

From: Scala, Mary Joy
Sent: Tuesday, July 02, 2013 2:03 PM
To: 'Tim Michel'
Cc: Neal Gropen (NGropen@gropen.com)
Subject: BAR Action 410 E Water St

Tim Michel
410 E Water Street Suite 500
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 13-06-02
410 E Water Street Suite 500
Tax Map 28 Parcel 60.1H
Charlottesville East, Inc, Owner/ Gropen, Inc, Applicant
Entrance canopy

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2013. The following action was taken:

Approved (7-0) with canopy color to match existing door frames; brick mount to match other hardware color; canopy to be located 2 brick courses above jack arch.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (December 18, 2014), 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 construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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

Sincerely yours,

Mary Joy Scala, AICP
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
April 16, 2013**

Certificate of Appropriateness Application

BAR 13-06-02

410 E Water Street Suite 500

Tax Map 28 Parcel 60.1H

Charlottesville East, Inc, Owner/ Gropen, Inc, Applicant

Entrance canopy

Background

410 East Water Street is the east side of a contributing structure located in the Downtown ADC district. The east end was built in 1897; the west end was added in 1917. The courtyard historically served as a warehouse loading area with multiple loading docks for the transfer of dry goods. There have been many changes to the windows and doors over the years.

June 1981 – (400-418 E Water Street) Site plan for courtyard with trees and rear parking lot.

December 1986 – (400-418 E Water Street) The King Building commercial condominiums created.

April 28, 1987 – (414 E Water Street) DBAR approved closing existing central entrance and substituting two windows under existing brick arches.

August 2003 – (410 E Water Street) The BAR approved a rear window replacement and 3 street tree replacements.

November 2003 – (410 E Water Street) Administrative approval to add black metal fence in rear.

December 2003 – (400 E Water Street) Administrative approval to repaint doors and trim.

June 2004 – (410 E Water Street) The BAR approved replacing three existing fixed windows (two facing courtyard and one facing E Water Street) with one operable entry opening into the courtyard, and two fixed openings (same brick openings but more glass area).

August 17, 2004 – (410 E Water Street) steps and railing deferred.

September 21, 2004 – (410 E Water Street) The BAR approved concrete steps with brick cheek wall and metal rail.

April 16, 2013 – (418 E Water Street) The BAR approved (7-0) replacing a window with a door, with the door opening to be no wider than the existing window opening, with the existing jack arch to remain, and with details drawn to scale, including the elevation of the door and the amount of brick to be removed, to come back to staff for approval.

Application

The applicant proposes to add an entrance canopy over the courtyard entrance to Signature Investments.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements incompatible with the existing structure.*
9. *In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*

Discussion and Recommendations

Signature Investments currently has a projecting sign on Water Street. The canopy sign will be their second sign, which is permitted.

The canopy is in keeping with the former warehouse use of the building. The canopy should be placed above the brick jack arch.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, and for Rehabilitations, I move to find that the proposal to add a canopy satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or subject to the following modifications....).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 410 East Water Street
Map and Parcel: 28-60
Census Track & Block: 1-204
Present Owner: Charles King & Sons, Co., Inc.
Address: 410 East Water Street
Present Use: Wholesale Grocers
Original Owner: Charles King
Original Use: Wholesale Grocers

BASE DATA

Historic Name: Chas. King & Sons Company
Date/Period: 1897, 1916
Style: Victorian
Height to Cornice:
Height in Stories: 2
Present Zoning: M-1
Land Area (sq.ft.): 23,776
Assessed Value (land + imp.): 148,100

ARCHITECTURAL DESCRIPTION

The first building in the Charles King and Sons Company, Inc., warehouse complex, that at the east end of the 400 block of East Water Street, is of a vernacular Victorian style. The street front facade is composed of three bays, defined by projecting piers at the corners and between bays. A simple cornice and parapet wall (with the central bay stepped higher) crown the facade and conceal a low-pitch, gable roof covered with standing-seam tin. Height is two-storied above a full basement. Wall construction is brick with heavy-timber, post and beam interior structure. The building covers the full extent of the lot, stretching between Water Street and the C & O Railroad tracks, with the exception of a small courtyard opening onto Water Street just west of the main facade. Windows are metal, six-over-six-light double-hung sash with segmental-arch lintels on the first floor, and metal frame, banded windows on the second. Skylights help to light the upper storey. The door to the main office is balanced to the left of a single window in the central bay of the facade. A "HAVE A TAMPA" advertisement decorates the door transom-light, and a long painted, white-on-black sign, reading "CHAS. KING & SON CO., Inc. WHOLESALE GROCERS," stretches across the facade between first and second floors. The expansion onto the western half of the block in 1916 is in simplified conformity with the original facade. Toward the center of the block, next to the old courtyard a slightly higher and narrower version of the first edifice was constructed. A low section of garage doors joins this central block to a somewhat smaller and simpler corner building that was built to house horses and feed.

HISTORICAL DESCRIPTION

On October 17, 1895, Charles King of Alexandria, Virginia purchased from George Perkins, Special Commissioner, and Hattie S. Payne, the house and lot on the southwest corner of Water and Fifth Streets (City DB 6-326). Charles King and Son Company, Wholesale Grocers, a firm founded in 1877 and based in Alexandria, was expanding to Charlottesville. At the end of 1896, an explosion and fire, allegedly caused when sparks from a passing train touched off gunpowder stored in a wooden addition, leveled the existing building. This loss was immediately replaced in 1897 by a new warehouse and office building, that which still stands on the site today. 1907 and 1911 saw purchased from James E. Irvine (DB 18-161) and from E.W. Moss and W.A. Marshall (DB 22-425) respectively: these acquisitions gave the King Company ownership of the entire block on the southside of Water Street between Fifth and Fourth Streets, S.E. Existing buildings on these two latter lots were removed and a second warehouse complex was added to the first in 1916. Charles King and Son Company, Inc., in its 100th year of operation, still does business from these original buildings. See also: City DB 17-180.

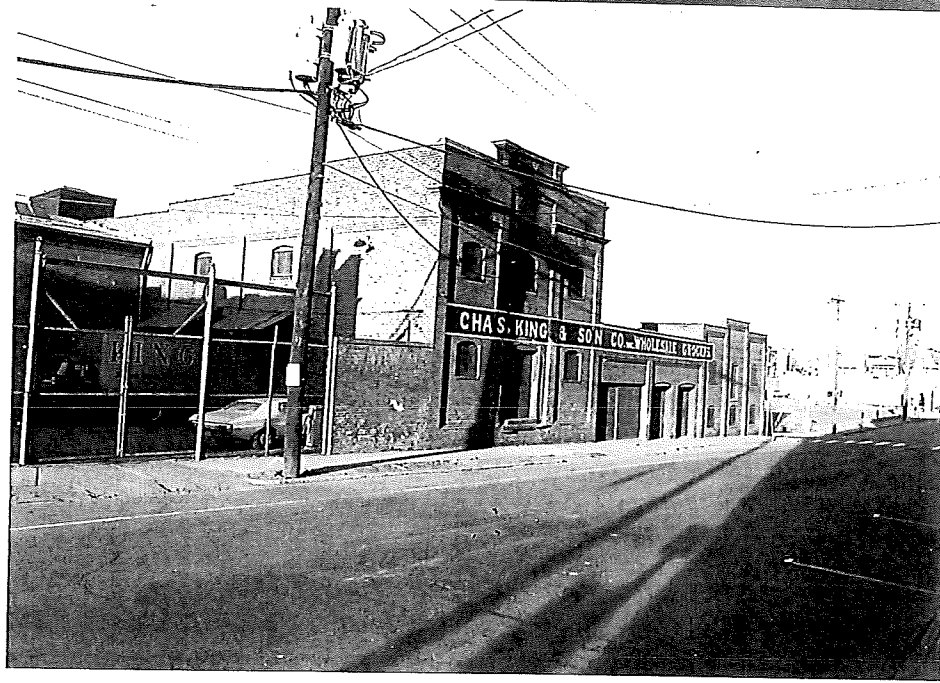
GRAPHICS

CONDITIONS

Good

SOURCES

City Records
B.E. Harlow, Company President
Arthur M. King, Company Director



1974



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 Fax (434) 970-3359

RECEIVED

MAY 29 2013

NEIGHBORHOOD DEVELOPMENT SERVICE

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name <u>Tim Michel, Signature.</u>	Applicant Name <u>Kalle Cullinan, Gropen, Inc</u>
Project Name/Description <u>Entrance Sign</u>	Parcel Number <u>28 - 60.1H</u>
Property Address <u>410 Water St E, Suite 500</u>	

Applicant Information

Address: 1144 East Market St
Charlottesville, VA 22902
 Email: kcullinan@groopen.com
 Phone: (W) 434-295-1924 (H) _____
 FAX: 434-295-1926

Property Owner Information (if not applicant)

Address: 410 Water St E, Suite 500
Charlottesville, VA 22902
 Email: tim.m.michel@gmail.com
 Phone: (W) _____ (H) _____
 FAX: _____

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Kalle Cullinan 5/22/13
 Signature Date

Kalle Cullinan 5/22/13
 Print Name Date

Property Owner Permission (if not applicant)

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

Tim Michel 5/24/13
 Signature Date

Tim Michel
 Print Name

Description of Proposed Work (attach separate narrative if necessary): Entrance canopy to be built over side entrance of Signature on Water St. It will be made of 10" tall aluminum channel, painted black with 6" tall lettering made of brushed aluminum. The canopy structure will attach to the brick wall with a rod and clevis system that will anchor to plates painted to match the brick.

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

Plan, section, elevation and detail drawings of the proposed structure, Photographs of the property and sign location, Photograph of the rod and clevis, Material samples.

