

## March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 4:02 PM

To: Greg Jackson <gjackmail@gmail.com>

**Certificate of Appropriateness Application**

BAR 21-03-05

420 West Main, TMP 290011000

Downtown ADC District

Owner: A Cadgene, Main Street Land Trust, LLC.,

Applicant: Greg Jackson/TOPIA design

Project: Canopy for the Little Star restaurant

Dear Greg,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

*Cheri Lewis moves to accept applicant's request for a deferral.*

*Breck Gastinger seconds motion.*

*Motion passes (9-0).*

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 16, 2021**



**Certificate of Appropriateness Application**

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**Background**

Year Built: c1960

District: Downtown ADC District

Status: Contributing

The former gas station was occupied by Jones Wrecker until it was renovated into a restaurant in 2001. The *West Main Street Historic District* (NRHP) describes the building as: Cinderblock faced with red and white metal; one story; flat roof; four bays; flat canopy over gas pumps, 1960-61, replacing 1931 gas station. Site of early 19<sup>th</sup> century brick blacksmith shop, possibly not demolished until 1931. R.F. Harris foundry on this lot and 416 West Main c1850 - c1930.

**Prior BAR Reviews**

(Germane to this request. A complete list of all prior review is in the Appendix.)

May 2018 – BAR approved (6-0) painting and improvements to the front patio area, with the addition of a street tree at the NW corner, provided it meets sight line criteria and is selected from the approved tree list. The BAR recommends that the neon sign be considered an appropriate sign for the district. Balut seconded. Staff note: 1) Applicant's plan did not indicate parcel boundaries. Staff clarified that BAR approval applies only to improvements on the applicant's parcel. 2) Neon signs are not permitted in the Downtown ADC (Sec. 34-1041(c)).

**Application**

- Submittal: TOPIA design drawings *New canopy, 420 W. Main Street*, dated February 23, 2021: Sheets 1 through 19.

CoA request for the construction of a metal canopy at the front (north) elevation.

From the applicant's submittal:

Proposed is a cover for an exterior dining area, for shade and weather protection. The new metal canopy will be bolted to the building and supported by columns. The design intent is to be compatible yet distinct.

The new structure is inspired by the form and materials of the original building, which was a gas/service station. The existing building is a modification of the original building, and currently is a restaurant. The new canopy has three steel columns (on concrete bases) that align with and share the configuration of the two original slanted steel columns (on a curb), that supported the gas pump canopy. The I-beam and channel steel structure follows the general configuration and structural logic of the original canopy, but is separate framing and alignment, and is different materials and colors. The canopy roof is a semi-translucent material that further distinguishes it as new and different from the original building, which has painted metal decking.

Although compatible with the language and spirit of the original gas station the new construction will be differentiated, set back with a silver gray finish and white polycarbonate roofing. The silver gray color correlates with the not-original anodized aluminum of the storefront, garage doors, and exterior railing. The white poly roof decking relates with the current white building. With the original gas pump drive through canopy no longer open -and now enclosed with storefront- the new canopy returns an open air feel and function, and brings a balance to the building and site.

### **Discussion and Recommendation**

This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. The BAR should discuss how the façade changes relate to the original historic building. The building has been modified over the years, adapting this former service station to a restaurant. While the proposed canopy is aesthetically consistent with the current expression of the building's architecture, it is still an addition onto the historic façade. Staff supports the design and intent, but recommends the new canopy be constructed in a manner that separates it from the existing building. This need not require additional posts, the canopy might still be connected to the building at points, for support, allowing the canopy to not appear as extending from the building.

The BAR should also discuss how the seasonal plastic walls will be anchored. Additionally, the polycarbonate roof should be specified with a UV protective coating to mitigate yellowing.

No exterior lighting is indicated; however, the BAR may apply conditions to address future lighting, if planned.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street 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.

... as submitted with the following conditions:

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street 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**

- (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 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."
- 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, Avoid introducing inappropriate architectural elements where they never previously existed.

## **APPENDIX**

### **Prior BAR Reviews**

March 14, 2000 – BAR approved a renovation/addition for restaurant. The canopy was enclosed for a bar area. The yellow and blue glazed masonry units were added at this time.

April 19, 2005 – BAR approved a community mural for the wall on 5<sup>th</sup> Street, to be completed with the guidance of Philadelphia artist Isaiah Zagar.

March 17, 2009 - BAR accepted the applicant's deferral 7-0 to add details and address height issue for a patio fence.

April 2009 – BAR approved a new 4 ft. high galvanized metal fence enclosing the outdoor patio; a new patio entrance and gate facing West Main Street; new lighting, and a new small section of concrete slab.

October 2013 - BAR approved (6-0) as submitted with staff approval of the lighting, awning on southern elevation, repair of patio and paint colors. (Leaving original white enamel with a different color on the red band would be appropriate).

May 2018 – BAR approved (6-0) painting and improvements to the front patio area, with the addition of a street tree at the NW corner, provided it meets sight line criteria and is selected from the approved tree list. The BAR recommends that the neon sign be considered an appropriate sign for the district. Balut seconded. Staff note: 1) Applicant's plan did not indicate parcel boundaries. Staff clarified that BAR approval applies only to improvements on the applicant's parcel. 2) Neon signs are not permitted in the Downtown ADC (Sec. 34-1041(c)).

## Property Information

### Property Names

Name Explanation	Name
Function/Location	Commercial Building, 420 West Main Street
Historic	Whiting Oil Company

### Property Addresses

Current - 420 Main Street West

County/Independent City(s): Charlottesville (Ind. City)

Incorporated Town(s): No Data

Zip Code(s): 22903

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): CHARLOTTESVILLE EAST

### Property Evaluation Status

Not Evaluated

This Property is associated with the West Main Street Historic District.

## Additional Property Information

Architecture Setting: Urban

Acreage: No Data

### Site Description:

August 2016: The building sits on the southeast corner of the intersection of 5th Street SW and West Main Street. The building is setback from the street by the sidewalk and an enclosed patio area. The rear of the property is level paved parking with a retaining wall with decorative tile work along 5th Street. The building is oriented along West Main Street rather than following the angle and grade of 5th Street SW. The rear of the property along the railroad has mature trees and there are mature foundation plantings around the building that was originally a gas station and is now a restaurant.

### Surveyor Assessment:

August 2016: The 1929 Sanborn Map shows that the western part of this property at that time was the site of "R. F. Harris & Co. Machine Shop and Foundry," and that this building was not here. The 1931 City Directory lists it as the Whiting Oil Co. Inc., filling station. The ca. 1930 building has been modified and is currently used as a restaurant. It still retains a high degree of architectural integrity and contributes to the West Main Street Historic District in the areas of commerce and transportation.

Surveyor Recommendation: Recommended Not Eligible

### Ownership

Ownership Category	Ownership Entity
Private	No Data

## Primary Resource Information

Resource Category: Commerce/Trade

Resource Type: Service Station

NR Resource Type: Building

Historic District Status: Contributing

Date of Construction: Ca 1930

Date Source: Written Data

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Architecture/Community Planning, Commerce/Trade, Transportation/Communication

Other ID Number: No Data

Architectural Style: Vernacular

Form: No Data

Number of Stories: 1.0

Condition: Excellent

Threats to Resource: None Known

### Architectural Description:

August 2016: This ca. 1930 one-story, four-bay, concrete block former gas station is clad in aluminum panels and is currently used as a

restaurant. The vernacular, flat-roofed building has some streamlined detailing and features a large cantilevered aluminum and steel overhang on the northeast corner. The roof cladding is not visible but the front parapet has "Whiting Oil Company" painted on it. The foundation is poured concrete. The three original service bays have been enclosed with nine-light, three panel garage doors. Goose-neck industrial lamp and original signs designating the function of each bay are located above the bay openings. The covered drive underneath the cantilever has been enclosed with modern plate glass windows and the current entrance is flanked by blue-tile clad walls enclosing two modern entrance doors. There is a one-story side concrete block wing to the east. The west side is clad in aluminum panels with fixed horizontal two-light aluminum frieze windows. The rear of the building has a plate glass storefront with side entrance on the southwest corner, and paired fixed two-light aluminum windows in the central bays with one modified to accommodate the kitchen exhaust. The bays are divided by concrete buttresses.

#### Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Stuccoed/Parged
Structural System and Exterior Treatment	Masonry	Concrete	Block
Roof	Flat	Unknown	No Data
Windows	Fixed	Aluminum	No Data
Structural System and Exterior Treatment	Masonry	Aluminum	Panels
Windows	Fixed	Aluminum	No Data

#### Secondary Resource Information

#### Historic District Information

**Historic District Name:** West Main Street Historic District

**Local Historic District Name:** No Data

**Historic District Significance:** The West Main Street Historic District in Charlottesville is a core part of an essentially linear district straddling West Main Street that links the downtown area of the city with the University of Virginia. It is significant under Criterion A in the areas of Transportation, Commerce, and African-American Ethnic Heritage. The period of significance stretches from 1820, the documented date for the earliest surviving resource, Inge's Store at 331-333 West Main Street (MRA; 104-0035, 104-0075, 104-0083-0044) to 1970, when the addition to the 1949 Virginia Telephone and Telegraph Company Building (104-0083-0041) at 401-419 West Main Street was completed.

#### CRM Events

##### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** No Data

**Investigator:** Maral Kalbian

**Organization/Company:** Maral S. Kalbian, LLC

**Photographic Media:** Digital

**Survey Date:** 8/17/2016

**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

19 new records

**Project Bibliographic Information:**

2016:

-Charlottesville Architectural and Historic Survey Files (mainly completed by Eugenia Bibb from the 1970 and 1980s) and archived on-line and at the

Charlottesville Department of Community Development.;

-Sanborn Maps of Charlottesville from 1891, 1896, 1902, 1907, 1929, and 1950;

-Chataignes State Business Directories, 1877, 1880, 1884, 1887, 1890, 1893;

-Hill State Business Directories 1902-1960, accessed via ancestry.com

#### Bibliographic Information

**Bibliography:**

No Data

**Property Notes:**

No Data





## 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 A Cadgers Trust Applicant Name Greg Jackson  
Main Street Land Trust  
Project Name/Description 430 W. Main Canopy Parcel Number 290011000  
Project Property Address 420 W. Main Street

### Applicant Information

Address: 824 B Hinton Ave.  
Charlottesville, Va 22902  
Email: gjackson@gmail.com  
Phone: (W)                      (C) 434-825-3763

### Signature of Applicant

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 2088 Union St Suite 1  
San Francisco, Ca 94123  
Email: allan@almail.com  
Phone: (W)                      (C) 415-425-2501

Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Allen H. Cadgers 2/23/2022  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Allen H. Cadgers  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

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

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

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: \_\_\_\_\_

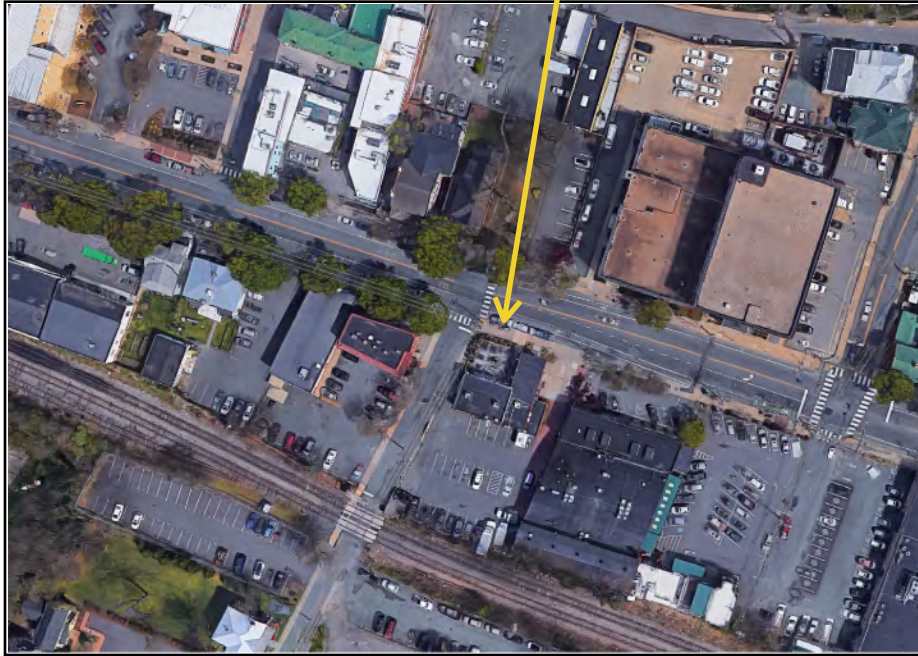
**HISTORIC DISTRICT ORDINANCE:** You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

**SUBMITTAL REQUIREMENTS:** The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (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, unless waived by the BAR.

**APPEALS:** Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



## PROJECT BRIEF - NEW METAL CANOPY FOR OUTSIDE DINING

Proposed is a cover for an exterior dining area, for shade and weather protection. The new metal canopy will be bolted to the building and supported by columns. The design intent is to be compatible yet distinct.

The new structure is inspired by the form and materials of the original building, which was a gas/service station. The existing building is a modification of the original building, and currently is a restaurant. The new canopy has three steel columns (on concrete bases) that align with and share the configuration of the two original slanted steel columns (on a curb), that supported the gas pump canopy. The I-beam and C-channel steel structure follows the general configuration and structural logic of the original canopy, but is separate framing and alignment, and is different materials and colors. The canopy roof is a semi-translucent material that further distinguishes it as new and different from the original building, which has painted metal decking.

Although compatible with the language and spirit of the original gas station the new construction will be differentiated, set back with a silver gray finish and white polycarbonate roofing. The silver gray color correlates with the not-original anodized aluminum of the storefront, garage doors, and exterior railing. The white poly roof decking relates with the current white building. With the original gas pump drive through canopy no longer open -and now enclosed with storefront- the new canopy returns an open air feel and function, and brings a balance to the building and site.



420 W. MAIN STREET	NEW CANOPY	INTRODUCTION	TOPIA design	02.23.2021	1/19
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VIEW OF NORTHEAST CORNER FROM W. MAIN STREET NORTH SIDEWALK



VIEW OF NORTHWEST CORNER FROM W. MAIN STREET NORTH BIKE LANE

420 W. MAIN STREET	NEW CANOPY	<b>CONTEXT</b>	TOPIA design	02.23.2021	2/19
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NORTHEAST CORNER



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	<b>EXISTING</b>	TOPIA design	02.23.2021	3/19
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NORTHWEST FACADE



SOUTH FACADE

420 W. MAIN STREET	NEW CANOPY	<b>EXISTING</b>	TOPIA design	02.23.2021	4/19
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NORTH FACADE WITH TEMPORARY TENT



NORTHWEST FACADE WITH TEMPORARY TENT

420 W. MAIN STREET	NEW CANOPY	<b>EXISTING</b>	TOPIA design	02.23.2021	5/19
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SOUTHEAST- EXISTING



SOUTHEAST- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	6/19
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NORTH- EXISTING



NORTH- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	7/19
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NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	8/19
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SOUTHEAST- EXISTING



SOUTHEAST- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	9/19
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NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	10/19
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NORTH- EXISTING



NORTH- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	11/19
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NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	<b>OPTIONS</b>	TOPIA design	02.23.2021	12/19
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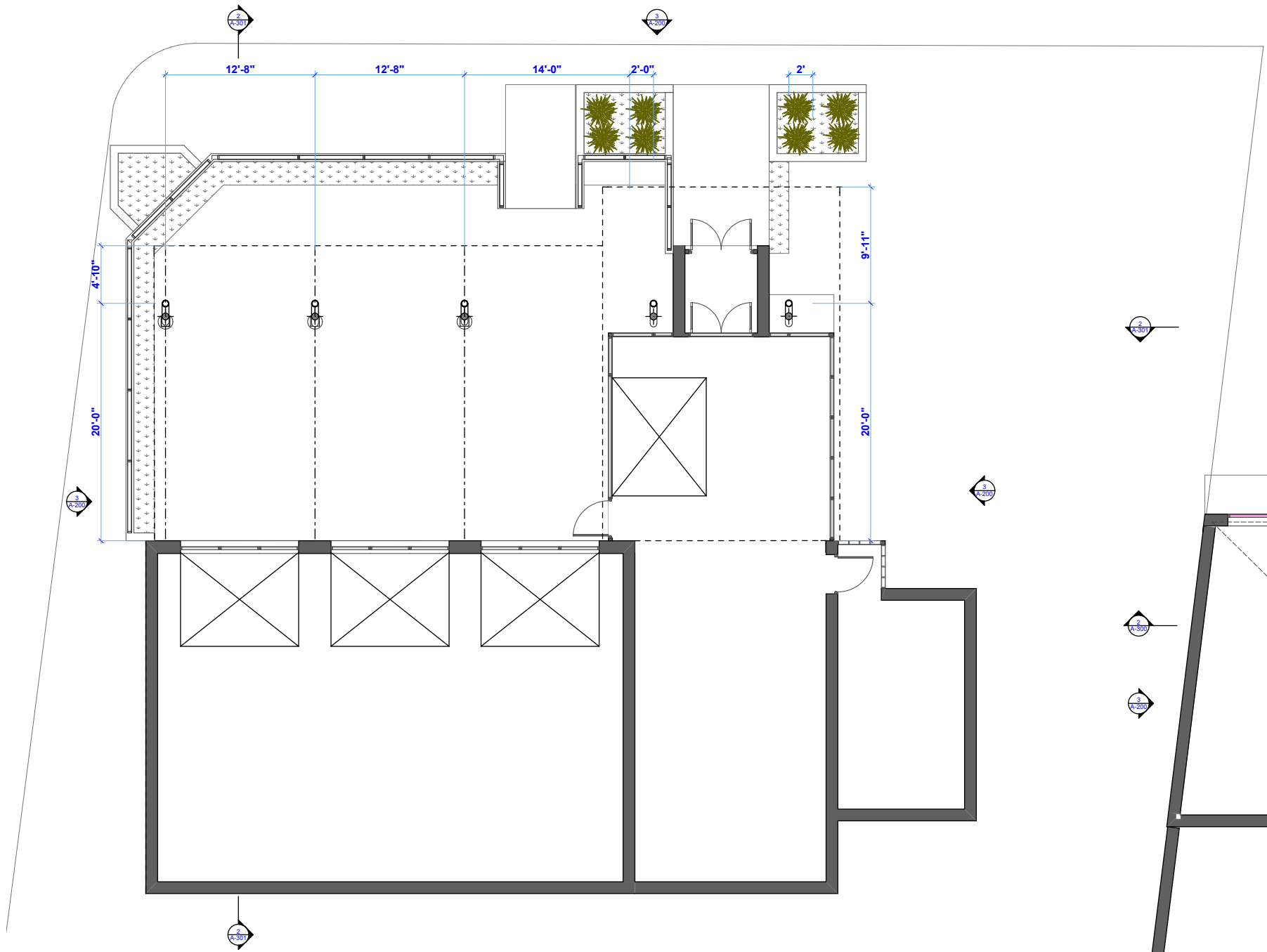


NORTHEAST- CANOPY WITH CLEAR SIDE WALL



NORTHWEST- CANOPY WITH CLEAR SIDE

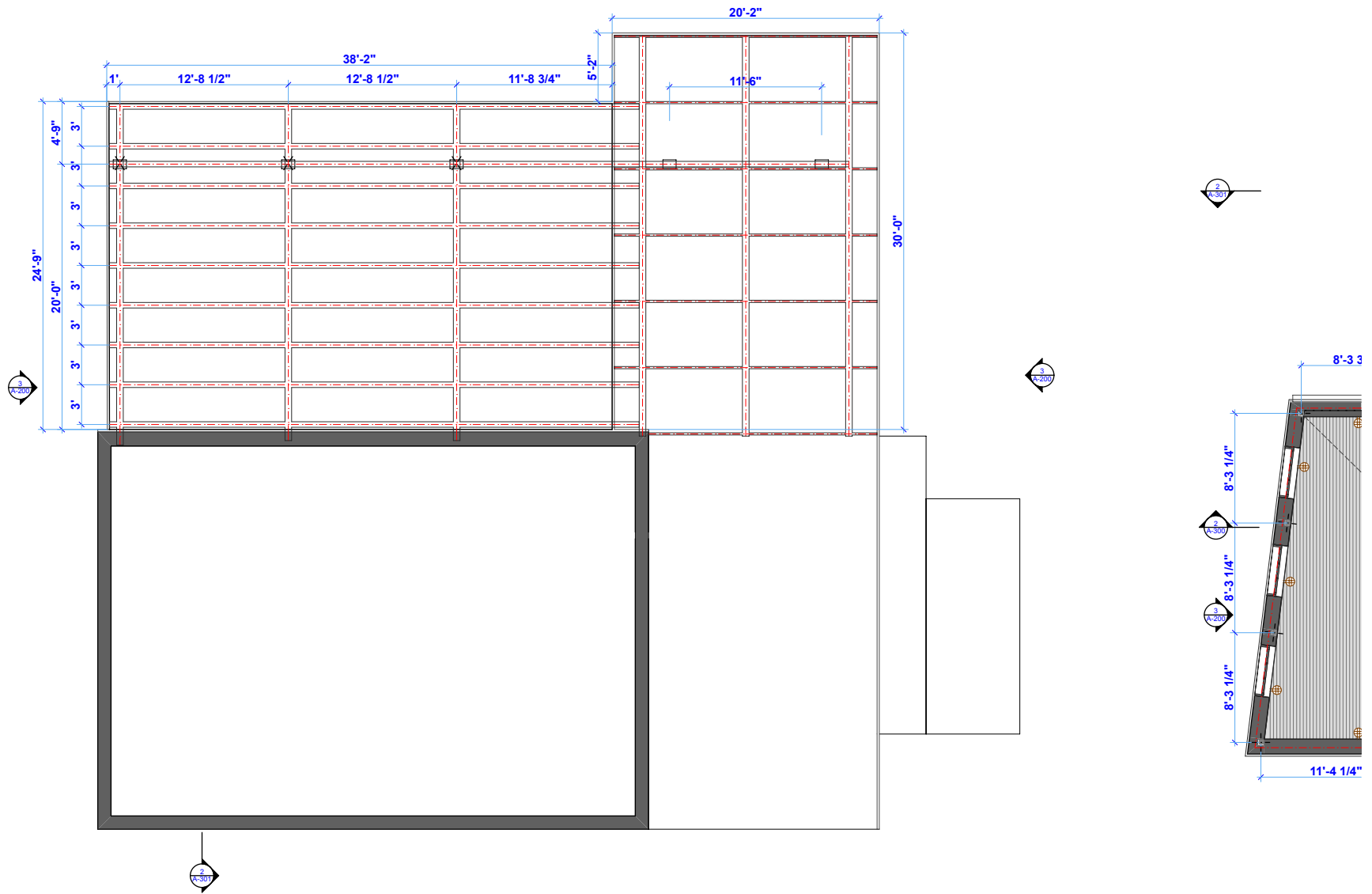
420 W. MAIN STREET	NEW CANOPY	<b>DETAILS</b>	TOPIA design	02.23.2021	13/19
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FIRST FLOOR PLAN

420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	02.23.2021	14/19
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FRAMING PLAN

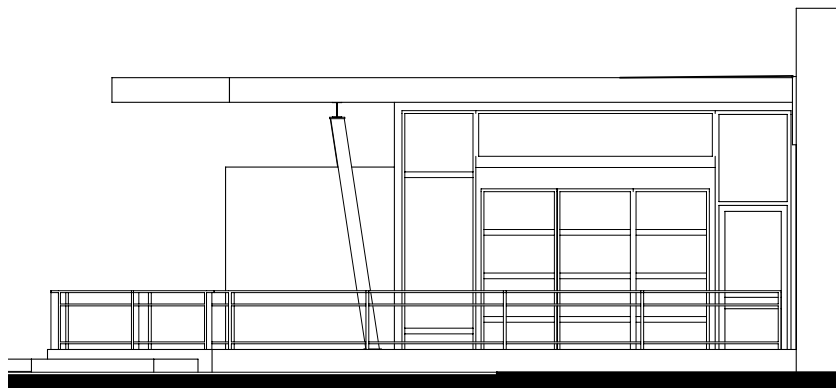
420 W. MAIN STREET	NEW CANOPY	<b>DRAWINGS</b>	TOPIA design	02.23.2021	15/19
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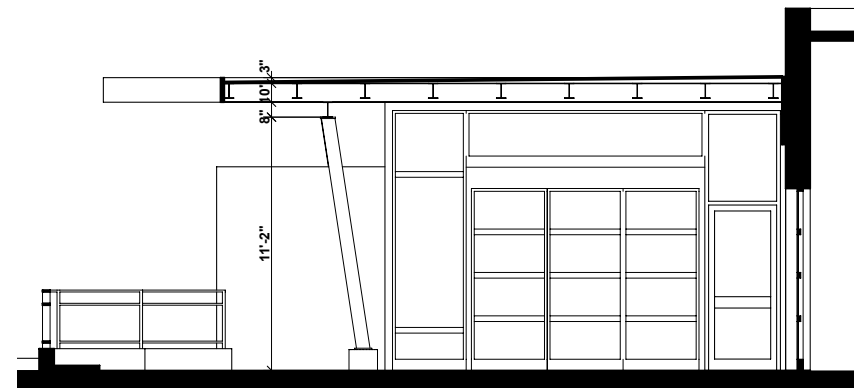
NORTH ELEVATION



NORTH SECTION



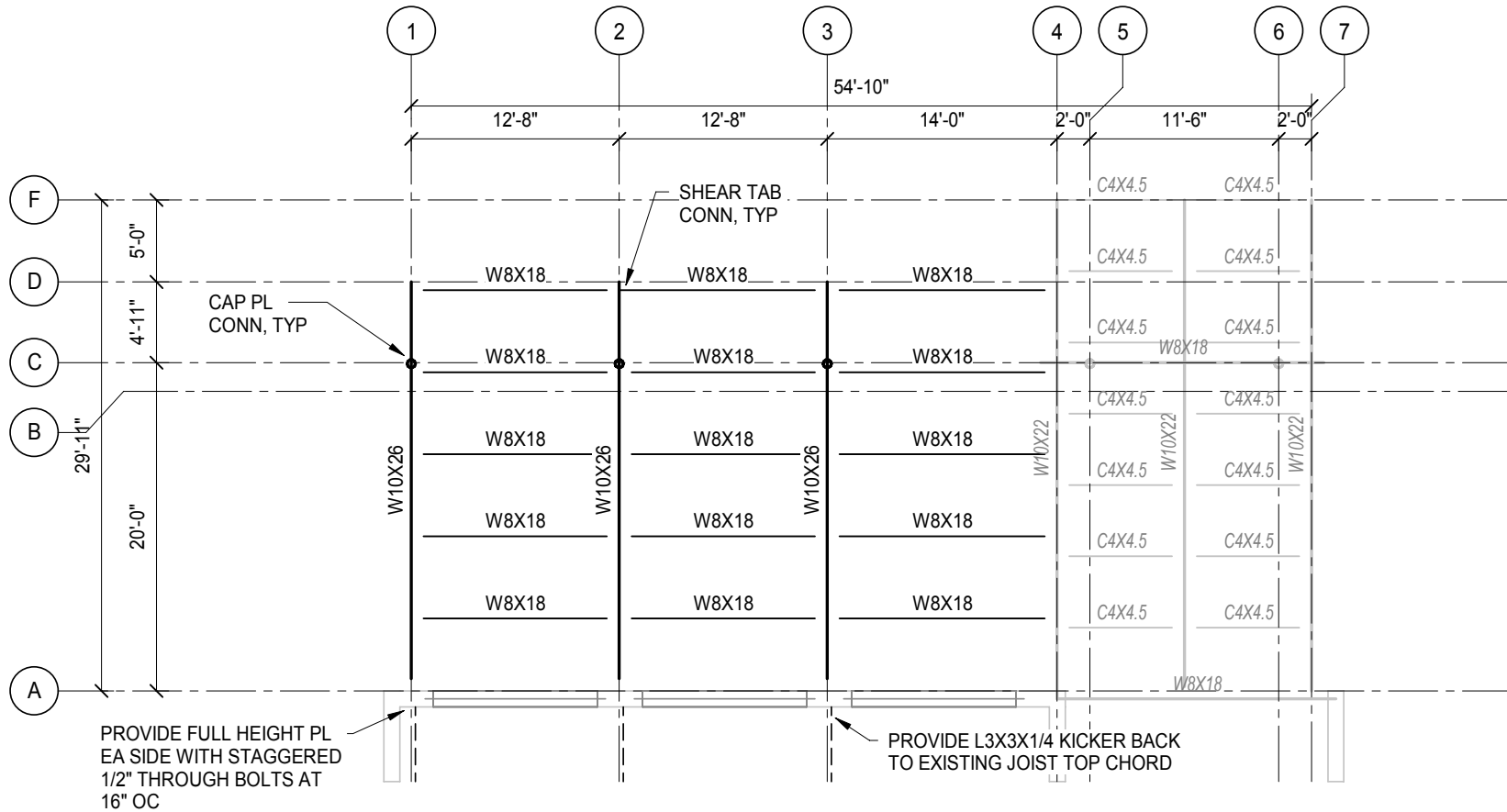
WEST ELEVATION



WEST SECTION

420 W. MAIN STREET	NEW CANOPY	<b>DRAWINGS</b>	TOPIA design	02.23.2021	16/19
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420 W. MAIN STREET	NEW CANOPY	<b>STRUCTURAL</b>	TOPIA design	02.23.2021	17/19
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## ROOF FRAMING PLAN

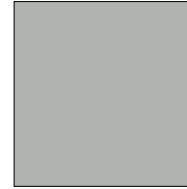
1/8" = 1'-0"

1. TOP OF ALL STEEL ROOF GIRDERS INDICATED THUS (+XX'-X") RELATIVE TO FINISH FIRST FLOOR.
2. PROVIDE 1 1/2", 22 GAGE, GALVANIZED STEEL ROOF DECK (TYPE B). CONNECT TO ROOF FRAMING MEMBERS AS INDICATED ON S---.
3. REFERENCE DRAWING S--- FOR TYPICAL ROOF CONSTRUCTION DETAILS.
4. PROVIDE STEEL ANGLE FRAMES AT ALL OPENINGS FOR ROOF DRAINS AND ROOF OVERFLOW DRAINS. REFER TO ARCHITECTURAL ROOF PLAN FOR LOCATIONS. REFER TO S--- FOR TYPICAL DETAIL OF FRAME.

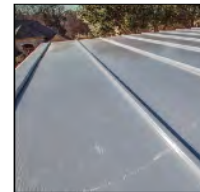


## MATERIAL COLORS:

### STEEL FRAMING - SILVER GRAY



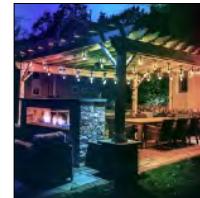
### ROOF DECKING - WHITE POLYCARBONATE



### SEASONAL WALLS - CLEAR, WHITE BORDER



### STRING LIGHTS - DIMMABLE MULTICOLOR



420 W. MAIN STREET	NEW CANOPY	COLORS	TOPIA design	02.23.2021	19/19
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