

From: Scala, Mary Joy
Sent: Friday, April 20, 2012 4:25 PM
To: Greg Jackson (gjackmail@gmail.com); gabo@townsquareassociates.com
Subject: 505 W MAIN Street BAR Action 4-12-2012

April 20, 2012

West Main Street LLC
c/o Greg Jackson
826 B Hinton Avenue
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 12-03-05
505 W Main Street
Tax Map 32 Parcel 174
Greg Jackson, Applicant/Main Street West, LLC, Owner
Rear Addition (**Deferred from March 20, 2012**) and
Revisions to Loft Addition (**Approved February 21, 2012**)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2012.

The following actions were taken:

The BAR approved (7-2 with Miller and Adams against) the material change at the loft addition and the window replacement as submitted with a condition that details for the installation of new windows be submitted for administrative approval.

The BAR approved (8-1 with Adams against) the rear addition and courtyard on Commerce Street with the condition that the following details come back to the BAR for approval: details of the site plan including sidewalk, street tree and planters; the detailing (section/elevations) of the window wall and balconies; and the pattern of the cement board on the side wall.

In accordance with Charlottesville City Code 34-285(b), these decisions 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.

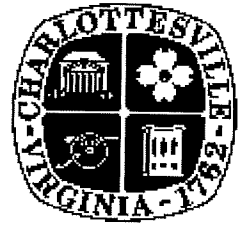
This certificate of appropriateness shall expire in 18 months (October 17, 2013), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, 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.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2012**



Certificate of Appropriateness Application

BAR 12-03-05

505 W Main Street

Tax Map 32 Parcel 174

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

Rear Addition (**Deferred from March 20, 2012**) and

Revisions to Loft Addition (**Approved February 21, 2012**)

Background

This is a contributing structure in the Downtown ADC District. The most recent use was C&R Auto Repair. This building is part of a complex of commercial structures that were recently before the BAR, including 509 and 513 West Main Street. All three buildings surround a proposed courtyard space.

September 20, 2011 - The BAR deferred (4-0-1 with Wolf recused) the application to renovate the existing building. Because the BAR deferred, they are required to take action at the October 18 meeting.

October 18, 2011 – The BAR approved (6-0-1 with Wolf recused) the revised rehabilitation design as submitted, including removal of both entire chimneys.

February 21, 2012- The BAR approved (6-1) the proposed addition of a second floor loft and covered balconies to a rear portion of the building as submitted.

March 20, 2012 - Accepted (9-0) the applicant's request for deferral of rear addition on Commerce Street and window replacement.

Application

The applicant is in the process of renovating an existing brick building for a new retail use. The previously approved applications included minimal change to the front portion of the building:

All existing openings will be replaced with clear anodized storefront assemblies. The painted brick building will be repainted medium warm gray, with cool off-white trim. Signage and sconce lights will be green patina copper. The existing garage door opening on the south elevation will be widened by removing the CMU infill.

In February the BAR approved a loft addition and covered balcony to the middle section of the building:

The wood porch will have the same details as the approved rear and side wood deck of 513 West Main Street (the corner building). The loft walls will be painted brick of medium warm gray in the same family as the main building color. Trim will be light cool gray. All fenestration will be anodized aluminum to match. The building is very long, extending all the way to Commerce Street in the rear. Bell's Funeral Home on 6th Street NW (shown with green roof in drawings) abuts the building behind this proposed addition.

In March an application was deferred to add a new two-story addition to the Commerce Street facade, and to replace exiting windows.

This month, the applicant is asking to amend the February loft approval, and he has also submitted additional information regarding the Commerce Street façade addition and window replacement.

Loft amendment: The addition was original approved to be painted brick. The applicant would like to keep the west façade painted brick only up to the second floor sill. The remainder of the addition would be changed to medium grey cement panels, the same material proposed on the Commerce Street addition. The wood porch has the same details as the corner building, except for a single, instead of double, rail on the top of the railing.

Commerce Street addition: The proposed 20 ft. x 30 ft. addition will be constructed of medium gray 4 ft. x 10 ft. fiber cement panels with ½” metal-lined gaps. Fenestration is anodized aluminum storefront glass. Balcony is cool gray metal frame; railing is metal post and rail with glass panel. Roof and balcony deck are treated dark brown wood. The 30 ft. exterior space will be colored, scored concrete with planters. A black chain link fence is proposed on either side.

Window replacement: Proposed windows are white aluminum clad wood to match existing – 8 on the east side and 2 on the west side - casement and fixed windows.

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 for Additions

p. 3.18

O. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Pertinent Design Review Guidelines – Rehabilitation

p. 4.4 & 4.5

WINDOWS

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*

- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 15) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 16) *Storm windows should not damage or obscure the windows and frames.*
- 17) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 18) *Use shutters if compatible with the style of the building or neighborhood.*
- 19) *Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.*
- 20) *The size of the shutters should result in their covering the window opening when closed.*
- 21) *Avoid shutters on composite or bay windows.*
- 22) *If using awnings, ensure that they align with the opening being covered.*
- 23) *Use awning colors that relate to the colors of the building.*

Discussion and Recommendations

This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. In general, the renovation of this property and the adjacent property is very positive, and will add desirable activity to this section of West Main Street.

Loft amendment: The proposed material change will coordinate with the Commerce Street addition.

Commerce Street addition: When a property without a sidewalk is developed, the applicant is responsible for building a City sidewalk (with a curb cut if desired) along the City street frontage. At least one street tree is required for 30 ft. frontage. The guidelines do not recommend chain link fencing.

Window replacement:

Regarding any window replacement, the BAR should determine:

- (1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and
- (2) If appropriate, then what type of replacement window is permitted in each specific case. In general,
 - Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. Vinyl windows are rarely permitted.
 - The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
 - All existing exterior window trim must be retained.
 - The glass must be clear.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitations, I move to find that the proposed change to the loft addition, the Commerce Street addition, and the window replacement satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications...).



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

RECEIVED

MAR 27 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

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 WEST, LLC Applicant Name GREG JACKSON
Project Name/Description 505 W. MAIN ST. LOFTS Parcel Number 320174000
Property Address 505 W. MAIN ST. CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 826 B HINTON AV
CHARLOTTESVILLE, VA 22902
Email: gjackson@topiadesign.net
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] 3/27/12
Signature Date

GREG JACKSON 3/27/12
Print Name Date

Property Owner Information (if not applicant)

Address: 2920 WEBSTER ST
SAN FRANCISCO CA 94123
Email: _____
Phone: (W) (434) 336-4311 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 3-27-12
Signature Date

Gabe Silverman 3-27-12
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? _____

Description of Proposed Work (attach separate narrative if necessary): CHANGE OF EXTERIOR MATERIAL OF A PREVIOUSLY APPROVED BAR SUBMITTAL, FROM 'PAINTED MASONRY' TO COLORED CEMENT PANELS - BRICK PARAPET

List All Attachments (see reverse side for submittal requirements): RESTORE/INTEGRATED.

For Office Use Only

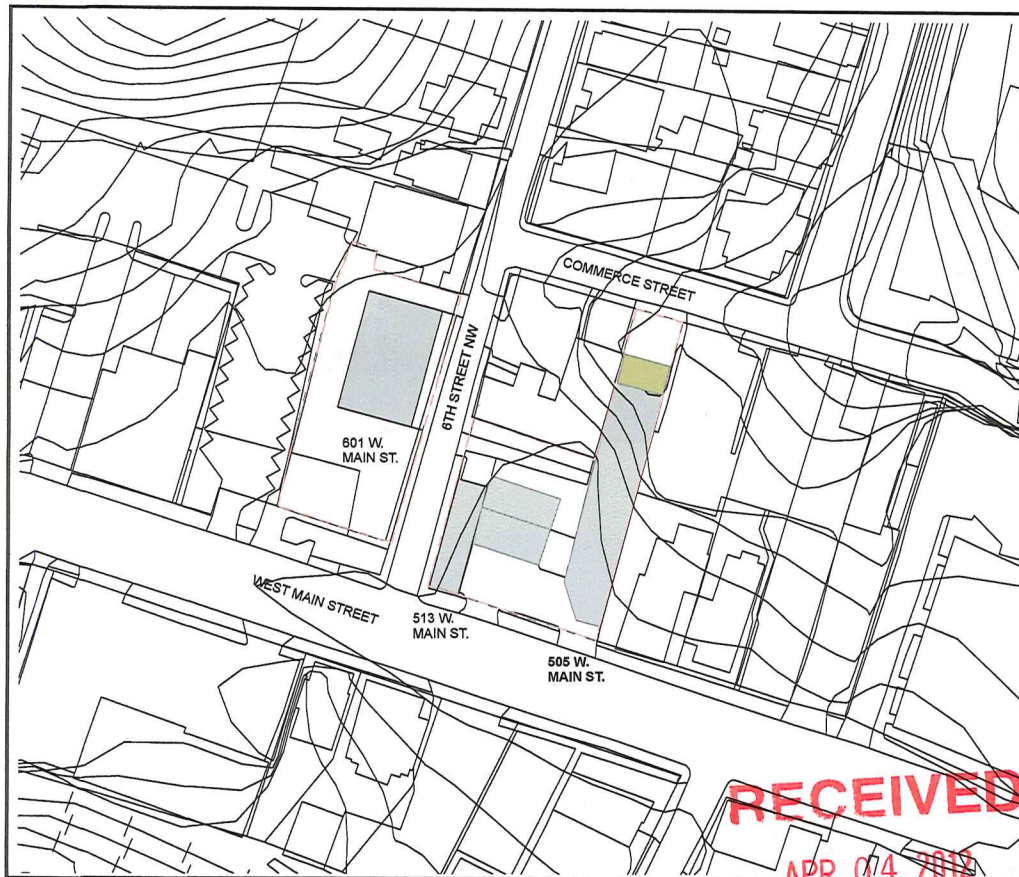
Received by: J. Barnore
Fee paid: \$125.00 Cash/Ck. # 1332
Date Received: 3/27/2012

P12-0052

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



PROJECT NOTES :

NEIGHBORHOOD DEVELOPMENT SERVICES

1. A NEW 20' X 30' TWO STORY ADDITION TO THE REAR OF EXISTING BUILDING WITH STAIR TO ROOF DECK. WALL MATERIAL IS MEDIUM GREY 4' X 10' FIBER CEMENT CLADDING SHEETS WITH 1/2" METAL LINED GAPS. FENESTRATION IS ANODIZED ALUMINUM STOREFRONT GLASS. BALCONY IS COOL GREY METAL FRAME AND RAILING IS METAL POST AND RAIL WITH GLASS PANEL. ROOF AND BALCONY DECK TO BE TREATED DARK BROWN WOOD. THE 30' EXTERIOR SPACE (TO COMMERCE STREET) IS COLORED CONCRETE WITH PLANTERS PLACED ALONG EDGES . AREA ENCLOSED ON THE EAST AND WEST SIDES BY BLACK COATED CHAIN LINK FENCE.
2. EAST AND WEST CASEMENT AND FIXED WINDOWS TO BE REPLACED WITH NEW WHITE METAL CLAD WOOD WINDOWS ,TO IDENTICALLY MATCH EXISTING



505 W. MAIN ST.	REAR ADDITION	ORIENTATION	TOPIA design	4.17.2012	1/13
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SOUTH VIEW



NORTH VIEW

505 W. MAIN ST.	REAR ADDITION	CONTEXT/EXISTING	TOPIA design	4.17.2012	2/13
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NORTH VIEW



