

From: Scala, Mary Joy
Sent: Thursday, July 28, 2016 2:53 PM
To: 'Jeff Dreyfus'
Cc: 'jeff@levien3.com'; 'llopez@milestonepartners.com'; Sipe, Maynard, 2nd address
Subject: BAR Action - 600 W MAIn Street - July 19, 2016

July 28, 2018

RE: Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton,/Jeff Dreyfus, Applicant

New Construction – Final Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2016. No action was taken; the BAR made comments, some of which are summarized here:

General

- **Great presentation**
- **Generally, keep it simple.**

Frontispiece needs work

- **The box proper is great, but have reservations about the piece that comes forward.**
- **Needs to be more subtle in terms of scale. Rear building could be graphite but front building needs more life.**
- **The commercial streetfront needs more pizzazz.**
- **Front building has a lot going on but lacks human understanding.**
- **Work on frontispiece- scale more subtle; more lively**

Materials and color

- **Too industrial and gloomy for W Main Street; sharp edges, cold materials**
- **Prefer light nighttime view but not sure it shows what you intended**
- **Like red Corten; not black; struggling with vertical metal panels; need to warm it up.**
- **Use darker color where you want it to recede, like on north wall**
- **Too much contrast; too busy and hard.**
- **Prefer current blue of Blue Moon Diner, and color of Gabe's buildings on West Main. This is multiple shades of graphite.**
- **Lean towards #16.2 – less contrast; like razor's edge between stories; like combination of perforated metal and fiber cement.**
- **Like it all the same color**
- **Less contrast reduces jarring effect**
- **16.3 version is massive, brooding**

Historic buildings

- **The rear building should be a backdrop for the two historic buildings; like use of Corten**
- **Like historic buildings – creating backdrop**

Windows and rooftop appurtenances

- **Open to continuing discussion about vinyl or fiberglass but would set a precedent – prefer aluminum clad.**
- **Rooftop appurtenances as shown not a problem.**

You may resubmit your plan at any time.

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2016**



Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 West Main Street

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Background

512-514 West Main Street

The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.

The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street

The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it. Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. In recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

November 17, 2015 - This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street s, as submitted.

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

February 17, 2016 - The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

Application

The applicant is requesting a Certificate of Appropriateness for "façade review and approval."

This is a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle-Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings were approved by the BAR in January to be removed: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The (non-contributing) rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed.

The West Main Street North and South zoning districts **were recently amended** to require lower building heights and other modifications for the reason to better protect the smaller scale historic resources located there. **However, the applicant received BAR approval for massing and siting, and also received preliminary site plan approval prior to the change in zoning. The BAR should review this application under the previous West Main South zoning regulations.**

The new building will contain ground floor retail, mixed use, and residential units. (The rooftop lounge and appurtenance level has been eliminated, except for the elevator/ core; **a newly added stair penthouse, and privacy wall for two rooftop terraces.**) The new building consists of six stories (67'-8"). The building is set back approximately 18 feet from the Hartnagle-Witt House and 14'-3" from the Hawkins-Perry House. **(Note: The Courtyard drawing is not dimensioned.)** There is now an **entrance to the residential lobby** between the Hartnagle-Witt House and the new construction to the east. **There is an entrance to the courtyard between the two historic houses.**

On the West Main Street frontage there is a minimum required 15' building setback. The proposed 3-4 story streetwall is **34'- 11"** and **45'-8'** tall. There is an additional stepback after the fifth floor. The building is built to the property lines on the east, west and south sides. The east and west facades **at the property lines** will be articulated with changes in materials and relief, **and some fire rated windows have been added.**

The basement parking level has 22 spaces. **There is bike storage in the garage level and next to the lobby.** The garage driveway entrance faces West Main Street.

West Main Street South Corridor zoning currently requires 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall. [NOTE: Proposed WME zoning height would be 52 feet maximum.]

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 New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.*
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.

2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.

a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.

b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.

a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.

b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. HEIGHT & WIDTH

1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.*
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.*
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.*
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.*

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.*
- b. In some cases, shingles that mimic the appearance of slate may be acceptable.*
- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

3. Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. The screening should not appear as an afterthought or addition to the building.*

H. ORIENTATION

- 1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.*
- 2. Front elevations oriented to side streets or to the interior of lots should be discouraged.*

I. WINDOWS & DOORS

- 1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic façades.*
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary façades should be similar and compatible with those on surrounding historic façades.*
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.*
- 3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
- 4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
- 5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*

6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

1. *Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. FOUNDATION and CORNICE

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

....

Pertinent Guidelines for Site Design and Elements include:

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*

- 4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*

- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) *Gravel or stone dust may be appropriate, but must be contained.*
- 4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

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.*

Recommendations and Discussion

The applicant is requesting final approval. The BAR previously requested, and staff has attempted to provide a checklist for final approvals:

New Construction

Massing

Materials and colors for:

*Siding, roof, foundation, cornice, trim, windows (get specifications for clear glass),
appurtenances, doors, garage doors, storefronts, railings*

Site Design:

Site walls and fences (height, material), paving materials, species of trees and additional plantings, patio furniture including umbrellas, tents

Lighting – site and building

Signage – Locations and general sizes for building name (1) and retail spaces (2 each).

Mechanical units located on rooftop and ground; screening; transformer locations; restaurant-related vents

Canopies and awnings

Wall sections and other details

Rehabilitations

Metal roof details: pan width, seam height, no ridge vents, material, color or finish

Philadelphia gutter repair

Brick: Do not paint unpainted masonry; correct mortar choice

Window replacement

Repairs: Note any changes to design, materials, colors

Additions or attachments

Some of the previous drawings from February 2016 massing approval are included with this report. At this point in the review, details are important. The drawings are difficult for staff to read, especially the important north elevation.

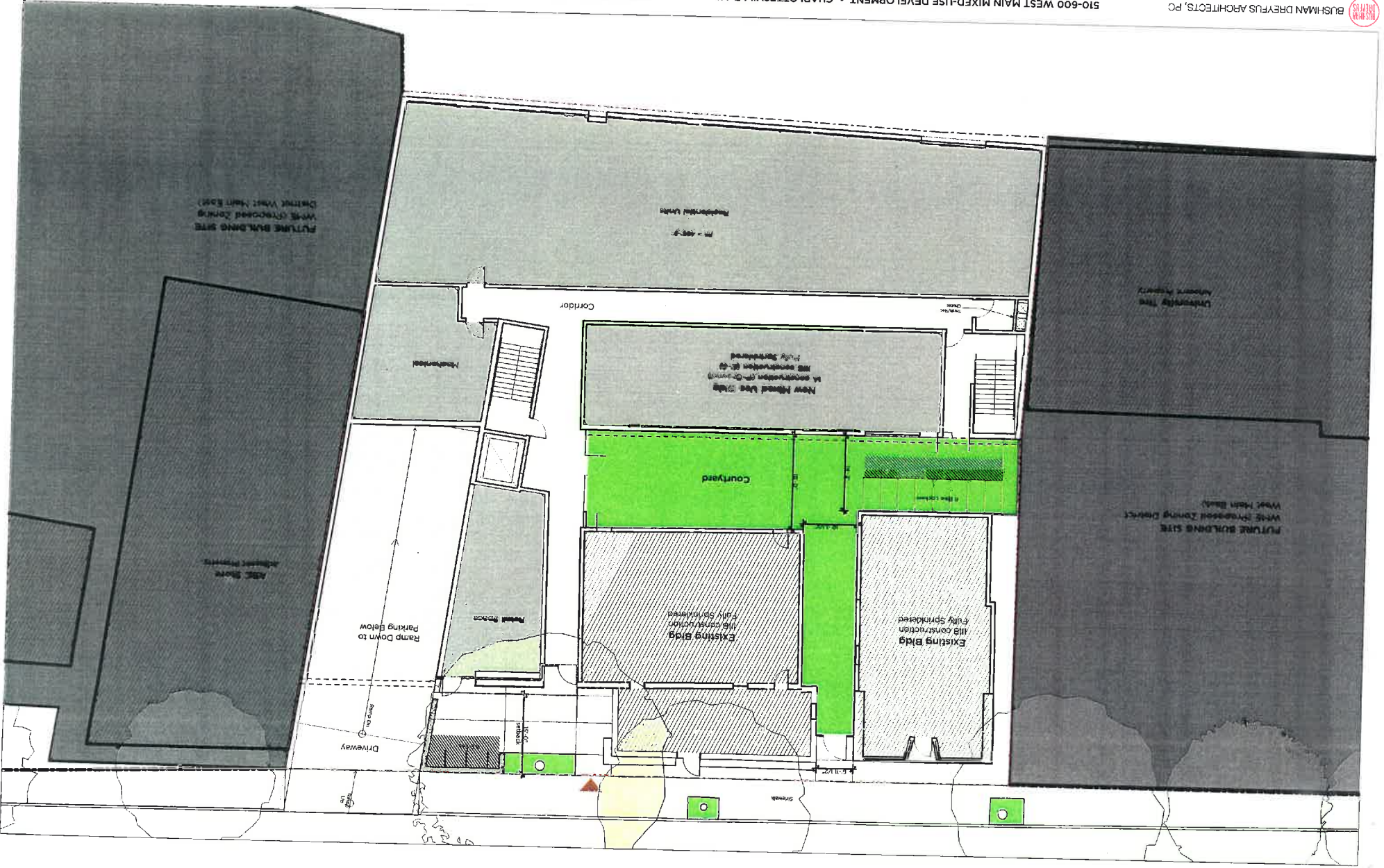
- Details are needed on the proposed front courtyard gate and rear enclosure wall design and materials, and how they will connect to the historic buildings. Also, how will the lobby entrance design impact the east wall of Hartnagle-Witt house behind Blue Moon Diner.
- The fence in front of Blue Moon Diner exceeds 4 feet in height.
- Courtyard details are needed.
- Perhaps day and night color versions are needed if they will appear much different due to perforated metal covering windows.
- Vinyl windows are discouraged in the Guidelines. Clear glass specifications are needed.
- Rehabilitation details are needed for the existing structures.
- Material samples and colors are needed before the façade design can be approved. Note the previous submittal included some brick material, which should be reconsidered, to relate to the historic structures on West Main Street.
- Any pertinent items listed above.

