



Packet Guide

This is not the agenda.

Please click each agenda item below to link directly to the corresponding documents.

5:00 **Pre-Meeting Discussion**

5:30 **Regular Meeting**

A. Matters from the public not on the agenda (please limit to 3 minutes)

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. [BAR Meeting Minutes, October 20, 2020](#)

2. [Certificate of Appropriateness Application](#)

BAR 21-02-01

511 East Water Street

Tax Parcel 530074000

Charles and Virginia Pinnell, Owners

Dean Maupin, Applicant

Open pavilion at rear

C. Deferred Items

5:45 3. [Certificate of Appropriateness Application](#)

BAR 21-01-05

116 West Jefferson Street

Tax Parcel 330183000

Jefferson Street Properties, LLC, Owner

Gordon Johnson, Peter Johnson Builders, Applicant

Porch reconstruction

6:30 4. [Certificate of Appropriateness Application](#)

BAR 20-11-02

612 West Main Street

Tax Parcel 290003000

Heirloom West Main Street Second Phase LLC, Owner

Jeff Dreyfus, Bushman Dreyfus Architects, Applicant

New construction of a mixed-use development

D. New Items

7:15 5. Certificate of Appropriateness Application
BAR 21-02-02
636 Park Street
Tax Parcel 520113000
Jennifer and Blakeley Greenhalgh, Owners and Applicants
New fence

7:45 6. Certificate of Appropriateness Application
BAR 21-02-03
1331 West Main Street
Tax Parcel 100006000
MKV Property LLC, Owner
Jozo Andelic, Applicant
Exterior painting

E. Other Business

- 7. Staff questions/discussion
- 8. PLACE update

F. Adjourn

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
October 20, 2020 – 5:30 p.m.
Zoom Webinar**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Cheri Lewis, Carl Schwarz, Jody Lahendro, James Zehmer, Breck Gastinger, Sonja Lengel, Tim Mohr, Andy McClure

Members Absent: Ron Bailey

Staff Present: Patrick Cory, Robert Watkins, Jeffrey Werner, Joe Rice

Pre-Meeting:

Staff created a guiding document regarding Certificate of Appropriateness Approval Process with three guiding questions for the pre-meeting discussion.

The Board and staff had an open discussion regarding the Certificate of Appropriateness Approval Process going forward. Staff emphasized the importance of a standardized checklist of what applicants have to go through. There are three options: Approval, Denial, and Deferral with the actions of the BAR.

Each applicant should assume that they will get a deferral from the BAR. Only one COA will be issued for each project.

These are going to be the steps before an applicant gets a Certificate of Appropriateness from the BAR: Preliminary Discussion, Pre-Application Conference, and COA Application submission to the BAR.

The meeting was called to order at 5:30 PM by the Chairman

A. Matters from the public not on the agenda

No Comments from the Public

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. July 21, 2020 BAR Minutes

2. Certificate of Appropriateness Application

BAR 20-09-04
128 Chancellor Street
Tax Parcel 290132000
Center for Christian Study, Owner
Thomas Keogh, Train Architects, and William Sherman, Applicants
Exterior alterations and addition

**Mr. Gastinger moved to approve the Consent Agenda. (Ms. Lewis seconded the motion)
The motion passed 8-0.**

C. Deferred Items

3. Certificate of Appropriateness Application

BAR 20-09-05
1619 University Avenue
Tax Parcel 090102000
Sovran Bank, Owner
Brian Quinn, Milrose Consultants, Applicant
Exterior lighting

Jeff Werner, Staff Report - Year Built: 1959 District: The Corner ADC District Status: Contributing. This one-story Classical Revival brick commercial building was built as a bank branch in 1959. It is characterized by a projecting half-octagon porch, fixed 35-light windows, and a hipped roof. Request CoA for the replacement of exterior lighting. Applicant provided information confirming that the lamping for all proposed fixtures will have a Color temperature that does not exceed 3,000K. Staff recommends approval of the CoA. BAR may consider conditions for the tree and vegetation trimming, including requiring that any work within the public right of way be coordinated with the City.

Ryan McGrath, Applicant – This is a Bank of America site. The idea is to bring up the lighting levels at all of these sites for security reasons and safety reasons within a 50 foot radius of ATMs and entrances. Last time we spoke, there were issues or concerns about the lighting levels and Josh Waggoner with GMR sent some renderings to you, which you had requested. I believe that we sent some additional cut sheets.

Josh Waggoner, GMR – We were asked for additional renderings for what the site would look like following up the different sides of the site. We were also asked to confirm that we can get it to 3K. The site was approved non-compliant due to some city ordinance we could not meet while meeting compliance. We want to be able to light as much as we can and for security reasons and strictly for people who want to use the ATM at night. That’s our general purpose as well as upgrading the site lighting. We have a mix of lighting on site right now ranging from 57K down to 3K. This will unify that as well. It will make everything look cohesive and aesthetically pleasing. That’s what we are trying to achieve now.

QUESTIONS FROM THE PUBLIC

Geary Albright – I was wondering if the lights have downward facing reflectors to keep the light from illuminating the skies as much as possible. Since this came up, I am going to point that out.

Mr. Waggoner – All of our fixtures are full cutoff fixtures. All of the light is directed 90 degrees down. We have no up light on this site. All of our fixtures are full cutoff.

QUESTIONS FROM THE BOARD

Mr. McClure – I was curious. Mr. Albright is the landlord of mine at one of the buildings that is adjacent to this property. The new pole that you are putting in the “back left.” I am looking at the plus and minus on the lumon scale. Directly in front of the light, it has a plus 3. Behind it has a plus 2. How does that translate into lighting and glare?

Mr. Waggoner – Those are not pluses. They are just a point. Those are calculations at grade. If you took the light reader and put it on the ground, that would be what your foot candles would be. That is type four fixture with backlight control. The UAX 1, which will be on the bottom left hand corner, is facing away from the parking garage. That would have a backlight shield facing the property line. There would be no light trespass your property line on the back from that area. That fixture has a shield on the LED pods in the fixture. There will be no light throw on the backside of that fixture.

COMMENTS FROM THE PUBLIC

No Comments

COMMENTS FROM THE BOARD

Mr. Mohr – I am still a little concerned about the lighting levels around the ATMs and the foyer. There are three wall packs around the ATM. The rendering really doesn't show us what is anticipated. The other problem with the rendering is that it really doesn't account for all of the other lighting that's going on in the general vicinity. It does play a role in this. We have asked for dimming controls on this, correct?

Mr. Werner – That's something we have requested. The fixtures are available with dimmers. It's not part of the lamp itself. I think it's a separate control. My recommendation would be to require that if you want.

Mr. Mohr – Without something to give us a reference for what is really going on nearby. They are showing what their lighting is doing relative to the property line, which is a weird concept. That's an old and misguided approach anyway. I am a little concerned about the ATM being a real hot spot. That's something that can be adjusted in the field. We won't be swapping out bulbs for some time because LEDs have a long lifespan. With the foyer and anyplace where there is a real concentration, we would want to have some way of dealing with the potential for glare. The full cutoff is great from a dark skies standpoint. This building is on a knoll. The glare potential seems to be still significant.

Mr. Waggoner – I will start with the hot spot comment. Every state requires ten foot candles within a five foot radius of the ATM. That's the minimum. This has been approved non-compliant. We still want to be as close to that as possible strictly for people utilizing the ATM at night. That's our main reason for that. Referring the full site calculations, the highest that I have in front of an ATM is 15. It's directly in front of the ATM and then it dies off about ten feet further beyond the property line. Your hot spot is strictly maintained

to the site. I do understand your qualms with it. We are trying to make sure that people have the visibility to be able to use this ATM at night.

Mr. Mohr – Is the USB 1 a wallpack?

Mr. Waggoner – USB 1 is a wallpack.

Mr. Mohr – You have USA 2 coming down that pathway. Is that a wallpack?

Mr. Waggoner – USA 2 and USB 1 are both wallpacks. They are full cutoff with a g rating of 1. The glare rating is as low as you can get.

Mr. Mohr – The UBL 1 next to that USB 1?

Mr. Waggoner – UBL 1 is a canopy mounted fixture. That would be mounted to the canopy facing the street down. For the canopy fixtures on the front, there is an archway that dips down. To get rendering of that, it would be really misconstrued. You would probably have a big tree in front of it to be able to get up in there. You have a huge archway that is upset by three feet. That's the reason for not having a great rendering of those. It's just not easy to get to.

Mr. Mohr – In the back portion, there are 9.6 foot candles on one side and 7.2 foot candles on the other side. It doesn't make sense to me.

Mr. Waggoner – That's just the way the candles lay out. We have run real world scenarios. Everything you see is built up. The stairs, hand rails, archways, and canopy are built up. Everything you are seeing is real. This is real output of what will be on site given your approval.

Mr. Mohr – I could understand about the ATMs. I could see about the foyer. You have a pretty low light level in there and still be able to perceive it. That's what it makes it really hard to understand. It really doesn't deal with the ambient light. The ambient light could be cancelling out potential brightness quotient.

Mr. Waggoner – That was another comment I wanted to touch on for a moment. When we light for security for banking purposes, the reason we don't build in other peoples' fixtures is because we don't want to rely on them for our security. If somebody was to get robbed, and the street lights went out. We built them into our design. We built them into our design that people will be safe if the fixture is on. If the city fixture is out, we have no control over that. That's the reason why we don't build other peoples' fixtures as a general normal. We can't rely on them for liability purposes. It is just not in our realm.

Mr. Schwarz – We really don't have the tools to review this the way that we want to. I think that the applicant has given us everything that we have asked for. You keep mentioning dimming. It would be great if you could put dimming on these. I am not sure we have any power to enforce that. Suppose you get it installed and you discover that it doesn't have to be so bright. You could potentially have some energy savings.

Mr. Waggoner – We talked about this the first time when we spoke about dimming on everything outside of the compliance area. Most of these fixtures effect our compliance

area. If we dim it and it doesn't catch somebody in the plant area, then we are still under our lumon output that we want to be at. It's a slippery slope.

Ms. Lewis – Could you clarify the term compliance area?

Mr. Waggoner – That's a financial institution requirement. Five feet radius around that ATM needs to be a maintained ten feet candle minimum at three feet above grade. I do understand how it could be misconstrued. Fifty feet around each exposure needs to be two feet candles three feet above grade. If you are able to walk up to an ATM and you're able to park and walk to that ATM, that parking spot also needs to be two feet candles. That is a regulatory standard for all financial institutions in a regulated state. That's your basic outline of your compliance area regarding financial institutions.

Mr. Schwarz – The lighting that exists is awful. I recognize that this is going to be a vast improvement. We are nervous. We're also not experts enough to know how best to regulate this.

Mr. Mohr – I appreciated your candor and your willingness to work through this with us.

Mr. Waggoner – We do this all of the time. We look up the ordinance first. We have an obligation to the bank to meet the state statute for the ordinance. If we can't meet it, then we go through this process. More than to do what we need to do to get this approved.

Ms. Lewis – I wanted to thank the applicant for taking into consideration all of the requests and incorporating them into the submittal for this meeting.

Motion: Mr. Mohr Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed lighting satisfies the BAR's criteria and is compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted. Ms. Lewis seconds. Motion passes (8-0).

D. New Items

4. Certificate of Appropriateness

Application BAR 20-10-01
204 Hartmans Mill Road
Tax Parcel 260038000
Jocelyn Johnson and William Hunt, Owner
Melissa T. Colombo, Applicant
Outbuilding demolition

Staff Report, Jeffrey Werner – Year Built: Cottage: Evidence suggests the NW corner of the cottage was constructed c1900-1910, with additions through the 1920s. The east extension and rear shed component was later followed by the rear [bathroom] addition. House: c1873, with ongoing additions through 1920. District: Individually Protected Property Known as the George T. Nimmo House, family tradition holds that the original house--believed to be the northeast corner--was built in 1870, with later additions occurring over an extended period. Nimmo acquired the property in 1873 and tax records indicate three periods of building activity--1873-1874, 1880-1885, and 1915-1920. The original house likely dates to 1873. The

periods of construction coincide with Census data showing the growth of the Nimmo household. CoA request to demolish existing, wood-framed, single story cottage. After examining the structure, it staff's opinion that the cottage is in a significantly deteriorated condition. There might be individual components (mantle, some windows, etc.) and materials (bricks, floorboards, etc.) that are salvageable for reuse elsewhere; however, rehabilitation of the cottage—in place or relocated--would require significant, if not entire, demolition, with the reconstruction incorporating a limited amount of salvageable, original material. Staff recommends approval of the demolition CoA, with a condition that the applicant provide for the BAR archive scaled, sketch drawings of the structure—floor plan, roof plan, four elevations.

Mr. Schwarz – It's also a demolition of a tree?

Melissa Colombo, Applicant – There is a tree that will need to come down. There is an ash tree that is next to the existing house. It is leaning towards the cottage. It's raised up their exterior heat pump by a foot in the last couple of years. They had an arborist come out to try to save it. It's going to come down one way or the other. It will nice if it comes down controlled.

One of the big problems with that cottage is that they have had major septic backup into it. It is the slippery slope of the deterioration of the interior. There is a lot of mold. Even if it were to be restored to its fullest, it cannot be occupied.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

No Questions from the BAR

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Ms. Lewis – Have we asked the applicant to photograph or do any recording before the demolition occurs?

Mr. Werner – I will share what we have done with other projects. The photographs are good. The sketch drawings provide that context of what we are looking at in the photos. We are not looking for an architectural drawing, but just a sketch would be sufficient to provide reference with the photographs. We typically do request that for demolitions.

Ms. Colombo – I don't have an issue with that. That's totally reasonable to document it before it is taken down.

Mr. Lahendro – I would ask for the bigger favor. As the building is coming down, maybe take some photographs. In our inspection of the cabin, we found that above the ceiling, the roof framing is painted as a finished area. If possible, take some photographs. That would add even more to the record.

Ms. Colombo – We can definitely take care of that. If there are any materials that can be reclaimed, the goal is to reclaim that. After this, the whole point of this cottage coming down is to be able to put an addition for a modern family that is growing that would like to add an addition onto it. Any building materials that could be reused, the goal is to reuse those.

Mr. Zehmer – I agree with staff that it is beyond repair. I would encourage the owners to try to clear out around the cemetery to respect those people that are buried there.

Ms. Colombo – I believe that they knew that the cemetery was there. I believe that they have contact information for distant relatives. We will pass that on.

Motion: Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the request as submitted, with the following condition:

- **that the property be documented before and during demolition, including sketches that can be made, and that this documentation be forwarded to the city.**

Mr. Lahendro seconds. Motion passes (8-0).

E. Other Business

5. 106 Oakhurst Circle Pre-Application Conference

- Applicant took some time to incorporate some of the comments made by the BAR at the meeting last month.
- The applicant is working within a very tight spot.
- The primary concern that the applicant has is the impact on the adjacent properties around the property.
- There are a number of trees and shrubs that are native and there is a good vegetative buffer. Those trees and shrubs would have to be removed if going in on the north side.
- Going in on the north side has been completely ruled out.
- Everything is going to be done to avoid the root zones of the trees on the property.
- There would also be the activity of construction that would also have an effect on the surrounding area.
- There is an oak tree that is decaying and leaning that will have to be removed.
- Those living there would be subject to people coming and going into the local business.
- There are already pressures on the property.
- There is probably going to be six residents living within the duplex.
- The applicant is looking at removing the porch and rebuilding the porch.
- Another impact is the dogwood tree with going the southern route.
- It would be hard to avoid the impact with the dogwood trees.
- There is going to be a holding to the original character of the building.
- There was a discussion with questions and answers with the applicant starting with the site.
- Mr. Gastinger noted that there is no reason for the driveway going through the front yard. Mr. Gastinger thought that the driveway on one side would be best.
- Mr. Schwarz did address the curb cut with applicant.
- Mr. Zehmer was also supportive in this project in not taking the driveway across the front yard.

- Every effort is going to be made to save the trees on the property during the construction.
- Mr. Schwarz did recommend that it would be best not to screen the front of the house with plantings.
- There was a discussion between the BAR and the applicant regarding this project and if there were any concerns that the BAR had with the project moving to a COA application and submission.
- The Chairman went over the different items that will need to be submitted with the application. The items include the movement of the driveway to the south, the hyphen, cut sheets of windows and doors, landscape plan, elevation drawings, material list, exterior lighting, and a wall section.

The BAR recessed for a five minute recess.

6. City/County Courts Project Preliminary Discussion

- The discussion began with the introduction to the scope and schedule of the project.
- This is one of the most important projects with the Charlottesville and Albemarle County community.
- There will be more meetings with the BAR in the coming years with multiple Certificate of Appropriateness applications.
- There was a presentation on the preconditions of the site.
- The new county courts building will be constructed at the site of the Levy Building in phase I. The courts will be moved to this new building.
- In phase II, the County Circuit and County District Courts building will be renovated.
- The County Circuit Court is moved back into the renovated building and the City General District Court will be moved into the new Courts Building.
- Stakeholders include both the city and county with the courthouse project.
- Project is slated to be finished in five years in 2025.
- The current time is programming and planning.
- Phases I and II will be designed together within schematic design and design development.
- The BAR will be involved in schematic design, landscape design, site plan, renovation, and new construction at the same time.
- The BAR review will be involved through the middle of 2021.
- The first COA will be for the demolition of the 1980s addition to the Levy Building.
- Thinking about the demolition permit at this moment in time.
- The buildings to be demolished have no historic significance. They belong to the Historic District.
- Several Board members did emphasize the importance of documenting what will be found of historical significance.
- There was also archaeological opportunities that members of the Board wanted to be documented.

7. Belmont Bridge Project Update

- Mr. Gastinger brought up the fast turnaround and the mock up panels.
- Since staff was not on the meeting call, the Belmont Bridge Project Update was moved to a future meeting.

8. Staff Questions/Discussion

Tents on the Downtown Mall

- The BAR and staff had a discussion regarding the use of tents on the downtown mall.
- The BAR wants to make temporary changes with tent relief.
- The BAR can only make recommendations with tents on the downtown mall. The BAR does not have the authority to make a determination.
- The BAR can only make suggestions on where the tents are going to be set up with the restaurant patios. The Zoning Administrators can only make those determinations.
- The BAR would like the regulations to be loosened for the tents on the downtown mall.
- There was further discussion regarding the timeline and when the use of tents would end.

Motion: Ms. Lewis - In recognition of the global pandemic's threat to the economic vitality of our historic City, the BAR unanimously expresses that outdoor tents and any supporting equipment or conditions including sides of tents, locating that does not conform to the current permits, access to electrical facilities, and other measures to support outdoor economic activity in the City, be permitted for as long as the Governor's state of emergency is in effect. Mr. McClure seconds. Motion passes (8-0).

Lighting Standards

- Street lighting is erratic – Mr. Mohr
- Memo written to the Planning Commission – Lighting does need to be part of the zoning rewrite of the comprehensive plan update.
- There was support amongst the other members of the BAR to send the memo to the Planning Commission and Comprehensive Plan consultants.
- Mr. Lahendro recommended that there be a work session between the Planning Commission and the Board of Architectural Review on lighting.

BAR Training

Preservation Awards Discussion

LEAP Energy Guide

9. PLACE Committee Update

F. Adjournment

The meeting was adjourned at 9:34 PM.

Certificate of Appropriateness Application

BAR 21-02-01

511 East Water Street

Tax Parcel 530074000

Charles and Virginia Pinnell, Owners

Dean Maupin, Applicant

Open pavilion at rear

[Application components \(please click each link to go directly to PDF page\):](#)

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application
BAR 21-02-01
511 East Water Street, Tax Parcel 530074000
Owner: Charles and Virginia Pinnell
Applicant: Dean Maupin
Project: Open pavilion at rear



Background

Year Built: ca. 1910
District: Downtown ADC District
Status: Contributing

This vernacular small commercial building was built in the first decade of the twentieth century. The one-story brick building has three openings facing East Water Street, each headed with segmental arches. Photos from the late twentieth century identify Tox-Eol Exterminating Company as a tenant.

Prior BAR Reviews

No prior BAR reviews.

Application

- Applicant Submittal: Dean Maupin submittal, dated January 22, 2021: Project statement, rendering of proposed pavilion with dimensions and material details, plats and aerial photographs edited to show location of proposed pavilion, photos of existing site conditions

CoA for the construction of a 20-ft x 24-ft open pavilion at the rear of the building. Treated and stained pine framing, and asphalt shingle hipped roof. Pavilion floor to be pea gravel surface that currently comprises the rear patio.

Discussion

Staff finds the concept, profile, and materials for the proposed pavilion to be in keeping with the Design Guidelines. The rear of the subject parcel is only visible from the alley that runs off 5th Street SE, and the rear patio is further shielded by a wood fence.

In August 2019, the BAR approved a similar pavilion that is much more visible from the public right-of-way, at 601-617 East Market Street (BAR 19-07-05).



Figure 1: View from 5th Street SE down the alley that leads towards the rear of the subject parcel. The parcel itself is not visible in this image. Photo from Google Street View, 2012.

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 pavilion at 511 East Water Street satisfies the BAR's criteria and is 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...)

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the proposed pavilion at 511 East Water Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that 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 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 Standards for Site Design and Elements

G. Garages, Sheds, & Other Structures

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.

Pertinent Standards 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.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72B
 Negative no(s) ~~104-72B~~
 5065: 4

SURVEY FORM

Historic name _____ Common name **TOX-EOL EXTERMINATING COMPANY**
 County/Town/City **CHARLOTTESVILLE**
 Street address or route number **511 WATER ST.**

USGS Quad **CHARLOTTESVILLE EAST, VA.** 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 **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.)

**BRICK (7 COURSE AMERICAN); SHED ROOF; 3 BAYS.
 COMMERCIAL VERNACULAR. C. 1910. ENTRANCE
 IN CENTRAL BAY; SEGMENTAL ARCHES IN BRICK-
 WORK OVER WINDOWS; MOUSETOOTH IN BRICK-
 WORK BENEATH ROOF LINE; WINDOWS AND
 DOORS RECENT**

BRICK CORNICE

Interior inspected? **NO**

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



**SANBORN MAPS:
 886 DWELLING
 891 SAME**



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

During Public Health Emergency, electronic submittal will suffice

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 Charles and Virginia Pinnell Applicant Name _____
Project Name/Description, Open Pavilion Parcel Number 53.0.07.4.00
Project Property Address 511 East Water Street

Applicant Information

Address: 92 Vincennes Rd
Charlottesville Va 22901
Email: dean@condorestaurant.com
Phone: (W) 971.7046 (C) 249.9040

Signature of Applicant

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

[Signature] 1.22.21
Signature Date

Dean Tavares 1.22.21
Print Name Date

Property Owner Information (if not applicant)

Address: L982 White Hall Rd., PO Box 808
Crozet, VA 22932
Email: info@pinnelcustomleather.com
Phone: (W) 434-823-9800 (C) 434-981-2397

Property Owner Permission (if not applicant)

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

CL, Jr. Tavares 01/20/2021
Signature Date

Charles Pinnell 01/20/2021
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary):
Construction of open pavilion at rear of property

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

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

Board of Architectural Review

Description of Proposed Pavilion at 511 East Water Street

Proposed construction of an approximate 20' by 24' wooden pavilion in the existing approximately 27' by 30' open patio space in the rear (north side) of 511 East Water Street. Construction to provide a open, covered outdoor environment aesthetically in touch with the surrounding historic downtown business district to accommodate a growing demand for outdoor dining. Construction to meet or exceed city building practices and codes.



