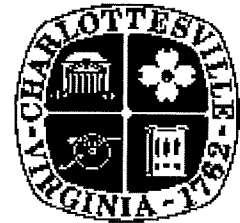


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

Background

This is a contributing structure in the Downtown ADC District. The most recent use was an office for C&R Auto Repair.

May 17, 2011 - The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

June 21, 2011 – The BAR approved (5-0-1 with Wolf recused) the building renovations with a condition that a detailed sectional drawing of the storefront be submitted to staff for circulation among the BAR, and an amended design for the new opening on the west façade come back to the BAR. [Look at the bulkhead height – should be 18-24"]

Application

The applicant has submitted the amended design for the new window opening on the west façade. (The other condition of approval, a sectional drawing of the storefront, will be submitted later for circulation, as stipulated.)

The new west façade window opening is centered under an existing second floor window, and is aligned with the storefront design on the front façade. In addition, it is centered on the previously approved new storefront opening on the east (patio) elevation, which has been moved 2'-6" to the south.

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.*

p. 4.4 & 4.5

WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical

patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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

The previous submittal showed matching storefront openings on the east and west facades. The BAR preferred a window opening on the west façade, and requested to see a revised design.

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 new window opening 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.

July submittal

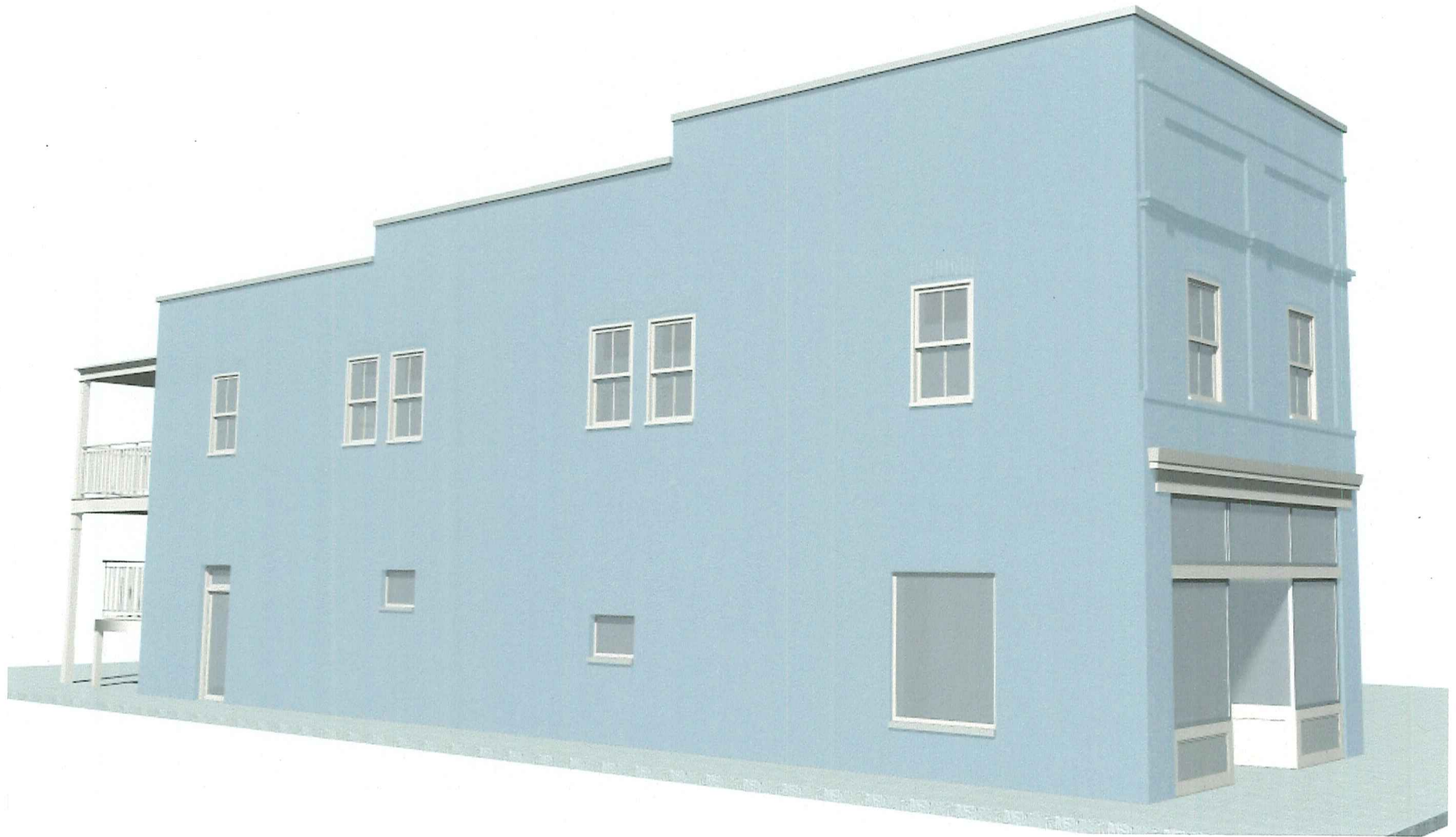


PROJECT BRIEF

An amended design for a new window opening on the West elevation in accordance with the BAR recommendations from the meeting on June 21, 2011. Proposed is a simple commercial window in the same dimension as the proposed/approved W Main St. facing storefront window unit that is located above the bulkhead and below the transom bar. The height above ground is 24" per BAR recommendation and matching the adjusted bulkhead height. The top height of 8' aligns with existing West openings (door with transom and window) and the new Main St. storefront. The masonry opening configuration matches the existing adjacent window opening with brick surround and a 3" concrete sill painted the approved trim color of Heirloom White.



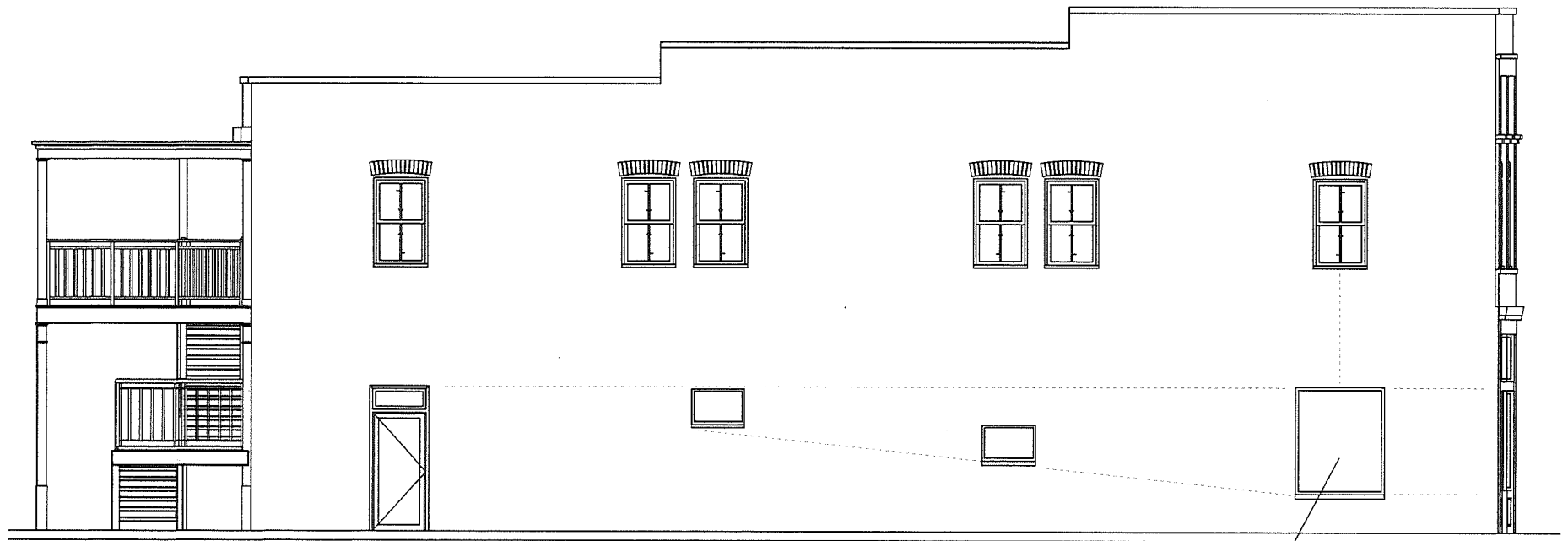
513 W. MAIN ST.	NEW WEST WINDOW	ORIENTATION	TOPIA design	6.28.2011	1/8
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513 W. MAIN ST.	NEW WEST WINDOW	S.W. VIEW	TOPIA design	6.28.2011	2/8
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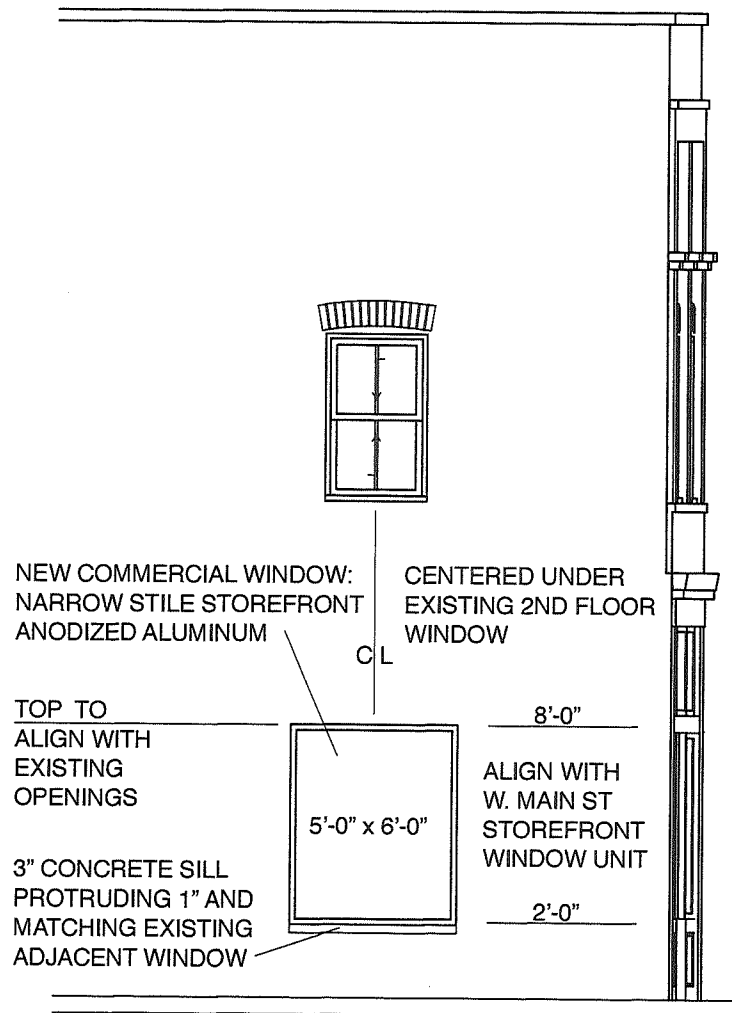
513 W. MAIN ST.	NEW WEST WINDOW	S.W. VIEW	TOPIA design	6.28.2011	3/8
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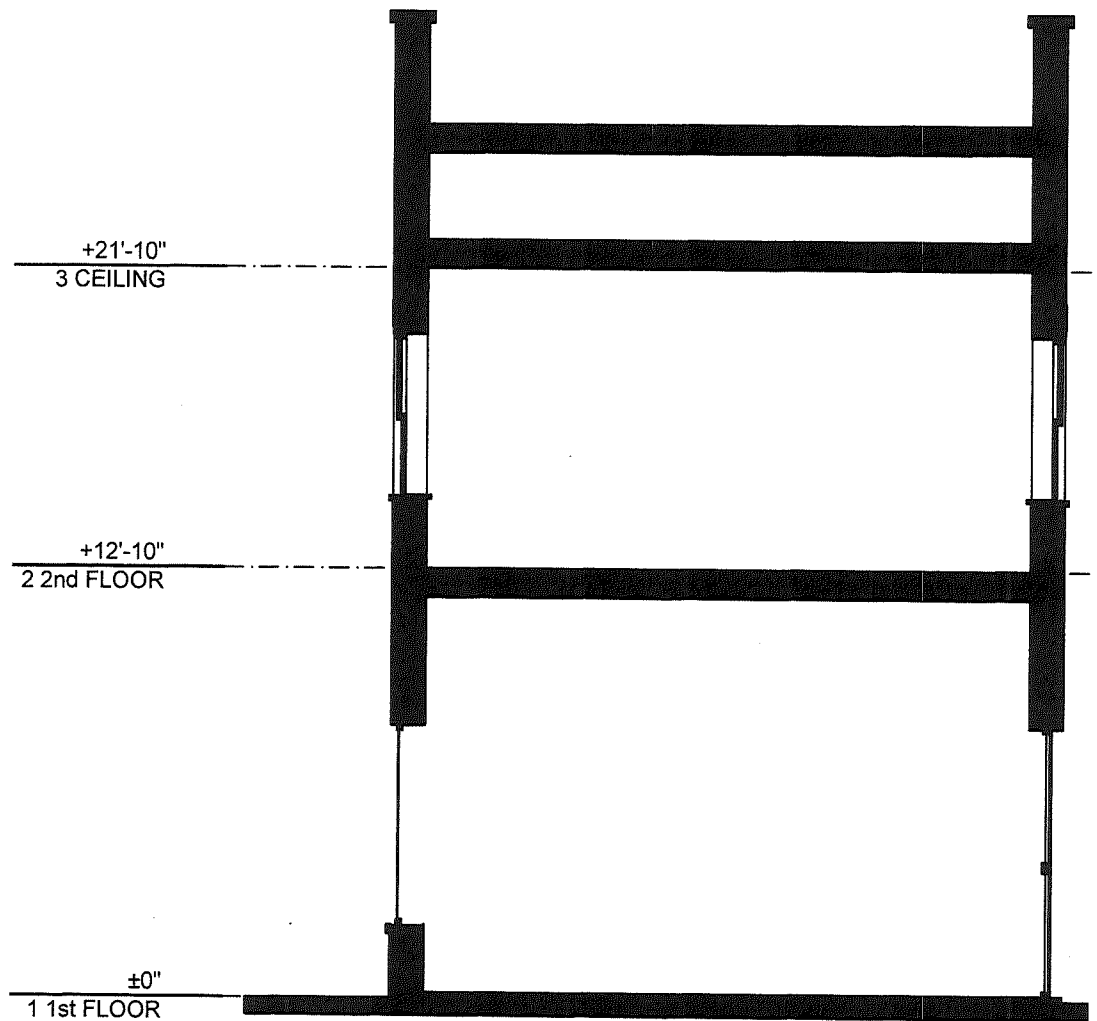
WEST ELEVATION

NEW COMMERCIAL WINDOW:
CENTERED AND ALIGNED WITH
EXISTING AND NEW OPENINGS
SEE PAGE 4/10

513 W. MAIN ST.	NEW WEST WINDOW	ELEVATION	TOPIA design	6.28.2011	4/8
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WEST ELEVATION



