

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, October 16, 2019 4:34 PM  
**To:** Tim Burgess  
**Cc:** Werner, Jeffrey B  
**Subject:** October BAR Action - 121 West Main Street

### Certificate of Appropriateness Application

BAR 19-10-01  
121 West Main Street  
Tax Parcel 330261000  
Walters Building, LLC, Owner  
Tim Burgess and Vincent Derquenne, Applicants  
Paint Exterior

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. The following action was taken:

**BAR Member Carl Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations 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, with the requirement that the light fixture be full cut-off, dimmable, and color temperature to not exceed 3000 Kelvin, and that the applicant will resubmit a cut sheet for the light fixture. Breck Gastinger seconded. Approved (6-0).**

This certificate of appropriateness shall expire in 18 months (April 15, 2021), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,  
Robert Watkins

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 15, 2019**



**Certificate of Appropriateness Application**

BAR 19-10-01

121 West Main Street

Tax Parcel 330261000

Walters Building, LLC, Owner; Tim Burgess and Vincent Derquenne, Applicants

Paint Exterior

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**Background**

*Year Built:* 1898

*District:* Downtown ADC

*Status:* Contributing

The Walters Building accommodated numerous tenants in the early twentieth century, including a furniture store, a hardware store, and a china store. Later in the century, the building housed a Piggly-Wiggly grocery store. The pressed-brick building has storefronts on both its south and west elevations, standing three stories tall at the front and dropping to two stories in the rear. Traces of old signs painted on the south façade are still visible.

**Prior BAR Actions**

None.

**Application**

Applicant Submitted:

- Applicant submittal dated September 24, 2019: Current photos of north and west elevations, historic photo of west elevation, renderings of proposed project, and description of proposed scope.

Request for CoA to repaint two-story portion of the subject building. Repainting and other improvements are associated with the building's rear tenant space. Painting will encompass the areas already painted on the north and west façades. On the west façade, the painted area will surround the existing Smoke Brake Vapes storefront. A light grey paint will accentuate brickwork. The applicant will install a black, exterior light fixture above the rear west elevation door and repaint the existing door and window below. A sign will hang from an existing sign

mount, adjacent to the entrance. A yellow triangle will be painted from the light fixture to the door and sidewalk below, imitating the illumination of a street lamp. A similar paint effect is proposed on the north elevation, with an illuminated streetlamp, a moped, and a business sign painted on the brick.

### **Discussion**

Staff asked for initial opinions about the project during the Staff Questions portion of the September 17, 2019 BAR meeting. The BAR had no reservations about the project, but did specify that the proposed paint design not extend onto the public sidewalk.

The proposed location does not appear to interfere with or obscure any historic elements or architectural features of the historic structure.

Given that the proposed paint only extends onto the rear parking lot, and since this wall has painted masonry, staff finds the painting appropriate.

For the proposed signage, the BAR review is for the concept only, as signs require a separate sign permit.

For exterior lighting fixtures, the BAR has required that the light fixture be full cutoff and that the lamping be dimmable with a color temperature not to exceed 3,000 K.

### **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations 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/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC, and that for the following reasons the BAR denies the application as submitted.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

#### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;

- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

### **Pertinent Design Review Guidelines for Rehabilitation:**

#### **K. Paint**

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

### **Pertinent Design Review Guidelines for Public Design and Improvements:**

#### **J. Public Art, Statues, & Fountains**

- 1) Maintain existing features related to public art, statues and fountains.
- 2) Public art is preferred that offers a place-making role in celebrating and communicating the history and culture of the districts.
- 3) Develop an appropriate relationship between materials, the scale of artwork and the surrounding environment.
- 4) Choose artwork that is appropriate for the current general character of the site.
- 5) Consider the appropriateness of the sculpture base.
- 6) Public art, statues, and fountains shall be maintained as accessible to the public.
- 7) A mural's appearance, materials, colors, size, and scale should be compatible with the building and historic district of which the building is a part.
- 8) The use of neon, luminescent, or reflective paint or materials is discouraged.
- 9) A mural should not obscure or distort the historic features of a building, and should not cover an entire wall.
- 10) Murals painted on primary facades are rarely permitted and strongly discouraged.
- 11) In general, previously unpainted masonry should be left unpainted.
- 12) Painting directly onto the walls of a non-contributing building, or adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.
- 13) In general, murals should be created on removable material, not directly on a building wall; installed on framing that allows water to weep between the mural and the wall; and attachments should not irrevocably damage the building.
- 14) Mural art that constitutes a sign shall conform to the sign regulations.



