

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, April 17, 2024 3:18 PM
To: Dan Bracey (dan@twostreet.com)
Subject: 222-224 Court Square - BAR approval

Dan: I apologize for the delay, but I'm finally getting to my *back-burner* stuff.

April 17, 2024

Certificate of Appropriateness
BAR # 24-02-01
222-224 Court Square, TMP 530099000
North Downtown ADC District
Owner: H. McCray and M. Johnson
Applicant: Dan Bracey / Two Street Studio
Project: Entry doors

Mr. Bracey.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on February 21, 2024. The following action was taken:

Mr. Zehmer: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations at 222-224 Court Square satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR approves the request with the following conditions:

- The applied panel molding shown in the shop drawings is removed.
- The new lockset is centered on the lock rail and lock stile such that it also conforms with ADA [requirements].
- The hinges are true square, butt hinges.

Mr. Bailey, second. Motion passed 7-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuzyv3iclkl1a?b=myjbuubbiowyhjnjjgz0>

Per the provisions of City Code, 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 building permit.

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

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
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Email: wernerjb@charlottesville.gov

BAR meeting February 21, 2024

Item 2. Certificate of Appropriateness

BAR # 24-02-01

222-224 Court Square, TMP 530099000

North Downtown ADC District

Owner: H. McCray and M. Johnson

Applicant: Dan Bracy / Two Street Studio

Project: Entry doors

Attached:

- Staff report for February 21, 2024
- Project photos
- Background information
- Photos of nearby doors [Court Square]
- Historical survey of 222-224 Court Square

**City of Charlottesville
Board of Architectural Review
Staff Report
February 21, 2024**



Certificate of Appropriateness Application

BAR # 24-02-01

222-224 Court Square, TMP 530099000

North Downtown ADC District

Owner: H. McCray and M. Johnson

Applicant: Dan Bracy / Two Street Studio

Project: Replace two entry doors



Background

Year Built: c1830s

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

In last 25 years: 2003 - BAR denied request for partial demolition and replacement of a brick wall.

Application

- Applicant's submittal: Photographs,

Request CoA to remove two wood entry doors and install appropriate replacements.



Discussion and Recommendations

It is staff's opinion that neither of the existing doors are original. While they are old and likely historic, the evidence suggests these are salvaged replacement doors installed sometime in the 1970s or 1980s. It cannot be confirmed, but it is unlikely the existing hardware and hinges date to the early 19th century and therefore unlikely to be original.

Per the Secretary's Standards, when a historical door is missing and there is no evidence on which to base an accurate recreation, the *door may be replaced with a new unit that is compatible with the style and character of the historic building.*

Staff recommendation:

For an early-19th century, federal style building, a typical door would be a panel door with four or six panels and no glazing. Of the 18 doors on nearby, early- to mid-19th century buildings, 13 have four or six panels, all are raised panels (not flat). (See Attachment D.) While the age and origin of these door is unknown, they do support the recommendation that replacement doors at 222 and 224 Court Square be raised panel with four or six panels. Additionally, the panels should be installed within profiled rails and stiles, not inserted with trim applied to the rails and stiles.

In the event the applicant requests the new doors have glazing in the upper panels—a possibility discussed with staff. The BAR might look to the existing door (actually, double doors) at 100 Court Square [the east elevation of the Farrish Hotel], which feature glazing over a single row of low raised panels. A second option would be a door with four raised panels and two, smaller glazed panels at the top. Essentially, a *traditional* six-panel door with the top panels glazed. Staff discourages a door with a large single-lite or multiple lites above the lock rail. [From the photos of sample doors, the following would be unacceptable 412 East Jefferson, Number Nothing (on Jefferson St, west entry), and the nine-lite door at 100 Court Square.]

222 Court Square: Evidence indicates the existing door—-is not original. (See Attachment C.)

- The photos on the City's historical survey [undated] show a door with a half-circle, fan lite.
- A report from October 1990 notes "the doors are not part of the original facade: they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors." The associated sketch shows the door with a half-circle, fan lite seen in the survey photo.

224 Court Square: Evidence indicates the door at is *most likely not* original. (See Attachment C.)

- A report from October 1990 notes "the doors are not part of the original facade: they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors." The associated sketch shows a door similar to the current door.
- A sketch from a 1976 BAR request [to replace the wood steps] shows a six-panel door.

A sketch from a 1997 BAR request indicates both doors were to be replaced with antique, four-panel doors; however, that was obviously not done.

From *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017.

Restoration (Page 166): *Recreate Missing Features from the Restoration Period*

If documentary and physical evidence are not available to provide an accurate recreation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Rehabilitation (Page 78): *Design for the Replacement of Missing.*

[If] the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

ITS Interpreting. Number 4. Inappropriate Replacement Doors

The Secretary of the Interior's Standards for Rehabilitation, July 1999

In accordance with the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings, replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic building.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations [state options approved] at 222-224 Court Square satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR [approves the request].

