

From: Scala, Mary Joy
Sent: Friday, December 23, 2011 3:43 PM
To: eryl@waterstreetstudio.net
Cc: gabo@townsquareassociates.com
Subject: BAR Action - December 20, 2011

December 23, 2011

Eugene Ryang
Water Street Studio
111 3rd Street SE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 11-12-03
Tax Map 32 Parcel 174
509 W Main Street
West Main Street, LLC, Owner/ Water Street Studio, Applicant
Courtyard Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 20, 2011.

The following action was taken:

The BAR approved (6-0-1 with Wolf recusing) the courtyard, door changes, and mural as submitted with the condition that any new lighting added to the space, any shade structures and site furniture shall be submitted to the BAR for approval once those details become available.

Friendly suggestion: The owner should consider a mural with local significance.

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.

This certificate of appropriateness shall expire in eighteen months (June 20, 2013), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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
December 20, 2011**



Certificate of Appropriateness Application

BAR 11-12-03

Tax Map 32 Parcel 174

509 W Main Street

West Main Street, LLC, Owner/ Water Street Studio, Applicant

Courtyard Renovation

Background

This is a contributing structure in the Downtown ADC District. The most recent use was C&R Auto Repair. The National Register nomination describes this building as: Brick (five course American bond) ; one storey; flat or very low pitched gable roof with parapet gable on façade; three bays. Automotive building. Early 1900's (after 1910).

June 21, 2011 - Approved (5-0-1 with Wolf recused) an application for new additions and new doors, with the exception of removal of the existing Zelcova in sidewalk, and requirement that additional details be submitted when available to staff for staff approval for lighting, signage, and pavement. The BAR suggested that a comprehensive site plan for the entire development come to the BAR as soon as possible.

Application

This application provides additional information for the courtyard area that is associated with 509 and 513 West Main Street, both planned for restaurants. The third building facing the courtyard, 505 W Main Street, is proposed for retail.

The applicant is also seeking approval to change the design of the doors for the two large front openings in 509 West Main from the overhead type doors approved in June to tri-fold doors placed within the original opening. In addition, the applicant proposes to paint a mural on the west courtyard wall. The applicant proposes:

- The proposed courtyard will be a subtle colored, scored concrete. The wall will be an 18-21" seat wall of colored concrete.
- The planting bed will contain small flowering trees or large flowering shrubs, such as Serviceberry, Sweetbay Magnolia, Star Magnolia, or Crepe Myrtle. The groundcover will likely be one of the grasses.
- The proposed folding doors will be Jeld-Wen, clear anodized aluminum. The existing masonry openings will not be altered. The adjacent door and window will be replaced to match the folding doors. The terra cotta coping will remain. At this time the sign and paint color will remain, but the restaurant owner will apply for new signage.
- The mural to be placed on the west wall of the courtyard will be a replica of a black and white photo as shown in the drawings.

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 Rehabilitation

p. 4.3

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.*
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) When designing new elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) Design new elements that respect the character, materials, and design of the building.*
- 9) False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.*
- 10) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.*

- 11) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.*
- 12) *Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.*
- 13) *Maintain paint on wood surfaces.*
- 14) *Use appropriate paint placement to enhance the inherent design of the building.*

Pertinent Design Review Guidelines for Site Design

p. 2.3

B. PLANTINGS

- 1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

p. 2.4

C. WALLS AND FENCES

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design clues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
- 8) *If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
- 9) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 10) *Avoid fences over six (6) feet in height.*
- 11) *Fence structure should face the inside of the fenced property.*
- 12) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
- 13) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 14) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 15) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

p.2.5

D. LIGHTING

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*

- 4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

p. 2.6

E. WALKWAYS & DRIVEWAYS

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) *Limit asphalt use to driveways and parking areas.*
- 3) *Place driveways through the front yard only when no rear access to parking is available.*
- 4) *Do not demolish historic structures to provide areas for parking.*
- 5) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Discussion and Recommendations

The proposed courtyard, building changes, and mural are appropriate.

