

From: Scala, Mary Joy
Sent: Wednesday, December 19, 2012 9:37 AM
To: da@wolfackerman.com; Fred Wolf (fw@wolfackerman.com)
Subject: 120 E Main Street

December 19, 2012

Fred Wolf
Wolf Ackerman Design
110-B 2nd Street NE
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 12-12-01
120 East Main Street
Tax Map 28 Parcel 26
Fred Wolf, Wolf Ackerman Design, Applicant
120 East Main LLC, et al, Owner
Storefront renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 18, 2012. The following action was taken:

Approved (7-0) as submitted at the meeting [the version without fixed glass above the doors].

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

This certificate of appropriateness shall expire in 18 months (June 18, 2014), 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.

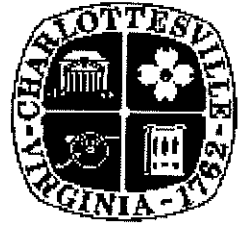
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 18, 2012**



Certificate of Appropriateness Application

BAR 12-12-01

120 East Main Street

Tax Map 28 Parcel 26

Fred Wolf, Wolf Ackerman Design, Applicant

120 East Main LLC, et al, Owner

Storefront renovation – Blue Light Grill

Background

This property, the west side of the Sterling-Hawkins Building, built in 1897, is a contributing structure located in the Downtown ADC District.

The windows were reopened in 1987 when Coffee Exchange occupied the building. The current storefront dates to 2001.

Application

The applicant wishes to modify the façade of the building. The modifications include:

1. Move entry to left side of building. New storefront door and transom on left will match existing door and transom on right side.
2. Add cement board panels in plane with entry doors.
3. Install large, central, operable aluminum and glass window with fixed transom above to match. In the open position the window will extend approximately 4.5 feet over the mall. There are smaller windows on the sides of this central piece.
4. Painted steel channel will divide window and doors from transom area.
5. Fixed, frameless glass panels will flank central transom.
6. The ceiling above entry doors occurs at top of fixed glass panels.
7. The applicant will return later with the café planter design and signage designs. Signage will probably be located above each door.

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.*

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

Discussion and Recommendations

The proposed storefront is appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed storefront renovation satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications.....)

Architectural And Historic Survey



Identification

STREET ADDRESS: 120 E. Main Street	122 E. Main St.	HISTORIC NAME: Sterling-Hawkins Building
MAP & PARCEL: 28-26	28-27	DATE / PERIOD: 1897
CENSUS TRACT AND BLOCK 1-122	1-122	STYLE: Victorian
PRESENT ZONING: B-4	B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Sallie W. Sterling	Sallie W. Sterling	DIMENSIONS AND LAND AREA: 120 - 26.62' x 115' (3062 sq. ft.)
ORIGINAL USE:	Grocery Store?	CONDITION: Good
PRESENT USE: Drug Store	Jewelry Store	
PRESENT OWNER: P & L Properties	Lucia A. Adair, et al	SURVEYOR: Bibb
ADDRESS: c/o Page Foster	c/o VNB	DATE OF SURVEY: Spring 1979
100 E. Main Street	300 E. Main Street	SOURCES: City/County Records
Char'ville, Virginia	Char'ville, Virginia	Ch'ville City Directories
		Alexander, <i>Recollections of Early Charlottesville</i>

Sanborn Map Co. - 1896, 1907, 1920, 1969
The Daily Progress, 1906 special edition.

ARCHITECTURAL DESCRIPTION

Half of the arcaded facade of this handsome building has been covered with a metal false front. The entire building is two storeys tall and six bays wide, the eastern three bays remaining uncovered. Construction is of pressed brick laid in stretcher bond on the facade and ordinary brick laid in 5-course American bond elsewhere. A metal false front covers the entire western half of the facade (120 E. Main) between the cornice and the modern glass storefront. The eastern half (122 E. Main) is painted white. The original storefront cornice, with cornice stops and dentil moulding, remains above a new Colonial Revival storefront with high display windows and a recessed entrance loggia with square pillars at each side supporting an entablature. At the second storey level, the facade is arcaded between piers of rusticated brick. The tall windows are covered by louvered shutters. Round arches of moulded brick spring from bands of egg-and-dart moulding at the tops of the piers. A projecting metal cornice stretches across the entire facade below a plain parapet. It has a raised band of egg-and-dart moulding below a narrow recessed frieze with small, closely spaced brackets. Behind the parapet, a shed roof covered with tar-and-gravel slopes to the rear. One bay of the storefront is repeated on the Second Street elevation, but the treatment of the upper part of the facade is not. On the rest of the side elevation, three widely spaced half-round windows at the first level and three segmental-arched windows at the second level have been filled in with brick. The wall is painted red and still shows traces of painted advertisements for Pence & Sterling Drug Company. A small storefront entrance gives access to a shop in the basement. An addition covers the rear elevation of 120 E. Main; 122 E. Main is three bays wide with segmental-arched 6-over-6 light windows.

