

From: Scala, Mary Joy
Sent: Friday, September 29, 2017 3:49 PM
To: 'David Kariel'; beto.namnum@gmail.com
Subject: BAR Action - 1400 Wertland Street - September 19, 2017

September 29, 2017

Alberto Nunnum
1329 W Main Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 17-09-05
1400 Wertland Avenue
Tax Parcel 090074000
Fourteenth Street Mall, LLC, Owner/ Alberto Namnum, Applicant
Storefront Alterations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Rd-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted, with lighting fixture details to be circulated by email for administrative approval at a later date. Earnst seconded. The motion was approved (7-0).

This certificate of appropriateness shall expire in 18 months (March 19, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2017**



Certificate of Appropriateness Application

BAR 17-09-05

1400 Wertland Street

Tax Parcel 090074000

Fourteenth Street Mall, LLC, Owner/ Alberto Namnum, Applicant

Storefront Alterations

Background

1400 Wertland Street (1979) is a non-contributing property in the Rugby Road-University Circle-Venable Neighborhood ADC District. The retail space was most recently occupied by St. Maarten's Café. (The historic survey for the building at 101-111 14th Street is attached, which includes this Wertland Street address.)

Application

Roots Natural Kitchen is seeking to occupy the space with a catering and take out location that will complement their restaurant on University Avenue. The application is to replace the awning and fence and to add a new aluminum/glass door and fixed aluminum window.

The awning is supported by an 8" deep aluminum channel supported by 4" square aluminum tubes fastened to the slab. New light fixtures mounted under the canopy will replace existing fixtures.

The proposed awning will be oyster color, a pale gray. The new railing and awning structure will be painted black.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

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

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*

(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;

(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

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

Discussion and Recommendations

Awnings are commonly cantilevered rather than having supporting posts, but in this location it seems appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior alterations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Rd-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 104-71
Negative no(s). 5078-0

SURVEY FORM

Historic name County/Town/City Charlottesville Street address or route number 101-111 14th St. NW	Common name Fourteenth Street Mall
USGS Quad Charlottesville East Original owner Original use commercial Present owner Present owner address Present use commercial Acreage	Date or period 1977 Architect/builder/craftsmen Richard Shank & Associates, architects Source of name Source of date architects Stories Foundation and wall const'n Roof type
State condition of structure and environs excellent	
State potential threats to structure Note any archaeological interest none	
Should be investigated for possible register potential? yes <input checked="" type="checkbox"/> no <input type="checkbox"/> individually? no	
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.) 101-111; brick(stretcher bond); 1-2 stories; flat roof; 5 bays; contemporary; 1977; soldier course above openings; bays angled and stepped; canvas awnings; terraced entrances; brick wall with rail and steps near street; street furniture and planters; 1 entrance in each bay; plate glass with metal sash; round window in northernmost bay.	
Interior inspected? yes, good condition	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.) The site was formerly occupied by King's Green House once owned by L.A. King who lived next door at 201 14th St. until 1921. Several greenhouses were on the site, being brick with glass roofs. By 1920 a stuccoed wood office also was on the site. <p style="text-align: center;">Sanborn Insurance Maps, 1907, 1920</p>	