NORTH WEST VIEW



NORTH EAST VIEW



NORTH VIEW - EARLY

505 W. MAIN ST.	REAR ADDITION	EXISTING	TOPIA design	4.17.2012	3/13
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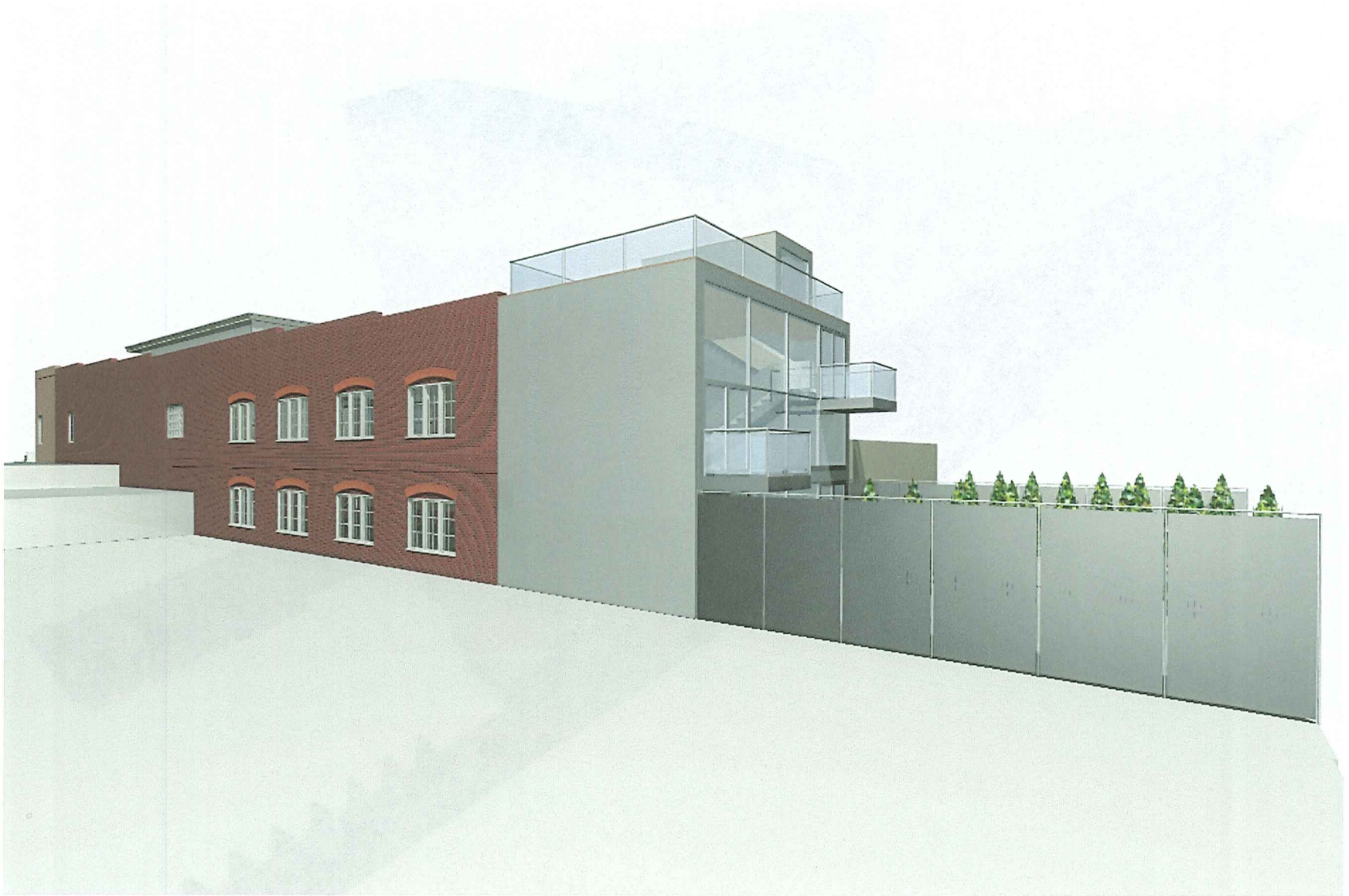
SOUTH EAST VIEW

505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	4.17.2012	4/13
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NORTH EAST VIEW

505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	4.17.2012	5/13
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NORTH EAST VIEW

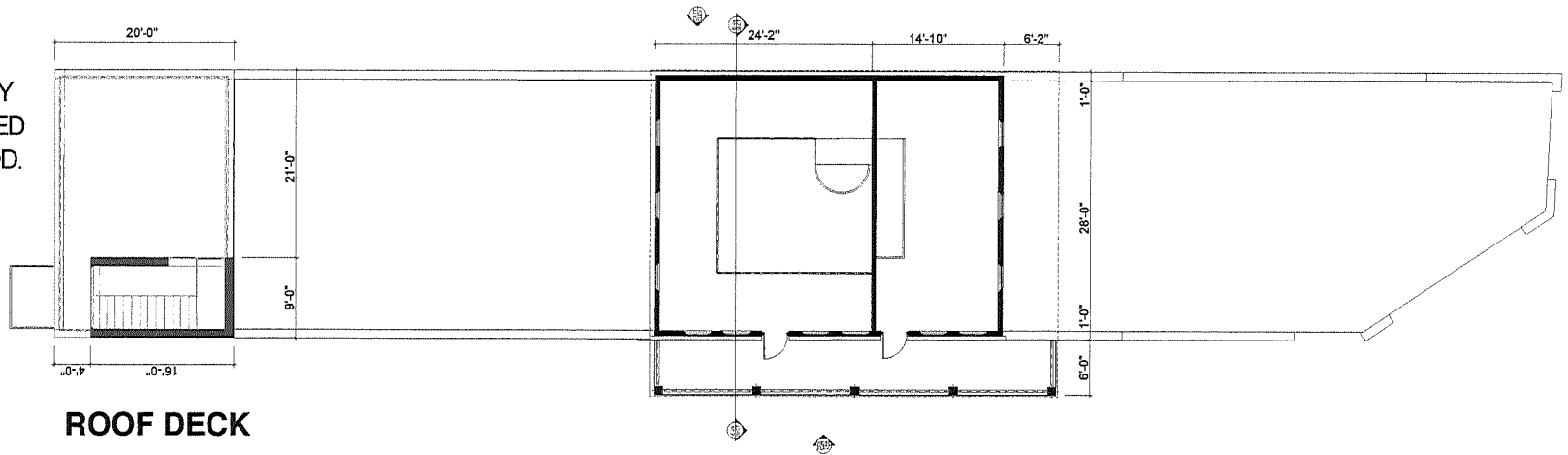
505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	4.17.2012	6/13
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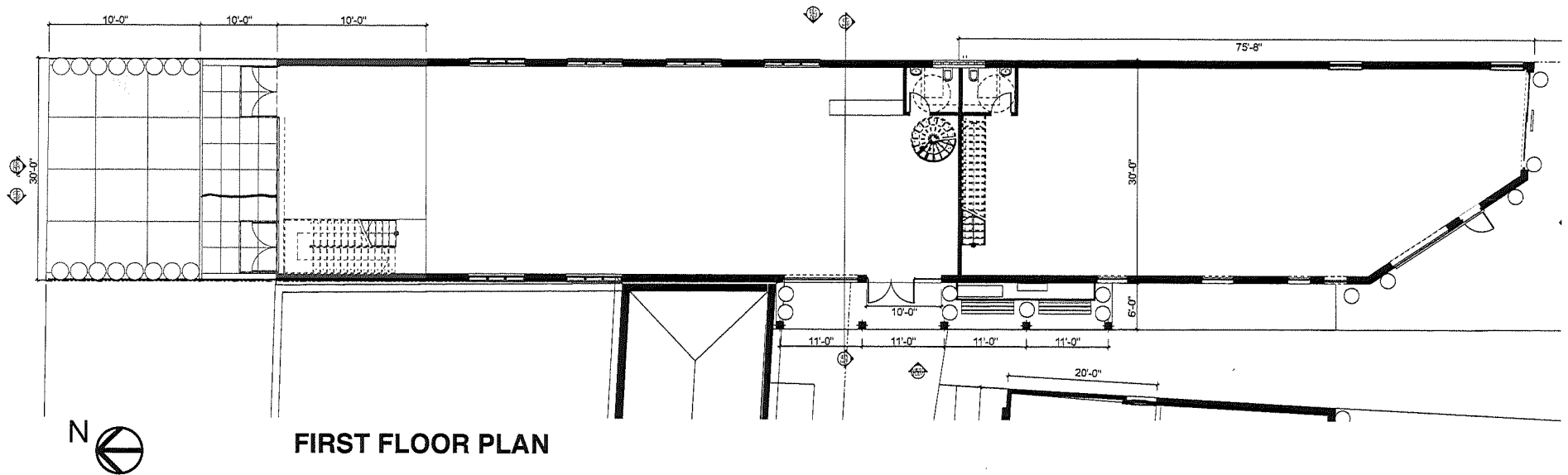
NORTH VIEW

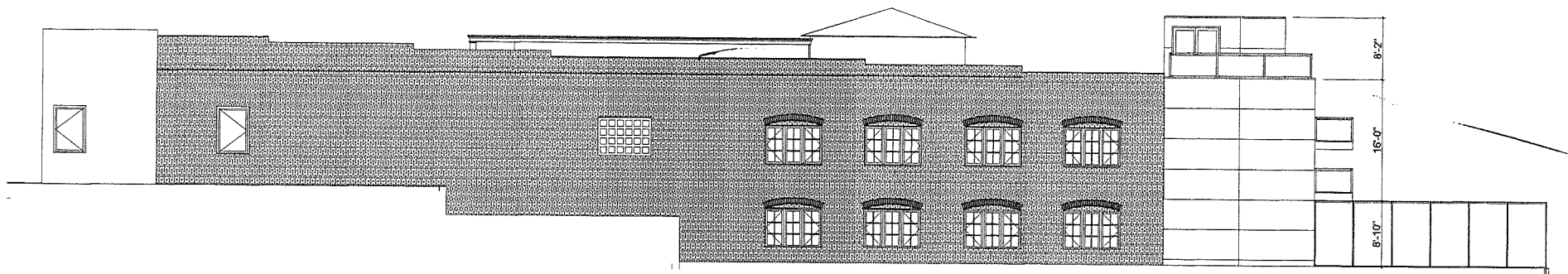
505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	4.17.2012	7/13
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ROOF AND BALCONY
DECK TO BE TREATED
DARK BROWN WOOD.



COLORLED CONCRETE WITH
PLANTERS ALONG EDGES.
SCORED GRID PATTERN

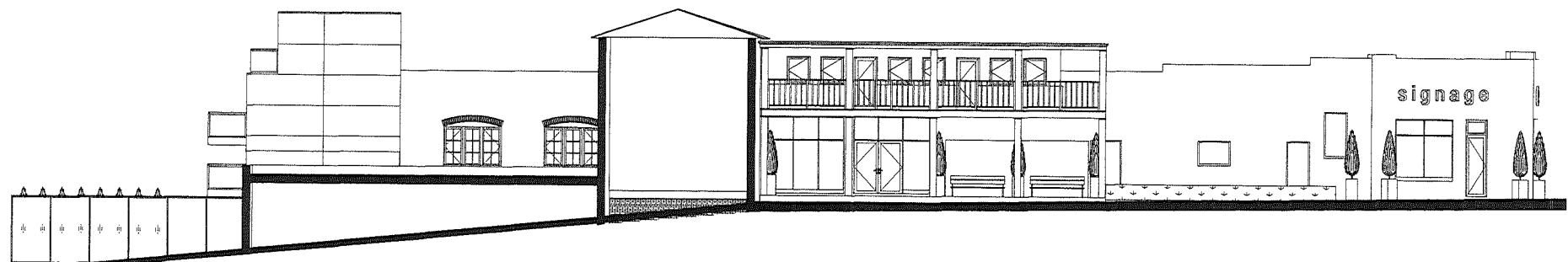




EAST ELEVATION

WINDOWS

ADDITION

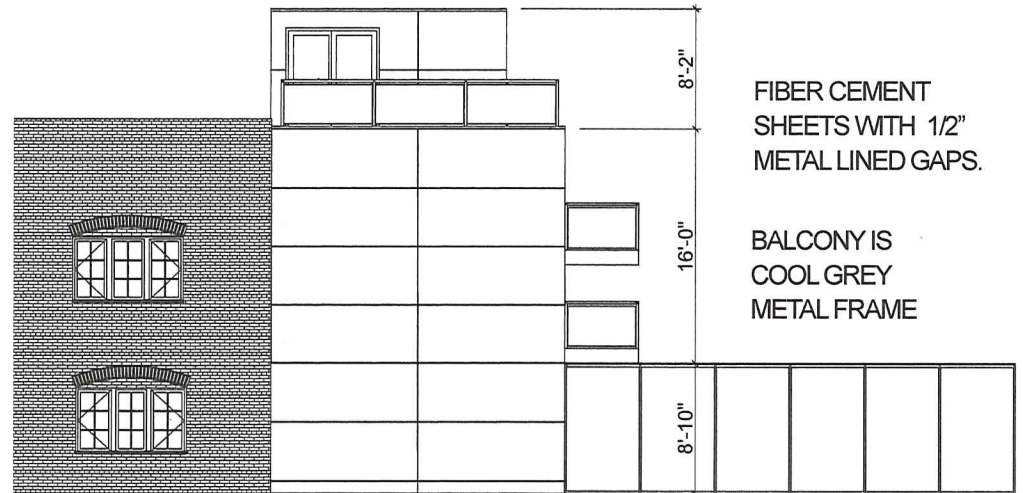


WEST ELEVATION

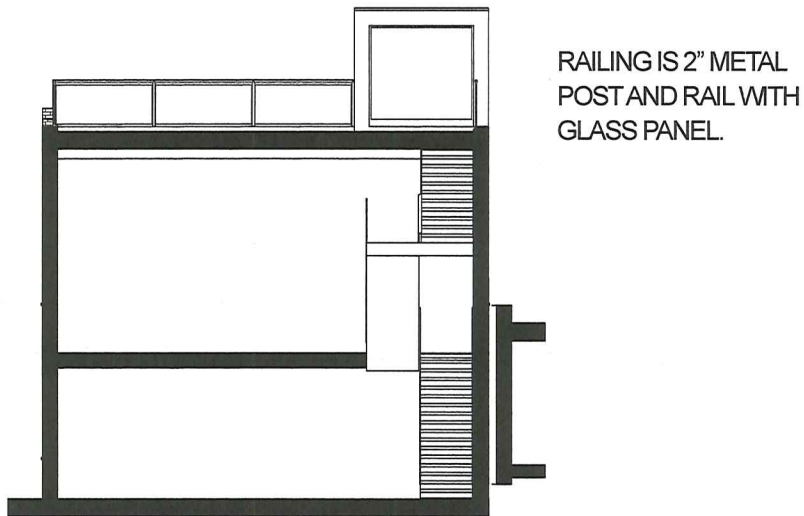
505 W. MAIN ST.	REAR ADDITION	ELEVATIONS	TOPIA design	4.17.2012	9/13
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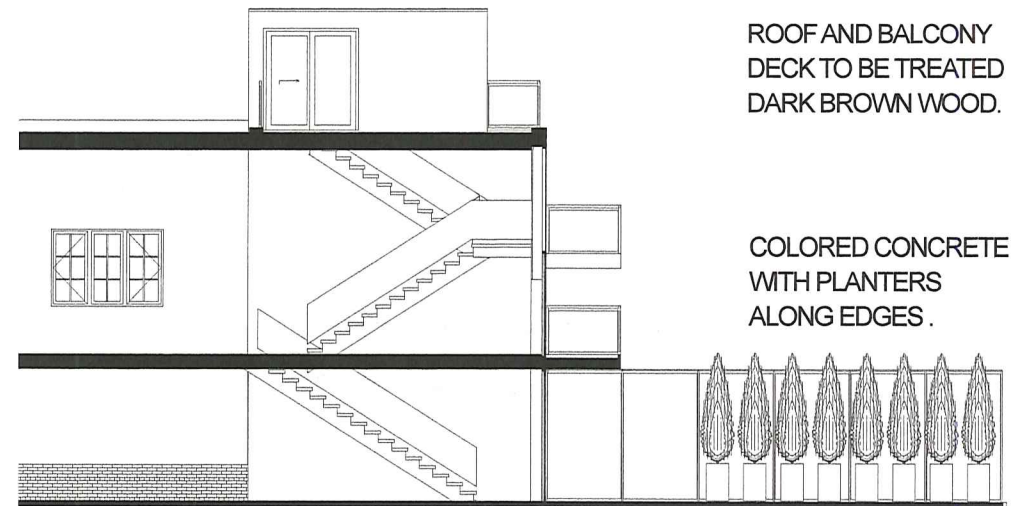
NORTH ELEVATION



EAST ELEVATION

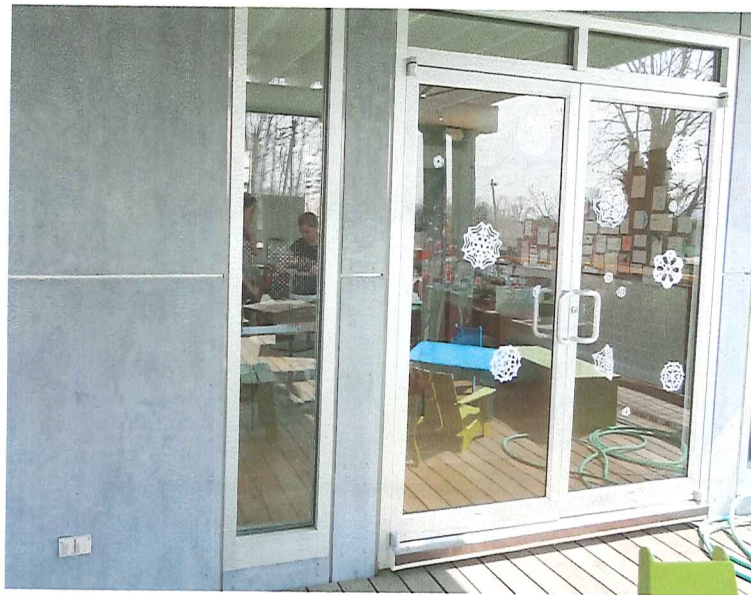


NORTH SECTION

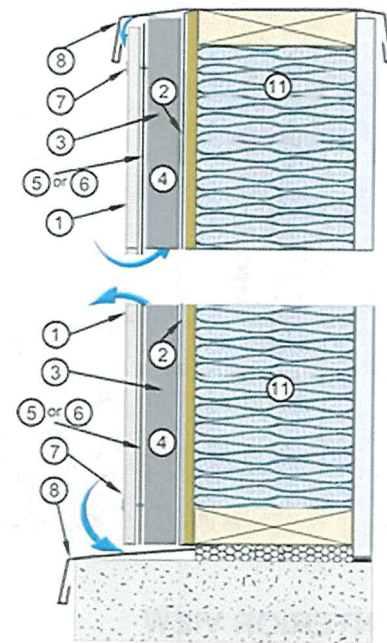
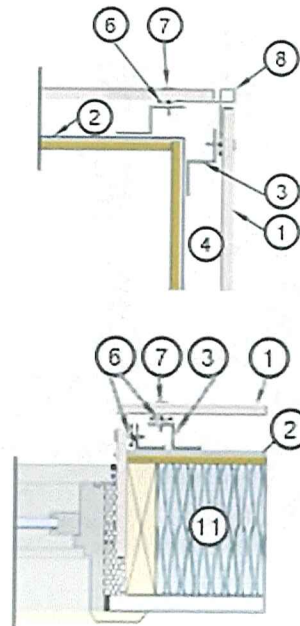
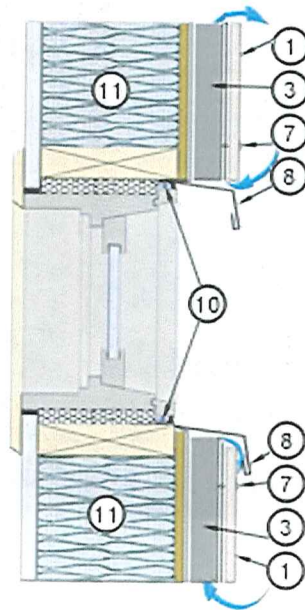


EAST SECTION

505 W. MAIN ST.	REAR ADDITION	ELEVATIONS / SECTION	TOPIA design	4.17.2012	10/13
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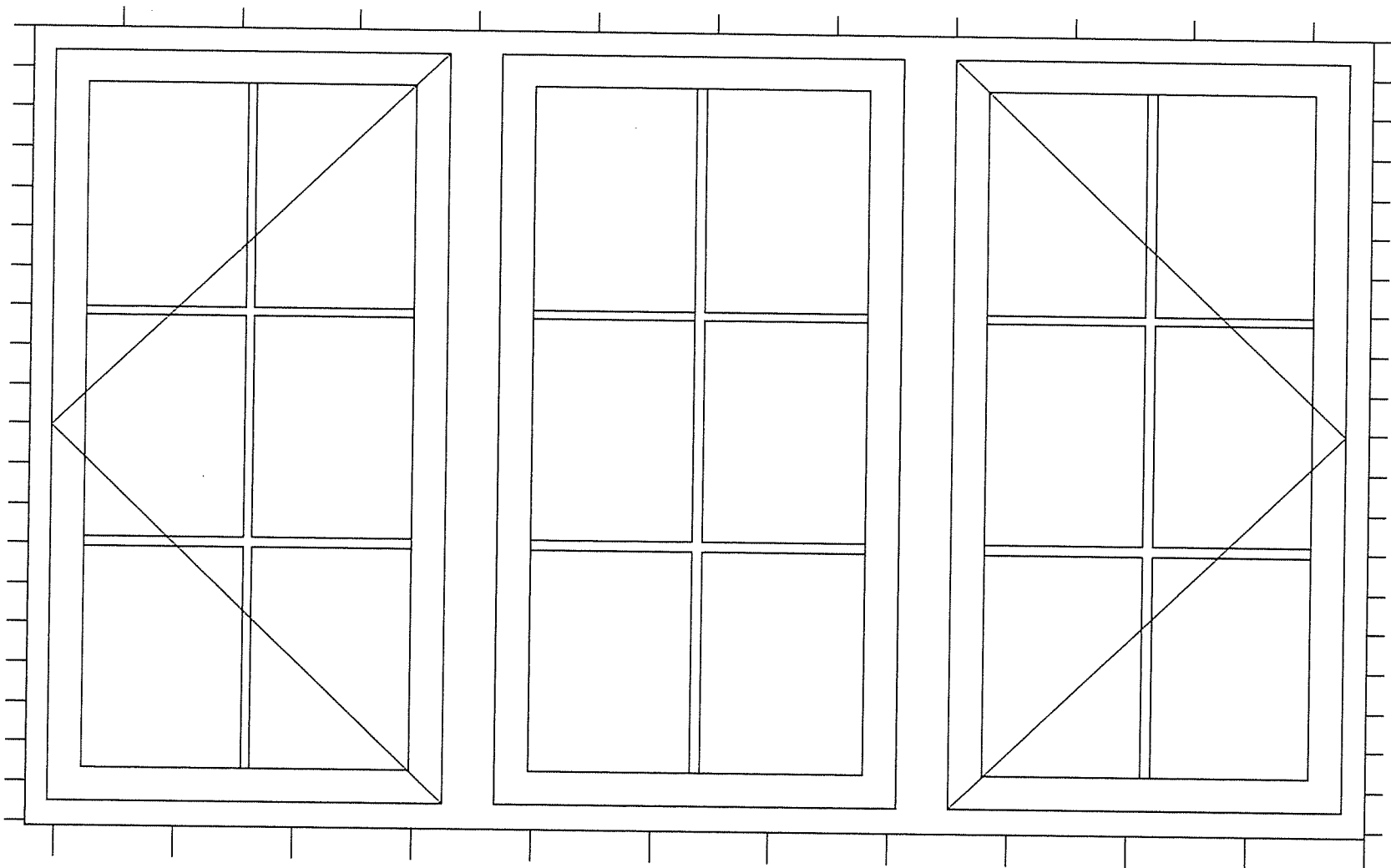
- ① Fiber Cement Cladding Sheet
- ② Breathable Waterproof Membrane
- ③ 3/4" min. Furring Strip
- ④ Air Space
- ⑤ 3 1/2" EPDM Rubber Strip
- ⑥ 1 1/4" EPDM Rubber Strip
- ⑦ Stainless Steel; Pan Head Screw
- ⑧ Flashing
- ⑨ Sealant
- ⑩ Backer Rod and Sealant
- ⑪ Insulation
- ⑫ Vertical Batten
- ⑬ Horizontal Batten
- ⑭ Custom Piece





