

From: Scala, Mary Joy
Sent: Thursday, January 21, 2016 10:19 AM
To: kellytripp@gmail.com; wlachen@gmail.com
Cc: Richard Ridge (richardaridge@gmail.com)
Subject: BAR Action Jan 19, 2016 - 120 E. Main Street

January 21, 2016

Kelley Tripp
120 E. Main Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 15-12-02
120 East Main Street
Tax Parcel 280026000
Kelly Tripp Owner/Applicant
Façade renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2016. The following action was taken:

Graves moved 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 with the clarification the glass will be clear and the bulbs will be under 3000 lumens. The applicant will verify which varnish is being used. Sarafin seconded. Motion passed (8-0).

This certificate of appropriateness shall expire in 18 months (July 19, 2017), 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**

~~December 15, 2015~~ *Jan 19, 2016*



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.

December 15, 2015 - The BAR accepted (8-0) the applicant's request for deferral.

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.

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 is a fixed transom with muntins to match the folding doors. The transom over the entrance doors is recessed to allow space for a hanging light on the exterior. The entrance doors and the transom are framed with horizontal oak siding stained dark brown. Between the doors and transoms is a painted horizontal steel channel that now extends across the Ten entrance, as suggested by the BAR. One new sconce light is proposed to the left of the entrance doors.

The applicant has submitted specific lighting fixtures and specifications for the wood finish.

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

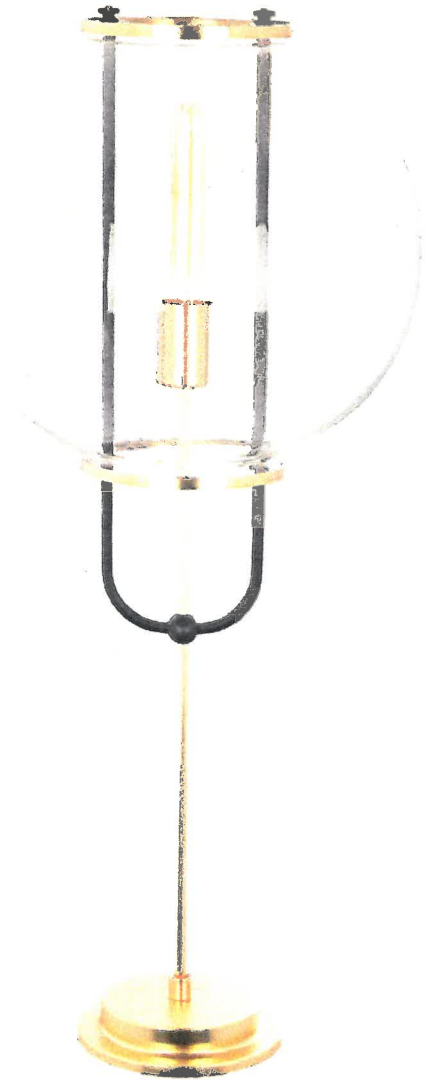
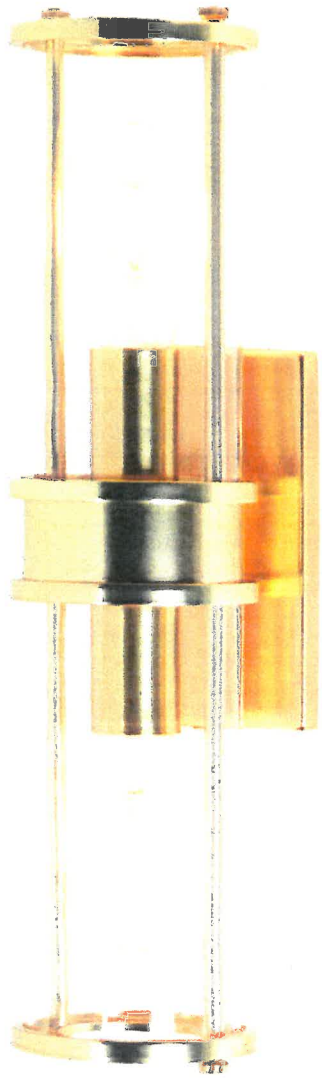
The proposed façade changes are appropriate. The BAR should confirm that the glass will be clear and should request the specifics of the bulb that is going to be used in the sconce light and pendant light.