SOUTH SECTION

513 W. MAIN ST.	NEW WEST WINDOW	ELEVATION . SECTION	TOPIA design	6.28.2011	5/8
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WEST FACADE

513 W. MAIN ST.	NEW WEST WINDOW	EXISTING	TOPIA design	6.28.2011	6/8
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SOUTHWEST VIEW

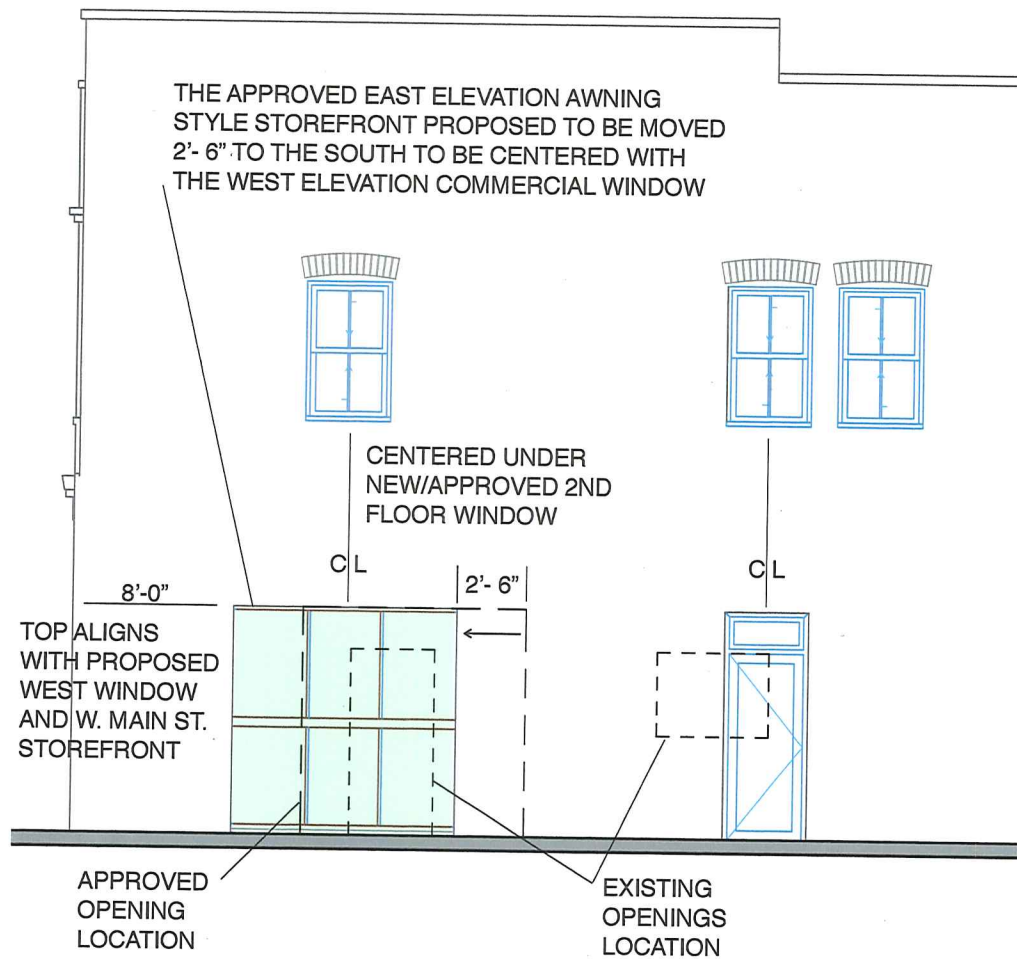


ADJACENT WINDOW

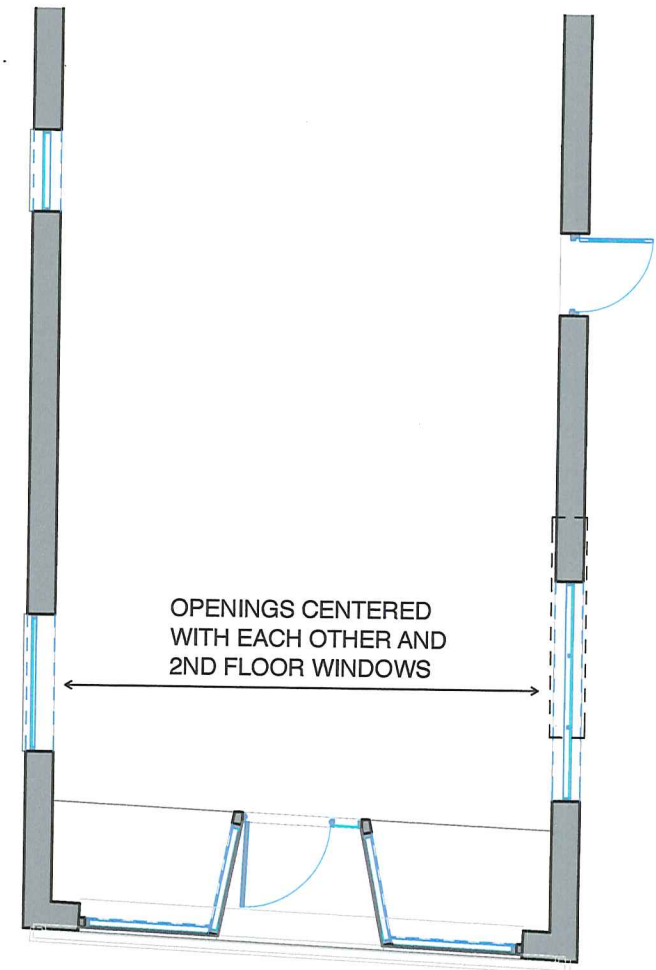
513 W. MAIN ST.	NEW WEST WINDOW	EXISTING	TOPIA design	6.28.2011	7/8
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513 W. MAIN ST.	RENOVATION	CONTEXT	TOPIA design	6.28.2011	8/8
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EAST ELEVATION



1ST FLOOR PLAN

513 W. MAIN ST.	ADJ. EAST OPENING	ELEVATION . PLAN	TOPIA design	7.5.2011	9/9
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CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main St (BAR 11-05-04).

I, Omar Winstead, 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 July 6, 2011.

Signed:

Omar Winstead
Omar Winstead, Intern

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 6th day of July 2011, by Omar Winstead.

My Commission Expires: December 31, 2011

Patricia R. Carrington
Notary Public

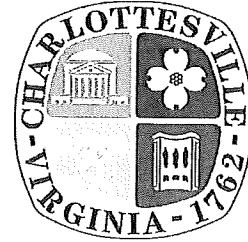
PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

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



July 5, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, July 19, 2011, starting at 5pm 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

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

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

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

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

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

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

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

LEVINE, ANDREW
606 DRUID AVENUE
CHARLOTTESVILLE VA 22902

VIRGINIA TELEPHONE & TELEGRAPH
COMPANY
1924 ARLINGTON BLVD
CHARLOTTESVILLE VA 22903

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 21, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use.

Greg Jackson

Background

This is a contributing structure in the Downtown ADC District. The most recent use was an office for C&R Auto Repair.

May 17, 2011 - The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

Pertinent mixed-use regulations

The zoning is West Main Street North Corridor.

All entrances shall be sheltered from the weather, and lighted.

Off-street loading areas may not face public right-of-way.

Parking requirements

This property is located in the *Parking Modified Zone*. Only if a development requires more than twenty (20) parking spaces parking shall be required as follows: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

Application

The applicant proposes:

- On the West Main Street side the applicant proposes to restore a traditional anodized aluminum storefront with new angled glass and hardie panel bulkheads, a clear glass transom above. None of the original transom glass exists, but that area was previously filled in with T-111 plywood. New storefront windows are proposed to be added on the first floor, east and west sides, near West Main Street.
- A covered wood balcony will be added to the building on the east side and rear, with stairs in the rear. A more recent concrete block hyphen will be removed to allow construction of the balcony and facilitate circulation on the site.
- Drawing 5/9 shows all the elevations with new windows and doors, sash replacements, and windows to be removed. New window openings are proposed on the east side to match those existing on the west side. All windows are proposed to be replaced with 2/2 double pane, aluminum clad wood Jen-Weld windows with exterior muntins.

- The building is currently painted, and will not be repainted. The trim will be painted off-white. The storefront accent color is medium gray.

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*
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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 Guidelines for New Construction

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 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.

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p. 4.4 & 4.5

WINDOWS

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- 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.*
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- 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.*

p. 4.6 & 4.7

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*

2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
9. *Avoid adding a new entrance to the primary elevation.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*
14. *Original door openings should not be filled in.*
15. *Reuse hardware and locks that are original or important to the historical evolution of the building.*
16. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
17. *Retain transom windows and sidelights.*

p. 4.18 – Rear of Buildings

- 1) *Leave enough space in front of the rear entry for pedestrians to comfortably enter the building.*
- 2) *Meet all handicapped accessibility requirements.*
- 3) *Consolidate and screen mechanical and utility equipment in one location when possible.*
- 4) *Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.*
- 5) *Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.*
- 6) *Note building and ADA codes when and if changing dimensions or design of entrance.*
- 7) *Windows define the character and scale of the original façade and should not be altered.*
- 8) *If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.*
- 9) *If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.*
- 10) *Remove any blocked-in windows and restore windows and frames if missing.*
- 11) *If security bars need to be installed over windows, choose a type appropriate for the window size, building style, and required level of security.*
- 12) *Avoid using chain-link fencing for a security cover over windows.*
- 13) *If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.*
- 14) *Ensure that the design of the lighting relates to the historic character of the building.*
- 15) *Consider installing signs and awnings that are appropriate for the scale and style of the building.*
- 16) *Design and select systems and hardware to minimize impact on the historic fabric of the building.*
- 17) *Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.*
- 18) *Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.*

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.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and addition 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.



Scala, Mary Joy

Subject: FW: BAR actions 6-21-2011

From: Scala, Mary Joy

Sent: Friday, June 24, 2011 8:56 AM

To: Greg Jackson (gjackmail@gmail.com); gabo@townsquareassociates.com

Subject: BAR actions 6-21-2011

June 23, 2011

Gabriel Silverman
609 E Market Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 11-05-03

601 West Main Street

Tax Map 32 Parcel 171

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner
Renovate building for general commercial use

Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner
Renovate building for general commercial use

Dear applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2011.

The following actions were taken:

601 W Main Street - Approved (5-0-1 with Wolf recused) with the owner's option to use the folding garage doors, or the standard storefront doors (fixed or operable), and with the requirement that details and manufacturer's product information for light fixtures, all building signage, pavement, or any other site improvements that are made come back to BAR for approval.

513 W Main Street - Approved (5-0-1 with Wolf recused) with a condition that a detailed sectional drawing of the storefront be submitted to staff for circulation among the BAR, and an amended design for the new opening on the west façade come back to the BAR. [Look at the bulkhead height – should be 18-24"]

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 one year (June 21, 2012), 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



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: 512 W. Main St

City Tax Map/Parcel: _____

Applicant

Name: Gabriel Silverman

Address: Main Street Assoc.

Address: 609 E Market St #108

Chville VA. 22902

Email: Gabe@Townsquareassociates.com

Phone: (W) 434 563620 (H) _____

FAX: _____

Property Owner (if not applicant)

Name: _____

Address: _____

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

Name of Historic District or Property: _____

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

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

4/26/11

Date

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): Remodel exterior

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: D. Evans

Fee paid: 100.00 Cash/Ck. # 1456

Date Received: 4/26/11

Approved/Disapproved by: _____

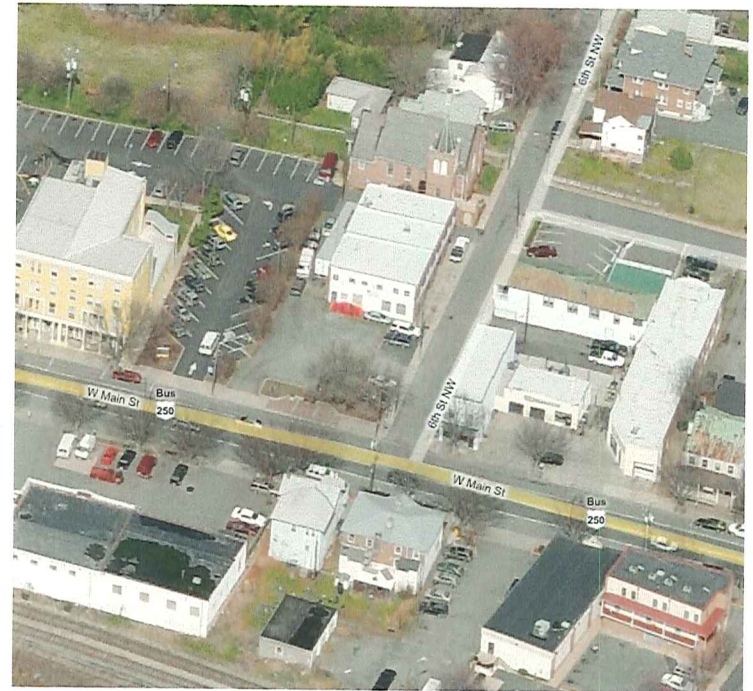
Date: _____

Conditions of approval: _____



PROJECT BRIEF

The building is being renovated for general commercial use. Improvements include installing window sash replacements and new windows and doors, painting the exterior trim, and adding an exterior covered wood staircase and porch on the rear and a partial walkway on the side, painted the trim color. The Main St. facade will have the original recessed entry with a paneled bulkhead, glass display window, painted transom bar, and glass transom under the existing cornice. The facade elements are in accordance with the ADCD Design Guidelines 4.3. The color palette includes the existing wall color of light blue, the trim color Heirloom White for the new windows and sashes, deck, and general trim, and an accent color of medium cool grey on the storefront facade.

