

From: Scala, Mary Joy
Sent: Tuesday, June 28, 2016 9:19 AM
To: Zimmerman, Dan
Subject: BAR Actions - June 21, 2016 - 1397 W Main Street

June 28, 2016

Dan Zimmerman, Alloy Architecture
1109 Rose Hill Drive
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 16-06-03

1397 West Main Street (Boylan Heights)

Tax Parcel 100004000

West Main Street LLC, Owner/Dan Zimmerman, Alloy Architecture, Applicant

Addition of Second Story Deck

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

Schwarz moved to find the proposed addition of a second story deck 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 with the following modifications:

Administratively, the BAR would like to see:

- **Lighting plan**
- **Lower decks to be rebuilt to have the same material/quality as the upper deck**
- **Edges of the second story balcony to be reworked where they meet the brick**
- **New concept figured out for the Christian's sign**

Balut seconded. Motion approved (8-0).

Please submit the changes digitally. They will be circulated to the BAR to confirm approval.

This certificate of appropriateness shall expire in 18 months (December 21, 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.

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 21, 2016**



Certificate of Appropriateness Application

BAR 16-06-03

1397 West Main Street (Boylan Heights)

Tax Parcel 100004000

West Main Street LLC, Owner/Dan Zimmerman, Alloy Architecture, Applicant

Addition of Second Story Deck

Background

This property is a non-contributing structure in the West Main Street ADC district. It was constructed in 1972 and features a brick and pre-cast aggregate façade. The exterior walls are constructed of concrete masonry units and the floor and roof structure are metal bar joists.

This two story brick building is slightly parallelogram-shaped in order to conform to the shape of its lot. The parapet and a wide stringcourse band are faced with pebble aggregate.

The southern elevation of Boylan Heights is three bays wide, with double glass doors, transom, and sidelights in the western bay and large 9-light windows in the other two. The western elevation is six bays wide with entrances in the third and fifth bays. The fifth bay has a side entrance to Boylan Heights from a wood deck off 14th Street. The third bay has an entrance to the adjacent restaurant.

At the second story level, there are two narrow, single-paned windows in each bay. In the northern bay of the western elevation, a single entrance door with a tall wooden panel above it, gives access to the staircase to the second story. At one time, brick-walled raised beds along the sidewalk held small maple and holly trees.

Application

The applicant is proposing the construction of a new second story deck on the 14th Street side of the building (west elevation). The deck will be accessed from a new door created on the second floor of the building and will be approximately 10'-0" by 47'-8". The deck will be located directly above the existing outdoor seating (which will remain) and will be constructed using painted metal framing members. The metal structure and associated guardrails will be painted black. The decking material and drink rail will be constructed of thermally treated wood deck boards (Kebony, Cambia or approved equal). The existing business sign will be reinstalled on the front of the deck. Existing building lighting will also be relocated. Additionally, the owner is interested in painting the existing brick veneer (grey) and stuccoing over the exposed aggregate panels.

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.*

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 Additions and New Construction

N. PAINT

The appropriateness of a color depends on the size and material of the painted area and the context of surrounding buildings.

- 1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
- 2. In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter IV: Rehabilitation.*
- 3. Do not paint unpainted masonry surfaces.*
- 4. It is proper to paint individual details different colors.*
- 5. More lively color schemes may be appropriate in certain subareas dependent on the context of the sub-areas and the design of the building.*

P. ADDITIONS

The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:

(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 drawings need to be clarified as to existing and proposed elevations. The drawings do not reflect what the building currently looks like in the following photos.

In addition to the new Boylan Heights deck, the drawings appear to show a plan to enclose the north stair, and to add a second lower window at the adjoining restaurant.

Because this addition is so prominent, the drawings should be prepared with greater thoughtfulness and detail.

- The new entrance to the deck should probably be located in the third or fifth entrance bay.
- There should be a plan addressing how the deck could be covered in the future. A metal pergola that does not provide protection from weather may not be a permanent condition.
- Are the new railings to be solid black metal with no openings?
- Where will the lights be relocated?
- Will the currently mis-matched first floor decks be integrated into the design of the new work above?

In staff opinion, this very visible corner deserves careful attention. The exposed aggregate banding could be improved with painted stucco perhaps, but painting the brick would not be an improvement. The ADC Guidelines explicitly state "Do not paint unpainted masonry surfaces," (Chapter 3 N.3) so painting the existing brick veneer grey is not compliant with these guidelines.

