

City of Charlottesville
Board of Architectural Review
Regular Meeting
March 15, 2022, 5:30 p.m.
Remote meeting via Zoom



Packet Guide

This is not the agenda.

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

Pre-Meeting Discussion

Regular Meeting

A. Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)

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. [Certificate of Appropriateness](#)

BAR 22-03-01

1835 University Circle, TMP 060069000

Rugby Rd-University Cir-Venable ADC District

Owner: Meg Conklin and John Jay

Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping

2. [Certificate of Appropriateness Application](#)

BAR 20-03-02

223 East Main Street, TMP 33023400

Downtown ADC District

Owner: Labace, LLC

Applicant: Tony Labace

Project: Replace storefront

C. Deferred Items

n/a

D. Preliminary Discussions (including questions from staff)

3. [1301 Wertland Street, TMP 040303000](#)
Wertland Street ADC District
Project: New residential building
4. [32 University Circle, TMP 060094000](#)
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Project: Window replacements
5. [1901 East Market Street, TMP 55A149000](#)
IPP within the Woolen Mills HC District
Project: Rear addition
6. **111 14th Street NW, TMP 090074000**
Rugby Rd-University Cir-Venable ADC District (non-contributing)
Project: Proposed Mural

DI. Work Session

7. **Zoning Ordinance Revisions**
James Freas, NDS Director

DII. Other Business

DIII. Adjourn

Certificate of Appropriateness

BAR 22-03-01

1835 University Circle, TMP 060069000

Rugby Rd-University Cir-Venable ADC District

Owner: Meg Conklin and John Jay

Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping

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
March 15, 2022**



Certificate of Appropriateness

BAR 22-03-01

1835 University Circle, TMP 060069000

Rugby Rd-University Cir-Venable ADC District

Owner: Meg Conklin and John Jay

Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping



Background

Year Built: c. 1922

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing

This five-bay Georgian Revival house is one of several on University Circle designed by noted local architect Eugene Bradbury.

Prior BAR Reviews

October 20, 2015 (15-10-01): The BAR moves (6-1) to find that a second-story addition to an existing garage is compatible with the ADC district.

Application

- Applicant's submittal: Narrative summary. Drawings (5 sheets) for 1835 University Circle by Wolf Josey Landscape Architects: Proposed Pool Site Plan (Sheet 1); Existing Conditions Overlay (Sheet 2); Contiguous Properties (Sheet 3); Site Perimeter Views (Sheet 4); Existing Conditions on Site (Sheet 5)

Request CoA to construct a pool and introduce new landscaping to the west yard on the side of the house. A bluestone-paved patio will surround the pool, and bluestone steps will replace existing brick steps that lead down a slope from the house. The *undisturbed area of the side yard* will remain as lawn.

Existing large cedar tree near the proposed pool will be removed with new plantings along the north and east property boundaries and the addition of perennials, shrubs, and dogwood trees on the slope between the pool and the house.

Discussion

The west (side) yard is largely screened from the public right-of-way by large boxwoods along the University Circle property boundary. The design guidelines recommend that new outbuildings are placed behind dwellings but offer no such recommendation for pools. Given the proposed pool's minimal paving, muted palette, and boxwood buffer from the street, staff considers the siting in the side yard appropriate.

Staff finds that the material palette, scale, and proposed plantings of this landscape plan are consistent with other properties in the district. Based on the criteria in *Chapter II: Site Design and Elements* of the ADC District Design Guidelines, staff recommends approval, with a recommendation that the applicant consider adding an additional shade tree to compensate for the loss of the cedar tree.

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed pool and landscape plan at 1835 University Circle satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

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 and landscape plan at 1835 University Circle do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable 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 ADC District Design Guidelines

Chapter II – Site Design and Elements

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an “avenue” effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls & Fences

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 clues 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 structure 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 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.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.

2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

G. Garages, Sheds & Other Structures

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 VII 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.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7221

Page 1 of 2

Street address 1835 University Circle
 Town/City Charlottesville
 Historic name _____ Common name _____

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 front <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

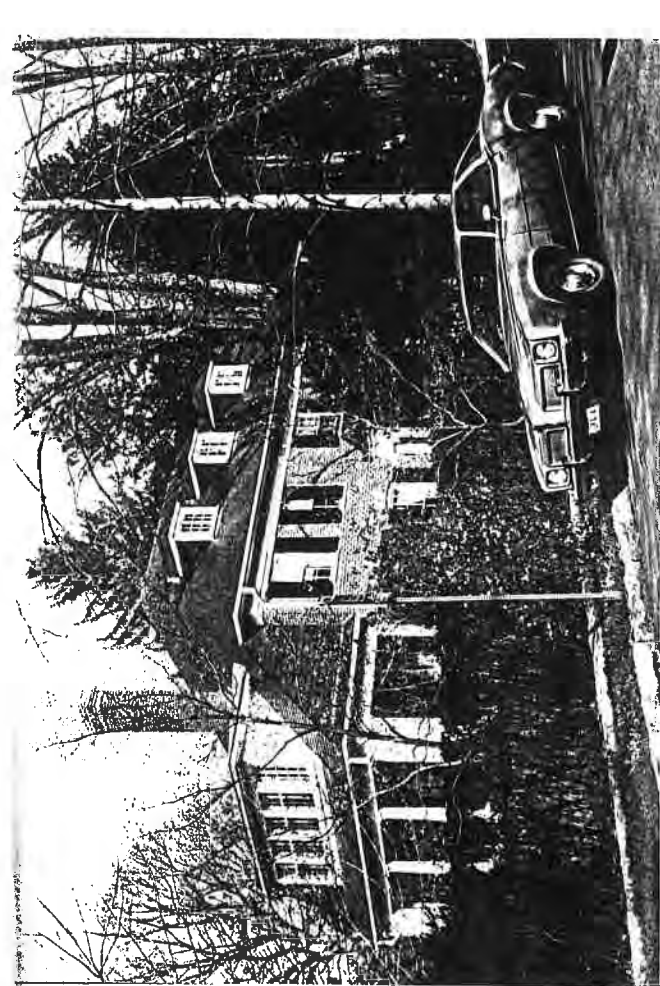
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Entry shelter with flared-eaves hipped roof supported by Composite columns.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Georgian Revival Date c. 1922 Architect/builder _____

Location and description of entrance Entrance with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This, one of the most handsome Georgian Revival houses in the city, shares the distinctive feature of a shed-roofed side porch with no. 21, designed by Eugene Bradbury. The architect, unfortunately, is not known.

The house features an inset central bay; an unusual entry shelter; a shed-roofed side porch with monitor-dormered room above; segmental-arched window heads with masonry keystones; tall corbeled-cap chimney stacks, etc.

Historical information

Judging from the Sanborn maps and Real Estate records, this house was built about 1921.

Source Eugenia Bibb; Sanborn maps; Real Estate Dept.

STREET ADDRESS: 1835 University Circle
MAP & PARCEL: 6-69
FILE NO:
PRESENT ZONING: R-1
ORIGINAL OWNER: Lucille C. Fawcus
ORIGINAL USE: Residence
PRESENT USE: Residence (rental property)
PRESENT OWNER: Christiane D. Friedman
ADDRESS: 1835 University Circle
Charlottesville, VA 22903
HISTORIC NAME: Fawcus House
DATE/PERIOD: 1920-21
STYLE: Colonial Revival
HEIGHT (to cornice) OR STORIES: 2½ Stories
DIMENSIONS AND LAND AREA: 200' x 143' (28,300 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1998
SOURCES: City Records
Daniel R. Friedman

ARCHITECTURAL DESCRIPTION

This is one of several large period Revival houses on University Circle designed by noted architect Eugene Bradbury. It is 2½ stories tall on a low-foundation, five bays wide, and double pile. Walls are veneered in brick laid in stretcher bond. There are two capped interior end chimneys. Throughout the house, windows are double-sash, 6-over-6 light, with louvered shutters. First story windows are somewhat taller and have segmental arches with keystone. In the central bay of the rear elevation, there is a monumental circular-headed window on the stair landing. The steep hipped roof is covered with slate and has projecting eaves and an entablature, with modillions only in the very slightly recessed central bay of the façade. There are three hipped-roofed, slate-sided gables on the front and rear elevations. Each has a pair of 6-light casement windows. At each end of the house, the roof continues downward to shelter a 1½-story addition. At the western end, this is a large porch, now screened in, but once open. There is a pair of paneled square pillars at each corner; and Tuscan columns flank the garden entrance bay on the western elevation. A sleeping porch is located in a 5-bay shed-roofed dormer set into the roof above this porch. At the other end of the house, the roof sweeps down over a sun parlor that covers the front bay of the eastern elevation. It has three pairs of four-light casement windows on each elevation. There are two single four-light casement windows on the façade at the second story level. Behind the sun parlor, a two-story hipped-roofed service wing covers the rear bay of the eastern elevation. It has another interior end chimney, and it matches the main block in all details, except that the windows are slightly shorter.

HISTORICAL DESCRIPTION

Lucille Fawcus purchased two lots in University Place subdivision in 1920 (City DB 35-97) and built this house over the next two years, according to tax records. It was designed by Eugene Bradbury. Mrs. Fawcus sold the house in 1943 (DB 113-468), and the next year it was purchased by Lucy Carmack Smith. She sold it in 1968 to Thomas R. and Margaret Bardwell White (DB 403-828 & 830), from whom Daniel R. and Christiane D. Friedman bought it in 1979 (DB 403-830, 559-309).



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
Staff email: wernerjb@charlottesville.gov
watkinsro@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
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 Meg Jay, John Conklin Applicant Name Mary Wolf/Wolf Josey Landscape Architects
Project Name/Description Landscaping and pool Parcel Number 060069000
Project Property Address 1835 University Circle

Applicant Information
Address: 310 2nd Street SE, Charlottesville, VA 22902
Email: mwolf@wolfjosey.com
Phone: (W) 434-466-7472 (C) 434-825-6678

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct.
Mary Wolf 2/22/22
Signature Date
Mary Wolf 2/22/22
Print Name Date

Property Owner Information (if not applicant)
Address: 1835 University Circle, Charlottesville VA 22903
Email: megjay@gmail.com; johnvconklin@gmail.com
Phone: (W) _____ (C) 434-242-7204

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.
Meg Jay 2/21/22
Signature Date
Meg Jay 2/21/22
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):
Landscaping and pool per Wolf/Josey Landscape Architects drawings.

