

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 4:35 PM
To: 'Greg Jackson'
Subject: BAR Action - 511 West Main Street - June 20, 2017

June 30, 2017

Main Street West, LLC
2088 Union Street
San Francisco, CA
ATTN Greg Jackson

Re: Certificate of Appropriateness Application
BAR 17-06-08
511 West Main Street
Tax Parcel 320174000
Main Street West, LLC, Owner/ Greg Jackson., Applicant
Rooftop Deck and Enclosed Kitchen/Bar

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 20, 2017. The following action was taken:

Schwarz moved: 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, with a lighting plan to come back to the BAR. Also, the BAR wants to stipulate in the future this is not an appropriate place for a tent, and that the wood stain will be maintained through the lifetime of the wood. Mohr seconded. Motion approved (6-0).

Please submit a lighting plan to be considered at a BAR meeting.

This certificate of appropriateness shall expire in 18 months (December 20, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 20, 2017**



Certificate of Appropriateness Application

BAR 17-06-08

511 West Main Street

Tax Parcel 320174000

Main Street West, LLC, Owner/ Greg Jackson., Applicant

Rooftop Deck and Enclosed Kitchen/Bar

Background

This contributing property is located in the Downtown ADC District. The recent National Register nomination description for West Main Street is attached. The building is commercial, automotive vernacular, characteristic of West Main Street, built circa 1925.

Application

The applicant is requesting approval to add a rooftop deck and diner/bar to the second level of 511 West Main Street (currently occupied by Oakhart Social). The deck will be located above the original brick building and the kitchen and bar will be above the rear addition to the building.

- The structure is timber frame with cement panel and metal siding.
- The shed roof is metal and continues/transitions into a wood trellis.
- The windows and doors are screened, aluminum-clad sliding doors and awning windows.
- The deck floor is ipe.
- The railing is a thin horizontal design. The stair is steel with ipe wood treads. The railing and stair match the adjoining 513 West Main Street (Public/Opal).
- The mechanical units are corralled and screened.
- A louvered wood screen will be located along the outdoor walkway columns to provide visual separation from 513 West Main Street.

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:

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

5. Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

6. Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

In staff's opinion, this design has minimal impact on the streetscape of West Main Street and is complementary to the building, and will function as a festive addition to West Main Street. The wood finishes should be confirmed. Weathered wood, for example, may not be appropriate in a historic district.

As in all other patios in historic districts, the umbrellas should be a solid color with no text.

It should be noted that the changes discussed require an amended site plan.

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.

West Main Street National Register District Nomination 2017
104-0083-0036
Commercial Building, 513 W. Main Street

August 2016: The building sits in the middle of the rectangular parcel along the property's western edge immediately against neighboring 515 West Main Street (104-0083-0035) and is significantly set back from the street by a large, paved patio area that formerly served for parking and gas pumps. There are mature trees along West Main Street and mature foundation plantings and vines along the east façade.

August 2016: This one-story, three bay, vernacular commercial building was constructed ca.1925 as a gas and service station. It first appears on the 1929 Sanborn map. The brick walls are laid in five-course American Bond and the flat roof has a gabled, terra-cotta coped front parapet wall with corner brick posts with metal caps. The two west bays of this former service station have been infilled with modern three-panel plate glass and aluminum entrances to accommodate the current use as a restaurant. Cast-stone lintels with decorative brackets surrounding the inset panel and are original. A modern storefront window with brick sill and adjacent door are in the eastern most bay. The east side of the building has 20-light steel window with a six-light hinged center panel. The rear of the building is clad in a panelized system of aluminum tracks and composite board that are a modern addition; there are two modern rear entrances. The foundation is of concrete and the roofing material is not visible.

August 2016: This vernacular building, now used as a restaurant is one of several new business that were built along West Main Street during the 1920s and 30s to cater to the emerging need for auto-related services. Originally a Sinclair gasoline station, it was later the C & R Transmission Parts and Service center. It contributes to the West Main Street Historic District in the areas of architecture, commerce, and transportation.



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

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

RECEIVED

MAY 31 2017

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 West, LLC Applicant Name Greg Jackson
Project Name/Description Roof top deck/dinner/bar Parcel Number 320174000
Project Property Address 505-515 West Main; 511 West Main

Applicant Information

Address: 826 B HINTON AV.

