

Certificate of Appropriateness
BAR # HST26-0009
208 3rd Street NE; TMP 330215100
Downtown ADC District
Owner: Asharper. LLC [The Luck Group II, LLC]
Applicant: Jennifer Batchelder, Glickman Design Studio
Project: Window replacements and exterior modifications

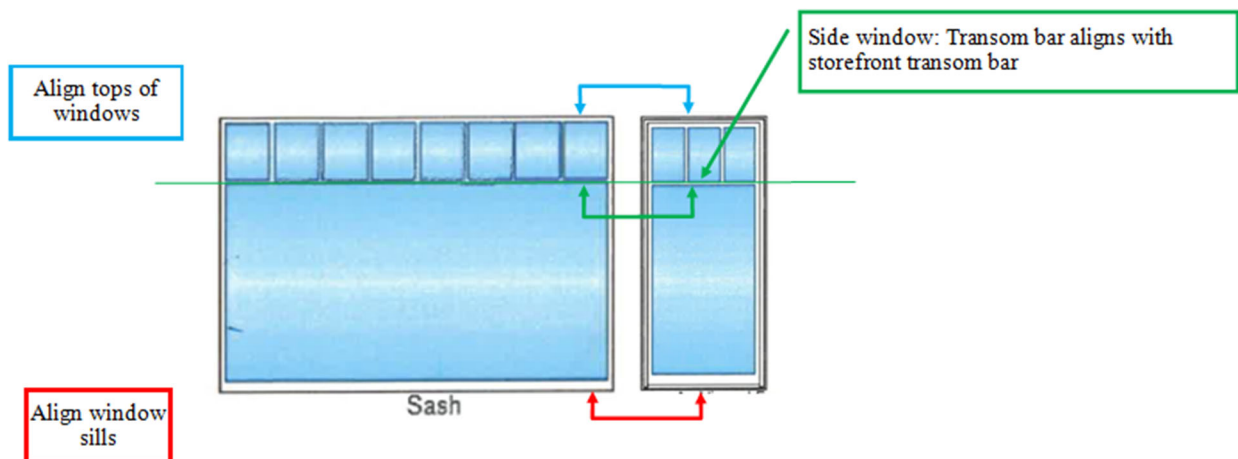
Ms. Batchelder,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 17, 2026. The following action was taken:

Mr. Rosenthal made the following motion:

Having considered the standards set forth within the City Code, including the City's ADC District Design Guidelines, I move to find that the proposed window replacements and alterations at 208 3rd Street NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC district, and that the BAR approves the application as submitted with the following conditions:

- The applicant will work with staff to document the existing glazing, widths and profiles of the 25-light windows.
- The applicant should refer to the BAR's 2018 window policy regarding the definition of clear glass [to allow additional flexibility].
- All orphaned services lines, cables, wires or unnecessary attachments on the exterior of the building are removed.
- Staff review and approval of tile selected for the alcove.
- Staff will be provided with a front elevation for verification [prior to any exterior alterations being done].
- Reference the image below for alignment of new windows:



March 17, 2026

The motion was seconded by Mr. Bailey and passed 6-1 (Zehmer dissented).

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/BEqHRgUH1mo>

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 or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
March 17, 2026**



Certificate of Appropriateness Application

BAR # 26-0009

208 3rd Street NE; TMP 330215100

Downtown ADC District

Owner: Asharper, LLC [The Luck Group II, LLC]

Applicant: Jennifer Batchelder, Glickman Design Studio

Project: Window replacements and exterior modifications



Background

Year Built: 1960

District: Downtown ADC District

Status: Contributing structure

Documented as having “no identifiable style” on the city’s 1974 Landmarks survey, this 1-story 1960’s brick commercial building has a flat roof and rear cinderblock addition completed in 1980. The two 25-light front windows are flanked by simple fluted pilasters. The recessed entry has a double entry door (non-original) and a six-light transom. Wooden paneling is laid horizontally below the front windowsills but laid vertically inside the entrance vestibule. (See photographs in the Appendix.)

Prior BAR Reviews N/A

Application

- Applicant submittals:
 - glickman design studio *208 Third Street NE Exterior Rendering*, 3 pages.
 - GDS Studio, *Renovation Plan*, sheet A-1.

CoA for replacement windows, new windows within entry alcove, and other alterations at the front façade.

Discussion

The applicant proposes the following changes to the front elevation:

Windows:

- Replacement of both original 25-light front windows with new 4-over-1 glass inserts. Window specs not provided.
- Addition of two sidelights within alcove, in a 2-over-1 pattern.

