

From: Scala, Mary Joy
Sent: Monday, August 29, 2016 4:14 PM
To: Jim Boyd
Cc: Kuttner, Oliver
Subject: BAR Actions - 118 W Main Street - August 16, 2016

August 29, 2016

Jim Boyd
Grimm and Parker Architects
123 E Main Street
Charlottesville, VA 22902

RE: Preliminary Discussion

BAR 16-08-01
118 West Main Street
Tax Parcel 280016001-280016009
M&O Corporation, Owner/Jim Boyd, Grimm and Parker, Applicant
Proposed Rooftop Additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 16, 2016. The following action was taken:

No motion made. The BAR made suggestions and asked the architect to bring back a final design.

Some comments were: Show more context, including precise perspectives where viewable, massing model; needs more human scale, intrigue, could be jewel-like and fun; not so utilitarian; use stepped parapet wall as a cue, or step away from it.

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
August 16, 2016**



Preliminary Discussion

BAR 16-08-01

118 West Main Street

Tax Parcel 280016001-280016009

M&O Corporation, Owner/Jim Boyd, Grimm and Parker, Applicant

Proposed Rooftop Additions

Background

118-120 West Main Street (1904; rear wing added 1946) is a contributing structure in the Downtown ADC District. (survey and photo attached)

Application

The applicant is requesting preliminary comments on a proposal to expand some existing residential units upward. The proposal will add two loft additions, one on the rear of the (3 story) Mall building; and one on the (2 story) rear addition along with an elevator tower and an enclosed hallway connecting the elevator to the existing third floor of the Mall building. A new exterior stair will connect the roofs. The exterior elements will be visible from 2nd Street SW and from the upper levels of adjacent buildings, but will not be visible from the Mall.

Proposed materials are: tan color cementitious lap siding; brown color cementitious flat-panel siding; unpainted vertical metal siding; anodized aluminum storefront glazing; and black EPDM roof to match existing.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

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 New Construction and Additions:

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 applicant is requesting a preliminary discussion, so no motion is needed.

The concept seems appropriate, but the design, materials and details are important to resolve. A color perspective drawing of the proposal from several vantage points would be helpful.

Architectural And Historic Survey



Identification

STREET ADDRESS: 118-120 W. Main Street	HISTORIC NAME: Elliott & Carter Building (Young Men's Shop)
MAP & PARCEL: 28-16	DATE / PERIOD: 1904 and c. 1946
CENSUS TRACT AND BLOCK: 1-311	STYLE: Italianate
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 3, 2
ORIGINAL OWNER: W. T. Elliott and A. G. Carter	DIMENSIONS AND LAND AREA: 50.3' x 172' (8656.76 sq. ft.)
ORIGINAL USE: Grocery Store	CONDITION: Good
PRESENT USE: Men's Clothing Store, Offices	SURVEYOR: Bibb
PRESENT OWNER: M & O Corporation	DATE OF SURVEY: Spring, 1979
ADDRESS: c/o Dr. Virgil Marshall	SOURCES: City Records W. Harry O'Mansky
306 East Jefferson Street	Alexander, <u>Recollections of Early Ch'ville</u>
Charlottesville, Virginia 22901	Holsinger's <u>Charlottesville</u>

Sanborn Map Co - 1896, 1907, 1920, 1969

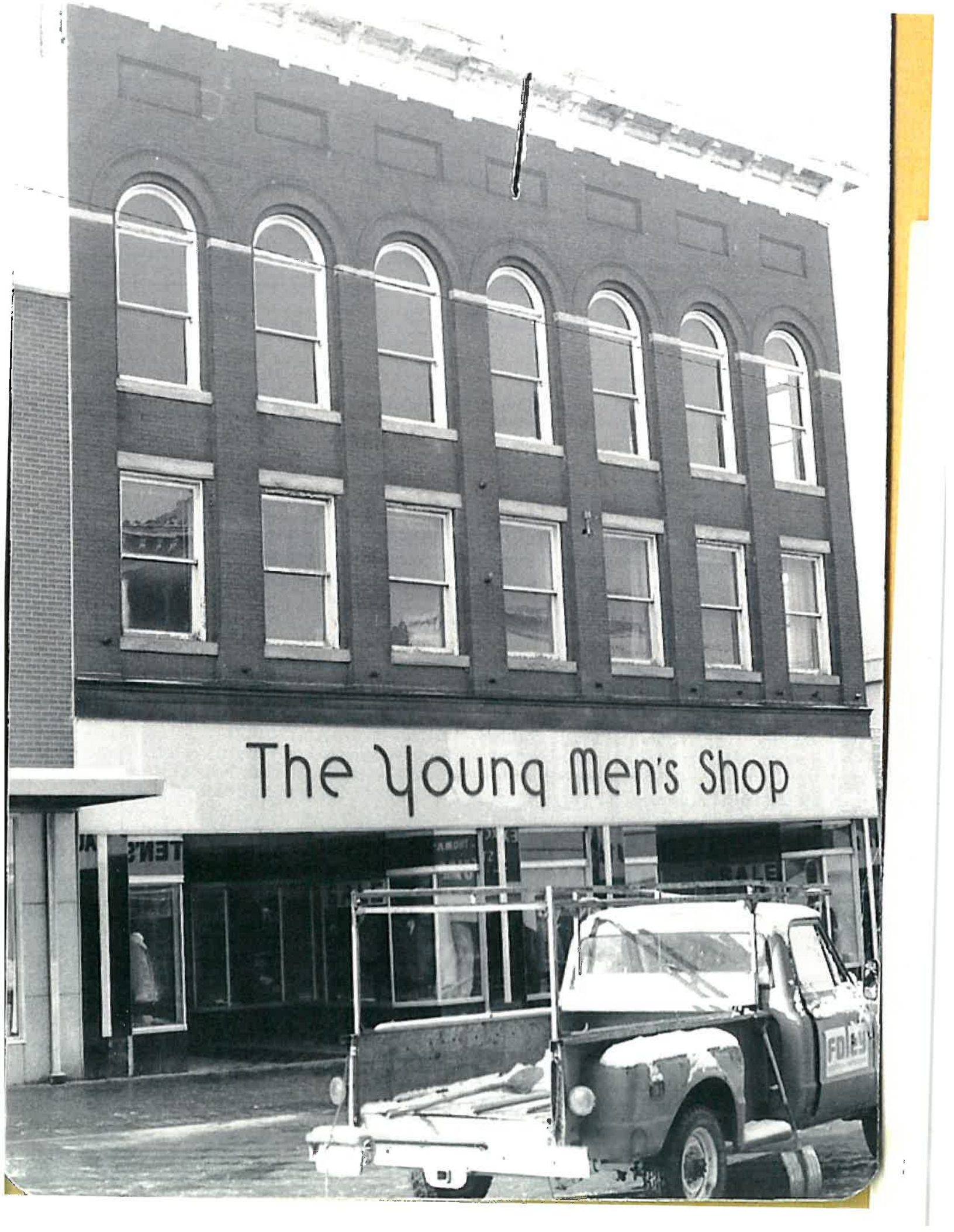
ARCHITECTURAL DESCRIPTION

This simply, but handsomely, detailed large building is three stories tall and seven bays wide. It is built of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 5-course American bond on the Second Street elevation. The first level of the facade is now faced with tile, but early photographs show that the original storefront had rusticated brick corner piers supporting a simple entablature. The two recessed entrance loggias reflect the building's original use as two smaller stores. A display window between the two loggias replaces the original entrance to the upper stories. The facade is arcaded at the second and third levels. Windows are double-sash, 1-over-1 light, with rusticated stone sills. Those at the second level also have rusticated stone lintels. Those at the third level have half-round transoms under the moulded brick arches of the arcade. Stone hyphens at window-top level form end blocks for the arches. There is an inset panel outlined with brick egg-&-dart moulding in each bay above the arcade. The facade is crowned by a projecting wooden cornice with paneled frieze, brackets, cornice stops, and finials. The section of the frieze above the central bay is undecorated and set off by paired brackets, as if the name of the building were to have been written there. The first bay of the Second Street elevation matches the facade in all respects. The other five bays of the original three-story building have somewhat narrower windows, segmental-arched at the second level and round-arched at the third. The first two bays also have half-round windows with wheel-spoke muntins at the first level. Access to the offices at the second and third levels is through an Art Deco style entrance in the two-story rear addition.

HISTORICAL DESCRIPTION

The house that formerly stood on this site is said to have been one of the earliest brick buildings in the town. It was two stories tall, three bays wide, probably double pile, with capped interior end chimneys. W. T. Elliott and A. G. Carter bought it in 1903 (City DB 14-255) and replaced the old house with the present building in 1904. They were partners in a grocery business, and when they dissolved partnership in 1909, Carter purchased the building (DB 20-372) and continued to operate the grocery in the western store room for another decade. He sold the building in 1919, and the lot behind it in 1923, to W. H. Snyder (DB 33-8, 44-97). Harvey A. Basham bought it in 1940 and added two-story rear wing in 1946 (DB 104-469, 125-311). The present owners purchased it from Basham's estate in 1966 (DB 280-261). The Young Men's Shop opened in 1933 in the eastern store room and has occupied the entire main level since about 1940.

The Young Men's Shop





Board of Architectural Review Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email

Jonathan Moore, AIA, LEED AP BD+C



123 East Main Street, 2nd Floor
Charlottesville, Virginia 22902
Dir 434.270.0144
Tel 434.296.5353
jmoore@gparch.com

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 M+O CORPORATION Applicant Name JIM BOYD, GRIMM + PARKER
Project Name/Description ROOFTOP ADDITIONS Parcel Number 280016001 - 009
Project Property Address 118 WEST MAIN ST

Applicant Information

GRIMM + PARKER ARCHITECTS
Address: 123 E. MAIN ST, 2ND FLOOR
CHARLOTTESVILLE VA 22902
Email: jboyd@gparch.com
Phone: (W) _____ (C) 434-296-5353

Signature of Applicant

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

[Signature] 6/21/16
Signature MARSHALL M+O CORP Date
OLIVER KUTNER 6/21/16
Print Name Date

Property Owner Information (if not applicant)

M+O CORPORATION (OLIVER KUTNER, RES.)
Address: 600 E. WATER ST. STE. E
CHARLOTTESVILLE VA 22902
Email: oliver@edison2.com
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

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

Description of Proposed Work (attach separate narrative if necessary): SEVERAL ROOFTOP STRUCTURES ARE PROPOSED AS ADDITIONS ONTO EXISTING BUILDING.

List All Attachments (see reverse side for submittal requirements):
PRELIMINARY BAR SUBMITTAL PACKET ATTACHED

For Office Use Only

Received by: O. Eubank
Fee paid: 12500 Cash/Ck. # 5931
Date Received: 6/21/16

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

RECEIVED

P16-0123

JUL 06 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



**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

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 M+O CORPORATION Applicant Name JIM BOYD, GRIMM + PARKER
Project Name/Description ROOFTOP ADDITIONS Parcel Number 280016001 - 009
Project Property Address 118 WEST MAIN ST

Applicant Information

Address: GRIMM + PARKER ARCHITECTS
123 E. MAIN ST, 2ND FLOOR
CHARLOTTESVILLE VA 22902
Email: jboyd@gnarch.com
Phone: (W) _____ (C) 434-296-5353

Property Owner Information (if not applicant)

Address: M+O CORPORATION (OLIVER KUTNER, RES.)
600 E. WATER ST. STE. E
CHARLOTTESVILLE VA 22902
Email: oliver@edison2.com
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

[Signature] 6/21/16
Signature MASON M+O CORP Date
OLIVER KUTNER 6/21/16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): SEVERAL ROOFTOP STRUCTURES
ARE PROPOSED AS ADDITIONS ONTO EXISTING BUILDING.

List All Attachments (see reverse side for submittal requirements):
PRELIMINARY BAR SUBMITTAL PACKET ATTACHED

For Office Use Only

Received by: O. Eubank
Fee paid: 12500 Cash/Ck. # 5931
Date Received: 7/6/16

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

RECEIVED

P16-0123

JUL 06 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

A photograph of a three-story brick building with a prominent corner. The building features a series of arched windows on the second and third floors. The ground floor has storefronts, including one with a sign that says '2 PERSON GIFTS'. The sky is blue with scattered white clouds. In the foreground, there are street lamps and a tree with bare branches.

ROOFTOP ADDITIONS | 118 WEST MAIN STREET, CHARLOTTESVILLE, VIRGINIA
PRELIMINARY BAR SUBMITTAL | JUNE 23, 2016

Table of Contents



1. Project Narrative
2. History & Context
3. Proposed Design

Project Narrative

- **Owner** M & O Corporation (Oliver Kuttner, Agent), 600 East Water Street, Suite E, Charlottesville, VA, 22902.
- **Location** 118 W Main Street lies at the corner of 2nd Street SW and the Downtown Mall - Downtown Architectural Design Control District. The building is zoned in the mixed-use Downtown Corridor. The Second and Third Floors of the building were previously subdivided into condominiums by the building owner and zoned R-2.
- **Description** This project proposes to add an elevator tower, two loft additions and an enclosed hallway connecting the elevator to the existing Third Floor.
- **Visibility** The proposed exterior elements will be visible from street level on 2nd Street SW, as well as from the upper levels of the adjoining properties. These elements will not be visible from ground level or any upper stories along the Downtown Mall (see North Elevation sheet for more information).
- **Massing & Footprint** The proposed elements are all a single story height above their respective roof levels, with the Fourth Floor loft representing the tallest proposed element, at roughly 9 feet above the existing upper roof. All elements are set back considerably from the Mall (North) façade of the building, and are not visible from the Mall.
- **Materials, Textures & Colors** The existing building is largely characterized by red brick walls, white-painted wood window frames and trim, and a black EPDM roof (the Mall façade includes some additional embellishments).

This project proposes the use of the following materials: Cementitious lap siding (tan), cementitious flat-panel siding (brown), vertical metal siding (unpainted), aluminum storefront glazing (anodized) and black EPDM roofing to match existing.

