

**From:** Scala, Mary Joy  
**Sent:** Wednesday, June 04, 2014 11:27 AM  
**To:** allan@alimar1.com  
**Cc:** Jackson, Greg  
**Subject:** BAR Action May 20, 2014 - 300 W Main Street

June 4, 2014

Main Street Associates, LLC  
2088 Union St Ste.1  
San Francisco, CA

RE: Certificate of Appropriateness Application  
BAR 14-05-02  
300 W Main Street  
Tax parcel 290021100  
Main Street Associates, LLC, Owner/Greg Jackson, Applicant  
Add door

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

**This item was pulled from the Consent Agenda for discussion, then the BAR approved (8-0) the new door as submitted.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (November 20, 2015), 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.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 20, 2014**



**Certificate of Appropriateness Application**

BAR 14-05-02

300 W Main Street

Tax parcel 290021100

Main Street Associates, LLC, Owner/Greg Jackson, Applicant

Add door

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**Background**

300 W Main Street is a contributing structure in the Downtown ADC district. A Colonial Revival building, it was originally built in 1914, with alterations in the 1920's, and in 1978. The historic survey is attached.

**Application**

The applicant is requesting approval to add a new storefront door on the side entrance that faces Ridge Street.

The new door will be added to the outside of an existing door to create a 5 ft. deep vestibule. The frame color and dimension and configuration (2" bronze aluminum with single sidelight and transom) will match the existing door.

**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;*

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*(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;*
- (7) 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*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

### **Pertinent Design Review Guidelines – Rehabilitations**

#### **D. ENTRANCES, PORCHES, AND DOORS**

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements incompatible with the existing structure.*
- 9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. Original door openings should not be filled in.*
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. Retain transom windows and sidelights.*
- 17. When installing storm or screen doors, ensure that they relate to the character of the existing door.*

### **Discussion and Recommendations**

The new door is appropriate. The existing doorway looks like it was intended to have a second door in this location.

### **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 new door satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

# LANDMARK



# SURVEY

Bibb/Winter 1979

## IDENTIFICATION

Street Address: 300 West Main Street  
 Map and Parcel: 29-21.1  
 Census Tract & Block: 1-301  
 Present Owner: George H. Gilliam, et al  
 Address: Trustee for Altamont Land Trust  
 Present Use: Office Building  
 Original Owner: Ch'ville & Albemarle Railway Co.  
 Original Use: Office Building/Powerhouse

## BASE DATA

Historic Name: C. & A. Ry. Co. - Va. Public Service Co. Building  
 Date/Period: c. 1914, c. 1920's, 1978  
 Style: Colonial Revival  
 Height to Cornice:  
 Height in Stories: 3  
 Present Zoning: B-4  
 Land Area (sq.ft.): 99' x 65.3' (6464.7 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This building was originally a T-shaped structure consisting of a gable-roofed, 3-bay, 2½ storey office building set in front of a 2-storey powerhouse with 1-storey wings projecting to each side. The wings had flat roofs with Chinese Chippendale balustrades. A series of alterations and additions enlarged the building. The gable roof of the office building, with its end chimneys and parapet gables, was replaced by a full thirdstorey with a flat roof and parapet cornice, narrow 2-storey, 2-bay flanking wings were added; and the entire powerhouse section at the rear was enlarged to three stories. Throughout the building, wall construction is of brick laid in Flemish bond on a concrete foundation. The original facade was three bays wide with double-sash, 8-over-8 light windows and additional tiny windows flanking the center bay. All the windows were replaced with narrower full-sized ones, making the facade five bays wide. All windows at the second and third levels of the office building and throughout the powerhouse section are now double-sash, 6-over-6 light, with architrave trim and jack arches with keystones. The windows at the first level of the facade originally matched the others, but they have been altered several times. There are now display windows two bays wide, with a bellcast copper hood above a fluted frieze, in the side bays, and another at the eastern end of the east wing. There are no windows at the end of the west wing. Windows on the facade of the flanking wings are slightly taller, 6-over-9 light. The original frontispiece entrance in the center bay of the office build-

## HISTORICAL DESCRIPTION

ing facade consisted of fluted Doric columns carrying an entablature above 12-light double doors reached by a flight of three marble steps. The present frontispiece is more ornate; Corinthian pilasters support a segmental pediment with modillions and moulded ornamentation. Broad wooden surrounds continue up around the window above. There is also a very plain secondary entrance at the eastern end of the building. There is an entablature between the 2nd and 3rd stories of the office building, at the old roofline. A plain concrete-capped cornice crowns the parapet. The flanking wings have a cornice and balustrade on the parapet. The old powerhouse section at the rear is now three stories tall and three bays wide with an exterior capped chimney centered on the rear elevation, and a cornice with dentil moulding on the parapet. There is a garage door at the east end.

The Charlottesville & Albemarle Railway Co., which was also the local electric company, purchased three small lots at the corner of West Main and Ridge Streets in 1912 and 1913 (City DB 25-331, 446). Three houses were torn down

## GRAPHICS

and this building was erected on the site for the company's offices and powerhouse. The Virginia-Western Power Co. purchased all the property of the Charlottesville & Albemarle Railway Co. in 1923 (DB 44-433). It merged with Virginia Electric & Power Co. in 1944. The building was enlarged and extensively remodeled, probably in several stages beginning in the 1920's. The property was sold in 1960 and eventually acquired by Virginia Trailways Corporation in 1963 (DB 217-346, 231-200, 233-234, 242-50). The present owner purchased it in 1978 and is completely renovating the building.

## CONDITIONS

Good

## SOURCES

City Records  
 L. C. LaFon  
 Moore, Jefferson's Albemarle  
 Holsinger's Charlottesville  
 Sanborn Map. Co. - 1907, 1920, 1929



# Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

APR 29 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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 MAIN STREET ASSOC.S LLC Applicant Name GREG JACKSON  
Project Name/Description 300 W. MAIN ST. DOOR Parcel Number 290021100  
Property Address 300 W. MAIN STREET, CHARLOTTESVILLE, VA 22903

## Applicant Information

Address: 826 B HINTON AV.  
CVILLE, VA 22902  
Email: gjackmail@gmail.com  
Phone: (W) 434-825-3763 (H) \_\_\_\_\_  
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.)

[Signature] 4-29-14  
Signature Date

GREG JACKSON 4-29-14  
Print Name Date

## Property Owner Information (if not applicant)

Address: 2088 UNION ST. STE 1  
SAN FRANCISCO CA  
Email: allan@alimari.com  
Phone: (W) 415 425-2501 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

## Property Owner Permission (if not applicant)

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

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): INSTALL NEW  
STOREFRONT EXTERIOR DOOR ON SIDE ENTRANCE  
TO MATCH EXISTING.

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

## For Office Use Only

Received by: J. Barmore

Fee paid: \$125.00 Cash/Ck. # 1216

Date Received: 4/29/2014

P14-0066

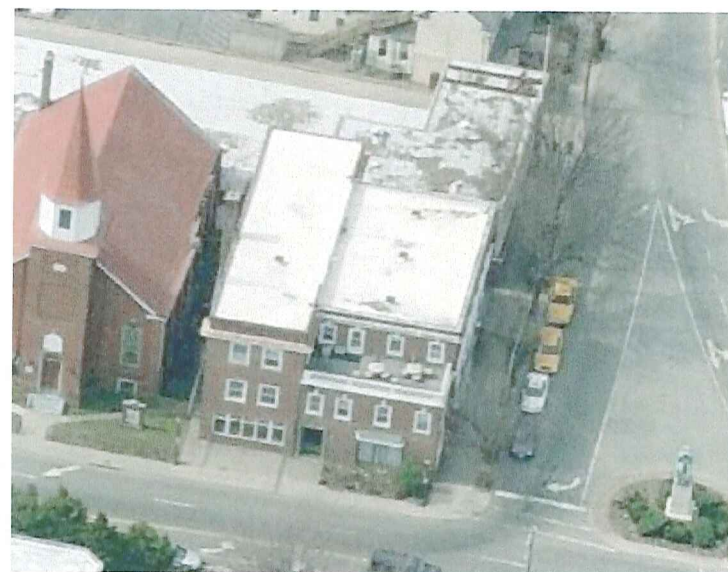
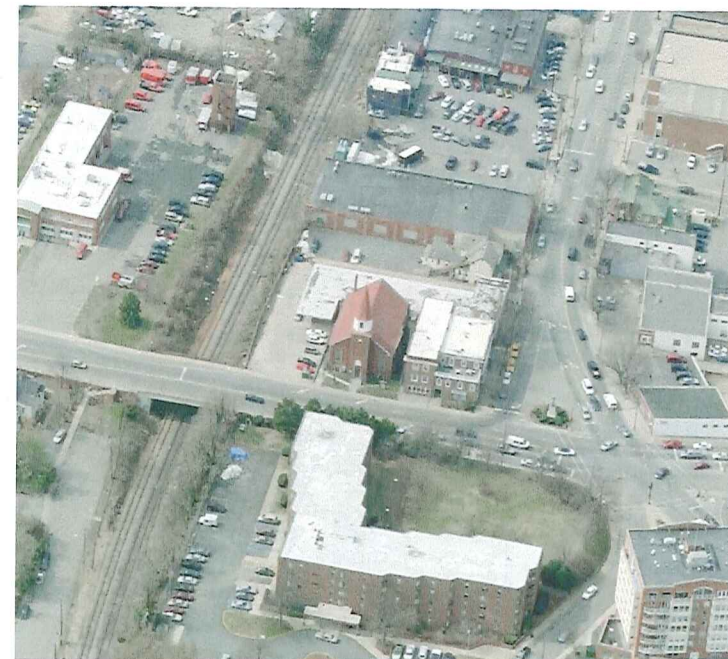
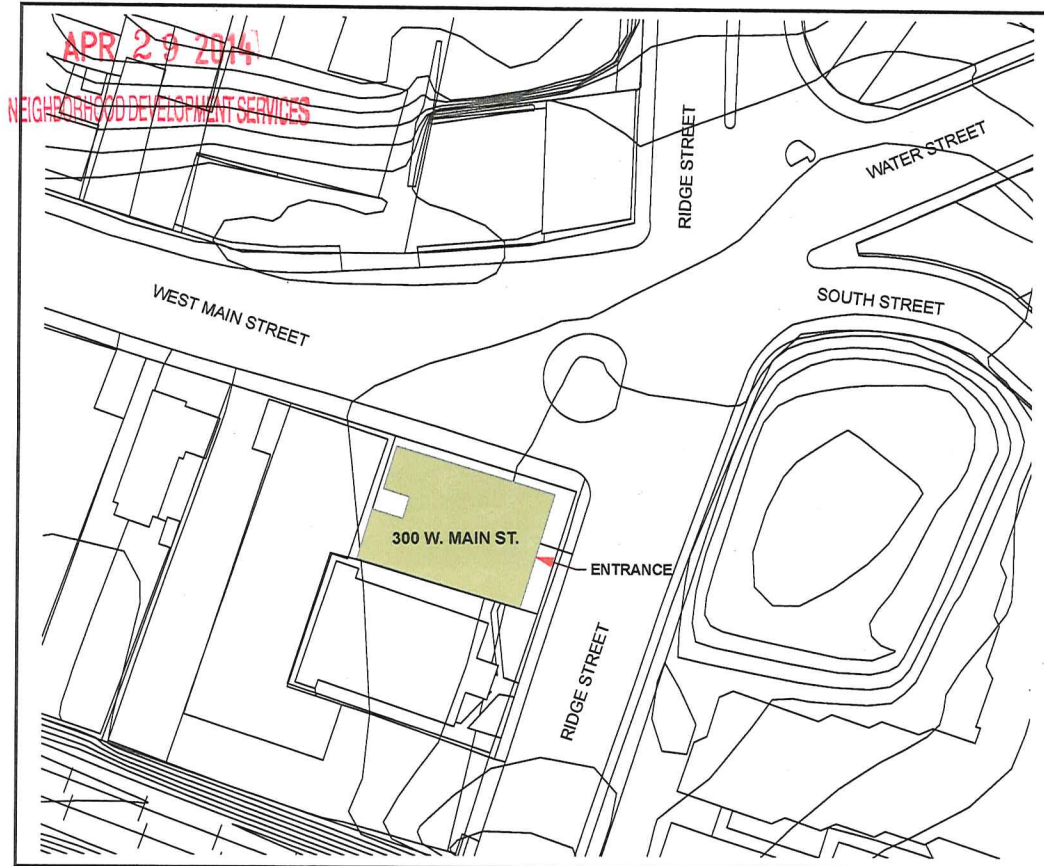
Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



RECEIVED



## PROJECT BRIEF - NEW ENTRANCE DOOR

The installation of a new storefront door on the side entrance (Ridge Street) of the existing building at 300 W. Main Street. The frame color and dimensions will match the existing exterior storefront frames of the building.

The new door will be in addition to an existing door to create a 5' deep vestibule. The frame configuration and door swing will match the existing door at the side entrance which consists of 2" bronze aluminum storefront with a single sidelight and transom.

