

From: Scala, Mary Joy
Sent: Monday, April 02, 2012 3:17 PM
To: Greg Jackson (gjackmail@gmail.com); gabo@townsquareassociates.com
Subject: BAR Action

April 2, 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
Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 20, 2012.

The following action was taken:

The BAR accepted (9-0) the applicant's request for deferral.

Please resubmit by Tuesday April 3 to be heard on the BAR's Tuesday April 17 agenda.

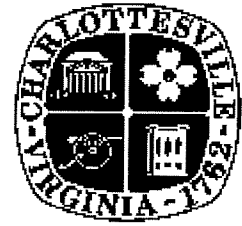
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 20, 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
Addition

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 and covered balconies to a rear portion of the building as submitted.

Application

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

A 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 previously painted sides of the 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.

Last month the BAR approved 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 6th Street NW (shown with green roof in drawings) abuts the building behind this proposed addition.

The current application is to add a new 20 ft. x 30 ft. two-story addition with a stair to a roof deck to the rear of 505 W Main, which faces Commerce Street. The addition will be constructed of medium gray 4 ft. x 10 ft. fiber cement panels and glass, and will approximately line up with the rear wall of the building to the west. The proposed railing is metal post and rail with glass panel. Proposed windows are white aluminum clad wood to match existing. A 10 ft. patio is proposed, and 20 ft. parking area.

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.*

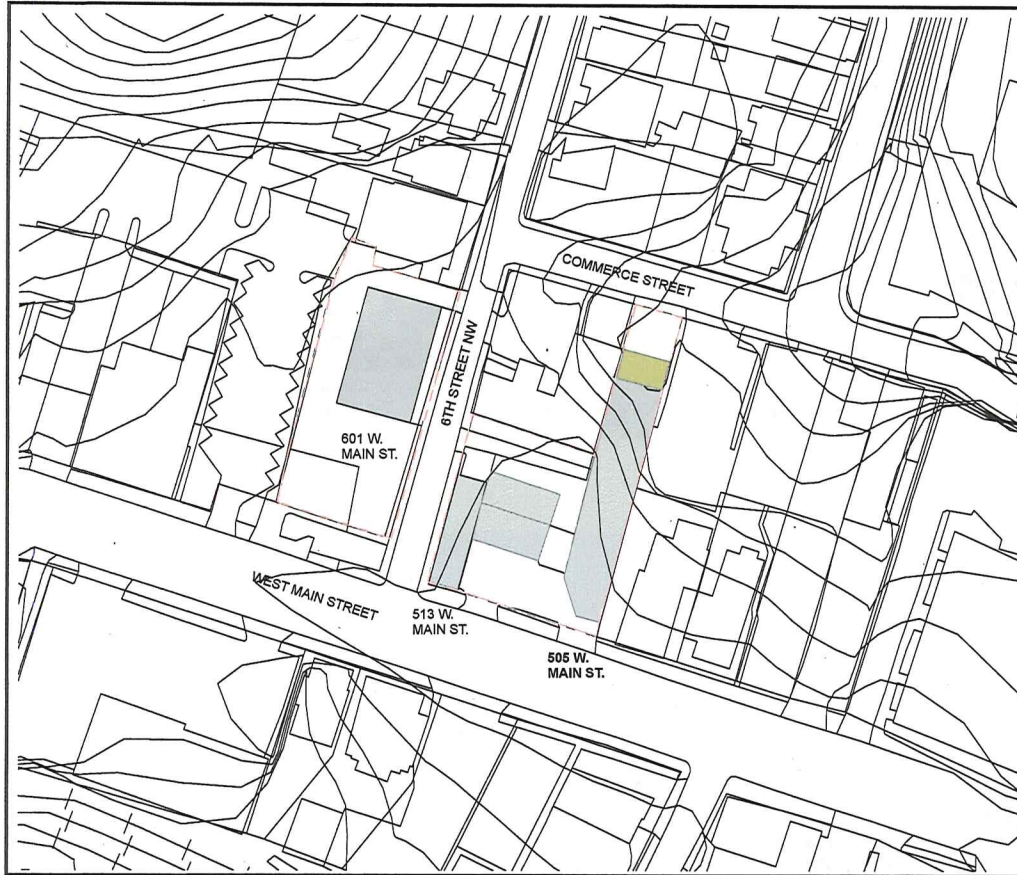
Discussion and Recommendations

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 proposed addition will cover the rear wall, which is currently covered with a sheet of metal. The addition would only be visible from Commerce Street.