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

For Office Use Only

Received by: _____	Approved/Disapproved by: _____
Fee paid: _____ Cash/Ck. # _____	Date: _____
Date Received: _____	Conditions of approval: _____

Revised 2016

February 22, 2022

Subject: BAR Narrative Summary
1835 University Circle Pool

Project Summary:

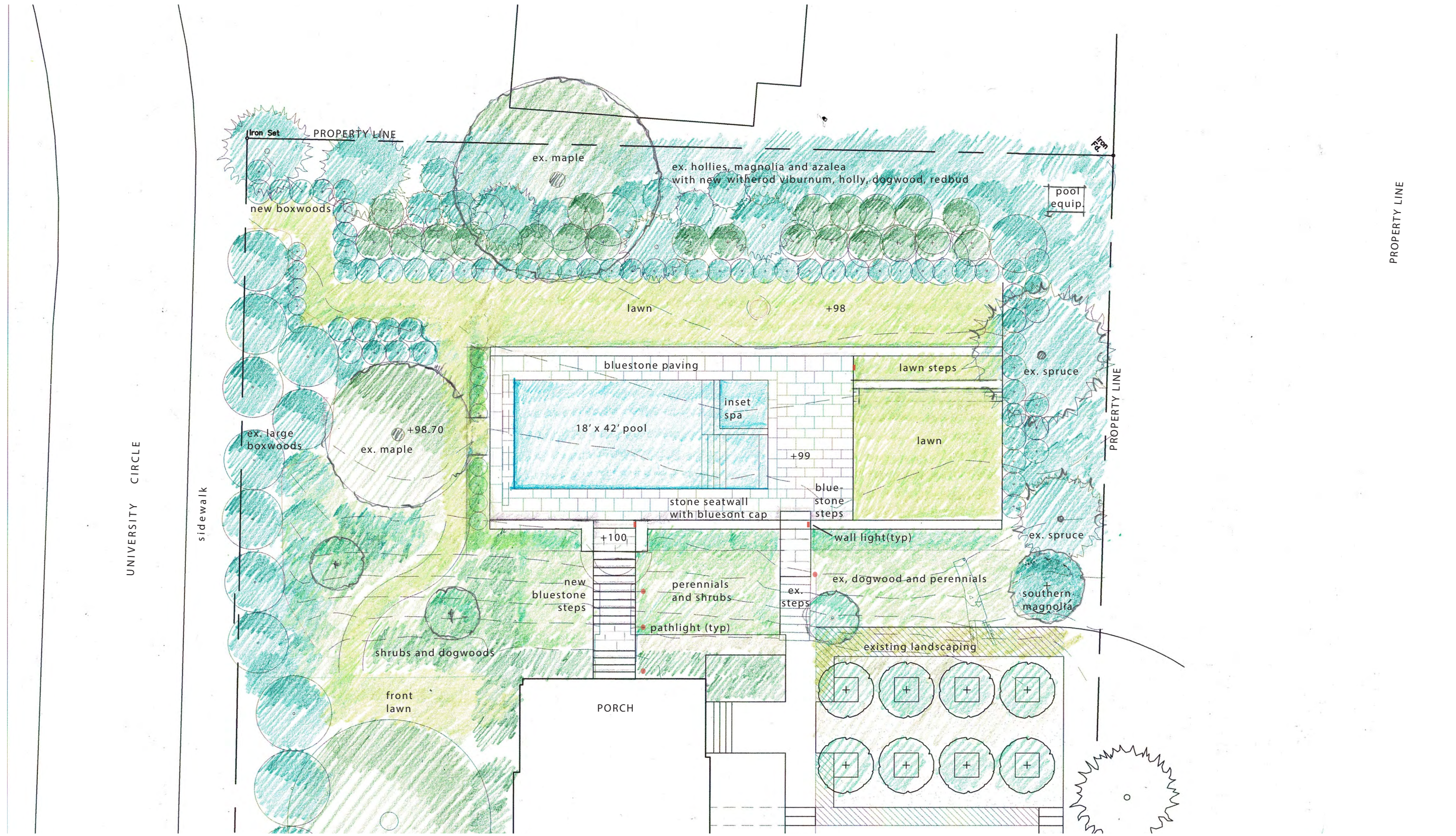
A new swimming pool is proposed for the side yard of 1835 University Circle. The existing site is a large open yard that sits 7' below the front yard of the house and is accessed down a steep 3:1 slope. A side porch overlooks the site and would provide the primary access route to the pool. Existing large boxwoods screen the site from the University Circle.

The pool will be minimally paved to preserve the sense of an open lawn. The west edge of the pool will align with the front face of the house. The primary seating area will be at the east end of the pool. Paving will be bluestone. A low stone seat wall at the base of the slope will define the south edge of the pool and help minimize the slope and any drainage issues. Due to grading the existing brick steps down from the porch will be removed and replaced with bluestone steps with brick or bluestone risers. A language of stone and bluestone currently exists within the landscape in the back of the house and along the driveway.

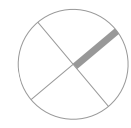
The project proposes to remove a large cedar tree on the north side of the pool. The tree is currently leaning towards the house and there is concern that the pool construction could further impact the tree structurally. Tree preservation is a priority for the owners and the pool is sited to preserve two large maples and two large spruce trees.

Planting along the north and east property line will be augmented with native deciduous and evergreen shrubs and trees to create a woodland edge and buffer for the neighbors to the north and east. The boxwood planting along University Circle will be extended to strengthen the visual buffer from the street. The slopes leading down to the pool which are currently planted in lawn will be planted with shrubs, understory trees and perennials creating a stronger separation between the pool and the landscape in the front of the house. The pool will have an automatic pool cover and will not require fencing.

Lighting will consist of low path lights and wall lights to provide safe and functional access from pool to the house. Lights will be dimmable LED bronze fixtures.

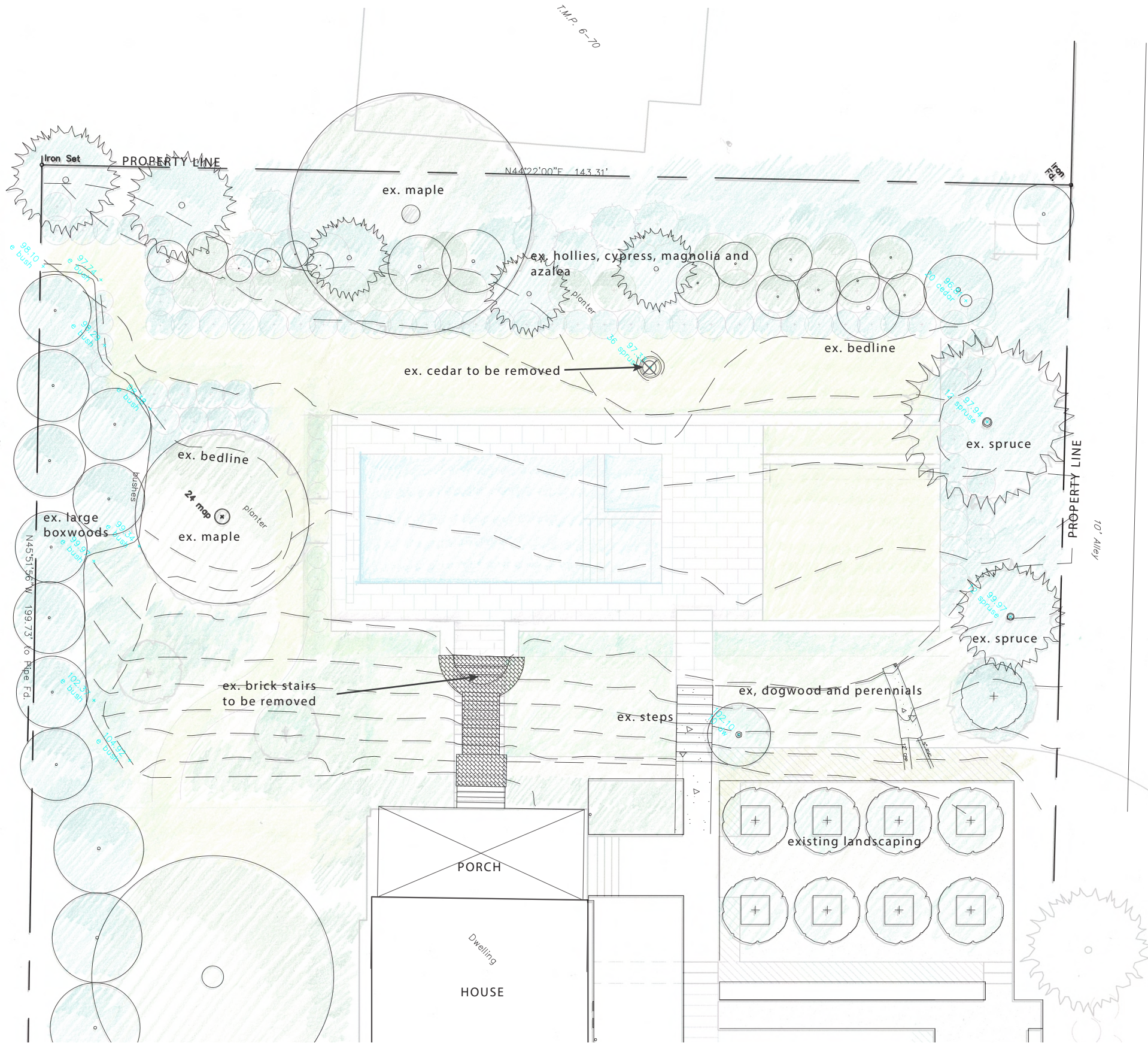


PROPOSED POOL - Site Plan
 1835 University Circle
 February 22, 2022



UNIVERSITY CIRCLE

University Circle



EXISTING CONDITIONS OVERLAY

1835 University Circle
February 22, 2022



WOLF JOSEY
landscape architects



1835 University Circle - side yard



1835 University Circle - House



1831 University Circle - east side

CONTIGUOUS PROPERTIES

1835 University Circle

February 22, 2022



1841 University Circle - west side



1835 University Circle porch



1841 University Circle - view north from pool site



1832 Wayside Place - view north from pool site



View west towards University Circle from pool site

SITE PERIMETER VIEWS

1835 University Circle

February 22, 2022



Porch



Large cedar to be removed



Existing steps to be replaced



Pool site



Existing bluestone and stone wall on site



EXISTING CONDITIONS ON SITE

1835 University Circle
February 22, 2022

Certificate of Appropriateness Application

BAR 20-03-02

223 East Main Street, TMP 33023400

Downtown ADC District

Owner: Labace, LLC

Applicant: Tony Labace

Project: Replace storefront

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
March 15, 2022**



Certificate of Appropriateness

BAR 20-01-01
223 East Main Street, TMP 33023400
Downtown ADC District
Owner: Labace, LLC
Applicant: Tony Labace
Project: Replace storefront



Background

Year Built: c. 1821, alterations mid-1800s, 1917, 1970s
District: Downtown ADC District
Status: Contributing

223 West Main is believed to be a c1864 addition to neighboring 225 West Main, which was constructed in the 1821 and one of the oldest buildings in the City. Alterations over time have left only fragments of the original structure. The existing storefront is believed to date to the 1970s. (Historic survey attached.)

Prior BAR Reviews

January 22, 2020 (20-01-01): The applicant proposes to replace the storefront and requests a deferral in order to get pricing information. The BAR moves (7-0) to accept the applicant's request for a deferral. (See Appendix for minutes of January 2020 discussion).

Application

- CoA submittal dated December 5, 2019. Elevation and plan for proposed storefront. Photos of existing. Glass specifications.

CoA request for the replacement of the c1970s commercial storefront. New frame to match the existing, which is clear anodized aluminum, with similar window and door configurations. New storefront will be straight, returning to an earlier wall alignment visible on the floor slab. The plywood sections will be replaced with flat metal panels (matching the frame). The storefront will use clear glass with a VLT of 80%.

Discussion

The BAR was supportive of this project in January 2020 but the applicant requested a deferral so he could return for approval when he was ready for construction.

Staff recommends approval of this CoA.

