

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, November 18, 2021 12:57 PM
To: Caitlin Byrd Schafer; Chris Henningsen
Cc: Werner, Jeffrey B
Subject: November 2021 BAR Decision

Certificate of Appropriateness

BAR 21-11-03
122 Maywood Lane, Tax Parcel 110060000
Owner: Neighborhood Properties, LLC
Applicant: Chris Henningsen, Henningsen Kestner Architects, Inc.
Project: Partial demolition, additions and rehabilitation to the house and cottage

Certificate of Appropriateness

BAR 21-11-08
111-115 West Main Street (also 113), TMP 330259000
Downtown ADC District
Owner: West Mall, LLC
Applicant: Caitlin Schafer, Henningsen-Kestner Architects
Project: Storefront alteration

Dear Chris and Caitlin,

Thanks for your participation in the Board of Architectural Review meeting Tuesday. The BAR reviewed the two above-referenced projects. First, they approved a Certificate of Appropriateness for your project at 122 Maywood Lane with the consent agenda. Please find the motion to approve the consent agenda below, along with the motion for approval from the staff report:

Breck Gastinger asks to remove 106 Oakhurst Circle from the consent agenda and moves to approve the remaining items.

James Zehmer seconds motion. Motion approved (7-0).

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 122 Maywood Lane satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Gildersleeve ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Cut sheets for the windows and doors will be provided [to staff] for the BAR record.*
- The insulated glass will have internal spacer bars that align with simulated divided lites*

The BAR also passed the following motion regarding your project at 111-115 West Main Street:

James Zehmer moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed façade rehabilitation and storefront alterations for 111-115 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Ron Bailey seconds motion. Motion approved (7-0).

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
November 16, 2021**



Certificate of Appropriateness Application

BAR 21-11-08

111-115 West Main Street (also 113), TMP 330259000

Downtown ADC District

Owner: West Mall, LLC

Applicant: Caitlin Schafer, Henningsen-Kestner Architects

Project: Storefront alteration



Background

Year Built: c1913-1914

District: Downtown ADC District

Status: Contributing

Known as the Feuchtenberger Building, it was constructed in 1913-14 as a 4-bay duplex store with apartments above. The façade was changed in the early 1990's. The rear of the brick building is accessed by a concrete driveway from West Market Street. The rear façade of the building is partially obscured by the former church annex) building on the abutting property.

Prior BAR Review

(See Appendix)

Project scope

Application

- Applicant submittal: Henningsen and Kestner Architects drawings *Renovation of 111-115 W Main St Storefront*, dated 16 November 2021: Sheets BAR.00 - BAR.10. (11 sheets.)

CoA request for the rehabilitate of the façade and replacement of the storefront.

- Storefront:
 - Stain exposed wood with Arborcoat. *Cordovan Brown*
 - Remove canopy and install new: red cedar with Cu standing-seam roof.
 - Remove the two cornices and install a continuous cornice over both storefronts. Painted wood. Benj Moore *Simply White*.
 - Install thin-set brick floor entries.

- Upper floor windows: Remove wood sills and headers, expose stone or metal and paint. Benj Moore *Simply White*.

Discussion and Recommendations

The existing storefront is not original. The stone headers and sills on the upper windows are covered with metal flashing. (See photos in Appendix and the applicant's submittal.)

Staff asked the applicant to clarify the work at the upper floor windows: *All the windows are staying, as is, that includes the brickmould and mull cap. The only change we want to make is to the headers and sills. The header and sill covers that are there now, are a flashing / metal cover. If the original header and sills are in good condition, we will take the metal covers off. If they are not, we will keep the existing covers on and paint them.*

Staff recommends approval.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed façade rehabilitation and storefront alterations for 111-115 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions:].

Denial: Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed façade rehabilitation and storefront alterations for 111-115 West Main Street 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: ...

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 for Rehabilitation include:

[V: Rehabilitation](#)

B. Facades and Storefronts

- 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.

Appendix

Prior BAR Review

February 16, 2010 - BAR approved CoA, with the requirement that the paint color. Approvals included replacing the existing garage door with bronze aluminum storefront doors with transom; unblocking window openings and adding new double-hung windows and two square awning windows; repainting the previously painted Market Street facade.

April 20, 2010 – BAR accepted the applicant’s request for deferral.

May 18, 2010 – BAR approved CoA for exterior alterations



Refer to the images in applicant's submittal.
111-15 West Main is noted.



LANDMARK



SURVEY

Bibb/Spring 1979

IDENTIFICATION		BASE DATA	
Street Address:	111-115 W. Main Street	Historic Name:	Feuchtenberger Building
Map and Parcel:	33-259	Date/Period:	1913-14
Census Tract & Block:	1-312	Style:	No Identifiable Style
Present Owner:	Sophia P. Tripolas	Height to Cornice:	
Address:	316 Park Way <i>Parkway</i> (#115)	Height in Stories:	3
Present Use:	Men's Clothing Store, Appliance Store (#115)	Present Zoning:	B-4
Original Owner:	E. W. Feuchtenberger	Land Area (sq.ft.):	47.66' x 145'
Original Use:	Bakery; Theatre	Assessed Value (land + imp.):	17.5' x 80' (8310.7 sq. ft.)

storey ARCHITECTURAL DESCRIPTION

This is a large and rather starkly detailed *3-story* 4-bay duplex store building with apartments on the upper *has* levels. Construction is of brick laid in 7-course American bond. The first level has been faced with shallow brick laid in stretcher bond. The western storefront has been modernized, but the eastern one is probably original. It *has* a recessed semi-elyptical-arched loggia with a round-arched recessed entrance within it, now concealed by a sign across the top of the storefront. The entrance to the upper levels is located between the storefronts and has a pediment on consoles. Each storefront has a narrow decorated cornice, and the eastern one retains its decorated metal frieze also. Above these, another cornice extends across the entire facade. Windows are paired and are the same height at both the second and third levels. They are double-sash, 1-over-1 light, with a single concrete sill and rusticated stone lintel (painted white) for each pair. There is a fluted pilaster with raised dots on the frieze between each pair of windows. A projecting cornice with cornice stops, decorated brackets, and frieze with inset panels and decorative moulding crowns the parapet. Behind it, a tar-&-gravel shed roof slopes gently to the rear.

storey HISTORICAL DESCRIPTION

A *three-story* brick building built, according to Alexander, in the third quarter of the 19th century by Sophia Leschot of the grocery and dry goods firm of Flanagan, Abell & Co., stood on the eastern half of this lot; and a two-story brick building once used by the Monticello Bank stood on the western half. E. W. Feuchtenberger bought the lot in 1913 (City DB 25-181), tore down the existing buildings, and erected the present one. He operated a bakery in the eastern half and lived above. The Virginia Theatre showed silent movies in the western half. The building was sold in 1927 to Jefferson-Lafayette Theatres, Inc. (DB 59-261). The present owners purchased it when the theatre corporation liquidated its assets in 1966 (DB 278-79). The Men and Boys' Shop has occupied the eastern store room for forty years. The western store room has housed electrical appliance stores for the last 25 years.

Additional References: City DB 25-323; WB 19-196

GRAPHICS

CONDITIONS

Good

CITY RECORDS

A. G. Costan

SOURCES

Mrs. Nick Tripolas (Sophia P. Tripolas)

Jack Cohn of Men and Boys' Shop

Alexander, Recollections of Early Charlottesville

Sanborn Maps 1907, 1920

Charlottesville Directories



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72(A)
Negative no(s). 32, 5058

SURVEY FORM

Historic name	Common name <i>THE MEN'S AND BOY'S SHOP</i>
County/Town/City <i>CHARLOTTESVILLE</i>	
Street address or route number <i>111-115 WEST MAIN ST.</i>	

USGS Quad <i>CHARLOTTESVILLE WEST EAST</i>	Date or period
Original owner	Architect/builder/craftsmen
Original use	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs *FAIR*

State potential threats to structure *3rd FLOOR VACANT*
 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.)

BRICK, (AMERICAN BOND). 3 STORIES. LOW PITCHED ROOF. 4 BAY.
ITALIANATE COMMERCIAL. CA. 1875. WOOD PEDIMENTED CENTRAL ENTRANCE.
2ND AND 3RD STORIES 1/1 SASH, DOUBLE HUNG, DOUBLE WINDOWS SEPERATED
BY PILASTERS. STONE SILLS. STONE LINTELS. BRACKETED METAL CORNICE.

111 WEST MAIN. (THE MEN'S AND BOY'S SHOP) ALUMINUM AND GLASS STOREFRONT.
CA. 1940. CENTRAL ENTRANCE. 1ST STORY METAL CORNICE.

113 WEST MAIN. ROMAN BRICK VENEER ADDED, (RUNNING BOND).

115 WEST MAIN (CHARLOTTESVILLE ^{APPLIANCE}) ALUMINUM AND GLASS STOREFRONT. CA. 1970.
ENTRANCE TO EAST. 1ST STORY METAL CORNICE.

Interior inspected?

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

Htenberger Building

111-115 W. Main Street

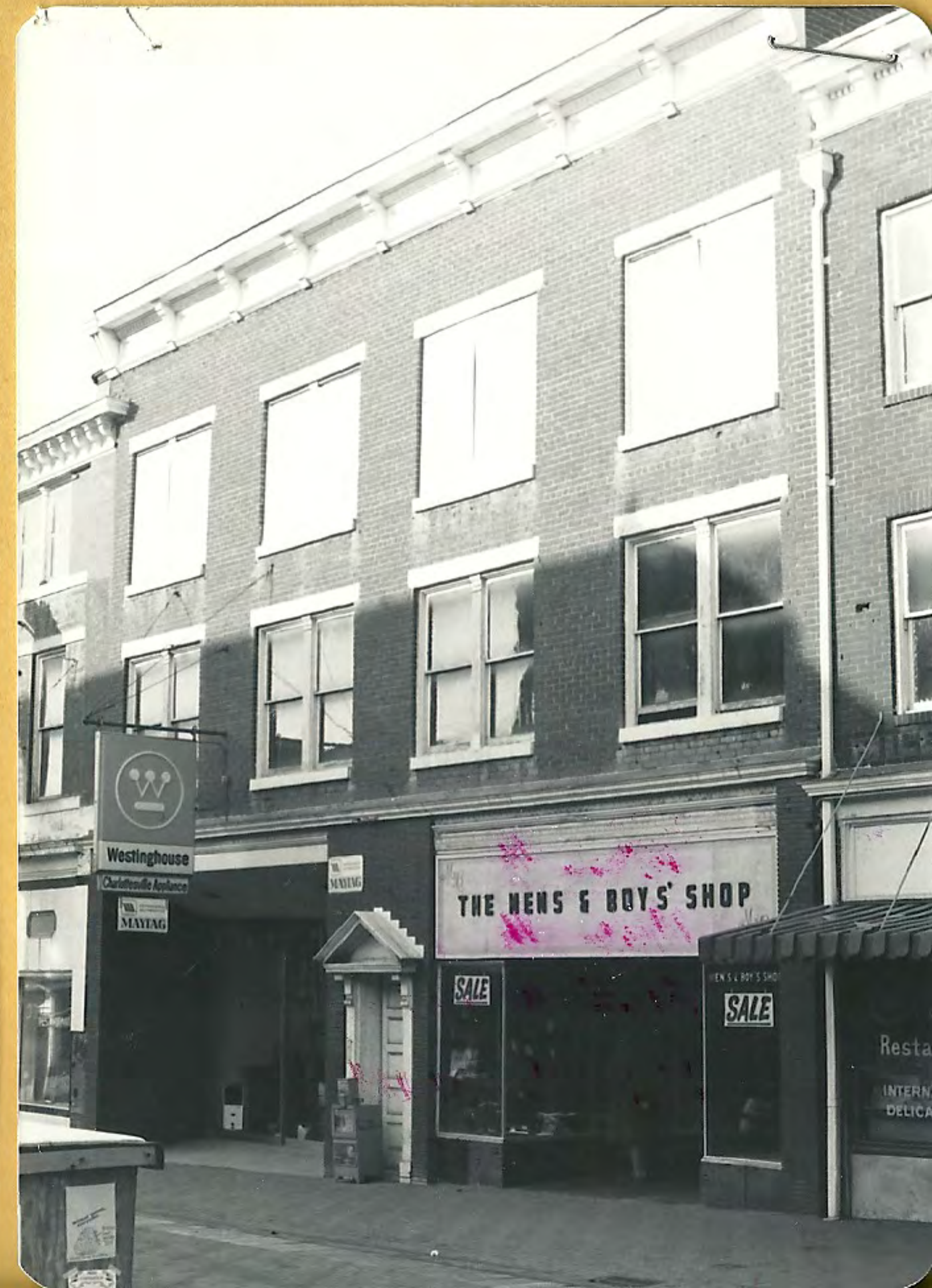
PAGE _____ County/City ALBEMARLE

VIRGINIA HISTORIC LANDMARKS COMMISS

111-115 W. MAIN ST

33-259

"81d" (assessor)



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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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 West Mall, LLC Applicant Name Henningsen Kestner Architects
Project Name/Description Canopy & Storefront Renovation Parcel Number 330259000
Project Property Address 111-115 W Main Street

Applicant Information

Address: 1108 E. High Street
Charlottesville, VA 22902
Email: caitlin@henningsenkestner.com
Phone: (W) 434.971.7202 (C) _____

Property Owner Information (if not applicant)

Address: 112 West Main Street, Suite 5
Email: charley@yorkplaceapartments.net
Phone: (W) 434.984.4517 (C) _____

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.

Caitlin Byrd Schafer 10.25.21
Signature Date

Caitlin Byrd Schafer 10.25.21
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 10/26/21
Signature Date

Charles Kewis 10/26/21
Print Name Date



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

JHK

HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

DRAWING RELEASE

NO.	DATE	NO.	DATE	REVISION

111-115 W MAIN STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2084 FILE NO. 2084-BAR01

BAR.01



HISTORICAL IMAGE - 1930S



HISTORICAL IMAGE - 1940S



HISTORICAL IMAGE



HISTORICAL IMAGE - 1960S



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NO.	DATE	
NO.	DATE	REVISION

111-115 W MAIN STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2054 FILE NO. 2054-BAR02

BAR.02



- WINDOW HEADERS & SILLS TO BE REMOVED IF STONE IS IN GOOD CONDITION
WINDOWS TO REMAIN
- WOOD TRIM TO BE REMOVED
- CANOPY TO BE REMOVED
- STOREFRONT & BEAMS TO REMAIN

1

EXISTING ELEVATION

1/8" = 1'-0"



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NO.	DATE	NO.	DATE

111-115 W MAIN STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2084 FILE NO. 2084-BAR03

BAR.03



1 PROPOSED ELEVATION

1/8" = 1'-0"



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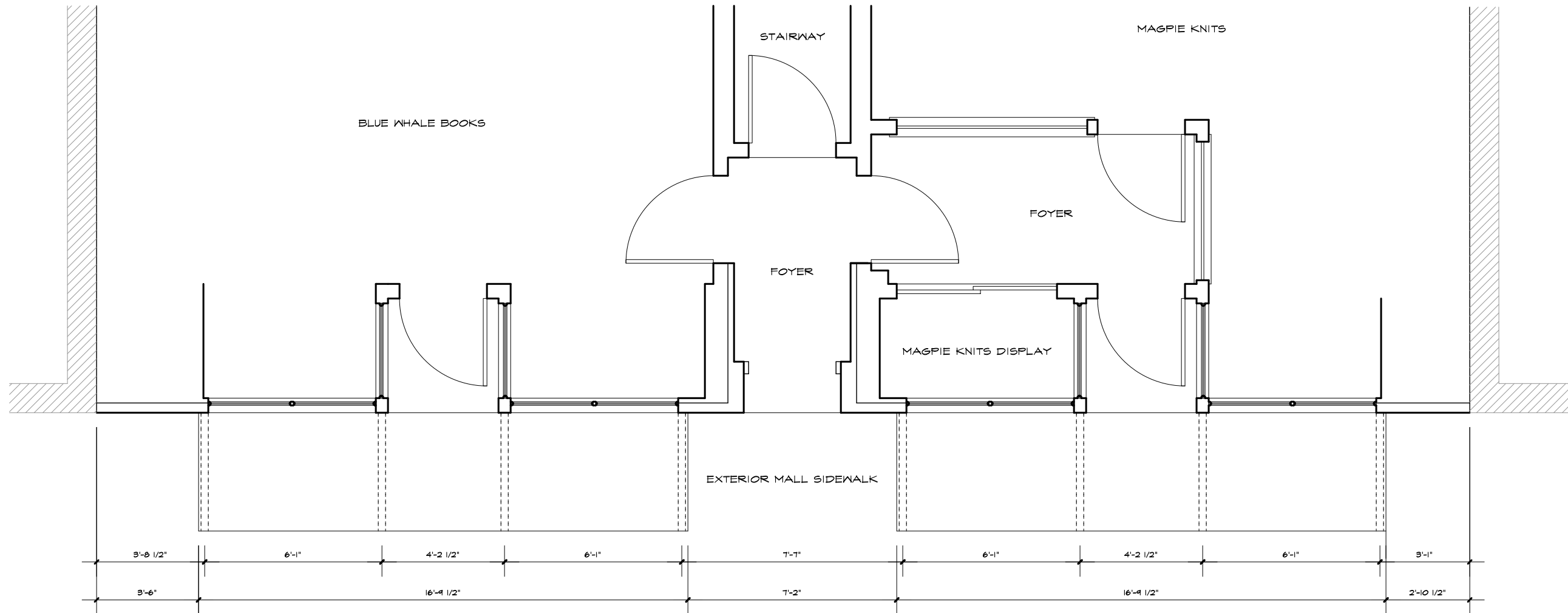
NO. DATE REVISION

111-115 W MAIN STREET
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

FILE NO. 2094-BAR04

JOB NUMBER 2094

BAR.04



1 EXISTING PLAN

1/4" = 1'-0"



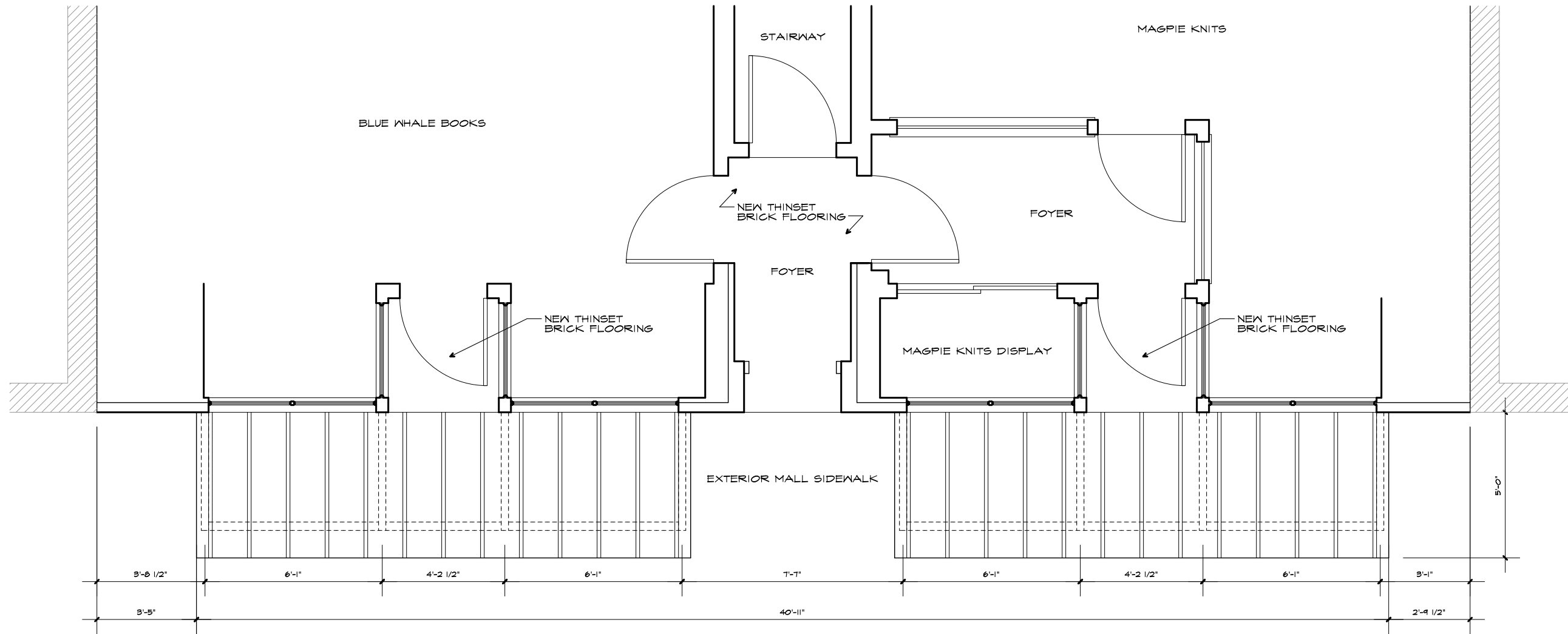
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DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE

111-115 W. MAIN ST. STOREFRONT
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

JOB NUMBER 2034 FILE NO. 2034-ARB05

BAR.05



I

PROPOSED PLAN

1/4" = 1'-0"



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DRAWING RELEASE

NO.	DATE	NO.	DATE	REVISION

111-115 W. MAIN ST. STOREFRONT
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE

FILE NO. 2034-ARB06

JOB NUMBER 2034

BAR.06

