

2020-07 BAR Decision for 105 East Main Street

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:58 PM

To: Christie Haskin <Christie@woodardproperties.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness

BAR 20-07-02

105 E. Main Street

Tax Parcel: 330248000

Owner: First and Main Charlottesville LLC

Applicant: Christie Haskin/Woodard Properties

Install door at window opening

Dear Christie,

We've already given you notice that your project was approved, but please accept this email as official communication for your records. The Charlottesville Board of Architectural Review approved your project, listed above, with the consent agenda at their meeting last week. BAR member Cheri Lewis moved to approve the consent agenda, and Breck Gastinger seconded. The consent agenda passed (9-0).

As specified during the meeting, the BAR approved your project with the conditions listed in the motion for approval in the staff report. Please find that motion below:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window removal and new door installation satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- Applicant to retain and store the existing window and metal grate, should the opening be later restored.
- The existing masonry opening—width, height and arch—is not altered other than below the existing window.
- Provide to staff for the BAR archives cut sheets on the proposed door, side lite, frame, and hardware.

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

Robert

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

**City of Charlottesville
Board of Architectural Review
Staff Report
July 21, 2020**



Certificate of Appropriateness

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Background

Year Built: 1916

District: Downtown ADC District

Status: Contributing

101 and 105 East Main Street are two abutting commercial buildings on Charlottesville's Downtown Mall, both constructed in 1916. The two three-story buildings are clad in pressed brick, and each has two bays of paired sash windows on the upper floors. The east building (105 East Main Street) is crowned with a marble tablet, inscribed "Allegree-Flannagan Building, 1916."

Prior BAR Review

There have been previous requests to demolish these buildings in 1988 (Jefferson National Bank), 1997 (Wachovia Bank), and 2000 (D&R Development Company).

March 2000 – D&R Development Company submitted an application to demolish four buildings. BAR voted 7-2 to deny application. D&R filed an appeal to City Council but did not pursue it.

June 2000 – The BAR deferred four separate requests for demolition, and requested that the City hire an impartial engineering firm to evaluate the feasibility of using the properties.

August 2000 – The BAR denied the four requests for demolition based on the engineer's report.

September 18, 2000 – BAR denial appealed to City Council. Council voted to deny the request to demolish except for: (a) 107 E. Main Street; (b) the two-story structure attached to and located

behind 105 E. Main Street; and (c) all of the building at 111 E Main Street except for its E. Main Street façade. This demolition permit has expired.

Application

- Submittal: Woodard Properties summary dated June 26, 2020: Photo illustration at rear window, location map with building photos, and illustration of proposed new door and side lite (three pages).

Request to remove the existing window and metal grate and install into the opening a new entry door with side lite.

Recommendations and Discussion

This opening is at the rear elevation of the building and will accommodate use of the interior space. Staff recommends approval of this CoA with the following conditions:

- Retain and store the existing window and metal grate, should the opening be later restored.
- The existing masonry opening—width, height and arch--is not altered other than below the existing window.
- Provide cut sheets of the proposed door, side lite, frame, and hardware.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window removal and new door installation satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- Applicant to retain and store the existing window and metal grate, should the opening be later restored.
- The existing masonry opening—width, height and arch--is not altered other than below the existing window.
- Provide to staff for the BAR archives cut sheets on the proposed door, side lite, frame, and hardware.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed r window removal and new door installation does not satisfy the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted for the following reasons:...

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 Guidelines for Rehabilitations

C. WINDOWS

- 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.

- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

105 East Main Street
Staff Photos



Figure 1: View from East Market Street to lot behind 105 East Main Street.



Figure 2: Oblique view towards rear of 105 East Main Street and window proposed for door conversion.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 105 & 107 West Main Street
 Map and Parcel: 33-256, 33-257
 Census Tract & Block: 1-312
 Present Owner: Pappas Y Makris/Rausch-Stine Real Estate
 Address: 107 W. Market St.
 Present Use: Bar and Retail Store
 Original Owner: Letterman Company
 Original Use: Department Store

BASE DATA

Historic Name: Letterman Building
 Date/Period: 1899, 1911
 Style: Victorian
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: M-1
 Land Area (sq.ft.): 6045
 Assessed Value (land + imp.): 105,100

ARCHITECTURAL DESCRIPTION

The Letterman Company building is of no identifiable style, but rather a good example of late Victorian eclecticism. Above the periodically altered ground-floor display windows of the two businesses in the separate halves, the building presents a four-bay, two-storey facade: two arched central bays are flanked by projecting pavillions. Construction is of grey, pressed brick (painted red on the No. 107 side). Three projecting courses alternating with two inset create the appearance of rusticated banding across the facade. In the flanking pavillions, a single, one-over-one-light sash window with rectangular transom light is located at the second floor, and a square single-pane half-window lights a low third-storey. Both second and third floor windows are covered with large, rusticated brick jack arches above granite lintels. Central bays are formed by a large, shallow bay window which reaches to the third floor and which then continues above the third floor level as a semi-circular thermal window. A brick surround borders the window, inset below an arch of molded brick supported on pilasters. Pilasters are of rusticated brick with a short fluted section capped by a pseudo-classical capital at the top. A heavy, ornate, classical style cornice with shaped modillions crowns the facade on a parapet wall. A shed roof of standing-seam tin drains gently to the First Street side. With the exception of the rebuilt corner section (about 25 feet square) the building extends back along First Street as a two storey structure. Before alterations in 1911, the Letterman building extended a full six bays - four central arches flanked by the corner pavillions.

