

From: Scala, Mary Joy
Sent: Monday, September 26, 2011 2:36 PM
To: 'Schaeffer Somers'; gabo@townsquareassociates.com
Subject: BAR Actions September 20, 2011- 505 W Main Street

September 26, 2011

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

RE: 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

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2011.

The following action was taken:

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.

You may resubmit a revised design for the October meeting, or the BAR can take action on the design that was deferred.

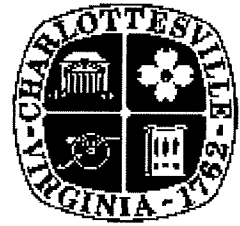
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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**



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.

Application

The applicant seeks approval for a renovation an existing brick building for a new commercial use. A glossy black material, such as Trespa Meteon will be used to cover the façade of the building. The diagonal corner facade, the garage door opening on Main Street, and other existing openings on the building will be incorporated into the new design.

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.

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.

Black glass is a traditional commercial façade material used in the 20th century. The proposed design is "an opportunity to create a more contemporary façade design" per the guidelines. The BAR should discuss if the design is compatible in the context of the surrounding complex of buildings, and in the context of West Main Street.

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.



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

AUG 30 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

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 WEST MAIN STREET

City Tax Map/Parcel: 32 / 174

Name of Historic District or Property: _____

Do you intend to apply for Federal or State Tax Credits for this project? No.

Applicant

Name: SCHAEFFER SOMERS
Address: 700 MURRAY LN
CHARLOTTESVILLE, VA 22903
Email: SCHAEFFER.SOMERS@GMAIL.COM
Phone: (W) 434-242-4514(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]
Signature

08/30/11
Date

Property Owner (if not applicant)

Name: MAIN ST. WEST, LLC
Address: 2929 WEBSTER ST.
SAN FRANCISCO, CA 94123
Email: GABO@TOWN SQUARE ASSOCIATES.COM
Phone: (W) 434-566-3620(H)
FAX: _____

Property Owner Permission (if not applicant)

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

Signature

Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: d. Barmore
Fee paid: \$100.00 Cash/Ck. # 1578
Date Received: 8/30/2011

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

505 West Main Street

Project Narrative

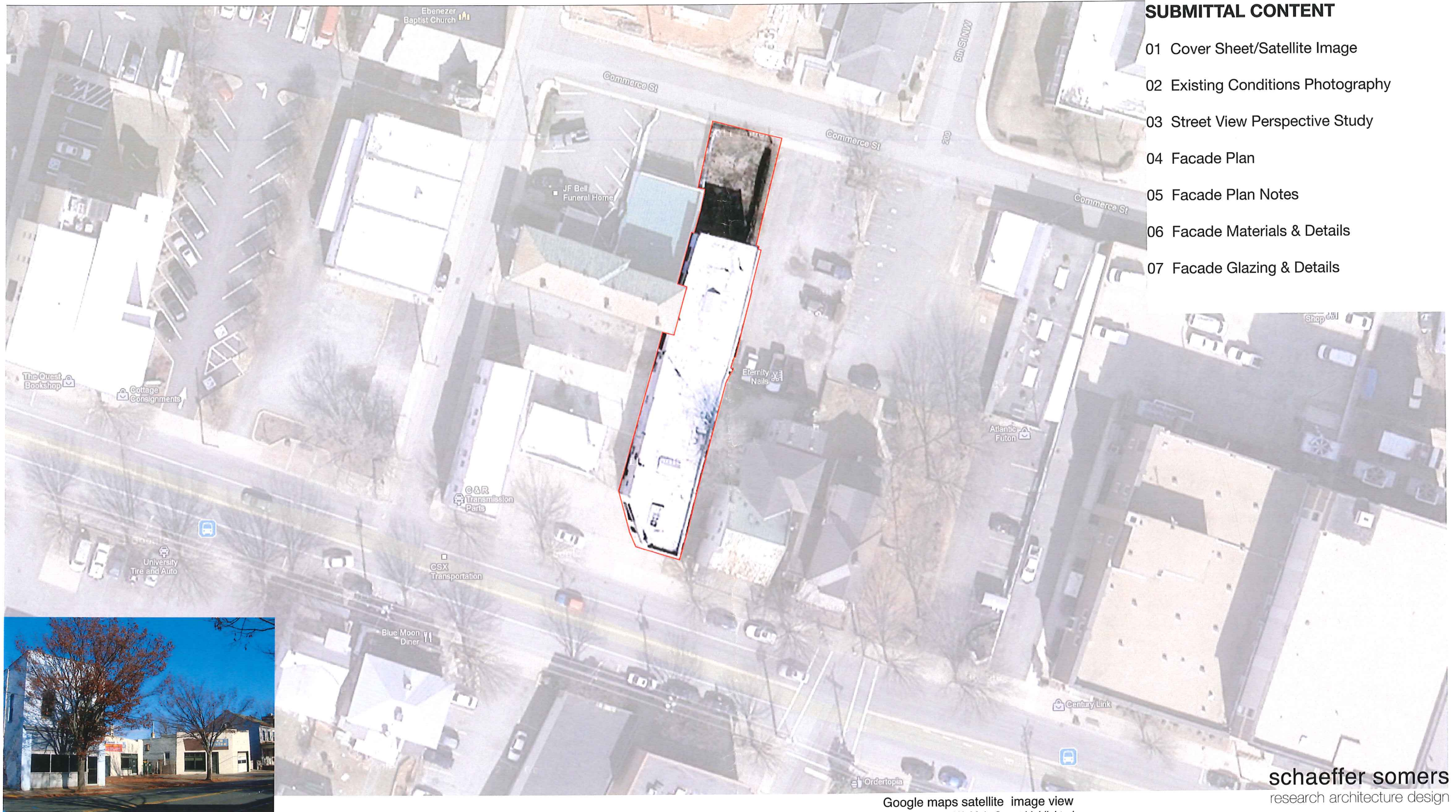
The building was once an auto dealership and showroom. It is in a deteriorated state of repair having been used as an auto repair garage for many years. The existing masonry openings allow little light to penetrate the high volume of the interior, which remains dark for much of the day. The existing entry is incompatible with a new retail client's desire for high visibility and transparency into the shop interior. The owner and client are seeking a unique, contemporary design approach that will attract attention to the retail space as well as the complex as a whole.