Bibb/Spring 1979

## IDENTIFICATION

Street Address: 117-121 W. Main Street  
 Map and Parcel: 33-260, 261  
 Census Tract & Block: 1-312  
 Present Owner: Sophia P. Tripolas  
 Address: 316 Parkway  
 Present Use: Restaurant(##7), 2 Retail Stores  
 Original Owner: John L. Walters (#119,121)  
 Original Use: Furniture (?) Store

## BASE DATA

Historic Name: Walters Building  
 Date/Period: 1898  
 Style: Victorian  
 Height to Cornice:  
 Height in Stories: 2 1/2  
 Present Zoning: B-4  
 Land Area (sq.ft.): 49.2' x 137' (6740 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This imposing building is three bays wide and three stories tall at the front, dropping to two stories in the rear below a shed roof covered with standing-seam tin. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 5-course American bond on the Second Street elevation. The facade has a projecting central bay and slightly recessed side bays with corner piers. Traces of old signs painted on the facade are still legible: "Covington & Peyton" stretching across the entire facade between the second and third stories, and vertically between the second storey windows: "Oil Stoves", "Gas Stoves", "Toys", etc. The signs on the eastern half of the building are less legible and appear to have had other signs painted over them at some time. A brick pilaster with base and pedestal, but no capital, divides the first level of the facade into eastern and western halves. Originally there were probably also pilasters at the ends, all with capitals, supporting an entablature above the storefronts, but they no longer exist. The western storefront has tile-faced walls and a recessed entrance loggia. The eastern half is divided into two small storefronts, one of which is noteworthy for its tile-faced walls and semi-dodecadonal-arched entry recess. Windows at the upper level are double-sash, 1-over-1 light, with bands of white concrete that stretch across the entire facade between the corner piers, serving as sills and lintels. At the second level, there are two windows in each side bay and a pair of narrower ones with a fluted pilaster between them in the center bay. Windows at the third level are shorter. There are groups of three in the side bays and two in the

## HISTORICAL DESCRIPTION

center bay, all with single engaged Tuscan columns between them. A projecting parapet cornice with heavy scroll brackets is set directly above the windows of the low-ceilinged third storey. Above that, one section of the original roof balustrade remains over the first bay of the Second Street elevation. On the facade, pedestals with finials remain at the corners and on either side of a pedimented panel above the center bay giving the name of the building (with an incorrect apostrophe) in raised letters. The first bay of the Second Street elevation matches the facade, with single windows at the second and third levels. Of the remaining seven bays, each of the first five has a metal sash casement window at the first level. Above the first level, each of the seven bays is recessed between plain piers. Each has a single window at the second level, 2-over-2 light with white concrete sill and lintel extending the width of the bay. There is a recessed panel in place of a window at the third level. The parapet drops one step lower with each bay, the panel diminishing in height correspondingly.

## GRAPHICS

W. R. Duke, as trustee for John L. Walters, purchased this lot in 1893 (City DB 4-126). A two-story duplex brick building with parapet gables, built in the mid-1800's, was torn down and the Walters Building erected in 1898. The first level was used as a single large store in the early years: J. H. Montague & Co. (furniture), then a hardware store, then Covington & Peyton (china) in the 1920's. After the Walters family sold it in 1923 (DB 44-152), Jefferson-Lafayette Theatres, Inc., bought it in 1927 (DB 57-317) and subdivided it into two stores. Nick Tripolas and Arthur G. Costan, who had operated the Monticello Lunch there since the late 1920's, bought the eastern half in 1940 (DB 104-314). In 1944 they bought the western half from Frank J. Edwards, who had owned it since 1927 and operated the Piggly-Wiggly Grocery Store there (DB 57-419, 115-352).

Additional References: City DB 39-64, 383-63, WB 19-196.

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. Nick Tripolas (Sophia P. Tripolas)  
 A. G. Costan  
 Alexander, Recollections of Early Charlottesville  
 Sanborn Maps - 1896, 1907, 1920, 1969



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A
Negative no(s). 33

## SURVEY FORM

Historic name <i>WALTER'S BUILDING</i>	Common name <i>MONTICELLO RESTAURANT</i>
County/Town/City <i>CHARLOTTESVILLE</i>	<i>LOVE WIG</i>
Street address or route number <i>117-121 WEST MAIN ST.</i>	<i>BATTEN'S AUTO PARTS</i>

USGS Quad <i>CHARLOTTESVILLE WEST EAST</i>	Date or period
Original owner	Architect/builder/craftsmen
Original use	

Present owner	Source of name
Present owner address	Source of date
Present use	Stories
Acreage	Foundation and wall const'n

Roof type

State condition of structure and environs *FAIR*

State potential threats to structure *UPSTAIRS MAY BE VACANT*  
 Note any archaeological interest

Should be investigated for possible register potential? yes \_\_\_ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

*PRESSED BRICK, (RUNNING BOND). 3 STORIES. LOW PITCHED ROOF. 5 BAY, 2<sup>nd</sup> STORY. ~~3 BAY 3<sup>rd</sup> STORY~~. VICTORIAN COMMERCIAL. CA. 1880. 2<sup>nd</sup> STORY 1/1 SASH, DOUBLE HUNG. CONTINUOUS STONE SILL & LINTEL. CENTER BAY WITH PAIRED WINDOW PROJECTED. 3<sup>rd</sup> STORY 1/1 SASH, DOUBLE HUNG. TRIPLE WINDOWS TO EAST & WEST. CONTINUOUS STONE SILL. PAIRED AND TRIPLED WINDOWS SEPERATED BY ENGAGED COLUMNS. BRACKETED CORNICE. METAL PEDIMENT OVER CENTRAL BAY FRAMES RAISED "WALTER'S BUILDING" SIGN. 117 W. MAIN (MONTICELLO RESTAURANT). CA. 1935. BAKED GLASS OVER BRICK. ENTRANCE TO WEST. METAL CORNICE 119 W. MAIN (LOVE WIG). CA 1935. BAKED GLASS OVER BRICK. RECESSED CENTRAL ENTRANCE. METAL CORNICE. 121 W MAIN (BATTEN'S AUTO PARTS) CA 1940. SHEET METAL & BAKED GLASS OVER BRICK. RECESSED CENTRAL ENTRANCE.*

Interior inspected?

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



# 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

# RECEIVED

SEP 24 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

Five (5) is fine.

**Please submit ~~ten (10)~~ hard copies and one (1) digital copy of application form and all attachments.**

**Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.**

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	Walters Building, LLC	Applicant Name	Tim Burgess
Project Name/Description	Signage and painting of west and north walls	Parcel Number	330261000
Project Property Address	121 West Main (rear of building, fronting on 2nd Street NW)		

### Applicant Information

Address: TM TV Inc (aka) Luce

Email: tjohnburgess@gmail.com

Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

434 409 0823

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] \_\_\_\_\_ Date \_\_\_\_\_

Vince V DERQUEMNE 9/24/19

Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 600 East Water Street

Charlottesville 22902

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

\_\_\_\_\_

### Property Owner Permission (if not applicant)

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

[Signature] \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

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

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

Rear addition, single-story, brick structure with painted walls. On north wall (facing parking area) and west wall (fronting on 2nd Street NW) paint trompe l'oeil panels as depicted in the attached.

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

Photographs of existing and proposed trompe l'oeil panels.

