

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 8:48 AM
To: 'markwgreen@gmail.com'; Thomas Hickman (thickman56@gmail.com)
Subject: BAR Actions - Aug 19, 2014 - 1001 W Main St

August 21, 2014

Main and Tenth, LLC
109 Robinson Woods
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 14-08-08
1001 W Main Street
Tax Parcel 100050000
Main and Tenth, LLC, Owner/ Mark Green, Applicant
Remove metal panels

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (6-0-1 with Mohr abstaining) the application on the consent agenda as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 19, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application

BAR 14-08-08
1001 W Main Street
Tax Parcel 100050000
Main and Tenth, LLC, Owner/ Mark Green, Applicant
Remove metal panels

Background

1001 W Main Street (1920's, 1936) was designated a contributing structure in the West Main Street ADC District in December 2013. The survey information is attached.

The composite building consists of three sections. The earliest section (age unknown) is the building's two-story northeast corner, and is of heavy frame and brick constructions with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station after 1920, and it features aluminum-framed display windows and an awning. The west end was constructed in 1936 of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring-truss roof from a former airplane hangar. This wing has several garage door bays and is faced with enameled metal panels.

This building relates to the 20th century automobile reorientation of West Main Street and as such contributes to the historic character of the street.

Application

This applicant is seeking approval to take down the metal paneling on the façade of the store. Judging by the attached pictures the metal panels are warped and beginning to rust in certain places. The applicant is making this request for the following reasons:

- Panels are in poor condition and have significant damage from vehicle impacts, warping and holes from removed signage;
- This panelized skin is not original to the building and not part of our "authentic" vision for the building going forward;
- Removing panels will allow a full assessment of underlying building structure and condition and allow us to develop a thoughtful and thorough renovation plan.

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:

(1) The age of the structure or property;

(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;

(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;

(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;

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

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(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.

(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;

(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

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

1. The criteria established by the City Code.

See above.

2. The public necessity of the proposed demolition.

3. The public purpose or interest in land or buildings to be protected.

4. The existing character of the setting of the structure or area and its surroundings.

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

6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.

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.

Discussion and Recommendations

Taking down the metal panels on the façade will not alter the structure's historic character. There is a better example of a building with metal panels intact at 420 West Main Street (dated 1960). This building contributes to the character of the street because it relates to the automobile reorientation of West Main Street, not because of the decorations found on its façade.

West Main Street was part of an important eighteenth-century Virginia transportation route, the "Three Notch'd Road" that connected the Tidewater to the Shenandoah Valley. By the early 1930's West Main Street was the principal east-west route through town, with twelve service stations and six car dealers.

The Eloise-Shenanigans complex, the Feast-West Main Market shops and Three Penny Grill are three examples of redeveloped buildings that originally contained automobile-oriented uses. It is important to encourage redevelopment of these historic buildings that make the street more interesting.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the removal of metal panels satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.



1001 West Main Street
Common Name: Team Tire; formerly Knauf's Auto Service; Albemarle Gas and Oil
Date built: 1920's; 1936

Tax Map/Parcel: 100050000
Current Owner: Harry D Jr. and Ernestine c Knauf
Current Use: leased to UVA

See attached (oral history) survey by Daniel Pezzoni (1996); 1980 photos; plan dated 1966; 1972 newspaper article.

-
- Pre: 1953: A 1 Story, 5 Room service station built by Albemarle Oil and Gas Co. The building is cinderblock foundation with brick and stucco walls. The floor is concrete and the front is "all porcelain with overhang."
 - 1953: Albemarle Oil and Gas Co. hired the architect M. L. Tinnies (?) to add steel beam supports to existing concrete floor. The building was used for car sales at the time.
 - 1965: Charlottesville Oil Co. made general alterations to the existing service station.
 - c. 1970s: Knauf's Auto Service Co. Harry Knauf started as a mechanic at Woods Garage in 1946 (616 W. Main Street).
 - 1989: The three underground gasoline storage tanks were removed from the site.
 - 1995: A portion of "Don's Florist" at 1001 W. Main Street was demolished as part of a "highway take."

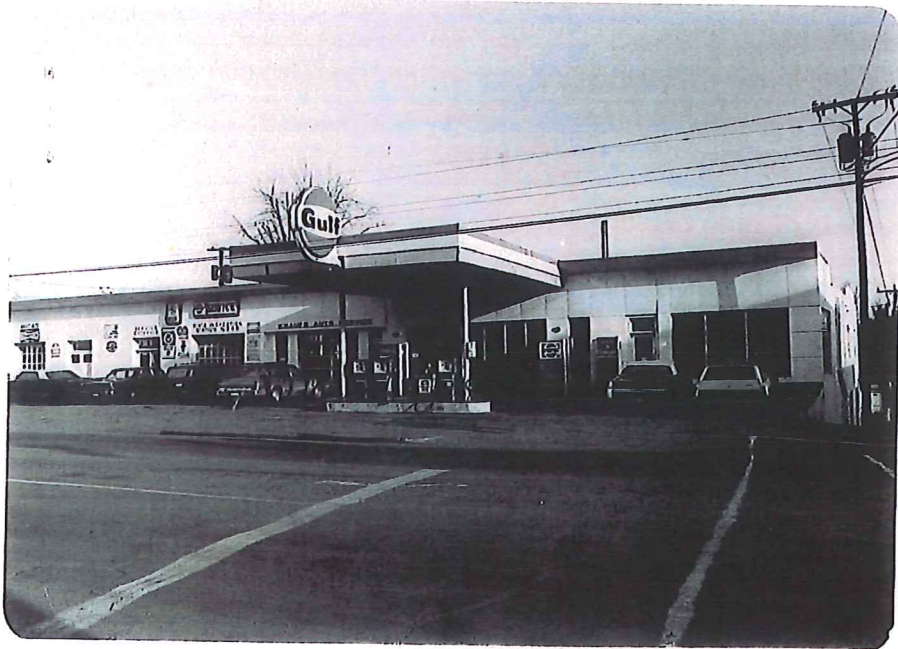
STREET ADDRESS:	1001 West Main Street
MAP & PARCEL:	10-50
VDHR FILE NUMBER:	104-0323
CITY FILE NUMBER:	No Current City Card on File
PRESENT ZONING:	B-5
ORIGINAL OWNER:	None Listed
ORIGINAL USE:	Service Station
PRESENT USE:	Motor Vehicle
PRESENT OWNER:	Harry D. Jr., & Ernestine C. Knauf
ADDRESS:	2705 Northfields Road Charlottesville, VA 22901
HISTORIC NAME:	Albemarle Gas & Oil Company
DATE/PERIOD:	1936
STYLE:	No Style Listed
HEIGHT IN STORIES:	2.0
DIMENSIONS AND LAND AREA:	100' x 109' (10,924 sq. ft.)
CONDITION:	Good
SURVEYOR:	J. Daniel Pezzoni
DATE OF SURVEY:	1996
SOURCES:	Oral History

ARCHITECTURAL DESCRIPTION

This composite building consists of three sections. The earliest section, of indeterminate age, is the building's two-story northeast corner, and is of heavy frame and brick construction with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station, and it features aluminum-framed display windows and an awning. The west end is constructed of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring-truss roof from a former airplane hanger. This wing has several garage door bays and is faced with enameled metal panels.

STATEMENT OF SIGNIFICANCE

This building relates to the 20th-century automobile reorientation of West Main Street and as such contributes to the historic character of the street. Its earliest section is said by one informant to have formerly served as a dance hall with upstairs rooms to let, a business known as the Stagger Inn. The filling station that forms the southeast corner of the building was built in the 1920s and was later embedded into additions. A Mr. Rothwell acquired the property about 1936 and added the west end, into which he incorporated roof trusses and windows from a hanger at the defunct Foxfields Airport. The business was known at this time as the Albemarle Gas & Oil Company.



1001 E Main St.
February 1980 photos

Plot Plan of 1001 W MAIN Street

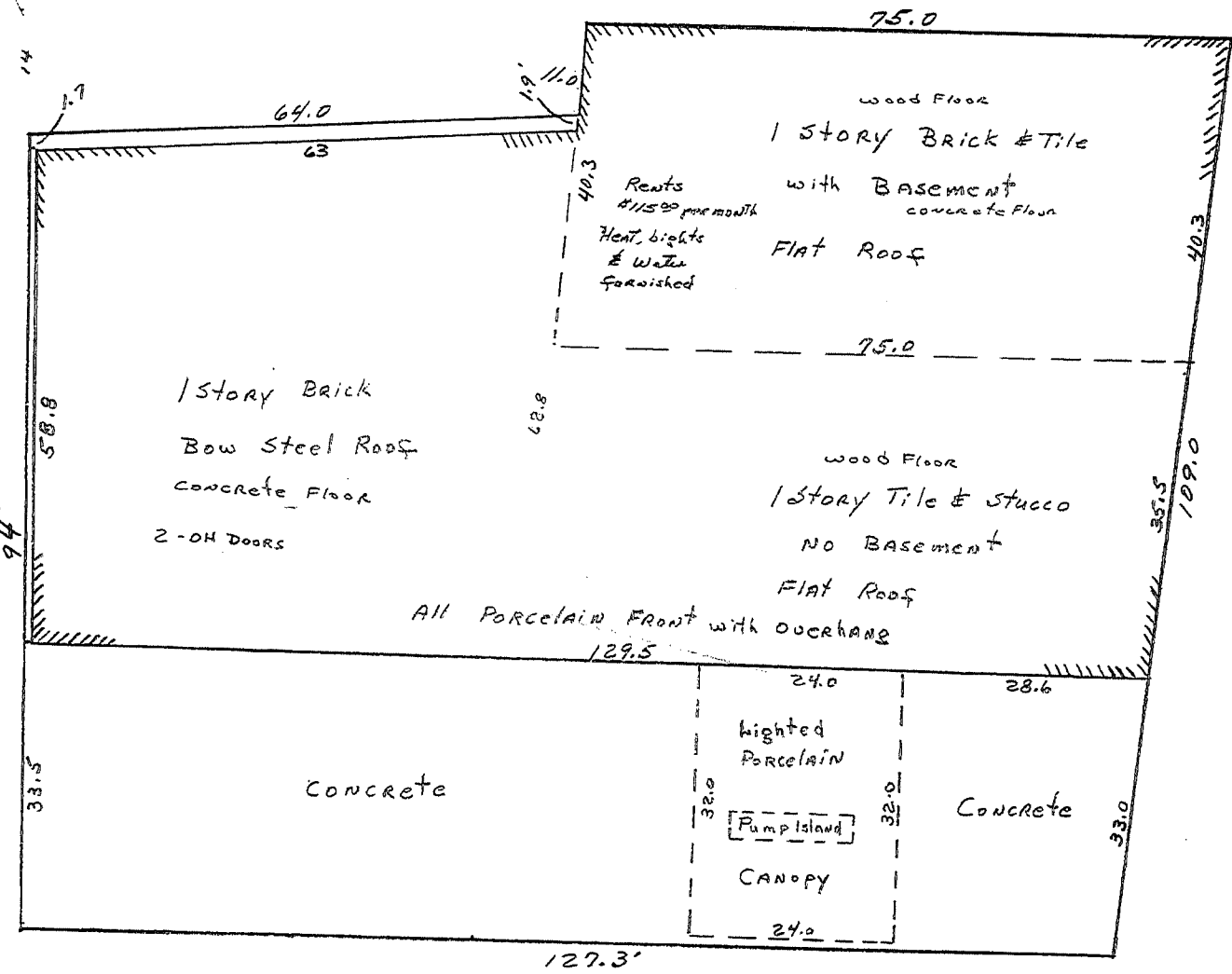
SCALE 1" = 20'

10-50

11-10-66
Suggested 11-9-66

58.8
33.5
94.7

10 1/2 STREET N.W.



West MAIN Street

Knauf's Auto Service Co.

11-25-72

Your Complete Auto Servicer

It's the time of year to have your car checked for the long winter ahead. One never knows what to expect from an automobile subjected to the harsh treatment meted out by bad driving conditions, cold and stormy winter weather and, in some cases, neglect.

The expert staff at Knauf's Auto Service of 1001 West Main St. is ready to serve you. Good drivers know that an ounce of prevention is worth a pound of cure. A winter tune-up, anti-freeze check, snow tires, wiper blades and diagnostic check of your car early in the season could save expensive towing bills and uncomfortable breakdowns on the road.

Knauf's is owned and operated by Harry and Ernestine Knauf. "My wife and I work together

as a team to operate the business and provide our customers full service," said Knauf.

Qualified service personnel the secret to Knauf's success. Harry Knauf started his career in the automotive service business back in 1946 with Gene Wood's Garage here. From there he went to Advance Buick. Then he was employed by Paytin Pontiac-Cadillac as service manager.

The experience and training he received provided a firm base for his decision eight years ago to open a shop of his own.

"I started out at 616 West Main St. ten years ago. We moved to our present location five years ago," Knauf went on to say.

The shop employs a great group of mechanics known for their quality work throughout

Charlottesville. They are: Joseph Pace, service station manager; Larry Watson, service department manager; Tom Allen, mechanic; Ashby Arnette, mechanic; Nelson Sprouse, mechanic; Marshall Snyder, front-end mechanic; Herbert Lamb, general shop man and wrecker operator; James Starkes, lubrication man; Kelsey Lamb, body shop foreman; and George Swift, body man.

The Knauf's daughter, Mary, helps with general office work when she is home from Longwood College.

"We offer the residents of Charlottesville a complete automotive service center. We can work on all makes of cars. Our services includes: Air conditioning, overhauls, tune-

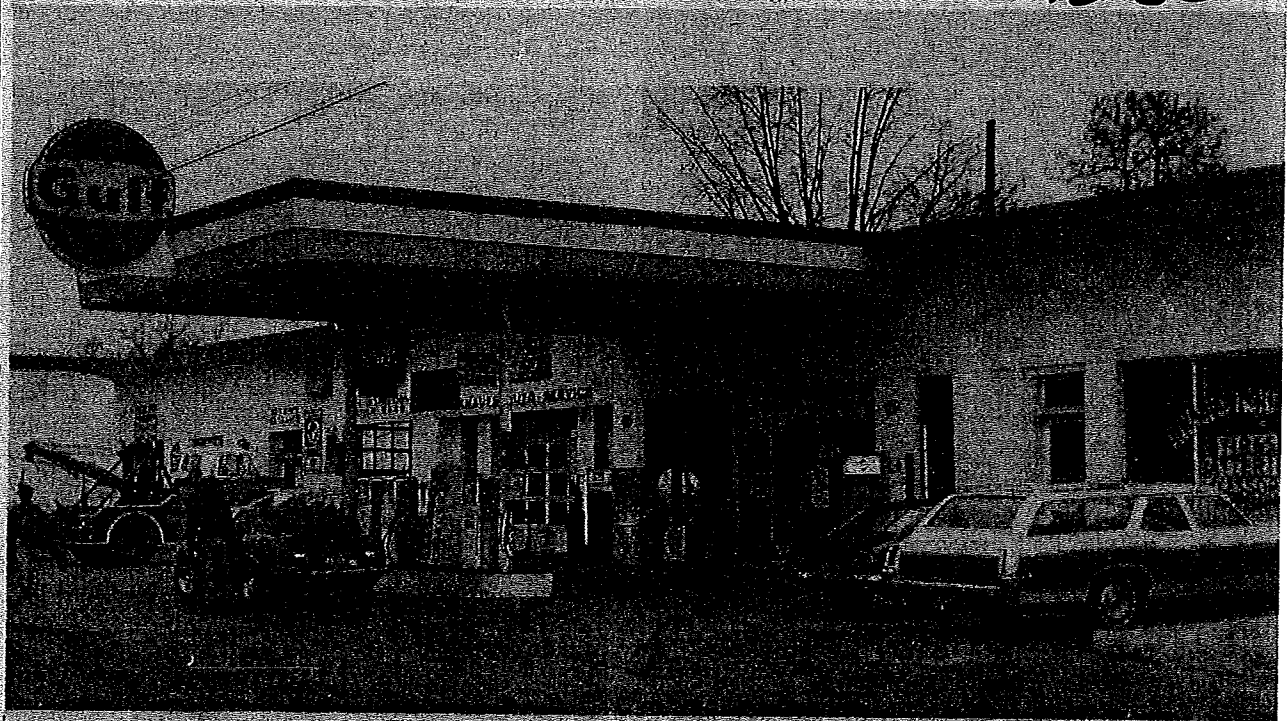
ups with the latest Sur diagnostic equipment, wrecker service, approved state inspections by four qualified inspectors, brake work, exhaust work, complete front-end work auto body repair and transmission service," said Knauf short of breath.

Knauf's carries a complete line of Gulf Automotive Products.

One indication of their success is the fact that many of their customers have had their car serviced and repaired by Knauf's for years.

"We try to make them feel at home with us," said Ernestine Knauf.

10-50



NOT JUST A SERVICE STATION

Knauf's Offers A Complete Service Center To Service And Repair Your Automobile When You Need It



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

JUL 29 2014

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

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 4 p.m.

Owner Name	<u>Main and Fenth LLC</u>	Applicant Name	<u>same Mark Green</u>
Project Name/Description			Parcel Number <u>100050000</u>
Property Address	<u>1001 W. Main Street</u>		

Applicant Information

Address: 109 Robinson Woods
Charlottesville 22903
Email: markwgreen@gmail.com
Phone: (W) 4344093313 (H) _____
FAX: _____

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] 7-27-14
Signature Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Mark Green
Print Name Date

Property Owner Permission (if not applicant)

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

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): remove exterior metal panels in anticipation of building renovation

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

photographs

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>A. Barmore</u>	Date: _____
Fee paid: <u>\$125.00</u> Cash/Ck. # <u>1112</u>	Conditions of approval: _____
Date Received: <u>7/29/2014</u>	_____
<u>P14-0118</u>	_____

RECEIVED

JUL 29 2014

NEIGHBORHOOD DEVELOPMENT SERVICES























CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



August 5, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 14-08-08

1001 W Main Street

Tax Parcel 100050000

Main and Tenth, LLC, Owner/ Mark Green, Applicant

Remove metal panels

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 19, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

A handwritten signature in cursive script that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner