

From: Scala, Mary Joy
Sent: Thursday, May 18, 2017 3:09 PM
To: Hunter Craig (hunter@huntercraigcompany.com)
Cc: 'Clark Gathright'
Subject: BAR Action - 201 W Water Street - May 16, 2017

May 18, 2017

Black Bear Properties, LLC
P.O. Box 5509
Charlottesville, VA 22905

RE: Certificate of Appropriateness Application
BAR 17-05-03
201 West Water Street
Tax Parcel 280012000
Black Bear Properties, LLC, Owner/ Black Bear Properties, LLC, Applicant
Demolition of 201 West Water Street

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 16, 2017. The following action was taken:

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

Schwarz seconded.

Approved 9-0.

[NOTE: The BAR distinguished the context of this building from the historic context of the Mono Loco building].

This certificate of appropriateness shall expire in 18 months (November 16, 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
May 16, 2017**



Certificate of Appropriateness Application

BAR 17-05-03

201 West Water Street

Tax Parcel 280012000

Black Bear Properties, LLC, Owner/ Black Bear Properties, LLC, Applicant

Demolition of 201 West Water Street

Background

201 West Water Street is in the Downtown ADC District. All buildings in this district are considered contributing. There is no historic survey available for 201 West Water Street. The City Sanborn map (attached) and tax records show it was probably built in 1950.

This property is located in the Charlottesville and Albemarle County Courthouse National Register and Virginia Register District, but the property is not described in the nomination report.

Application

The applicant is requesting approval for the demolition of the existing building and canopy so that they can redevelop the site.

The application suggests the structure is not architecturally or historically significant and is lacking in unique architectural features.

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.*

Standards for Considering Demolitions and Movings

According to City Code Section 34-278 the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure of property; 1950

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

The building is included within in the Charlottesville-Albemarle County Courthouse National Register and Virginia Register district, but is not described in the nomination report.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

There are no known associations.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

The architectural style is vernacular, and the parking canopy reflects the historic warehouse and automotive uses that were common along Water Street.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

It could be reproduced but would not be historic;

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

There is one older metal window in the brick veneer building, and a clay tile coping along the parapet. The façade and canopy are not special.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

This is the case, that this building is linked historically and aesthetically to the other buildings and structures in the Downtown area. In the immediate area, it is linked with the one- and two-story buildings along Water Street. It is part of the remaining historic fabric that comprises downtown Charlottesville and helps to tell the story that Water Street buildings were more utilitarian, with predominantly warehouse and industrial uses, while Main Street was the retail center.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

No structural report has been submitted.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

The plan is to demolish the entire building.

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Guidelines - Demolitions and Moving

Review Criteria for Demolition

1. The standards established by the City Code, Section 34-278. **(See above)**
2. The public necessity of the proposed demolition **There is no public necessity.**
3. The public purpose or interest in land or buildings to be protected. **This is a small, utilitarian building. There is not a public purpose to protect the building.**
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. **It would not.**
5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. **The demolition would affect the historic district in that the scale of this corner will change.**
6. The reason for demolishing the structure and whether or not alternatives exist.
The applicant proposes to redevelop this property. If the historic building was more significant, an alternative would be to build on top of the existing structure,
7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

No structural report has been submitted.

Guidelines for Demolition

- 1. Demolish a historic structure only after all preferable alternatives have been exhausted.*
- 2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.*
- 3. If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.*

Discussion and Recommendations

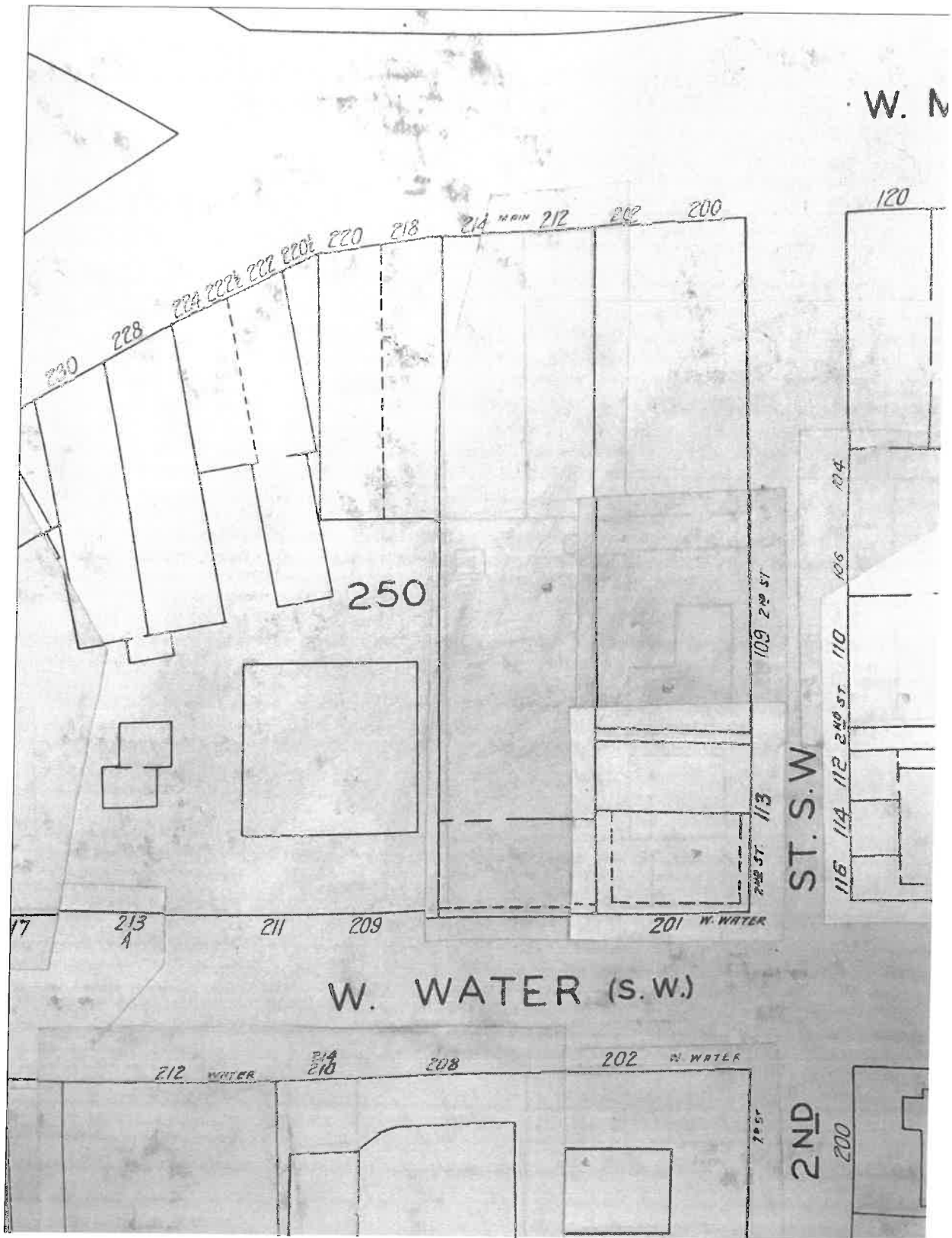
The BAR must consider the criteria, including the standards, guidelines, and impact of demolition on the character of the historic district. To date the building has been adaptively reused as a clock shop, similar to other former automotive buildings along West Main Street and West Water Street.

There is a real lack of information about this building – when it was built and why the canopy was added, and the building’s function prior to the clock shop. The only significance of the building is that it contributes to the whole of the remaining historic fabric that comprises downtown Charlottesville.

Suggested Motion

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







**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

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.