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed storefront at 223 East Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed storefront at 223 East Main Street do not satisfy the BAR's criteria and are 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 ADC District Design Guidelines

[Chapter III: New Construction & Additions](#)

I. Windows & Doors

...

- 8) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

[Chapter IV: Rehabilitation](#)

B. Facades & Storefronts

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood.
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

C. Windows

...

- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low glass may be strategies to keep heat gain down.

Appendix:

Minutes from January 22, 2020 BAR meeting discussion on 223 East Main Street:

QUESTIONS FROM THE PUBLIC

None

QUESTIONS FROM THE BOARD

Mr. Zehmer – Is the intent to replace the whole storefront?

Jeff Werner – It will be all of the way across the storefront.

Mr. Schwarz – How is this going to be constructed? How is it going to work at the top and at the bottom?

Tony Labace, Applicant – Tiel Construction in the site plan should have that in your packet.

Jeff Werner – The applicant is not pursuing this immediately. What would be helpful would be a shop drawing of when you go forward. At this point, it is not cast in stone. The question for the BAR is whether the applicant can contact some people, and get some cost estimates.

Tony Labace – I do recall talking to the construction company. The panels will match and everything that goes with it.

Mr. Lahendro – What is to finish on the frame?

Tony Labace – It is what you see in the picture, only 60 years later.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE BOARD

Mr. Gastinger – I don't have any issue with this in principle. Seeing those shop drawings and having some confidence in the final design and that it's matching the intention that we are imagining.

Mr. Lahendro – Are the horizontal openings at the top glass too?

Tony Labace – No. From the header down to the plywood metal frame is where the glass is going to be.

Mr. Lahendro – Metal panels in that very top, horizontal element?

Tony Labace – Sure.

Mr. Zehmer – It's currently plywood that matches the plywood below.

Tony Labace – I was going to try to do it this winter. I just put in a \$20,000 sub-zero freezer in. I am going to wait until next fall. At that time, I am certainly happy to come forward and present.

Mr. Lahendro – I am fine with the concept. I would like to see how it is finally designed. You clearly don't know at this point.

Tony Labace – We had several options. My original thought was all glass, except for the bottom part. That's a steel header up top. The glass is going to go underneath the steel header. Do you see where those lights are back there? That's all steel.

Mr. Lahendro – Is it right up against that curtain wall?

Tony Labace – It is.

Mr. Ball – No changes to the awning or lights?

Tony Labace – No.

Mr. Schwarz – There are many different things that you can do that would be perfectly fitting with our guidelines. I want to know what you intend to do. You can move forward with confidence thinking you are going to achieve something. If you get a shop drawing, submit it to staff. Staff can put it on the consent agenda.

Jeff Werner – That was the goal. We could let him move forward with getting some costing for this. A deferral and a shop drawing submission for the consent agenda.

Mr. Lahendro – Does that give you the confidence to proceed?

Tony Labace – Sure. I am pretty open about it. Part of the problem is that espresso window is plexiglass. It has been plexiglass for 14 years. The two panels by the door were plexiglass.

Mr. Schwarz – It is better for you to request a deferral. That gives you an infinite amount of time to come back to the BAR. If the BAR imposes a deferral, you will have to come back next month.

Tony Labace – I would like to request a deferral.

Deferral: Applicant requested a deferral pending the final details with the contractor. Mr. Gastinger made the motion to accept the deferral (Mr. Lahendro seconded). Motion passed 7-0.

Architectural And Historic Survey



Identification

STREET ADDRESS: 223-225 E. Main Street

MAP & PARCEL: 33-234 & 233

CENSUS TRACT AND BLOCK:

PRESENT ZONING: B-4

ORIGINAL OWNER: John R. Jones

ORIGINAL USE: Store

PRESENT USE: Confectionary & TV Studio/Music Store

PRESENT OWNER: Jessie T. Hook Carl R. Stacy, Jr.

ADDRESS: 1203 Hilltop Road 1904 Wakefield Rd.
Ch'ville, Va 22903 Ch'ville, VA 22901
(#223) (#225)

HISTORIC NAME: Jones-Hartnagle Building

DATE / PERIOD: c. 1821, mid-1800's, 1917, 1970's

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: #223-18'75"x92'97" (1743 sq. ft.)

CONDITION: Good #225-20.2"x92.98" (1878 sq. ft.)

SURVEYOR: Bibb

DATE OF SURVEY: Winter 1983

SOURCES: City/County Records Carl R. Stacy, Jr.

Ch'ville City Directories Harold Wright

Alexander, Recollections of Early Charlottesville

Holsinger's Charlottesville, other Holsinger photos
Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The eastern half is the original section. Two storeys tall, two bays wide, and double pile, it probably resembled the early 19th century buildings on Court Square which followed the side hall plan and had living quarters for the storekeeper on the second level. Construction is of brick laid in Flemish bond on the facade and the eastern (Third Street) elevation. The western half was probably a duplicate, except that the brick is laid in American bond. The building still has a hip roof covered with standing-seam metal, but its projecting eaves and cornice brackets have been replaced with a parapet. The eastern half (#225) has a high parapet with a wooden entablature which still remains above the false front. In the early years of this century, both store rooms had recessed central entrances, and a single storefront entablature extended across the entire building. The second storey living quarters above both store rooms were dismantled some years ago and the stairways that gave access to them were removed. The remains of a fireplace can still be seen in #223, but a finished interior wall covers the windows, if they still exist. The storefront of #223 is now covered with vertical wooden siding around the display windows and the upper level is covered with wooden shingles. #225 is covered with dark brown metal board-&-batten siding and has a recessed second storey balcony. Its 2-storey rear extension is constructed of brick laid in 5-course American bond. Brick is the one-storey wing behind that is laid in 7-course American bond.

HISTORICAL DESCRIPTION

Alexander states that the original section of this building was built by Col. John R. Jones who also conducted a store at "Number Nothing", Court Square. He purchased this lot in 1821 (ACDB 22-377), and the oldest part of the building was standing by 1828. According to Alexander, the building was on a high foundation, and the floor of the storeroom was later lowered some four feet. James A. Watson, John Hasson, and Dennis Boyle purchased the building in 1855 (ACDB 54-269). Frederick Hartnagle was the occupant at that time, and he purchased the building in 1857 & 1864 (ACDB 56-204, 60-418). He extended the building to the rear and built the western half of the duplex soon after acquiring ownership. S. C. Chancellor bought the property from Hartnagle's estate in 1913 (City DB 25-18) and sold it two years later to Hollis Rinehart (DB 27-112). Until that time, it had been occupied by a series of bakeries and confectionaries for half a century or more. The Co-operative Drug Co., Inc., brought the eastern half (#225) in 1917 (DB 30-172). The side windows were bricked up, a parapet built and the upper level of the facade covered with what appears to have been a plywood panel possibly stuccoed. J. L. Hartman bought it in 1923 (DB 44-239, 45-404) and sold to L. S. Macon in 1927 (DB 59-244). The Standard Drug Co. occupied the storeroom from the mid 1930's until 1950. After that, it housed a series of small dress shops until Carl R. Stacey, Jr. purchased it in 1972 for his music store (DB 338-382). He added the balcony, rebuilt the storefront, and covered the facade with metal siding. The upper level of the western half of the facade (#223) may not have been significantly altered until a 1953 remodeling when it was covered with a metal false front. Walter R. Ellington bought that half in 1917 (DB 30-466) and sold it in 1932 to J. P. Ellington (DB 77-301). They conducted a clothing store there for twenty years. E. J. Perkins bought it from the Ellingtons in 1943 (DB 113-201) and the Standard Marshall Corporation bought it from his estate in 1946 (DB 128-277) and sold it in 1965 to the Rinehart's Kenridge Properties, Inc. (DB 263-435). Jessie T. Hook bought it from the Rinehart family in 1976 (DB 370-511). Shoe stores occupied the storeroom from the mid 1930's to the mid 1960's. The interior was completely remodeled in 1965 to adapt it for use as a radio station. It was again remodeled in 1976 to include a small storeroom at the front of the building. The present false front dates to that time.

Additional References: City DB 361-1

Building

223-225 E Main St

County / City

VIRG





**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

RECEIVED
DEC 06 2019
NEIGHBORHOOD DEVELOPMENT SERVICES

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 Labace LLC Applicant Name Tony Labace
Project Name/Description Replace storefront / Chaps Ice Cream Parcel Number 33023400
Project Property Address 223-235 East Main Street

Applicant Information

Address: 1607 Brandywine Drive
Charlottesville, Va 22901
Email: chapsicecream@gmail.com
Phone: (W) 434-944-4139 (C) 434-962-7474

Property Owner Information (if not applicant)

Address: 223 EAST MAIN ST
Email: chapsicecream@gmail.com
Phone: (W) 434-977-4139 (C) 434-962-7474

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

Signature of Applicant

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

Anthony M. Labaca 12-5-19
Signature Date

Anthony M. Labaca 12-5-19
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):
Remove existing glass and metal storefront, replace with new. Realign east door and two adjacent panels as noted.

List All Attachments (see reverse side for submittal requirements):
Two pages, dated Nov. 18, 2019: elevation and plan; photos of existing.

For Office Use Only
Received by: J. Barmore
Fee paid: \$125.00 Cash/Ck. # 17618
Date Received: 12/6/2019
Revised 2016 P19-0174
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Scope of Work:

We hereby propose to furnish materials and labor necessary for the installation of the following:
(1) commercial storefront frame with (1) 35" x 84" single door and (1) 40" x 84" single door. Doors to have standard push/pull hardware, standard surface mounted closers, standard 4" thresholds, standard MS locks thumb-turn interior/keyed exterior. Doors to be single acting, out-swing, butt hung.

Qualifications:

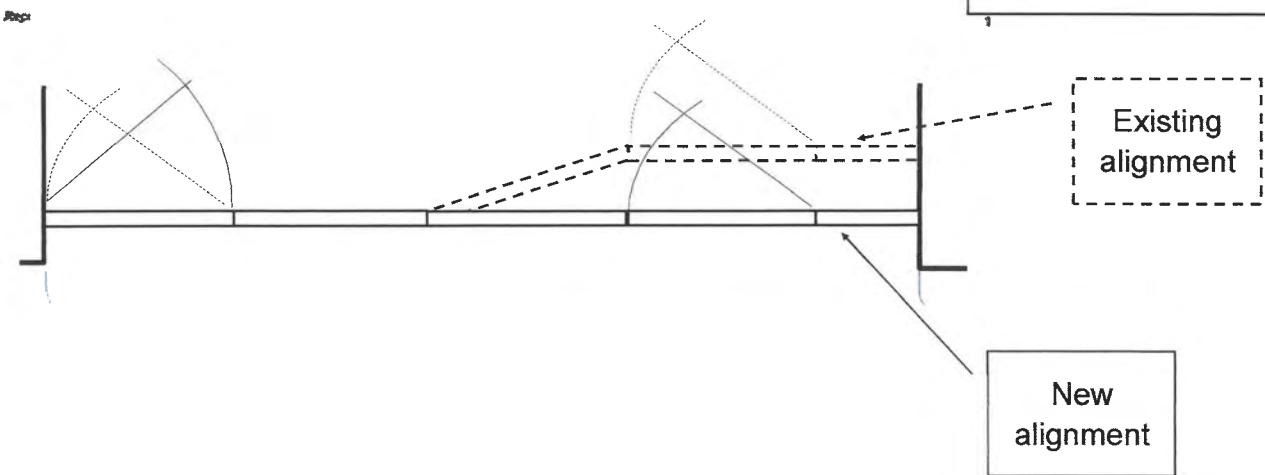
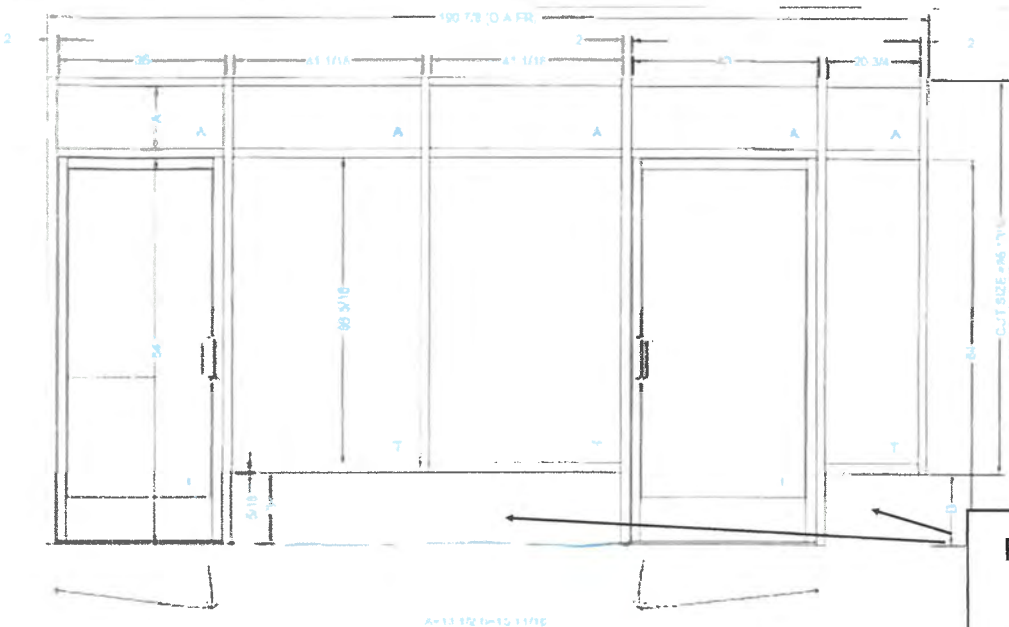
- Metal:** Coral, F300T series 2" x 4 1/2" system, 1" glazed for all exterior frames
- Sealants:** Urathane caulk for around exterior perimeters of all storefront in our scope of work for a weather tight seal. Interior caulking by approved change order only.
- Finish:** Clear Anodized Finish.
- Glass:** 1" clear, dual pane insulated, in exterior aluminum storefront frames 1/4" clear tempered in doors and where required.
- Labor:** Furnish for a complete installation of the above scope of work in accordance with the manufacturer's instructions.

Project Name: Chaps Icecream
 Frame Set Name: Frame Set 1
 Metal Group: FL300T CG/SS/OG THERMAL CGM
 Required: 1
 Rack Member Color: CLEAR: ANODIZE

Frame Name: Frame 1
 D/S: 1
 Frame Type: Standard
 Frame Width: 190 7/8
 Face Member Color: CLEAR: ANODIZE

Panel: 5
 Rows: 2
 Frame Height: 101 1/2

10/18/2019 1:52 PM





Existing alignment

New alignment

Existing storefront



Watkins, Robert

From:
Sent: Wednesday, March 9, 2022 1:42 PM
To: Werner, Jeffrey B
Cc: Watkins, Robert; chaps ice cream
Subject: RE: New storefront at Chap's

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

	VLТ	Reflect (ext)	Reflect (int)	Winter U-Value	Summer U-Value	SHGC	SC	LSG
CLEAR + CLEAR	80%	15%		0.47	0.50	0.73		1.10

Here is the glazing spec requested.

Respectfully yours,

Stephen Wagner
Commercial Management



Disclaimer: This email is confidential and should not be used by anyone who is not the original intended recipient. If you have received this email in error please inform the sender and delete it from your mailbox or any other storage mechanism. Charlottesville Glass & Mirror cannot accept liability for any statements made which are clearly the sender's own and not expressly made on behalf of Charlottesville Glass & Mirror or one of its agents.

From: Werner, Jeffrey B
Sent: Wednesday, March 9, 2022 12:40 PM
To: Stephen
Cc: Watkins, Robert; chaps ice cream
Subject: New storefront at Chap's

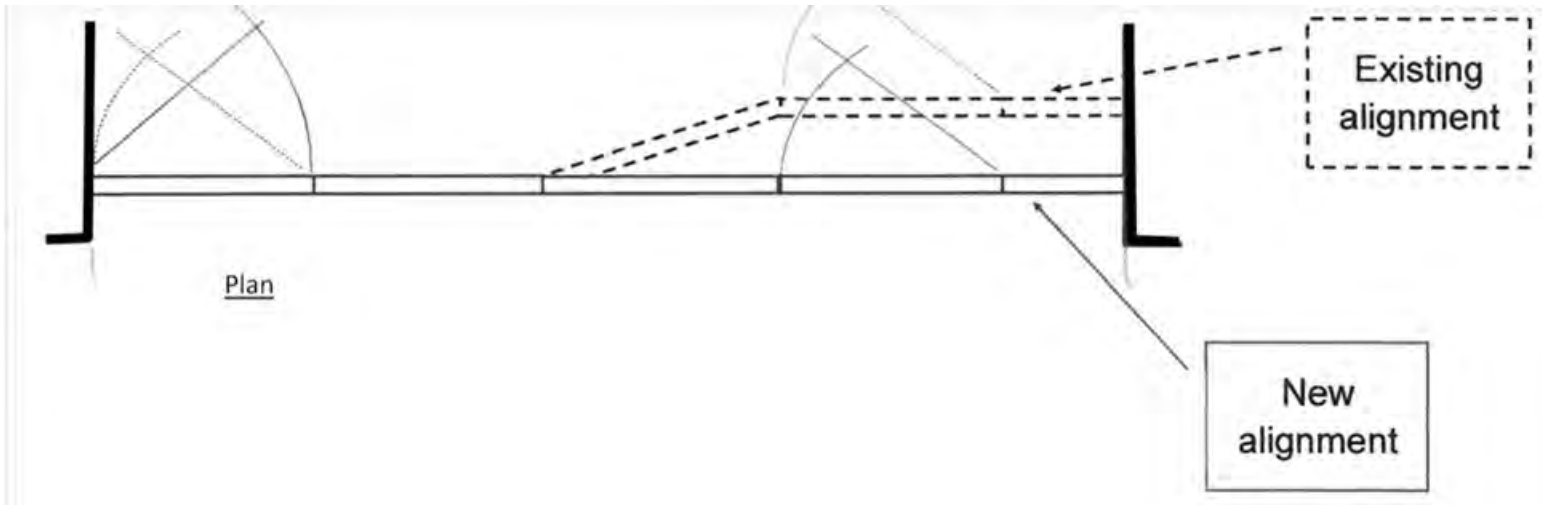
Stephen:

Need to confirm the layout and materials for the Chap's storefront. Sketch below based on what Tony shared with me back on 2020. Let me know if anything is different. We want to this approved by the BAR meeting next Tuesday.

- Metal frame and fixed panels: clear, anodized.
- Thermal glass, clear.

Otherwise, the only spec I need is for the glass VLT. We realize there are a range of ways to define *clear glass*, but the BAR's standard is a VLT of not less than 70%. There is some flexibility in that, but that's the starting point. Higher is great, but it cannot go much lower. This is especially important for storefronts, where we don't want a *wall of mirrors* on the mall.

Jeff



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1301 Wertland Street
 Map and Parcel: 4-303
 Census Track & Block:
 Present Owner: Dyer, Anne F. Humphrey's et. al.
 Address: P.O. Box 3114, University Station
 Charlottesville
 Present Use: Residential
 Original Owner: William Wertenkaker
 Original Use: Residential

BASE DATA

Historic Name: Wertenkaker House
 Date/Period: Circa 1830
 Style: Federal
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-1 and R-3
 Land Area (sq.ft.): 80,586 sq. ft.
 Assessed Value (land + imp.): 35,600 + 150 = 35,750

ARCHITECTURAL DESCRIPTION

1301 Wertland Street is a brick "L" shaped house on a high basement. The leg of the "L" is a later addition but is of similar construction. The front section of the house is three bays in length and the nearly square back section covers two bays of this length. The main section with a gently sloping metal gable roof has solid brick and gable walls and inside end chimneys. The back section has a large chimney on one side and a hipped roof of the same height as the gable of the main block with which it intersects. There is a bracketed cornice with plain frieze running around the entire house. Besides the fine brickwork the most notable feature of the house is the elaborate symmetrical stick style porch. This is open underneath and supported to the level of the first floor by large square brick posts. It is reached by a broad flight of eight wooden stairs. Carved posts support the low metal roof creating symmetrical end bays and a central bay of equal size flanked by small bays and surmounted by a low pediment. The central second floor porch repeats the design of the entrance section with a larger pediment. An intricate railing runs between the posts on both levels and the porch exhibits definite stick style characteristics which date it later than the house.

HISTORICAL DESCRIPTION

This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenkaker. The land was generally known as the Wertenkaker property (ACDB 87-385) and previously included a house built by C. C. Wertenkaker (William's son) on one side and on the other side a house built for rental to students. William Wertenkaker was chosen by Jefferson as the second Librarian of the University and served over fifty years. He was also sheriff and postmaster. It appears that the Wertenkakers acquired some of the land from James Dinsmore who died in 1830. He had a brick storehouse, kitchen and smokehouse in the vicinity of the present building (ACDB 36-319). In 1886 6 1/2 acres of land originally owned by William Wertenkaker (and sold by his son who moved) containing the present house were sold in three lots. Lot 1 containing the present house was sold to Charles Venable and James Jones (DB 1-314) who sold it to M. W. Humphreys (who had been renting the house) on Oct. 27, 1891 (DB2-449). The present owners are the heirs of M. W. Humphreys who bequeathed the property (WC30281) to his children with a provision that his older child Louise have an option to buy it. Upon her death it was bequeathed to the present owner.



CONDITIONS

Poor

SOURCES

Mrs. Alice Flinn, 12 Elliewood Ave., Charlottesville
 Mrs. J. Rawlings Thomson, 729 Northwood Ave., Charlottesville
 County Records, City Records

STREET ADDRESS: 1301 Wertland Street
MAP & PARCEL 4-303
VDHR FILE NUMBER: 104-007
CITY FILE NUMBER: 163
PRESENT ZONING: B-1
ORIGINAL OWNER: William Wertenbaker
ORIGINAL USE: Residence
PRESENT OWNER: Offices
ADDRESS: Wertenbaker Associates
c/o Roger Davis
P. O. Box 5384
Charlottesville, VA 22905
HISTORIC NAME: Wertland
DATE/PERIOD: 1842, c. 1984
STYLE: Vernacular
HEIGHT IN STORIES: 2 stories
DIMENSIONS AND LAND AREA: 7,598.24 sq. ft.
CONDITION: Good
SURVEYOR: _____/Bibb
DATE OF SURVEY: 1973/1987
SOURCES: City/County Records
Mrs. Alicia W. Flynn
Mrs. J. Rawlings Thomson

ARCHITECTURAL DESCRIPTION

The Wertenbaker House is a 2-story, 3-bay single-pile Virginia I-house set on a very high English basement. A 2-story rear wing makes it L-shaped. The foundation of the main block is constructed of brick laid in 5-course American bond. The facade is laid in Flemish bond, while the other walls, as well as both walls and foundation in the rear wing, are 5-course American-with-Flemish bond. The main block of the house has a steep gabled roof covered with standing-seam metal. It has projecting eaves and verges and a cornice with returns, simple brackets, and a plain frieze. The wing has a low pitched hipped roof with matching cornice. There are interior end chimneys in the main block and an interior chimney in the wing. Windows throughout the house are double-sash, 6-over-6 light. Those at the second story and basement levels are somewhat shorter. A one-story verandah, with a smaller one-bay second story porch set on its roof, covers the facade. The verandah has a low-pitched metal roof with a low, pedimented central gable, projecting eaves, a boxed cornice, and a pierced frieze. The upper porch has a higher pitched gabled roof. Both have coupled Eastlake posts and a balustrade combining elements of the stick style with Chinese Chippendale. The central entrance door has three horizontal panels above three vertical ones. Moulded pilasters between the door and sidelights support a cornice. The sidelights and transom have decorative glazing. The corner lights have been closed. A 2-flight stair with a simple Federal balustrade and decorated rail rises from the narrow central hall. The fireplace have coal grates.

HISTORICAL DESCRIPTION

The Wertenbaker House has been reported to have been built c.1830, or even as early as 1816, but the records do not support that theory. In 1842 William Wertenbaker purchased 27 acres of James Dinsmore's estate (ACDB 39-454). He immediately sold off all

but 6 3/4 acres (ACDB 40-13 & 14), and tax records state that he built this house the same year. Family tradition says that he designed it himself. Later his son C. C. Wertembaker built a house west of this, and the family built a house on the east to rent to students. William Wertenbaker was appointed by Jefferson to be the second librarian at the University. Wertland Street takes its name from this house. William Wertenbaker died in 1882, and his widow sold the property in 1886. James D. Jones bought the house and nearly two acres (City DB 1-314) and sold it in 1891 to M. W. Humphreys, a Greek Professor at the University, who had been renting it (DB 2-449). After his death, it was occupied for many years by his daughter, Dr. Louise H. Dyer, a former medical missionary, and it is now owned by her son Dr. E. R. Dyer (WB 3-281, 25-88).

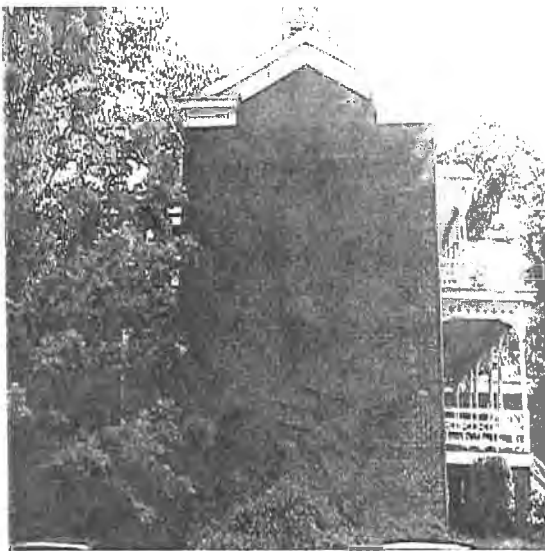
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

STATEMENT OF SIGNIFICANCE

Built in 1842 when this area was still rural, Wertland is the oldest building in the Wertland Street Historic District. On its own merits, it has already been individually designated as a local historic landmark. Its intricately detailed verandah is particularly noteworthy.

William Wertenbaker was chosen by Thomas Jefferson in 1826 to be the second librarian at the University, and he held that position for over half a century.

1301 WERTLAND STREET





14704
14705

Date 3.1996 File No. 104-47

Name Wentzembaker House

Town (1301 Westland St.)

County Clarke County

Photographer Dan Pezzoni

Contents 4 ext. views



1301 WERTLAND ST.
PARCEL 040303000
BAR SUBMISSION

PRESENTED BY



DESIGN
DEVELOP

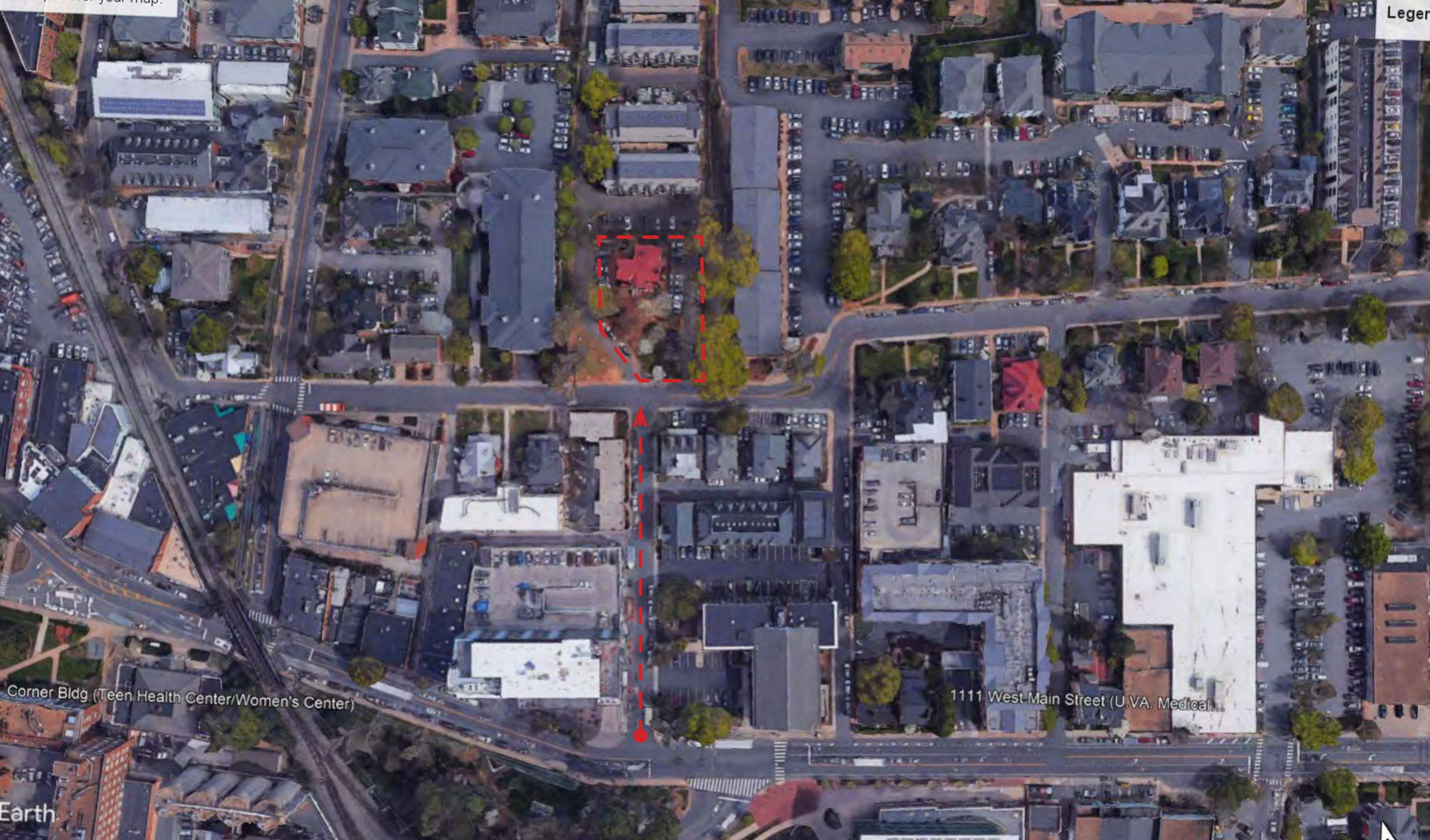
03 | 15 | 2022



1301 WERTLAND ST.
CHARLOTTEVILLE, VA

1907 SANBORN MAP
2

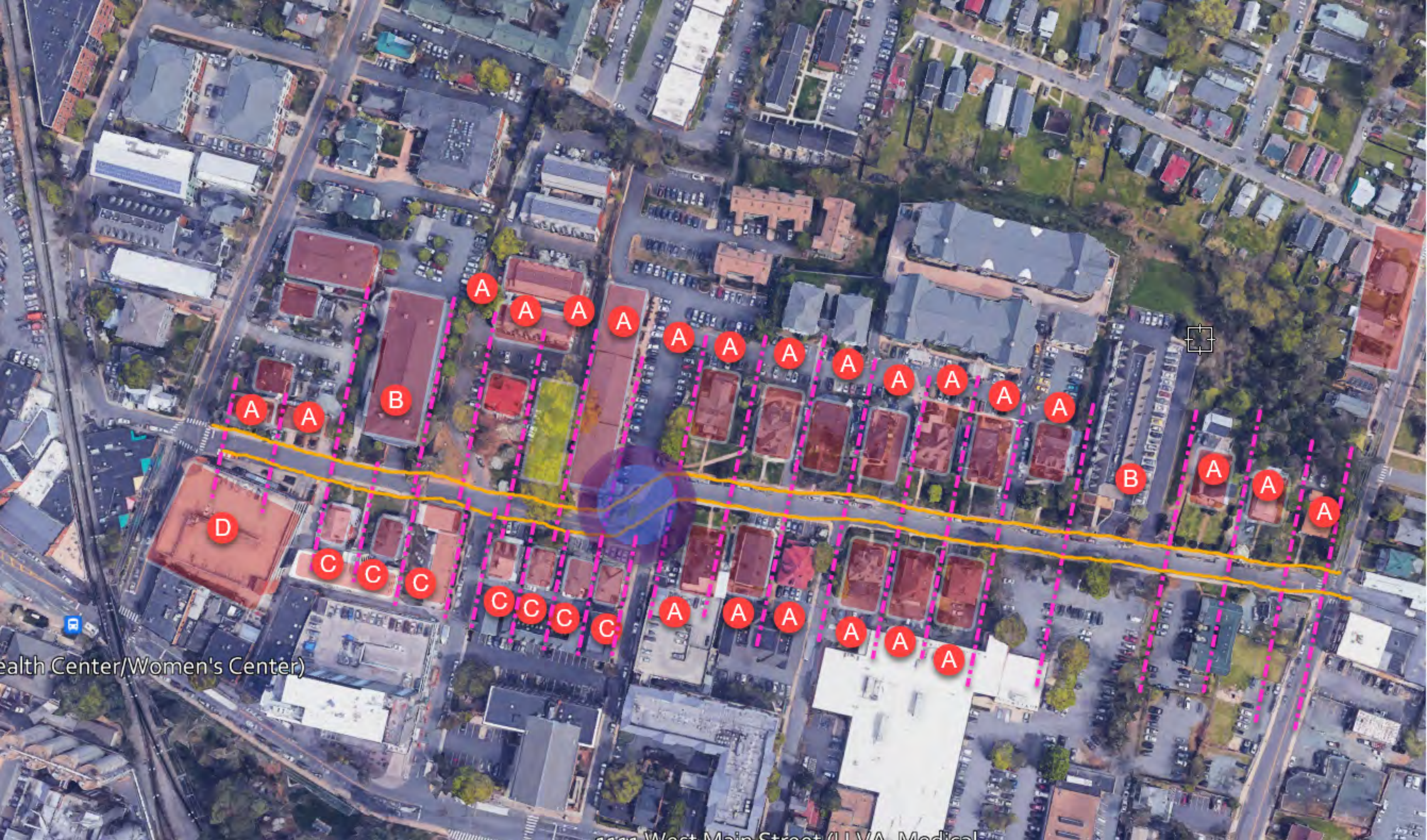
BAR SUBMISSION
MARCH 15, 2022



1301 WERTLAND ST.
CHARLOTTESVILLE, VA

EXISTING CONDITIONS
3

BAR SUBMISSION
MARCH 15, 2022





**NEW DRIVE AISLE DISRUPTS
RELATIONSHIP FROM 13TH STREET
TO WERTENBAKER HOUSE**

EXISTING OBSERVATIONS

HOW DO CITIES CHANGE OVER TIME?

