

## June BAR Action - 416-418 West Main Street

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 6/26/2020 10:54 AM

To: Greg Jackson <gjackmail@gmail.com>

### **Certificate of Appropriateness Application**

BAR 20-06-01

416-418 West Main Street

Tax Parcel 290012000

A. Cadgene & G. Silverman, Trustees Main Street LD TR, Owner

Greg Jackson, Applicant

New roof and fenestration

Dear Greg,

Thank you so much for attending last week's BAR meeting. Please find below the action taken for the above-referenced project:

*James Zehmer moves Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof and fenestration 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 the top of the original building's parapet be painted to match the belt coursing of the building itself around the complete perimeter of the original structure*
- *that the roof structure have a monochromatic finish, as specified as RAL 7012 Basalt Grey in the applicant's submittal*

*Jody Lahendro seconds. Approved (5-2, Carl Schwarz and Breck Gastinger opposed).*

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 16, 2020**



**Certificate of Appropriateness Application**

BAR 20-06-01

416-418 West Main Street

Tax Parcel 290012000

A. Cadgene & G. Silverman, Trustees Main Street LD TR, Owner

Greg Jackson

New roof and fenestration

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**Background**

Year Built: 1941

District: Downtown ADC District

Status: Contributing

In 1929, the parcel appears on a Sanborn map as the site of the R.F. Harris & Co. Machine Shop and Foundry, with a foundry building and several sheds. In the 1950 Sanborn map, the footprint of the current building appears and is identified as “Auto Sales and Service.” The building retains much of its original commercial character when it was constructed as a car dealership, showroom, and sales lot.

**Prior BAR Reviews**

January 17, 2017 - At the applicant’s request for a decision rather than deferral, despite the BAR’s encouragement for the application to request a deferral, the BAR denied (6-0) the applicant’s request for a new roof addition, specifically because the hip roof was not compatible with the historic building and the historic district.

July 18, 2017 – The BAR approved (4-2, Gastinger and Schwarz opposed) the applicant’s request for a new roof addition, with the stipulation that the applicant submit color renderings for the BAR to approve, prior to the COA being issued.

**Application**

Applicant Submitted:

- TOPIA design submittal, dated February 25, 2020
  - CoA Application [page 1 of PDF]
  - Project history and description, dated March 25, 2020 [page 2 of PDF]

- Photos of site and existing building [pages 3 – 7 of PDF]
- Models of proposed new roof and clerestory [pages 8 – 17 of PDF]
- Elevations, sections and plan of proposed new roof and clerestory [pages 18-20 of PDF]
- Renderings of proposed project, with previously proposed and new color schemes [pages 21-22 of PDF]
- Specifications sheet of materials, colors, and gutters for proposed project [page 23 of PDF]

This application is a resubmission from a previously approved Certificate of Appropriateness, approved in July 2017. An extension to the CoA was granted, but it still expired in January 2020, before a building permit was issued.

The applicant proposes replacing the existing flat roof and roof monitors with a new sloped roof and new windows.

### **Discussion**

This project was previously reviewed and approved by the BAR in July 2017, but the CoA expired in January 2020. The applicant has resubmitted the project for a new CoA.

Staff attached minutes from the BAR's 2017 discussion of the project at the end of this staff report.

Because the BAR previously approved this project, staff recommends approval.

### **Suggested Motions**

**Approval:** Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof and fenestration 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...).

*...as submitted and with the following modifications/conditions:...*

**Denial:** Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof and fenestration alterations do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in the Downtown ADC District, and 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 Design and Elements**

**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.

**I. WINDOWS AND 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.

### **Discussion Minutes from July 18, 2017 Meeting**

Greg Jackson: We honed in on the third option, with a Dutch shed roof form. We modified it per the comments we heard, streamlining it, giving it more fenestrations giving it a horizontal element, lowering the roof. The North side does benefit from that additional shade element because it gets a lot of morning sun.

### Questions by the Public

No questions from the public.

### Questions by the Board:

Schwarz: What is the purpose of the verticals on the outside, they seem to overlap the underside of the gutter?

Jackson: They're part of articulating the façade in a sense. To shade it and break it up a little bit. It also helps to support the horizontal shade element as well.

Balut: The medium grey will be the column covers?

Jackson: The windows will be a bronze, similar to the roof. But the rest are basically in medium to light grey family.

Gastinger: Could you explain a little bit the treatment of the cornice or the wall cap of the existing structure? It seems to be rendered in white like the new structure.

Jackson: There is an existing metal cap that we will replace with the same material language as the addition. The lights are currently off, but we would move them to a pattern that fits better. We looked at the existing steel windows, the division of the clearstory and the monitor are thinner elements than before as well as more frequent, we followed the same nine square pattern in a sense, to work with that type of reference.

Schwaz: What was the inspiration for the medium grey?

Jackson: To keep it simple and neutral and let the building be the color; a grey works in the family of the existing colors. We want the addition to stay in simple colors.

Balut: Their windows look like a 3 over 3 pattern, not a nine square.

Jackson: That is correct. You can see a reference there in the side elevation.

#### Comments from the Public

No comments from the public.

#### Comments from the Board:

Schwarz: You have worked really hard on this, and you've been working a lot with us. But I still feel like it's the basic massing that is a problem. I don't think it fits within our massing guidelines and I think the addition is foreign to everything that's there. You are adding a whole set of features that aren't already there. Maybe there is a different form that can do the job simply. A lot of this seems to be decorating away that original form.

Gastinger: I have some concerns; I don't have an issue with the roof or detailing but the relationship of the proposed structure to the existing façade. It almost neuters it as a historic structure. There are several guidelines that speak exactly to this situation, both in additions and rehabilitations. There are specific recommendations related to how to add a new story to a building. Because the addition stretches the volume of the building, that is what I find problematic.

Balut: I feel that the proposed design is compatible with the guidelines. The original volume of the building is not being touched and it is still identifiable. The addition on top is different enough to meet the Secretary of Interior Standards. It is utilitarian in aesthetic and use, the vaults lend to the utilitarian logic. The fact that the building is being preserved, the cap is intact, and the details are utilitarian (like the mullions on the windows) addresses all of the concerns we have raised as a board. I feel like it is appropriate, it's funky and utilitarian and overall compatible with the site.

Sarafin: I think it has evolved nicely. I think a lot of the issues I had previously have been addressed with the fenestration and the lowered roof. But I do take Brecks point about whether this addition comes from the roof. But as a roof addition element you have addressed our concerns.

Graves: I don't have a problem based on our guidelines, the only issue I have is that the building looks like it's been chopped off and it is hard to add a roof addition. I support the addition but I am struggling with some of the issues my colleagues brought up.

Miller: I wonder if changing the colors would help the addition recede back from the facade. I do think this is much more successful than the first couple iterations.

Sarafin: I wonder if making it really dark would help.

Balut: I agree, right now you have bronze windows. I would make the columns dark bronze as well, and it'll make it recede more and give it a more factory look. I don't know if the new coping would have to be dark as well.

Gastinger: My concerns on the massing still remain. But I do think a different color would help a lot.

Miller: Is this something he could get approved and submit the color change administratively?

Schwarz: Are you planning to keep the utilities on the side of the building? They're kind of a work of art.

Motion: Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application, with the stipulation that the applicant submit color renderings of the proposed design in the most realistic possible fashion, for the BAR to review and approve [to be circulated via e-mail], prior to the COA being issued. [The BAR recommends a darker color for than the light grey.] Graves seconded. Motion approved (4-2, with Gastinger and Schwarz opposed).



## 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 Main Street Associates Applicant Name GREG JACKSON  
Project Name/Description Main Street Market Parcel Number 290012000  
Project Property Address 416-418 W. Main

### Applicant Information

Address: 826 B HINTON AVE.  
Email: gjackmail@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434 825 3763

### Property Owner Information (if not applicant)

Address: 2088 Union St., Suite 1  
San Francisco, CA 94123  
Email: allan@alimar1.com  
Phone: (W) \_\_\_\_\_ (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.

[Signature] 2/25/20  
Signature Date  
GREG JACKSON 2/25/20  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature] 2/20/2020  
Signature Date  
Allan H. Cadore 2/20/2020  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): NEW ROOF AND  
FENESTRATION

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

### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

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

Revised 2016

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

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

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

## PROJECT BRIEF

This BAR application is a resubmission from a previously approved Certificate of Appropriateness that has expired. The original approval occurred on June 9, 2017 and a one year extension was granted. The drawing set was submitted for a building permit before the extension's January 18, 2020 deadline but a building permit has not been issued by the deadline, as provided in the code. The original approval had a stipulation for a more accurate color rendering and a recommendation for darker colors, to be circulated via email. This resubmission addresses those requests.

The project is the replacement of an existing flat roof and 4 small roof monitors with a new sloped roof and windows to the existing building at 416-418 W. Main Street. The objective is to raise the ceiling/roof of the second floor suite for a more habitable and interesting space and to gain daylight and views. Architectural form and language is influenced by the existing building and complex, site context, market building vernacular, and new functionality.

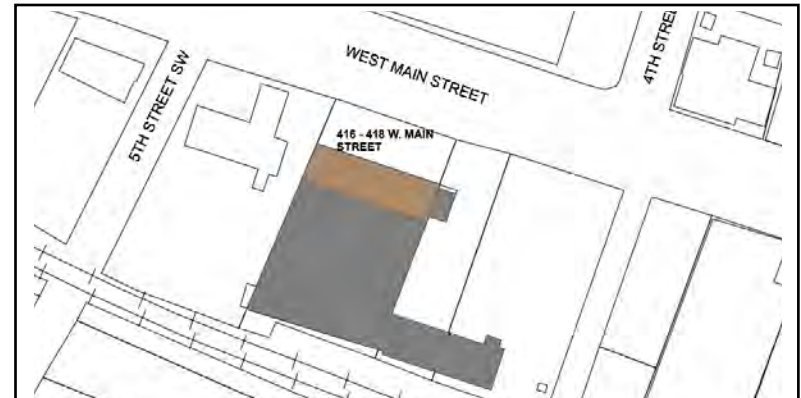
The design intent is to maintain and enhance the character of the existing building while improving and upgrading the overall function and form of the building, site and district. The new construction is separate and additive in materials and expression yet connected and continuous in overall form, function and general architectural language -to accentuate and improve the existing building. It is intended to be differentiated yet compatible and complimentary.

