

From: Scala, Mary Joy
Sent: Wednesday, December 19, 2012 11:26 AM
To: gabo@townsquareassociates.com; Greg Jackson (gjackmail@gmail.com)
Subject: 601 W Main Street

December 19, 2012

Gabe Silverman
2920 Webster Street
San Francisco, CA 94123

Certificate of Appropriateness Application

BAR 12-12-03
601 West Main Street
Tax Map 32 Parcel 171
Gabriel Silverman, Applicant/Main Street West, LLC, Owner
Revisions to previously approved new addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 18, 2012. The following action was taken:

Approved (7-0) as submitted, with the following details to be submitted for administrative approval: railings, canopies, lighting (not necessarily right now).

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 (June 18, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

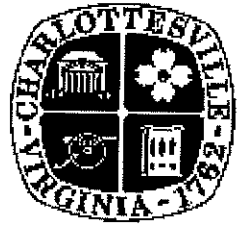
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 18, 2012**



Certificate of Appropriateness Application

BAR 12-12-03

601 West Main Street

Tax Map 32 Parcel 171

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

Revisions to previously approved new addition

Background

This property is a non-contributing structure in the West Main Street ADC District.

May 17, 2011 - The BAR accepted the applicant's deferral (7-0-1 with Wolf recusing).

June 21, 2011 - 601 W Main Street - Approved (5-0-1 with Wolf recused) an application for a building renovation, 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.

September 18, 2012 - BAR approved as submitted (5-1) with Miller opposed, an addendum to the June 2011 approval that added one additional storefront and canopy facing West Main Street, and a continuous canopy on the side street.

October 16, 2012 - Approved (6-0) subject to additional information being provided by the applicant including: detailing on wall section on new addition, railing detail, roof plan including roof deck and layout of any HVAC equipment and screening, and specification of plantings in bio swales. Suggestion to pull back roof railing.

Application

The applicant requests approval of revisions to the design that was approved by the BAR in October.

Changes include:

1. Corrugated metal canopies replaced with C-channel structure with metal decking canopies painted dark green to match storefronts, windows, and steel railings.
2. New gooseneck lights added.
3. Roof railing on addition pulled back.
4. Staircase in addition moved to exterior rear location
5. Fenestration changes in addition.
6. Staff approved paint color.
7. New copper parapet coping.

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

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 building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 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, yet are distinguished from the original building.*
- 9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

Pertinent Design Review Guidelines for New Construction and Additions

P. ADDITIONS

1. **Function and Size**
 - a. *Attempt to accommodate needed functions within the existing structure without building an*

- addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

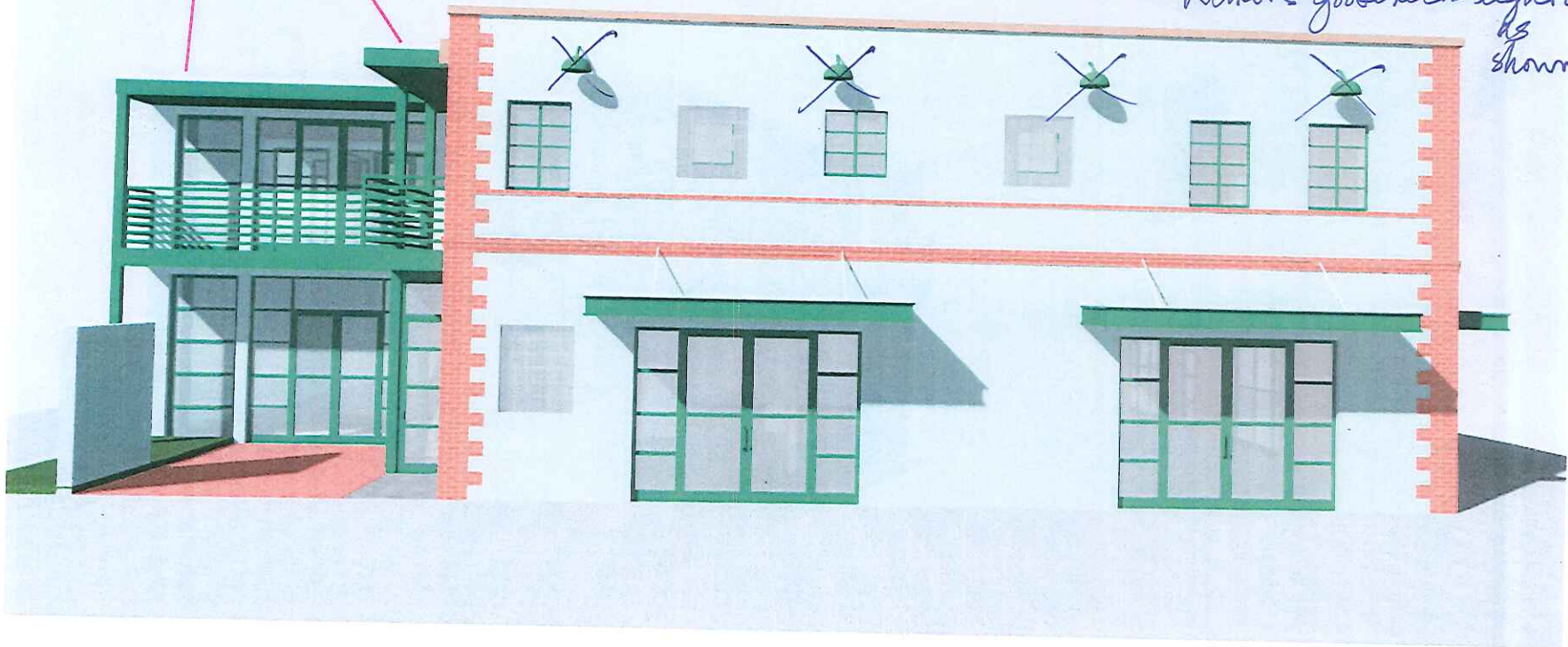
This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. In general, the renovation of this property and the adjacent property is very positive, and will add desirable activity to this section of West Main Street.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and New Construction and Additions, I move to find that the proposed revisions to the previously approved new addition satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications.....)