Staff recommends that the BAR specify which details are needed before approving the final design. If the BAR chooses to approve parts of this application, a sample motion is provided:

Suggested Motions:

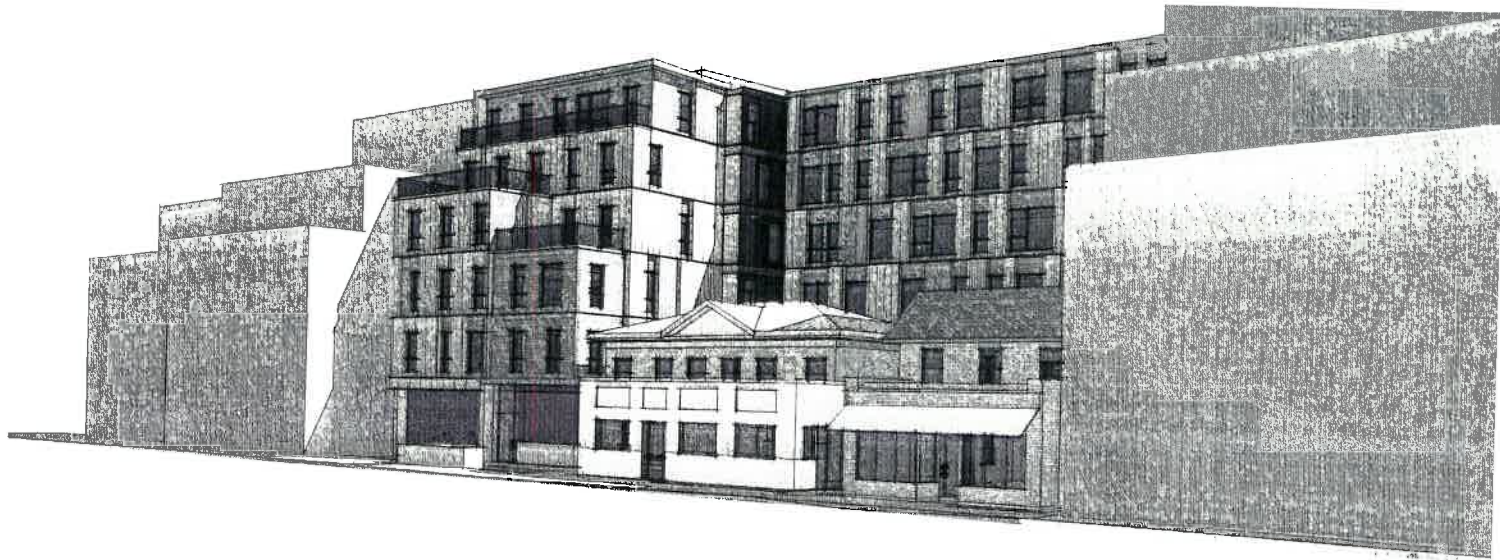
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Site Design and Elements, I move to find that the proposed satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves only those items as submitted (or with the following modifications...). The following items must be reviewed for final approval....

Feb 2016 Approval





VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT BLOCKED BY FUTURE WMS DEVELOPMENT



BUSHMAN DREYFUS ARCHITECTS, PC

510-600 WEST MAIN MIXED-USE DEVELOPMENT • CHARLOTTESVILLE, VA

BAR MASSING APPROVAL

02.17.2016

RENDERINGS | W MAIN ST MASSING 21

Feb 2016 Approval



Feb 2016 Approval



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



BUSHMAN DREYFUS ARCHITECTS, PC

510-600 WEST MAIN MIXED-USE DEVELOPMENT • CHARLOTTESVILLE, VA

BAR MASSING APPROVAL

02.17.2016

VIEW B - FROM ACROSS W MAIN ST 20

Feb 2016 Approval



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 Emmett T. Perkins, Jr. & J. Robert Perkins Applicant Name 743 Pennsylvania Avenue LLC
Trustees of the Janice D. Perkins Family Trust
Project Name/Description The Blue Moon Diner Mixed-Use Redevelopment; Parcel Number 29-6, 29-7 and 29-8
Property Address 510, 512-514 & 600 West Main Street

Applicant Information

Address: 178 Columbus Ave. #231409
New York, NY 10023
Email: Jeff@Levien3.com
Phone: (W) 917.512.0630 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 1505 Running Deer Drive
Keswick, VA 22947
Email: Perkins@ivyGarden.com
Phone: (W) _____ (H) _____
FAX: _____

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

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.)

Jeff Levien 11.3.15
Signature Date

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Permission (if not applicant)

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

J. Robert Perkins 11/3/15
Signature Date
JO ROBERT PERKINS 11/3/15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained, & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

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

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

For Office Use Only

Received by: J. Barner
Fee paid: \$375 Cash/Ck. # 3035
Date Received: 11/16/2015

P15-0186

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



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	Applicant Name	743 Pennsylvania Avenue LLC
Project Name/Description	The Blue Moon Diner Mixed-Use Redevelopment	Parcel Number 29-6
Property Address	600 West Main Street	

Applicant Information

Address: 178 Columbus Ave, #231409

New York, NY 10023

Email: Jeff@Levien3.com

Phone: (W) 917.612.0830 (H)

FAX:

Property Owner Information (if not applicant)

Address: 1711 Draxton Rd

Louisiana 703093

Email: sgoodford@centurylink.net

Phone: (W) 434-584-5154 (H) 510-748-0565

FAX: 434-584-5154

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

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.)

Signature _____ Date 11.3.15

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date 11-10-15

Sylvia I. Braxton 11-10-15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained. The two houses are to be demolished in order to provide more functional retail & restaurant facilities.

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

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



7/12/2016

VIA PDF

Ms. Mary Joy Scala
City of Charlottesville Neighborhood Development Services
City Hall
PO Box 911
Charlottesville VA 22902

Subject: 510 - 600 West Main Street: BAR elevation review and approval

Dear Mary Joy,

We're excited to submit the attached drawings for the 510-600 West Main Street mixed-use project for facade review and approval by the Board of Architectural Review.

The facade design and material selections have been refined based on the preliminary input we received from the BAR during the massing approval process. As noted in those conversations, the street frontage of the new building serves as a modern counterpoint to the 2 contributing structures at 512 and 600 West Main Street; to the south of the contributing structures, the new building provides a textural backdrop to the older buildings.

The material palette for the new construction includes:

- vertical metal panel siding.
- fiber cement board siding.
- perforated metal panels painted to match the vertical metal siding.
- corten steel portals to mark the pedestrian entries into the courtyard, the lobby and the retail space.
- solid, painted surfacing (concrete or true stucco) at the street/courtyard level and the parking level with selective use of perforated metal panels as a scrim over the painted surface.
- perforated metal panels for balcony railings.
- operable and fixed vinyl windows in a color intended to blend with the adjacent metal siding and cement board.

As requested by some members of the BAR, fire windows have been added to the east and west elevations at the property line. At residential units, the perforated metal panels will generally be installed in front of some windows, and in the same plane as the solid, vertical metal panel siding. The building facades will read differently at night than during the day, as the perforated panels will glow when backlit by the apartments within. Refinement of the perforation size is ongoing in order to achieve a panel that appears more solid in daylight, and more transparent when backlit.

At present, the garage doors (swinging, not rolling) are also intended to be perforated metal. This allows screening the view from the sidewalk, while allowing the airflow required for ventilation purposes.

Material samples, color palettes and signage will follow in later submissions for final approval.

RECEIVED

JUL 12 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Bushman Dreyfus Architects PC
434.295.1936
6200 High Street Charlottesville, Virginia 22902 Telephone 434.295.1936 Fax 434.297.1436

Ms. Mary Joy Scala

Plans for the exterior renovations of the contributing structures include:

512 West Main Street (Blue Moon Diner):

- removal of the wood frame additions on the south facade as already approved by the BAR.
- general exterior repair (brick, roof & trim) and repainting.
- removal of the commercial kitchen hood exhaust on the south facade, to be replaced with a fan that exits through the south slope of the roof, at the same location as the existing (non-functioning) chimney.

Details for the exhaust fan, paint colors and signage will follow in later submissions for final approval.

600 West Main Street:

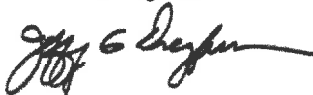
- removal of the second floor addition on the north facade of 600 West Main Street as already approved by the BAR.
 - removal of the metal awning on the north facade.
 - general exterior repair (brick, roof & trim) and repainting.
- Paint colors and signage will follow in later submissions for final approval.

Further refinement of the project in the months since the massing was approved has brought about 2 small modifications to the massing that we would like the BAR to review and approve:

- level 4 & level 5 balconies on West Main Street: the south building wall of both balconies has moved north by 1', changing the balcony depths from 12'-6" (approved) to 11'-6" (proposed). The change was necessitated by further development of the apartment interiors.
- we have added an interior stairwell within 2 units on the top floor of the south building block to access 2 individual rooftop terraces. The enclosure of each stairwell is set back from all building facades and is 8'-9" tall; each of the terraces has privacy walls 5'-6" tall, also set back from the building facades.

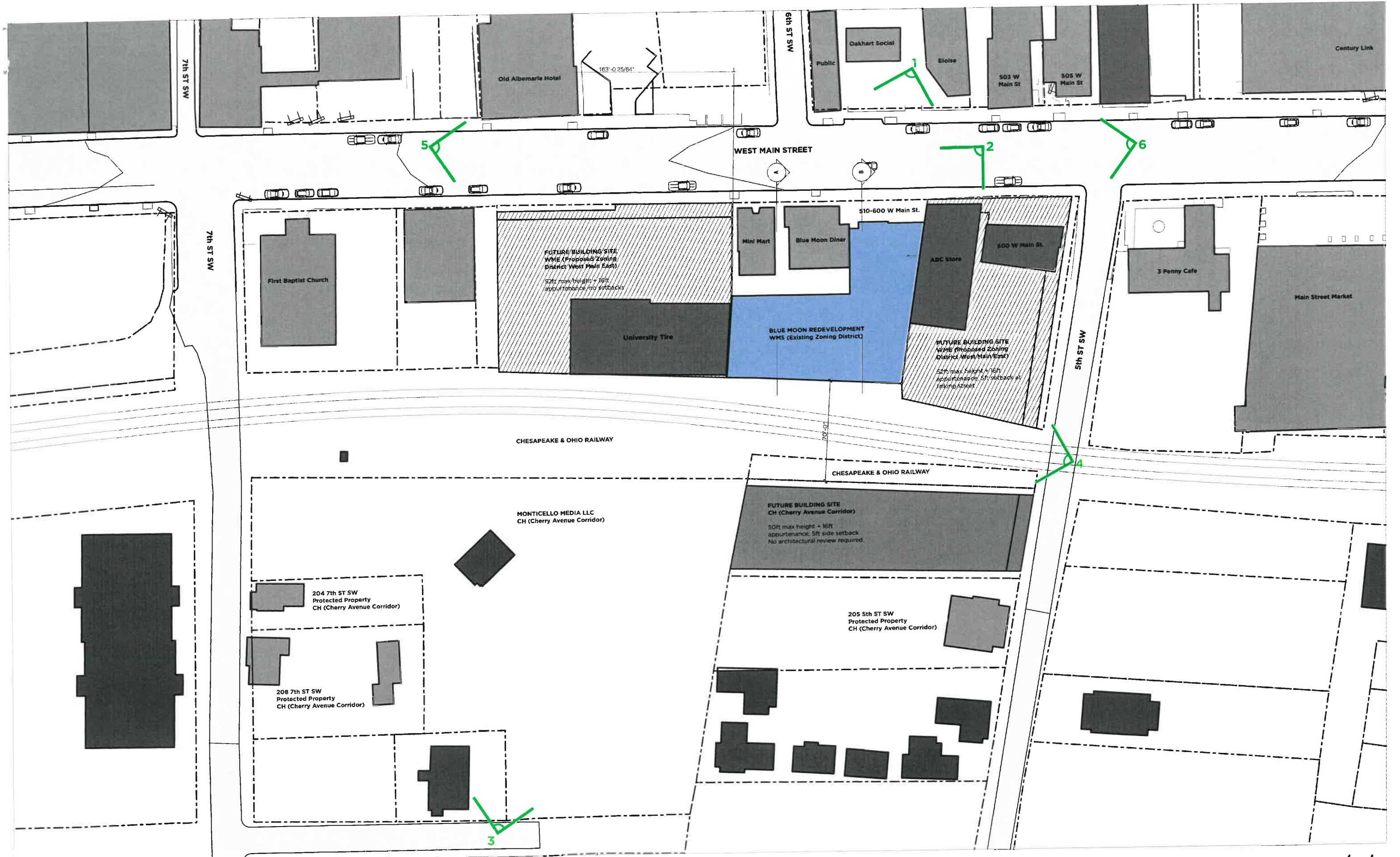
Please don't hesitate to ask for additional information if helpful. We look forward to meeting with you and the members of the BAR July 19.

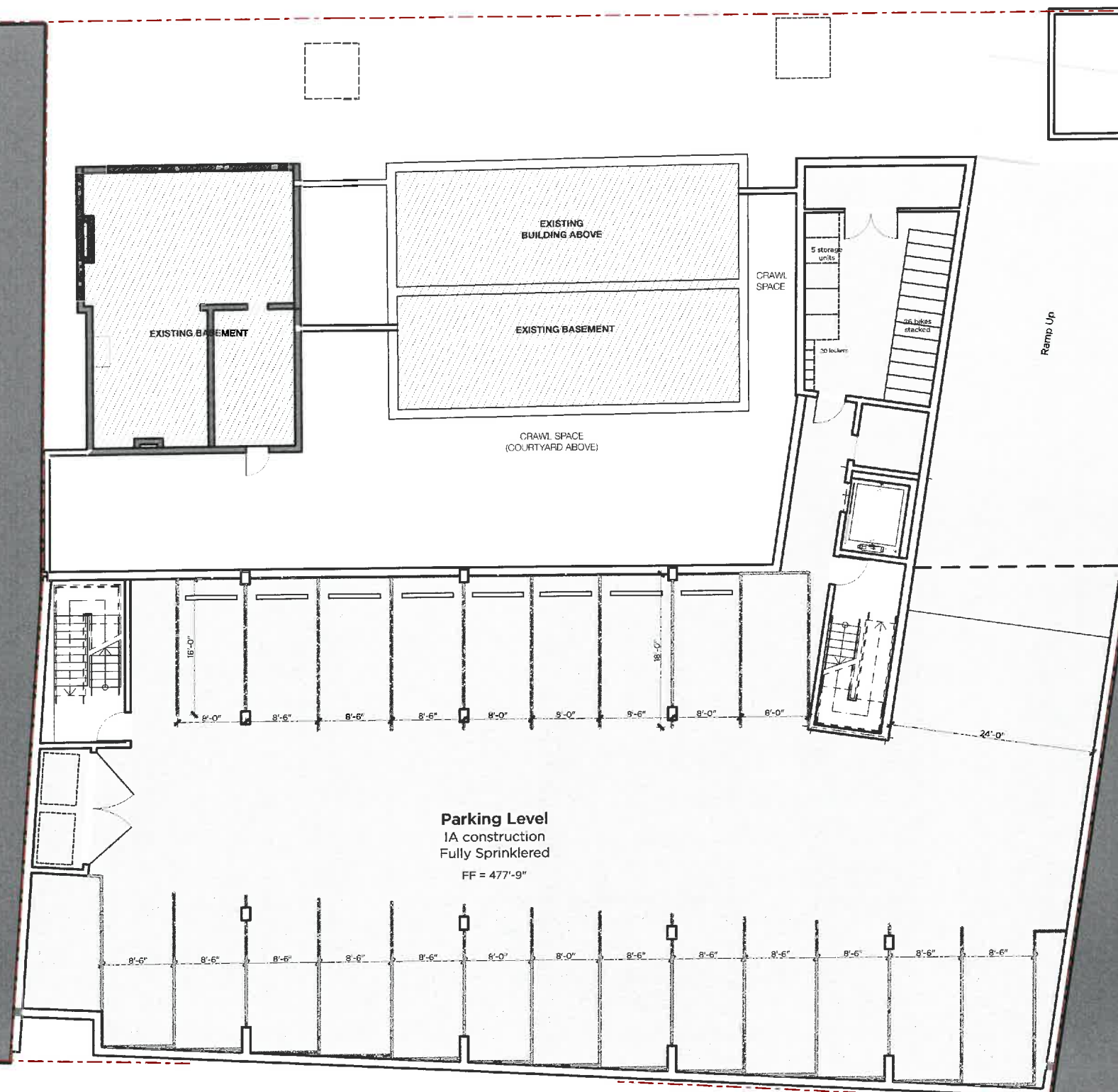
With kind regards,



Jeff Dreyfus

cc: Jeff Levien, Grayson Consulting Group





EXISTING BUILDING ABOVE

EXISTING BASEMENT

CRAWL SPACE (COURTYARD ABOVE)

