

Mess, Camie

From: Mess, Camie
Sent: Thursday, December 21, 2017 11:44 AM
To: 'jb@bdarchitects.com'
Subject: BAR Action- December 19, 2017 - 118 East Main Street

December 21, 2017

Jeff Bushman
820B East High Street
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 17-02-02
118 East Main Street
Tax Parcel 280025000
West Cote Properties, Owner/Jeff Bushman, Applicant
Storefront Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed new storefront design satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Sarafin seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (June 19, 2019), 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. 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 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017**



Certificate of Appropriateness Application

BAR 17-02-02

118 East Main Street

Tax Parcel 280025000

West Cote Properties, Owner/Jeff Bushman, Applicant

Storefront Renovation

Background

The Jones-Wood building is a contributing structure in the Downtown ADC District. 118 and 114 East Main Street constitute the oldest building on the Mall (1843). The applicant's submission includes a photo of the adjacent 114 East Main, the other half of the duplex building.

November 18, 2016 – Administrative approval to replace metal roof and add seven skylights.

February 22, 2017 - Graves moved to find that the proposed new windows and rear window openings 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, with a friendly amendment that, due to the secondary location on the rear 2nd and 3rd floors, an exception for a VLT of 65 is approved on the rear windows. Mohr seconded. Motion passes 6-1 with Miller opposed.

Also, The BAR offered comments on the storefront concepts. They liked downplaying the third door; liked the dark metal façade better than Corten; and liked creating an alcove.

March 21, 2017 – The application for a new storefront design was deferred by the applicant before the meeting.

Application

The applicant is requesting approval for a new storefront design that was discussed in February 2017. The design is for a new angled storefront alcove and storefront entrance with:

- An angled storefront window and pivot door of double pane glass, and stainless steel frame finish
- A storefront door and transom, with black frame finish
- Backlit perforated stainless steel panels above the storefront window and storefront entrance
- Large format porcelain tiles, with a black matte finish outlining the storefront and between the two entrances
- Door hardware finish stainless steel
- Glass to be LoE 272 #2 Clear, 72% VLT (same as approved glass in windows on upper floors)

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.*

Standards for Review of Construction and Alterations

- (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 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

In February, the applicant submitted concepts for feedback on the storefront from the BAR. The BAR supported the idea of an alcove and preferred a dark metal façade to a Corten design. The guidelines support the creation of a contemporary storefront to contrast the historic façade.

Staff has asked for clarification from the applicant on the how the back-lighting of the perforated steel will look.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed new storefront design satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

JAN 31 2017

Email scala@charlottesville.org

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 West Cote Properties, LCC Applicant Name Jeff Bushman
Project Name/Description 118 East Main Street Parcel Number 280025000
Project Property Address 118 East Main Street, Charlottesville, VA 22902

Applicant Information

Address: 820 B E High Street
Charlottesville, VA 22902
Email: jb@bdarchitects.com
Phone: (W) 434.295.1936 (C) _____

Property Owner Information (if not applicant)

Address: 509 S Beverly Drive
Beverly Hills, CA 90212
Email: westcote@wildblue.net
Phone: (W) 310.201.0211 (C) _____

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.

Jeff Bushman 1/31/2017
Signature Date

Jeff Bushman 1/31/2017
Print Name Date

Property Owner Permission (if not applicant)

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

Cara Eisenberg 1/31/2017
Signature Date

Cara Eisenberg 1/31/2017
Print Name Date

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

This application is intended to get an approval of replacement of front and back windows on the 2nd and 3rd floors and provide direction on the storefront design.

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

(10) copies of BAR submission architectural drawing set (12 pages each), (10) copies of cut sheets of (3) types of windows.

For Office Use Only
Approved/Disapproved by: _____
Received by: J. Barrow Date: _____
Fee paid: \$ 125⁰⁰ Cash/Ck. # 3592 Conditions of approval: _____
Date Received: 1/31/2017
Revised 2016 P17-0008

renovations to
118 EAST MAIN STREET
CHARLOTTESVILLE VIRGINIA

BOARD OF ARCHITECTURAL REVIEW SUBMISSION ADDENDUM

REVIEW DATE: 12/19/2017

ARCHITECT

BUSHMAN DREYFUS ARCHITECTS PC
820 EAST HIGH STREET SUITE B
CHARLOTTESVILLE VA 22902
434.295.1936



STRUCTURAL ENGINEER

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHN
110 THIRD STREET
CHARLOTTESVILLE VA 22902
434.293.5171

OWNER

WEST COTE PROPERTIES LLC
509 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212
310.201.0211

**AGENDA
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
December 19, 2017 – 5:30 p.m.
City Council Chambers - City Hall**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). After presentations by staff and the applicant, members of the public will be allowed two opportunities to speak. Speakers shall identify themselves, and give their current address. The Chair will first ask for questions from the public, then from the BAR. After questions are closed, the Chair will ask for comments from the public. Members of the public will have, for each case, up to three minutes to ask questions, and up to three minutes to comment. Comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

**PLEASE NOTE THE TIMES GIVEN ARE APPROXIMATE AND ARE INTENDED TO BE A GUIDE.
THE ACTUAL MEETING MAY BE LONGER OR SHORTER.**

5:30 A. Matters from the public not on the agenda (please limit to 3 minutes)

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. **Minutes** November 21, 2017 Regular Meeting
 September 26, 2017 Work Session
 October 31, 2017 Work Session

2. **Certificate of Appropriateness Application**
BAR 17-12-02
421 West Main Street
Tax Parcel 320178000
Quirk Charlottesville, LLC Owner/Jennifer D. Mullen, Esq., Applicant
Re-approval of Demolition of Atlantic Futon

C. Deferred Items

- 5:40**
3. **Certificate of Appropriateness Application**
BAR 17-02-02
118 East Main Street
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Storefront Renovation

D. New Items

- 6:00**
4. **Certificate of Appropriateness Application (Historic Conservation District)**
BAR 17-12-01
714 Locust Avenue

Tax Parcel 510069000
Rashad Dacus, Owner/James Robertson, Applicant
Additional front porch and landscaping

- 6:20** **5. Certificate of Appropriateness Application**
BAR 17-12-05
300 East Main Street
Tax Parcel 280040000
East Main Investments, LLC, Owner/James Barton, Applicant
Rear Façade Renovation
- 6:40** **6. Certificate of Appropriateness**
BAR 17-12-04
1001 West Main Street
Tax Parcel 100050000
Ian Kelly, Owner/Tom Bartell, Applicant
New Outdoor Deck
- 7:00** **7. Certificate of Appropriateness**
BAR 17-12-03
122 Maywood Lane
Tax Parcel 110060000
Neighborhood Properties, LLC, Owner/Henningsen Kestner Architects, Inc., Applicant
Additions and Renovations
- 7:20** **E. Other Business**
8. PLACE report
9. Discussion : Zoning text amendment for Downtown Corridor stepbacks
- 7:30** **F. Adjournment**

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017**



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BAR 17-02-02

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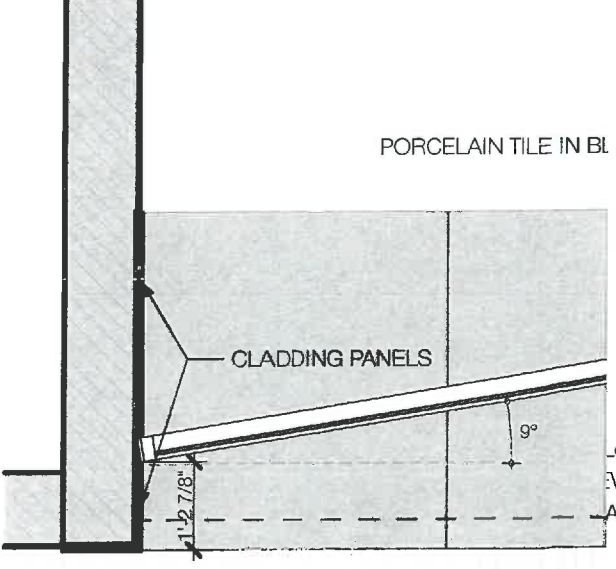
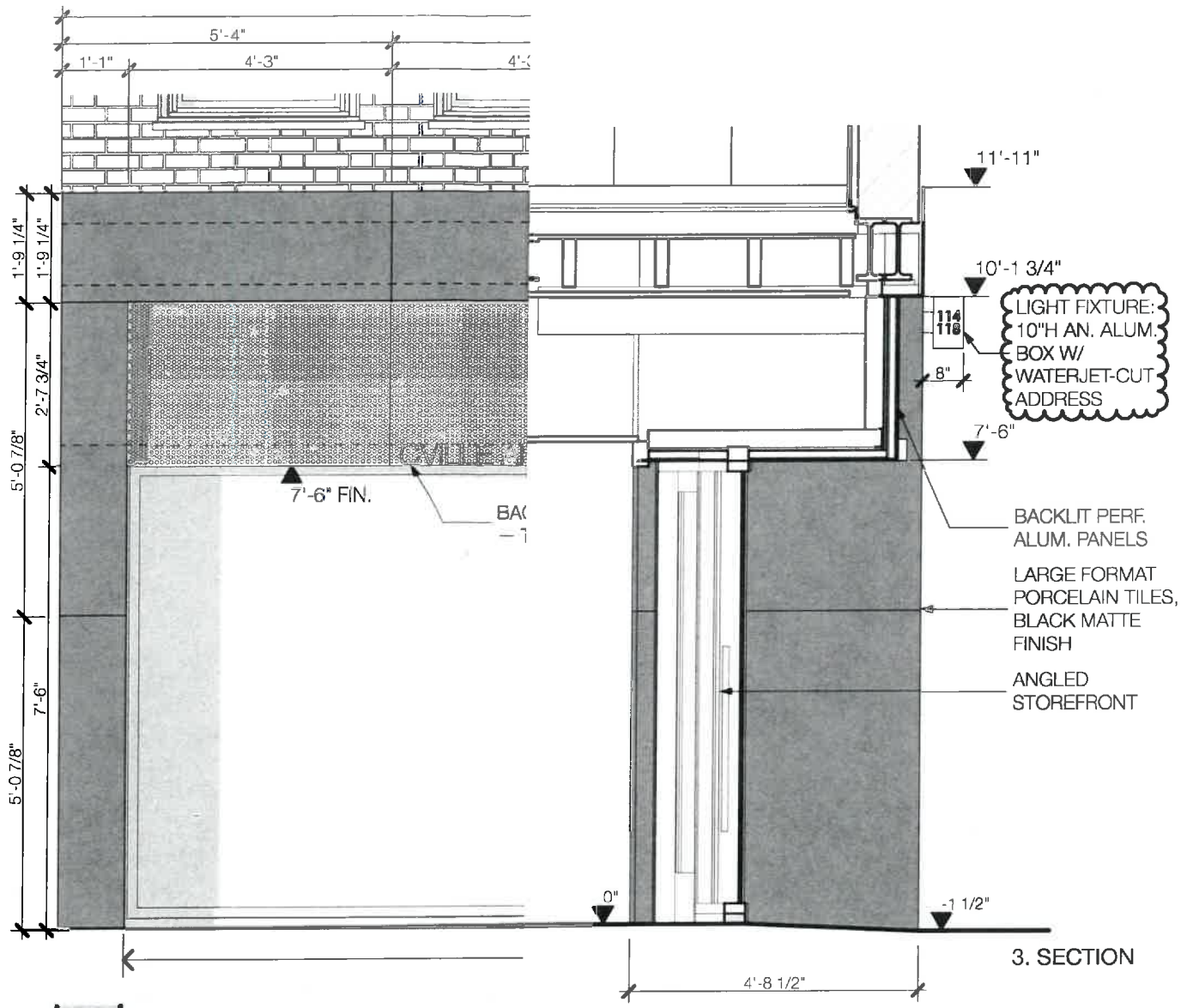
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TEN

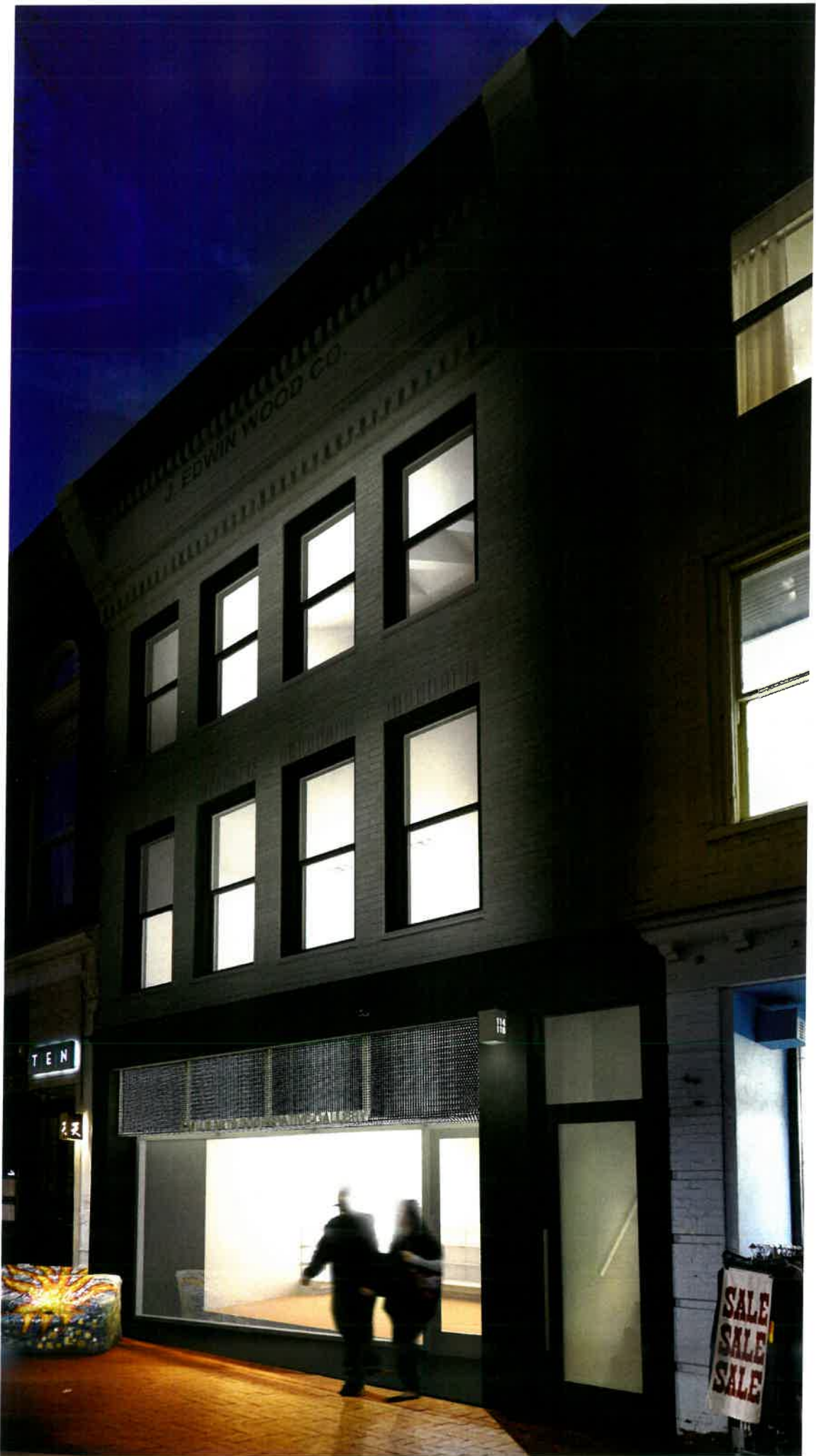
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CHRISTMAS LIVE! CAUSBY

