

From: Scala, Mary Joy
Sent: Tuesday, January 28, 2014 11:15 AM
To: 'Mark Kestner'
Subject: BAR Action Jan 21, 2014

January 28, 2014

Waterstreet Shops, LLC
218 W Water Street Suite EH-2
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 14-01-01
218 West Water Street
Tax Map 28 Parcel 84E
Water Street Shops, LLC, Owner/ Kjellstrom & Lee Construction, Applicant
New windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 21, 2014. The following action was taken:

The BAR approved (8-0) the new windows facing South Street as drawn. They accepted the applicant's deferral of the replacement of the Water Street steel windows. The BAR requested more information on the condition of the existing windows; and a comparison between the appearance of the existing windows and the proposed replacement windows. They also suggested pursuing repair of the existing windows.

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 (July 21, 2015), 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

RECEIVED

DEC 31 2013

NEIGHBORHOOD DEVELOPMENT SERVICES


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

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 Water Street Shops, LLC Applicant Name _____
 Project Name/Description Waterhouse window addition to place at Parcel Number 280084 E00
 Property Address 218 W. Water St. Suite EH-2, Charlottesville VA 22902

Applicant Information

Address: Kjellstrom & Lee Construction
2815-A North Augusta Street Staunton, Va. 24401
 Email: drodeffer@kjellstromandlee.com
 Phone: (W) 540-213-9083 (H) _____
 FAX: 540-885-9983

Property Owner Information (If not applicant)

Address: 416 E Main Street 301B
22902
 Email: _____
 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.)

Signature [Signature] Date 12/31/13

Dennis Rodeffer

Print Name Dennis Rodeffer Date 12/31/13

Property Owner Permission (If not applicant)

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

Signature [Signature] Date 12/30/13

Print Name Aaron Laffer Date 12/30/13

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

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

For Office Use Only

Received by: [Signature]
 Fee paid: \$125.00 Cash/Ck. # 1326
 Date Received: 12/31/2013

P13-0210

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



**ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.**

31 December 2013

Mary Joy Scala
Preservation and Design Planner
Department of Neighborhood Development Services
City of Charlottesville

Re: 218 W. Water Street - windows

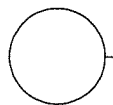
Dear Ms. Scala,

Thank you for taking time to review our proposed adjustments to the 2-story "green building" portion of the Waterhouse project. At this time we are requesting BAR approval to replace the existing steel windows on the Water Street facade with aluminum store front to match the rest of the building. We are also requesting approval to add several storefront windows to the rear of the same building. Please see the attached sketches.

Please let me know if you have any questions.