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>Quia A. Baunow</u>	Date: _____
Fee paid: <u>\$125<sup>00</sup></u> Cash (Ck. # <u>6484</u> )	Conditions of approval: _____
Date Received: <u>9/24/2019</u>	_____
Revised 2016	

P19-D139



# Board of Architectural Review (BAR) **RECEIVED** 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

SEP 24 2019

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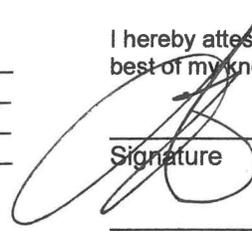
Owner Name	Walters Building, LLC	Applicant Name	Tim Burgess
Project Name/Description	Signage and painting of west and north walls	Parcel Number	330261000
Project Property Address	121 West Main (rear of building, fronting on 2nd Street NW)		

### Applicant Information

Address: TMTV Inc (t/a) Luce  
110 2nd St NW  
 Email: tjohnburgess@gmail.com  
 Phone: (W) \_\_\_\_\_ (C) 434 409 0823

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

  
 Signature \_\_\_\_\_ Date 9-19-19  
 Print Name Timothy Burgess

### Property Owner Information (if not applicant)

Address: 600 East Water Street  
Charlottesville 22902  
 Email: \_\_\_\_\_  
 Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

SAME  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

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

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

Rear addition, single-story, brick structure with painted walls. On north wall (facing parking area) and west wall (fronting on 2nd Street NW) paint trompe l'oeil panels as depicted in the attached.

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

Photographs of existing and proposed trompe l'oeil panels.

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

North Elevation-  
Existing



## North Elevation- Proposed I

North Elevation (rear of the building, viewed from Market Street) is 25.5 ft x 16 ft

Proposed painted Luce verbiage would be 4 x 2.5 ft, meeting the 10 square ft requirement.

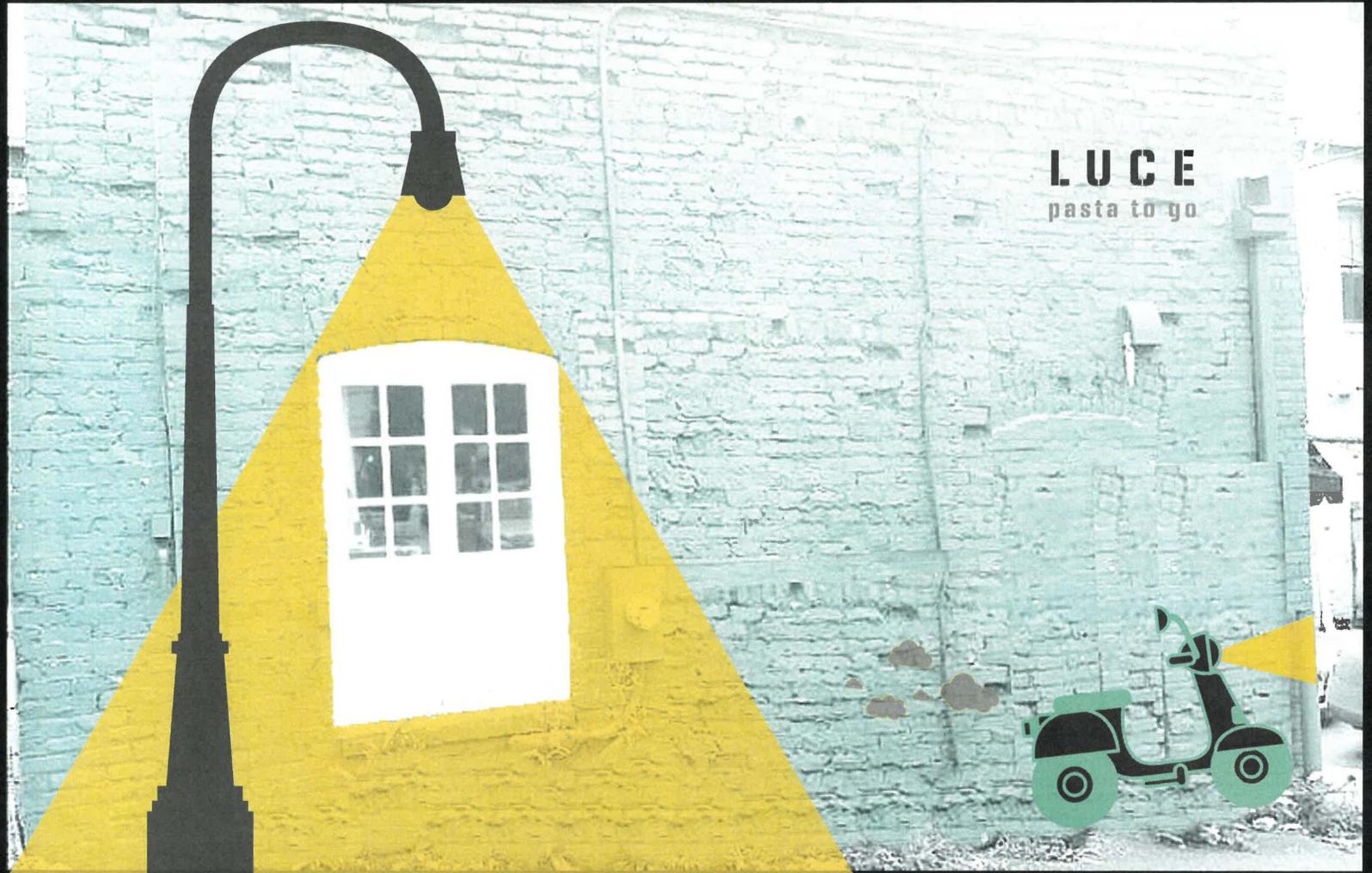
Proposed design includes an extension of the yellow portion onto the asphalt to create a *trompe l'oeil* effect of street lamp light.



