

**From:** Scala, Mary Joy  
**Sent:** Friday, February 24, 2012 4:29 PM  
**To:** Greg Jackson (gjackmail@gmail.com); gabo@townsquareassociates.com  
**Subject:** BAR Action 505 W Main

February 24, 2012

Main Street West  
2920 Webster Street  
San Francisco, CA 94123

**RE: Certificate of Appropriateness Application**  
BAR 12-02-06  
505 W Main Street  
Tax Map 32 Parcel 174  
Greg Jackson, Applicant/Main Street West, LLC, Owner  
Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2012.

The following action was taken:

**The BAR approved (6-1) the proposed addition 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 (August 21, 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.

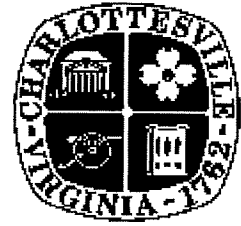
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

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  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 21, 2012**



**Certificate of Appropriateness Application**

BAR 12-02-06

505 W Main Street

Tax Map 32 Parcel 174

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

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**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.

**Application**

**The applicant is in the process of renovating an existing brick building for a new retail use. The previously approved application 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.

**The current application proposes adding a second floor and covered balconies to a rear portion of the building. The building is very long, extending all the way to Commerce Street in the rear. Bell's Funeral Home on 6<sup>th</sup> Street NW (shown with green roof in drawings) abuts the building behind this proposed addition.**

**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.**

**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.

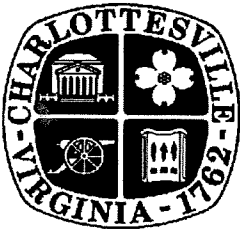
### **Discussion and Recommendations**

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.

**The proposal is appropriate and helps create an interesting rear courtyard.**

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



## 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

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

### Information on Subject Property

Physical Street Address: 505 W. MAIN ST.  
CHARLOTTESVILLE, VA 22902  
City Tax Map/Parcel: 320174000

Name of Historic District or Property: \_\_\_\_\_

WEST MAIN STREET

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

### Applicant

Name: GREG JACKSON  
Address: 826 B HUNTON AV  
CHARLOTTESVILLE VA 22902  
Email: g.jackson@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]

2/6/2012

Signature

Date

### Property Owner (if not applicant)

Name: MAIN STREET WEST  
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]

2/7/12

Signature

Date

Description of Proposed Work (attach separate narrative if necessary): ADDITION OF 2  
SMALL LOFTS AND A COVERED PORCH, TO MATCH  
PREVIOUSLY APPROVED PROJECT.

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

### For Office Use Only

Received by: BSW  
Fee paid: 25.00 Cash/Ck. # 100.00 ck #8587  
25.00 ck #  
Date Received: 2/7/2012

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

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

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

\_\_\_\_\_  
\_\_\_\_\_





# **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 ENTRANCES TO THE MIDDLE AND REAR SUITES. THE WOOD PORCH WILL HAVE THE SAME DETAILS AS THE APPROVED REAR AND SIDE WOOD DECK OF 513 W. MAIN ST. THE LOFTS WILL BE PAINTED MASONRY OF MEDIUM WARM GRAY IN THE SAME FAMILY AS THE MAIN BUILDING COLOR. TRIM COLOR TO BE LIGHT COOL GREY. ALL FENESTRATION TO MATCH BUILDING ANODIZED ALUMINUM



505 W. MAIN ST.	LOFT + PORCH	<b>ORIENTATION</b>	TOPIA design	2.21.2012 1 / 15
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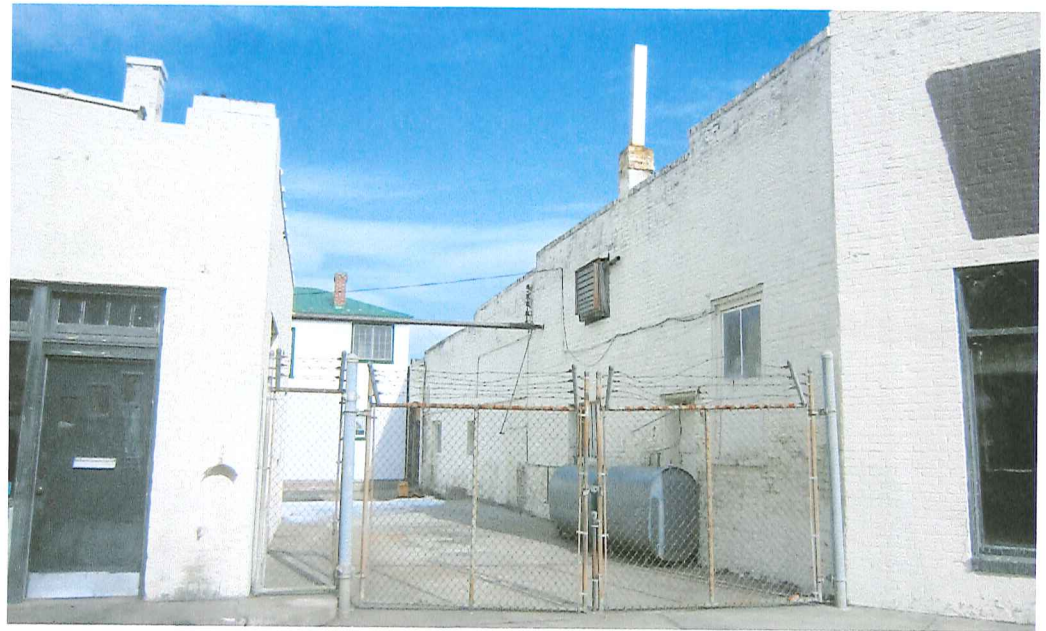
**SOUTH VIEW**

505 W. MAIN ST.	IMPROVEMENTS	CONTEXT	TOPIA design	2.21.2012	2/15
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**SOUTH VIEW**

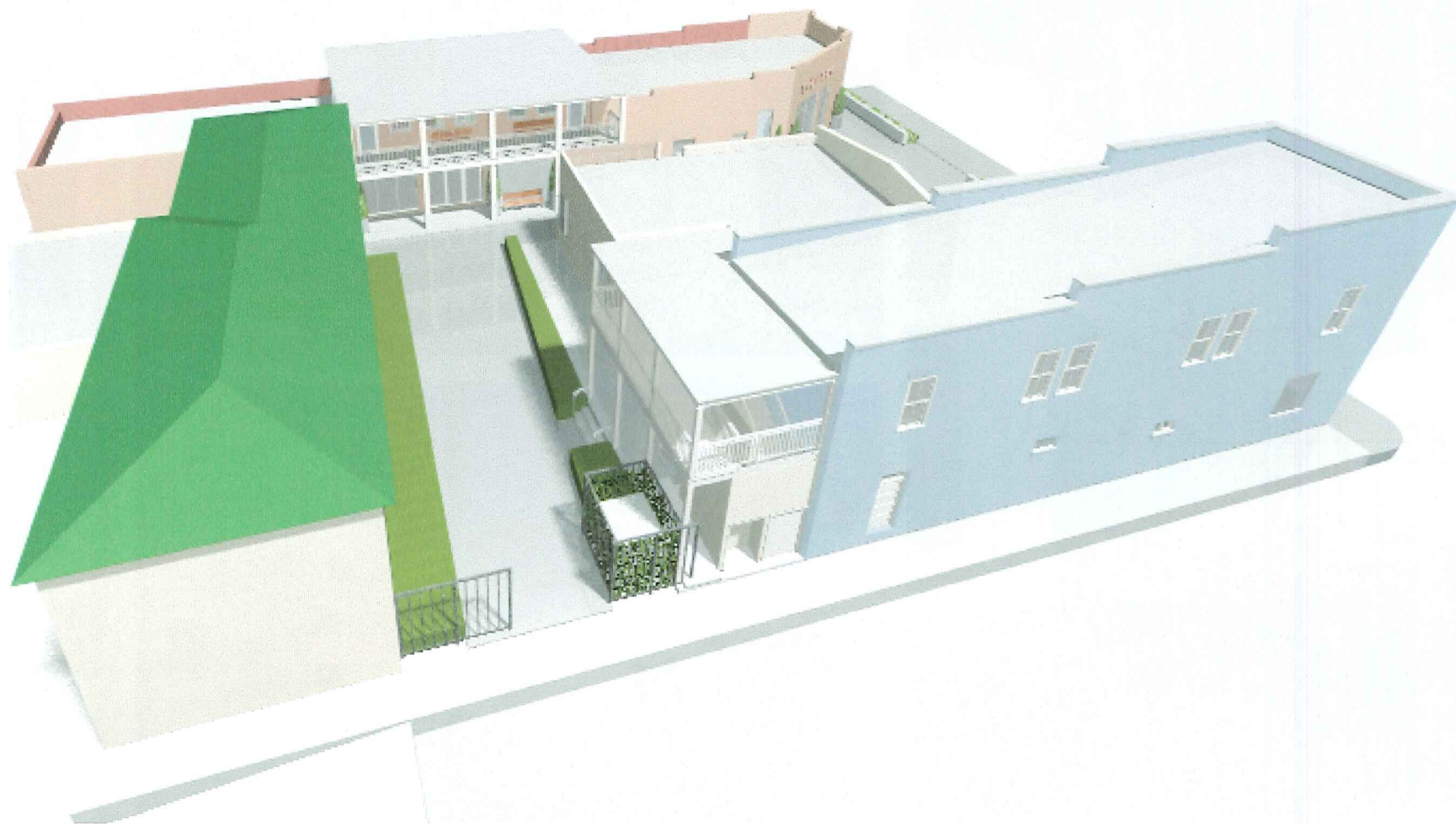


**WEST VIEW**



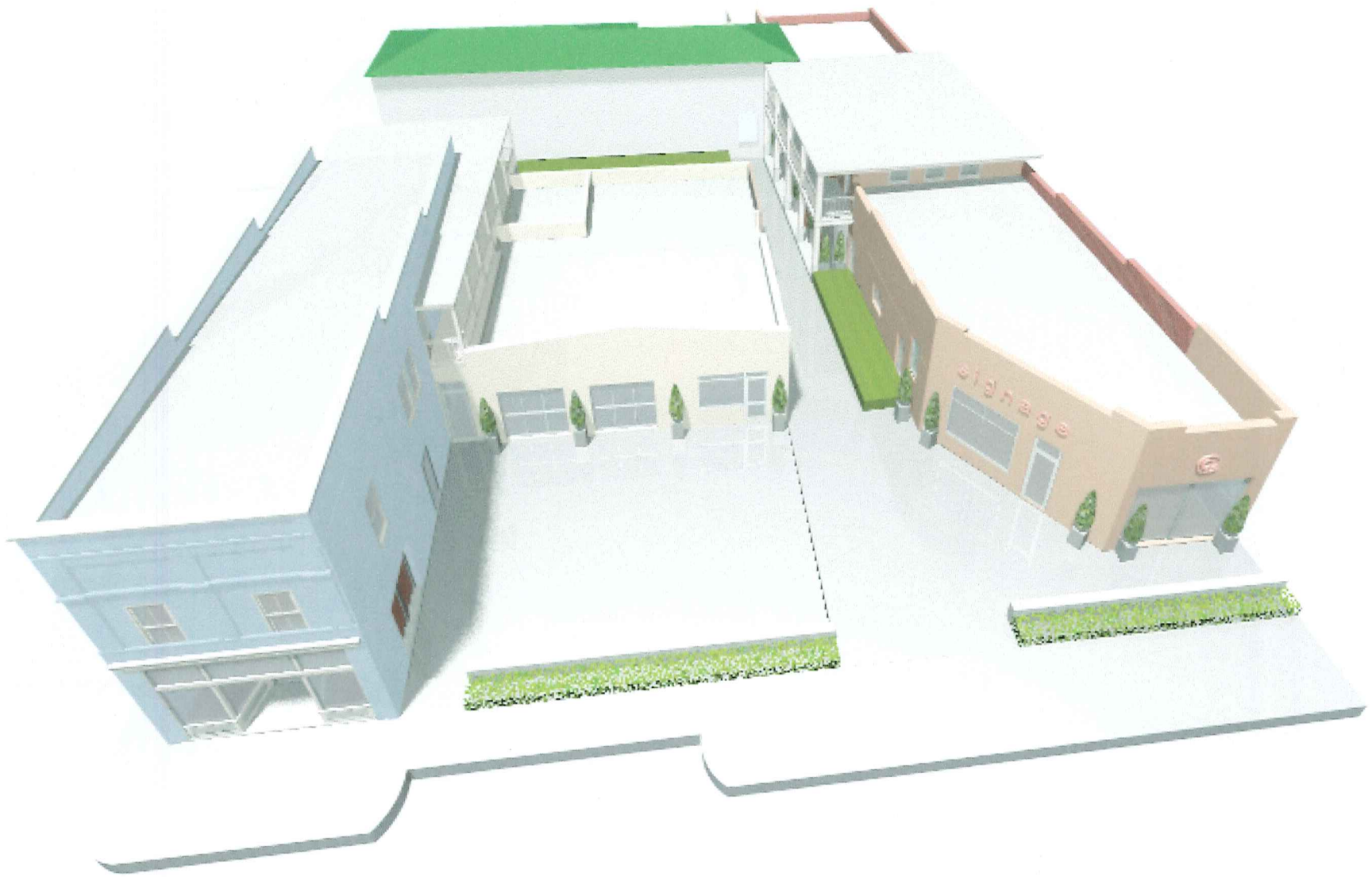
505 W. MAIN ST.	IMPROVEMENTS	CONTEXT/EXISTING	TOPIA design	2.21.2012	3/15
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**WEST VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	4/15
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**SOUTH VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	5/15
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**SOUTH VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	6/15
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**SOUTH VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	7/15
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**WEST VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	8/15
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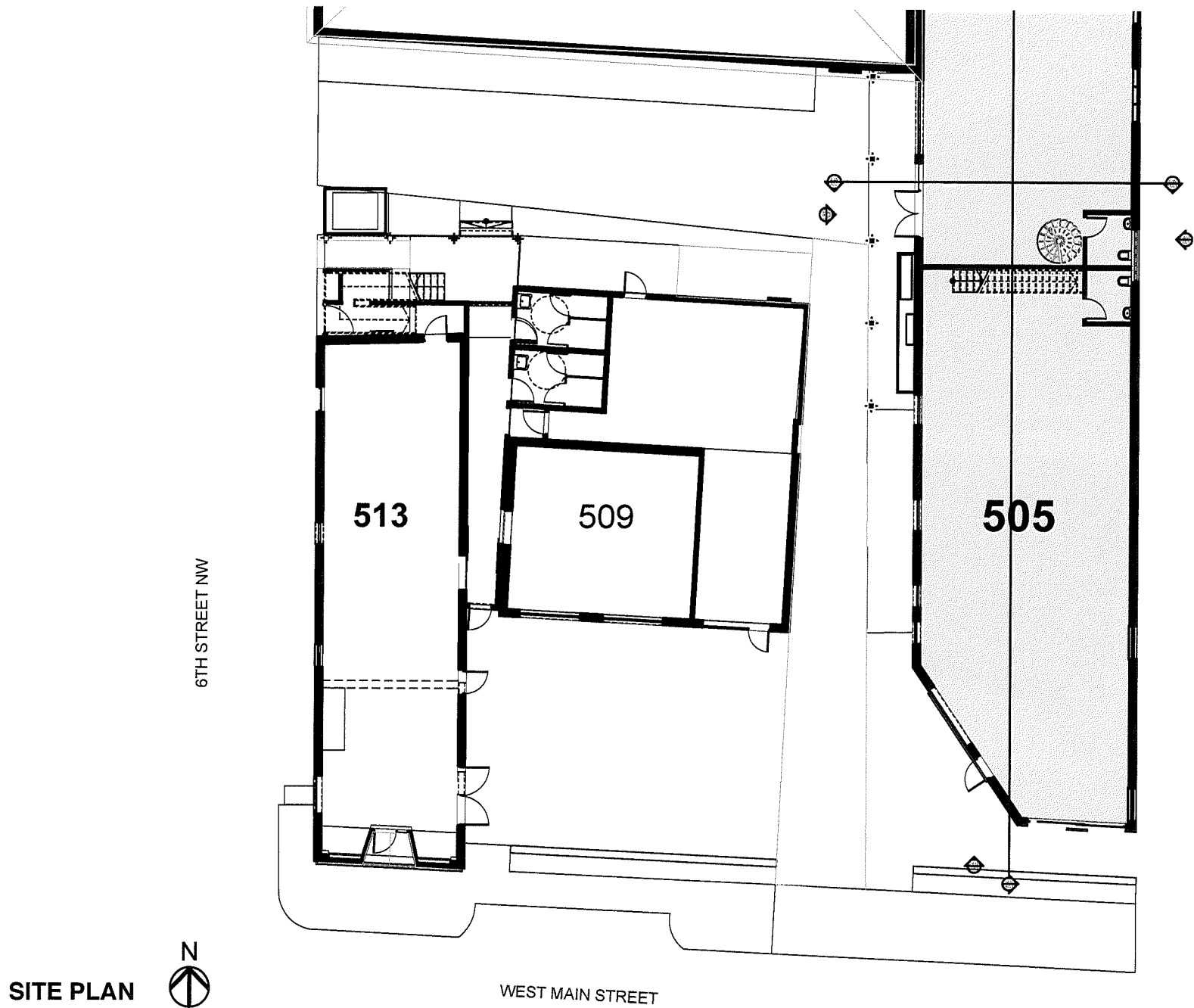




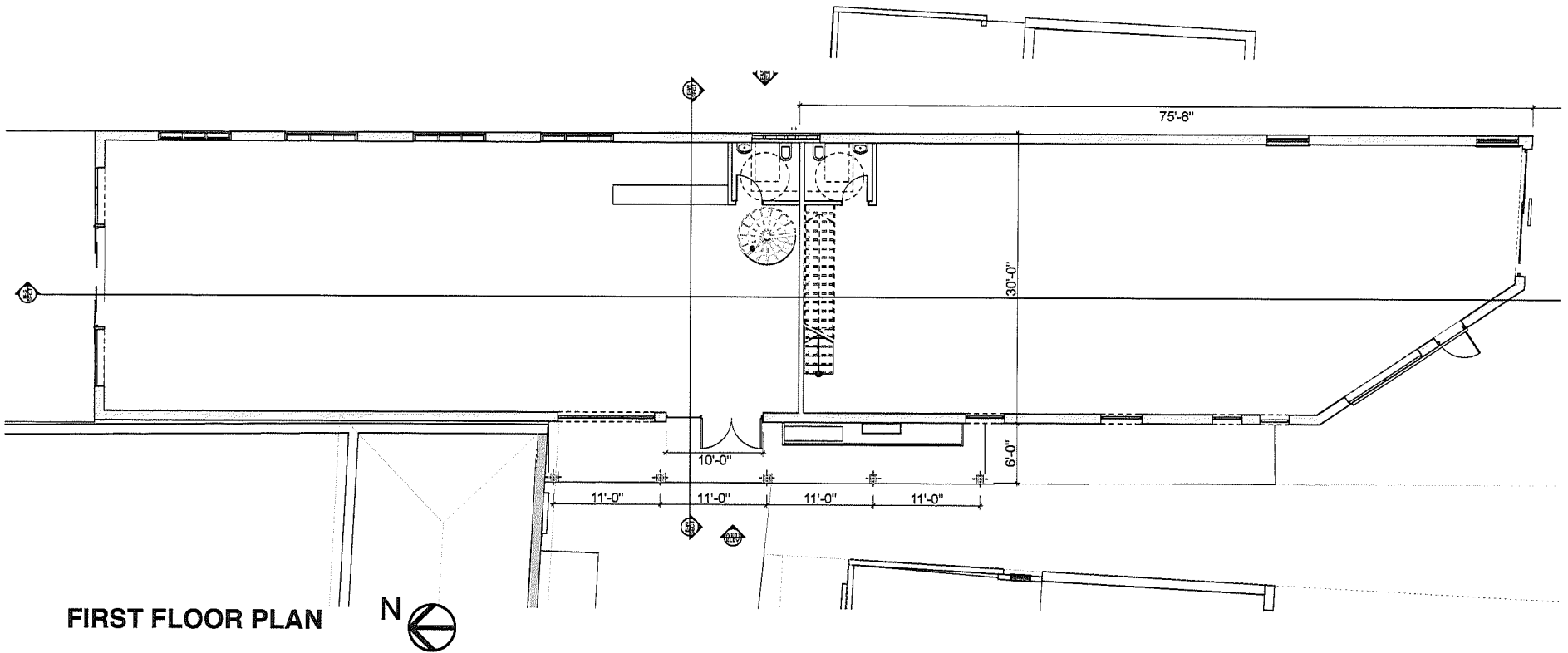
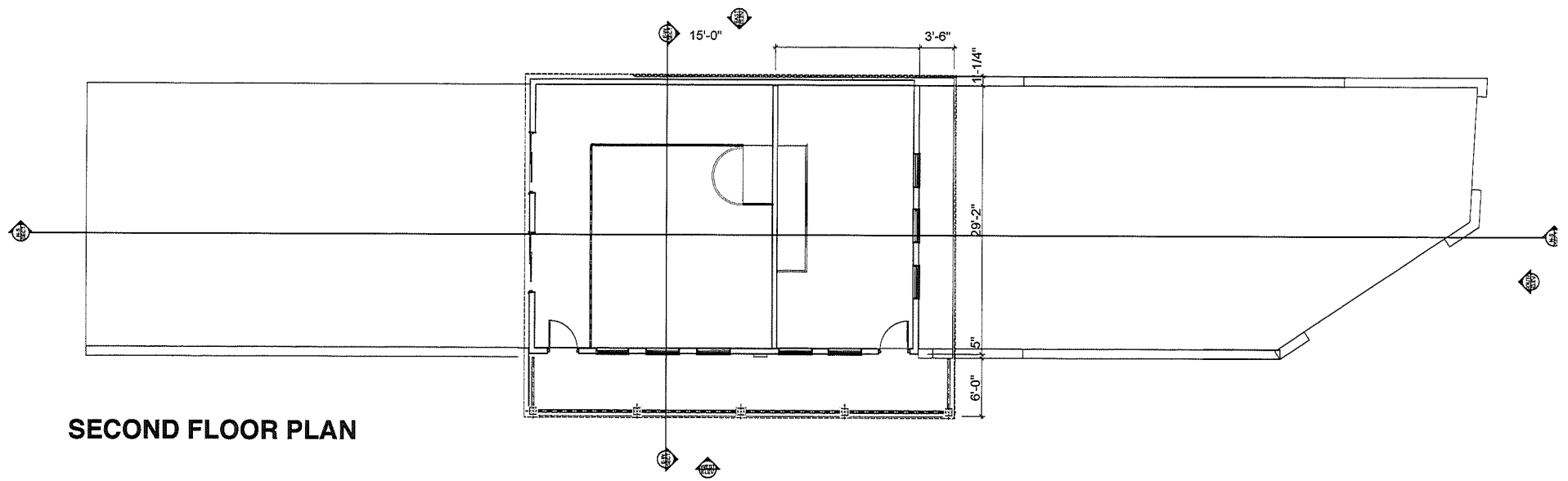
**NORTHWEST VIEW**

505 W. MAIN ST.	IMPROVEMENTS	<b>PERSPECTIVE</b>	TOPIA design	2.21.2012	9/15
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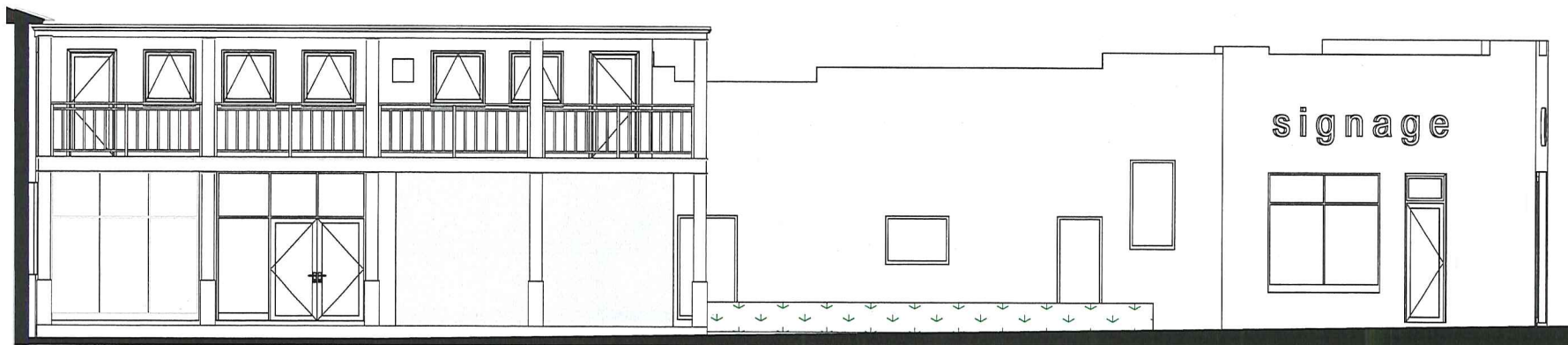




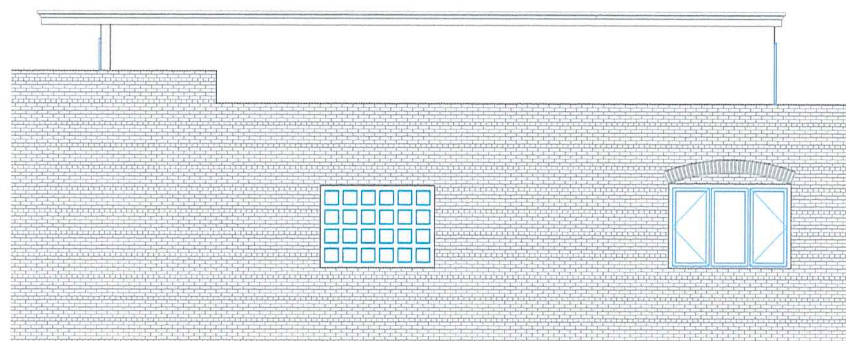
505 W. MAIN ST.	IMPROVEMENTS	SITE PLAN	TOPIA design	2.21.2012	10/15
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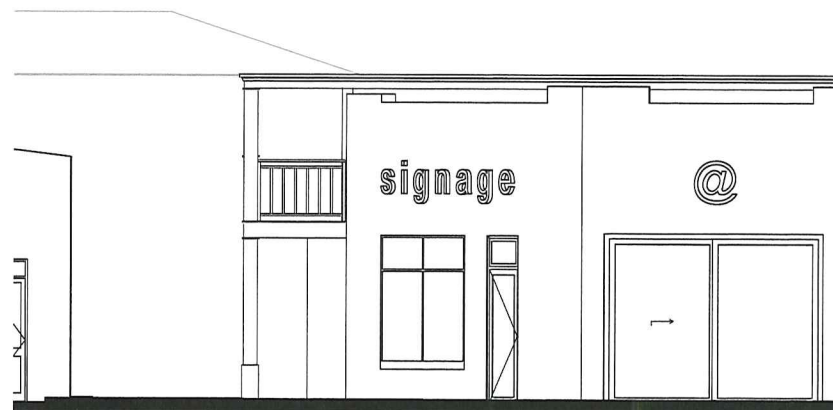
505 W. MAIN ST.	IMPROVEMENTS	FLOOR PLANS	TOPIA design	2.21.2012	11/15
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**WEST ELEVATION**



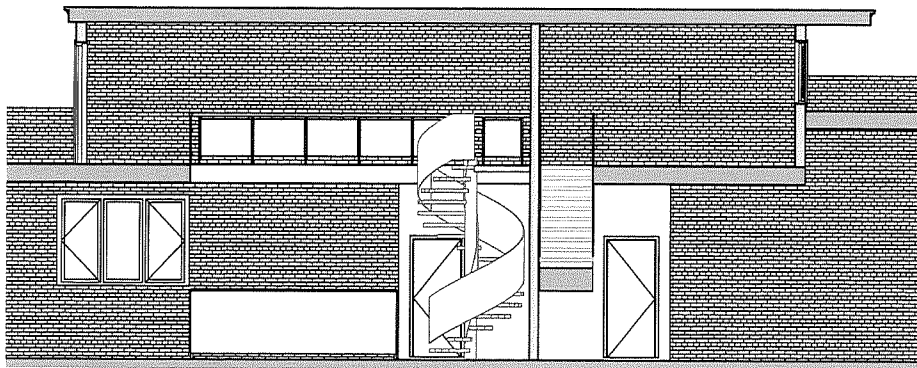
**EAST ELEVATION**



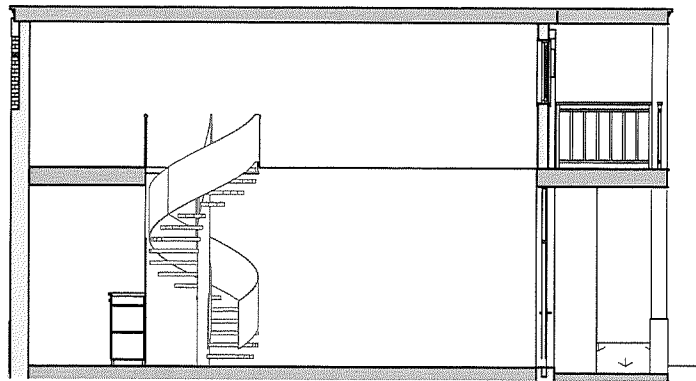
**SOUTH ELEVATION**

505 W. MAIN ST.	IMPROVEMENTS	<b>ELEVATIONS</b>	TOPIA design	2.21.2012	12/15
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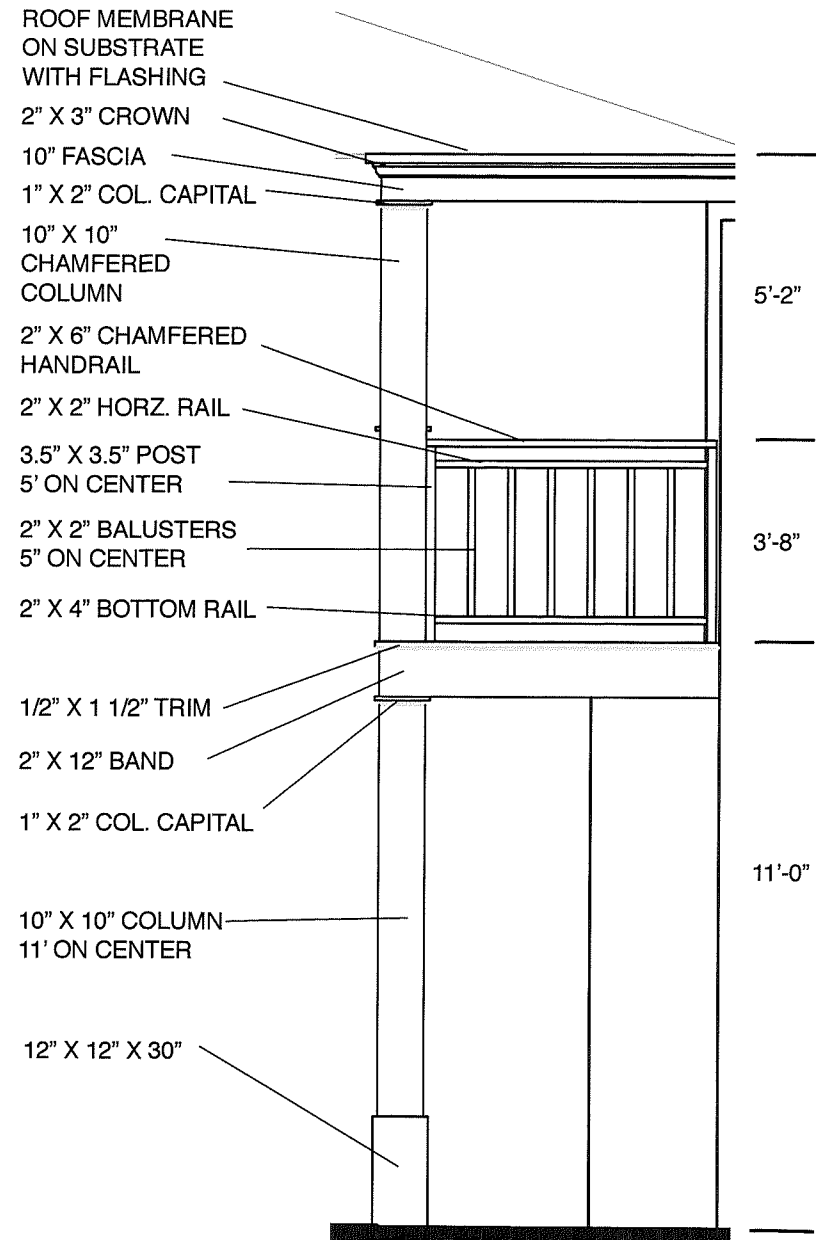




**EAST SECTION**



**NORTH SECTION**



**SOUTH ELEVATION**

505 W. MAIN ST.	IMPROVEMENTS	SECTIONS / DETAILS	TOPIA design	2.21.2012	13/15
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**SOUTHWEST VIEW**

505 W. MAIN ST.	IMPROVEMENTS	EXISTING	TOPIA design	2.21.2012	14/15
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**WEST MAIN ST.**

**6TH STREET NW**

505 W. MAIN ST.	IMPROVEMENTS	<b>CONTEXT / EXAMPLES</b>	TOPIA design	2.21.2012	15/15
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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)



**AFFIDAVIT OF MAILING**

**To File: 505 West Main Street (BAR 12-02-06)**

I, Lisa Barmore, 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 February 7, 2012.

Signed:

*Lisa A. Barmore*

Lisa Barmore

**ADDRESSES**

**See Attachments**

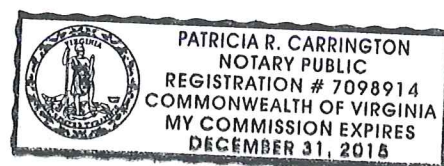
**STATE OF VIRGINIA**

**CITY OF CHARLOTTESVILLE, to-wit:**

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February 2012, by Lisa Barmore.

**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](http://www.charlottesville.org)



February 7, 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 12-02-06**

**505 W Main Street**

**Tax Map 32 Parcel 174**

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

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, February 21, 2012, starting at 5:30 pm in the Neighborhood Development Services Conference Room (NOT City Council Chambers), City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2<sup>nd</sup> 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](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

505 W main St (10)

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

BRAXTON, SYLVIA  
171 BRAXTON ROAD  
LOUISA VA  
23093

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

HAYES, RUFUS, ETAL TRUSTEES  
2120 DOMINION DRIVE  
CHARLOTTESVILLE VA  
22901

LEVINE, ANDREW  
606 DRUID AVENUE  
CHARLOTTESVILLE VA  
22902

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

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

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

TSCHAPPATT, CHRISTOPHER, ETAL  
2801 BRANDON AVE  
ROANOKE VA  
24015

VIRGINIA TELEPHONE & TELEGRAPH  
COMPANY  
1924 ARLINGTON BLVD  
CHARLOTTESVILLE VA  
22903