

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, April 20, 2022 2:48 PM  
**To:** Fink, Jon  
**Cc:** Werner, Jeffrey B  
**Subject:** April 2022 BAR Decision

### Certificate of Appropriateness

BAR 22-04-05

1901 East Market Street, TMP 55A149000 and 55A150000

IPP and Woolen Mills Village HC District (contributing)

Owner/Applicant: Jon Fink

Project: Rear addition

Dear Jon,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 19, 2022. The following action was taken:

*Ron Bailey moves: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed alterations and addition at 1901 East Market Street satisfy the BAR's criteria and are compatible with this property and other Individually Protected Properties in the City, and that the BAR approves the application as submitted in the drawings dated April 19, 2022.*

*Jody Lahendro 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/vabajtzezyuv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

[https://library.municode.com/va/charlottesville/codes/code\\_of\\_ordinances?nodeId=CO\\_CH34ZO\\_ARTIIOVDI\\_DIV2HIPR\\_ARDECOOVDI\\_S34-280VACEAP](https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP))

If you have any questions, please contact me at [watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov).

Sincerely,  
Robert

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



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### Background

Year Built: c1835, *Pireus Store*

District: Individually Protected Property within the Woolen Mills HC District

Status: Contributing to the HC District

(Note: While within a HC District, IPPs are reviewed using the ADC District Design Guidelines.)

The Pireus Store building is a two-story brick structure with a gable front and a Victorian porch. The building was constructed by 1840 to house a store for workers at the nearby textile mills. The store was converted to a house after 1875.

### Prior BAR Actions

March 15, 2022 – BAR held informal discussion with staff, applicant was not available,

### Application

- Submittal, dated March 3, 2022: Project narrative from applicant; photographs of house and site; parcel plats; elevation drawings, site plans, floor plans, and section drawings of house with proposed addition

CoA for a rear addition, extending a prior addition on the original, c1835 structure.

### Discussion

The BAR offered comment on the submitted materials at the March 15 BAR meeting. A summary of the discussion is provided here:

- BAR members are concerned about too many competing design languages and competing forms that take away from the historic structure
  - A joint, break, or hyphen between the earlier (2000s) addition and proposed addition might be a better transition
- Because of the proposed addition's site at the end of the house, new construction will create a long plane. The addition should manipulate the roofline and wall material to break up this long plane.

- BAR members ask purpose of dormer without window



### Criteria for Additions in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

At the time that this staff report was written, the applicant has reviewed the March BAR meeting video but has not submitted additional drawings. Given that the applicant was not present in March, staff recommends that the BAR use this time to clarify any concerns or recommendations regarding the project.

### **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 II – *Site Design and Elements*

[Chapter 2 Site Design and Elements](#)

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

[Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.



- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

# LANDMARK



# SURVEY

Johnson, Fall 1977

## IDENTIFICATION

Street Address: 1901 East Market Street  
Map and Parcel: 55A-149  
Census Track & Block: 3-101  
Present Owner: Hallie Johnson Shisler  
Address: 1901 East Market Street  
Present Use: Residence, Single-family  
Original Owner: William Hunter Meriwether  
Original Use: Store (?)

## BASE DATA

Historic Name: Pireus Store  
Date/Period: 1835-40  
Style: No Identifiable Style  
Height to Cornice:  
Height in Stories: 1, 2  
Present Zoning: R-2  
Land Area (sq.ft.): 15,825  
Assessed Value (land + imp.): 13,000

## ARCHITECTURAL DESCRIPTION

The Pireus Store is a simple vernacular structure whose appearance has been much reworked during its lifetime. The store is rectangular in form with the narrower, gable-end fronting on East Market Street. Actually two storeys in height, only one storey shows on Market Street because of the sharp ground rise. A finished attic has provided an additional half storey. The facade is two bays in width (door and a window, side hall and one room), and the store is two rooms deep. Construction is brick laid in Flemish bond on the facade (but only partially into the gable) and laid in five-course American bond elsewhere. The roof is gable (with gable-end facade) and has an obviously later central gable on the Riverside Avenue side. Along the sides, the sloped, overhanging eaves nearly obscure a corbelled-brick cornice with mouse-tooth dentils. This detail and the obviously later side gable strongly suggest that the entire roof system is a later addition. The store has two interior, gable-end chimneys of brick that, upon close inspection, appear to have been later additions to the structure. Windows are six-over-six-light, double-hung sash, with two, four-light, casement attic windows flanking each chimney in the gable. Original windows are surrounded by a heavy, three-quarter round molding. A single-storey, Victorian porch covers the Market Street facade.

## HISTORICAL DESCRIPTION

In the year 1825, William Hunter Meriwether purchased from Isaac and Molly Miller 148 acres on the Rivanna River that was Molly's share of her father Nicholas Lewis' estate (Co. DB 25-212, DB 26-342). Meriwether was an active entrepreneur and developer and immediately began to improve the area around the confluence of the Rivanna and Moore's Creek as "Pireus" (The "port city" of Charlottesville, just as the original Piraeus was and is the port of Athens, Greece). By 1840, Meriwether had operating mills on the far (east) side of the River, had erected a toll bridge, and was constructing on the near side a flour mill, which was leased and completed as a cotton factory (Co. DB 38-363), the beginnings of the Charlottesville Woolen Mills. The Woolen Mills Store was part of this development, and was most likely built no earlier than 1835 and no later than 1840 (tradition assigns a date before 1825, but tax records dispute this). In 1844 the "store" house was sold to James R. Jones for \$1,200 (Co. DB 42-213) and then after several years of ownership by H.C. Marchant, passed to the Charlottesville Woolen Mills in 1875 (Co. DB 69-587) and was converted to a residence. See also: Co. DB 67-651, DB 93-389, DB 330-230, WB 14-552.

## SIGNIFICANCE

This house is closely associated with the development of the Charlottesville Woolen Mills, the most important industry in Charlottesville in the late 1800's. It is one of two houses remaining from the "Pireus" phase of industrial development along the Rivanna River, which began with the construction of a bridge across the Rivanna by William H. Meriwether in 1826. The store was most likely built to serve workers at the "Charlottesville Factory" a forerunner to the textile plant that eventually became the Woolen Mills. At its peak, the Woolen Mills area was a self contained community with this store, a church (nomination #21), a school and houses for the workers (nomination #56 is an example of such housing)

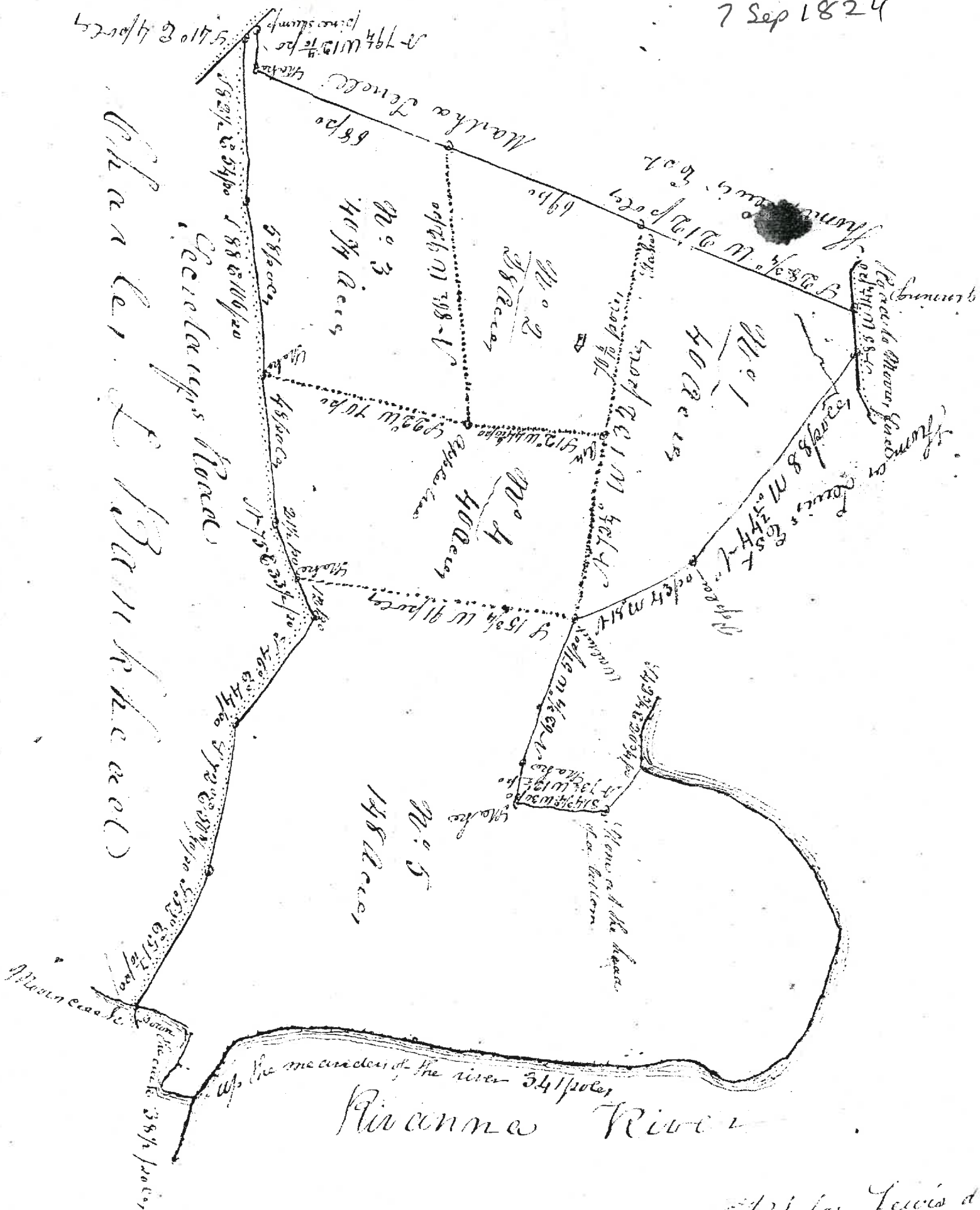
## CONDITIONS

Good

## SOURCES

City and County Records  
Hallie Johnson Shisler

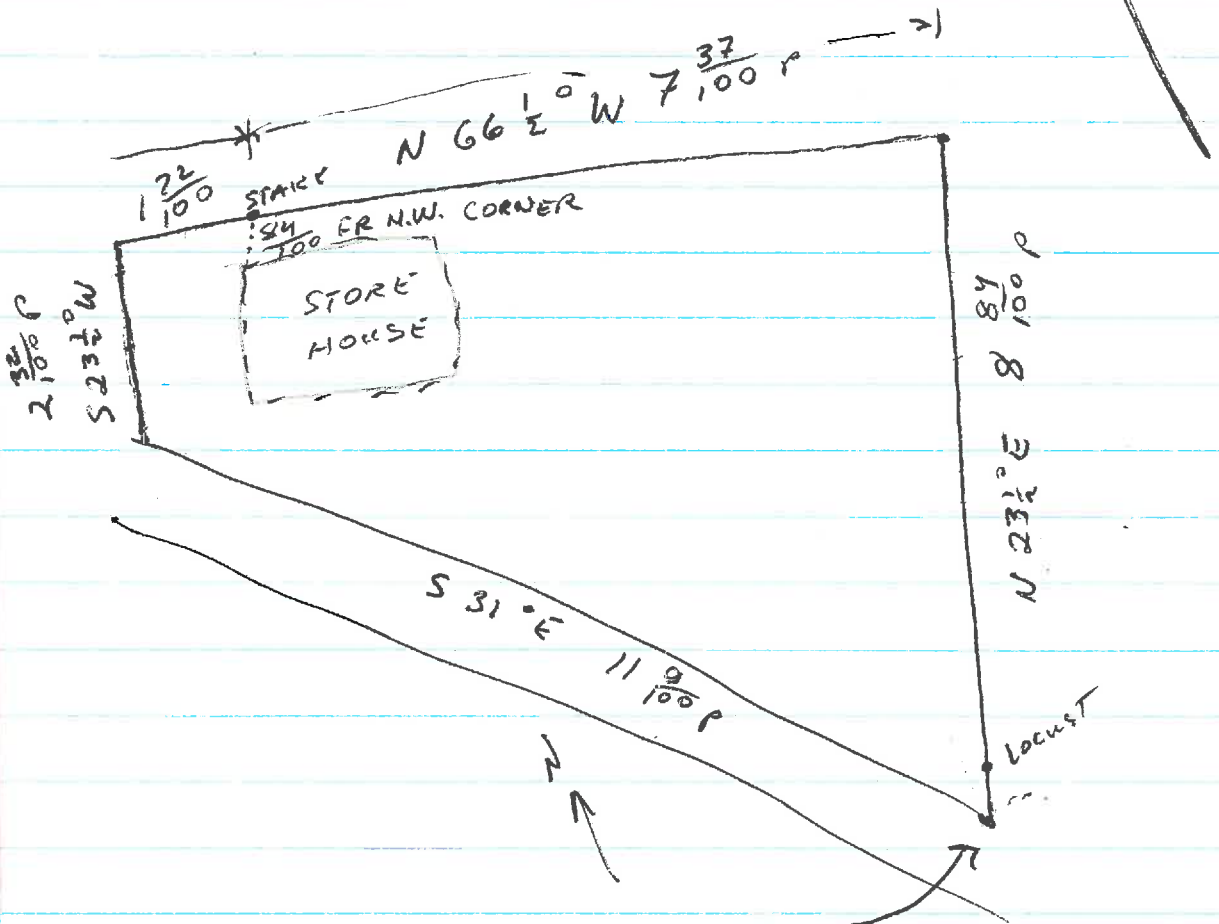
7 Sep 1824



Charles L. Bankhead

This is a Plat of Land belonging to the Estate of Nicholas Lewis & in the County of Albemarle on the west side of the Rivanne River adjacent to Charles L. Bankhead's Thomas Lewis Estate & Martha Terrell's an. con. A Branch of the Rivanne River is shown. Dec. 15th 1824

DB 42-213, 1 Nov 1844,  
 fr. Wm H. Merwether  
 to James R. Jones  
 \$200



Plus a street 50' wide extending  
 along N side of lot & terminating  
 at The river & boat landing

Beginning at a ~~or~~  
 stake on the N. side of  
 The Turnpike road near  
 Meriwethers Bridge







# 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	<u>JJD Fink</u>	Applicant Name	<u>JJD Fink</u>
Project Name/Description	<u>1901 E. MARKET ST / ADDITION</u>	Parcel Number	<u>55A199000   55A10000</u>
Project Property Address	<u>1901 E. MARKET ST. 22902</u>		

### Applicant Information

Address: 1901 E. MARKET ST.  
Email: JJD@JJD.COM  
Phone: (W) \_\_\_\_\_ (C) 434-825-6777

### Property Owner Information (if not applicant)

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

### Signature of Applicant

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

Signature: [Signature] Date: 3/3/2022  
Print Name: JJD Fink Date: 3/3/2022

### Property Owner Permission (if not applicant)

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? \_\_\_\_\_

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

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

### **For Office Use Only**

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



Pireus Store, ca. 1821

In the late 18<sup>th</sup> Century, William Hunter Merriwether, nephew to Merriweather Lewis, inherited with his wife 168 acres of bottom land along the Rivanna River. Mr. Merriwether, along with Thomas Jefferson, was a founding member of the Rivanna Company, whose main aims were commercial in nature.

In 1809 The Rivanna Company begun construction on a damn across the Rivanna just above it's confluence with Moores Creek.

Once the damn was completed with its accompanying lock on river left, Bateaus were able to unload their cargo. This area became known as "Pireus", Greek for port, and the dirt trail on River right leading into Charlottesville was renamed Market Street.

Pireus Store was built sometime late in the first quarter of the 19<sup>th</sup> century. The structure was built with a Tavern on the ground floor, a General store and the 2<sup>nd</sup> floor, and storage with a tiny living space on the top floor. Historic preservationists have identified building elements such as brick mouse tooth dentil work as historically indicative of that time period.

Pireus Store, remained a tavern and general store into the early 20<sup>th</sup> century. I purchased this home in 1990 and begun an intensive interior renovation. Early in the process I was visited by a neighbor, Mr. Taylor, who at that point was well into his nineties. He informed me in 1906 he was a delivery boy for the store and occasionally for the tavern as well.

The renovation included a full excavation of the tavern floor, where various pieces of pipes, gaming balls, and other period artifacts were identified, catalogues, and then donated. The structure had a slate roof returned as originally built. We were fortunate that nearly every element original to the interior of the structure has been covered over instead of being removed.

In 2002, I applied for and received permission from the BAR to construct an addition. This was a tricky application because there was an understandable concern to ensure that the new construction respected the original structure. In the end we completed a very respectful and sensitive addition.

That addition though did constrain space on the top floor due to the roof pitch matching the original structure. In our new addition we have designed more living space.

Our current application reflects the needs of our growing family and our desire to create more livable space. We purposely differentiated this design in both form and material pallet. We did not illustrate but plan to have voltaics installed on the southern roof face. Our plan will be to build in maximum energy efficiency while still respecting existing roof peaks. We have very large boxwoods and dogwoods that already visually shield the 1<sup>st</sup> addition and will also shield a good part of the proposed addition.

We appreciate your attention to this application and please direct any questions you might have to me, Jon Fink, [jfink@jvi.com](mailto:jfink@jvi.com), or to Mr. Andres Pacheco, architect, [apachecomail@gmail.com](mailto:apachecomail@gmail.com). See you in April.

Thank you very much,



Southwest Face



South Face







West  
Face



East  
and  
North  
Face



Street view 2012

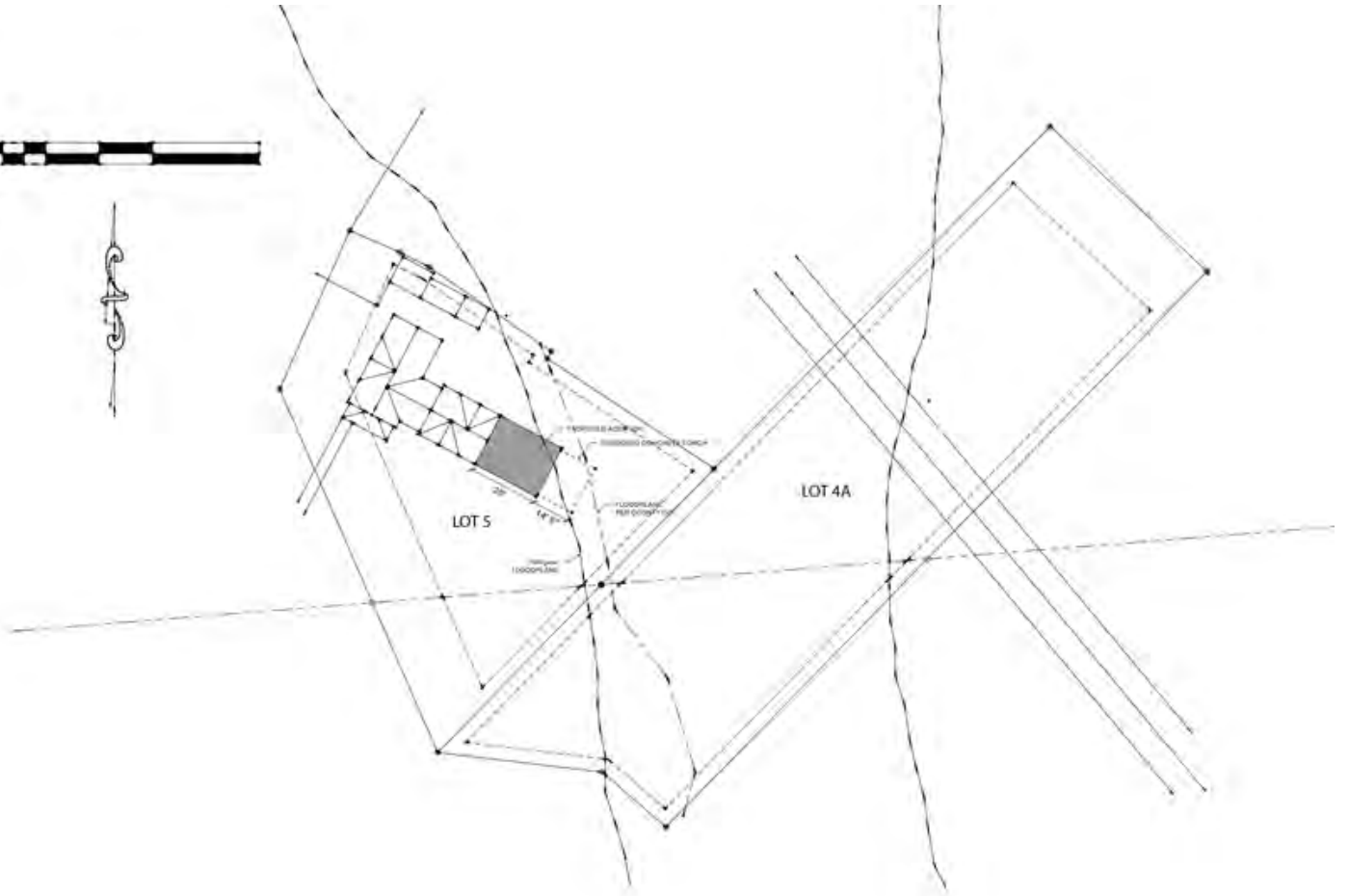


Street view 2019

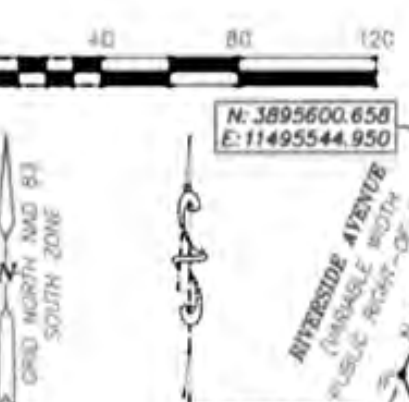












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E: 11495544.950

N: 3895541.353  
E: 11495518.720

**BOUNDARY LINE TABLE**

- L1 S 86°32'08" E 20.35'
- L2 S 63°21'01" E 12.09'
- L3 S 32°40'57" W 3.08'
- L4 N 49°11'25" W 31.44'