Sources and Bibliography

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

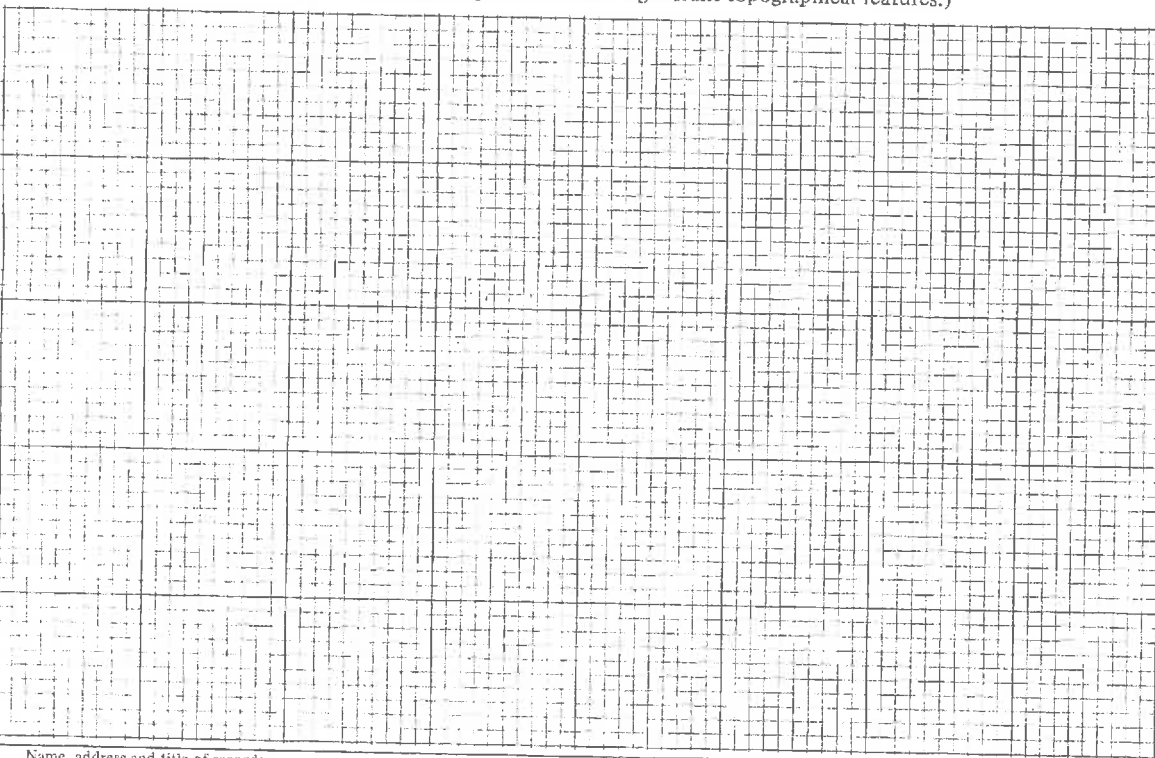
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

Jack Abgett, Charlottesville

Date

March 1980

FOURTEENTH STREET, NW

101-111 14th Street, NW



STREET ADDRESS:	101-111 14th Street, NW
MAP & PARCEL:	9-74
PRESENT ZONING:	WMN
ORIGINAL OWNER:	
ORIGINAL USE:	Commercial
PRESENT USE:	Commercial
PRESENT OWNER:	Fourteenth Street Mall, LLC
ADDRESS:	P.O. 7765 Charlottesville, Va. 22906
DATE/ PERIOD:	1979
STYLE:	Modern commercial
HEIGHT IN STORIES:	1.0 stories
DIMENSIONS AND LAND AREA:	8,860 sq ft/0.259 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	No

ARCHITECTURAL DESCRIPTION

This 1-story, flat-roofed, brick commercial block is made up of a series of identical storefronts that are sited at an angle to the sidewalk. They are non-contributing to the District because of their age.

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



September 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-09-05

1400 Wertland Avenue

Tax Parcel 090074000

Fourteenth Street Mall, LLC, Owner/ Alberto Namnum, Applicant

Storefront Alterations

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala / cn".

Mary Joy Scala, AICP
Preservation and Design Planner



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Alberto Nannum Applicant Name Alberto Nannum
Project Name/Description ROOTS NATURAL KITCHEN Parcel Number 090074000
Project Property Address 1400 WERTLAND AVE. (CITY RECORDS SHOW ADDRESS AS 101-111 14th STREET NW)

Applicant Information

Address: 1329 W Main St
Charlottesville VA 22903
Email: alberto.nannum@gmail.com
Phone: (W) (917) 5599157 (C) _____

Property Owner Information (if not applicant)

Address: PO Box 7765
Charlottesville VA 22906
Email: _____
Phone: (W) 434 473 1321 (C) _____

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

Signature of Applicant

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

[Signature] 08/25/2017
Signature Date
Alberto Nannum 08/25/2017
Print Name Date

Property Owner Permission (if not applicant)

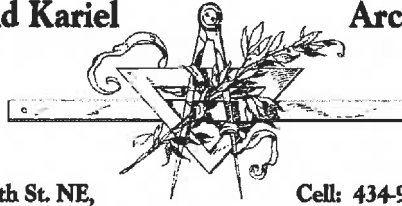
I have read this application and hereby give my consent to its submission.

[Signature] 8/28/17
Signature Date
Robin Lee Sr 8/28/17
Print Name Date

For Office Use Only
Received by: O. Eubank
Fee paid: 2500 Cash/Ck. # 1067
Date Received: 8/28/17
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

David Kariel

Architect



100 10th St. NE,
Suite 200 Charlottesville, VA 22902

Cell: 434-996-3757

Roots Natural Kitchen --- Proposed Exterior Alterations
8/25/2017



Proposal is to replace existing awning and fence and add window per drawings.



View from corner of Wertland and 14th Street NW showing rest of building. Site is at far right in photo.



View on 14th Street NW showing existing awnings and low fence similar to proposed.



Existing storefront on 14th Street NW. Proposed window and door to match color and material.

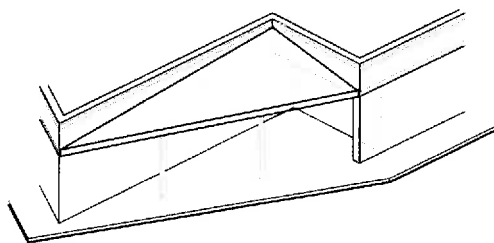


Existing fence at sidewalk at adjacent storefront. Proposed fence to be black and repeat general design of existing.

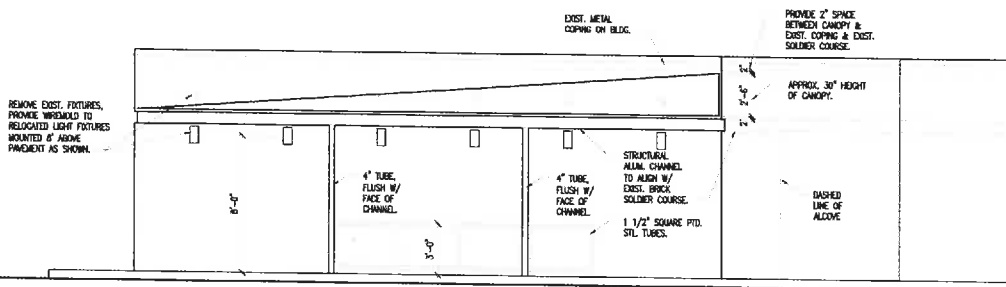


Awning color proposed is **Oyster**; a light grey. Color is similar to light grey/brown of existing lights and trim.

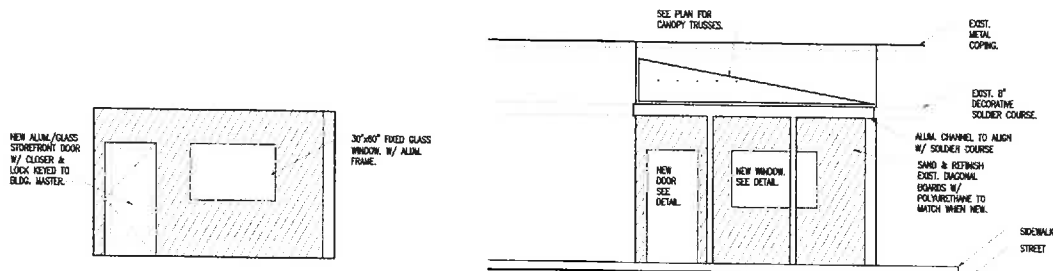
All awning structure and low fence are to be painted black.



4 ISOMETRIC VIEW
1/4" = 1'-0"

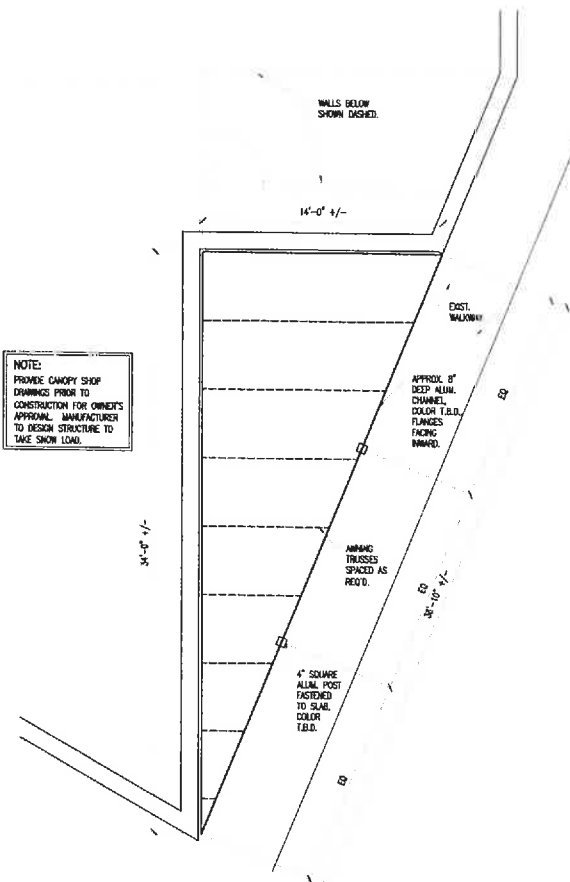


3 CANOPY SIDE ELEVATION
1/4" = 1'-0"



5 DETAIL
1/4" = 1'-0"

2 CANOPY FRONT ELEVATION
1/4" = 1'-0"

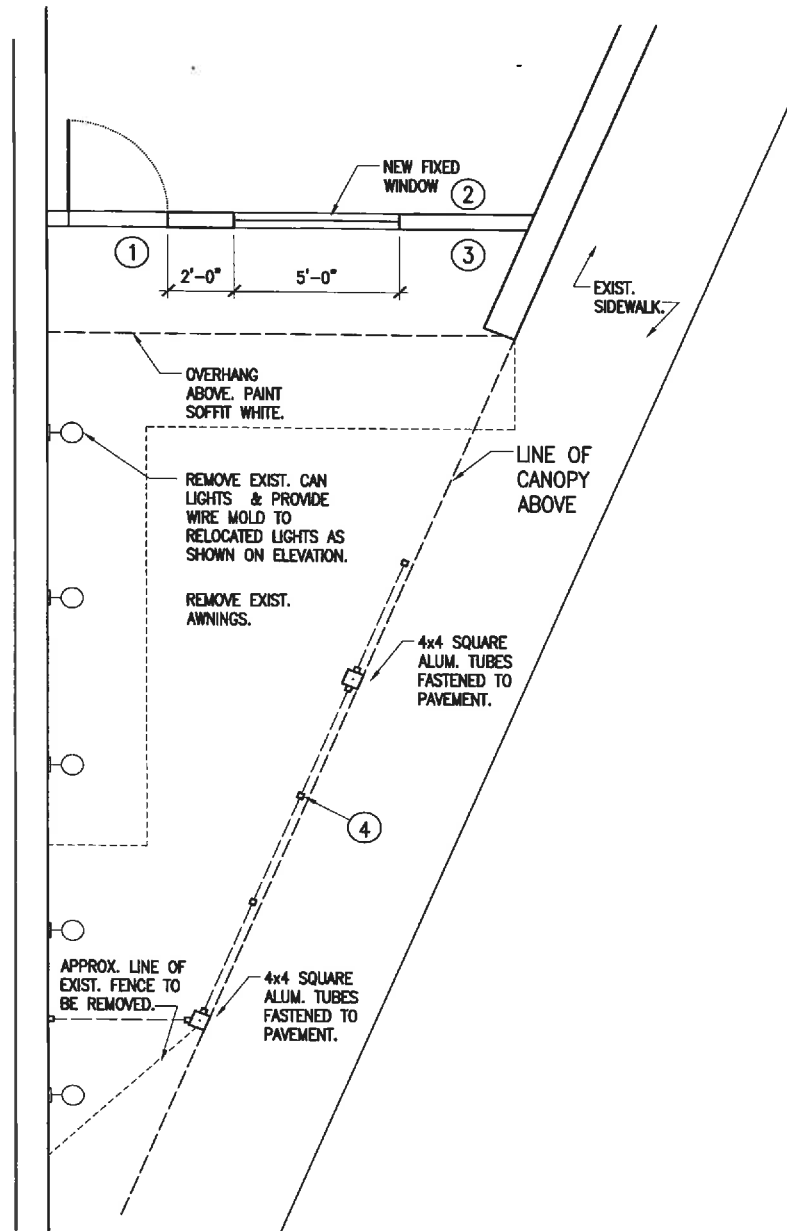


NOTE:
PROVIDE CANOPY SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR OWNER'S APPROVAL. MANUFACTURER TO DESIGN STRUCTURE TO TAKE SHOWN LOAD.

1 CANOPY PLAN
1/4" = 1'-0"

CONSTRUCTION NOTES

- 1 NEW ALUM./GLASS DOOR W/ CLOSER & LOCK KEYED TO BUILDING MASTER.
- 2 PROVIDE NEW FIXED GLASS WINDOW IN ALUM. FRAME.
- 3 PAINT EXIST. WOOD DIAGONAL AS SPECIFIED. SEE ELEVS. FOR MORE INFO.
- 4 PROVIDE NEW 36" TALL ALUM. MODULAR FENCE, PAINTED TO MATCH NEW CANOPY. EXIST. HOLES IN PAVEMENT TO BE PATCHED.



1 FLOOR PLAN