

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:07 PM
To: Whitney Hudson (whudson@bdarchitects.com)
Subject: BAR Action- January 17, 2018 - 600 West Main Street

January 26, 2018

Certificate of Appropriateness Application
BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant
Changes of material from Approved COA

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed amendments to the Certificate of Appropriateness satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and the BAR approves the application as submitted, with the request that the applicant submits design details of how the lower stucco meets the ground. Balut seconded. Approved (4-2, with Miller and Schwarz opposed.)

This certificate of appropriateness shall expire in 18 months (July 17, 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. 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 434-970-3130 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

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Background

512-514 West Main Street

The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.

The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street

The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it.

Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. In recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

November 17, 2015 –This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street s, as submitted.

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

February 17, 2016 - The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

July 19, 2016 – No action was taken; the BAR made comments, some of which are summarized here:
General

- Great presentation
- Generally, keep it simple.

Frontispiece needs work

- The box proper is great, but have reservations about the piece that comes forward.
- Needs to be more subtle in terms of scale. Rear building could be graphite but front building needs more life.
- The commercial streetfront needs more pizzazz.
- Front building has a lot going on but lacks human understanding.
- Work on frontispiece- scale more subtle; more lively

Materials and color

- Too industrial and gloomy for W Main Street; sharp edges, cold materials
- Prefer light nighttime view but not sure it shows what you intended
- Like red Corten; not black; struggling with vertical metal panels; need to warm it up.
- Use darker color where you want it to recede, like on north wall
- Too much contrast; too busy and hard.
- Prefer current blue of Blue Moon Diner, and color of Gabe's buildings on West Main. This is multiple shades of graphite.
- Lean towards #16.2 – less contrast; like razor's edge between stories; like combination of perforated metal and fiber cement.
- Like it all the same color
- Less contrast reduces jarring effect
- 16.3 version is massive, brooding

Historic buildings

- The rear building should be a backdrop for the two historic buildings; like use of Corten
- Like historic buildings – creating backdrop

Windows and rooftop appurtenances

- Open to continuing discussion about vinyl or fiberglass but would set a precedent – prefer aluminum clad.
- Rooftop appurtenances as shown not a problem.

September 20, 2016 - the BAR approved (7-2, with Schwarz and Earnst opposed) only the proposed zinc panels, metal rain screen, Corten metal entries, Hardie panels and substitute Hardie panel (for the first floor), and window frames as submitted. The following items must be reviewed for final approval to included, but not limited to, the glass in the windows, the final rail details, the cross sections, any signage, a lighting plan, and all site conditions. The BAR approves the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016.

November 15, 2016 - The BAR took no action. The applicant did not request a motion – discussion only.

- In general the BAR liked the direction of the courtyard with lots of greenery rather than a purely utilitarian use.
- The green walls are fine but they want assurance that it won't damage the historic structures.
- The zelcova tree could be replaced with something better such as a nice size street tree in that same spot or vicinity.
- Reconsider planters by front door – existing benches do a better job activating the street.
- They really like the idea of dining above the Blue Moon.

December 20, 2016 - The applicant requested feedback on the streetscape plan. The BAR members like the planters and benches, but there is a pinch point created, they recommended using a tree grate, or maybe narrower bench or shorter planters. They wanted to know what is West Main consultant's design minimum width for sidewalks? The BAR also suggested looking at changing swing of entry door and making specialty pavement permeable.

March 21, 2107- The BAR approved ((6-1, with Schwarz opposed) the proposed material changes to siding panels. They approved the substitution of zinc panels on all facades with the painted aluminum panel (the color and texture to be determined) and on the south façade also approved the substitution of the zinc metal panels with the light grey Hardie panel as presented.

April 18, 2017- The BAR approved (7-0) the proposed final details submitted which included:

- Concrete paving as drawn on the landscape plan
- Lighting approved in concept (We need a final plan and to field test before final approval)
- Rehabilitation specifications which include:
 - Interior changes and demolitions
 - Removal of the addition on the second floor of the mini mart building, and other exterior details
 - Repair of windows, brick walls, and the metal roof on the Blue Moon building
 - Repainting brick walls that are currently painted and the metal roof
 - New half-round gutters
 - Replacement of windows to match existing
 - New Corten wall on the back of the Blue Moon building
 - Addition of guard rails as needed

The BAR also asked for minor changes to the landscape plan by:

- Eliminating the blue fescue
- Switching the specified Elm to a disease-resistant American Elm
- Adding a tree grate
- Verifying the proposed vine twines vs clings

Finally, the BAR deferred the following items for further information:

- Glazing [including a sample of the glass]
- Final layout and additional studies for mechanical units
- Bike racks

The BAR also approved the window [in the east bay of house behind Blue Moon Diner] with specifications made to match the window above.

May 16, 2017- Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Rehabilitations, and for Site Design and Elements, I move to find that the proposed final details satisfy the BAR's criteria and are compatible

with this property and other properties in the West Main Street ADC District, and that the BAR approves the plan as submitted, with the stipulations that the BAR will review the lighting and the final metal finish in the field; signage to come back later; VLT 60 on south side only and VLT 70 everywhere else (the exception was approved because the south, rear façade faces an unbuildable site and no pedestrian activity would come close to it).

Balut seconded.

Approved 8-1 with Miller opposed.

Additional background information:

This is a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle-Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings were approved by the BAR in January to be removed: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The (non-contributing) rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed.

The West Main Street South zoning district was recently amended (to West Main Street East) to require lower 52' building heights and other modifications for the reason to better protect the smaller scale historic resources located there. However, the applicant received BAR approval for massing and siting, and also received preliminary site plan approval prior to the change in zoning. *The BAR should review this application under the previous West Main South Corridor zoning regulations.* West Main Street South Corridor zoning required 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall.

The new building will contain ground floor retail, mixed use, and residential units. (The rooftop lounge and appurtenance level has been eliminated, except for the elevator/ core; a newly added stair penthouse, and privacy wall for two rooftop terraces.) The new building consists of six stories (67'-8"). The building is set back approximately 18 feet from the Hartnagle-Witt House and 14'-3" from the Hawkins-Perry House. (Note: The Courtyard drawing is not dimensioned.) There is now an entrance to the residential lobby between the Hartnagle-Witt House and the new construction to the east. There is an entrance to the courtyard between the two historic houses.

On the West Main Street frontage there is a minimum required 15' building setback. The proposed 3-4 story streetwall is 34'- 11" and 45'-8' tall. There is an additional stepback after the fifth floor. The building is built to the property lines on the east, west and south sides. The east and west facades at the property lines will be articulated with changes in materials and relief, and some fire rated windows have been added.

The basement parking level has 22 spaces. There is bike storage in the garage level and next to the lobby. The garage driveway entrance faces West Main Street.

Application

The applicant is requesting amendments to the materials that were approved in the Certificate of Appropriateness on May 16, 2016. They want to change the fiber cement paneling on the first floor to stucco, the Hardie Panel (previously shown in 5 locations) to exterior insulation with a plaster like finish, and the color of the perforated metal so it matched the solid metal.

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 Guidelines for New Construction and Additions

M. Materials and Textures

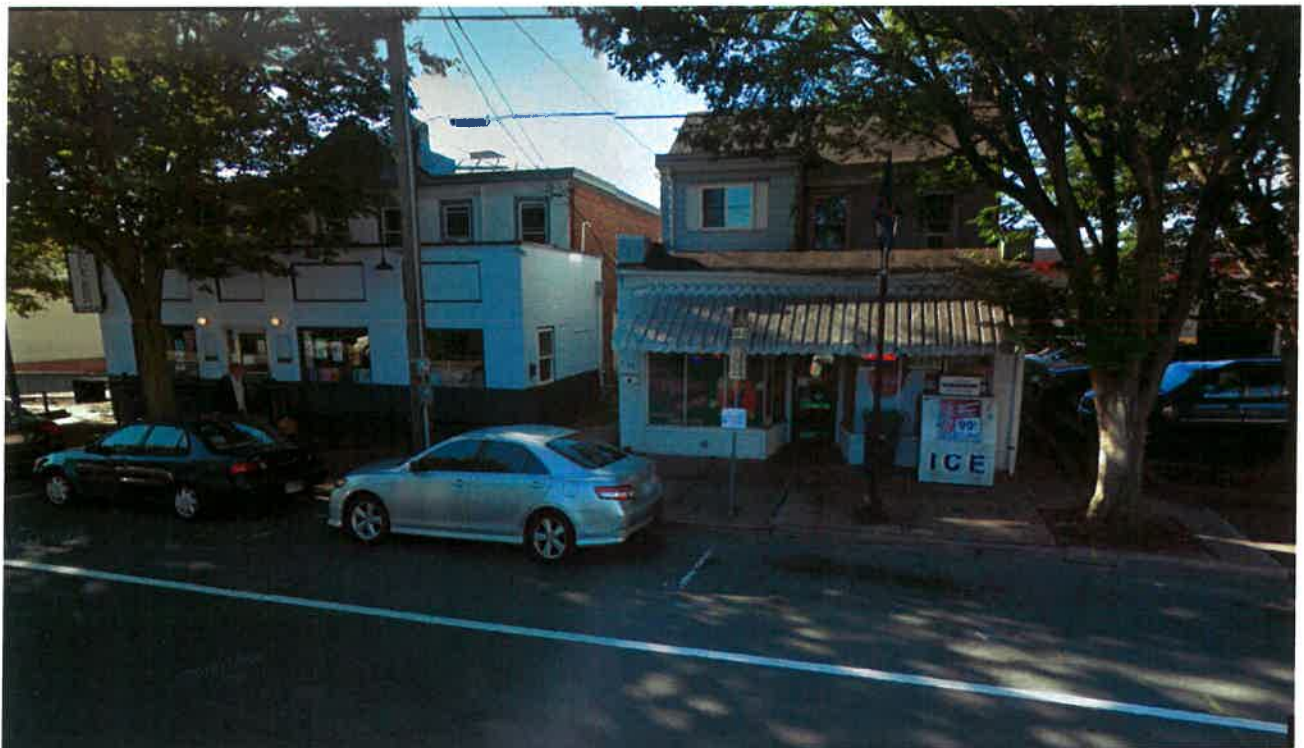
- 1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
- 3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
- 4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
- 5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
- 6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
- 7. Concrete or metal panels may be appropriate.*
- 8. Metal storefronts in clear or bronze are appropriate.*
- 9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
- 10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
- 11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

