

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, April 20, 2022 2:44 PM
To: orhundikmen@gmail.com
Cc: Werner, Jeffrey B
Subject: April 2022 BAR Decision

Certificate of Appropriateness

BAR 22-04-03

707 West Main Street, TMP 320156000

West Main ADC District

Owner: Starr Hill Properties, LLC

Applicant: Orhun Bartu Dikmen

Project: Storefront window replacement

Dear Orhun,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2022. The following action was taken:

Robert Edwards moves to accept the applicant's request for a deferral.

Ron Bailey seconds motion. Motion passes (6-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuuv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
April 19, 2022**



Certificate of Appropriateness

BAR 22-04-03

707 West Main Street, TMP 320156000

West Main ADC District

Owner: Starr Hill Properties, LLC

Applicant: Orhun Bartu Dikmen

Project: Storefront window replacement



Background

Year Built: c. 1925

District: West Main ADC District

Status: Contributing

707-709 West Main Street is a 6-bay, 2-story duplex commercial building constructed in 1925. A wide cornice runs across the top of the storefront and divides the building's two stories; six compass-headed metal sash windows overlook West Main Street on the second floor. A.G. Carter purchased and developed the building in 1925 on what had previously been a residential site. Carter also developed the neighboring building, 701-705 West Main Street. The subject building housed furniture stores for much of the twentieth century.

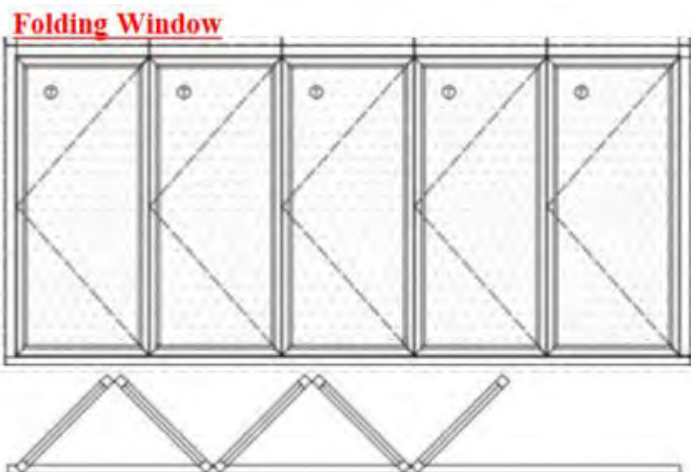
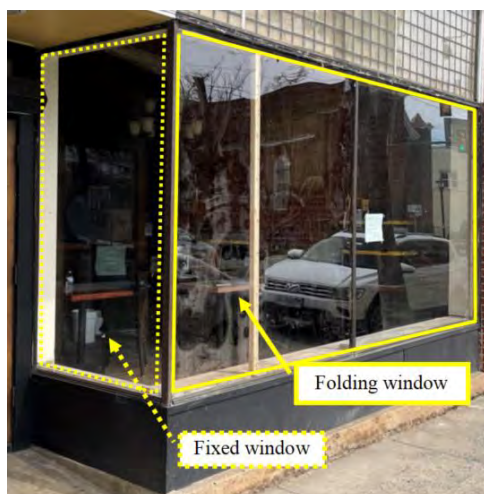
Prior BAR Reviews

None at this address. October 4, 2013: Staff grants administrative approval for the installation of an air intake vent and exhaust fan in the rear elevation of the neighboring commercial unit in the building, 709 West Main Street.

Application

- CoA submittal dated March 29, 2022. Elevation and plan drawings for new storefront window. Detail drawings of window sill, jamb, and head. Photos of existing storefront. Material sample for metal window frame.

CoA request to replace storefront glazing with operable, 5-leaf metal-framed folding windows and install a metal-framed, fixed, single-lite panel in the opening adjacent to the entry.



Discussion

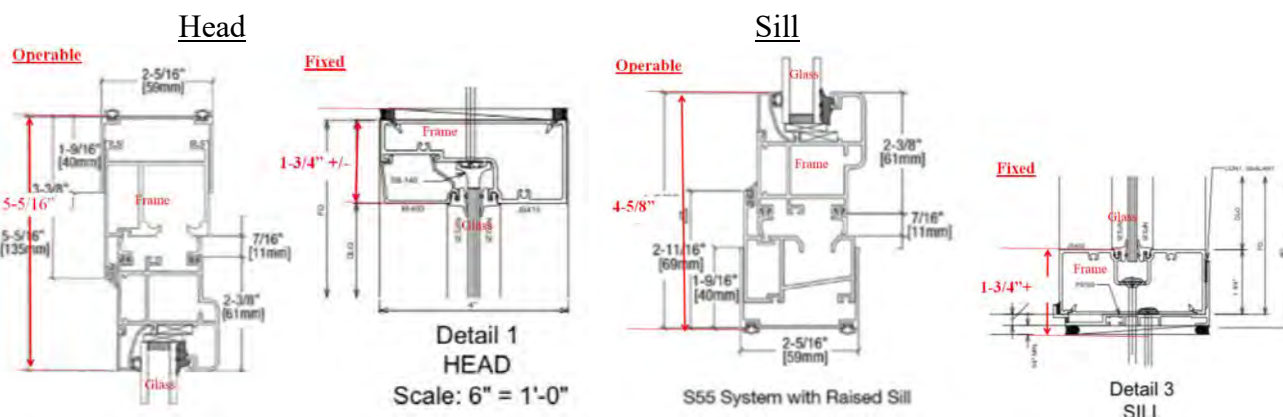
Staff identified two properties in ADC districts with retractable storefront windows, both are *roll-up* windows: 1397 West Main Street (*Boylan Heights*; no record of BAR review) and 109-111 West Water Street (*Otto Turkish Street Food*; CoA approved October 2021).

Historic survey forms identify this property and the neighboring building at 701-705 West Main Street as the best-preserved stretch of historic commercial buildings on West Main Street. At the subject building, the storefront glazing itself is modern, but other elements that encompass the storefront retain good integrity; including the prism-glass transom and pressed-metal cornice above the transom; the entry recess, doors, and door trim; and the low stone-faced walls below the glazing.

The Design Guidelines offer clear guidance for alterations and rehabilitation of storefronts. See staff responses to each guideline below under *Pertinent ADC District Design Guidelines: B. Facades & Storefronts*.

The BAR should consider if the proposed 5-leaf glazing pattern and the added visual thickness from the inserted frame will impact the building's historic character.

As designed, the frame of the operable window is wider than the frame of the fixed window—see below. The windows are not on the same plane; however, the BAR should discuss if this an issue or not.



The submittal does not indicate if the bronze corner post will be retained or replaced. (See component #3 in the photographs below, under *Facades & Storefronts*, item 4.) BAR should discuss this detail. For example, if replaced, with what and what are the dimensions. Note: It is uncertain if this a structural component—supporting the transom above—or only a glazing component.

Innovation and flexibility allow the City’s downtown corridors to compete with suburban strip malls. At times, the City’s preservation goals might seem at odds with efforts to maintain and increase commercial activity. In evaluating this request, while we cannot conclude the existing storefront is *too deteriorated to save*, staff suggests the following might be helpful (from NPS Preservation Brief 11: *Rehabilitating Historic Storefronts*, see the Appendix):

Where original or early storefronts no longer exist or are too deteriorated to save, *the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence **or** a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.*

If approved, staff recommends the following conditions:

- Glass have VLT of not less than 70%.
- Any original, metal components that are removed will be retained on-site and labeled, should a future restoration be considered. (Refer to comments under *Facades & Storefronts*, item 4.)

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed storefront alterations at 707 West Main Street satisfy the BAR’s criteria and are compatible with this property and other properties in the West Main ADC District, and that the BAR approves the application as submitted, ***with the following conditions: the glass have VLT of not less than 70%, and any original, metal components that are removed will be retained on-site and labeled, should a future restoration be considered.***

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed storefront alterations at 707 West Main Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the West Main ADC District, 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 ADC District Design Guidelines

[Chapter III: New Construction & Additions](#)

I. Windows & Doors

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- 8) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications. [Note: See below re: *clear glass*.]

