

From: Scala, Mary Joy
Sent: Friday, June 19, 2015 8:50 AM
To: allan@alimar1.com; Greg Jackson (gjackmail@gmail.com)
Subject: BAR Action – June 16, 2015- 513 West Main

June 19, 2015

Greg Jackson, TOPIA Design
826 B Hinton Ave,
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-06-03
513 West Main Street
Tax Parcel 320174000
Greg Jackson, Applicant/Allan H. Cadgene, Owner
Install new mixed material trash containers

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 16, 2015. The following action was taken:

The BAR approved (6-0) the application as submitted.

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 (December 16, 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
June 16, 2015**



Certificate of Appropriateness Application

BAR 15-06-03

513 West Main Street

Tax Parcel 320174000

Greg Jackson, Applicant/Allan H. Cadgene, Owner

Install new mixed material trash containers

Background

This is a contributing structure in the Downtown ADC District. The previous use was an office for C&R Auto Repair. The building has been rehabilitated for use as a restaurant.

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"]

September 20, 2011 - The BAR approved (4-0-1 with Wolf recused) the revised door design but denied the revised balcony.

December 20, 2011 - The BAR approved (6-0-1 with Wolf recusing) the courtyard, door changes, and mural as submitted with the condition that any new lighting added to the space, any shade structures and site furniture shall be submitted to the BAR for approval once those details become available.

July 17, 2012 - The BAR accepted (9-0) the applicant's request for deferral. The applicant was asked to rethink putting a mural on both sides of the building, and any mural on the west side should be more sympathetic to the architecture of the building. Scale and color are issues.

September 18, 2012 - The BAR approved the application (5-1) for either of the two versions, of a mural painted on a brick wall, with Adams opposed. If the colors are altered from the submission they should be brought back before staff and approved administratively.

Application

The proposal is to install a new metal and wood enclosure for the existing transformer and recycling trash containers. Design includes: twelve 4"x4" pressure-treated wood columns with metal post brackets bolted to existing concrete slab, and metal L-angles attached to four perimeter 4" x 6" PT wood headers; 1" x 8" wood slat walls and doors with ½" spacing; lowest slat to be no less than 1" above grade; three door frames consisting of welded 1" metal tubes hinged to the columns; angle supports at each corner at the perimeter beams height; doors to include metal latch and drop rods; wood slats are gray color.

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 Site Design and Other Elements

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
- 2. Screen utilities and other site elements with fences, walls, or plantings.*
- 3. Encourage the installation of utility services underground.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

The proposed structure is designed to serve four tenants, and will help maintain the neat appearance of the rear alley space.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed new screening enclosure 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.



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
MAY 26 2015
NEIGHBORHOOD DEVELOPMENT SERVICES

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	513 West Main Enclosures	Parcel Number	320174000
Property Address	513 West Main Street		

Applicant Information

Address: 828 B Rinton Ave Charlottesville, VA 22902-6160

Email: gjackmail@gmail.com

Phone: (W) 434-825-3783 (H)

FAX:

Property Owner Information (if not applicant)

Address: 2068 Union Street, Suite 1, San Francisco, CA 94123

Email: alan@amhart.com

Phone: (W) 415-474-4444 x2 (H) 415-425-2501 (Cell)

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.)

Greg Jackson

Signature

Date

Greg Jackson

Print Name

Date

Property Owner Permission (if not applicant)

