

**From:** Scala, Mary Joy  
**Sent:** Monday, September 26, 2011 2:46 PM  
**To:** gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)  
**Subject:** BAR Actions September 20, 2011 - 513 W Main Street

September 26, 2011

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

**RE: Certificate of Appropriateness Application**  
BAR 11-09-06  
513 West Main Street  
Tax Map 32 Parcel 172  
Gabriel Silverman, Applicant/ Main Street West, LLC, Owner  
Extend balcony; revise door design

Dear Applicant,

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

The following action was taken:

**The BAR approved (4-0-1 with Wolf recused) the revised door design but denied the revised balcony.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (March 20, 2013), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

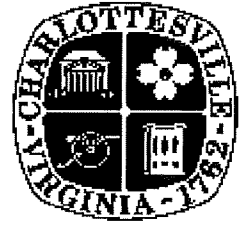
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 20, 2011**



**Certificate of Appropriateness Application**

BAR 11-09-06

513 West Main Street

Tax Map 32 Parcel 172

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

Extend balcony; revise door design

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**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 renovation 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 proposes to amend the approved design with two adjustments:

1. The 8' x 8' doorway facing the courtyard was previously shown with a single door that folded up into a canopy awning. The proposal is to use a double door that swings open.
2. The east side balcony was previously shown to terminate just behind the “garage” façade. The proposal is to extend the balcony to end over the double doors. The balcony will taper to follow the line established by the buildings, and will be constructed without supporting columns.

**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, 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**

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.

### **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.







## Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

**RECEIVED**

AUG 30 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

### Information on Subject Property

Physical Street Address: 513 W. MAIN ST.

City Tax Map/Parcel: TM-32, P-172

Name of Historic District or Property: WEST

MAIN NORTH CORRIDOR

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

### Applicant

Name: GREG JACKSON, TOPIA design

Address: 826 B HUNTON AV.

CHARLOTTESVILLE, VA 22902

Email: g.jackson@topiadesign.net

Phone: (W) 434-825-3763 (H) \_\_\_\_\_

FAX: \_\_\_\_\_

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature]

Signature

8/30/2011

Date

### Property Owner (if not applicant)

Name: MAIN STREET WEST, LLC

Address: 2920 WEBSTER STREET

SAN FRANCISCO, CA 94123

Email: gabe@townsquareassociates.com

Phone: (W) 434-293-2984 (H) \_\_\_\_\_

FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

[Signature]

Signature

11/30/2011

Date

Description of Proposed Work (attach separate narrative if necessary): THIS SUBMITTAL PROPOSES TWO ADJUSTMENTS ON THE EAST ELEVATION OF THE PREVIOUSLY BAR APPROVED PROJECT (BAR 11-05-04 APPROVED 6/21/2011).

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

### For Office Use Only

Received by: J. Barnore

Fee paid: \$100 Cash/Ck. # VISA

Date Received: 8/30/2011

P11-0151

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

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

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

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

going to have the tiles sent out to have the numbers water jet cut for a very exact look and a perfect fit.

Let me know if the design and the materials are OK.

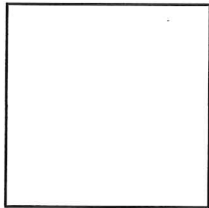
Pete

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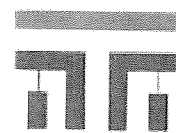
**Pete Sandfort**  
*Owner, Designer*

