

**From:** Scala, Mary Joy  
**Sent:** Monday, June 27, 2016 8:49 AM  
**To:** 'David Timmerman'  
**Cc:** Bruce Wardell; 'jscheng88@gmail.com'  
**Subject:** BAR Action- June 21, 2016 - 225 E Main Street

June 27, 2016

Jim Cheng  
8912 Old Dominion Drive  
McLean, VA 22102

**RE: Certificate of Appropriateness Application**  
BAR 15-11-04  
225 East Main Street  
Tax Parcel 330233000  
Jim Cheng, Owner/Bruce Wardell, BRW Architects, Applicant  
Exterior Alterations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

**Sarafin moved to find that the proposed new changes to the existing building satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, noting that the canopy should be 4 feet so that the leader of the Ginkgo tree at 5 feet will not have to be cut.**

**Balut seconded. Motion approved (7-0-1 with Keesecker recused).**

**The BAR also confirmed that the windows will have SDL's with spacer bars, and the brick will not be sealed.**

This certificate of appropriateness shall expire in 18 months (December 21, 2017), 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.

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**  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 21, 2016**



**Certificate of Appropriateness Application**

BAR 15-11-04

225 East Main Street

Tax Parcel 330233000

Jim Cheng, Owner/Bruce Wardell, BRW Architects, Applicant

Exterior Alterations

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**Background**

This property (225 East Main Street) is a contributing structure in the Downtown ADC District. The survey is attached.

The National Register nomination describes the building as: brick (7-course American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Late 19<sup>th</sup> Century. East bay entrance; recessed under 2<sup>nd</sup> story; framed plate glass windows on 1<sup>st</sup> floor; present façade ca. 1960.

The façade has gone through changes of the years. In 1960, it was covered with a dark brown metal board-&-batten siding and had a recessed second story balcony. It was then changed again in 1991 to form its current storefront. Also in 1991, a new shop with an entrance was created on Third Street, most likely the current entrance to Cappellino's.

In 2006, the owners got administrative approval for a roof replacement.

October 19, 2010 - The BAR approved (4-1, Adams opposed) the application with the modification that the replacement window either exactly match the divisions of the existing window, or if they do not match, the applicant resubmit a drawing of the revised elevation for administrative review.

June 21, 2011 - (103 3<sup>rd</sup> Street N) - Denied (6-0) request to replace the terra cotta parapet coping with a metal cap. Instead, the parapet coping must be replaced with a terra cotta coping of similar design to what was removed.

June 19, 2012 - The BAR made preliminary comments: Full-width balcony on front is inappropriate; any balcony should be set behind the façade, and not extend any further over the mall. The railing on 3<sup>rd</sup> Street should be set back behind the parapet. It would be appropriate to delete the parapet in the rear (Keep the first two parapets toward the front). Small balconies on 3<sup>rd</sup> Street may be appropriate. Addition material could be metal, Hardie, stucco, or painted brick. Bring back elevation and perspective views of this building with adjacent properties.

August 18, 2015 - Applicant came before the BAR for removing the paint coating from Main Street and 3<sup>rd</sup> street façade to restore and preserve the structural integrity of the existing brick veneer. The BAR approved the application as presented.

November 17, 2015 - This application was discussed as a preliminary discussion which requires no motion. The committee was generally in favor of the demolition of the rear section and the West Main Street storefront. The BAR agreed that the building has more aesthetic appeal since the paint was removed, and if possible they would like it to stay unpainted. In addition, the BAR noted the parapet decision can come later, and would rest on design development, and whether the

unpainted brick could withstand weather; the new window openings on the side were generally appropriate but alignment was discussed; there was mixed opinion regarding the canopies, especially in relation to existing trees; one member said a wood patio deck would not be a good idea; if a rooftop terrace is planned that should be shown sooner rather than later; and the new construction would be treated as infill fronting on Third Street, rather than as an addition.

December 15, 2015 – The BAR approved (7-0-1 with Keesecker recused) the demolition of the rear addition, the front storefront and cornice, the middle section of the parapet, and the window openings as submitted.

The BAR approved (7-0-1 with Keesecker recused) the new rear addition and changes to the existing building with the following details to come back to the BAR (circulate by email):

- final brick samples,
- final window and door elevation details,
- final canopy details.

## **Application**

The applicant is requesting a Certificate of Appropriateness to make changes to the existing building that would impact both the East Main Street and the 3<sup>rd</sup> Street NE facades.

There are several changes proposed from the previous approval:

- The applicant is no longer proposing to demolish the rear addition. Instead, the existing rear door, sidelight, and horizontal window will be replaced.
- The front cornice and face brick will remain.
- As before, the existing storefront will be replaced below the second floor steel lintel. The windows and doors will be new Marvin aluminum clad wood. The balcony will be replaced with a new balcony with glass and metal railing and metal grate floor.
- The middle section of the brick parapet on 3<sup>rd</sup> Street will remain.
- The existing metal roofs on the front 2/3 of the building are now proposed to be replaced with a standing seam metal roof to match existing, in the same roof configuration. Existing coping tiles will remain. There is no longer a rooftop appurtenance structure proposed at the rear.
- The existing second floor windows on 3<sup>rd</sup> Street will be replaced in the same openings with new Marvin aluminum clad wood windows.
- Two new large openings will be created on the first floor elevation on 3<sup>rd</sup> Street, for casement type windows with painted metal panels below.
- A new steel channel canopy with glass cover and steel support rods will extend over the two new openings.
- All brick to be repointed as required. All brick to be coated with spray-on waterproofing.

## **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: (comments apply to the rear section)*
- (1) *The age of the structure or property; Before 1920; possibly late 19<sup>th</sup> century.*
  - (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; It is a contributing structure in the Charlottesville-Albemarle County Courthouse National Register district.*
  - (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; The front section is almost certainly the oldest building remaining on the mall. The rear section is a later addition.*
  - (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 could be reproduced but would not be old.*
  - (6) *The degree to which distinguishing characteristics, qualities, features or materials remain; The façade was altered with window and door changes in 1991.*
- (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. All the buildings on the mall and side streets are part of the social and commercial center that moved from Court Square to Main Street in the mid-19<sup>th</sup> century.*
- (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 report has been submitted.*
- (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 Only the rear section is proposed to be demolished.*
- (e) *Any applicable provisions of the city's Design Guidelines:*
- 1) *The standards established by the City Code, Section 34-278.*
  - 2) *The public necessity of the proposed demolition. There is no public necessity.*
  - 3) *The public purpose or interest in land or buildings to be protected. The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.*
  - 4) *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. It would not.*
  - 5) *Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. Removal of an old historic building adversely affects a historic district because the scale and historic fabric are lost.*



- 6) *The reason for demolishing the structure and whether or not alternatives exist. The applicant wants to construct a new addition. An alternative would be to incorporate the existing building into the new design.*
- 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 report has been submitted.*

**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 Guidelines for New Construction**

**I. WINDOWS & DOORS**

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
  - a. *The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
  - b. *In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
2. ***The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.***
  - a. ***The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.***
  - b. ***Glass storefronts would generally have more horizontal proportions than upper floor openings.***
3. *Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
4. *Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*

8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

#### K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

#### L. FOUNDATION and CORNICE

*Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.*

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

### **Pertinent Design Guidelines for Rehabilitation**

#### **B. FACADES AND STOREFRONTS**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as*

*attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 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.*

### **C. WINDOWS**

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.*

*Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*

- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*

....

#### **H. MASONRY**

*Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.*

- 1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
- 2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
- 3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
  - a. *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
  - b. *Do not repoint with a synthetic caulking compound.*
- 4) *Repoint to match original joints and retain the original joint width.*
- 5) *Do not paint unpainted masonry.*

#### **Discussion and Recommendations**

**November 2015** - The historic survey notes that this is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The rear section of the building, proposed to be demolished, was in place in 1920, and appears on the Sanborn map. It is not clear from the survey when exactly it was built. This is a very simple addition, that has been heavily altered.

In 2012 the BAR allowed removing the rear parapet but wanted the two front parapet stepdowns preserved, with a new second floor rear addition to be located stepped back from the exterior wall.

**December 2015** - The BAR should first take action on the rear demolition, and the demolition of the West Main storefront, before taking action on the new addition and changes to the existing building.

June 2016- The proposed changes are appropriate.

Some things to discuss:

- A glass sample and specifications are needed to make sure it is clear.
- The BAR should confirm that the proposed waterproofing is appropriate.
- The BAR should approve the final window and door elevation details, and
- The final canopy details.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed new changes to the existing building satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 223-225 E. Main Street

**MAP & PARCEL:** 33-234 & 233

**CENSUS TRACT AND BLOCK:**

**PRESENT ZONING:** B-4

**ORIGINAL OWNER:** John R. Jones

**ORIGINAL USE:** Store

**PRESENT USE:** Confectionary & TV Studio/Music Store

**PRESENT OWNER:** Jessie T. Hook Carl R. Stacy, Jr.

**ADDRESS:** 1203 Hilltop Road 1904 Wakefield Rd.  
Ch'ville, Va 22903 Ch'ville, VA 22901  
(#223) (#225)

**HISTORIC NAME:** Jones-Hartnagle Building

**DATE / PERIOD:** c. 1821, mid-1800's, 1917, 1970's

**STYLE:** Vernacular

**HEIGHT (to cornice) OR STORIES:** 2 storeys

**DIMENSIONS AND LAND AREA:** #223-18'75"x92'97" (1743 sq. ft.)

**CONDITION:** Good #225-20.2"x92.98" (1878 sq. ft.)

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Winter 1983

**SOURCES:** City/County Records Carl R. Stacy, Jr.

Ch'ville City Directories Harold Wright

Alexander, Recollections of Early Charlottesville

Holsinger's Charlottesville, other Holsinger photos  
Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920

## ARCHITECTURAL DESCRIPTION

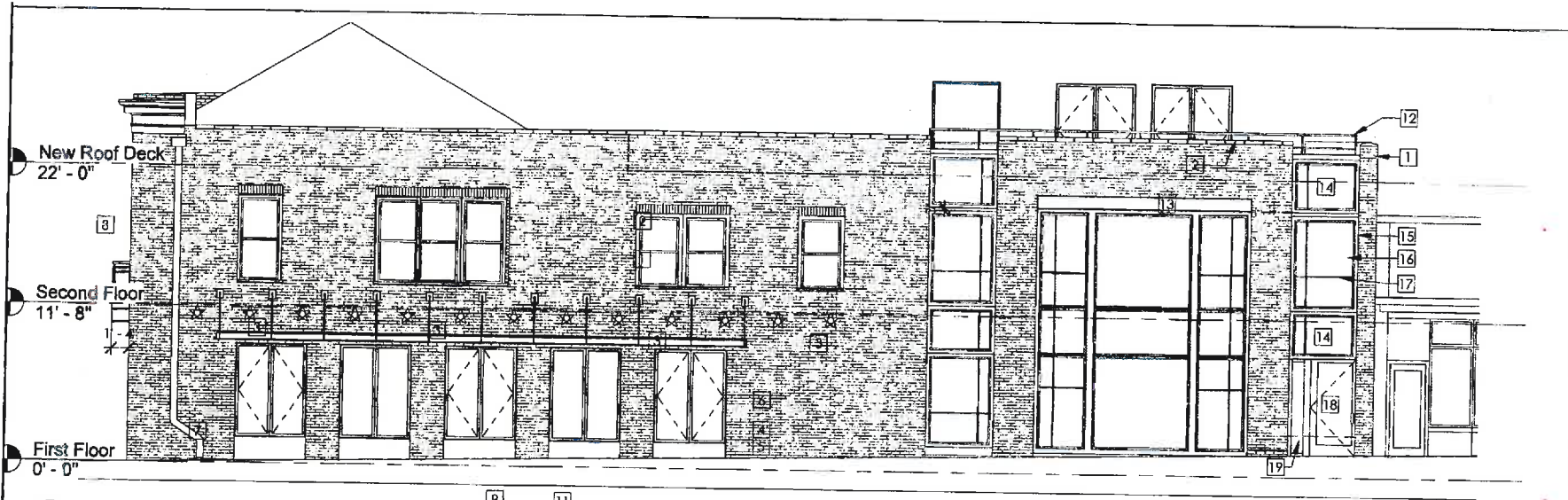
This is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The eastern half is the original section. Two storeys tall, two bays wide, and double pile, it probably resembled the early 19th century buildings on Court Square which followed the side hall plan and had living quarters for the storekeeper on the second level. Construction is of brick laid in Flemish bond on the facade and the eastern (Third Street) elevation. The western half was probably a duplicate, except that the brick is laid in American bond. The building still has a hip roof covered with standing-seam metal, but its projecting eaves and cornice brackets have been replaced with a parapet. The eastern half (#225) has a high parapet with a wooden entablature which still remains above the false front. In the early years of this century, both store rooms had recessed central entrances, and a single storefront entablature extended across the entire building. The second storey living quarters above both store rooms were dismantled some years ago and the stairways that gave access to them were removed. The remains of a fireplace can still be seen in #223, but a finished interior wall covers the windows, if they still exist. The storefront of #223 is now covered with vertical wooden siding around the display windows and the upper level is covered with wooden shingles. #225 is covered with dark brown metal board-&-batten siding and has a recessed second storey balcony. Its 2-storey rear extension is constructed of brick laid in 5-course American bond. Brick is the one-storey wing behind that is laid in 7-course American bond.

