

**From:** Scala, Mary Joy  
**Sent:** Friday, December 01, 2017 4:14 PM  
**To:** 'Greg Jackson'  
**Cc:** Cadgene, Allan  
**Subject:** BAR action - 511 W Main Street - Nov 2017

December 1, 2017

Greg Jackson  
826B Hinton Avenue  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**  
BAR 17-11-01  
511 West Main Street  
Tax Parcel 320174000  
Main Street West, LLC, Owner/ Greg Jackson., Applicant  
Updated Design for Rooftop Deck and Enclosed Kitchen/Bar

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:

**Schwartz 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 changes to the roof addition 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, with applicant's choice of window configuration to come back to staff for approval. Bault seconded. The motion was approved (6-0).**

This certificate of appropriateness shall expire in 18 months (May 21, 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 [scala@charlottesville.org](mailto:scala@charlottesville.org)

Sincerely yours,

Mary Joy Scala

**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 17-11-01**

**511 West Main Street**

**Tax Parcel 320174000**

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

**Updated Design for 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.

June 20, 2017 – The BAR approved the motion (6-0) 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.

**Application**

The applicant is requesting approval for an updated design 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 kitchen/bar area has a shed roof that slopes up from the rear and extends past the roof deck step up.
- The roof structure continues and transitions into a trellis shade element and is metal clad/flushed rigid foam with metal roofing
- The exterior/entrance stair is along the east of the building
- The structure is timber frame with cement panel and metal siding.
- The deck floor is ipe.
- The enclosed kitchen/bar/bathroom floor is linoleum
- The interior surfaces are wood and stainless steel
- The railing is a thin horizontal design and the stair is steel with ipe wood treads. The railing and stair match the adjoining 513 West Main Street (Public/Opal).
- The windows and doors are screened, aluminum-clad sliding doors and awning windows.
- The existing HVAC roof units are to be relocated, corralled, and screened.

**Update- 511 W Main Street will join with 515 W Main Street. The porch will be enclosed with double hung windows, instead of previously proposed wood louvers. The mechanical units are moved to rear lower roof. The existing hood and flue are relocated. The drawings compare previously proposed with updated versions.**

**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.

As in all other patios in historic districts, the umbrellas should be a solid color with no text. New signage will require a separate permit.

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

**The proposed updates with enclosed side porch and relocated mechanical give a neat appearance.**

### **Suggested Motion**

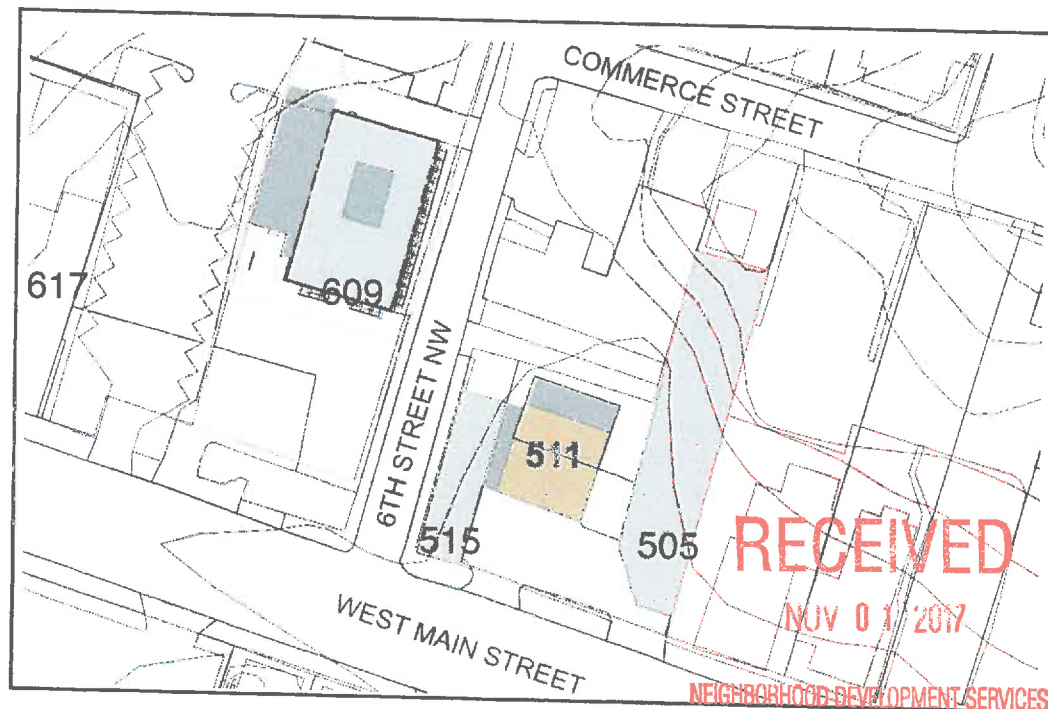
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed changes to the roof addition satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the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

**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.



## PROJECT BRIEF

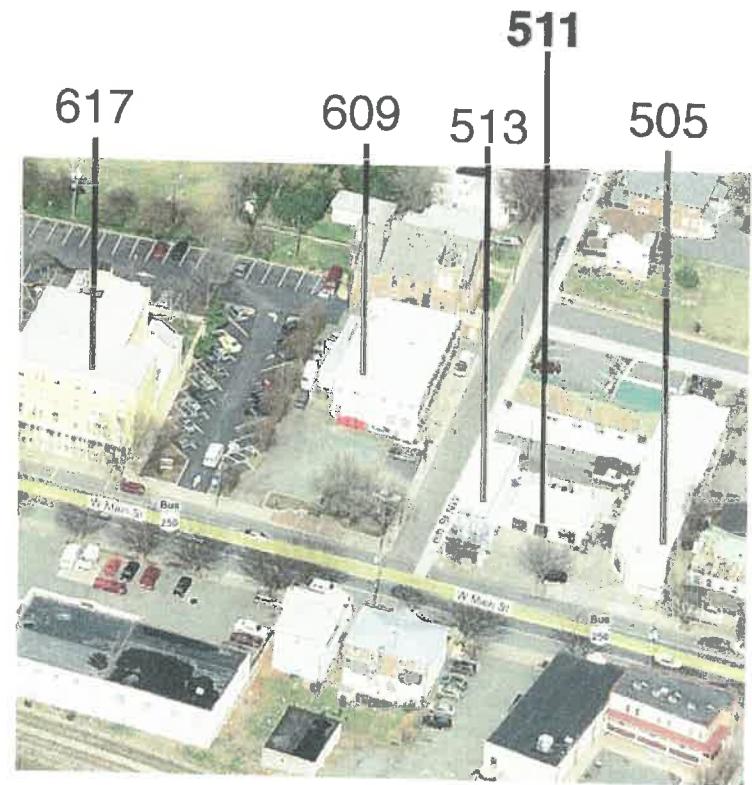
THE PROJECT IS THE ADDITION OF A ROOFTOP DECK AND DINER/BAR ON THE SECOND LEVEL OF 511 W. MAIN STREET, WHICH HOUSES THE RESTAURANT OF OAKHART SOCIAL.

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.

UPDATED- 511 W. MAIN ST. WILL JOIN WITH 515 W. MAIN ST. THE PORCH IS ENCLOSED WITH DOUBLE HUNG WINDOWS THAT MATCH EXISTING BUILDING WINDOWS, AND NEW REAR DOOR MATCHES BUILDING EXISTING. THE PROPOSED WOOD LOUVERS ARE REMOVED. THE MECHANICAL UNITS AND WOOD SCREEN ON OPEN DECK ARE MOVED TO REAR LOWER ROOF. THE EXISTING HOOD AND FLUE FROM KITCHEN BELOW ARE RELOCATED TO REAR PENETRATION THEREFORE THE PROPOSED NOTCH IN KITCHEN IS REMOVED TO ALLOW FOR A SIMPLE RECTANGLE BUILDING AND ROOF FORM.