HISTORICAL DESCRIPTION

Alexander wrote that part of the 2-storey brick and frame building that formerly stood on this site was "one of the original houses," built long before 1828. Jesse W. Jones bought it in 1843 from the estate of David Isaacs and sold it the next year to his brother Robert S. Jones, who made numerous additions to it (ACDB 41-238, 42-253). The old building was finally replaced with the present structure in 1897 by Sallie W. Sterling (Mrs. Charles H. Sterling), who had apparently inherited the property from her father Robert S. Jones. The eastern half (122 E. Main Street) is still owned by the Sterling family (City WB 4-460, 9-339). It housed a grocery store, T. J. Wills & Co., until c. 1912; then Pence & Sterling Drug Co. occupied the building for about 30 years, until the mid-1940's; Glassner Jewelers has occupied it since the mid-1950's. Hawkins Brothers & Co. bought the western half of the building (120 E. Main Street) in 1909 (City DB 20-268) and conducted one of the city's leading dry goods stores there for more than half a century. H. M. Gleason, Oscar E. Hawkins, and Hugh R. Hawkins were the original partners in the firm, founded in 1896. Clarence L. Hawkins joined when Gleason died in 1927 (DB 80-489). The partnership was dissolved in 1941 and reorganized by Hugh R., May G., and Hugh M. Hawkins. This half of the building was extended to the rear c. 1916 and connected to another building. Miles Shoe Store remodeled the building and put up the metal facade in 1961, several years after Hawkins closed, and occupied the store room for about a decade. GBP Inc. purchased the building in 1962 and sold it to the present owners in 1975 (DB 230-91, 363-256). Additional References: City DB 9-88, 25-479, 28-247, 80-489; City WB 8-22.



**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 \$350 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.

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: 120 E. MAIN STREET
CHARLOTTESVILLE, VA 22902
City Tax Map/Parcel: 280026000

Name of Historic District or Property: DOWNTOWN
ADCO
Do you intend to apply for Federal or State Tax Credits for this project? NO

Applicant

Name: FRED WOLF
WOLF ACKERMAN DESIGN
Address: 110-B 2ND ST NE
CHARLOTTESVILLE, VA 22902
Email: FW@WOLFACKERMAN.COM
Phone: (W) 296-4848 (H) _____
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.)

[Signature] 11.27.12
Signature Date

Property Owner (if not applicant)

510 Name: 120 E. MAIN LLC, ETAL
Address: 120 E. MAIN ST
CHARLOTTESVILLE, VA 22902
Email: STU. RIFKIN@GMAIL.COM
Phone: (W) 466-9515 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 11.27.12
Signature Date

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

WORK ASSOC. W/ RENOVATION OF BWE LIGHT STOREFRONT & ENTRY. WE PROPOSE TO MOVE ENTRY TO LEFT SIDE OF STOREFRONT & INSTALL LARGE, OPERABLE WINDOW W/ TRANSOM ABOVE.

Attachments (see reverse side for submittal requirements):

2 DRAWINGS - ELEVATION/STOREFRONT PLAN AND PERSPECTIVES.

For Office Use Only

Received by: D. Eubank
Fee paid: 125.00 Cash/Ck. # _____
Date Received: 11/27/12

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

Cc: Ackerman Dave

Subject: Blue Light BAR Application

Mary Joy-

We submitted the BAR application today for Blue Light.

I wanted to let you know that we will bring a large-scale, rendered elevation with colors and materials shown for the meeting. I also wanted to point out that while we are showing a planter on the mall in the rendering, we aren't asking for its design to be approved right now. If we get the changes to the storefront approved, we'll come back with the planter design later. Last, unfortunately I realized that I will be out of town on 12/18 when this will come before the board in December - so Dave will make the presentation.

I have circulated a preliminary drawings to all board members reflecting our changes and I spoke to or met with 5 - Brian, Bill, Mike, Syd and Tim in advance. All were generally supportive. The final version we submitted shows a continuous steel channel that separates the transom glass and fixed portion of the windows from the operable section and the doors. This helps emphasize the horizontal section that older storefronts had above the doors and display areas. We have also added smaller windows on the short returns next to both doors - opening up the corners and making the central piece less solid. Finally, we did away with the solid section flanking the transom above the operable, flip-up window in the center. Those surfaces (currently the grey cement board) would become fixed glass and the solid surface would occur back in-plane with the recessed doors. Our thinking is that could be where signage for each restaurant will be located (above each door) - taking it off the storefront but leaving it visible through those upper glass sections with some lighting on it.

Call if you have questions and obviously, use this email (or its language) if it helps clarify our design intentions.

Regards,

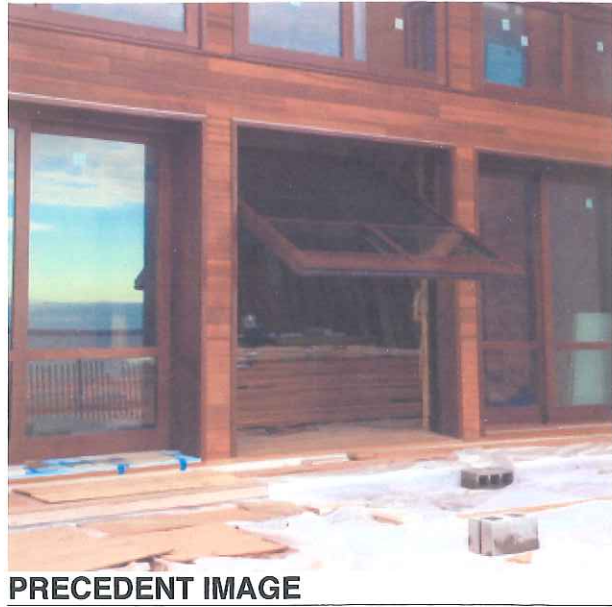
Fred

WOLF | ACKERMAN **architecture + design**
110-B Second Street NE • Charlottesville, Virginia 22902
ph 434.296.4848 • fx 434.296.4877

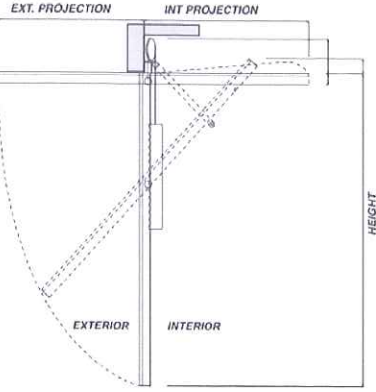
visit us @ www.wolfackerman.com



*Received at meeting
12-18-2012*



PRECEDENT IMAGE



FRAMELESS GLASS
 PANEL ABV. STEEL
 CHANEL - CEMENT BD.
 ABV. DOOR AT
 RECESSED ENTRY

PTD. STEEL CHANEL

NEW STOREFRONT
 DOOR AND TRANSOM
 TO MATCH EX'G ON
 OPPOSITE SIDE

CEMENT BOARD
 SIDING

EXISTING BRICK
 FACADE

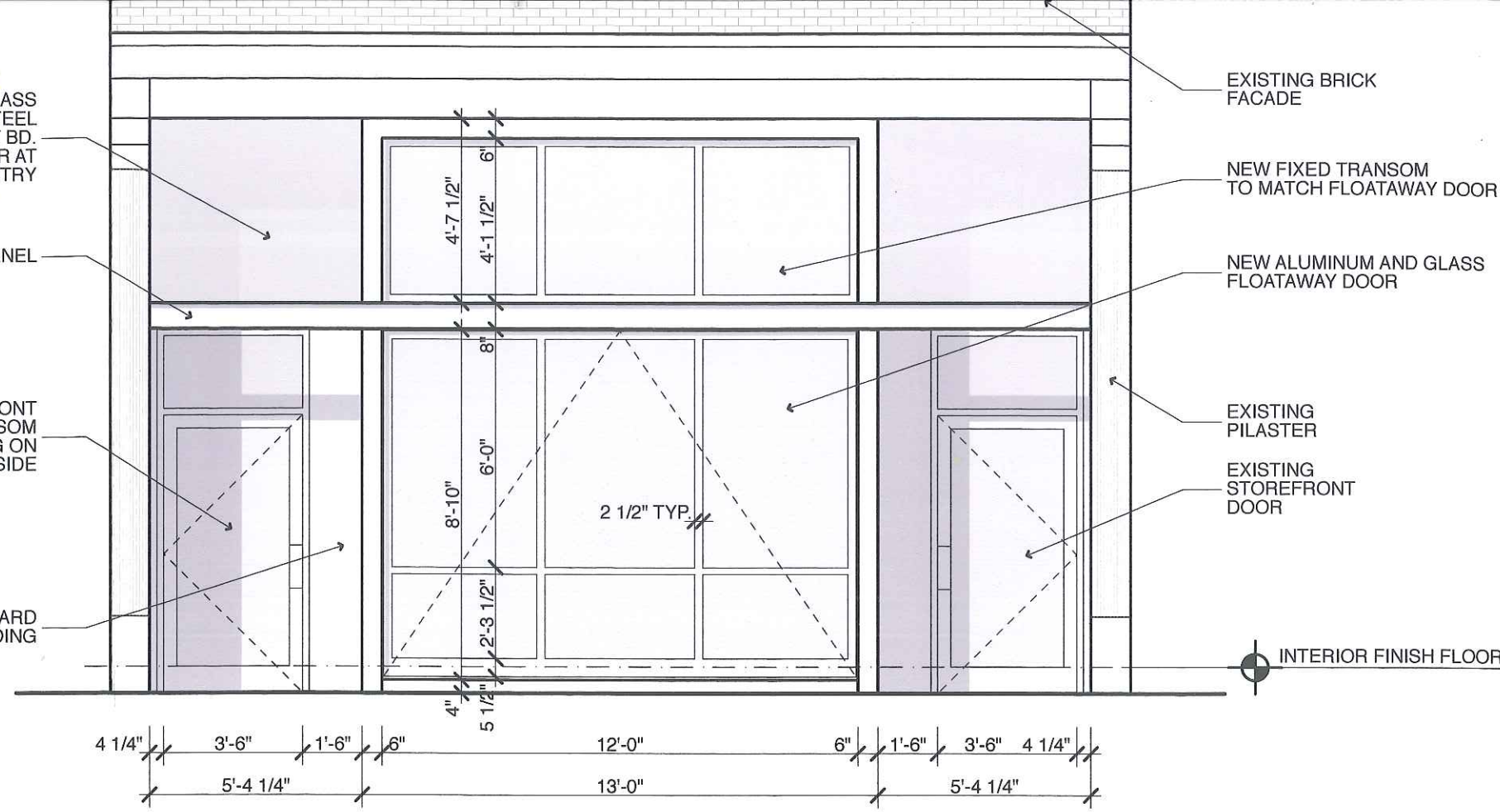
NEW FIXED TRANSOM
 TO MATCH FLOATAWAY DOOR

NEW ALUMINUM AND GLASS
 FLOATAWAY DOOR

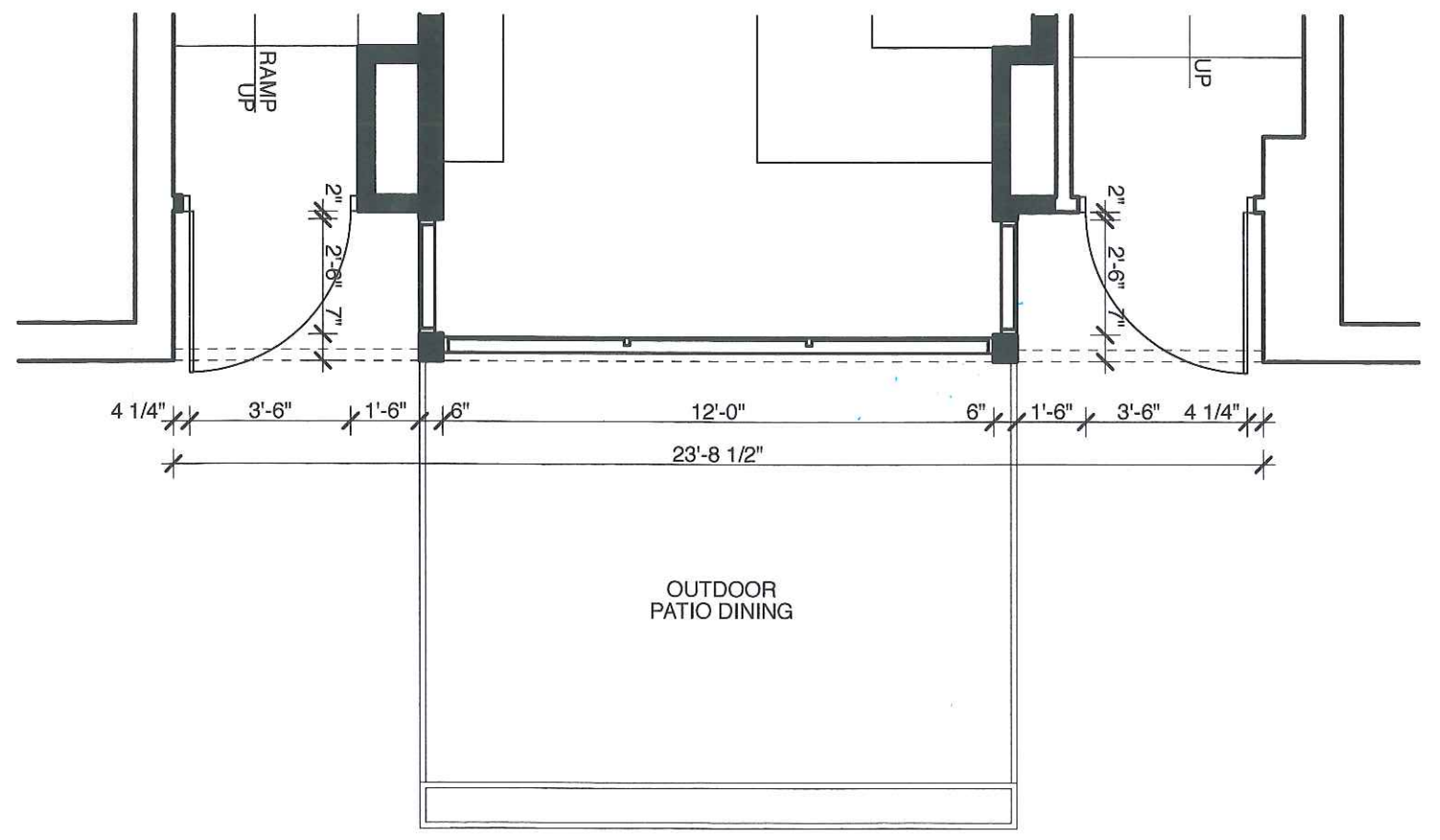
EXISTING
 PILASTER

EXISTING
 STOREFRONT
 DOOR

INTERIOR FINISH FLOOR



2 ENLARGED ELEVATION
 SCALE: 1/4" = 1'-0"



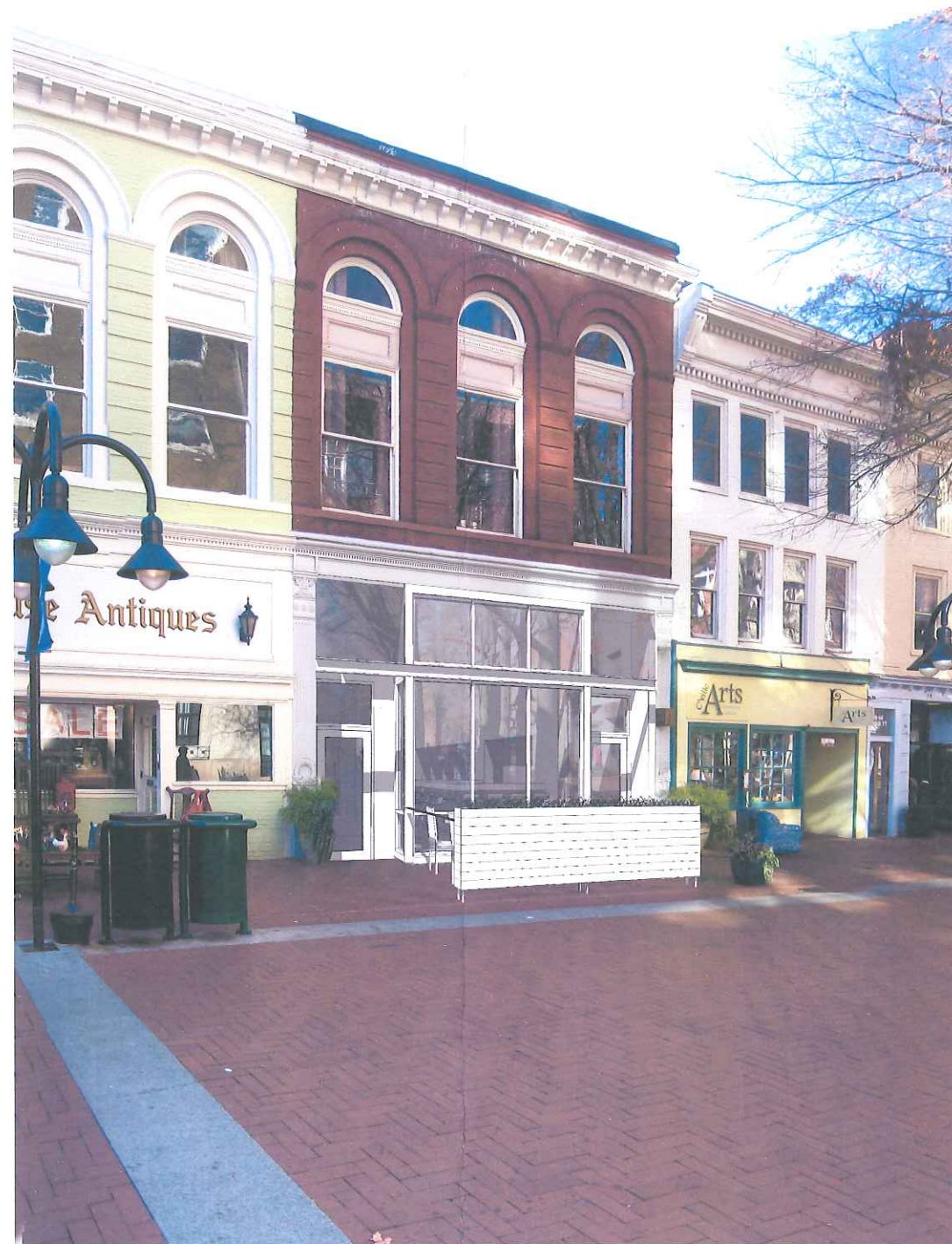
3 ENLARGED PLAN
 SCALE: 1/4" = 1'-0"



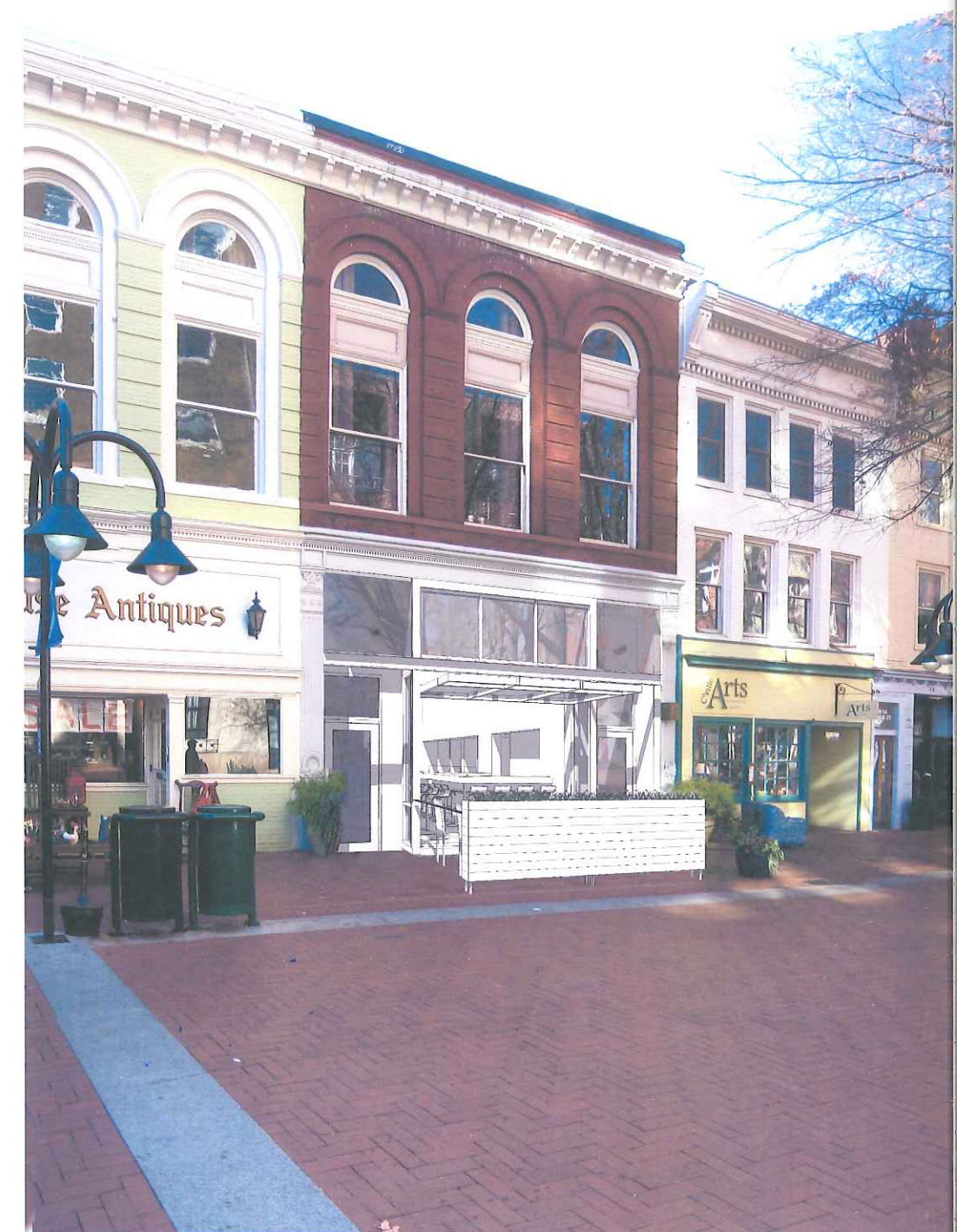
1 DOWNTOWN MALL ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING



2 PROPOSED CHANGES - CLOSED WINDOW



3 PROPOSED CHANGES - OPEN WINDOW

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



AFFIDAVIT OF MAILING

To File: 120 East Main Street (BAR 12-12-01)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on December 4, 2012.

Signed:



Kristin Rourke

ADDRESSES

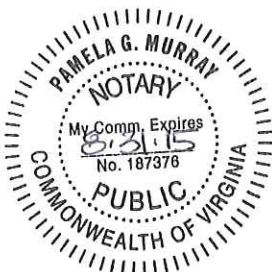
See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4TH day of December 2012, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.




Notary Public

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



December 4, 2012

Dear Sir or Madam:

This letter is to notify you that the following applications have been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 12-12-01

120 East Main Street

Tax Map 28 Parcel 26

Fred Wolf, Wolf Ackerman Design, Applicant

120 East Main LLC, et al, Owner

Storefront renovation

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 18, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

ONE HUNDRED EAST MAIN LTD PART
ELAINE MCDANIEL
MSC BOX 5186
CHARLOTTESVILLE VA 22905

WACCO INVESTMENT PROPERTIES, LLC
102 E MAIN ST
CHARLOTTESVILLE VA 22902

HLW PROPERTIES LLC
105 W MAIN ST STE 200
CHARLOTTESVILLE VA 22902

JEFFERSON THEATER HOLDINGS, LLC
P O BOX 1467
CHARLOTTESVILLE VA 22902

OLD APRILS, LLC
P O BOX 4226
CHARLOTTESVILLE VA 22905

HOFF MOTOR COMPANY INC
P O BOX 8052
CHARLOTTESVILLE VA 22906

MAIN STREET ASSOCIATES LLC
2088 UNION ST STE 1
SAN FRANCISCO CA 94123

BRINDLEY, HAROLD, III, TRUSTEE
619 LOCUST AVENUE
CHARLOTTESVILLE VA 22902

11TH & COCHRAN, LLC
1900 ARLINGTON BLVD STE A
CHARLOTTESVILLE VA 22903