

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, October 20, 2021 10:53 AM  
**To:** Ali Sevindi  
**Cc:** Werner, Jeffrey B  
**Subject:** October 2021 BAR Decision

### Certificate of Appropriateness Application

BAR 20-10-01  
109-111 West Water Street, Tax Parcel 280013000  
Downtown ADC District  
Owner: Mall Property, LLC  
Applicant: Ali Sevindi  
Project: Install roll-up doors in two storefront openings.

Dear Ali,

On Tuesday, October 19, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below

*Breck Gastinger moves to approve the consent agenda.  
Jody Lahendro seconds motion. Motion passes (8-0).*

*Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed roll up doors at 109-111 West Water Street 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 conditions:*

- *The glass be clear, preferably a VLT of not less than 70%, with a specification provided to staff.*
- *The metal to be powder coated white.*
- *Any exterior weatherstripping applied to the masonry opening is white, similar to the doors.*

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
October 19, 2021**



**Certificate of Appropriateness Application**

BAR 20-10-01

109-111 West Water Street, Tax Parcel 280013000

Downtown ADC District

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**Background**

Year Built: 1997

District: Downtown ADC District

Status: Contributing (Note: When the district was established, all existing structures were designated contributing.)

**Prior BAR Reviews**

January 1997 – BAR approved CoA for new building. (The current building at this site.)

March 2015 – BAR approved CoA for mural on wall facing the back alley.

September 21, 2021 - Preliminary discussion of the proposed roll-up doors.

**Application**

- Applicant submittal: CoA application, dated September 20, 2021, with photos and information on proposed roll up door.

Request CoA for the removal of two existing windows and the installation of two roll-up doors within the openings. (Locations indicated in the photo in the Appendix.)

**Discussion and Recommendations**

Given the age of this structure, staff recommends applying the design guidelines for New Construction.

Staff recommends approval with the conditions listed in the suggested motion.

### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed roll up doors at 109-111 West Water Street 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 conditions:

- The glass be clear, preferably a VLT of not less than 70%, with a specification provided to staff.
- The metal to be powder coated white.
- Any exterior weatherstripping applied to the masonry opening is white, similar to the doors.

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the roll up doors at 109-111 West Water Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons 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 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;
- 7) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Guidelines for New Construction**

##### **I. Windows and 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.

## **Appendix**

Locations of proposed roll-up doors





VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no. 104 - 72A  
Negative no(s). 12 (5057)

SURVEY FORM

Historic name	Common name
County/Town/City	
Street address or route number	
USGS Quad	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 <input checked="" type="checkbox"/>	
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.)	
STUCCO OVER BRICK. 1 STORY. FLAT ROOF. 2 BAY.	
NO IDENTIFIABLE STYLE. CA 1950. FIXED GLASS WINDOW. ENTRANCE TO SOUTH	
Interior inspected?	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	





~~109-111 W. WATER ST.~~  
(112-114-116 2nd St S.W.)

see shown on Sanborn maps Feb 1886  
additions (one-story) 1955.

28-13



rest # 112 2nd St.  
apt # 114 "  
barber # 116 "

Richmond-  
Times Dispatch  
# 109 water  
Bugs Beauty  
John # 111 water

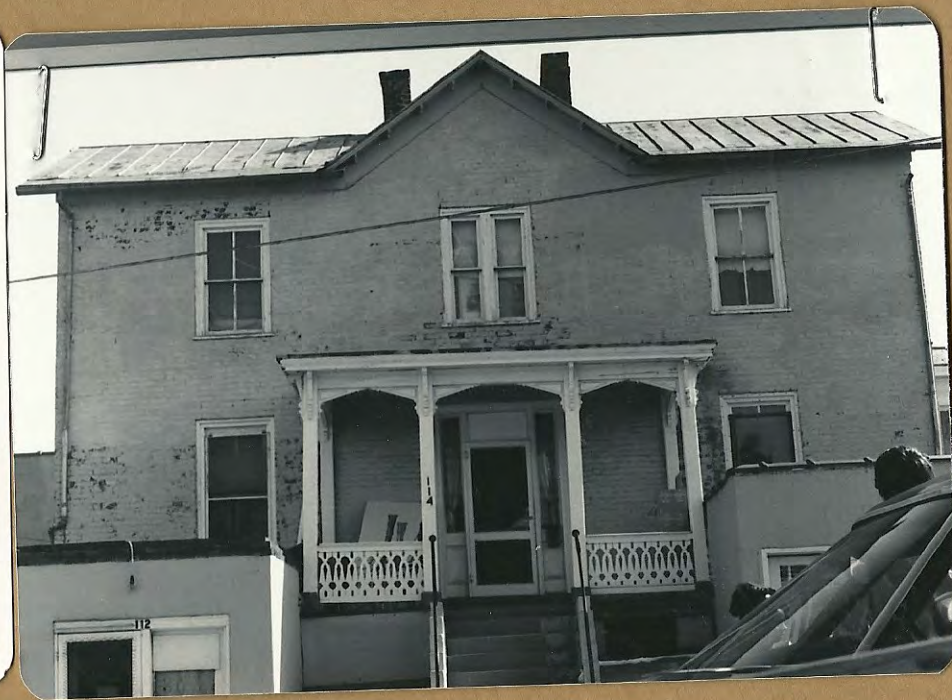


House 114 Second Street SW #336

CH County/City ACCO/AC

VIRGINIA HISTORIC LANDMARKS

P 114 2<sup>nd</sup> Street, SW  
Historic Survey  
C.V. Naylor/Pace-Wranek House  
Spring, 1981





# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 114 Second Street, S.W.

**MAP & PARCEL:** 28-13

**CENSUS TRACT AND BLOCK:** 1-311

**PRESENT ZONING:** B-4

**ORIGINAL OWNER:** Benjamin R. Pace

**ORIGINAL USE:** Residence

**PRESENT USE:** Rental Property (Residence & Commercial)

**PRESENT OWNER:** Cassie Virginia Naylor

**ADDRESS:** 747 Park Street  
Charlottesville, