

## **Lasley, Timothy G**

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**From:** Lasley, Timothy G  
**Sent:** Thursday, October 18, 2018 12:09 PM  
**To:** 'tim.m.michel@gmail.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - October 16, 2018 - 400 East Main Street

October 18, 2018

### **Certificate of Appropriateness Application**

BAR 18-10-01  
400 East Water Street  
Tax Parcel 280060200  
Michel and Michel, LLC, Owner/ Tim Michel, Applicant  
Addition of roof monitor

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

**Motion: Sarafin moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed roof monitor satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with final dimensioned plans to be submitted for the BAR archive. Mohr seconded. Approved (7-0).**

**(Note: At meeting, applicant provided cut sheets for Ply Gem Windows, Mira Premium Casement Fixed Windows; exterior finish to be dark bronze.)**

This certificate of appropriateness shall expire in 18 months (April 16, 2020), 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. 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 [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**

Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 16, 2018**



**Certificate of Appropriateness Application**

BAR 18-10-01

400 East Water St

Tax Parcel 280060200

Michel and Michel, LLC, Owner

Tim Michel, Applicant

**Addition of roof monitor**

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**Background**

Constructed in 1897, the Charles King & Son Company Buildings originally functioned as warehouses and offices for the wholesale grocery company. The two-story brick buildings are of a vernacular Victorian architectural style. The upper floors are illuminated by skylights.

**Application**

Applicant submitted:

- Tim Michel submittal, dated September 25, 2018: Roof monitor drawings, view of rooftop, existing conditions photos, roof monitor precedent, hypothesized pedestrian view shed, measured drawings of the roof monitor

The monitor will be 8' wide, 13'-6" long, and 5'-6" tall (above the existing roof line). The monitor will be set back 8'-6" from the front parapet, and will protrude 1 foot from the top of the parapet wall.

The roof will be asphalt shingles. Applicant will present information on siding and windows.

**Discussion and Recommendations**

Staff recommends that the BAR discuss the appropriateness of the roof monitor and determine if it will negatively impact the historic character of this building and the district.

From street level, the applicant's information suggests the monitor will be minimally visible, if at all. It will be visible from taller, adjacent structures.

Throughout the Downtown ADC it is not uncommon on historic structures to have roof top mechanical equipment, elevated skylights, and variously-shaped roof monitors. Furthermore, the proposed monitor is set on a roof enclosed by parapet walls and its construction will not inalterably change the historic façade or structure of the building; in fact, it will arguably benefit the continued adaptive use of the interior space within this former warehouse.

### **Suggested Motion**

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

(...with the following modifications or conditions....)

Or

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed roof monitor does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted.

### **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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Additions**

### **P. ADDITIONS**

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
  - a) Attempt to accommodate needed functions within the existing structure without building an addition.
  - b) Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a) Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b) If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c) If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a) New additions should not destroy historic materials that characterize the property.
  - b) The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
  - a) A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b) If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a) Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a) Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b) The new design should not use the same wall plane, roof line, or cornice line of the existing structure.



## 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

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 Michel + Michel LLC Applicant Name Tim Michel  
Project Name/Description \_\_\_\_\_ Parcel Number 280060200  
Project Property Address 400 EAST WATER STREET

### Applicant Information

Address: TIM MICHEL  
Box 157 Charlottesville, VA 22902  
Email: Tim.m.michel@gmail.com  
Phone: (W) 434 960 1124 (C) 434 960 1124

### 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.

Signature [Signature] Date Sept 7, 2018  
Print Name Tim Michel Date 9/4/2018

### 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): ROOF MONITOR

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

### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

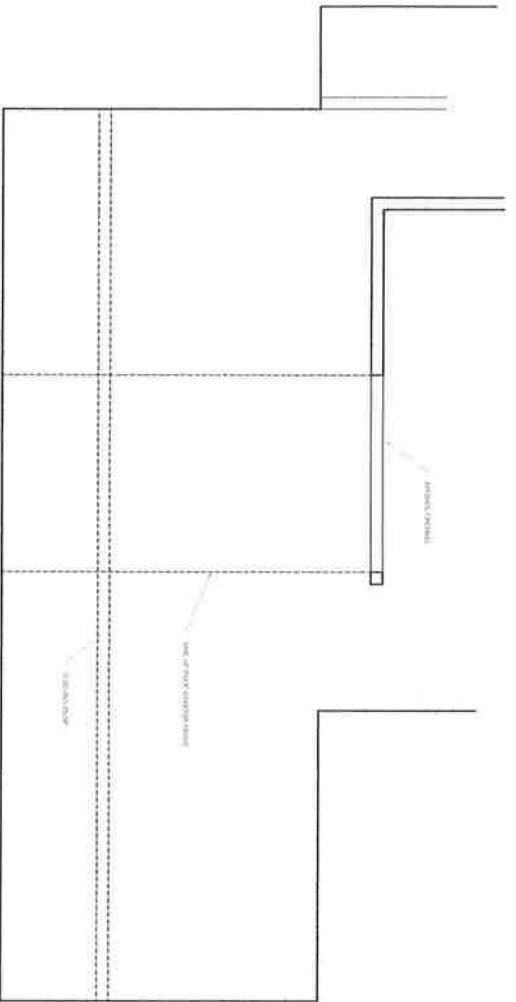
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Revised 2016

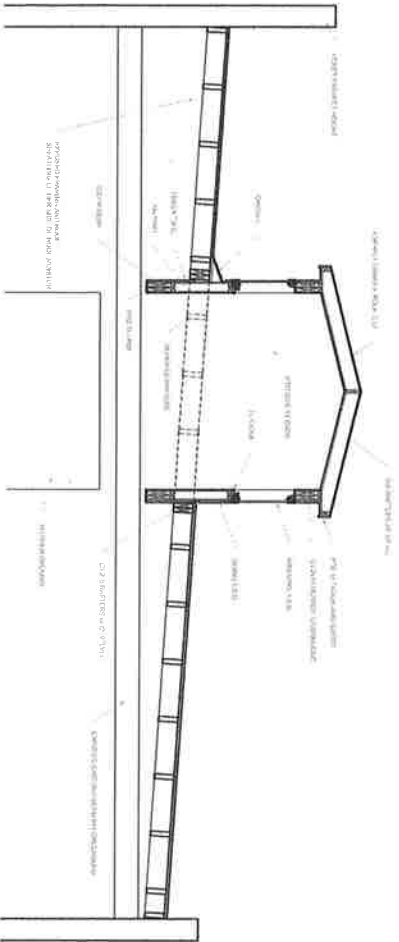
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Date: \_\_\_\_\_

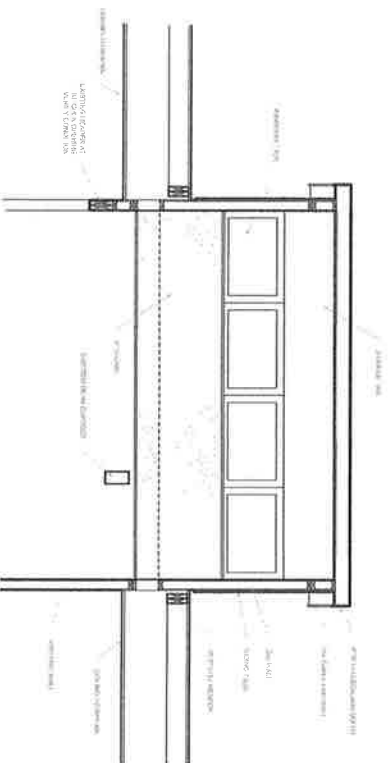
Conditions of approval: \_\_\_\_\_



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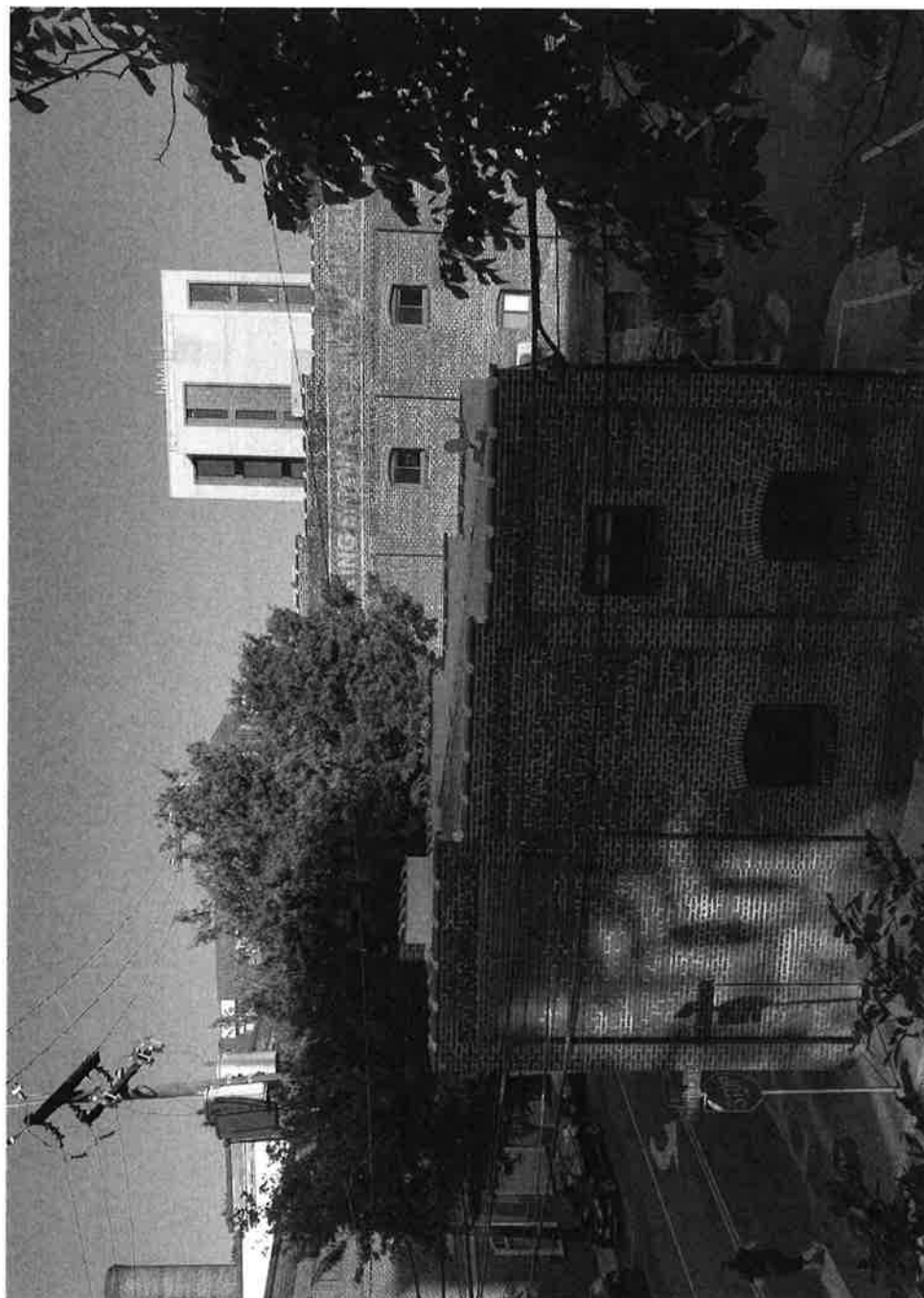


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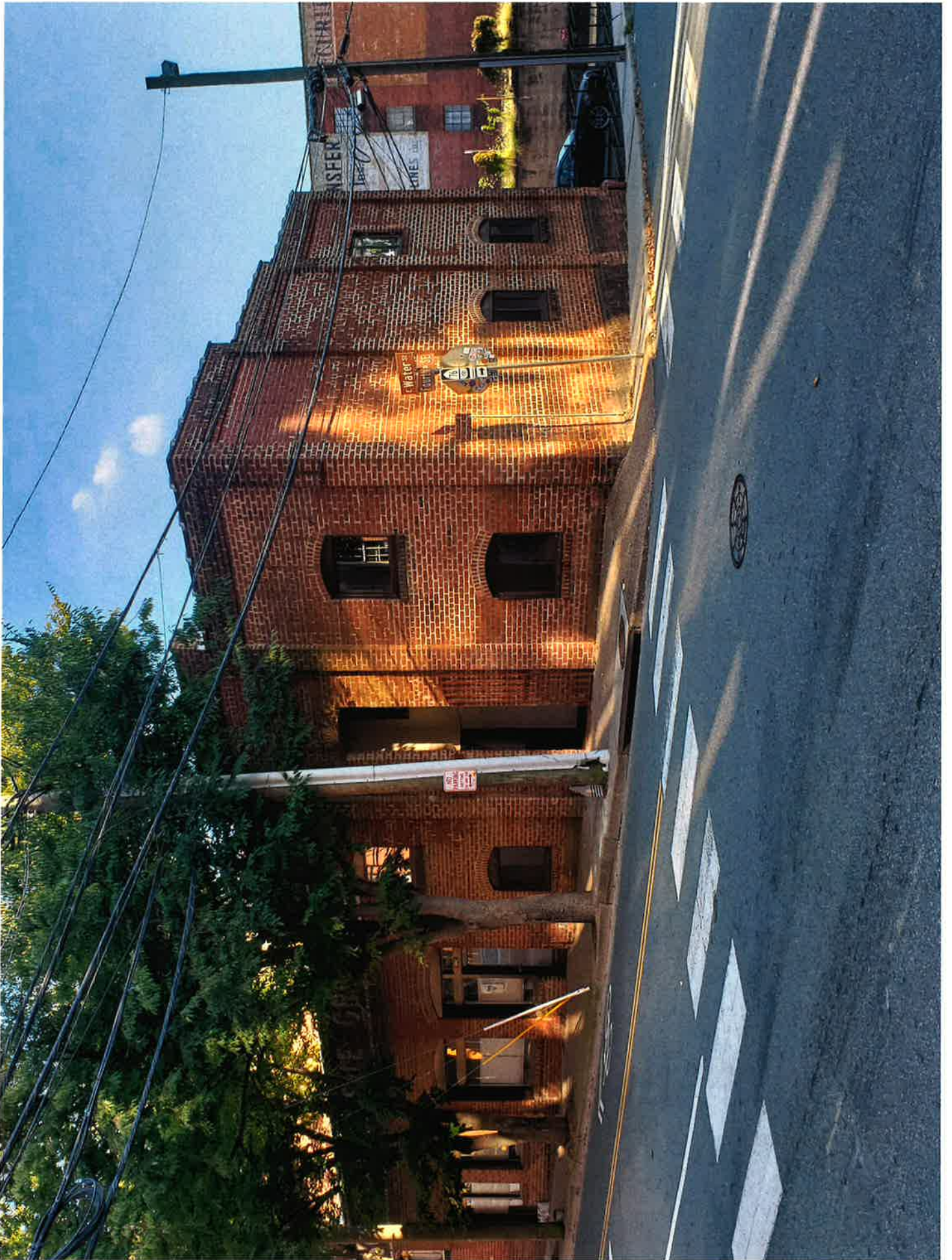


TRANSVERSE SECTION

ROOF MONITOR - SVS - 8.20.18 - 5°=1.0°

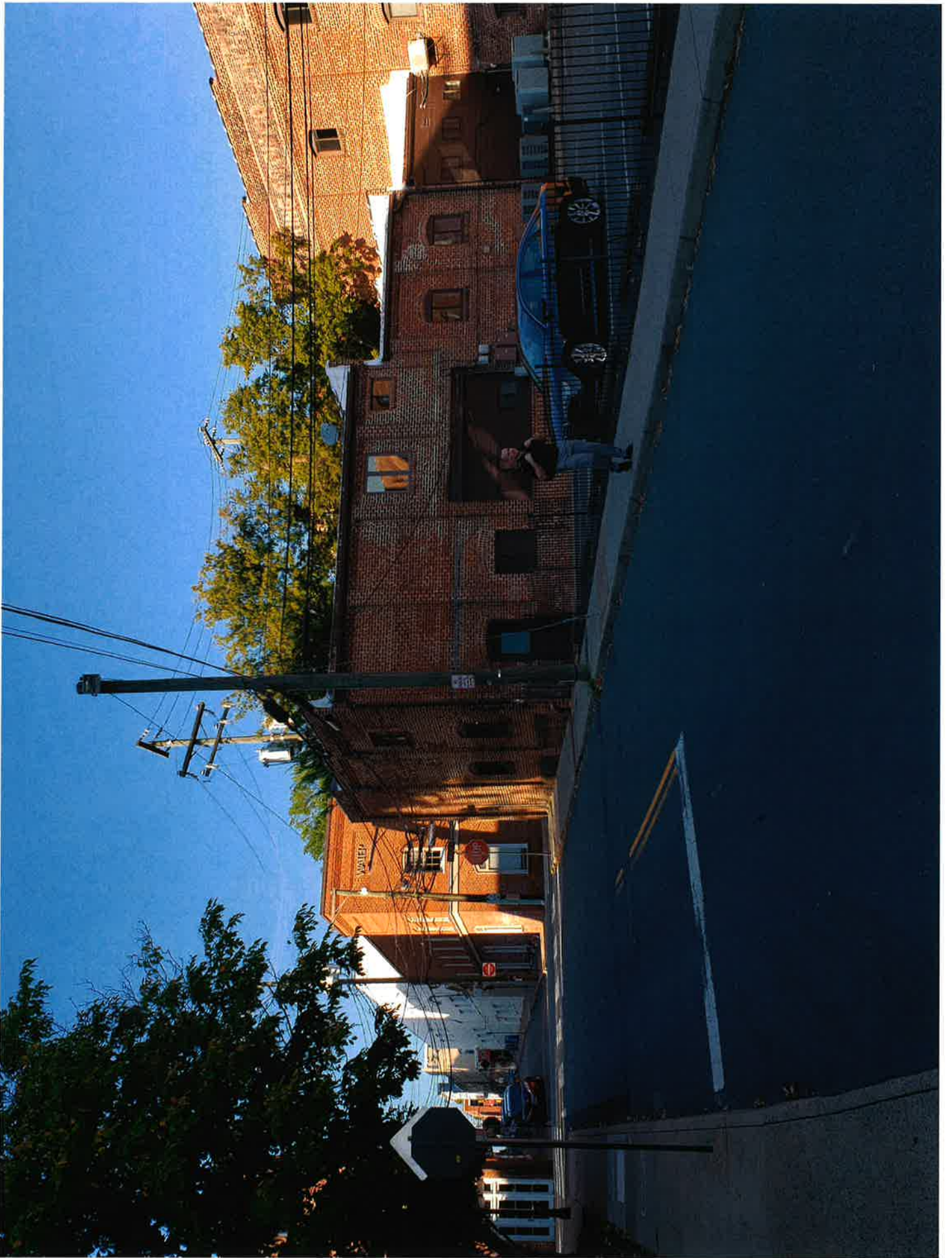


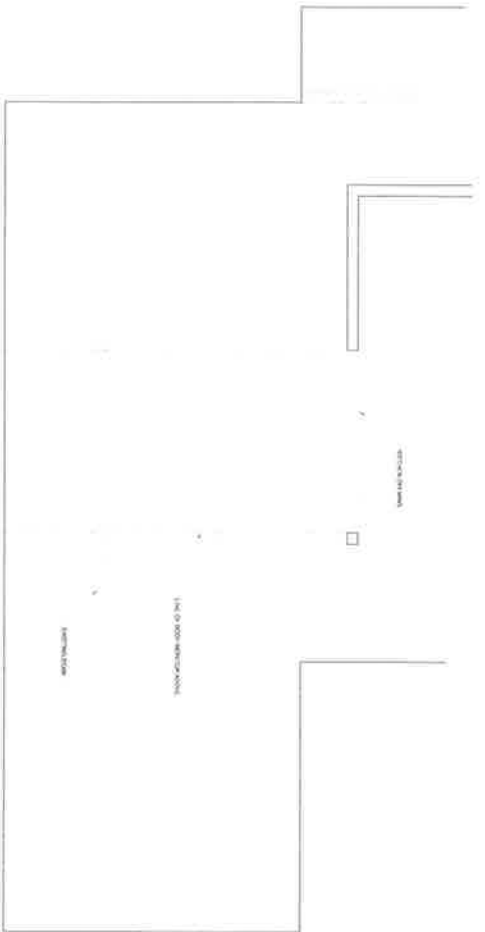