CRAWL SPACE

5 storage units

no lockers

garage stacks

Ramp Up

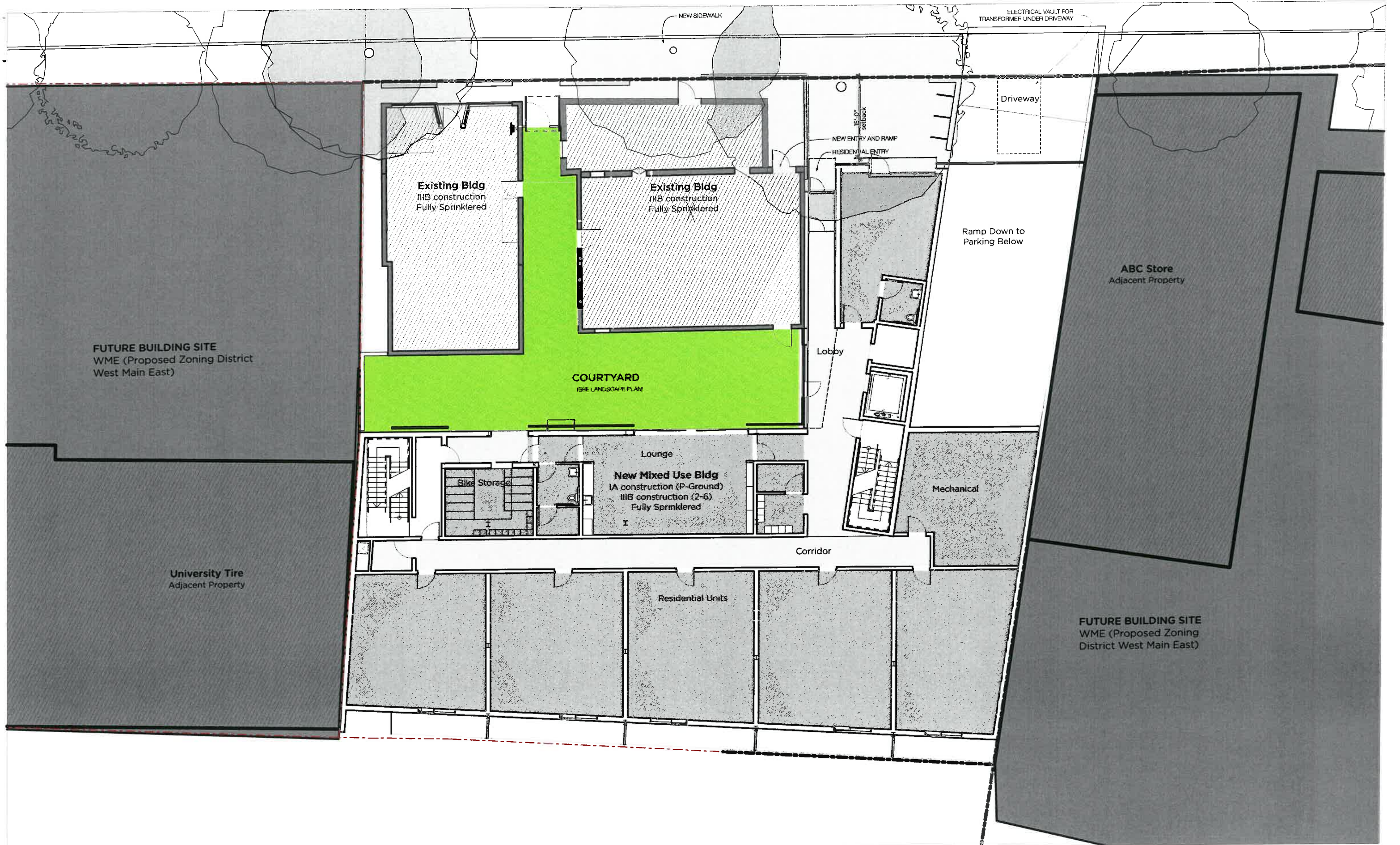
18'-0"

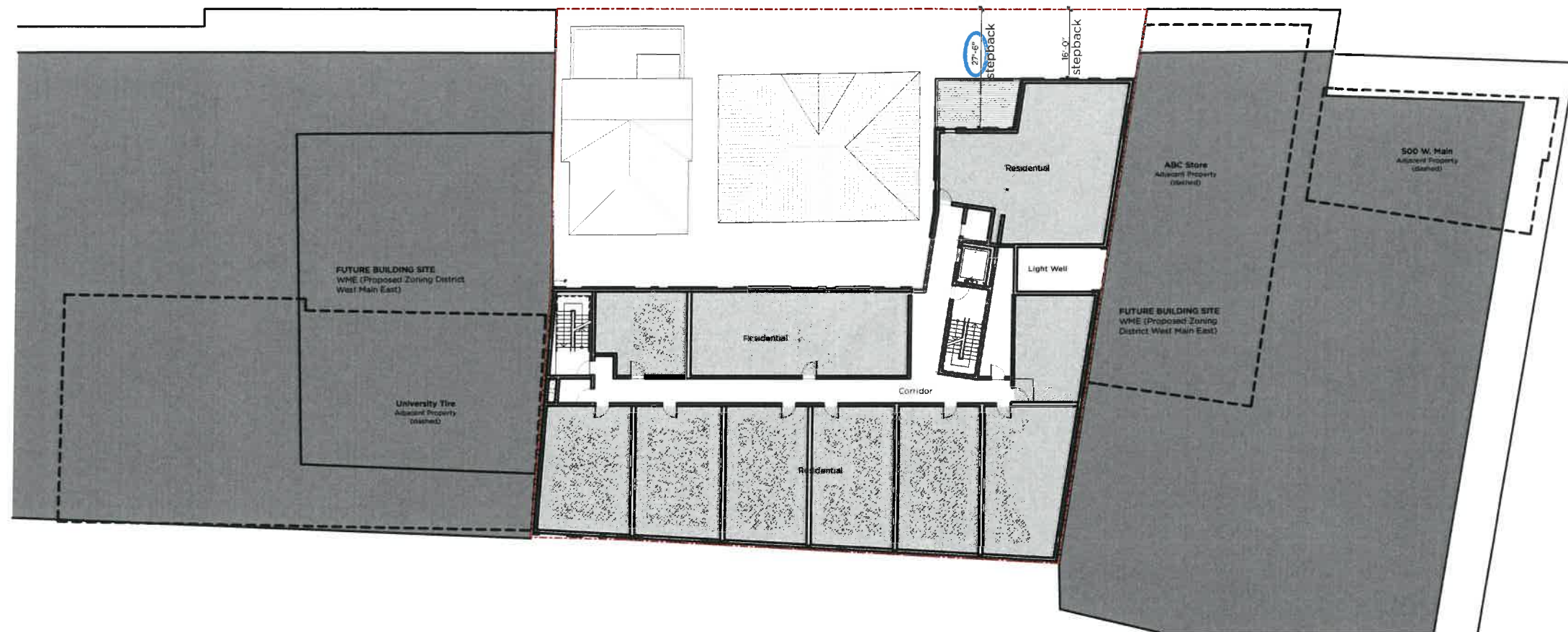
24'-0"

Parking Level
IA construction
Fully Sprinklered
FF = 477'-9"

8'-0" 8'-6" 8'-6" 8'-6" 8'-0" 8'-0" 8'-6" 8'-0" 8'-0" 8'-0"

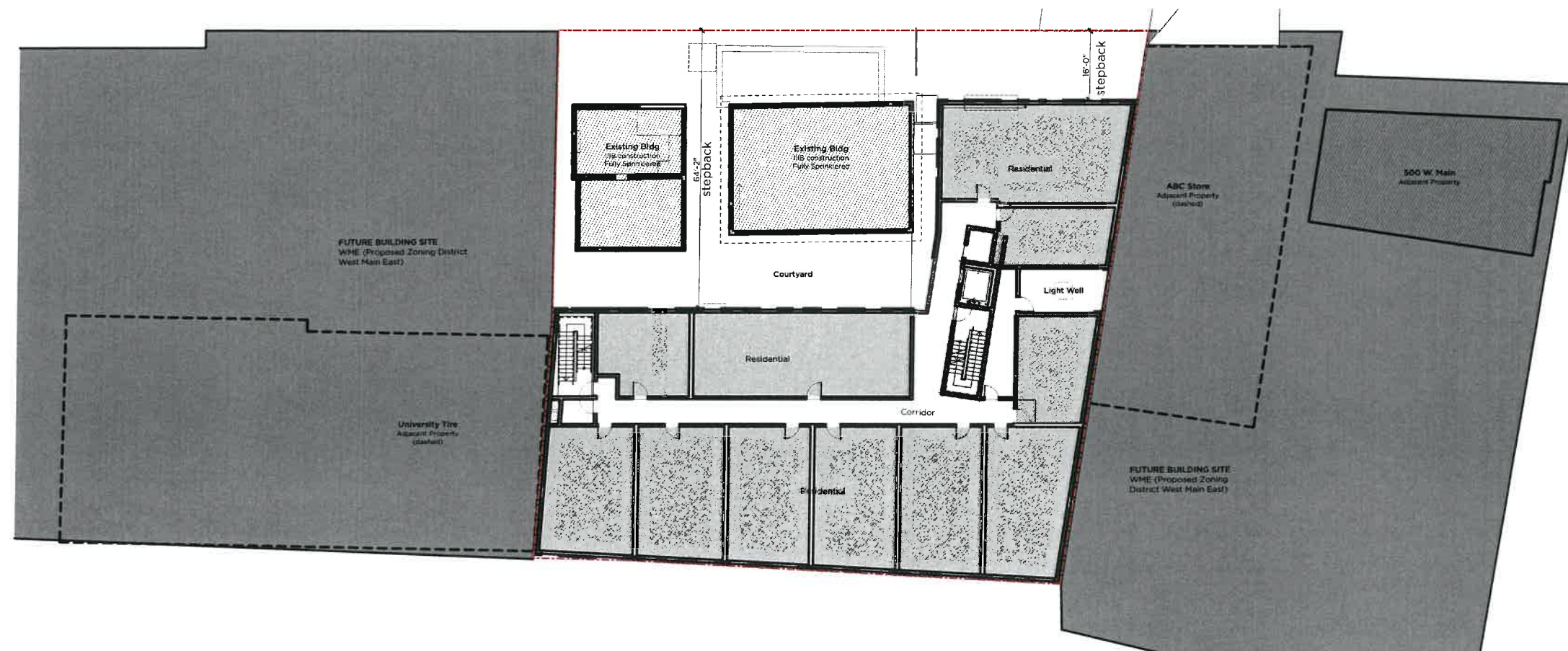
8'-0" 8'-6" 8'-6" 8'-6" 8'-6" 8'-0" 8'-0" 8'-6" 8'-6" 8'-6"



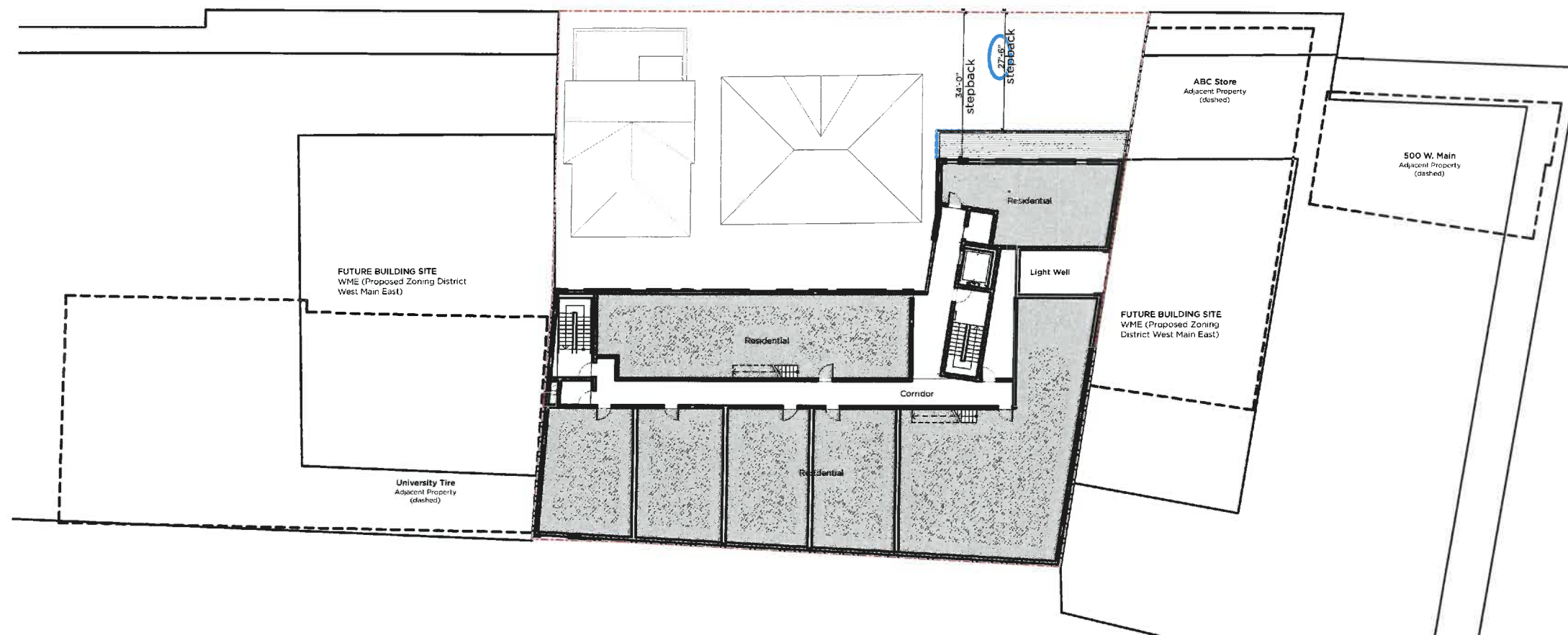


NOTE:
SETBACK CHANGED FROM 28'-6" TO 27'-6"

4th Level

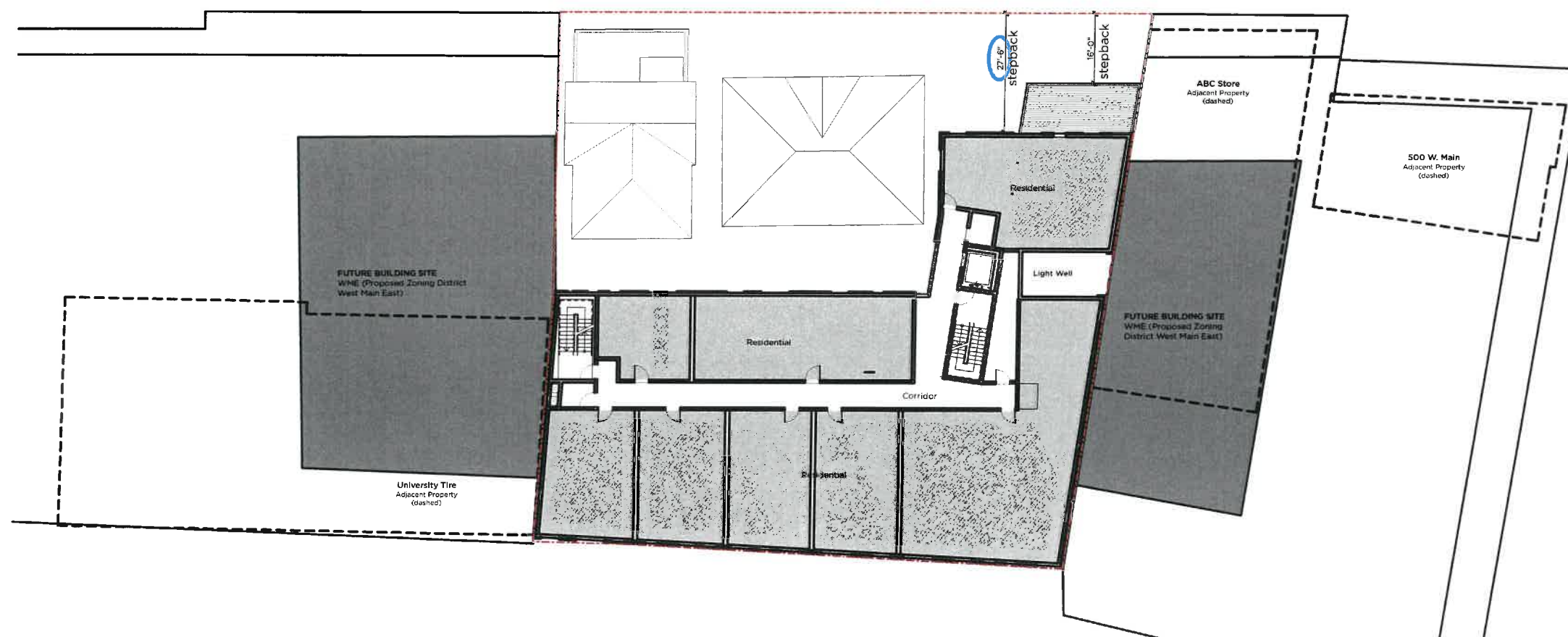


2nd & 3rd Levels



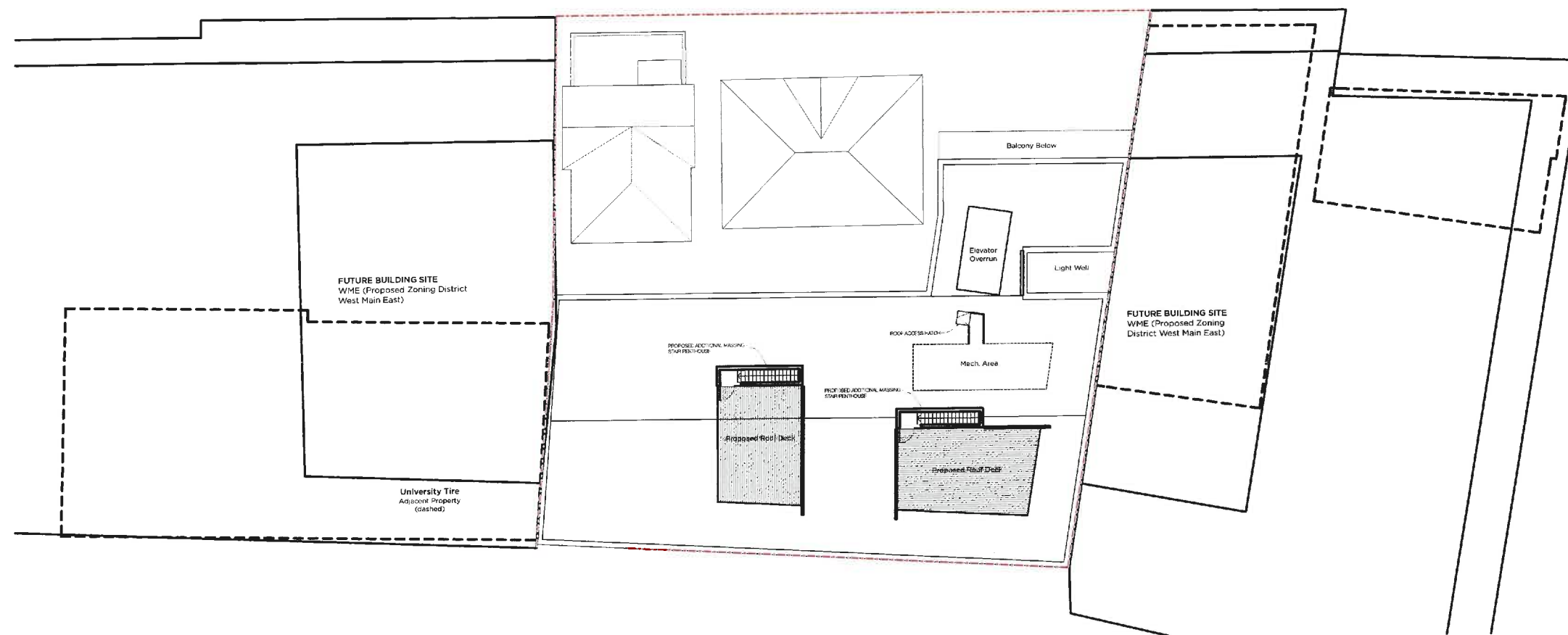
NOTE:
SETBACK CHANGED FROM 28'-6" TO 27'-6"

