

From: Scala, Mary Joy
Sent: Thursday, October 22, 2015 3:55 PM
To: 'Rich Baker'
Cc: allan@alimar1.com
Subject: BAR Action - 422 E MAin St - Oct 20, 2015

October 22, 2015

5th & Main Holdings, LLC T/A Commonwealth Skybar
422 East Main Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 15-08-08

422 East Main Street

Tax Parcel 280520000

Virginia Pacific Investments, LLC, Owner/ 5th & Main Holdings, LLC; Commonwealth Skybar, Applicant
Metal and translucent panel cover for top of existing Skybar.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Mohr moved to find that the new metal and translucent panel cover for the top of the existing Skybar satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, with the [roof] point of the offset to line up with the pole below, and some relationship between the geometry below and the location of the break point in the ridge [Mohr's drawing circulated]. In the event the applicant decides to motorize the roof cover, the BAR wants to first see details, which can be approved administratively. Sarafin seconded (7-0).

This certificate of appropriateness shall expire in 18 months (April 20, 2017), 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
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Charlottesville, VA 22902
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scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015**



Certificate of Appropriateness Application

BAR 15-08-08

422 East Main Street

Tax Parcel 28052000

Virginia Pacific Investments, LLC, Owner/ 5th & Main Holdings, LLC; Commonwealth Skybar,
Applicant

Metal and translucent panel cover for top of existing Skybar.

Background

This property is a contributing structure in the Downtown ADC district. It is described in the National Register Nomination Form as brick (painted) with aluminum façade; 1 story; shed roof; 5 bays. Commercial Vernacular, Ca.1900. Central-bay entrance; plate glass windows. The building was originally a two story building, but the second story was either burned or removed and a new façade installed on the front and front side most likely in the mid-20th century.

It was most recently used as the Commonwealth Restaurant and Skybar.

March 21, 2006 - The BAR approved (7-0) façade renovations and window additions to the 5th Street façade (these renovations for a proposed Littlejohn's Deli were never completed).

October 16, 2007 - The BAR approved (5-2) the application except the color of the glazed block and the material/profile of the cornice, both of which shall be brought back to the BAR for final approval. A condition of the approval is that the top of the reworked windows on the 5th Street side shall meet the spring point of the arch. It was recommended that the glazed block color be coordinated with the upper sign panel color. (These renovations for a grocery store were never completed.)

September 16, 2008 - The BAR approved (4-2) the application as submitted as a temporary sign; with temporary being defined as two months from the date of approval.

September 21, 2010 - The BAR accepted the applicant's deferral (8-0). Comments made were: needs to be calmer and more unified; subdue the palette; suggest minimal scheme using existing shell; let the roof of penthouse become a big eave or overhang; glass guardrail undermines pilaster ending.

October 19, 2010 - The BAR approved (5-0) the proposed new building renovation as submitted, with the condition that the applicant considers the comments discussed in the meeting about lowering the west wall.

February 15, 2011 - The BAR approved (7-0) revisions to the design as submitted.

April 19, 2011 - The BAR approved (7-0) revised materials and colors on the consent agenda.

July 19, 2011 - Approved (7-0) the revisions to the original design for the front canopy, window head/canopy heights, and brick finish as submitted. Further, the BAR requires that the design for the new outdoor café platforms be revisited as discussed and submitted for administrative approval.

November 15, 2011 - The BAR moved to deny the application for a tent and removable panels. The motion failed (4-4 with Knight, Wolf, DeLoach, and Graves opposed).

Then the BAR approved (7-1-1 with Osteen opposed and Hogg recused) a motion to provide a temporary grace period through March 15, 2012, extending it to all applicants, including previous applicants currently considering adding a tent, with the understanding that these tents are temporary until the Spring, to give the BAR time to have one or more work sessions to define language that fits within the Design Guidelines that regulates structures not considered temporary (i.e., 7 days or less) when they occupy a site or are attached to a building within a historic design control district.

October 16, 2012 – The BAR accepted (5-0) the applicant’s request for deferral for a seasonal tent.

October 15, 2013 – The BAR approved (6-0) as submitted a seasonal temporary roof structure to be enclosed during the winter months. The motion was then amended (6-0) to allow the applicant to keep his current tent in place until January 3, 2014, but with no extensions, to allow time to construct the roof enclosure structure.

August 18 2015- The BAR accepted the applicant’s request for deferral (8-0). The BAR is requesting a slight change in design to make the tent gable asymmetrical, allowing the applicant to return with multiple options; with a standard detail of the panel as it comes to the edge, a front elevation drawing of the whole front of the building and perspectives of the building in context with the adjacent building and the mall.

Application

The applicant is returning as requested by the BAR for the approval of a metal and translucent panel cover for the top of the existing Skybar that is an asymmetric gabled roof. The details for construction have been fully considered and designed.

The resubmittal includes front elevations and perspectives of several options including the original symmetrical design, and 3:12 with 8:12, 10:12, 12:12 slopes; also construction details.

The framing is powder coated gray aluminum that connects to the existing railing and building structure. The cover panels are rigid Sunpal multiwall ribbed polycarbonate.

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 – 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 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.*

Pertinent Design Guidelines – Signs, Awning, Vending, and Cafes

G. TENTS (INCLUDING TENT CANOPIES) FOR THE WINTER CAFÉ SEASON OR YEAR-ROUND USE

- 1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).*
- 2. Tents may be appropriate in the Downtown, the Corner, and the West Main Street ADC districts, and in the mixed use/commercial areas of Martha Jefferson Conservation District, except tents are not appropriate on the Downtown mall portion of East and West Main Streets, including Central Place, and on the side streets leading to the mall.*
- 3. Traditional solutions such as patio umbrellas and tree shade are encouraged.*

4. *Tents are not appropriate on the upper floors or roof of buildings.*
5. *Tents are not appropriate in front of a contributing building.*
6. *Tents may be appropriate in front of a non-contributing building, depending on the tent materials, and the impact of its footprint and massing on the streetscape and building.*
7. *Tents may be appropriate on the rear or side of a building.*
8. *Tents should not permanently alter significant landscaping or site features.*
9. *Tents should be a solid color, without any text or logos.*

Pertinent Design Review Guidelines – New Construction and Additions

P. 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.

Discussion and Recommendations

The applicant is proposing a solution to the Skybar's tent dilemma. The original proposal for this tent-like addition came before the BAR October 15, 2013 and was approved. However, the building code prevented the tent to be constructed as approved, because the building was not sprinklered for fire protection. The building has now been fully sprinklered, This proposal has changed slightly from the previous approval. The applicant still wants to leave a designed steel framework in place and have clear panels that may be attached in cold weather. This structure is arguably not a tent, and may be reviewed as an addition to the building.

The applicant came before the BAR in August with this proposal and chose to defer based upon the design of the 'tent'. They have now proposed options for an asymmetric gabled tent that is in staff's opinion complementary to the building, and will continue to function as a festive addition to the east end of the mall.

