

From: Scala, Mary Joy
Sent: Tuesday, November 24, 2015 1:39 PM
To: Bruce Wardell
Cc: jscheng88@gmail.com
Subject: BAR Action - 225 East Main Street - November 2015

November 24, 2015

Bruce Wardell, BRW Architects
112 4th St NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 15-11-04
225 East Main Street
Tax Parcel 33023300
Jim Cheng, Owner/BruceWardell, BRW Architects, Applicant
Demolish rear section and parapet, new addition and window openings, other renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 17, 2015. No action was taken.

This application was discussed as a preliminary discussion which requires no motion. The committee was generally in favor of the demolition of the rear section and the West Main Street storefront. The BAR agreed that the building has more aesthetic appeal since the paint was removed, and if possible they would like it to stay unpainted. In addition, the BAR noted the parapet decision can come later, and would rest on design development, and whether the unpainted brick could withstand weather; the new window openings on the side were generally appropriate but alignment was discussed; there was mixed opinion regarding the canopies, especially in relation to existing trees; one member said a wood patio deck would not be a good idea; if a rooftop terrace is planned that should be shown sooner rather than later; and the new construction would be treated as infill fronting on Third Street, rather than as an addition.

Please submit final drawings for BAR review when ready.

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
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scala@charlottesville.org

J. Sarafin comments 11/17/2015

✓ 225 East Main Street

The architect tried to schedule an on-site meeting with Tim and me over the past couple weeks, to no avail. Without the benefit of that conversation and on-site look, or the applicant's presentation this evening, I will make some preliminary comments on the drawings. It's my understanding that the applicant is not expecting a COA to be voted on but that this is a preliminary discussion.

With that in mind, I have reservations about the removal of the setbacks along 3rd Street and the horizontal continuation of the roofline from Main all the way back. While unifying the multiple additions, it also suggests that the original building was a large box that ran along 3rd without any articulation. There's value in retaining the setbacks on these types of buildings along the mall. Historically, the building fronted on Main, presenting its tallest and most formal façade along the street; from there, there were economies to be had for stepping down the height as the building continued back into the block, eventually likely terminating in a service area or even alley. The character of the downtown mall relies, in part, on this "best and tallest face forward" relationship to Main Street, with the heights diminishing as the building recedes to the rear. I am afraid that the scale of the large box created by taking the Main Street cornice height all the way to the back of the lot would create too much of a street wall along 3rd.

While I am not necessarily opposed to the demolition of the rearmost addition, it is the setback height it presents that might be of importance in relation to the whole. Per above, the setback condition is a major contributor to the historic character of this corner (even if the building was created thusly over a series of additions). All for the sake of preliminary discussion- I wonder if the possibility exists to retain the 3rd street brick wall and setback heights and simply construct the addition behind their plane. This addition would be taller than the rearmost section, if not the two rearward setbacks, but would retain the scale at the street level. New work could be clearly indicated by a change in materials. Just some thoughts...

The introduction of window openings may very well depend on how the 3rd street façade is handled, vis-à-vis the setbacks. Likewise removing the small 3rd street entrance. Will reserve comments on that as I don't feel like I know enough yet. Replacing the cornice and other materials in-kind is fine; I know the building has some water (and brick) issues and the Main Street façade is likely in poor condition.

512-514; 600 West Main Street

Some thoughts on this proposal as a preliminary discussion only; regarding demolition of the two late 19th c. dwellings that comprise the original buildings at 512-514 and 600 West Main, I find it fascinating that the elements of each that are being proposed should remain are the most recent additions (in a long line of alterations) to the structures. With all due respect to my forebears, I must disagree with the 1996 assessment that these two dwellings are no longer of significance or contributing to the West Main district. The West Main Street of 20 years ago was a very different place... I think we need to look anew at the role these two buildings play on the streetscape, in the light of recent, large additions to it. It is

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 17, 2015**



Certificate of Appropriateness Application

BAR 15-11-04

225 East Main Street

Tax Parcel 330233000

Jim Cheng, Owner/ Bruce Wardell, BRW Architects, Applicant

Demolish rear section and parapet, new addition and new window openings, repaint metal roof and other renovations.

Background

This property (225 East Main Street) is a contributing structure in the Downtown ADC District. The survey is attached.

The National Register nomination describes the building as: brick (7-course American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Late 19th Century. East bay entrance; recessed under 2nd story; framed plate glass windows on 1st floor; present façade ca. 1960.

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.

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.

June 21, 2011 - (103 3rd Street N) - Denied (6-0) request to replace the terra cotta parapet coping with a metal cap. Instead, the parapet coping must be replaced with a terra cotta coping of similar design to what was removed.

June 19, 2012- The BAR made preliminary comments: Full-width balcony on front is inappropriate; any balcony should be set behind the façade, and not extend any further over the mall. The railing on 3rd Street should be set back behind the parapet. It would be appropriate to delete the parapet in the rear (Keep the first two parapets toward the front). Small balconies on 3rd Street may be appropriate. Addition material could be metal, Hardie, stucco, or painted brick. Bring back elevation and perspective views of this building with adjacent properties.

August 18, 2015- Applicant came before the BAR for removing the paint coating from Main Street and 3rd street façade to restore and preserve the structural integrity of the existing brick veneer. The BAR approved the application as presented.

Application

The applicant is requesting a Certificate of Appropriateness to make changes to the existing building that would impact both the East Main Street and the 3rd Street NE facades. The paint has

been removed from the building. The mortar will be repointed. A decision has not been made whether to re-paint the building.

3rd Street NE Façade

The proposal is to demolish the rear section (33 feet) of building on 3rd Street NE, and to replace it with a new addition. The façade and existing roof at the former cupcake shop will be removed. The applicant notes there is a vertical joint in the existing brick which indicates that the brick at the cupcake shop was installed after the brick on the original building.

The applicant also proposes to raise the level of the roof parapet on the middle section of the 3rd Street façade to make the parapet level. The applicant notes the reasons:

- The addition of the second floor to the rear of the building would be taller than the lower portion of the parapet.
- The building was added to and modified numerous times. At each modification the brick and parapet were built pragmatically only to the height required to cover the addition. This building was not originally built as a Main Street façade with a side elevation stepping down along Third Street. The pattern of various brick infill and additions also show a horizontal band of brick at the location of the former hip roof cornice. Our horizontal parapet height extends this precedent.
- The horizontal parapet (as opposed to the existing stepped parapet) reflects the existing parapet condition on the opposite side of Third Street at the Vivian's building.

The applicant also proposes to create new openings in the brick for five - double windows on the first floor of the front section of the 3rd Street façade.

East Main Street Façade

The renovation anticipates the demolition of the finishes on Main Street façade within the brick piers on either side and below the existing steel beam. Also, the oversized cornice on the Main Street façade will be replaced.

It appears that the balcony is also being replaced within the same footprint.

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 Considering Demolitions include:

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: **(these comments apply to the rear section)***

*(1) The age of the structure or property; **Before 1920; possibly late 19th century.***

(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; It is a contributing structure in the Charlottesville-Albemarle County Courthouse National Register district.

(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; It is not.

(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; The front section is almost certainly the oldest building remaining on the mall. The rear section is a later addition.

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 It could be reproduced but would not be old.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain; The façade was altered with window and door changes in 1991.

(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. All the buildings on the mall and side streets are part of the social and commercial center that moved from Court Square to Main Street in the mid-19th century.

(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; No structural report has been submitted.

(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 Only the rear section is proposed to be demolished.

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

1) The standards established by the City Code, Section 34-278.

2) The public necessity of the proposed demolition. There is no public necessity.

3) The public purpose or interest in land or buildings to be protected. The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.

4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. It would not.

5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. Removal of an old historic building adversely affects a historic district because the scale and historic fabric are lost.

6) The reason for demolishing the structure and whether or not alternatives exist. The applicant wants to construct a new addition. An alternative would be to incorporate the existing building into the new design.

7) 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. No structural report has been submitted.

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 Guidelines for New Construction

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

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 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.*

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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.*

....

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
- 2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
- 3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
 - a. *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
 - b. *Do not repoint with a synthetic caulking compound.*
- 4) *Repoint to match original joints and retain the original joint width.*
- 5) *Do not paint unpainted masonry.*

Discussion and Recommendations

The historic survey notes that this is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The rear section of the building,

proposed to be demolished, was in place in 1920, and appears on the Sanborn map. It is not clear from the survey when exactly it was built. This is a very simple addition, that has been heavily altered.

In 2012 the BAR allowed removing the rear parapet but wanted the two front parapet stepdowns preserved, with a new second floor rear addition to be located stepped back from the exterior wall.

The BAR may take action on any part of the application, although the applicant was expecting a preliminary discussion. Staff suggests that the BAR have a preliminary discussion regarding the following topics to give the applicant guidance on final drawings. The proposed rear demolition should be discussed first, without regard to the future proposed use.

Demolitions:

- Demolition of rear section of building;
- Alteration of the stepped roof parapet;
- Creation of five new window openings;
- Demolition of East Main Street storefront;
- Replacement of cornice and balcony.

New additions:

- Relationship to historic architecture
- Height and width in relation to nearby buildings
- Massing and scale
- Roof form and stepbacks
- Windows – rhythm, patterns, size and proportion
- Materials preferences

Suggested Motion (if the BAR chooses to take action)

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, New Construction, and Rehabilitation, I move to find that the following proposed changes 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 following as submitted....

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: #223-18'75" x 92'97" (1743 sq. ft.)
ORIGINAL USE: Store	CONDITION: Good #225-20.2" x 92.98" (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	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 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 263-435). 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



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-72B
Negative no(s) 13: 23

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE / CHARLOTTESVILLE	PUCKETT'S BARBER SHOP
Street address or route number 105 3RD ST. N.E.	
USGS Quad CHARLOTTESVILLE EAST, VA.	Date or period C. 1900
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
Roof type	
State condition of structure and environs	
State potential threats to structure	
Note any archaeological interest	
Should be investigated for possible register potential? yes ___ no <input checked="" type="checkbox"/>	
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.)	
BRICK - (AMERICAN BOND); 1 STORY; SHED ROOF; COMMERCIAL VERNACULAR; ENTRANCE - LEFT BAY; WOOD FRAMED WINDOW W/ STAINED GLASS WINDOW TRANSOME; CLASSICAL REVIVAL CORNICE ACROSS WHOLE FAÇADE; 1 CHIMNEY.	
Interior inspected? NO.	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	
	SANBORN MAPS: 1886 SHED 1891 SAME 1920 BARBER SHOP



**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
OCT 27 2015
NEIGHBORHOOD DEVELOPMENT SERVICES

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 Jim Cheng Applicant Name Bruce Wardell, BRW Architects
Project Name/Description Renovations and additions to 225 east main st. Parcel Number 330233000
Property Address 225 East Main St, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St. NE
Charlottesville VA 22902
Email: bwardell@brw-architects.com
Phone: (W) 971-7160 (H) 6
FAX: 0

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] 10/27/2015
Signature Date

BRUCE R. WARDELL 10/27/2015
Print Name Date

Property Owner Information (if not applicant)

Address: 8112 Old Dominion Dr.
McLean VA 22102
Email: jscheng88@gmail.com
Phone: (W) _____ (H) (703) 868-7386
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 10/27/2015
Signature Date

James Cheng 10/27/2015
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):

See attachments

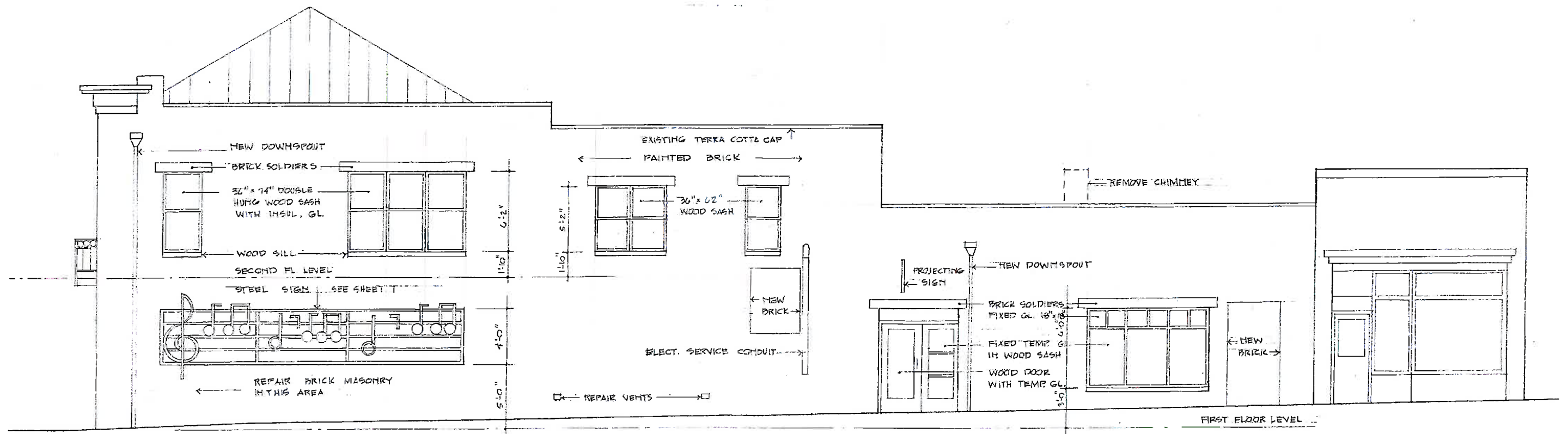
List All Attachments (see reverse side for submittal requirements):

See 11x17 packet dated October 27th 2015

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O. Eubank</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>9247</u>	Conditions of approval: _____
Date Received: <u>10/27/15</u>	_____

