

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, August 17, 2022 3:23 PM
To: Jeff Dreyfus
Cc: Werner, Jeffrey B
Subject: 08/16 BAR Decision

Certificate of Appropriateness

BAR 22-08-03

210 West Market Street, TMP 330271000

Downtown ADC District (contributing property)

Owner: McSwain Properties LLC

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects/ Heirloom Development, LLC

Project: Building demolition

Dear Jeff,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 16, 2022. The following action was taken:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210 West Market Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

Staff approval of the demolition permit [when that application is submitted] is contingent upon:

- Applicant providing for the BAR record documentation of the existing building. In addition to the photos provided, documentation will include dimensioned floor plans and elevations.*
- An approved building permit for construction of the new building.*

Jody Lahendro moves. Motion passed (6-0).

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

<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=hj7mc0xagcmr9b89p3k1>.

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)

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
August 16, 2022**



Certificate of Appropriateness Application

BAR 22-08-03

210 West Market Street, TMP 330271000

Downtown ADC District (contributing property)

Owner: McSwain Properties LLC

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects/ Heirloom Development, LLC

Project: Building demolition



Background

Year Built: c1935 as service station, renovated c1965

District: Downtown ADC District

Status: Contributing (Note: By code, all structures in the Downtown ADC are designated as contributing, regardless of year built or historic significance.)

Cinder block with white metal veneer panels and blue accent band (panels removed after 1980). Single story, flat roof, three bays; original service bays in west section likely closed. Fixed glass storefront; entrance in east bay.

Staff research indicates the west wing (parallel to Market Street) was constructed c1935 as a four bay, single story, cinder block service station, possibly with applied exterior tiles [per the c1960s Sanborn Maps]. As early as 1886 and until the early 1930s, there was one and then three small, single-story, framed dwellings. The 1936 City Directory lists at the site a service station owned by Thomas Miller. By the 1951 it is Sam's Gulf Service Station. The 1937 aerial photo appears to show the service station, but the image is poor. It is clearly visible in the 1957 photo. The angled, east wing is not shown in the c1960s Sanborn Maps, but visible in the 1967 photo, suggesting when it was constructed. By the 1970s, if not prior, the structure was occupied by Brown's Lock and Safe. (See images and maps in Appendix.)

Prior BAR Actions:

n/a

Application

- Applicant submittal: Bushman Dreyfus submittal dated July 20, 2022: CoA application, narrative, photographs, and site plan. (10 pages)

Request for the demolition of existing commercial building.

From applicant's submittal:

210 West Market Street presents an opportunity for the City to further its stated goals for the Downtown Mixed-Use Corridor of increased commerce and additional housing in the entertainment and employment center of our town. Looking at the current and future expansion of Charlottesville, the BAR must identify opportunities for accommodating growth in ways that are sensitive to our historic urban fabric by protecting important structures in our cultural and urban development while recognizing that some old buildings must be allowed to be taken down to make way for the future. With that in mind, the BAR approved demolition of the neighboring structure at 218 West Market Street in 2019. Approval to demolish 210 West Market Street would be consistent with the BAR's previous action, serving the long-term greater good to the City by making way for increased density on the site, rather than maintaining the existing structure with its suburban model of parking between the street and the building

Discussion and Recommendations

Per a review of the standards for considering demolitions (Code Sec. 34-278) and the Review Criteria for Demolition in the Design Guidelines (see below), staff concurs with the applicant's comments, generally, and finds no compelling argument to deny the requested demolition.

Should the BAR approve the request, staff suggests the following conditions of approval:

- Staff approval of the demolition permit [when that application is submitted] is contingent upon:
 1. Applicant providing for the BAR record documentation of the existing building. [In addition to the photos provided, documentation will include dimensioned floor plans and elevations. Similar to documentation provided for 1532 Virginia Ave, January 2019.]
 2. An approved building permit for construction of the new building.

Or, in lieu of item 2:

- BAR approval of proposed site treatment following demolition and prior to site redevelopment. Unless other criteria of the ADC District Design Guidelines prevail, BAR will apply Chapter 2. Site Design.

Staff also suggests the BAR consider as either a condition or a recommendation that the redevelopment of the site incorporate stone elements that reflect the stone foundation wall at the south elevation. See staff comments below under Sec. 34-278(d).

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210 West Market Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR [approves the application as submitted].

Or [...approves the application as submitted with the following conditions:] ...

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210 West Market Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and 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 Demolitions:

Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;

Applicant comment: The age of the structure is unclear. As noted above, the National Register Nomination notes it as "Ca. 1955". The City's tax assessment records note the year built as 1920.

Staff comment: (See Background) Staff has determined the west wing was constructed c1935 as a single-story service station. The east wing was constructed c1965.

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

Applicant comment: The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

Staff comment: Concur with applicant. See VDHR #104-0072, <https://www.dhr.virginia.gov/historic-registers/104-0072/>

- (3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

Applicant comment: No known associations.

Staff comment: Concur with applicant.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Applicant comment: No such characteristics are attributed to this building.

Staff comment: Concur with applicant.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Applicant comment: The building and its stucco facade could be readily reproduced with today's materials and techniques.

Staff comment: Concur with applicant.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

Applicant comment: The NRHP nomination does not note any distinguishing characteristics, qualities, features or materials. Since the NRHP listing, the exterior white metal panels have been removed.

Staff comment: Concur with applicant.