## HISTORICAL DESCRIPTION

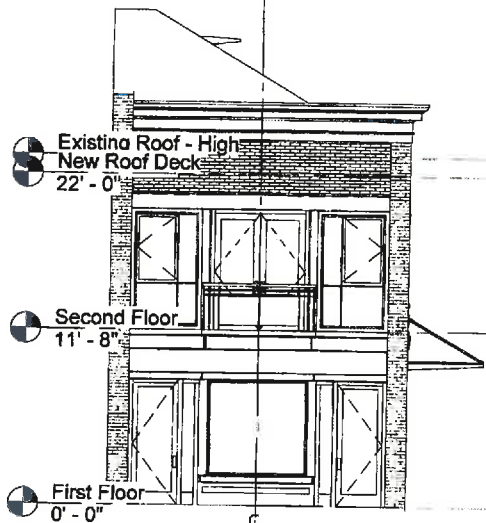
Alexander states that the original section of this building was built by Col. John R. Jones who also conducted a store at "Number Nothing", Court Square. He purchased this lot in 1821 (ACDB 22-377), and the oldest part of the building was standing by 1828. According to Alexander, the building was on a high foundation, and the floor of the storeroom was later lowered some four feet. James A. Watson, John Hasson, and Dennis Boyle purchased the building in 1855 (ACDB 54-269). Frederick Hartnagle was the occupant at that time, and he purchased the building in 1857 & 1864 (ACDB 56-204, 60-418). He extended the building to the rear and built the western half of the duplex soon after acquiring ownership. S. C. Chancellor bought the property from Hartnagle's estate in 1913 (City DB 25-18) and sold it two years later to Hollis Rinehart (DB 27-112). Until that time, it had been occupied by a series of bakeries and confectionaries for half a century or more. The Co-operative Drug Co., Inc., brought the eastern half (#225) in 1917 (DB 30-172). The side windows were bricked up, a parapet built and the upper level of the facade covered with what appears to have been a plywood panel possibly stuccoed. J. L. Hartman bought it in 1923 (DB 44-239, 45-404) and sold to L. S. Macon in 1927 (DB 59-244). The Standard Drug Co. occupied the storeroom from the mid 1930's until 1950. After that, it housed a series of small dress shops until Carl R. Stacey, Jr. purchased it in 1972 for his music store (DB 338-382). He added the balcony, rebuilt the storefront, and covered the facade with metal siding. The upper level of the western half of the facade (#223) may not have been significantly altered until a 1953 remodeling when it was covered with a metal false front. Walter R. Ellington bought that half in 1917 (DB 30-466) and sold it in 1932 to J. P. Ellington (DB 77-301). They conducted a clothing store there for twenty years. E. J. Perkins bought it from the Ellingtons in 1943 (DB 113-201) and the Standard Marshall Corporation bought it from his estate in 1946 (DB 128-277) and sold it in 1965 to the Rinehart's Kenridge Properties, Inc. (DB 263-435). Jessie T. Hook bought it from the Rinehart family in 1976 (DB 370-511). Shoe stores occupied the storeroom from the mid 1930's to the mid 1960's. The interior was completely remodeled in 1965 to adapt it for use as a radio station. It was again remodeled in 1976 to include a small storeroom at the front of the building. The present false front dates to that time.

Additional References: City DB 361-1

PREVIOUSLY APPROVED



1 East  
A2.1 1/8" = 1'-0"

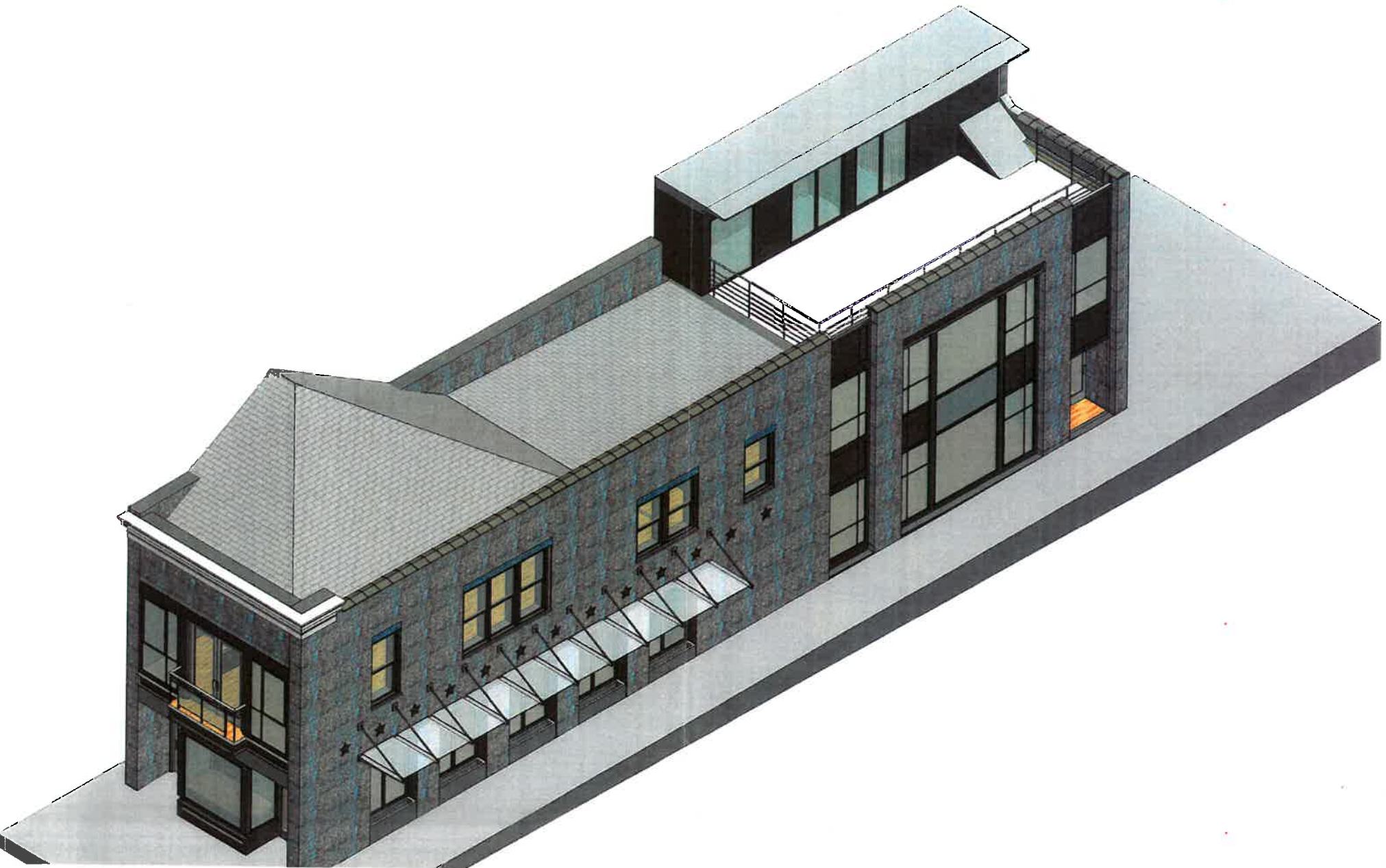


2 South Elevation  
A2.1 1/8" = 1'-0"

EAST ELEVATION KEY NOTES:

- |  |  |
|--|--|
| [1] NEW BRICK. COLOR TO BE CONFIRMED BY ON SITE SAMPLE PANEL. BAR STAFF REVIEW     | [12] PIPE GUARD RAIL (PTD)                         |
| [2] NEW TERRA COTTA PARAPET CAP  | [13] STEEL CHANNEL 12" X 3" DEEP                   |
| [3] NEW WINDOW   | [14] ALUMINUM CLAD WINDOW - DIRECT GLAZED - OPAQUE |
| [4] GLASS CANOPY COVER   | [15] COLOR CLAD - TRIM                             |
| [5] STEEL CHANNEL AND CANOPY STRUCTURE   | [16] ALUMINUM CLAD WOOD WINDOW                     |
| [6] CANOPY SUPPORT RODS. COLOR TO BE CONFIRMED BY ON SITE SAMPLE. BAR STAFF REVIEW | [17] 7/8" MULLIONS                                 |
| [7] REINFORCING PLATE FOR INTERNAL ROD   | [18] WOOD DOOR - FULLY GLAZED (RECESSED)           |
| [8] NEW ENTABLATURE, PAINTED   | [19] FLAT PANEL - PTD.                             |
| [9] ALUMINUM CLAD WOOD FRENCH CASEMENT WINDOW                                      |  |
| [10] COPPER CLAD PLANTER BOX   |  |
| [11] ALUMINUM CLAD FIXED CASEMENT WINDOW   |  |







CONSTRUCTION DOCUMENTS  
FOR  
225 East Main St

Charlottesville, Virginia

PRELIMINARY  
NOT FOR CONSTRUCTION

RECEIVED

MAY 25 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

project:

225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:

James Cheng

job number:

15013

drawing:

COVER SHEET

revisions:

drawn by:  
Author

checked by:  
Checker

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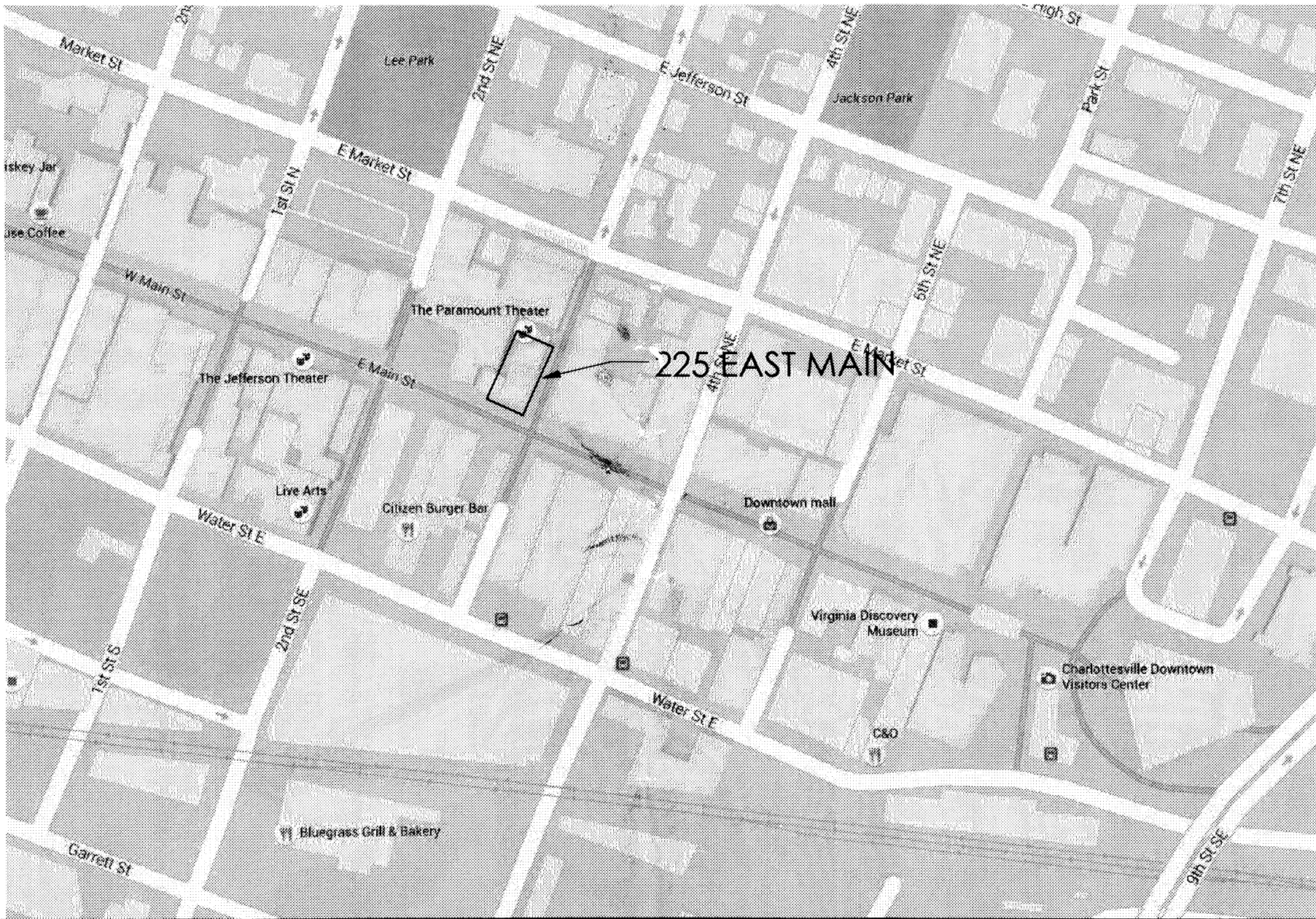
05.05.16

BID SET

sheet

A0.0

LOCATION - CHARLOTTESVILLE, VA



GENERAL NOTES

- A. **SCALE:** Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from **brwarchitects** before proceeding.
- B. **CODES:** All construction shall comply with applicable national, state and local building codes.
- C. **JOB SITE:** Prior to submitting bid, Contractor shall visit job site and notify **brwarchitects** of any physical conditions not included in Construction Documents which require corrective action.
- D. **DIMENSIONS:** All dimensions indicated on plan are from face to face of stud; clear or critical dimensions are indicated.
- E. **FASTENINGS:** All fastenings and attachments shall be fully concealed from view U.N.O.
- F. **SHOP DRAWINGS:** Contractor shall submit **digital** shop drawings and/or submittals of all materials and products to **brwarchitects** for approval prior to fabrication. Only physical samples & color charts to be submitted by mail.
- G. **CONSTRUCTION DEBRIS:** Debris resulting from construction shall be removed entirely from the site daily to a dumpster provided by the Contractor.
- H. **CLEAN UP:** Contractor shall provide a final cleaning at end of project. All dirt, dust, debris, oils, stains, fingerprints and labels shall be removed from all exposed finished surfaces.
- I. **VENDOR DRAWINGS:** The Contractor shall notify the owner's representative of any conflicts between vendor drawings and the contract documents. Latest vendor drawings shall govern.
- J. **FLOOR PENETRATIONS:** Coordinate all below slab work with Shell Contractor prior to slab placement.
- K. **DRYWALL:** The drywall system is based on details of the U.S. Gypsum Company. All gypsum board abutting other materials is to be finished with metal edges or fire stopped as required.
- L. **DIMENSIONS:** Dimensions are to be coordinated with all disciplines, vendors, Tenant furnished equipment and devices to assure proper placement and warranty requirements. Contractor shall be responsible for all clean up, and damage to, the shell building and adjacent suites for work associated with this suite.
- N. **ALL SPECIFICATIONS, PROCEDURES, AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING STANDARDS AND PROCEDURES. GENERAL CONTRACTOR SHALL COORDINATE ALL METHODS AND SCHEDULES WITH FACILITIES MANAGEMENT BEFORE AND DURING CONSTRUCTION WITHIN THE BUILDING.**

