

Submission for BAR Record

BAR 18-07-04

0 East Water Street, TMP 570157800

IPP

Owner: Choco-Cruz, LLC

Applicant: Ashley Davies

Interpretive signage for coal tower

Application Components (linked):

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

**City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2020**



Certificate of Appropriateness Application

BAR 18-07-04

0 East Water Street / Tax Parcel 570157800

Owner: Alan Taylor

Applicant: Ashley Davies

Pocket Park at Coal Tower – interpretative signage



Background

Year Built: 1942

Designation: Individually Protected Property (IPP).

Designed and constructed by the Ogle Construction Company, Coal Tower originally functioned as a storage tower for coal and sand with a mechanism that loaded the materials onto steam locomotives. Decommissioned in 1986, it is one of seven of its kind remaining in Virginia.

Prior BAR Actions

(Prior to Sept. 2018 see appendix)

September 18, 2018 – BAR approved the proposed park design at the Coal Tower, with the following conditions:

- Final light fixtures selected will be submitted for the BAR review;
- Lamping not to exceed 3000 color rendering index (CRI);
- Interpretative signage and/or displays submitted for BAR review.

August 18, 2020 – Exterior light fixture submitted for BAR record.

Application

- Applicant's submittal: Mock-up and draft text for plaque/marker.

Submittal of information requested by the BAR as condition of approval for the September 2018 CoA for the planned pocket park.

Discussion and recommendation

Staff finds the mock-up marker to be compatible with the guidelines.

Staff has not evaluated the proposed text; however, the cited work is by Thomas W. Dixon, Jr., a well-known author and historian of railroad history. Staff recommends only that the text be modified to be consistent with the contemporary style guides. Specifically:

- C&O should have spaces, C & O.
- 8 should be spelled out, eight.
- In the second paragraph, delete the second reference to the tower's 300-ton capacity.
- In the second paragraph, delete the word *today*.
- In the last sentence, delete the second comma.

The Charlottesville Coal Tower

The Charlottesville Coal Tower is one of seven remaining of its kind in Virginia. The job of the coaling tower was to fuel steam-powered locomotives. 1948 was the last year of all-steam operations on the Chesapeake & Ohio Railway (C&O), and steam operations fully ceased in 1956. The cylindrical coaling tower is an ideal vessel for strength and a logical design for placement of heavy loads of coal in the towers above the track. The 300-ton capacity was the most common on the C&O and appeared in at least 8 locations. In the last decade of the C&O's full steam operations, there were 99 designated fueling locations.

In 1942, the Ogle Construction Company, one of three major builders of coaling stations, built the 91-foot-tall concrete coaling tower in Charlottesville, capable of holding 300 tons of coal. Decommissioned in 1986, the Charlottesville Coal Tower still stands between East Market Street and the CSX railroad tracks today. Like most coaling stations, it was retired in place, due to its large dimensions and solid construction.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed narrative marker, as submitted, satisfy the conditions of the CoA approved on September 18, 2018.

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
- 9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Public Design and Improvements**I. Public Signs**

- 1) Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.
- 2) Add a distinctive street sign system for historic districts.
- 3) Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.
- 4) Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.
- 5) Preserve existing historic plaques located in the district.
- 6) New plaques should be discreetly located and should not obscure architectural elements.

Appendix**Prior BAR Review**

September 19, 2017 – BAR approved proposed landscaping plan in concept , requesting that submittal of specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR.

July 17, 2018 - Re: proposed maintenance and rehabilitation of the Coal Tower, BAR accepted applicant's request for deferral.

July 25, 2018: Re: proposed maintenance and rehabilitation of the Coal Tower, with BAR consent, staff approved applicant' request to complete certain mauntenance items at the Coal Tower. (See page 25 of applicant's July 31, 2018 submittal.)

August 21, 2018: BAR approved the Pocket Park design and proposed maintenance and rehabilitation of the Coal Tower with the following additions:

- The lower platform [outside of the door at top of tower] to be retained if possible

- Consent to replace windows if repair is not feasible
- Simplify the design of the park
- Explore different grasses to use in the strip between the sidewalk and Bocce court
- Provide a lighting plan for under the tower.
- Interpretive signs will come back to the BAR for review
- Changes to the site plan will be turned into staff and put on the consent agenda for approval.

In September 2018, the BAR approved a CoA for a park at the C&O Coal Tower along East Water Street. The motion conditioned that interpretative signage would be submitted for the BAR record.

Certificate of Appropriateness Application

BAR 18-07-04

0 East Water Street

Tax Parcel 570157800

Alan Taylor, Owner/ Ashley Davies, Applicant

Maintenance and Rehabilitation

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed park design at the Coal Tower satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application with the following conditions:

- Final light fixtures selected will be submitted for the BAR review;
- Lamping not to exceed 3000 color rendering index (CRI);
- Interpretative signage and/or displays will be submitted for BAR review.

Earnst seconded. Approved 7-0.

22"

The Charlottesville Coal Tower

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*Source: Chesapeake & Ohio Coaling Stations,
By Thomas W. Dixon, Jr.*

30"

The Charlottesville Coal Tower

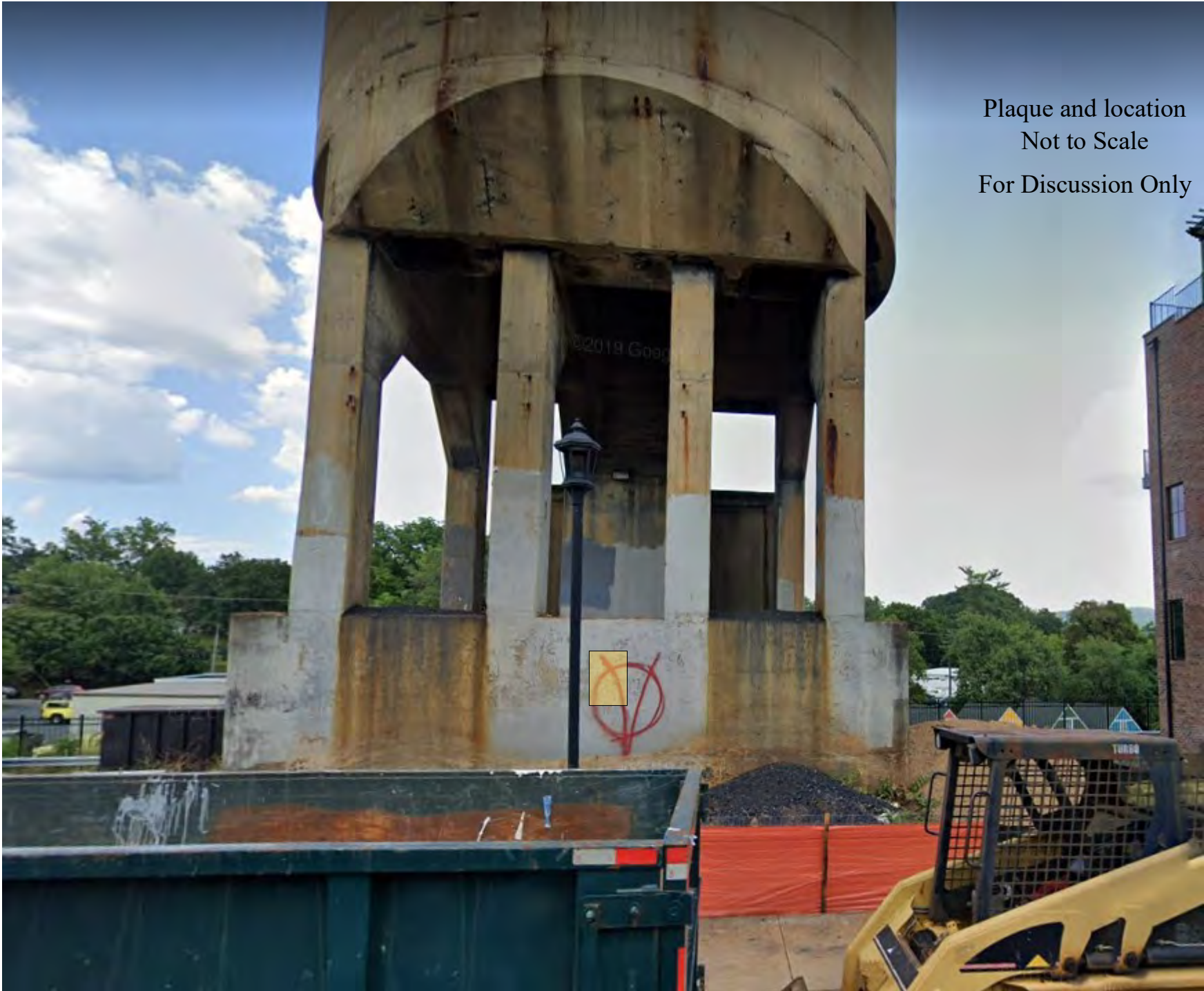
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Plaque and location
Not to Scale
For Discussion Only



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Not to Scale
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