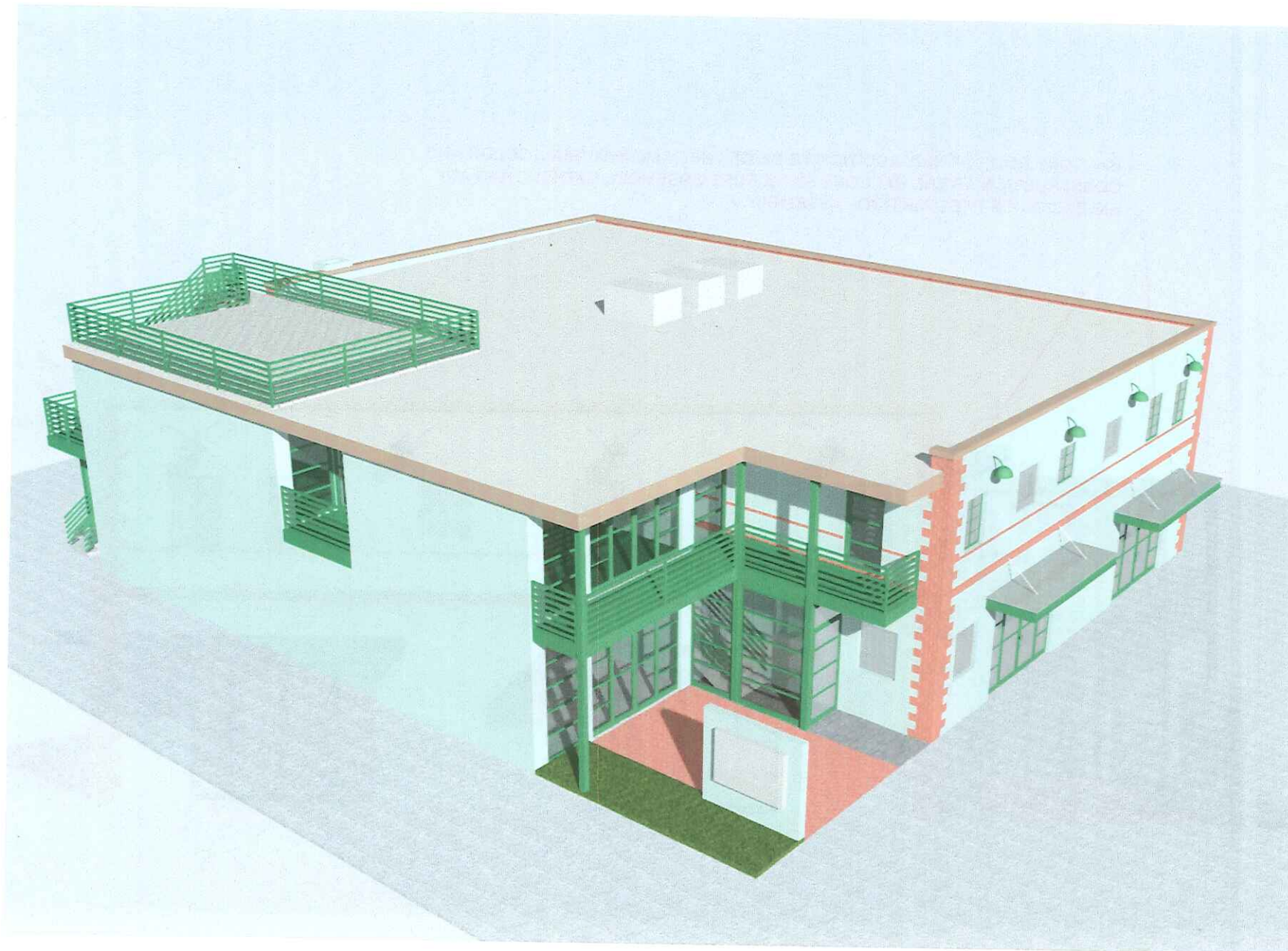
BALCONY ROOF OF NEW ADDITION TO BE OF THE SAME MATERIAL, COLOR AND CONSTRUCTION AS THE BALCONY STRUCTURE/ASSEMBLY, RATHER THAN AN EXTENSION OF THE MAIN ROOF ASSEMBLY.

Remove gooseneck lighting
as shown



Submitted at meeting
12/18/2012

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|-----------------|----------|---------------|--------------|------------|-----|
| 601 W. MAIN ST. | ADDITION | SOUTH VIEW -1 | TOPIA design | 12.18.2012 | 1/8 |
|-----------------|----------|---------------|--------------|------------|-----|