Recommendations and Discussion

The applicant is bringing in samples of all the proposed materials to the meeting. The BAR should discuss if the newly proposed materials and textures fit the rest of the building's design and if they are compatible with and complementary to neighboring buildings.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed amendments to the Certificate of Appropriateness amendment requests satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted, (or with the following modifications...).



RECEIVED

DEC 27 2017

NEIGHBORHOOD DEVELOPMENT SERVICES



December 27, 2017

Mary Joy Scala
City of Charlottesville, Neighborhood Development Services
610 East Market Street
Charlottesville, VA 22902

Re: 510-600 West Main Street: BAR approval request for substitution of exterior cladding materials

Dear Mary Joy,

On May 16th the BAR approved a Certificate of Appropriateness for the Six Hundred West Main project. After bidding and negotiation, and months of value management efforts the owner, Jeff Levien, has asked that we come back to the BAR for approval of a few alternate cladding materials. We plan to bring samples of all of the proposed materials to the January 17th BAR meeting.

Fiber Cement Panel on First Floor to Stucco

In the approved design we had a Cembonit Fiber Cement Panel material on the first floor. We propose to change this to a smooth stucco finish. This change will have very little visual impact because most of the material is under perforated screen.

Hardie Panel to Exterior Insulation w/Plaster-Like Finish

The design had previously shown approved Hardie Panel in 5 locations:

- Above all windows on floors 2-6.
- In accent strips on the east and west facades.
- Underneath perforated metal screen on the street façade.
- On the south façade in two shades of grey.
- On the inward facing facades of the light well.

We believe this is a positive design change from the Hardie Panel for several reasons:

- The finish will be more natural and variable.
- We will be able to eliminate a horizontal joint on each floor, which was required by the Hardie Panels. This change will make the joint pattern of the southern façade more in keeping with the other sides of the building.
- The insulation will add a layer of sound absorption for the southern railroad-facing façade.

Perforated Metal Panel Color Revision

The original design showed vertical metal panels with perforated metal used over windows, on the street façade, for the garage door and for guardrails. The solid metal and perforated metal were to match. Due to manufacturing differences we cannot get the perforated panels in the matte/zinc-look finish we wanted. We have worked to find a paint and a finish that we think will be very similar.

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



January 3, 2018

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 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

Heirloom West Main Development LLC, Owner/Heirloom West Main

Development LLC, Applicant

Changes of material from Approved COA

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday, January 17, 2018, starting at 5:30 pm in 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.

Sincerely yours,

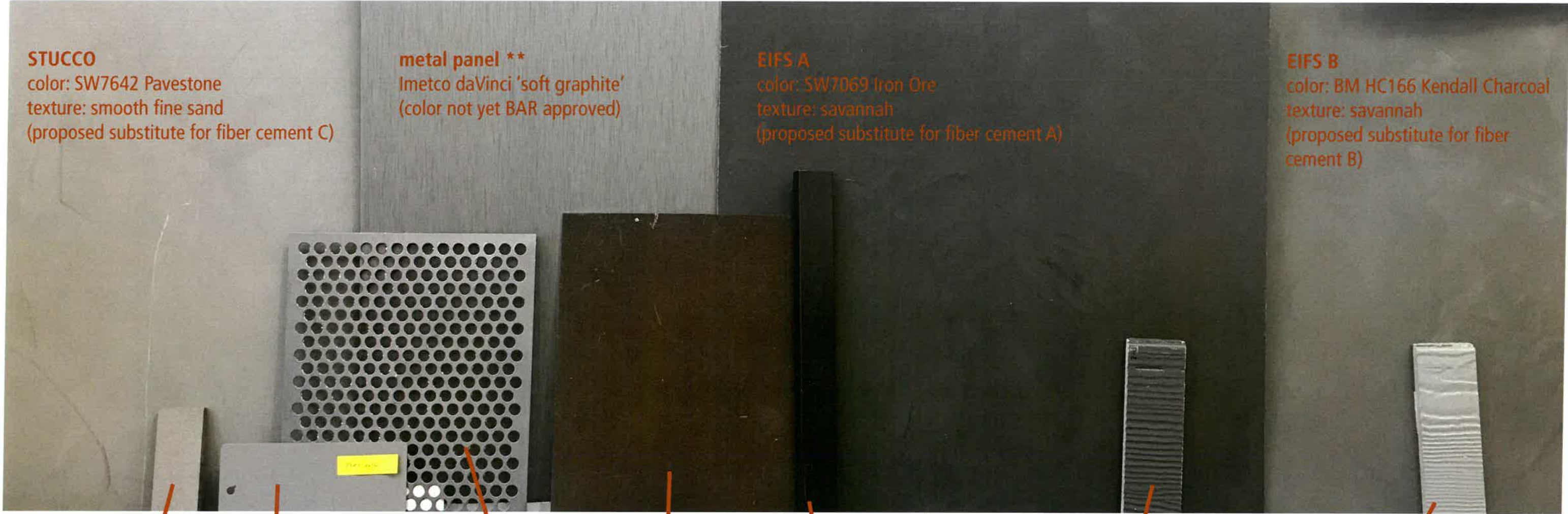
Camie Mess
Assistant Preservation and Design Planner



510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902



BAR SUBMISSION FOR JANUARY MEETING
01.17.2018



STUCCO
color: SW7642 Pavestone
texture: smooth fine sand
(proposed substitute for fiber cement C)

metal panel **
Imetco daVinci 'soft graphite'
(color not yet BAR approved)

EIFS A
color: SW7069 Iron Ore
texture: savannah
(proposed substitute for fiber cement A)

EIFS B
color: BM HC166 Kendall Charcoal
texture: savannah
(proposed substitute for fiber cement B)

Fiber Cement C *
Cembonit 'graphite'
(First Floor)

perforated metal color
RAL 7037 SD Matte

perforation
(pattern only)