This application should be treated as a preliminary discussion, with the applicant's permission. No motion is recommended.



**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 Email scala@charlottesville.org

RECEIVED
MAY 31 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 WEST MAIN STREET LLC Applicant Name DAN ZIMMERMAN - Alloy Architecture
Project Name/Description BOYLAN HEIGHTS - DECK Parcel Number 100004000
Project Property Address 1397 W. MAIN ST.

Applicant Information

Address: 1109 ROSE HILL DRIVE
Charlottesville VA
Email: DAN@ALLOYWORKSHOP.COM
Phone: (W) 977 8733 (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 5/31/16
Signature Date
DAN ZIMMERMAN 5/31/16
Print Name Date

Property Owner Information (if not applicant)

Address: PO Box 5827
Charlottesville VA 22905
Email: ralitba@gmail.com
Phone: (W) _____ (C) 434 249-3305

Property Owner Permission (if not applicant)

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

[Signature] 31 May 2016
Signature Date
RALITSA LAMBERTS 31 May 2016
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

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

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

For Office Use Only
Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # 2593
Date Received: 5/31/2016
Revised 2016 P16-0101
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Proposed Deck Rendering



Rec'd June 21, 2016

Proposed Deck Rendering



Rec'd June 21, 2016

Proposed Deck Rendering



Redd June 21, 2016

Proposed Deck Rendering



Rec'd June 21, 2016

Proposed Deck Rendering



Rec'd June 21, 2016

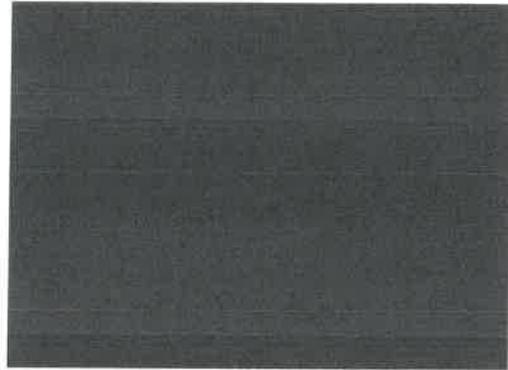
Proposed Deck Elevation



Rec'd June 21, 2016



Stucco: Fine Texture, Gray Flannel



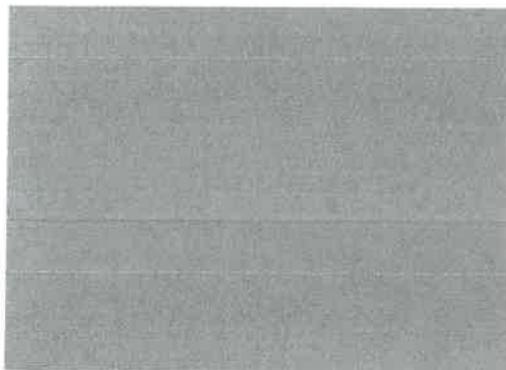
Structural Metal: Painted, Benjamin Moore 2127-20 Black Ink



Wire Mesh: Black poly-coated, 16 ga.