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

Alan H. Cadgens

Signature

5/20/2015

Date

Alan H. Cadgens

Print Name

5/20/2015

Date

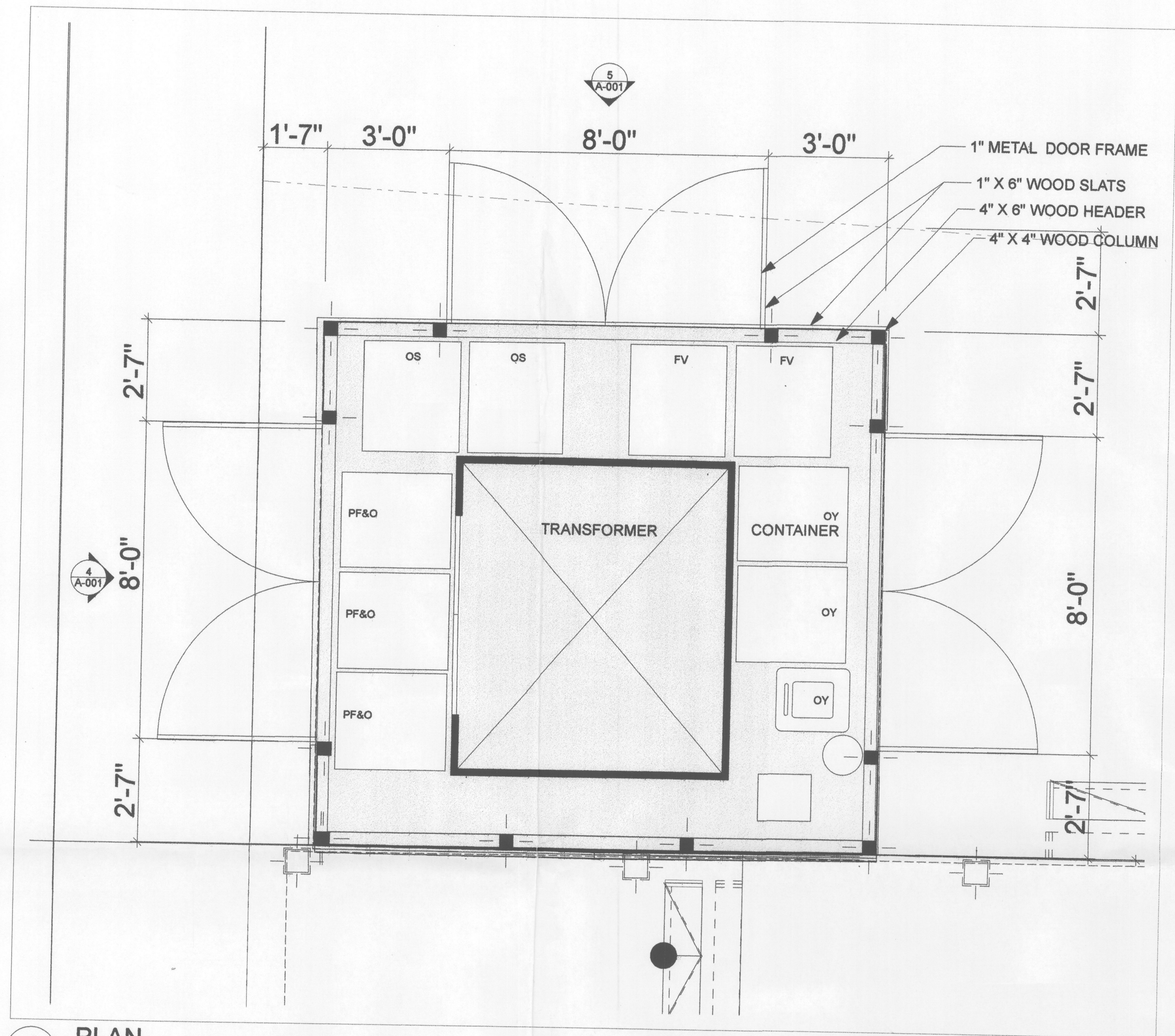
Description of Proposed Work (attach separate narrative if necessary):

Install new wood and metal enclosure for existing transformer and recycling push containers. Twelve (12) 4" x 4" wood columns with metal end brackets bolted to existing concrete slab. A metal L-bracket attached to four perimeter 4" x 4" steel wood headers. 1" x 4" wood slat walls and doors with 1/2" spacing. Lowest slat to be no less than 1" above grade. Three (3) 1" x 4" metal corner brackets or welds. Metal braces bolted to the columns. Angle supports at each corner at the perimeter slat height. Doors to enclose metal from a drop rope. Wood slats are grey color.

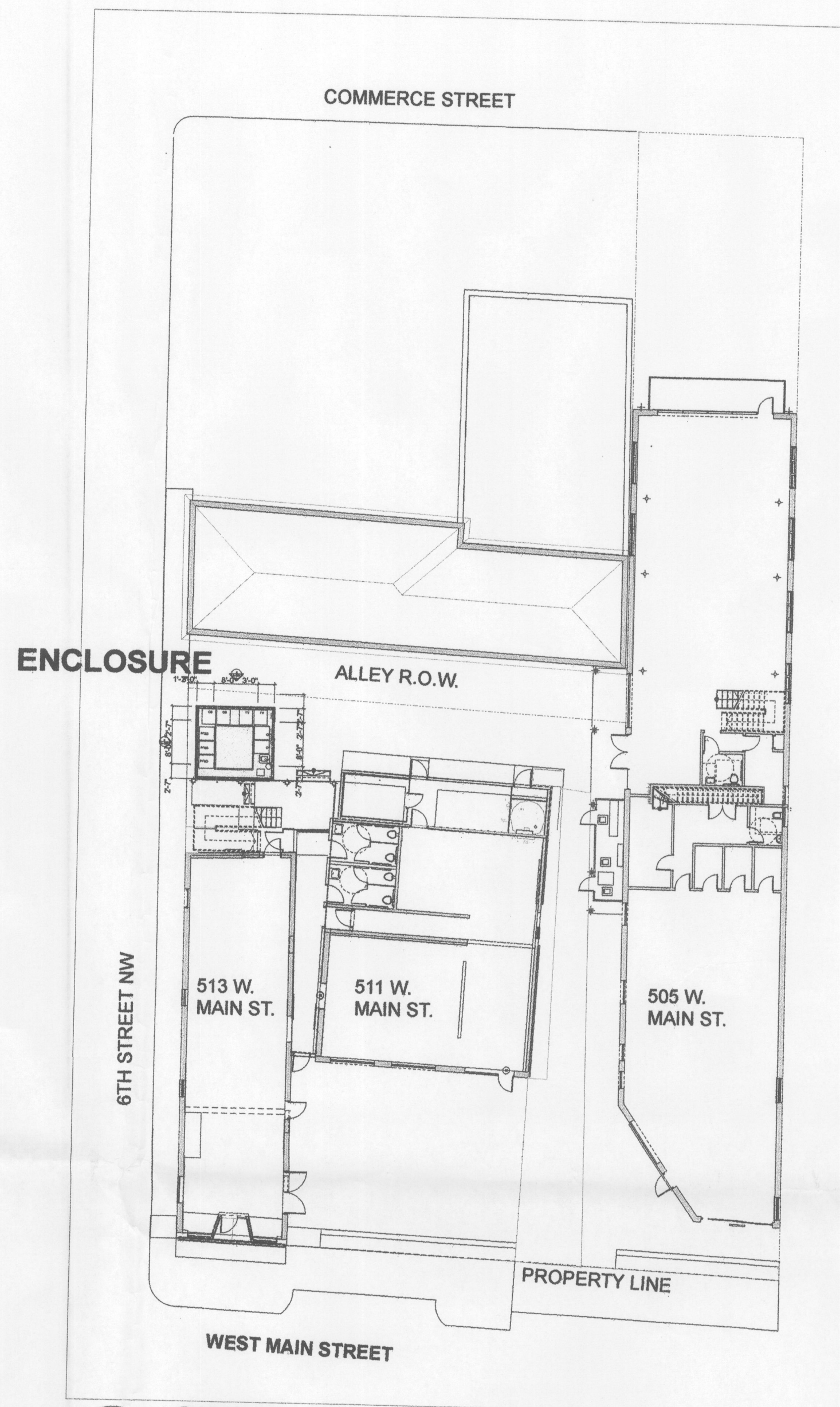
List All Attachments (see reverse side for submittal requirements):

page(s)

For Office Use Only	Approved/Disapproved by: _____
Received by: <i>A. Barmore</i>	Date: _____
Fee paid: \$125.00 Cash/Ck. # <i>VISA</i>	Conditions of approval: _____
Date Received: <i>5/26/2015</i>	_____
<i>P15-0078</i>	_____



1 PLAN
SCALE: 1/2" = 1'-0"

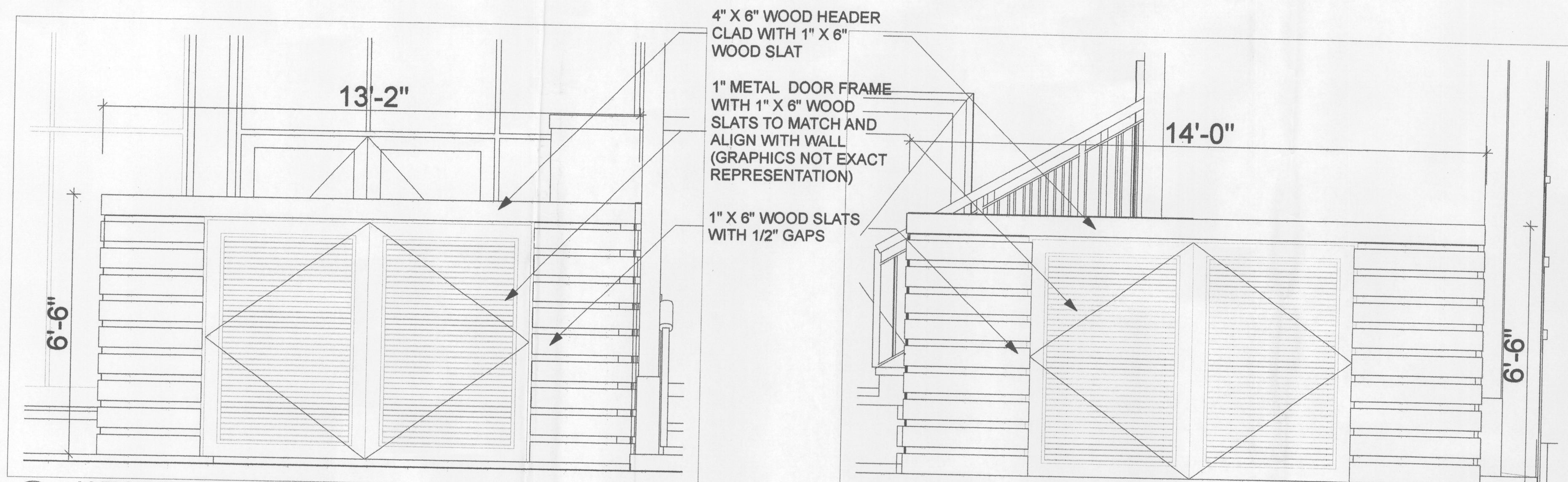


2 SITE PLAN
SCALE: 1" = 20'

PROJECT BRIEF:
NEW WOOD AND METAL ENCLOSURE FOR
EXISTING TRANSFORMER AND RECYCLING &
TRASH CONTAINERS.