BAR discussion on July 17, 2018 regarding the definition of clear glass and the corresponding 70 % Visible Light Transmission (VLT) that has become the City's standard: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

[Chapter IV: Rehabilitation](#)

B. Facades & Storefronts

- 1) Conduct pictorial research to determine the design of the original building or early changes.

Staff comment: Photographs of the building from historic surveys confirm that many elements in the storefront, like the prism-glass transom and storefront cornice are historic.

- 3) Conduct exploratory demolition to determine what original fabric remains and its condition.

Staff comment: Not applicable to the proposed project.

- 3) Remove any inappropriate materials, signs, or canopies covering the façade.

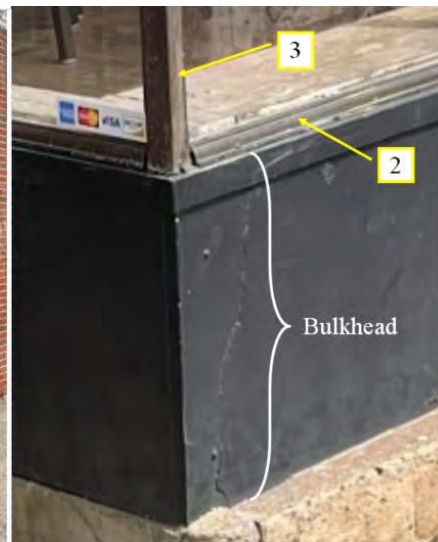
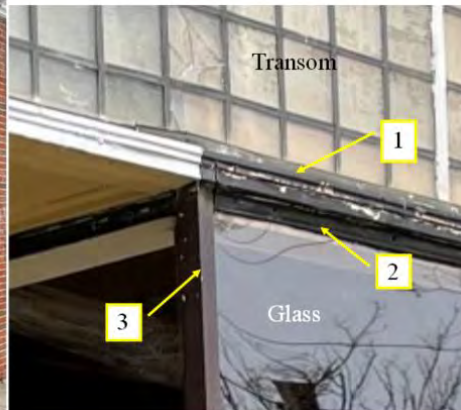
Staff comment: The storefront does not have materials covering [concealing] historic elements.

- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.

Staff comment: A historic survey confirms that the glazing itself is not historic.

Refer to images below:

- The transom and bulkhead will not be altered.
- #1. Bronze trim will be retained.
- #2. Bronze glazing strips (top and bottom) will be removed.
- #3. Bronze corner post. Unclear if this will be retained or replaced.
- Vertical mull in center will be removed. (Uncertain if this is original to bronze components; however, it matches similar mull in adjacent storefront.)
- Glass is not historic



- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.

Staff comment: The proposed project will remove the bronze does not include the removal of surviving historic elements.

- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).

Staff comment: This project will insert a new window between the existing historic elements of the storefront (transom and bulkhead). The five-leaf window is not a historic design.

- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.

Staff comment: Not applicable to the proposed project.

- 9) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.

Staff comment: The proposed window will be a clearly modern addition and does not mimic historic elements.

- 10) 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.

Staff comment: Not applicable to the proposed project.

- 11) 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.

Staff comment: The proposed window will have a black, aluminum frame.

- 12) Avoid introducing inappropriate architectural elements where they never previously existed.

Staff comment: The proposed window will alter the appearance of the historic storefront by adding new five-leaf glazing and thicker trim necessary to insert the folding window into the existing storefront.

C. Windows

...

- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low glass may be strategies to keep heat gain down.

Appendix:

From NPS Preservation Brief 11: *Rehabilitating Historic Storefronts*

<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided.

Guidelines for Designing Replacement Storefronts

- **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
- **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
- **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
- **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
- **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
- **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
- **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself. Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.

LANDMARK



Bibb/Fall 1978

SURVEY

15

IDENTIFICATION

Street Address: 707-709 West Main Street
Map and Parcel: 32-156
Census Tract & Block: 1-307
Present Owner: Virginia C. Estes
Address: Route 1, Box 141, Charlottesville, VA
Present Use: 2 antique shops
Original Owner: A.G. Carter
Original Use: 2 furniture stores

BASE DATA

Historic Name: A.G. Carter Building
Date/Period: c. 1925
Style: No Identifiable Style
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 50.52' x 132.6' (6698.95 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a two-storey, six-bay duplex store building with basement. It is built of brick, with a facade laid in six-course American-with-Flemish bond and the rear wall in six-course American bond. The trim and also the walls below the second level windows are painted light green. The wall is faced with stone below the first level display windows. The entrance doors to both stores are located in the same central entry recess. A cornice with cornice stops and plain frieze separates the first and second stories. The tall circular-headed, metal sash windows at the second level consist of paired casement windows with transoms. They have round arches with keystones, concrete sills, and no surrounds. There is a concrete panel in each bay above the second-storey level. Rear windows are double-sash, six-over-six light, with wooden sills and no surrounds. A parapet with boxed cornice, plain frieze, and cornice stops conceals a nearly flat shed roof. The rooms on the first level have pressed tin ceilings. Two flight open staircases in the back rooms give access to the second level, which is used for storage.

HISTORICAL DESCRIPTION

A.G. Carter had purchased about half the block when the John C. Culin estate was subdivided in 1920, and he bought the rest from J.P. Ellington in 1924 (City DB 37-90, 46-44). He built this duplex store building c. 1925 on the site of the Culin house. Carter sold the entire block to W.D. Haden and Hollis Rinehart in 1935 (DB 35-424). Haden's estate later purchased the Rinehart share of this building (DB 141-224 & 229) and sold the building to J. Elmer and Virginia C. Estes in 1970 (DB 321-73). From the beginning, both units have usually been occupied by furniture stores, the exception being the 1940's and 1950's when #709 housed the Railway Express Agency and #707 a restaurant.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Mrs. J. Elmer Estes (Virginia C. Estes)
Sanborn Maps - 1920, 1929
Charlottesville City Directories

*Architectural And Historic
Survey*



Graphics



PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	6-course Flem.bond
Roof	0	Shed		Not visible
Window(s)	0	Casement	Metal	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1925 ca

Source of Date: Local Records

Architectural Style: Classical Revival

Description:

Building features a well-preserved front elevation with a pressed-metal cornice, second-story windows with round-arched heads, cast-stone sills, and cast-stone keystones, and a store front with a pressed-metal cornice, a prism-glass transom, and a modern awning and windows. The rear elevation has reworked window and door openings and what appears to be an early exterior water tank at the northwest corner.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Across the rear extends a modern raised deck with exterior stairs.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

This two-story brick building retains many of its original exterior features and is one of the best-preserved early-twentieth-century commercial buildings on West Main Street. The building contributes to the historic character of the street. A. G. Carter built a two-story commercial building at the corner of 7th and Main streets in 1922; several years later he built this architecturally similar commercial building. Furniture stores have been a common business tenant in the building through time.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14632	18 - 19	2/ /1996

BIBLIOGRAPHIC DATA

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret :

DHR Idenfication Number: 104-0307

Other DHR Number:
Property Date(s)
1925
ca

PROPERTY NAMES
Carter Building II (707-09 W. Main St.)
Blue Ridge Brewing Co.

EXPLANATION
Historic/Location
Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: N/A

Tax Parcel: 32-156

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
707 --709	West Main Street	
Vicinity: Town/Village/Hamlet:		
Name of National Register Historic District:		
Name of DHR Eligible Historic District:		
Name of Local Historic District:		

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Built up.

Ownership: Private
NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Commercial Building	Historic
TOTAL:		1	
Historic:		1	
Non-Historic:		0	

Sequence #: 1.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

Maps date to 1891, 1896, 1902, 1907, 1913, 1920, 1929, and 1939.

Sequence #: 2.0 Bibliographic Record Type: Book

Author: Chataigne, J. H.

Citation Abbreviation:

Chataigne state business directories, 1877+

Notes:

Directories date to 1877, 1880, 1884, 1887, 1890, and 1893.

Sequence #: 3.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill state business directories, 1896+

Notes:

Directories date to 1896, 1906, 1911, and 1917.

Sequence #: 4.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Charlottesville Architectural and Historic Survey files

Notes:

Files archived at the Department of Community Development.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preserv Consult

ID # Associated with Event:

CRM Event Notes or Comments:

Recon survey of historic resources located in the West Main, Wertland, and

Ridge Street and University Corner areas of Charlottesville conducted for the

city's Department of Community Development in 1996.

MAILING ADDRESS

Honorif:

First : Margaret & Edward Jr

Last : Jones

Suffix :

Title : Trustees

Company:

Address: 340 Key West Dr.

City : Charlottesville

State: VA

Zip : 22901- Country: USA

Phone/extension: - -

Individual Category Codes:

Mailing Address Notes:



14632

Date 2.1996 File No. 104-307

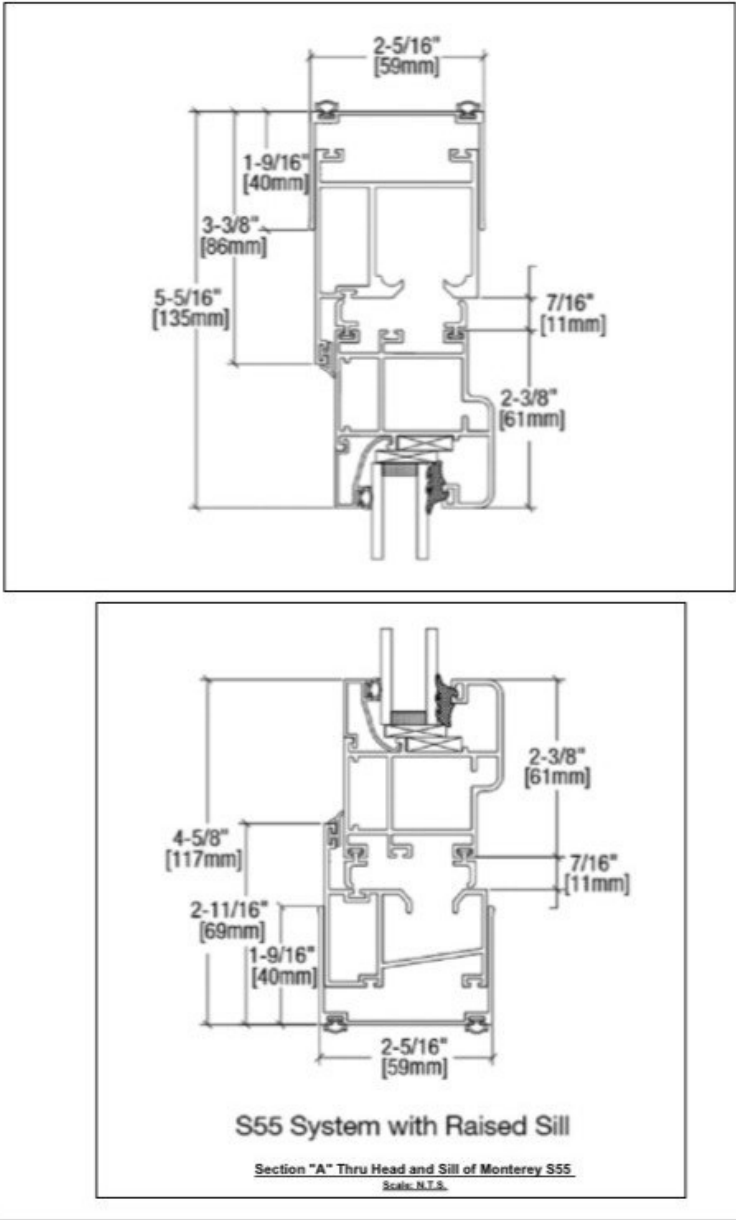
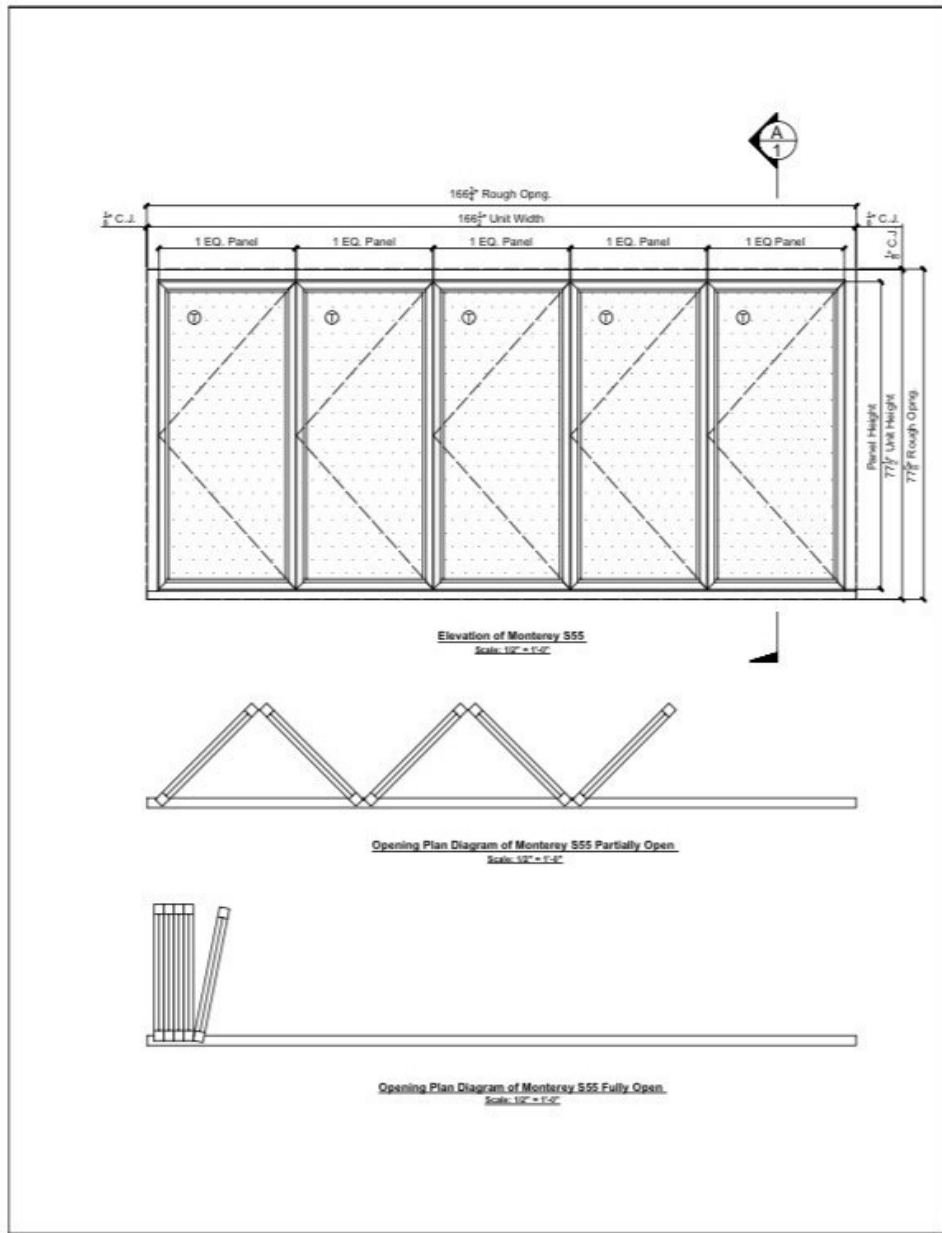
Name A.G. Carter Building II

Town (707-09 W. Main St.)

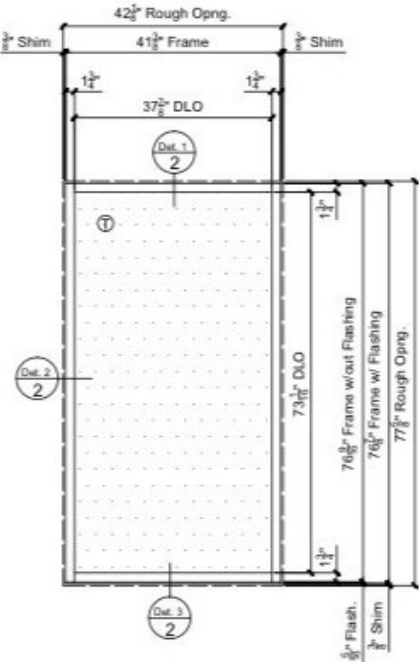
County Charlottesville

Photographer Dan Pezzani

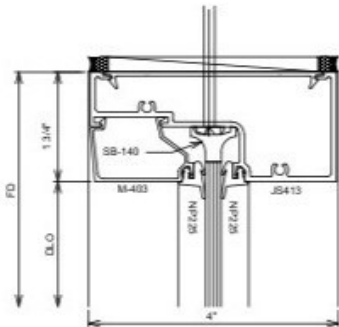
Contents 3 ext. views



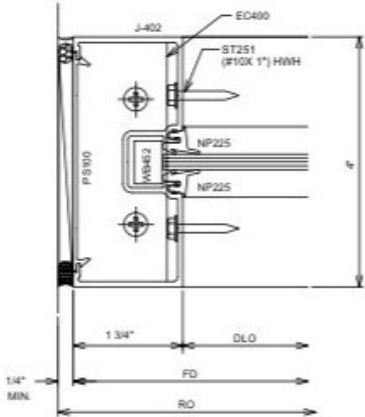
Project	Smyrna Restaurant 707 W. Main Street Charlottesville, VA 22903	Glazing Contractor		Dodson Glass & Mirror Co., Inc. 1117 E. Market Street Charlottesville, VA 22902 434.97.3.7534, (Fax) 434.97.3.7651	Architect	Notes		
Title	Folding Window System & Storefront	LTR	REVISION	BY	Glazing Legend	Date	03/25/2022	Drawing #: 1 of 2
		A				Scale:	As Noted	
		B				Drawn By:	MM	
		C				Checked By:	RS	



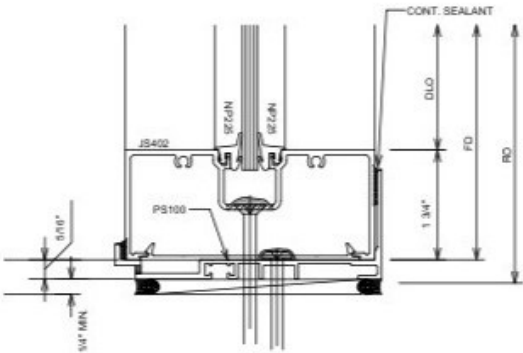
Elevation of US Aluminum 400 Storefront
Scale: 1/2" = 1'-0"



Detail 1
HEAD
Scale: 6" = 1'-0"



Detail 2
JAMB
Scale: 6" = 1'-0"



Detail 3
SILL
Scale: 6" = 1'-0"

Project	Smyrna Restaurant 707 W. Main Street Charlottesville, VA 22903	Glazing Contractor: Dodson Glass & Mirror Co., Inc. 1117 E. Market Street Charlottesville, VA 22902 434.973.7534, (Fax) 434.973.7651	Architect	Notes	Drawing #:			
					Date	03/25/2022	2 of 2	
					Scale:	As Noted		
					Drawn By:	MM		
					Checked By:	RS		
Title	Folding Window System & Storefront	REVISION	BY	Glazing Legend:	Drawing #:			
					LTR			
					A			
					B			
					C			

707 West Main - storefront alterations. April 2022. Color sample for metal frame

In sun



In shade\



Existing storefront



707 West Main Street



707 West Main Street



707 West Main Street





707 West Main Street — Google Street View 2008



707 West Main Street — Google Street View 2012

