



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Neighborhood Planning and Development Services
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 418-420 West Main St.

City Tax Map No.: OLD: 29 Parcel: OLD: 11
NEW: 2901100

B. Applicant Information

Name: Gabriel Silverman

Address: Main St Assoc. LLC
110 B 2ND ST N.E.
Charlottesville, VA 22902

Phone: (B) 760 7800 (H) _____

C. Property Owner Information (If not applicant)

Name: _____

Address: _____

Phone: (B) _____ (H) _____

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? (y) (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

attached

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Neighborhood Planning and Development Services before submission to the board.

attached

G. Property Owner Permission (If Not Applicant)

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

Signature _____ Date _____

H. Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature [Signature] Date 3/9/00

FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

RBGC

Architecture . Research . Urbanism
206 Market Street
Charlottesville, VA 22902
Phone (804) 295.8352 - Fax (804) 295.8627

Board of Architectural Review
Dept. of Community Development - City Hall
Charlottesville, Virginia 22902

March 10, 2000

attn. Tarpley Vest

Re: Application for a Certificate of Appropriateness
"Stazione" Restaurant 418-420 West Main Street

Dear Ms. Vest:

Please find enclosed the presentation package for the BAR Certificate of Appropriateness Review.
The package includes:

- | | | |
|---|----------------------------|---|
| - 10 copies @
Drawings Dated 3/10/00 | A-1
A-2
A-3
A-4 | Location and Site Plans
Floor Plan
Building Elevations
Buildings Elevations - Future Awning |
| - 1 copy
Document | 1)
2)
3)
4)
5) | Description of Project
Photographs of Site
Photographs of Site Context
Manufacturers Cuts
History of Building |

Please give me a call if you have any question or need additional information.

Sincerely,



Marthe Rowen
RBGC, partner

representing Main Street Associates, L.L.C., owner and applicant

Application for a Certificate of Appropriateness
418-420 West Main Street
Renovation and Addition
March 10,2000

Description of Proposed Work

The project consists of the adaptive re-use of a commercial garage into a restaurant. The existing building consists of a 3 bay garage and a small office area. The existing building is CMU with the front and sides clad in white metal panels. A red metal panel strip runs horizontally around the building. A red metal canopy projects out from the office area. This canopy is supported by two canted steel columns which are painted red and white.

Interior work will consist of:

- Removal of interior partitions, office fixtures and fittings and bathrooms
- Installation of: a new kitchen, pouring a new level concrete floor, painting of walls and ceilings, insulation installation of mechanical systems and installation of some built-in seating areas and other fixtures and fittings.

None of this work will be visible from the exterior. The restaurant is projected to seat 60 people inside.

Exterior work will consist of:

- Replacing existing overhead garage doors with new aluminum and glass overhead and garage doors. Finish will be natural mill finish (silver)
- Replacing existing windows with new aluminum awning windows. Finish to be natural mill finish (silver).
- Addition of new bathrooms and walk-in refrigerator. A section of the existing metal and wood storefront system will be removed in order to gain access to the bathrooms from the new restaurant dining room. This addition will be built of 8" square glazed masonry units. Windows will be natural mill finish aluminum awning windows. The color will be yellow.
- Enclosure of an existing metal canopy with a metal and glass storefront system to create a new bar area. The store front system will be mill finish aluminum (silver). Two aluminum and glass overhead doors are installed within this system. These will be supported by new aluminum clad steel columns and headers attached to existing steel canopy structure.

An entry area consisting of two aluminum and glass double doors will provide an air lock and a ramp for handicap accessibility. The walls of this entry piece will be built of the same 8" square glazed masonry units as the bathroom addition. The color will be Blue.

Future work shown as part of this application consists of:

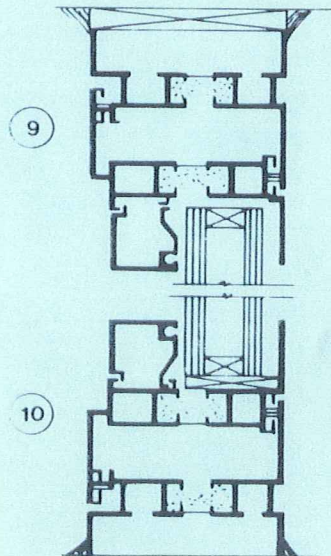
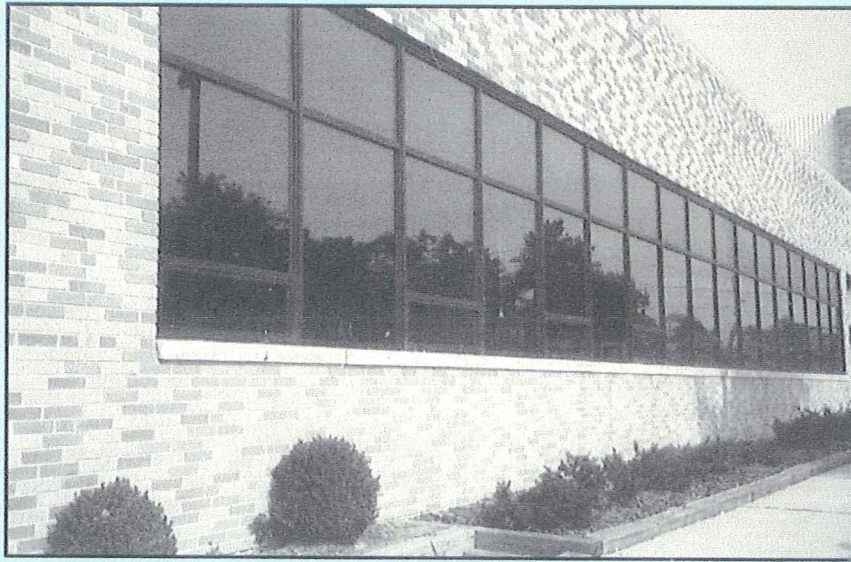
Installation of a fiberglass reinforced polymer awning system. The awning is made of curved panels cantilevered from round steel pipe columns. The awning will be yellow.

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History of the Building

Research at the Charlottesville and Albemarle Historic Society did not turn up any conclusive evidence regarding the date of construction of the building. No photographs of the site could be found. However, Telephone and City Directories reveal that there has been some kind of automobile service station and/or filling station at this location as far back as 1927. It appears that the location was occupied for many years by a Dobbins Auto Repair establishment (by 1927), which was later joined by a Whiting Oil Co. and filling station in the front (by 1945). The Sandborn map updated through 1957 shows a canopy in more or less the present location, with a building of a somewhat different configuration out back. It is unclear whether this indicates a renovation or a completely new building, and it is unclear when before 1957 this work was done.

It seems, in spite of specific information regarding the building on this site, that maintaining the "garage" character of the building - which is a primary intention of this project (note that the name of the proposed restaurant is "Stazione" meaning Station in Italian) is clearly in keeping with the historic nature of the site.



REPLACEMENT WINDOWS
Time Industries Series 1400

'STAZIONE' 418 - 420 MAIN STREET 3/10/2000



5TH ST SW



ABC LIQUOR STORE



BLUE MOON CAFE



SPRINT BUILDING



418 - 420 MAIN STREET



INTERSECTION WEST MAIN ST + 4TH ST NW

'STAZIONE'

3/10/2000



4TH ST NW



OLD MAC GREGOR MOTORS BUILDING



'STAZIONE' 418 - 420 WEST MAIN ST

SOUTH STREETSCAPE



6TH ST NW



NORTH STREETSCAPE