

## March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 12:57 PM

To: Greg Jackson <gjackmail@gmail.com>

### **Certificate of Appropriateness Application**

BAR 21-03-01

414 East Main Street, TMP 280049000

Downtown ADC District

Owner: Virginia Pacific Investments, LLC

Applicant: Greg Jackson/TOPIA design

Project: Improvements to the rear of the building

Dear Greg,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve from the staff report below:

*Tim Mohr moves to approve the consent agenda.*

*Carl Schwarz seconds motion.*

*Motion passes (9-0).*

*Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the alterations to the rear elevation at 414 East Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted, with the condition that any future exterior lighting will be dimmable, have a Color Temperature not to exceed 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.*

Please let me know if you have any further questions.

All the best,

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  
March 16, 2021**



**Certificate of Appropriateness Application**

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**Background**

*Year Built:* 1896

*District:* Downtown ADC

*Status:* Contributing

This substantial brick structure was built concurrently with the neighboring building at 410 East Main Street. The two buildings had coordinating architecture, but a 1914 fire damaged the west building (410 East Main) and its façade was subsequently rebuilt. 414 East Main Street is a three-story building is clad in pressed brick and has a wrought-iron balcony extending above the storefront. A heavy, projecting cornice on the parapet crowns the façade. The cinder-block rear addition was constructed prior to the mid-1960s.

**Prior BAR Actions**

October 2019 – BAR approved a mezzanine [rooftop] addition.

**Application**

- Submittal: TOPIA design drawings 414 E. Main St. Rear Improvements, dated February 23, 2021: Sheets 1 – 8.

CoA request for alterations to and rehabilitation of the contemporary, rear elevation.

Work to include:

- Removal of inoperable wires, cables, panels and related conduits, consolidation of remaining utility and service connections.

- At ground level, remove plywood and entry doors. Install new, commercial storefront entry and bent, metal canopy above.
- Paint exterior wall, repair trim at existing double hung windows.
- **Note:** No exterior lighting is proposed.

From the applicant’s submittal: Proposed is general improvements to the alley facade of 414 E. Main Street. The primary objective is to replace the existing lower wall and doors with a new storefront system, in bronze color. The doors serve a utility space (to west), the rear of a basement retail space (center), and an apartment (to east). Included is a new 2’ x 17’ bent metal canopy over the doors, green. The two existing operable windows will receive new aluminum casing trim that matches the storefront bronze color and material. The building will be painted a warm medium gray color. The gutter will be replaced with a box gutter, in bronze color. The three downspouts will be replaced with one on the east side, in bronze color. The electrical and communication wires and conduit will be removed, re-routed, and generally cleaned up.

**Discussion**

The design guidelines for rehabilitations at the rear of buildings begins with following: “The area behind commercial buildings is often forgotten and neglected.” The alterations proposed for this the rear of this building will improve an elevation that has very much been *forgotten and neglected*. Staff recommends approval without conditions.

**Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the alterations to the rear elevation at 414 East Main Street satisfy the BAR’s criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications/conditions...)

**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 Rehabilitations.**

#### **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.



Bibb/ Spring 1979

IDENTIFICATION	BASE DATA
Street Address: 414 E. Main St. (formerly 410)	Historic Name: Norman Building
Map and Parcel: 28-49	Date/Period: 1896
Census Track & Block: 1-125	Style: Victorian
Present Owner: Wiley's Inc.	Height to Cornice:
Address: 410 E. Main St.	Height in Stories: 3,2
Present Use: Men's Clothing Store	Present Zoning: B-4
Original Owner: Thomas T. Norman	Land Area (sq.ft.): 20.5' x 160' (3296 sq. ft.)
Original Use: Dry Goods Store?	Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

410 and 414 E. Main Street were built as a 3-storey, 3-bay duplex with Renaissance Revival details, but the facade of 410 E. Main has been significantly altered. It must have been quite a handsome building as originally conceived, but the 1½ bays that remain can only hint at its former elegance. Construction is of pressed brick laid in stretcher bond on the facade, now painted light gray with white trim. Decorated pressed tin pilasters from the original storefront remain at each end of the facade. There is a recessed entrance loggia between them with two very slender iron Corinthianesque columnettes, probably also original, supporting a plain frieze. A balcony with wrought iron balustrade, supported on scroll brackets, extends across the facade above the storefront. The original facade, of which 1½ bays remain, had brick piers at each end and between the bays, with a pair of windows in each bay. The facade is now sliced off quite abruptly at the western end. Windows at the second level are double-sash, 1-over-1 light, with individual rusticated stone sills and a single cornice on consoles for each bay. Windows at the third level are circular-headed, double-sash, 1-over-1 light, with rusticated stone sills and moulded round arches springing from hyphens that extend between the piers. A heavy projecting cornice on the parapet crowns the facade. It has egg-&-dart moulding, shaped modillions decorated with acanthus leaves, a paneled frieze, and plain metal cornice stops. The third storey extends only a short distance back. Both sections have shed roofs covered with tar-&-gravel sloping to the rear. There is a 2-storey cinderblock rear addition.

