

Lasley, Timothy G

From: Mess, Camie
Sent: Thursday, March 21, 2019 4:16 PM
To: 'cgathright@dgarchs.com'
Cc: Werner, Jeffrey B; Lasley, Timothy G
Subject: March BAR Actions - 201 West Water Street

March 21, 2019

Certificate of Appropriateness

BAR 19-03-05
201 West Water Street
Tax Parcel 280012000
Black Bear Properties, LLC, Owner/Clark Gathright, 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 March 19, 2019. 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, and Rehabilitations, I move to find that the proposed renovations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following clarifications

- **unpainted masonry remain unpainted**
- **the ceramic coping remains unpainted**
- **the window on the east elevation remain intact**
- **future rooftop mounted equipment be located to minimize it's visibility from the street and submitted to staff for the final BAR archived submission.**

Gastiner seconded. Approved (8-0.)

If you would like to hear the specifics of the discussion, the meeting video is on-line at:
http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1354

This certificate of appropriateness shall expire in 18 months (September 19, 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398

Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 19, 2019**



Certificate of Appropriateness

BAR 19-03-05

201 West Water Street

Tax Parcel 280012000

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Storefront Renovation



Background

201 West Water Street is in the Downtown Architectural Design Control District. All buildings in this district are considered contributing. There is no historic survey available for 201 West Water Street, however, city data lists this building as constructed in 1950. (Note: This area is listed on the VLR and NRHP as the *Charlottesville and Albemarle County Courthouse Historic District*, however 201 West Water Street is not identified as a contributing structure to that district.)

Early-20th century maps indicate a residence at this location. A commercial use here first appears in the 1951 City Directory, listing 201 Water Street as a Sears Roebuck & Company *service station*. The 1960 Directory indicates that Braithwaite's Inc., a paint and wallpaper shop, now occupies the building. (Braithwaite's is still there in 1974, referenced in Halprin's downtown survey.)

Prior BAR Actions (Note: Additional BAR actions are in the Appendix)

May 16, 2017- BAR approved application to demolish the circa 1950 one-story brick building and canopy at 201 West Water Street. (Approved 9-0).

Application

Applicant's submittal:

- Application dated February 26, 2019: cover/vicinity map (page 1), existing floor plan (page 2), existing Water Street elevation (page 3), existing 2nd street elevation (page 4), site photos (page 5), proposed site plan (page 6), perspective of Water Street (page 7), perspective (page 8), proposed floor plan (page 9), proposed Water Street elevation (page 10), proposed 2nd Street elevation (page 11), and window detail (page 12), storefront system (page 13).

Request to convert the existing one story building with covered parking into a distillery. Proposed renovations include:

- Water Street façade: Remove segments of masonry wall and install metal storefront (YES 45 TU/FT Thermal Storefront System), color black. Storefront to be framed within black, tube steel offering a contemporary look accompany to the storefront system.
- Masonry walls: Paint exterior masonry, color to match Benjamin Moore-876 Alabaster. The Water Street façade has been painted; the 2nd Street has not. (Note: The east facing, masonry wall of the abutting building on 2nd Street--the Violet Crown Theater--has been painted a burgundy-red.

- Window at east elevation: Replace existing metal window (four rows of six lites with an operable center panel) with new, three-lite window with mullions to match the new storefront.
- Parking area canopy: Replace existing metal columns with new, painted black. Install new fascia, painted white. Install new gutter and downspout (Galvalume K-style).
- Lighting: No new external lighting is proposed.
- Roof: New rooftop mechanical units to be screened installed by parapet. (No dimensions provided.)

Discussion and Recommendations

In 2017 the BAR approved the building's demolition [in advance of subsequent proposals for a new, multi-story building.] The proposed alterations should be evaluated in the context of both the to-be-retained building and those nearby.

The existing structure is c1950 and was used as a service station, then a paint and wallpaper store. The primary façade does not indicate a larger storefront existed nor is there evidence of garage bays. However, it is staff's opinion that the proposed storefront expansion is consistent with the building's commercial pedigree and the simplicity of the proposed alterations is sympathetic to the building's architectural austerity.

In retaining the existing building and being respectful of its past, the proposed removal of the 2nd Street window is problematic. It is understandable to match the new storefront, however this window is on a different façade and not beneath the front canopy. Consistent with the building's simple design, this window is a uniquely commercial/industrial architectural element. Staff recommends that it be retained, understanding that repair and reglazing is warranted.

With this property currently abutting the Violet Crown Theater, and will be adjacent to the new CODE building, its contemporary renovations are justifiable.

Painting of masonry walls: the ADC Design Guidelines recommend against the painting of masonry, however this is generally understood as a mechanical concern related to the age of the brick and the irreversibility of painting it. Much of this building has been painted and unpainted the bricks are of an age that is less susceptible to mechanical issues. Additionally, at least two brick buildings nearby are also painted. Staff recommends approval of the painting provided that on the unpainted segments an appropriate and *permeable* product is used.

Staff also recommends the consideration of conditions that require repair and/or replacement of missing sections of the terra cotta parapet cap and removal of vegetation and trash in the *alley* off of 2nd Street.

Suggested Motion

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

...as submitted and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Rehabilitations, I move to find that the proposed renovations do not satisfy the BAR's criteria and are 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
- 9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions:

I. WINDOWS & DOORS

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.

- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

N. PAINT

The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,

1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2. In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3. Do not paint unpainted masonry surfaces.
4. It is proper to paint individual details different colors.
5. More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

Pertinent Guidelines for Rehabilitations:

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a) Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b) Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

Maintenance Tips

- 1) Use knowledgeable contractors and check their references and methods.
- 2) Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
 - a) Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
 - b) Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
 - c) Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
 - d) Repair leaking roofs, gutters, and downspouts; secure loose flashing.

- e) Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
- f) Caulk the joints between masonry and window frame to prevent water penetration.
- 3) Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- 4) Clean unpainted masonry with the gentlest means possible.
 - a) The best method is low-pressure water wash with detergents and natural bristly brushes.
 - b) Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
 - c) Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
 - d) Avoid freezing conditions when using water or water-based chemicals.
- 5) Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- 6) Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
- 7) Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- 8) Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- 9) Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- 10) Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- 11) Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- 12) If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- 13) Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

Appendix:

Prior BAR Actions

August 14, 2017: BAR recommended approval of requested Special Use Permit, with the subsequent design subject to BAR review and with condition that the rooftop appurtenance and balconies meet current regulations with the following modifications:

- Base details to wrap around the building
- Implication of the high quality of materials
- Investigate real windows on the north face
- BAR does not approve the concept of a full level garage
- Leading corner of first floor as a functional commercial space
- Address concerns for public safety with cars backing out into a public street

Motion passed 5-1 (Miller opposed)

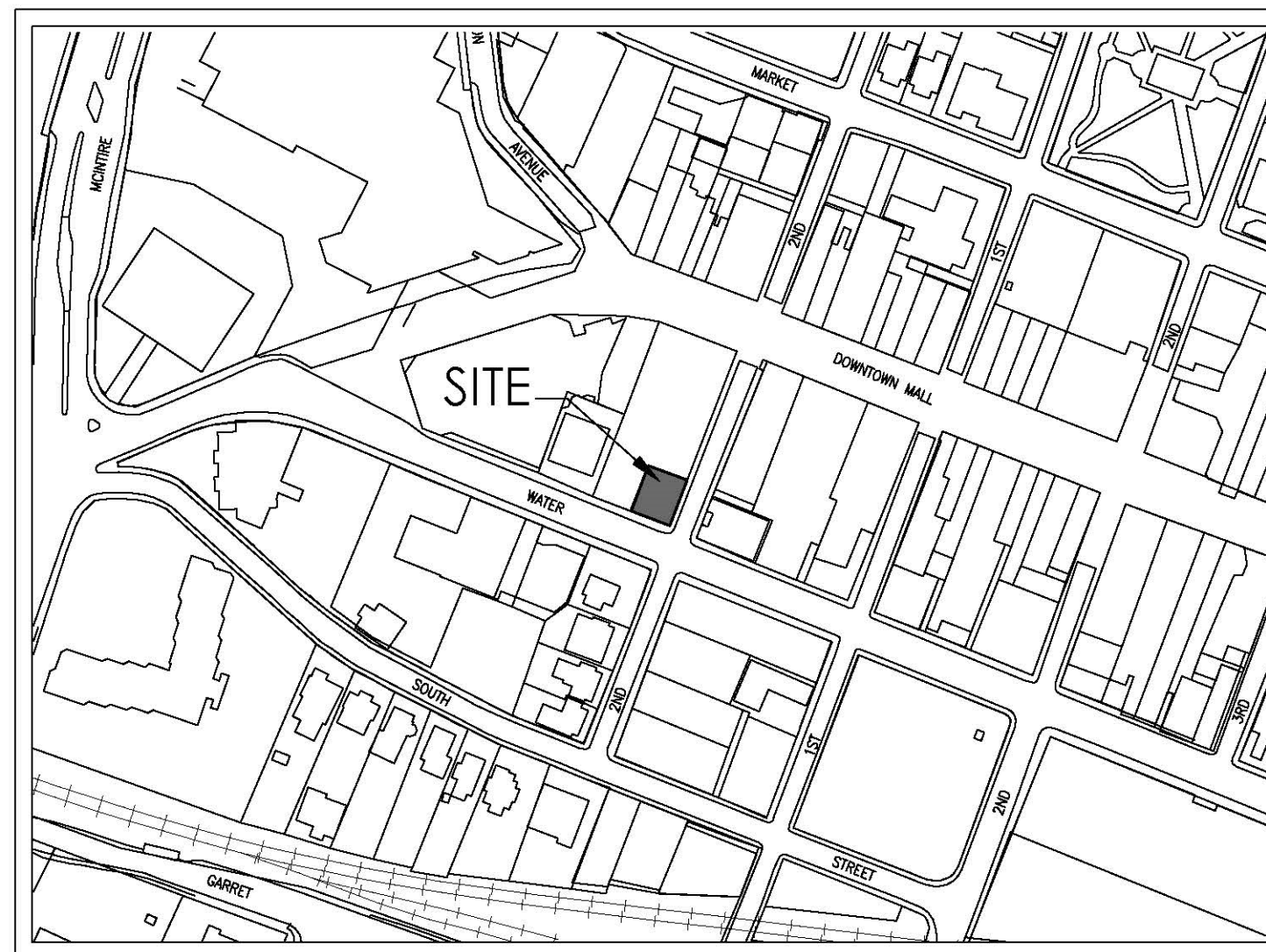
April 17, 2018: BAR approved building envelope only, exclusive of the floor levels, apertures, materials, and any other items not indicative of the volume of the building. Approval contingent on meeting the City zoning code for height. (Approved 7-0).

201 W. Water St.

Description:

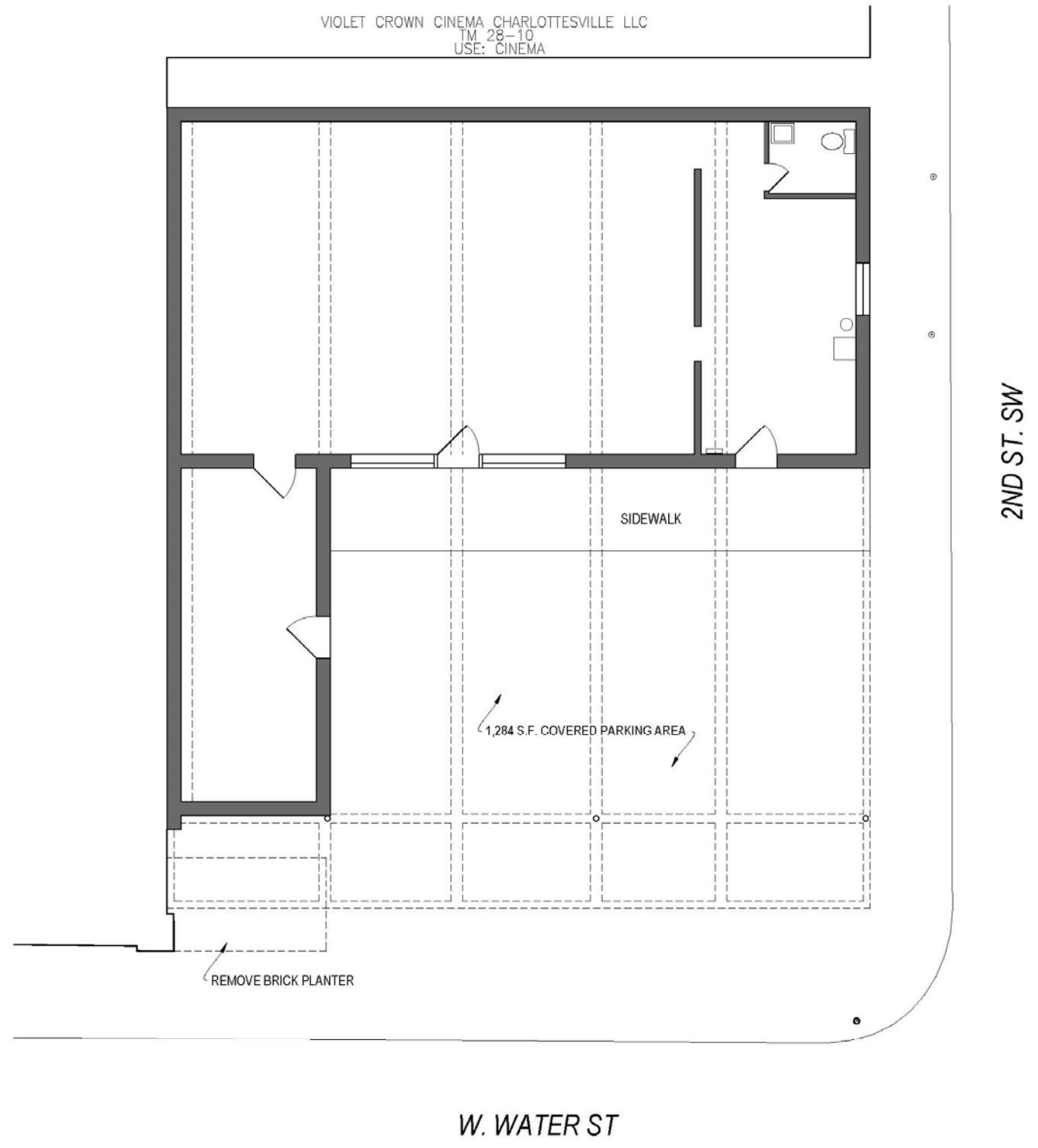
The existing 201 W. Water St. building is a one-story building with covered parking on the ground level. The proposed renovations will convert the building into a distillery. New industrial style windows and doors will be installed into the existing cmu and brick veneer walls. The exterior will be re-painted in a cream-white color with black trim to match the windows.

- Zoning - D (Downtown Corridor), in Architectural Design Control and Urban Corridor Parking Overlay Districts.
- Setbacks - There are no setback requirements.
- Massing & Footprint - The existing building footprint is 1,530 sq. ft. with 1,284 sq. ft. of covered parking on a 3,006 sq. ft. parcel. Approximately 100 sq. ft. of the exterior covered area will be added to the building footprint.
- Width & Height - The building width is 49'-4" ft along Water St. and 26 ft along 2nd St. The height is approximately 12'-4" ft to the roof level.
- Roof - The existing roof is a flat membrane roof. Mechanical equipment is screened by the existing parapet wall.
- Orientation - The primary building entrance faces Water St.
- Windows – New thin-profile industrial style windows and doors will be installed to increase light, visibility and access.

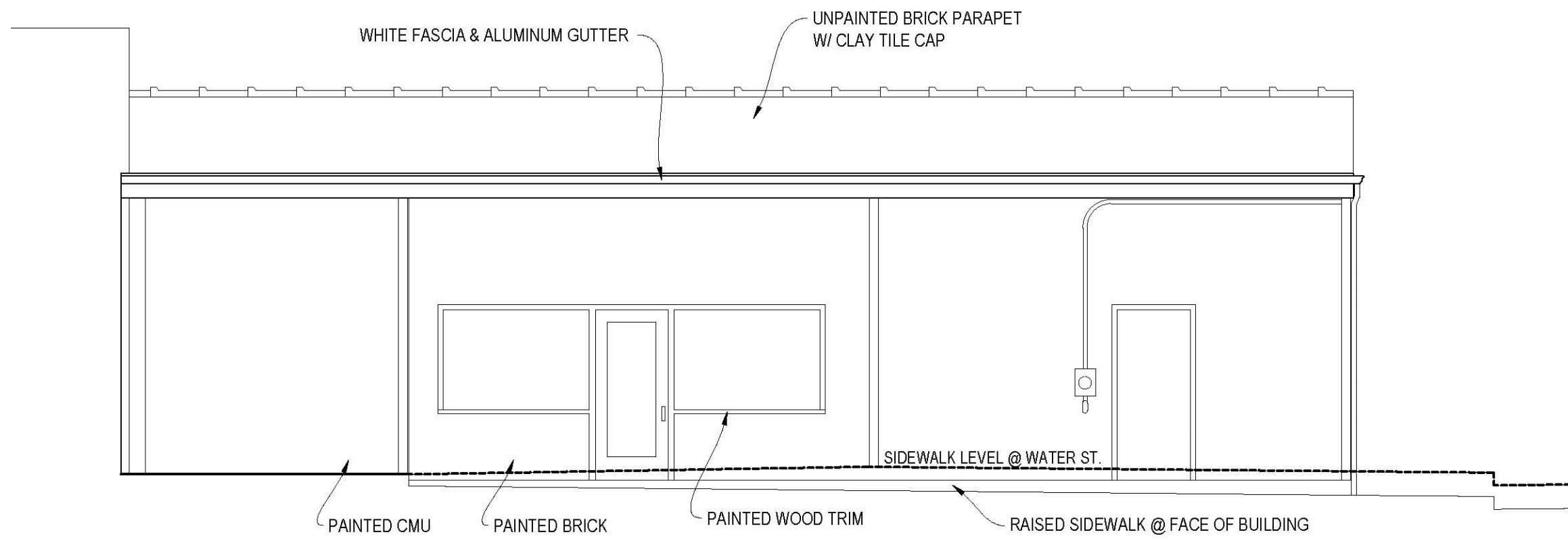


VICINITY MAP

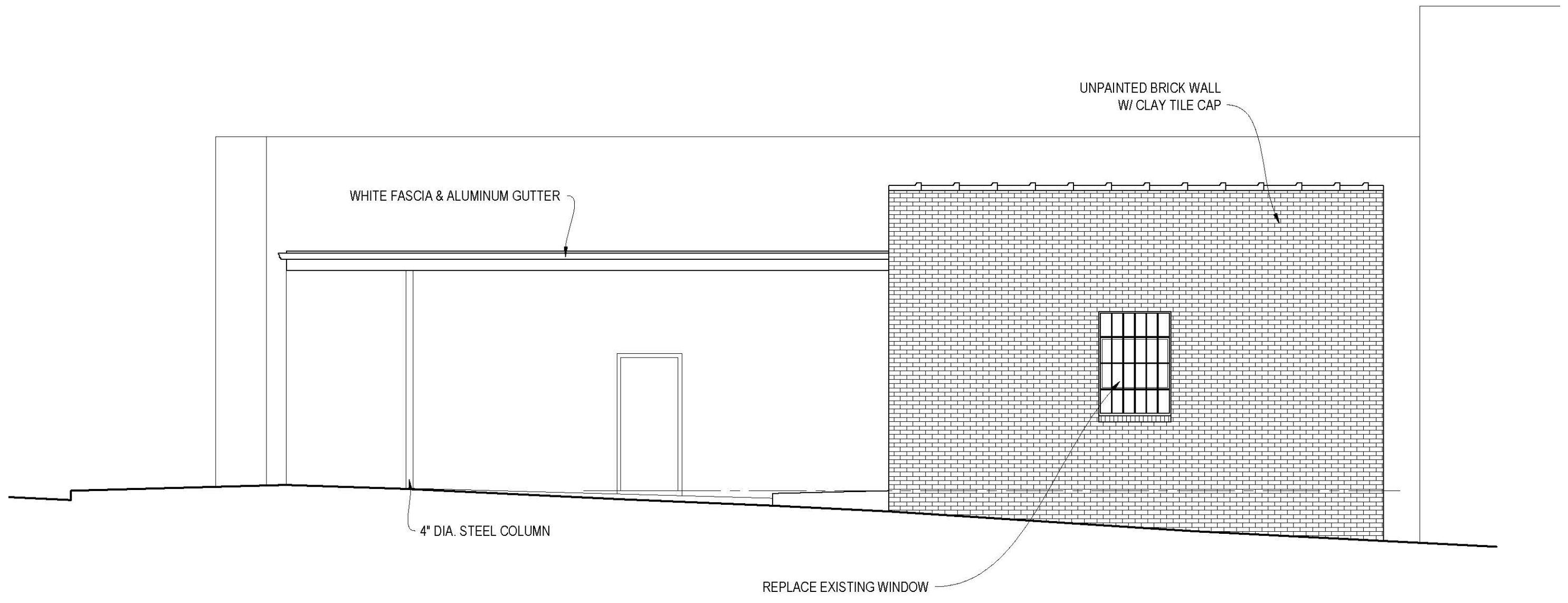
1" = 200'



