



Packet Guide

This is not the agenda.

Please click each agenda item below to link directly to the corresponding documents.

5:00 **Pre-Meeting Discussion**

5:30 **Regular Meeting**

A. Matters from the public not on the agenda (please limit to 3 minutes)

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. [BAR Meeting Minutes from November 17, 2020](#)

2. [Certificate of Appropriateness Application](#)

BAR 21-03-01

414 East Main Street, TMP 280049000

Downtown ADC District

Owner: Virginia Pacific Investments, LLC

Applicant: Greg Jackson/TOPIA design

Project: Improvements to the rear of the building

3. [Certificate of Appropriateness Application](#)

BAR 21-03-02

1001 West Main Street, TMP 100050000

West Main ADC District

Owner: M & J Real Estate, LLC

Applicant: Michael Martin, State Permits, Inc.

Project: Exterior alterations

4. **Certificate of Appropriateness Application**
BAR 21-03-03
301 5th Street, SW, TMP 290104000
Individually Protected Property
Owner/Applicant: Michael McMahon
Project: Rear addition
5. **Special Use Permit – BAR recommendation**
BAR 21-03-04
64 University Way, TMP 050048000
Rugby Road-University Circle-Venable ADC District
Owner: Neighborhood Investments, LLC
Applicant: Chris Henningsen, Henningsen Kestner Architects
SUP Request: Increase in residential density and allow a reduction in side yard setbacks to address the non-conforming structure.

C. New Items

6. **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
7. **Certificate of Appropriateness Application**
BAR 21-03-06
128 Chancellor Street, TMP 090105000
The Corner ADC District
Owner: University Christian Ministries
Applicant: Tom Keough, Train Architects
Project: Front façade alterations
8. **Certificate of Appropriateness Application**
BAR 21-03-07
506 Park Street, TMP 530123000
North Downtown ADC District
Owner: Presbyterian Church Ch'ville Trust
Applicant: Karim Habbab, brw architects
Project: Modify approved addition
9. **Certificate of Appropriateness Application**
BAR 21-03-08
500 Court Square, TMP 530096000
North Downtown ADC District
Owner: 500 Court Square
Applicant: Doug Brooks, on behalf of the condo assoc.
Project: Replace four, apartment windows

10. **Certificate of Appropriateness Application**
BAR 21-03-09
735 Northwood Avenue, TMP 340078000
North Downtown ADC District
Owner: Laura and Phillip Smith
Applicant: David Mullen, Halcyon
Project: Rear dormer, roof shingle replacement

E. Other Business

11. Staff questions/discussion
South Street Inn Landscaping Plan
Lighting at The Standard
12. PLACE update

F. Adjourn

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
November 17, 2020 – 5:30 p.m.
Zoom Webinar**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating. [Times noted below are rough estimates only.]

Members Present: Cheri Lewis, Breck Gastinger, Carl Schwarz, James Zehmer, Ron Bailey, Tim Mohr, Sonja Lengel, Jody Lahendro
Members Absent: Andy McClure
Staff Present: Jeff Werner, Brian Wheeler, Patrick Cory, Robert Watkins
Pre-Meeting:

There was no Pre-Meeting due to a miscommunication with the Communication Staff.

The meeting was called to order at 5:31 PM by staff.

A. Matters from the public not on the agenda

No Public Comment

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. August 18, 2020 BAR Meeting Minutes

Mr. Gastinger moved to approve the Consent Agenda. (Second by Mr. Zehmer) Motion passed 8-0.

C. Deferred Items

2. Certificate of Appropriateness Application

BAR 20-02-06
751 Park Street
Tax Parcel 520049000
Patrick Tennant, Owner
Jeff Dreyfus, Bushman Dreyfus Architects, Applicant
Side porch removal

Staff Report, Jeff Werner – Year Built: 1904 District: North Downtown ADC District
Status: Contributing 751 Park Street is the only frame Colonial Revival dwelling on Park Street. The two-story, three-bay house is oriented east towards Park Street and has a porch that spans the façade. The building has an impressive classical cornice and an asymmetrical slate roof: its primary hipped volume is interrupted by several gables, dormers, and extensions. The house was built for William J. Keller, a prominent shoe merchant in Charlottesville. February 2020 – BAR accepted the applicant’s request for a deferral. Request CoA to allow removal of the porch, stairs and entry at the north elevation, replacement of the entry door with a new, vinyl-clad window, and, where indicated, replacement of the aluminum siding with painted, wood lap siding. In 2009, the BAR unanimously approved a CoA for alterations to the building’s exterior, including removing the north porch and replacing its door with a window; however, in the subsequent work, the north porch was not removed. The design guidelines recommend the repair of deteriorated wood siding and to replace only when it is beyond repair. Applicant proposes to use salvageable material, to the extent possible. Regarding the demolition of the north porch, stairs and entry see below staff’s review of the City’s standards for considering demolitions. Should demolition be approved, staff finds that the submitted drawings and photographs provide adequate documentation for the BAR record. Note: Clarifications per discussion with the applicant.

- The existing downspout at the porch roof will be extended down to grade.
- See the note on sheet 3 of the drawings. At the east side, where the porch roof extends beyond the corner, the aluminum siding will be repaired similar to the condition on the west side.

Jeff Dreyfus, Bushman Dreyfus Architects – Our request differs from when we were in front of the BAR last February in that we are not looking to remove the siding on the rest of the house. We have decided to focus the request only on the demolition of the existing side porch. As staff noted, it was approved in 2010. At the time, the cost of it was too great to do the rest of the work that was being done on the house. At that time, one of the neighbors, who wrote in support of this application noted that porch had fallen into disrepair and was not used. This has been something that’s been new to Mr. Tennant’s ownership of the house. The overall idea here is removal of that side porch. We will talk about some of the reasons behind it. With it being removed, there is a stair landing just below this window. The smaller window beneath that landing has a powder room back there. The idea would be put that in a vinyl clad window. With the house’s existing as it exists, it has aluminum siding on it. When we start to remove the porch, we’re going to be exposing some material underneath there. The question of how we patch and repair that came up. Our proposal would be the entire area that is dashed red, which is between the large protruding bay and the area on the left, would be re-sided with wood. When we take the aluminum siding off, we don’t know what the condition of the wood underneath it will be. We will salvage as much of that as we can. What we can’t, we will replace with wood of the same dimensions so that we can come back with lap siding. The same would be the case on this other side elevation. We would propose not just a small patch, but the entire area on that side of the house to go back as wood. There is a small area where the roof intrudes on the bow front slightly. We would hope to be able to salvage enough of the aluminum siding to be able to patch that area seamlessly. That is the request. There are a couple of reasons that we have come to you again. Since that time, we have had a structural engineer review the condition of the structure. The report was attached to some supplemental information we provided you with. His determination is that the porch is structurally unsound, not usable as it is, and it would require complete reconstruction. The other reason that we’re here to talk with you is the belief that this porch wasn’t necessarily original to the house. We do understand that the Sanborn maps from 1929 shows a porch in this location or an appendage in

this location. It's not definitive on whether or not that it existed when the house was constructed in 1904. The railings on the front of the house have classical detailing. The railing and the balustrade on the side porch, which is more Victorian, is seemingly a different era. This is a very odd intersection with bow front of the north side of the house intersecting the cornice of the roof, quite inelegantly. It just seems to have been an afterthought. The interior railing of the house relates closely to the front of the house. The structural engineer's report recommends any work needs to be complete replacement.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – Was there any indication that there was a door under this current landing and stairway that would have accessed the basement?

Mr. Dreyfus – No. In this elevation drawing, we do show an existing window that is there. It certainly appears to always have been a window, not a doorway. There is a doorway right around the corner on the side of the building.

Mr. Bailey – That porch cannot be seen from Park Street. Is that correct?

Mr. Dreyfus – That is correct. It sits within the crook of the building here. There is a very large shrub right here blocking that view.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Gastinger – When we first reviewed this, I had some questions about the necessity of removing this piece and what role it might have played in the history of this structure. Given the added information, I feel that it gives us a bit more cause to approve it. The care with which they are approaching this project will lend itself to longer term sustainability for the building as a whole.

Mr. Lahendro – There was some question about the historic connection of the porch to the house. There were some members who thought that it was historic. It has been there since 1929, which makes it historic. Was anything done to help protect it/put a tarp over it so it wouldn't continue to deteriorate over the past year?

Mr. Dreyfus – Nothing was done. As one of the neighbors pointed out, she called it derelict condition before the tenants bought it. Nothing had been done in that regard to protect it.

Mr. Lahendro – I disagree completely with where this is going. This is an important porch. It's historic. The gentleman, who built this house, lived here until the 1950s. There was no major change to the building in the 1920s. We know, by the Sanborn Maps, that it's been here since the 20s. It faced the side road. It was an important part elevation of the house as bowed window of the dining room on that elevation indicates for that side. Not doing anything to protect it in the meantime is called demolition by neglect. This should not be torn off. It is

convenience and it is important to the original layout of the house and to the entrance to the house. It violates our demolition guidelines and it should not be taken off.

Mr. Mohr, did you visit the site?

Mr. Mohr – Yes, I did visit the site.

Mr. Lahendro – Is this porch not salvageable?

Mr. Mohr – I think that it is salvageable. I think that this is the conundrum of older houses in general. It starts out as a colonial and ends up as a Queen Ann. I know that wasn't the case with this particular house.

Mr. Lahendro – I am not trying put you on the spot, Mr. Mohr. I am questioning the engineer's assessment. I have salvaged far worse things than this before.

Mr. Mohr – It is not unsalvageable.

Mr. Lahendro – I completely disagree with the engineer's report. I was wondering, as a professional builder and architect, what you thought about salvageability.

Mr. Mohr – I think that it is salvageable.

Ms. Lewis – I don't support demolition because of the poor shape the structure may be in. I support because I don't feel that this porch is a significant, important part of the district. Nor do I think that the features are special or notable compared to all of the other significant and notable features on this property. This house is important. There is a lot of things that are unique about it. It is the only colonial revival that is made of wood. I do not believe this porch is original. We do know that in 1929, there was some sort of structure there. From the Sanborn Map, there are no stairs shown. What kind of structure was there? We know it was either a slate or tin roof, according to the Sanborn Map. We know that it was one story. This landing is actually one and a half stories off of the ground. I would support demolition of this because I don't think that this landing and stairs show any significant features that relate either to the property it is attached to nor to the district. I do think that cornice jutting into the bow siding tells me that it was a later addition. I just can't believe that any architect or builder would have built this very attractive property and structure would do that. I don't think it is original. I do think that it is old. I don't think it is notable. I would support demolition of it under our guidelines.

Mr. Mohr – It is vestal. It is on a secondary street. It doesn't enhance the building in anyway. Duly recording it certainly and making it clear that it was there. I think it is important to the timeline and the house to acknowledge that it was there. I don't feel that it is intrinsic to the historic integrity of the house, but having it recorded is. Once we work around handicap access with biometrics in 20 years, are handicap access points going to become historic? I don't think so. There is an overlay of just pure functionality to this. I think that it is interesting, but I don't think it is critical. We want to encourage people to take good care of their houses. We are going to make them "jump through hoops" to something that seems arbitrary. I understand where Mr. Lahendro is coming from. This is a judgement call. I don't think this is a "sword worth falling on."

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed exterior alterations and demolition 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 clarification that the siding where the porch cornice meets the exterior wall be restored, as noted in the most recent materials submitted by the applicant to the BAR before the November 2020 meeting. Ron Bailey seconds motion. Motion passes (6-2, Jody Lahendro and James Zehmer opposed).

D. New Items

3. Certificate of Appropriateness Application

BAR 20-11-01

731 Locust Avenue

Tax Parcel 510026000

Roberta Bell Williamson and Elizabeth Mary Meyer, Owner

Michael Pleasants, Applicant

Roof Replacement

Staff Report, Jeff Werner – Year Built: 1917 District: Martha Jefferson Historic Conservation District Status: Contributing. Two-story, two-bay, hipped-roof, stucco-finished dwelling has central cross gables with boxed cornices and returns. A hipped-roof porch encompasses the entire facade and wraps around the north elevation. The porch is supported by simple Tuscan columns and balustrade. The main entrance is the north bay of the front facade. A two-story addition and attached screened-in porch are located at the rear. CoA request to replace existing standing-seam copper roofing on the house as follows:

- Main portion: Replace with standing-seam, painted metal. Color: TBD—likely forest green, dark grey, black, or similar natural/ earth tones.
- Back portion: Replace with asphalt shingles. Color: Similar/complimentary to metal roof.
- Eave mounted gutters and downspouts replaced as needed. Color: Gutters to match roof or fascia; downspouts to be white.

Within Historic Conservation Districts (HCD), a CoA is not required for alterations that are not visible from abutting streets. With that applicable here, staff recommends approval of asphalt shingles on the *back roof* of the house, as noted in the graphic above, which includes the rear portion of the *main roof*. Relative to the request that the BAR consider allowing asphalt shingles on the entire roof, staff notes that when the district was established, the Martha Jefferson neighborhood identified standing-seam metal roofs as one of the architectural character-defining features to be preserved.

Note: The guidelines for projects within a HCD are, by design, less rigid than an ADC District or an IPP. The HCD overlay is intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Zehmer – Do we know when that rear addition was added to the building?

Michael Pleasants, Applicant – I believe that it was in the 1980s.

Roberta Williamson, Owner – The house addition in the back was added in 1995. The porch off of that addition was added in 2002. This will be the fourth time the roof has been replaced. There was very little roof left on the house. There were gaping holes in the roof. We put a roof on the house. That had to be replaced when the addition was built in 1995. It was in shreds. It was blamed on the maple trees. The roof that was placed on the addition in 95 was replaced with the porch addition because everything leaked. I wish that Mr. Pleasants had brought some of the pictures of how the roof has leaked to the inside of the house since the last replacement.

Mr. Gastinger – The staff report says that it recommends asphalt shingles on the back roof of the house, which includes the rear portion of the main roof.

Mr. Werner – I may have left a note in there inadvertently. There is the rear triangle on the main roof. I had suggested that if it helps with your budget, you can asphalt that. I left that in the text. I changed the image. I didn't change the text.

Mr. Zehmer – Is the intent and desire for asphalt on the back roof and standing seam on the main roof?

Mr. Schwarz – The application is for what is shown on the screen. The applicant just wants to bring up the question in case we would be OK with doing the entire roof in asphalt.

Mr. Mohr – Mr. Pleasants, aren't asphalt roofs the ones being trashed by the tree?

Mr. Pleasants – The trees are not the concern. It is the poor quality installation on the roof. It is supposed to be a double locked standing seam metal roof. It is a single locked standing seam metal roof. In numerous locations, there is wall clutter finding its way into the house. The main culprit of this is just poor craftsman quality.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – Is there anybody that would be amenable to the asphalt on the entire roof? It is pretty clear that standing seam metal roofs are part of this. I checked the Conservation District guidelines that are not just for Martha Jefferson. It said under building materials: long lasting durable and natural materials are preferred including brick, wood stucco, and standing seam metal roofs. The language is all “should, encourage” and things like that.

How about asphalt shingles on the rear roof? Is there any further discussion we need to have? I don't think the guidelines actually specify the hips and ridges. We do like them to be not large and chunky. I don't think that is in the guidelines.

Mr. Mohr – Copper is a late 20th century fixation on the part of Charlottesville and Albemarle County.

Ms. Williamson – That is what the roof was originally.

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including architectural character-defining features for this district, I move to find that the proposed roof replacement, standing-seam metal on the main roof and asphalt shingles on the rear roof, satisfies the BAR’s criteria and is compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted, with a mere suggestion that there be no chunkiness in the ridges. Breck Gastinger seconds. Motion passes (8-0).

4. Certificate of Appropriateness Application

BAR 20-10-02
230 West Main Street
Tax Parcel 280001000
Brands Hatch LLC, Owner
Frederick Wolf, Wolf Ackerman Design LLC, Applicant
Water Street gate

Jeff Werner, Staff Report – This CODE Building project initially encompassed multiple structures at 215 West Water Street, 218-220 West Main Street, and 230 West Main Street. The site is now a single parcel, 230 West Main Street. Except for the preserved façade of what had been 218-220 West Main Street (constructed in 1901), the entire project is new construction. This CoA request was on the October 20, 2020 agenda. Prior to the meeting, applicant requested it be pulled from the agenda; however, staff has retained the initial BAR number, 20-10-02. CoA request to install a street-level, metal gate at/near the Water Street entrance to the CODE Building’s inner courtyard. (Note: This CoA request is for a separate CoA, not an amendment to the CoAs approved for the CODE Building, BAR 17-08-01). The most recent, similar request was the installation of security gates at 500 Court Square (The Monticello Hotel), which the BAR approved in January 2019. In April 2004, the BAR approved a CoA for security gates in the brick arcade along North 1st Street for the First United Methodist Church (101 East Jefferson Street). For both projects, staff presented the design guidelines for *Walls and Fences* [from Chapter 2 – Site Design and Elements], which is applicable for this request. Additionally, staff suggests the BAR refer to the design guidelines for *Street-Level Design, Materials & Textures, and Details & Decoration* [from Chapter 3 - New Construction and Additions]. Staff requested that the applicant provide detail on the gate, including dimensions of the rails and pickets, proposed color/finish, and information on the gate hardware. If the BAR approves the design as currently submitted, staff recommends a condition that the gate’s details be submitted for the BAR record. Note: The gate will likely require an amendment to the Site Plan, including reviews for compliance with zoning, building code, and public safety requirements. Regardless of BAR approval of the requested CoA, construction of the gate will be subordinate to the requirements of the approved Site Plan or its subsequent revision, if required, and/or the requirements of the Building Permit. In the event that those reviews significantly alters the approved design, design staff may require BAR review of those changes.

Fred Wolf, Wolf Ackerman Design – We have taken and run this past Brian Haluska (City Planner), who said that there would be no site plan amendment required. I have worked closely with Francis Vineyard in making sure that we understand the implications from a building code standpoint since this could impact egress. We made sure that we had that covered. This has been a tremendous project. We have been moving along at a good clip and everything is going

very smoothly. One of the great things that we were excited about in this project was the owner's willingness to commit to such a site amenity for the building but to also be shared with the community. We did not design this space to close it off. We want it to be used. We want it to function the way that we had hoped. We love the fact it could improve connectivity between the Mall and Water Street. It has all types of great benefits to the project. Security has always been some concern on this, particularly when you open up an exposed private site to public traffic, particularly late hours and after hours traffic. We have been thinking about different ways we can tackle this. As we got further into the design and construction documents, we have consultants, who have been working with us on a number of things including security consultants. We have talked about how we manage traffic in and out of the building and how we manage traffic on the site. Their suggestion was that it was important to have as a preemptive measure a way to limit the passage through the site overnight and after hours. It is our goal that this would be built and installed and never closed. We won't know until this is open. This is going to be a new kind of space. It is a new kind of building. From time to time, if it is needed, for the owner to have the flexibility to limit passage through their site was important to them. They have committed that on any given day, the gate would be left open. If it was to be closed, as part of some process, it would certainly be open during the hours when people would be downtown, using the Mall and socializing. It is not just work hours. It would include after hours when people are using the movie theater and going to dinner. The other thing that is important to know is that the character and tenants in this building know that it is not going to be a typical 9 to 5 office building. It has a variety of tenants doing different types of business. Many will work late into the evening into early in the morning. As a matter of the building functioning for its own users, that can't be closed. We took this approach realizing that the Mall is a very special streetscape and we did not want to put anything physical there. We felt like putting something at the Water Street edge would be a successful way to provide a visual deterrent to signal to somebody that passage through this space is not permitted when that gate is closed. We will probably have some type of signage down at the Mall. It seemed like a reasonable way to make limit the passage through the site after hours and hope the owners feel comfortable. They will be able address security concerns with people being on their property. We do have a few gate details as well as the panic hardware, the perforation, and the color chip. The gate will match the color of the metal plating of the building, which have been previously approved. The goal is for this to be discrete. The previous scheme was too much for everyone to tackle on the engineering side. It is a steel structure, painted, There is a cross lateral brace that happens on the panels and the caster underneath to take the load off of that.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – With the signs that you would put up on the Mall, do you have any thoughts on what that might be?

Mr. Wolf – I don't. We are working with Gropen. They are doing a signage package. I assume it will have something to do with that. I don't even know if it is needed. It may be a temporary sign that is put out there and taken down. I don't know if it would be permanently affixed to anything. It could be something as simple as saying that the park is closed. It will something that tells people this semi-public space is now closed if not a tenant of the building.

Mr. Gastinger – Our capacity to really effect a long term operation is pretty limited or non-existent. If we were to approve this, that would keep either the current owner or future owner from also closing this gate and never opening it. Would there be?

Mr. Wolf – I would let the owner speak to that. Given the value of that space and the importance that the owners placed on that as one of the amenities, Jeffrey and his team see as an amenity that they are creating that is an urban gesture back to the city. I can't imagine that there would ever be a desire for that. It is just not in the spirit of what we have done. The fact that there could be a need for it is probably highly limited and questionable. It would be virtually impossible to go back later and try to retrofit this in versus build it in and engage with the structure now that we have. It actually makes more sense to put it up now and simply never use it than to try and come back and retrofit it in. In an ideal world, it will never be shut. If we find that we have an issue, they need ways to be able manage that as part of their private property. What we are trying to do is to make something that as transparent as it could be while achieving what they need to achieve so that we do not disrupt or lose the visual connection and the transparency that we have through that space. We had a long discussion about why you would want to do it on both ends. Doing something like this on the Mall side was certainly not in the spirit of what we were doing. Doing it on the Water Street side next to our service elevator and our loading dock and our garage entrance seemed like that if there is a back or a more service oriented side to the building, this was the side that made sense to try and tackle the problem and achieve what we could by sending that visual signifier/clue to somebody, who is a pedestrian in the Mall. It is a more subtle way of telling somebody that they can't go in there.

Mr. Schwarz – You said it would be difficult to install later. Is it possible to install the attachment points now and the gate later?

Mr. Wolf – It may be. We're embedding the vertical posts so they are flush with our clating, which is brick on one side and metal on the other. We have two different details there. That post goes down and it will have a plate that goes into the structural deck that is below the pavers. That portion of the design will not be visible. It is going to have a serious base plate. It may be possible to do something like that. From the owner's perspective, if they determined somewhere down the line that they do need to close it overnight, I am guessing they probably won't. They would like to have the opportunity to be able to do that as opposed to wait the several months. Given the space, it is a generous space. It is 21 feet wide. There is room to work. Working in that space will be a lot easier doing it now before all of the pladding is up and the pavers are in. Then you are trying to put weight on the pavers. Our goal and the hope is to do it now.

Mr. Bailey – Do you have any idea what kind of security monitoring they are planning to do? Is it going to be permanent or guards?

Mr. Wolf – They do have some cameras. There is video monitoring. They are going to have some security detail overnight. From a management standpoint, I don't know if it is 24 hours a day. They will certainly have somebody there.

Mr. Zehmer – What is the thinking behind using the perforated aluminum for the personnel doors?

Mr. Wolf – The reasoning is to prevent somebody from reaching through and being able to grab the panic bar, disengage it, and open the gate from the Water Street side and walk in. Those doors do have to work as exits. Anybody that is in the courtyard space needs to be able to get out without any special effort. It is a common issue with gates.

Mr. Zehmer – I almost see to one side or the other with the door. You can stick your arm through the large gate and “trip it” that way.

Mr. Wolf – Where you activate that is going to be biased towards the side where it latches. With the spacing on the pickets, you would have to get your hand through and around. I feel where we have it now, it would be difficult for somebody to come back and get enough leverage to operate from that.

Mr. Zehmer – Do you have a sense of what the casters are going to be made out of? It is more of a maintenance thing. I could see this thing over time leaving a marker, cutting a groove in the paving.

Mr. Wolf – Our structural engineer has said that the diagonal bracing is going to do enough work that he felt comfortable it could hold up that corner without the caster. It may be something that will go away. There are casters that have a spring mechanism so that they are able to adjust a little bit with slight variations in elevation. That would certainly help. I was worried about trying to give the structural engineer some help by putting that out there. It is probably going to have some type of high density rubber on the wheel.

Mr. Gastinger – Because of the panic bar, you really can go through this any time of day.

Mr. Wolf – That is true. You need to be a ruler follower and see the sign on the Mall saying that the courtyard is closed. What it does prevent is somebody coming from Water Street in at the top and cutting down. It is necessary byproduct of the building code that we can’t lock that space off unless the building was closed. Rather than test that, we decided to build in what we thought was the appropriate level of egress.

Mr. Mohr – It is fundamentally a sign saying ‘stay out.’ It is an obstacle

Mr. Wolf – The only way it would become an obstacle would be if we had something on the Mall side. With geometry and the spirit of the Mall, it did not feel appropriate.

Ms. Lewis – We have a pretty on target guideline on walls and fences. If street front walls and fences are necessary and desirable, they shall not exceed four feet in height from the sidewalk or public right of way. I think we have a sidewalk restored there and it is a public right of way. Even if we say that this is a side or rear yard, that height is still limited to six feet. From what I can tell, this is nine feet high, which is double the amount our guidelines would allow. If the applicant could tell us, why we should ignore that guideline.

Mr. Wolf – The overall height is ten feet, six inches. The door is at nine feet. Part of what is driving the height of this thing is the scale of that opening, which is rather monumental. We have a first floor level, which is 17 feet tall on the Mall side. There is a lot in the things that we have done internally to the building that start to make a four foot gate, not only impractical for the limitation of somebody moving through the space, but seeming out of scale with the rest of the building. A four foot fence or gate might make sense as a distinction between a yard and a

sidewalk. If somebody wanted to jump over that, they would jump over it pretty easily. I did not view this as a fence. When I look at other gates that we see, they are typically taller than four. When you think about service alleys, I had never thought of it as a fence.

Mr. Mohr – I would call it an architectural element. A fence is not a part of the building. This would be like taking St. Paul’s Cathedral and making all of the doors feet higher. The scale thing is really an issue there. At the First Episcopal on First Street, Madison designed the iron gates into the side yard. I think those are eight feet. It was treated more as a doorway than a fence function. It was directly attached to the building. I would be inclined to interpret this more in the realm of a door than I would a fence.

Mr. Werner – At Court Square, the idea of an enclosure does step away. I think that the idea that gates and fences more fits with what the material is, the shape, and how it fits in there. I would agree that these types of circumstances, filling the opening has been allowed. That is what I see in the BAR record and what you have done at Court Square.

Mr. Zehmer – By definition, fences usually don’t move. This is on hinges and has casters. It is intended to move and be functional.

Ms. Lewis – We don’t have a guideline that goes to moveable gates or security gates.

Mr. Mohr – Ms. Lewis, I think that it is a valid question.

Mr. Schwarz had a technical issue during this part of the meeting. Mr. Gastinger took over as Chair until Mr. Schwarz rejoined the meeting.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – When you look at the plan view of this, I think the fact that it is held back from the façade of the building, makes the height not as much of a problem for me. It would be up in your face if it was right at the façade at the opening. The fact that they have held it back acknowledges that it keeps that as an opening when seen from the street.

Mr. Mohr – One option would be, if you wanted something that didn’t appear, you could technically put in rolled out nord with doors on it. You wouldn’t get the height in it.

Mr. Wolf – I think that might have been the owner’s presumption that is where this would have gone first. Because this opening is directly adjacent to the garage opening, this wanted to be treated differently. I didn’t want those two things to come off too similar. The ones that typically that have a man door in them are not aesthetically pleasing.

Mr. Mohr – I agree with the decision. I was just curious. The door heights is usually compromised by the panel breakdown.

Mr. Schwarz rejoined the meeting after having some technical issues with his computer.

Mr. Lahendro – Considering that the sole purpose for this gate is security, it could have been a whole lot worse to provide just a solid door for security. I am very grateful that the architect and the owner have decided to do something that is attractive and expensive and compatible with the design. I am very pleased with what they are suggesting.

Mr. Gastinger – I am going to disagree. I don't support this as it is. When we were reviewing this building at the beginning, we were very appreciative and recognized the immense contribution that the passage through this building was going to make to the city. That accessibility to that public courtyard and passing through to Water Street was something that was always applauded at every presentation. If there was some way to know that this was something that was going to be used after 2 AM, I think we might all have a different feeling about it. We really have no way of knowing how this could be used by future owners or with the assurances of the current owners. It would dramatically impact the visual character of Water Street. The Water Street façade is already pretty. Throughout the review of this building, we were concerned about its scale and its severity. We weighed that against some of the elements of the building like the passage through and liked how it stepped down to the Mall and the courtyard. In lieu of really good guidelines that give us something to go on related to security fencing, I think this is something quite different. We look at some of the guidelines that we do have about the impacts of proposed changes on the site, adjacent buildings, structures, public space. This says something that is quite cold and off putting to our public spaces. I do think it is designed well to be very minimally impactful and open. We just don't know when that will be. I have concerns about it.

Mr. Schwarz – I completely agree with Mr. Gastinger on this one. It is not that I don't trust you or the applicant to want to make this open as much as possible. We have no control over that. We have no control if the project is sold in the future. During a time of night when the street is probably at its scariest, this fence could potentially be closed or the gate would potentially be closed, making that street even more forbidding, when having a big opening right there would go a long way to making this street feel more active during those late hours at night. There are some examples around town where we have approved gates. There was a gate approved at First United Methodist Church for their playground. The difference is that those other spaces where these have been approved are clearly private spaces or they are clearly utilitarian service spaces. This is clearly a public space or intended to appear as a public space. It is not a place where you would expect to find a large gate like this. I don't think it qualifies for an exception to our guidelines. Ms. Lewis made a good point on the guidelines that she read off. It violates the spirit of those guidelines quite significantly.

Ms. Lewis – When I was last on the BAR, we also approved the sally port that is next to the Levy Opera House. We approved the gate at the back of the Albemarle County office building on High Street. They created a sally port there to transport detainees. We have looked at these before and have applied the fence criteria. I think the fence criteria here is applicable because it is private space. The owner could close this forever and it will be a fence. There are no guarantees about hours that it will or won't be open. I tend to agree with my colleagues. It is not so much about the materials and what it does. It is really about the lack of pedestrian flow and the promise of this application. I am looking at minutes from the August 15, 2017 meeting that was just a preliminary discussion. They wanted this space to be open up to the sky and celebrate it more on Water Street. You have a street wall on Water Street that is prettier. If I find this closed, I have to go around the block. I do think our guidelines go to flow, pedestrian use, and connectivity. I think this gate flies in the face of that.

Mr. Wolf – One of the precedents that we looked at when we were talking about this was another public space in New York. Pele Park in New York has a large gate at the entry. It is a pocket park with a beautiful grove of trees and a wonderful water feature at the end of the back wall. It is an example of a public space that is controlled in some degree by the ability to close it at different times. That was a precedent. The details that we were looking at for how the gate could function. I hear what everyone is saying. I genuinely feel that this is an important amenity and one of the great aspects of the project. We are very proud of the connectivity and the openness. I believe that it is our client's intentions not to subvert what was a considerable move to leave that much space unbuilt and create that semi-public space. I fully understand the desire to try and control movement and passage through what is still private property for them. At one point, we thought that could be done more with manpower and staffing. There could be times where you might need to be able to have some more robust way to limit passage through. That is what is in thinking behind this. It's not to them to come take away for what is a very sincere urban gesture to begin with as a pocket park off of the Mall.

Mr. Lahendro – Since this building first came to the BAR, our culture's view of security has changed. We are now putting up planters around the University to keep cars from running into statues. There is a different attitude. I am assessing and evaluating this application in light of that kind of attitude and caution that is now going into how we think about our public spaces. That is unfortunate, but it is a reality.

Ms. Lewis – Mr. Lahendro, is there a guideline that addresses security issues that gives us a little boost on that? Is there a historic guideline that you could point to that allows us to add it to a feature like this based on security?

Mr. Lahendro – Not that I am aware of. It is all so new.

Mr. Schwarz – I think our ordinance does have language about public necessity. If you want to take that somewhere to apply to this, I think you could.

Ms. Lewis – It seems like a private necessity to me.

Mr. Werner – I am going to look in the Secretary's Standards to see if there is anything that addresses. We have things that have changed. Our guidelines are written to the extent of sign aesthetic, the visual aspects of a private space. We do have guidelines for parks and public facilities that we can control. This is a private space. I did add the street level design and hopefully that provided some guidance. This is something where it is not clear. What does it do visually? What does it achieve/not achieve as far as an aesthetic related to this building and to this design?

Motion – Mr. Zehmer - Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed gate 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. Jody Lahendro seconds. Motion passes (5-3, Carl Schwarz, Breck Gastinger, and Cheri Lewis opposed).

The Meeting was recessed for five minutes.

5. Certificate of Appropriateness Application

BAR 20-11-04
946 Grady Avenue
Tax Parcel 310060000
Dairy Central Phase 1, LLC, Owner
Robert Nichols, Formwork Design Office, Applicant
Modify window/door configurations

Jeff Werner, Staff Report – Year Built: 1937-1964 District: IPP The former Monticello Dairy building was designated an IPP in 2008. The original central 2-story (5-bay) portion of the building, and flanking one-story (7-bay) portions are dated 1937. The east side addition (7-bay) was built in 1947/1964; the similar west side addition (6-bay) was built in 1959. Request for CoA to modify the NW corner of the building as follow:

- At the north elevation: Reconfigure an existing storefront entry and an existing window. (Reuse the existing, swapping their locations, with the associated alterations to the masonry openings.)
- At the west elevation: Replace an existing storefront entry and install a new storefront entry at an existing opening. (The lite configuration of the new differs from the existing; however, the configurations still align with the adjacent windows.)

At the end of the staff report, I looked at it in context of what had been approved for these elevations and whether or not this significantly changed anything. On the 10th Street side, there is a door with a panel being replaced with a full height door and maintaining the alignment of the lights. I am not concerned with that change. This isn't replicating anything original. There is the one original window that is still there on the far left. The intent was to align the lights, the windows, and the doors with that. I am OK as far as my recommendation with that. On the north elevation, there was the question about creating a new masonry opening and patching up one that had been there. As far as the alignment goes and using the original material, I am OK with that. You had asked about the changing of the masonry opening. I can't offer an opinion on that. It is probably subject to what the interior use proposed for this. That might be guiding some of this.

Robert Nichols, Formwork Design Office – My office is working for the tenant of this part of the building. This request and this idea to make this adjustment is born of the interior program that we are working. That was all absent when the design development of the building took place and all of the work went into that design and getting approval from you for the current state of the approval. Our desire is to change where we have passage. This is situated in such a way that it reinforces the programmatic layout that is happening on the interior of the building. To the extent that you have reviewed profiles, materials, those parameters would be maintained and duplicated. The door system that is in place and relocated. That is new construction, new material. The windows are original. They have been given a good look from a window contractor. They're good candidates for relocating those windows. Those openings have good quality storms on the interior. That material would be switched over. My institutional knowledge of the development of the design is a little bit outside of my scope of recollection or involvement. Joshua Batman is the project manager of this. He is with Stony Point Development.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the Board

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Mohr – It seems rationale to me. It is staying within the rules of the game with that part of the building and making it functional and not violating the basic tenants of the aesthetics of it. I don't see any issue.

Mr. Gastinger – This project has been exemplary in a lot of ways for the way that they have adaptively reused and rehabilitated the structure. Everything that is being proposed here is in concert with the spirit that it was restored in the first place.

Motion – Mr. Mohr - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door and window changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the request as submitted. Cheri Lewis seconds. Motion passes (8-0).

6. Certificate of Appropriateness Application

612 West Main Street
Tax Parcel 290003000
fHeirloom West Main Street Second Phase LLC, Owner
Jeff Dreyfus, Bushman Dreyfus Architects, Applicant
New construction of a mixed-use development

Jeff Werner, Staff Report – Year Built: 1959-1973 (concrete block automotive service building) District: West Main Street ADC District Status: Non-contributing April 16, 2019 - BAR discussion. June 18, 2019 – BAR recommended approval of Special Use Permit for additional residential density, that the redevelopment will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and [will require] a complete full design review at future BAR meeting(s) and propose the following conditions [for the SUP]:

- Garage entry shall not be accessed directly from the building's street wall along West Main Street;
- The building's mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation;
- The building and massing refer to the historic building.
- The Holsinger Building be seismically monitored during construction;
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Note: On October 7, 2019, Council approved the SUP. January 22, 2020 – BAR discussion. CoA request for construction of a new, four-story mixed-use building. (The existing service station is a non-contributing structure; therefore, its demolition does not require a CoA.)

Note: At three prior meetings (see above), the BAR discussed this project with the applicants, satisfying the statutory requirements for a pre-application conference per City Code section Sec. 34- 282(c)(4). This application is a formal request for a CoA and, per Sec. 34-285, the BAR must take action within sixty days of the submittal deadline. At this meeting, the BAR

may defer the item to the next meeting; however, at that next meeting, only the applicant may request a deferral. Absent that request, the BAR must take action to approve, deny, or approve with conditions the CoA. I have a lot in here for the discussion. It follows the language that we have used for 125 or 128 Chancellor. I have added a list of recommendations for criteria that you might want to refer to. The applicant provided a list of the goals that the applicant would like to get out of this meeting. There is acknowledgement across the board that you are not voting on a COA tonight. It is certainly within your right to do so. If the applicant requests the deferral, the applicant can come back when they are ready. If the BAR defers this to the December meeting, it would have to come back next month.

Mr. Lahendro – In the interest of full disclosure, I do need to state that I provide pro bono preservation advice and guidance to the adjacent landowner, First Baptist Church. I do not believe that I am receiving no financial payment for it and have no financial interest in that relationship. I believe that I can be a part of this discussion.

Jeff Dreyfus, Bushman Dreyfus – The applicant is going to request deferral. This is in the spirit of receiving input as we continue to develop the project. There was a hiatus since our January preliminary discussion. Simply trying to get a better grasp on COVID issues but also budget and building size. I think we have narrowed down since then. We went ahead and applied for the Certificate of Appropriateness so that everyone knows we're serious about the project moving forward with it. We do expect a bit of back and forth before we will ask for a vote. Tonight is really to bring some of you up to speed on the project for the first time but also to let you know the direction that we are taking the design and soliciting your input so that ultimately all of this is in the spirit that we when do come to a vote, we will have incorporated your input in a way that is acceptable by the time we get to that vote. Knowing that the BAR is no longer doing partial approvals, we really want to get this whole thing right.

I will run through the presentation that we have provided you. I also have a few additional slides. Design never stands still when you're on a schedule. There's a little bit more project development that I can explain to you. I will try to touch upon the things that we are hoping you can comment on tonight. You obviously will comment on everything and we do encourage that. We would like to touch on building massing, elevations, material options, color scheme, and some details.

The building owned by the Church is on the corner. There is an alley that is owned by the Church between the site and the Church. It is not on the property of 612 West Main Street. The property does directly abut 600 West Main Street. Adjacent to it, are two contributing structures: what was once a mini mart and the Blue Moon Diner. Further down the street is an ABC Store and a commercial building on the corner. Directly across the street is the Albemarle Hotel. To give you an understanding of the building envelope that we are allowed to work with from the zoning ordinance. This building can only be four stories tall. The first floor has a 15 foot minimum required height. Four floors up, the fourth story has a required step back from West Main Street. There's a required ten foot setback for the entire building from the property line from the sidewalk. At the fourth floor, we need to step back ten feet. The angle that we are required to step back on the rear of the property. This is simply the envelope we are allowed to work within. It also abuts to the east an internal courtyard for 600 West Main Street. This side of the former mini mart is painted by a well-known artist. That was approved by the BAR some time ago. You can see the ten foot setback from property line on the ground floor to the third floor. We are also showing the ten foot required setback on the fourth floor. There are going to be 41 units in the building. Here is the Sanborn Map from 1920 showing some of the properties

that were here. You can see the Baptist Church and what is now the Blue Moon Diner. The red is the footprint of what is now being proposed. Our clients, as they think about the image of the building, the feel of the building is very different from 600 West Main Street. The idea is quiet and calming. On the interior, it is very serene with a bit minimalism to it as we go forward. This also begins to suggest the type of color scheme that we are thinking of. As we prepare a preliminary site plan, a little bit more of the specifics are here. You can see the mini mart building and the inner courtyard for 600 West Main Street. We do hope to connect to that internal to the building. We are honoring the ten foot setback along the property line here. We start to see the building façade here. We step back at about 28 feet from the property line here plus another three feet from the mini mart building. We have about a 30 foot wide plaza. This is intended to be the entry for the residents. The intention here is that the whole first floor front of the building is going to be retail, except for this portion. This setback will be the entrance for the residents. These are intended to be individual rental apartments, not condos. The building is not abutting the mini mart. We are not crossing the property line. We are exposing this portion of the mural, which is the majority of the mural. That portion, which is on the step back, is much less important to the composition as the whole. The thought is that we will have a landscaped area here for the residents to come through; not walled and not gated, but setback from the street. We're thinking that there will be a water feature in there. We have a long way to go with the landscape design. This is the intention at the moment. We are also thinking of a planter along the street can allow siting, leaning against as people walk along. Having limited entry areas through that planter to try to help focus on certain areas of the building. The whole lower first floor front part is intended to be retail. There will be a complete retail presence there. There will be a small service entrance on this side for deliveries and move in. The south portion of the ground floor is going to studio apartments. It is retail with this corner for the lobby entry for the residents. With the lobby entry for the residents being here, the hope is that we will also connect with the interior courtyard at 600 West Main Street. The two facilities can share amenities and residents can come and go within the courtyard.

Ways to allow permeating the planters here, the intention is not to provide an open front on the entire thing. That would feel like a very large gap in the urban fabric. Trying to hold the edge with landscaping along the property line and then setting the building back. We're in conversations right now about perhaps making the planter less deep in certain areas so that we might be able to accommodate some outdoor dining along there. It really is not the intention at the moment for this to be outdoor dining. This is more landscape area. You can see some of the images and precedence we are thinking about for the water, the plantings. Even a large stone bench at the center as a place for people to hang out. Some of the materials we are thinking of for the planters.

A section through the building describes a little bit of what I was talking about regarding retail on the ground floor stretching back probably two thirds of the distance. Because of the height of the ground floor that is required, we're working on actually putting loft apartments in the back with some really nice views. On the south side, it steps back considerably. These units will get incredibly deep to bring light into this spaces if we try fill this whole volume. What you see here in terms of the buildable area, the grey zone above is what is allowed for apartments and a stairwell elevator, which we are going to have to have. That's not really a part of the building massing. We are not building to the property line on the south. We have 5 foot 6 setback. It has a lot to do with the fact that the railroad tracks complicate construction considerably. By staying back 5.5 feet, we are not having to cross the property line and deal with the bureaucracy of building within the railroads right of way. We do have a parking garage here. There is no entrance to the parking garage from this property. There is a parking

garage at 600 West Main Street. The parking aisle is right down the center of that basement. We intend to take advantage of that and grade through the basement level to connect the basement parking of 612 West Main Street to 600 West Main Street eliminating one of the concerns that the BAR had with the large garage door on this Main Street elevation.

Some precedent images that we are looking at include simplicity, quiet as we can, a rhythm to it. As we look at some of these, a color scheme begins to emerge, neutral tones, perhaps dark colors, and a lighter color. We are not there yet. We are drawn to the drama of the dark openings within the lighter framework of the building. You can see the idea of the planter in front of the building that has an intermediate zone. We're creating multiple spaces along the sidewalk for the experience, not just the passerby, but perhaps people in the retail space. These stone are well out of our budget. Stucco is an option. We also start to see some examples that are done in lighter colored brick. There is a simplicity to the layout of the windows and the openings. The light colored brick would be ideal. Light colored brick is out of our budget. Within our budget is brick and stucco for the main materials, both of which we like. If we were to do it in brick, we would like to paint the brick. That's a point of discussion we would like to bring to the BAR. Red brick, which is obviously, the cheapest thing you can find in Virginia because there is so much of it is not what we are going for here. We would like to paint the, which is not part of the guidelines. We prefer it over stucco because of the texture the brick can provide to the exterior walls. Entry doors for the residents and some of the service areas right on the street so that we get a sense of solidity to these. On the right is a simple courtyard or space that is nicely landscaped and leads to the door for the residents. We are not intending a gate in this instance prior to getting to the residence. This is more for the idea of the courtyard right off of the sidewalk. A number of months ago, you saw some studies from us about the front elevation and how to break it down, ways we were beginning to think about the massing. Of those, this sketch rose to the top for some of the BAR members because of the modulation of the building in ways breaking it into 2 bay, 3 bay, and 4 bay modules along the street with the step back at the 4th floor. We were thinking, at the time, of setting back that area that would be the resident's entrance. We preferred to have resident's entrance set back in the landscaped area.

Where are we now with the development and the thinking of the building? This probably describes much of what we are looking at trying to break the building massing down into components here and here with a center portion that is set back about one foot, four inches. You can see the 4th floor terrace, which is ten feet back from all of that. Even further back, you can see that entrance portion to the residences. We're looking at a very open, glassy retail area. It is not intended for one retailer or five retailers. That is yet to be seen. It could be broken up to as many as five, perhaps more if we needed to put the demising walls down the center. I don't think that is the idea. Calling some attention to the door for the residents setback a bit, this is the part of the building with the mural. You can start to see the color palate beginning to be a light colored material, whether that is brick or stucco with the darker surrounds. You can begin to see how some of the patterning might happen with the windows; just a regular rhythm of windows across the front for the residential units. Operable windows on the lower portion for each of these, emphasizing the view out. We are also thinking that we would like awnings over the retail openings. Whether or not those are canvass, painted steel is yet to be determined. You can begin to see we are differentiating the setback portion of this façade a little bit differently than that on the street. Thinking of some way we can define the entry to the residences is pretty quiet but staying within the rhythm of the rest of the façade. You see it further with 600 West Main Street in the distance as well as the mini mart and the Blue Moon Diner. We begin to see how the planter might break at certain points to allow for entry into this zone where there may

be some seating for outdoor dining, perhaps even some bike storage. We're beginning to think that it is going need to happen behind the planter. We're beginning to think about landscape and how it can enhance the architecture itself. Vertical trees along this façade can help define some more of that rhythm of the smaller units along the façade itself.

As we move back a bit, we want to look at it in context scale wise relative to the church, the annex building, and then stepping it up to 600 West Main Street, with this being the portion of the building that is closest to the street. Behind there are the terraces of ten feet behind. Much further back, that piece. With the framing, this is the piece that comes forward that we're trying to modulate, not just with the indent of the building, but also perhaps the pairings of windows and groups. If we continue around the side of the building, I think it is going to be a straightforward west elevation. Not many openings in that. We have plot line issues. Hopefully within some of those openings, we will have a little bit of glass at the end of interior hallways. In terms of some of the details, the windows may be a dark steel that comes forward of the brick or stucco surface by about two inches to help frame the opening itself and to give some relief to the façade. Another way we might surround the openings is a very simple brick detail; turning a brick sideways and projecting it an inch or two from the façade of the building itself to frame that opening a little bit differently on the portion that steps back from the street. We might even pick up on that with the openings for the residential terraces above. A little bit of a detail is the black/dark surround for the mostly glass façade for the retail and awning to provide cover as people come in. This is very preliminary as well. As we go around to the back, you can see a very regular rhythm of windows. This is a residential building. We do anticipate having some balconies on the back. This is not necessarily where they are going be or how they are going to be. What you do see here are those lower portions that are the loft studio apartments and get higher glass as we go further forward. That's about 5.5 feet from the property line. Above, we have terraces for those on the third floor. One of the things we are going to incorporate into the building is a green roof on this portion. It is going to allow us to not have to put in the large stormwater pipes along the street that we would have to otherwise. This is one of the measures that we are taking for this building in order to have less impact on stormwater system and the utility system as we go forward. It is a very simple regular back to this.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Mohr – I do have a question regarding the back of the building. You are bringing in the parking from the other building?

Mr. Dreyfus – That's correct.

Mr. Mohr – It is hidden from sectional view at this point? Those windows seem awfully short given the double heights space?

Mr. Dreyfus – This was something we put together this afternoon to try to explain at least the massing as it's going to work. The parking garage is below those lowest windows. It's maybe the top four feet of the parking garage. The garage is above the grade at the location. We don't intend to expose any of that.

Mr. Mohr – This goes back to the West Main Street tree issue. You have vertical trees here. I presume that we're going to have something much larger in front of this building ultimately.

Mr. Dreyfus – I am presuming that you are correct. Because we don't know the future of that. We are not planting where the tree would ultimately go. If the planting and the planters changes in the future, we can react to whatever the city does. That plan has not been finalized. It's hard to know what might be planted here or where.

Mr. Gastinger – Could you describe how you're interacting with that plan or if it's possible at future presentations to share what is planned in that section so we can better ascertain what the interaction with the planters and the street could be?

Mr. Dreyfus – Absolutely. I would be happy to bring it to you at the next iteration. It's very fuzzy. There would be a great deal of conjecture but happy to bring the last version of that street planting plan when we come back.

Mr. Mohr – Aren't there four stories at the forward section of 601?

Mr. Dreyfus – It is six stories in the back, five stories here (left side of the building), four stories here (middle of the building), and three stories (front of the building). The building steps up.

Mr. Mohr – It does have a four story element on the street?

Mr. Dreyfus – Yes it does.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – With regards to massing: how long the street façade is broken up with regards to massing and fenestration and how the building steps back from the street for the residential entrance next to the mural.

Mr. Lahendro – I have some concerns. I don't feel like the street façade has modulated well enough to break up that mass. It reads because of the same colors, because of the repeating of the same fenestration units across the front; it reads too monolithic as a single building to my eye. That center section sitting back a foot gives enough distinction between the units. When the units are all articulated and have the same materials, this looks like to me a monumental institutional building with the vertical piers looking like columnar to me. I don't think it is as successful as I had hoped for bringing a memory of row buildings on this part of Main Street. I have concerns about that.

Mr. Mohr – I find it altogether too horizontal in its ultimate expression, which is the reason I was asking about height. It seems fundamentally to be a long horizontal building. What is successful about the building next door is that it brings a thin façade forward that plays in the same scale or footprint as the rest of the buildings on the street. The other thing that concerns me is the lack of color or certainly some vibrancy is a problem for me. What is a pretty lively street in terms of color and texture, everything is feeling a little dull for me. It needs some more

life. I think there needs to be more verticality and a greater attempt to push and pull the façade to give it some sense of a smaller rhythm that we are currently looking at. I think it is really unfortunate that this didn't come first. This could have easily culminated a parking entrance for the whole complex at a scale where it could have been really modulated. I have always found it problematic in the small façade of the other part.

Mr. Lahendro – The planters look like barriers to me between the building and the sidewalk. I worry that the planters have some impact upon the size of the trees being planted. We're replacing some really lovely large canopy trees in this area. They are being cut up by the utility people with their chainsaws. They are significant trees. I would hope that we will be trying to put back something larger and provide the kind of planting for that.

Mr. Gastinger – I feel that the landscape, through the planters, does feel very token at the moment and not really contributing to a sense of scale or to better use by the pedestrian or the public. That's where some context with West Main could be useful. I just want to point out that this rendering is trying to do the best to put the sun in a position where you're getting a little bit of shadow. That must be 7 in the morning on July 21st. Being the north façade, it has to work that much harder to have the kind of push and pull to really feel like there is enough depth within that façade to create that vertical rhythm that we have been talking about. Almost every part of the day, this is not going to have a lot of sun on the façade. Shadow lines are not going to be that pronounced. The use of color with the depth of the window mullions are really critical. Maybe using color more between the pieces might be one way of further modulating the façade.

Mr. Zehmer – I had a thought that came from Mr. Werner's question about our ability to allow for painting brick. If it is stucco, then I guess they can paint it. If they want to use brick, are they allowed to paint it? You could potentially paint these different row houses different colors. That would certainly break up the façade.

Mr. Mohr – I always thought that painting had to do with historic surfaces. New brick, have at it.

Mr. Zehmer – I did look at the new construction guidelines. It says that brick is the most appropriate material for new structures. Thin set brick is not permitted. On the next page, where they talk about paint. It says do not paint unpainted masonry surfaces. That has been referenced to existing masonry surface.

Mr. Werner – The guidelines are recommendations and not ordinances. I have always made that distinction. I would be very comfortable recommending that the BAR, under the circumstances, to paint the new masonry structure.

Mr. Schwarz – On the subject of massing, I am a little torn. I look at your elevations and I find it elegant. I want to think to what we currently have in Charlottesville. If you look at The Flats versus The Standard, the Flats has a very monolithic elevation. For some strange reason, The Standard is infinitely worse. It has a little street module that is a different color, material from the one next to it and the one next to it. There is a lot of depth of the façade. It's terrible. It doesn't work. I want to be a little cautious. If we tell them to just paint modules on it, or change the height of one versus the height of another, we have to be careful.

Mr. Mohr – I think The Flats are successful because they are vertical. My only real issue is where it came to the railroad tracks. They should have punctuated it. This is a code limitation. It should have gone up another two or three stories. Another example being the Cherry Street Hotel. It is just that flat little box at the corner. They should have just built a different building at the corner.

Mr. Schwarz – I just want to bring that up as an example.

Mr. Mohr – I think color can be introduced not like they did at The Standard, maybe the canopies are an opportunity. It doesn't have to be this. It can be all done in a quiet way. I think the other building is grim. It was fine for the back part. I think the front part needed to play better with the street with alleys and cacophony of colors. It is part of the character of that street. We can't get too refined. I think they can still keep it quiet. I think it needs to have some color to bring it to life particularly at the retail level.

Mr. Schwarz – I had a lot of hope for it. When I saw it on paper, I thought it was going to be good. What has been built is pretty awful.

Mr. Gastinger – Since you mentioned The Flats, the setbacks in the notches of The Flats look to be a least ten feet. It has been different than what is being proposed here.

Mr. Mohr – I think The Flats would have been way more successful if they had actually broken through the center. They had almost gotten there at one point. There is a courtyard in the back. That would have made it much more a collegiate compound.

Mr. Schwarz – In my understanding, that for the building massing, there seems to be a want for more modulation, both vertical and horizontal. Is that what I am hearing?

Mr. Lahendro – There is a difference between the west side of West Main Street, west of the bridge and the east side. The Planning Commission, a few years ago, changed the zoning to recognize the fact that the buildings on the west side of West Main Street are like The Standard and The Flats and the hospital. They're larger. The hotels are larger buildings generally. The east side of West Main Street have more of the historic row buildings. That was the character that we're trying preserve on the east side. The particular design here might be perfectly appropriate for the west side of West Main Street. I don't think it is on the east side.

Mr. Schwarz – I am not saying we should modulate it like separate buildings. I want us to be careful when we do it. I don't know what lessons we can learn from The Standard. I think we need to learn some lessons from it because it didn't work.

Mr. Lahendro – I think there is a huge difference between The Flats and The Standard. It just a wonderful setback with The Flats with the large trees. The storefront is completely open. There is more engagement with the sidewalk. That's what I am hoping for this building also.

Mr. Mohr – The Flats is an altogether better urban building. On page 8, I find that center fenestration to be more in scale that makes sense. Where the Tom Ford elevation, which seems to be the direction you are heading, feels more like Fifth Avenue in New York to me.

Mr. Schwarz – Let's do window surrounds. That's one of Mr. Dreyfus' topics that he wanted to talk about.

Mr. Mohr – The devil is in the details. I think, conceptually, there is some nice ideas there. For me, it's more about the massing and how the windows are specifically treated. I think that could be very nicely handled. They're heading in a nice direction with that. For me, the mass of the building feels too horizontal. Someone like Jimmy Griggs' experiments with that building on West Main reminds of that right now. It's just a little too horizontal.

Mr. Lahendro – I am having a little trouble understanding you saying that it is too horizontal when I am seeing it as being too vertical. Are you talking about the whole block itself being the same height along the street?

Mr. Mohr – More that I am reading those big blocks. I would rather they were maybe in half. I could also just see them as simply taller. When Mr. Dreyfus was outlining how the trees worked, that rhythm starts to work. The building really doesn't have that rhythm.

Mr. Dreyfus – The one thing that I would want to interject is that it can't be taller. We have had our limitations on street façade height.

Mr. Mohr – If you had a frame up there that carried it, but it was open, is that possible?

Mr. Dreyfus – That's something zoning is loathed to weigh in on at the moment. We have been asking this question.

Mr. Mohr – It does have that little bit of that frame length language going.

Mr. Dreyfus – We're trying to push that.

Mr. Schwarz – If you look at that elevation, it looks like the top of the third floor is about midway or close to the fourth floor at 600 West Main.

Back to windows, any other comments on the idea using the dark metal surround or a simple brick detail or stucco detail. Any comments on the precedence?

Mr. Zehmer – I have question about the function. You said the horizontal lower sash extrapolate. Would it slide up or slide out?

Mr. Dreyfus – It would be an awning that pushes out and hinged at the top so that it flips out. Screens would be on the interior of the building not the exterior.

Ms. Lewis – I feel that the surround has too much detail at this point. I think the massing meets our guidelines. I know that there are constraints under the SUP. I like the programming. I like the fact that it is stepped back from the main mural next door. I feel that I am looking at Neiman Marcus building at Lenox Place in Atlanta or Highland Park in Dallas. It looks like it's a retail building that should have a lot of asphalt around it. Instead, it was plopped down on West Main Street. I am not being disrespectful to the applicant or his representative at all. I actually do like the palate of the building, the direction of a very clean looking palate. I agree that West Main has gotten some color. The color doesn't bother me. I feel like the huge scale of the retail store front windows is really different than much of what we see. It would be the largest building with windows on the ground floor around here. I am looking at our guidelines on construction. There are actually a lot of guidelines for new construction on West Main. One

of the guidelines is human scale, which includes balconies, porches, entrances, store fronts, and decorative elements. If the floors above the ground floor are residential, how about some balconies. This is a street. How about some street engagement? I don't feel this building has any street engagement. This is a significant pedestrian corridor for us. It's the most important corridor in this city. It connects the University and the downtown business district. To use some of these elements at the street level to reinforce elements seen elsewhere in the districts, such as cornices, entrances, display windows. Human scale is in two different guidelines that are under height and width. It is specifically applied to new construction. We don't know whether these retail spaces would even have entrances off of West Main. We have been told about the door into the residences. I really don't see any doors on those store fronts. I am assuming each of them would have a separate entrance and be separate spaces and not be accessed from within. I am back and forth on the planters. I am not certain whether they are there as a security measure and to guard against these glass windows and what is within them or whether they are trying to engage with the street as the applicant has said. There will be a presence, space there by itself. I don't know how the building references any part of any historic district. I personally like the building. My last comment is to commend the applicant's representative. This is a really great package of information just telling us historically what is involved with the SUP, giving us all kinds of elevations, giving us lots of information about the building envelope and what is permitted in your programming. This is a great example of a very thorough submission.

Mr. Schwarz – I look at your precedent. I look at the building. I do think there's a really nice elegance to it. I like it. Ms. Lewis makes some really good points. With big store front windows, it seems that is what we want and what the zoning seems to be calling for. If there was a form based code, I am sure it would support that. I am struggling with all of the big picture items on this. I am going back to the windows. I think your precedence for those and the ideas for how to details those are great. My concern is that you can't afford a light colored brick. I am worried that you won't be able to afford the details you are showing. That's for you to prove to us. That is a concern of mine. This comes out being a lot less rich in detail. The simple details are expensive details unfortunately. If the richness goes away and the simplicity becomes even simpler and just plain flat, I think it is going to be completely unsuccessful.

Mr. Mohr – I would like to see them spend the money on the window detailing and save the money by painting the brick.

Mr. Schwarz – If that is how it balances out, that's great. I want to make sure we're not going to get into one of those value engineering cycles where we start off with something that's great. We then slowly chip away at it until it isn't.

Let's go to materials. Brick or stucco exterior, painted brick, and a question of using thin brick on the fourth floor terraces. I am going to add that while our guidelines do not allow thin brick, we have allowed it. The Code Building is clad in a thin brick veneer. It's not glued to the building.

Mr. Dreyfus – The only thing that I would like to add in that regard is the reason why we are thinking about it on the fourth floor is purely weight and structural issues. Thin brick doesn't have to have mitered corners. There are pieces that allow you to turn the corner properly. It's good to know that it has been used. In this instance, it is purely a weight issue.

Mr. Mohr – It's there because it is a qualitative issue. You have something that addresses the qualitative. I wanted to touch on something that Ms. Lewis was saying. Part of what makes that

whole lower story seem a little off putting from a scale standpoint is that the planter solution seems suburban. I think that's part of it. I think the planters do have to go away. The trees are great and an Italian classical sense. I also don't see them as playing well with the street trees. I think that whole sidewalk scene needs to be re-thought.

Mr. Bailey – I would be totally against the planters. I think it needs to be opened entirely and put in canopy trees along the street to make it friendlier.

Mr. Lahendro – In thinking about The Flats and The Standard, I would hope the materials used on the front of the building would also carry around to the back of the building. It is a little discouraging at The Flats to see a bunch of cheap clapboards on the backside.

Mr. Mohr – The Flats also have it on the higher levels as well. It gives a false façade.

Ms. Lewis – To Mr. Mohr's objection to this being too horizontal and my objection to that ground floor look.

Mr. Gastinger – I think that could help. I think there are probably several different ways it could be done and still maintain the elegance that you are going for. The last thing we want it to feel like is a really cheap suburban row house building. I did just want to note that it is helpful to see the context of the adjacent buildings. The street view reminds me of the pretty sizeable historic structure on the north side of the street. It is actually going to have the same plane. It is also a painted brick building. It's a building you don't always see because the trees often obscure it. It does have some interesting lessons that might speak to a public and more of an inviting public approach to the historic fronts along this street edge.

Mr. Schwarz – I am going to add on the subject of materials that although I would love to see an unpainted light colored brick, painted brick would be far superior to stucco just because of stucco means EIFS. I would want to see something hard and durable on the ground floor. I don't know if there is another masonry products that you could look at.

The other items on the outline include elevations, rhythm and scale of the openings on West Main, rhythm and scale of the openings on the south façade facing the railroads, the west façade, the window surrounds, and the neutral color schemes.

Ms. Lengel – I would like to talk a little bit about the cornice line. It seems like you might be adding a thin seam to emphasize the cornice line and the verticality of the piers. Is that correct or is that something from the sketch up model that created the rendering?

Mr. Dreyfus – That's probably more of the sketch up model. One of the details we're thinking about is if we have the steel surrounds, the cornice may actually be a projecting piece of steel that comes out through 3 or 4 inches from the buildings. We hadn't really thought of that line. It reads as pronounced here. It may be a control joint. It wouldn't be as pronounced.

Ms. Lengel – I guess that I would like to see some more emphasis on that detail.

Mr. Mohr – And the parapet is basically a railing too?

Mr. Dreyfus – That's correct. I don't want to belabor any points. I am happy to hear anything else. This has been very helpful.

Mr. Zehmer – You mentioned that there is a service entrance for the commercial shops on the west end facing Main Street.

Mr. Dreyfus – It will be set back within the façade. We don't intend to have a service door right there on.

Mr. Zehmer – I assume that leads to a hallway that connects.

Mr. Dreyfus – That's correct.

Mr. Zehmer – The reason I bring that up that I am curious if we will have a lot of delivery trucks parking in that alley trying to unload.

Mr. Dreyfus – That won't be allowed. Deliveries will be on West Main Street.

Mr. Schwarz – Do you feel that you have gotten a good summary?

Mr. Dreyfus – What I heard was more verticality, massing along this portion of the building, Mr. Mohr's concern about horizontality, the stated detail is out of scale on West Main Street, material-wise, the devil is in the details, how to bring more life onto West Main Street with balconies or other variations that will allow some engagement, the planters are more of an impediment than they are an invitation into the retail.

Mr. Mohr – I think that if you take the planters away, some of the glass area has no bigger than what you see on the plats. The uncommon is completely glass all of the way around at the first floor level. Part of that is that it is hard to understand entry sequences or anything because the planters are obscuring everything. I would be curious if your perception of that changes once you see it without the planters. There are some other parts. That is further up West Main too. Maybe that is the way Mr. Dreyfus gets a little more vertical rhythm out of this. Some of the facades are more hunched openings versus the retail level.

Mr. Dreyfus – The other thing that I missed was the introduction of some color and street trees being more of the public realm and not necessarily related to this building.

Mr. Schwarz – It's really good to have all of this information at this point. In the future, as this progresses, I think staff gives you a little extra time to submit information. That would allow us to review it ahead of time and cut back the presentation.

Mr. Dreyfus – **Request to defer application to a later date – Carl Schwarz moves to accept the applicant's request for a deferral. Tim Mohr seconds. Motion passes (8-0).**

7. Certificate of Appropriateness Application

BAR 20-11-03

117 Altamont Circle

Tax Parcel 330123000

Viewmont Associates LLC, Owner

Elaine Oakey and Lucius Bracey, Applicant

Roof replacement

Jeff Werner, Staff Report –Year Built: c1915 District: The North Downtown ADC Status: Contributing This 2-1/2 story, brick, Colonial Revival house has three bays, a central dormer and standing seam metal hipped roof with built-in gutters. The painted wood cornice features modillions and dentils. The single-bay front porch has Doric columns, the central entrance door has a fixed transom. Request for CoA:

- Replace in-kind the existing painted standing seam metal roof,
- Remove existing built-in gutters and downspouts and install half round gutters (roof-mounted) with round downspouts
- Remove two brick chimneys and cover openings with new roofing.

One of the chimneys is at the front next to the dormer. Another is to the rear on a portion that is an addition. I have included the scope of work in the discussion. I went back and looked at the BAR record since 2012. The current design guidelines were adopted. I found six specific instances where the COA request where five were approved and one was denied. The design guidelines recommend that chimneys be retained, if they contribute to the style and character of the building. Of the similar houses (with front dormers) on Altamont Circle, including towards High Street, only the two immediately east of 117 have a similarly located chimney. It is not prevalent characteristic of this style.

John Epperly, Applicant – What I would like to add regarding the chimneys is the functionality. The one on the front is right in the valley of that dormer, which contributes to a very vulnerable detriment to the sustainability of the roof long term. It is able to be flashed. In the decades to come, when this starts to have some issues, that's probably where it is going to start. Being that the chimneys are no longer functional, we think it is in the best interest of the roofing system to go ahead and remove them.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Zehmer – Are the chimneys tied to fireplaces?

Elaine Oakey, Applicant – They're not functional.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – There are three pieces to this. I suggest we break it up into three pieces. The first one is replacing the existing painted standing seam medal roof. I can't imagine any issues with that.

Mr. Werner – I have the criteria attached for rehabilitation on roofing. Mr. Epperly is very familiar with what we require.

Mr. Epperly – It is going to be a double standing seam pre-painted roof. The seams will be same on center as they are right now. It will all match up.

Mr. Schwarz – Removing the existing built in gutters and downspouts and installing half-round gutters with round down spouts.

Mr. Mohr – It does make me sad. It is pretty common. I understand why.

Mr. Schwarz – The two brick chimneys. Any strong objections to both or either of them?

Mr. Lahendro – I don't think the chimneys are significant character defining feature of the buildings. It is not the way they are designed. I don't have any problem with them.

Ms. Lewis – They are bizarre.

Mr. Zehmer – The only comment I would add is the fact there are three houses in a row that do have that very bizarre chimney coming up through the dormer lends itself to saying that they were probably built by the same builder. It does tell a story. I don't think it's worth holding up this application for that request to take them out.

Mr. Gastinger – I appreciate the historic photo that was included in the landmarks. It just highlighted that the downspouts were painted a darker color, more in keeping with the brick. Only the top parts were painted the trim unlike they are currently painted where the trim leaks down the entire corner of the building. I think that would be a friendly suggestion.

Ms. Oakey – As it long as it makes sense to Mr. Epperly, that's fine.

Motion – Mr. Gastinger - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement of the roof, gutters, and downspouts and removal of two chimneys satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. Mr. Bailey seconds. Motion passes (8-0).

The Meeting was recessed for five minutes.

E. Pre-Application Discussion

8. 125 Chancellor Street

Tax Parcel 90137000

Alpha Tau Omega Holding Corp, Owner

Khanh Uong, Design Develop, LLC, Applicant

Rear addition and site work

- The house in the heart of the fraternity and sorority houses of the University of Virginia.
- The house was purchased in 1995 and there have not been many repairs done to the house since the purchase.
- The fraternity is looking to expand and do repairs to the current house.
- The siding of the house is currently aluminum siding.
- There was an addition to the house in 1950s by the previous owner of the building.
- There is access to the house from a side alley in addition to the Chancellor Street entrance.
- The front corner of the house has recently settled.

- The proposal is to remove the rear portion of the house, a back garage, and two trees in the backyard.
- There is an SUP for the site that requires 7 parking spots.
- The plan does double the size of the building footprint on the site.
- Two small trees will replace the trees in the back and three street trees will be added to the front of the house.
- The first floor will remain the same and the rear portion will feature a break room and a kitchen for the fraternity.
- There will be four bedrooms and attic space in the back addition.
- The front porch is nor safe and the proposal is to rebuild the front porch.
- The proposal is retain the trim work of the house.
- There was a discussion between the BAR and the applicant regarding the project. The following topics were discussed between the BAR and the applicant:
 - Mr. Mohr brought up the size of the front porch.
 - The applicant did have a structural engineer look at the porch. According to the applicant, the porch was in poor shape.
 - There was much discussion regarding the front porch between the applicant and the BAR.
 - Staff did remind the applicant to properly document everything that is to be altered or changed on the existing building.
 - The applicant intent is to refurbish and maintain the windows and to replace the shutters currently on the building.
 - The new siding on the house will be Hardie Plank Siding.
 - There was support from the BAR for the massing of the project. Ms. Lengel did mention that the addition did seem top heavy.
- Members of the BAR did provide some suggestions and recommendations to the applicant that could improve the project.
- The applicant did summarize that the project is going to be rehabilitation on the front part and differentiation is on the back part.

9. 1001 West Main Street

Tax Parcel 100050000

M&J Real Estate, LLC, Owner

Ryan Perkins, Kimley-Horn, Applicant

Exterior alterations

- Staff provided a brief introduction to the BAR on the site project.
- The applicant introduced the project for this site, which did include a mural proposal that will enhance the neighborhood for this Starbucks pickup store.
- The applicant intends to use the artist Justine Cady from Baltimore to paint the mural for this Starbucks pickup store.
 - This artist has done murals for over Starbucks locations.
- The applicant did provide a rendering of the mural of the bright energy and how it will come alive.
- The applicant also provided improvements to be made to have bike traffic and bike parking in front of the store with up to eight spots for bikes.
- There won't be any pictures or images that promote coffee or the selling of coffee in the mural.

- There will be an illuminated sign above the front entrance on West Main Street, another sign in the store, and another sign on the far right corner of the west façade facing 10th Street.
- The BAR and the applicant had a preliminary discussion regarding the bike rack, materials, retaining wall, and the mural on the side of the building.
- The chairman and other board members expressed excitement regarding this project.
- The BAR provided recommendations and suggestions for improvement for this project. Some of the recommendations included:
 - Addressing the front windows and the painting of the windows.
 - Staff reminding the applicant that the community is going to provide feedback for the project.
 - Widespread support for the mural on the side of the building structure.
 - The bike parking being an excellent idea for this site.
 - Vegetation and planters would be ideal for the sloped grade coming down from the retaining wall.
- There was a discussion regarding the guidelines on murals and that the guidelines don't recommend murals.
- There was a brief discussion between the BAR and the applicant regarding the windows and the painting of the front windows.

F. Other Updates

10. Staff Questions/Discussion

Plan for continued CoA discussion

Pen Park Update

BAR Training – explain requirements

- Staff did go over the possible options and opportunities for BAR training.

Preservation Awards

Coordinate work session for Preservation Plan

Coordinate work session re: Lighting

11. PLACE Update

- There was no PLACE meeting.

G. Adjournment

The Meeting was adjourned at 11:08 PM.

Certificate of Appropriateness Application

BAR 21-03-01

414 East Main Street, TMP 280049000

Downtown ADC District

Owner: Virginia Pacific Investments, LLC

Applicant: Greg Jackson/TOPIA design

Project: Improvements to the rear of the building

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-01

414 East Main Street, TMP 280049000

Downtown ADC District

Owner: Virginia Pacific Investments, LLC

Applicant: Greg Jackson/TOPIA design

Project: Improvements to the rear of the building



Background

Year Built: 1896

District: Downtown ADC

Status: Contributing

This substantial brick structure was built concurrently with the neighboring building at 410 East Main Street. The two buildings had coordinating architecture, but a 1914 fire damaged the west building (410 East Main) and its façade was subsequently rebuilt. 414 East Main Street is a three-story building is clad in pressed brick and has a wrought-iron balcony extending above the storefront. A heavy, projecting cornice on the parapet crowns the façade. The cinder-block rear addition was constructed prior to the mid-1960s.

Prior BAR Actions

October 2019 – BAR approved a mezzanine [rooftop] addition.

Application

- Submittal: TOPIA design drawings 414 E. Main St. Rear Improvements, dated February 23, 2021: Sheets 1 – 8.

CoA request for alterations to and rehabilitation of the contemporary, rear elevation.

Work to include:

- Removal of inoperable wires, cables, panels and related conduits, consolidation of remaining utility and service connections.

- At ground level, remove plywood and entry doors. Install new, commercial storefront entry and bent, metal canopy above.
- Paint exterior wall, repair trim at existing double hung windows.
- **Note:** No exterior lighting is proposed.

From the applicant’s submittal: Proposed is general improvements to the alley facade of 414 E. Main Street. The primary objective is to replace the existing lower wall and doors with a new storefront system, in bronze color. The doors serve a utility space (to west), the rear of a basement retail space (center), and an apartment (to east). Included is a new 2’ x 17’ bent metal canopy over the doors, green. The two existing operable windows will receive new aluminum casing trim that matches the storefront bronze color and material. The building will be painted a warm medium gray color. The gutter will be replaced with a box gutter, in bronze color. The three downspouts will be replaced with one on the east side, in bronze color. The electrical and communication wires and conduit will be removed, re-routed, and generally cleaned up.

Discussion

The design guidelines for rehabilitations at the rear of buildings begins with following: “The area behind commercial buildings is often forgotten and neglected.” The alterations proposed for this the rear of this building will improve an elevation that has very much been *forgotten and neglected*. Staff recommends approval without conditions.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the alterations to the rear elevation at 414 East 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 with the following modifications/conditions...)

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 Design Review Guidelines for Rehabilitations.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.



Bibb/ Spring 1979

IDENTIFICATION	BASE DATA
Street Address: 414 E. Main St. (formerly 410)	Historic Name: Norman Building
Map and Parcel: 28-49	Date/Period: 1896
Census Track & Block: 1-125	Style: Victorian
Present Owner: Wiley's Inc.	Height to Cornice:
Address: 410 E. Main St.	Height in Stories: 3,2
Present Use: Men's Clothing Store	Present Zoning: B-4
Original Owner: Thomas T. Norman	Land Area (sq. ft.): 20.5' x 160' (3296 sq. ft.)
Original Use: Dry Goods Store?	Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

410 and 414 E. Main Street were built as a 3-storey, 3-bay duplex with Renaissance Revival details, but the facade of 410 E. Main has been significantly altered. It must have been quite a handsome building as originally conceived, but the 1½ bays that remain can only hint at its former elegance. Construction is of pressed brick laid in stretch-bond on the facade, now painted light gray with white trim. Decorated pressed tin pilasters from the original storefront remain at each end of the facade. There is a recessed entrance loggia between them with two very slender iron Corinthianesque columnettes, probably also original, supporting a plain frieze. A balcony with wrought iron balustrade, supported on scroll brackets, extends across the facade above the storefront. The original facade, of which 1½ bays remain, had brick piers at each end and between the bays, with a pair of windows in each bay. The facade is now sliced off quite abruptly at the western end. Windows at the second level are double-sash, 1-over-1 light, with individual rusticated stone sills and a single cornice on consoles for each bay. Windows at the third level are circular-headed, double-sash, 1-over-1 light, with rusticated stone sills and moulded round arches springing from hyphens that extend between the piers. A heavy projecting cornice on the parapet crowns the facade. It has egg-&-dart moulding, shaped modillions decorated with acanthus leaves, a paneled frieze, and plain metal cornice stops. The third storey extends only a short distance back. Both sections have shed roofs covered with tar-&-gravel sloping to the rear. There is a 2-storey cinderblock rear addition.

HISTORICAL DESCRIPTION

James M. Smith purchased the site of 410-414 E. Main Street in 1866 (ACDB 63-263) and enlarged and altered the house on the site. Alexander described it in 1874 as a "fanciful wooden building with circular headings" and urged him to replace his "inflammable tinderbox". Smith and Thomas T. Norman conducted there a "large dry goods, grocery, and provision establishment". Norman purchased a half interest in the property in 1880 (ACDB 76-435), and after Smith's death, he acquired full ownership c. 1891. In 1896 he replaced the old building with the substantial brick structure that Alexander had recommended. He apparently ~~removed~~ ^{cut out} the eastern store room and conducted his business from the western one. Norman died in 1911, and in the ~~division of his estate~~ ^{will} in 1913, this eastern half of the building (414 E. Main St.) was awarded to his niece Norman S. Davis (City DB 25-415). In 1914 a fire which totally destroyed the Keller Building at 403 E. Main St. damaged this building as well. Mrs. Davis repaired the damage immediately, leaving the original facade of her half of the building intact. It was occupied at that time by T. J. Wills & Co., a grocery store. The western half of the building (410 E. Main) suffered greater damage in the fire, and its facade was rebuilt. In 1919 G. F. Spitzer and N. E. Mann bought 414 E. Main St. and expanded The White Store Market from 410 E. Main St. (DB 34-225). J. D. Via, M. H. Cason, and E. W. Miller owned 414 E. Main from 1928 until Hollis Rinehart and J. Dean Tilman, Sr. **GRAPHICS** purchased it in 1935 (DB 58-481, 85-489). Coleman's Jefferson Shop has occupied the building since the late 1930's. The present owner purchased it in 1964 (DB 259-245). Additional ~~See~~ References: ACDB 76-435, 88-439; City DB 22-475, 52-181, 193-289, 259-239; City WB 9-66.

CONDITIONS	SOURCES
Good	City/County Records A. Clayton Coleman Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Map Co. - 1896, 1907, 1920, 1969 Charlottesville City Directories
	Gordon E. Wiley, Jr. Barbara Wiley Shirley



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. _____
Negative no(s). _____

SURVEY FORM

Historic name _____ Common name COLEMAN'S JEFFERSON SHOP
County/Town/City ALBEMARLE/CHARLOTTESVILLE
Street address or route number 414 E. MAIN STREET

USGS Quad CHARLOTTESVILLE EAST, VIRGINIA Date or period _____
Original owner _____ Architect/builder/craftsmen _____
Original use _____
Present owner _____ Source of name _____
Present owner address _____ Source of date _____
Present use _____ Stories _____
Acreage _____ Foundation and wall const'n _____
Roof type _____

State condition of structure and environs GOOD

State potential threats to structure _____
Note any archaeological interest _____

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Bracketed windowheads

BRICK (STRETCHER BOND); 3 STORIES, 3 BAYS; ENTRANCE IN CENTER BAY - RECESSED; ITALIANATE. c. 1890. FRONT STORY - PLATE GLASS WINDOWS. SECOND AND THIRD STORY - 1/2 SASH WITH STONE SILLS. OVER SECOND STORY WINDOWS: SMALL PIECE OF SIMPLE ENTABLATURE SUPPORTED BY SMALL BRACKETS, THIRD STORY WINDOWS ROUND HEADED WITH ARCHED ITALIANATE SURROUNDS. PRESSED TIN FULL ENTABLATURE AT CORNICE LINE: MODILLIONS, EGG-AND-DART IN CYMA, RECESSED PANELS IN THE FRIEZE; FIRST STORY HAS CAST IRON ENFRAMEMENT: DECORATED SQUARE CORNER SUPPORTS, ^{ATTENUATED} ~~SKINNY~~ FREESTANDING COLUMNS

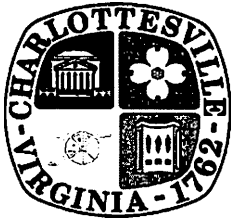
Interior inspected? _____

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

WITH CAPS, AND ORNAMENTAL BALCONY SUPPORTED BY BRACKETS WITH FILIGREE WORK. UNUSUAL PROPORTIONS; PILASTERS SEPARATE SECOND AND THIRD BAY:



PERPLEXING FENESTRATION CORRESPONDENCE WITH WILEY'S (NO 2 - EAST) 410 E. MAIN



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 Virginia Pacific Investments Applicant Name Greg Jackson
Project Name/Description 414 E. Main Rear Facade Parcel Number 280049000
Project Property Address 414 E. Main (rear facade)

Applicant Information Gregg Jackson/Topic Design
Address: 824 B Hinton Ave
Charlottesville, Va. 22902
Email: gjachmail@gmail.com
Phone: (W) _____ (C) 434-825-3263

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

Signature _____ Date _____
Print Name _____ Date _____

Property Owner Information (if not applicant)
Virginia Pacific Investments
Address: 2088 Union Street, Suite 1
Email: allen.e.alimovl.com
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Allen M. Cadogan 2/23/2022
Signature _____ Date _____
Allen M. Cadogan
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): rear facade improvements

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

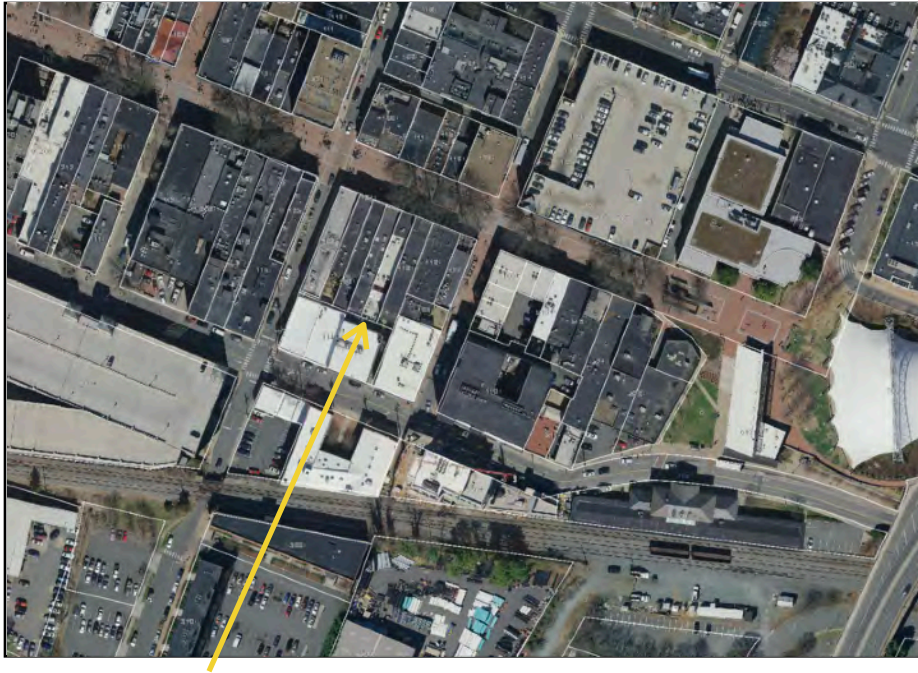
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at 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.



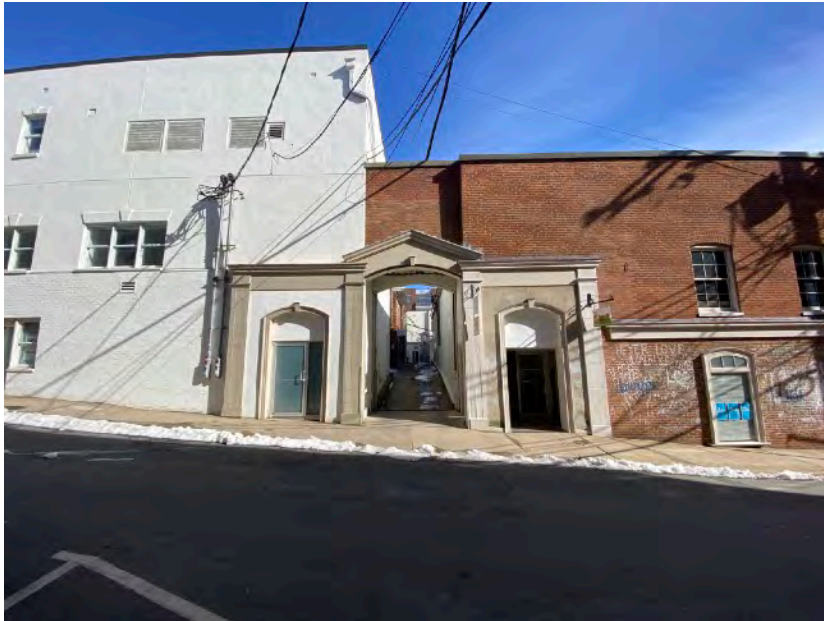
PROJECT BRIEF - ALLEY FACADE

Proposed is general improvements to the alley facade of 414 E. Main Street. The primary objective is to replace the existing lower wall and doors with a new storefront system, in bronze color. The doors serve a utility space (to west), the rear of a basement retail space (center), and an apartment (to east). Included is a new 2' x 17' bent metal canopy over the doors, green.

The two existing operable windows will receive new aluminum casing trim that matches the storefront bronze color and material. The building will be painted a warm medium gray color. The gutter will be replaced with a box gutter, in bronze color. The three downspouts will be replaced with one on the east side, in bronze color. The electrical and communication wires and conduit will be removed, re-routed, and generally cleaned up.



414 E. MAIN ST. REAR	IMPROVEMENTS	INTRODUCTION	TOPIA design	02.23.2021	1/8
----------------------	--------------	--------------	--------------	------------	-----



VIEW EAST FROM 4TH STRET NW



VIEW EAST DOWN ALLEY



VIEW EAST DOWN ALLEY



VIEW EAST AT FACADE

414 E. MAIN ST. REAR	NEW CANOPY	CONTEXT	TOPIA design	02.23.2021	2/8
----------------------	------------	----------------	--------------	------------	-----



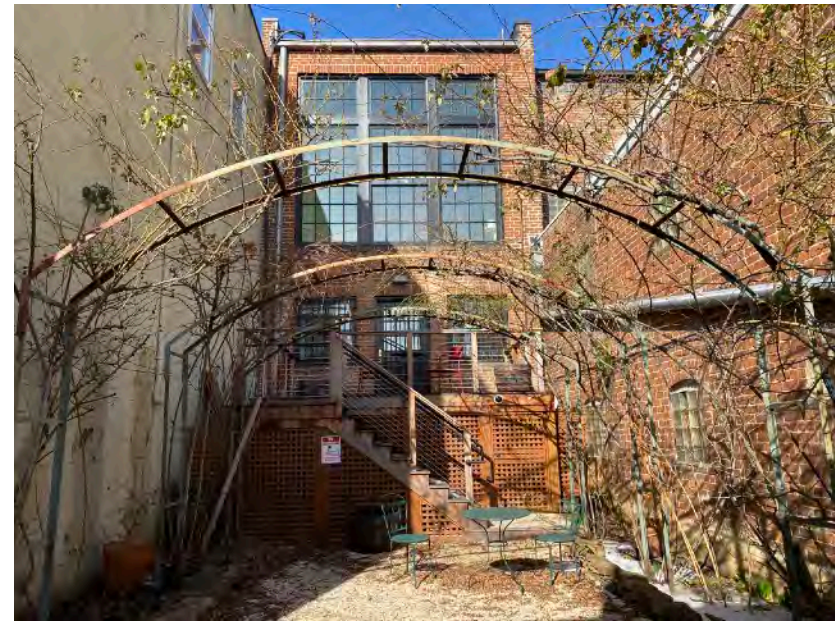
VIEW EAST PAST FACADE



VIEW NORTHWEST AT FACADE



VIEW WEST DOWN ALLEY



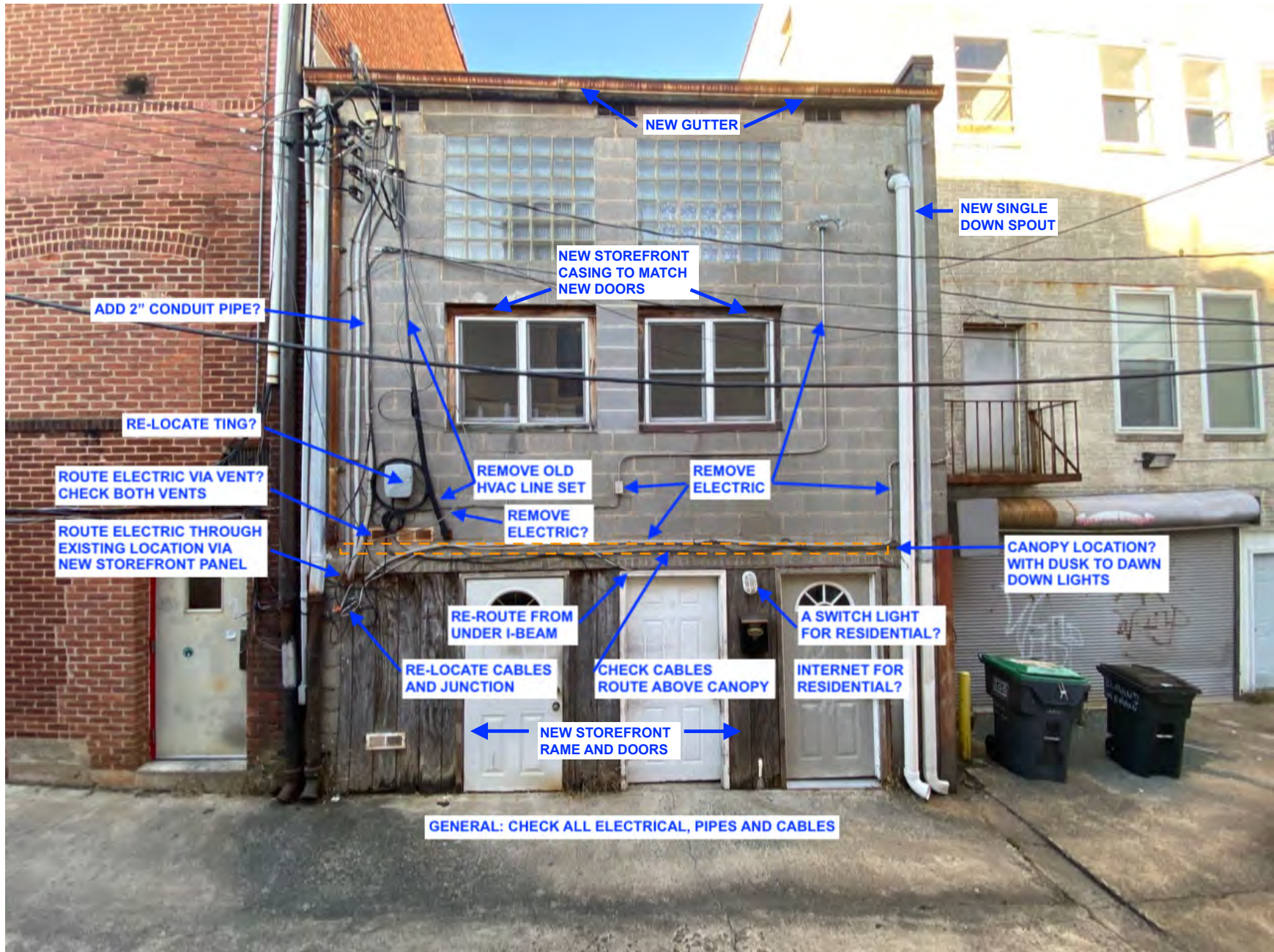
VIEW NORTH INTO A COURTYARD

414 E. MAIN ST. REAR	NEW CANOPY	CONTEXT	TOPIA design	02.23.2021	3/8
----------------------	------------	----------------	--------------	------------	-----



SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	EXISTING	TOPIA design	02.23.2021	4/8
----------------------	------------	-----------------	--------------	------------	-----



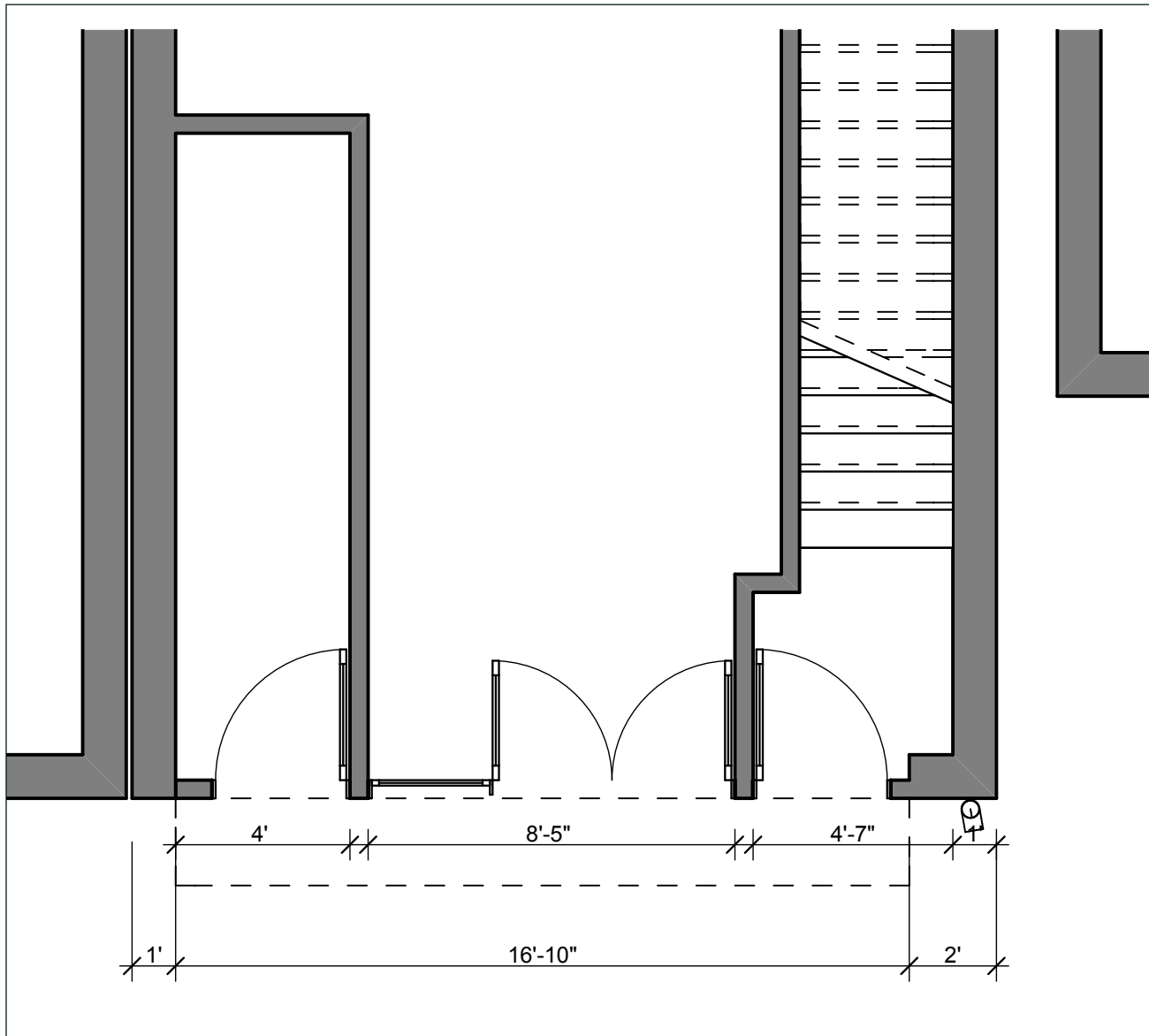
SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	EXISTING/PROPOSED	TOPIA design	02.23.2021	5/8
----------------------	------------	--------------------------	--------------	------------	-----

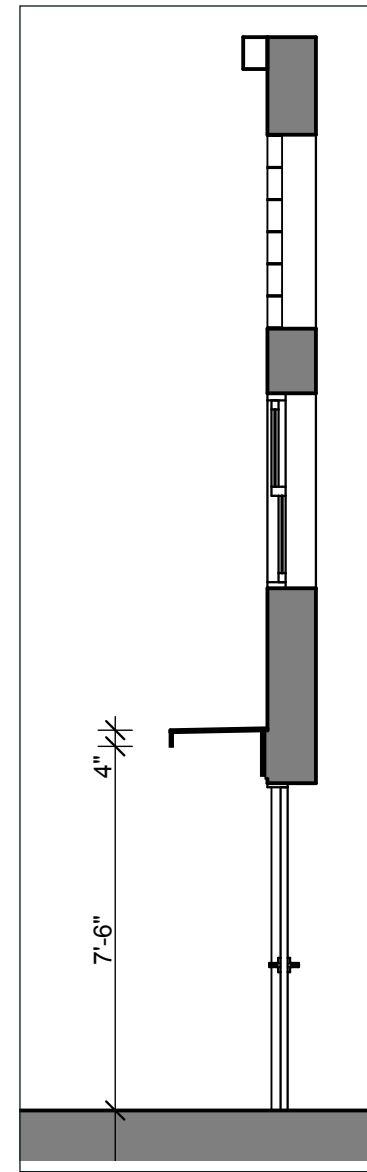


SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	6/8
----------------------	------------	-----------------	--------------	------------	-----



FLOOR PLAN



SECTION

414 E. MAIN ST. REAR	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	7/8
----------------------	------------	-----------------	--------------	------------	-----



AWNING- BENT METAL, BOLT TO WALL



CANOPY- EXAMPLE, BOLT TO WALL AND CABLES



BLOCK WALL



METAL AWNING



ALUMINUM STOREFRONT, TRIM, GUTTER, DOWNSPOUT, LEADER HEAD

414 E. MAIN ST. REAR	NEW CANOPY	COLORS	TOPIA design	02.23.2021	8/8
----------------------	------------	---------------	--------------	------------	-----

Certificate of Appropriateness Application

BAR 21-03-02

1001 West Main Street, TMP 100050000

West Main ADC District

Owner: M & J Real Estate, LLC

Applicant: Michael Martin, State Permits, Inc.

Project: Exterior alterations

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-02

1001 West Main Street, TMP 100050000

West Main ADC District

Owner: M & J Real Estate, LLC

Applicant: Michael Martin, State Permits, Inc.

Project: Exterior alterations



Background

Year Built: c1920, 1936

District: West Main Street ADC District

Status: Contributing

A remnant of West Main's 20th century auto-centric history, this structure has been modified and repurposed. The two-story, NE corner is the earliest and of heavy frame and brick with a modern concrete-block and metal panel facing. The SE corner, added after 1920 as a service station, featured an aluminum-framed display windows and an awning. The west end, built in 1936, is brick veneer over terra-cotta block with industrial windows and a bowstring-truss roof from an airplane hangar. This wing had garage door bays and was faced with enameled metal panels.

Prior BAR Reviews

See Appendix

Application

- Submittal: Soos & Associates drawings *1001 Main UVa Medical*, dated February 19, 2021: Sheets 001 – 004. Hilton Displays drawings, *Starbucks Coffee #65136, 1001 W Main St, Charlottesville VA 22903*, dated February 8, 2021: four sheets.
- Addendum:
 - Parking lot railing: Awnex, Inc. cut sheet.
 - Lighting: Trov cut sheets: L50 ASYM fixture; MP-L50-3H-48 masking plates; Wall mount arms
 - Storefront: Kawneer cut sheet, 190 Narrow Stile Entrance.
 - Glass: Vitro Architectural Glass spec information.
 - Grading and plantings: Kimley-Horn drawing, sheet CS-101, dated January 11, 2021.

CoA request for exterior alterations to the east end of the building, including signage, new entrance door and transom, and modification to the parking area, including regrading, new railing, planters, and bike racks. Plantings in container to be Karl Foerster Feather Reed Grass.

Discussion and Recommendations

Staff recommends approval with the understanding that the proposed signage will require a separate sign permit.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations at 1001 West Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the West Main ADC District, and that the BAR approves the application as submitted.

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations at 1001 West Main Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the West Main 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 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

- B. Plantings
- C. Walls and Fences
- D. Lighting

Pertinent Guidelines for Rehabilitations

- B. Facades and Storefronts

Pertinent Guidelines for Signs, Awnings, Vending, and Cafes

- A. Signs
- C. Awnings, Marquees, & Canopies

APPENDIX

Prior BAR Reviews

August 19, 2014 - BAR approved (6-0-1, Mohr) removal of metal panels on the façade.

Application:

http://weblink.charlottesville.org/public/0/edoc/622635/BAR_1001%20West%20Main%20Street_Aug2014.pdf

January 20, 2015 – BAR approved (7-0) design that would “unify the building, while giving a nod to its historic context.” The goal is to “provide functioning commercial, retail and service space for the growing surrounding context, while still allowing the historic aesthetic to be legible.”

- Install garage-style storefront window systems in locations of previous garage doors. Dark bronze aluminum frames with horizontal muntins and clear glass.
- Add some new or enlarged openings with fixed, clear class and horizontal muntins; also close two openings on east side.
- Add three new canopies on main entrances, consisting of white steel frame and Douglas Fir wood slats with recessed down-lighting. Attached with steel cable support system.
- Level and clean cornice on east façade.
- Replace roof in same location and design. A 7’ louvered screen system will screen rooftop mechanical.
- Parge and paint existing concrete masonry units (CMU).
- Paint colors: Benjamin Moore Squire Hill Bluff (primary) and Graphite (trim).
- Remove metal siding from rear of building. Parge and paint masonry. Basement windows will have glass blocks; second floor windows same material, style, and color as others.

Application:

http://weblink.charlottesville.org/public/0/edoc/622636/BAR_1001%20West%20Main%20Street_Jan2015.pdf

September 17, 2015 – Administrative approval to demolish an unstable section of the front wall (east side), to re-frame, and to replace glass per approval plan.

Application:

http://weblink.charlottesville.org/public/0/edoc/649270/BAR_1001%20West%20Main%20Street_Sept2015.pdf

November 15, 2016 – BAR approved changes to the west side of the building, revising the design for the building approved in January 2015.

- The window and door openings remain the same on the front and rear facades; on the west façade an existing opening will be reduced in size.
- The parapet is proposed to be raised in the front center façade to create a surround at the entrance doors.
- The materials and colors of the west side of the building has changed from the original white painted masonry. Proposed materials are “Identity Wood” in dark brown and lighter brown, and Crossville “Basalt” 12’ x 24’ stacked tile at the entry surround. The building owner proposes to paint the east end of the building white, and to paint the rear of the building to match the lighter shade of brown.
- Signage and lighting have changed. Three signs are proposed, which Zoning permits for a retail business on a corner site (101/2 Street and W Main Street). Two gooseneck lights are added at the entrance. Cove lighting is proposed along the metal cap at the roofline.

Application:

http://weblink.charlottesville.org/public/0/edoc/698583/BAR_1001%20West%20Main%20Street_Nov2016.pdf

Property Information

Property Names

Name Explanation	Name
Current Name	Pizza Hut
Function/Location	Gas Station, 1001 West Main Street
Historic	Albemarle Gas & Oil Company
Historic	Team Tires
Historic	Wood Field Hangar

Property Evaluation Status

Not Evaluated

Property Addresses

Current - 1001 Main Street West Route 250

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

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

Summary of 1996 form: This building is located within the general surroundings of a city.

Surveyor Assessment:

1984: A 1907 edition of Sanborne's [sic] Insurance Map shows a 2-story brick furniture store on the western part of the property at 1012 Main Street, and a wood yard with wooden office on the eastern portion at 1003 West Main Street. This wood yard may have been associated with the Piedmont Lumber Corp. which had offices across the street at this time.

1996: This building relates to the 20th century automobile reorientation of West Main street and as such contributes to the historic character of the street. Its earliest section i said by one informant to have formerly served as a dance hall with upstairs rooms to let, a business known as the Stagger Inn. The filling station that forms the southeast corner of the building was built in the 1920s and was later embedded into additions. A Mr. Rothwell acquired the property about 1936 and added the west end, into which he incorporated roof trusses and windows from a hanger at the defunct Foxfield Airport (Wood Field). The business was known at this time as the Albemarle Gas & Oil Company.

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:	No Data
Date of Construction:	Ca 1936
Date Source:	Oral History
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Commerce/Trade, Transportation/Communication
Other ID Number:	No Data
Architectural Style:	No discernible style
Form:	No Data
Number of Stories:	2.0

Condition: Good
Threats to Resource: Demolition, Development

Architectural Description:

1984: There are enameled metal panels on this 1-story, flat-roofed building with 7 bays. There is a 1-story 1-bay porch with a flat roof and a gas pump island. This building is a "modern enameled garage style" structure built ca. 1955. There is an entrance in every bay; the two east bays contain an office and have fixed plate glass windows with doors with large glass single lights. The western 5 bays are garage bays with 3 garage doors on the overhead tracts and 2 double door entries. There is 1 chimney in the northwest corner of the building. The building has had a history of consistent alteration.

1996: This composite building consists of 3 sections. The earliest section, of indeterminate age, is the building's 2-story northeast corner, and is of heavy frame and brick construction with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station, and it features aluminum-framed display windows and an awning. The west end is constructed of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring roof from a former airplane hanger. This wing has several garage door bays and is faced with enameled metal panels.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Masonry	Brick	Veneer
Roof	Flat	Unknown	No Data
Windows	Fixed	Aluminum	No Data

Secondary Resource Information

Historic District Information

Historic District Name: No Data
Local Historic District Name: No Data
Historic District Significance: No Data

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: No Data
Investigator: J. Daniel Pezzoni
Organization/Company: DHR
Photographic Media: Film
Survey Date: 5/22/1996
Dhr Library Report Number: No Data
Project Staff/Notes:

Reconnaissance survey by J. Daniel Pezzoni in 1996 for nearly all files. Original Historic Landmarks commission (Department of Community Development) surveys by Eugenia Bibb, Summer 1984 used for some of these files. Some of these surveys by Bibb date to 1985 or 1986 as well. There are also some Virginia Historic Landmarks Commission forms included from an unspecified year (the 1970s based on physical appearance of forms). These have been completed by W. Kille. Entry into V-CRIS database by Melina Bezirdjian, January 2014.

Bibliographic Information

Bibliography:

Sanborn Maps of Charlottesville, 1891. Telephone interview with Harry Knauf, Charlottesville, VA: May 1996.

Property Notes:

No Data



EXISTING PHOTO - SOUTH



EXISTING PHOTO - SOUTHEAST



EXISTING PHOTO - EAST



EXISTING PHOTO - NORTHEAST



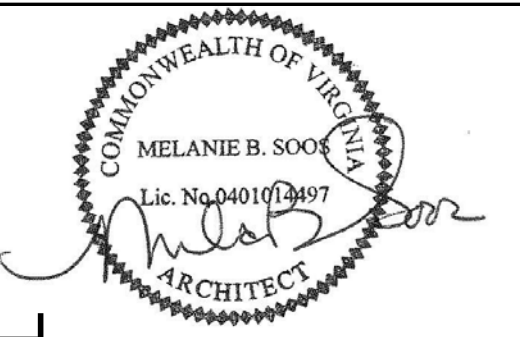
© 2017 STARBUCKS COFFEE COMPANY

STARBUCKS®
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION 12020-04-20

ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7867



PROJECT NAME:
1001 MAIN UVA MEDICAL

PROJECT ADDRESS:
**1001 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
CITY OF CHARLOTTESVILLE**

STORE #: TBD
PROJECT #: 89931-001
ISSUE DATE: 2/19/2021
DESIGN MANAGER:
PRODUCTION DESIGNER: SOOS
CHECKED BY: SOOS

Revision Schedule			
Rev	Date	By	Description

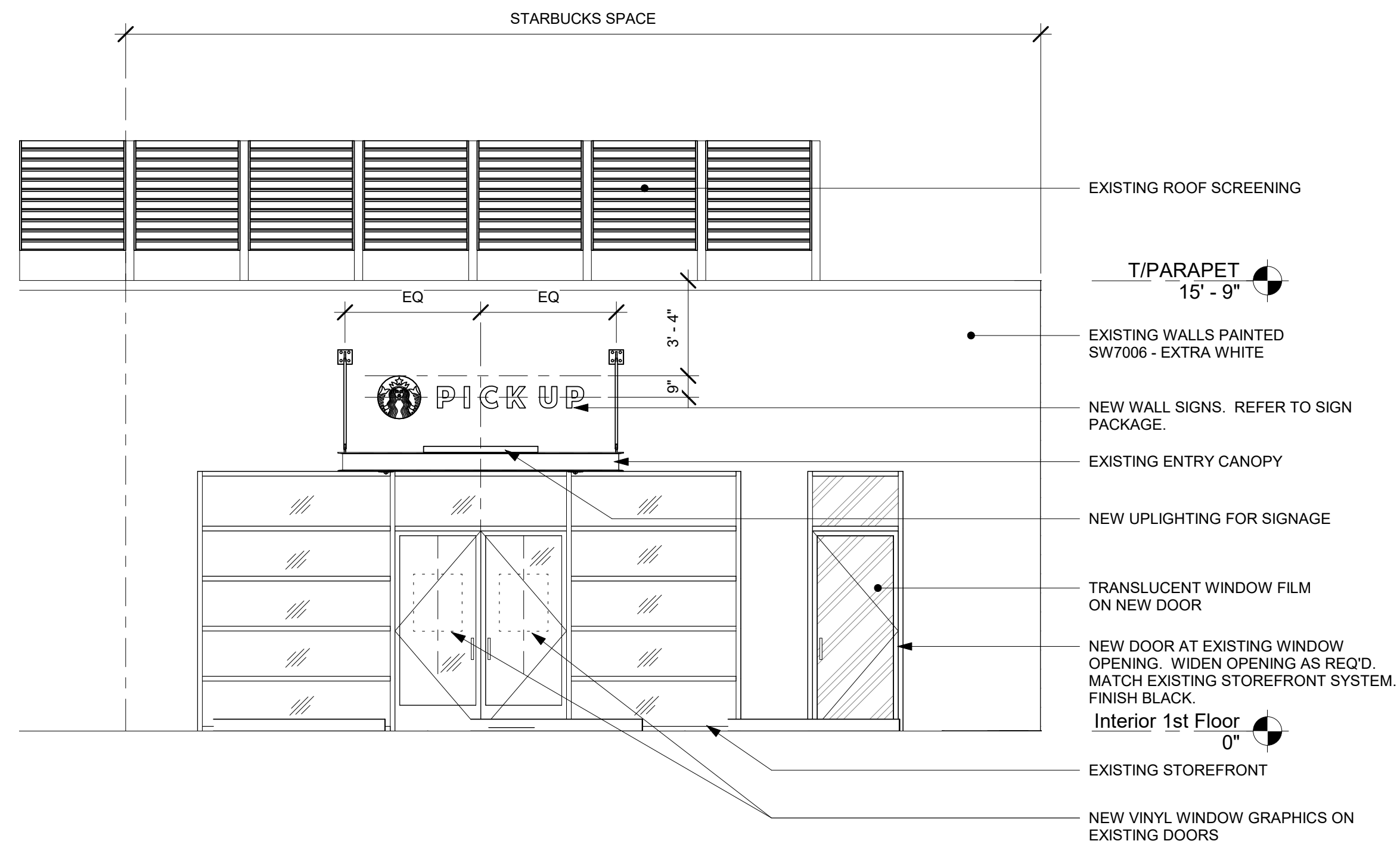
SHEET TITLE:
EXISTING CONDITIONS

SCALE: AS SHOWN

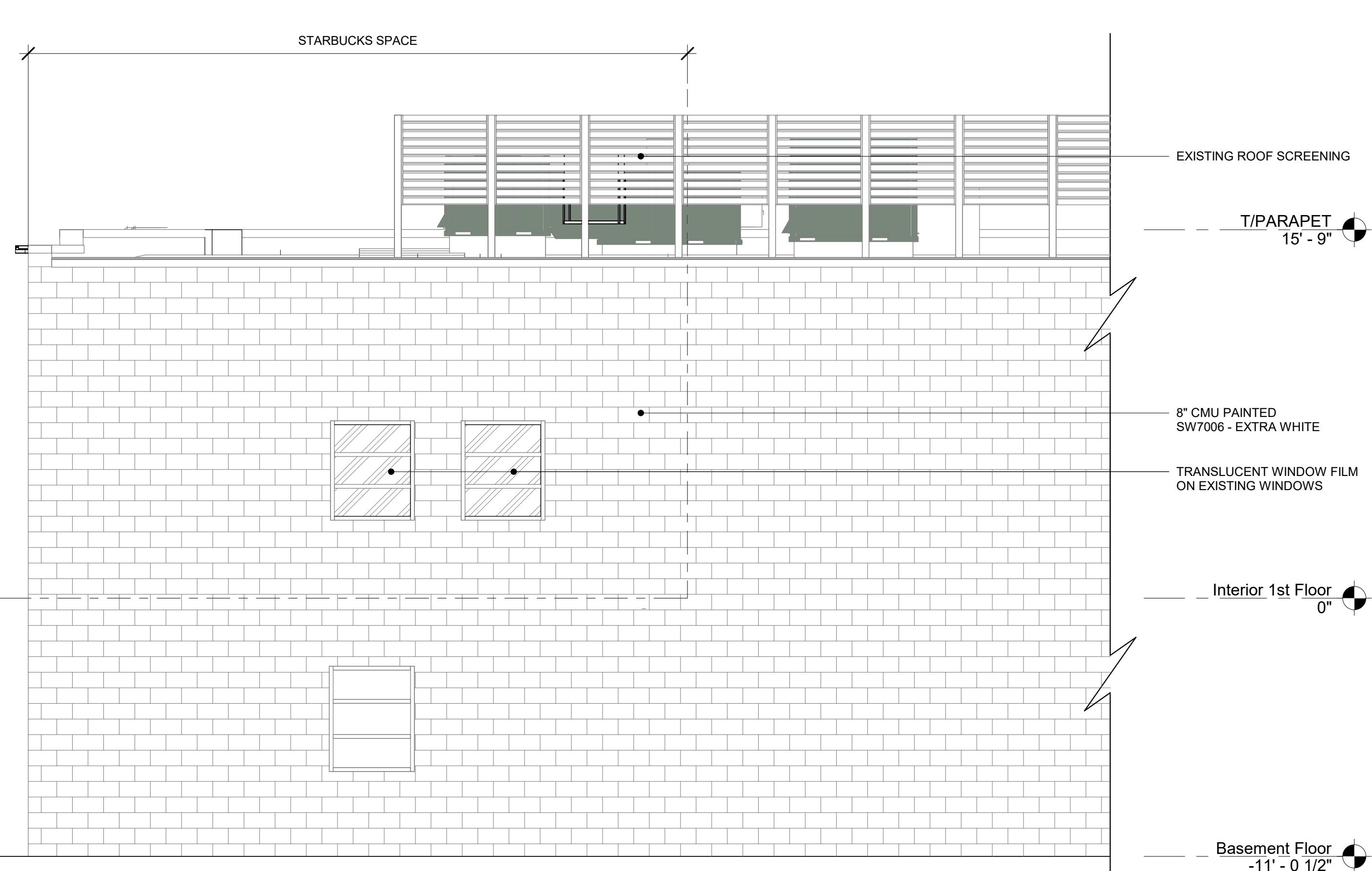
SHEET NUMBER:

001

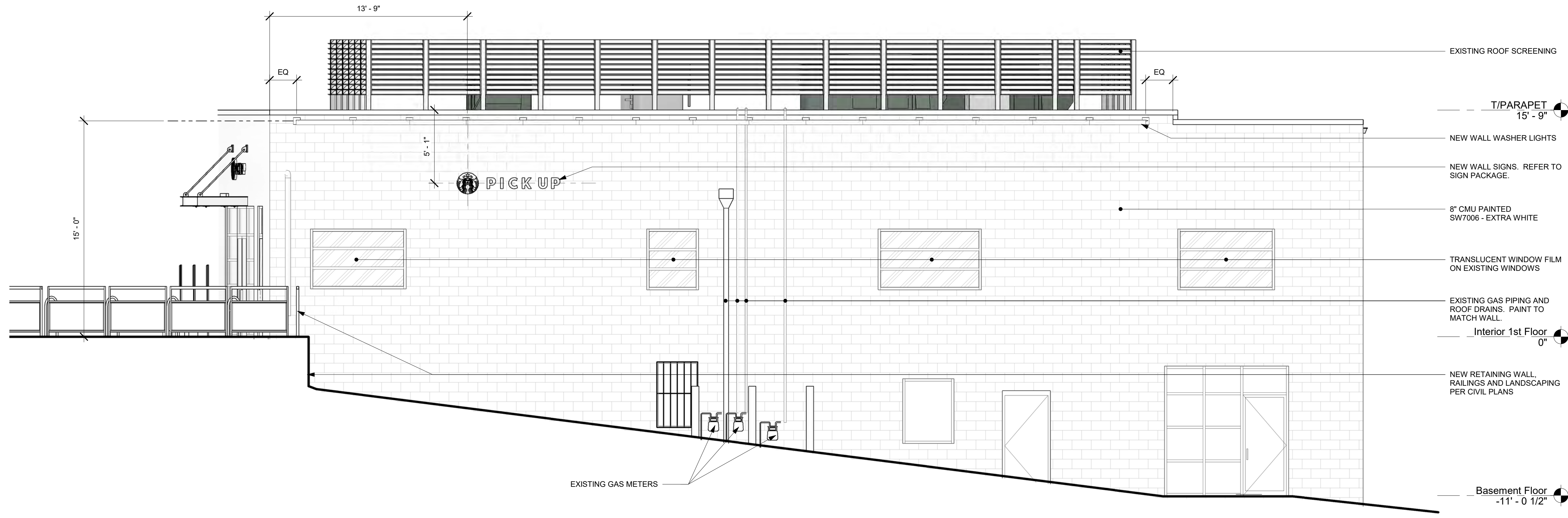
2/19/2021 1:43:08 PM D:\Revit\89931-001_1001_Main_UVA Medical CENTRAL_tomreid6603.rvt



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



STARBUCKS®
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION 12020-04-20

ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7867



PROJECT NAME:
1001 MAIN UVA MEDICAL

PROJECT ADDRESS:
**1001 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903**

CITY OF CHARLOTTESVILLE

STORE #: TBD
PROJECT #: 89931-001
ISSUE DATE: 2/19/2021
DESIGN MANAGER: SOOS
PRODUCTION DESIGNER: SOOS
CHECKED BY: SOOS

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**PROPOSED
ELEVATIONS**
SCALE: AS SHOWN

SHEET NUMBER:
002



VIEW AT NIGHT

SW 7006
Extra White
 Interior / Exterior
 Location Number: 257-C1

BUILDING PAINT COLOR



VIEW FROM SOUTHWEST



VIEW FROM SOUTH



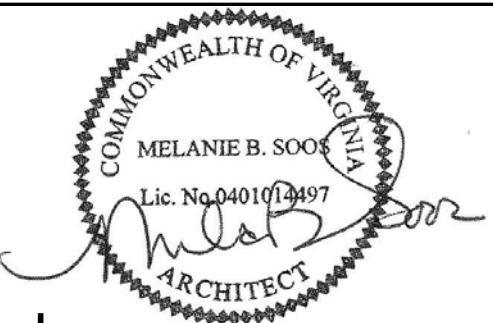
© 2017 STARBUCKS COFFEE COMPANY

STARBUCKS®
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION | 2020-04-20

ARCHITECT OF RECORD
ASOOCIATES
 Soos & Associates, Inc.
 105 Scheller Road
 Lincolnshire, IL 60069
 p: 847 821 7867



PROJECT NAME:
1001 MAIN UVA MEDICAL

PROJECT ADDRESS:
**1001 WEST MAIN STREET
 CHARLOTTESVILLE, VA 22903
 CITY OF CHARLOTTESVILLE**

STORE #: TBD
 PROJECT #: 89931-001
 ISSUE DATE: 2/19/2021
 DESIGN MANAGER:
 PRODUCTION DESIGNER: SOOS
 CHECKED BY: SOOS

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR RENDERINGS

SCALE: AS SHOWN

SHEET NUMBER:

003



VIEW FROM SOUTHEAST (ABOVE)



VIEW FROM EAST



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



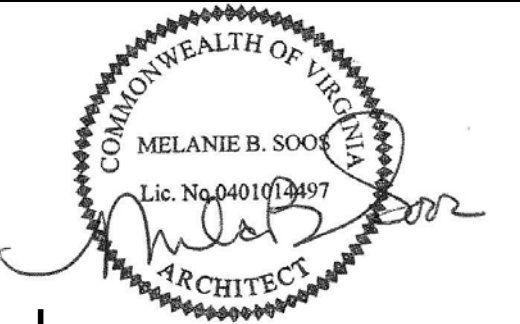
© 2017 STARBUCKS COFFEE COMPANY

STARBUCKS®
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION | 2020-04-20

ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7867



PROJECT NAME:
1001 MAIN UVA MEDICAL

PROJECT ADDRESS:
**1001 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
CITY OF CHARLOTTESVILLE**

STORE #: TBD
PROJECT #: 89931-001
ISSUE DATE: 2/19/2021
DESIGN MANAGER:
PRODUCTION DESIGNER: SOOS
CHECKED BY: SOOS

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR RENDERINGS

SCALE: AS SHOWN

SHEET NUMBER:

004

STARBUCKS COFFEE #65136
1001 W Main St
Charlottesville VA 22903



21-53853

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

ELEVATION

- A** CHANNEL LETTERS
- B** WINDOW VINYL
- C** WINDOW VINYL



Scale: 1/4" = 1' (11x17 paper)

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 21-53853

JOB NAME

Starbucks 65136

LOCATION

1001 W Main St
 Charlottesville VA 22903

CUSTOMER CONTACT

SALESMAN / PM

Stasia Rohn

DESIGNER

Glenn Miller

DWG. DATE

2-08-21

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/
 Charlottesville VA/21-53853/
 SB Charlottesville VA 21-53853

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.


Underwriters Laboratories Inc.

DRY	<input type="checkbox"/>
DAMP	<input type="checkbox"/>
WET	<input checked="" type="checkbox"/>

ELEVATION

- A** CHANNEL LETTERS
- B** WINDOW VINYL
- C** WINDOW VINYL



Scale: 1/8" = 1' (11x17 paper)

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 21-53853

JOB NAME

Starbucks 65136

LOCATION

1001 W Main St
 Charlottesville VA 22903

CUSTOMER CONTACT

SALESMAN / PM

Stasia Rohn

DESIGNER

Glenn Miller

DWG. DATE

2-08-21

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/
 Charlottesville VA/21-53853/
 SB Charlottesville VA 21-53853

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



EXTERIOR CHANNEL LETTERS - NON-ILLUMINATED - TRIMLESS - 2:1

Qty. 2

Scale: 3/8" = 1' (11x17 paper)

A

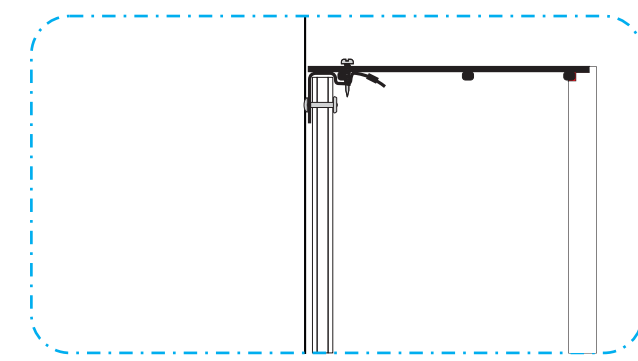
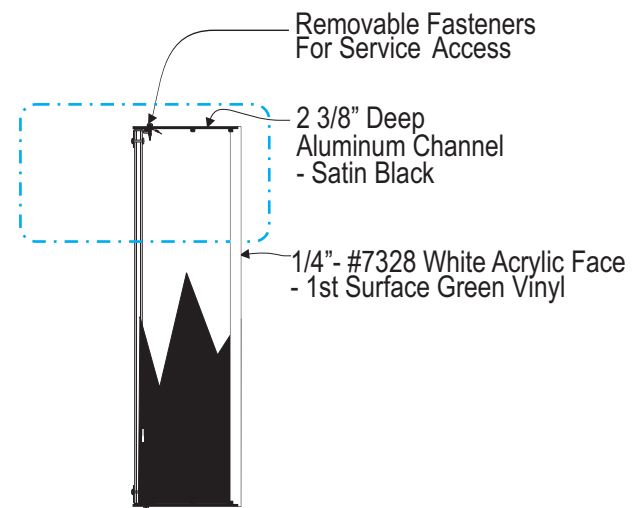


SBC-SDS-18-EXT-SIREN-NIL

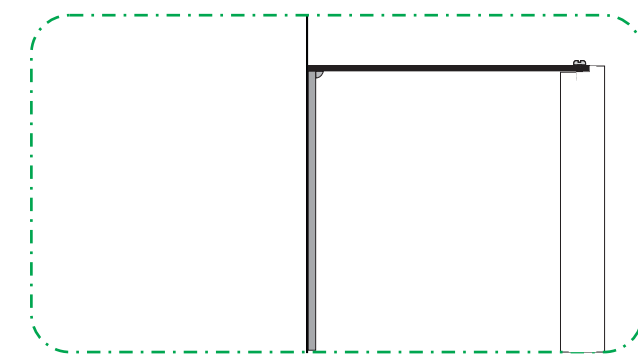
SBC-SDS-9-PU-EXT-NIL-G

**9" CHANNEL LETTERS
GREEN with 18" SIREN**

Note:
Mounting method to be confirmed
via tech survey



N.T.S.



N.T.S.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 21-53853

JOB NAME

Starbucks 65136

LOCATION

1001 W Main St
Charlottesville VA 22903

CUSTOMER CONTACT

SALESMAN / PM

Stasia Rohn

DESIGNER

Glenn Miller

DWG. DATE

2-08-21

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/
Charlottesville VA/21-53853/
SB Charlottesville VA 21-53853

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

Werner, Jeffrey B

From: Mike Martin <mike@permit.com>
Sent: Monday, March 8, 2021 10:23 AM
To: Werner, Jeffrey B
Cc: Stasia Rohn
Subject: Re: BAR Submittal for 3/16 Meeting -- Starbucks -- 1001 W Main St
Attachments: Glass label.pdf; Trov_L50_SpecSheet_Asymmetric_Cove_updated.pdf; 17-2225_190_350_500_Door.pdf; 21486_Canada_United States_AWNEX (1).pdf; trov-masking-plate.pdf; 89931-001_1001 Main_EXISTING CANOPY.PDF; trov-wall-mount-arm.pdf

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Jeff,

Please find attached the following items as requested:

- Cutsheets for the new wall lighting and accessories. The lights are spec'd at 2700K and 90CRI, so should be good on that.
- Cutsheets for new door and glass. VLT for glass is 82 so should be good as well. This is a standard spec, not specifically noted on the dwgs. Should we revise and update to include these specifics?
- Railing cutsheet
- Existing canopy markup (dimensions and pics).

We are working on providing you info in regards to any plantings at the parking lot.

Thank you,

Michael Martin

Project Manager
State Permits, Inc.
319 Elaines Ct
Dodgeville, WI 53533
D:608-407-9090
mike@permit.com

On Fri, Mar 5, 2021 at 3:25 PM Werner, Jeffrey B <wernerjb@charlottesville.gov> wrote:

No problems. Monday works.

Sorry to throw that you on a Friday afternoon! Sunny and 46 here, so I'm trying to clear off my list.

Jeff

Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

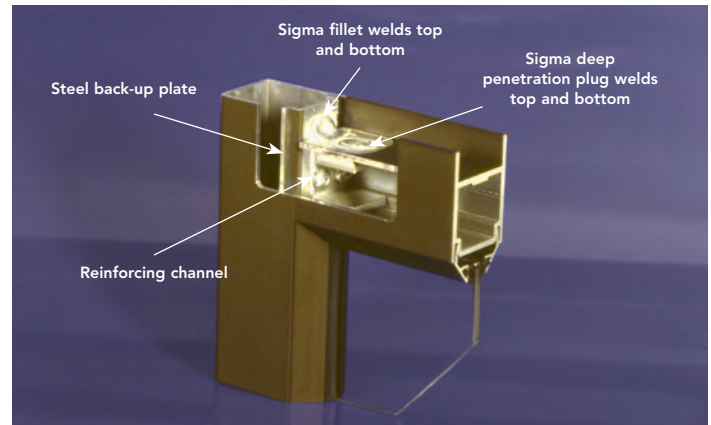
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

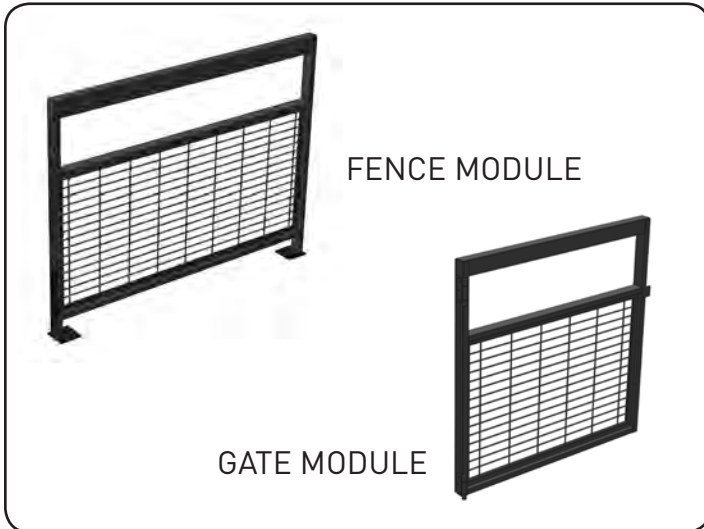
- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions



21486-21487



STARBUCKS FENCE



Description:

Create the perfect atmosphere with this exclusive Starbucks Patio Fencing system. This flexible sectional design can be configured to fit Starbucks Patios. Finished with Starbucks classic Black and built with 100% recyclable aluminum.

Made in USA.

Specs:

Materials:

- Aluminum Frame
- Steel Mesh and Feet

Finish:

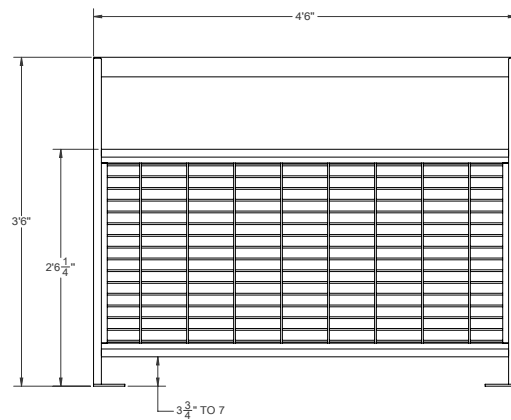
- Powder Coated Starbucks Flat Black, #MT0028

Size:

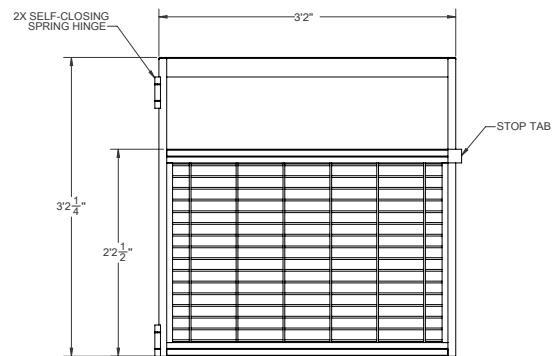
- Fence, 42" high x 54" wide x 2" thick
- 3" gap between modules
- 4" wide plate at foot
- Gate, 38-1/4" high x 38" wide x 2" thick.

Weight:

- 33 lbs per module



FENCE MODULE



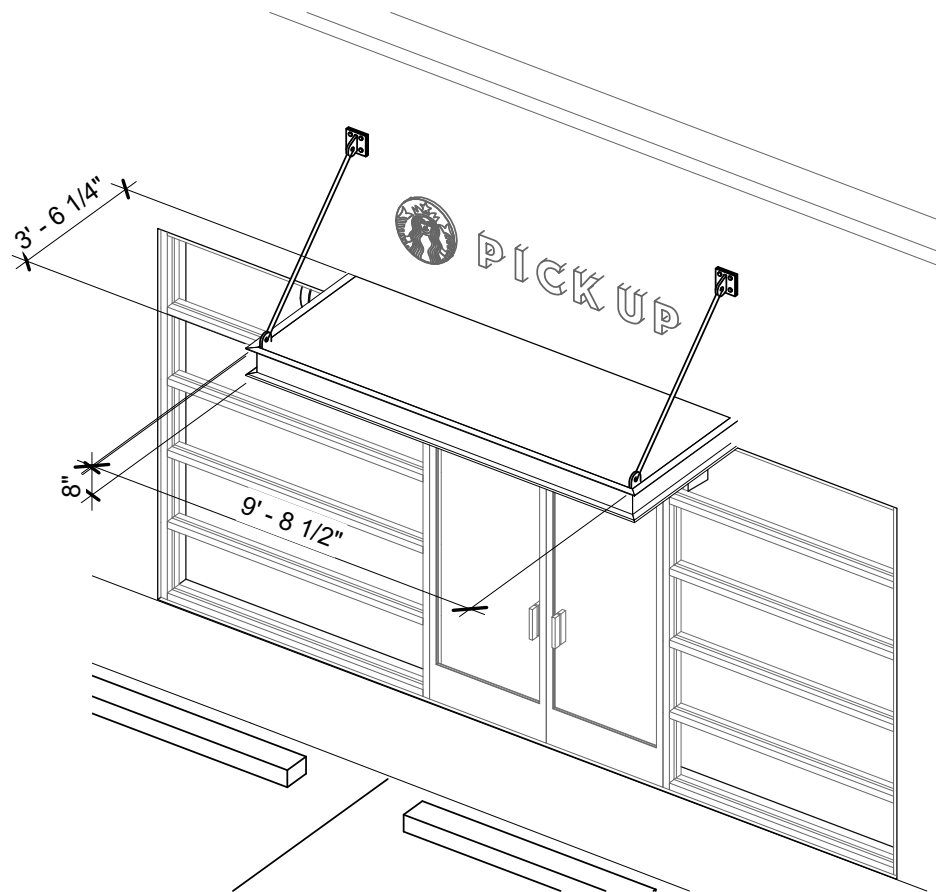
GATE MODULE

How to Request a Quote:

Send your Patio Layout along with dimensions include openings and gates to Awnex.

Contact:

Sales@awnexinc.com 770-704-7140
www.awnexinc.com



1 EXISTING CANOPY
Scale:



PROJECT NAME:
1001 MAIN UVA MEDICAL

PROJECT ADDRESS:
1001 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903

PROJECT NUMBER:
89931-001

STORE NUMBER:
TBD

DESIGN MANAGER:

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.



**STARBUCKS
COFFEE COMPANY**
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON
98026
(206) 318-1575

ISSUE DATE: 03/07/21

SHEET 005



Exterior View

Architectural Sample For Glass Aesthetics Only

Project : 1001 W. Main St

Type : Storefront

Customer : Starbucks

Fabricator : TBD

Glass Lite: Solarcoat Low-e on Clear 6mm (2)

VLT (%)	Exterior Reflectance (%)	U - Value		SC	SHGC	LSG
		Winter	Summer			
82.00	10.00	0.65	0.50	0.82	0.72	1.14

Contact Name : Thomas Reid

Phone : 8478217667

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

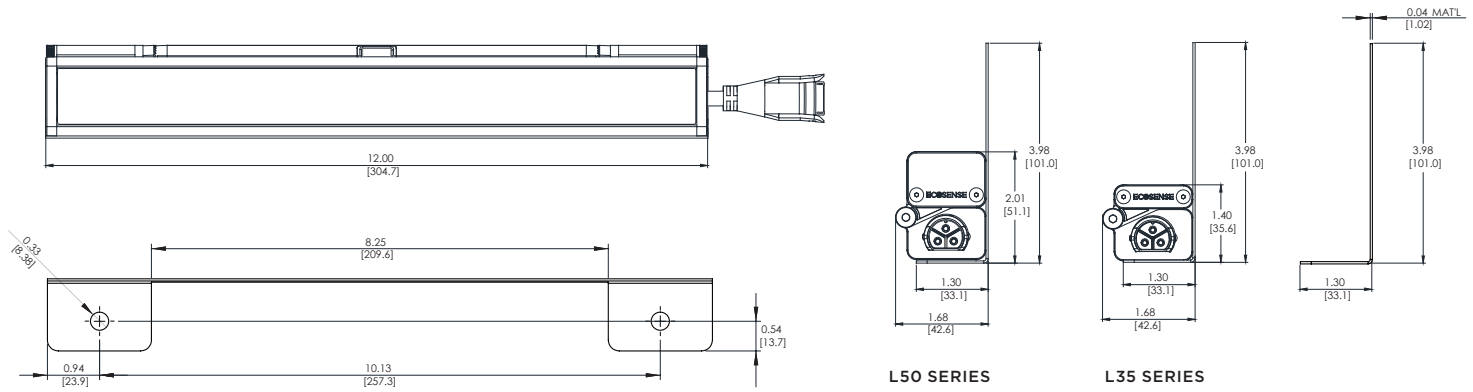
TROV MASKING PLATES ARE USED WHEN NO STRUCTURE EXISTS TO HIDE THE FIXTURE. MASKING PLATES CAN BE INSTALLED BEFORE THE FIXTURES AND CAN BE PAINTED IN THE FIELD.

FEATURES :

- COMPATIBLE WITH L35 AND L50 SERIES FIXTURES
- 3" MASKING PLATE IS STANDARD AND CONTACT ECOSENSE FOR CUSTOM HEIGHTS
- AVAILABLE IN 12" AND 48" LENGTHS
- CLEAR ANODIZED ALUMINUM



PHYSICAL	DIMENSIONS	MATERIAL
	W 1.3" x H 3.98" x L 12/48" ; (33.1mm x 101mm x 304.7/1201mm) APPROX	CLEAR ANODIZED ALUMINUM



ORDERING

PART NUMBER	DESCRIPTION
MP-L50-3H-12	MASKING PLATE, 3IN HIGH, 12IN, L50 & L35
MP-L50-3H-48	MASKING PLATE, 3IN HIGH, 48IN, L50 & L35

LIMITED WARRANTY 5 YEARS

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

TROV MOUNTING ARMS ARE USED WHEN THERE IS NO STRUCTURE TO MOUNT THE FIXTURE AWAY FROM THE WALL.

FEATURES :

- COMPATIBLE WITH L35 AND L50 SERIES FIXTURES
- AVAILABLE IN 6", 12", 18" AND 24" LENGTHS
- MOUNTS TO ALL COMMON JUNCTION BOXES
- NO VISIBLE MOUNTING HARDWARE AND LEADER CABLE

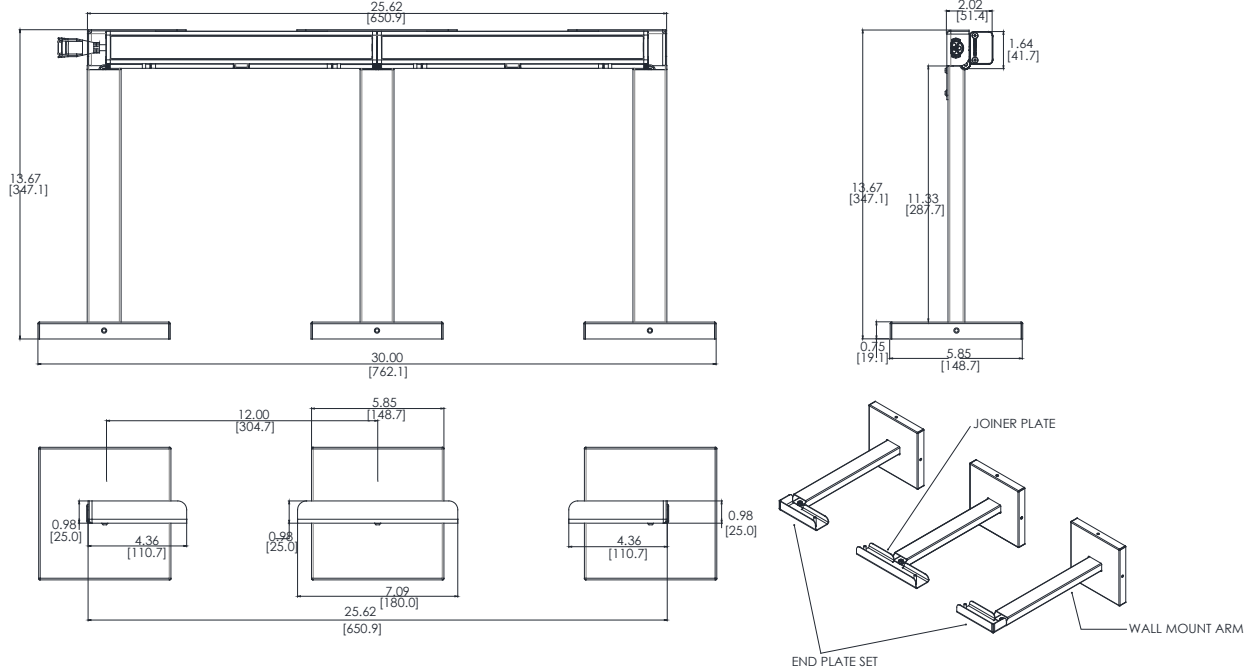


PHYSICAL

**DIMENSIONS
MATERIAL**

W 1.79" x H 2.31" x L 11.77" ; (45.5mm x 58.6mm x 299mm) APPROX
END OF JOINING PLATES: CLEAR ANODIZED ALUMINUM; ARMS AND CANOPY, STEEL POWDER COATED SILVER

WALL MOUNT ARM FOR L35 AND L50



ORDERING

PART NUMBER	DESCRIPTION
WMA-L-CA-06	6 INCH WALL MOUNT ARM
WMA-L-CA-12	12 INCH WALL MOUNT ARM
WMA-L-CA-18	18 INCH WALL MOUNT ARM
WMA-L-CA-24	24 INCH WALL MOUNT ARM
WMA-L-END	WALL MOUNT ARM END PLATE SET
WMA-L-JNR	WALL MOUNT ARM JOINER PLATE

LIMITED WARRANTY 5 YEARS

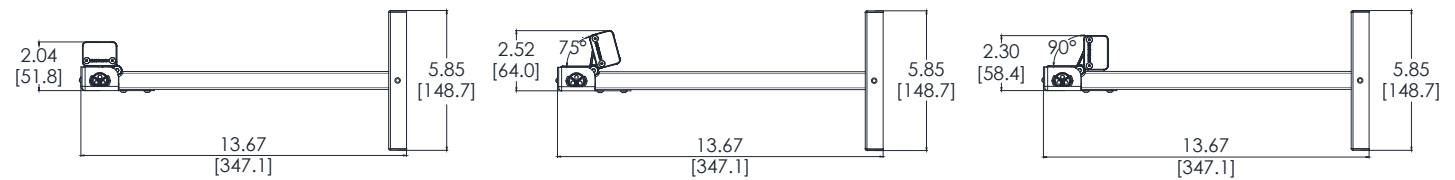
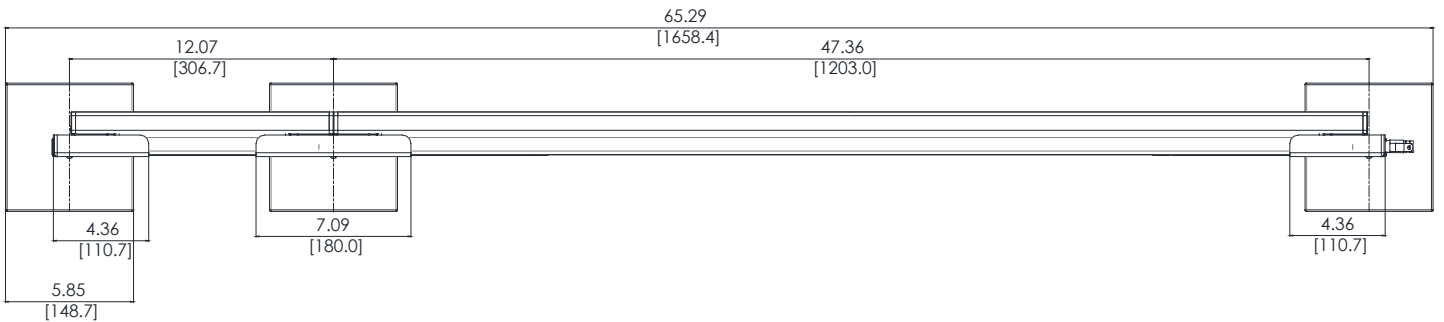
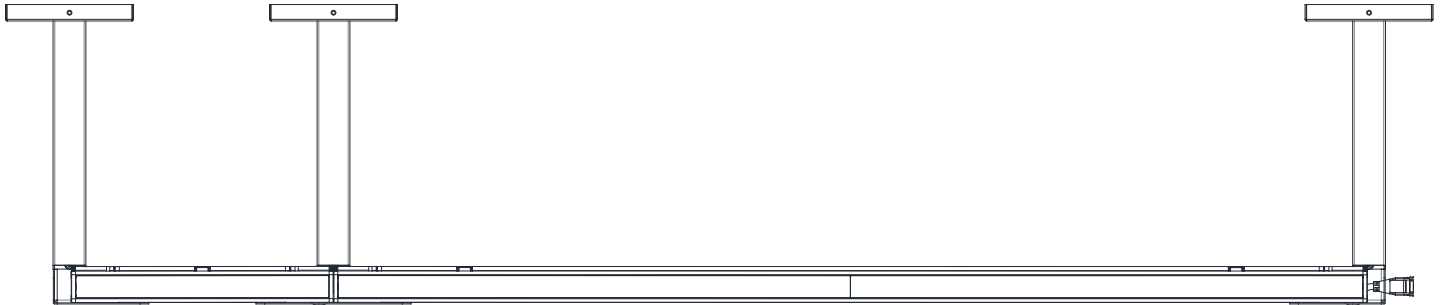
ECOSENSE LIGHTING INC.
915 WILSHIRE BLVD
SUITE 2175
LOS ANGELES, CA 90017

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT ECOSENSELIGHTING.COM FOR THE MOST CURRENT SPECIFICATIONS.
© 2018 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE ECOSENSE LOGO, TROV AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

WALL MOUNT ARM FOR L35 AND L50



DATE	PROJECT	FIRM	TYPE
------	---------	------	------

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.



FEATURES :

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO COLOR GR**** BL AM RD***	80 90* Blank For Color	MULT (120-277V) GRAZING 9 x 9 9 x 17 9 x 29 9 x 59 15 x 15 15 x 23 15 x 35 15 x 65 COVE 120** Asym LINE OF LIGHT LOL

EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ****Green is not available in 12W.






PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	ASYM	110 lm/LF (361 lm/m)	55 lm/W
	4W	ASYM	302 lm/LF (1037 lm/m)	76 lm/W
	6W	ASYM	482 lm/LF (1614 lm/m)	80 lm/W
	8W	ASYM	675 lm/LF (2224 lm/m)	84 lm/W
	10W	ASYM	785 lm/LF (2644 lm/m)	79 lm/W
	12W	ASYM	923 lm/LF (2752 lm/m)	77 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+				
COLOR CONSISTENCY	2-STEP MACADAM ELLIPSE				
LUMEN DEPRECIATION / RATED LIFE	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
	2W-12W	>150,000	>70,000	>50,000	>25,000

* CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL	POWER CONSUMPTION	2W*/LF (6.6W/M); 4W/LF (13.2W/M); 6W/LF (19.8W/M); 8W/LF (26.4W/M); 10W/LF (33W/M); 12W/FL (39.6W/M) * 3W/LF (9.9W/M) at 220V -277V												
		MAX FIXTURE RUN LENGTH												
		2W/LF		4W/LF		6W/LF		8W/LF		10W/LF		12W/LF		
		Volts	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'
		120	214	214	186	186	152	152	114	114	91	91	76	76
		220	374	392	340	340	277	277	209	209	95	167	95	139
		277	374	494	374	428	349	349	263	263	95	190	95	175
	POWER FACTOR	4W, 6W, 8W, 10W, 12W >0.9, 2W<0.9												
	OPERATING VOLTAGE	MULTIVOLT: 110-277VAC, 50/60 Hz												
	DRIVER	INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS												
	STARTUP TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)												
	OPERATING TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)												
	STORAGE TEMPERATURE	-40°F TO 176°F (-40°C TO 80°C)												

DATE	PROJECT	FIRM	TYPE
CONTROL	DIMMING	110-277VAC, ELV TYPE 0.07%-100%, REVERSE PHASE, TRAILING EDGE ETC control systems require 0-10V control using EcoSense LDCM. TROV will not work with ETC phase dimmers.	
PHYSICAL	DIMENSIONS HOUSING /LENS WEIGHT CONNECTORS ENVIRONMENT BEAM ANGLE MOUNTING OPTIONS	W 1.6" x H 2" x L 12"/48"; (41.6mm x 50.5mm x 304.7mm/1201mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS; PLASTIC ENDCAPS RUBBER OVERMOLD FOR CABLE ASSEMBLY 1.52LBS / 0.69KG (1FT) ; 4.95LBS / 2.25KG (4FT) INTEGRAL MALE/ FEMALE CONNECTORS INDOOR • ETL CERTIFIED FOR DRY/DAMP LOCATIONS IP54 OUTDOOR • ETL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 Not intended to be used in water features such as waterfalls, fountains, etc. GRAZING, WASHING, COVE, ASYMMETRIC, LINE OF LIGHT INTEGRAL MOUNTING AND ADJUSTABLE AIMING FROM 0°-180° IN 15° INCREMENTS	
FIXTURE RATING & CERTIFICATIONS	CE, ETL CERTIFIED RoHS COMPLIANT ENERGY STAR COMPLIANT RCM CERTIFIED	    	Title 24 JA8-2016 *90 CRI models only

LIMITED WARRANTY 5 YEARS

WIRING OPTIONS (MVOLT): 110-277VAC

- Power Cable Assembly, TROV, Leader/Jumper, 10 foot.....CBL-3P-L-UNV-10*
- Power Cable Assembly, TROV, Leader/Jumper, 50 foot.....CBL-3P-L-UNV-50*
- Power Cable Assembly, TROV, Jumper, 5 foot.....CBL-3P-L-UNV-05**
- Power Cable Assembly, TROV, Jumper, 1 footCBL-3P-L-UNV-01**
- Power Cable Assembly, TROV, Adjustable Jumper, 0" to 7"CBL-3P-L-UNV-ADJ
- Power Cable Assembly, TROV, Male and Female terminator caps.....CBL-3P-L-UNV-CAPS

*Two (2) terminators are included with the 10' and 50' power cable. One Leader need per circuit/fixture run. Cables are not plenum rated.
** If using the 5' or 1' power cable assembly as a leader to power a run one set of CBL-3P-L-UNV-CAPS will also be need per cable.

0-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Mounting

- Mounting Track and Clips Set, 48 Inch Track, 8 Clips MNT-L-TRKCLIP-4848" track and clips set will work with one 48" fixture or four 12" fixtures.
(FOR INTERIOR USE ONLY)
- Mounting Track and Clips Set, 12 Inch Track, 2 Clips.....MNT-L-TRKCLIP-1212" track will not work with 48" fixtures. (FOR INTERIOR USE ONLY)
- Mounting Track Clip, TROV, Set of 2.....MNT-L-CLIPClips needed = 12" fixtures need 1 set of 2 and 48" fixture needs 2 sets of 2.
- 90 Degree L bracket, TROV, Set of 2.....MNT-L-LBKTL-Brackets needed = 12" fixtures need 1 set of 2 and 48" fixture needs 1 set of 2.
- Angle Locking Clip, TROV, Pack of 10.....MNT-L-ANGLOCKAngle Locks needed = 12" fixtures need 1 and 48" fixtures need 2.
(Must order separately)
- Mounting, Fine Adjustment Bracket, TROV MNT-L-FABFine Adjustment Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment Bracket is highly recommended for Grazing Optics.
- Mounting, Fine Adjustment L-Bracket, TROVMNT-L-LFABFine Adjustment L-Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment L-Bracket is recommended for Asymetric Optics when aiming is needed.

Wall Mount Arm

- Wall Mount Arm, 6 inch, TROV WMA-L-CA-06
- Wall Mount Arm, 12 inch, TROV..... WMA-L-CA-12
- Wall Mount Arm, 18 inch, TROV..... WMA-L-CA-18
- Wall Mount Arm, 24 inch, TROV..... WMA-L-CA-24
- Wall Mount Arm End Plate Set, TROV, Includes Left and Right..... WMA-L-END
- Wall Mount Arm Joiner Plate, TROV WMA-L-JNR

Wall Mount Arms needed = For individual fixture installations two arms and one end set will be needed per fixture. For continuous run installation one endset will be needed per run. Each end set contains one left and one right end plate. One joining set will be needed per joint. One arm per fixture will be need plus one extra arm to complete the run. For example: A 10ft run made with two 4ft and two 1ft fixtures will contain; 1 x WMA-L-END, 3 x WMA-L-JNR, and 5 x WMA-L-CA-12. Leader cables are not included with wall mount arms, end sets, or joiners sets.

Masking Plates

- Masking Plate, 3 inch high, 12 inch, L50 & L35 MP-L50-3H-12
- Masking Plate, 3 inch high, 48 inch, L50 & L35 MP-L50-3H-48

Masking Plates needed = One 12" plate is needed per 12" fixture and one 48" plate is needed per 48" fixture.

Landscape Stake

- Landscape Stake, 6 inch, TROV, Set of 2 LS-L-STK-06
- Landscape Stake, 12 inch, TROV, Set of 2 LS-L-STK-12
- Landscape Stake, 18 inch, TROV, Set of 2 LS-L-STK-18

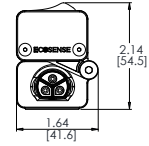
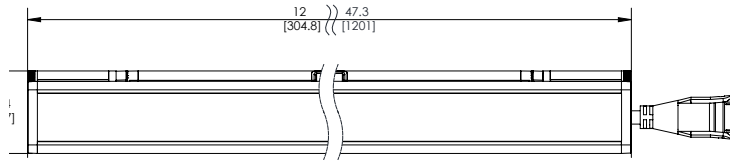
Landscape Stakes needed = 12" and 48" fixtures both need one set of 2.

Wire Box

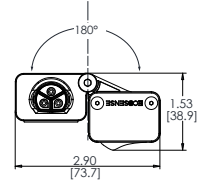
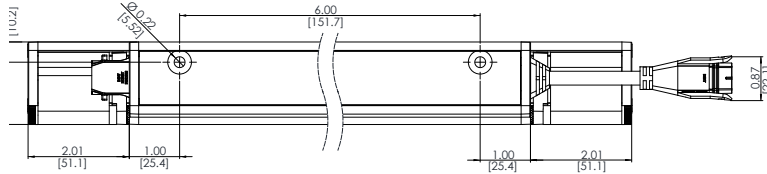
- Conduit Connection, Wire Box, TROV, Interior Only, L50CC-L-WIREBOX

Wire box can be used instead of a leader cable to start a run. 1/2" conduit fitting can attach directly to the box on one end and the fixture to the other.

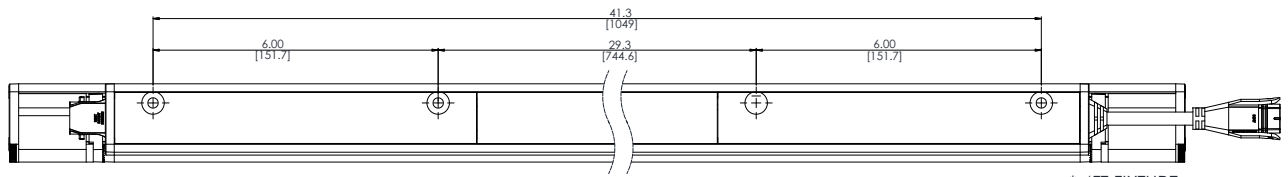
DATE	PROJECT	FIRM	TYPE
------	---------	------	------



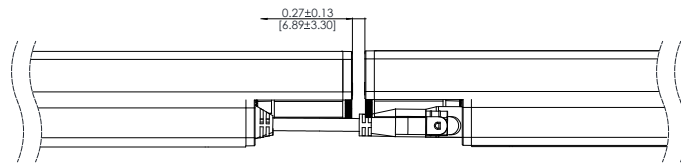
[ASYMMETRIC]



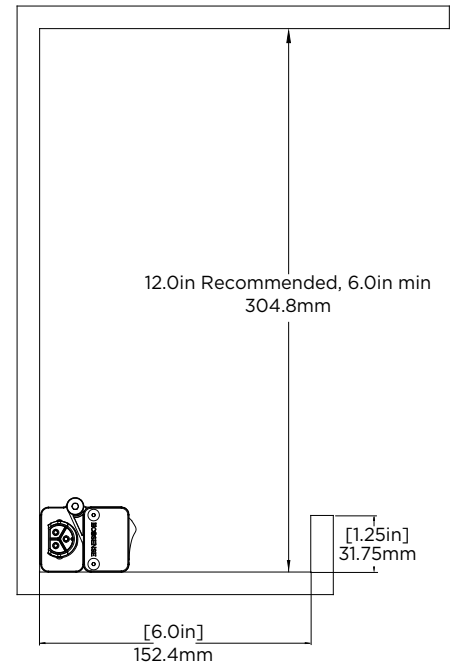
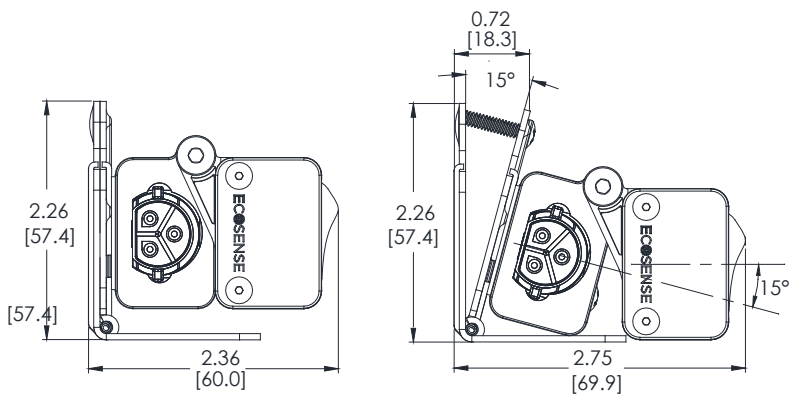
[ASYMMETRIC]



* 4FT FIXTURE



Fine Adjustable L-Bracket:



Certificate of Appropriateness Application

BAR 21-03-03

301 5th Street, SW, TMP 290104000

Individually Protected Property

Owner/Applicant: Michael McMahon

Project: Rear addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-03

301 5th Street, SW, TMP 290104000

Individually Protected Property

Owner/Applicant: Michael McMahon

Project: Rear addition



Background

Year Built: prior to 1876. (A one-story frame rear wing was added in 1907, then later expanded. Razed in 2010.)

District: Individually Protected property

The Shelton-Fuller House is a contributing structure in the *Fifeville and Tonsler Neighborhoods Historic District*, listed on the Virginia Landmarks Register and the National Register of Historic Places. It was built by John Shelton, a Black carpenter, possibly a Freeman who, in 1880, resided there with his wife, Rebecca, a seamstress, and their daughter, Julia. (Historic survey attached.)

Prior BAR Review (See Appendix for complete summary)

August 17, 2010 – BAR approved the rear addition with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [no commercial ridge vent on either the addition or original structure], and an alternate material (such as terne metal) should be considered for the mansard roofs above the porch and bay window; provide a *revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets*; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

http://weblink.charlottesville.org/public/0/edoc/620393/BAR_301%205th%20Street%20SW_August2010.pdf

September 2011 – Staff review of drawings submitted for Building Permit

http://weblink.charlottesville.org/public/0/edoc/620395/BAR_301%205th%20Street%20SW_Sept2011.pdf

Application

- Submittal: Mitchell/Matthews drawings *301 5th Street SW Addition & Renovation Permit Set*, dated September 15, 2011: Sheets T-1, two unnumbered sheets, D-2 through D-4, D-1, L-1, A-1 through A-9, Jen-Weld window cut sheets (four sheets).

Request for a CoA to construct a rear addition and related sitework. (In 2010, the BAR approved a CoA for this project; however, that CoA expired in 2012.)

- Roofing:
 - Addition: Galvalum, standing-seam metal. Seamless gutters
 - Stair tower/Hyphen: EPDM
 - Note: The roof, soffit, fascia and crown on the house was replaced per the prior CoA.
- Walls: stucco, painted: *pearl*
- Trim: cement panels and wood, painted and stained.
- Windows: Jen-Weld clad wood. Simulated divided light. Color: *French White*.
 - Note: Jen-Weld's *Tradition Plus* windows are now known as the *W-2500™ Clad-Wood*. <https://www.jeld-wen.com/en-us/products/windows/w-2500-clad-wood>
- Entrance doors: TBD
- Garage doors: Insulated, steel, overhead doors
- Shutters: TBD
- Porch railing: Wood Guard rail system
- Lighting: No exterior lighting is indicated.
- Landscaping:
 - Lace Bark Elm. Six, along Dice Street
 - Japanese Maple. Three, at corners of house an addition
 - Misc. low plantings
 - Privacy fence: Fencing indicated on sheet L-1) is excluded from this request.
- Mechanical equipment: See sheet A-1 for location. To be screened with evergreens.

Discussion and Recommendations

BAR may request clarification on items not specified; however, staff recommends approval with the following conditions:

- Two entrance doors at the west elevation will be wood and with a design similar to that shown.
- The insulated glass in the windows will have internal spacer bar aligned with the applied grilles. (Note: Jen-Weld Windows were approved for 167 Chancellor Street. That applicant confirmed with the manufacturer that an internal spacer bar is available.)
- Shutters are wood or composite material, not vinyl or metal.

Additionally, while no exterior lighting is proposed, the BAR may apply the following condition

- For any future exterior lighting, if LED, the lamping will be dimmable, have a Color Temperature not to exceed 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Guidelines, I move to find that the proposed addition and sitework at 301 5th Street SW satisfies the BAR’s criteria and is compatible with this IPP property and that the BAR approves the application as submitted..

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Guidelines, I move to find that the proposed addition and sitework at 301 5th Street SW do not satisfy the BAR’s criteria and are not compatible with this IPP property 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 Guidelines for Site Design:

- B. Plantings
- C. Walls and Fences
- E. Walkways & Driveways
- H. Utilities & Other Site Appurtenances

Pertinent Design Guidelines for New Construction

- P. Additions

Pertinent Design Guidelines for Rehabilitation

- G. Roof

APPENDIX

August 18, 2009 - The BAR approved (8-0) the certificate of appropriateness application (to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls) with the following conditions: *the detail and resolution for the site retaining wall at the sidewalk*, as well as the restoration of the wall at the areaway and detail for the new front door *shall be brought back to the BAR for approval*. The other work included in the proposal is approved as submitted.

April 20, 2010 – The BAR had a preliminary discussion regarding demolishing a rear addition and sheds; and adding a new rear addition and site work. In general, the BAR applauded the idea of removing the rear sheds and addition; liked the concept of a new addition, but thought the proposal is excessively large and overwhelms the house; suggested a perpendicular bar or another simpler footprint; questioned the commercial-looking window groupings, pergola, and large eaves; details are more Arts & Crafts than Victorian like the house. They like opening the corner, using a contrasting material, and 2/2 windows.

June 15, 2010 - The BAR approved (6-2) demolition of sheds and rear addition, as well as general massing, scale and proportion of the new addition in concept only, with the provision that details related to the building envelope of the addition, precise window placement, and roof configuration, as well as details related to site design, colors, and materials all be submitted back to the BAR for final review.

April 16, 2013 - The BAR had a preliminary discussion with the owner present. There was consensus to rebuild a wall across the front and turn the corner slightly. First choice is stone to match original, similar to wall at 303 5th Street SW, or second choice would be a contemporary expression of the old wall (warm-colored concrete with rounded top and same proportions, with stone piers at entrance). The BAR wants the City to have prepared construction drawings showing elevation and section. They have concerns how the footing will be placed under the sidewalk.

Architectural And Historic Survey



Identification

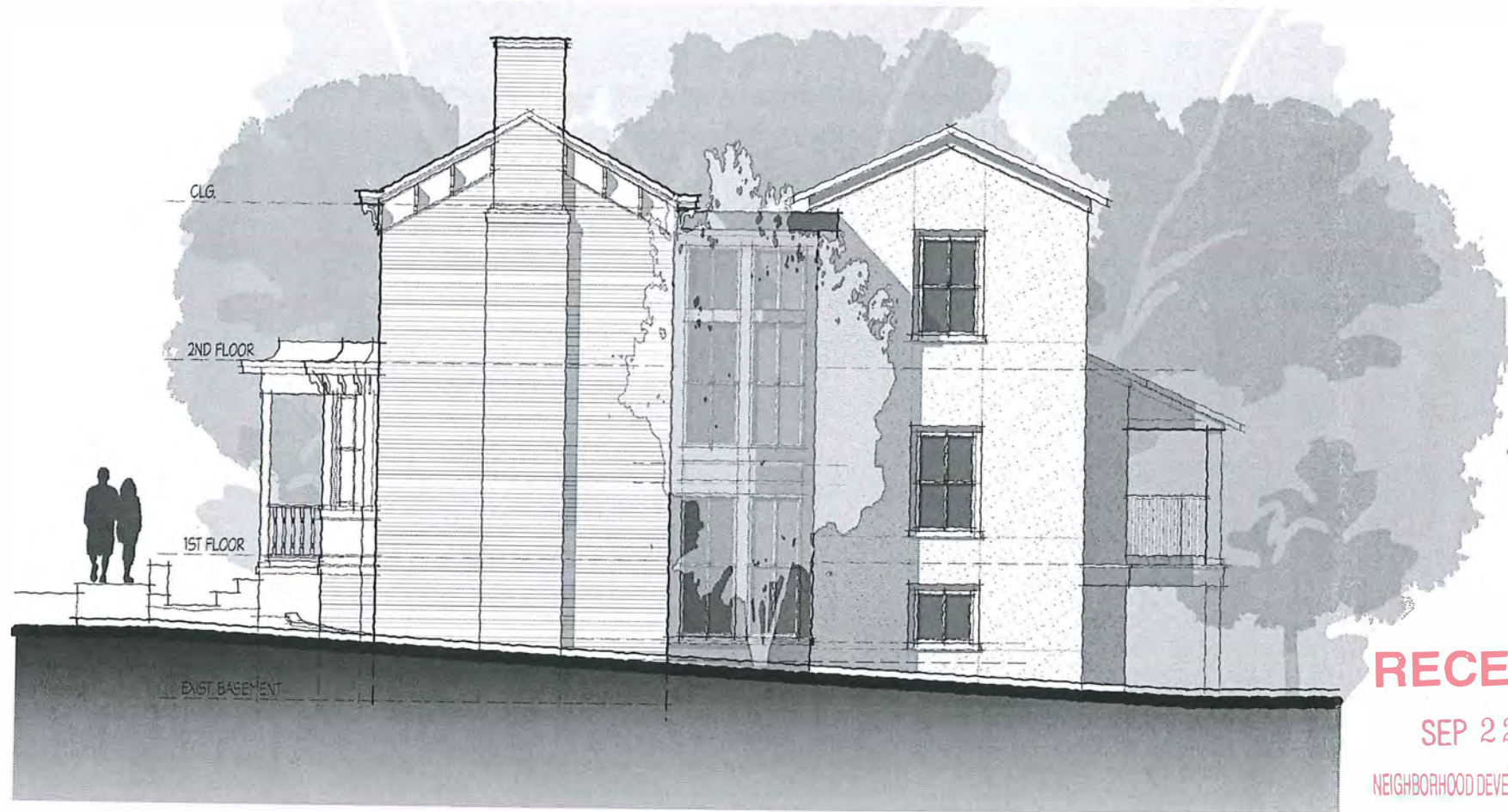
STREET ADDRESS: 301 Fifth Street, SW	HISTORIC NAME: Shelton-Fuller House
MAP & PARCEL: 29-104	DATE / PERIOD: Before 1876
CENSUS TRACT AND BLOCK:	STYLE: Victorian Vernacular
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John and Rebecca Shelton	DIMENSIONS AND LAND AREA: 56' x 130' (7280 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Lonnie Vest, Jr., Bertha M. Vest	DATE OF SURVEY: Spring 1984
ADDRESS: 301 Fifth Street, SW	SOURCES: City/County Records Bertha Vest
Charlottesville, Virginia 22901	1877 Gray Map Ch'ville City Directories
	Sanborn Map Co. 1907

ARCHITECTURAL DESCRIPTION

This is a basic 2-storey, 3-bay, single-pile Virginia I-house set on an English basement. The front yard has now been filled in behind a brick retaining wall that curves around the front of the house from each side of the entrance porch. Walls and foundation are constructed of brick laid in 7-course (and some 9-course) American bond. The medium-pitched bellcast gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice with sawn brackets on the front and side elevations, and a plain frieze. There is a low central gable on the facade. Each of the two exterior end chimneys has a small cap and one set of weatherings at the sides. The south chimney also has two weatherings on the face of the chimney, both between the first and second storey levels. Windows are double-sash, 2-over-2 light, with plain trim at the basement level and architrave trim at the two upper levels. First storey windows are somewhat taller than those at the other two levels. A one-storey, entrance porch covers the central bay of the facade. It has a bellcast truncated hip roof covered with sheet metal with a boxed cornice, paired cornice brackets, and a plain frieze. Two of the original chamfered square posts with large sawn brackets remain attached to the facade, but the other two posts have been replaced with wrought iron, as has the balustrade. There is a concrete floor. The entrance door has also been replaced, but the rectangular transom and 3-light sidelights over panels with moulded rails remain. There is a one-storey semi-octagonal bay window in the northern bay of the facade. Its roof matches that of the entrance porch, except that the cornice brackets are not paired. There are narrow 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. At the basement level, there is only a 6-over-6 light window in the center plane. A one-storey cinderblock wing with a low-pitched gable roof covers the center bay of the rear elevation, probably replacing an earlier frame wing. It has now been extended to both sides.

HISTORICAL DESCRIPTION

An 1876 deed of trust noted that John N. Fry had contracted to sell to John & Rebecca Shelton "the house and lot where they now reside on the west side of the Old Still House Road...." (ACDB 70-262). This house appears on the 1877 Gray Map. Shelton died before he finished paying for the house, and his son-in-law Charles Fuller paid the rest and received a deed in 1896 (City DB 7-286). A one-storey frame rear wing was added before 1907. After the deaths of Fuller and his wife, their heirs used the house as rental property for many years before finally selling it in 1979 to Lonnie & Bertha Vest (DB 307-217, 404-175).



CONTACTS

OWNER /
CONTRACTOR

MICHAEL & ASHLEY McMAHON
332 CLARKS TRACT
KESWICK, VIRGINIA 22947

P: 434.531.3663



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 N. STONEMAN LANE - CHARLOTTESVILLE, VIRGINIA 22903
Tel: 434.979.7550 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

301 5TH STREET SW
ADDITION & RENOVATION
CHARLOTTESVILLE, VIRGINIA

RECEIVED

SEP 22 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

VICINITY MAP



INDEX OF DRAWINGS

SHEET NUMBER	DRAWING TITLE
T1	COVER SHEET
T2	GENERAL NOTES / PROJECT DATA / SYMBOLS
T3	ABBREVIATIONS
D-1	EXISTING SITE DEMO PLAN
D-2	TERRACE DEMOLITION PLAN
D-3	FIRST FLOOR DEMOLITION PLAN
D-4	SECOND FLOOR DEMOLITION PLAN
S-1	STRUCTURAL PLANS, NOTES & DETAILS
S-2	FOUNDATION PLAN
S-3	FIRST FLOOR FRAMING PLAN
S-4	SECOND FLOOR FRAMING PLAN
S-5	ROOF FRAMING PLAN, TYP. WALL SECTION
S-6	SECTIONS AND DETAILS
L-1	SITE & LANDSCAPING PLAN
A-1	TERRACE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	ROOF PLAN
A-5	EAST & NORTH ELEVATIONS
A-6	WEST & SOUTH ELEVATIONS
A-7	TYPICAL WALL SECTION
A-8	BUILDING SECTION
A-9	WINDOW SCHEDULE

PERMIT SET
09.15.11

This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
The contractor is responsible for checking and verifying all fields and dimensions and shall report any discrepancies to the Architect.

TITLE SHEET

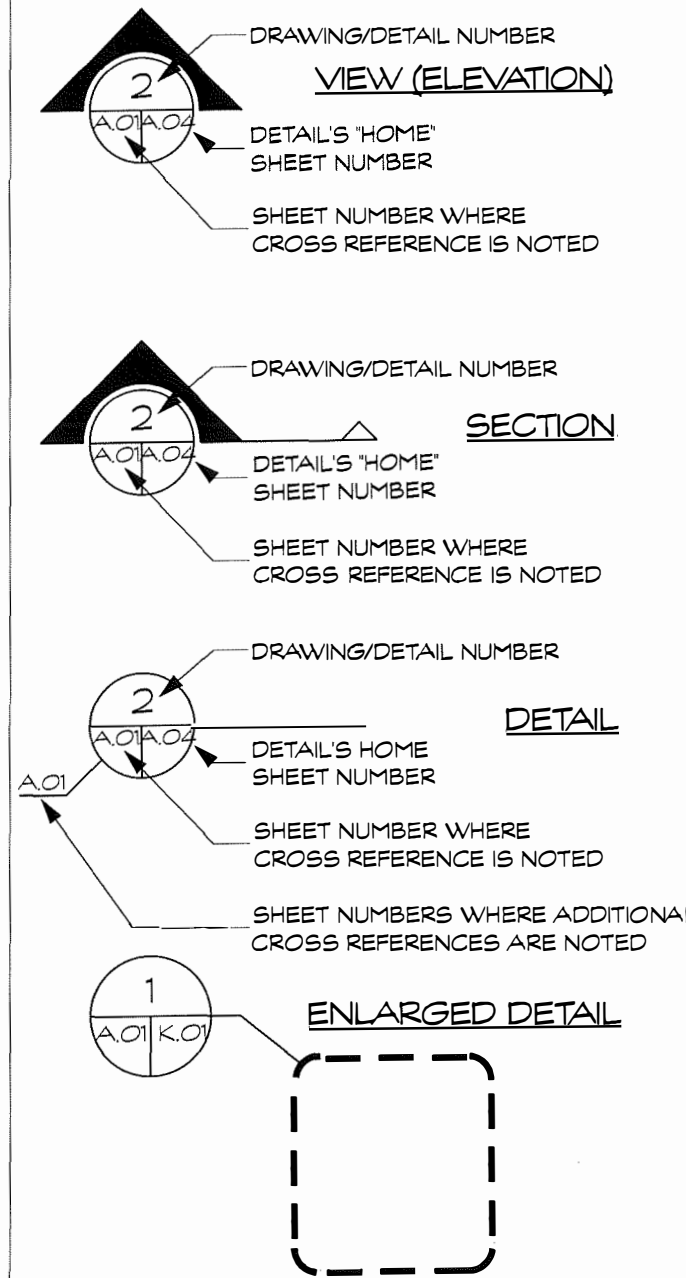
PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

T-1

GENERAL NOTES

- 1) Provide a finished, complete and watertight building as described and illustrated in these construction documents. Fully complete all portions of the work, including those items of work, finishes, fixtures, equipment or materials that may not be shown but would reasonably be included in a finished project of this nature.
- 2) The Contractor is responsible to coordinate all General Notes and associated work with electrical, mechanical, plumbing and site work.
- 3) All components, systems and all other manufactured articles, materials components and equipment shall be applied, installed, connected, erected, used, cleaned, stored, handled, conditioned and maintained, etc. as per manufacturer's recommendations. Any conflict, discrepancy or question concerning these documents or manufacturers' recommendations should be brought, in writing, to attention of the Owner before proceeding with the work. All assemblies required to be fire rated must be UL listed or Factory Mutual rated.
- 4) Equal materials or components to those specified may be considered. Discuss any proposed substitutions with the Owner and obtain an approval before ordering or proceeding with work.
- 5) All finished work shall be properly protected from damage by subsequent work or trades. All damage shall be repaired or replaced at the expense of parties responsible for damage. Any surfaces, materials, or equipment developing cracks, tears, dislocations, blemishes, or problems of like nature shall be replaced, repaired or relieved in a manner acceptable to the Owner. All cost related thereto shall be paid by the contractor without additional cost to Owner.
- 6) The contractor is responsible for carefully and thoroughly reviewing all drawings and specifications before beginning any work or ordering any materials. Any discrepancies in the drawings should immediately be brought to the attention of the Owner for clarification before proceeding with the work.
- 7) It is expected and required that the General Contractor, individual specialized contractors and all sub-contractors be experienced in their trades and shall use workmen who are skilled in their particular field. Quality workmanship and sound, solid, trouble-free construction will be the standard of acceptance.
- 8) It is further expected that construction shall proceed in compliance with generally accepted good building practices. IF THERE IS ANY QUESTION CONCERNING NEED FOR ADDITIONAL DETAIL, METHOD, SUBSTITUTION OF MATERIAL OR EQUIPMENT, ETC.... THE CONTRACTOR SHALL CONSULT THE OWNER FOR ADDITIONAL DRAWINGS OR CLARIFICATION OF THE INTENT OF THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
- 9) Do not scale these drawings. Where dimensions are incomplete or directions are not clear, contact the Owner for clarification.
- 10) Due to the irregular nature of the existing building and building materials, dimensions shown are to be field verified. The dimensions shown are for planning purposes only. The Contractor SHALL verify all site and existing conditions and dimensions prior to commencing work.
- 11) The Contractor is responsible for any damage to existing roads and utilities which occur as a result of this construction project within or contiguous to existing rights-of-way.
- 12) It is the Contractor's responsibility to coordinate any work shown herein with any other separate, connecting or contiguous work.
- 13) Extreme care shall be taken to protect the existing building and landscape. Repair of any damage to existing physical features that are scheduled to remain (trees, shrubs, walks, buildings, etc.) shall be the responsibility of the Contractor. Repairs or replacement shall be made as necessary at no cost to the Owner - and shall be to the Owner's satisfaction.
- 14) Provide "material compatible" and manufacturer's approved caulking at all exterior joints to ensure water-tight & air-tight installation.
- 15) Provide blocking required in all walls for the support of wall hung and wall attached elements - such as cabinets, casework, handrails, mirrors, sinks, etc.

SYMBOLS



MATERIALS

NOTE: MATERIALS LIST FOR GENERAL GUIDANCE ONLY. MATERIAL SYMBOL MAY NOT BE SHOWN IN ALL INSTANCES. CONSULT ARCHITECT FOR ANY CLARIFICATIONS.

	EARTH
	CONCRETE (SECTION)
	CONCRETE (PLAN)
	PLYWOOD
	FINISHED WOOD
	ROUGH WOOD
	BLOCKING

SITE & BUILDING DATA

Reference: Parcel 290104000
 Owner: Michael & Ashley McMahon
 Tax Map #: TMP 29-104
 Zoning: R-1S H
 Use: Single Family Residence
 Area: 7,746 sf.
 Location: 301 Fifth Street SW

OCCUPANCY GROUP..... SINGLE FAMILY RESIDENCE
 TYPE OF CONSTRUCTION..... MASONRY & WOOD WALLS / WOOD ROOF & FLOOR W/ BASEMENT

BUILDING AREAS:

PERMIT SET
 09.15.11

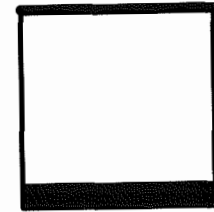


MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 308 Park Springs Lane - Charlottesville, Virginia 22903
 Tel: 434. 979. 1550 Fax: 434. 979. 9289

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA

- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

PROJECT _____
 DATE _____
 DRAWN _____
 CHECKED _____
 REVIEWED _____



ABBREVIATIONS

ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL	ABBR.	LABEL
ABV	ABOVE	EMER.	EMERGENCY	LAM	LAMINATED	RFL	REFLECT (ED) (NE) (DR)	W	WEST
AFF	ABOVE FINISHED FLOOR	ENC	ENCLOSE (URE)	LAV	LAVATORY	REFR	REFRIGERATOR	W	WIDTH, WIDE
A.P.	ACCESS PANEL	EQ	EQUAL	L.H.	LEFT HAND	RCP	REINFORCED CONCRETE PIPE	WIN	WINDOW
ACT	ACCUSTICAL TILE	EQUIP	EQUIPMENT	LT	LIGHT	REQD	REQUIRED	W	WITH
ADD	ADDENDUM	ETC.	ET CETERA	LL	LIVELOAD	RA	RETURN AIR	WO	WITHOUT
ADJ	ADJACENT	EXG	EXISTING			REV	REVISION (S), REVISED	WD	WOOD
AC	AIR CONDITIONING	E.B.	EXPANSION BOLT	MFR	MANUFACTURE (ER)	RH	RIGHT HAND		
AHU	AIR HANDLING UNIT	E.J.	EXPANSION JOINT	MAS	MASONRY	ROW	RIGHT OF WAY		
ALUM	ALUMINUM	EXT.	EXTERIOR	MO	MASONRY OPENING	RD	ROOF DRAIN		
ADA	AMERICANS WITH DISABILITIES ACT	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	MTL	MATERIAL (S)	RFG	ROOFING		
A.B.	ANCHOR BOLTS			MAX	MAXIMUM	RM	ROOM		
ARA	AREA OF RESCUE ASSISTANCE	FB	FACE BRICK	MECH	MECHANIC (AL)	R.O.	ROUGH OPENING		
ARCH	ARCHITECT (URAL)	FOC	FACE OF CONCRETE	MED	MEDIUM	RS	RISER		
ASPH	ASPHALT	FOB	FACE OF BLOCK	MET	METAL				
AWI	ARCHITECTURAL WOODWORK INSTITUTE	FOS	FACE OF STUD	M	METER	SCH	SCHEDULE		
BSMT	BASEMENT	FOW	FACE OF WALL	MM	MILLIMETER	SECT	SECTION		
BM	BEAM	FCU	FAN COIL UNIT	MIN	MINIMUM	SHT	SHEET		
BRG	BEARING	FT	FEET, FOOT	MIN	MINUTE	SIM	SIMILAR		
BLK	BLACK	FIN.	FINISH	MISC	MISCELLANEOUS	SC	SOLID CORE		
BLKG	BLOCKING	FFE	FINISH FLOOR ELEVATION	MR	MOISTURE RESISTANT	S	SOUTH		
BD.	BOARD	FFL	FINISH FLOOR LINE	MLD	MOULDING	SPEC	SPECIFICATION (S)		
BOT	BOTTOM	FRT	FIRE RETARDANT TREATED	MT	MOUNT (ED) (NG)	SQ	SQUARE		
BLDG	BUILDING	FP	FIREPROOF			STD	STANDARD		
		FLR	FLOOR (NG)	N.E.R.	NATIONAL EVALUATION REPORT	ST	STEEL		
CAB	CABINET	FD	FLOOR DRAIN	NOM	NOMINAL	STO	STORAGE		
CSMT	CASEMENT	FTG	FOOTING	N	NORTH	SD	STORM DRAIN		
CLG	CEILING	FR	FRAME (D) (NG)	N.I.C.	NOT IN CONTRACT	STRUCT.	STRUCTURAL		
CL	CENTER LINE	FS	FLOOR SINK	N.T.C.	NOT TO SCALE	SYM	SYMMETRY (ICAL)		
CM	CENTIMETER	FBO	FURNISHED BY OTHERS	NO.NUM.#	NUMBER	SYN	SYNTHETIC		
CT	CERAMIC TILE					SYS	SYSTEM		
CR	CIRCLE	GA	GAUGE	OC	ON CENTER				
CIRC	CIRCUMFERENCE	GALV	GALVANIZED	OPG	OPENING	TEL	TELEPHONE		
COL	COLUMN	GC	GENERAL CONTRACTOR	OPP	OPPOSITE	TV	TELEVISION		
COMM	COMMUNICATIONS	GB	GRAB BAR	OPP.H.	OPPOSITE HAND	TEMP	TEMPORARY		
CONC.	CONCRETE	GD	GRADE, GRADING	OD	OUTSIDE DIAMETER	THK	THICK (NESS)		
CMU	CONCRETE MASONRY UNIT	GYP	GYP SUM	OA	OVERALL	TPD	TOILET PAPER DISPENSER		
CONST	CONSTRUCTION	GYP. BD.	GYP SUM DRY WALL			TOL	TOLERANCE		
CONT.	CONTINUOUS OR CONTINUE			PNT	PAINT	TOM	TOP OF MASONRY		
C.J.	CONTROL JOINT	HDWR	HARDWARE	PTD	PANED	T & G	TONGUE AND GROOVE		
CS	COUNTER SINK	HDR	HEADER	PNL	PANEL	TB	TOWEL BAR		
COOR	COORDINATE	HTG	HEATING	PB	PANIC BAR	TRD	TREAD		
CORR	CORRIDOR	HVAC	HEATING VENTILATING AIR CONDITIONING	PAR	PARALLEL	TRTD	TREATED		
CFT	CUBIC FOOT			PK	PARKING	TS	TUBULAR STEEL		
CYD	CUBIC YARD	HT	HEIGHT	PVMT	PAVEMENT	TYP	TYPICAL		
		HM	HOLLOW METAL	PERF	PERFORATE (D)				
DL	DEAD LOAD	HOR	HORIZONTAL	PLAM	PLASTIC LAMINATE	UL	UNDERWRITERS LABORATORIES		
DEMO	DEMOLISH OR DEMOLITION	HB	HOSE BIB	PL	PLATE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD		
D	DEPTH	HWH	HOT WATER HEATER	PLUMB	PLUMBING				
DTL	DETAIL	HR	HOUR	PLWD	POLYWOOD	USBC	UNIFORM STATEWIDE BUILDING CODE		
DIA.	DIAMETER			PNT	POINT	UON	UNLESS OTHERWISE NOTED		
DIM.	DIMENSION	INCL	INCLUDING	PVC	POLYVINYL CHLORIDE	UR	URINAL		
DR	DOOR	INS	INSULATE (D) (ON)	PCF	POUNDS PER CUBIC FEET				
DH	DOUBLEHUNG	I.J.	INSULATION JOINT	PLF	POUNDS PER LINEAL FOOT	VB	VAPOR BARRIER		
DS	DOWNSPOUT	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD		
DI	DRAIN INLET	JC	JANITORS CLOSET	PCC	PRECAST CONCRETE	VERT	VERTICAL		
DWG	DRAWING	JT	JOINT	PT	PRESSURE TREATED	VAT	VINYL ASBESTOS TILE		
DF	DRINKING FOUNTAIN	JST	JOIST	PROD.	PRODUCT	VB	VINYL BASE		
EA	EACH					VT	VINYL TILE		
E	EAST	K.F.	KRAFT FACED	QT	QUARRY TILE				
ELEC	ELECTRIC (AL)					WSCT	WAINSCOT		
EWH	ELECTRIC WATER HEATER	LBL	LABEL			WC	WATER CLOSET		
EL	ELEVATION	LAB	LABORATORY	RAD	RADIUS	WP	WATER PROOFING		
ELEV	ELEVATOR	LB	LAG BOLT	RWL	RAIN WATER LEADER	WVM	WELDED WIRE MESH		
				REF	REFERENCE				

PERMIT SET
09.15.11

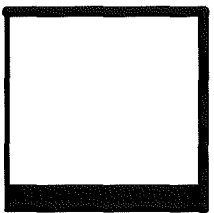


MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 Park Synonym Lane - Charlottesville, Virginia 22903
Tel: 634-979-7550 Fax: 634-979-5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions, and shall report any discrepancies to the Architect.

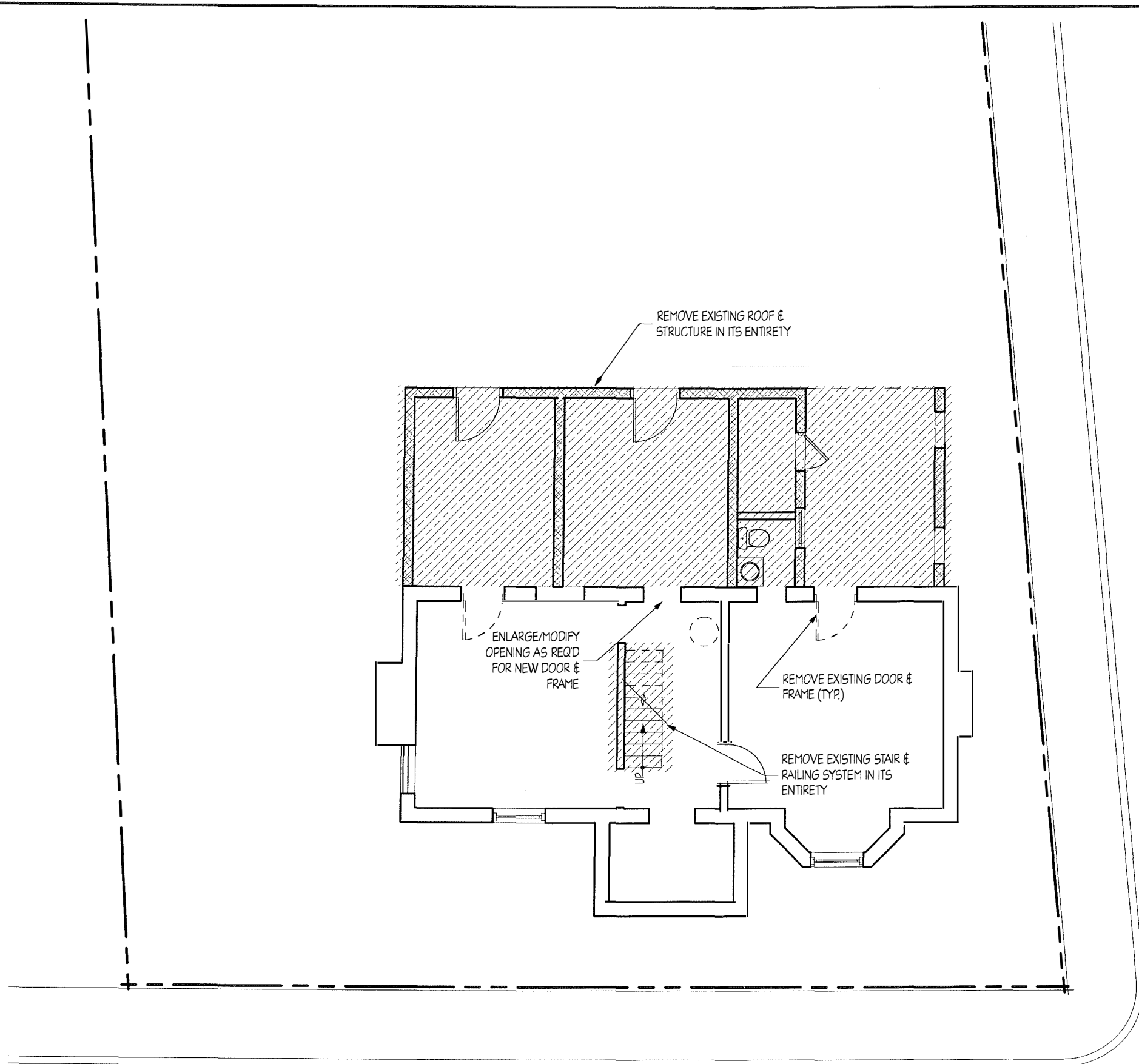
PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____





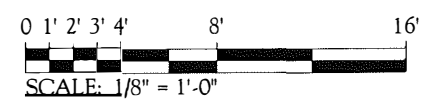
MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 309 Linton Avenue Lane - Charlottesville, Virginia 22903
 Tel: 434-979-7550 Fax: 434-979-5220

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA



1 DEMO - TERRACE LEVEL
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

PERMIT SET
 09.15.11



• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
 • The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

**BASEMENT
 DEMO
 PLAN**

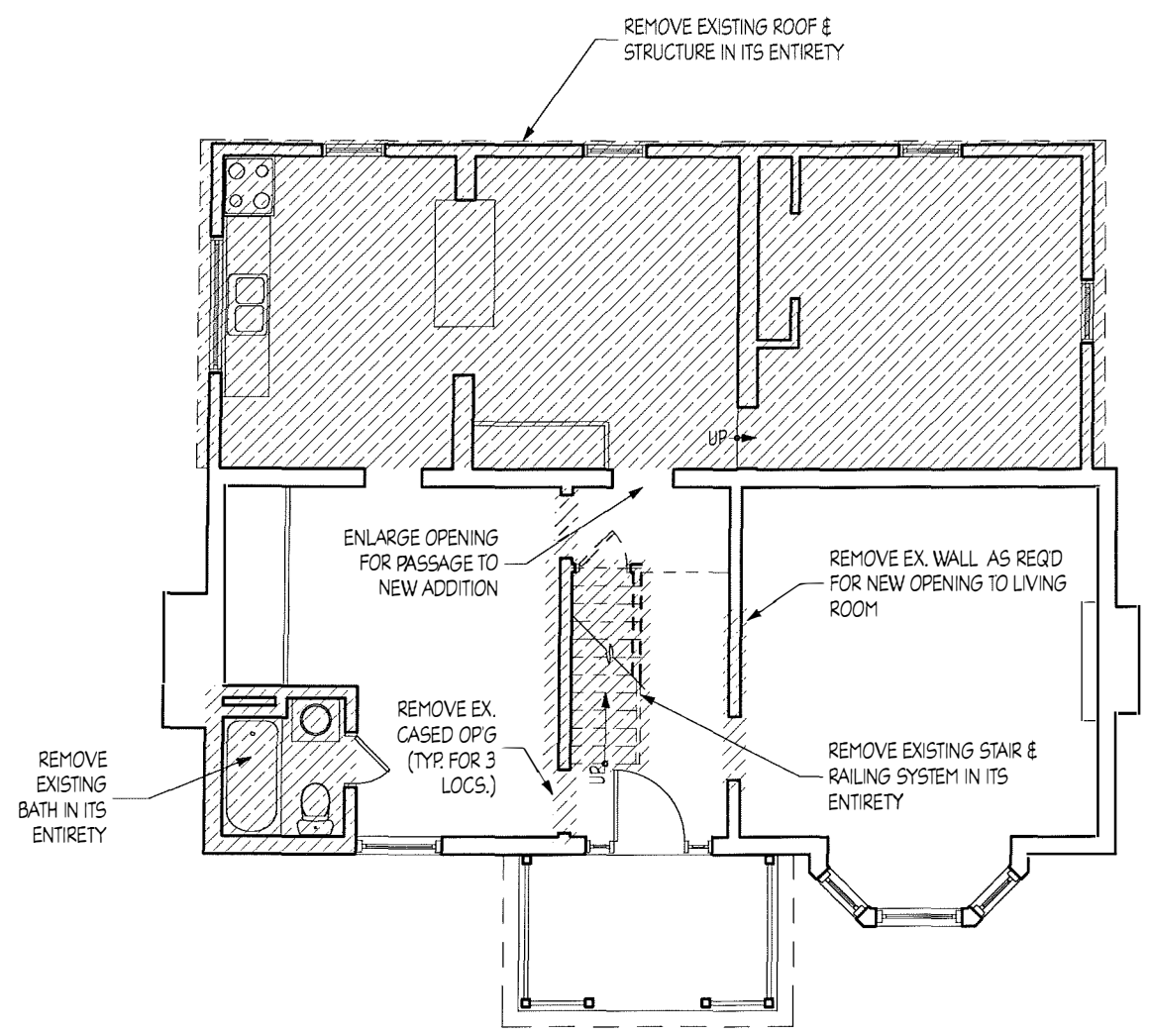
PROJECT _____
 DATE _____
 DRAWN _____
 CHECKED _____
 REVIEWED _____

D-2



MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 200 Park Emerald Lane - Charlottesville, Virginia 22903
 Tel: 434.979.7550 Fax: 434.979.5220

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA



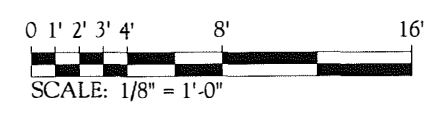
- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

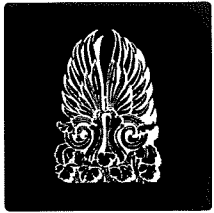
1ST FLOOR
 DEMO
 PLAN

PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

PERMIT SET
 09.15.11

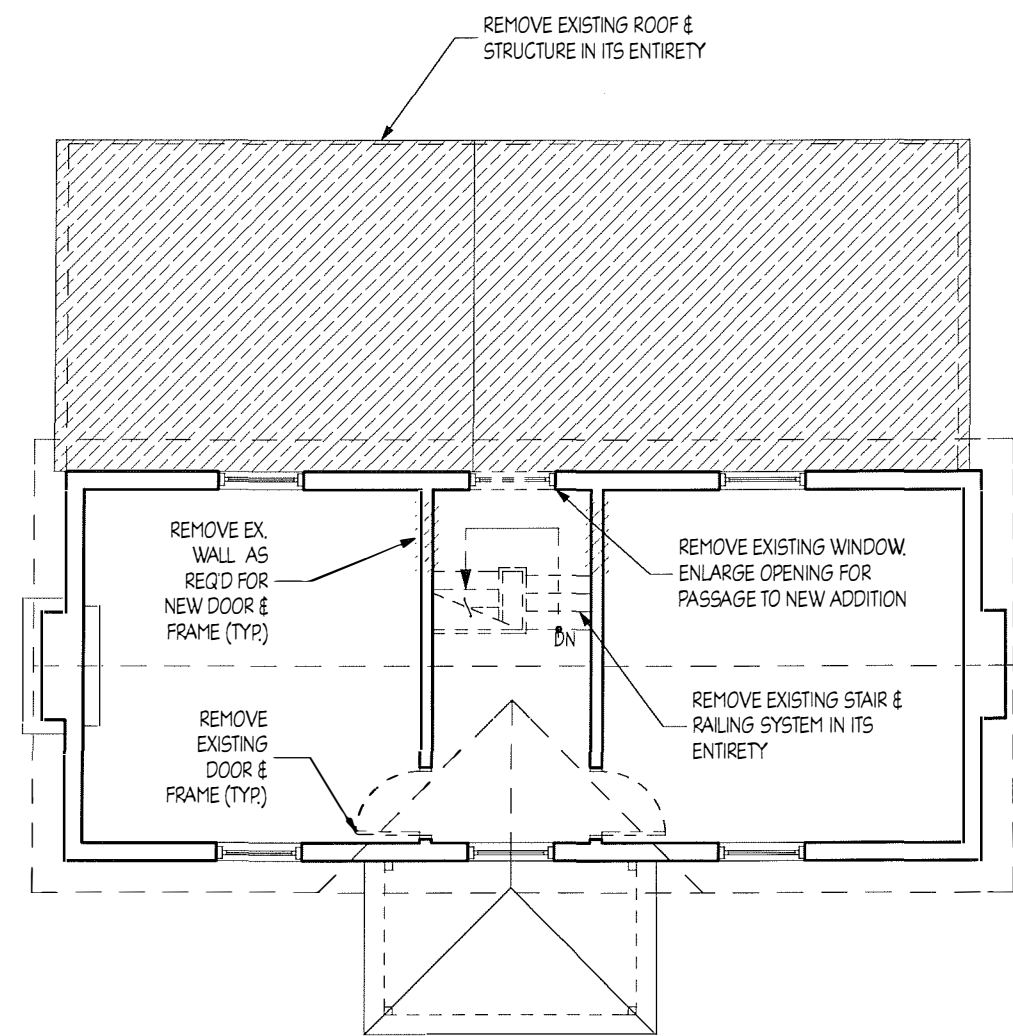
1 DEMO - FIRST FLOOR
 SCALE: 1/8" = 1'-0"
 PLAN NORTH





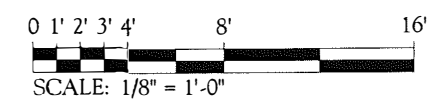
MITCHELL / MATTHEWS
 ARCHITECTS PLANNERS
 300 York Street Lane - Charlottesville, Virginia 22903
 Tel: 434.979.7550 Fax: 434.979.5520

301 FIFTH STREET
 McMAHON RESIDENCE
 CHARLOTTESVILLE, VIRGINIA



PERMIT SET
 09.15.11

1 DEMO - SECOND FLOOR
 SCALE: 1/8" = 1'-0" PLAN NORTH

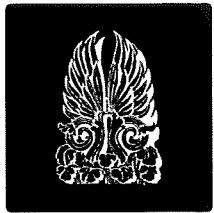


- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

2ND
 FLOOR
 DEMO
 PLAN

PROJECT _____
 DATE _____
 DRAWN _____
 CHECKED _____
 REVIEWED _____

D-4



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
388 FIVE STAR LANE - CHARLOTTE, VIRGINIA 22903
Tel: 434.979.7550 Fax: 434.979.5320

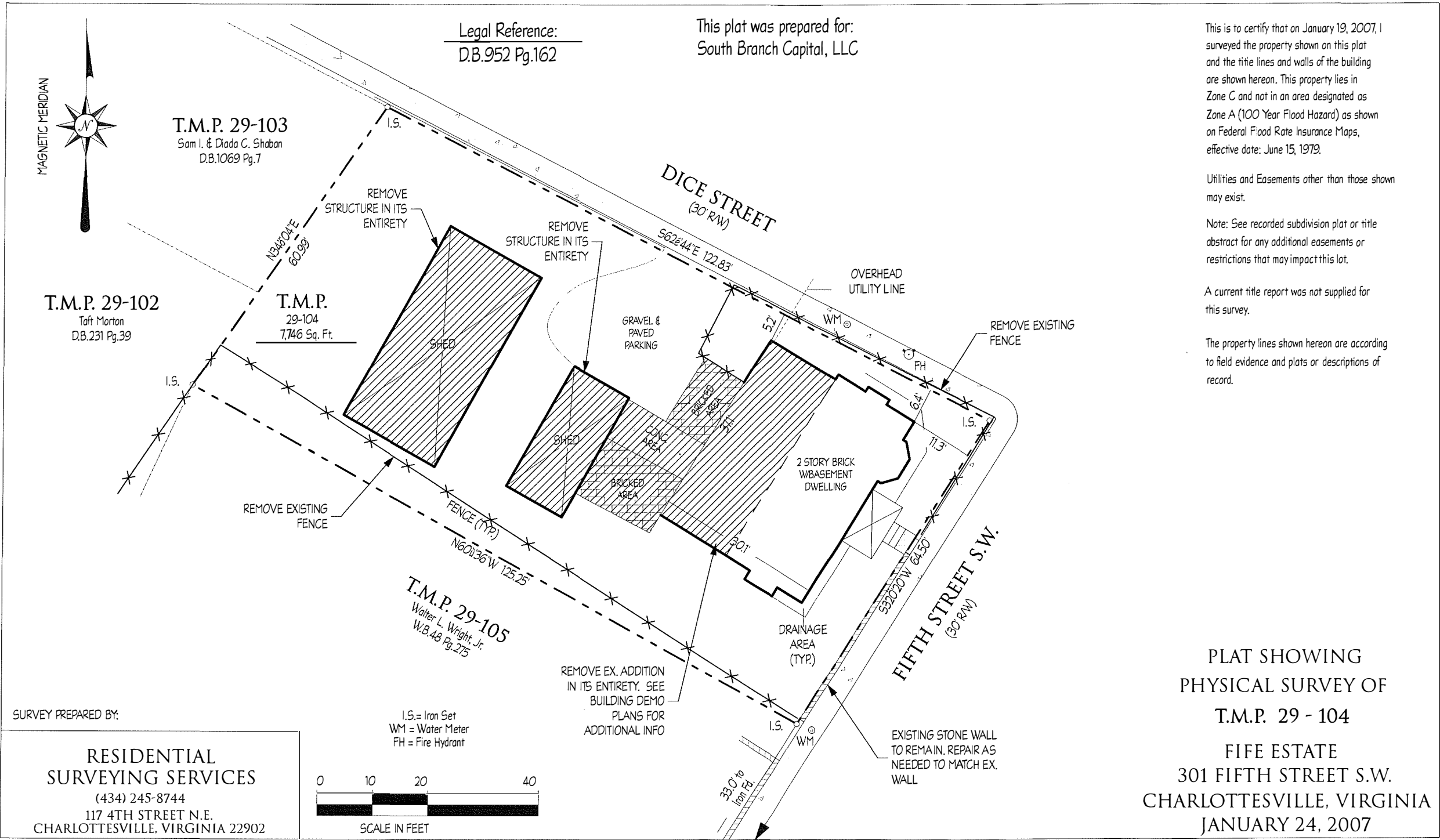
301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect

EX. SITE/
DEMO
PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

D-1



Legal Reference:
D.B.952 Pg.162

This plat was prepared for:
South Branch Capital, LLC

This is to certify that on January 19, 2007, I surveyed the property shown on this plat and the title lines and walls of the building are shown hereon. This property lies in Zone C and not in an area designated as Zone A (100 Year Flood Hazard) as shown on Federal Flood Rate Insurance Maps, effective date: June 15, 1979.

Utilities and Easements other than those shown may exist.

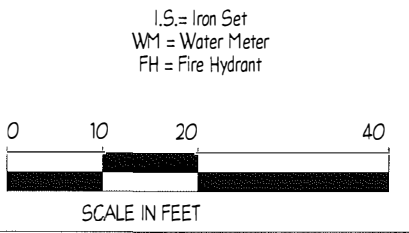
Note: See recorded subdivision plat or title abstract for any additional easements or restrictions that may impact this lot.

A current title report was not supplied for this survey.

The property lines shown hereon are according to field evidence and plats or descriptions of record.

PLAT SHOWING
PHYSICAL SURVEY OF
T.M.P. 29 - 104
FIFE ESTATE
301 FIFTH STREET S.W.
CHARLOTTESVILLE, VIRGINIA
JANUARY 24, 2007

SURVEY PREPARED BY:
RESIDENTIAL SURVEYING SERVICES
(434) 245-8744
117 4TH STREET N.E.
CHARLOTTESVILLE, VIRGINIA 22902



PERMIT SET
09.15.11



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
288 South Boulevard Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5320

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

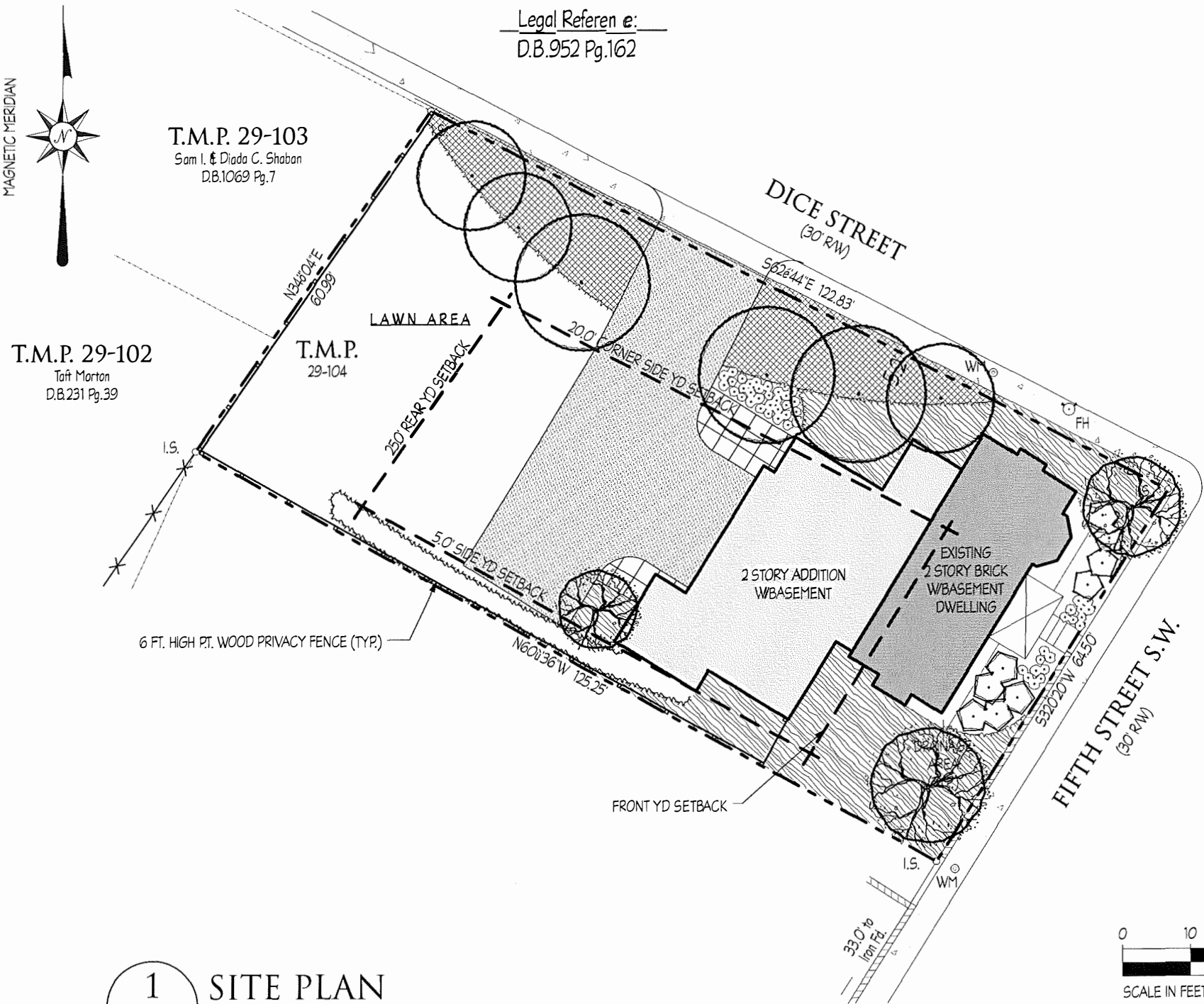
SITE PLAN

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

L-1

PLANTING LEGEND	
	JAPANESE MAPLE
	LACE BARK ELM
	PROPOSED SHRUB PLANTINGS & MULCH
	BLUE HYDRANGEA
	DAPHNE
	BURNING BUSH
	LIRIOPE & MULCH
	PERIWINKLE & MULCH
	GRAVEL

NOTE:
1. BASE SITE PLAN SURVEY PREPARED BY RESIDENTIAL SURVEYING SERVICES, DATED JANUARY 24, 2007.



1 SITE PLAN
SCALE: 1" = 20.0'

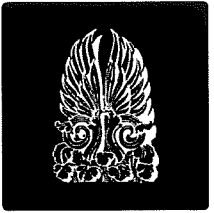
Legal Reference:
D.B.952 Pg.162

T.M.P. 29-103
Sam I. & Diada C. Shaban
D.B.1069 Pg.7

T.M.P. 29-102
Taffi Morton
D.B.231 Pg.39

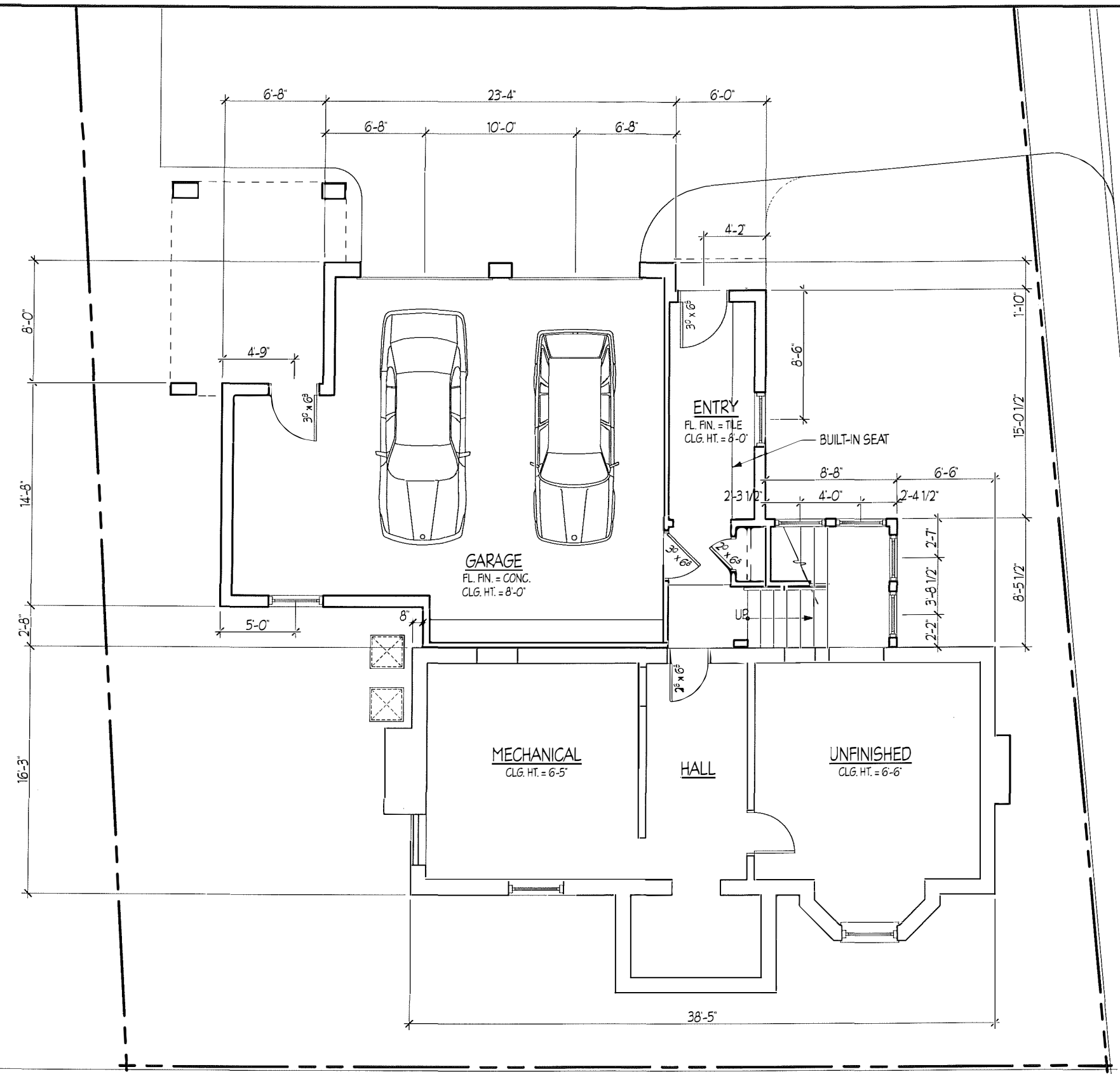
T.M.P. 29-104

PERMIT SET
09.15.11



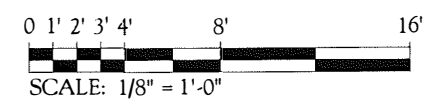
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
340 Twin Stranmore Lane • Charlottesville, Virginia 22903
Tel: 434.979.7500 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 TERRACE LEVEL
SCALE: 1/8" = 1'-0"
PLAN NORTH

PERMIT SET
09.15.11

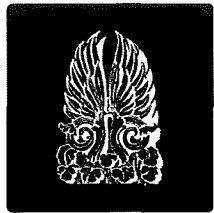


- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

TERRACE
PLAN

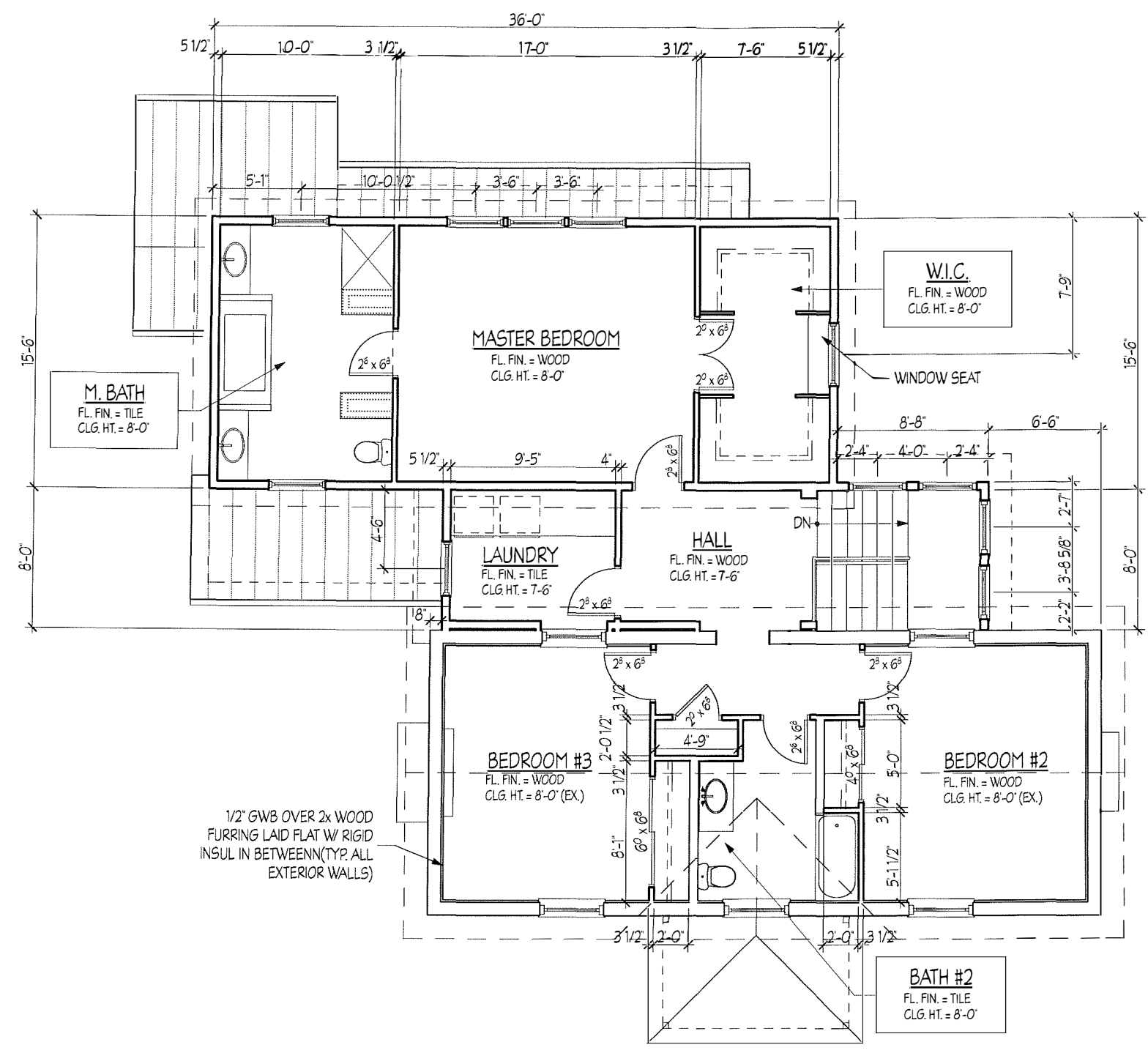
PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

A-1



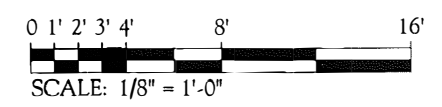
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
389 Trevelyan Lane - Charlottesville, Virginia 22903
Tel: 434.979.1500 Fax: 434.979.5200

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 SECOND FLOOR
SCALE: 1/8" = 1'-0"
PLAN NORTH

PERMIT SET
09.15.11

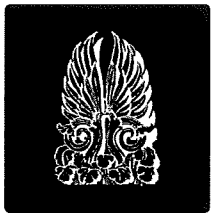


• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

2ND FLOOR PLAN

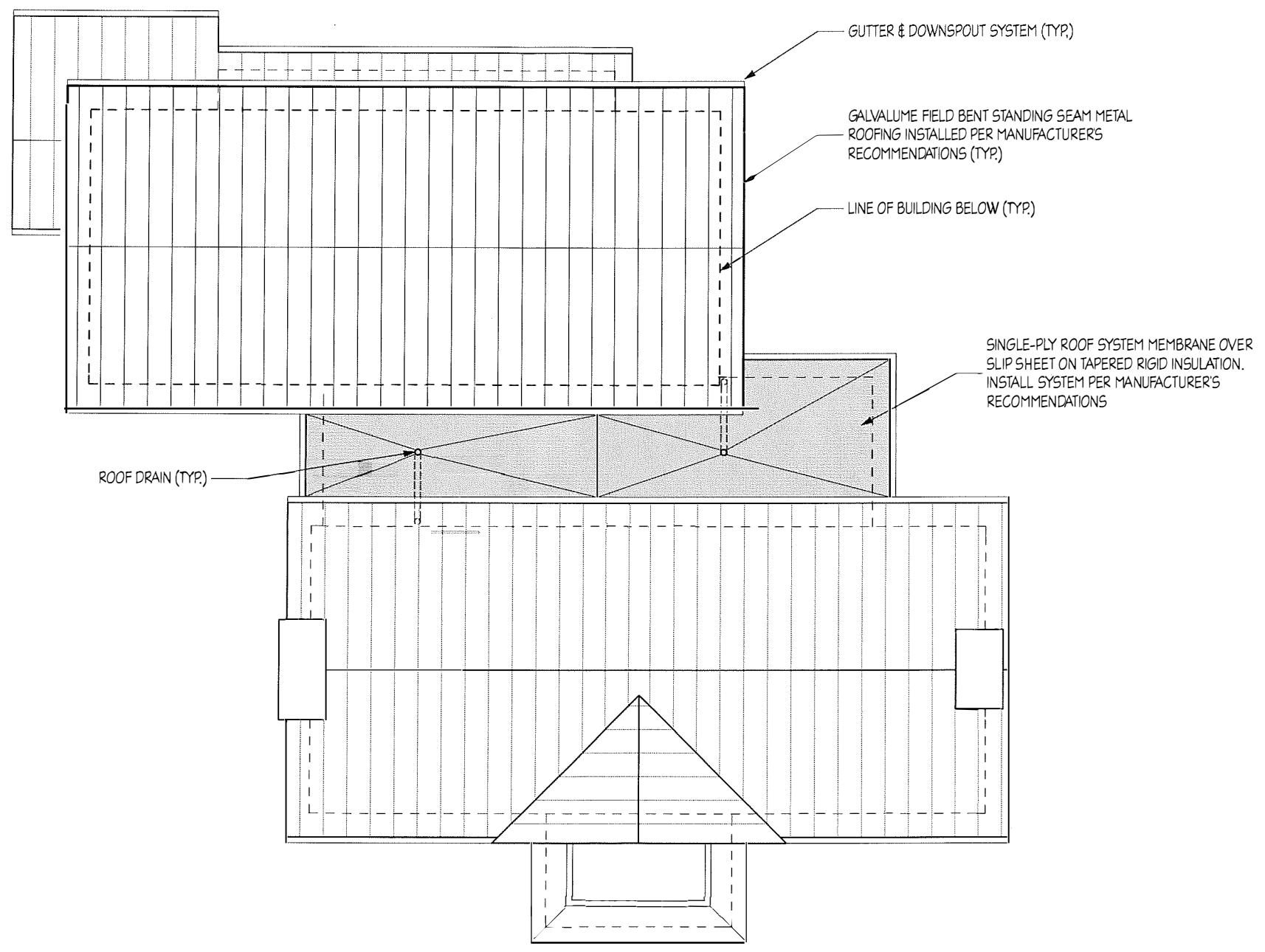
PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-3



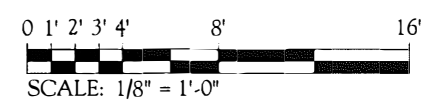
MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
200 East 10th Street - Charlottesville, Virginia 22903
Tel: 434.979.7500 Fax: 434.979.5200

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
PLAN NORTH

PERMIT SET
09.15.11



- This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
- The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

ROOF
PLAN

PROJECT	_____
DATE	_____
DRAWN	_____
CHECKED	_____
REVIEWED	_____

A-4

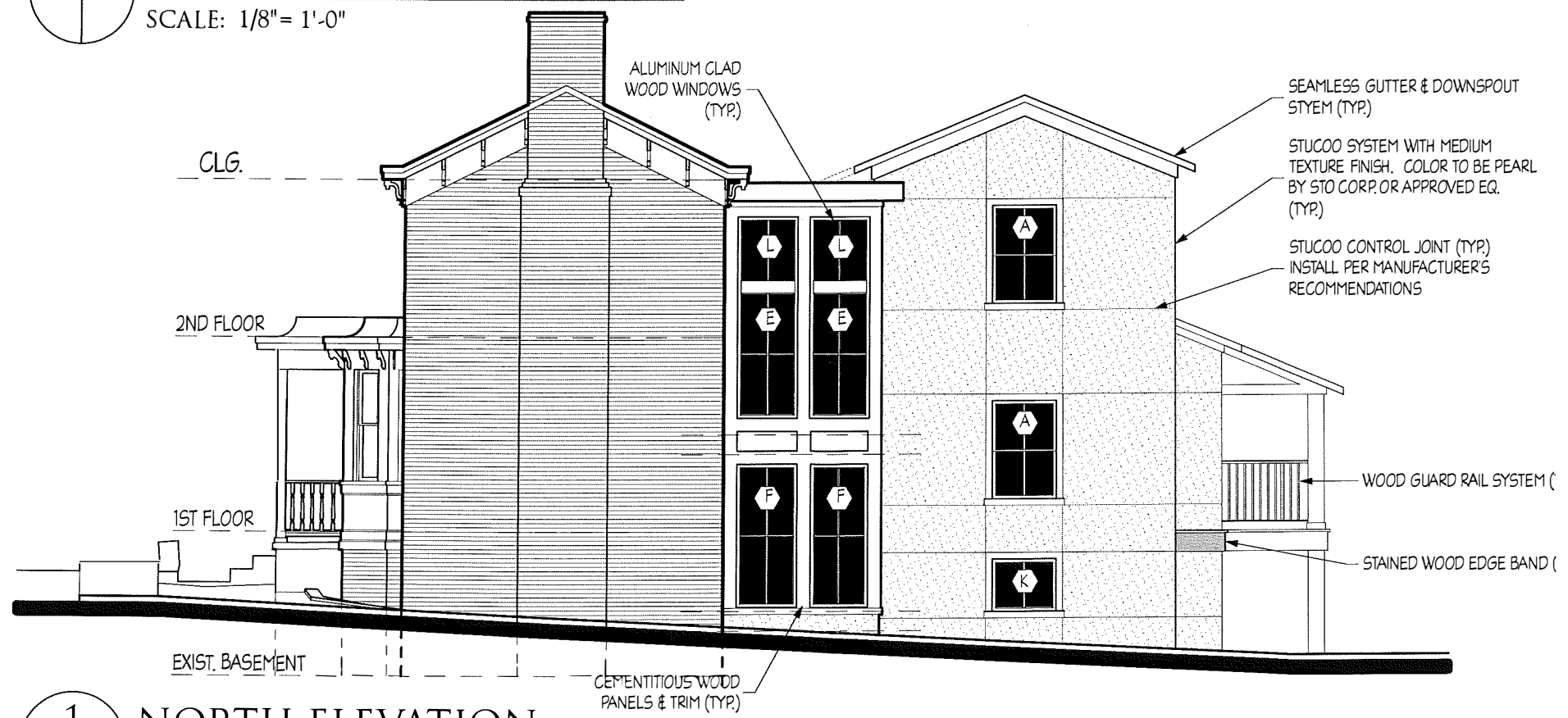


MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
200 South Main Street - Charlottesville, Virginia 22903
Tel: 434.979.7350 Fax: 434.979.5220

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

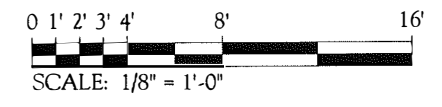


1 FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PERMIT SET
09.15.11



• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

**BUILDING
ELEVS**

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-5



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 Twin Stranahan Lane - Charlottesville, Virginia 22903
Tel: 434.979.7550 Fax: 434.979.5320

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA



1 REAR (WEST) ELEVATION

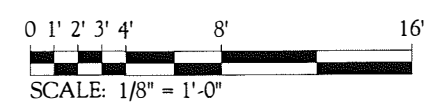
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PERMIT SET
09.15.11

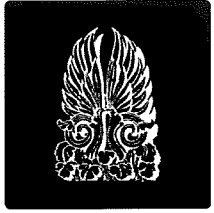


This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

**BUILDING
ELEVS**

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-6



MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
300 East 11th Street, Suite 200 - Charlottesville, Virginia 22903
Tel: 434-979-7500 Fax: 434-979-5222

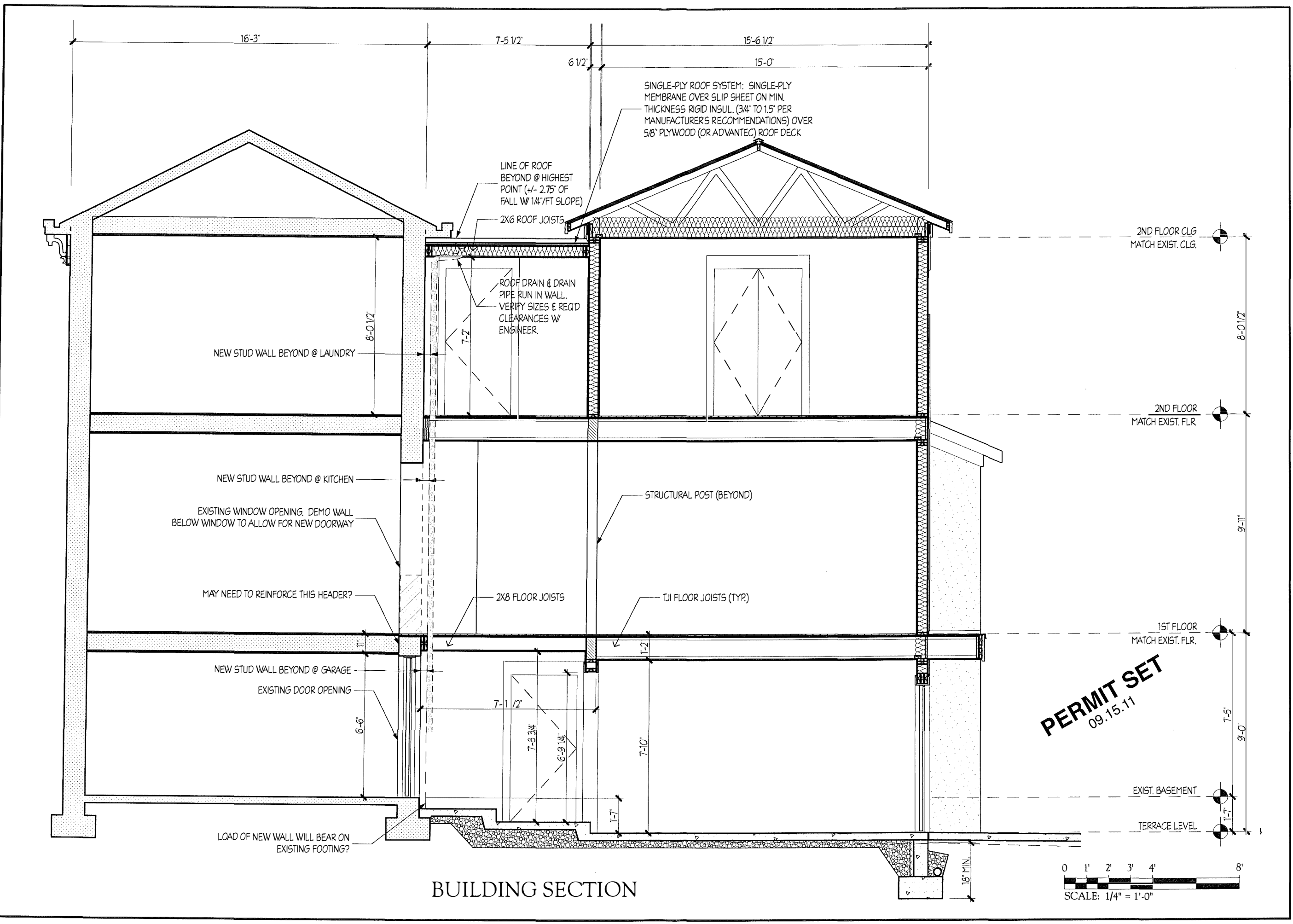
301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

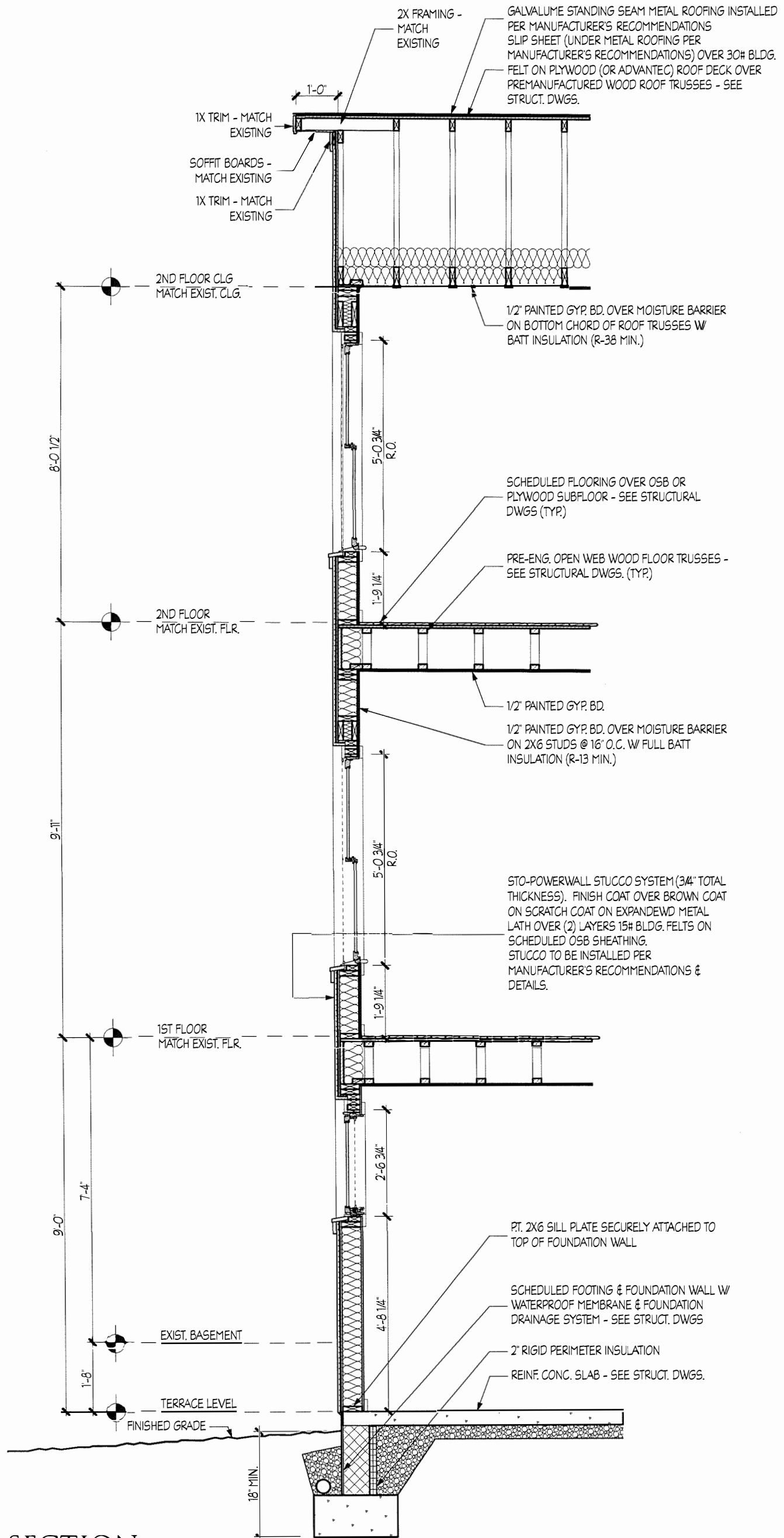
• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

BUILDING SECTION

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-7

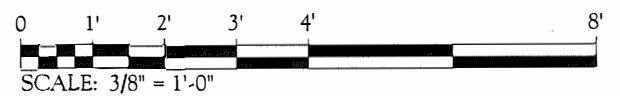




1

TYPICAL SECTION

SCALE: 3/8" = 1'-0"



A-8

PROJECT	
DATE	
DRAWN	
CHECKED	
REVIEWED	

TYP. WALL SECTION

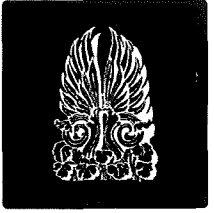
• The contractor is responsible for all construction details and dimensions and shall be responsible for any discrepancies in the field.

• This drawing is the property of the architect and shall not be reproduced or used in any way without the written permission of the architect.

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

MITCHELL / MATTHEWS
ARCHITECTS
101 N. 10TH STREET
CHARLOTTESVILLE, VA 22902
TEL: 540.973.1500





MITCHELL / MATTHEWS
ARCHITECTS PLANNERS
308 Two Springs Lane - Charlottesville, Virginia 22903
Tel. 434. 979. 1250 Fax. 434. 979. 2282

301 FIFTH STREET
McMAHON RESIDENCE
CHARLOTTESVILLE, VIRGINIA

• This drawing is the property of the Architect and may not be reproduced or used without the express permission of the Architect.
• The contractor is responsible for checking and verifying all levels and dimensions and shall report any discrepancies to the Architect.

WINDOW
SCHED.

PROJECT _____
DATE _____
DRAWN _____
CHECKED _____
REVIEWED _____

A-9

WINDOW INFORMATION

TYPE	DESCRIPTION	WINDOW UNIT	WIDTH (R.O.)	HEIGHT (R.O.)	REMARKS
A	CLAD WOOD DOUBLE HUNG	TCD3760	3'-2 1/8"	5'-0 3/4"	
B	CLAD WOOD DOUBLE HUNG	TCD3752	3'-2 1/8"	4'-4 3/4"	
C	CLAD WOOD DOUBLE HUNG	TCD2556	2'-2 1/8"	4'-8 3/4"	
D	CLAD WOOD CASEMENT	TCC3640	3'-0 3/4"	3'-4 3/4"	
E	CLAD WOOD CASEMENT	TCCP3272	2'-8 3/4"	6'-0 3/4"	PICTURE WINDOW
F	CLAD WOOD CASEMENT	TCCP3284	2'-8 3/4"	7'-0 3/4"	PICTURE WINDOW
G	CLAD WOOD CASEMENT	TCC3672	3'-0 3/4"	6'-0 3/4"	
H	CLAD WOOD CASEMENT	TCC3684	3'-0 3/4"	7'-0 3/4"	
J	CLAD WOOD CASEMENT	TCCP4856	4'-0 3/4"	5'-6 3/4"	PICTURE WINDOW
K	CLAD WOOD AWNING	TCA3628	3'-0 3/4"	2'-4 3/4"	
L	CLAD WOOD AWNING	TCA3230	2'-8 3/4"	2'-6 3/4"	
M	CLAD WOOD AWNING	TCA3630	3'-0 3/4"	2'-6 3/4"	
N	CLAD WOOD AWNING	TCA4828	4'-0 3/4"	2'-4 3/4"	
EX	EXISTING WINDOW				REPAIR AS REQD; REPAIRS TO MATCH EXISTING WOOD WINDOW

WINDOW SCHEDULE

WINDOW SCHEDULE - NOTES

- GENERAL NOTES:
- GENERAL SCOPE: The windows shown on the drawings are based upon units supplied by Jeldwen. Window units shown are from the Premium Wood Traditions Plus series. Provide window units for the model numbers designated, and where not designated, as required to accommodate the opening size and finish work at these locations. All work included in the installation of windows shall comply with the manufacturer's installation standards, instructions, and recommendations.
 - ROUGH OPENINGS: Provide structurally sound rough openings, fully flashed, for the installation of window units. Align window units to maintain level and plumb trim lines shown on the drawings, and spaced to accommodate building systems installed by other trades. Verify unit size and rough opening size for each wall opening prior to commencement of framing and the purchase of window units.
 - FLEXIBLE FLASHING: Provide Vycor Plus Self-Adhered flashing manufactured by Grace Construction Products or equal approved by the Architect. Install, protect, and maintain during the construction period per the manufacturer's installation instructions.
 - EXTERIOR CASING: The design shown is based upon field installation of cementitious boards (Hardi Trim) 3.5" wide by 1" thick unless noted otherwise.
 - GLAZING: Windows shall be glazed with Jeldwen Insul Low E2 with argon filled cavity unless noted otherwise. Provide Simulated Divided Lites (SDL) to accommodate the patterns shown unless noted otherwise.
 - SAFETY GLASS: Provide tempered and heat strengthened glass where shown or as required to comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials.
 - SCREENS: All operable sash shall be fitted with factory assembled insect screens unless noted otherwise.
 - SEALANTS: Provide manufacturer's recommended sealant at exterior joints and window perimeter for a waterproof and air-tight installation. Provide 3/8" wide joint between window unit and adjacent material unless noted otherwise. Fit joint with backer rod and fill joint with sealant.
 - MOUNTING HEIGHTS: Refer to wall sections for window head and sill heights.
 - WINDOW LOCATIONS: The exterior building elevation drawings do not show all window locations. Refer to the floor plan drawings to identify all window locations.
 - COLORS: All windows shall be factory finished in Jeldwen standard French White color.
 - WOOD BLOCKING: Provide wood blocking for the installation of exterior window units and trim material. Shim and kerf blocking, as required, to provide a level and plum surface for alignment of the exterior casing trim material.
 - WINDOW INSTALLATION AT SILL PAN: Provide a direct set installation with no sealant at the bottom of the window unit - keep open to allow for drainage of sill pan.
 - EXISTING WINDOWS: Existing windows to remain unless noted otherwise. Repair as required. All repairs to match existing window components.
 - MUNTINS: Provide 7/8" Simulated Divided Lites (SDL) in pattern shown on the elevations.

PERMIT SET
09.15.11

RECEIVED

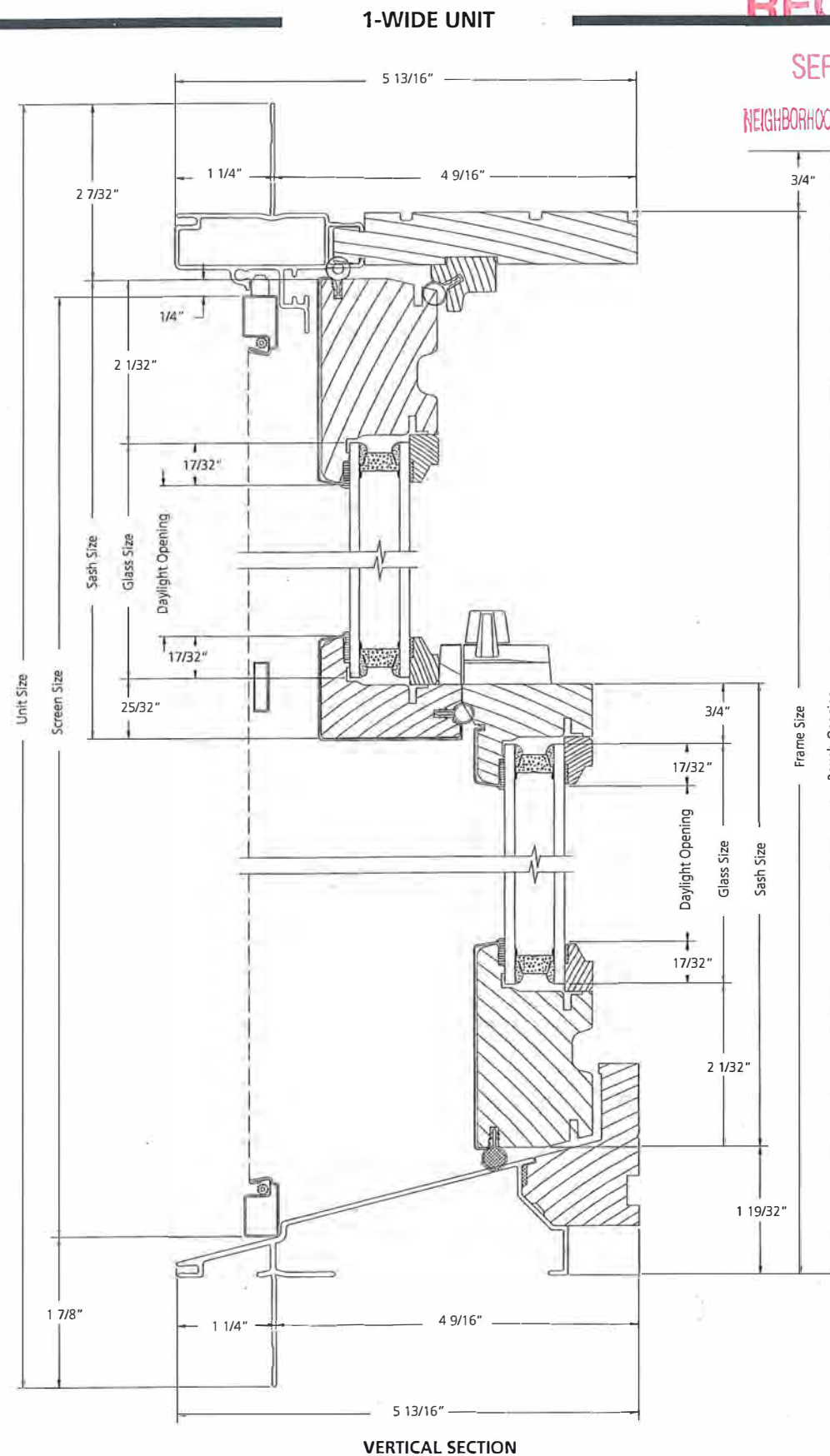
RECEIVED

SEP 22 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

SEP 22 2011

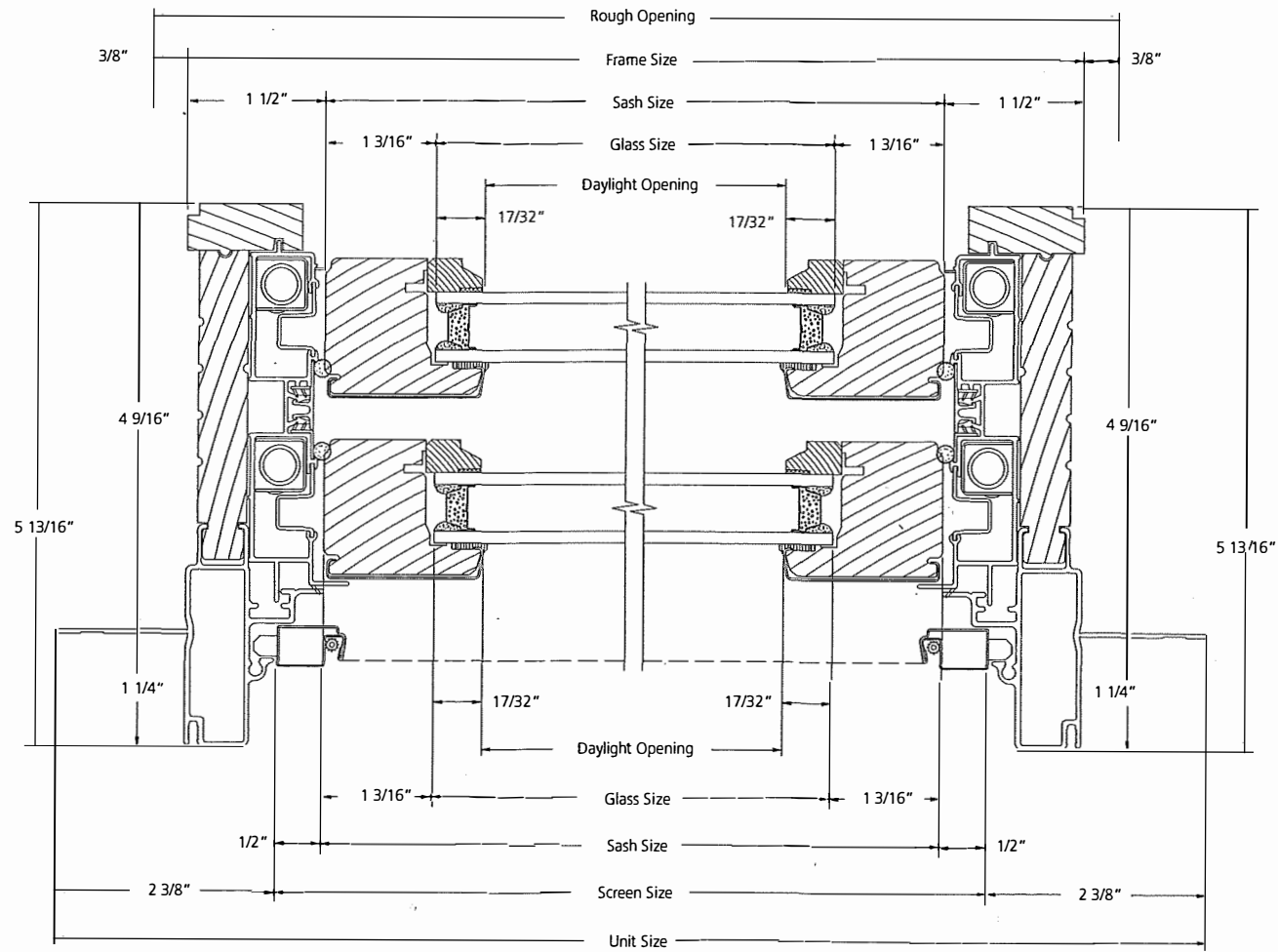
NEIGHBORHOOD DEVELOPMENT SERVICES



VERTICAL SECTION

SCALE: 6" = 1'

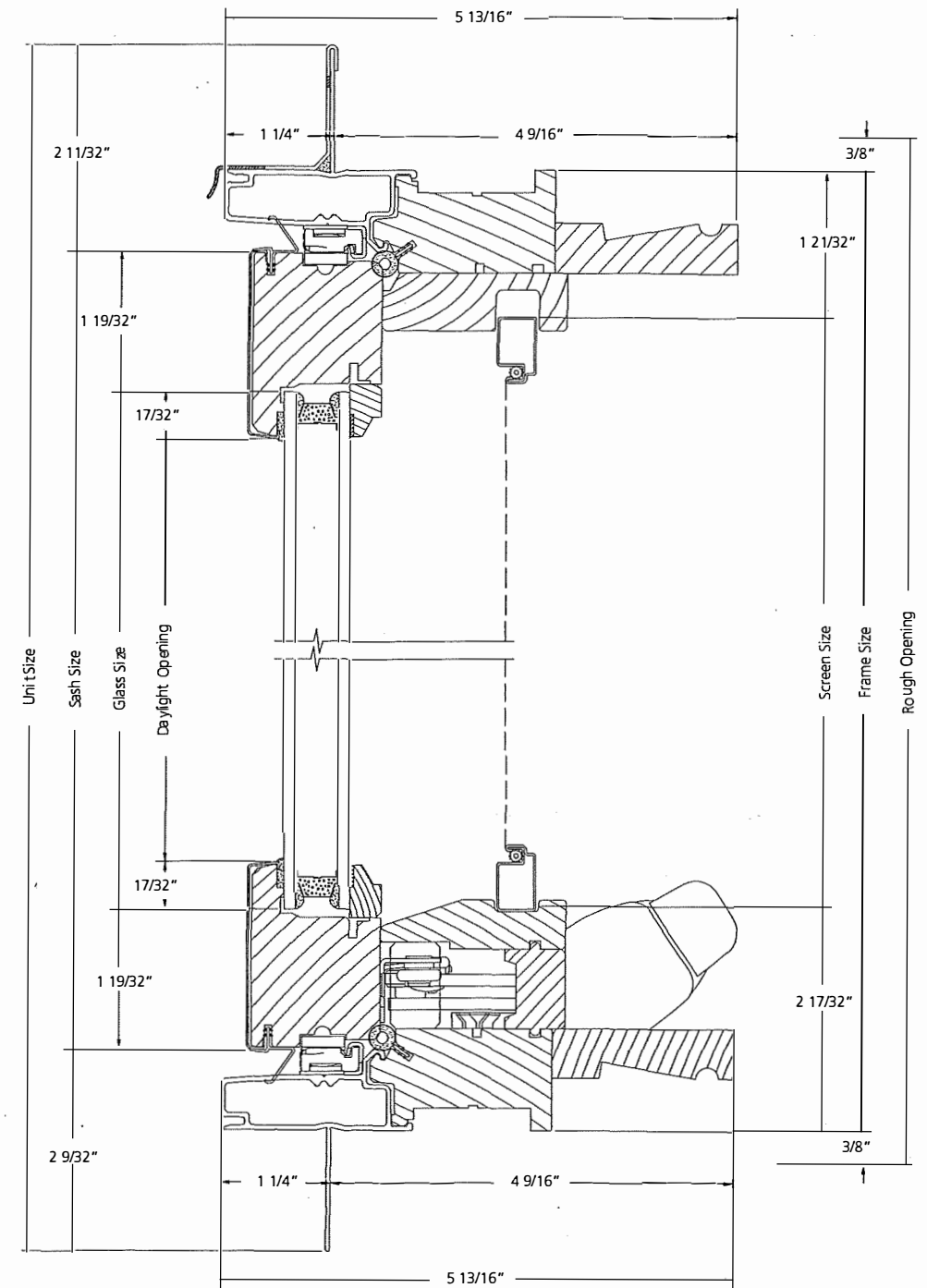
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

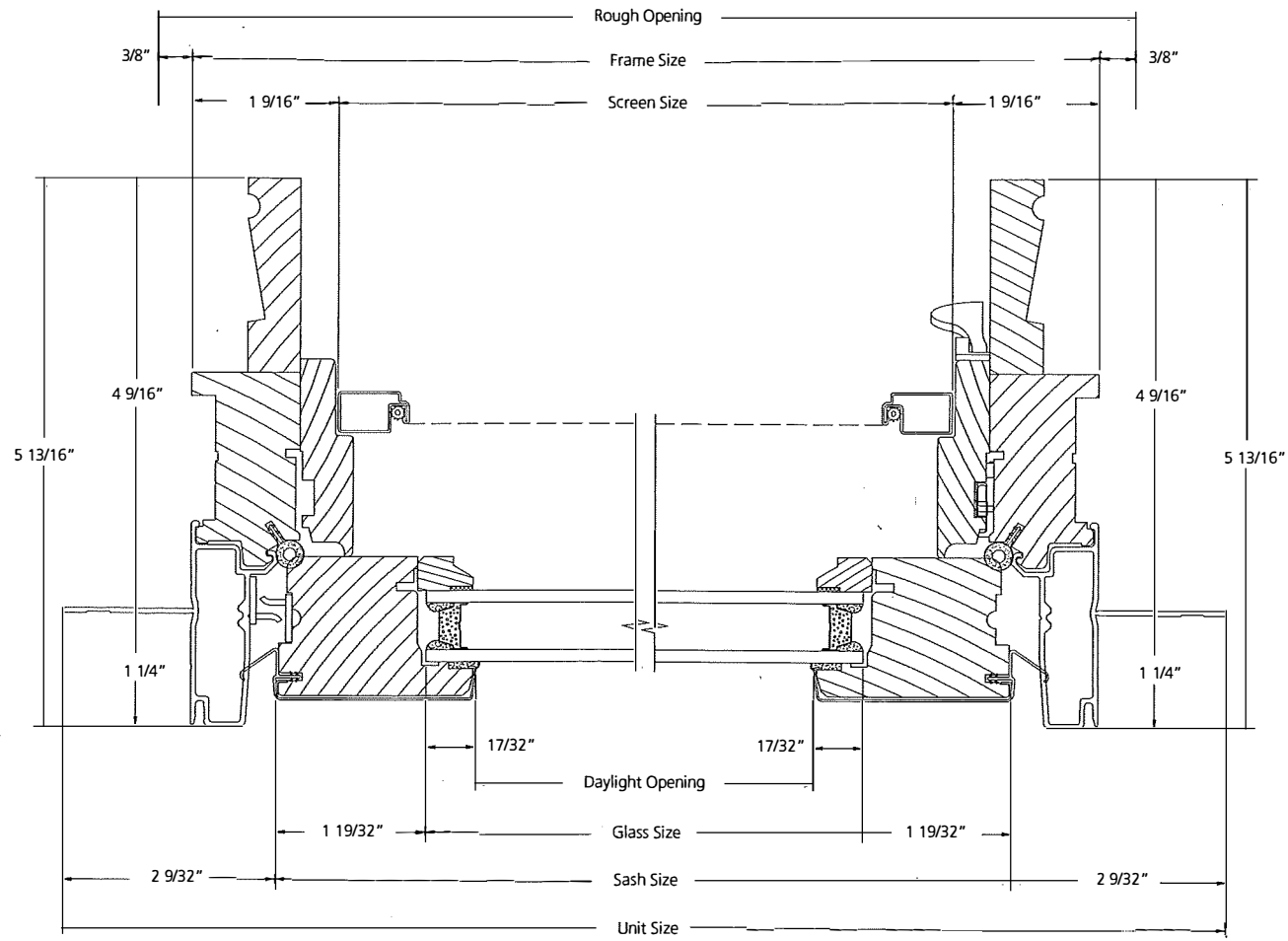
OPERATING UNIT



VERTICAL SECTION

SCALE: 6" = 1'

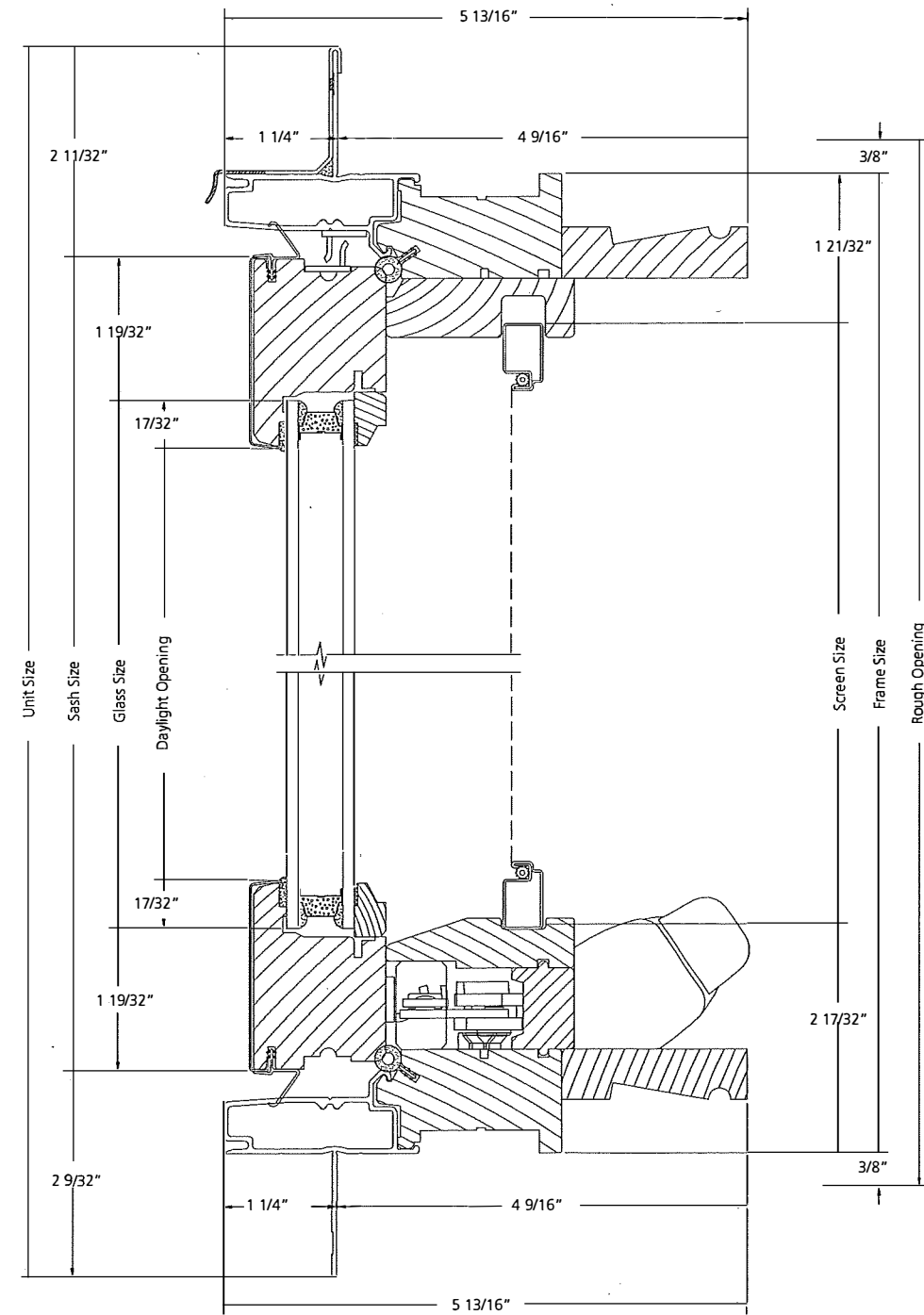
OPERATING UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

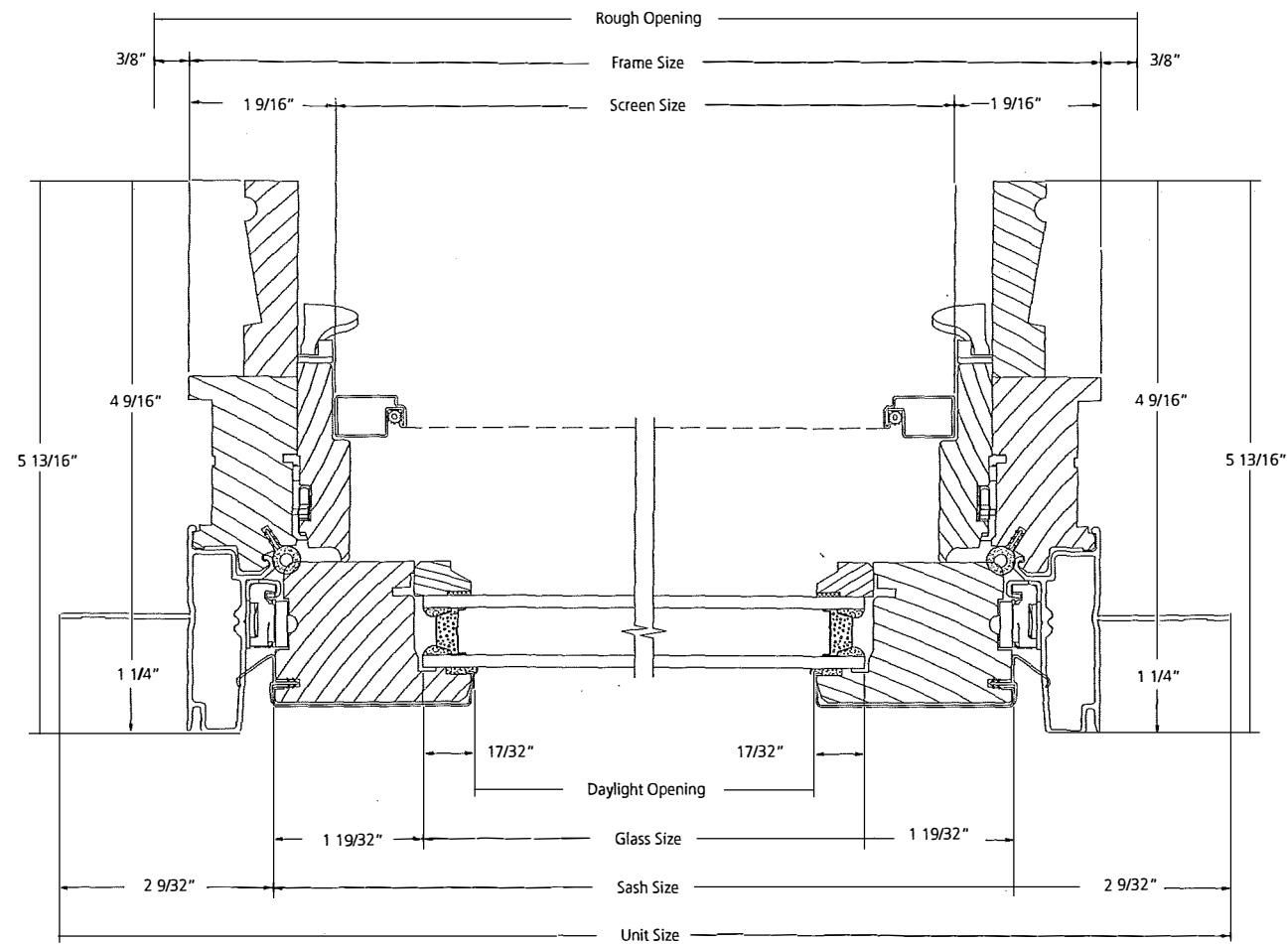
OPERATING UNIT



VERTICAL SECTION

SCALE: 6" = 1'

OPERATING UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

CITY OF CHARLOTTESVILLE

"A World Class City"

**Department of Neighborhood Development
Services**



City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

August 19, 2010

Michael and Ashley McMahon
332 Clark's Tract
Keswick, VA 22947

Certificate of Appropriateness Application

BAR 10-04-06
301 5th Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work

Dear Mr. and Mrs. McMahon,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 17, 2010.