Design Approach

The first phase of work to be reviewed is limited to the front section of the building south of the neighboring business located at 108 6th Street NW and the reworking of the exterior masonry walls of the west, southwest, and south-facing masonry walls as diagrammed in Sheet 03.

A wall is proposed as an exterior wrapper added to the existing brick masonry to act as a new layer of insulation and rain screen framing large openings as thresholds for entry at the southwest and northwest corners of the building. The southwest corner of the structure encloses an open air entry court that will be open to the public during business hours and illuminated during the evenings. A long, projecting window in the west wall will encourage window shopping and lead visitors into the complex. The height of the new façade is subordinate to its neighbor at 503 West Main and maintains a sympathetic relationship with its context.

The enlargement of openings will bring significant daylight into the interior of the building and will create a dynamic addition to the streetscape of West Main Street.



SUBMITTAL CONTENT

- 01 Cover Sheet/Satellite Image
- 02 Existing Conditions Photography
- 03 Street View Perspective Study
- 04 Facade Plan
- 05 Facade Plan Notes
- 06 Facade Materials & Details
- 07 Facade Glazing & Details

Google maps satellite image view
505 W. Main Street highlighted

schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Cover Sheet/Satellite Image

date
08.30.11

NOT
APPROVED



EXISTING SOUTH-WEST CORNER



SOUTHWEST CORNER, SITE OF NEW ENTRY COURT



EXISTING WEST-FACING BRICK MASONRY WALL



CONTEXT VIEW OF SOUTH FACADE



COMMERCE STREET VIEW



CONDITION OF SOUTH MASONRY

project:
505 W. Main Street

title/item:
Existing Conditions Photography

date
08.30.11

schaeffer somers
research architecture design

02



Southwest Entry Court on Main Street

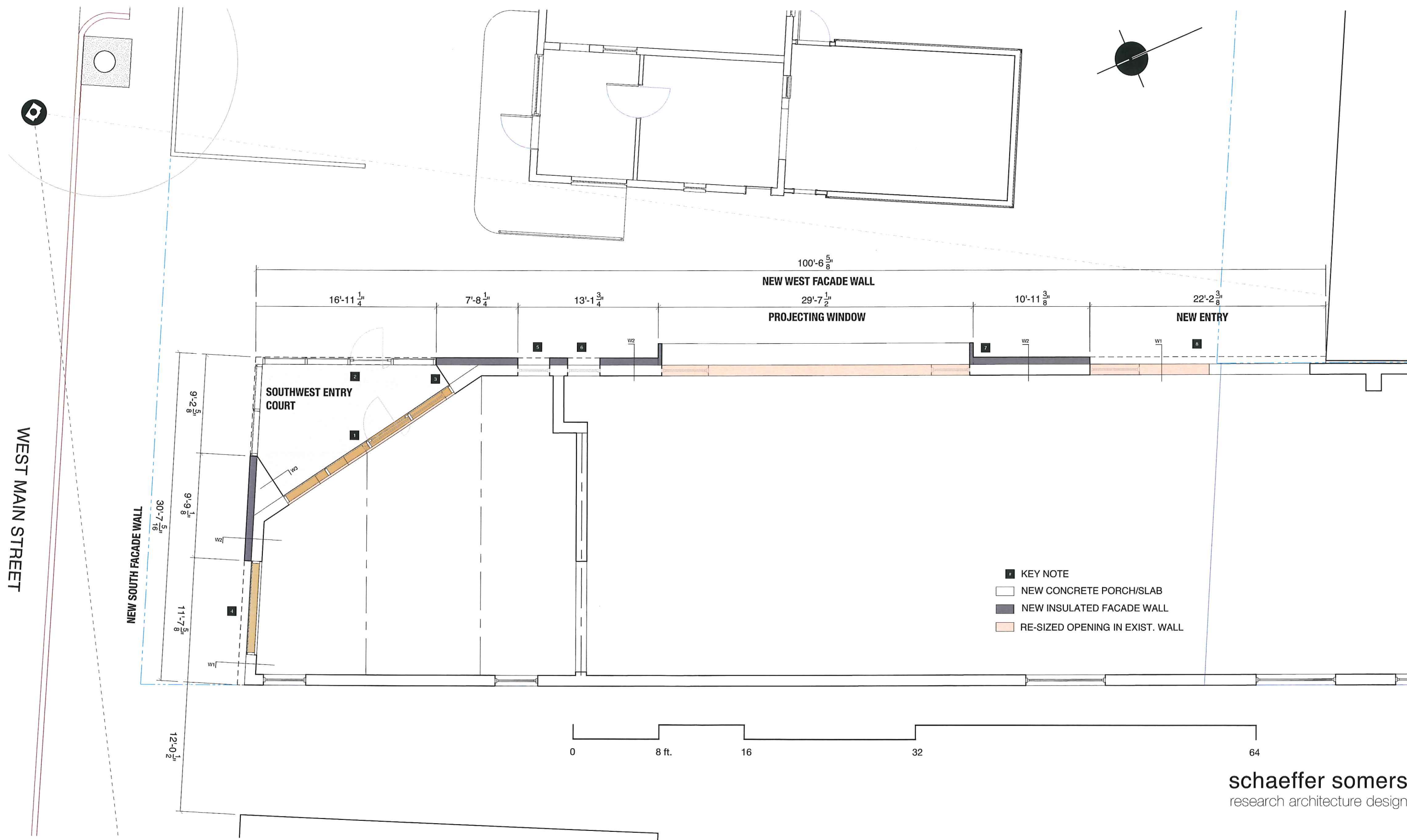
schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Street View Perspective Study

date
08.30.11

03



schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Facade Plan

date
08.30.11



Southwest Entry Court
study model which will be available at the meeting of the BAR

project:
505 W. Main Street

title/item:
Study Model View (In Progress)

date
08.30.11

schaeffer somers
research architecture design

04

Plan Notes

- 1 _ Design Option 1: Wood Facade System & pivot entry door by Solar Innovations located in re-sized opening of existing brick masonry wall (type W1).
- 2 _ Design Option 2: Wood Facade System & pivot entry door by Solar Innovations located in New Facade (type W2)
- 3 _ Interior surfaces of entry court: Prodema wood-faced panel
- 4 _ Window replacement for existing metal garage door from Solar Innovations Wood Facade System, new facade soffit above
- 5 _ Existing window opening at existing shear wall
- 6 _ Existing door opening
- 7 _ Projecting window within new opening between existing openings
- 8 _ Re-sized existing garage door opening

Wall Types

W1 _ Existing Brick Masonry

W2 _ New Facade/Ventilated Wall

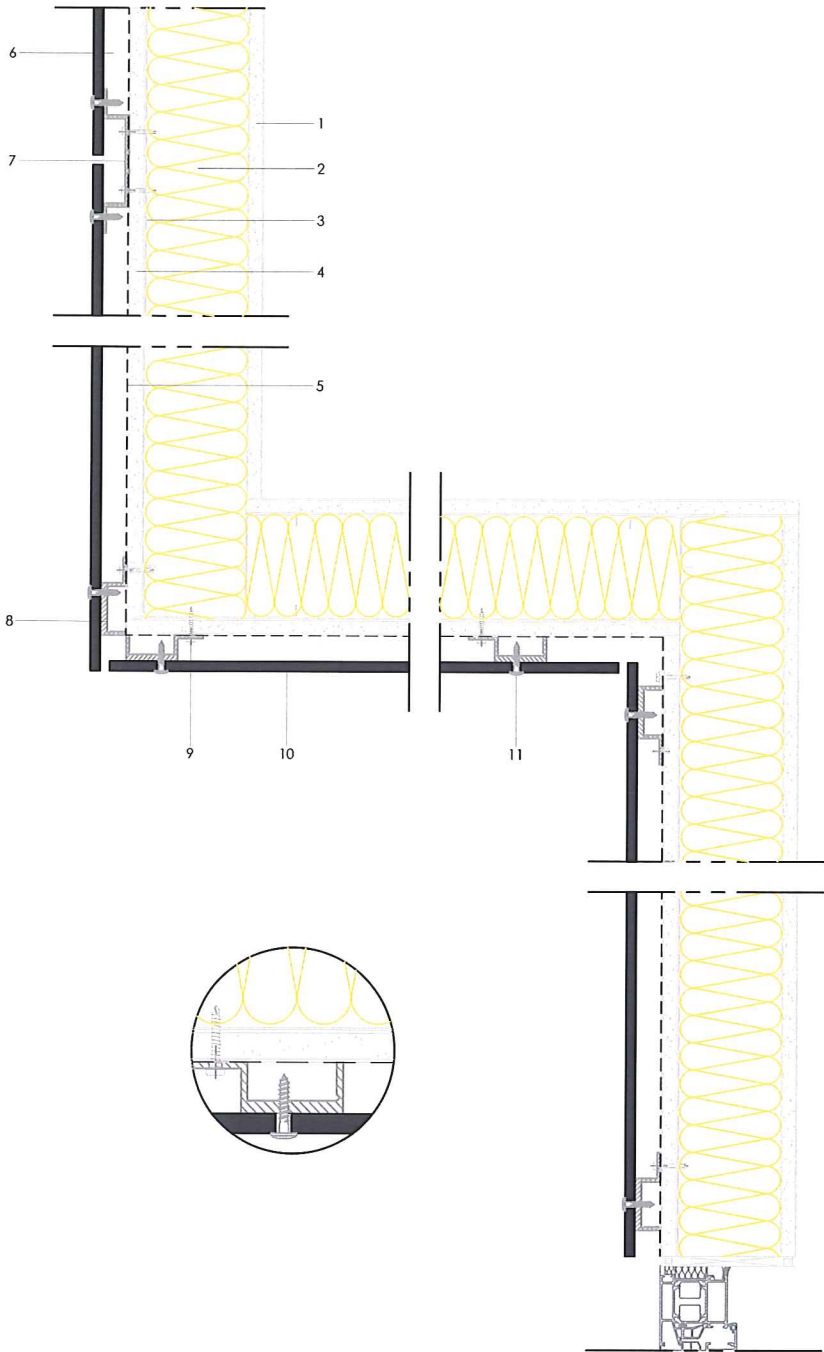
- Trespa Meteon Panel
- Trespa Channel
- Ventilated Cavity
- Weather Barrier
- Sheathing
- Framing/Insulation
- Existing Brick Masonry