Proposed Pavilion Rendering For 511 E Water St Patio

Size: 20' x 24'

Height: 167 in.

Treated and Stained Pine Posts and Beams

Tongue and Groove Ceiling

Architectural Asphalt Shingle Roof

Gutters With Downspouts For Drainage

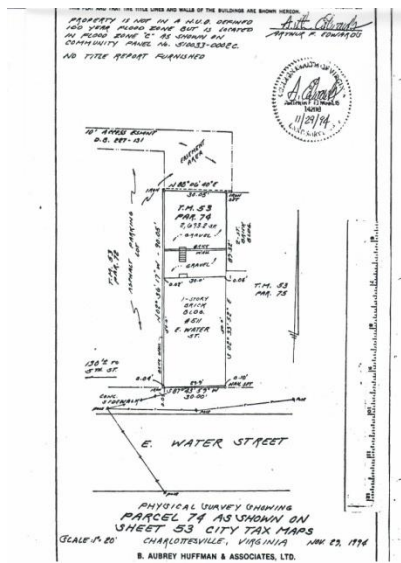
All Lumber To Meet Or Exceed City Building Code Dimensions

Concrete Footings To City Building Code

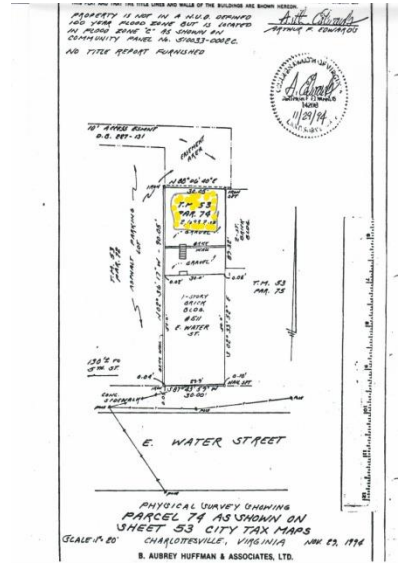
Flooring To Include Existing Pea gravel Surface



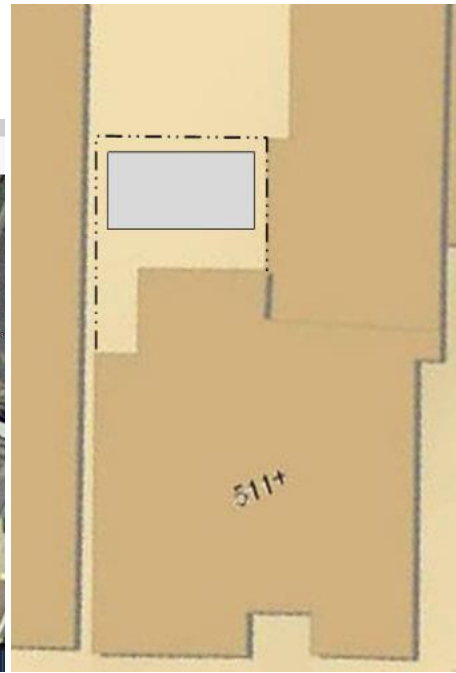
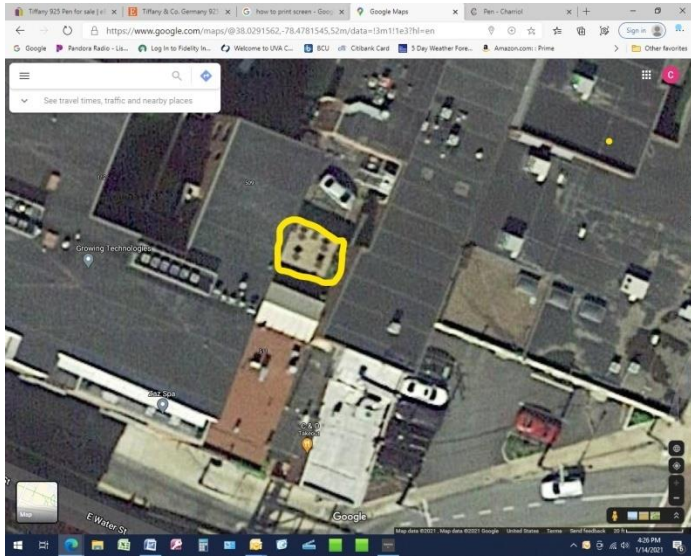
511 E Water Street—Front Elevation



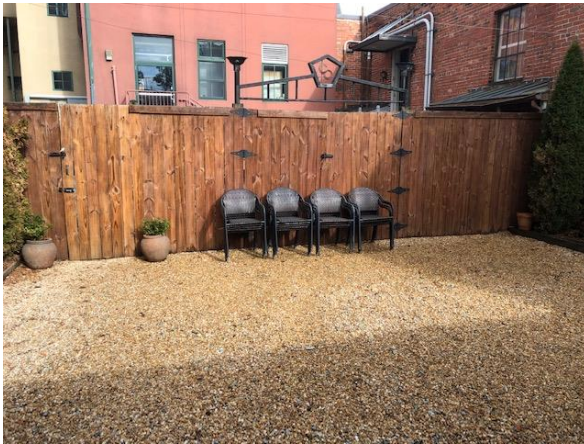
Current Plat



Proposed Structure on Plat
(Not to Scale)



Aerial Photograph of Site and Surrounding Structures City GIS Property Diagram



Patio North Elevation



Patio East Elevation



Patio South Elevation



Patio West Elevation

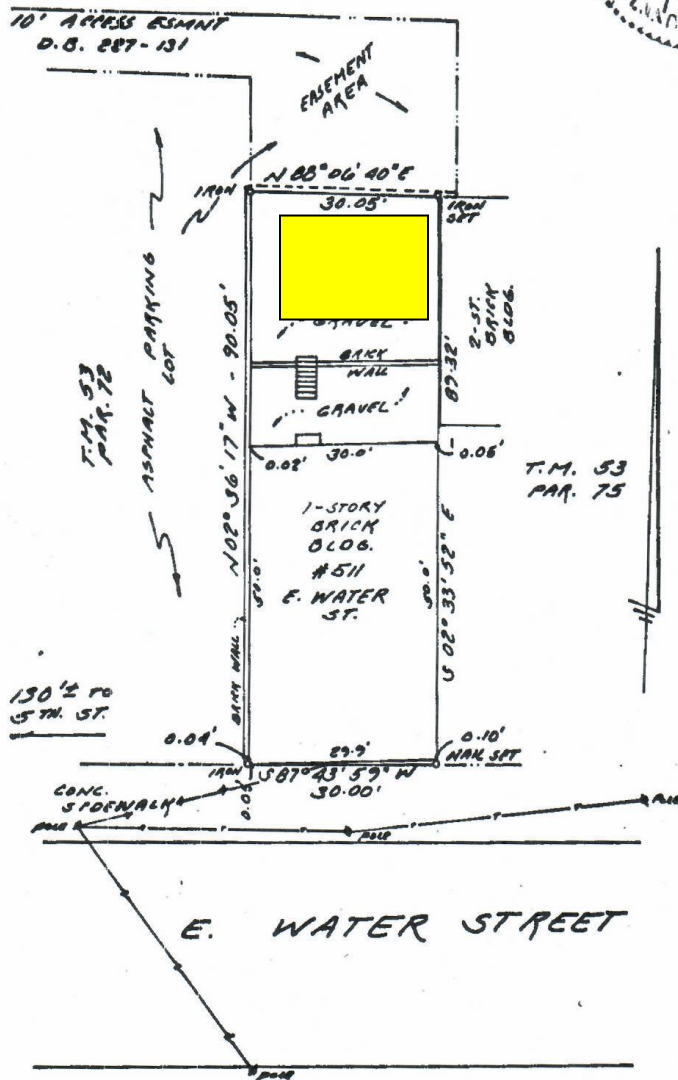
511 E Water Plat With Pavilion (Not to Scale)

THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

PROPERTY IS NOT IN A H.U.O. DEFINED
100 YEAR FLOOD ZONE BUT IS LOCATED
IN FLOOD ZONE "C" AS SHOWN ON
COMMUNITY PANEL No. 510033-0002C.

NO TITLE REPORT FURNISHED

Arthur F. Edwards
ARTHUR F. EDWARDS



PHYSICAL SURVEY SHOWING
PARCEL 74 AS SHOWN ON
SHEET 53 CITY TAX MAPS
SCALE: 1" = 20' CHARLOTTEVILLE, VIRGINIA NOV. 29, 1994
B. AUBREY HUFFMAN & ASSOCIATES, LTD.

Certificate of Appropriateness Application

BAR 21-01-05

116 West Jefferson Street

Tax Parcel 330183000

Jefferson Street Properties, LLC, Owner

Gordon Johnson, Peter Johnson Builders, Applicant

Porch reconstruction

[Application components \(please click each link to go directly to PDF page\):](#)

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application

BAR 21-01-06

116 West Jefferson Street, TMP 330183000

North Downtown ADC District

Owner: Jefferson Street Properties, LLC

Applicant: Gordon Johnson, Peter Johnson Builders

Project: Front porch reconstruction, alterations at rear elevation



Background

Year Built: 1913 (the rear structure is contemporary)

District: North Downtown ADC District

Status: Contributing

The Revercomb House follows the Colonial Revival style. The front porch was removed in 1974.

Prior BAR Reviews

January 2011 – BAR approved CoA for fencing under the rear porch and breezeway.

January 20, 2021 – BAR deferred the request. Applicant unable to attend the meeting.

Application

- Applicant Submitted: Austin design Group drawings, *116 Jefferson Street*: Existing Elevations, 12/18/2020, two sheets; New Elevations, 12/02/2020, two sheets; Demolition Elevations, 12/18/2020, two sheets; Existing Floor Plans, 12/02/2020, three sheets; Demolition Floor Plans, 12/02/2020, five sheets (two sheets with Third Floor Plan); New Floor Plans, 12/02/2020, four sheets. (Note: No changes to information provided for the January 20, 2021 meeting.)
- Photographs provided by staff. (Note: Additional photos added in the staff report.)

Request for a CoA for reconstruction of the front porch (removed in 1974), removal of hyphen at rear elevation, with corresponding repairs to the rear porches; and alterations to rear addition (a contemporary structure).

Discussion

Front Porch Reconstruction

To the extent possible, the reconstruction will rely on the information available in the photographs, the matching components that remain on the house, and nearby porches of a similar period. The existing brick porch, metal rail and light fixture above the entrance will be removed.

- Dimensions: Photos and the shadow lines on the brick provide the width and height. The proposed reconstruction generally conforms to the original dimensions.
- Columns: (Similar to the columns at 406 Altamont Circle.) *
 - Capital: Photos indicate Angular (*Scamozzi*) Ionic.
 - Shaft: Smooth. Round columns at the front. Square, engaged columns at the walls.
 - Base: Appropriate for Ionic column.
- Trim/Cornice: Match existing profiles and dimensions of the existing cornice. *
- Railing (top rail, bottom rail, and pickets): Detail cannot be determined from the photos and the railing at the rear porch are not original. Recommend that new will match or be similar to the Colonial Revival style railing at 406 Altamont Circle. Painted. Color: TBD. * (Note: The new rail will be at height that conforms to the current building code requirements.)
- Roof: Original roof was standing-seam metal. New roof proposed as EPDM or equivalent.
 - Note: Standing-seam metal would be preferred. The BAR should discuss this further with the applicant. Staff also recommends roofline be elevated. *
- Gutters and Downspouts: Original porch had built-in gutters; new gutter type not specified. In lieu of the built in gutter, if not replicated, staff suggests a detail similar to that approved for 201 East High Street. *
- Flooring and steps: 1 x 4 or 1 x 6 wood flooring. Height of the floor will be similar to that of the existing brick porch. Painted. Color: TBD. *
- Apron trim at porch deck and step risers: 1 x wood and a profiled trim beneath the overhang of the flooring and treads. Apron face to align with the plinth of the column base. Painted. Color: TBD. *
- Ceiling: Beaded-board with simple cove or crown at entablature, similar to existing ceiling at rear, upper porch. Porch ceiling will be above—and encroach onto--the brick arches above the entry and two windows. Painted. Color: TBD. *
- Porch framing and piers: Wood frame on brick piers. BAR should clarify locations and details for brick piers. Staff recommends square piers of red brick (similar to the house); located beneath and aligned with each front column. *
- Lighting: No fixture(s) indicated. BAR should apply the following condition: For any exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance. Applicant will provide to staff cut sheets for the BAR archive.

Note: Except for the cornice detail, in the event of an unknown detail, applicant shall look to existing conditions on houses of a similar period, such as 406 Altamont Circle.

* - Indicates references in the Appendix.

Rear – Building Connection

Remove existing, elevated connection. Floor plans indicate this space serves as an office, with no wall penetrations into the historic house or the contemporary addition. Access into the house uses an existing doorway [to the formerly open porch]. This will be retained, providing access to the porch, which will be repaired with railing, posts, and flooring to match existing. The opening on the contemporary structure will be in-filled with new windows and the wall and siding repaired.

Rear – Contemporary Structure

- South Elevation: Remove two windows, existing door, and canopy. Install two larger windows.
- North Elevation: Remove window and wall section. Install double doors and window.
- West Elevation: Remove one window. Install new door in opening.

Staff Recommendation

Front Porch Reconstruction: Staff finds that the proposed reconstruction is appropriate, except for the use of an EPDM roof in lieu of standing-seam metal. Staff recommends that a motion to approve reference the narrative/clarifications above and the attached photographs as supplemental to the applicant's submittal.

Removal of the Building Connection: Staff recommends approval.

Alterations to the Contemporary Structure: Staff recommends approval. Typically, the installation of new windows and doors requires a high level of scrutiny and review. Given the age of this structure and the builder-grade quality of its materials, staff does not believe additional specificity is necessary for the new doors and windows.

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 front porch reconstruction and exterior alterations at 116 West Jefferson Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves [the application as submitted.]

Or: [... the application as submitted] with the following modifications ...

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed front porch reconstruction and exterior alterations at 116 West Jefferson Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons 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 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 guidelines from the Secretary Of The Interior's Standards for the Treatment of Historic Properties - Reconstruction

- **Recommended**: Recreating the documented design of exterior features, such as the roof form and its coverings, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships and proportions.
- **Not Recommended**: Omitting a documented exterior feature, or rebuilding a feature but altering its historic design. Using inappropriate designs or materials that do not convey the historic appearance.

Pertinent ADC District Design Guidelines

Rehabilitations:

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.

- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 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 on 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.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a) They should be a simple design where lock rails and stiles are similar in placement and size.
 - b) Avoid using aluminum colored storm doors.
 - c) If the existing storm door is aluminum, consider painting it to match the existing door.
 - d) Use a zinc chromate primer before painting to ensure adhesion.

APPENDIX

Staff recommends elevation porch roofline and using standing-seam metal in lieu of EPDM. BAR should discuss height relative to window sills.



Existing cornice at 116 West Jefferson Street. New porch cornice to match.



Cornice at 116 West Jefferson St

116 West Jefferson Street (Existing)



New porch ceiling not to encroach on brick arches

New porch floor to be at or near height of existing brick porch

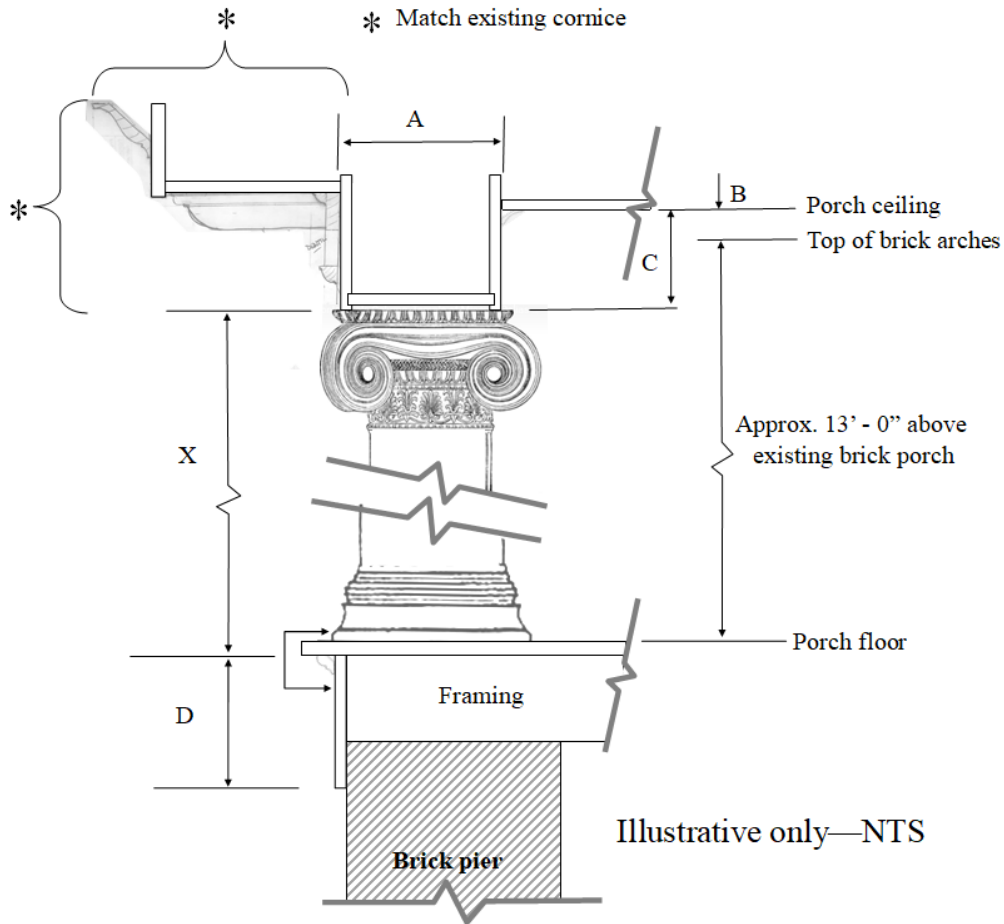
Original porch at 116 West Jefferson Street



Railing to match or be similar to railings at 406 Altamont Circle.

Photo of original porch

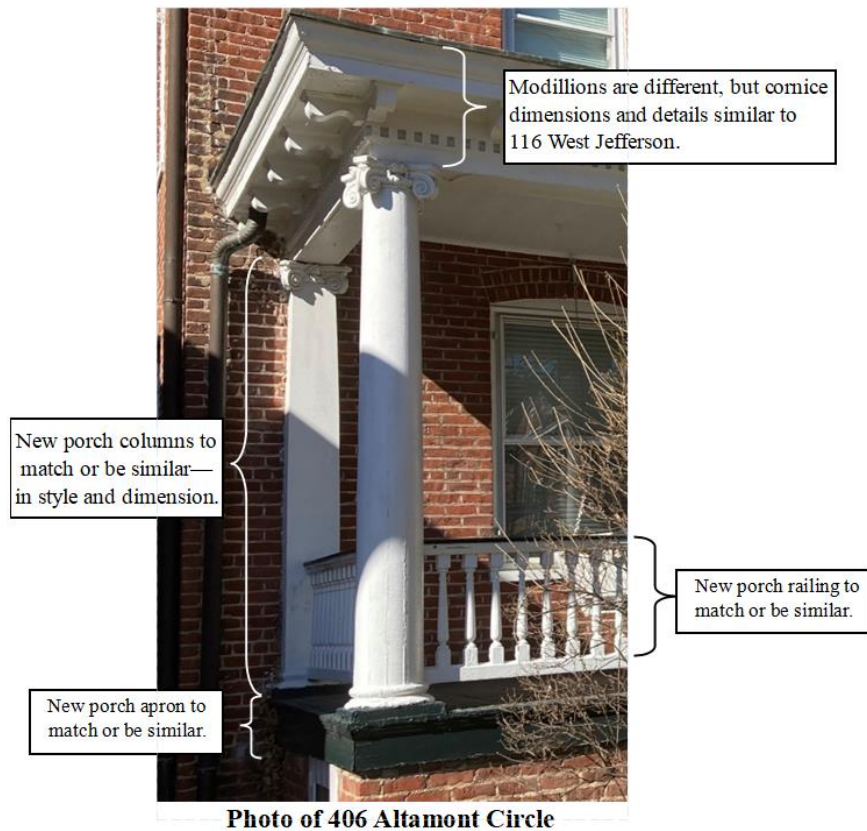
Illustrative porch detail for 116 West Jefferson Street: Dimensions and proportions should match or be similar to 406 Altamont Circle and/or appropriate to the period. The BAR should discuss specific dimensions, if necessary.



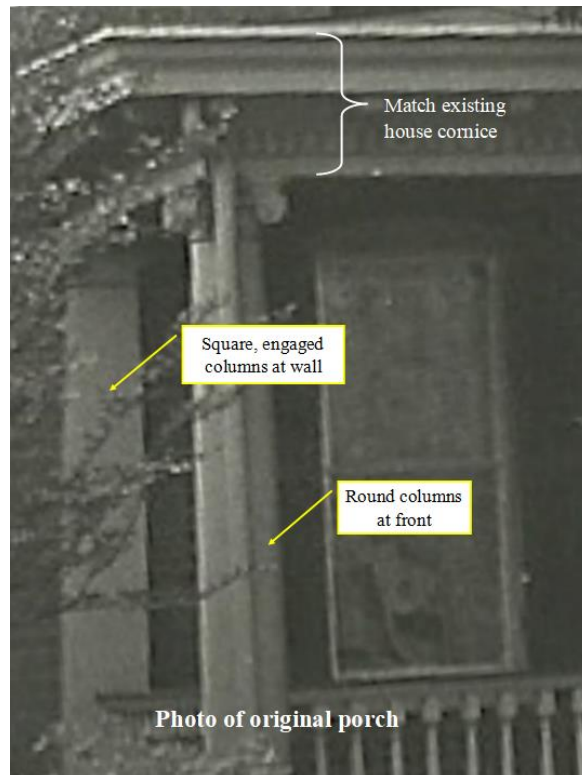
116 West Jefferson Street (existing) – note ceiling board and trim



Ceiling at rear porch (upper) - 116 West Jefferson St.



Original porch at 116 West Jefferson Street.



Column capitol



Original porch at 116 West Jefferson



406 Altamont Circle

406 Altamont Circle



406 Altamont Circle

406 Altamont Circle

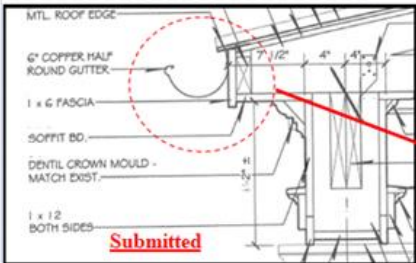


406 Altamont Circle – note ceiling board and trim



Detail from porch reconstruction at 201 East High Street.
Reference is to gutter condition only.

201 East High Street: Porch Cornice
Drawings submitted for BN-20-0076
Modification per BAR CoA 7/16/2019

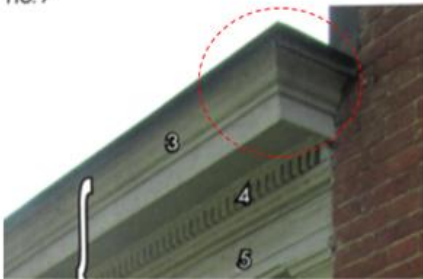


Submitted

Revised detail 4 on Sheet A-3

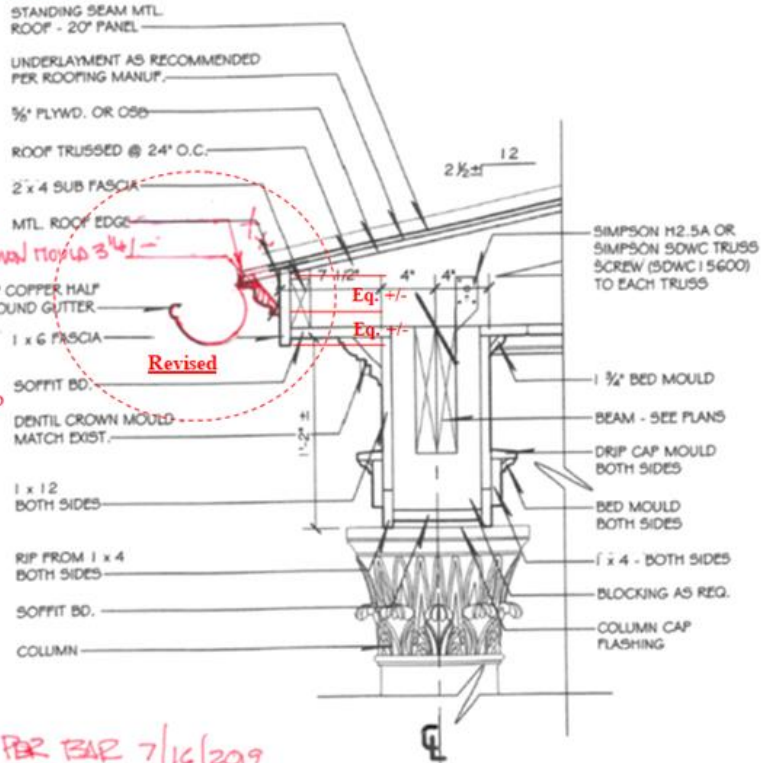
Add simple crown mould, similar profile and proportions to that shown in Fig 7 of the July 2019 BAR submittal (below). Available, stock profile is fine.

FIG. 7



J.B. Werner
NDS staff
March 6, 2020

Not to Scale



Revised

* PER BAR 7/16/2019

4 PORCH CORNICE DETAIL TO MATCH EXISTING

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 116 West Jefferson Street
Map and Parcel: 33-183
Census Tract & Block: 1-314
Present Owner: Family Services of C'vill-Albemarle
Address: 116 West Jefferson Street
Present Use: Offices
Original Owner: J. C. Revercomb
Original Use: Residence

BASE DATA

Historic Name: Revercomb House
Date/Period: 1913
Style: Colonial Revival
Height to Cornice: 21.5
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 47.5 x 116.5
Assessed Value (land + imp.): 8310 + 5370 = 13,680

ARCHITECTURAL DESCRIPTION

The Revercomb House, until recently, was one of the fine examples of the Colonial Revival style. The floor plan is similar to Stanford White's Carrs Hill at the University. Built of brick that was once penciled so that the mortar joints would appear more even, the two story, three bay residence boasted of a handsome veranda with four Ionic columns with diagonal volutes, so characteristic of revival capitals, and a strong modillioned cornice that added sophistication to an otherwise ordinary structure. With this veranda gone, the Federal style entrance with fan and sidelights of beveled leaded glass loses much of its original elegance. On the interior the original doors, woodwork, and mantles are also typical of the Colonial Revival. The most interesting and unusual interior detail is the open spool-work lunette in the archway between the entrance and the stair hall.

HISTORICAL DESCRIPTION

In 1878, Elisah Gilmer bought the property from B. L. Powell (ACDB 69-4). Gilmer sold the property and the small one story brick structure to Mrs. B. G. Leterman in 1903 (DB 14-304). In 1909, J. C. Revercomb bought the property (DB 20-483) and in 1913 razed the older structure and built the present house. The house remained in the Revercomb family until 1972 when the Family Services of Charlottesville-Albemarle, Inc. purchased it. The veranda was removed in 1974.

GRAPHICS

P-34(L)

P-34(R)

CONDITIONS

Average

SOURCES

Miss Virginia Revercomb
City Records



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

five (5)*

Please submit ~~ten (10)~~ **five (5)*** 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	Jefferson Street Properties, LLC	Applicant Name	Gordon Johnson	
Project Name/Description	Front porch reconstruction, alterations at rear.		Parcel Number	330183000
Project Property Address	116 West Jefferson Street			

Applicant Information

Address: 826 B Hinton Ave
Charlottesville, VA 22902
Email: morgan@peterjohnsonbuilders.com
Phone: (W) _____ (C) 157-572-2808

Property Owner Information (if not applicant)

Address: 116 West Jefferson Street
Charlottesville, VA 22902
Email: pr+sv@yahoo.com
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Morgan Reitz 2020.12.22
Signature Date

Morgan Reitz 2020.12.22
Print Name Date

Property Owner Permission (if not applicant)

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

DocuSigned by:
Paul Tracy 12/22/2020
07F840E8BF0B4E3... Date

Paul Tracy 12/22/2020
Signature Date
Print Name Date

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

Reconstruction of historic front porch, removal of rear breezeway with necessary repairs, and alterations to rear building.

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

Austin Design Group drawings, 116 Jefferson Street, Sheet 1 (12/18/20); Sheet 2 (12/18/2020); Sheet 3 (12/02/2020); Sheet 4 (12/02/20); Sheet 5 (12/18/2020); and Sheet 6 (12/18/2020).

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

116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



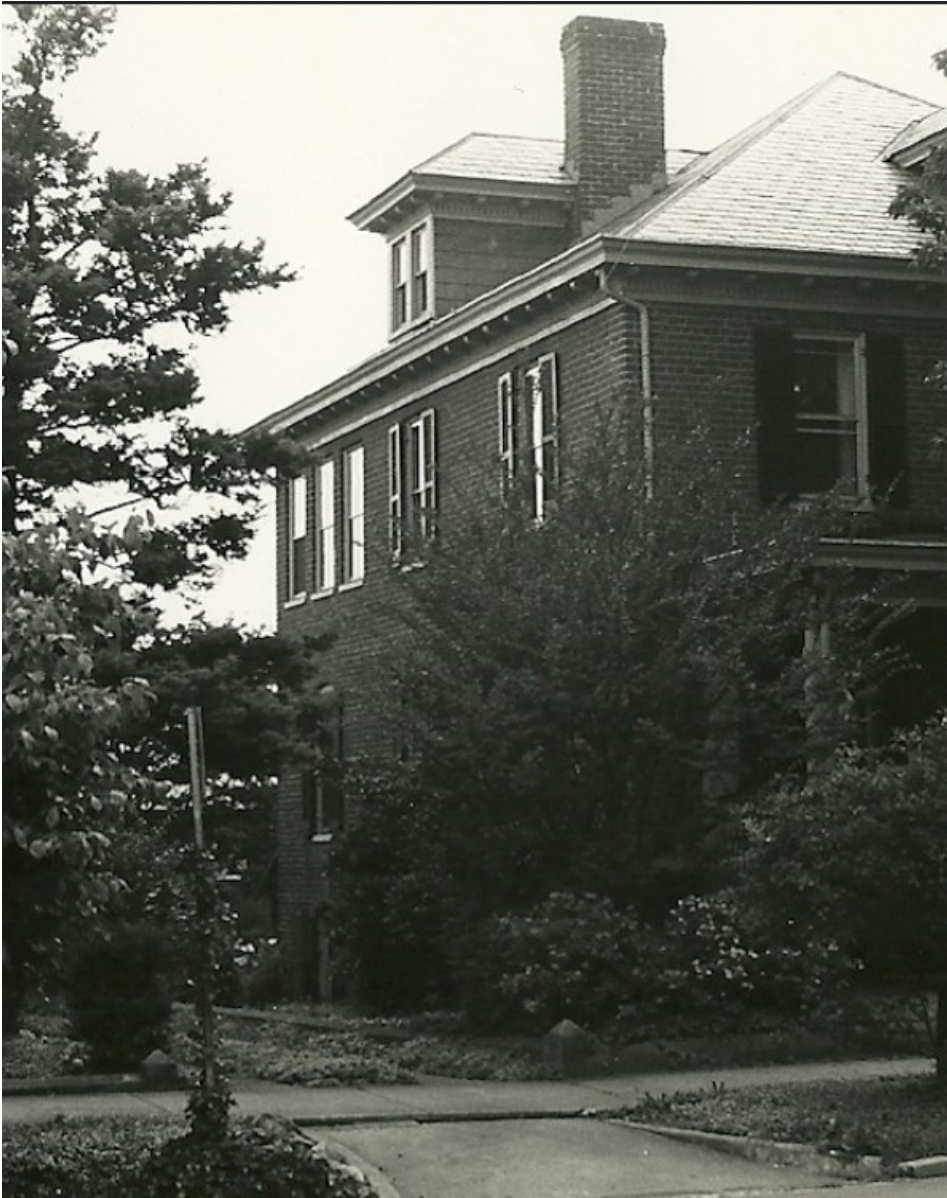
116 West Jefferson Street - Revercomb House c.1913 - Photo from Google street view (June 2018)



116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



East elevation



West elevation

116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front (north) entrance



Rear (south) elevation

116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front porch

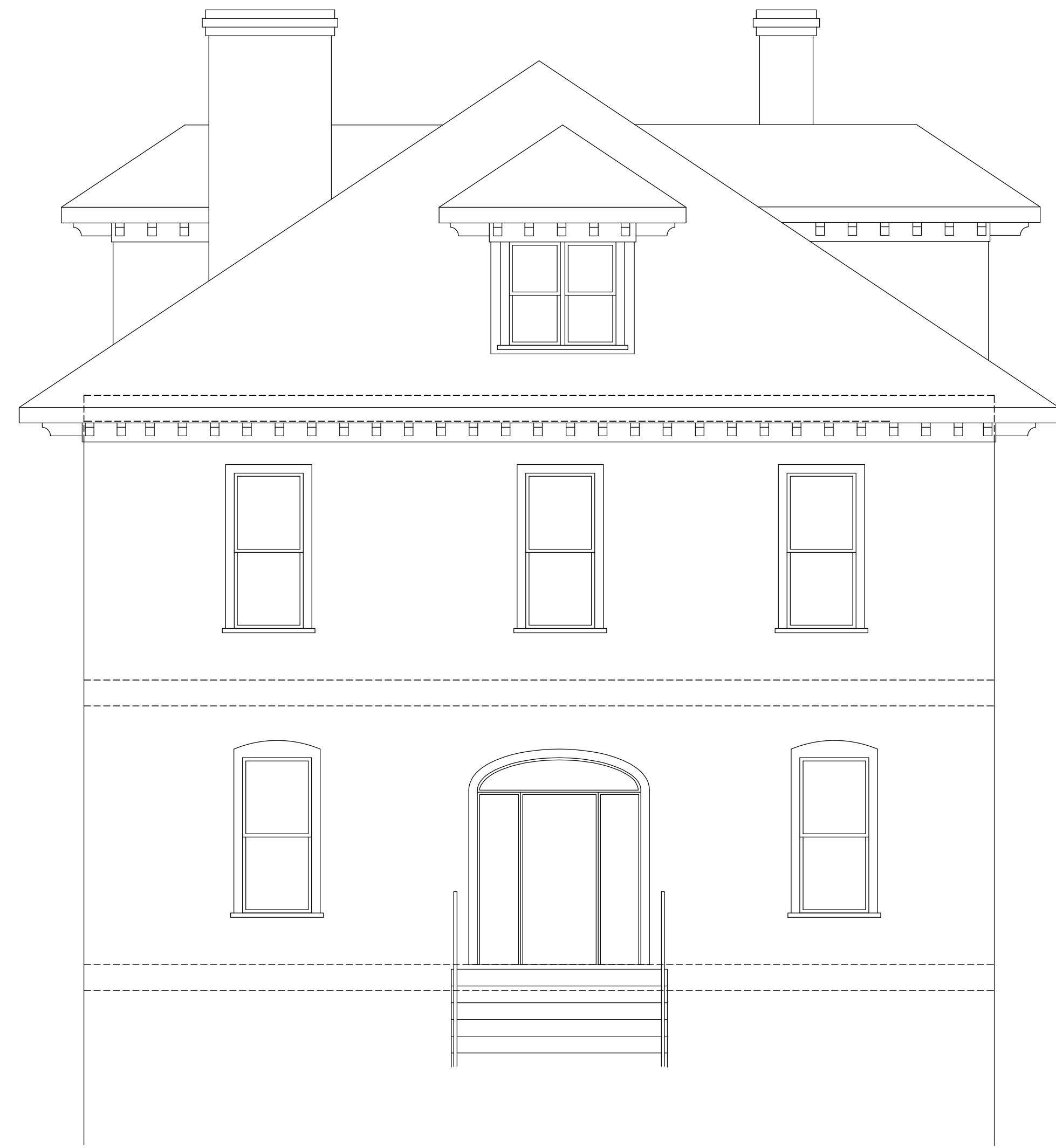
116 West Jefferson Street - *Revercomb House* c.1913 - Photos from City Historic Survey (1970s -1980s)



Front porch



Rear elevation



FRONT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



REAR ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"

ADS JOB NUMBER:

97120

PRELIMINARY REVIEW DATE:

12-2-20 12-18-20

RELEASE DATE:

REVISIONS:

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CHARLOTTESVILLE

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97120_EXT-ELV-1.DWG

OF

ADG JOB NUMBER:	97120
PRELIMINARY REVIEW DATE:	12-2-20 12-18-20
RELEASE DATE:	
REVISIONS:	

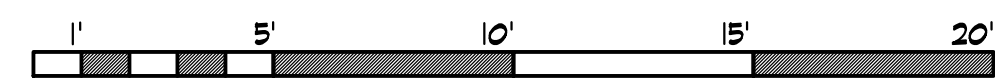
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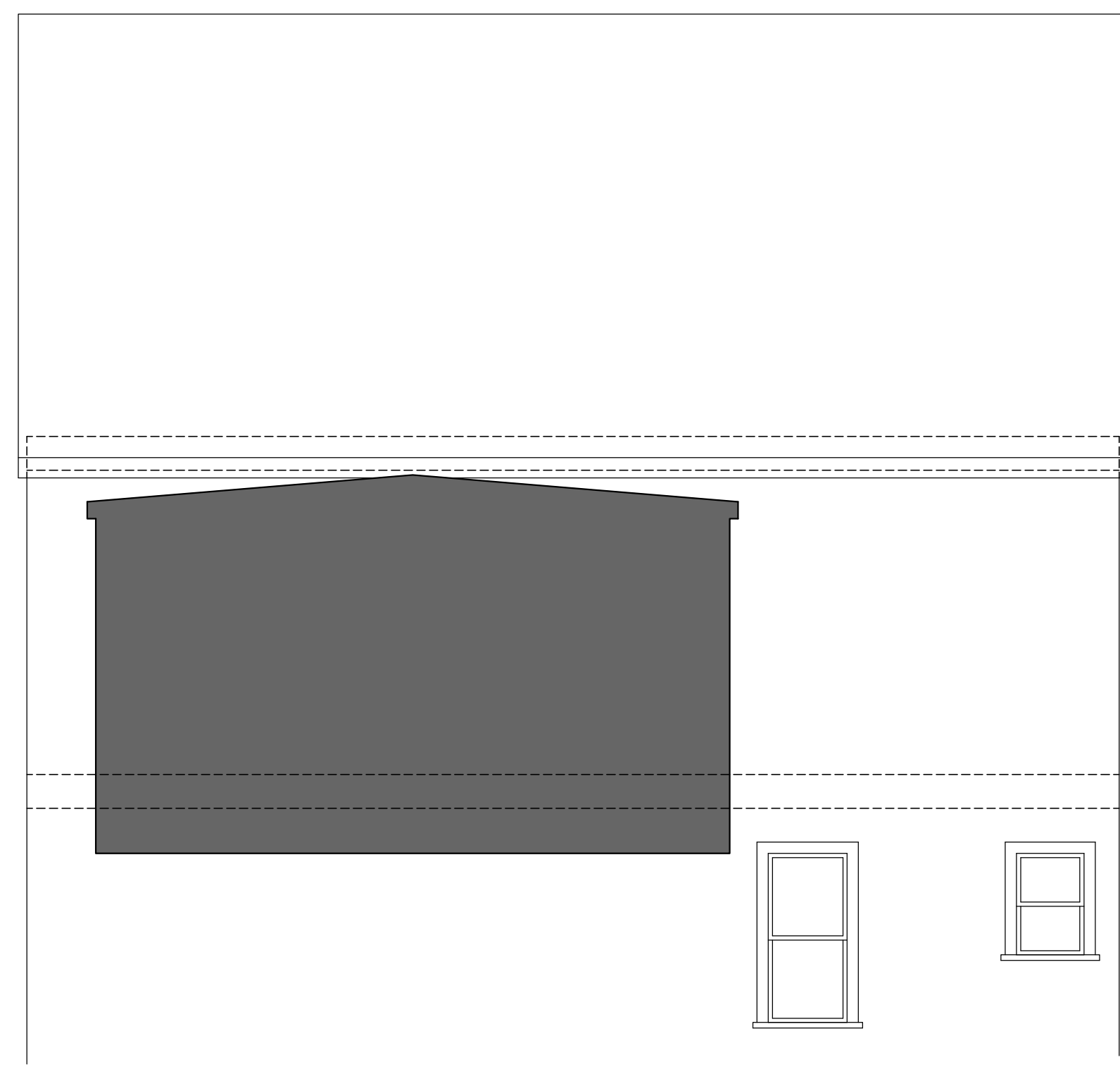
DIRECTORY
TRACY-CHARLOTTEVILLE
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4120_EXT-LEV-2.DWG

OF



LEFT ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



ELEVATION: EXISTING

SCALE: 1/4" = 1'-0"



FRONT ELEVATION: NEW

NOTE: ALL NEW PORCH CONSTRUCTION TO MIMIC EXISTING HOUSE
 & AVAILABLE PHOTOGRAPHS OF HOUSE BEFORE PORCH WAS TAKEN AWAY.

SCALE: 1/4" = 1'-0"



REAR ELEVATION: NEW

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: NEW

SCALE: 1/4" = 1'-0"



ADS JOB NUMBER:
97120

PRELIMINARY REVIEW DATE:
 12-2-20

RELEASE DATE:

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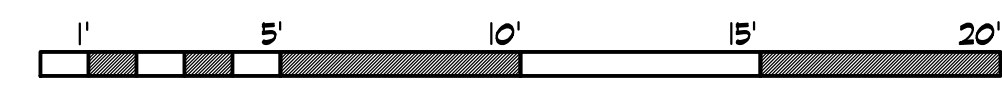
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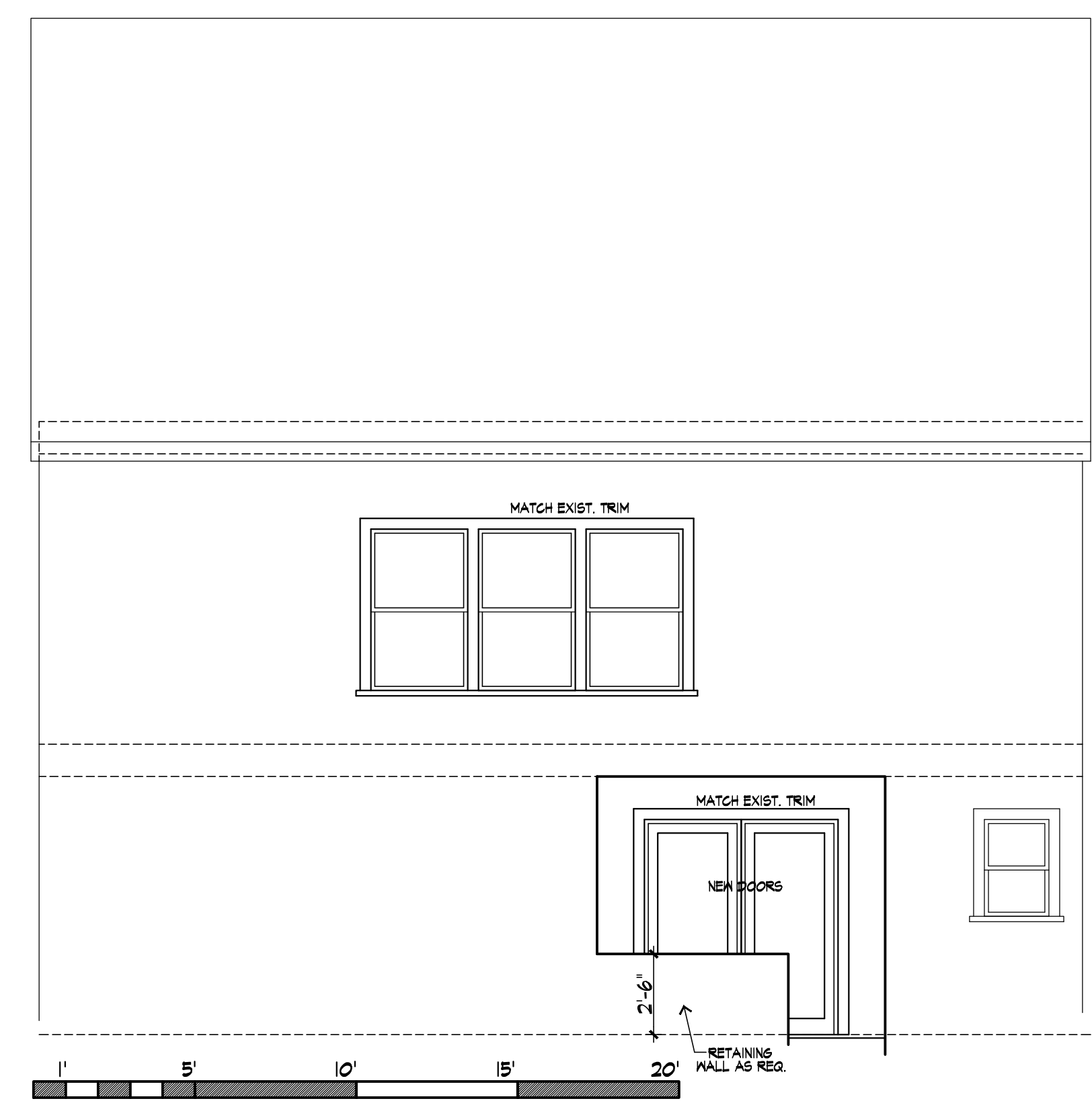
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DRAWING FILE
4120_LEVEL-2.DWG

OF



LEFT ELEVATION: NEW

SCALE: 1/4" = 1'-0"