511 W. MAIN ST.	ROOF DECK DINER	ORIENTATION	TOPIA design	10.31.2017	1/19
-----------------	-----------------	-------------	--------------	------------	------





VIEW FROM W. MAIN STREET NORTH SIDEWALK

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	2/19
-----------------	-----------------	-----------------	--------------	-----------	------





511 W. MAIN ST.	ROOF DECK DINER	UPDATED	TOPIA design	10.31.2017	3/19
-----------------	-----------------	---------	--------------	------------	------





VIEW FROM WEST ON 6TH STREET NW

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	4/19
-----------------	-----------------	-----------------	--------------	-----------	------



VIEW FROM WEST ON 6TH STREET NW

511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	<b>5/19</b>
-----------------	-----------------	----------------	--------------	------------	-------------





VIEW FROM EAST ON REAR ALLEY

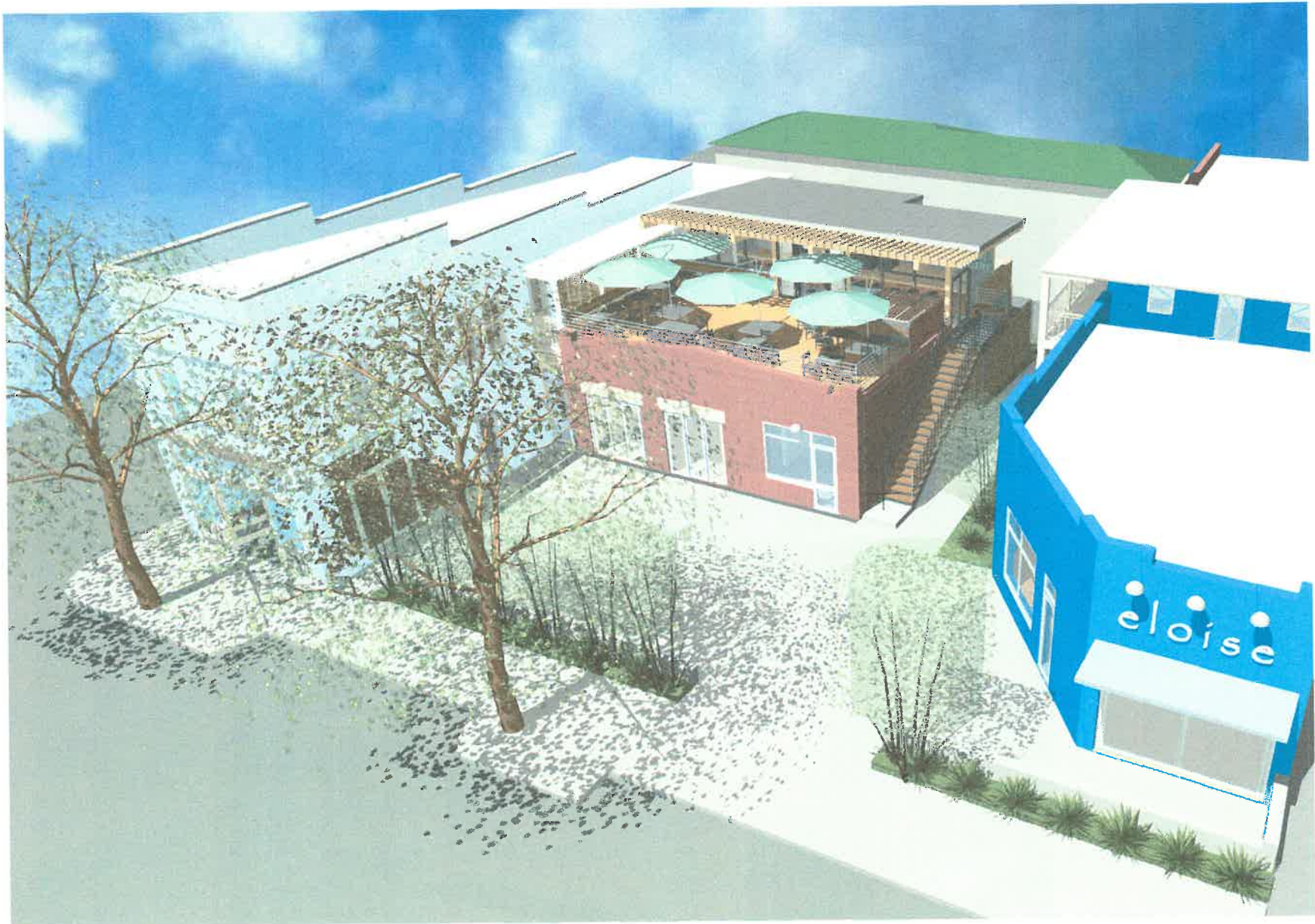
511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	<b>6/19</b>
-----------------	-----------------	-----------------	--------------	-----------	-------------





VIEW FROM EAST ON REAR ALLEY

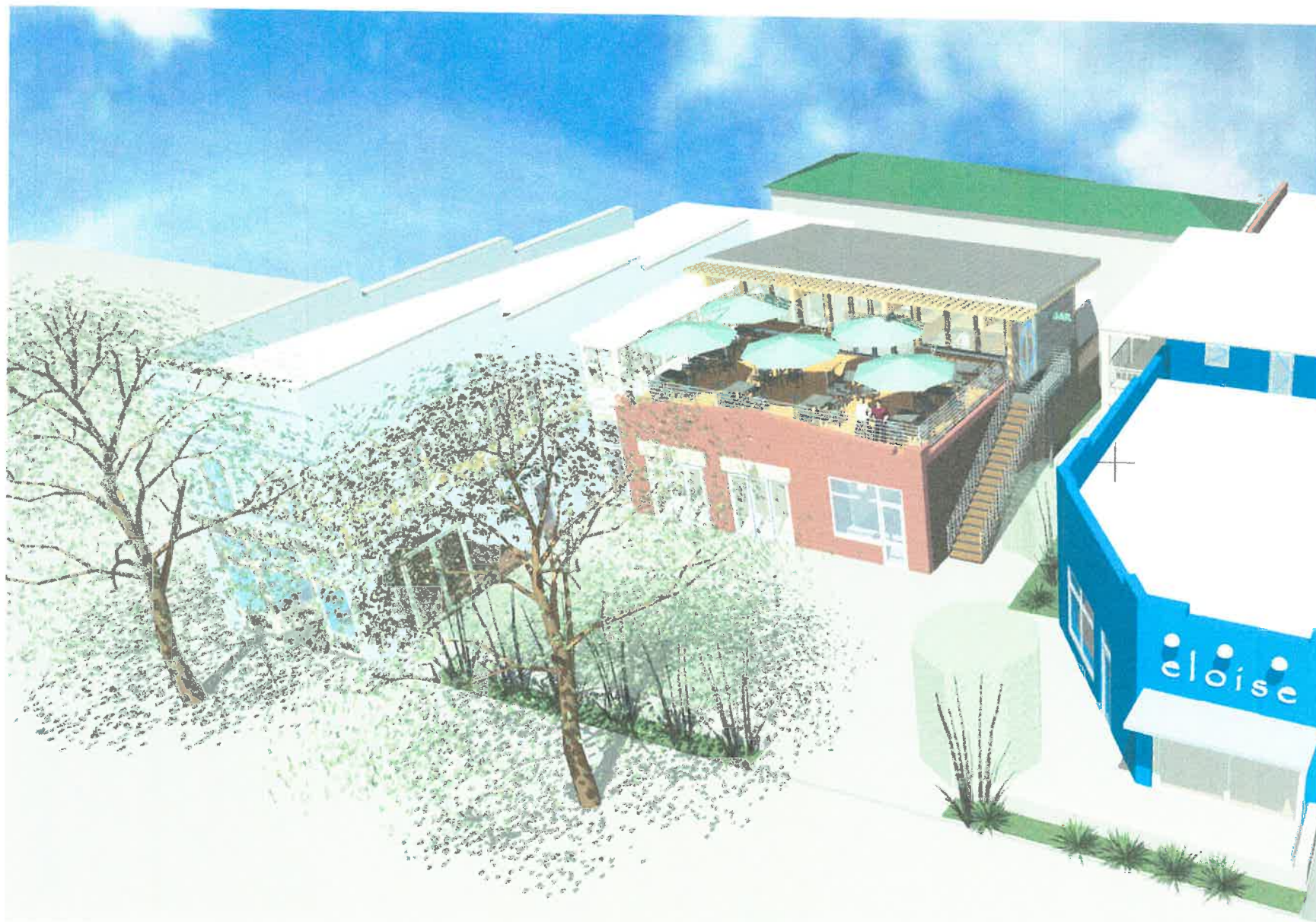
511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	<b>7/19</b>
-----------------	-----------------	----------------	--------------	------------	-------------



AERIAL VIEW OVER W. MAIN STREET FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	8/19
-----------------	-----------------	-----------------	--------------	-----------	------





AERIAL VIEW OVER W. MAIN STREET FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	<b>9/19</b>
-----------------	-----------------	----------------	--------------	------------	-------------





AERIAL VIEW FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	10/19
-----------------	-----------------	-----------------	--------------	-----------	-------





AERIAL VIEW FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	<b>11/19</b>
-----------------	-----------------	----------------	--------------	------------	--------------





AERIAL VIEW FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	12/19
-----------------	-----------------	-----------------	--------------	-----------	-------





AERIAL VIEW FROM SOUTH

511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	13/19
-----------------	-----------------	----------------	--------------	------------	-------



VIEW NORTH FROM ABOVE COURTYARD

511 W. MAIN ST.	ROOF DECK DINER	<b>PROPOSED</b>	TOPIA design	5.30.2017	14/19
-----------------	-----------------	-----------------	--------------	-----------	-------





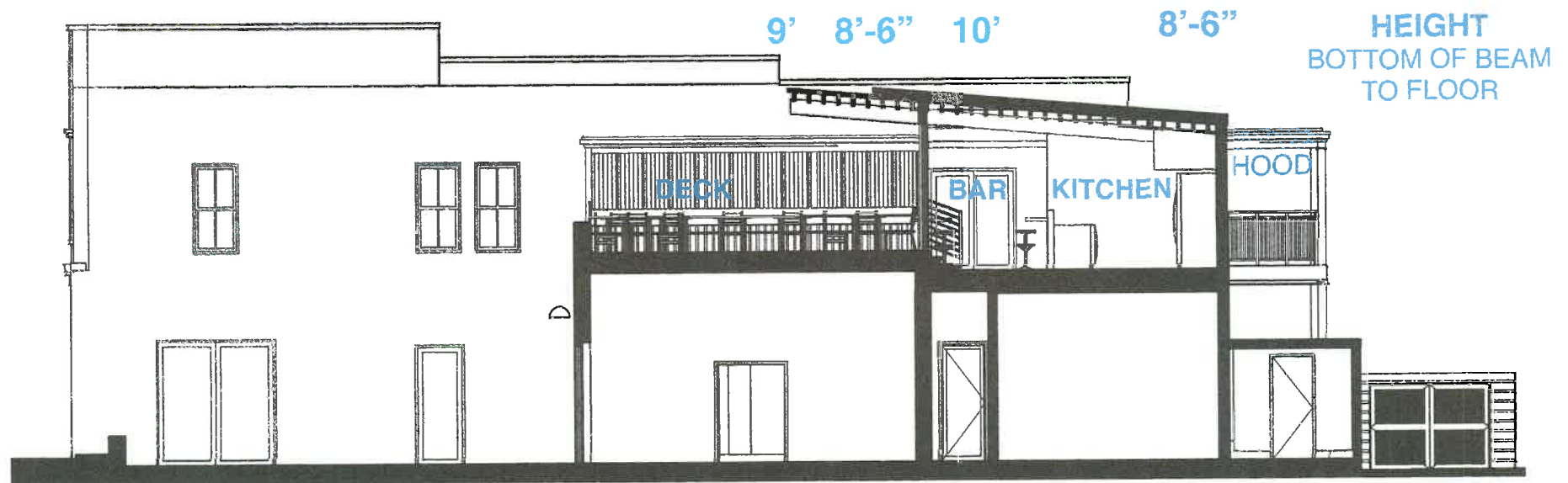
VIEW NORTH FROM ABOVE COURTYARD

511 W. MAIN ST.	ROOF DECK DINER	<b>UPDATED</b>	TOPIA design	10.31.2017	<b>15/19</b>
-----------------	-----------------	----------------	--------------	------------	--------------





**EAST ELEVATION**

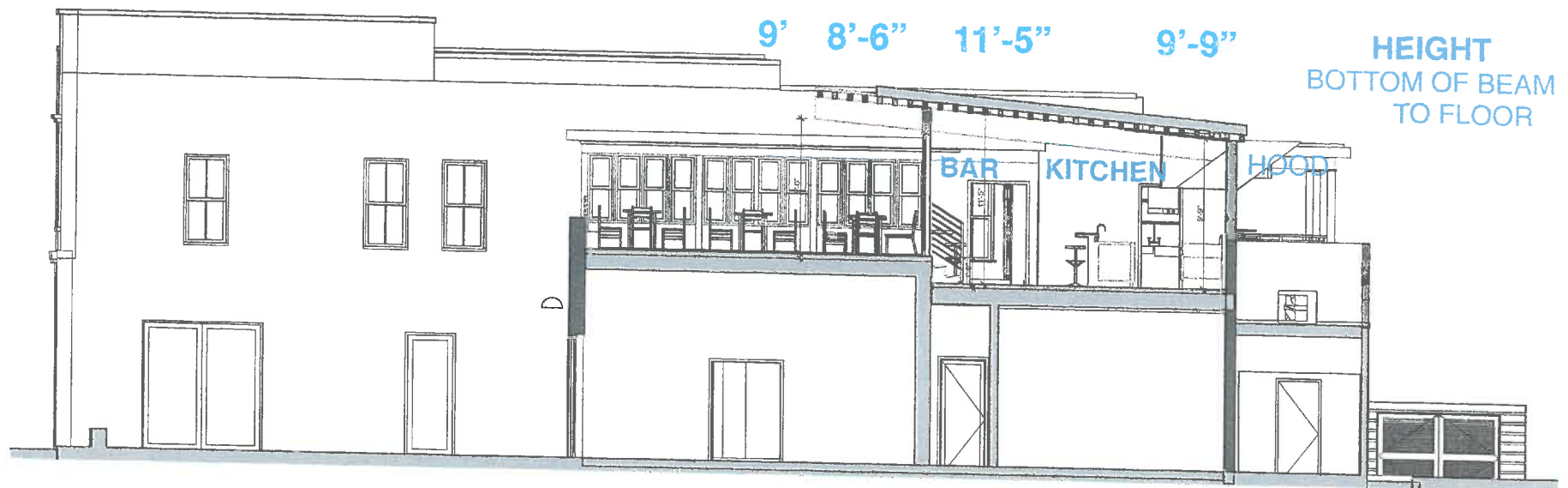


**EAST SECTION**

511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	16/19
-----------------	-----------------	----------	--------------	-----------	-------