Staff anticipates a number of new applications for wall murals. Staff will review any text on a case-by-case basis to determine that the text is part of the work of art, and does not relate to the proposed use of the building in a way that would turn the mural into a large sign. Signage is not permitted above the second floor sill line.

When the BAR reviews an application for art, it should consider its appropriateness based on specific criteria, but not content. There are few specific guidelines for murals, except as public improvements. The building surface material, location, scale of the project, colors, medium, and compatibility with existing buildings in the area are considerations.

In staff opinion, a painted mural on a previously painted wall in this location on the side of a building facing a courtyard is complementary to the subject property and to the other existing buildings in the area. The scale, colors, and medium (material and technique) are also appropriate.

The BAR previously approved mosaic murals on 5th Street SW, and in McGuffey Park. Painted murals were approved on a coffee shop on Elliewood Avenue, on the former A&N building on the mall (temporary), and facing a courtyard near the Sacajawea statue on West Main.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design, I move to find that the proposed courtyard and door changes and mural satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

Gaston & Wyatt
1222 Harris St.
Charlottesville, VA 22903
Phone 434-971-5537

JELD-WEN
WINDOWS & DOORS

QUOTE BY: MCW
SOLD TO: Townsquare

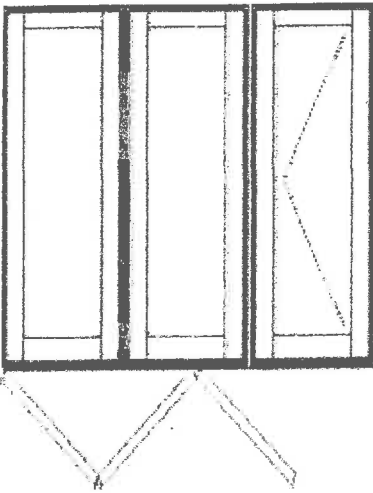
QUOTE #: J31100018
SHIP TO:

PO#:

PROJECT NAME: Townsquare
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
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Line- 1
RO Size:96 X 96

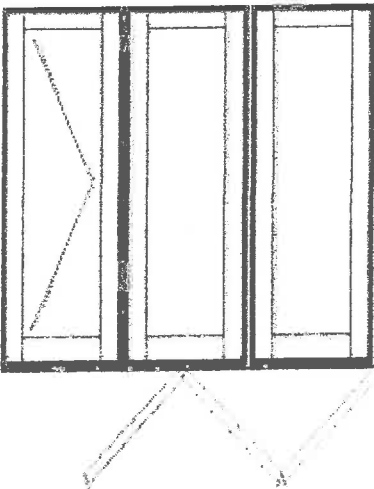


Viewed from Exterior. Scale: 1/8" = 1'

Main Line Item
Custom Clad Mull Outswing Door Product, 3 PNL (3L)
Arctic Silver Exterior,
Pine Primed Interior,
Clr Anodized Sill, Black Wstrp, 5 5/8 Jamb,
Panel 3 Active, , Clad Pnl, , Extruded Clad Pnl, 1-3/4" Thick Pnl,
Brush Chrm Stainless Hng/Flush Bolts,
Traditional Multi-pt Hdl Set , Std Btm Rail
, No Astragal,
Insulated Low-E 366 Tempered Glass, Argon Filled, Flush Glz Bd,
PEV 2011.3.0.336/PDV 5.461 (09/15/11) PW

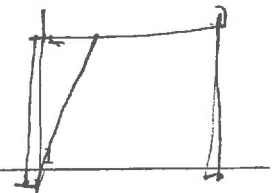
1

Line- 2
RO Size:96 X 96



Viewed from Exterior. Scale: 1/8" = 1'

Main Line Item
Custom Clad Mull Outswing Door Product, 3 PNL (3R)
Arctic Silver Exterior,
Pine Primed Interior,
Clr Anodized Sill, Black Wstrp, 5 5/8 Jamb,
Panel 1 Active, , Clad Pnl, , Extruded Clad Pnl, 1-3/4" Thick Pnl,
Brush Chrm Stainless Hng/Flush Bolts,
Traditional Multi-pt Hdl Set , Std Btm Rail
, No Astragal,
Insulated Low-E 366 Tempered Glass, Argon Filled, Flush Glz Bd,
PEV 2011.3.0.336/PDV 5.461 (09/15/11) PW





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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Project Name/Description	509 West Main St.	Parcel Number	32-174
Address/Location	509 West Main St. Charlottesville, VA 22902		
Owner Name	Gabe Silverman + Allan Caidone	Applicant Name	Eugene Ryang (Water Street Studio)
	(Main Street West, LLC)		

Applicant Information

Address: 111 3rd St. SE
Charlottesville, VA 22902
Email: e.ryang@waterstreetstudio.net
Phone: (W) 434.295.8177 (H) 409.3979
FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature: Eugene Ryang Date: 11.29.11

Property Owner Information (if not applicant)

Address: 609 E. Market St. #108
Charlottesville, VA 22902
Email: gabe@townsquareassociates.com
Phone: (W) 434.293.2984 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Signature: [Signature] Date: 11/29/11

Do you intend to apply for Federal or State Tax Credits for this project? _____

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

Courtyard renovation for 509 West Main St.

Attachments (see reverse side for submittal requirements): see attachments

For Office Use Only

Received by: BSW
Fee paid: 100.00 Cash/Chk. # 21412
Date Received: 11/29/2011

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P11-0193

509 West Main Street
BAR Presentation

April 24, 2012

waterstreet



April 2012

509 West Main Street_Existing conditions between buildings and rear

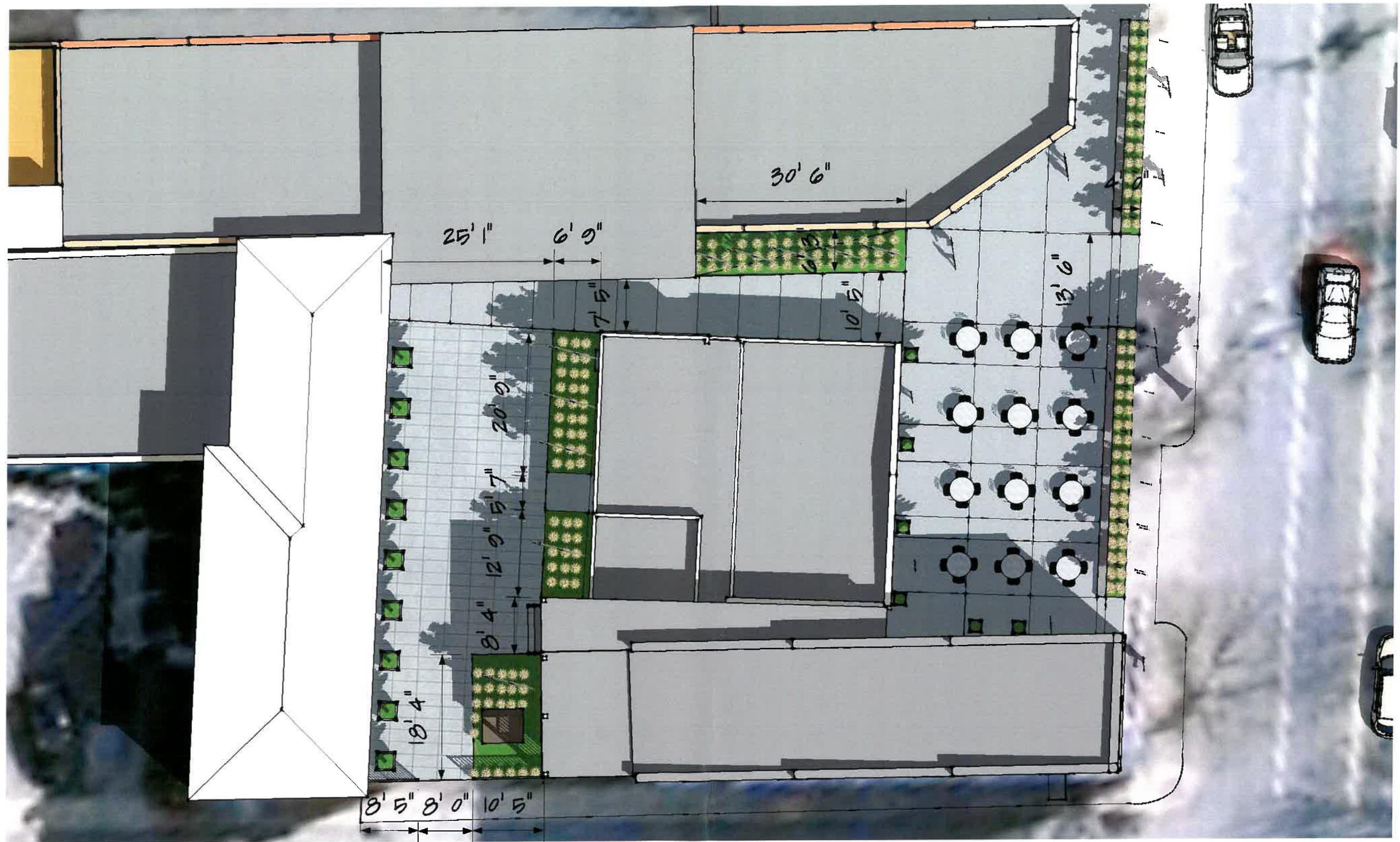
waterstreetstudio
111 Third Street SE
Charlottesville, VA 22902
t 434 295 8177



April 2012

509 West Main Street_Proposed plan between buildings and rear courtyard

waterstreetstudio
111 third street se
charlottesville va 22902
t 434 295 8177



C+R AUTO:
SCALE = 1"=12'-0"

April 2012

509 West Main Street_Plan

waterstreet
111 Third Street SE
Charlottesville, VA 22902
P 434 295 8122



April 2012

509 West Main Street_Aerial perspective 509 West Main

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 111 Third Street SE
 Charlottesville, VA 22902
 +434 295 8177



April 2012

Between the buildings

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111 Third Street SE
Charlottesville, VA 22902
+ 434 295 8177



April 2012

Rear courtyard

waterstreet **studio**
 111 third street se
 charlottesville, va 22902
 t 434 295 8177



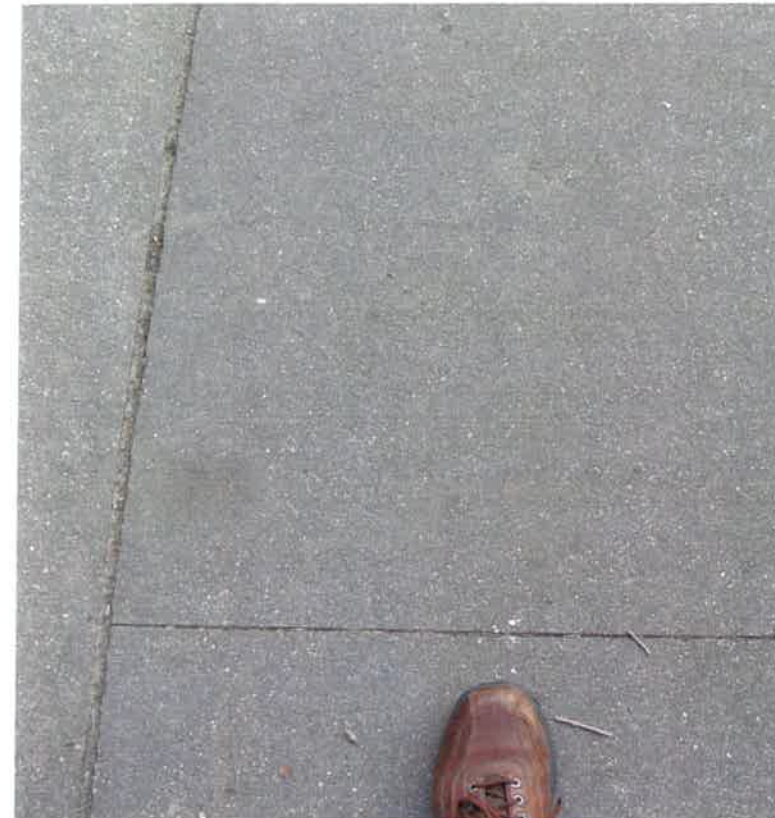
April 2012

Rear courtyard

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111 third street se
charlottesville va 22902
t 434 295 8177



Tinted concrete paving



Tinted concrete paving



Concrete pavers



Concrete pavers



Crape Myrtle 'Byers White'



Crape Myrtle 'Byers White'



Serviceberry Shrub



Serviceberry Shrub

April 2012

509 West Main Street_Possible plantings

waterstreetstudio
111 third street se
charlottesville, va 22902
t 434 295 8177



Amelanchier arborea_Serviceberry



Magnolia virginiana_Sweetbay Magnolia and Magnolia stellata_Star Magnolia



Panicum virgatum_Shenandoah



Pennisetum alopecuroides



Dryopteris erythrosora_
Autumn Fern



Athyrium japonicum_
Japanese Painted Fern



Pachysandra procumbens_
Allegheny Spurge



Parthenocissus quinquefolia_
Virginia Creeper



Parthenocissus quinquefolia_
Virginia Creeper

April 2012

509 West Main Street_Possible plantings

waterstreet
111 third street se
charlottesville, va 22902
t 434 295 8177

509 West Main Street
BAR Presentation

11.2011

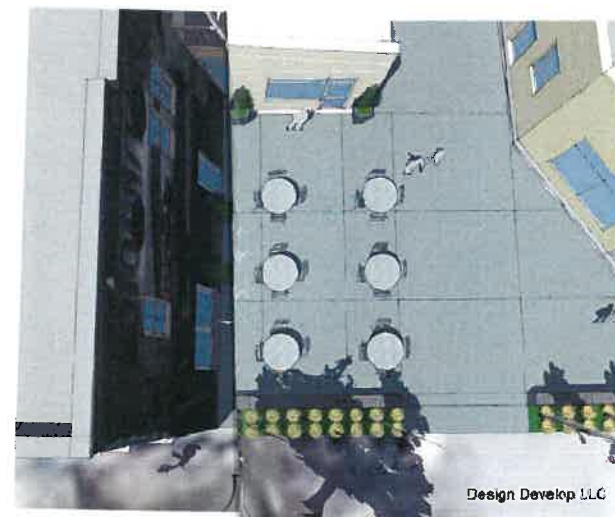
waterstreet



November 2011

509 West Main Street_Existing Conditions

waterstreet studios
 117 Third Street
 Charlottesville, VA 22907
 813.446.195



November 2011

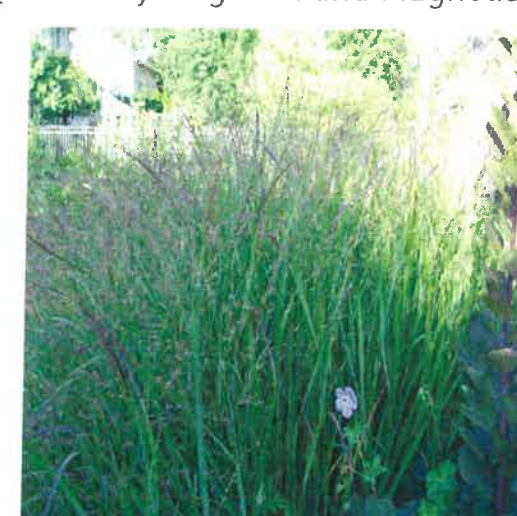
509 West Main St. Closed Courtyard Design

waterstreetstudio
 1111 HILL STREET, SUITE 200
 CHARLOTTEVILLE, VA 22902
 800.446.1111



*Amelanchier arborea*_Serviceberry

*Magnolia virginiana*_Sweetbay Magnolia and *Magnolia stellata*_Star Magnolia



*Panicum virgatum*_Shenandoah



Pennisetum alopecuroides

November 2011

509 West Main Street_Possible Plantings

waterstreetstudio
100 WEST STREET SE
ANNISTONVILLE, VA 22802
814.305.4101