114
118

SALE
SALE
SALE

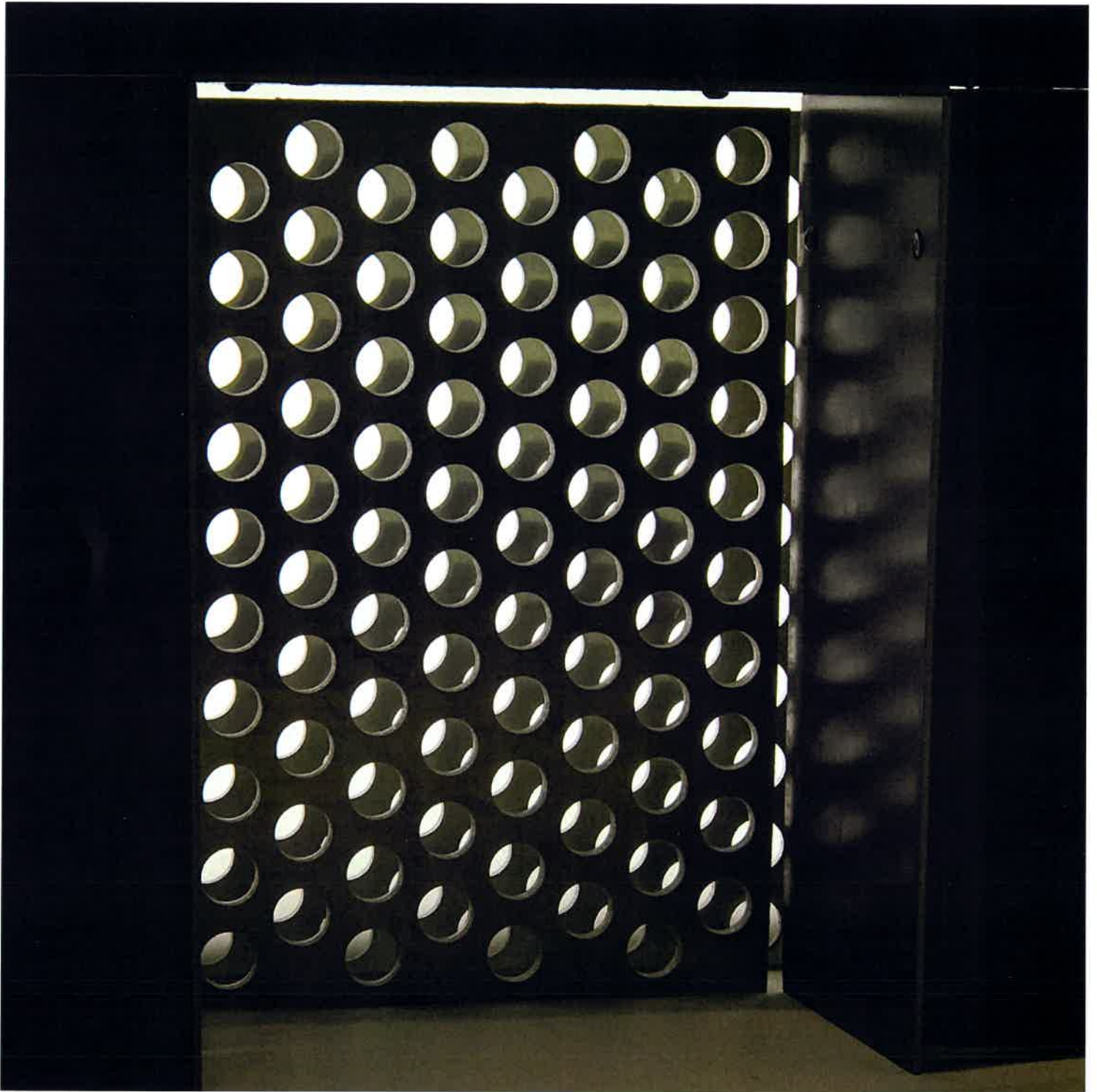


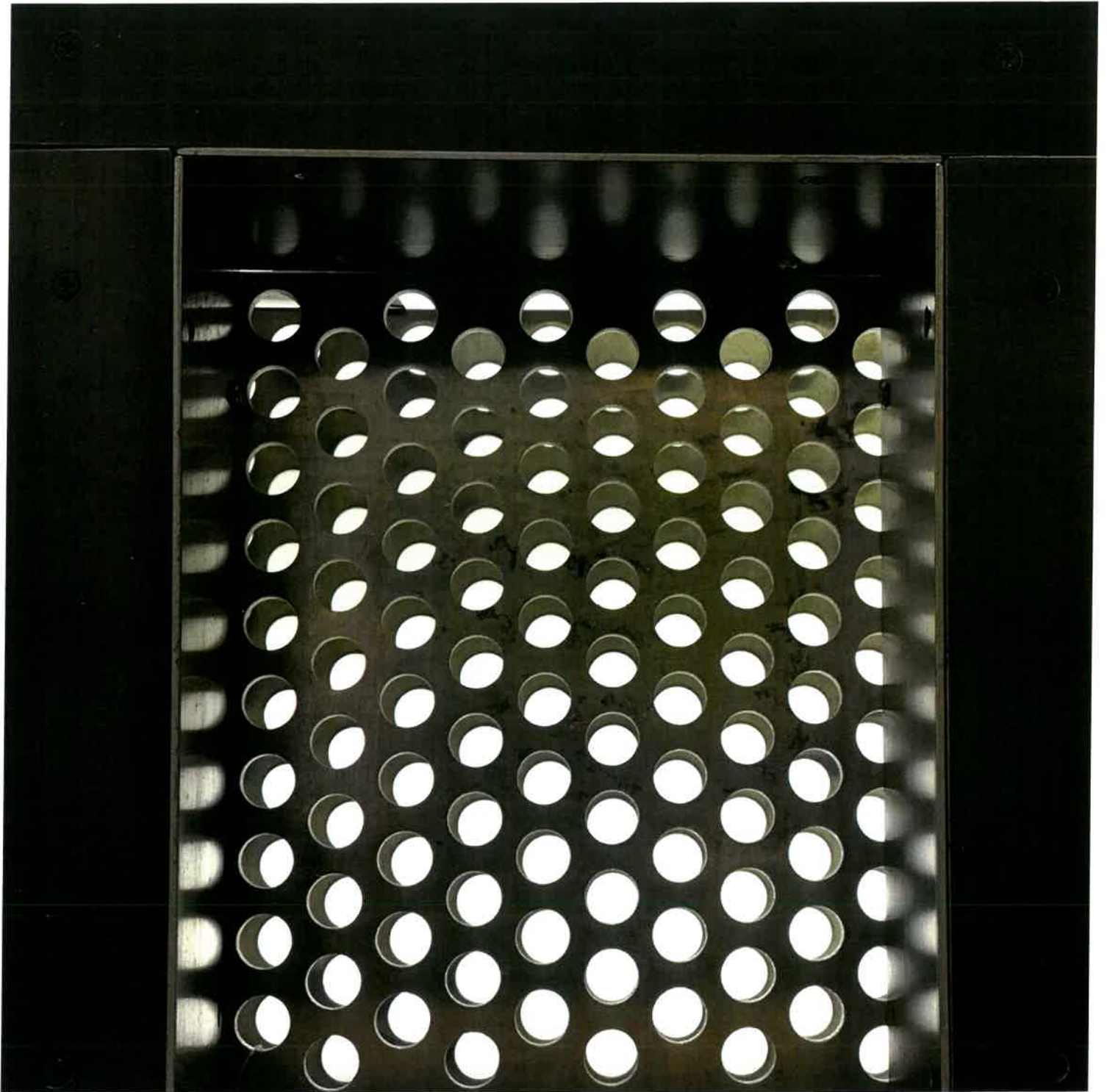


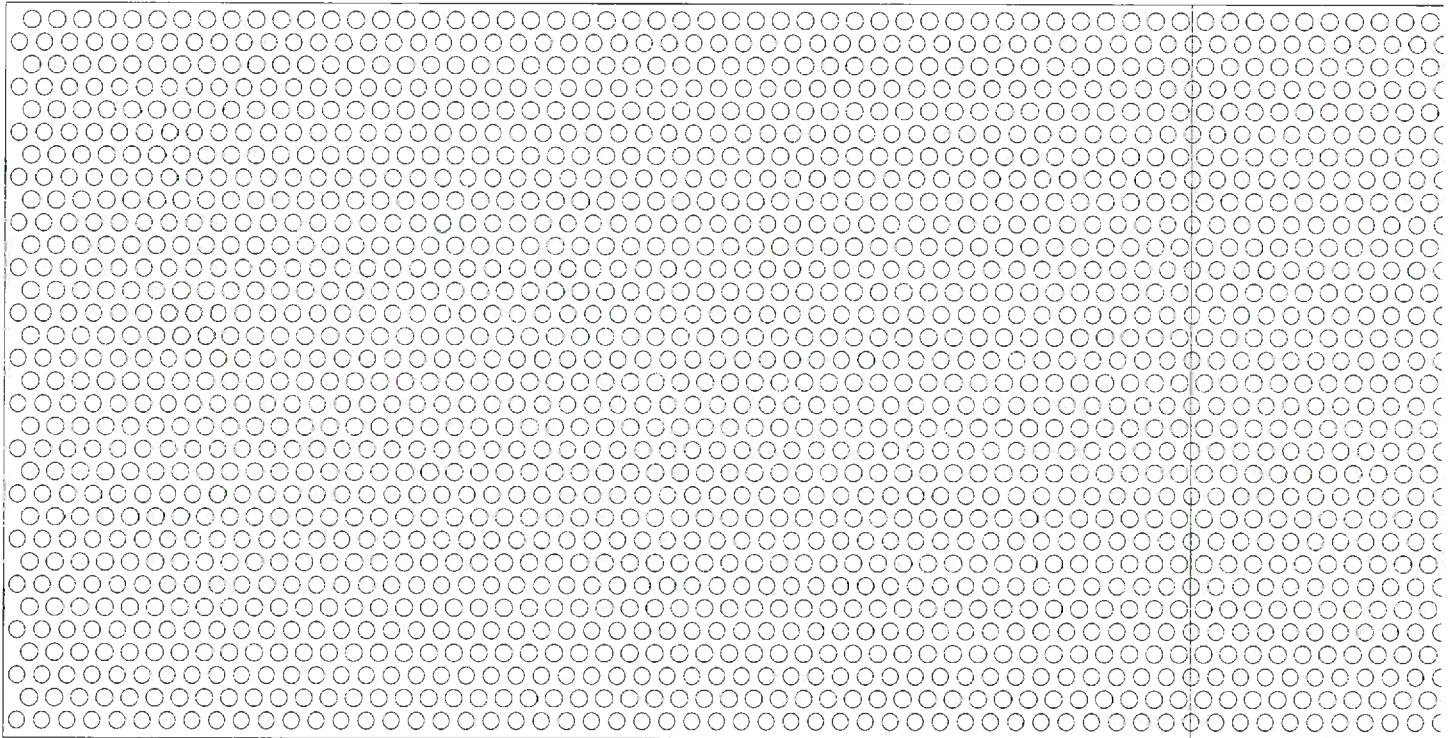
J. EDWIN WOOD CO.