HISTORICAL DESCRIPTION

When the Letterman Company formed in January 1899, S. Letterman sold to the company the lot he owned on the north-west corner of Main and First Streets (City DB 9-222). Simultaneously, the Letterman Co. deeded the property in trust to John M. White as security for a total of \$25,000 in bonds (DB 9-224, DB 9-232) probably at least partially a construction loan. Tax records of 1900 note a "building added". The building sold in May 1911 at auction for debts due under the above deeds of trust, and Isaac Hutzler was high bidder (DB 22-269). Hutzler made substantial changes, removing two of the four central, arcaded bays and moving the eastern (corner) pavillion over in their place. The corner lot (#101, 27' 10" width) was then sold to the Jefferson National Bank (DB 22-311), who built a new facade but left the rear intact. The remainder of the Letterman Building was divided in two and sold separately in 1913 and 1914 to W. T. Walp (#105, DB 25-367) and to T.C. Conlon (#107, DB 26-432). Walp operated a department store at #105 until 1926, when he rented, and eventually sold in 1945 (DB 122-402) to William Pappas, who opened the "New York Billiard Parlor" now more commonly known as "The Brass Rail". Gus Pappas now owns and operates his father's business at #105, while the most recent tenant of #107 is "Joe The Motorists' Friend".

GRAPHICS

CONDITIONS

Fair

SOURCES

City Records



Main Street, Charlottesville Va.

Alderman Library - Manuscripts Room
Photo files:
Charlottesville:
First Folder - Postcards ca. 1900



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

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 First and Main Charlottesville LLC Applicant Name Christie Haskin, Woodard Properties
Project Name/Description 105 East Main Street; Rear window to egress door Parcel Number 330248000
Project Property Address 105 East Main Street, Charlottesville, VA 22902

Applicant Information

Address: 105 East Main Street, Charlottesville, VA 22902

Email: christie@woodardproperties.com

Phone: (W) N/A (C) 757-647-3303

Property Owner Information (if not applicant)

Address: First and Main Charlottesville LLC
224 14th Street, Charlottesville, VA 22903

Email: anthony@woodardproperties.com

Phone: (W) 434-971-8860 (C) 434-989-6739

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

Signature of Applicant

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

SCHaskin 6/2/2020
Signature Date

Christie Haskin 6/2/2020
Print Name Date

Property Owner Permission (if not applicant)

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

AKWoodard 6/2/2020
Signature Date

Anthony Woodard 6/2/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Replacing an existing window in the rear of the building with a door for egress.

List All Attachments (see reverse side for submittal requirements):
Image of the existing conditions and an elevation of the intended door system

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

105 E Main Street

6/26/2020

Our Intent: To install a door into an existing window opening.

Door specification 3rd page



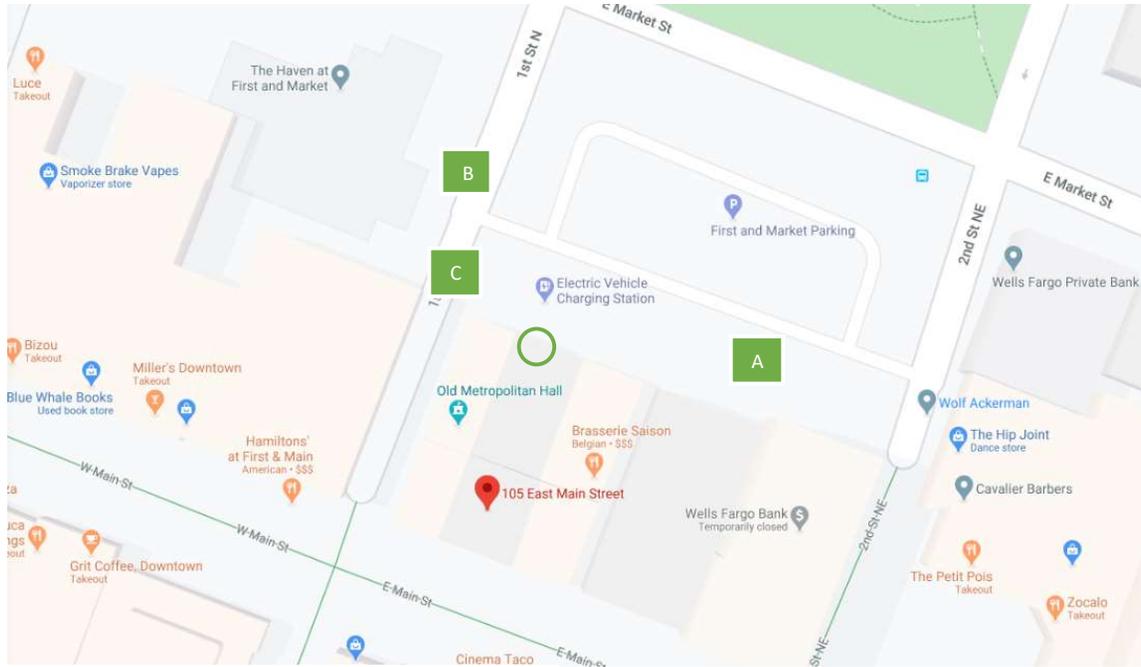
Current



New

For illustration only.
See page 3 for door detail.

105 E Main Street



Project location and views



View A



View B



View C

105 E Main Street



White

Single Panel

Steel Construction

Security Glass