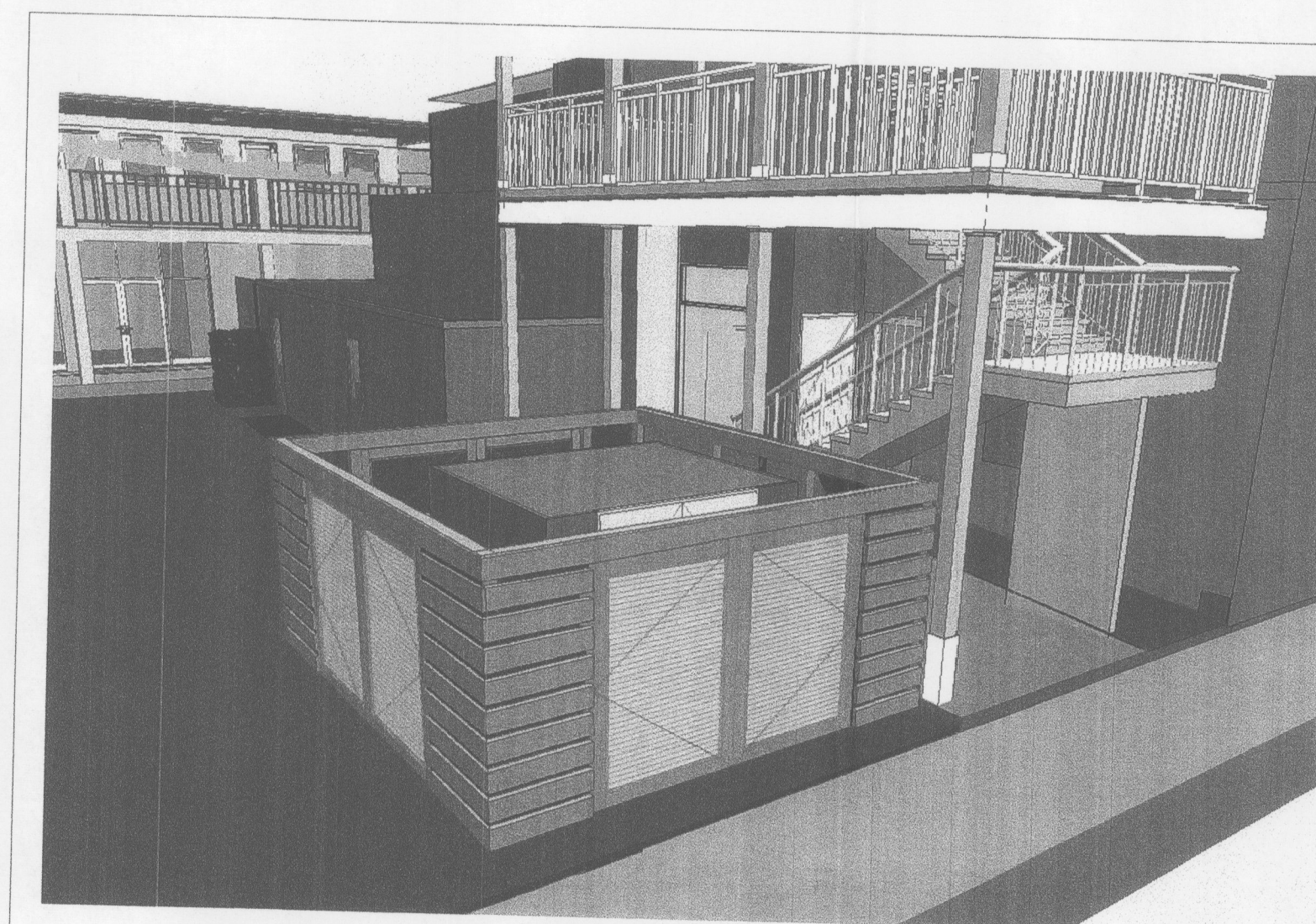
PROJECT INFO:
TWELVE 4" X 4" PT WOOD COLUMNS WITH
METAL POST BRACKETS BOLTED TO
EXISTING CONCRETE SLAB AND METAL
L-ANGLES ATTACHED TO FOUR PERIMETER
4" X 6" PT WOOD HEADERS. 1" X 6" WOOD
SLAT WALLS AND DOORS WITH 1/2" SPACING.
LOWEST SLAT TO BE NO LESS THAN 1"
ABOVE GRADE. THREE DOOR FRAMES
CONSISTS OF WELDED 1" METAL TUBES
HINGED TO THE COLUMNS. ANGLE
SUPPORTS AT EACH CORNER AT THE
PERIMETER BEAMS HEIGHT. DOORS TO
INCLUDE METAL LATCH AND DROP RODS.
THE WOOD SLATS ARE A WARM GREY/
BROWN COLOR.

3 GENERAL NOTES



4 WEST ELEVATION
SCALE: 1/2" = 1'-0"

5 EAST ELEVATION
SCALE: 1/2" = 1'-0"



6 NORTHWEST VIEW

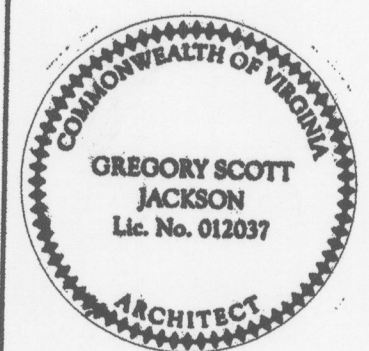
ARCHITECT
TOPIA design
Greg Jackson
Architect LEED AP
826 B Hinton Ave.
Charlottesville, VA 22902
434.825.3763
www.topiadesign.net
gjackson@topiadesign.net

CONSULTANTS

CONTRACTOR

RAFTER INCORPORATED
JOHN RAFTER, OWNER
434.996.7457

STAMP



PROJECT

ENCLOSURE
505-511
W. Main Street
Charlottesville, VA 22903

TOWNSQUARE ASSOCIATES
2920 Webster Street
San Francisco, CA 94123

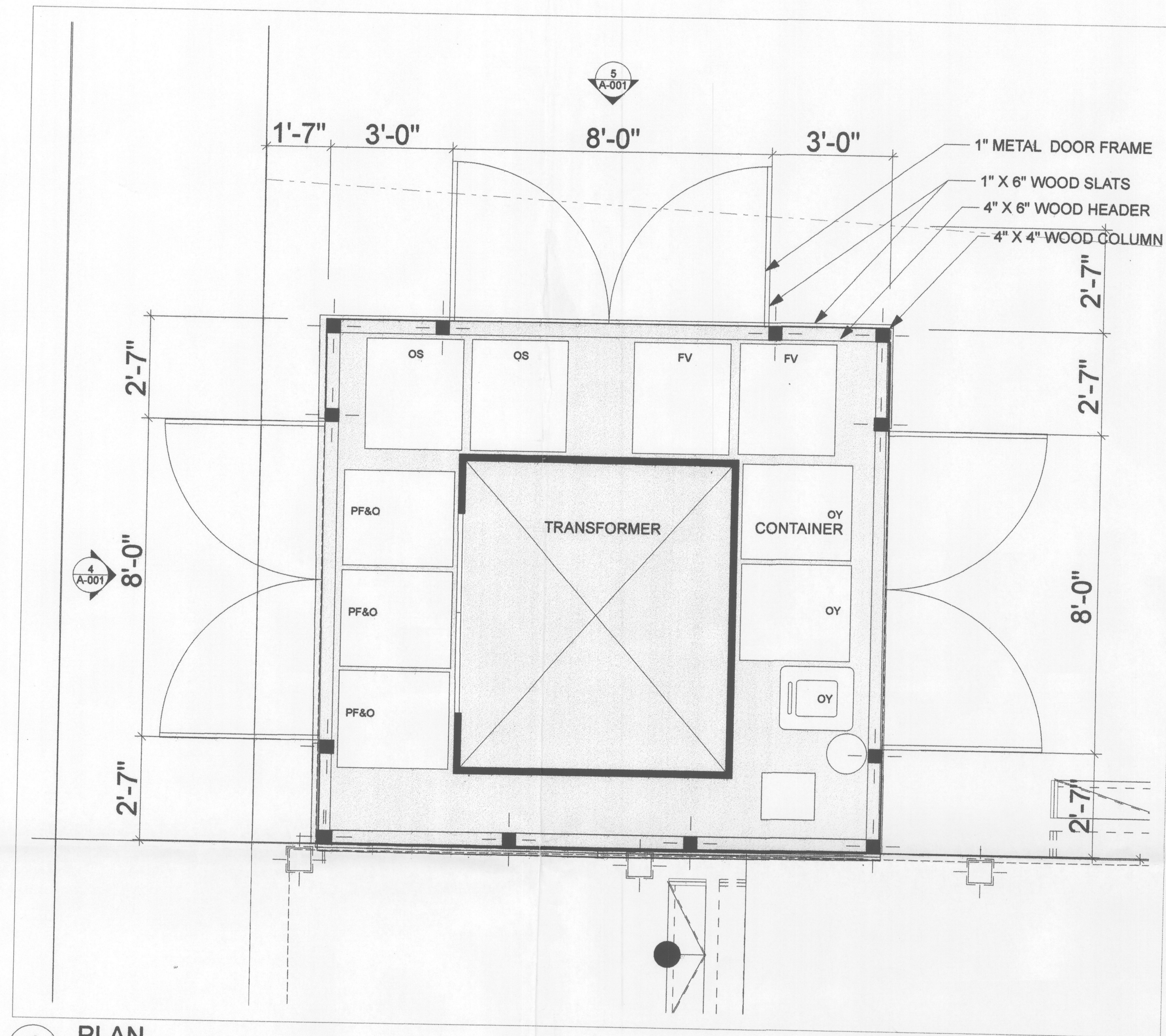
MARK	DATE	DESCRIPTION
	05.13.15	REVIEW
	05.20.15	PERMIT SET

PROJECT NO: 11517
MODEL FILE:
DRAWN BY: Greg
CHK'D BY:
DIRECTOR OF NDS APPROVAL:

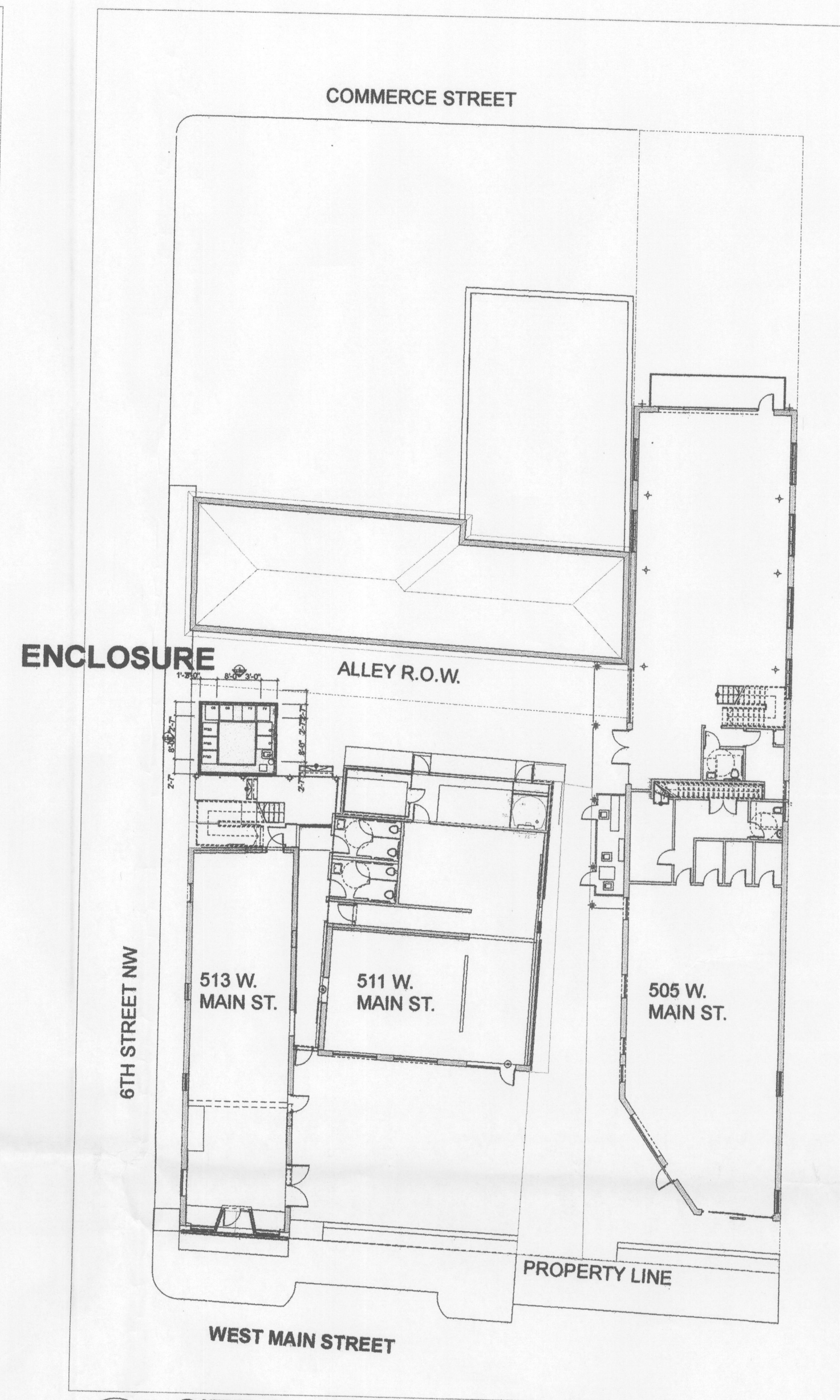
SHEET TITLE

ENCLOSURE PLAN,
SITE PLAN, NOTES,
ELEVATIONS, 3D VIEW

A-001



1 PLAN
SCALE: 1/2" = 1'-0"

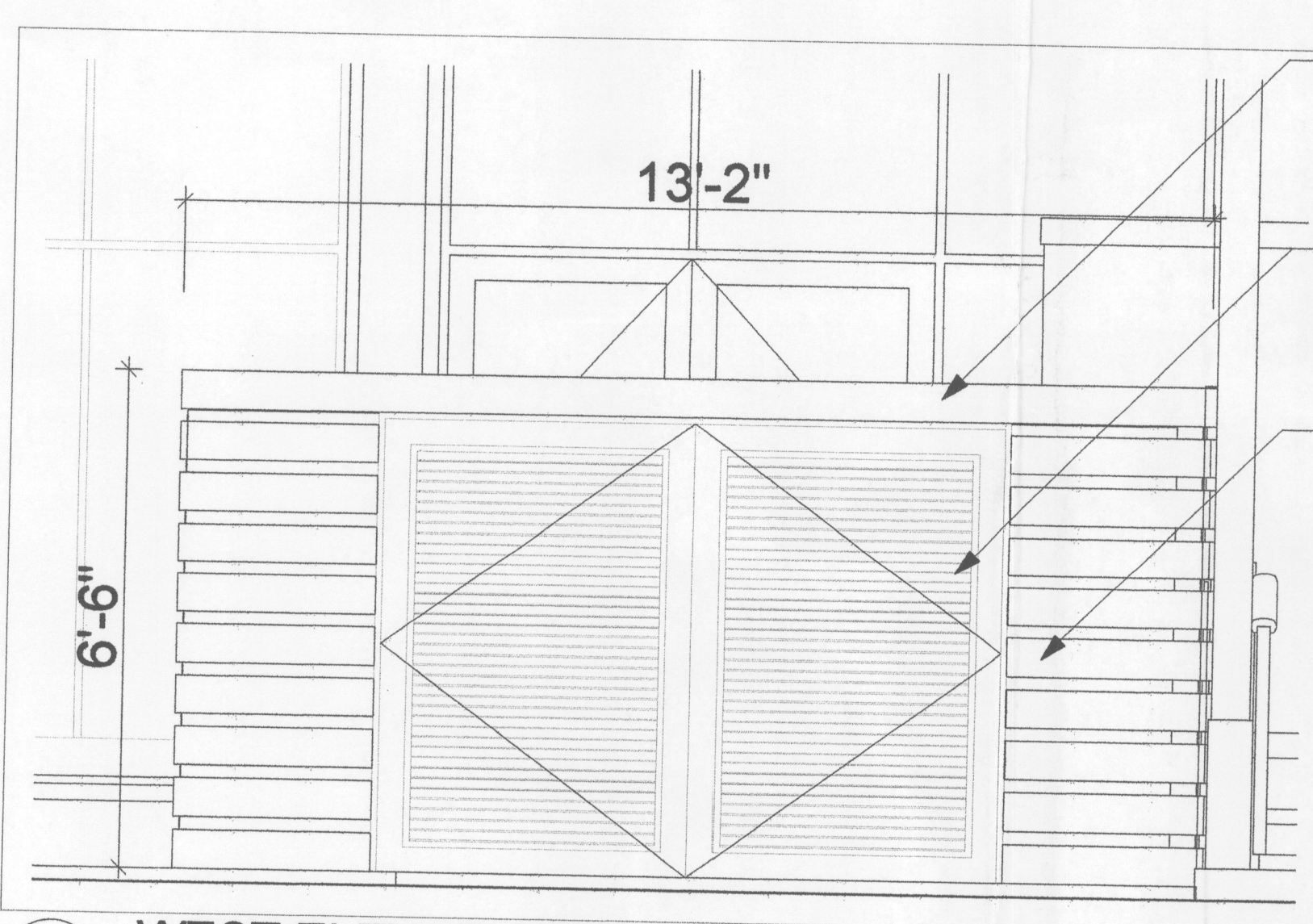


2 SITE PLAN
SCALE: 1" = 20'

