

**From:** Scala, Mary Joy  
**Sent:** Wednesday, January 18, 2017 2:38 PM  
**To:** 'Greg Jackson'  
**Subject:** BAR Action - 416-418 W MAIn Street - Jan 17, 2017

January 18, 2017

Greg Jackson  
826 B Hinton Ave  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**  
BAR 17-01-03  
416-418 West Main Street  
Tax Parcel 290012000  
Main Street Association LLC, Owner/ Greg Jackson, Applicant  
Roof replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2017. The following action was taken:

**At the applicant's request for a decision rather than deferral, despite the BAR's encouragement for the applicant to request a deferral, Graves moved to find that the proposed new roof addition does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC district, and that the BAR does not approve the application as submitted, specifically because the hip roof is not compatible with the historic building and the historic district. Balut seconded, and the motioned was denied 6-0.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 17, 2017**



**Certificate of Appropriateness Application**

BAR 17-01-03

416-418 West Main Street

Tax Parcel 290012000

Main Street Association LLC, Owner/ Greg Jackson, Applicant

Roof replacement

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**Background**

This contributing property is located in the Downtown ADC District. No historic survey is available, but it formerly operated as an auto dealership, showroom and sales lot. It may date to 1941, according to City Assessor records.

June 21, 2011 – The BAR approved (6-0) on consent agenda an outdoor terrace for the Orzo Restaurant. (Never constructed)

May 15, 2012 – Proposal to enclose pergola was withdrawn.

December 15, 2015 – The BAR approved (8-0) façade renovations for Orzo with the following modifications: change the operable glass to the transom; keep the existing muntin development that's on the corner - extend that across the façade, and submit the sconces for administrative approval, to be mounted at the same height as those at Albemarle Baking Company.

February 17, 2016 – The BAR tentatively approved (8-0) the application in concept pending site plan approval, and with the following modifications or design concepts to be addressed:

- Slab extended to accommodate a sidewalk and curb on the outside of the terrace or wall line of the fence ;
- Detailed resolution where the fence meets the building and where the fence ends, that relates to the planters (possibly masonry fin walls);
- Suggest alternatives to ipe (revisit fence material and porosity and height);
- Move all three lampposts to the outer planters;
- Eliminate bollards.

The details shall be circulated by email to the BAR for administrative approval. If there is disagreement, the application will have to come back to a meeting of the BAR.

April 6, 2016 – Administrative approval of requested changes to the previous application to the Orzo patio.

May 3, 2016 – Further administrative approval for revisions to the Orzo patio.

**Application**

The applicant is requesting approval to replace the existing flat roof with a new hip roof and clerestory windows in order to create a more usable space on the second floor. The new roof is to be standing seam metal in a bronze/brown color, the fascia and columns are to be medium grey, and the clerestory windows are a brushed aluminum finish to match existing storefront windows.

## **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 for New Construction and Additions**

#### **G. ROOF**

*Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.*

##### **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.*

## 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 facades.*
  - 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 facades should be similar and compatible with those on surrounding historic facades.*
  - 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 spacers 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.*

## **Discussion and Recommendations**

It is a good thing to update the building to make it useable. Staff wonders if a flat roof or shed roof would look more commercial, and be more compatible with the existing building.

## **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



**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](mailto:scala@charlottesville.org)

**RECEIVED**

**DEC 27 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 Main Street Associates, LLC Applicant Name Greg Jackson  
Project Name/Description Main Street Market Parcel Number 290012000  
Project Property Address 416-418 W. Main

**Applicant Information**

Address: 826 D HUNTON AVE  
CHARLOTTESVILLE VA 22902  
Email: gjackson1@gmail.com  
Phone: (W) 434 825 3703 (C) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 2088 Union Street, Suite 1  
Email: allan@allan-l.com  
Phone: (W) \_\_\_\_\_ (C) 415-425-2501

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] 12-27-16  
Signature Date  
GREG JACKSON 12-27-16  
Print Name Date

**Property Owner Permission (if not applicant)**

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

[Signature] 12/27/16  
Signature Date  
Allan H. Cadgene  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): replace flat roof  
with new hip roof.

