

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

October 21, 2010

Stacy Capital, LLC
314 East Water Street
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application
BAR 10-10-01
225 East Main Street
Tax Map 33 Parcel 233
Stacy Capital, LLC, Applicant and Owner
Replace current window with a full light window with a white aluminum frame**

Dear Stacy Capital, LLC,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 19, 2010.

The BAR approved (4-1, Adams opposed) the application with the modification that the replacement window either exactly match the divisions of the existing window, or if they do not match, the applicant resubmit a drawing of the revised elevation for administrative review.

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 (October 19, 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. Stacy Capital, LLC
2504 Sun Ridge Road
Charlottesville, VA 2201

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 19, 2010**



Certificate of Appropriateness Application

BAR 10-10-01

225 East Main Street

Tax Map 33 Parcel 233

Stacy Capital, LLC, Applicant and Owner

Replace current window with a full light window with a white aluminum frame

Background

The property that is applying for alterations is located on the Downtown Mall. The address is 225 East Main Street, which now contains Rock, Paper, Scissors (on Main Street) and Cappellino's Crazy Cakes (on 3rd Street), and is known historically as The Stacy Building. It is described in the National Register of Historic Places Nomination Form as a two story brick building, with a flat roof, and three bays. It is of commercial vernacular and was constructed in the later 19th-century.

The façade has gone through changes of the years. In 1960, it was covered with a dark brown metal board-&-batten siding and had a recessed second story balcony. It was then changed again in 1991 to form its current storefront. Also in 1991, a new shop with an entrance was created on Third Street, most likely the current entrance to Cappellino's.

In 2006, the owners got administrative approval for a roof replacement.

Application

The applicant would like to replace their current storefront window on 103 3rd Street NE with a new window. This new window is a full light window with a white aluminum frame. The frame is a VG 451T Screw Spline CG-Outside 2in, a Trifab VersaGlaze thermal framing system. The brick masonry opening would remain the same.

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;

1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 Review Guidelines – Rehabilitation

p. 4.3

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 elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 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.
- 9) False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.
- 10) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.
- 11) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.
- 12) Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.
- 13) Maintain paint on wood surfaces.
- 14) Use appropriate paint placement to enhance the inherent design of the building.

Discussion and Recommendations

While the existing and new windows take up the same amount of space, they are quite different in style. The existing windows on 103 Third Street NE match the style to those currently on the façade of 225 East Main Street. By changing the window on 103 Third Street NE to one that is one large single pane, an inconsistency between the two store fronts will occur.

The smaller panes of glass on the existing window match the smaller panes along the right side of the door of Cappellino's. If the window is changing style to a single large pane, then the window to the right of the door should change to a similar style as well.

4-1 - Adams


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 façade renovations satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications...

- Eddy - Stecy Capital. *The replacement window either exactly match or the applicant re-submit for admin review revision.*
- side door windows would be both recommend for replacement.
- Adams - OK
- Wolf - concerns about cast metal frame window, not consistent.
- Osteen - OK with metal, but prefers to see it broken off. replicate existing window

Architectural And Historic Survey



Identification

STREET ADDRESS: 223-225 E. Main Street
 MAP & PARCEL: 33-234 & 233
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: B-4
 ORIGINAL OWNER: John R. Jones
 ORIGINAL USE: Store
 PRESENT USE: Confectionary & TV Studio/Music Store
 PRESENT OWNER: Jessie T. Hook Carl R. Stacy, Jr.
 ADDRESS: 1203 Hilltop Road 1904 Wakefield Rd.
 Ch'ville, Va 22903 Ch'ville, VA 22901
 (#223) (#225)

HISTORIC NAME: Jones-Hartnagle Building
 DATE / PERIOD: c. 1821, mid-1800's, 1917, 1970's
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: #223-18'75" x 92'97" (1743 sq. ft.)
 CONDITION: Good #225-20'2" x 92'98" (1878 sq. ft.)
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1983
 SOURCES: City/County Records Carl R. Stacy, Jr.
 Ch'ville City Directories Harold Wright
 Alexander, Recollections of Early Charlottesville

Holsinger's Charlottesville, other Holsinger photos
 Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920

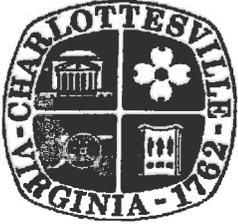
ARCHITECTURAL DESCRIPTION

This is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The eastern half is the original section. Two storeys tall, two bays wide, and double pile, it probably resembled the early 19th century buildings on Court Square which followed the side hall plan and had living quarters for the storekeeper on the second level. Construction is of brick laid in Flemish bond on the facade and the eastern (Third Street) elevation. The western half was probably a duplicate, except that the brick is laid in American bond. The building still has a hip roof covered with standing-seam metal, but its projecting eaves and cornice brackets have been replaced with a parapet. The eastern half (#225) has a high parapet with a wooden entablature which still remains above the false front. In the early years of this century, both store rooms had recessed central entrances, and a single storefront entablature extended across the entire building. The second storey living quarters above both store rooms were dismantled some years ago and the stairways that gave access to them were removed. The remains of a fireplace can still be seen in #223, but a finished interior wall covers the windows, if they still exist. The storefront of #223 is now covered with vertical wooden siding around the display windows and the upper level is covered with wooden shingles. #225 is covered with dark brown metal board-&-batten siding and has a recessed second storey balcony. Its 2-storey rear extension is constructed of brick laid in 5-course American bond. Brick is the one-storey wing behind that is laid in 7-course American bond.

HISTORICAL DESCRIPTION

Alexander states that the original section of this building was built by Col. John R. Jones who also conducted a store at "Number Nothing", Court Square. He purchased this lot in 1821 (ACDB 22-377), and the oldest part of the building was standing by 1828. According to Alexander, the building was on a high foundation, and the floor of the storeroom was later lowered some four feet. James A. Watson, John Hasson, and Dennis Boyle purchased the building in 1857 & in 1855 (ACDB 54-269). Frederick Hartnagle was the occupant at that time, and he purchased the building in 1857 & 1864 (ACDB 56-204, 60-418). He extended the building to the rear and built the western half of the duplex soon after acquiring ownership. S. C. Chancellor bought the property from Hartnagle's estate in 1913 (City DB 25-18) and sold it two years later to Hollis Rinehart (DB 27-112). Until that time, it had been occupied by a series of bakeries and confectionaries for half a century or more. The Co-operative Drug Co., Inc., brought the eastern half (#225) in 1917 (DB 30-172). The side windows were bricked up, a parapet built and the upper level of the facade covered with what appears to have been a plywood panel possibly stuccoed. J. L. Hartman bought it in 1923 (DB 44-239, 45-404) and sold to L. S. Macon in 1927 (DB 59-244). The Standard Drug Co. occupied the storeroom from the mid 1930's until 1950. After that, it housed a series of small dress shops until Carl R. Stacey, Jr. purchased it in 1972 for his music store (DB 338-382). He added the balcony, rebuilt the storefront, and covered the facade with metal siding. The upper level of the western half of the facade (#223) may not have been significantly altered until a 1953 remodeling when it was covered with a metal false front. Walter R. Ellington bought that half in 1917 (DB 30-466) and sold it in 1932 to J. P. Ellington (DB 77-301). They conducted a clothing store there for twenty years. E. J. Perkins bought it from the Ellingtons in 1943 (DB 113-201) and the Standard Marshall Corporation bought it from his estate in 1946 (DB 128-277) and sold it in 1965 to the Rinehart's Kenridge Properties, Inc. (DB 263-43). Jessie T. Hook bought it from the Rinehart family in 1976 (DB 370-511). Shoe stores occupied the storeroom from the mid 1930's to the mid 1960's. The interior was completely remodeled in 1965 to adapt it for use as a radio station. It was again remodeled in 1976 to include a small storeroom at the front of the building. The present false front dates to that time.

Additional References: City DB 361-1



**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

SEP 28 2010

NEIGHBORHOOD DEVELOPMENT SERVICES

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: 225 E. Main St.

City Tax Map/Parcel: _____

Name of Historic District or Property: _____

The Stacy Building

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

Applicant

Name: Stacy Capital, LLC

Address: 314 E Water Street

Charlottesville, VA 22902

Email: Eddie.Karoliussen@clire.com

Phone: (W) 434-531-5068 (H) _____

FAX: 434-974-1909

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.)

Eddie Karoliussen 9/27/10
Signature Date

Agent for owner

Property Owner (if not applicant)

Name: Stacy Capital, LLC

Address: 2504 Sun Ridge Road

Charlottesville, VA 22901

Email: Christine@aceonline.com

Phone: (W) 434-978-4619 (H) _____

FAX: 434-978-1738

Property Owner Permission (if not applicant)

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

Eddie Karoliussen 9/27/10
Signature Date

Description of Proposed Work (attach separate narrative if necessary): Replace current window on 103 3rd Street NE with a full light window with a white aluminum frame.

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: d. Barnard

Fee paid: \$100.00 Cash/Ck. # 000175

Date Received: 9/28/2010

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

PI0-0126

Cappellino's Crazy Cakes

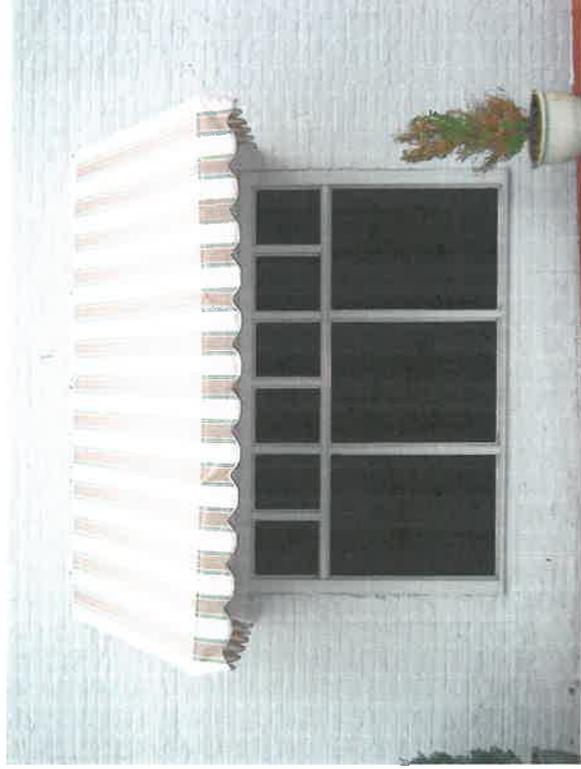
103 Third Street NE, Charlottesville, VA 22902



Existing Facade



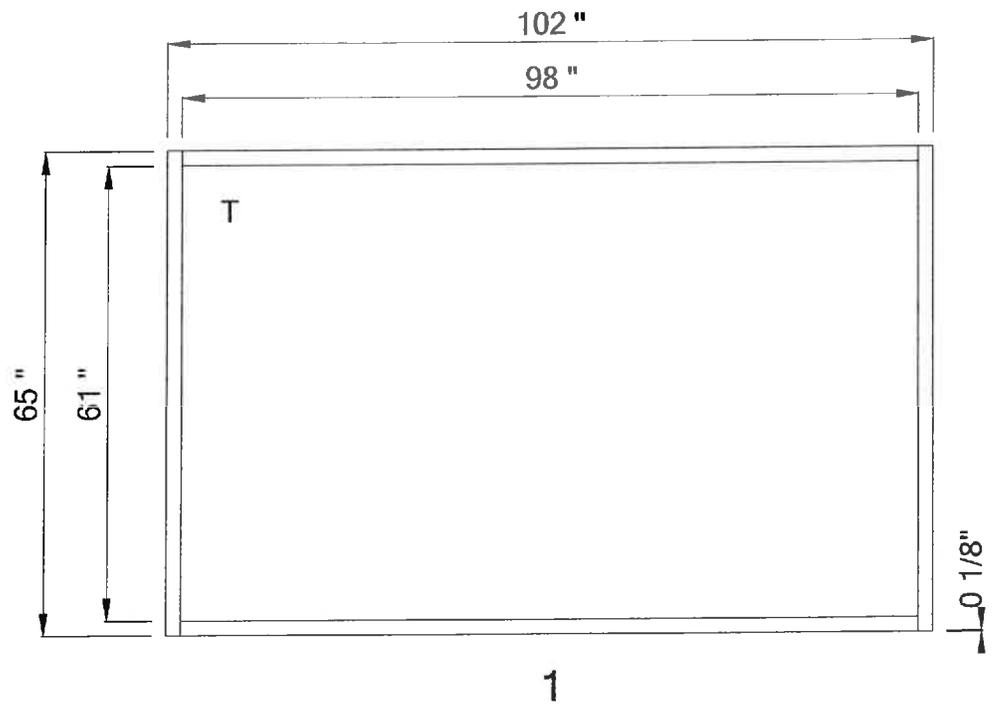
Proposed Facade



Existing Window (close up)



Proposed Window (close up)

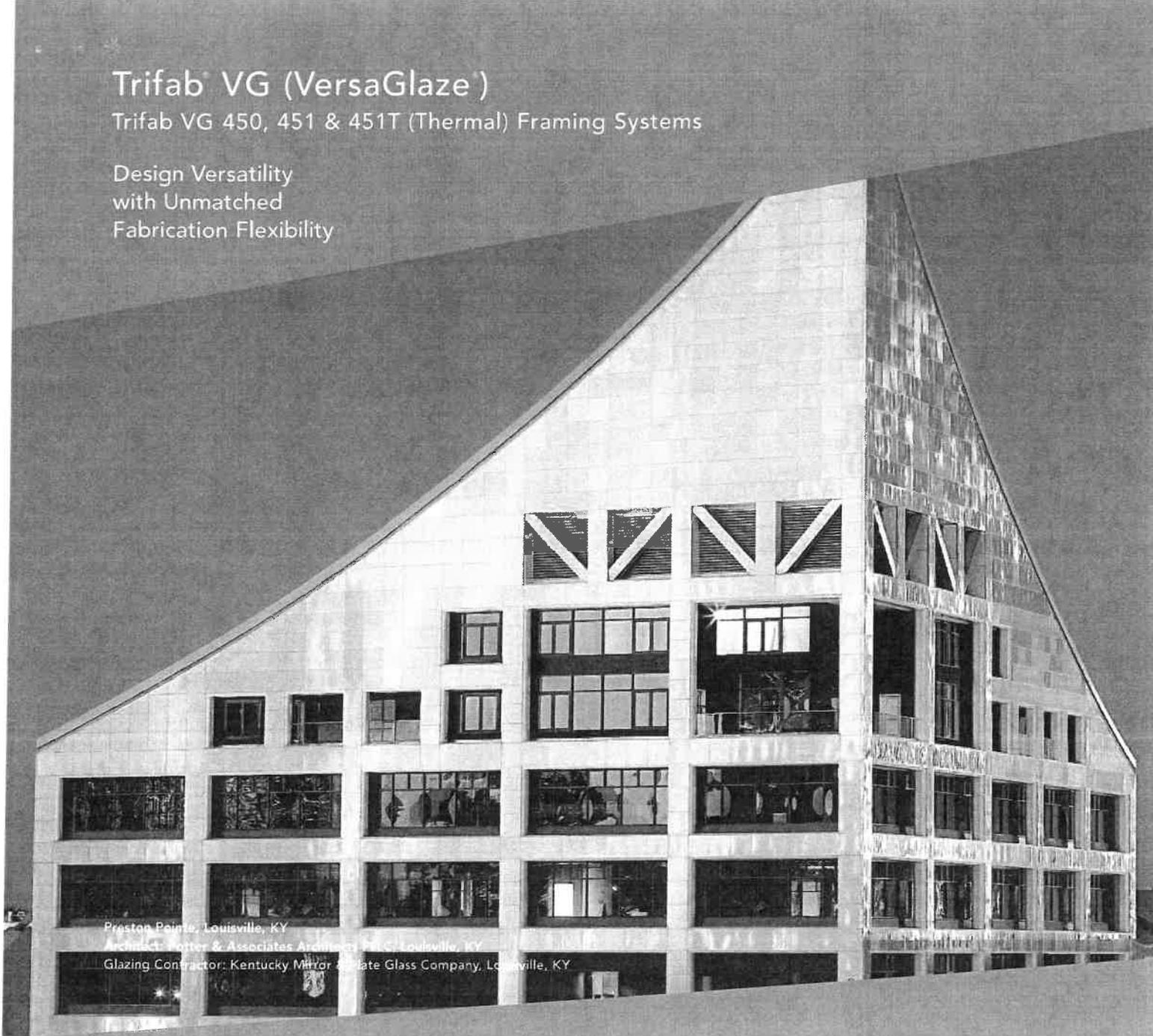


CBRE 103 3rd St NE - 001 - #1.dwg (1 Thus)
Frame: VG 451T SCREW SPLINE CG - Outside 2in. TRANSOM

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

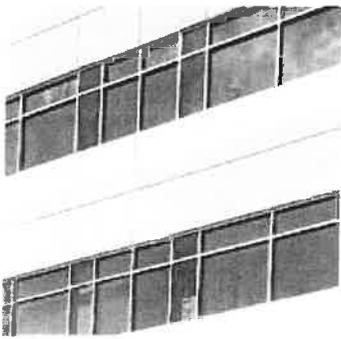
Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

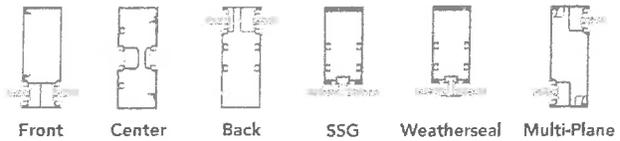
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

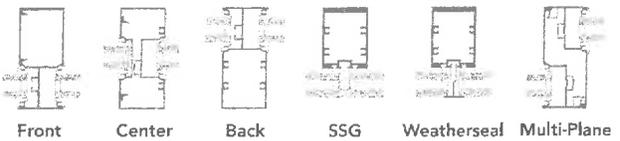
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed 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

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