300 W. MAIN ST.	NEW DOOR	ORIENTATION	TOPIA design	04.29.2014	1/7
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Ridge Street - proposed entrance



W. Main Street

300 W. MAIN ST.	NEW DOOR	EXISTING - CONTEXT	TOPIA design	04.29.2014	27
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Ridge Street - proposed entrance



Ridge Street



W. Main Street - context



W. Main Street

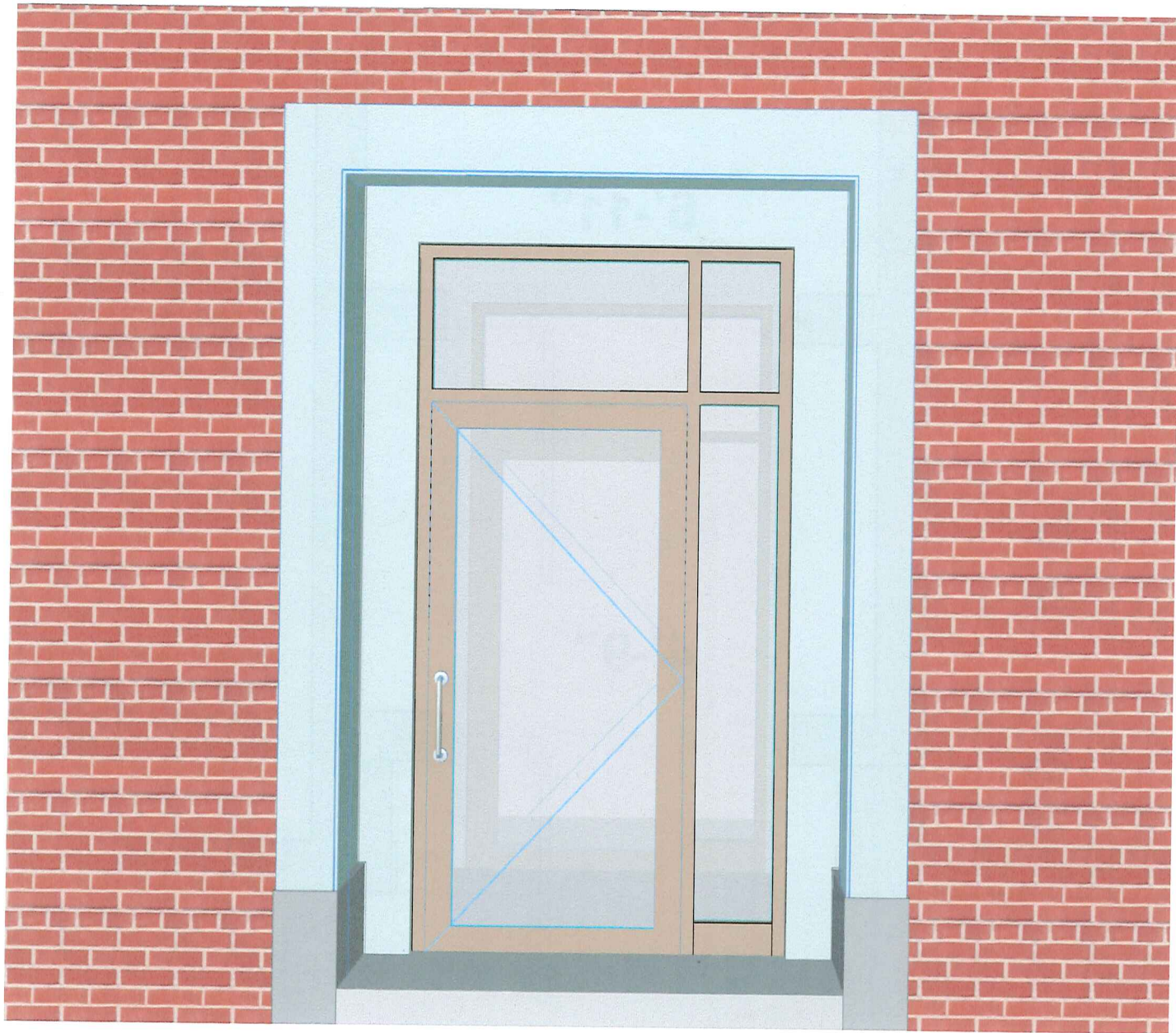
300 W. MAIN ST.	NEW DOOR	EXISTING - CONTEXT	TOPIA design	04.29.2014	3/7
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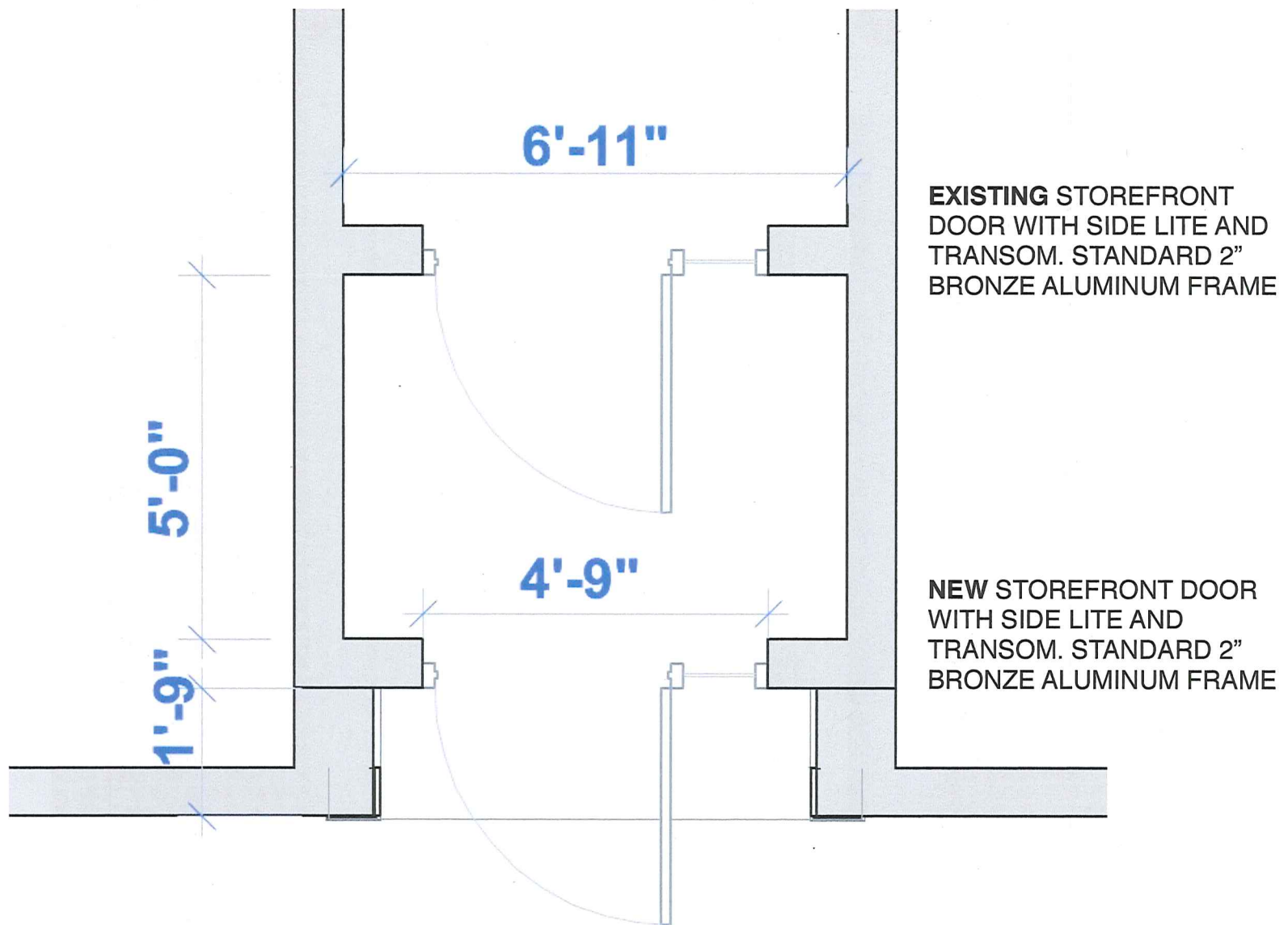
300 W. MAIN ST.	NEW DOOR	EXISTING - ENTRANCE	TOPIA design	04.29.2014	4/7
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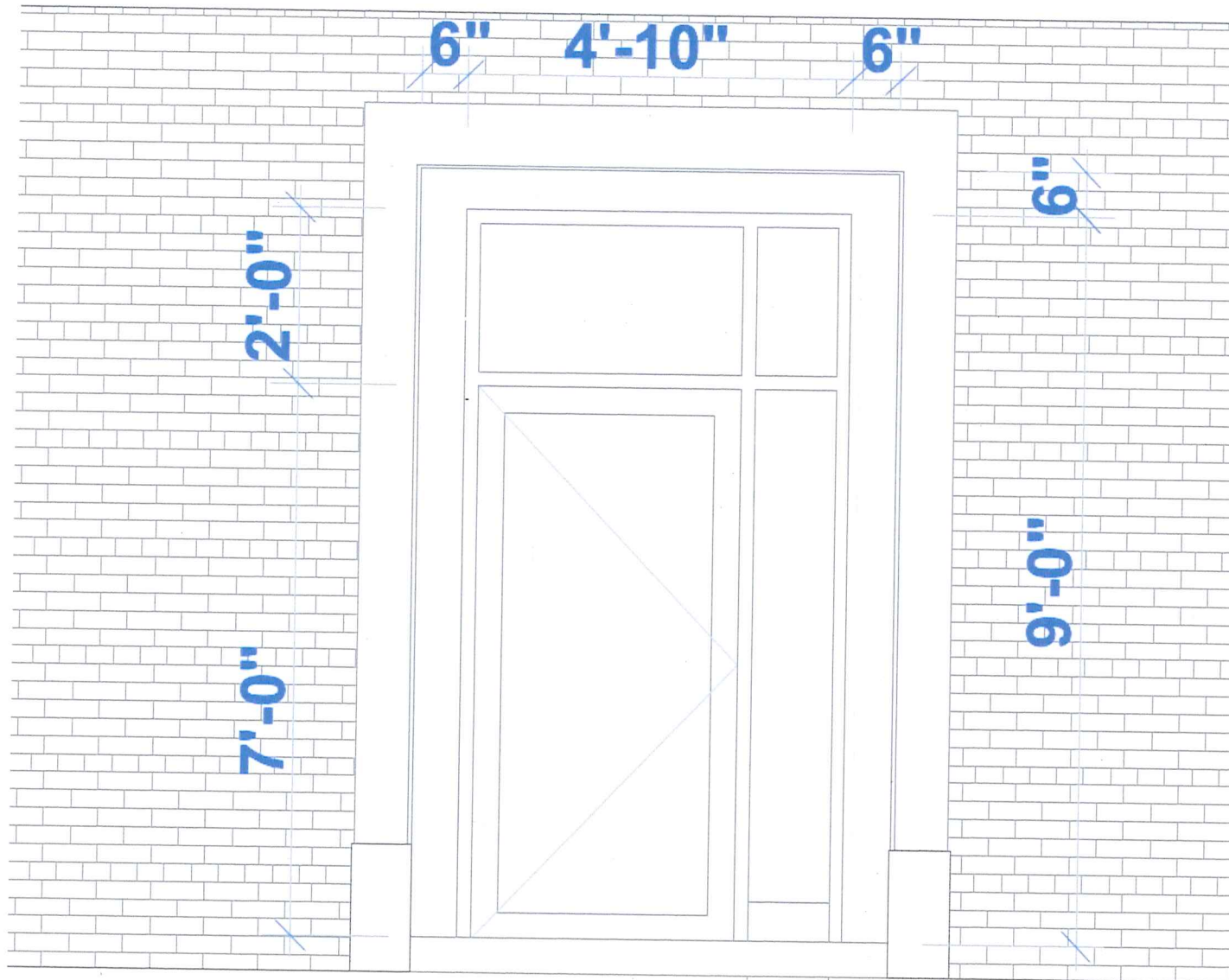


300 W. MAIN ST.	NEW DOOR	PROPOSED - MODEL	TOPIA design	04.29.2014	5/7
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300 W. MAIN ST.	NEW DOOR	PROPOSED - PLAN	TOPIA design	04.29.2014	6/7
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**NEW  
STOREFRONT  
DOOR WITH  
SIDE LITE  
AND  
TRANSOM.  
STANDARD 2"  
BRONZE  
ALUMINUM  
FRAME TO  
MATCH  
EXISTING**

300 W. MAIN ST.	NEW DOOR	PROPOSED - ELEVATION	TOPIA design	04.29.2014	7/7
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# 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](http://www.charlottesville.org)



May 6, 2014

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 14-05-02  
300 W Main Street  
Tax parcel 290021100  
Main Street Associates, LLC, Owner/Greg Jackson, Applicant  
Add door

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, 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](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner