

From: Scala, Mary Joy
Sent: Thursday, October 20, 2011 12:19 PM
To: Greg Jackson (gjackmail@gmail.com)
Cc: gabo@townsquareassociates.com
Subject: BAR Action - 505 W Main St

Main Street Associates
609 E Market Street #108
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application (Deferred from September 20, 2011)

BAR 11-09-05
505 West Main Street
Tax Map 32 Parcel 174
Greg Jackson, Applicant/ Main Street West, LLC, Owner
Renovate existing building (Revised design)

Dear Applicant,

The above referenced project was discussed before a meeting of the Charlottesville Board of Architectural Review (BAR) on October 18, 2011.

The following action was taken:

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

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 (April 18, 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

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**

September 20, 2011

October 18

Certificate of Appropriateness Application

BAR 11-09-05

505 West Main Street

Tax Map 32 Parcel 174

Schaeffer Somers, Applicant/ Main Street West, LLC, Owner

Renovate existing building



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.

Application

The applicant seeks approval for a renovation an existing brick building for a new commercial use.

The previous submittal proposed encapsulating two sides of the building with a glossy black material. Based on the BAR discussion, the applicant has changed the application.

The revised proposal makes minimal changes to the existing 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.

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 Rehabilitation

p. 4.3

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) *Conduct pictorial research to determine the design of the original building or early changes.*
- 2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) *When designing new elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) *Design new elements that respect the character, materials, and design of the building.*
- 9) *False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.*
- 10) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 11) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.*
- 12) *Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.*
- 13) *Maintain paint on wood surfaces.*
- 14) *Use appropriate paint placement to enhance the inherent design of the building.*

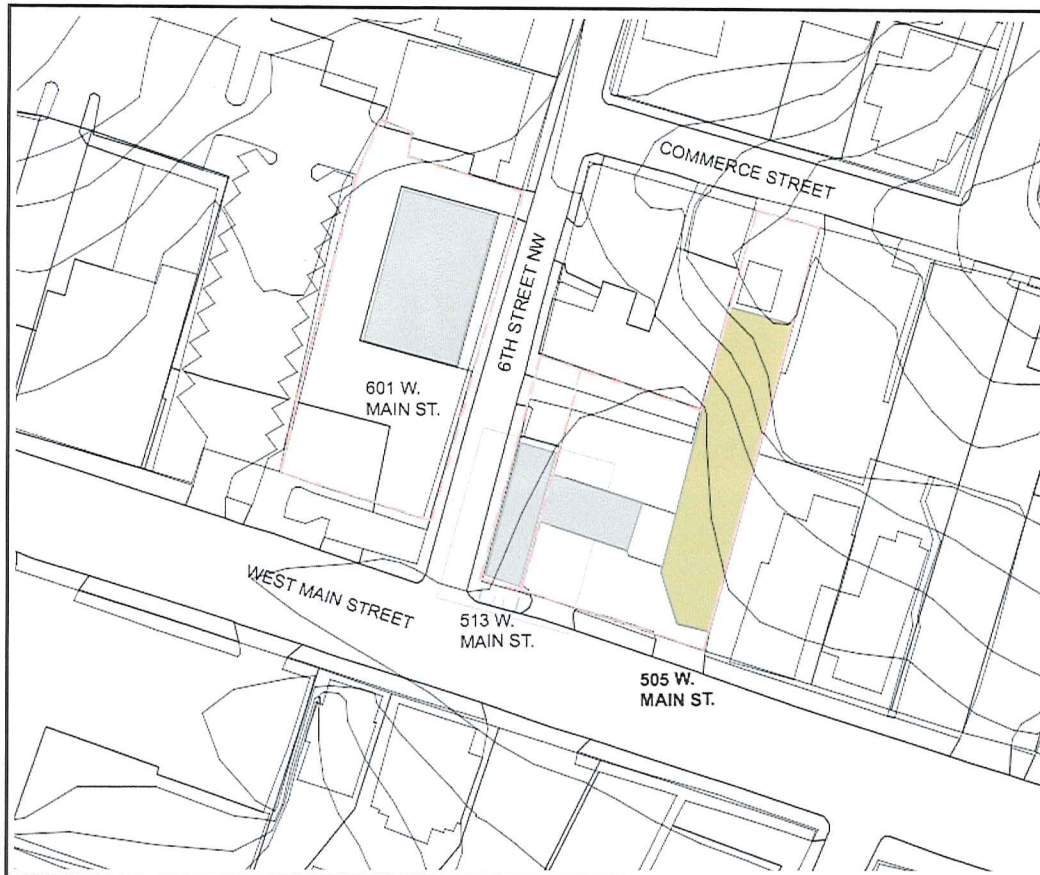
Discussion and Recommendations

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.

The proposal is appropriate.

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 renovations 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.



GENERAL PROJECT IMPROVEMENTS INCLUDE:

1. paint the existing masonry where already painted.
2. remove infill cmu block on South elevation and install sliding door unit.
3. replace 6 of the 8 openings on the West elevation with storefront windows.
4. remove infill cmu block on West elevation and install storefront window.
5. convert small West window to light element.
6. brick over existing vent opening.
7. add pin mounted signage letters and icon on the South and SW elevations.
8. add scone light fixtures on each side of entry door on the SW elevation.
9. add address number to entry door transom.
10. remove metal flues.

505 W. MAIN ST.	IMPROVEMENTS	ORIENTATION	TOPIA design	10.18.2011	1/ 11
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SOUTH VIEW

505 W. MAIN ST.	IMPROVEMENTS	CONTEXT	TOPIA design	10.18.2011	2/11
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WEST VIEW

SOUTH VIEW

505 W. MAIN ST.	IMPROVEMENTS	CONTEXT/EXISTING	TOPIA design	10.18.2011	3/11
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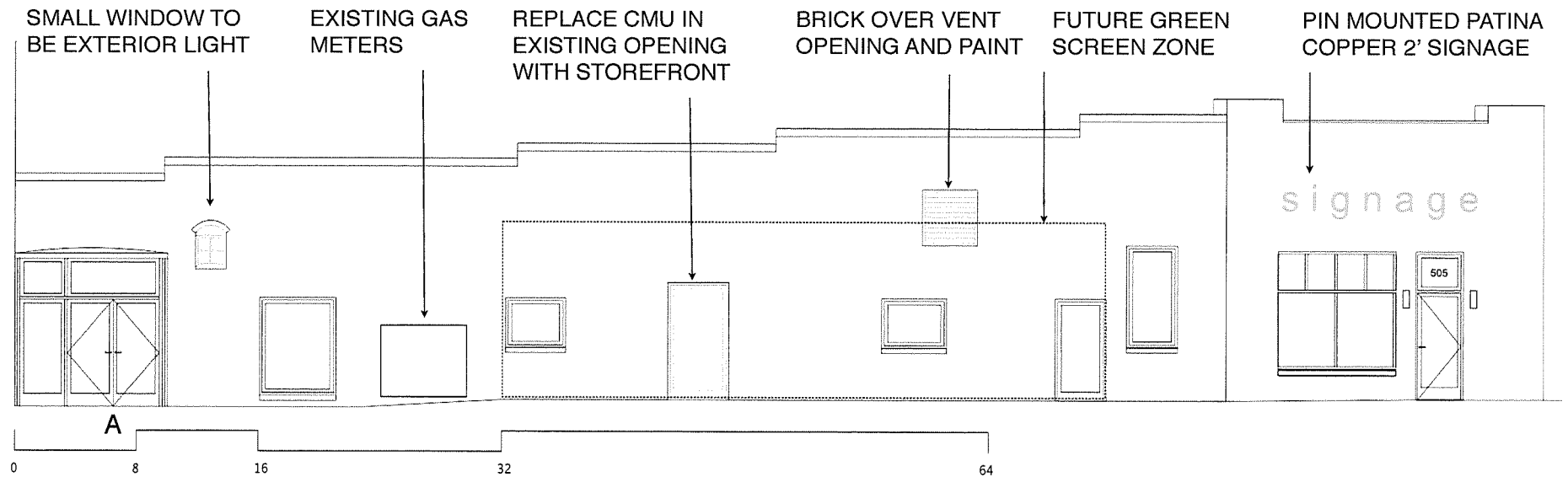
WEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	EXISTING	TOPIA design	10.18.2011	4/11
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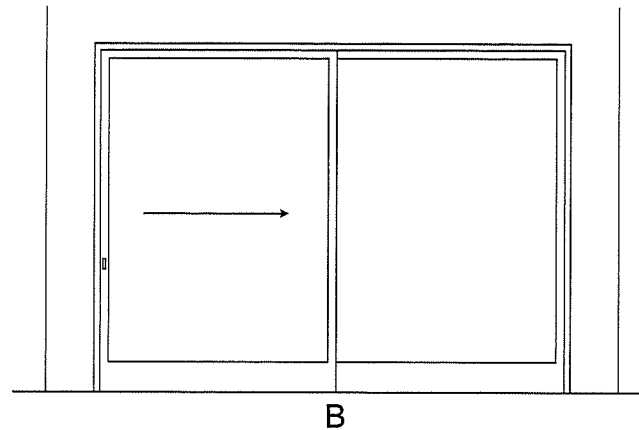
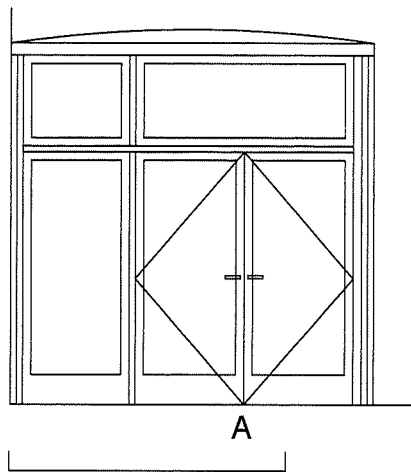


SOUTHWEST VIEW

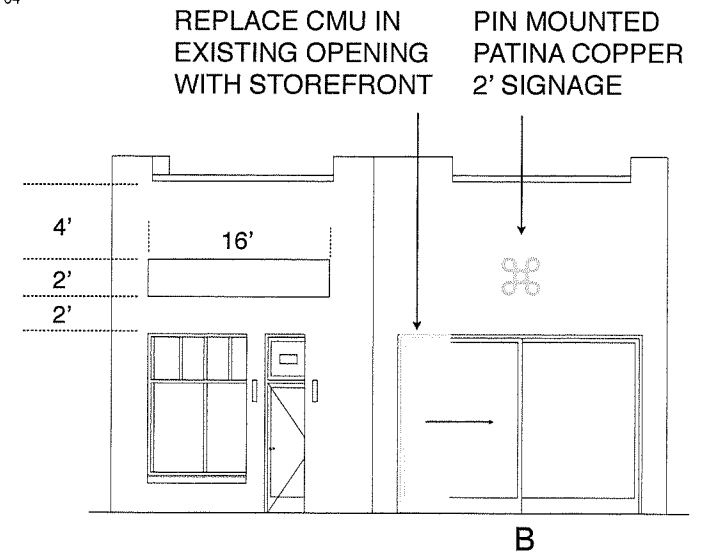
505 W. MAIN ST.	IMPROVEMENTS	EXISTING	TOPIA design	10.18.2011	5/11
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WEST ELEVATION



0 8



SOUTH ELEVATION

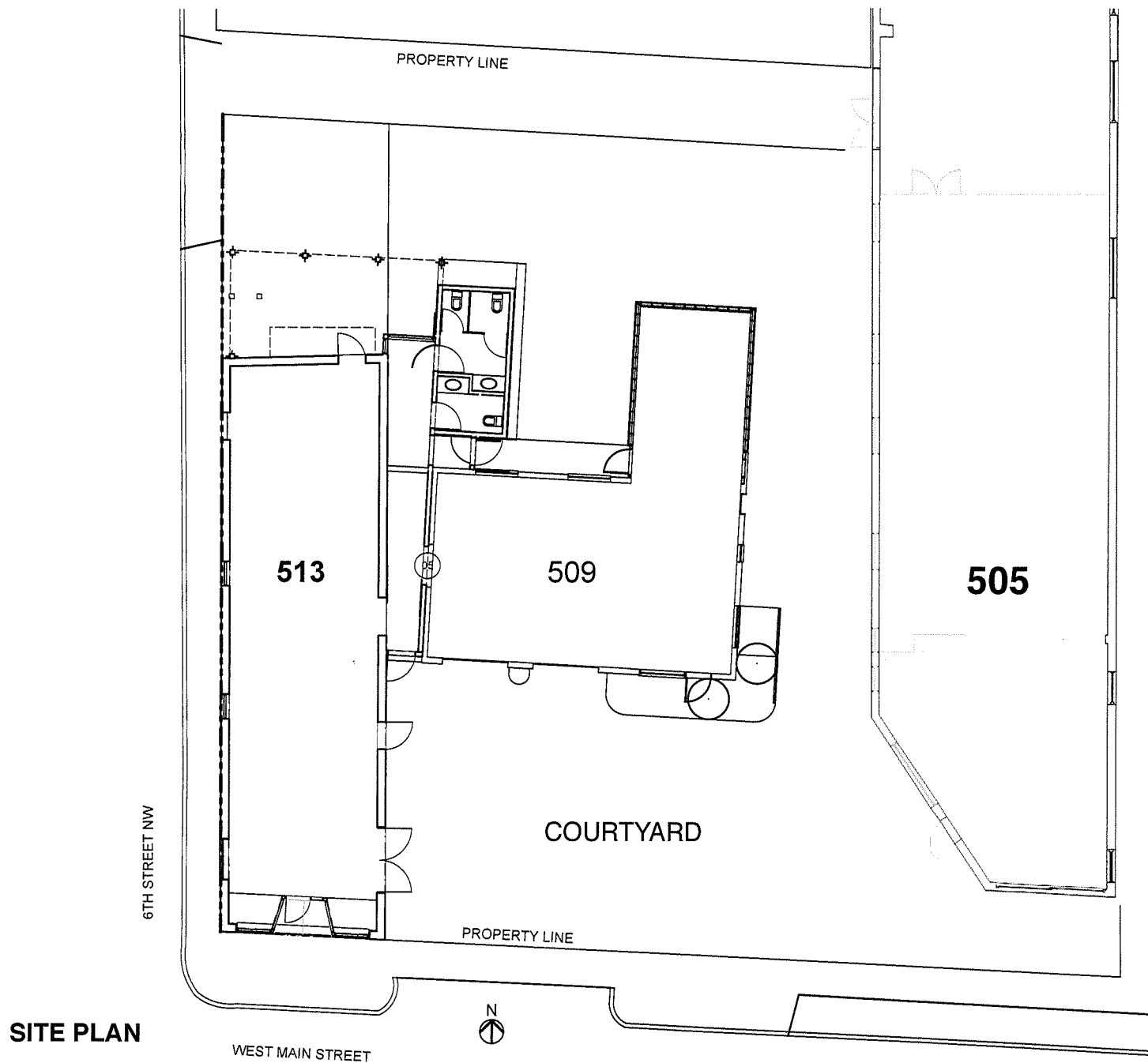
GENERAL NOTES: ALL EXISTING OPENINGS TO BE REPLACED WITH NEW STOREFRONT ASSEMBLIES EXCEPT WHERE NOTED ABOVE. STOREFRONT WILL BE NARROW STILE CLEAR ANODIZED ALUMINUM. BUILDING COLOR WILL BE MEDIUM WARM GRAY. TRIM COLOR WILL BE COOL OFF WHITE. SIGNAGE WILL BE PATINA GREEN COPPER. SCENCE LIGHT FIXTURES WILL BE PATINA COPPER AND CLEAN LINED.

505 W. MAIN ST.	IMPROVEMENTS	ELEVATIONS	TOPIA design	10.18.2011	6/11
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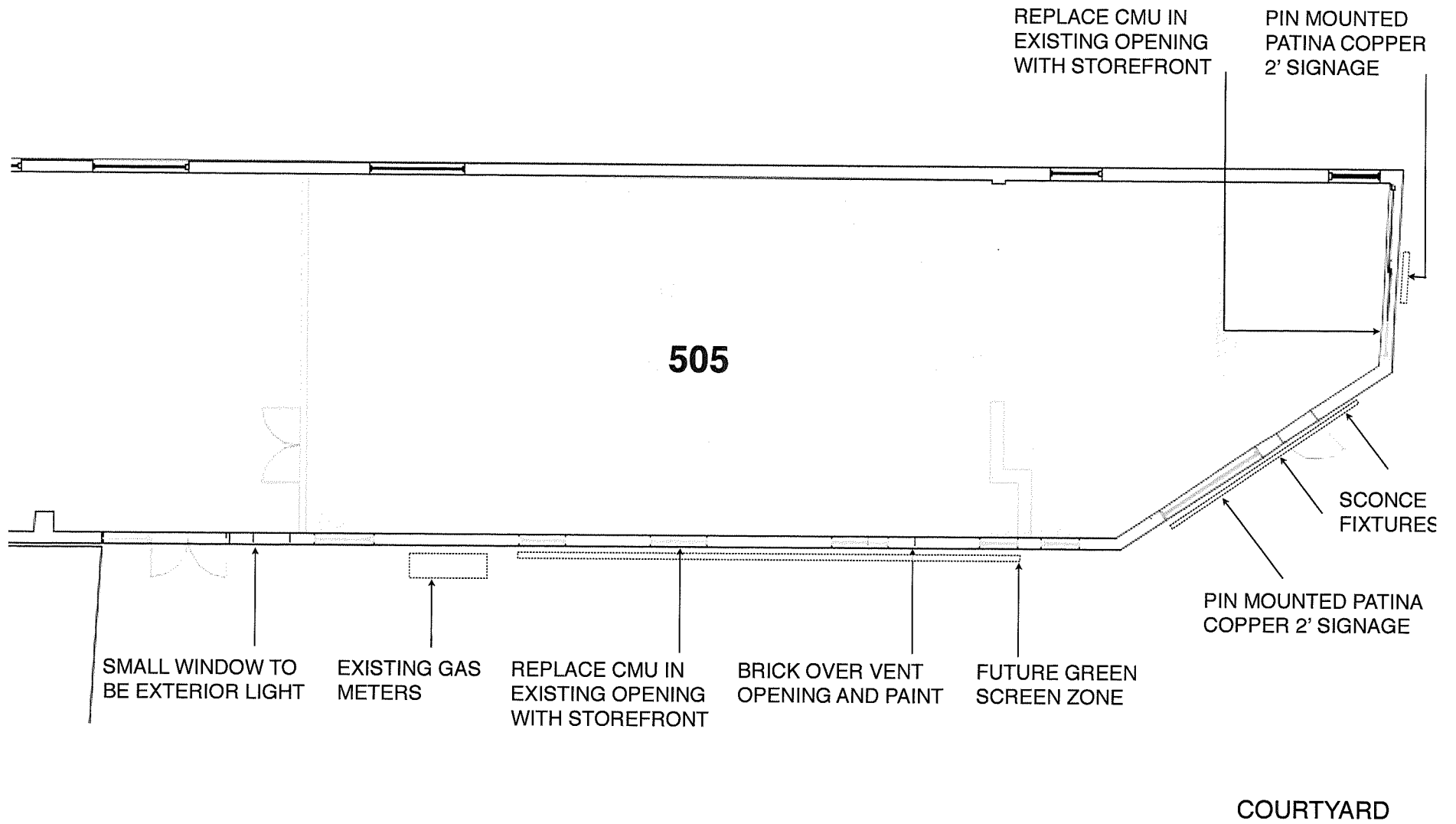
SOUTHWEST VIEW

