

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 4:30 PM
To: 'Greg Jackson'
Cc: Cadgene, Allan
Subject: BAR Action - 327B West Main Street - June 20, 2017

June 30, 2017

Main Street Associates
2088 Union Street
San Francisco, CA
ATTN Greg Jackson

Re: Certificate of Appropriateness Application
BAR 17-06-07
327B West Main Street
Tax Parcel 320195000
Main Street Associates, Owner/ Greg Jackson., Applicant
Improvements to Rear Entrance; Paint Building

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 20, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new rear entrance improvements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Earnst seconded. Motion approved (6-0).

This certificate of appropriateness shall expire in 18 months (December 20, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville

Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 20, 2017**



Certificate of Appropriateness Application
BAR 17-06-07
327B West Main Street
Tax Parcel 320195000
Main Street Associates, Owner/ Greg Jackson., Applicant
Improvements to Rear Entrance; Paint Building

Background

This contributing property is located in the Downtown ADC District. 325 West Main Street was known as the Ray Fisher Building and was built in 1956. It is brick, with two stories and a flat roof. 327B is located at the rear of the building. (Historic survey attached)

Application

The applicant is requesting approval to improve the rear entrance area of 325 West Main Street. This includes painting the building cool grey similar to the existing front façade; relocating and improving the current ramp and stair; and the addition of a timber frame canopy (stained light to medium) with light gray translucent corrugated panel roofing, and patio seating area. The walls are cement panels on framing, capped with ipe wood. The stairs are painted steel with ipe wood treads. The addition will be visible from 4th Street NW, but not from West Main Street.

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;*

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for New Construction and Additions

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

M. MATERIALS & TEXTURES

- 1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
- 3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
- 4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
- 5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
- 6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
- 7. Concrete or metal panels may be appropriate.*
- 8. Metal storefronts in clear or bronze are appropriate.*
- 9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
- 10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
- 11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

Discussion and Recommendations

The proposed design changes are appropriate in this location. This will make an underused space more attractive.

The wood finishes should be confirmed. Weathered wood, for example, may not be appropriate in a historic district.

The project may require a site plan amendment.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new rear entrance improvements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

West Main Street National Register District Nomination 2017

104-0083-0045

Commercial Building, 325 W. Main Street

August 2016: This commercial building sits on a narrow, rectangular lot on the north side of West Main Street that slopes steeply to the north and is only set back from the street by the public sidewalk and lamppost. A narrow alley to the west covered by a wooden privacy fence. The rear of the building is accessible from an alley off of 4th Street NW.

August 2016: Constructed ca.1956, this two-story, brick-veneered, concrete block, vernacular commercial building has a parapeted wall with terracotta coping and a concrete block foundation. The roof material is not visible. Two metal and plate glass entry doors flank a central projecting glass storefront on the first floor; the one to the west leads to the stair to the second floor. The second floor contains two sets of paired one-over-one light aluminum-sash windows. The sides and rear of the building are not veneered. The west side has two-light fixed frieze windows on the first floor and the second floor windows have been largely infilled. The rear of the building takes advantage of the slope to have a full walk-out basement level with a storefront with small concrete patio enclosed by a modern metal post railing. A small wooden deck fronts a metal entrance door sheltered by a metal flat awning hung by metal cables. A central window is located on the second floor and multiple windows on the first floor.

August 2016: According to City real estate records, this vernacular commercial building was constructed in 1956. City directories indicate it was Ray Fisher's Inc. electric appliance store in 1957, possible expanded from the building to the east (104-0083-0046). It contributes to the West Main Street Historic District in the area of commerce and architecture and still serves a commercial use.



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 Email scala@charlottesville.org

RECEIVED

MAY 31 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Main Street Associates Applicant Name Greg Jackson
Project Name/Description Entrance Improvements Parcel Number 320195000
Project Property Address 325 W. Main / 327 @ West Main

Applicant Information

Address: 826 B HINTON AVE
Email: gjackmail@gmail.com
Phone: (W) _____ (C) 434.825.3763

Property Owner Information (if not applicant)

Address: 2098 Union Street
Email: allan@alhamarb.com
Phone: (W) 415-474-4444 (C) 415-425-2501

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.

