

**From:** Mess, Camie  
**Sent:** Friday, July 21, 2017 10:35 AM  
**To:** 'gjackmail@gmail.com'  
**Subject:** BAR Action - 416-418 West Main Street - July 18, 2017

July 21, 2017

West Main Street, LLC  
ATTN Greg Jackson

**Re: Certificate of Appropriateness Application**  
BAR 17-06-09  
416-418 West Main Street  
Tax Parcel 290012000  
Main Street West, LLC, Owner/ Greg Jackson, Applicant  
Roof Addition

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 18, 2017. The following action was taken:

**Balut 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, with the stipulation that the applicant submit color renderings of the proposed design in the most realistic possible fashion, for the BAR to review and approve [to be circulated via e-mail], prior to the COA being issued. [The BAR recommends a darker color for than the light grey.] Graves seconded. Motion approved (4-2, with Gastinger and Schwarz opposed).**

This certificate of appropriateness shall expire in 18 months (January 18, 2019), 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 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely yours,

Camie Mess  
Assistant Historic Preservationist

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 18, 2017**



**Certificate of Appropriateness Application**

BAR 17-06-09

416-418 West Main Street

Tax Parcel 290012000

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

Roof Addition

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**Background**

This contributing property is located in the Downtown ADC District. The property was recently surveyed for the West Main Street historic district National Register nomination. It formerly operated as an auto dealership, showroom and sales lot. It may date to 1941, according to City Assessor records. The recent survey confirms a building date in the 1940's.

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.

January 17, 2017 – At the applicant's request for a decision rather than deferral, despite the BAR's encouragement for the applicant to request a deferral, the BAR denied (6-0) the applicant's request for a new roof addition, specifically because the hip roof was not compatible with the historic building and the historic district. (Drawing attached)

June 20, 2017 - The applicant requested a deferral from the BAR with the request for a work session. The applicant's deferral was approved (6-0).

### **Application**

The applicant is requesting approval to replace the existing flat roof with a new hip roof with clerestory windows and a roof monitor in order to create a more habitable and interesting space on the second floor.

The clerestory, roof slope, and monitor windows are all lower than the previous application. The monitor was expanded by a bay at each side to align with a truss/column line. Horizontal shade elements were also added in to highlight the horizontal lines of the building. The new roof is to be standing seam metal in a bronze/brown color, the eave, fins and columns are to be medium grey, and the clerestory windows are a bronze/medium warm grey color.

### **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**

The lower roof profile is an improvement and the materials and colors are appropriate.

### **Suggested Motion**

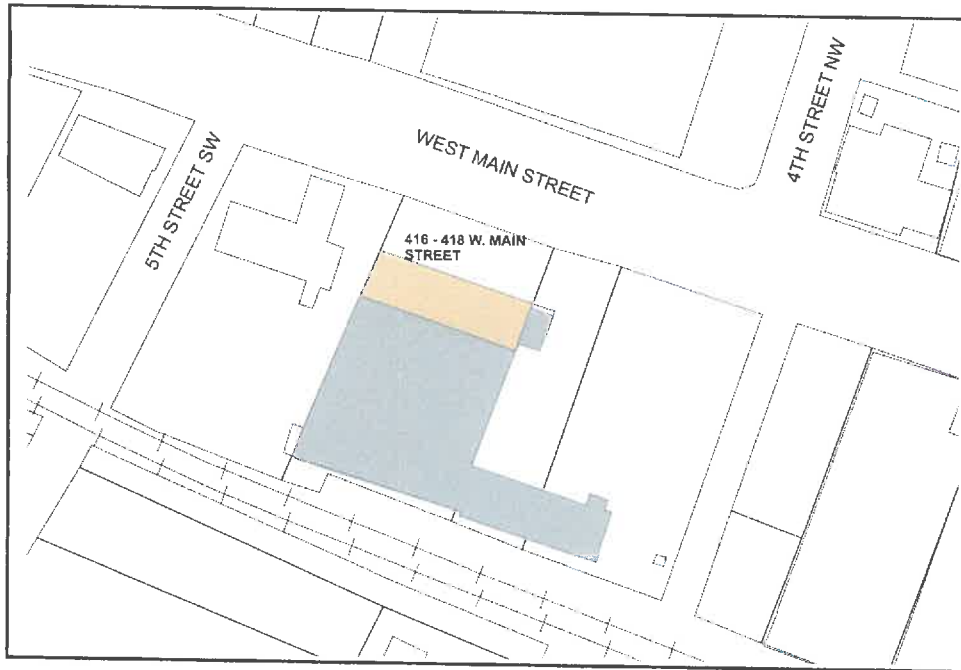
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown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

**West Main Street National Register District Nomination 2107**  
**104-0083-0007**  
**Main Street Market, 406-418 W. Main Street**

August 2016: Located at the southwest corner of the junction of West Main and 4<sup>th</sup> Street, this large property is surrounded by asphalt parking on three sides and is set back from West Main Street. Originally a car dealership, it now houses several commercial enterprises. Mature trees and crepe myrtles are planted around the building to soften its visual effect. The railroad tracks run along the rear boundary.

August 2016: This rambling, vernacular commercial building from the 1940s is composed of a two-story, brick veneered front section with a large one-story, concrete-block, section behind it that features a rounded roof similar in form to a Quonset hut. Further to the rear butting up to the railroad tracks is another one-story concrete block section with a second story, round-arched-roofed hut addition. Extending to the east from this section is a two-story modern wing. The large building now houses several commercial enterprises and is known as the "Main Street Market." The façade along West Main Street is a two-story, four-bay, flat-roofed stretcher-bond brick-veneered concrete block building on a concrete block foundation. Each bay has a modern storefront with metal and plate glass doors and plate glass storefront windows. The bays are separated by parged piers and part of the former sidewalk has been converted into an outdoor seating patio. A double course of brick creates a streamlined curved detail on the second floor façade. The roof material is not visible, but the brick parapet wall is metal capped. The east side of this two-story section has a one-story, flat-roofed, stuccoed addition with overhanging aluminum cornice. The largest part of this building is the central one-story, round-arched-roofed concrete block section that sits directly behind the two-story front portion. Constructed of concrete block, the main point of entry to the building is on its east and west ends. A five-bay, flat-roofed wooden pergola covers an outdoor seating area along the east side. At the southeast corner of the building is a large industrial exterior-end masonry chimney. A one-story, five-bay concrete block wing extends to the east from that point and ends with a two-story addition that features a two-story four-light aluminum window surrounded by architectural glass blocks. The central portion of this wing includes a two-bay pergola. The east side of the two-story addition has fixed six-light commercial windows and is capped by a stepped cornice. There is a second-story porch to the west and a modern vinyl fence and metal wire grid railing defining the roof-top space. The west side of the main rounded-roofed portion of this building is fronted by a stamped concrete patio. Storefront doors mark the entrance with flanking original 12-light steel windows. The roof of this section contains multiple steel vents. South of this section is a one-story concrete block wing that was later raised to two stories. It is of frame with a rounded-arched roof.

August 2016: The 1929 Sanborn Map shows that the western part of this property at that time was the site of "R. F. Harris & Co. Machine Shop and Foundry," which contained a foundry building and several one-story sheds. Dwellings occupied the eastern half of the property. By 1950, the dwellings had been demolished and the foundry replaced with the current building, labeled on the Sanborn as "Auto Sales and Service." A painting area was located in the rear of the building, while a two-story area was at the front. This commercial building has evolved in usage since its construction in the 1940s, but still retains much of its architectural character from when it was constructed as a car dealership. It contributes to the West Main Street Historic District in the area of commerce.



## PROJECT BRIEF

The proposal is to replace an existing flat roof and 4 small roof monitors with a new slope 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 and interesting space and to gain daylight and views for the second floor. The market building vernacular was considered with the fenestration and a north facing roof monitor.

In this version the overall addition is lower- the clerestory is lowered from 4' to 3'. The roof slope is lower and the monitor windows are lower. The clerestory window frames are thinner and more frequent and are a bronze/medium warm grey color. The monitor is expanded by a bay at each side to align with a truss/column line, ending the monitor at a logical location with the overall roof form -at the dutch gable/hip location- and further obscuring the hip roof form. Horizontal shade elements are centered on the clerestory windows, paying homage to the existing steel window configuration and echoing the horizontal lines/features on the building. The monitor fenestration is a framed insulated translucent panel system with the dividers also relating to the existing steel windows.

The metal parapet cap is replaced with new metal that matches and relates to the roof eave. The metal eave/ box gutter extends 12" beyond the clerestory edge, allowing the downspouts to be directed to the rear. The clerestory has vertical shade fins at the column/truss lines. The building exterior light fixtures are aligned with the rhythm of the clerestory. The standing seam metal roof is a bronze/brown color. The eave, parapet cap, fins, louvers and columns are a light and medium cool grey color.



416-418 W. MAIN ST.	ROOF & CLERESTORY	ORIENTATION	TOPIA design	6.27.2017	1/16
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VIEW OF NORTHWEST CORNER FROM W. MAIN STREET NORTH BIKE LANE

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>CONTEXT</b>	TOPIA design	6.27.2017	3/16
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VIEW OF NORTHWEST CORNER

416-418 W. MAIN ST.	ROOF & CLERESTORY	EXISTING	TOPIA design	6.27.2017	5/16
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NORTHWEST, SOUTH SIDEWALK AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	7/16
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NORTH, NORTH SIDEWALK AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	9/16
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NORTHEAST, NORTH SIDEWALK AT 6' HIGH

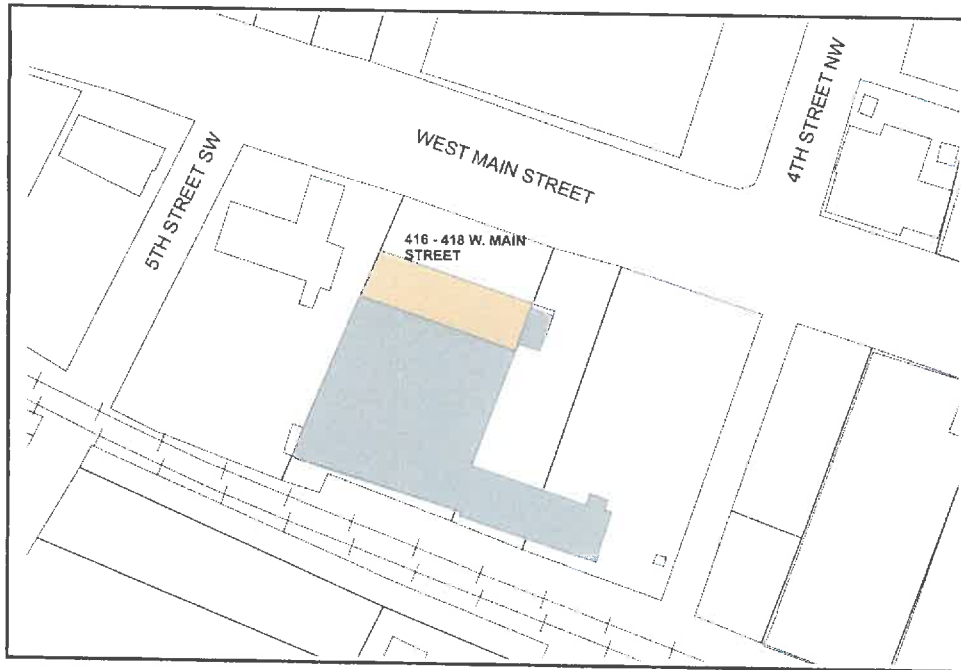
416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	11/16
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NORTHWEST, AT 25' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	13/16
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416-418 W. MAIN ST.	ROOF & CLERESTORY	ORIENTATION	TOPIA design	6.27.2017	1/16
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VIEW OF NORTHWEST CORNER FROM W. MAIN STREET NORTH BIKE LANE

416-418 W. MAIN ST.	ROOF & CLERESTORY	CONTEXT	TOPIA design	6.27.2017	3/16
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VIEW OF NORTHWEST CORNER

416-418 W. MAIN ST.	ROOF & CLERESTORY	EXISTING	TOPIA design	6.27.2017	5/16
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NORTHWEST, SOUTH SIDEWALK AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	7/16
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NORTH, NORTH SIDEWALK AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	9/16
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NORTHEAST, NORTH SIDEWALK AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	11/16
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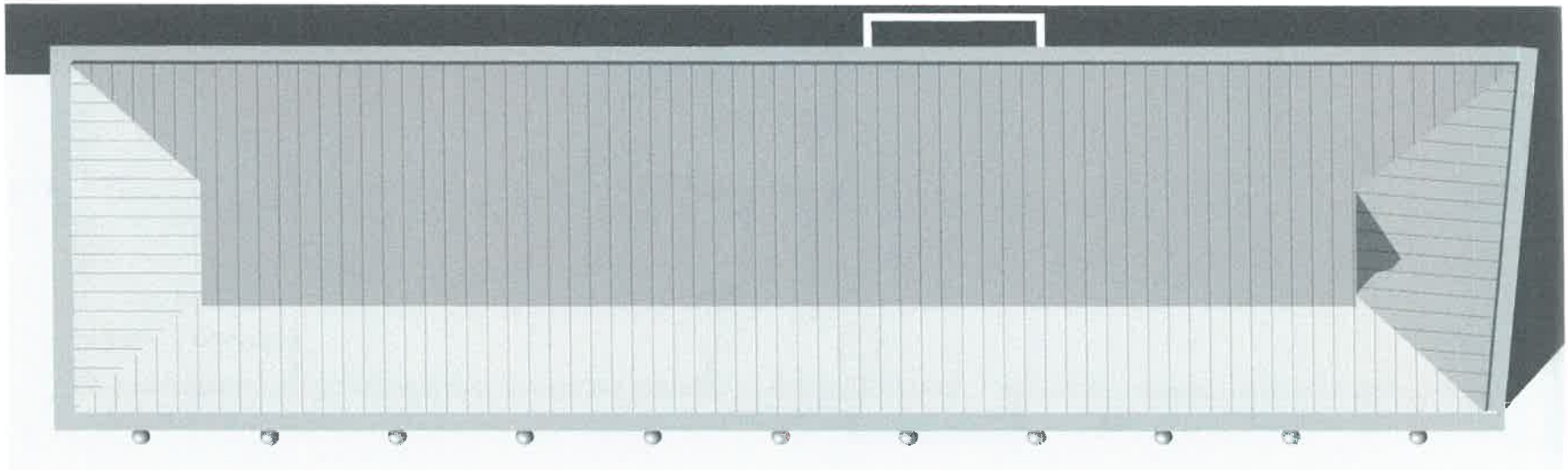
NORTHWEST, AT 25' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	6.27.2017	13/16
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NORTH ELEVATION



ROOF PLAN

416-418 W. MAIN ST.	ELEVATION & ROOF	<b>PROPOSED</b>	TOPIA design	6.27.2017	15/16
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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)



July 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 17-06-09  
416-418 West Main Street  
Tax Parcel 290012000  
Main Street West, LLC, Owner/ Greg Jackson, Applicant  
Roof Addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 18, 2017, starting at 5:30 pm in the City Council Chambers, 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