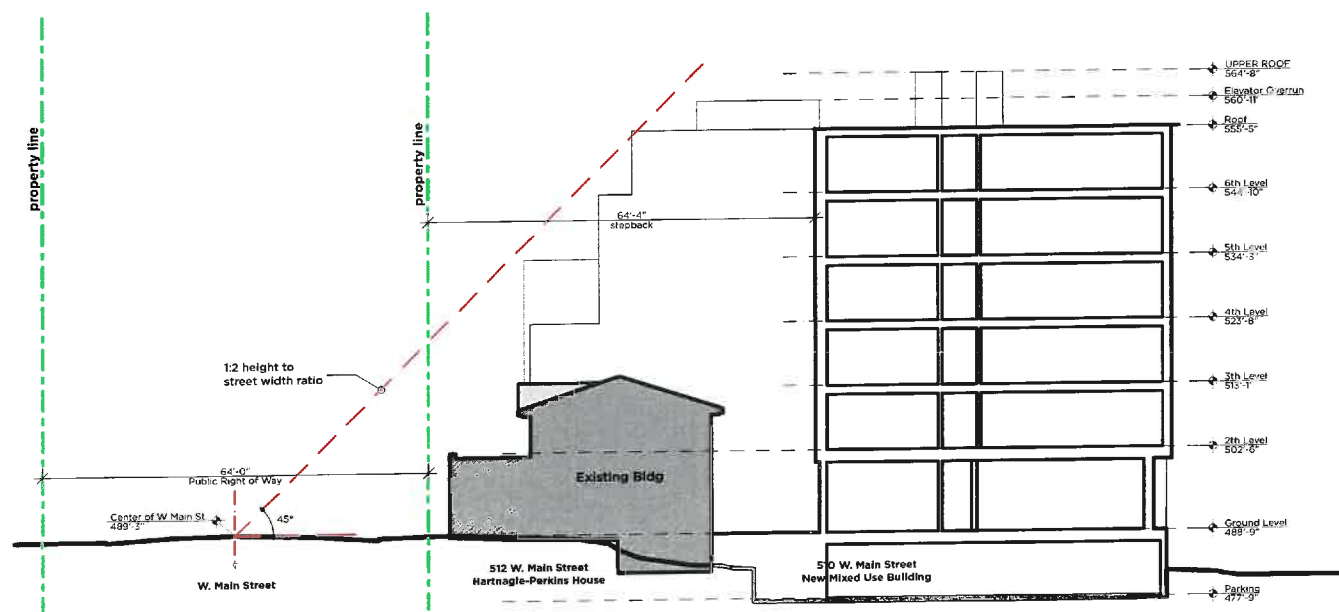
6th Level



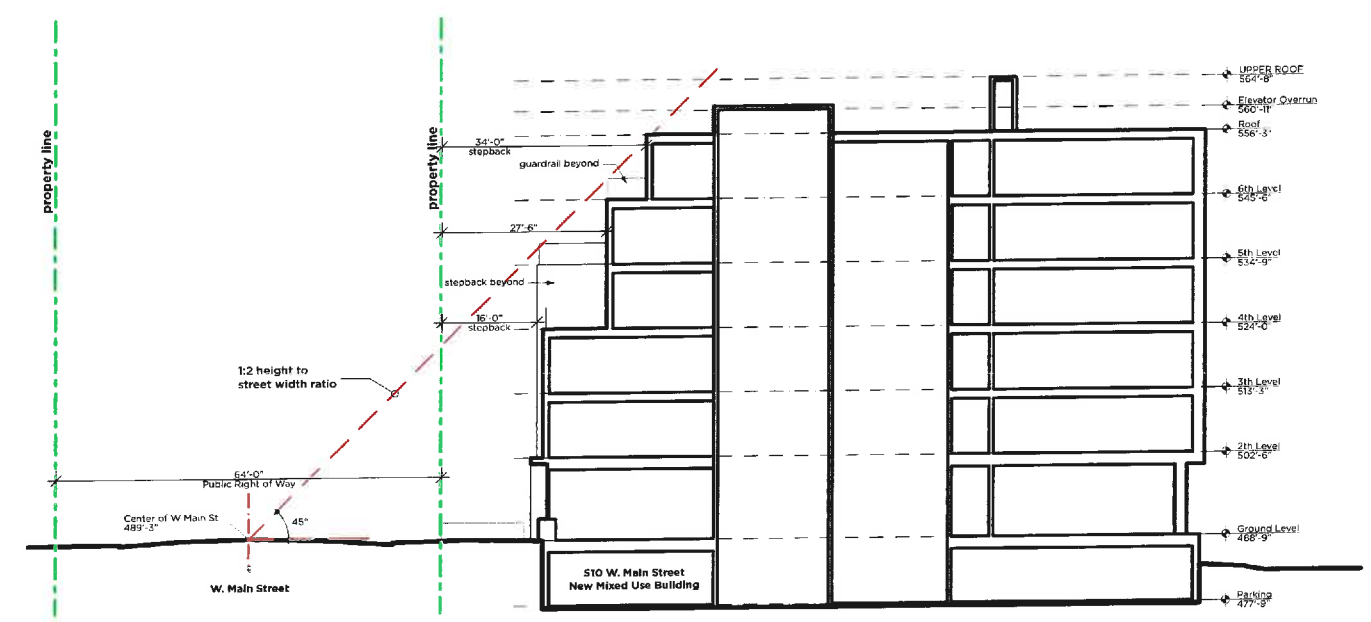
NOTE:
SETBACK CHANGED FROM 28'-6" TO 27'-6"

5th Level





Building Section A
1/32" = 1'-0"



Building Section B
1/32" = 1'-0"



Southwestern Corner of Marriot Hotel
 4 stories: 12' setback from face of curb
 stories 5-7: 27' stepback
 sidewalk width: 8'

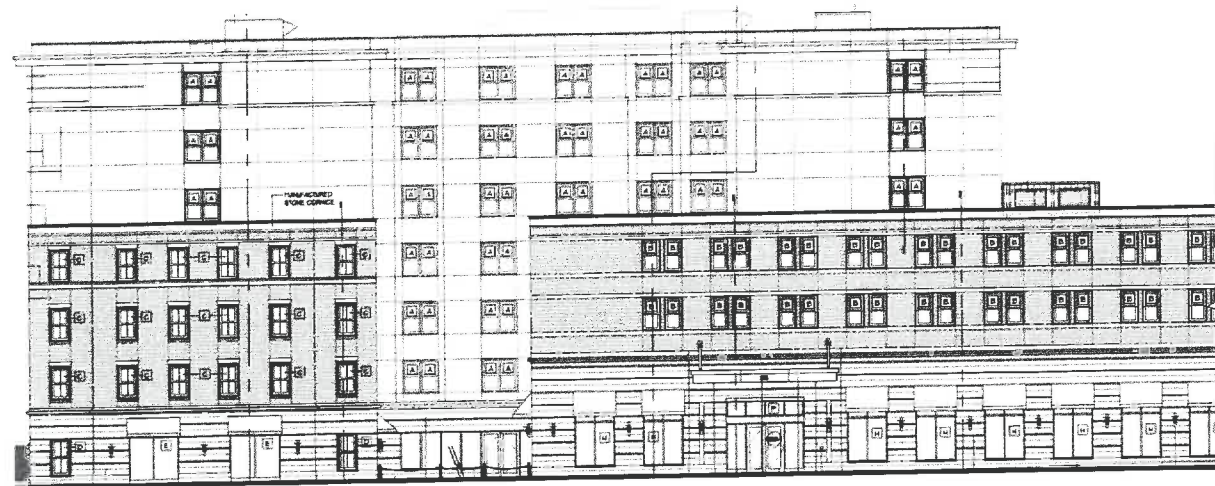


Century Link
 67'-0"



510-600 W. Main Street
 67'-6" + Appurtenance

4 stories: 24' setback from face of curb
 story 5: 11'-6" stepback (previously approved 12'-6")
 story 6: 6'-6" stepback
 sidewalk width: 8'



Marriot Hotel
 72'-8" + Appurtenance



First Baptist Church
 82'-6"

Old Albemarle Hotel
 54'-6"



510-600 W. Main Street
 67'-6" + Appurtenance



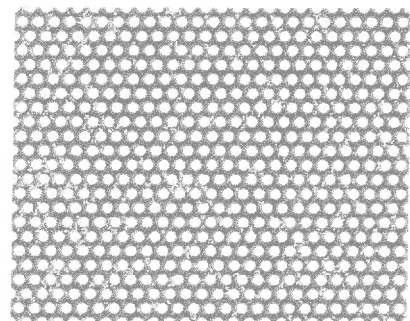
METAL CLADDING

PERFORATED METAL SCREEN

CORTEN ACCENTS

CUT METAL SIGNAGE

COURTYARD





COURTYARD ELEVATION





concrete ramp wall

concrete site
wall/planter

repair and repaint brick/block
on both existing buildings

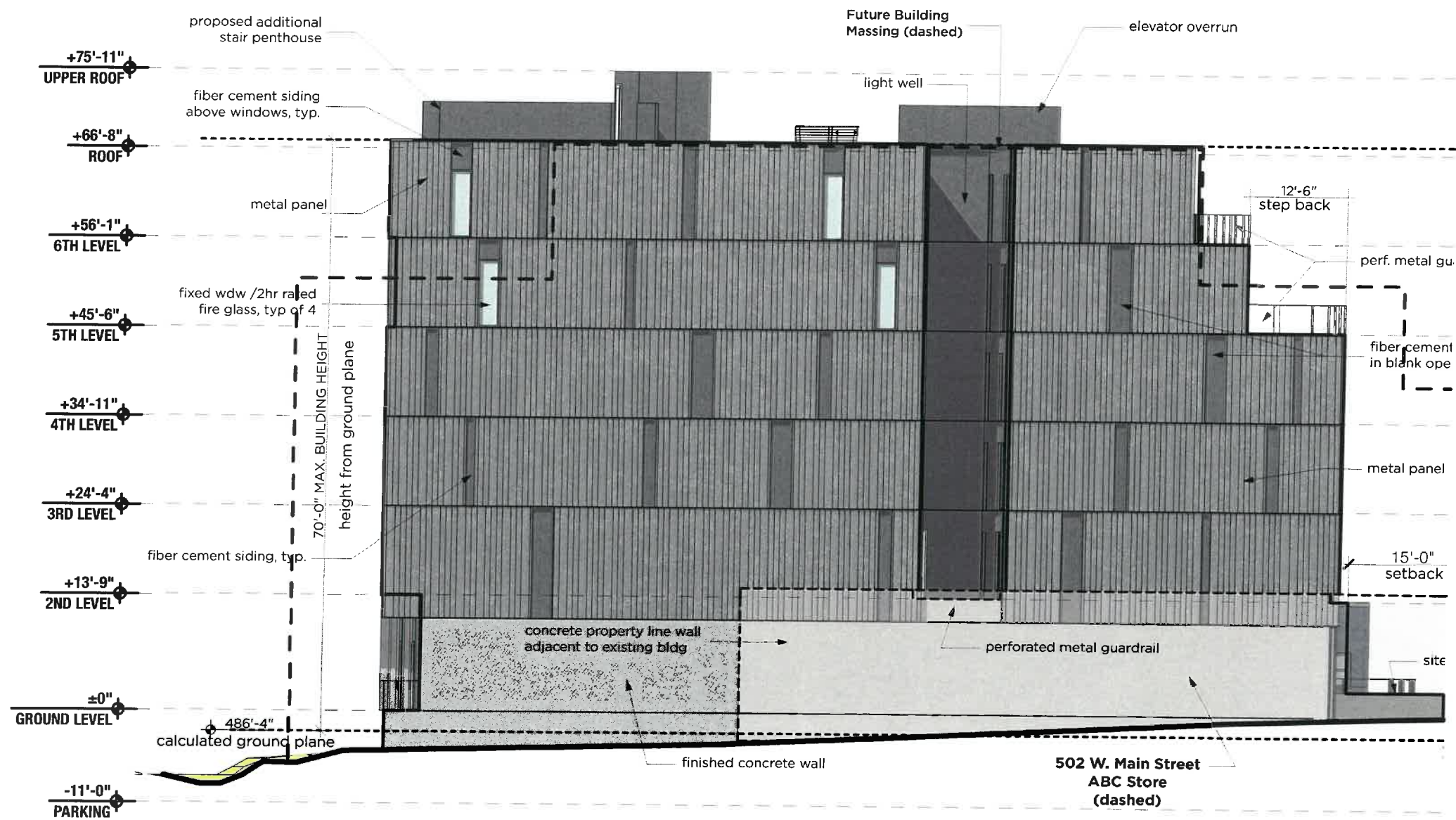
perforated metal courtyard gate
w/6ft deep corten surround