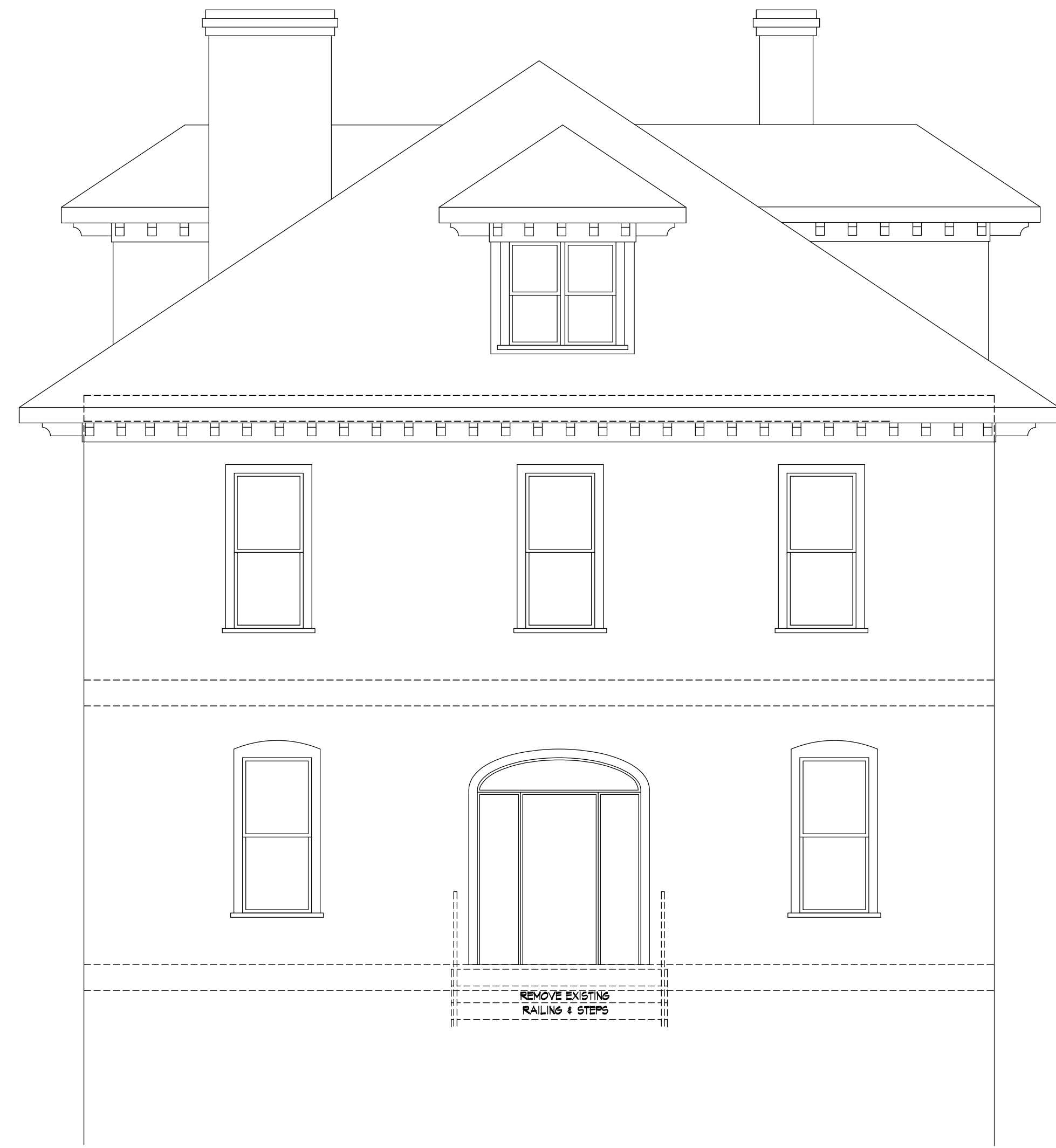
ELEVATION: NEW

SCALE: 1/4" = 1'-0"



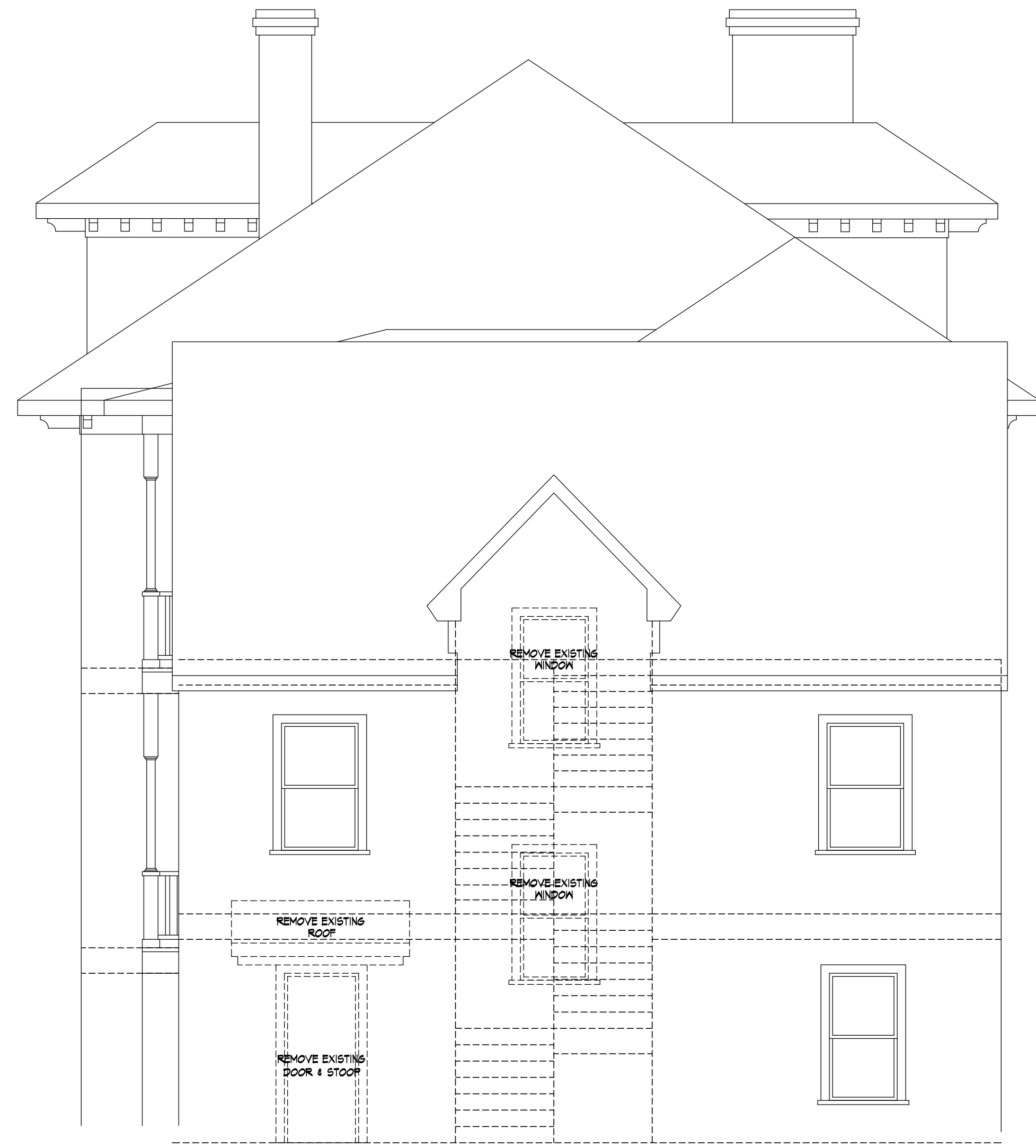
ELEVATION: NEW

SCALE: 1/4" = 1'-0"



FRONT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



REAR ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"

ADG JOB NUMBER: 97120
PRELIMINARY REVIEW DATE: 12-2-20 12-18-20
RELEASE DATE:
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 97120_DEVELOP.DWG

ADG JOB NUMBER: 97120
PRELIMINARY REVIEW DATE: 12-2-20 12-18-20
RELEASE DATE:
REVISIONS:

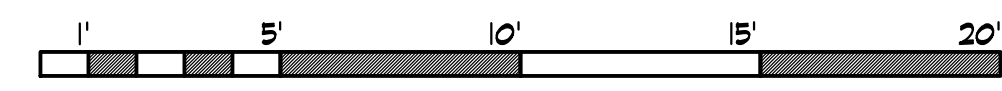
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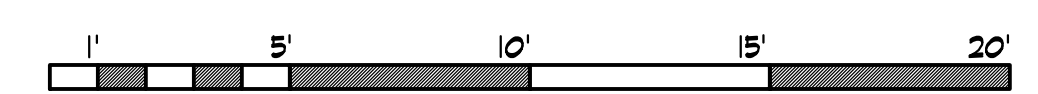
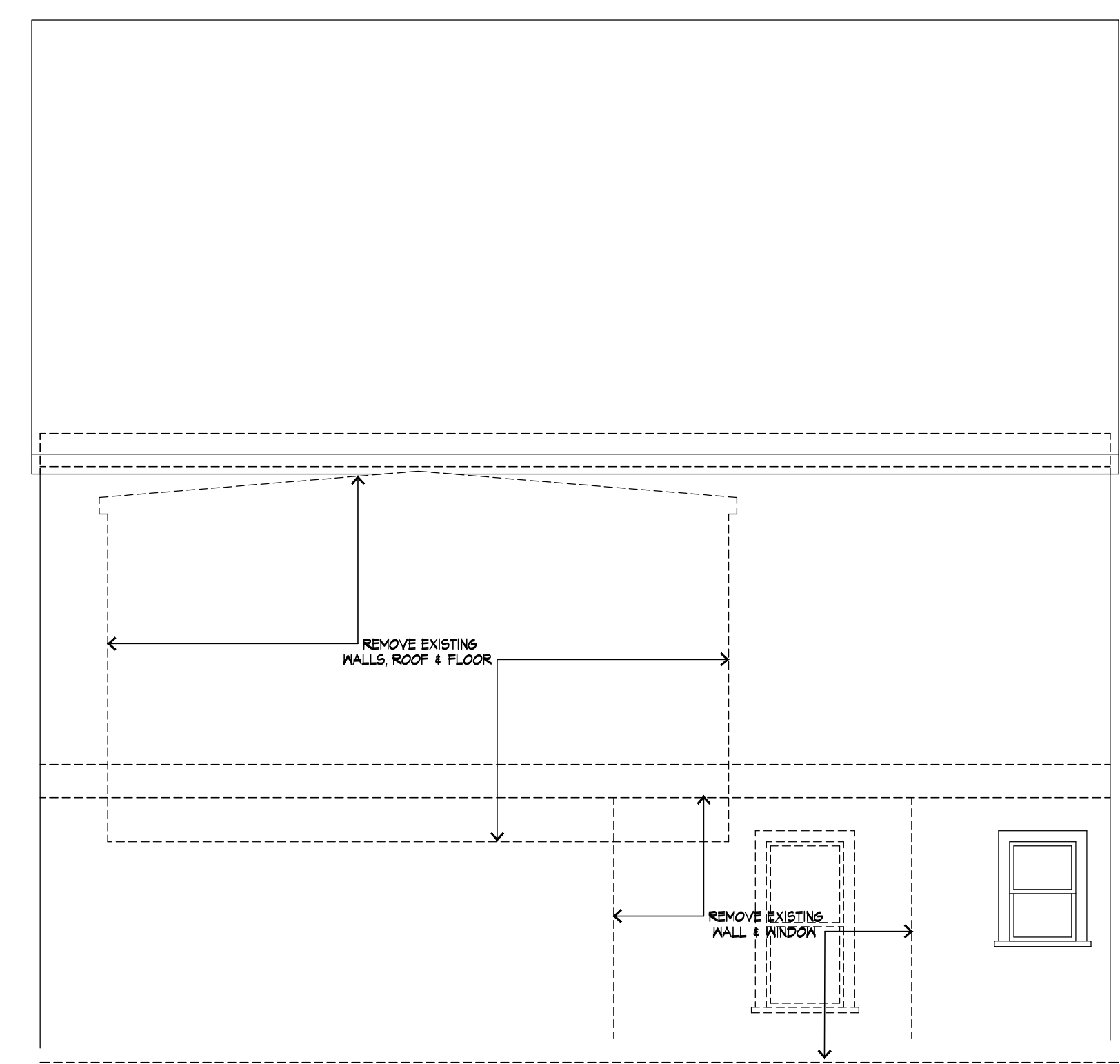
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OF



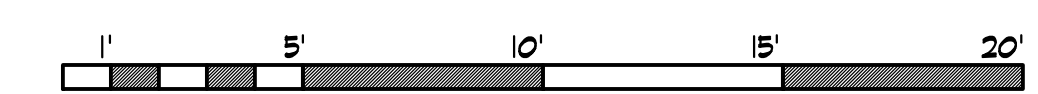
LEFT ELEVATION: DEMO

SCALE: 1/4" = 1'-0"



ELEVATION: DEMO

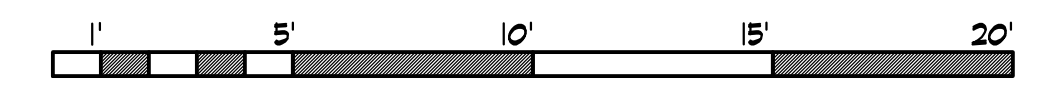
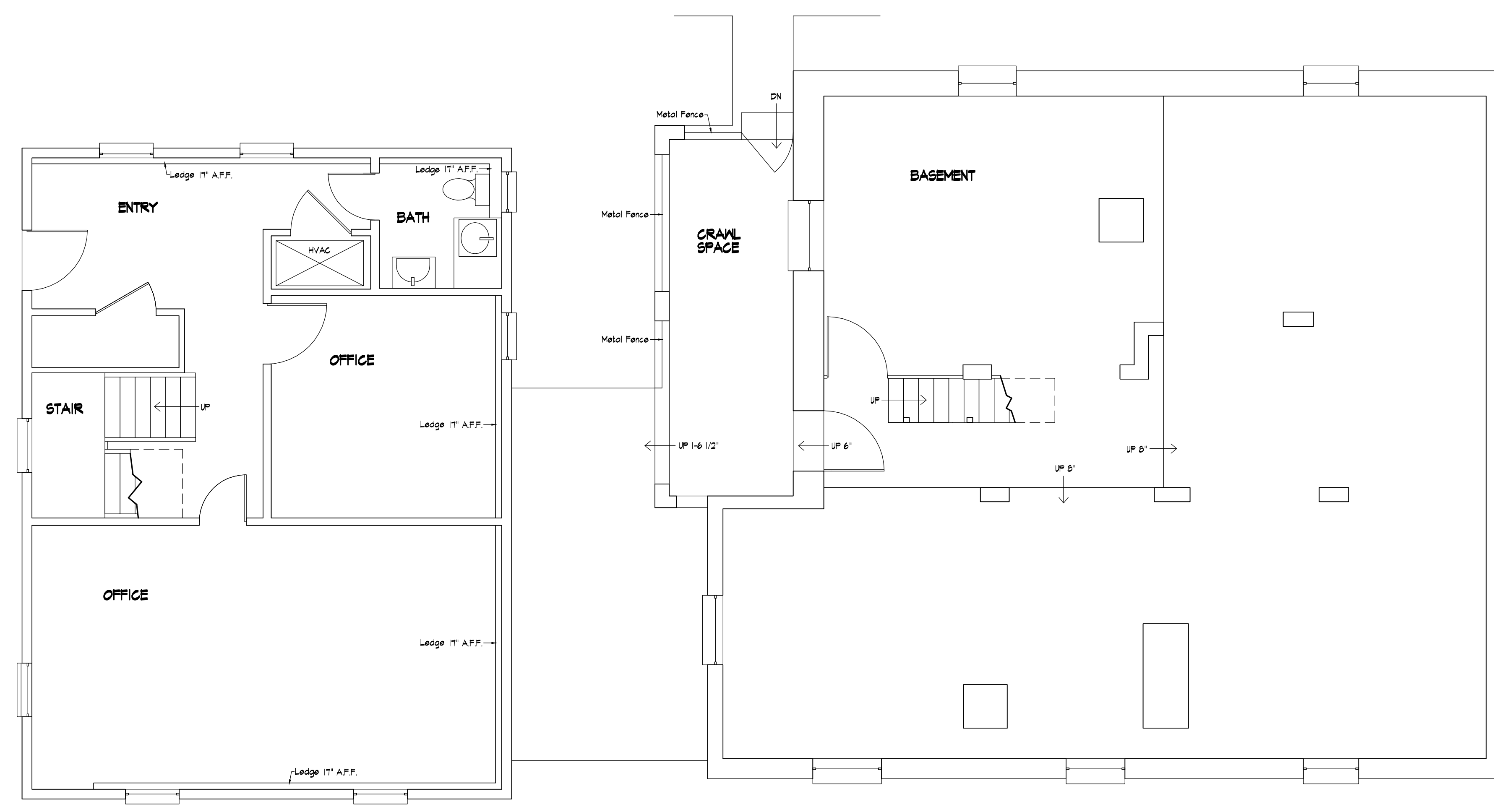
SCALE: 1/4" = 1'-0"



ELEVATION: DEMO

SCALE: 1/4" = 1'-0"

**116 JEFFERSON STREET
CHARLOTTESVILLE**



BASEMENT FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

NOTE: *AS BUILT* DRAWINGS PROVIDED BY OTHERS.

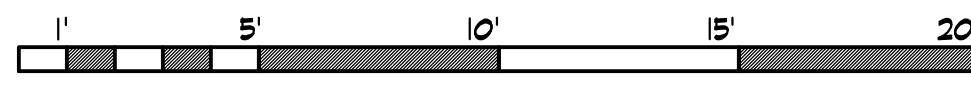
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**116 JEFFERSON STREET
CHARLOTTESVILLE**



FIRST FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

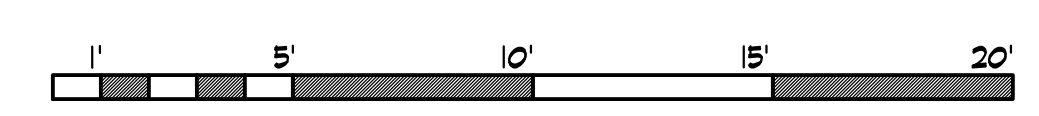
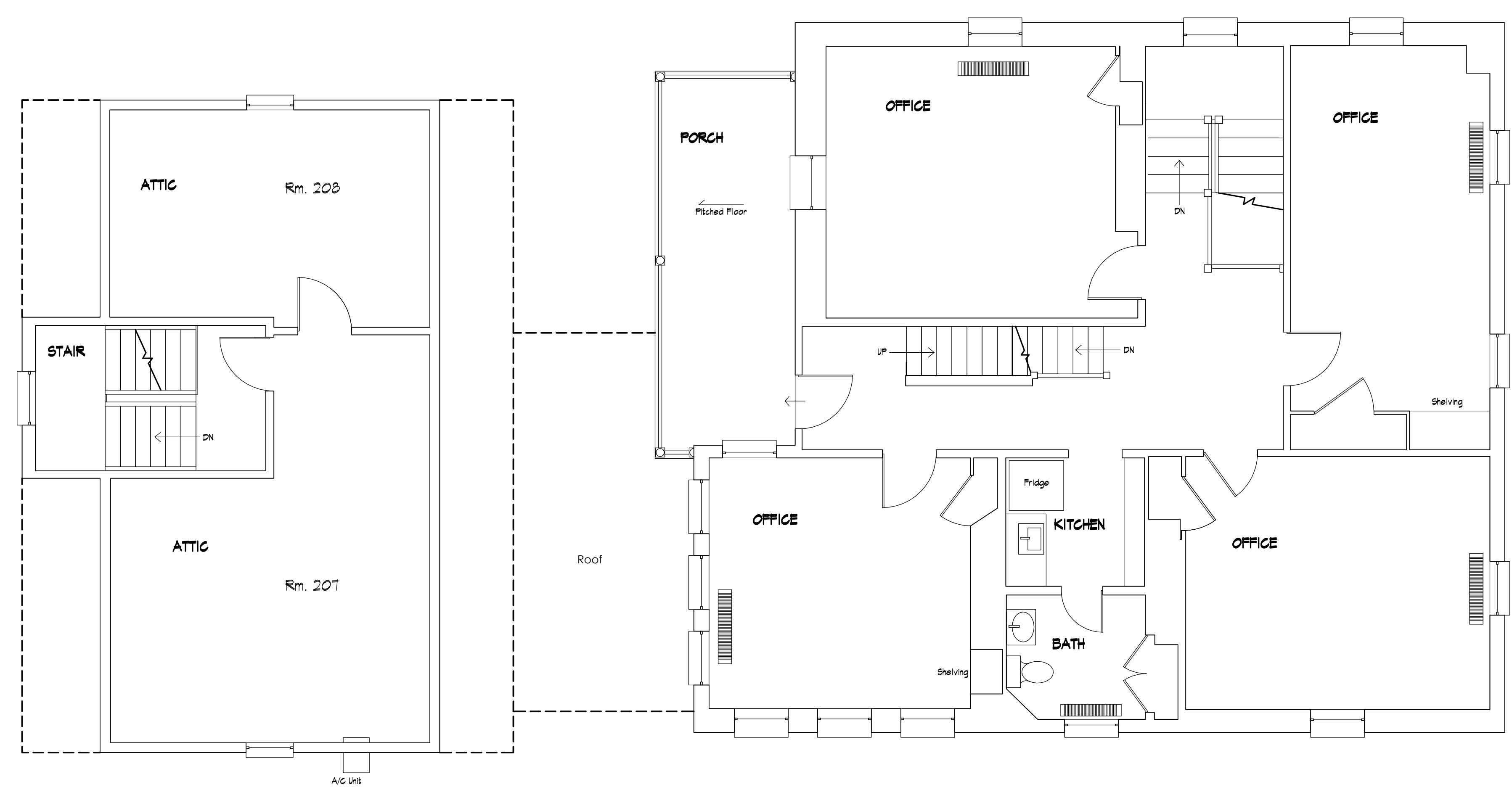
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SECOND FLOOR: EXISTING

SCALE: 1/4" = 1'-0"

NOTE: "AS BUILT" DRAWINGS PROVIDED BY OTHERS.

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CHARLOTTESVILLE

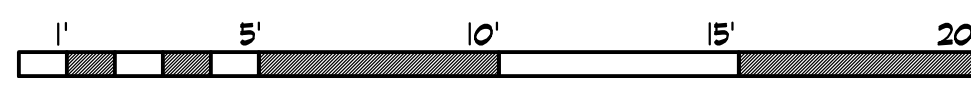
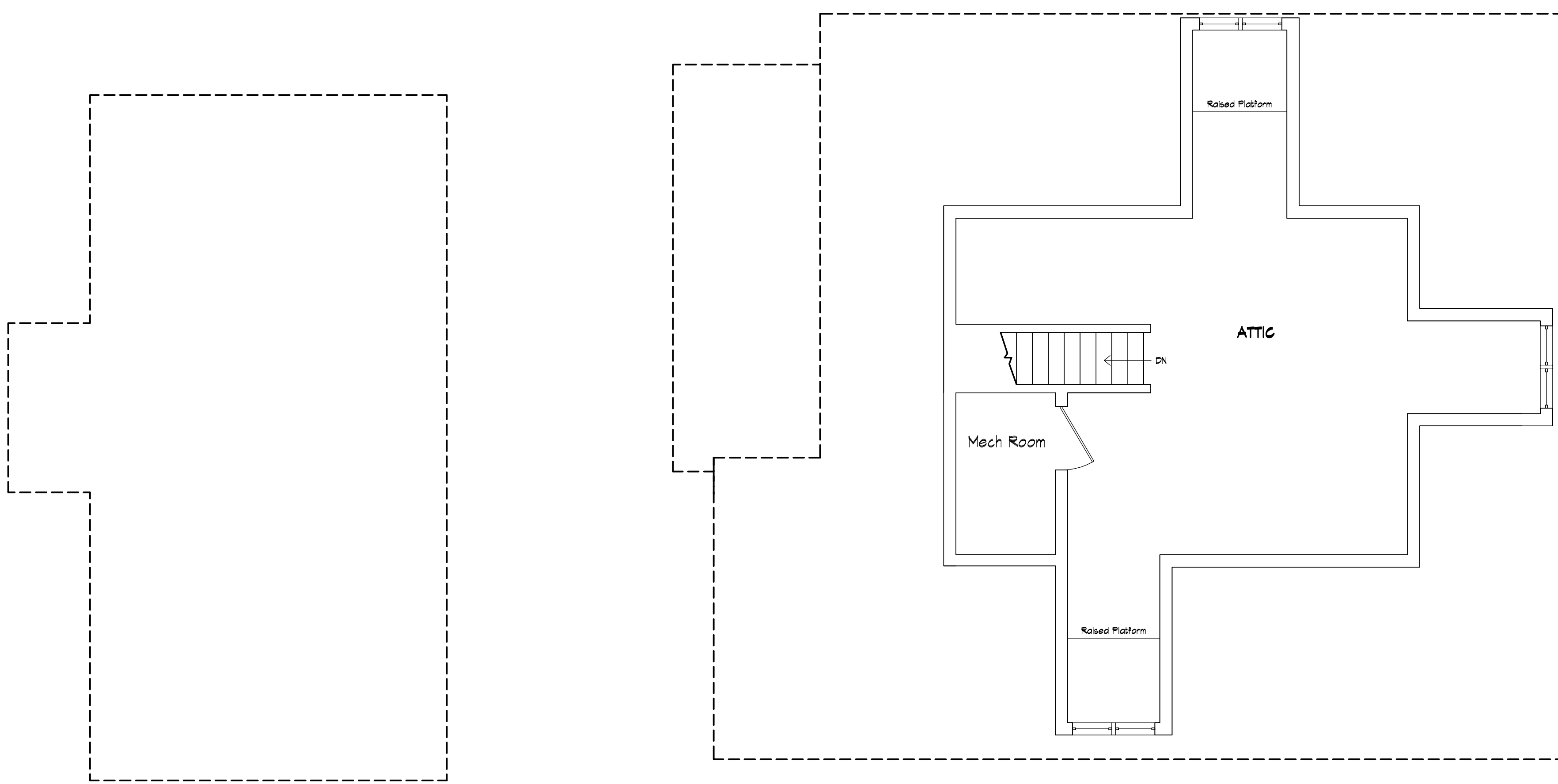
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OF

116 JEFFERSON STREET
CHARLOTTESVILLE



THIRD FLOOR: DEMO

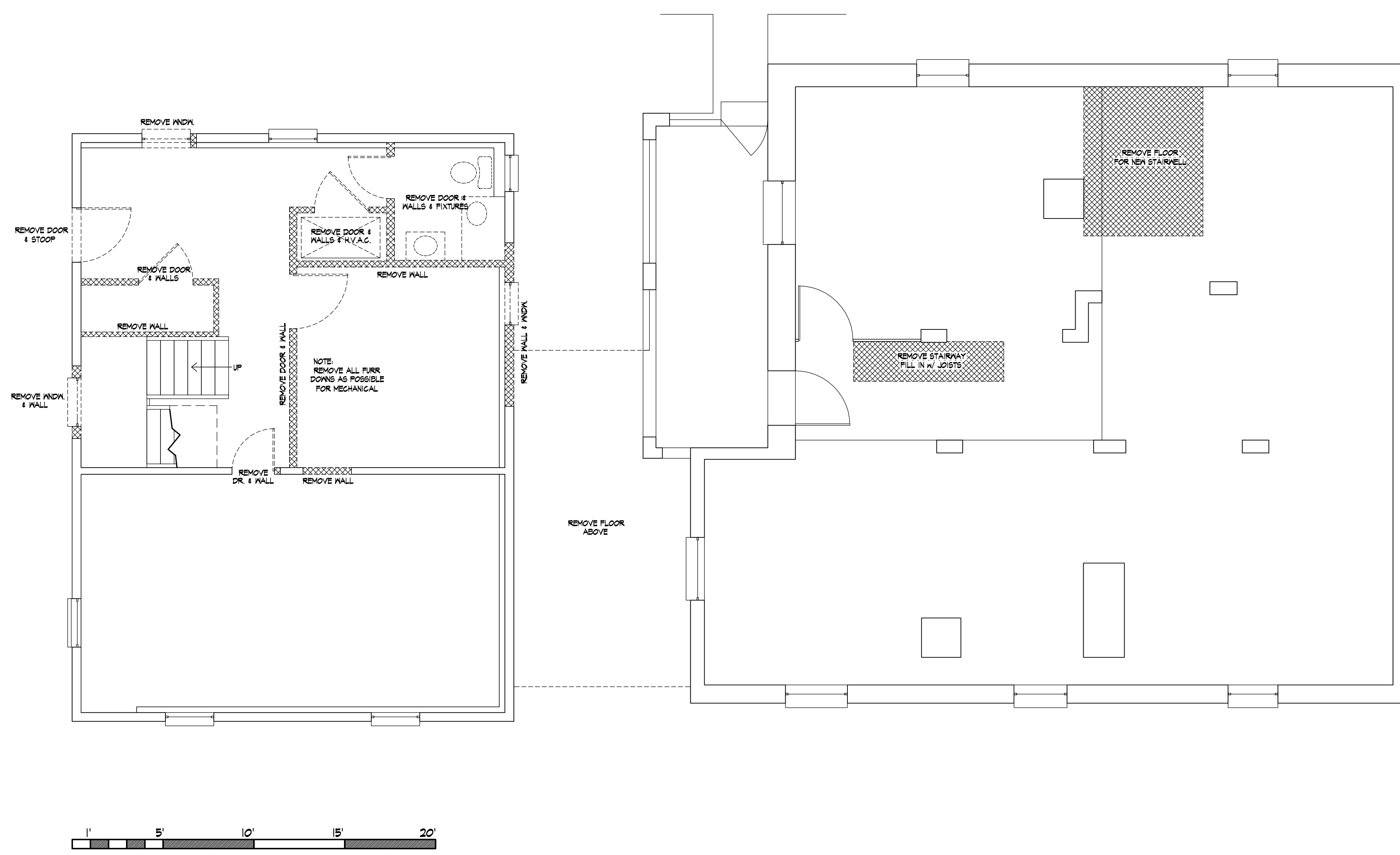
SCALE: 1/4" = 1'-0"

NOTE: "AS BUILT" DRAWINGS PROVIDED BY OTHERS.

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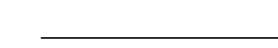

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BASEMENT FLOOR: DEMO

SCALE: 1/4" = 1'-0"

LEGEND

	EXISTING FRAME WALL
	EXISTING WALL, MASONRY, CAB, ETC., TO BE REMOVED

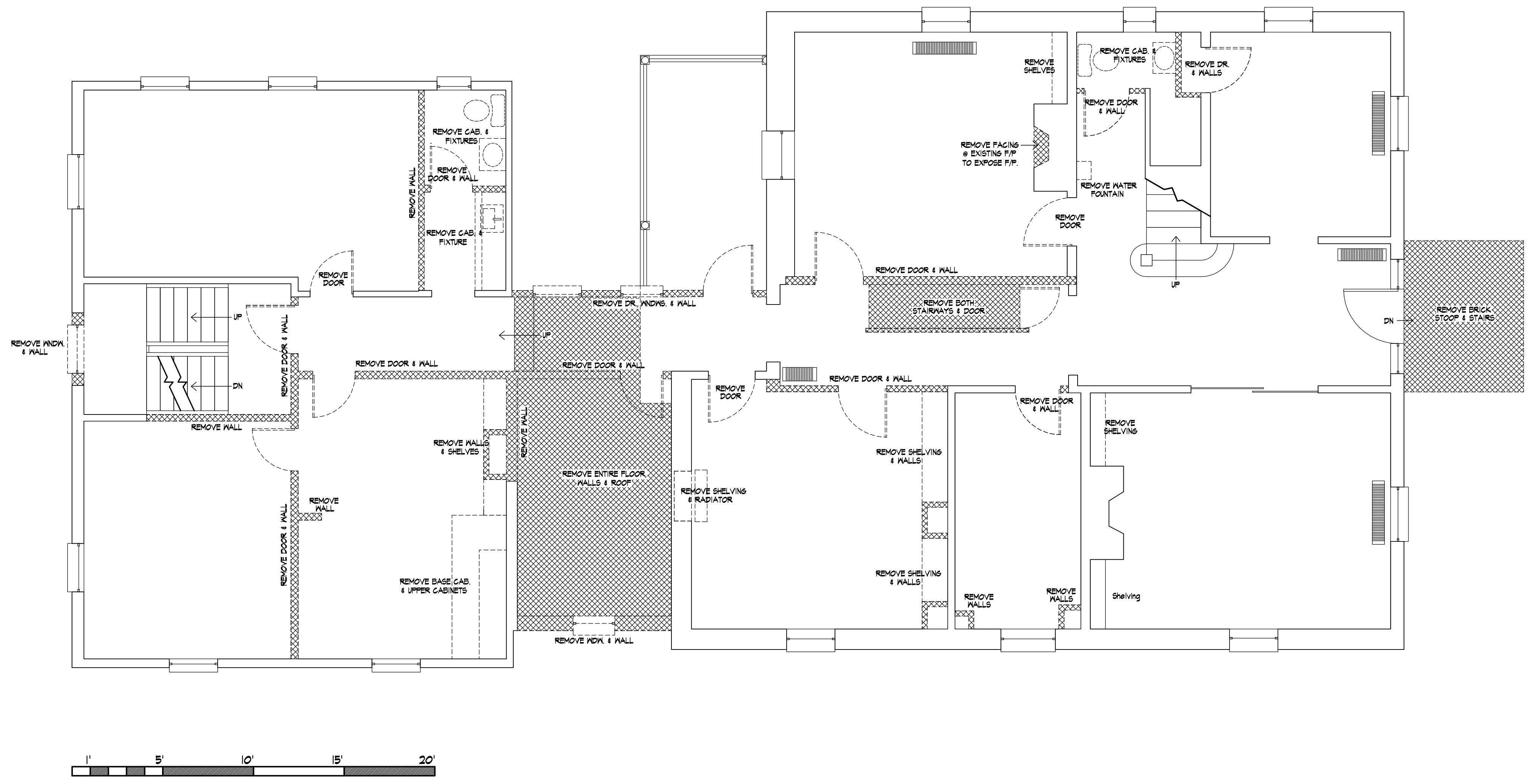
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FIRST FLOOR: DEMO

SCALE: 1/4" = 1'-0"

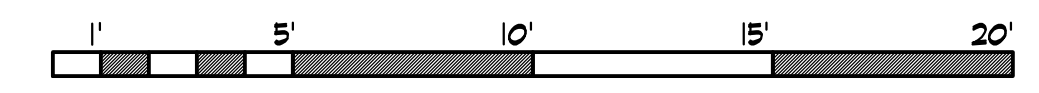
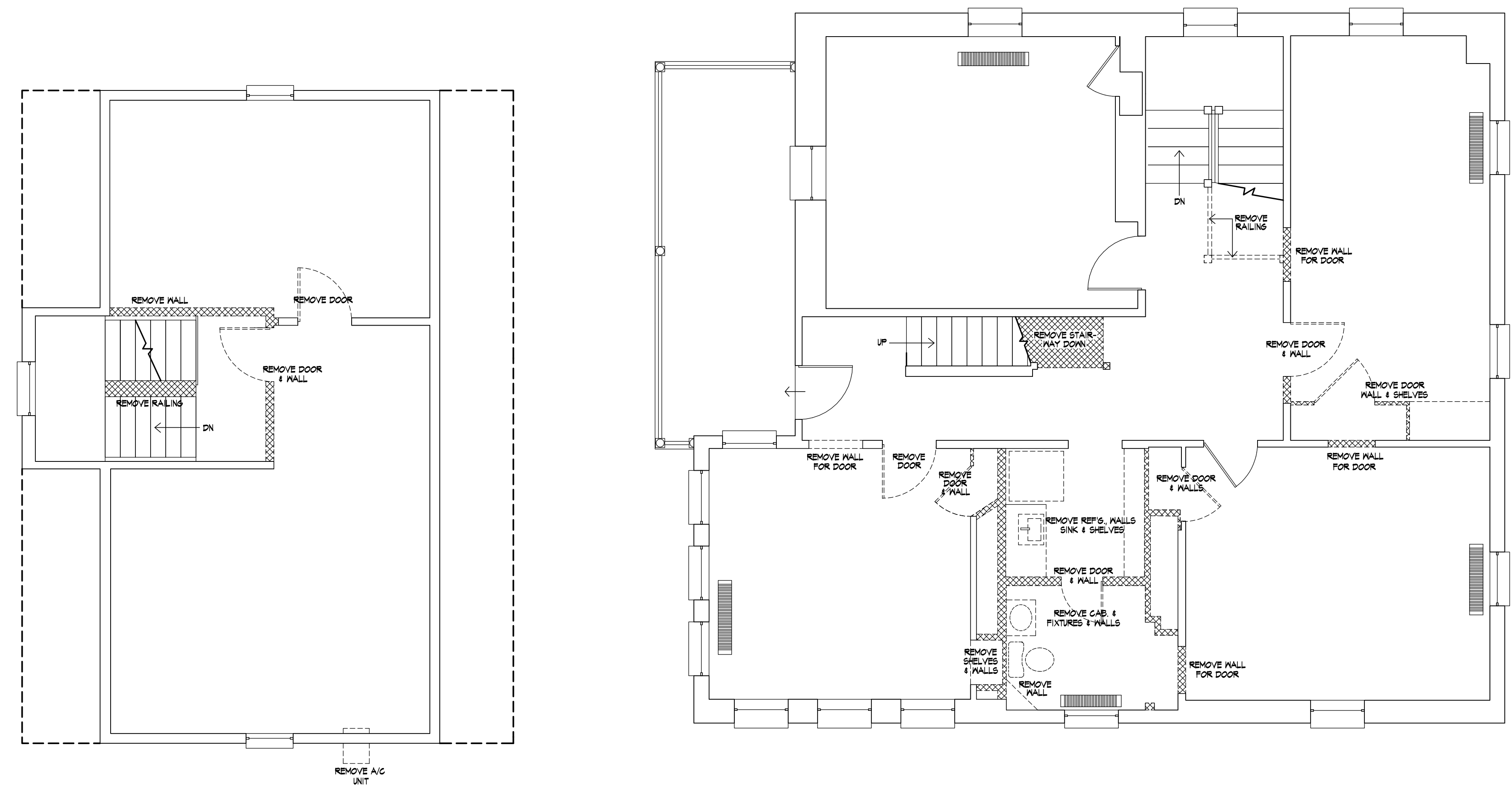
LEGEND

- EXISTING FRAME WALL
- XXXXXXXXXX EXISTING WALL MASONRY, CAB. ETC., TO BE REMOVED

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11202-FLR-1.DWG

**116 JEFFERSON STREET
CHARLOTTESVILLE**



SECOND FLOOR: DEMO

SCALE: 1/4" = 1'-0"

LEGEND

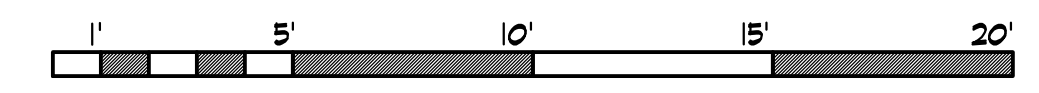
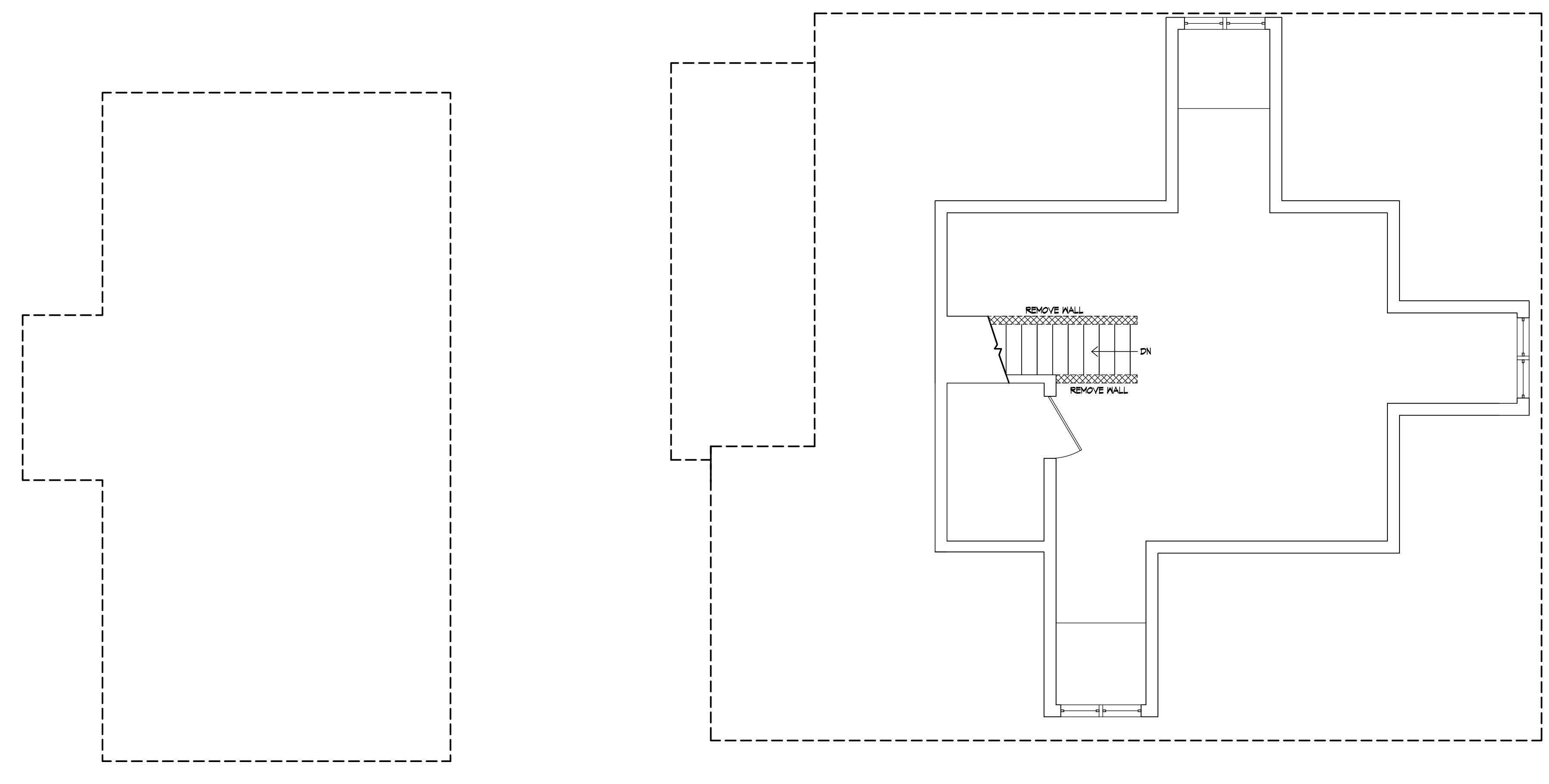
	EXISTING FRAME WALL
	EXISTING WALL MASONRY, CAB, ETC., TO BE REMOVED

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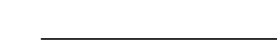
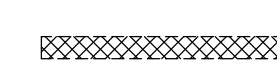
116 JEFFERSON STREET
CHARLOTTESVILLE



THIRD FLOOR: DEMO

SCALE: 1/4" = 1'-0"

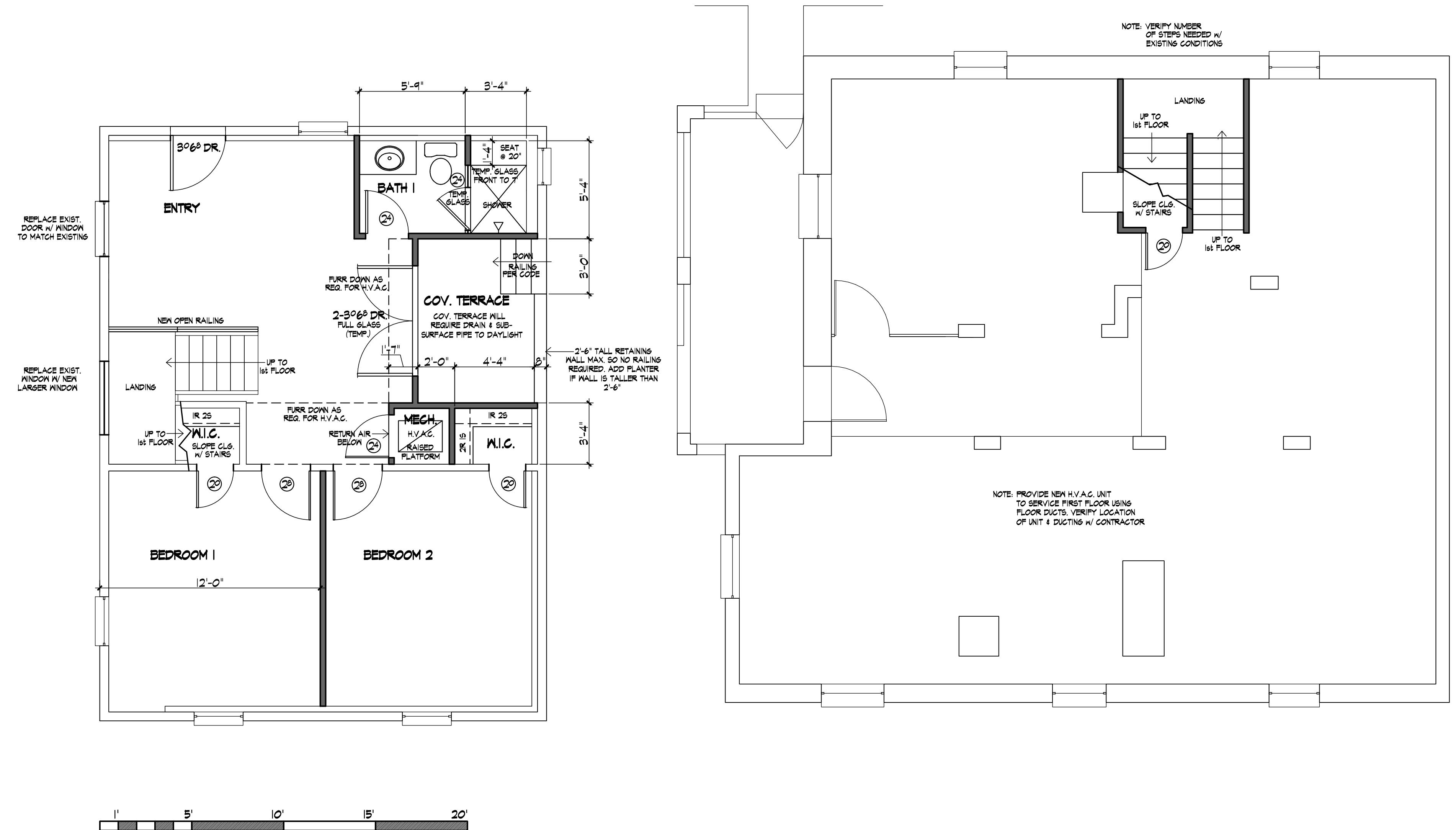
LEGEND

	EXISTING FRAME WALL
	EXISTING WALL, MASONRY, CAB, ETC., TO BE REMOVED

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BASEMENT FLOOR: NEW

SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.
: FURR DOWN AS LITTLE AS POSSIBLE FOR H.V.A.C.

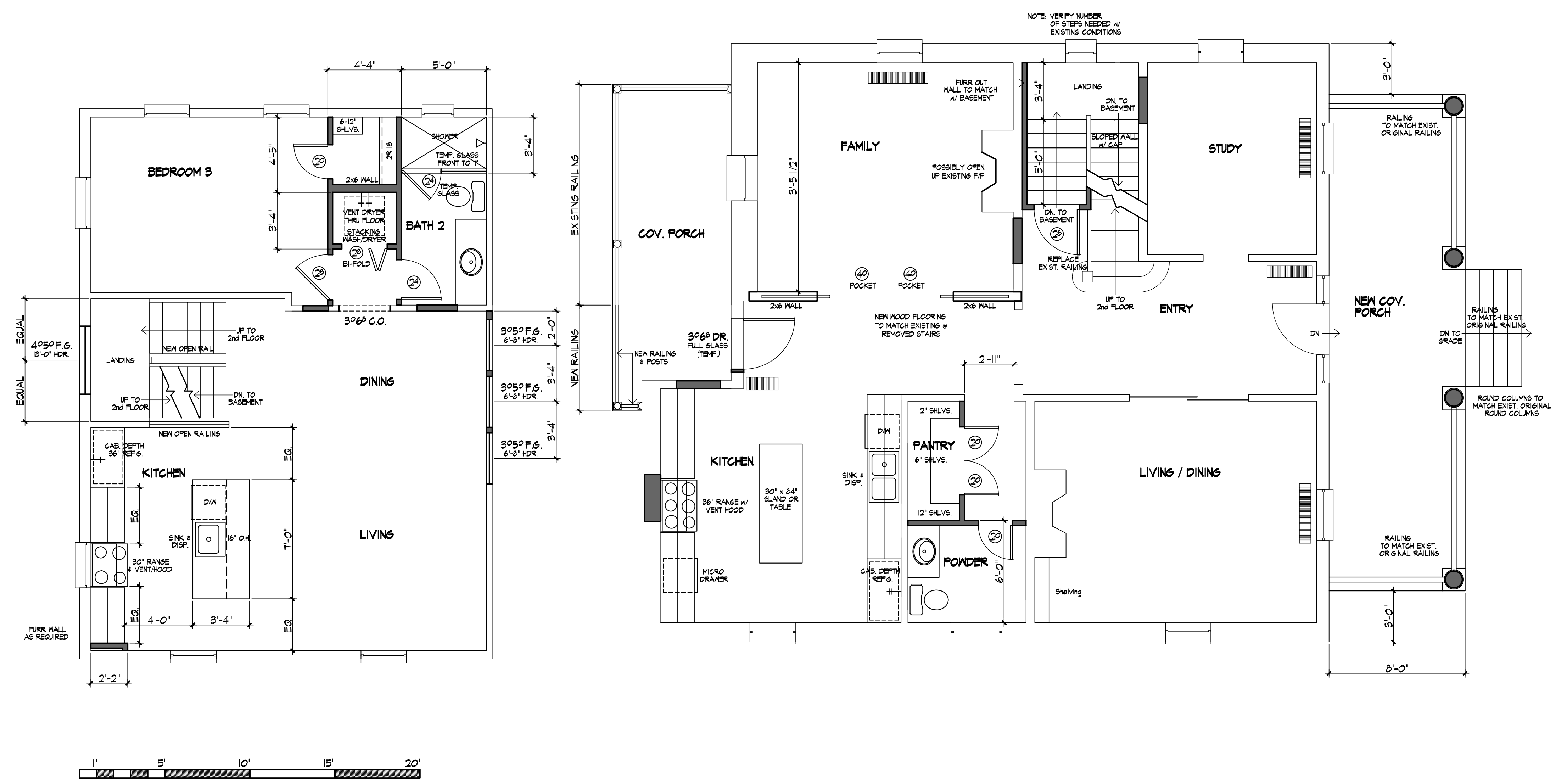
LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL

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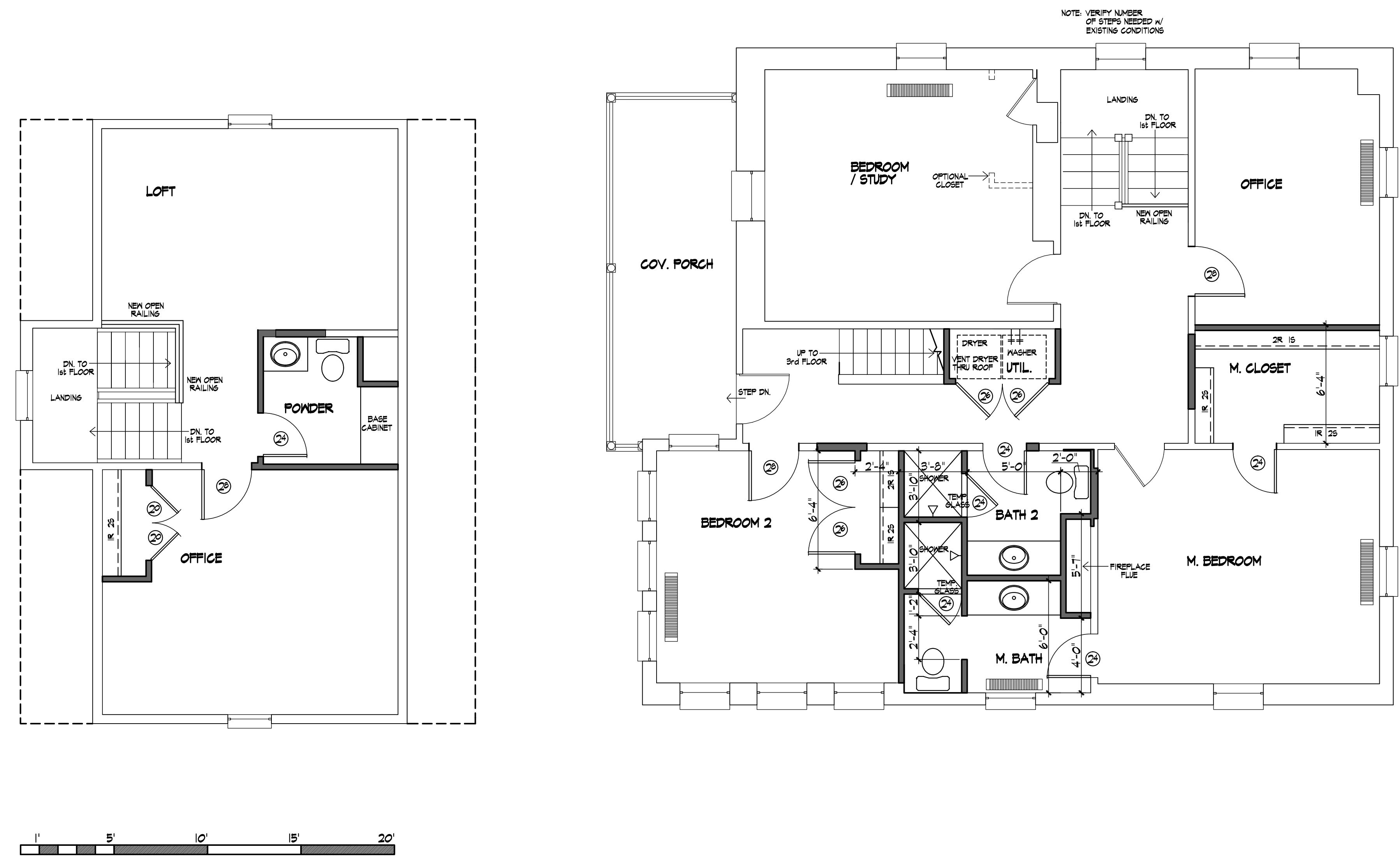
FIRST FLOOR: NEW

SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.
: H.V.A.C. UNIT AT LOWER FLOOR TO SERVICE THIS FLOOR VIA FLOOR DUCTS

LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL



SECOND FLOOR: NEW

NOTE : VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.
: BACK HOUSE H.V.A.C. FOR THIS FLOOR TO BE DUCTED MINI SPLIT AT ATTIC

LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL

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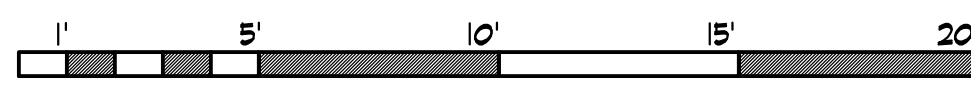
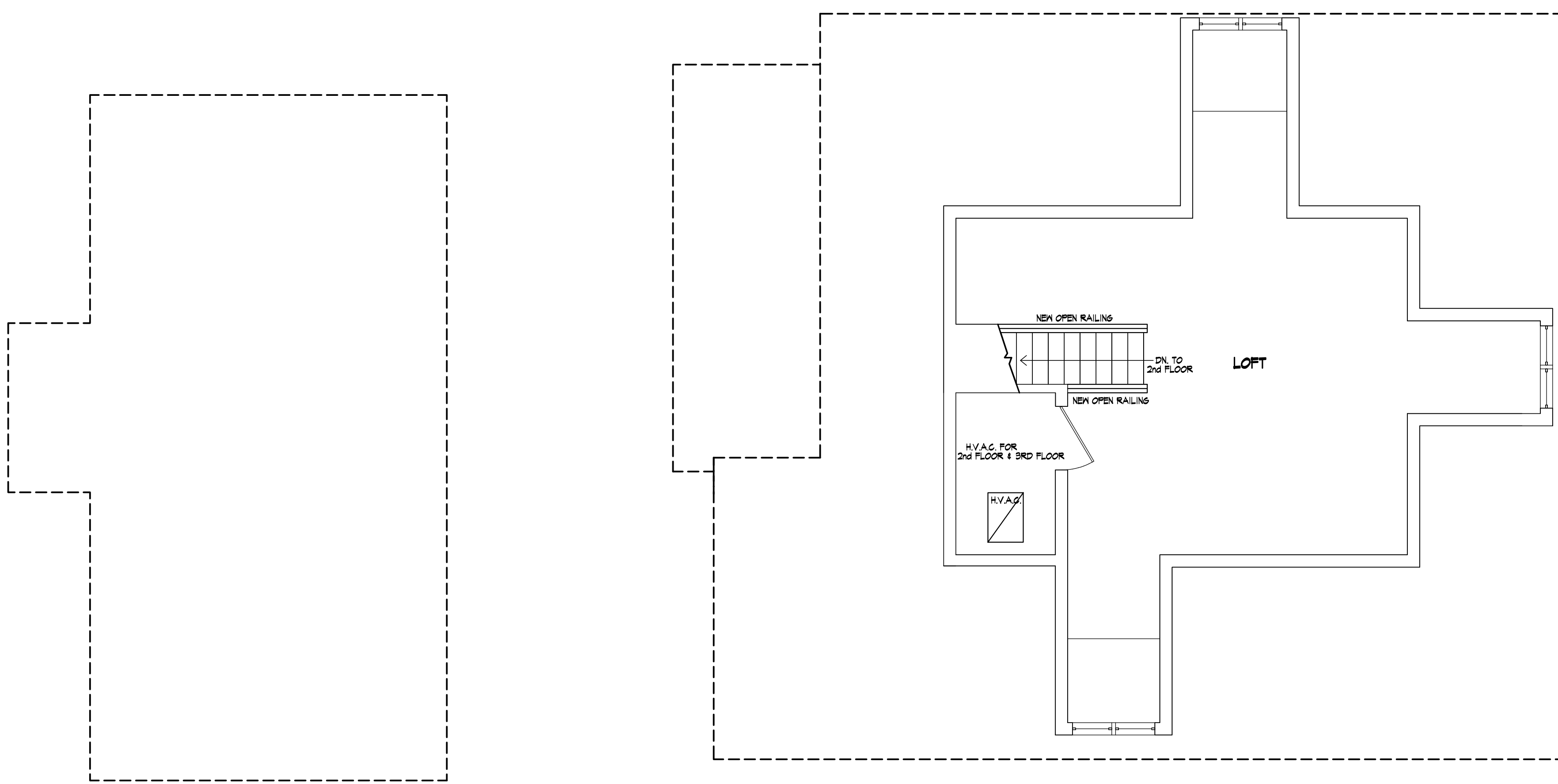
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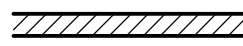




THIRD FLOOR: NEW

SCALE: 1/4" = 1'-0"

NOTE: VERIFY ALL EXISTING WINDOWS MEET EGRESS REQUIREMENTS
REPLACE AS NEEDED.

LEGEND

	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL

Certificate of Appropriateness Application

BAR 20-11-02

612 West Main Street

Tax Parcel 290003000

Heirloom West Main Street Second Phase LLC, Owner

Jeff Dreyfus, Bushman Dreyfus Architects, Applicant

New construction of a mixed-use development

[Application components \(please click each link to go directly to PDF page\):](#)

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

February 17, 2021

Note: This is continuation of the BAR’s discussion on December 15, 2020.



Certificate of Appropriateness Application

BAR 20-11-03

602-616 West Main (612 West Main), TMP 290003000

Downtown ADC District

Owner: Jeff Levine, Heirloom West Main Street Second Phase LLC

Applicant: Jeff Dreyfus, Bushman-Dreyfus

Project: New, mixed-use building



Background (existing building)

Year Built: 1959-1973 (concrete block automotive service building)

District: West Main Street ADC District

Status: Non-contributing

Prior BAR Reviews (See Appendix for complete list)

December 15, 2020 – BAR accepted applicant’s request for deferral.

Application

- Applicant submitted: Bushman Dreyfus Architects drawings, 612 West Main Street (*Six-Twelve*), dated January 29, 2021: Landscape Plan, Street Elevation, North Elevation, South Elevation, and East/West Elevations. Five sheets.

CoA request for construction of a new, four-story mixed-use building. (The existing service station is a *non-contributing structure*; therefore, its demolition does not require a CoA.)

Discussion

Applicant has requested that this discussion focus on the landscaping and elevation design.

At the December 15, 2020 meeting, the BAR accepted the applicant’s request for deferral. Per Sec. 34-285, unless the applicant again requests deferral during this meeting, the BAR must take action to approve, deny, or approve with conditions the requested CoA.

This application is a formal CoA request; however, the applicant has acknowledged that this meeting—and, possibly, subsequent meetings—will be treated as a continued discussion towards presenting a final submittal and that, except for a deferral, no BAR action will be taken.

As part of this *intermediate review*, the BAR by consensus may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project’s likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR’s opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA. .

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

Of particular assistance for this discussion are the criteria in Chapter III:

- Setback, including landscaping and site improvements
- Spacing
- Massing and Footprint
- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Paint [Color palette]
- Details and Decoration, including lighting and signage

BAR recommendations (June 18, 2019) as incorporated into the Special Use Permit (SUP)

- Garage entry shall not be accessed directly from the building’s street wall along West Main Street
 - SUP item 1.e: [...] No direct access shall be provided into the underground parking from the Building’s street wall along West Main Street.
- The building’s mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation; and
- The building and massing refer to the historic building.
 - SUP item 2: The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.
- The Holsinger Building be seismically monitored during construction;

- SUP item 4: The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620- 624 West Main Street (“Holsinger Building” or “Adjacent Property”). [...]
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level;
 - SUP item 3: There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Suggested Motions

Staff recommends no formal action, except to accept the applicant’s request for a deferral. (With an applicant’s deferral, there is no calendar requirement for when the application returns to the BAR.)

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter 2 – Site Design and Elements

Chapter 3 – New Construction and Additions

APPENDIX

Prior BAR Actions

April 16, 2019 - BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792643/2019-04_Meeting%20Minutes_BAR.pdf

June 18, 2019 – BAR recommended approval of Special Use Permit for additional residential density, that the redevelopment will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and [will require] a complete full design review at future BAR meeting(s) and propose the following conditions [for the SUP]:

- Garage entry shall not be accessed directly from the building’s street wall along West Main Street;
- The building’s mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation;
- The building and massing refer to the historic building.
- The Holsinger Building be seismically monitored during construction;
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Application:

http://weblink.charlottesville.org/public/0/edoc/791150/BAR_612%20West%20Main%20Street_June2019_SUP%20Application.pdf

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792645/2019-06_Meeting%20Minutes_BAR.pdf

Note: On October 7, 2019, Council approved the SUP. (See the *Appendix*.)

January 22, 2020 – BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/793996/2020-01_Meeting%20Minutes_BAR.pdf

November 17, 2020 – BAR accepted applicant’s request for deferral.

December 15, 2020 – BAR accepted applicant’s request for deferral.

Approved SUP for 602-616 West Main

Resolution Approving a Special Use Permit To Allow High Density Residential Development for Property Located At 602-616 West Main Street, Approved by Council, October 7, 2019

<http://weblink.charlottesville.org/public/0/edoc/791739/20191007Oct07.pdf>

[...]

1. The specific development being approved by this special use permit (“Project”), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:

- a. Not more than one building shall be constructed on the Subject Property (the “Building”). The Building shall be a Mixed Use Building.

- b. The Building shall not exceed a height of four (4) stories.
- c. The Building shall contain no more than 55 dwelling units.
- d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance.
- e. Underground parking shall be provided within a parking garage structure constructed underneath the Building serving the use and occupancy of the Building. All parking required for the Project pursuant to the City's zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized onsite to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.

2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620- 624 West Main Street ("Holsinger Building" or "Adjacent Property"). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property ("Development Site"). At minimum, the Protective Plan shall include the following:

- a. Baseline Survey—Landowner shall document the existing condition of the Holsinger Building ("Baseline Survey"). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner's Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building ("Adjacent Landowner") may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.

c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days' advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

d. Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

-end-

STREET ADDRESS: 602-616 West Main Street
 MAP & PARCEL: 29-3
 FILE NUMBER: 693
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Hoff Motor Co., Inc.,
 ORIGINAL USE: Automobile Repair Shop & Service Station
 PRESENT USE: Automobile Repair Shop & Service Station
 PRESENT OWNER: Hoff Motor Co., Inc.
 ADDRESS: P. O. Box 8052
 Charlottesville, VA 22906
 HISTORIC NAME: Hoff Motor Co. Garage
 DATE/PERIOD: 1959, 1968, 1973
 STYLE: ~~Post-Modern~~ Vernacular
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 161' x 117.5' (19,790 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920

ARCHITECTURAL DESCRIPTION

^{three}
 Built in several stages, this one-storey, flat-roofed automotive building is of cinderlock construction and is painted white. The eastern half of the facade is four bays wide and originally had a small entrance door (now boarded up) in the eastern bay and garage doors in the other tree. The eastern-most garage door opening has now been filled with an entrance door and large display window. The western half of the facade and part of the western end are covered by a stock 1970's Shell Station facade: a shingled pentroof covers the parapet. In front of it is a wide and low-pitched gable. Below, it another low-pitched gable is centered over the western bay, which contains an entrance door and a plate glass display window which is repeated in the first bay of the western elevation. The other three bays of this half of the facade contain garage doors. Brick piers separate the bays. The entire lot is pared. The three houses were demolished over the 1955-1958 period. The western section of the present building was erected c. 1958 and was given a new facade by the Shell Oil Co. in 1973. The eastern section of the building was probably added c. 1960 and has been occupied by Morris Tire Service since the late 1960's.

HISTORICAL DESCRIPTION

^{three}
 This lot encompasses the site of the late 19th century houses and the T. P. Carver's Coal and Wood Yard. There was already a used car lot on part of the property when Hoff Motor Co. the Chrysler-Plymouth dealer a block east, purchased it in 1954 5 (City DB 180-122).



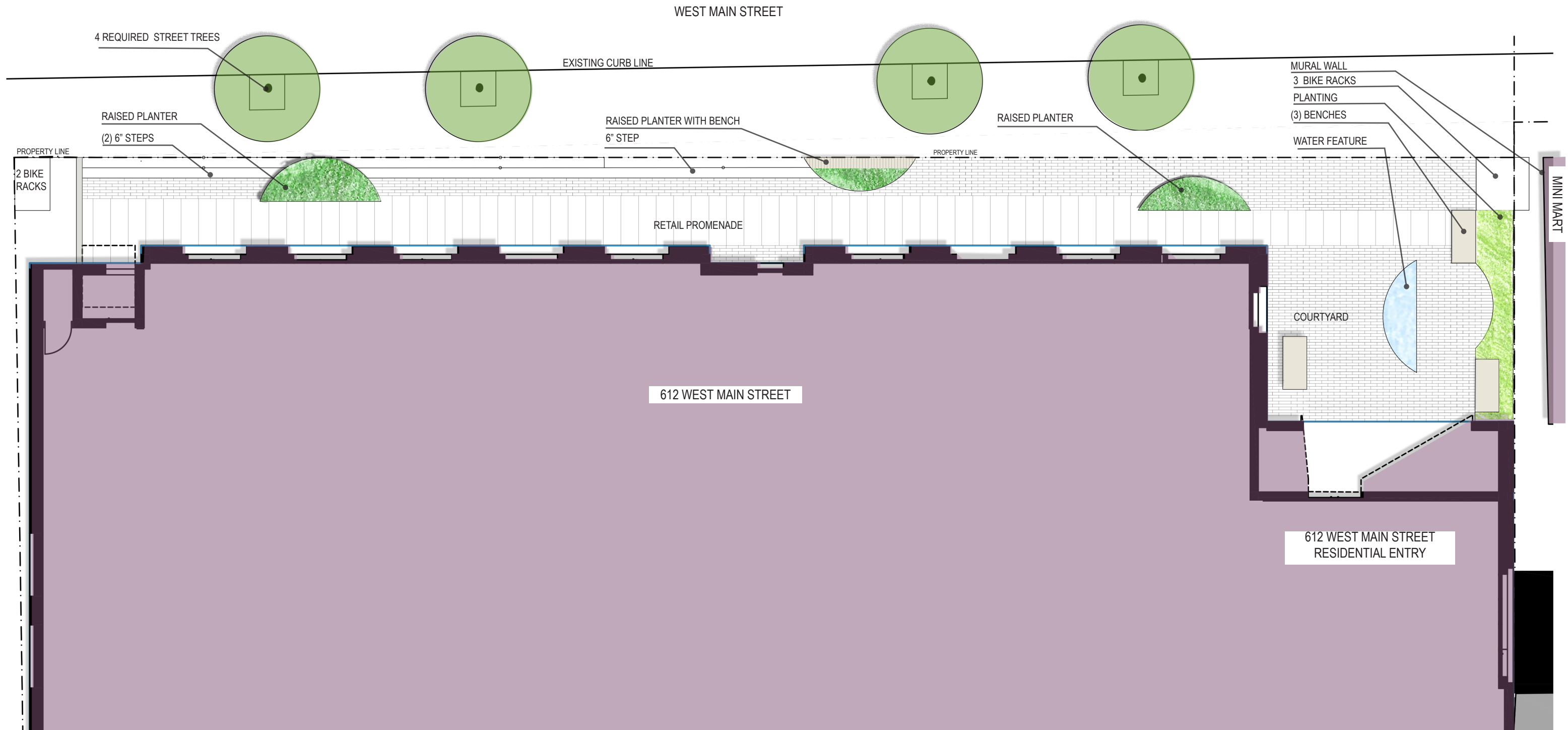
Questions to focus the discussion:

Landscape / hardscape concept drawings

- Comments in regards to the proportion of planting relative to the building and the street/ public zone.
- We are in a gray area with the new curb alignments proposed in the West Main Streetscape plan. We are required (4) trees for the 612 building frontage, regardless, and will be planning to place these. Can the focus of the discussion look to the placement of these project specific trees? Does the BAR feel we need to take further steps with the WMS plan?

Building elevations

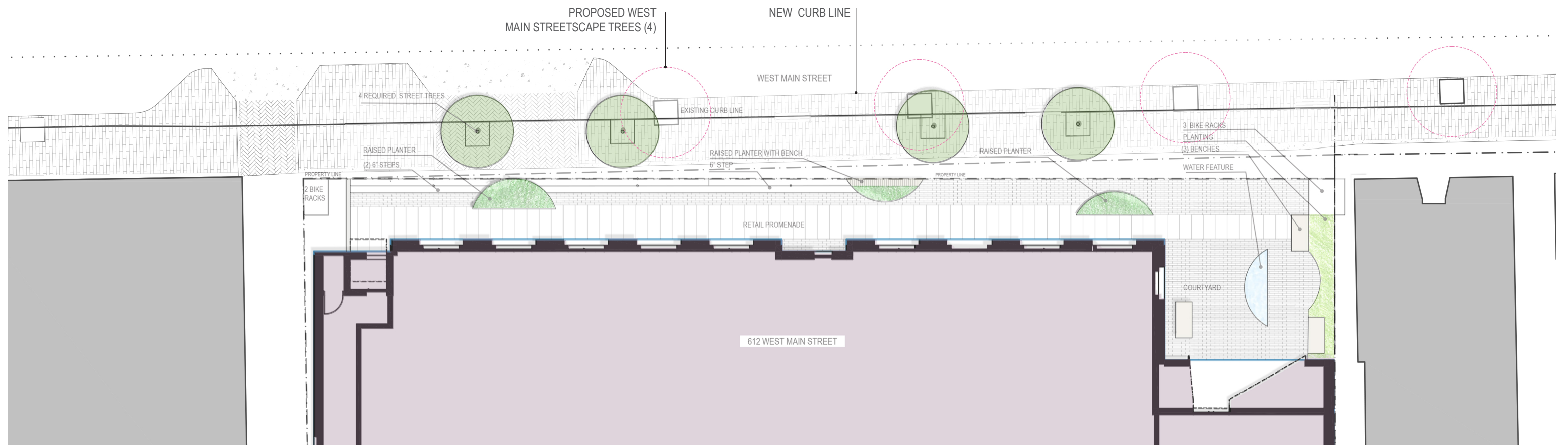
- The north (West Main Street) elevation has not changed greatly from the previous discussion when the BAR found its development to be approvable. We will continue to refine it in the months ahead.
- We would appreciate any comments regarding the south and west elevations.
- The north, west and east elevations will be all brick. For cost reasons, we propose the south elevation as mostly stucco, bounded by brick at the east and west corners. This is a similar treatment to the south facade as at 600 West Main Street (stucco facade bounded by metal panels on the east and west corners). Will the BAR approve such a change of material on the rear facade?



LANDSCAPE PLAN
612 WEST MAIN STREET

3/32"=1'-0"





WEST MAIN STREETScape OVERLAY
612 WEST MAIN STREET



WATER BASIN
STONE BENCH (2) STONE BENCH

METAL PLANTER
13' X 4'
STREET TREE

METAL PLANTER
13' X 4'

METAL PLANTER
14' X 5'

CONCRETE RETAINING WALL

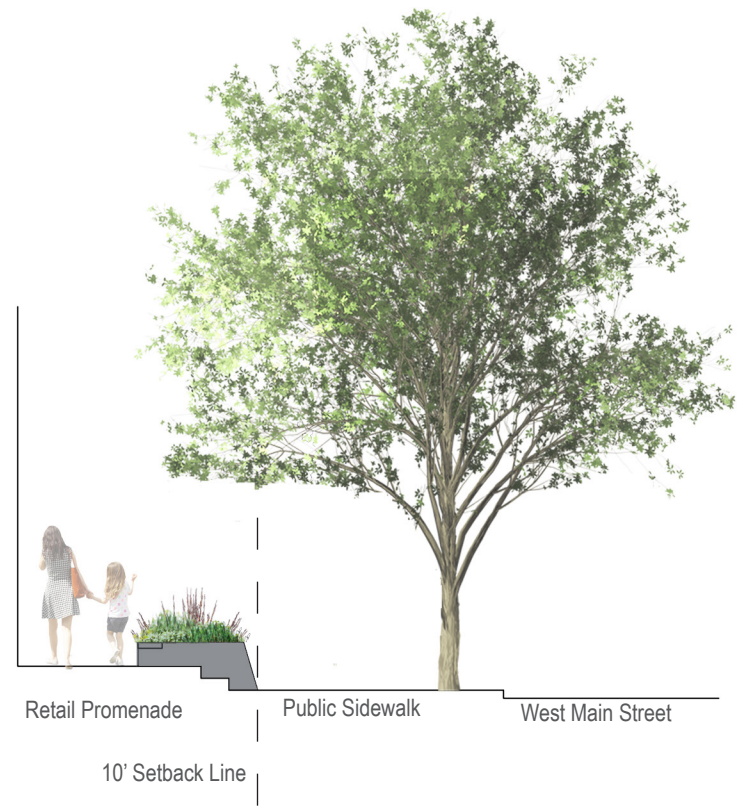
COURTYARD

STREETSCAPE

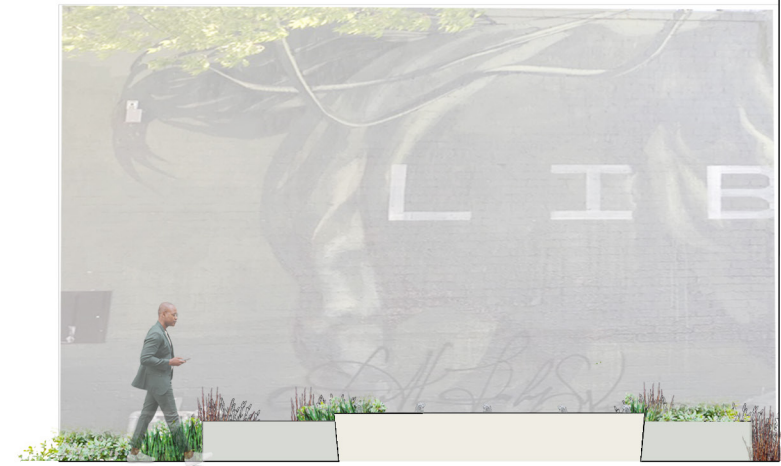
NORTH ELEVATION
612 WEST MAIN STREET

3/32"=1'-0"





STREETScape FACING WEST
ILLUSTRATIVE ELEVATIONS



Bench and Planting beyond | Stone Water Basin | Bench and Planting beyond

COURTYARD FACING MURAL

1/8"=1'-0"



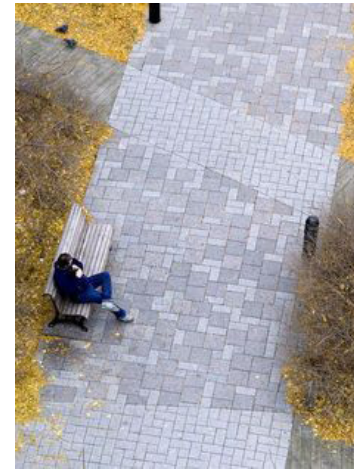
Wood Bench on Metal



Ideas in Planter Form and Integration with Stair



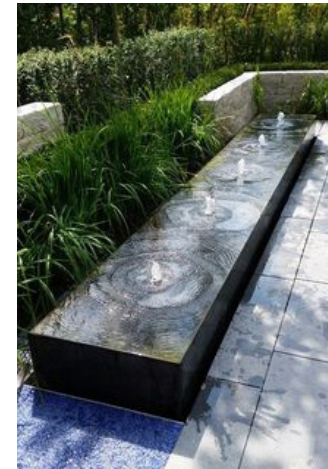
Planters as More sculptural
Seating opportunity



Varied Scales in Paving to delineate
path and place



Textures and Topography
introduced in plantings



Basin with small bubbler for sound
spill to be integral

LANDSCAPE PRECEDENT IMAGES









STREET ELEVATION

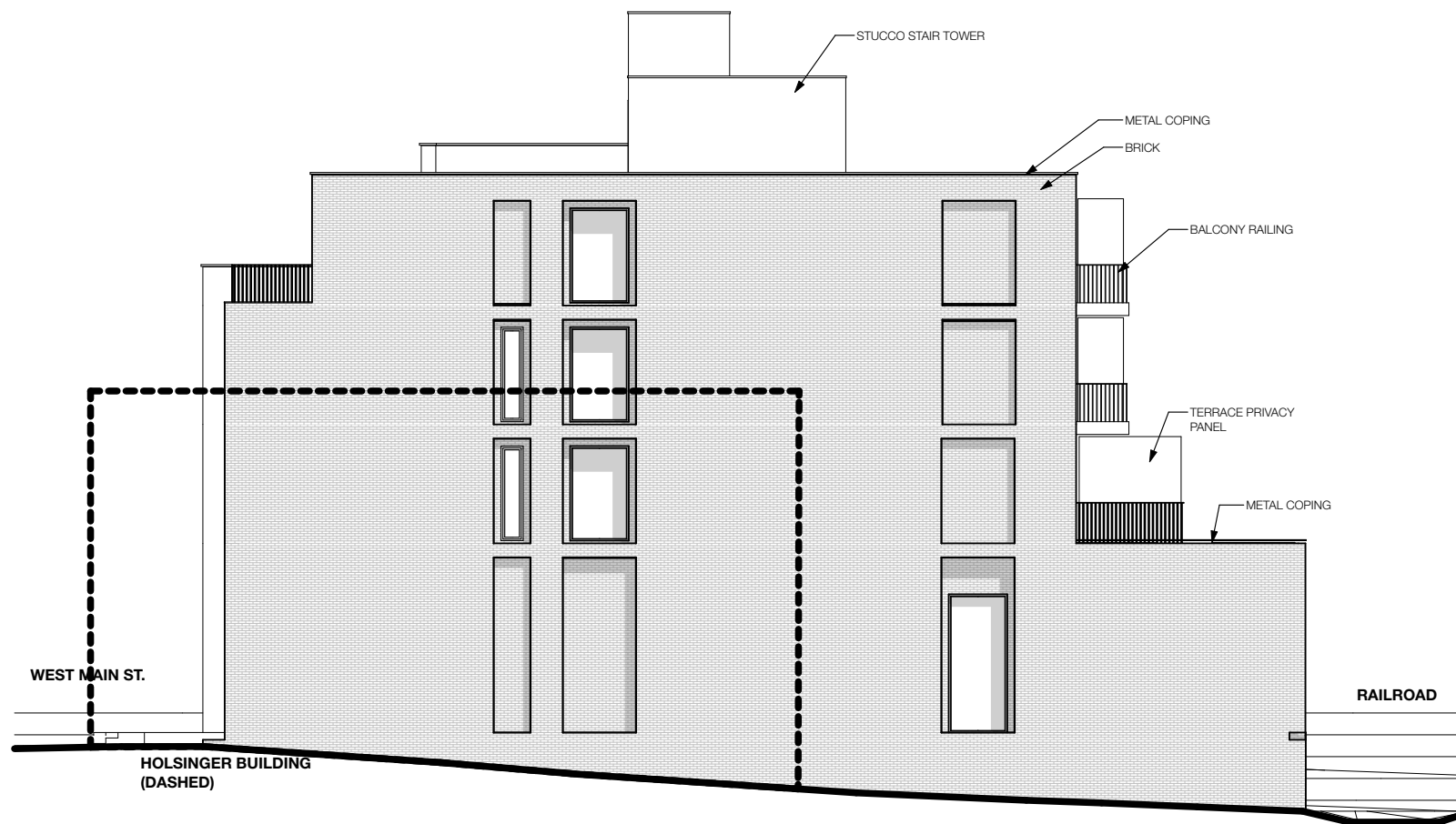




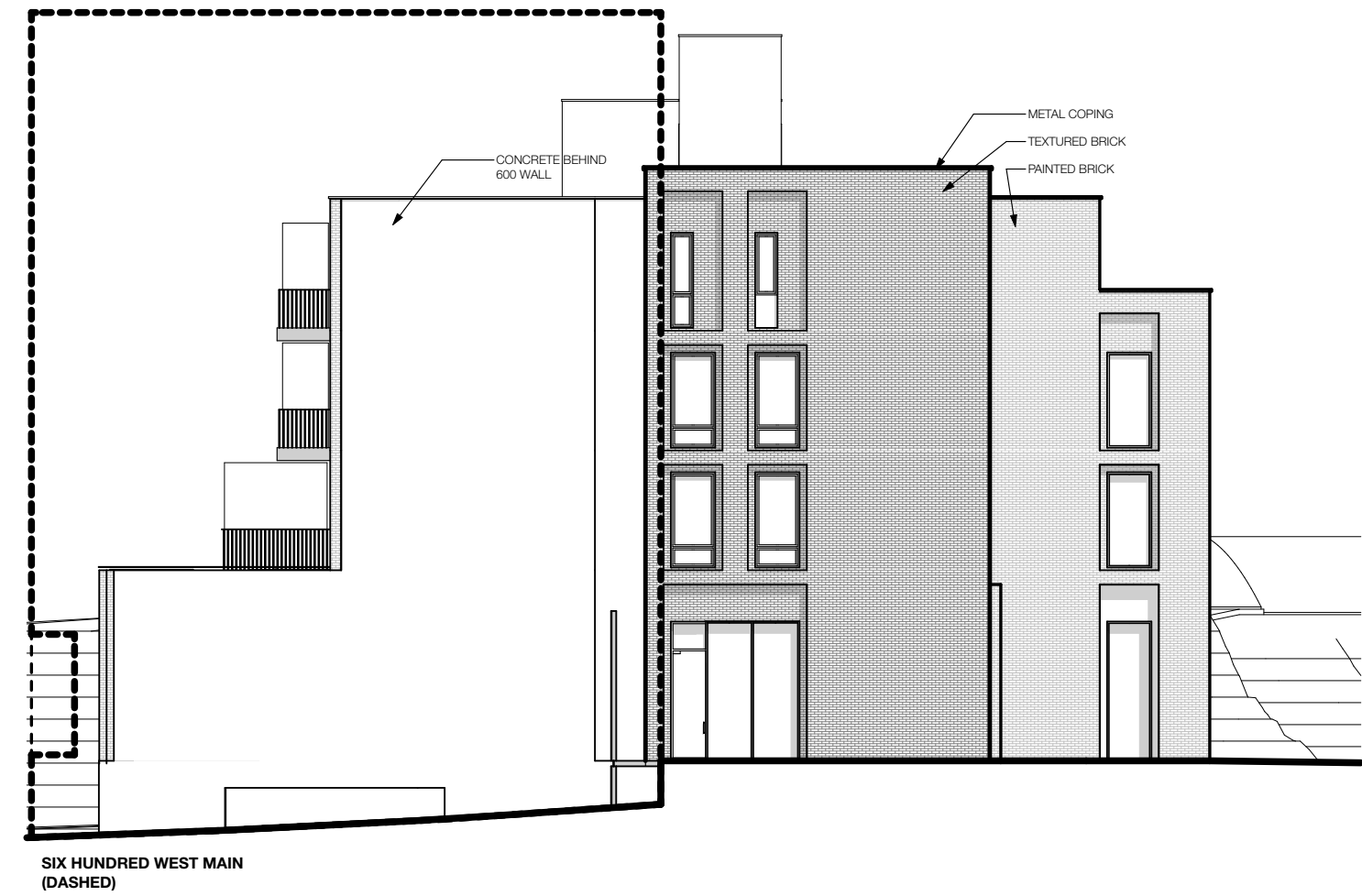
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



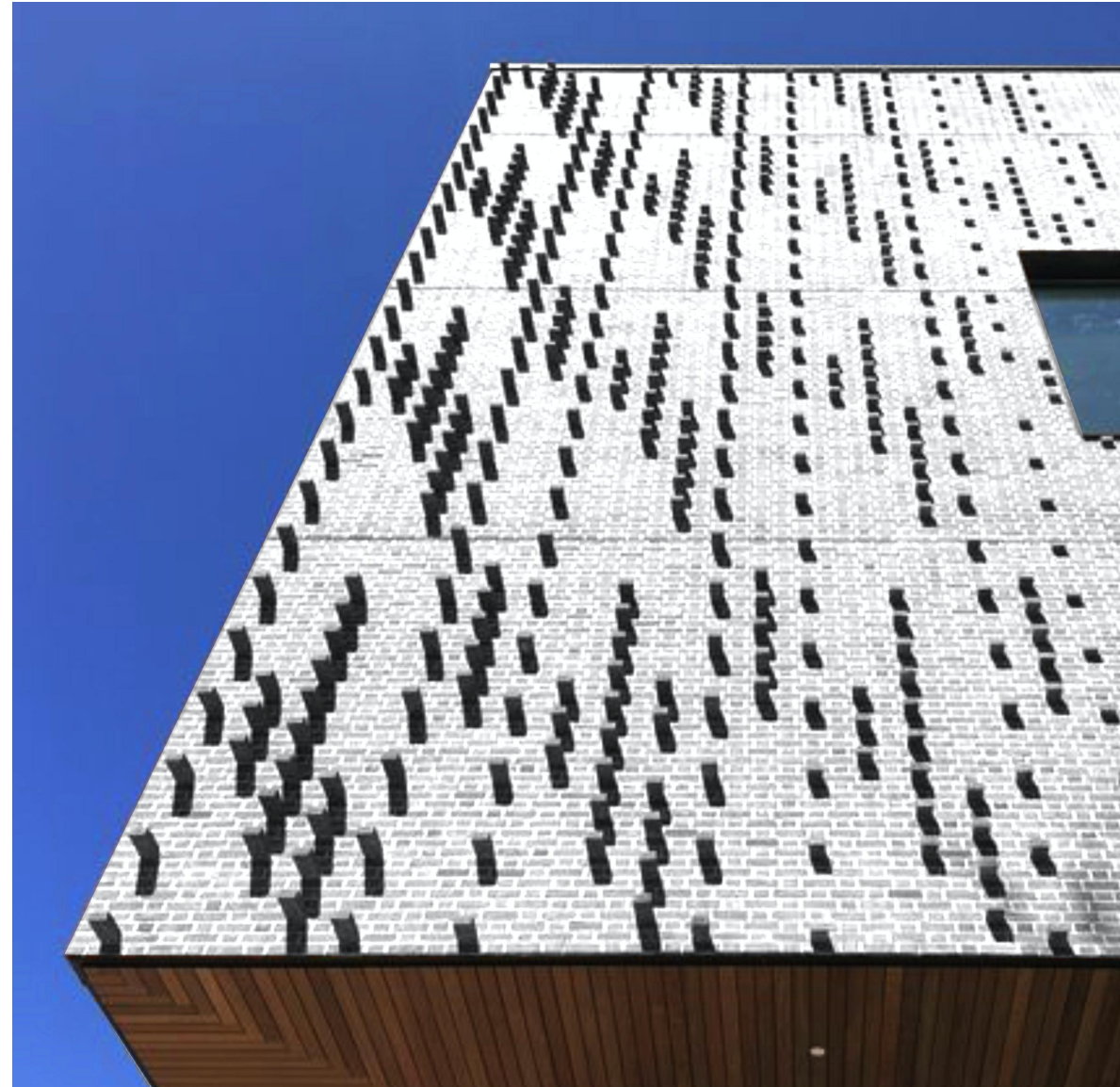
EAST ELEVATION



LIGHT BRICK - TEXTURE



LIGHT BRICK



BRICK TEXTURE



STUCCO EXTERIOR
WITH METAL WINDOW SURROUNDS



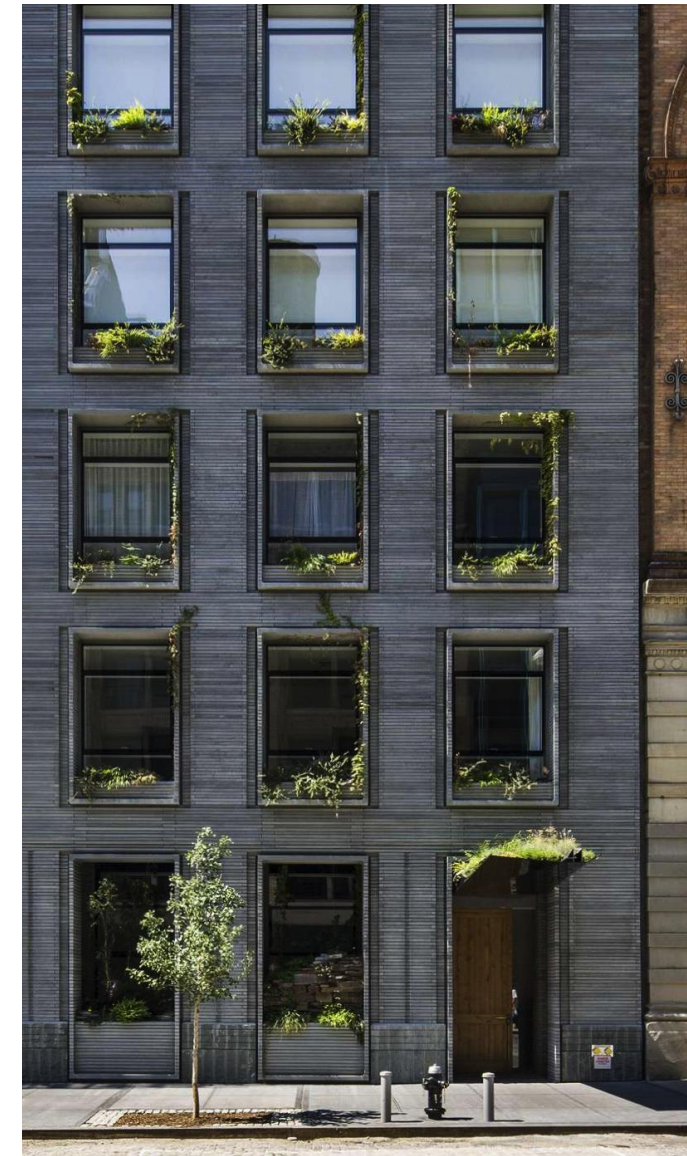
VERTICAL RETAIL OPENINGS



SEPARATED DISPLAY WINDOWS



RETAIL WINDOWS AT THE STREET



WINDOW PLANTER BOXES





LARK ON MAIN
66'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE FLATS
103'-0" + APPURTENANCE



BATTLE BUILDING
90'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE STANDARD
71'-0" + APPURTENANCE



CENTURY LINK
67'-0"



OLD ALBERMARLE HOTEL
54'-6"



510-600 W. MAIN STREET
69'-11" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



QUIRK HOTEL
52'-0" + APPURTENANCE



FIRST BAPTIST CHURCH
82'-6" STEEPLE



MARRIOTT HOTEL
72'-8" + APPURTENANCE

Certificate of Appropriateness Application

BAR 21-02-02

636 Park Street

Tax Parcel 520113000

Jennifer and Blakeley Greenhalgh, Owners and Applicants

New fence

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application

BAR 21-02-02

636 Park Street, Tax Parcel 520113000

Owner/Applicant: Jennifer and Blakeley Greenhalgh

Project: New fence



Background

Year Built: 1950

District: North Downtown ADC District

Status: Contributing

This two-story, five-bay brick house was constructed by Harry Munson in 1950 in the Colonial Revival style. The landmark survey is attached.

Prior BAR Reviews

(See appendix)

Application

- Applicant Submittal: Jennifer Greenhalgh submittal, dated January 25, 2021: Site plan, photo of existing site conditions, photos of preferred fence option and alternative fence option.

CoA for the construction of a fence on the inside perimeter of the skip laurel hedge that lines the property's frontage along Park Street and Evergreen Avenue. Applicant prefers 48" high vertical panel wood fence, but also proposes a 48" high metal fence as an alternative option.

Discussion

Staff finds the proposed fencing to be appropriate, with a preference towards Fence Option 2 (metal fence). Metal fences are a more common fence type along Park Street (see photos below):



Figure 1: Metal fence at 728 Park Street. Image from Google Street View, 2019.



Figure 2: Metal fence at 620 Park Street. Image from Google Street View, 2017

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 fence at 636 Park Street satisfies the BAR’s criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed fence at 636 Park Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that 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 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 Guidelines for Site Design include:

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

APPENDIX

Prior BAR reviews

June 17, 2008 - BAR approved (9-0) the application (for shutters; enlarged rear porch; garage windows, door and siding; rear patio; new walkway; remove front boxwoods; remove rear 2 pines and ginkgo; replace rear drive with pavers) with the condition that the ginkgo remains. Submit the driveway pavement pattern and material to staff for approval. Informal suggestion: shutters should overlap window casing to appear to be hung.

August 16, 2011 – BAR denied (6-0) painting the unpainted brick house and approved (6-0) the proposed removal of the Sugar Maple and its replacement and the landscape plan as submitted. NOTE: As a friendly suggestion, the applicant should consider planting 2 trees in the front yard. The following species were recommended: Sugar Maple, American Beech, Willow Oak, Red Oak or White Oak.

May 2014 – As a consent agenda item, BAR approved (9-0) the conversion of a concrete-block garage in the rear into a cottage. This project entailed the installation of HardiePlank siding, new doors and windows, and a new canopy over the entry doors.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 636 Park Street
 Map and Parcel: 52-113
 Census Track & Block: 3-405
 Present Owner: Fred Wood, Jr.
 Address: 636 Park Street
 Present Use: Residence
 Original Owner: Angelos Makris
 Original Use: Residence

BASE DATA

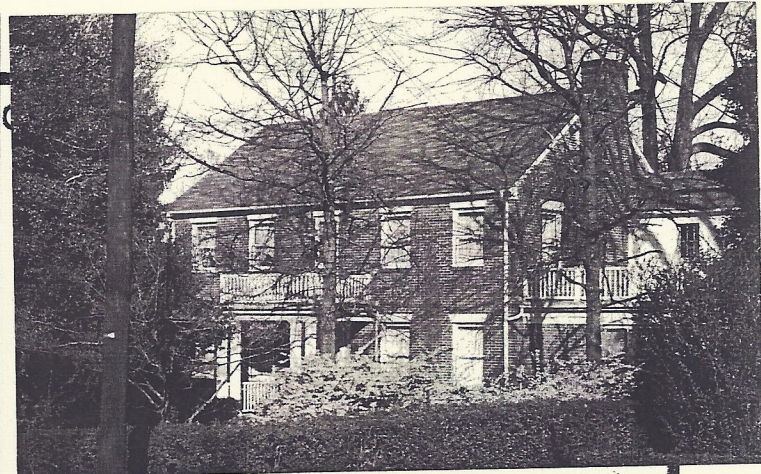
Historic Name: Munson House
 Date/Period: 1950
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq.ft.): 98 x 168
 Assessed Value (land + imp.): 2910 + 15,060 = 17,970

ARCHITECTURAL DESCRIPTION

This house continues the Colonial Revival tradition for residences on Park Street, but is considerably less inspired than its earlier neighbors. The fine millwork trim has been replaced by more austere and simple features. Federal style splayed lintels articulate the one over one sash windows and the entrance door with its plain sidelights. The portico has coupled square piers and a flat roof with a plain ballustrade. The structure is sympathetic to the scale and materials of its earlier neighbors.

HISTORICAL DESCRIPTION

This lot on the corner of Park Street and Evergreen Avenue remained undeveloped until 1950 when Angelos Makris built the present house. The land was originally part of the acreage of the Lyons estate. In 1950 Harry A. Munson purchased the property from Angelos Makris (DB 155-41). It remained the Munson home until Mr. Munson's death in 1973. His estate sold the house to Warren Shifflet in 1974.



CONDITIONS

Good

SOURCES

City Records
 Mrs. Velora Thomson



five (5)

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)~~ **five (5)** 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.

Blakely

Owner Name	<u>Jennifer and Robert Greenhalgh</u>	Applicant Name	<u>Jennifer Greenhalgh</u>
Project Name/Description	<u>Wood fence</u>	Parcel Number	<u>520113000</u>
Project Property Address	<u>636 Park Street</u>		

Applicant Information

Address: 636 Park Street
Charlottesville, Va, 22902
Email: jen.parham@gmail.com
Phone: (W) _____ (C) 434.531.6281

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Signature of Applicant

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

[Signature] 1/25/21
Signature Date
Jennifer Greenhalgh 1/25/21
Print Name Date

Property Owner Permission (if not applicant)

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

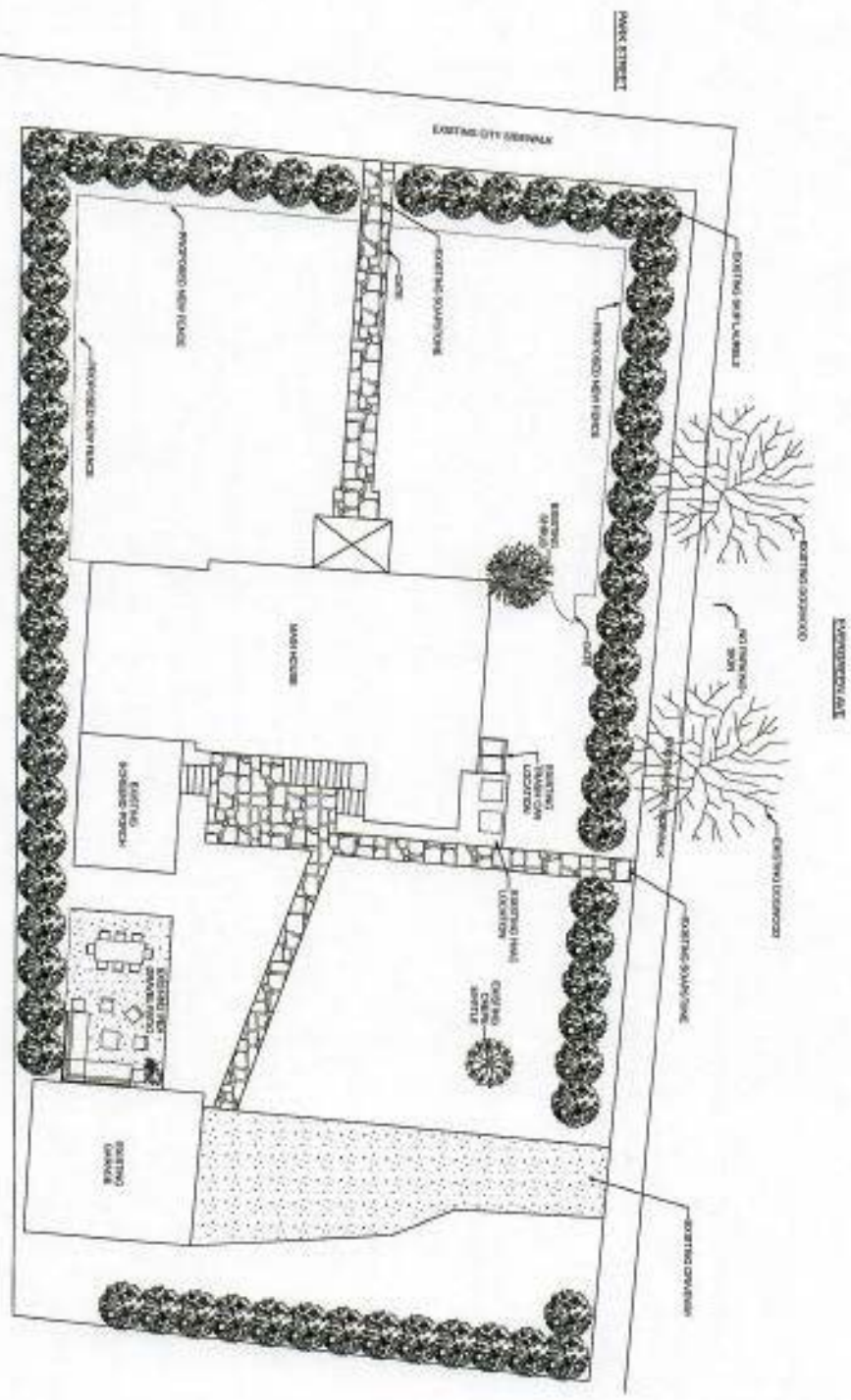
Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary):
Construction of fence per attached plan.

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

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

SITE PLAN
Scale: 1" = 10'





EXISTING FRONT YARD



PREFERRED FENCE OPTION:
VERTICAL PANEL WOOD FENCE
48"H
EXISTING SKIP LAURELS TO STAY ON THE STREET SIDE OF THE FENCE
*IN THE EVENT A SKIP LAUREL DIES WE WILL REPLACE IT IMMEDIATELY



FENCE OPTION 2:
METAL FENCE
48"H
EXISTING SKIP LAURELS TO STAY ON THE STREET SIDE OF THE FENCE
*IN THE EVENT A SKIP LAUREL DIES WE WILL REPLACE IT IMMEDIATELY

Certificate of Appropriateness Application

BAR 21-02-03

1331 West Main Street

Tax Parcel 100006000

MKV Property LLC, Owner

Jozo Andelic, Applicant

Exterior painting

[Application components \(please click each link to go directly to PDF page\):](#)

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application

BAR 21-02-03

1331 West Main Street, Tax Parcel 100006000

Owner: MKV Property LLC

Applicant: Jozo Andelic

Project: Exterior painting



Background

Year Built: ca. 1965

District: West Main Street ADC District

Status: Contributing

1331 West Main Street (formerly Café Europa, now Fig restaurant) is a contributing structure in the West Main Street ADC District, near the Corner. It was built in the mid 1960s as the University Diner, home of the famous “Grillswith” donut and ice cream sandwich. The West Main façade features decorative cinder block on the covered entrance that was original to the building’s construction.

Prior BAR Reviews

September 2013 – BAR approved (8-1) exterior painting and the covering of the decorative cinder block façade feature with cement boards.

Application

- Applicant’s submittal: Jozo Andelic submittal dated January 20, 2021: photo of existing building detailing areas to be painted, photo of building with similar color scheme to demonstrate desired colors

CoA request for new white and grey exterior paint scheme. Request includes whitewash on unpainted brick.

Discussion

Staff finds the proposed paint scheme appropriate. Though the Design Guidelines discourage painting unpainted masonry, the building's relative lack of architectural distinction and recent construction date merit an exception.

Staff recommends approval of the requested CoA with the following recommendation:

- Brick and mortar be repaired and repointed prior to whitewashing

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 painting at 1331 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the proposed painting at 1331 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the West Main Street ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria 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 Guidelines for Rehabilitation:

K. Paint

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s) 5066-17

SURVEY FORM

Historic name County/Town/City Charlottesville Street address or route number 1331 W. Main St.	Common name University Diner
USGS Quad Charlottesville East Original owner Original use commercial Present owner Present owner address Present use commercial Acreage	Date or period mid 1960's Architect/builder/craftsmen Source of name Source of date professional estimate Stories Foundation and wall const'n Roof type

State condition of structure and environs **good**

State potential threats to structure
 Note any archaeological interest **none**

Should be investigated for possible register potential? yes no **individually? 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.)

b1331: brick(stretcher bond), concrete block & glass; 1 story; flat roof; 2 bays; commercial; mid 1960's; East bay is a projecting concrete block airlock for entrance; Brick wall with iron rail and planter in front; metal cornice; 3 plate glass windows with metal sash in west bay.

Interior inspected? **yes, excellent condition**

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

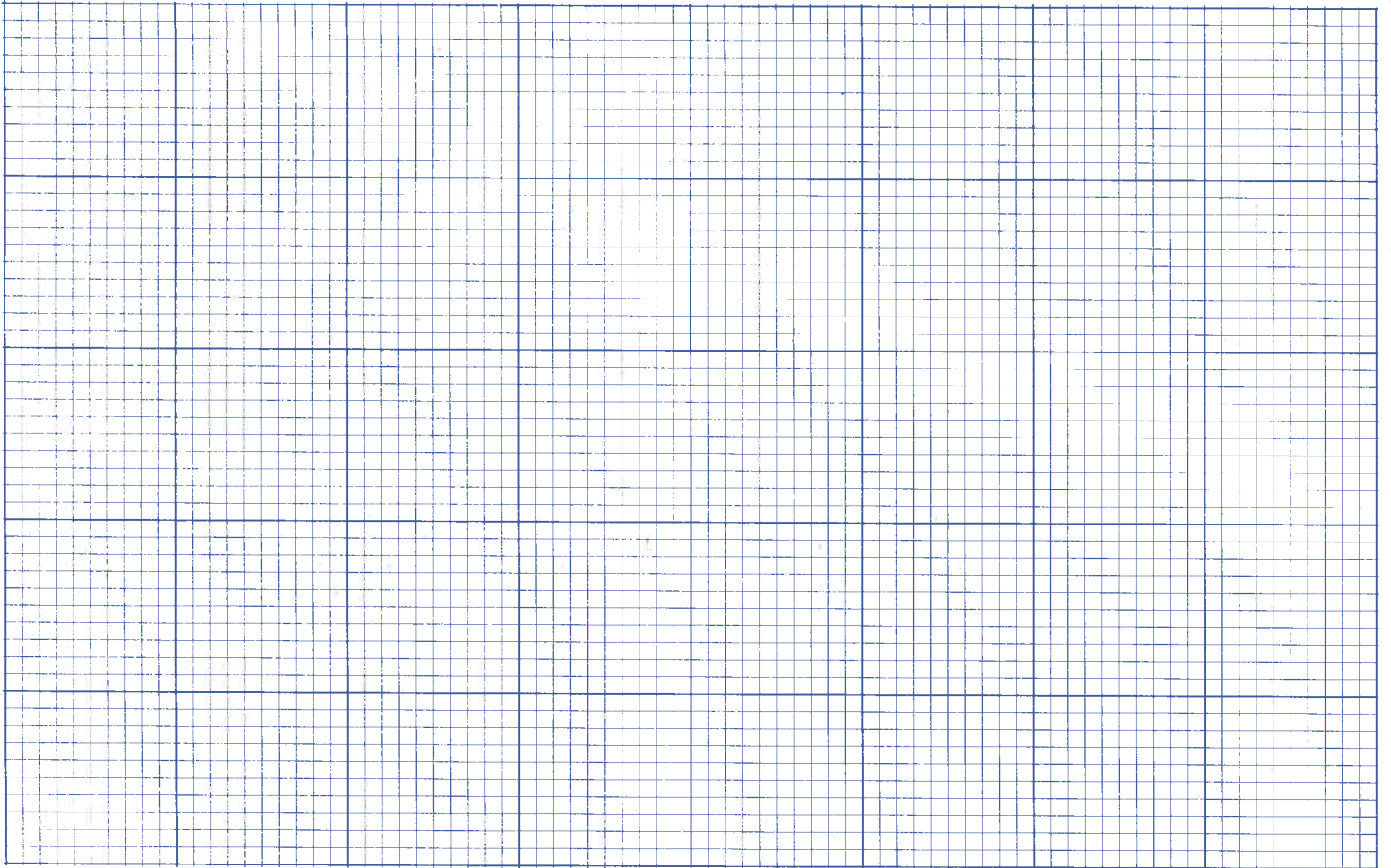
The current establishment is reknwed locally for its special concoction, "grilleds with", which consists of 2 grilled glazed doughnuts topped with a scoopp of vanilla ice cream.

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Jack Abgott, Charlottesville

Date

March 1980

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0343

Other DHR Number:

Property Date(s) 1960

PROPERTY NAMES

Building (1331 W. Main St.)

EXPLANATION

Function/Location

Cafe Europa

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 10-6

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number

Thoroughfare Name

Explanation

1331 -

W. Main St.

Vicinity:

Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up, pedestrian walkway behind.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #

of

Wuzit Types

Historic?

1.0

1

Commercial Building

Non-historic

TOTAL: 1

Historic: 0

Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Veneer
Roof	0	Flat		Not visible
Window(s)	0	Fixed	Aluminum	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1960

Source of Date: Local Records

Architectural Style: Modern Movement

Description:

Small building of conventional mid-20th-c. commercial form with a cantilevered flat roof, large front windows, and a front facing of textured concrete block and narrow brick laid in stretcher bond. Rear wing with asphalt-shingled gable roof.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Small seating area above brick retaining wall in front.

Number of Stories: 1.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context:

Significance Statement:

This small commercial building of modern design does not contribute to the historic character of West Main Street or the University Corner area.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14636	8 -	2/ /1996
B&W 35mm Photos		-	/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Tax parcel data base

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: J. Daniel Pezzoni, Preservation Con
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Michael K.

Last : Vassalos

Suffix :

Title :

Company:

Address: 1511 W. Main St.

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension: 804-971-9814

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



14636

Date 2-1976 File No. 104-343

Name Building (1331 W. Main St.)

Town _____

County Charlottesville

Photographer Dan Pezoni

Contents 1 ext. view



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 Michael Vassalos Applicant Name Jozo Andelic
Project Name/Description Exterior painting of building Parcel Number _____
Project Property Address 1331 West Main Street, Charlottesville, VA 22903

Applicant Information

Address: 2409 Bennington Rd.
Charlottesville VA 22901
Email: Andelic.jozo@yahoo.com
Phone: (W) _____ (C) 434-825-5810

Signature of Applicant

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

[Signature] 01/20/21
Signature Date
Jozo Andelic 01/20/21
Print Name Date

Property Owner Information (if not applicant)

Address: PO BOX 6010
Charlottesville, VA 22903
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

[Signature] 01/20/21
Signature Date
Michael Vassalos 01/20/21
Print Name Date

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

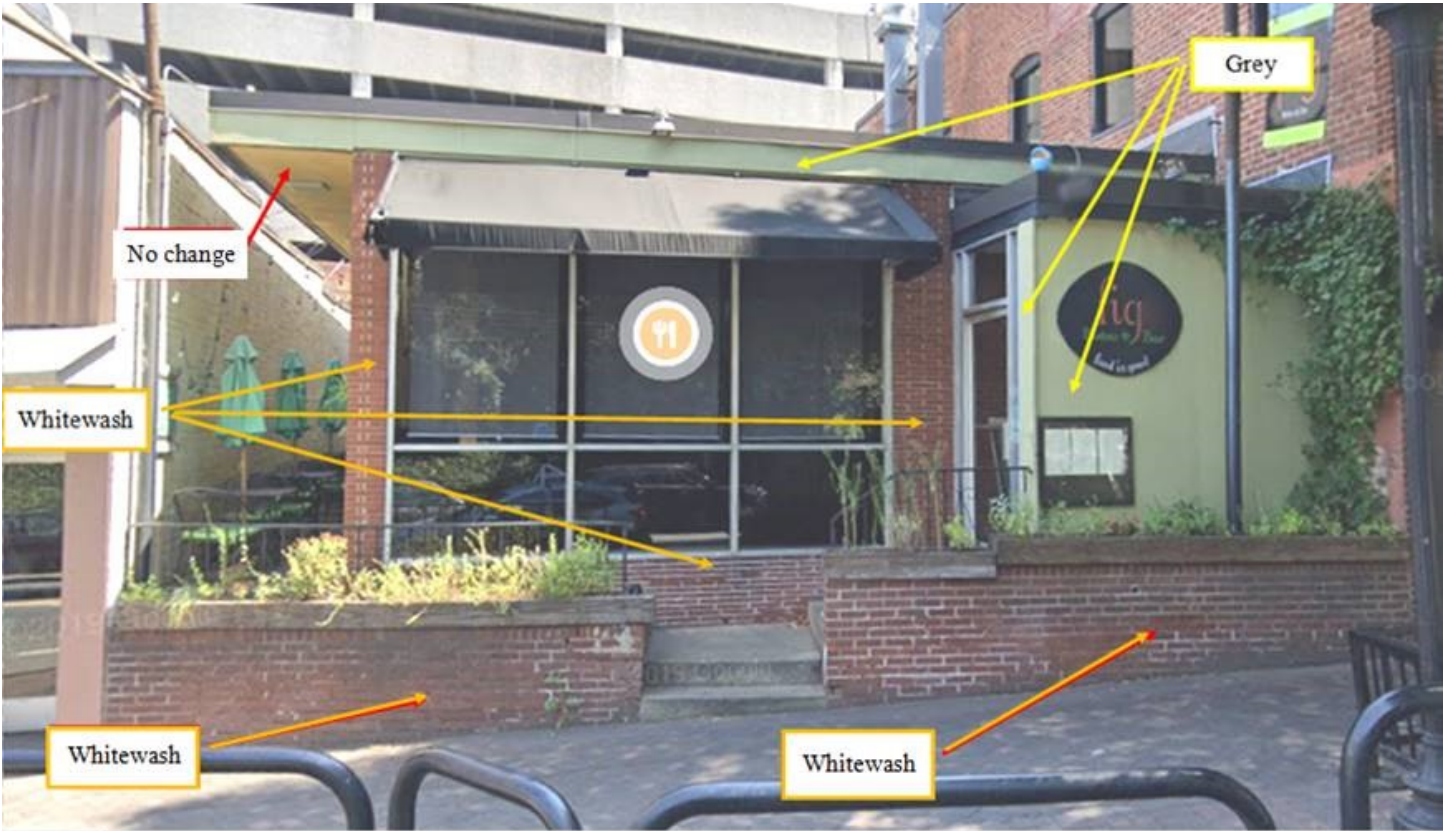
Description of Proposed Work (attach separate narrative if necessary): Painting exterior walls one side in white other side in gray.

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

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

1331 West Main—The Fig (Feb 2021)

Proposed painting



Proposed color palette