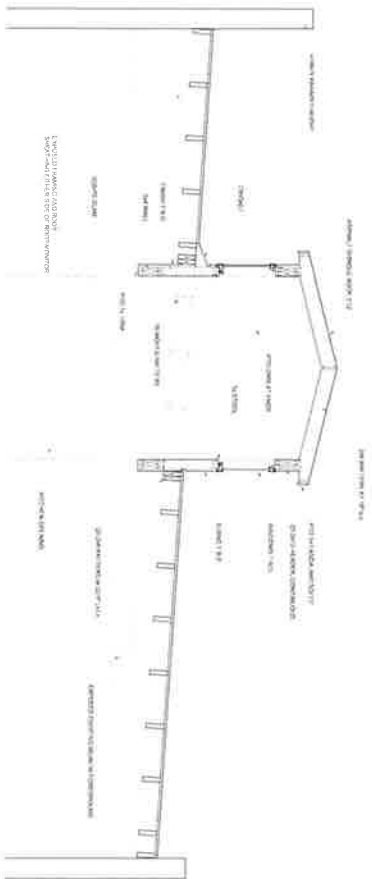








PLAN DIAGRAM



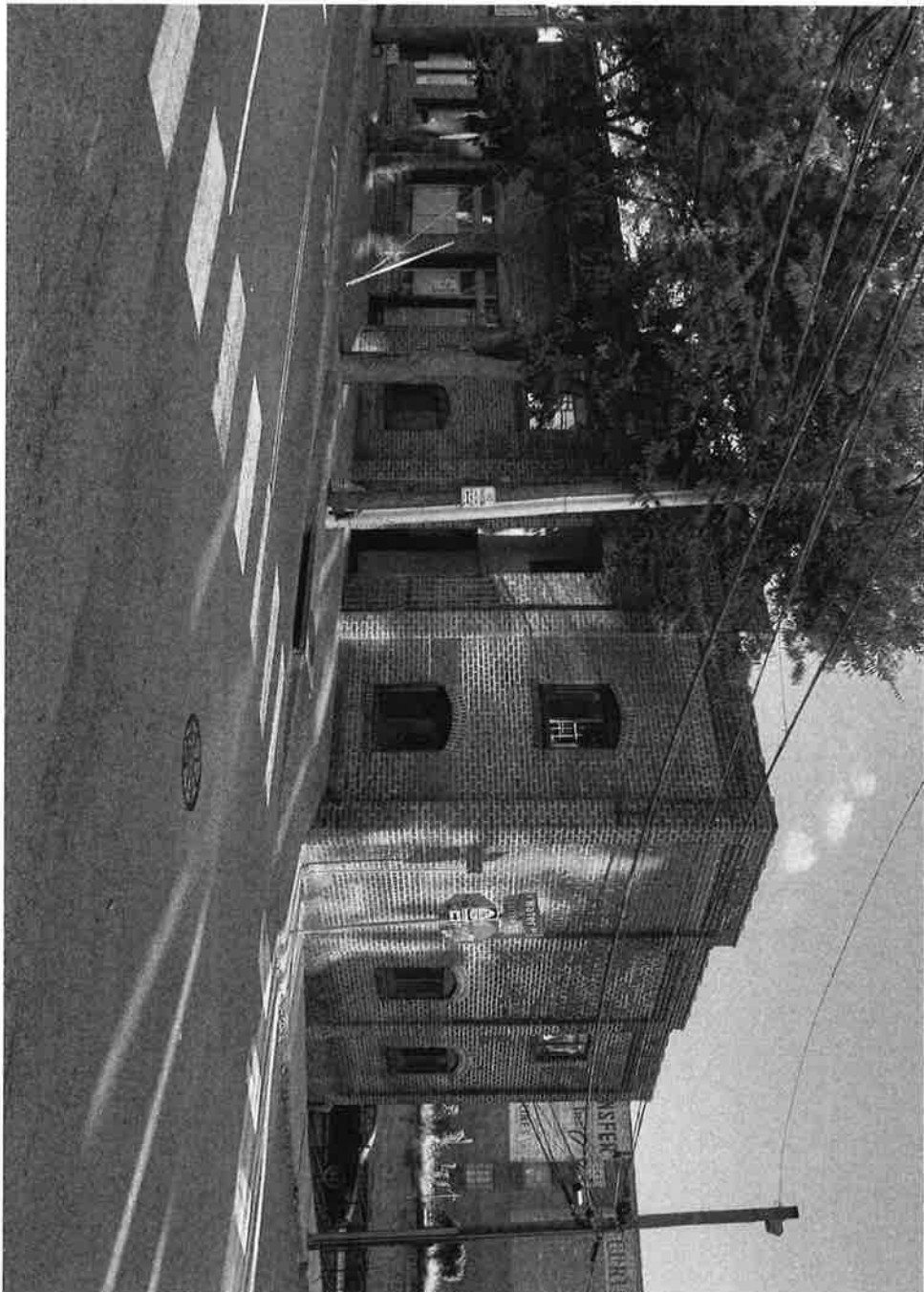
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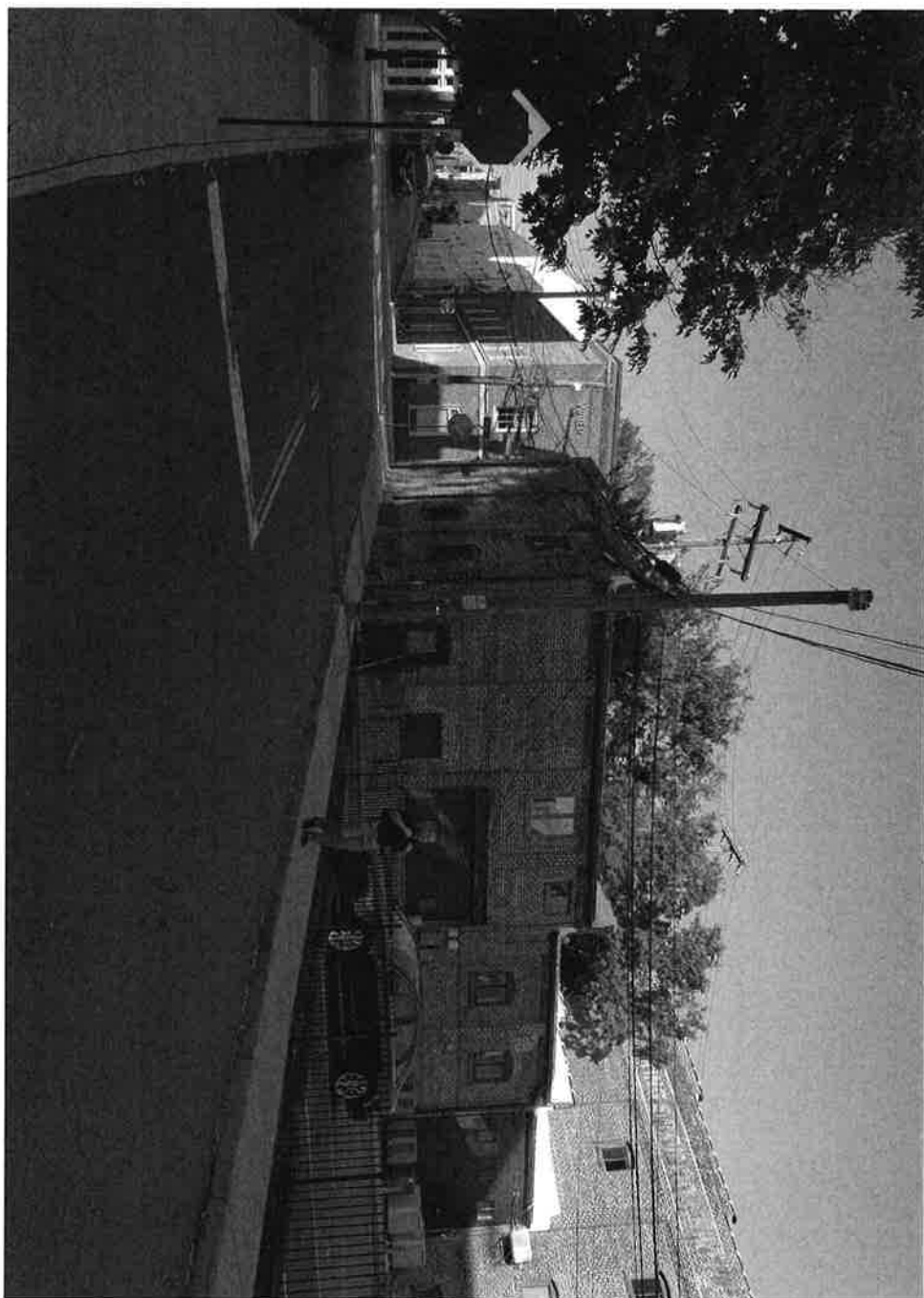
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ROOF MONITOR - SVS - 8.20.18 - 5"=1'-0"



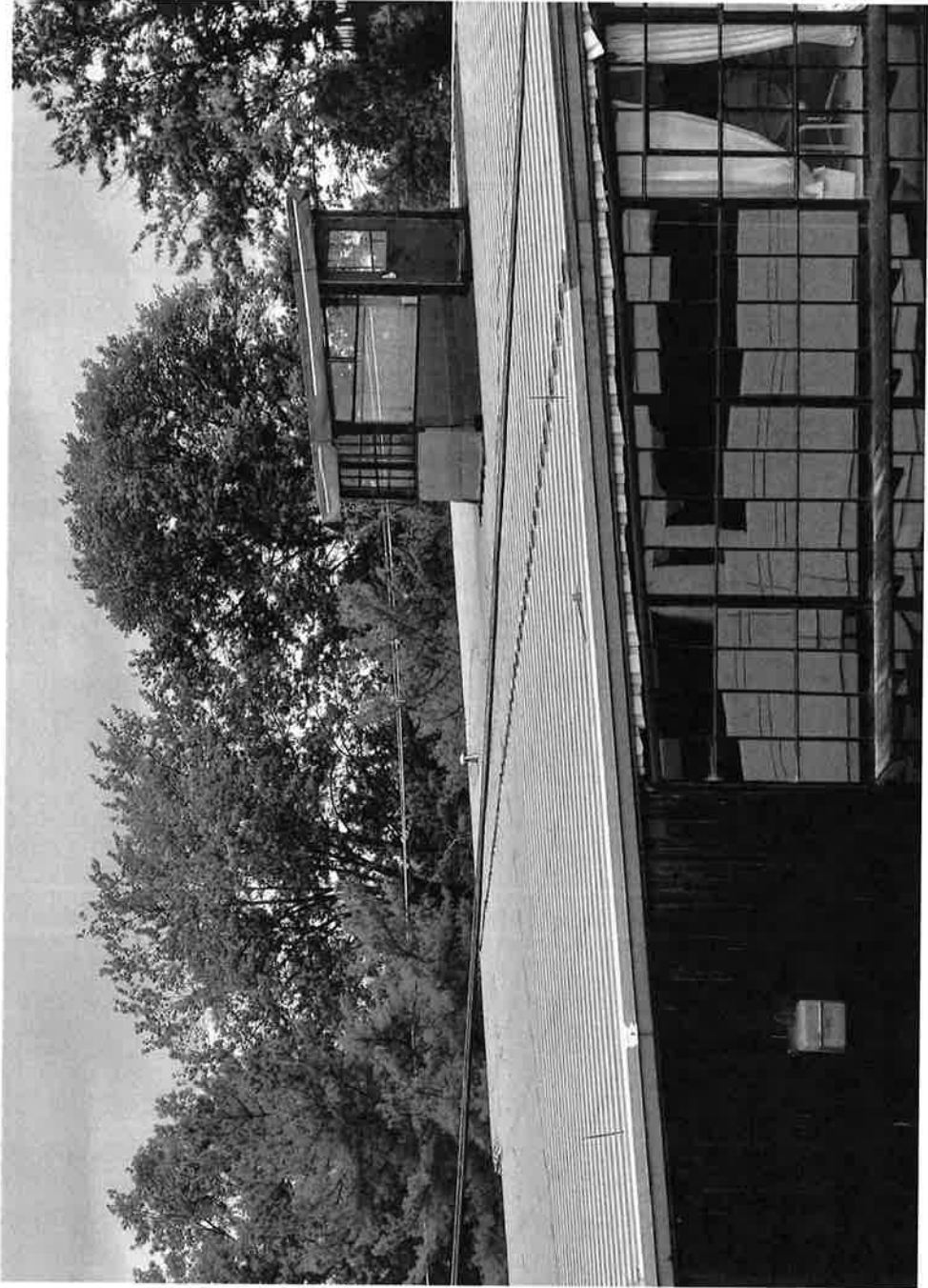




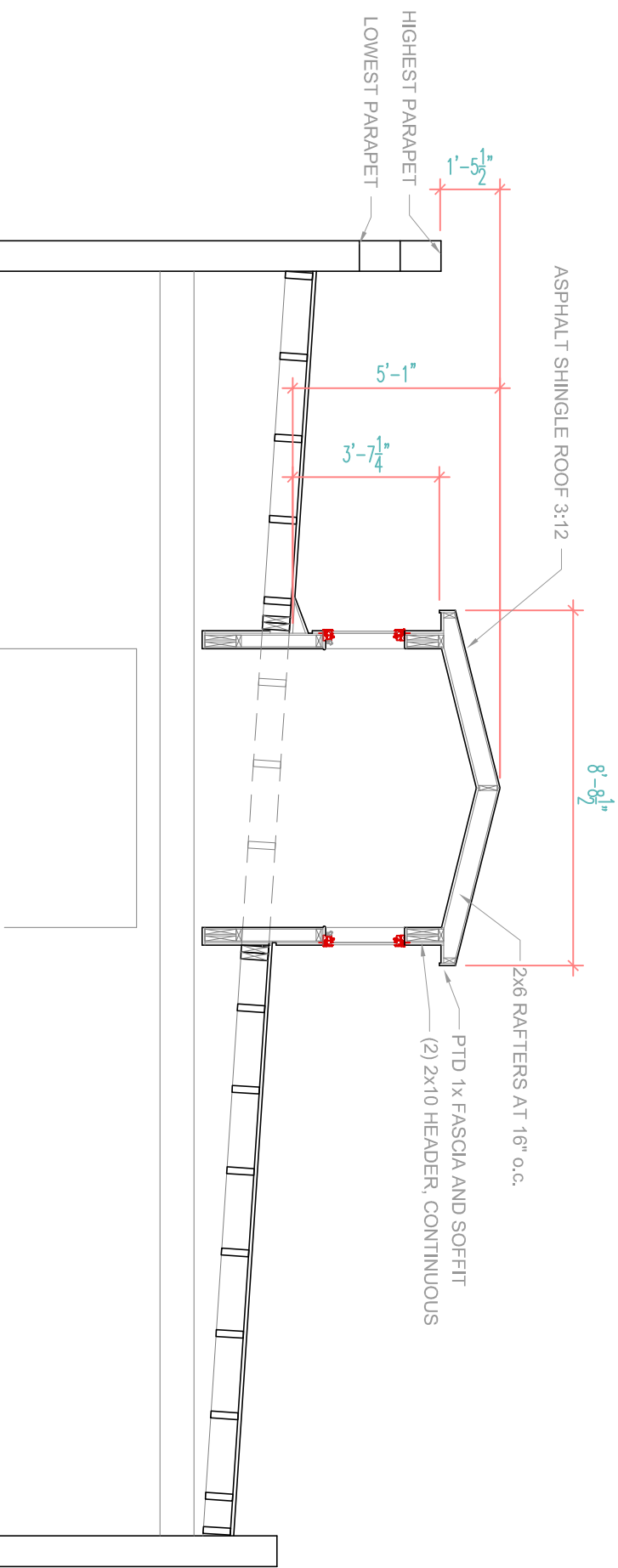
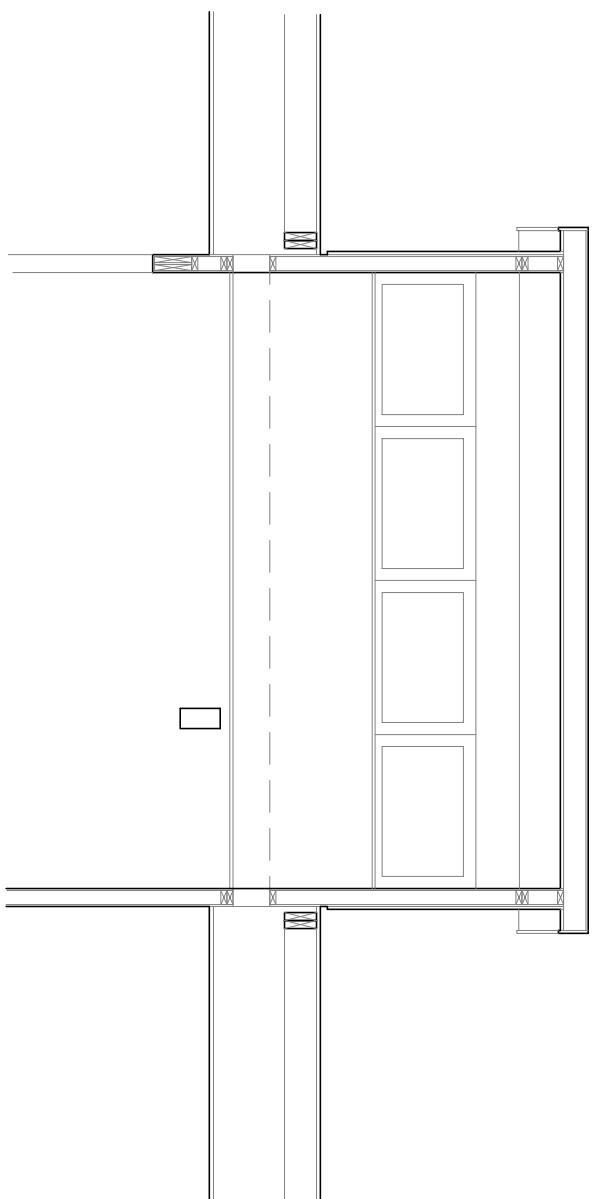
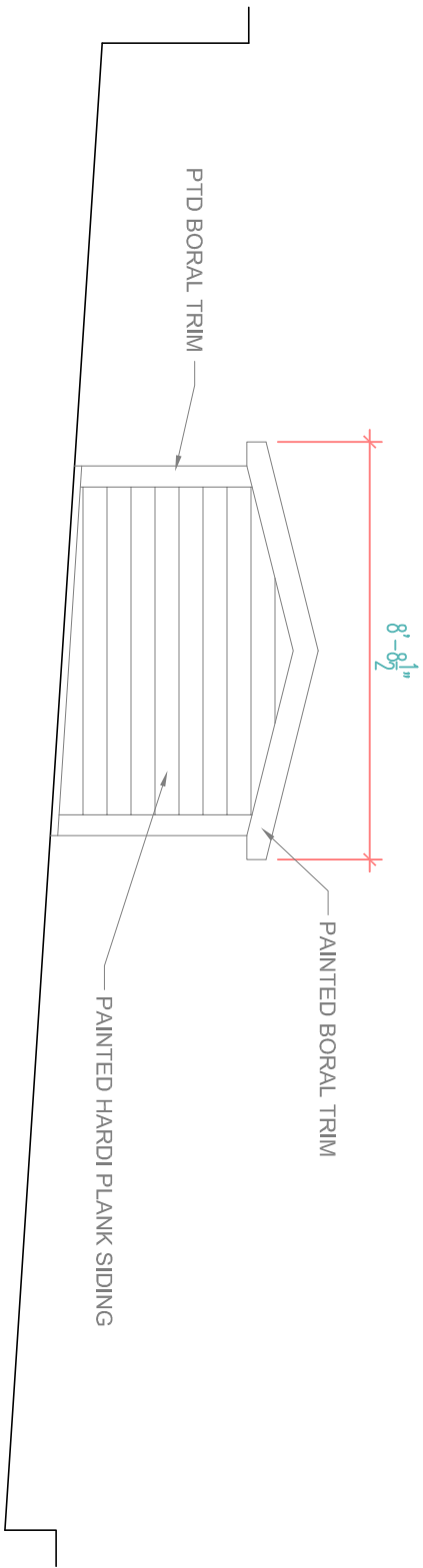
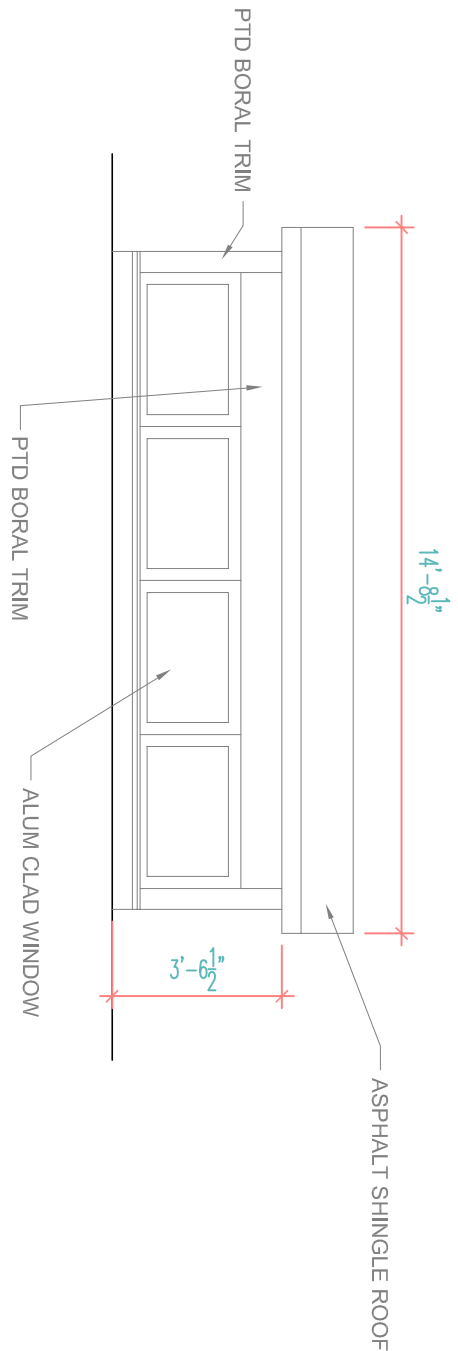












STREET SECTION - SVS - 8.25.18