

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

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



August 26, 2003

Mr. Tim Michel
Box 157
Charlottesville, VA 22902

BAR 03-08-02
400 E. Water Street
Tax Map 28 Parcel 60.2
Install new window and replace trees
Tim Michel, Applicant/ Outlaw Design, Architects

Dear Mr. Michel,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2003.

The BAR unanimously approved (7-0) your application to replace three Zelkova trees in the City r-o-w with the same number of Ghinko "Princeton Sentries" or other species to be approved by staff. Please submit your choice of species and planting details for staff approval. The BAR also encouraged the applicant to add additional tress along this street or in the courtyard.

The BAR unanimously approved (7-0) your application to add a window in the rear, as submitted. They also allowed staff approval of a smaller window opening subject to staff consultation with the BAR.

If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Neighborhood Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2003**



BAR 03-08-02
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Install New Window and Replace Trees
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Background

The National Register nomination form states: *Charles King and Sons Company: brick (5-course American bond); 2 stories; shed roof; 14+ bays. Industrial vernacular. 1897-1917. Simple cornice and stepped-parapet wall; metal windows, 6/6. Sanborn maps: 1886 and 1891: Dwellings and tenements; 1907: Charles King.*

The building is currently used for office space.

Application

The applicant is requesting two things:

- (1) To remove three Zelkova trees located in the City's right-of-way in front of the building, and to replace them with the same number of a smaller species; and
- (2) To install a new window unit in the 3rd bay from the left on the rear of the building.

Discussion

Sec. 34-857 addresses tree replacement on public property. Approval may be granted by the Director of Neighborhood Development Services. Replacement trees shall be planted within the same public right-of-way.

The City Arborist is recommending replacement with Ginkgo trees, Princeton Sentry or similar upright variety.

The Design Review Guidelines for Street Trees and Plantings recommend:

1. Maintain existing landscaping in public rights of way, especially indigenous species.
2. Replace damaged or missing street trees with appropriate species.

The issue regarding the new window is whether a new opening should be cut into the brick building where there has not been an opening. There have been new openings placed in this building during previous remodelings. The window is larger than the other punched openings but is placed between pilasters on the rear elevation so that it will not have an adverse effect on the building or district.

The Design Review Guidelines for Rehabilitation include:

A. Windows

5. *Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing a replacement sash that does not fit the window opening.*

The Design Review Guidelines for Additions include:

F. Materials and Features

Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

Pertinent ordinance criteria are:

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 criteria identified in the Secretary of Interior Standards for Rehabilitation;*
4. *The effect of the proposed change on the historic district neighborhood.*

Pertinent Secretary of Interior Standards are:

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.*

Recommendation

Staff recommends approval of the replacement of three Zelcova trees with three Ghinko Princeton Sentries or other species to be approved by staff.

Staff recommends approval of the new window as submitted.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Neighborhood Planning and Development Services
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 400 E WATER ST

City Tax Map No.: 28 Parcel: 60.2

C. Property Owner Information (If not applicant)

Name: Michel & Michel

Address: Box 157
Charlottesville, VA

Phone: (B) _____ (H) 295 8609

B. Applicant Information

Name: TIM MICHEL

Address: Box 157
Charlottesville, VA

Phone: (B) 295 1131 (H) 295 8609

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? (y) ☒ (n) ☐ (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval. Installation of window in rear of 400 E WATER FACING RAILROAD TRACKS

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Neighborhood Planning and Development Services before submission to the board.

G. Property Owner Permission (If Not Applicant)

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

Signature _____

Date _____

H. Signature of Applicant

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

Signature _____

Date July 29 2003

FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

O U T L A W D E S I G N
1186 OLD LYNCHBURG ROAD
CHARLOTTESVILLE VIRGINIA
2 2 9 0 3

Description of Proposed Modifications

King Building on Water Street

July 29, 2003

Tree Replacement

Three zelkova (*ulmaceae*) trees were planted twenty-one years ago in the sidewalk along the north face of the building. The trunks have grown to 12" to 14" in diameter, beyond the capacity of their grates, and their height is approximately 25 feet. The roots of the trees have caused heaving and cracking of the concrete sidewalk and curb (see figs. 1-4) as well as structural damage to the foundation of the building. The upper branches have grown into the overhead main power line supplying the downtown area. Passing trucks have broken some lower branches and gouged out a large section of one trunk.

We propose to remove the trees and replace them with the same number of a smaller species on the BAR's list of approved trees.

Window Installation

The west wing of the building occupies the corner of Water Street and Fourth Street. Its rear wall faces a parking lot and the railroad tracks to the south. The main office on the second floor has no windows along that wall and very little direct light coming into it (see fig. 5). The existing fenestration along the rear of the building follows no pattern other than sometimes fitting into old brick arched openings and being made of bronze anodized aluminum (see fig. 6). There are large areas of brown shiplap infill, meter bases, and heat pump units visible from the street. The brick exterior of the building is divided into four bays by pilasters.

We propose to install a new window unit in the 3rd bay from the left. It would be taller and wider overall than the existing windows in the building but would have two operable awning sashes identical in scale and proportion to the sashes of the adjacent slider window (see fig. 7). It would be made of bronze aluminum to match the others. Its head would be tight to the corbelled brick at the top of the bay, and its sill would be at the finished floor height of the office.

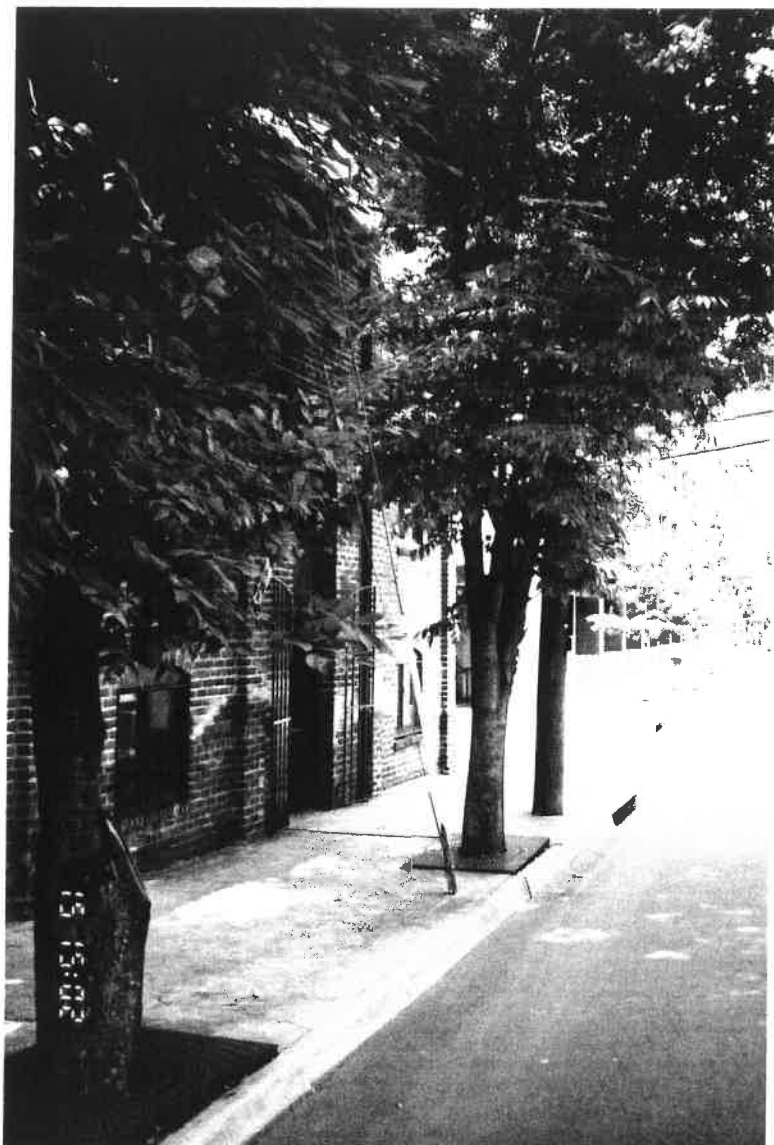


fig. 1



fig. 2

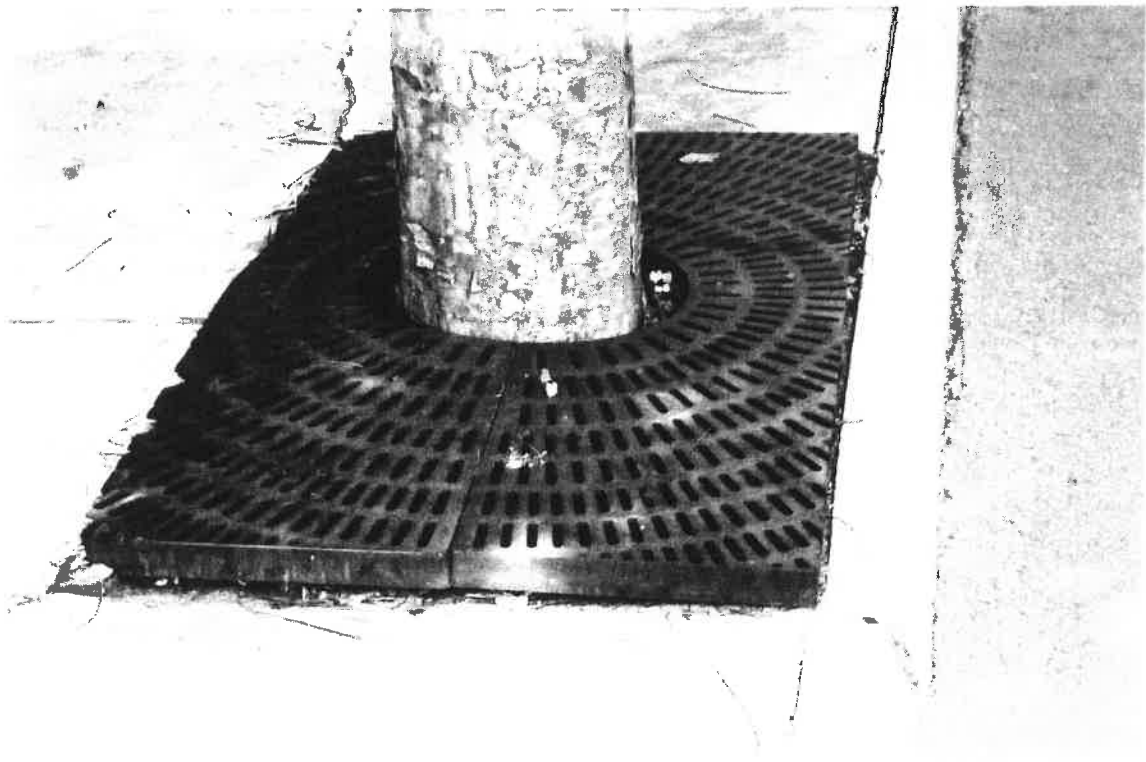


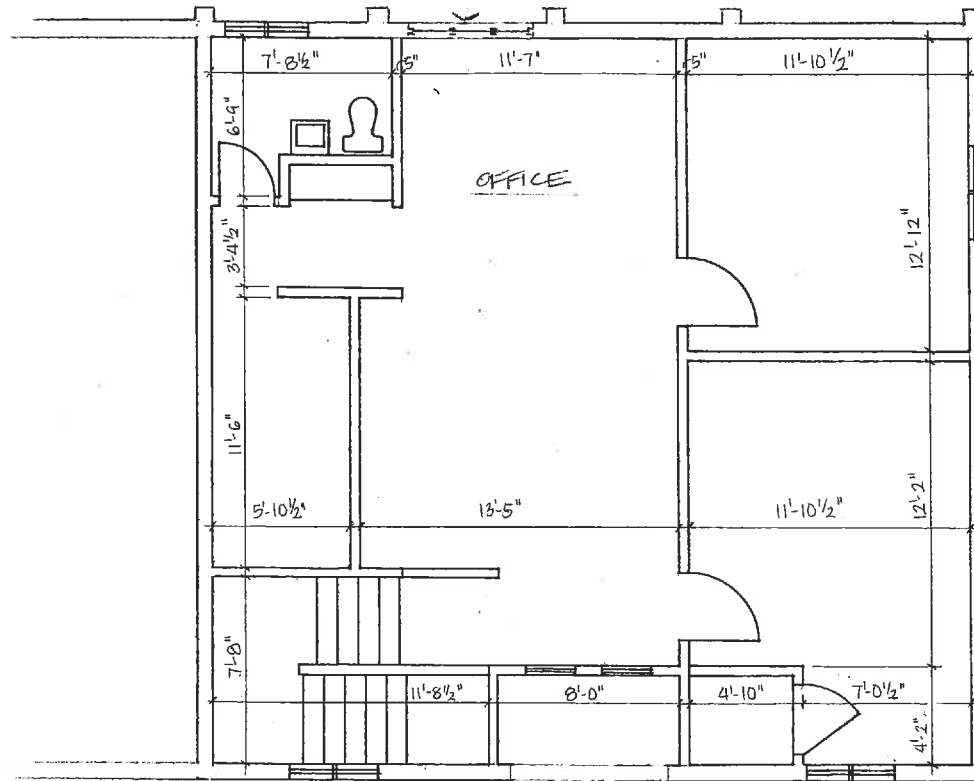
fig. 3



fig. 4

PARKING LOT

NEW WINDOW



FOURTH STREET

WATER STREET

fig. 5

fig. 6





400 Water Street



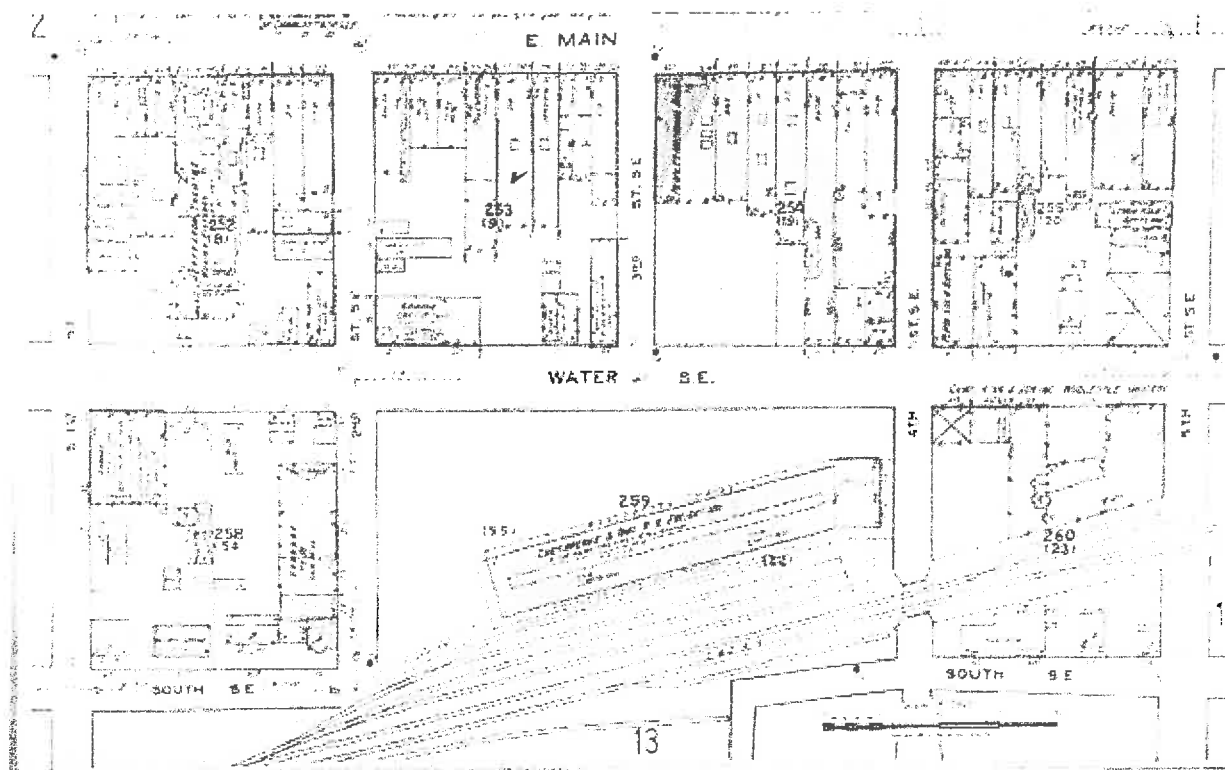
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Sanborn Fire Insurance Maps: Charlottesville, VA (1920)

small-sized image of Map Sheet 3 bot

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