Suggested Motion

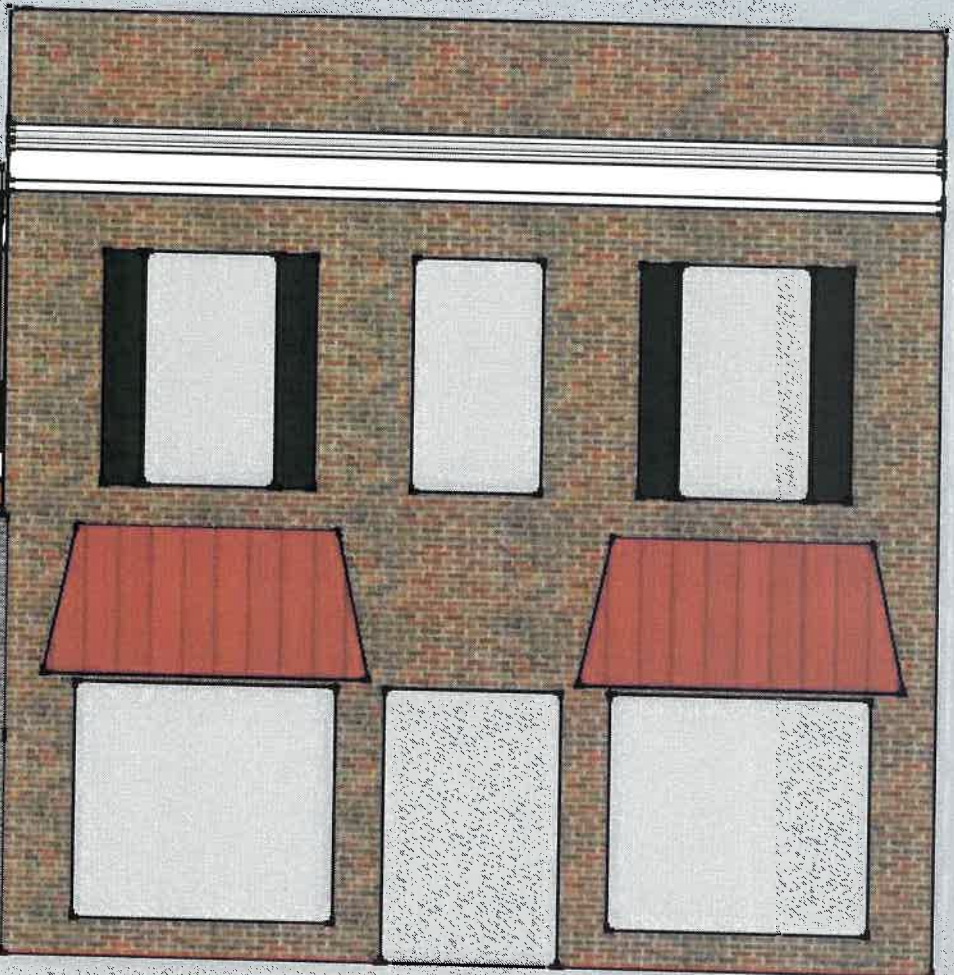
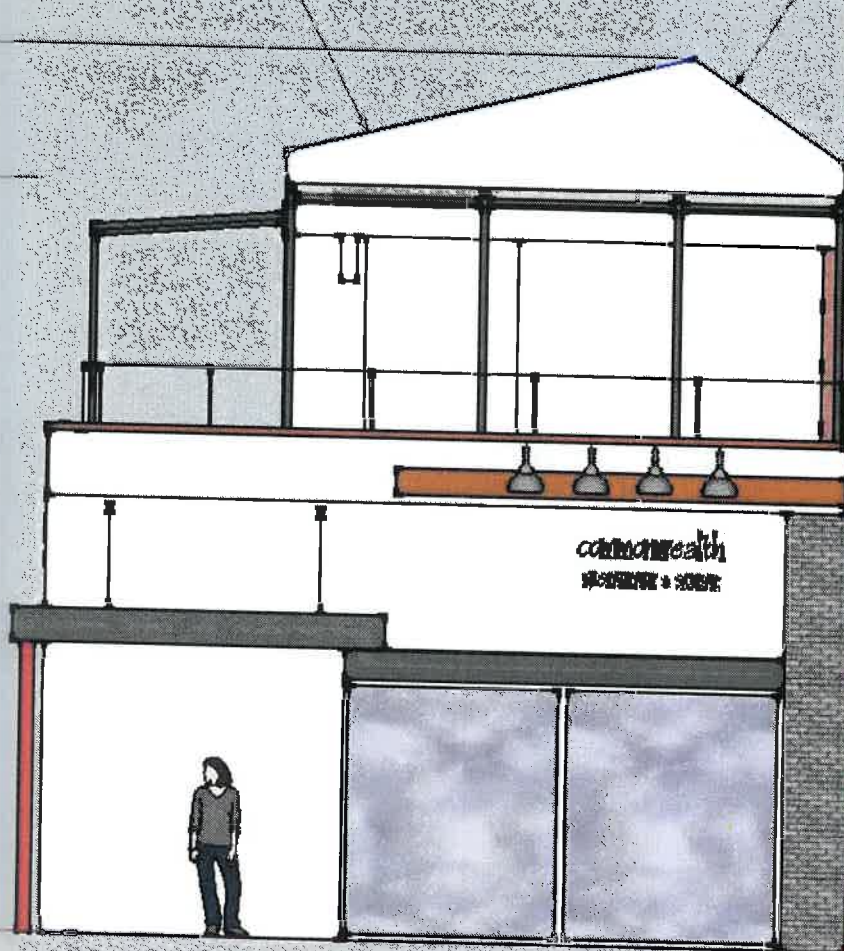
Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, for Cafes, and for Additions, I move to find that the new metal and translucent panel cover for the top of the existing Skybar satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application (with ---slope option) as submitted.

3/12 PITCH

8/12 PITCH

OPTION 1

15' 5/8"



3/12 PITCH

12/12 PITCH

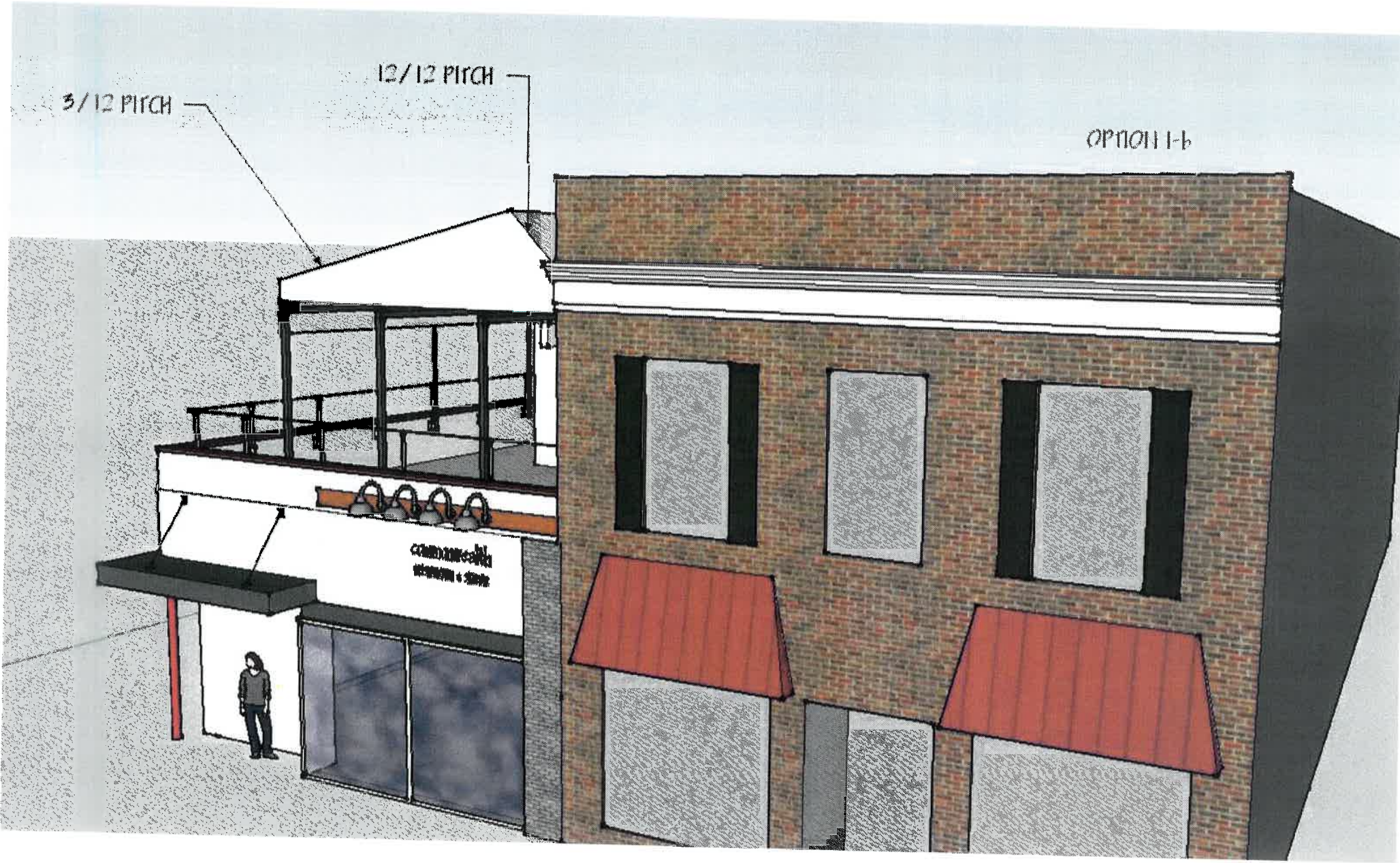
OPTION 1-B



3/12 PITCH

12/12 PITCH

OPTION 1-b



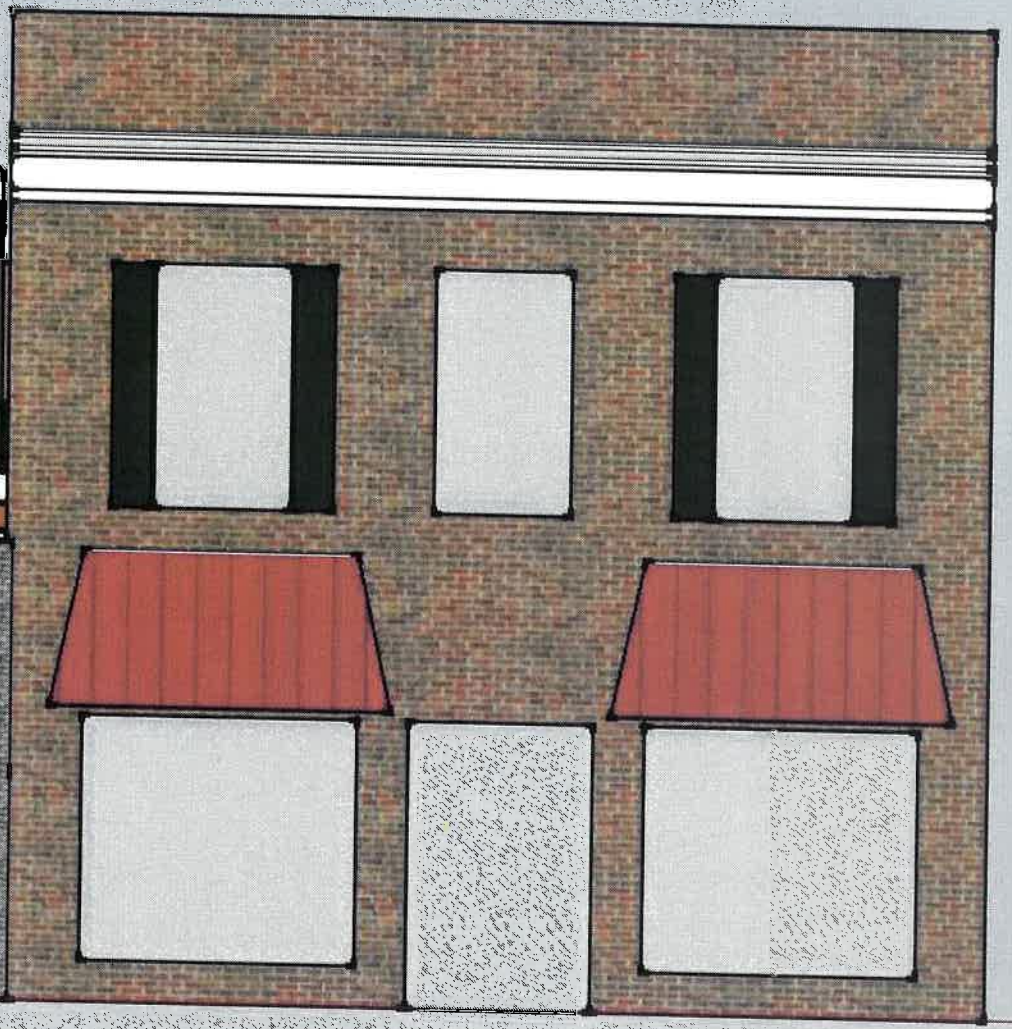
COMMERCIAL
RESIDENTIAL & STORE

3/12 PITCH

12/12 PITCH

OPTION 1-B

11' 5 1/8"