Owner Name Black Bear Properties, LLC Applicant Name Black Bear Properties, LLC
Project Name/Description 201 W. Water St. Parcel Number 280012000
Project Property Address 201 W. Water Street

Applicant Information

Address: P.O. Box 5509
Charlottesville VA 22905
Email: hunter@huntercraigcompany.com
Phone: (W) 434-414-4005 (C) _____

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? _____

Demolition of 201 W. Water St.

Signature of Applicant

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

Black Bear Properties, LLC
Signature: [Signature] Date: 4/20/17
Hunter E. Craig Date: 4/20/17
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 _____

For Office Use Only

Received by: D. E. Banks
Fee paid: 375.00 Cash/Ck. # 1022
Date Received: 4/25/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

1017-0062

201 West Water St. BAR Application for Demolition

The building on 201 W. Water St. is primarily of cmu construction with a brick veneer facade facing 2nd. St. The building is one floor of 1,520 sq. ft with a 1,280 sq. ft. canopy above parking spaces. The total site area is 3,006 sq. ft. and is entirely covered with concrete slab outside of the building footprint, with the exception of a small brick planter in the west corner.

Below, each item in Sec. 34-278. - Standards for considering demolitions is addressed:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;

The building was constructed in 1950, according to City tax records.

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

There is no record found of historic registration.

- (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

There is no record found of historic person or event.

- (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

The building is lacking in unique architectural features.

- (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty;

The building is constructed of CMU with a brick veneer facade and clay tile roof coping facing 2nd St. The Water St frontage includes a parking canopy with plywood ceiling, wood trim and metal roof coping. A shared party wall is on the west side. A narrow gap on the north side reveals an unpainted cmu exterior.

- (6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The building is lacking in unique architectural features.

- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

The building is in the Downtown Corridor District, which designates all buildings within the district as contributing structures. The immediate area includes new or recently renovated buildings, as well as properties with new development pending.

- (c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

There is considerable evidence of water damage throughout the interior and exterior of the building.

The following comment is from the May 4, 2016 property appraisal by Situs Appraisal, LLC:

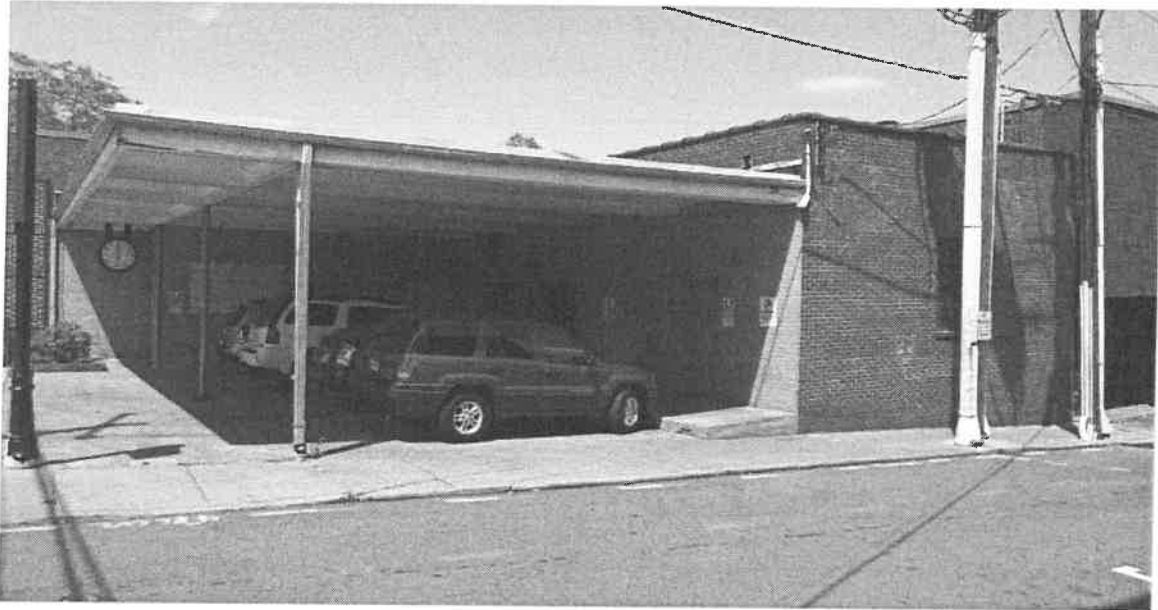
"Based on the lack of contributory value of the subject's improvements it is concluded that the highest and best use of the subject's property "as improved" is to demolish the existing building and redevelop the site."

- (d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

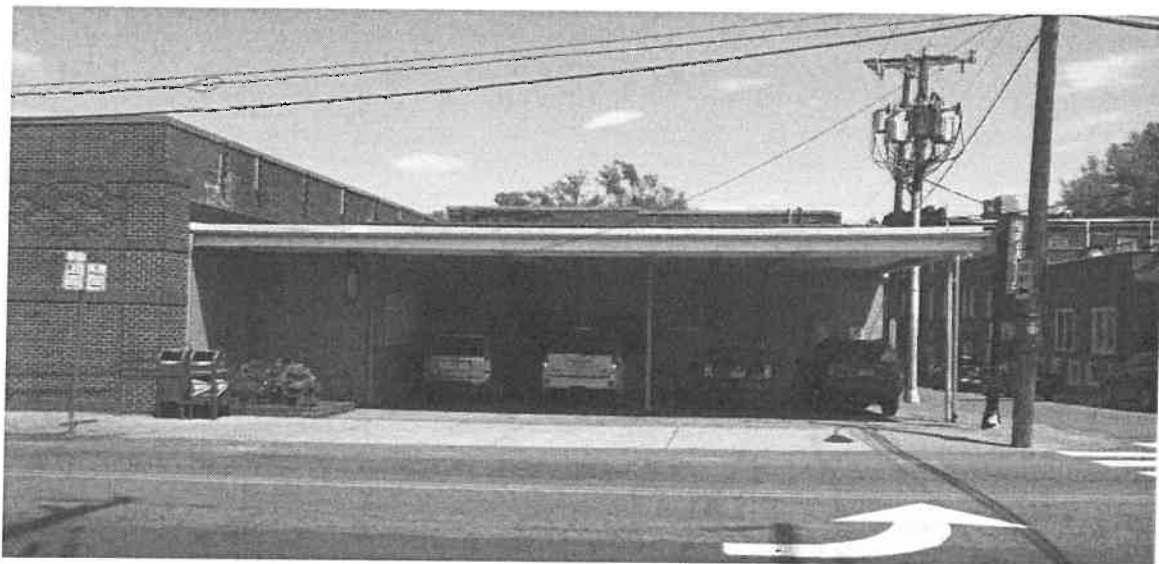
The lack of historic or architecturally significant features or materials will expedite the demolition process.

- (e) Any applicable provisions of the city's design guidelines (see section 34-288(6)).