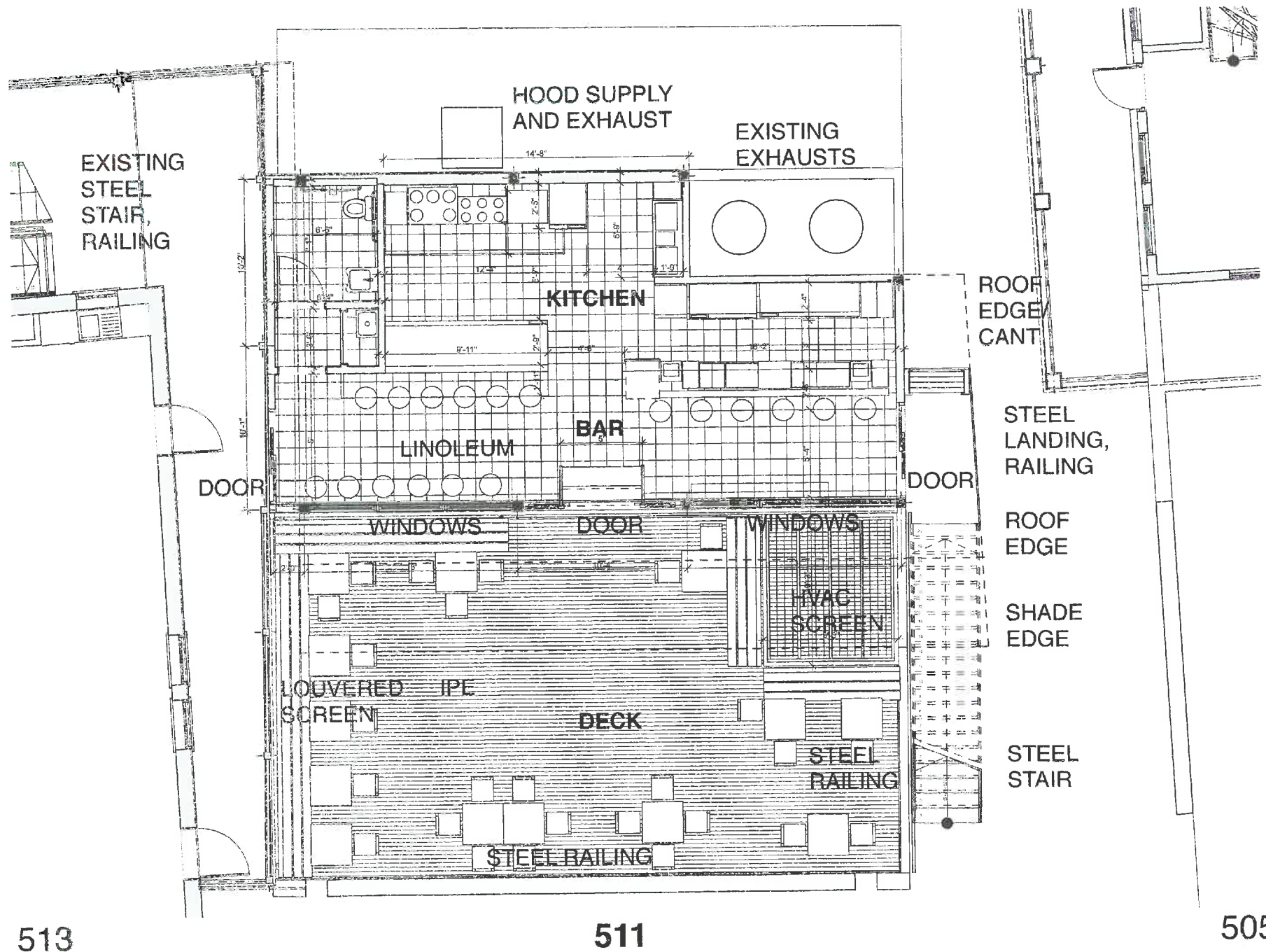
**EAST ELEVATION**



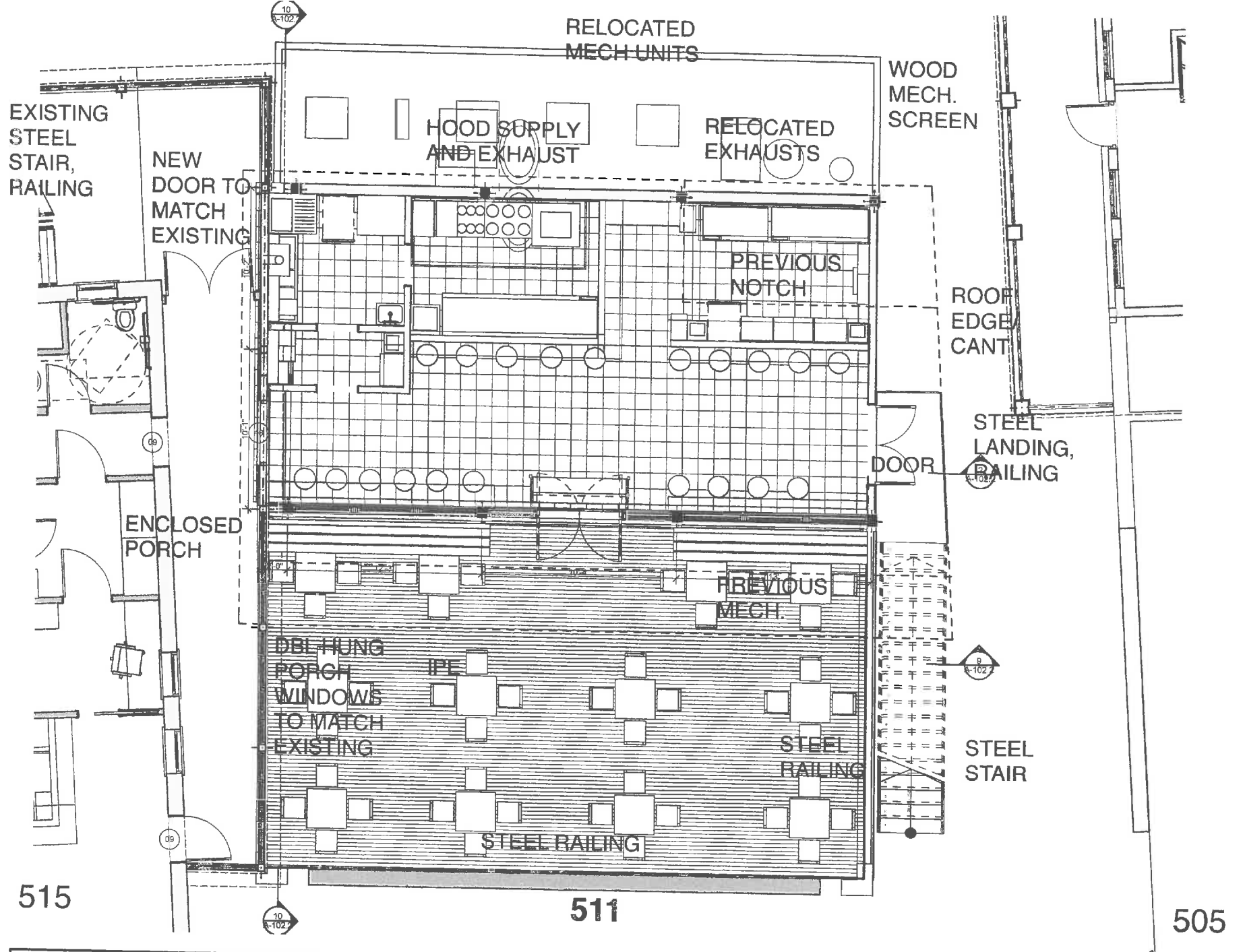
**EAST SECTION**

511 W. MAIN ST.	ROOF DECK DINER	UPDATED	TOPIA design	10.31.2017	17/19
-----------------	-----------------	---------	--------------	------------	-------





511 W. MAIN ST.	ROOF DECK DINER	PROPOSED	TOPIA design	5.30.2017	18/19
-----------------	-----------------	----------	--------------	-----------	-------



511 W. MAIN ST.	ROOF DECK DINER	UPDATED	TOPIA design	10.31.2017	19/19
-----------------	-----------------	---------	--------------	------------	-------



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 17-11-01

511 West Main Street

Tax Parcel 320174000

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

Updated Design for Rooftop Deck and Enclosed Kitchen/Bar

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,

*Mary Joy Scala/cm*

Mary Joy Scala, AICP  
Preservation and Design Planner