601 W. MAIN ST.

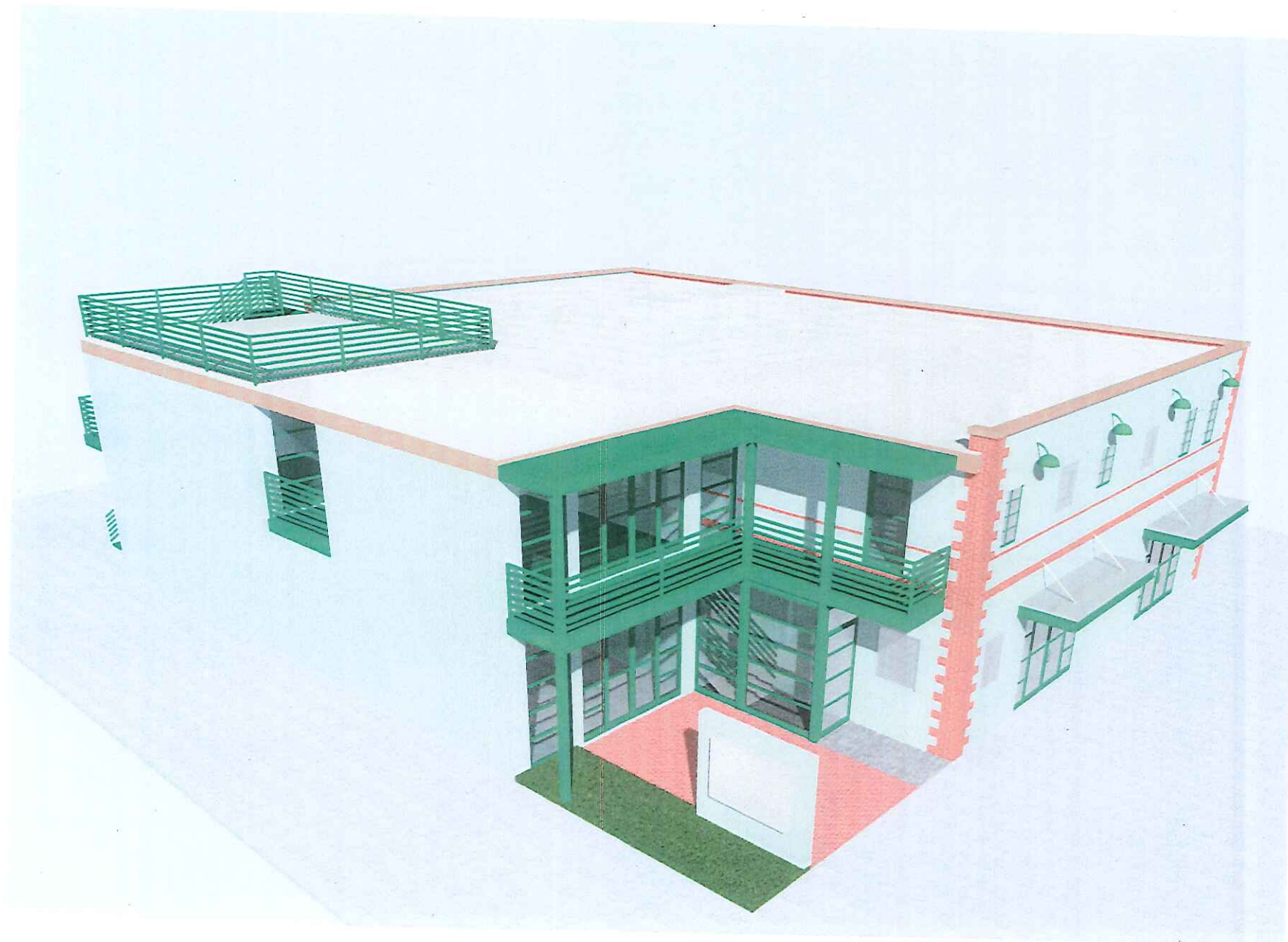
ADDITION

S.W. AERIAL

TOPIA design

12.18.2012

2/8



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| 601 W. MAIN ST. | ADDITION | S.W. AERIAL -1 | TOPIA design | 12.18.2012 | 3/8 |
|-----------------|----------|----------------|--------------|------------|-----|



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| 601 W. MAIN ST. | ADDITION | N.W. AERIAL -1 | TOPIA design | 12.18.2012 | 4/8 |
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601 W. MAIN ST.

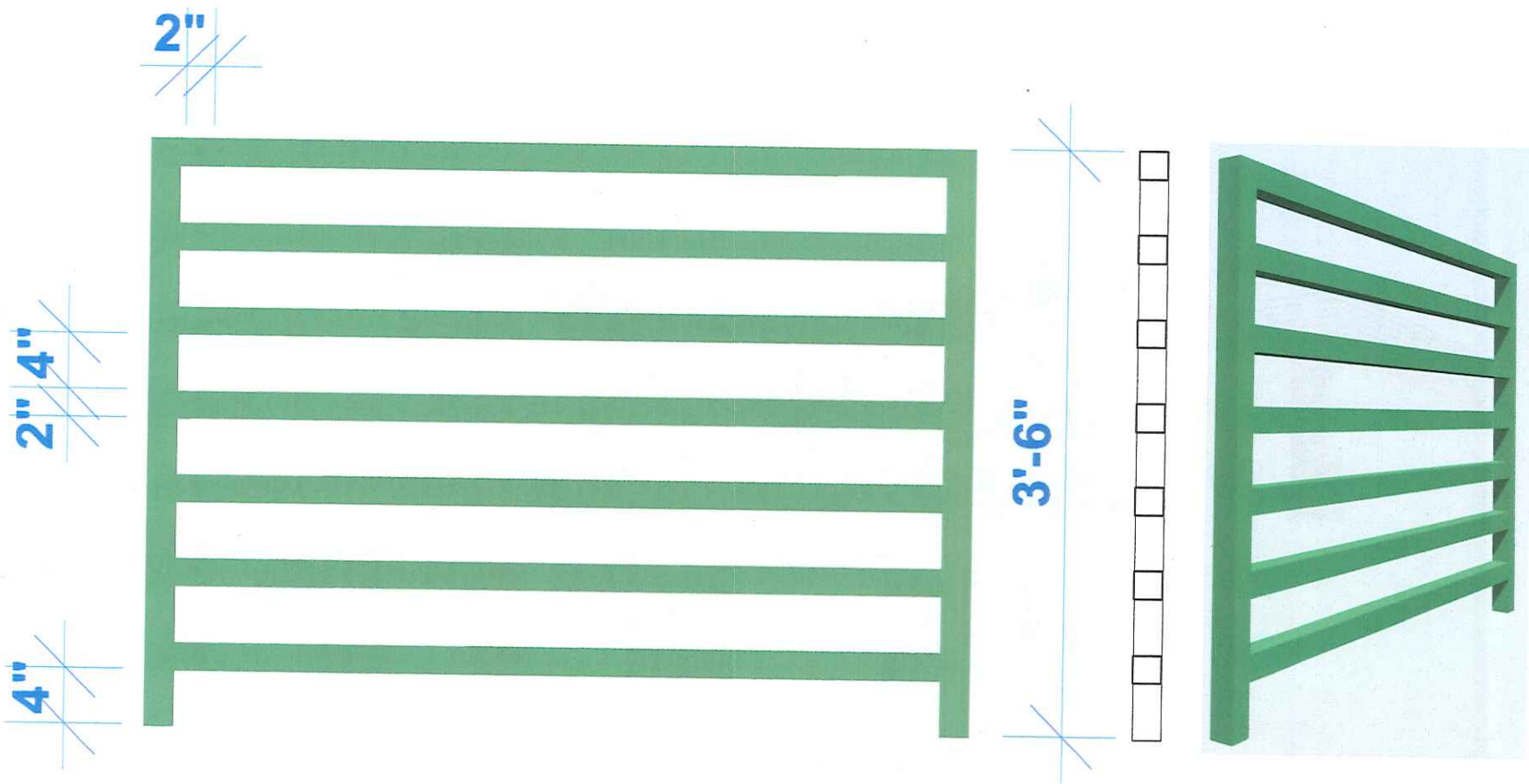
ADDITION

S.W. VIEW -1

TOPIA design

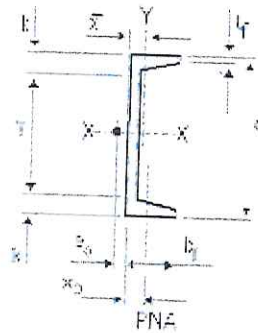
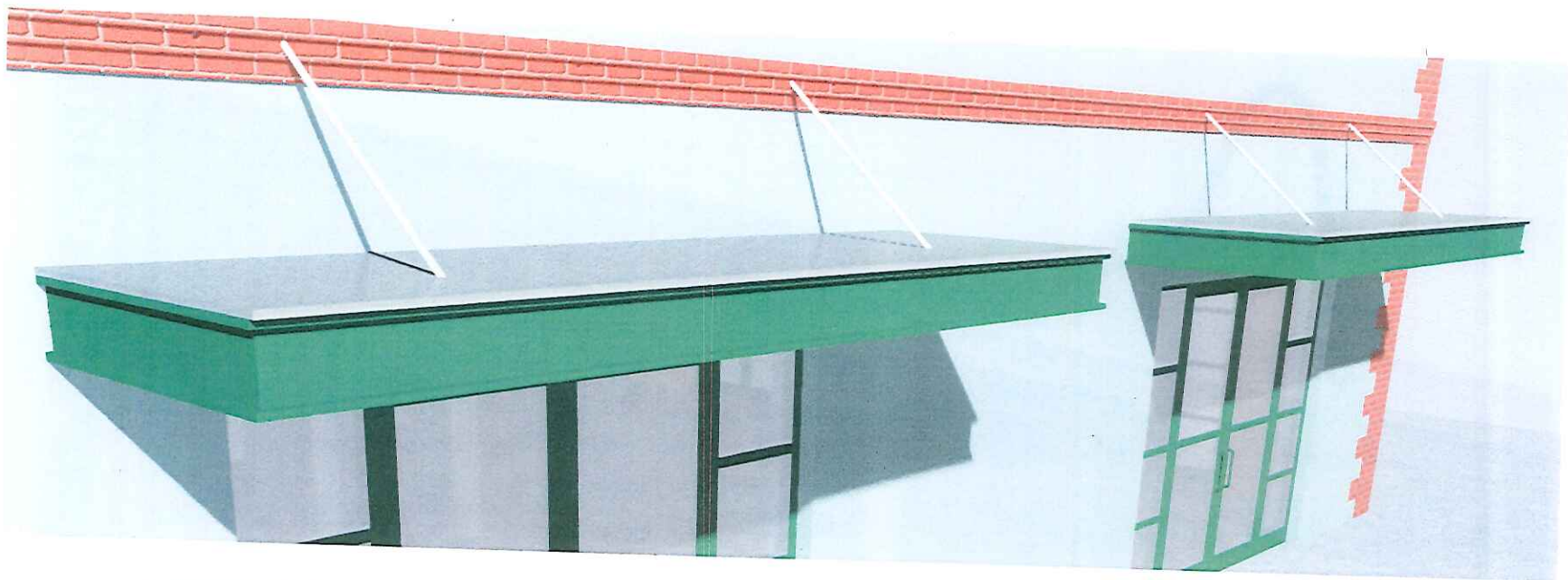
12.18.2012

5/8



CUSTOM WELDED METAL RAILING WITH 2"
SQUARE SECTIONS PAINTED DARK GREEN

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| 601 W. MAIN ST. | ADDITION | RAILING -1 | TOPIA design | 12.18.2012 | 6/8 |
|-----------------|----------|------------|--------------|------------|-----|



NEW 4' DEEP METAL CANOPIES. CUSTOM FABRICATION WITH C- SECTION FRAMING, METAL ROOF DECKING, METAL SUPPORT STRUCTS
COLOR- DARK GREEN

| | | | | | |
|-----------------|----------|--------|--------------|------------|-----|
| 601 W. MAIN ST. | ADDITION | CANOPY | TOPIA design | 12.18.2012 | 7/8 |
|-----------------|----------|--------|--------------|------------|-----|



12in. Emblem Shade with 23" W x 7.5" H, Gooseneck Arm - Available in 25 Color Options

Quick Overview

The all aluminum Incandescent Outdoor Gooseneck Sign Light is the perfect solution for lighting large signs or awnings.

Each outdoor gooseneck light comes with a round aluminum wall mount or box mount backplate. All backplates have mounting holes that are 3-1/2" on center to allow installation to any standard 4" outdoor weatherproof box or recessed 4" octagon box. These aluminum backplates, aluminum gooseneck arm and aluminum shade are all powder coated to match.

Please call us for custom bent arms and shade variations.

Color Options *



* Required Fields

601 W. MAIN ST.

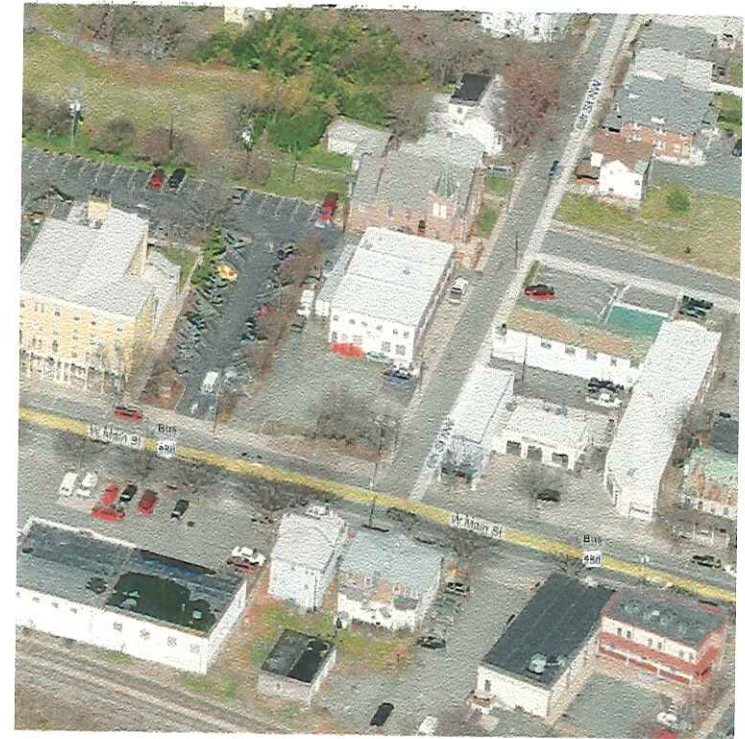
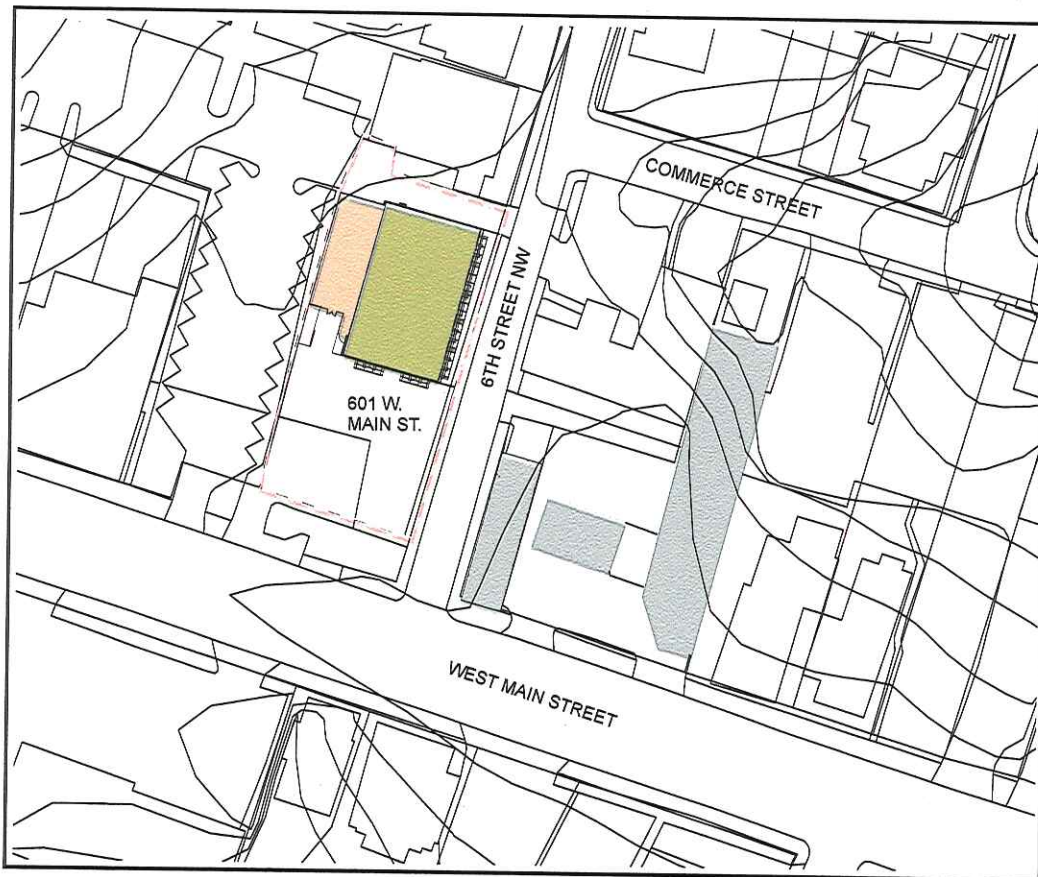
ADDITION

LIGHT FIXTURE

TOPIA design

12.18.2012

8/8



PROJECT BRIEF

This proposal is **for modifications to the previously approved** new 2,000 SF addition on the west elevation of the existing 7,000 SF building to accommodate a south (W. Main Street) entrance to a new/replacement stair for existing and new second floor space, and an entrance to new first floor suite.

Also, there is an adjustment in the canopy configuration on the existing building and the addition of exterior lighting on the south elevation of the existing building.

**This document contains the previous submittal that is dated 10.16.12.
The new pages are dated 12.18.12 and the drawing titles are in red bold.**

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| 601 W. MAIN ST. | ADDITION | ORIENTATION | TOPIA design | 12.18.2012 | 1/23 |
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601 W. MAIN ST.

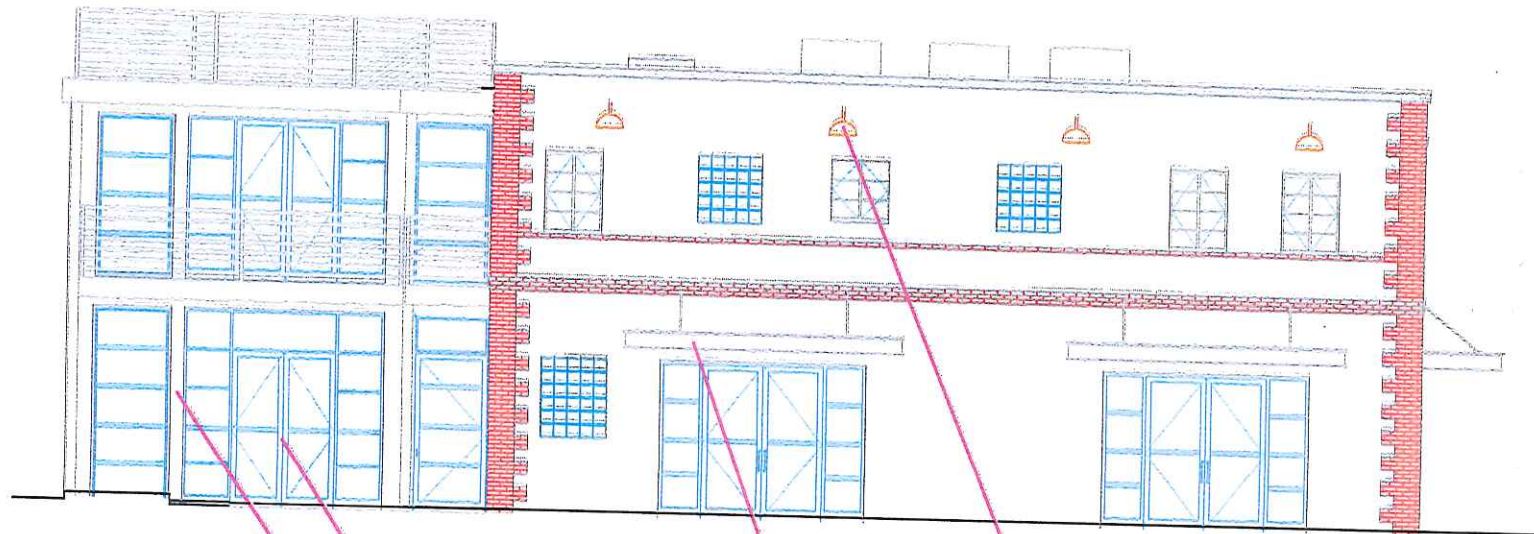
ADDITION

S.E. VIEW

TOPIA design

12.18.2012

2/23



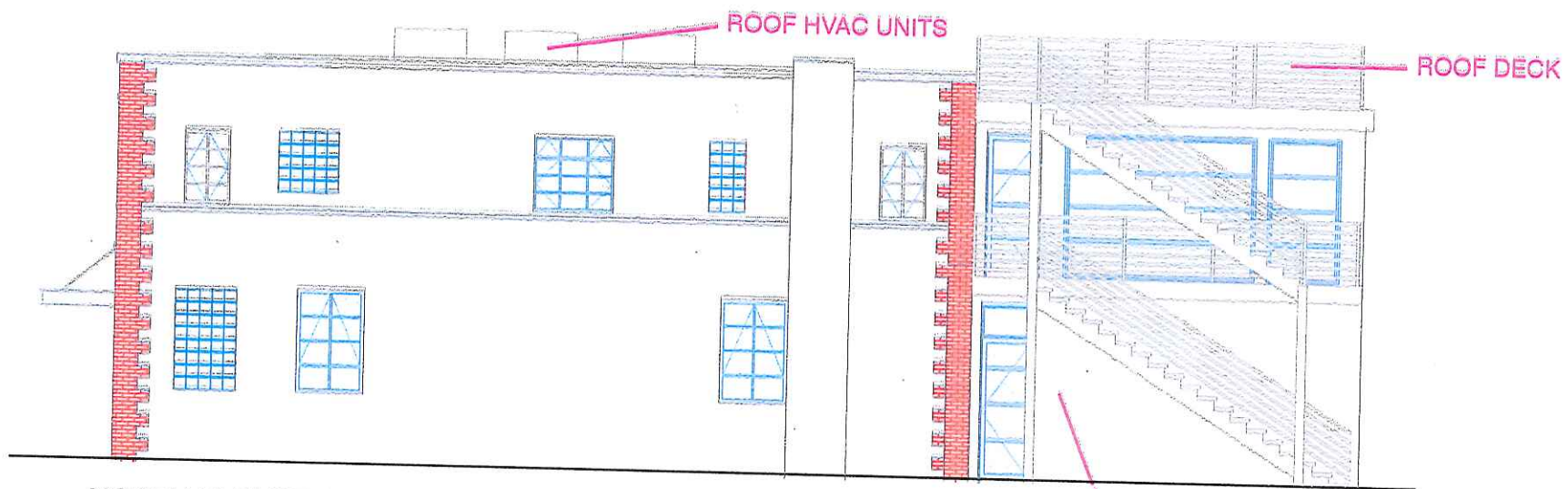
UTILITY/GARDEN WALL

NEW ADDITION

NEW CANOPY

NEW LIGHTS

SOUTH ELEVATION



ROOF HVAC UNITS

ROOF DECK

NEW ADDITION

NORTH ELEVATION

601 W. MAIN ST.

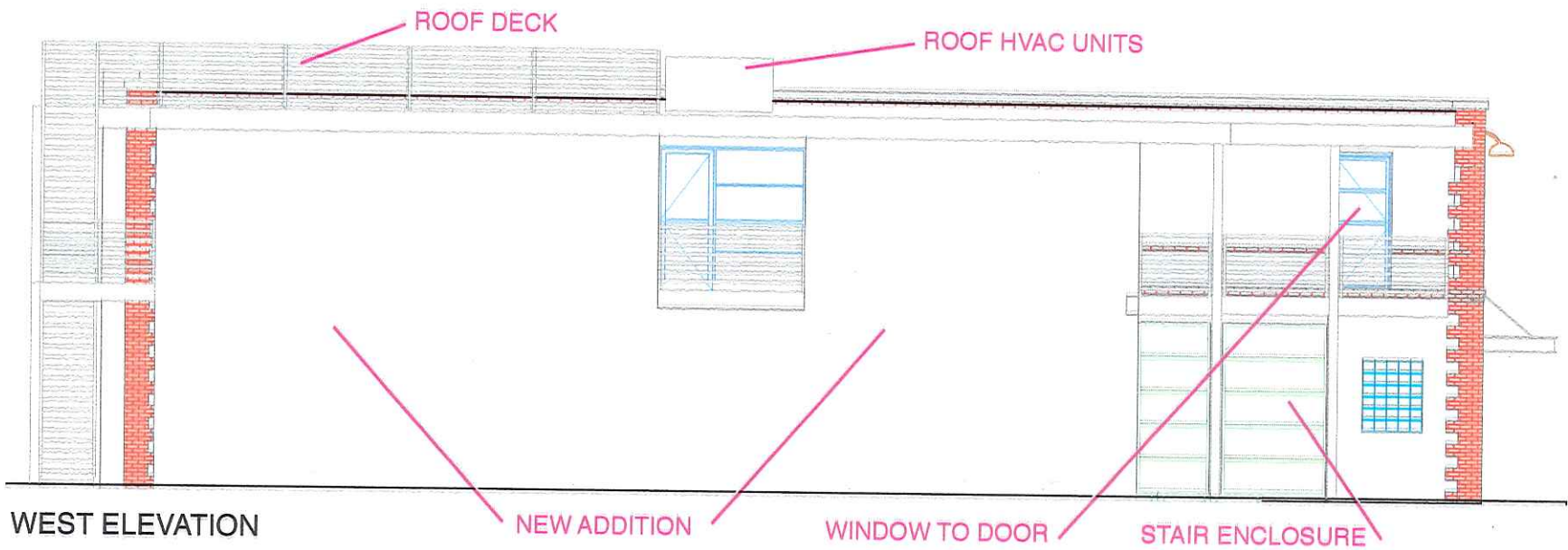
ADDITION

ELEVATIONS

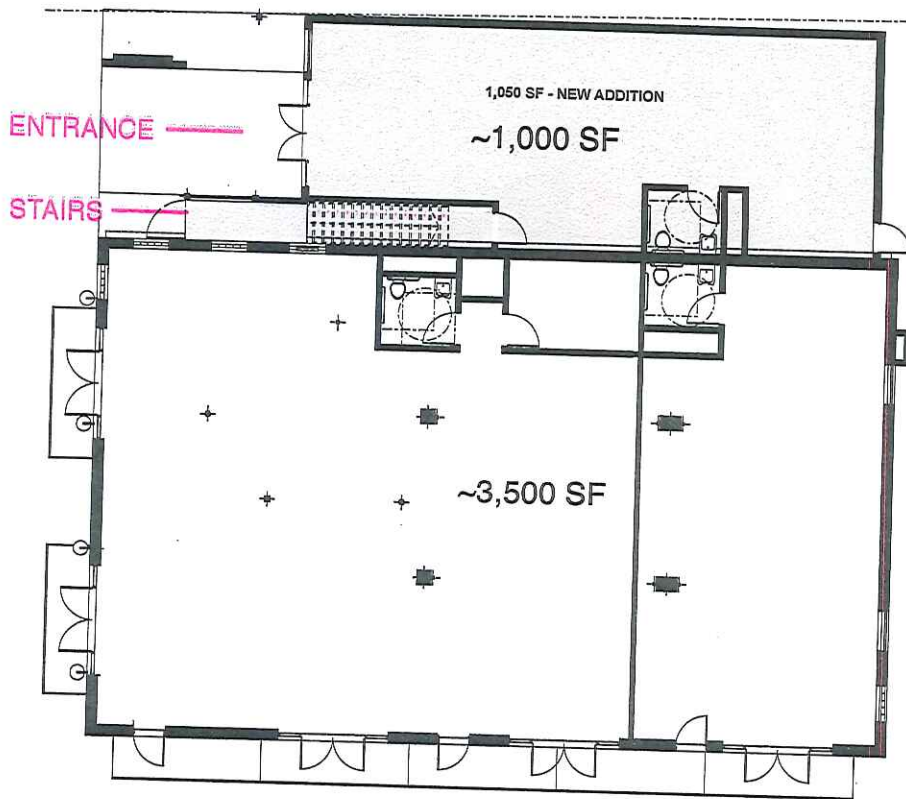
TOPIA design

12.18.2012

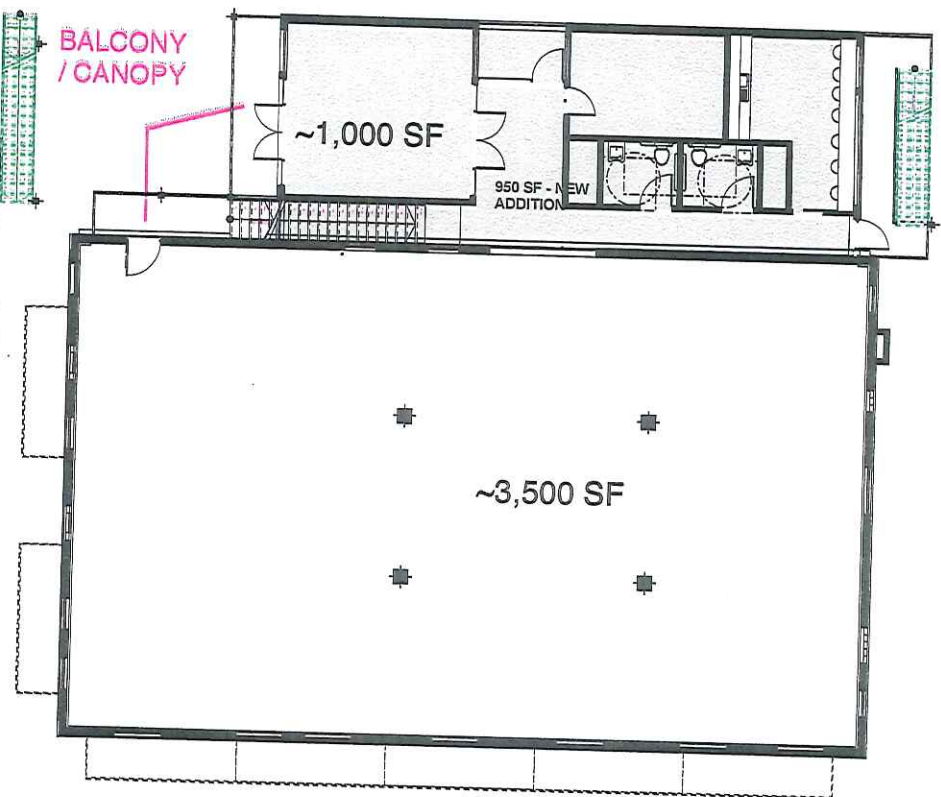
7/23



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| 601 W. MAIN ST. | ADDITION | ELEVATIONS | TOPIA design | 12.18.2012 10.16.2012 | 8/23 |
|-----------------|----------|------------|--------------|-------------------------------------|------|



FIRST FLOOR PLAN



SECOND FLOOR PLAN

 NEW ADDITION

601 W. MAIN ST.

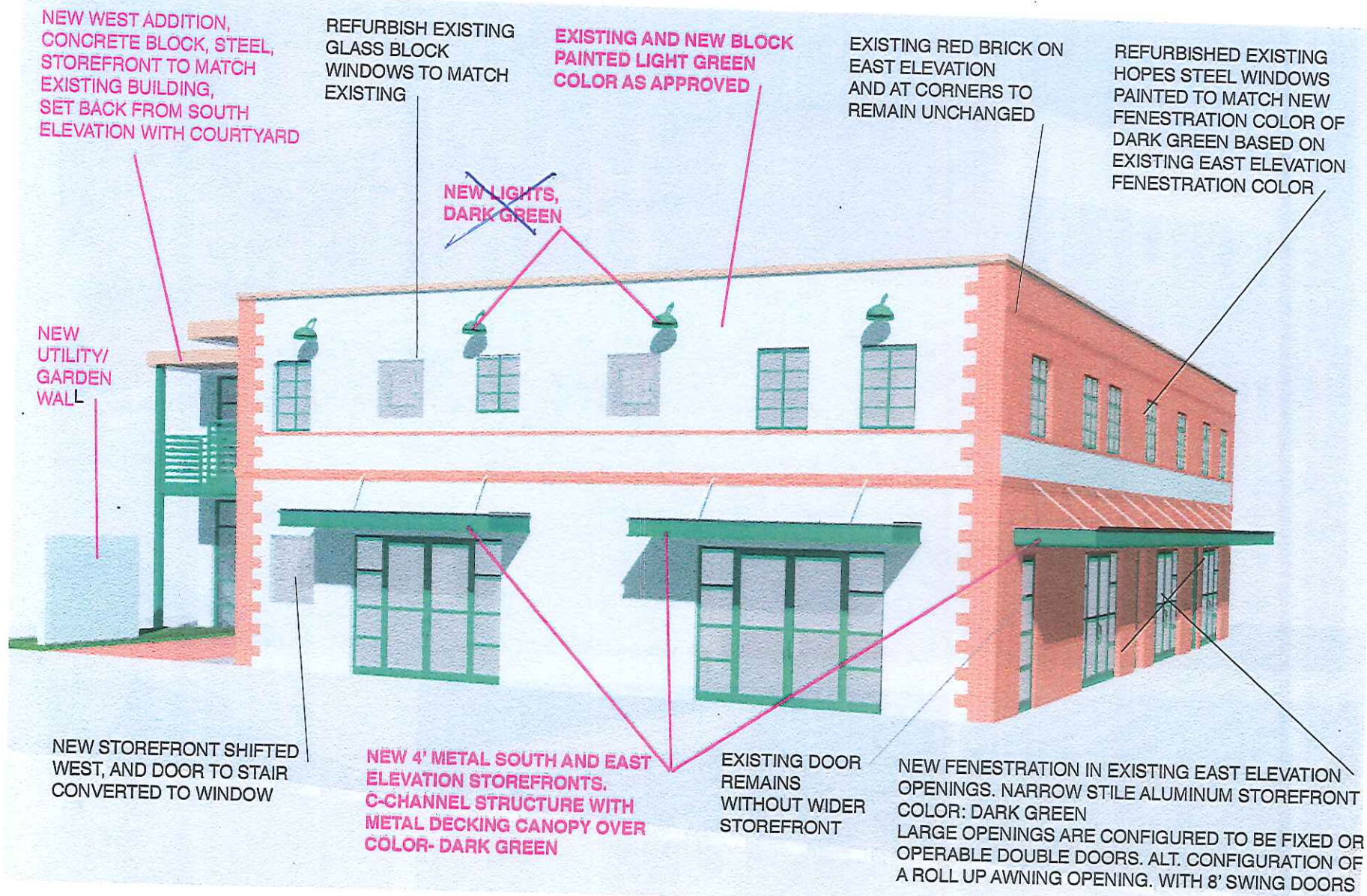
ADDITION

FLOOR PLANS

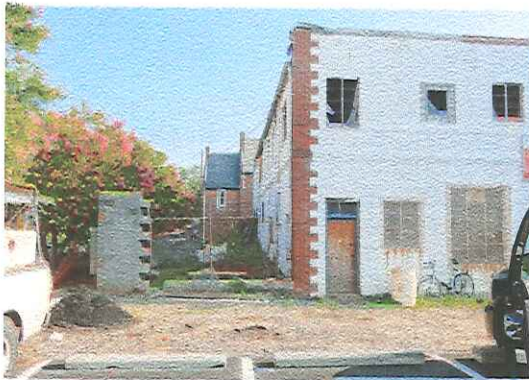
TOPIA design

12.18.2012

9/23



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| 601 W. MAIN ST. | ADDITION | SPECIFICS | TOPIA design | 12.18.2012 | 10/23 |
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| 601 W. MAIN ST. | ADDITION | EXISTING | TOPIA design | 12.18.2012 | 11/23 |
|-----------------|----------|----------|--------------|------------|-------|



601 W. MAIN ST.

ADDITION

CONTEXT

TOPIA design

10.16.2012

23/23

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org




AFFIDAVIT OF MAILING

To File: 601 West Main Street (BAR 12-12-03)

I, Kristin Rourke, 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 December 4, 2012.

Signed:


Kristin Rourke

ADDRESSES

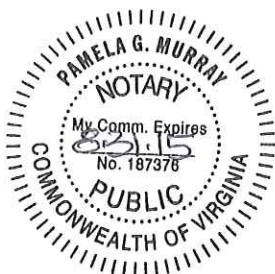
See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of December 2012, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.




Notary Public

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



December 4, 2012

Dear Sir or Madam:

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

Certificate of Appropriateness Application

BAR 12-12-03

601 West Main Street

Tax Map 32 Parcel 171

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

Revisions to previously approved new addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 18, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

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

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

BRAXTON, SYLVIA
171 BRAXTON ROAD
LOUISA VA, 23093

CITY OF CHARLOTTESVILLE
P O BOX 911
CHARLOTTESVILLE VA, 22902

CURTIS-ALEXANDER LLC
P O BOX 685
CHARLOTTESVILLE VA, 22902

HOFF MOTOR COMPANY INC
P O BOX 8052
CHARLOTTESVILLE VA, 22906

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

PAIGE, BENEGAL ETAL TR EBENEZER BAPT
113 6TH STREET NW
CHARLOTTESVILLE VA, 22903

PAUL'S RENTAL PROPERTIES, LLC
P O BOX 5738
CHARLOTTESVILLE VA, 22905

RANDOM ASSOCIATES
928 ROSSER LANE
CHARLOTTESVILLE VA, 22903

UPSTREAM & ASSOCIATES, LLC
633 WEST MAIN STREET
CHARLOTTESVILLE VA, 22903