

**From:** Scala, Mary Joy  
**Sent:** Friday, August 22, 2014 4:16 PM  
**To:** John Matthews(jm@mitchellmatthews.com); 'kr@mitchellmatthews.com' [Kevin Riddle]  
**Cc:** Blake Hurt (bhurt@cvilleofficespace.com)  
**Subject:** BAR Actions - August 19, 2014 - 811-817 W Main Street

August 22, 2014

John Matthews  
PO Box 5603  
Charlottesville, VA 22905

**Preliminary Discussion**

BAR 14-08-11  
811-817 West Main Street  
Tax Parcel 320148000  
Hi-Starr Ltd. Partnership, Owner/ John Matthews, Applicant  
Addition within air rights

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:

**Discussion only – the BAR consensus was generally in support of the proposed addition, either option. They liked that the addition was set back to expose the historic building, and that the design related well to the Drewary Brown bridge.**

You should discuss with Tom Elliott, the Building Code Official, to be sure there are not any building issues.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

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



**Preliminary Discussion**

BAR 14-08-11  
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**Background**

The "Starr Hill building" is a complex of contributing structures in the West Main Street ADC District.

817 W Main Street (1882-1884), the Henry Balz Building, (currently occupied by L'Etoile restaurant) is among the earliest storefronts on West Main Street. 811-813 next door, was also owned by Henry Balz, and was probably built before 1885. 801 W Main Street, the Hi-Starr Building, was built in 1984.

**Application**

The applicant is requesting a preliminary discussion of a proposed addition to 817 West Main Street. The proposed building would house a restaurant with outdoor terraces on two floors, with a covered rooftop terrace at the third floor.

Two design options are presented. The building will occupy an "air right" property.

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

## **Pertinent Design Review Guidelines for Additions**

### *P. ADDITIONS*

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.*

### **Discussion and Recommendations**

The applicant is requesting a preliminary discussion. No motion is needed.



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

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

JUL 29 2014

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>Hi-Starr Ltd. Partnership</u>	Applicant Name <u>John Matthews</u>
Project Name/Description <u>Starr Hill West</u>	Parcel Number <u>020140000</u>
Property Address <u>811-817 W Main Street</u>	

**Applicant Information**

Address: John Matthews, Mitchell/Matthews Architects  
P.O. Box 5603, Charlottesville, VA 22905  
 Email: JM@MitchellMatthews.com  
 Phone: (W) 434.979.7550 (H) \_\_\_\_\_  
 FAX: 434.979.5220

**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] 7.16.14  
 Signature Date  
John Matthews 07/16/14  
 Print Name Date

**Property Owner Information (if not applicant)**

Address: Blake Hurt  
 Email: bhurt@cvilleofficespace.com  
 Phone: (W) 434.979.5388 (H) \_\_\_\_\_  
 FAX: \_\_\_\_\_

**Property Owner Permission (if not applicant)**

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

[Signature] 7/22/14  
 Signature Date  
Blake Hurt 07/22/14  
 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):**

Addition within air rights (see sketches)

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

BAR submission pkg dated 07/29/14 [for informal discussion]

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

# Architectural And Historic Survey



## Identification

STREET ADDRESS:	817 West Main Street	HISTORIC NAME:	Henry Balz Building
MAP & PARCEL:	32-148	DATE / PERIOD:	c. 1882-84
CENSUS TRACT AND BLOCK:		STYLE:	Vernacular
PRESENT ZONING:	B-3	HEIGHT (to cornice) OR STORIES:	2, 1
ORIGINAL OWNER:	Henry Balz	DIMENSIONS AND LAND AREA:	(see 811-815 West Main Street)
ORIGINAL USE:	Barber Shop	CONDITION:	Good
PRESENT USE:	Restaurant	SURVEYOR:	Bibb
PRESENT OWNER:	Carter Agency, Inc.	DATE OF SURVEY:	Fall 1978
ADDRESS:	P.O. Box 1885 Charlottesville, VA	SOURCES:	City/County Records Ch'ville City Directories Martin J. Romanac, Rep. of the Carter Agency Sanborn Map Co. - 1896, 1907, 1920

## ARCHITECTURAL DESCRIPTION

Built in the corner of a triangular lot, this very small building has the shape of a right angle trapezoid. It consists of a one-over-one room front section and a small one-storey rear wing, part of which is probably original. The one-storey wing was later extended to wrap around behind part of the adjoining building. It is build of brick laid primarily in six-course American bond, painted white. The first level of the facade is faced with a light gray mottled Formica around the display windows and the single-light entrance door with transom in the eastern side bay. There is no cornice above the storefront. The facade is three bays wide. Windows at the second level are segmental-arched, double-sash, two-over-two light, with wooden sills and no surrounds. Side and rear windows are six-over-six light, also segmental-arched. The ceiling lights and roof level are slightly lower than those in the adjoining building. A parapet with boxed cornice, corbelled cornice stops, and paneled frieze with brackets and dentil moulding, conceals a steep shed roof covered with standing-seam metal. The present tenants have stripped off the interior plaster to expose the brick walls in the small trapezoidal lunchroom and have installed flooring from Nydrie.

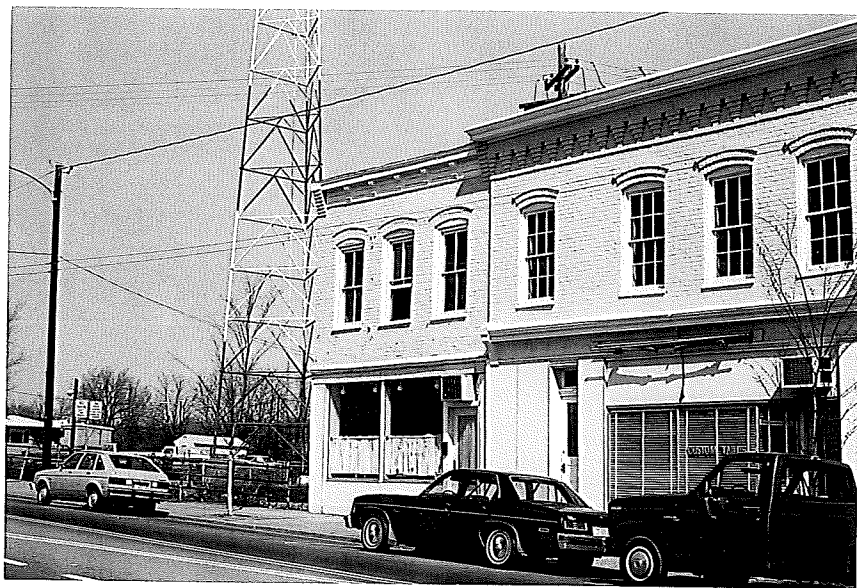
## HISTORICAL DESCRIPTION

This building and the adjoining one are among the earliest storefront buildings along the West Main Street corridor and are the oldest ones still standing. Henry Balz, who owned a confectionary shop downtown, purchased a triangular lot on "University Street" and bordering the Charlottesville and Rapidan Railroad from the estate of John Barksdale in 1882 (ACDB 80-155). Tax records indicate that a small building was erected the same year. That was probably this building at 817 West Main Street. The larger building at 811-813 was built before 1885. #817 housed a barber shop for a while around the turn of the century, and for the past sixty years it has been occupied by a succession of small lunchrooms. The current one differs from the others in that it is directed more toward a University, rather than a neighborhood and railraod clientele. The present owners purchased the property from the Balz heirs in 1974 (City DB 356-386).

Additional References: City DB 71-48, 79-132.

## SIGNIFICANCE

This building and the adjacent one were among the first storefront buildings erected on West Main Street, and they are the oldest ones still standing.







# Architectural And Historic Survey



## Identification

STREET ADDRESS: 811-813 West Main Street  
 MAP & PARCEL: 32-148  
 CENSUS TRACT AND BLOCK:    
 PRESENT ZONING: B-3  
 ORIGINAL OWNER: Henry Balz  
 ORIGINAL USE: Grocery and Meat Markets  
 PRESENT USE: Restaurant, Tailor  
 PRESENT OWNER: Carter Agency, Inc.  
 ADDRESS: P. O. Box 1885  
 Charlottesville, VA

HISTORIC NAME: Henry Balz Building  
 DATE / PERIOD: 1884  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 70.75' x 100.7 (7124.5 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: *Fall 1978*  
 SOURCES: City/County Records Martin J. Romanac, representative of the Carter Agency Mrs. Pete Scouras  
 Sanborn Map Co. - 1896, 1907, 1920

Charlottesville City Directories

## ARCHITECTURAL DESCRIPTION

This is a two-storey building with two small store rooms on the first level and an apartment on the second level. It and the adjoining building were adapted to their right-triangular lot by having each unit extend back farther than the one to the west of it. The one-storey wing behind #817 has been extended several times in this century until it wraps around behind #813, and a one-storey cinderblock wing has been built behind #811. Construction is brick laid in five-course American-with-Flemish bond, painted white. #811 and #813 have recessed entrances at the eastern sides of their display windows. #813's single-light door with transom is probably original; #811's door has been replaced. At the western side of the facade, a very narrow single-light door with transom gives access to the apartment above. The first level of the facade is faced with light gray mottled Formica which covers the upper part of the entry recesses. There is a storefront cornice with cornice stops and plain frieze. The facade is six bays wide, with the bays at each end wider than the four center ones. The windows are double-sash, six-over-six light, with corbelled segmental arches. Those on the side and rear have flush segmental arches. A parapet with boxed cornice and brick frieze with corbelled brackets conceals a shed roof covered with standing-seam metal.

## HISTORICAL DESCRIPTION

This building and the adjoining one are among the earliest storefront buildings along the West Main Street corridor, and they are the oldest ones still standing. Henry Balz, who owned a confectionary shop downtown, purchased a triangular lot on "University Street" and adjoining the Charlottesville and Rapidan Railroad from the estate of John Barksdale in 1882 (ACDB 80-155). Tax records indicate that a small building was erected the same year. This was probably the very small brick building at 817 West Main Street. The larger building at 811-812 West Main Street was built before 1885. The rambling complex was later enlarged by a one-storey rear addition following the lines of the lot. Both store rooms housed grocery stores and meat markets until the early 1920's. The Crystal Restaurant, and its predecessor the Jefferson Confectionary, have occupied #811 since 1922. A succession of barber shops occupied #813 for half a century, and it now houses a tailoring shop. The living quarters above are unoccupied. The present owners purchased the property from the Balz heirs in 1974 (City DB 356-386).  
 Additional References: City DB 71-48, 79-132.