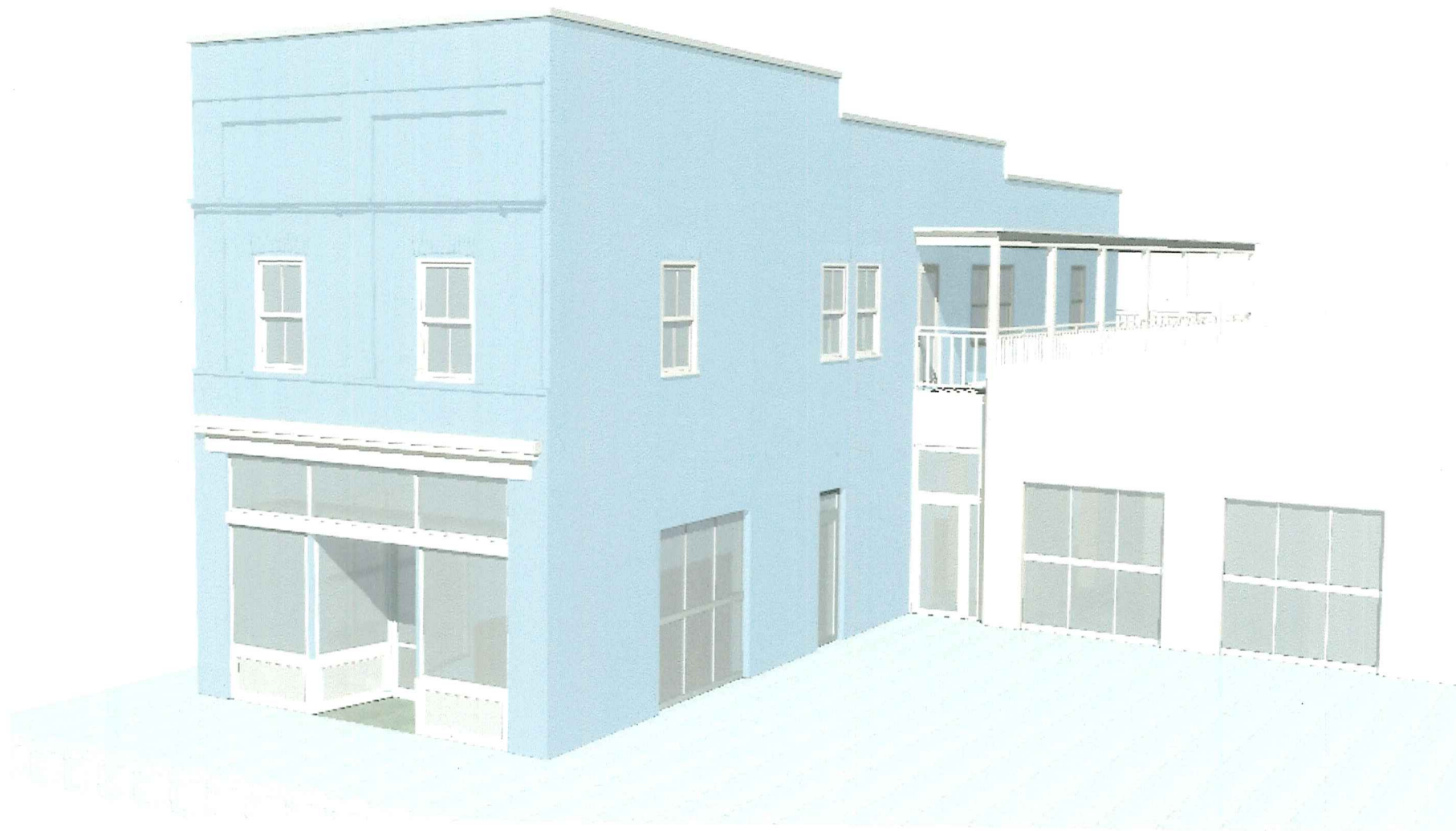


513 W. MAIN ST.	RENOVATION	ORIENTATION	TOPIA design	6.10.2011	1/9
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June 2011 - Approved w/ conditions



513 W. MAIN ST.	RENOVATION	S.W. VIEW	TOPIA design	6.10.2011	2/9
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513 W. MAIN ST.

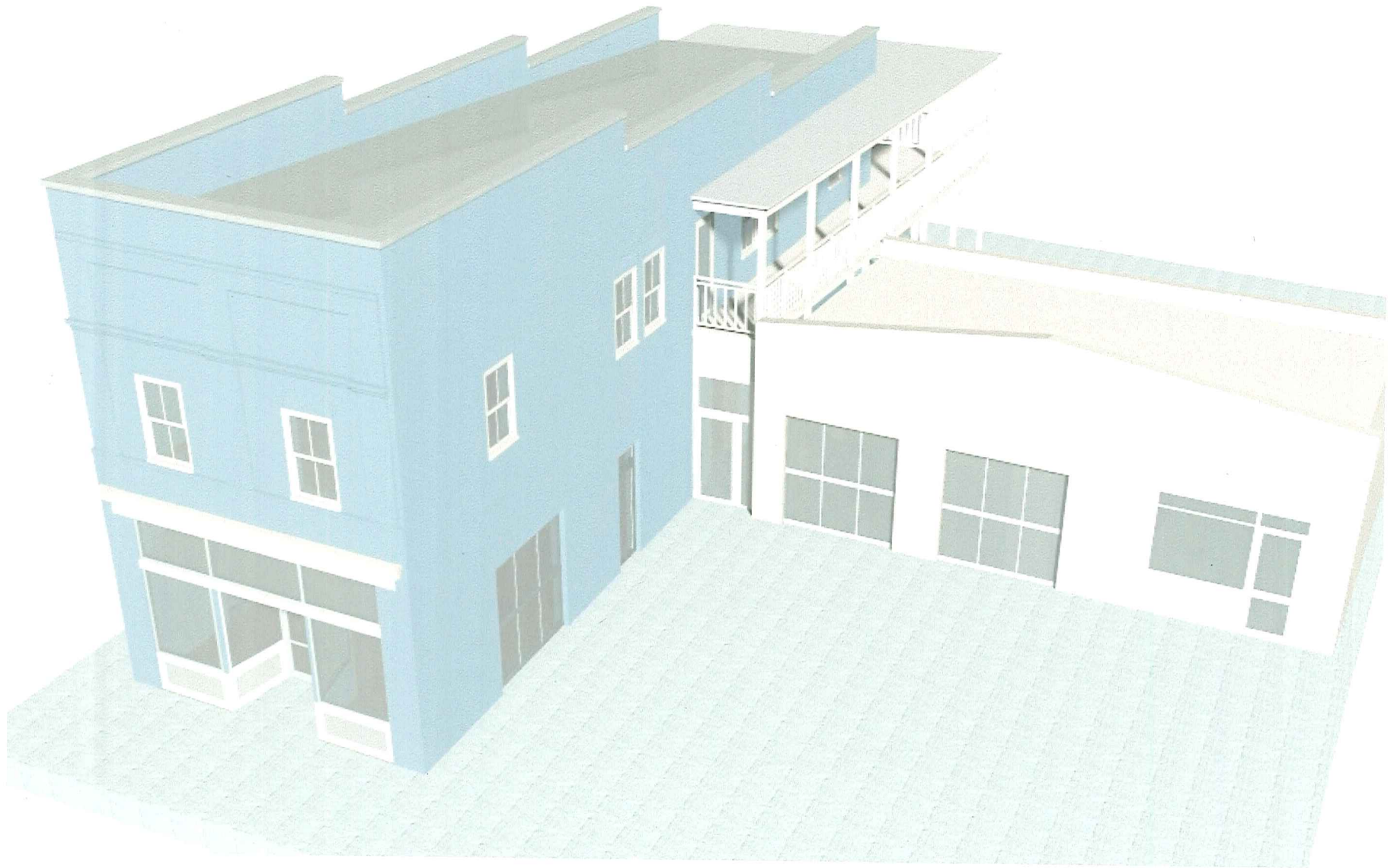
RENOVATION

S.E. VIEW

TOPIA design

6.10.2011

3/9



513 W. MAIN ST.

RENOVATION

S.W. AERIAL

TOPIA design

6.10.2011

4/9

COLOR PALETTE:
WALL COLOR- EXISTING
LIGHT BLUE, UNCHANGED
TRIM COLOR-
HEIRLOOM WHITE
ACCENT COLOR-
MEDIUM COOL GREY

REPLACEMENT SASH: ON
SOUTH AND WEST ELEV.S
TO MATCH EXISTING,
DOUBLE HUNG 2 / 2
JELD-WEN- SITE-LINE EX
COLOR- HEIRLOOM WHITE

EXISTING CORNICE:
PAINTED TRIM COLOR
HEIRLOOM WHITE

NEW TRANSOM WINDOW:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

TRANSOM BAR:
WOOD PAINTED TRIM COLOR
HEIRLOOM WHITE

DISPLAY WINDOW:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW RECESSED ENTRY:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW PANELED BULKHEAD:
TRIM AND ACCENT COLORS

NEW COVERED WOOD PORCH:
AND STAIRCASE ON NORTH ELE
CUSTOM FABRICATED.
TRIM COLOR- WARM GREY

NEW COVERED WOOD WALKWA
ON EAST ELEVATION
CUSTOM FABRICATED.
TRIM COLOR- WARM GRAY

NEW DOOR: TO 2nd FLOOR
FRONT SUITE
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW METAL CLAD WOOD WINDC
TO MATCH EXISTING DOUBLE HI
2 / 2 WINDOWS AND TRIM,
PLACEMENT TO MIRROR EXISTII
WEST ELEV. CONFIGURATION
JELD-WEN- SITE-LINE EX
COLOR- HEIRLOOM WHITE

NEW DOOR WITH TRANSOM:
TO 1st FLOOR
OVER EXISTING WINDOW OPEN
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW 8' X 8' OPENING. OVER
EXISTING DOORWAY
NARROW STILE STOREFRONT
ANODIZED ALUMINUM
FOLD UP OPENING



513 W. MAIN ST.

SPECIFICS

S.W. VIEW

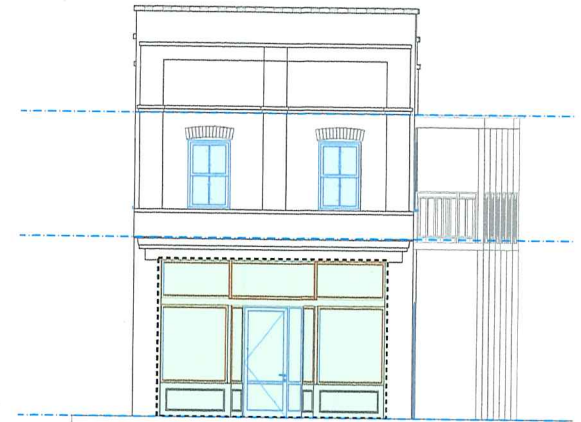
TOPIA design

6.10.2011

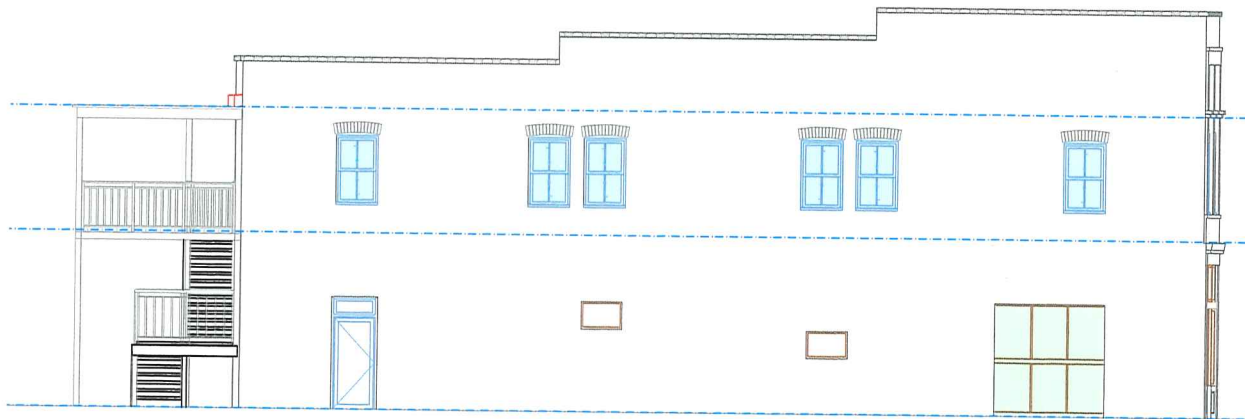
5/9



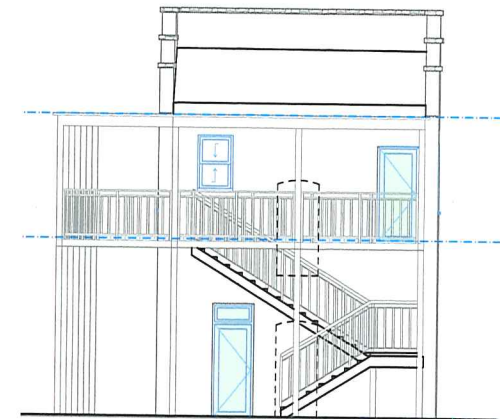
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



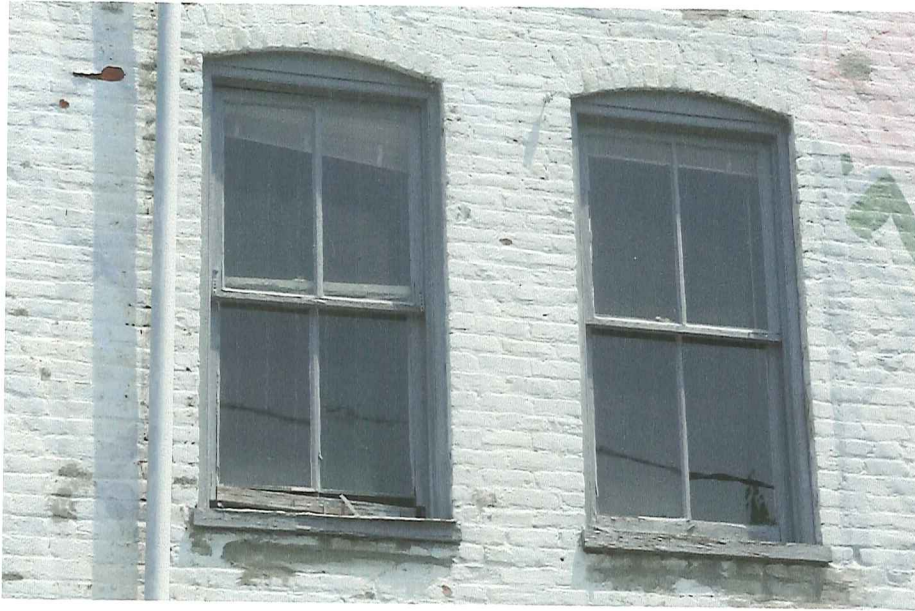
NORTH ELEVATION



513 W. MAIN ST.	RENOVATION	ELEVATIONS	TOPIA design	6.10.2011	6/9
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	6.10.2011	7/9
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	6.10.2011	8/9
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513 W. MAIN ST.	RENOVATION	CONTEXT	TOPIA design	6.10.2011	9/9
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Scala, Mary Joy

From: Richard Zakin <richardzakin@gmail.com>
Sent: Tuesday, December 20, 2011 4:37 PM
To: Scala, Mary Joy
Cc: Gabriel Silverman; Allan Cadgene
Subject: Re: 513 West Main Street

Thanks Mary Joy. Nice meeting you as well. Enjoy the holidays, Richard.

Sent from my iPad

On Dec 20, 2011, at 2:18 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

Richard,

It was nice to meet you.

I have no problem with you changing the fixed window to a slider because it does not alter the appearance as approved by the BAR.

Please understand if you intend to add a canopy or signage near that window, that would require further BAR approval.

Mary Joy

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

From: Scala, Mary Joy
Sent: Monday, August 15, 2011 4:17 PM
To: gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)
Subject: BAR Actions July 19, 2011

August 15, 2011

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

RE: Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2011.

The following action was taken:

Approved as submitted (6-0-1 on consent agenda with Wolf recused)

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 one year (July 19, 2012), 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
"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main St (BAR 11-05-04).

I, Omar Winstead, 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 June 8, 2011.

Signed:

Omar Winstead
Omar Winstead, Intern

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 8th day of June 2011, by Omar Winstead.

My Commission Expires: December 31, 2011

Patricia H. Casper
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



June 7, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner
Renovate building for general commercial use.