Above the existing parapet masonry wall is new 3'-6" tall perimeter clerestory of thin stile aluminum windows with vertical divisions that reduce the scale and relate to the existing building fenestration rhythm. Horizontal and vertical aluminum fins in the clerestory shade and reflect light while further articulating the facade. The vertical fins align with the new structure's column and metal truss rhythm while the horizontal fin is centered horizontally yet intermittent and non symmetrical vertically for daylight tuning and aesthetic variation.

The roof form is a modified dutch hip with the south slope extending beyond the ridge in a shed profile that creates a north facing light monitor. It is standing seam metal with narrow ridge profiles. The monitor fenestration is aluminum framed windows with 3 over 3 lites that relate to the existing second floor windows. The monitor triangular side panels are insulated metal panels. The roof enhances the front building status.

The existing gray metal parapet cap is replaced with new aluminum coping that matches and relates to the new box gutter/eave above, which conceals sloped gutters. The colors are neutral with medium to dark shades. The windows and roof are dark bronze/brown, the coping, eave, trim and monitor side panels are medium/dark cool gray, and the fins are medium/light warm gray.

The existing exterior light fixtures work well aesthetically and functionally. The new construction moves the fixture attachment directly to the building and is aligned with the rhythm of the new structure. They are replaced with similar styled yet durable and efficient LED fixtures. The light will have a similar warm low glow that is directed towards the building without direct glare.



416-418 W. MAIN ST.	ROOF & CLERESTORY	ORIENTATION	TOPIA design	3.25.2020	1/22
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VIEW WEST FROM W. MAIN STREET



VIEW SOUTH WEST FROM EAST ENTRANCE

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>CONTEXT</b>	TOPIA design	3.25.2020	2/22
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VIEW EAST FROM W. MAIN STREET



VIEW SOUTHEAST FROM WEST ENTRANCE

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>CONTEXT</b>	TOPIA design	3.25.2020	3/22
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VIEW OF NORTH ELEVATION FROM EAST

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>EXISTING</b>	TOPIA design	3.25.2020	4/22
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VIEW OF NORTHWEST CORNER

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>EXISTING</b>	TOPIA design	3.25.2020	5/22
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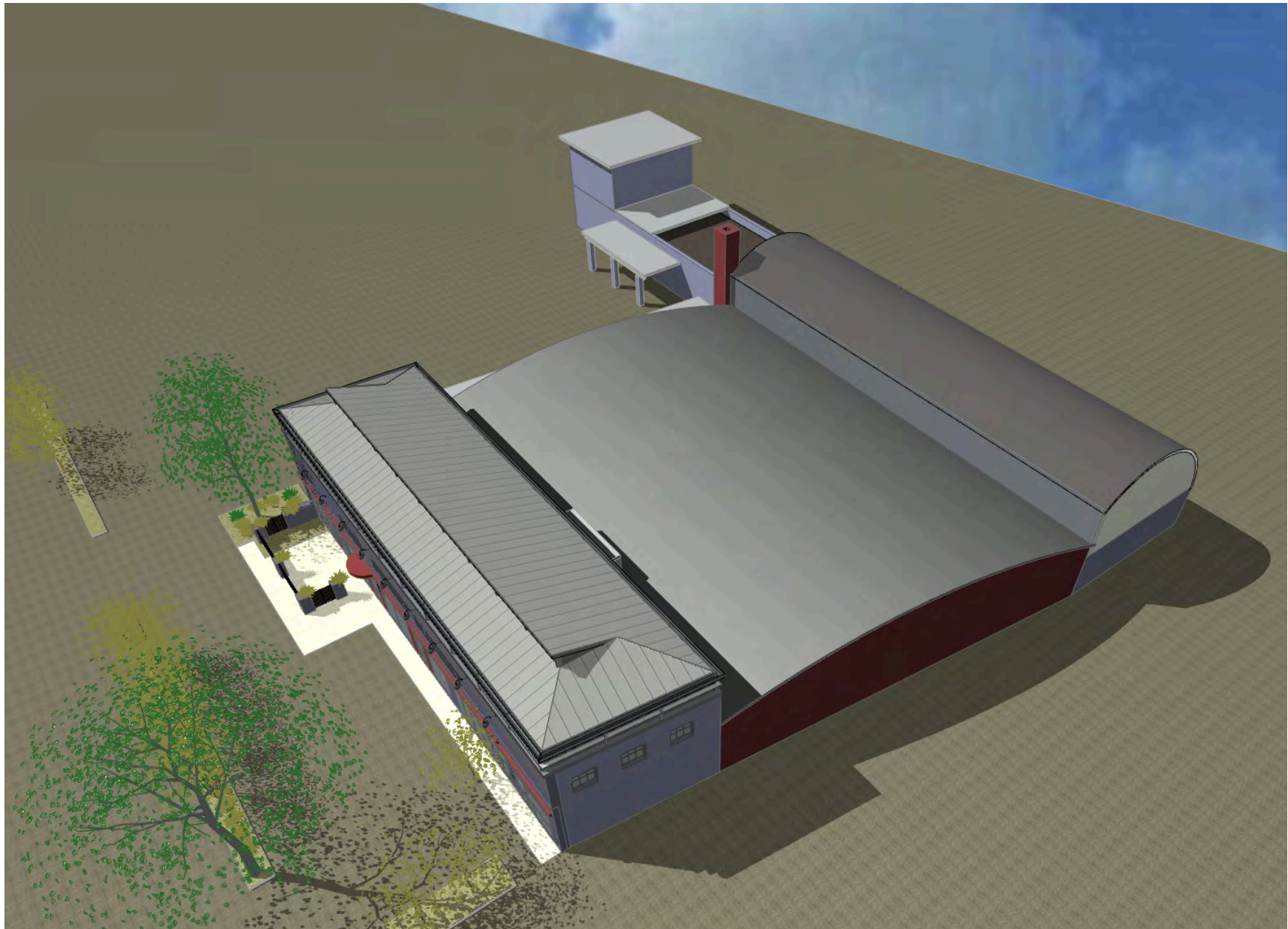




NORTHWEST AT 100'

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>EXISTING</b>	TOPIA design	3.25.2020	6/22
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NORTHWEST AT 100'

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	7/22
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NORTHEAST AT 100' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	8/22
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NORTHWEST AT 100' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	9/22
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NORTHEAST AT 20' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	10/22
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NORTHWEST AT 20' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	11/22
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NORTHEAST AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	12/22
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NORTHWEST AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	13/22
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NORTH AT 20' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	14/22
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NORTH AT 6' HIGH

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	15/22
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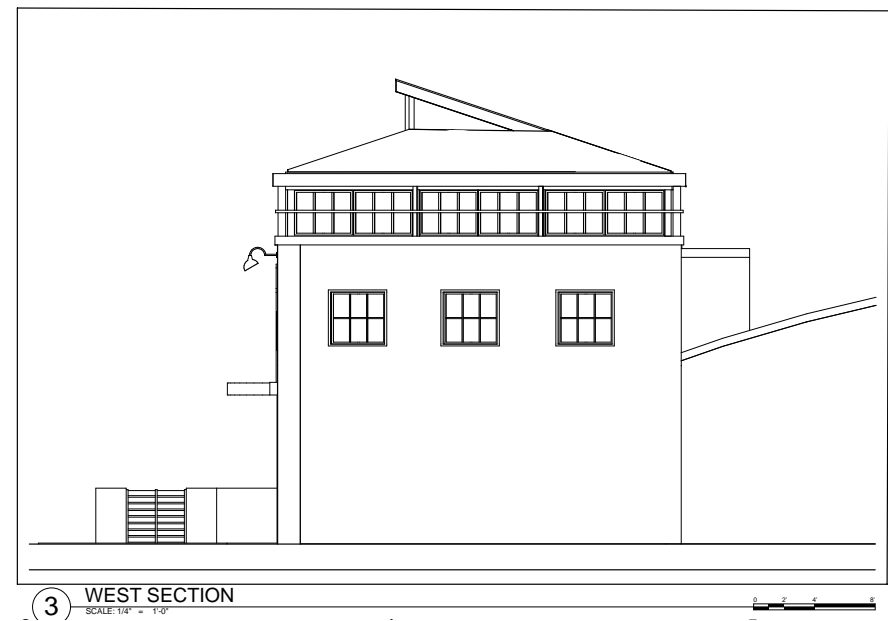
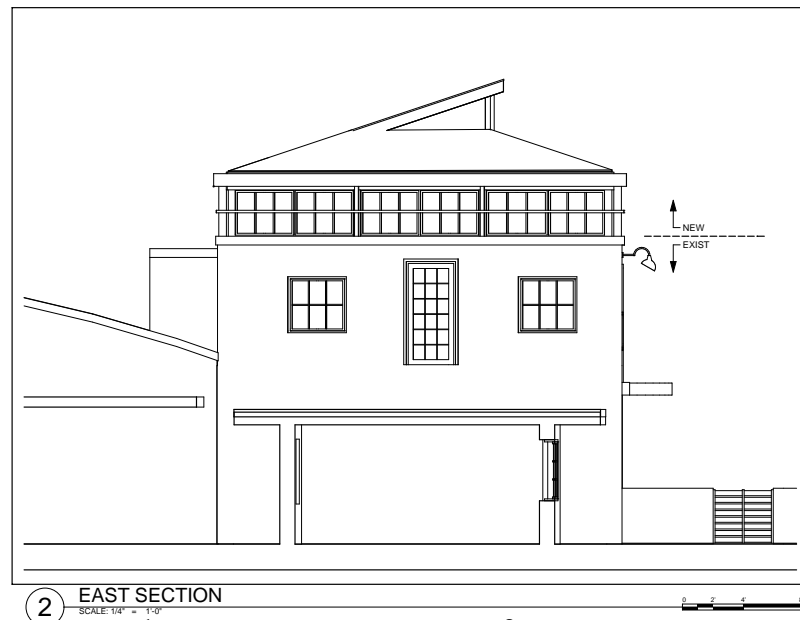
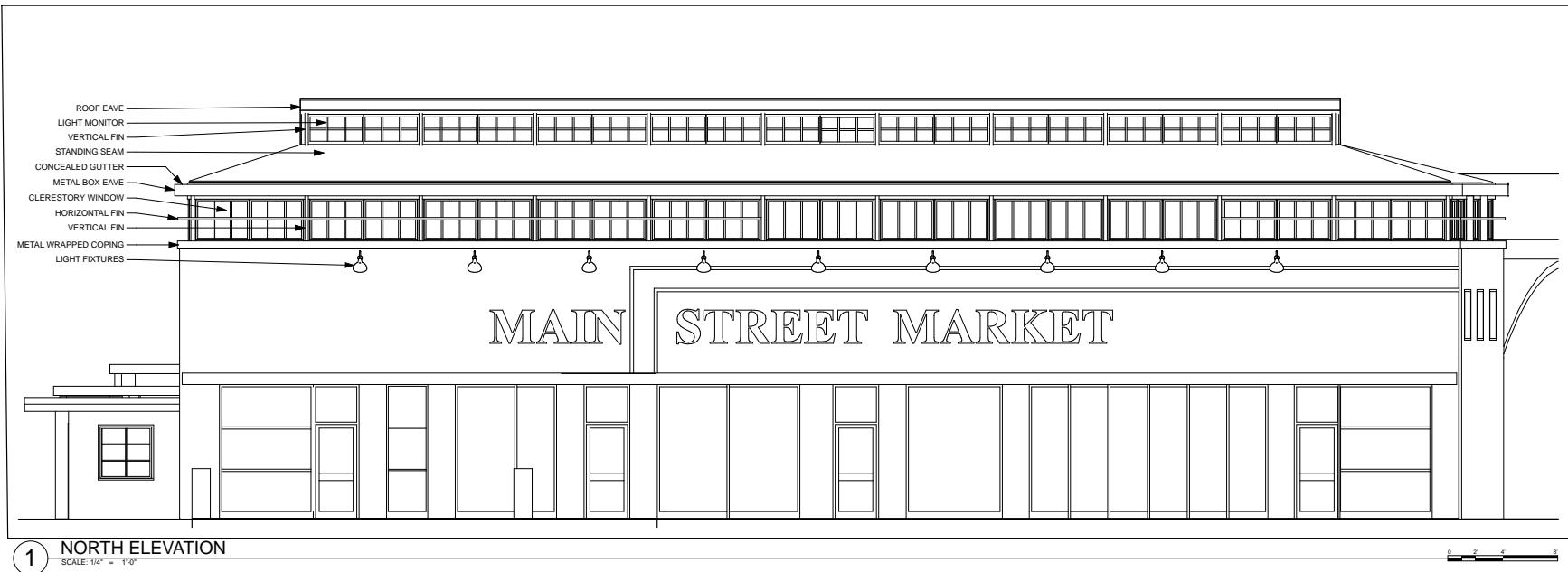


NORTH ELEVATION



ROOF PLAN

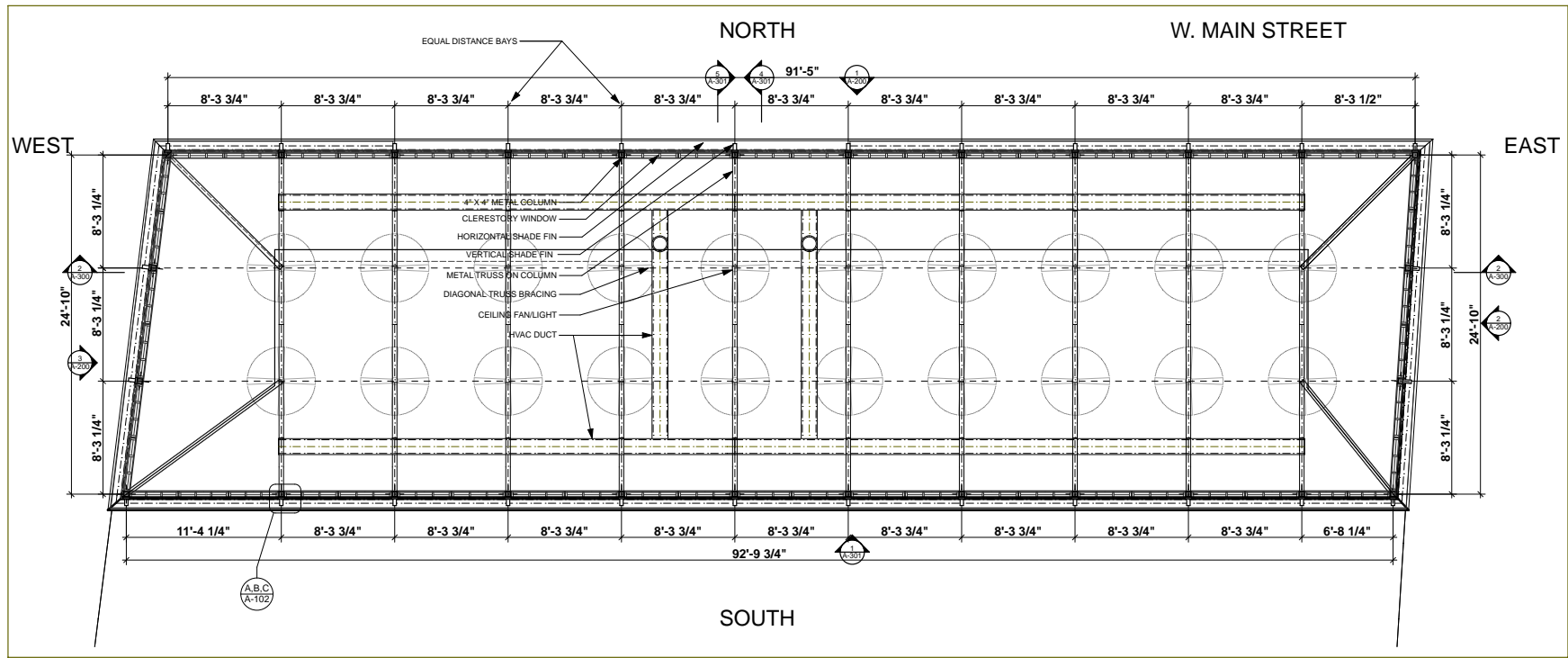
416-418 W. MAIN ST.	ELEVATION & ROOF	<b>PROPOSED</b>	TOPIA design	3.25.2020	16/22
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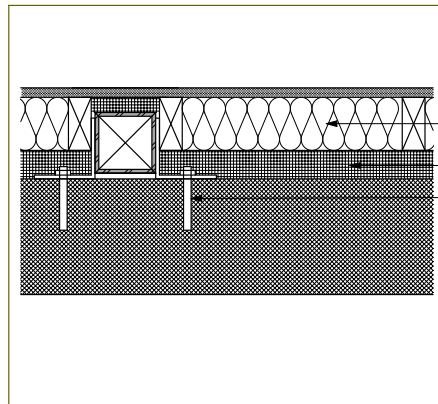
## ELEVATIONS

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	17/22
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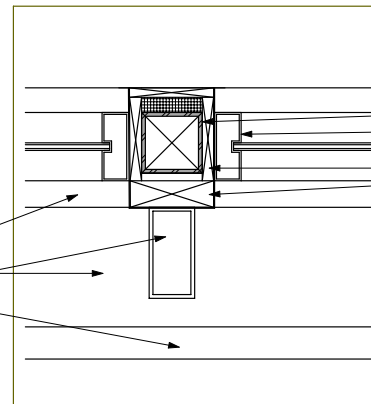




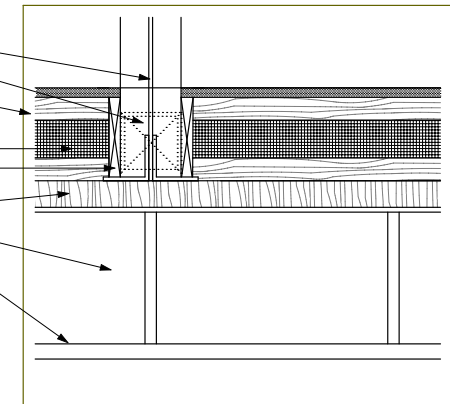
1 CLERESTORY AND FRAMING PLAN  
SCALE: 1/4" = 1'-0"



A DETAIL PLAN AT WALL 0'-8' AFF  
SCALE: 3/8" = 1'-0"



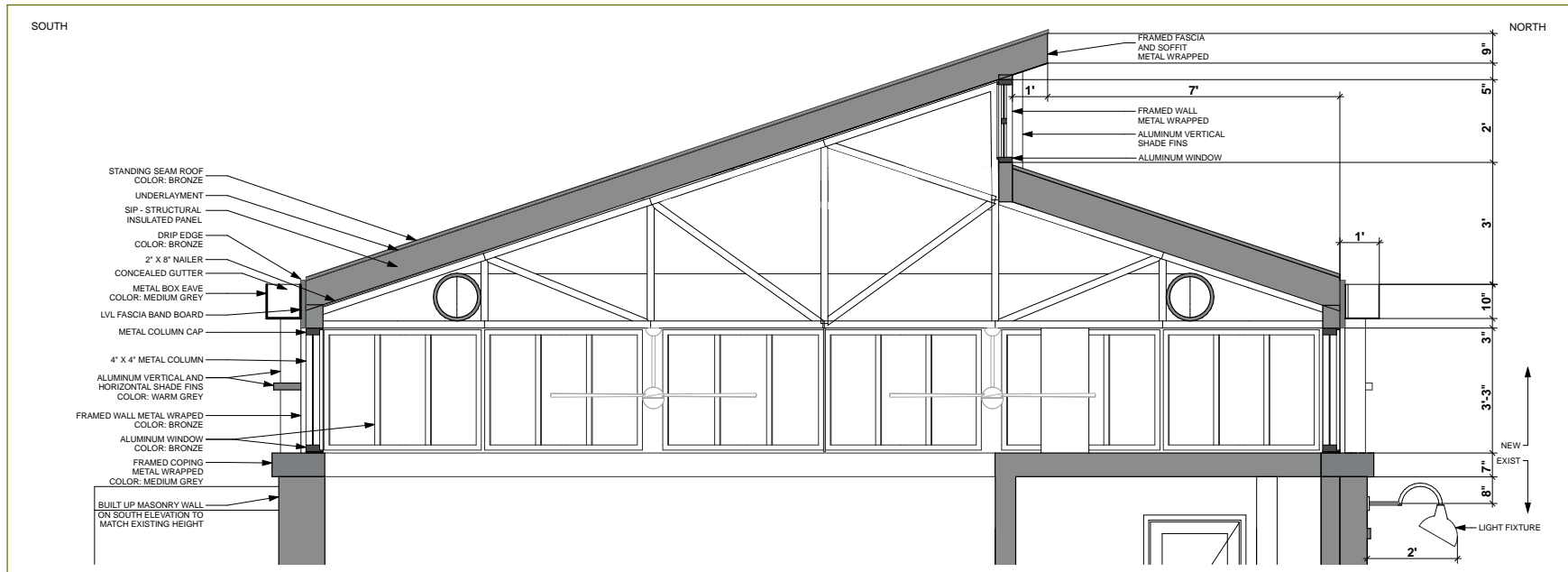
B DETAIL PLAN AT WINDOW 9'-12' AFF  
SCALE: 3/8" = 1'-0"



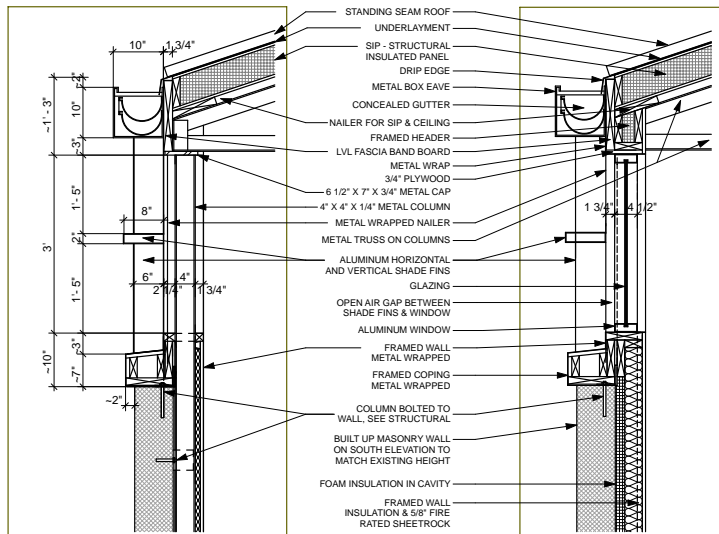
C DETAIL PLAN AT TRUSS 12'-6" AFF  
SCALE: 3/8" = 1'-0"

## PLANS

416-418 W. MAIN ST.	ROOF & CLERESTORY	PROPOSED	TOPIA design	3.25.2020	18/22
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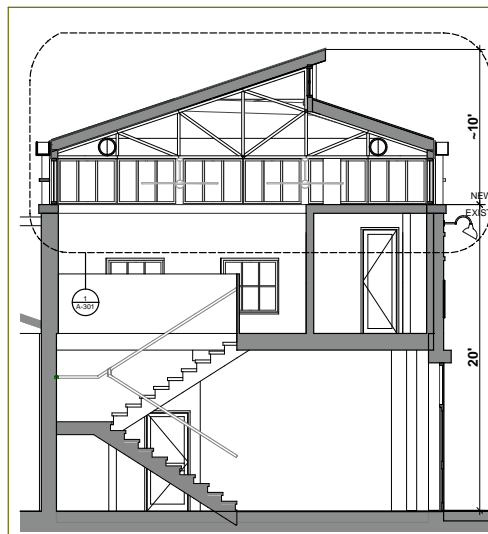


1 EAST SECTION  
SCALE: 3/4" = 1'-0"

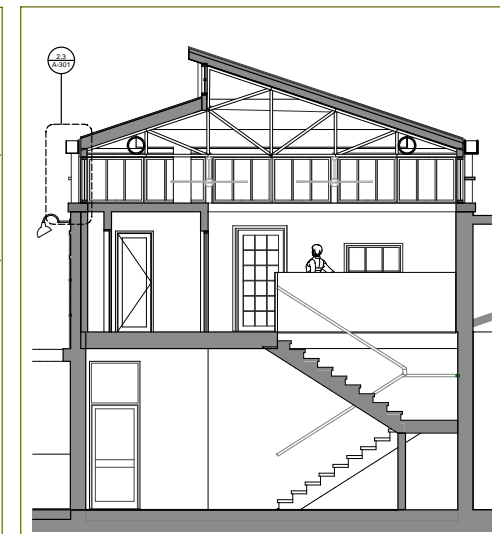


2 SECTION @ COLUMN  
SCALE: 1" = 1'-0"

3 SECTION @ WINDOW  
SCALE: 1" = 1'-0"



4 EAST SECTION  
SCALE: 1/4" = 1'-0"



5 WEST SECTION  
SCALE: 1/4" = 1'-0"

## SECTIONS

416-418 W. MAIN ST.

ROOF & CLERESTORY

**PROPOSED**

TOPIA design

3.25.2020

19/22



NORTH AT 6' HIGH, PREVIOUS COLORS

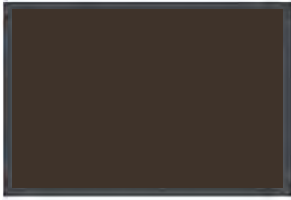
416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	20/22
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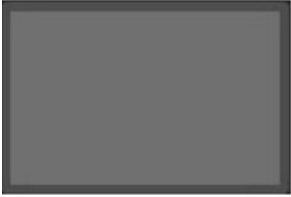
NORTH AT 6' HIGH, CURRENT COLORS

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>PROPOSED</b>	TOPIA design	3.25.2020	21/22
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Dark Brown 859

bronze/brown metal  
standing seam roof,  
flashing, drip edge



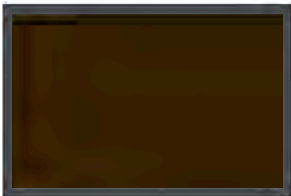
RAL 7012 Basalt Grey

medium/dark grey  
box eave, coping,  
metal wrap, and  
insulated metal panels



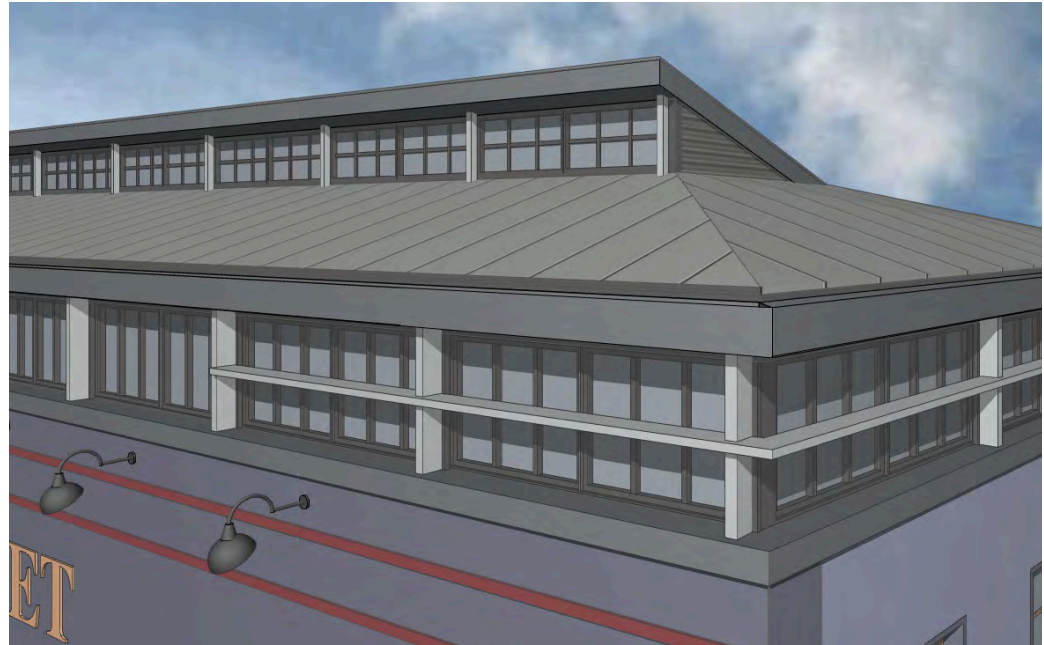
RAL 9006 White Aluminum

medium/light warm  
grey horizontal and  
vertical shade fin



Dark Bronze anodize

dark bronze anodized  
finish window frame



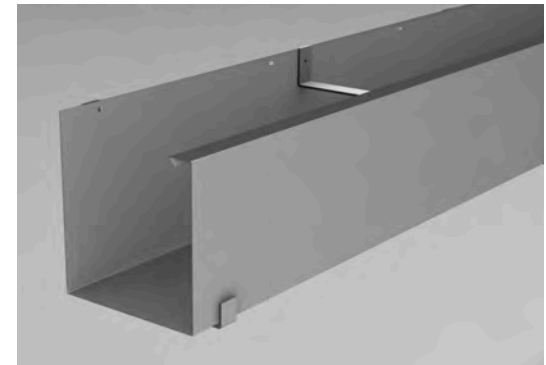
insulated metal panels on ends  
of roof monitor

metal trusses and columns at  
8'-3" o.c. set inside existing  
masonry wall, metal wrapped

3 bay narrow stile metal  
windows with a vertical frame  
centered between columns

SIPs structural panels  
spanning between trusses

t&g wood deck ceiling



level perimeter box eave/gutter cover  
10"h x 10"d medium/dark grey with  
internal/concealed gutter sloped to  
downspouts at south corners

416-418 W. MAIN ST.	ROOF & CLERESTORY	<b>MATERIALS</b>	TOPIA design	3.25.2020	22/22
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