Email: gjackmail@gmail.com

Phone: (W) (C) 434-925-3763

Signature of Applicant

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

Signature [Signature] Date 5.30.17

Print Name GREG JACKSON Date 5.30.17

Property Owner Information (If not applicant)

Address: 2088 Union Street

Email: allan@aliman1.com

Phone: (W) 415-474-4444 (C) 415-425-2561

Property Owner Permission (If not applicant)

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

Signature [Signature] Date 6/30/17

Print Name ALLAN H. CADYNE Date 6/30/17

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

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

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

For Office Use Only

Received by: D. Eubank

Fee paid: 125.00 Cash/Ck. # 1243

Date Received: 5/31/17

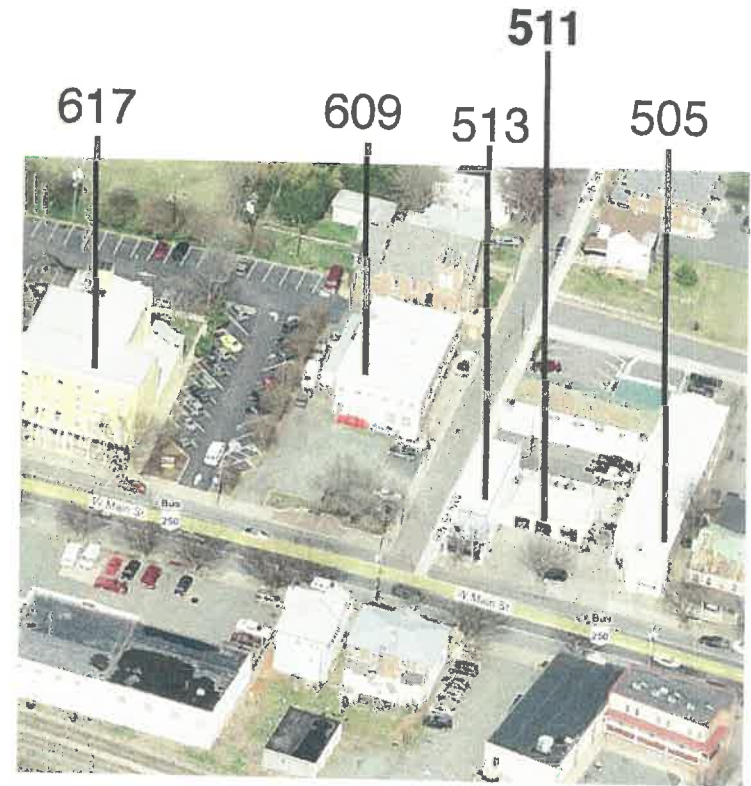
Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P 120082



PROJECT BRIEF

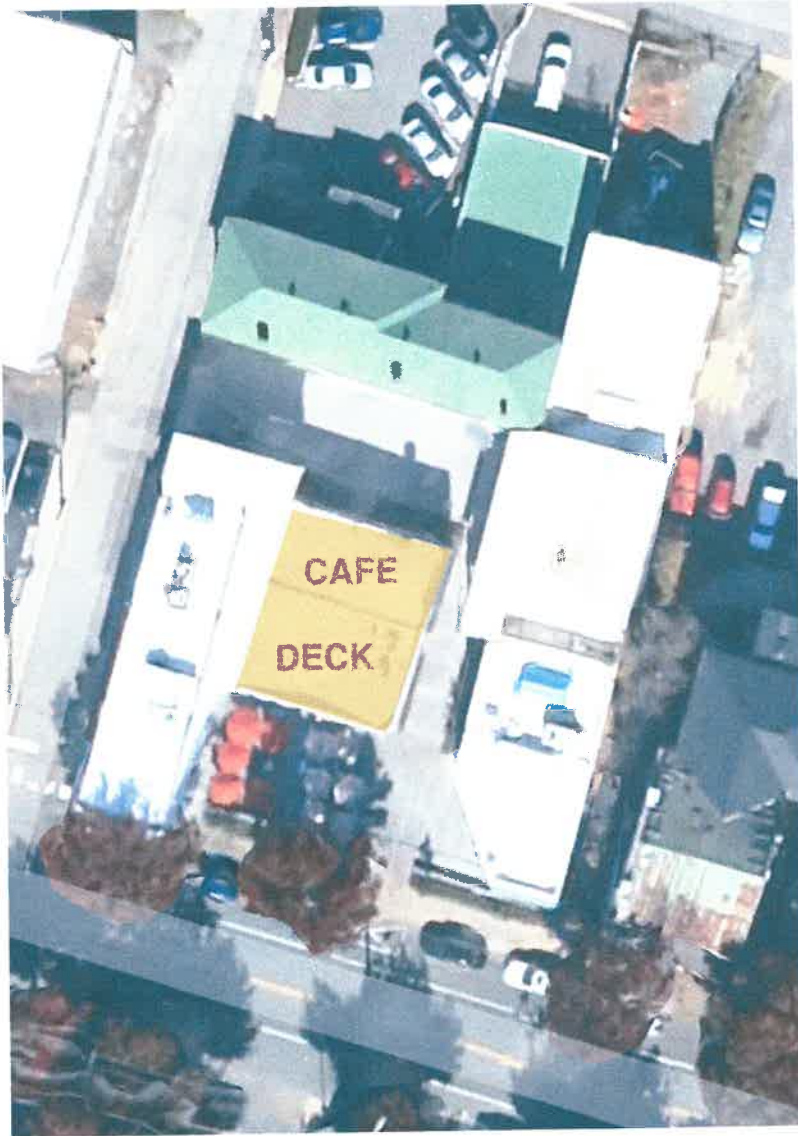
THE PROJECT IS THE ADDITION OF A ROOFTOP DECK AND DINER/BAR ON THE SECOND LEVEL OF 511 W. MAIN STREET, WHICH HOUSES THE RESTAURANT OF OAKHART SOCIAL.

THE OPEN AIR DECK WILL BE LOCATED ABOVE THE ORIGINAL BRICK BUILDING FACING A COURTYARD ON W. MAIN STREET. THE ENCLOSED KITCHEN AND BAR WILL BE ABOVE THE REAR ADDITION, WHICH IS 1'-5" LOWER THAN THE ORIGINAL BUILDING - SO THE KITCHEN AND BAR AREA WILL BE SLIGHTLY STEPPED DOWN. THE KITCHEN/BAR AREA HAS A SHED ROOF THAT SLOPES UP FROM THE REAR, EXTENDS PAST THE ROOF DECK STEP UP. THE ROOF STRUCTURE CONTINUES AND TRANSITIONS INTO A TRELLIS SHADE ELEMENT. THE EXTERIOR/ENTRANCE STAIR IS ALONG THE EAST OF BUILDING.

THE STRUCTURE IS TIMBER FRAMING WITH CEMENT PANEL AND METAL SIDING. THE DECK FLOOR IS IPE AND THE ENCLOSED KITCHEN/BAR/BATHROOM FLOOR IS LINOLEUM. THE INTERIOR SURFACES ARE WOOD AND STAINLESS STEEL. THE RAILING IS A THIN HORIZONTAL STEEL DESIGN. THE STAIR IS STEEL WITH IPE TREADS. THE STAIR AND RAILING MATCH THE ADJOINING BUILDING OF 513 W. MAIN.

THE FENESTRATION IS SCREENED ALUMINUM CLAD SLIDING DOORS AND AWNING WINDOWS - THAT OPEN UP AND IN. THE ROOFING IS METAL CLAD/FLASHED RIGID FOAM WITH METAL ROOFING. THE EXISTING HVAC ROOF UNITS ARE TO BE RELOCATED, CORRALLLED, AND ENCLOSED/SCREENED. A LOUVERED WOOD FRAME WILL BE ALONG THE EXISTING COLUMNS OF 513, WITH A PLANT SCREEN.

511 W. MAIN ST.	ROOF DECK DINER	ORIENTATION	TOPIA design	5.30.2017	1/18
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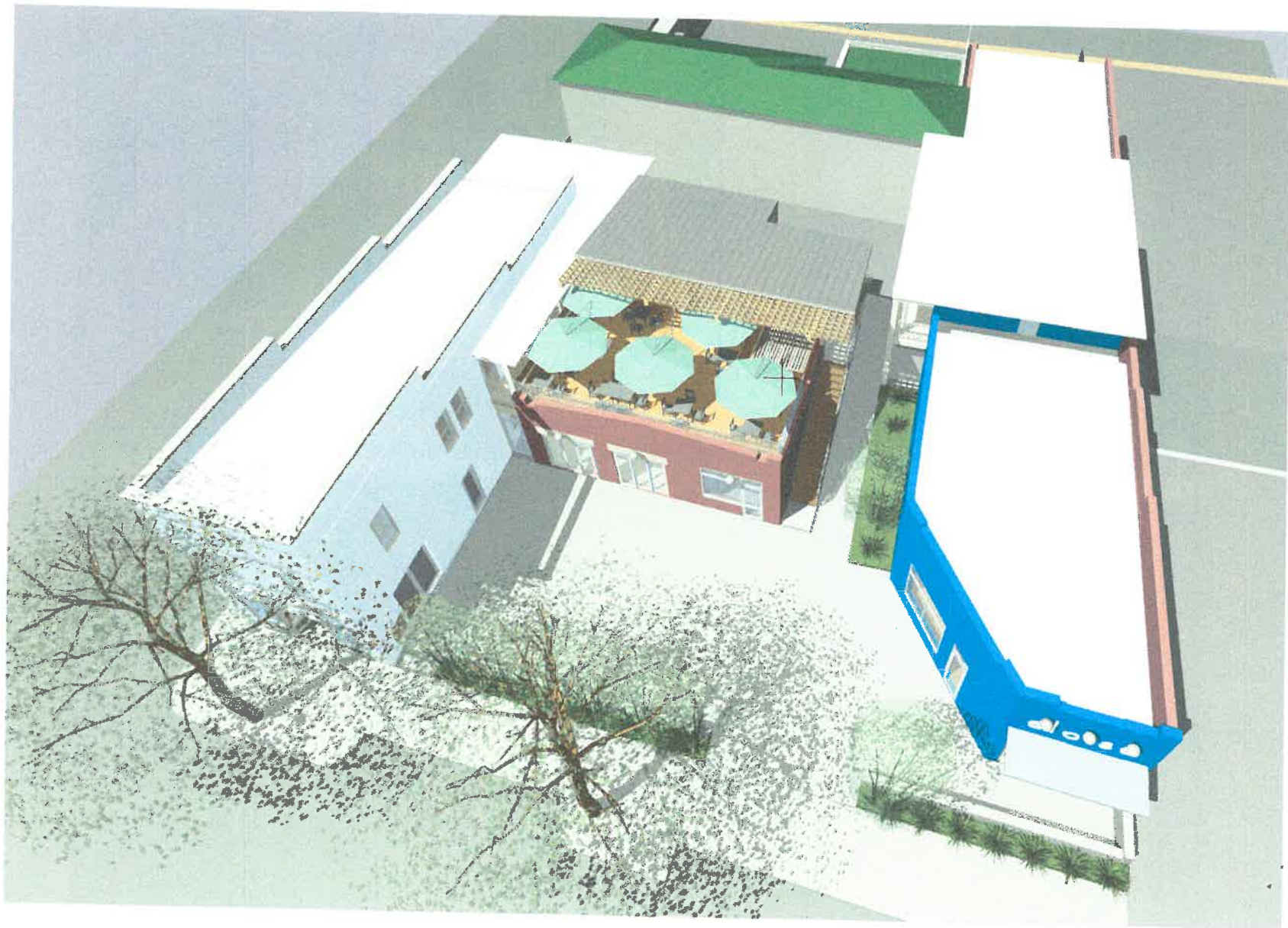


513 511 505



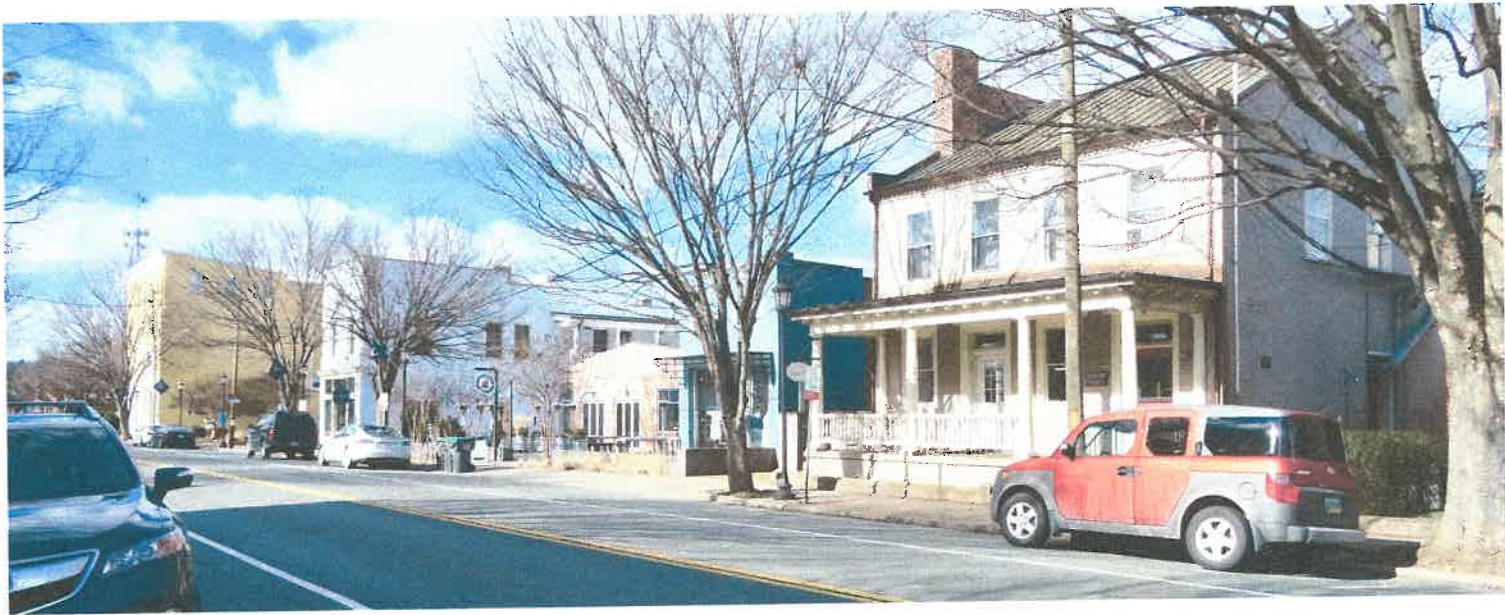
513 511 505

511 W. MAIN ST.	ROOF DECK DINER	AERIAL VIEW	TOPIA design	5.30.2017	2/18
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AERIAL VIEW OVER W. MAIN STREET FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	3/18
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VIEW ON W. MAIN STREET FROM EAST

511 W. MAIN ST.	ROOF DECK DINER	CONTEXT	TOPIA design	5.30.2017	4/18
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VIEW NORTH ON W. MAIN STREET FROM SOUTH SIDEWALK



VIEW EAST ON W. MAIN STREET FROM SOUTH SIDEWALK

511 W. MAIN ST.	ROOF DECK DINER	CONTEXT	TOPIA design	5.30.2017	5/18
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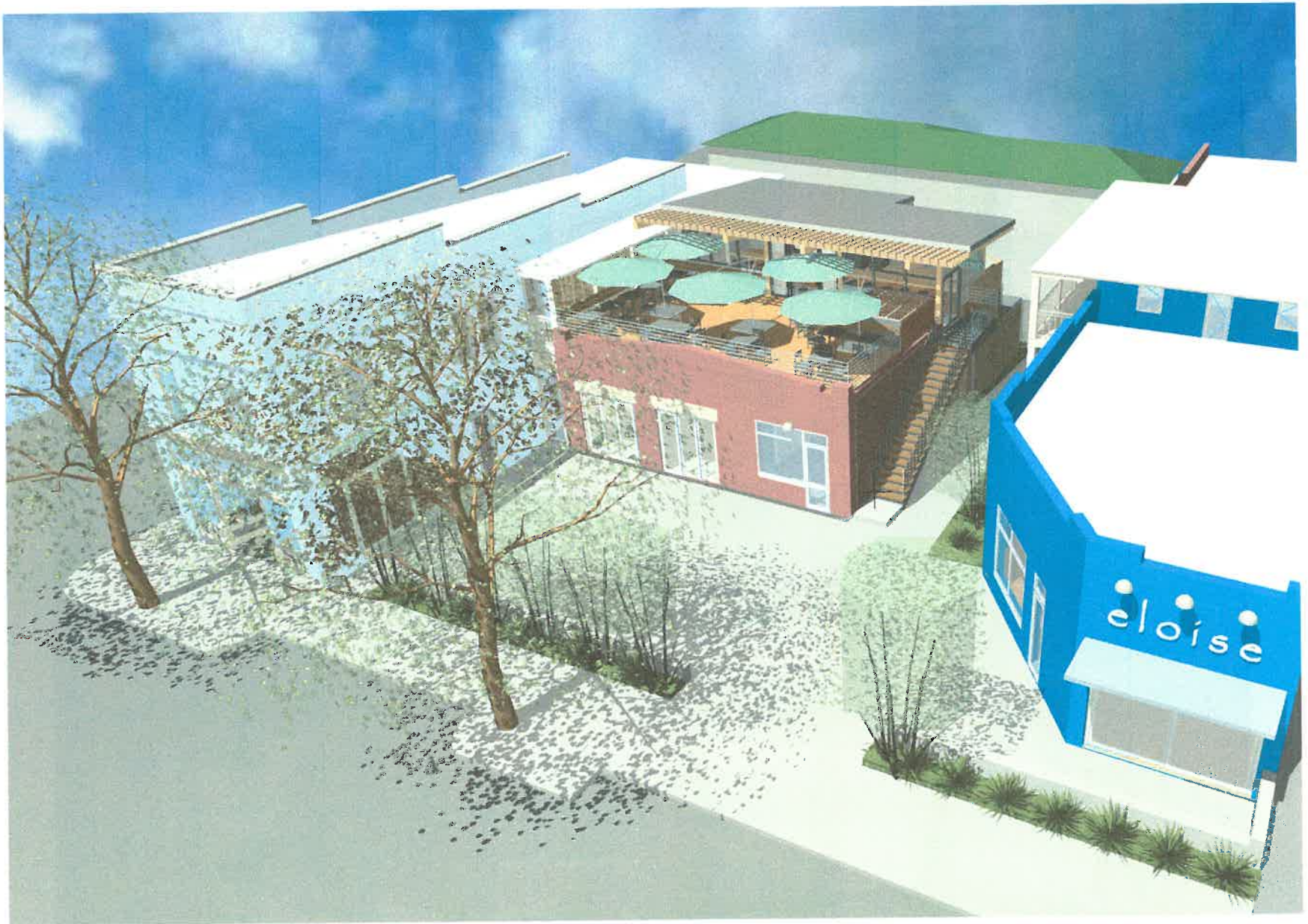
VIEW FROM W. MAIN STREET FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	6/18
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VIEW FROM W. MAIN STREET NORTH SIDEWALK

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	7/18
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AERIAL VIEW OVER W. MAIN STREET FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	8/18
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AERIAL VIEW FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	9/18
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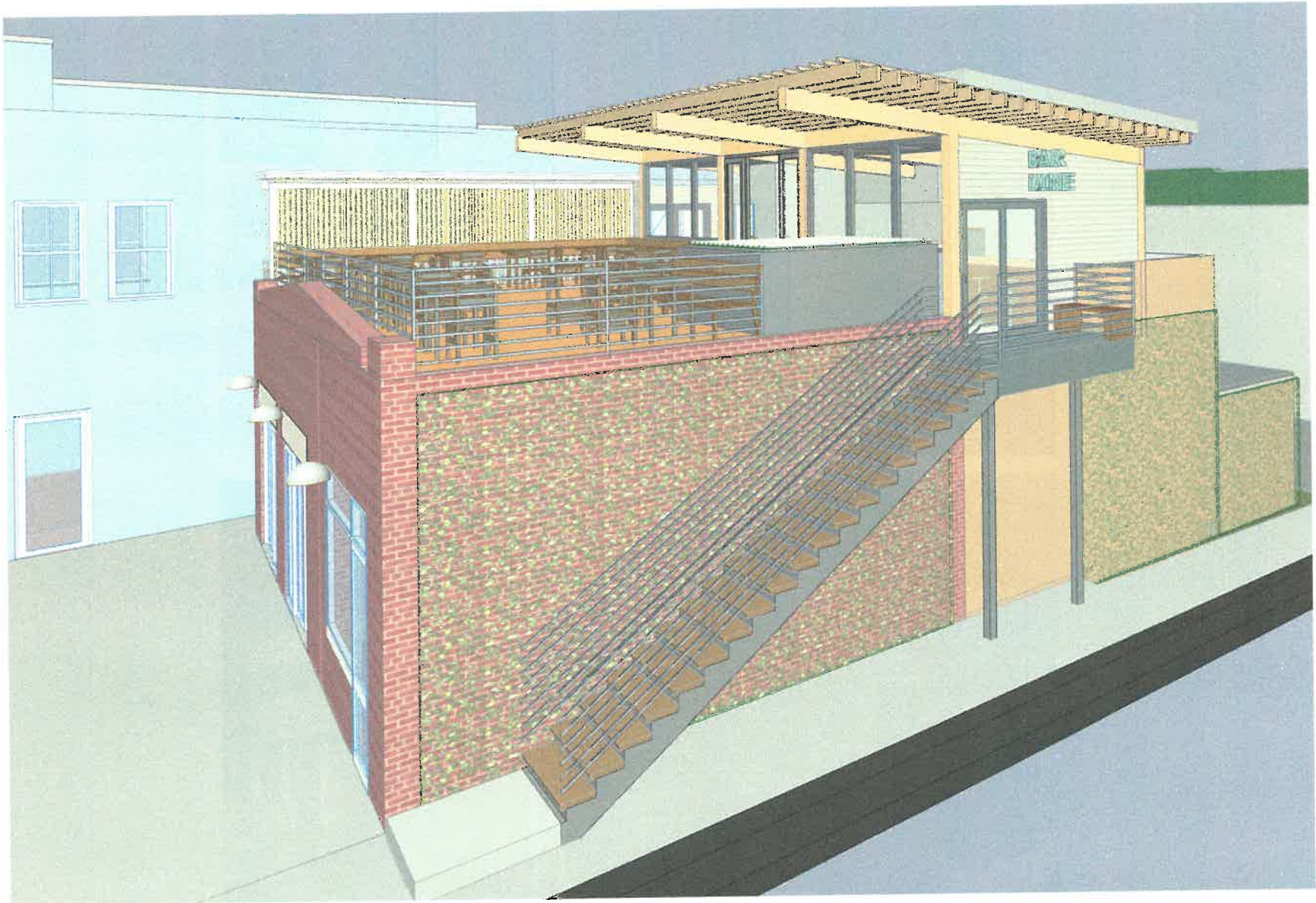
VIEW FROM WEST ON 6TH STREET NW

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	10/18
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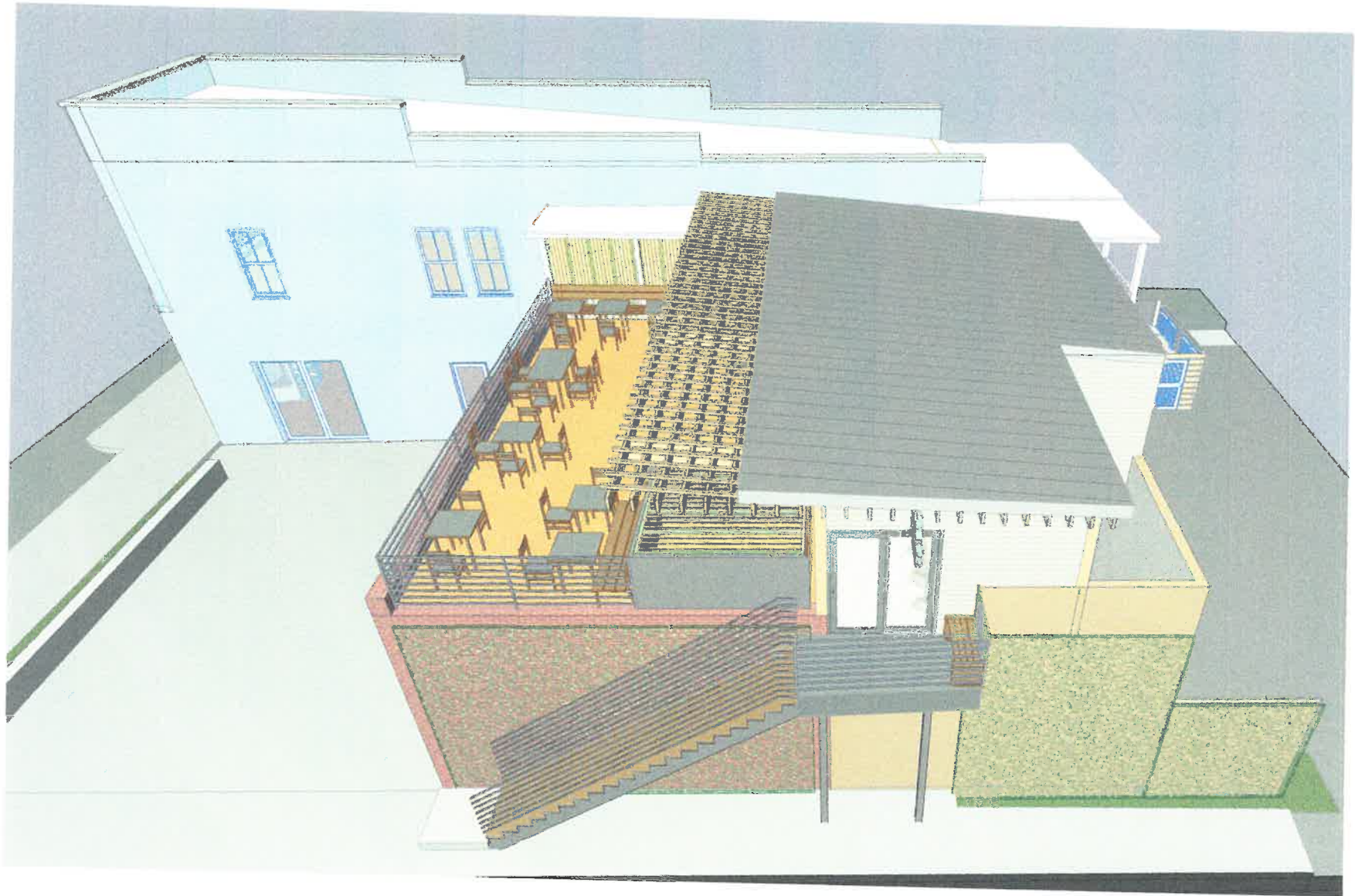
VIEW FROM EAST ON REAR ALLEY

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	11/18
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AERIAL VIEW FROM SOUTH EAST

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	12/18
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AERIAL VIEW FROM EAST

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	13/18
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AERIAL VIEW FROM SOUTH EAST

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	14/18
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VIEW NORTH FROM ABOVE COURTYARD

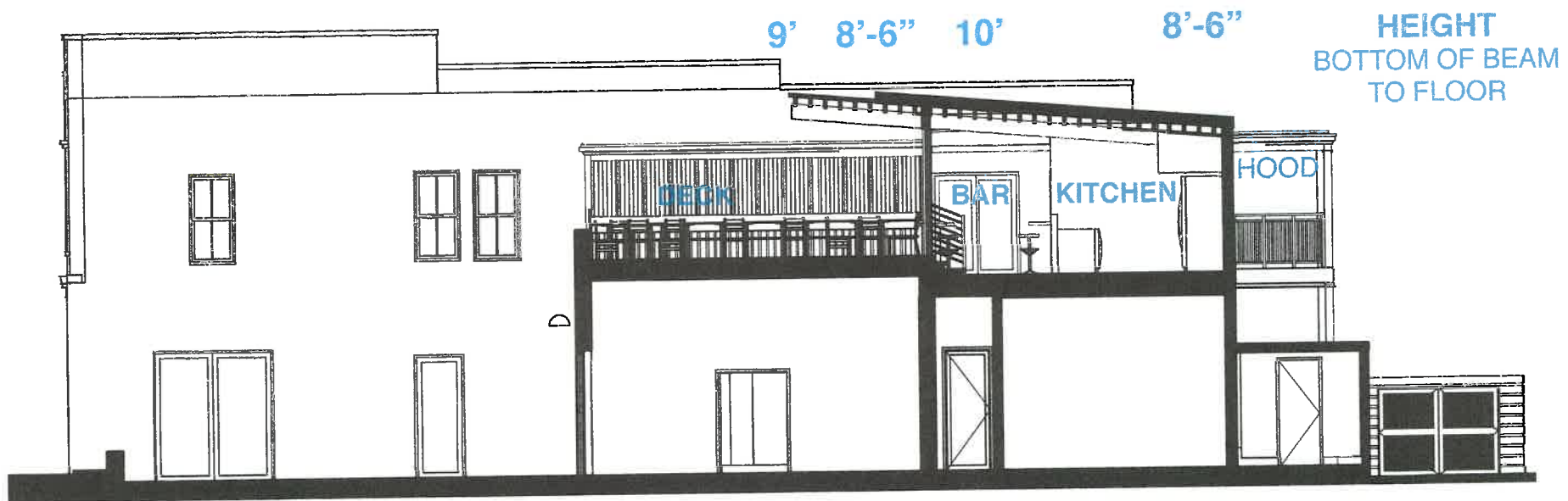


VIEW SOUTH FROM DINER KITCHEN AND BAR

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	15/18
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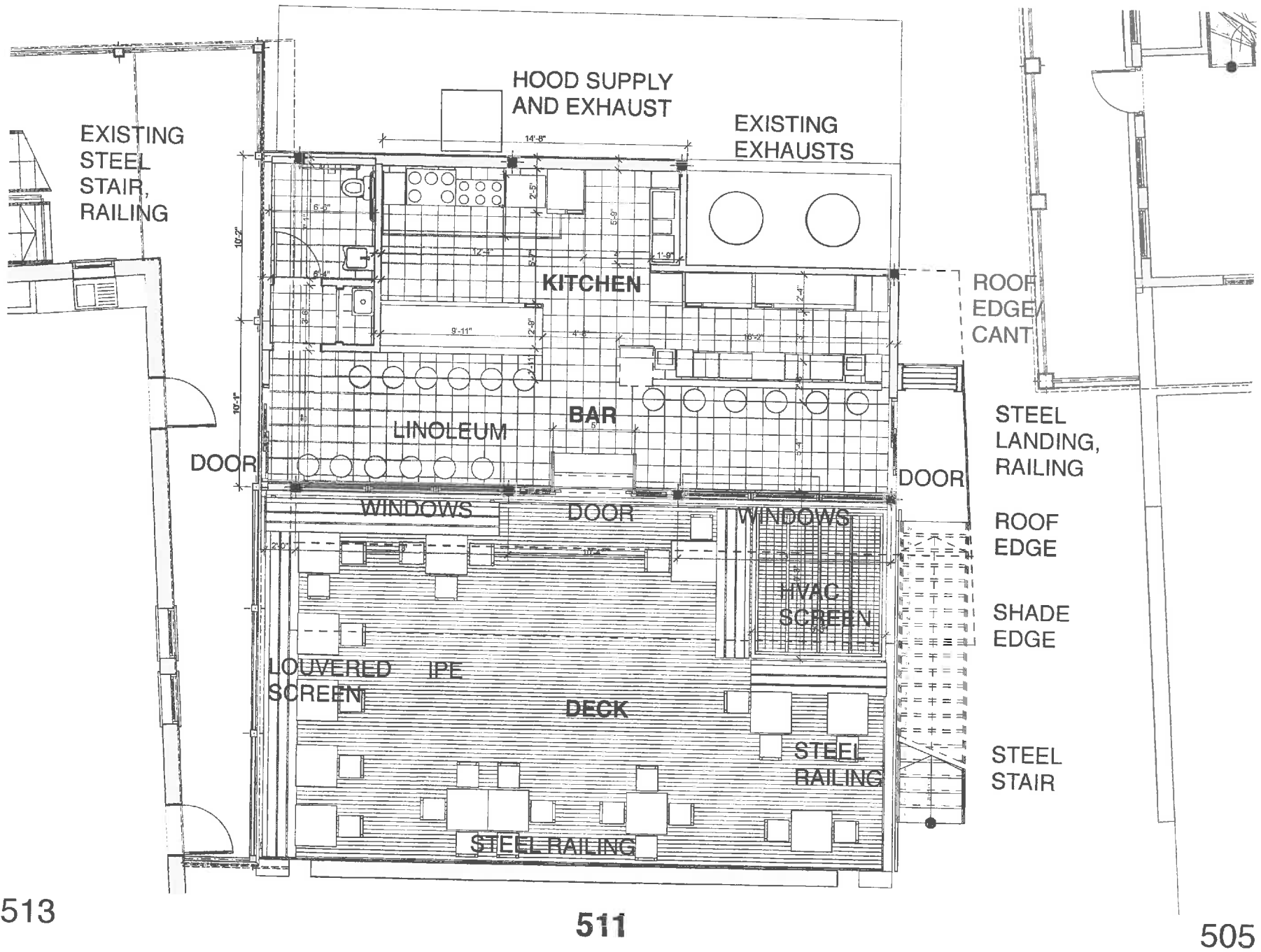


EAST ELEVATION



EAST SECTION

511 W. MAIN ST.	ROOF DECK DINER	EAST ELEV. & SECTION	TOPIA design	5.30.2017	16/18
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511 W. MAIN ST.	ROOF DECK DINER	FLOOR PLAN	TOPIA design	5.30.2017	17/18
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STEEL
RAILING,
MEDIUM
GREY COOL

METAL FASCIA
MEDIUM GREY

ALUMINUM
CLAD WOOD
SLIDING
DOORS AND
AWNING
WINDOWS,
MEDIUM
GREY



STEEL
RAILING,
MEDIUM GREY
COOL

STEEL STAIR
WITH IPE
TREADS,
DARK GREY
COOL

CORRUGATED
METAL SIDING,
MEDIUM GREY
WARM



PARALLAM
LUMBER,
NATURAL TO
LIGHT STAIN



LINOLEUM
FLOORING,
MEDIUM GREY
MUTED GREEN

CEMENT
PANEL,
MEDIUM
GREY
WARM