corten *

window frames *

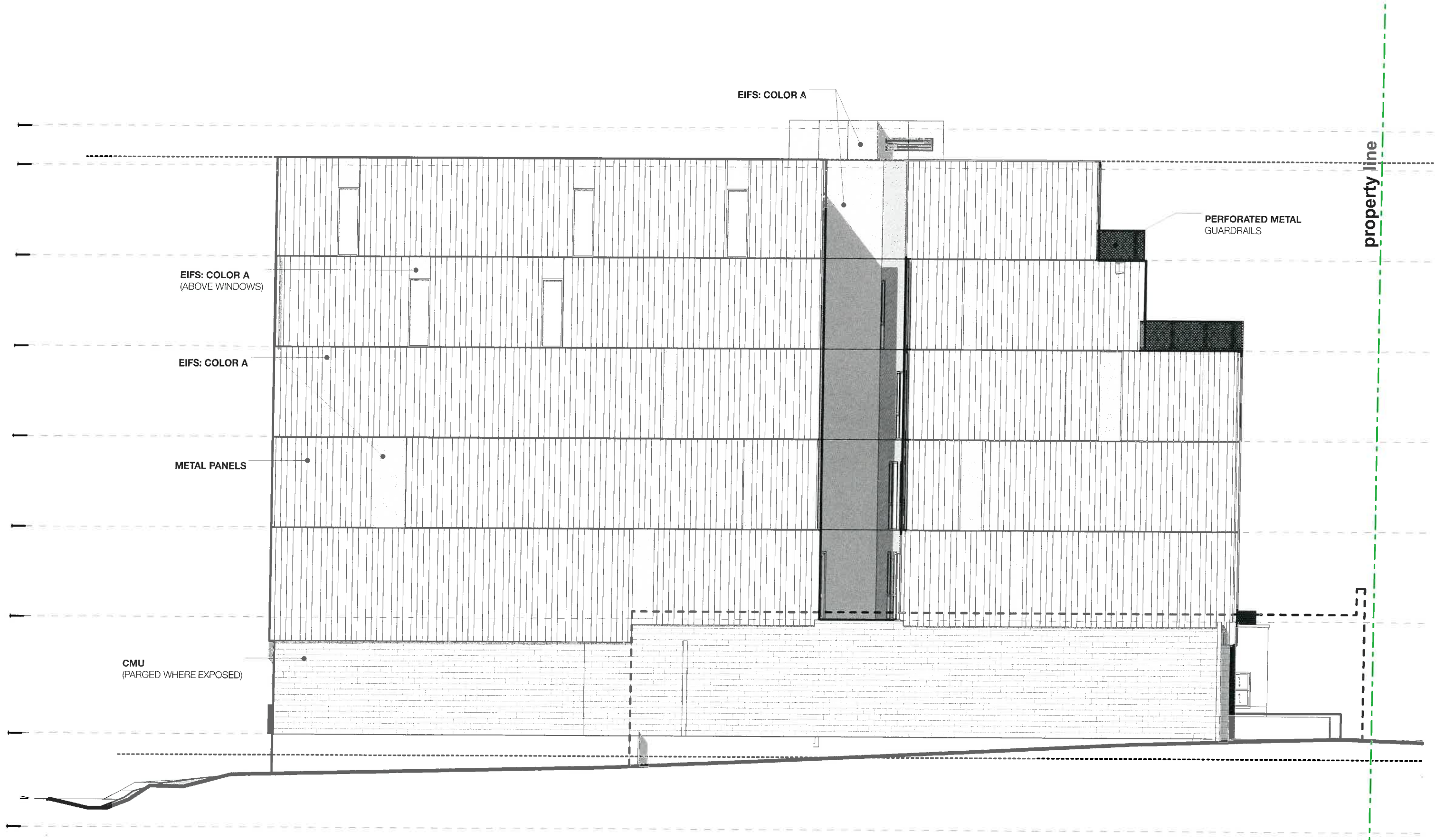
Fiber Cement A *
Hardie Panel 'iron gray'

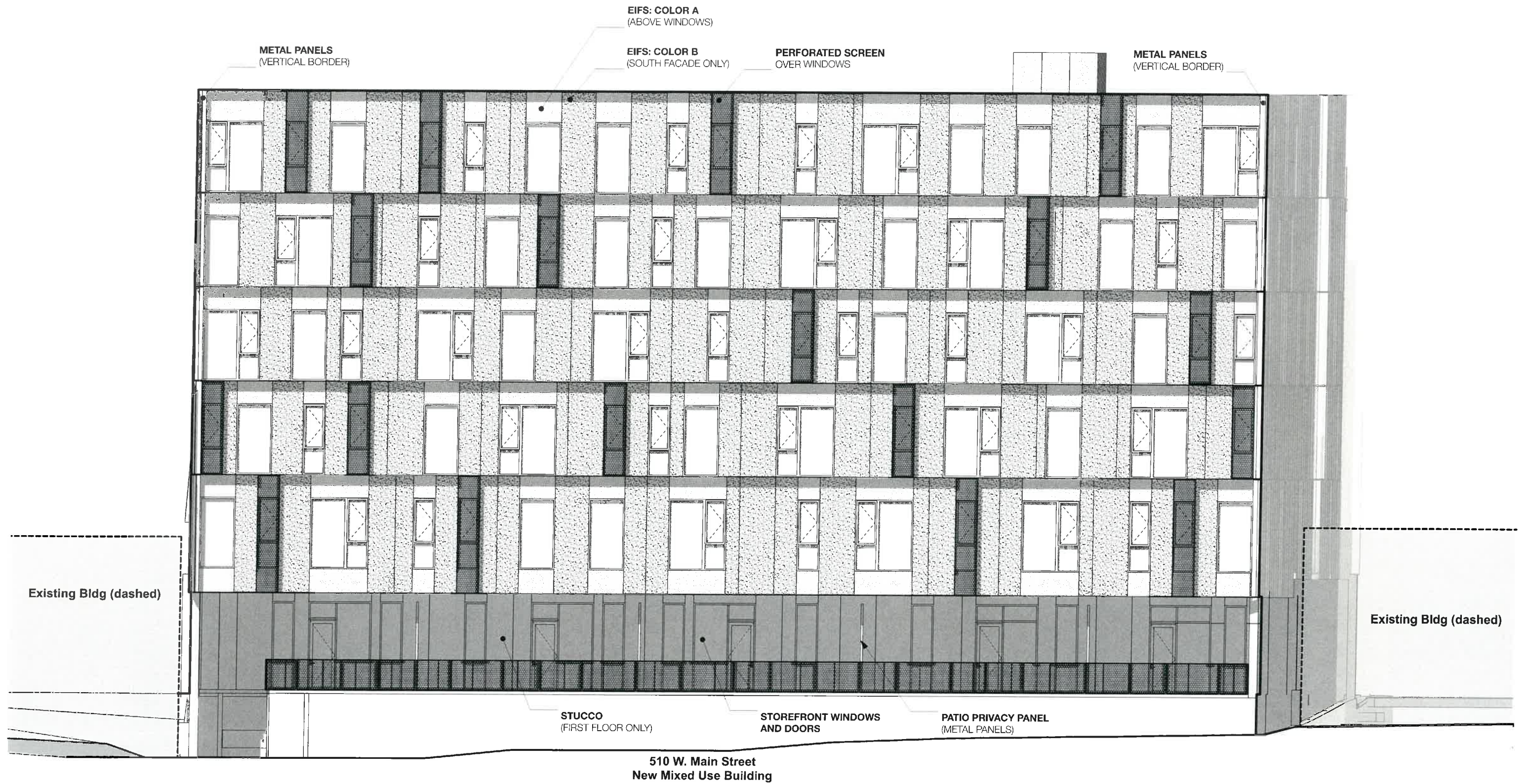
Fiber Cement A *
Hardie Panel 'gray slate'
(south facade only)

