

From: Scala, Mary Joy
Sent: Monday, December 21, 2015 4:51 PM
To: kellytripp@gmail.com; wlachen@gmail.com
Cc: Richard Ridge (richardaridge@gmail.com)
Subject: BAR action 120 E Main Street - Dec 15, 2015

December 20, 2015

Kelley Tripp
120 E. Main Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-12-02
120 East Main Street
Tax Parcel 280026000
Kelly Tripp, Applicant/ William L Achenbach, Owner
Façade changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 15, 2015. The following action was taken:

Graves moved to accept the applicant's request for deferral. Keesecker seconded. Motion passes (8-0).

BAR suggestions were to divorce the geometry of the base section from the upper section with the transom area having a bolder horizontality that reinforces the cornice and the break. Submit specification for varnish; explore extending steel channel across Ten. Listen to the whole discussion at:

http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

Scroll to BAR meeting 12/12/15 Audio, beginning at position 1:08:00.

Please submit revised drawings by Tuesday January 5 for the BAR meeting on Tuesday January 19.

You may contact any BAR member to request a meeting. Architects on BAR are Carl Schwarz caschwarz83@gmail.com

Kurt Keesecker kkeesecker@brucewardell.com and Tim Mohr tmohr@tmdarch.com

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
December 15, 2015**



Certificate of Appropriateness Application

BAR 15-12-02
120 East Main Street
Tax Parcel 280026000
Kelly Tripp, Applicant/ William L Achenbach, Owner
Façade changes

Background

120 East Main Street is a contributing property located in the Downtown ADC district. The 3-story building is described as Italianate Commercial style and was constructed ca. 1890. The first floor was most recently occupied by Blue Light Grill; the second floor is occupied by Ten Restaurant. A new restaurant, the Fitzroy, is planned to replace Blue Light Grill.

May 15, 2007 - The BAR denied the application for Ten Restaurant to place dark wood stained furniture on the mall as it does not meet the criteria.

December 18, 2012 – The BAR approved a storefront renovation to Blue Light Grill as submitted at the meeting (without the fixed glass above the doors).

April 16, 2013 – The BAR approved (6-0) the all-black café furniture for Ten Restaurant.

Application

The applicant is seeking approval to renovate the existing Blue Light Grill storefront. The Ten entrance will remain the same.

The plan proposes a four-panel folding door system that folds inward. The double entrance doors will look very similar to the folding doors, and will swing out. Each door/panel has six divided lights made of engineered lumber core with black aluminum cladding.

Above the doors are three fixed transoms with no muntins. The transom over the entrance doors is recessed to allow space for a hanging light on the exterior. The entrance doors and the transoms are framed with horizontal oak siding stained dark brown. Between the doors and transoms is a painted horizontal steel channel. One new sconce light is proposed to the left of the entrance doors.

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 - Rehabilitation

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.*
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.*

Discussion and Recommendations

The proposed façade changes are appropriate. The BAR should confirm that the glass will be clear. Staff would recommend using an exterior varnish over the stain to maintain the appearance.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed façade changes satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name Kelley Tripp Applicant Name Kelley Tripp
 Project Name/Description Blue Light Grill Renovation Parcel Number 280026000
 Property Address 120 East Main Street

Applicant Information

Address: 120 E. Main St
Charlottesville VA 22902
 Email: kellatripp@gmail.com
 Phone: (W) _____ (H) 434-466-3035
 FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Kelley Tripp 10/30/15
 Signature Date

Property Owner Information (if not applicant)

Address: 510 E. Main St.
Charlottesville VA 22902
 Email: wlachen@gmail.com
 Phone: (W) 434-242-3199 (H) 434-295-9207
 FAX: _____

Kelley Tripp 10/30/15
 Print Name Date

Property Owner Permission (if not applicant)

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

W L Achenbach 10/29/15
 Signature Date
William L Achenbach 10/29/15
 Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? no

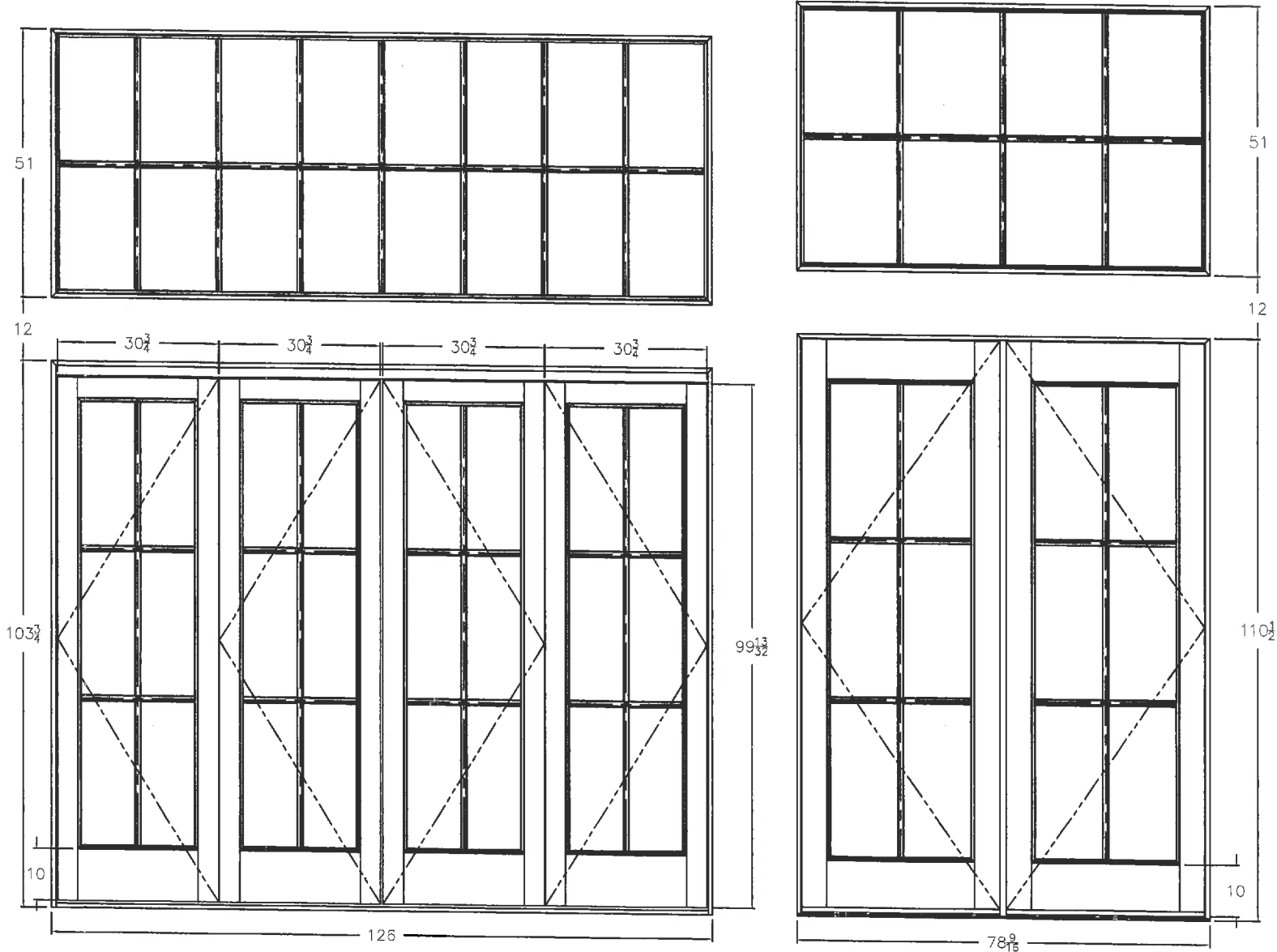
Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements):
1) exterior elevation + plan
2) perspectives of existing condition and proposed design
3) Stained oak sample (please note 3 coats s. side)

<p>For Office Use Only</p> <p>Received by: _____</p> <p>Fee paid: _____ Cash/Ck. # _____</p> <p>Date Received: _____</p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p> <p>_____</p> <p>_____</p>
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QUOTE# 270689 SIGNOFF JAL22

EXTERIOR VIEW



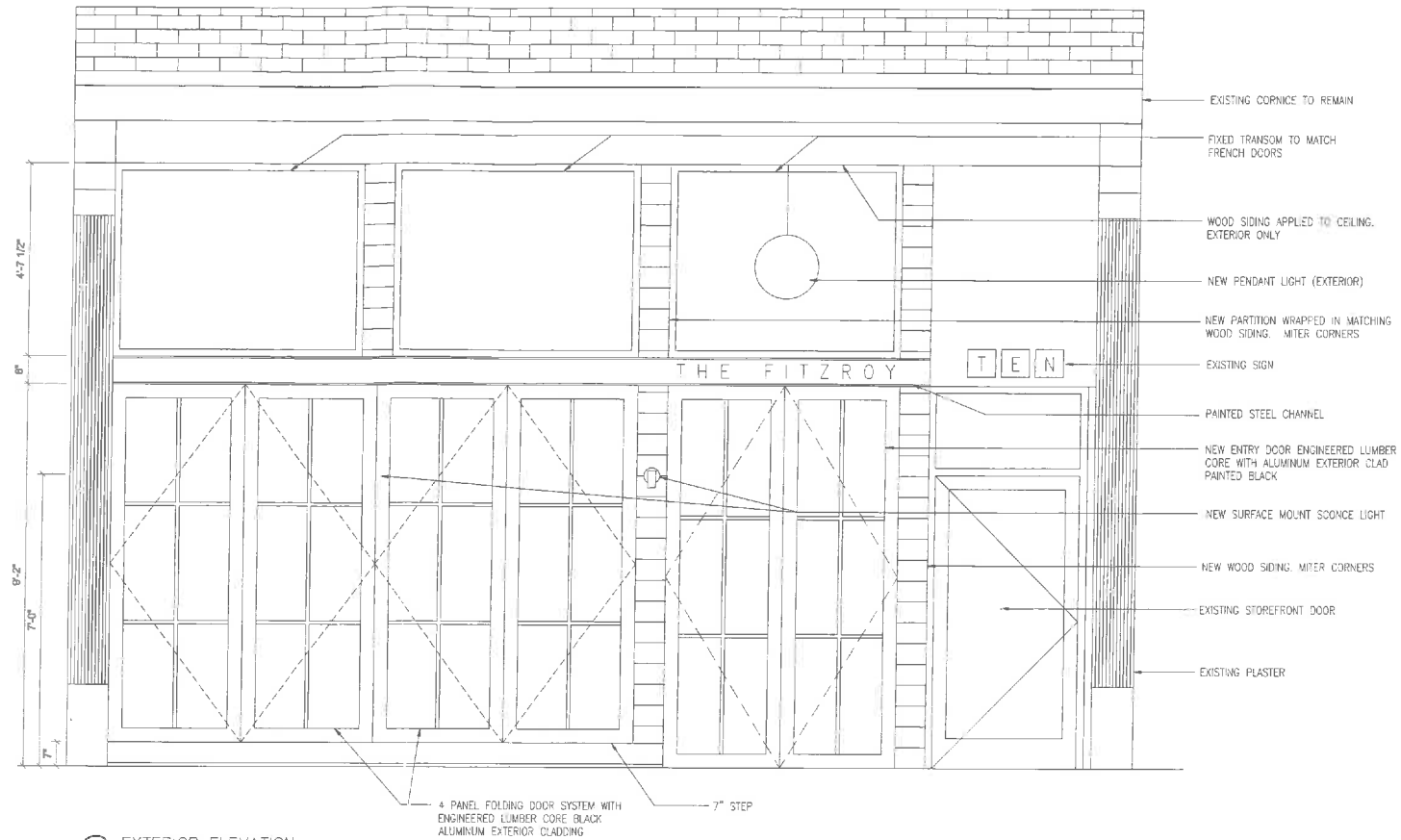
Customer: _____
Date: _____
Job #: _____

1 1/8" HDN FDL

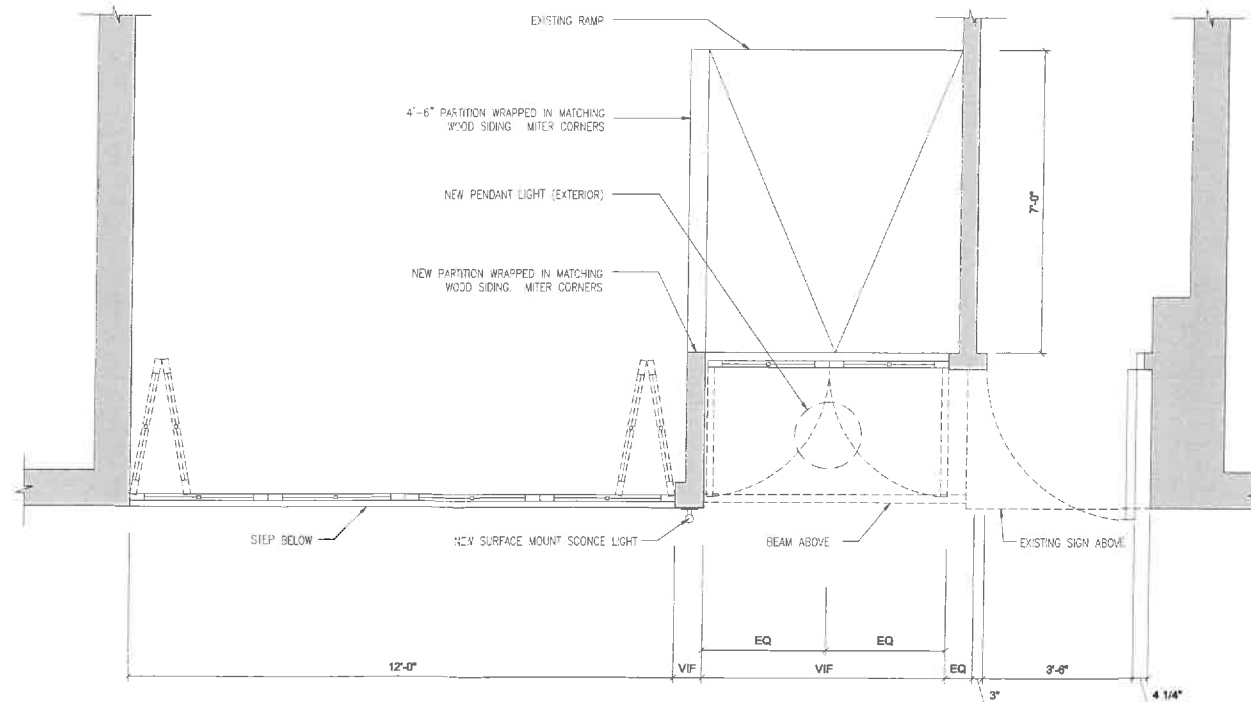




1.2 DOWNTOWN MALL ELEVATION
1/4"=1'-0"



1.1 EXTERIOR ELEVATION
1/2"=1'-0" FACADE



1.3 PLAN
1/2"=1'-0" FACADE

SHEET LIST

A-001.00 PROPOSED STOREFRONT
A-002.00 PERSPECTIVES

DATE	NO.	REVISION	BY
11-18-15	3	ENTRY REVISED	JA
10-28-15	2	ENTRY REVISED	JA

PROJECT:

BLUE LIGHT

ARCHITECT:

LIGHTSHED ARCHITECTURE

BLUE LIGHT
STOREFRONT PROPOSED DESIGN

EXTERIOR ELEVATION
& PLAN

SIGNATURE & SEAL:

DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
DWG. NO. _____

A-001.00

D.C.B. PROJ. NO.



P.1
A.01 PERSPECTIVE
EXISTING CONDITION



P.2
A.02 PERSPECTIVE
PROPOSED DESIGN

SHEET LIST

A-001.00 PROPOSED STOREFRONT
A-002.00 PERSPECTIVES

DATE	NO.	REVISION	BY
10-28-15	2	ENTRY REVISED	JA

PROJECT:

BLUE LIGHT

ARCHITECT:

LIGHTSHED ARCHITECTURE

BLUE LIGHT
STOREFRONT PROPOSED DESIGN

PERSPECTIVES

SIGNATURE & SEAL:

DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
DWG. NO. _____

A-002.00

D.O.B. PROJ. NO.