

**From:** Scala, Mary Joy  
**Sent:** Wednesday, November 29, 2017 11:44 AM  
**To:** 'Jim Boyd'  
**Subject:** BAR Action - 118 W Main Street - Nov 21, 2017

November 29, 2017

Jim Boyd  
Grimm & Parker Architects  
123 E Main Street, 2<sup>nd</sup> floor  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**  
BAR 17-09-07  
118 West Main Street  
Tax Parcel 280016001-009  
M&O Corporation, Owner/ Jim Boyd, Grimm and Parker, Applicant  
Rooftop Additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 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 additions satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted except the BAR wants to see final details and drawings to be approved administratively, and cut sheets on the windows and lighting. The location of two colors (green and orange) may be flipped. Sarafin seconded. The motion was approved (6-0).**

Please submit the additional information when you are ready.

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  
November 21, 2017**



**Certificate of Appropriateness Application**

BAR 17-09-07

118 West Main Street

Tax Parcel 280016001-009

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

Rooftop Additions

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**Background**

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

August 16, 2016- The applicant came to the BAR for a preliminary discussion for rooftop additions. 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.

February 17, 2009 - The BAR denied an application to add a wall and gate to an alleyway.

January 20, 2009 - The BAR deferred an application to add a wall and gate to an alleyway.

September 19, 2017 - The applicant requested deferral before the item was discussed.

**Application**

The applicant is resubmitting the August 2016 preliminary proposal to expand some existing residential units upward, with the following changes:

- The roofs are now shed rather than flat;
- An exterior stair from the second floor roof to third floor roof has been eliminated; and
- The colors of the fiber cement panels are changed.

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. 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; green and orange 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 concept seems appropriate, and additional views have been provided, which are helpful. If the BAR is fine with this proposal, the applicant could prepare final scaled drawings, for either full BAR approval or possibly for administrative approval. Zoning requires that an addition be stepped back at least 5 feet from the numbered side street, which it appears to comply with.

**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 additions satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with final dimensioned drawings to be approved by the BAR (or administratively after circulating drawings by email).



**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

JUN 24 2017

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) 434-296-5353 (C) \_\_\_\_\_

**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 MADAWAT M+O CORP Date  
OLIVER KUTNER 6/21/16  
Print Name Date

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

M+O CORPORATION (OWNER KUTNER, REP.)  
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: [Signature]  
Fee paid: 125.00 Cash/Ck. # visa  
Date Received: 8/29/17  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



**LETTER OF TRANSMITTAL**

**RECEIVED**

OCT 31 2017

**BY HAND**

NEIGHBORHOOD DEVELOPMENT SERVICES

DATE: October 31, 2017

TO: Mary Joy Scala  
Preservation Planner  
Department of Neighborhood Services  
City of Charlottesville  
City Hall  
Charlottesville, VA 22903-4615

FROM: James. R. Boyd, AIA

PROJECT: 118 West Main Street  
Rooftop additions

<u>COPIES:</u>	<u>DESCRIPTION:</u>	<u>REMARKS:</u>
(10)	BAR Material	

**Grimm + Parker Architects**

123 East Main Street, Second Floor  
Charlottesville, VA 22902  
Tel: 434.296.5353

Visit online at [grimmandparker.com](http://grimmandparker.com)

**Calverton Tysons Charlottesville**



ROOFTOP ADDITIONS | 118 WEST MAIN STREET, CHARLOTTESVILLE, VIRGINIA  
BAR SUBMITTAL | NOVEMBER 21, 2017

RECEIVED

OCT 31 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

## 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 stone veneer surrounding the storefronts.

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



# History & Context

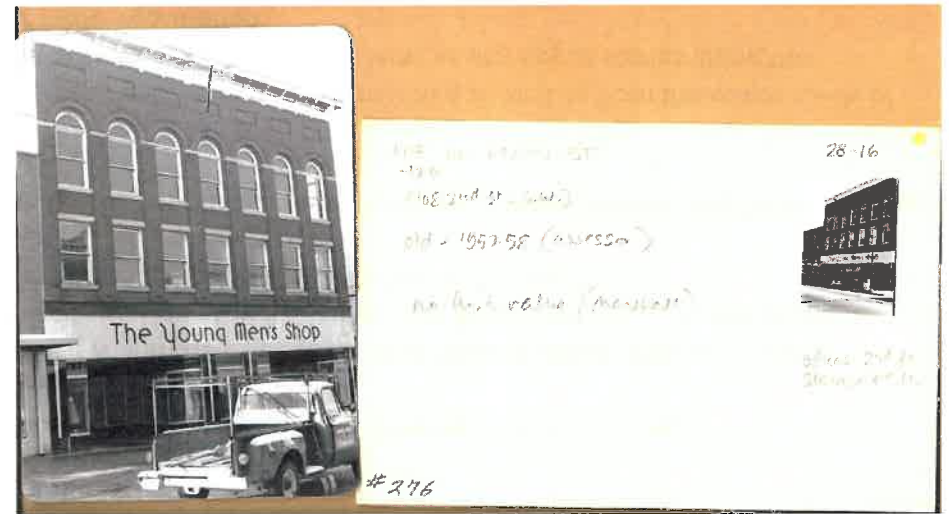
## Building History

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, and add elevator access to the upper floors.