## HISTORICAL DESCRIPTION

James M. Smith purchased the site of 410-414 E. Main Street in 1866 (ACDB 63-263) and enlarged and altered the house on the site. Alexander described it in 1874 as a "fanciful wooden building with circular headings" and urged him to replace his "inflammable tinderbox". Smith and Thomas T. Norman conducted there a "large dry goods, grocery, and provision establishment". Norman purchased a half interest in the property in 1880 (ACDB 76-435), and after Smith's death, he acquired full ownership c. 1891. In 1896 he replaced the old building with the substantial brick structure that Alexander had recommended. He apparently ~~removed~~ <sup>cut out</sup> the eastern store room and conducted his business from the western one. Norman died in 1911, and in the ~~division of his estate~~ <sup>will</sup> in 1913, this eastern half of the building (414 E. Main St.) was awarded to his niece Norman S. Davis (City DB 25-415). In 1914 a fire which totally destroyed the Keller Building at 403 E. Main St. damaged this building as well. Mrs. Davis repaired the damage immediately, leaving the original facade of her half of the building intact. It was occupied at that time by T. J. Wills & Co., a grocery store. The western half of the building (410 E. Main) suffered greater damage in the fire, and its facade was rebuilt. In 1919 G. F. Spitzer and N. F. Mann bought 414 E. Main St. and expanded The White Store Market from 410 E. Main St. (DB 34-225). J. D. Via, M. H. Cason, and E. W. Miller owned 414 E. Main from 1928 until Hollis Rinehart and J. Dean Tilman, Sr. **GRAPHICS** purchased it in 1935 (DB 58-481, 85-489). Coleman's Jefferson Shop has occupied the building since the late 1930's. The present owner purchased it in 1964 (DB 259-245). Additional ~~See~~ References: ACDB 76-435, 88-439; City DB 22-475, 52-181, 193-289, 259-239; City WB 9-66.

CONDITIONS	SOURCES
Good	City/County Records A. Clayton Coleman Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Map Co. - 1896, 1907, 1920, 1969 Charlottesville City Directories
	Gordon E. Wiley, Jr. Barbara Wiley Shirley



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. \_\_\_\_\_  
Negative no(s). \_\_\_\_\_

## SURVEY FORM

Historic name \_\_\_\_\_ Common name COLEMAN'S JEFFERSON SHOP  
County/Town/City ALBEMARLE/CHARLOTTESVILLE  
Street address or route number 414 E. MAIN STREET

USGS Quad CHARLOTTESVILLE EAST, VIRGINIA Date or period \_\_\_\_\_  
Original owner \_\_\_\_\_ Architect/builder/craftsmen \_\_\_\_\_  
Original use \_\_\_\_\_  
Present owner \_\_\_\_\_ Source of name \_\_\_\_\_  
Present owner address \_\_\_\_\_ Source of date \_\_\_\_\_  
Present use \_\_\_\_\_ Stories \_\_\_\_\_  
Acreage \_\_\_\_\_ Foundation and wall const'n \_\_\_\_\_  
Roof type \_\_\_\_\_

State condition of structure and environs GOOD

State potential threats to structure \_\_\_\_\_  
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.)

Bracketed windowheads

BRICK (STRETCHER BOND); 3 STORIES, 3 BAYS; ENTRANCE IN CENTER BAY - RECESSED; ITALIANATE. c. 1890. FRONT STORY - PLATE GLASS WINDOWS. SECOND AND THIRD STORY - 1/2 SASH WITH STONE SILLS. OVER SECOND STORY WINDOWS: SMALL PIECE OF SIMPLE ENTABLATURE SUPPORTED BY SMALL BRACKETS, THIRD STORY WINDOWS ROUND HEADED WITH ARCHED ITALIANATE SURROUNDS. PRESSED TIN FULL ENTABLATURE AT CORNICE LINE: MODILLIONS, EGG-AND-DART IN CYMA, RECESSED PANELS IN THE FRIEZE; FIRST STORY HAS CAST IRON ENFRAMEMENT: DECORATED SQUARE CORNER SUPPORTS, <sup>ATTENUATED</sup> ~~SKINNY~~ FREESTANDING COLUMNS

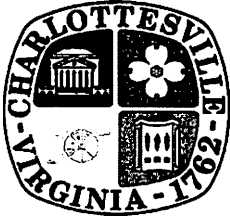
Interior inspected? \_\_\_\_\_

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

WITH CAPS, AND ORNAMENTAL BALCONY SUPPORTED BY BRACKETS WITH FILIGREE WORK. UNUSUAL PROPORTIONS; PILASTERS SEPARATE SECOND AND THIRD BAY;



PERPLEXING FENESTRATION CORRESPONDENCE WITH WILEY'S (NO 2 - EAST) 410 E. MAIN



# 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 Virginia Pacific Investments Applicant Name Greg Jackson  
Project Name/Description 414 E. Main Rear Facade Parcel Number 280049000  
Project Property Address 414 E. Main (rear facade)

**Applicant Information** Gregg Jackson/Topic Design  
Address: 824 B Hinton Ave  
Charlottesville, Va. 22902  
Email: gjackson1@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434-825-3263

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

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

**Property Owner Information (if not applicant)**  
Virginia Pacific Investments  
Address: 2088 Union Street, Suite 1  
Email: allen.e.alimovl.com  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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

**Property Owner Permission (if not applicant)**  
I have read this application and hereby give my consent to its submission.

Allen M. Cadogan 2/23/2022  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Allen M. Cadogan  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): rear facade improvements

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

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

**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](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

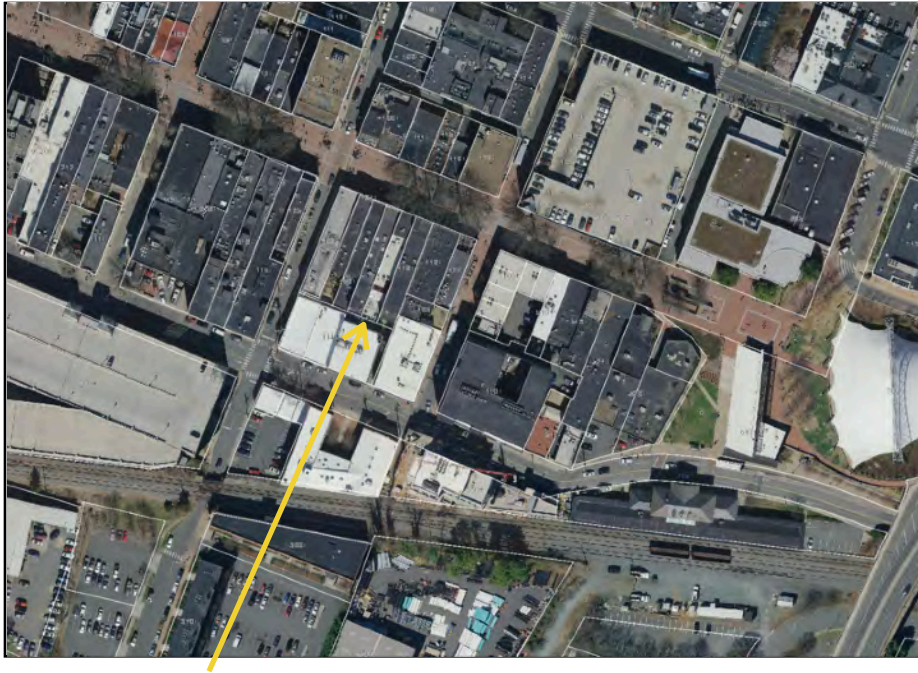
**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

**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.





**PROJECT BRIEF - ALLEY FACADE**

Proposed is general improvements to the alley facade of 414 E. Main Street. The primary objective is to replace the existing lower wall and doors with a new storefront system, in bronze color. The doors serve a utility space (to west), the rear of a basement retail space (center), and an apartment (to east). Included is a new 2' x 17' bent metal canopy over the doors, green.

The two existing operable windows will receive new aluminum casing trim that matches the storefront bronze color and material. The building will be painted a warm medium gray color. The gutter will be replaced with a box gutter, in bronze color. The three downspouts will be replaced with one on the east side, in bronze color. The electrical and communication wires and conduit will be removed, re-routed, and generally cleaned up.



414 E. MAIN ST. REAR	IMPROVEMENTS	INTRODUCTION	TOPIA design	02.23.2021	1/8
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VIEW EAST FROM 4TH STRET NW



VIEW EAST DOWN ALLEY



VIEW EAST DOWN ALLEY



VIEW EAST AT FACADE

414 E. MAIN ST. REAR	NEW CANOPY	<b>CONTEXT</b>	TOPIA design	02.23.2021	2/8
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VIEW EAST PAST FACADE



VIEW NORTHWEST AT FACADE



VIEW WEST DOWN ALLEY



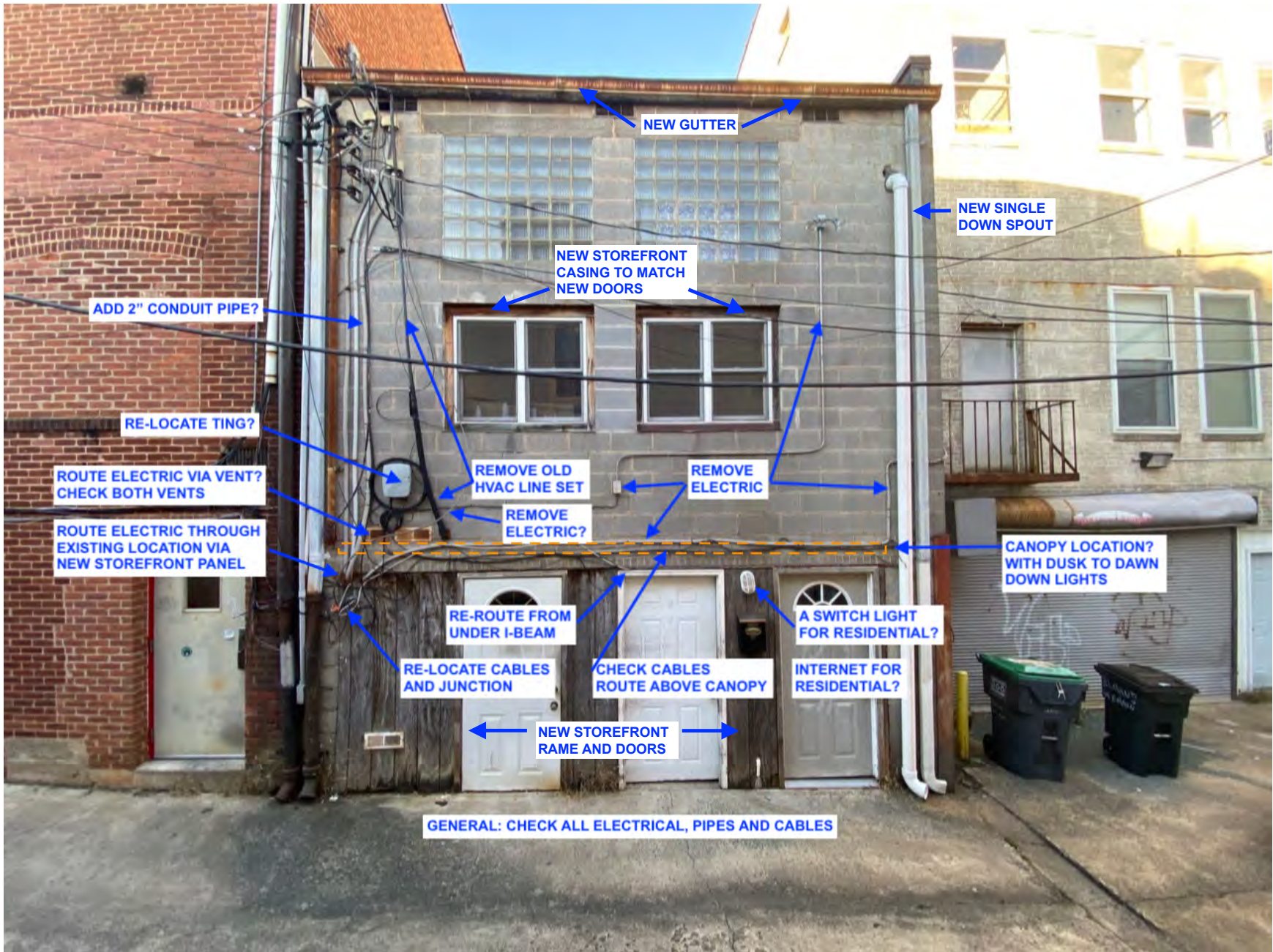
VIEW NORTH INTO A COURTYARD

414 E. MAIN ST. REAR	NEW CANOPY	<b>CONTEXT</b>	TOPIA design	02.23.2021	3/8
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SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	<b>EXISTING</b>	TOPIA design	02.23.2021	4/8
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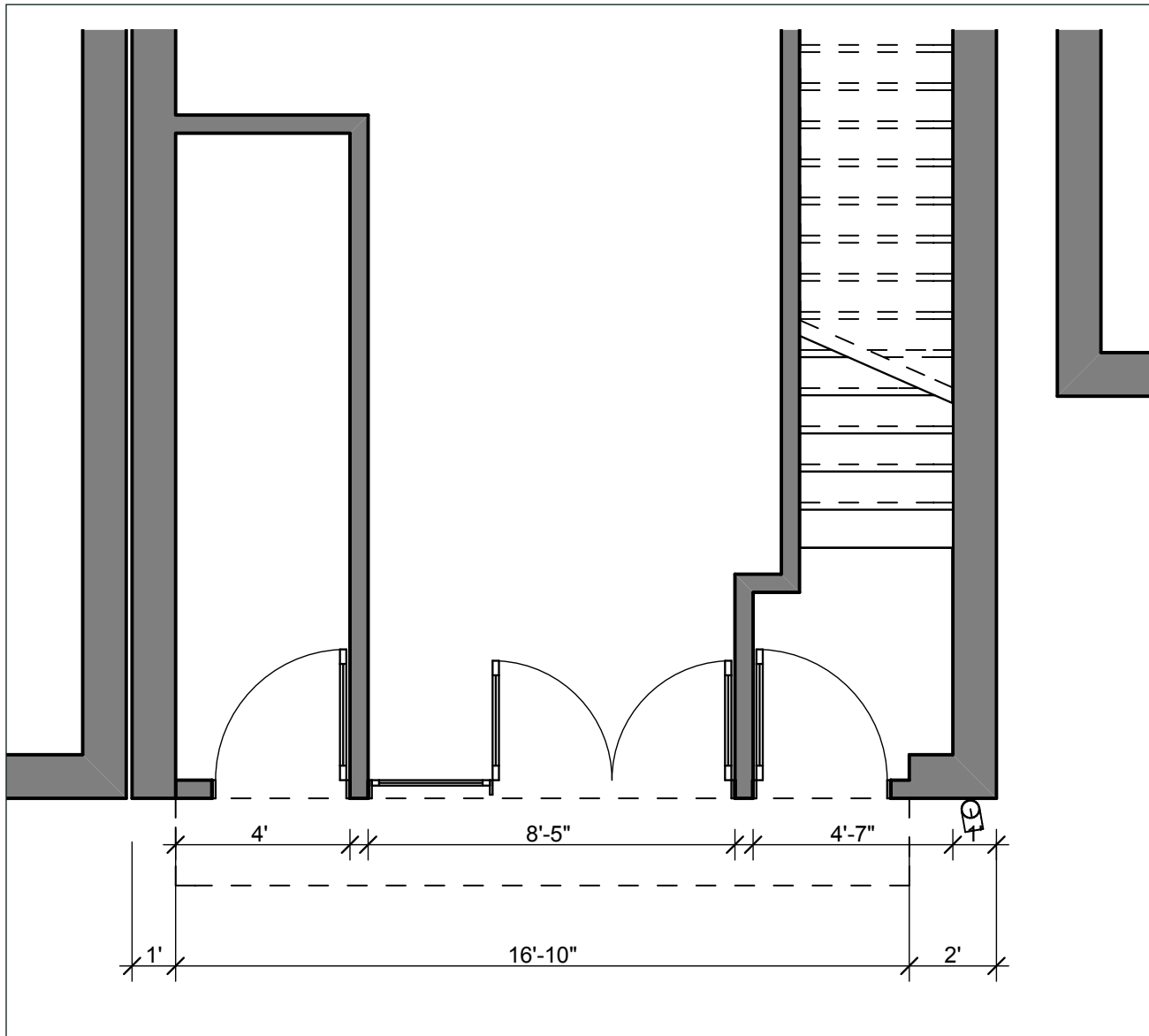
SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	<b>EXISTING/PROPOSED</b>	TOPIA design	02.23.2021	5/8
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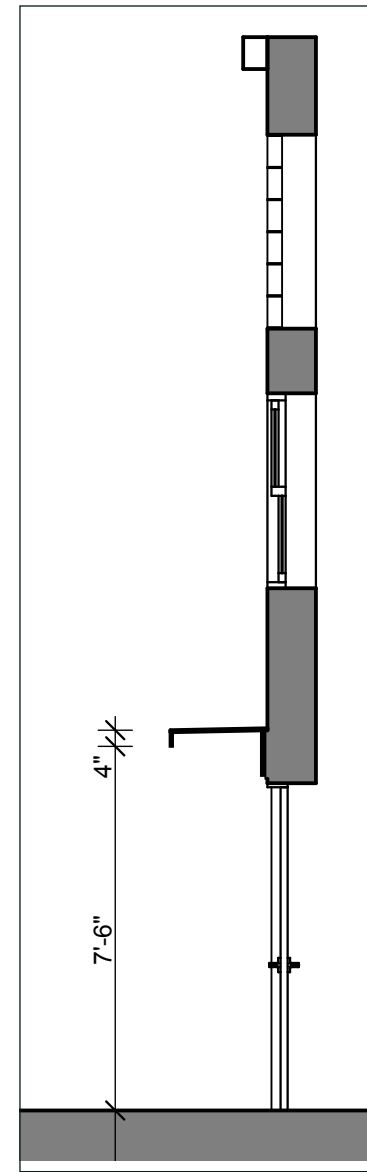


SOUTH FACADE

414 E. MAIN ST. REAR	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	6/8
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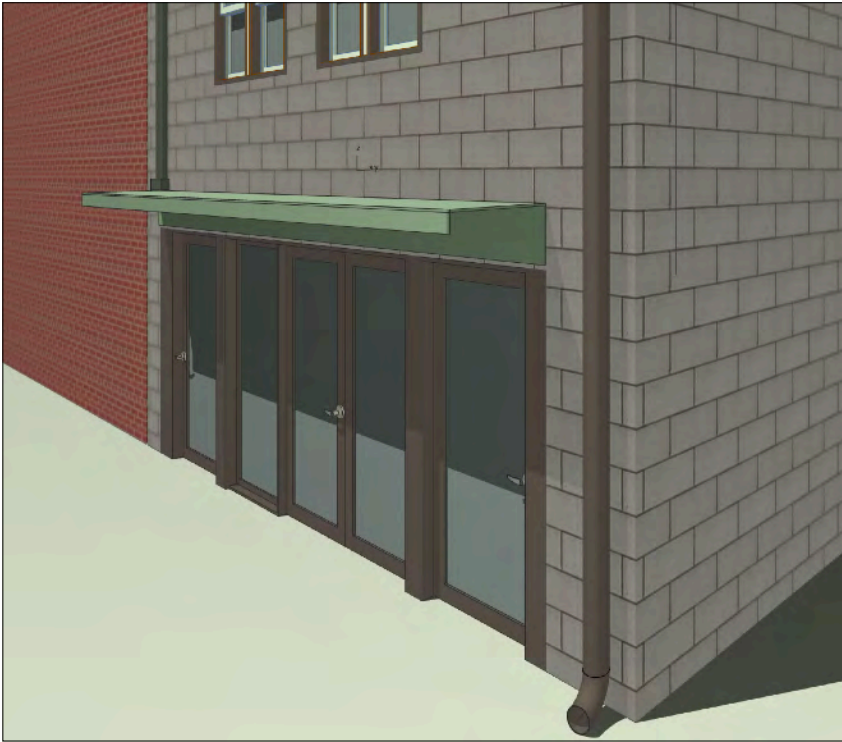


FLOOR PLAN



SECTION

414 E. MAIN ST. REAR	NEW CANOPY	<b>PROPOSED</b>	TOPIA design	02.23.2021	7/8
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AWNING- BENT METAL, BOLT TO WALL



CANOPY- EXAMPLE, BOLT TO WALL AND CABLES



BLOCK WALL



METAL AWNING



ALUMINUM STOREFRONT, TRIM, GUTTER, DOWNSPOUT, LEADER HEAD

414 E. MAIN ST. REAR	NEW CANOPY	<b>COLORS</b>	TOPIA design	02.23.2021	8/8
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