

Certificate of Appropriateness
BAR #HST25-0052
499 West Main Street, Tax Parcel 320177000
West Main ADC District
Owner: Blue Suede Charlottesville, LLC
Applicant: Ryan Roman
Project: Rooftop addition

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on January 22, 2025. The following action was taken:

Mr. Bailey moved to approve the consent agenda, and this was seconded by Ms. Lewis. Please note that approval of the consent agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rooftop addition at 499 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the West Main ADC District, and that the BAR approves the application as submitted.

Motion: Mr. Bailey **Second:** Ms. Lewis **Vote:** 7-0

For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=sma1wch0nzfeo4l9idjm>

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 or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
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**City of Charlottesville
Board of Architectural Review
Staff Report
January 22, 2025**



Certificate of Appropriateness Application

HST25-0052

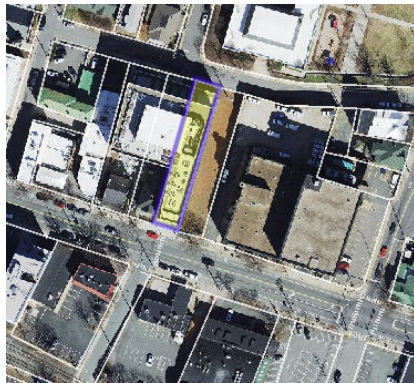
499 West Main Street; TMP 320177000;

West Main ADC District

Owner: Blue Suede Charlottesville, LLC

Applicant: Ryan Roman

Project: Rooftop addition



Background

Year Built: 2019

District: West Main ADC District

Status: Non-Contributing

Constructed in 2019, formerly the Quirk Hotel.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - Architecturefirm drawings *Doyle Hotel Roof*, dated 12/24/24; sheets A001 and A101.

CoA for construction of an approximately 8-ft x 15-ft addition onto the existing rooftop bar area.

Discussion

The addition—materials, design, roof—will match the existing and not alter the appearance of the rooftop bar or increase its visibility from the district. Staff recommends approval of the request.

Suggested Motions

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rooftop addition at 499 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- 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 and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story setbacks of up to 25'.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;

- iii. 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;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 3 New Construction and Additions](#)

APPENDIX

Prior BAR Reviews

There have been several recent approvals for mixed use projects on these properties that were not pursued by previous applicants:

March 17, 2015 - A previous applicant received BAR approval with conditions for a mixed use building at 421, 425, 501 and 503 West Main Street. No site plan was submitted, and that approval has expired.

April 19, 2016 – A previous applicant received BAR approval with conditions for a mixed use building at 425, 501, 503 West Main Street. No site plan was submitted, and there was no follow-up on the conditions.

Quirk Hotel (now Doyle)

August 30, 2016 Work Session –BAR had a preliminary discussion with the applicant.

April 25, 2017 – Applicant met with the neighborhood to discuss the proposed development.

May 16, 2017- BAR moved to find that the massing of the proposed building satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the (Mel's Barber Shop) structure at the rear of 425 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approve the application as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the rear additions of 503 West Main Street satisfy the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approve the application as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the rear addition and the re-opening of the enclosed sleeping porches on the west side of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the

BAR approves the application as submitted. BAR moved to not approve the demolition of the 1924 side brick addition. Motion approved 7-2 with Graves and Clayborne opposed.

October 17, 2017- Miller 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, contingent upon zoning compliance, the massing; materials; warm, dimmable lighting; and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials, lighting, and landscape plan only as submitted with the following modifications: that there's consideration for the soil volume of the ginkgo adjacent to the parking garage on Commerce Street, consideration of an alternative to the privet [hedge on the front elevation of West Main Street], and coordination with the streetscape project along West Main.

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

1. Historic building details, including exterior stair details
2. Site furnishings
3. Glass specifications with a physical sample
4. Window and wall sections
5. Signage
6. Final information on mechanical units.

Sarafin seconded. Motion was approved (7-0).

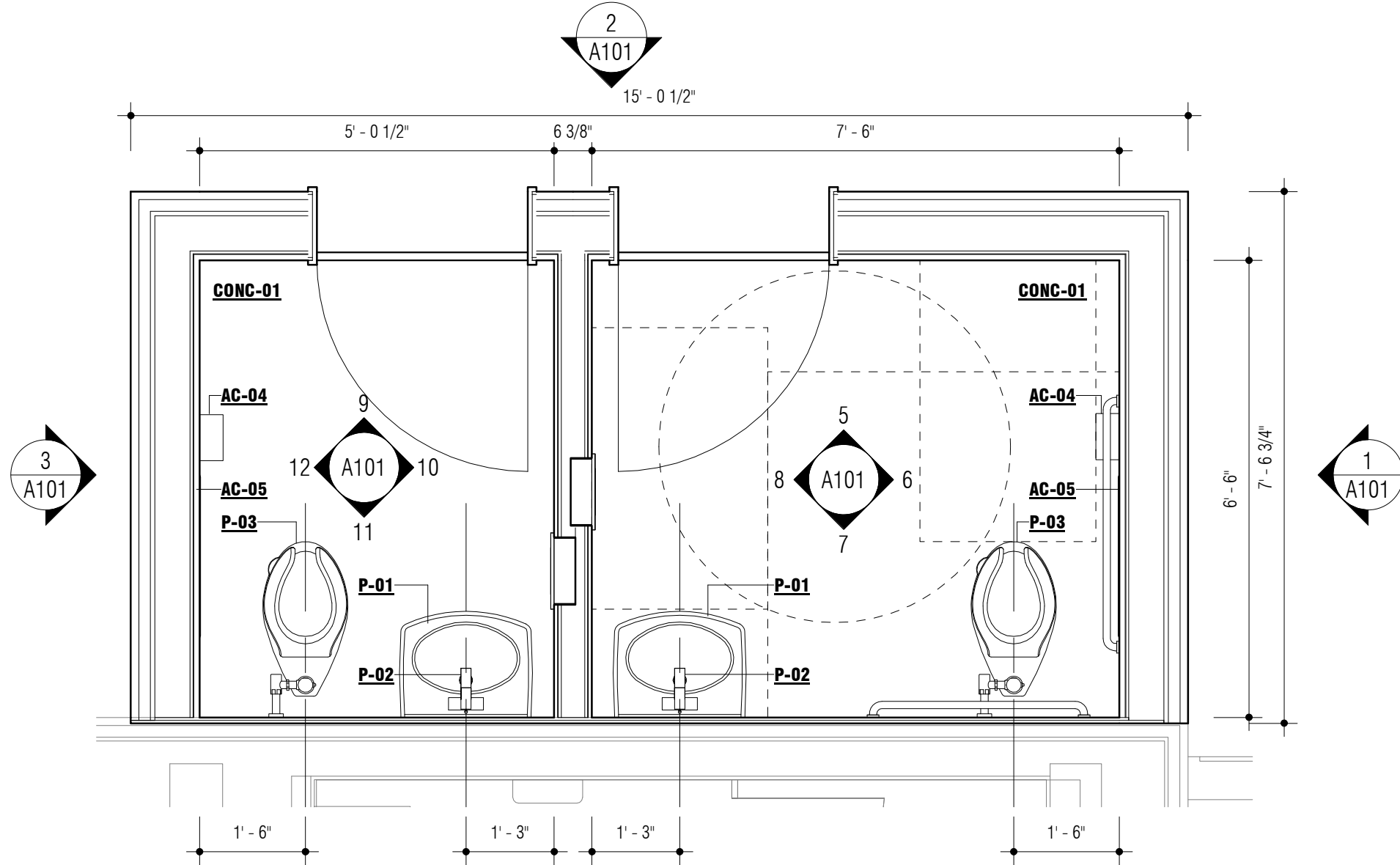
December 19, 2017- Schwarz moved to approve all the consent agenda items, with includes the Certificate of Appropriateness Application for 421 West Main Street, the re-approval of demolition of Atlantic Futon. Balut seconded. That motion was approved (5-0).