W3 _ Porch Soffit/Wall

- Prodema Wood-Faced Panel
- Furring (1x4)
- Ventilated Cavity
- Weather Barrier
- Sheathing
- Framing

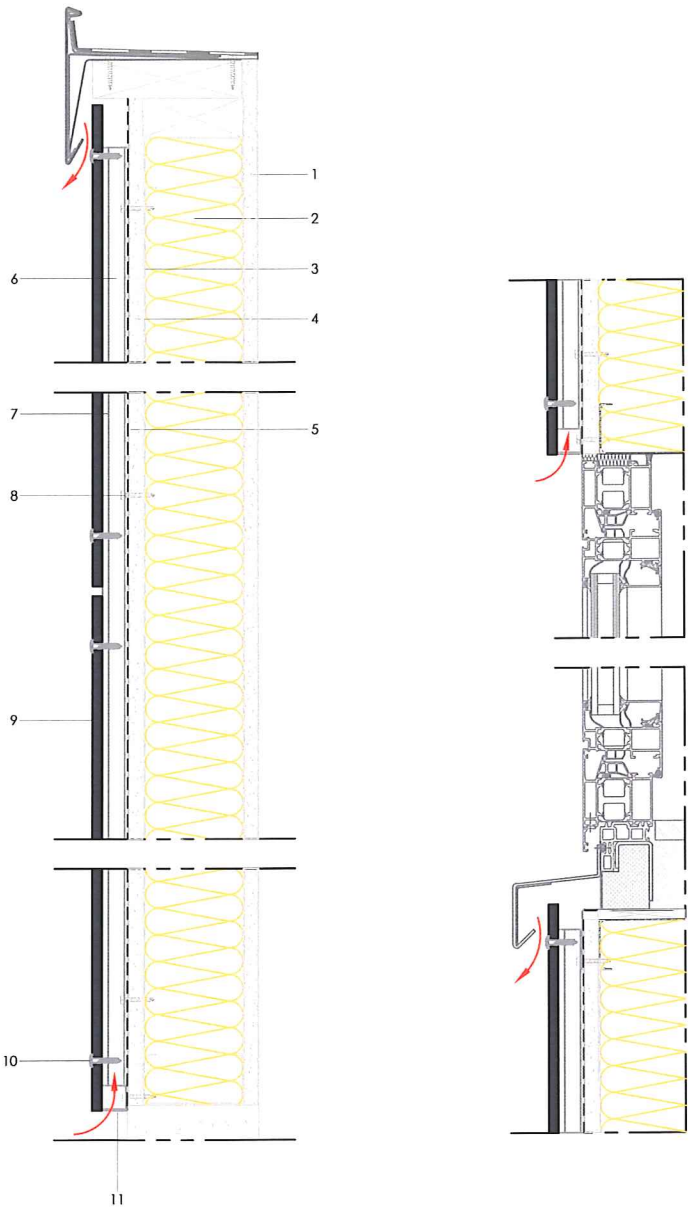
TS110
Horizontal cross-section

- 1. Interior sheathing**
 - 2. Thermal insulation**
 - 3. Steel stud** / backing plate**
 - 4. Exterior sheathing**
 - 5. Weather barrier (vapor permeable)**
 - 6. Ventilated cavity**
 - 7. Hat channel**
 - 8. J-channel**
 - 9. Channel anchor**
 - 10. Trespa® Meteor® panel
 - 11. Panel fastener**
- ** not by Trespa



TS110
Vertical cross-section

- 1. Interior sheathing**
 - 2. Thermal insulation**
 - 3. Steel stud** / backing plate**
 - 4. Exterior sheathing**
 - 5. Weather barrier (vapor permeable)**
 - 6. Ventilated cavity**
 - 7. J-channel or Hat channel**
 - 8. Channel anchor**
 - 9. Trespa® Meteor® panel
 - 10. Panel fastener**
 - 11. Vent screen**
- ** not by Trespa



Facade Material & Details

Product:	Phenolic Resin Panel
Manufacturer:	Trespa
Color/Finish:	Black/Gloss
Thickness:	8 -10 mm
Description:	Trespa is a highly resilient, homogeneous material developed for laboratory countertops that has been applied to the ventilated facades of buildings.

Please check www.trespa.info for the latest version of this document

TRESPA®

code V3076 version 1.0 date 06-20-2011

Please check www.trespa.info for the latest version of this document

TRESPA®

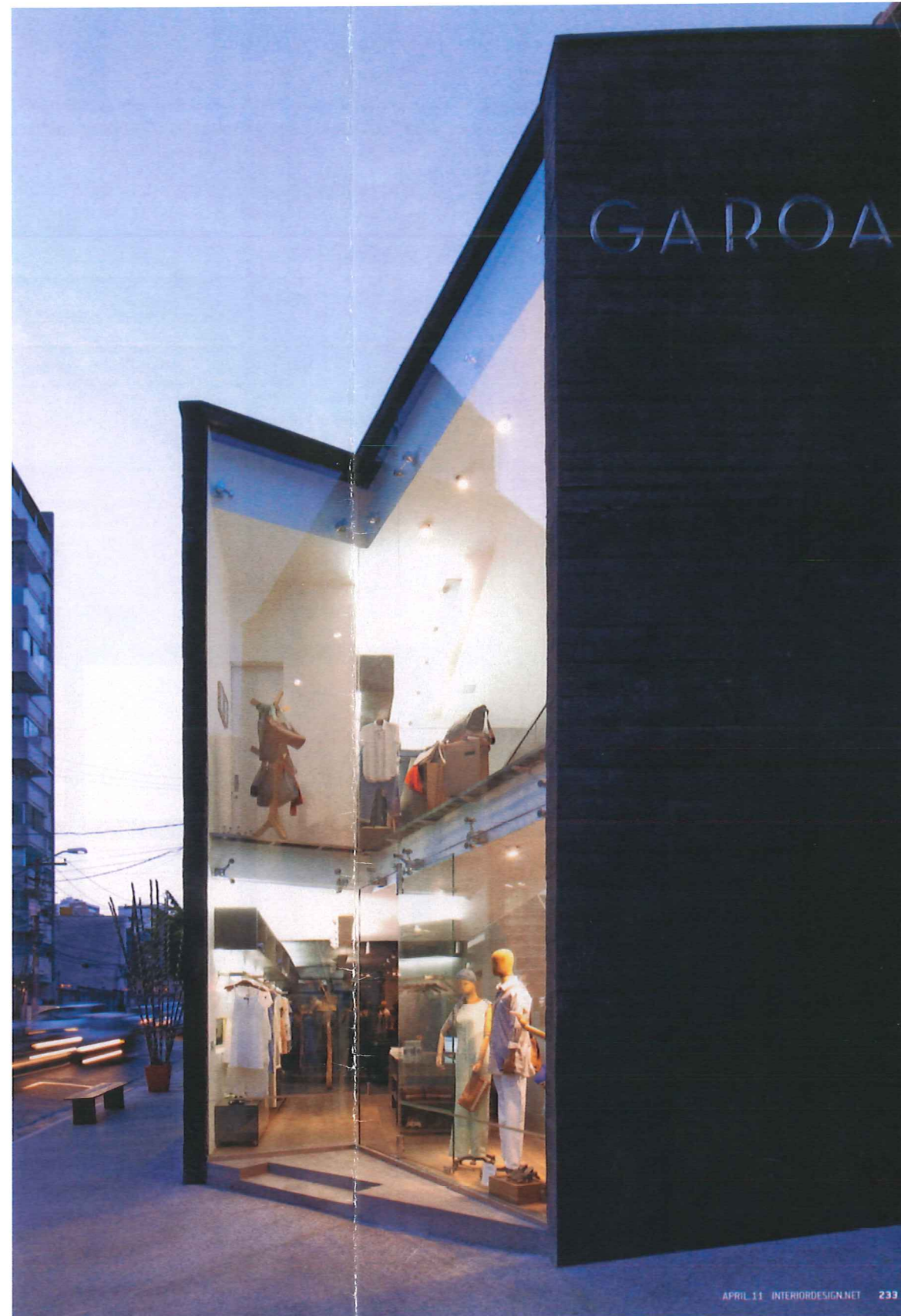
schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Facade Material & Details

date
08.30.11

06



schaeffer somers
research architecture design

project:
505 W. Main Street

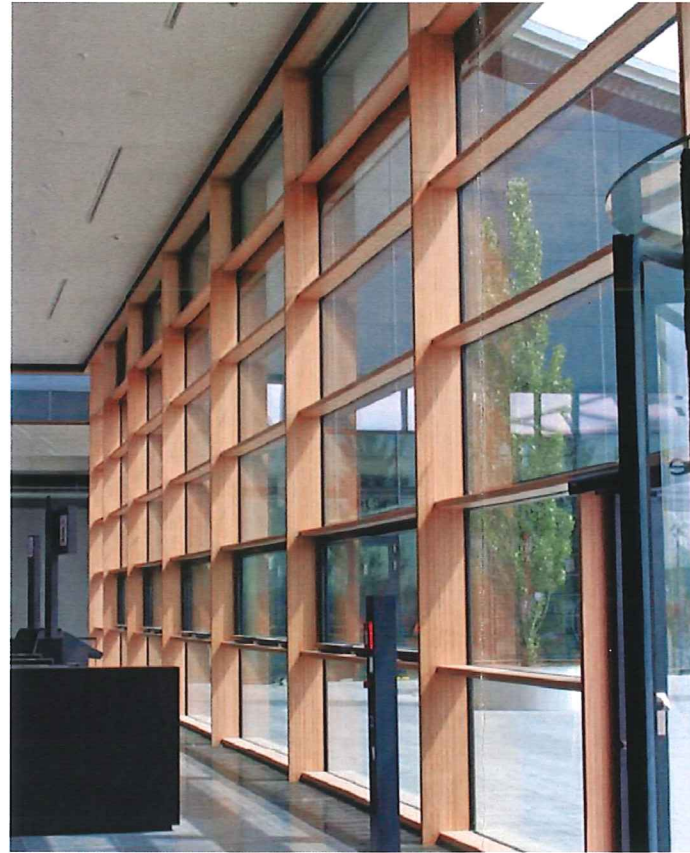
title/item:
Precedent/Inspiration (client use only)

date
08.30.11

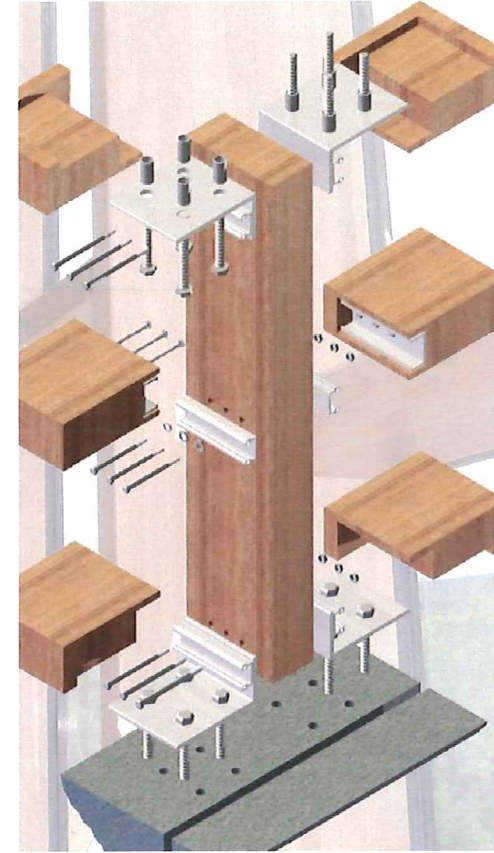
06



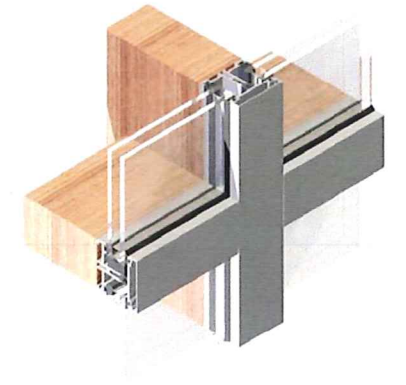
exterior view of built example of Wood Facade System



interior view of built example of Wood Facade System



assembly diagram



detail with aluminum cap option



built example of pivot door by Solar Innovations

Facade Glazing & Details

Product:	Wood Facade System
Manufacturer:	Solar Innovations
Aluminum Color/Finish:	Dark Bronze
Wood Finish Options:	Laminated Bamboo Douglas Fir Mahogany

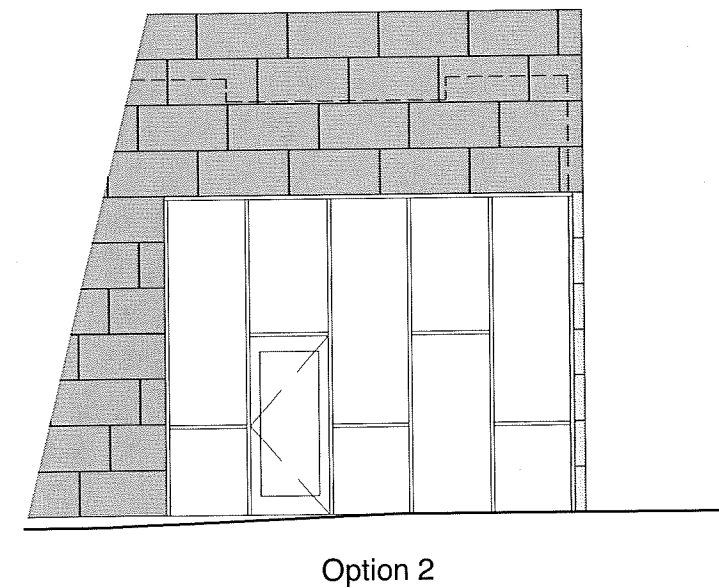
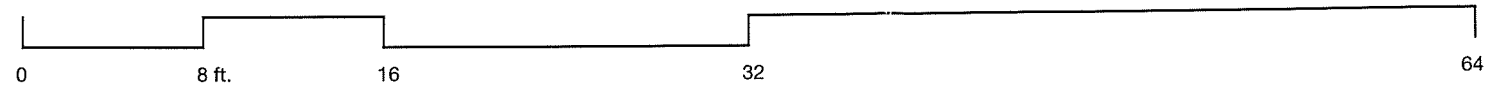
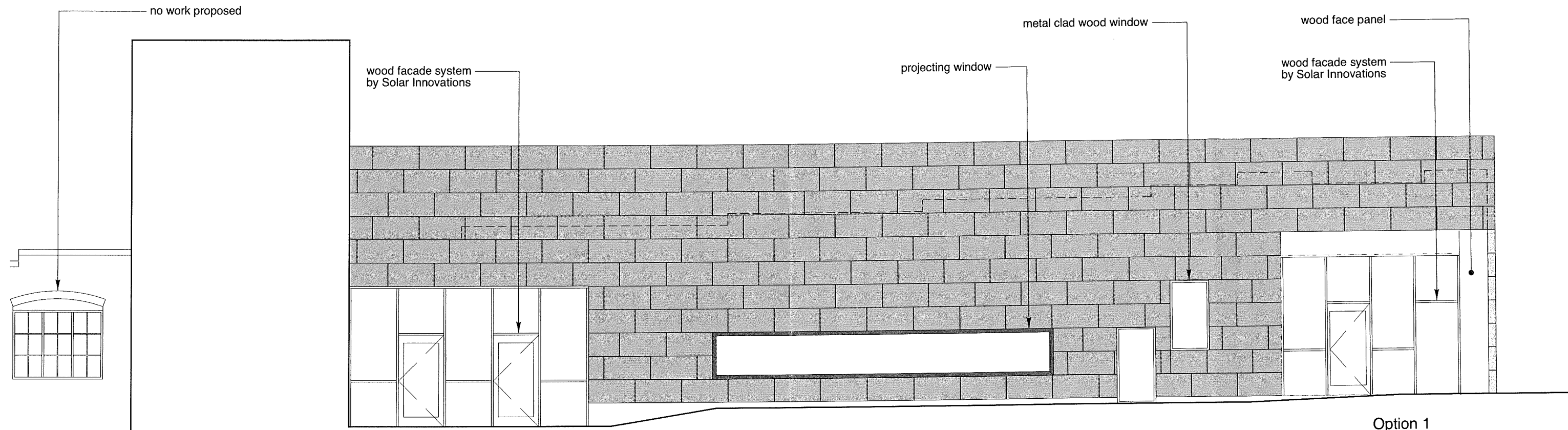
schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Facade Glazing & Details

date
08.30.11

07



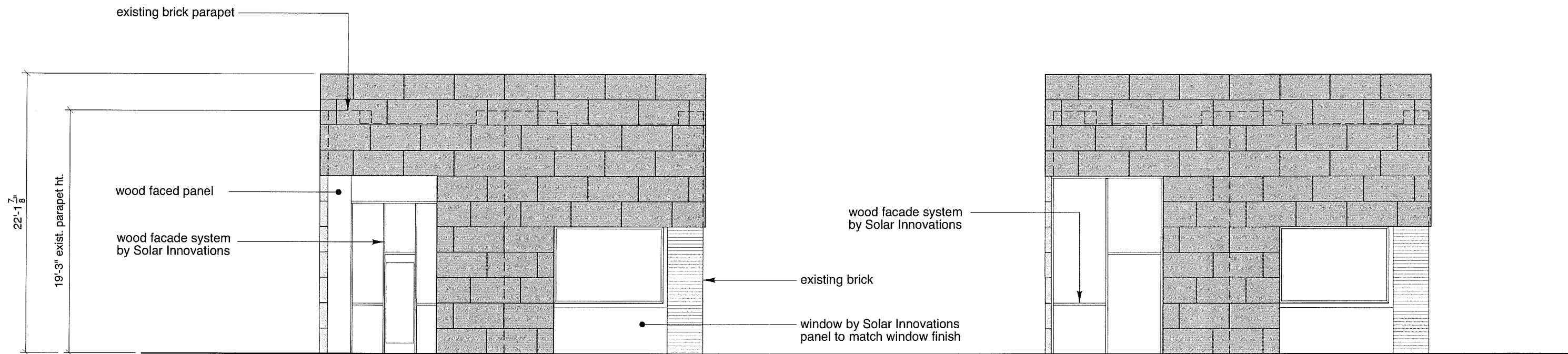
schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
West Elevation

date
09.20.11

08

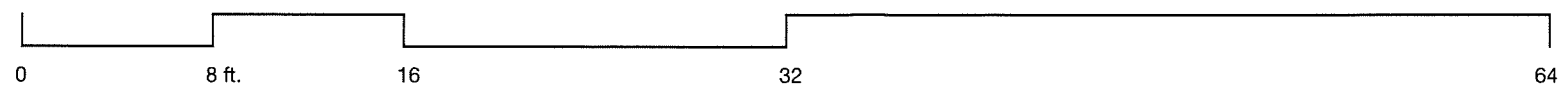


Option 1

Option 2

Facade Material (updated)

Option 1:	Phenolic Resin Panel
Manufacturer:	Trespa
Color/Finish:	Black/Gloss
Thickness:	8 -10 mm
Option 2:	Black Glass



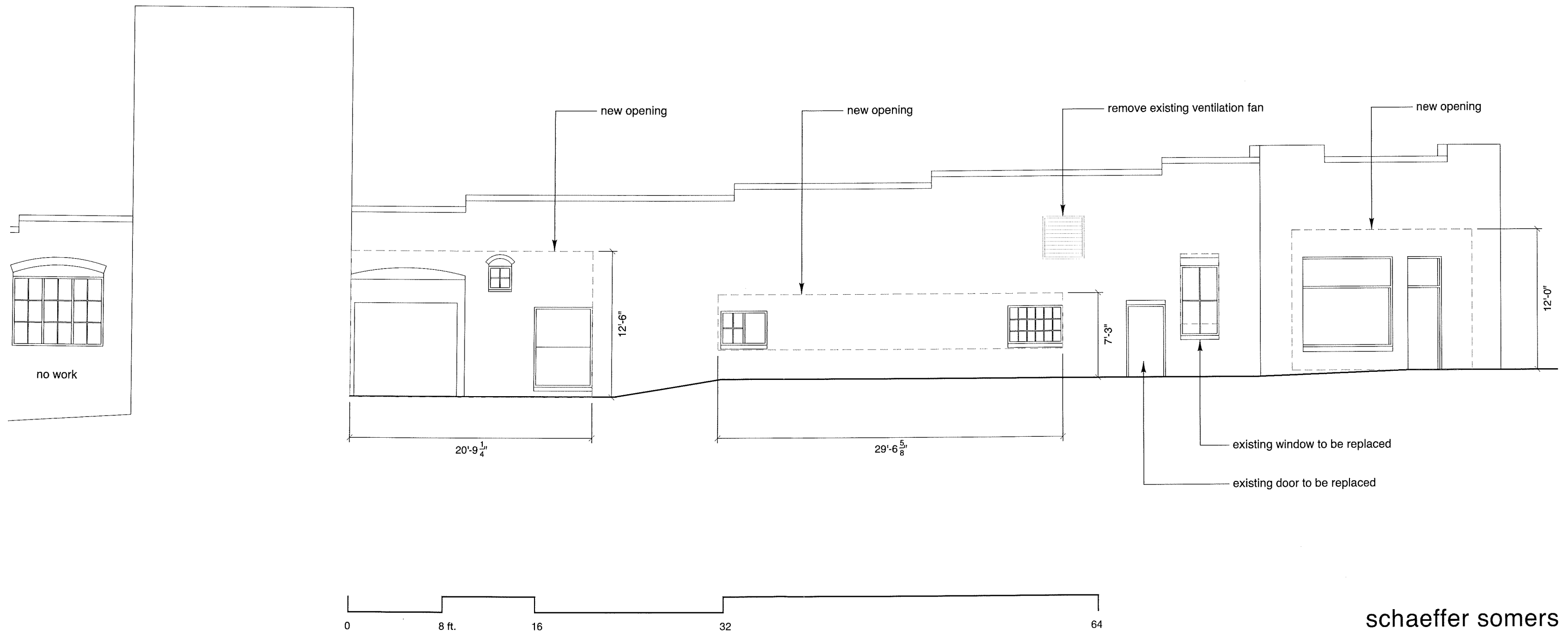
schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
South Elevation

date
09.20.11

09



schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
West Elevation, Demolition

date
09.20.11

10



Southwest Entry Court on Main Street

schaeffer somers
research architecture design

project:
505 W. Main Street

title/item:
Street View Perspective Study

date
08.30.11

03



EXISTING SOUTH-WEST CORNER



SOUTHWEST CORNER, SITE OF NEW ENTRY COURT



EXISTING WEST-FACING BRICK MASONRY WALL



CONTEXT VIEW OF SOUTH FACADE



COMMERCE STREET VIEW



CONDITION OF SOUTH MASONRY

project:
505 W. Main Street

title/item:
Existing Conditions Photography

date
08.30.11

schaeffer somers
research architecture design

02

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 11-09-05)

I, Ruth Emerick, 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 September 8, 2011.

Signed: _____

Ruth Emerick, Intern

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 8th day of September 2011, by Ruth Emerick.

My Commission Expires: December 31, 2011

Patricia R. Carrington
Notary Public

PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

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



September 8, 2011

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 11-09-05

505 West Main Street

Tax Map 32 Parcel 174

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

Renovate existing building

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, September 20, 2011, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance.

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

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

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

VIRGINIA TELEPHONE &
TELEGRAPH COMPANY
1924 ARLINGTON BLVD
CHARLOTTESVILLE VA
22903

BRAXTON, SYLVIA
171 BRAXTON ROAD
LOUISA VA
23093

LEVINE, ANDREW
606 DRUID AVENUE
CHARLOTTESVILLE VA
22902

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

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

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

TSCHAPPATT, CHRISTOPHER,
ETAL
2801 BRANDON AVE
ROANOKE VA
24015

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 11-09-05)**

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 October 4, 2011

Signed:

Lisa A. Barmore

ADDRESSES

See Attachments

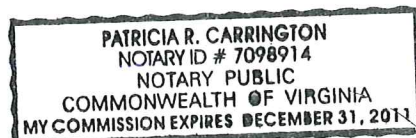
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of October 2011, by LISA BARMORE.

My Commission Expires: December 31, 2011.

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



October 4, 2011

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
(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

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, October 18, 2011, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

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

HAYES, RUFUS, ETAL
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PERKINS, JANICE D
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THE SUTTON GROUP, LLC
700 EAST HIGH STREET
CHARLOTTESVILLE VA
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HANEY, ROY, VIRGINIA &
LAUREN HALL, TR
314 MONTEBELLO CIRCLE
CHARLOTTESVILLE VA
22903

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

TSCHAPPATT, CHRISTOPHER,
ETAL
2801 BRANDON AVE
ROANOKE VA
24015

505 W
main Street
(10 total