans. A tent currently stands where the porch would be constructed.	None.

41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.		
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	A row of trees is located on the east perimeter of the parcel. The site layout plan shows the trees remaining.	None.
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	No changes to stormwater management are proposed.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Proposed materials
2. Proposed size of the porch relative to the restaurant

Staff recommends approval of the proposal with the following conditions:

1. Revise the plans to clarify that the porch eave height matches the restaurant eave height, and that the porch roof height is below that of the restaurant.
2. Add the standard mechanical equipment note to the plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Add notes to the plan regarding the location of the recessed soffit light at the new entrance and stating that illumination from the fixture will not exceed 20 fc at the landing surface.
4. Consider relocating the news boxes to a less prominent position on site.

ATTACHMENTS

Attach. 1: [ARB2023-39: Duners Porch proposal](#)



Figure 1: Project location.



Figure 3: Perspective view of existing restaurant and proposed porch.



Figure 4: Architect's rendering showing accurate porch roof height and matching eave heights.