

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:38 AM
To: 'gjackmail@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - May 15, 2018 - 420 West Main Street

May 23, 2018

Certificate of Appropriateness

BAR 18-05-02
420 West Main Street
Tax Parcel 290011000
Main Street Associates, LLC, Owner/ Greg Jackson, Applicant
Exterior Paint and Patio Improvements

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Mohr moved having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application (plans submitted 5/15/2018 at the meeting) with the modification that the addition of a street tree at the NW corner, provided it meets sight line criteria and is selected from the approved tree list. The BAR recommends that the neon sign be considered an appropriate sign for the district. Balut seconded. Approved (6-0).

Staff note: 1) Applicant's plan did not indicate parcel boundaries. Staff clarified that BAR approval applies only to improvements on the applicant's parcel. 2) Neon signs are not permitted in the Downtown ADC (Sec. 34-1041(c)).

This certificate of appropriateness shall expire in 18 months (November 15, 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)970-3185

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2018**



Certificate of Appropriateness Application

BAR 13-10-04

420 W Main Street

Tax Map 290011000

A Cadgene, Main Street Associates, LLC., Owner/ Greg Jackson, Applicant

Restaurant and Patio Renovation

Background

This is a contributing structure in the Downtown ADC District. The former gas station was occupied by Jones Wrecker until it was renovated into the Station Restaurant in 2001 (photos attached). The most recent use was 3 Penny Restaurant.

The West Main Street National Register Inventory Form describes the building as:

418 (Exxon Service Station): Cinderblock faced with red and white metal; one storey; flat roof; four bays; flat canopy over gas pumps, 1960-61, replacing 1931 gas station. Nonconforming. Site of early 19th century brick blacksmith shop, possibly not demolished until 1931. R.F. Harris foundry on this lot and 416 c. 1850-c. 1930.

March 14, 2000 – The BAR approved a renovation/addition for restaurant. The canopy was enclosed for a bar area. The yellow and blue glazed masonry units were added at this time.

April 19, 2005 – The BAR approved a community mural for the wall on 5th Street, to be completed with the guidance of Philadelphia artist Isaiah Zagar.

March 17, 2009 - The BAR accepted the applicant's deferral 7-0 to add details and address height issue for a patio fence.

April 2009 – The BAR approved a new 4 ft. high galvanized metal fence enclosing the outdoor patio; a new patio entrance and gate facing West Main Street; new lighting, and a new small section of concrete slab.

October 2013 - The BAR approved (6-0) as submitted with staff approval of the lighting, awning on southern elevation, repair of patio and paint colors. (Leaving original white enamel with a different color on the red band would be appropriate).

Application

The proposed improvements to the exterior include:

- The existing white building with a red/orange trim and sign color will be painted all white, with a new yellow sign
- The existing fountain will be removed and a tree will be placed in the fountain base
- The planting strips in the patio area will be replaced with hardscape, which would extend the patio to the metal fence
- A concrete ramp will be added for better access to the existing patio door
- A 12" letter sign will be added to the upper west face of the north facade

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

- (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

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 building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 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, yet are distinguished from the original building.*

- 9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

Pertinent Design Review Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1. *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "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, especially street trees and hedges.*
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.*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1. *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2. *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3. *Gravel or stone dust may be appropriate, but must be contained.*
4. *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5. *Limit asphalt use to driveways and parking areas.*
6. *Place driveways through the front yard only when no rear access to parking is available.*
7. *Do not demolish historic structures to provide areas for parking.*
8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site*

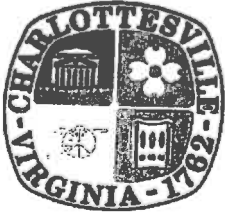
Discussion and Recommendations

This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. The BAR should discuss how the façade changes relate to the original historic building. The planting stripes on the patio had a positive visual impact on the

street, and the BAR should discuss if the addition of the tree will adequately replace that loss of green space.

Suggested Motion

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



**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

RECEIVED

APR 24 2018

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, LLC Applicant Name GREG JACKSON
Project Name/Description 420 Parcel Number 290011000
Project Property Address 420 West Main Street

Applicant Information

Address: 826 B HINTON AV
CHARLOTTESVILLE VA 22902
Email: gjackson@gmail.com
Phone: (W) 434-825-3763 (C) _____

Property Owner Information (if not applicant)

Address: 2088 Union St, Suite 1
San Francisco, CA 94123
Email: allan@allmark.com
Phone: (W) 415-474-4444 (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 4-24-18
Print Name GREG JACKSON Date 4-24-18

Property Owner Permission (if not applicant)

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

Signature [Signature] Date 4/24/18
Print Name Allan H. Cadgene Date _____

Description of Proposed Work (attach separate narrative if necessary): EXTERIOR PAINT
AND PATIO IMPROVEMENTS

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: [Signature]
Fee paid: _____ Cash/Ck. # 2226
Date Received: 4-24-18

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



PROJECT BRIEF

The proposed improvements to the exterior include a change in color, adjustments to the patio area, and a new sign.

The existing white building with a red/orange trim and sign color will be painted all white, with a new yellow sign. The existing tiled surfaces on the north and east will remain blue and yellow.

The existing fountain will be removed and a tree placed in the fountain base. The planting strips in the patio area will be replaced with hardscape extending the patio to the metal fence. The existing fig tree at the SW corner of the patio, NW corner of building, will remain.

A concrete ramp will be added for better access the existing patio door. The 12" letter sign will be added to the upper west face of the north facade.





VIEW OF NORTHWEST CORNER FROM W. MAIN STREET NORTH BIKE LANE

420 W. MAIN STREET	IMPROVEMENTS	CONTEXT	TOPIA design	4.24.2018	2/11
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VIEW OF NORTHEAST CORNER FROM W. MAIN STREET NORTH SIDEWALK

420 W. MAIN STREET	IMPROVEMENTS	CONTEXT	TOPIA design	4.24.2018	3/11
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NORTHEAST CORNER

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	4/11
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NORTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	5/11
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WEST FACADE

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	6/11
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SOUTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	7/11
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NORTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	8/11
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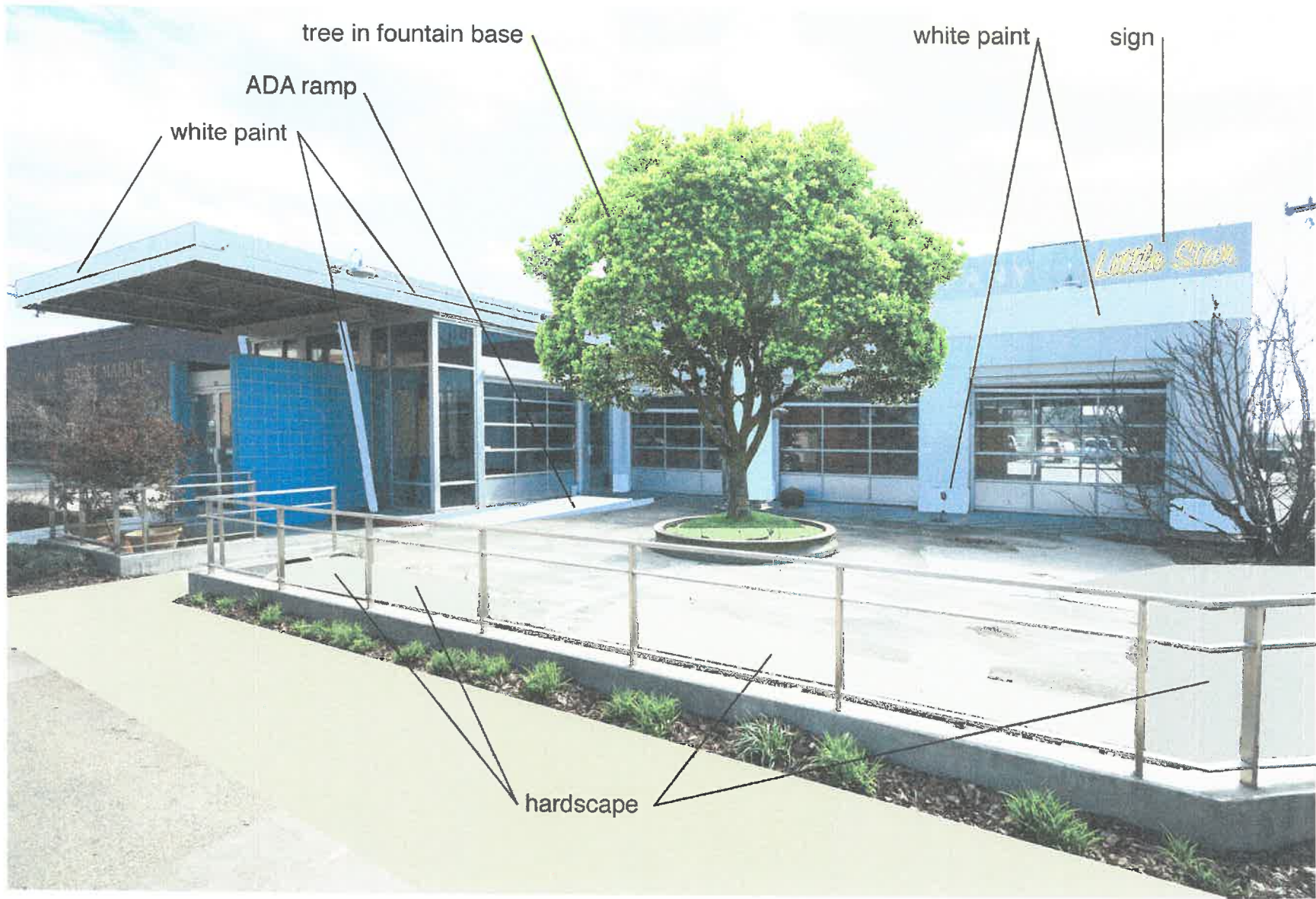
NORTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	PROPOSED	TOPIA design	4.24.2018	9/11
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NORTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	EXISTING	TOPIA design	4.24.2018	10/11
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NORTH FACADE

420 W. MAIN STREET	IMPROVEMENTS	PROPOSED	TOPIA design	4.24.2018	11/11
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