



**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 Associates Applicant Name Greg Jackson
Title 416-418 W. Main Street Unit 100
Project Name/Description Vertical Expansion Parcel Number 29001 2000
Project Property Address 416-418 W. Main

Applicant Information

Address: 826 B HINTON AV
Email: gtackmail@gmail.com
Phone: (W) _____ (C) 434-825-3762

Property Owner Information (if not applicant)

Address: 2028 Union Street
Email: allan@allanovl.com
Phone: (W) 415-474-4447 (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 [Signature] Date 5.30.17
Print Name GREG JACKSON Date 5.30.17

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. CALDWELL Date 6/30/17

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. Evans
Fee paid: 125.00 Cash/Ck. # 1243
Date Received: 5/31/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

PM-0086

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 4:38 PM
To: 'Greg Jackson'
Subject: BAR Action - 416-418 West Main Street - june 20, 2017

June 30, 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
Replace Roof

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:

The applicant requested a deferral from the BAR with the request for a work session. Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to accept the applicant's deferral. Schwarz seconded. Motion approved (6-0).

The following link takes you to video archives that include BAR meetings, if you want to review the actual discussion:

http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

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
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Charlottesville, VA 22902
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scala@charlottesville.org

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

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)

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 application gives three options for the new roof, which vary in the shape of the roof monitor. The slope of the roof is less steep than previous application. 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 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 that 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 flatter roof profile is an improvement. The opaque center bays work on the symmetrical end elevations, but not on the asymmetrical front elevation. 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 4th 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.



JANUARY 2017 DENIAL

VIEW OF PROPOSED IMPROVEMENTS LOOKING SOUTH

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	12.27.2016	7/16
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PROJECT BRIEF

The proposal is to replace an existing flat roof and 4 roof monitors with a new 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 allow for daylight and views for the second floor. In general, the improvements enhance the building's appearance, presence, and serviceability.

This proposal has three options to consider. The market building vernacular was considered with the addition of roof monitors. All options have a metal box gutter/eave around the perimeter that extends 12" beyond the clerestory edge, allowing the downspouts to be in the rear and to conceal the sloped roof. The clerestory has wide vertical fins every two bays for shade and articulation. Some options show clerestory opaque bays at the center of each elevation for shade, articulation, and potentially for venting and/or for utility screening.

The standing seam metal roof is to be a bronze/brown color. The eave, fins and columns are to be a medium cool grey color. The clerestory window frames are a brushed aluminum finish, that also match the existing storefront of the building



416-418 W. MAIN ST.	ROOF & CLERESTORY	ORIENTATION	TOPIA design	5.30.2017	1/20
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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	5.30.2017	3/20
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VIEW OF NORTHWEST CORNER

416-418 W. MAIN ST.	ROOF & CLERESTORY	EXISTING	TOPIA design	5.30.2017	5/20
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NORTHWEST

LONG MONITOR, 5:12 SLOPE

A
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	7/20
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NORTH

LONG MONITOR, 5:12 SLOPE

A
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	9/20
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NORTHWEST

CENTER MONITOR, 3:12 SLOPE

B
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	11/20
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NORTH

CENTER MONITOR, 3:12 SLOPE

B
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	13/20
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NORTHWEST

NORTH MONITOR, 5:12 SLOPE

C
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	15/20
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NORTH

NORTH MONITOR, 5:12 SLOPE

C
OPTION

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	17/20
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NORTH

B



COMPARISON

NORTH

B

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	5.30.2017	19/20
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