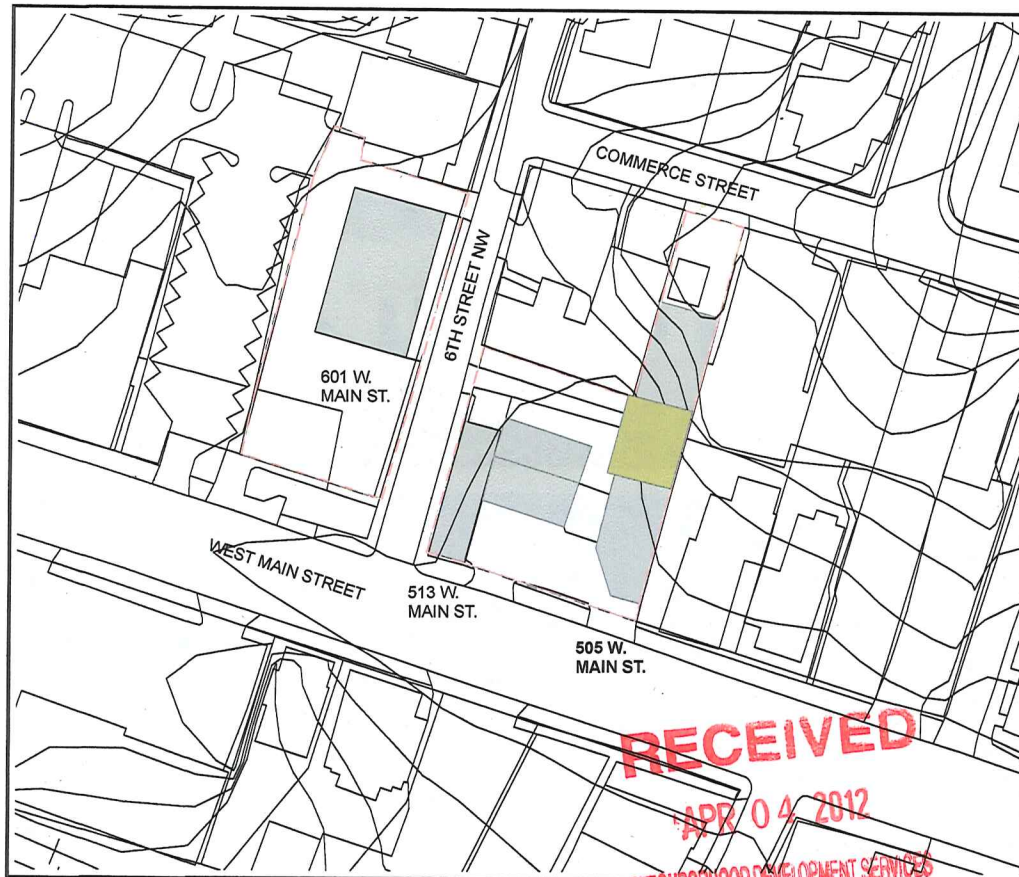
INTERIOR VIEW

505 W. MAIN ST.	WINDOWS	EXISTING	TOPIA design	4.17.2012	12/13
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NEW WHITE METAL CLAD CASEMENT AND FIXED WINDOW UNITS TO MATCH CONFIGURATION, LOOK AND OPERATION OF ORIGINAL/EXISTING WINDOWS. SAMPLES AND DIMENSIONED DRAWINGS WILL BE AVAILABLE AT 4/17 BAR MEETING.

505 W. MAIN ST.	WINDOWS	NEW WINDOW	TOPIA design	4.17.2012	13/13
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PROJECT NOTES:

TWO SMALL LOFTS AND A COVERED BALCONY/PORCH ARE PROPOSED FOR THE REAR COURTYARD OF THE PREVIOUSLY BAR APPROVED PROJECT. THE BALCONY DOUBLES AS A COVER AND IDENTIFIER FOR THE ENTRANCE TO THE REAR SUITE. THE WOOD PORCH WILL HAVE THE SAME DETAILS AS THE APPROVED REAR AND SIDE WOOD DECK OF 513 W. MAIN ST. THE LOFT ADDITION EXTERIOR WILL BE WARM GREY CEMENT PANELS ABOVE THE MEDIUM BROWN/GREY PAINTED BRICK PARAPET. ALL FENESTRATION TO MATCH BUILDING ANODIZED ALUMINUM STOREFRONT. MORE DETAILS 4/17.



505 W. MAIN ST.	LOFT + PORCH	ORIENTATION	TOPIA design	4.17.2012 1/15
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SOUTH VIEW

505 W. MAIN ST.	IMPROVEMENTS	CONTEXT	TOPIA design	4.17.2012	2/15
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SOUTH VIEW



WEST VIEW



505 W. MAIN ST.	IMPROVEMENTS	CONTEXT/EXISTING	TOPIA design	4.17.2012	3/15
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WEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	4/15
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WEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	5/15
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SOUTH VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	6/15
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SOUTH VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	7/15
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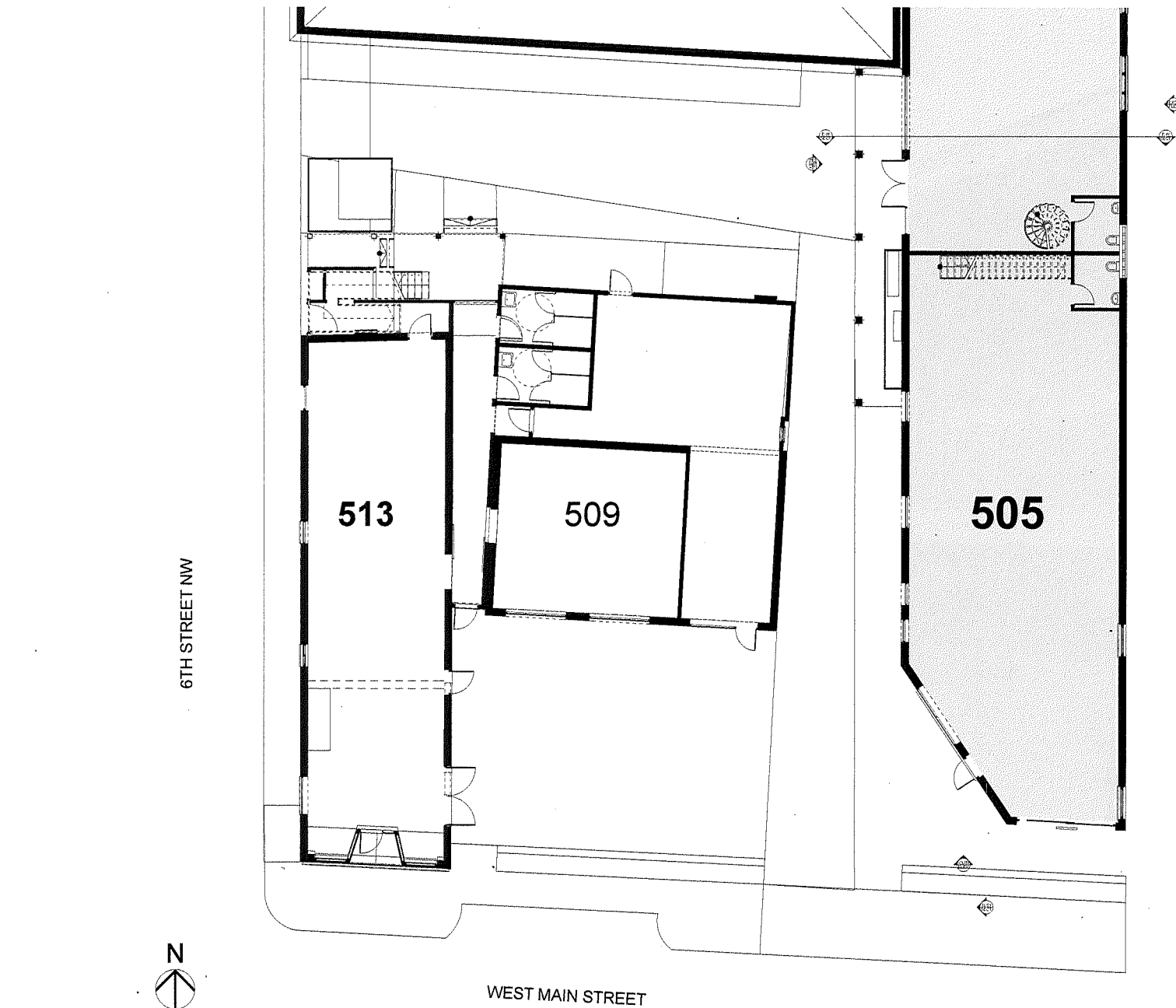
WEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	8/15
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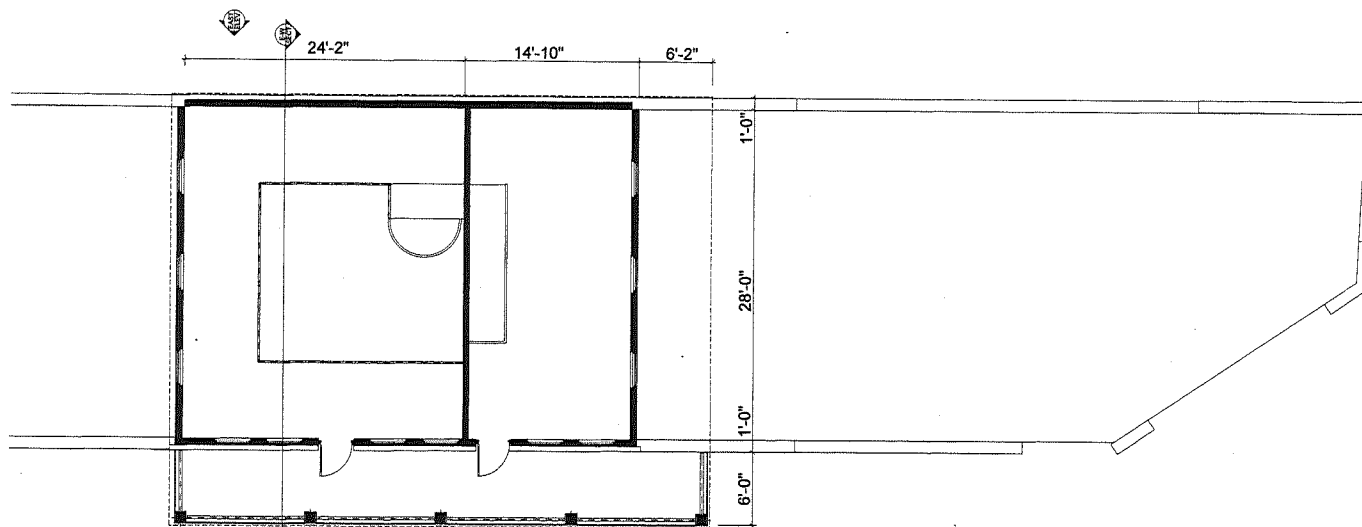
NORTHWEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	PERSPECTIVE	TOPIA design	4.17.2012	9/15
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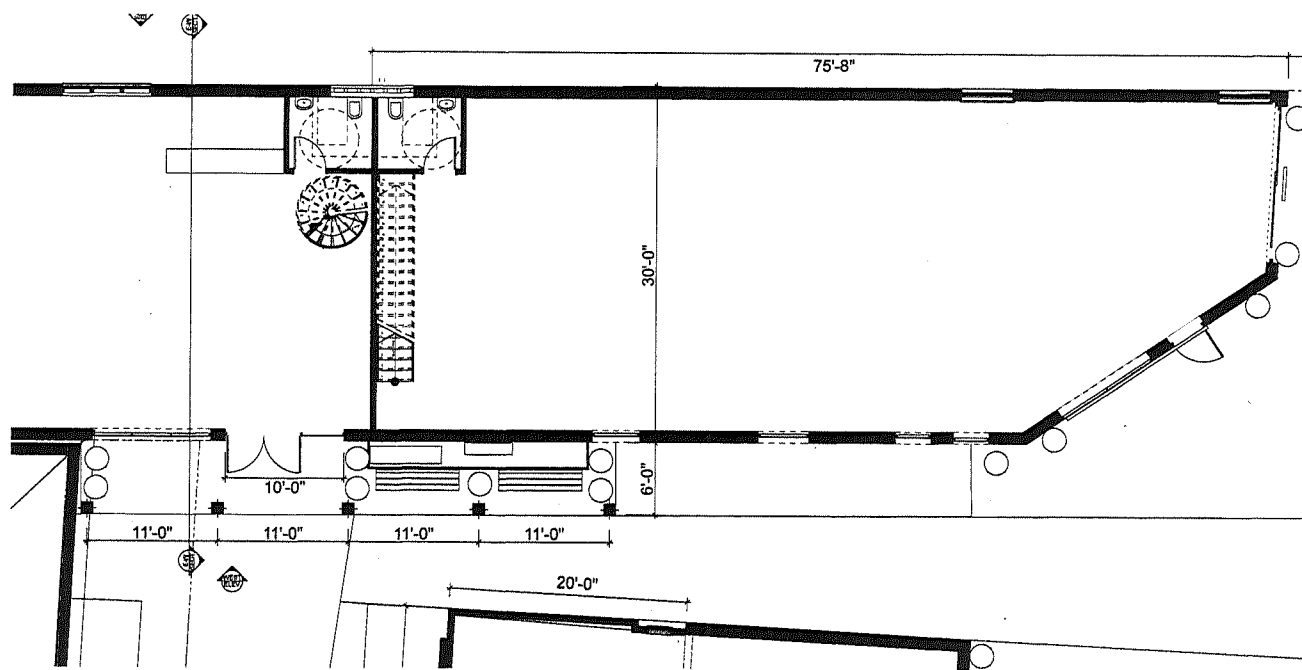


SITE PLAN

505 W. MAIN ST.	IMPROVEMENTS	SITE PLAN	TOPIA design	4.17.2012	10/15
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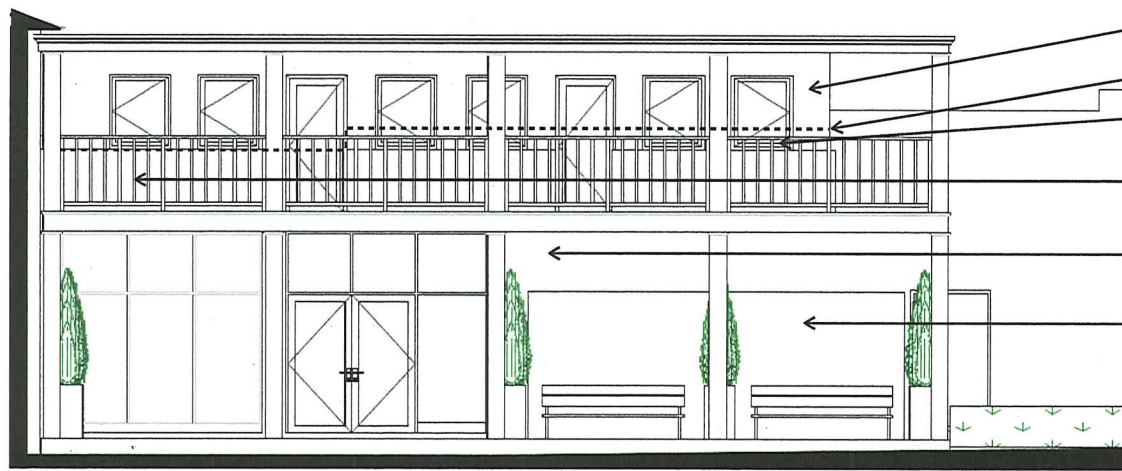
SECOND FLOOR PLAN



FIRST FLOOR PLAN



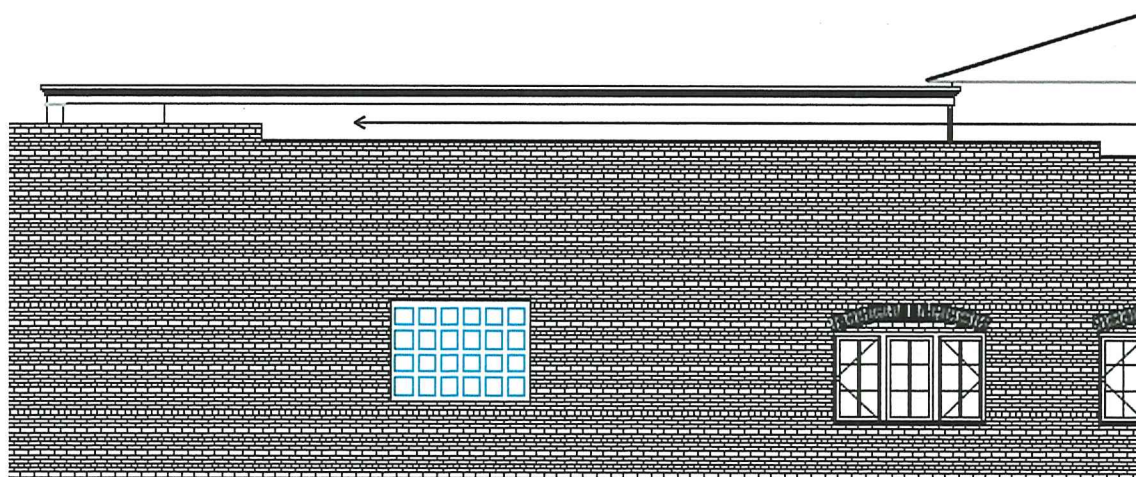
505 W. MAIN ST.	IMPROVEMENTS	FLOOR PLANS	TOPIA design	4.17.2012	11/15
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WEST ELEVATION

- CEMENT PANEL ABOVE BRICK
- ORIGINAL PARAPET. SEE NOTE
- WINDOW SILL AT BRICK CAP
- PAINTED BRICK AT PARAPET
- PAINTED BRICK WALL
- GREEN SCREEN OVER UTILITY

NOTE: THE EXISTING PARAPET STEPS DOWN TWICE TO REMAIN LEVEL ACROSS NEW ADDITION FACADE, AND RE-ALINGS WITH ORIGINAL HEIGHT 2/3 ALONG WALL.

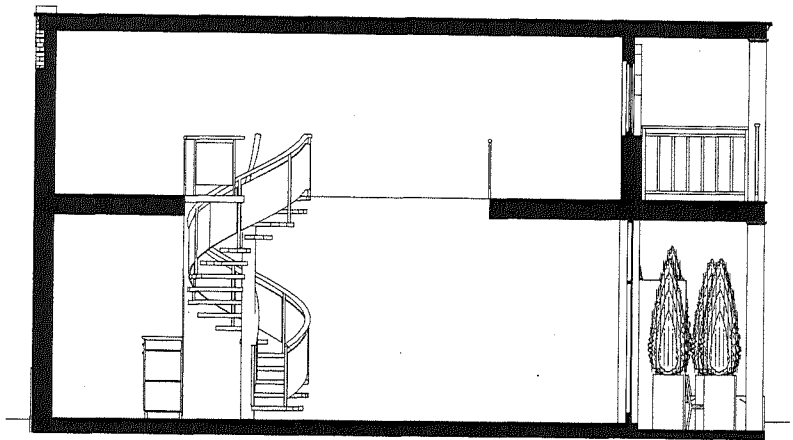


EAST ELEVATION

- CEMENT PANEL ABOVE BRICK

GENERAL NOTE: NEW ADDITIONS (IN MIDDLE AND IN REAR) ARE DELINEATED WITH CEMENT PANEL EXTERIOR. WARM GREY COLOR. PAINTED BRICK COLOR (BROWN/GREY) TO MATCH APPROVED. TRIM COLOR IS APPROVED LIGHT GREY.

505 W. MAIN ST.	IMPROVEMENTS	ELEVATIONS	TOPIA design	4.17.2012	12/15
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NORTH SECTION

PAINTED BRICK
PARAPET BEYOND

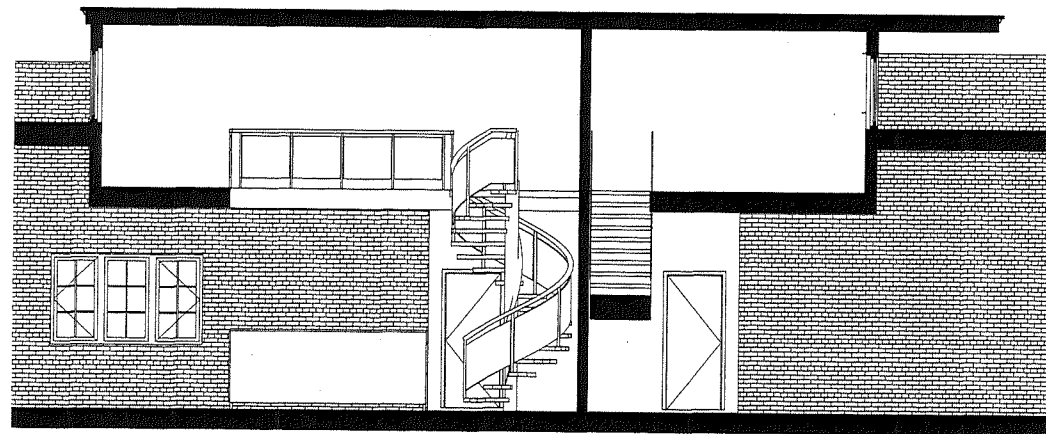
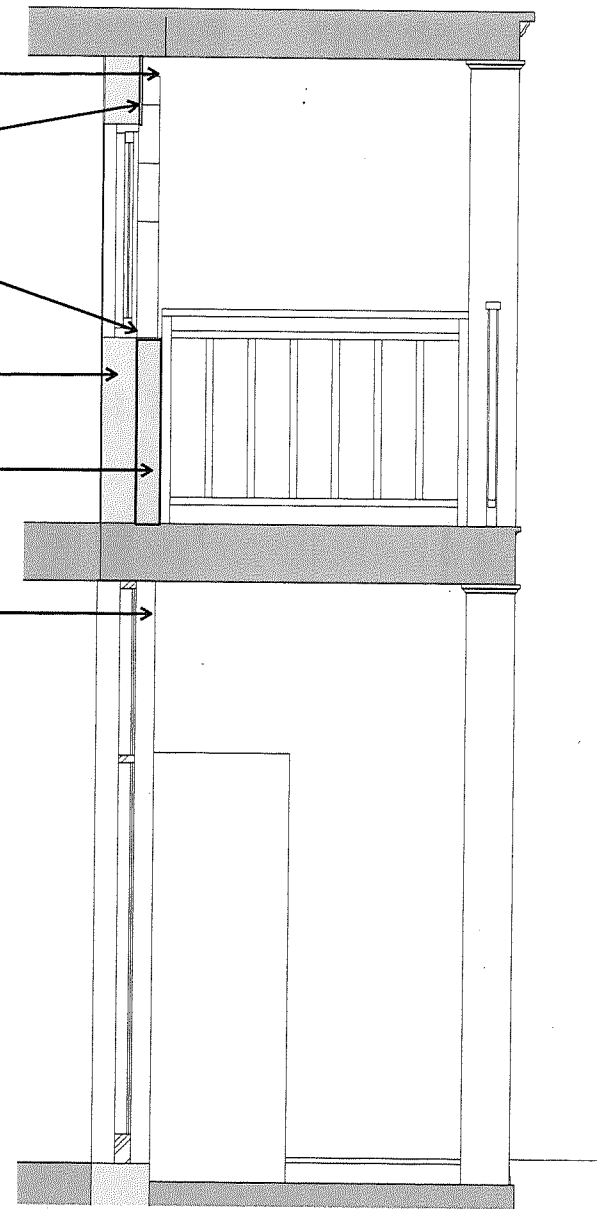
CEMENT PANEL
ABOVE BRICK

WINDOW SILL
AT BRICK CAP

WD FRAME WALL

PAINTED BRICK AT
PARAPET LEVEL

PAINTED BRICK
WALL BEYOND



EAST SECTION

NORTH SECTION



SOUTHWEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	EXISTING	TOPIA design	4.17.2012	14/15
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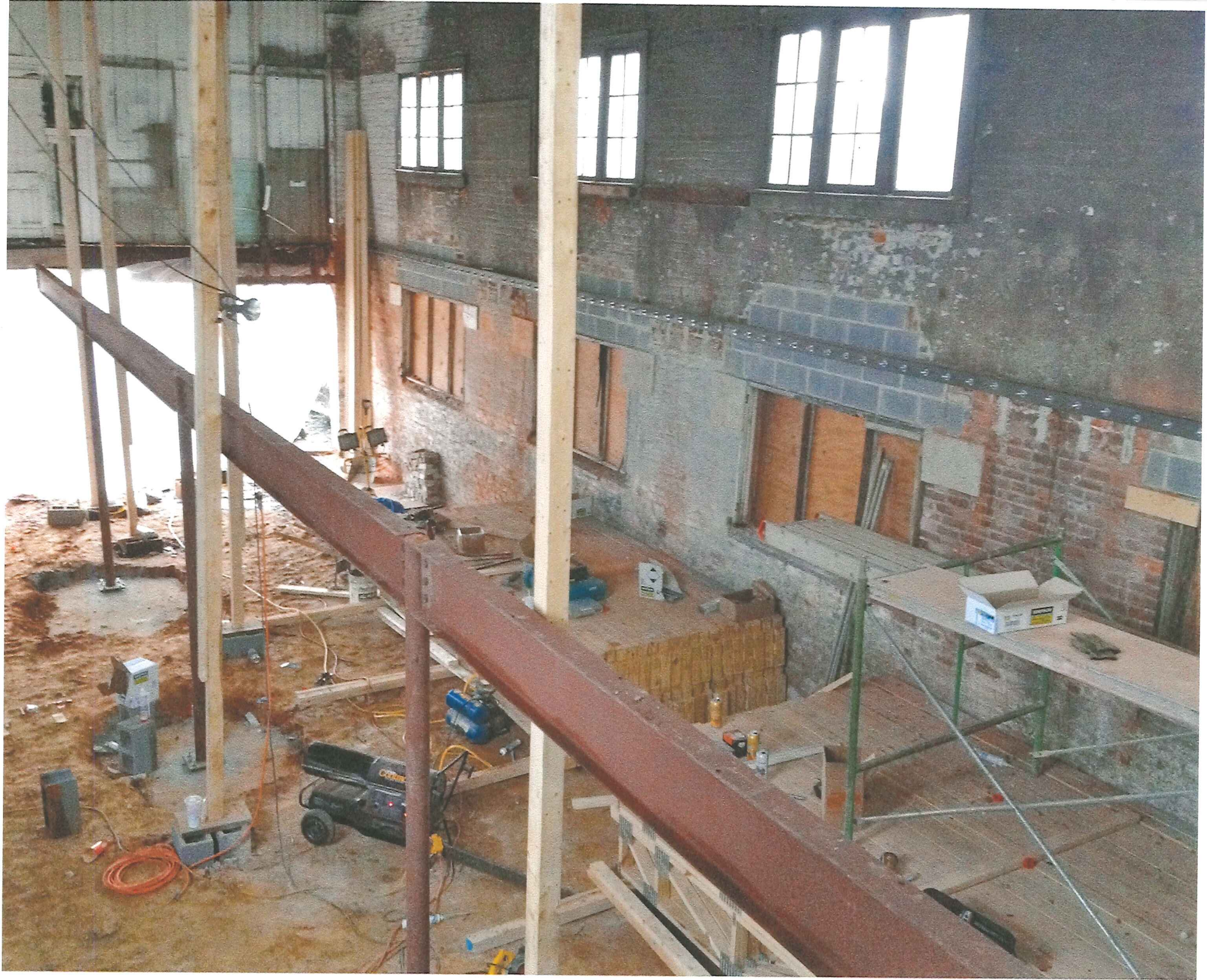
WEST MAIN ST.

6TH STREET NW

505 W. MAIN ST.	IMPROVEMENTS	CONTEXT / EXAMPLES	TOPIA design	4.17.2012	15/15
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Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, May 04, 2012 2:01 PM
To: 'Mark Wingerd'
Subject: RE: 505 W Main St. window information

Mark,

Those details look fine. You may proceed.

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

From: Mark Wingerd [mailto:markw@gastonwyatt.com]
Sent: Wednesday, May 02, 2012 4:12 PM
To: Scala, Mary Joy
Cc: Greg Jackson
Subject: 505 W Main St. window information

See attached information for your review. Please let me know if you have any questions.

Mark Wingerd CSI, CDT
Gaston & Wyatt - Window Division
1222 Harris Street
Charlottesville, VA, 22903
p 434-971-5537
f 434-979-7722
c 434-987-5477
e markw@gastonwyatt.com

Gaston & Wyatt, Inc.

505 W Main

MARVIN WINDOW QUOTE

TownLong 1st 042612: TownLong 1st clad 040312

TownLong 1st clad 040312

GASTON & WYATT
1222 HARRIS ST
CHARLOTTESVILLE, VA 22903

GASTON & WYATT
CHARLOTTESVILLE, VA 22903
Phone 434-971-5537 Fax 434-979-7722

GASTON & WYATT
CHARLOTTESVILLE, VA 22903
Phone 434-971-5537 Fax 434-979-7722

*** CAUTION: IT IS RECOMMENDED THAT A MINIMUM OF 1/4 INCH BE ADDED ***
*** TO THE ROUGH OPENING HEIGHT WHEN USING MARVIN SILLGUARD ***

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***
*** NET PRICE (in USD) ***

3876-000
BILL GASTON & WYATT
TO: 1222 HARRIS ST
CHARLOTTESVILLE, VA 22903

REQUESTED SHIP DATE:
SHIP VIA: OUR TRUCK
PO:
JOB NAME: TownLong 1st clad 040312

SHIP GASTON & WYATT
TO: 1751 ALLIED ST
CHARLOTTESVILLE, VA 22903

CONTACT:
PHONE: () -

PROJECT: TownLong 1st 042612

QUOTE: 00000001

QTY: 6 MARK UNIT -

RO 83" X 47"

FS 82" X 46 1/2" - 3W1H

**A1

C UCA - LH

RO 27" X 47"

FS 26" X 46 1/2"

IG - 3/4" - 1 LITE

LOW E II W/ARGON

5/8" RECT SDL-W/SPACER BAR - SPC CUT 2W3H

STONE WHITE CLAD EXT. - PR PINE INT.

WH FOLDING HDLE

INTERIOR SCREEN

WHITE SURROUND

CHARCOAL FIBERGLASS MESH

WHITE WEATHER STRIP

**A2

C UCA - STATIONARY

RO 27" X 47"

FS 26" X 46 1/2"

IG - 3/4" - 1 LITE

LOW E II W/ARGON

5/8" RECT SDL-W/SPACER BAR - SPC CUT 2W3H

STONE WHITE CLAD EXT. - PR PINE INT.

SOLID WOOD COVERS

WHITE WEATHER STRIP

EXACT SIZING
DETERMINED BY
EXISTING M.O.

CONTINUED ON NEXT PAGE

GASTON & WYATT
CHARLOTTESVILLE, VA 22903
Phone 434-971-5537 Fax 434-979-7722

*** CAUTION: IT IS RECOMMENDED THAT A MINIMUM OF 1/4 INCH BE ADDED ***
*** TO THE ROUGH OPENING HEIGHT WHEN USING MARVIN SILLGUARD ***

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***

*** NET PRICE (in USD) ***

PAGE 2

3876-000

GASTON & WYATT CHARLOTTESVILLE, VA

PROJECT: TownLong 1st 042612

**A3

C UCA - RH

RO 27" X 47"

FS 26" X 46 1/2"

IG - 3/4" - 1 LITE

LOW E II W/ARGON

5/8" RECT SDL-W/SPACER BAR - SPC CUT 2W3H

STONE WHITE CLAD EXT. - PR PINE INT.