3/12 PITCH

10/12 PITCH

OPTION 1-c



COMMONWEALTH
RENTALS & STORE

3/12 PITCH

10/12 PITCH

OPTION 1-c



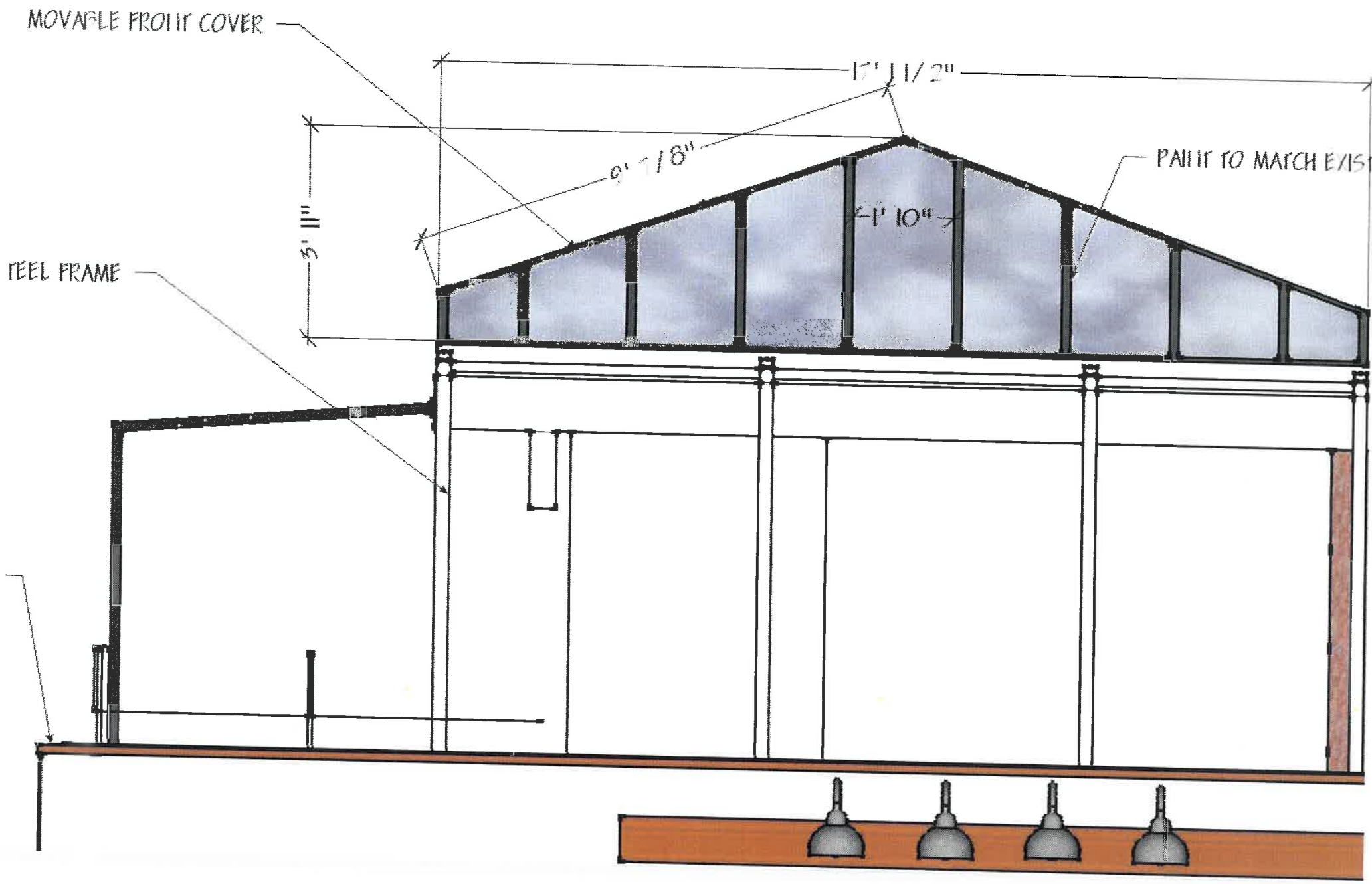
3/12 PITCH

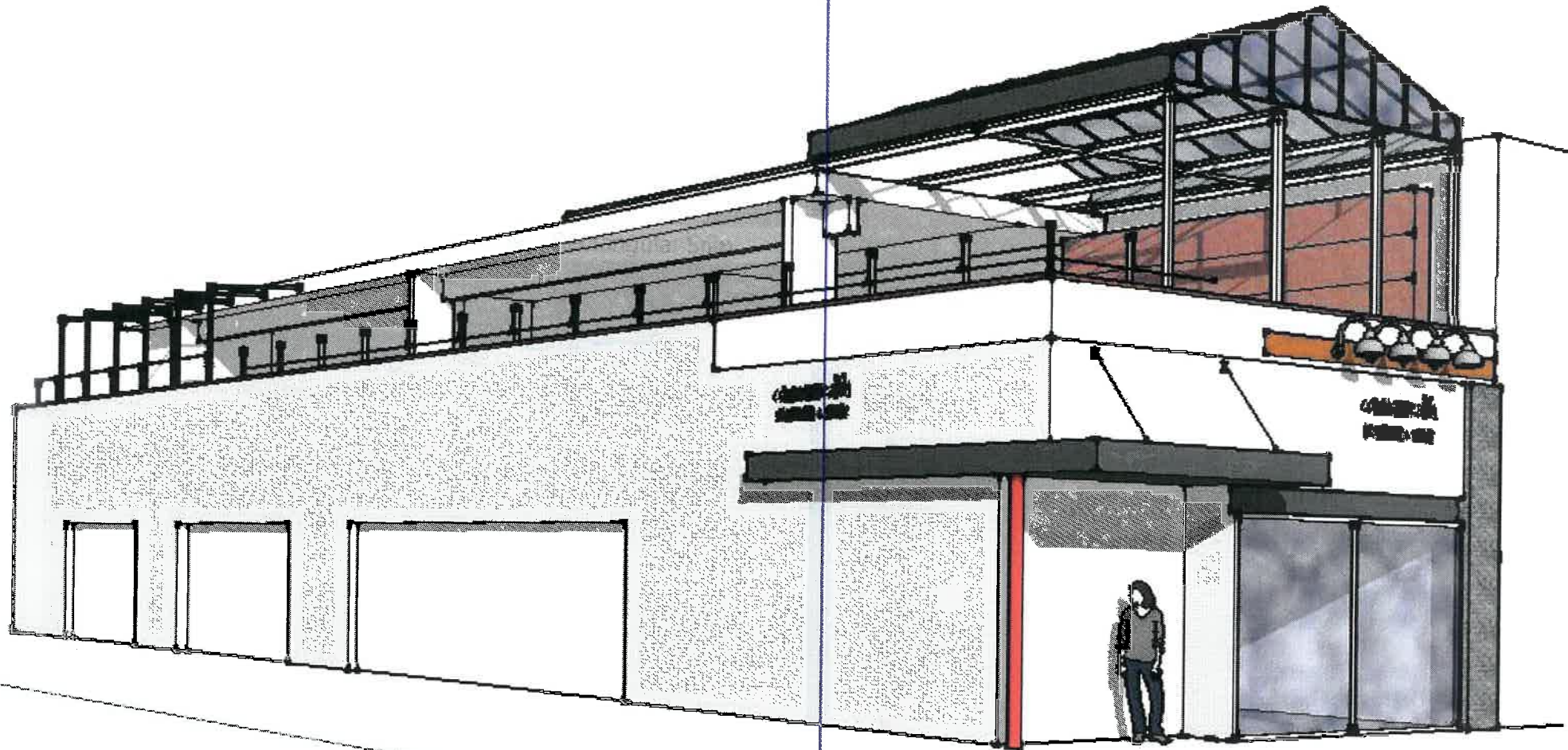
10/12 PITCH

OPTION 1-c

7' 1 3/8"



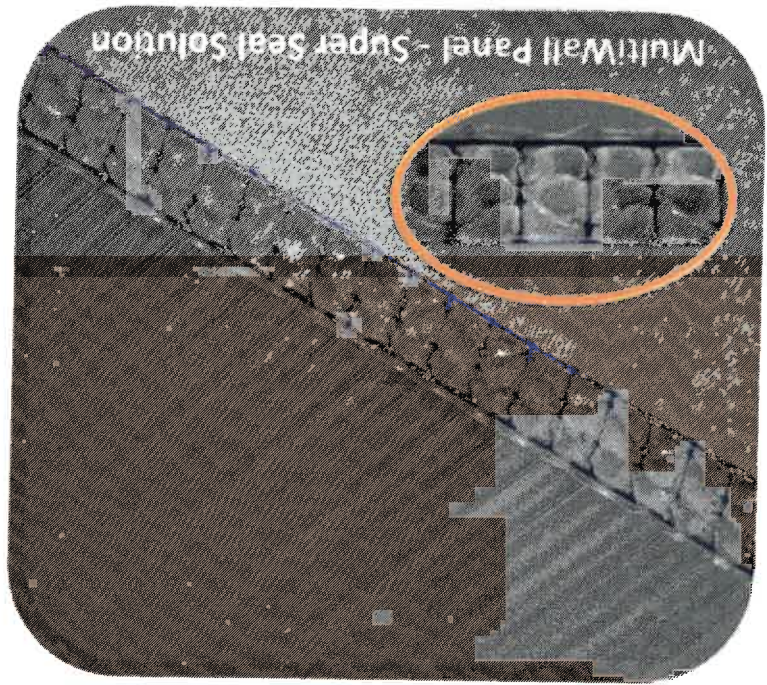




VIEW FROM THE STREET



VIEW FROM STREET LEVEL



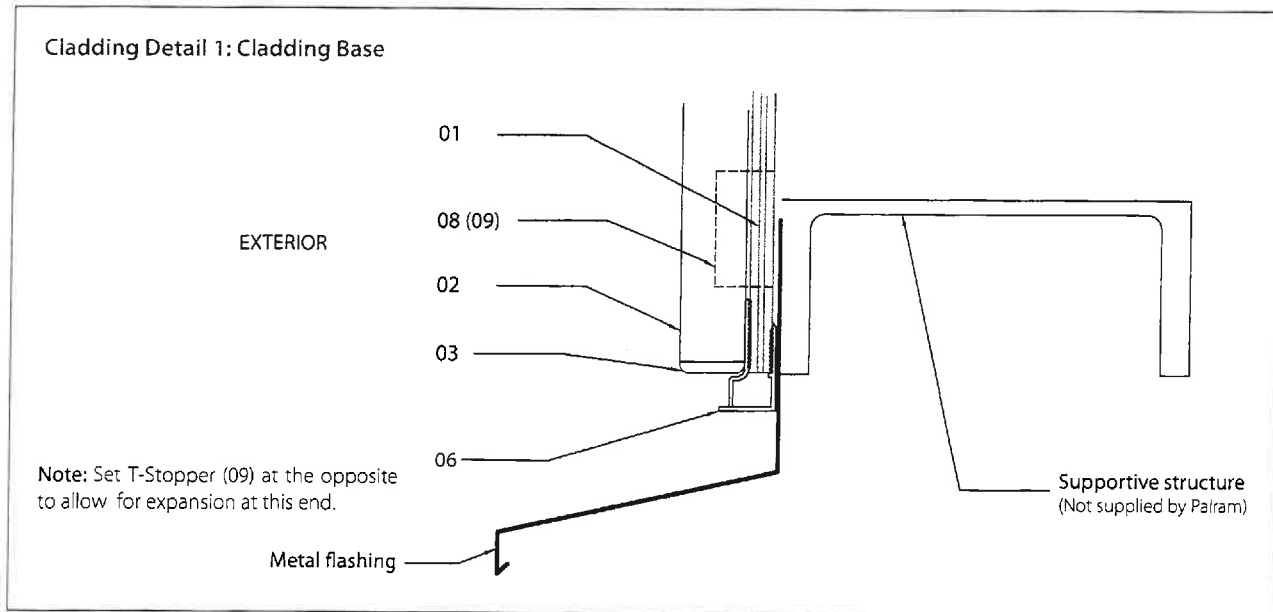
Cut away view of material

Typical Installation Details

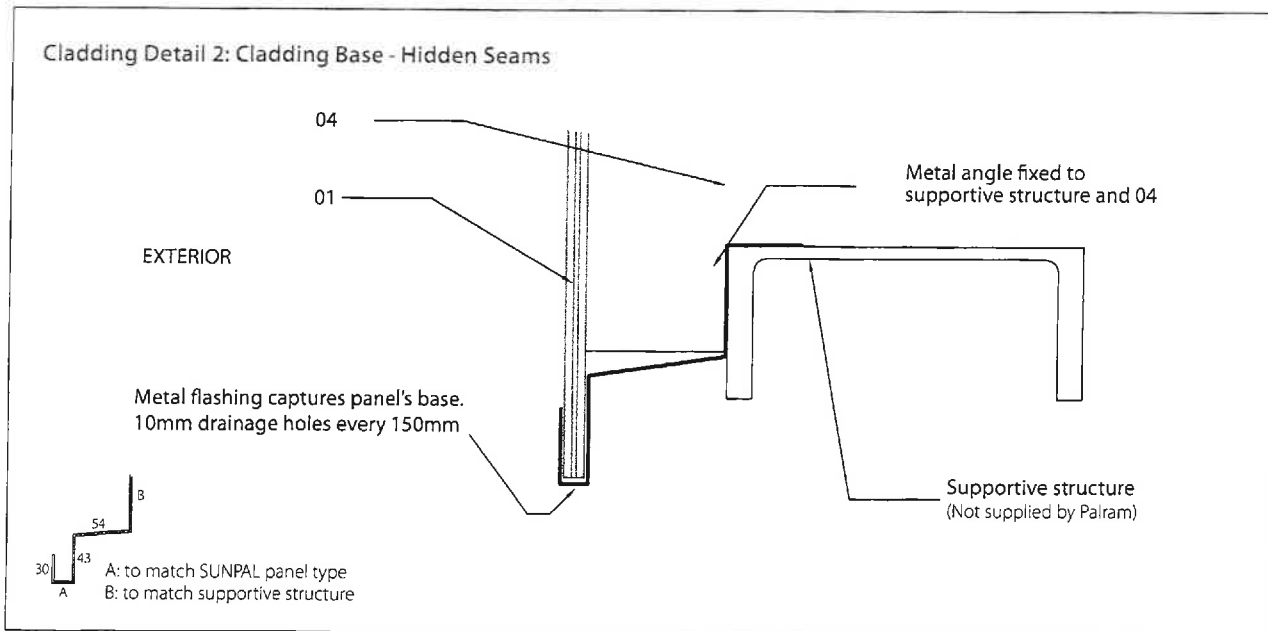
Please note: All drawings are available as CAD files from www.palram.com.