Approved (6-1 with Ayres against) as submitted with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [and no commercial ridge vent on either the addition or original structure] , and an alternate material (such as terne metal) considered for the mansard roofs above the porch and bay window; and a revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

Please submit the revised site plan and information to staff for review. If you choose to replace the porch and bay window roofs, please include the specific material.

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 one year (August 17, 2011), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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

cc:
Mitchell Matthews Architects
PO Box 5603
Charlottesville, VA 22905

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 17, 2010**



Certificate of Appropriateness Application

BAR 10-04-06

301 5th Street SW

Tax Map 29 Parcel 104

Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners

Shed and addition demolitions, new addition and site work

Background

301 5th Street SW (before 1876) is an individually protected property. It is also a contributing structure in the Fifeville and Tonsler Neighborhoods (National and State Register) Historic District. A one-story frame rear wing was added in 1907, with a frame second story added before 1920. It was replaced with a one-story cinderblock wing that was later extended to both sides.

August 18, 2009 - The BAR approved (8-0) the certificate of appropriateness application (to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls) with the following conditions: the detail and resolution for the site retaining wall at the sidewalk, as well as the restoration of the wall at the areaway and detail for the new front door shall be brought back to the BAR for approval. The other work included in the proposal is approved as submitted.

April 20, 2010 – The BAR had a preliminary discussion regarding demolishing a rear addition and sheds; and adding a new rear addition and site work. In general, the BAR applauded the idea of removing the rear sheds and addition; liked the concept of a new addition, but thought the proposal is excessively large and overwhelms the house; suggested a perpendicular bar or another simpler footprint; questioned the commercial-looking window groupings, pergola, and large eaves; details are more Arts & Crafts than Victorian like the house. They like opening the corner, using a contrasting material, and 2/2 windows.

June 15, 2010 - Approved (6-2 with Ayres and Schoenthal opposed) demolition of sheds and rear addition, as well as general massing, scale and proportion of the new addition in concept only, with the provision that details related to the building envelope of the addition, precise window placement, and roof configuration, as well as details related to site design, colors, and materials all be submitted back to the BAR for final review.

Application

The applicant is requesting a certificate of appropriateness to build a new rear wood frame addition. The application addresses design details, materials, and colors. The applicant is also requesting approval of the site design.

Proposed materials are stucco siding, color pearl; hand-crimped galvalume roofing, color unfinished; wood trim and window cladding color ivory; stair tower windows, trim, and stucco, color Hartford green. ✓

The applicant also proposes to replace the standing seam metal roof on the existing building with a galvalume roof. ✓ *

Other clarifications:

Jeld-Wen
Aluminum clad windows are proposed, However, custom windows, if used, may require that some or all of the windows be painted wood. ✓

The rear basement level entry and the porch above have pairs of shutters can be closed for privacy. On the porch level a railing is located behind the shutters.

The owner would like to try to keep the changes to the original house to a minimum. Repairs to the original house will match existing. ✓

The existing historic "moat" surrounding the existing building will remain as is. Any repair work will match existing. The owner is not planning to reconstruct it as previously requested. ✓

The owner would like to remove the existing fences along 5th and Dice Streets and bring the grade up to the sidewalk; a new fence there is not proposed. ✓

The existing stone wall along 5th Street will remain and be repaired as needed to match existing.

A wood privacy fence is proposed along the rear and south (side) property lines. Additional information is forthcoming. ✓

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;

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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 Design Guidelines for Additions:

P. 3.18 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.*

Pertinent Design Guidelines for Site Design:

p. 2.3

B. PLANTINGS

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

p. 2.4

C. WALLS AND FENCES

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) Match old fencing in material, height, and detail.*
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) For new fences, use materials that relate to materials in the neighborhood.*
- 6) Take design clues from nearby historic fences and walls.*
- 7) Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
- 8) If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
- 9) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 10) Avoid fences over six (6) feet in height.*
- 11) Fence structure should face the inside of the fenced property.*
- 12) Relate commercial privacy fences to the materials of the building. If the*
 - a. commercial property adjoins a residential neighborhood, use brick or painted*
 - b. wood fence or heavily planted screen as a buffer.*
- 13) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 14) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 15) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

p. 2.6

E. WALKWAYS & DRIVEWAYS

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) Limit asphalt use to driveways and parking areas.*

- 3) Place driveways through the front yard only when no rear access to parking is available.
- 4) Do not demolish historic structures to provide areas for parking.
- 5) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

p. 2.9

H. UTILITIES & OTHER SITE APPURTENANCES

1. Place overhead wires, utility poles and meters, antennae, trash containers, and exterior heat exchangers in locations where they are least likely to detract from the character of the site.
2. Encourage the installation of utility services underground.
3. Screen utilities and other site elements with fences, walls or plantings.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Discussion and Recommendations

Design of the privacy fence is needed. On the south side property line, the fence height should not exceed 4 feet beyond the front of the house toward Dice Street.

The proposed yard grades should be clarified. Bringing it up to the sidewalk grade may be problematic.

The material of the hardscape areas in the rear yard should be clarified.

Mechanical equipment must meet setbacks and be screened.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, I move to find that the proposed addition and site design satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications):

- as submitted w/ ^{modifications}
- 1) ~~no big commercial ridge vent on edge addition or org structure~~ ^{evaluation of main part of roof + alt. materials}
 - 2) ~~submission of modified site plan~~ ^{for mansard}
~~back to BAR~~ ^{(edge on Dret + 5th; size +}
~~admin approval~~ ^{config of paved surfaces}
~~w/ circ. to Syd at a minimum~~ ^{behind bldg - parking + driveway areas behind bldg}
~~resolve material~~ ^{- make sure gravel can be used}
- 6 - jays
- revised landscape plan.
- 2) revised landscape plan that considers a hedge along Dice + 5th
- to be sub. for admin review in context w/ approp. Bd values



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

MAY 25 2010

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

For a new construction project, please include \$360 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.

NEIGHBORHOOD DEVELOPMENT SERVICES

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.

Information on Subject Property

Physical Street Address: 301 5th Street SW

City Tax Map/Parcel: 29-104

Name of Historic District or Property: Shelton-Fuller House

Do you intend to apply for Federal or State Tax Credits for this project? Undecided

Applicant

Name: Mitchell/Matthews Architects

Address: PO Box 5603
Charlottesville, VA 22905

Email: PM@mitchellmatthews.com

Phone: (W) 434.979.1550 (H)

FAX: 434.979.5220

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.)

Rosely-Kasec 05/29/2010
Signature Date

Property Owner (if not applicant)

Name: Michael & Ashley McMahon

Address: 732 Clarks Tract
Keswick VA 22947

Email: mimcmahon@vt.edu

Phone: (W) 434.531.3163 (H) 434.531.3163

FAX: 434.293.4492

Property Owner Permission (if not applicant)

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

Michael McMahon 3/29/10
Signature Date

Description of Proposed Work (attach separate narrative if necessary): Removal of existing block & wood frame addition & storage sheds. Construction of new wood frame addition & repairs to existing structure

Attachments (see reverse side for submittal requirements): See attached document titled "301 Fifth Street - BAR Preliminary Review" dated 3/29/2010.

For Office Use Only

Received by: J. Barrow

Fee paid: \$100.00 Cash/Chk. # 3050

Date Received: 5/25/2010

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P10-0068



301 FIFTH STREET

BAR REVIEW
CHARLOTTESVILLE, VIRGINIA

JULY 27, 2010

MITCHELL / MATTHEWS ARCHITECTS & PLANNERS

TABLE OF CONTENTS

1	NARRATIVE
2	PROJECT DATA
3	VICINITY PLAN
4	EXISTING SITE & DEMOLITION PLAN
5	EXISTING PLANS
6	EXISTING PHOTOS
7	CONTEXT
8	PROPOSED SITE PLAN
9	PROPOSED BASEMENT
10	PROPOSED 1st & 2nd FLOORS
11	PROPOSED DICE STREET ELEVATION
12	PROPOSED REAR ELEVATION
13	PROPOSED SOUTH ELEVATION
14	PROPOSED FRONT ELEVATION
15	5th STREET VIEW
16	DICE STREET VIEW
17	MATERIALS

deleted: Missing

RECEIVED
JUL 27 2010
NEIGHBORHOOD DEVELOPMENT SERVICES

NARRATIVE

Objective

The original, four room structure is too small to adequately serve as a residence for a family of four. The objective of this project is to work within real and growing budgetary constraints to thoughtfully and appropriately transform this extremely small, dilapidated building into a modest, but adequate, home for a growing family. Since our last submission, we have made significant changes to the building layout, mass, articulation and fenestration to address and incorporate comments received at the previous BAR meeting.

Location

301 5th Street SW is located at the intersection of 5th Street SW and Dice Streets in Charlottesville, Virginia. It lies in the Fifeville neighborhood district and is an individually protected property.

Background

301 5th Street SW is known as the Shelton-Fuller House in the city of Charlottesville. The National Register of Historic Places Registration Form for the Fifeville and Tonsler Neighborhoods Historic District describes it as follows:

"The Shelton-Fuller House at 301 5th Street SW is the third of this group of fairly large vernacular brick I-houses constructed in the mid-19th century on land in the eastern part of the district. Constructed ca. 1870 by John Fry, probably on speculation, the two-story, three-bay brick dwelling features a façade laid in a seven-course-American-with-Flemish-bond pattern and the side and rear walls and raised brick foundation laid in seven-course American bond. The house is an example of a fairly ornate Victorian interpretation of the common vernacular I-house form and has a bellcast standing-seam metal gabled roof, deeply overhanging bracketed eaves, a central front gable, 2/2-sash wood windows, two semi-exterior-end brick chimneys that pierce through the eaves, and a five-light transom and three-light sidelights around the front door. Both the projecting polygonal front bay window and the one-bay front porch have mansard roofs. The use of a shallow mansard roof as a decorative element on a porch or projecting bay window was observed on approximately 15 dwellings in the district. This late-19th-century Victorian feature is somewhat unique to this area of Charlottesville and may be associated with a particular builder, who as of this time has not been identified."

The nomination report also notes "a I-story frame wing on a raised basement extends the full width of the rear of the house and appears to have been constructed in several sections."

Both the original structure and later additions are in need of significant repair and the Owner wishes to return the property to a habitable single family home.

Site

The driveway access is from Dice Street. A two-car garage will be provided in the basement level to furnish off-street parking and to minimize the impact on the rear yard. Landscaping, hardscaping and fencing are proposed, the details of which will be addressed in the subsequent submission.

Proposed Work

The original 1870, four room structure will remain and the exterior appearance will be maintained in its current general state. Structural and cosmetic repairs will be addressed in a later submission.

same

The existing wood frame and masonry addition at the rear of the building will be removed as well as two large freestanding sheds in the rear yard. A new wood frame addition will be constructed to provide necessary living and bedroom space. The basement level of the addition will serve as a garage. Cues have been taken from the original house and the neighborhood for the development of an addition that is appropriate to both. The eave lines, roof pitches, and window configuration from the original structure as well as the basic house width (as seen from Dice Street) have been maintained in the new construction. The articulation of the sides and rear also incorporates elements found in additions made to surrounding residences. Consistent with other residences in the neighborhood, major materials on the addition include stucco, cementitious panels and trim, and glass.

Proposed Demolition

To accommodate the proposed renovations, the following demolition will be required:

- Removal of the existing wood frame and masonry addition at the rear of the building.
- Removal of the two existing free-standing sheds in the rear yard.
- Other miscellaneous demolition of site items or building components that may be required as part of the repairs to the original structure will be addressed in a later submission.

PROJECT DATA

Location:	301 Fifth Street SW Shelton Fuller House	
Site Area:	7,746 sf (0.178 acres)	
Zoning:	Existing: R-IS H	Proposed: R-IS H
Use:	Existing: Residential	Proposed: Residential
Height:	Existing: 2 stories + basement	Proposed: 2 stories + basement
Tax Map & Parcel Number:	TMP 29-104	
Building Area:	Original 1870 structure: First Floor = 565 nsf <u>Second Floor = 545 nsf</u> Total = 1,110 nsf	Proposed Addition: First Floor = 803 nsf <u>Second Floor = 797 nsf</u> Total = 1,600 nsf
Existing living area (after demolition):	1,110 nsf.	
Proposed living area;	2,710 nsf.	

Same

Notes:

1. Basement areas not included.
2. All quantities, areas and dimensions are approximate and subject to change as the project is refined.

same



MAP



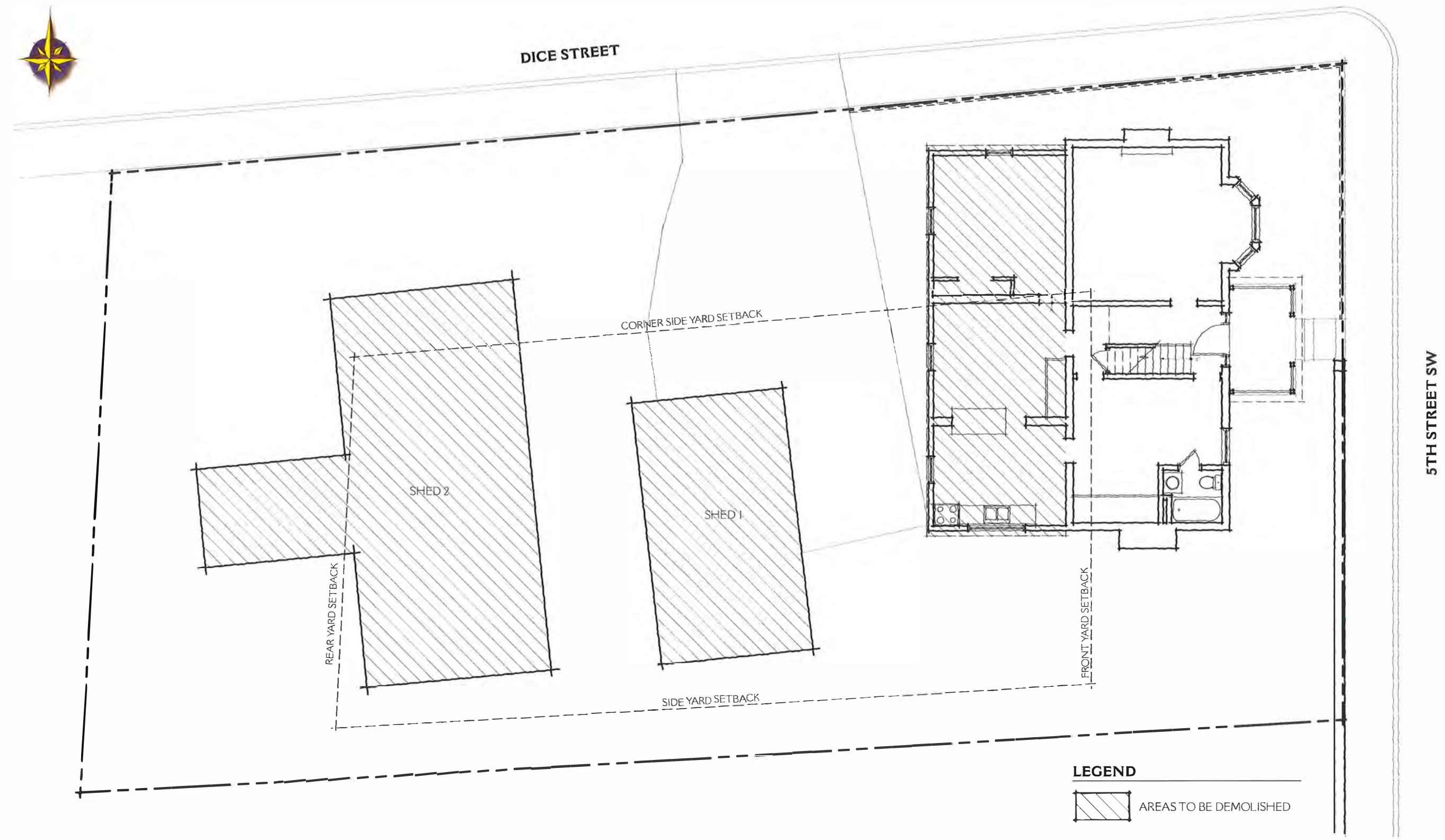
AERIAL

VICINITY

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

Sam



EXISTING SITE & DEMOLITION PLANS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

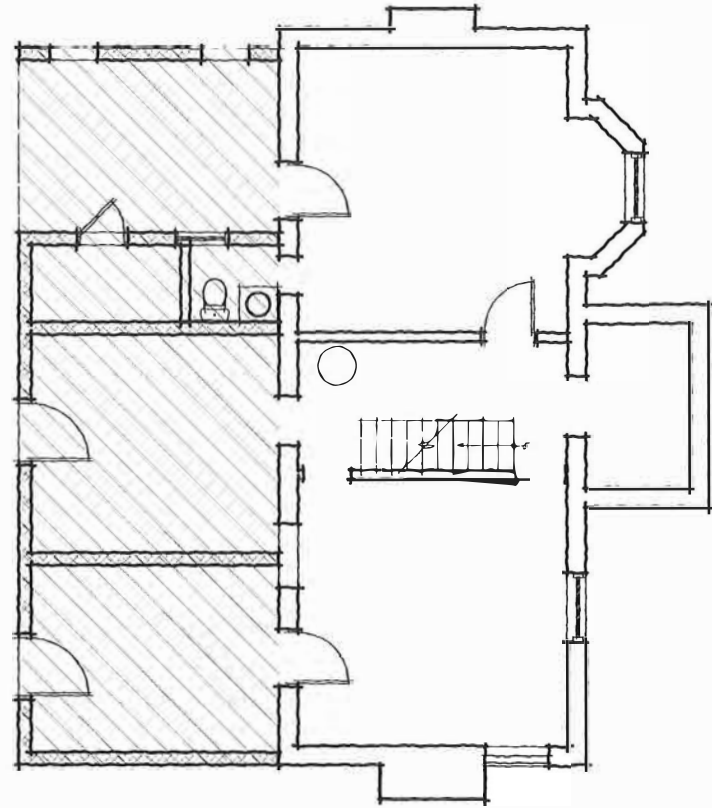
MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

SM

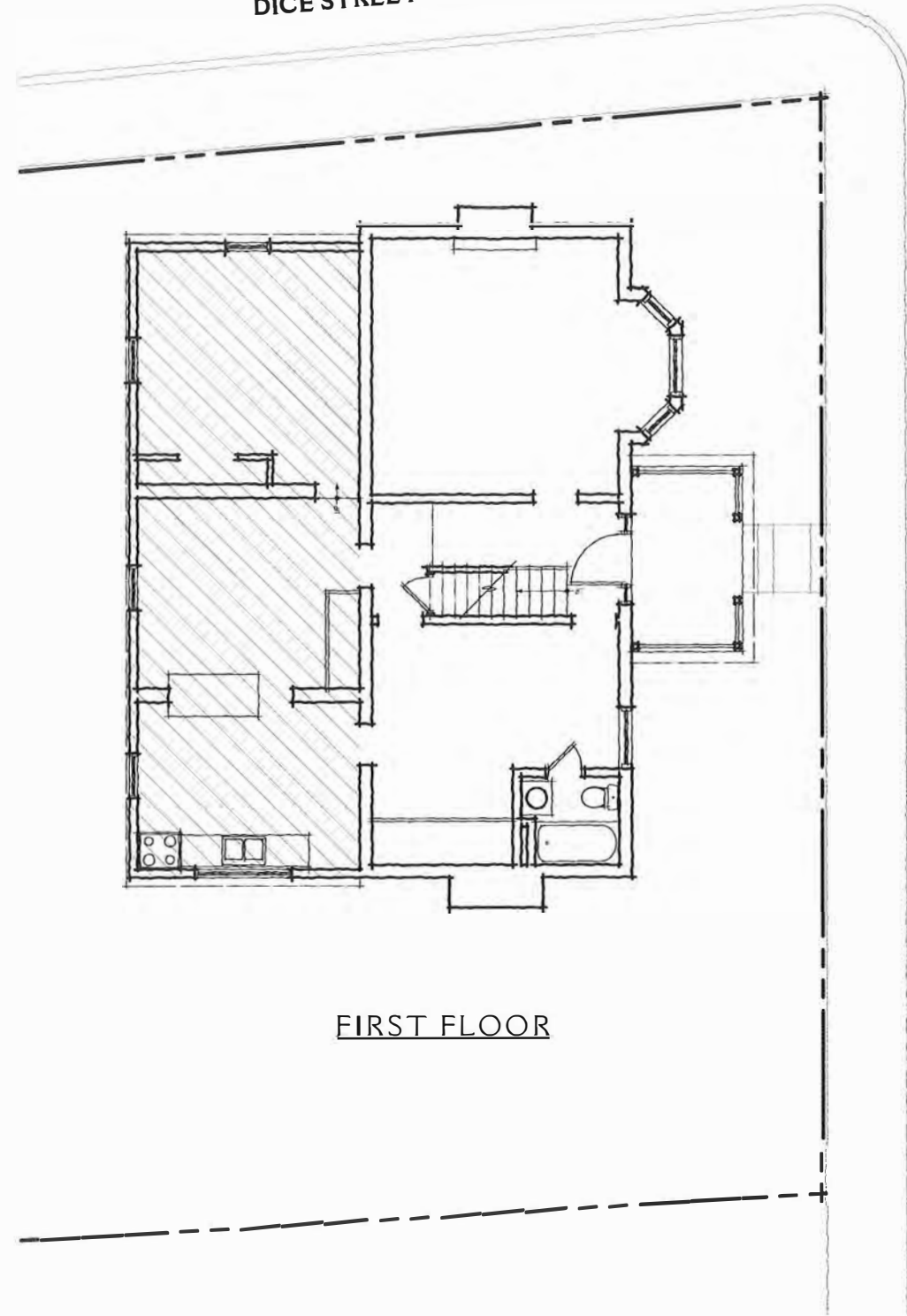


DICE STREET

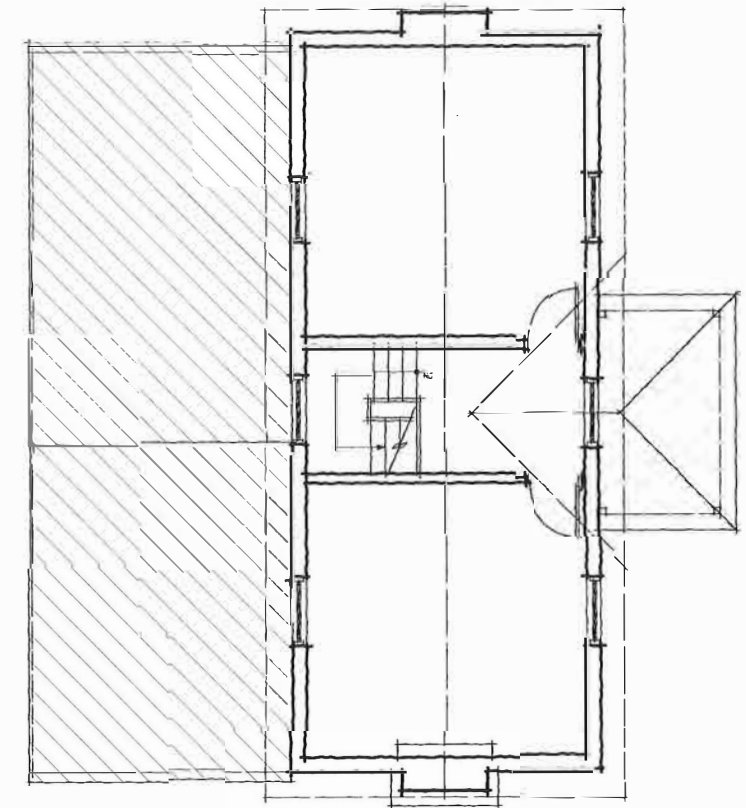
5TH STREET SW



BASEMENT



FIRST FLOOR



SECOND FLOOR

LEGEND

 AREAS TO BE DEMOLISHED

EXISTING PLANS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



Sam



EXISTING BUILDING

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



Sam



CONTEXT

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

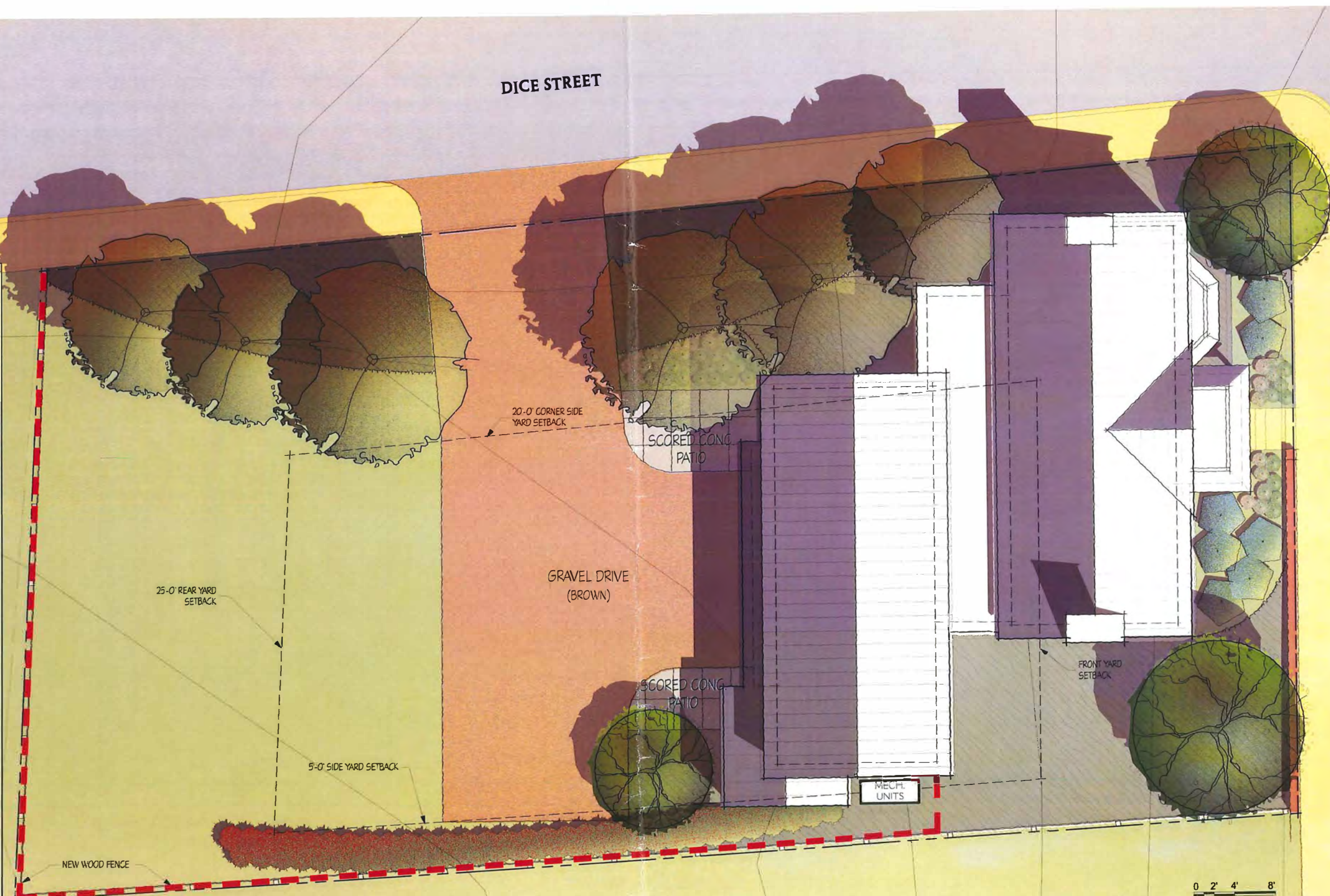


DICE STREET

5TH STREET SW

PLANTING LEGEND

- JAPANESE MAPLE
- LACE BARK ELM
- PROPOSED SHRUB PLANTINGS & MULCH
 - BLUE HYDRANGEA
 - DAPHNE
 - BURNING BUSH
- LAWN AREA
- LIRIOPE & MULCH
- PERENNIALS & MULCH



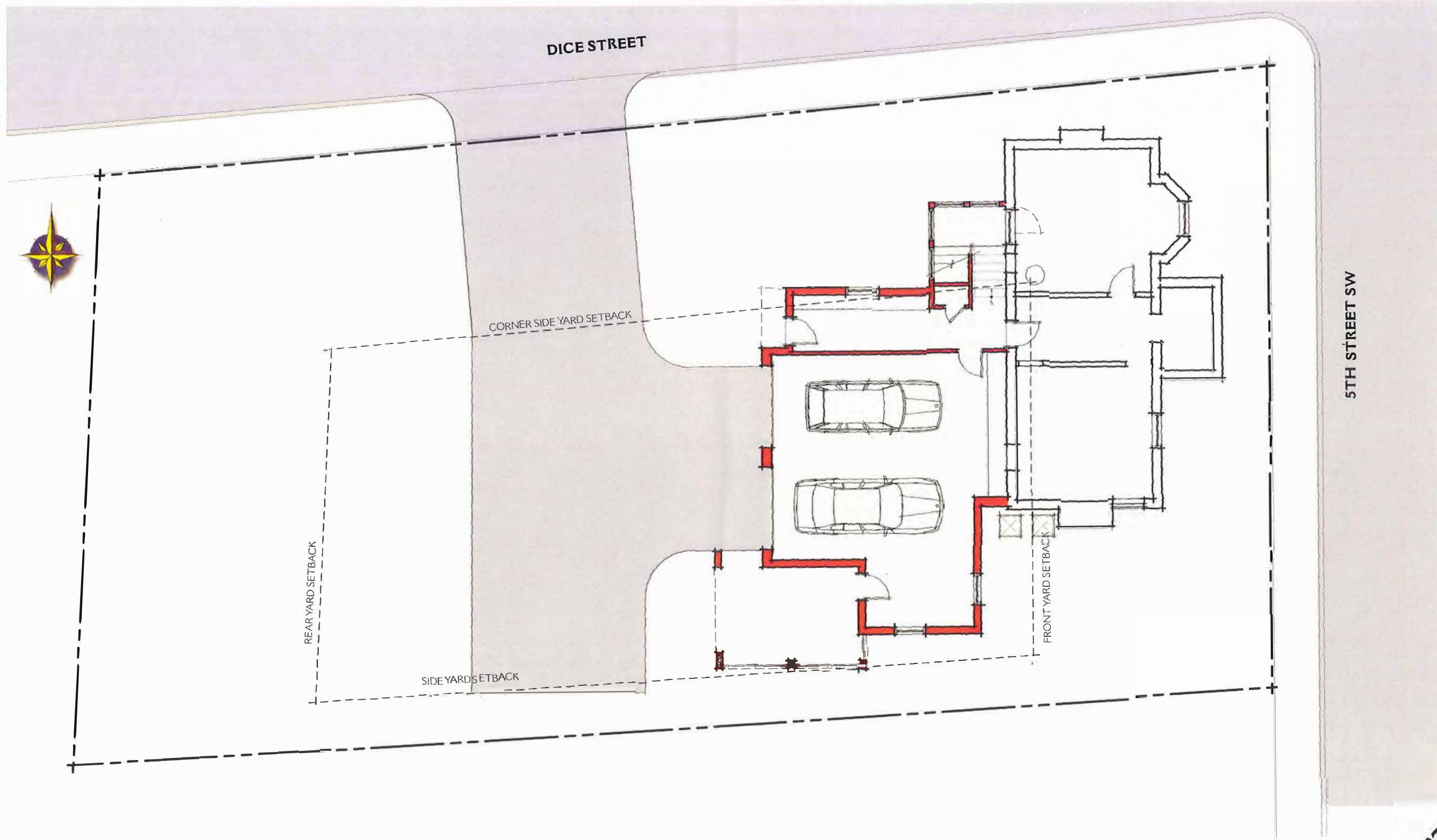
0 2' 4' 8'

SKETCH #137
 PROGRESS PRINT
 MITCHELL/MATTHEWS ARCHITECTS
 REV. 08/17/2010

PROPOSED SITE PLAN

Received 8-17-2010

new



5TH STREET SW

DICE STREET



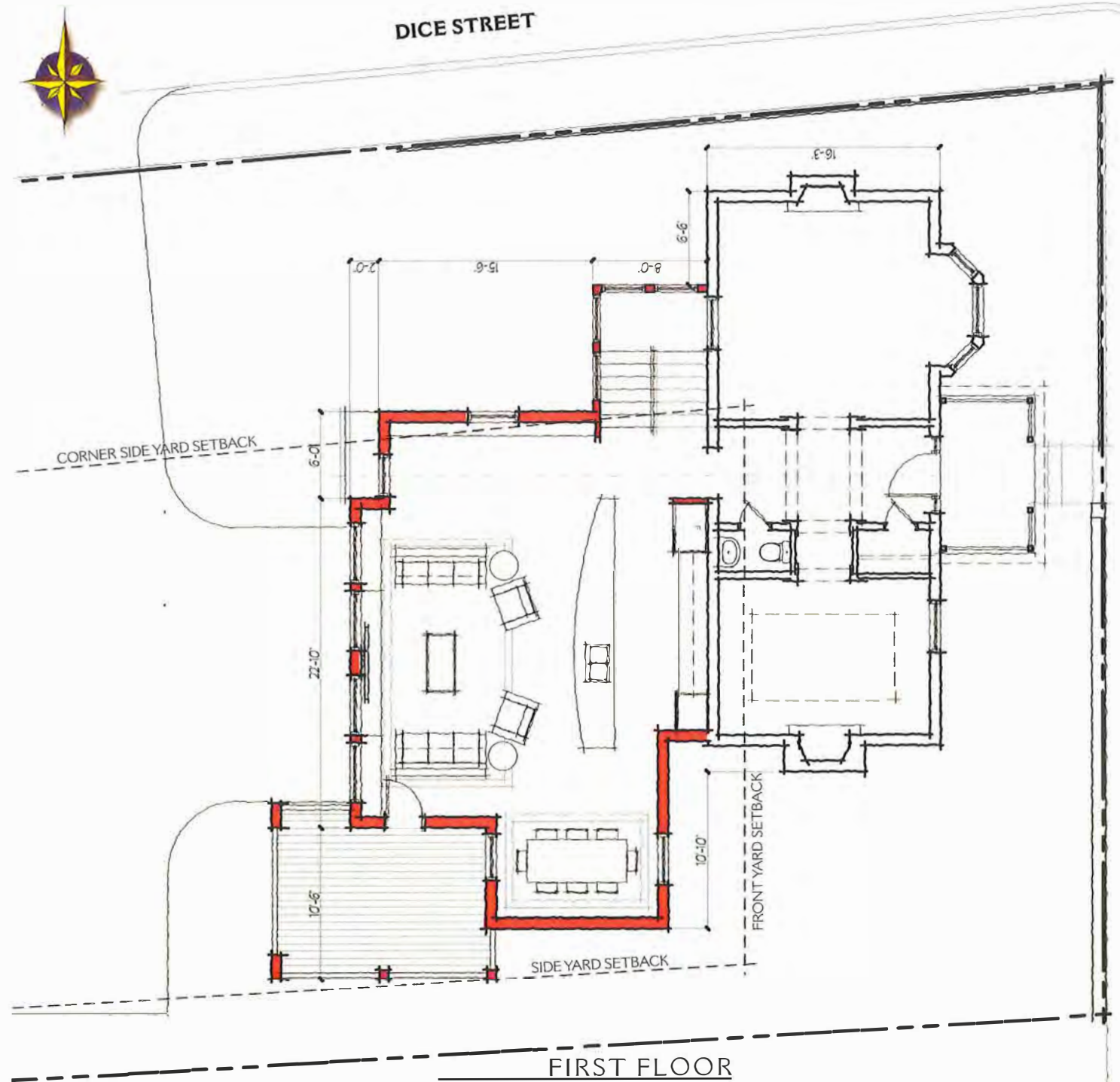
SKETCH #131
PROGRESS PRINT
 MITCHELL/MATTHEWS ARCHITECTS
 07/27/2010

PROPOSED BASEMENT

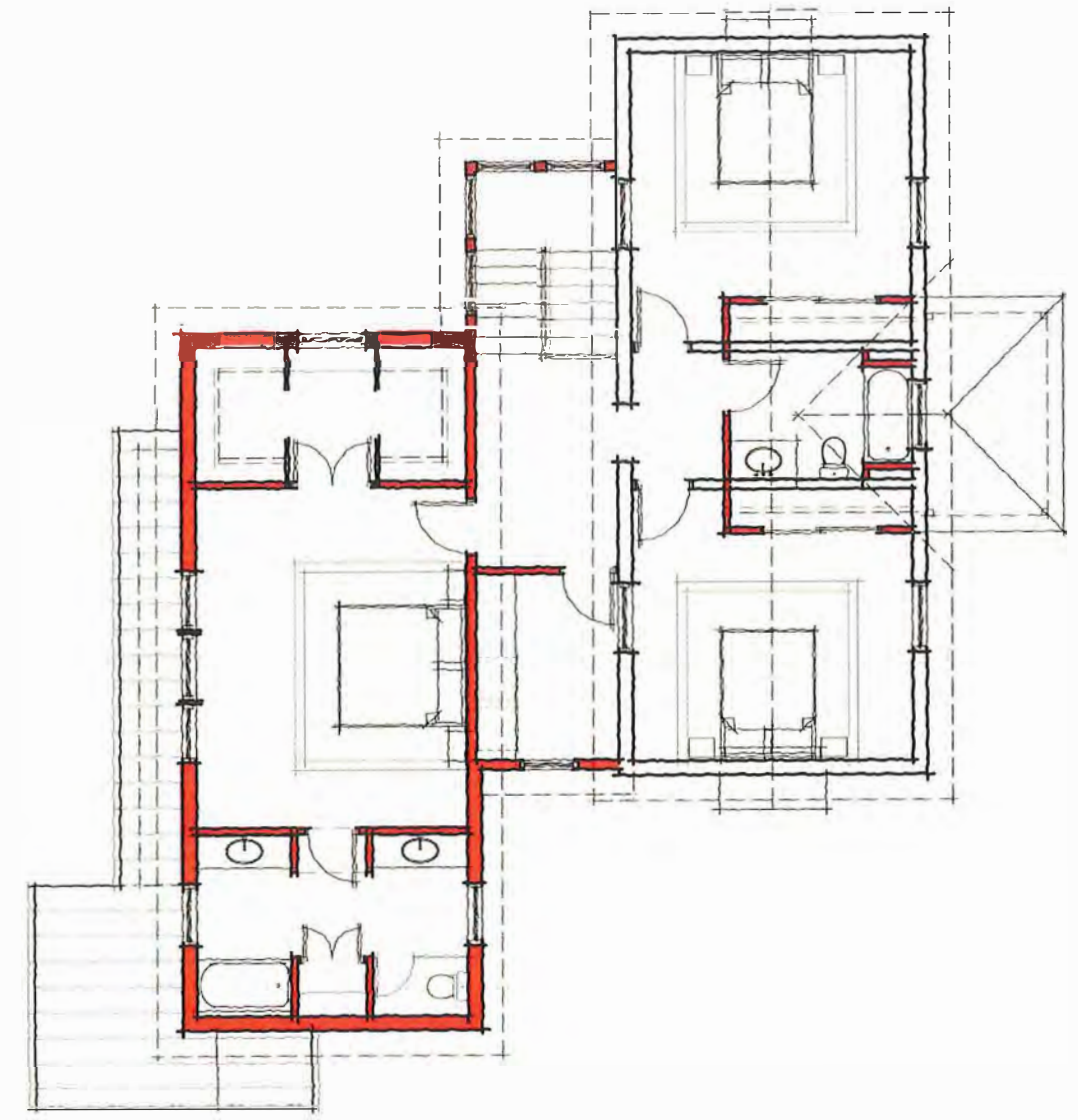
301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
 MCMAHON RESIDENCE
 JULY 27, 2010

MITCHELL/MATTHEWS©2010
 ARCHITECTS AND URBAN PLANNERS
 CHARLOTTESVILLE 434 979 7550

new



5TH STREET SW



Note: All areas and dimensions are approximate and subject to change as the project is refined.

LEGEND

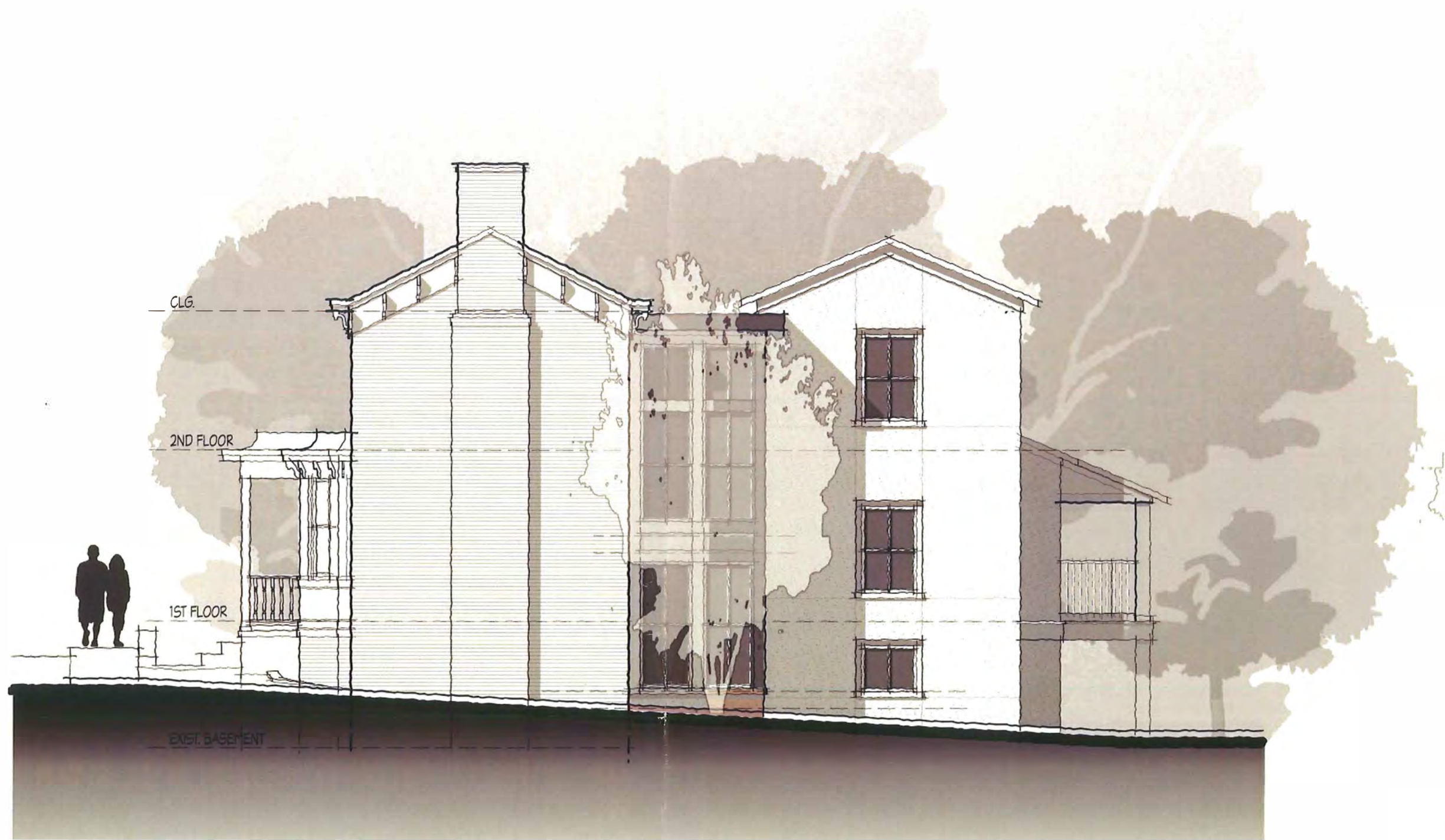


PROPOSED 1ST & 2ND FLOORS

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

SKETCH #132
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010



SKETCH #133
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010

PROPOSED DICE STREET ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



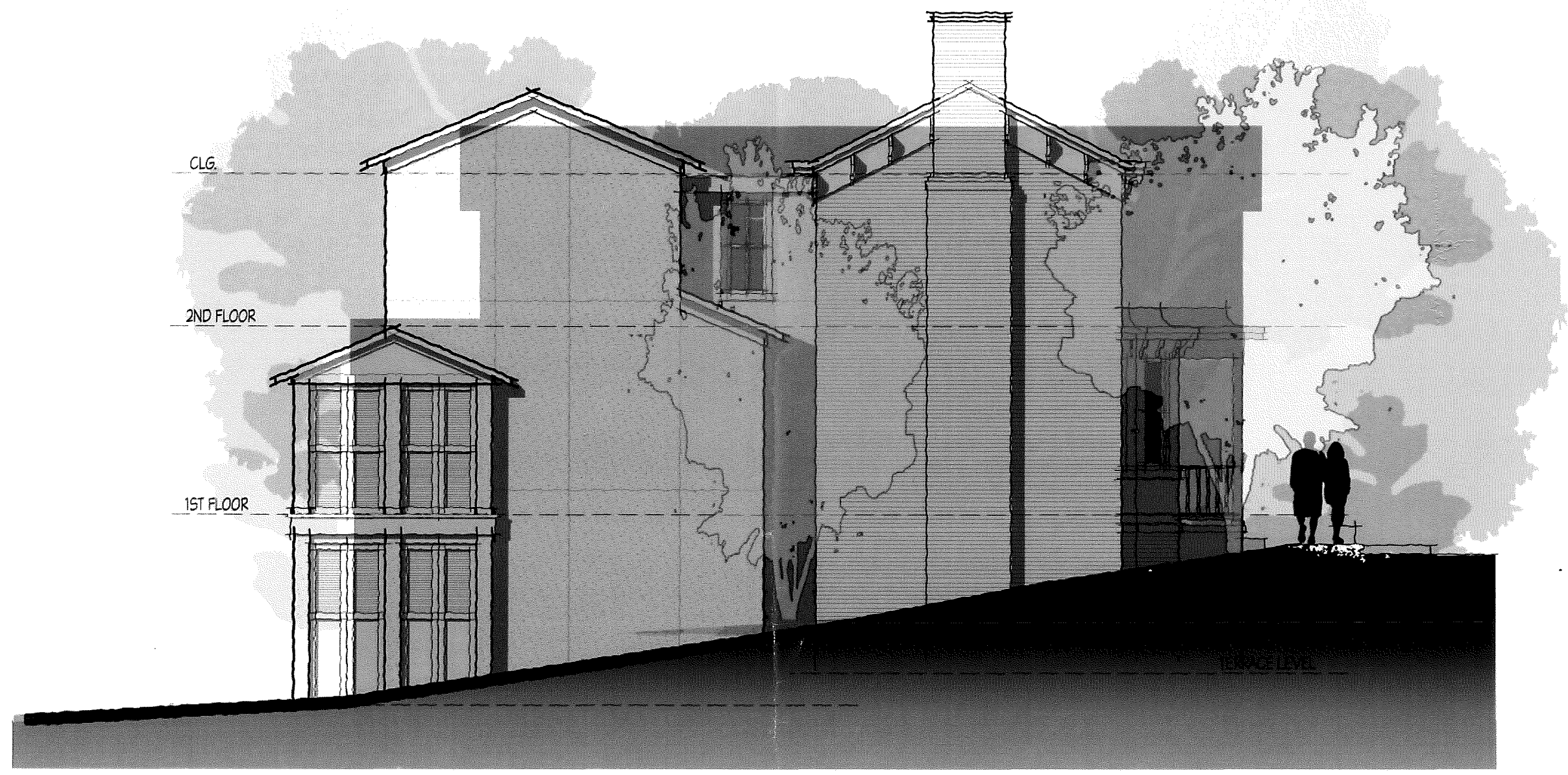
SKETCH #134
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010

PROPOSED REAR ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

new



SKETCH #135
PROGRESS PRINT
 MITCHELL/MATTHEWS ARCHITECTS
 07/27/2010

PROPOSED SOUTH ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
 MCMAHON RESIDENCE
 JULY 27, 2010

MITCHELL/MATTHEWS ©2010
 ARCHITECTS AND URBAN PLANNERS
 CHARLOTTESVILLE 434 979 7550



PROPOSED FRONT ELEVATION

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

SKETCH #136
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
07/27/2010

MITCHELL/MATTHEWS ©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



SKETCH #138
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
REV. 08/17/2010

5TH STREET VIEW

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

Received 8-17-2010

MITCHELL/MATTHEWS©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



SKETCH #139
PROGRESS PRINT
MITCHELL/MATTHEWS ARCHITECTS
REV. 08/17/2010

DICE STREET VIEW

301 FIFTH STREET, CHARLOTTESVILLE, VIRGINIA
MCMAHON RESIDENCE
JULY 27, 2010

Received 8-17-2010

MITCHELL/MATTHEWS ©2010
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

MATERIALS



GALVALUME ROOFING

UNFINISHED



FENCE POST CAP



FENCE PANEL (6 ft. high max.)

NATURAL P. T.



RECESSED CAN
(CANOPIES)

WHITE



WALL SCONCE

BRONZE



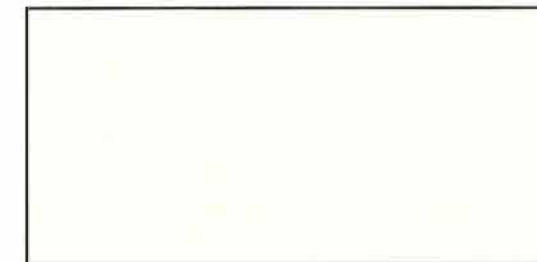
REAR YARD LIGHTING
(UNDER EAVE)

WHITE



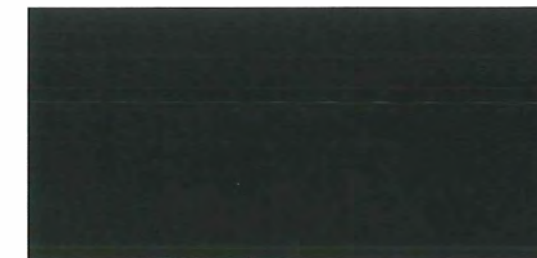
STUCCO

PEARL



WOOD TRIM,
WINDOW CLADDING

OFF WHITE / IVORY



STAIR TOWER:
WINDOWS, TRIM
& STUCCO

HARTFORD GREEN

Job No.:



DATE: JULY 9, 2013

REVISION:
 OCTOBER 22, 2013
 CITY REVIEW

SCALE:
 SCALE: AS NOTED

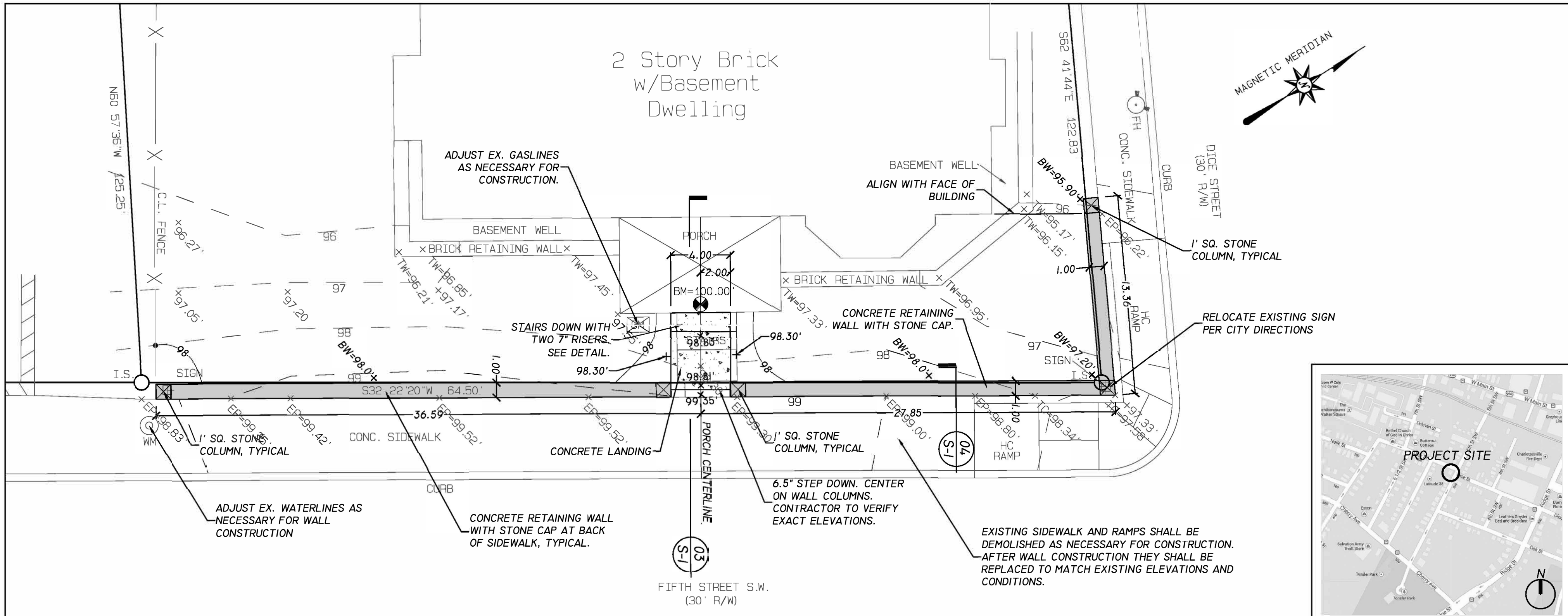
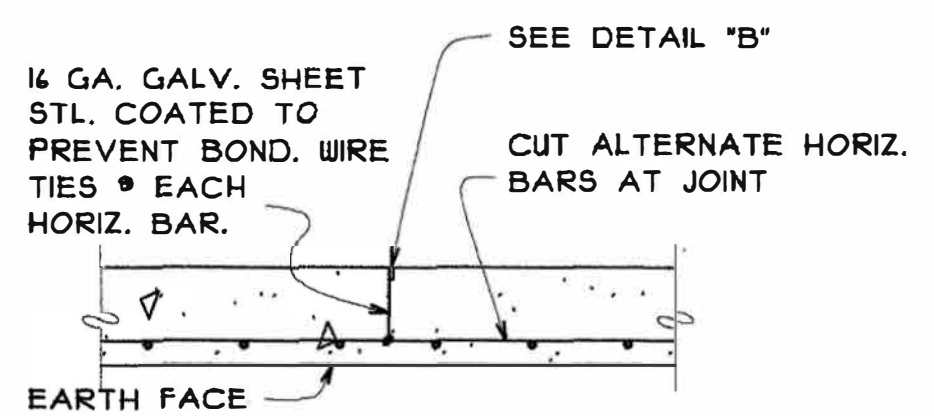
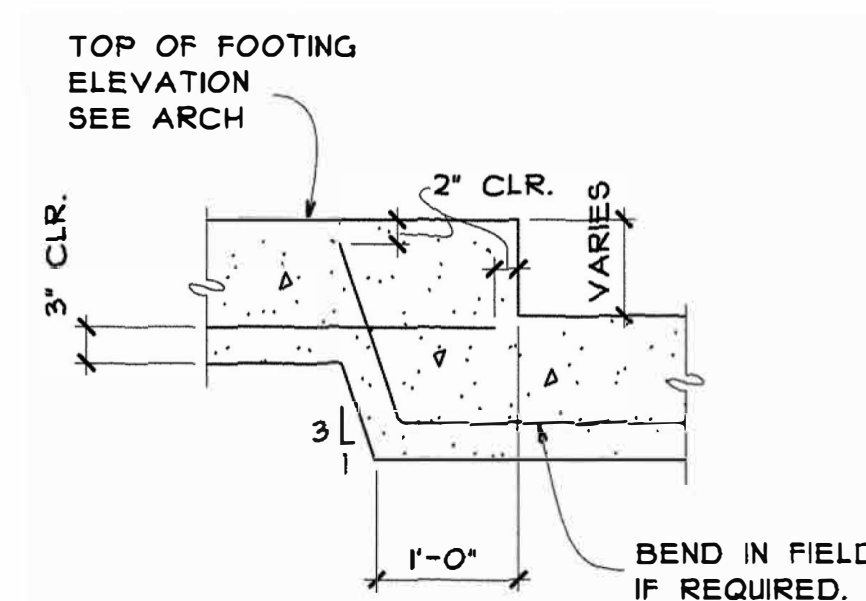
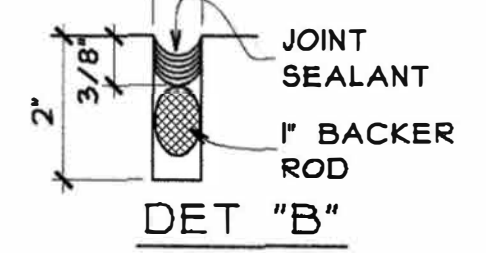
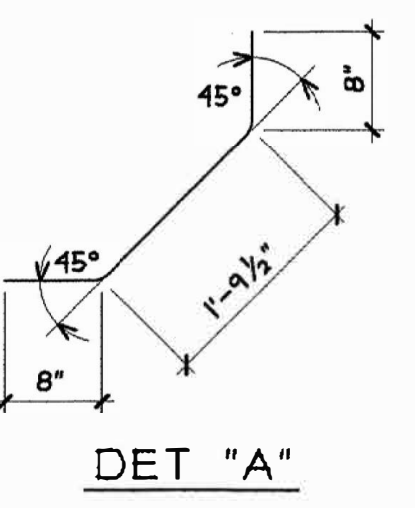
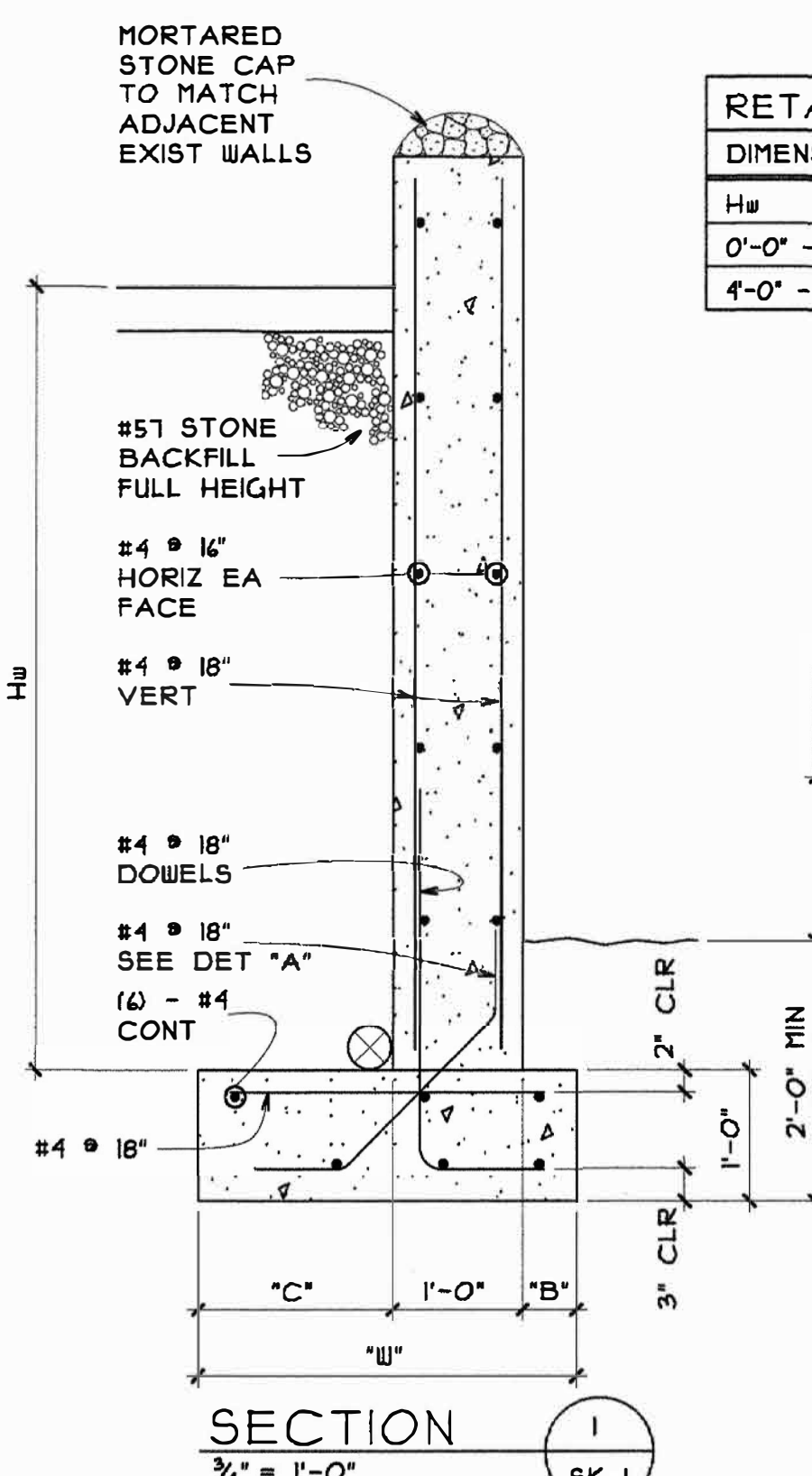
SHEET TITLE:
 FINAL
 DESIGN PLANS

SHEET No.:
 S-1
 SHT. 1 OF 1

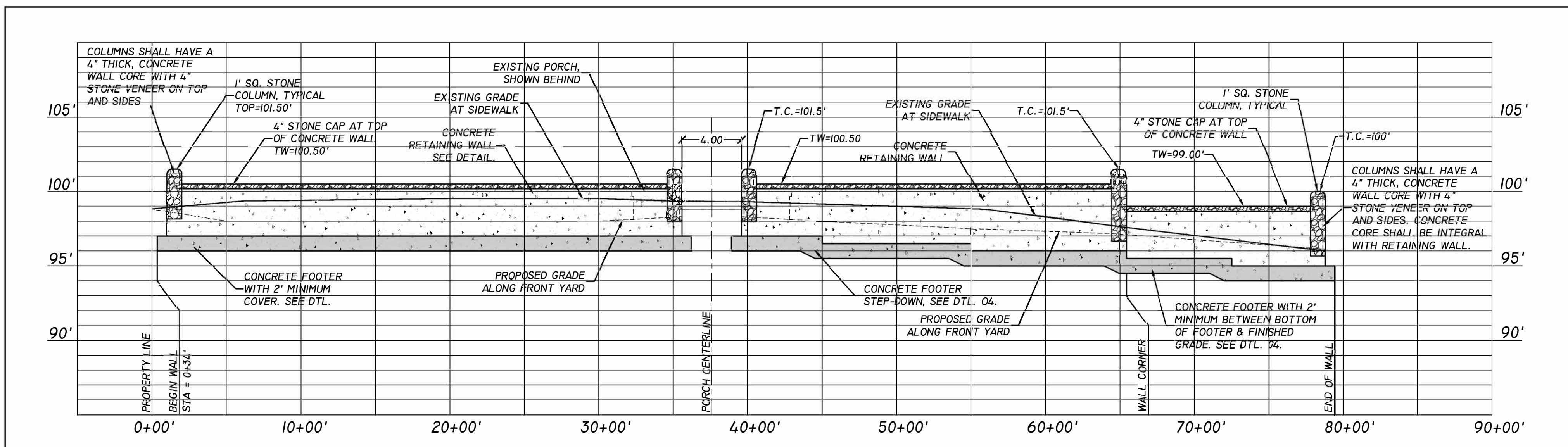
- NOTES:**
1. CONC. 3000 PSI • 28 DAYS
 2. REINF. GRADE 40
 3. MAX. SOIL BEARING PRESSURE = 2000 PSF (ASSUMED)
 4. PROVIDE WALL CONTROL JOINTS • 20'-0" MAX

RETAINING WALL SCHEDULE

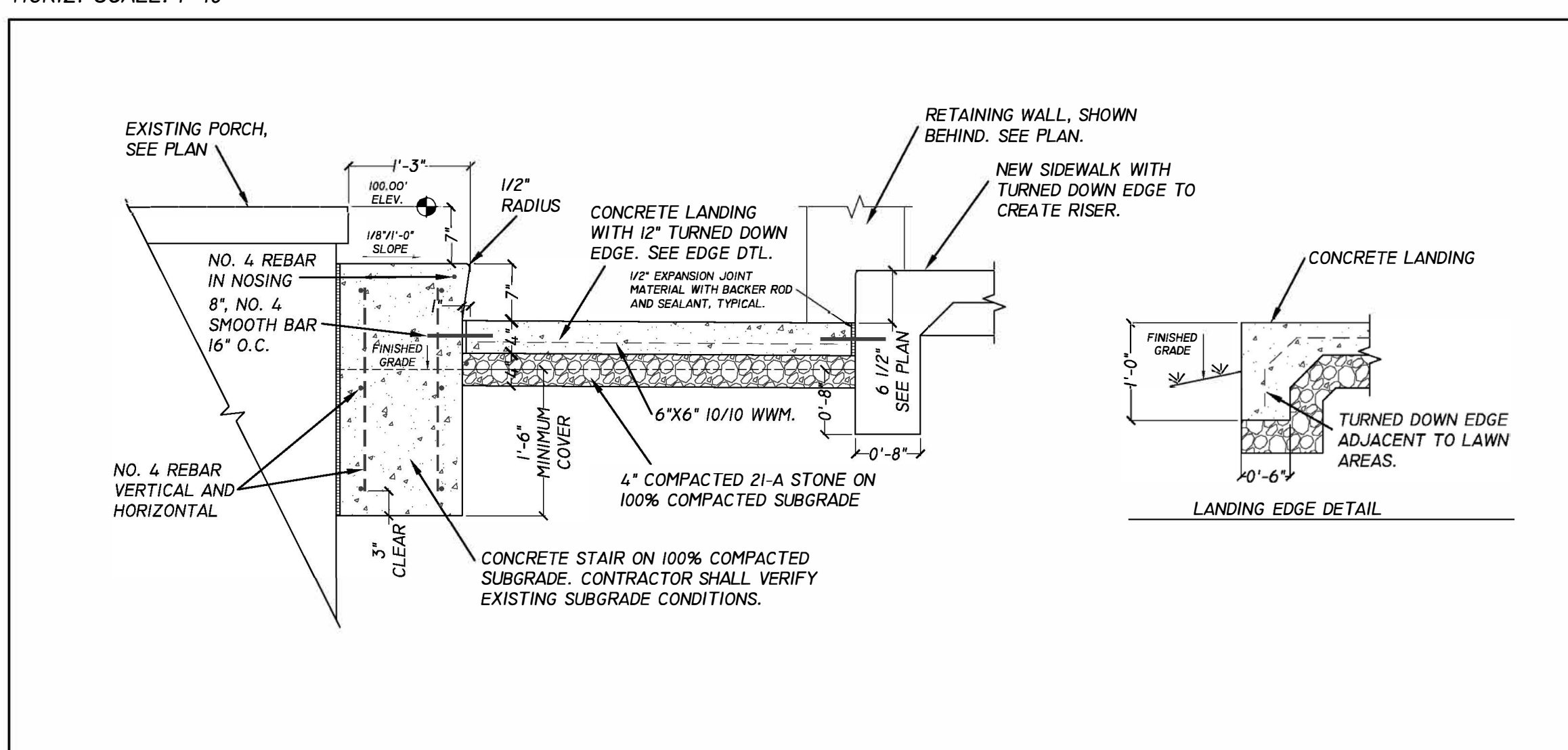
H _w	"B"	"C"	"W"
0'-0" - 4'-0"	0'-4"	0'-8"	2'-0"
4'-0" - 6'-0"	0'-5"	1'-6"	2'-11"



01 - SITE PLAN
 SCALE: 1"=5'



02 - RETAINING WALL PROFILE
 VERT. SCALE: 1"=5'
 HORIZ. SCALE: 1"=10'



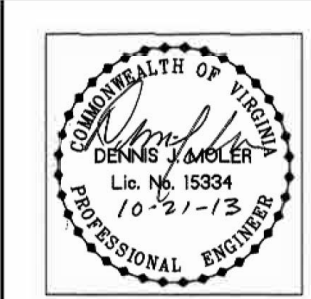
03 - STAIR AND LANDING DETAIL
 SCALE: 3/4"=1'-0"

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL BE PERFORMED TO MEET ALL APPLICABLE CITY OF CHARLOTTESVILLE CODES AND CONSTRUCTION REQUIREMENTS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "MISS UTILITIES" TO HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO PERFORMING ANY DIGGING.
 3. THE EXISTING SITE CONDITIONS SHOWN ON THE PLAN REPRESENT FIELD MEASUREMENTS PERFORMED BY THE ARCHITECT. IT IS THE CONTRACTOR RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER OF ANY/ALL PLAN DISCREPANCIES OR CONSTRUCTION CONFLICTS.
 4. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE WORK AREA AND PROVIDING ALL MEASURES NECESSARY FOR PROTECTING THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.
 6. THE CONTRACTOR SHALL MARK THE LIMITS OF EXISTING SIDEWALK AND RAMPS TO BE DEMOLISHED PRIOR TO BEGINNING ANY WORK. THE CITY SHALL REVIEW AND APPROVE ALL DEMOLITION WORK IN WRITING PRIOR TO THE CONTRACTOR BEGINNING WORK.
 7. ALL WORK SHALL BE COORDINATED WITH THE OWNER AND ALL APPLICABLE CITY UTILITY AND PUBLIC WORKS DEPARTMENTS.
 8. AT THE END OF CONSTRUCTION, ALL DISTURBED EARTH AREAS SHALL BE FINE GRADED, SEEDED AND MULCHED TO ESTABLISH A PERMANENT STAND OF LAWN GRASS.

APPROVAL SIGNATURE: _____ DATE: _____
 DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

**THIS DRAWING FOR REVIEW ONLY!
 NOT FOR CONSTRUCTION OF ANY KIND!**

Wall Reinforcement Details
 Anhold - 301 5th Street SW
MOLER & ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 300 EAST WATER STREET
 CHARLOTTESVILLE, VA 22902
 PHONE: 434-971-3027 FAX: 434-971-4027 © 2013



04 - RETAINING WALL DETAILS
 SCALE: AS NOTED

Special Use Permit – BAR recommendation

BAR 21-03-04

64 University Way, TMP 050048000

Rugby Road-University Circle-Venable ADC District

Owner: Neighborhood Investments, LLC

Applicant: Chris Henningsen, Henningsen Kestner Architects

SUP Request: Increase in residential density and allow a reduction in side yard setbacks to address the non-conforming structure.

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Special Use Permit – BAR recommendation

BAR 21-03-04

64 University Way, TMP 050048000

Rugby Road-University Circle-Venable ADC District

Owner: Neighborhood Investments, LLC

Applicant: Chris Henningsen, Henningsen Kestner Architects

SUP Request: Increase in residential density and allow a reduction in the side yard setback.



Background

Year Built: 1915

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing

One of Charlottesville’s first, large apartment buildings, Lyndhall was constructed with a commercial kitchen and communal dining room and gathering spaces. The interior has been altered over time—kitchens were added to individual apartments in the 1930s, but changes to the exterior were minimal. The unique, double-gambrel roof and the recessed balconies on the top floor were intended to reduce the perceived scale within what was then a neighborhood of large, single family residences. (The planned rehabilitation includes recreating the original Chippendale railing at the top floor balconies.)

Prior BAR Reviews

n/a

Application

- Submittal: Henningsen Kestner Architects drawings *Historic Restoration and Renovation: Lyndhall Apartments, Special Use Permit BAR Information* (ten sheets).

This is a Special Use Permit request to increase in residential density (from 21 dwelling units per acre to 48 DUA) and allow the existing, non-conforming side setbacks.

Per City Code Section 34-157(7), for a special use permit request for a property within an ADC District, Council shall refer the application to the BAR for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, would mitigate any such impacts.

Proposed exterior work:

- Remove top floor, porch railings [not original]. Replace with Chippendale rail to replicate original.
- Removal of fire escapes at the rear elevation. Doors to be removed and new windows installed, with brick infill.
- Restore/repair slate roofing.
- Restore/repared existing windows and trim.
- Repair existing masonry.
- Install new, copper scuppers, gutters, and downspouts.
- Construction of new porches at rear elevation. At each, an existing window to be removed and replaced with a door.

Discussion and Recommendation

In evaluating this SUP request, the Planning Commission and, ultimately, City Council will take into consideration the BAR's recommendation on whether or not the SUP, if approved, would adversely impact Rugby Road-University Circle-Venable Neighborhood ADC District and, if so, any proposed conditions to mitigate the impact. The BAR may request that the Planning Commission and City Council consider including these design recommendations as conditions of approval for the SUP.

The BAR's recommendation is not a function of how the site will be used or occupied, but an evaluation of the requested SUP relative to the criteria within the ADC Design Guidelines. For this project, the proposed increase in density will not result in alternations to the scale, massing, footprint or design of the building. The allowance for the side yard setbacks is a function of the location of the existing, nonconforming building.

The planned alterations and building rehabilitation are eligible for rehabilitation Tax Credits and the work is being coordinated with the Virginia Department of Historic Resources. Per City Code Sec. 34-283, an administrative review is allowed for *exterior alterations which are shown, through adequate documentation, to have been approved for a tax credit under either the federal rehabilitation tax credit program or the similar Virginia state tax credit program.*

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to recommend to City Council that, based on the information submitted, the proposed Special Use Permit for 64 University Way will not adversely impact the Rugby Road-University Circle-Venable Neighborhood ADC District. The related exterior alterations and rehabilitation will not alter the scale, massing, footprint, or setbacks of the existing building, nor are they inconsistent with the building's design and architectural style. Furthermore, the proposed work, including the exterior rehabilitation, is being coordinated with the Virginia Department of Historic Resources.

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.

Relevant City Code Sections:

Sec. 34-157. - General standards for issuance. [re: Special Use Permits]

- a) In considering an application for a special use permit, the city council shall consider the following factors:

[...]

7. When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Sec. 34-162. - Exceptions and modifications as conditions of permit. [re: Special Use Permits]

- a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:
 1. Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and
 2. Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and

3. No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this chapter within the zoning district in which the subject property is situated.
- b) The planning commission, in making its recommendations to city council concerning any special use permit application, may include comments or recommendations regarding the advisability or effect of any modifications or exceptions.
- c) The resolution adopted by city council to grant any special use permit shall set forth any such modifications or exceptions which have been approved.

Sec. 34-283. - Administrative review. [re: BAR review of alterations]

- a) Notwithstanding any contrary provision of this article, the director of neighborhood development services may review, and may approve or deny, applications for certificates of appropriateness, in the following situations:
 1. Exterior alterations which are shown, through adequate documentation, to have been approved for a tax credit under either the federal rehabilitation tax credit program or the similar Virginia state tax credit program;
- [...]

Architectural And Historic Survey



Identification

STREET ADDRESS:	← 64 University Way	HISTORIC NAME:	← The Lyndhall Apartments
MAP & PARCEL:	5-48	DATE / PERIOD:	← 1915
CENSUS TRACT AND BLOCK:	7-211	STYLE:	Colonial Revival
PRESENT ZONING:	R-3	HEIGHT (to cornice) OR STORIES:	2½ Storeys
ORIGINAL OWNER:	Annie S. Lindsay & Shirley K. Rental Property (apts) Hall-Quest	DIMENSIONS AND LAND AREA:	97' x 142' (15,183 sq. ft.)
ORIGINAL USE:	← Rental Property (apts.)	CONDITION:	Good
PRESENT USE:	← Rental Property (apts.)	SURVEYOR:	Bibb
PRESENT OWNER:	Nancy L. Gilmer	DATE OF SURVEY:	← Fall 1980
ADDRESS:	1902 Greenbrier Drive Charlottesville, VA	SOURCES:	← City/County Records <u>Holsinger's Charlottesville</u>

entire ARCHITECTURAL DESCRIPTION

← Lyndhall was one of Charlottesville's first large apartment buildings. By breaking the roof up into two smaller sections and recessing the third storey dormers into the roof behind a balustrade, it maintains the scale of what was at that time still a neighborhood of large single-family residences. The building is 2½ storeys tall and 7 bays wide. Construction is of brick laid in Flemish bond. It is set on a high basement, also of brick laid in Flemish bond. There is a stepped water table. The building is sheltered by two parallel, high-pitched, truncated gable roofs with concrete-capped parapet gables. There is an entablature with modillions and dentil moulding on the facade. Above it, a Chinese Chippendale roof balustrade conceals two wide 3-bay dormers set into the roof. A single wall dormer eight bays wide extends across the entire rear elevation. The walls of both front and rear dormers are covered with the same slate as the roof. There are six large rectangular capped interior chimneys. ~~The double sash windows have six large rectangular capped interior chimneys.~~ The double-sash windows have jack arches, concrete sills, and architrave trim and are the same height at all levels. Those on the facade and in the first bays on the ends are 8-over-8 light; others are 6-over-6 light. They are paired in the bays at each end of the facade. Dormer windows on the facade are paired 8-light casement. A shallow one-storey portico covers the center bay of the facade. Fluted Tuscan columns support an entablature with triglyphs and dental moulding with a wrought iron balustrade above. The entablature and balustrade continue across the two flanking bays, supported on plain Tuscan pilasters. The first level wall of these three center bays is plastered. At the second level, there are paneled spandrels below the windows in these three bays. Ten-light double entrance doors with leaded transom are set within a paneled recess. The name "LYNDHALL" is incised in concrete at each side of the steps. A two-storey porch covers the front half of the south end of the building. There is an open porch with concrete floor and brick piers at the basement level. An entrance door in the first bay, with a transom and a single sidelight, originally gave non-tenant diners access to the basement dining room. The first storey level is a sun parlor with 8-over-8 light windows with spandrels, and columns and entablature matching those at the entrance. Above this is a shed-roofed second storey screened porch with coupled square posts on pedestals and Chinese Chippendale balustrade. Apparently the kitchen was in the north end of the basement, now used for storage, and the public dining room was in the south end. It has been divided into apartments, but French doors still open into a hall running between the central stair hall and the basement entrance at the south end of the building.

HISTORICAL DESCRIPTION

← Annie S. Lindsay and Shirley Knox Hall-Quest bought this lot in the new University Place subdivision in 1915 (ACDB 161-88). According to tax records, the building was erected the same year. Mrs. Hall-Quest sold her half to Mrs. Lindsay's husband James H. Lindsay in 1917 (City DB 30-295), and Mrs. Lindsay deeded him the other half in 1922 (DB 50-181). The Lynd Company bought the property from the Lindsay heirs in 1965 (DB 270-557) and sold it two years later to the W & R Company (DB 291-79), which sold it to ~~the present owner~~ in 1974 (DB 355-44, 374-304). These were originally "non-housekeeping apartments" without kitchens. A large kitchen and dining room in the basement served meals to the tenants and others in the neighborhood. Kitchens were added to the individual apartments in 1937, and the public dining room was closed.

SIGNIFICANCE

This early 20th century apartment house is a good example of the Colonial Revival style and maintains the domestic scale of the neighborhood.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s) 7298; 7216

Page 1 of 2

Street address **64 University Way**
Town/City **Charlottesville**
Historic name **Lyndhall Apartments** Common name _____

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 4 <i>at rear</i>	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <i>double</i> <input checked="" type="checkbox"/> gambrel <i>double (parapet)</i> <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <i>ends</i> <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input checked="" type="checkbox"/> <i>prism</i> <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <i>at rear</i>	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 7 <i>system</i> <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

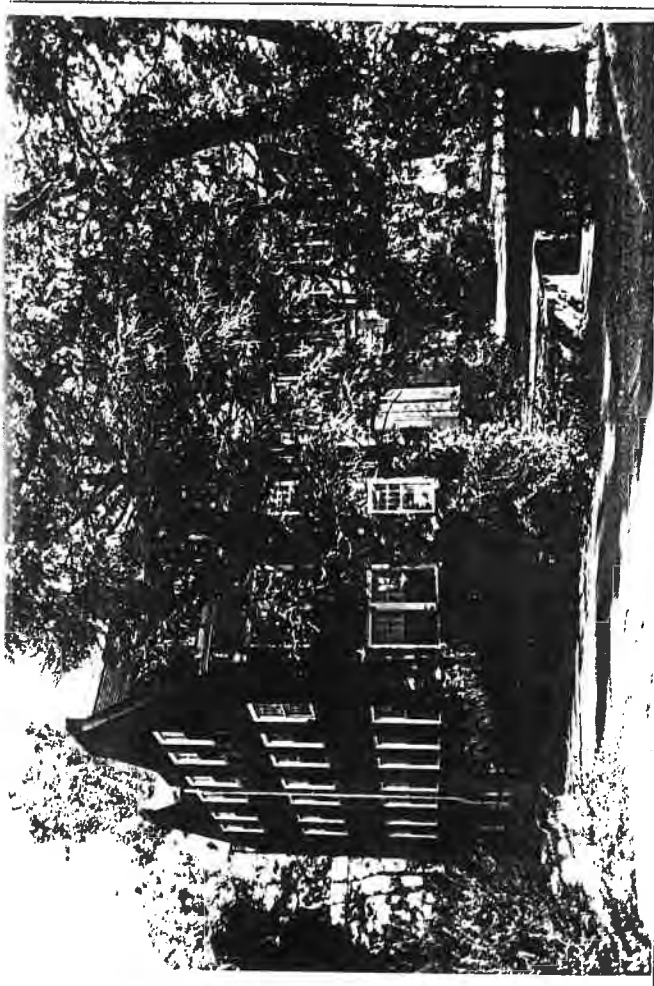
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Small distyle Greek Doric front entry shelter

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input checked="" type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	_____

Style/period **Georgian Revival** Date **1915** Architect/builder _____

Location and description of entrance **Central front entrance with double-leaf French doors.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This unusual apartment building, located near the intersection of University Way and University Circle, features a double-gambrel roof with parapet ends (forming a W-shaped end profile). Another interesting feature are the cut-outs in the roof providing small balconies for the apartments on the top floor.

Historical information

The City tax records show this building was erected in 1915.
(See future Ch'ville survey form for more info)

Source **Eugenian Bibb; Real Estate records**
Surveyed by **Jeff O'Dell, VHLC** Date **9-83**



HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903



SPECIAL USE PERMIT B.A.R. INFORMATION

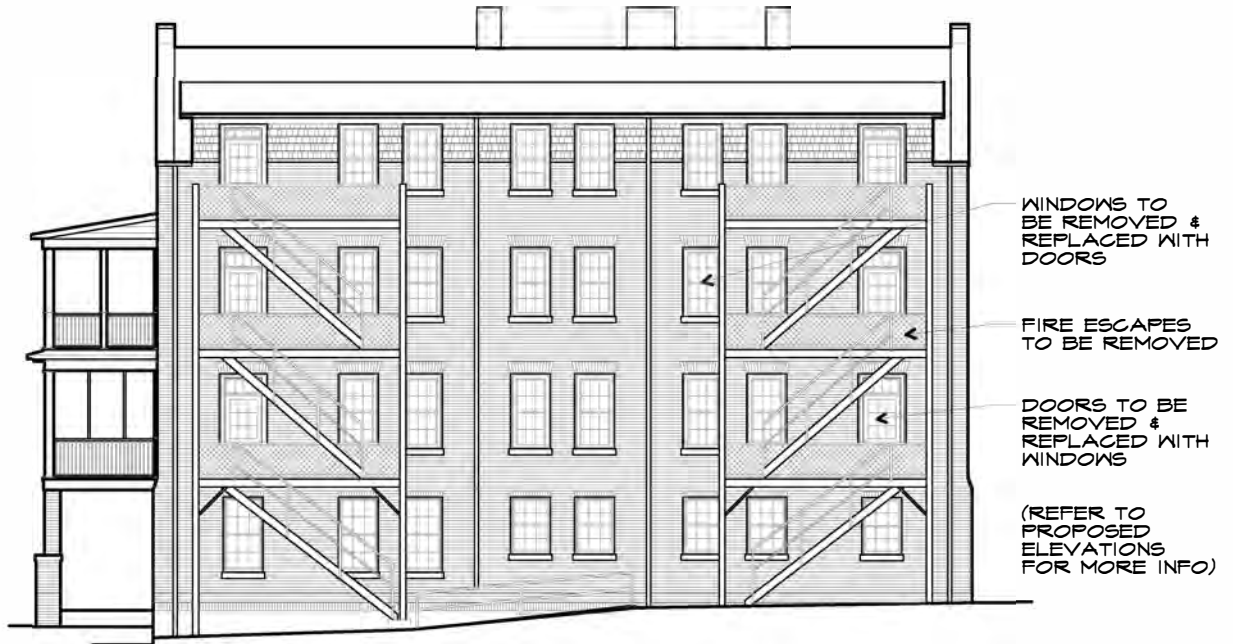
HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
EXISTING ELEVATIONS





PROPOSED FRONT ELEVATION



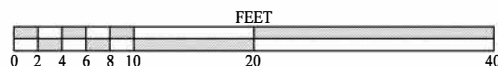
PROPOSED REAR ELEVATION

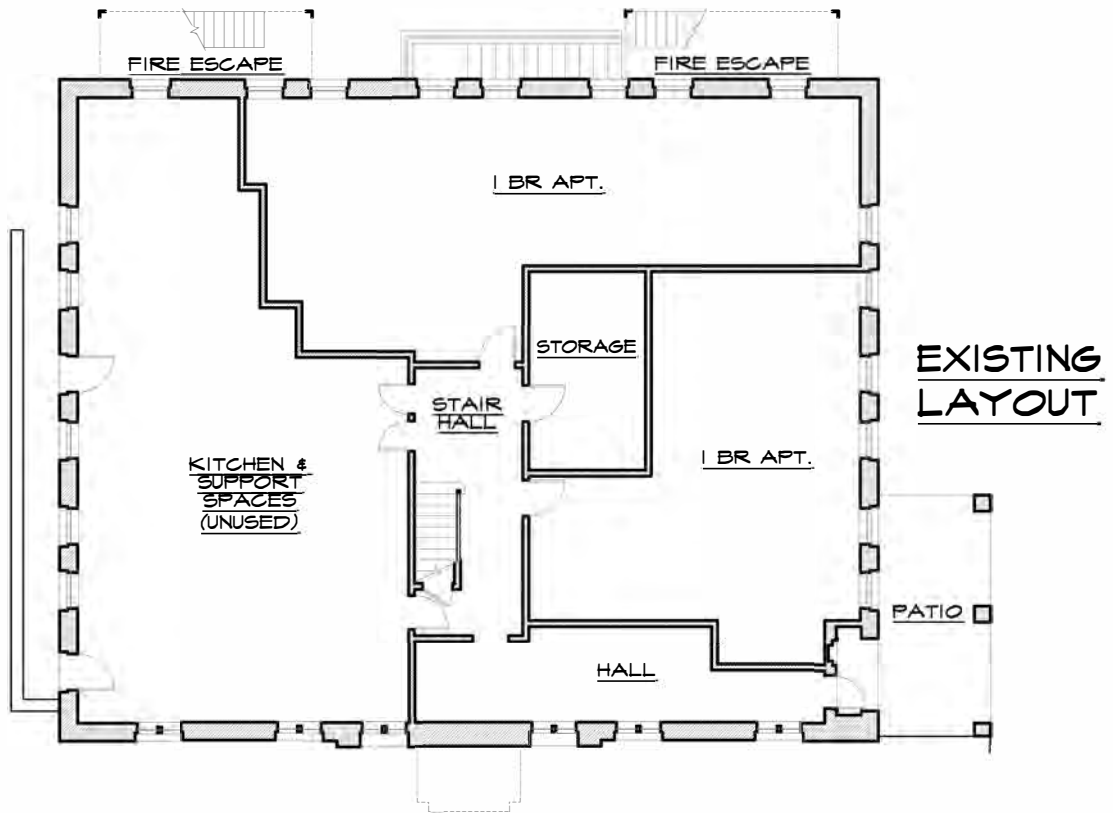
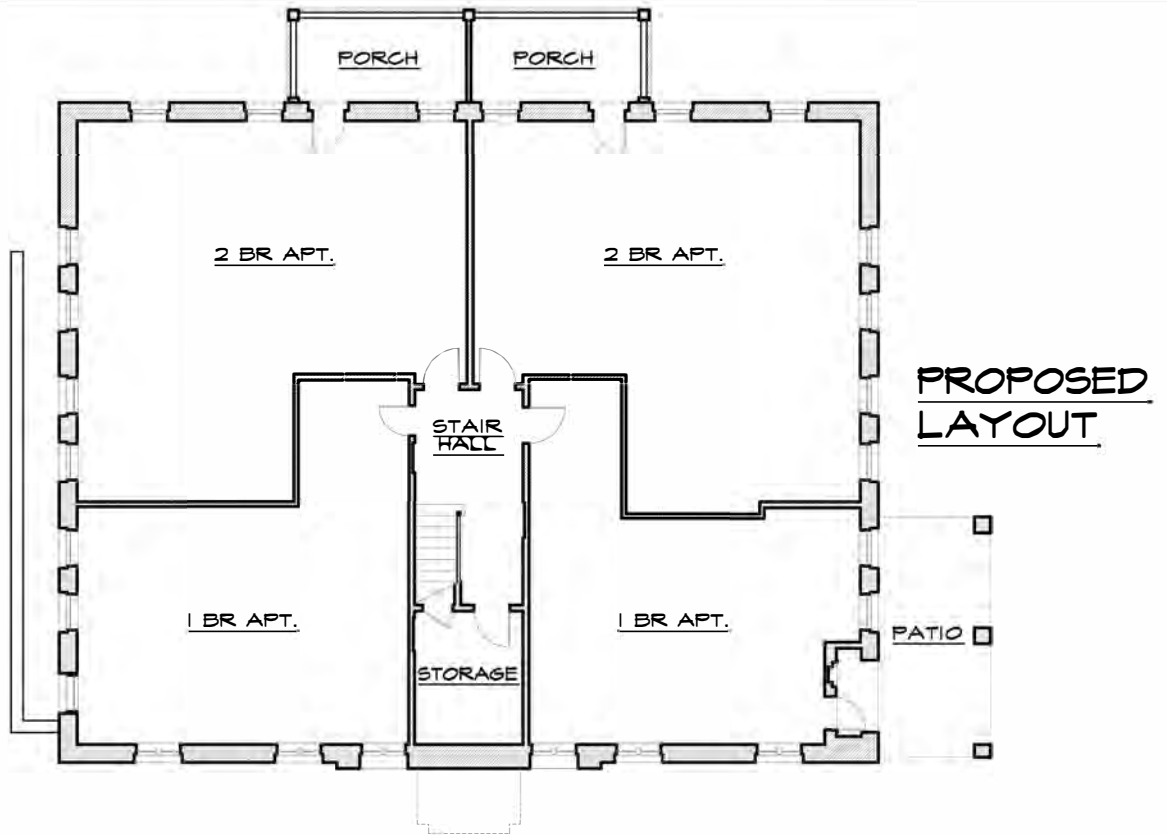
HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
PROPOSED ELEVATIONS



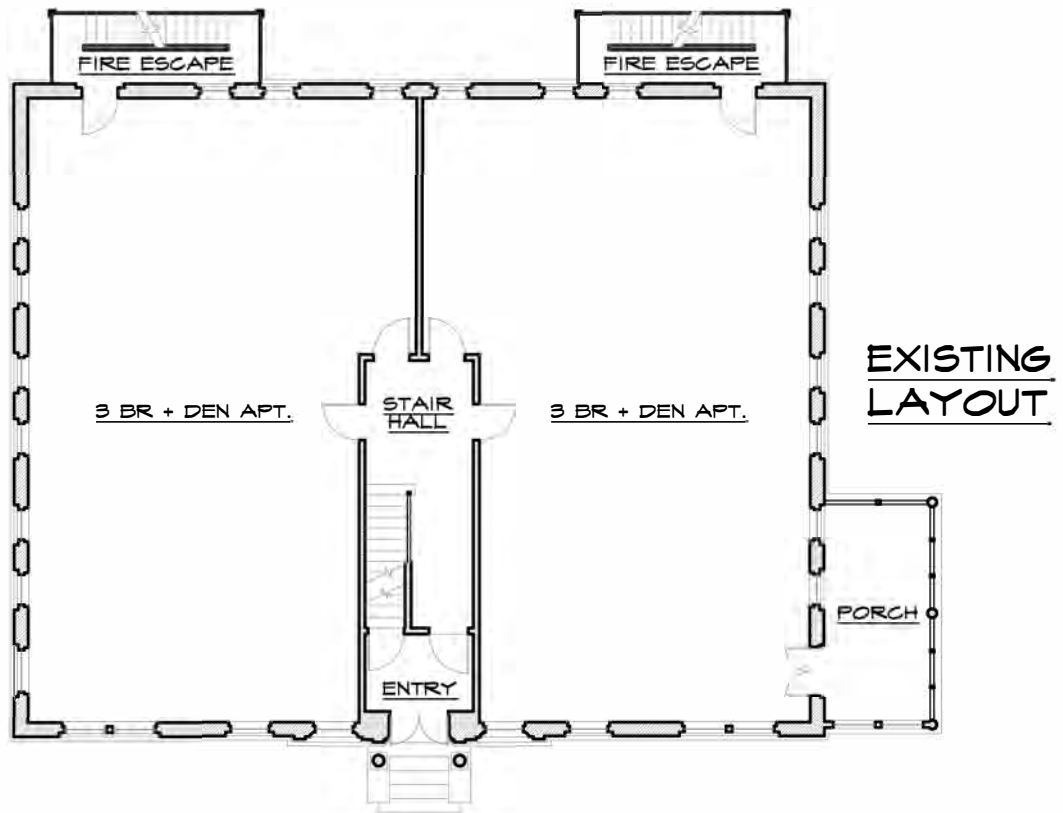
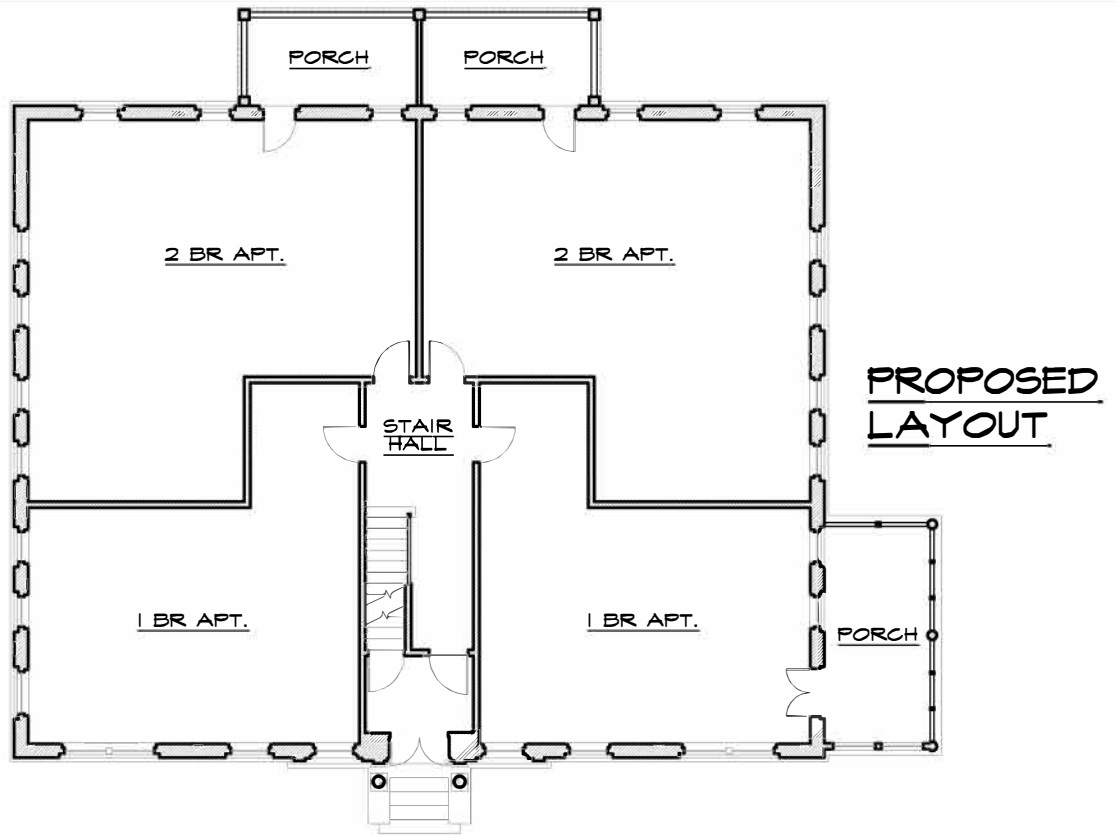


HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
GROUND FLOOR



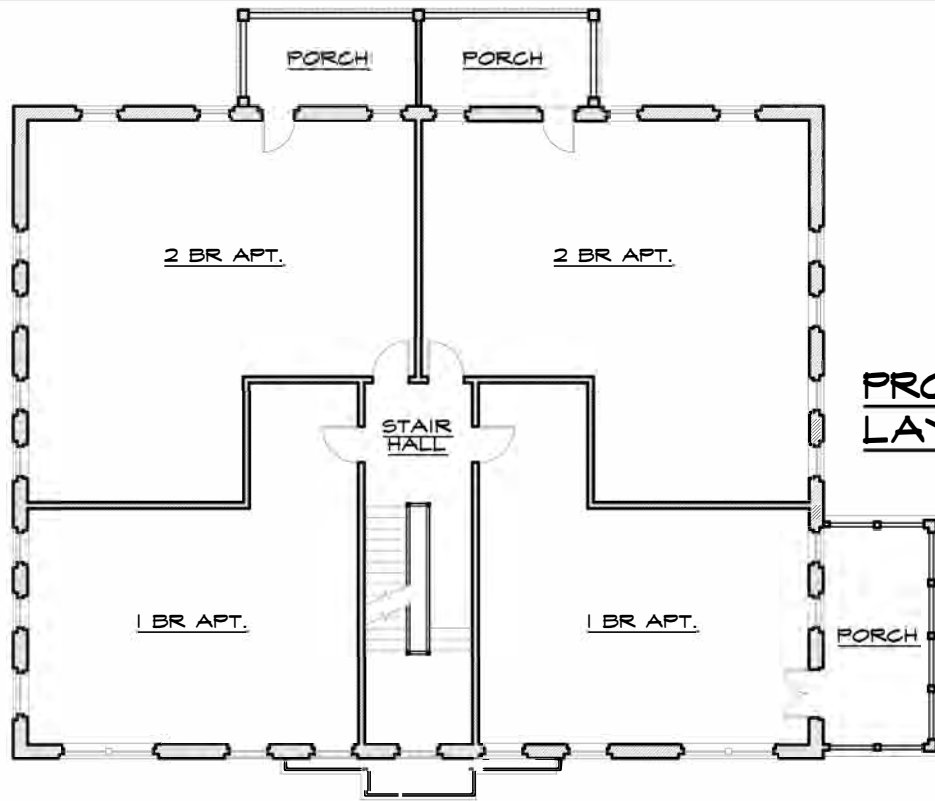


HENNINGSEN KESTNER
ARCHITECTS

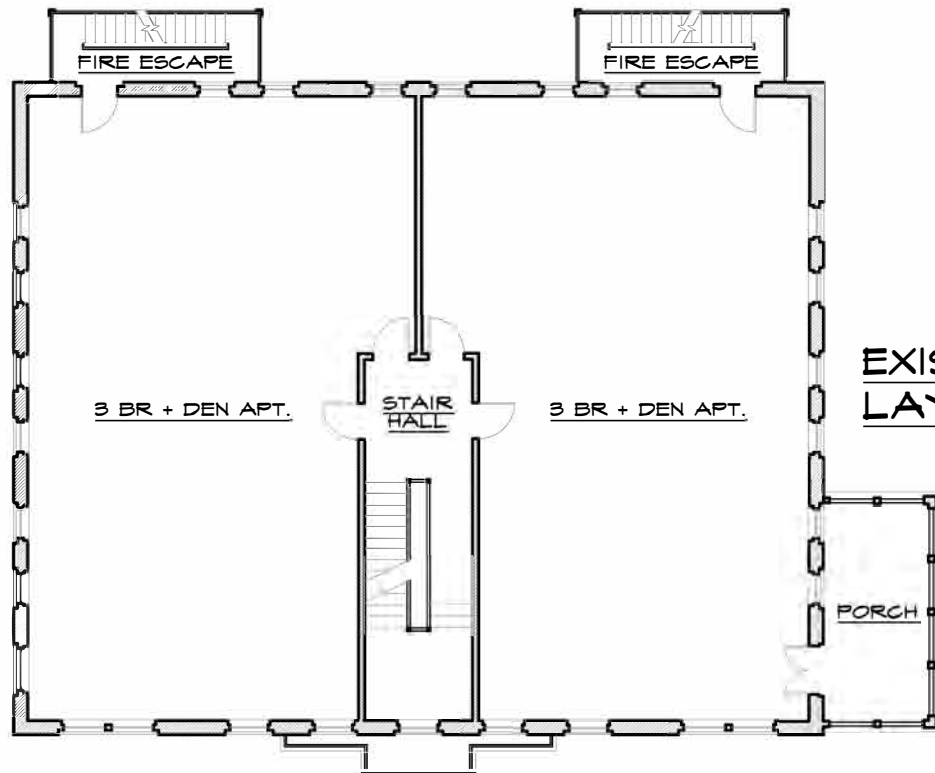
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
FIRST FLOOR





PROPOSED
LAYOUT



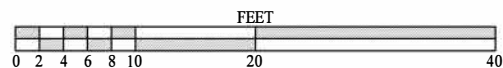
EXISTING
LAYOUT

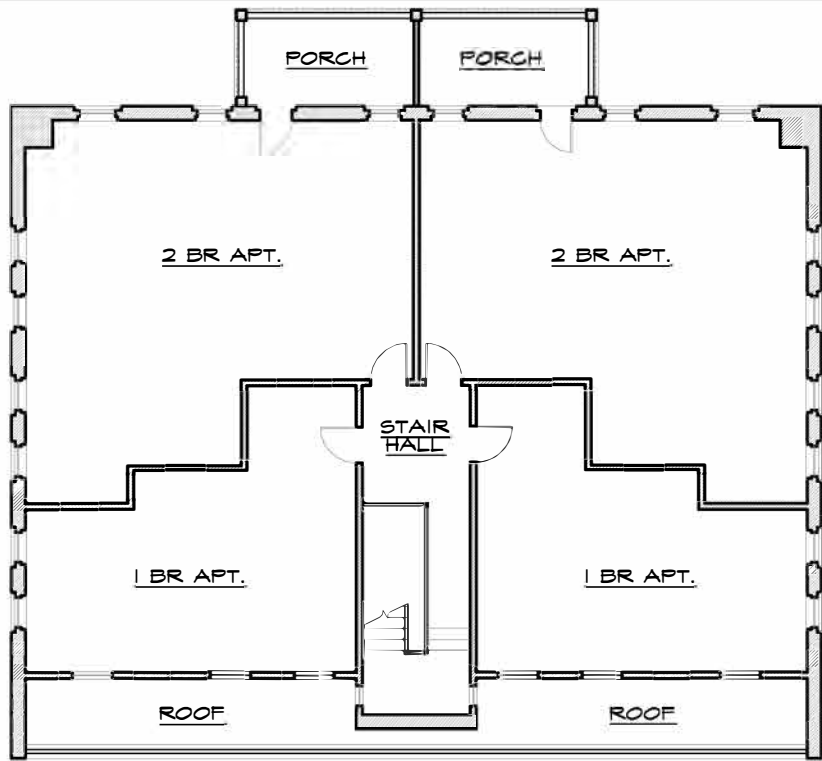


HENNINGSEN KESTNER
ARCHITECTS

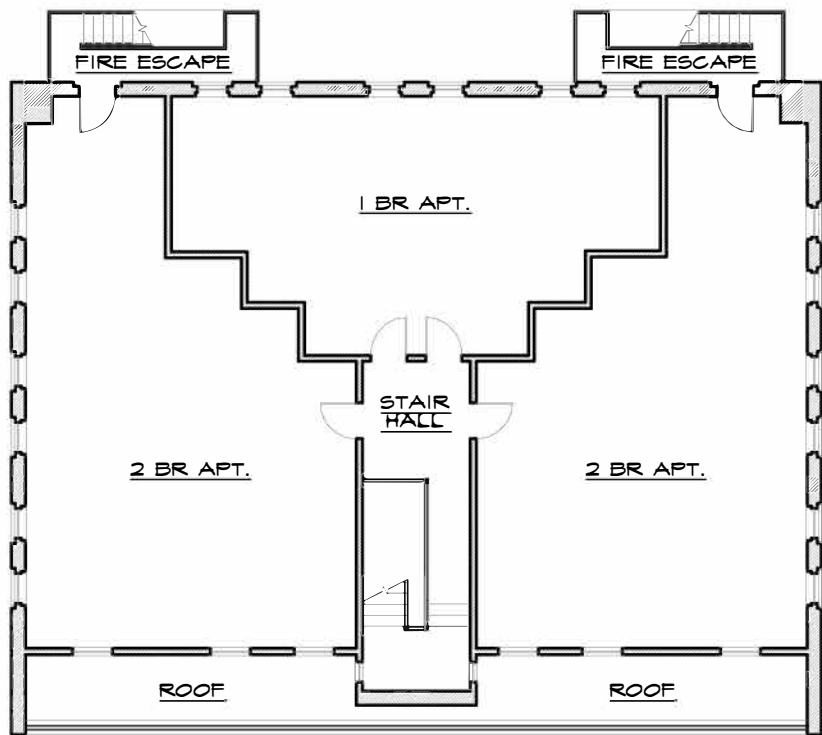
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
SECOND FLOOR





PROPOSED
LAYOUT



EXISTING
LAYOUT

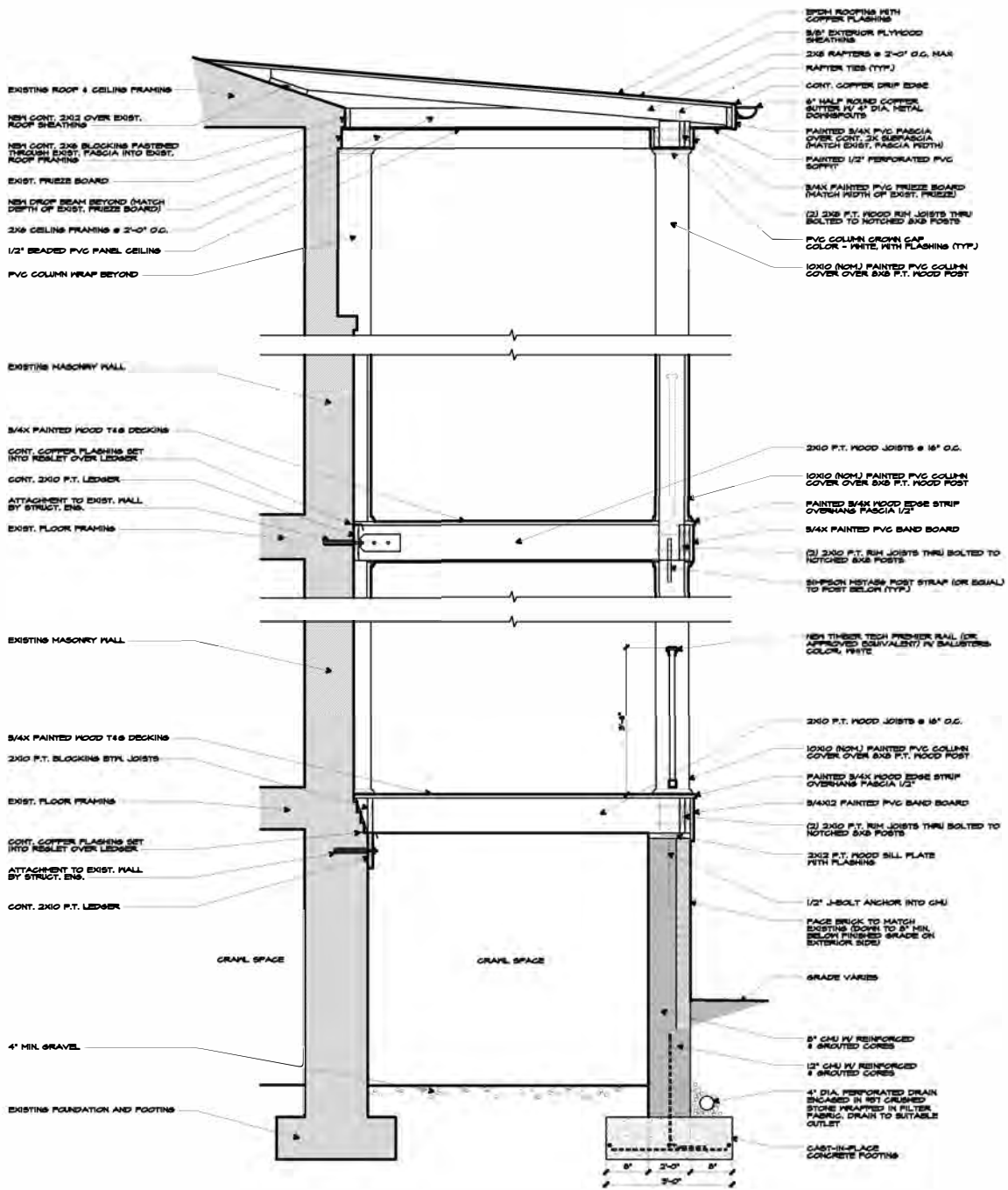


HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
THIRD FLOOR

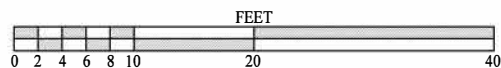


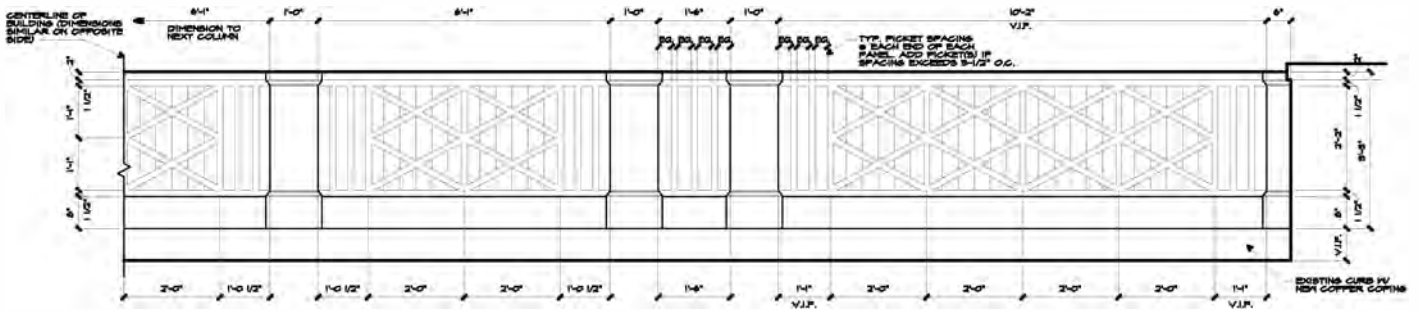


HENNINGSEN KESTNER
ARCHITECTS

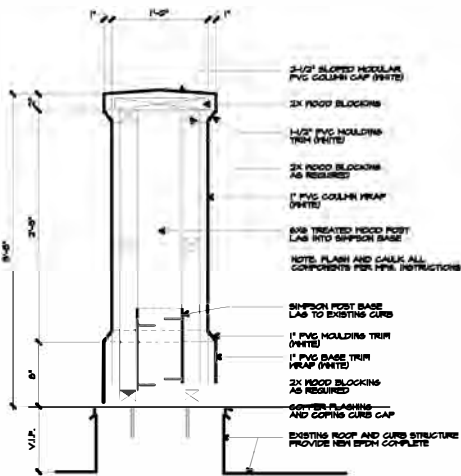
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
PROPOSED PORCH SECTION

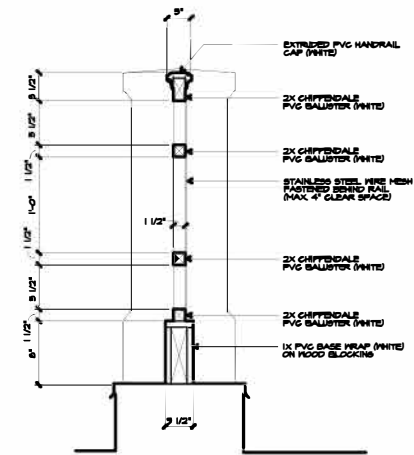




1 PROPOSED NEW CHIFFENDALE RAILING - FRONT ELEVATION
SCALE: 3/4" = 1'-0"



2 PROPOSED NEW CHIFFENDALE RAILING - COLUMN SECTION
SCALE: 1/2" = 1'-0"



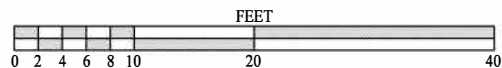
3 PROPOSED NEW CHIFFENDALE RAILING - RAILING SECTION
SCALE: 1/2" = 1'-0"



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
PROPOSED RAILING DETAILS





HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903



SPECIAL USE PERMIT APPLICATION INFORMATION

HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM



10 March, 2021

City of Charlottesville
Department of Neighborhood Development Services
City Hall Post Office Box 911
Charlottesville, VA 22902

RE: Lyndhall Apartments - Updated Special Use Permit Narrative

On behalf of Neighborhood Investments, LLC, we submit this request for a Special Use Permit for the Historic Restoration and Renovation of Lyndhall Apartments, tax parcel 50048000, located at 64 University Way in Charlottesville's R-3H zoning district.

There are three components of the requested Special Use Permit:

1.) An increase in residential density to 48 DUA from the 21 DUA permitted by-right (up to 87 is permitted with SUP). The current use as a 9-unit apt. building is a legal non-conforming use in the R3-H district due to the limited lot size. Our request for increased density is explained further below.

2.) Reduction of the side yard setback requirement from 1' per every 4' of height (minimum 10') to the 10' minimum. Although the building is existing and we are not proposing any changes that affect the side yard setbacks, this issue must be addressed as it is also a legal non-conforming condition.

3.) Reduction of the 3' parking setback from the side property lines. Neighboring properties on both sides are currently paved up to the property lines, and are separated from the subject property by grade changes and existing retaining walls. The property is currently paved up to the property line on the North side, and the property immediately to the South (where we are proposing to expand the paving to the property line) has the same owner as the subject property. Current compliance with the requirements of Section 34-981 regarding drainage will not be impacted by the requested improvements.

We seek this Special Use Permit as part of our proposed restoration of the building, which has received preliminary approval from the Virginia Department of Historic Resources and National Park Service for Historic Rehabilitation Tax Credits, as it is listed as a "Contributing Structure" within the Rugby Road – University Corner Historic District.

This historic apartment building was constructed in 1915 with 12 units (4 per floor on 3 floors) over a basement level (above grade on 3 sides), which housed a communal dining room, commercial kitchen, and support spaces. The apartments themselves originally did not have their own kitchens, so when the building was reconfigured sometime around 1936, the units on the upper floors were combined, kitchens were added, and 2 new apartments were carved out of the dining room and support spaces in the basement. Currently, the building has 9 units, 2 units per floor on the lower three floors, and three smaller units on the top floor. The

conversion was not planned thoughtfully however, and created awkward layouts featuring kitchens and bedrooms that can only be accessed through other bedrooms, to cite the worst example.

Since the original apartment entrances on the upper floors are still intact, the historic preservation architect consultants who were engaged to provide guidance (Hill Studio of Roanoke, VA), suggested that we “uncombine” the units on the main floors and go back to using all 4 original entrance doors on each floor to access 4 smaller apartments, as the building was originally designed. This approach has yielded better 1-2 bedroom apartments that are more in keeping with the original layout of the building, but now include the kitchens, baths, closets, etc. that tenants demand in today’s rental market. For the sake of consistency and efficiency in terms of stacking structure, plumbing, etc., we are proposing to duplicate the layout of the first and second floors in the basement, which brings the total proposed number of units in the building to 16.

Exterior improvements to the building are limited to restoration of the exterior to it’s historic appearance on the front and side facades, and the replacement of unsightly and deteriorated exterior fire escapes that were added to the rear of the building with covered exterior porches. Site improvements consist of: Widening of the driveway on the North side of the building for safer vehicle access, and replacement of existing retaining walls; Repaving and restriping of existing rear parking lot to increase parking capacity; Creation of landscaped patio area on the South side of the building for recreational use by residents; Landscape improvements; Installation of new and/or replacement utilities (water, sewer, electrical, and fire sprinkler line) into the building.

The following is a list of specific areas of concern noted in the Special Use Permit application, with our responses outlining how each issue is addressed in our proposed plan:

Section 34-158(a)(5) Information and data identifying how many, if any, existing dwelling units on the development site meet the city's definition of an "affordable dwelling unit" and whether any such existing units, or equivalent affordable units, will remain following the development.

Response: The owner has indicated that the existing building does not currently have any units that meet the city’s definition of an “affordable dwelling unit”. It is not anticipated that the renovated building will have affordable dwelling units, which are not required, as the building envelope falls under the 1.0 FAR threshold.

Section 34-157(a)(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

Response: The existing building is listed as a “Contributing Structure” within the Rugby Road – University Corner Historic District, and exterior improvements have received preliminary approval from the VA Dept. of Historic Resources and National Park Service for Historic Rehabilitation Tax Credits. The building has been in continuous use as

student housing since it's construction in 1915, and the proposed renovation will not change that use.

Section 34-157(a)(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

Response: The proposed use and increase in residential density conforms to the city's comprehensive plan, as the site is located within a "High Density Residential" zone on the General Land Use Plan. Although no affordable dwelling units are proposed as part of this project, it is our belief that if approved, the increase in residential density within this existing building will serve the purpose of reducing market pressure on affordable dwelling units elsewhere in the city. The proximity of the building to UVA grounds and the Corner District, as well as the existing sidewalks, bike lanes, and bus lines in the immediate vicinity of the building would make a density increase in this particular location especially likely to promote the goals of the Comprehensive plan in regards to walkability and transportation.

Section 34-157(a)(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Response: The proposed building renovation will comply with all applicable building code regulations.

Section 34-157(a)(4)(a) Traffic or parking congestion.

Response: The proposed improvements to the parking area on the building site conform to current parking regulations for the proposed unit size and count. We do not anticipate additional traffic or parking pressure to the neighborhood as a result of the proposed use.

Section 34-157(a)(4)(b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment.

Response: The proposed use will not create any of the adverse impacts to the natural environment listed above.

Section 34-157(a)(4)(c) Displacement of existing residents or businesses.

Response: The proposed renovation of the building will not displace any existing residents or businesses. If approved, the density increase in this location may help to reduce such displacement elsewhere in the city.

Section 34-157(a)(4)(d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base.

Response: The proposed use will not discourage economic development activities.

Section 34-157(a)(4)(e) Undue density of population or intensity of use in relation to the community facilities existing or available.

Response: Although we are asking for an increase in residential density, we do not feel that the proposed increase represents an undue increase in population density for this area. This building shares a block with several other historic student housing apartment buildings, and is located in a high density housing zone on the Comprehensive Plan. We are not proposing to expand the existing building envelope, and the proposed unit mix, if approved, will result in 16 one and two bedroom units with 24 bedrooms total. This is fewer than would be allowed by-right for a less sensitive renovation that would gut the interior, or for new construction on the property, which would allow 7 four bedroom units resulting in 28 bedrooms.

Section 34-157(a)(4)(f) Reduction in the availability of affordable housing in the neighborhood.

Response: The proposed project will not reduce the availability of affordable housing in the neighborhood.

Section 34-157(a)(4)(g) Impact on school population and facilities.

Response: As the past and proposed future use of the building is college student housing, we do not anticipate much if any impact to local school populations or facilities.

Section 34-157(a)(4)(h) Destruction of or encroachment upon conservation or historic districts

Response: As stated above, the building is a Contributing Structure within an established Historic District, and the renovation will be performed in conformance with all applicable VADHR and NPS requirements for Historic Preservation Tax Credits.

Section 34-157(a)(4)(i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant.

Response: The project will conform to all applicable federal, state, and local laws.

Section 34-157(a)(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed.

Response: The property is located within an R-3H zoning district. Both aspects of the proposed renovation (the historic preservation of the existing building, and the increased residential density, if approved) are harmonious with the purposes of the R-3H zoning district.

Section 34-157(a)(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations.

Response: All applicable general and specific standards (other than those addressed by the SUP request itself) will be met by the proposed project.

Section 34-157(a)(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Response: It is our understanding that the application to the BAR for review has been made by staff as part of the SUP process, and that the proposal will be considered by the Board during the March 16th meeting.