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



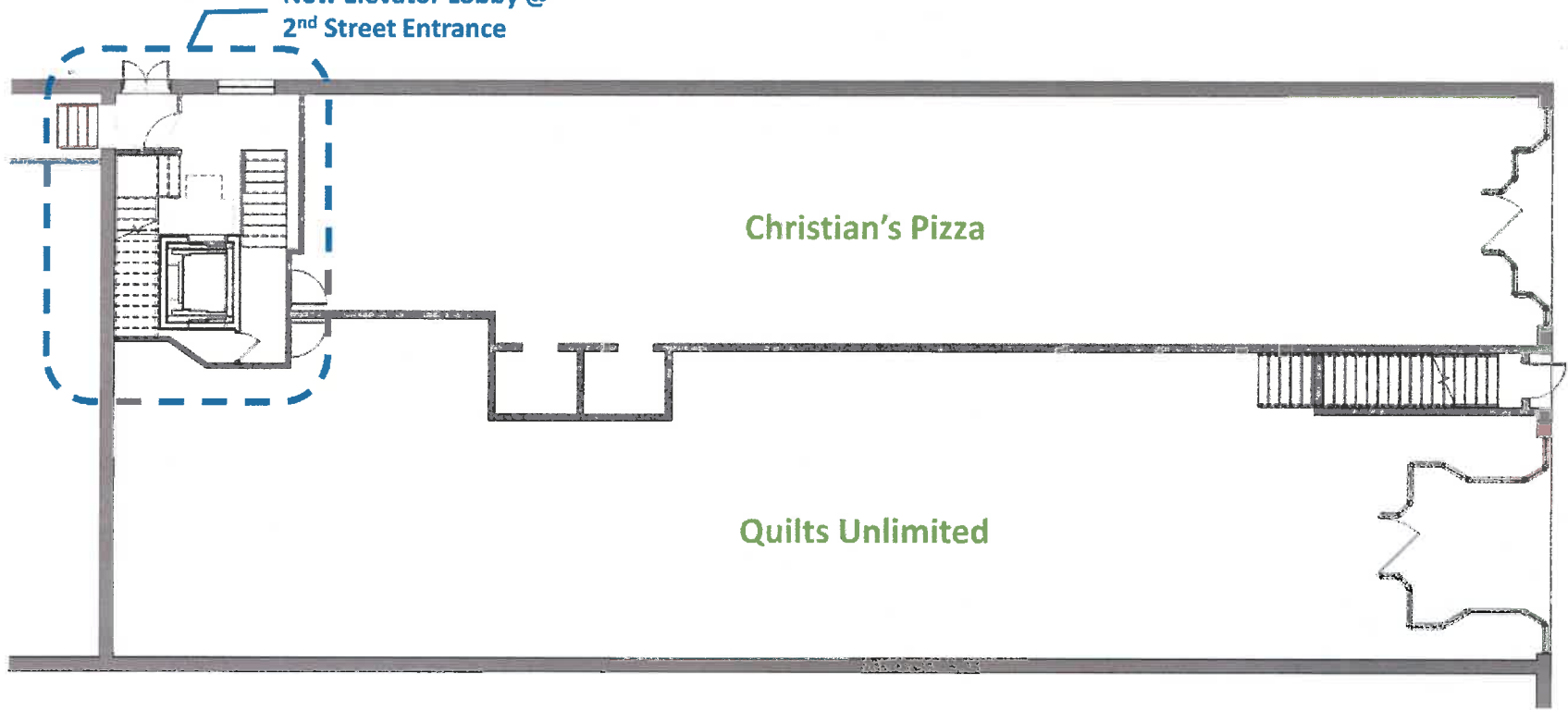
Metal Wall Panels

# Proposed Design