[approves the request 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 entrance alterations [state options denied] at 222-224 Court Square do not satisfy the BAR's criteria and are not compatible with this property and other properties in the ADC District, and that for the following reasons the BAR denies the request.

Criteria, Standards and Guidelines of the City Code, under Major Historic Review
Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and

- ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Pertinent Design Guidelines from Chapter 4 – Rehabilitation

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.

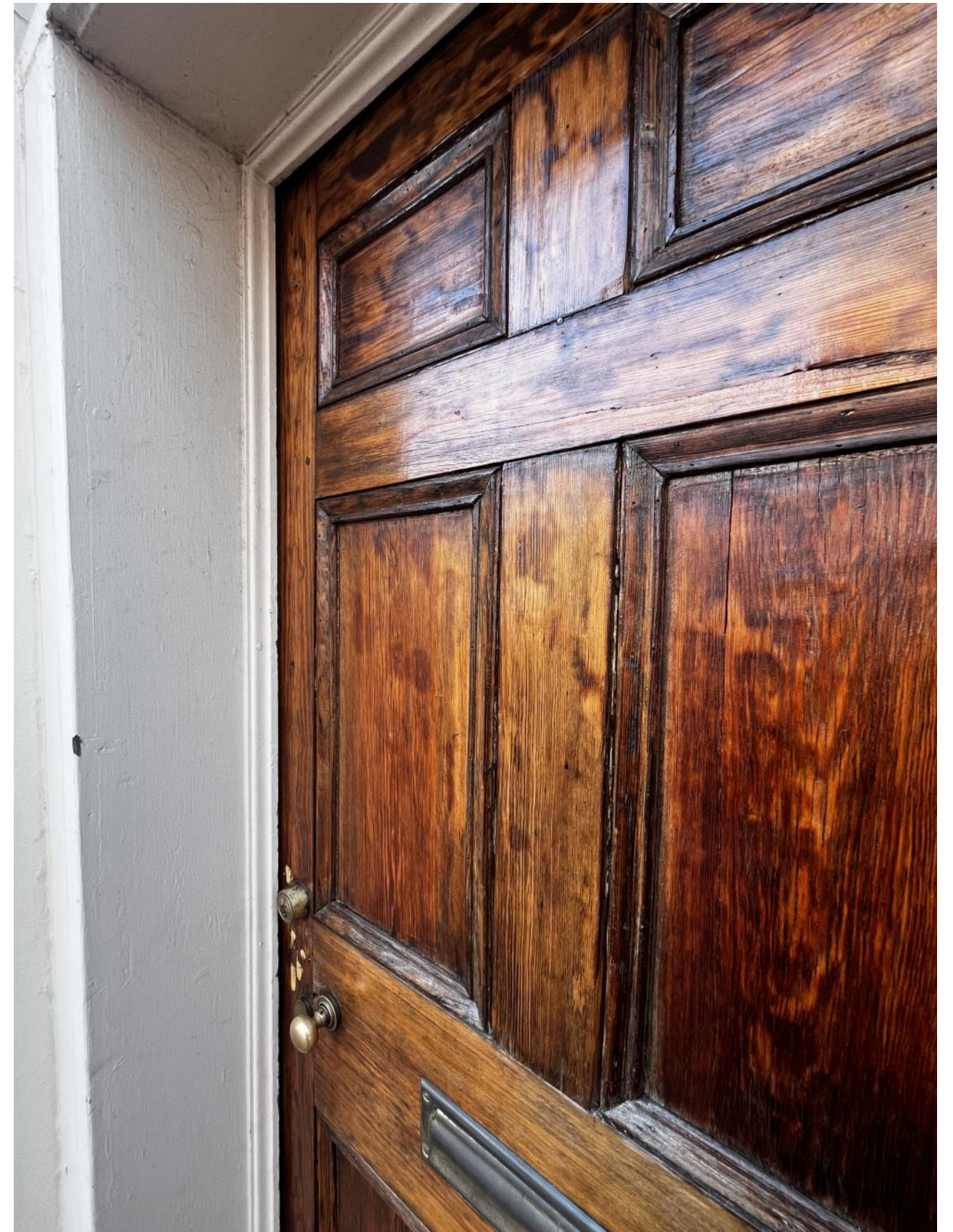
- 6) Give more importance to front or side porches than to utilitarian back porches.
 - 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
 - 8) Avoid adding decorative elements incompatible with the existing structure.
 - 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
 - 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
 - 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a) For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b) On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
 - 12) The original size and shape of door openings should be maintained.
 - 13) Original door openings should not be filled in.
 - 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
 - 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
 - 16) Retain transom windows and sidelights.
- ...