For Office Use Only

Received by: BSW
 Fee paid: 125.00 Cash/Ck. # 30453
 Date Received: 5/29/2013

Approved/Disapproved by: _____

Date: _____

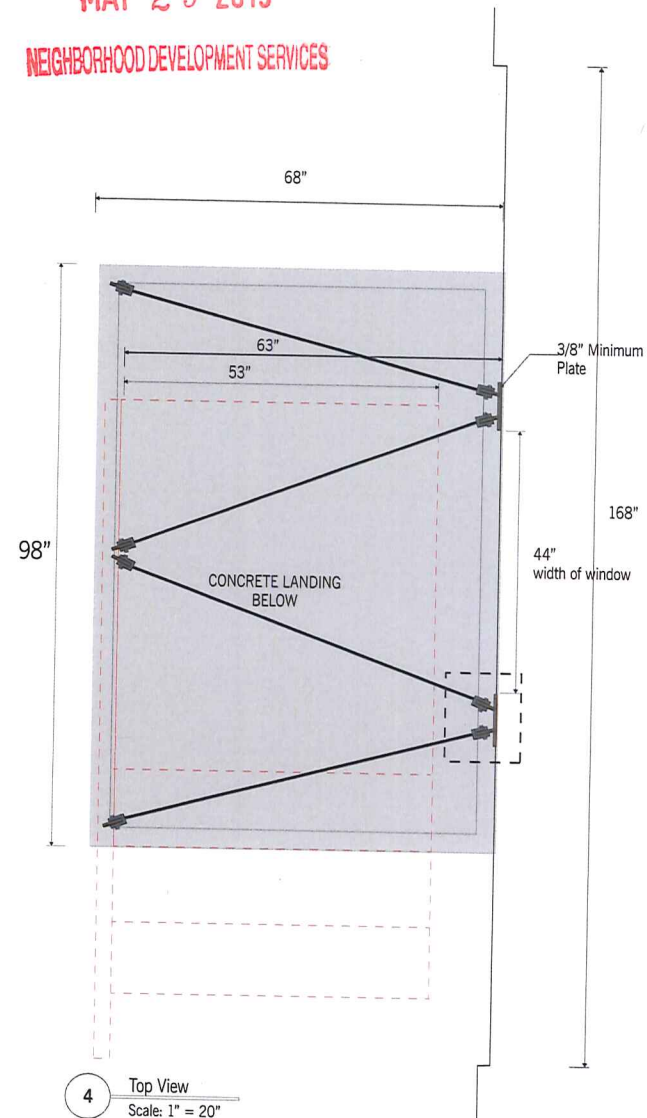
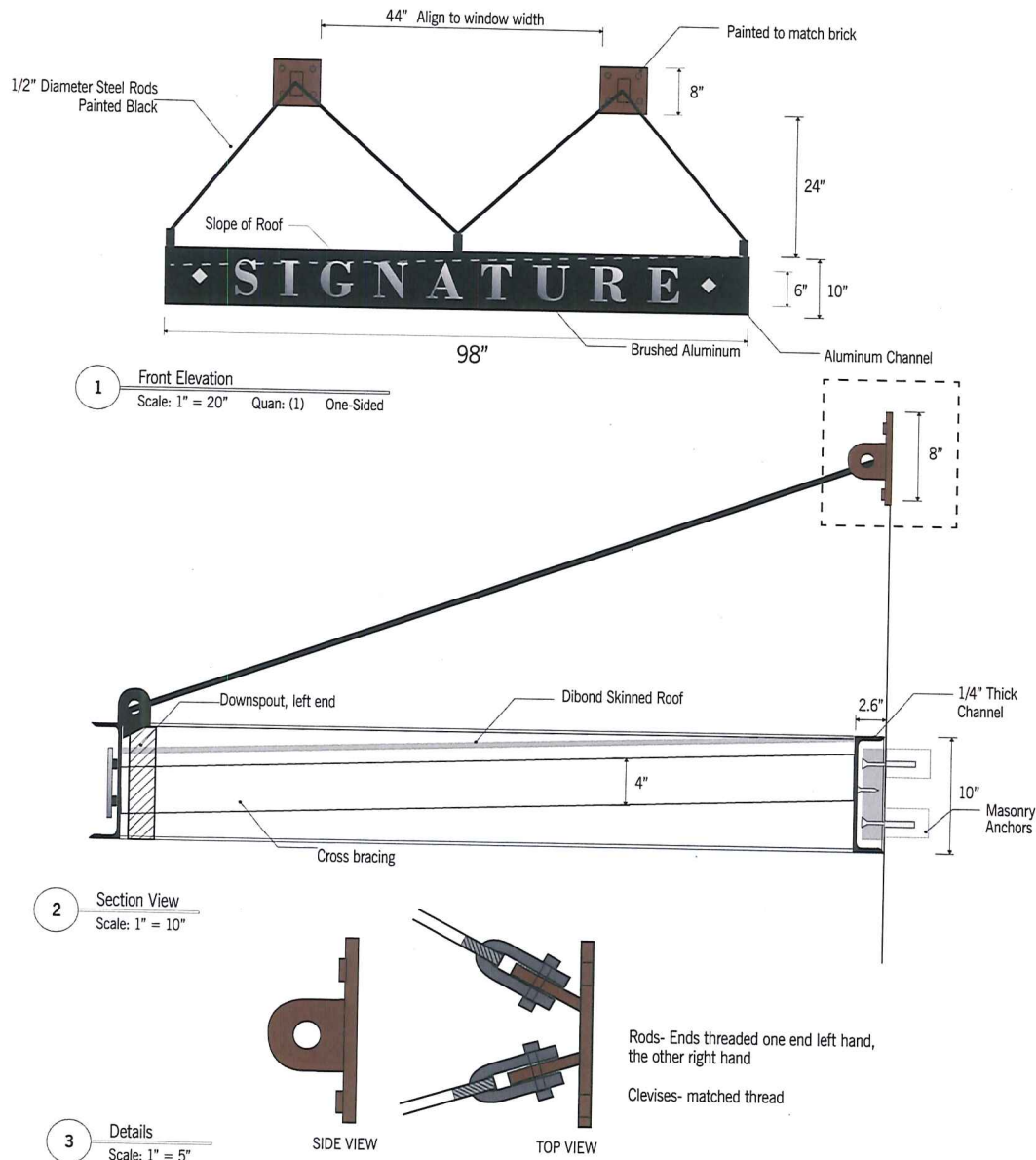
Conditions of approval: _____

P13-0096

RECEIVED

MAY 29 2013

NEIGHBORHOOD DEVELOPMENT SERVICES



1144 East Market St.
Charlottesville, VA 22902
(434) 295-1924
(434) 295-1926 FAX
www.gropen.com

Client:
Signature Financial Mgmt
B. Wister Morris
434 409-4759
wmorris@sigfin.com

Project:
Entrance Canopy

Date:
May 17, 2013

Lead:
NHG

Designer:
K. Cullinan

Rev. Date	No.	Description	Hrs.
5/17/13	1	First draft	1
5/24/13	2	Resize canopy	1

Materials:
Welded Aluminum
Dibond

Colors:
Black

Fonts:
Bodoni

Work Order:
22577

Sheet Number: 1 of 1

Screen and print colors may differ from selected color specification. True-color samples available on request.

With the exception of previously copyrighted work furnished by client, the above rendering remains the exclusive property of Gropen, Inc.. This design may not be copied in whole or in part without the written consent of Gropen, Inc..



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CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
434-970-3182
Fax 434-970-3359
www.charlottesville.org

AFFIDAVIT OF MAILING

To File: 410 E. Water Street, Suite 500 (BAR 13-06-02)

I, Deronda Eubanks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on June 4, 2013.

Signed:

Deronda Eubanks

ADDRESSES

See Attachments

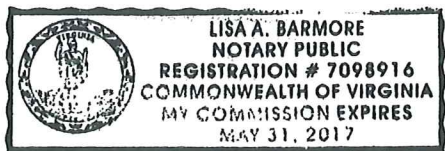
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of June 2013, by Deronda Eubanks.

My Commission Expires: May 31, 2017.

Notary Public



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



June 4, 2013

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 13-06-02

410 E Water Street Suite 500

Tax Map 28 Parcel 60.1H

Charlottesville East, Inc, Owner/ Gropen, Inc, Applicant

Entrance canopy

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 18, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd 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,

Mary Joy Scala, AICP
Preservation and Design Planner

BHN, LLC
P O BOX 100
CHARLOTTESVILLE VA 22902

CHARLOTTESVILLE EAST INC
503 FAULCONER DRIVE #5
CHARLOTTESVILLE VA 22903

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CHARLOTTESVILLE VA 22903

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CHARLOTTESVILLE EAST INC
503 FAULCONER DRIVE #5
CHARLOTTESVILLE VA 22903

JA-ZAN LIMITED PARTNERSHIP
P O BOX 9035
CHARLOTTESVILLE VA 22906

MICHEL & MICHEL, LLC
503 FAULCONER DRIVE #5
CHARLOTTESVILLE VA 22903

SKINNER, KEITH TR-418 E WATER
ST LD TR
418 EAST WATER STREET
CHARLOTTESVILLE VA 22902

SKINNER, KEITH TR-418 E WATER
ST LD TR
418 EAST WATER STREET
CHARLOTTESVILLE VA 22902

UPWIND HOLDINGS, LLC
107 5TH ST SE STE B
CHARLOTTESVILLE VA 22902

WATER TOWER, LLC
100 10TH ST NE STE 200
CHARLOTTESVILLE VA 22902