

2020-07 BAR Decision for 119 West Main Street

Watkins, Robert <watkinsro@charlottesville.gov>

Mon 7/27/2020 12:59 PM

To: Tim Burgess <tjohnburgess@gmail.com>

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

Certificate of Appropriateness Application

BAR 20-07-01

119 West Main Street

Tax Parcel 330261000

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

Wood fence at rear of building

Dear Tim,

Last Tuesday, the Charlottesville Board of Architectural Review (BAR) reviewed your project listed above. At the meeting, the BAR approved your project with the consent agenda. 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:

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed fencing 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:

- Fence height will not exceed 6'- 0".
- Fence will be either painted or have an opaque stain—color to be submitted to staff prior to application.

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

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



Certificate of Appropriateness Application

BAR 20-07-01

119 West Main Street

Tax Parcel 330261000

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

Wood fence at rear of building



Background

Year Built: 1898 (117-121 West Main)

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. (Historic survey attached.)

Prior BAR Actions

None.

Application

- Submittal: Plan view and elevation sketches, photographs of proposed fence design and stain color, and gate hardware.

Request for CoA to install sections of wood fencing at the rear of the building.

Discussion

Staff recommends approval as a Consent Agenda item with the condition that the fence height does not exceed 6'-0".

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 fencing 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:

- Fence height will not exceed 6' - 0".
- Fence will be either painted or have an opaque stain—color to be submitted to staff prior to application.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed fencing does not satisfy the BAR's criteria and is 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 Site Design

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.

- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

Pertinent Design Review Guidelines for Rehabilitation:

L. Rear of Buildings

- 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.

119 West Main Street
Staff Photos



Figure 1: View of lot behind 119 West Main Street. Area to be fenced-in visible through tent.



Figure 2: View of lot behind 119 West Main Street.



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	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	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,
~~2nd STORY. 3 BAY 3rd STORY.~~ VICTORIAN COMMERCIAL. CA. 1880.
 2nd STORY 1/1 SASH, DOUBLE HUNG. CONTINUOUS STONE SILL & LINTEL.
 CENTER BAY WITH PAIRED WINDOW PROJECTED.
 3rd 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

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 Timothy Burgess Applicant Name Bizco / Walter Bldg LLC
Project Name/Description Back Fence Parcel Number 330260000
Project Property Address 119 W Main St Charlottesville VA 22902

Applicant Information

Address: 119 W. Main St
Charlottesville VA 22902
Email: timothy.burgess@gmail.com
Phone: (W) _____ (C) _____
434 409 0823

Property Owner Information (if not applicant)

Address: ---
Email: _____
Phone: (W) _____ (C) _____

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.

[Signature] 6-26-20
Signature Date
Timothy Burgess
Print Name Date

Property Owner Permission (if not applicant)

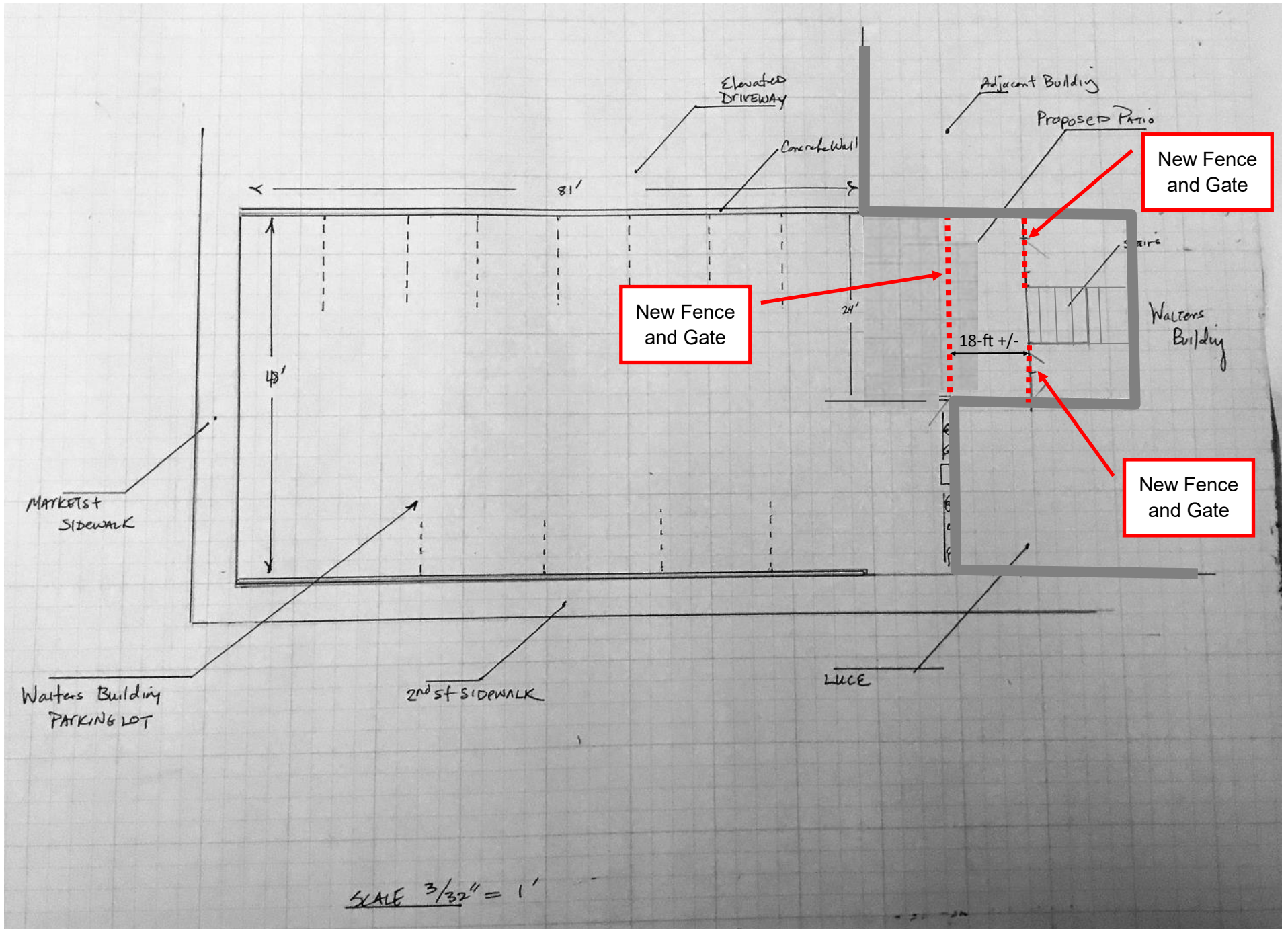
I have read this application and hereby give my consent to its submission.

