

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, October 20, 2021 10:56 AM
To: Joey Conover
Cc: Werner, Jeffrey B
Subject: October 2021 BAR Decision

Certificate of Appropriateness Application

BAR 21-10-05
110-114 Old Preston Ave, Tax Parcel 330278000
Downtown ADC District
Owner/Applicant: Joey Conover
Project: Install door at building entrance

Dear Joey,

On Tuesday, October 19, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below

*Breck Gastinger moves to approve the consent agenda.
Jody Lahendro seconds motion. Motion passes (8-0).*

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry door at 110-114 Old Preston Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that the door glass be clear, with staff to confirm the VLT is within an acceptable range.

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 19, 2021**



Certificate of Appropriateness Application

BAR 21-10-05

110-114 Old Preston Ave, Tax Parcel 330278000

Downtown ADC District

Owner/Applicant: Joey Conover

Project: Install door at building entrance



Background

Year Built: 1915

District: Downtown ADC District

Status: Contributing

L.W. Cox Building. Two story, fieldstone, commercial building reflects a vernacular style. Initially for auto repairs and storage, with storefronts in the two western bays and garage doors in the three eastern bays. After 1976, the building served as a print shop for John G. Conover.

Prior BAR Actions

June 2019 – BAR approved CoA to remove through-wall A/C unit and install a window similar to three adjacent windows

Application

- Applicant submittal: CoA application, September 29, 2021 with photos and door spec.

Request to CoA for installation of a full-lite, wood door in an existing, wood-framed entry. Door to be stained to match the existing frame and trim.

Discussion

This doorless, wood-framed entry is not original, likely added after 1976, and the exterior trim has been altered from that seen in the c1980 photos. (See the Appendix.) The building's five bays have been altered over time to accommodate adaptive use of the building. Adding a door to this non-historic opening will not negatively impact the character of the building and the new door will match that in an adjacent entry. Staff recommends approval with a condition that the glass be *clear*, as defined by the BAR.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry door at 110-114 Old Preston Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that the door glass be *clear*, with staff to confirm the VLT is within an acceptable range.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry door at 110-114 Old Preston Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

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

Pertinent Guidelines on Rehabilitations

V: Rehabilitation

D. Entrances, Porches, and Doors

[...]

- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.

[...]

12) The original size and shape of door openings should be maintained.

13) Original door openings should not be filled in.

14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.

15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.

[...]

Appendix

1980 (City Survey)



2012 (Google Street View)



c1980 (City Survey)



2021 (JW)



110-114 Old Preston Avenue (Oct 14, 2021)

Architectural And Historic Survey



Identification

STREET ADDRESS: 114 Preston Avenue	HISTORIC NAME: L. W. Cox Building
MAP & PARCEL: 33-278	DATE / PERIOD: 1915, 1976
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: L. W. Cox	DIMENSIONS AND LAND AREA: 2644 sq. ft.
ORIGINAL USE: Unknown	CONDITION: Good
PRESENT USE: Printing Shop	SURVEYOR: Bibb
PRESENT OWNER: Pussy Willow Land Trust	DATE OF SURVEY: Summer 1983
ADDRESS: c/o John G. Conover	SOURCES: City Records Sanborn Map. Co.-1907, 1920
114 Preston Avenue	John G. Conover Ch'ville City Directories
Charlottesville, Virginia 22901	Ch'ville & U. Va.: A Pictorial History

ARCHITECTURAL DESCRIPTION

This unique fieldstone commercial building is triangular in shape. Only the 2-storey Preston Avenue facade remains exposed. The building originally had a grade-level rear entrance at the second storey level. The 5-bay facade is slightly bent between the third and fourth bays to follow the angle of the street. The bays are divided by fieldstone piers. Most of the openings at the first level are now boarded up, but it can be seen that there were once an entrance and a display window in the western bay, only a display window in second, both a display window and a garage door in the third, and garage doors in the two eastern bays. Walls are of random fieldstone, flush with the piers, below the display windows. The current entrance is now in the eastern bay, with a 2-flight stair giving access to the second storey. The metal-clad floor of the second storey projects on the facade as a crude cornice and frieze. At the second level, there is a band of four single-paned, double-sash windows in each of the three western bays. The openings in the two eastern bays, both boarded up, are the size of garage doors. There are a white metal cornice and frieze on the parapet. Behind it, a shed roof slopes from the facade to the north in two stages. Old photographs show a porch or loading platform covering the northern elevation. Six large half-round second-storey windows on the eastern elevation are still visible from the interior. The stone walls are exposed, and much original fabric remains in the second storey office.

HISTORICAL DESCRIPTION

In 1913, L. W. Cox purchased a triangular with improvements (City DB 25-393). The Sanborn Maps indicate that these improvements consisted of. He replaced them with this stone building in 1915, according to tax records, which show an increase in building value from \$100 to \$2500 in that year, with the notation, "Building added". Market Street was not extended down the hill to Preston Avenue until the 1920's, and so an agreement with the City at the time that Cox's heirs sold the property to Dr. W. D. Haden and Hollis Rinehart in 1938 (DB 96-430) established Market Street as the northern boundary (DB 96-426). Charles L. Goodloe brought the property in 1946 (DB 125-432) and a large addition was built to the north end of the building in 1949. Charles C. Glover III brought in 1952 (DB 162-174) and sold it to Francis G. and Ann P. Gordon in 1973 (DB 352-42). Up until that time, the building had been used with the northern addition to house a tire company for a quarter of a century. The Gordons, however, divided the property, converting the addition into a motion picture theatre and selling the original portion of the building to John G. Conover in 1976 (DB 377-384). He has renovated the building and conducts his printing business there.

Additional References: City DB 67-285, 95-274, 188-333, 384-131.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s).

SURVEY FORM

Historic name County/Town/City <u>AUBENMARLE/CHARLOTTESVILLE</u> Street address or route number <u>114 PRESTON AVE</u> USGS Quad <u>CHARLOTTEVILLE WEST</u> Original owner Original use <u>COMMERCIAL</u> Present owner Present owner address Present use Acreage	Common name <u>PAPERCRAFT PRINTING AND DESIGN</u> Date or period Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
--	---

State condition of structure and environs FAIR

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

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.)

STONE WITH CINDERBLOCK INFILL. 2 STORIES. FLAT ROOF. 5 BAYS. COMMERCIAL. CA. 1920 FIRST FLOOR MAIN AND GARAGE ENTRANCES. ON SECOND FLOOR, 2 HORTHERN BAYS EACH CONTAIN 4 1/1 DOUBLE HUNG SASH. CENTER BAY CONTAINS 3 1/1 DOUBLE HUNG SASH. TIN COVE CORNICE AT ROOF.

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)







Board of Architectural Review (BAR)
Certificate of Appropriateness
 Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 P.O. Box 911, City Hall
 Charlottesville, Virginia 22902
 Telephone (434) 970-3130 Fax (434) 970-3359

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

Owner Name Virginia Daugherty Applicant Name Joley Conover
 Project Name/Description Install new door Parcel Number 330278000
 Property Address 110-114 Old Preston Avenue

Applicant Information

Address: 310 6th St SW
Charlottesville VA 22903
 Email: joley@latitude38llc.com
 Phone: (W) 434 206 7871 (H) _____
 FAX: _____

Property Owner Information (if not applicant)

Address: 104 West High St
Charlottesville VA 22902
 Email: virginia@papercraft.com
 Phone: (W) 434 293 5022 (H) _____
 FAX: _____

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

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] 9/29/2021
 Signature Date
Josephine Conover 9/29/2021
 Print Name Date

Property Owner Permission (if not applicant)

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

Virginia U. Daugherty 9/29/21
 Signature Date
Virginia U. Daugherty 9/29/21
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Install new, full-life, wood door into existing opening. See attached

List All Attachments (see reverse side for submittal requirements):
Better Living quote form (3 pages)

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

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

110-114 Old Preston Avenue



Quote Form



BETTER LIVING INC
3450 BERKMAR DR
CHARLOTTESVILLE VA 22901
434-973-4333



Project Information (ID #5372321 Revision #8586652) [Hide](#)

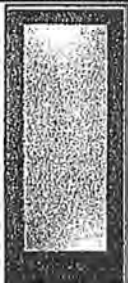
Project Name: joey conover Customer: Contact Name: Phone (Main): Phone (Cell): Customer Type: Terms:	Quote Date: 9/15/2021 Submitted Date: PO#: Sales Rep Name: Lenny Lohr Salesperson:
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Delivery Information [Hide](#)

Shipping Contact: Shipping Address: City: State: Zip:	Comments:
--	------------------

Unit Detail [Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F7002LE LHI 6 9/16" FrameSaver Location: Quantity: 1



Fir 36"x80" Single Door

* 986.35 + Tax

Configuration Options [Hide](#)



EXTERIOR
Left-Hand Inswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Raised Molding:** None
- **Glass Type:** Clear
- **Grille Type:** None