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		

Cladding Detail 1: Cladding Base



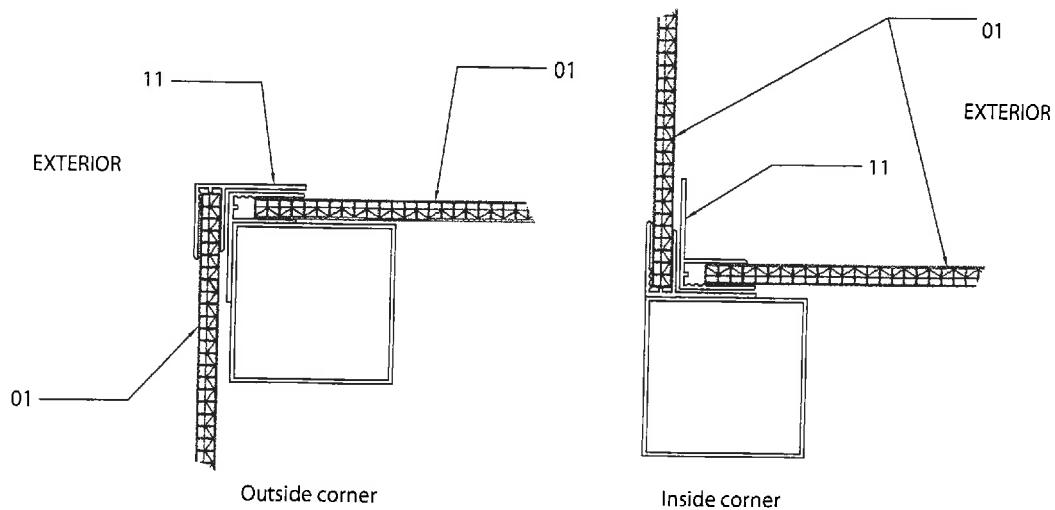
Cladding Detail 2: Cladding Base - Hidden Seams



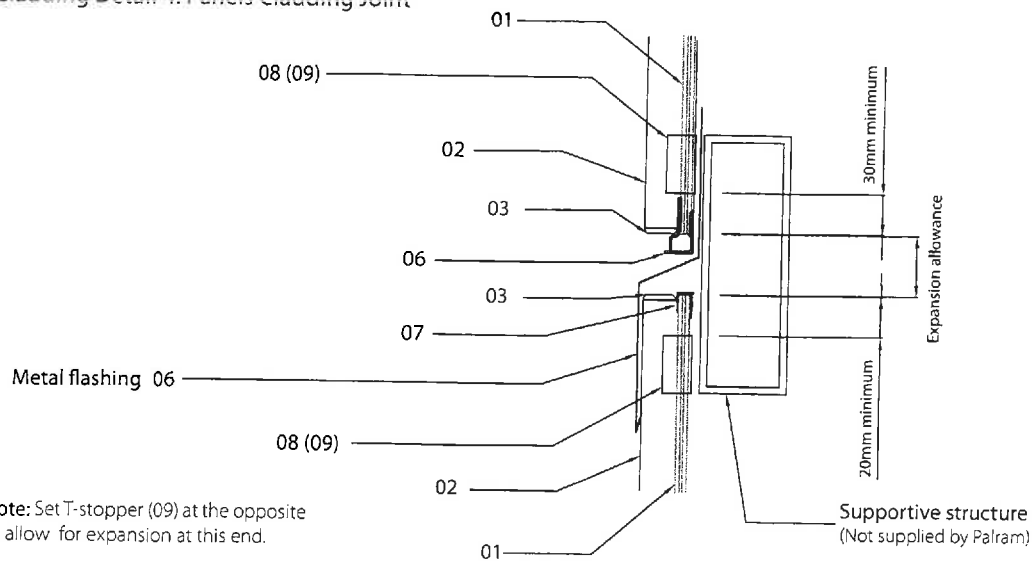
Legend

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		

Cladding Detail 3: Corner Details



Cladding Detail 4: Panels Cladding Joint

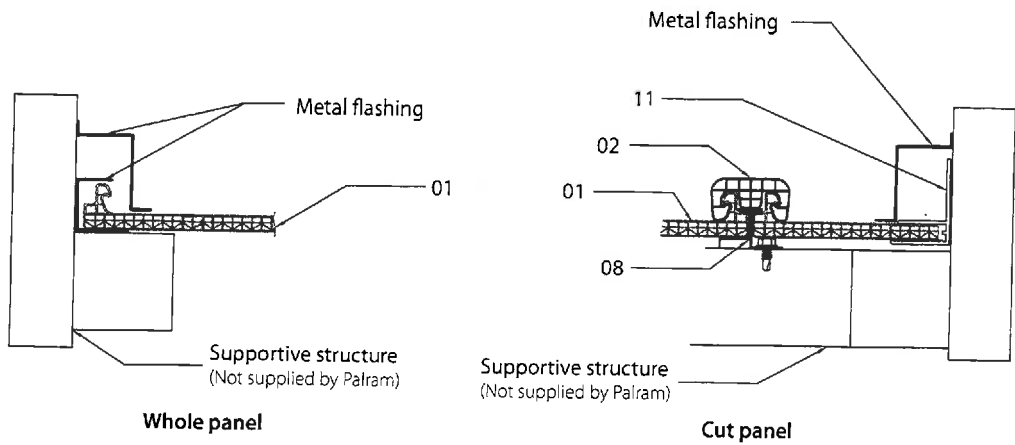


Legend

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		

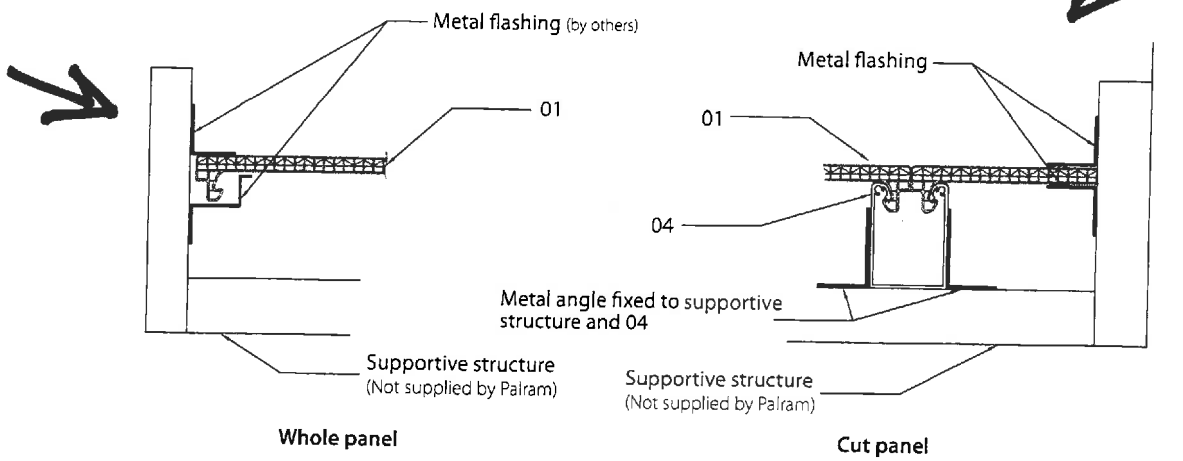
Cladding Detail 5: Parallel Apron Flashings

