

**Watkins, Robert**

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**To:** kevin@parabola-architecture.com  
**Cc:** Werner, Jeffrey B  
**Subject:** October BAR Action - 414 East Main Street

**Certificate of Appropriateness Application**

BAR 19-10-03  
414 East Main Street  
Tax Parcel 280049000  
Virginia Pacific Investments, LLC, Owner  
Kevin Burke, Parabola Architecture, Applicant  
Roof mezzanine addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. The following action was taken:

**BAR Member Carl Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed rooftop mezzanine addition 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, with a very strong preference for metal exterior, and should the applicant select a fiber cement material, the applicant should resubmit elevations to the BAR, and the applicant should resubmit cut sheets for windows and exterior light fixtures.**

**Breck Gastinger seconded. Approved (6-0).**

This certificate of appropriateness shall expire in 18 months (April 15, 2021), 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,  
Robert Watkins

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 15, 2019**



**Certificate of Appropriateness Application**

BAR 19-10-03

414 East Main Street

Tax Parcel 280049000

Virginia Pacific Investments, LLC, Owner

Kevin Burke, Parabola Architecture, Applicant

Roof mezzanine addition

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**Background**

*Year Built:* 1896

*District:* Downtown ADC

*Status:* Contributing

This substantial brick structure was built concurrently with the neighboring building at 410 East Main Street. The two buildings had coordinating architecture, but a 1914 fire damaged the west building (410 East Main) and its façade was subsequently rebuilt. 414 East Main Street is a three-story building clad in pressed brick and has a wrought-iron balcony extending above the storefront. A heavy, projecting cornice on the parapet crowns the façade. (The historic survey is attached.)

**Prior BAR Actions**

None.

**Application**

Applicant Submitted:

- Applicant submittal dated September 24, 2019: Location plan, historic surveys, existing condition photographs, aerial renderings of proposed project, elevation drawings, sections, plans, and material cutsheets.

Request for CoA to construct a rooftop mezzanine addition for third floor apartment. The addition would be clad in grey, standing-seam metal with a large, north-facing window. The addition would be set back from the north elevation so its profile almost entirely recedes from being visible from the mall.

## **Discussion**

The proposed addition is largely obscured from being visible from the mall. Only the top of the addition's profile would be visible when viewing the building directly across the mall, and would still likely be inconspicuous due to tree cover. The addition may be more visible when approaching the building from the east or west along the mall, but the proposed mezzanine does not overwhelm the building in scale and is clearly identified as a modern addition through materials.

Staff recommends approval of the COA.

## **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 rooftop mezzanine addition 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/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the mezzanine rooftop addition does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies 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 Design Review Guidelines for New Construction and Additions.**

#### **P. Additions**

1. **Function and Size**
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
2. **Location**
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3. **Design**
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4. **Replication of Style**
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5. **Materials and Features**
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6. **Attachment to Existing Building**
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.





## 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 VIRGINIA PACIFIC INVESTMENTS, LLC Applicant Name PARABOLA ARCHITECTURE

Project Name/Description 414 EAST MAIN STREET 3RD FLOOR APARTMENT Parcel Number 280049000

Project Property Address 414 EAST MAIN STREET, CHARLOTTESVILLE, VA, 22902

### Applicant Information

Address: 614 PARK STREET, CHARLOTTESVILLE, VA, 22902

Email: INFO@PARABOLA-ARCHITECTURE.COM

Phone: (W) 434.980.4135 / (C) 434.981.4790

### Property Owner Information (if not applicant)

Address: 2088 UNION ST STE 1, SAN FRANCISCO, CA, 94123

Email: allan@alimar1.com

Phone: (W) 415.474.4444 (C) 415.425.2501

Do you intend to apply for Federal or State Tax Credits  
for this project? \_\_\_\_\_

### Signature of Applicant

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

Kevin Burke

09.24.19

Signature

Date

Kevin Burke AIA, Principal, Parabola Architecture 09.24.19

Print Name

Date

### Property Owner Permission (if not applicant)

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

Allan H. Cadgene

9/24/19

Signature

Date

Allan H. Cadgene

9/24/19

Print Name

Date

### Description of Proposed Work (attach separate narrative if necessary):

RENOVATION AND MEZZANINE ADDITION TO 3RD FLOOR EXISTING APARTMENT. RESTORE EXISTING WINDOWS FACING MALL.

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

SITE PLAN, HISTORIC BUILDING SURVEYS AND PHOTOS, EXISTING BUILDING AND ADJACENT PROPERTIES PHOTOGRAPHS,

SCHEMATIC DRAWINGS OF APARTMENT PROPOSAL, 3D VIEWS OF PROPOSAL, MATERIAL PROPOSALS

### For Office Use Only

Received by: D. Eubank

Fee paid: 125.00 Cash/Ck. # VISC

Date Received: 9/24/19

Revised 2016

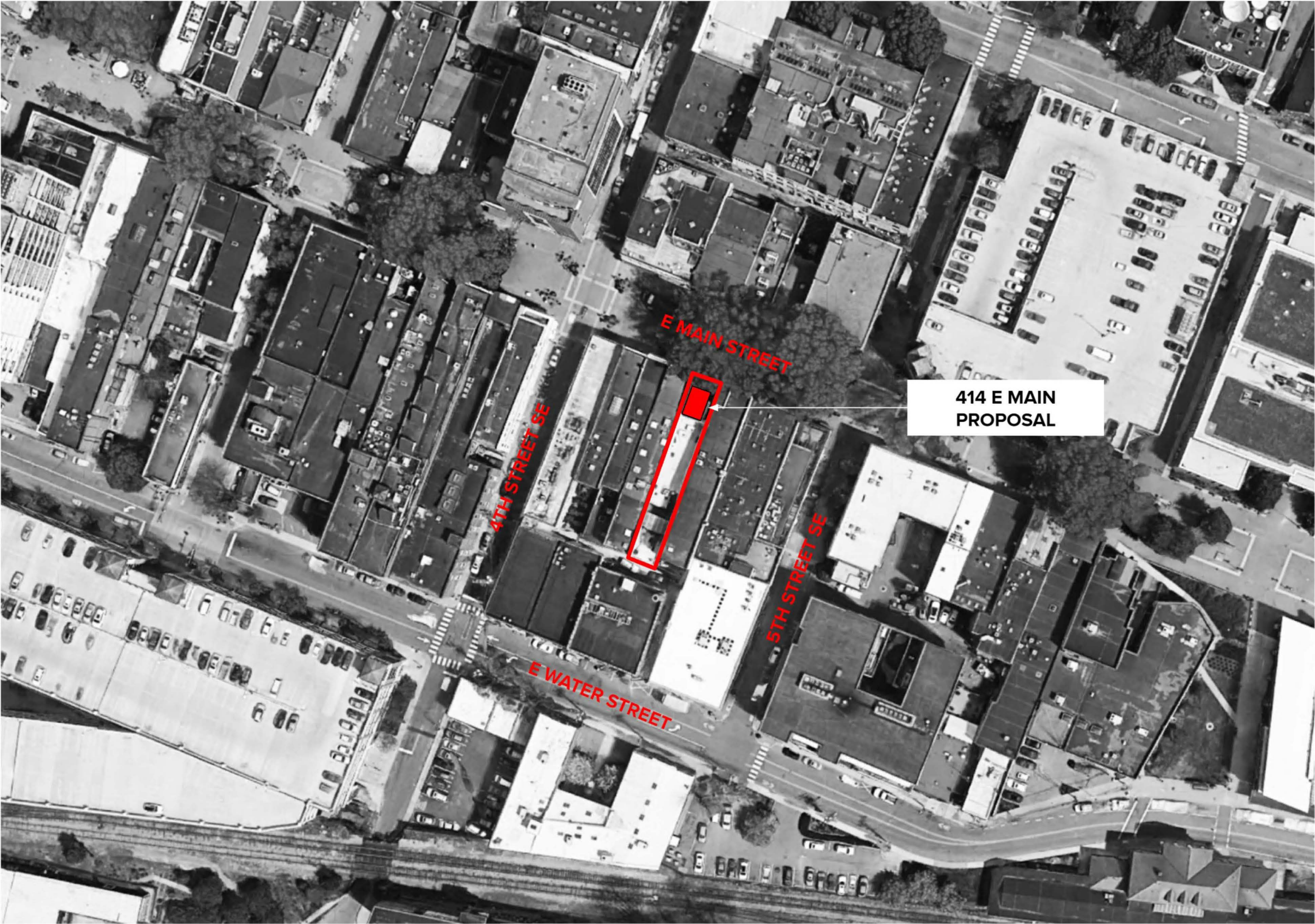
Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

P19-0138





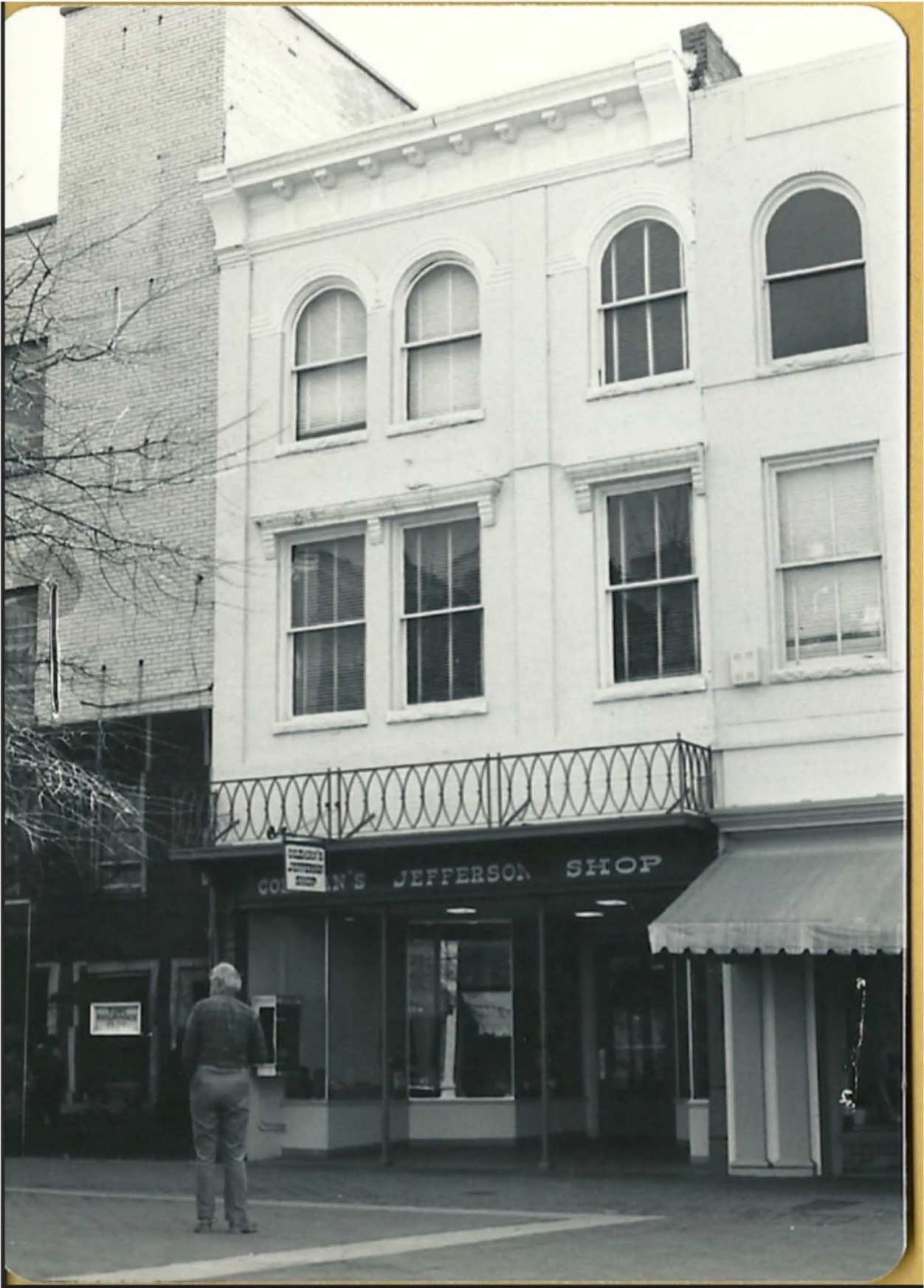
LOCATION PLAN

19.09.24 BAR SUBMISSION

414 E MAIN STREET

EX1





HISTORIC INFORMATION

Architectural And Historic Survey

Identification

STREET ADDRESS: 414 E. Main Street (formerly 410)

MAP & PARCEL: 28-49

CENSUS TRACT AND BLOCK: 1-125

PRESENT ZONING: B-4

ORIGINAL OWNER: Thomas T. Norman

ORIGINAL USE: Dry Goods Store?

PRESENT USE: Men's Clothing Store

PRESENT OWNER: Wiley's Inc.

ADDRESS: 410 E. Main Street

HISTORIC NAME: Norman Building

DATE / PERIOD: 1896

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 3,2

DIMENSIONS AND LAND AREA: 20.5' x 160' (3296 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1979

SOURCES: City/County Records  
A. Clayton Coleman  
Gordon E. Wiley, Jr.  
Barbara Wiley Shirley  
Alexander, Recollections of Early Charlottesville

Sanborn Map Co. - 1896, 1907, 1920, 1969  
Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

410 and 414 E. Main Street were built as a 3-storey, 3-bay duplex with Renaissance Revival details, but the facade of 410 E. Main has been significantly altered. It must have been quite a handsome building as originally conceived, but the 1 1/2 bays that remain can only hint at its former elegance. Construction is of pressed brick laid in stretch-er bond on the facade, now painted light gray with white trim. Decorated pressed tin pilasters from the original storefront remain at each end of the facade. There is a recessed entrance loggia between them with two very slender iron Corinthianesque columnettes, probably also original, supporting the plain frieze. A balcony with wrought iron balustrade, supported on scroll brackets, extends across the facade above the storefront. The original facade, of which 1 1/2 bays remain, had brick piers at each end and between the bays, with a pair of windows in each bay. The facade is now sliced off quite abruptly at the western end. Windows at the second level are double-sash, 1-over-1 light, with individual rock-faced stone sills and a single cornice on consoles for each bay. Windows at the third level are circular-headed, double-sash, 1-over-1 light, with rock-faced stone sills and moulded round arches springing from hyphens that extend between the piers. A heavy projecting cornice on the parapet crowns the facade. It has egg-&-dart moulding, shaped modillions decorated with acanthus leaves, a paneled frieze, and plain metal cornice stops. The third storey extends only a short distance back. Both sections have shed roofs covered with tar-&-gravel sloping to the rear. There is a 2-storey cinderblock rear addition.

HISTORICAL DESCRIPTION

James M. Smith purchased the site of 410-414 E. Main Street in 1866 (ACDB 63-263, 73-192) and enlarged and altered the house on the site. Alexander described it in 1874 as a "fanciful wooden building with circular headings" and urged him to replace his "inflammable tinderbox". Smith and Thomas T. Norman conducted there a "large dry goods, grocery, and provision establishment". Norman purchased a half interest in the property in 1880 (ACDB 76-435), and after Smith's death he acquired full ownership c. 1891. In 1896 he replaced the old building with the substantial brick structure that Alexander had recommended. He apparently rented ou the eastern store room and conducted his business from the western one. Norman died in 1911, and in the division of his estate in 1913, this eastern half of the building (414 E. Main St.) was awarded to his niece Norman S. Davis (City DB 25-415). In 1914 a fire which totally destroyed the Keller Building at 403 E. Main St. damaged this building as well. Mrs. Davis repaired the damage immediately, leaving the original facade of her half of the building intact. It was occupied at that time by T. J. Wills & Co., a grocery store. The western half of the building (410 E. Main) suffered greater damage in the fire, and its facade was rebuilt. In 1919 G. F. Spitzer and N. F. Mann bought 414 E. Main St. and expanded The White Store Market from 410 E. Main Street (DB 34-225). J. D. Via, M. H. Cason, and E. W. Miller owner 414 E. Main from 1928 until Hollis Rinehart and J. Dean Tilman, Sr. purchased it in 1935 (DB 58-481, 85-489). Coleman's Jefferson Ship has occupied the building since the late 1930's. The present owner purchased it in 1864 (DB 259-245). Additional References: ACDB 76-435, 88-439; City DB 22-475, 52-181, 193-289, 259-239; City WB 9-66.

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

Architectural And Historic Survey


19.09.24 BAR SUBMISSION

414 E MAIN STREET

EX2



LANDMARK



SURVEY 257

IDENTIFICATION

BASE DATA

Street Address: 414 E. Main St. (formerly 410)

Map and Parcel: 28-49

Census Tract & Block: 1-125

Present Owner: Wiley's Inc.

Address: 410 E. Main St.

Present Use: Men's Clothing Store

Original Owner: Thomas T. Norman

Original Use: Dry Goods Store?

Bibb/ Spring 1979

Historic Name: Norman Building

Date/Period: 1896

Style: Victorian

Height to Cornice:

Height in Stories: 3,2

Present Zoning: B-4

Land Area (sq.ft.): 20.5' x 160' (3296 sq. ft.)

Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

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CONDITIONS

SOURCES

Good

City/County Records

A. Clayton Coleman

Alexander, Recollections of Early Charlottesville

Sanborn Map Co. - 1896, 1907, 1920, 1969


Charlottesville City Directories

Gordon E. Wiley, Jr.

Barbara Wiley Shirley

LANDMARK COMMISSION · DEPARTMENT OF COMMUNITY DEVELOPMENT, AUGUST, 1974

HISTORIC INFORMATION



VIRGINIA

HISTORIC LANDMARKS COMMISSION

SURVEY FORM

File no.

Negative no(s).

Historic name

County/Town/City

Street address or route number

USGS Quad

Original owner

Original use

Present owner

Present owner address

Present use

Acreage

Common name

Date or period

Architect/builder/craftsmen

Source of name

Source of date

Stories

Foundation and wall const'n

Roof type

State condition of structure and environs

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential?

yes

no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (STRETCHER BOND); 3 STORIES, 3 BAYS; ENTRANCE IN CENTER BAY - RECESSED; ITALIANATE. c. 1890. FIRST STORY - PLATE GLASS WINDOWS. SECOND AND THIRD STORY - 1/1 SASH WITH STONE SILLS. OVER SECOND STORY WINDOWS: SMALL PIECE OF SIMPLE ENTABLATURE SUPPORTED BY SMALL BRACKETS. THIRD STORY WINDOWS ROUND HEADED WITH ARCHED ITALIANATE SURROUNDS. PRESSED TIN FULL ENTABLATURE AT CORNICE LINE: MODILLIONS, EGG-AND-DART IN CYMA, RECESSED PANELS IN THE FRIEZE; FIRST STORY HAS CAST IRON ENFRAMEMENT; DECORATED SQUARE CORNER SUPPORTS, SKINNY FREESTANDING COLUMNS WITH CARS, AND ORNAMENTAL BALCONY SUPPORTED BY BRACKETS WITH FILIGREE WORK. UNUSUAL PROPORTIONS: PILASTERS SEPARATE SECOND AND THIRD BAY:

Bracketed window heads

ATTENUATED

Interior inspected?

Historical significance (Chain of title, individuals, families, events, etc., associated with the property.)

COLEMAN'S

WILEY'S

PERPLEXING FENESTRATION CORRESPONDENCE WITH WILEY'S (NO 2 - EAST) 410 E. MAIN

Form No. VHLC-01-004

19.09.24 BAR SUBMISSION

414 E MAIN STREET

EX3





EXISTING CONDITIONS



19.09.24 BAR SUBMISSION

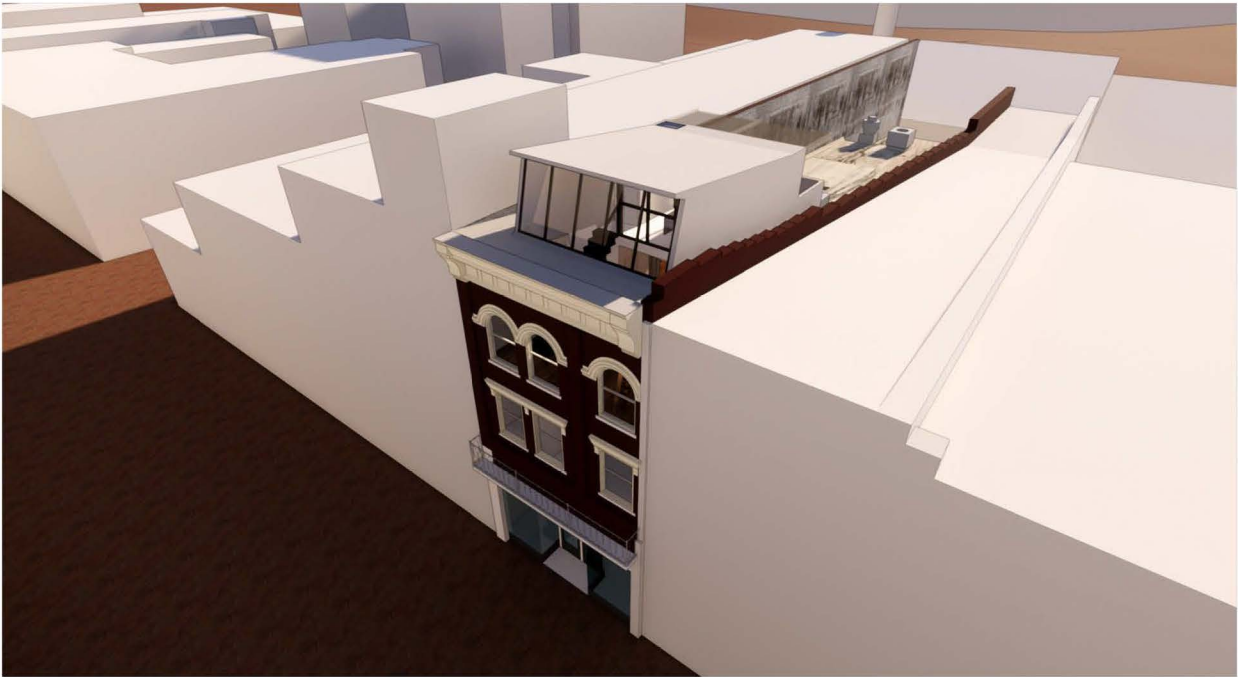
414 E MAIN STREET

EX4





VIEW FROM NORTH EAST (FROM DOWNTOWN MALL)



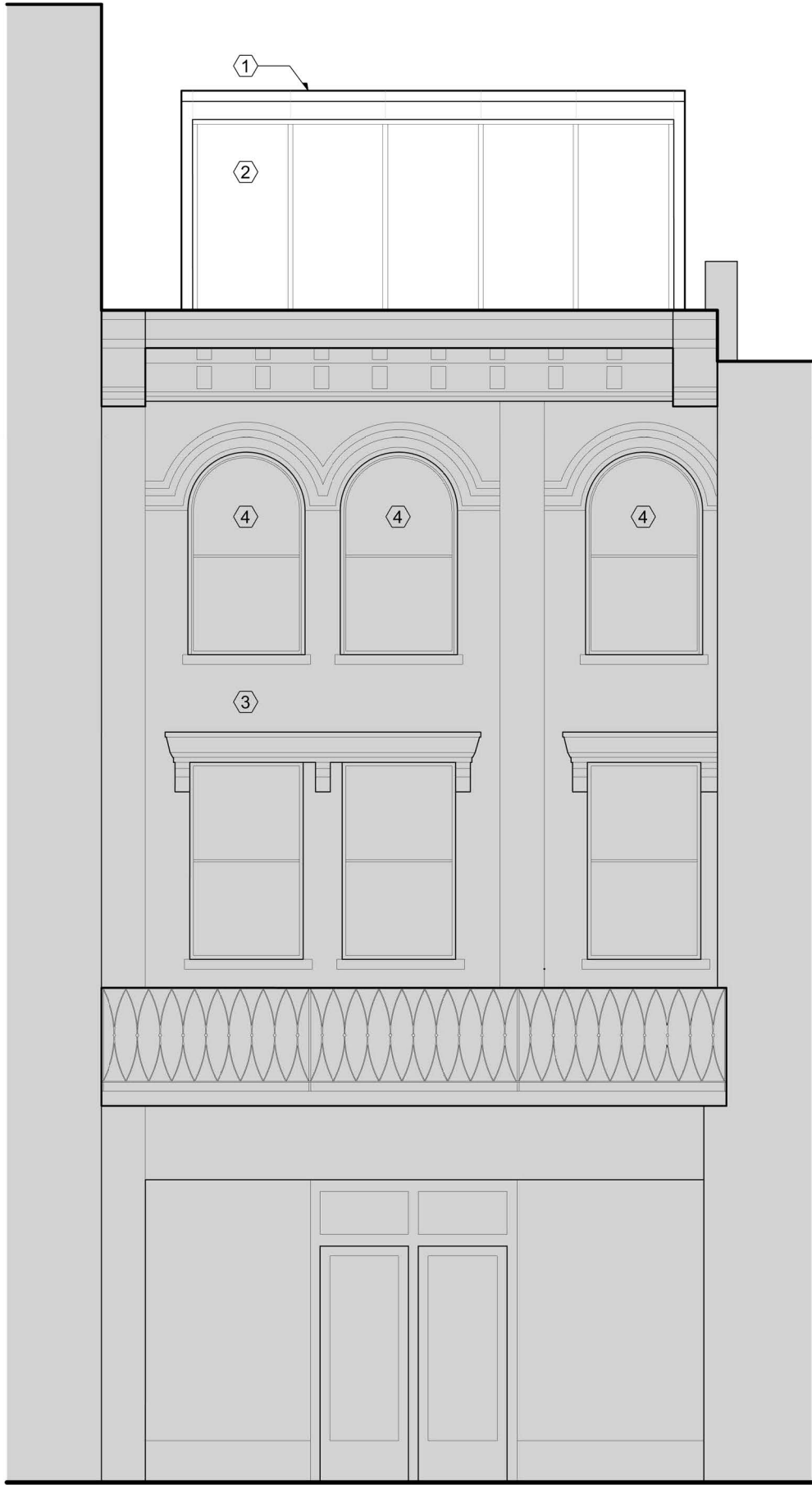
VIEW FROM NORTH WEST (FROM DOWNTOWN MALL)



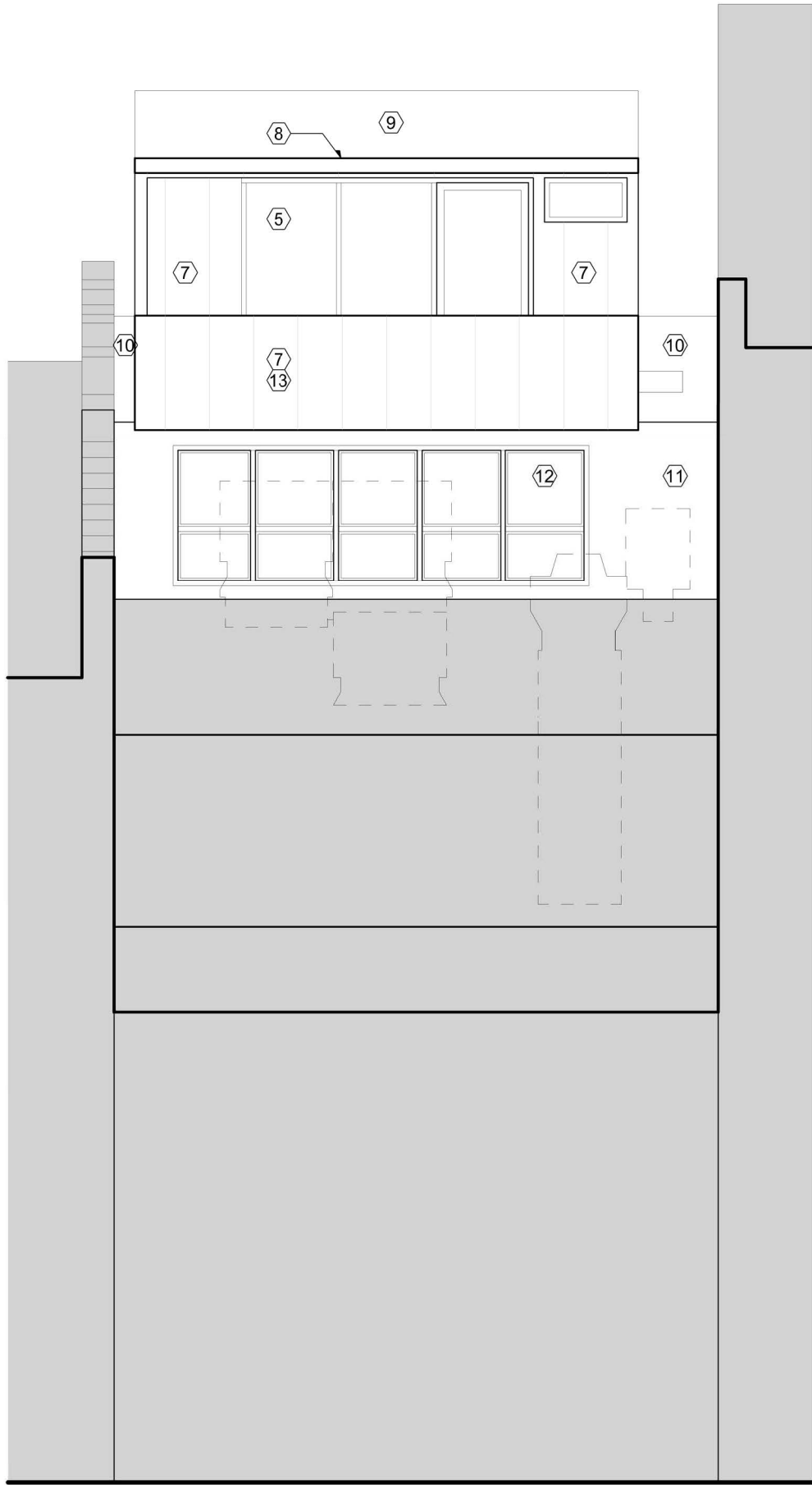
VIEW FROM SOUTH EAST (FROM REAR ALLEY)



VIEW FROM SOUTH WEST (FROM REAR ALLEY)



1 NORTH ELEVATION (FROM DOWNTOWN MALL)  
3/16" = 1' - 0"



2 SOUTH ELEVATION (FROM REAR ALLEY)  
3/16" = 1' - 0"

# PARABOLA

- 1 PROPOSED MEZZANINE ADDITION
- 2 PROPOSED SLOPED GLASS AND ALUMINUM WINDOW WALL
- 3 EXISTING BUILDING FACADE
- 4 EXISTING HISTORIC WINDOWS TO BE RESTORED
- 5 PROPOSED METAL CLAD WINDOW WALL
- 6 EXISTING MECHANICAL EQUIPMENT
- 7 METAL STANDING SEAM OR HARDIEPANEL REVEAL SIDING; COLOR: GREY/SILVER
- 8 NEW SHADING TRELLIS
- 9 NEW TPO ROOF; COLOR: GREY
- 10 REPLACE EXISTING TPO ROOF; COLOR: GREY
- 11 EXISTING WALL TO BE REBUILT AND CLAD WITH METAL STANDING SEAM OR HARDIEPANEL REVEAL SIDING; COLOR: GREY/SILVER
- 12 NEW METAL CLAD WINDOWS
- 13 NEW BALCONY

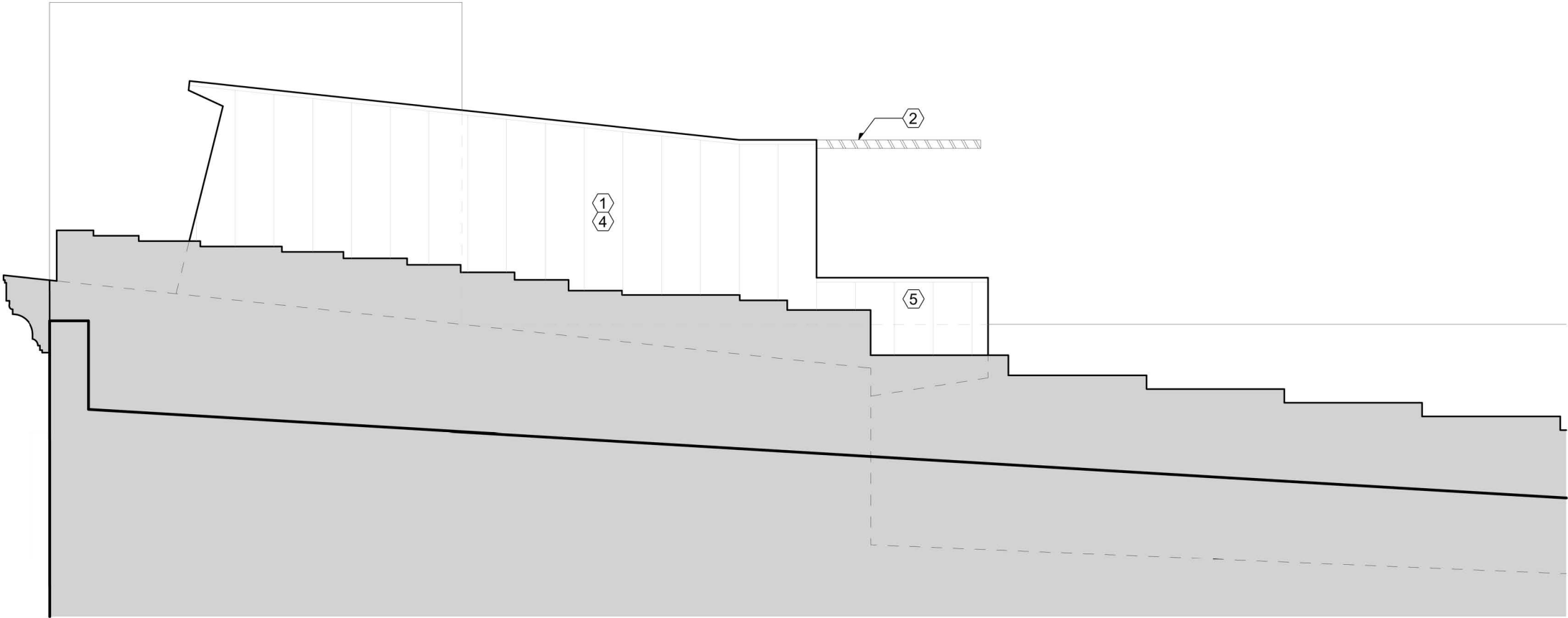
19.09.24 BAR SUBMISSION

414 E MAIN STREET

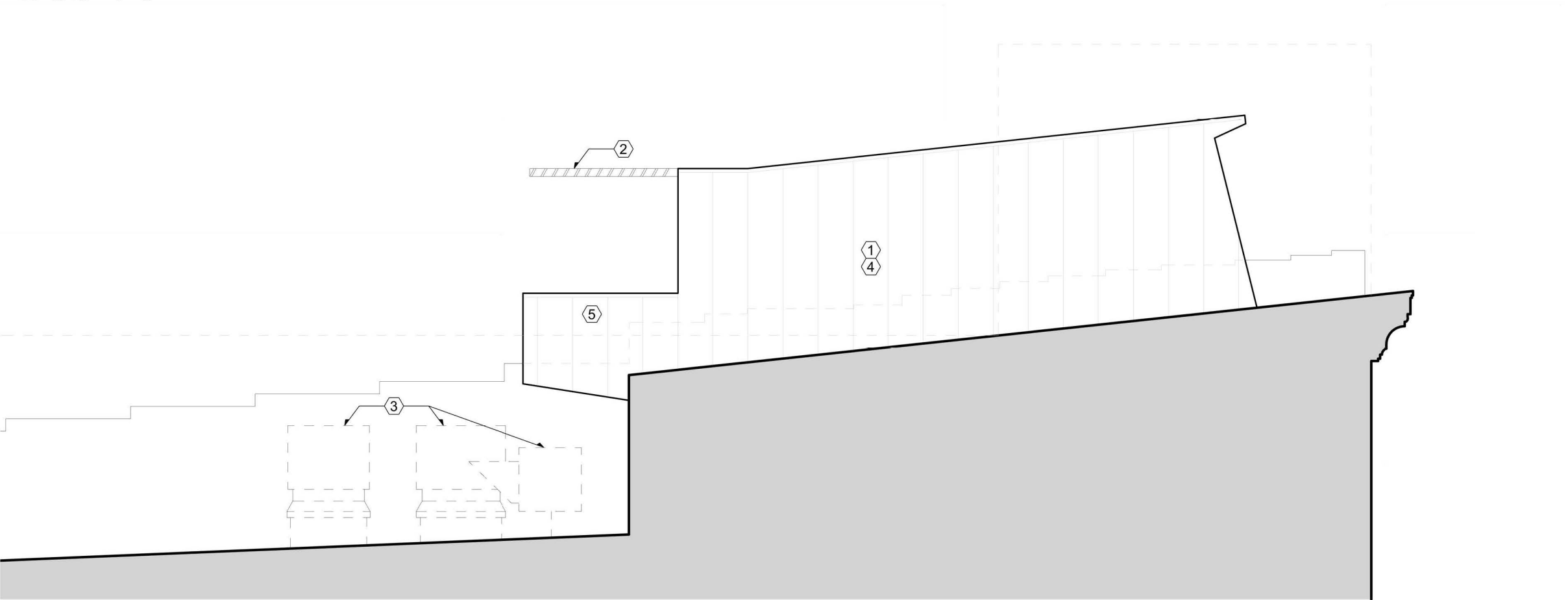
A2

PARABOLA

- ① METAL STANDING SEAM OR HARDIEPANEL REVEAL SIDING; COLOR: GREY/SILVER
- ② NEW SHADING TRELLIS
- ③ EXISTING MECHANICAL EQUIPMENT
- ④ 2HR FIRE WALL PER CODE
- ⑤ NEW BALCONY



① WEST ELEVATION (FROM 410 E MAIN)  
3/16" = 1' - 0"



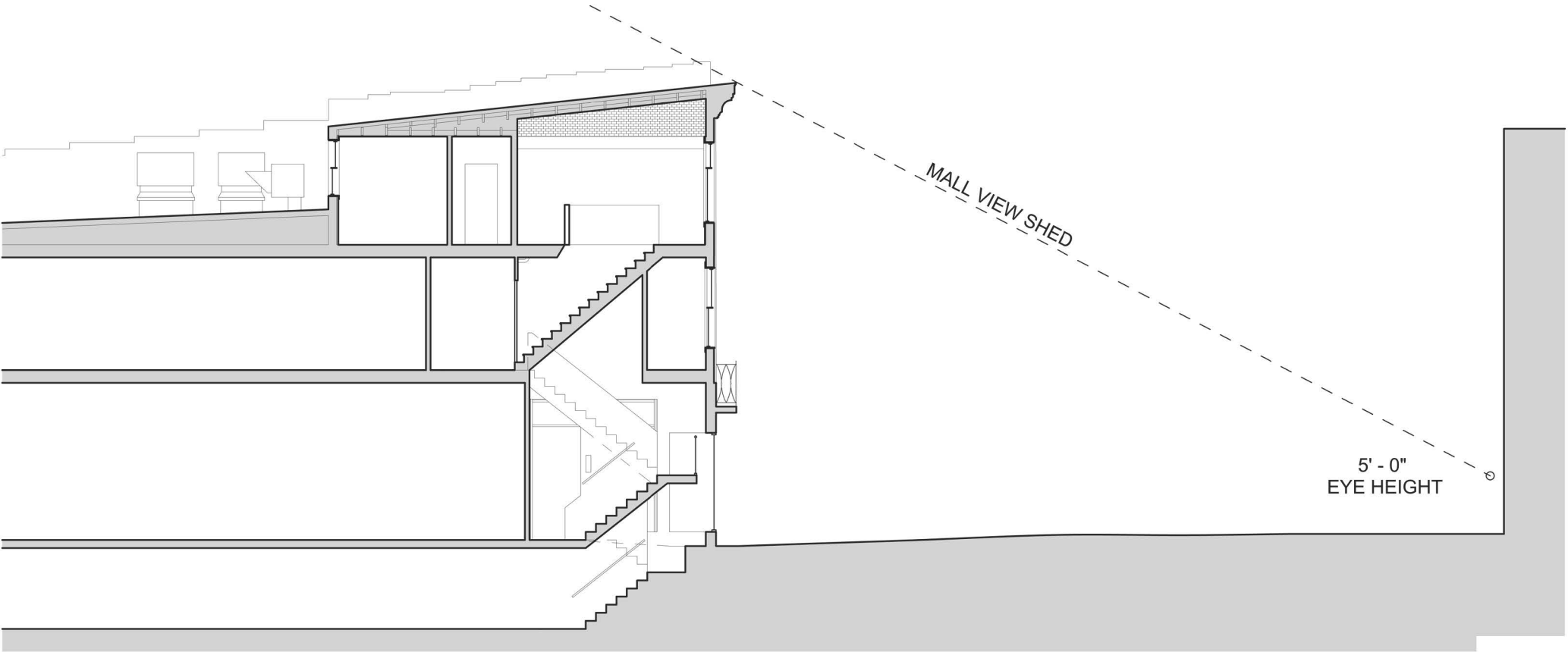
② EAST ELEVATION (FROM 416 E MAIN)  
3/16" = 1' - 0"

19.09.24 BAR SUBMISSION

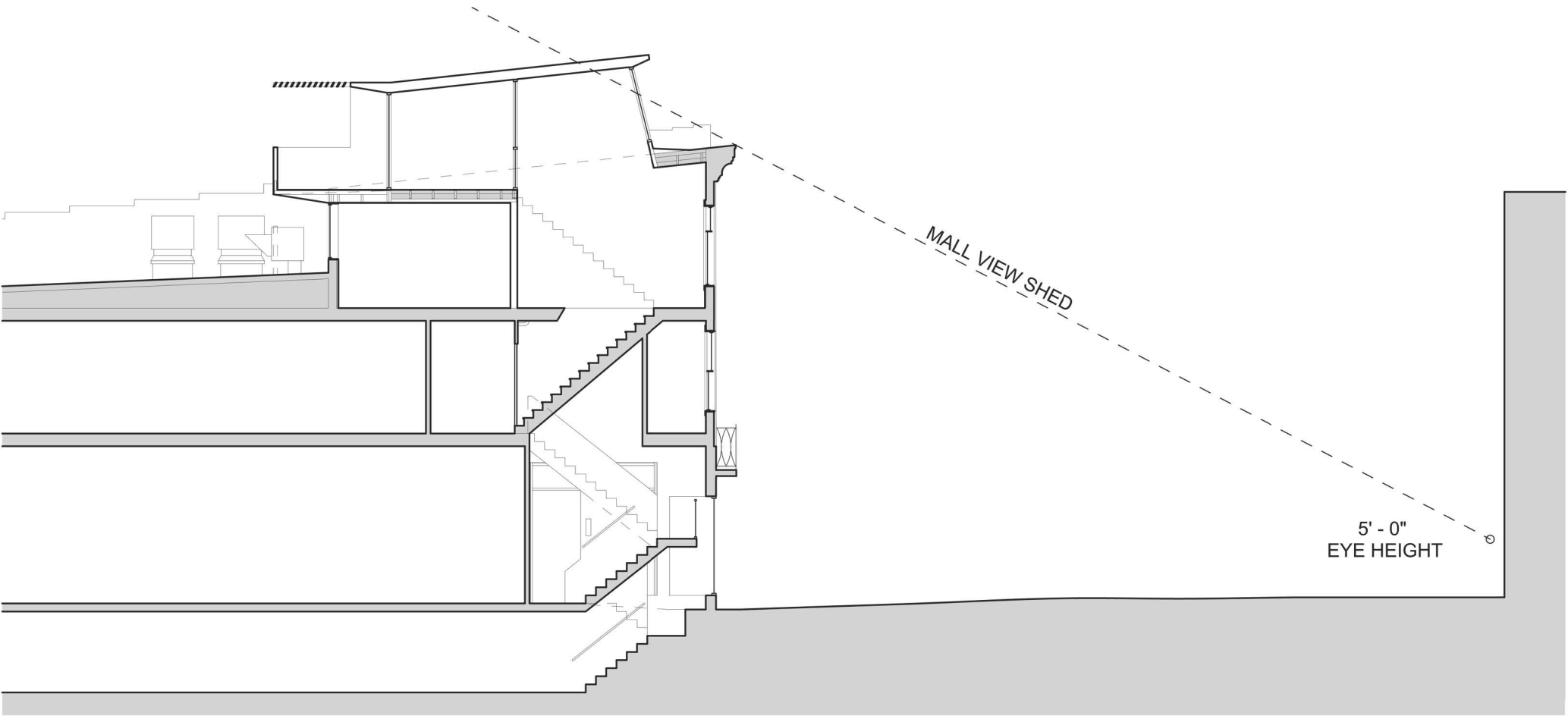
414 E MAIN STREET

A3



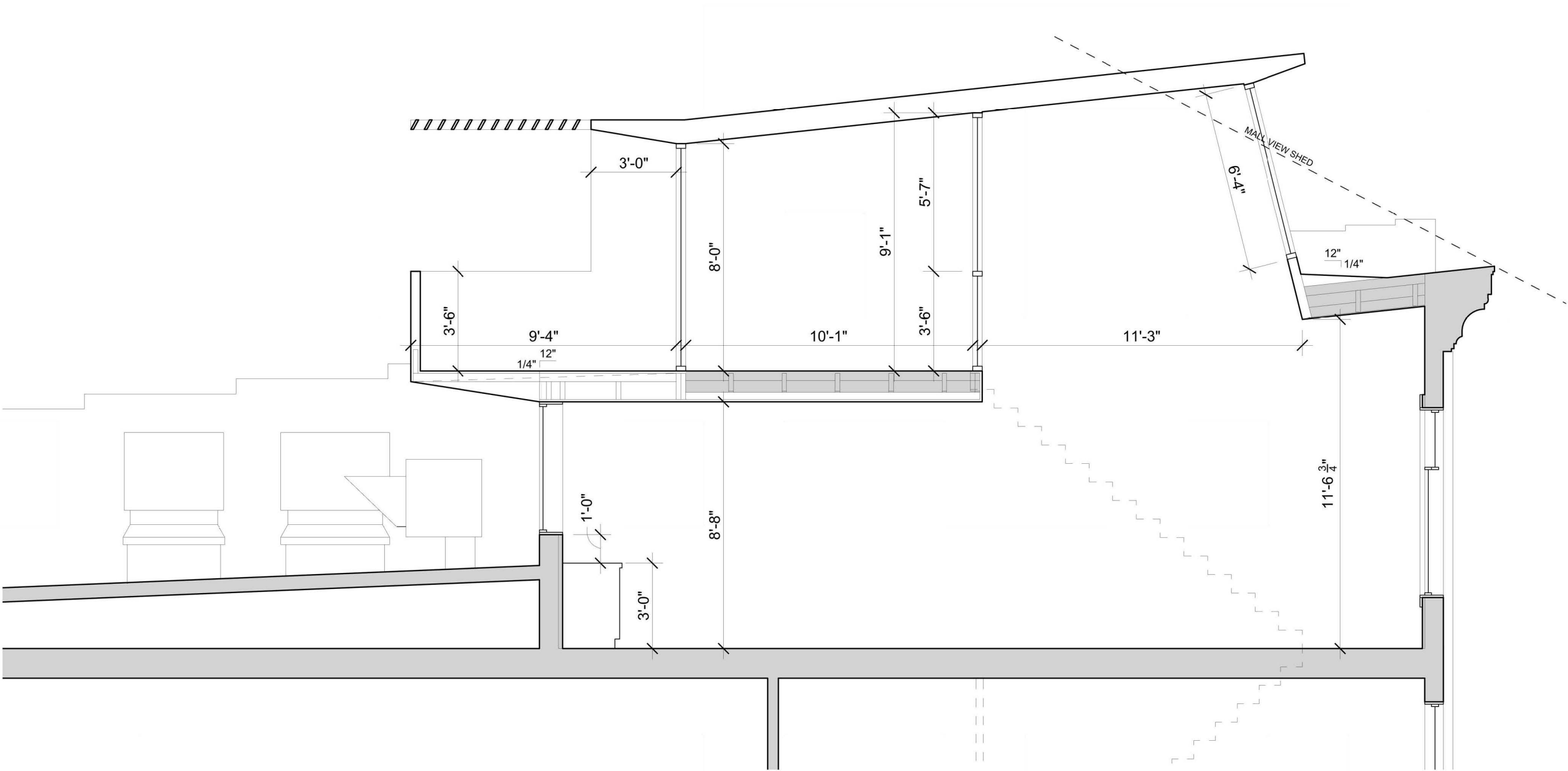


EXISTING



PROPOSED

PARABOLA	
19.09.24 BAR SUBMISSION	
414 E MAIN STREET	
A4	



1 SECTION  
1/4" = 1' - 0"

19.09.24 BAR SUBMISSION

414 E MAIN STREET

A5

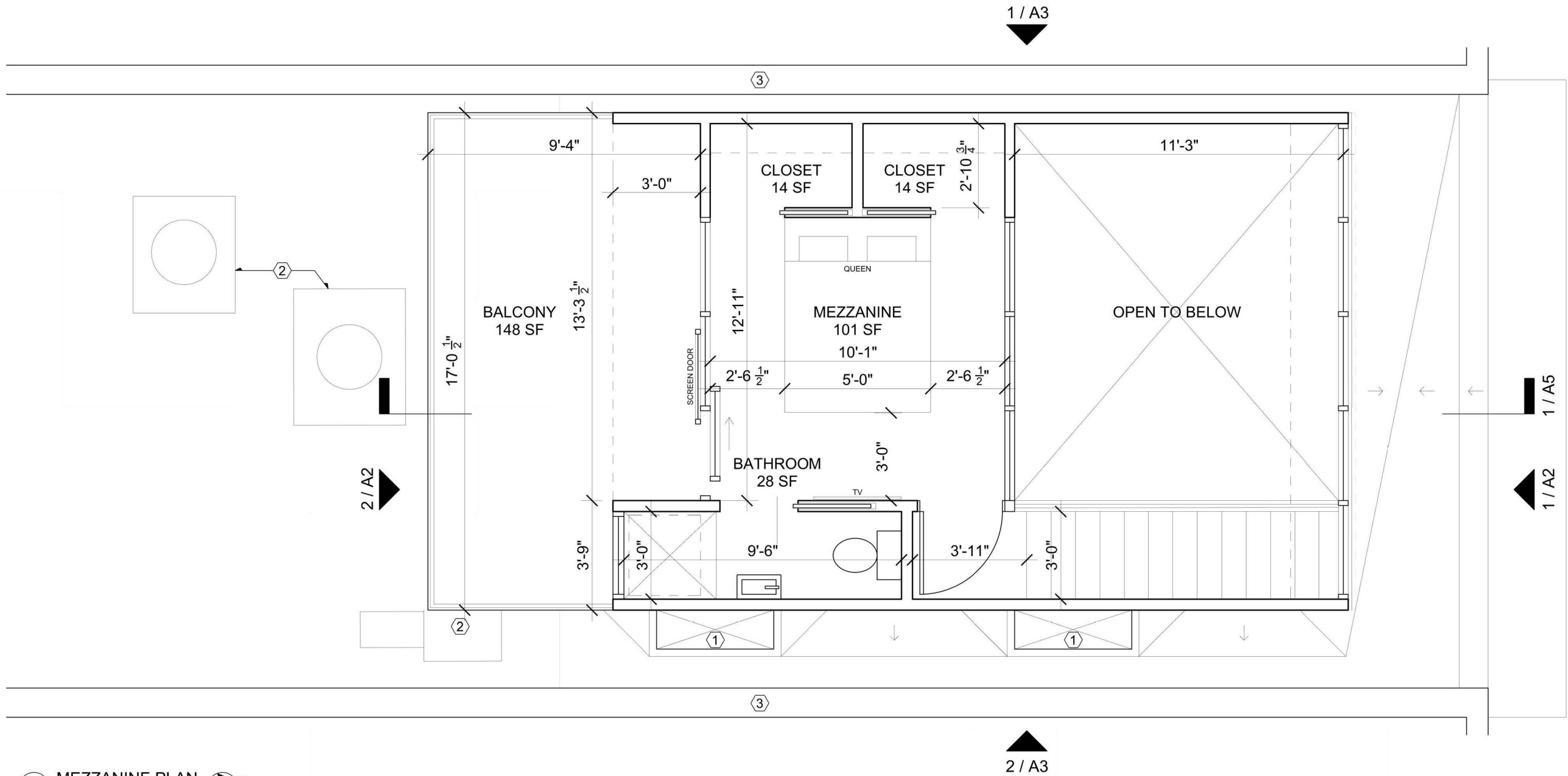
- ① EXISTING HISTORIC WINDOWS TO BE RESTORED
- ② EXISTING WALL TO BE REBUILT AND CLAD WITH METAL STANDING SEAM OR HARDIEPANEL REVEAL SIDING; COLOR: GREY/SILVER
- ③ NEW METAL CLAD WINDOWS
- ④ BALCONY ABOVE
- ⑤ EXISTING MECHANICAL EQUIPMENT
- ⑥ EXISTING PARTY WALL

[illegible]

# A6



- ① NEW SKYLIGHT
- ② EXISTING MECHANICAL EQUIPMENT
- ③ EXISTING PARTY WALL



1 MEZZANINE PLAN  
1/4" = 1' - 0"



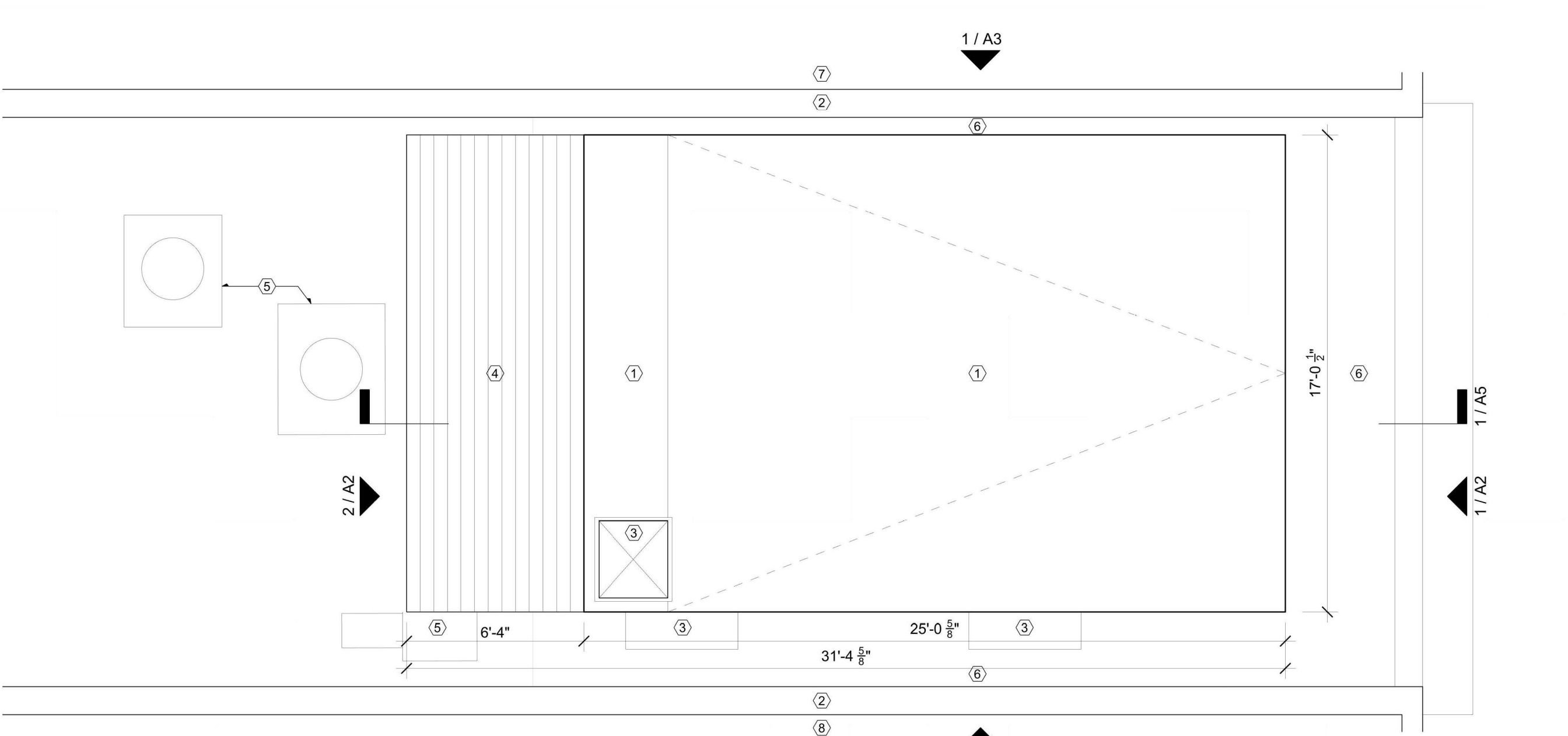
19.09.24 BAR SUBMISSION

414 E MAIN STREET

A7

PARABOLA

- ① NEW TPO ROOF; COLOR: GREY
- ② EXISTING PARTY WALL
- ③ NEW SKYLIGHT
- ④ SHADING TRELLIS
- ⑤ EXISTING MECHANICAL EQUIPMENT
- ⑥ REPLACE EXISTING TPO ROOF; COLOR: GREY
- ⑦ ADJACENT PROPERTY; 410 E MAIN STEET
- ⑧ ADJACENT PROPERTY; 416 E MAIN STEET



19.09.24 BAR SUBMISSION

414 E MAIN STREET

A8

MATERIALS

SIDING OPTIONS



METAL STANDING SEAM  
COLOR: GREY/SILVER



HARDIEPANEL REVEAL  
COLOR: GREY



COPPER  
(AFTER WEATHERING)

BALCONY DECKING



ACCOYA WOOD  
COLOR: WEATHERED GREY

WINDOW MULLIONS



ANODIZED ALUMINUM  
COLOR: BLACK

MATERIAL DESIGN PRINCIPLES

- **WEATHERING:** Materials to be authentic weathering, not painted
- **ENDURING:** Materials and assemblies to be low-maintenance and ecological
- **PERFORMING:** Detailing to follow best practices of Building Science
- **COLOR PALETTE:** Exterior materials to weather / silver grey / dark mullions
  - Historic: of its time, respectfully distinct from existing
  - Aesthetics: blend with sky
  - Energy: reflect heat