awning to be removed
and wall repaired

existing store front
to be repaired

concrete site
wall/planter

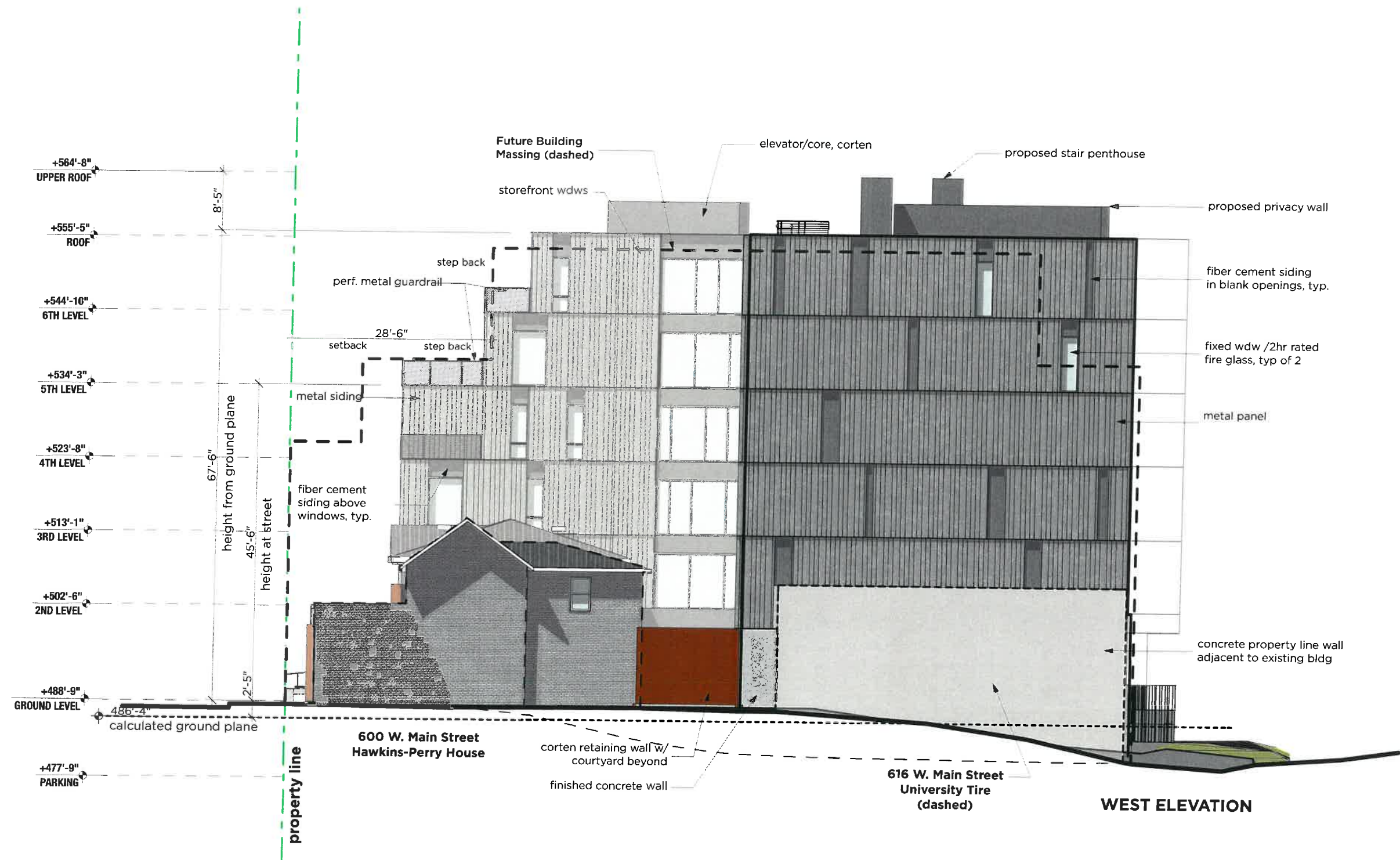




EAST ELEVATION



SOUTH ELEVATION

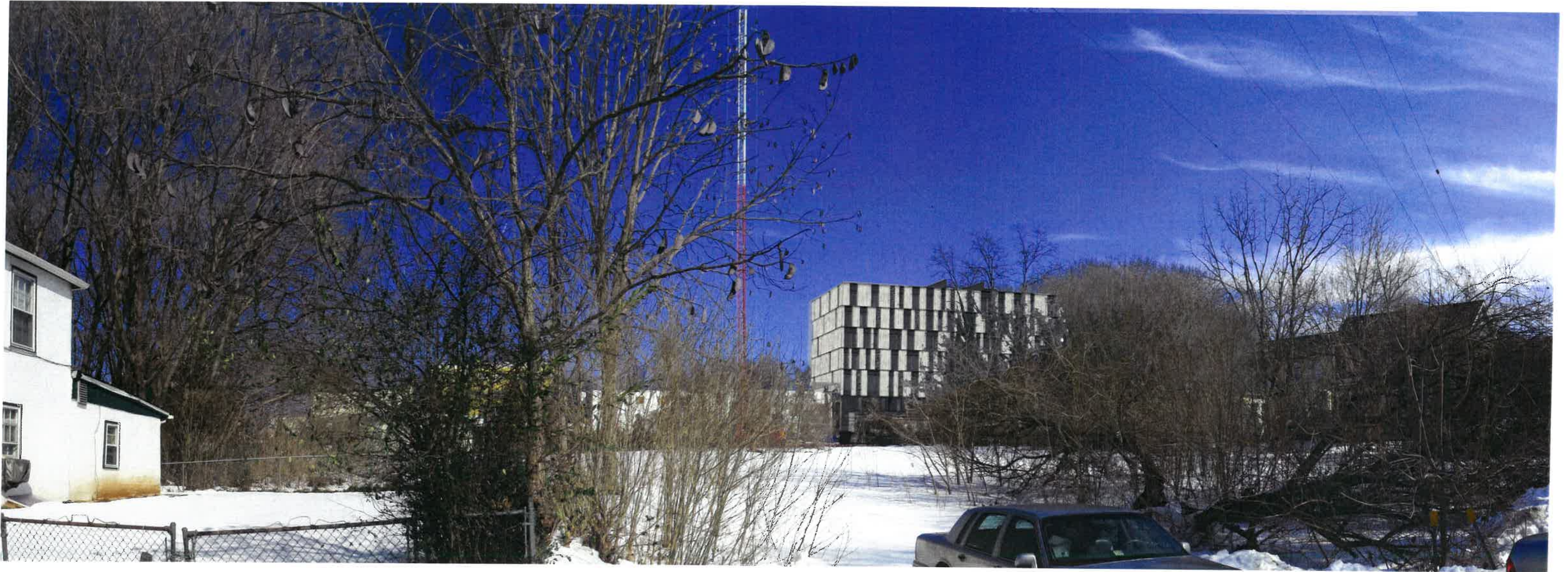




VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF 510-600 WEST MAIN PROJECT



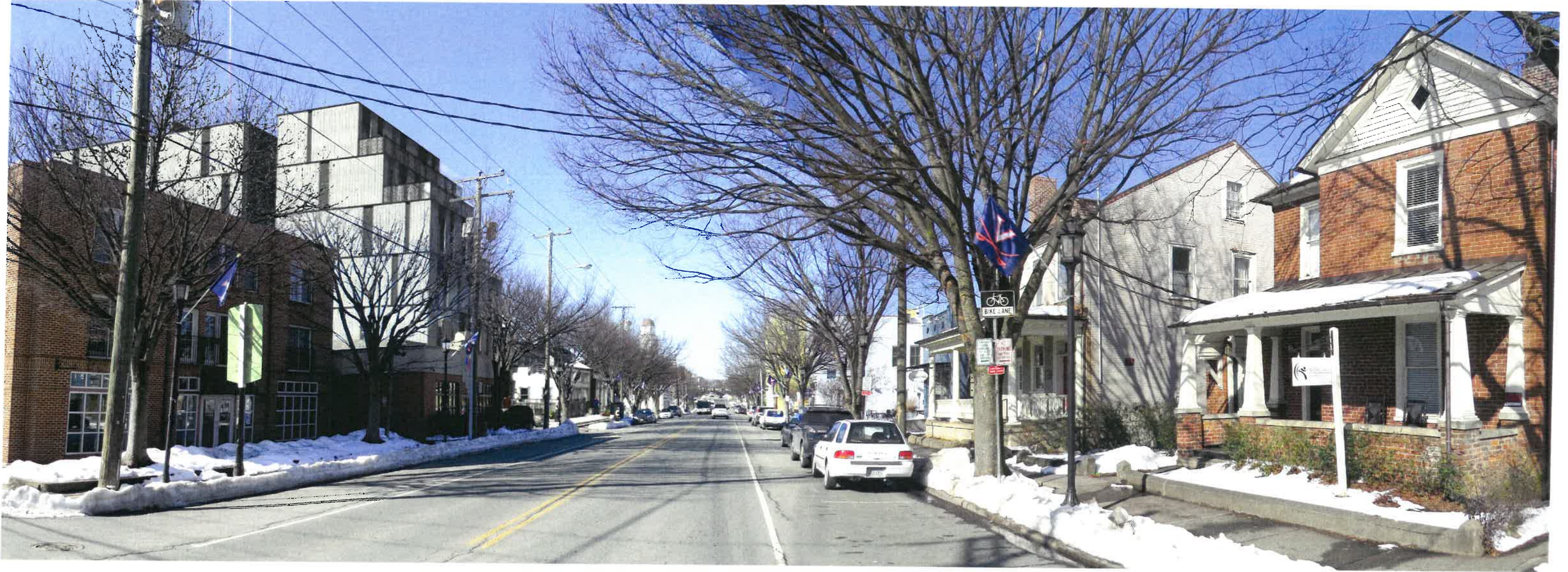
VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF 510-600 WEST MAIN PROJECT











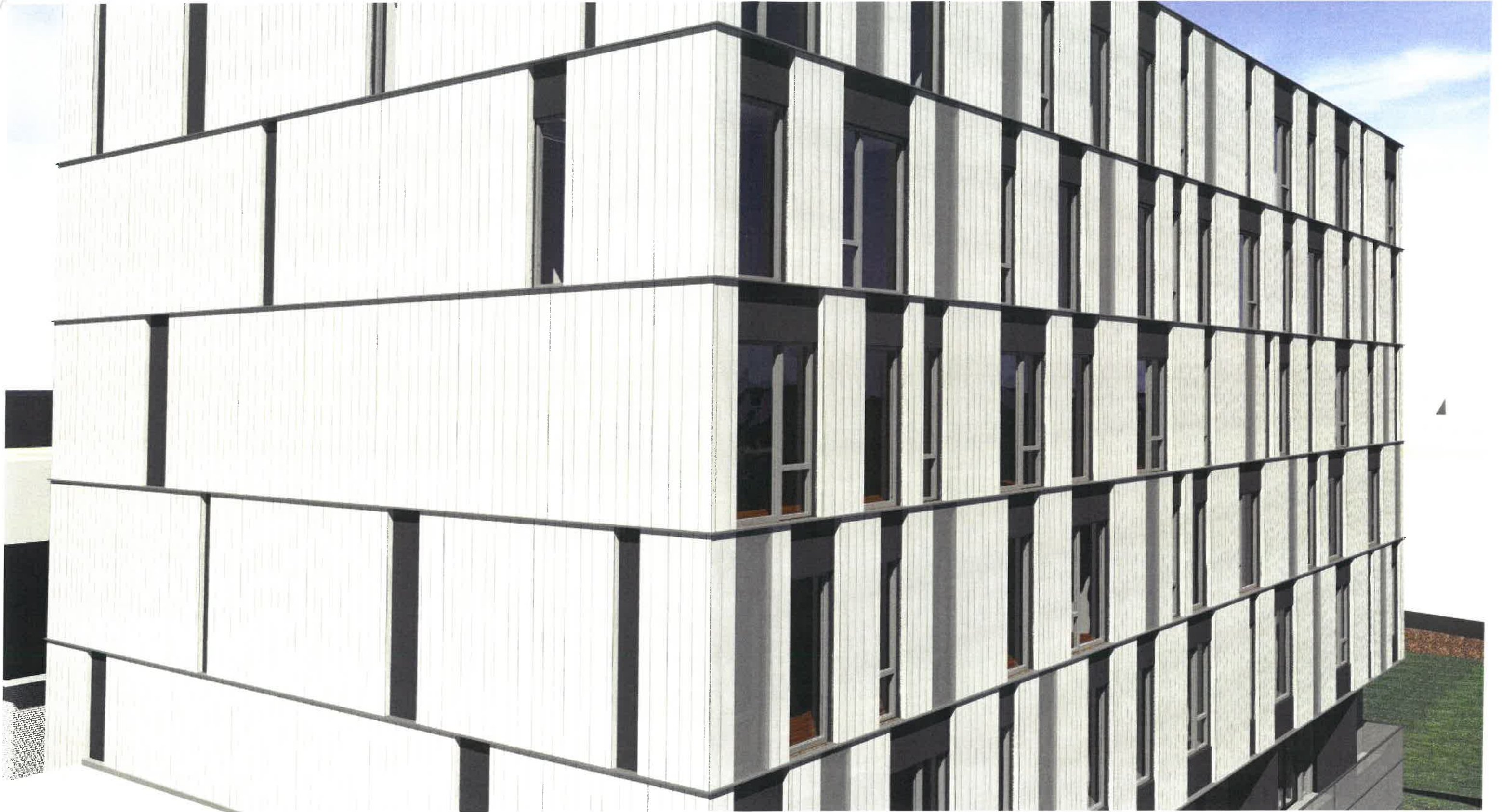














PREVIOUSLY APPROVED MASSING WITH FUTURE DEVELOPMENT



CURRENT MASSING WITH FUTURE DEVELOPMENT