

From: Scala, Mary Joy
Sent: Wednesday, April 26, 2017 4:43 PM
To: Wolf, Fred
Cc: Cadgene, Allan
Subject: FW: BAR Action- 215 West Water Street

April 26, 2017

Fred Wolf/ Wolf Ackerman
110-B 2nd Street NE
Charlottesville VA 22902

RE: Certificate of Appropriateness Application
BAR 17-04-06
215 West Water Street
Tax Parcel 280009000
Man U LLC, Owner/ Fred Wolf, Applicant
Demolition of Structure – Escape

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2017. The following action was taken:

Balut moved 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. Motion passed (5-2, with Gastinger and Earnst opposed).

[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 (October 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
April 18, 2017**



Certificate of Appropriateness Application

BAR 17-04-06

215 West Water Street

Tax Parcel 280009000

Man U LLC, Owner/ Fred Wolf, Applicant

Demolition of Structure - Escafe

Background

215 West Water Street was built in the 1920s. It is a brick, one story, gable roof building with three bays in a commercial vernacular style. The brickwork of the gable facing the street is stepped, giving it a distinct look. All structures located in the Downtown ADC District are considered contributing. The building was most recently used for the restaurant and bar, Escafe. The historic survey is attached.

Application

The applicant is requesting approval for the demolition of the existing structure so that the property can be used for a mixed use, retail and office project.

The application suggests the structure, while older is not architecturally significant. The windows and doors are not original, the openings have been modified, and the applicant states that the roof and stucco siding are not in good condition.

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;*

The building does not appear on the attached 1920 Sanborn map; it does appear on the attached 1929 map.

(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 in the Charlottesville-Albemarle County Courthouse National Register and Virginia Register districts.

(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 original use of the building is unknown, but the overhead doors suggest a commercial or warehouse use. The architectural style is vernacular. The stepped roofline is distinctive. The deep setback used for parking was at one time common along Water Street, but newer buildings are now being constructed with no setback.

deep & the warehouse

(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

The brick building could be reproduced, but would lose its significance.

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

The building retains the stepped parapet, the two pilasters, and three front openings that may be original. Additional new windows have been added to the other facades.

(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. Mono Loco is a former gas station; the Waterhouse is built atop the former Thomas Tire and Appliance; the buildings between were automotive parts and battery stores. More importantly, it is part of the remaining historic fabric that comprises downtown Charlottesville. It 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.

A structural study has not been completed.

(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 applicant proposes 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.

There is a general public purpose in protecting historic buildings to provide tangible reminders of the past. Older buildings add vitality and complexity to the urban fabric; they contribute to the human scale; they promote sustainability; and they encourage tourism by preserving neighborhood character and aesthetic value.

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.*

Each historic building contributes to the character of the district. The loss of this building would adversely affect the historic character.

6. *The reason for demolishing the structure and whether or not alternatives exist.*

The reason given is to replace the historic building with a new use. An alternative may be to retain the historic building, and to add onto it or on top of it.

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.*

A structural study has not been completed.

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.

The character and scale of this freestanding, older brick building with its distinctive stepped outline and landscaped patio is appealing in the context of a quickly urbanizing downtown.

To date the building has been preserved and adaptively reused, similar to other former automotive buildings along West Main Street and West Water Street. Ideally, this building could be incorporated into future plans for this site.

The real importance of this building is that it contributes to the whole of the remaining historic fabric that comprises downtown Charlottesville. Visitors come to Charlottesville to see historic buildings.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions and Moving, I move to find that the proposed demolition does not satisfy/satisfies the BAR's criteria and guidelines and is not/is compatible with this property and other properties in the Downtown ADC District, and that the BAR denies/approves the application as submitted.