**Jennine Arraiz**  
*Office Manager*

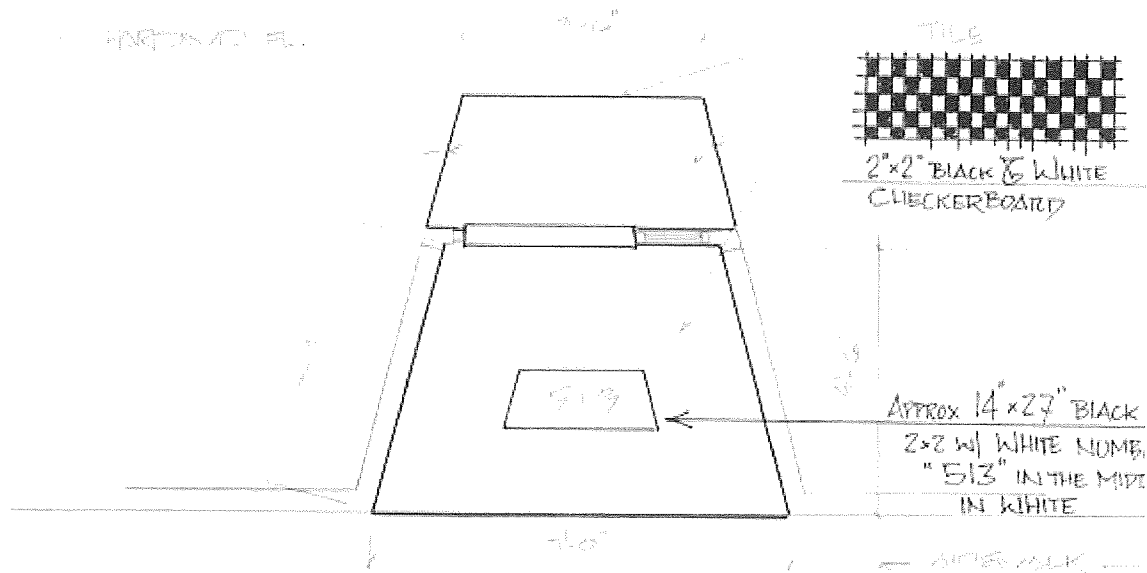
**Thomas Akey**  
*Showroom Manager*



663 Berkmar Court  
Charlottesville, VA 22901  
p. [434.964.4680](tel:434.964.4680)  
f. [434.964.4682](tel:434.964.4682)  
[www.sarisandtile.com](http://www.sarisandtile.com)



gabo@townsquareassociates.com



5' x 9' 1/2" x 10' 1/2"





NEIGHBORHOOD DEVELOPMENT SERVICES

## PROJECT BRIEF

This submittal proposes two adjustments on the East elevation of the previously BAR approved project. (BAR 11-05-04 approved 6-21-2011).

1. Change the configuration of the east/side courtyard facing 8' x 8' opening from a mechanical slide up awning to a swing double door.
2. Change the configuration of the second story orthogonal east veranda that ends at the existing garage building to a slimmer tapered veranda without lower columns that ends at the south edge of the new/approved 8' x 8' opening.



513 W. MAIN ST.	ADJUSTMENTS	ORIENTATION	TOPIA design	8.30.2011	1/15
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513 W. MAIN ST.	ADJUSTMENTS	EXISTING	TOPIA design	8.30.2011	3/15
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513 W. MAIN ST.	ADJUSTMENTS	EXISTING	TOPIA design	8.30.2011	4/15
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513 W. MAIN ST.

