## Mess, Camie

**From:** Mess, Camie
**Sent:** Tuesday, August 28, 2018 1:57 PM
**To:** dabneyk10@gmail.com; cgathright@dgarchs.com
**Cc:** Werner, Jeffrey B
**Subject:** BAR Actions - August 21, 2018 - 843 West Main Street

**Certificate of Appropriateness Application**
BAR 18-03-01
843 West Main Street
Tax Parcel 310175000
Kim Dabney, Owner/ Clark Gathright, Applicant
Proposal for new three-story office building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2018. The following action was taken:

**Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed office building satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application with the following modifications and requirements**

- **Does not approve the back elevation and would like to see that revised**
- **Submit a landscaping plan; explain why the plaza is designed as such**
- **Approves the concept of recessed lighting in the canopies; need additional information**
- **Approves the use of metal [ACM] panels**
- **Approves the general configuration elevations**
- **Does not approve the ground faced block; investigate another material that relates to West Main Street**

**Mohr seconded. Denied (2-5-1, Schwarz and Mohr for; Miller, Gastinger, Balut, Earnst, and Ball opposed; and Sarafin abstained.)**

**Motion: Schwarz moved to accept the applicant's request for deferral. Mohr seconded. Approved (8-0.)**

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Regards,
Camie Mess

Camie Mess
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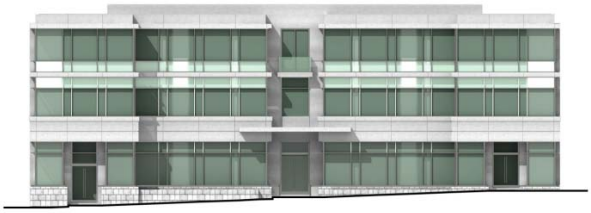
**CITY OF CHARLOTTESVILLE**
**BOARD OF ARCHITECTURAL REVIEW**
**STAFF REPORT**
**August 21, 2018**

**Certificate of Appropriateness**
BAR 18-03-01
843 West Main Street; Tax Parcel 310175000
Owner: Kim Dabney
Applicant: Clark Gathright
**Proposal for new three story office building**



**Background**
This parcel features a noncontributing structure [existing] and parking lot located in the West Main Street ADC District.

**Recent BAR Actions**
March 20, 2018 – A prior design for this project was submitted for BAR review. Miller moved to accept the applicants request for deferral. Clayborne seconded. Approved (8-0).

June 19, 2018 – Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed massing and proposed glazing (in-concept) of the Office Building satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district. Additionally, the BAR would like the applicant to investigate stepping back portions of the building [from the street] and the BAR strongly recommends the applicant investigate and change the building's materiality. Mohr seconded. Approved (6-1, with Ball opposed).

**Application**
Applicant's Submittal:

- James P. Grigg Architect submittal dated July 27, 2018: Cover (dated July 23, 2018), project narrative and vicinity map (page 1), site plan (page 2), floor plans (pages 3-4), elevations (pages 5-7), section (page 8), perspective renderings (pages 9-13), nighttime perspective rendering (page 14), and elevation detail (page 15).
- James P. Grigg Architect submittal, undated, received via e-mail August 14, 2018: (12 pages) Site Plan, First Floor Plan, Second/Third Floor Plan, South Elevation, North Elevation, West Elevation, Building Section, East Elevation, Wall Section, Wall Section (cont'd), Typical Entry Door/Door Pulls, and Typical Joint Detail [ACM] and ACM Panel color sample

Request for Certificate of Appropriateness to construct a three-story office building with retail/office space on the first floor. The building is approximately 119 feet long and 56 feet wide, and has a total height of approximately 43 feet.

The massing of the building is defined as a series of symmetrical bays conforming to traditional shapes and proportions. The proposed building is setback 14 feet from the West Main Street property line, and will possess a 23 foot wide setback including the 9 foot sidewalk. Lighting will be recessed soffit-mounted downlights over entrances, but no cut sheets have been submitted.

The building's materiality is composed of silver ACM panels, clear glass, spandrel glass (subject to tenant's request), silver (color) storefront windows, and charcoal ground face block. No further material details have been submitted at this time.

NOTE: The applicant is no longer using spandrel glass. All glass will be clear.

**Discussion and recommendation**
BAR should discuss the project as presented and review with the applicant how to best move forward in the COA process.

**Suggested Motion**
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed office building satisfies/does not satisfy the BAR's criteria and guidelines and is compatible/not compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves/denies the application as submitted (or with the following modifications…).

**BAR COA Checklist for New Construction**
Massing: *COA received June 19, 2018 – In Concept*
Dimensioned elevations for all side and renders:
Details (Wall Sections):
Site/landscape design:
Lighting:
Signage:
Mechanical Units:

**Appendix**

From West Main Streetscape Plan

**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
4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
5) The effect of the proposed change on the historic district neighborhood;
6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
7) 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
9) Any applicable provisions of the City's Design Guidelines.

**Pertinent Standards 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 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, 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.

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, and often historically styled fixtures located on the house

at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

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.

E. WALKWAYS &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.

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
2) Locate parking lots behind buildings.
3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
4) Avoid creating parking areas in the front yards of historic building sites.
5) Avoid excessive curb cuts to gain entry to parking areas.
6) Avoid large expanses of asphalt.
7) On large lots, provide interior plantings and pedestrian walkways.
8) Provide screening from adjacent land uses as needed.
9) Install adequate lighting in parking areas to provide security in evening hours.
10) Select lighting fixtures that are appropriate to a historic setting.

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1) Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2) Screen utilities and other site elements with fences, walls, or plantings.
3) Encourage the installation of utility services underground.
4) Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5) Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

**Pertinent Guidelines for New Construction**

1. Sustainability

Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Green building means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

a) Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
b) Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
c) Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
d) Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
e) Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
f) Designing buildings for the local climate helps conserve energy.
g) Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
h) Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
i) Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
j) Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property.

2. Flexibility

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

a) Traditional Commercial Infill
    i. Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. SETBACK

The term "setback" for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
    a) If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
    b) Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a) The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b) Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. HEIGHT & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
    a) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
5) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches
    a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b) Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
    c) Institutional buildings that are freestanding may have a gable or hipped roof with variations.
    d) Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
    e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
    f) Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b) In some cases, shingles that mimic the appearance of slate may be acceptable.
c) Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c) The screening should not appear as an afterthought or addition the building.

H. ORIENTATION

Orientation refers to the direction that the front of the building faces.

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
   a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
   b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
   a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
   b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.

8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. STREET-LEVEL DESIGN

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4) Include doors in all storefronts to reinforce street level vitality.
5) Articulate the bays of institutional or office buildings to provide visual interest.
6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7) Office buildings should provide windows or other visual interest at street level.
8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.
4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. MATERIALS & 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.

O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

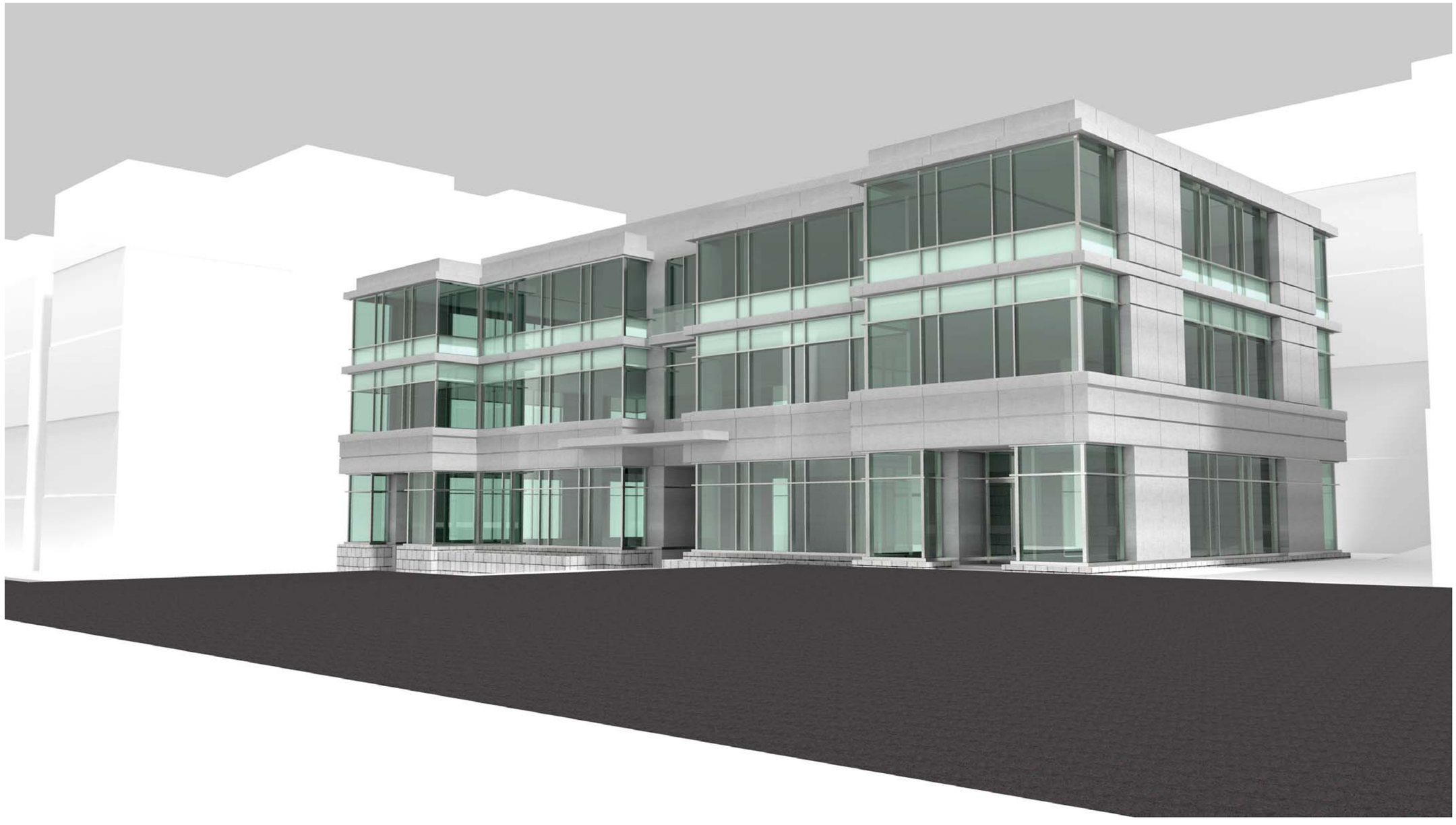
The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

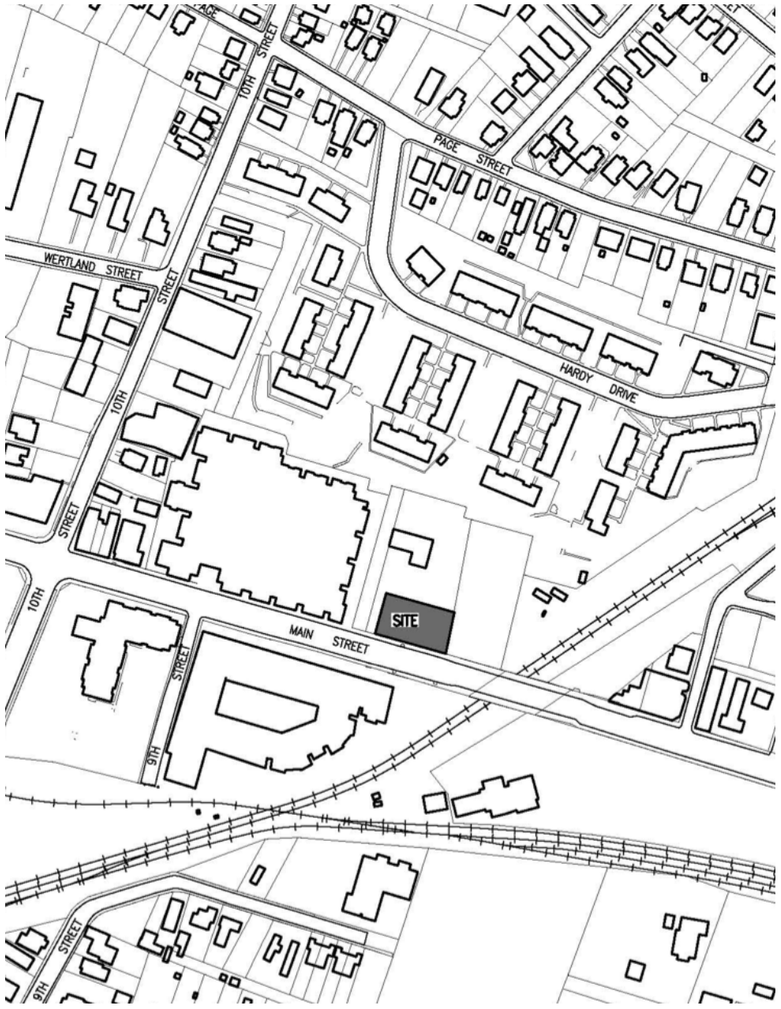
# The Judge Archibald Dabney Building

843 West Main Street | July 23, 2018



JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building




VICINITY MAP

Massing
The West Main Elevation is broken down into multiple bays. The building elements have traditional shapes and proportions.

Building Setback
The building is set back about 14 ft from the West Main St property line. This, combined with the exiting 9 ft wide sidewalk, will create a 23 ft wide pedestrian plaza in front of the building. In addition, a 6 ft wide landscaped planter is proposed between the sidewalk and the middle of the building.

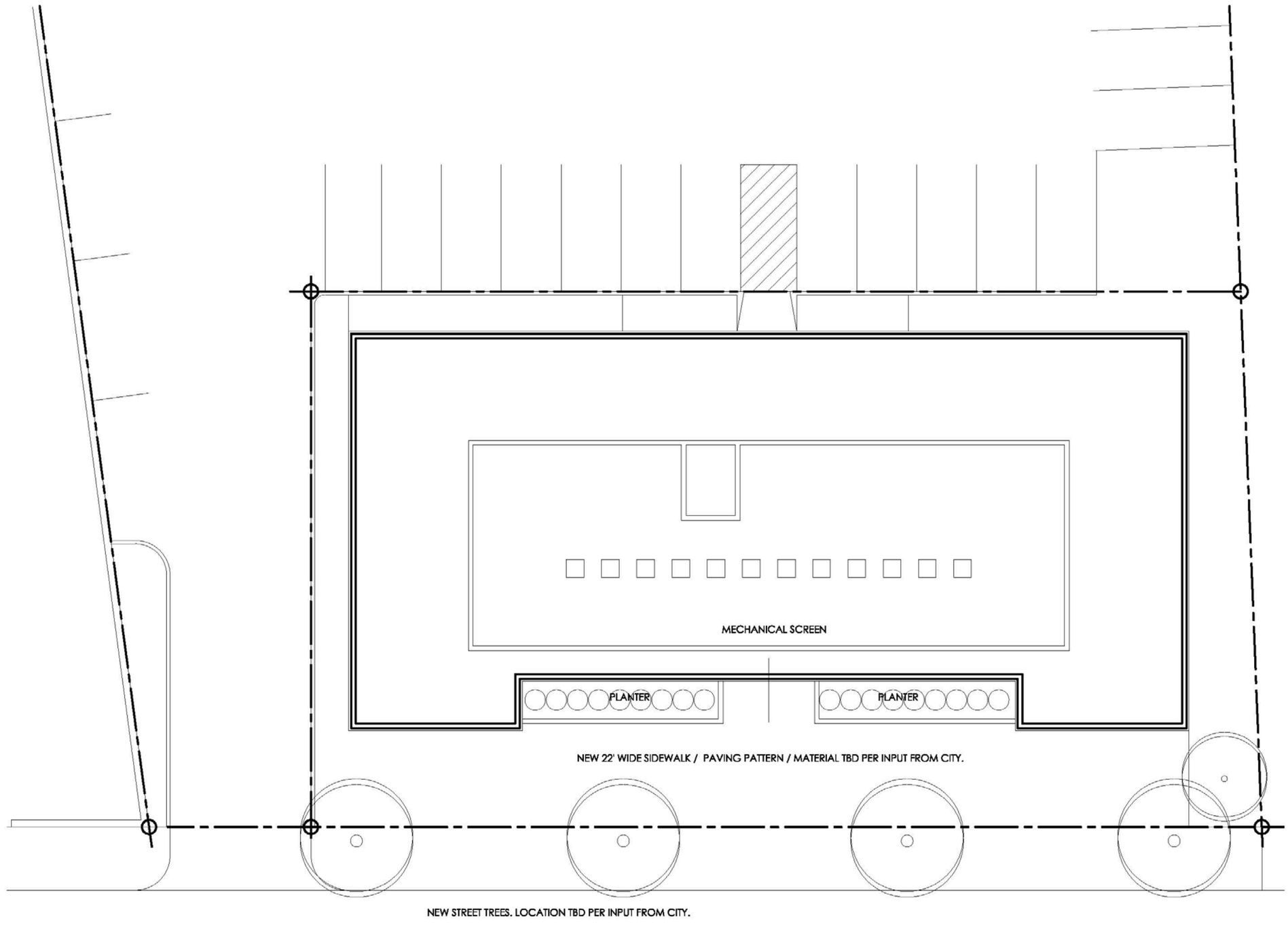
Site/Landscape Design
The site/landscape design features a 23 ft wide sidewalk as well as a 6 ft wide landscape planter along about 60 ft of the West Main St Elevation. The final design for the sidewalk/plaza, as well as the location of street trees will be determined in the future, based on input from City design consultants.

Lighting
Recessed soffit-mounted downlights over the three entrances on West Main Street and the single entrance on the rear of the building. No other site lighting is proposed at this time. Currently, there are two City street lights in the sidewalk along West Main St. The location of street lights will be determined in the future, based on input from City design consultants.

Signage
None proposed at this time.

Mechanical Screening
Screening is provided as shown on the plans and elevations.

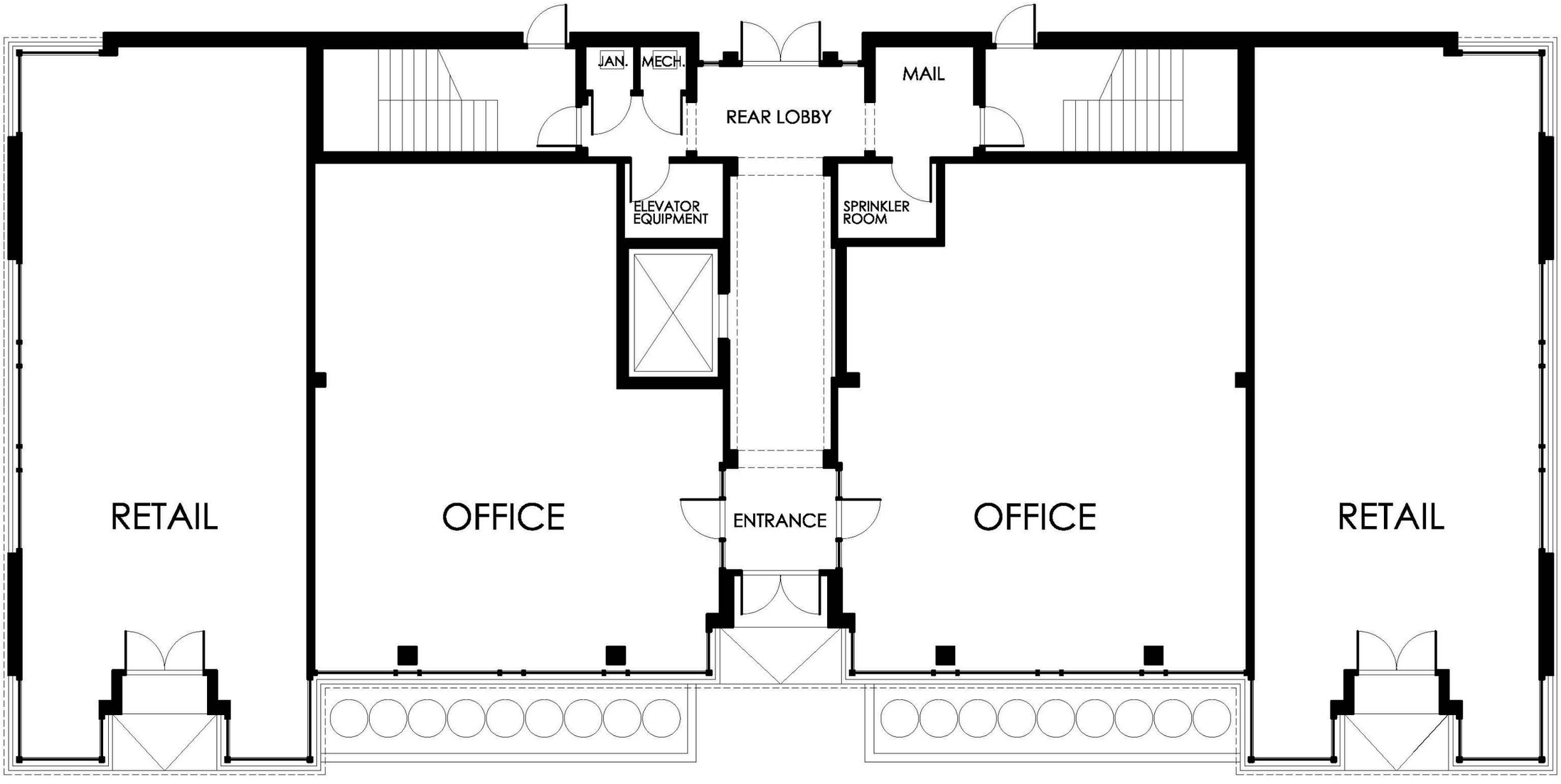
# The Judge Archibald Dabney Building




SITE PLAN

JAMES P. GRIGG ARCHITECT

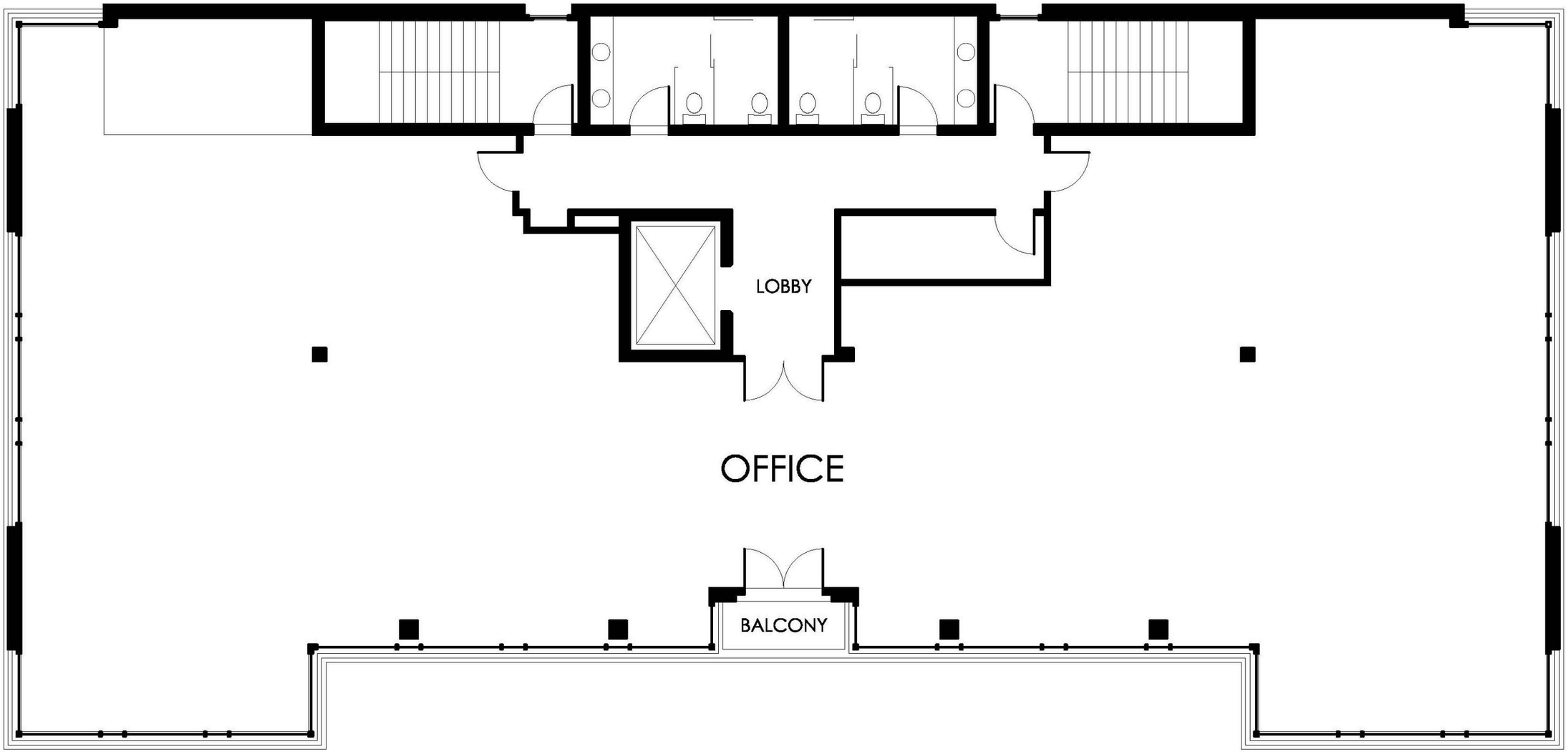
# The Judge Archibald Dabney Building




FIRST FLOOR PLAN

JAMES P. GRIGG ARCHITECT

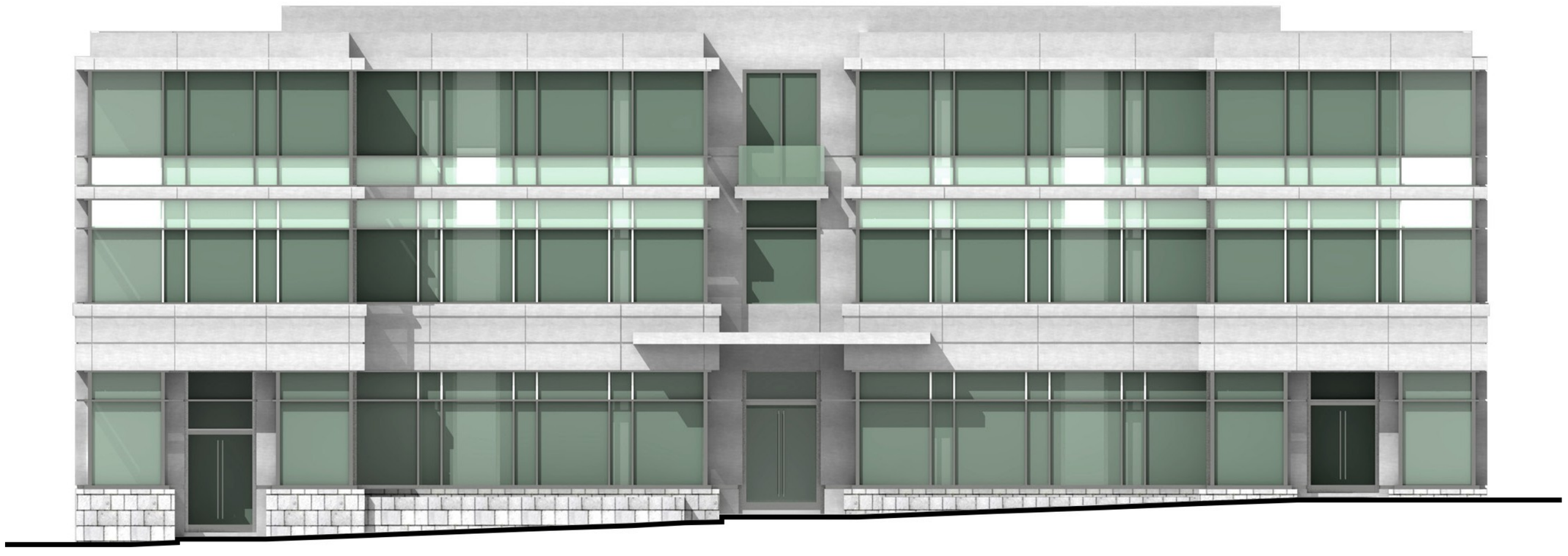
# The Judge Archibald Dabney Building




SECOND/TYPICAL FLOOR PLAN

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building



SOUTH ELEVATION

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building

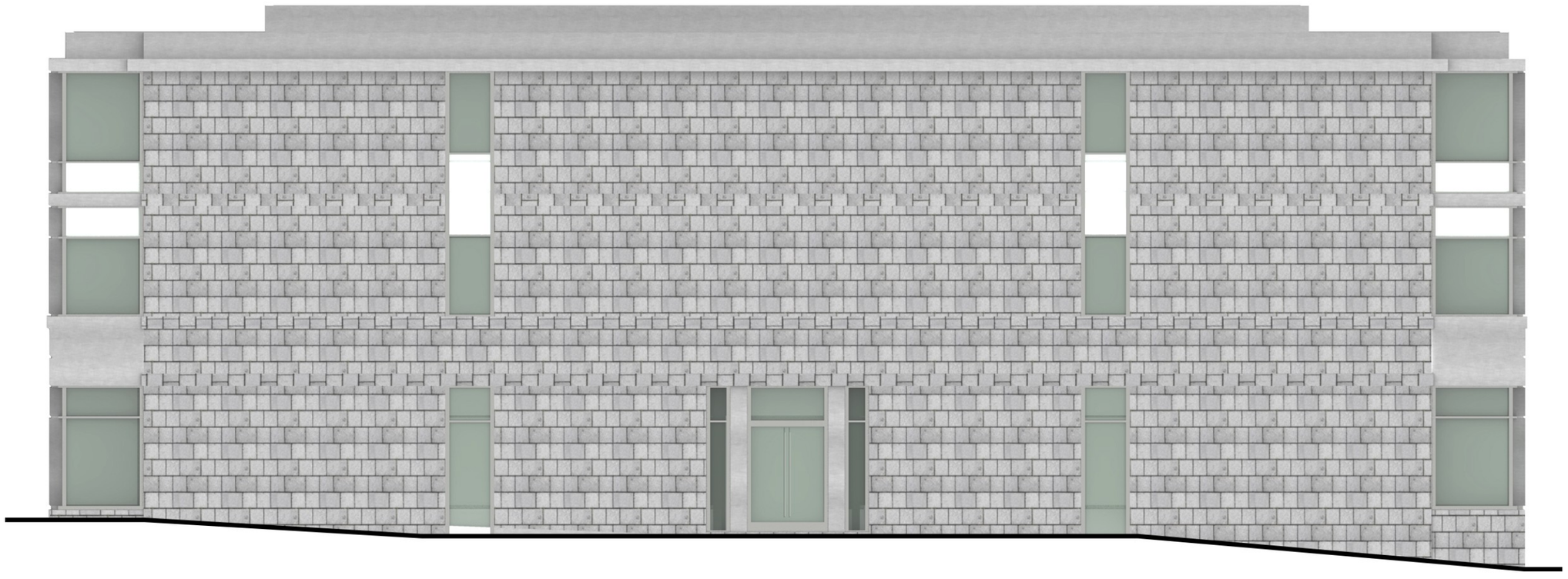
East

West

EAST AND WEST ELEVATIONS

JAMES P. GRIGG ARCHITECT

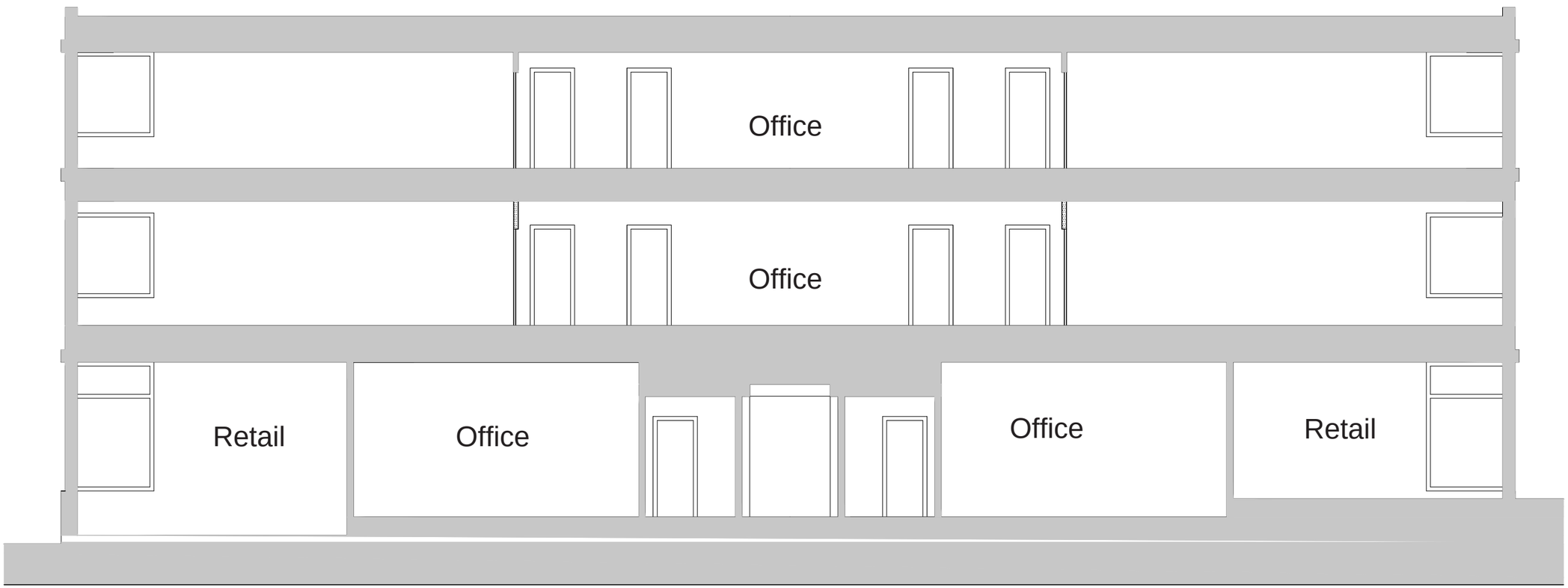
# The Judge Archibald Dabney Building



NORTH ELEVATION

JAMES P. GRIGG ARCHITECT

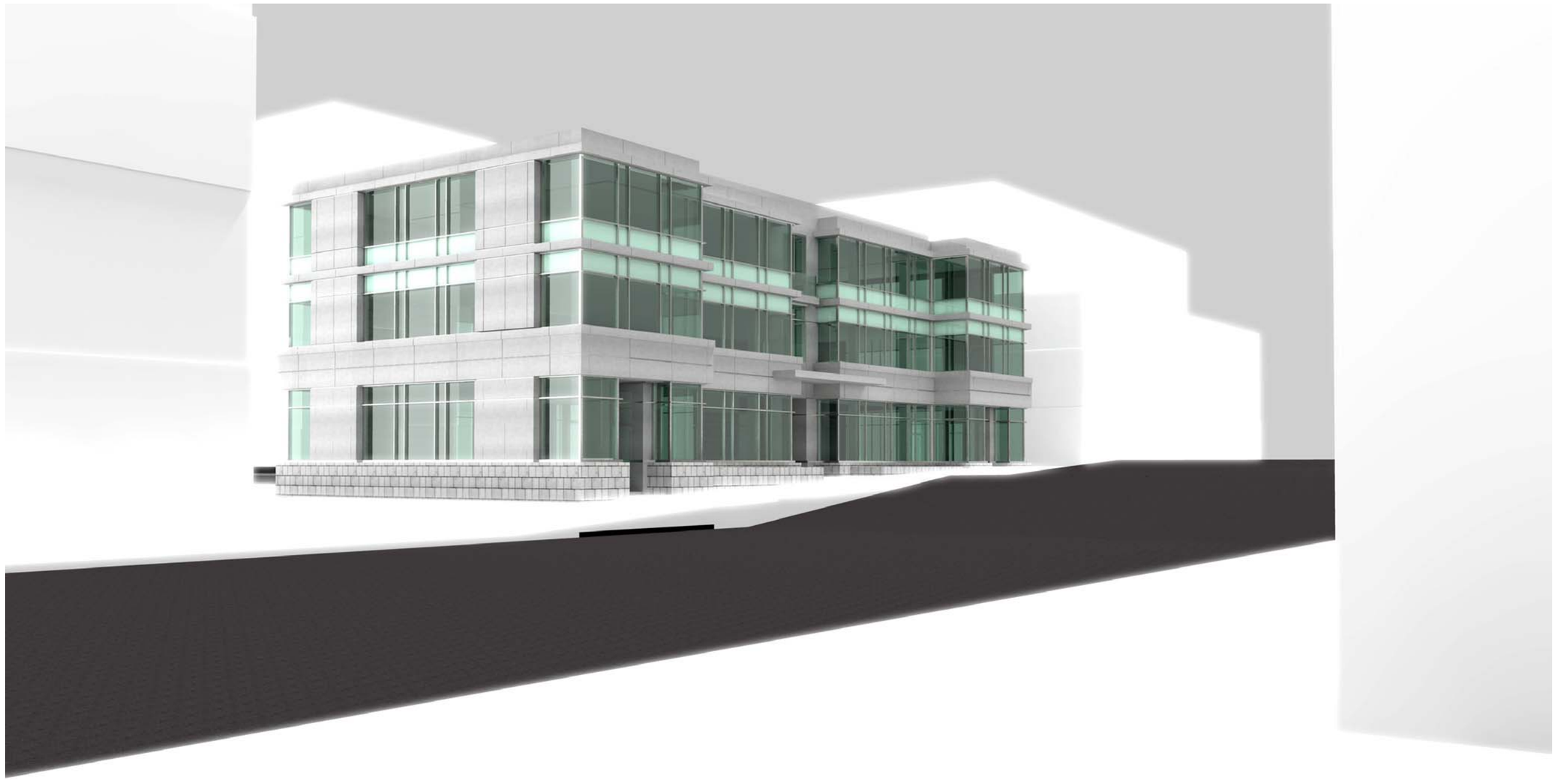
# The Judge Archibald Dabney Building




SOUTH SECTION

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building



SOUTH-WEST PERSPECTIVE

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building

SOUTH-EAST PERSPECTIVE

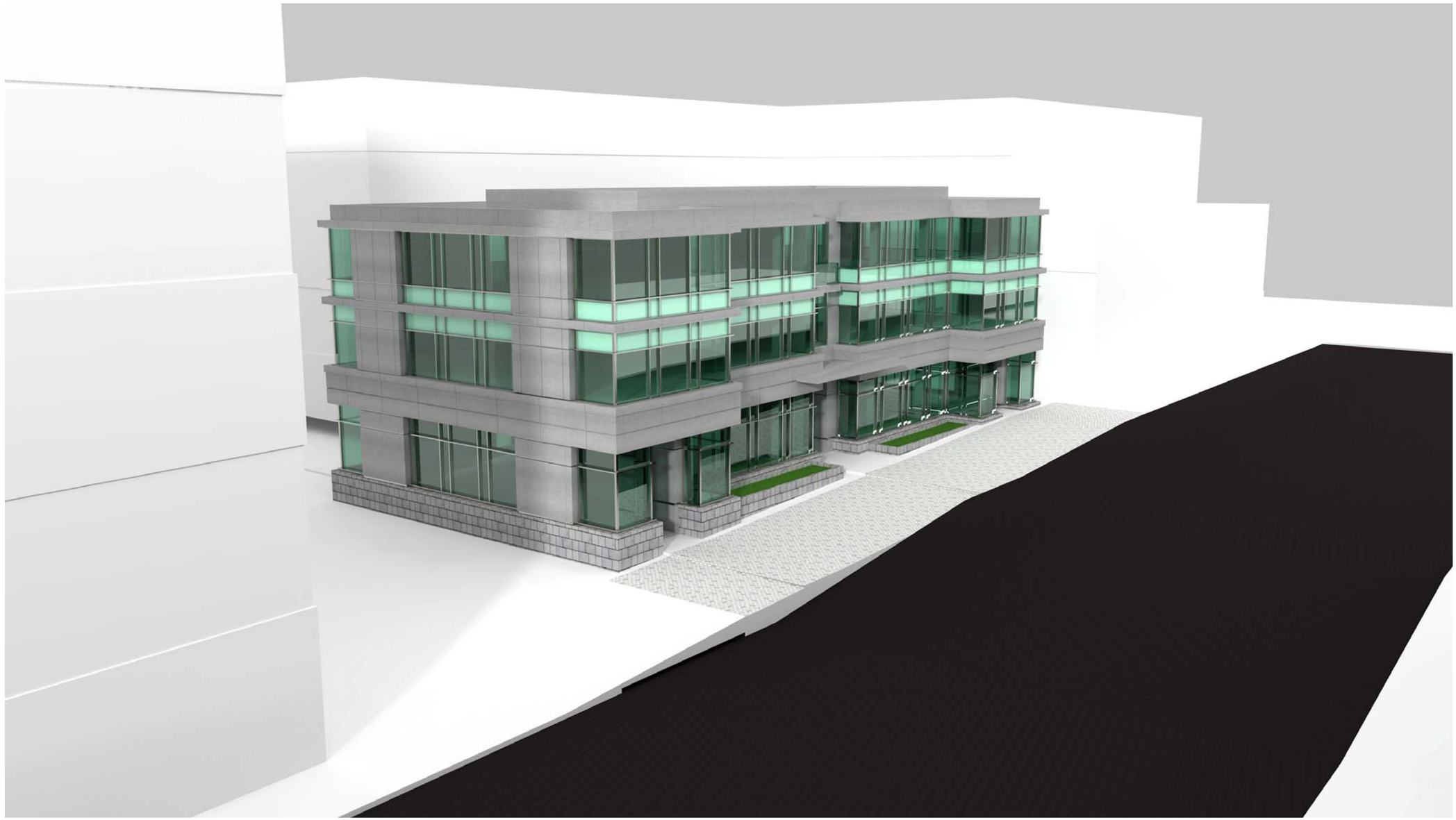
JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building

NORTH-EAST PERSPECTIVE

JAMES P. GRIGG ARCHITECT

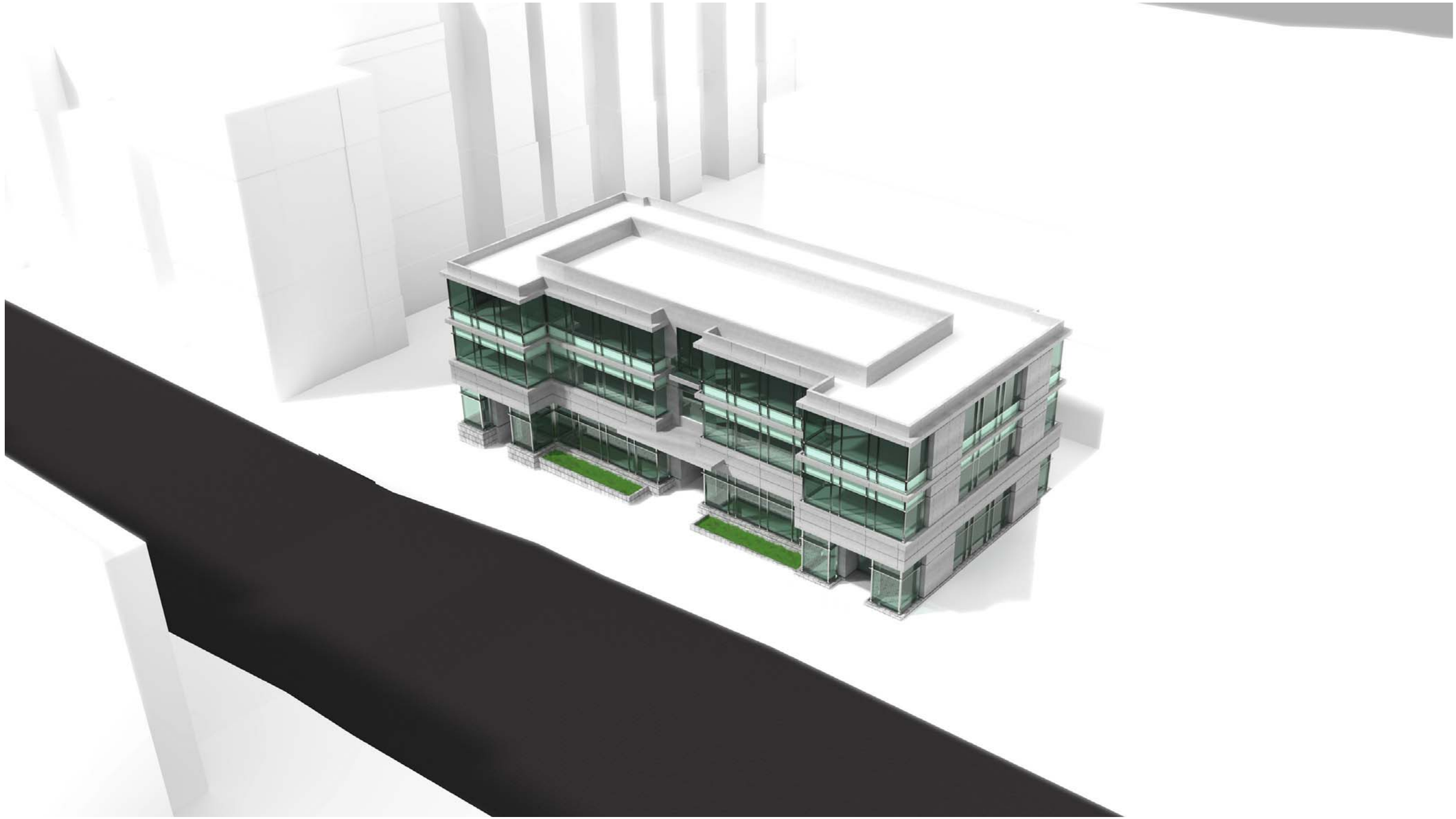
# The Judge Archibald Dabney Building



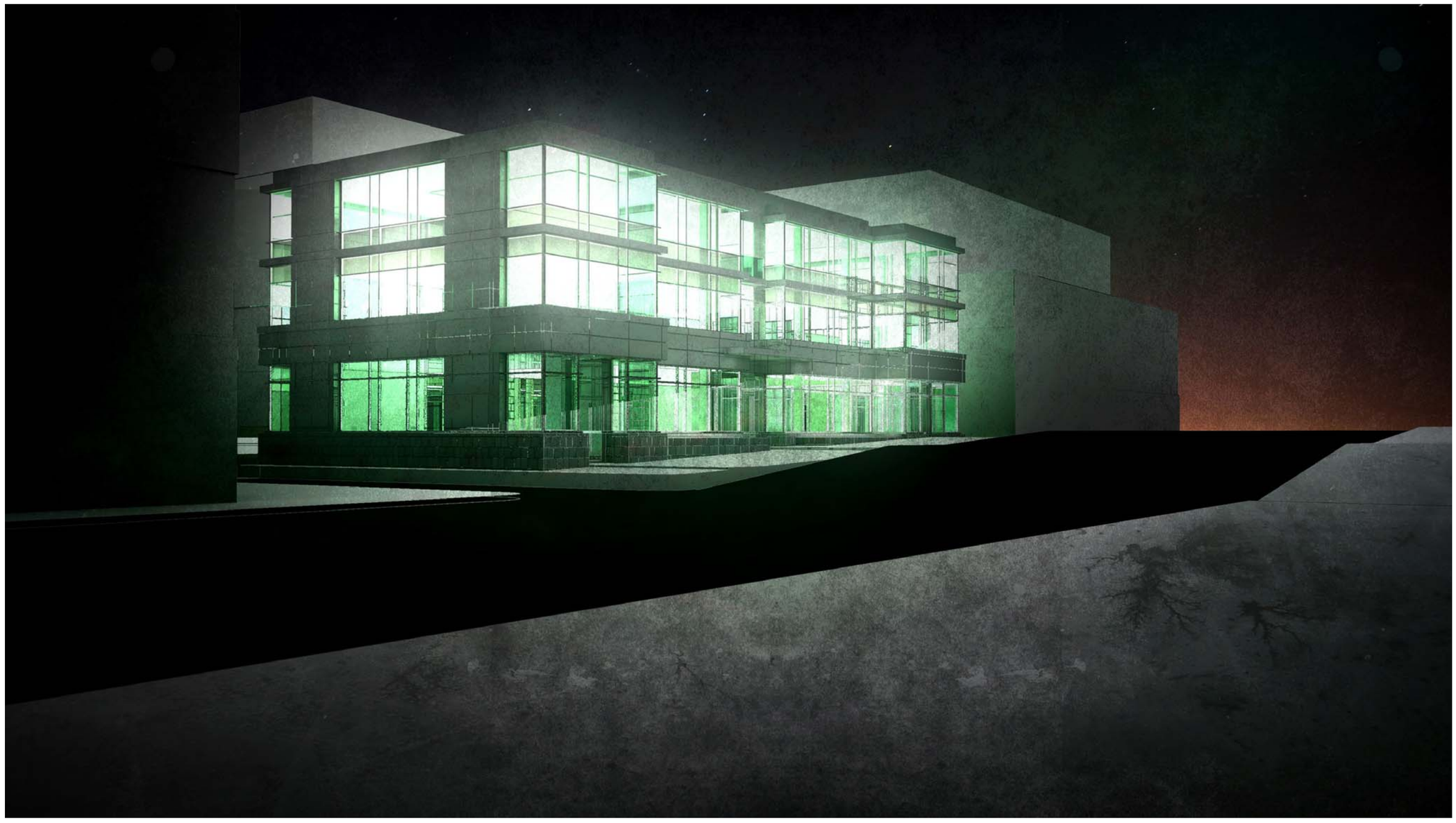
SOUTH-WEST AERIAL

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building



# The Judge Archibald Dabney Building



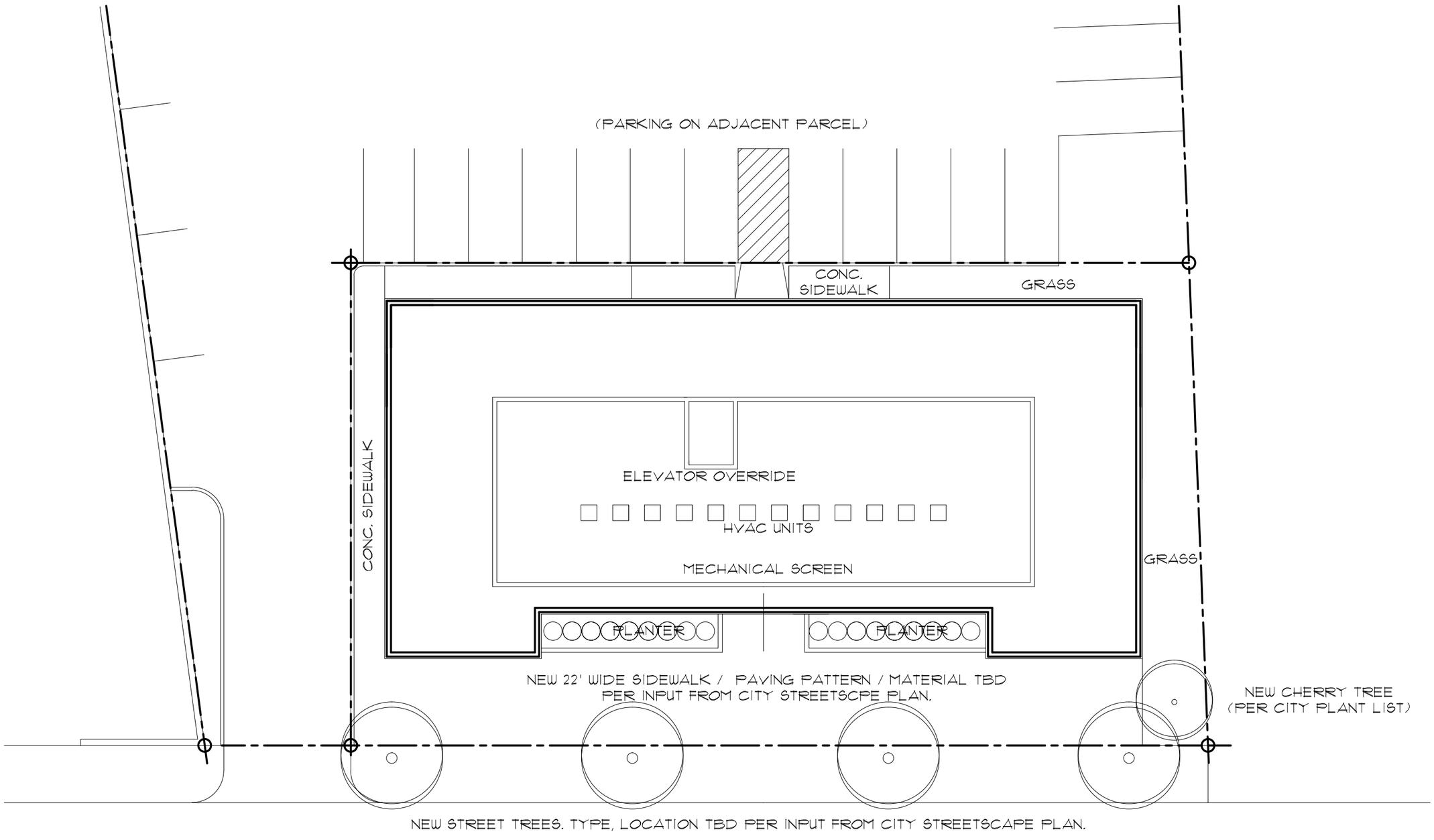
SOUTH-EAST NIGHTTIME PERSPECTIVE

JAMES P. GRIGG ARCHITECT

# The Judge Archibald Dabney Building

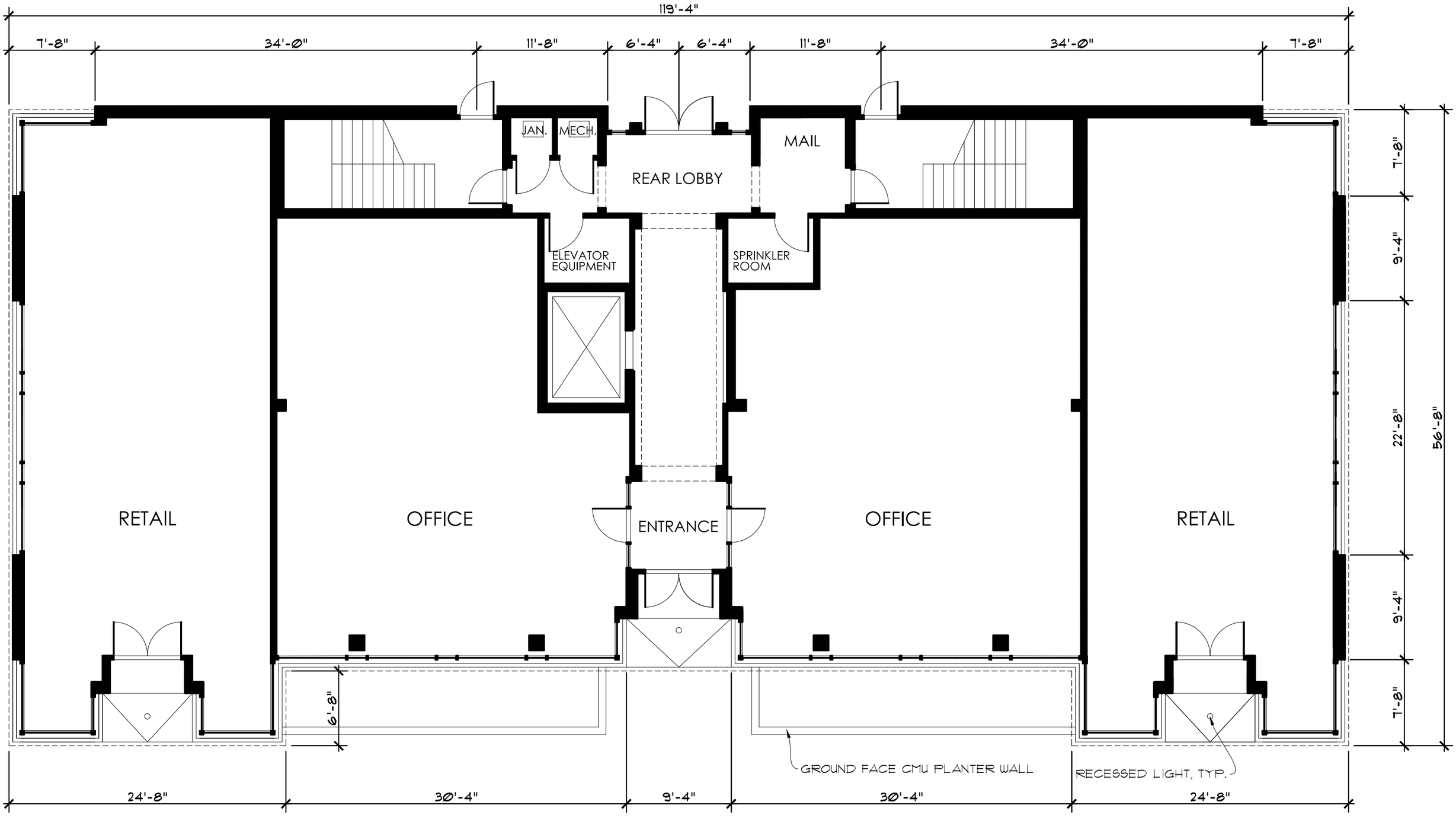

ELEVATION DETAIL

JAMES P. GRIGG ARCHITECT



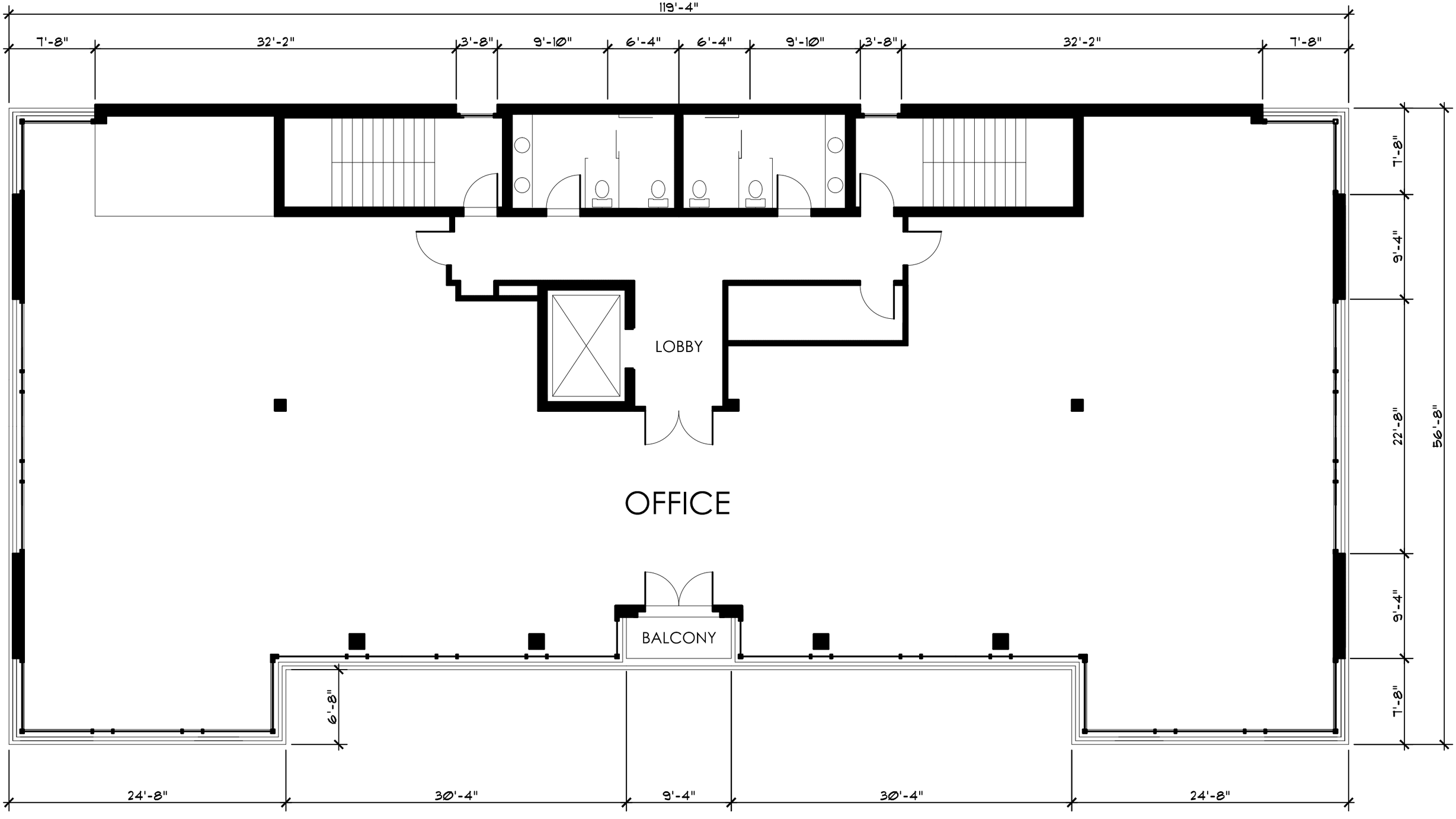

# SITE PLAN

SCALE: $\frac{1}{16}$" = 1'-0"



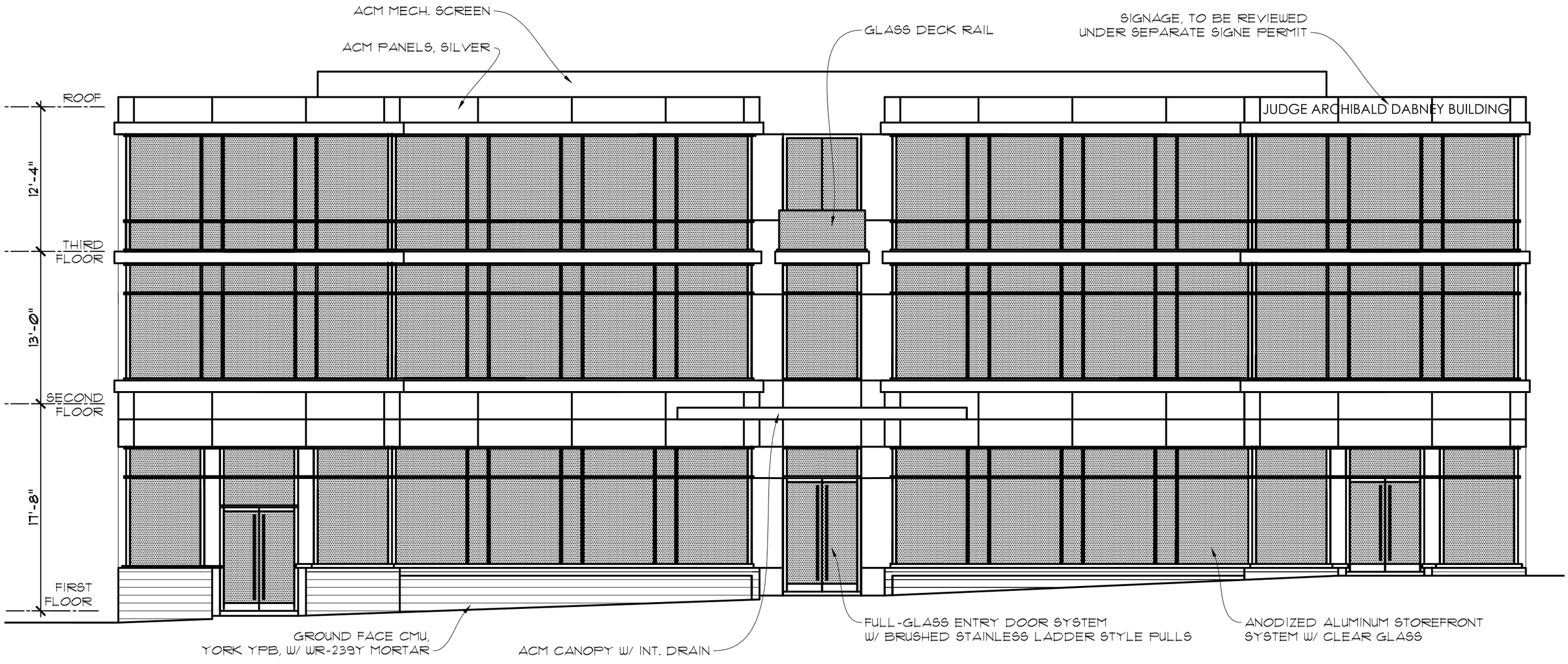

# FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



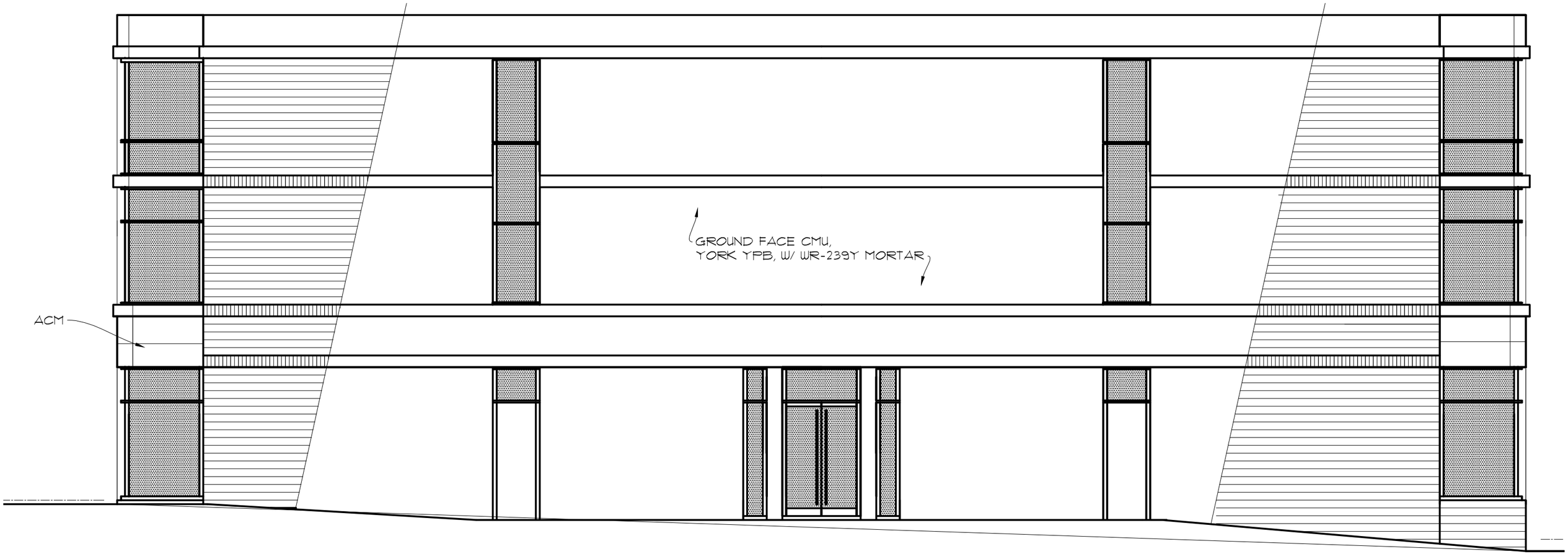

# SECOND/THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



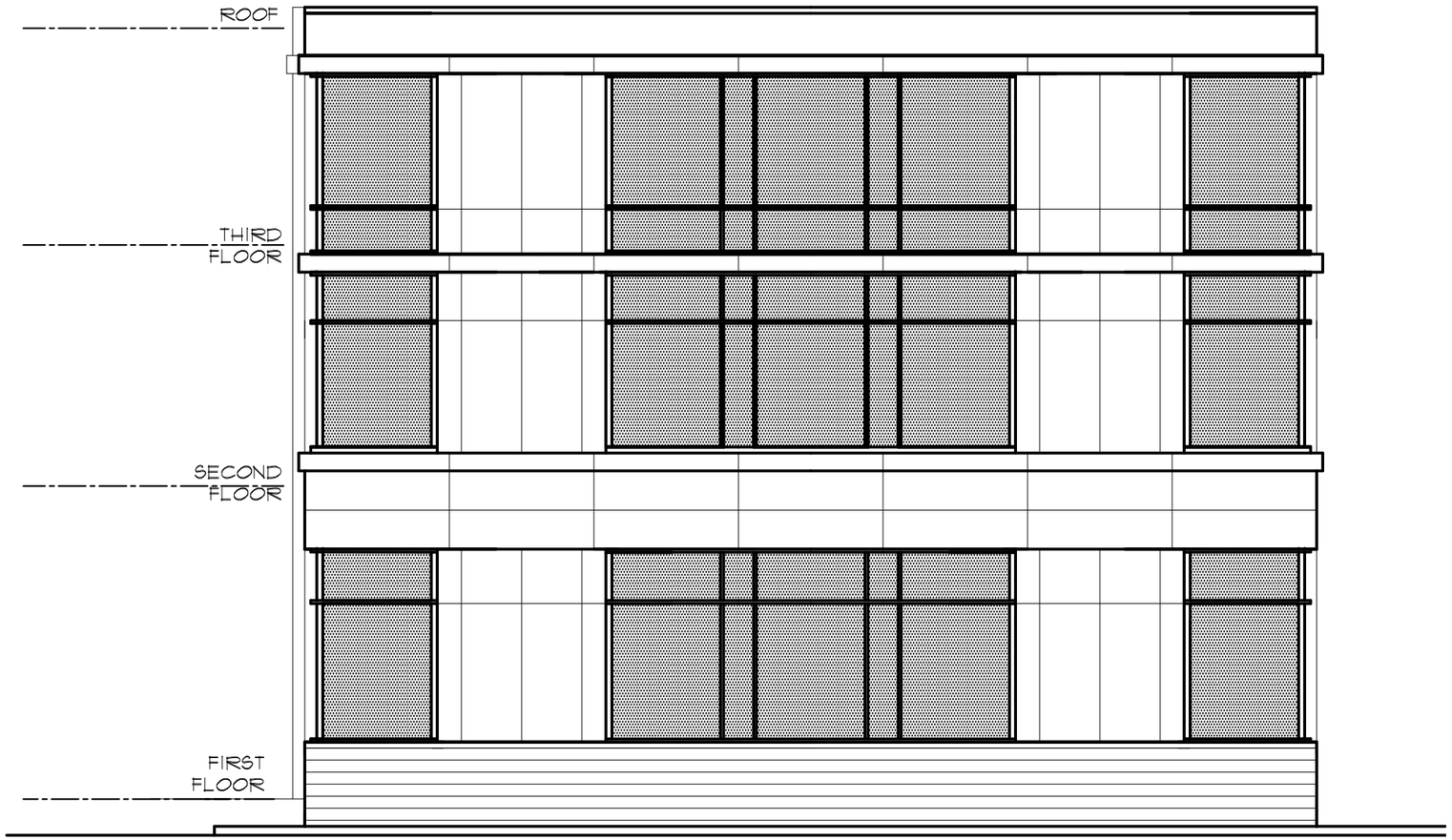

# SOUTH ELEVATION (STREET)

SCALE: 1/8" = 1'-0"



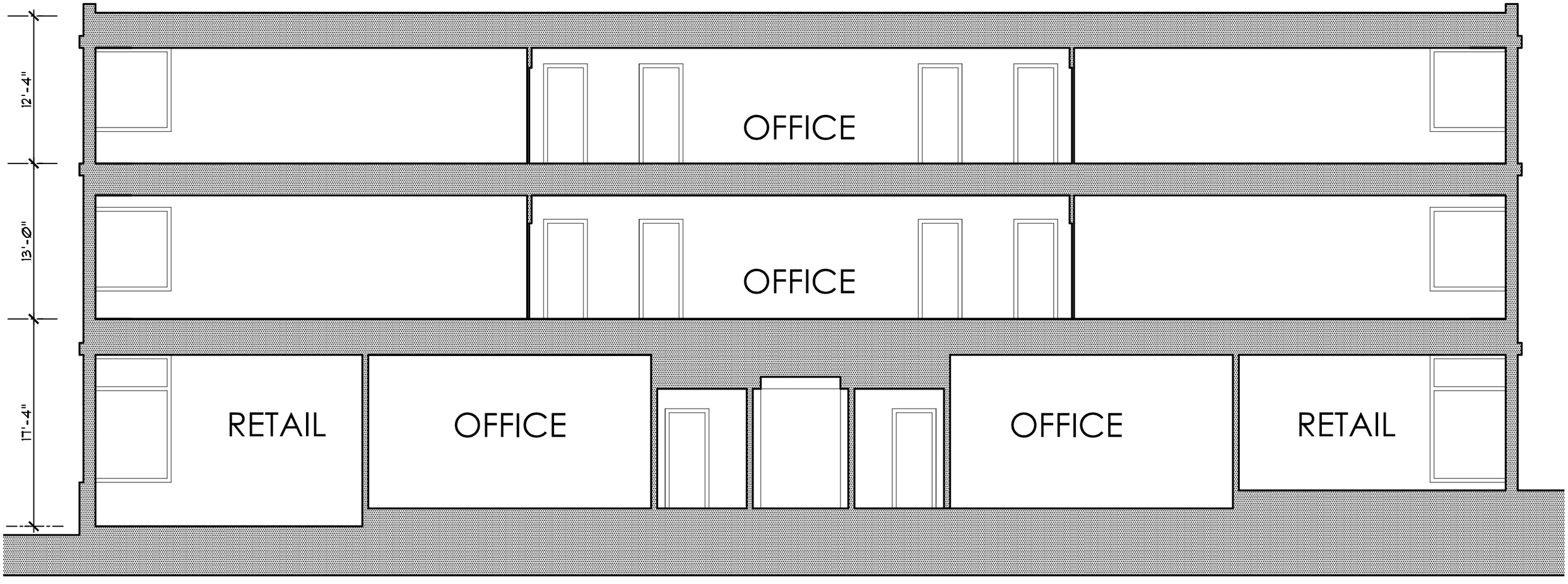

# NORTH ELEVATION

SCALE: 1/8" = 1'-0"



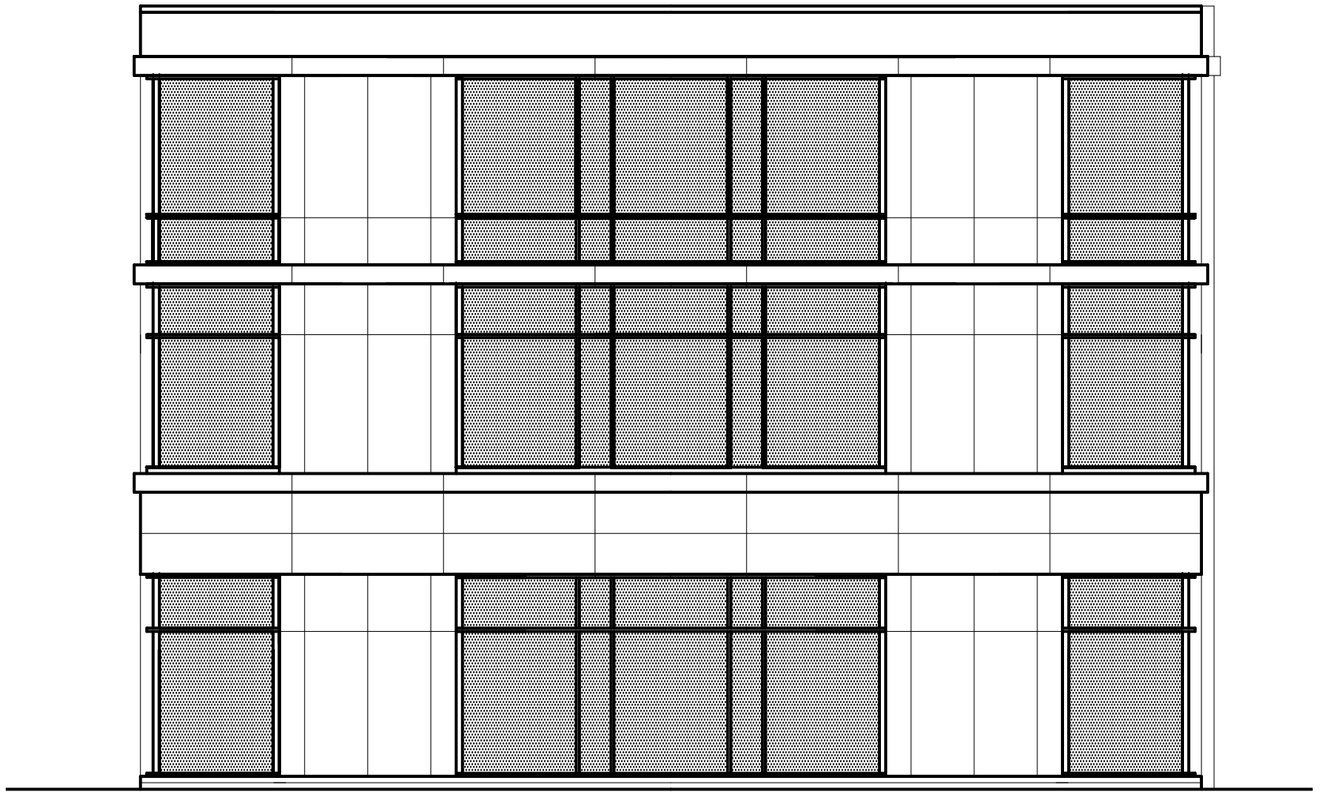

# WEST ELEVATION

SCALE: 1/8" = 1'-0"



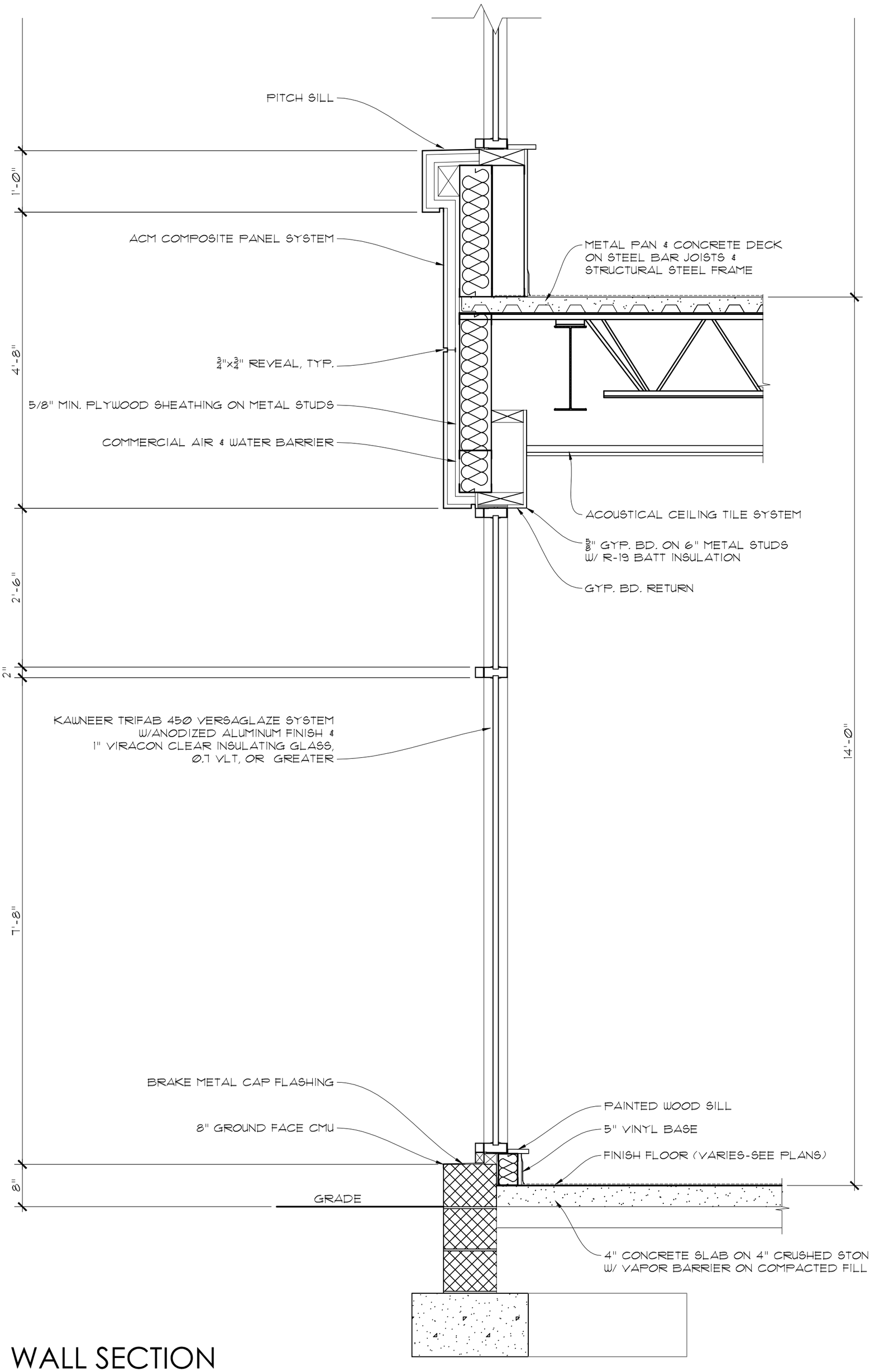

# BUILDING SECTION

SCALE: 1/8" = 1'-0"



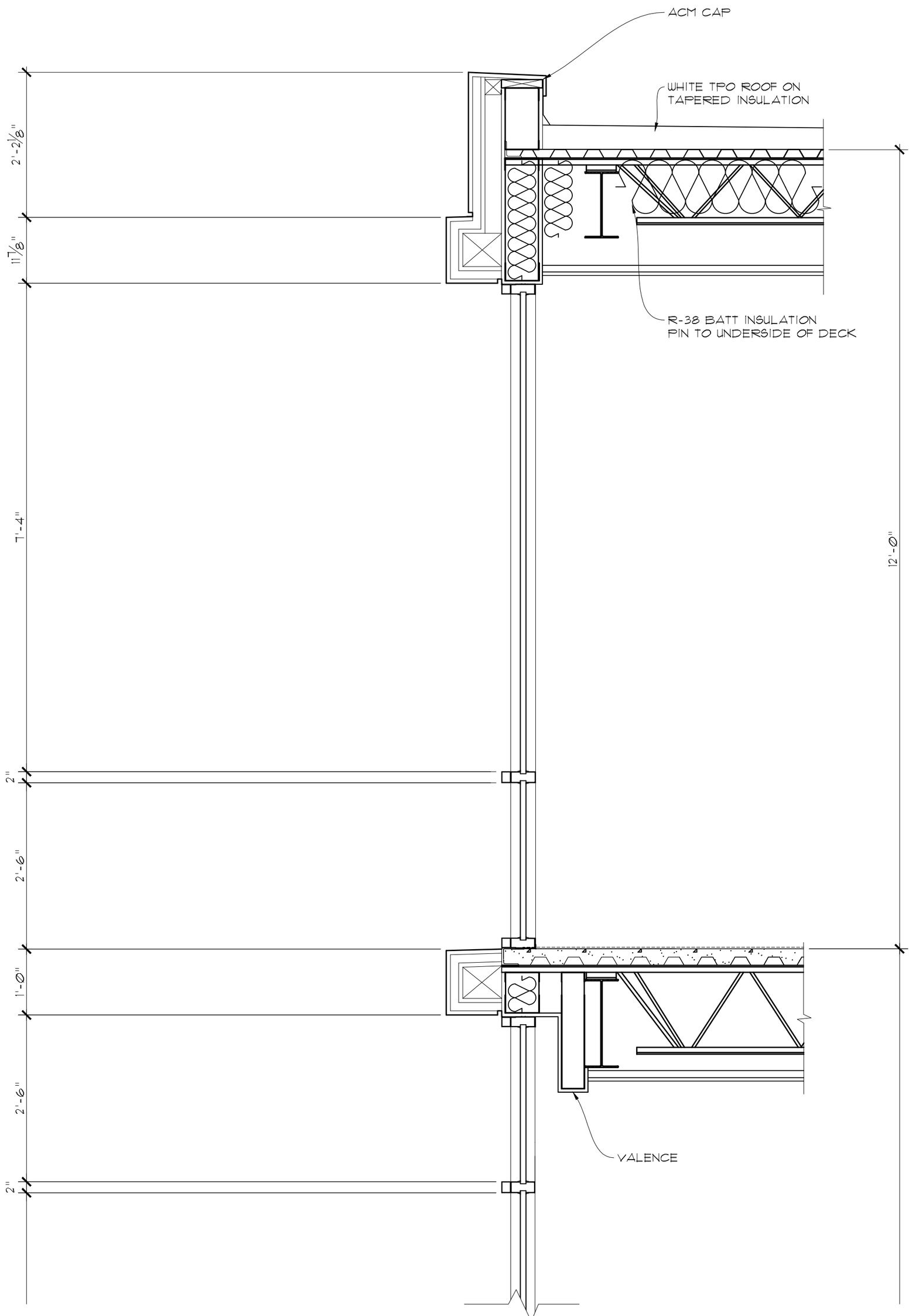
# EAST ELEVATION

SCALE: 1/8" = 1'-0"




# WALL SECTION

SCALE: 3/4" = 1'-0"




# WALL SECTION, CONT'D

SCALE: 3/4" = 1'-0"

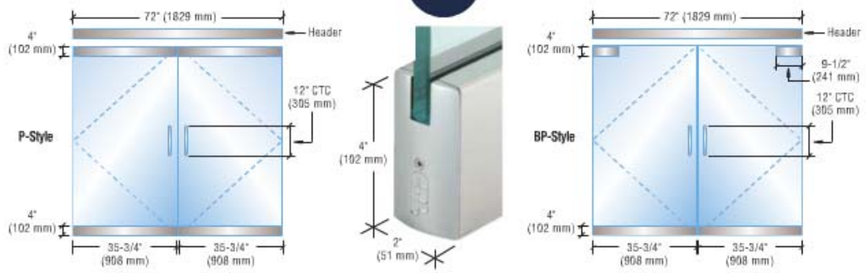
# CRL DRY GLAZE ENTRANCE KITS

For Pricing Visit Our Web Site or Call Us Toll Free at the Phone Numbers Shown on the Back Cover

## CRL Dry Glaze Frameless Glass Double Door Complete Entrance Kits

- For Use With 1/2" (12 mm) Tempered Glass

NEW!




**P-STYLE 6'-0" DOUBLE DOOR COMPLETE ENTRANCE KITS**

| CAT. NO. WITHOUT LOCK # | CAT. NO. WITH LOCK ## | FINISH |
|---|---|---|
| P4BS12DE | P4BS12DEL | *Brushed Stainless |
| P4PS12DE | P4PS12DEL | *Polished Stainless |
| P4SA12DE | P4SA12DEL | Satin Anodized |
| P4DU12DE | P4DU12DEL | Black Bronze Anodized |

Minimum order: 1 each. All Door Kits can be combined for quantity pricing. *Clad finish.
Net door width is 35-3/4" (908 mm) each.

**# Without Lock Kits Include:**

- Four DR4S Series Dry Glaze Rails
- Two Model 20104M20 Jackson Overhead Door Closer Sets
- Two CRL8010AS Closer Arms
- Two CRL8010DP Bottom Pivots
- Two CRL8010FS Mounting Clips
- Two Model CM12X12 Pull Handles
- One Model DCH4 72" Header

**## With Lock Kits Include:**

- Two DR4S Series Dry Glaze Rails Without Locks
- Two DR4S Series Dry Glaze Rails With 777S Locks
- Two Model DRA1020 Cylinder/Thumbturn Combos
- Two Model 777SP Strike Plates
- Two Model 20104M20 Jackson Overhead Door Closer Sets
- Two CRL8010AS Closer Arms
- Two CRL8010DP Bottom Pivots
- Two CRL8010FS Mounting Clips
- Two Model CM12X12 Pull Handles
- One Model DCH4 72" Header

**BP-STYLE 6'-0" DOUBLE DOOR COMPLETE ENTRANCE KITS**

| CAT. NO. WITHOUT LOCK # | CAT. NO. WITH LOCK ## | FINISH |
|---|---|---|
| BP4BS12DE | BP4BS12DEL | *Brushed Stainless |
| BP4PS12DE | BP4PS12DEL | *Polished Stainless |
| BP4SA12DE | BP4SA12DEL | Satin Anodized |
| BP4DU12DE | BP4DU12DEL | Black Bronze Anodized |

Minimum order: 1 each. All Door Kits can be combined for quantity pricing. *Clad finish.
Net door width is 35-3/4" (908 mm) each.

**# Without Lock Kits Include:**

- Two DR4S Series Dry Glaze Top Patch Rails
- Two DR4S Series Dry Glaze Rails
- Two Model 20104M20 Jackson Overhead Door Closer Sets
- Two CRL8010AS Closer Arms
- Two CRL8010DP Bottom Pivots
- Two CRL8010FS Mounting Clips
- Two Model CM12X12 Pull Handles
- One Model DCH4 72" Header

**## With Lock Kits Include:**

- Two DR4S Series Dry Glaze Top Patch Rails
- Two DR4S Series Dry Glaze Rails With 777S Locks
- Two Model DRA1020 Cylinder/Thumbturn Combos
- Two Model 777SP Strike Plates
- Two Model 20104M20 Jackson Overhead Door Closer Sets
- Two CRL8010AS Closer Arms
- Two CRL8010DP Bottom Pivots
- Two CRL8010FS Mounting Clips
- Two Model CM12X12 Pull Handles
- One Model DCH4 72" Header

### CRL Door Rail Lock

- Featured in the Rails of All Glass Door With Lock Kits
- Solid Brass Construction
- 5/8" (16 mm) Diameter Plunger Bolt

CAT. NO. 777S

### CRL Jackson Overhead Door Closer and Accessories

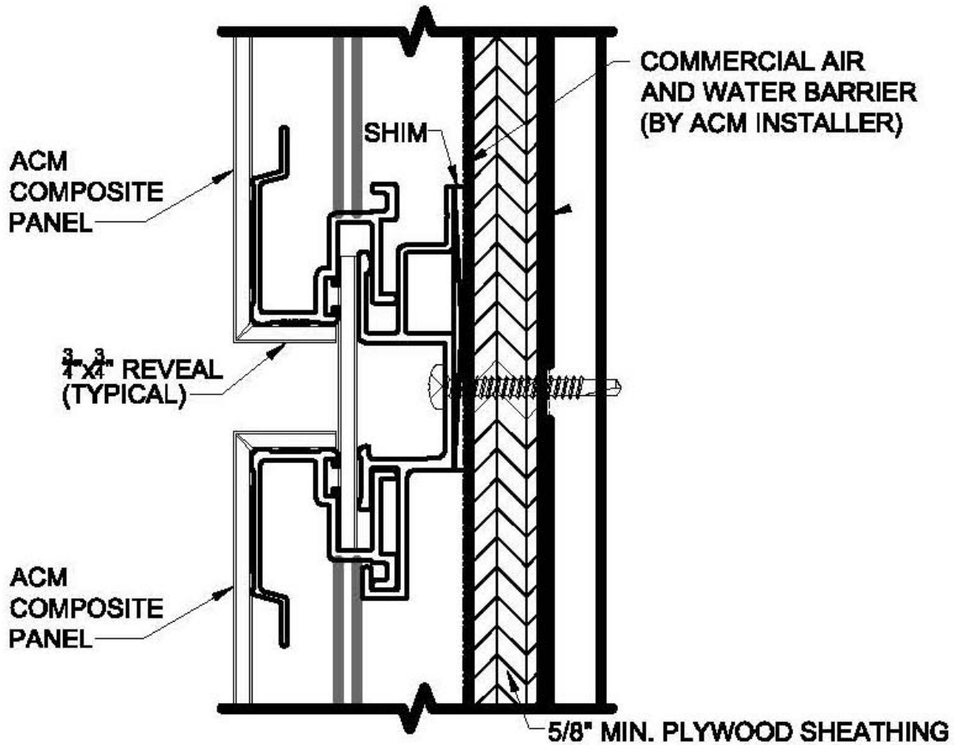
- Featured in All Frameless Glass Door Kits
- Adjustable Spring Power
- 90 Degree Hold Open

C.R. LAURENCE COMPANY
crlaurence.com | usalum.com
CRL USALUMINUM 1220 | crlaurence.ca crlaurence.com.au crlaurence.co.uk crlaurence.de crlaurence.eu

**Typical Entry Door**

**CRL Brushed Stainless 72" Extra Length Ladder Style Back-to-Back Pulls**

## ACM Composite Panels




# TYPICAL JOINT DETAIL

NO SCALE

**ACM Panel Color - PAC Clad Silver**