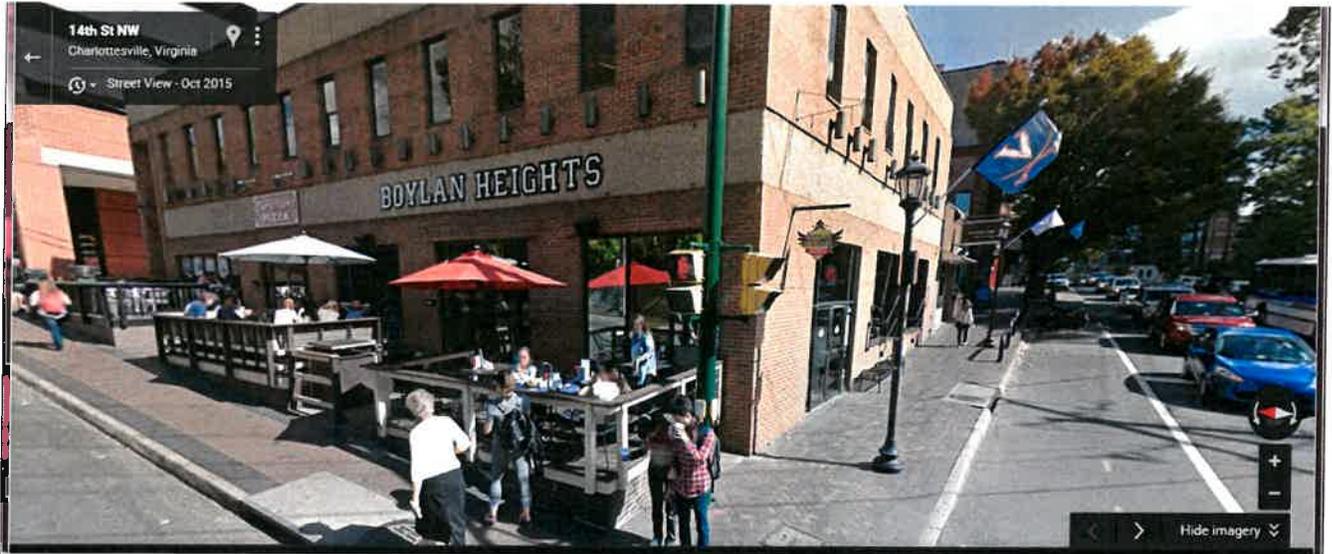


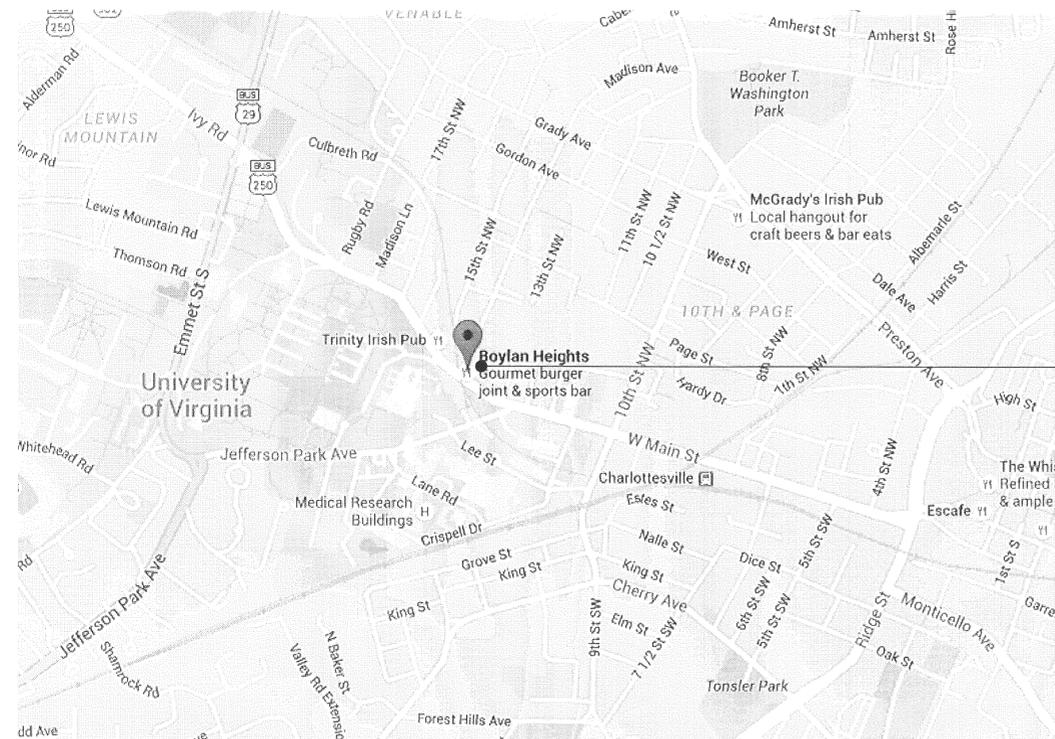
Decking: Thermally-treated wood, Kebony or Cambia



Metal Apron: Painted, Benjamin Moore 2134-40 Whale Gray

Rec'd June 24 2016





SITE:
1397 W. Main Street
Charlottesville, VA

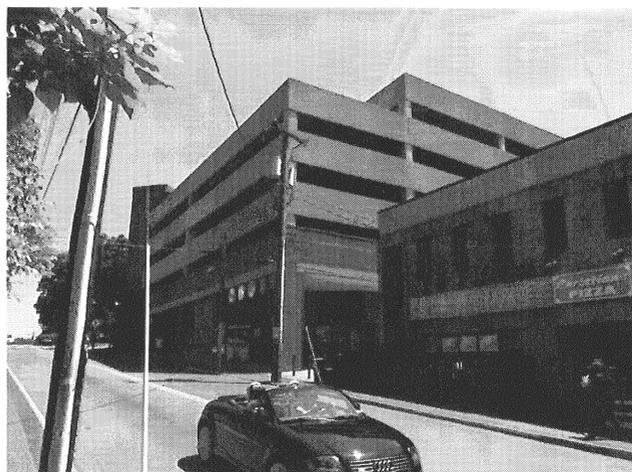


1 Vicinity Map
NOT TO SCALE

2 Existing Building
SCALE: 1/4" = 1'-0"

SHEET INDEX	
A0.0	Cover Sheet
A1.0	Existing Building
A1.1	Proposed Deck
A1.2	Renderings & Materials

PROJECT INFO	
PARCEL ID:	100004000
ZONING:	CDH
CITY:	CHARLOTTESVILLE
PROPERTY TYPE:	COMMERCIAL
YEAR BUILT:	1972
NEIGHBORHOOD:	CORNER DISTRICT
CONSTRUCTION TYPE:	
EXISTING SQUARE FOOTAGE:	
STORIES:	2



3 Adjacent Buildings

RECEIVED
MAY 31 2016
Kishore@alloya.com

Building History

The building was constructed in 1972. It features a brick and pre-cast aggregate facade. The exterior walls are constructed of concrete masonry units and the floor and roof structure are metal bar joists.

Project Narrative

The current tenant (Boylan Heights) and the building owner would like to construct a new second story deck on the 14th Street side of the building (west elevation). The deck will be accessed from the second floor of the building and will be approximately 10'-0" x 47'-8". The deck will be located directly above the existing outdoor seating (which will remain) and will be constructed using painted metal framing members. The metal structure and associated guardrails will be painted black. The decking material and drink rail will be constructed of thermally treated wood deck boards (Kebony, Cambia or approved equal). The existing business sign will be reinstalled on the front of the deck. Existing building lighting will also be relocated. Additionally, the owner is interested in painting the existing brick veneer (grey) and stuccoing over the exposed aggregate panels.

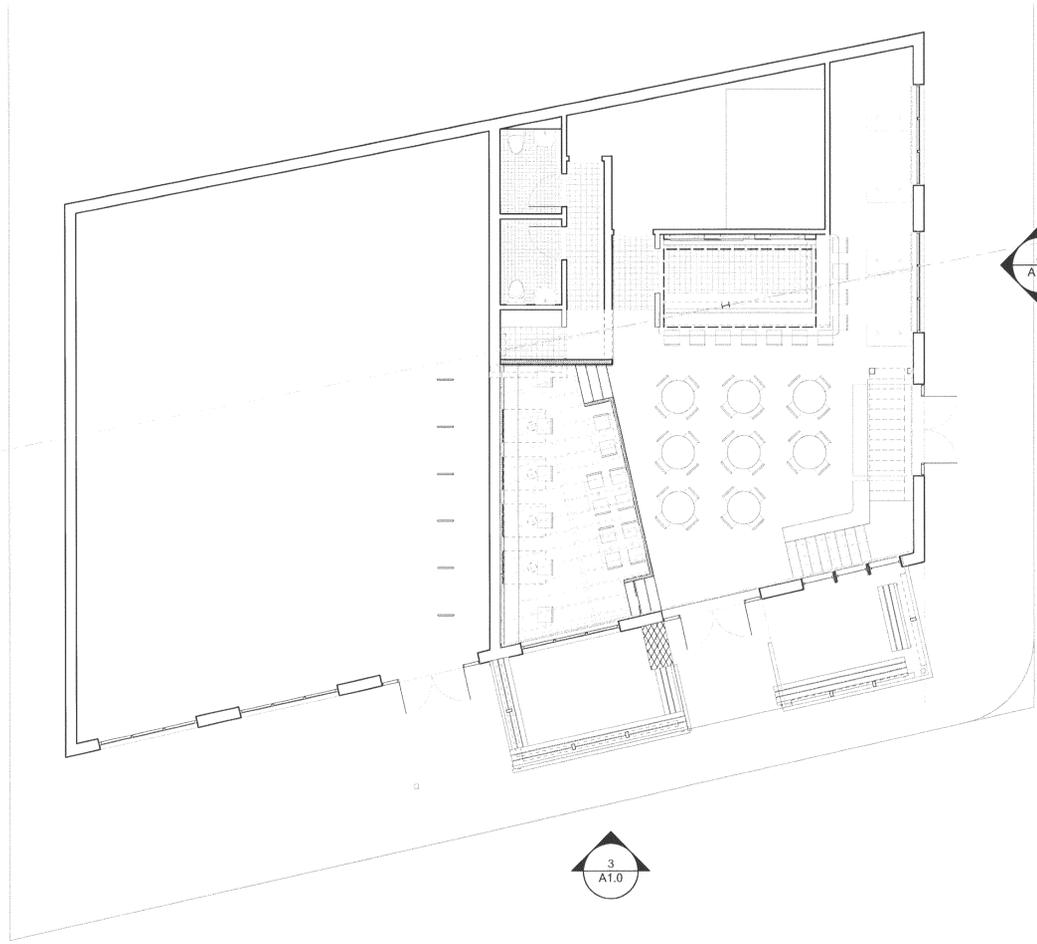
A0.0 Cover Sheet

Boylan Heights - deck
1397 W. Main Street | Charlottesville, VA 22905

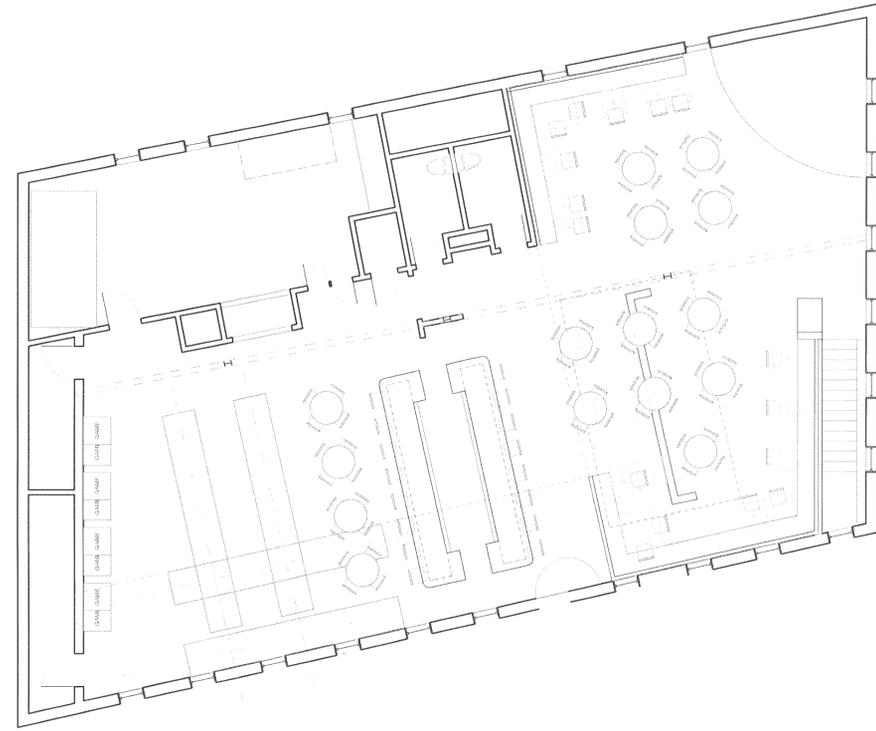
DATE: 5/31/16 ISSUE: BAR Submittal REVISION:

Alloya
www.alloya.com
1109 Rose Hill Drive
Charlottesville, Virginia 22903
T- 434-977-8733
F- 434-979-8733

1 Ar 2017
2 Cn 2018



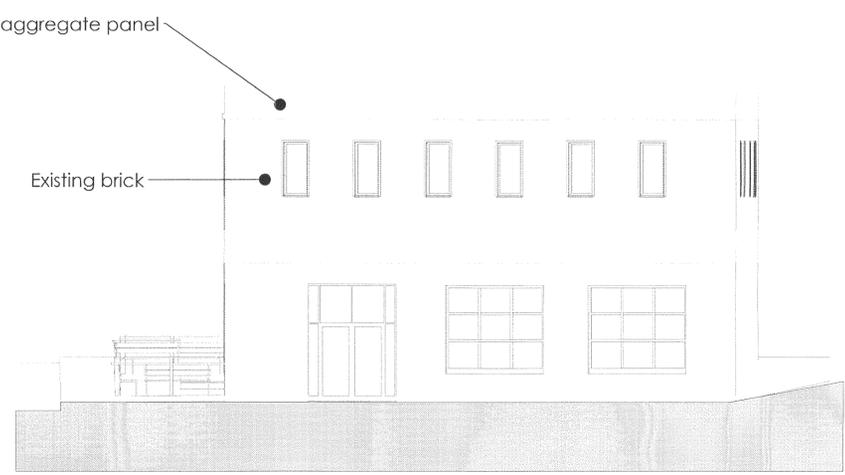
1 1st Floor Plan Existing
SCALE: 1/8" = 1'-0"



2 2nd Floor Plan Existing
SCALE: 1/8" = 1'-0"



3 West Elevation Existing
SCALE: 1/8" = 1'-0"



4 South Elevation Existing
SCALE: 1/4" = 1'-0"

A1.0 Existing Building

Boylan Heights - deck

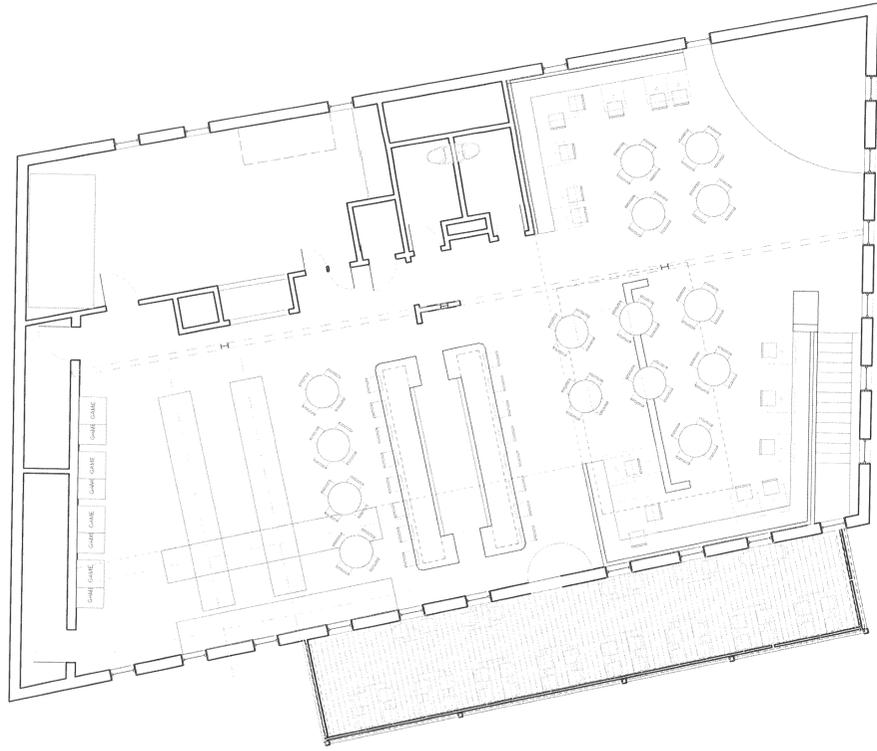
1397 W. Main Street | Charlottesville, VA 22905

DATE: 5/31/16 ISSUE: BAR Submittal REVISION:

1

Proposed 2nd floor deck

SCALE: 1/8" = 1'-0"



3

Proposed South Elevation

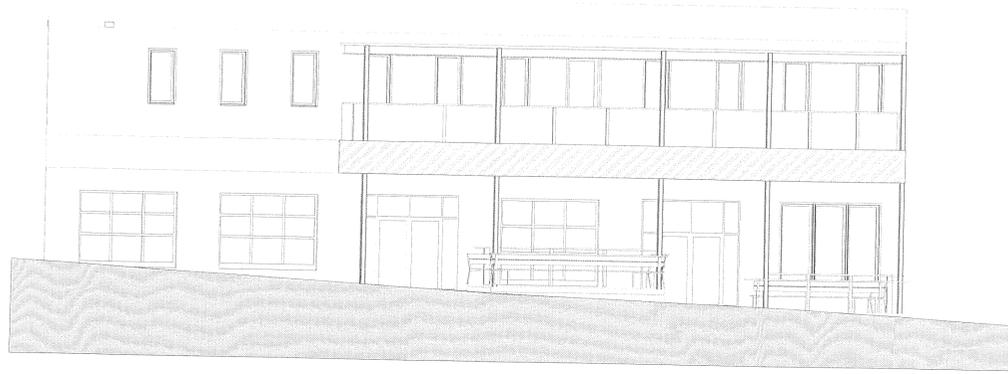
SCALE: 1/8" = 1'-0"



2

Proposed West Elevation

SCALE: 1/8" LE: 1/4" = 1'-0"



A1.1 Proposed Deck

Boylan Heights - deck

1397 W. Main Street | Charlottesville, VA 22905

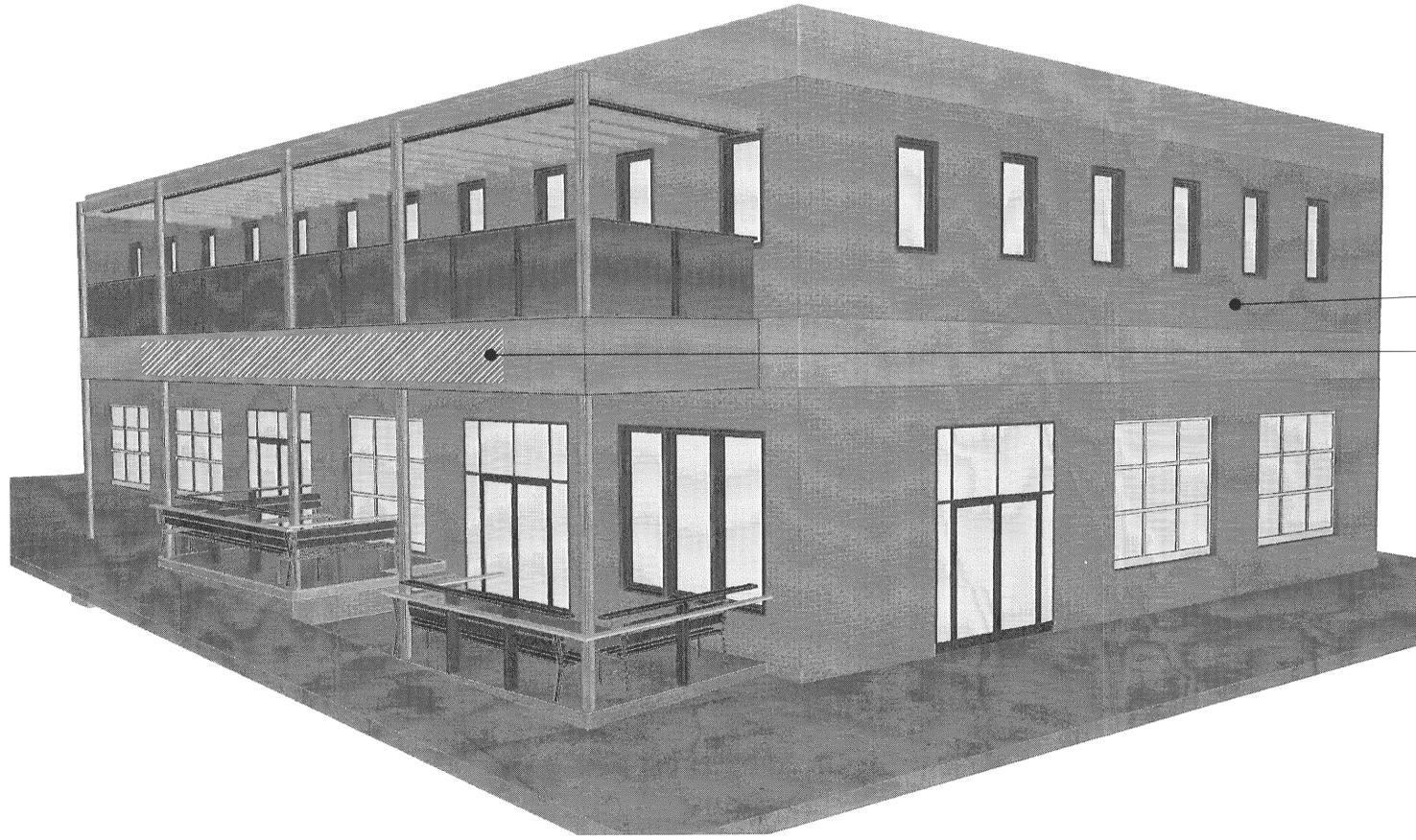
DATE: 5/31/16 ISSUE: BAR Submittal

REVISION:

Alloy

www.alloyworkshop.com
 1109 Rose Hill Drive
 Charlottesville, Virginia 22903
 T- 434-977-8733
 F- 434-979-8733