Alcove:

- Installation of tile on entry floor- not specified.
- Replace wall sconces.

Exterior Paint:

- All trim and wood panels to be painted Farrow and Ball: Inchrya Blue. [Maintenance and repair which would not require a CoA, but is part of the proposal.]

While the property was remodeled in 1968, based upon the 1974 photograph the windows, brick and surrounds have been retained at the front elevation. The original door has been replaced, and crown mold added to the transom and door frame.

The 25-lite arrangement of the storefront windows appears original to the building; however, they are not historic in the context of the late-19th and early-20th century commercial storefronts predominant in the Downtown ADC District. They were likely intended to reflect a Colonial-Revival “Willaimsburg-esque” storefront with a false historicity.

Staff notes that there are other 1-story brick commercial buildings dating to the early 1960’s on Little High Street, some with multi-light storefronts. (See sample in the Appendix.)

Recommendation

As the proposed represents adaptive reuse of a now vacant building, staff recommends approval of the replacement windows, with a condition the applicant works with staff to document the existing glazing, widths and profiles.

Staff recommends approval for the new windows at the alcove, tile entry floor, wall sconces, and painted exterior trim, with the condition that staff review the alcove tile when selected.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements and alterations at 208 3rd Street NE satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted **with the following conditions:**

- The applicant will work with staff to document the existing glazing, widths and profiles of the 25-light windows.
- Glass have VLT of not less than 70%.

- All orphaned service lines, cables, wires or unnecessary attachments on the exterior of the building are removed.
- Appropriate screening is designed for litter receptacles at side of building.
- Staff review and approval of tile for the alcove.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements and alterations at 208 3rd Street NE does not satisfy the BAR’s criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

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. 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. [...]

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.

Links to ADC District Design Guidelines

[Chapter 3 New Construction and Additions](#)

APPENDIX

Landmarks Commission Photographs [*formerly 206 3rd St. NE*]



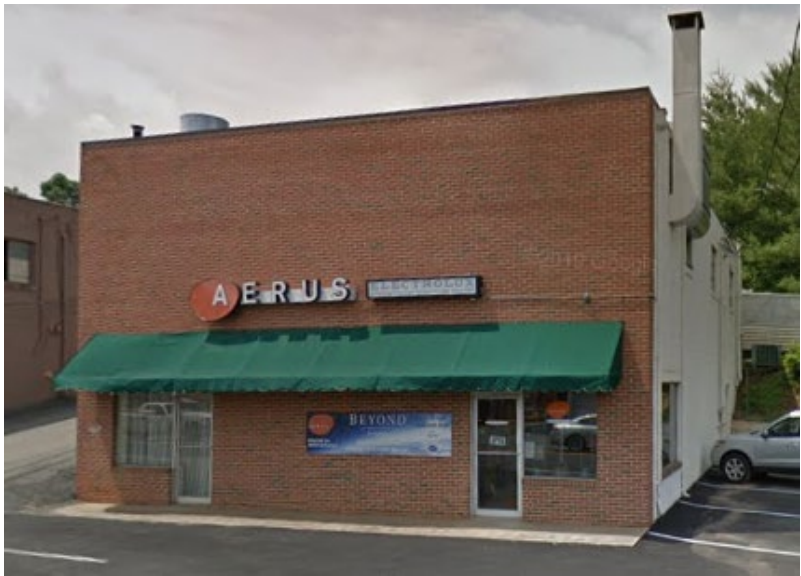
‘Shapero Office’, August 1974



'Walston & Co., Inc.', Undated

Early-1960's Commercial Brick structures, Little High





LANDMARK



SURVEY

IDENTIFICATION

Street Address: 206 Third Street
Map and Parcel: 33-215.1
Census Track & Block: 1-110
Present Owner: Cecil C. Shapero et. al.
Address: c/o M. C. Curron
414 East Jefferson
Present Use: Offices
Original Owner: Maurice B. Shapero
Original Use: Offices

BASE DATA

Historic Name: Shapero Office
Date/Period: 1960
Style: No identifiable style
Height to Cornice:
Height in Stories: 1
Present Zoning: B-3
Land Area (sq.ft.): 36.6 x 55
Assessed Value (land + imp.): 5090 + 9510 = 14600

ARCHITECTURAL DESCRIPTION

Typical commercial building of the 1960's. It is brick faced, simplified to the point of having no apparent roof, and has a recessed entrance flanked by two large windows with five over five glazing.