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s) 25

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE/CHARLOTTESVILLE	
Street address or route number 209-211 WATER STREET	
USGS Quad CHARLOTTESVILLE EAST, VA	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 **AVEXALE**

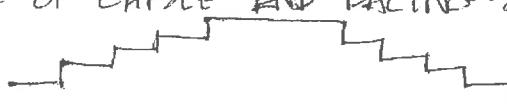
State potential threats to structure

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 (STRETCHER BOND); ONE STORY; GABLE ROOF; 3 BAYS. COMMERCIAL VERNACULAR, C. ~~1900~~ 1920-1929. ENTRANCES IN EACH OF 3 BAYS. PILASTERS IN BRICKWORK SURROUND CENTRAL BAY, RISE 1/2 HEIGHT OF BUILDING. BRICKWORK OF GABLE END FACING STREET IS STEPPED



Interior inspected? **NO**

Historical significance (Chain of title: individuals, families, events, etc., associated with the property.)

between
1920-1929



OWNERS APPROVAL
 THIS SUBDIVISION IS MADE WITH THE CONSENT OF THE UNDER SIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. ALL ROADS AND STREETS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

Watermain Associates, S. Lynn, Ann, Fla.

STATE OF VIRGINIA
 I, Mona C. Robert, A NOTARY PUBLIC FOR THE STATE AFORESAID, DO CERTIFY THAT Roger H. B. Darr WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF August 1, 1984 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID GIVEN UNDER MY HAND THIS 13th DAY OF Dec., 1984. MY COMMISSION EXPIRES February 18, 1986.
 M. C. Robert, N. B.

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
 By: L. E. Robinson
R. B. McKee

LOCATION MAP



DOWNTOWN MALL
 Cor. Bldg
 S 79°02'56" E
 42.10'

BUTLER GRIFFIN LIMITED PARTNERSHIP
 T.M. 28 Parcel 9.1
 D.B. 411 p. 689
 D.B. 418 p. 1
 4518 sf

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
 T.M. 28 Parcel 1
 D.B. 306, p. 1, 74, 144, 190
 D.B. 314, p. 496



WATERMAIN ASSOCIATES
 T.M. 28 Parcel 9
 D.B. 411 p. 689
 D.B. 418 p. 1
 6747 sf
 (Including Parcel "X")

T.M. 28 Parcel 10
 W.B. 11, p. 379
 D.B. 4, p. 327

STATE OF VIRGINIA
 I, Betty G. James, A NOTARY PUBLIC FOR THE STATE AFORESAID, DO CERTIFY THAT L. E. Robinson and Robert B. McKee WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF 12-21-1984 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID GIVEN UNDER MY HAND THIS 21st DAY OF Dec. 1984. MY COMMISSION EXPIRES September 23, 1988.
 Betty G. James

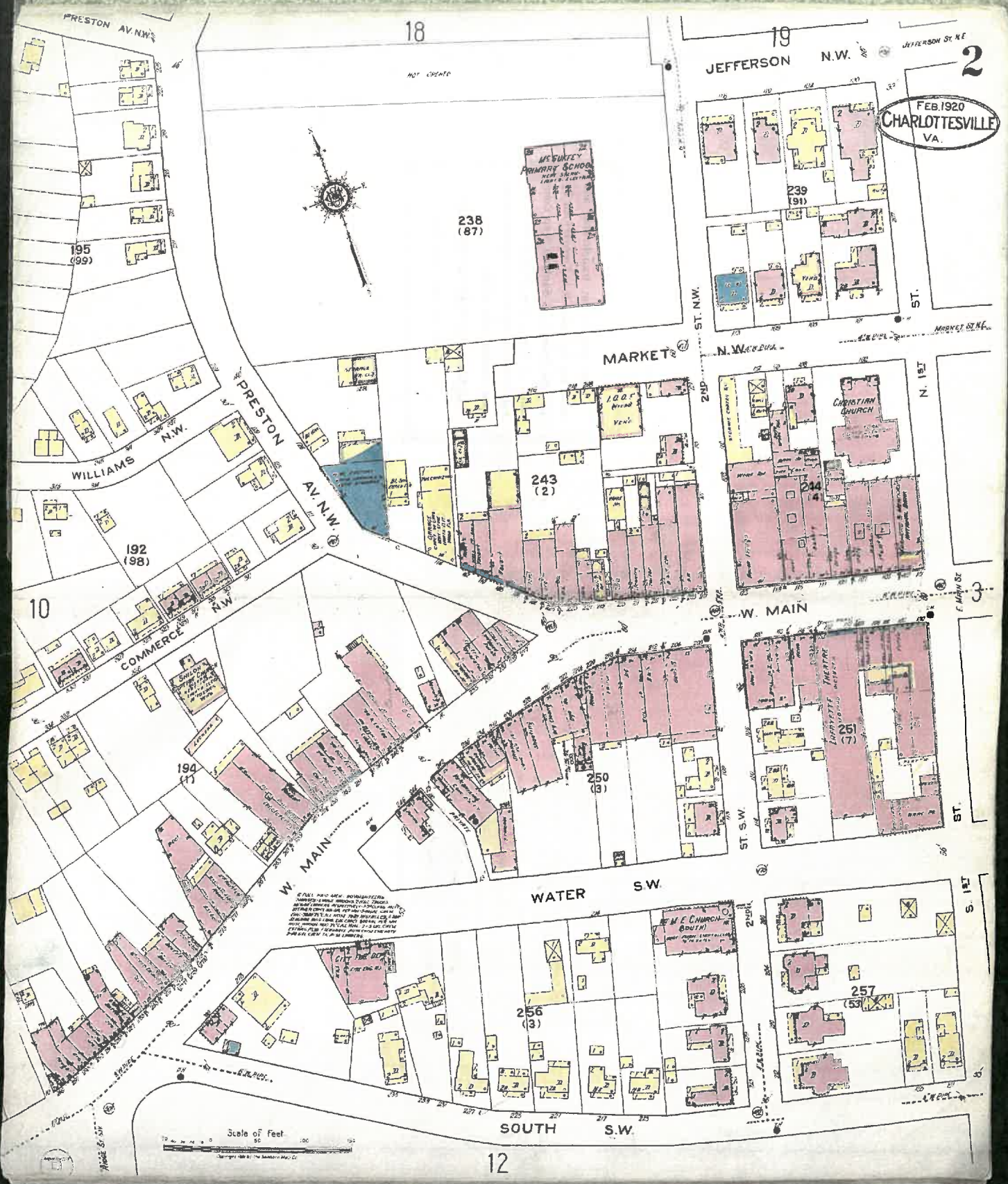
PLAT SHOWING PARCEL "X" AND A REDIVISION OF PARCELS 9 & 9.1 TAX MAP 28 PARCEL "X" TO BE ADDED TO & BECOME A PART OF PARCEL 9 LOCATED BETWEEN WATER ST & DOWNTOWN MALL CHARLOTTESVILLE, VIRGINIA
 AUG. 1, 1984 SCALE: 1"=20'



WILLIAM S. ROUDABUCCI, INC.
 A PROFESSIONAL CORPORATION
 CERTIFIED LAND SURVEYORS
 Charlottesville, Virginia 1904A

CITY PLANNING COMMISSION
Margaret B. Catu
 CHAIRMAN
[Signature]
 SECRETARY
 12/21/84
 DATE

Handwritten notes and signatures on the left margin, including 'Watermain Associates' and 'L. E. Robinson'.



Charlottesville, Albemarle County, Virginia. G 1463 .C4 S3 1920. Special Collections, University of Virginia, Charlottesville, VA
<http://search.lib.virginia.edu/catalog/uva-lib:718759>

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215 West Water Street
Demolition Request

City records date the structure at 215 West Water Street to the mid 1920s. We are requesting a COA for the demolition of the structure to allow this property, together with the adjacent property at 230 West Main Street, to become the site for a new multi-story mixed-use retail and office project that will provide shops, food service, community space as well as innovative office space for established and start up tech companies.

Our observation of the of the property and the condition of the building is that while it is an older structure, it is fairly simple and utilitarian with few distinguishing architectural features or characteristics. It appears that beyond its brick facade which has had its openings modified and windows / doors replaced over the years, the remaining building shell and roof have been re-engineered and reconstructed at some point in the past. The walls have contemporary and mid-level quality 'Palladian' windows in a stucco exterior that faces service alleys on two sides and a small exterior area in the rear. The condition of the stucco as well as roof and openings is not particularly good nor is it carefully detailed. Inside, the space has contemporary steel trusses that are not original.

In the end, while we respect the simplistic quality of the building, its setback off the street and away from each property line make its position on the site inefficient and moreover, its not consistent with the urban street edge that is developing along Water Street on adjacent parcels - particularly on the North side of Water Street. The building has not been designated a Historic Landmark nor is it listed on any register to our knowledge. It has no particular association or connection with any historic person or builder / craftsman. It bears no features that are infrequent or the last example. It is not a distinctive design or material palette - and most of its distinctive fabric has already been modified or removed.

The prospect of including this site along with the adjacent site in the development of a modern and innovative new project that connects the west end of the Mall with Water Street and West Main is exciting and we believe that having the 215 Water Street property as part of the new projects developable foot print will make for a stronger overall project and a better urban edge along Water Street.

Respectfully,

Fred Wolf, *architect*
WOLF ACKERMAN



Vicinity Map

215 Water Street (Escape)
Existing Conditions

BAR Submission
03/28/2017



Violet Crown Movie Theater



Carytown Tobacco / Escape Room



Omni Hotel



Waterhouse Building



Lewis & Clark Building



Federal Building (U.S. Court of Appeals)



**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
MAR 28 2017

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.

Owner Name MAN U LLC Applicant Name FRED WOLF / WOLF ACKERMAN
Project Name/Description ESCAPE RESTAURANT Parcel Number 280009000
Project Property Address 215 W. WATER STREET

Applicant Information

Address: 110-B 2ND STREET N.E.
C-VILLE VA 22902
Email: FW@WOLFACKERMAN.COM
Phone: (W) 296-4848 (C) _____

Signature of Applicant

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

[Signature] 3.28.17
Signature Date
FRED WOLF 3.28.17
Print Name Date

Property Owner Information (if not applicant)

Address: 2088 UNION ST. SUITE 1
SAN FRANCISCO, CA 94123
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature Date
COLLETTE CADBENE 3.28.17
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): DEMOLITION OF EXISTING STRUCTURE

List All Attachments (see reverse side for submittal requirements): CONTEXT PHOTOS, SUBJECT PHOTOS, VICINITY PLAN + NARRATIVE

For Office Use Only
Received by: O. Ebank Approved/Disapproved by: _____
Date: _____
Fee paid: 375.00 Cash/Ck. # 004678 Conditions of approval: _____
Date Received: 3/28/17
Revised 2016



**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 scaia@charlottesville.org

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Phone: (W) 296-4048 (C) _____

Signature of Applicant

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[Signature] 3.28.17
Signature _____ Date _____
FRED WOLF 3.28.17
Print Name _____ Date _____

Property Owner information (if not applicant)

Address: 2088 UNION ST. SUITE 1
SAN FRANCISCO, CA 94123
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

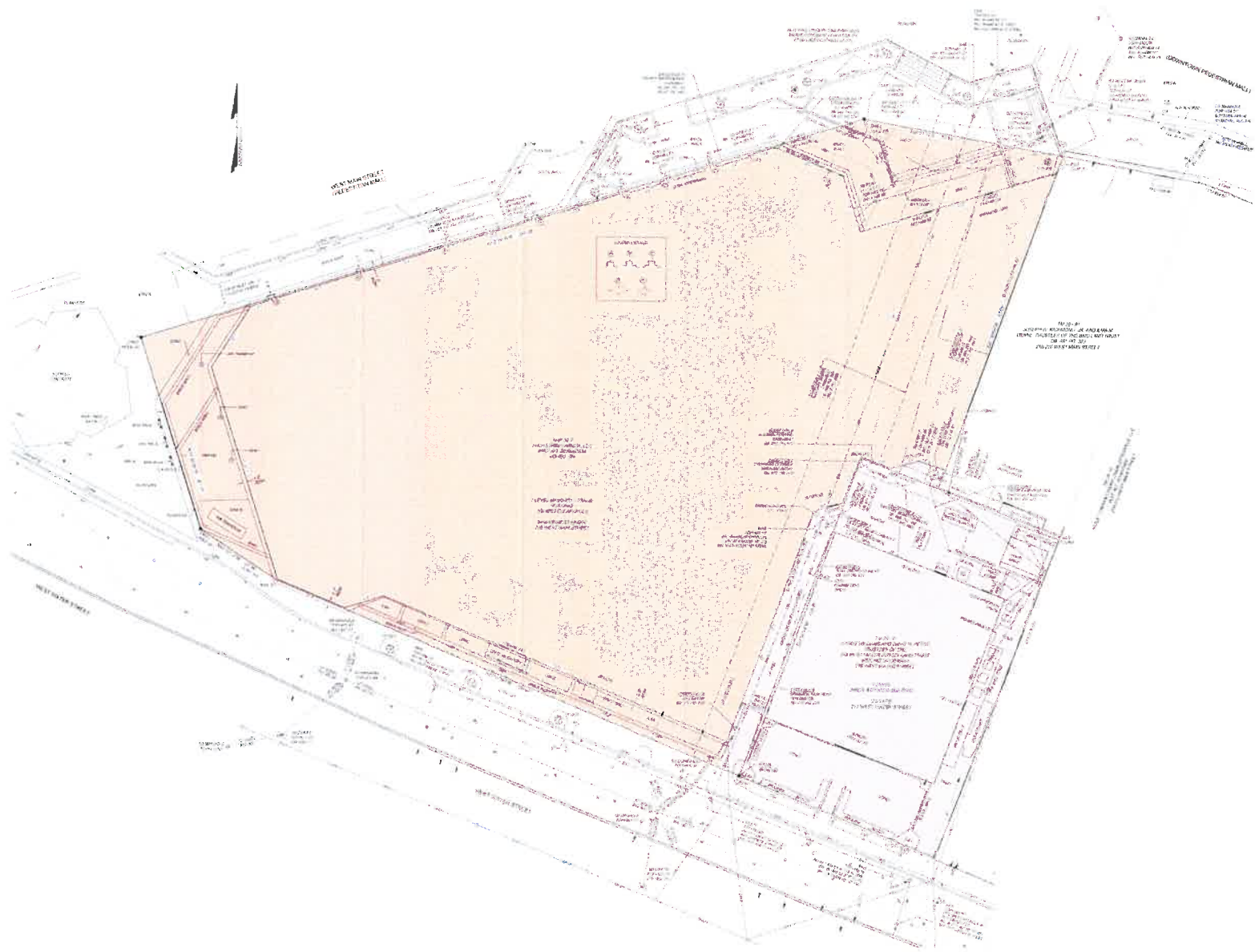
I have read this application and hereby give my consent to its submission.
[Signature] 3-28-17
Signature _____ Date _____
COLLETTE CADBENE 3.28.17
Print Name _____ Date _____

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

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List All Attachments (see reverse side for submittal requirements):
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For Office Use Only
Received by: _____ Approved/Disapproved by: _____
Date Received: _____ Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Revised 2016



EXTENTS OF SITE : 230 W. MAIN ST. + 215 W. WATER ST.

WOLF ACKERMAN DESIGN

Board of Architectural Review
04 / 18 / 2017