

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, April 17, 2024 3:06 PM
To: Jackson, Greg
Subject: BAR action - 416-418 West Main Street

Greg: I apologize for the delay, but I'm finally getting to my *back-burner* stuff.

April 17, 2024

Certificate of Appropriateness
BAR # 24-01-01
416-418 West Main Street, TMP 290012000
Downtown ADC District
Owner: A. Cadgene and G. Silverman, Main Street Ltd Tr
Applicant: Greg Jackson, TOPIA Design
Project: Canopies, decks. and patios at north and west facades

Mr. Jackson:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on January 17, 2024. The following action was taken:

Mr. Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that the canopies, decks. and patios at the north and west facades at 416-418 West Main Street 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 and with the following modifications/conditions:

- Any [exterior] lighting [fixtures] should be reviewed administratively by staff [and have lamping with] the Color Temperature not exceeding 3000 Kelvin, be dimmable, and have a Color Rendering Index of a minimum of 80, preferably 90.
- The tie rods to the canopies should be coordinated to not conflict with the accent brick on the front of the building.
- Consider adjusting the signage on the front of the building.
- Stain on the wood should be an opaque stain or paint.

Mr. Timmerman, second. Motion passed 7-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezu3iclkx1a?b=sgwdusolzbaq5o9ejdcf>

Per the provisions of City Code, this CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit.

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
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Email: wernerjb@charlottesville.gov

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2023**



Certificate of Appropriateness Application

BAR # 24-01-01

416-418 West Main Street, TMP 290012000

Downtown ADC District

Owner: A. Cadgene and G. Silverman, Main Street Ltd Tr

Applicant: Greg Jackson, TOPIA Design

Project: Canopies, decks, and patios at north and west facades



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 - BAR denied (6-0) CoA for a roof addition, specifically because the hip roof was not compatible with the historic building and the historic district.

July 18, 2017 – The BAR approved CoA (4-2, Gastinger and Schwarz opposed) for a roof addition.

June 16, 2020 - BAR approved CoA for new roof and fenestration. Re-approval of request from July 2017 CoA, which had expired.

September 19, 2023 - Informal discussion re: this request. BAR expressed support.

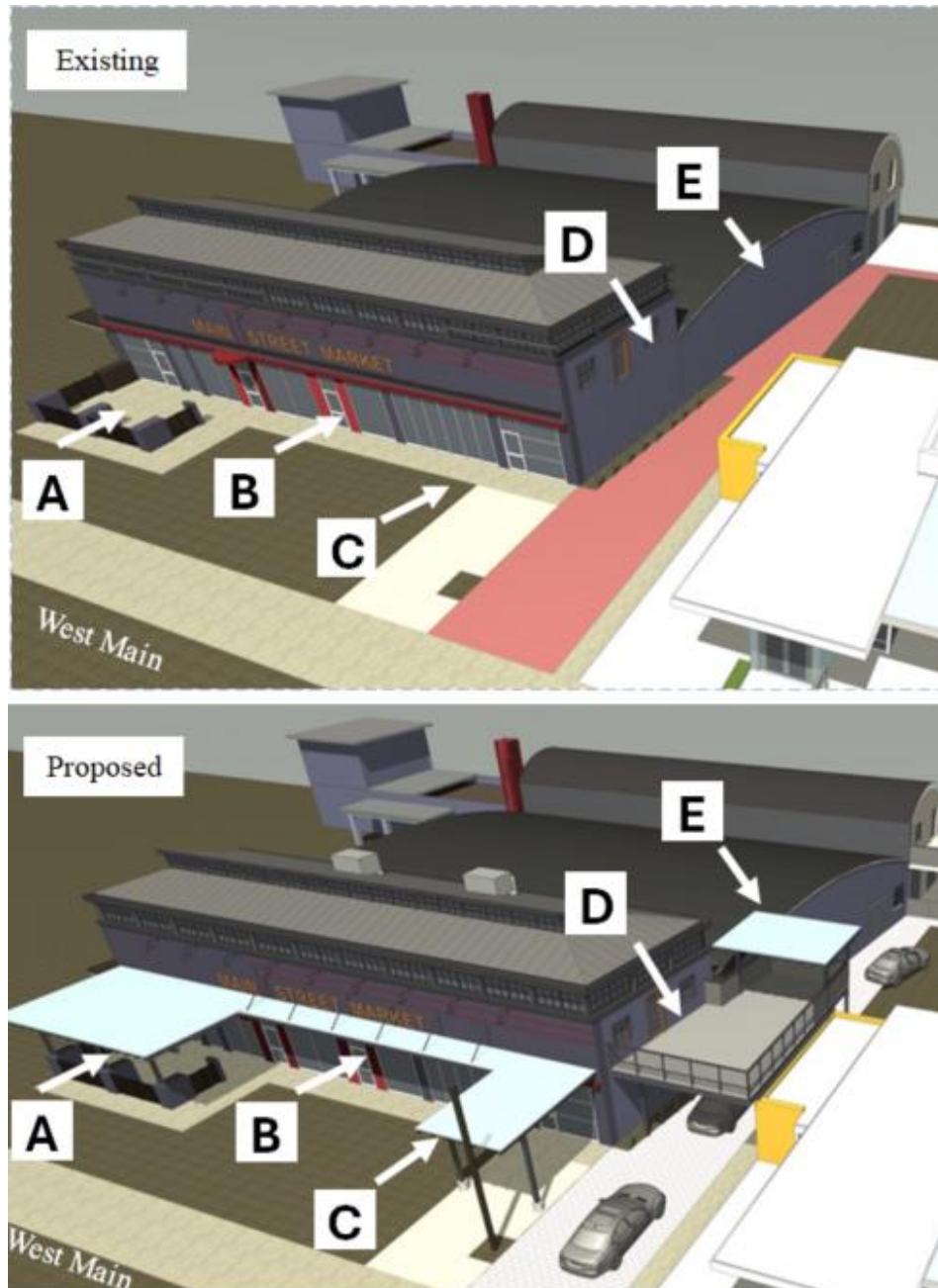
Application

Applicant Submitted:

- TOPIA drawings *416+ W. Main St. Exterior Improvements*, dated December 2, 2023, 27 pages.

Request Certificate of Appropriateness for Canopies, decks, and patios at north and west facades:

- A. Canopy over an existing restaurant patio on the northeast corner.
- B. Canopy over the sidewalk and entrance to the upstairs suite on the north side.
- C. Canopy over the entrance patio of a bakery on the northwest corner.
- D. Deck and canopy over the drive and serving the new second level on the west. The center window converts to a door.
- E. Patio and deck for a rear space on the southwest corner.



Discussion

Staff recommends approval. This project was informally discussed on September 19, 2023 and the BAR expressed support for construction of the decks and canopies/awnings.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that the canopies, decks, and patios at the north and west facades at 416-418 West Main Street 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 [...as submitted and with the following modifications/conditions:].

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that canopies, decks, and patios at the north and west facades at 416-418 West Main Street 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 (from City Code, November 7, 2023 draft)

5.2.7. Major Historic Review

C. Review and Decision Process

2. Board of Architectural Review Decision

- a) In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b) The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c) The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines.
- d) Demolition

The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:

 - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
 - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

Pertinent Guidelines for Site Design and Elements

G. Garages, Sheds, and Other Structures

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.

- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.

Pertinent Guidelines for New Design 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.

PROJECT BRIEF

The addition of exterior canopies, decks, and patios to the north and west facades of the existing building. The canopies have similar language and material of the adjacent restaurant patio cover at 420 W. Main Street (BAR 4/20/2021).

The proposed canopy structures are steel tubes with wood purlins and polycarbonate roofing. The front/north facade has continuous cover that widens at the east and west patios. The west/side facade has two separate deck areas.

The improvements include:

- A. a canopy over an existing restaurant patio on the northeast corner.
- B. a canopy over the sidewalk and entrance to the upstairs suite on the north side.
- C. a canopy over the entrance patio of a bakery on the northwest corner.
- D. a deck and canopy over the drive and serving the new second level on the west. The center window converts to a door.
- E. a patio and deck for a rear space on the southwest corner

The welded tube steel framing is 6"X 6" posts, 6"x 10" beam, and 4"x 6" rafters @ 24" o.c. The color is dark grey.

The wood purlins on the rafters are 2"x 2" wood @ 36" o.c. The color is medium dark brown

The polycarbonate roof panels are ~24" wide by the length of canopy, with metal caps at edges. The color is white (same as 420 W. Main St.)

The west/side deck has two rail types. One is metal tubes and the other is cement panels, both with wood handrail caps, dark brown color.

The west/rear has cement panel railing with wood handrail caps. The panels are medium grey and the wood handrails are dark brown.



416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INTRODUCTION	TOPIA design	12.21.2023	1/27
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VIEWS WEST FROM W. MAIN STREET AND PARKING

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	2/27
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VIEWS NORTHEAST FROM W. MAIN

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	3/27
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VIEW OF NORTH ELEVATION FROM EAST

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	4/27
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VIEW OF NORTH ELEVATION FROM EAST

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	5/27
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VIEW OF NORTHWEST CORNER

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	6/27
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NORTHEAST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	7/27
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NORTH WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	8/27
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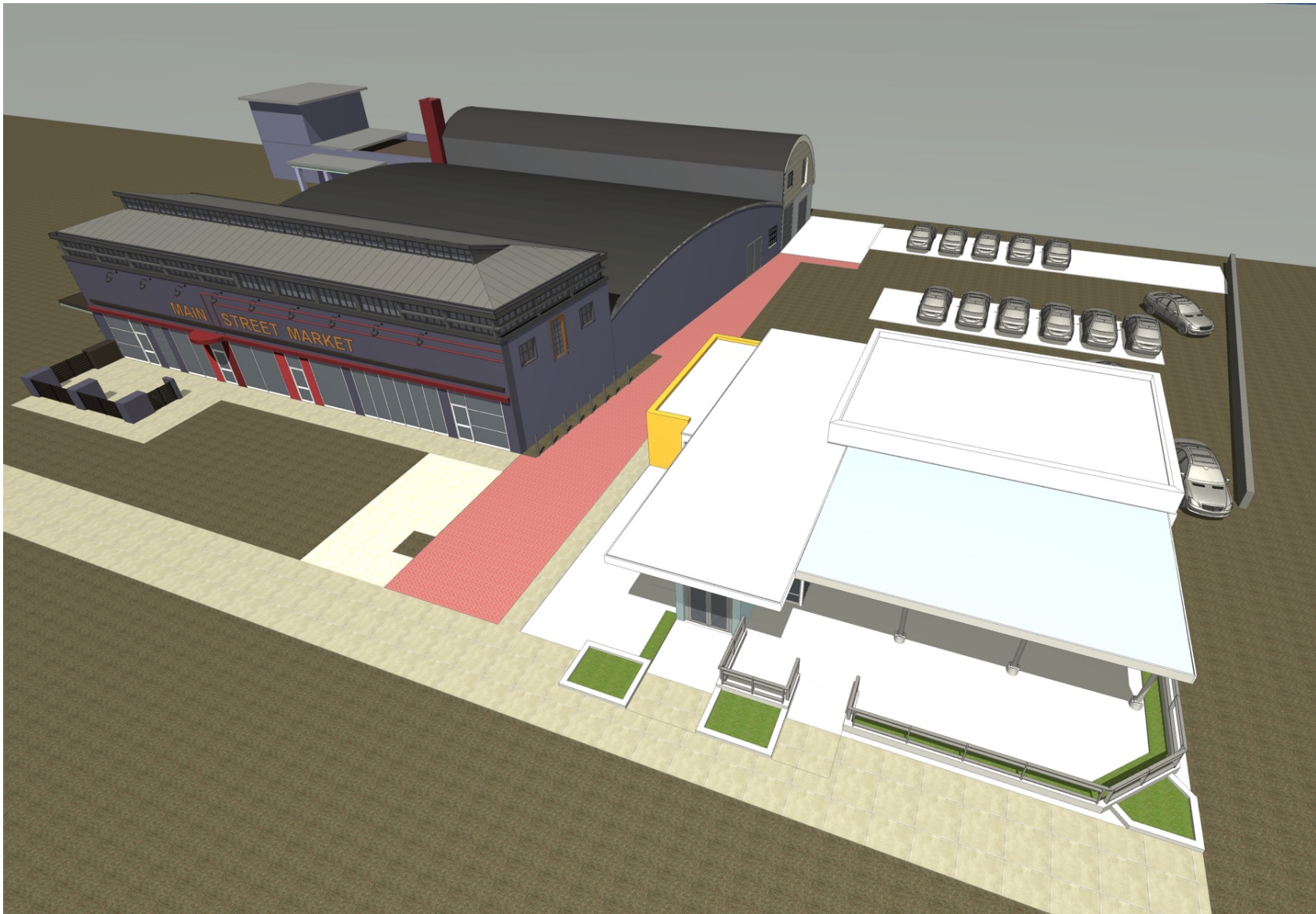
NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	9/27
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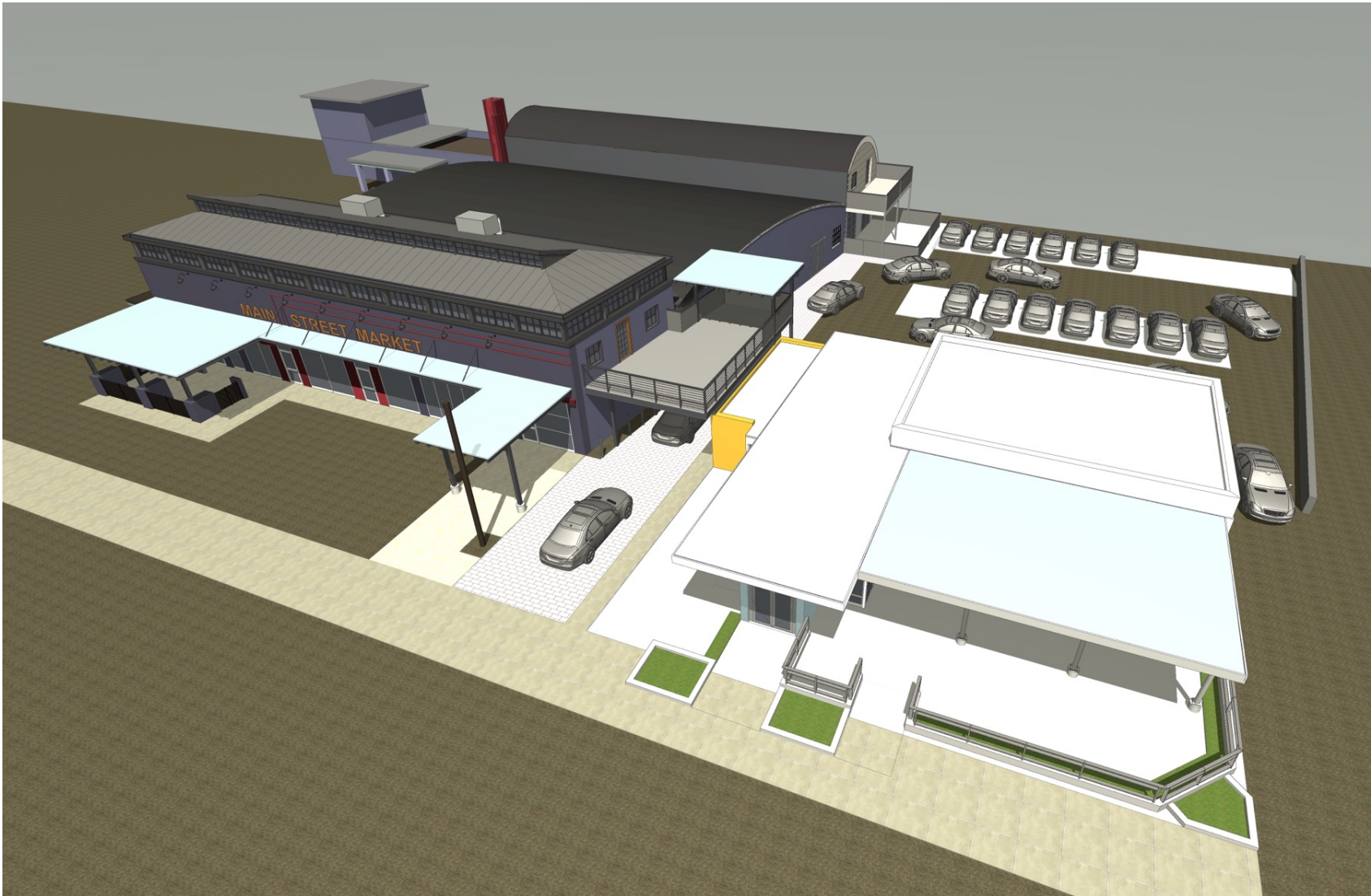
NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	10/
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NORTHWEST WITHOUT PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	11/
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NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	12/
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NORTHWEST WITHOUT PROPOSED



NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	13/
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NORTH WITHOUT PROPOSED



NORTH WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	14/27
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NORTH WITHOUT PROPOSED



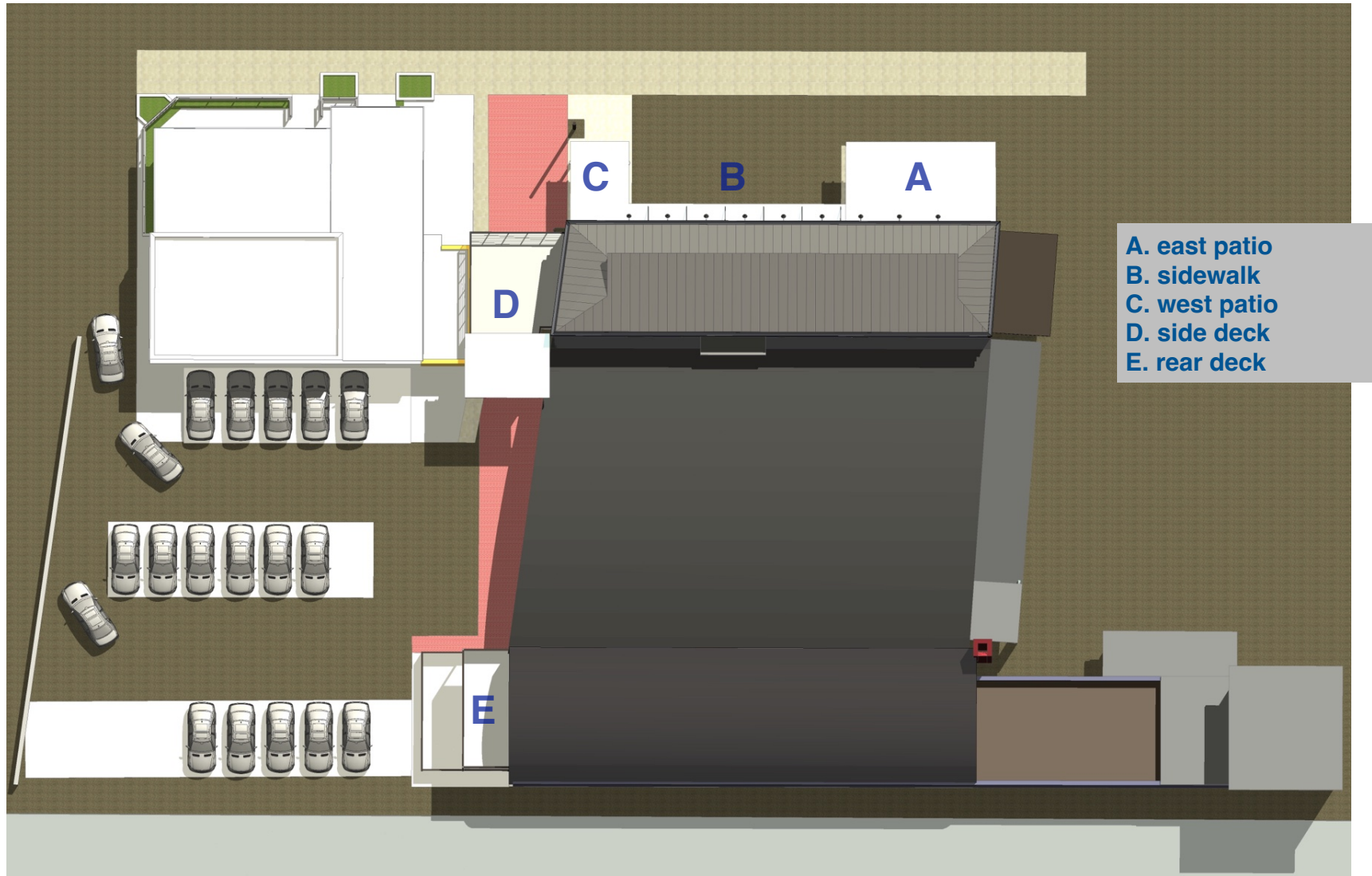
NORTH WITH PROPOSED



NORTH WITH PROPOSED AND LANDSCAPE

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	15/
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W. MAIN STREET