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.



PROJECT NOTES :

1. A NEW 20' X 30' TWO STORY ADDITION TO THE REAR OF EXISTING BUILDING WITH STAIR TO ROOF DECK. WALL MATERIAL IS MEDIUM WARM GREY 4' X 10' FIBER CEMENT CLADDING SHEETS. FENESTRATION IS ANODIZED ALUMINUM STOREFRONT GLASS. BALCONY IS COOL GREY METAL FRAME AND RAILING IS METAL POST AND RAIL WITH GLASS PANEL. NEW PAVER PATIO AND WALKWAY, AND GRASS PAVE PARKING IN THE 30' SPACE TO COMMERCE STREET.
2. EAST AND WEST CASEMENT WINDOWS TO BE REPLACED WITH NEW WHITE METAL CLAD WOOD WINDOWS ,TO IDENTICALLY MATCH EXISTING CONFIGURATION.



505 W. MAIN ST.

REAR ADDITION

ORIENTATION

TOPIA design

3.20.2012 1/9



SOUTH VIEW



NORTH VIEW

505 W. MAIN ST.	REAR ADDITION	CONTEXT/EXISTING	TOPIA design	3.20.2012	2/9
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NORTH VIEW



NORTH WEST VIEW



NORTH EAST VIEW

505 W. MAIN ST.	REAR ADDITION	EXISTING	TOPIA design	3.20.2012 3/9
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SOUTH EAST VIEW

3.20.2012



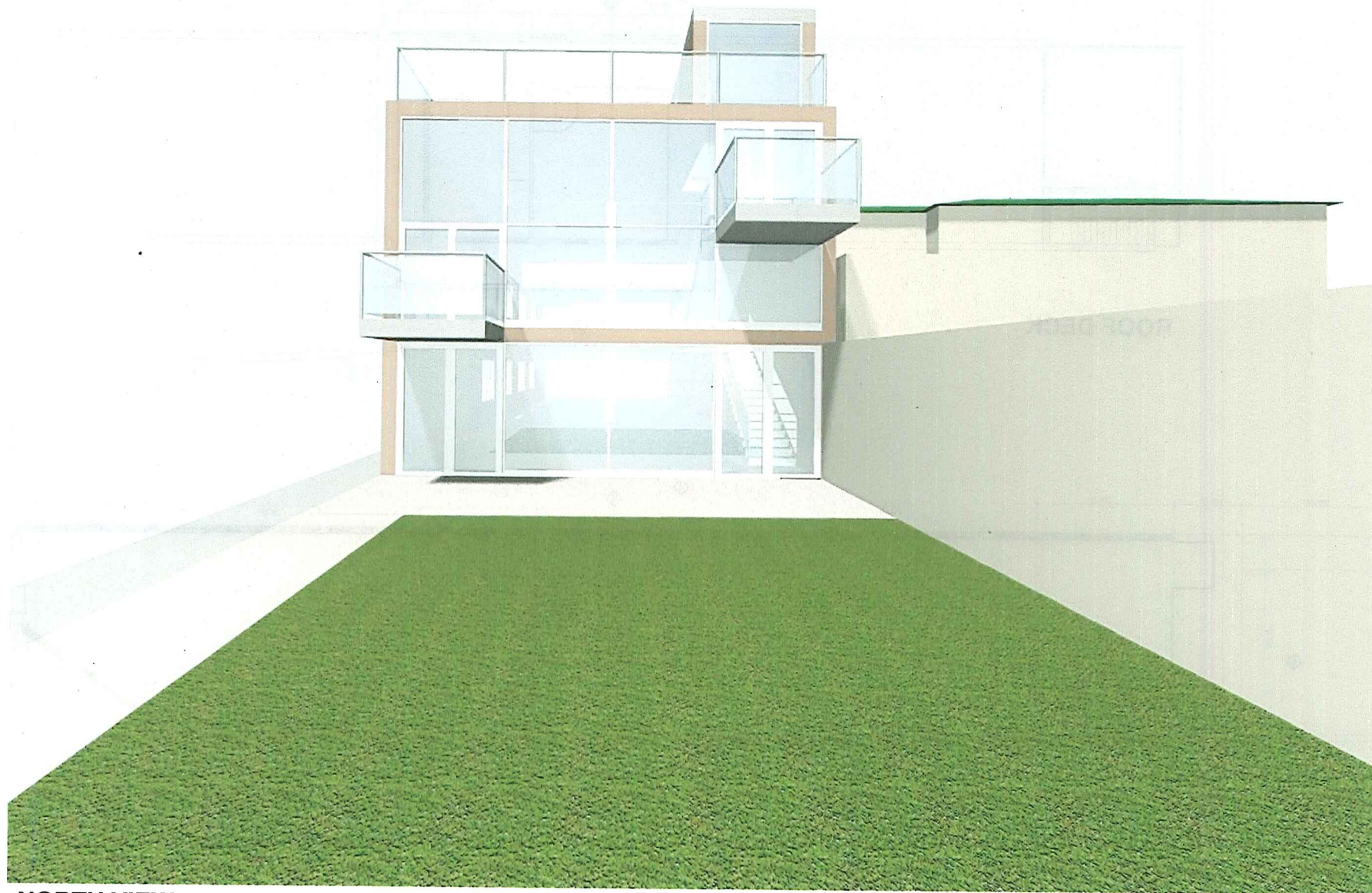
EAST VIEW

505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	3.20.2012	5/9
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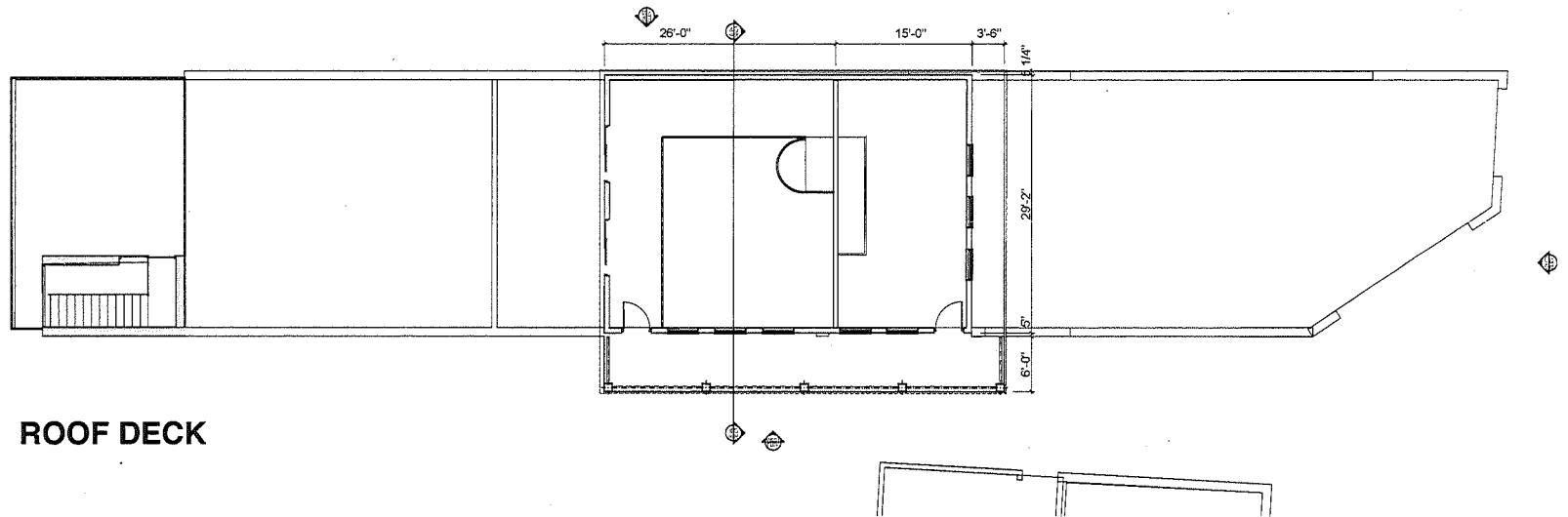
NORTH EAST VIEW