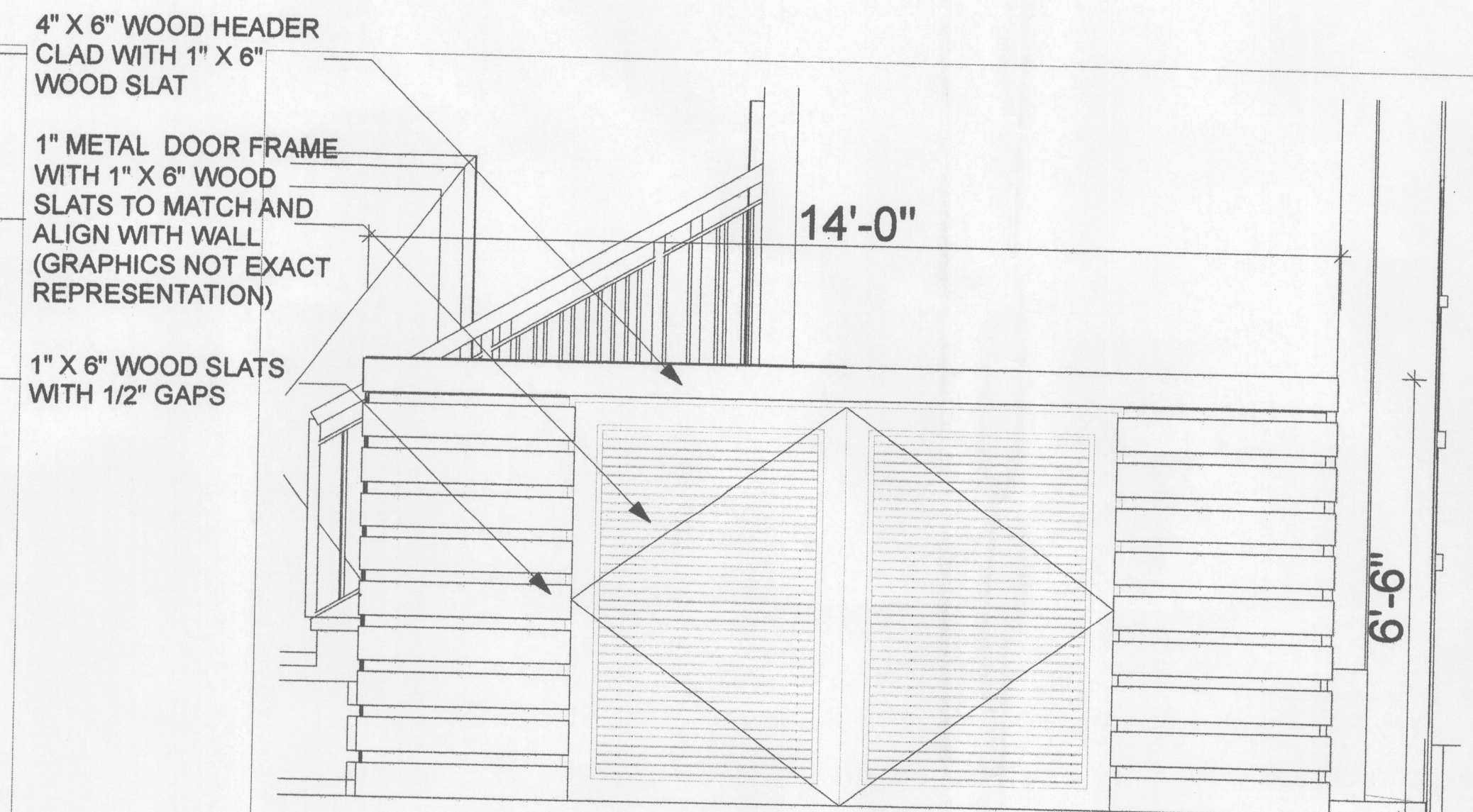
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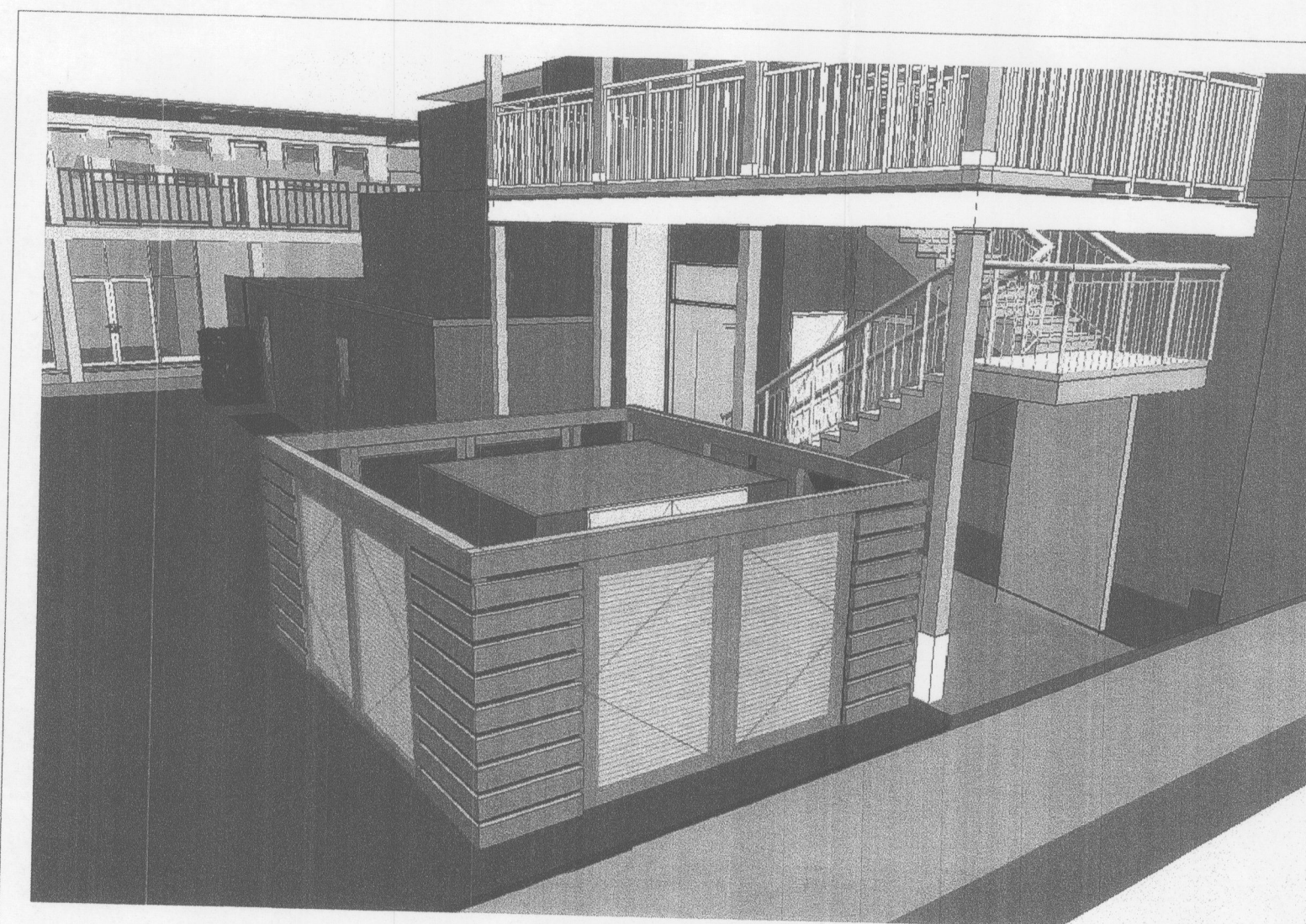
3 GENERAL NOTES



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SCALE: 1/2" = 1'-0"



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SCALE: 1/2" = 1'-0"



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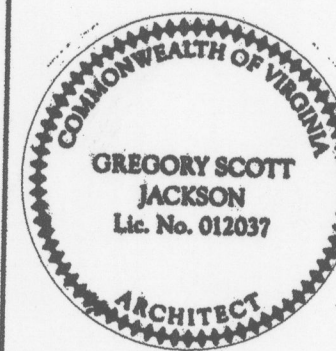
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