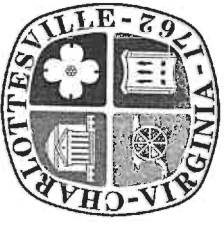


CITY OF CHARLOTTESVILLE
"A World Class City"

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 23, 2004

Mr. Tim Michel
503 Faulconer Drive, Suite 5
Charlottesville, VA 22903

BAR 04-08-01
410 East Water Street
TM 28 P 610A, 1K
Metal steps & railing
Tim Michel/Charlottesville East, Applicant

Dear Mr. Michel,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 17, 2004.

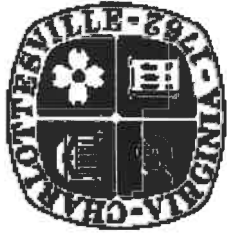
The BAR unanimously deferred your application, subject to commentary made. Please submit a new proposal that would look more entrance-like and less like a fire exit. The next deadline is August 31, to be heard September 21.

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

Sincerely yours,

Mary Joy Scala
Neighborhood Planner

**CITY OF CHARLOTTEVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 17, 2004**



BAR 04-08-01
410 East Water Street
TM 28 P 601A, 1K
Metal steps & railing
Tim Michel/Charlottesville East, Applicant

Background

410 East Water Street is a contributing structure located in the Downtown ADC. The courtyard has historically served as a warehouse loading area with multiple loading docks for the transfer of dry goods. The property owner is in the process of making improvements to the building. Staff has recently administratively approved a wrought iron fence in the rear parking lot; and the repainting some doors and trim.

August 2003 - The BAR approved a rear window replacement and street tree replacements.

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

Application

The applicant proposes to add metal open grid steps, railing and landing at the new opening to the courtyard approved in June. It will look similar to the attached *fsI* drawing but with three treads and four risers. The metal railings will match the style of existing vertical pickets, and will be painted "Country Redwood" (dark, reddish brown).

Discussion

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.*

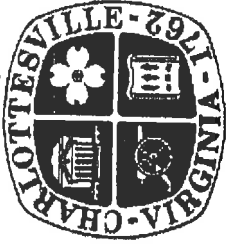
Pertinent Standards for Review of Construction and Alterations include:

- (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.*

Recommendations

Similar metal stairs were approved at the former loading dock in back of the Jefferson Theater on Water Street. Staff recommends approval.



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

NEIGHBORHOOD DEVELOPMENT SERVICES

JUL 27 2004

RECEIVED

paid \$1589.00
ch # 1589

Please submit ten (10) copies of application form and all attachments.
The BAR meets third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 410 E. Water Street

City Tax Map/Parcel: 28-601A-1K

Name of Historic District or Property: _____

Downtown

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

Applicant

Name: Charlottesville East Inc.

Address: Box 157, Charlottesville, Va.

email: timichel@aol.com

Phone: (w) 295-1131 (h) 960-8609

FAX: 293-7377

Signature of Applicant

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

Signature

Date

Property Owner (if not applicant)

Name: SAME

Address: _____

email: _____

Phone: (w) _____ (h) _____

FAX: _____

Property Owner Permission (if not applicant)

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

Signature

Date

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

Metal open grid steps; railing and landing at the new opening to the Courtyard. Metal
railing will match style of existing fences. Same as similar landing and
steps as shown in FSI midday view sheet. All metal fences to
be painted country Redwood - see
Attachments (see reverse side for submittal requirements):