[Signature] 5/30/17
Signature Date

GREG JACKSON 5/30/17
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 6/30/17
Signature Date

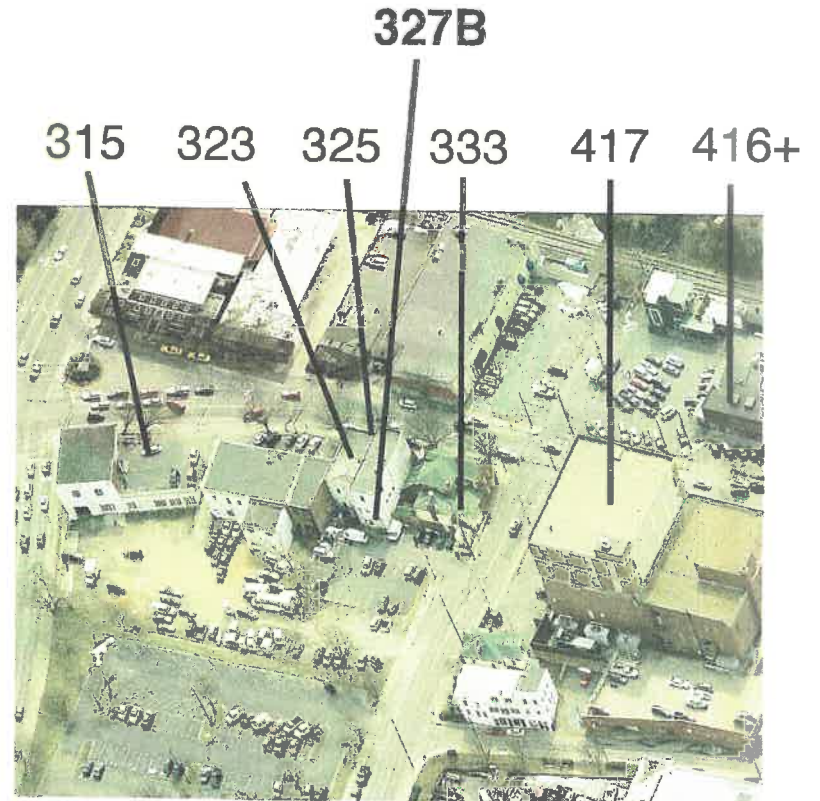
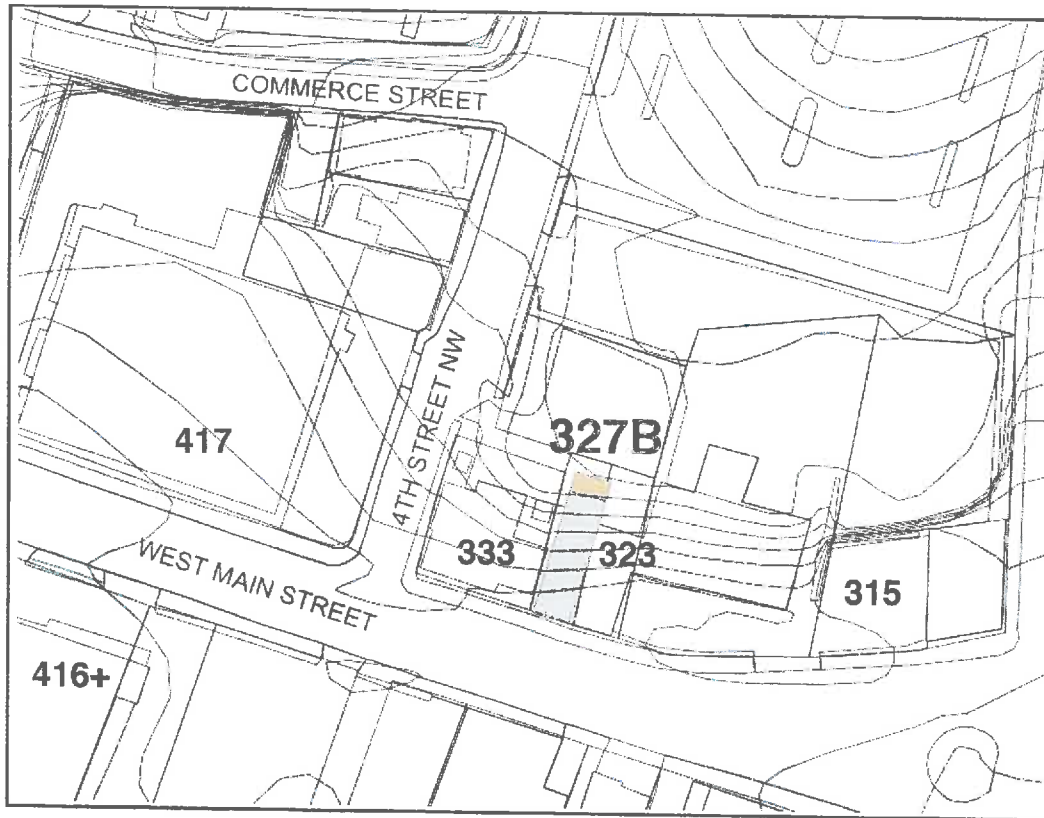
Allan H. Cudgore 6/30/17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): attached

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

For Office Use Only
Received by: D Eubank
Fee paid: 125.00 Cash/Ck. # 1243
Date Received: 5/31/17
Revised 2016

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



PROJECT BRIEF

THE PROJECT IS THE EXPANSION AND IMPROVEMENT OF THE ENTRANCE AREA IN THE REAR OF 325 W. MAIN STREET, OFF OF THE PARKING LOT. INCLUDED IS THE PAINTING OF THE BUILDING.

THE EXISTING ENTRANCE AREA WILL INCREASE IN DEPTH WITH A NEW RAISED CONCRETE PAD. THE RAMP AND STAIR WILL BE RELOCATED AND IMPROVED. THERE WILL BE A TIMBER FRAME CANOPY FOR SHADE, WEATHER PROTECTION, AND AS A PORTICO TO DENOTE THE ENTRANCE. THERE WILL BE A SEATING PATIO AREA UNDER THE CANOPY. THE ROOFING WILL BE LIGHT GREY TRANSLUCENT PANELS. THE WALLS WILL BE CEMENT PANELS ON FRAMING. THE WALLS WILL BE CAPPED WITH IPE WOOD. THE STAIRS WILL BE PAINTED STEEL WITH IPE WOOD TREADS.

THE BUILDING WILL BE PAINTED A MEDIUM/DARK COOL GREY SIMILAR TO THE EXISTING FRONT FACADE COLOR. THE CEMENT PANELS WILL BE A MEDIUM/LIGHT WARM GREY. THE WOOD WILL BE A NATURAL TO MEDIUM STAIN. THE CONCRETE SLAB/PAD WILL BE SCORED WITH A GRID THAT RELATES TO THE POSTS, WALLS, AND FRAMING ABOVE.



327 B W. MAIN ST.	PORTICO	ORIENTATION	TOPIA design	5.30.2017	1/16
-------------------	---------	-------------	--------------	-----------	------

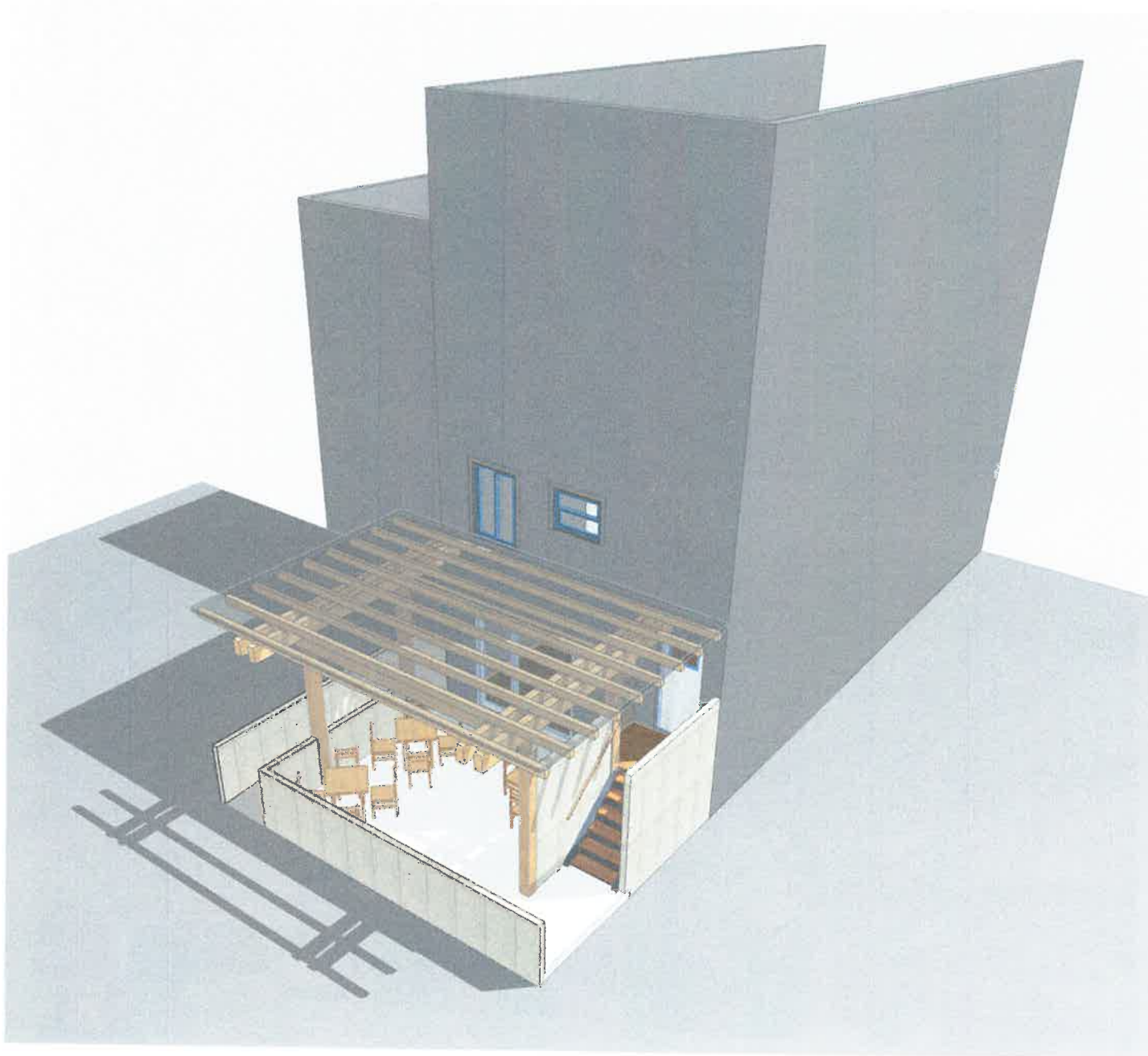


333 325 323 315



327B

327 B W. MAIN ST.	PORTICO	AERIAL VIEW	TOPIA design	5.30.2017	2/16
-------------------	---------	-------------	--------------	-----------	------



AERIAL VIEW FROM OVER PARKING LOT

327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	3/16
-------------------	---------	-----------------	--------------	-----------	------



VIEW ON W. MAIN STREET FROM SOUTH SIDEWALK LOOKING NORTH



VIEW ON W. MAIN STREET FROM SOUTH SIDEWALK LOOKING EAST

327 B W. MAIN ST.	PORTICO	CONTEXT	TOPIA design	5.30.2017	4/16
-------------------	---------	---------	--------------	-----------	------



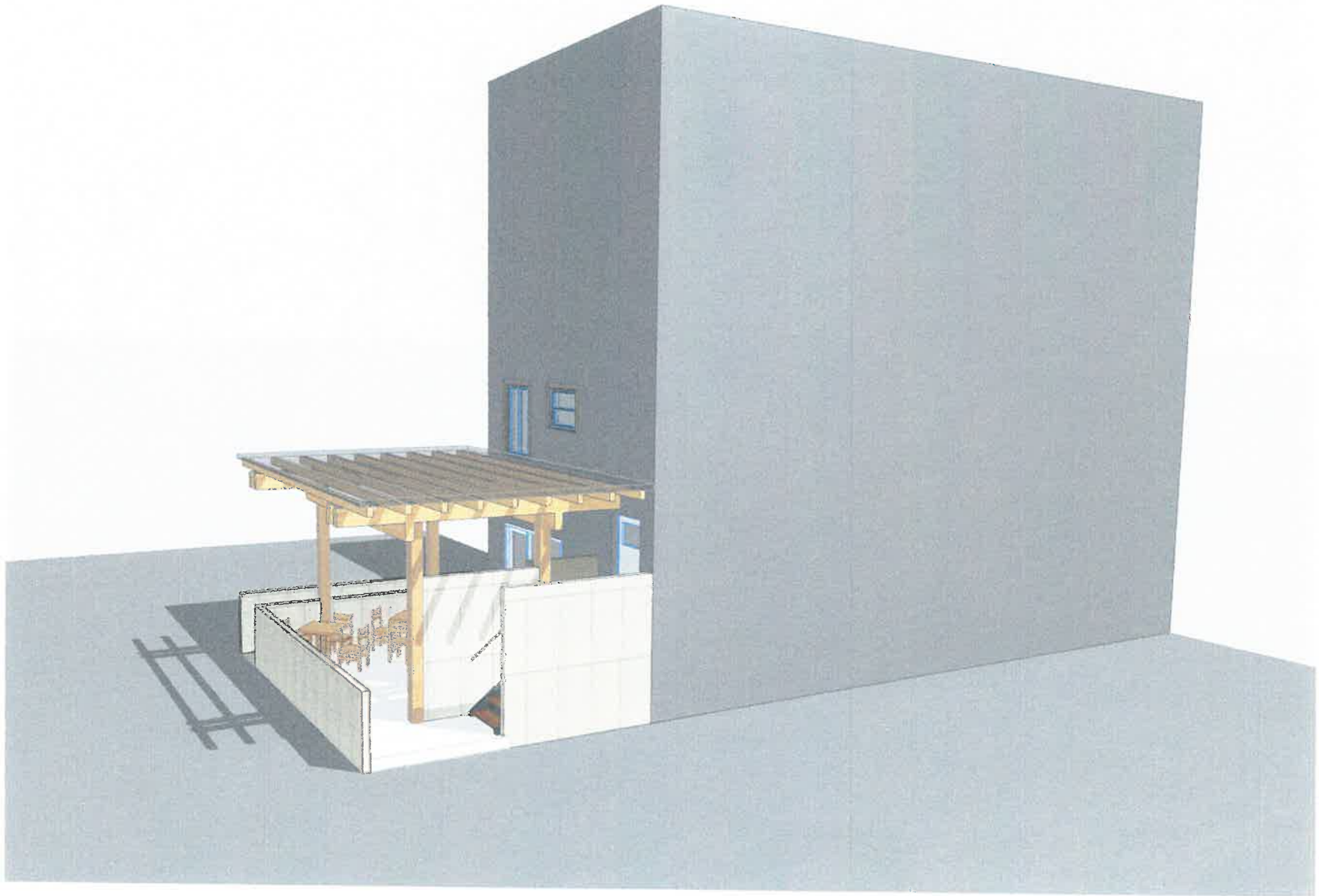
VIEW ON 4TH STREET NW FROM EAST SIDEWALK LOOKING SOUTH

327 B W. MAIN ST.	PORTICO	CONTEXT	TOPIA design	5.30.2017	5/16
-------------------	---------	---------	--------------	-----------	------



VIEW ON 4TH STREET NW FROM EAST SIDEWALK LOOKING SOUTHEAST

327 B W. MAIN ST.	PORTICO	EXISTING	TOPIA design	5.30.2017	6/16
-------------------	---------	----------	--------------	-----------	------



VIEW ON 4TH STREET NW FROM EAST SIDEWALK LOOKING SOUTHEAST

327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	7/16
-------------------	---------	-----------------	--------------	-----------	------



VIEW FROM PARKING LOT LOOKING SOUTH

327 B W. MAIN ST.	PORTICO	EXISTING	TOPIA design	5.30.2017	8/16
-------------------	---------	-----------------	--------------	-----------	------



VIEW FROM PARKING LOT LOOKING SOUTH

327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	9/16
-------------------	---------	-----------------	--------------	-----------	------



VIEW FROM PARKING LOT LOOKING SOUTH

327 B W. MAIN ST.	PORTICO	EXISTING	TOPIA design	5.30.2017	10/16
-------------------	---------	----------	--------------	-----------	-------

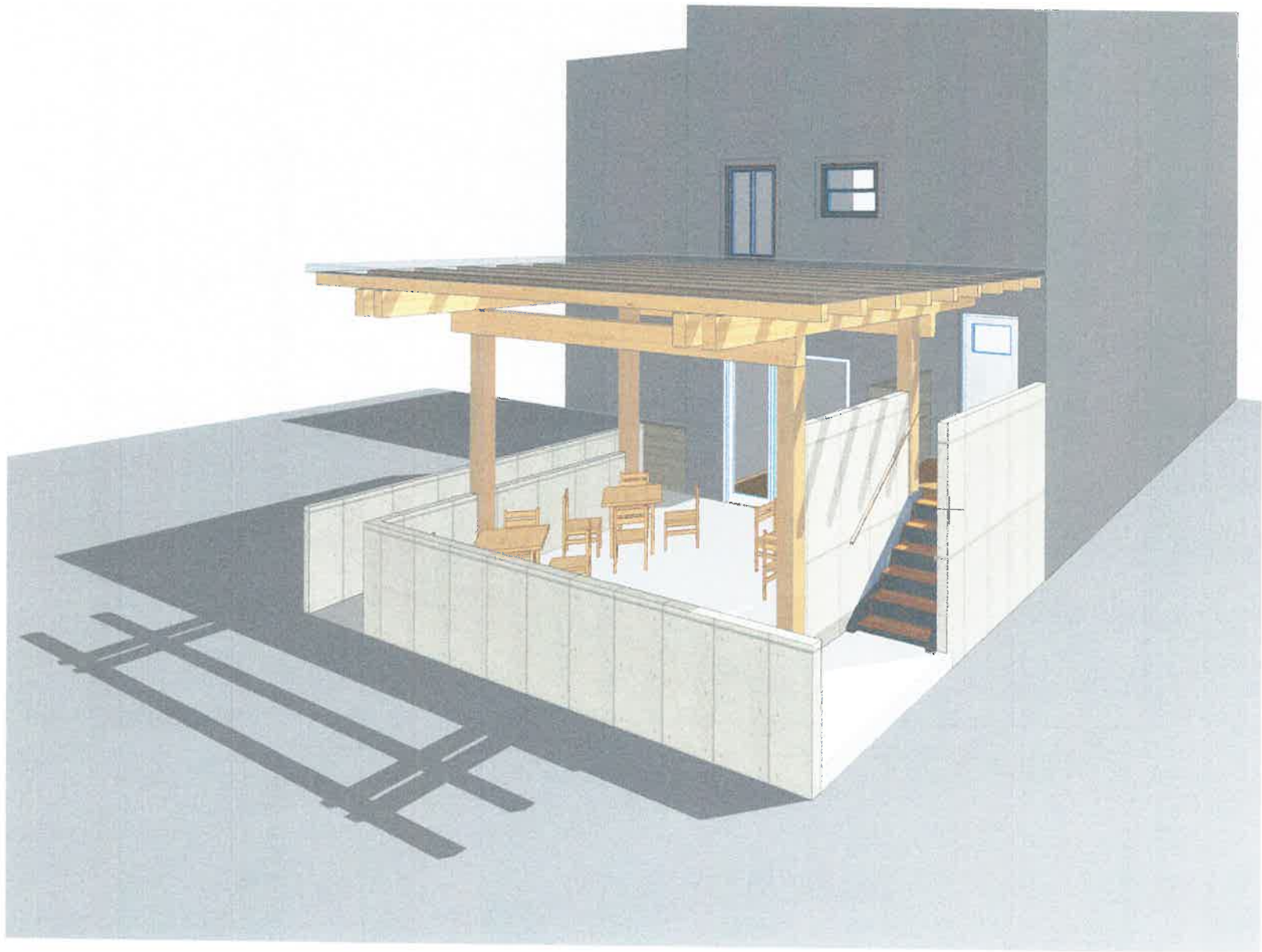


VIEW FROM PARKING LOT LOOKING SOUTH

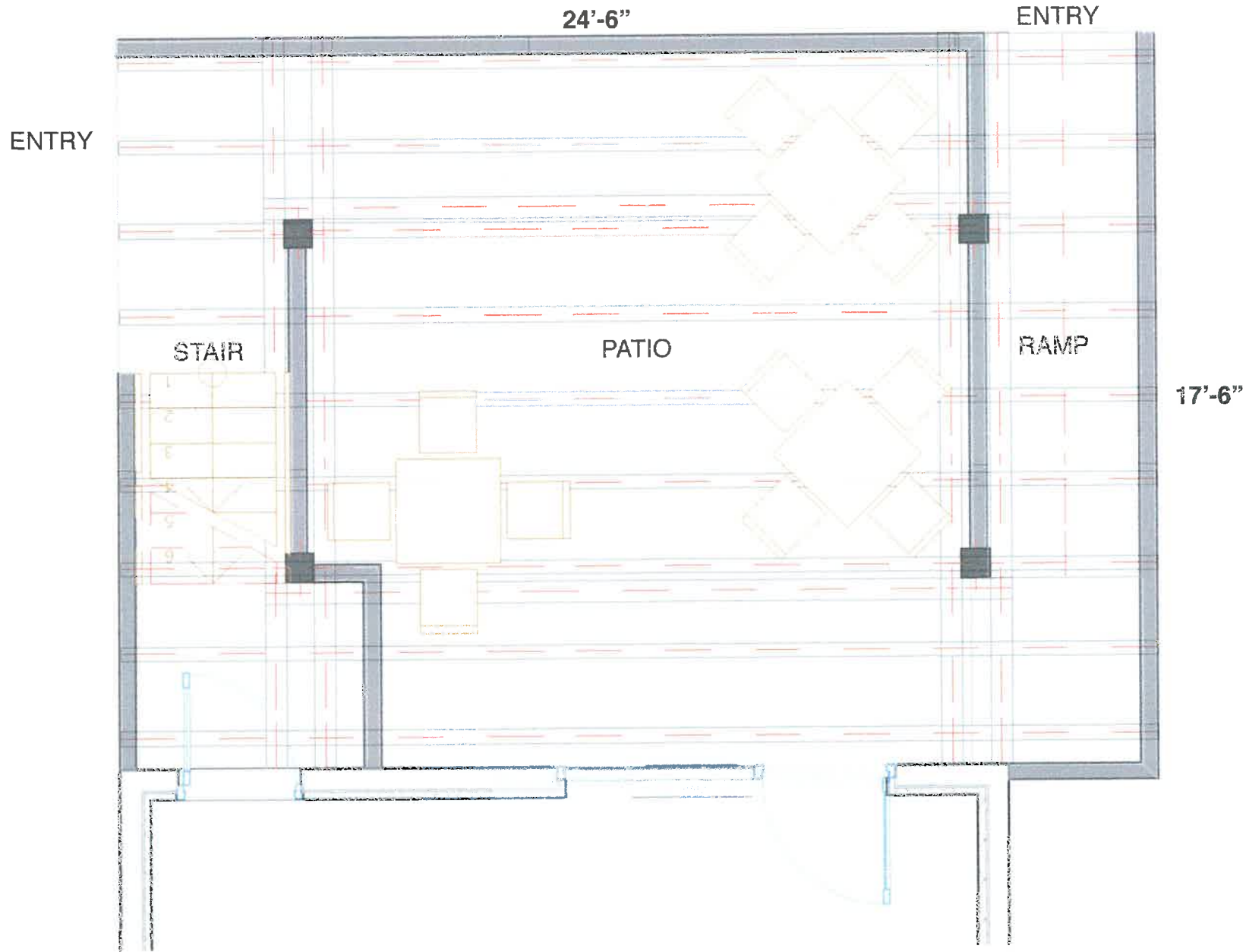
327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	11/16
-------------------	---------	-----------------	--------------	-----------	-------



327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	12/16
-------------------	---------	-----------------	--------------	-----------	-------

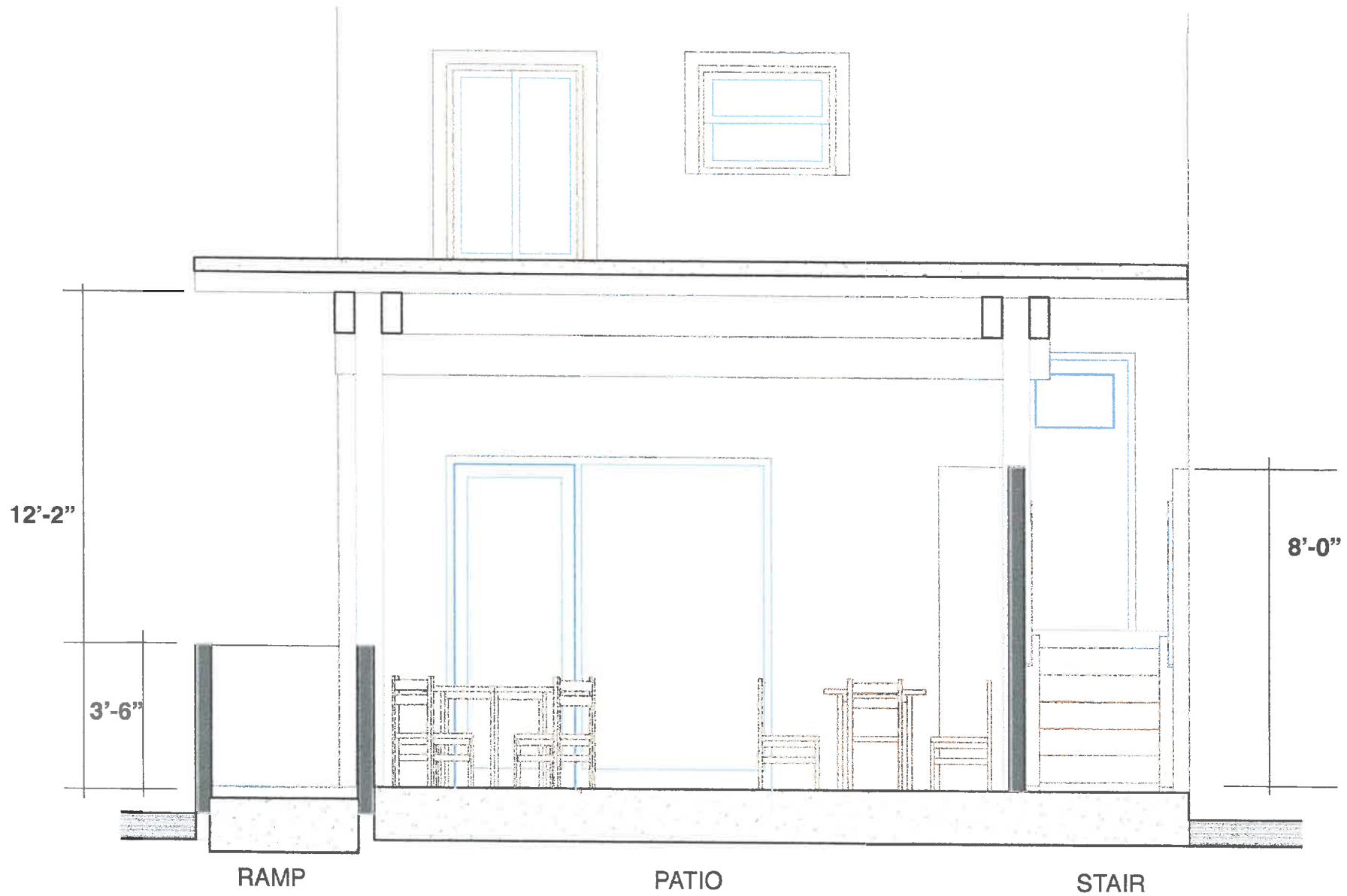


327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	13/16
-------------------	---------	-----------------	--------------	-----------	--------------



FLOOR PLAN

327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	14/16
-------------------	---------	-----------------	--------------	-----------	-------



NORTH SECTION

327 B W. MAIN ST.	PORTICO	PROPOSED	TOPIA design	5.30.2017	15/16
-------------------	---------	-----------------	--------------	-----------	-------



SOLAR GREY
CORRUGATED
ROOF PANEL



TIMBER

CEMENT
PANEL
SIDING,
MEDIUM
WARM
GREY



327 B W. MAIN ST.	PORTICO	MATERIALS	TOPIA design	5.30.2017	16/16
-------------------	---------	------------------	--------------	-----------	--------------