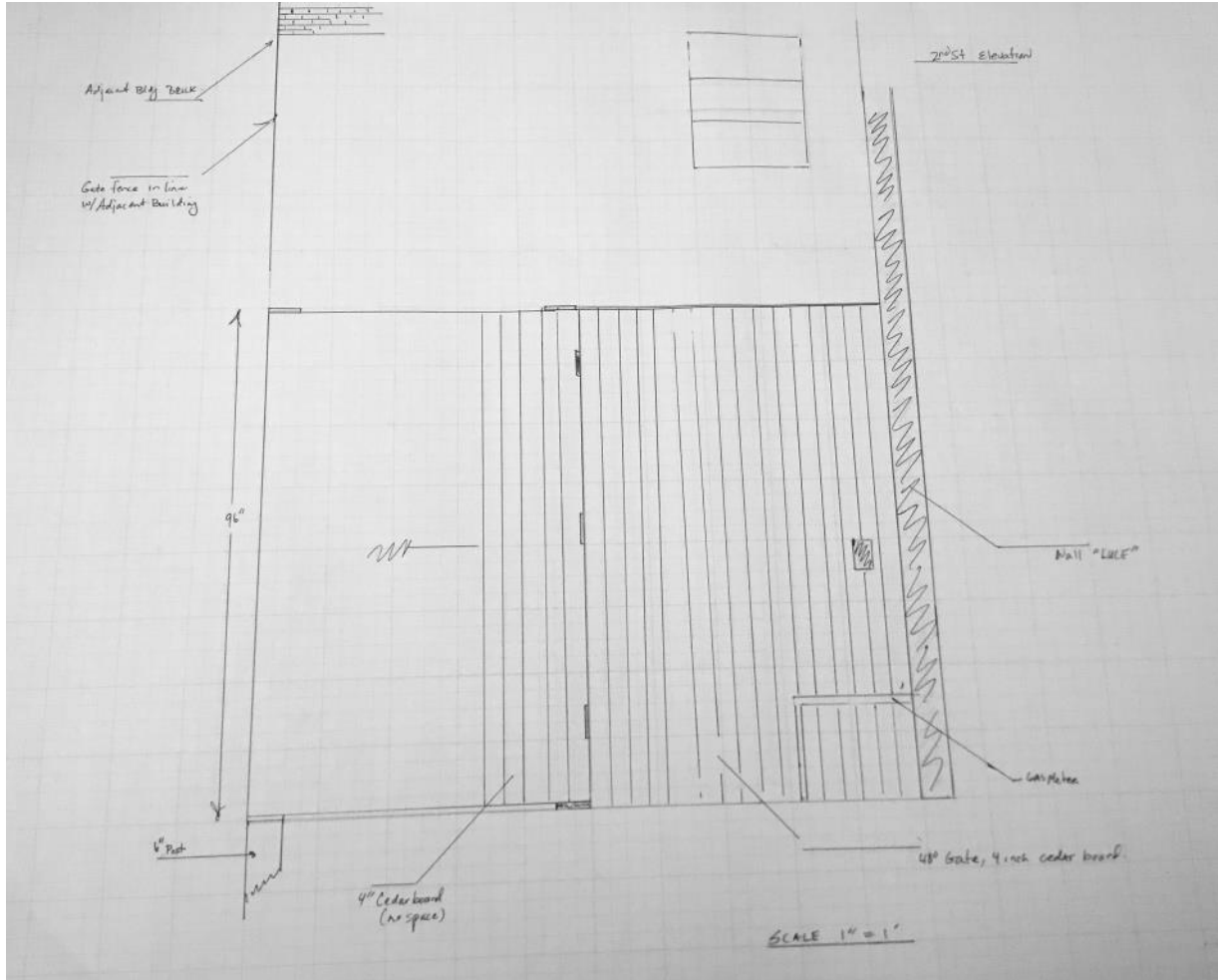
Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Cedar fence to hide AC/ Refrigerator / trash / etc.