Photos of the existing conditions



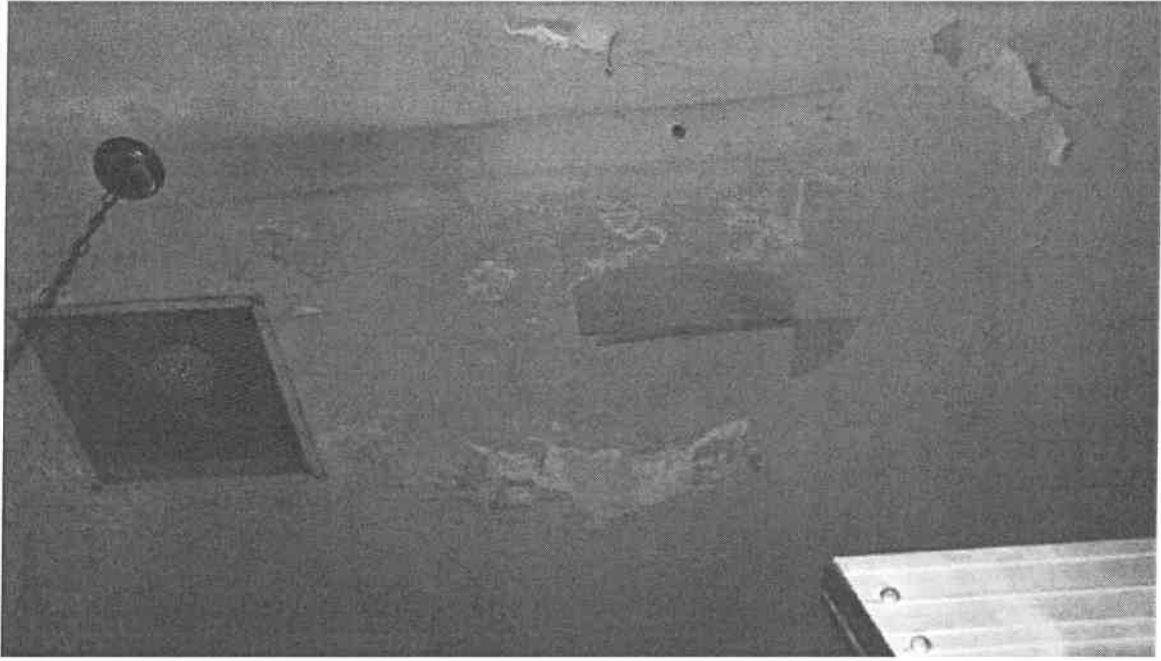
View from 2nd St showing the brick facade, parking canopy and painted cmu building front.



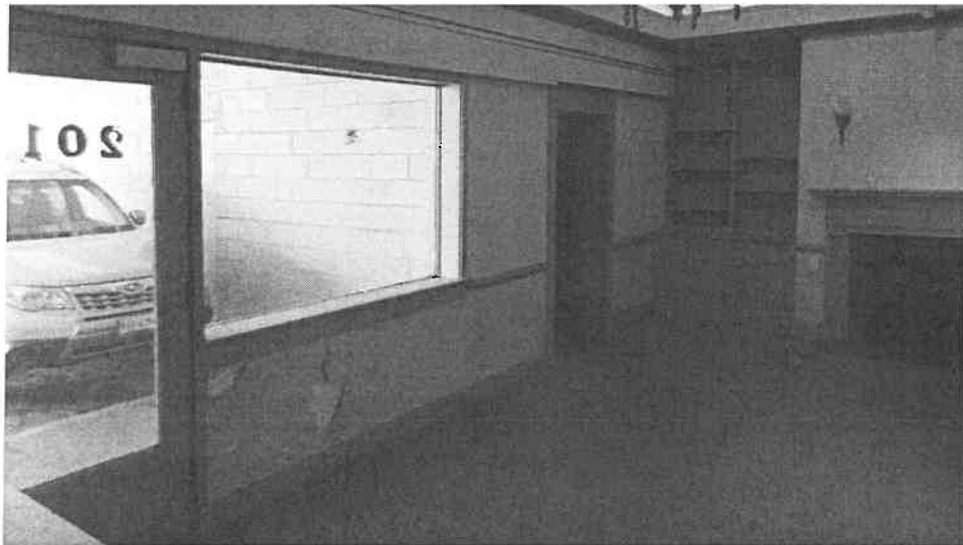
View from Water St showing the parking canopy and painted cmu building front.