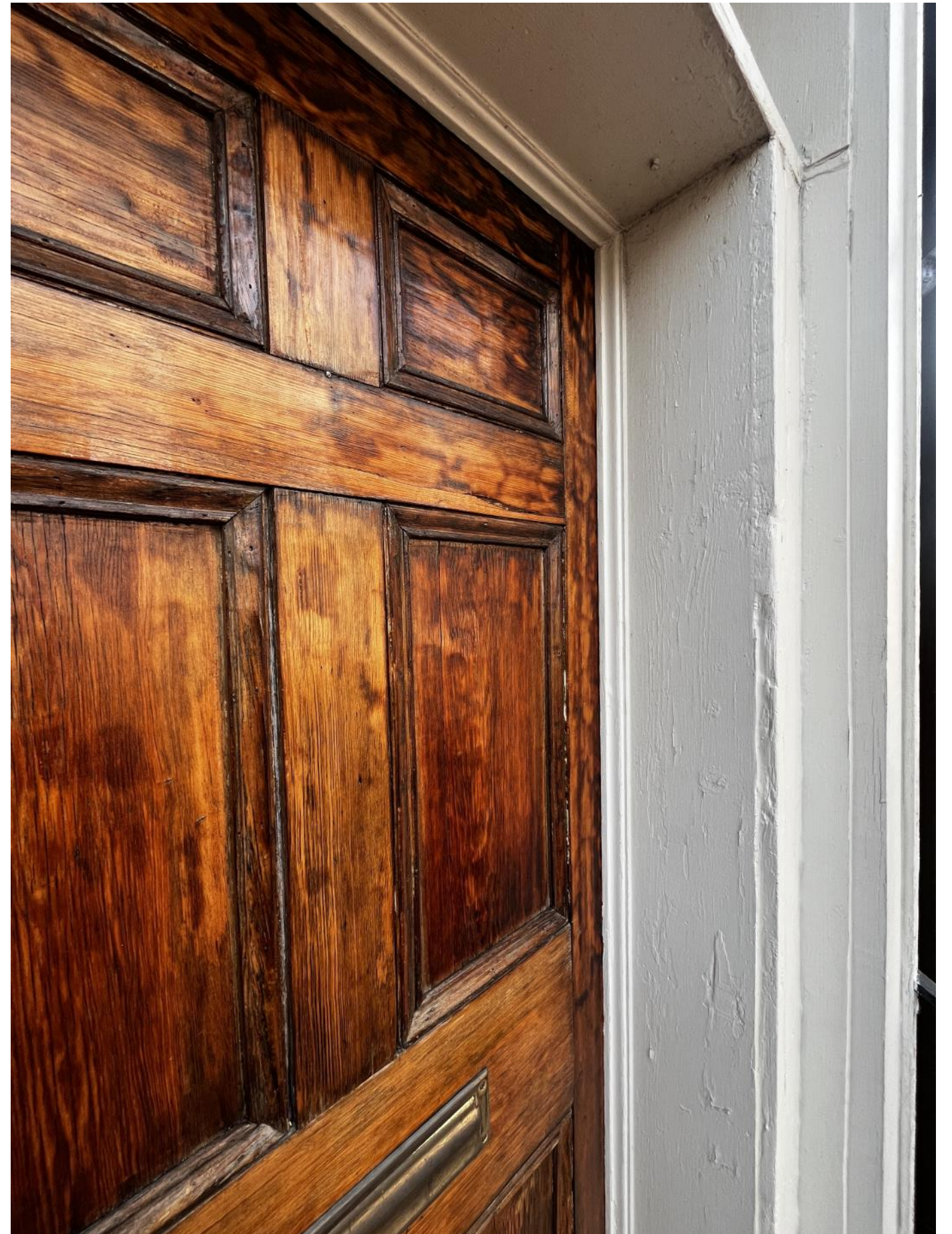
222 and 224 Court Square 1/30/2024

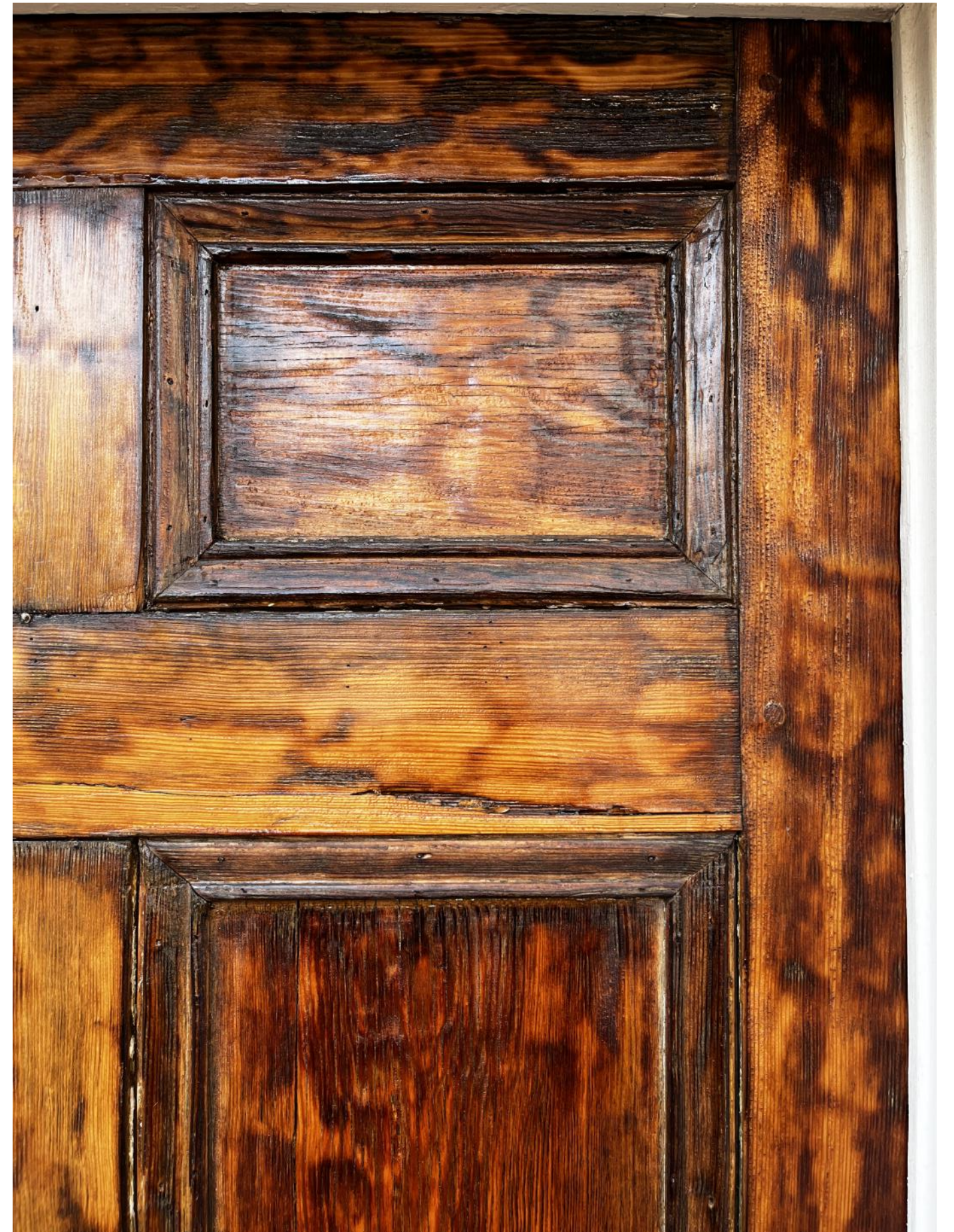




222























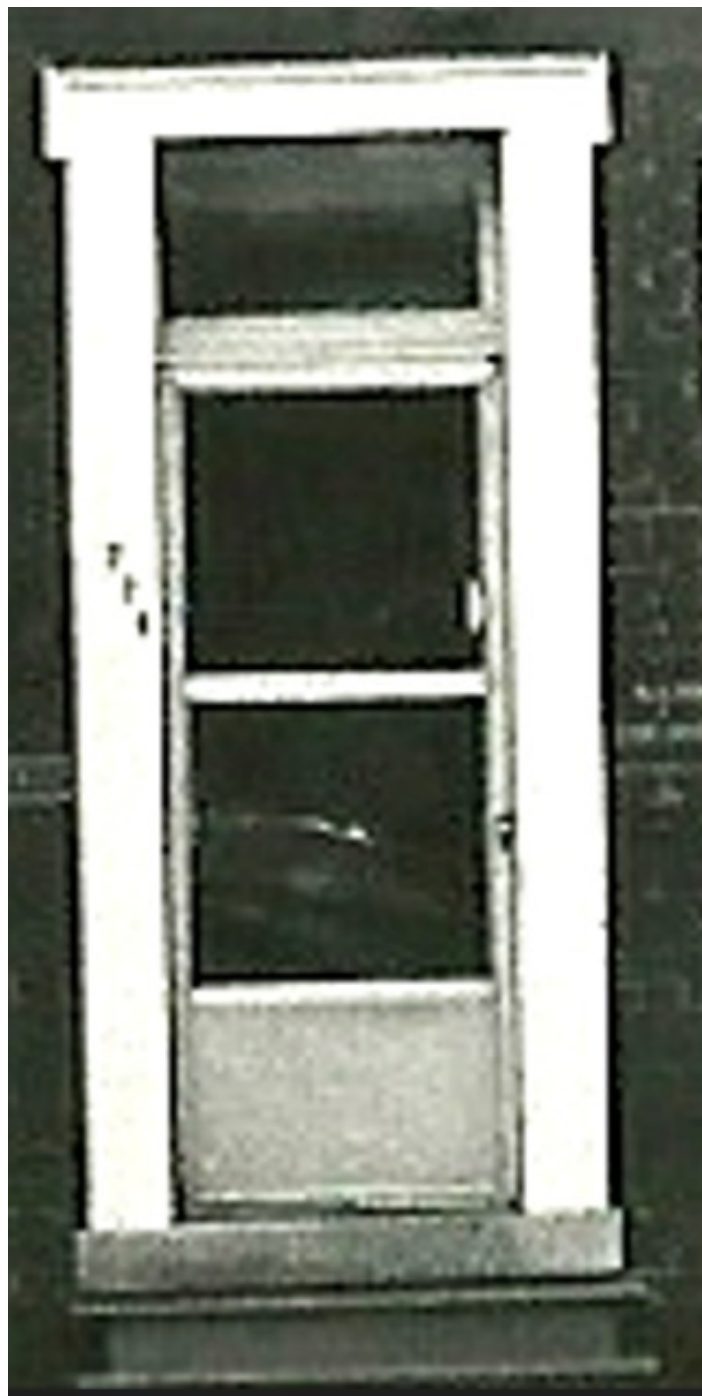




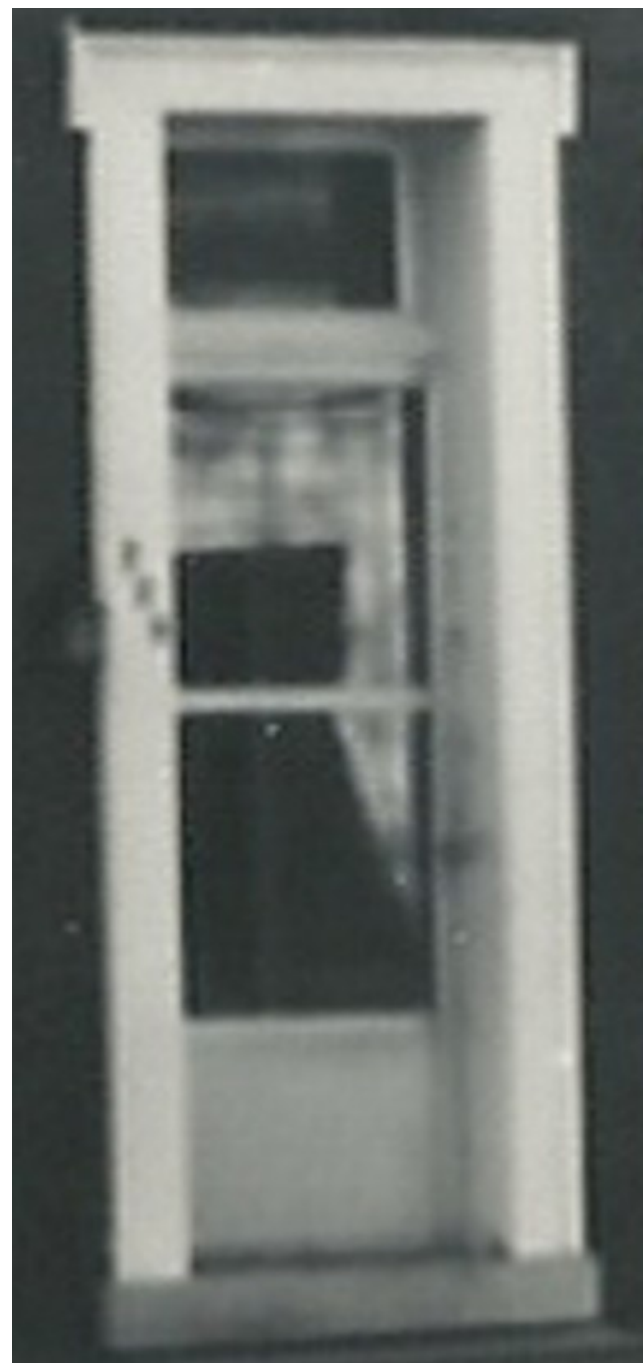
222



Half-circle



224

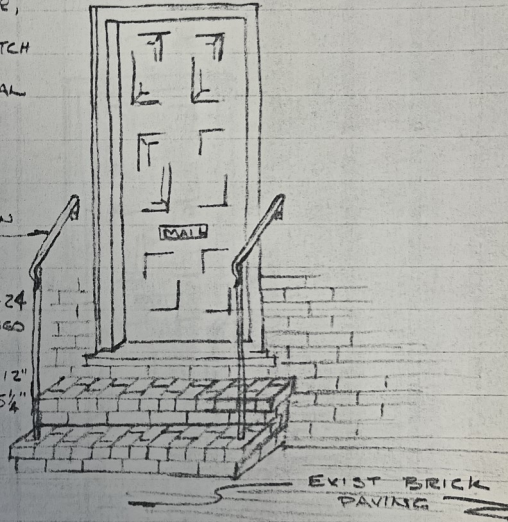


1976, NDS files

REPLACE EXISTING
WOOD STEPS WITH
RAILING, BRICK, MORTAR,
& WORKMANSHIP TO MATCH
ENTRANCE TO HISTORICAL
SOCIETY BUILDING -

WROUGHT IRON
RAILING
@ EACH SIDE
BRICK: OLD VA #24
MORTAR: C-BI FLAMINGO

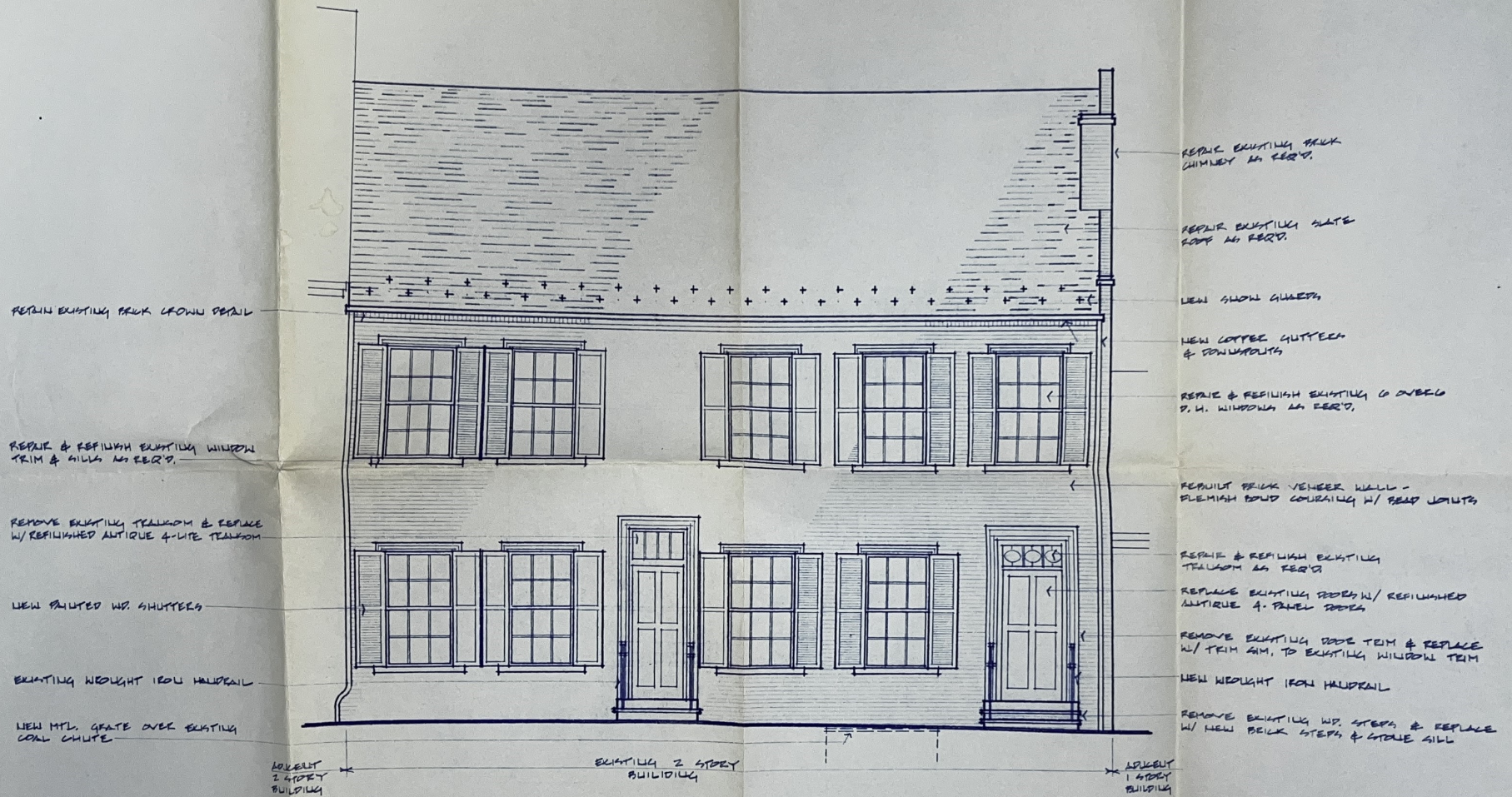
2 TREADS @ 12"
3 RISERS @ 5 1/4"



BAILEY BUILDING
224 COURT SQUARE
TRUST DEPT.
NB & TRUST CO.
MR. JOHN FISCHBECK, JR.
5/19/1976

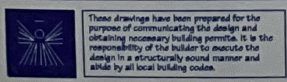


- ✓ 4. Salvage and repair for reuse window sash and trim, both interior and exterior. Also salvage for reuse the two exterior door frames, transoms, and trim. Note that the doors are not a part of the original facade; they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors. The door frames and trim are salvageable at moderate cost and will enhance the restored value of the building, if in place.



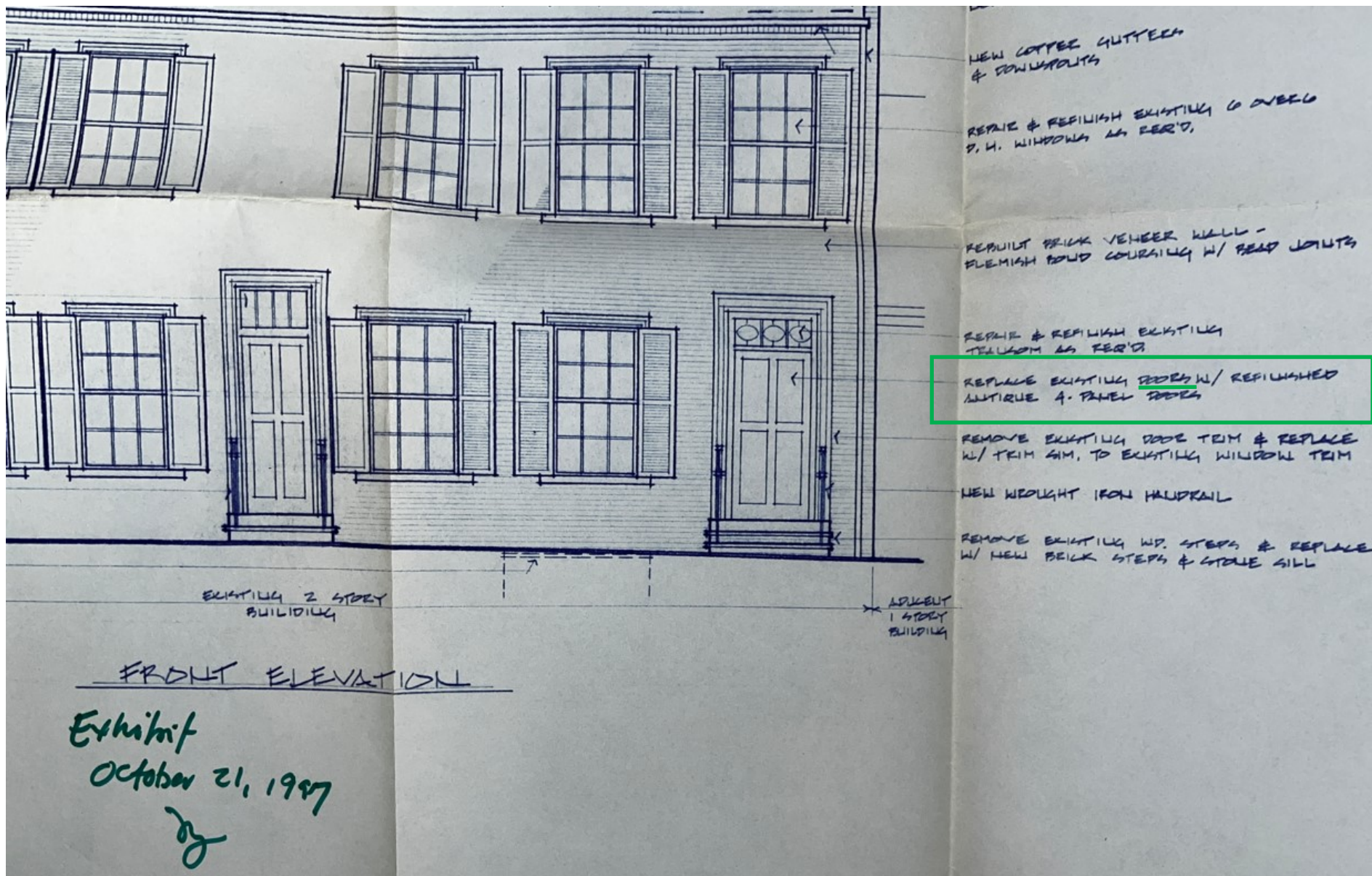
FRONT ELEVATION

Exhibit
 October 21, 1997
 by



These drawings have been prepared for the purpose of communicating the design and obtaining necessary building permits. It is the responsibility of the builder to execute the design in a structurally sound manner and abide by all local building codes.

222-224 Court Square
 Charlottesville, Virginia



222-224 Court Square Doors - Attachment C: nearby doors



410 East Jefferson



412-a East Jefferson



412 East Jefferson



414 East Jefferson

222-224 Court Square Doors - Attachment C: nearby doors



416 East Jefferson



300 Park Street



Number Nothing (Jefferson St, west)



Number Nothing (north)

222-224 Court Square Doors - Attachment C: nearby doors



Number Nothing (south)



Number Nothing (Jefferson St east)



230 Court Square



300 Court Square

222-224 Court Square Doors - Attachment C: nearby doors



222 Court Square (rear porch)



100 Court Square a



100 Court Square Annex



100 Court Square



220 Court Square

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 222-224 Court Square
Map and Parcel: 53-99
Census Tract & Block: 1-113
Present Owner: Ann Bailey Estate
Address: 123 E. Main Street
Present Use: Offices & Apartment
Original Owner: Richard Matthews
Original Use: Residence & Shop

BASE DATA

Historic Name: Matthews-Bailey Building
Date/Period: 1830's
Style: Federal
Height to Cornice: 21.58
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.):
Assessed Value (land + imp.): 13000 + 3660 = 16,660

ARCHITECTURAL DESCRIPTION

The two story structure with a Flemish bond facade and mousetooth cornice is the only surviving example of a large residence-shop duplex on Court Square. This dual function of the structure would explain the two original entrances, the southern one retaining its handsome fish eye transom. Very little of the interior fabric remains as the fireplaces have been removed, and the original floor plan altered beyond recognition. Stylistically, the building belongs to the 1830's and was built for Richard Matthews.

HISTORICAL DESCRIPTION

In 1826 Richard Matthews bought from Andrew Leitch the lot on Court Square where the Village Library, to which Jefferson had donated books, and the Leschot Watchmaker Shop stood. Lewis eschot, from Switzerland, had settled here on Mr. Jefferson's advice and was extensively patronized by the people far and wide, Alexander reported. The frame tenement was standing when Matthews, Leschot's successor in the watch and jewelry trade, purchased the property but it appears that in the '30's he replaced them with the present brick structure that, most likely, was both his shop and residence. In 1879 the property passed from the Matthews estate to Thomas Wood (ACDB 74-515). In the later part of the 19th century it served as law offices for Daniel Harmon. In 1906 it again became a residence for Ernest Bailey (DB 22-199). The property remains in the Bailey estate and is protected by a condicil in Ann Bailey's will.

GRAPHICS

CONDITIONS

Average

SOURCES

Alexander, Recollections, p. 24.
City/County Records

Street Address: 222-224 Court Sq. Historic Name: *Matthews-Bailey*
 Map & Parcel: 53-99 Date/Period: 1825
 Census Tract & Block: Style:
 Present Owner: Nat. Bank : Trust Height to Cornice: 21.58
 Address: *41 for Bailey* Height to Stories:
 Present Use: 123 E Main Trust Dept Present Zoning: B-3
 Original Owner: Land Area (sq. ft.):
 Original Use: Assessed Value (land+imp)
 13,000 + 2,790 = 15,790

Some of worst repointing. Architectural Description
 fishyze transoms - mouse-tooth cornice -
 seen interior chimney - none on north
 Slate Roof
 6/6 glazing on 2nd floor

site 1st pob lib + walk ~~in~~ *Historic Description* frame build.
 Once Joan R. Long

Name of Persons Interviewed:

his home
Bailey, Ernest

22-199

1906 Harmon & Duesch

41-103-estate

Ann Bailey 1968 - 268 - 248

2 m. frame struct there originally - Village Lib. -
Swisskatchmarbar -

The two story brick structure with a Flemish bond facade and mouse-tooth cornice is the only surviving example of a large residence/shop duplex on Ct. Square. This dual function of the struct would explain its two org. entrances, the southern one retaining its handsome fish eye transom. Very little of the interior fabric remains as the fireplaces have been removed and the original floor plan altered beyond recog. Stylistically the building belongs to the 1830's and was built for Richard Matthew.

~~110~~
211 Fourth St.

213 = 1

293-9141

- John D. Fishback -

- Dale Hamilton -

123 E. Main 22901

Alex. p. 24

In 1826 Richard Mathews ^{from Andrew Pentel} purchased ~~the~~ bought the lot on Ct. Sq. where the Village library, to which Jefferson had donated books, and the Lecho's ⁵⁰⁰⁰ ~~was~~ ^{shop} ~~workshop~~ ^{shop}. Lewis Lecho, from Switzerland, had settled here on Mr. Jefferson's advice and was extensively patronized by the people far & wide, Alexander reports. The frame tenement was standing when Mathews, Lecho's successor in the ~~Lecho's~~ jewelry trade, purchased the property, but it appears that in the '30's he replaced them with the present brick structure that, most likely, was both his shop and residence. In 1879 the property passed from Mathews' estate to Thomas Wood (ACDB 74-515). In the later part of 19 it served as law offices for Harmon & Walsh. In 1906 it ~~was~~ again became a residence for Ernest Bailey (CDB 22-199) who continued to rent some space for law offices. The property remains in the Bailey estate and is protected by a condial in Ann Bailey's will.