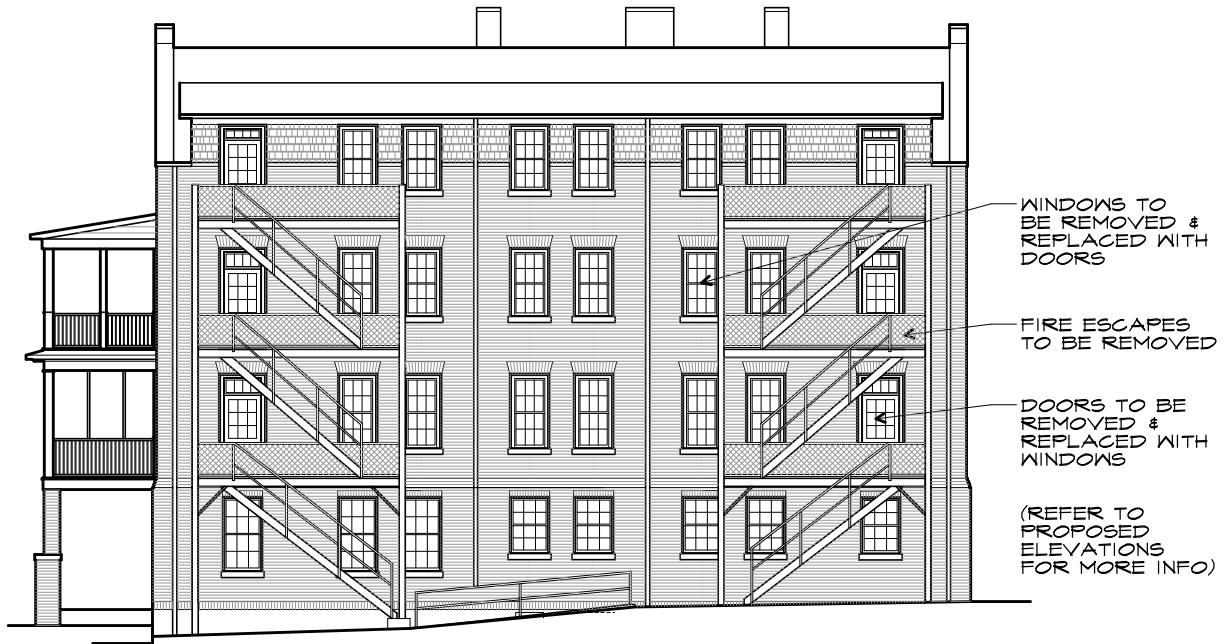
Please do not hesitate to contact us should you have any questions, or require any additional information.

Thank You,

Christian E. Henningsen, AIA
Project Architect



EXISTING FRONT ELEVATION



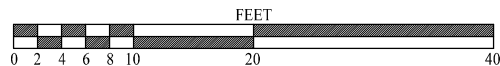
EXISTING REAR ELEVATION

HK

HENNINGSEN KESTNER
ARCHITECTS

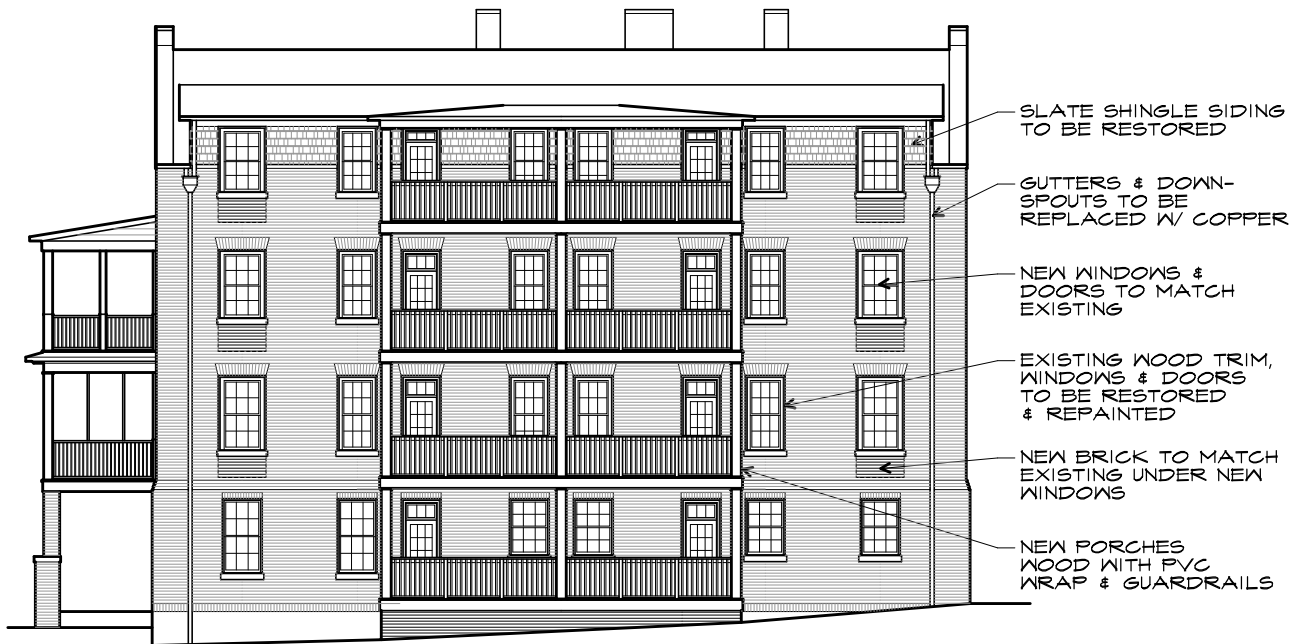
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
EXISTING ELEVATIONS





PROPOSED FRONT ELEVATION



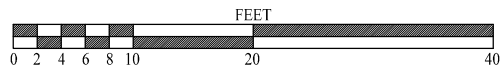
PROPOSED REAR ELEVATION

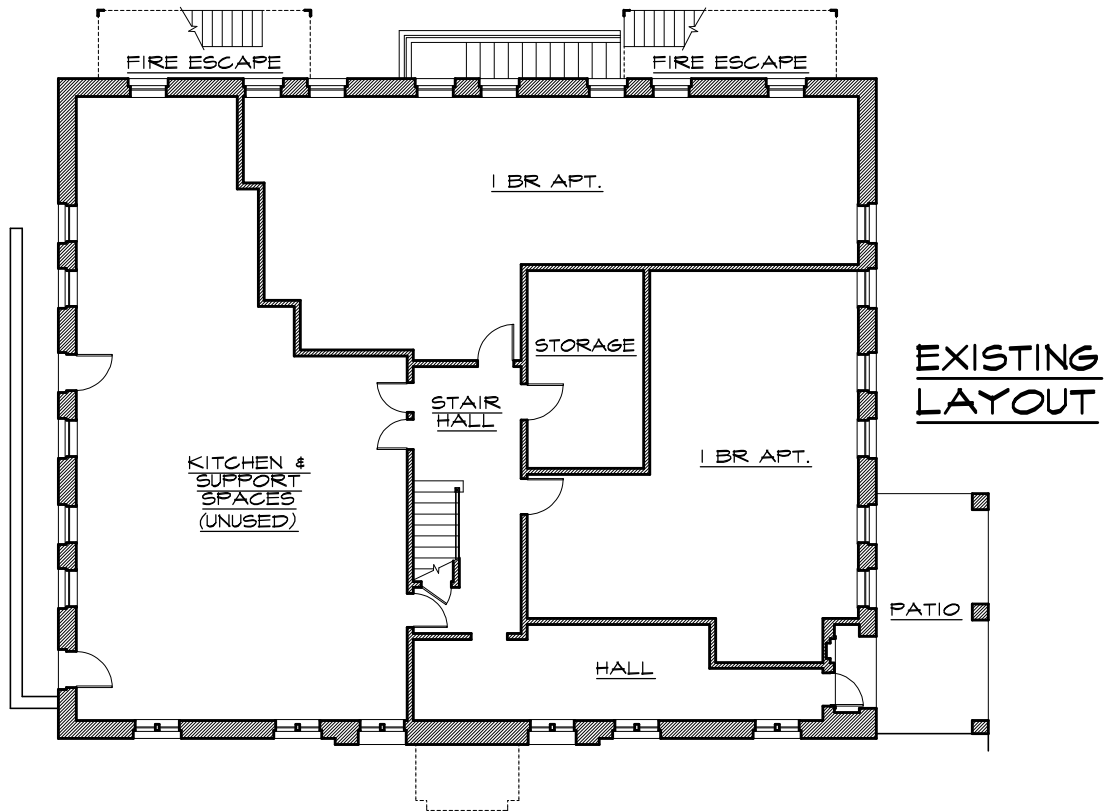
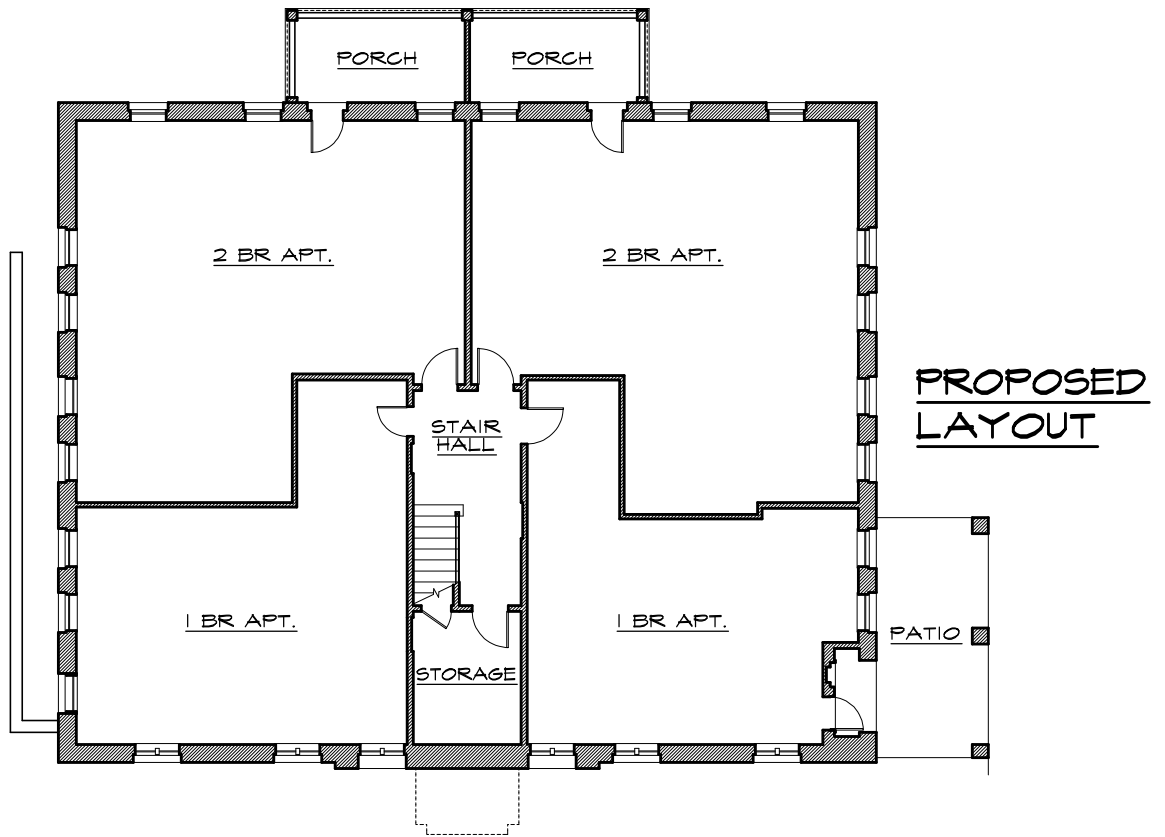
HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
PROPOSED ELEVATIONS



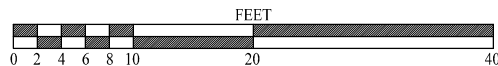


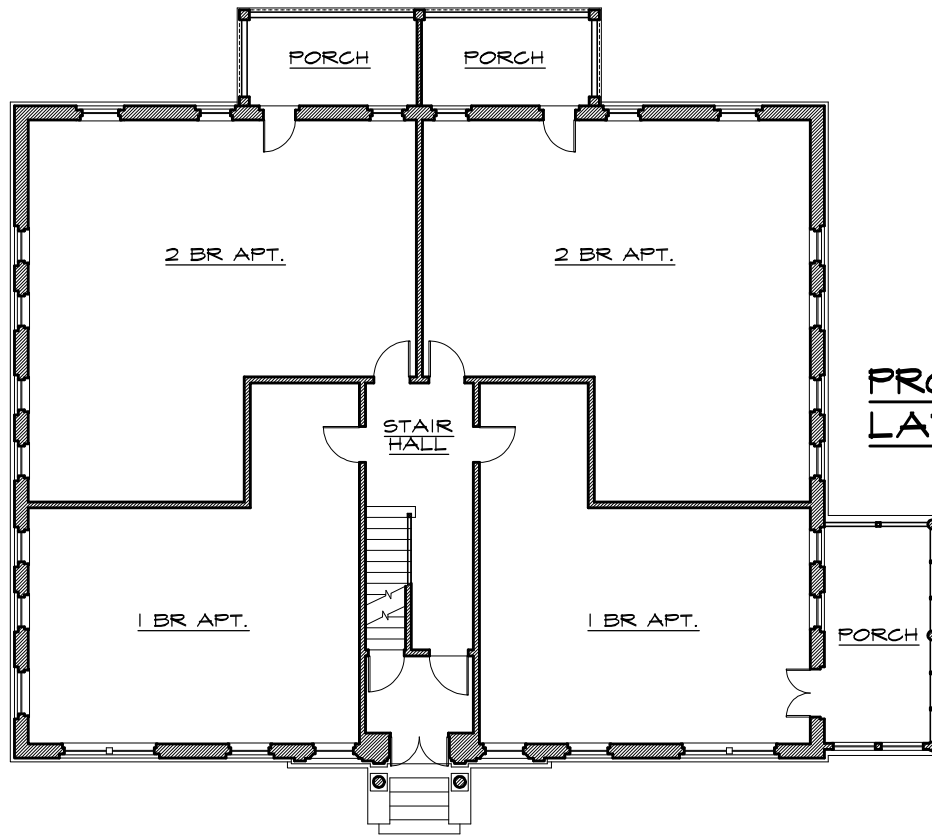
HK

HENNINGSEN KESTNER
ARCHITECTS

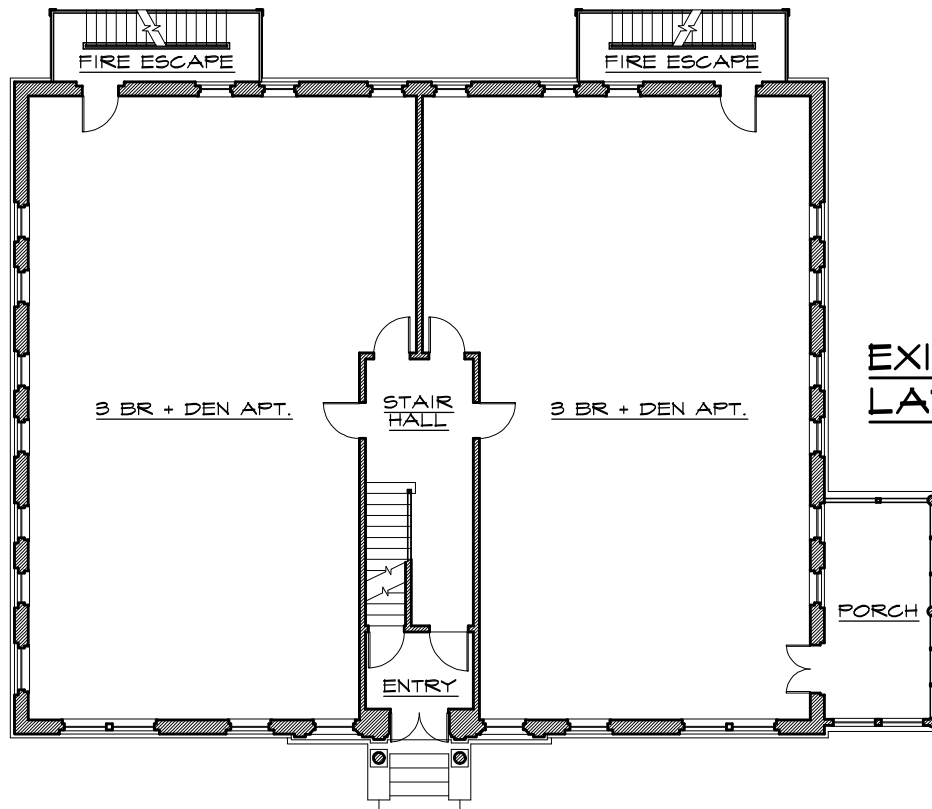
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
GROUND FLOOR





PROPOSED
LAYOUT



EXISTING
LAYOUT

HK

**HENNINGSEN KESTNER
ARCHITECTS**

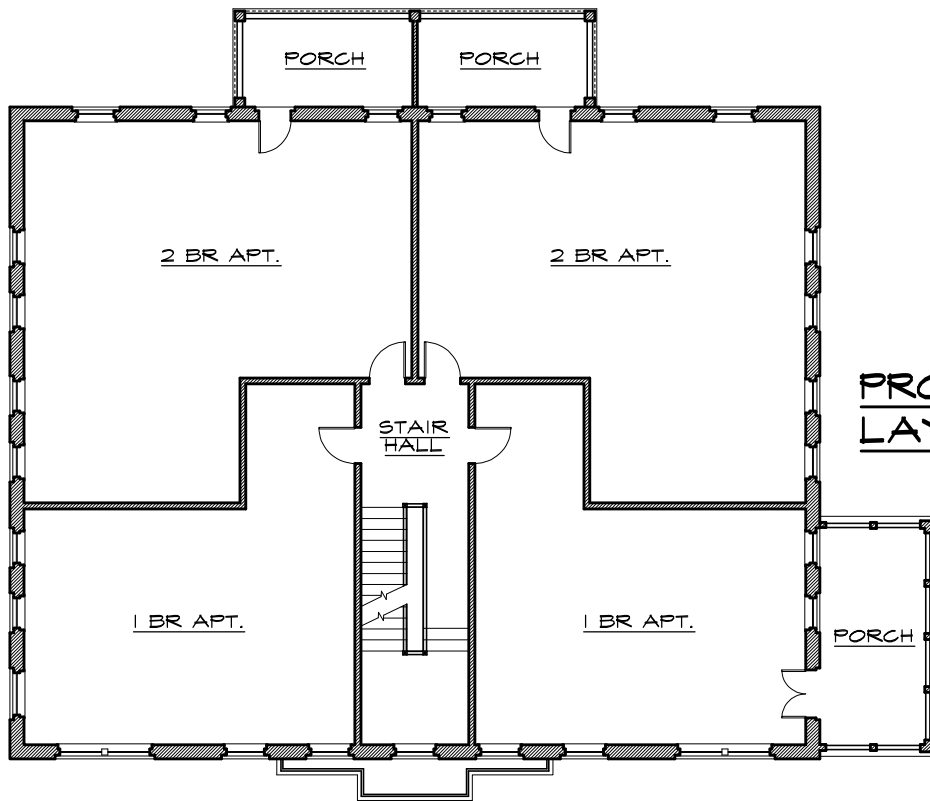
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS

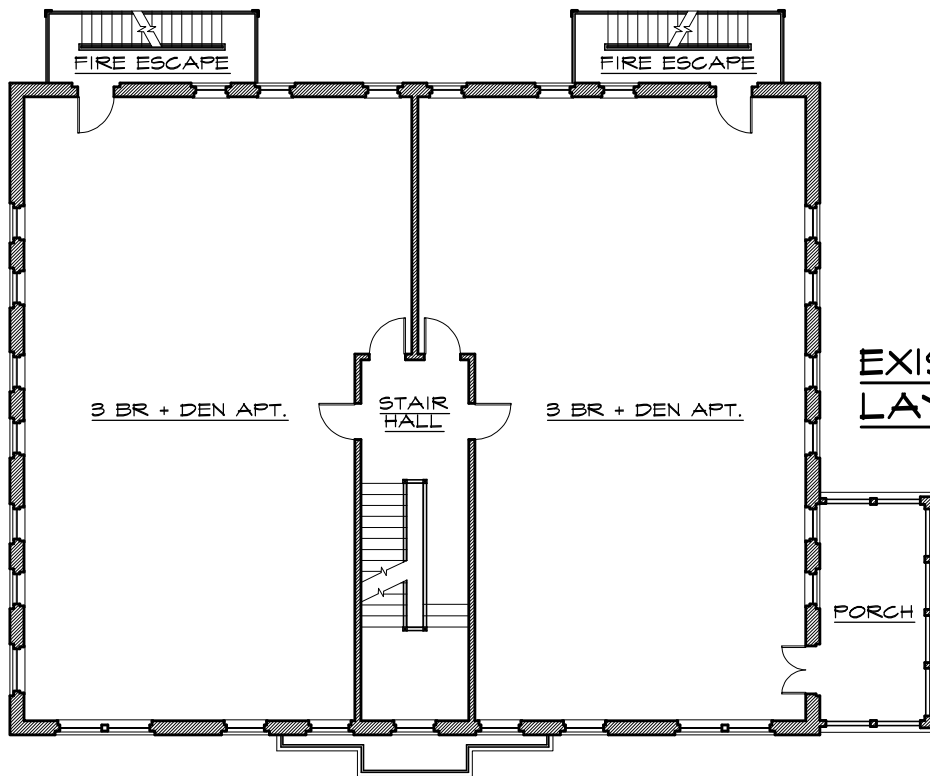
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903

FIRST FLOOR





PROPOSED
LAYOUT



EXISTING
LAYOUT

HK

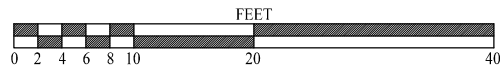
**HENNINGSEN KESTNER
ARCHITECTS**

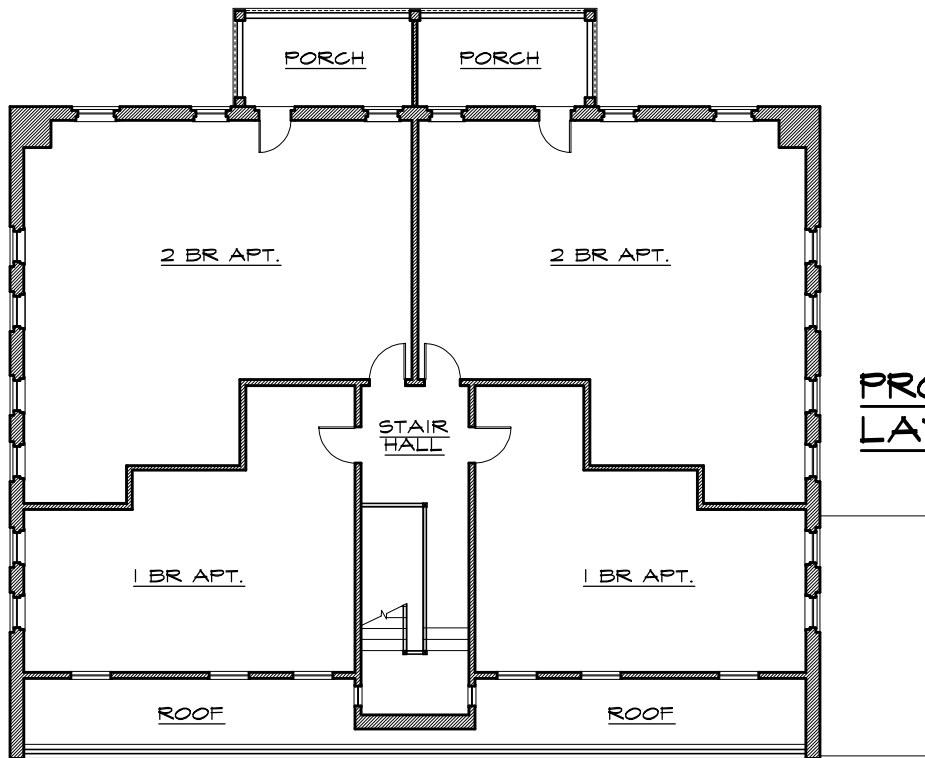
1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS

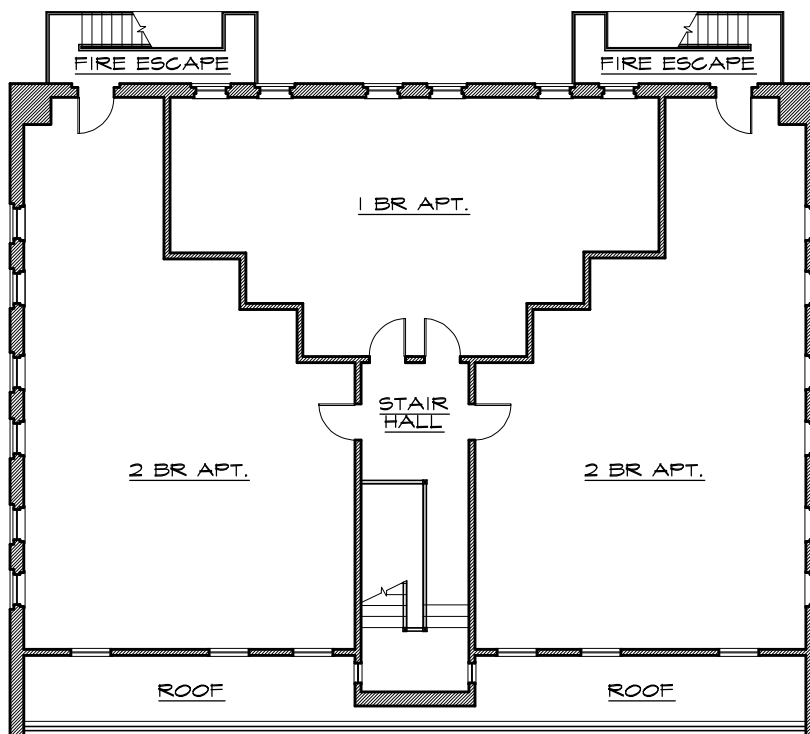
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903

SECOND FLOOR





PROPOSED
LAYOUT



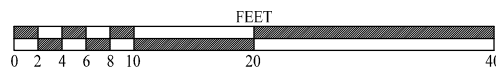
EXISTING
LAYOUT

HK

**HENNINGSEN KESTNER
ARCHITECTS**

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS
64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903
THIRD FLOOR





STAIR HALL WITH 4 ORIGINAL UNIT
ENTRY DOORS PER FLOOR



DETERIORATED PLASTER (TYPICAL
THROUGHOUT THE BUILDING)



TYPICAL KITCHEN (ACCESSED
THROUGH BEDROOM)



TYPICAL BATHROOM

HK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

HISTORIC RESTORATION & RENOVATION
LYNDHALL APARTMENTS

64 UNIVERSITY WAY, CHARLOTTESVILLE, VA 22903

INTERIOR CONDITIONS

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

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



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



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 19th 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 5th 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 Historic	Commercial Building, 420 West Main Street 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	<i>No Data</i>

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

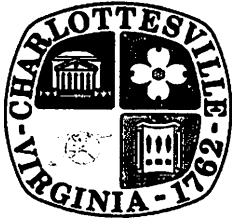
Bibliographic Information

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 Cedgere Trustee Applicant Name Greg Jackson
Project Name/Description Main Street Land Trust Parcel Number 290011000
430 W. Main Canopy
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. Cedgere 2/23/2022
Signature Date

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

Allen H. Cedgere
Print Name Date

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

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

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 or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at 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
--------------------	------------	--------------	--------------	------------	------



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	CONTEXT	TOPIA design	02.23.2021	2/19
--------------------	------------	----------------	--------------	------------	------



NORTHEAST CORNER



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	EXISTING	TOPIA design	02.23.2021	3/19
--------------------	------------	-----------------	--------------	------------	------



NORTHWEST FACADE



SOUTH FACADE

420 W. MAIN STREET	NEW CANOPY	EXISTING	TOPIA design	02.23.2021	4/19
--------------------	------------	-----------------	--------------	------------	------



NORTH FACADE WITH TEMPORARY TENT

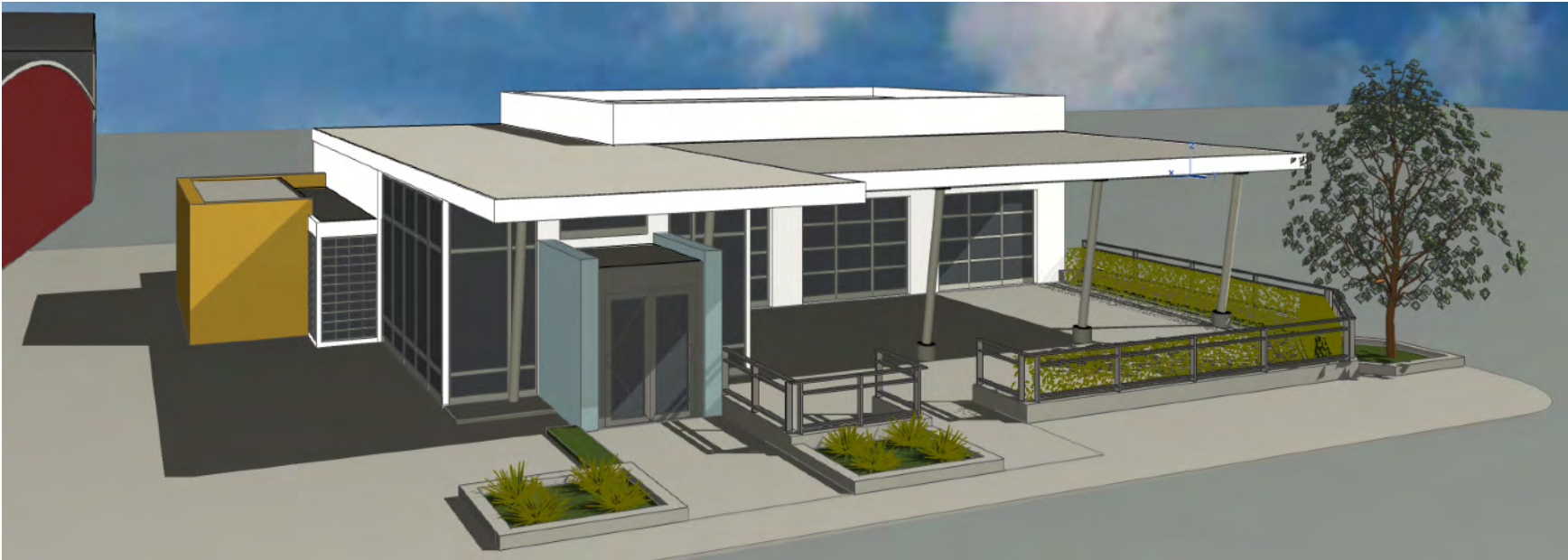


NORTHWEST FACADE WITH TEMPORARY TENT

420 W. MAIN STREET	NEW CANOPY	EXISTING	TOPIA design	02.23.2021	5/19
--------------------	------------	-----------------	--------------	------------	------



SOUTHEAST- EXISTING



SOUTHEAST- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	6/19
--------------------	------------	-----------------	--------------	------------	------



NORTH- EXISTING



NORTH- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	7/19
--------------------	------------	-----------------	--------------	------------	------



NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	8/19
--------------------	------------	-----------------	--------------	------------	------



SOUTHEAST- EXISTING



SOUTHEAST- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	9/19
--------------------	------------	-----------------	--------------	------------	------



NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	10/19
--------------------	------------	-----------------	--------------	------------	-------



NORTH- EXISTING



NORTH- CANOPY

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	02.23.2021	11/19
--------------------	------------	-----------------	--------------	------------	-------



NORTHWEST- EXISTING



NORTHWEST- CANOPY

420 W. MAIN STREET	NEW CANOPY	OPTIONS	TOPIA design	02.23.2021	12/19
--------------------	------------	----------------	--------------	------------	-------

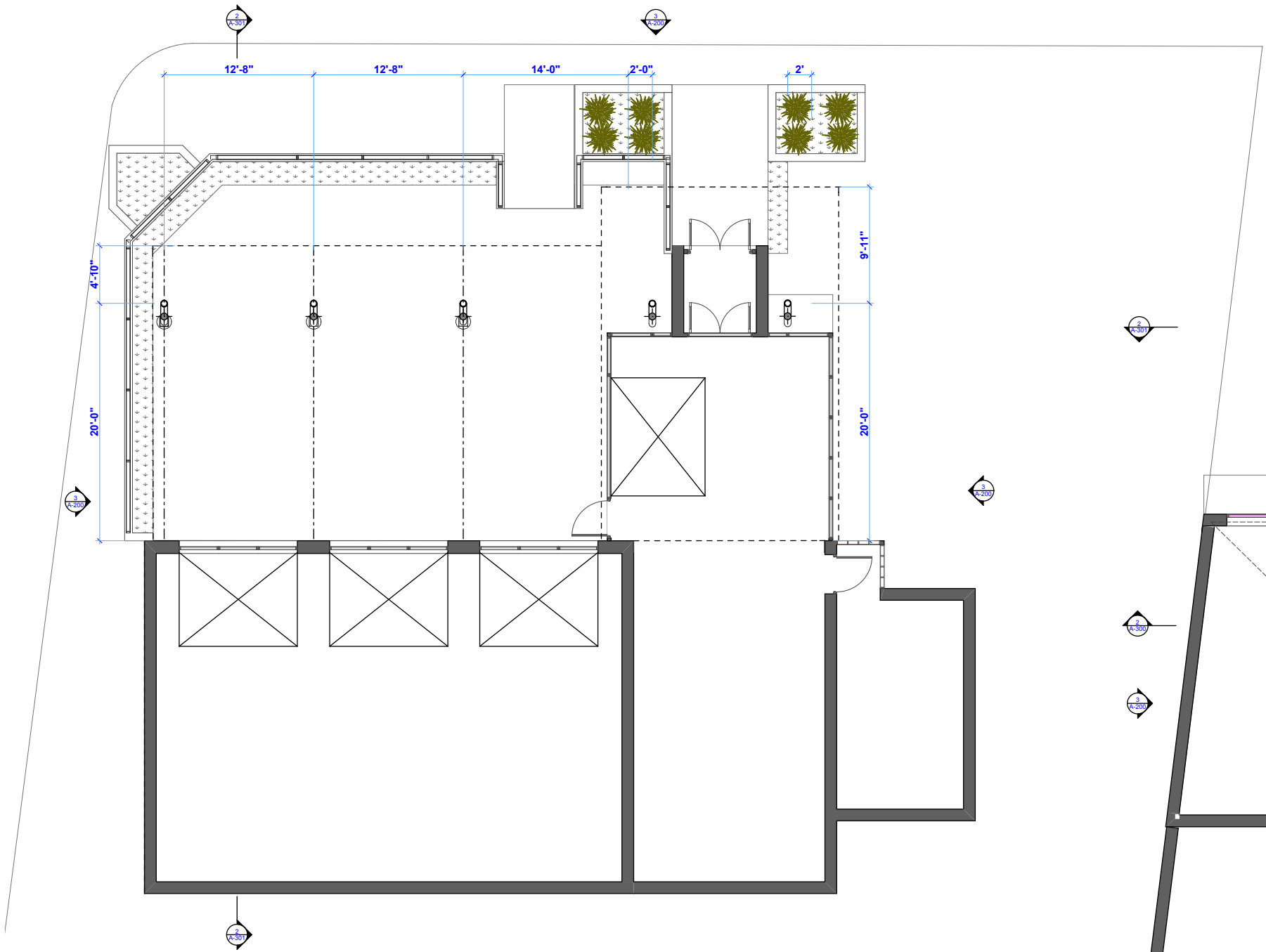


NORTHEAST- CANOPY WITH CLEAR SIDE WALL



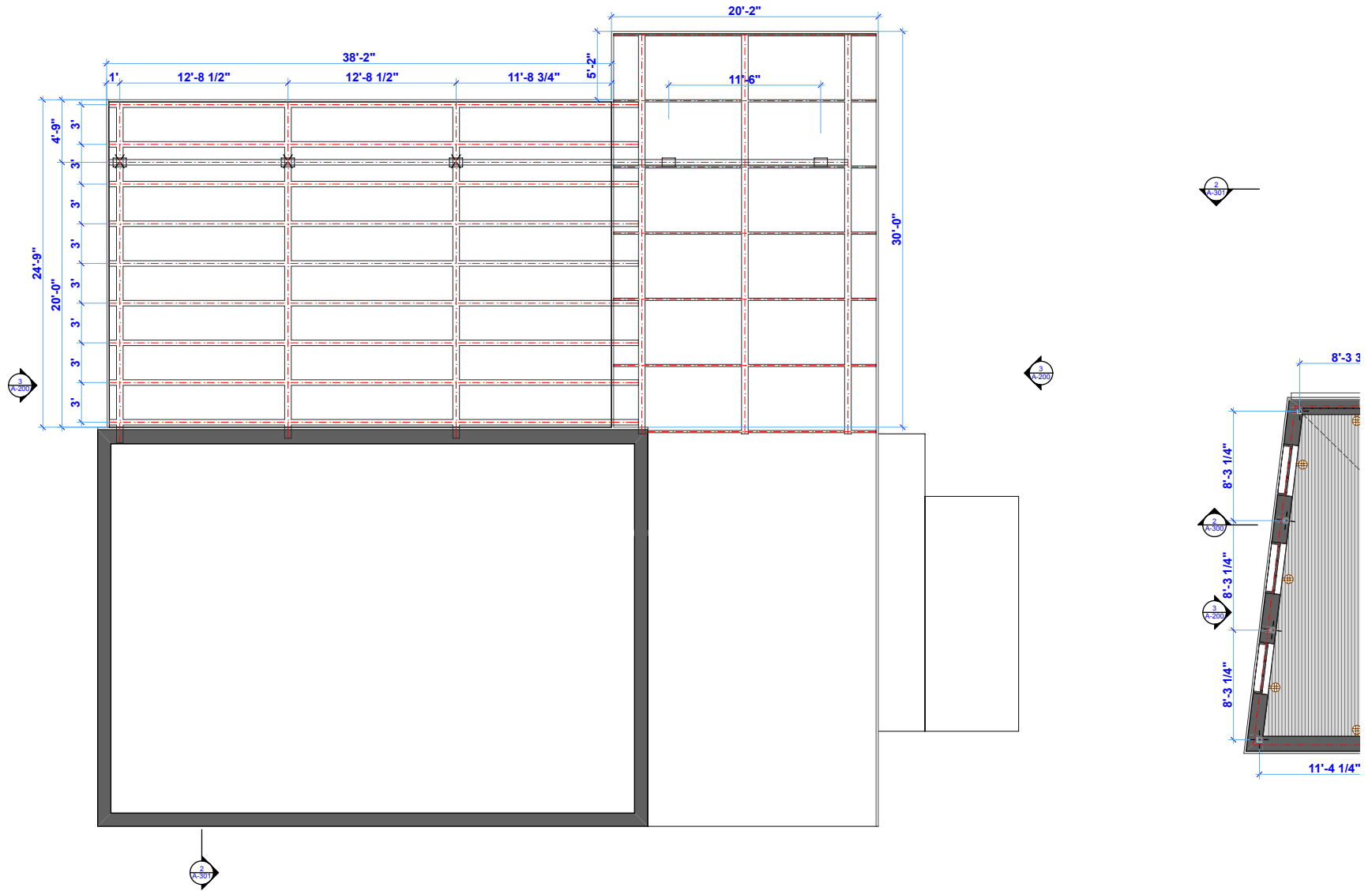
NORTHWEST- CANOPY WITH CLEAR SIDE

420 W. MAIN STREET	NEW CANOPY	DETAILS	TOPIA design	02.23.2021	13/19
--------------------	------------	----------------	--------------	------------	-------



FIRST FLOOR PLAN

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



FRAMING PLAN

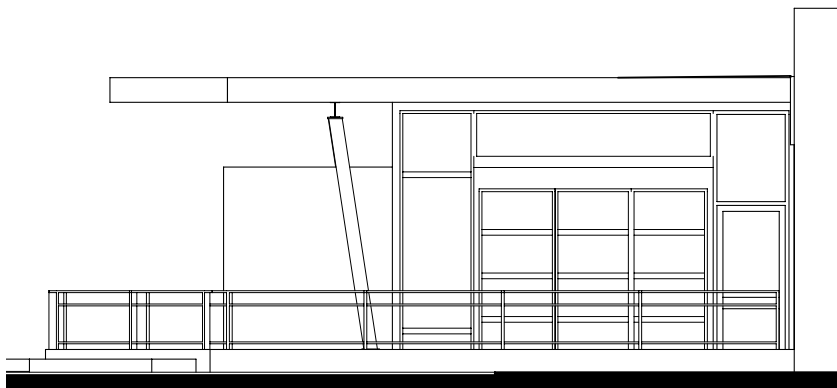
420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	02.23.2021	15/19
--------------------	------------	-----------------	--------------	------------	-------



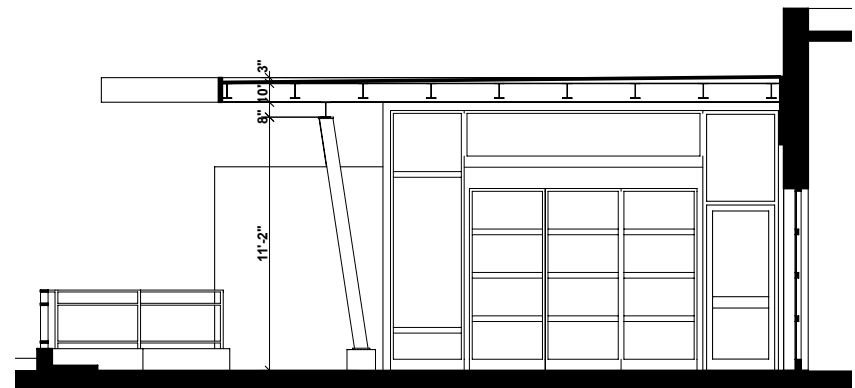
NORTH ELEVATION



NORTH SECTION

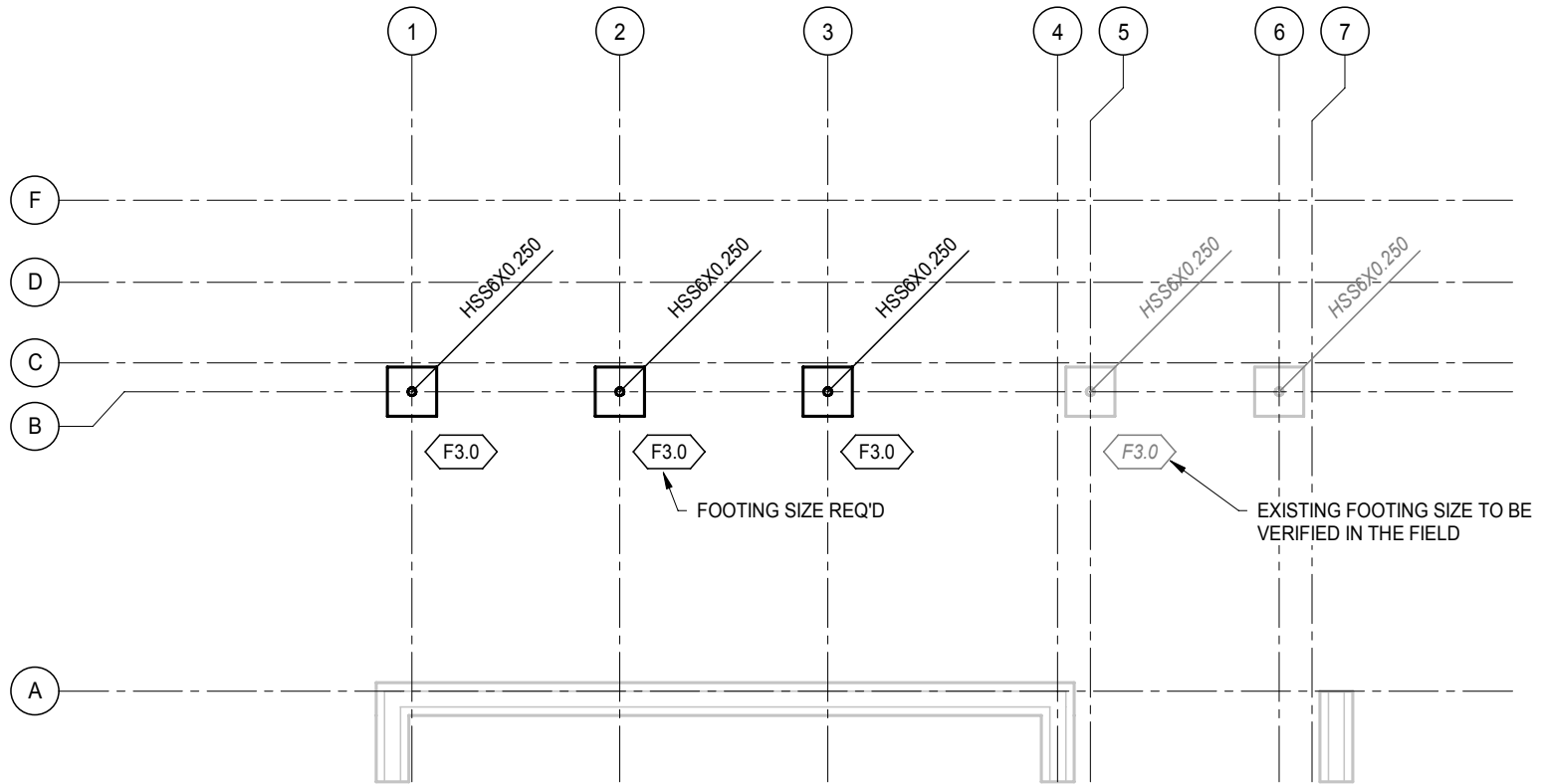


WEST ELEVATION



WEST SECTION

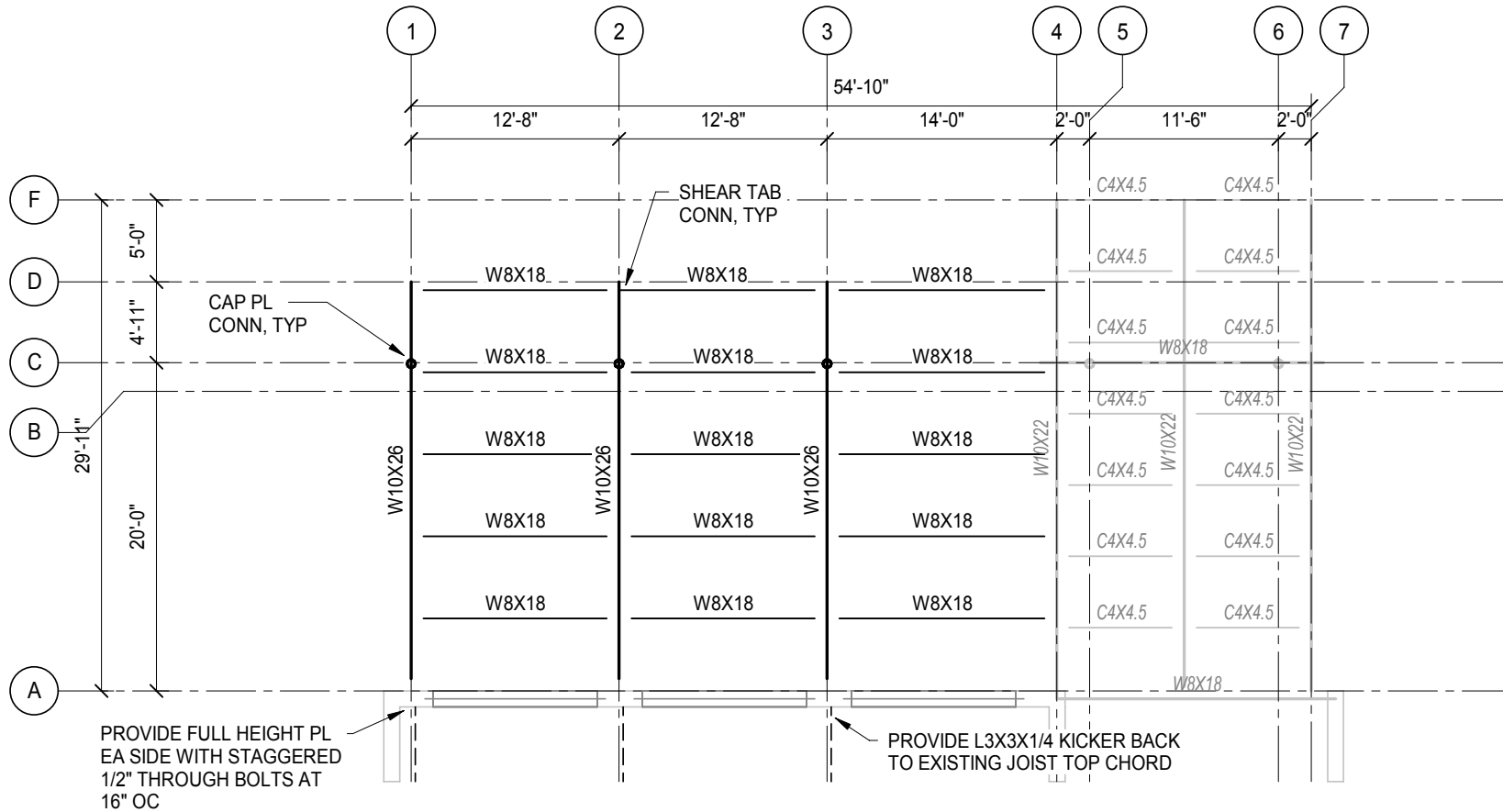
420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	02.23.2021	16/19
--------------------	------------	-----------------	--------------	------------	-------



FOUNDATION PLAN

1/8" = 1'-0"

1. TYPICAL SLAB-ON-GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE WITH 6X6-W1.4XW1.4 WWF AT MID-DEPTH, OVER VAPOR BARRIER/RETARDER (REF ARCH DWGS), OVER 4" POROUS FILL.
2. REFER TO DRAWING S--- FOR TYPICAL FOUNDATION DETAILS.
3. TYPICAL TOP OF EXTERIOR FOOTING ELEVATION SHALL BE RELATIVE TO TYPICAL FINISHED FIRST FLOOR ELEVATION XXX.XX' UNLESS NOTED OTHERWISE.
4. FOOTING EXCAVATIONS MAY REQUIRE ADDITIONAL UNDERCUT (AS INDICATED BY THE OWNER'S ON-SITE GEOTECHNICAL ENGINEER). BACKFILL EXCAVATION TO DESIGN SUBGRADE USING FLOWABLE FILL OR CONCRETE.



ROOF FRAMING PLAN

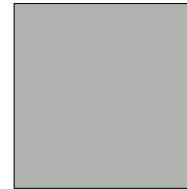
1/8" = 1'-0"

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.

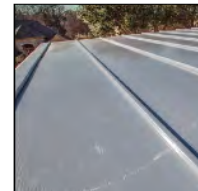


MATERIAL COLORS:

STEEL FRAMING - SILVER GRAY



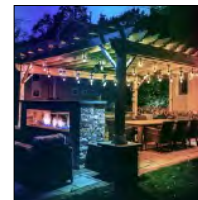
ROOF DECKING - WHITE POLYCARBONATE



SEASONAL WALLS - CLEAR, WHITE BORDER



STRING LIGHTS - DIMMABLE MULTICOLOR



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

Certificate of Appropriateness Application

BAR 21-03-06

128 Chancellor Street, TMP 090105000

The Corner ADC District

Owner: University Christian Ministries

Applicant: Tom Keough, Train Architects

Project: Front façade alterations

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Certificate of Appropriateness

BAR 21-03-06

128 Chancellor Street, TMP 090105000

The Corner ADC District

Owner: University Christian Ministries

Applicant: Tom Keough, Train Architects

Project: Front façade alterations



Year Built: c1926
District: The Corner ADC
Status: Contributing

Rectangular form, three-bay frame shingled swelling with Craftsman and Colonial Revival stylistic elements. Constructed as a dwelling, the house was occupied until 1969 when it transitions to other uses. Since the 1980s it is served as the Center for Christian Study. (Historic survey attached.)

Prior BAR Actions

June 2014 – Admin review of exterior deck alterations.

August 18, 2020 – Preliminary discussion re: rear addition and front alterations

October 20, 2020 – BAR approved rear addition. Applicant deferred action on alterations to the front elevation.

Application

- Submittal: William Sherman Architect, and Train Architects drawings *Center for Christian Study, front Entry Modifications*, dated 23 February 2021: Cover plus eight sheets.

CoA request for alteration to the front entrance and terrace.

Materials and components

- Benches: SPAN style by Fine Concrete.

- Planters: Custom parterre planters by Fine Concrete
- Circular, teak bench at tree
- Teak table with four chairs (moveable)
- Brick pavers, sand set.
- 4-ft high, horizontal board, wood enclosure to match existing.
- New concrete sidewalk and driveway apron.

Lighting

- No exterior lighting shown or specified.

Discussion

Staff recommends approval.

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 alterations at 128 Chancellor Street satisfy the BAR’s criteria and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted..

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 128 Chancellor Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in The Corner ADC 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 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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-136-3
Negative no(s). 7297

Street address 128 Chancellor St.
Town/City Charlottesville

Historic name _____ Common name _____

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco
 - concrete block
 - enameled steel
 - other: _____
 - cast iron
 - terra cotta
 - glass and metal

Number of Stories <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Roof Type <input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	Roof Material <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____
--	--	---

Dormers <input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input checked="" type="checkbox"/> hipped <input type="checkbox"/> _____	Number of bays — Main facade <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____
---	--

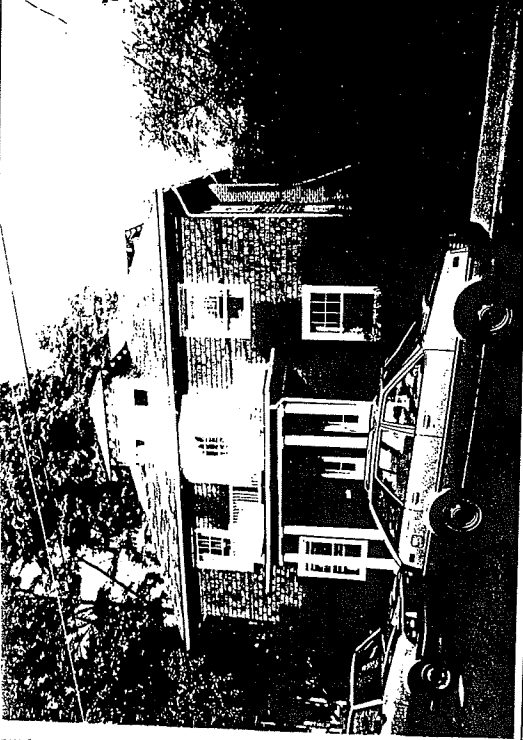
Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Bays <input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	General description Front porch with balustraded upper deck and paired Roman Doric posts.
---	--	---	---

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period: Craftsman/ Colonial Revival Date: 1926 Architect/builder _____

Location and description of entrance: Central entry with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house features projecting eaves, a symmetrical facade, and a central 3-sided bay on the upper floor that opens out onto the porch deck. The house is located on a lot that slopes toward the rear.

Historical information

According to the real estate records and the Sanborn maps, this house was built ca. 1926.

Source: Real Estate records; Sanborn maps;
 Surveyed by Jeff O'Dell, VHLC Date 8-83



3/2/1996



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. #104 70
Negative no(s). 5124 ESR

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle County, Charlottesville	
Street address or route number 128 Chancellor	
USGS Quad Charlottesville West, Virginia	Date or period c. 1925
Original owner	Architect/builder/craftsmen
Original use	
Present owner St. Paul's Memorial Church	Source of name
Present owner address	Source of date
	Stories 2 1/2
Present use Centre for Christian Study	Foundation and wall const'n
Acreage	
	Roof type hip with 1 dormer

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Wood shingle siding; 2 1/2 stories; hip roof with 1 dormer; 3 bays; single bay 1 story porch. Shingle style. c. 1925. Exposed eaves with metal gutter. Second floor porch balustrade. Entrance at centre, side lights and transom. Windows in side bays are 2/1 double sash; centre second level 3 sided - 4/1 double sash, French door; Dormer - 3 windows, 4/1 double sash. 2 exterior chimneys. Enclosed porch on back.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

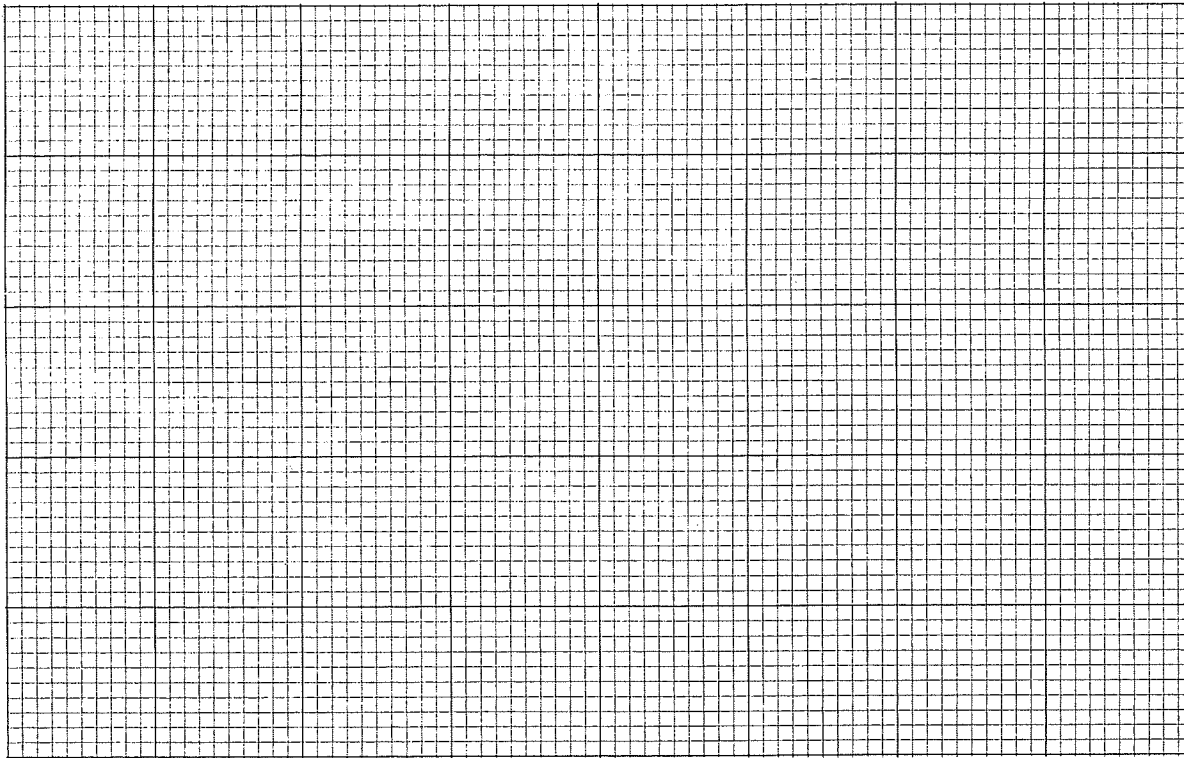
Used to be Parish house for St. Paul's.

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder
F.L. Bosker U. of Va Grad. student

Date
3-7-80



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	<u>University Christian Ministries</u> <u>(dba Center for Christian Study)</u>	Applicant Name	<u>Tom Keogh - Train Architects</u> <u>Bill Wilder - William Wilder Architects</u>
Project Name/Description	<u>Front Entry Modifications</u>	Parcel Number	<u>090105000</u>
Project Property Address	<u>128 Chancellor Street, Charlottesville, Va. 22903</u>		

Applicant Information

Address: Tom Keogh, Train Architects
612 E. Jefferson St. Charlottesville, Va 22902
Email: t.keogh@trainarchitects.com
Phone: (W) 434.293.2965 (C) 434.292.5111

Property Owner Information (if not applicant)

Address: Center for Christian Study
Bill Wilder - Executive Director
128 Chancellor St. Charlottesville, Va 22903
Email: bill@studycenter.net
Phone: (W) 434.817.1050 (C) 434.996.9900

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] 2/23/2021
Signature Date

Thomas R Keogh 2/23/2021
Print Name Date

Property Owner Permission (if not applicant)

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

W. N. Weir 2/23/2021
Signature Date

Bill Wilder 2/23/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): modifications to the front entry area @ Chancellor Street including new brick pavers, planters, seating, and wood screen walls @ trash cans and north side of property.

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

- BAR Submission set, dated 23 February 2021, Center for Christian Study, Front Entry Modifications.

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

Center for Christian Study Front Entry Modifications

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
23 February 2021

William Sherman Architect
Train Architects
612 East Jefferson Street
Charlottesville, VA 22902
ph 434.293.2965



128 Chancellor Street

History

Description from Charlottesville Corner Survey, Charlottesville, Va.

128 Chancellor Street: Detached dwelling. Craftsman / Colonial Revival. Ca. 1926. Frame with wood shingles: 3 stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; 1-bay front porch w/ paired Roman Doric columns and balustrade upper deck. One of only three shingle-clad dwellings in the District, this house features a 3-sided bay opening onto the upper porch deck. A 4-story addition (3 stories of finished space and one parking level) was designed and constructed in 1996 -1998. The addition includes a semi-detached open exit stair along the north elevation. Frame construction with wood shingles' hipped and flat roofs both; is a style similar to the original construction but with a modern twist reflective of its era.

Narrative

The Center of Christian Study is one of the leading Christian Study Centers in the Nation. Active in the University community since the 1970's, it first occupied a rented house on Elliewood Avenue. It purchased the house on Chancellor Street in 1976. The Center's program thrived in that location and grew to the extent that it began design work on an addition to the original house in 1996. Construction of that addition, which occupies the middle third of the site, was completed in 1998.

The Center continued to thrive in that "Corner" location and by the 2010's they were clearly outgrowing their facility. In 2015, the Center engaged William Sherman Architect with Train Architects to study their site and its potential for expansion. Working with the City of Charlottesville guidelines and code requirements regarding allowable building area, building height, and property line setbacks, it was determined that a 3-story addition of approximately 10,500 GSF (3,500 GSF per floor) could be constructed on the rear third of the site. It was also determined that a project of that size could provide the space necessary to meet the center's current needs and projected growth over the next five to ten years. The project to design an addition at the rear of the site was begun in 2019. The alterations and addition work submitted to the BAR for approval in the fall of 2020 and were approved as part of the consent agenda at the October 20, 2020 BAR meeting.

Description of proposed work and Design Intent

In order to address COVID concerns relative to the University's 2020/2021 academic year the Study Center tented over the asphalt parking area on the north side of their property. That outdoor gathering area was a success over the course of the fall semester and led the Center to ask William Sherman Architects with Train Architects to design permanent modifications to the front of their property along Chancellor Street; modifications that would formalize, and build on, the success of the temporary outdoor space that was created in COVID time. The intention is to provide a space that better serves the needs of the Center; provides a more welcoming space to the street and community, and preserves the existing specimen trees, including the mature Japanese maple in front of the house and the historic gingko tree on the north property line.

The existing front of the property is dominated by two asphalt (black top) parking areas – the one to the north has accommodated up to four vehicles, the one to the south, just one car. Between the two parking areas, flanking the concrete sidewalk that leads to the front porch from the street, are two smaller planting areas – presently planted with perennials, small shrubs and liriopse. A mature Japanese maple tree is located in the north planting area.

The primary design goals focused on three ideas – first, to eliminate the expanses of asphalt parking (black top); second, to provide a variety of outdoor seating experiences, and third, to screen the existing garbage / recycling can storage area from the street and the new gathering spaces.

The design solutions include the replacing the impervious asphalt parking areas, the concrete sidewalk to the front door; and the smaller planting areas that flank the sidewalk with sand-set brick pavers on a drainage bed below that is tied into the storm water treatment system that is being installed as part of the addition project. The brick pavers will be selected to match the existing brick masonry on the original 1926 house. While intended to encourage outdoor student /staff activity the pavers at the north and south sides of the property will be designed to support vehicle parking as well. The hedge at the south property line will remain, and a planting bed will be added between the south parking space and the area in front of the house.

The outdoor seating /gathering is envisioned as permanent bench seating interspersed with raised planters along the Chancellor Street sidewalk – with custom color concrete bases and wood slat seating surfaces; wood furniture seating around the Japanese maple (after selective pruning) north of the front porch and a table and chair group to the south of the front porch. More flexible, temporary seating options are possible at the north and south: tables with chairs or benches at the north either under cover of a tent or not; more small tables and chairs or just chairs at the south, depending the scheduled activity. Additional power will be provided at the north side of the project area for use during events e.g. temporary lighting and catering. No permanent lighting to supplement the existing front porch lighting and street lighting is planned

The garbage / recycling cans will be concealed by a wood enclosure that will match the wood enclosure wrapping the existing north exterior stair; likewise, a wood screen fence of the same design will be constructed along the north edge of the brick terrace to screen the view to the underside of the neighboring wooden fire stair.

At the north property line, the roots of the large gingko tree have caused damage to both the existing concrete sidewalk and asphalt parking area. In consultation with an arborist, these paved surfaces will be replaced with a mulched area where possible and replaced with the brick paving and new sidewalk in a way that best ensures the future health of the tree.