ROOF VIEW OF CANOPIES AND DECKS

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	12.21.2023	16/27
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NORTH, NORTH SIDEWALK AT 6' HIGH

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	17/27
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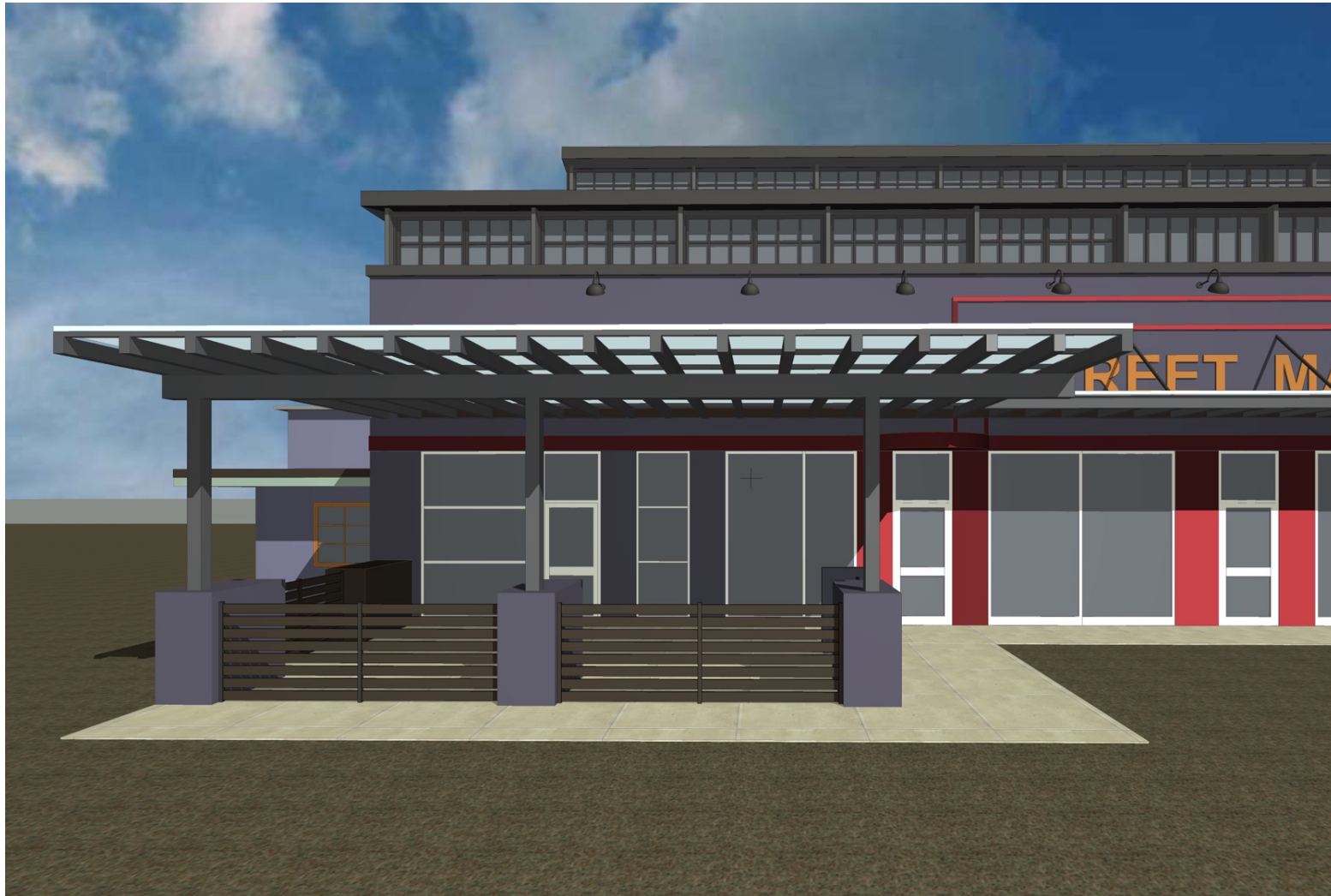
NORTHEAST, NORTH SIDEWALK AT 6' HIGH

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	18/27
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NORTHEAST VIEW

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	19/27
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NORTHEAST PATIO CANOPY

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	20/27
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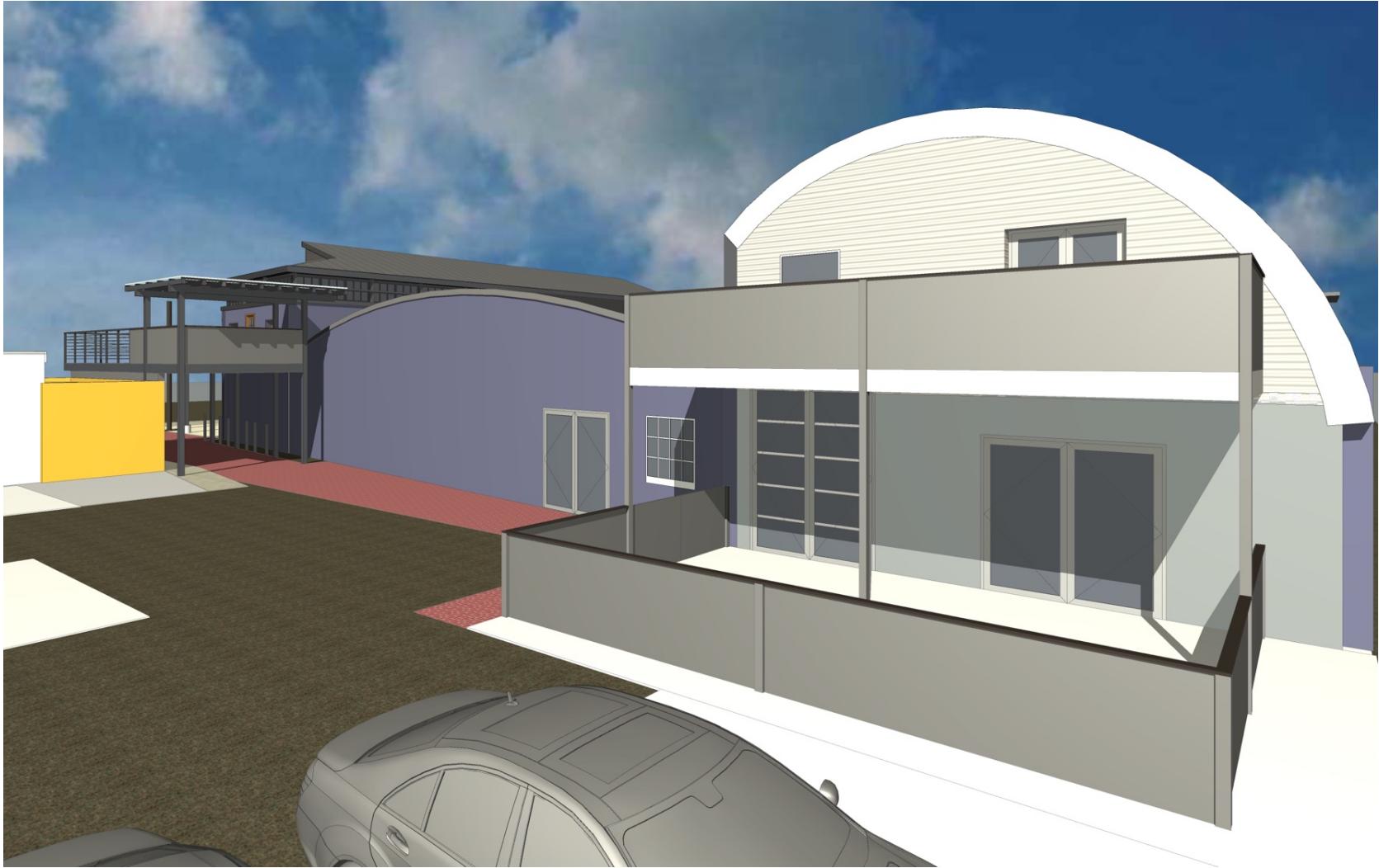
NORTHWEST PATIO CANOPY

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	21/27
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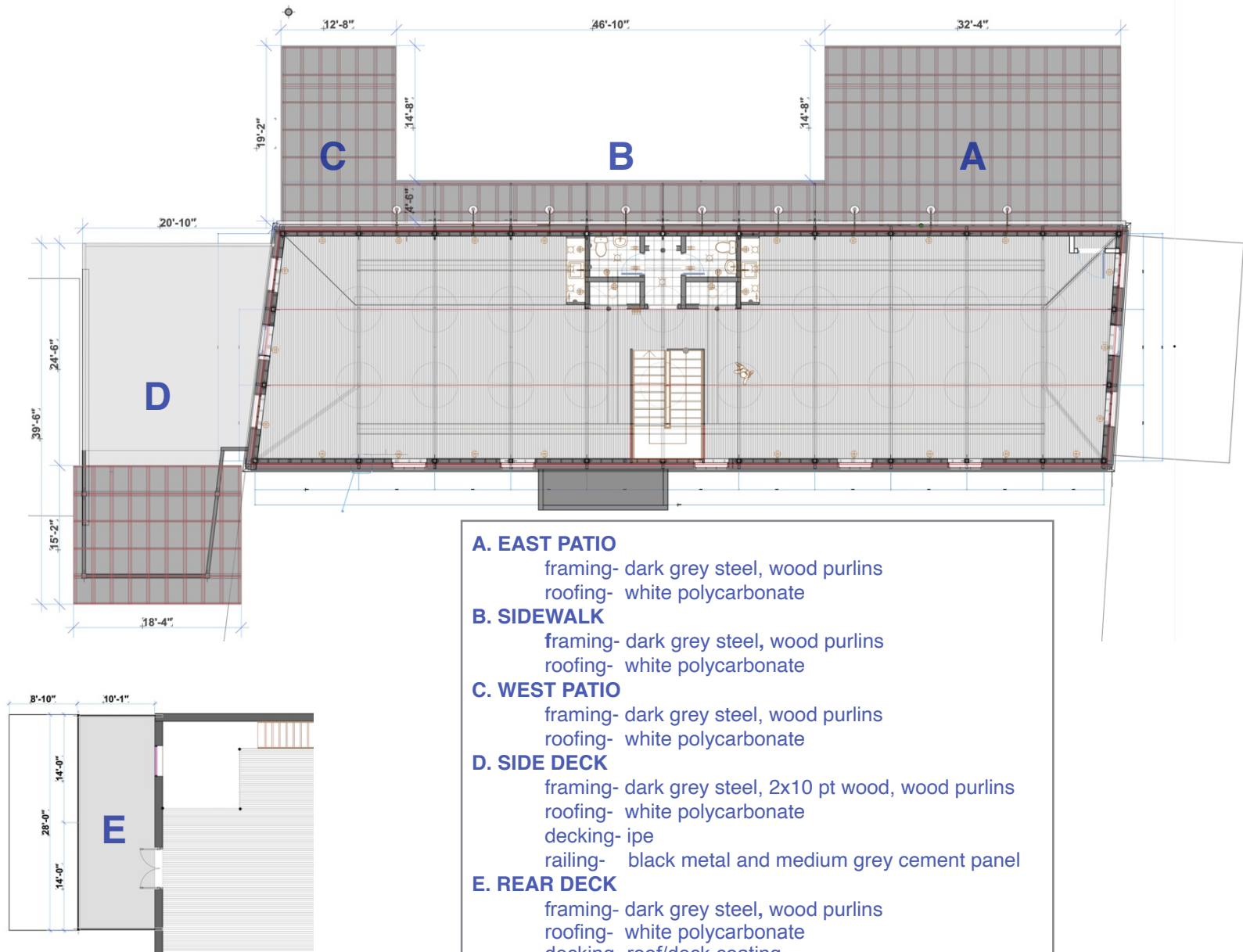
WEST/REAR PATIO AND DECK

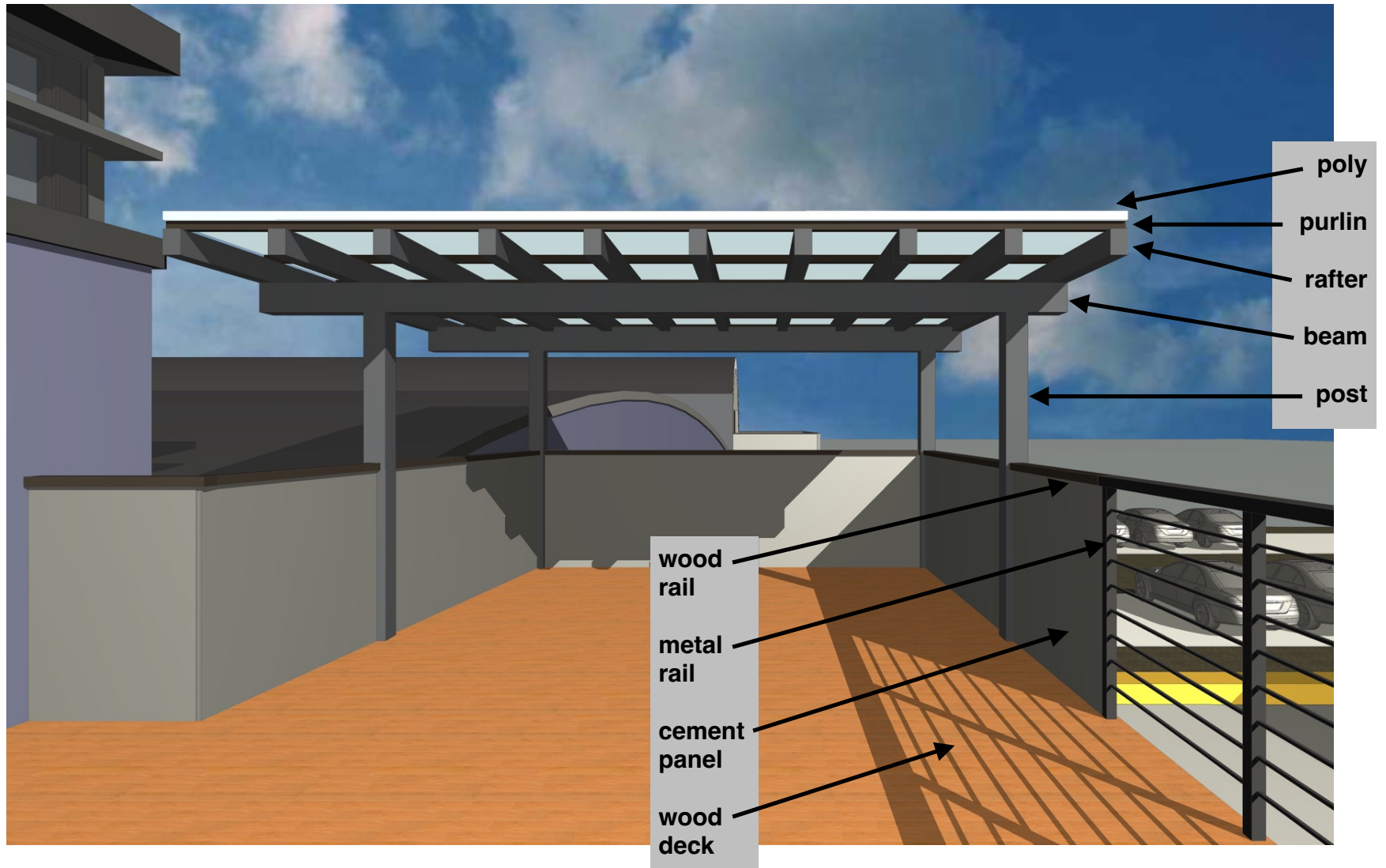
416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	22/27
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WEST/REAR PATIO AND DECK