History & Context

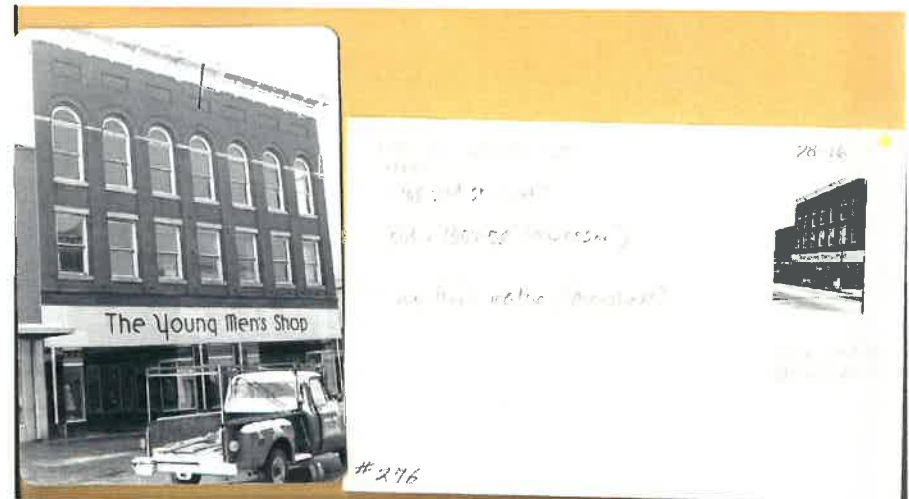
Building History

According to City records, the main (three-story) wing of the building at 118 W Main Street was built in 1904. The two-story addition to the rear (South) was added in 1946. The combined building, historically known as the Elliott & Carter Building, has housed a succession of commercial interests over the course of its life—from groceries to men's clothing, to a design cooperative and various private offices.

In 2015, the upper floors of the building were converted from commercial space into private residential units. This project proposes to expand some of those residential units upwards.



c/o UVA Library Special Collections Dept.



c/o City of Charlottesville Neighborhood Development Services Dept.

History & Context

Block Location



History & Context

Building Location

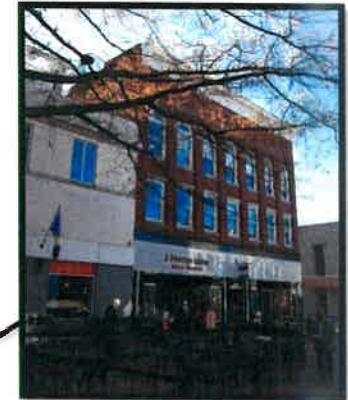


Project Location



History & Context

Project Building Photos



History & Context

Surrounding Buildings



History & Context

Similar Precedents on Downtown Mall

Metal Wall Panels



Natural Finish Wood



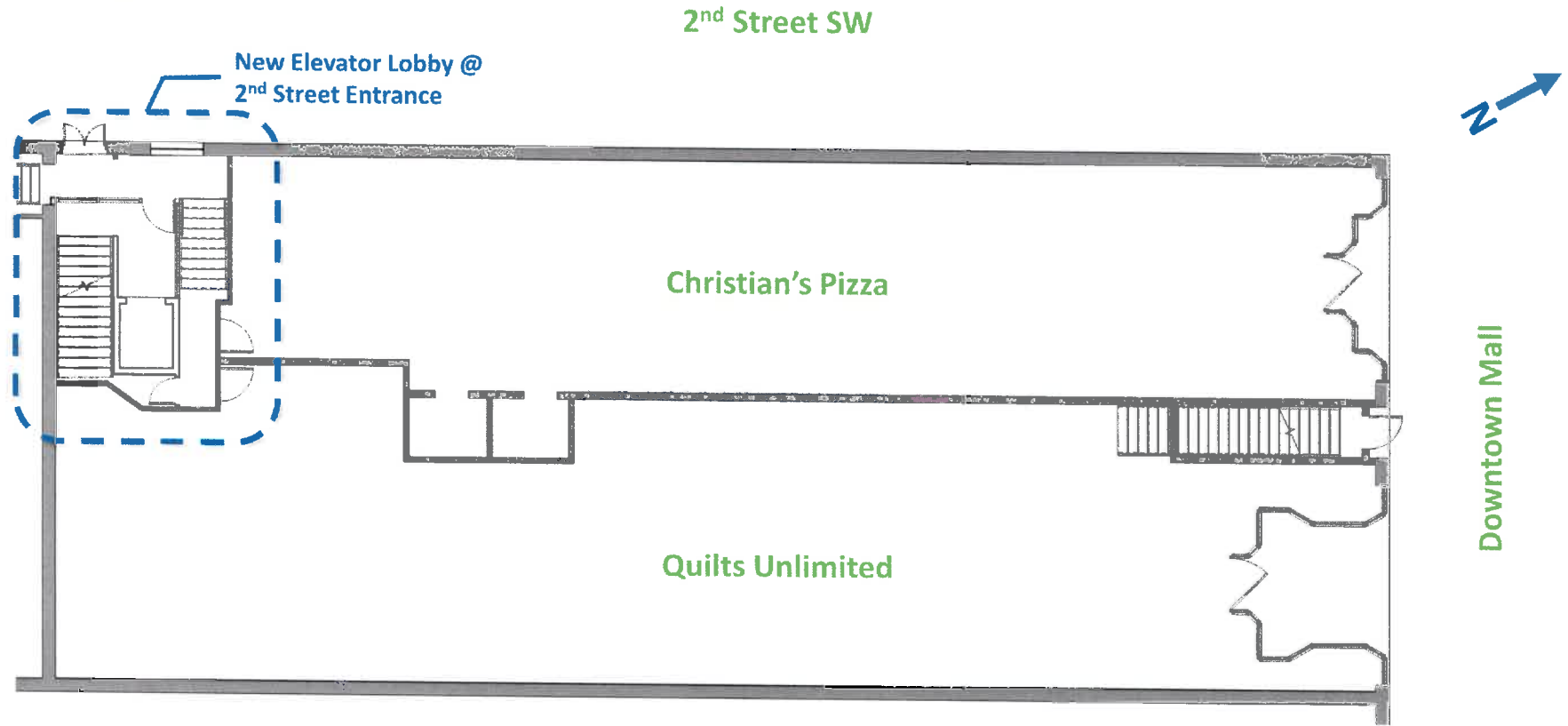
Roof Addition



Metal Wall Panels

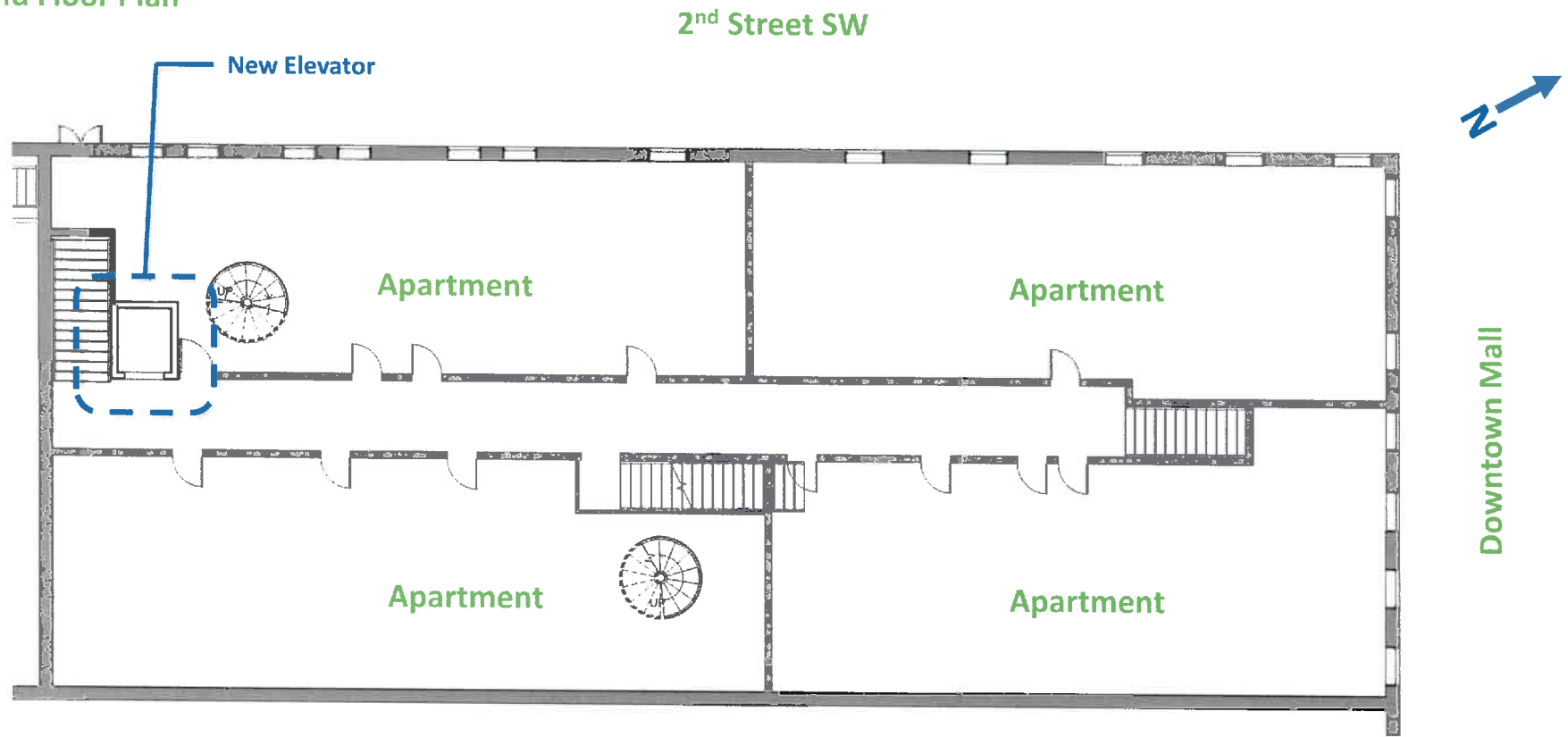
Proposed Design

First Floor Plan

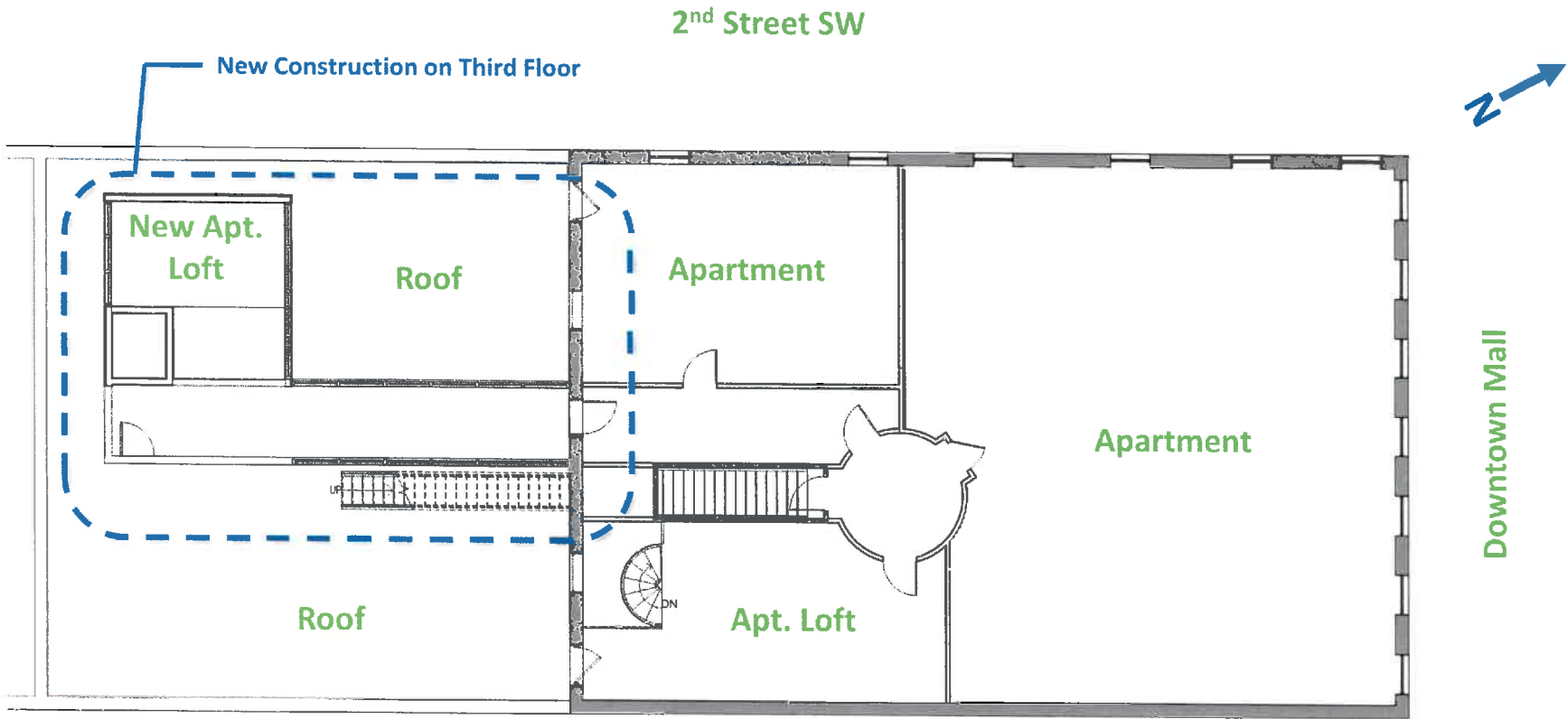


Proposed Design

Second Floor Plan

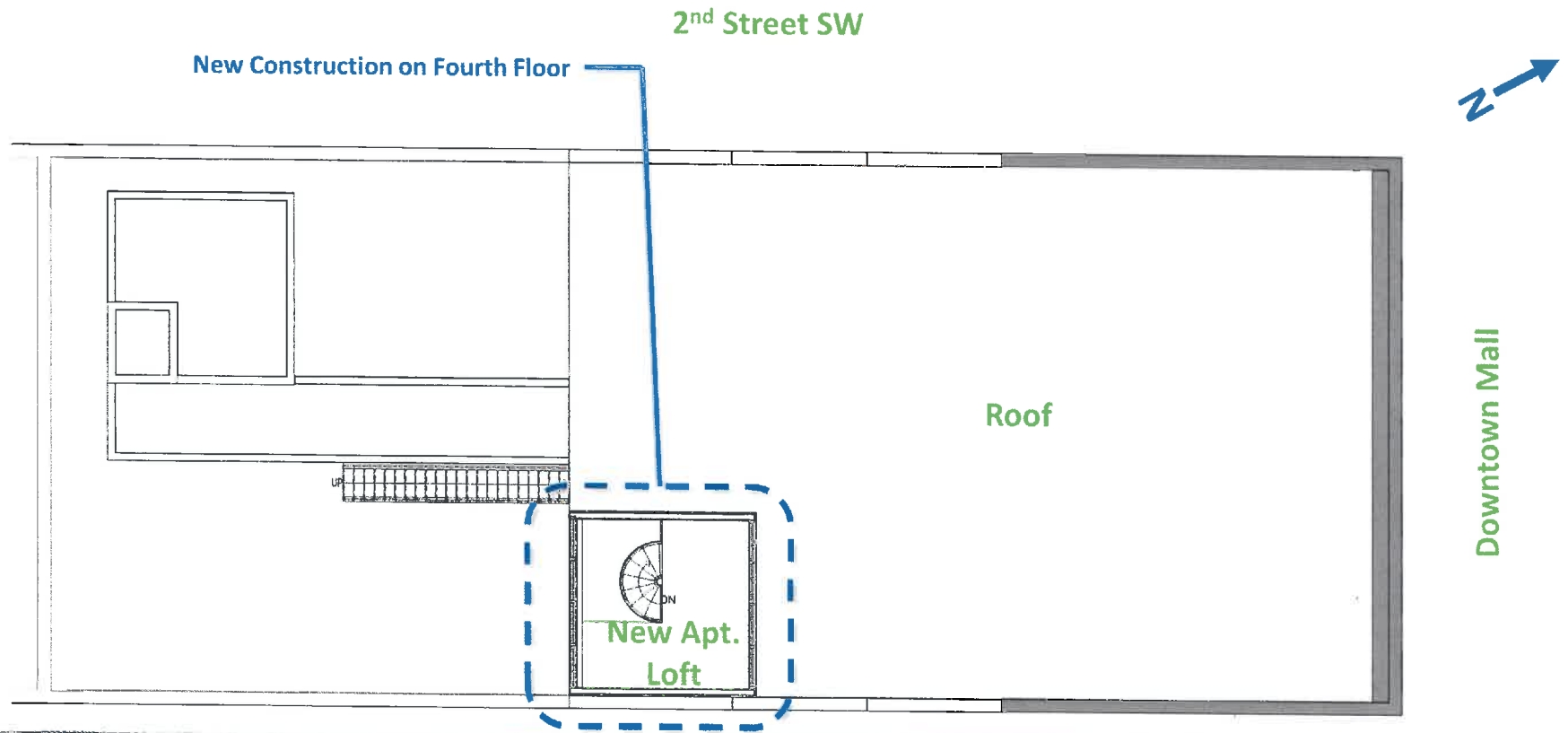


Proposed Design Third Floor / Roof Plan

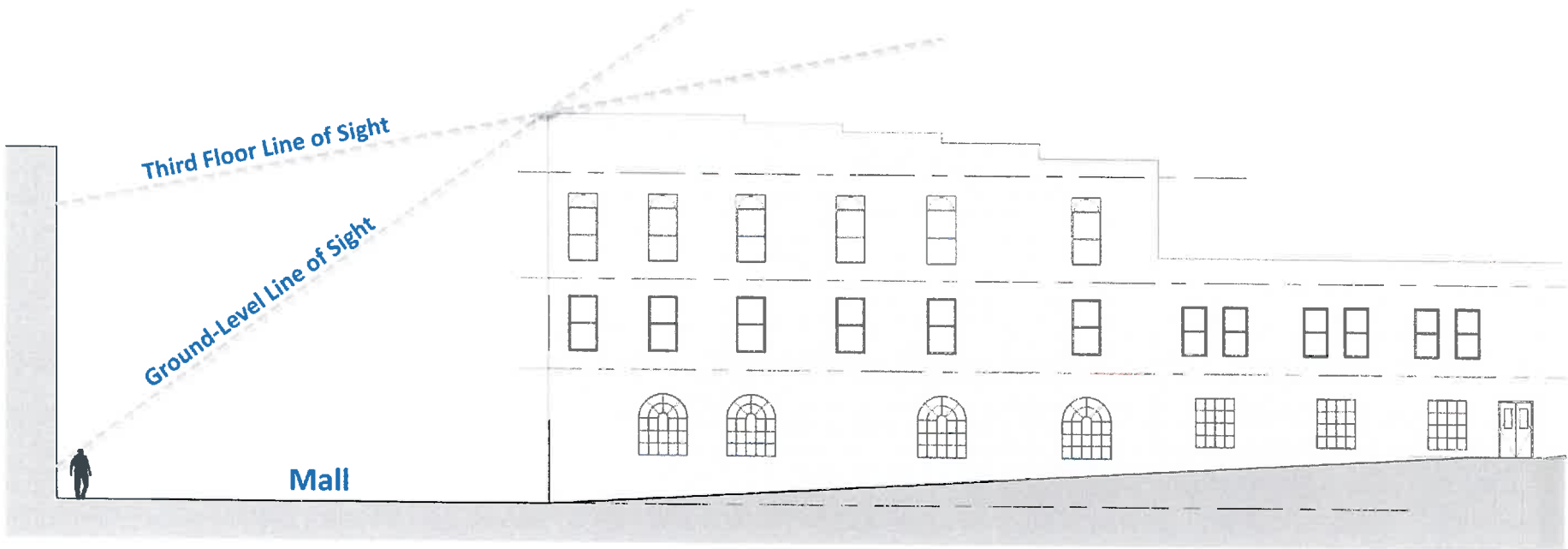


Proposed Design

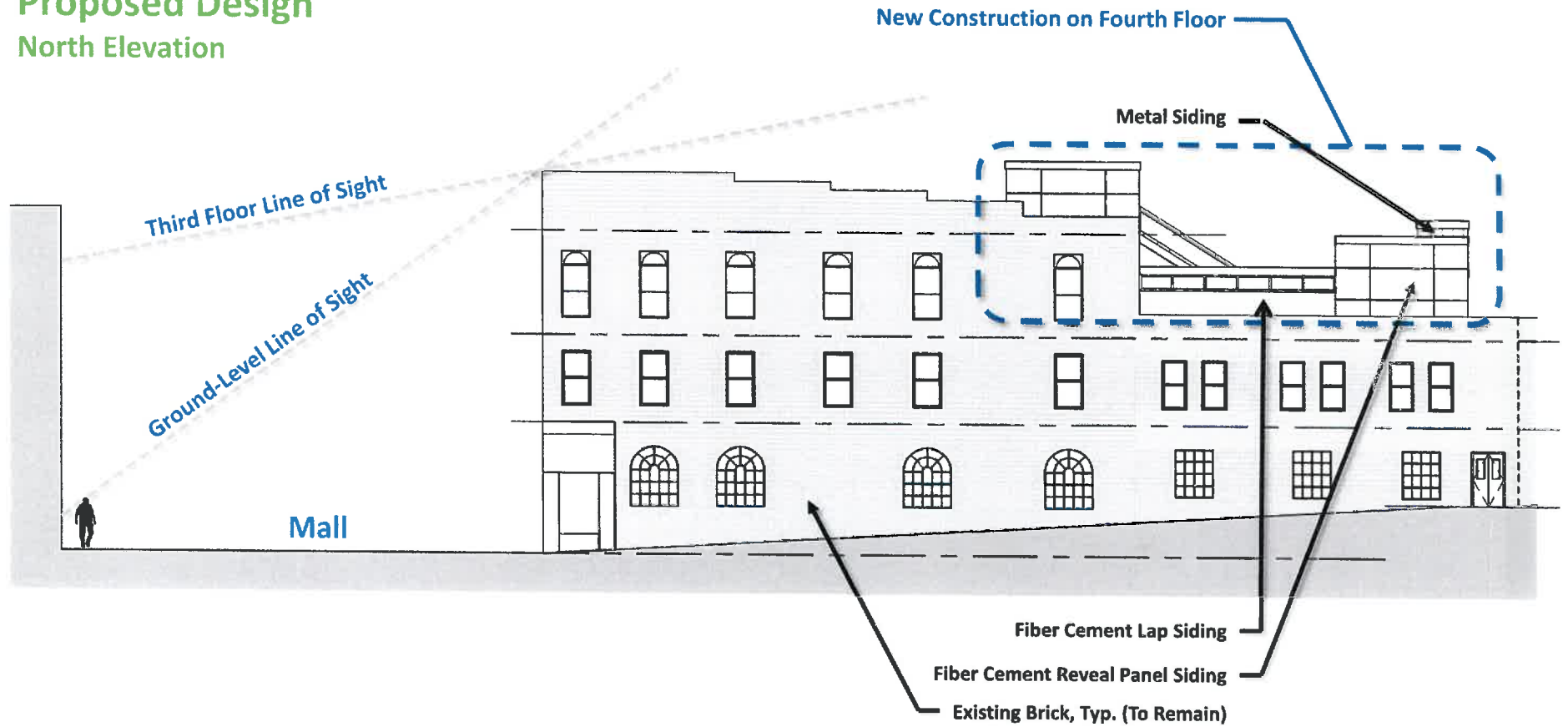
Third Floor / Roof Plan



Existing Building North Elevation



Proposed Design North Elevation



Proposed Design Materials, Textures & Colors



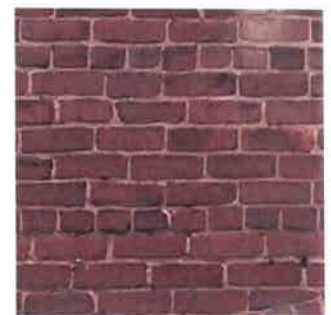
Fiber Cement Lap Siding
(Enclosed Hallway)



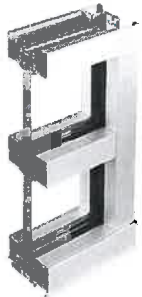
Fiber Cement Reveal Panel Siding
(Lofts)



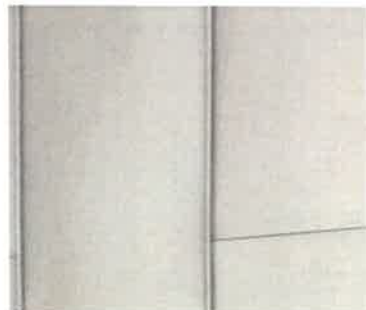
Black EPDM Roof
(Match Existing)



Red Brick
(Existing)



Aluminum Storefront
Anodized Finish



Metal Standing Seam Siding
(Elevator Hoistway)