N: 3895639.645  
E: 11495807.170

TMP  
55A-148  
LOT 6

**NEW LOT 4A**  
REMAINDER  
LOT 4A  
15,667 SF  
0.360 AC

**NEW LOT 4B**  
PORTIONS OF  
LOT 4A & 5  
11,113 SF  
0.255 AC

ATMP  
78-210  
LOT 4

N: 3895377.724  
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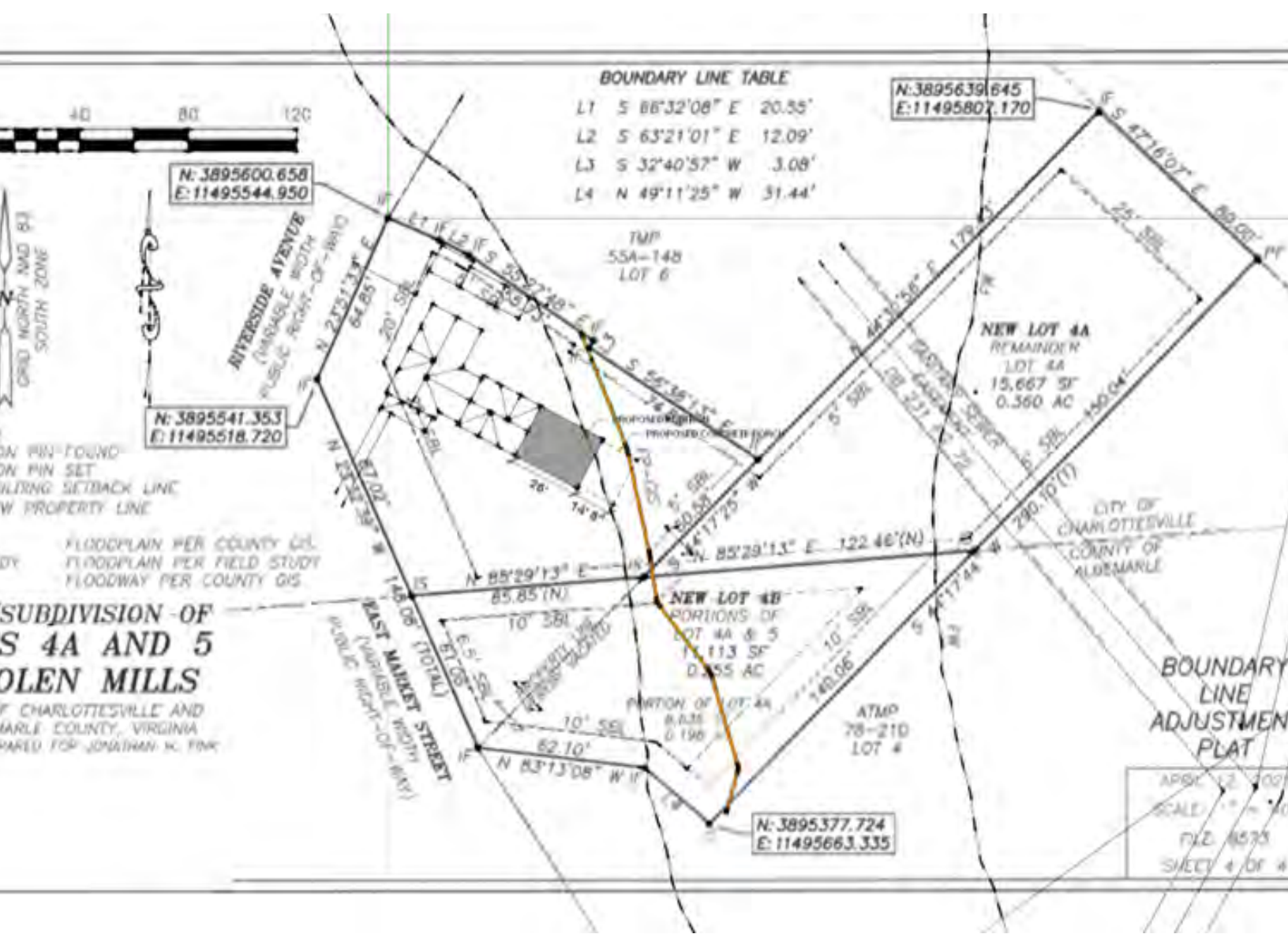
**SUBDIVISION OF  
LOTS 4A AND 5  
MOLEN MILLS**

CITY OF CHARLOTTESVILLE AND  
ALBEMARLE COUNTY, VIRGINIA  
PREPARED FOR JONATHAN K. FINK

FLOODPLAIN PER COUNTY GIS  
FLOODPLAIN PER FIELD STUDY  
FLOODWAY PER COUNTY GIS

**BOUNDARY  
LINE  
ADJUSTMENT  
PLAT**

APRIL 12, 2007  
SCALE: 1" = 40'  
PLZ: 4573  
SHEET 4 OF 4

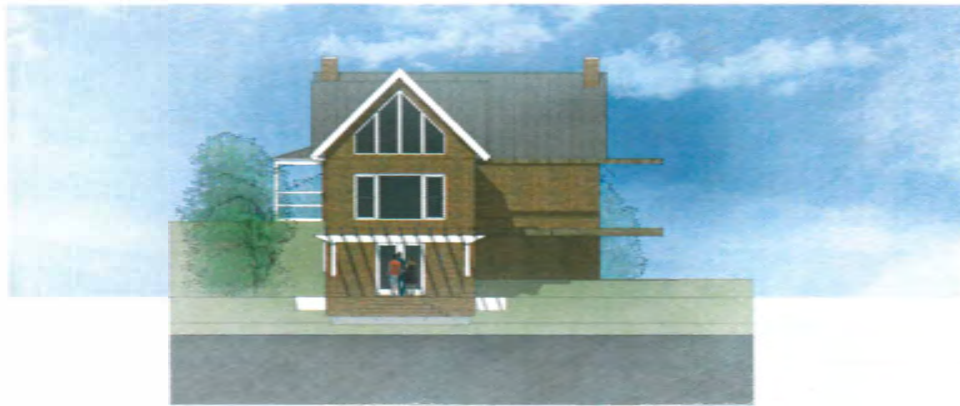
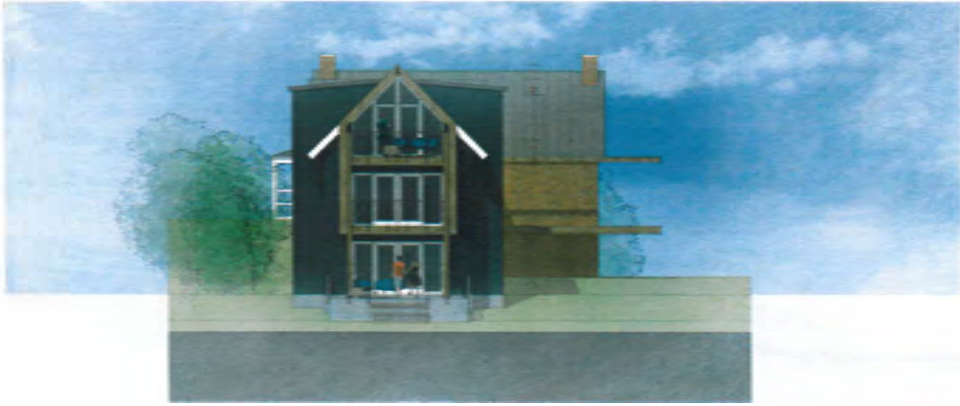


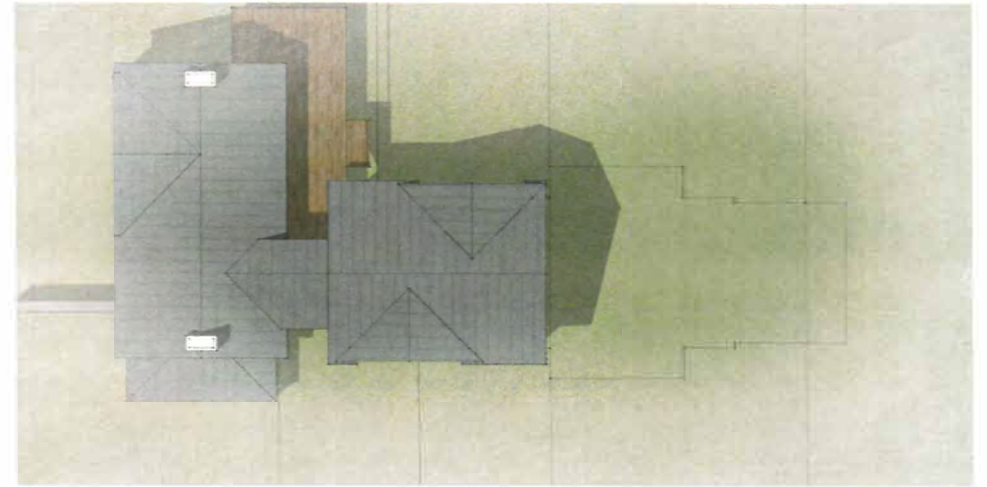
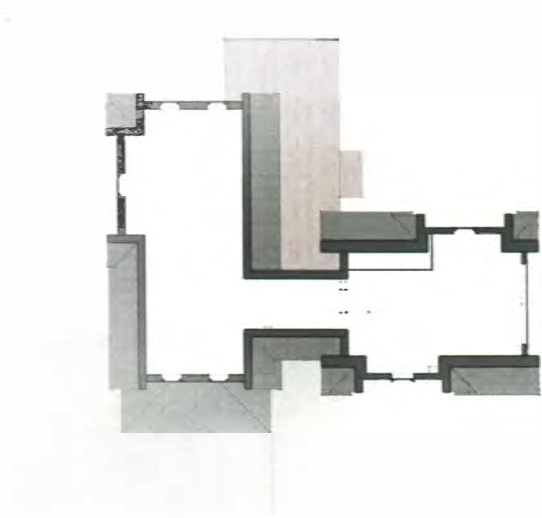
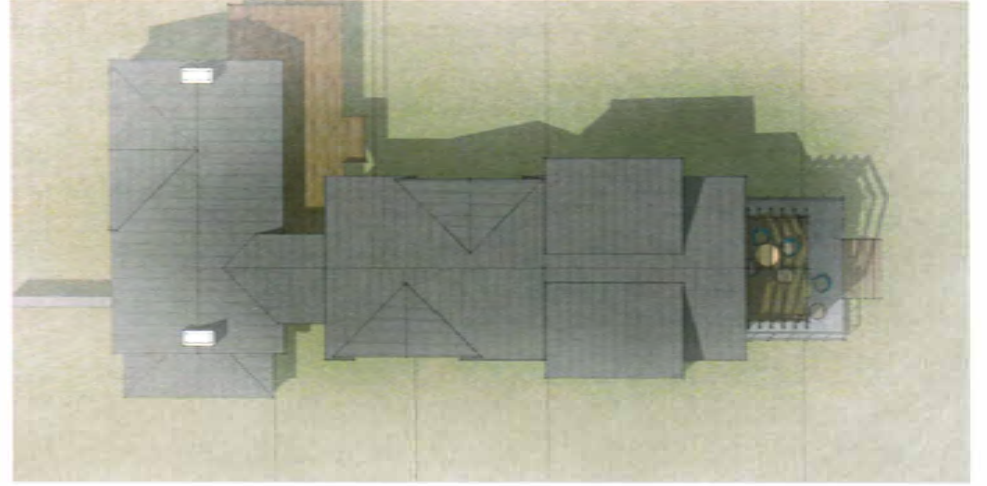
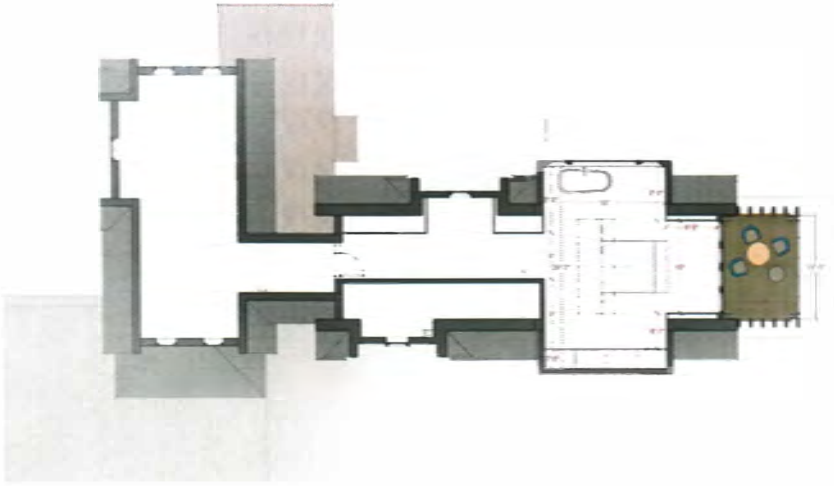




















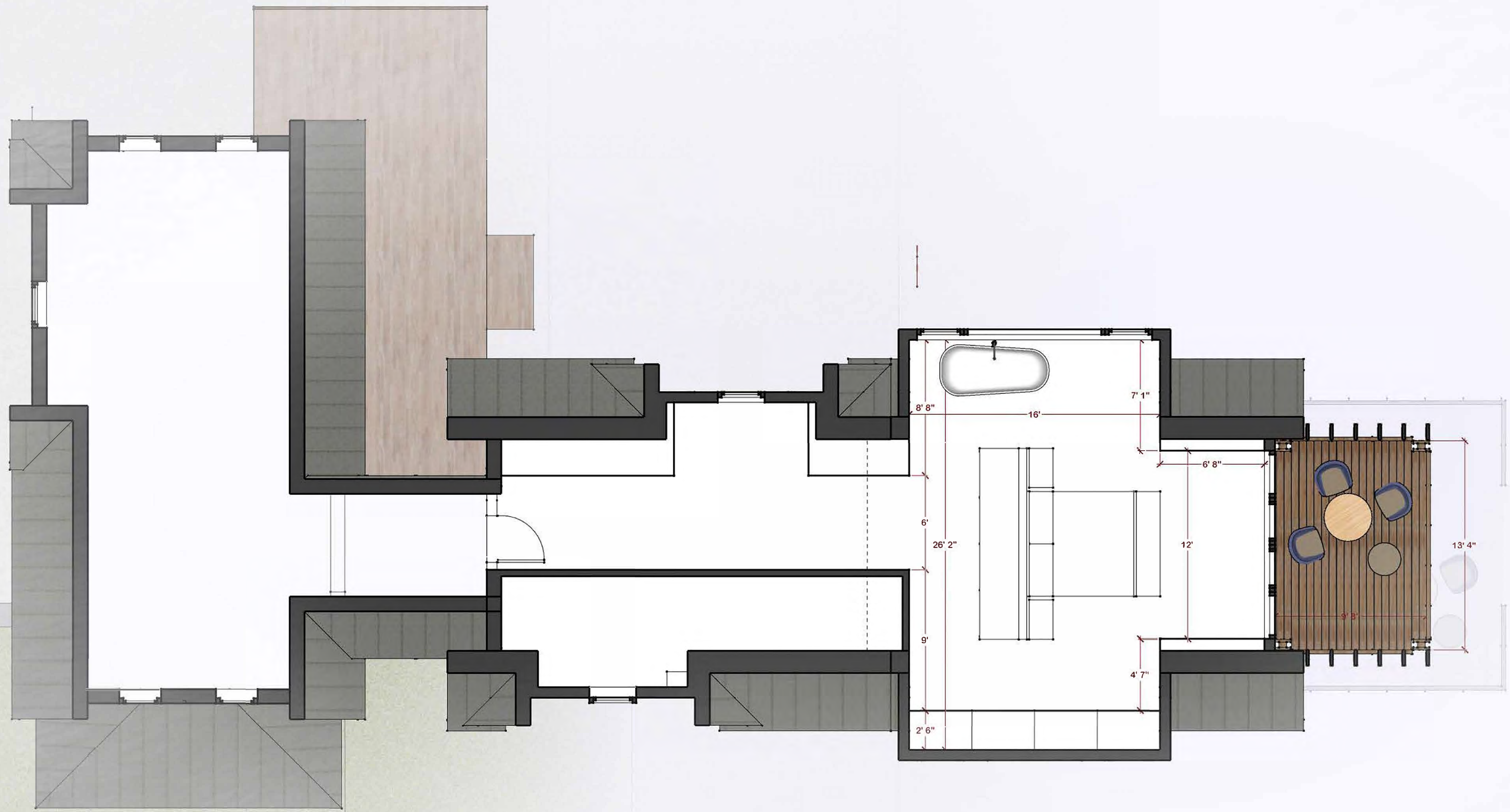




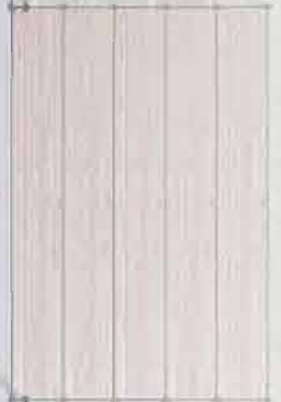
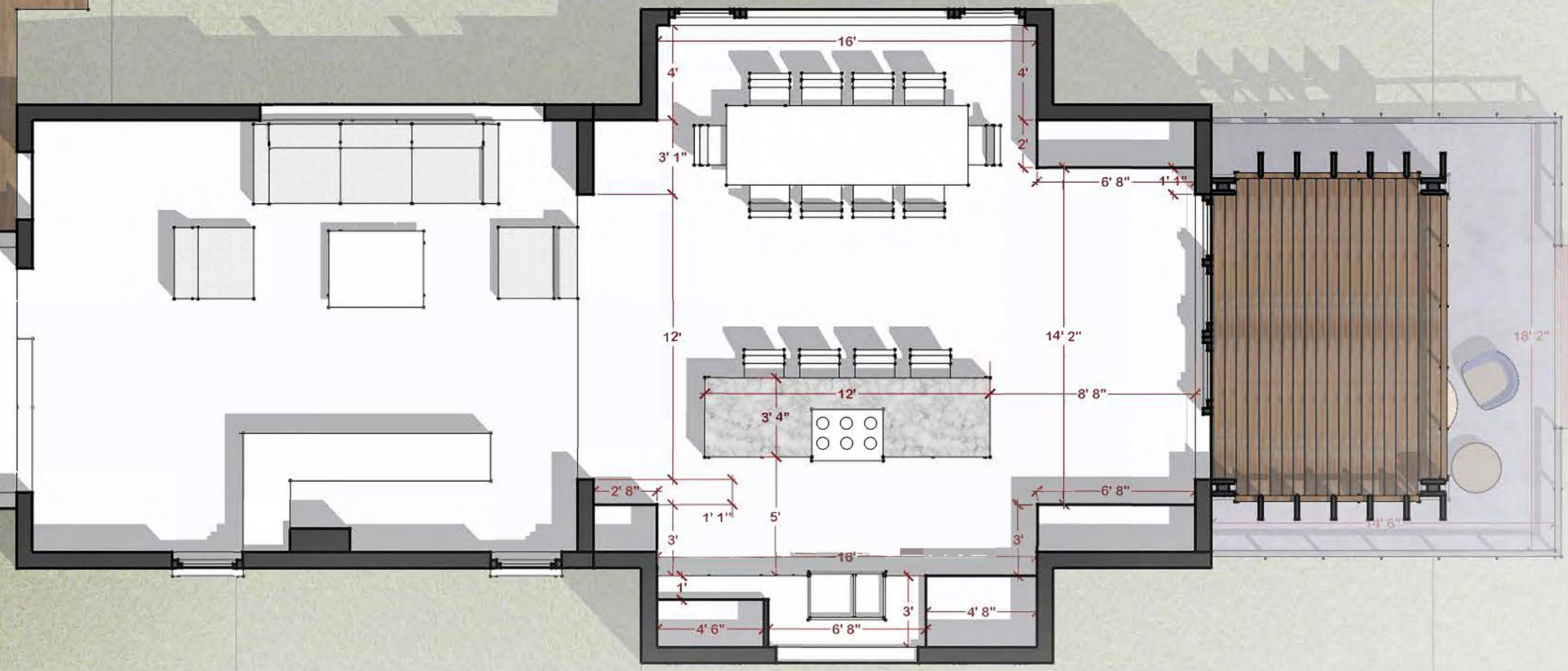












































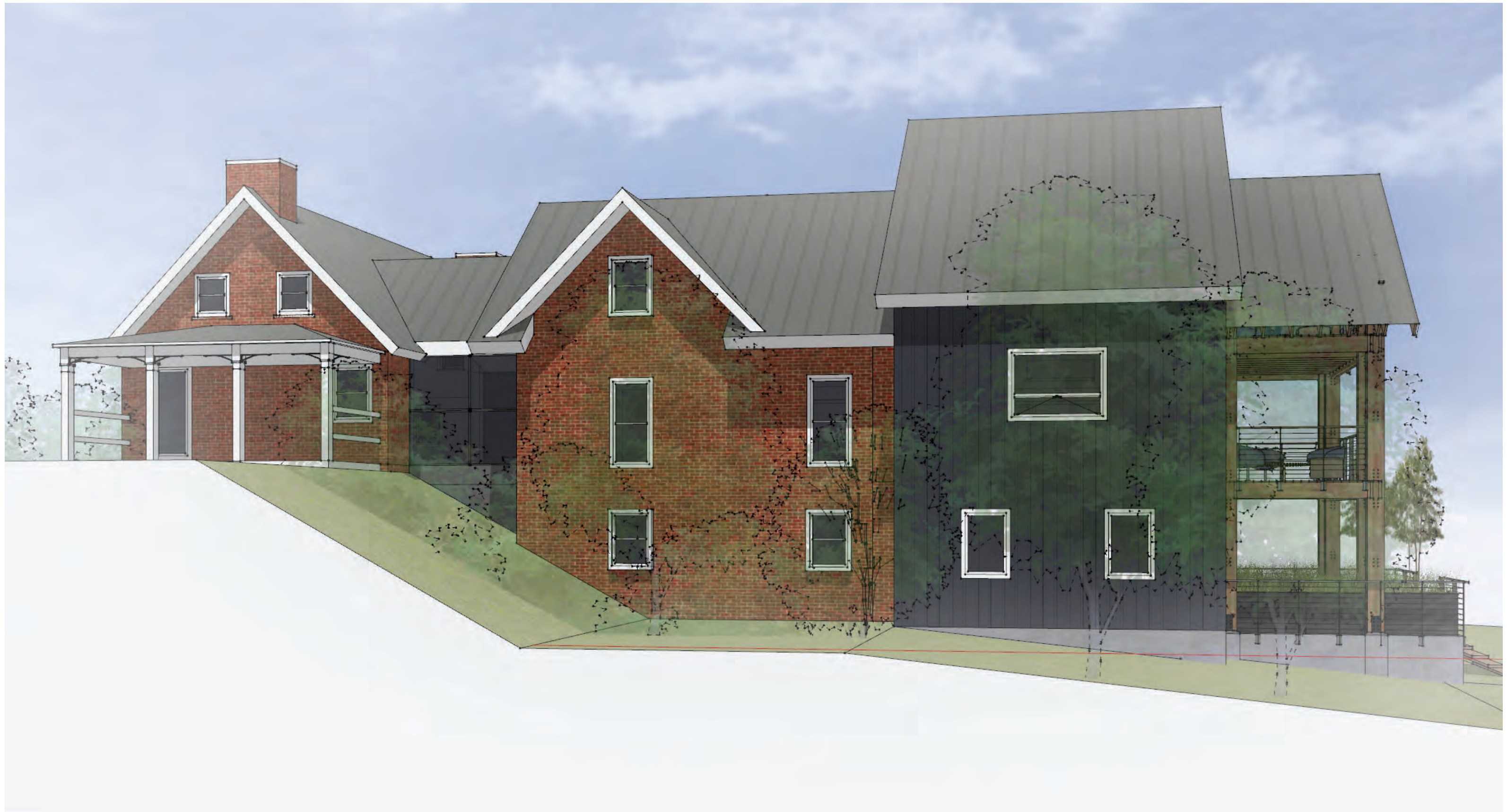




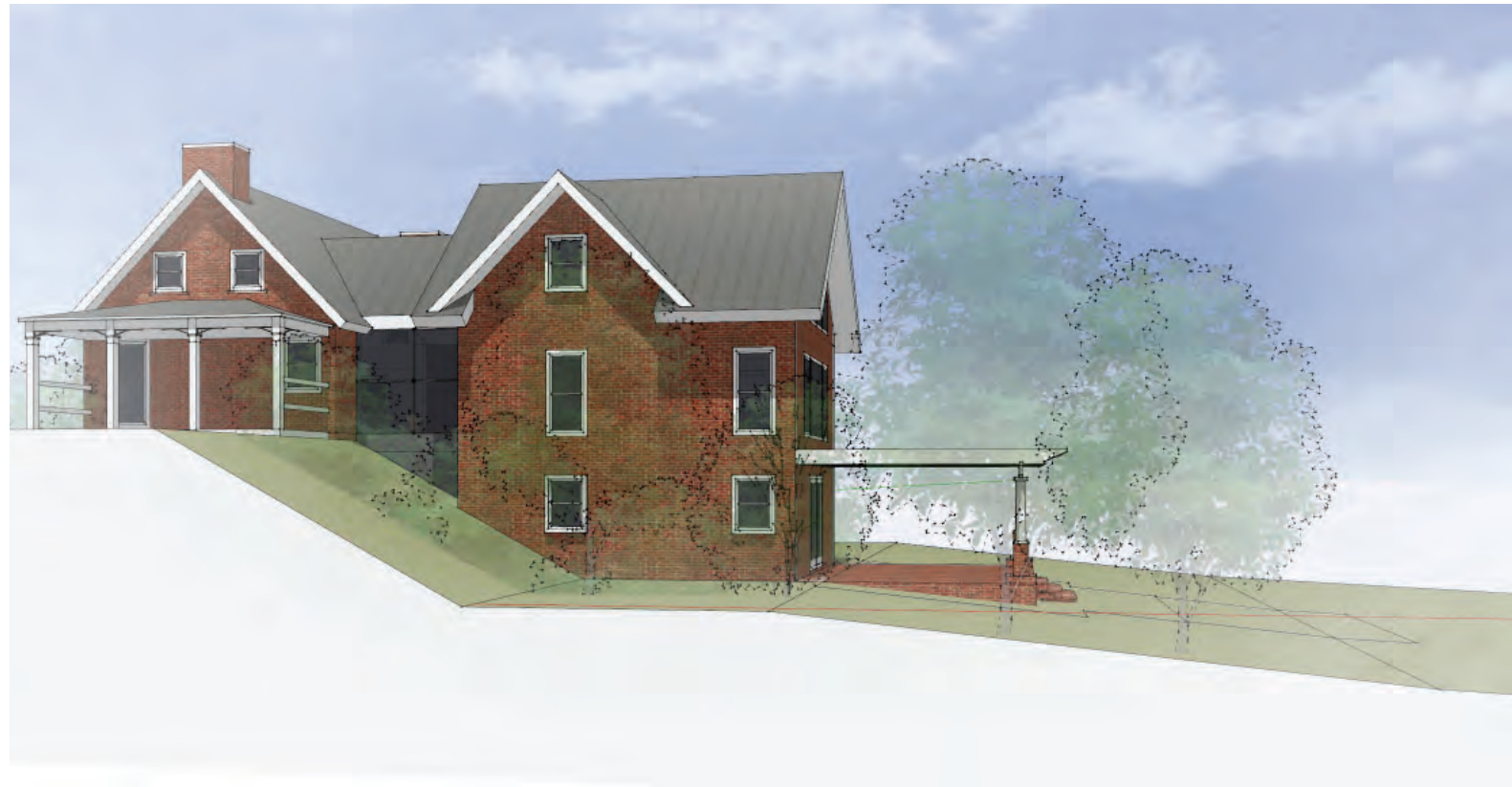
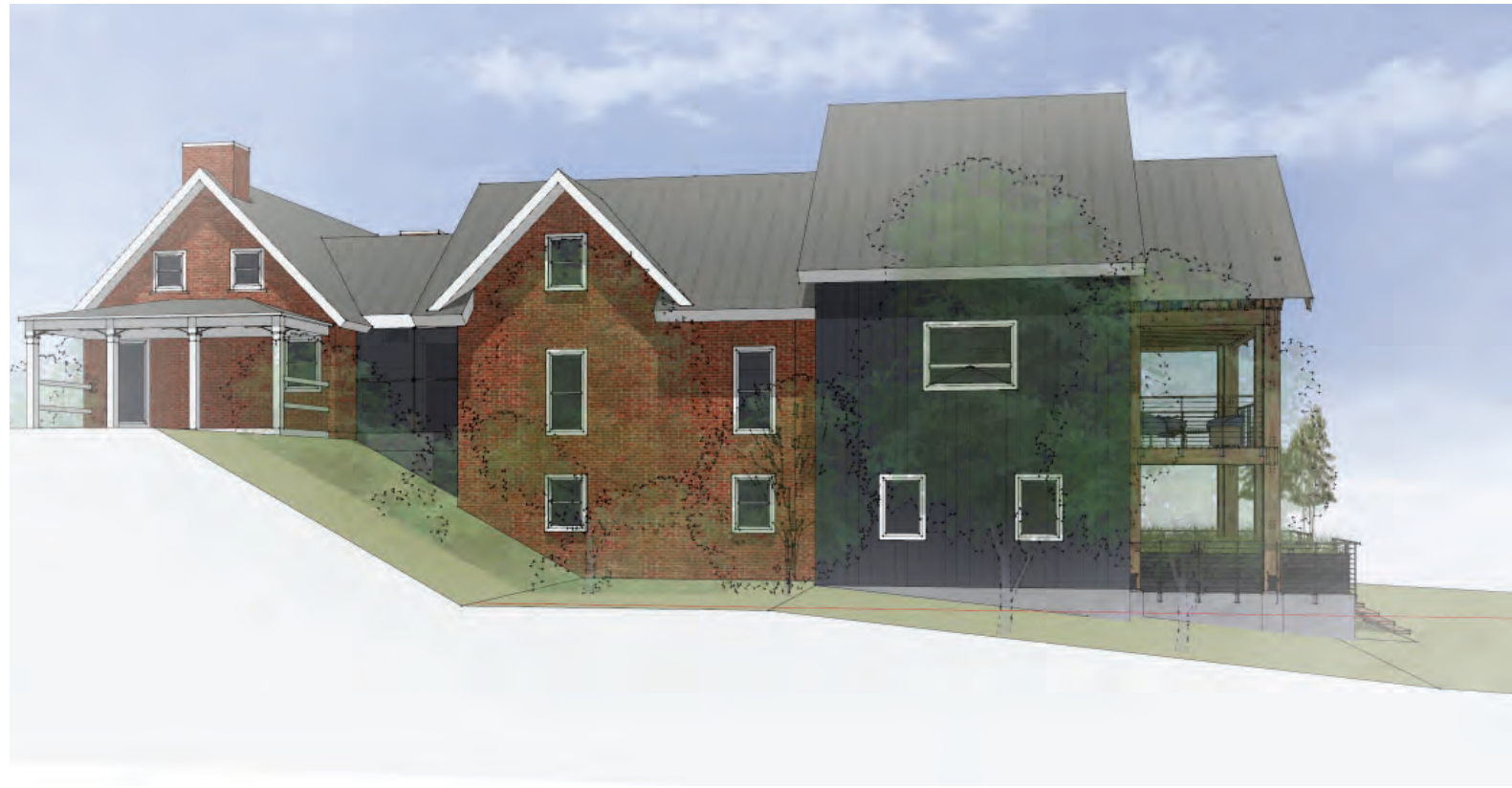




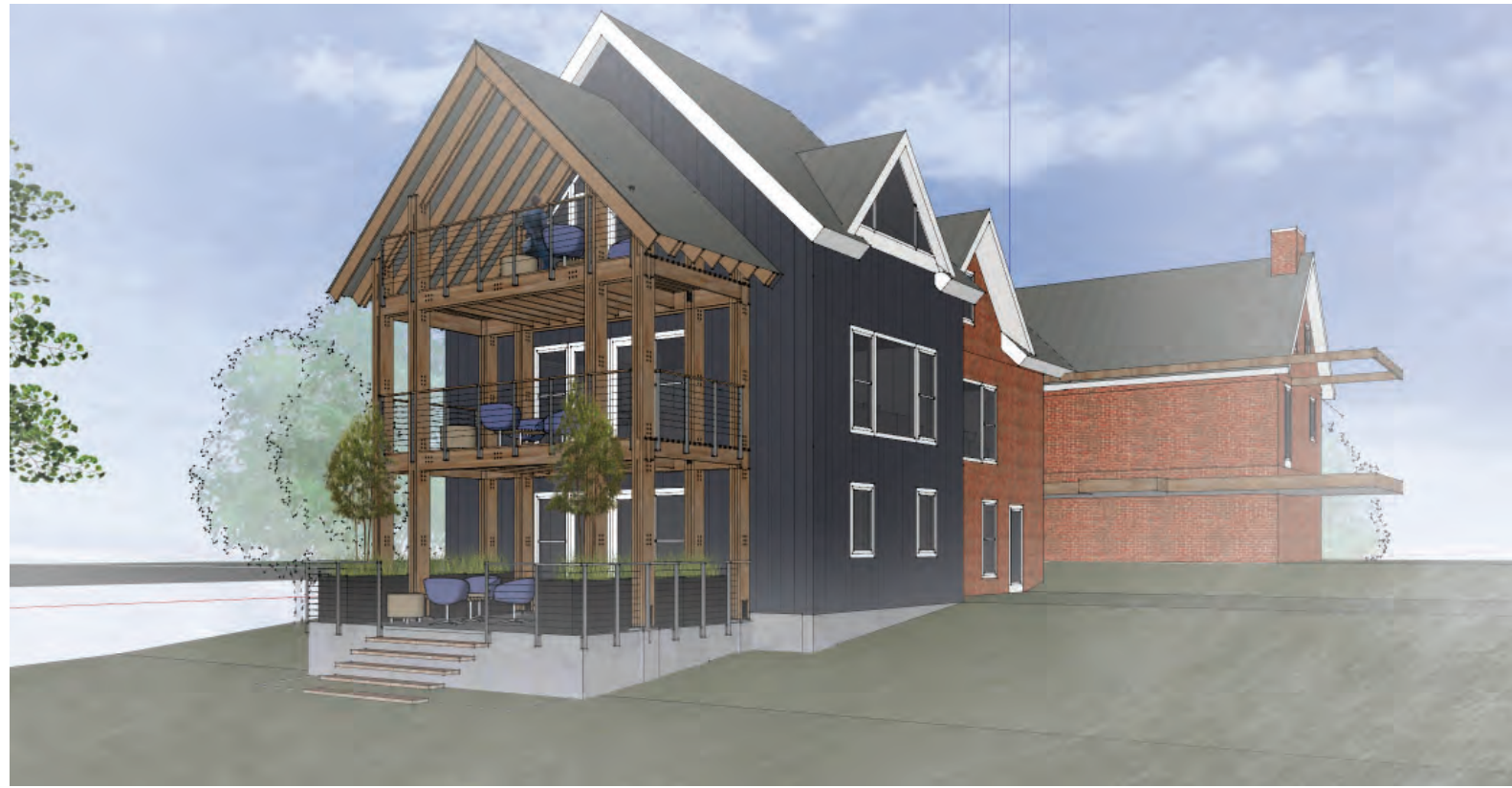








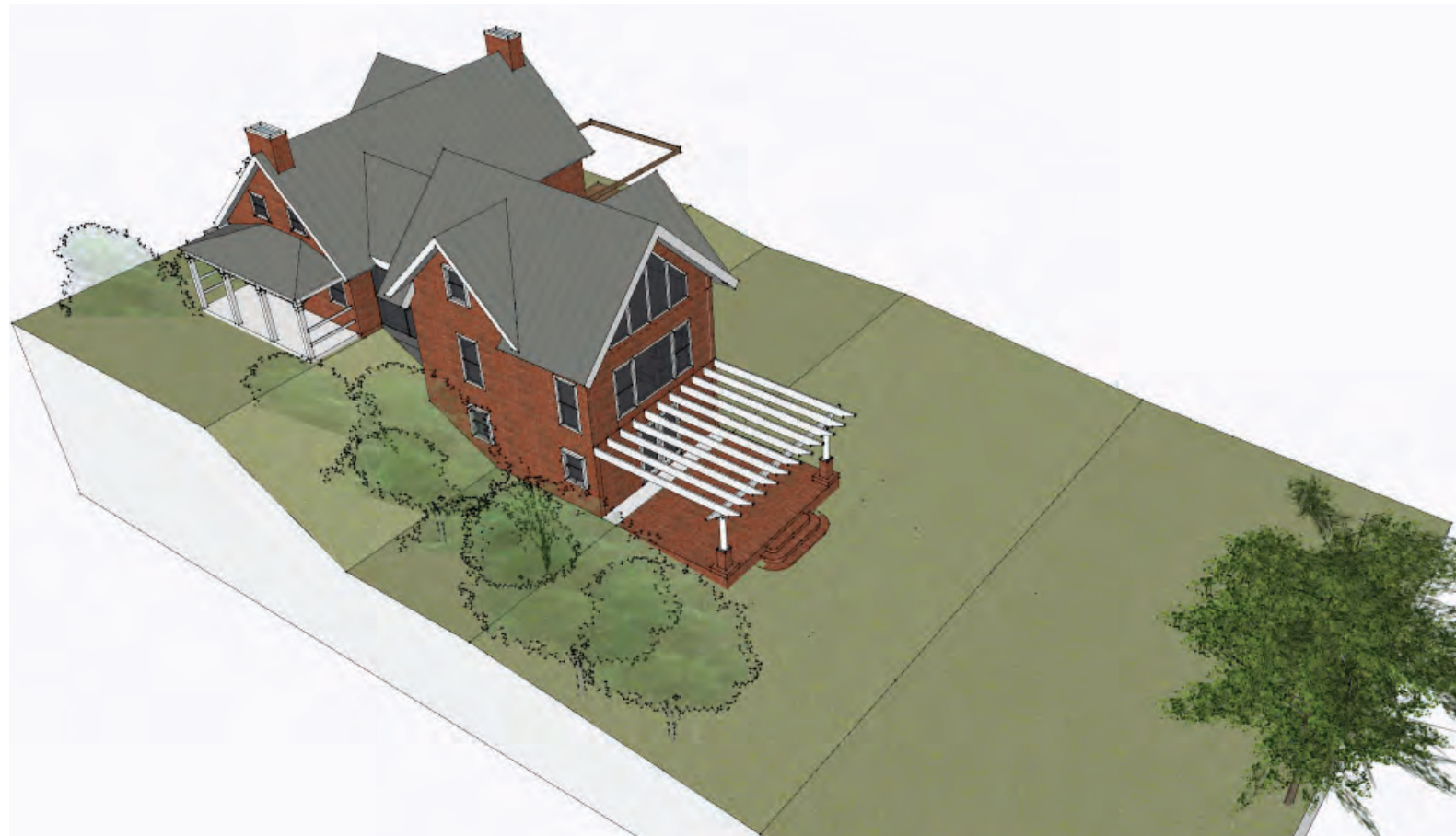




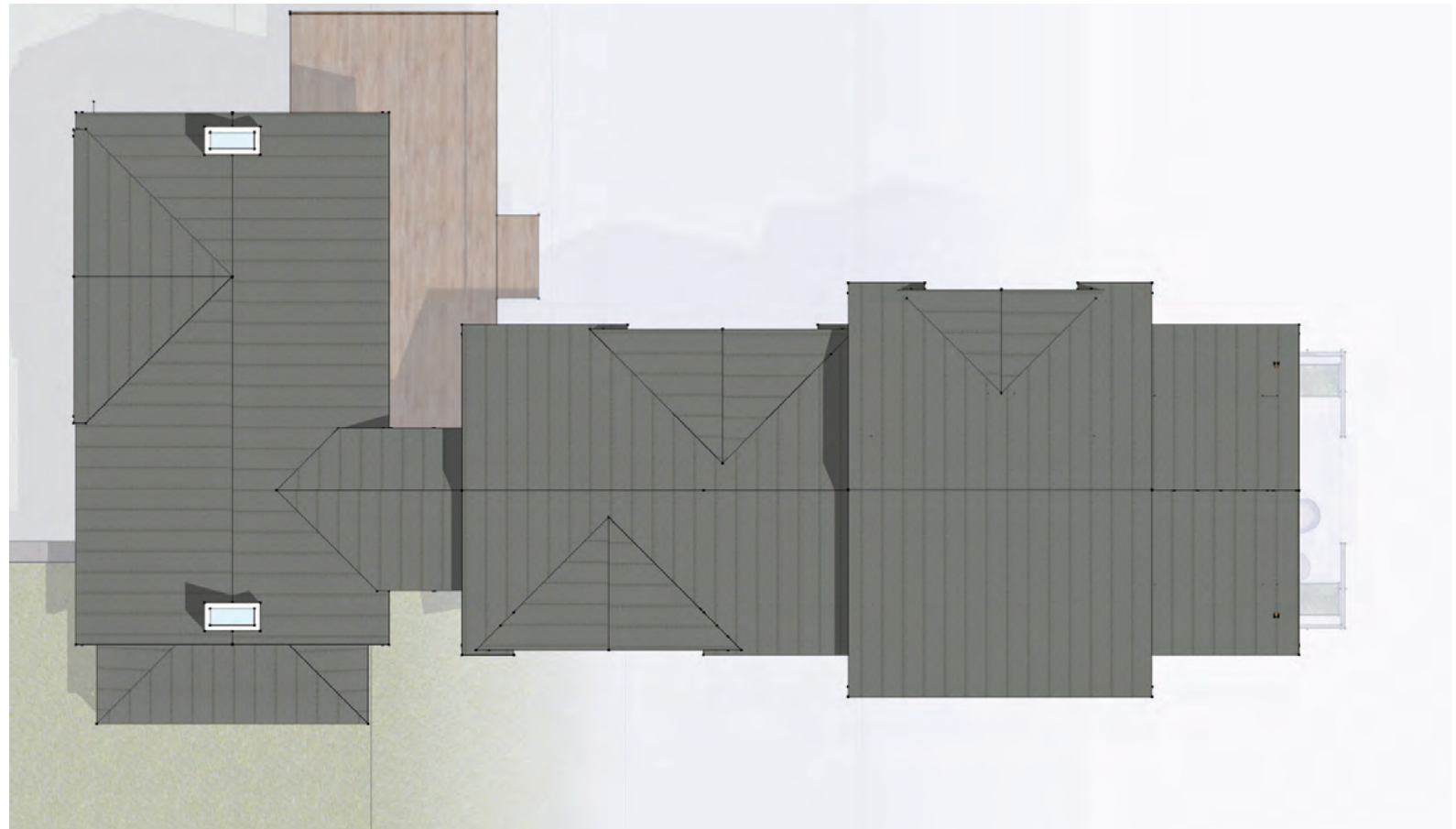
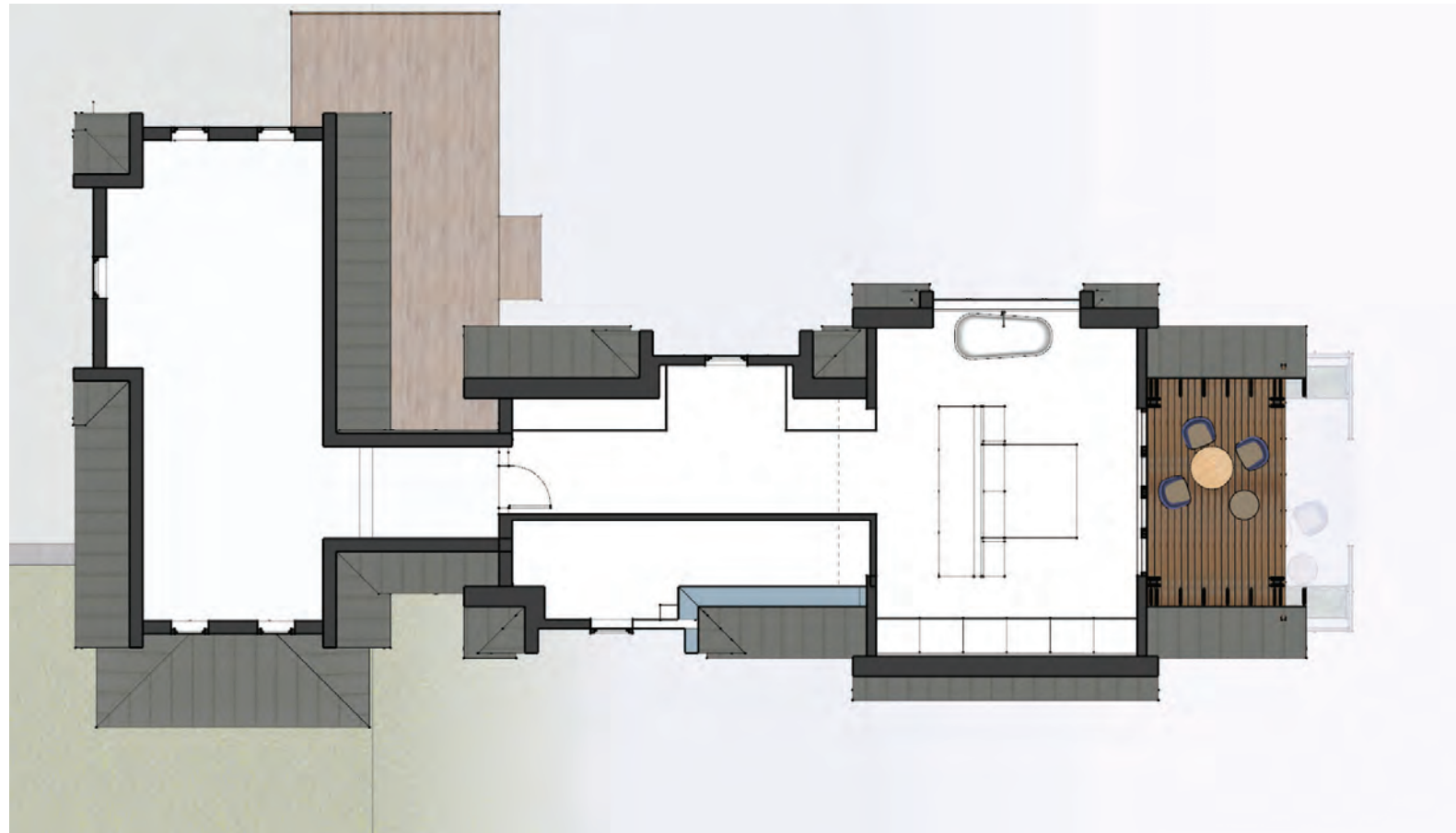
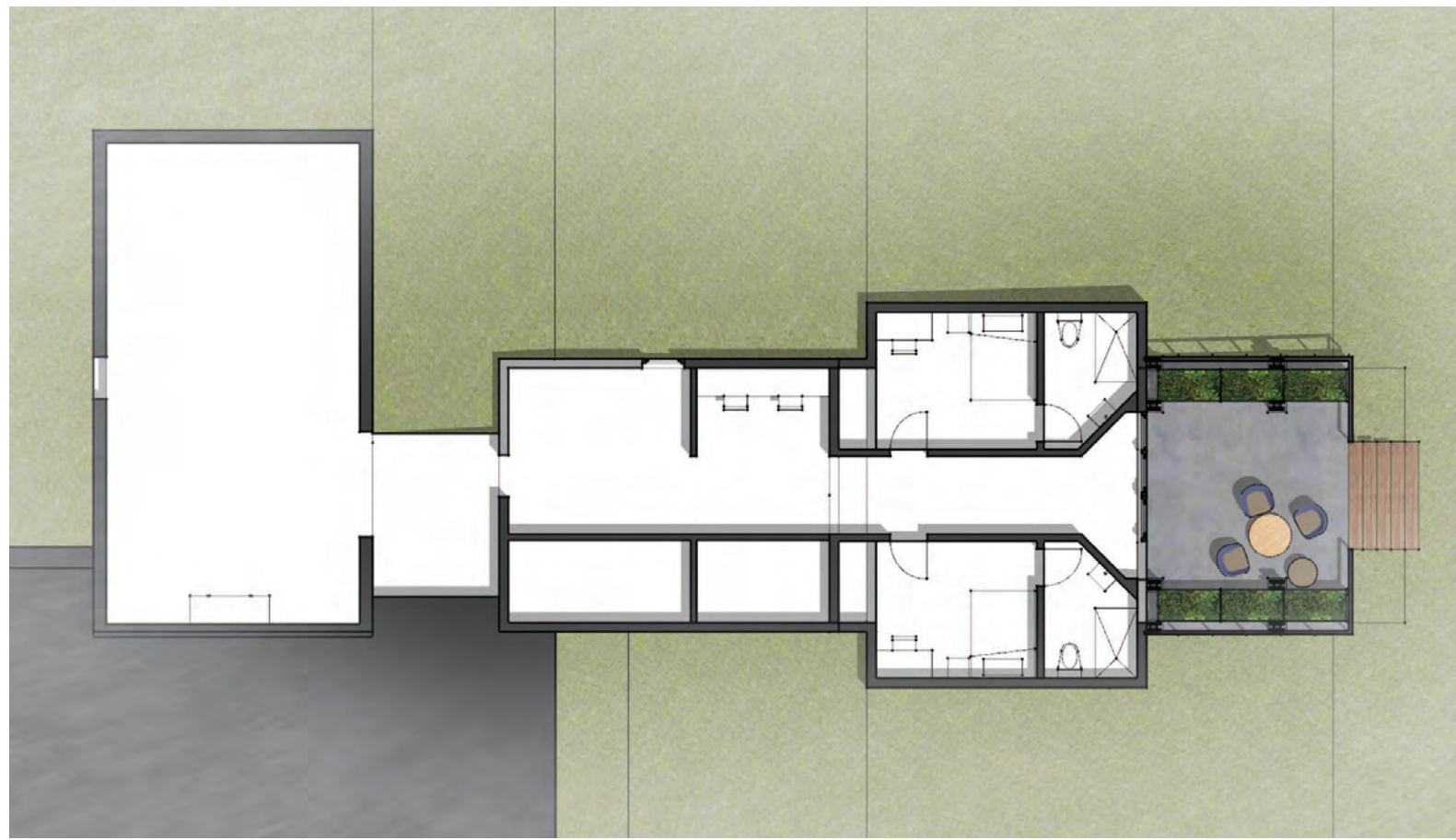
















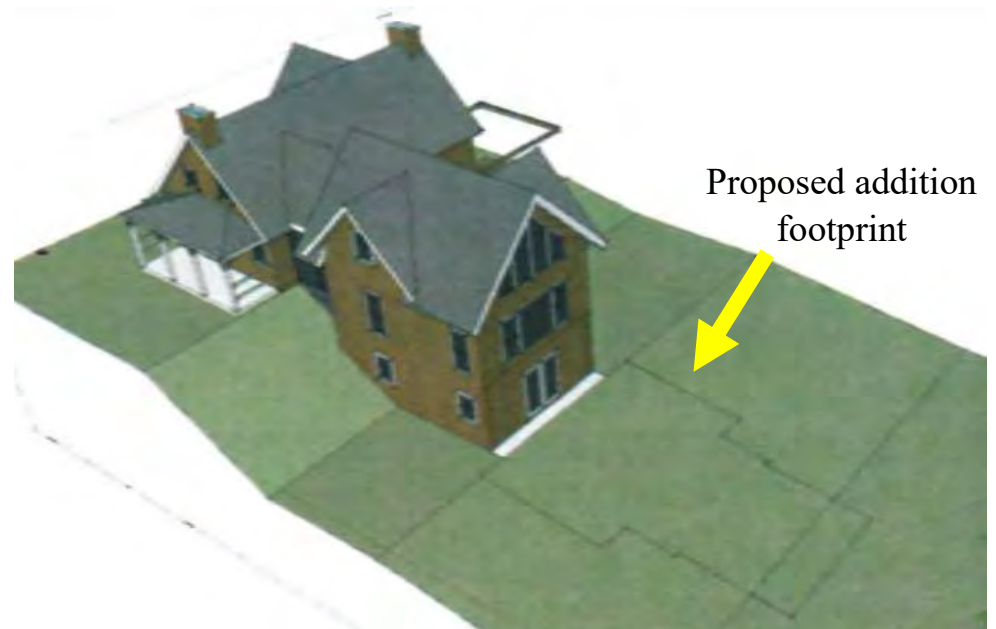
**Existing - Southeast Elevation**



**Existing - Northeast Elevation (from river)**



**Existing - South Elevation (from East Market St.)**



**Existing - Southeast Rendering**





**South Elevation - March 15, 2022**



**South Elevation - April 16, 2022**





**Southeast Elevation - March 15, 2022**



**Southeast Elevation - April 16, 2022**



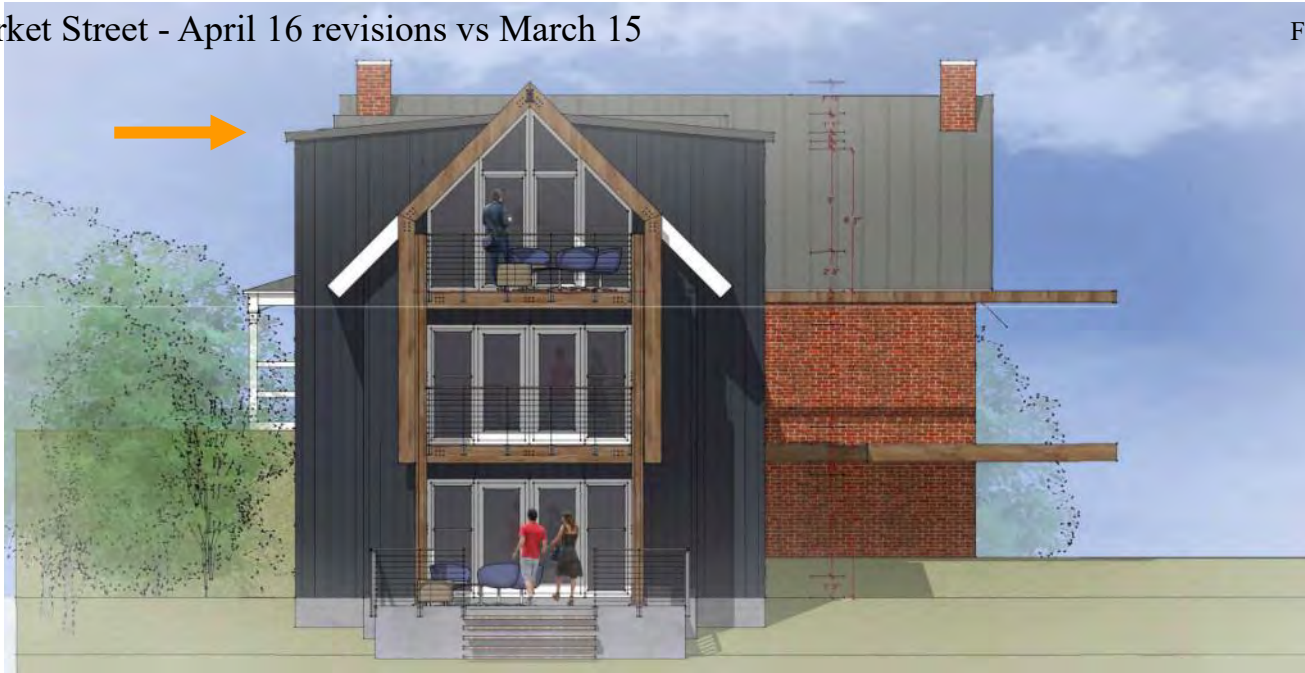


North Elevation - March 15, 2022



North Elevation - April 16, 2022





**East Elevation - March 15, 2022**



**East Elevation - April 16, 2022**



1901 East Market Street - April 16 revisions vs March 15

For Discussion Only - JBW 4/18/22



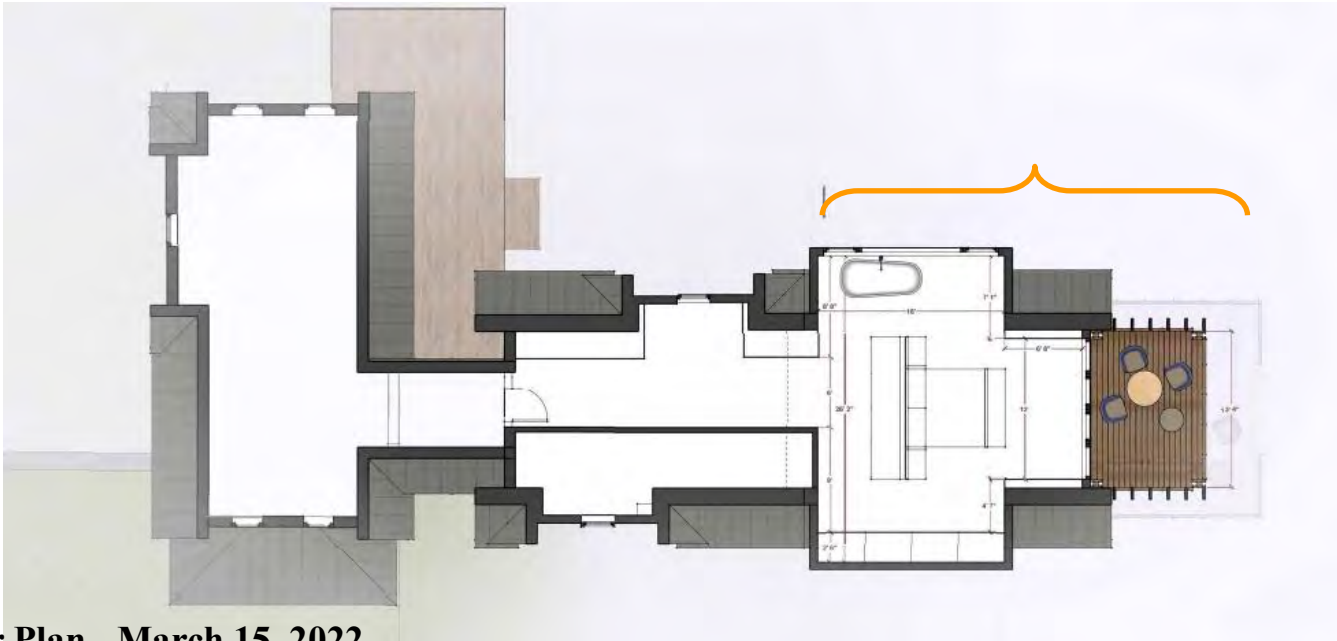
SE Rendering - March 15, 2022



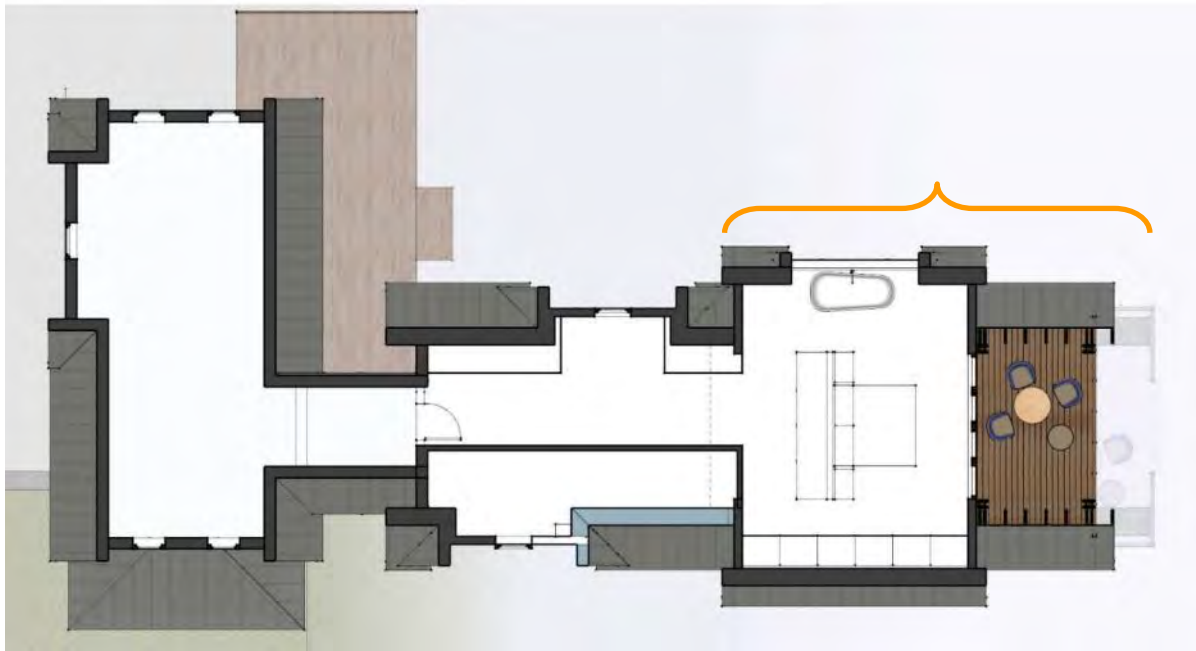
SE Rendering - April 16, 2022





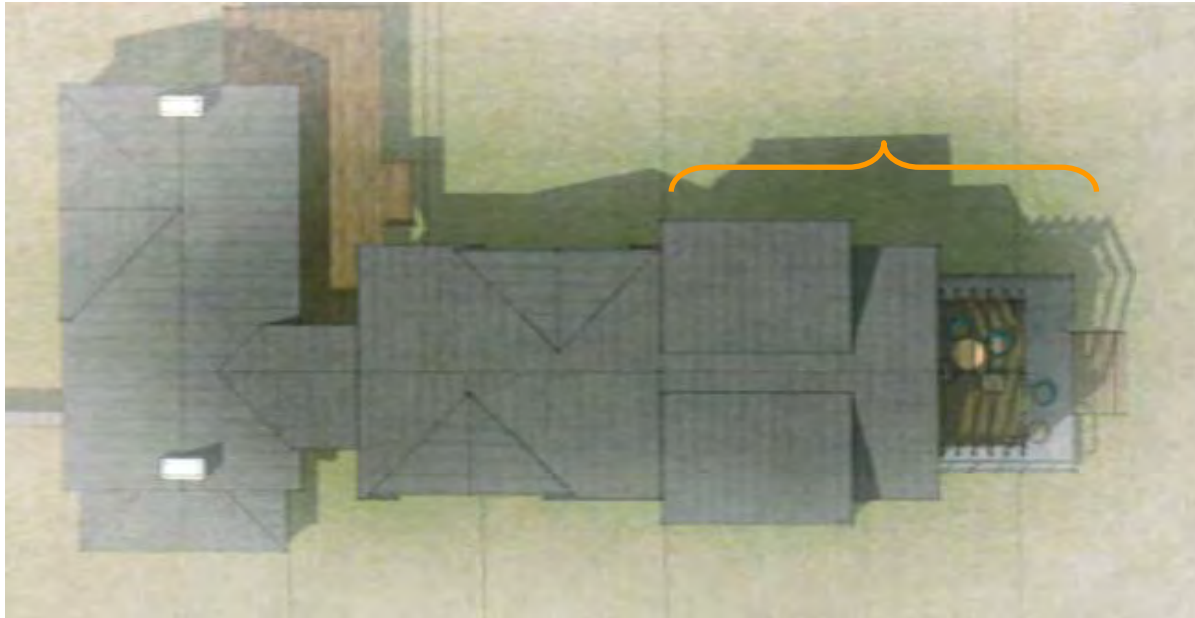


**Upper Floor Plan - March 15, 2022**

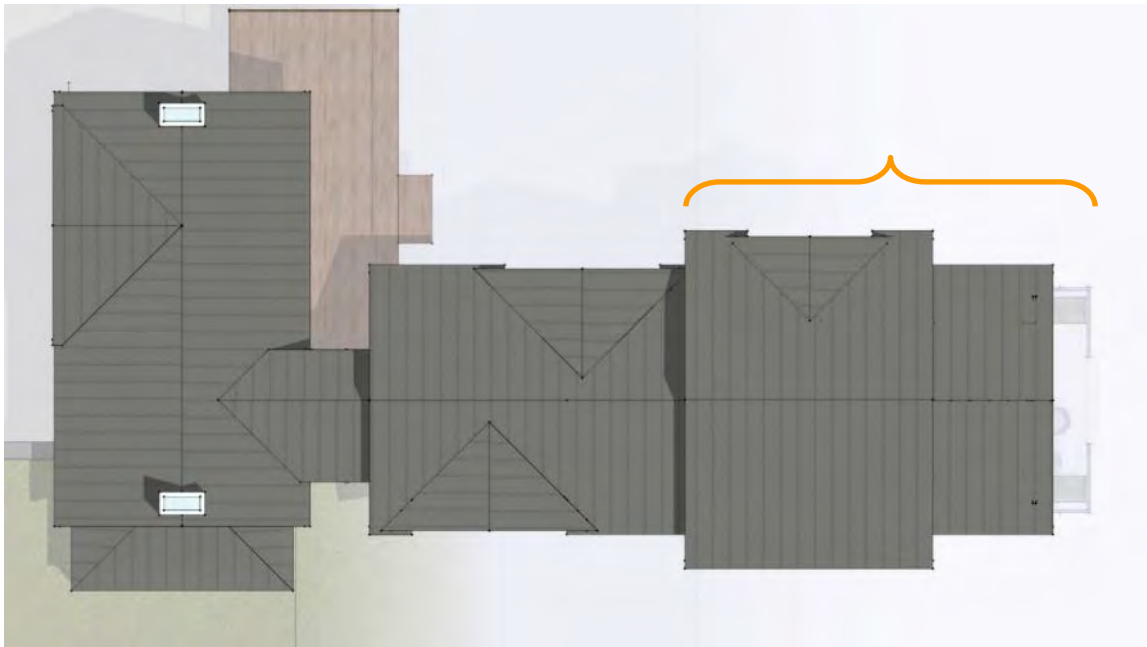


**Upper Floor Plan - April 16, 2022**





**Roof Plan - March 15, 2022**



**Roof Plan - April 16, 2022**