January 17, 2018- Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and City Design Guidelines for New Construction, I move to find that the proposed changes to the rooftop, exterior staircase, and the addition of the transformer screen to be 6 inches above the height of the transformer satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted, with the modifications listed above. Schwarz seconded. Approved (6-0.)

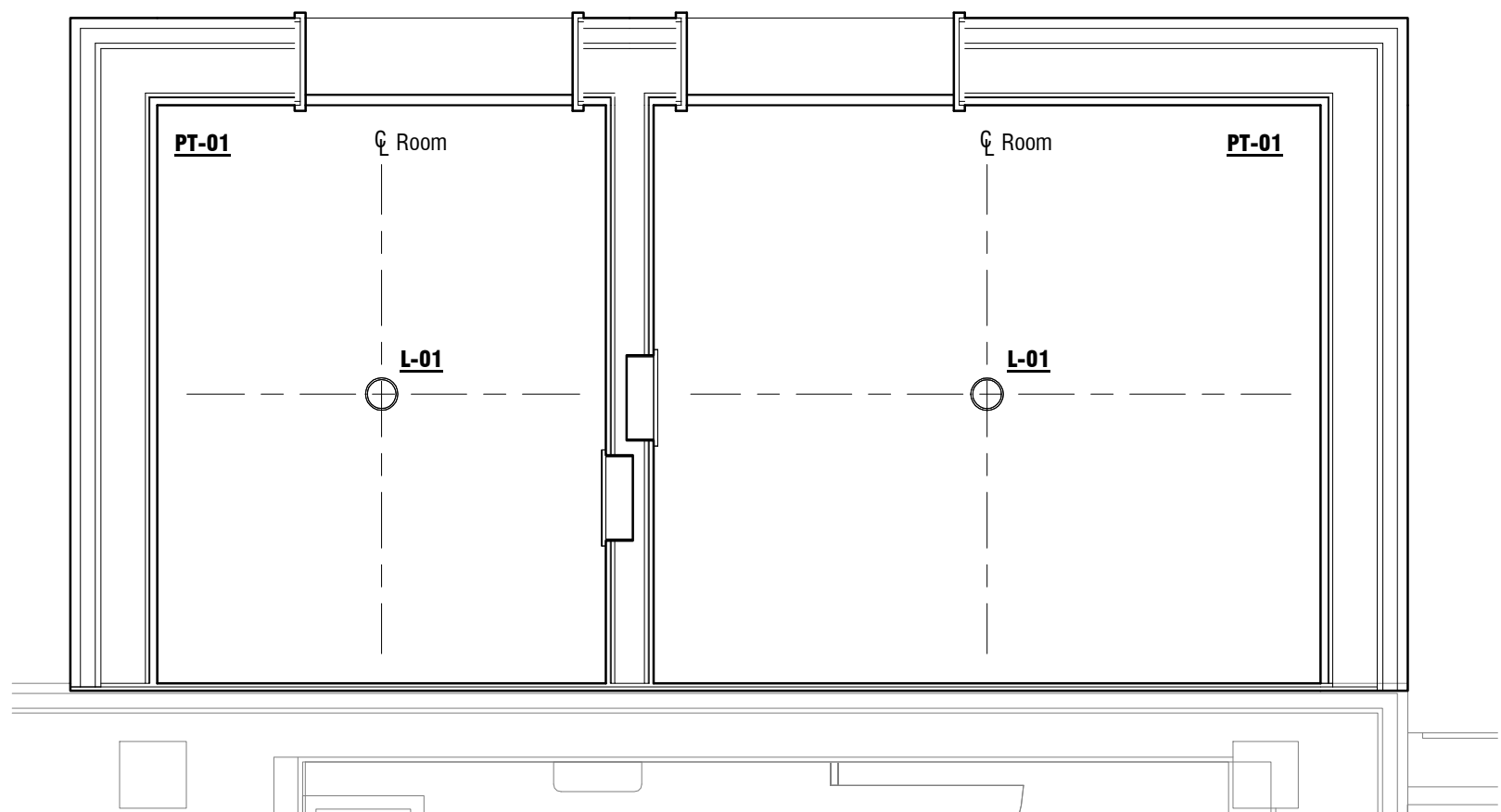
February 21, 2018 – BAR approved partial demolition at 501 West Main (retaining the Doctor's Office) and proposed massing changes.

February 19, 2020 – BAR approved CoA for signage

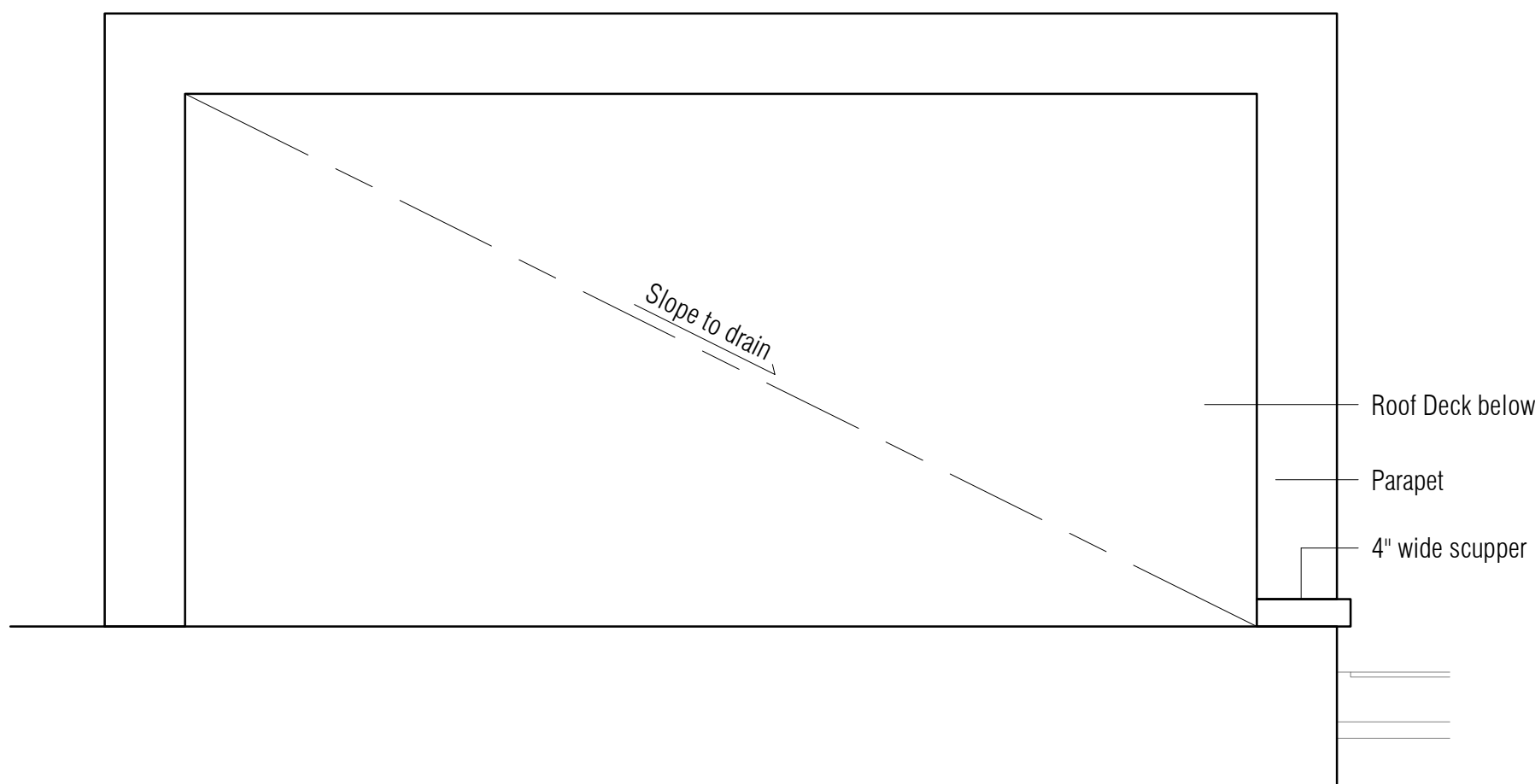
1 Enlarged Plans - Restroom



2 Reflected Ceiling Plan - Restrooms



3 Roof Plan - Restrooms



4 Roof Level - Code & Egress

1/8" = 1'-0"

Stair B
Occupancy Group A-2
Stair Width 44"
Allowable Load 220

D501a
Door Egress Width 36"
Egress Factor 0.15"
Clear Width 34"
Allowable Load 226
Actual Load 220

Occupancy Load - Stair			
Stair #	Stair Width	Occupancy Factor	Stair Load
Stair A	44"	.2"/occupant	220
Stair B	44"	.2"/occupant	220
Total			440

Occupancy Load - Doors			
Door #	Stair Width	Occupancy Factor	Stair Load
D501a	36"	.15"/occupant	226
DS501a	36"	.15"/occupant	226
Total			452

Plumbing Fixture Count Requirements					
Occupancy	Fixture Type	Male	Female	# Required	# Provided
A-2	Water Closets	1 per 75	1 per 75	6	6 (complies)
	Lavatories	1 per 200		3	4 (complies)

Travel Distance Requirements		
Overall Diagonal Length	Required Distance	Provided Distance
196'-6"	49'-1 1/2"	49'-6" (complies)

Notes:
1007.1.1
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-fourth of the length of the maximum overall diagonal dimensions of the area served.
1005.3.1
Egress capacity is calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2" per occupant in buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2
Stairway Occupancy
44"/2" per occupant = 220 occupants per stair
Stair A (220)
Stair B (220)
Total Occupants = 440
1005.3.2
Egress capacity of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15" per occupant in buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2
Doorway Occupancy
34"/15" per occupant = 226 occupants per doorway
Total Occupants = 452
403.1.1 and 403.2
Classification - Assembly
Description - Restaurants
Water Closets - 1 per 75
Lavatories - 1 per 200
Male/Female - 220 occupants each
Total Occupancy: 440
Water Closet Required: 6 Provided: 6
Lavatories Required: 3 Provided: 4
403.2 Separate Facilities
Where plumbing fixtures are required, separate facilities shall be provided for each sex.
Exceptions:
5. Separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2
405.3.2 Public Lavatories
In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet.
Chapter 11 Accessibility
1110.2 Toilet and bathing facilities
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.

2 New Bathrooms
1 ADA accessible
Access from exterior

Doyle Hotel Roof

499 W Main St, 5th Floor
Charlottesville, VA 22902

Issuance

Permit Set

Date

12/24/2024

NOT FOR CONSTRUCTION

Existing Building

Proposed Roof Use (A-2)

Stair A
Occupancy Group A-2
Stair Width 44"
Allowable Load 220

DS501a
Door Egress Width 36"
Egress Factor 0.15"
Clear Width 34"
Allowable Load 226
Actual Load 220

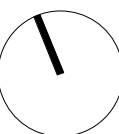


ARCHITECTURE FIRM

www.architecturefirm.co
804-308-8007
646-480-7472

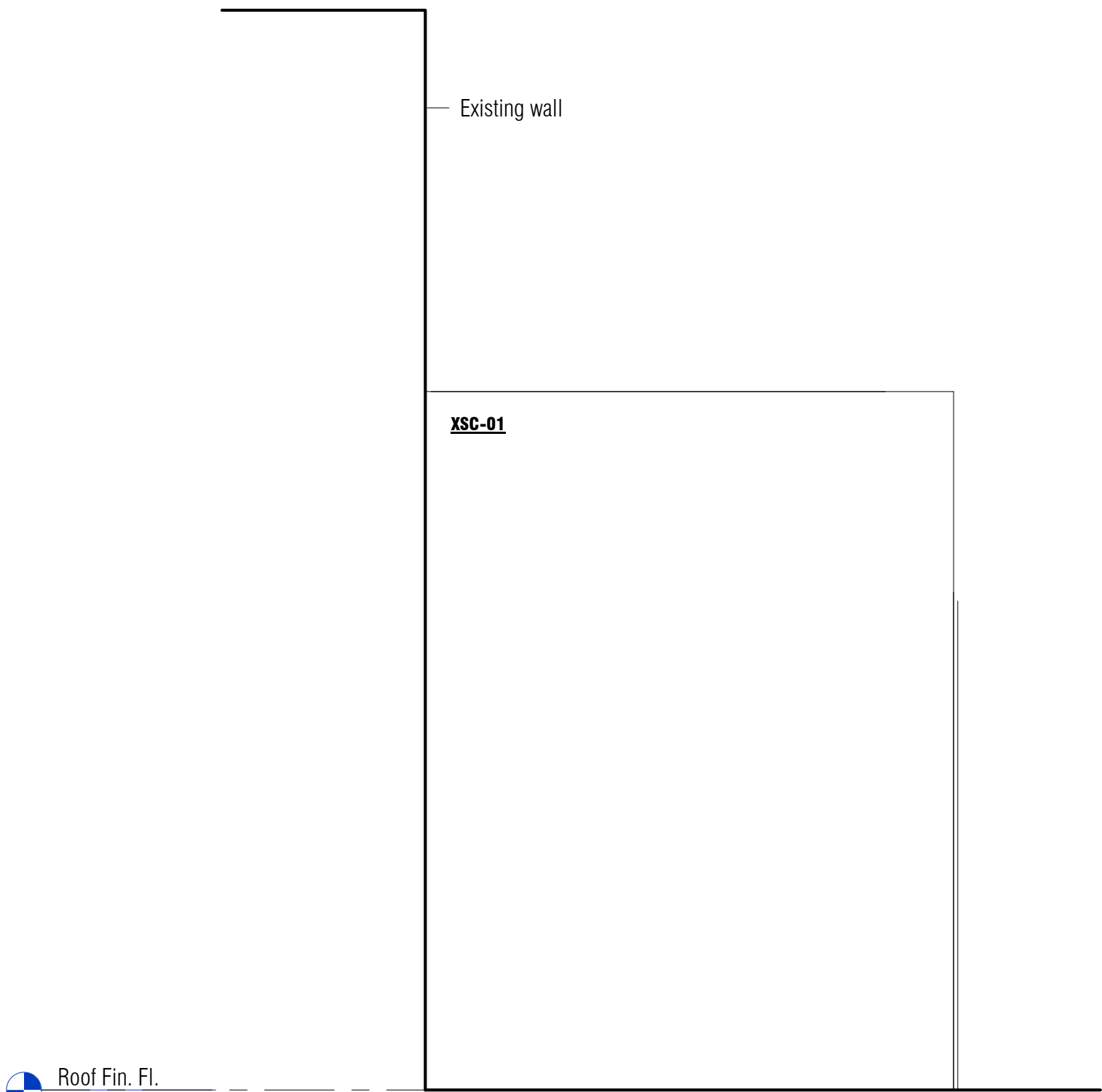
Code, Egress, Plans & RCP

As indicated

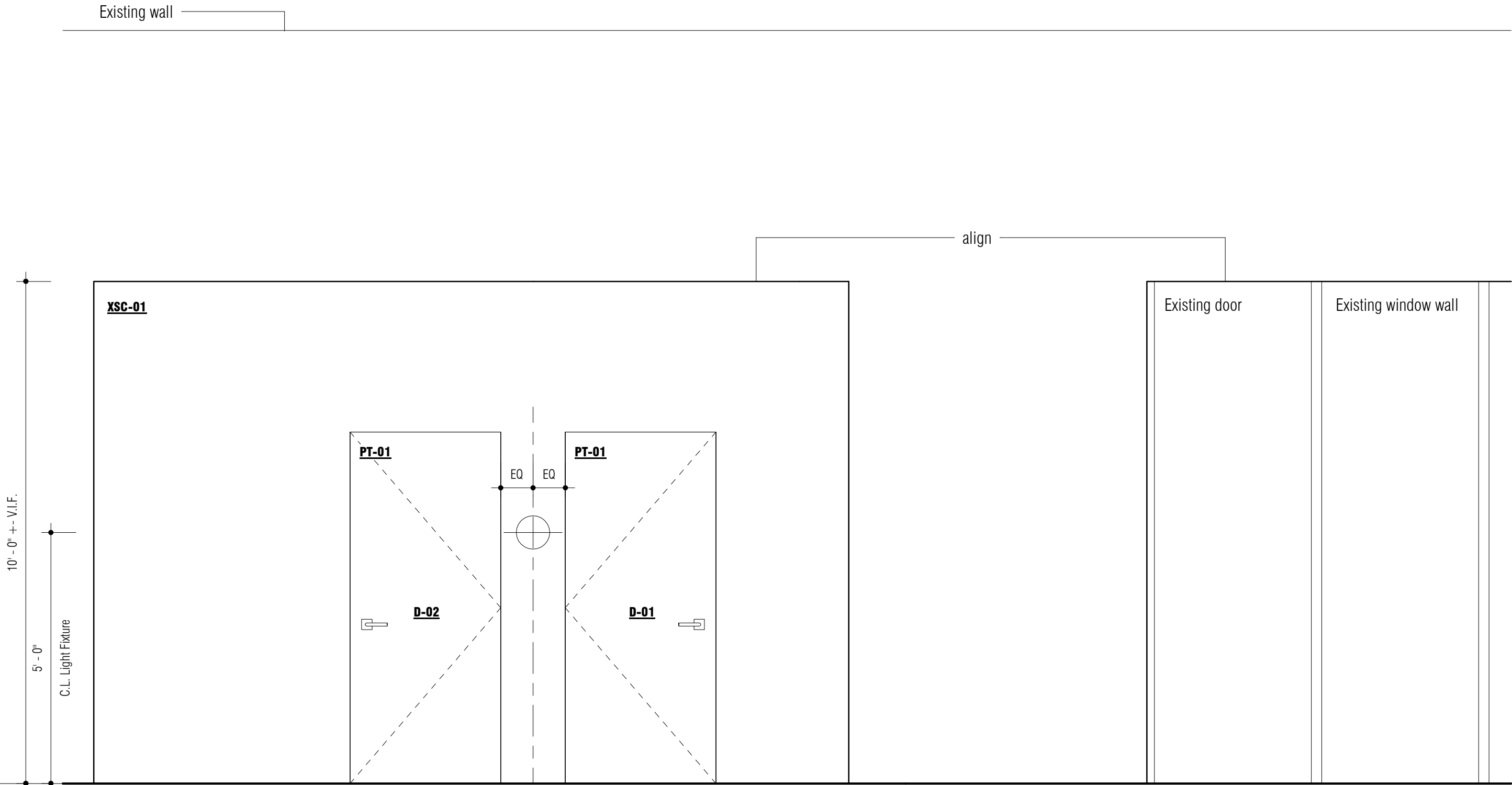


A001

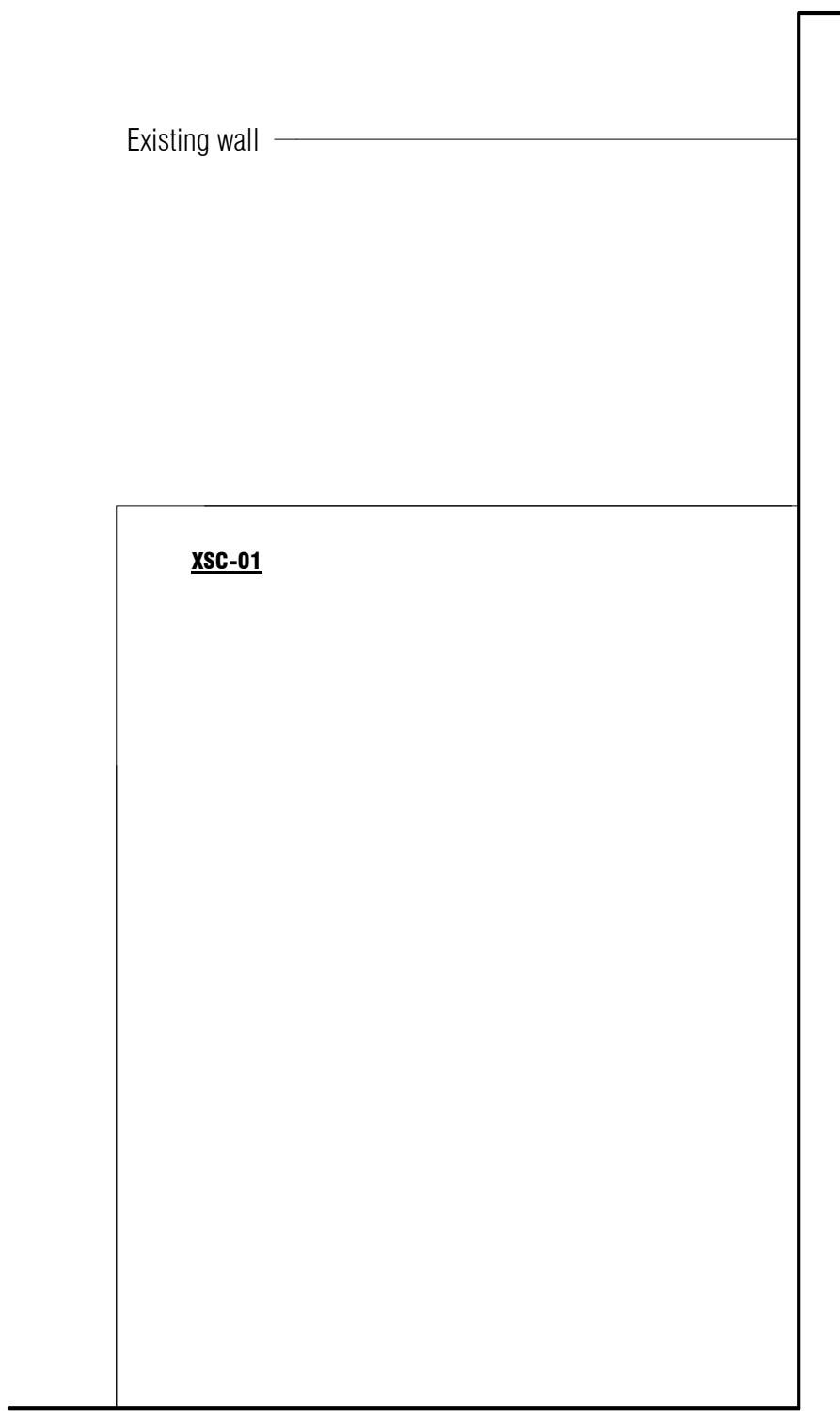
1 Exterior Elevation - East
1/2" = 1'-0"



2 Exterior Elevation - South
1/2" = 1'-0"



3 Exterior Elevation - West
1/2" = 1'-0"



Doyle Hotel Roof
499 W Main St, 5th Floor
Charlottesville, VA 22902

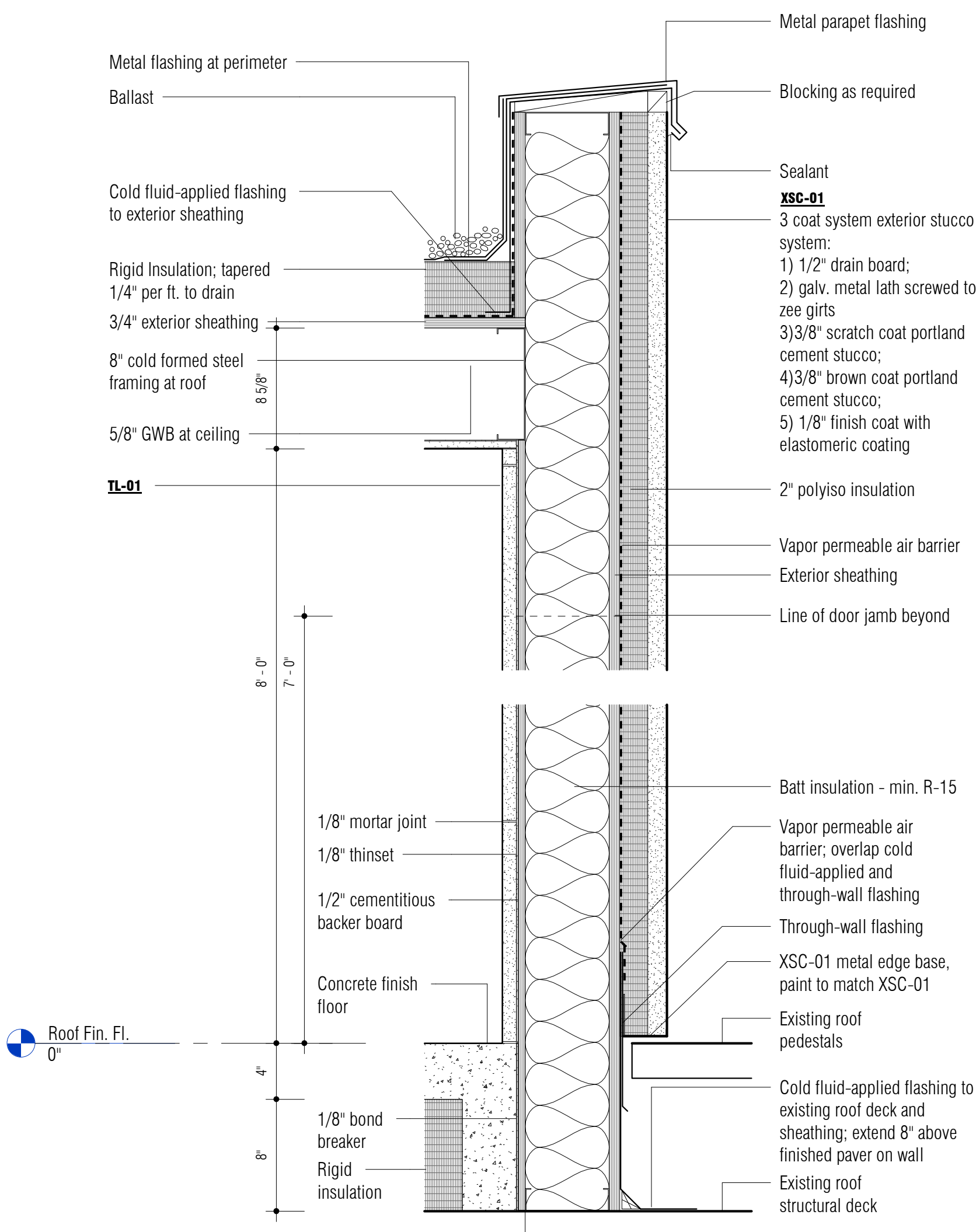
Issuance
Permit Set

Date
12/24/2024

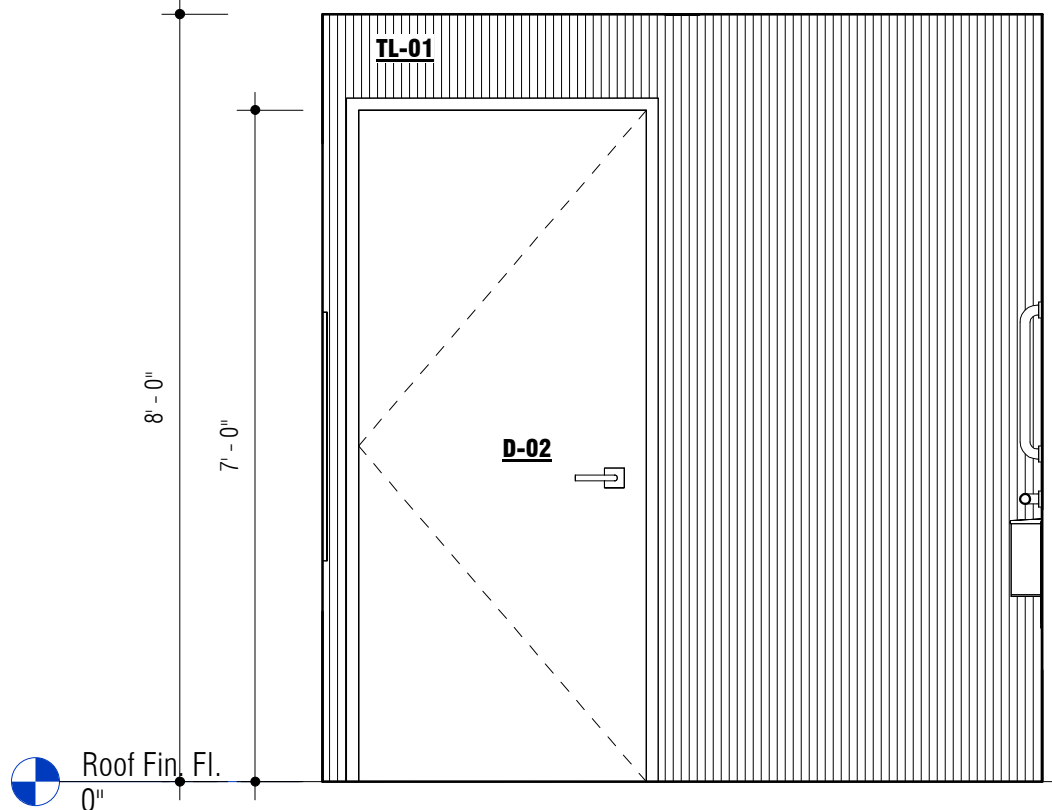
NOT FOR CONSTRUCTION

1. Refer to A-102 for material schedule, plumbing schedule, accessories schedule, and lighting schedule

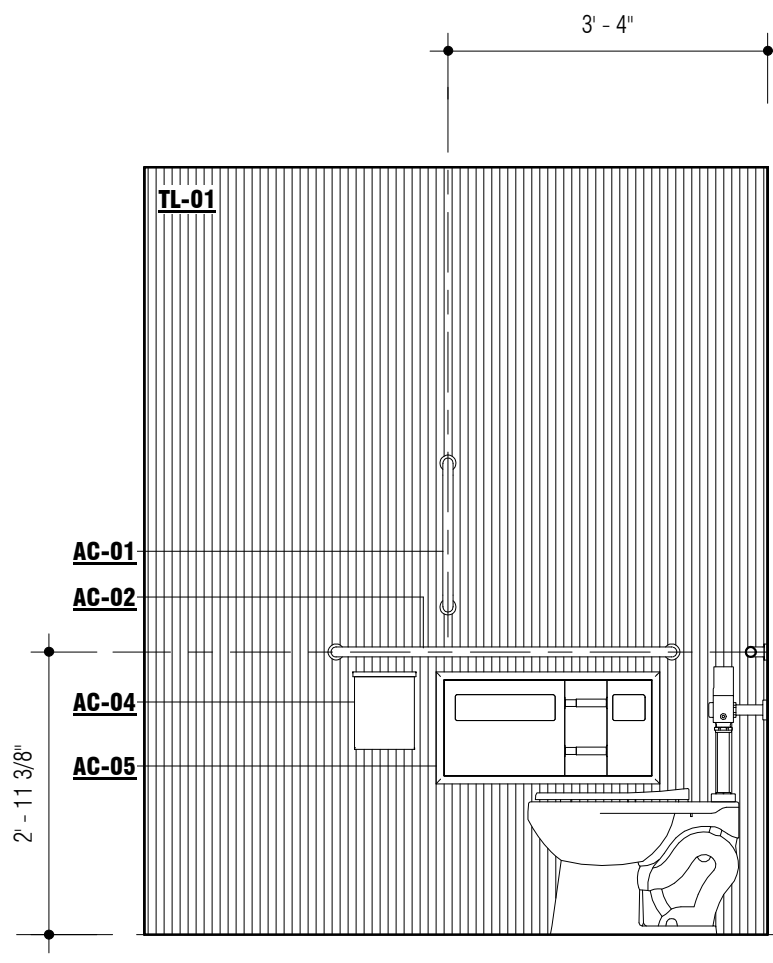
4 Wall Section - Restroom
1 1/2" = 1'-0"



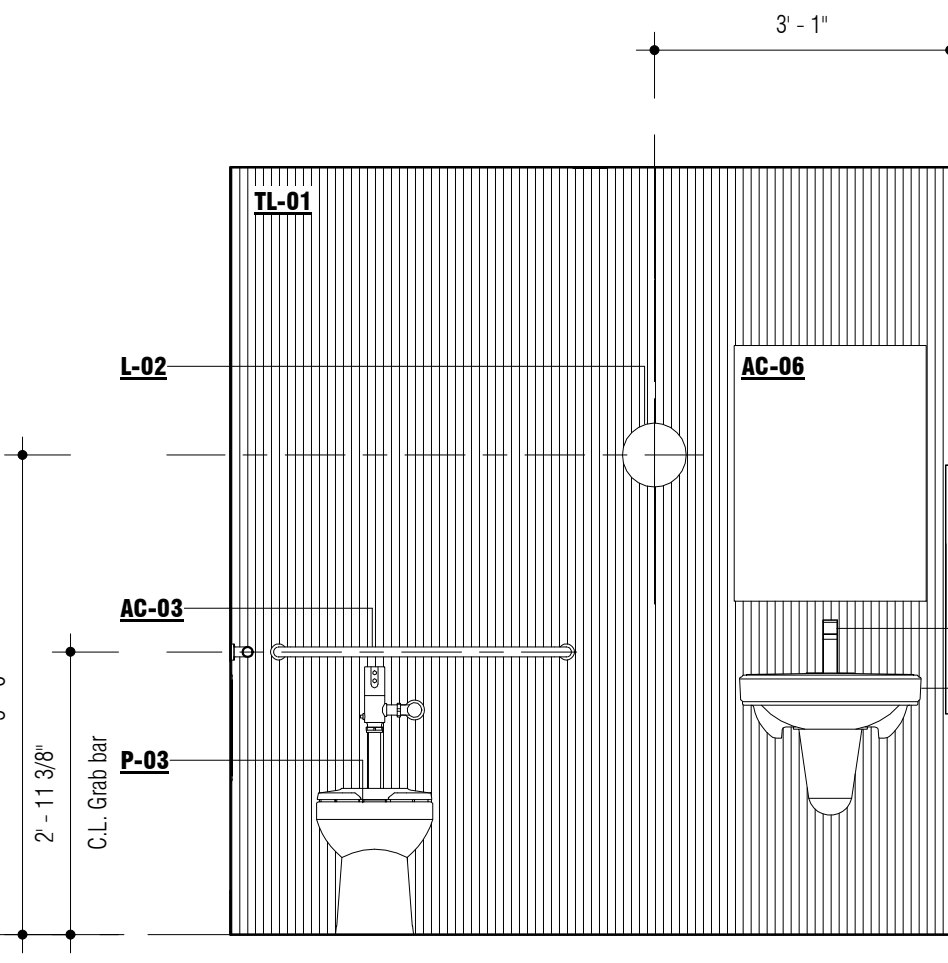
5 ADA Restroom - North Elevation
1/2" = 1'-0"



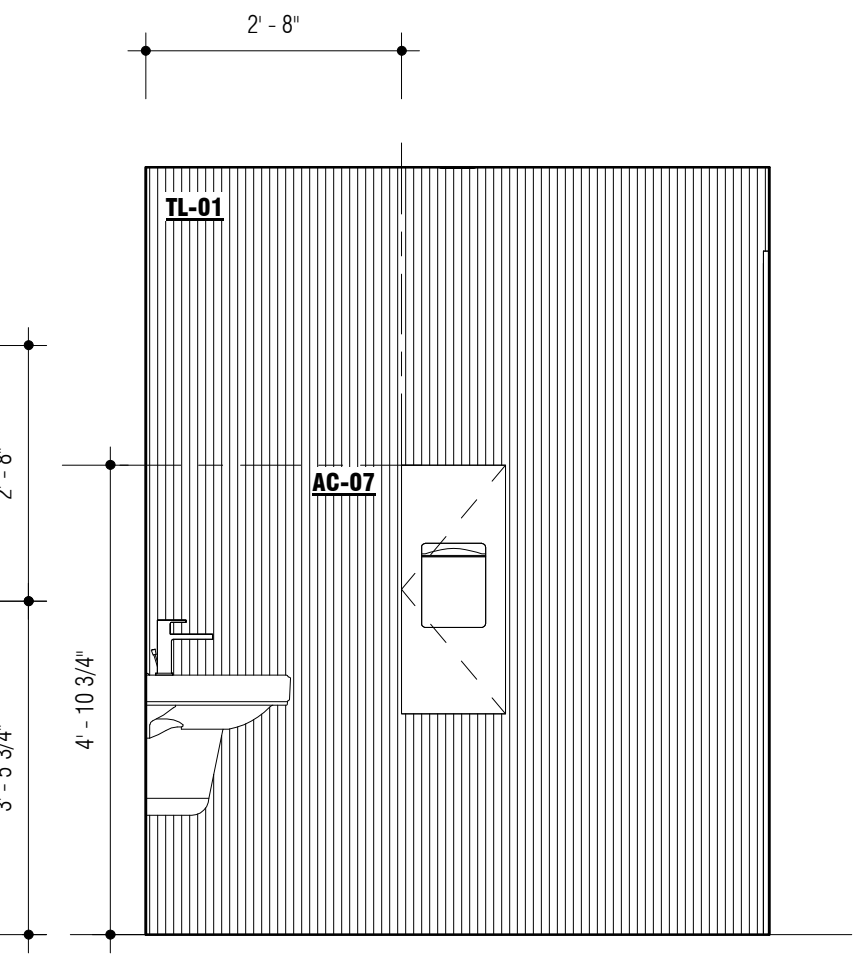
6 ADA Restroom - East Elevation
1/2" = 1'-0"



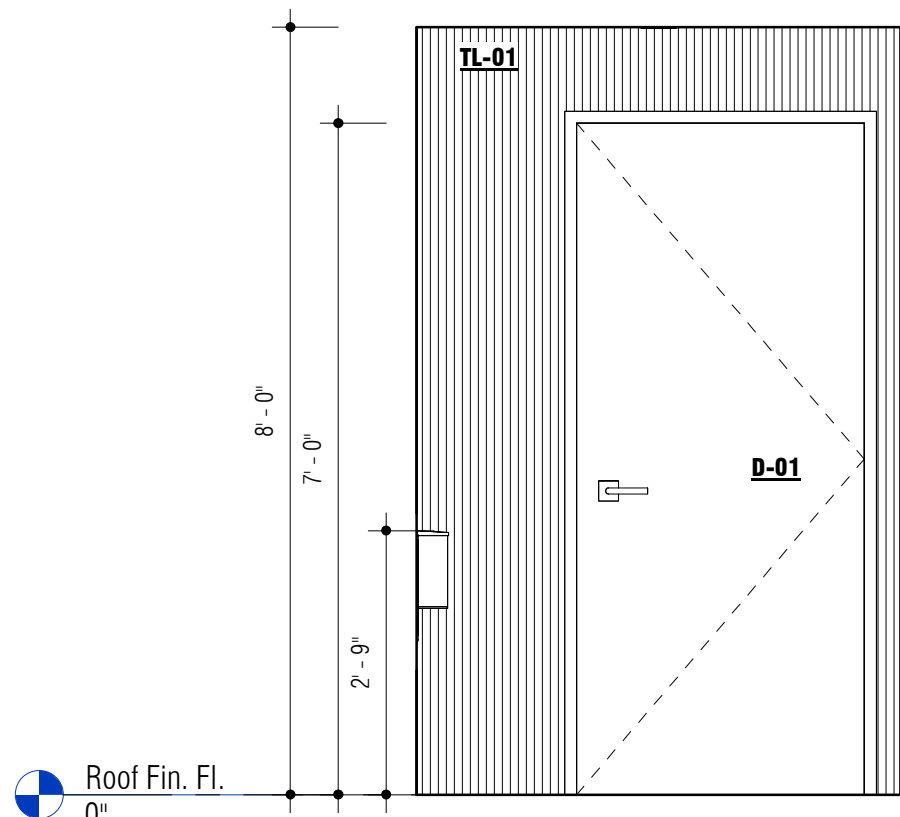
7 ADA Restroom - South Elevation
1/2" = 1'-0"



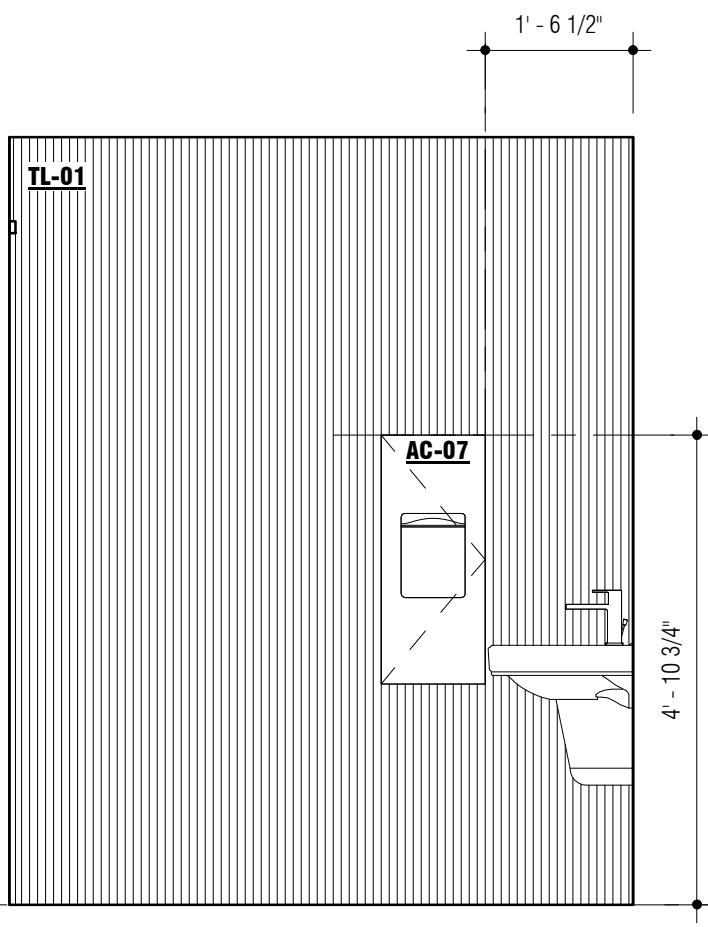
8 ADA Restroom - West Elevation
1/2" = 1'-0"



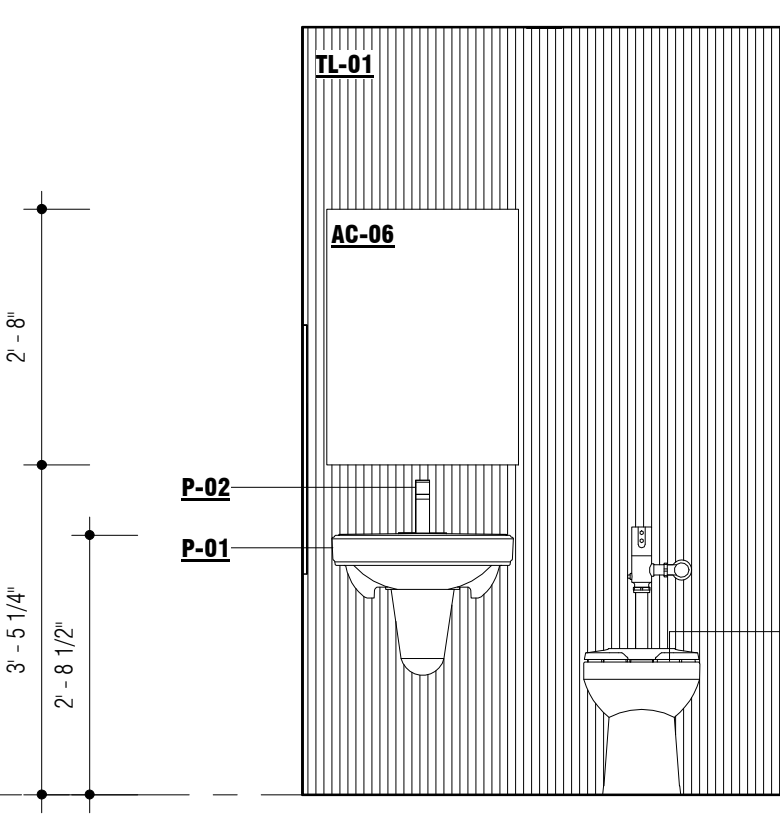
9 Restroom 1 - North Elevation
1/2" = 1'-0"



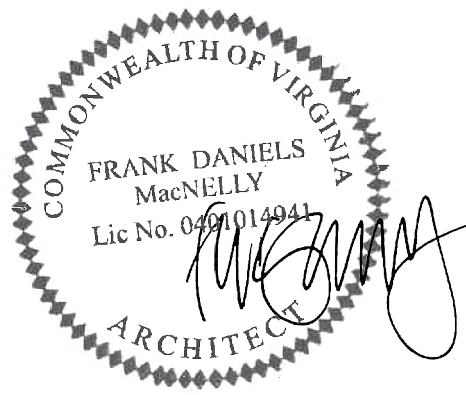
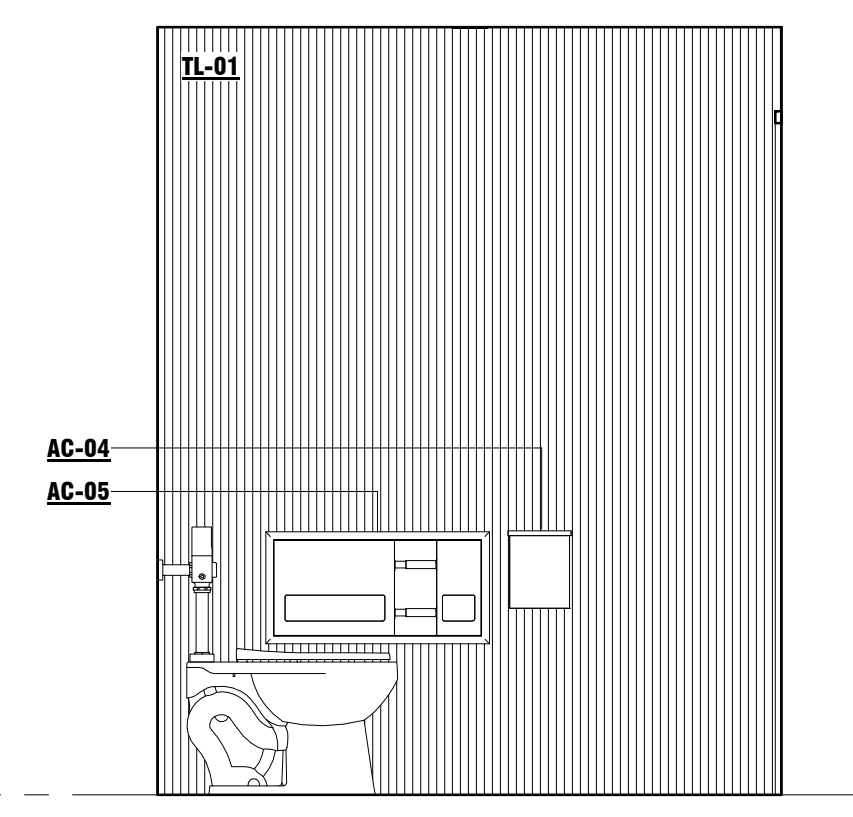
10 Restroom 1 - East Elevation
1/2" = 1'-0"



11 Restroom 1 - South Elevation
1/2" = 1'-0"



12 Restroom 1 - West Elevation
1/2" = 1'-0"



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Floor Plan
Roof

As indicated

A101