

Agenda
City of Charlottesville
Board of Architectural Review
Regular Meeting
January 17, 2024, 5:30 p.m. (Wednesday)
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and provide their address. Comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond.

Noted times are approximate only.

(5:00) Pre-Meeting Discussion

(5:30) Regular Meeting

A. Matters from the public not on the agenda [or on the Consent Agenda]

B. Consent Agenda

1. Meeting minutes November 2023.

C. Deferred Items

(no items)

D. New Items

(5:40) 2. Certificate of Appropriateness Application
BAR # 24-01-01
416-418 West Main Street, TMP 290012000
Downtown ADC District
Owner: A. Cadgene and G. Silverman, Main Street Ltd Tr
Applicant: Greg Jackson, TOPIA Design
Project: Canopies, decks. and patios at north and west facades

E. Other Business

(6:00) 3. Preliminary Discussion
715-729 West Main Street
West Main Street ADC District, TMPs 320151000 et al
Applicant: Mitchel Mathews Architects
Project: New construction, redevelopment of site.

(6:30) 4. Staff questions/discussion

(6:45) 5. Design Guidelines discussion

(7:30) F. Adjourn

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
November 21, 2023 – 5:00 PM
Hybrid Meeting (In person at City Space & virtual via Zoom)



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 and in person at City Space. 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, Ron Bailey, Breck Gastinger, Roger Birle, James Zehmer, Kevin Badke, Tyler Whitney

Staff Present: Patrick Cory, Remy Trail, Mollie Murphy, Jeff Werner

Pre-Meeting:

Staff went over the different items on the agenda. The only actionable item is the Courthouse Complex. Staff went over the CoA application of the Courthouse Complex. Members of the BAR asked staff questions about the application and discussed the project. The application will be coming back for the December BAR meeting.

The meeting was called to order at 5:32 PM.

A. Matters from the public not on the agenda.

No Comments from the Public

Mr. Birle recused himself from the BAR meeting prior to the brick presentation by Mr. Amtmann.

Eric Amtmann – This public comment is for a follow-up item for a previous Certificate of Appropriateness application for the east site. There was follow-up about a year ago. There was follow-up requested for BAR review and approval of the color palette for the exterior materials, which I am prepared to present to you today. We have a 4-foot by 4-foot square sample panel of the brick put up on site on the west side of the Levy Building that is facing Park Street near the entrance. You can see that the two bricks near each other in context. A photo of that was distributed yesterday via staff along with the other secondary materials that are in that palette, including the storefront and bullet resistant glass framing, painted metal, and the cast stone sample. All those appeared in the photograph. One item, which wasn't shown in that is the assembly wall. All the pieces are there in the proper configuration. I have physical samples of those if you want to see those. We also wanted to request consideration of this as follow-up to that previous certificate of appropriateness approval, which requested to see the palette material.

Mr. Gastinger – I understand that most of us have seen the email. Only one of us has been able to see the sample on site. I wonder if you could speak to whether the panel for the regular brick above the water table

appears to be a single-color brick in the photos. In the renderings, it seemed to have more modeling. I wonder if you could explain your rationale how you got to that brick selection.

Mr. Amtmann – It was intended this way. The specification was always written that way. It is an artifact of the rendering, which is why we do physical samples so you can see what is intended. It might help to ask staff to include the renderings from last year. It may help to walk through that. The context of where these materials are might make more sense. You might be seeing it for the first time as a new board member. That is helpful there. At the first-floor level, you will see a cast stone string course that separates a rusticated base below from the first-floor wall level above. That section minus the cast stone. The brick below and the water table and the face brick above is what you see in that sample without the cast stone built into the wall. We have the storefront on this side of the elevation around on the entrance side. It changes to curtain wall around the entrance. Above at the cornice line, there is a gray band that is GFRC, which is like the cast stone. That is a lighter weight cast stone. At the top of the parapet wall, there is a wall cap flashing, which is painted metal. With front elevation, that is also painted metal, the portico assembly. All the metal infill panels at the fenestration of the entrance wall are pre-finished.

Next Slide

The first piece is the cast stone product. The next color chip is a Sherwin Williams color. Any of the metalwork, like that cap flashing that gets painted, is that color. The next two pieces are the prefinished colors that are applied to the curtain wall and the storefront. Although they are different finishes, they are all coordinated to be the same gray. The gray material that you are seeing for the window framing will not be that color. It will be the color of the sample pieces down below.

Mr. Whitney – The mortar for the sample is the intended selection.

Mr. Amtmann – That is correct. What we were trying for, when you see the photograph of the Levy Building, are the colors of the brick are in the red/brown range and less orangey salmon. Both of those are used all over Charlottesville. We wanted the colors to be complimentary but not mimicking the Levy Building. They look a little more orangey and salmon in this view. When you see it next to the Levy Building, you can see how they are complimentary.

Members of the BAR did understand what Mr. Amtmann is proposing. The BAR will need to go and see them at the project site prior to a Certificate of Appropriateness approval.

Mr. Amtmann did pass around the brick samples for members of the BAR to hold and look at.

Mr. Amtmann – The way that the brick appears in this photo is more accurate to the color. It is redder here. The other picture was in the parking lot. The lighting was different. It really looks like salmon. The best judge is to see it with the Levy Building in the background to see how close they are.

Ms. Lewis – I drove by the site. The rusticated portion looks almost like the historic low wall at the front of the Levy Building. It was a great match. I know that this is for a building that is going to be tucked behind. It was interesting.

Mr. Amtmann – The other thing to remember is that piece of cast stone will be a band between the two kinds of brick. They look close. The differentiation is not dramatic between the lower part and the above. It will be more interesting when that gray band for the string course is between.

Mr. Zehmer – The base brick is two types of brick.

Mt. Amtmann – That is correct. It is a blend. There is 10 percent of those browns.

Mr. Zehmer – Is the lighter brick of the base the same as the brick above?

Mr. Amtmann – It is the same color. It has a different texture on it. It is a very smooth brick above. It has more texture on the lower part.

Mr. Gastinger – You’re still planning on the rustication on the base. It is just in the panel. It is constructed as flat.

Mr. Amtmann – It is rusticated in the surface texture of the brick. It is rougher than it is on the upper part of the wall. The way it is in the sample is correct.

Mr. Gastinger – I feel good about the direction. I know that many will want to go see it in person. It is very much in keeping with the spirit of the application. I have no issues with it.

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. Meeting Minutes – September 2023 and October 2023

Move to Approve – Ms. Lewis – Edit to the September Minutes (correction to page 10 of the September 2023 minutes: change “scot lights” to “sconce lights”) – **Second by Mr. Zehmer – Motion passes 7-0.**

C. Deferred Items

No Items

D. New Items

2. Certificate of Appropriateness Application

Certificate of Appropriateness

BAR 23-11-01

410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle Co. Courthouse 1938 Building – south entrance alterations

Jeff Werner, Staff Report – CoA request for alterations to the south elevation of the 1939 office building. At loggia, install glazed panels within the five arches. (Frames will be Aluminum storefront finish color is anodized dark bronze.) Within the loggia, at the building’s south wall, replace the two windows with entry doors (retaining the jack arches) and replace the contemporary glass doors with a painted, wood panel (retaining the 1938 frame and trim). [On October 17, 2023, Mr. Zehmer (BAR) and Mr. Werner (staff) met with the applicant. This submittal reflects the results of that discussion.]

Eric Amtmann, Applicant – The paint question did come up in the last review. That is very easy to comply with. When that renovation maintenance work was done. There was a BAR Certificate of Appropriateness that has the color numbers in them. That was previously approved as a match. What was there before it was

painted badly, later. We can do that. I did bring a sample. That is the storefront color. That is also the color of sallyport coiling door, which was previously a question. We said that it was dark bronze. You have a sample to go with the previous comment.

Next Slide

We previously had divided light, many small window lights and muttons. It has now been opened so that perimeter is dark bronze storefront framing. The center opening has a transom bar and muttons to get an operable door in the center, which is ADA compliant. We can't do a double door. Neither relief would be wide enough. On the portico side elevations, left and right, that would be the same window treatment as the flanking windows on the Main south elevation.

Next Slide

This is the back wall. It shows the center opening there with the pilasters and entablature above is the current, existing entrance. The pilasters and the entablature date to 1938. It is just the door infill that is currently there, which dates to 1983. The mill work is original. We will not be modifying that, only modifying the 1983 frameless door intervention, and keeping the transom light as it is but with a blind panel behind it or painting it black on the inside. This would be a marquee for notices or other things posted by the county. The entrance door would be on the left. The exit door would be on the right, flanking the center opening in the same position.

Next Slide

This detail shows the aluminum storefront entrance installed in the brick arch openings. We have brought the plaza level to the left on the exterior up to the floor level of the new flooring on the interior. The brick piers, as they are, go all the way down uninterrupted to floor level. There is no added base or other work. Your masonry opening is preserved in its current state. The storefront sits inside that, with the framing set as far as it can go towards the interior face, just a half-inch reveal from the face of brick to the face of storefront framing. On the exterior, you have about 7.5 inches as deep as we can possibly get that window set back. The shadow line is as deep as it can be on the exterior to preserve that appearance of the void of the opening rather than having a white door and window system installed there.

Next Slide

This is the detail for the intervention on the back wall. The existing openings are kept as they are. It is a new door frame system set within the openings as they exist. The left drawing shows that blind panel in the center opening.

Next Slides

The next slides respond to some questions that were asked. This clarified that the door leaves are 1983. The mill work was 1938. This is the whole sequence for where it was documented in the 1983 construction drawings.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – Was Mr. Schwarz's comment about the main door? Why would he insert that into tonight's conversation?

Mr. Amtmann – The previous certificate of appropriateness application had these arched openings infilled with white doors and windows. It brought the façade forward inappropriately instead of preserving the deep porch appearance that it currently has. What we’re proposing today keeps that historic aesthetic.

Mr. Werner – It was a sidebar thing. We said, ‘oh by the way I know that they had painted it.’ They asked, ‘can we go back to that color that was less stark than the white they have now?’ I did ask the applicant. I told Mr. Schwarz that I would ask it at the meeting. We could reiterate what we discussed.

Ms. Lewis – It would match the rest of the project.

Mr. Amtmann – With all the buildings (1938, 1983), all the intermediate additions, there is a full repainting being done as part of this work. It will all match what we’re going to do.

Mr. Whitney – For all the frames that are part of this project, they all get the dark bronze?

Mr. Amtmann – No. That is just in the arcade.

Mr. Whitney – I understand the 5 arches that are the exterior get the dark bronze. With the new doors on what is now the exterior wall, are those now in dark bronze?

Mr. Amtmann – No. They will all be white. As the windows are now, the windows are removed. The brick is cut out below the sill. Those windows become doors. The scheme remains white on that back wall.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Zehmer – I want to thank the applicant for reaching out and meeting with us to go through the details on loggia infill. They addressed all the comments and questions that we had during that meeting about verifying the mill work around the front doors being original and being sensitive to that, and working hard to find a frameless window that will work in those loggia openings. We had looked at some frames. Understandably, we need it for the door. It is great that we’re able to achieve a full window. With the other openings, preserving the fenestration of solids and voids, which is typical of Virginia courthouses.

Mr. Gastinger – I agree. I also want to thank Mr. Zehmer for teaching us a little about Virginia courthouses. The project was improved through this back and forth. Are there any comments on the lighting direction?

Mr. Whitney – All the frameless looks nice. You’re achieving what you’re setting out to do. I am wondering about the color. We see the hand-rendered sketch with the mullens in the white for the exterior. Inside that vestibule, if you have the exterior windows in the dark bronze and the doors on the interior on the white, whether the dark bronze is really going to achieve the disappearing that you’re trying to do or if it was in white on the exterior, if that would blend/make it all fit together. I am sure you have thought about it.

Mr. Amtmann – It is surprisingly effective. We did the same thing, not with arches, but with lintel openings for the Madison County Courthouse. It is surprisingly effective as a darker color that drops back into shadow-line. The Caroline County Courthouse has a similar kind of intervention. It is very effective. It is not invisible because it is a solid material. It does recede more into shadow-line and respects the original aesthetic more than the white material does. It is deliberately different than the doors and windows on the back wall by intention.

Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the south entrance of the 1938 office building at the Albemarle County Court House satisfy the BAR’s criteria and are compatible with the North Downtown ADC District, and that the BAR approves the application as submitted. Second by Ms. Lewis. Motion passes 6-0.

E. Other Business

3. Staff Questions/Discussion

- BAR appointments, elect chair/co-chair (In December?)
 - Mr. Gastinger would like to not be Chair of the BAR for another year.
 - Ms. Lewis will not accept a nomination for Chair or Vice-Chair.
 - Council will be reviewing re-applications for BAR. Application deadline is December 8th.
 - It was decided that nominations and voting will take place at the December BAR meeting.
- Windows (update recent activity/inquires).
- BAR awards 2023 (See list below)
 - Ms. Lewis suggested 201 East High Street as a possible nomination for a BAR award.
 - There was strong support for 201 East High Street on the BAR.
 - Mr. Gastinger made a recommendation to recognize Preservation Piedmont for the role in the planning and zoning.
 - There was a discussion with staff and members of the BAR regarding the nominations for the awards in 2023.
- Update: City streetlights – LEDs.
 - The city is changing the public lights following one of the Comprehensive Plan goals.
 - Staff is pushing for 3000K with the new lights for the new lights.

4. Design Guidelines discussion (Time permitting)

- Update
 - Staff passed out copies of the following Historic Districts: West Main Street, North Downtown to discuss changes to be made to ADC.
 - Staff also passed out development of the urban form in Charlottesville. There are not a lot of old buildings and structures in Charlottesville.
 - The goal of re-evaluating these district descriptions is to determine the character defining features of the historic districts in Charlottesville.
 - One of the things currently being discussed in the new zoning ordinance is height and stories.
 - Staff provided examples of different buildings within the historic districts.
 - The Design Guidelines discuss buildings being articulated in the façade. Staff provided examples.
 - Staff doesn’t know how to incorporate what has been built within the historic districts and whether a CoA would be needed for a demolition.
 - Staff did start with the North Downtown Historic District and the characteristics of North Downtown.
 - Board members did provide feedback and suggestions on how to go about changing the Design Guidelines of the historic neighborhoods.
 - Staff suggested breaking up into smaller teams to go and visit the neighborhoods. Mr. Gastinger said that it was daunting. He recommended a smaller chunk.
 - Mr. Zehmer brought that it is going to take less time for West Main Street versus North Downtown.
 - At the last meeting, there was a good discussion on how to approach the Design Guidelines.

- DT Mall
 - The Downtown Mall will soon be on the National Registry.
- Tree List
 - The Tree Commission has changed the tree list. Ginkos and Sugar Maples were removed from the tree list.

Adjournment

The meeting was adjourned at 7:15 PM.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2023**



Certificate of Appropriateness Application

BAR # 24-01-01

416-418 West Main Street, TMP 290012000

Downtown ADC District

Owner: A. Cadgene and G. Silverman, Main Street Ltd Tr

Applicant: Greg Jackson, TOPIA Design

Project: Canopies, decks, and patios at north and west facades



Background

Year Built: 1941

District: Downtown ADC District

Status: Contributing

In 1929, the parcel appears on a Sanborn map as the site of the R.F. Harris & Co. Machine Shop and Foundry, with a foundry building and several sheds. In the 1950 Sanborn map, the footprint of the current building appears and is identified as “Auto Sales and Service.” The building retains much of its original commercial character when it was constructed as a car dealership, showroom, and sales lot.

Prior BAR Reviews

January 17, 2017 - BAR denied (6-0) CoA for a roof addition, specifically because the hip roof was not compatible with the historic building and the historic district.

July 18, 2017 – The BAR approved CoA (4-2, Gastinger and Schwarz opposed) for a roof addition.

June 16, 2020 - BAR approved CoA for new roof and fenestration. Re-approval of request from July 2017 CoA, which had expired.

September 19, 2023 - Informal discussion re: this request. BAR expressed support.

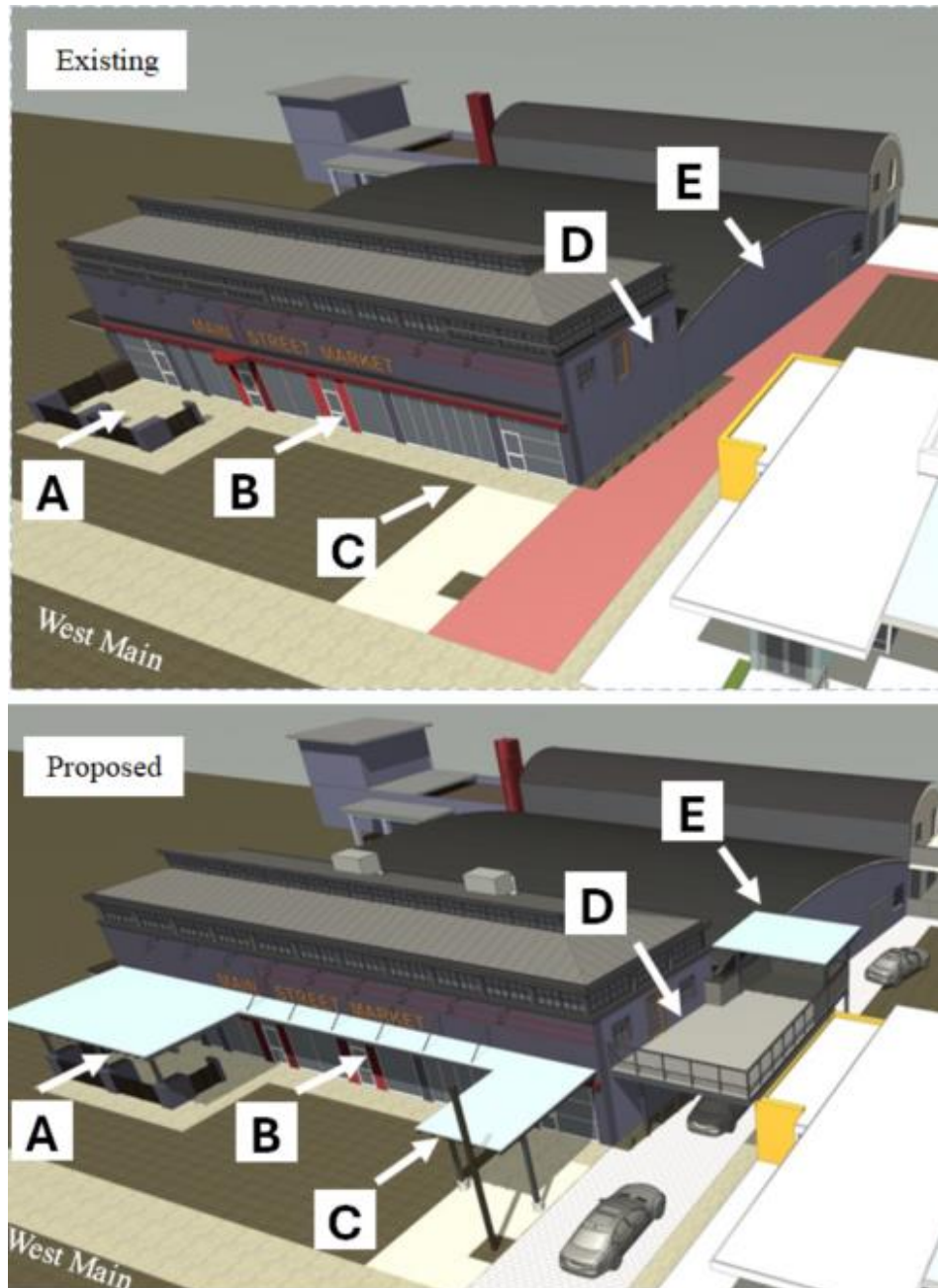
Application

Applicant Submitted:

- TOPIA drawings *416+ W. Main St. Exterior Improvements*, dated December 2, 2023, 27 pages.

Request Certificate of Appropriateness for Canopies, decks, and patios at north and west facades:

- A. Canopy over an existing restaurant patio on the northeast corner.
- B. Canopy over the sidewalk and entrance to the upstairs suite on the north side.
- C. Canopy over the entrance patio of a bakery on the northwest corner.
- D. Deck and canopy over the drive and serving the new second level on the west. The center window converts to a door.
- E. Patio and deck for a rear space on the southwest corner.



Discussion

Staff recommends approval. This project was informally discussed on September 19, 2023 and the BAR expressed support for construction of the decks and canopies/awnings.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that the canopies, decks, and patios at the north and west facades at 416-418 West 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].

Or [...as submitted and with the following modifications/conditions:].

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC District, I move to find that canopies, decks, and patios at the north and west facades at 416-418 West Main Street do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally (from City Code, November 7, 2023 draft)

5.2.7. Major Historic Review

C. Review and Decision Process

2. Board of Architectural Review Decision

- a) In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b) The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c) The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines.
- d) Demolition

The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:

 - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
 - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

Pertinent Guidelines for Site Design and Elements

G. Garages, Sheds, and 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 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 Guidelines for New Design and Additions

P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

PROJECT BRIEF

The addition of exterior canopies, decks, and patios to the north and west facades of the existing building. The canopies have similar language and material of the adjacent restaurant patio cover at 420 W. Main Street (BAR 4/20/2021).

The proposed canopy structures are steel tubes with wood purlins and polycarbonate roofing. The front/north facade has continuous cover that widens at the east and west patios. The west/side facade has two separate deck areas.

The improvements include:

- A. a canopy over an existing restaurant patio on the northeast corner.
- B. a canopy over the sidewalk and entrance to the upstairs suite on the north side.
- C. a canopy over the entrance patio of a bakery on the northwest corner.
- D. a deck and canopy over the drive and serving the new second level on the west. The center window converts to a door.
- E. a patio and deck for a rear space on the southwest corner

The welded tube steel framing is 6"X 6" posts, 6"x 10" beam, and 4"x 6" rafters @ 24" o.c. The color is dark grey.

The wood purlins on the rafters are 2"x 2" wood @ 36" o.c. The color is medium dark brown

The polycarbonate roof panels are ~24" wide by the length of canopy, with metal caps at edges. The color is white (same as 420 W. Main St.)

The west/side deck has two rail types. One is metal tubes and the other is cement panels, both with wood handrail caps, dark brown color.

The west/rear has cement panel railing with wood handrail caps. The panels are medium grey and the wood handrails are dark brown.



416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INTRODUCTION	TOPIA design	12.21.2023	1/27
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VIEWS WEST FROM W. MAIN STREET AND PARKING

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	2/27
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VIEWS NORTHEAST FROM W. MAIN

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	3/27
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VIEW OF NORTH ELEVATION FROM EAST

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	4/27
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VIEW OF NORTH ELEVATION FROM EAST

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	5/27
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VIEW OF NORTHWEST CORNER

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	ORIENTATION	TOPIA design	12.21.2023	6/27
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NORTHEAST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	7/27
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NORTH WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	8/27
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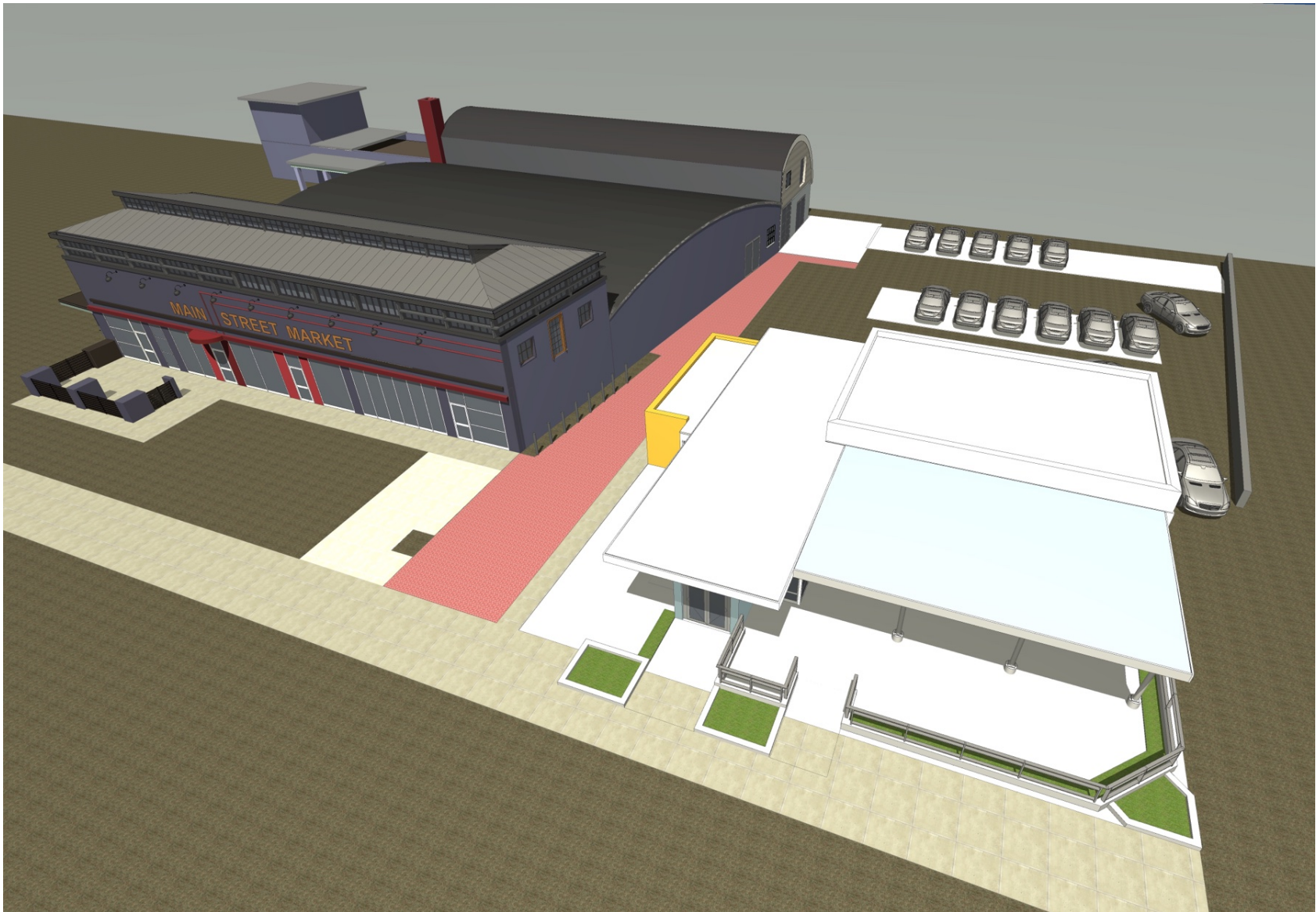
NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	9/27
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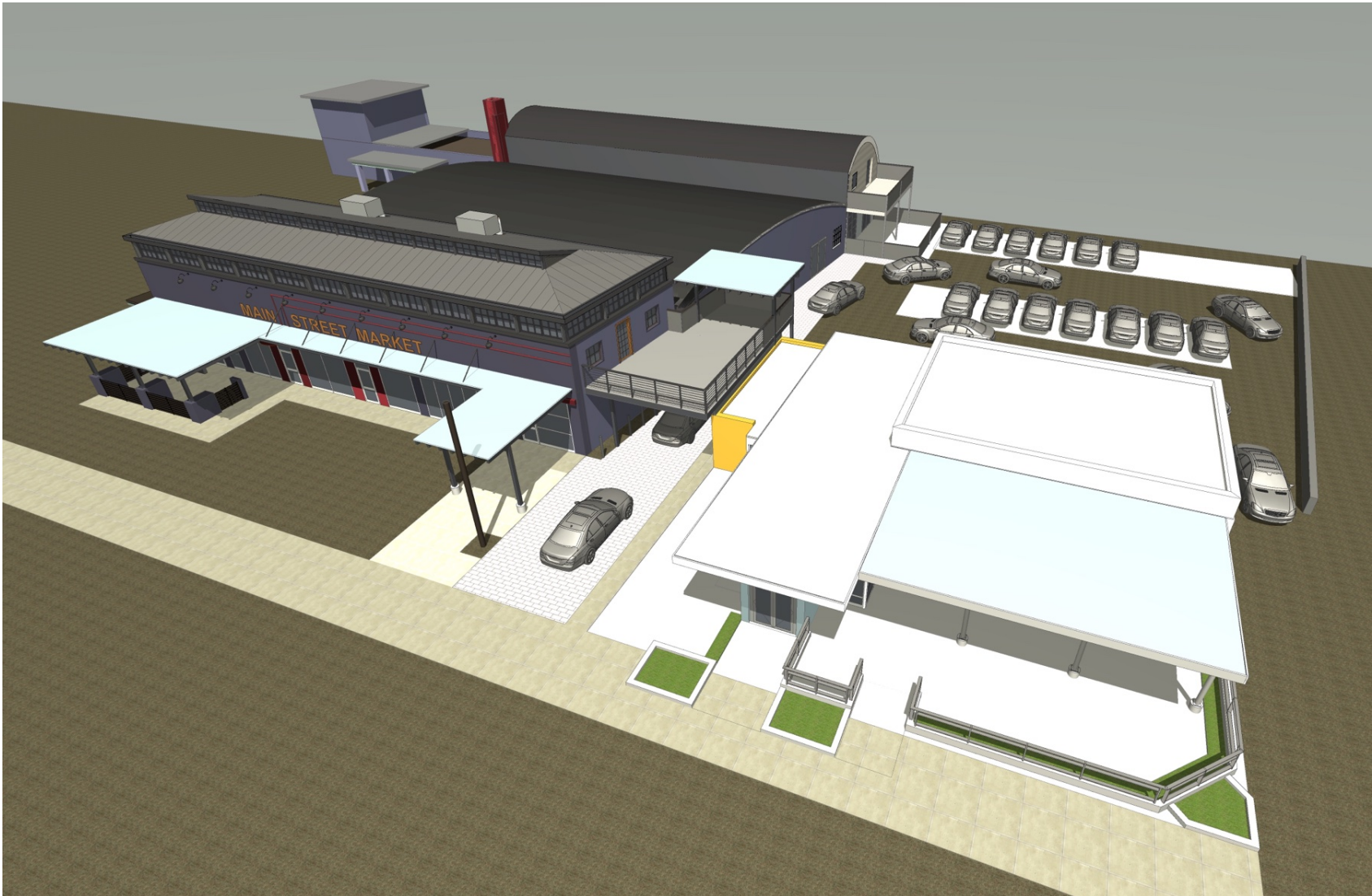
NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	10/
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NORTHWEST WITHOUT PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	11/
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NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	12/
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NORTHWEST WITHOUT PROPOSED



NORTHWEST WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	13/
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NORTH WITHOUT PROPOSED



NORTH WITH PROPOSED

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	14/27
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NORTH WITHOUT PROPOSED



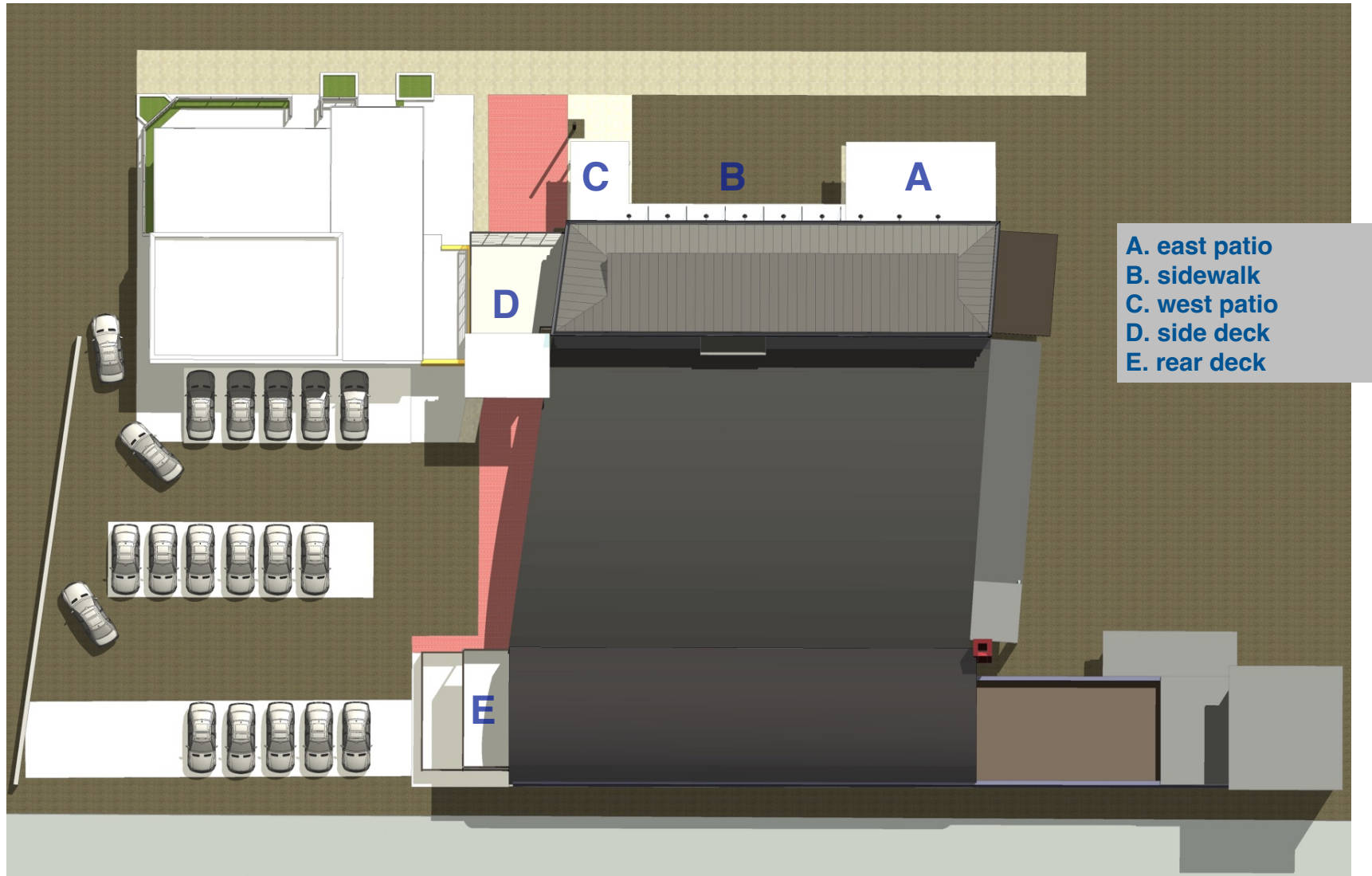
NORTH WITH PROPOSED



NORTH WITH PROPOSED AND LANDSCAPE

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	15/
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W. MAIN STREET



ROOF VIEW OF CANOPIES AND DECKS

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	12.21.2023	16/27
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NORTH, NORTH SIDEWALK AT 6' HIGH

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	17/27
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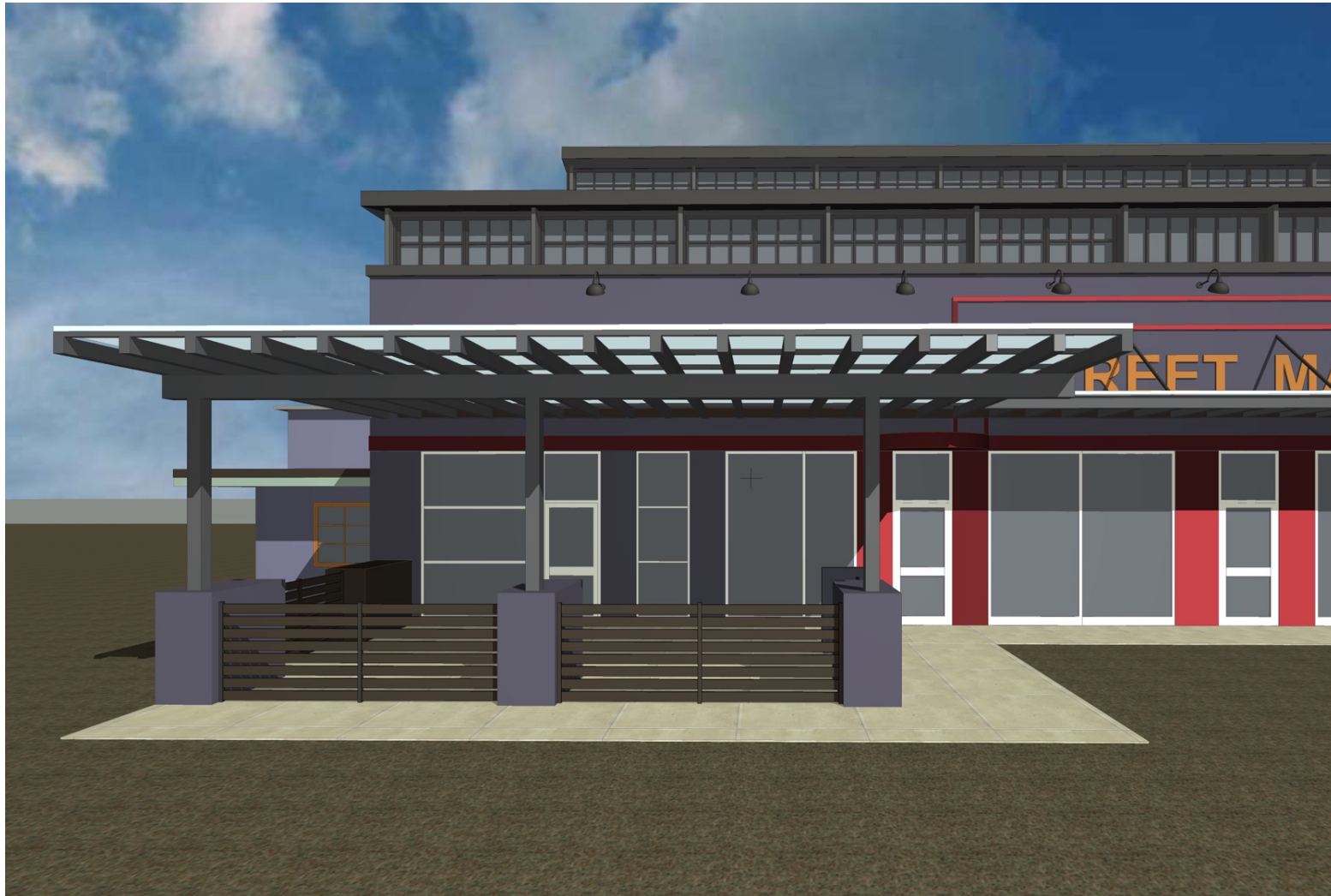
NORTHEAST, NORTH SIDEWALK AT 6' HIGH

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	18/27
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NORTHEAST VIEW

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	19/27
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NORTHEAST PATIO CANOPY

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	20/27
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NORTHWEST PATIO CANOPY

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	21/27
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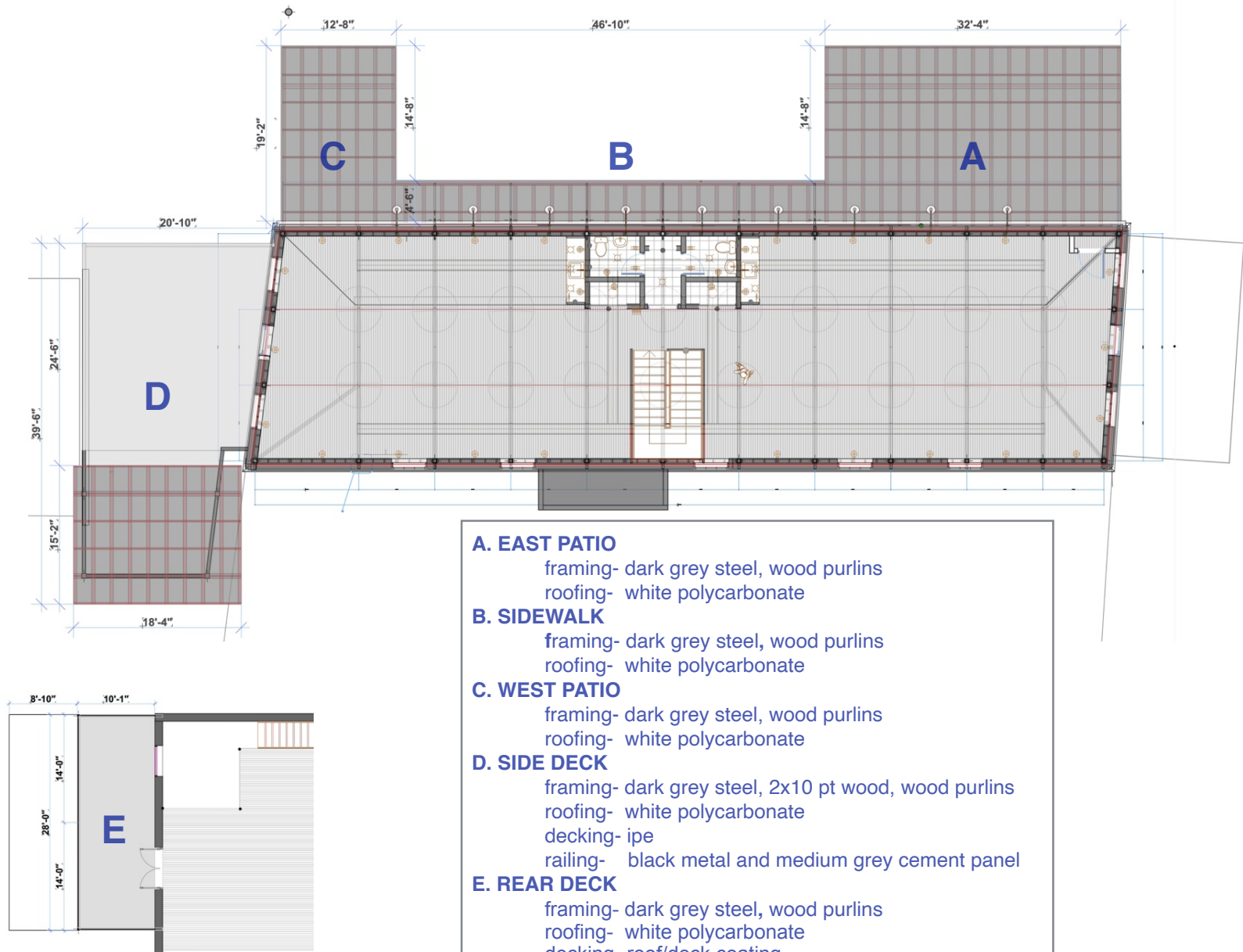
WEST/REAR PATIO AND DECK

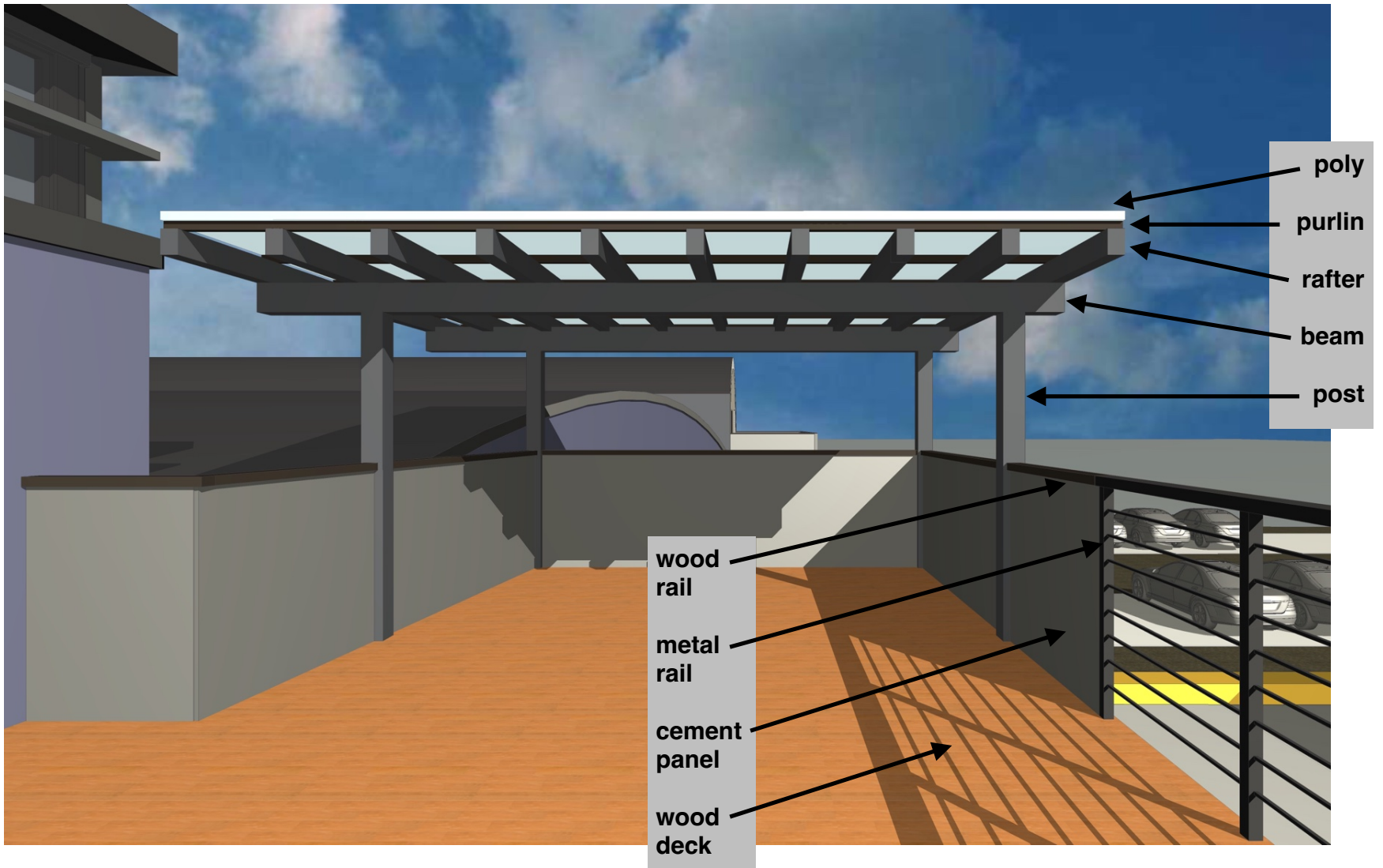
416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	22/27
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WEST/REAR PATIO AND DECK

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	23/27
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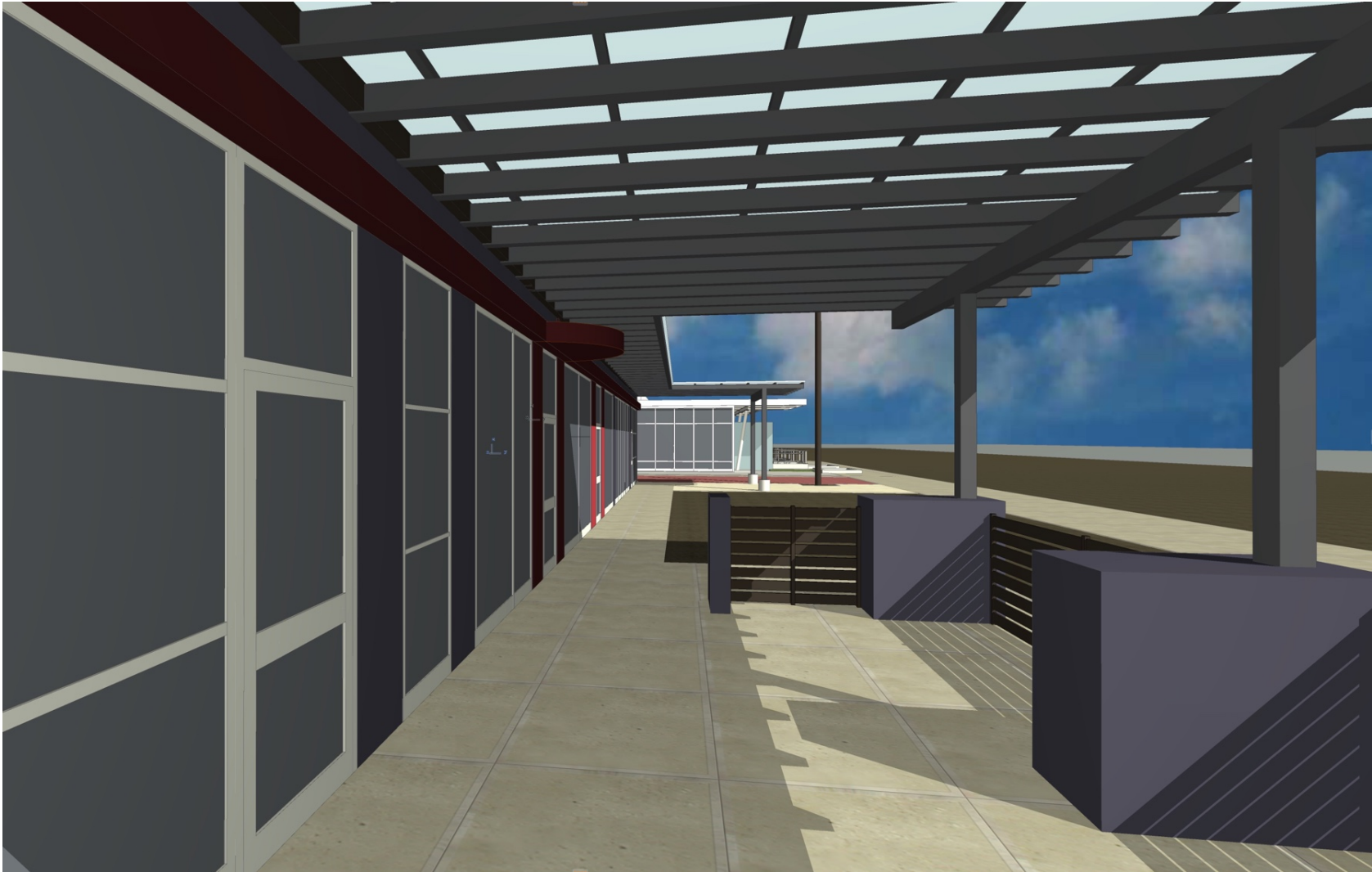


WEST/SIDE DECK AND CANOPY MATERIALS

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	3.25.2020	25/27
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416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	INFORMATION	TOPIA design	12.21.2023	26/27
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VIEW WEST FROM EAST PATIO

416+ W. MAIN ST.	EXTERIOR IMPROVEMENTS	PROPOSED	TOPIA design	12.21.2023	27/27
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Certificate of Appropriateness (Preliminary Discussion)

715-729 West Main Street, TMP 320151000

731 West Main Street, TMP 320150000

West Main Street ADC District

Owner: Francis & Margaret Gibson Tr

Applicant: Mitchell-Matthews Architects & Planners

Project: Redevelopment of site



Background

715-729 West Main Street, TMP 320151000

Year Built: Single-story, commercial building constructed in 1962

District: West Main Street ADC District.

Status: *Mel's Diner* is contributing. Single story structure is non-contributing.

731 West Main Street, TMP 320150000

Year Built: Two-story, commercial building constructed in 1920

District: West Main Street ADC District.

Status: Contributing.

See attached images from Sanborn Maps. Historic Surveys attached.

Prior BAR Actions

(See Appendix)

Application

Preliminary discussion of proposed redevelopment. **NOTE:** The applicant will present information at the January 17 meeting. The following is provided as reference material for that discussion and the attached information is provided to offer a very general historical context of the project area.

Discussion and recommendation

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*, Chapter III--*New Construction and Additions*, and Chapter VI – *Public Design and Improvements*.

Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of assistance are the following criteria from Chapter III:

- | | | |
|-------------------------|--------------------|--------------------------|
| B. Setback | F. Scale | J. Porches |
| C. Spacing | G. Roof | K. Foundation & Cornice |
| D. Massing & Footprint | H. Orientation | L. Materials & Textures |
| E. Height & Width | I. Windows & Doors | M. Paint [Color palette] |
| N. Details & Decoration | | |

Elements:

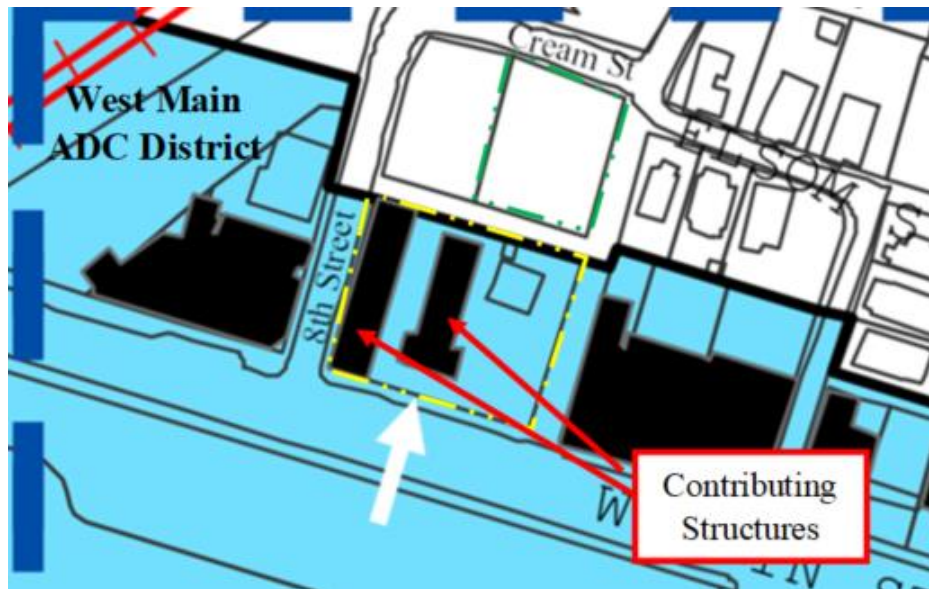
- | | | |
|------------------------|-------------------|-------------------------------|
| • Roof | • Doors & Windows | • Plantings/Landscaping |
| • Gutters & Downspouts | • Lighting | • Patios & walks |
| • Exterior walls | • Railings | • Public spaces |
| • Trim | • Balcony details | • Screening (HVAC, utilities) |

West Main Street Architectural Design Control District

The West Main Street ADC District was created in 1996. (West Main from the Downtown Mall to 5th Street SW and 6th Street are within the Downton ADC District. Also, section west of the railroad is not within the National Register *West Main Street Historic District*.)

West Main Street was part of a significant eighteenth-century Virginia transportation route, the "Three Notch'd Road" that connected the Tidewater to the Shenandoah Valley. It remains an important connection between the University of Virginia and Downtown. Early development included several stylish brick townhouses built by Jefferson's building James Dinsmore. Dinsmore purchased 13 lots in 1818 along the thoroughfare and constructed a series of brick townhomes. Development continued along the corridor during the 1850s when the Virginia Central Railroad installed its tracks parallel to West Main Street, and the Union Station was constructed in 1885 by the C&O railroad. By the early twentieth-century, West Main Street was an important commercial center and the principal hotel district. This area also developed as the institutional core of Charlottesville's African-American community, including the Delevan and Ebenezer Baptist Churches and Jefferson School. Further east, Vinegar Hill was the African-American commercial center. By the early 1930's West Main Street was the principal east-west route through town, with twelve service stations and six car dealers. Activity on the corridor gradually declined mid-century with suburbanization. In recent years, new hotels and the reuse of historic buildings have signaled renewed interest in this urban corridor.





Guidelines specific to West Main re: Setback, Spacing, Massing & Footprint, Height & Width, and Scale

Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings ... in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet. [Staff note: Width of the parcel at 715-729 West Main St and 731 West Main St, at the street, is approximately 138 feet.]

Setback

- In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall.
- New buildings, ... in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot ... along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

Height & Width

Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, [such as West Main]. is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

Requirements per updated Zoning Ordinance.

(See Appendix)

Suggested Motion

Preliminary Discussion. No action to be taken.

Criteria, Standards, and Guidelines

Review Criteria Generally (City Code, November 7, 2023 draft version)

5.2.7. Major Historic Review

C. Review and Decision Process

2. Board of Architectural Review Decision

- In considering a particular application the BAR will approve the application unless it finds:
 - That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines.
- Demolition

The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:

- i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
- ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

D. Criteria for Review and Decision

1. Architectural Design Control District and Individually Protected Property

a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:

- i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
- ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
- iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- iv. The effect of the proposed change on the adjacent building or structures;
- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

b. Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

- i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
 - a. The age of the structure or property;
 - b. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - c. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - d. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;
 - e. Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - f. The degree to which distinguishing characteristics, qualities, features, or materials remain;
- ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;
- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or
- v. materials that are significant to the property's historic, architectural, or cultural value; and
- vi. Any applicable provisions of the City's design guidelines.

Chapter 2 – Site Design and Elements

Link: [Chapter 2 Site Design and Elements](#)

Pertinent Standards for Site Design

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “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.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. Walkways & 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.

F. Parking Areas & Lots

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.
- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.
- 10) Select lighting fixtures that are appropriate to a historic setting.

H. Utilities & Other Site Appurtenances

- 1) Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
- 2) Screen utilities and other site elements with fences, walls, or plantings.
- 3) Encourage the installation of utility services underground.
- 4) Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
- 5) Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Pertinent Guidelines for New Construction

Chapter 3 – New Construction and Additions

Link: [Chapter 3 New Construction and Additions](#)

3. Building Types within the Historic Districts

a) Traditional Commercial Infill

- i. Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. Setback

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.

- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
 - 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
 - 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
 - 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
 - 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
 - 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- [...]

C. Spacing

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing & Footprint

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- [...]
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
 - a) The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
 - b) Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height & Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any

adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
 - a) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- 5) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
[...]

G. Roof

1. Roof Forms and Pitches

- a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b) [...]

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
- b) In some cases, shingles that mimic the appearance of slate may be acceptable.
- c) Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
- f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

- a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- c) The screening should not appear as an afterthought or addition the building.

H. Orientation

Orientation refers to the direction that the front of the building faces.

- 1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.

- 2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows & Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street-Level Design

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- 4) Include doors in all storefronts to reinforce street level vitality.
- 5) Articulate the bays of institutional or office buildings to provide visual interest.
- 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.

- 7) Office buildings should provide windows or other visual interest at street level.
- 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- 9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
- 10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation & Cornice

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials & Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. Details & Decoration

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

Chapter 7 – Demolition and Moving

B. Demolition Of Historic Structures

Review Criteria for Demolition

- 1) The standards established by the City Code..
- 2) The public necessity of the proposed demolition
- 3) The public purpose or interest in land or buildings to be protected.
- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.
- 6) The reason for demolishing the structure and whether or not alternatives exist.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Guidelines for Demolition

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

APPENDIX

Prior BAR Actions

719 West Main.

- [BAR May 2007](#)

731 West Main

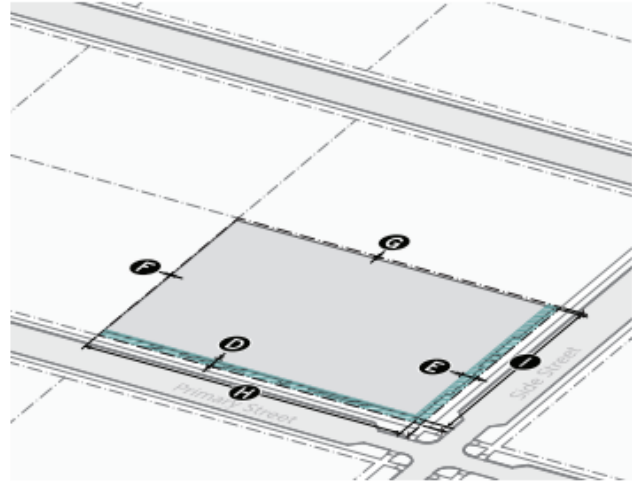
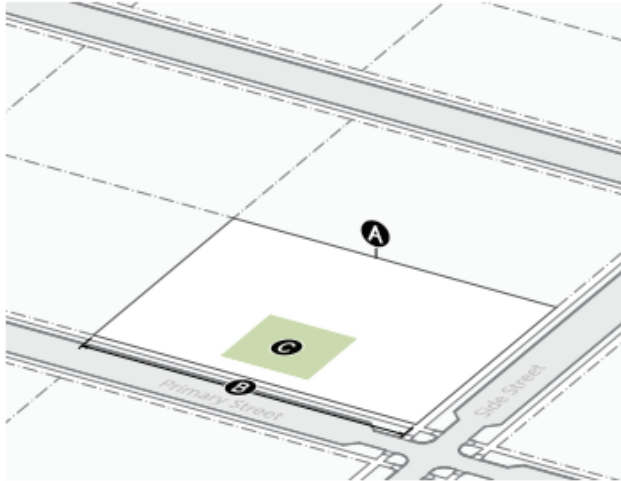
- [BAR Sept 2000](#)
- [BAR March 2015](#)

APPENDIX

Zoning Ordinance - parcel is zoned CX-8

2.4.4. **CX-8** CORRIDOR MIXED USE 8

A. LOT



1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



1. HEIGHT		Sec. 2.10.9.
Building height (max stories/feet)		
A	Base	8 / 114'
B	Bonus	11 / 156'
2. MASSING		Sec. 2.10.10.
C	Building width (max)	275'
Active depth (min)		
D	Primary street	15'
E	Side street	9'
3. GROUND STORY		Sec. 2.10.11.
F	Ground story height (min)	
	Residential	10'
	Nonresidential	14'
G	Finished floor elevation (min/max)	
	Residential	0' / 6'
	Nonresidential	-2' / 6'

		Primary St.	Side St.
4. TRANSPARENCY		Sec. 2.10.12.	
H	Ground story (min)		
	Residential	35%	30%
	Nonresidential	50%	30%
I	Upper story (min)	20%	20%
J	Blank wall width (max)	15'	25'
5. ENTRANCES		Sec. 2.10.13.	
K	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes
6. FENCES AND WALLS		Sec. 2.10.14.	
	Front yard height (max)	4'	
	Side street yard height (max)	6'	



715-729 West Main Street
 Common Name: Mel's Café; formerly Duck Inn, 1 Hr. "Martinizing" Cleaners
 Date built: 1962

Tax Map/Parcel: 320151000
 Current Owner: Francis and Margaret Gibson, Tr
 Current Use: leased to Mel's Café

See attached survey by Eugenia Bibb, Spring 1995; photos of 1 Hr. "Martinizing" Cleaners and sign; and site drawing dated 1969.

- 1954: Mayo Crutchfield (the owner of 717-721 W. Main Street) installed new show windows to an existing brick furniture store.
- Crutchfield's Colonial House (furniture store) – burned and demolished in 1960. The furniture store was a brick building with metal roof. A Saturday morning fire, started on the second floor of the building, gutted the second floor and left water damage in the entire first floor.
- 1960: Permit to demolish the building at 713 W. Main Street (adjacent to the remains of the furniture store) was granted to Paul Bloch.
- 1962: "1 Hour Martinizing" Dry Cleaning building was built by Charles Hurt (for Paul Bloch) at 729 W. Main. The building was 1 story tall with a cinder block and concrete foundation and cinder block walls. The glass front had metal sashes. The flat roof had bar joists and there was a noticeable canopy overhang. Next door, at 715 W. Main, was the Harper Motors Used Car sales office. This building was frame with a metal exterior and two rooms. Off the rear was a 13'x20' aluminum carport.
- 1973: Pace's Used Cars added a metal garage with concrete floor where the carport had been on Harper Motors.
- 1979: 3 garage doors and 1 regular door were added to the building (a restaurant – could be Pie in the Sky? Duck Inn?).
- 1995: Added partition and paneling to existing building (by this time it was Mel's Café).

STREET ADDRESS: 715-729 West Main Street
 MAP & PARCEL: 32-151
 FILE NUMBER: 695
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Paul J. Block
 ORIGINAL USE: Offices; Dry Cleaning Plant
 PRESENT USE: Offices; Diner
 PRESENT OWNER: Francis O. & Margaret H. Gibson
 ADDRESS: 1409 Melbourne Road
 Charlottesville, VA 22901
 HISTORIC NAME: The Duck Inn Lot
 DATE/PERIOD: 1962-63
 STYLE: No Identifiable Style
 HEIGHT (to cornice) OR STORIES: One Story (both buildings)
 DIMENSIONS AND LAND AREA: 118.6' x 120' (15,756 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920
The Daily Progress - 1/25/60
Holsinger's Charlottesville
Pictorial History of Ch'ville and University of Virginia

store room

ARCHITECTURAL DESCRIPTION

Built to house a dry-cleaning plant, the building at 729 West Main Street has been occupied by a series of diners for the past two decades. The rear portion of the building is used by the used car dealership that occupies the rest of the lot. The one-storey, flat-roofed building is constructed of cinderblock, painted yellow with brown and dark red trim. There are two garage doors and an industrial-sash window on the eastern elevation and one garage door, an entrance door, and three small, square windows on the western elevation. A glass-walled store room is applied to the front of this generic cinderblock building. It has a central entrance. The ends of its low-pitched gable roof rise at the same angle, giving it the form of a "W".

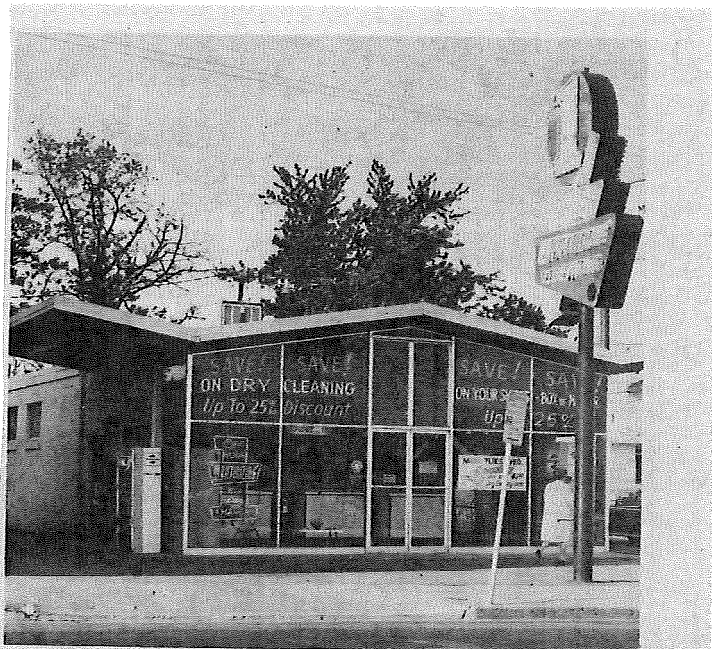
The office for the used car lot is a one-storey rectangular building clad in vertical aluminum siding. It has a flat roof that projects beyond the walls. The facade is three bays wide, with a central entrance and two fixed-sash windows, ~~all with aluminum siding~~. A very nearly flat shed-roofed addition covers the rear elevation. The entire lot is paved.

HISTORICAL DESCRIPTION

~~1896~~ Jan. 23, 1960

This wide lot was the site of a row of 2-story brick store buildings probably built in the early 1890's. Rufus Holsinger's photographic studio occupied the second story of one of them. Mayor-Blackburn-Crutchfield's furniture store occupied most of the row from the 1940's until it was destroyed by a spectacular fire on 1/23/60. The owner, Paul J. Block (City DB 180-284, 221-436) rented the lot to Harper Motors, Inc., for the used car lot. That firm built the small office in 1962. The cleaning plant/diner was built in 1962-63. Francis O. & Margaret H. Gibson bought the property in 1976 (DB 380-280).

Additional Records: City DB 137-65, 332-216.



Progress photo by Mike Miller

719 WEST MAIN STREET
Fast, efficient one hour dry cleaning service 32-151



12-3-69

32-151

Paul J. Bloch

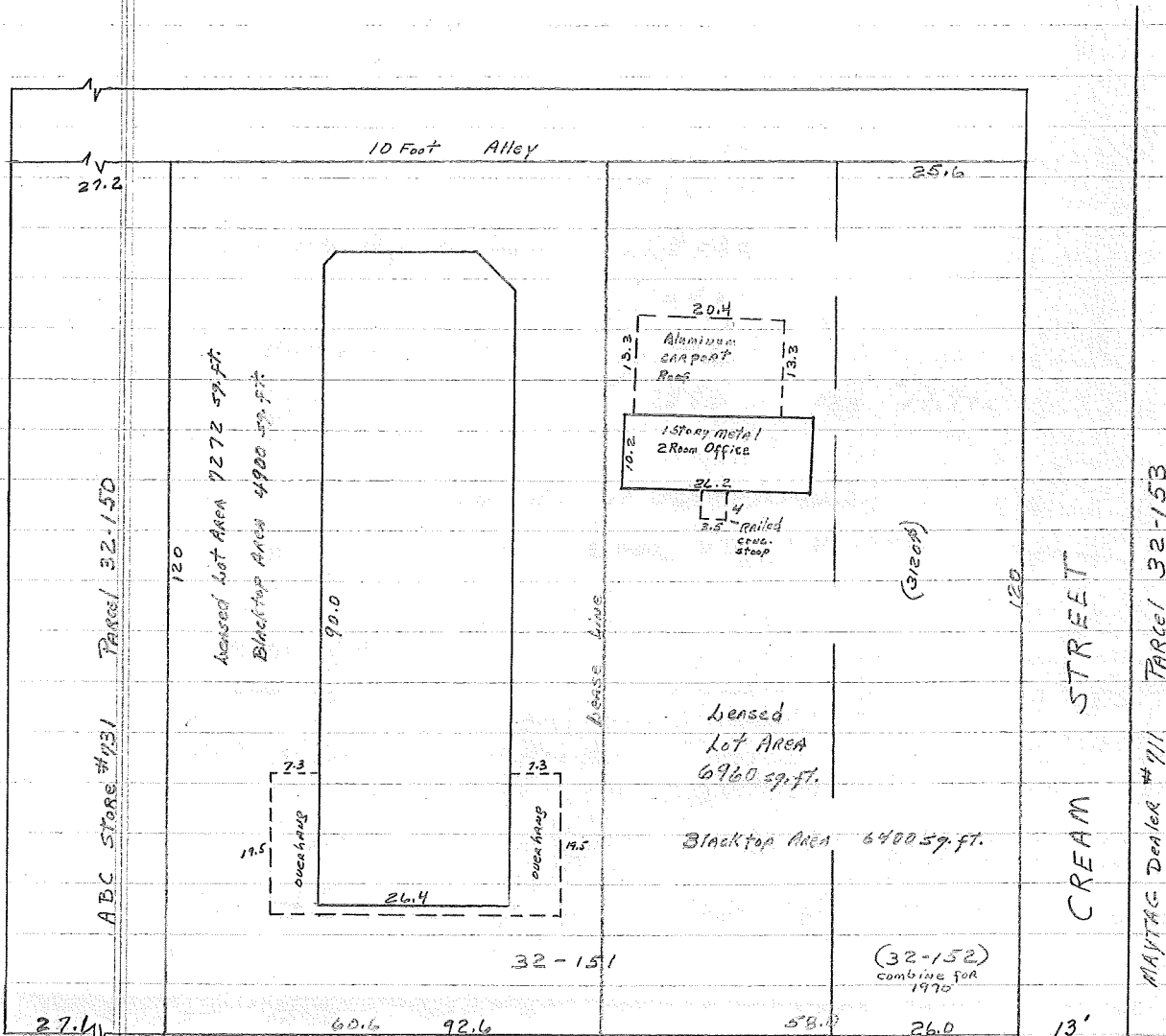
Combine Parcel 32-152 with 32-151 for 1970

#729 W. Main Street - One Hour Martinizing Cleaners - Built 1962-63

Leased 10 years for \$390 per month with 2-year options at \$390 per month
plus an increase equivalent to the increase in cost of living.

#717 W. Main Street - Harper Motors Co., Used Car Sales Office

Land lease only - 58 feet X 120 feet. From Oct. 1963 to Oct. 1967 at \$150 per month
plus 3 year renewal to Oct. 1970 at \$150 per month



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 FILE NUMBER: 695
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Additional Records: City DB 137-65, 332-216.

32-151 ✓

#695

118.6 x 120 = 15,756

B-3

715-727
717-729
715-729 W Main
1409 Melbourne Rd

380-280 Francis O + Mary H. Gibson 1976 plat 89-172
332-216 Helen B. Barr + Robert H. Block 1971 "
221-436 Paul J. Block 1960 "
180-284 ~~Paul~~ " 1954 "
137-65 Mayo, Blackburn, + Crutchfield

Duck Inn

1-3, alum. + C.B. walls, built up flat roof
built 1962-63
dry cleaner sign

Harper Motor Store - owned bldg orig, then it reverted to owner of land
Hater's Used Cars

1-3, alum. siding, flat roof
built 1962

bldg demⁿ 1960

burned 1-23-60 (CDP 1/25/60)

2-3, 15 rooms

"old"

brick walls, ^{metal} built up roof
1954 - new show windows

32-152

413 W Main

combined w/ 32-151 1990

221-436

Paul J. Bloch

1960

plat 89-122

165-229

Baker Realty Co

1952

"

123-431

E B Baker

dem 1960

3-5, 5th main

bank

"old"

store

Huck In

gl CB w/ ^{adboard} brown trim
flat roof

W sl - garage door near rear, ext door at rear
3 in ^{sq} ~~sq~~ wind

front section (entire facade + 1 bay of stiles)

plate glass w/ aluminum muntins

low gable roof rising at ends at same angle
as hood? This ~~roof~~ roof cont back beyond

glass section
cont double doors

E sl - 2 garage doors, 1 ind each wind

lot paved, only City's tree in nearly bare flower bed

Stick In

incl CB w/ ^{skinned} brown ~~fin~~
flat roof

W sl - garage door near rear, ent door at rear,
3 m ~~off~~ ^{sq} wind

front section (entire facade + 1 bay of stiles)

plate glass w/ aluminium muntins

low gable roof rising at ends at same angle
as hood? This ~~roof~~ roof cont back beyond

glass section
ent double doors

E sl - 2 garage doors, 1 ind each wind

lot saved, only City's tree in nearly bare flower bed

used car office —

plywood board + batten

flat roof w/ deep overhang

cent ent bed 1 wind

all w/ metal awnings

^{over} nearly flat shed-roofed rear addn

Architectural And Historic Survey



Identification

STREET ADDRESS: 731 West Main Street

MAP & PARCEL: 32-150

CENSUS TRACT AND BLOCK: 1-306

PRESENT ZONING: B-3

ORIGINAL OWNER: Louis Shapiro

ORIGINAL USE: Dry Goods Store

PRESENT USE: Unoccupied

PRESENT OWNER: Francis O. & Margaret H. Gibson

ADDRESS: 1409 Melbourne Road
Charlottesville, VA

HISTORIC NAME: Shapero-Moss Building

DATE / PERIOD: 1896, 1937

STYLE: No Identifiable Style

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 27.1' x 120' (3252 sq. ft.)

CONDITION: Poor (Burned out)

SURVEYOR: Bibb

DATE OF SURVEY: Fall 1978

SOURCES: City Records Charlottesville City Directories
Mrs. Francis O. Gibson
Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This two-storey building with nearly flat shed roof is built of brick laid in five-course American bond, with the facade and the first bay of the 8th Street elevation of pressed brick laid in stretcher bond. The plain concrete capped parapet (1930's) is also stretcher bond, but not pressed brick. There is a cornice with modillions and cornice stops above the storefront. All of this was painted purple in the 1970's. Small fluted pilasters flank the entrance doors on either side of the boarded-up display windows. The four jack-arched windows at the second level of the facade and the eight segmental-arched windows at the second level of the 8th Street side are also boarded up. Traces of painted drug store advertisements can still be seen on the 8th Street wall. There is a long one-storey rear addition built of brick laid in six-course American bond.

HISTORICAL DESCRIPTION

Louis Shapero bought this lot, part of what was known as "the Wade property" in 1896 (City DB 7-325) and erected this building the same year. He owned a dry goods store downtown, and according to the 1896 Sanborn map, this was to be a dry goods store also. That plan apparently did not work out. William H. Sheppe operated a drug store there c. 1910 before opening the University Drug Store at the Corner. Shapero sold the building to Samuel J. Moss in 1912 (DB 24-42), and it continued to be used as a drug store under the names of Landon & Moss, Moss & Miller, and Moss's Pharmacy. The People's Realty Corporation acquired the property during the Depression (DB 89-113) and sold it to Hunter Faulconer in 1942 (DB 112-371). The building was leased to the Virginia Alcoholic Beverage Control Board from 1937 until 1972. Improvements made in 1937 probably included the replacement of the original parapet with a simpler one, as well as the addition of a glass-brick first level facade. The one-storey rear wing was probably added at that time also. A nightclub occupied the building from 1972 until it was gutted by fire in 1975. It has remained vacant since that time. The present owners purchased it in 1978 (DB 391-10).
Additional References: City DB 68-246, 89-168 & 172, 93-452, 112-353.

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Stretcher Bond
Foundation	0	Solid	Stone	Coursed Rubble
Roof	0	Shed		Not visible
Window(s)	0	Sash, double-hung	Metal	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1896

Source of Date: Map

Architectural Style: No Style Listed

Description:

Notable features of the front elevation include second-story front windows with gauged jack arches, a historic pressed-metal cornice over the store front, and remnants of the original store front including fluted cast-iron pilasters and a granite curb. On the west side elevation are second-story windows with segmental heads, and weathered early painted signage reading "Randolph [?]/Delicious and Refreshing."

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

On the west elevation is a weathered modern mural. To the rear is an early one-story wing with six-course American-bond walls above a poured concrete foundation.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

This two-story brick commercial building retains several early architectural features. It contributes to the historic character of the street. The building was built by Louis Shapero in 1896 and once featured a metal cresting with Shapero's name. The building appears on the 1896 Sanborn map with the notation "Being Built/To be D.G. [dry goods store]." During the first decade of the twentieth century it was occupied by grocer Andrew T. Carter. In the 1910s and 1920s it contained a pharmacy, perhaps explaining the historic signage on the west elevation, which may refer to a soda fountain drink. The building has undergone a number of changes through time, including the replacement of the original parapet in 1937 and a remodeling after a fire in 1975.

GRAPHIC DOCUMENTATION

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0310

Other DHR Number:Property Date(s) 1896

PROPERTY NAMES	EXPLANATION
Shapero Building (731 W. Main St.)	Historic/Location
Carden Gibson, the Salon	Current

County/Independent City: Charlottesville	
State: Virginia	
Magisterial District: N/A	Tax Parcel: 32-150

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
731 -	West Main Street	
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.

Ownership: Private	NR Resource Type: Building
--------------------	----------------------------

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	0	Commercial Building	Historic
TOTAL:		0	
Historic:		0	
Non-Historic:		0	

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14632	6 - 9	2/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

Maps date to 1891, 1896, 1902, 1907, 1913, 1920, 1929, and 1939.

Sequence #: 2.0 Bibliographic Record Type: Book

Author: Chataigne, J. H.

Citation Abbreviation:

Chataigne state business directories, 1877+

Notes:

Directories date to 1877, 1880, 1884, 1887, 1890, and 1893.

Sequence #: 3.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill state business directories, 1896+

Notes:

Directories date to 1896, 1906, 1911, and 1917.

Sequence #: 4.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Charlottesville Architectural and Historic Survey files

Notes:

Files archived at the Department of Community Development.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preserv Consult

ID # Associated with Event:

CRM Event Notes or Comments:

Recon survey of historic resources located in the West Main, Wertland, and

Ridge Street and University Corner areas of Charlottesville conducted for the

city's Department of Community Development in 1996.

MAILING ADDRESS

Honorif:

First : Francis O. & Margare

Last : Gibson

Suffix :

Title :

Company:

Address: 1409 Melbourne Rd.

City : Charlottesville

State: VA

Zip : 22901- Country: USA

reconnaissance main screen 1 of 2

Where is data filed at DHR?

DHR Iden. #

Other DHR no.

Property date(s)

Seq. #

Name

Property Names

Explanation

Carden Gibson The Station

Address Alternate spelling

Former/current

Historic/location

Original

Address-current

Current

Function/location

Location

VLR listing

Alleged

Descriptive

Historic

NHL listing

Alternate name

Former

Historic/current

NRHP listing

County/Ind. City

State VA Virginia

Mays' District

USGS Quad Map Name

Center UTM-Zone/East/North

Tax Parcel Number

32-150

UTMs of Boundary

reconnaissance main screen 2 of 2

Restrict Location and UTM data?

#

Suffix

Thoroughfare Name

Address

Explanation

751 WMS

Address Superfield Screen

Address Explanation

Sequence Number

Main Street Number

Number Suffix

Street Name

Alternate

Name Change

Current

Number Change

Vicinity of:

Town/Village/Hamlet

Name of National Register Historic District

Name of VDR Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 2

Physical Character of General Surroundings

City

Hamlet

Rural

Suburban

Town

Village

Site Description/Notable Landscape Features

buildup

Ownership

F Public-Federal

P Private

L Public-Local

S Public-State

NR Resource Type

B Building

S Site

D District

U Structure

O Object

Seq. #

of

Wuzit Count

Wuzit Types

Historic? *

Total

Historic

Non-Historic

Historic Non-Historic

Undetermined

reconnaissance main screen 4 of 2

Primary Resource Exterior Component Description

Component

#

Comp. Type/Form

Material

Material Treatment

chimney(s)

columns

cornice

dormer(s)

foundation

porch

roof

walls

windows

Mag

stone

2nd rubble

shed

NV

stretch

Mas

br

1st

dble

met

1st

Individual Resource Information

Seq. #

Wuzit

Primary?

Date Built

Individual Resource Superfield Screen

Sequence Number

Primary Resource?

Estimated Date of Construction

Wuzit

Source of Date

Architectural Style

Art Deco

Beaux Arts

Bungalow/Craftsman

Chicago

Classical Revival

Colonial

Colonial Revival

Commercial Style

Dutch Colonial

Early Class. Rev.

Early Republic

Exotic Revival

Federal

French Colonial

French Renaissance

Georgian

Gothic

Gothic Revival

Greek Revival

International Style

Italian Renaissance

Italian Villa

Italianate

Late 19th &

20th C. Revivals

Late 19th & Early

20th C. Amer.

Movements

Late Gothic Revival

Late Victorian

Mid-19th C.

Mission/Spanish

Colonial Revival

Mixed (more than 3 styles

from different periods)

Modern Movement

Moderne

No Style Listed

Octagon Mode

Other

Postmedieval English

Prairie School

Pueblo

Queen Anne

Renaissance

Romanesque

Second Empire

Shingle Style

Skyscraper

Spanish Colonial

Stick/Eastlake

Tudor Revival

Condition

Demolished

Deteriorated

Excellent

Good

Good-Excellent

Good-Fair

N/A

Poor

Rebuilt

Remodeled

Ruinous

Threats to Resource

Demolition

Deterioration

Development

Major Alteration

Neglect

None

None Known

Public Util. Expan.

Relocation

Structural Failure

Trans. Expan.

Vacant

Additions/Alterations Description

1-5 bearing, 6-8 are and by walls, p'd conc form

E elev
pang'd

Number of Stories 2 Conditional Individual Resource Superfield Screen

Interior Plan Type _____

Accessed? _____ If not, why not? _____

Denied _____ No Trespassing _____ Not Accessible _____

Interior Description _____

Relationship of Secondary Resources _____

reconnaissance main screen 5 of 7
Historic Context

DHR Historic Context(s):

Agriculture/Subsistence	Ethnicity/Immigration	Recreation/Arts
Architecture/Landscape Architecture/	Funerary	Religion
Community Planning	Health Care	Settlement Patterns
Commerce/Trade	Industry/Processing/Extraction	Social
Domestic	Landscape	Traffic Engineering
Education	Military/Defense	Transportation
		Other

Significance Statement

reconnaissance main screen 6 of 7
Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. # _____ Type _____ Citation _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____ Notes: _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____ Notes: _____

reconnaissance main screen 7 of 7
Cultural Resource Management Events

Date _____ CRM Event _____ Agency/Individual _____ Assoc. ID# _____

CRM Event Superfield Screen

Date: _____ Cultural Resource Management Event: _____

Organization or Person: _____

ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen

HONORIF: _____ Record Created: _____

FIRST: _____ Last Updated: _____

LAST: _____

SUFFIX: _____

TITLE: _____ PHONE/EXTENSION: _____

COMPANY: _____ STATE: _____

ADDRESS: _____ COUNTRY: _____

CITY: _____

ZIP: _____

Individual's Category Codes

Informant _____ Occupant _____ Owner _____ Specimens (owner of specimens) _____ Tenant _____

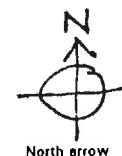
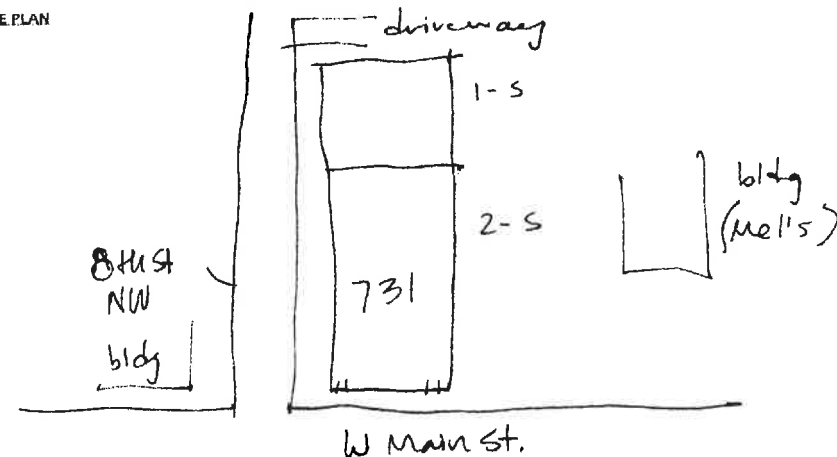
Notes _____

Surveyor's Notes

Data Processing Events

Date _____ Event _____ Person _____

SITE PLAN



N.T.S.

Date: _____

SES - 2/98

Drawn by: _____

Agency: _____

LANDMARK



SURVEY

IDENTIFICATION

Street Address: *731 W. Main*
 Map and Parcel: *32-150*
 Census Tract & Block:
 Present Owner: *Francis O. Mangt H. Gibson*
 Address: *1409 Melbourne Rd*
 Present Use:
 Original Owner: *Louis Shapiro*
 Original Use: *Dry Goods Store*

BASE DATA

Historic Name: *Shapiro - Moss Bldg*
 Date/Period: *1896 (map)*
 Style:
 Height to Cornice: *27.1*
 Height in Stories: *142*
 Present Zoning: *B-3*
 Land Area (sq. ft.): *27.1' x 120'*
 Assessed Value (land + imp.): *3252.0*

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

City Rec
Mrs. Francis Gibson (Mangt H. Gibson)
Sanborn
City Dir

731 W Main (ABC)

391-10 Francis O & Margaret H. Gilman 2/15/48 \$13,800 plat 89-172
112-371 Hunter Faulconer "
Peoples Realty Corp.

built 19-- "old"
8 rooms, $1\frac{1}{2}$ baths
brick found & walls
built-up flat roof
basement

"Bldg gutted by fire 1975"

~~Baldwin~~

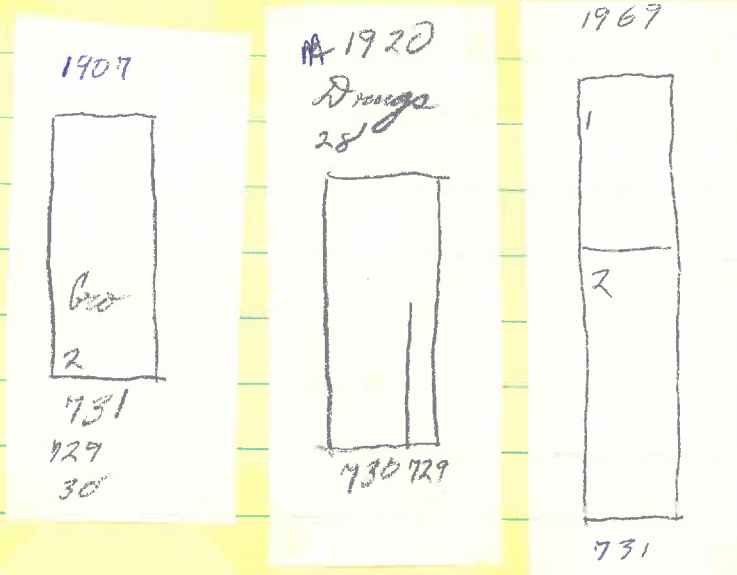
Shapiro

Moss

1896 - ~~1902~~ - 1906

~~1906~~ 1912 = 16 yrs

1912 - 1936 = 24



1888, 70 City Dir - Shapers n l; ¹⁹⁰² ~~1910~~, '10, '14 - dry goods 205 W main, h 614 E Jeff
1896 Sanborn "being built - to be Drug Goods"
1909 Wilson } ~~Shoppers Drug Store~~
1910-11 City Dir } Shepp's Drug Store ^{Wm H. Shepp, Druggist, 431 W Main, h 846 W Main}
1914-15 " " } Landon & Moss, Druggists ^{h 1102 W Main}
1931 } ^{W H Shepp, prayer Univ Drug Store}

Gibson undecided

1896	"being built - to be Drug Store"
1902	
1907	grocery
1910-11	Shepp's Drug Store
1914-15	Lander & Moss, Druggists
1920	"
1924	Moss & Miller, "
1929 1931	Moss's Pharmacy

1978

1937-1972 ABC Store

1992-75 night club
vacant since 1975 fore

~~825-9-123~~
731 West Main (AR)

- 112-371 Peoples Realty Corp → Hunter Faulconer \$13,000
12/17/1942 NE corner W Main & 8th NW, 27.1' X 120'
see 89-172 plat
"being the same property, major part of which was conveyed to
PRE by PNB, Inc 5/1/36, DB 89-113, & the remainder
portion, being a narrow strip along eastern side, was
conveyed to PRE by deed of Maude C. Lile 5/9/1936,
DB 89-168."
- Rights to use of property wall along eastern line:
DB 7-325, 9/2/1896, Robt F Mason & Mason Gordon, Jr → L. Shapiro
DB 93-452, 1/29/1937, Maude C Lile & PRE
DB 112-353, 12/8/1942 Louise M Wood & Catherine M Downes, sole
issue of EW Moss, all int in property → PRE
12/28/1937 lease to Va ABC Board
- 89-172 (Maude C. Lile owned adjoining lot on east)
- 89-113 Peoples National Bank of Ch'o, under 1930 deed of trust (68-236)
5/1/36 for Eugene W. Moss et al, → PRE \$8500
same as 24-42, 1912, L Shapiro → SJ Moss
- 24-42 Louis & Ida Shapiro → Samuel J Moss \$10,000
8/23/1912 36'5" X 120' ; 27'3" wide at back
consists of 2 parcels:
1) DB 7-325
2) DB 13-189-190 near
lease to W H Sheppe
- 13-189 C. Downing Smith, Atty in Fact for E R D Ballentine,
9/25/1902 → L Shapiro
"part of tract known as the Wade property" north of Shapiro
see deeds 8-392 & 10-284

8-392 Marg. K. & Robt. F. Mason → Robert D. Ballentine \$5000
 1/31/1898 " that part of the tract of land known as 'The Wade Property'
 lying north of Main St bet 4½ + 8th St"
 part of ACDB 75-518, 1880, John L. Cochran → ^{RF} Mason

7-325 RF & Marg. K. Mason, & Mason Gordon, trustee → L. Shapiro
 9/2/1896 lot 26'5" x 100', corner 8th St NW
 & all rights to western wall of bldg on Km Leitch lot,
 see 4-114, 1893
 part of ACDB 75-519
 DB 4-305 "lien on lot hereby conveyed & on 6 dwellings & 6 vacant
 lots lying north & back of property here conveyed"

Year	Owner	Description	Tax	Calculation	Notes
1889			Tax (731 W Main)		
1895, 96, 97, 46R	RF Mason	north side Main		+ 4000 = 4250 + 4000 + 6000 = 10,000	
1895, 96	" "	" "		1000 + 3000 = 4000	
1897, 98, 99, 1900, 02	LA Shapiro	new addition	4731 6 " " "	1500 + 2500 = 4000	for Mason Gordon, Tr
1892	RF Mason	2 houses north side Main		+ 6000 = 10000	
"	" "	" " " "		+ 2000 = 4000	

→ check 1936-40 tax for ABC remodelling ←

1837	2nd Pac Real. Corp.	731 W Main (45th)	2500 + 5500 = 8000	for J. Mason
1838	"	"	+ 6500 = 7000	impts added

H. 173

731

W. Main

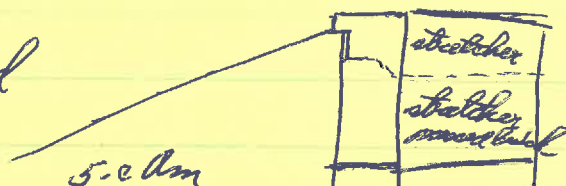
2-storey brick

appears to have been a 421 w/ 2nd storey, not orig, all the way to street
 but traces of Whitman's candy & drug store ad painted on brick
 on side wall shows it wasn't added for ABC. ~~thicker~~ Horiz seam in brick
 just above "Drug Store" may indicate part of wall w/ name

~~4 sm copped chimneys along western wall~~

was removed when present top put on, prob after drug store & before ABC.

Traces of Coca Cola ad painted
 on side wall



flat or shed roof

now, simple parquet topped w/ stone, w/ rounded corner

4-bay facade

- jack arch, — silk, 0 surrounds, boarded up

4 sm copped int chimneys along western wall

8 seg-arched 2nd-storey windows on western wall, 1st storey ^{ext windows}

metal cornice w/ ~~double~~ ⁽⁷⁾ millium & corner pieces, purple,
 above 1st storey

facade boarded up

fluted pilasters flank doors at corners

no painted ads,
 so after drug store

1-storey rear wing, long, 6.0 Am bond, not orig (brick not match)
 rear of main bldg: 2 2nd-storey seg-arched windows, on ext chin
 east wall all concrete, was common wall w/ bldg no
 longer there

bonding
 silk



14632



Date 2.1996 File No. 104-310

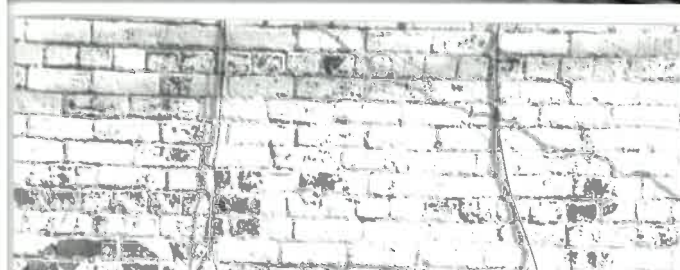
Name Louis Shapero Building
(731 W. Main St.)

Town _____

County Clearlottesville

Photographer Dan Pezzoni

Contents 4 ext. views



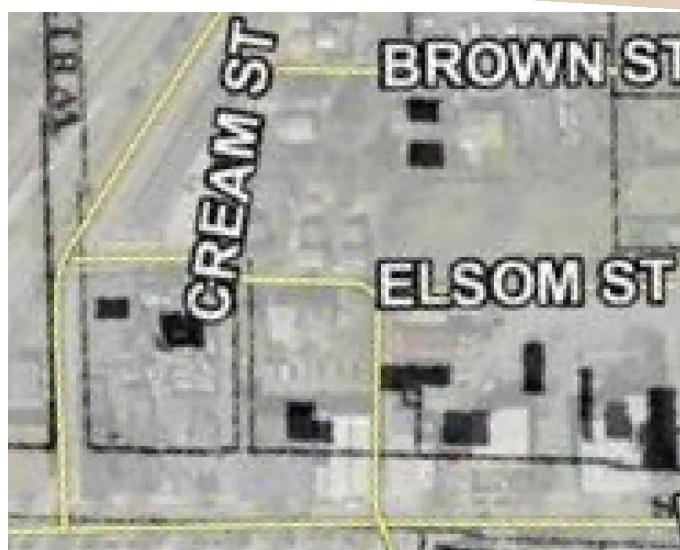
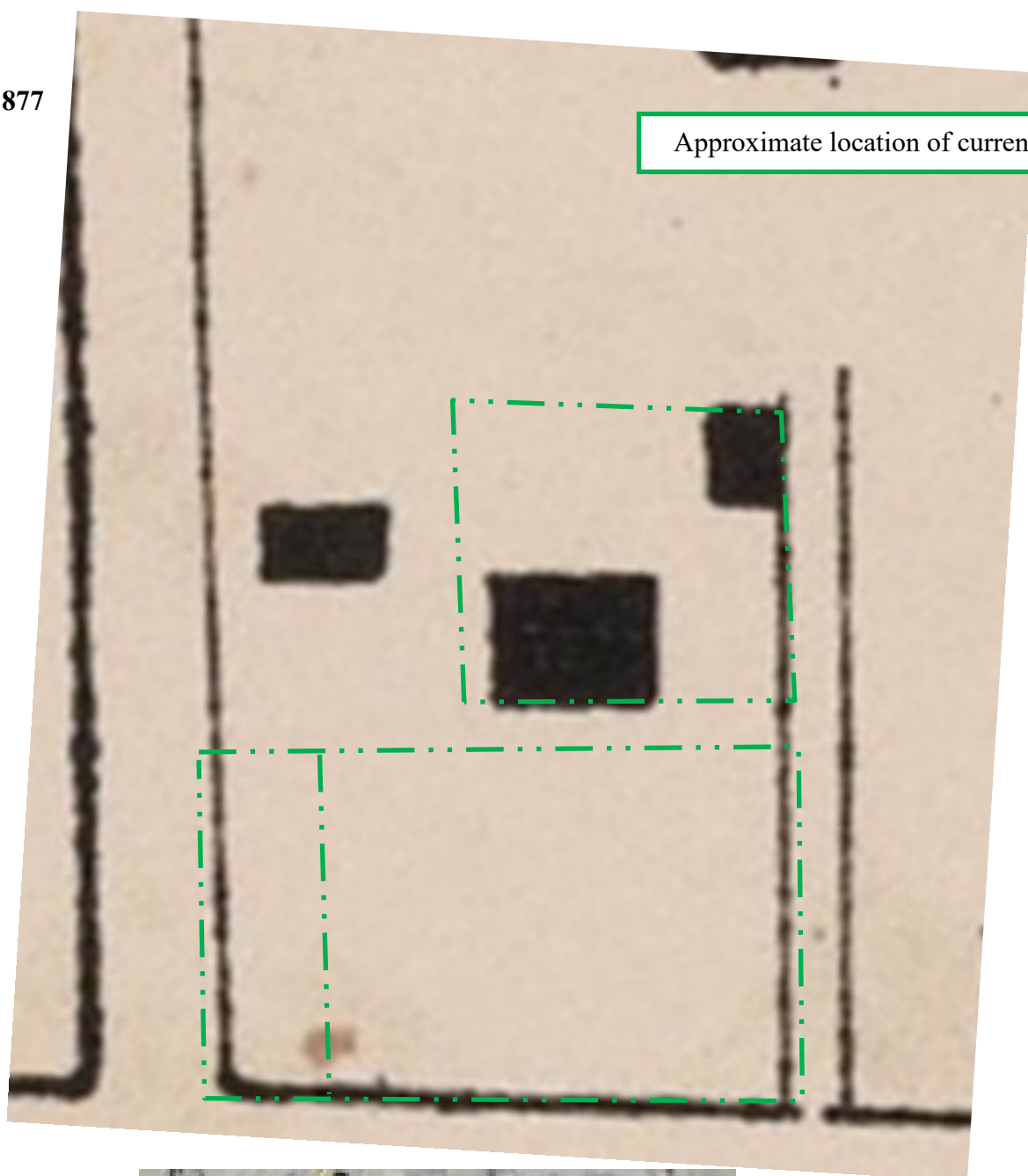


715-729 and 731 West Main Street. For Discussion Only.



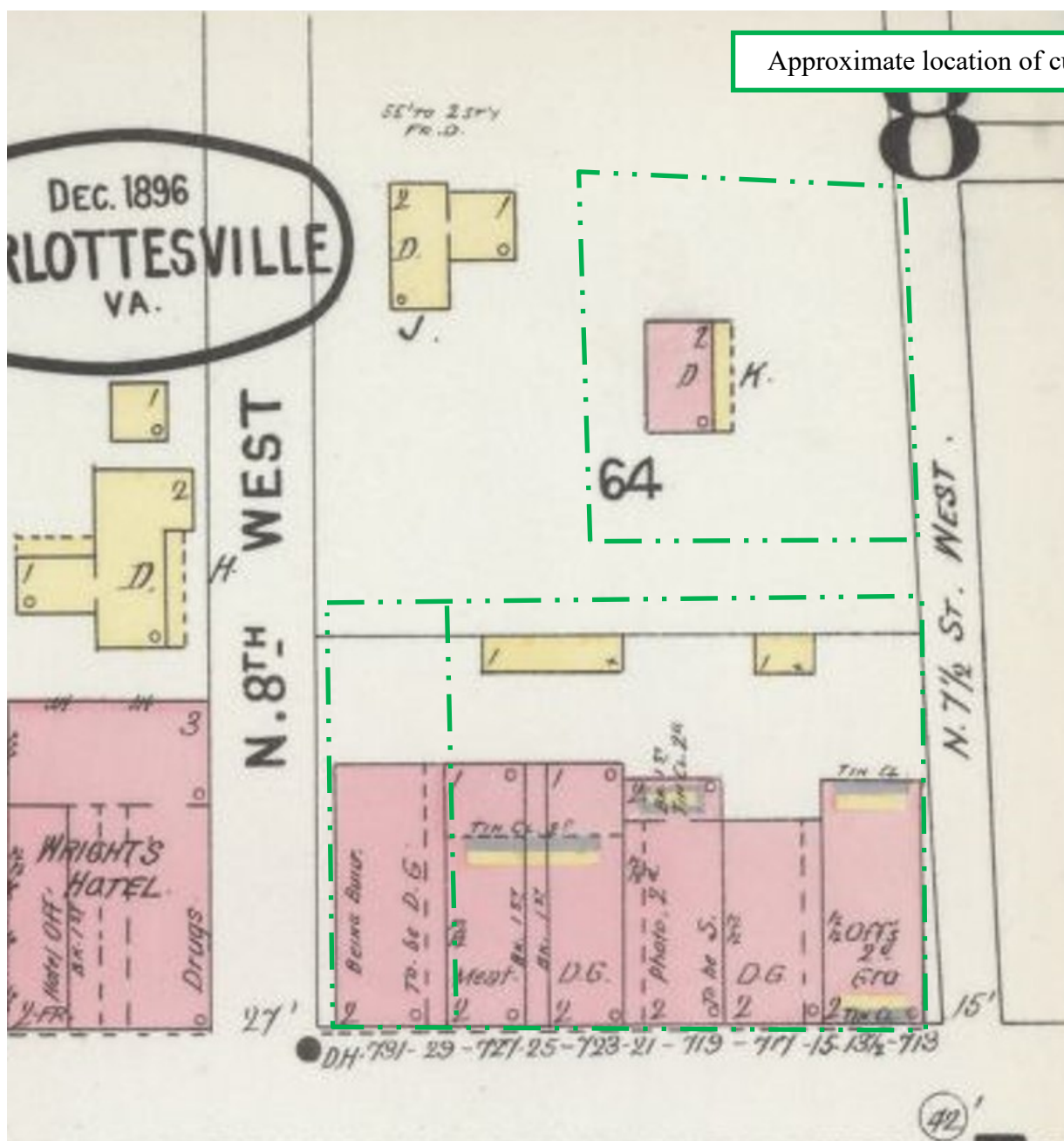
715-729 and 731 West Main Street. For Discussion Only.

1877



715-729 and 731 West Main Street. For Discussion Only.

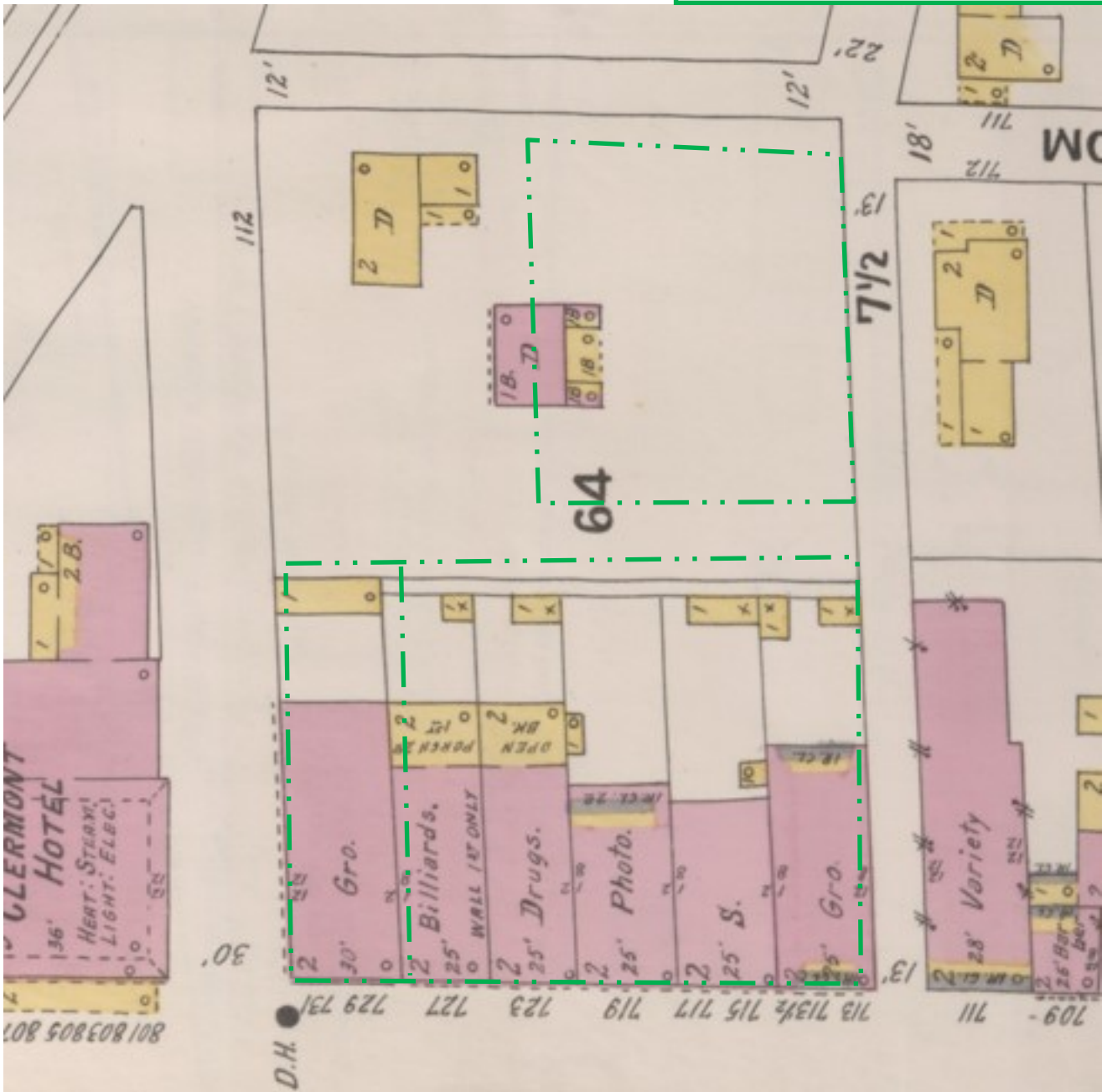
1896



715-729 and 731 West Main Street. For Discussion Only.

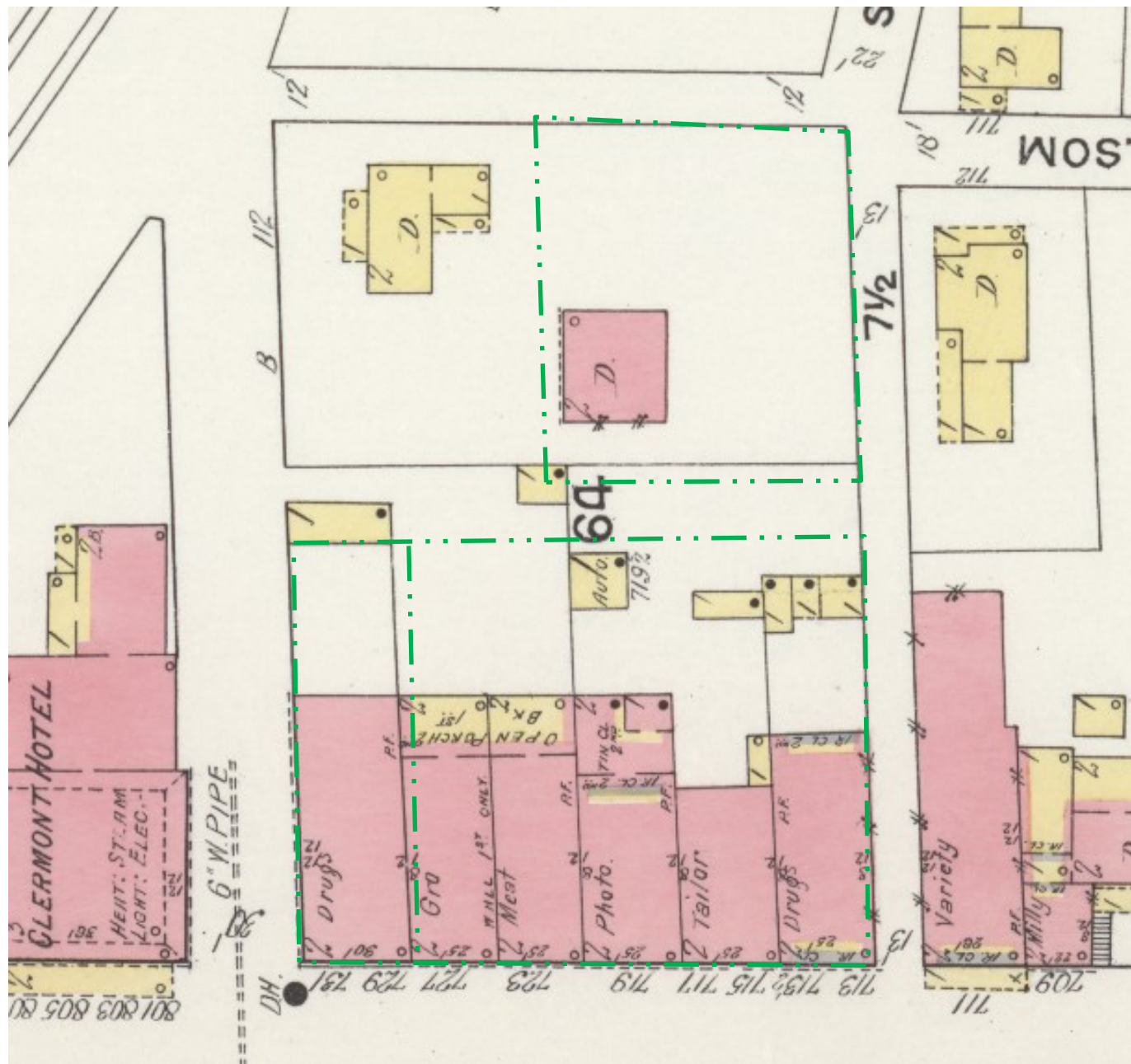
1907

Approximate location of current parcels



1913

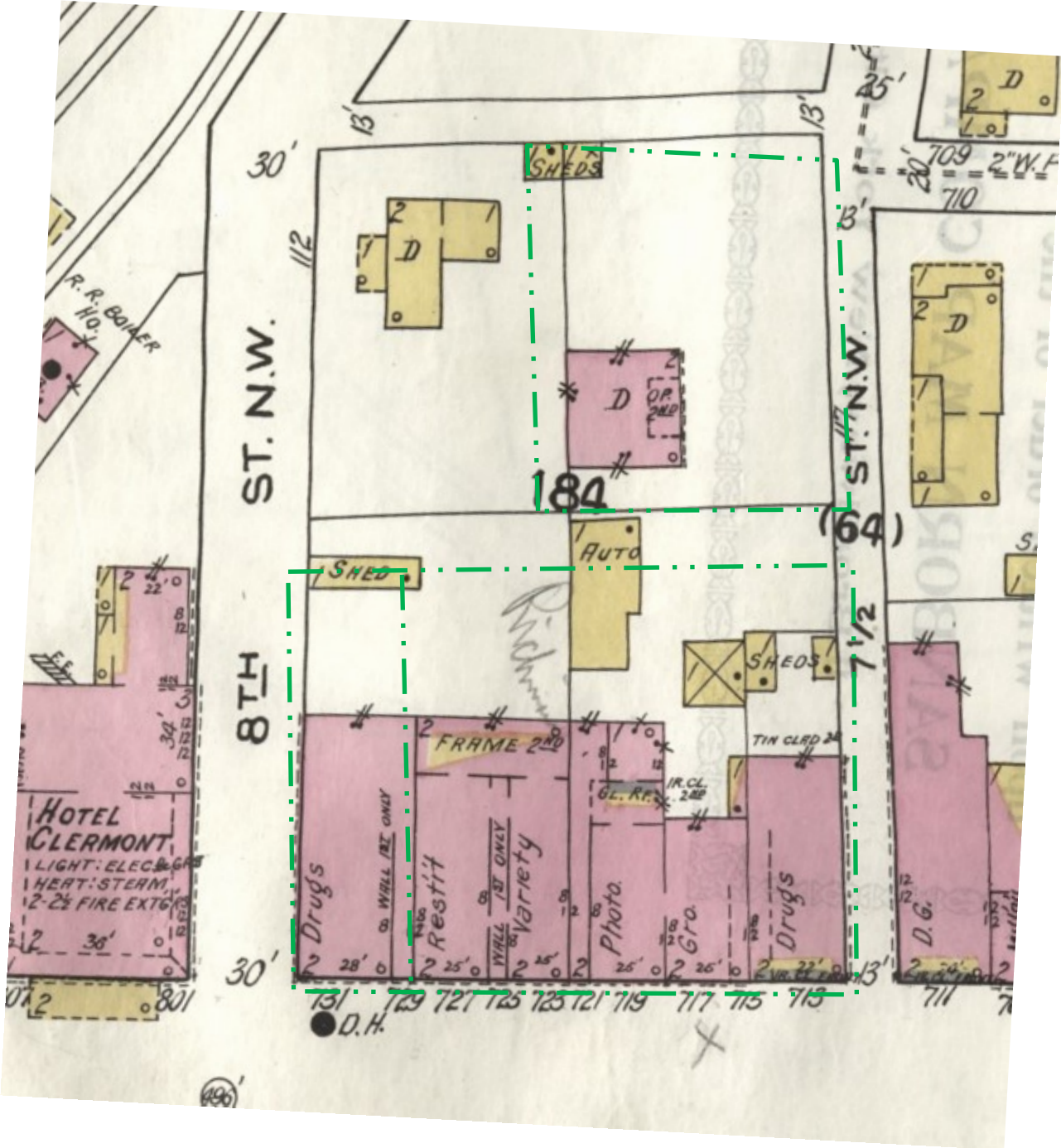
Approximate location of current parcels



715-729 and 731 West Main Street. For Discussion Only.

Approximate location of current parcels

1920



715-729 and 731 West Main Street. For Discussion Only.

1960s

Approximate location of current parcels