**North Elevation-  
Proposed II**

Proposed mural design, rendered without AC unit and metal pipes for the sake of clarity, though those features will remain intact.

The white exterior window will remain intact as a feature of the mural design.



**West Elevation-  
Historic Image of  
2nd Street NW**

**Title: City Fish Market  
Date: 1976**

originally shot on 35mm  
black and white film.  
c/o: John Shepherd Photos

This image depicts a prior  
façade paint job that we  
hope to restore



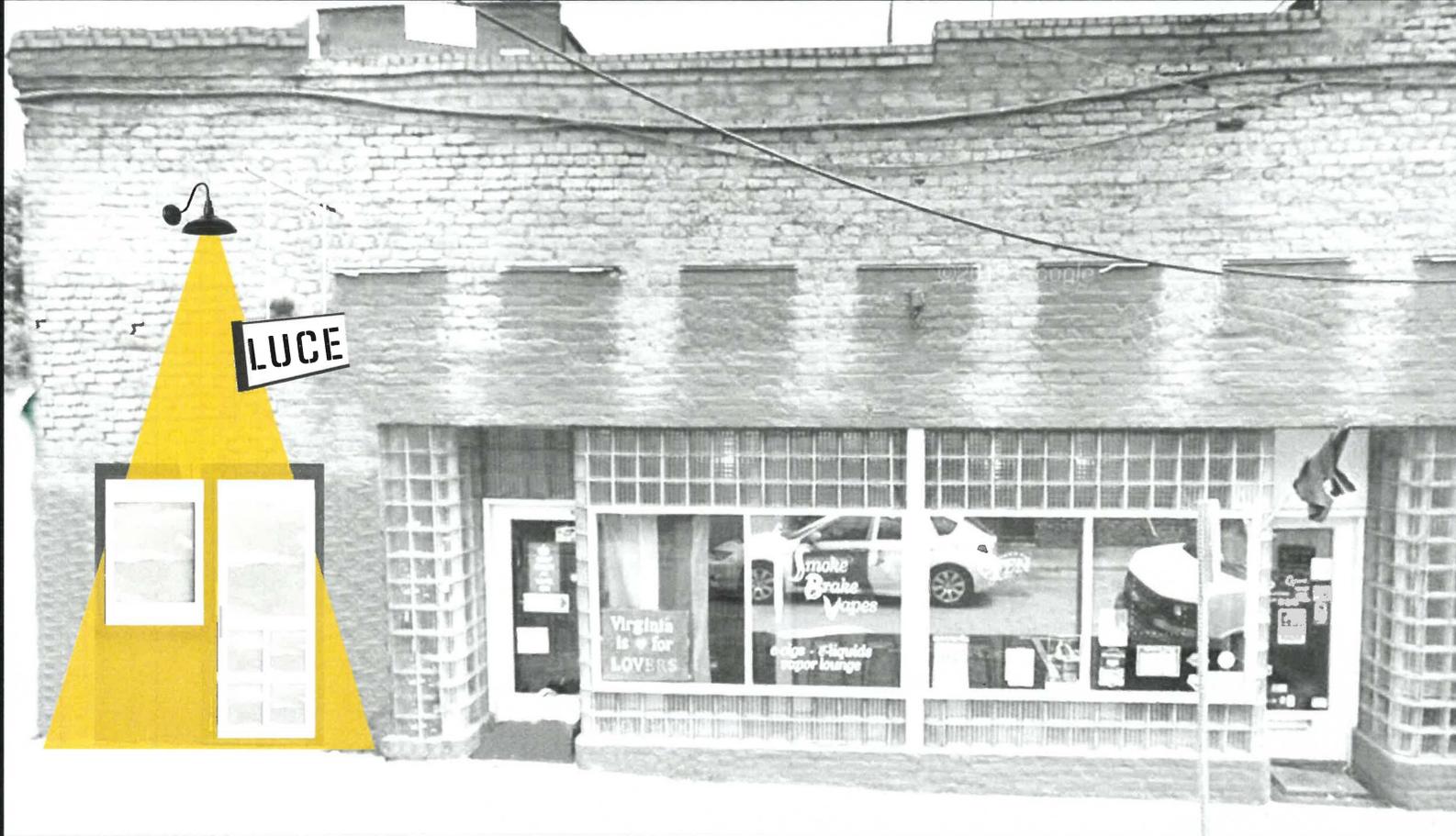
West Elevation-  
Existing I





## West Elevation- Existing II

→  
● Current street view  
● of the West  
● Elevation, as  
● viewed from 2nd  
● Street. The dotted  
● line indicates the  
● approximate outer  
● boundary of the  
● façade area we  
● propose to redesign.



## West Elevation- Proposed

Building façade, including the portion currently occupied by Smoke Brake Vapes, will be painted a very light grey. The façade has been painted more than once in the past few decades, but we would like to return to a lighter hue in to highlight the stunning Art Deco details already present and brighten the general curb appeal from the 2nd St. vantage. There is a line distinguishing it from the main building, which is where the background paint would end.

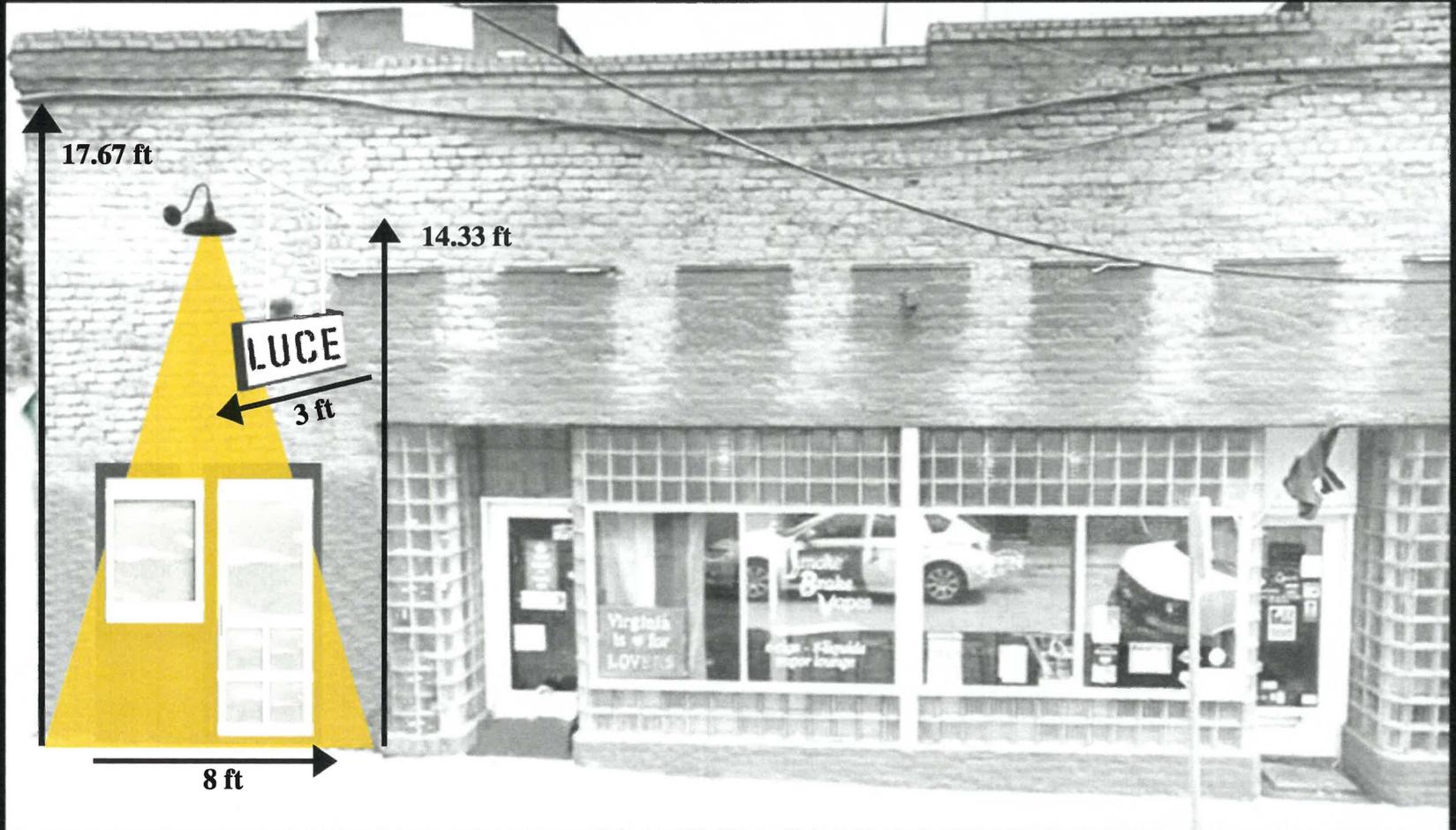
## West Elevation- Proposed

The proposed fully functional, hard-wired exterior light fixture is black, measuring 10 x 15 x 10 inches. To be mounted flush approximately 14.33 ft from the ground, level with the existing wall-mounted sign post

*Trompe l'oeil* painted triangle will mirror that of the North Elevation mural, but narrowed and scaled to encompass the 8 ft door frame, which will be painted white as shown. The background molding would be medium charcoal grey. We are also proposing to add a window to the side door, as depicted.

The current awning will be eliminated.

We will utilize the existing signpost to suspend a sign roughly 2.5 x 1.5 feet, as shown





Touch the image to zoom in

# Y Decor EL0523IB Lora 1 Black Outdoor Wall-Lighting, Imperial

by Y Decor

★★★★☆ 105 ratings | 40 answered questions

Price: \$30.97 ✓prime & FREE Returns

Get \$125 off: Pay \$0.00 upon approval for the Amazon Business Prime Card. Terms apply.

Free Amazon product support included

Color: Imperial Black



- Voltage:100

Buy new: \$30.97

✓prime & FREE Returns

FREE delivery: **Thursday**  
Order within 23 hrs 49 mins  
[Details](#)

📍 Deliver to Timothy  
- Charlottes... 22902

In Stock.

Qty: 1



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