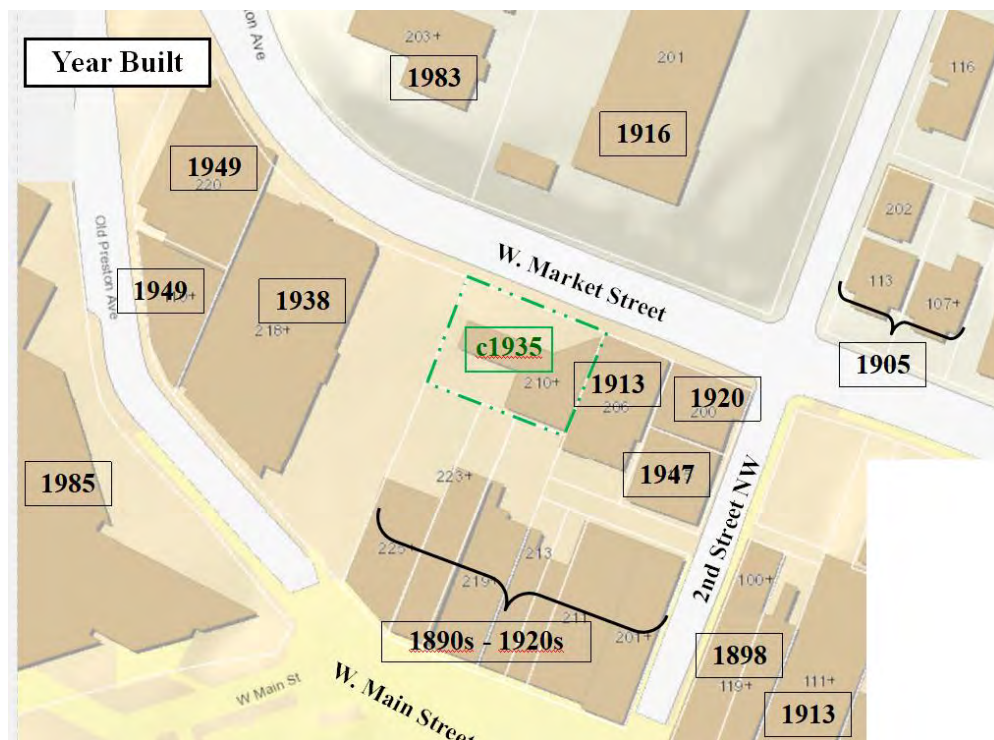
(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

Applicant comment: The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

Staff comment: The c1935 gas station corresponds to a local construction boom of service stations and dealerships: 1920s to 1950s. However, unlike West Main Street and Preston Avenue, this building is not within or associated with a concentration of similar buildings. The extant auto-related buildings from this period include the following:

- 1001 W. Main St (1920)
- 2115 Jefferson Park Ave (1920)
- 824 Preston Ave (1934)
- 200 W. Water St (1935)
- 1214 E. High St (1939)
- 1221 E. Market St (1935)
- 500 Monticello Rd (1940)
- 416-418 W. Main St (1941)
- 408 Monticello Rd (1945)

The building's construction and evolution reflect the commercial development of this block; however, it is not linked historically or aesthetically to the surrounding structures.



(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

Applicant comment: A structural study has not been completed.

Staff comment: The current use of the building and the photos provided by the applicant suggest the structure is not unstable or in poor condition. Demolition is requested to facilitate redevelopment of the site.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.

Applicant comment: The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escape restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site

Staff comment: Proposal is to raze the entire structure; no elements, features or materials will be retained. Staff concurs with the applicant that the building and site are not historically, architecturally, or culturally significant. However, the stone foundation wall (south elevation) reflects the use of similar stone nearby--images below.

South elevation of 210 West Market Street



Old Preston Avenue



1st Street and Market Street: Market Street Park



3rd Street NE and Market Street



Pertinent design guidelines re: Demolitions

Link: [Chapter 7 Moving and Demolition](#)

A. Introduction

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled to a Certificate of Appropriateness that permits the demolition of the structure.

B. Demolition of Historic Structures

Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278.

Staff comment: See comments under *Standards for considering demolitions*.

2) The public necessity of the proposed demolition.

Staff comment: Demolition is not a public necessity; the building has not been condemned or deemed unsafe. However, in considering the request, the BAR might weigh the public benefit of the site's redevelopment.

3) The public purpose or interest in land or buildings to be protected.

Staff comment: See comments under *Standards for considering demolitions*, item a.

4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

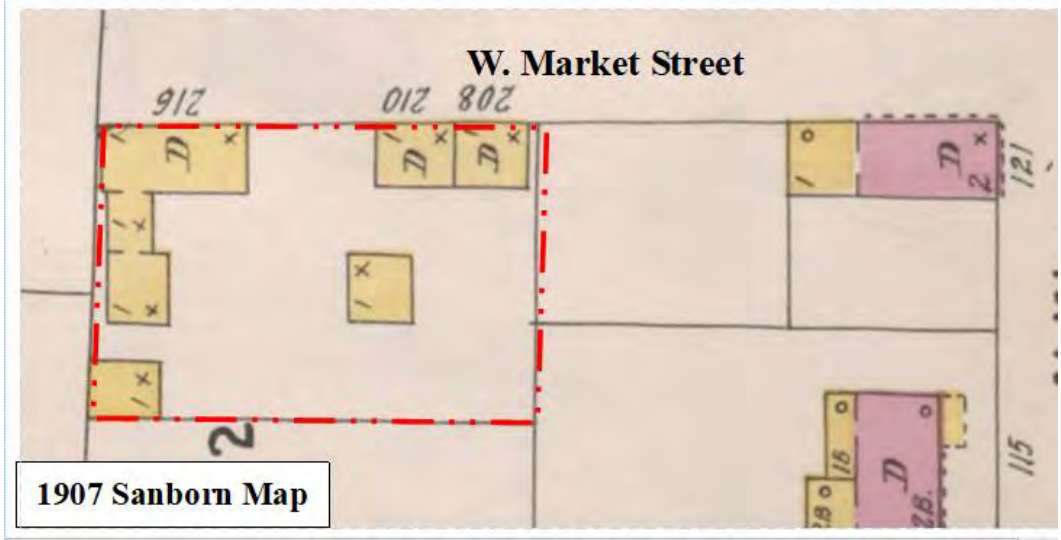
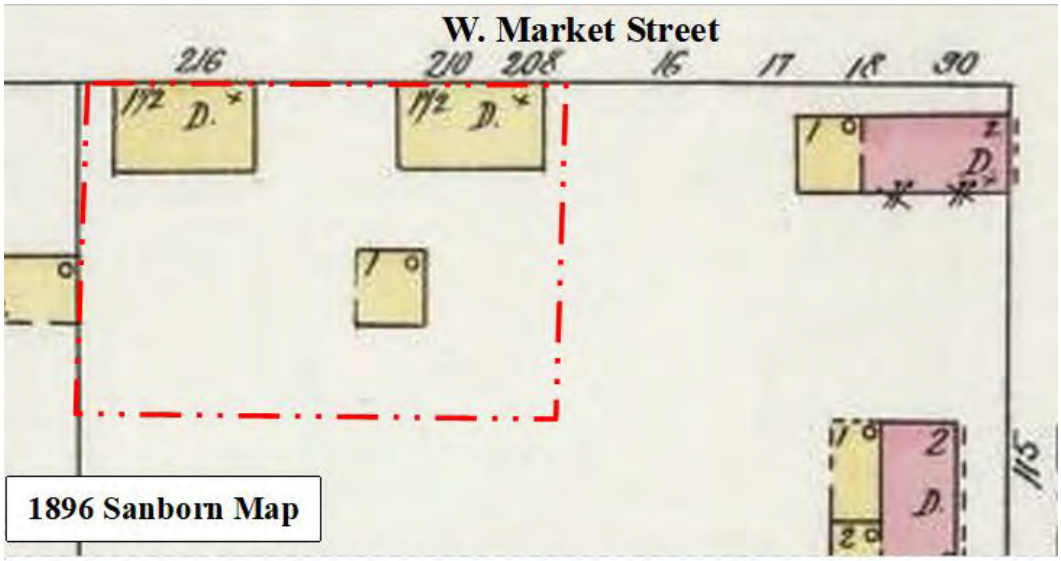
Staff comment: See comments under *Standards for considering demolitions*, item c

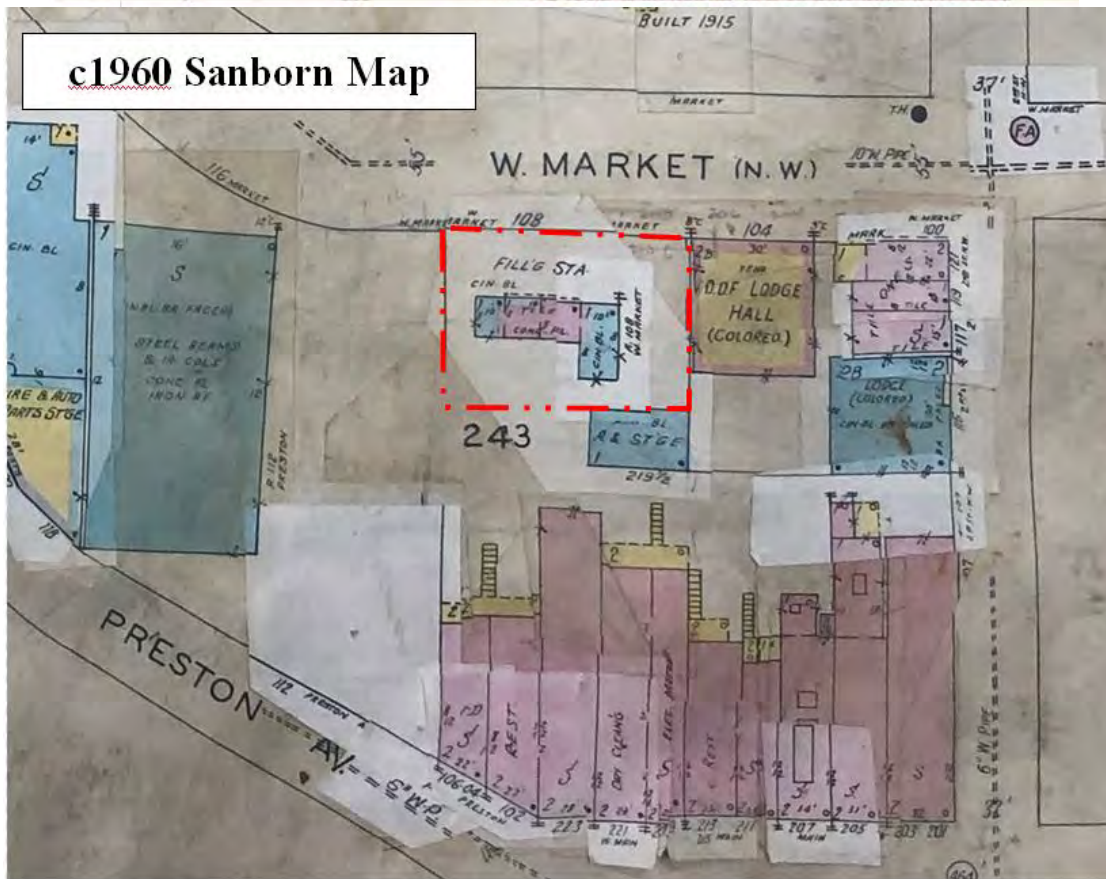
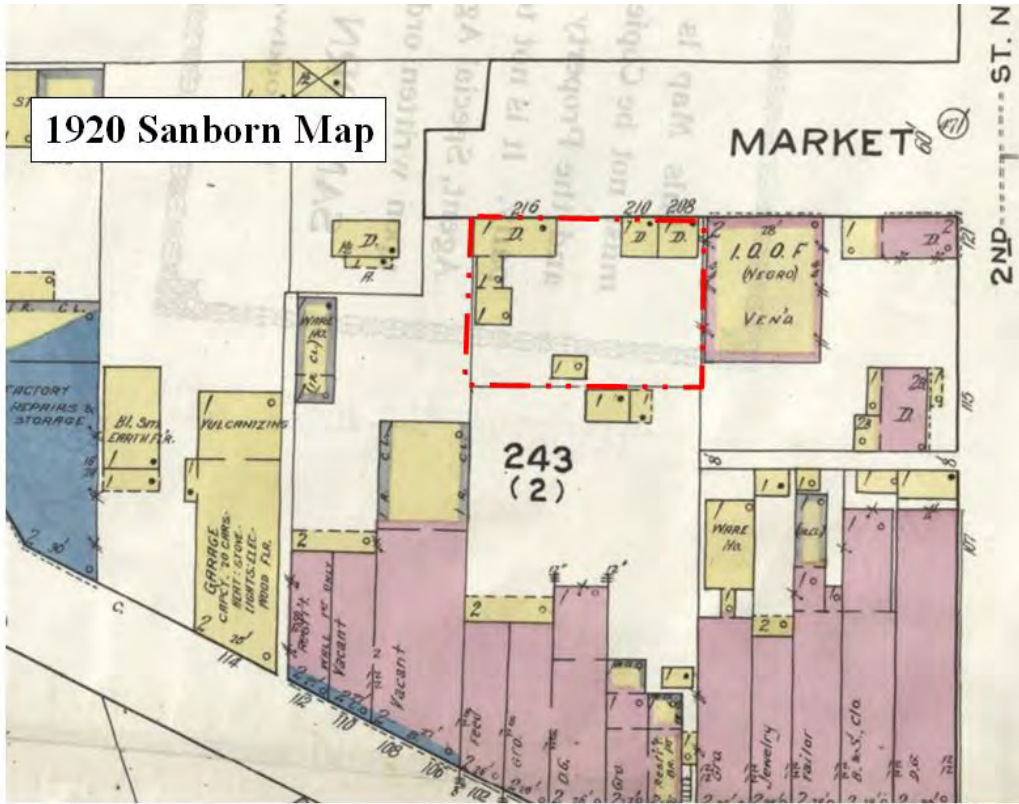
Guidelines for Demolition

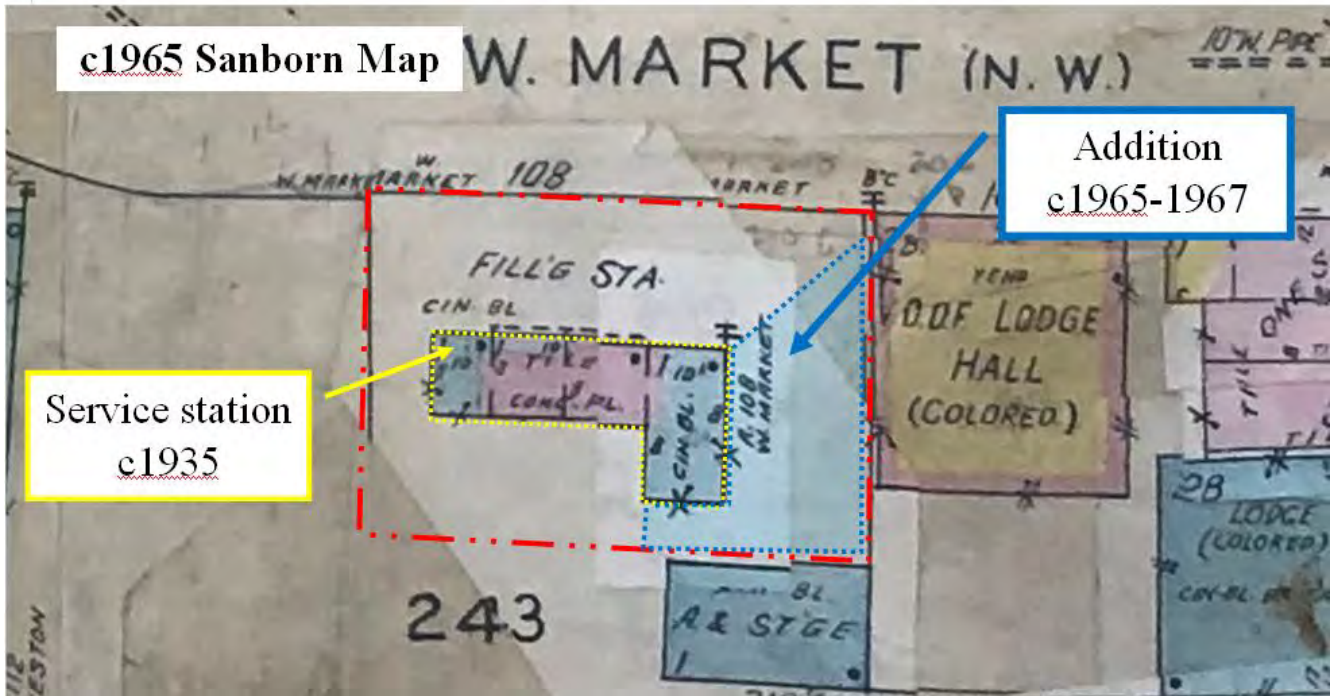
- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Appendix









U.S., City Directories, 1822-1995
 Virginia > Charlottesville > 1929 > Charlottesville, Virginia, City Directory

MARKET, W—West from 1st,
 first north of Main
 — Christian Church

101 Vacant
 105 Porter Anna V
 109 Pappas Wm
 113 Marshall Wm H
 114 Cornell Joseph C

1929 2d intersects

206 Odd Fellows' Hall (c)
 208 Martin Ida (c)
 210 Brown Mary (c)
 216 Thompson Frances (c)
 224 Thompson Frank (c)

U.S., City Directories, 1822-1995
 Charlottesville > 1934 > Charlottesville, Virginia, City Directory

MARKET W—West from 1st,
 1 n of Main
 — Christian Ch

101 Marshall Leon N
 105 Porter Anna V
 109 Pappas Wm
 113 Velle Nicholas
 114 Lamb Lelia Mrs

1934 2d intersects

206 Odd Fellows' Hall (c)
 208-10 Vacant

U.S., City Directories, 1822-1995
 Charlottesville > 1936 > Charlottesville, Virginia, City Directory

— Woolen Mills Sch

MARKET W—West from 1st, 1
 north of Main
 sw cor Christian Church

105 Porter Anna V
 109 Pappas Wm
 113 Velle Nicholas

1936 2d intersects

206 Odd Fellows' Hall (c)
 208 Miller Thos M filling sta
 210 Wilkerson Frank D

U.S., City Directories, 1822-1995
 Charlottesville > 1940 > Charlottesville, Virginia, City Directory, 1940

end Chvle Woolen Mills

MARKET W—West from 1st, 1
 north of Main
 sw cor Christian Church

103 Hill Wm R
 105 Porter Anna V
 Jones Anna Mrs nurse
 109 Pappas Wm
 113 Velle Nicholas

1940 2d intersects

206 Odd Fellows' Hall (c)
 208 Miller Thos M filling sta
 218 A & P Food Stores (br) gros
 220 Wheat Chas C sheet metal
 wkr

U.S., City Directories, 1822-1995
 Charlottesville > 1951 > Charlottesville, Virginia, City Directory

105 Porter Anna V ©
 Jones Anna S Mrs nurse
 Smith Nettie J nurse
 107Δ Pappas Wm ©
 113Δ Velle Nicholas ©
 rear Eppard Elsie M Mrs
 †2d NW intersects

206 **Odd Fellows Hall (c)**
 Pride of Va Lodge No 20
 FAYM (c)
 Shining Moon Lodge No 244
 Household of Ruth (c)
 Mentor Lodge No 1453
 GUOOF (c)

1951

210Δ Sam's Gulf Serv
 218Δ A & P Food Stores gros
 220Δ Piedmont Refgr Co

U.S., City Directories, 1822-1995
 Charlottesville > 1960 > Charlottesville, Virginia, City Directory

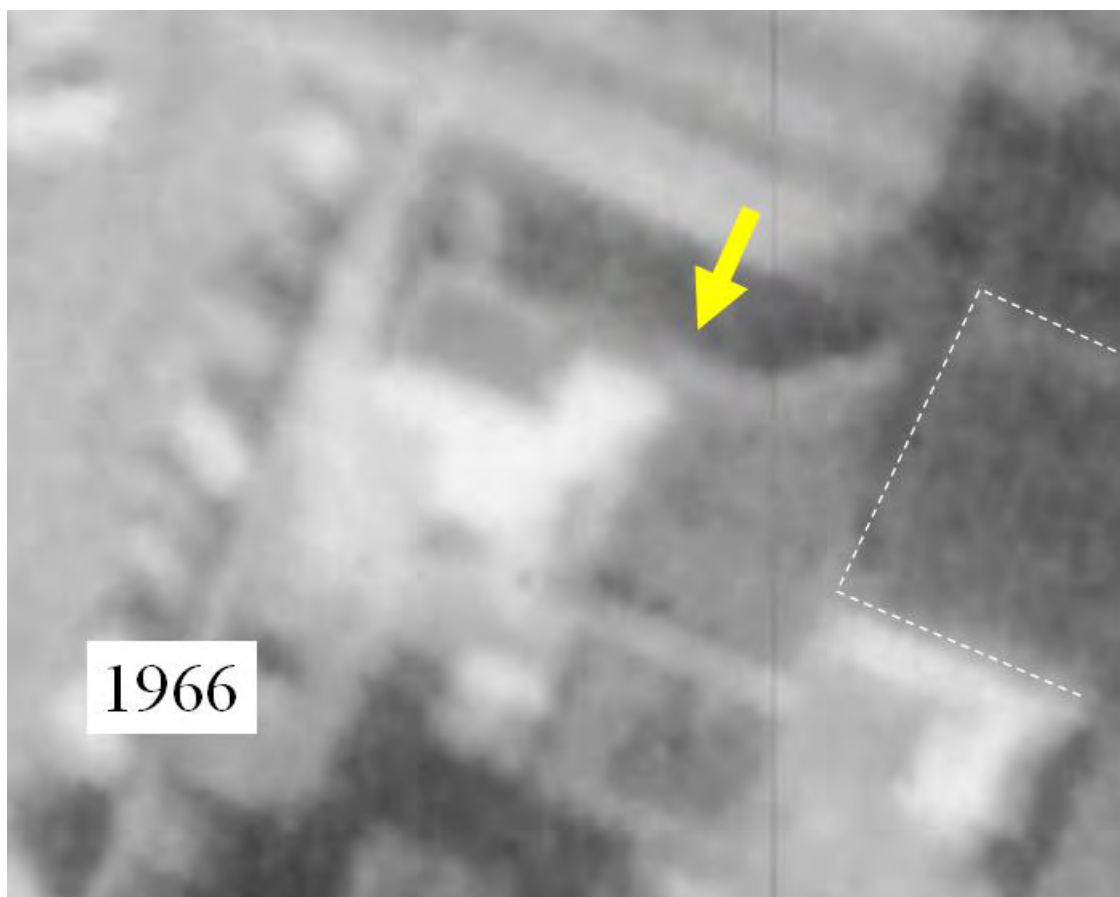
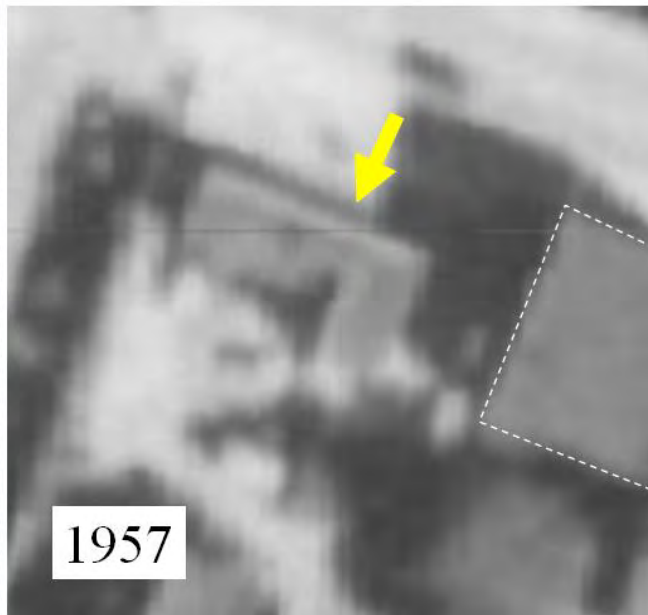
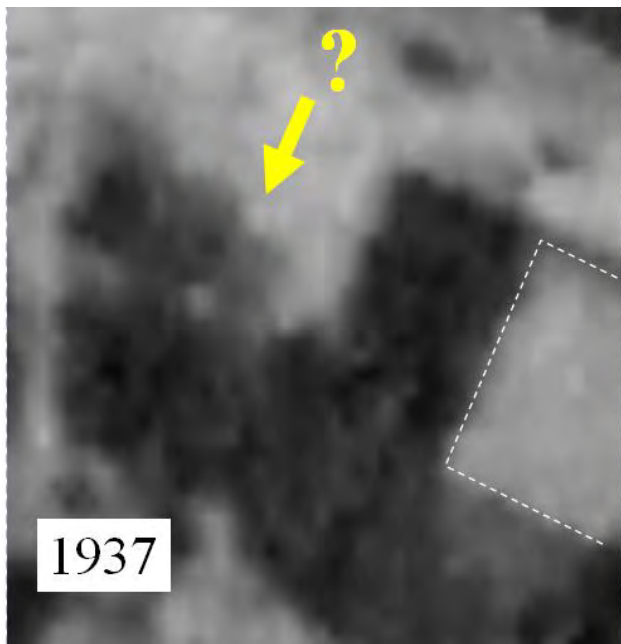
MARKET W—From 200 N 1st west to
 Preston av

cor First Christian Church 3-2276
 103 Crickenberger John W 6-6148
 105 Craven Lula V 3-3850
 Smith Nettie nurse
 106 Spears Morris R
 107 Pappas Gus W © 3-3005
 113 Velle Evanthia Mrs © 2-8035
 Cox Robt M 3-4653
 rear Thomas Ola nurse 2-2383

206 **Odd Fellows Hall**
 Shining Moon Lodge No 244
 Household of Ruth
 Mentor Lodge No 1453 (GUOOF)
 Heron's of Jericho
 King David's Lodge
 Courts of Calanthe Lodge No 71
 Pride of Va Lodge No 122

1960

210 Sam's Gulf Serv 2-4593
 218 A&P Food Stores Inc gros
 220 Jefferson Tire & Sup Co Inc auto
 accessories 2-2455
 Preston av intersects





VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s). 823 (5057)

SURVEY FORM

Historic name	Common name BROWN'S SAFE AND LOCK
County/Town/City ALBEMARLE/CHARLOTTESVILLE	
Street address or route number 210 WEST MARKET ST.	
USGS Quad CHARLOTTESVILLE WEST	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs
FAIR

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.)

CINDERBLOCK WITH WHITE METAL VENEER. 1 STORY 'L' PLAN. FLAT ROOF WITH GABLE ROOF OF EARLIER BUILDING CONTAINED WITHIN. 3 BAYS. COMMERCIAL ^{CA. 1955.} FIXED GLASS STOREFRONT. 3 BLUE METAL STRING COURSES. AT REAR, BRICK STRUCTURE ON STONE FOUNDATION APPARENT. OTHER CINDERBLOCK ADDITIONS ALSO VISIBLE.

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	McSwain Properties LLC	Applicant Name	Heirloom Downtown Mall Development LLC
Project Name/Description	Existing retail structure	Parcel Number	330271000
Project Property Address	210 West Market Street		

Applicant Information

Address: 178 Columbus Ave., #231409
New York, NY 10023
Email: jeff@heirloomdev.com
Phone: (W) _____ (C) 917-612-0630

Property Owner Information (if not applicant)

Address: PO Box 2
Charlottesville, VA 22902
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 _____ Date 7/20/22

Jeff Leven
Print Name _____ Date 7/20/22

Property Owner Permission (if not applicant)

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


Signature _____ Date 8/4/22

Stewart Brown
Print Name _____ Date 08/04/22

Description of Proposed Work (attach separate narrative if necessary): Demolition of existing structure.

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

Narrative, photos of existing structure, survey

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



BAR Certificate of Appropriateness
210 West Market Street
Demolition Application Narrative

210 West Market Street presents an opportunity for the City to further its stated goals for the Downtown Mixed-Use Corridor of increased commerce and additional housing in the entertainment and employment center of our town. Looking at the current and future expansion of Charlottesville, the BAR must identify opportunities for accommodating growth in ways that are sensitive to our historic urban fabric by protecting important structures in our cultural and urban development while recognizing that some old buildings must be allowed to be taken down to make way for the future. With that in mind, the BAR approved demolition of the neighboring structure at 218 West Market Street in 2019. Approval to demolish 210 West Market Street would be consistent with the BAR's previous action, serving the long-term greater good to the City by making way for increased density on the site, rather than maintaining the existing structure with its suburban model of parking between the street and the building.

The structure at 210 West Market Street is listed as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District, and is in the Downtown Architectural Design Control District. The National Register Nomination only notes the following about the building:

"210: cinder block with white metal veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1955. Fixed glass storefront; entrance in east bay."

As the BAR reviews the City's standards for considering demolitions in an ADC District, we offer the following perspectives:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The age of the structure is unclear. As noted above, the National Register Nomination notes it as "Ca. 1955". The City's tax assessment records note the year built as 1920.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

There are no known associations.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

No such characteristics are attributed to this building.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

The building and its stucco facade could be readily reproduced with today's materials and techniques.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

The National Register Nomination does not note any distinguishing characteristics, qualities, features or materials. Since the time the nomination was written, the exterior veneer has been changed from "white metal" to stucco.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

A structural study has not been completed.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.

The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escafe restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site.



View of property from West Market Street



View of property from West Market Street



View along West Market Street of space between 210 West Market Street (at right) and 206 West Market Street (Common House)



View of west façade from the parking lot of 218 West Market Street



View looking north at south facade of 210 West Market Street



View of western half of the south façade



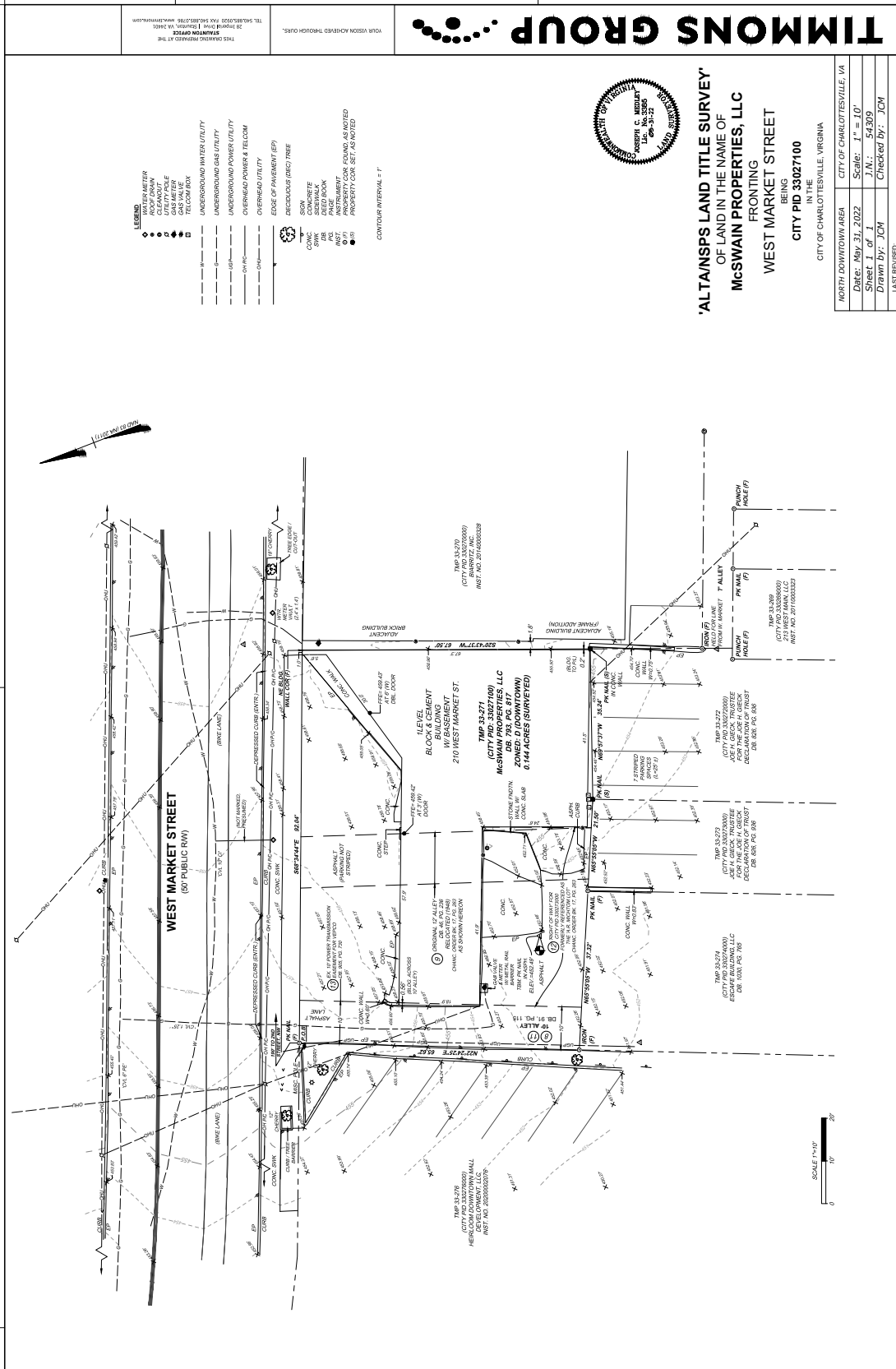
View of south façade looking east



View of eastern half of south façade



View looking north of space between 210 West Market Street (at left) and 206 West Market Street (Common House)



TIMMONS GROUP



'ALTAINSPS LAND TITLE SURVEY'
 OF LAND IN THE NAME OF
McSWAIN PROPERTIES, LLC
 FRONTING
 WEST MARKET STREET
 BEING
 CITY PID 33027100
 CITY OF CHARLOTTEVILLE, VIRGINIA

NORTH DOWNTOWN AREA	CITY OF CHARLOTTEVILLE, VA
Date: May 31, 2022	Scale: 1" = 10'
Sheet 1 of 1	J.N.: 54309
Drawn by: JCM	Checked by: JCM
LAST REVISED...	

YOUR ESSION ACHIEVED THROUGH OUS.
 THIS CHANGING PREPARED AT
 7813 HARVEST COURT, VA 22801
 540-938-0000 FAX 540-938-0000 WWW.TIMMONSGROUP.COM

- LEGEND**
- ◆ WATER METER
 - CLEAVAGE
 - GAS METER
 - SAN METER
 - TILTING BOX
 - UNDERGROUND WATER UTILITY
 - UNDERGROUND GAS UTILITY
 - UNDERGROUND POWER & TELECOM
 - OVERHEAD POWER & TELECOM
 - OVERHEAD UTILITY
 - EDGE OF PAVEMENT (EP)
 - DECIDUOUS (DEC) TREE
 - SPAN
 - CONCRETE
 - SINK
 - SEWER
 - SLOTTED
 - PAVE
 - PAVEMENT
 - PROPERTY CORNER FOUND AS NOTED
 - PROPERTY CORNER SET AS NOTED
 - CONTOUR INTERVAL: 1'

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
www.charlottesville.gov



AFFIDAVIT OF MAILING

This letter is to notify you that the following application has been submitted for approval of a design review Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review (BAR). The subject parcel is either abutting or immediately across a street from your property, or has frontage on the same city street block.

Certificate of Appropriateness

BAR 22-08-03
210 West Market Street, TMP 330271000
Downtown ADC District (contributing property)
Owner: Heirloom Development, LLC (in GIS: *McSwain Properties LLC*)
Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
Project: Building demolition

The BAR will consider this application at a meeting to be held on **Tuesday, August 16, 2022 at 5:30 pm.**

COMMONWEALTH OF VIRGINIA,

City of Charlottesville, to-wit:

This day, Robert Watkins personally appeared before me, a notary public in and for the City of Charlottesville, Virginia, and made oath on August 4, 2022

- (A) For Notification of a Public Hearing he mailed written notice of the above-referenced letter by U.S. mail, first-class, postage pre-paid, to the last known address(es) of the project applicant on August 2, 2022.
- (B) He also mailed notice letters to each property owner, or their agent, of property abutting or immediately across a street or road and having frontage along the same city street block as the property under review on August 2, 2022.
- (C) He is the individual assigned by the City of Charlottesville Board of Architectural Review to mail such notices, and to make this affidavit.

Robert Watkins
Robert Watkins

Taken, subscribed and sworn to before me this 4 day of August 2022.

My commission expires: September 31, 2023

[Signature]
Notary Public