505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	3.20.2012	6/9
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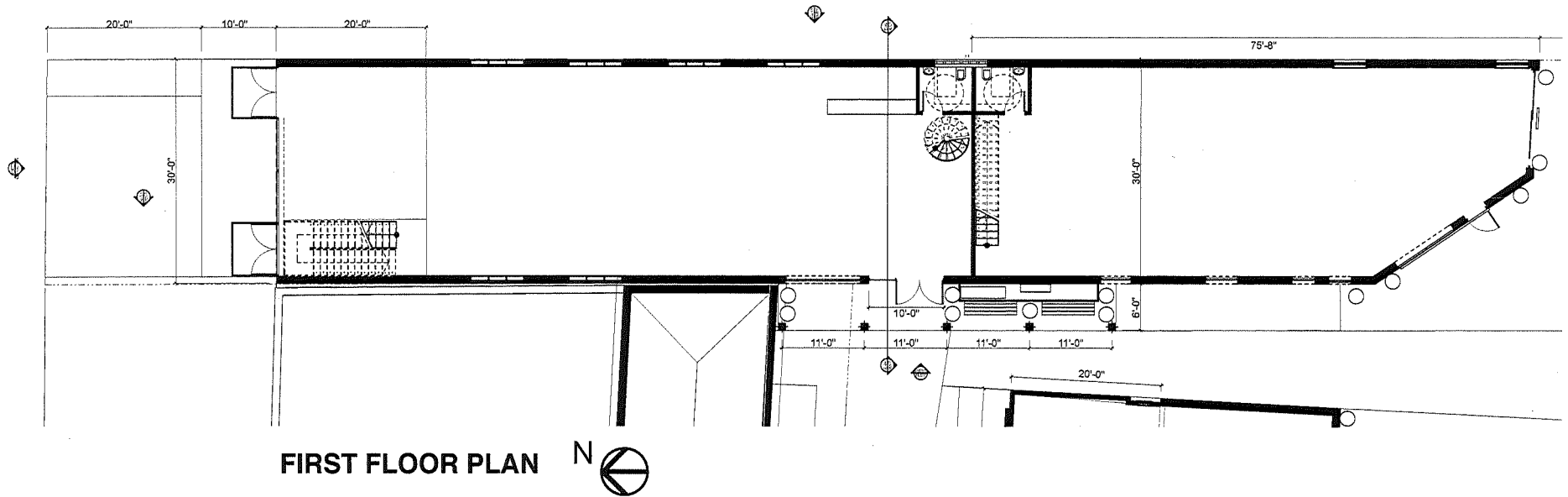


NORTH VIEW

505 W. MAIN ST.	REAR ADDITION	PERSPECTIVE	TOPIA design	3.20.2012	7/9
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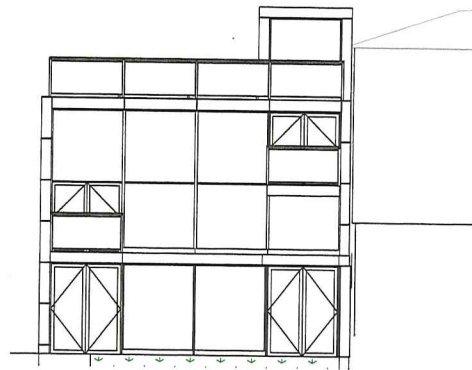
ROOF DECK



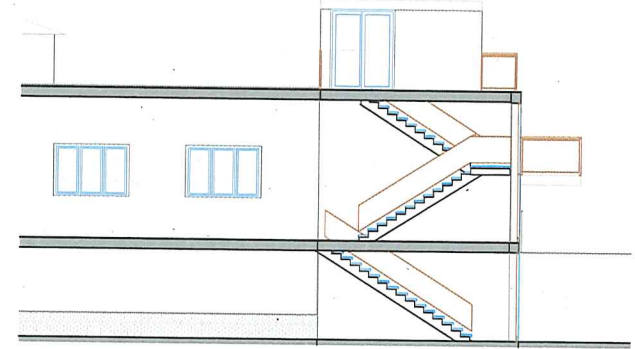
FIRST FLOOR PLAN N



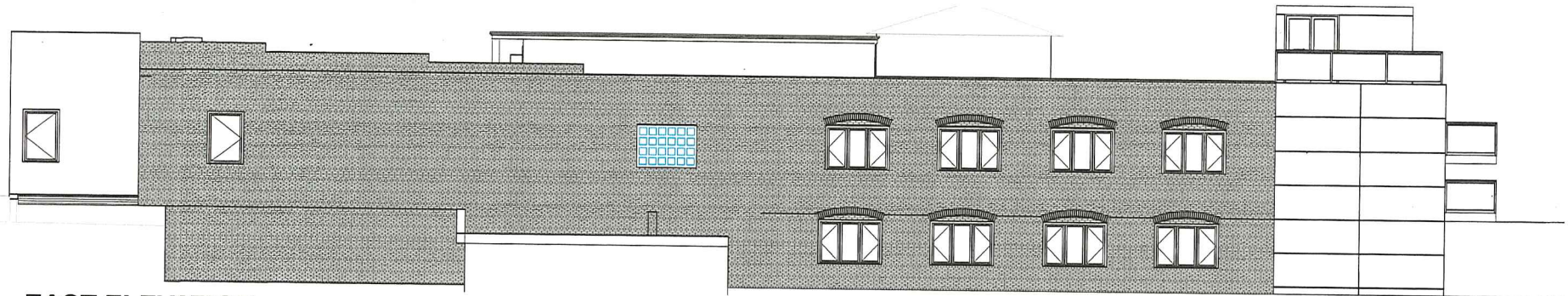
SOUTH ELEVATION



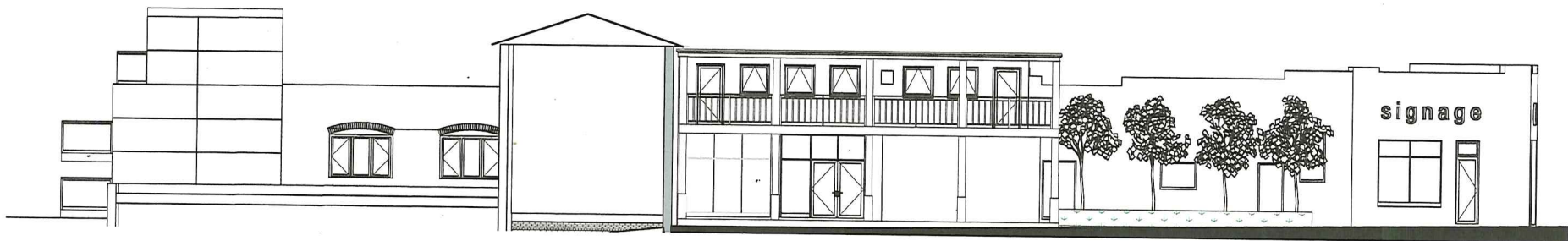
NORTH ELEVATION



EAST SECTION



EAST ELEVATION



WEST ELEVATION

505 W. MAIN ST.

REAR ADDITION

ELEVATIONS / SECTION

TOPIA design

3.20.2012

9/9

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 West Main Street (BAR 12-03-05)

I, Deronda Eubanks, 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 1, 2012.

Signed:

Deronda Eubanks

ADDRESSES

See Attachments

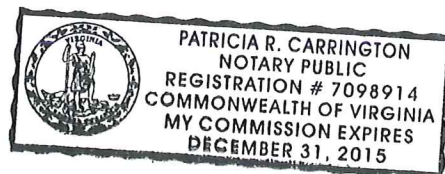
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 1st day of MARCH 2012, by Deronda Eubanks.

My Commission Expires: DECEMBER 31, 2015.

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



March 6, 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
Addition

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, March 20, 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

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

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

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

505 W main Street (a)