FLOOR PLAN LEGEND

- ROOM**  
[TOT]
- ROOM NAME AND NUMBER**
- INTERIOR ELEVATION KEY**
- EXTERIOR ELEVATION KEY**
- SECTION / DETAIL CALLOUT**
- KEYNOTE (JOB SPECIFIC NOTE)**
- ALIGN**
- PARTITION TYPE**
- PLUMBING FIXTURE / EQUIPMENT / SCHEDULED ITEM TAG**
- NEW DOOR: SEE DOOR SCHEDULE FOR FINISH INSTRUCTIONS**
- WINDOW TYPE**
- SINGLE POLE LIGHT SWITCH (USE MOTION DETECTOR SWITCHES WHENEVER POSSIBLE)**
- 120V, 20A DUPLEX RECEPTACLE 18" A.F.F.**
- 120V, 20A DUPLEX RECEPTACLE X" A.F.F.**
- 120V, 20A DEDICATED DUPLEX RECEPTACLE 18" A.F.F.**
- GROUND FAULT GFI DUPLEX RECEPTACLE**
- PHONE/DATA JACK, 18" A.F.F.**
- 120V, 20A FLUSH MOUNT FLOOR RECEPTACLE**
- FLUSH MOUNT FLOOR PHONE/DATA JACK**
- TELEVISION**
- TRANSITION STRIP**
- RECESSED FIRE EXTINGUISHER CABINET**

CODE INFORMATION

BUSINESS ADDRESS: LOCATION LOCATION

CONSTRUCTION TYPE: III B (NO CHANGE)

USE GROUP: B (NO CHANGE)

FIRE PROTECTION: NOT SPRINKLERED

APPLICABLE & MODEL CODES: VUSBC 2012  
ANSI A117.1 2003 GUIDELINES

NOTE: THIS PROJECT SCOPE DOES NOT CHANGE THE EXISTING BUILDING'S USE GROUP, STRUCTURAL SYSTEM, OR COMPLIANCE WITH IBC 2009 REGULATIONS REGARDING ACCESSIBILITY & MEANS OF EGRESS.

CONTACT INFORMATION

ARCHITECTURE  
CONTACT

BRW ARCHITECTS  
ATTN: david dimmerman  
ADDRESS: 112 4TH STREET NE  
CHARLOTTESVILLE, VIRGINIA 22902  
(434) 971-7160  
ddimmerman@BRW-ARCHITECTS.COM

PHONE  
EMAIL



project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
DEMO FLOOR PLANS  
AND ELEVATIONS

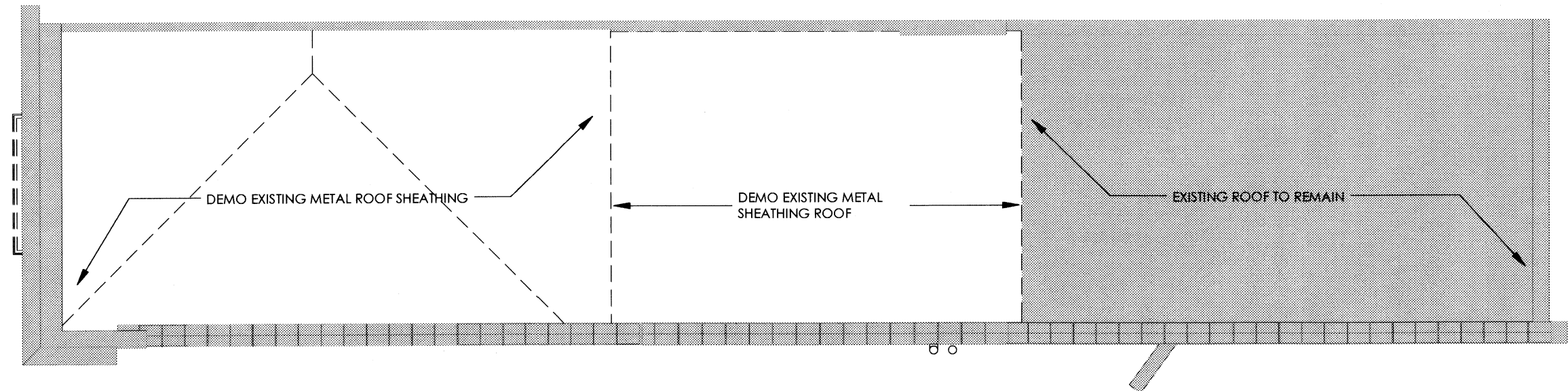
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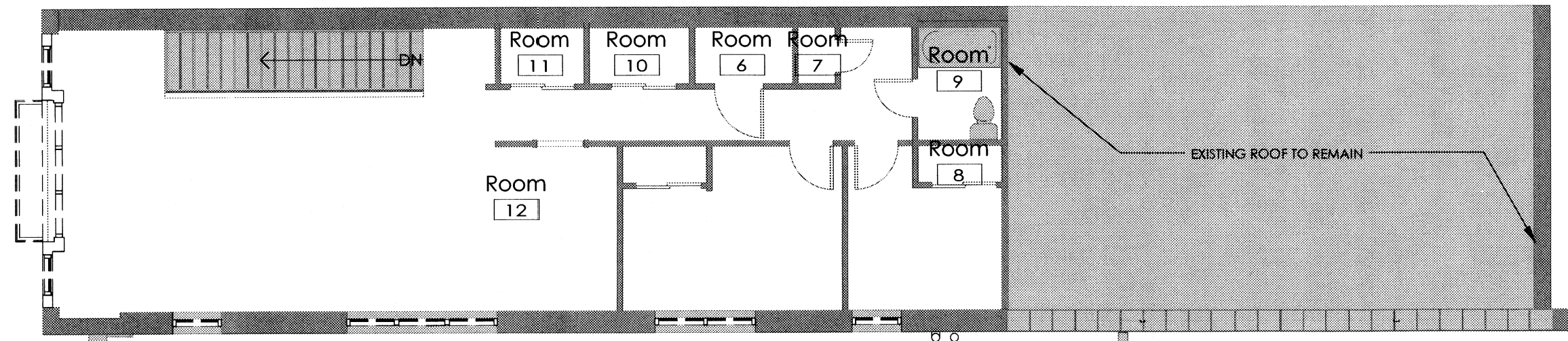
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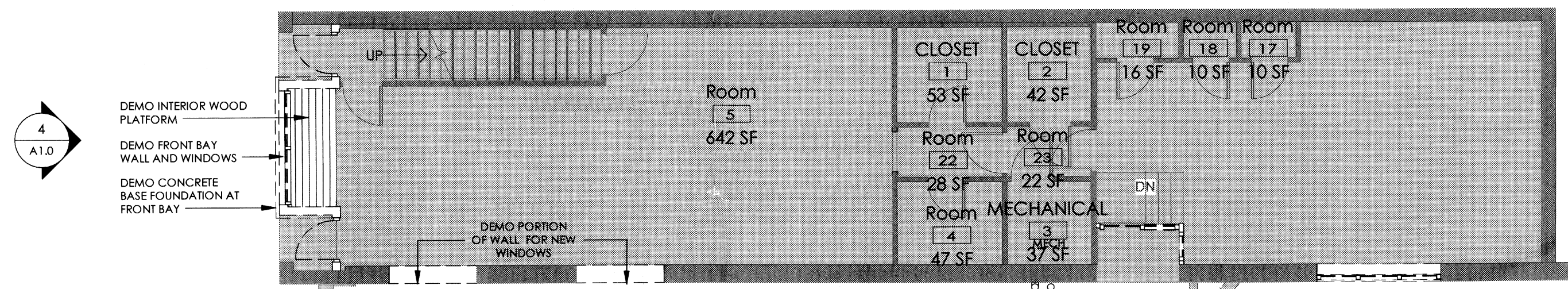
date sheet  
05.05.16 A1.0  
BID SET



3 Roof Demolition Plan  
A1.0 1/8" = 1'-0"



2 Second Floor Demolition Plan  
A1.0 1/8" = 1'-0"



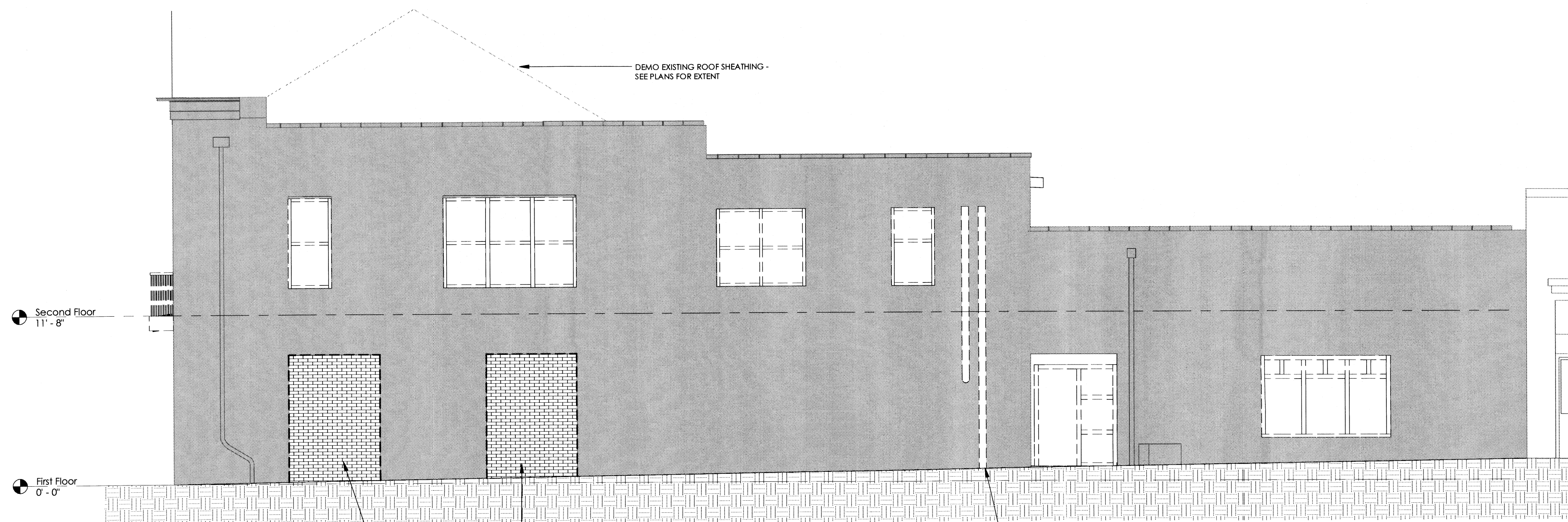
1 First Floor Demolition Plan  
A1.0 1/8" = 1'-0"

DEMOLITION NOTES

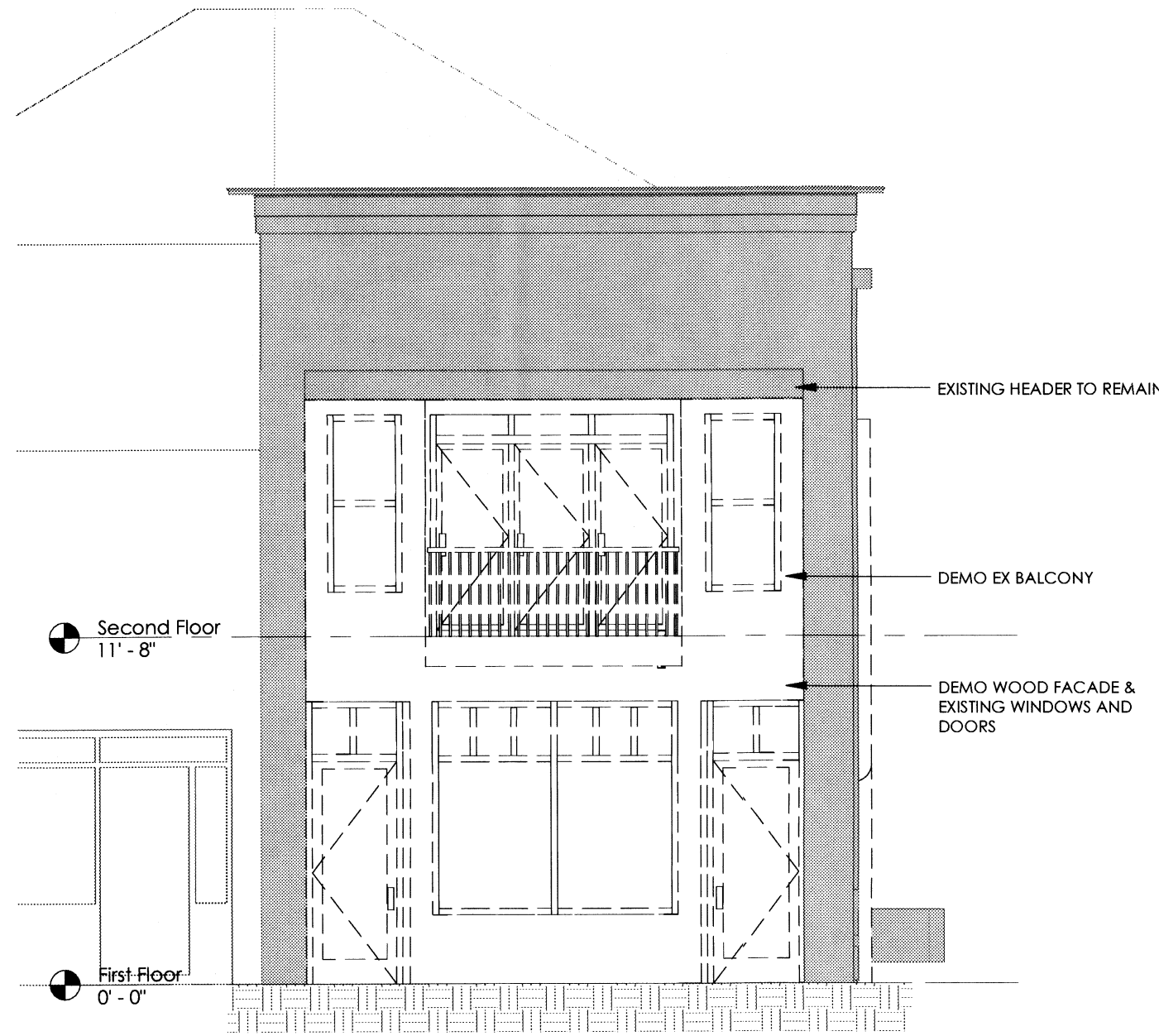
1. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH MATERIALS, ETC SHALL BE SALVAGED.
2. MAINTAIN ALL EXISTING STRUCTURAL ELEMENTS FOR STRUCTURAL INTEGRITY THROUGHOUT CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND SUPPORT WHEN STRUCTURAL ELEMENTS ARE MODIFIED.
3. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS BEFORE DEMOLITION/CONSTRUCTION BEGINS AND NOTIFY ARCHITECT OF ANY CONDITIONS DIFFERING FROM THOSE SHOWN BY THE DRAWINGS.
4. VERIFY THAT WALLS, ETC. TO BE DEMOLISHED ARE NOT STRUCTURALLY REQUIRED PRIOR TO REMOVAL. SUSPEND WORK AND NOTIFY ARCHITECT/OWNER IF ANY WALLS NOTED FOR DEMOLITION ARE UNEXPECTEDLY SUSPECTED OF CARRYING SUPERIMPOSED LOADS.
5. RELOCATE/SALVAGE AFFECTED ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, AND PHONE OUTLETS.
6. ALL FURNITURE, ETC. TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION START. G.C. SHALL COORDINATE WITH OWNER PRIOR TO WORK START.
7. ALL DEMOLITION WORK TO BE SCHEDULED FOR EVENING OR WEEKEND HOURS. COORDINATE THE TIMING OF DEMOLITION WORK AND PROTECTION OF EXISTING BUILDING ELEMENTS TO REMAIN WITH TENANT AND BUILDING MANAGEMENT PER BUILDING STANDARD PROCEDURES.

DEMO PLAN

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING TO REMAIN



5 East Elevation Demolition  
A1.0 3/16" = 1'-0"



4 South Elevation Demolition  
A1.0 3/16" = 1'-0"



project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
FLOOR PLANS

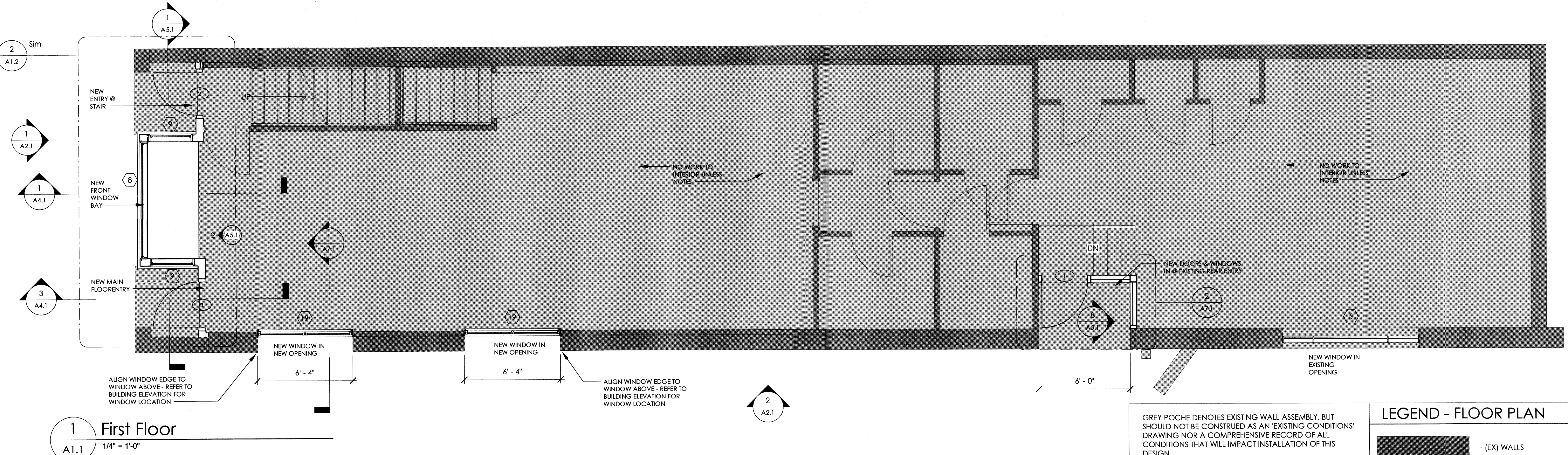
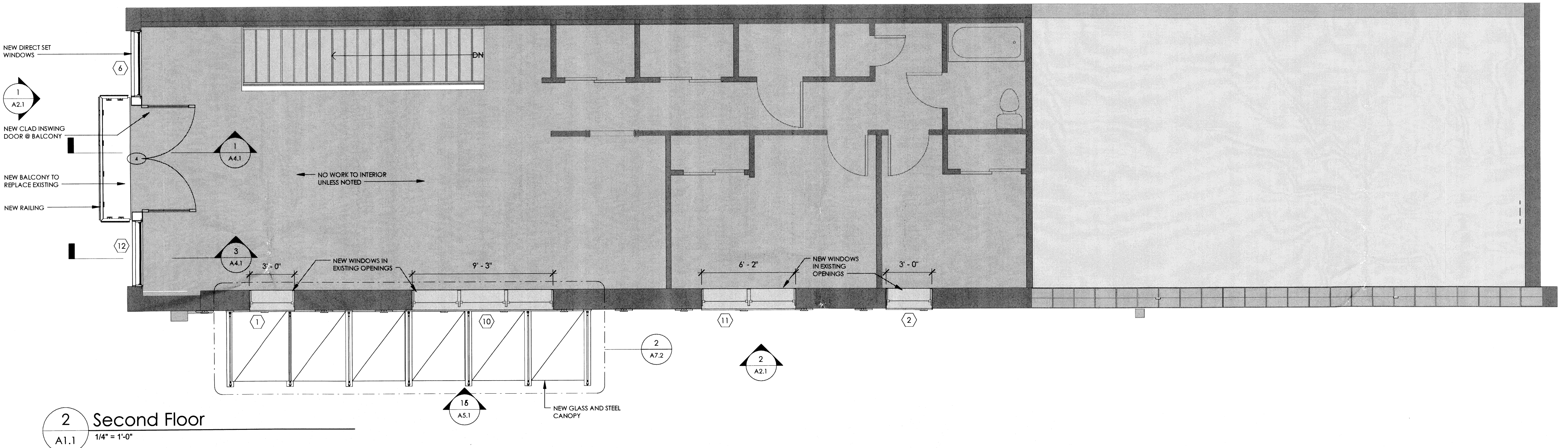
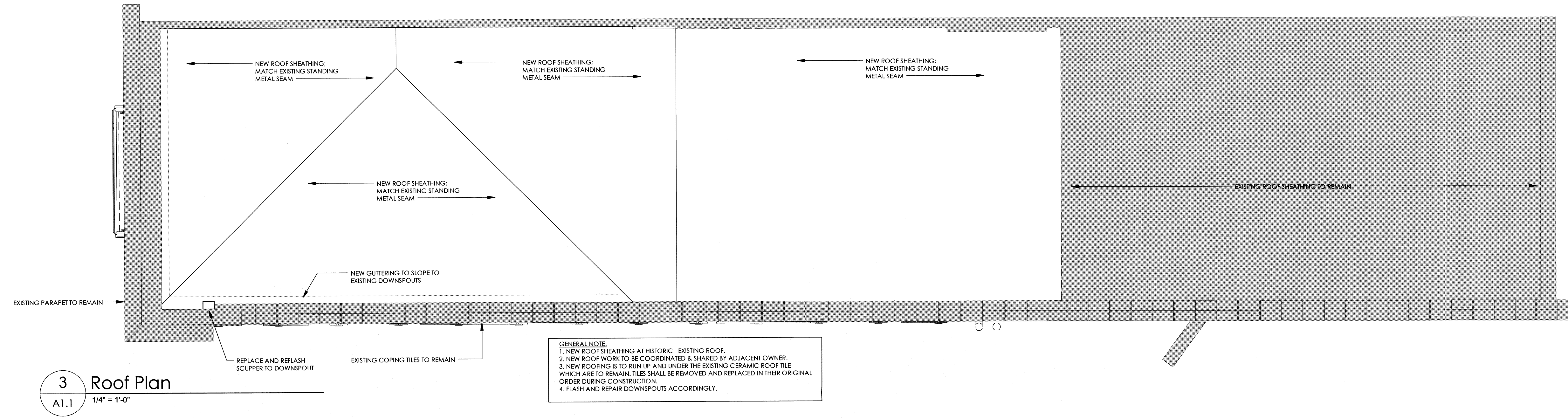
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GREY POCHES DENOTES EXISTING WALL ASSEMBLY, BUT SHOULD NOT BE CONSTRUED AS AN 'EXISTING CONDITIONS' DRAWING NOR A COMPREHENSIVE RECORD OF ALL CONDITIONS THAT WILL IMPACT INSTALLATION OF THIS DESIGN.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

LEGEND - FLOOR PLAN	
	(EX) WALLS
	NEW WALLS - INFILL AND PARTITION - IN BLACK



project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
ENLARGED PLANS

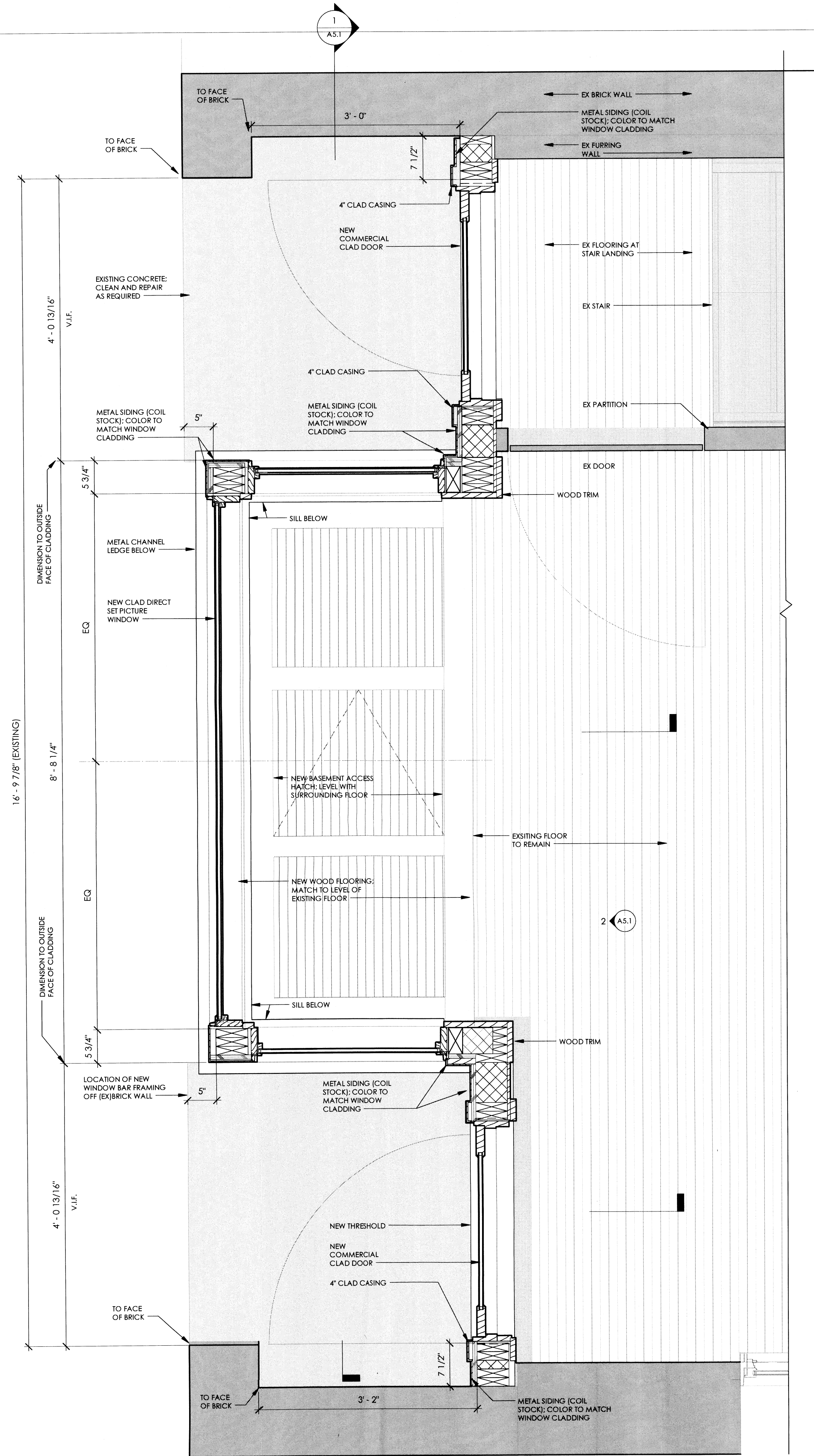
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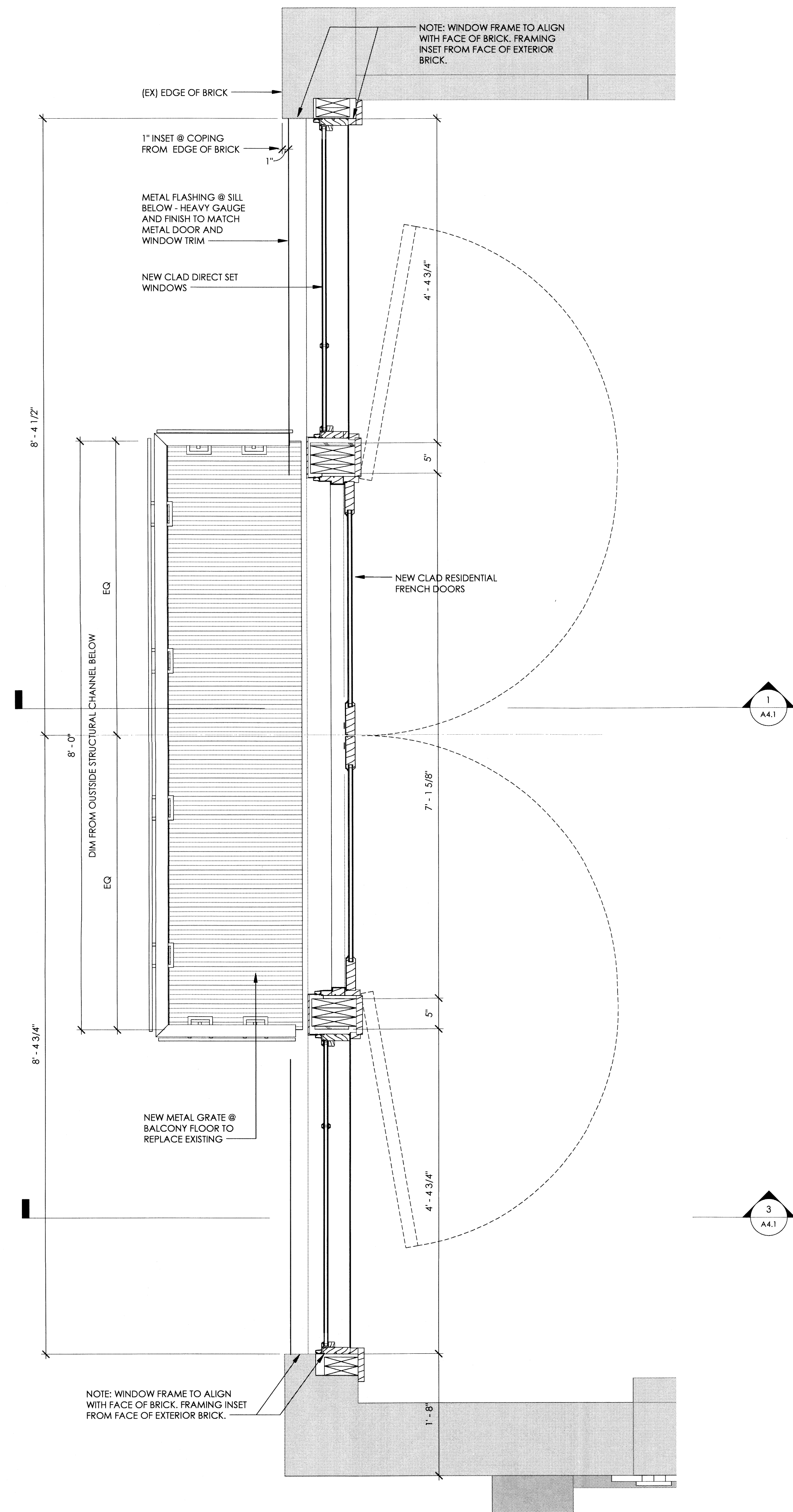
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sheet A1.2



2 Entry Plan - Enlarged  
A1.2 1" = 1'-0"



1 2nd Floor Plan - Enlarged  
A1.2 1" = 1'-0"



project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
BUILDING ELEVATIONS

revisions:

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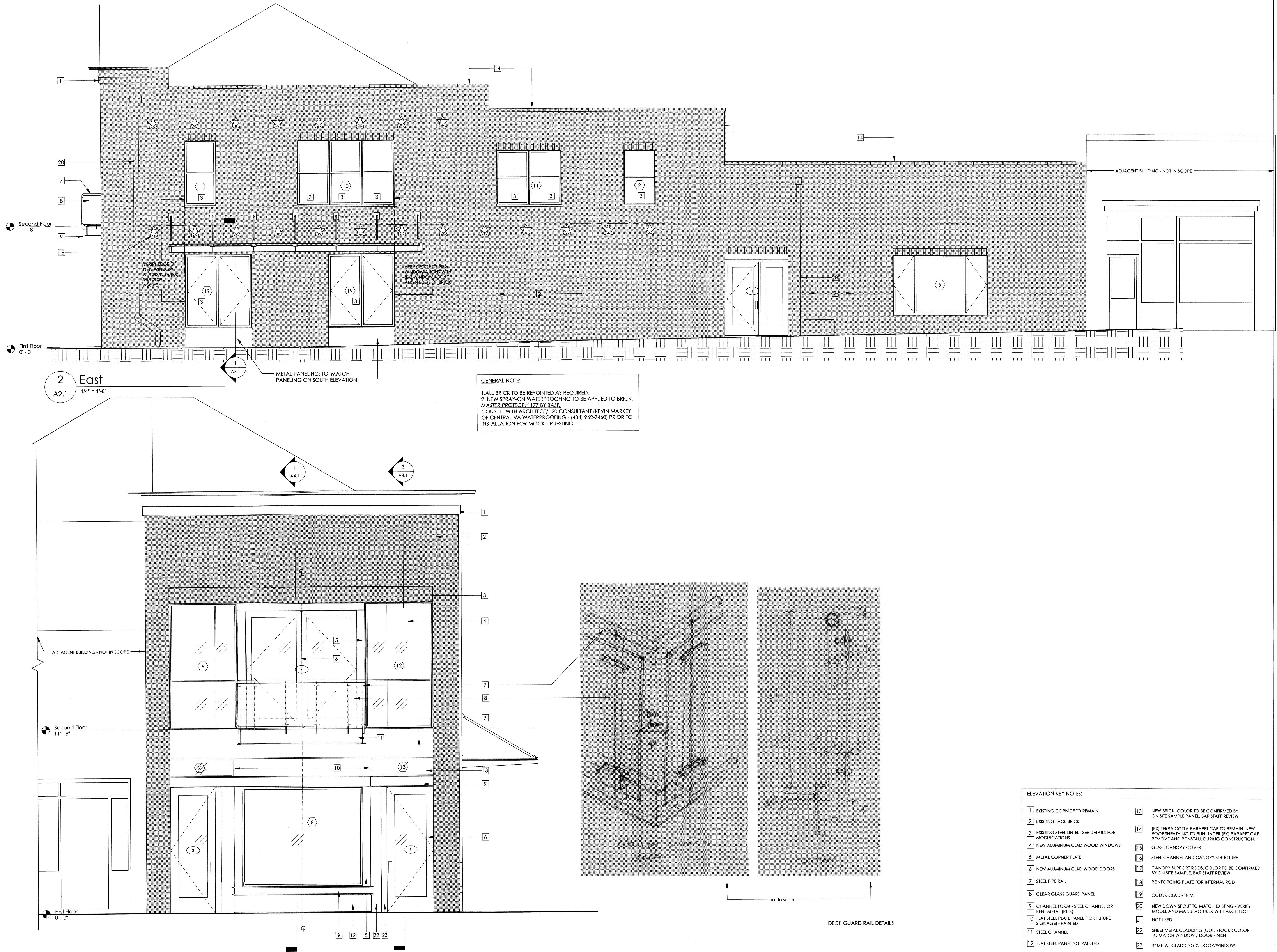
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project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
WALL SECTIONS

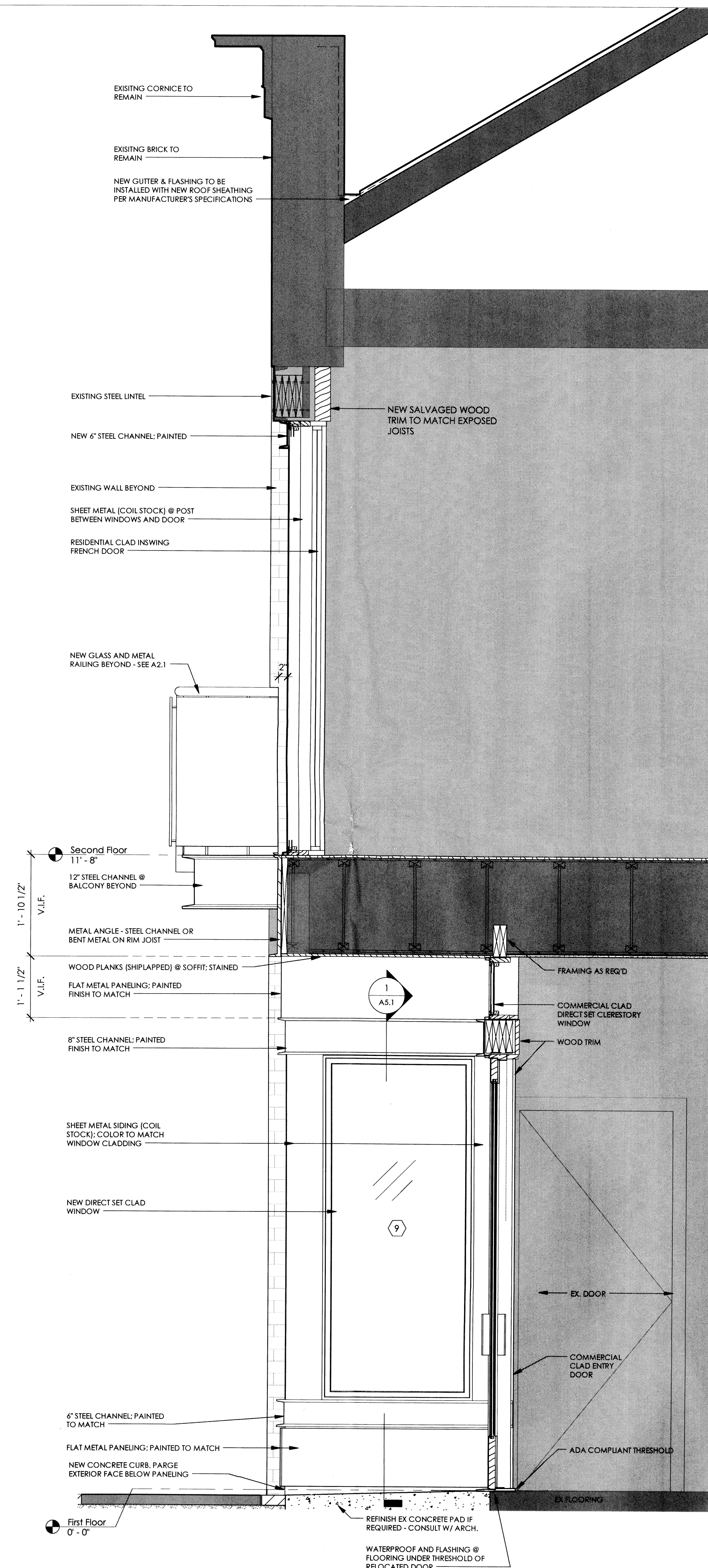
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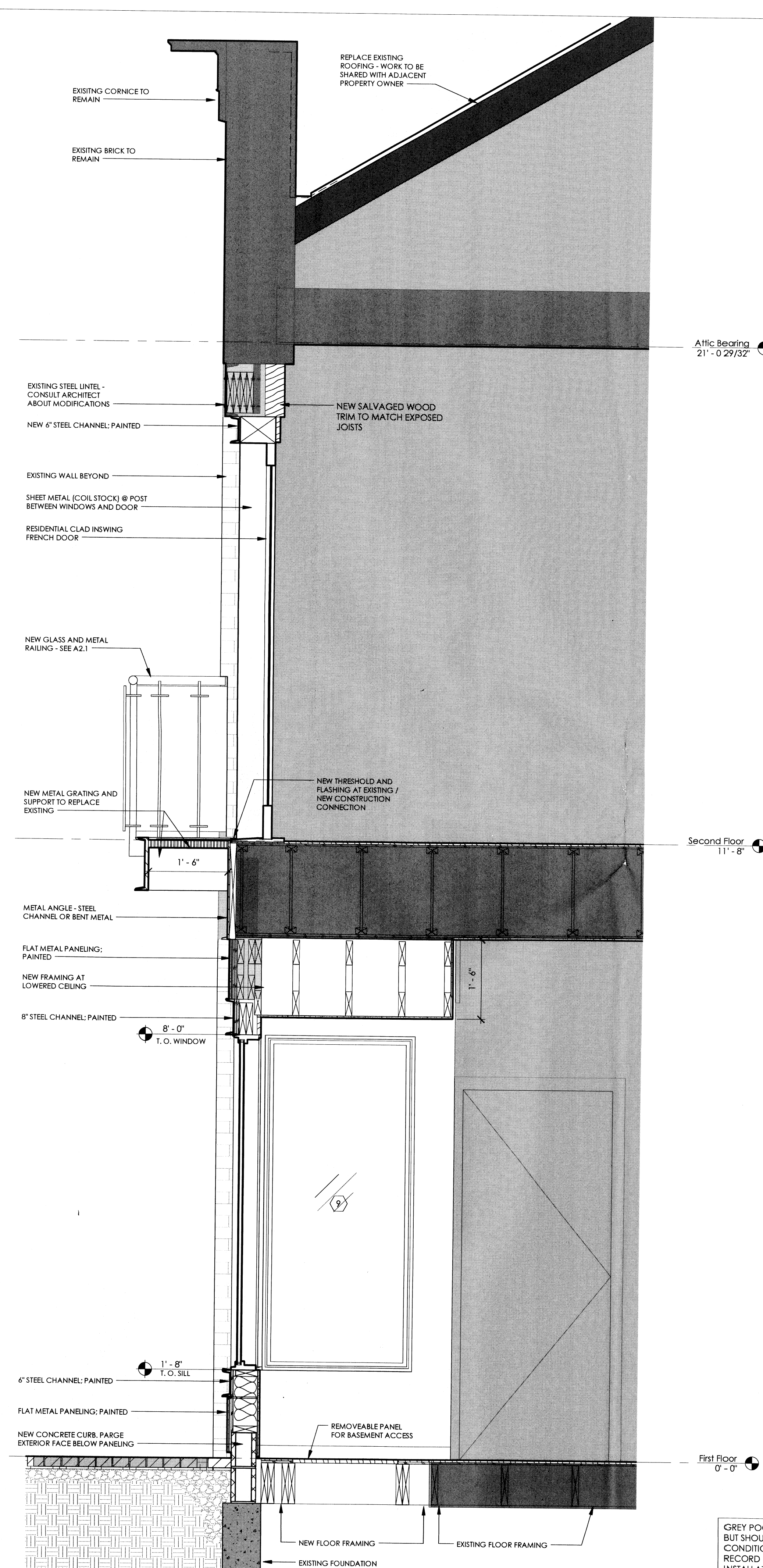
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sheet A4.1



3 Wall Section @ Front Entry Door  
A4.1 3/4" = 1'-0"

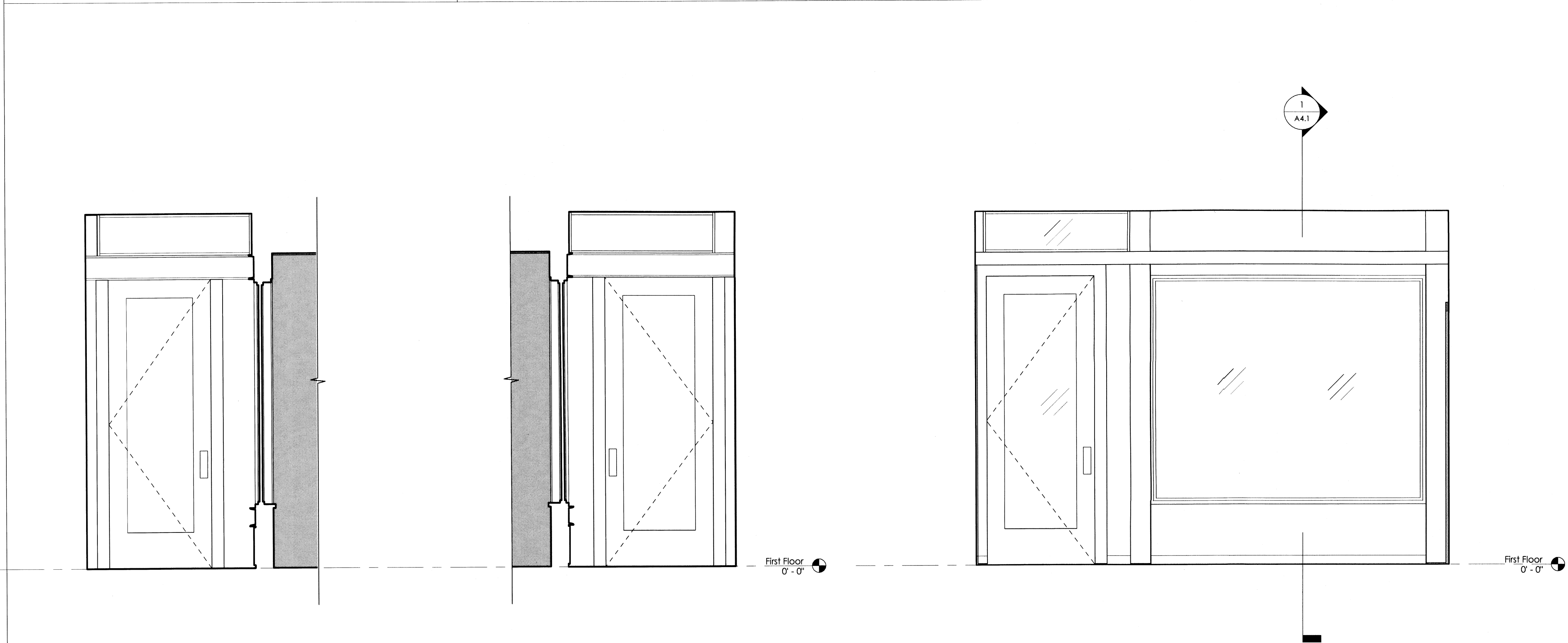
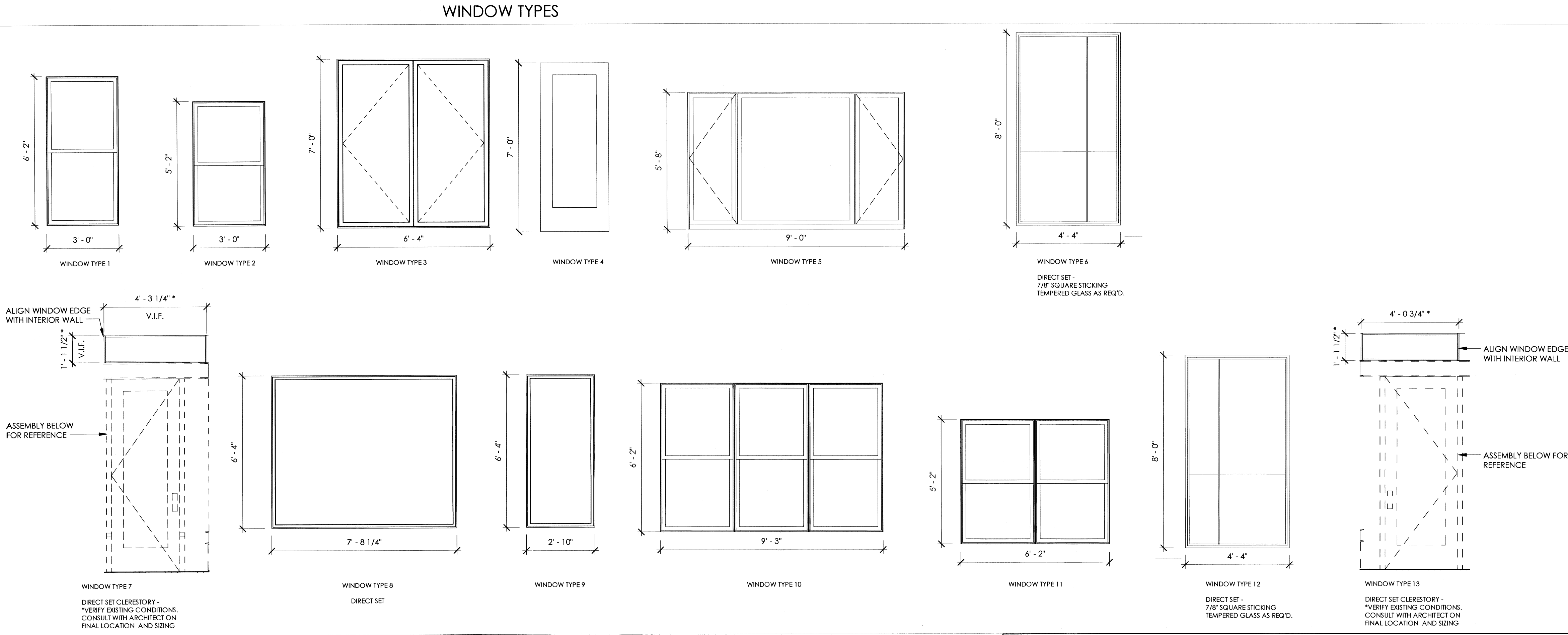
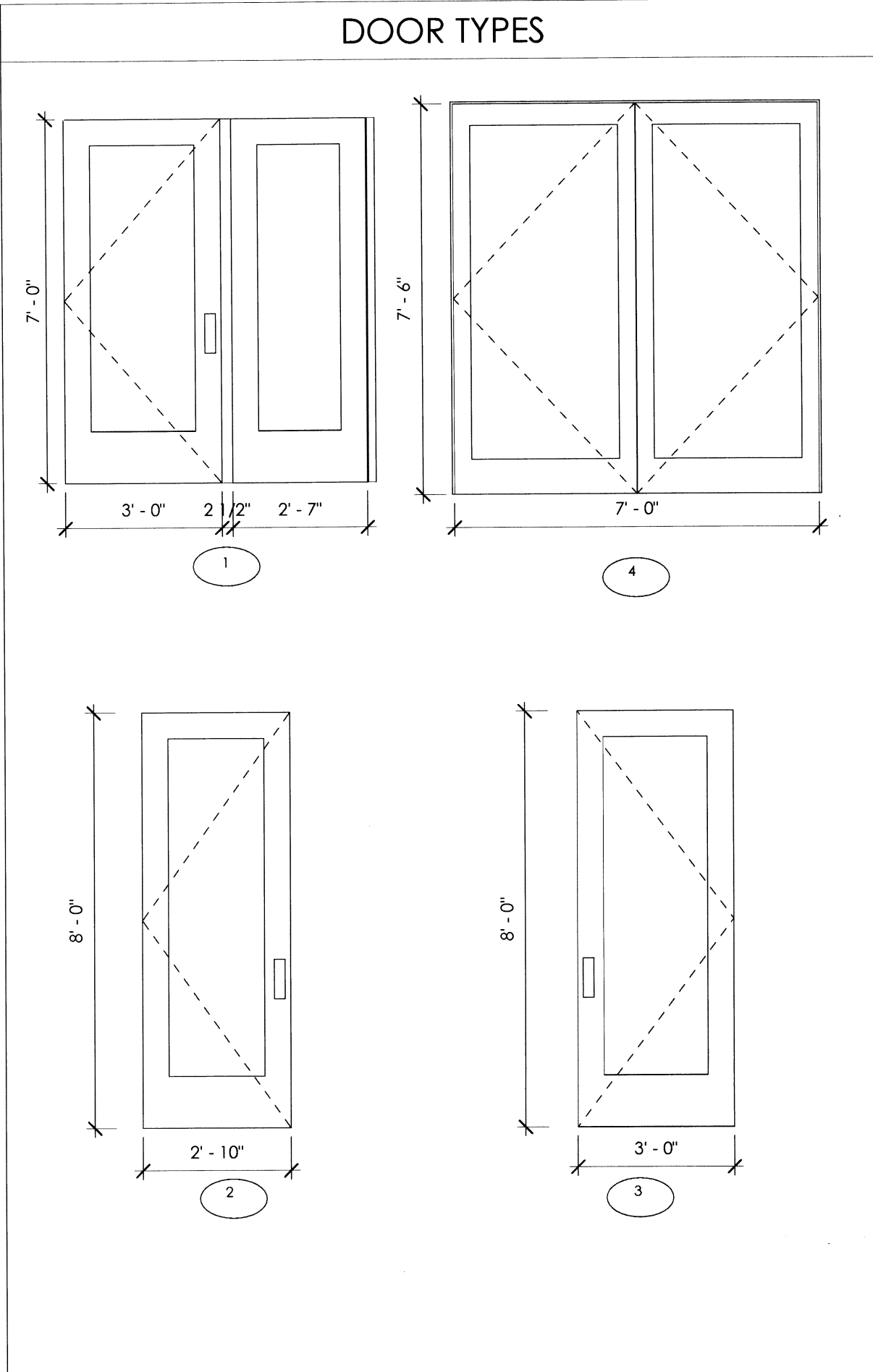


GREY POCHES DENOTES EXISTING WALL ASSEMBLY, BUT SHOULD NOT BE CONSTRUED AS AN 'EXISTING CONDITIONS' DRAWING NOR A COMPREHENSIVE RECORD OF ALL CONDITIONS THAT WILL IMPACT INSTALLATION OF THIS DESIGN.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

1 Wall Section @ Front Entry Oversized Window  
A4.1 3/4" = 1'-0"





1 Elevation of Front Entry Doors @ Exterior Vestibule  
A5.1 1/2" = 1'-0"

2 Interior Elevation  
A5.1 1/2" = 1'-0"

DOOR SCHEDULE								
DOOR NO.	LOCATION	DOOR MATERIAL	DIMENSIONS		FRAME MATERIAL	TYPE	HDWR SET	NOTES
			HEIGHT	WIDTH				
1		CLAD	7' - 0"	3' - 0"	CLAD		TBD	
2		CLAD	8' - 0"	2' - 10"	CLAD		TBD	
3		CLAD	8' - 0"	3' - 0"	CLAD		TBD	
4		CLAD	7' - 6"	7' - 0"	CLAD		TBD	

WINDOW SCHEDULE					
WINDOW ASSEMBLY	MANUFACTURER	DIMENSIONS		DESCRIPTION	NOTES
		HEIGHT	WIDTH		
1	Marvin Windows and Doors	6'-2"	3'-0"	CLAD DOUBLE HUNG WINDOW	
2	Marvin Windows and Doors	5'-2"	3'-0"	CLADE DOUBLE HUNG WINDOW	
4	Marvin Windows and Doors	7'-0"	2'-8"	CLAD SIDELITE	CLAD SIDELITE TO MATCH DOOR
5	Marvin Windows and Doors	5'-8"	9'-0"	CLAD FIXED DIRECT GLAZED	
6	Marvin Windows and Doors	8'-0"	4'-3"	CLAD FIXED DIRECT GLAZED	7/8" SQUARE STICKING TEMPERED GLASS AS REQ'D.
7	Marvin Windows and Doors	1'-1 1/2"	3'-3 1/4"	CLAD FIXED DIRECT GLAZED	DIRECT SET CLERESTORY - *VERIFY EXISTING CONDITIONS. CONSULT WITH ARCHITECT ON FINAL LOCATION AND SIZING
8	Marvin Windows and Doors	6'-4"	7'-8 1/4"	CLAD FIXED DIRECT GLAZED	
9	Marvin Windows and Doors	6'-4"	2'-10"	CLAD FIXED DIRECT GLAZED	
10	Marvin Windows and Doors	6'-2"	9'-3"	CLAD DOUBLE HUNG WINDOWS (3 MULLED TOGETHER)	
11	Marvin Windows and Doors	5'-2"	6'-2"	CLAD DOUBLE HUNG WINDOWS (2 MULLED TOGETHER)	
12	Marvin Windows and Doors	8'-0"	4'-3"	CLAD FIXED DIRECT GLAZED	7/8" SQUARE STICKING TEMPERED GLASS AS REQ'D.
13	Marvin Windows and Doors	1'-1 1/2"	3'-3 1/4"	CLAD FIXED DIRECT GLAZED	DIRECT SET CLERESTORY - *VERIFY EXISTING CONDITIONS. CONSULT WITH ARCHITECT ON FINAL LOCATION AND SIZING

**PRELIMINARY**  
NOT FOR CONSTRUCTION

project:  
**225 EAST MAIN STREET**

RENOVATIONS AND ADDITIONS

for:  
**James Cheng**

job number:  
**15013**

drawing:  
**WINDOW / DOOR SCHEDULES & ENLARGED ELEVATION**

revisions:

drawn by:  
Author

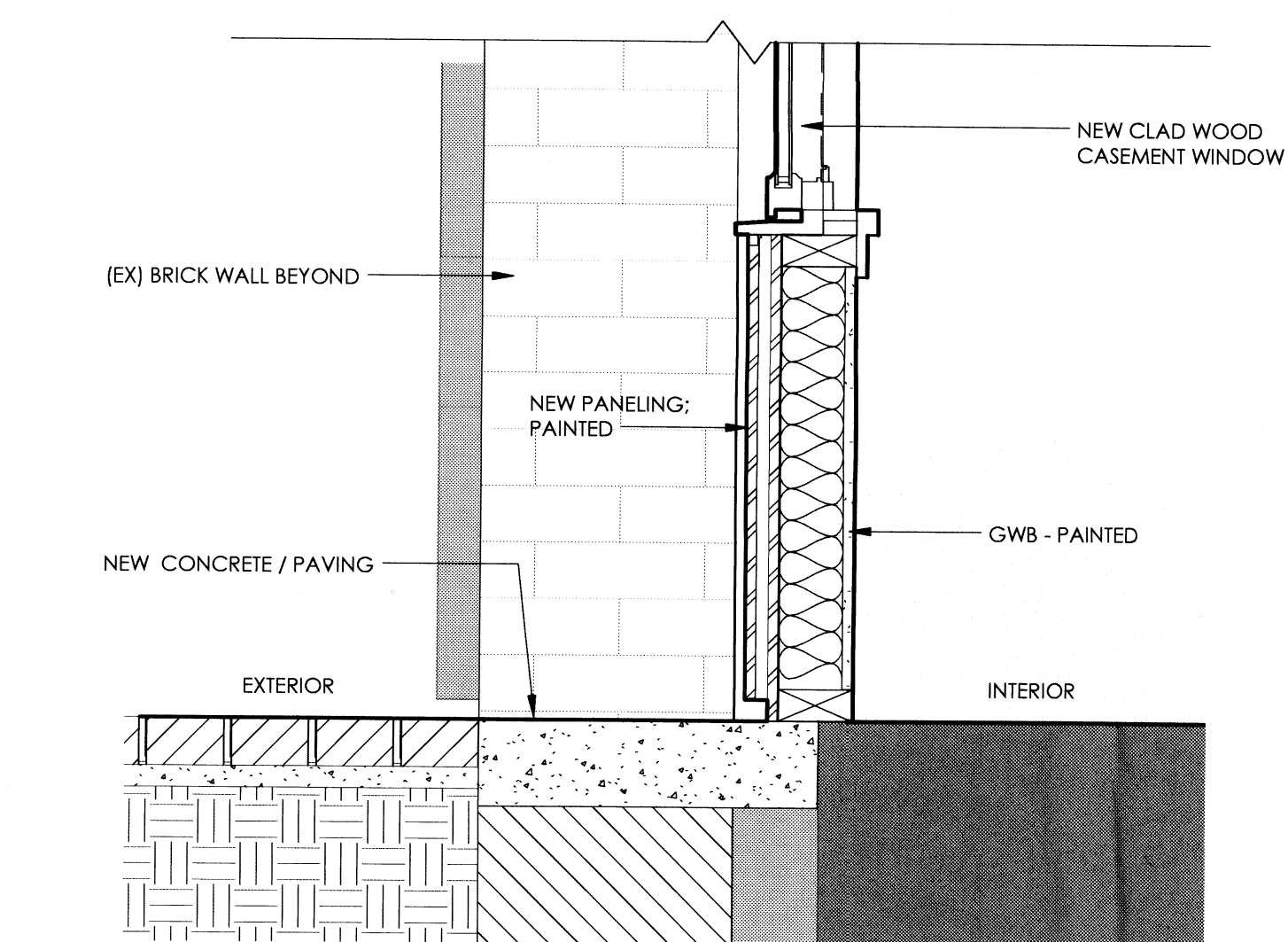
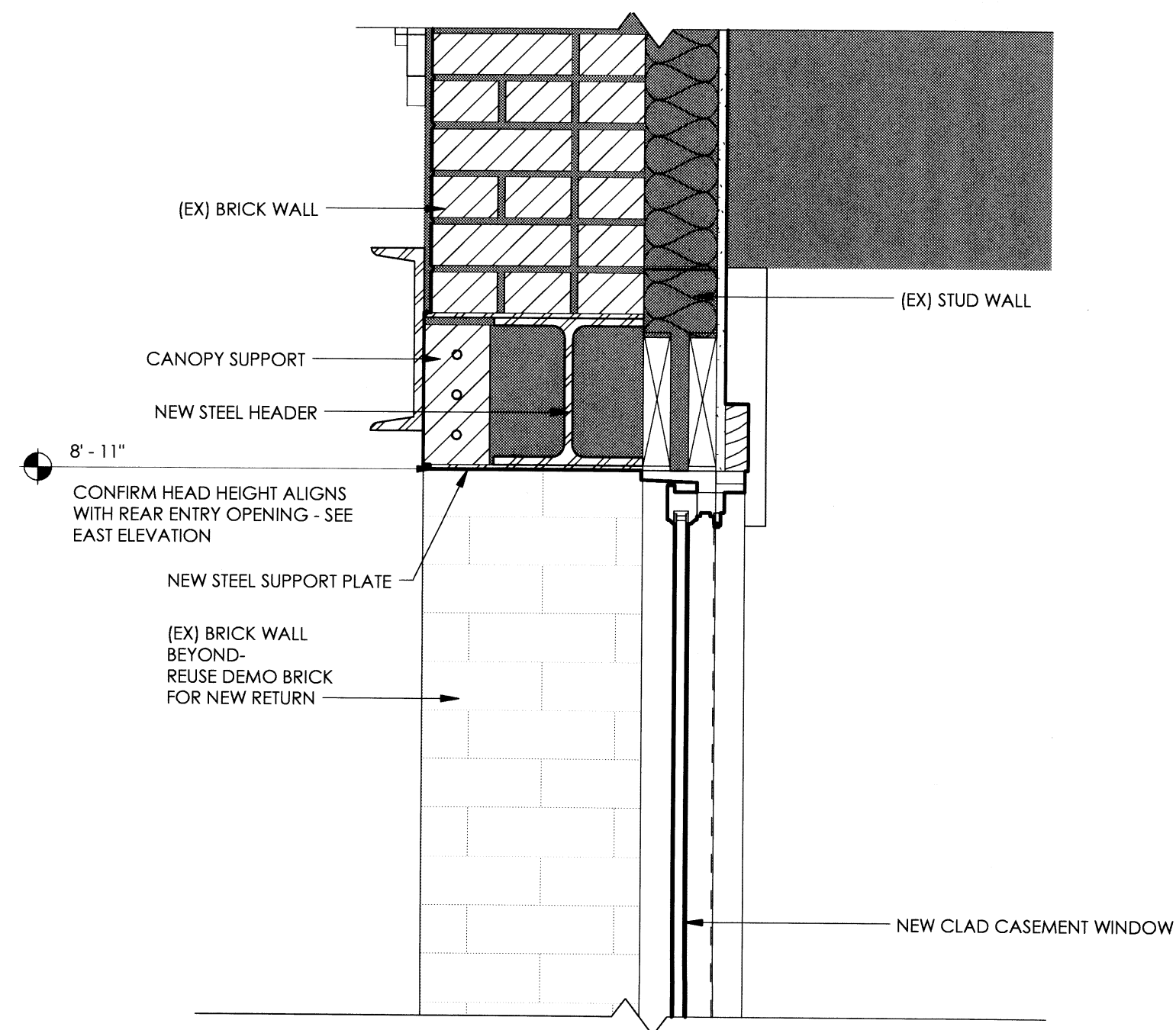
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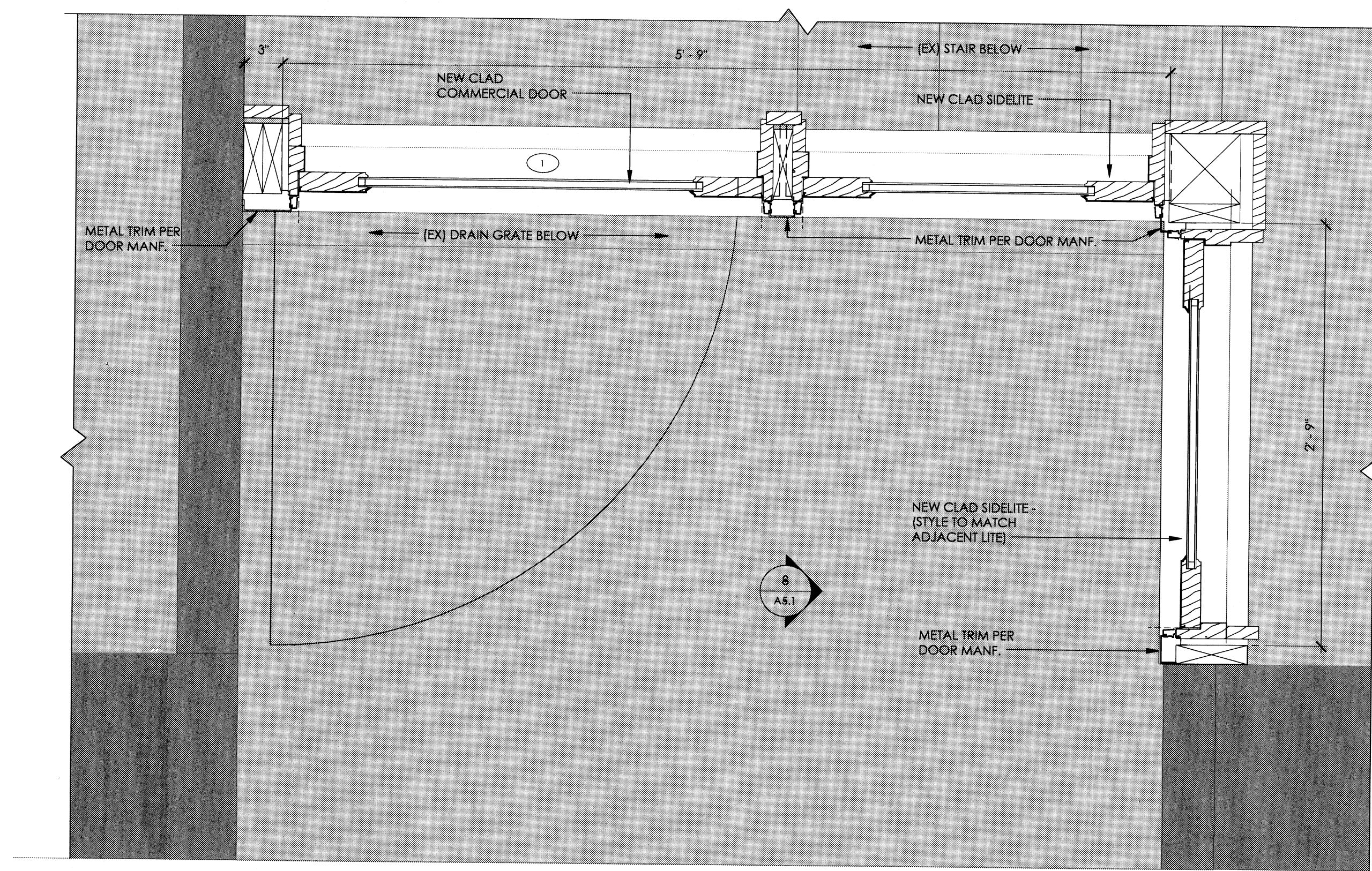
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1 Section @ New Window in (Ex) Wall  
A7.1 1 1/2" = 1'-0"



2 Detail Plan @ Rear Entry  
A7.1 1 1/2" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
DETAILS

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project:  
225 EAST MAIN STREET

RENOVATIONS AND ADDITIONS

for:  
James Cheng

job number: 15013

drawing:  
DETAILS - CANOPY

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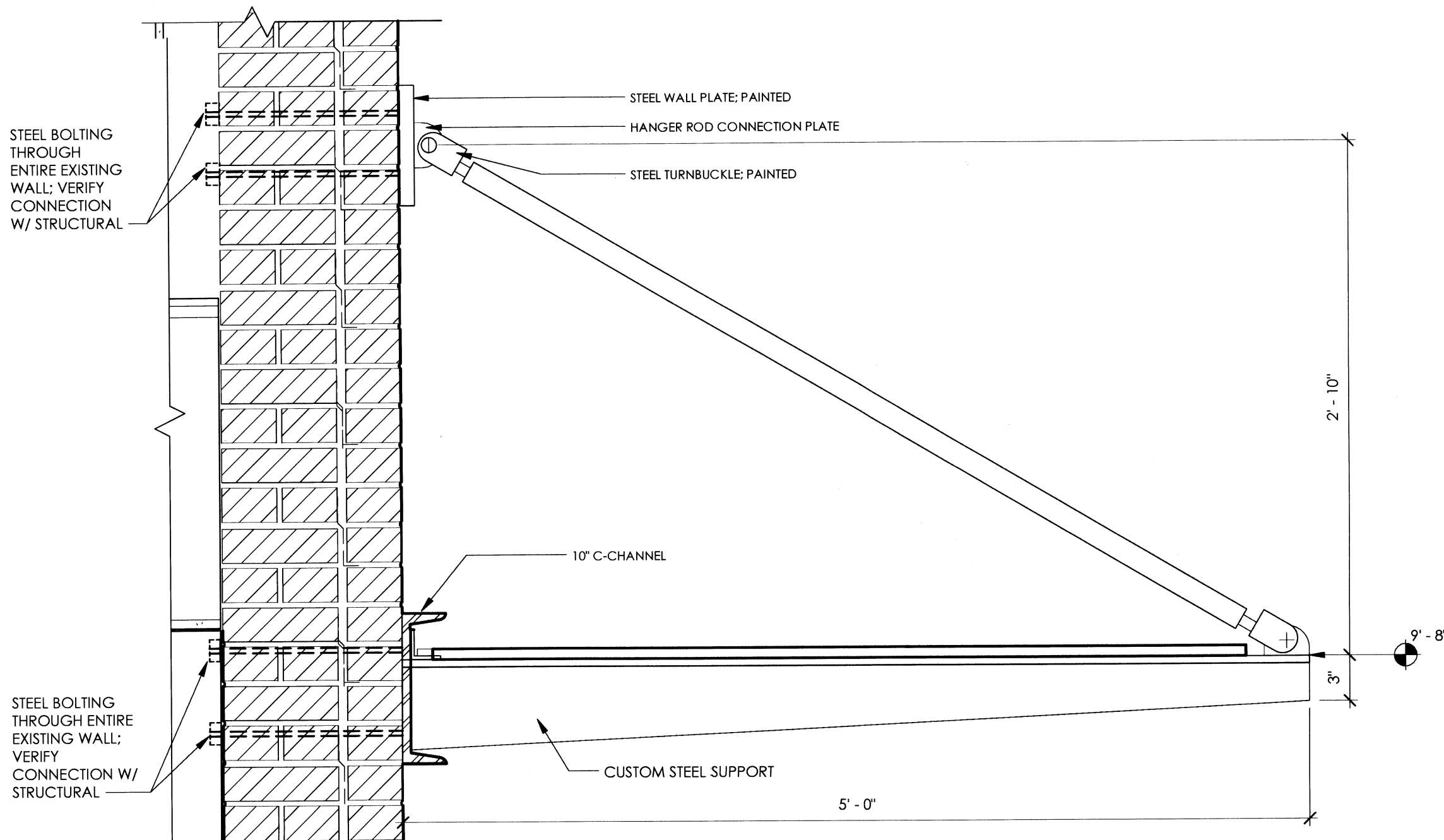
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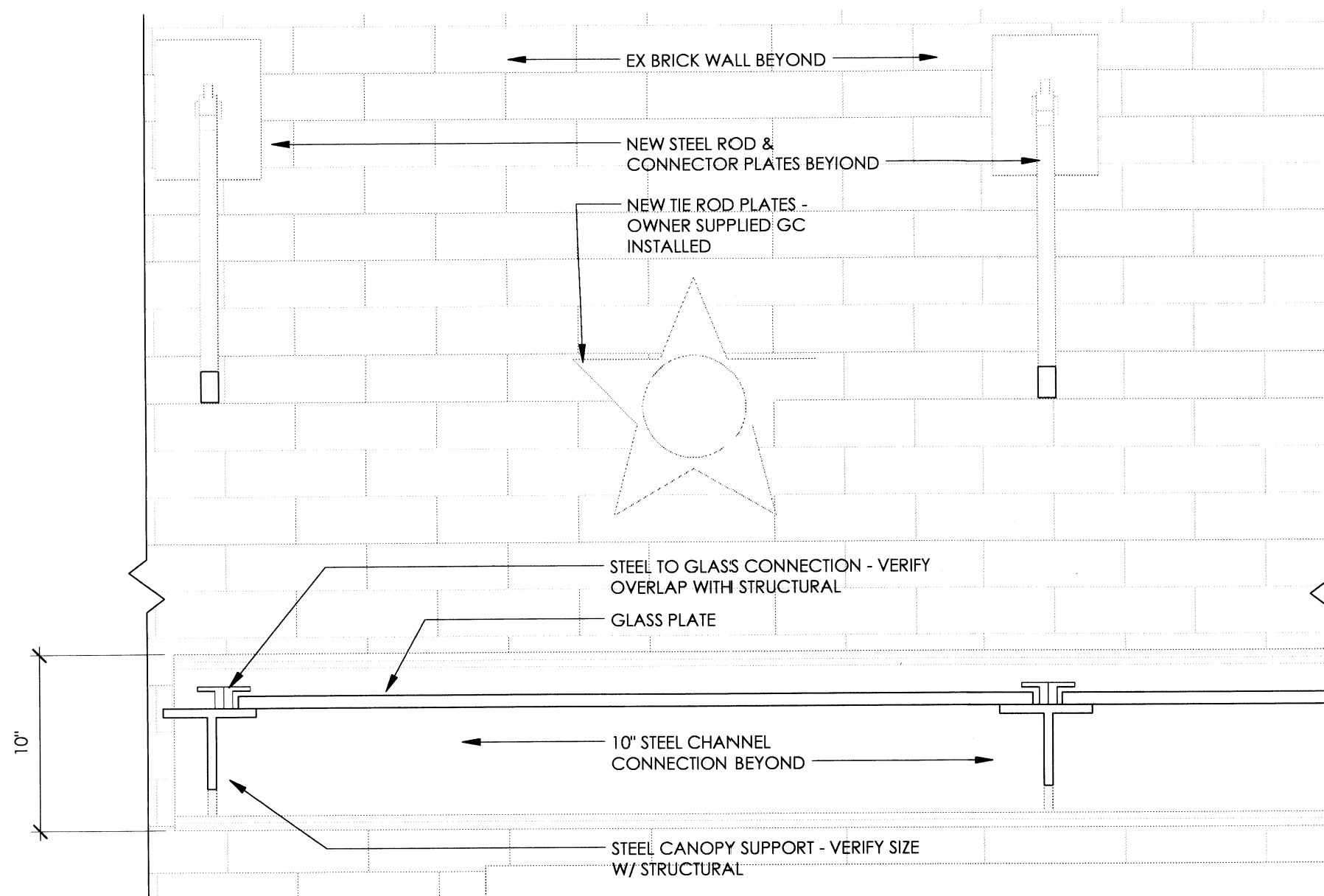
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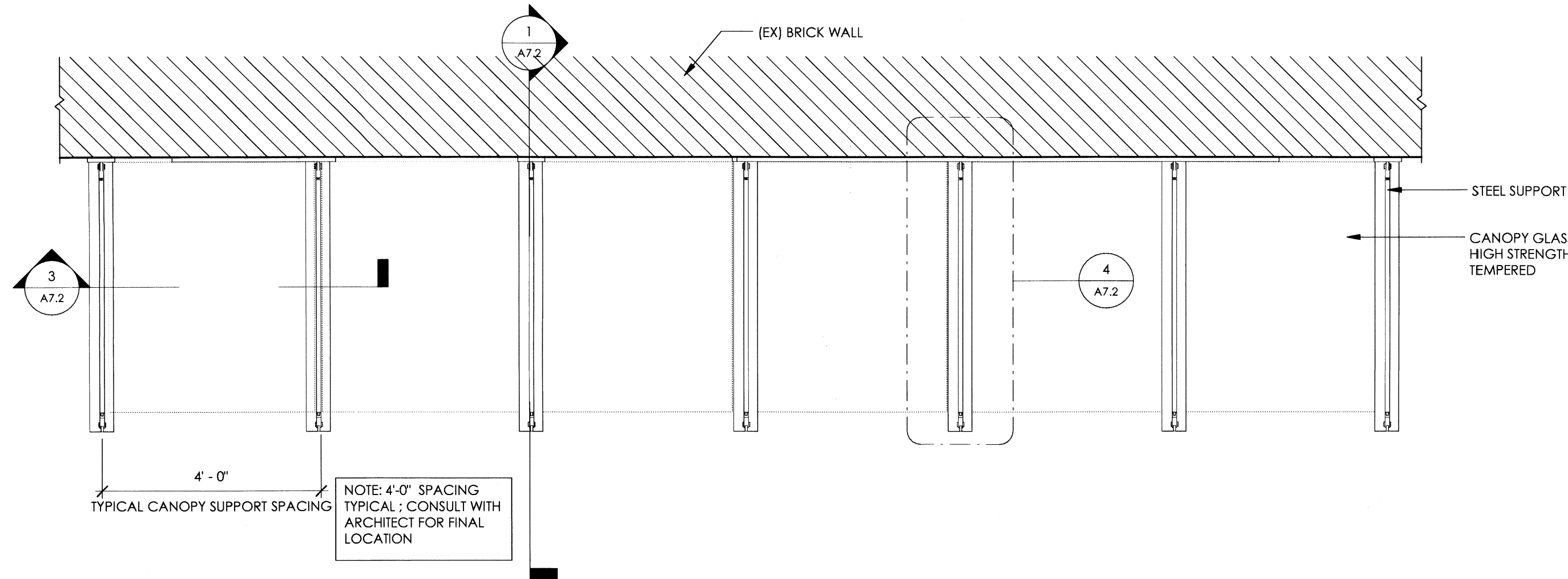
1 Detail Section @ Canopy

A7.2 1 1/2" = 1'-0"



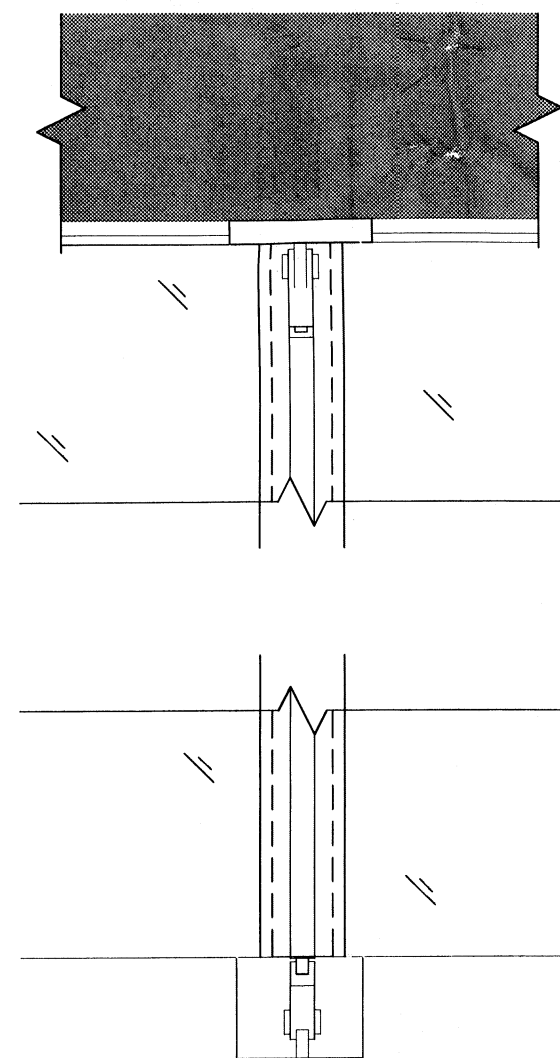
3 Detail Section @ Canopy - Glass

A7.2 1 1/2" = 1'-0"



2 Plan of Glass Canopy

A7.2 1/2" = 1'-0"



4 Detail Plan of Glass Canopy

A7.2 1 1/2" = 1'-0"