

From: Scala, Mary Joy
Sent: Monday, March 23, 2015 9:46 AM
To: Greg Jackson (gjackmail@gmail.com)
Cc: allan@alimar1.com
Subject: BAR Action - March 17, 2015 - 609 W Main St

March 23, 2015

Main Street West LLC
2088 Union Street, Suite 1
San Francisco, CA 94123

RE: Certificate of Appropriateness Application
BAR 15-03-04
609 West Main Street
Tax Parcel 320171000
Main Street West, LLC, Owner/ Greg Jackson TOPIA design, Applicant
Add a roof monitor to existing building's 2nd floor roof

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 17, 2015. The following action was taken:

The BAR approved (5-0) the application on the consent agenda.

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 (September 17, 2016), 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 the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, 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
March 17, 2015**



Certificate of Appropriateness Application

BAR 15-03-04

609 West Main Street

Tax Parcel 320171000

Main Street West, LLC, Owner/ Greg Jackson TOPIA design, Applicant

Add a roof monitor to existing building's 2nd floor roof

Background

This property was changed to a contributing structure in the West Main Street ADC District in 2013. The historic survey information is attached.

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.

December 18, 2012 - Approved (7-0) as submitted, revisions to previously approved new addition, with the details to be submitted for administrative approval.

Application

The applicant requests approval of a new roof monitor to allow daylight and views of the sky for the second floor suite. The proposed monitor is 16 feet x 24 feet x 6 feet-4 inches high, and has a brown/bronze standing seam metal hip roof with brushed aluminum storefront windows at 2 feet-4 inches x 2 feet- 10 inches high. The metal colors match existing.

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

G. ROOF

- 1) *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
2) *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
3) *Original roof pitch and configuration should be maintained.*
4) *The original size and shape of dormers should be maintained.*
5) *Dormers should not be introduced on visible elevations where none existed originally.*
6) *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
7) *When replacing a roof, match original materials as closely as possible.*
a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
b. *Artificial slate is an acceptable substitute when replacement is needed.*
c. *Do not change the appearance or material of parapet coping.*
8) *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
9) *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

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.*

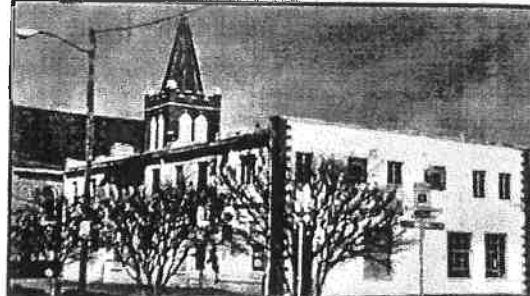
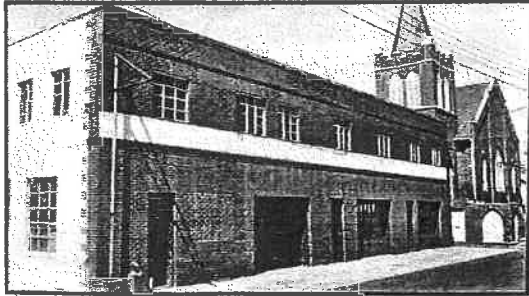
Discussion and Recommendations

The proposed roof monitor on top of an existing building that houses Shenanigans on the first floor would not be visible to a West Main Street pedestrian. The monitor is designed to be compatible with the existing building and newer addition materials.

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 roof monitor satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.

West Main Street non-contributing structures recommended to be shown as contributing



601 West Main Street/ 107 6th St NW
Common Name: Shenanigans; formerly C&R Auto
Date built: c.1946

Tax Map/Parcel: 320171000
Current Owner: Main Street West, LLC
Current Use: Leased to Shenanigans and others

See attached survey by Eugenia Bibb, Spring 1995, and plat dated 1959.

- c. 1946: The concrete block service station was built with three apartments above.
- 1951: A 1 story, concrete and stucco building added in front of the mechanic shop. The building was described as a "filling station": Cummins Radiator and Seat Cover Shop
- 1963: The filling station was remodeled into University Cleaners. The building had a metal roof and concrete floors covered in tile.
- 1977: University Cleaners was demolished (currently a parking lot on the West Main Street side of the building).

STREET ADDRESS: 107 Sixth Street, NW
MAP & PARCEL: 32-171
FILE NUMBER: 692
PRESENT ZONING: B-3
ORIGINAL OWNER:
ORIGINAL USE:
PRESENT USE:
PRESENT OWNER: Wade L. Crawford
ADDRESS: Route 4, Box 100
Charlottesville, VA 22903

*(601 West Main Street)
formerly C+R Auto*

HISTORIC NAME:

DATE/PERIOD:

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 Stories

DIMENSIONS AND LAND AREA: 76' x 175' (12.625 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1995

SOURCES: City Records

Sanborn Map Co. - 1896, 1920, 1929-57

Pictorial History of Ch'ville and University of Virginia

Charlottesville

ARCHITECTURAL DESCRIPTION

this
The walls of the 2-storey brick building are constructed of cinderblock with brick corner piers and a brick-veneered facade on Sixth Street. There is a corbelled brick stringcourse between the stories and another projecting course of brick at second storey windowsill level. On the facade, the area between these two bands is plastered and probably once held a painted sign. Behind a plain parapet set off by a shallow brick architrave, a nearly flat metal roof slopes to the west. On the eastern (Sixth Street) facade, there are seven openings at each level, but they are irregularly spaced, each level independent of the other. At the first storey level, there are three entrance doors with transoms, three garage doors, and one window (infilled). At the second storey level, there are seven 12-light industrial-sash windows. The rest of the building exhibits a variety of window forms, including industrial sash, easement, double-sash, and glass brick. A small entrance at the western end of the southern elevation gives access to a staircase to the second storey apartments.

casement

HISTORICAL DESCRIPTION

in This lot was the site of the Jefferson Opera House, which was built in 1896 and burned in 1906. It was a tall 2-storey brick building with the auditorium on the second story, above a billiard parlor and a saloon. The lot stood vacant for awhile after the fire before this building and a service station on the West Main Street end of the lot was built, probably in the early 1930's. Mrs. Emily Hewson Michie had purchased the property in 1926, and she and her family owned it for twenty years (City DB 53-409, 128-98). This building has had a variety of uses, mostly automotive-related. At one tie there were three apartments at the second storey level. The service station was remodeled in 1963 for use as a dry cleaning plant and then was demolished in 1977, the same year that the property was purchased by Wade L. Crawford (DB 390-179, 403-424).

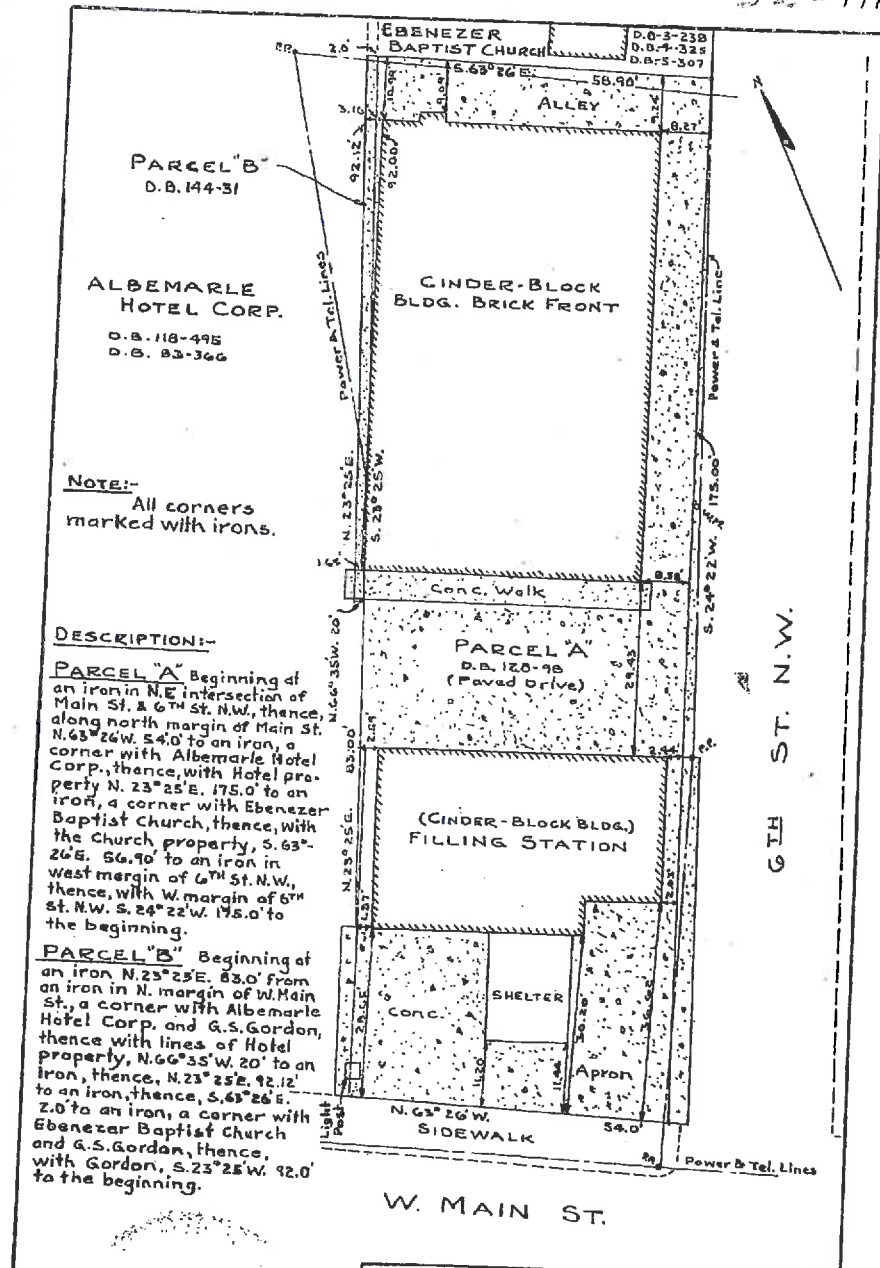
were

time

Additional Records: City DB 229-378, 314-366, 353-236, 381-206.

601 W. Main St. / 107 6th St. NW
 Formerly CTR Auto

32-171 P.S.



NOTE:-
 All corners marked with irons.

DESCRIPTION:-

PARCEL "A" Beginning at an iron in N.E. intersection of Main St. & 6th St. N.W., thence along north margin of Main St. N. 63° 26' W. 54.0' to an iron, a corner with Albemarle Hotel Corp., thence with Hotel property N. 23° 25' E. 175.0' to an iron, a corner with Ebenezer Baptist Church, thence with the Church property, S. 63° 26' E. 56.90' to an iron in west margin of 6th St. N.W., thence with W. margin of 6th St. N.W. S. 24° 22' W. 175.0' to the beginning.

PARCEL "B" Beginning at an iron N. 23° 25' E. 83.0' from an iron in N. margin of W. Main St., a corner with Albemarle Hotel Corp. and G.S. Gordon, thence with lines of Hotel property, N. 66° 35' W. 20' to an iron, thence, N. 23° 25' E. 92.12' to an iron, thence, S. 63° 26' E. 2.0' to an iron, a corner with Ebenezer Baptist Church and G.S. Gordon, thence with Gordon, S. 23° 25' W. 92.0' to the beginning.

PLAT OF LOT ON W. MAIN ST. & 6 th ST. N.W. CHARLOTTESVILLE, VA.		
FOR G. S. GORDON		
Scale 1"=20'	O. R. RANDOLPH ENGINEER	Date 12-7-59
	CHARLOTTESVILLE, VA.	Rev.
	DWG. No. 2203	

CERTIFIED TO BE A CORRECT PLAT
[Signature]



**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 \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make 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 3:30 p.m.

Owner Name	Main Street West, LLC	Applicant Name	Greg Jackson TOPIA design
Project Name/Description	609 W Main Street Roof Monitor	Parcel Number	320171000
Property Address	609 West Main Street 2nd floor		

Applicant Information

Address: 826 B Hinton Avenue
Charlottesville, VA 22902-6160
Email: giackmail@gmail.com
Phone: (W) 434-825-3763 (H)
FAX:

Property Owner Information (if not applicant)

Address: 2088 Union Street, Suite 1, San Francisco, CA 94123
Email: allan@alimar1.com
Phone: (W) 415-474-4444 ext2 (H)
FAX: 415-474-7474

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

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.)

 2-24-15
Signature Date

Greg Jackson 2-24-15
Print Name Date

Property Owner Permission (if not applicant)


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

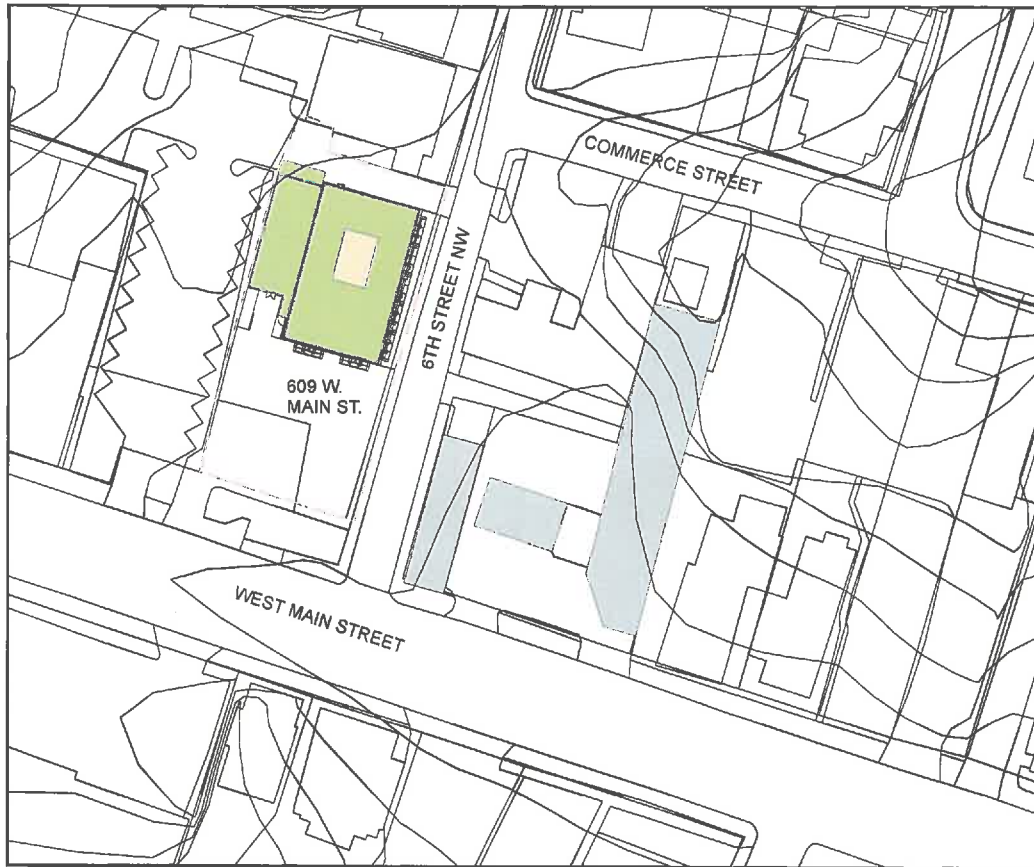
 2/24/2015
Signature Date

Allan H. Cadgene 2/24/2015
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Add a roof monitor to existing building's 2nd floor roof.

List All Attachments (see reverse side for submittal requirements):
10 copies of a 13 page document.

For Office Use Only	Approved/Disapproved by: _____
Received by: 	Date: _____
Fee paid: 12500 Cash/Ck. # 1290	Conditions of approval: _____
Date Received: 2/24/15	_____



PROJECT BRIEF

This proposal is for a new roof monitor to the existing building at 601-609 W. Main Street. The purpose is for daylight and views (of the sky) for the second floor suite, and to generally improve the building's appearance and value. The 16' x 24' x 6'-4"H monitor has a bronze/brown color (to match existing) metal standing seam hip roof with a ribbon of brushed aluminum color (to match existing) storefront windows, at 2'-4" x 2'-10"H each.

Although designed aesthetically the roof monitor would not be visible from the project's south property line -at the north sidewalk of W. Main St.- at an elevation of 6'. It would be visible at/around 12' high at that location/distance or at 6' high another 50' south -across W. Main St. (~160' from roof monitor).

609 W. MAIN ST.	ROOF MONITOR	ORIENTATION	TOPIA design	2.24.2015	1/13
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VIEW OF EXISTING BUILDING LOOKING NORTH FROM WEST MAIN STREET AREA

609 W. MAIN ST.	ROOF MONITOR	EXISTING	TOPIA design	2.24.2015	2/13
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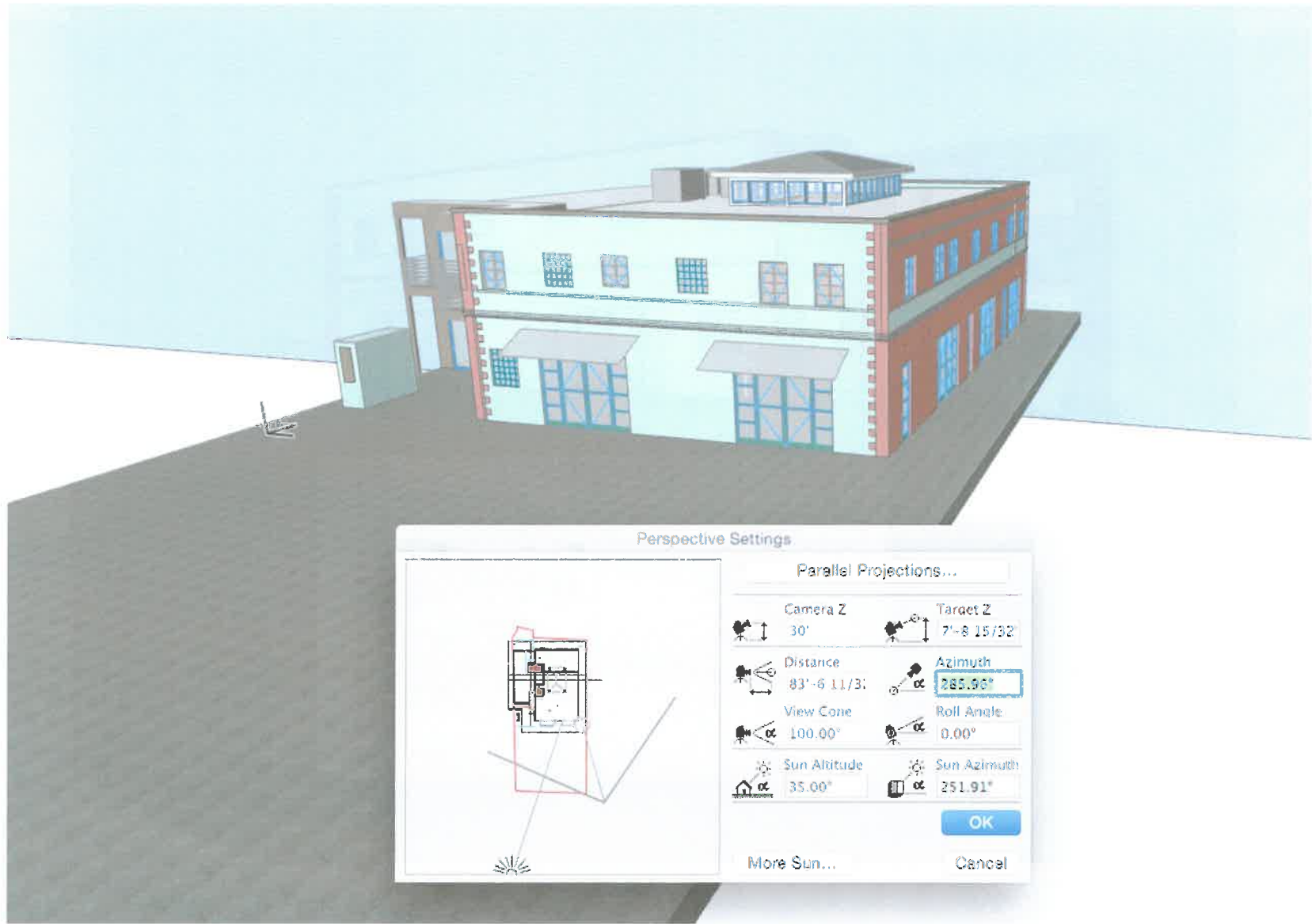
BIRD'S EYE VIEW OF PROPOSED MONITOR

609 W. MAIN ST.	ROOF MONITOR	MONITOR	TOPIA design	2.24.2015	3/13
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VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDEWALK, ~50' HORIZONTAL DISTANT AND ~6' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	4/13
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VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDE, ~50' HORIZONTAL DISTANT AND ~30' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	8/13
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VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDEWALK, ~50' HORIZONTAL DISTANT AND ~6' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	5/13
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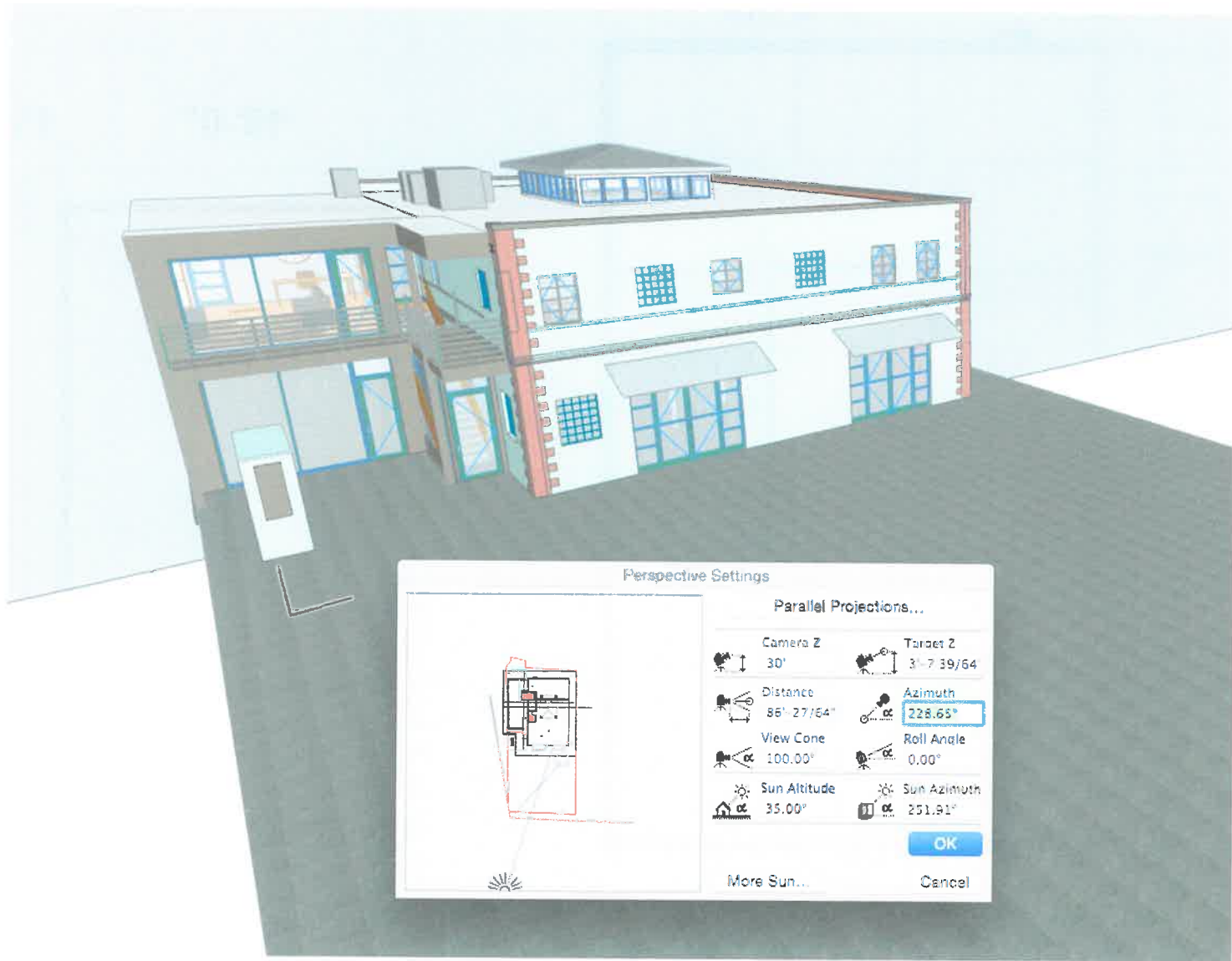
VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDEWALK, ~50' HORIZONTAL DISTANT AND ~6' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	6/13
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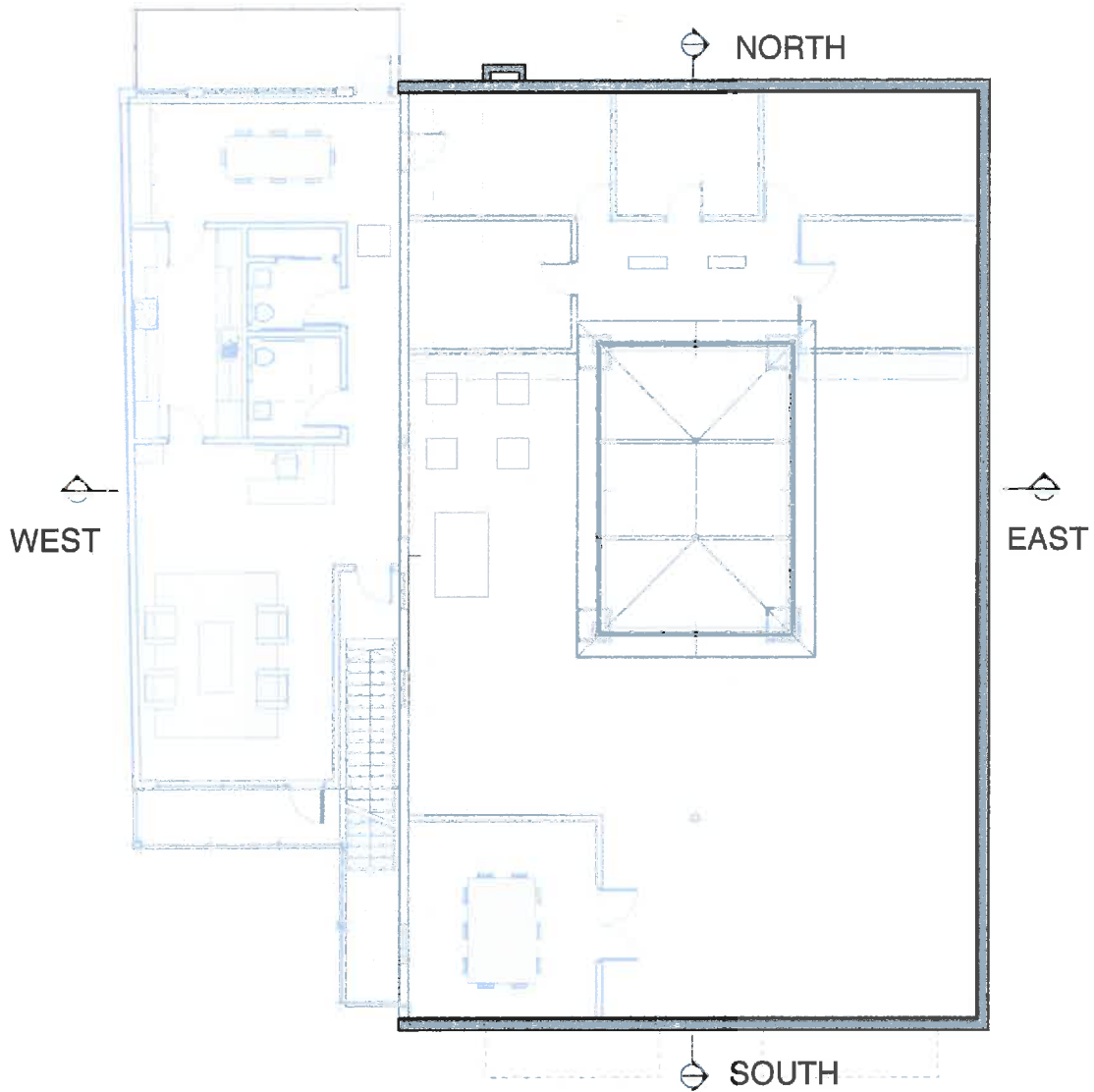
VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDEWALK, ~50' HORIZONTAL DISTANT AND ~6' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	7/13
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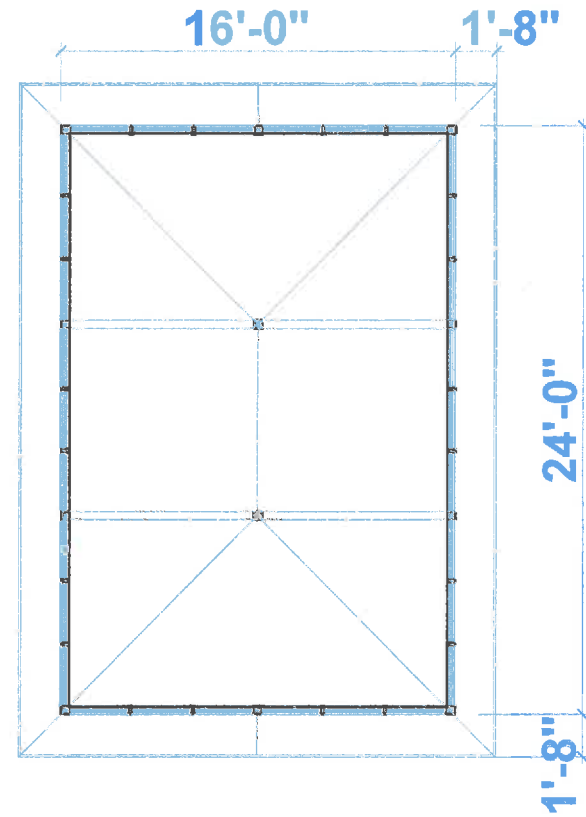
VIEW LOOKING NORTH FROM WEST MAIN STREET NORTH SIDE, ~50' HORIZONTAL DISTANT AND ~30' HIGH

609 W. MAIN ST.	ROOF MONITOR	W. MAIN ST. VIEW	TOPIA design	2.24.2015	9/13
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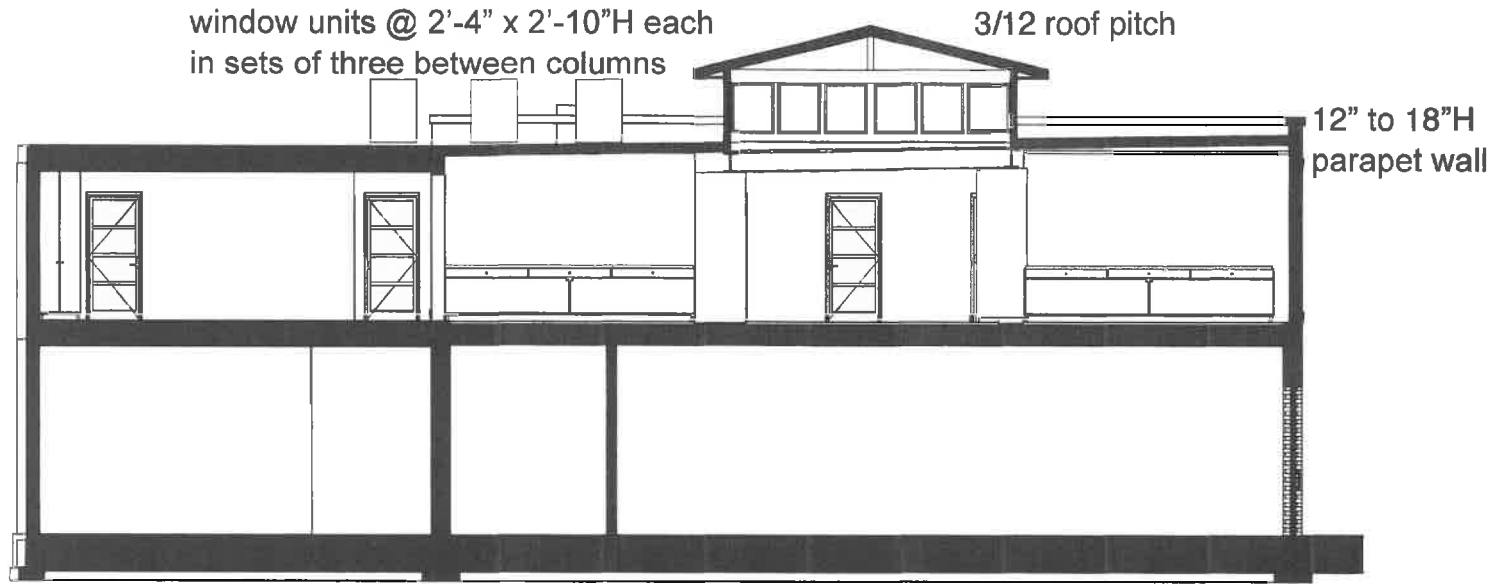
ROOF PLAN

W. MAIN STREET

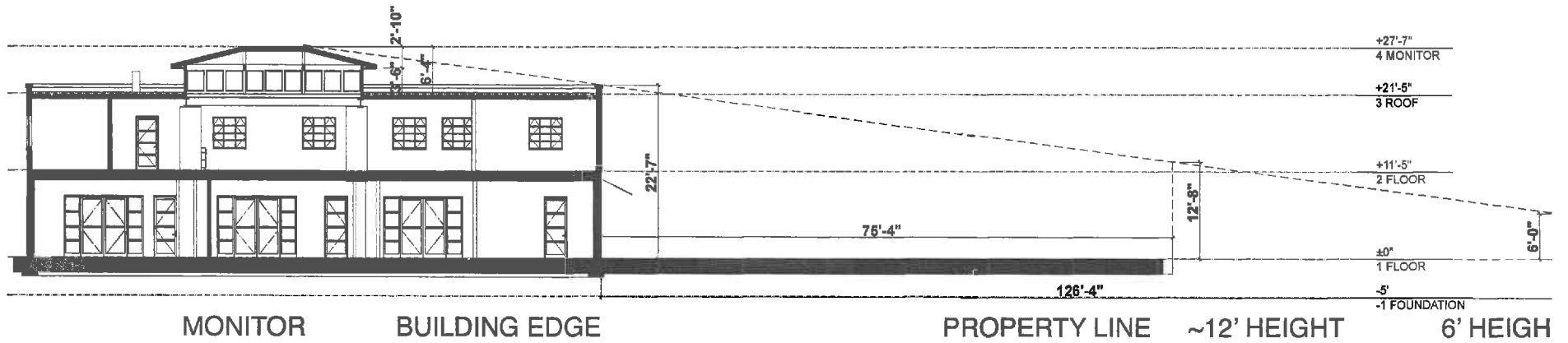


MONITOR PLAN

609 W. MAIN ST.	ROOF MONITOR	PLANS	TOPIA design	2.24.2015	10/13
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SOUTH SECTION

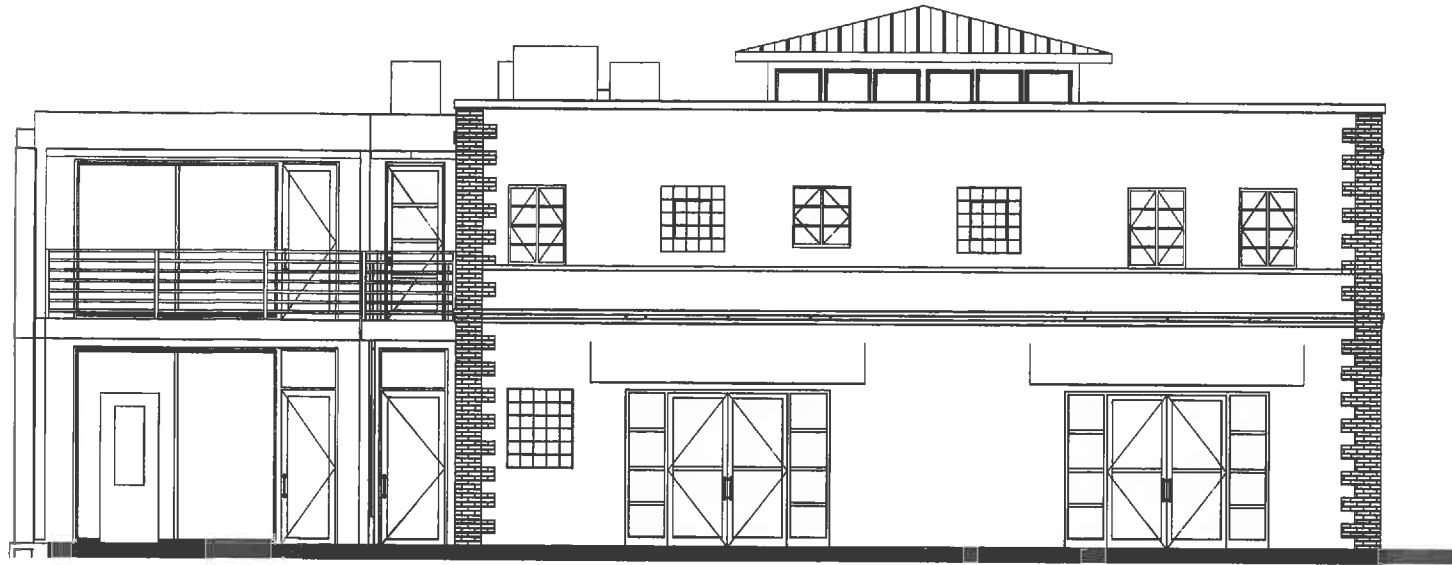


WEST SECTION

609 W. MAIN ST.	ROOF MONITOR	SECTIONS	TOPIA design	2.24.2015	11/13
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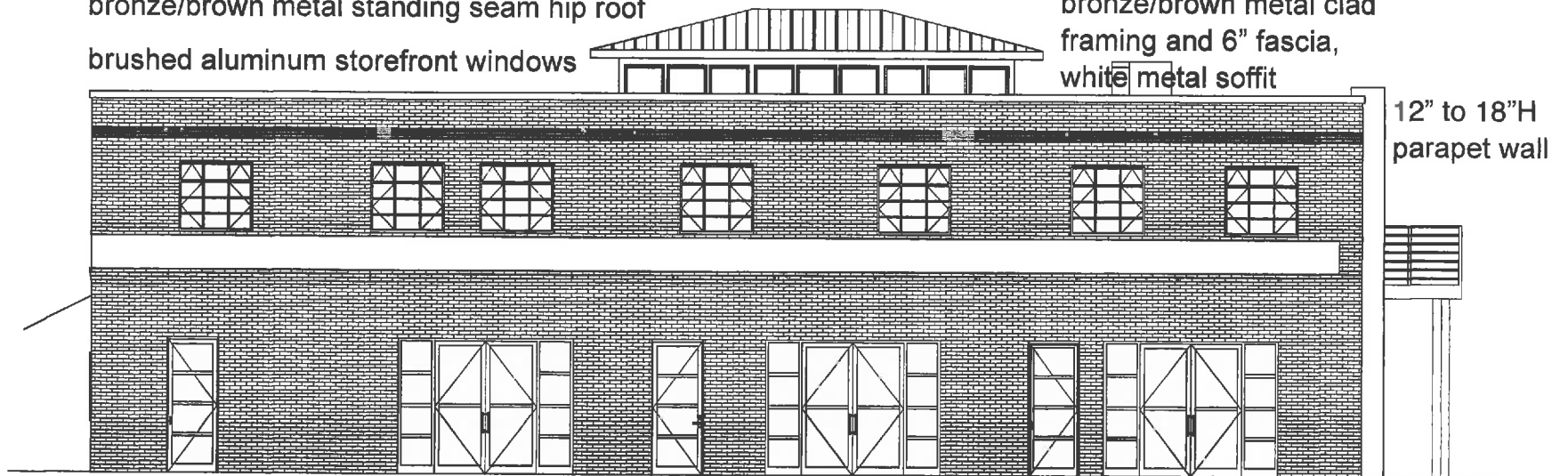
609 W. MAIN ST.	ROOF MONITOR	3-D VIEW	TOPIA design	2.24.2015	12/13
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SOUTH ELEVATION

bronze/brown metal standing seam hip roof
 brushed aluminum storefront windows

bronze/brown metal clad framing and 6" fascia,
 white metal soffit



12" to 18"H
 parapet wall

EAST ELEVATION

609 W. MAIN ST.	ROOF MONITOR	ELEVATIONS	TOPIA design	2.24.2015	13/13
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