For Office Use Only

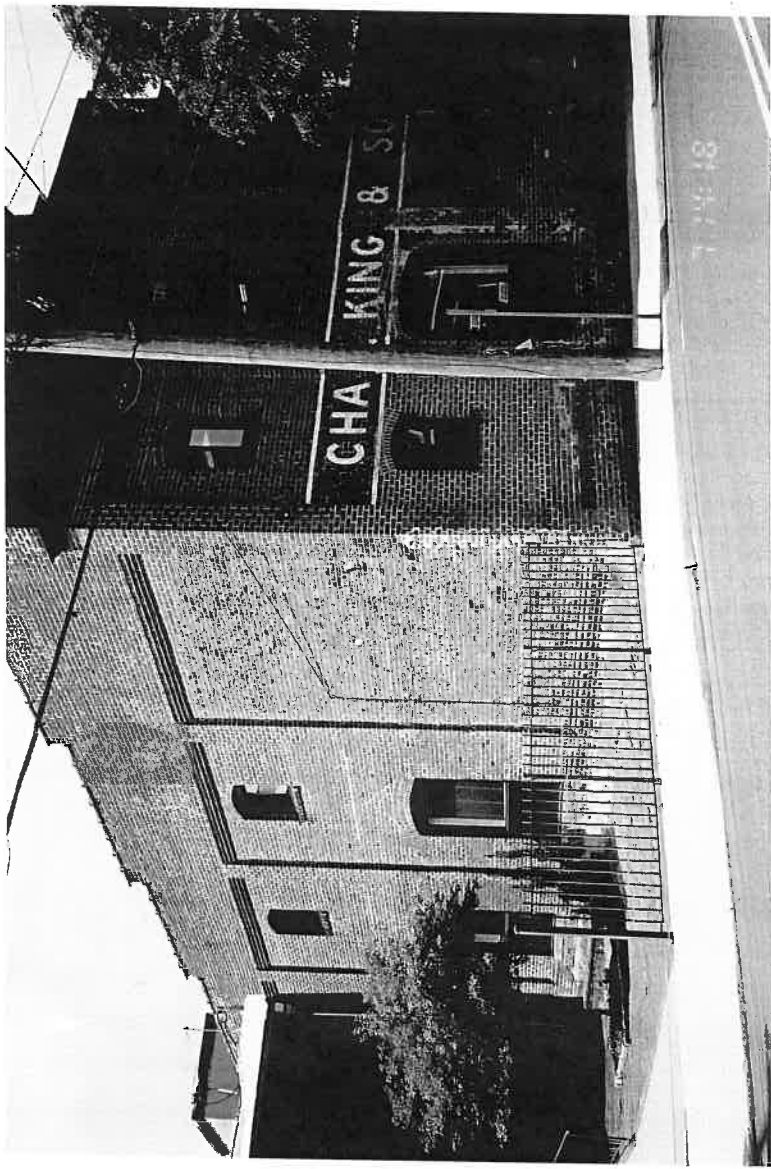
Received by: BSW

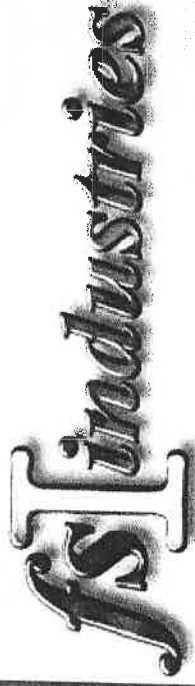
Approved (Disapproved) by: _____

Date: _____

Date Received: 7/27/04

Conditions of approval: _____





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FS Home Catalog Home About the Catalog Contact Us Services Tuesday, July 27, 2004