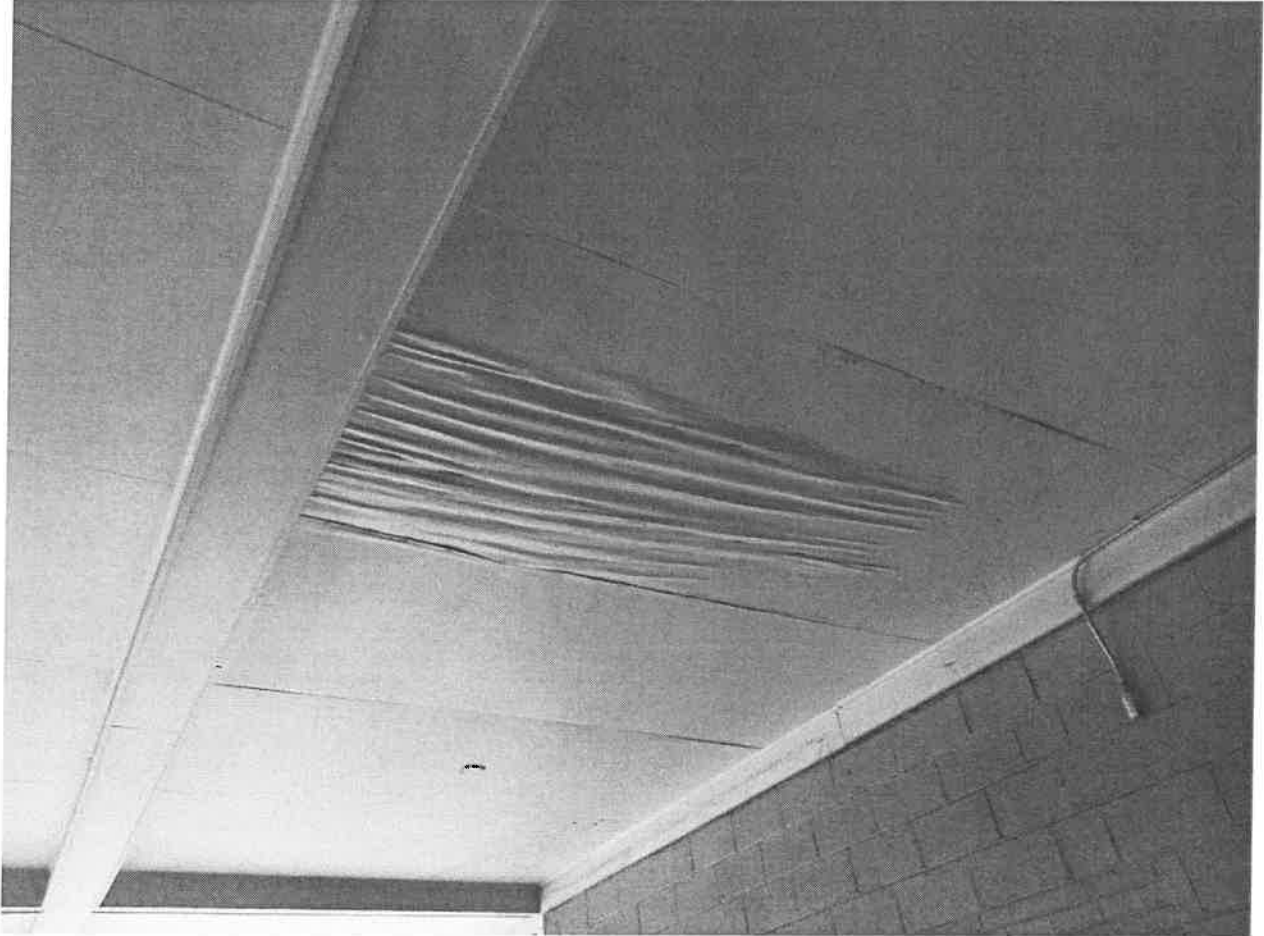
View from 2nd St showing the brick facade, tile coping and painted metal window.



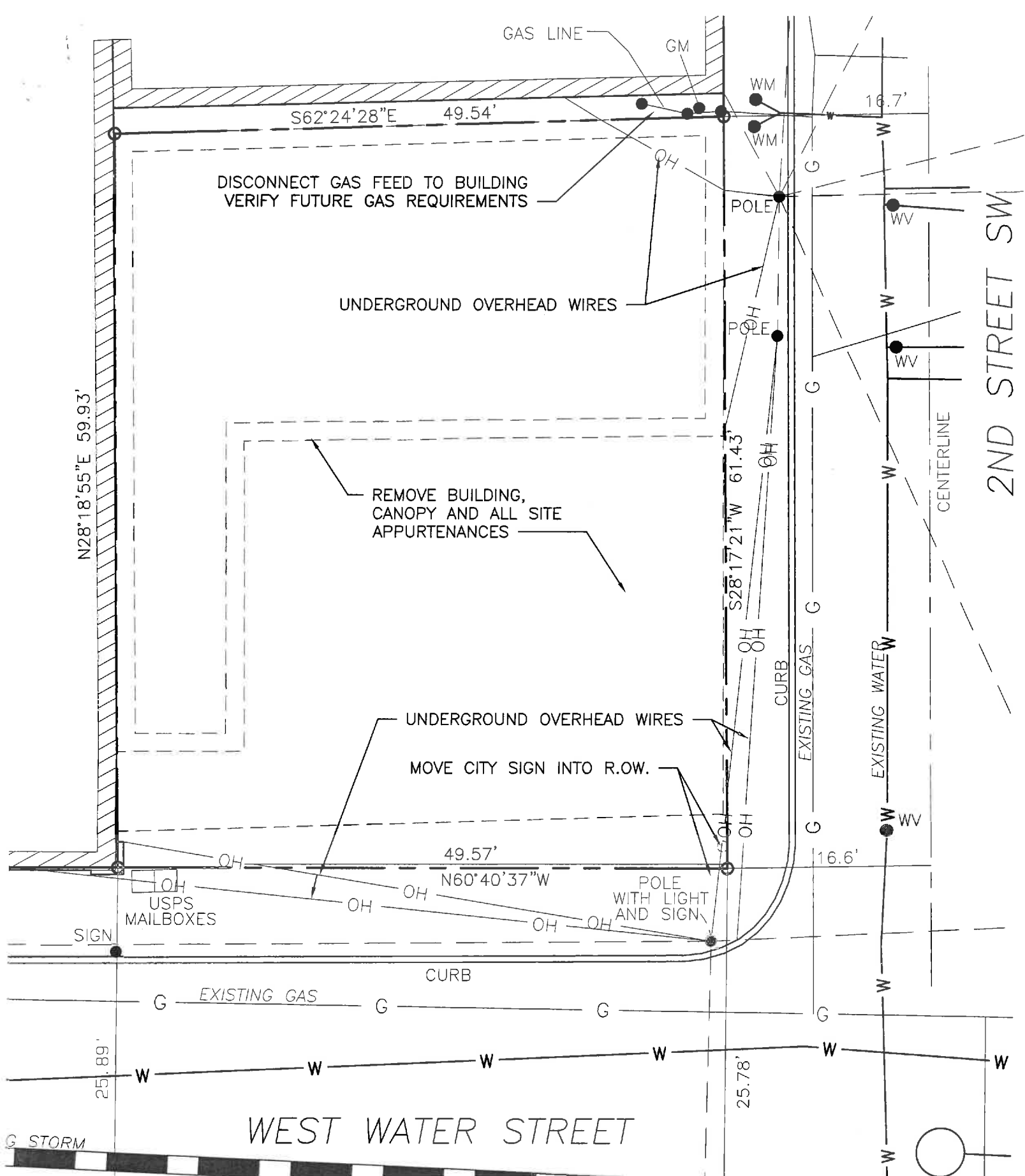
Water damage in ceiling



Water damage in wall



Water damage in exterior canopy ceiling



2 DEMOLITION PLAN

C-1.0 SCALE: 1" = 10'-0"