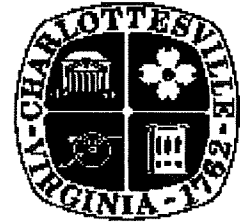


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 18, 2008**



**Certificate of Appropriateness Application
BAR 08-11-09
Alley behind 219-221 W. Main Street
TM 33 P 272
Joe Gieck, Owner
Demolish cinderblock shed**

Background

This concrete block structure is located in the alley behind 219-221 W. Main Street. It is currently vacant.

Application

The applicant is seeking approval to demolish the shed..

Criteria 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:

According to City Code Sec. 34-278 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;*

The structure does not appear on 1920 Sanborn maps.

(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;

The shed is located within the Albemarle Courthouse National Register District, but it is probably not a contributing property.

(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;

It does not.

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 is not a distinctive design, texture or material.

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

The simple, concrete block structure and some window frames are intact.

(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.*

It is not linked to other 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;*

No structural engineering report has been prepared.

(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*

The applicant wants to do a complete demolition and removal.

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

P. 7.3 Design Guidelines for Demolition of Historic Structures

1. *The criteria established by the City Code. (See above)*

2. *The public necessity of the proposed demolition.*

None known.

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

None known.

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

The alley is used for parking, deliveries and trash collection. The shed does not detract from the setting.

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

Relocation is not practical.

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

Demolition of this building would probably allow for additional parking, which is not preferable to a structure, or possibly a new structure. If the shed was rehabilitated, it could improve the character of the setting.

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 engineering report has been prepared.

Discussion and Recommendations

The building could be improved and turned into a viable use, but it is not significant architecturally.

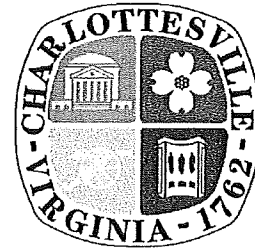
Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed complete demolition of the shed does satisfy the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

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

November 24, 2008

Joe Gieck
2124 Wentworth Farm
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 08-11-09
Alley behind 219-221 W. Main Street
TM 33 P 272
Joe Gieck, Owner
Demolish cinderblock shed

Dear Mr. Gieck,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 18, 2008.

The BAR approved (7-1-1) the demolition of only the cinderblock shed, as proposed.

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 should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (November 18, 2009), 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 construction. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Mary Joy Scala".

Mary Joy Scala
Preservation and Design Planner

Scala, Mary Joy

*(shed) went to BAR
in
alley 11/18/08*

From: Barmore, Lisa

Sent: Friday, November 21, 2008 10:19 AM

To: Ann Powell; Armstrong, Patty; Barmore, Lisa; Carrington, Patricia; Creasy, Missy; Dave McNair; Durette, Tito; Fabio, Aaron; Gina Haney; Haluska, Brian; Irene Collier; Jeff Hall; McGlothlin, Doug; Prachar, Ed; Rivanna; Rogers, Nicholas; Scala, Mary Joy; Steven G. Meeks; Tomlin, Jerry; Walden, Ebony; Weatherford, Brenda

Subject: 219 - 221 West Main Street; DN - 08 - 0004

To Whom It May Concern:

Atlantic coast Company has applied for a permit to demolish the structure (detached commercial storage building) at the address listed above. The contact person is: Matthew Bloxsom @ (434) 531-3996. Please remove utilities and advise. Thank you for your attention to this matter.

Lisa A Barmore

Permit Technician
Neighborhood Development Services
P O Box 911
610 East Market Street
Charlottesville, VA 22902
(434) 970-3182 - OFFICE
(434) 970-3359 - FAX
barmore@charlottesville.org

P08-0040

RECEIVED

OCT 27 2008

NEIGHBORHOOD DEVELOPMENT SERVICES



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 \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

Information on Subject Property

Physical Street Address: alley behind 219-223
W Main

City Tax Map/Parcel: 33-272

Name of Historic District or Property: _____

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Applicant

Name: Joe Gieck

Address: 2124 Wentworth Farm
Civilie 22902

Email: W farm @ earthlink.net

Phone: (W) _____ (H) 293-3273

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

10/25/08
Date

Property Owner (if not applicant)

Name: _____

Address: Same As Above

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

Property Owner Permission (if not applicant)

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

Signature

Date

Description of Proposed Work (attach separate narrative if necessary):

Demolish old garage, cinder block

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: BSW

Fee paid: 100.00 Cash/Ck. # 4641

Date Received: 10/27/08

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services



City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

November 3, 2008

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval of a Certificate of Appropriateness 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
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The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, November 18, 2008, starting at 5pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda is available on the BAR's home page accessible through <http://www.charlottesville.org> with approximate times. 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
Preservation and Design Planner

aj

Scala, Mary Joy

From: Elliott, Tom
Sent: Tuesday, October 21, 2008 8:19 AM
To: 'William Rice'
Cc: Scala, Mary Joy; Creasy, Missy; Tomlin, Jerry
Subject: RE: delapidated garage building in alley behind 223 W. Main

Bill, I discussed this with Mary Joy Scala and Jerry Tomlin. I made an inspection of the building yesterday and was able to enter the structure. I do not consider this to be an unsafe building. The current Property Maintenance Code requires you to secure the building against entry. You are required to obtain a building permit for demolition before demolition is started. As you are aware, this building is within the Downtown Historic District and the BAR reviews applications for demolition before the permit is obtained.

Tom Elliott
Building Official
Neighborhood Development Services
610 East Market Street, POB 911
Charlottesville, VA 22902
434-970-3182 Office
434-970-3359 Fax
elliottt@charlottesville.org

From: William Rice [<mailto:bill@wsrice.com>]
Sent: Monday, October 20, 2008 1:20 PM
To: Randall Perdue; Joe Gieck; Elliott, Tom
Subject: delapidated garage building in alley behind 223 W. Main

Tom,

We have a old garage that is in such disrepair that the city a year ago would not issue a building permit to fix up due to the fact that it could not be insured due to lack of fire protection or accessibility of the fire trucks to the building.

Dominion Power wanted to cease furnishing power to the building and thus the attorneys got involved and terminated the lease as of Oct. 15th. Dominion Power then pulled all current to the building as they did not want to be sued by an adjoining property owner or tenant if in fact that the building did catch fire due to a short, etc. We have contracted to remove the structure and Dominion Power is removing the power pole as well. We have a contractor that has time restraints on removing the garage. In talking with Mary Jo with the owner at your office today, it was stated that you could condemn the structure and we could immediately move on the removal of same.

You actually looked at this structure over a year ago when the then tenant Allie Cadgene and Gabe Silverman were trying to fix it up and we found out that the Fire Department could no longer service or have access to that site. Downtown Grill had built out the rear of their building in accordance with their plat and it was discovered by all of us that there was only a 7 foot alleyway. Thus the action was taken by the insurance companies after an inspection of the building not to insure same.

At this point the Lawyers became involved and the rest is history, however, our attorneys stated that Joe H. Gieck Trust is still at risk until this building is removed. When I asked Mary Jo if the city was going to except the responsibility for the delay in removing the risk she volunteered get in touch with you immediately and moving forward.

Thanks in advance for your help and I can meet with you asap at the property or actually bring you a picture of same.

Thanks Again, Bill



10/21/2008

Rotted out - leaking bootie

~~Rotted~~



Pole
being
Removed

Meter
Removed

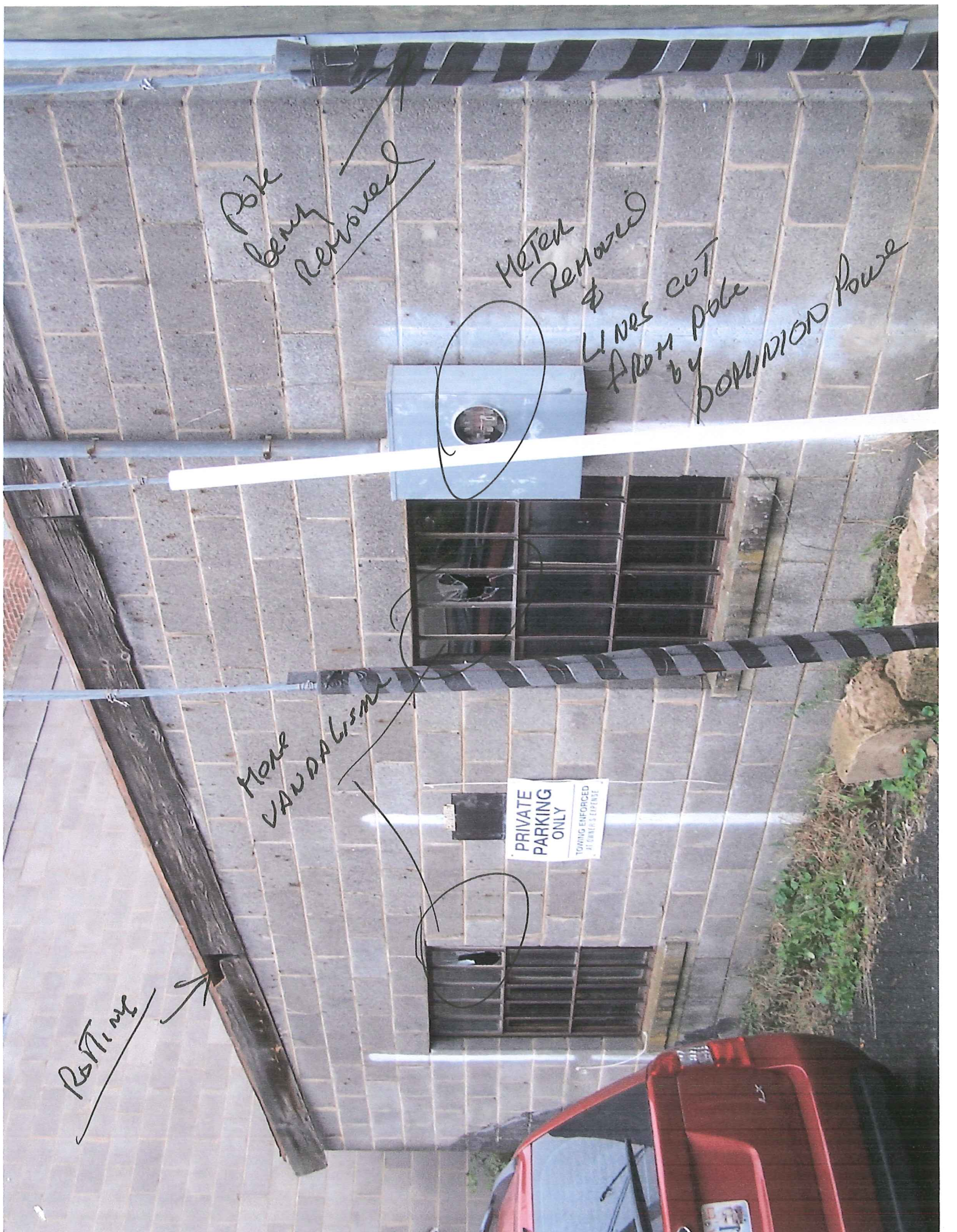
Lines cut
from pole
by

DOMINION Power

More
Vandalism

Restoring

PRIVATE
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ONLY
TOWING ENFORCED
BY OWNER'S EMPLOYEE



ROTTED
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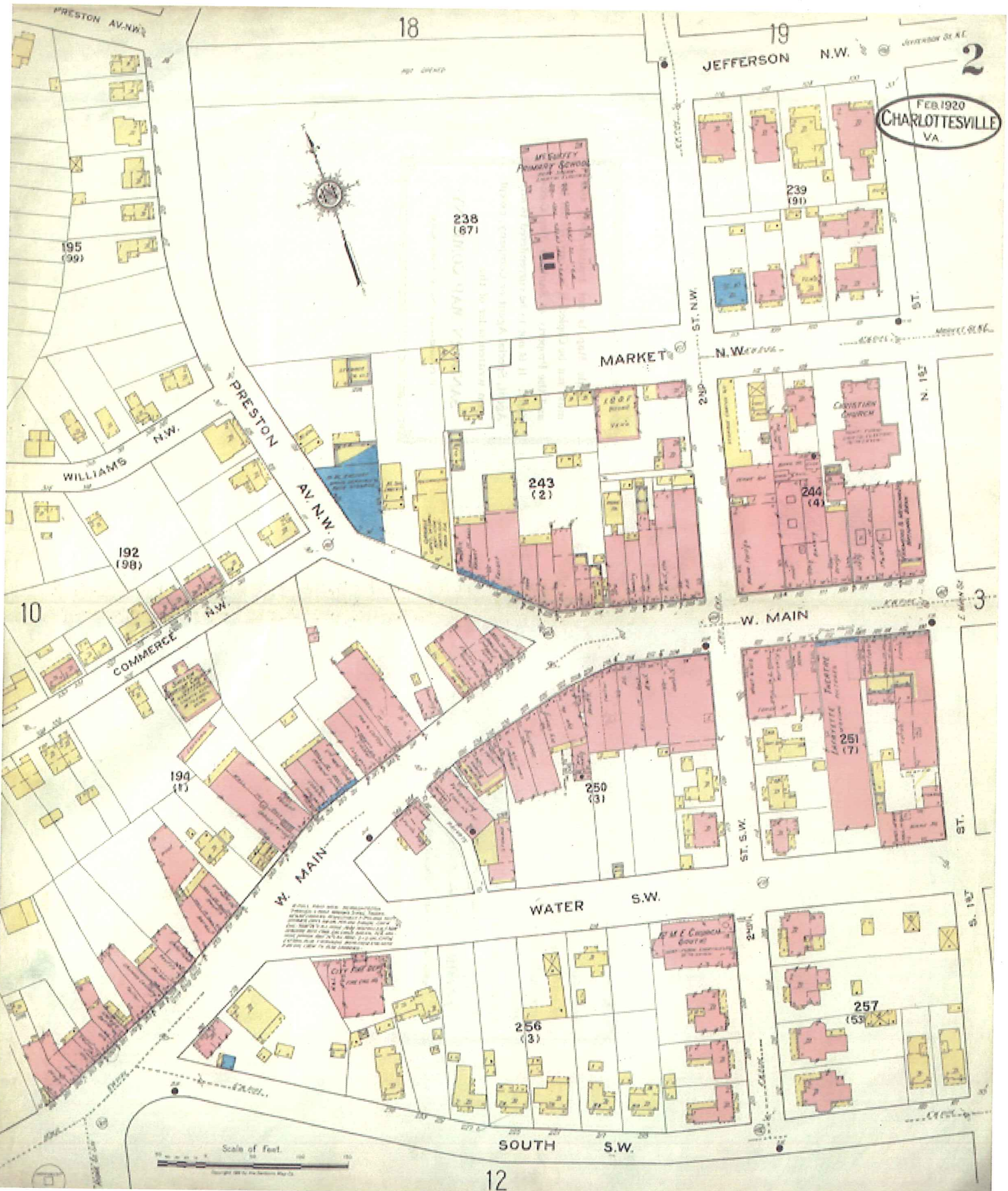
VANDALIZED
JUST RE-PLACED
TEMPORARILY
A GOOD



After
* FACIAL BOARD
MISSING







FEB. 1920
 CHARLOTTESVILLE
 VA.

Small text block, likely a legend or note regarding the map's scale or data source.

Scale of Feet
 0 50 100 150