

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, June 19, 2019 3:57 PM
To: joseph@cornerjuice.com
Cc: Werner, Jeffrey B
Subject: BAR Actions - June 18, 2019 - 201 East Main Street

June 19, 2019

Certificate of Appropriateness

BAR 19-06-06
201 East Main Street (Corner Juice)
Tax Parcel 330240100
Central Place Limited Partnership, Owner/Joseph Linzon, Applicant
Apply Teak Wood Paneling to South West Corner

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

Approved on the consent agenda. Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed teak panel installation satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370

This certificate of appropriateness shall expire in 18 months (December 18, 2020), 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 either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

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Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2019**



Certificate of Appropriateness Application

BAR 19-06-06

201 East Main Street (Corner Juice)

Tax Parcel 330240100

Central Place Limited Partnership, Owner/Joseph Linzon, Applicant

Apply Teak Wood Paneling to South West Corner



Background

Constructed c1985, 201 East Main Street is a contributing structure in the Downtown ADC District.

Application

Applicant submitted:

- Thrive Architects submittal dated May 28, 2019: proposed east elevation (dated 19/4/16), proposed south elevation, photos of existing conditions, and context.

Request to apply a teak panel on the east and south corner of 201 East Main Street. The teak boards will be installed on a plywood surface, and secured in the mortar to reduce permanent damage to the existing bricks and façade.

Discussion

Staff finds the proposed teak installation appropriate. Note: Signage will require a separate sign permit.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed teak panel installation satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed teak panel installation does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

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;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines on Rehabilitations

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.



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

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	Central Place Limited Partnership	Applicant Name	Joseph Linzon
Project Name/Description	Corner Juice - Apply teak to South West corner	Parcel Number	330240100
Project Property Address	201 E Main St. Suite A Central Place		

Applicant Information

Address: 107 1st St S 22902
Email: joseph@cornerjuice.com
Phone: (W) (434) 466-8757 (C)

Property Owner Information (if not applicant)

Address: PO BOX 359, Keane VA 22946
Email: erinhill@hampshireinvest.com
Phone: (W) 434) 249-9061 (C)

Do you intend to apply for Federal or State Tax Credits for this project? NO

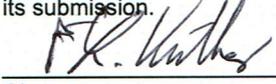
Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.


Signature _____ Date 5/24/2019
Joseph Linzon
Print Name _____ Date 5/24/2019

Property Owner Permission (if not applicant)

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


Signature _____ Date 5.29.19
K Kuffner
Print Name _____ Date

Description of Proposed Work (attach separate narrative if necessary): At corner of south elevation, apply teak wood paneling over the brick in a manner that can be easily restored to original condition without any damage to current existing facade

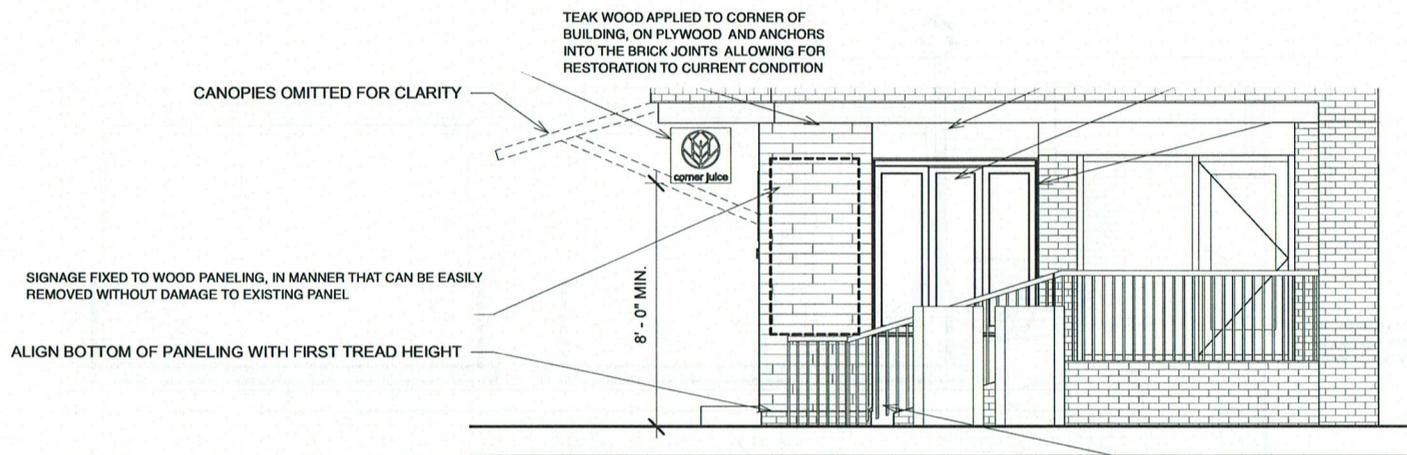
List All Attachments (see reverse side for submittal requirements):

1) East Exterior Elevation; 2) South Exterior Elevation; 3) Photographs of the subject property and contiguous properties; 4) Sample of teak wood

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



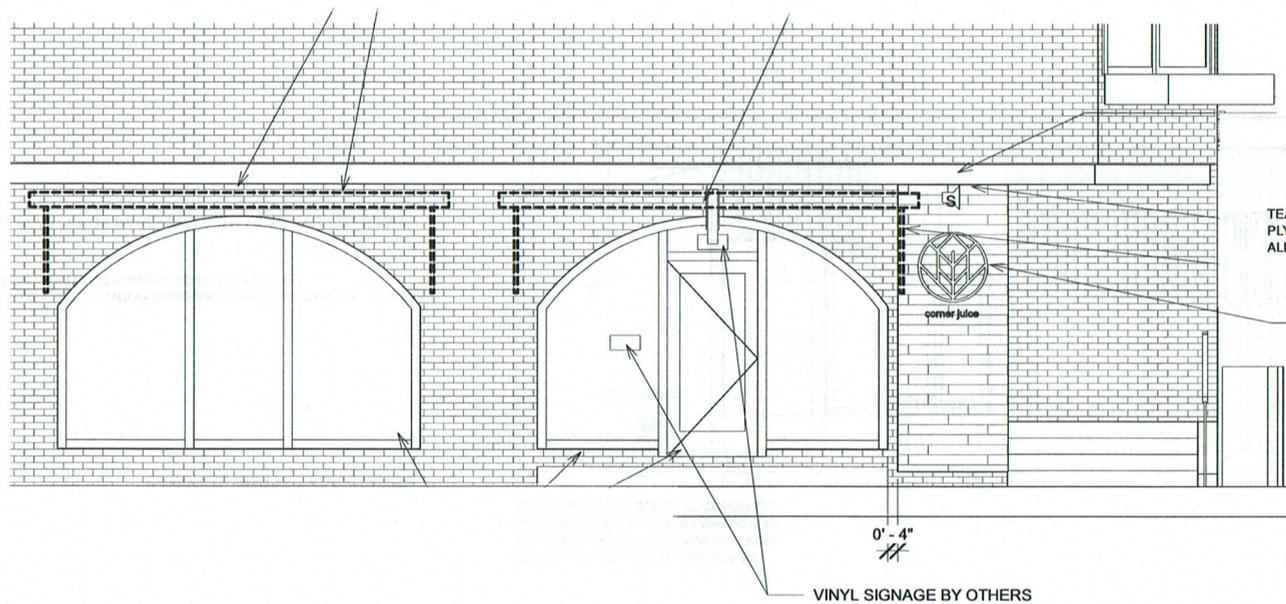
201 EAST MAIN STREET, CHARLOTTESVILLE

CORNER JUICE TENANT IMPROVEMENTS

EAST ELEVATION 1/4" = 1'

DATE : 19/04/16
 PROJECT NUMBER : T-19010





TEAK WOOD APPLIED TO CORNER OF BUILDING, ON PLYWOOD AND ANCHORS INTO THE BRICK JOINTS ALLOWING FOR RESTORATION TO CURRENT CONDITION

SIGNAGE BURNED INTO WOOD PANELING BY OTHERS AND INSTALLED BY GC. GC COORDINATE WITH OWNER'S SIGNAGE MANUFACTURER

VINYL SIGNAGE BY OTHERS

0' - 4"
//

201 EAST MAIN STREET, CHARLOTTESVILLE
CORNER JUICE TENANT IMPROVEMENTS
 SOUTH ELEVATION 1/4" = 1'

PROJECT NUMBER : T-19010

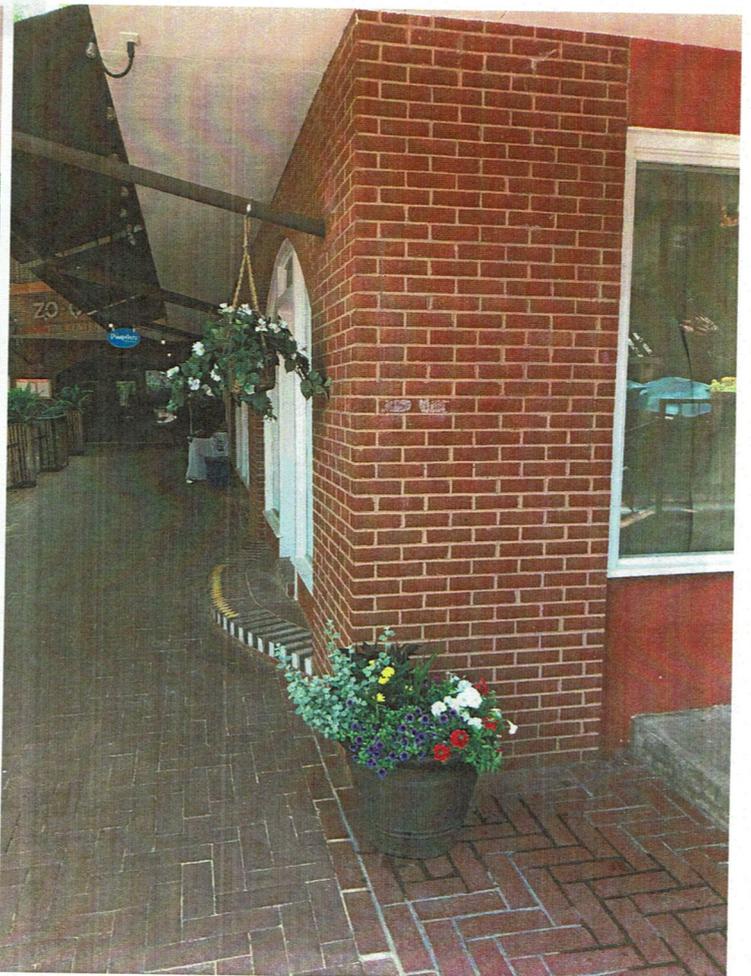




201 E Main Street Suite A - Central Place

Proposed Application of Teak on
Corner of South West Corner

*NOTE: teak wood applied to
plywood which then gets secured
into the brick grout in a manner
that can be easily restored to
original condition without any
damage to current existing
facade



201 E Main Street Suite A - Central Place

Surrounding Properties