505 W. MAIN ST.	IMPROVEMENTS	PROPOSED	TOPIA design	10.18.2011	7/11
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SITE PLAN

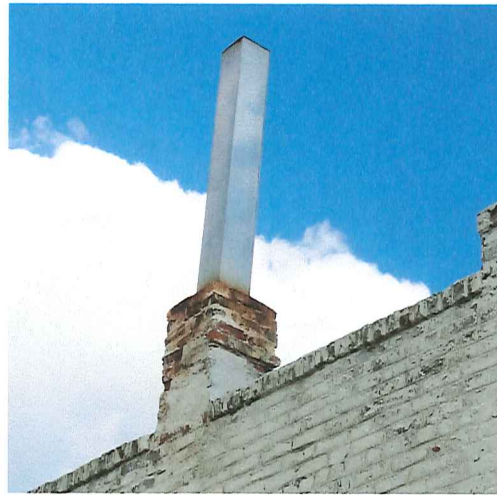
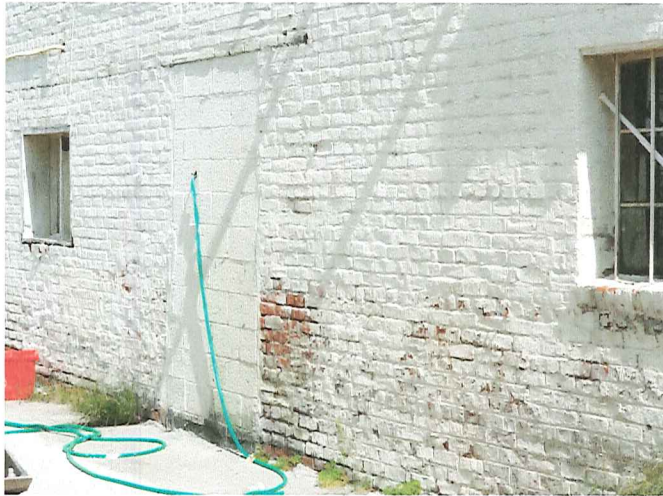
505 W. MAIN ST.	IMPROVEMENTS	PLAN	TOPIA design	10.18.2011	8/11
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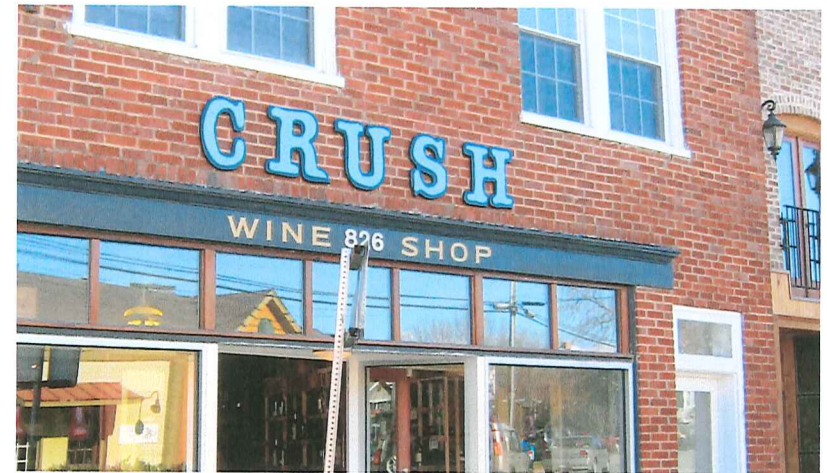
FLOOR PLAN



505 W. MAIN ST.	IMPROVEMENTS	PLAN	TOPIA design	10.18.2011	9/11
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505 W. MAIN ST.	IMPROVEMENTS	EXISTING/SPECIFICS	TOPIA design	10.18.2011	10/11
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505 W. MAIN ST.	ADJUSTMENTS	EXAMPLES	TOPIA design	10.18.2011	11/11
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