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

**For Office Use Only**

Received by: [Signature]  
Fee paid: \$125.00 Cash (Ck. # 1299)  
Date Received: 12/27/2016

Revised 2016

P16-0194

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

*Emma Earnest comment*

Sheetz (1517 University Avenue)

- Painting the trim and bricks the same color minimizes/neutralizes the historic elements to mimic a plain façade. This deviates from the historic function and character.
- Painting the window and door trim brown: There's no history of brown here. Not a problem to paint these a different color in my eyes, but conveys a false sense of history in my eyes.
- If I were present, I could not support this application. The changes to the building, while relatively subtle, in the renderings are downplaying the historic character of the building, literally whitewashing them. I appreciate that they have kept much, but trying to turn the front into a blank white slate could be done quite through an actual modern storefront, or through a greater appreciation for the historic elements (columns, trim, recessed entrance). This attempt to turn the historic into the modern isn't appropriate, though.

✓ Main Street Market (416–418 W Main Street)

- In my eyes, replacing the flat roof with a gabled form is removing an integral part of the building and the building's history. It would no longer reflect its historic use; from the drawing presented, it would just look like an office building. I'm not opposed to taking the building up a story, but would like to see something more representative of the commercial district it is situated in, and its own history.



## 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](mailto:scala@charlottesville.org)

# RECEIVED

DEC 27 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 VIRGINIA PACIFIC INVESTMENTS, LLC. Applicant Name KEVIN SCHAFER

Project Name/Description MEZZANINE AND ROOFTOP TERRACE Parcel Number 3302550200

Project Property Address 103 WEST MAIN STREET

### Applicant Information

Address: 418 E. MAIN STREET  
CHARLOTTESVILLE, VA 22902  
Email: KSCHAFER@DESIGNDEVELOP.LLC.COM  
Phone: (W) 434-665-4144 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 2088 UNION STREET, SUITE 1  
SAN FRANCISCO, CA 94123  
Email: ALLAN@ALIMARI.COM  
Phone: (W) 415-425-2501 (C) \_\_\_\_\_

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

12/27/2016

Date

KEVIN SCHAFER

12/27/2016

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): SEE ATTACHED BOOKLETS.

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

10 PRINTED COPIES OF BAR SUBMISSION BOOKLETS, 1 DIGITAL COPY VIA FLASHDRIVE.

### For Office Use Only

Received by: G. Barnow

Fee paid: \$125.00 Cash/Ck. # VISA

Date Received: 12/27/2016

Revised 2016

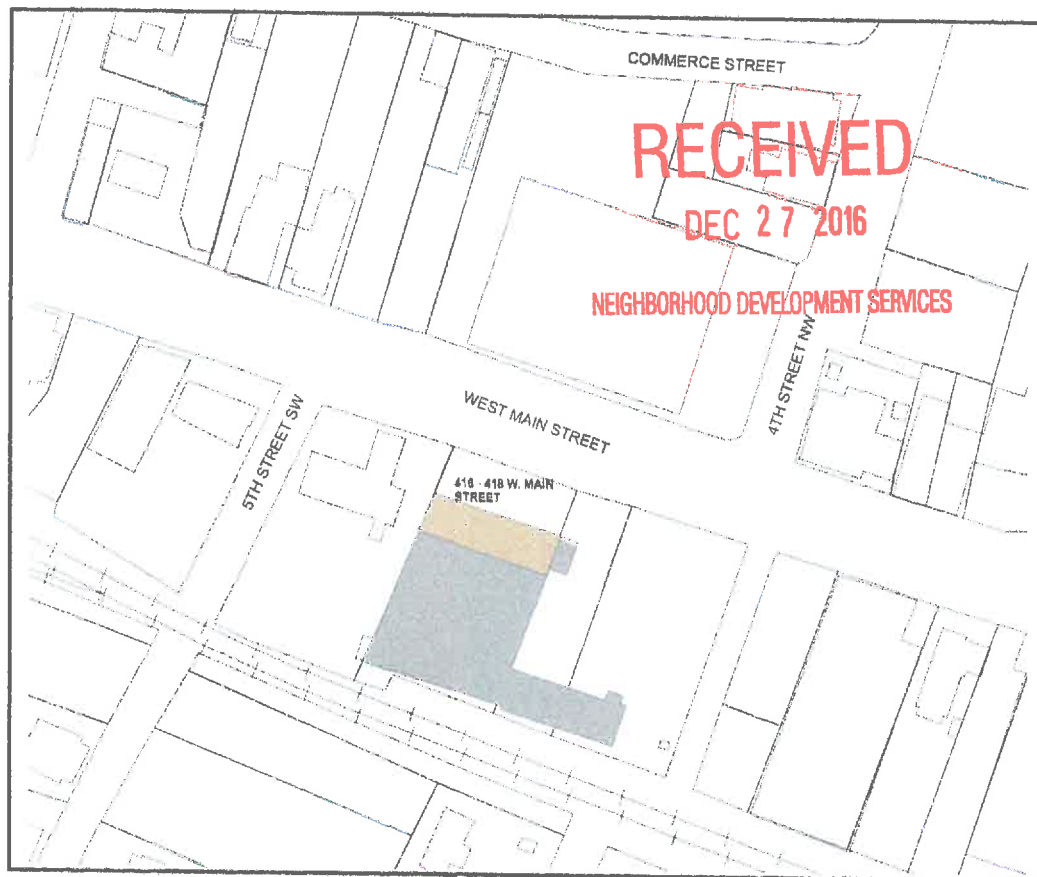
P16-0195

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_





## PROJECT BRIEF

The intent is to replace an existing flat roof and 4 roof monitors with a new hip roof and clerestory windows to the existing building at 416-418 W. Main Street.

The purpose is to raise the ceiling/roof for a more habitable/usable space and to allow for daylight and views (of the sky) for the second floor. In general, the improvements enhance the building's appearance, presence, and serviceability.

The standing seam metal hip roof is to be a bronze/brown color. The fascia and columns are to be a medium grey color. The clerestory windows are a brushed aluminum finish, that also matches the existing storefront of the building.



|                     |                   |             |              |            |      |
|---------------------|-------------------|-------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | ORIENTATION | TOPIA design | 12.27.2016 | 1/16 |
|---------------------|-------------------|-------------|--------------|------------|------|





VIEW LOOKING WEST FROM W. MAIN STREET NORTH SIDEWALK

|                     |                   |                |              |            |      |
|---------------------|-------------------|----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>CONTEXT</b> | TOPIA design | 12.27.2016 | 2/16 |
|---------------------|-------------------|----------------|--------------|------------|------|





VIEW LOOKING EAST FROM W. MAIN STREET NORTH BIKE LANE

|                     |                   |                |              |            |      |
|---------------------|-------------------|----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>CONTEXT</b> | TOPIA design | 12.27.2016 | 3/16 |
|---------------------|-------------------|----------------|--------------|------------|------|



VIEW OF EXISTING BUILDING LOOKING SOUTHWEST

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>EXISTING</b> | TOPIA design | 12.27.2016 | 4/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|





VIEW OF PROPOSED IMPROVEMENTS LOOKING SOUTHWEST

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>PROPOSED</b> | TOPIA design | 12.27.2016 | 5/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|



VIEW OF EXISTING BUILDING LOOKING SOUTH

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>EXISTING</b> | TOPIA design | 12.27.2016 | 6/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|





VIEW OF PROPOSED IMPROVEMENTS LOOKING SOUTH

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>PROPOSED</b> | TOPIA design | 12.27.2016 | 7/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|





VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>EXISTING</b> | TOPIA design | 12.27.2016 | 8/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|



VIEW OF PROPOSED IMPROVEMENTS LOOKING SOUTHEAST

|                     |                   |                 |              |            |      |
|---------------------|-------------------|-----------------|--------------|------------|------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>PROPOSED</b> | TOPIA design | 12.27.2016 | 9/16 |
|---------------------|-------------------|-----------------|--------------|------------|------|





VIEW OF 3D MODEL IMAGE LOOKING SOUTHWEST

|                     |                   |                 |              |            |       |
|---------------------|-------------------|-----------------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>PROPOSED</b> | TOPIA design | 12.27.2016 | 10/16 |
|---------------------|-------------------|-----------------|--------------|------------|-------|



VIEW OF 3D MODEL IMAGE LOOKING SOUTHEAST

|                     |                   |                 |              |            |       |
|---------------------|-------------------|-----------------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>PROPOSED</b> | TOPIA design | 12.27.2016 | 11/16 |
|---------------------|-------------------|-----------------|--------------|------------|-------|



VIEW OF EXISTING INTERIOR LOOKING EAST

|                     |                   |          |              |            |       |
|---------------------|-------------------|----------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | EXISTING | TOPIA design | 12.27.2016 | 12/16 |
|---------------------|-------------------|----------|--------------|------------|-------|

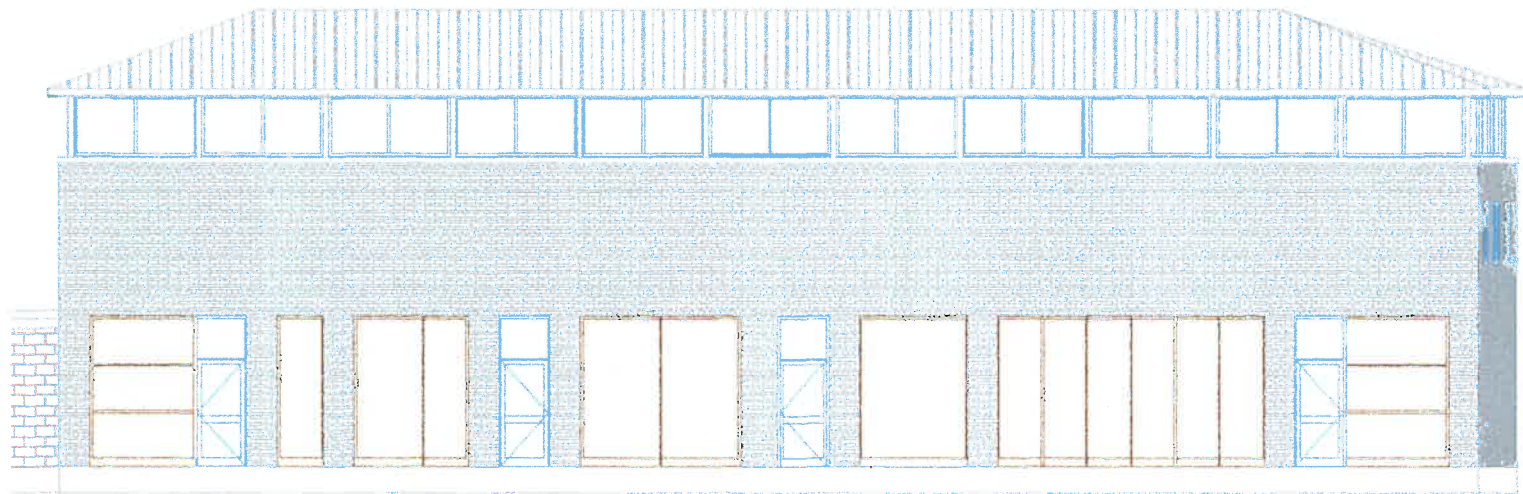




VIEW OF PROPOSED INTERIOR LOOKING EAST

|                     |                   |          |              |            |       |
|---------------------|-------------------|----------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | PROPOSED | TOPIA design | 12.27.2016 | 13/16 |
|---------------------|-------------------|----------|--------------|------------|-------|





**NORTH ELEVATION**



**EAST ELEVATION**

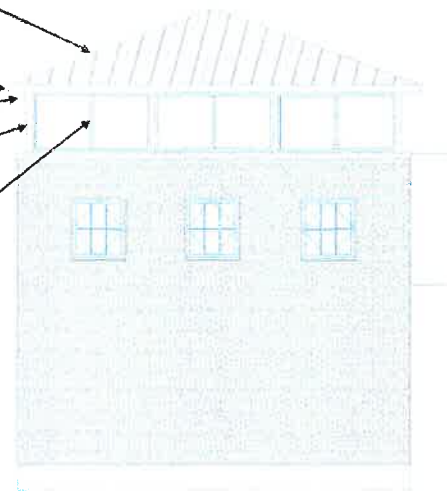
bronze/brown  
metal standing  
seam hip roof

medium grey fascia

light grey soffit

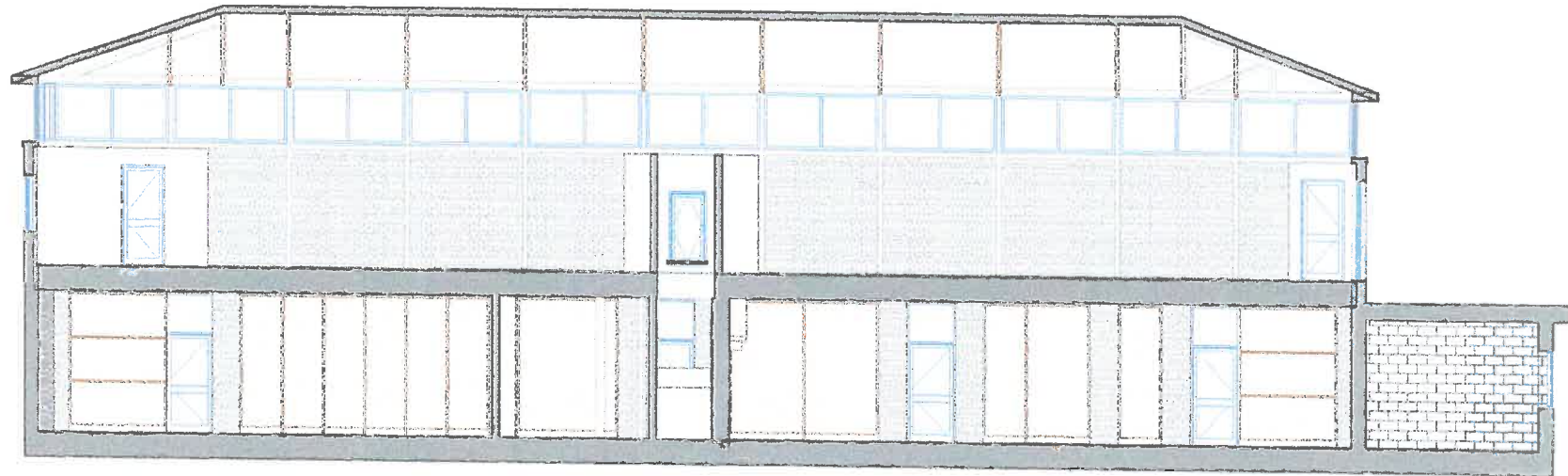
medium grey  
columns

brushed aluminum  
storefront windows



**WEST ELEVATION**

|                     |                   |                   |              |            |       |
|---------------------|-------------------|-------------------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | <b>ELEVATIONS</b> | TOPIA design | 12.27.2016 | 14/16 |
|---------------------|-------------------|-------------------|--------------|------------|-------|



## SOUTH SECTION

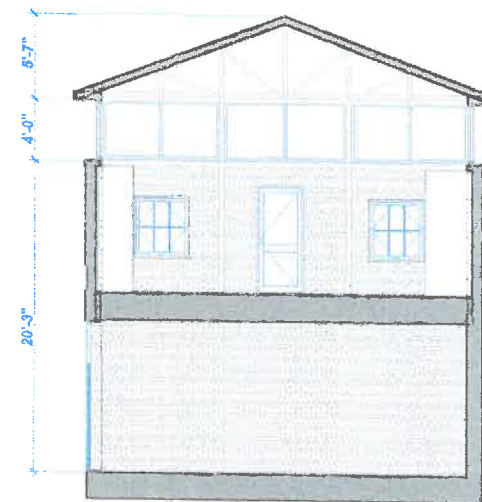
metal trusses at 8'-3" o.c.

metal columns at 8'-3" o.c.  
set inside existing masonry wall

~4' x 4' storefront windows  
with a vertical frame centered  
between columns

SIPs structural panels  
spanning between trusses

t&g wood deck ceiling



## WEST SECTION

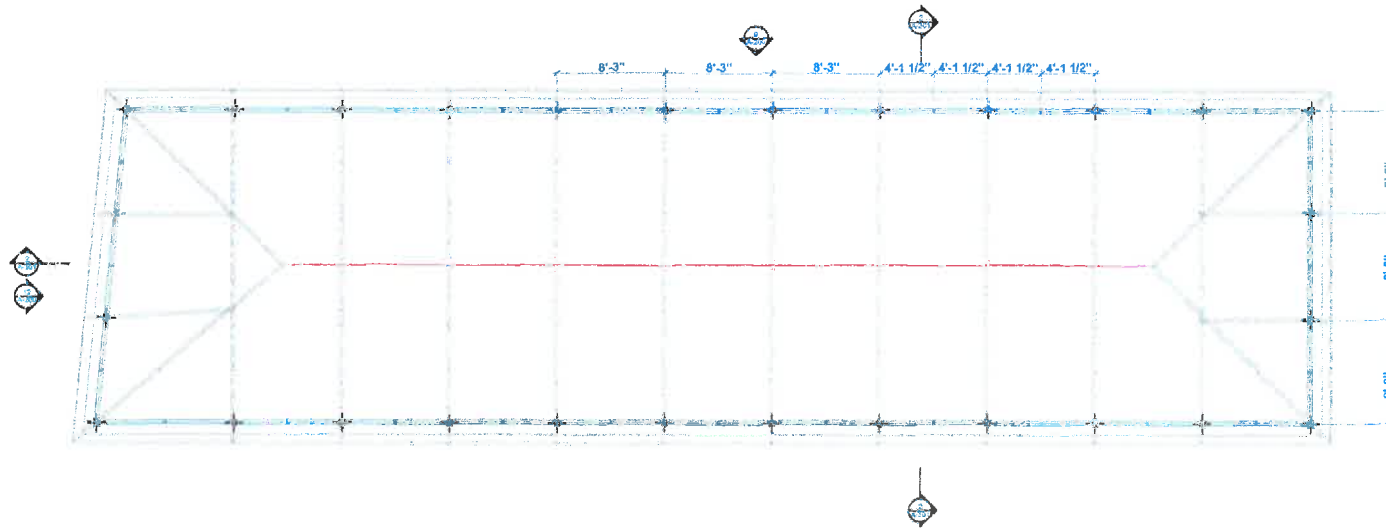
|                     |                   |          |              |            |       |
|---------------------|-------------------|----------|--------------|------------|-------|
| 416-418 W. MAIN ST. | ROOF & CLERESTORY | SECTIONS | TOPIA design | 12.27.2016 | 15/16 |
|---------------------|-------------------|----------|--------------|------------|-------|

W. MAIN STREET

NORTH

WEST

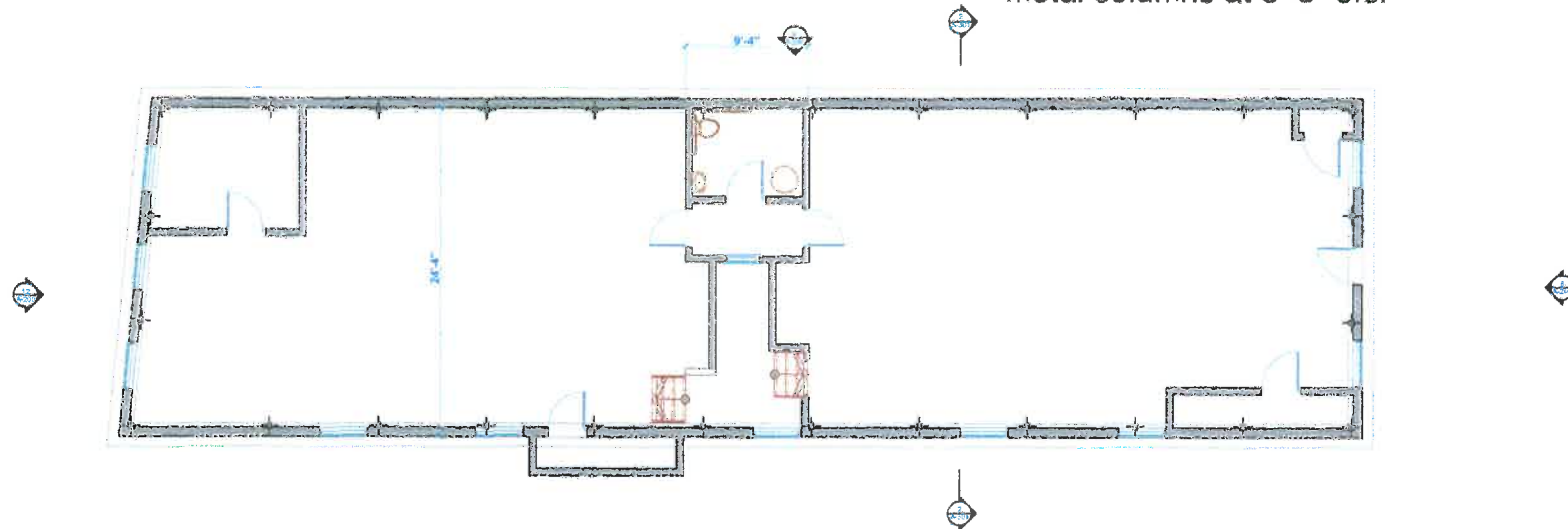
EAST



**ROOF AND TRUSS PLAN**

metal trusses at 8'-3" o.c.

metal columns at 8'-3" o.c.



**SECOND FLOOR PLAN**

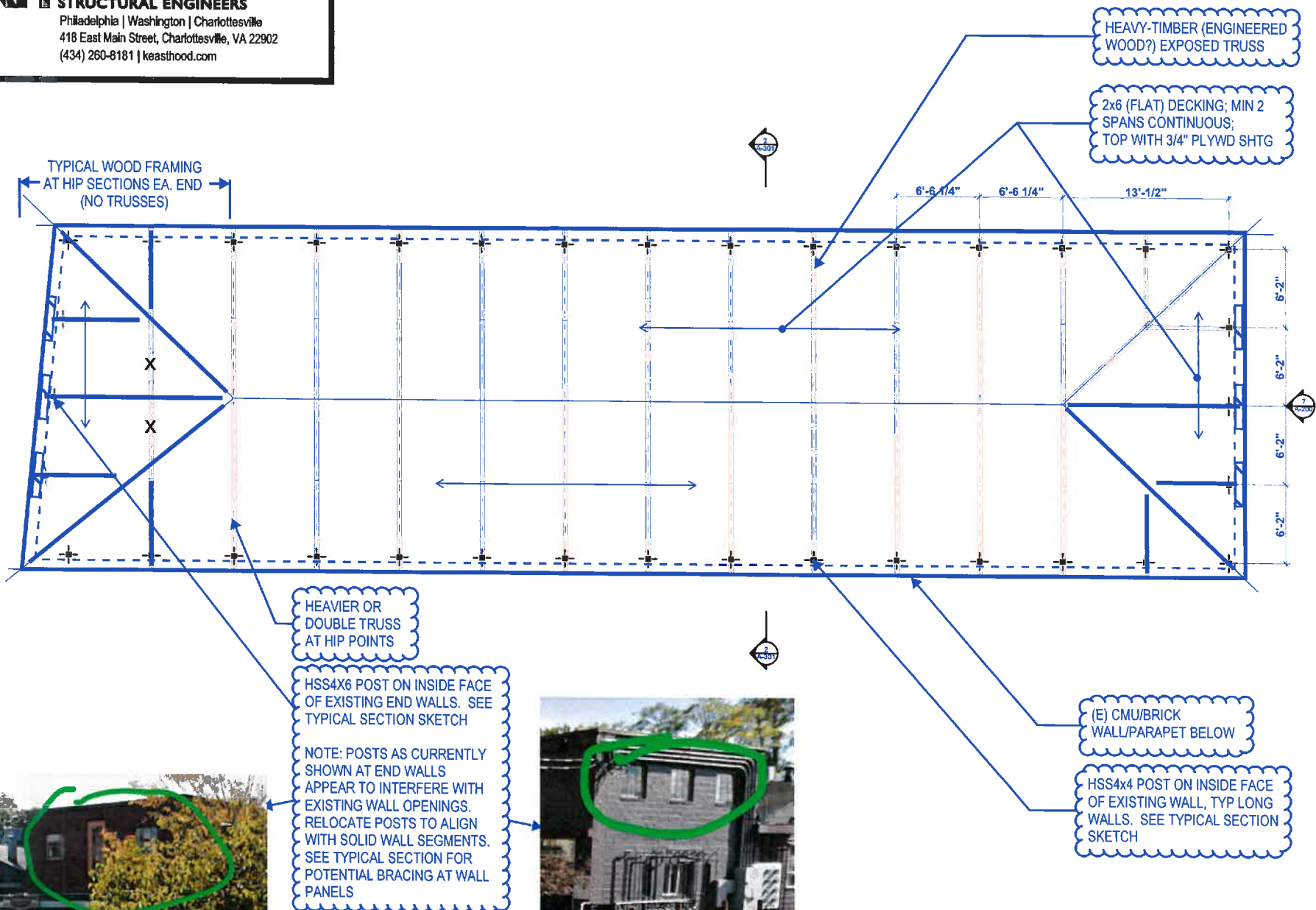
SOUTH

NOT FOR CONSTRUCTION

STRUCTURAL CONCEPT  
11/01/2016

**KEAST & HOOD**  
STRUCTURAL ENGINEERS

Philadelphia | Washington | Charlottesville  
418 East Main Street, Charlottesville, VA 22902  
(434) 260-8181 | keasthood.com



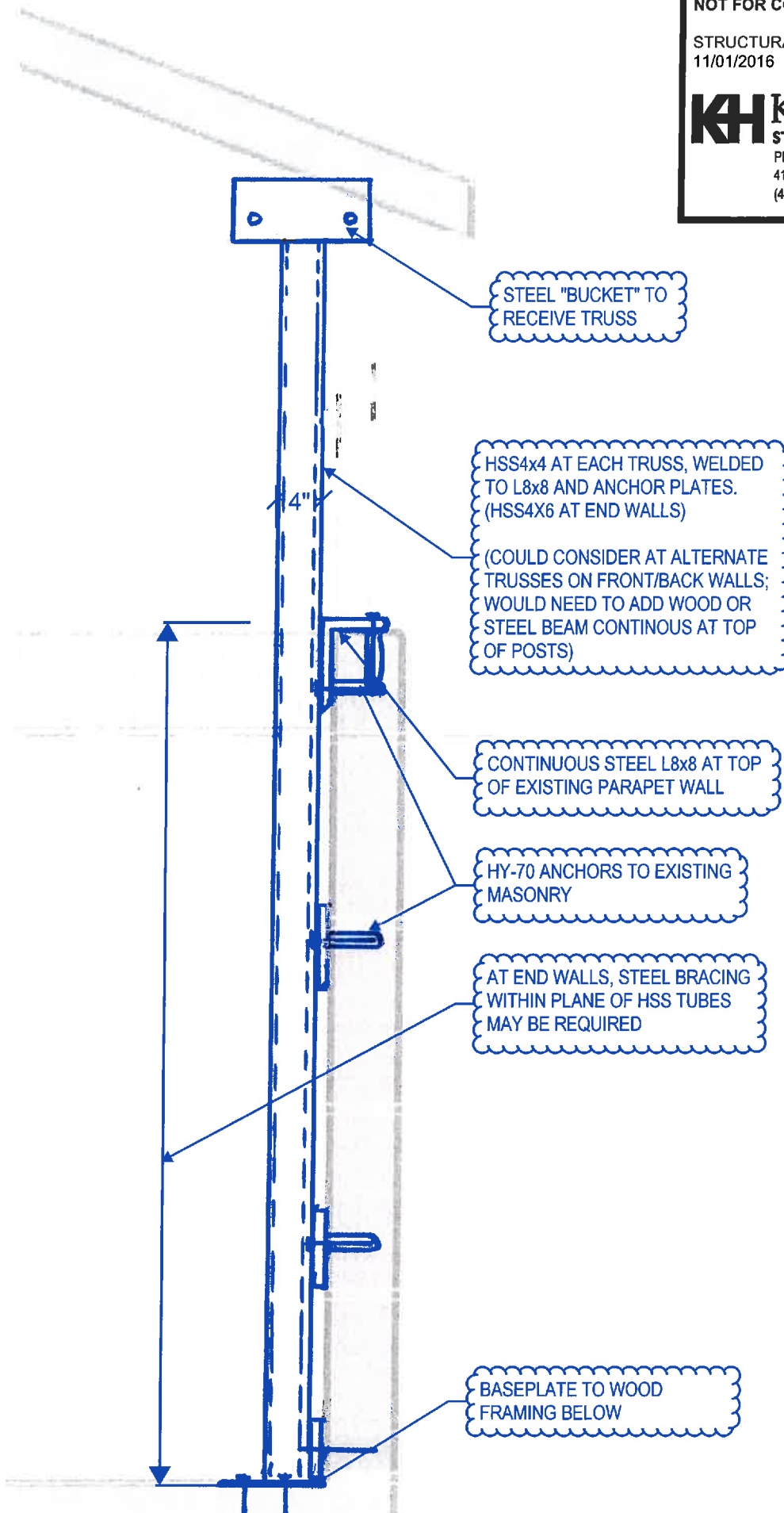


NOT FOR CONSTRUCTION

STRUCTURAL CONCEPT  
11/01/2016

**KH KEAST & HOOD**  
STRUCTURAL ENGINEERS

Philadelphia | Washington | Charlottesville  
418 East Main Street, Charlottesville, VA 22902  
(434) 260-8181 | keasthood.com



# CITY OF CHARLOTTESVILLE

*"A World Class City"*

## Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



January 3, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Certificate of Appropriateness Application**

BAR 17-01-03

416-418 West Main Street

Tax Parcel 290012000

Main Street Association LLC, Owner/ Greg Jackson, Applicant

Roof replacement

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, January 17, 2017, starting at 5:30 pm in the Neighborhood Development Services Conference Room, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner