

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 3:06 PM
To: 'Martin A. Klingel, Jr.'
Subject: BAR Action - 214 W Water Street - October 8, 2016

October 27, 2016

Klingel Enterprises II, LLC
703 E Jefferson Street
Charlottesville, VA 22903
ATTN: Martin Klingel

RE: Certificate of Appropriateness Application
BAR 16-10-02
214 West Water Street
Tax Parcel 280080100
Klingel Enterprises II, LLC, Owner/Klingel Enterprises II, LLC, Applicant
Storefront Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Schwarz moved to approve the application per the handout drawing received at the meeting. Knott seconded. The motion passes 8-0.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), 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 the project. 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.

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
October 18, 2016**



Certificate of Appropriateness Application

BAR 16-10-02

214 West Water Street

Tax Parcel 280080100

Klingel Enterprises II, LLC, Owner/Klingel Enterprises II, LLC, Applicant

Storefront Renovation

Background

214 West Water Street is a contributing structure in the Downtown ADC District. The historic survey is attached. The building appears for the first time on the 1929 Sanborn Map. The BAR has not considered any applications on this building since 2007.

December 16, 2003 – The BAR approved a request for a patio enclosure for La Cucina Italian restaurant.

February 20, 2007 – The BAR had a preliminary discussion considering an addition to the existing La Cucina Building.

March 20, 2007 – The BAR denied (7-1) the proposed encapsulation because it does not meet the guidelines. Regarding the preliminary discussion of the proposed new construction, some BAR members stated that they would support a 2 to 2 ½ story addition on top and set back from the second floor façade. Other members also suggested that the applicant rework the patio enclosure approved in 2003.

May 15, 2007 - The BAR approved (7-0-1) the partial demolition of the rear façade, given the heavily altered condition and the fact that the character of the building would not be altered by the partial demolition.

The BAR also approved (7-0-1) the general form and materials of the addition in concept, with the stipulation that further articulation of details and items such as windows, storefronts, exterior lighting, colors, and wall sections all come back to the BAR for further approval. The motion further included painting the new one-story brick extension, given it is a recent addition, not historic, and the original building is already painted.

July 17, 2007 - The BAR approved (6-0-1 with Gardner recusing) the final submittal details for the Village at Waterhouse with the condition that the applicant use the darker color scheme (Benjamin Moore gray huskie and jackson tan) for the building. The BAR also suggested that the applicant eliminate the tie-backs and east overhang.

Application

The applicant wishes to remove an existing folding aluminum door storefront and replace it with a stationary storefront with operable door in the left side. The existing double doors on the right side will remain. The black aluminum color will match existing.

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;*
- (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, unpainted or pressure-treated wood, and vinyl or aluminum siding.*

11. Avoid introducing inappropriate architectural elements where they never previously existed.

Discussion and Recommendations

The proposed changes are appropriate. The new glass should match existing in the double doors.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed storefront reconstruction satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and the BAR approves this application as submitted.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s) 17:5067

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE/CHARLOTTESVILLE	MOOREFIELD PARTS CORP.
Street address or route number 214 WATER STREET	
USGS Quad CHARVILLE EAST	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no ___

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (6 COURSE AMERICAN BOND); 2 1/2 STORIES;
STEPPED SHED ROOF; 2 BAYS; C. 1930; LEFT BAY
ENTRANCE; PLATE GLASS WINDOW ADDITION.

is, families, events, etc., associated with the property.)



MAY 1980



**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 Email scala@charlottesville.org

RECEIVED
SEP 27 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Text

Owner Name Klingel Enterprises II, LLC Applicant Name Klingel Enterprises II, LLC
Project Name/Description 214 W. Water Street Storefront Changes Parcel Number 280080100
Project Property Address 214 W. Water St, Charlottesville, VA 22902

Applicant Information

Address: 703 East Jefferson St
Charlottesville, VA 22902
Email: martin@armoryasset.com
Phone: (W) _____ (C) 434-806-1918

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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.

Martin Klingel 9/26/16
Signature Date
Martin Klingel - Manager 9/26/16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Replace existing folding aluminum door storefront system with a swinging retail door and adjacent fixed storefront glass in order to provide adequate and functional retail access and further activate the streetscape.

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

Photographs and drawing of existing conditions and context. Scaled drawings of proposed replacement storefront system.

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 208
Date Received: 9/27/16
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



SCALE: 3/8" = 1'-0"

214 W. WATER STREET PROPOSED NORTH ELEVATION 10/18/16

Received 10/18/2016

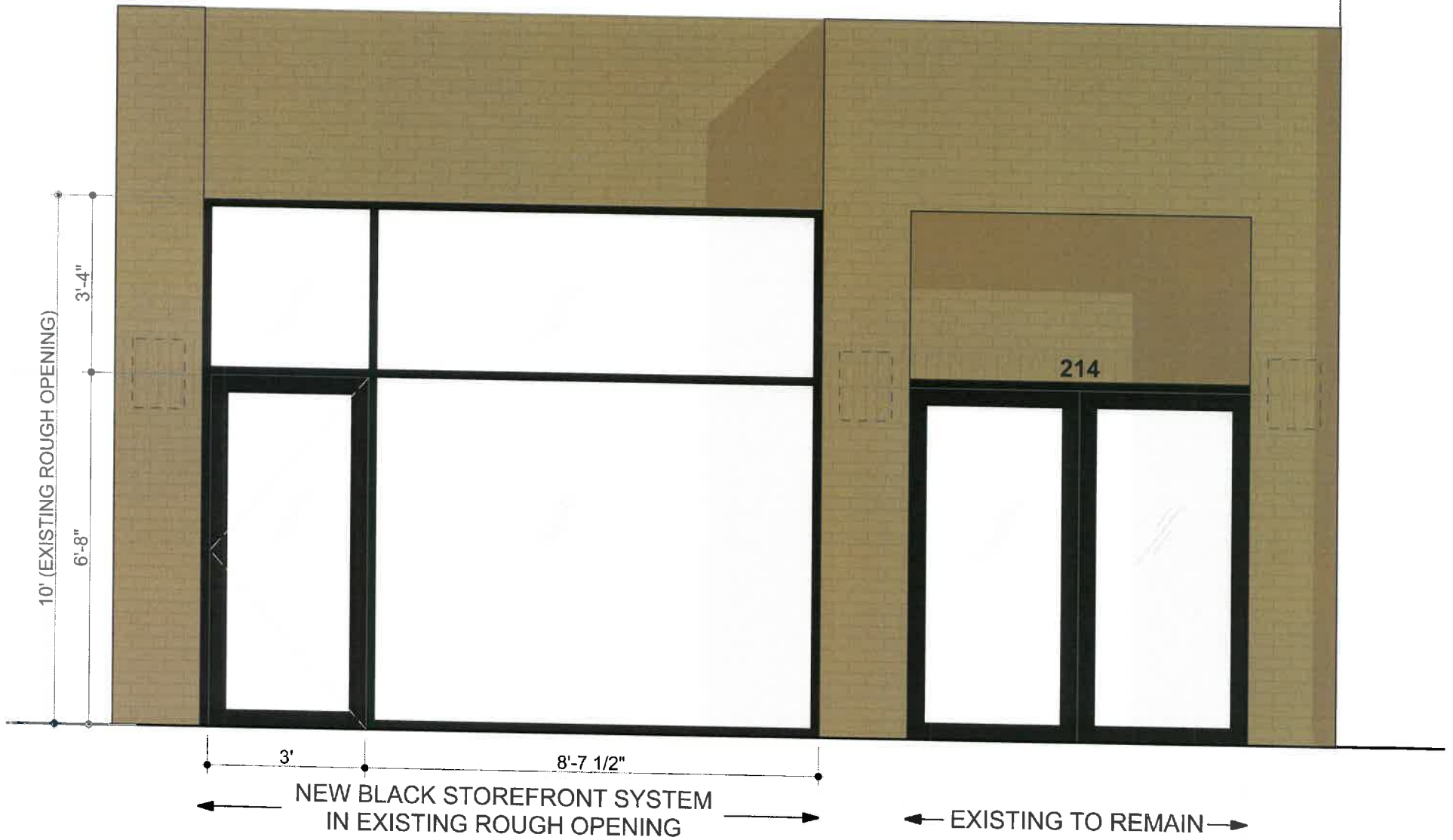
214 WEST WATER STREET

PROPOSED STOREFRONT REPLACEMENT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURE REVIEW
CHARLOTTESVILLE VIRGINIA
10/18/2016





214 W. WATER STREET EXISTING CONDITIONS



SCALE: 3/8" = 1'-0"

214 W. WATER STREET PROPOSED NORTH ELEVATION 9/26/16