Sincerely,

Mark A. Kestner, AIA

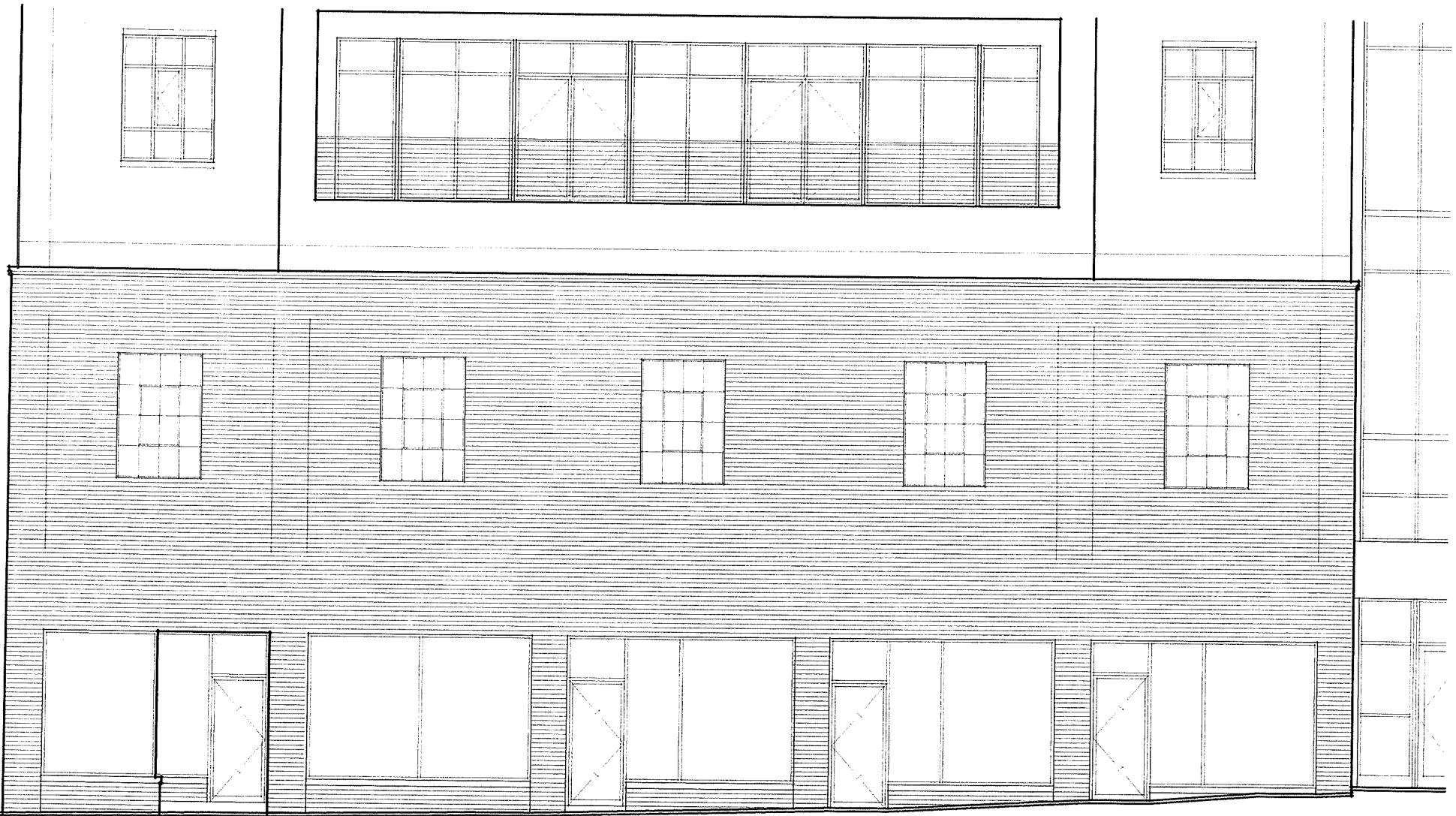


EXISTING NORTH (WATER STREET) ELEVATION

1/16"=1'-0"



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.



EXISTING NORTH ELEVATION DETAIL

1/8"=1'-0"

▲▲
ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

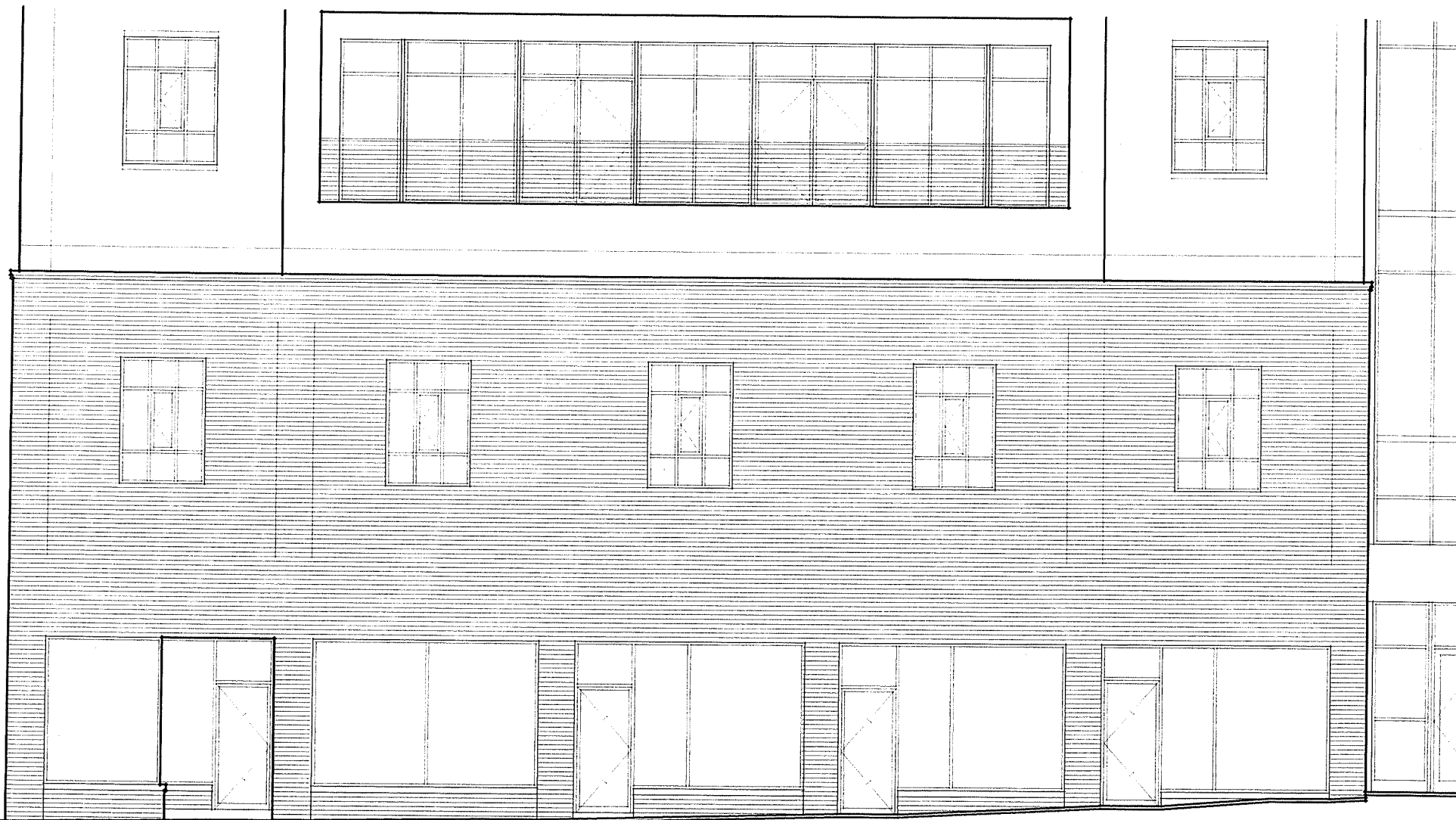


NORTH ELEVATION W/ PROPOSED WINDOW REPLACEMENT

1/16"=1'-0"



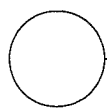
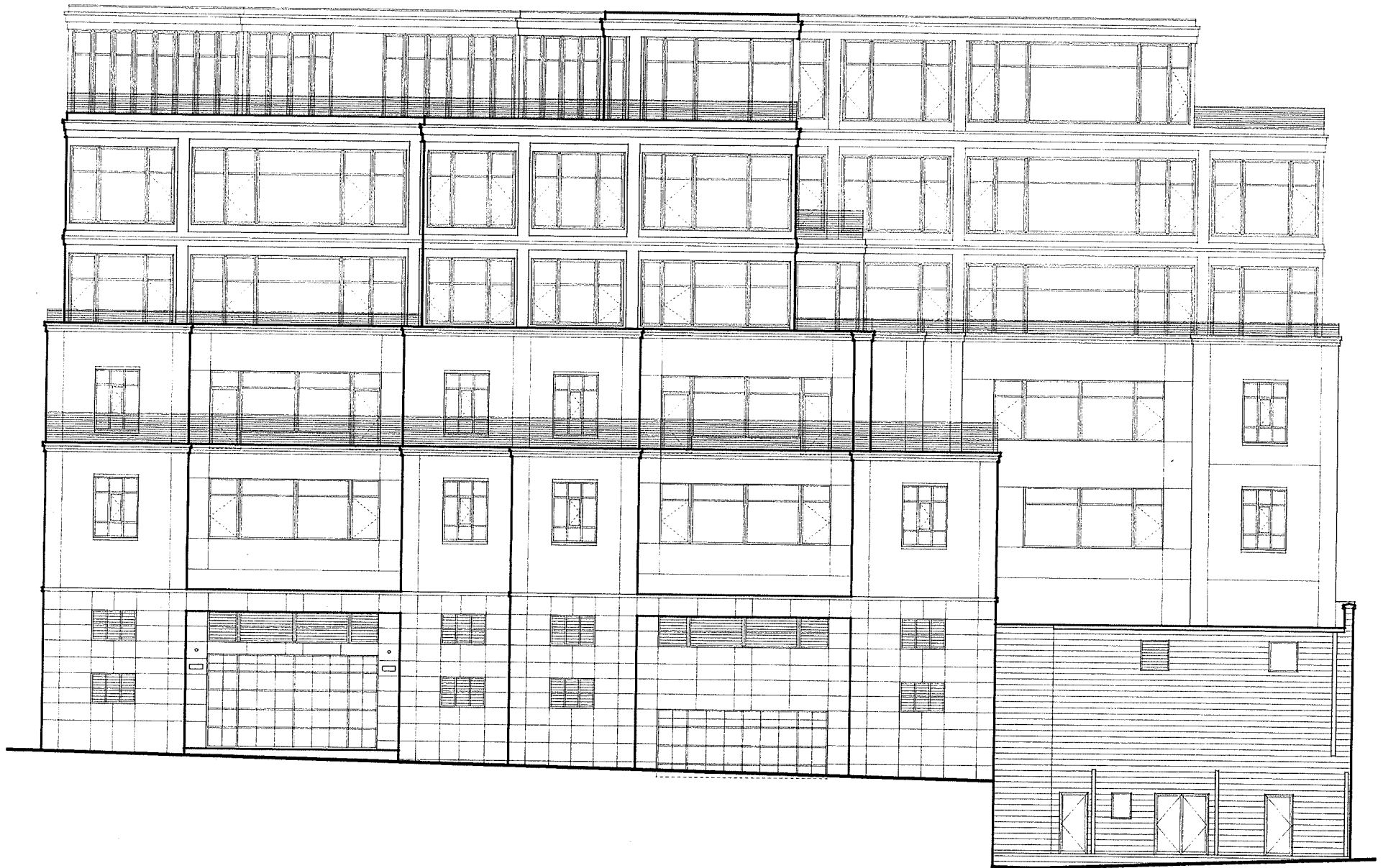
ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.



PROPOSED WINDOW REPLACEMENT DETAIL

1/8" = 1'-0"

▲▲
ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

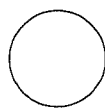
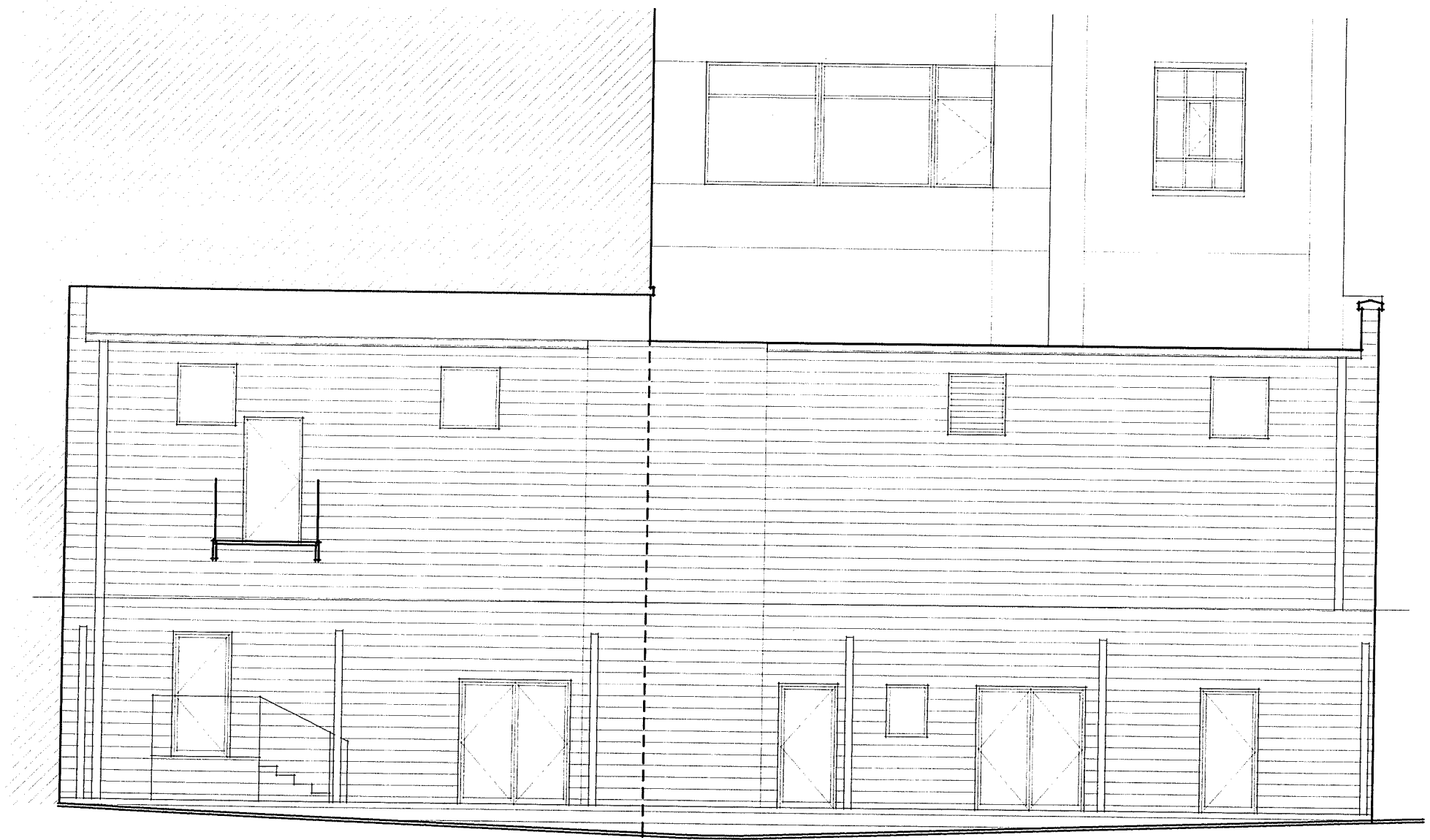


EXISTING SOUTH (SOUTH STREET) ELEVATION



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

1/16" = 1'-0"

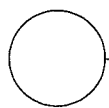


EXISTING SOUTH ELEVATION DETAIL



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

1/8"=1'-0"

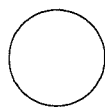
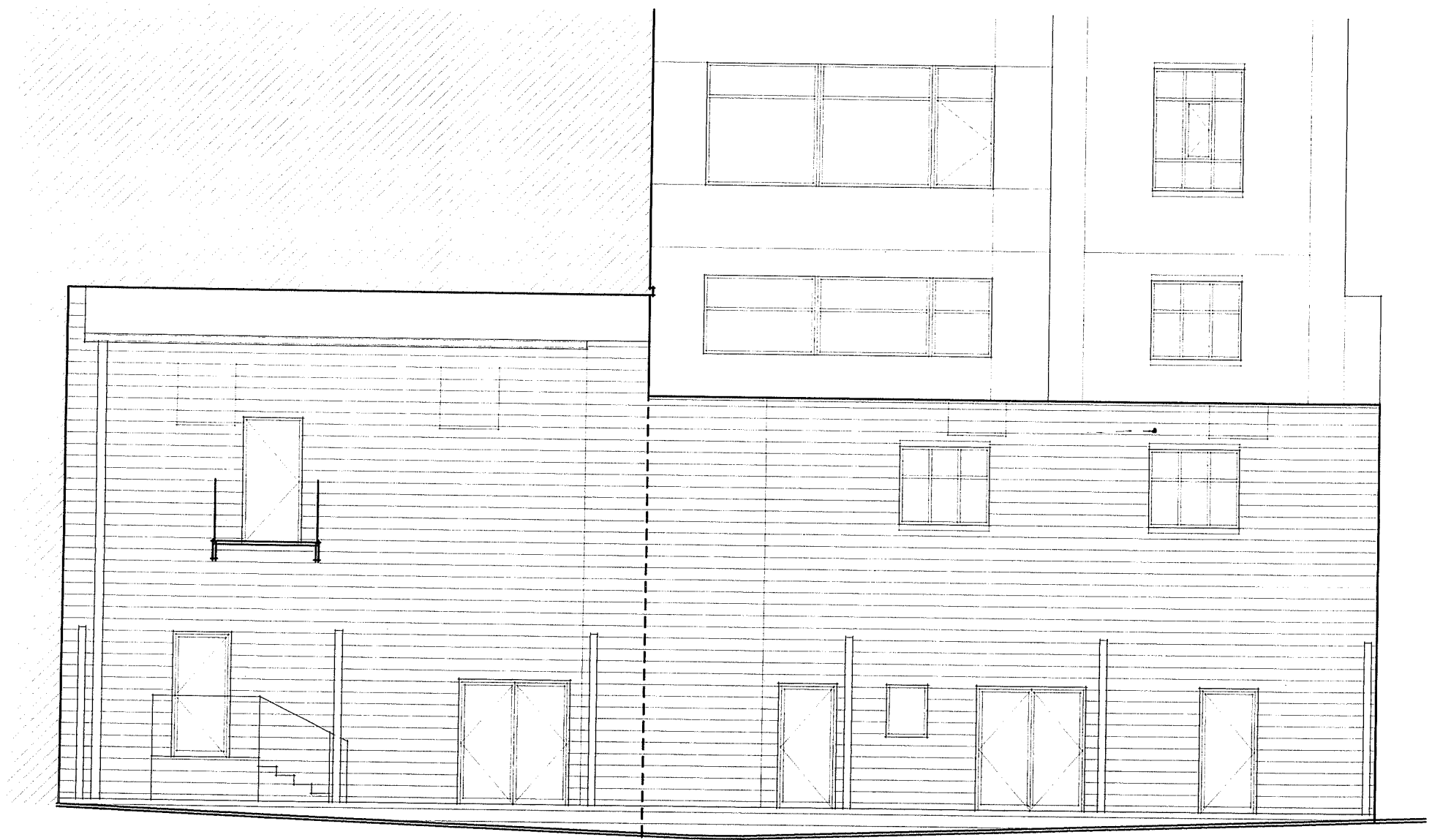


SOUTH ELEVATION W/ PROPOSED MODIFICATIONS

1/16"=1'-0"



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

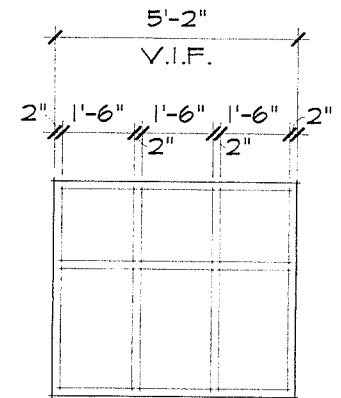
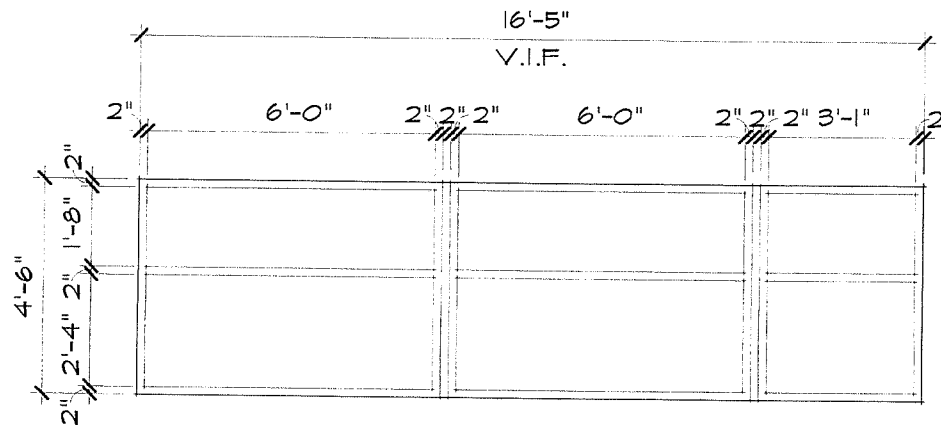
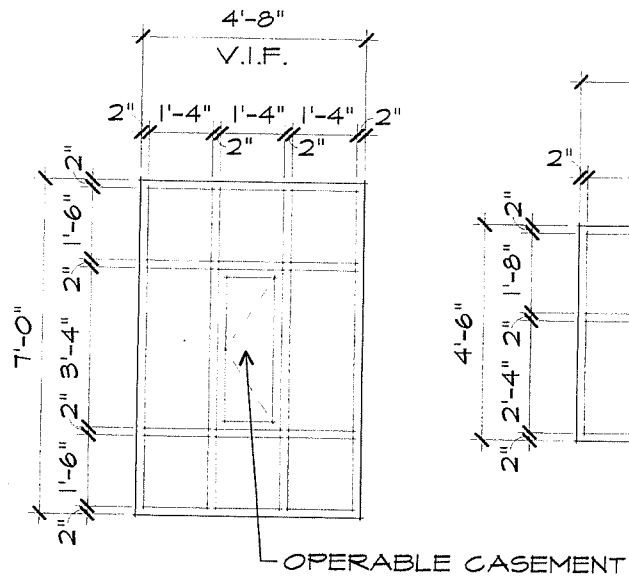


PROPOSED SOUTH ELEVATION DETAIL



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

1/8" = 1'-0"



NOTE: ALL WINDOWS TO BE CLEAR ANODIZED ALUMINUM STOREFRONT W/ CLEAR GLASS TO MATCH EXISTING WINDOWS ABOVE.

REPLACEMENT WINDOW DETAILS

1/4" = 1'-0"

WATERHOUSE

BAR Presentation

October 23rd, 2012

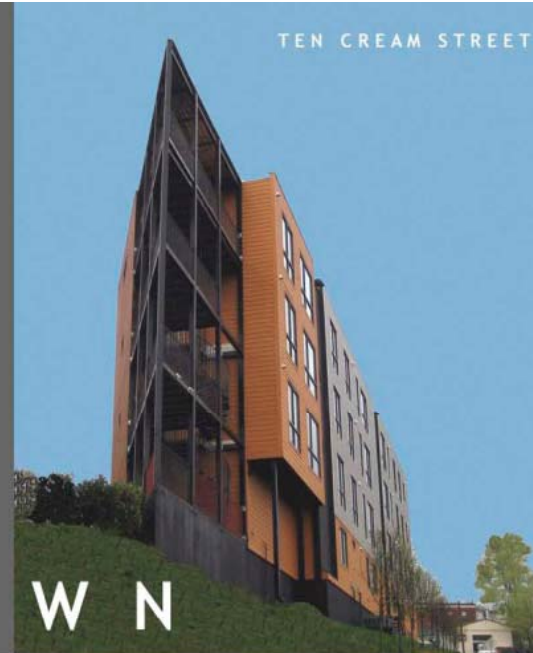
Special Use Permit Request



Work
Samples.



SYCAMORE TEN POINT FIVE



TEN CREAM STREET

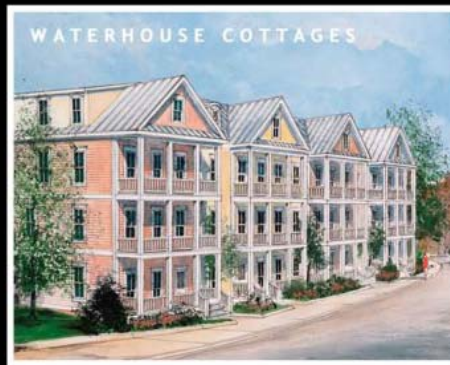
M I D T O W N

WATERHOUSE



D O W N T O W N

CHARLOTTESVILLE'S NEWEST NEIGHBORHOODS



WATERHOUSE COTTAGES



ATWOOD
ARCHITECTS
INC.

DKW Development LLC

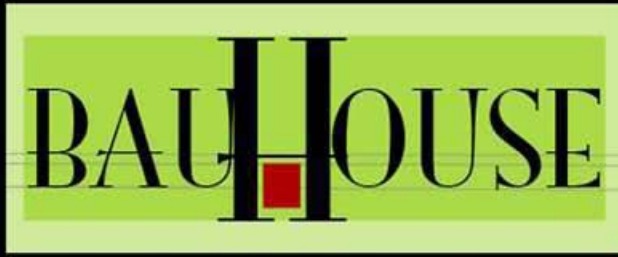
434.971.7202
atwood@atwoodarchitects.com

Work
Samples.

Oak Grove Cottages



Work
Samples.



FUTURE SITE OF BauHouse.
85,000 sq.ft. OF "MIXED-USE"
RESIDENTIAL ● RETAIL ● COMMERCIAL

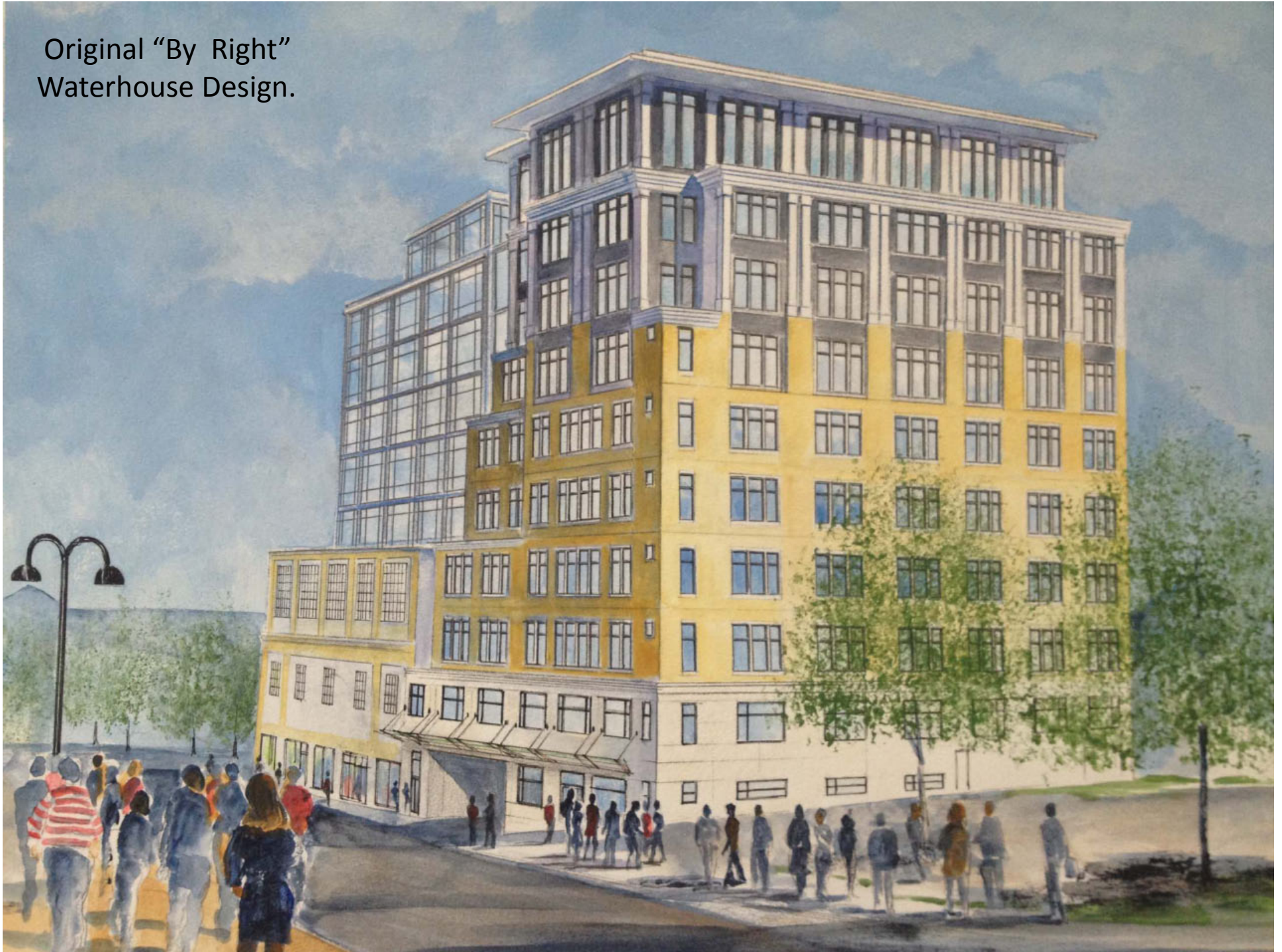


434.981.8677
www.BauHouse.com

FROM WATERHOUSE TO BAUHOUSE



Original “By Right”
Waterhouse Design.





WATERHOUSE

Waterhouse: Under Construction in 2011





WATERHOUSE



ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.

Existing Conditions:



East Elevation.



North Elevation.



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1 SOUTH (SOUTH STREET) ELEVATION

158 • J. Neurosci., September 24, 2008 • 28(39):1577–1587



West Elevation.



View from Water Street looking Southeast

Appurtenance
Application:



View from Water Street looking Southeast

S.U.P.
Application:



Existing Conditions:



View from South St looking Northwest

Appurtenance
Application:



View from South St looking Northwest

S.U.P.
Application:



Existing Conditions:



View from Lewis and Clark parking lot

Appurtenance
Application:



View from Lewis and Clark parking lot

S.U.P.
Application:



View from South St looking Northeast

Appurtenance
Application:



View from South St looking Northeast

S.U.P.
Application:



Existing Conditions:



View from Water Street looking West

Appurtenance
Application:



View from Water Street looking West

S.U.P.
Application:



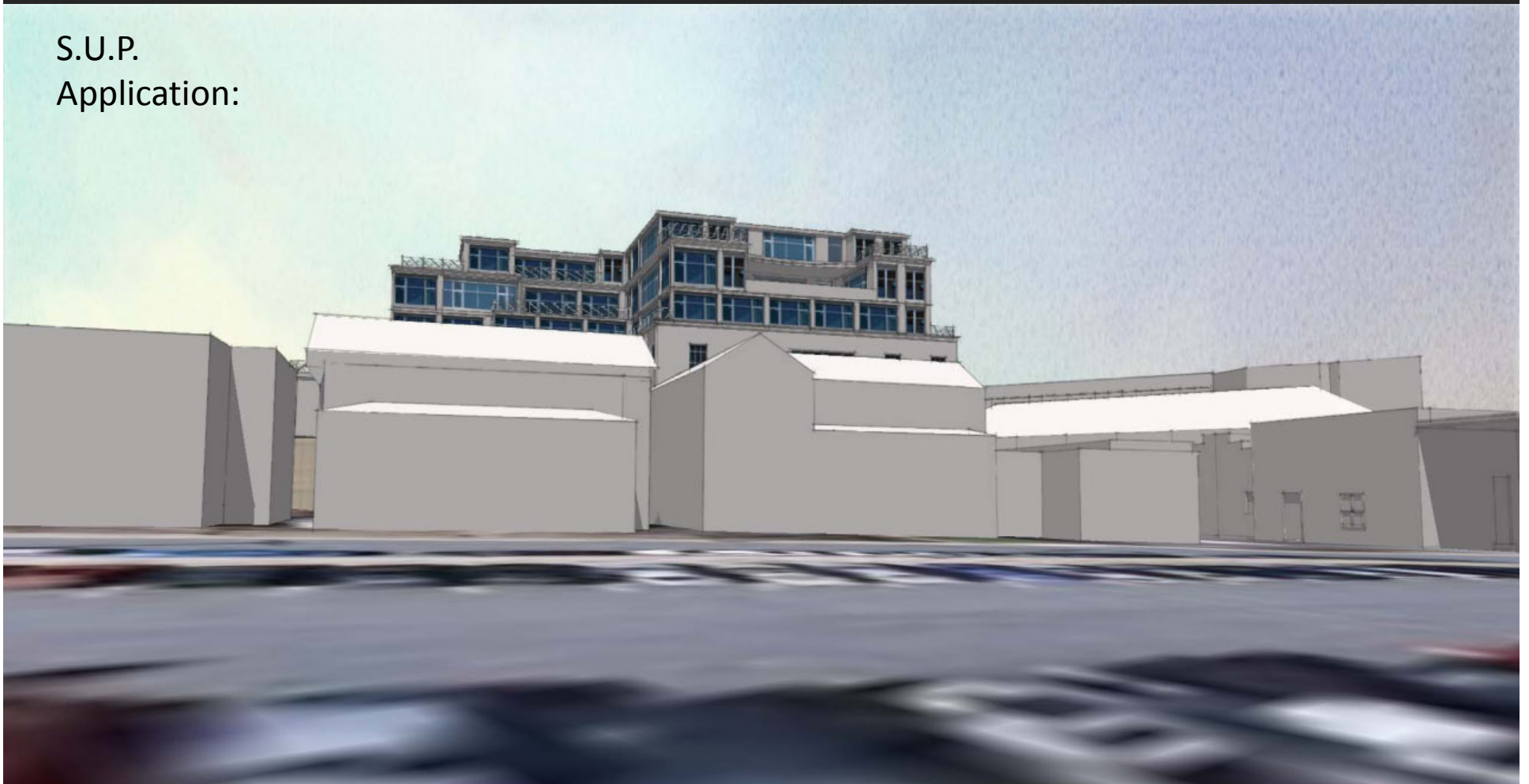
View from the Farmer's Market

Appurtenance
Application:



View from the Farmer's Market

S.U.P.
Application:



Bird's Eye Perspectives



Appurtenance
Application:

Bird's Eye Perspectives



S.U.P.
Application:



Appurtenance
Application:



S.U.P.
Application:

Appurtenance
Application:





S.U.P.
Application:

Appurtenance
Application:



S.U.P.
Application:





Appurtenance
Application:



S.U.P.
Application:

View from Water St looking Southeast

Appurtenance
Application:



View from Water St looking Southeast

SUP
Application:



Scala, Mary Joy

From: DeLoach Design <deloachdesigns@aol.com>
Sent: Monday, January 21, 2013 10:16 AM
To: Scala, Mary Joy
Subject: Re: 218 West Water

I think it would look better too!
Candace

DELOACH

410 E. Jefferson Street
Charlottesville, VA 22902
(434) 979-7209 phone/fax
deloachdesigns@aol.com

yes
Candace
Brian
Bill
Whit
Tim

no
Laura

On Jan 17, 2013, at 10:24 AM, Scala, Mary Joy wrote:

Aaron Laufer wants to paint the remaining (sort of white-painted) brick squares where the popcorn stucco coating was removed around the windows. The remaining brick facade is currently painted Gull (gray) that the BAR approved last May, and he would use that same color to make the façade all one color. I think it would look better. OK?

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

<218 W Water St.PNG>