

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911

Charlottesville, Virginia • 22902

Telephone 804-971-3182 (VOICE /TDD)



September 25, 1991

Mr. Michael Bednar, Architect
518 Park Plaza
Charlottesville, Va. 22901

Re: DBAR 91-01-177B

Dear Mr. Bednar:

The purpose of this letter is to inform you that on September 17, 1991, the Board of Architectural Review discussed the changes made to the second floor sliding glass doors on the front of the Stacy building at 225 E. Main Street.

The Board reluctantly approved the use of the metal doors as they have been installed on the condition that all trim be painted the same color as the trim on the building.

I am glad that the Board approved this change even though wood doors were preferred. I would like to request that, in the future, before making any changes to plans that have been approved by the Board, you contact us to see if it will require the approval of the Board.

If you have any questions on the Board's decision, please call me or Fred Boger at 971-3182.

Sincerely,

Satyendra Singh Huja
Director of Planning
and

Community Development

enc: Eval. card
cc: Chief Grover Smiley, Building & Life Safety Div.

FMB/vm

Radner-1

Mr Michael Radner, Architect
518 Park Plaza
Charlottesville, Virginia 22901

RE DBAR 91-01-171B

Dear Mr. Radner:

The purpose of this letter is to inform you that September 17, 1991, the Board of Architectural Review discussed the change made to the second floor sliding doors on the front of the ~~old~~ STACY building at 225 E on an S Street. The Board ^{reluctantly} approved the ~~metal~~ ^{aluminum} doors as they have been installed with the condition that ~~the~~ ^{all} trim be painted the same color as the ~~woodwork~~ ^{woodwork on the building}.

I am glad that Board approve this change even though we all the wood doors were preferred. I would like to request that in the future before making any changes on plans that have been approved by the Board, you contact us to see if it will require approval by the Board.

If you have any questions on the Board's decision, please call me or Fred Boger at 971-3182.

Sincerely

K. Chief Groves Smaley

H

BEDNAR LAWSON ARCHITECTS

Michael Bednar, FAIA
Elizabeth Lawson, AIA



September 3, 1991

Fred Boger, Zoning Administrator
City Hall
Charlottesville, VA 22901

Dear Fred;

The painting of the building at 225 East Main Street (Stacy Building) has been completed as approved by the DBAR on May 29, 1991. I believe that the Main Street facade needs more of the blue accent color to relieve the large areas of white. Therefore, I request permission to paint the sash of the two second floor windows facing Main Street Harbour Blue, the same color as the doors.

Thank you in advance for your kind consideration of this request.

Sincerely,


Michael Bednar

cc: Wray Brothers

CITY OF CHARLOTTESVILLE

Department of Community Development

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Telephone 804-971-3182 (VOICE /TDD)



January 29, 1991

Mr. Michael Bednar, Architect
518 Park Plaza
Charlottesville, Va. 22901

Re: DBAR 91-01-177

225 E. Main Street

Dear Mike:

The purpose of this letter is to inform you that at its regular meeting on January 22, 1991, the Downtown Board of Architectural Review approved a Certificate of Appropriateness for the proposed exterior work presented for the building at 225 E. Main Street. This approval is conditional upon the final colors for the building being submitted to the Board for review and approval.

I would like to thank you and Mr. Stacy for attending the meeting and presenting the project to the Board. I believe that once this exterior work is completed, this building will once again make a significant contribution to the Downtown Historic District.

If you have any questions, or need further assistance with this project, please call me or Fred Boger at 971-3182, and either one of us will be happy to assist you.

Sincerely,

Satyendra Singh Huja
Director of Planning
and
Community Development

cc: Richard Pace, Building Inspector
FMB/vm

enc. eval card

CITY OF CHARLOTTESVILLE

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FB

May 29, 1991

Mr. Michael Bednar, Architect
518 Park Plaza
Charlottesville, Va. 22901

Re: DBAR 91-01-177A - Proposed Exterior Colors

Dear Mr. Bednar: *mla*

The purpose of this letter is to inform you that on May 28, 1991, the Downtown Board of Architectural Review discussed the proposed exterior colors for the building at 225 E. Main Street. The Board approved the following colors: masonry - SW Shale MC-66; Roof - SW Smoke MC-67; steel - Black. In addition to the above colors, the Board approved an off-white (towards grey) color for the wood trim, cornice, and sash. The Board approved the SW Harbour MC-88 blue color for the doors only.

I am happy to see the work is progressing along on the renovation of this significant historic building in the Downtown Historic District.

If we can be of further assistance, please feel free to call me or Fred Boger at 971-3182.

Sincerely,

Satyendra Singh Huja
Director of Planning
and
Community Development

cc: Chief Grover Smiley, Bldg & Life Safety
FMB/vm

enc: Eval. card

CITY OF CHARLOTTESVILLE



Department of Community Development

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Charlottesville, Virginia • 22902

Telephone 804-971-3182 (VOICE /TDD)

May 29, 1991

Mr. Michael Bednar, Architect
518 Park Plaza
Charlottesville, Va. 22901

Re: DBAR 91-01-177A - Proposed Exterior Colors

Dear Mr. Bednar: *Mike*

The purpose of this letter is to inform you that on May 28, 1991, the Downtown Board of Architectural Review discussed the proposed exterior colors for the building at 225 E. Main Street. The Board approved the following colors: masonry - SW Shale MC-66; Roof - SW Smoke MC-67; steel - Black. In addition to the above colors, the Board approved an off-white (towards grey) color for the wood trim, cornice, and sash. The Board approved the SW Harbour MC-88 blue color for the doors only. *SW PLATINUM MC70*

I am happy to see the work is progressing along on the renovation of this significant historic building in the Downtown Historic District.

If we can be of further assistance, please feel free to call me or Fred Boger at 971-3182.

Sincerely,

Satyendra Singh Huja
Director of Planning
and
Community Development

cc: Chief Grover Smiley, Bldg & Life Safety
FMB/vm

enc: Eval. card

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

FROM: Satyendra Singh Huja, Director of Planning & Community Development *S.S.H.*

DATE: September 10, 1991

RE: **DBAR 91-01-177** **225 E. Main St., Exterior Changes**
Michael Bednar, Applicant

The renovation of the Stacy building at 225 East Main Street is complete. However, a change was made to the second floor door opening on to the balcony without the Board's approval. The plans approved on January 22, 1991, showed three sliding wood doors. These wooden doors were changed to metal sliding doors. We are not sure why a change was made without first consulting the staff or the Board. One reason given was that the wood frame for the door could not be installed without some major alterations to the opening. Another reason was that it was a cost-cutting measure decided on at the last moment.

The Chairman has asked the Board to discuss with Mr. Bednar why this change was made and why the Board was not consulted.

Although we prefer the wooden doors, the metal doors are an acceptable alternative, and recommend their approval.

If you have any questions on this case, please call me or Fred Boger at 971-3182.

FMB/vm




STACY'S MUSIC SHOP
SINCE 1945

E. Main St.

BATTERY
THIS STORE IS A BATTERY RECY

PDO

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning & Community Development 
DATE: January 15, 1991
RE: DBAR 91-01-177 225 E. Main St. Exterior Renova-
tion. Michael Bednar, Applicant

Please find attached for consideration of the item, the following:

- Certificate of Appropriateness Application
- Copy of 8 x 10" exterior photograph
- Floor
- Sections
- Elevations
- Site Plan and Location Plans
- Historic Survey Sheet

Mr. Michael Bednar, architect, representing the property owner, Mr. Carl Stacy, is proposing the following work to the building at 225 E. Main Street:

- i Renovation of existing music store
- ii Creation of new shop with entrance on Third Street
- iii Conversion of attic space into two-bedroom apartment with stair access from the Mall
- iv New windows, signs and entry on Third Street facade

We have reviewed the proposed plans and find that they meet the City's goal of restoring old store fronts, providing new retail space on the Mall, and converting the second floor into residential space. Therefore, we recommend approval of the plans with the condition that samples of the final colors be submitted for administrative review and approval.

If you have any questions on this item, please call me or Fred Boger at 971-3182 and either Mr. Boger or myself will be happy to assist you. Thank you.

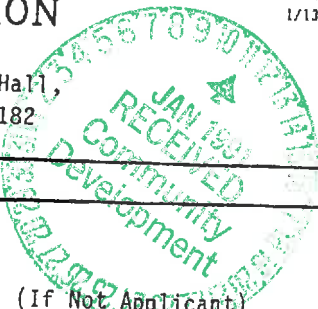
FMB/vm



CERTIFICATE OF APPROPRIATENESS APPLICATION

DCD
1/13/86

Please Return To: Department of Community Development, P.O. Box 911, City Hall,
Charlottesville, Virginia 22902 Telephone (804) 971-3182



APPLICANT RESPONSIBLE FOR THE COMPLETION OF THIS SECTION

A. Information on Property Applied For:

Address: 225 East Main Street
Charlottesville, Va.

City Tax Map No.: _____ Parcel: _____

B. Applicant Information

Name: Michael Bednar, Architect

Address: 518 Park Plaza
Charlottesville, VA 22901

Phone: (B) 293-3411 (H) _____

C. Property Owner Information (If Not Applicant)

Name: Carl Stacy

Address: 225 East Main Street

Phone: (B) _____ (H) _____

D. Federal Tax Credits: Do you intend to apply for Federal historic preservation tax credits for this project? (Y) (N) (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

Renovation of existing music store; creation of new shop with entrance on Third St.; conversion of attic space into two bedroom apartment with stair access from the Mall; new facade on the Mall; new windows, signs and entry on Third St. facade.

F. List Attached Information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Community Development before submission to the board.

- 8x10 Exterior Color Photograph
- Floor Plans
- Sections
- Elevations
- Site Plan and Location Plan

G. Property Owner Permission (If Not Applicant)

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

Carl R. Stacy 1-8-91
Signature Date

H. Signature of Applicant

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

Michael Bednar JAN. 8, 1981
Signature Date

FOR OFFICE USE ONLY

Received By: _____

Date: _____

Approved: _____ Disapproved: _____

Conditions of Approval: _____

Architectural And Historic Survey



Identification

STREET ADDRESS: 223-225 E. Main Street	HISTORIC NAME: Jones-Hartnagle Building
MAP & PARCEL: 33-234 & 233	DATE / PERIOD: c. 1821, mid-1800's, 1917, 1970's
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John R. Jones	DIMENSIONS AND LAND AREA: #223-18175'x92'97' (1743 sq. ft)
ORIGINAL USE: Store	CONDITION: Good #225-20.2'x92.98' (1878 sq. ft.)
PRESENT USE: Confectionary & TV Studio/Music Store	SURVEYOR: Bibb
PRESENT OWNER: Jessie T. Hook Carl R. Stacy, Jr.	DATE OF SURVEY: Winter 1983
ADDRESS: 1203 Hilltop Road 1904 Wakefield Rd. Ch'ville, Va 22903 Ch'ville, VA 22901 (#223) (#225)	SOURCES: City/County Records: Carl R. Stacy, Jr. Ch'ville City Directories Harold Wright Alexander, Recollections of Early Charlottesville

Holsinger's Charlottesville, other Holsinger photo
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 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. E. 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 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 1911 (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