HISTORICAL DESCRIPTION

The building was built in 1960 by Maurice Shapero for the present occupants, Shields and Company. It was remodeled in 1968. Deed references: 103-397, 347-72.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Mr. York

Street Address: 206 Third

Map & Parcel: 33-215-1

Census Tract & Block:

Present Owner: Maurice B. Shapiro
Address: 46 York Cechian

Present Use: 414 E. JEFFERSON

Original Owner:

Original Use:

Historic Name:

Date/Period: 1960 (ass)

Style:

Height to Cornice:

Height to Stories: 1

Present Zoning: B-3

Land Area (sq. ft.): 36.6 x 55

Assessed Value (land+imp)

3740 + 8310 = 12,050

SHIELDS Co.

Stock Broker

Architectural Description

1 story Brick w/ flat roof - typical commercial of c-1960.

Stone front w/ brick 25 panned
Pictorial windows

Historic Description

Carried thru 1972 as 208 3rd ST. N.E.

Remodelled in 1968

Shields are original tenants

Me. York

Name of Persons Interviewed:

1973 . 347-72 (Shapiro)

1938 ~~1940~~ . 103-397 (Kotzen)

Pearl Kotzen from Norman Kassel et al.

Not specifically mentioned in Dead

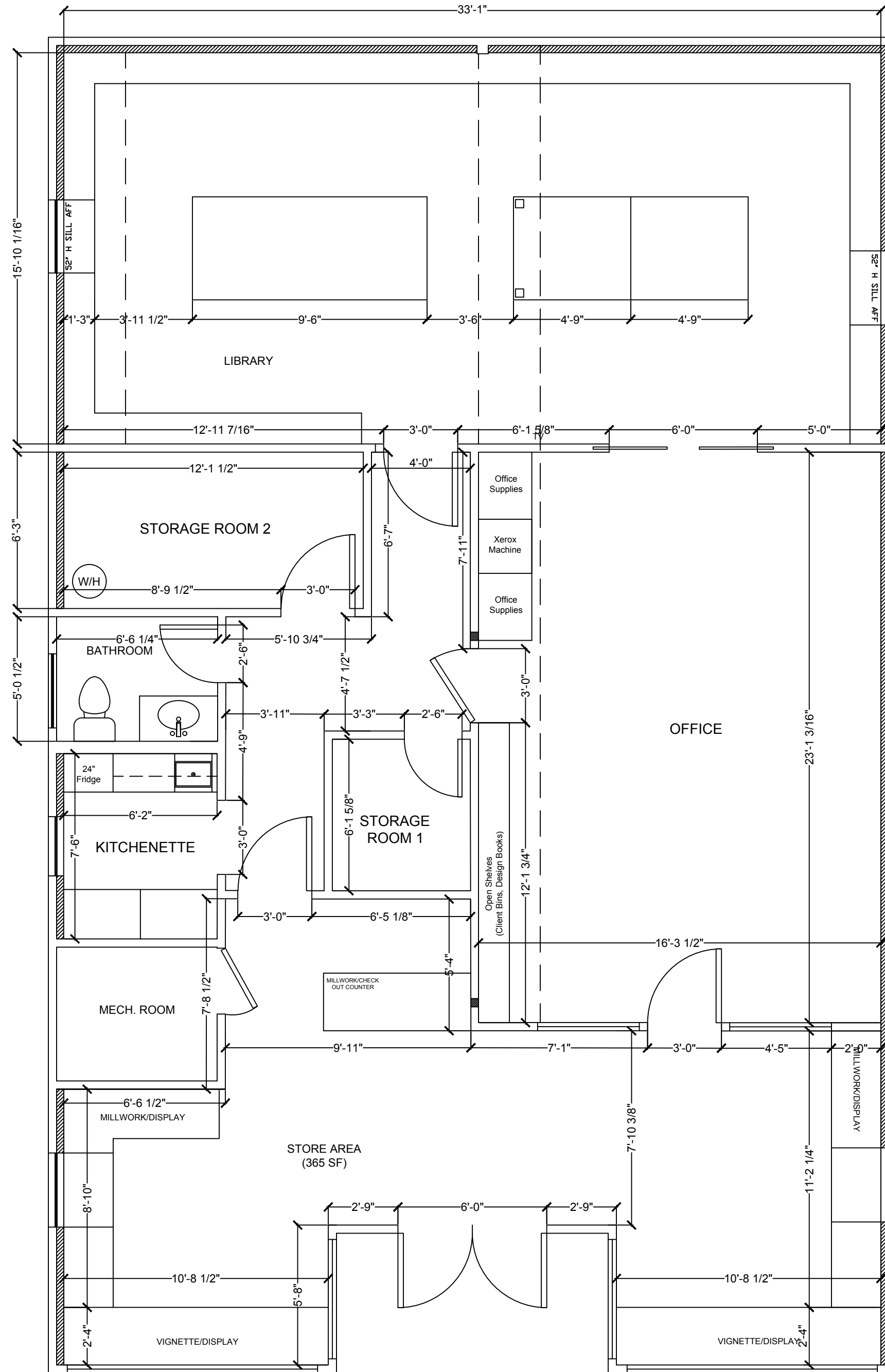
gds

glickman design studio

4099 Lofton Lane
North Garden, VA 22959

Sarah: 304-224-4110
Jennifer: 617-840-5560

GDS STUDIO
208 THIRD STREET NE
CHARLOTTEVILLE, VA



REVISION	DATE

DRAWING TITLE
**RENOVATION
PLAN**

DRAWING NUMBER
A-1

DATE 02/24/26	SCALE 1/4"=1'
------------------	------------------



208 Third Street NE Exterior Rendering

glickman design studio

**From applicant: No change to transom window in alcove.*

02.25.2026

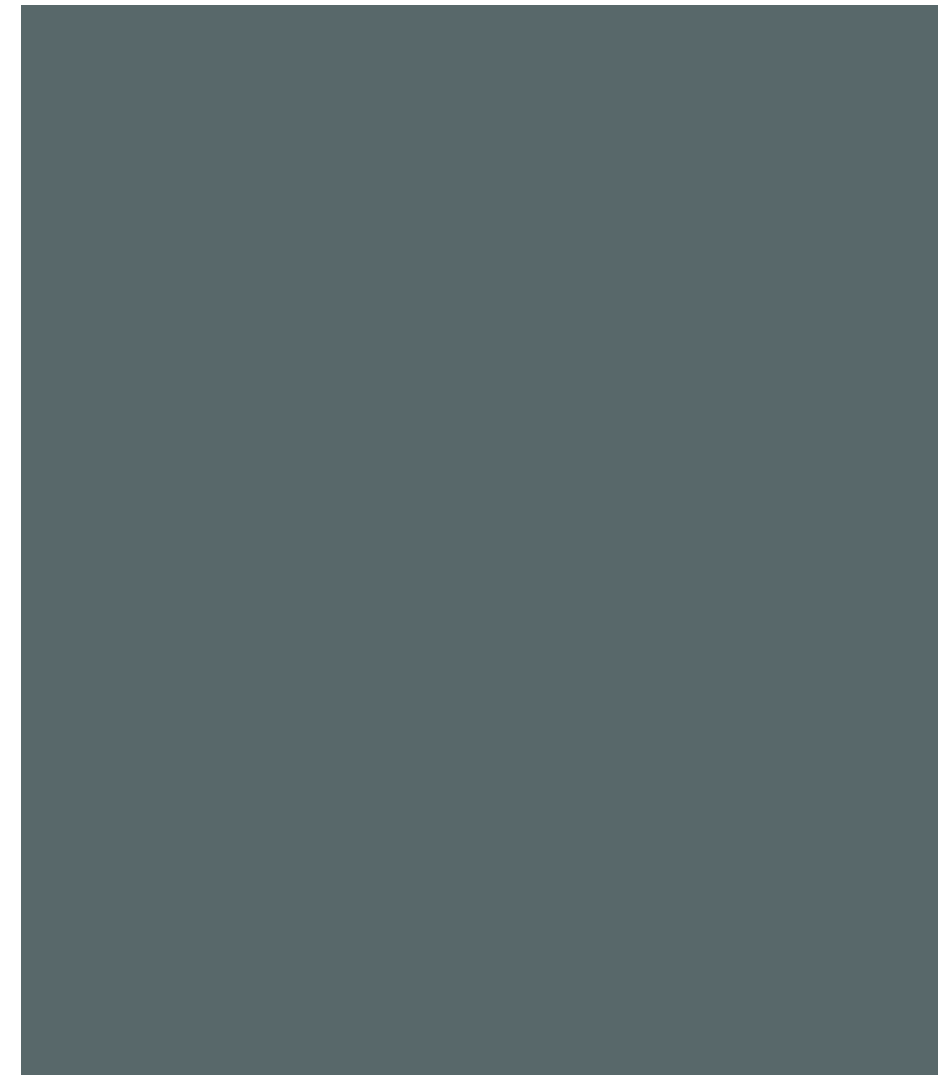
GDS Office
208 Third Street



Appropriate exterior tile to be installed within the red-outlined area



Exterior Lanterns
Visual Comfort: Galena Pocket
Wall Lantern



Exterior Wall Color
Farrow and Ball: Inchrya Blue