DIS-0173

225 East Main
October 27, 2015



Existing Elevations

225 East Main
October 27, 2015



Historic Photographs

225 East Main
October 27, 2015



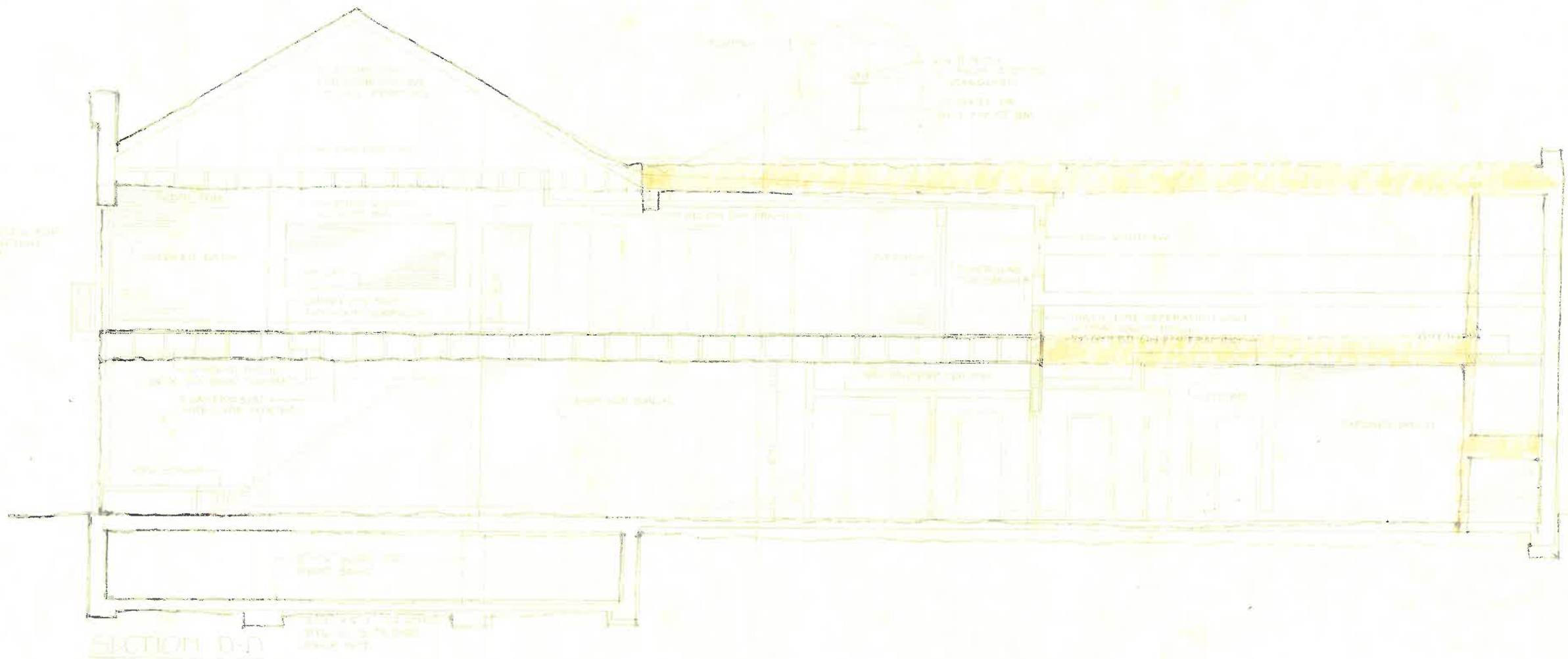




Proposed Side Elevation

Scale 1/8" = 1'-0"

225 East Main
 October 27, 2015



Proposed & Existing Section Overlay Scale 1/8" =

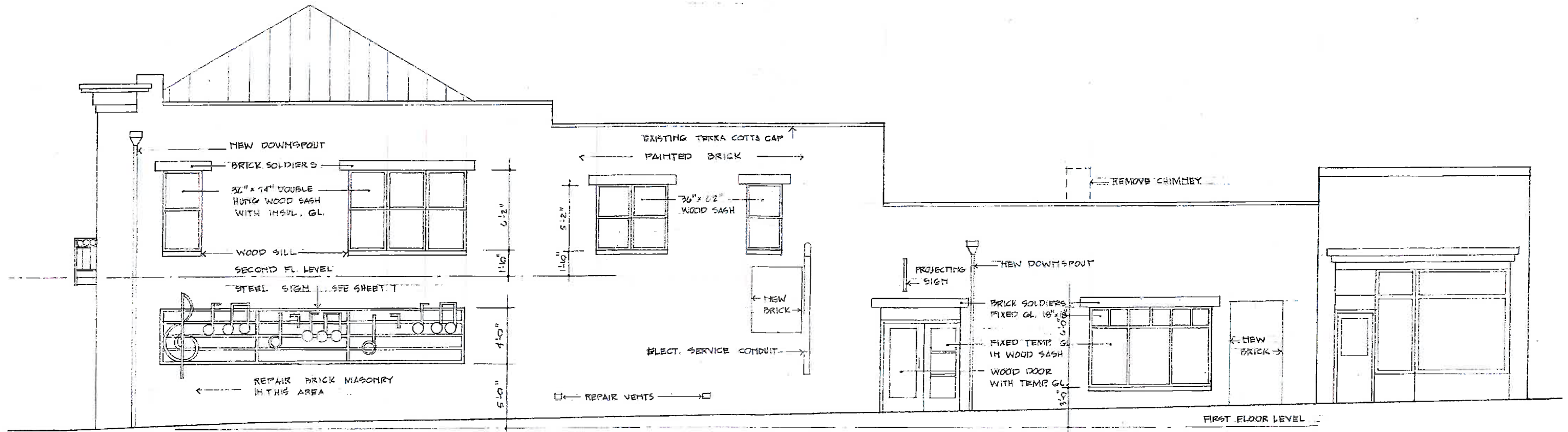
225 East Main
October 27, 2015

225 East Main
October 27, 2015



Site Plan
225 East Main
October 27, 2015

Scale 1" = 100'



Existing Elevations

225 East Main

October 27, 2015





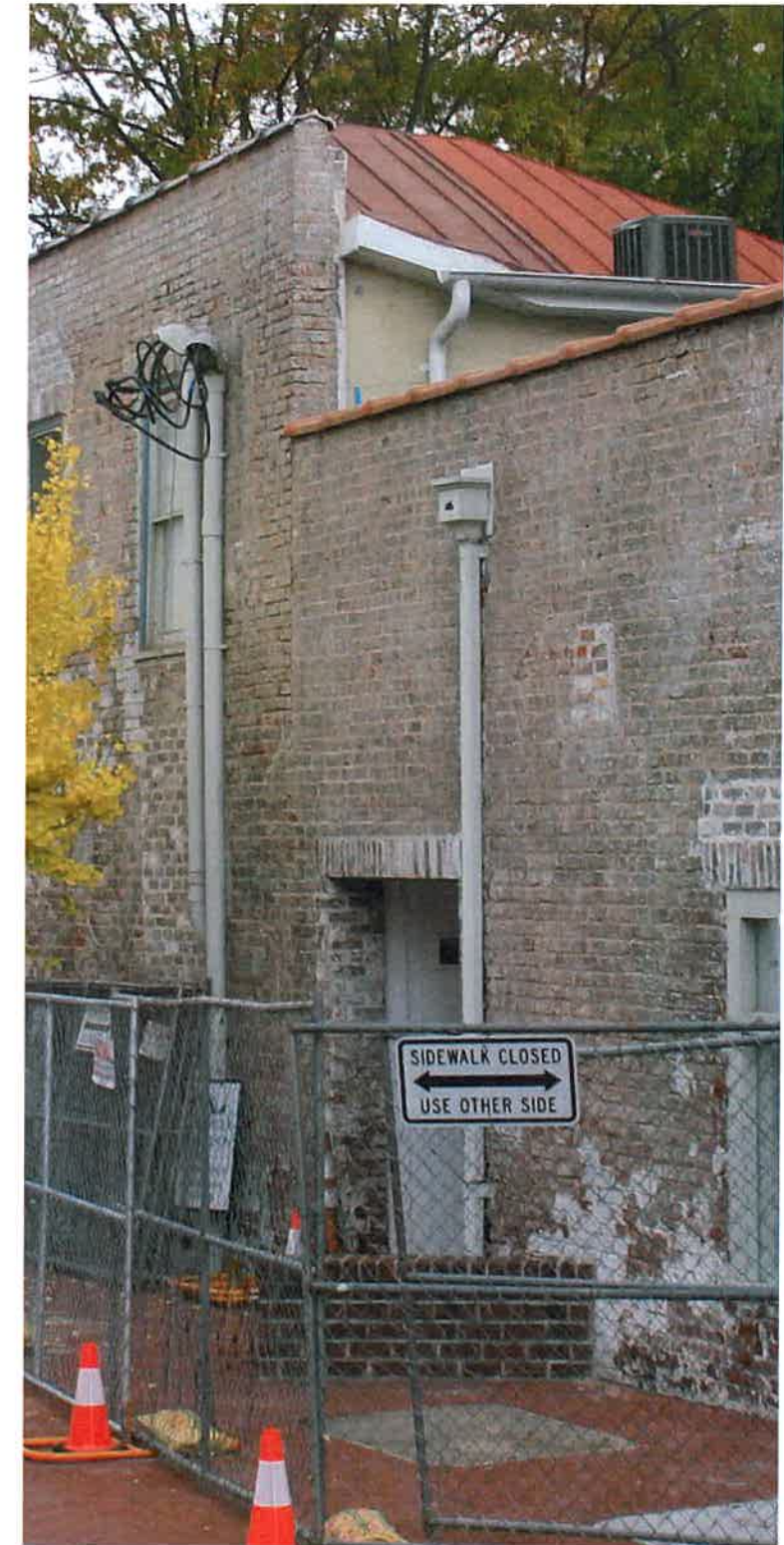
Historic Photographs

225 East Main
October 27, 2015



Historic Photographs

225 East Main
October 27, 2015

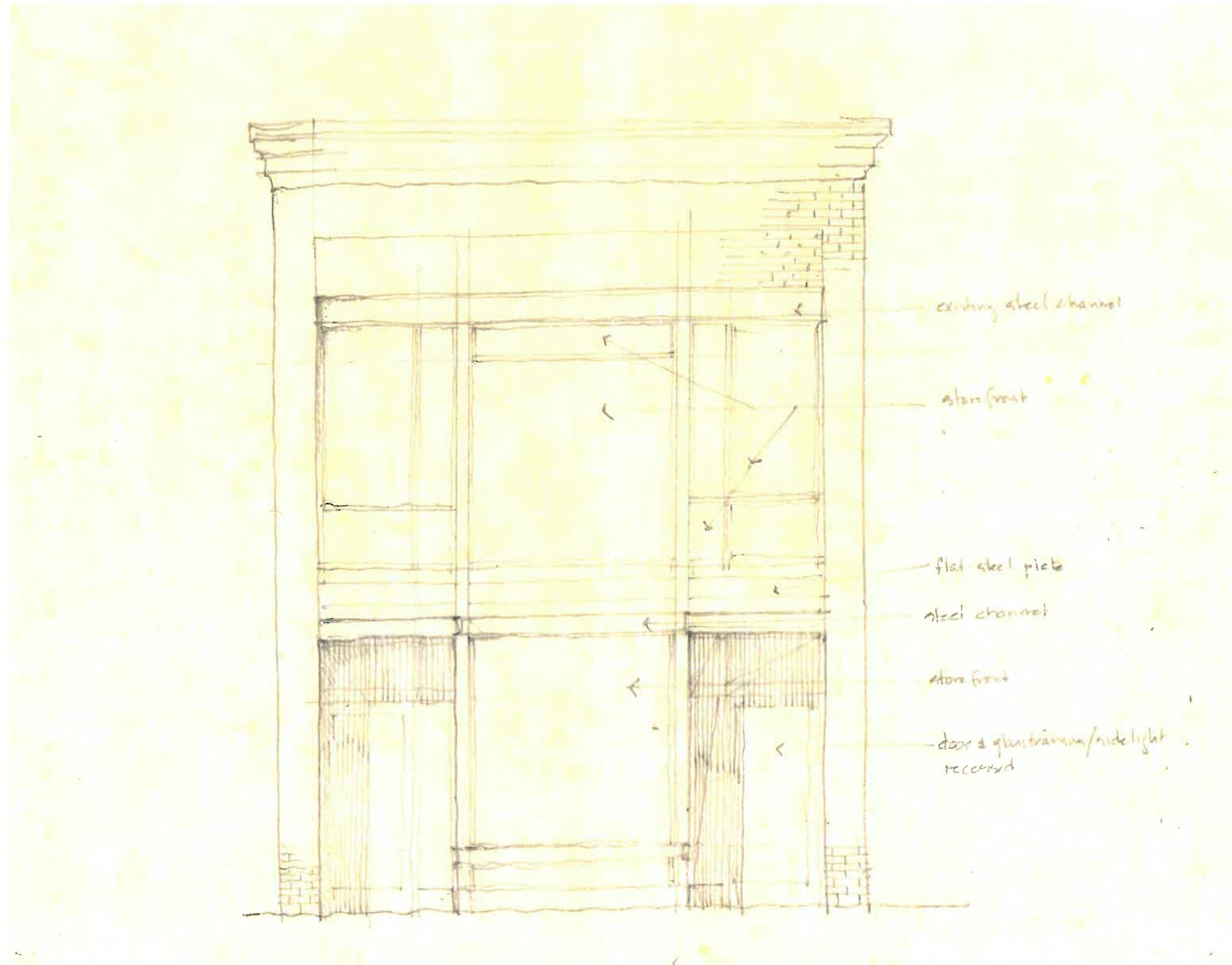


Current Photographs
225 East Main
October 27, 2015



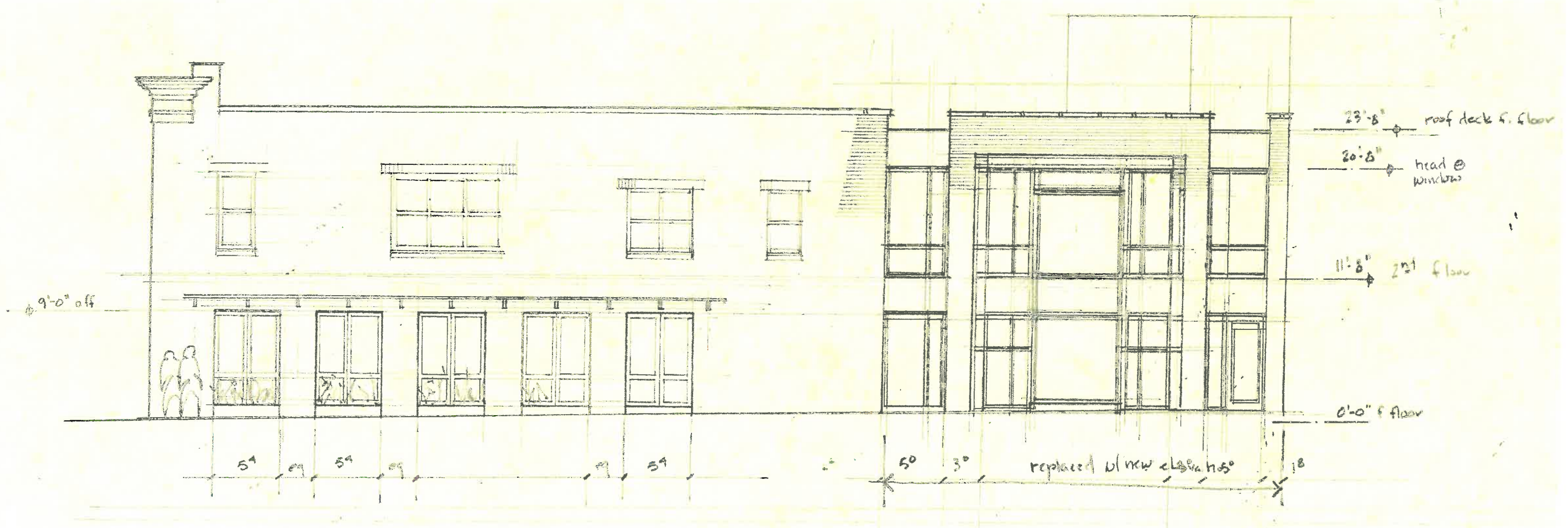
Proposed Perspective

225 East Main
October 27, 2015



Proposed Front Elevation Scale 1/8" = 1'

225 East Main
October 27, 2015

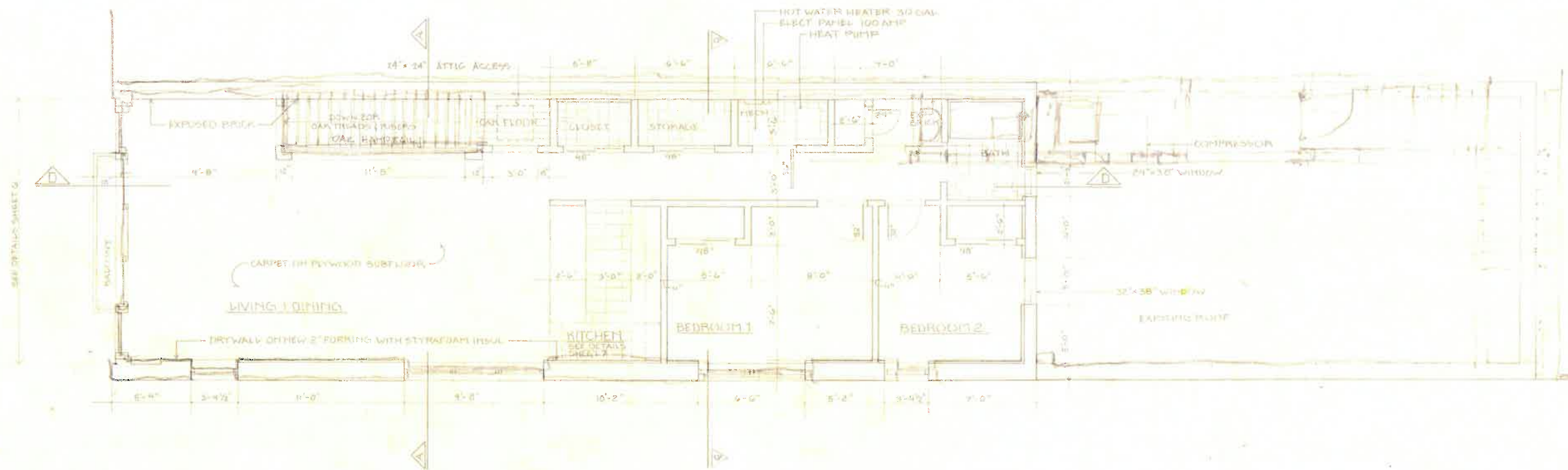


Proposed Side Elevation

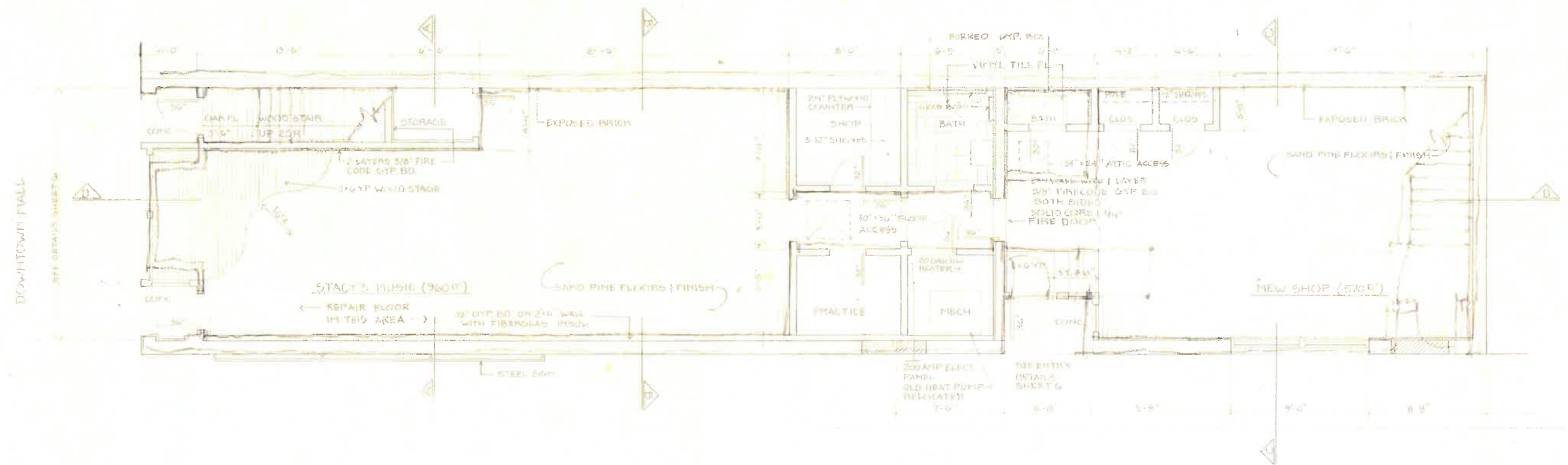
Scale 1/8" = 1'

225 East Main

October 27, 2015



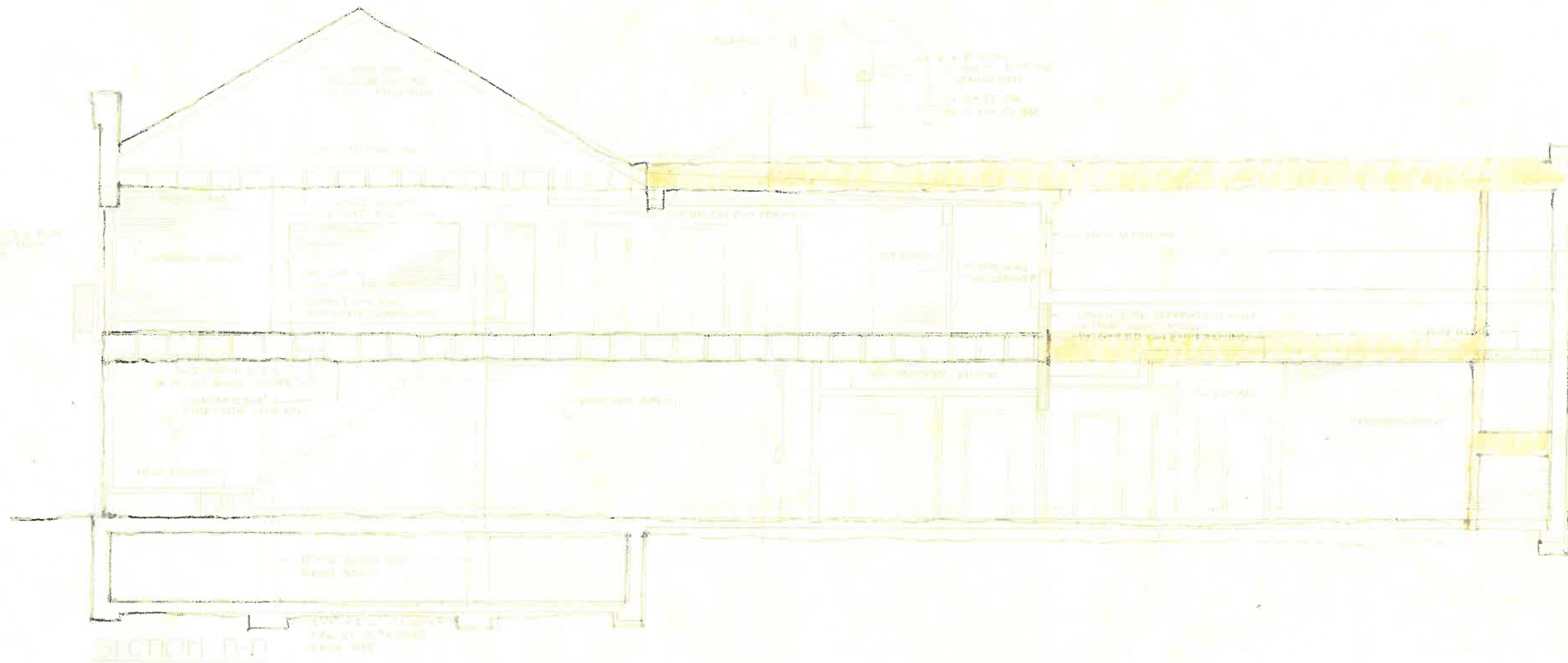
Second Floor Level



First Floor Level

Proposed & Existing Floor Plan Overlay Scale 1/8" = 1'

225 East Main
October 27, 2015



Proposed & Existing Section Overlay Scale 1/8" = 1'

225 East Main
 October 27, 2015