

From: Scala, Mary Joy
Sent: Friday, December 19, 2014 4:30 PM
To: Garrett Rouzer (GRouzer@dgparchitects.com)
Cc: beto.namnum@gmail.com
Subject: BAR Action - 1329 W Main Street

December 19, 2014

University Mews Bank Associated LP
1203 Wertland Street, Apt. 10
Charlottesville, VA 22903

Certificate of Appropriateness Application
BAR 14-12-04
1329 West Main Street
Tax Parcel 100007000
University Mews Bank Associated LP, Owner/Garrett Rouzer, Applicant
Renovation of existing storefront

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 16, 2014. The following action was taken:

The BAR approved (8-0) the application with bronze metal storefronts and door opening designed to code.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (June 16, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

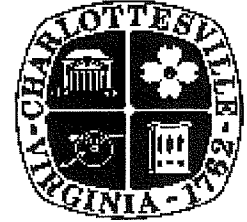
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 16, 2014**



Certificate of Appropriateness Application

BAR 14-12-04

1329 West Main Street

Tax Parcel 100007000

University Mews Bank Associated LP, Owner/Garrett Rouzer, Applicant

Renovation of existing storefront

Background

1329 West Main Street is a contributing structure in the West Main Street ADC District, near the Corner. The 2-story duplex commercial building was built in 1925; the storefronts were remodeled in 1955-57 (historic survey attached).

Application

The proposal is to alter the west side storefront of the duplex. It appears the applicant proposes to remove the west corner of the building, replace it with an unknown material, move the storefront forward, and replace the metal storefront with wood.

Criteria 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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation include:

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' (see drawing next page).*
- 7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
- 11. Avoid introducing inappropriate architectural elements where they never previously existed.*

Discussion and Recommendations

More clarification is needed. The BAR may wish to have a preliminary discussion, and if the proposed changes are reasonable, then ask the applicant to request deferral to submit better drawings.

The survey notes that each storefront is framed with a massive aluminum architrave, and has a wide recessed entrance loggia.

Suggested Motion

Suggest asking the applicant to defer (or)

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed storefront changes satisfy the BAR's criteria and are compatible with this contributing property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

Architectural And Historic Survey



Identification

STREET ADDRESS: 1327-1329 West Main Street

MAP & PARCEL: 10-7

CENSUS TRACT AND BLOCK:

PRESENT ZONING: B-3

ORIGINAL OWNER: William E. Duke

ORIGINAL USE:

PRESENT USE: 1327 - Restaurant

PRESENT OWNER: 1329 - Bank

ADDRESS: Jefferson National Bank

123 East Main Street

Charlottesville, Virginia 22901

HISTORIC NAME: Duke-Faulconer Building

DATE / PERIOD: 1925, c. 1955-57

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 5570 sq. ft. (50' frontage)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Summer 1986

SOURCES: City Records

Sanborn Map Co. - 1920, 1929-57

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

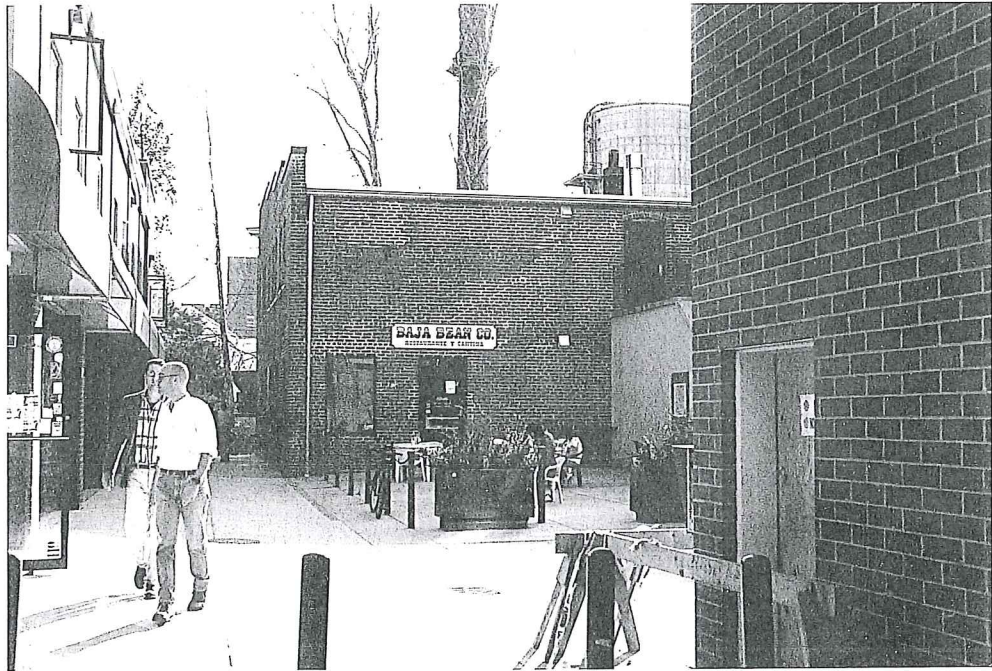
This duplex store building is two storeys tall and six bays wide. Wall construction is of brick laid in 6-course American bond. Each storefront is framed by a massive aluminum architrave and has a wide recessed entrance loggia. The eastern storefront is the larger of the two. The segmental-arched second-storey windows on the facade and side elevations have been closed. Those on the facade are loosely grouped into three pairs. A corbelled brick band above the second storey gives the suggestion of an architrave some distance below the projecting wooden cornice with modillions which extends around the ends of the facade below the top of the parapet. Behind the parapet a shade roof covered with sheet metal slopes to the rear. The parapet steps down toward the rear along the side elevation where it terminates in a corbelled cornice stop. A one-storey addition covers the rear elevation of the western store room. The eastern store room has four flat-arched quilled windows. There are no second storey rear windows, but there is a segmental-arched door near the center. Tax records state that the second storey is unfinished.

HISTORICAL DESCRIPTION

W. E. Duke purchased a large lot at the corner of West Main and Fourteenth Streets in 1923 (City DB 45-78). He subdivided the property, and tax records show that he erected this building in 1925. Hunter Faulconer bought it from his estate in 1946 (DB 128-406) and sold it to the Jefferson National Bank in 1985 (DB 471-497). The bank has conducted a branch office in the western store room since the mid-1940's. That store room had previously housed a restaurant. When the building next door, which it had occupied since 1895, was demolished in the mid 1930's to make way for the University Theatre, Johnson's Confectionary moved into the eastern store room of this building. It next housed the University League's Opportunity Shop from the early 1940's until the early 1950's. The C. K. Restaurant has now occupied that store room since the early 1960's. The storefronts were probably remodeled c. 1955-57, according to a notation in the tax records.

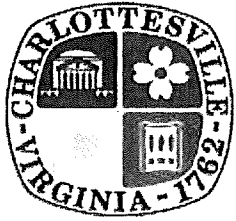


Front



Rear

1986 Photos



**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 Fax (434) 970-3359

RECEIVED

NOV 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name	University Mews Bank Associated LP	Applicant Name	Garett Rouzer
Project Name/Description	Roots Restaurant	Parcel Number	100007000
Property Address	1329 West Main Street		

Applicant Information

Address: 206 5th St. NE
Charlottesville, VA 22902
Email: grouzer@dgparhitects.com
Phone: (W) 434.977.4480 (H)
FAX: 434.296.8720

Property Owner Information (if not applicant)

Address: 1203 Wertland Street, Apt. 10
Charlottesville, VA 22903-2893
Email: beto.namnum@gmail.com
Phone: (W) 917.539.9157 (H)
FAX:

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Garett Rouzer 25 Nov 2014
Signature Date

Garett Rouzer 25 Nov. 2014
Print Name Date

Property Owner Permission (if not applicant)

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

Alvaro Anspach 25 Nov 2014
Signature Date

Alvaro Anspach 25 Nov 2014
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Renovation of existing storefront.

List All Attachments (see reverse side for submittal requirements):
SITE MAP, FLOOR PLANS, ELEVATION, PROPOSED STOREFRONT

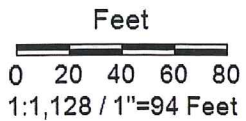
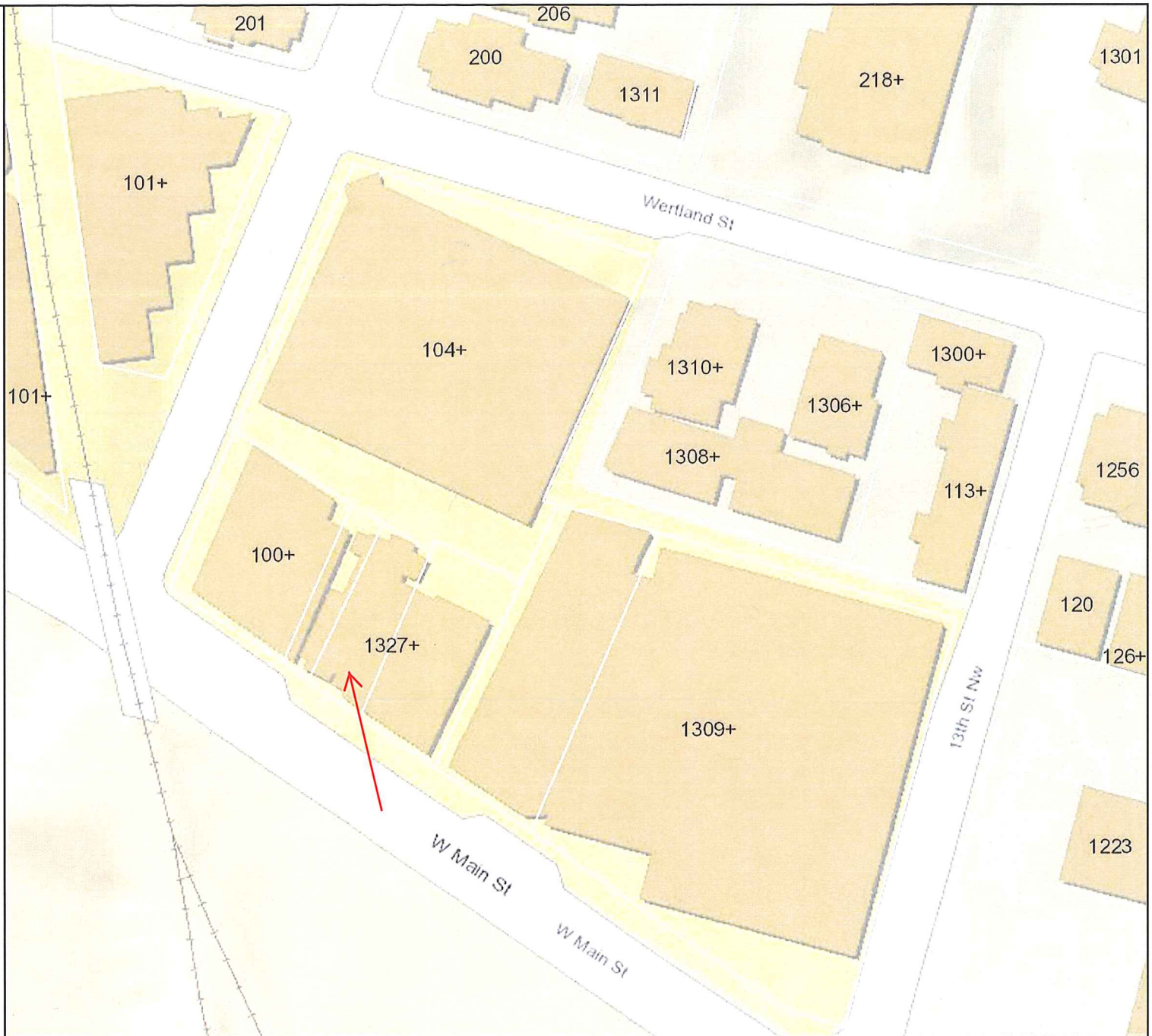
For Office Use Only

Received by: J. Barmore
Fee paid: \$ 125⁰⁰ Cash/ck. # 21076
Date Received: 11/25/2014
PIA - 0193

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Legend

- Parcels
- Addresses
- City Limits

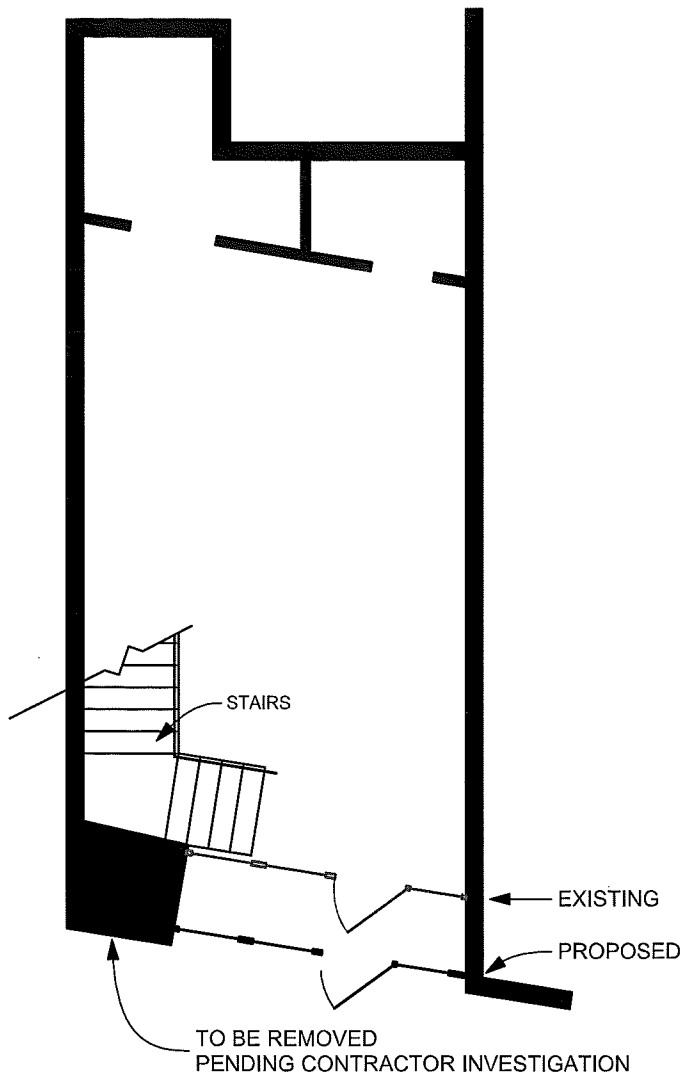


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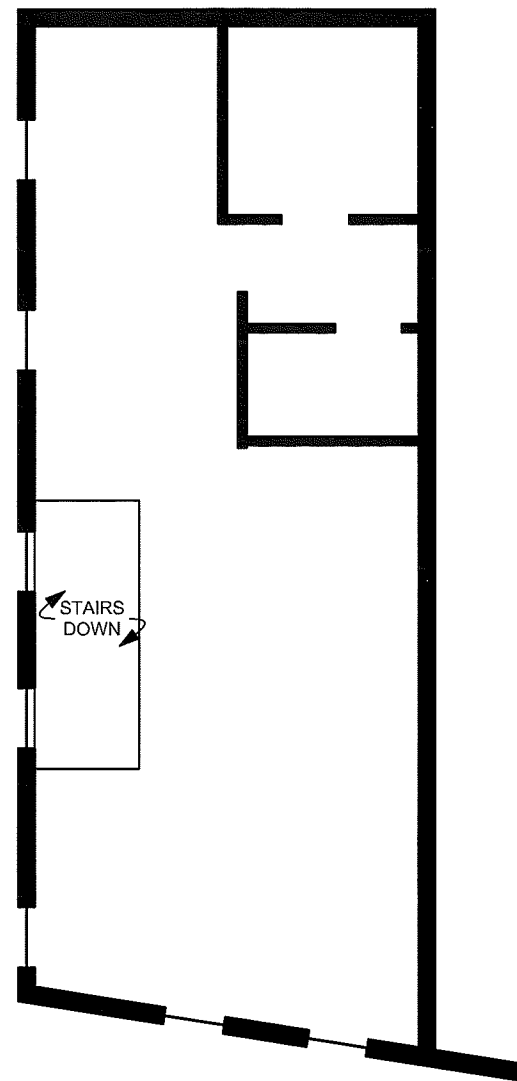
Date:

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

1329 WEST MAIN STREET
FLOOR PLANS

1/8" = 1'-0"



SOUTH ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING SOUTH ELEVATION



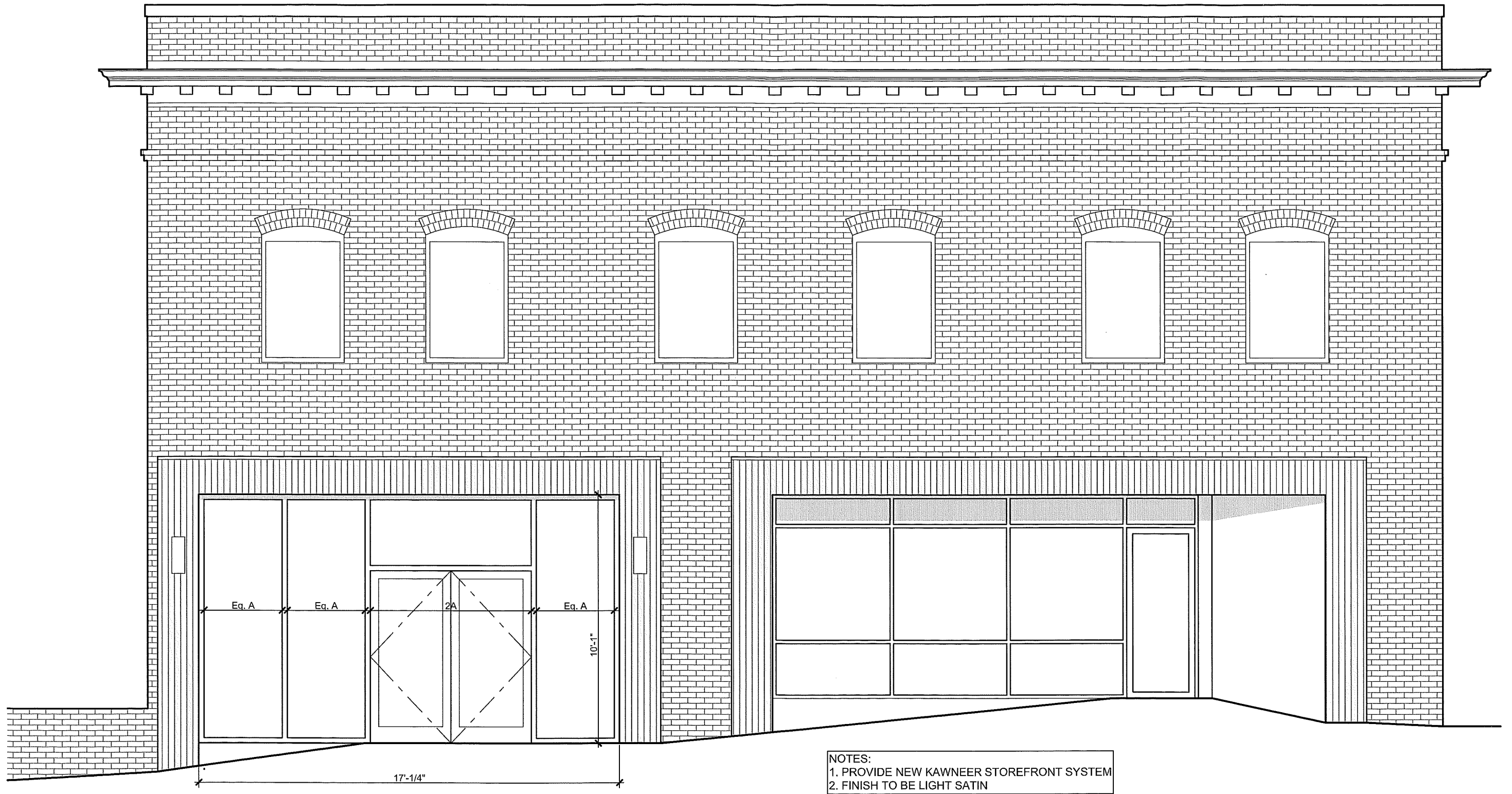
PROPOSED SOUTH ELEVATION



PROPOSED STOREFRONT DETAIL

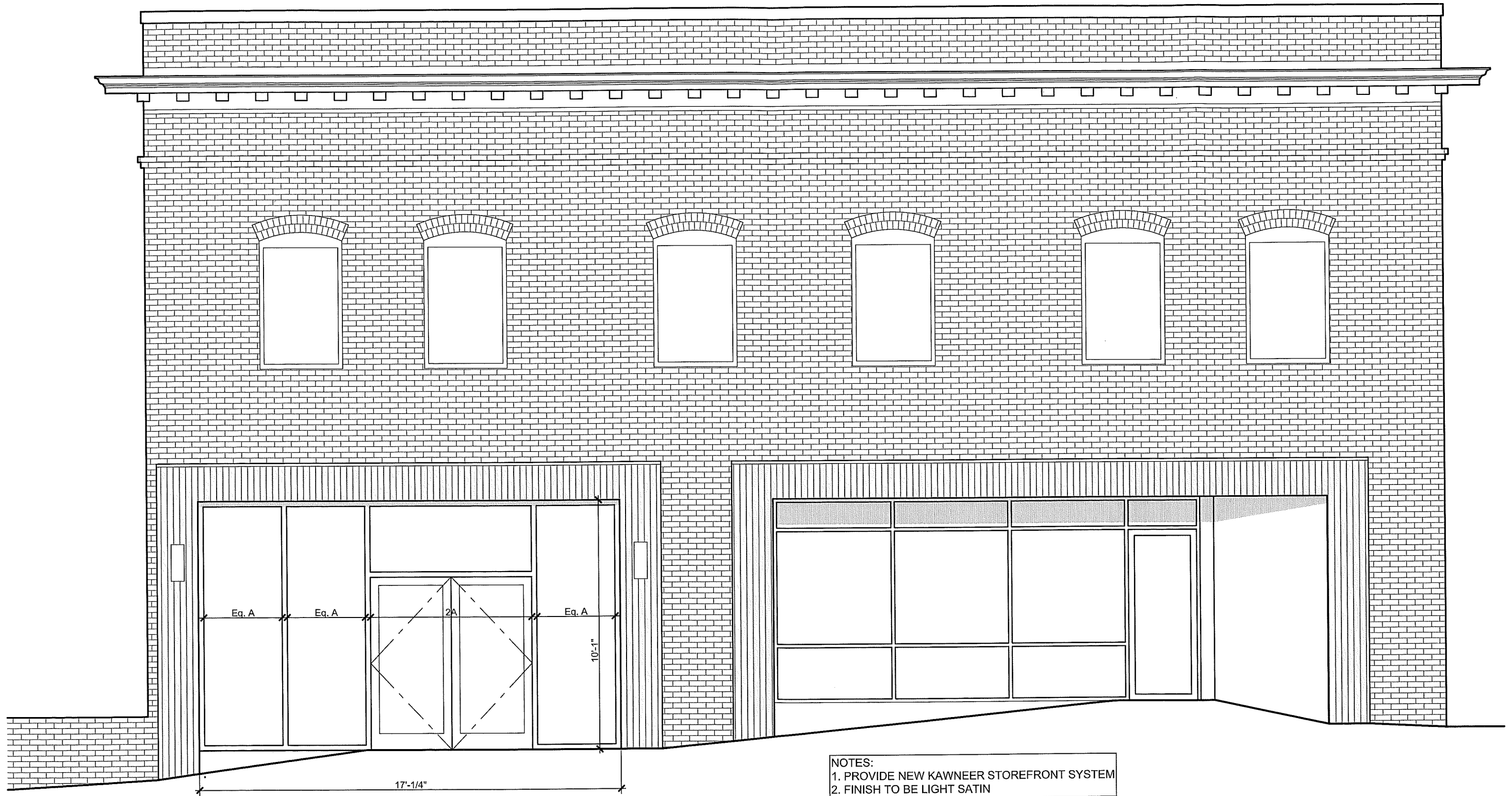


PROPOSED STOREFRONT DETAIL



1329 WEST MAIN STREET
FRONT ELEVATION

1/4" = 1'-0"



1329 WEST MAIN STREET
FRONT ELEVATION

1/4" = 1'-0"