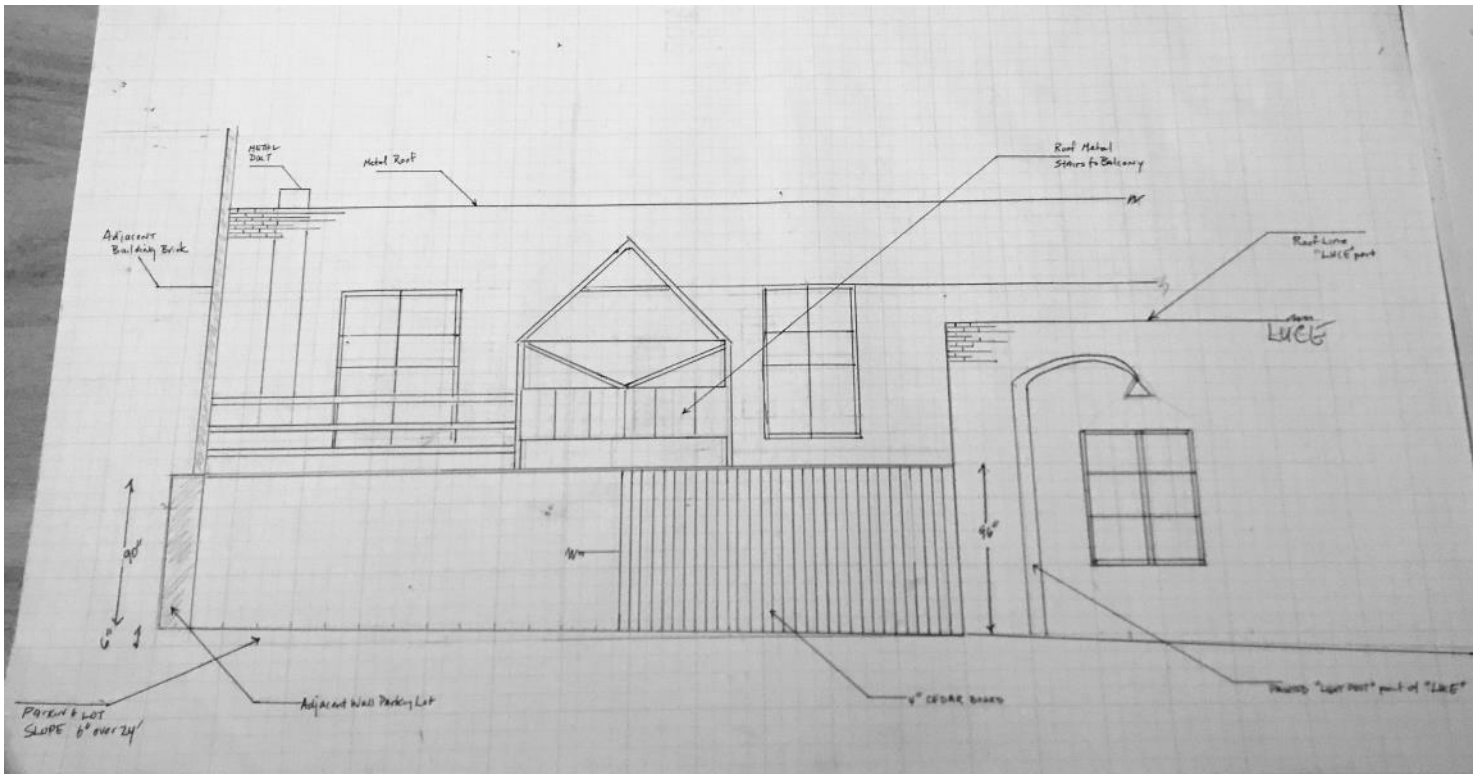
List All Attachments (see reverse side for submittal requirements): _____

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



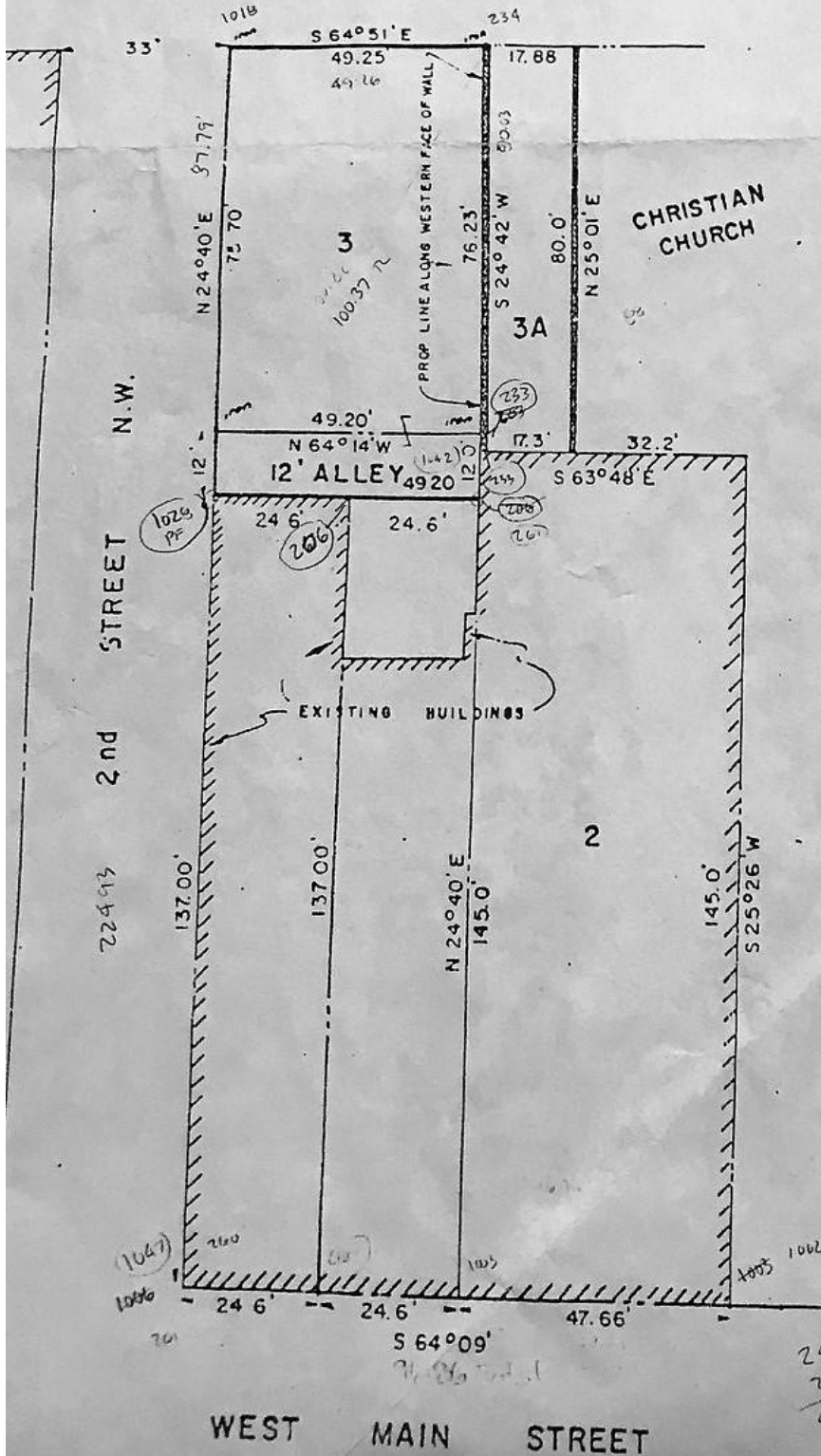


Not to scale



157
12
75.70
224.70
235.10

WEST MARKET STREET
66' WIDE



NOTE: FIELD SURVEY OF LOT 3 WAS MADE THIS DATE. OTHER INFORMATION SHOWN WAS TAKEN FROM PLATS OF RECORD IN
D.B 57 P. 424
D.B 59 P. 263
D.B 88 P. 331

PLAT SHOWING
LOT 3 AND LOT 3A
DIVISION OF LOT 3 AS SHOWN
ON PLAT IN D.B. 88 P. 331

CHARLOTTESVILLE, VIRGINIA
SCALE 1" = 30'
JUNE 1963

B. AUBREY HUFFMAN
ENGINEER
CHARLOTTESVILLE, VIRGINIA.