TEN

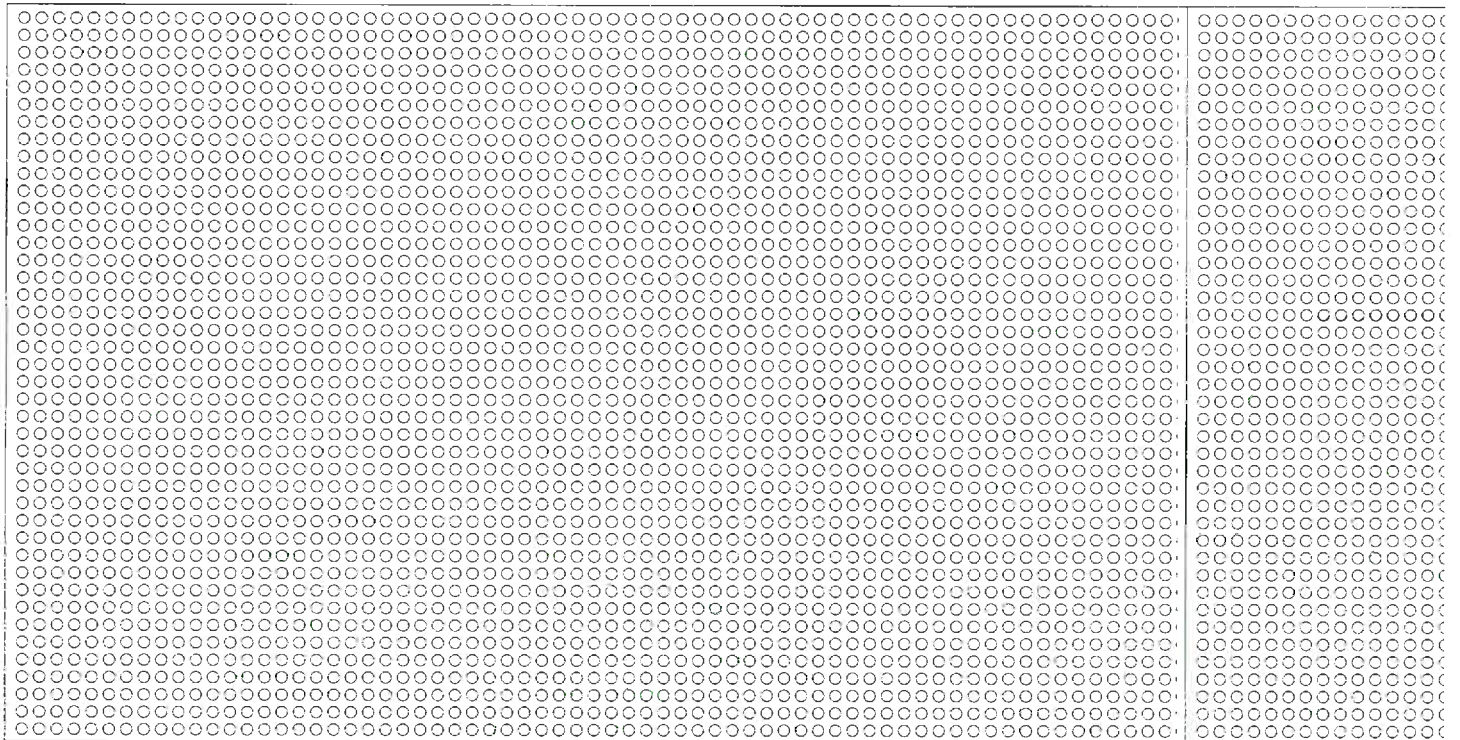
SALE
SALE
SALE







3/4" DIA. HOLES @ 1 1/8" STAGGERED



1/2" DIA. HOLES @ 3/4" STRAIGHT

1 1/2" = 1'-0"

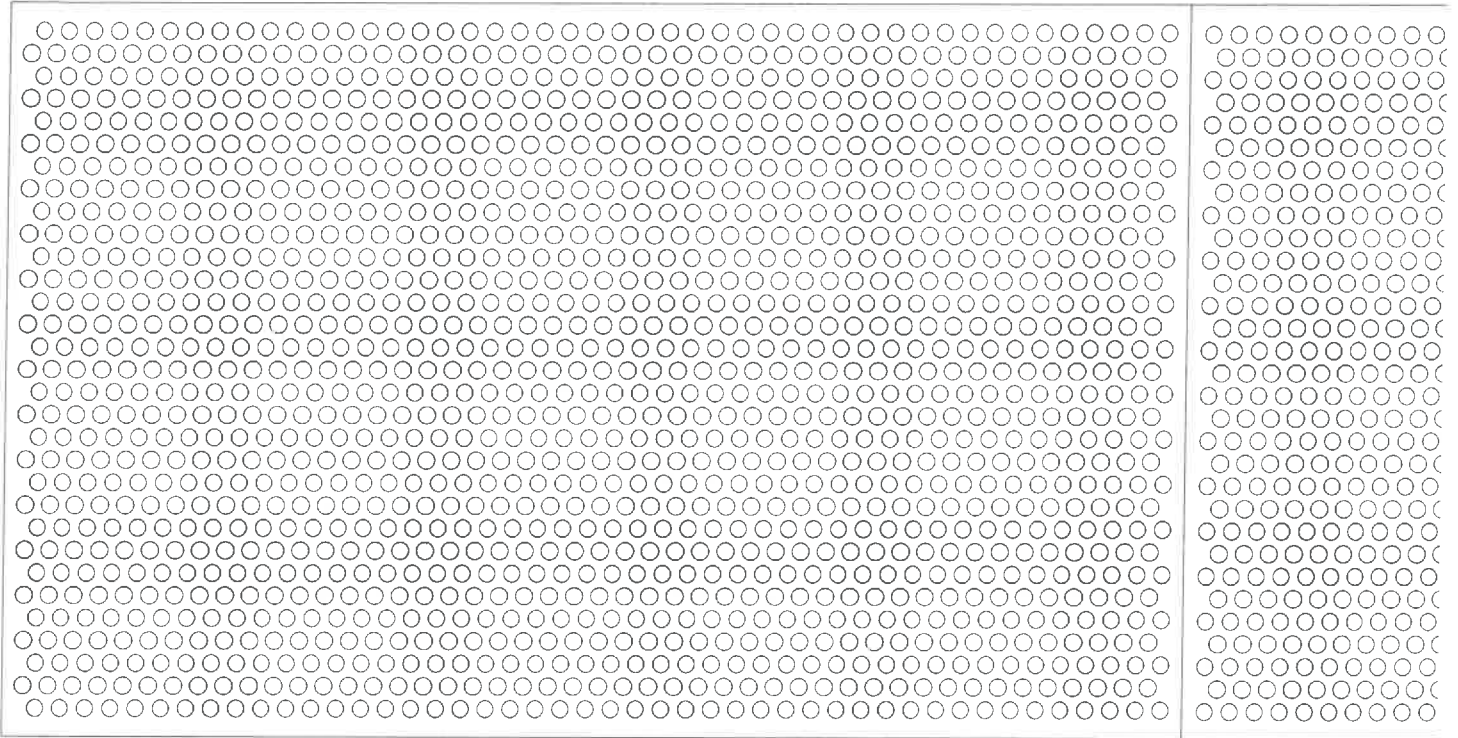


118 EAST MAIN STREET
BAR 12.19.2017 Addendum

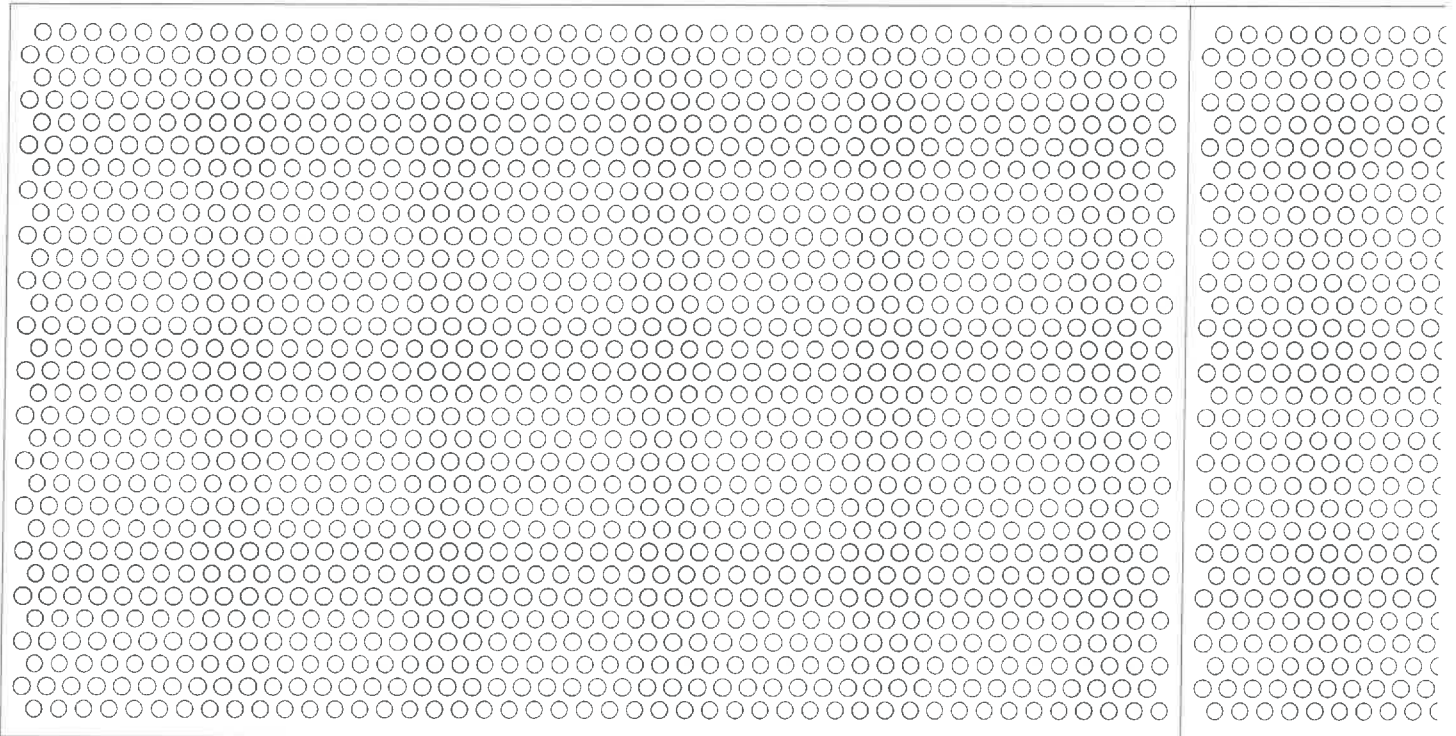
PERFORATED METAL PATTERNS

ADD.5

12/19/17



3/4" DIA. HOLES @ 1 1/8" STAGGERED



3/4" DIA. HOLES @ 1 1/8" STAGGERED

1 1/2" = 1'-0"



118 EAST MAIN STREET
BAR 12.19.2017 Addendum

PERFORATED METAL PATTERNS

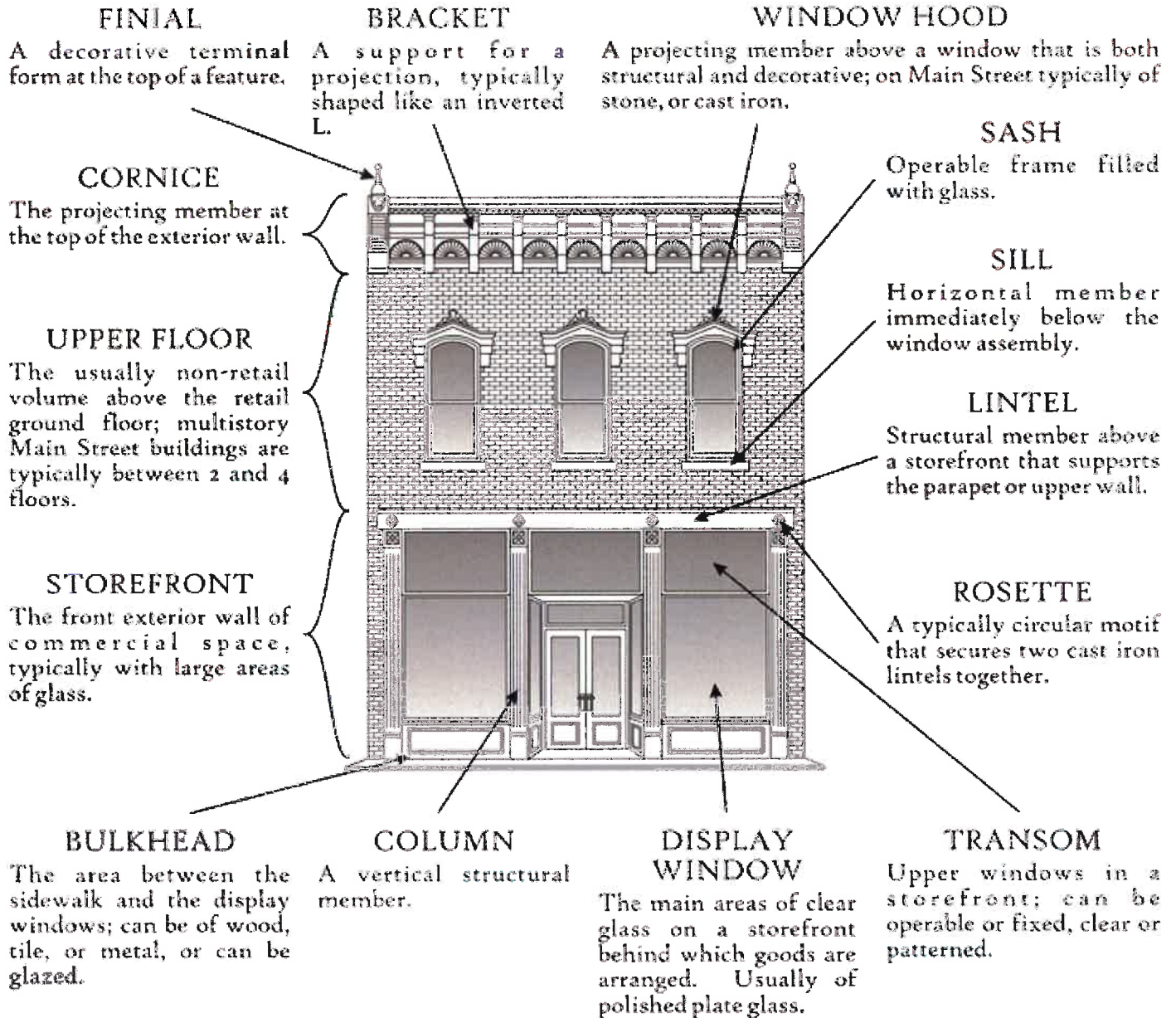
ADD.6

12/19/17



ILLINOIS MAIN STREET

ANATOMY OF A MAIN STREET BUILDING



Office of Lt. Governor
414 Scoville Bldg.
Springfield, IL 62706
217.782.3734
www.state.il.us/lgov

Illinois Historic Preservation Agency
One Old State Capitol Plaza
Springfield, IL 62701
Fax: 217.524.7525
www.illinois-history.gov

Office of Lt. Governor
100 W. Randolph
JRTC, Suite 15-200
Chicago, IL 60601
312.814.5250

Mike Jackson, FAIA 217.785.5031 mike.jackson@illinois.gov
Carol Dyson, AIA 217.524.0276 carol.dyson@illinois.gov
Anthony Rubano 217.782.7359 anthony.rubano@illinois.gov
Anna Margaret Borntrager 217.782.7534 annamargaret.borntrager@illinois.gov
Darius Bryjka 217.782.8221 darius.bryjka@illinois.gov



179

Oak Park Records

WE
PAY



FOR
LPs
CD DVD











CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



December 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-02-02

118 East Main Street

Tax Parcel 280025000

West Cote Properties, Owner/Jeff Bushman, Applicant

Storefront Renovation

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

renovations to
118 EAST MAIN STREET
CHARLOTTESVILLE VIRGINIA

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

SUBMISSION DATE: 11/28/2017

REVIEW DATE: 12/19/2017

ARCHITECT

BUSHMAN DREYFUS ARCHITECTS PC
820 EAST HIGH STREET SUITE B
CHARLOTTESVILLE VA 22902
434.295.1936



STRUCTURAL ENGINEER

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHN
110 THIRD STREET
CHARLOTTESVILLE VA 22902
434.293.5171

OWNER

WEST COTE PROPERTIES LLC
509 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212
310.201.0211

This project is a three-story building on the downtown mall, originally constructed in ca. 1843 as a single structure including the parcel to the immediate west and subsequently sub-divided.

The east wall is masonry, the west wall masonry to the attic level but the front 24 feet of this wall is existing frame construction and contains a shared stairway serving both 118 E Main and 114 E Main.

Existing ground floor mercantile use will be maintained but it will receive a new storefront. A commercial office will occupy the second floor. A dwelling unit will occupy the third floor.

RECEIVED

NOV 27 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

TABLE OF CONTENTS

SHEET	TITLE
1	PHOTOS OF EXISTING STOREFRONT
2	NEW STREET ELEVATION
3	NEW STOREFRONT DETAILS
4	REFERENCE IMAGES





118 E Main



118-114 E Main shared entry to 2nd floor



114 E Main



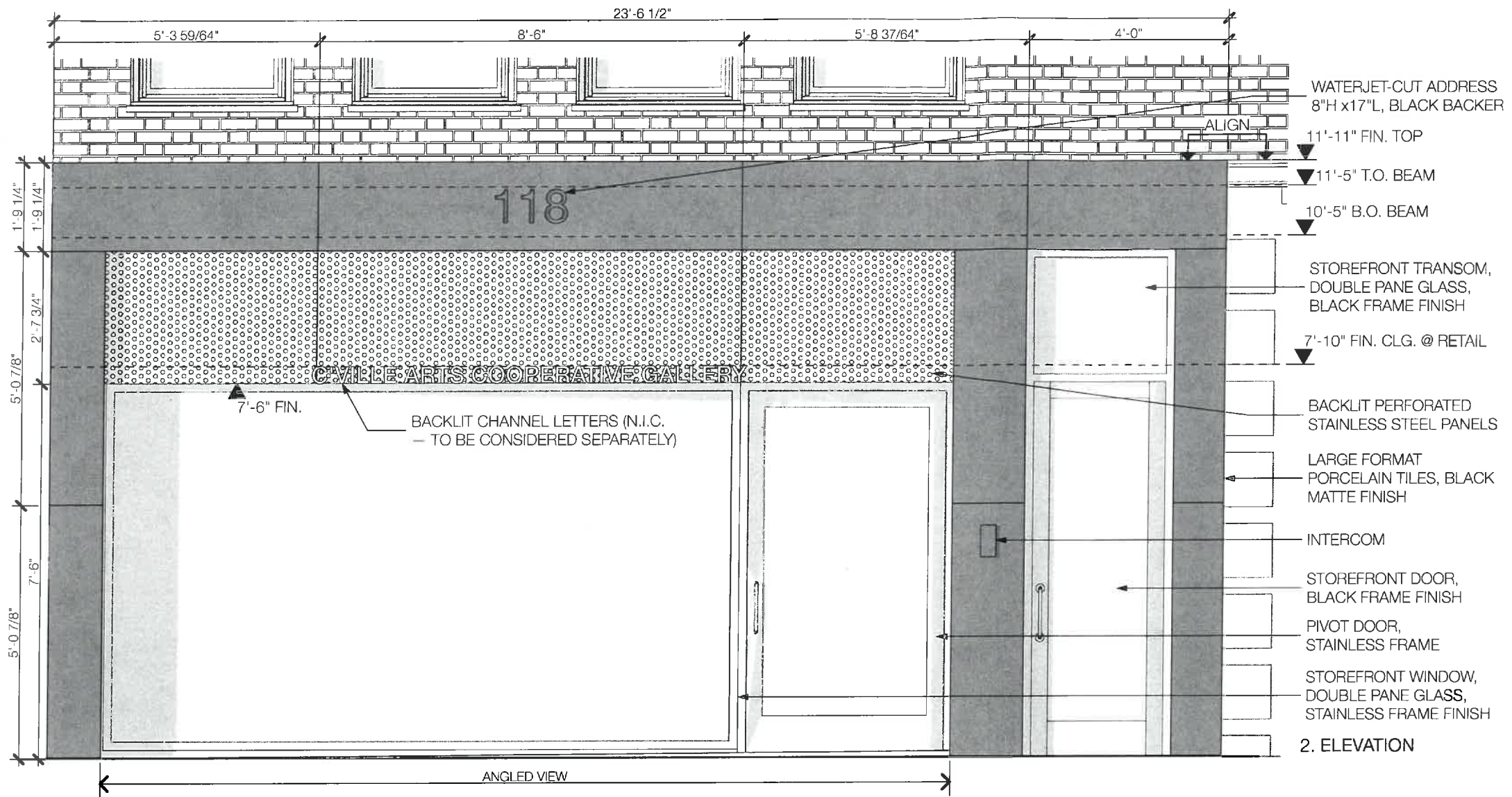
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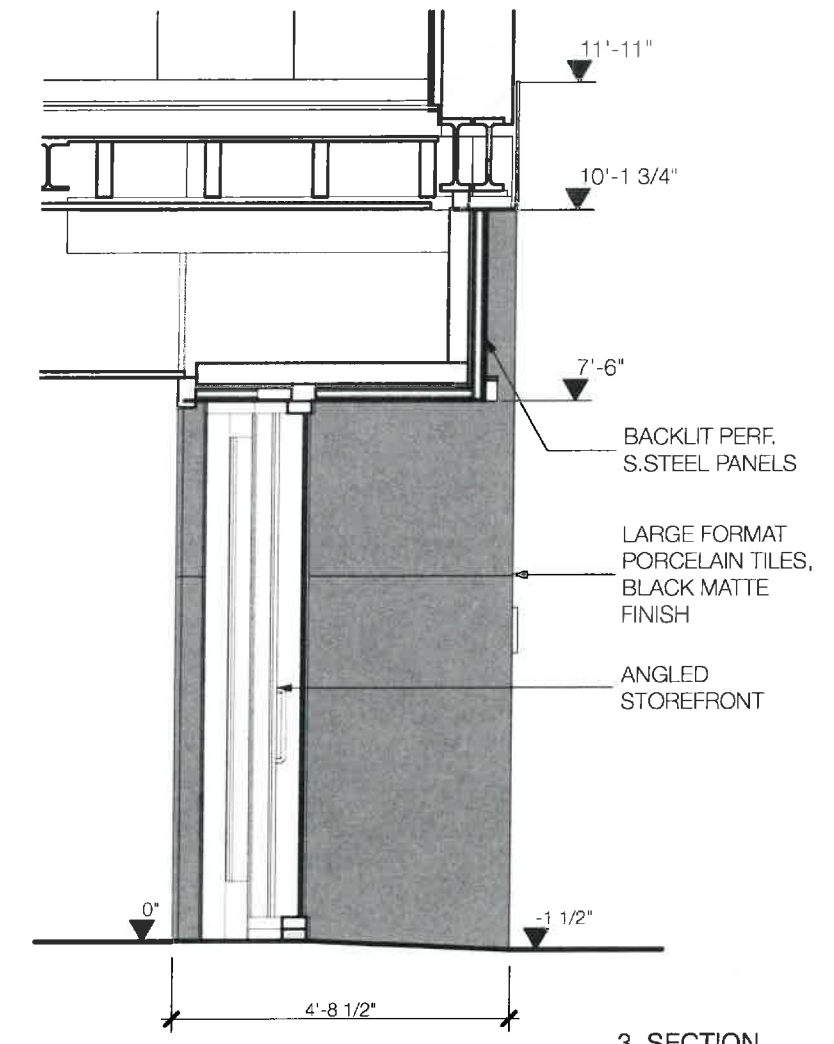
118-114

114

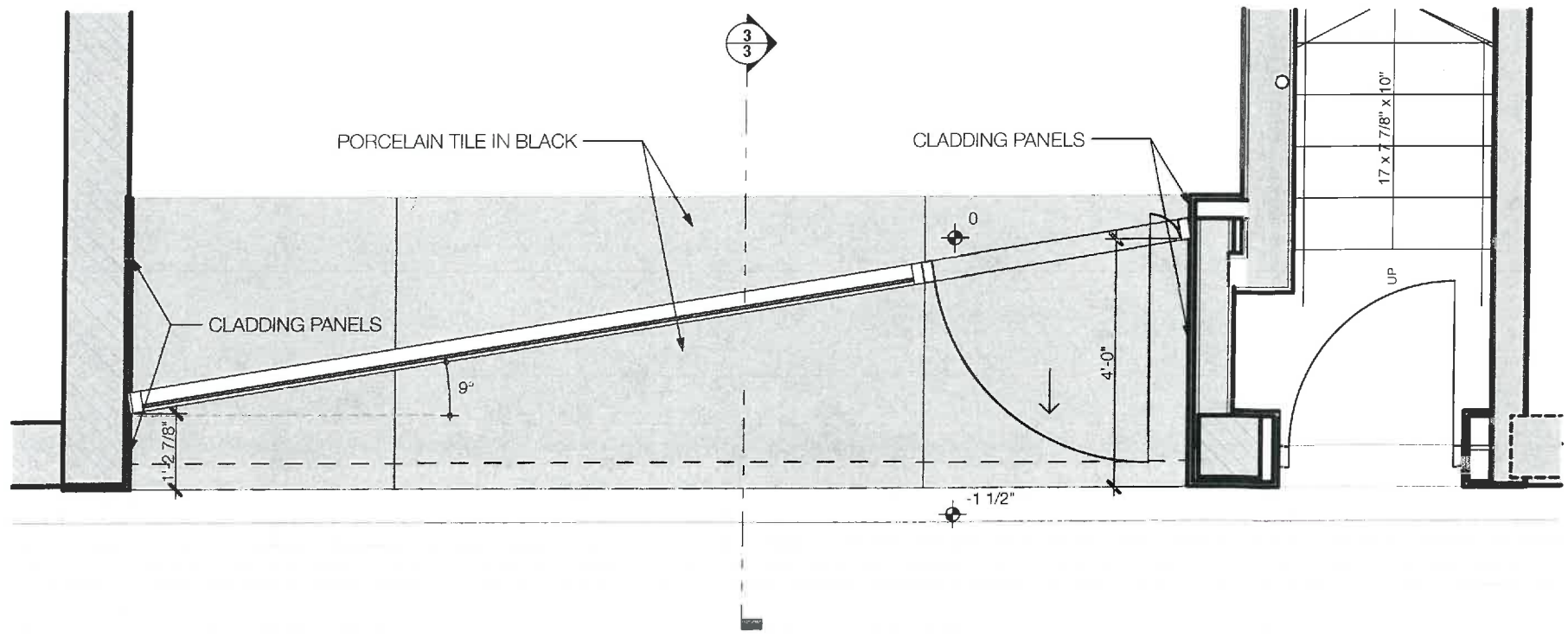
EAST MAIN ST.



2. ELEVATION



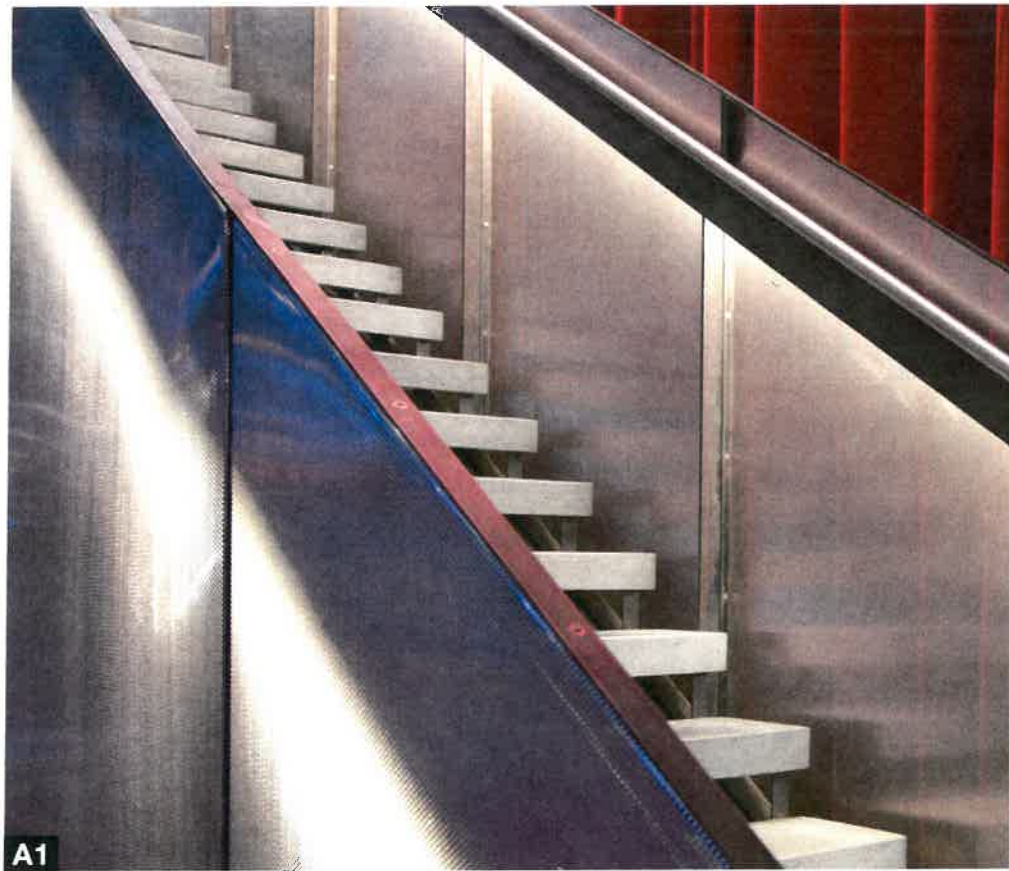
3. SECTION



1. FLOOR PLAN

- NOTES:**
- GLASS TO BE LoE-272 #2 CLEAR, 72% VT (SAME AS APPROVED GLASS ON FRONT ELEVATION WINDOWS ON UPPER FLOORS)
 - DOOR HARDWARE FINISH - STAINLESS STEEL, TYP.





A1, A2, A3 - EXAMPLES OF BACKLIT PERFORATED METAL PANELS

B1, B2 - EXAMPLES OF STOREFRONTS WITH BLACK FRAME DESIGN