EXISTING FLOOR PLAN



EXISTING WATER ST. ELEVATION



EXISTING SECOND ST. ELEVATION



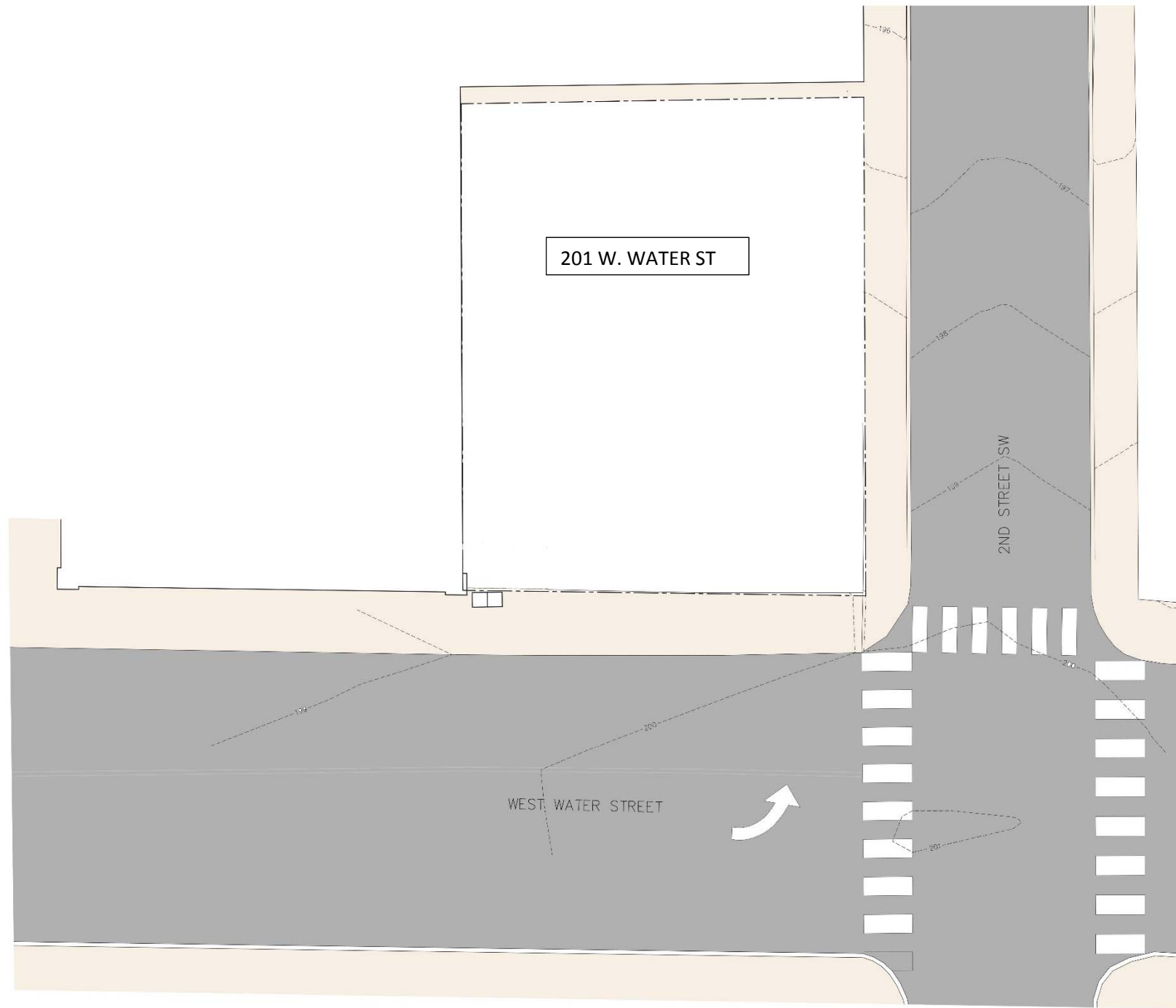
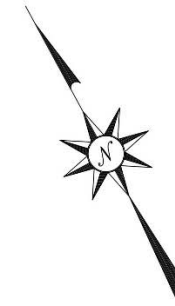
Existing building from Water St