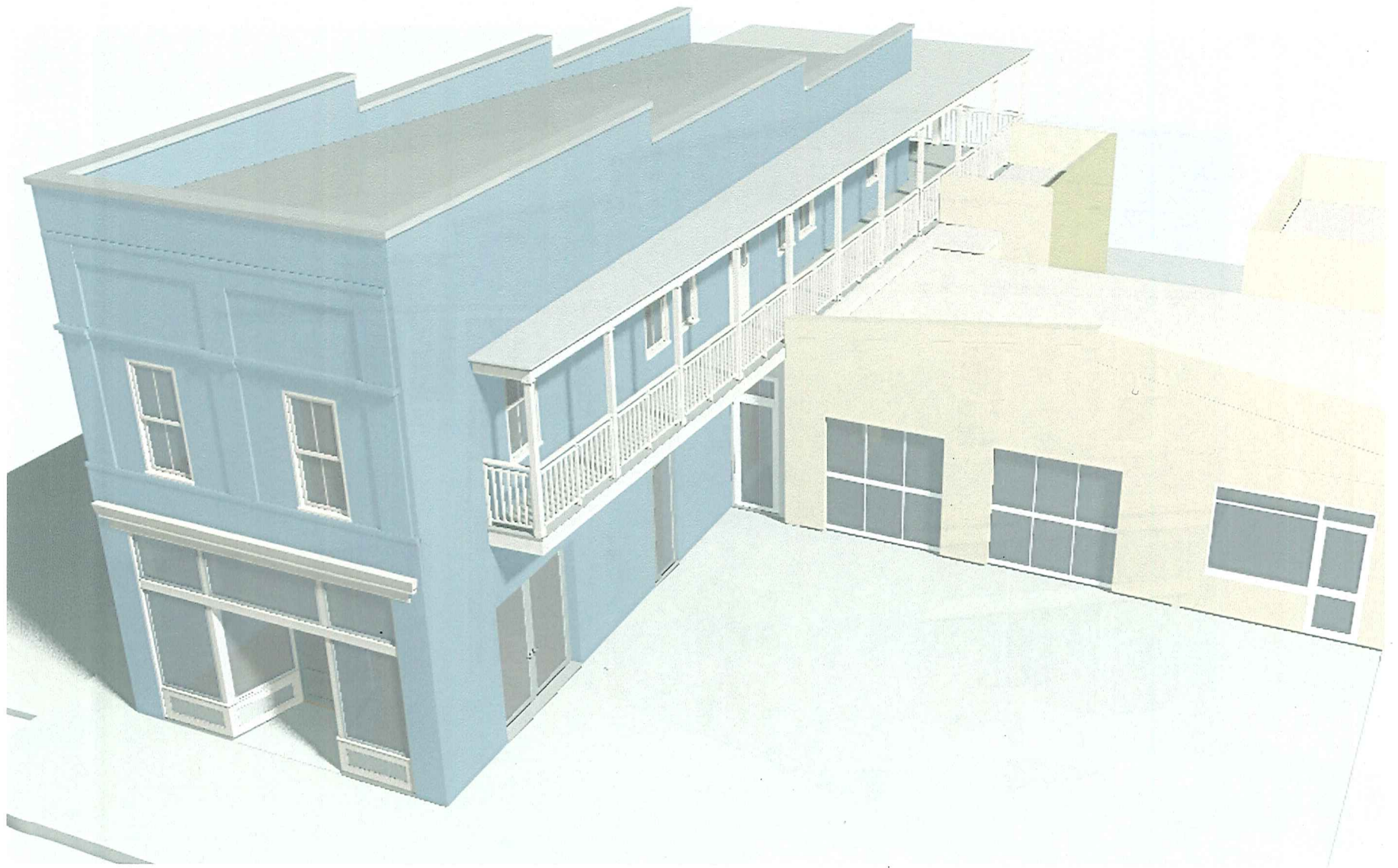
ADJUSTMENTS

**PROPOSED**

TOPIA design

8.30.2011

5/15



513 W. MAIN ST.

ADJUSTMENTS

**S.E. AERIAL- PROPOSED**

TOPIA design

8.30.2011

7/15





513 W. MAIN ST.

ADJUSTMENTS

**S.E. AERIAL- PROPOSED**

TOPIA design

8.30.2011

9/15



513 W. MAIN ST.

ADJUSTMENTS

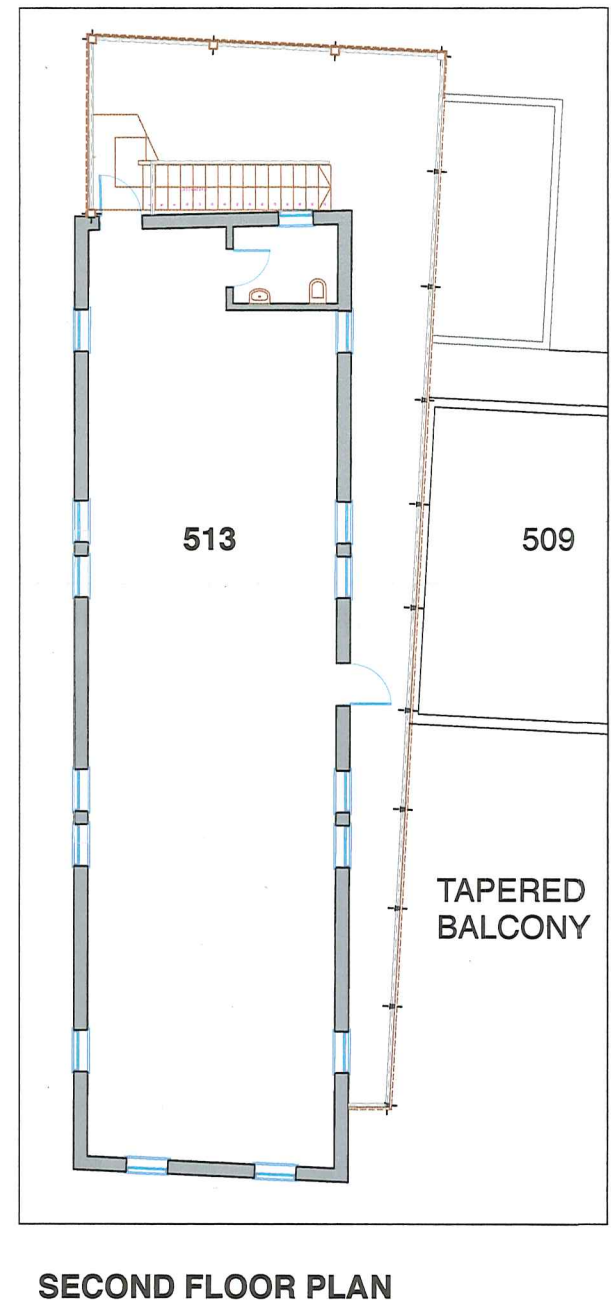
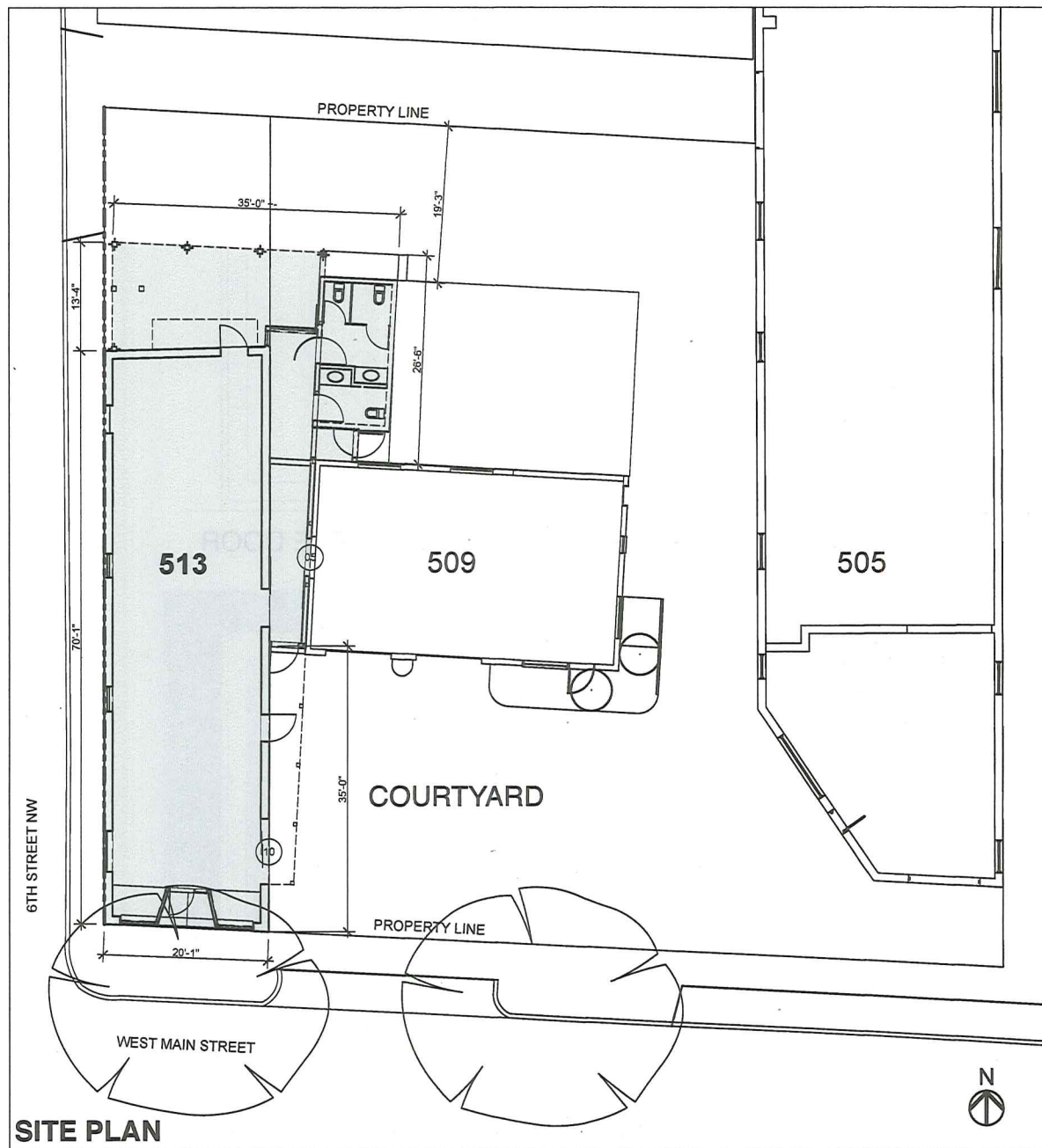
**EAST VIEW**

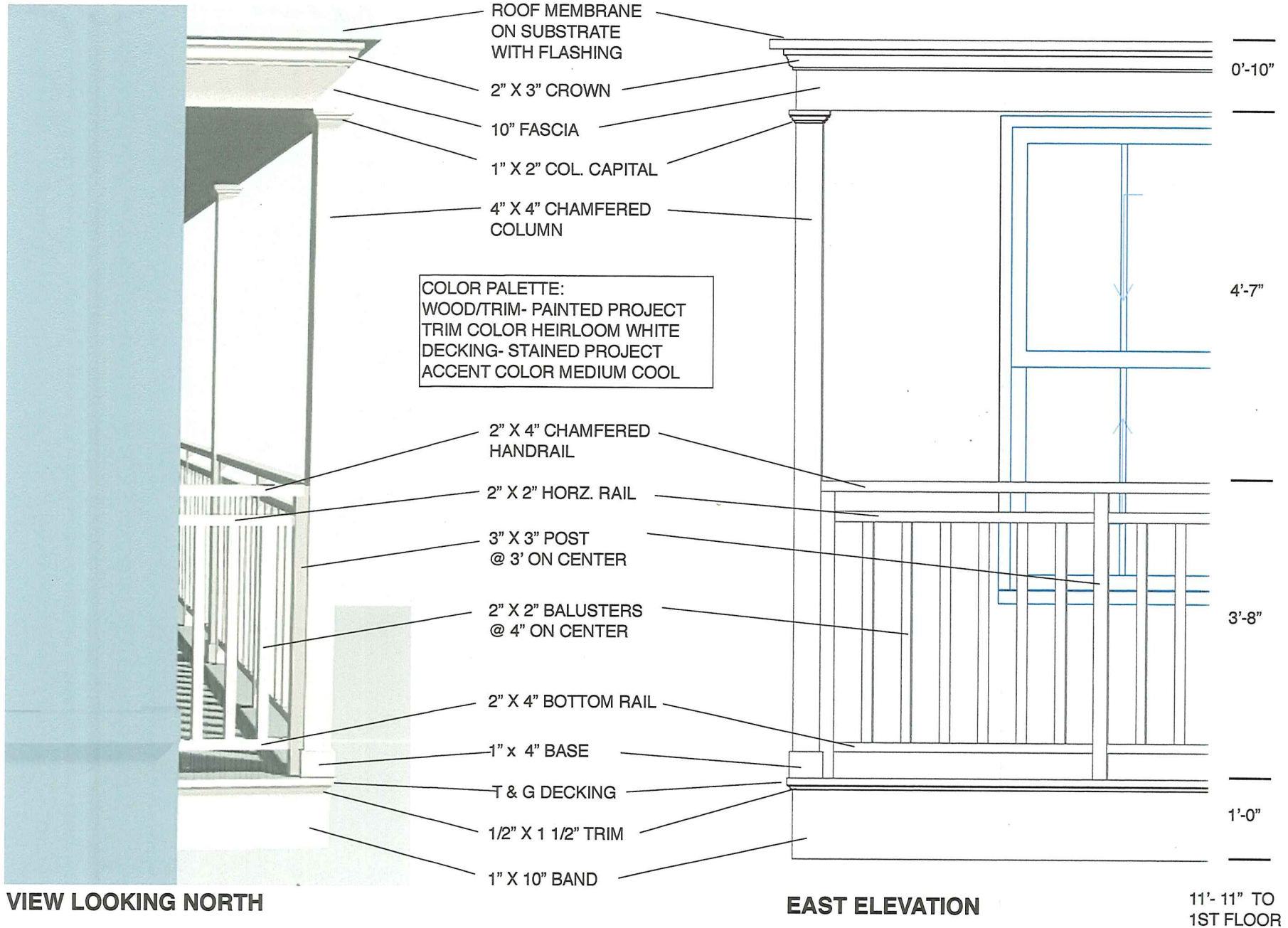
TOPIA design

8.30.2011

11/15







file 513 w Main

## Scala, Mary Joy

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**From:** Scala, Mary Joy  
**Sent:** Thursday, May 10, 2012 10:09 AM  
**To:** 'RichardZakin'  
**Cc:** Zimmerman, Dan; Eli; Gabe; Allan  
**Subject:** RE: SariSand Tile

That's very appropriate. Thanks for letting me know.

### Mary Joy Scala, AICP

Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

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**From:** RichardZakin [mailto:[richardzakin@gmail.com](mailto:richardzakin@gmail.com)]  
**Sent:** Thursday, May 10, 2012 9:34 AM  
**To:** Scala, Mary Joy  
**Cc:** Zimmerman, Dan; Eli; Gabe; Allan  
**Subject:** Fwd: SariSand Tile

Hi Mary Joy. We are making progress on 513 w main. Gabe suggested I write to you to get your ok for the tile pattern we are using to enter the front door. It will be a black and white checkerboard pattern. At its center, will be a black tile block, with the numbers 513 in white tile. (see below) This design will flow into the restaurant entrance internally. It's a very classic bistro design. Please let me know if you have any issues with it as we are about ready to start tiling.

Thanks so much, Richard

Sent from my iPad

Begin forwarded message:

**From:** SariSand Tile <[obxtile@gmail.com](mailto:obxtile@gmail.com)>  
**Date:** May 8, 2012 2:56:46 PM EDT  
**To:** [richardzakin@gmail.com](mailto:richardzakin@gmail.com)  
**Subject:** SariSand Tile

Hi Richard,

The following is the design for the entry:

The tile is a 2" x 2" Black and White Checkerboard design. I will have a rectangle in the middle that will be approximately 14" x 26" of all Black and it will have the numbers ( 513 ) cut into the middle in White.

I am thinking of numbers that are about 7" to 8" so if you take a standard 8 x 11 sheet of paper and imagine the numbers taking up that whole space that is the size I have figured. Also I am



CITY OF CHARLOTTESVILLE

*"A World Class City"*

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



**AFFIDAVIT OF MAILING**

**To File: 513 West Main Street (BAR 11-09-06)**

I, Ruth Emerick, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on September 8, 2011.

Signed:

  
\_\_\_\_\_  
Ruth Emerick

**ADDRESSES**

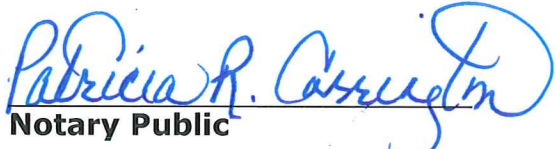
**See Attachments**

**STATE OF VIRGINIA**

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

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

**My Commission Expires:** December 31, 2011.

  
\_\_\_\_\_  
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](http://www.charlottesville.org)



September 8, 2011

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Certificate of Appropriateness Application**

BAR 11-09-06

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner  
Extend balcony; revise door design

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

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner