

Scanned

From: Scala, Mary Joy
Sent: Tuesday, April 23, 2013 9:02 AM
To: rkroner@scottkroner.com
Cc: DeTuncq Builders (detuncqbuilders@comcast.net)
Subject: BAR action

April 23, 2013

Keith Skinner, Trustee of 418 E Water Street Land Trust
PO Box 2737
Charlottesville, VA 22902
ATTN: Bob Kroner

Certificate of Appropriateness Application

BAR 13-04-04
418 E Water Street #800
Tax Map 28 Parcel 601K
DeTuncq Builders, Applicant/Keith Skinner, Trustee, Owner
Remove existing window and install new door

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

Approved (7-0) 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.

Please submit the details for approval when you are ready.

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 (October 16, 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.

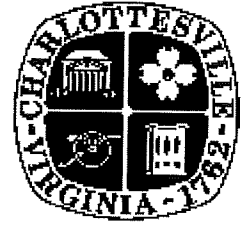
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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 13-04-04

418 E Water Street #800

Tax Map 28 Parcel 601K

DeTuncq Builders, Applicant/Keith Skinner, Trustee, Owner

Remove existing window and install new door

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.

Application

The applicant proposes to replace an existing window that faces Water Street with a new door and transom. The existing window opening is 35 inches; the new door opening is proposed to be 40 inches, requiring the masonry opening to be enlarged. The proposed door is 3 feet x 7 feet, to match an existing metal/glass door that faces east. A sketch submitted with the application shows that a new brick jack arch to match existing is proposed above the transom.

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;*
 - 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 - 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 - 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 - 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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 Guidelines for Rehabilitation include:

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.*

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal or 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

This 1897 portion of the King Warehouse originally had two small windows in the left bay, a door and a small window in the center bay, and a large loading door in the right bay. All the first floor openings were constructed with brick jack arches. On the second floor in the first and third bays there were metal framed, horizontal windows. This configuration remained at least through 1974, according to photos.

Sometime between 1974 -1987, A.G. Edwards created in the center bay a wide, double door opening with canopy, and an equally wide, new window opening above. The loading door in the right bay was changed to two small windows, and the metal frame windows on the second floor were replaced with modern windows.

In 1987 the DBAR approved a plan to fill in the large center bay entrance, and to replace it with two small windows similar in width to the original door and window, under the existing brick arches that still remained in place.

The current proposal will take the center bay back to the original door and window configuration. Staff has requested an architectural drawing from the applicant to explain the details of enlarging the masonry opening, how the door step-up will be incorporated into the design, and how the jack arch will relate to the new opening. Perhaps the original jack arch could be adjusted, rather than replaced, to accommodate the wider door opening.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposal to replace a window with a new door and transom 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 Tract & 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 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-stories 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

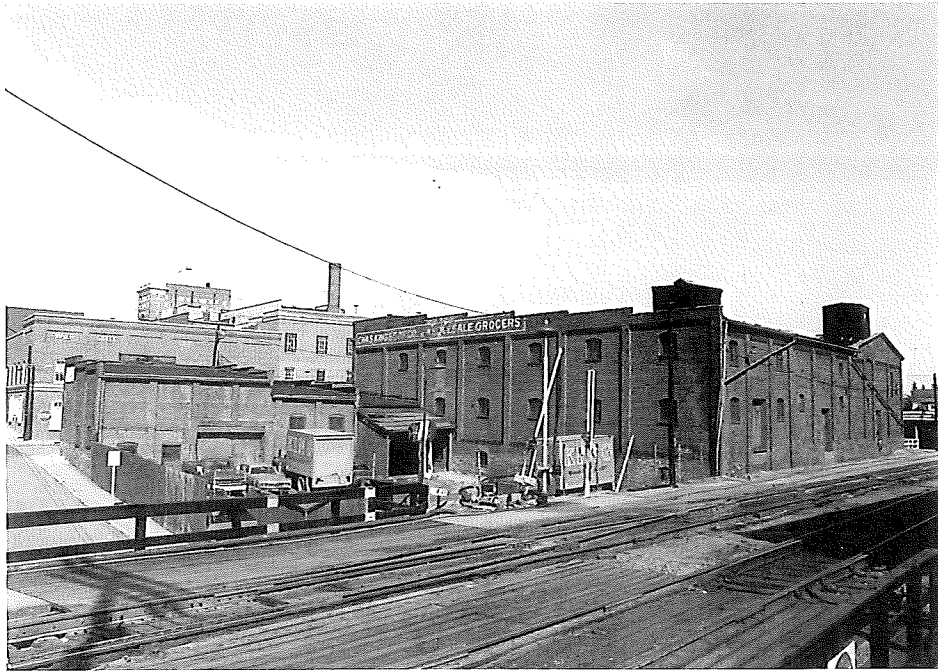
City Records
B.E. Harlow, Company President
Arthur M. King, Company Director

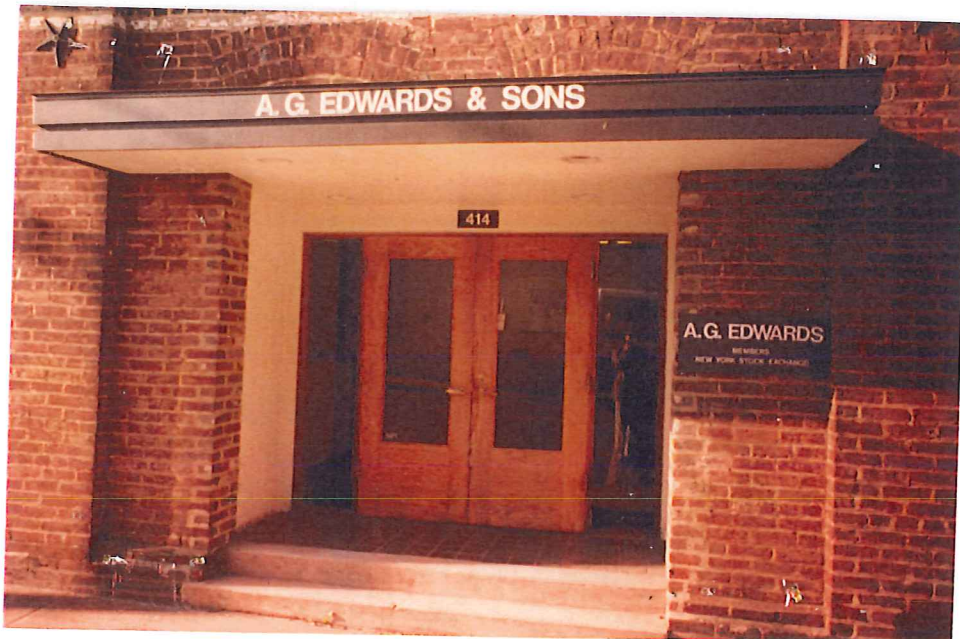


1974



August 1974





April 1987



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

MAR 26 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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	Keith Skinner, Trustee of	Applicant Name	DeTuncq Builders
	418 E Water Street Land Trust		
Project Name/Description	Water Street Facade Renovatin	Parcel Number	2800601K0
Property Address	418 East Water Street, #800, Charlottesville, VA 22902		

Applicant Information DeTuncq Builders

Address: P. O. Box 7705
Charlottesville, VA 22902
Email: detuncqbuilders@comcast.net
Phone: (W) 434 979-1511 (H) _____
FAX: _____

Property Owner Information (if not applicant) *

Address: P. O. Box 2737; 418 E. Water St.
Charlottesville, VA 22902
Email: rkroner@scotttkroner.com
Phone: (W) 434 296 2161 (H) n/a
FAX: 434 293 2073

*owner contract: Bob Kroner
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.)

By Bradley S. DeTuncq 3/25/2013
Signature Date

Brad DeTuncq 3/25/2013
Print Name Date

Property Owner Permission (if not applicant)

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

Keith Skinner, Trustee 3/25/2013
Signature Date

Keith Skinner, Trustee 3/25/2013
Print Name Date

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

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

See List of All Attachments

For Office Use Only

Received by: J. Barnore
Fee paid: \$125.00 Cash/Ck. # 1107
Date Received: 3/26/2013

P13-0051

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

4

PHOTO OF PROPERTY



PHOTOS OF CONTIGUOUS PROPERTIES

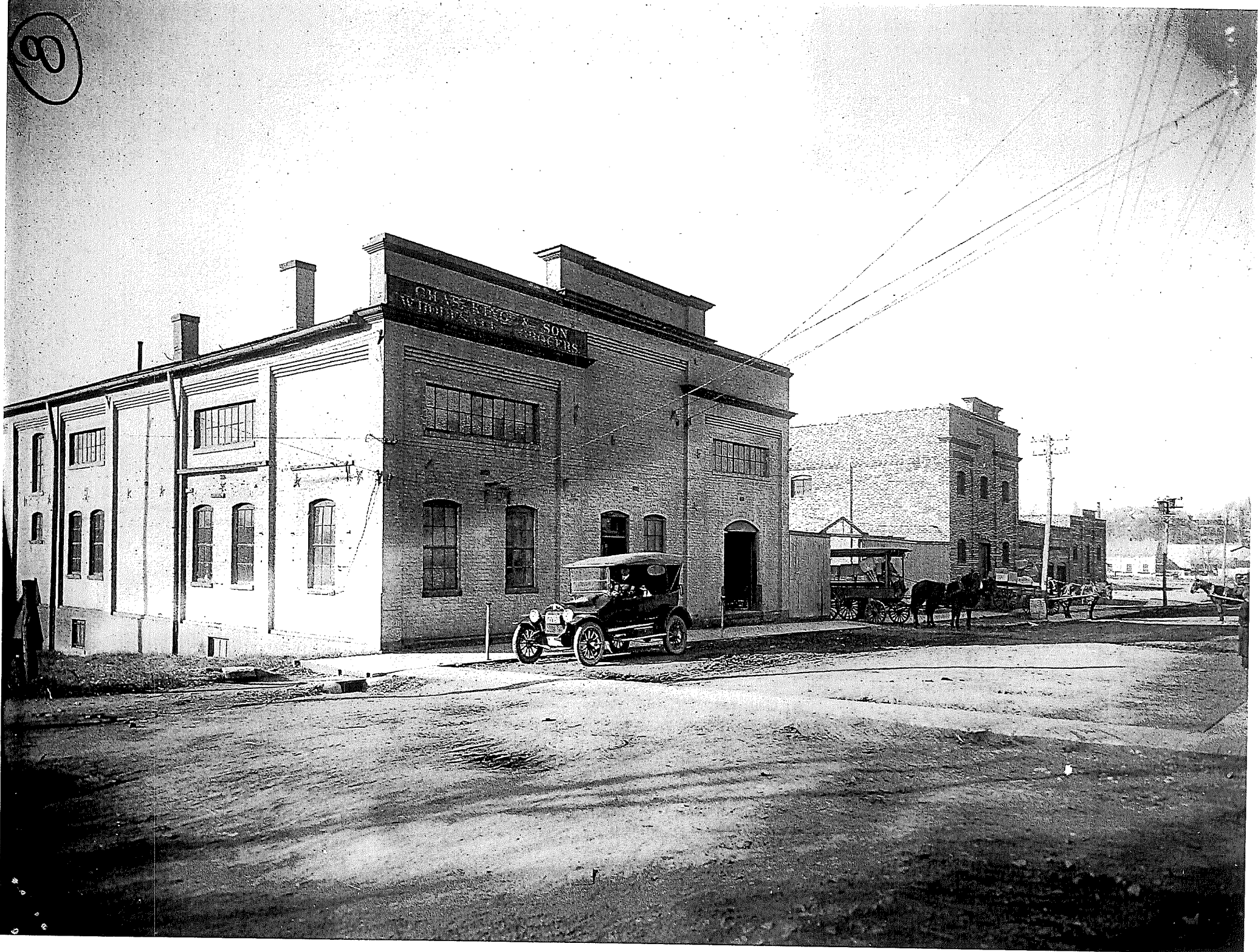
Parking Lot to west of Property



PHOTOS OF CONTIGUOUS PROPERTIES

410 East Water Street-located east of Property





LIST OF ATTACHMENTS

1. GIS Summary sheet of Property
2. Description of Proposed Work
3. Proposed Changes to Exterior of Property
4. Photo of Property
- 5., 6. Photos of contiguous properties
7. Photo showing sample of new exterior door proposed
8. Historic early 1900 photograph of Property



Search

Results

Details

Map

Printer-Friendly

Map Not Available

[Back To Results](#)

418 E WATER ST #800

Summary

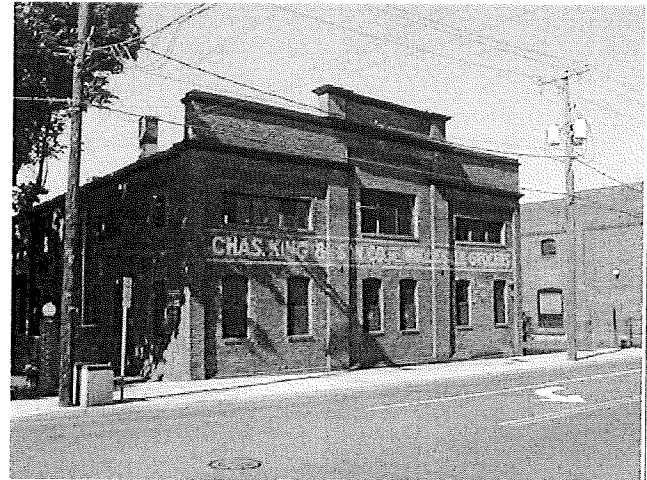
Details

Ownership History

Assessment History

Base Information

Parcel Number:	2800601K0	Current Owner:	SKINNER, KEITH TR-418 E WATER ST LD TR
State Code:	4.0 Comm. & Ind.	Attention:	
Tax Type:	Taxable	Owner Address:	418 EAST WATER STREET
Zone:	WSH	Owner City State:	CHARLOTTESVILLE VA
Appraiser:	DWB	Owner Zip Code:	22902
Acreage:	0.3660		
Asmt Reason:	General Reassessment		
Legal:	PARCEL A #800 KING BLD CONDO		



Additional Data

Elementary School Zone: Burnley-Moran
Voting Precinct: Recreation
Neighborhood: North Downtown

Stormwater Utility Information

Impervious Area: 11,930 sq. ft.
Billing Units: 24
Projected Stormwater Utility Annual Fee: \$31.44
[Click here for more information](#)

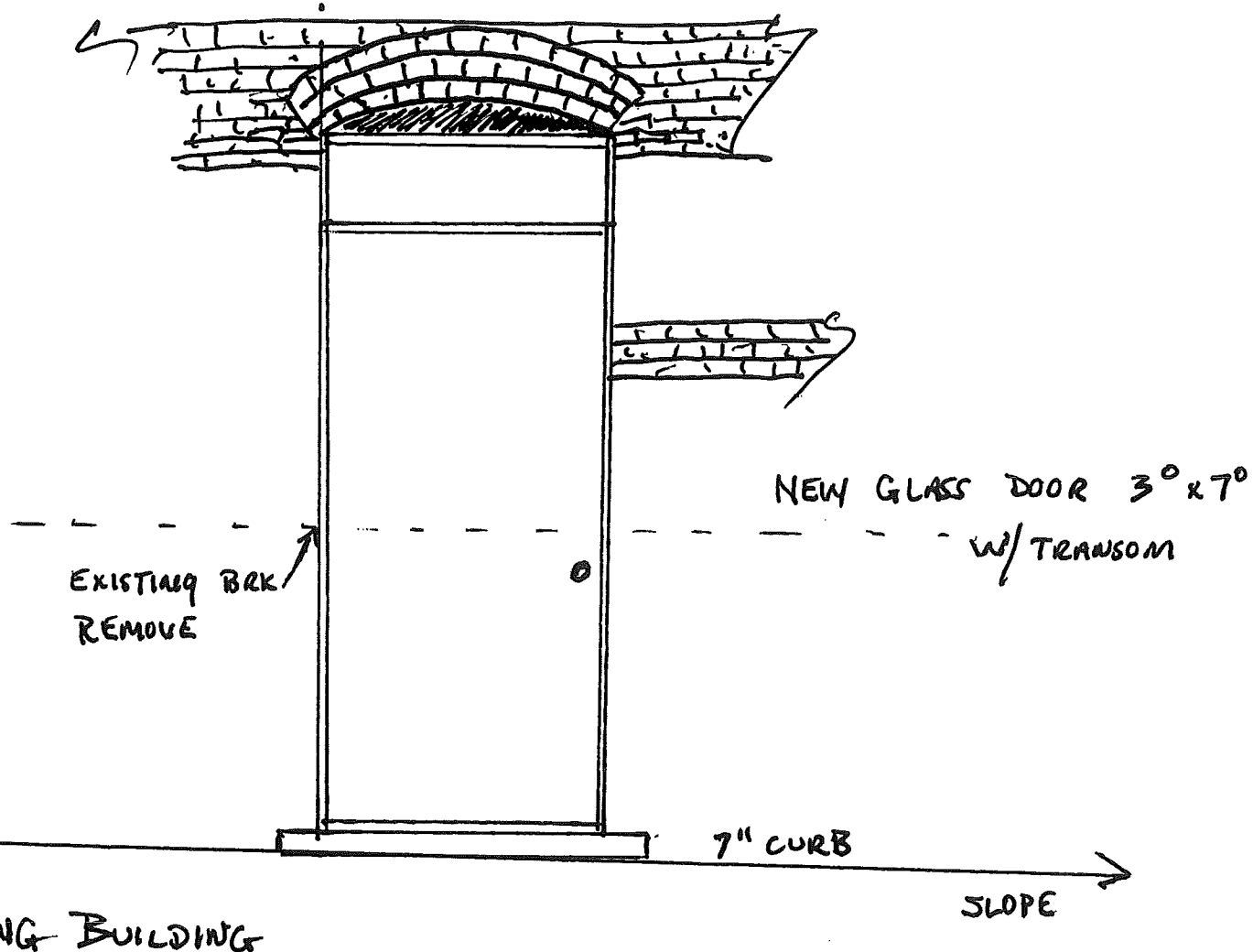
Description of Proposed Work

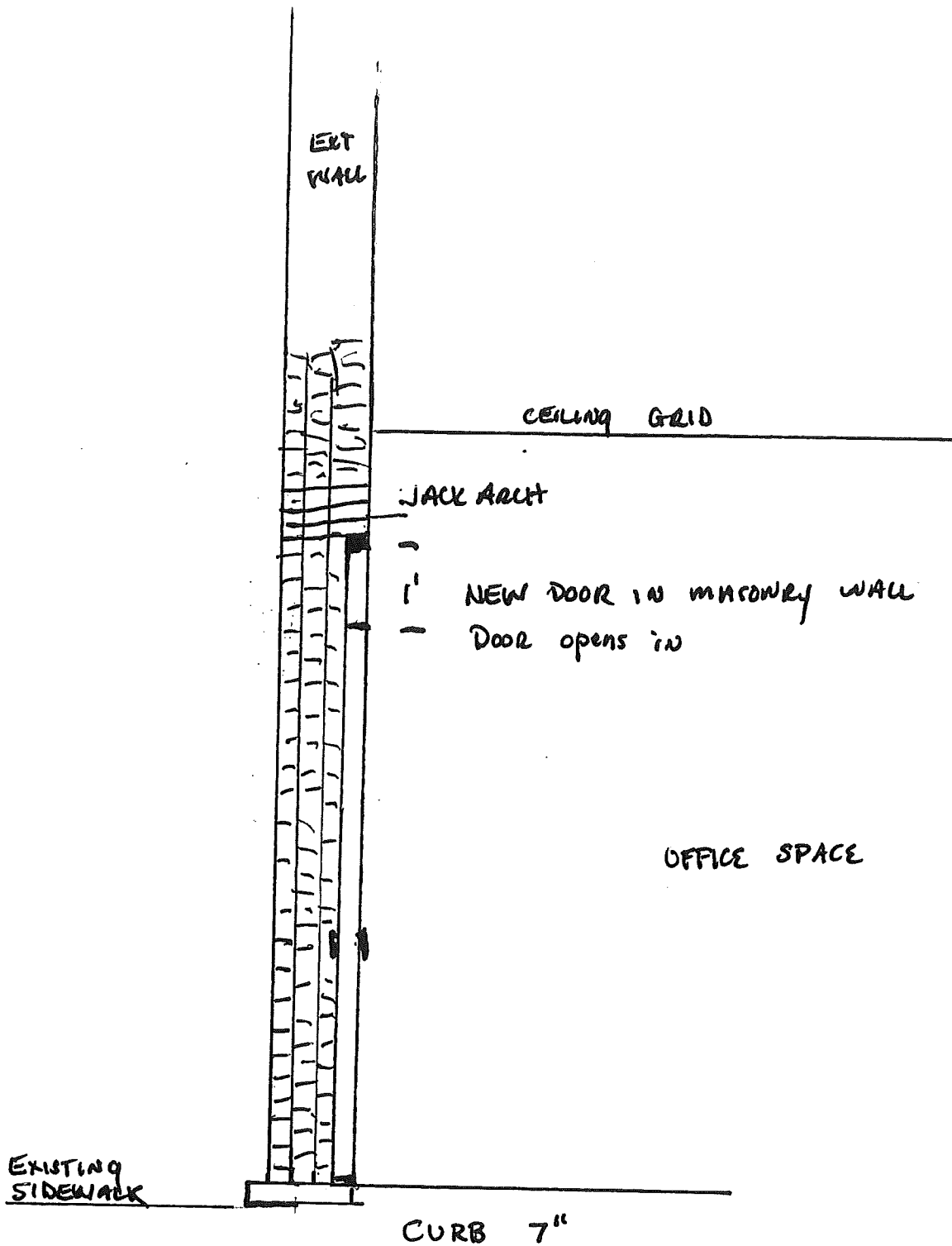
Remove existing window - see item 4. Photo of Property - (*window to be removed)
and install new door - see items 3. Proposed Changes to Exterior of Property and 7. Photo showing sample of new exterior door proposed

3

Existing window opening 35"
NEW DOOR 40"

NEW JACK ARCH
match existing





KING BUILDING

PHOTO SHOWING SAMPLE OF NEW EXTERIOR DOOR PROPOSED



BAR 13-04-04



PROPOSED WATER STREET ELEVATION

PHOTO OF PROPERTY



PHOTOS OF CONTIGUOUS PROPERTIES

Parking Lot to west of Property



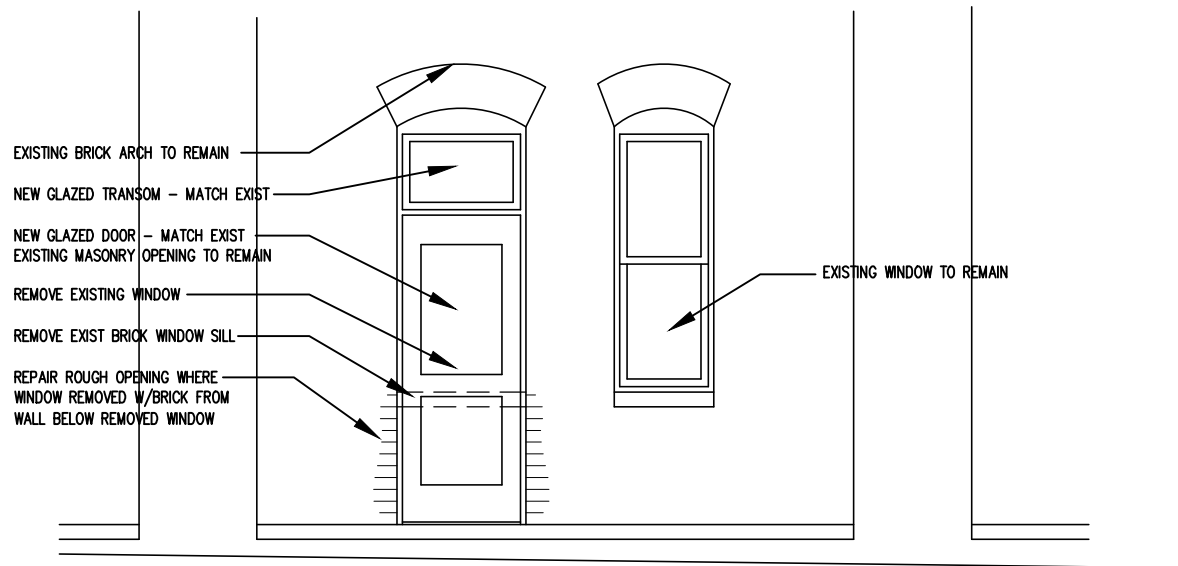
PHOTOS OF CONTIGUOUS PROPERTIES

410 East Water Street-located east of Property



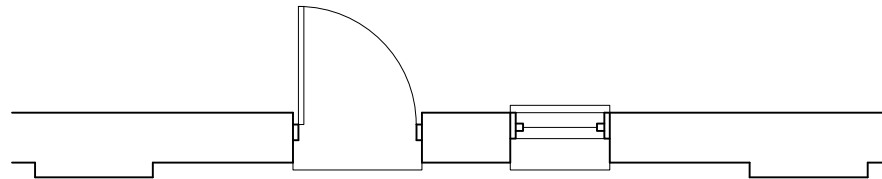
PHOTO SHOWING SAMPLE OF NEW EXTERIOR DOOR PROPOSED





ELEVATION

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



WALL PLAN

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

BAR 13-04-04 418 E WATER STREET

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



AFFIDAVIT OF MAILING

To File: 418 E Water Street #800 (BAR 13-04-04)

I, Kristin Rourke, 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 April 1, 2013.

Signed:

Kristin Rourke

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of April 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.



Pamela G. Murray
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



April 1, 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 13-04-04
418 E Water Street #800
Tax Map 28 Parcel 601K
DeTuncq Builders, Applicant/Keith Skinner, Trustee, Owner
Remove existing window and install new door

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 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

ALEXANDER, GERARD
3103 P ST NW
WASHINGTON DC 20007

CHARLOTTESVILLE EAST INC
503 FAULCONER DRIVE #5
CHARLOTTESVILLE VA 22903

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

LEE, WAYNE M & HILLARY M
9637 EAGLE RIDGE DR
BETHESDA MD 20817

MERSHON, CAROL
112 5TH STREET SE 4D
CHARLOTTESVILLE VA 22902

NELSON, KRYZIA, TR WILLIAM CARMEL TR
507 E WATER ST
CHARLOTTESVILLE VA 22902

PROMISEL, JUDITH L, TRUSTEE
3228 AMBERLEY LANE
FAIRFAX VA 22031

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

WELLS, ALFRED, III
P O BOX 1051
CHARLOTTESVILLE VA 22902

CAMPBELL, ALEC B & BRUCE
4303 FREE UNION ROAD
FREE UNION VA 22940

EAST WATER STREET PROPERTIES, LLC
1306 GASKINS ROAD STE A
RICHMOND VA 23238

JOHNSON, GEORGE, TRUSTEE
1589 APPLING RD
CORDOVA TN 38016

LEVACA, ELIZABETH B
112 5TH STREET SE 5C
CHARLOTTESVILLE VA 22902

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

PALMER, KEVIN J & DANA M
2700 VINTON COURT
CHARLOTTESVILLE VA 22901

RANDALL, PETER J & LEE
P O BOX 492
ALAMEDA CA 94501

VHM CORPORATION
440 OAK CIRCLE
CHARLOTTESVILLE VA 22901

WOODRIF, JAFFRAY P
O COURT SQ
CHARLOTTESVILLE VA 22902

CANVASBACK REAL ESTATE & INVEST LLC
P O BOX 2378
CHARLOTTESVILLE VA 22902

HOLSINGER HOMEOWNERS ASSOC.
112 5TH STREET SE STE HOA
CHARLOTTESVILLE VA 22902

LEDFORD, GREGORY S & NANCY C
3150 SOUTH ST NW #PD2D
WASHINGTON DC 20007

MALL SUNLIGHT, LLC
ZERO COURT SQUARE
CHARLOTTESVILLE VA 22902

MYATT, DAVID B & PATRICIA D
112 5TH STREET SE 4E
CHARLOTTESVILLE VA 22902

PORTOFINO, LLC & FANG PROPERTIES, LLC
819 BLUE CRAB RD
NEWPORT NEWS VA 23606

SMOOT, ROBERT D
112 5TH STREET SE 4F
CHARLOTTESVILLE VA 22902

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

From: Scala, Mary Joy
Sent: Friday, November 01, 2013 2:55 PM
To: 'jscott@scottkroner.com'
Subject: FW: BAR 13-04-04

I believe you will need to apply for a building permit now.
You will need to revise the drawing to show that the door swings inward.
Send me a copy of the revised drawing; otherwise I am fine with your proposal.

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

From: Robert Kroner [mailto:rkroner@scottkroner.com]
Sent: Friday, August 30, 2013 4:11 PM
To: Scala, Mary Joy
Cc: Joan Scott
Subject: Re: BAR 13-04-04

Mary Joy,

Yes, the door can swing in. Is it sufficient to simply have the architect add a note to that effect?

As to your final questions: Am I correct the door and transom material will be dark bronze metal?
And the intent is to only remove enough brick to insert the door, and repair/replace the area around the new door with existing brick. Yes to all!

Thanks. Enjoy the holiday weekend.

Bob

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From: Mary Scala <scala@charlottesville.org>
Date: Friday, August 30, 2013 1:59 PM
To: Robert Kroner <rkroner@scottkroner.com>
Subject: FW: BAR 13-04-04

Bob,

What happened on this? Can you swing the door in? Just curious.

Mary Joy Scala, AICP

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From: Scala, Mary Joy
Sent: Wednesday, July 24, 2013 4:05 PM
To: 'Robert Kroner'
Subject: RE: BAR 13-04-04

Tom Elliott said, unless more than 49 people are using the door, it should swing in, rather than over the sidewalk.

Can you ask your designer to change that? And confirm the answers to my questions (below) and you are all set. I think you will need a building permit.

Am I correct the door and transom material will be dark bronze metal? And the intent is to only remove enough brick to insert the door, and repair/replace the area around the new door with existing brick.

Mary Joy Scala, AICP

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