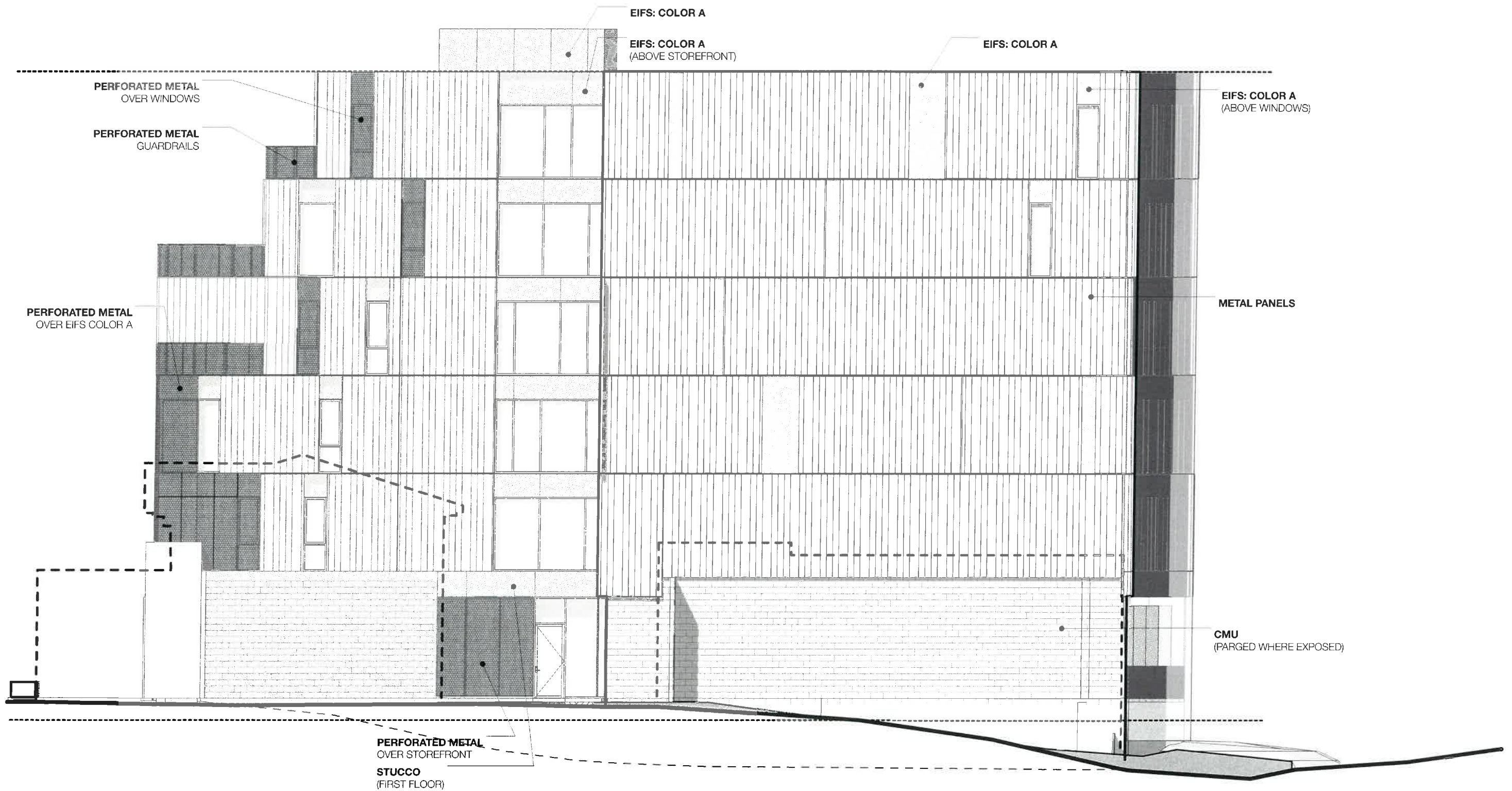
* BAR - APPROVED MATERIAL AND COLOR
** BAR - APPROVED MATERIAL











SIX
HUNDRED
WEST
MAIN



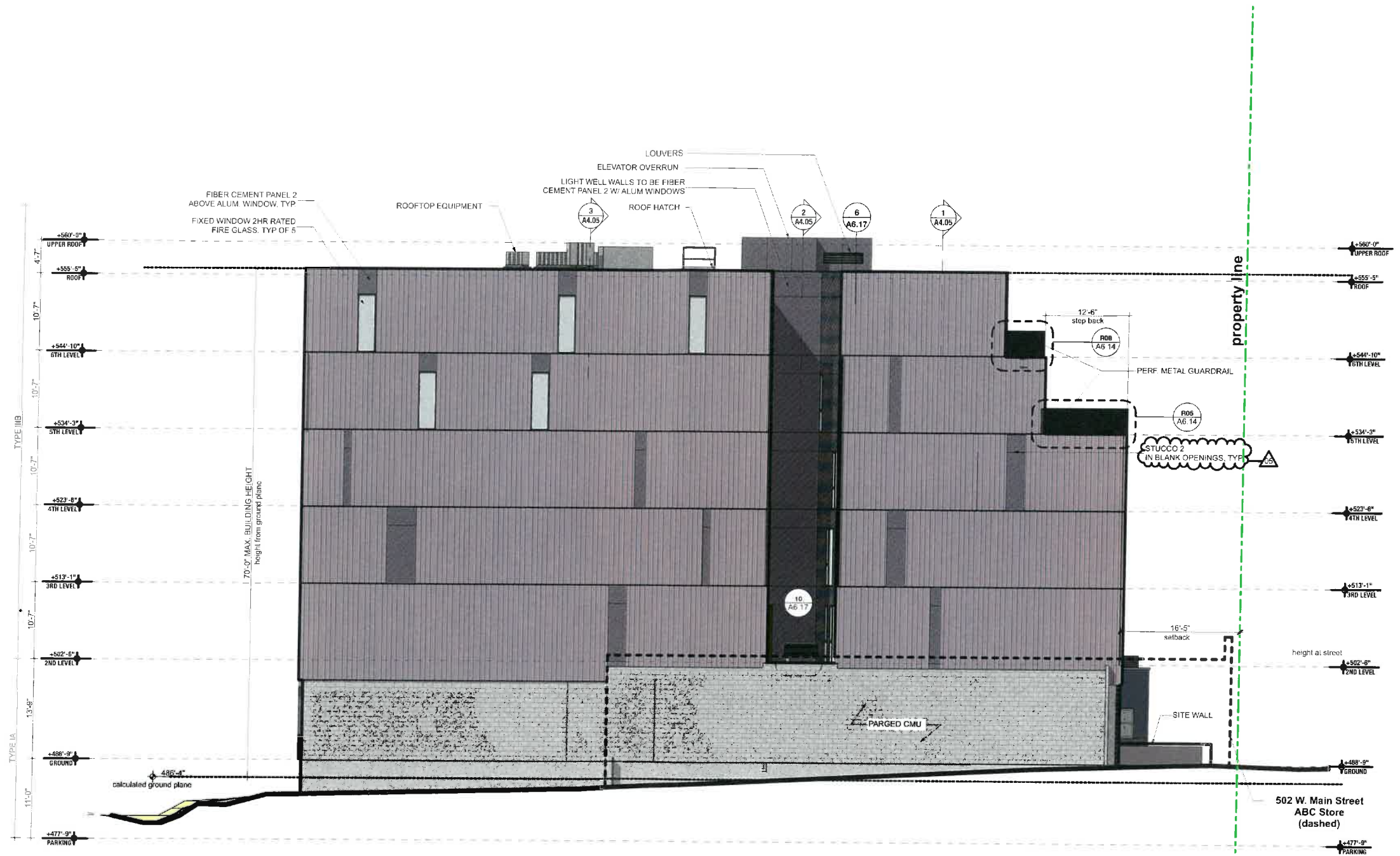
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902



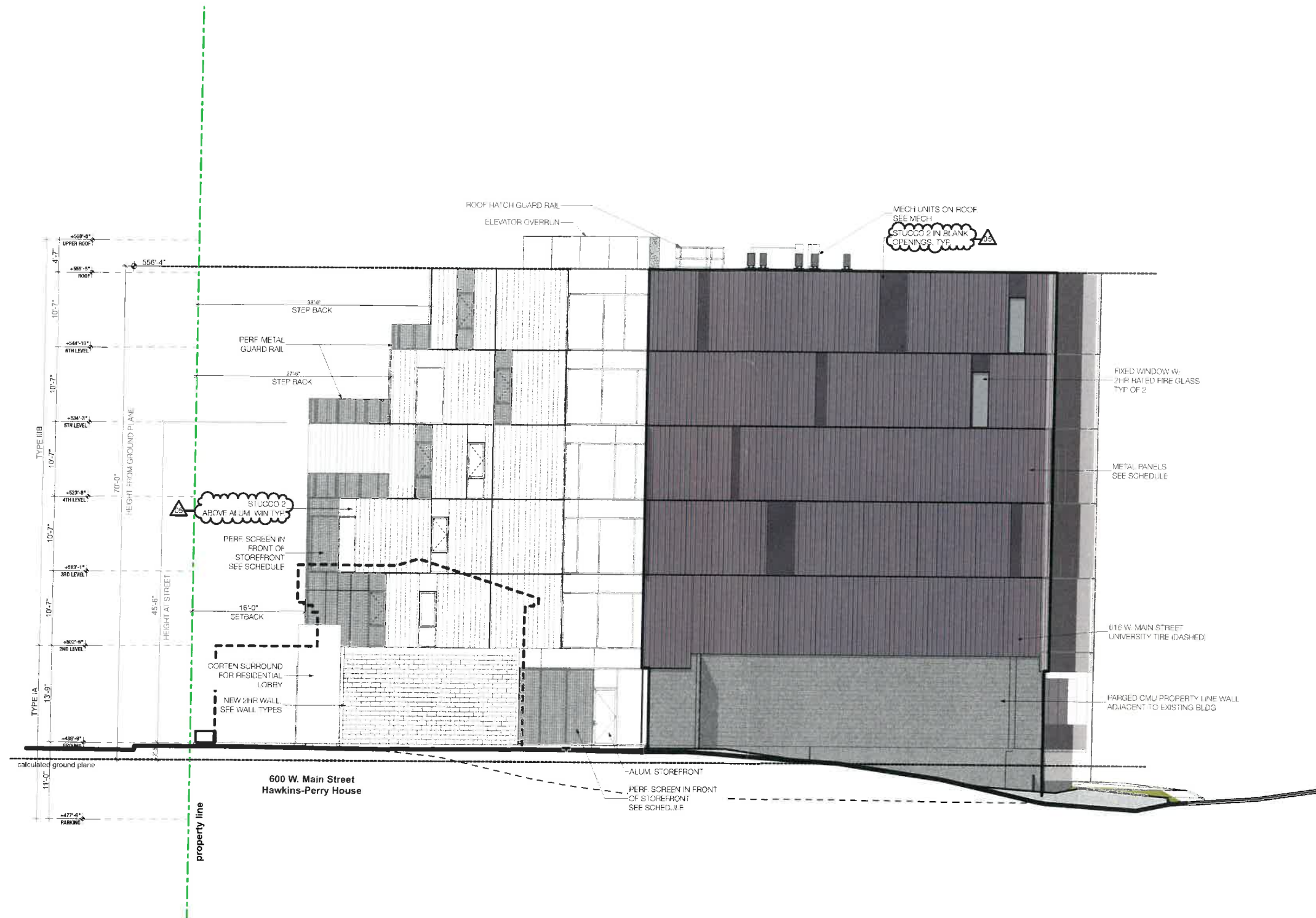
BAR SUBMISSION FOR JANUARY MEETING
SUBMITTED: 12.22.2017



NORTH ELEVATION - COURTYARD



EAST ELEVATION



WEST ELEVATION