EXTERIOR



Cladding Detail 6: Parallel Apron Flashings - Hidden Seams

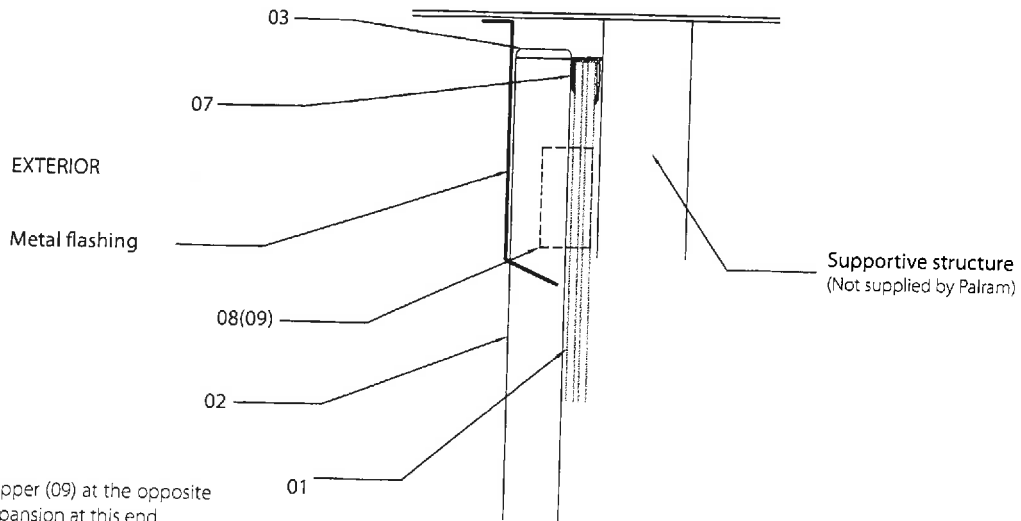
EXTERIOR



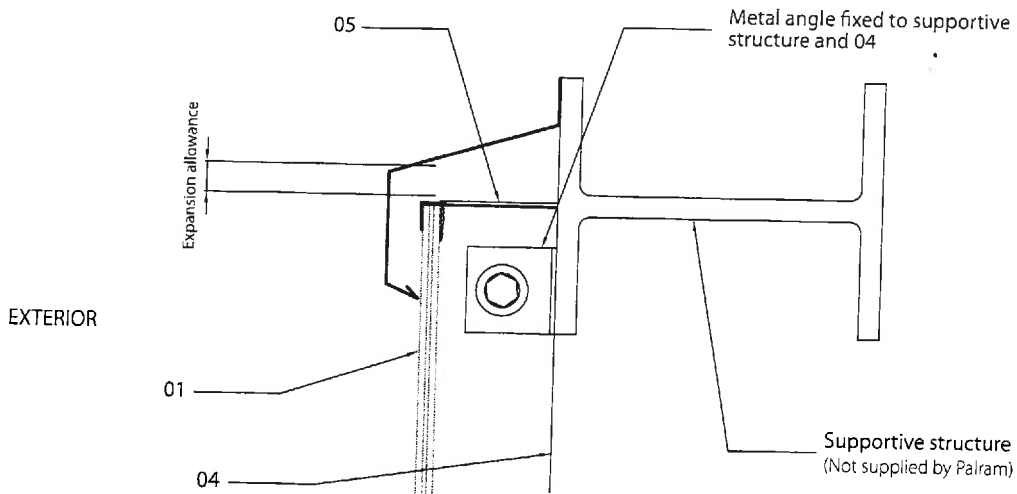
Legend

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		

Cladding Detail 7: Cladding Top Flashings

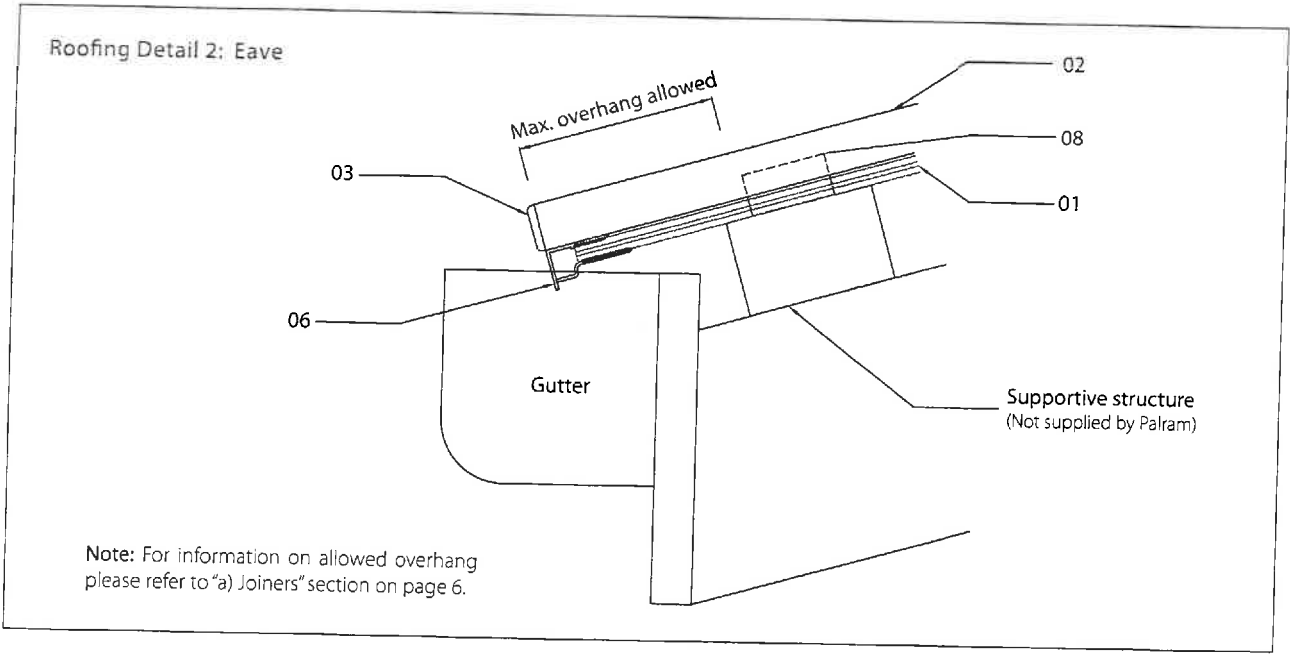
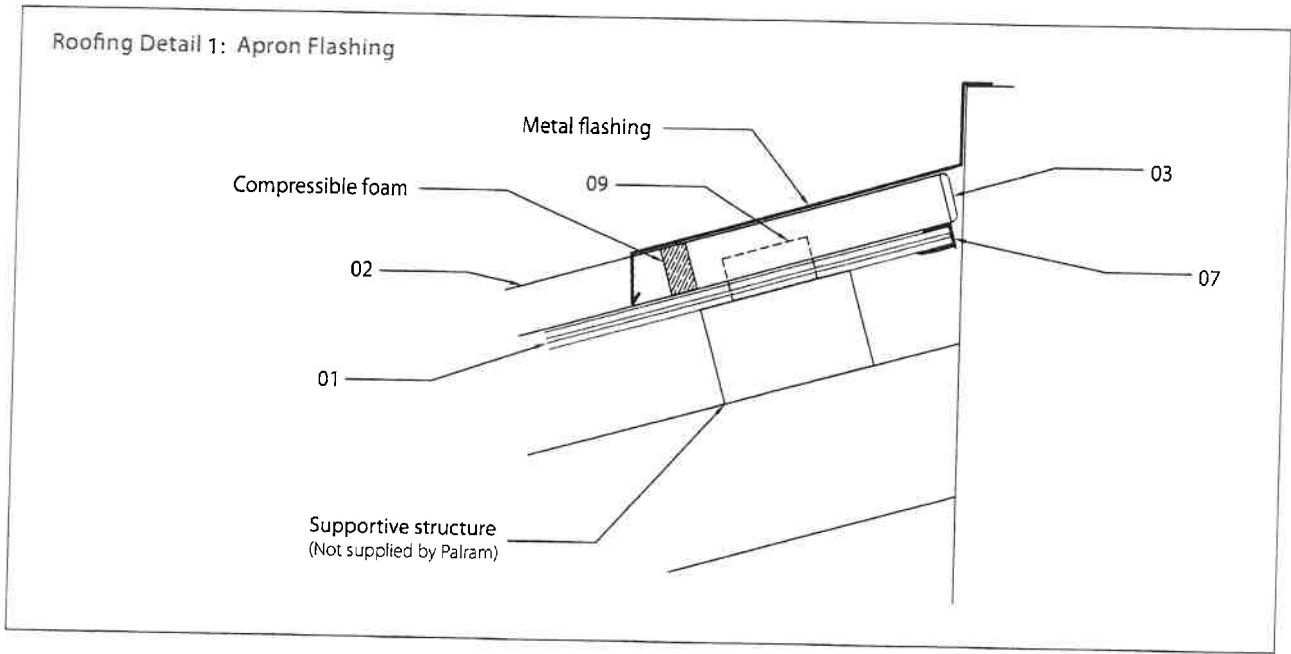


Cladding Detail 8: Cladding Top Flashing - Hidden Seams



Legend

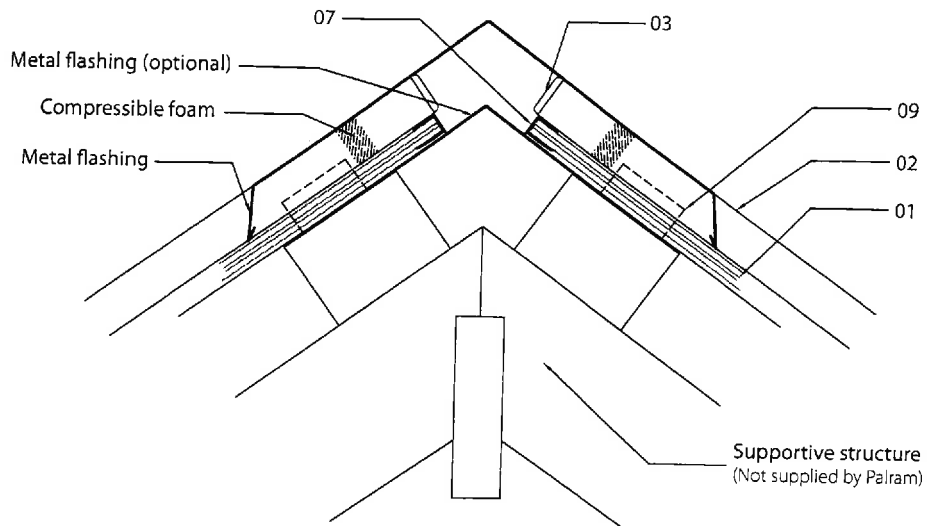
01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
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04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		



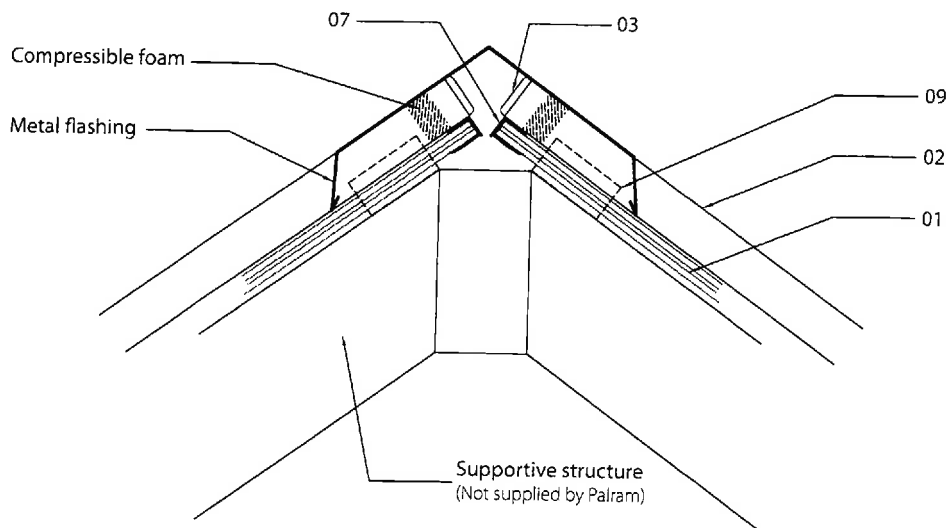
Legend

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
05	End-Cap for Aluminum Joiner 'C'	10	Aluminum Span-Bar		

Roofing Detail 5: Ridge Flashing



Roofing Detail 6: Hip Flashing



Legend

01	Panel	06	Aluminum Sealing Strip	11	Aluminum F-Profile
02	Polycarbonate Joiner	07	Polycarbonate U-Profile	12	Metal Screw
03	End-Cap for Polycarbonate Joiner	08	T-Fastener	13	Wood Screw
04	Aluminum Joiner 'C'	09	T-Stopper	14	Aluminum U-Profile
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