- **Insulation:** Low E
- **Model:** F7002LE
- **Handing:** Left Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 6 9/16"
- **Casing/Brickmould Pattern:** Nonee
- **Hinge Type:** Radius x Radiuse
- **Hinge Brand:** Reebe
- **Hinge Finish:** US15 Satin Nিকেle
- **Sill:** Public Access (w/ Thermal Break) Sille
- **Sill Finish:** Mill
- **Multi-Point Lock:** Nonee
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** No e
- **Weatherstrip Type:** Compressione
- **Weatherstrip Color:** Bronzee
- **Custom Height Option:** No
- **Kick Plate:** Nonee
- **Finish Frame Exterior Color:** Unfinishede
- **Finish Frame Interior Color:** Unfinishede
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 81 1/2e
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 81"e

Item Total:
Item Quantity Total:

Unit Summary				<small>Hide</small>
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Item	Description	Quantity	Unit Price	Total Price
0001	Ext 36" x 80" F7002LE LHI 6 9/16" FrameSaver	1		

SUBMITTED BY: _____
 ACCEPTED BY: _____
 DATE: _____

SUBTOTAL:
 TAXES (%):
 GRAND TOTAL:

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable. All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

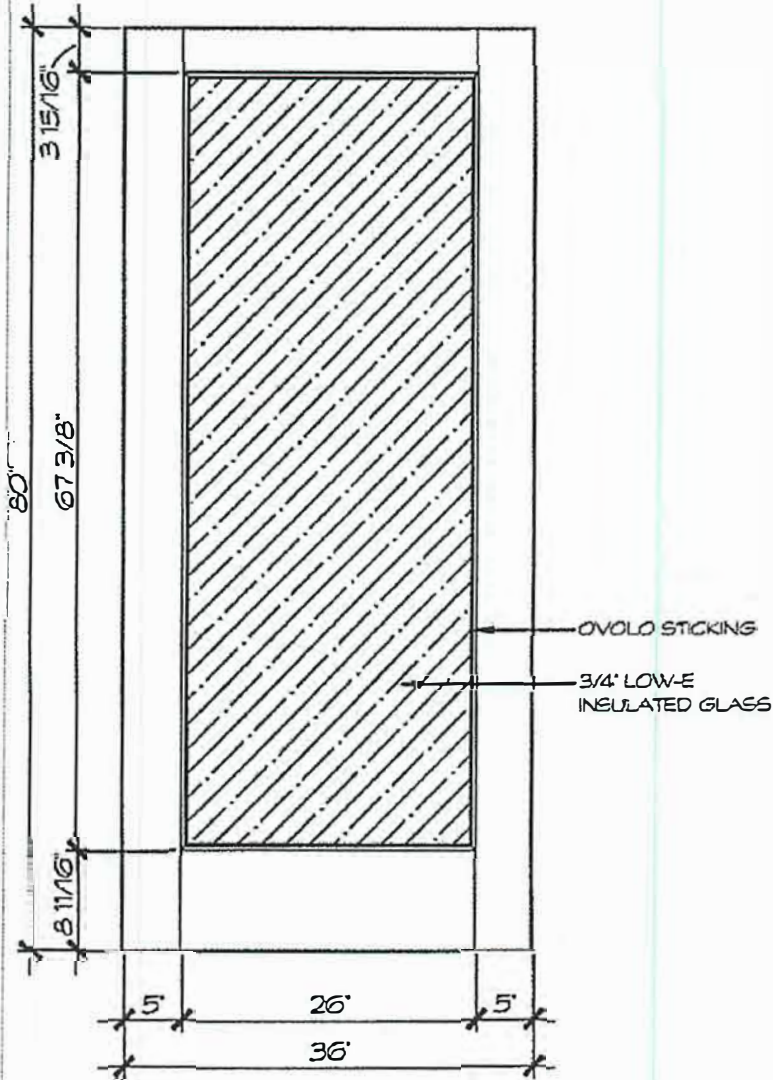
Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other

llohr@btrlvg.com

From:
Sent:
To:
Subject:

Doris Gibson <DGibson@Reeb.com>
Wednesday, September 15, 2021 12:07 PM
'llohr@btrlvg.com'
F7002



DOOR DETAIL
SCALE: 3/4" = 1'-0"

F7002LE

NOTE
DRAWING DERIVED AS VIEWED FROM EXTERIOR

DOOR: 7002

PROPOSED DOOR UNIT FOR
REEB MILLWORK CORP.

DWG. #F7002LE-3068

DATE 8/3/2017