

From: Scala, Mary Joy
Sent:
To: Nealguma@icloud.com
Cc:
Subject: BAR Action Feb 17, 2016 – 105 3rd Street NE

February 18, 2016

Mary Leavell
703 East Jefferson St
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-02-01
105 3rd Street NE
Tax Parcel 330232000
Neal Guma, Applicant/Mary Leavell, Owner
Removing the barber pole from the front of the building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2016. The following action was taken:

This certificate of appropriateness shall expire in 18 months (July 19, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

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

Sincerely yours,

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-02-01
105 3rd Street NE
Tax Parcel 330232000
Neal Guma, Applicant/Mary Leavell, Owner
Removing the barber pole from the front of the building

Background

105 3rd Street NE is a contributing property located in the Downtown ADC district. The property dates to the early 1900s when it became a barber shop, late 1800s Sanborn maps has it as a shed until then. The structure is a one story brick building, with a stained glass window transom, and classical revival cornices across the whole façade.

Application

The applicant's request is to remove the existing barber pole, and put it back in place when they vacate the building.

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

Sec. 34-278. Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines.

Design Review Guidelines – Demolition Review Criteria

- 2. The standards established by the City Code (see above).*
- 3. The public necessity of the proposed demolition.*
- 4. The public purpose or interest in land or buildings to be protected.*
- 5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
- 7. The reason for demolishing the structure and whether or not alternatives exist.*
- 8. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

Pertinent Design Review Guidelines for Rehabilitation

D. Entrances, Porches and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*

2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements.*
9. *In general, avoid adding a new entrance to the primary facade or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*

Discussion and Recommendations

This property was used as a barber shop from at least 1920-1980. The current barber pole is of unknown date, but appears somewhat different than the original pole depicted in a photo of the Co-Operative Drug Company (which occupied the East Main Street space from 1917 through the mid-1930's).

A barber pole can be considered a type of sign, similar to the vestige signs or ghost signs that remind us of the history of a structure. The white striping on the pole is peeling, but could probably be easily repaired. Staff sees no good reason to remove the barber pole, but removing it temporarily and repairing it, before putting it back in place, may be a good compromise.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the temporary removal of the barber pole satisfies [does not satisfy] the BAR's criteria and guidelines and is [is not] compatible with this property and other properties in the Downtown ADC district, and that the BAR approves [denies] the application as submitted. [or with the following modifications...].



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



Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name MARY LEAVELL Applicant Name NEAL GUMA
Project Name/Description BARBER POLE Parcel Number 550232000
Property Address 105 3RD STREET NE

Applicant Information

Address: 105 EAST 3RD ST NE
CHARLOTTESVILLE, VA 22902
Email: NEALGUMA@ICLOUD.COM
Phone: (W) 202-8907 (H) 917-331-8601
FAX: _____

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.)

Neal Guma Dec. 29, 2015
Signature Date

NEAL GUMA DEC. 29, 2015
Print Name Date

Property Owner Information (if not applicant)

Address: 703 EAST JEFFERSON ST
CHARLOTTESVILLE, VA 22902
Email: _____
Phone: (W) 999-5860 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Mary Leavell _____
Signature Date

Mary LEAVELL _____
Print Name Date


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

Description of Proposed Work (attach separate narrative if necessary): REMOVING THE BARBER POLE FROM THE FRONT OF THE BUILDING. I WILL PUT BACK IN PLACE WHEN I VACATE THE PROPERTY. IT SHOULD BE

List All Attachments (see reverse side for submittal requirements): NOTED THAT THE POLE IS HIGHLY DAMAGED AND NOT ORIGINAL TO BUILDING.

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



From: **Neal Guma** nealguma@icloud.com 
Subject:
Date: December 29, 2015 at 2:07 PM
To: **Neal Guma** nealguma@icloud.com