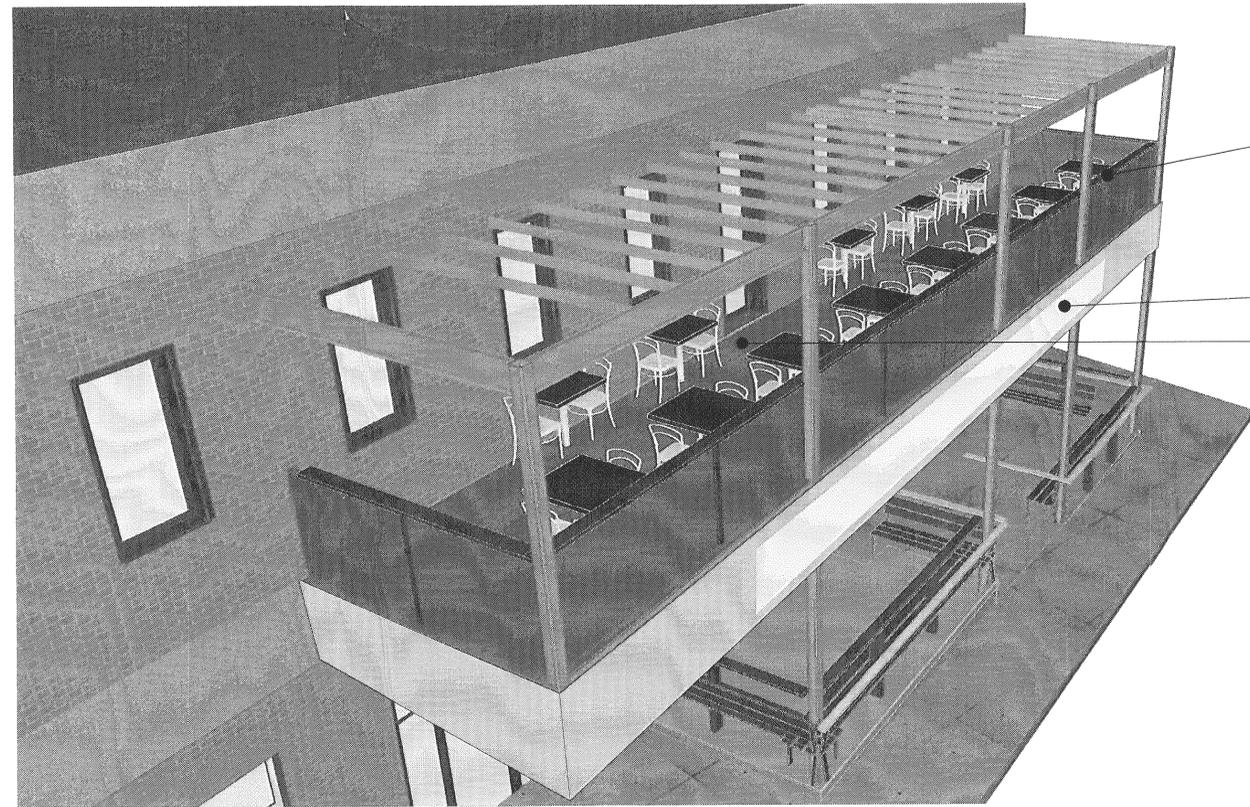




Existing brick to be painted grey

Relocated restaurant sign

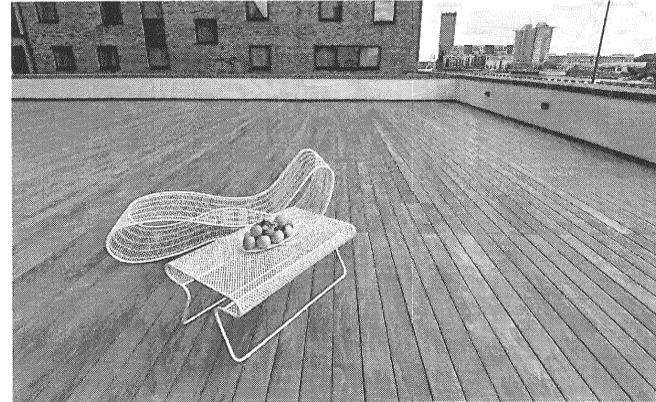
1 3D View from corner
NOT TO SCALE



Black metal railing with drink rail

Relocated restaurant sign

Kebony wood decking



2 3D View of balcony
NOT TO SCALE

A1.2 Renderings & Materials

Boylan Heights - deck

1397 W. Main Street | Charlottesville, VA 22905

DATE: 5/31/16 ISSUE: BAR Submittal

REVISION: