

2020-07 BAR Decision for 320 West Main Street

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:57 PM

To: Robert Nichols <robert@formworkusa.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-07-05

320 W. Main Street

Tax Parcel: 290018000

Owner: 320 West Main LLC

Applicant: Robert Nichols/Formwork Design

Exterior alterations and signage

Dear Robert,

Last Tuesday, the Charlottesville Board of Architectural Review (BAR) reviewed your project listed above. The BAR approved your project with the following motion:

BAR Member Tim Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Work, Rehabilitations, and Signage, I move to find that the proposed 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, with the following modifications:

- That wood be used instead of stucco for infill of the porch, with the proposed color scheme remaining
- That the two-over-two windows have simulated divided lites
- Any exterior lighting, limited to a small light on the monument sign and stake lights for the terrace, will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.

Jody Lahendro seconded. Motion passes (9-0).

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

Robert

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
July 21, 2020**



Certificate of Appropriateness Application

BAR 20-07-05

320 W. Main Street

Tax Parcel: 290018000

Owner: 320 West Main LLC

Applicant: Robert Nichols/Formwork Design

Exterior alterations and signage



Background

Year Built: c1890-1900

District: Downtown ADC District

Status: Contributing

Constructed as the Sparks-Garrett House, it has been converted to commercial use. The stuccoed, framed structure is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing. (Historic survey attached.)

Prior BAR Review

None

Application

Submittal: Formwork Design, LLC drawings dated 5/15/2020: Cover and sheets 1 through 6.

Enclosed front porch (west side):

- Remove vertical siding, aluminum storefront, and windows at front porch enclosure (non-historic).
- Remove fabric canopy.

- Between the columns install columns install Marvin triple-gang casement windows with transoms
- Install new entry doors with transom aligned with adjacent windows.

Front elevation:

- Remove six double-hung windows (two at the first floor bay, three at second floor) and replace with Marvin double-hung windows with two-over-two lite configuration (per historic photographs).

Building Exterior:

- Paint wood trim: Charcoal grey.
- Paint stucco: Med/dark grey.
- Paint windows and doors
- "Fish-scale" wood shingles at pediments to be retained.

Roofing:

- Existing asphalt shingle roof to remain
- Existing copper half-round gutters to remain

Site Work:

- Remove metal railing at entry and install new.
- At west side of structure, install steel swing-gate with cutout signage at top.
- At the sidewalk, install a monument sign.
- At entry terrace, install 18" x 42" bluestone pavers over concrete slab.

Lighting:

No new indicated

Landscaping:

No new indicated

Discussion and Recommendations

Removing an outdated and inappropriate enclosure of the front porch. Ideally, it would be left open, but the proposed is an improvement and does not remove or conceal historic elements.

Double-hung 2/2 windows to be replaced: The existing windows do not match those visible in the 1980 photo in the submittal.

New signage will require a separate signage permit.

Staff recommends approval within the following conditions:

- New Marvin windows [and doors] to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins.
- Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.

- Applicant will provide to staff for the BAR archive cut sheets for the doors, windows, and any exterior light fixtures.

Suggested Motion

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

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Work, Rehabilitations, and Signage, I move to find that the proposed 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 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 Guidelines for Site Work

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.

Pertinent Guidelines for Rehabilitations

B. Facades & Storefronts

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.

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.

- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

K. Paint

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

Pertinent Guidelines for Signs

A. Signs

1) Types of Signs and Typical Locations



2) Placement

- a. Place signs so that they do not obstruct architectural elements and details that define the design of the building.

- b. Projecting signs for commercial buildings are limited to one per storefront. They should be no lower than 7 feet from the sidewalk, and no more than 3 feet from the surface of the building. They should not be placed above the second story sill line. For residential buildings, small projecting signs attached to the wall at the first floor or porch column are appropriate.
 - c. Window signs should be approximately 5.5 feet above the sidewalk at the center point for good pedestrian visibility. Optional locations could include 18 inches from the top or bottom of the display window glass. Window signs are also appropriate on the glazing of doors.
 - d. Flat wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames the display windows or generally on flat, unadorned surfaces of the façade or in areas clearly designed as sign locations. Flat wall signs for residential buildings can be appropriate if attached to the wall at the first floor or between porch columns.
 - e. Awning and canopy signs should be placed on the valance area only. The minimum spacing between the edge of the letter and the top and bottom of the valance should be 1.5 inches.
 - f. **Freestanding signs, in general, are not an appropriate sign type in commercial areas of Downtown and the West Main Street corridor except for use in the front yard of a residence that has been converted to commercial or office use on a site where the building is set back deeply on the lot. In this case, freestanding signs should be no higher than 12 feet.**
- 3) Respect the signs of adjacent businesses.
- 4) Number of permanent signs
 - a. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
 - b. In commercial areas, signs should be limited to two total, which can be different types.
 - c. A buildings should have only one wall sign per street frontage.
 - d. In addition to the existing permitted signs, each business in a building with rear entrances may have one small flat mounted sign not to exceed 6 square feet.
- 5) Size
 - a. All the signs on a commercial building should not exceed 50 square feet.
 - b. Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.
 - c. Projecting signs should be a maximum of 10 square feet per face.
 - d. Window signs should obscure no more than 20 percent of the window glass.
 - e. Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.
- 6) Design
 - a. Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.
- 7) Shape
 - a. Shape of signs for commercial buildings should conform to the area where the sign is to be located.
 - b. Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.
- 8) Materials

- a. Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.
 - b. Newer products, such as painted MDO may also be used.
 - c. Do not use shiny plastic products.
 - d. Window signs should be painted or have decal flat letters and should not be three-dimensional.
- 9) Color
 - a. Use colors that complement the materials and color of the building, including accent and trim colors.
 - b. A maximum of three colors are recommended, although more colors can be appropriate.
- 10) Illumination
 - a. Generally, signs should be indirectly lit with a shielded incandescent light source.
 - b. Internally lit translucent signs are not permitted.
- 11) Buildings with Multiple Tenants
 - a. A comprehensive sign plan should be submitted for multi-tenant buildings.
 - b. Upper-floor tenants should be represented at each primary entrance by a flat, wall-mounted directory sign.
- 12) Other Signs
 - a. Banners should be temporary and wall murals should be carefully reviewed for compatibility with district character.
- 13) Neon Signs
 - a. Neon signs are often associated with early- to mid- twentieth century commercial design and are currently prohibited within the historic districts unless mounted inside windows.
- 14) Halo-lit signs with opaque letters may be appropriate.
- 15) Sign Maintenance
 - a. Signs that are not properly maintained should be removed.
 - b. Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

320 West Main Street
Staff Photos



Figure 1: Oblique view of 320 West Main Street, facing southwest.



Figure 2: North elevation of 320 West Main Street.



Figure 3: Oblique view of 320 West Main Street, facing southeast.

LANDMARK



SURVEY

Bibb/Winter 1979

IDENTIFICATION

BASE DATA

Street Address: 320 West Main Street
 Map and Parcel: 29-18
 Census Tract & Block: 1-301
 Present Owner: Ferdinand and Judith A. Bazin
 Address: 320 W. Main Street
 Present Use: Restaurant and Residence
 Original Owner: Dr. B. H. Sparks
 Original Use: Residence and Medical Office

Historic Name: Sparks-Garrett House
 Date/Period: 1899
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-4
 Land Area (sq.ft.): 44' x 185' ave. (8140 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay, stuccoed house set on a low brick foundation is in the T-shape popular in the late 19th century, with projecting side bays front and rear. The T-shaped medium-pitched gable roof is covered with greenish composition shingles. It has a boxed cornice with returns and a wide cornice board. The gable ends are covered with wooden shingles above the cornice, and each contains an attic window. The house is painted white with royal blue trim. A one-storey veranda covers the western two bays of the facade. It has a low-pitched hip roof covered with the same greenish composition shingles and a boxed cornice. It has been enclosed with vertical wooden siding, leaving the spool frieze and turned posts and balustrade undisturbed on the outside. There is now a multi-light stationary-sash window in each porch bay. The original entrance in the central bay of the facade is now an interior door. Windows are double-sash, 2-over-2 light, with architrave trim. There is a one-storey semi-octagonal bay window in the eastern bay of the facade. Its low-pitched hip roof is an extension of the veranda's roof. A door in one plane of the bay window originally gave access to the doctor's office from the veranda. The windows match the others in the house. The one-storey rear wing covering the two western bays is probably original. Its roof and windows match those in the rest of the house. Side and back porches around it have been enclosed. The central chimney has been removed; a smaller one at the rear of the wing remains. A single-flight open staircase with simple turned balustrade rises from the central hall. Doors and windows have symmetrically moulded trim

HISTORICAL DESCRIPTION

with corner blocks. The parlor mantel has Tuscan columns reaching to the top of a mirror over-mantel. To accommodate a child's room in the attic, a section of the floor has been lowered and a stair and two skylights added.

For nearly half of its 80 years, this house has served as a doctor's residence and office. Dr. B. H. Sparks bought the lot in 1899 and built the house the same year (City DB 10-115). George E. Harris bought it from Dr. Sparks in 1908 (DB 19-462) and sold it in 1919 to Susie J. Webb (Mrs. James J. Webb) who owned it until 1945 (DB 34-104, 120-483). Dr. M. T. Garrett purchased it in 1947 (DB 132-35) and for 29 years lived and had his office there. The present owners bought the house from Dr. Garrett's estate in 1977 (DB 388-313). They live on the second level and have remodeled the first level for use as a restaurant.

Additional Deed References: City DB 17-465, 18-85; WB 20-554.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 Mrs. Ferdinand Bazin
 Mrs. M. T. Garrett
 Sanborn Maps - 1907, 1920, 1969



Progress Photos by Jim Carpenter

JUDITH AND FERDINAND BAZIN STAND IN FRONT OF LOCATION OF LE SNAIL
The Restaurant Featuring European Cuisine Will Be Located on West Main Street

Something Old, Something New

By CINDY KELLEY
of The Progress Staff

The snail, according to Webster, is a slow-moving, worm-like mollusk with a protective shell.

This definition, however, is not indicative of the service Judith and Ferdinand Bazin plan to offer customers of Le Snail.

Le Snail, a new restaurant planned for Charlottesville, is going to offer a European atmosphere with a Continental menu. The menu will be predominantly French, but will also feature German and Italian dishes, as well as daily specials.

Austrian-born Bazin has been head chef at the Boars Head Sports Club, where his food has already gained quite a reputation, for four-and-a-half years. His contract with the sports club ends in February of 1979, and the opening of Le Snail

by the Bazins has been the changes they have had to make in order to follow the handicapped code. "We had to raise the floor, which created quite a hardship," said Mrs. Bazin.

The Bazins are seeking to accomplish a warm and comfortable atmosphere exemplifying European culture. Parts of the interior of the future restaurant are being built with pieces from the castle on Nydrie Farm in Keene.

There will be three rooms for use by customers — two for dining and a bar.

The back dining room will have a more formal atmosphere than the one planned for the front. The bar will seat 18 people, the total seating capacity will be 70.

Lunch prices will range from \$2.50 to \$5, and dinners will average about \$5 to \$6.

Before setting prices, Bazin

The Bazins consider themselves "pioneers of West Main Street."

There is a city plan in the making for the upgrading of the Starr Hill neighborhood, where Le Snail will be located.

The area has gained quite a disreputable reputation over the years, but the Bazins are quite confident their business won't be affected. In fact they appear quite thrilled by the fact they are indeed "pioneers" of the facelift planned for the neighborhood.

A common question asked of the Bazins concerns parking space, whereby they quickly point out that the City Market parking lot, just across the street, has 180 spaces for autos.

The equipment for the kitchen area is all second-hand. The couple found this a necessary way to go because of the difficulty in obtaining a bank

of Assistant City Attorney Paul C. Garrett.

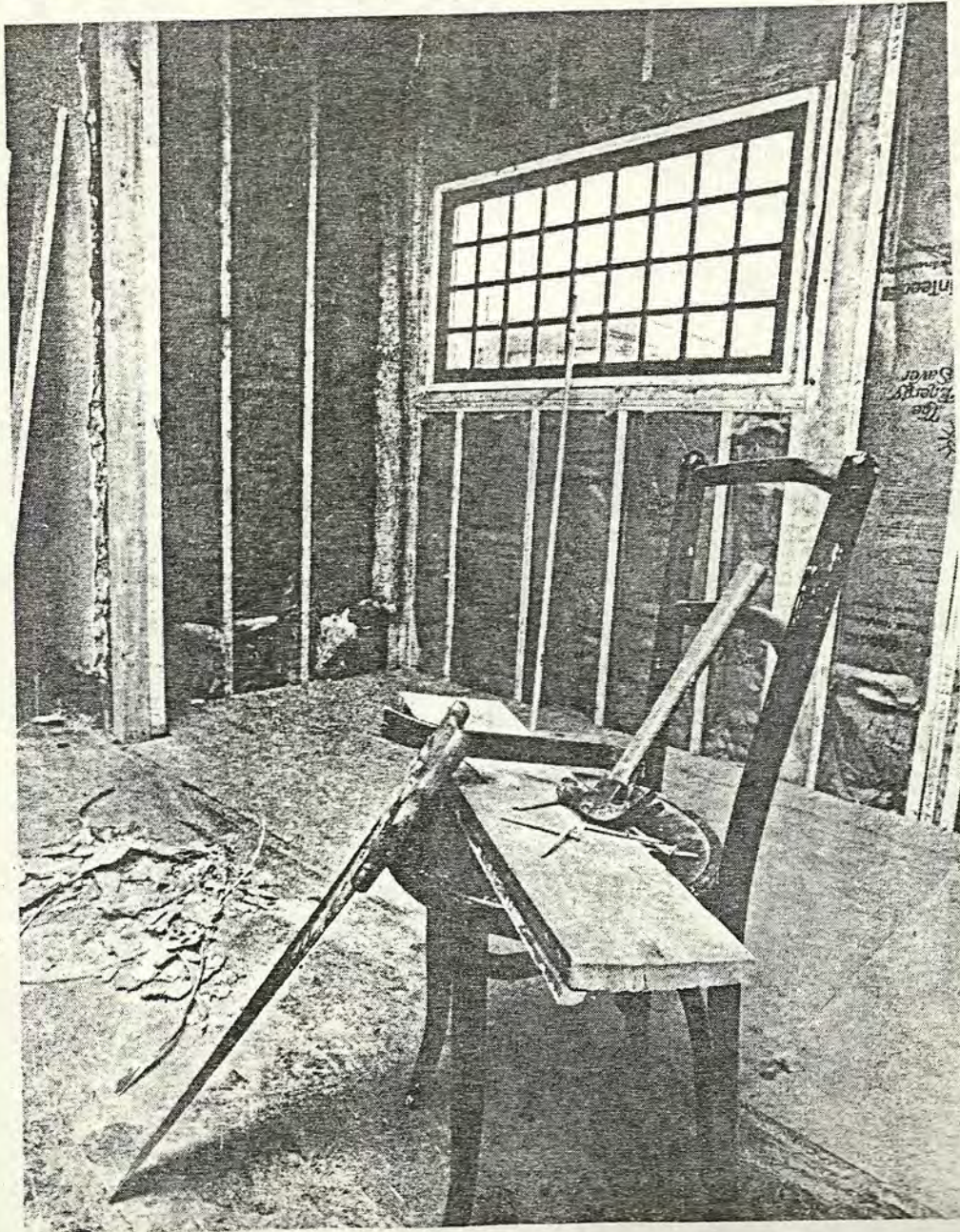
The Bazins moved into the upper floor of the building a little over a year ago. The lower level is in the process of being transformed into Le Snail.

One of the most difficult and costly alterations encountered

realistic study," said Bazin. He worked with seating capacity to see how many people would have to be fed per day, then took apart the concept to see if it was workable and came up with a "conservative figure of 60 per day" in order to break even.

Mrs. Bazin is a graduate of Barnard College and a former systems analyst for IBM. Bazin began as an apprentice chef at the age of 14 and has been creating his masterpieces since that time.

Le Snail will be located at 320 W. Main St.



THE FRONT DINING ROOM OF LE SNAIL IS NOW UNDER CONSTRUCTION



Board of Architectural Review (BAR) Conservation District - 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.

Project Name/Description 320 West Main Street Parcel Number 290018000
Project Address/Location 320 West Main Street Charlottesville VA 22903
Owner Name 320 West Main LLC Applicant Name _____

Applicant Information

320 West Main LLC

c/o Crawford Hindermann
Address: 2503 Brunswick Rd

Charlottesville, VA 22903

Email: terryhindermann@gmail.com

Phone: (W) _____ (H) _____

202 841-5563

Signature of Applicant

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

Signature

Date

Print Name

Date

Property Owner Permission (if not applicant)

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

Signature

Date

Print Name

Date

Property Owner Information (if not applicant)

Address: _____

Email: _____

Phone: (W) _____ (H) _____

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

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised April 2017

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.



320 WEST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
SUBMITTED MAY 15, 2020

320 West Main Street is a contributing structure within the West Main Street Historic District, which is listed in the National Register of Historic Places.

The following excerpt is from the nomination of the West Main Street Historic District for listing in the NRHP:

The house at at 320 West Main Street dates from the 1890s and has been converted for commercial use. 320 West Main Street is historically known as the Sparks-Garrett House and was constructed ca. 1900. The stuccoed frame dwelling is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing.

The following excerpt is from the nomination of the West Main Street Historic District for listing in the NRHP:

The house at at 320 West Main Street dates from the 1890s and has been converted for commercial use. 320 West Main Street is historically known as the Sparks-Garrett House and was constructed ca. 1900. The stuccoed frame dwelling is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing.

310 West Main Street, neighboring the subject property to the east, currently serves as the Greyhound bus station. The two-story building, ca. 1964, is in the "moderne" style.

324 West Main Street, ca. 1925, neighboring the subject property to the west, is a former auto dealership and currently houses infrastructure facilities for Comcast. The building is one of several 20th century, vernacular, auto-related commercial enterprises withing the disrict.



310
BUS STATION

320
SUBJECT BUILDING

324
COMCAST



- 01 VERTICAL CHANNEL WOOD SIDING TO BE DELETED
- 02 EXISTING WINDOWS @ "PORCH" TO BE DELETED
- 03 EXISTING DOUBLE-HUNG WINDOWS TO BE DELETED, REPLACED W/ NEW IN EXISTING OPENINGS
- 04 ALUMINUM STOREFRONT ENTRY TO BE DELETED
- 05 FABRIC CANOPY TO BE DELETED
- 06 "FISH-SCALE" WOOD SHINGLES TO BE MAINTAINED
- 07 EXISTING COPPER HALF-ROUND GUTTERS TO BE MAINTAINED





c. 1980

- 01** NEW MARVIN DOUBLE-HUNG WINDOWS @ ALL EXISTING DOUBLE-HUNG LOCATIONS. PHOTOGRAPHIC RECORDS INDICATE THE ORIGINAL SASH CONFIGURATION WAS TWO-OVER-TWO
- 02** EXISTING EXTERIOR WOOD TRIM TO BE PAINTED CHARCOAL GREY
- 03** EXISTING STUCCO EXTERIOR FINISH TO BE PAINTED MED/DARK GREY
- 04** EXISTING BROWN ASPHALT SHINGLE ROOF IS IN CONDIION AND IS SCHEDULED TO REMAIN
- 05** NEW MARVIN TRIPLE-GANG CASEMENT WINDOWS W/ TRANSOM
- 06** "FISH-SCALE" WOOD SHINGLES (NOT SHOWN) TO BE MAINTAINED
- 07** EXISTING COPPER HALF-ROUND GUTTERS (NOT SHOWN) TO BE MAINTAINED
- 08** NEW WOOD ENTRY DOORS WITH TRANSOM TO MATCH ADJACENT WINDOW ASSEMBLIES
- 09** STEEL SWING-GATE WITH CUTOUT SIGNAGE AT TOP.
- 10** NEW MONUMENT SIGN
- 11** PAINTED STEEL HANDRAIL