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, June 21, 2011, starting at 5pm 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

PERKINS, JANICE D REVOCABLE TR THEP O BOX 125NORGE VA23127	MAIN STREET WEST, LLC2920 WEBSTER STREETSAN FRANCISCO CA94123	BELL, J F FUNERAL HOME INC108 6TH STREET NWCHARLOTTESVILLE VA22903
MAIN STREET WEST, LLC2920 WEBSTER STREETSAN FRANCISCO CA94123	THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902	THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902
THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902	LEVINE, ANDREW606 DRUID AVENUECHARLOTTESVILLE VA22902	VIRGINIA TELEPHONE & TELEGRAPH COMPANY1924 ARLINGTON BLVDCHARLOTTESVILLE VA22903

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 17, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

Background

This is a contributing structure in the Downtown ADC District.

Pertinent mixed-use regulations

The zoning is West Main Street North Corridor.

All entrances shall be sheltered from the weather, and lighted.

Off-street loading areas may not face public right-of-way.

Parking requirements

This property is located in the *Parking Modified Zone*. Only if a development requires more than twenty (20) parking spaces parking shall be required as follows: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

Application

On the West Main Street side the applicant proposes to restore the original storefront with new angled glass and bulkheads, a glass transom above, and a new metal canopy. None of the original transom glass exists.

A covered balcony will be added to the building on the east side and rear, with stairs in the rear. A more recent concrete block hyphen will be removed to allow construction of the balcony and facilitate circulation on the site.

On the west side second floor, a small balcony is proposed to connect two new doorways created in place of two of the existing windows.

New window openings are proposed on the east side to match those existing on the west side. New storefront windows are proposed on the first floor east and west sides. All windows are proposed to be replaced with either 1/1 double pane Jen-Weld windows (shown) or they could be 2/2 similar to the current windows.

The building is currently painted, and will be repainted.

No site work is proposed at this time.

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 New Construction and 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 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.*

p. 4.4 & 4.5

WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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.

p. 4.6 & 4.7

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*

7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
9. *Avoid adding a new entrance to the primary elevation.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*
14. *Original door openings should not be filled in.*
15. *Reuse hardware and locks that are original or important to the historical evolution of the building.*
16. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
17. *Retain transom windows and sidelights.*

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 applicant will bring paint chips to the meeting.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and additions 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...).

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



May 2, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, May 17, 2011, starting at 5pm 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

Scala, Mary Joy

From: Branche, Donovan
Sent: Wednesday, May 25, 2011 12:03 PM
To: Scala, Mary Joy
Subject: W. Main inquiry

We took a look at the proposal. This is fine as long as they maintain a 5 ft bike lane.

Donovan D. Branche, MPA

Assistant City Traffic Engineer

City of Charlottesville

610 East Market Street, PO Box 911

Charlottesville, VA 22902

434.970.3319

From: Scala, Mary Joy
Sent: Wednesday, May 25, 2011 11:19 AM
To: gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)
Subject: BAR Actions 5-17-2011

May 25, 2011

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

**Certificate of Appropriateness Application
BAR 11-05-03**

601 West Main Street

Tax Map 32 Parcel 171

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add metal canopies, an exterior porch and staircase.

**Certificate of Appropriateness Application
BAR 11-05-04**

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

Dear Mr. Silverman,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2011.

The following actions were taken:

601 W Main Street: The BAR accepted the applicant's deferral (7-0-1 with Wolf recusing).

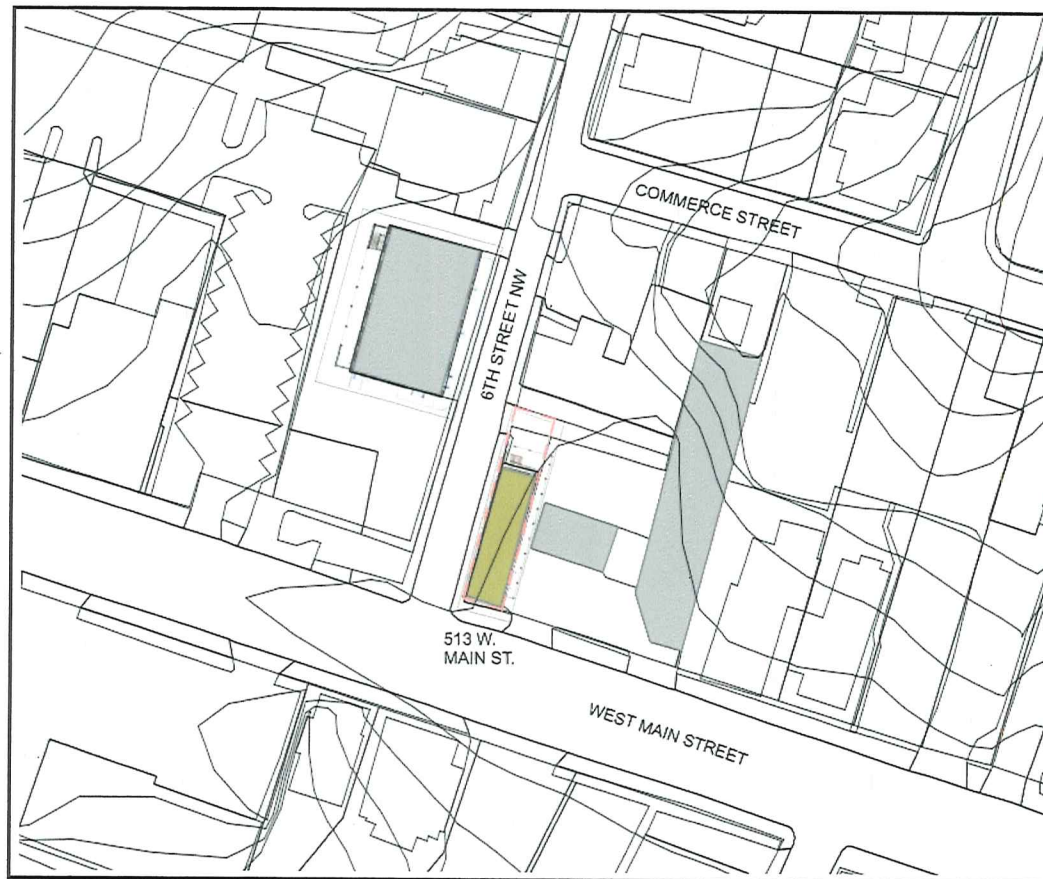
513 W Main Street: The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

The BAR made preliminary comments on both items. The full discussion is available at http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

You may resubmit your applications by Monday June 13 for the June 21 BAR meeting.

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

Sincerely yours,



PROJECT BRIEF

The owner is renovating the building for general commercial use. Improvements include replacing the fenestration, painting the masonry walls, and adding an exterior staircase, porches and balconies. The Main St. front entrance/facade is being restored to the original angled inset configuration with a metal canopy.

513 W. MAIN ST.	RENOVATION	ORIENTATION	TOPIA design	4.26.2011	1/8
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Deferred - May 2011 submittal



513 W. MAIN ST.

RENOVATION

S.W. VIEW

TOPIA design

4.26.2011

2/8



513 W. MAIN ST.

RENOVATION

S.E. VIEW

TOPIA design

4.26.2011

3/8



513 W. MAIN ST.

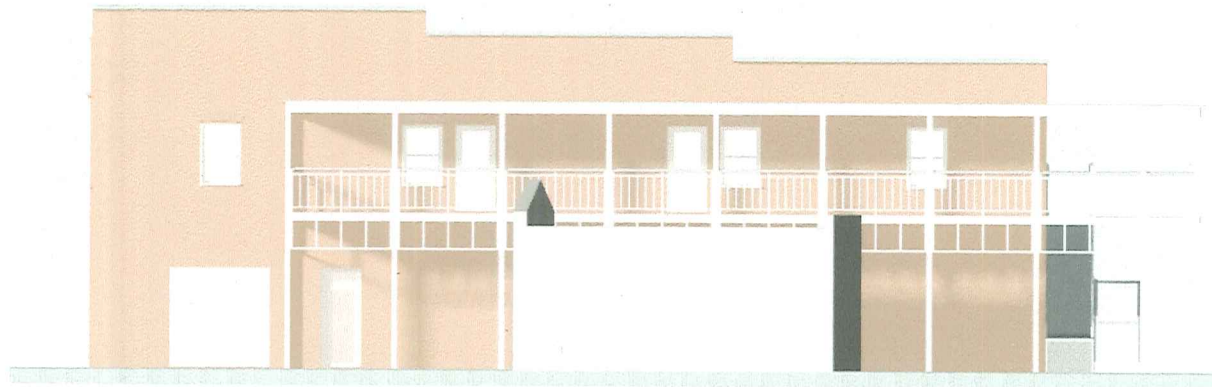
RENOVATION

S.W. AERIAL

TOPIA design

4.26.2011

4/8



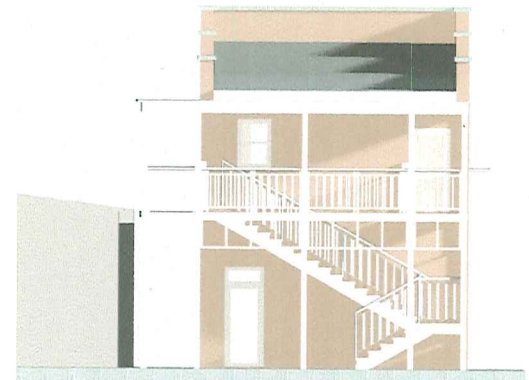
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

513 W. MAIN ST.	RENOVATION	ELEVATIONS	TOPIA design	4.26.2011	5/8
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NEW PAINTED
STUCCO OVER
EXISTING BRICK
COLOR- SAND

REPLACEMENT
WINDOW SAME SIZE
JELD-WEN-
SITE-LINE EX
COLOR- CREAM

NEW TRANSOM
AS ORIGINAL-
CROSS RIBBED 8"
BLOCK HY-LITE

NEW METAL CANOPY
/ LIGHT SHELF
COLOR- CLEAR
ANODIZED ALUMINUM

NEW STOREFRONT
INSET ENTRANCE AS
ORIGINAL WITH
METAL PANEL
KAWNEER

NEW EXTERIOR METAL
PORCH AND
STAIRCASE ON NORTH
ELEVATION, CUSTOM
FABRICATED.
COLOR- WARM GREY

NEW EXTERIOR
METAL WALKWAY ON
EAST ELEVATION
CUSTOM FABRICATED.
COLOR- WARM GRAY

NEW DOORWAY AND
STOREFRONT
OPENING. KAWNEER

513 W. MAIN ST.	SPECIFICS	S.W. VIEW	TOPIA design	4.26.2011	6/8
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	4.26.2011	7/8
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513 W. MAIN ST.	RENOVATION	CONTEXT	TOPIA design	4.26.2011	8/8
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CITY OF CHARLOTTESVILLE
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Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main Street (BAR 11-05-04).

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 May 5, 2011.

Signed:

Deronda Eubanks
Deronda Eubanks, Secretary II

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 5 day of May 2011, by Deronda Eubanks.

My Commission Expires: August 31, 2012.



Sharon D. Patterson
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



May 2, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, May 17, 2011, starting at 5pm 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

LEVINE, ANDREW
606 DRUID AVENUE
CHARLOTTESVILLE VA 22902

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

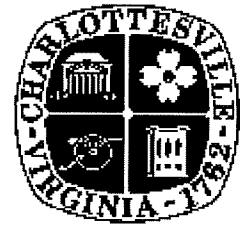
PERKINS, JANICE D
REVOCABLE TR THE
P O BOX 125
NORGE VA 23127

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

VIRGINIA TELEPHONE &
TELEGRAPH COMPANY
1924 ARLINGTON BLVD
CHARLOTTESVILLE VA 22903

mapblot1	owner_cur	address1	address2	address3	zipcode
320173000	BELL, J F FUNERAL HOME INC		108 6TH STREET NW	CHARLOTTESVILLE VA	22903
320178000	LEVINE, ANDREW		606 DRUID AVENUE	CHARLOTTESVILLE VA	22902
320171000	MAIN STREET WEST, LLC		2920 WEBSTER STREET	SAN FRANCISCO CA	94123
320174000	MAIN STREET WEST, LLC		2920 WEBSTER STREET	SAN FRANCISCO CA	94123
290007000	PERKINS, JANICE D REVOCABLE TR THE		P O BOX 125	NORGE VA	23127
320175000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320176000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320177000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320179000	VIRGINIA TELEPHONE & TELEGRAPH COMPANY		1924 ARLINGTON BLVD	CHARLOTTESVILLE VA	22903

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

Background

This is a contributing structure in the Downtown ADC District. The most recent use was an office for C&R Auto Repair.

May 17, 2011 - The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

June 21, 2011 – The BAR approved (5-0-1 with Wolf recused) the building renovations with a condition that a detailed sectional drawing of the storefront be submitted to staff for circulation among the BAR, and an amended design for the new opening on the west façade come back to the BAR. [Look at the bulkhead height – should be 18-24”]

Application

The applicant has submitted the amended design for the new window opening on the west façade. (The other condition of approval, a sectional drawing of the storefront, will be submitted later for circulation, as stipulated.)

The new west façade window opening is centered under an existing second floor window, and is aligned with the storefront design on the front façade. In addition, it is centered on the previously approved new storefront opening on the east (patio) elevation, which has been moved 2'-6" to the south.

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.*

p. 4.4 & 4.5

WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical

patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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

The previous submittal showed matching storefront openings on the east and west facades. The BAR preferred a window opening on the west façade, and requested to see a revised design.

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 new window opening 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.

July submittal

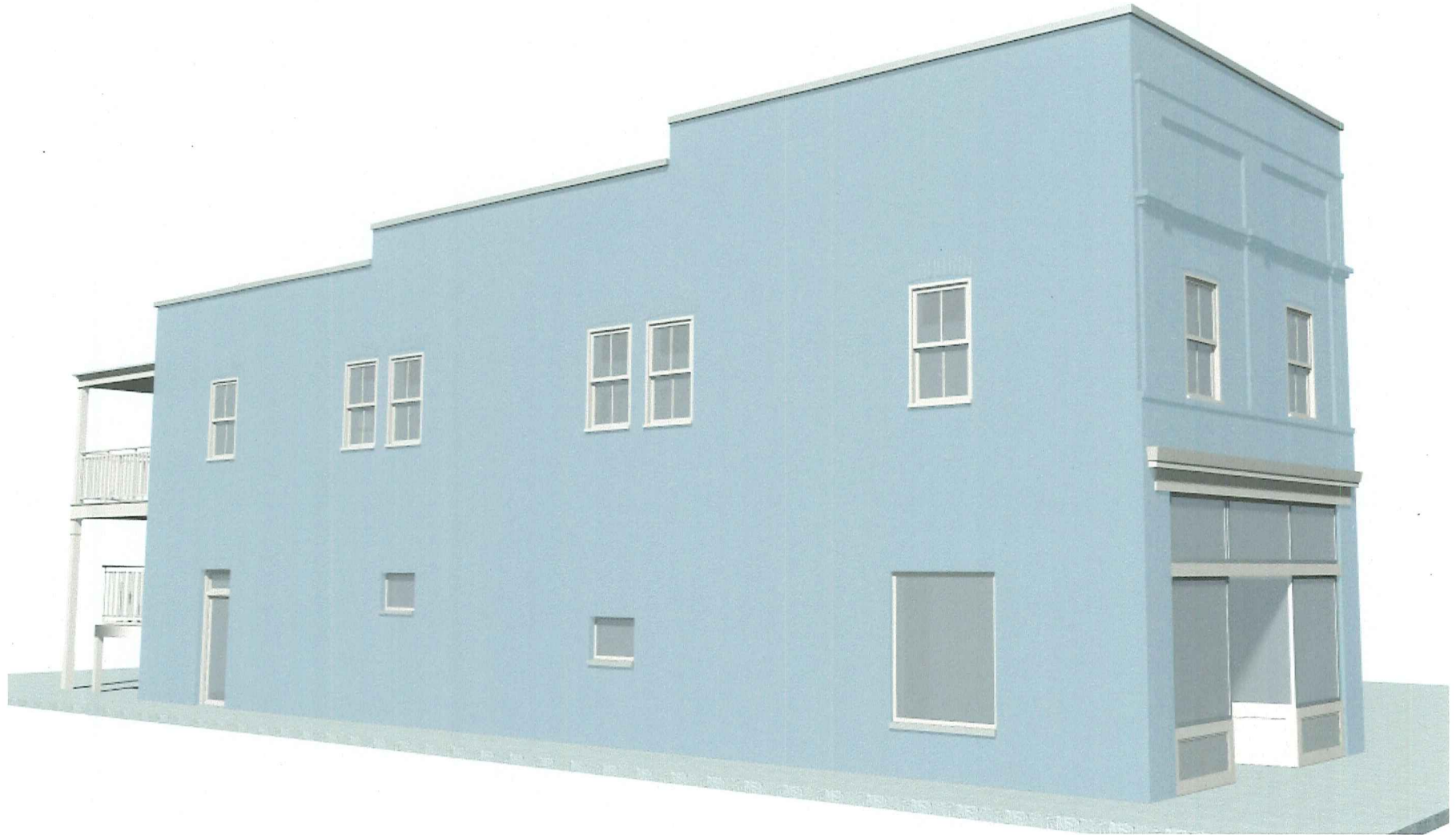


PROJECT BRIEF

An amended design for a new window opening on the West elevation in accordance with the BAR recommendations from the meeting on June 21, 2011. Proposed is a simple commercial window in the same dimension as the proposed/approved W Main St. facing storefront window unit that is located above the bulkhead and below the transom bar. The height above ground is 24" per BAR recommendation and matching the adjusted bulkhead height. The top height of 8' aligns with existing West openings (door with transom and window) and the new Main St. storefront. The masonry opening configuration matches the existing adjacent window opening with brick surround and a 3" concrete sill painted the approved trim color of Heirloom White.



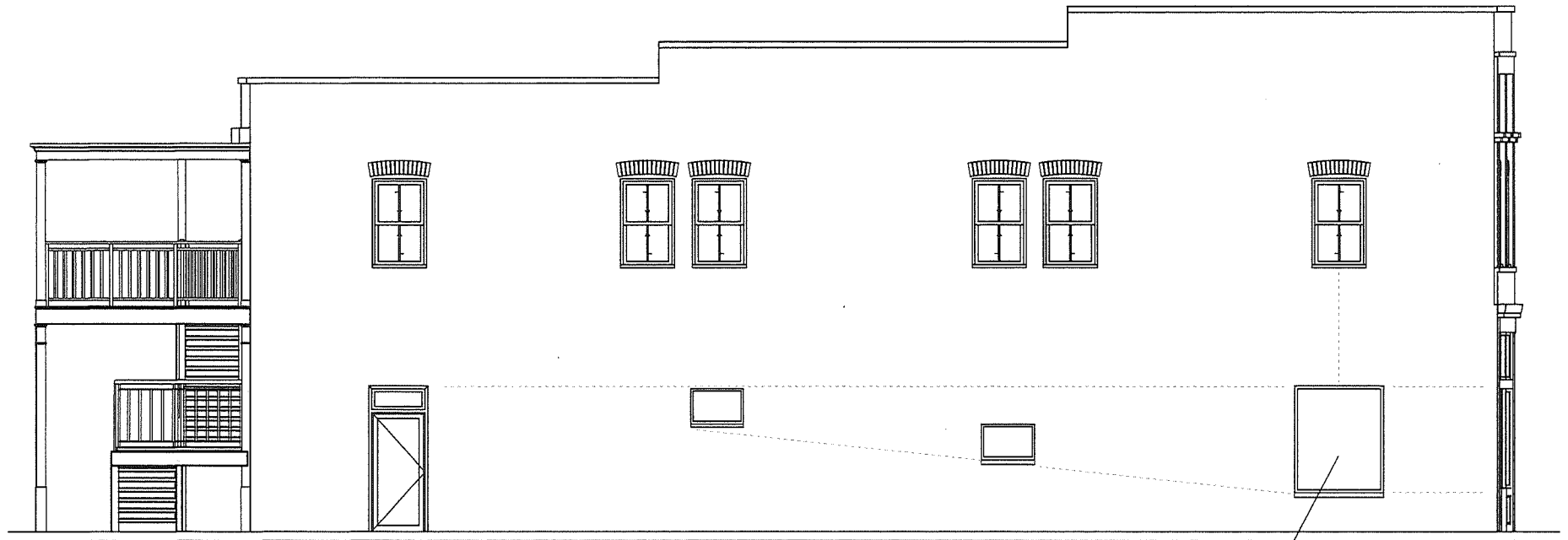
513 W. MAIN ST.	NEW WEST WINDOW	ORIENTATION	TOPIA design	6.28.2011	1/8
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513 W. MAIN ST.	NEW WEST WINDOW	S.W. VIEW	TOPIA design	6.28.2011	2/8
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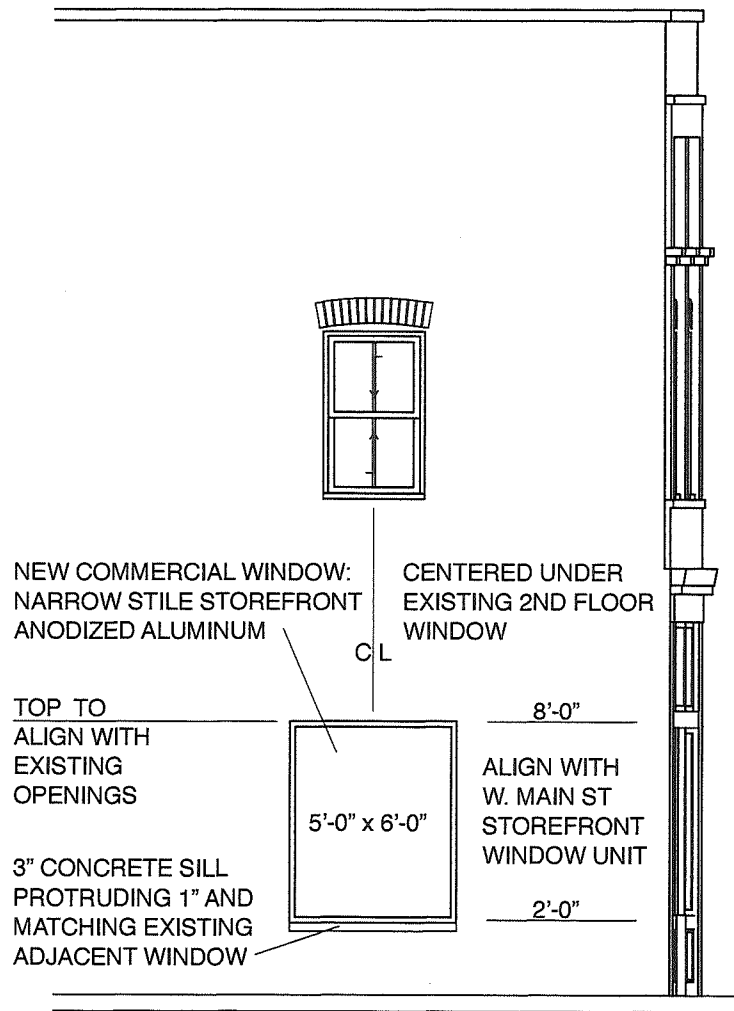
513 W. MAIN ST.	NEW WEST WINDOW	S.W. VIEW	TOPIA design	6.28.2011	3/8
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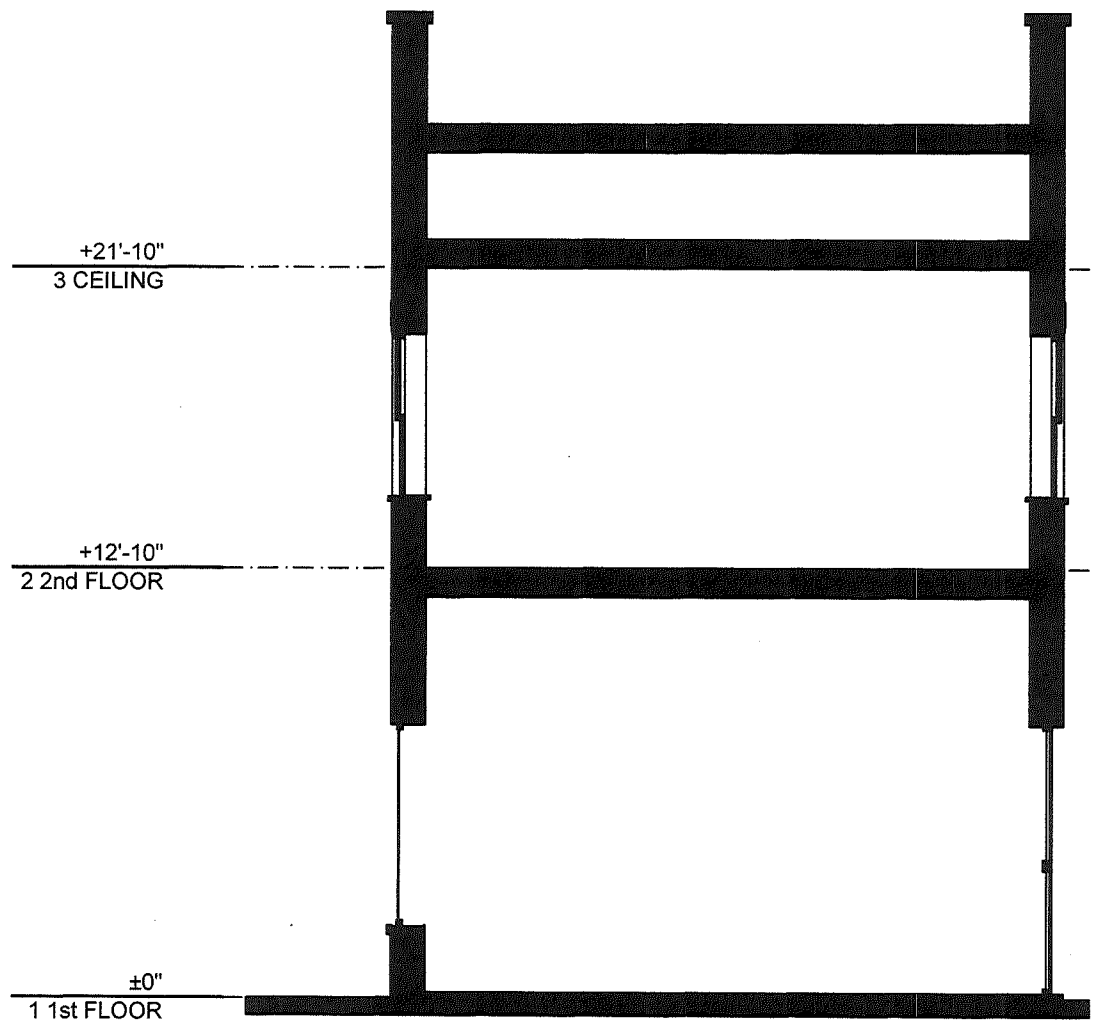
WEST ELEVATION

NEW COMMERCIAL WINDOW:
CENTERED AND ALIGNED WITH
EXISTING AND NEW OPENINGS
SEE PAGE 4/10

513 W. MAIN ST.	NEW WEST WINDOW	ELEVATION	TOPIA design	6.28.2011	4/8
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WEST ELEVATION



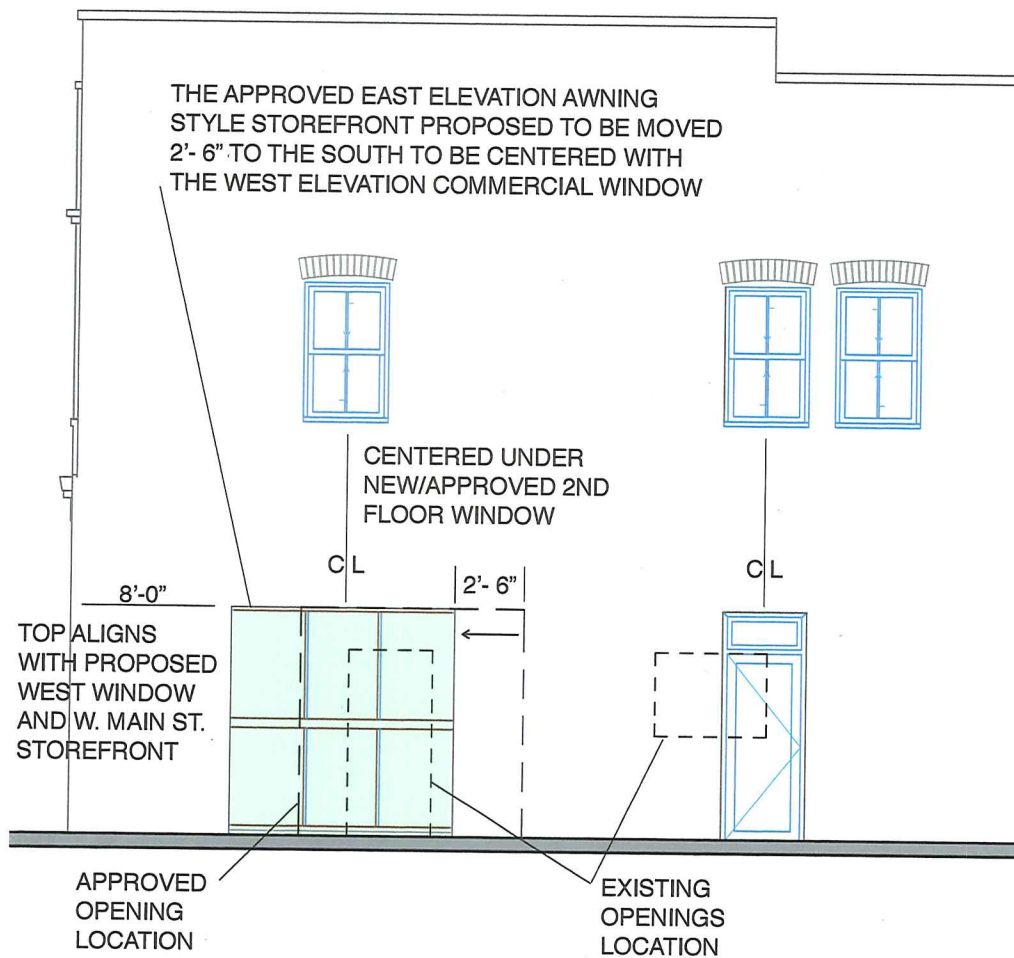
SOUTH SECTION

513 W. MAIN ST.	NEW WEST WINDOW	ELEVATION . SECTION	TOPIA design	6.28.2011	5/8
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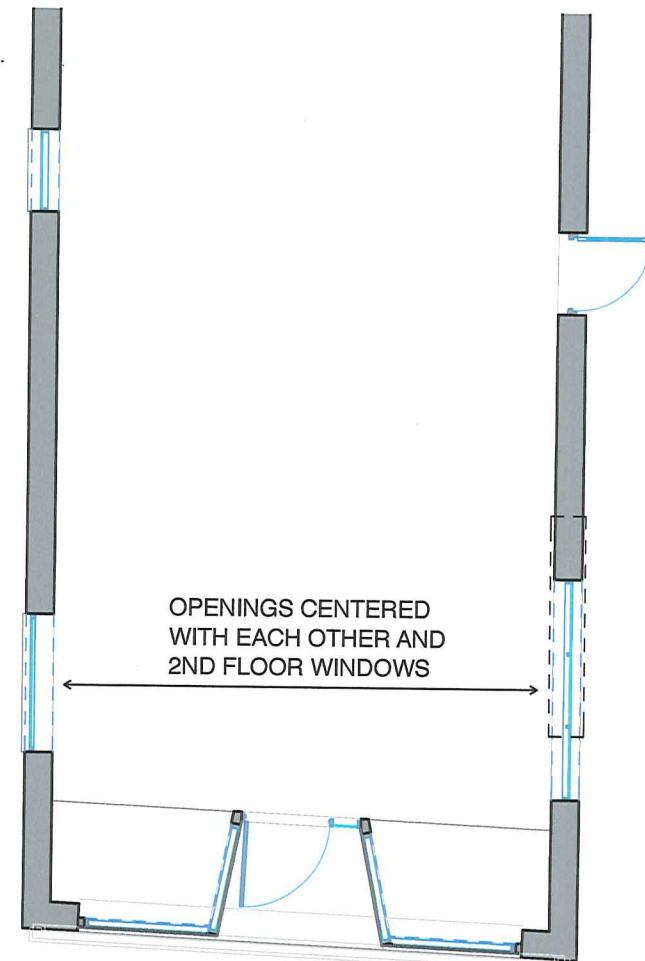


WEST FACADE

513 W. MAIN ST.	NEW WEST WINDOW	EXISTING	TOPIA design	6.28.2011	6/8
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EAST ELEVATION



1ST FLOOR PLAN

513 W. MAIN ST.	ADJ. EAST OPENING	ELEVATION . PLAN	TOPIA design	7.5.2011	9/9
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CITY OF CHARLOTTESVILLE
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Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main St (BAR 11-05-04).

I, Omar Winstead, 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 July 6, 2011.

Signed:

Omar Winstead
Omar Winstead, Intern

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 6th day of July 2011, by Omar Winstead.

My Commission Expires: December 31, 2011

Patricia R. Carrington
Notary Public

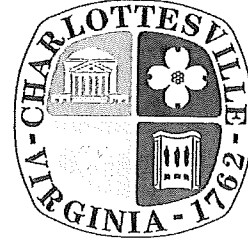
PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

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
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July 5, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, July 19, 2011, starting at 5pm 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

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

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

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

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

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

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

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

LEVINE, ANDREW
606 DRUID AVENUE
CHARLOTTESVILLE VA 22902

VIRGINIA TELEPHONE & TELEGRAPH
COMPANY
1924 ARLINGTON BLVD
CHARLOTTESVILLE VA 22903

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 21, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner
Renovate building for general commercial use.

Greg Jackson

Background

This is a contributing structure in the Downtown ADC District. The most recent use was an office for C&R Auto Repair.

May 17, 2011 - The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

Pertinent mixed-use regulations

The zoning is West Main Street North Corridor.

All entrances shall be sheltered from the weather, and lighted.

Off-street loading areas may not face public right-of-way.

Parking requirements

This property is located in the *Parking Modified Zone*. Only if a development requires more than twenty (20) parking spaces parking shall be required as follows: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

Application

The applicant proposes:

- On the West Main Street side the applicant proposes to restore a traditional anodized aluminum storefront with new angled glass and hardie panel bulkheads, a clear glass transom above. None of the original transom glass exists, but that area was previously filled in with T-111 plywood. New storefront windows are proposed to be added on the first floor, east and west sides, near West Main Street.
- A covered wood balcony will be added to the building on the east side and rear, with stairs in the rear. A more recent concrete block hyphen will be removed to allow construction of the balcony and facilitate circulation on the site.
- Drawing 5/9 shows all the elevations with new windows and doors, sash replacements, and windows to be removed. New window openings are proposed on the east side to match those existing on the west side. All windows are proposed to be replaced with 2/2 double pane, aluminum clad wood Jen-Weld windows with exterior muntins.

- The building is currently painted, and will not be repainted. The trim will be painted off-white. The storefront accent color is medium gray.

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 Guidelines for New Construction

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,*

4. *scale, and architectural features to protect the historic integrity of the property and its environment.*
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 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.*

p. 4.4 & 4.5

WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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.*

p. 4.6 & 4.7

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*

2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
9. *Avoid adding a new entrance to the primary elevation.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*
14. *Original door openings should not be filled in.*
15. *Reuse hardware and locks that are original or important to the historical evolution of the building.*
16. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
17. *Retain transom windows and sidelights.*

p. 4.18 – Rear of Buildings

- 1) *Leave enough space in front of the rear entry for pedestrians to comfortably enter the building.*
- 2) *Meet all handicapped accessibility requirements.*
- 3) *Consolidate and screen mechanical and utility equipment in one location when possible.*
- 4) *Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.*
- 5) *Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.*
- 6) *Note building and ADA codes when and if changing dimensions or design of entrance.*
- 7) *Windows define the character and scale of the original façade and should not be altered.*
- 8) *If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.*
- 9) *If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.*
- 10) *Remove any blocked-in windows and restore windows and frames if missing.*
- 11) *If security bars need to be installed over windows, choose a type appropriate for the window size, building style, and required level of security.*
- 12) *Avoid using chain-link fencing for a security cover over windows.*
- 13) *If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.*
- 14) *Ensure that the design of the lighting relates to the historic character of the building.*
- 15) *Consider installing signs and awnings that are appropriate for the scale and style of the building.*
- 16) *Design and select systems and hardware to minimize impact on the historic fabric of the building.*
- 17) *Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.*
- 18) *Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.*

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.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and addition 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.



Scala, Mary Joy

Subject: FW: BAR actions 6-21-2011

From: Scala, Mary Joy

Sent: Friday, June 24, 2011 8:56 AM

To: Greg Jackson (gjackmail@gmail.com); gabo@townsquareassociates.com

Subject: BAR actions 6-21-2011

June 23, 2011

Gabriel Silverman
609 E Market Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 11-05-03

601 West Main Street

Tax Map 32 Parcel 171

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use

Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use

Dear applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2011.

The following actions were taken:

601 W Main Street - Approved (5-0-1 with Wolf recused) with the owner's option to use the folding garage doors, or the standard storefront doors (fixed or operable), and with the requirement that details and manufacturer's product information for light fixtures, all building signage, pavement, or any other site improvements that are made come back to BAR for approval.

513 W Main Street - Approved (5-0-1 with Wolf recused) with a condition that a detailed sectional drawing of the storefront be submitted to staff for circulation among the BAR, and an amended design for the new opening on the west façade come back to the BAR. [Look at the bulkhead height – should be 18-24"]

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 one year (June 21, 2012), 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



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: 513 W. Main St

City Tax Map/Parcel: _____

Applicant

Name: Gabriel Silverman

Address: Main Street Assoc.

609 E Market St #108

Charlottesville VA 22902

Email: Gabe@Townsquareassociates.com

Phone: (W) 434 563620 (H) _____

FAX: _____

Property Owner (if not applicant)

Name: _____

Address: _____

Email: _____

Phone: (W) _____ (H) _____

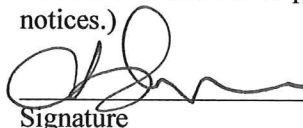
FAX: _____

Name of Historic District or Property: _____

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

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

4/26/11
Date

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): Remodel exterior

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: D. Evans

Fee paid: 100.00 Cash/Ck. # 11550

Date Received: 4/26/11

Approved/Disapproved by: _____

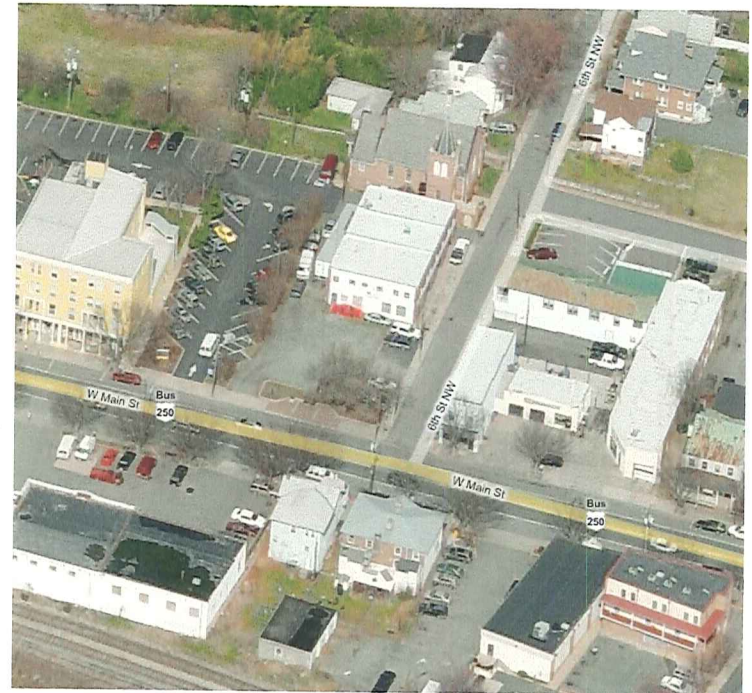
Date: _____

Conditions of approval: _____



PROJECT BRIEF

The building is being renovated for general commercial use. Improvements include installing window sash replacements and new windows and doors, painting the exterior trim, and adding an exterior covered wood staircase and porch on the rear and a partial walkway on the side, painted the trim color. The Main St. facade will have the original recessed entry with a paneled bulkhead, glass display window, painted transom bar, and glass transom under the existing cornice. The facade elements are in accordance with the ADCD Design Guidelines 4.3. The color palette includes the existing wall color of light blue, the trim color Heirloom White for the new windows and sashes, deck, and general trim, and an accent color of medium cool grey on the storefront facade.



513 W. MAIN ST.	RENOVATION	ORIENTATION	TOPIA design	6.10.2011	1/9
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June 2011 - Approved w/ conditions



513 W. MAIN ST.

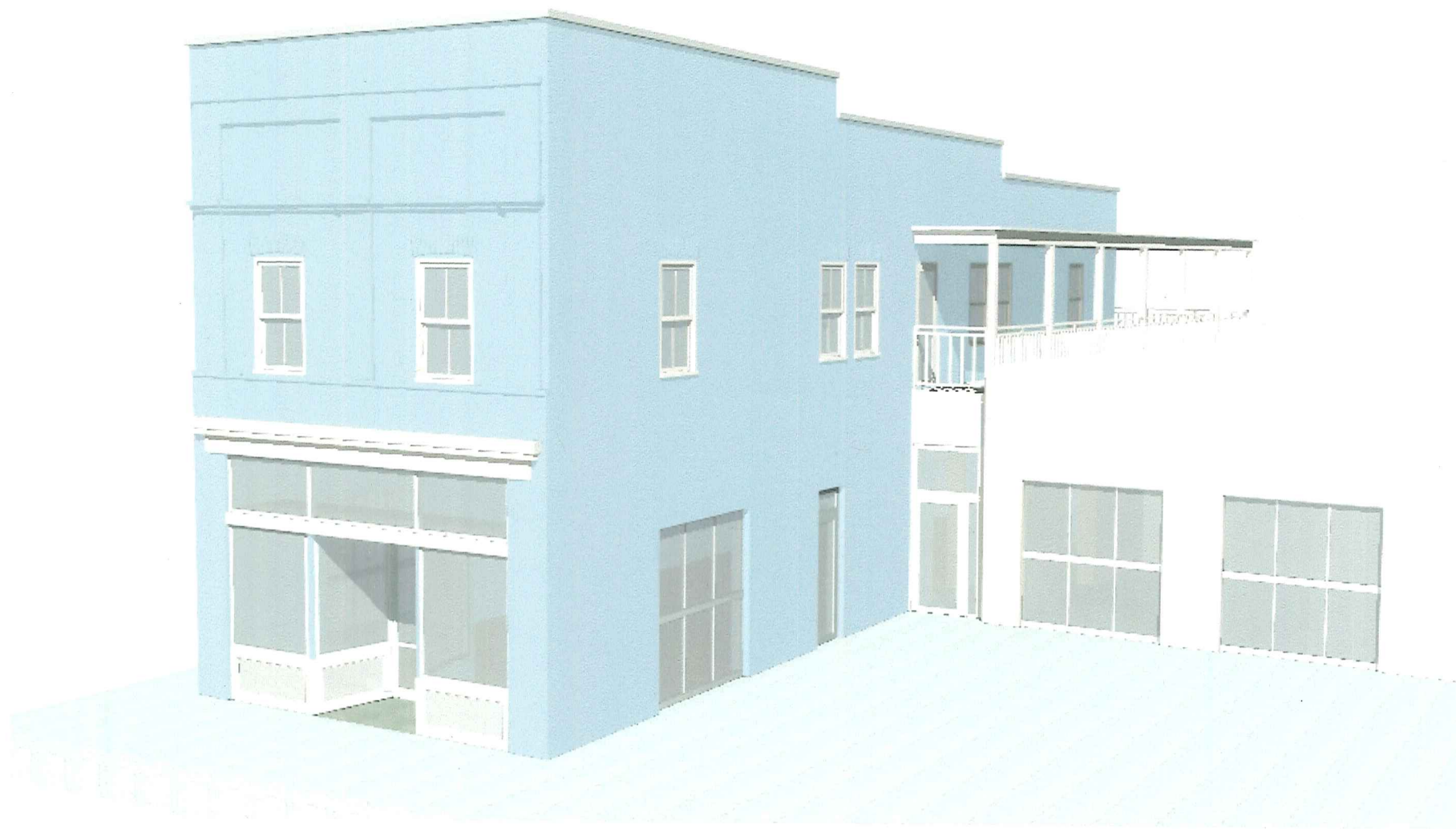
RENOVATION

S.W. VIEW

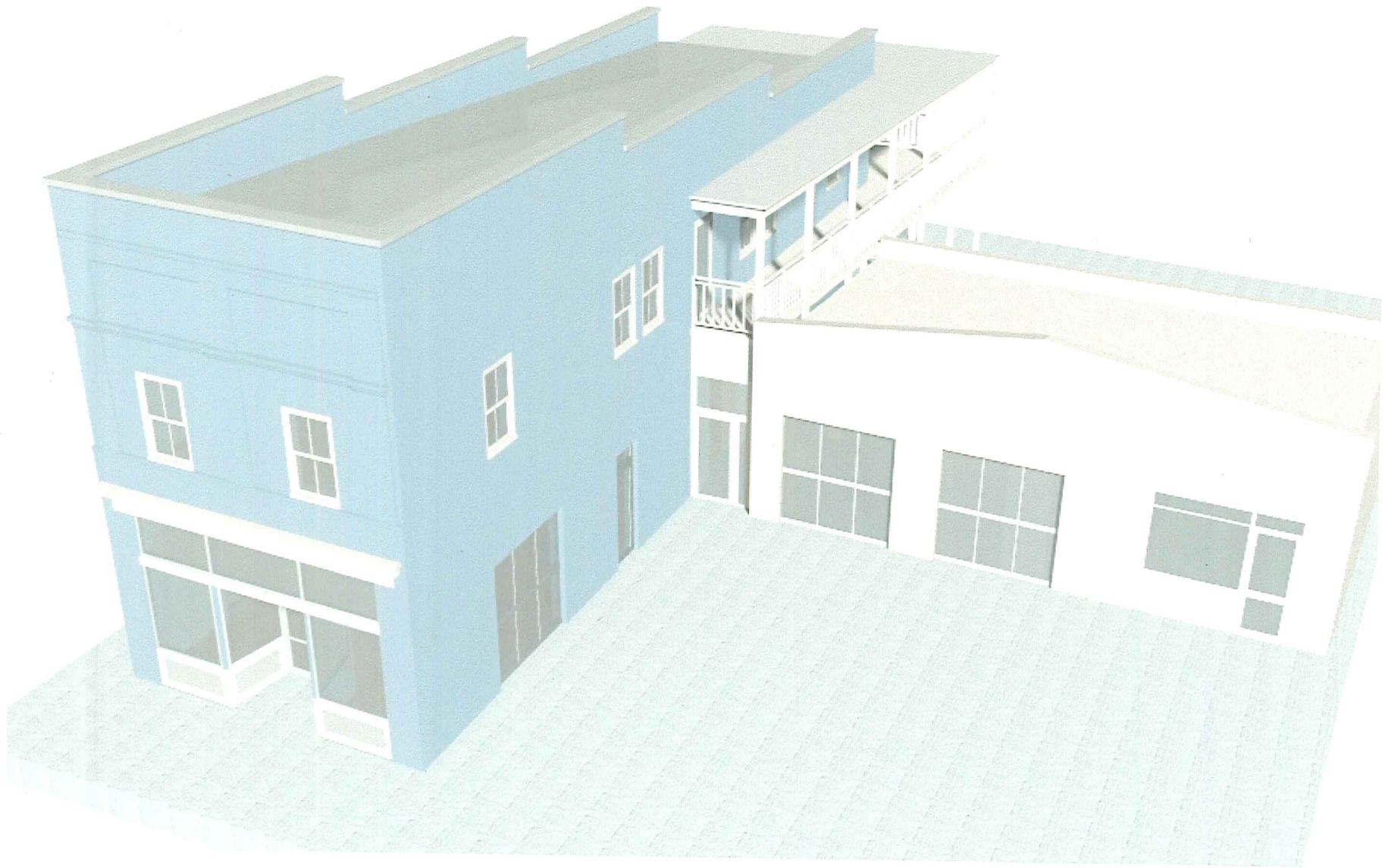
TOPIA design

6.10.2011

2/9



513 W. MAIN ST.	RENOVATION	S.E. VIEW	TOPIA design	6.10.2011	3/9
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513 W. MAIN ST.

RENOVATION

S.W. AERIAL

TOPIA design

6.10.2011

4/9

COLOR PALETTE:
WALL COLOR- EXISTING
LIGHT BLUE, UNCHANGED
TRIM COLOR-
HEIRLOOM WHITE
ACCENT COLOR-
MEDIUM COOL GREY

REPLACEMENT SASH: ON
SOUTH AND WEST ELEV.S
TO MATCH EXISTING,
DOUBLE HUNG 2 / 2
JELD-WEN- SITE-LINE EX
COLOR- HEIRLOOM WHITE

EXISTING CORNICE:
PAINTED TRIM COLOR
HEIRLOOM WHITE

NEW TRANSOM WINDOW:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

TRANSOM BAR:
WOOD PAINTED TRIM COLOR
HEIRLOOM WHITE

DISPLAY WINDOW:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW RECESSED ENTRY:
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW PANELED BULKHEAD:
TRIM AND ACCENT COLORS

NEW COVERED WOOD PORCH:
AND STAIRCASE ON NORTH ELE
CUSTOM FABRICATED.
TRIM COLOR- WARM GREY

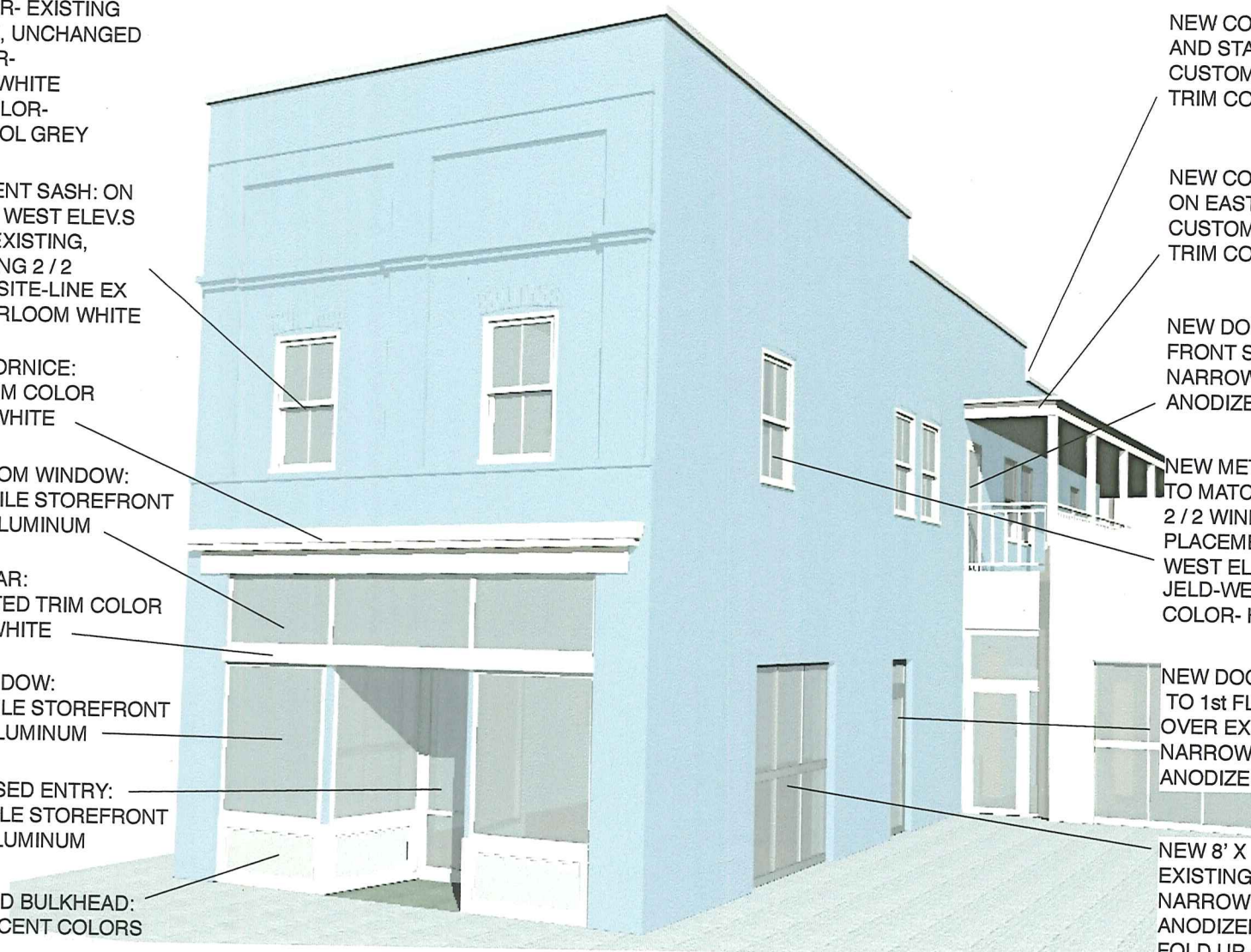
NEW COVERED WOOD WALKWA
ON EAST ELEVATION
CUSTOM FABRICATED.
TRIM COLOR- WARM GRAY

NEW DOOR: TO 2nd FLOOR
FRONT SUITE
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW METAL CLAD WOOD WINDC
TO MATCH EXISTING DOUBLE HI
2 / 2 WINDOWS AND TRIM,
PLACEMENT TO MIRROR EXISTII
WEST ELEV. CONFIGURATION
JELD-WEN- SITE-LINE EX
COLOR- HEIRLOOM WHITE

NEW DOOR WITH TRANSOM:
TO 1st FLOOR
OVER EXISTING WINDOW OPEN
NARROW STILE STOREFRONT
ANODIZED ALUMINUM

NEW 8' X 8' OPENING. OVER
EXISTING DOORWAY
NARROW STILE STOREFRONT
ANODIZED ALUMINUM
FOLD UP OPENING



513 W. MAIN ST.

SPECIFICS

S.W. VIEW

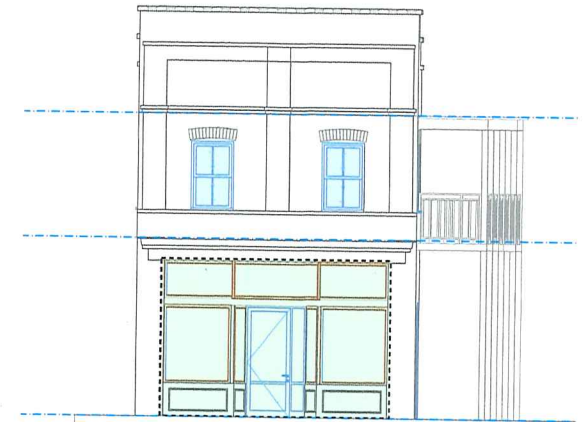
TOPIA design

6.10.2011

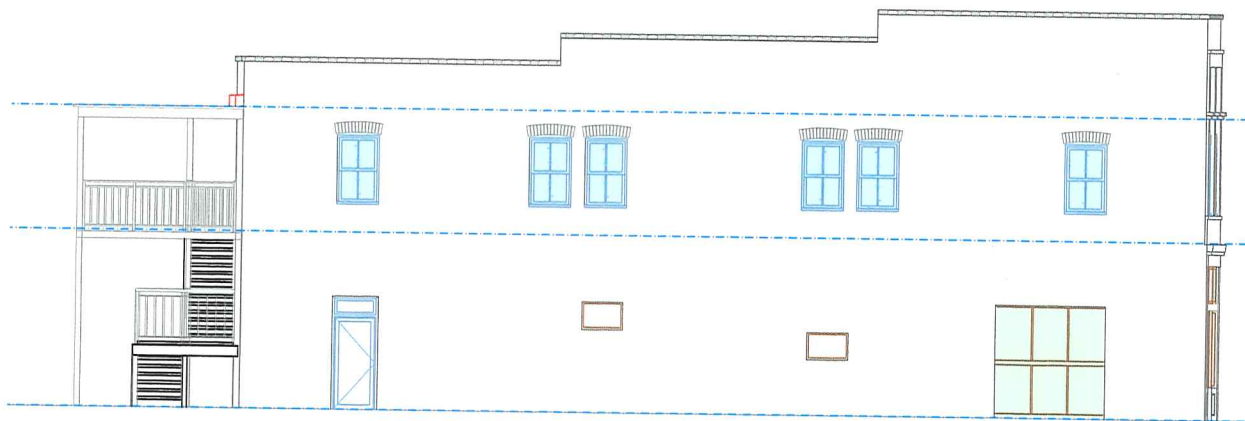
5/9



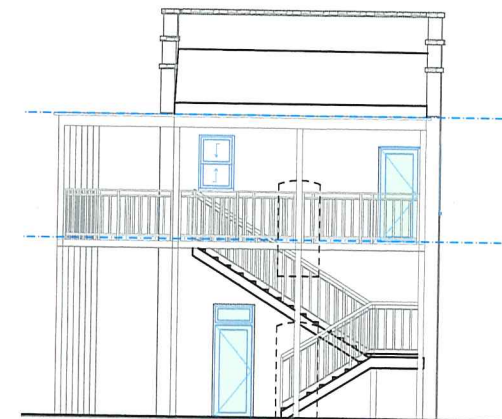
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



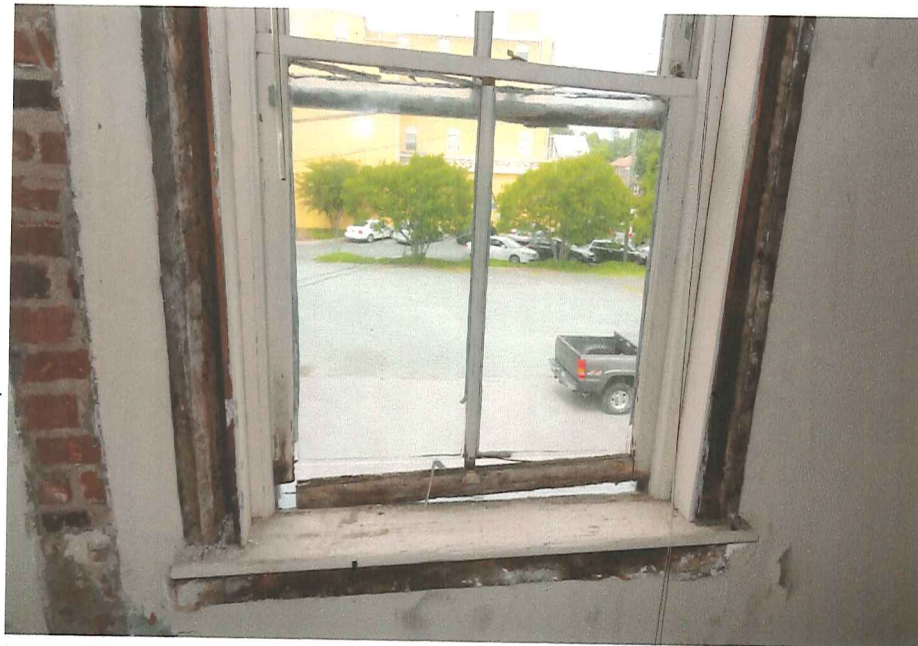
NORTH ELEVATION



513 W. MAIN ST.	RENOVATION	ELEVATIONS	TOPIA design	6.10.2011	6/9
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	6.10.2011	7/9
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	6.10.2011	8/9
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513 W. MAIN ST.

RENOVATION

CONTEXT

TOPIA design

6.10.2011

9/9

Scala, Mary Joy

From: Richard Zakin <richardzakin@gmail.com>
Sent: Tuesday, December 20, 2011 4:37 PM
To: Scala, Mary Joy
Cc: Gabriel Silverman; Allan Cadgene
Subject: Re: 513 West Main Street

Thanks Mary Joy. Nice meeting you as well. Enjoy the holidays, Richard.

Sent from my iPad

On Dec 20, 2011, at 2:18 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

Richard,

It was nice to meet you.

I have no problem with you changing the fixed window to a slider because it does not alter the appearance as approved by the BAR.

Please understand if you intend to add a canopy or signage near that window, that would require further BAR approval.

Mary Joy

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

From: Scala, Mary Joy
Sent: Monday, August 15, 2011 4:17 PM
To: gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)
Subject: BAR Actions July 19, 2011

August 15, 2011

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

RE: Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use (west façade window detail)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2011.

The following action was taken:

Approved as submitted (6-0-1 on consent agenda with Wolf recused)

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 one year (July 19, 2012), 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
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Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main St (BAR 11-05-04).

I, Omar Winstead, 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 June 8, 2011.

Signed:

Omar Winstead
Omar Winstead, Intern

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 8th day of June 2011, by Omar Winstead.

My Commission Expires: December 31, 2011

Patricia H. Carrington
Notary Public

PERKINS, JANICE D REVOCABLE TR THEP O BOX 125NORGE VA23127	MAIN STREET WEST, LLC2920 WEBSTER STREETSAN FRANCISCO CA94123	BELL, J F FUNERAL HOME INC108 6TH STREET NWCHARLOTTESVILLE VA22903
MAIN STREET WEST, LLC2920 WEBSTER STREETSAN FRANCISCO CA94123	THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902	THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902
THE SUTTON GROUP, LLC700 EAST HIGH STREETCHARLOTTESVILLE VA22902	LEVINE, ANDREW606 DRUID AVENUECHARLOTTESVILLE VA22902	VIRGINIA TELEPHONE & TELEGRAPH COMPANY1924 ARLINGTON BLVDCHARLOTTESVILLE VA22903

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 17, 2011**



Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

Background

This is a contributing structure in the Downtown ADC District.

Pertinent mixed-use regulations

The zoning is West Main Street North Corridor.

All entrances shall be sheltered from the weather, and lighted.

Off-street loading areas may not face public right-of-way.

Parking requirements

This property is located in the *Parking Modified Zone*. Only if a development requires more than twenty (20) parking spaces parking shall be required as follows: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

Application

On the West Main Street side the applicant proposes to restore the original storefront with new angled glass and bulkheads, a glass transom above, and a new metal canopy. None of the original transom glass exists.

A covered balcony will be added to the building on the east side and rear, with stairs in the rear. A more recent concrete block hyphen will be removed to allow construction of the balcony and facilitate circulation on the site.

On the west side second floor, a small balcony is proposed to connect two new doorways created in place of two of the existing windows.

New window openings are proposed on the east side to match those existing on the west side. New storefront windows are proposed on the first floor east and west sides. All windows are proposed to be replaced with either 1/1 double pane Jen-Weld windows (shown) or they could be 2/2 similar to the current windows.

The building is currently painted, and will be repainted.

No site work is proposed at this time.

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 New Construction and 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 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.*

p. 4.4 & 4.5

WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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.

p. 4.6 & 4.7

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*

7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.*
9. *Avoid adding a new entrance to the primary elevation.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *New door openings should not be introduced on facades visible from the street.*
14. *Original door openings should not be filled in.*
15. *Reuse hardware and locks that are original or important to the historical evolution of the building.*
16. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.*
17. *Retain transom windows and sidelights.*

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 applicant will bring paint chips to the meeting.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and additions 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...).

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



May 2, 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 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, May 17, 2011, starting at 5pm 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

Scala, Mary Joy

From: Branche, Donovan
Sent: Wednesday, May 25, 2011 12:03 PM
To: Scala, Mary Joy
Subject: W. Main inquiry

We took a look at the proposal. This is fine as long as they maintain a 5 ft bike lane.

Donovan D. Branche, MPA

Assistant City Traffic Engineer

City of Charlottesville

610 East Market Street, PO Box 911

Charlottesville, VA 22902

434.970.3319

From: Scala, Mary Joy
Sent: Wednesday, May 25, 2011 11:19 AM
To: gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)
Subject: BAR Actions 5-17-2011

May 25, 2011

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

**Certificate of Appropriateness Application
BAR 11-05-03**

**601 West Main Street
Tax Map 32 Parcel 171**

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add metal canopies, an exterior porch and staircase.

**Certificate of Appropriateness Application
BAR 11-05-04**

**513 West Main Street
Tax Map 32 Parcel 172**

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

Dear Mr. Silverman,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2011.

The following actions were taken:

601 W Main Street: The BAR accepted the applicant's deferral (7-0-1 with Wolf recusing).

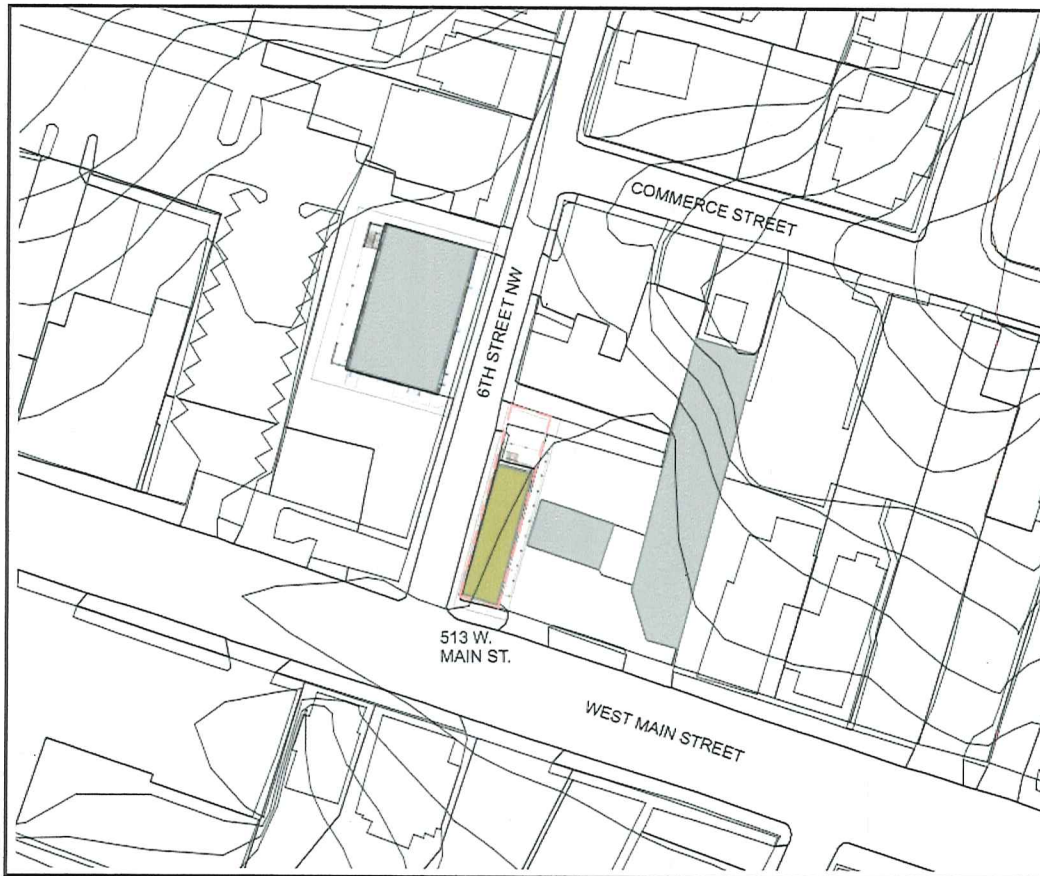
513 W Main Street: The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing).

The BAR made preliminary comments on both items. The full discussion is available at http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

You may resubmit your applications by Monday June 13 for the June 21 BAR meeting.

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

Sincerely yours,



PROJECT BRIEF

The owner is renovating the building for general commercial use. Improvements include replacing the fenestration, painting the masonry walls, and adding an exterior staircase, porches and balconies. The Main St. front entrance/facade is being restored to the original angled inset configuration with a metal canopy.

513 W. MAIN ST.	RENOVATION	ORIENTATION	TOPIA design	4.26.2011	1/8
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Deferred- May 2011 submittal



513 W. MAIN ST.

RENOVATION

S.W. VIEW

TOPIA design

4.26.2011

2/8



513 W. MAIN ST.

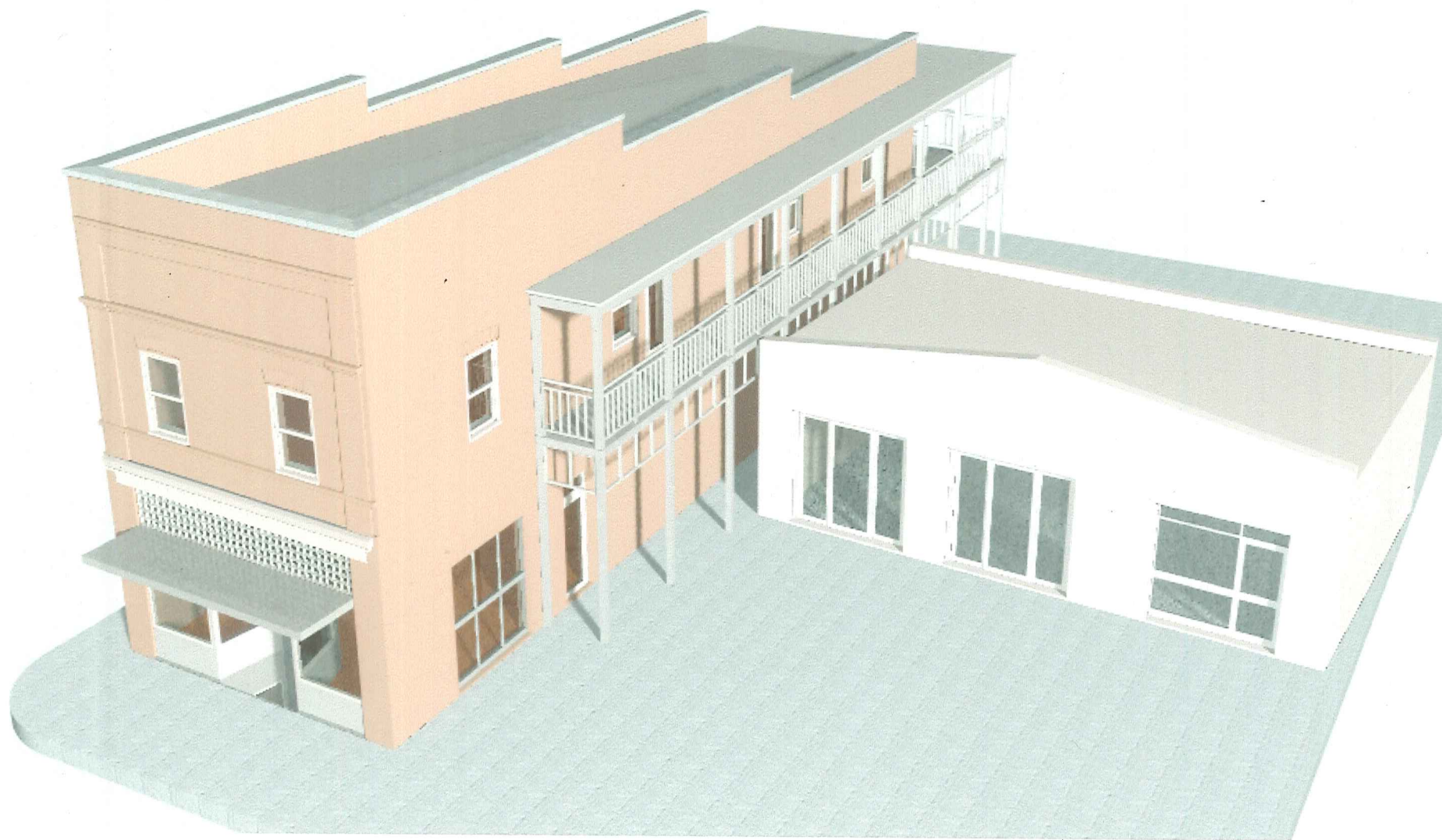
RENOVATION

S.E. VIEW

TOPIA design

4.26.2011

3/8



513 W. MAIN ST.

RENOVATION

S.W. AERIAL

TOPIA design

4.26.2011

4/8



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

513 W. MAIN ST.	RENOVATION	ELEVATIONS	TOPIA design	4.26.2011	5/8
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NEW PAINTED
STUCCO OVER
EXISTING BRICK
COLOR- SAND

REPLACEMENT
WINDOW SAME SIZE
JELD-WEN-
SITE-LINE EX
COLOR- CREAM

NEW TRANSOM
AS ORIGINAL-
CROSS RIBBED 8"
BLOCK HY-LITE

NEW METAL CANOPY
/ LIGHT SHELF
COLOR- CLEAR
ANODIZED ALUMINUM

NEW STOREFRONT
INSET ENTRANCE AS
ORIGINAL WITH
METAL PANEL
KAWNEER

NEW EXTERIOR METAL
PORCH AND
STAIRCASE ON NORTH
ELEVATION, CUSTOM
FABRICATED.
COLOR- WARM GREY

NEW EXTERIOR
METAL WALKWAY ON
EAST ELEVATION
CUSTOM FABRICATED.
COLOR- WARM GRAY

NEW DOORWAY AND
STOREFRONT
OPENING. KAWNEER

513 W. MAIN ST.	SPECIFICS	S.W. VIEW	TOPIA design	4.26.2011	6/8
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513 W. MAIN ST.	RENOVATION	EXISTING	TOPIA design	4.26.2011	7/8
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513 W. MAIN ST.	RENOVATION	CONTEXT	TOPIA design	4.26.2011	8/8
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Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 513 W Main Street (BAR 11-05-04).

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 May 5, 2011.

Signed:

Deronda Eubanks
Deronda Eubanks, Secretary II

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 5 day of May 2011, by Deronda Eubanks.

My Commission Expires: August 31, 2012.



Sharon D. Patterson
Notary Public

CITY OF CHARLOTTESVILLE

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Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
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May 2, 2011

Dear Sir or Madam:

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Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

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The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, May 17, 2011, starting at 5pm 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

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

VIRGINIA TELEPHONE &
TELEGRAPH COMPANY
1924 ARLINGTON BLVD
CHARLOTTESVILLE VA 22903

mapblot1	owner_cur	address1	address2	address3	zipcode
320173000	BELL, J F FUNERAL HOME INC		108 6TH STREET NW	CHARLOTTESVILLE VA	22903
320178000	LEVINE, ANDREW		606 DRUID AVENUE	CHARLOTTESVILLE VA	22902
320171000	MAIN STREET WEST, LLC		2920 WEBSTER STREET	SAN FRANCISCO CA	94123
320174000	MAIN STREET WEST, LLC		2920 WEBSTER STREET	SAN FRANCISCO CA	94123
290007000	PERKINS, JANICE D REVOCABLE TR THE		P O BOX 125	NORGE VA	23127
320175000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320176000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320177000	THE SUTTON GROUP, LLC		700 EAST HIGH STREET	CHARLOTTESVILLE VA	22902
320179000	VIRGINIA TELEPHONE & TELEGRAPH COMPANY		1924 ARLINGTON BLVD	CHARLOTTESVILLE VA	22903