1. EXISTING SOUTH PARKING AREA

2. EXISTING PARKING AND TRASH STORAGE

A. EXISTING 1926 BUILDING
 B. EXISTING 1996 ADDITION
 C. APPROVED NEW ADDITION
 D. MODIFIED FRONT ENTRY



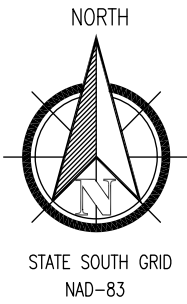
3. EXISTING NORTH TIMBER STAIRS



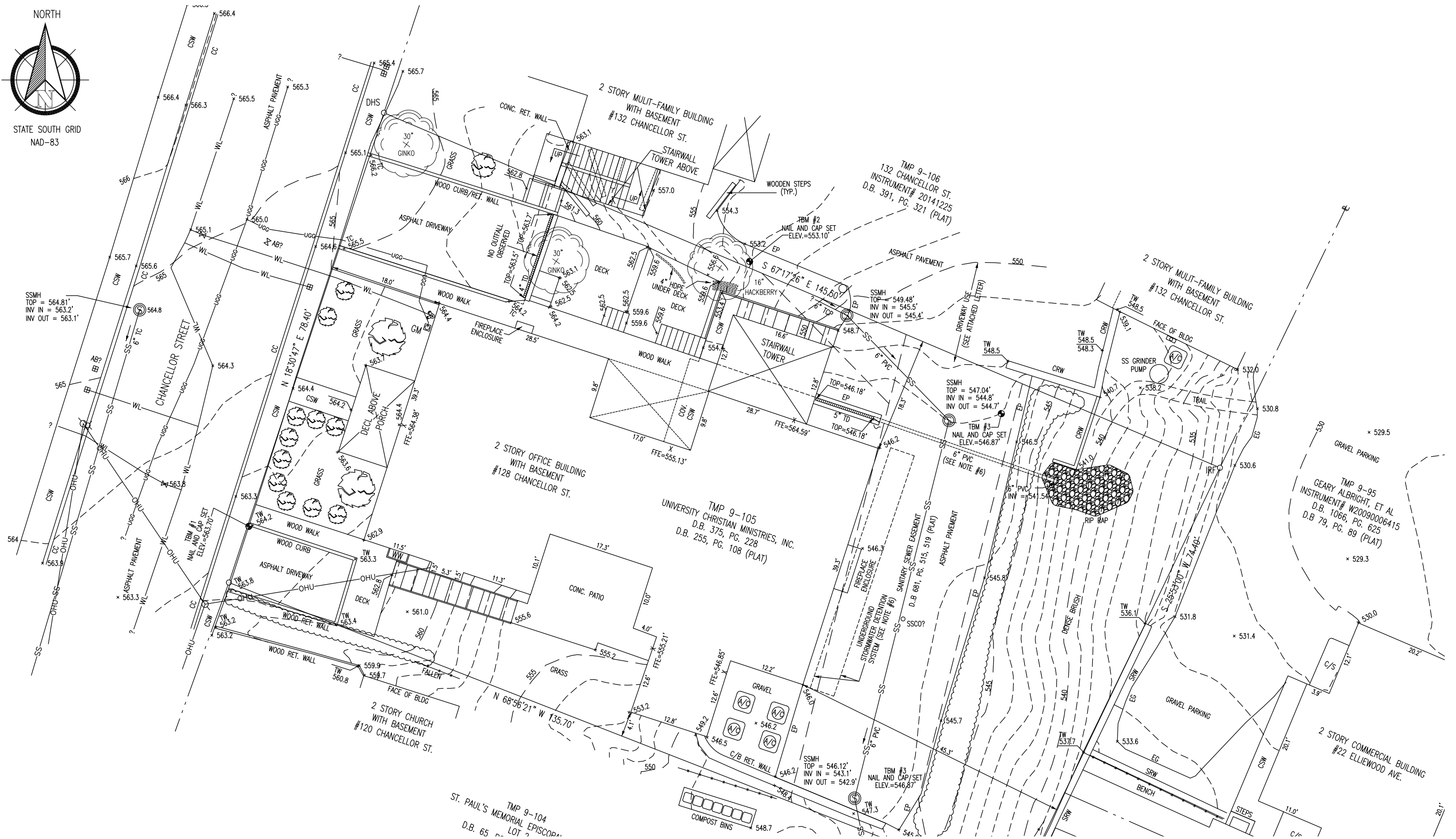
4. EXISTING NORTH PARKING AREA



5. EXISTING PARKING AND WALKWAY



STATE SOUTH GRID
NAD-83



Center for Christian Study Front Entry Modifications

128 Chancellor St, Charlottesville, VA 22903

Existing Site Plan
February 2021

William Sherman Architect | **Train Architects**

CHANCELLOR STREET





Proposed View from Chancellor Street Sidewalk - Looking northwest

Rendered View
February 2021

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | **Train Architects**

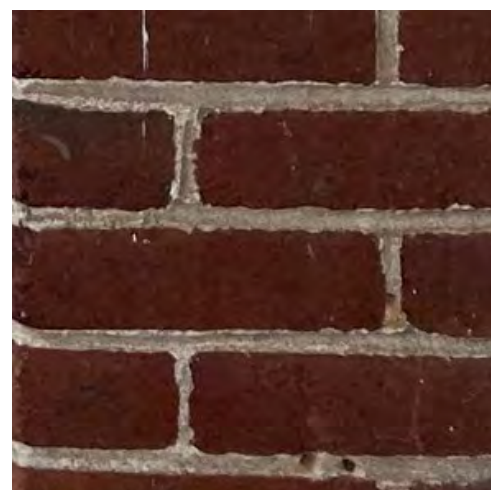
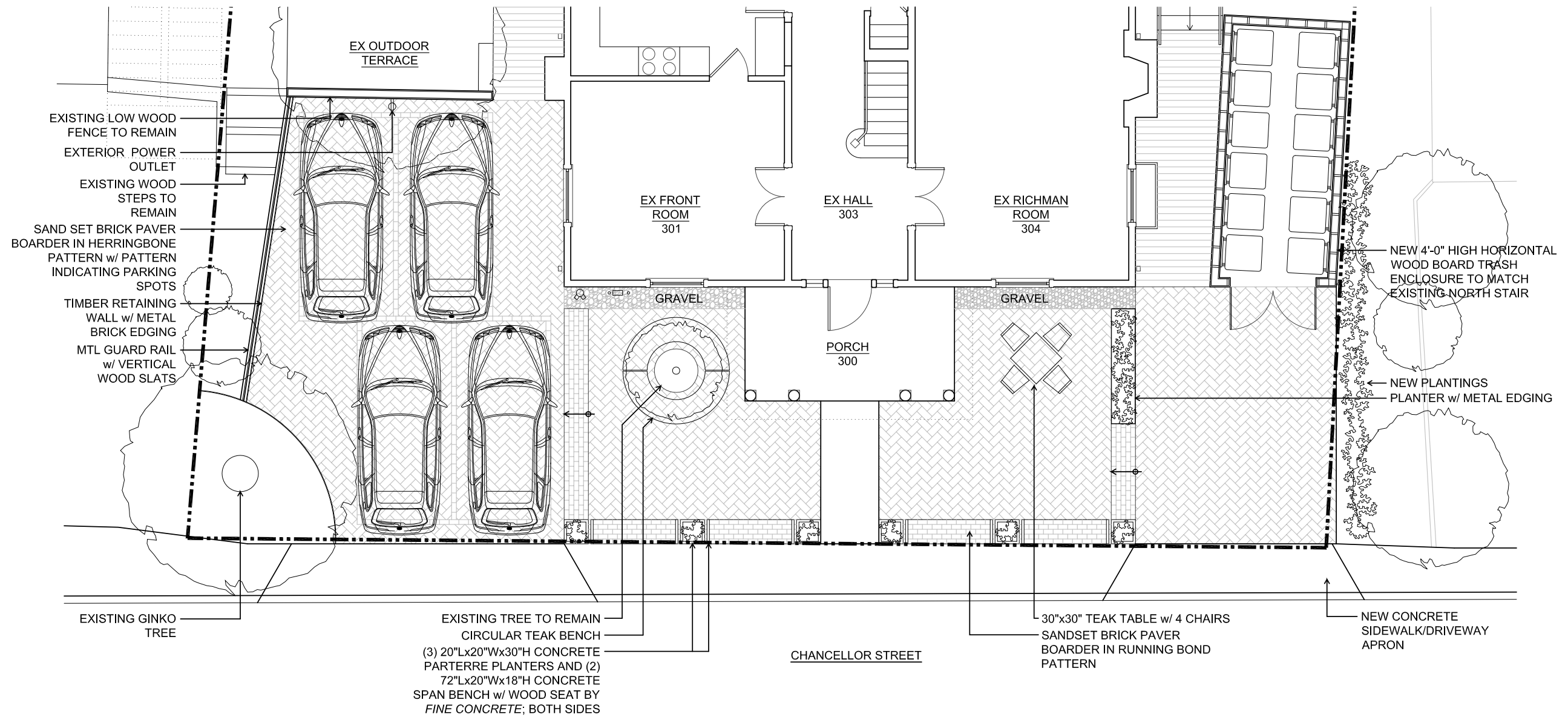


Proposed View from Chancellor Street Sidewalk - Looking southwest

Rendered View
February 2021

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | **Train Architects**



Brick Pavers
(to match existing chimney masonry)



SPAN Bench by FINE CONCRETE



Custom Parterre Planter by
FINE CONCRETE



Horizontal Wood Boards
(to match existing north stair enclosure)

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 21-03-07

506 Park Street, TMP 530123000

North Downtown ADC District

Owner: Presbyterian Church Ch'ville Trust

Applicant: Karim Habbab, brw architects

Project: Modify approved addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-07

506 Park Street, TMP 530123000

North Downtown ADC District

Owner: Presbyterian Church Ch'ville Trust

Applicant: Karim Habbab, brw architects

Project: Modify approved addition



Background

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986)

District: North Downtown ADC District

Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

Prior BAR Actions

March 19, 2019 – BAR approved entrance and ADA ramp at the east elevation of the Fellowship Hall.

June 2019 – BAR approved modifications to ADA entrance at east elevation (7th Street).

July 2020 – BAR approved construction of a three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace.

Application

- Submittal: BRW Architects drawings *First Presbyterian Church Renovation +Addition*, dated March 16, 2021: Pages 1 through 14.

CoA request to enclose an existing arcade and construct a hyphen, construct an elevator tower, and demolish the concrete plaza at 7th Street and plant grass. This request alters the previously approved

three-story addition to the Fellowship Hall, which included a new exterior terrace and modifications to the existing driveway.

Materials

- Brick: Keuka Type 2 Mudbox smooth, Watontown Brick. (Brick and mortar to match existing.)
- Doors and windows to match proportion, color and lite configuration of existing. Glass shall be clear. Windows to be aluminum clad wood.
- Trim to match existing and painted to match.
- Hipped roof [at elevator tower] to be slate, with snow guards, similar to existing.
- Internal gutters with scuppers and downspouts to match existing.
- Wall sconces (at new doors) to match existing

Discussion

(Note: See the Appendix for clarification on how this request deviates from the July 2020 CoA.)

There are four trees within the work area that, for the July 2020 CoA, had been approved for removal. Three of the trees could now be retained. The BAR should clarify this.

At the elevator tower, the BAR should evaluate if the new brick panels should have sills similar to those on the adjacent, existing wall.

Lighting fixtures to match what was approved in the July 2020 CoA; however, the BAR may apply the same conditions:

- Lamping will be dimmable and not exceed a Color Temperature of 3,000k.
- Uplights will be at a maximum of less than 3000 lumens.
- Fixtures that emit 3000 lumens or more shall be full cut off.

With the above items addressed, staff recommends approval of this request.

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 alterations at 506 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with 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 alterations at 506 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North 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 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

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. Walkways & Driveways

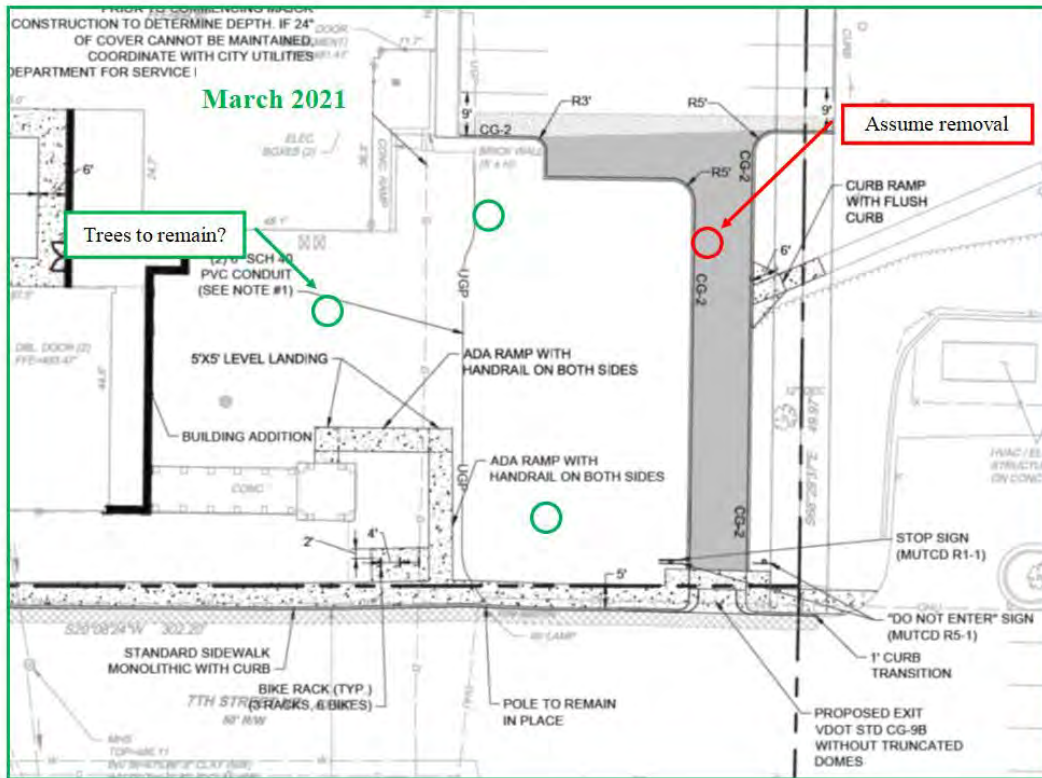
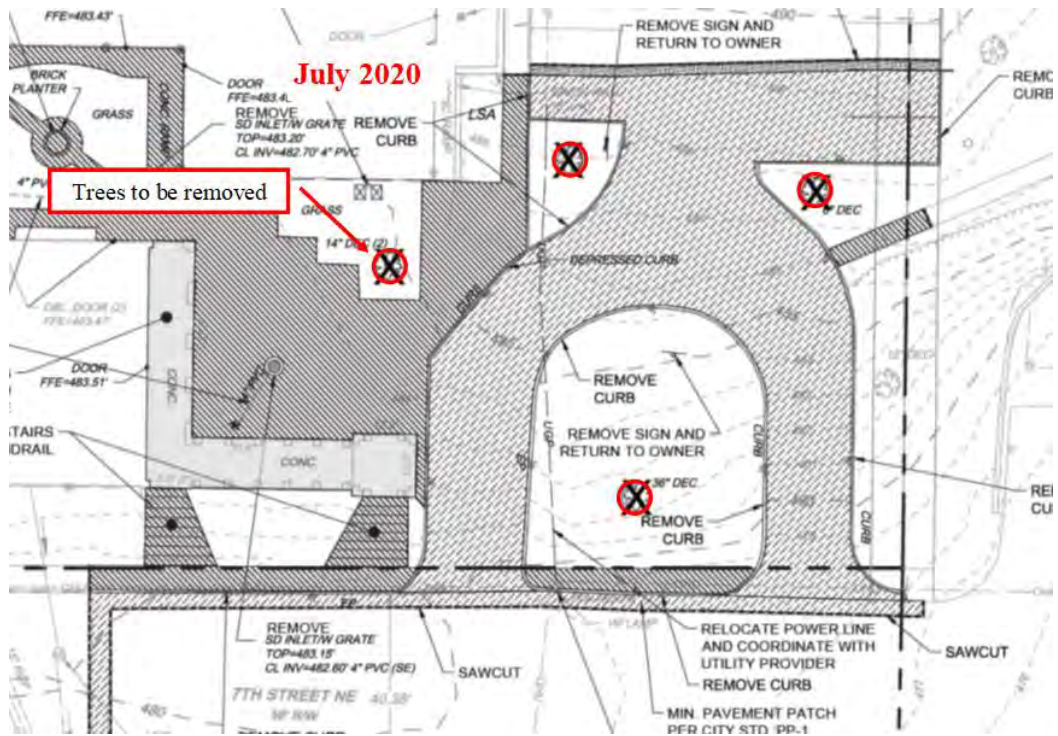
- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Pertinent Guidelines on New Construction 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.

Re: Trees



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 500 Park Street
 Map and Parcel: 53-123
 Census Tract & Block: 3-416
 Present Owner: Presbyterian Church of Ch'ville.
 Address: 500 Park Street
 Present Use: House of Worship
 Original Owner: First Presbyterian Church
 Original Use: House of Worship

BASE DATA

Historic Name: First Presbyterian Church
 Date/Period: 1955
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 1
 Present Zoning: B-1
 Land Area (sq.ft.): 170 x 270
 Assessed Value (land + imp.): 28,000 + 255,960 = 283,960

ARCHITECTURAL DESCRIPTION

The First Presbyterian Church is a 1955 Neo-Georgian church based on James Gibbs' 1722 masterpiece St. Martin-in-the-Fields in London. Unlike Wren's churches with the adjunct steeple, Gibbs unified the plan and placed the spire at the west end of the church between the portico and the nave. The plan remains a classic to this day. Large, circular headed windows link the sanctuary with the educational wing to the south. The brickwork is very fine and the structure is nicely integrated with its site.

HISTORICAL DESCRIPTION

In 1819 the Presbyterians of Charlottesville and the neighboring district joined together to form the South Plains Presbyterian Church. The church lacked regular ministerial services until 1824 when the Rev. Francis Bowman, a graduate of Princeton Theological Seminary, became the pastor. He resided at 416 Park St. Their first Meeting House was built on the southeast corner of Market and 2nd St. N.E. in 1827. In 1856 this structure was replaced with a Gothic Revival building. In 1898 the congregation moved to a new building on the southwest corner of Market and 2nd St., N.E. In 1951 the church secured the John Kelly and Drury Wood property on Park St. with construction commencing in 1955. The decision to locate on Park St. resulted in the destruction of 3 architecturally and historically significant 19th century structures and an interruption of the residential scale and rhythm of the neighborhood. The local architectural firm of Stainback & Scribner designed the Neo-Georgian Church

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 First Presbyterian Church Annul Report, 1973





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 Presbyterian Church Charlottesville Trust Applicant Name Karim Habbab
Project Name/Description First Presbyterian Church Renovation & Addition Parcel Number 530123000
Project Property Address 506 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE, Charlottesville, VA 22902
Email: khabbab@brw-architects.com
Phone: (W) 434-971-7160ext 207 (C) _____

Property Owner Information (if not applicant)

Address: 506 Park St. Charlottesville, VA 22902
Email: forbes@vmdo.com
Phone: (W) 434-296-7131 (C) _____

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 Karim Habbab Date 2/23/2021
Print Name Karim Habbab Date 2/23/2021

Property Owner Permission (if not applicant)

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

Signature Terry Scott Forbes Date 2/23/2021
Print Name Terry Scott Forbes Date 2/23/2021

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

New minor expansion, new elevator shaft, and some sitework to existing church at Northeast corner.
14 page booklet containing required drawings and images.

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

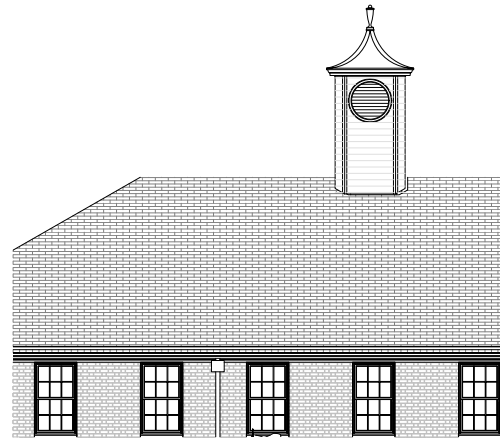
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at 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.



BOARD OF ARCHITECTURAL REVIEW

FIRST PRESBYTERIAN CHURCH
RENOVATION + ADDITION
MARCH 16 2021



First Presbyterian Church - 506 Park St,
Charlottesville, VA 22902

PROJECT DESCRIPTION

The new work will consist of:

1. Enclosed an existing exterior walkway
2. Addition of elevator shaft and some construction to enclose the courtyard
3. The exterior concrete plaza at 7th street shall be demolished and changed to grass

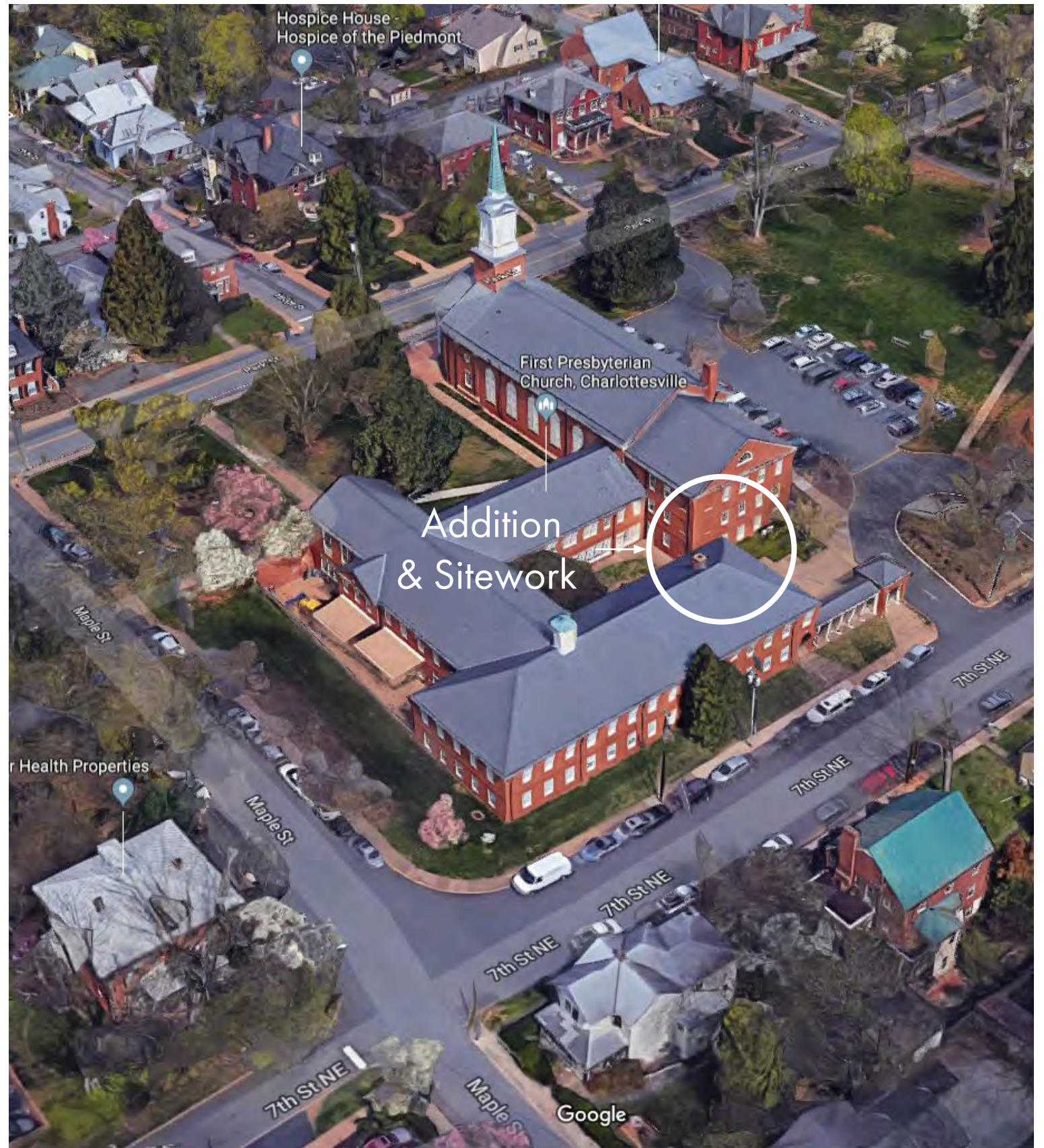
MATERIALS

- The new brick will be Keuka Type 2 Mudbox smooth from Watsontown Brick. New brick and mortar to match existing.
- New glass in doors and windows at the entry shall adhere to BAR guidelines. Glass shall be clear and will match existing windows in proportion, color, and number of lites. Windows will be aluminum clad wood, to match look of existing windows. Color of cladding to be similar to existing windows.
- New trim work shall be painted off-white, similar to existing trim.
- New roof to be slate with snowguards, similar to existing.
- Copper downspouts to match existing.



PROJECT DESCRIPTION

First Presbyterian Church
Board of Architectural Review
March 16, 2021



SITE CONTEXT

First Presbyterian Church
Board of Architectural Review
March 16, 2021



7TH STREET



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
March 16, 2021



7TH STREET

EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
March 16, 2021



EXISTING PHOTOS - 7TH STREET

First Presbyterian Church
Board of Architectural Review
March 16, 2021



EXISTING PHOTOS - 7TH STREET

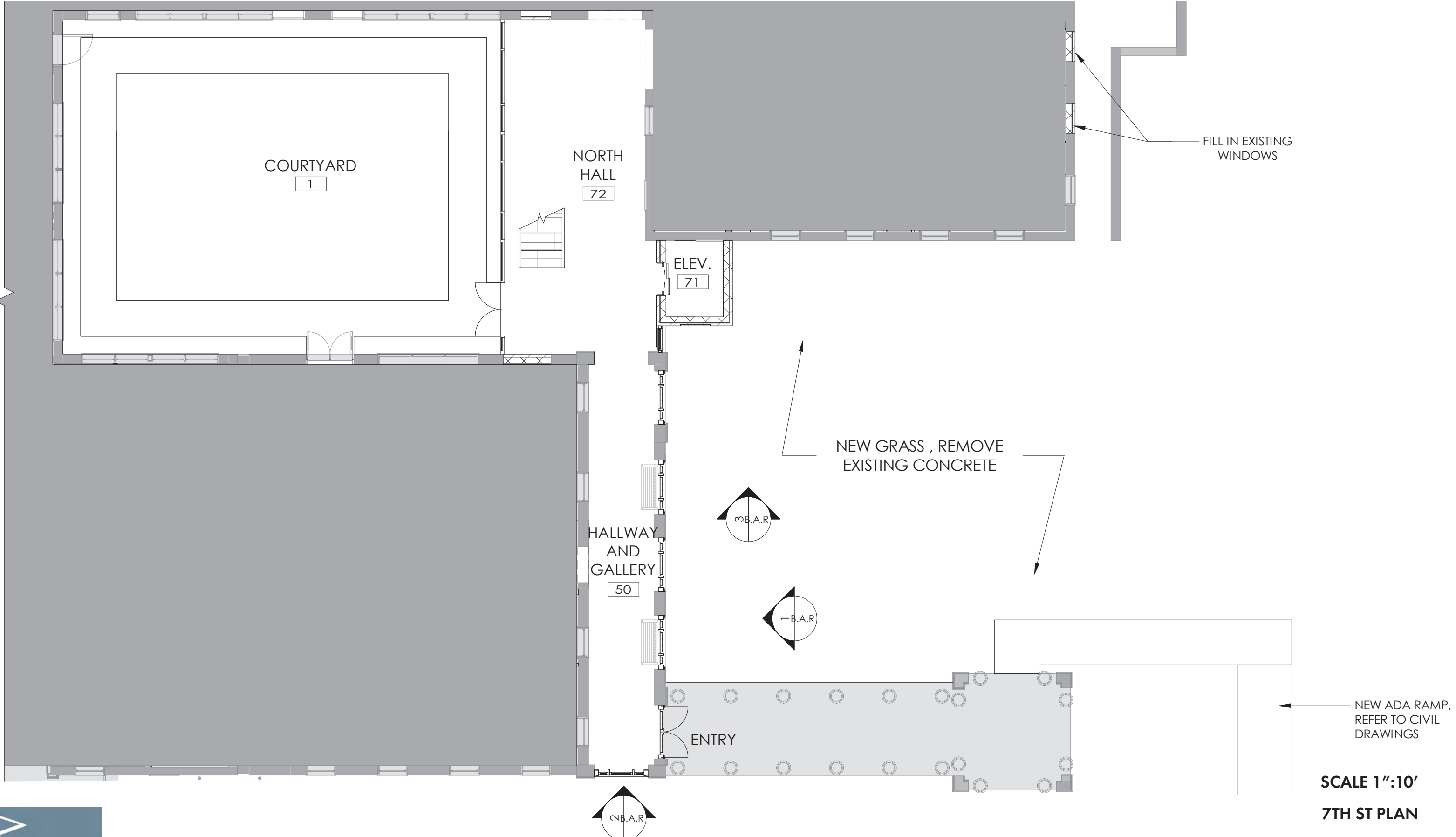
First Presbyterian Church
Board of Architectural Review
March 16, 2021





3D PERSPECTIVE

First Presbyterian Church
Board of Architectural Review
March 16, 2021



COURTYARD

1

NORTH HALL

72

ELEV.

71

FILL IN EXISTING WINDOWS

NEW GRASS, REMOVE EXISTING CONCRETE

HALLWAY AND GALLERY

50

ENTRY

NEW ADA RAMP, REFER TO CIVIL DRAWINGS

SCALE 1"=10'

7TH ST PLAN

First Presbyterian Church
Board of Architectural Review
March 16, 2021





SCALE 1/8":1'

ELEVATIONS - 7TH STREET AREA

First Presbyterian Church
 Board of Architectural Review
 March 16, 2021





EXISTING LIGHT FIXTURE, NEW FIXTURES TO BE SIMILAR TO EXISTING



BRICK NOTES:
THE PROPOSED BRICK, KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK, WAS CHOSEN DUE TO ITS SIMILARITY TO THE EXISTING OBSOLETE BRICK AND THE METHOD IT IS PRODUCED. MORTAR TO MATCH EXISTING AS WELL.

EXISTING HISTORIC OBSOLETE BRICK.

KEUKA TYPE 2 MUDBOX SMOOTH FROM WATSONTOWN BRICK.



MATERIAL SAMPLE - BRICK

First Presbyterian Church
Board of Architectural Review
March 16, 2021

WINDOW NOTES:

THE PROPOSED WINDOW, ARCHITECT RESERVE FROM PELLA, WAS CHOSEN DUE TO ITS DESIGN FEATURES SUCH AS THROUGH-STILE CONSTRUCTION AND PUTTY PROFILE AS WELL AS SIMILARITY TO THE WINDOWS ON THE EXISTING STRUCTURE. THE WINDOW WILL BE ALUMINUM CLAD WOOD WITH A FINISH TO MATCH THE EXISTING OFF-WHITE COLOR. THE WINDOW WILL CONTAIN SIMULATED DIVIDED LIGHTS IN THE DESIGN PATTERN DEPICTED ON THE ELEVATION DRAWINGS, REFLECTIVE OF THE ORIGINAL WINDOWS ON THE HISTORIC CHURCH.

WINDOW CORNER SAMPLE. SPECIFIC DESIGN AND FINISH NOT DEPICTED. DESIGN DEPICTED IN ELEVATIONS AND FINISH TO BE OFF-WHITE SIMILAR TO EXISTING CHURCH.

EXISTING WINDOW



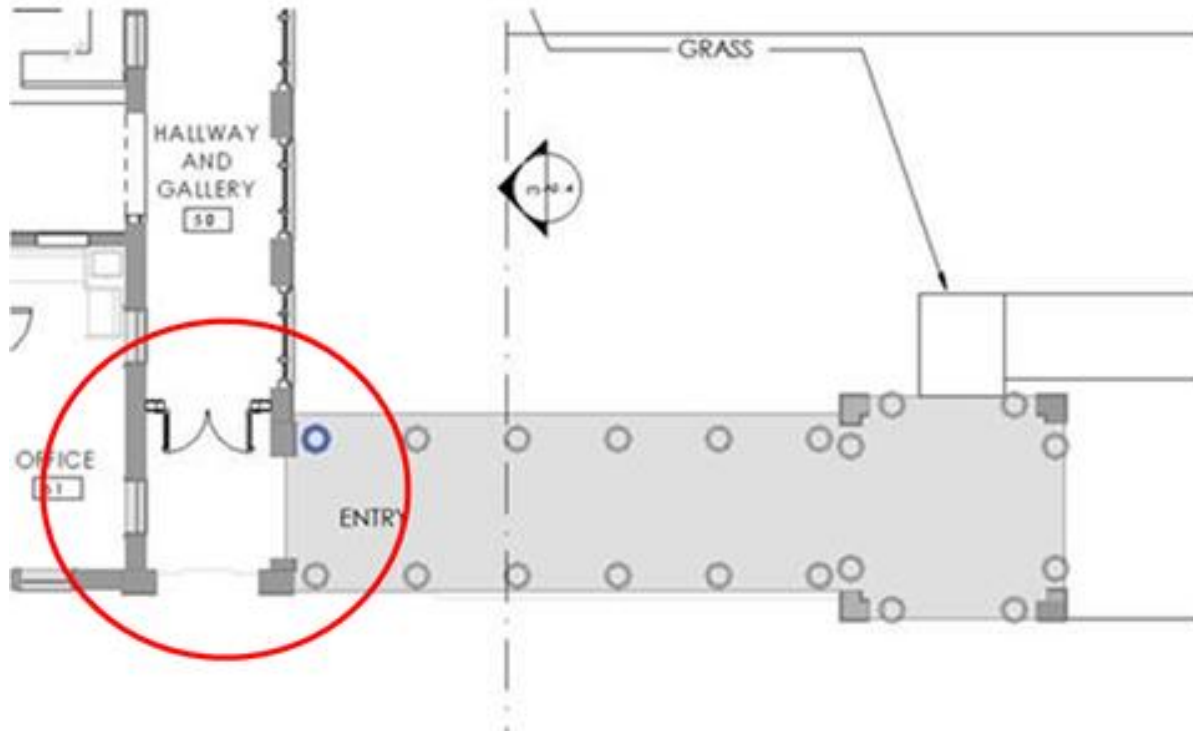
MATERIAL SAMPLE - WINDOW

First Presbyterian Church
Board of Architectural Review
March 16, 2021

Email from Karim Habbab to Jeff Werner on March 12, 2021:

Hi Jeff see below responses in **red**! Thanks.

For context for question 3: We recessed the entry there at that corner and moved the door in from the original drawings I sent.

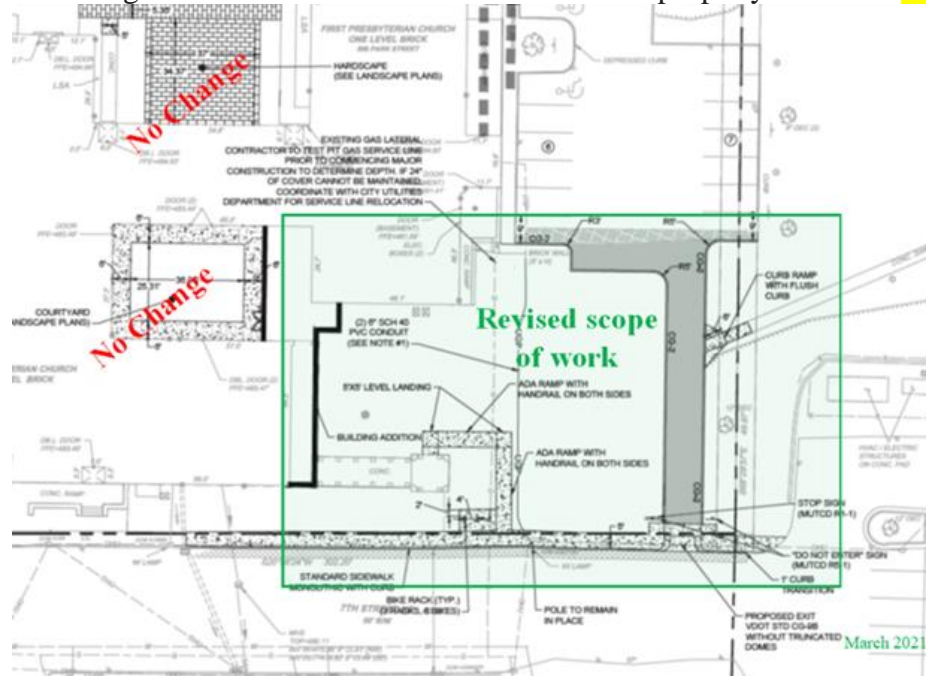


Email from Jeff Werner to Karim Habbab on March 8, 2021, with responses from Karim in red.

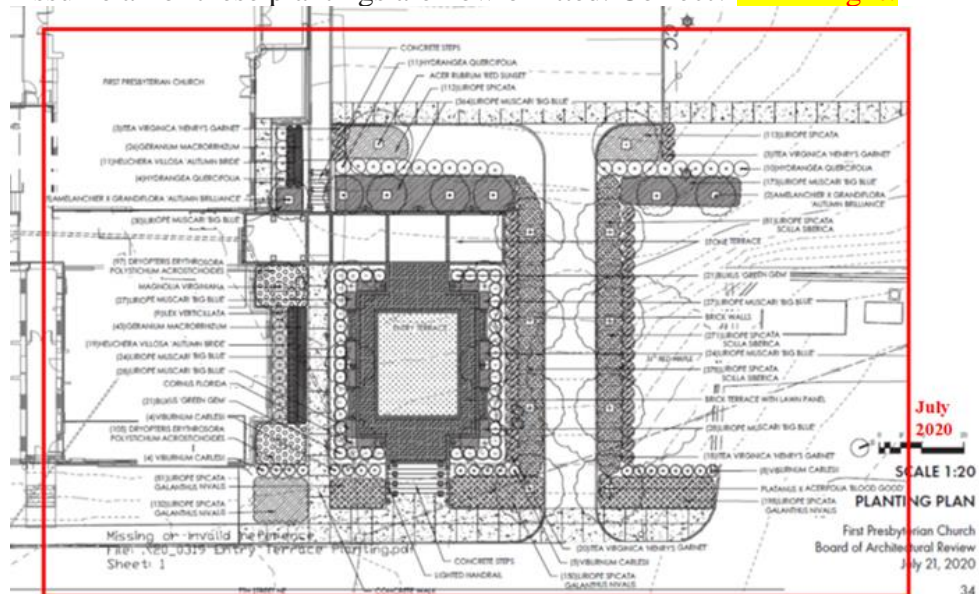
Karim:

Couple of last minute questions. Forgive me if this is a bit tedious and redundant, but I am trying to anticipate the BAR's questions.

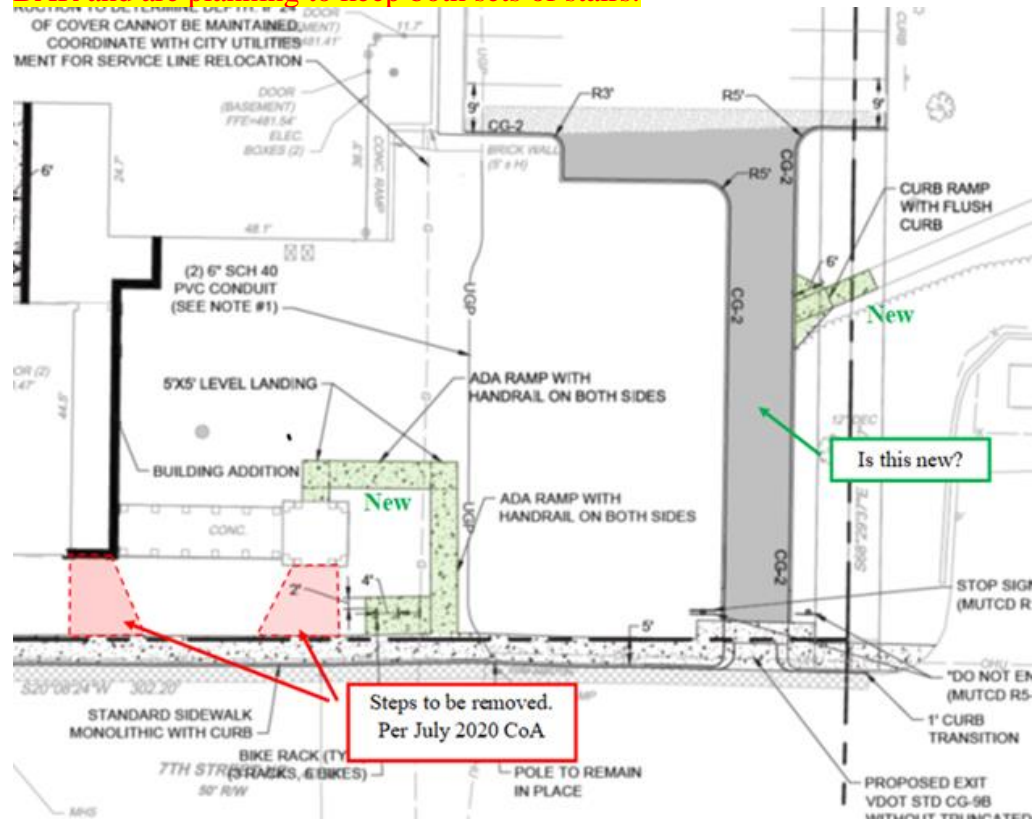
1. Scope of revised work limited to only the NE corner—green shaded area—and will not alter the previously approved landscaping and etc. at the Courtyard, Gathering Terrace or the SW corner of the church property. Correct? **Correct!**



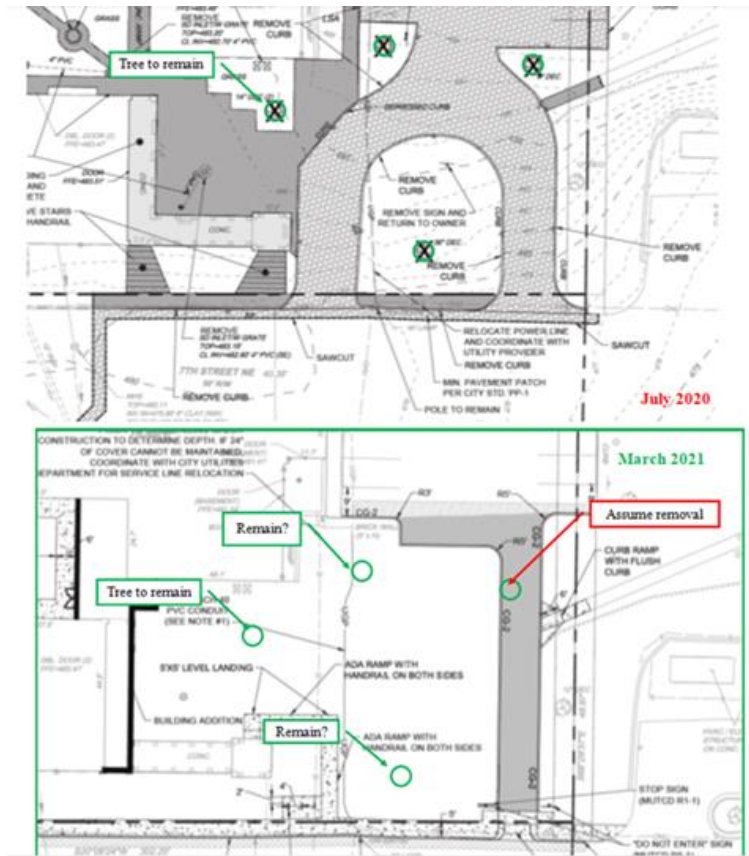
2. Assume all of these plantings are now omitted. Correct? **That's right!**



- Excluding sidewalk work at street, I have a new ADA ramp, the sidewalk repair at the right, and the steps will be removed per prior CoA. What is the grey area—sidewalk or paving? Also, BAR may ask about railing at ramp. Assume it will match what was done at the new entrance approved in 2019. **The grey area is a new drive. . The new handicap ramp is at 8% so it requires handrails on both sides, painted black. At this point we did a minor revision to the plan submitted to BAR and are planning to keep both sets of stairs.**



- Trees. Originally, four trees would be removed. It appears three can remain, will they? **The grading currently impacts all 4 trees and they're all shown to be removed. The City's detail to protect the tree critical root zone is not achievable for any of the trees. For example the large tree in between the existing entrance/exit lanes is 36" in diameter resulting in a 54' radius critical root zone. Also, BAR will ask if that tree will be replaced, with what, and where? I don't have an answer for this right now.**



5. Sills at elevator tower panels. BAR may ask about matching the stone sills on the similar, existing panels. **That would be fine to have a sill at the bottom of our recesses in the elevator shaft.**



Certificate of Appropriateness Application

BAR 21-03-08

500 Court Square, TMP 530096000

North Downtown ADC District

Owner: 500 Court Square

Applicant: Doug Brooks, on behalf of the condo assoc.

Project: Replace four, apartment windows

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-08

500 Court Square, TMP 530096000

North Downtown ADC District

Owner: 500 Court Square

Applicant: Doug Brooks, on behalf of the condo assoc.

Project: Replace four, apartment windows



Background

Year Built: 1924-1926

District: North Downtown ADC District

Status: Contributing

Colonial Revival nine story brick building, originally called the Monticello Hotel, was designed by architect Stanhope Johnson of Lynchburg. The building is also contributing structure in *Charlottesville Albemarle County Courthouse Historic District*, listed on the Virginia Landmarks Register and National Register of Historic Places.

Previous BAR Reviews

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

July 19, 2011 – BAR approved the replacement of nine existing wood windows in a 6th floor unit facing Market Street with aluminum clad wood window sash kits with exterior applied 7/8” putty profile muntins. This is the only approved window replacement at this time for the entire structure.

Application

- Submittal: Application with Pella Window proposal (dated 9/22/2020), report from Trebor Home Inspections (pages 5,6,7 and 8), exterior photo showing location of the proposed work.

CoA request to replace four windows in a private apartment. Existing are 6/6, single pane, TDL, double-hung, wood windows. Proposed replacements are Pella Architect-series, double-hung, wood windows with insulated glass and applied grille to simulate the existing layout and muntin width.

Discussion and Recommendations

It is staff’s opinion that the identified moisture problems are in the frames and sills, not the existing sash. The windows are on the south, weather-facing elevation and therefore subject to wind and

rain. Resolving the problem with driving rain might be better accomplished with storm windows. There may also be flashing issues that should be addressed, regardless of the window solution. Repairs could be made to the moisture-related damage at the frames and sills.

In the event of approval, BAR might discuss establishing standard to guide future requests. The following is from the July 2011 BAR staff report:

The problem of replacing windows in a condominium building with many different owners [Individual units are privately owned] has come up before. This applicant is proposing an appropriate type of window replacement. The applicant said there have been many window replacements in the former Monticello Hotel building, some with simulated divided lights with grids between the glass. Apparently, these were done without BAR approval.

Additionally, the BAR should require that there are spacer bars in the insulated glass, aligned with the applied grilles.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the replacement of four windows at 500 Court Square satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the replacement of four windows at 500 Court Square does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC district, and that for the following reasons the BAR denies this 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).

Pertinent Design Review Guidelines for Rehabilitation

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

[...]

APPENDIX

Previous BAR Reviews

February 28, 1989 - New windows in south wall façade and two to three outdoor mechanical units on fire stair

June 27, 1989 - Install new railings on towers and two sets of stairs on roof

January 23, 1990 - Install six new rear windows; close two fire door entrances; install vent; add two heat pump units on fire stairs

April 24, 1990 - Screening for rear heat pumps

June 21, 1994 - Replace new sliding doors

February 2001 – Administrative approval to co-locate antenna on roof

April 2001 – Administrative approval to replace two rooftop cabinets and upgrade communications equipment.

July 2001- Administrative approval to locate six to nine rooftop antennas with accessory telecommunication cabinets

October 2001 – Administrative approval: Remove three rooftop antennas and replace six.

June 17, 2003 - Add two new rectangular windows in south elevation.

September 21, 2004 – Install revolving door

June 21, 2011 – BAR approved on the consent agenda to replace the balustrade with a painted terne-coated stainless-steel replica.

July 19, 2011 – BAR approved the replacement of nine existing wood windows in a 6th floor unit facing Market Street with aluminum clad wood window sash kits with exterior applied 7/8” putty profile muntins. This is the only approved window replacement at this time for the entire structure.

March 19, 2013 – BAR approved re-roofing and replacement of painted galvanized steel balustrade with painted copper balustrade.

March 18, 2014 - BAR approved change in baluster material from painted copper to fiberglass as submitted.

August 19, 2014 – Administrative approval to replace three antennas with three similar sized antennas.

April 21, 2015 - BAR approved replacement of six rooftop antennas and add one new cabinet on roof.

June 16, 2015 – BAR accepted applicant’s request for deferral re: proposed rooftop communications equipment. BAR recommended a master plan be developed that might include options for: locating the antennas behind the baluster; locating the antennas to the sides of the penthouse, and painting the antennas to match the penthouse; or adding screening to the penthouse area resulting in a wider penthouse.

January 2019 – BAR approved installation of two metal security gates, with the following conditions:

- Drawing #1 for the Porte Cochere (without the ovals)
- Drawing #3 for the Court Square Tavern (without the ovals)
- Request to look at the proportions for the Porte Cochere [height of gate relative to fixed panel above]
- Request the gates be set back and swing inward
- Submit the updated final drawings for the BAR Archive

July 2020 – Administrative approval of additional communications equipment



**Board of Architectural Review (BAR)
Conservation District - 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.

Project Name/Description	<u>500 COURT SQUARE ASSO. C.</u>	Parcel Number	<u>530096505</u>
Project Address/Location	<u>500 COURT SQUARE (condominium parcel 530096000)</u>		
Owner Name	<u>500 COURT SQUARE ASSOCIATION</u>	Applicant Name	<u>Seth Wispelwey</u>
	<u>& SETH WISPELWEY</u>		

Applicant Information

Address: 500 Court Square #505
Charlottesville, VA 22902
Email: sjwispe@gmail.com
Phone: (W) 434.422.0262 (H) 434.422.0262

Signature of Applicant

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

[Signature] 2/24/21
Signature Date
Seth Wispelwey 2/24/21
Print Name Date

Property Owner Information (if not applicant)

Address: 500 COURT SQUARE ASSOCIATION
1500 ANHEIST ST Ste 3 Charlottesville VA 22903
Email: 500 Court Square condos@gmail.com
Phone: (W) 4343265830 (H) same

Property Owner Permission (if not applicant)

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

[Signature] 2/24/21
Signature Date
500 Court Square Assoc. by
Douglas G. Branks, Sr. 2/24/21
Print Name Date
Managing Agent

Description of Proposed Work (attach separate narrative if necessary): Replacement of windows in Unit 505 - see attached proposal documents

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

1. Interior

The visible portions of the home's following accessible interior components shall be inspected for any signs of deficiency in their general condition: ceilings, walls, floors, doors, windows, cabinets, countertops, stairs, balconies and accompanying railings. I will attempt to operate all accessible doors, windows and cabinet drawers to check for proper operation, except where furniture, window treatments or personal items prevent me from doing so. I report signs of water spillage, staining or condensation on interior surfaces. I do not evaluate the general condition of paint, wallpaper, or other finish treatments on the interior walls or ceilings or the functionality of window treatments.



Items

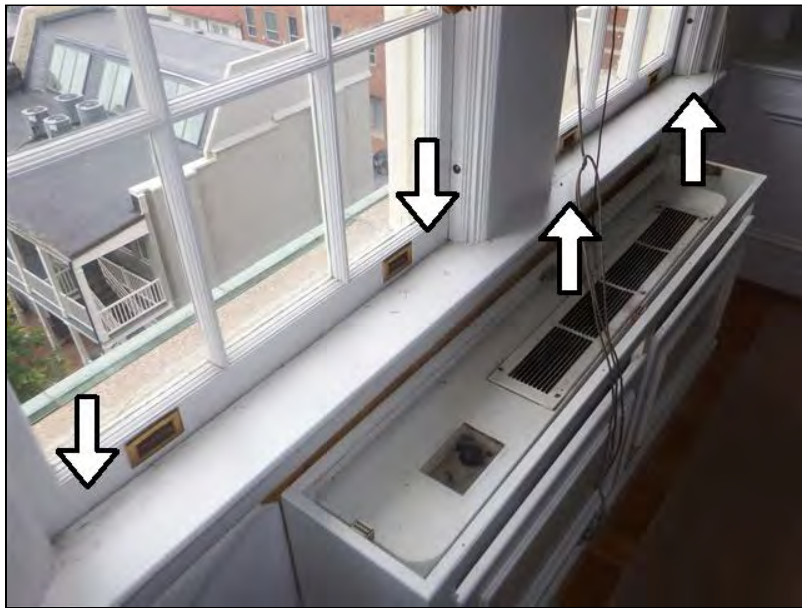
1.0 DOORS

Inspected

1.1 WINDOWS

Major Deficiency

- D** (1) There was evidence of repeated water intrusion at the living room window sill, most notably at the left most jamb. The evidence extended down the wall and onto the floor. The area was checked with a moisture meter and found to be dry during the inspection.







D (2) Using reasonable force the two sashes where located in the pictures below could not be fully opened.

NOTE: The window treatment on the left window was deteriorated and not functioning properly as can be seen in the picture.



kitchen



living area

1.2 FLOORS

Inspected

1.3 CEILINGS

Inspected

1.4 WALLS

Inspected

1.5 CABINETS and COUNTERTOPS

Inspected

The interior of the home was visually inspected and the readily observable deficiencies were documented above. While every effort is made to identify major issues, because of the multilayered construction of most home components, concerns can be hidden from view or go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, under area rugs or in areas obstructed from view. I recommend referring to the sellers disclosure document for additional information about the homes interior. All deficiencies documented in this report should be considered and further investigated for correction by qualified, licensed professionals prior to purchasing the house.

Certificate of Appropriateness Application

BAR 21-03-09

735 Northwood Avenue, TMP 340078000

North Downtown ADC District

Owner: Laura and Phillip Smith

Applicant: David Mullen, Halcyon

Project: Rear dormer, roof shingle replacement

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)

- [Application Submittal](#)

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



Certificate of Appropriateness Application

BAR 21-03-09

735 Northwood Avenue, TMP 340078000

North Downtown ADC District

Owner: Laura and Phillip Smith

Applicant: David Mullen, Halcyon

Project: Rear dormer, roof shingle replacement



Background

Year Built: 1931

District: North Downtown ADC District

Status: Contributing

Staff was unable to locate a historic survey for this property.

Prior BAR Reviews

n/a

Application

- Applicant Submittal: Halcyon Contracting drawings *735 Northwood Dormer Addition + Tesla Roof + Copper Gutters*, dated March 2, 2021: Sheet 1, perspectives; Sheet 2, dormer addition drawings; Sheet 3-4, elevations (existing and proposed); Sheet 5, trim detail perspectives; Sheet 6-7, context and photos

CoA for the construction of a rear dormer, replacement of the existing asphalt shingles with photovoltaic shingles, and replacement of the gutters and downspouts with copper gutters and downspouts.

Discussion

Staff finds the massing and detailing of the proposed dormer appropriate, as well as the proposed copper gutters and downspouts. The BAR should discuss the appropriateness of photovoltaic shingles on the entire roof.

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 dormer and new roofing at 735 Northwood Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed dormer and new roofing at 735 Northwood Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North 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 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 New Construction:

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.

Pertinent Guidelines for Rehabilitation:

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.

- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.



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 Laura Proud Smith & Philip William Smith Applicant Name David Mullen
Project Name/Description 735 Northwood Avenue Rear Roof Dormer Addition Parcel Number 340078000
Project Property Address 735 Northwood Avenue, Charlottesville, VA 22902

Applicant Information

Address: 272 Lakeview Drive, Charlottesville VA, 22901
Email: dmullen@halcyon-contracting.com
Phone: (W) (434)218-9694 (C) (434)218-9694

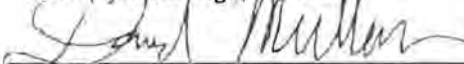
Property Owner Information (if not applicant)

Address: 735 Northwood Avenue, Charlottesville, VA 22902
Email: philipwilliamsmith@gmail.com; lauraproudsmith@gmail.com
Phone: (W) _____ (C) (434)825-5563

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.

 2/20/2021
Signature Date

David Mullen 2/20/2021
Print Name Date

Property Owner Permission (if not applicant)

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

 2/20/2021
Signature Date

Laura Smith / Philip Smith 2/20/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Addition of dormer on rear-yard facing face of existing roof adding bathroom and storage space to 3rd level of existing house. Existing house is clad in brick veneer with white painted trim, roofed with arch. asphalt shingles. Roofing on new dormer and replacement of existing shingles with Tesla Solar Roof tile system. Replacement of existing k-style gutters with half-round copper gutters and downspouts.

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

To be submitted electronically; Submittal requirements (1) drawing set for proposed addition, (2) photographs of property, (3) digital photographs/ descriptions of material only, (5) perspectives of digital 3d model of proposed extension which does not change existing building footprint.

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	





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

HALCYON
CONTRACTING
DESIGN // BUILD // REMODEL



WEST ELEVATION - October 21 3:00 PM



NORTH ELEVATION - June 21 6:00 PM



EAST ELEVATION - October 21 10:00 AM



SOUTH ELEVATION - October 21 10:00 AM



WEST ELEVATION - October 21 3:00 PM



NORTH ELEVATION - June 21 6:00 PM



EAST ELEVATION - October 21 10:00 AM



SOUTH ELEVATION - October 21 10:00 AM

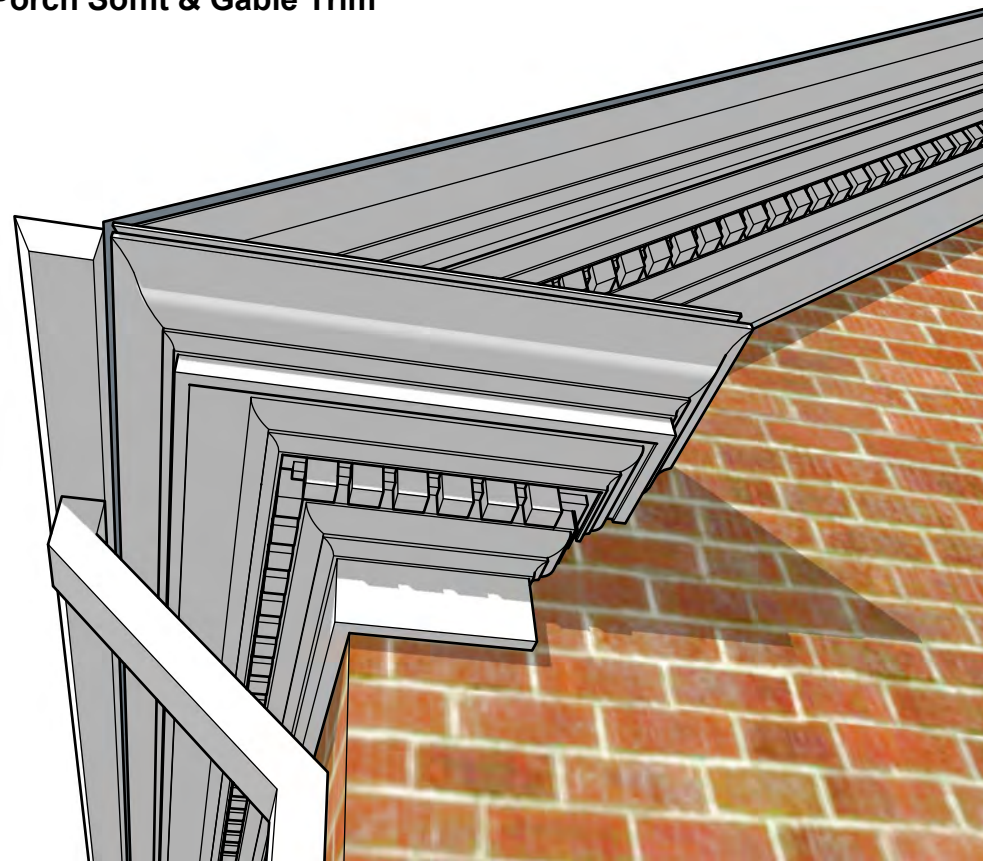
SCALE (TYPICAL): 3/32" = 1'-0"



Existing Side Porch Soffit & Gable Trim



Proposed Dormer Trim



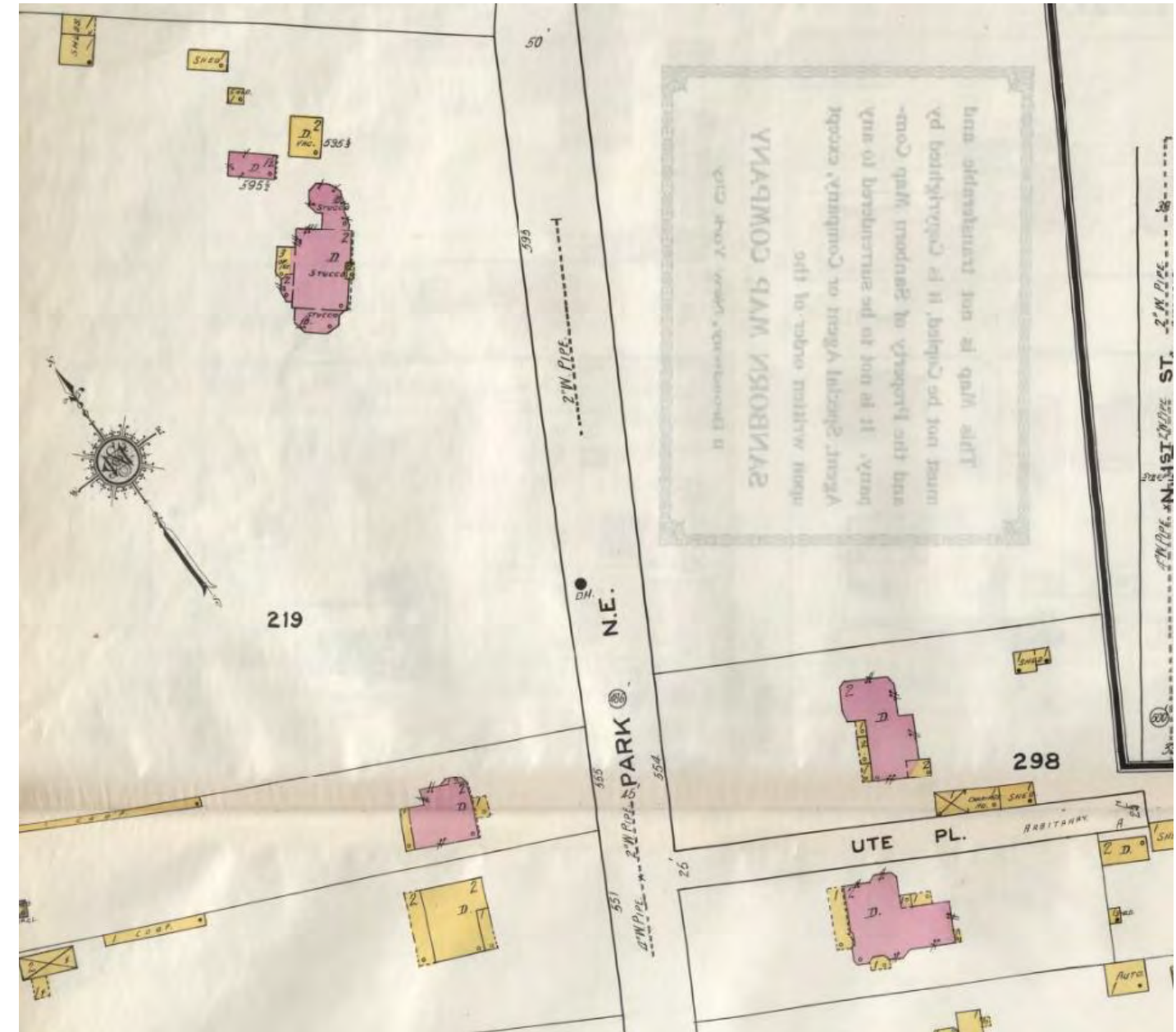
Existing Main Roof Porch Soffit & Gable Trim



Existing Front Porch



735 Northwood Avenue - Contiguous Neighboring Properties and Districts



Charlottesville Sanborn Map 21 - 1920



735 Northwood Dormer Addition + Tesla Roof + Copper Gutters

Photos