## First Floor Plan

2<sup>nd</sup> Street SW

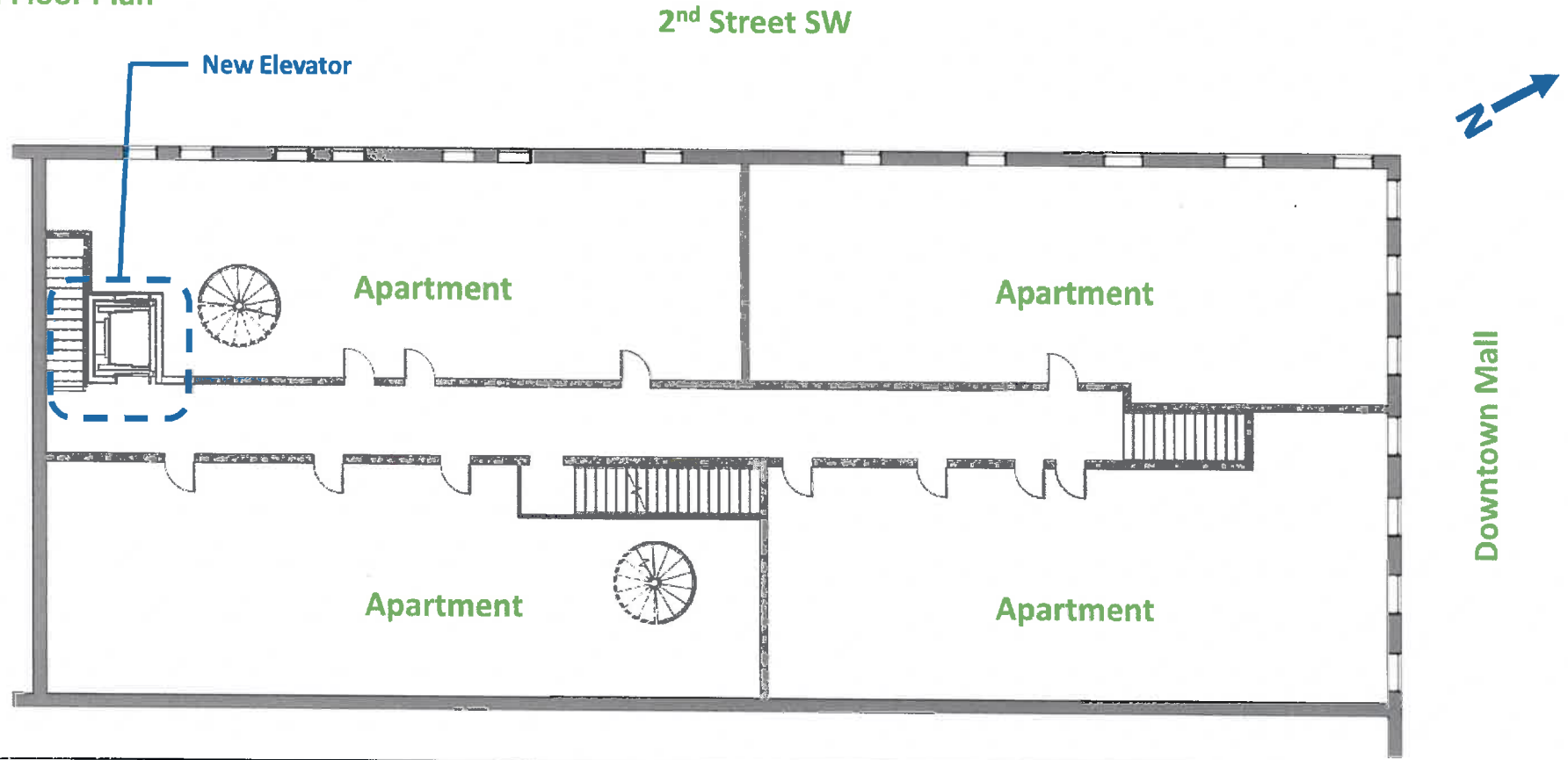
New Elevator Lobby @  
2<sup>nd</sup> Street Entrance



Downtown Mall

# Proposed Design

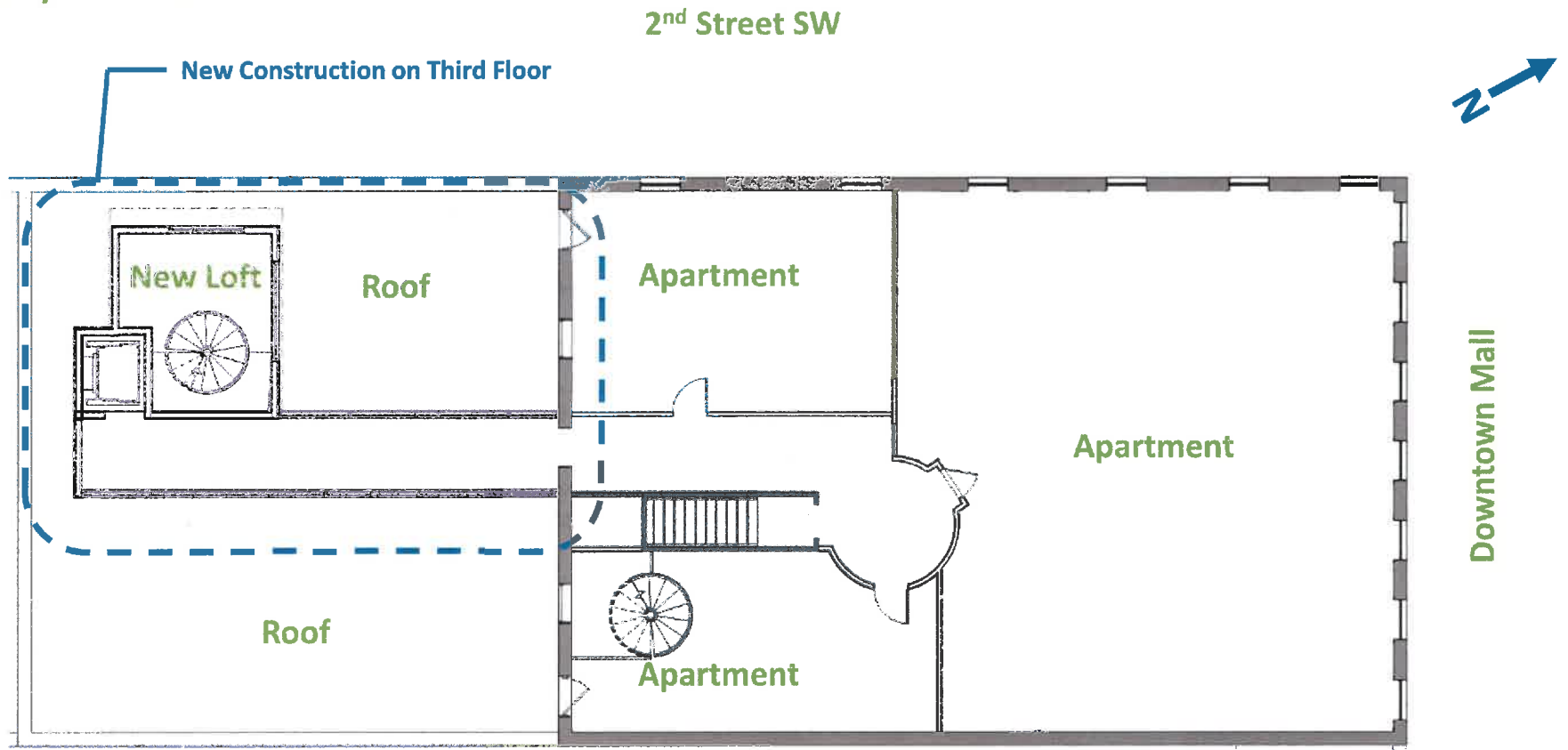
## Second Floor Plan





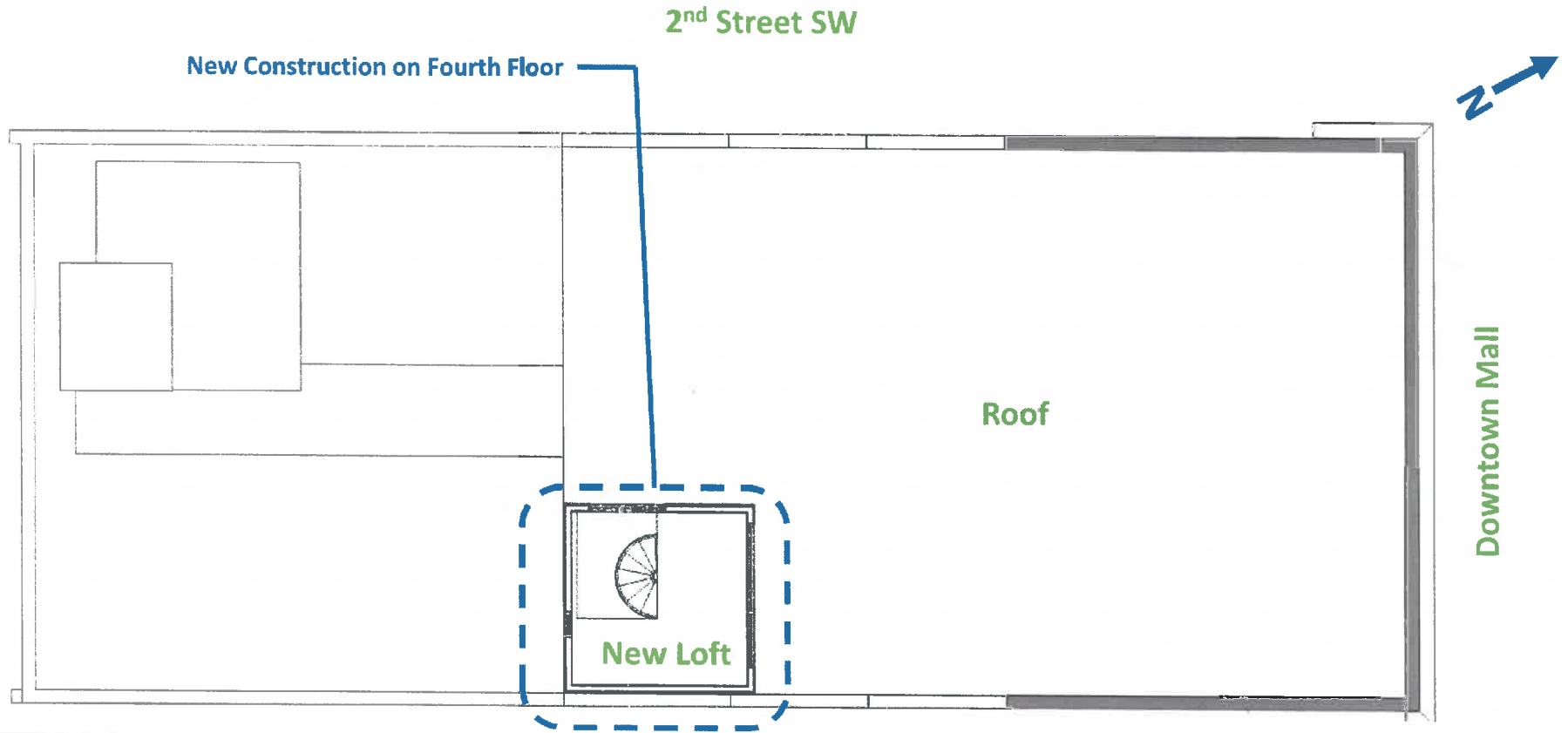
# Proposed Design

## Third Floor / Roof Plan



# Proposed Design

## Third Floor / Roof Plan



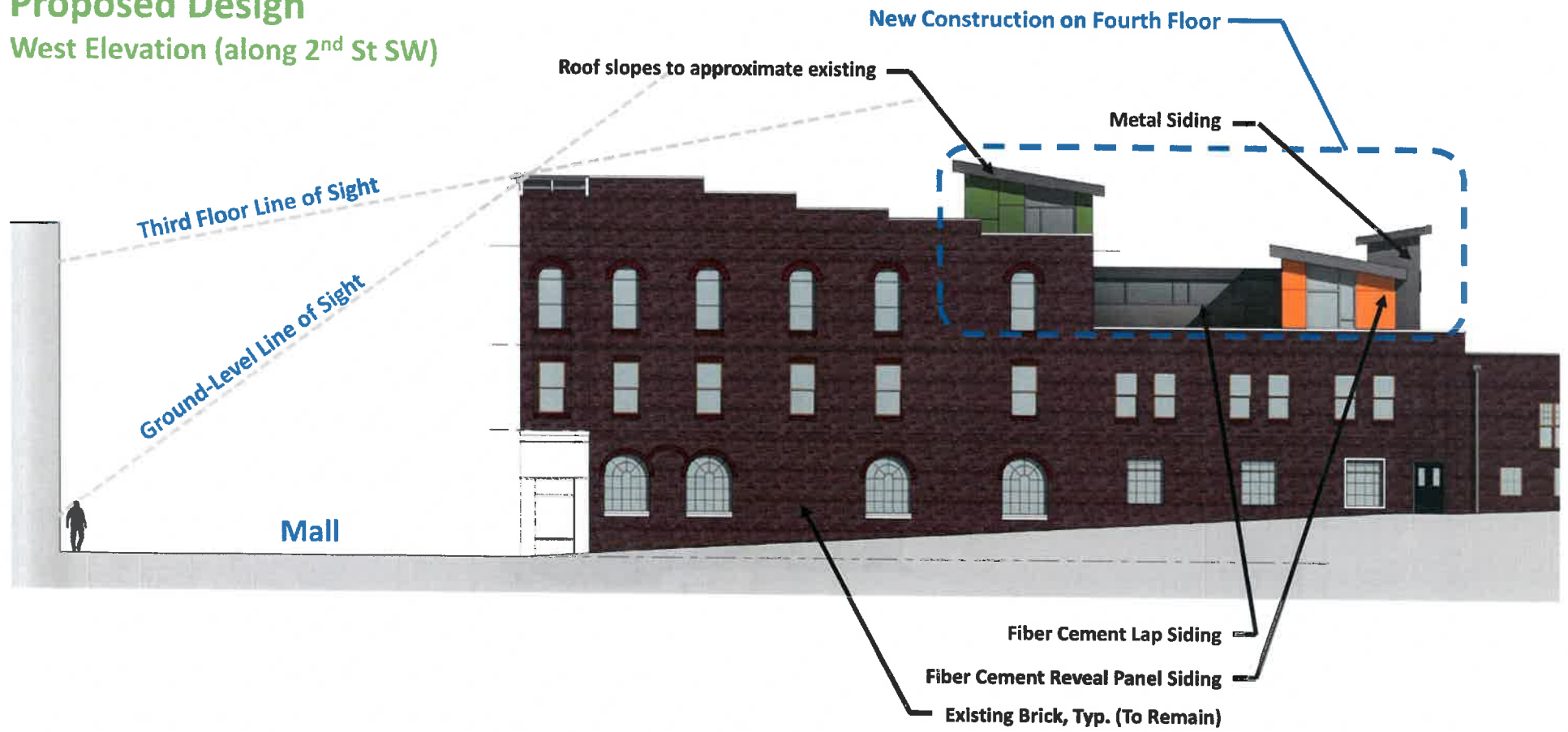
# Existing Building

West Elevation (along 2<sup>nd</sup> St SW)

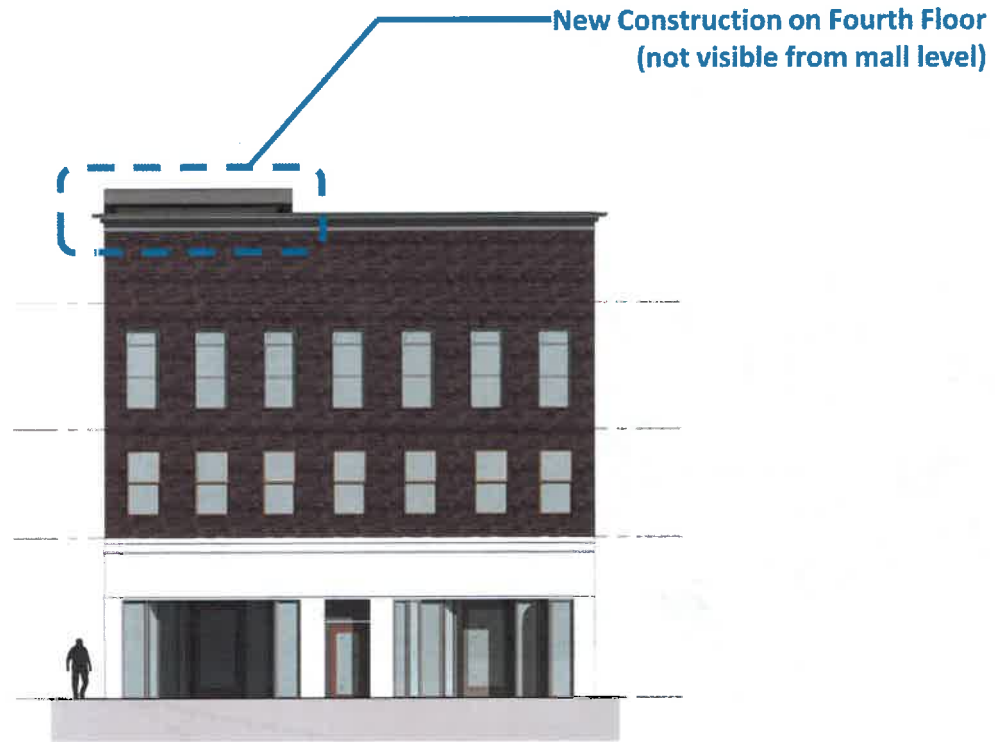


# Proposed Design

West Elevation (along 2<sup>nd</sup> St SW)



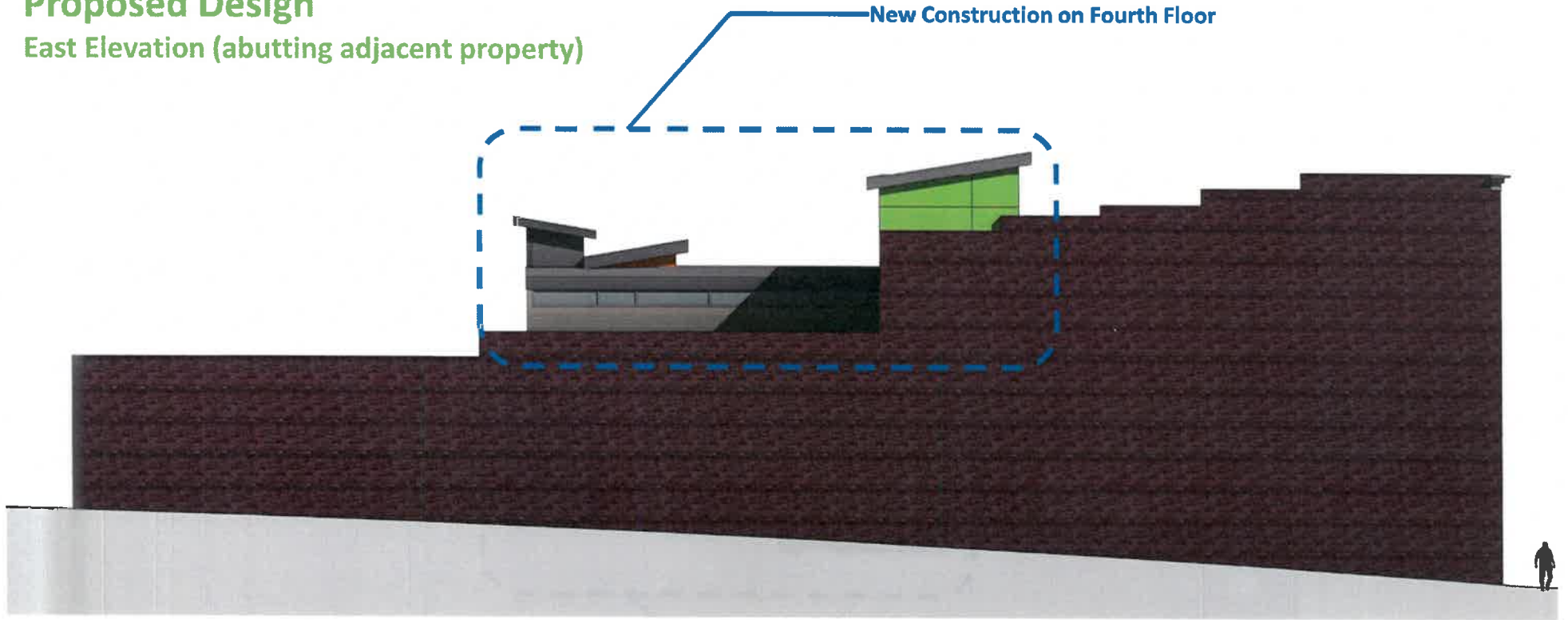
**Proposed Design**  
North Elevation (along mall)



## Proposed Design

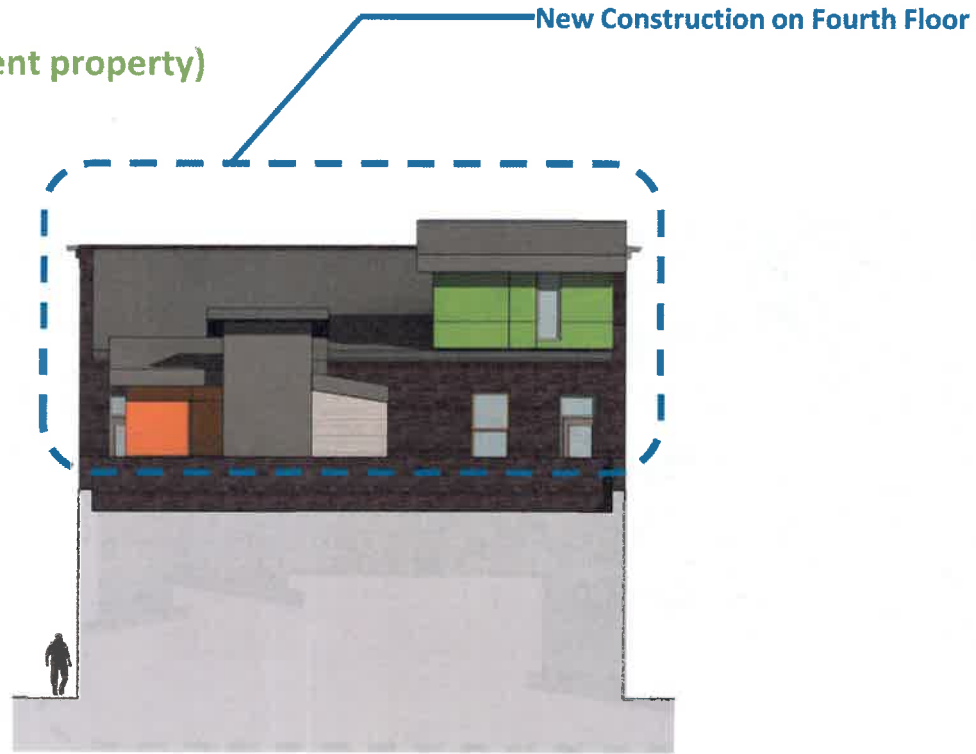
East Elevation (abutting adjacent property)

New Construction on Fourth Floor

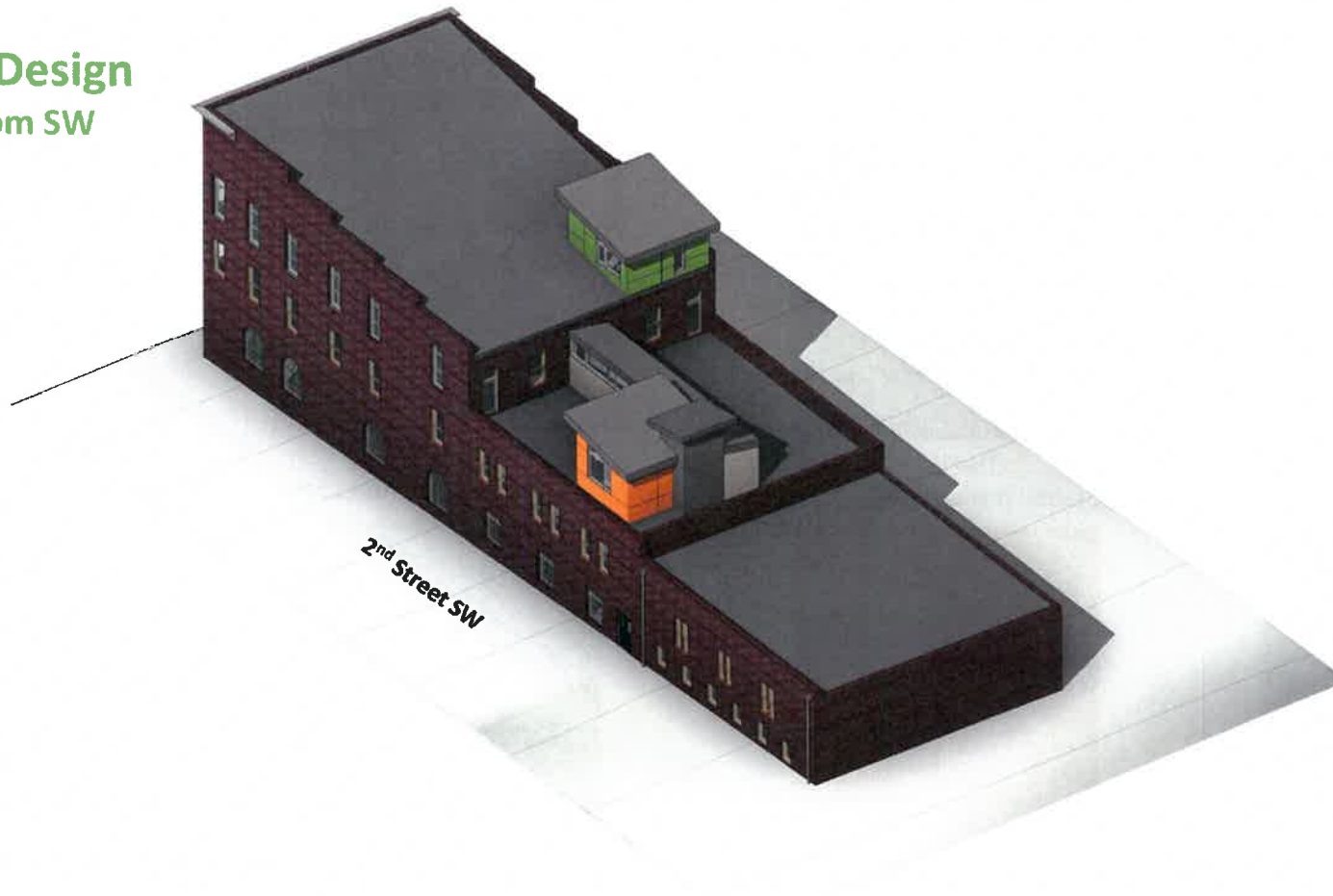


## Proposed Design

South Elevation (abutting adjacent property)



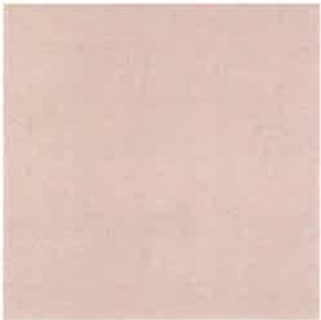
**Proposed Design**  
Axon View from SW





## Proposed Design

### Materials, Textures & Colors



Fiber Cement Lap Siding  
(Enclosed Hallway)



Fiber Cement Reveal Panel Siding  
(Loft)



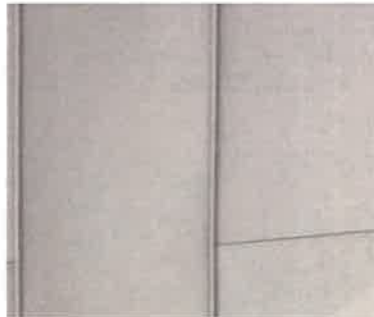
Fiber Cement Reveal Panel Siding  
(Loft)



Black EPDM Roof  
(Match Existing)



Aluminum Storefront  
Anodized Finish



Metal Standing Seam Siding  
(Elevator Hoistway)



Red Brick  
(Existing)

# 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)



November 7, 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 17-09-07

118 West Main Street

Tax Parcel 280016001-009

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

Rooftop Additions

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 21, 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,

A handwritten signature in blue ink that reads 'Mary Joy Scala /cm'.

Mary Joy Scala, AICP

Preservation and Design Planner