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	23/27
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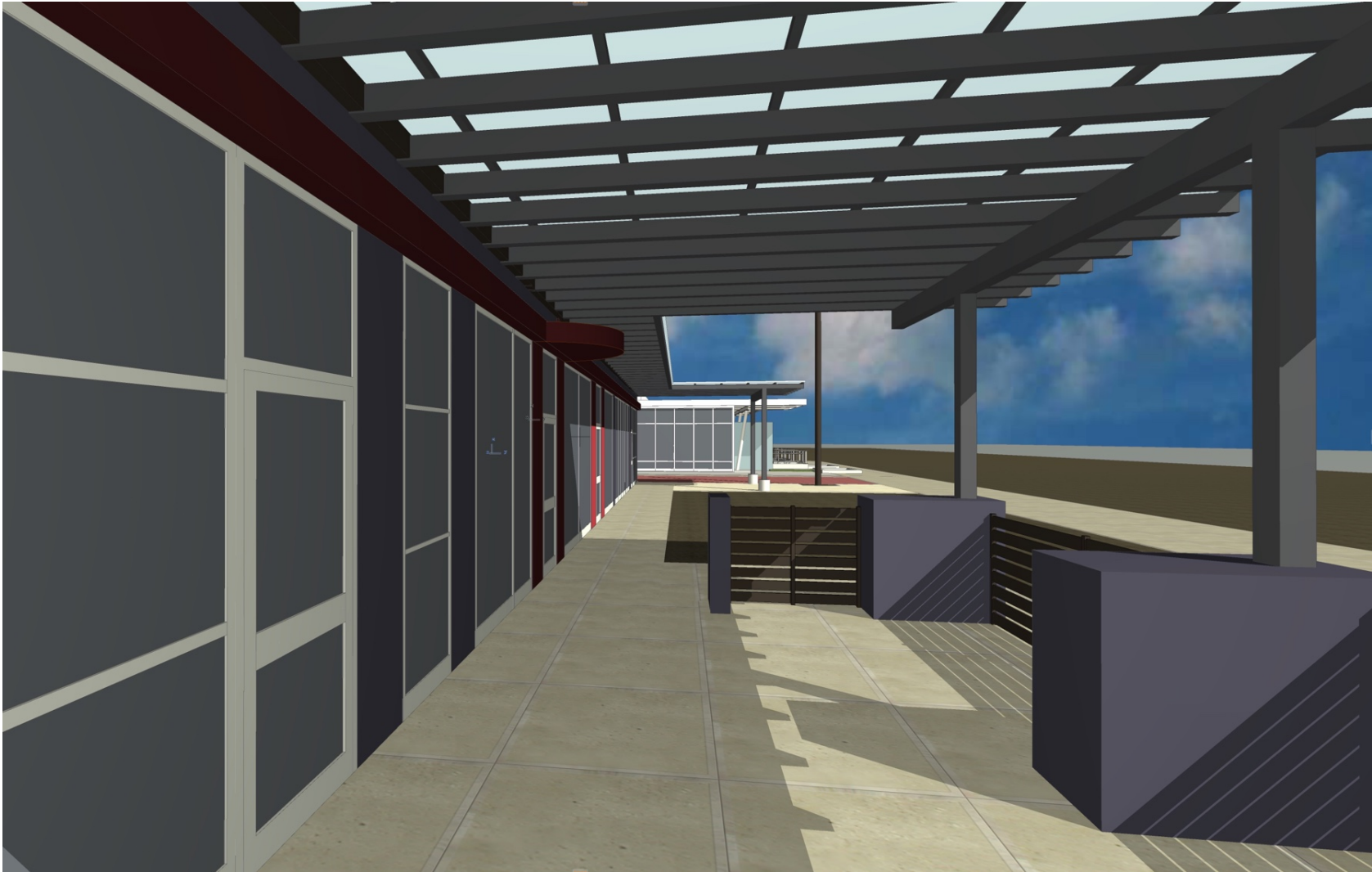


WEST/SIDE DECK AND CANOPY MATERIALS

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	3.25.2020	25/27
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416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	12.21.2023	26/27
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VIEW WEST FROM EAST PATIO

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	27/27
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