Staff may have advised the applicant incorrectly about the horizontal oak framing to the right of the pendant light. It has been removed from the upper drawing, but is still shown in the lower drawing. It probably makes sense to keep it in the rear plane, as an extension of the wood framing below.

In staff opinion, the applicant has incorporated all the BAR's suggestions and is ready to be approved.

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.





Waterlox Product Specifications

Product	Product Number	Sheen	Product Use	Vol Solids +/- .1%	Wt/Gal	Hrs. Dry Re-Coat ¹	VOC g/L	Coverage ² Per Gallon
Waterlox Original Sealer/Finish	TB 5284	Medium	Sealer & Finish	22.3	6.95	24	614	500 Sq. Ft.
Waterlox Original 350 VOC Sealer/Finish	TB 6038	Medium	Sealer & Finish	27.8	9.35	24	347	500 Sq. Ft.
Waterlox Original Satin Finish	TB 6044	Satin	Finish	33.6	7.28	24	524	500 Sq. Ft.
Waterlox Original 350 VOC Satin Finish	TB 6035	Satin	Finish	34.3	9.10	24	345	500 Sq. Ft.
Waterlox Original 450 VOC Satin Finish	TB 6045	Satin	Finish	36.1	8.25	24	445	500 Sq. Ft.
Waterlox Original High Gloss Finish	TB 3182	High Gloss	Finish	34.1	7.18	24	523	500 Sq. Ft.
Waterlox Marine Sealer	TB 3809	Medium	Exterior Primer	22.3	6.95	24	614	500 Sq. Ft.
Waterlox Marine Satin Sheen Finish	TB 6032	Satin Sheen	Exterior Finish	36.0	7.27	24	508	500 Sq. Ft.
Waterlox Marine High Gloss Finish	TB 3940	High Gloss	Exterior Finish	43.6	7.44	24	450	500 Sq. Ft.
Urethane Satin XL-89	TB 5930	Satin	Finish	36.4	7.35	6 ³	527	450 Sq. Ft.
Urethane Gloss XL-88	TB 4252	Gloss	Finish	34.0	7.22	6 ³	547	450 Sq. Ft.

¹ Based on adequate cross-ventilation, 70° F; and < 50% relative humidity. Review the Ventilation FAQs on our website at waterlox.com.

² Suggested spread rate(s).

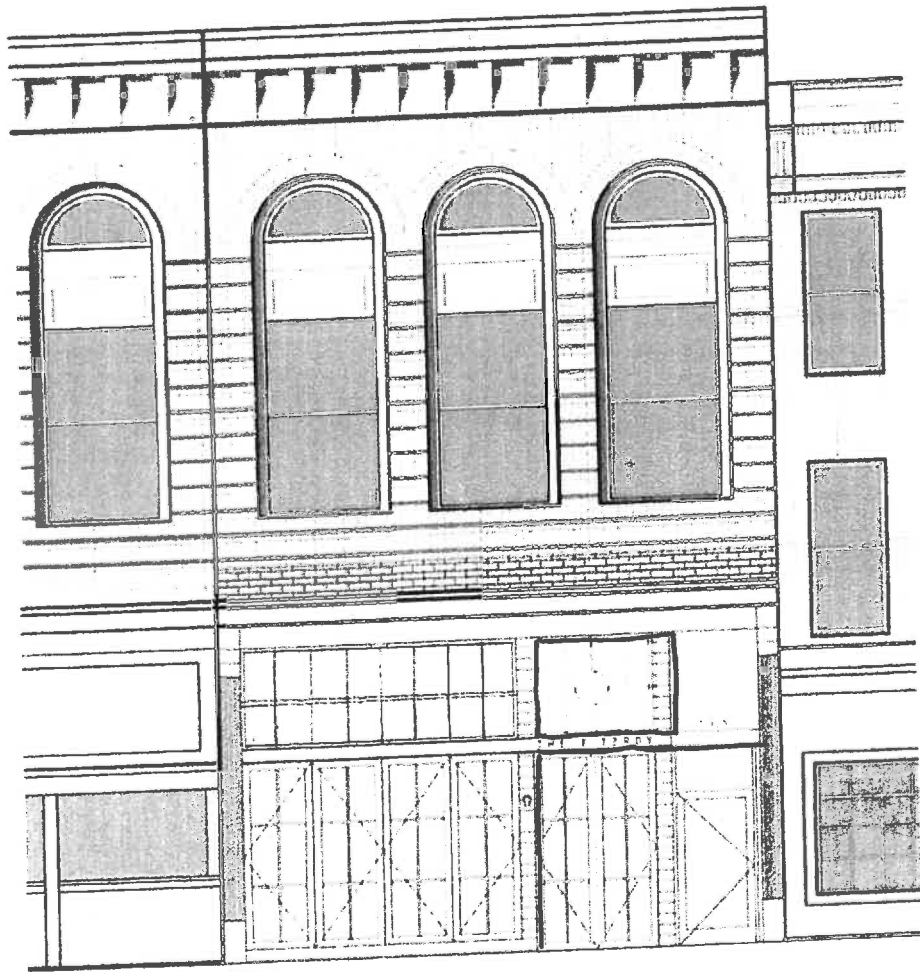
³ After 12 hours must be sanded for inter-coat adhesion.



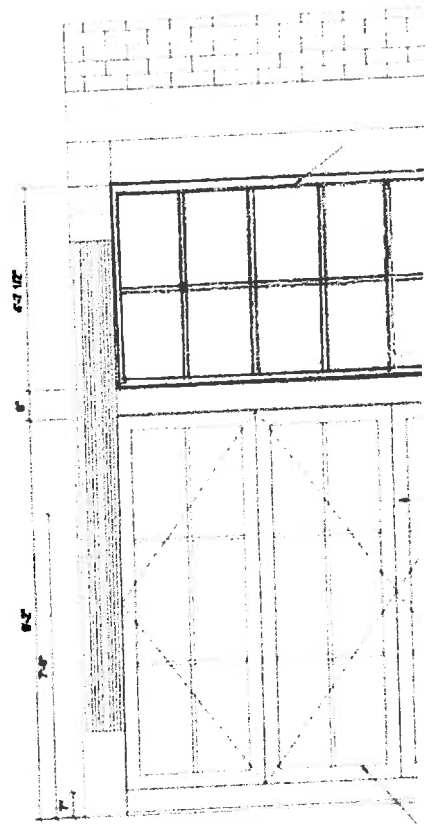


“After only
years, the s
had faded n
front doors
destroyed t
original pol
finish. I cou
be happier
the Waterlo
Marine Fini
results that
did myself.”

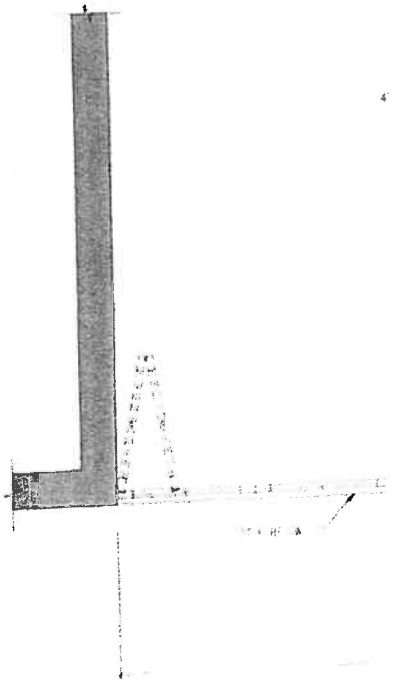
- Mark B.



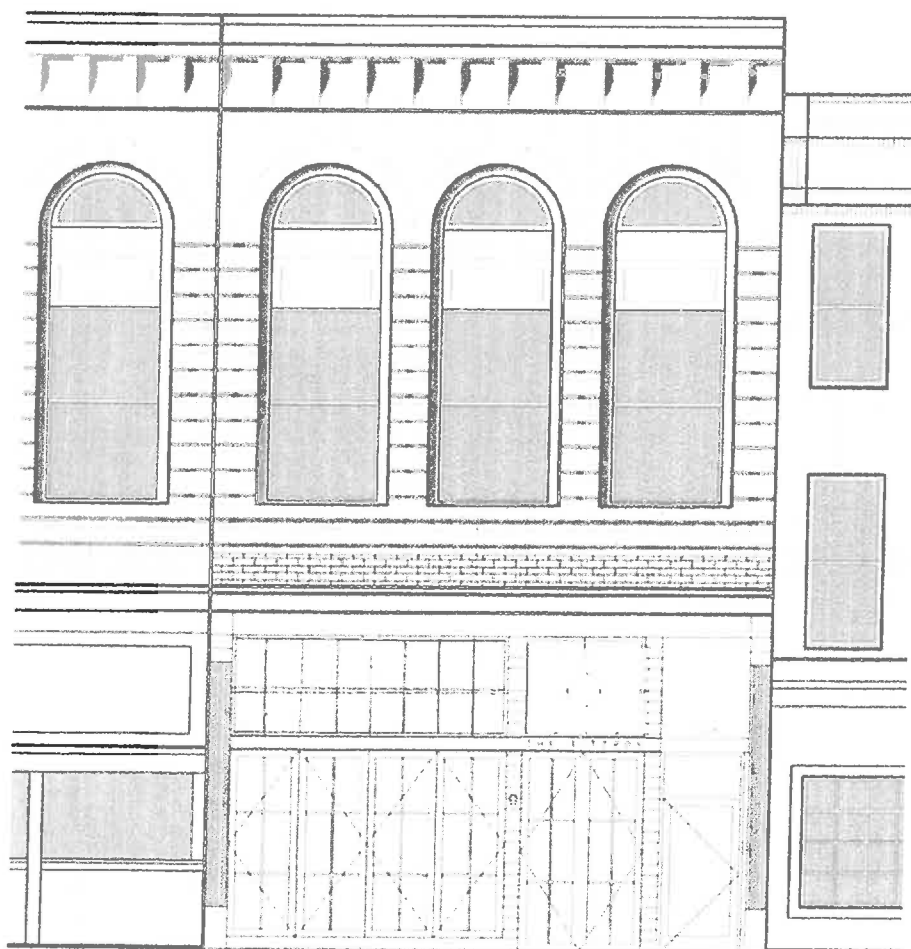
WEST WALL ELEVATION



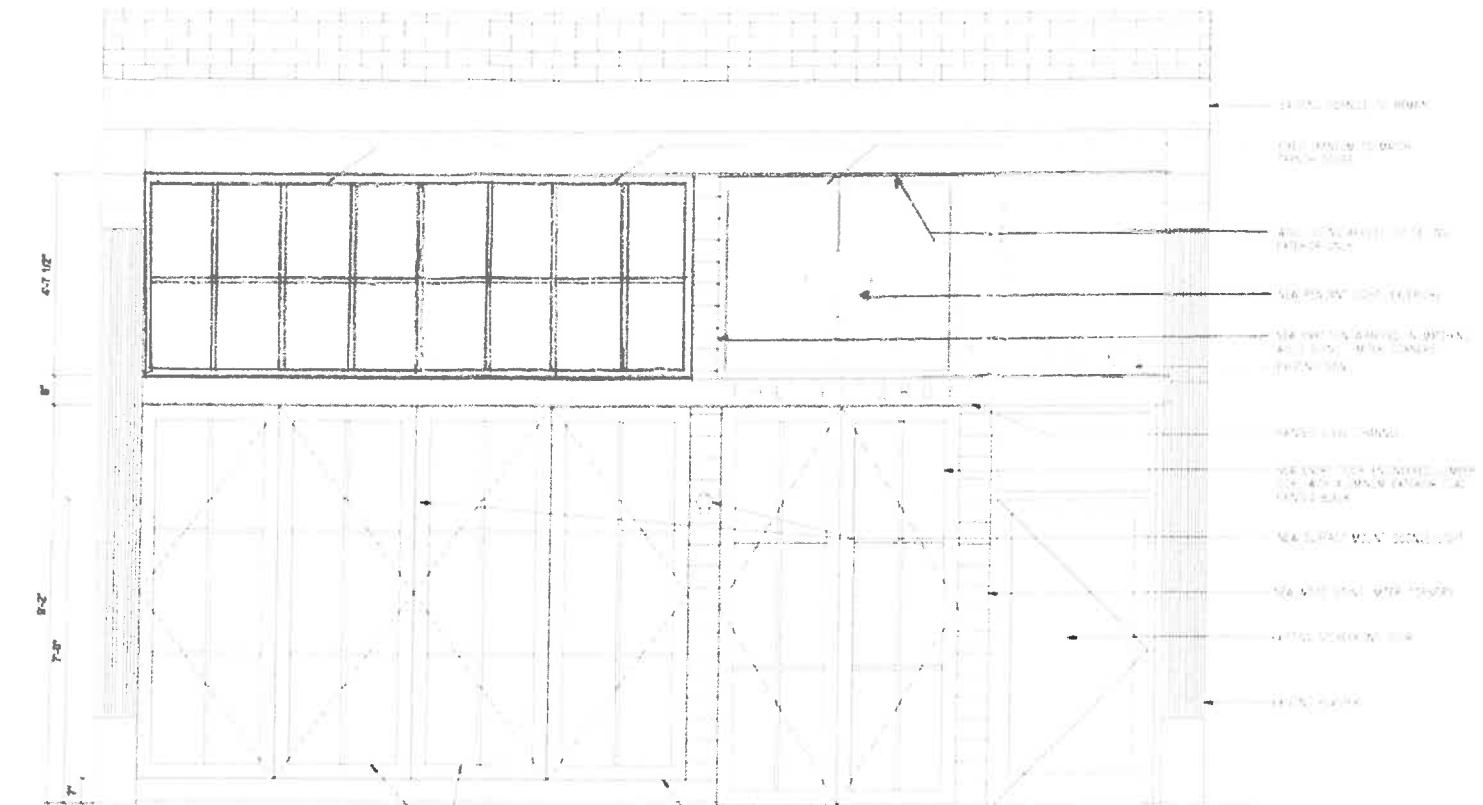
EXTERIOR ELEVATION



SECTION