Existing building from Second St



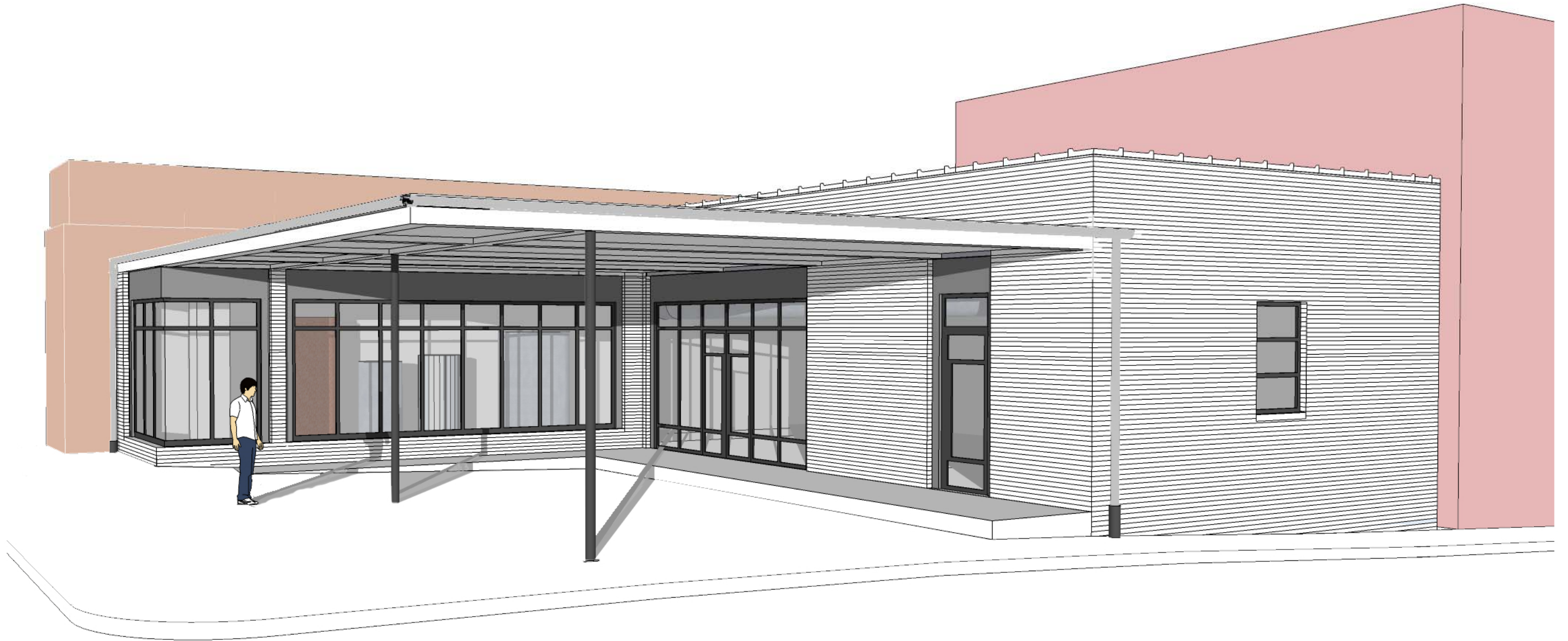
Existing building from Second St



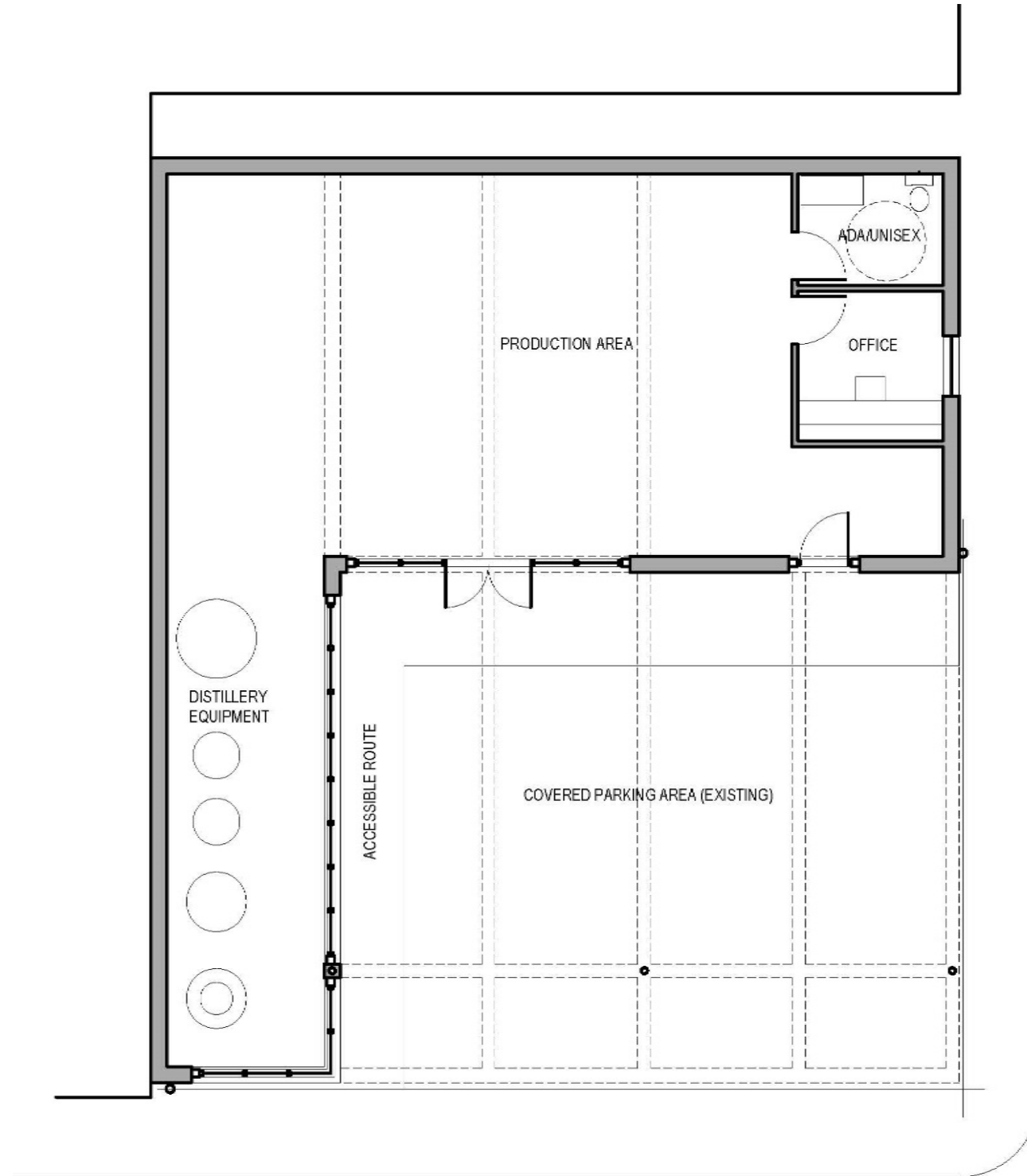
PROPOSED SITE PLAN



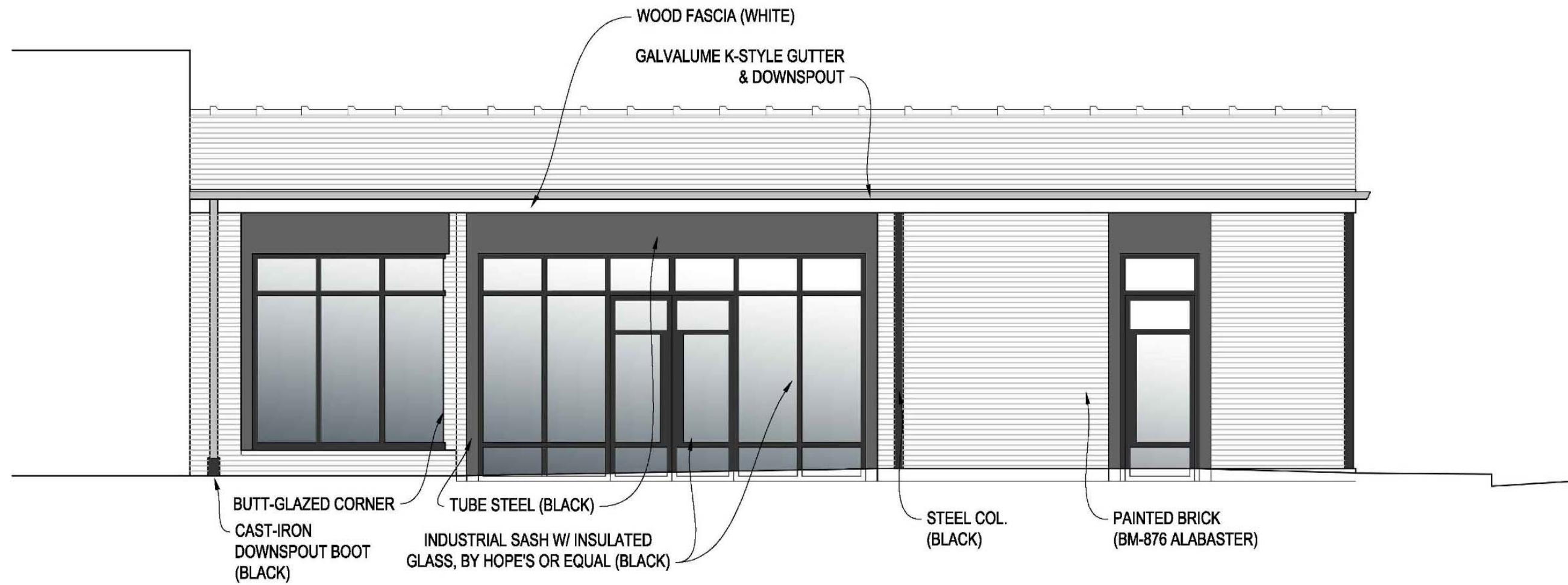
Perspective from Water St.



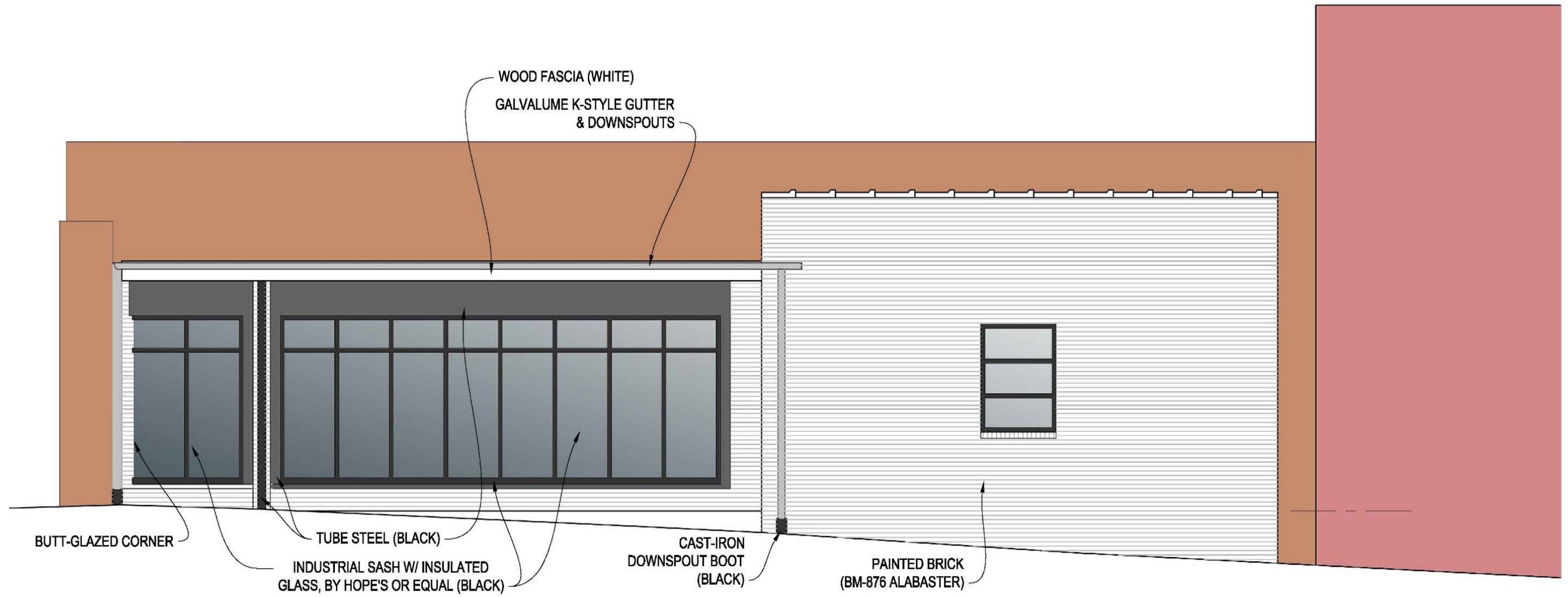
Perspective



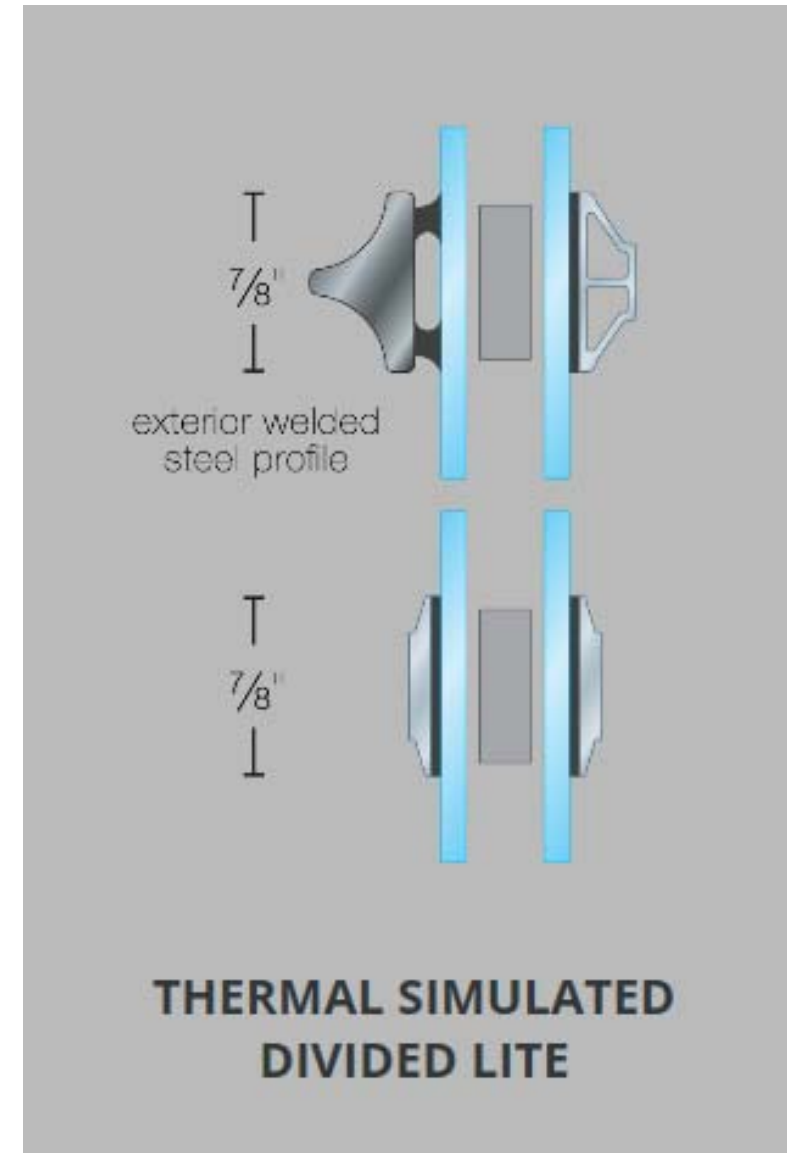
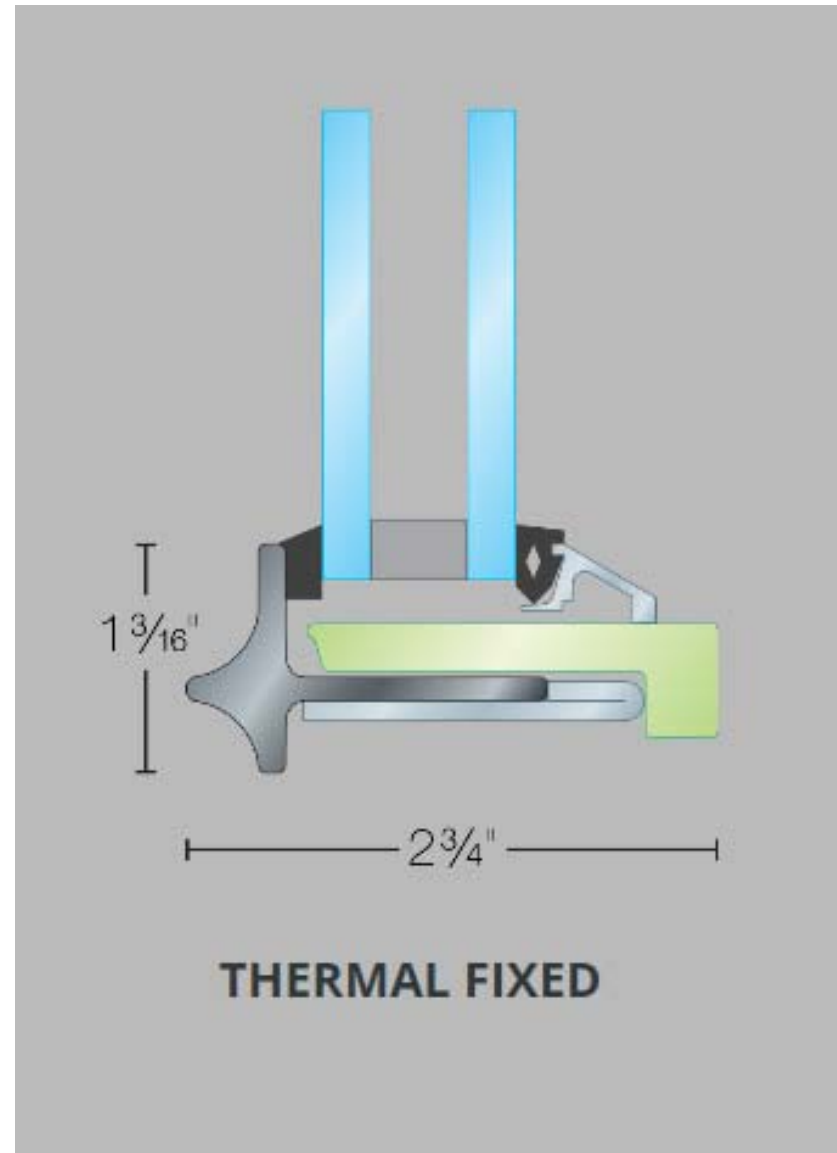
Proposed Floor Plan



Water St. Elevation

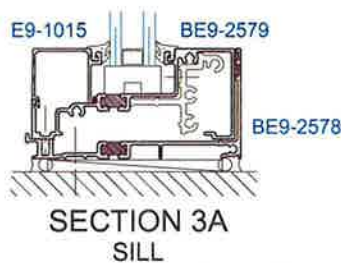
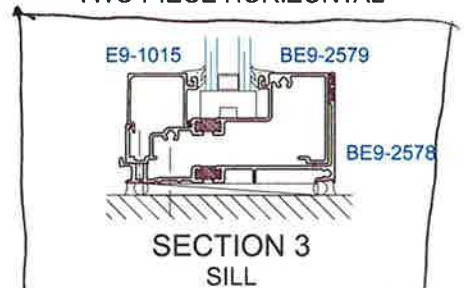
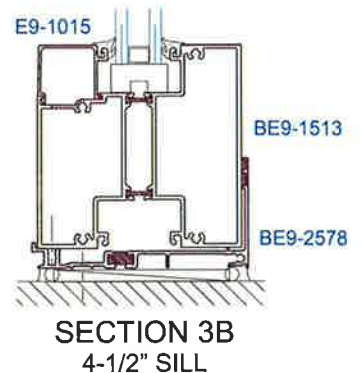
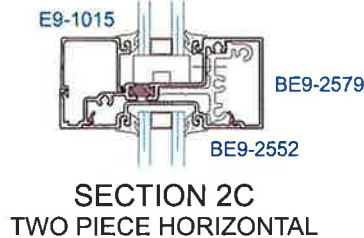
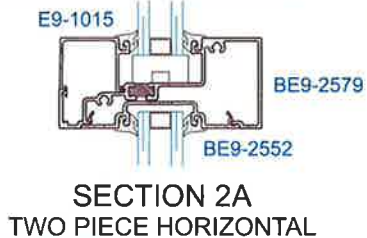
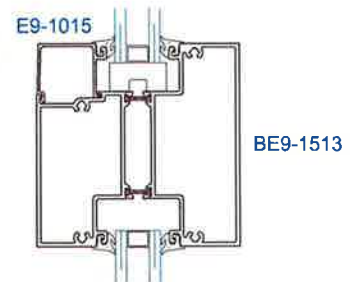
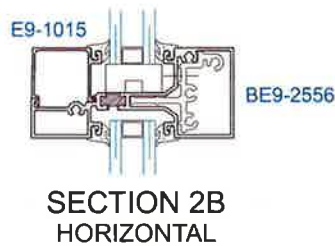
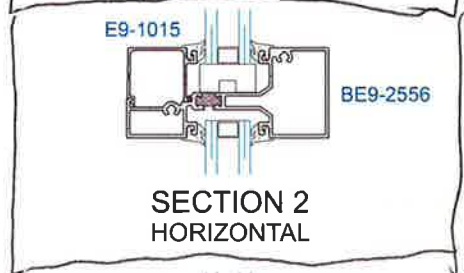
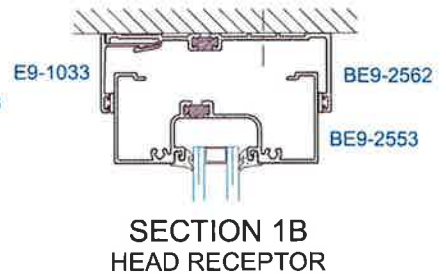
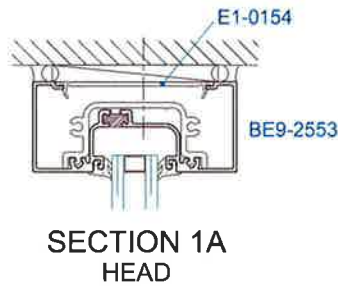
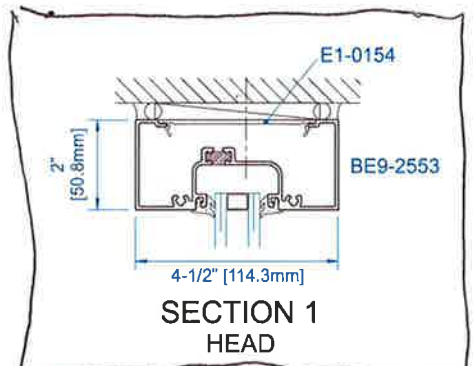
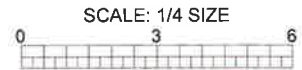
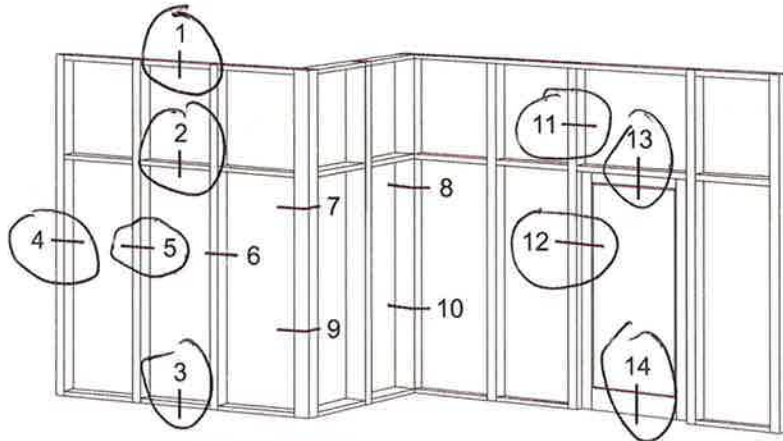


Second St. Elevation

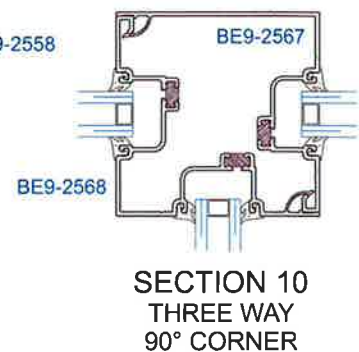
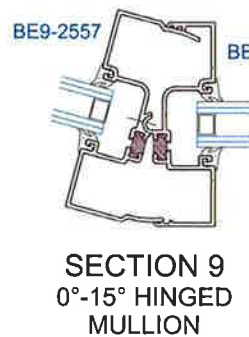
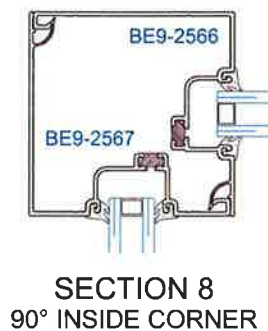
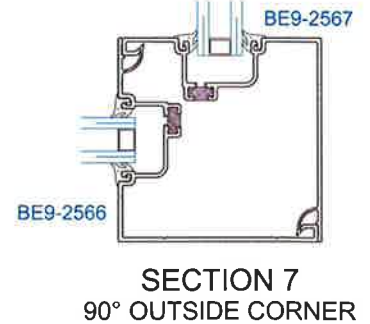
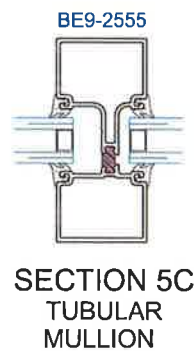
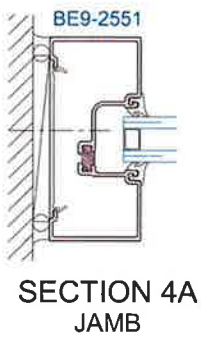
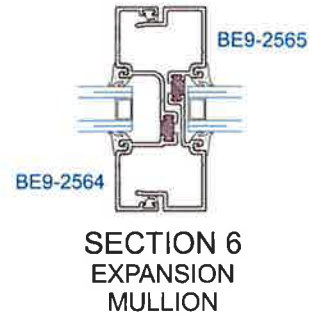
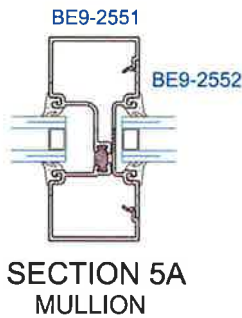
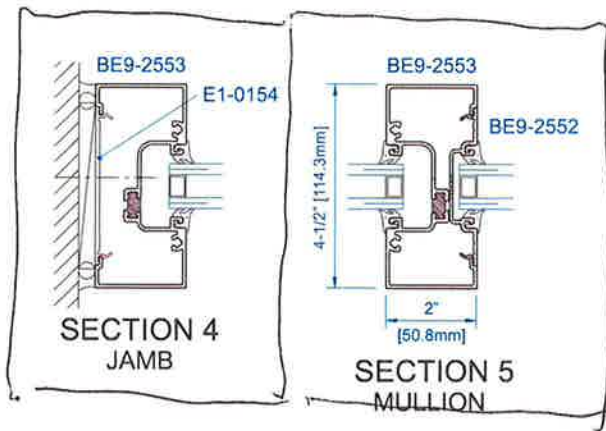
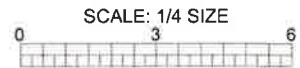
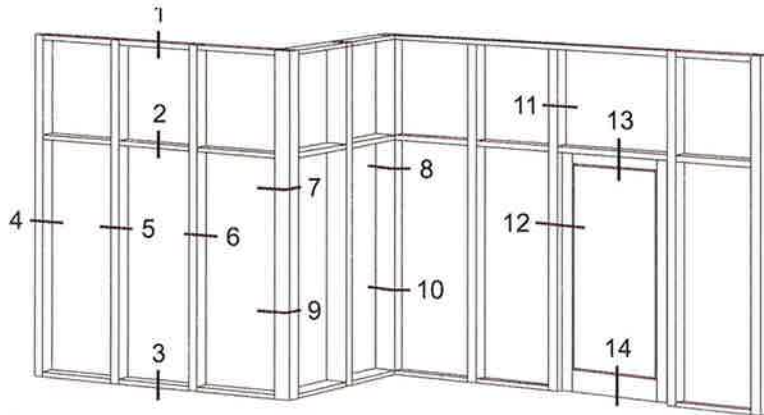


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