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Keyword Search >>>

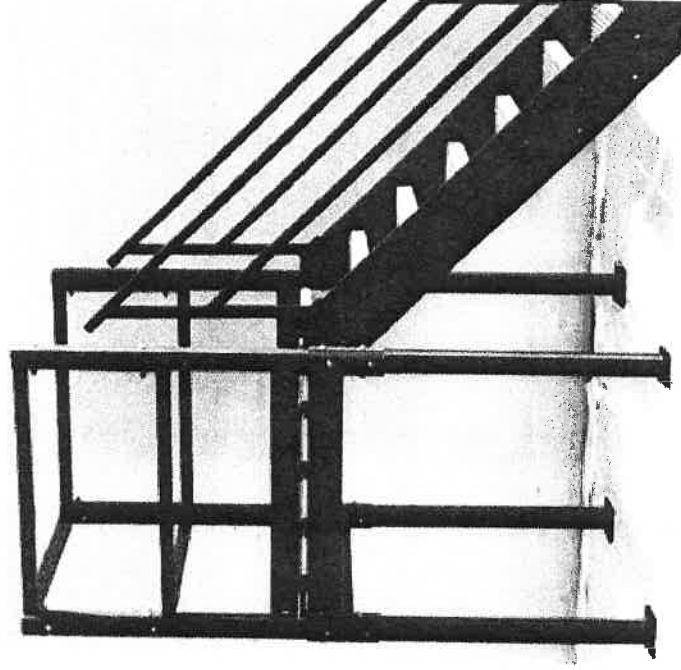
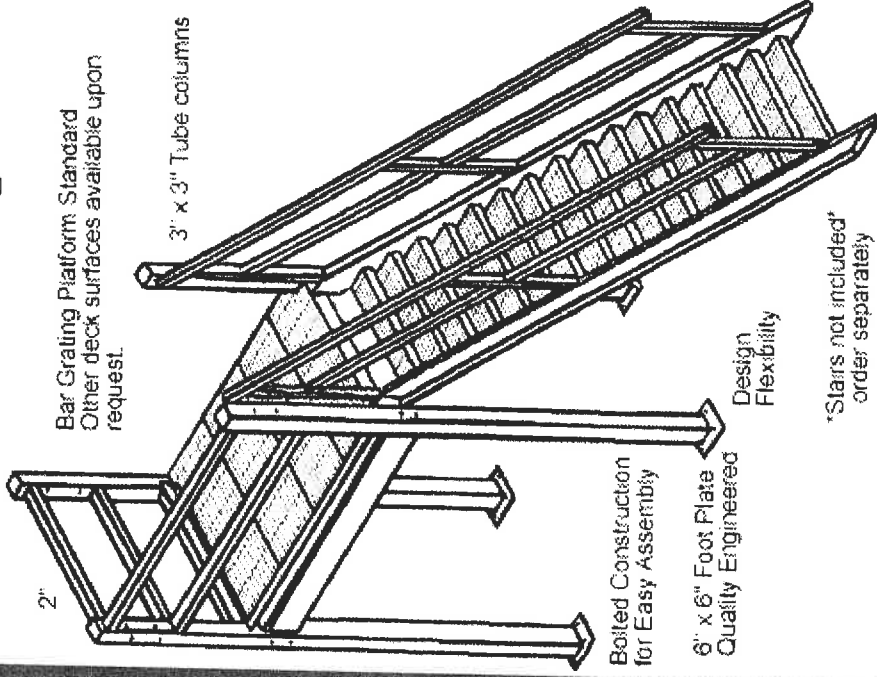
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PREFABRICATED STAIR LANDING

Heavy Duty Structural Steel Platforms

Exit Left or Right



**Meets
OSHA
Requirements**

NEW! Optional Finishes!

Our standard finish is a quick dry enamel in a variety of colors. Now we are pleased to offer our products with a hot-dipped galvanized finish or in a duplex system which is paint over a hot-dipped galvanized undercoat.

Existing Tree Well

4'-0"

Proposed Door
Location

Proposed Steps & Landing

6'-4"

11" TYP.

(4) 7" Risers

KING BUILDING STEPS

Scale: 3/4" = 1'-0"

July 2004

I hereby certify that this is a correct and accurate plat, that this plat is a true and correct copy of the original and that on JULY 28, 1966, I surveyed the property shown on this plat and that the lines and walls of the buildings are shown as existing and in the building shown as existing.

All dimensions shown on this plat are measured to the interior face of all walls and to the center of all interior walls, which may be applied to the ceiling inside or to the exterior face of the walls.

This subdivision is made with the consent of the undersigned owners.

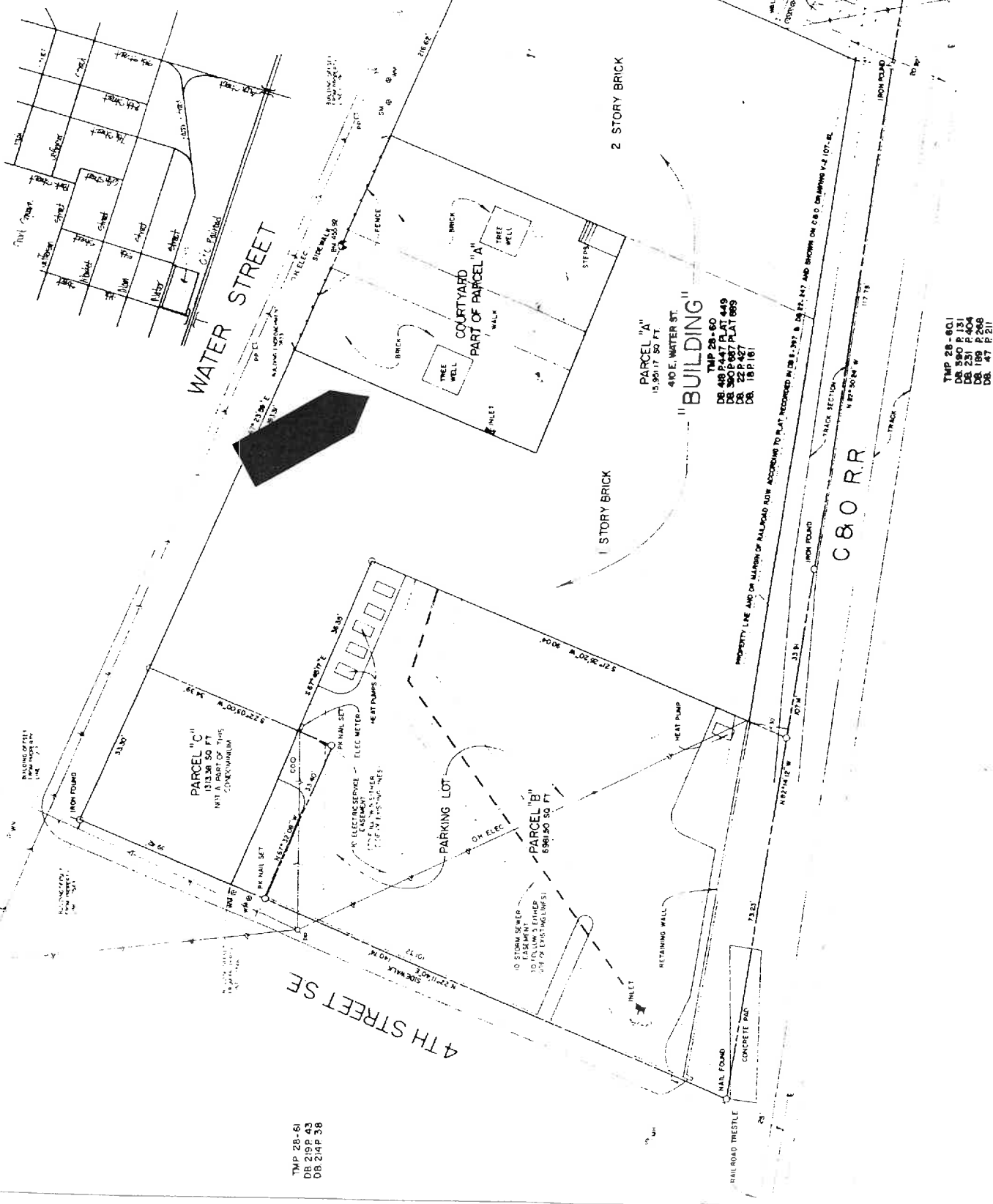
Signature
JULY 28, 1966

STATE OF VIRGINIA
COUNTY OF CHARLOTTE
JULY 28, 1966
JULY 28, 1966
JULY 28, 1966

CITY OF CHARLOTTE
PLANNING COMMISSION
JULY 28, 1966

37

↑ Vicinity Map
N.T.C.



TMP 28-61
DB 28P 43
DB 28P 38

PARCEL "A"
15,950.17 SQ FT
410 E. WATER ST.
"BUILDING"
TMP 28-60
DB 48 P 447 PLAT 449
DB 50 P 505 PLAT 505
DB 52 P 527
DB 18 P 161

PARCEL "C"
13,130.50 SQ FT
PART OF THIS
CONDOMINIUM

PARCEL "B"
6,980.50 SQ FT

TMP 28-601
DB 580 P 131
DB 231 P 404
DB 189 P 208
DB 47 P 211

Project Name: KING BUILDING
Frame Set Name: Frame Set 1

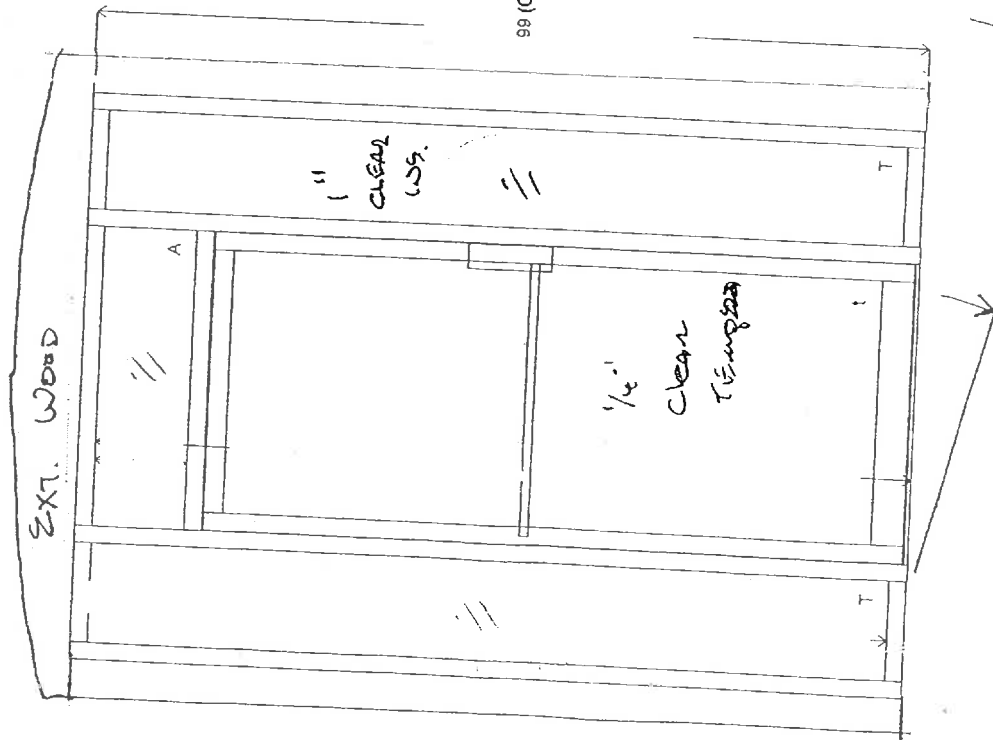
Frame Name: ENTRY INFILL

Date: 4/30/04 7:55 AM

Metal Group: M451 CG/SS/OG STOPS DOWN
Required: 1

Design Style: 1
Frame Type: Standard
Frame Width: 68

Back Member Color: #40 DARK BRONZE
Face Member Color: NULL
Frame Height: 99



1-1/2\"/>

NOTE FROM NPDS
This permit is issued subject to
compliance with all requirements and
regulations of the appropriate

BLB 7-13-04



Project Name: KING BUILDING
Frame Set Name: Frame Set 1

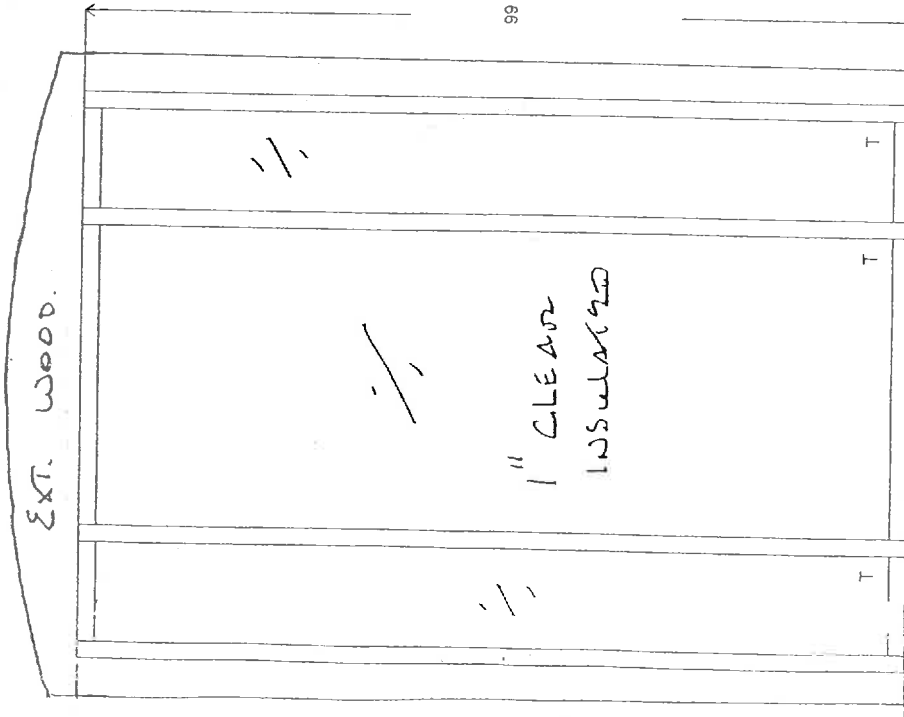
Date: 4/30/04 7:55 AM

Frame Name: FIXED INFILL

Metal Group: M451 CG/SS/OG STOPS DOWN
Required: 2 Back Member Color: #40 DARK BRONZE

Design Style: 1 Frame Type: Standard
Frame Width: 68 Face Member Color: NULL

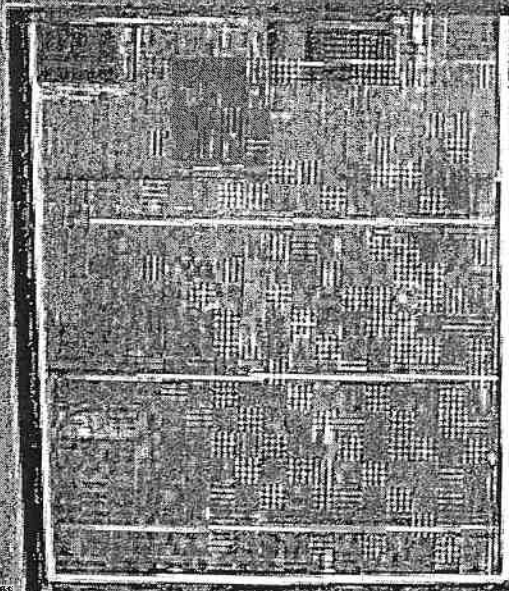
Frame Height: 99



2-THUS

KING BUILDING

4-30-2004



TYPICAL OF 3 EXISTING





Country Redwood 23



Green 40



Deck Gray 71



Granite Gray



Silver Green



Hamilton Blue
(Special Prescription)



Tealtone



Sparrow



Sierra Sand



Dusty Green



Blue Slate



Blue Hill



Country Redwood 23



Green 40



Deck Gray 71

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, August 24, 2004 8:41 AM
To: 'Timichel@aol.com'
Subject: RE: Paint color

This is your official approval for part of your previous COA application that was deferred by the BAR. You have permission to paint all the exterior railings dark reddish brown as proposed.

Mary Joy Scala, Neighborhood Planner and BAR staff
Department of Neighborhood Development Services
City of Charlottesville
City Hall - P.O. Box 911 - 610 East Market Street
Charlottesville, VA 22902
PH 434-970-3130 - FAX 434-970-3359
scala@charlottesville.org

-----Original Message-----

From: Timichel@aol.com [SMTP:Timichel@aol.com]
Sent: Tuesday, August 24, 2004 8:17 AM
To: Scala, Mary Joy
Subject: Paint color

Good morning.

I don't know if you administratively oked it for the metal work. Do I need something official?
thanks, Tim