WH FOLDING HDLE

INTERIOR SCREEN

WHITE SURROUND

CHARCOAL FIBERGLASS MESH

WHITE WEATHER STRIP

**V

2" VERTICAL SPACE MULL

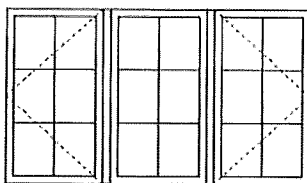
NAILING FIN

4 9/16" JAMBS

PR PINE INTERIOR

STONE WHITE CLAD EXTERIOR

NO CSG



AS VIEWED FROM THE EXTERIOR

CONTINUED ON NEXT PAGE

GASTON & WYATT
CHARLOTTESVILLE, VA 22903
Phone 434-971-5537 Fax 434-979-7722

*** CAUTION: IT IS RECOMMENDED THAT A MINIMUM OF 1/4 INCH BE ADDED ***
*** TO THE ROUGH OPENING HEIGHT WHEN USING MARVIN SILLGUARD ***

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***
*** NET PRICE (in USD) ***

PAGE 3

3876-000

GASTON & WYATT CHARLOTTESVILLE, VA

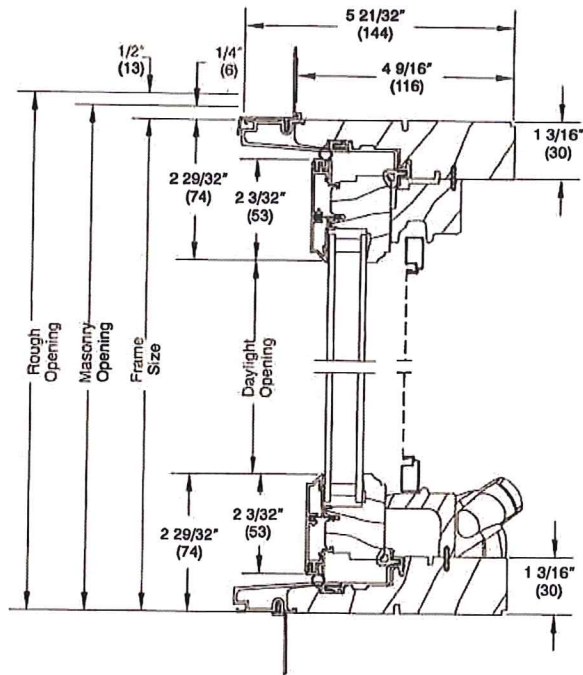
PROJECT: TownLong 1st 042612

CLAD ULTIMATE CASEMENT

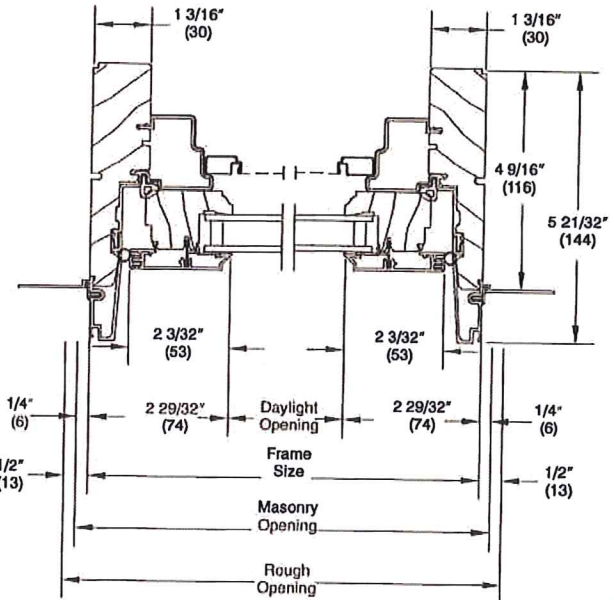
SECTION DETAILS

SCALE: 3" = 1' 0"

Operating

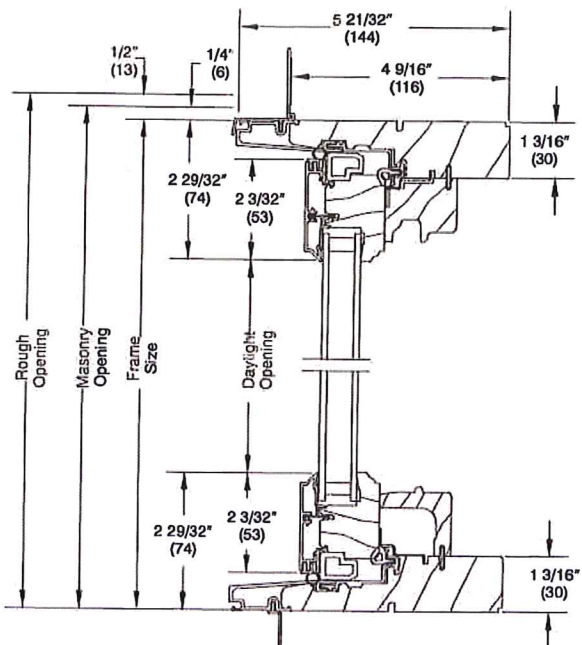


Head Jamb and Sill

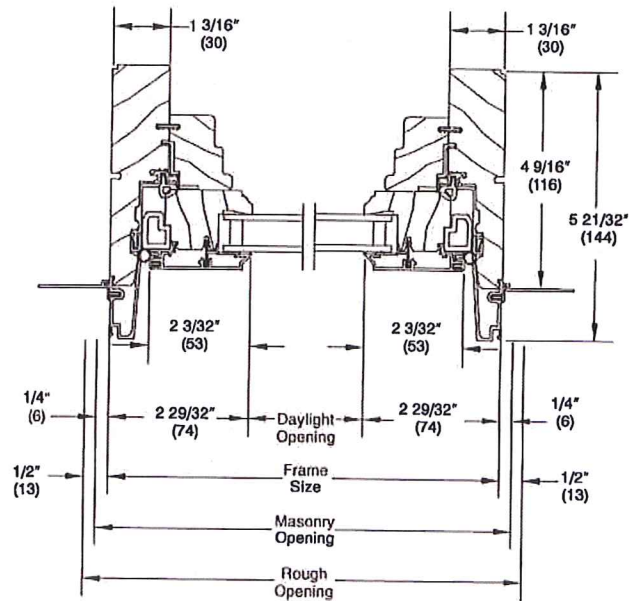


Jamb

Stationary



Head Jamb and Sill

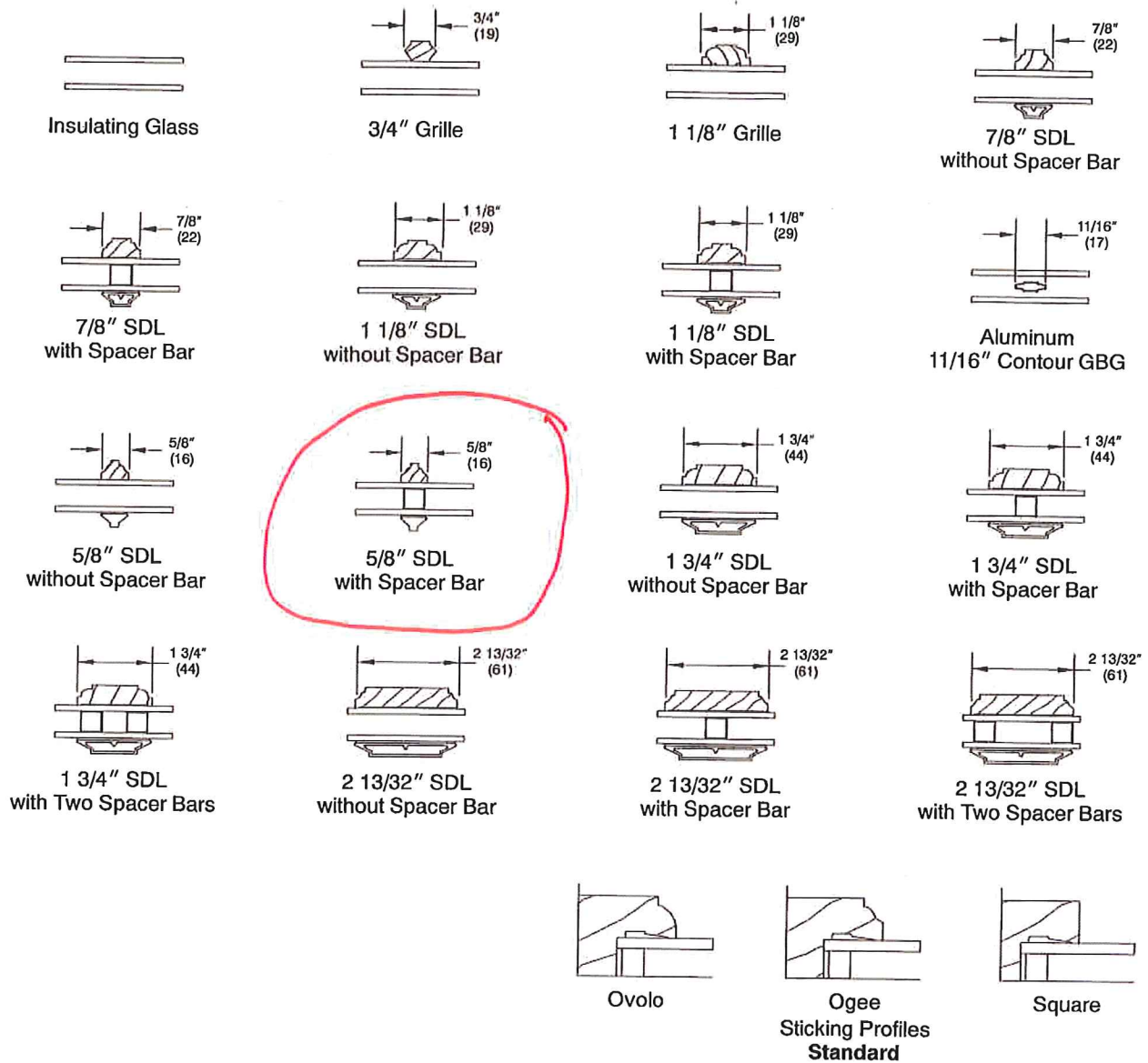


Jamb

CLAD ULTIMATE CASEMENT/ PUSH OUT PICTURE

SECTION DETAILS: DIVIDED LITE OPTIONS
NOT TO SCALE

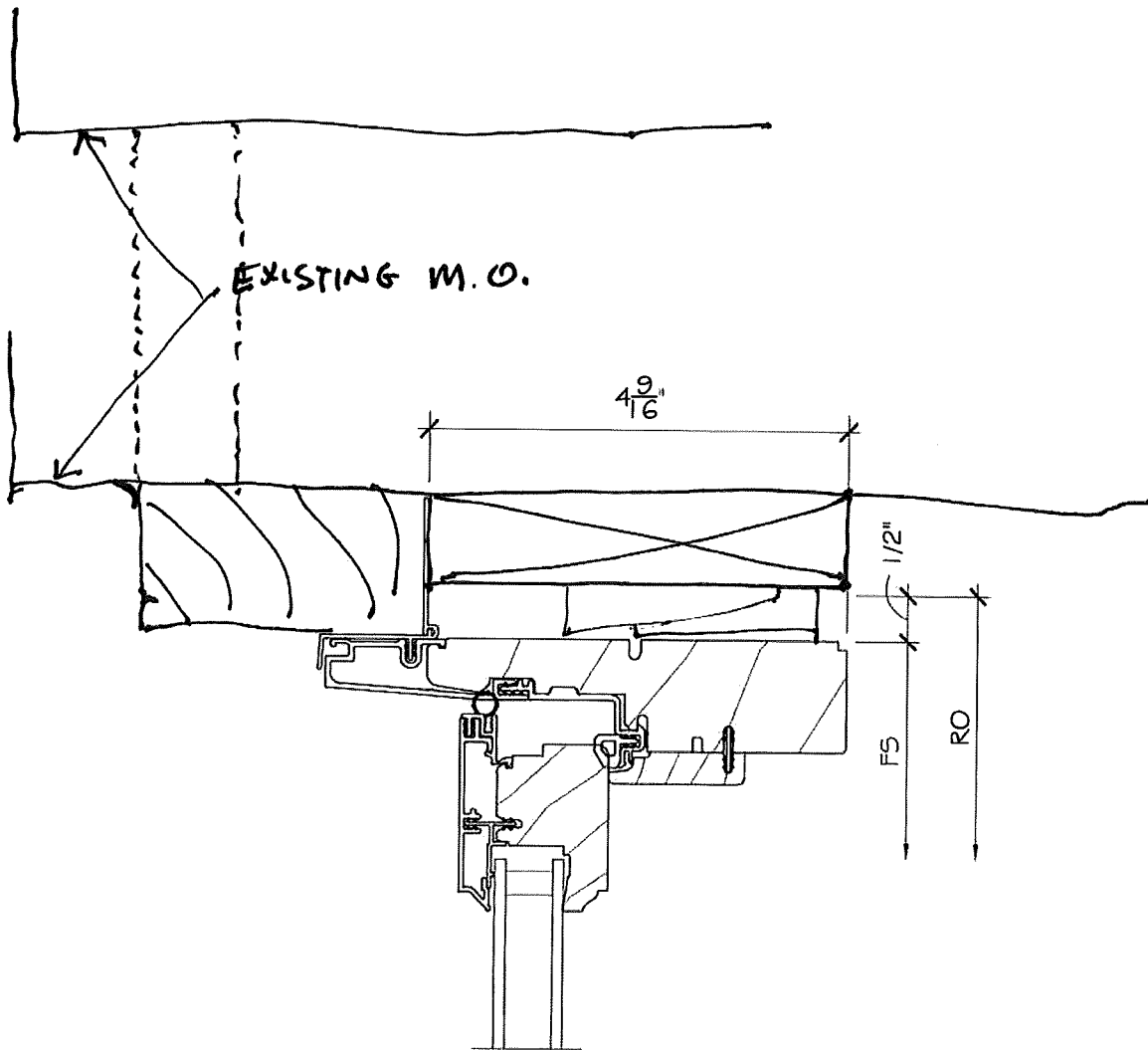
For CUCA/CUPCA and CUPCAP/CUCAP
(CUCA shown)



NOTE:

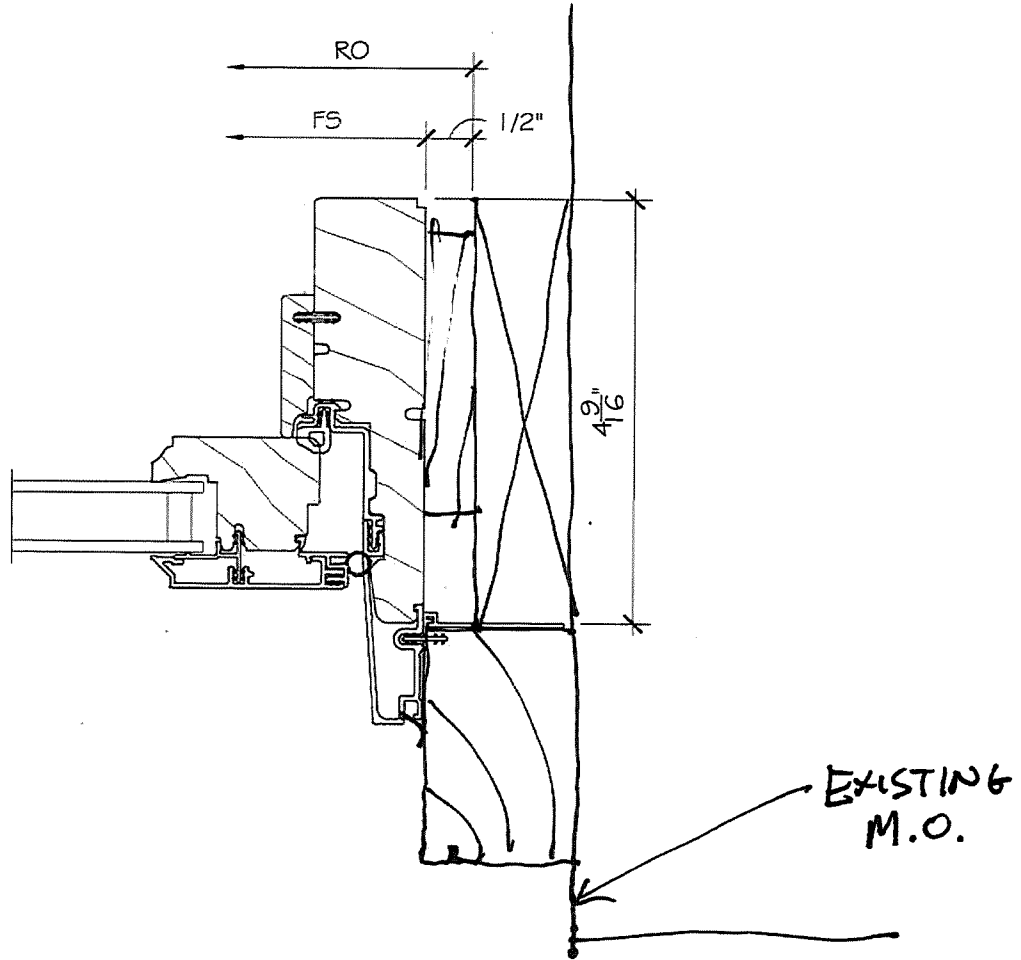
Grille = Removable interior divider
SDL = Simulated divided lite
GBG = Grilles between glass

- * Grille - available for use in Ogee and Ovolo sash sticking.
SDL - available for use on Ogee and Ovolo sash sticking only
GBG - available with all three sticking profiles



HEAD

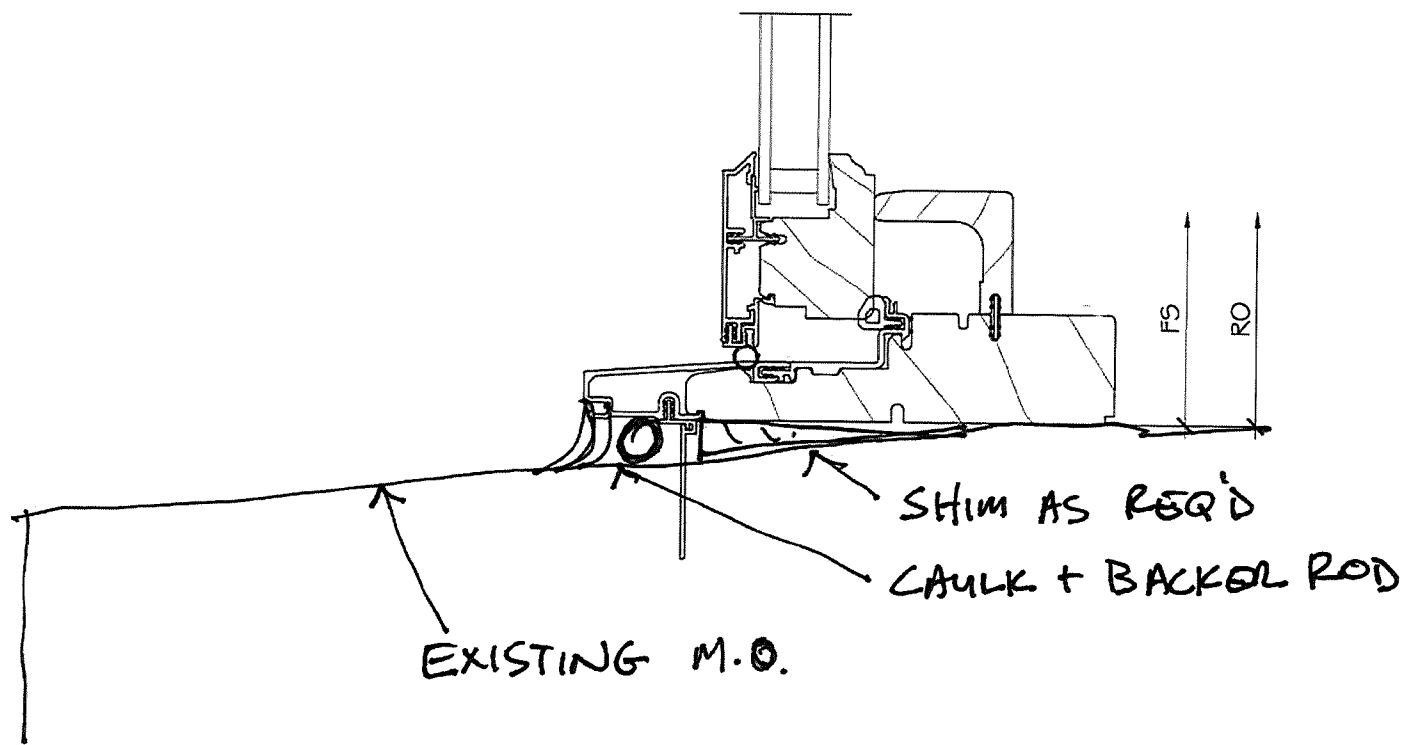
SCALE: 6" = 1'-0"



9
10

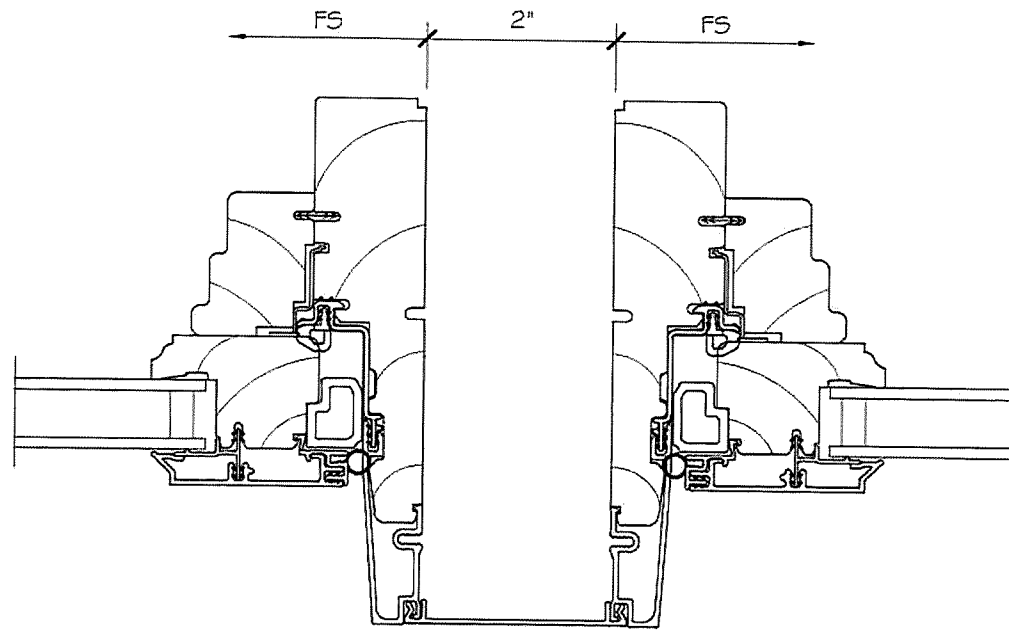
JAMB

SCALE: 6" = 1'-0"



SILL

SCALE: 6" = 1'-0"



MULLION

SCALE: 6" = 1'-0"

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



AFFIDAVIT OF MAILING

To File: 505 W Main Street (BAR 12-03-05)

I, Brenda Weatherford, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on March 29, 2012.

Signed:

Brenda S. Weatherford
Brenda Weatherford

ADDRESSES

See Attachments

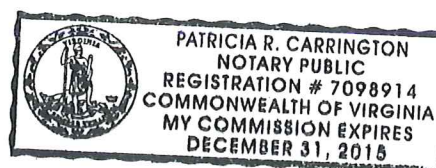
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 29th day of MARCH 2012, by Brenda Weatherford.

My Commission Expires: DECEMBER 31, 2015

Patricia R. Carrington
Notary Public



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



April 3, 2012

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 12-03-05

505 W Main Street

Tax Map 32 Parcel 174

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

Rear Addition (**Deferred from March 20, 2012**) and

Revisions to Loft Addition (**Approved February 21, 2012**)

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, April 17, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times 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,

Mary Joy Scala, AICP
Preservation and Design Planner

505 W Main Street
(6)

BELL, J F FUNERAL HOME INC
108 6TH STREET NW
CHARLOTTESVILLE VA
22903

PERKINS, JANICE D REVOCABLE TR THE
P O BOX 125
NORGE VA
23127

HANEY, ROY, VIRGINIA & LAUREN HALL,
TR
314 MONTEBELLO CIRCLE
CHARLOTTESVILLE VA
22903

THE SUTTON GROUP, LLC
700 EAST HIGH STREET
CHARLOTTESVILLE VA
22902

MAIN STREET WEST, LLC
2920 WEBSTER STREET
SAN FRANCISCO CA
94123

TSCHAPPATT, CHRISTOPHER, ETAL
2801 BRANDON AVE
ROANOKE VA
24015