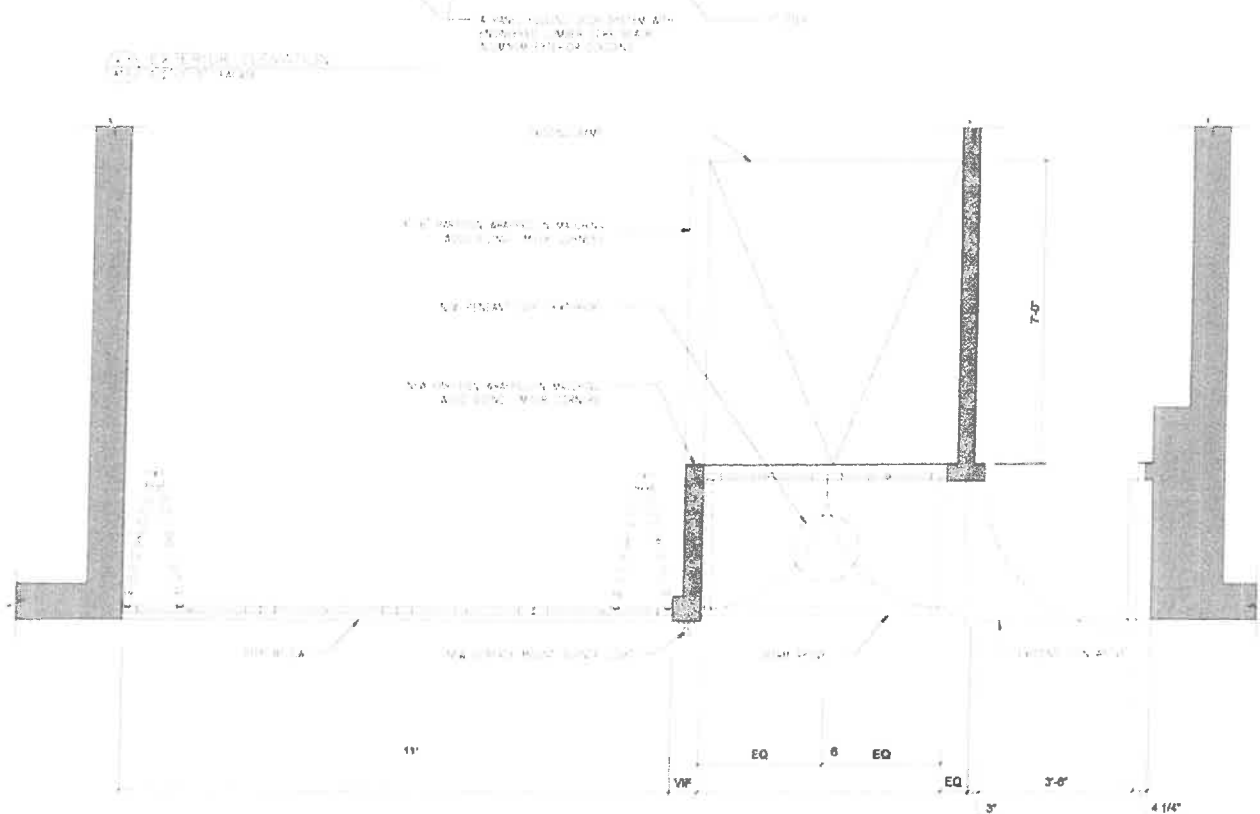
EXTERIOR ELEVATION



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



EXTERIOR ELEVATION & PLAN

PROJECT:
BLUE LIGHT

ARCHITECT:
LIGHTSHED ARCHITECTURE

BLUE LIGHT
STOREFRONT PROPOSED DESIGN

**EXTERIOR ELEVATION
& PLAN**

SIGNATURE & SEAL:

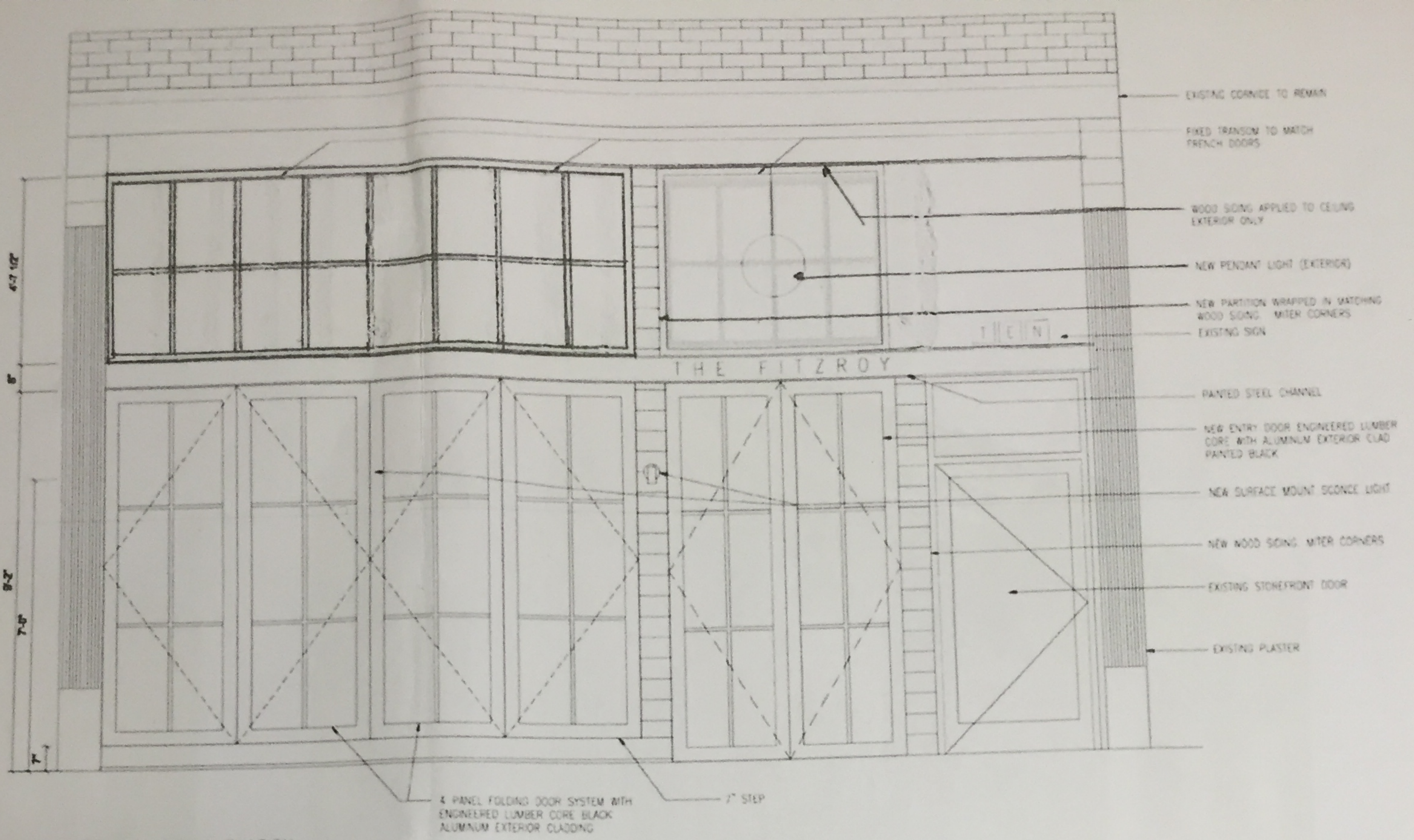
DATE: _____
 PROJECT NO: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DWG. NO. **A-001.00**

D.O.B. PROJ. NO.

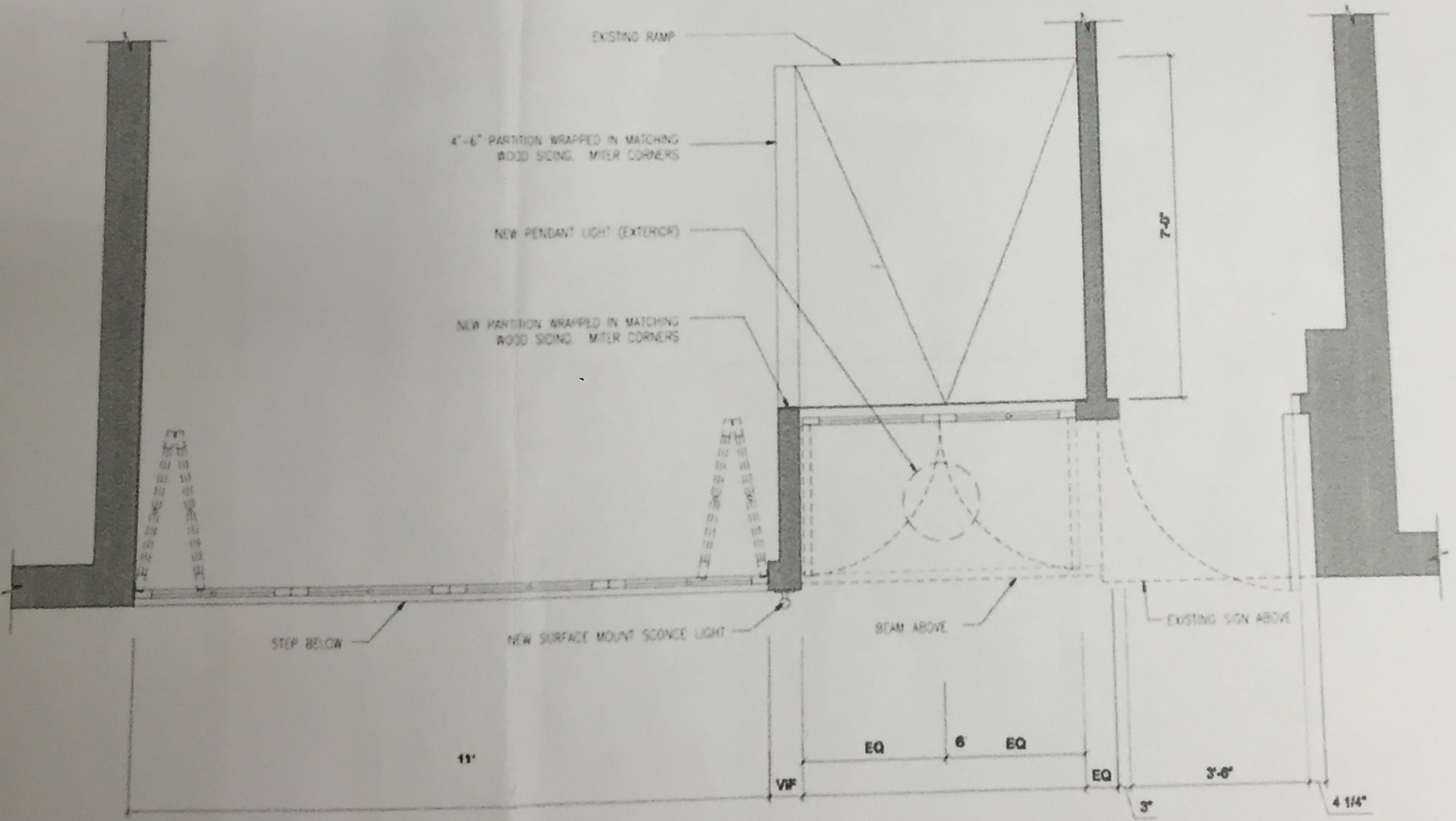
Rec'd 1-8-2016



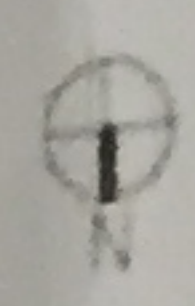
E2 DOWNTOWN MALL ELEVATION
A10 1/4"=1'-0"



E.1 EXTERIOR ELEVATION
 1/2" = 1'-0" FACADE



P.1 PLAN
 1/7" = 1'-0" FACADE





P.1
A2.0 PERSPECTIVE
EXISTING CONDITION



P.2
A2.0 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.