

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, June 19, 2019 3:56 PM  
**To:** camie@chartiq.com; kam@cstone.net  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - June 18, 2019 - 609 East Market Street

June 19, 2019

### **Certificate of Appropriateness Application**

BAR 19-06-01  
609 East Market Street  
Tax Parcel 530100000  
Allen Cadgene, Owner/ ChartIQ, Applicant  
Façade Renovation (Plaza)

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:

**This item was pulled from the consent agenda.**

**Motion: Gastinger moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations 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. Schwarz seconded. Approved (9-0).**

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](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](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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**Tim Lasley**  
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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 19-06-01

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**Background**

Constructed c1900, the Michie Printing Company Building was commissioned by the Carr family, owners of the leading legal publication publishers in the south at the time. The Michie Printing Company Building is a contributing structure within the Downtown ADC District. The building reflects commercial architecture of the early twentieth century in Charlottesville, featuring large open floor space and ample windows for lighting.

**Application**

Applicant Submitted:

- Kerry Moran, Architect submittal dated May 28, 2019: Project narrative, photo of existing conditions, historic survey, existing elevation (render), proposed elevation (render), existing elevation (linework), and proposed elevation (linework).

Request for altering two of three existing entrances on the courtyard façade. Transoms above doors on the left and right side of the façade will be replaced to match the existing transom above the center door. Air intakes above these entrances will be relocated. The right entrance's door will not be replaced, however, the left entrance's door will be replaced to match the existing center storefront door and transom. All new glass will have a VLT of 70 or above.

The intent of the alterations include: accommodating interior program, matching design, materials, and colors to create a consistent façade, and allows for more natural light to enter the interior space.

**Discussion**

Staff finds the alterations appropriate.

**Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations 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.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted.

### **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 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.



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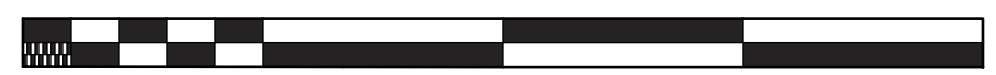
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New black finished storefronts to match finish and detailing of existing center storefront.

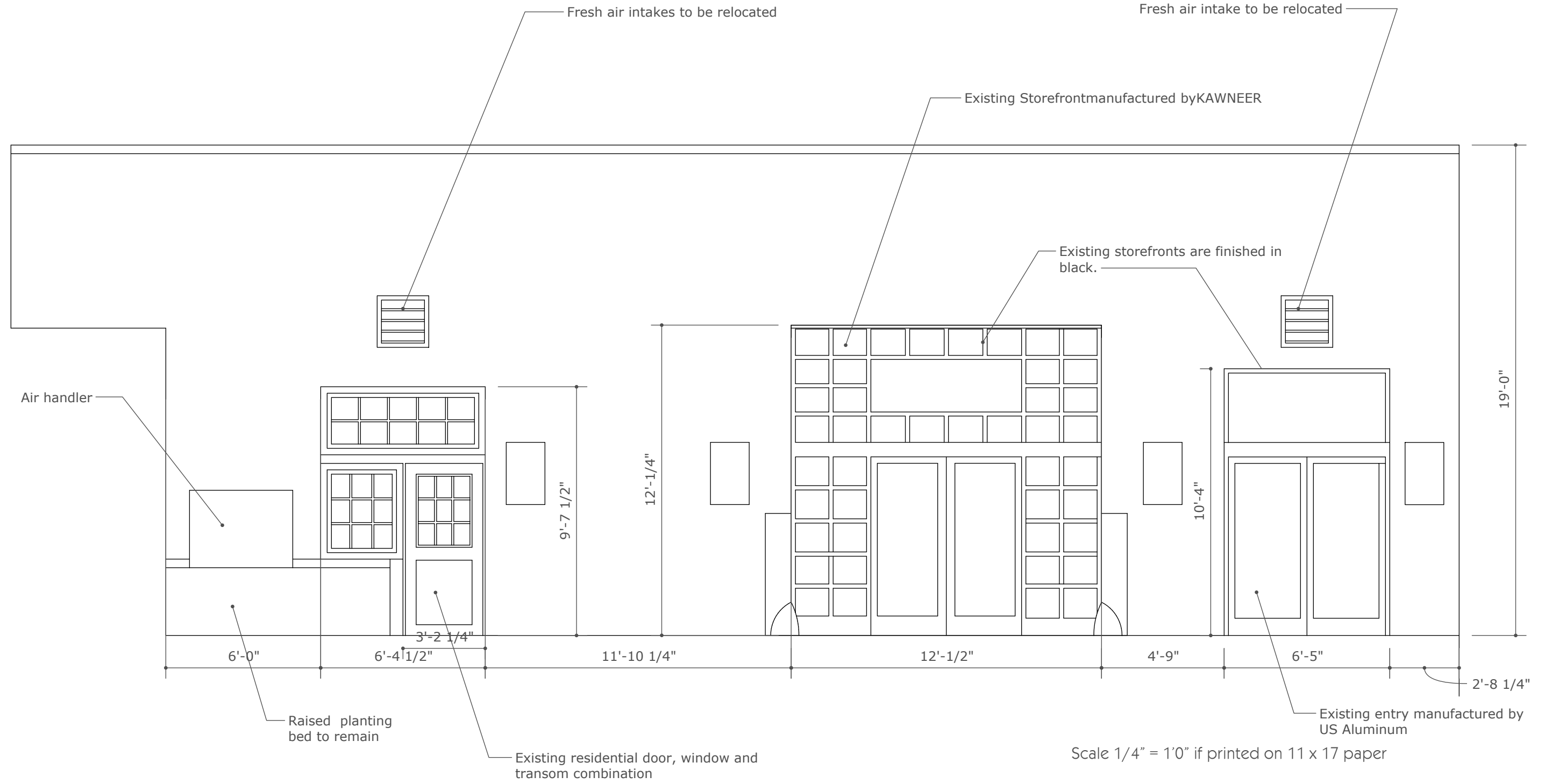
Scale 1/4" = 1'0" if printed on 11 x 17 paper



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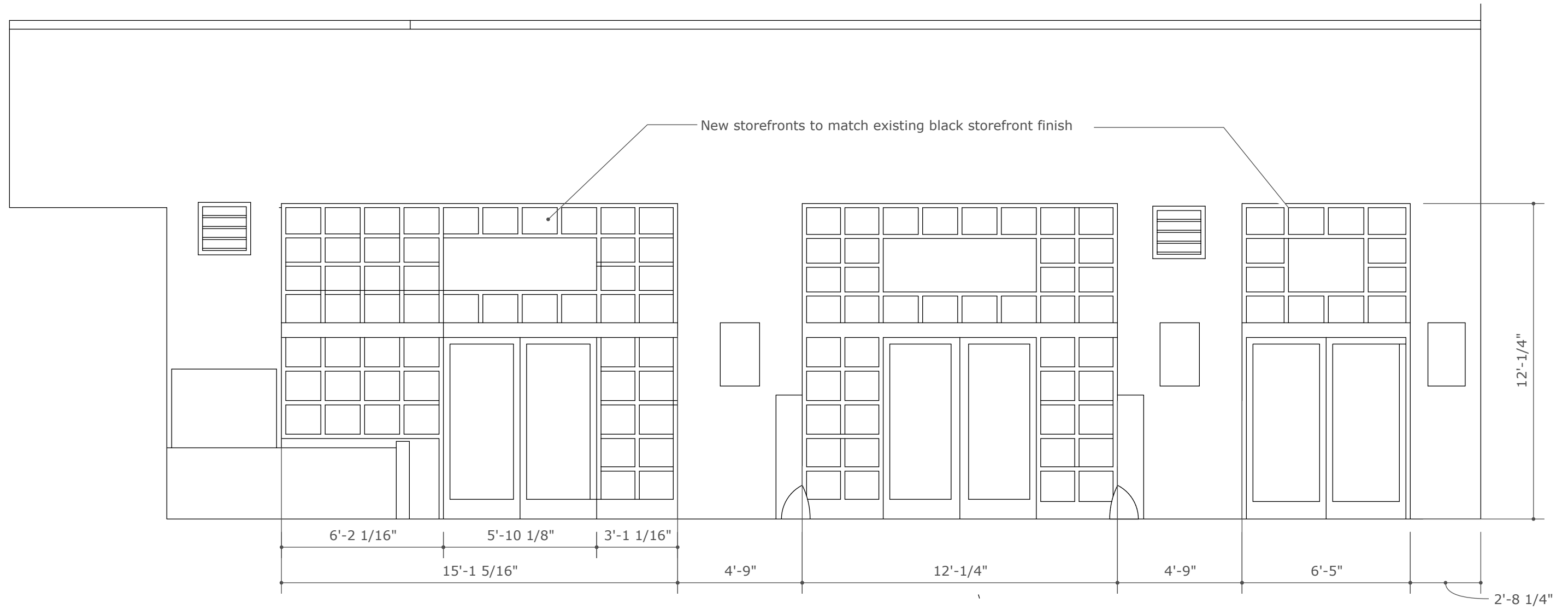
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