HOW DO WE INCREASE DENSITY APPROPRIATELY AS POPULATION INCREASES?

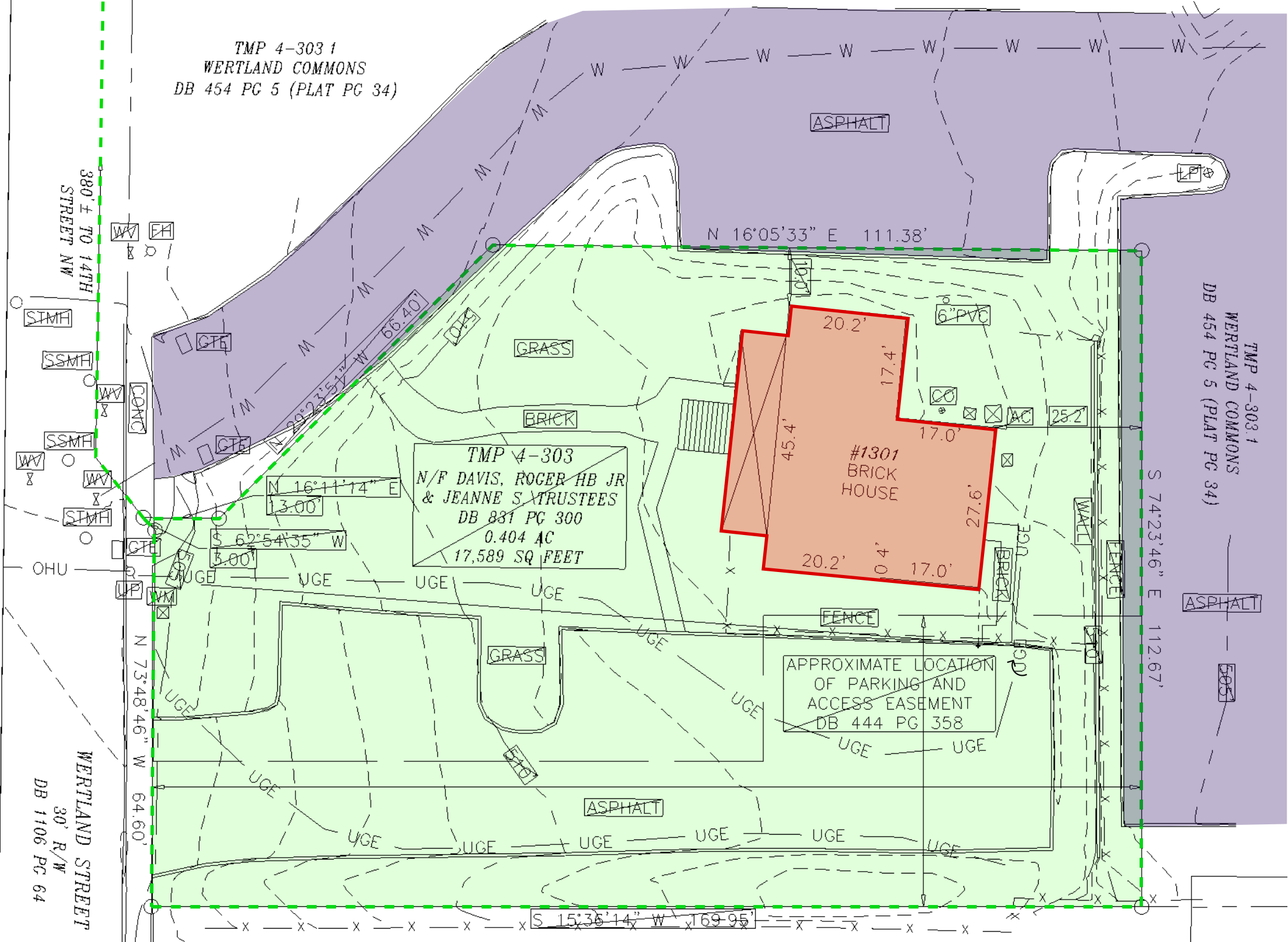
WHAT HAPPENS WHEN RURAL AREAS BECOME URBAN?

HOW DO WE PROTECT AND PRESERVE HISTORIC STRUCTURES AS CONTEXT ERODES?

TMP 4-302
N/F BREIT SH
WERTLAND SQUARE, LLC
INST 2018:4494

NAD83
VA SOUTH ZONE

TMP 4-303 1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)



2010

TMP 4-302
N/F BREIT SH
WERTLAND SQUARE, LLC
INST 2018:4494

NAD83
VA SOUTH ZONE

TMP 4-303 1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)

**PROPOSED STRAIGHTENED
ACCESS AISLE**

ASPHALT

N 16°05'33" E 111.38'

380' ± TO 14TH
STREET NW

10' SIDE YARD SETBACK

TMP 4-303 1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)

RELOCATE BLDG FORWARD 75'

RELOCATE BLDG FORWARD 75'

15' REARYARD SETBACK

S 74°23'46" E 112.67'

15' FRONT YARD SETBACK

APPROXIMATE LOCATION
OF PARKING AND
ACCESS EASEMENT
DB 444 PG 358

10' SIDE YARD SETBACK

WERTLAND STREET
30' R/W
DB 1106 PG 64

N 73°48'46" W 64.60'

S 15°36'14" W 169.95'

TMP 4-302
N/F BREIT SH
WERTLAND SQUARE, LLC
INST 2018:4494

NAD83
VA SOUTH ZONE

TMP 4-303.1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)

ASPHALT
VEHICULAR
ENTRANCE

N 16°05'33" E 111.38'

10' SIDE YARD SETBACK

380' ± TO 14TH
STREET NW

FRONT YARD
& LANDSCAPING

INTERIOR
COURT

15' REARYARD SETBACK

TMP 4-303.1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)

ASPHALT

S 74°23'46" E 112.67'

OHU

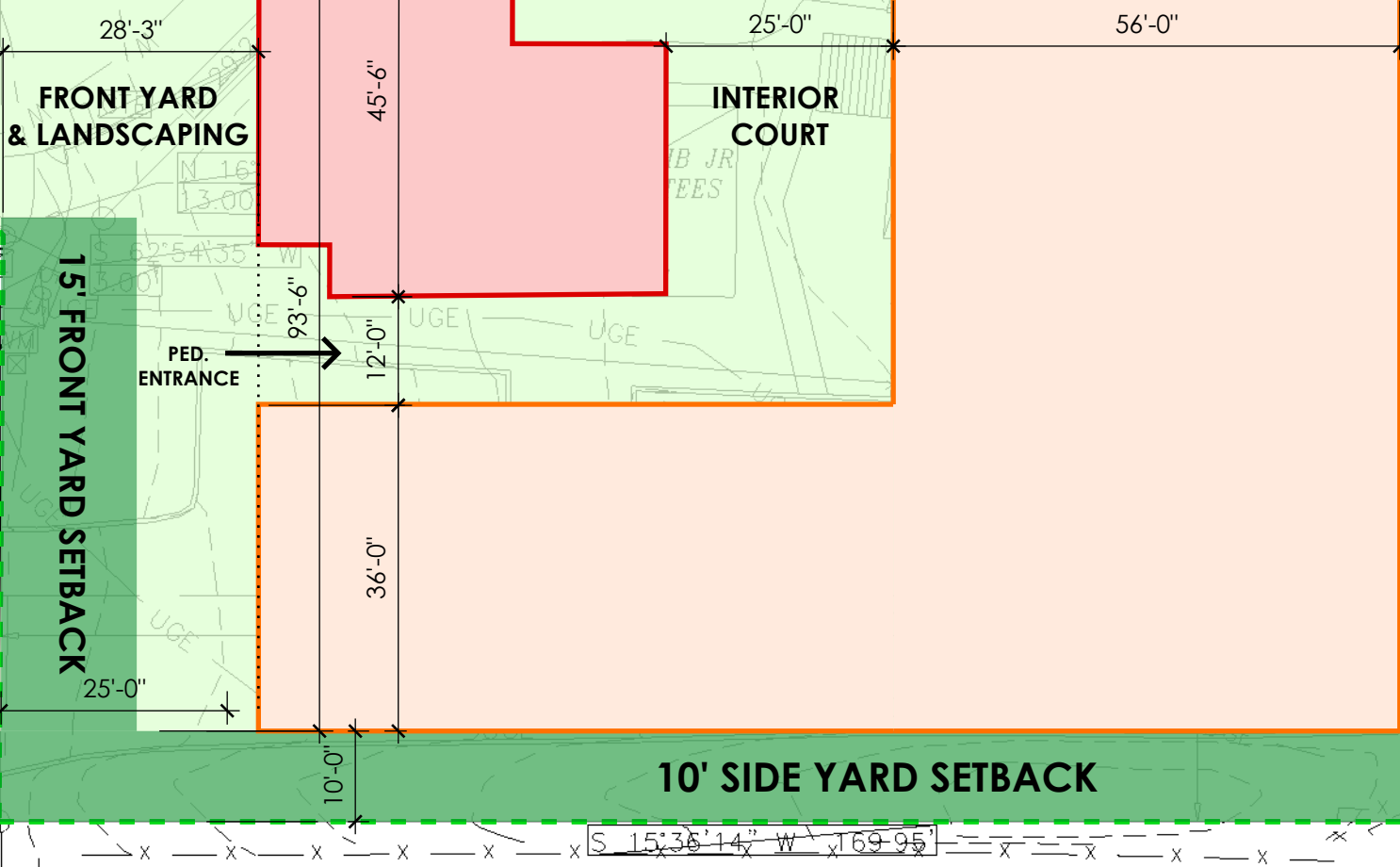
WERTLAND STREET
30' R/W
DB 1106 PG 64

N 73°48'46" W 64.60'

15' FRONT YARD SETBACK

PED.
ENTRANCE

10' SIDE YARD SETBACK



PROVIDE NEW FOUNDATIONS FOR HISTORIC HOUSE AND PROVIDE STRUCTURE STABILITY FOR THE NEXT 200 YEARS

GIVE PROMINENCE TO THE HISTORIC HOUSE BY BRINGING FORWARD IN IT'S STREETWALL CONTEXT

MAINTAIN AXIAL RELATIONSHIP WITH 13TH STREET

RELOCATE VEHICULAR ENTRANCE TO PROPERTY REAR

ELIMINATE A CURB CUT AND SURFACE PARKING LOT

MASK BACKGROUND BUILDING WITH HISTORIC HOUSE

PROVIDE A SMALLER SCALE OF NEW BUILDING ON THE STREET



Varsity Hall as the Delta Tau Delta Fraternity House, circa 1910 (Photo credit: Special Collections, University of Virginia Library)

Varsity Hall

The Infirmary at the University of Virginia

William A. Christmas, MD; James C. Turner, MD

In the past 5 years, an important treasure for the field of college health was rediscovered and has been completely renovated. It is the original student infirmary, now called Varsity Hall, at the University of Virginia in Charlottesville. In 2011, the sesquicentennial of college health in the United States will be celebrated. What better way to begin the celebration than to recognize this remarkable building and to congratulate the University of Virginia leadership on their decision to undertake and complete this project?

Thomas Jefferson founded the University of Virginia in 1819, and students first enrolled in 1825. During the middle decades of the 19th century, many institutions of higher education, including the University of Virginia, were plagued with outbreaks of typhoid fever. These outbreaks often carried a risk of mortality for students. At the time, the etiology of the disease was unknown, though lack of proper hygiene, poor ventilation, and problems with water supply were thought to be associated with this ailment. The leading theories during most of the 19th century pitted supporters

Dr. Christmas is the historian of the American College Health Association, and Dr. Turner is the Executive Director of the Department of Student Health and Professor of Internal Medicine at the University of Virginia.
Copyright © 2008 Heldef Publications

of the miasmatic theory against those who believed that "specific contagia were the sole causes of infectious and epidemic diseases."^{1,2,3,4} This debate was not resolved in the favor of the contagionists until late in the century when the field of bacteriology was firmly established by Pasteur, Koch, and others.

Florence Nightingale, founder of trained nursing as a profession for women, was very influential in defining the proper care of patients during this period and clearly subscribed to the miasmatic theory of disease. In her *Notes on Nursing*, written in the mid-1850s, she wrote:

The very first canon of nursing, the first and last thing upon which a nurse's attention must be fixed, the first essential to a patient, without which all the rest you can do for him is as nothing, with which I had almost said you may leave all the rest alone, is this: TO KEEP THE AIR HE BREATHEs AS PURE AS THE EXTERNAL AIR WITHOUT CHILLING HIM.^{5,6}

In the early 1850s several serious outbreaks of typhoid fever were reported at the University of Virginia. By June 1857, after an outbreak resulted in the deaths of 5 students, the Board of Visitors began to find itself in a desperate situation. To address it and assuage the concerns of parents of students, they authorized up to \$7,500 to be spent on the construction of an infirmary.³ In November, another wave





1301 WERTLAND ST.
CHARLOTTESVILLE, VA

PRECEDENT: NEW AND OLD
12

BAR SUBMISSION
MARCH 15, 2022





1301 WERTLAND ST.
CHARLOTTESVILLE, VA

EXISTING PERSPECTIVE FROM 13TH STREET

14

BAR SUBMISSION
MARCH 15, 2022





VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7298

Page 2 of 2

Street address	32 University Circle		
Town/City	Charlottesville		
Historic name	<i>32 University Circle Apt. B</i>	Common name	

Material	<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____) <input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____) <input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input type="checkbox"/> stucco <input checked="" type="checkbox"/> concrete block ? <input type="checkbox"/> enameled steel <input checked="" type="checkbox"/> other: <i>Cast stone</i>	<input type="checkbox"/> cast iron <input type="checkbox"/> terra cotta <input type="checkbox"/> glass and metal
----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 4	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <input type="checkbox"/> hipped <input checked="" type="checkbox"/> flat ? <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type			
<input type="checkbox"/> detached house <input type="checkbox"/> detached town house <input type="checkbox"/> row house <input type="checkbox"/> double house	<input type="checkbox"/> garage <input type="checkbox"/> farmhouse <input checked="" type="checkbox"/> apartment building <input type="checkbox"/> gas station	<input type="checkbox"/> government <input type="checkbox"/> commercial (office) <input type="checkbox"/> commercial (store) <input type="checkbox"/> railroad	<input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church <input type="checkbox"/> _____

Style/period	Date	Architect/builder

Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Date 9-83 File No. _____

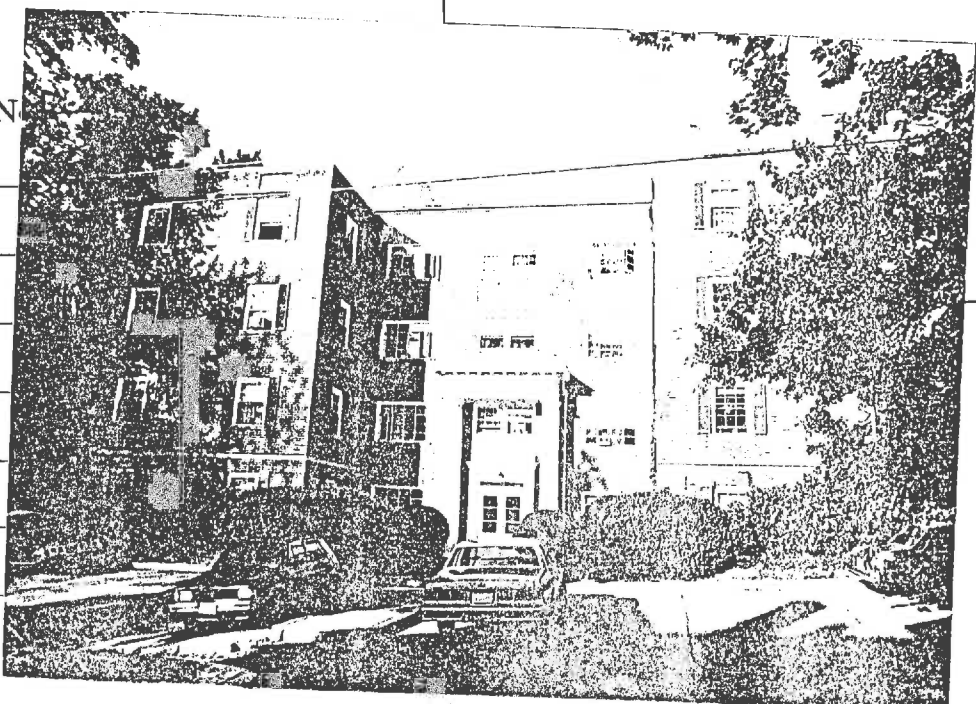
Name 32 University Circle

Town Charlottesville

County _____

Photographer _____

Contents 1 + 1



Date

STREET ADDRESS: 32 University Circle
MAP & PARCEL: 6-94
VDHR FILE NUMBER:
CITY FILE NUMBER:
PRESENT ZONING: R-1
ORIGINAL OWNER: Thirdy-Two University Circle, Inc.
ORIGINAL USE: Apartments
PRESENT USE: Apartments
PRESENT OWNER: Robert E. Goldstein, et al
ADDRESS: 4424 Montgomery Avenue, #202
Bethesda, MD 20814
HISTORIC NAME: Thirdy-Two University Circle Apartments
DATE/PERIOD: 1947
STYLE:
HEIGHT IN STORIES: Four stories
DIMENSIONS AND LAND AREA: 100' x 133.8' (13,380 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1999
SOURCES: City Records
Sanborn Maps Co - 1929-57

32 University Circle

Most windows are double-sash, 6-over-6 light, with moulded sandstone sills.

There are wide 16-light metal industrial sash windows in the side bays of the recessed central sections on all ~~the~~ four elevations.

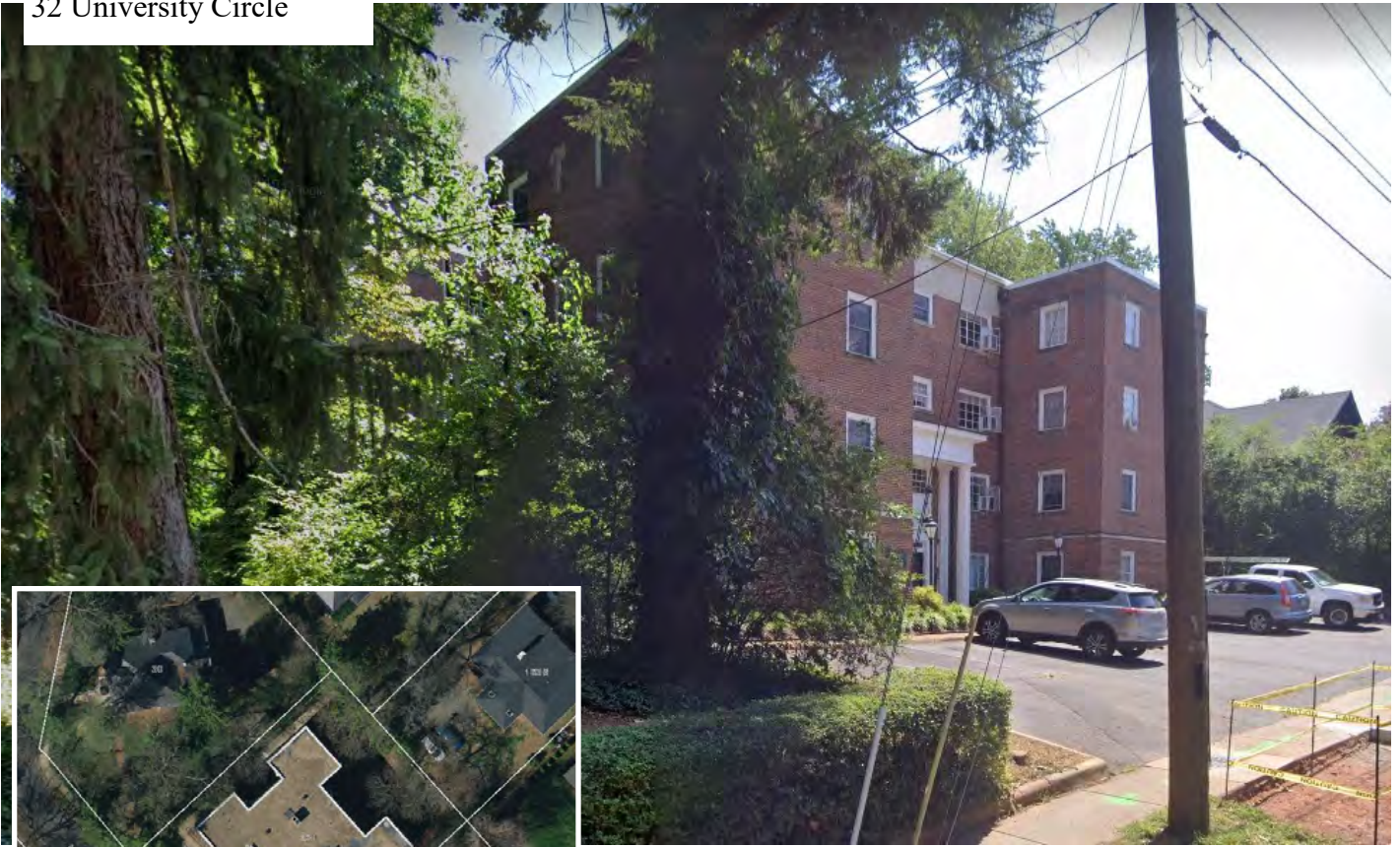
There are paired square 6-over-6 light windows above the front entrance and paired metal three-light casement windows above the side entrances. There are also some ~~two~~ single casement windows on the side elevations.

Windows are the same height on all four levels. ~~Two~~ Those on the facade have lowered shutters.

file:///J:/NEIGHPLAN/Historic%20Preservation%20and%20Design/SCANNED%20Historic%20Surveys/Historic%20Surveys%20by%20Street%20Name/U%20Streets/University%20Circle/32%20University%20Circle/32%20University%20Circle_Historic%20Survey.pdf



32 University Circle



LANDMARK



SURVEY

Johnson, Fall 1977

IDENTIFICATION

Street Address: 1901 East Market Street
Map and Parcel: 55A-149
Census Tract & Block: 3-101
Present Owner: Hallie Johnson Shisler
Address: 1901 East Market Street
Present Use: Residence, Single-family
Original Owner: William Hunter Meriwether
Original Use: Store (?)

BASE DATA

Historic Name: Pireus Store
Date/Period: 1835-40
Style: No Identifiable Style
Height to Cornice:
Height in Stories: 1, 2
Present Zoning: R-2
Land Area (sq.ft.): 15,825
Assessed Value (land + imp.): 13,000

ARCHITECTURAL DESCRIPTION

The Pireus Store is a simple vernacular structure whose appearance has been much reworked during its lifetime. The store is rectangular in form with the narrower, gable-end fronting on East Market Street. Actually two storeys in height, only one storey shows on Market Street because of the sharp ground rise. A finished attic has provided an additional half storey. The facade is two bays in width (door and a window, side hall and one room), and the store is two rooms deep. Construction is brick laid in Flemish bond on the facade (but only partially into the gable) and laid in five-course American bond elsewhere. The roof is gable (with gable-end facade) and has an obviously later central gable on the Riverside Avenue side. Along the sides, the sloped, overhanging eaves nearly obscure a corbelled-brick cornice with mouse-tooth dentils. This detail and the obviously later side gable strongly suggest that the entire roof system is a later addition. The store has two interior, gable-end chimneys of brick that, upon close inspection, appear to have been later additions to the structure. Windows are six-over-six-light, double-hung sash, with two, four-light, casement attic windows flanking each chimney in the gable. Original windows are surrounded by a heavy, three-quarter round molding. A single-storey, Victorian porch covers the Market Street facade.

HISTORICAL DESCRIPTION

In the year 1825, William Hunter Meriwether purchased from Isaac and Molly Miller 148 acres on the Rivanna River that was Molly's share of her father Nicholas Lewis' estate (Co. DB 25-212, DB 26-342). Meriwether was an active entrepreneur and developer and immediately began to improve the area around the confluence of the Rivanna and Moore's Creek as "Pireus" (The "port city" of Charlottesville, just as the original Piraeus was and is the port of Athens, Greece). By 1840, Meriwether had operating mills on the far (east) side of the River, had erected a toll bridge, and was constructing on the near side a flour mill, which was leased and completed as a cotton factory (Co. DB 38-363), the beginnings of the Charlottesville Woolen Mills. The Woolen Mills Store was part of this development, and was most likely built no earlier than 1835 and no later than 1840 (tradition assigns a date before 1825, but tax records dispute this). In 1844 the "store" house was sold to James R. Jones for \$1,200 (Co. DB 42-213) and then after several years of ownership by H.C. Marchant, passed to the Charlottesville Woolen Mills in 1875 (Co. DB 69-587) and was converted to a residence. See also: Co. DB 67-651, DB 93-389, DB 330-230, WB 14-552.

SIGNIFICANCE

This house is closely associated with the development of the Charlottesville Woolen Mills, the most important industry in Charlottesville in the late 1800's. It is one of two houses remaining from the "Pireus" phase of industrial development along the Rivanna River, which began with the construction of a bridge across the Rivanna by William H. Meriwether in 1826. The store was most likely built to serve workers at the "Charlottesville Factory" a forerunner to the textile plant that eventually became the Woolen Mills. At its peak, the Woolen Mills area was a self contained community with this store, a church (nomination #21), a school and houses for the workers (nomination #56 is an example of such housing)

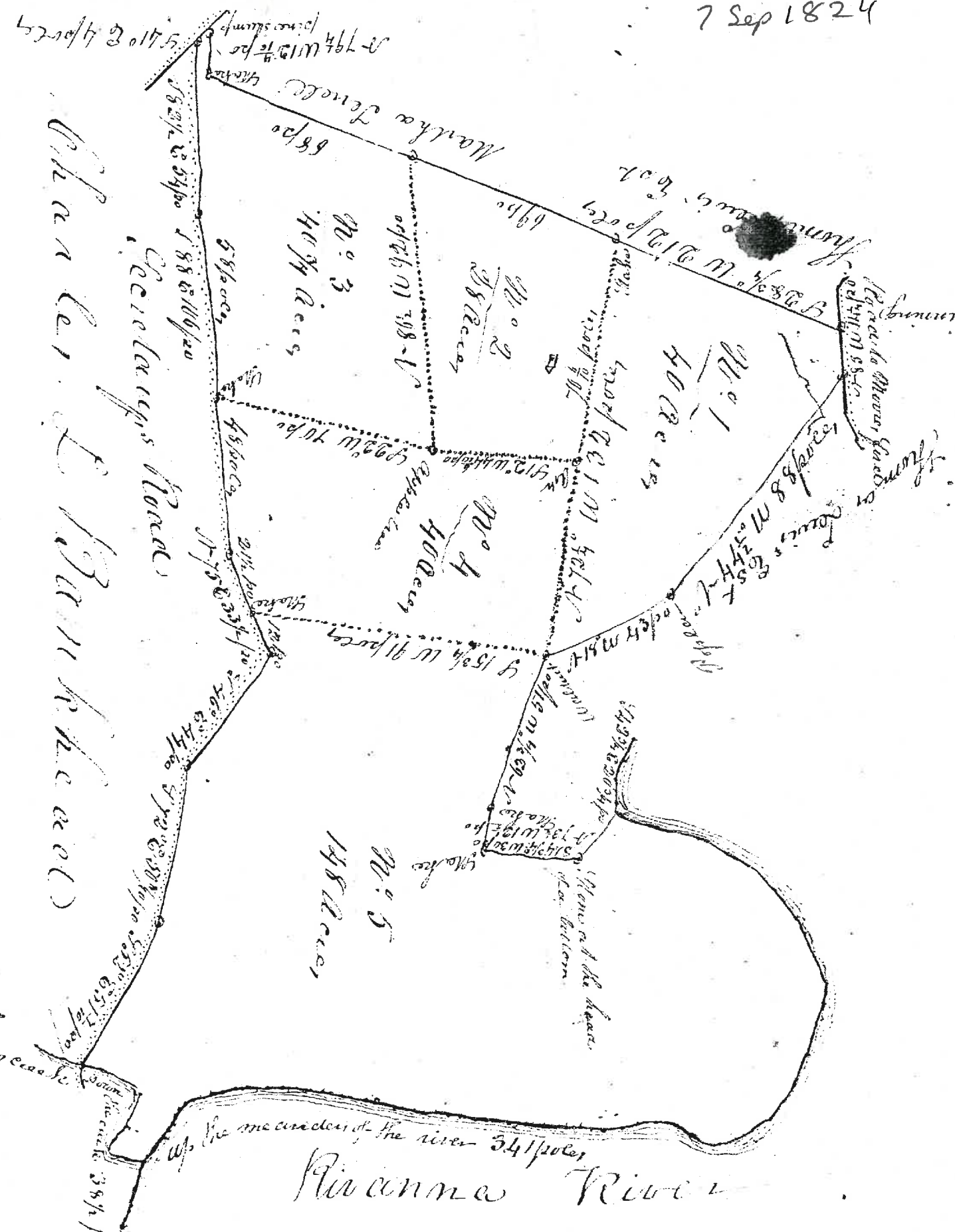
CONDITIONS

Good

SOURCES

City and County Records
Hallie Johnson Shisler

7 Sep 1824



This is a Plat of Land belonging to the Estate of Nicholas Lewis & in the County of Albemarle on the west side of the Rivanma River adjacent of Charles L. Bankhead's Thomas Lewis Estate & Martha Ferrell's an. con. A Branch of the Rivanma River is shown at the bottom of the plat. Dec. 15th 1824





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	<u>JOJ FINK</u>	Applicant Name	<u>JOJ FINK</u>
Project Name/Description	<u>1901 E. MARKET ST / ADDITION</u>	Parcel Number	<u>55A199000 / 55A10000</u>
Project Property Address	<u>1901 E. MARKET ST, 22902</u>		

Applicant Information

Address: 1901 E. MARKET ST.
Email: JFINK@JVI.COM
Phone: (W) _____ (C) 434-825-6777

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? _____

Signature of Applicant

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

Signature: [Signature] Date: 3/3/2022
Print Name: JOJ FINK Date: 3/3/2022

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): _____

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>	

Pireus Store, ca. 1821

In the late 18th Century, William Hunter Merriwether, nephew to Merriweather Lewis, inherited with his wife 168 acres of bottom land along the Rivanna River. Mr. Merriwether, along with Thomas Jefferson, was a founding member of the Rivanna Company, whose main aims were commercial in nature.

In 1809 The Rivanna Company begun construction on a damn across the Rivanna just above it's confluence with Moores Creek.

Once the damn was completed with its accompanying lock on river left, Bateaus were able to unload their cargo. This area became known as "Pireus", Greek for port, and the dirt trail on River right leading into Charlottesville was renamed Market Street.

Pireus Store was built sometime late in the first quarter of the 19th century. The structure was built with a Tavern on the ground floor, a General store and the 2nd floor, and storage with a tiny living space on the top floor. Historic preservationists have identified building elements such as brick mouse tooth dentil work as historically indicative of that time period.

Pireus Store, remained a tavern and general store into the early 20th century. I purchased this home in 1990 and begun an intensive interior renovation. Early in the process I was visited by a neighbor, Mr. Taylor, who at that point was well into his nineties. He informed me in 1906 he was a delivery boy for the store and occasionally for the tavern as well.

The renovation included a full excavation of the tavern floor, where various pieces of pipes, gaming balls, and other period artifacts were identified, catalogues, and then donated. The structure had a slate roof returned as originally built. We were fortunate that nearly every element original to the interior of the structure has been covered over instead of being removed.

In 2002, I applied for and received permission from the BAR to construct an addition. This was a tricky application because there was an understandable concern to ensure that the new construction respected the original structure. In the end we completed a very respectful and sensitive addition.

That addition though did constrain space on the top floor due to the roof pitch matching the original structure. In our new addition we have designed more living space.

Our current application reflects the needs of our growing family and our desire to create more livable space. We purposely differentiated this design in both form and material pallet. We did not illustrate but plan to have voltaics installed on the southern roof face. Our plan will be to build in maximum energy efficiency while still respecting existing roof peaks. We have very large boxwoods and dogwoods that already visually shield the 1st addition and will also shield a good part of the proposed addition.

We appreciate your attention to this application and please direct any questions you might have to me, Jon Fink, jfink@jvi.com, or to Mr. Andres Pacheco, architect, apachecomail@gmail.com. See you in April.

Thank you very much,



Southwest Face



South Face





West
Face



East
and
North
Face

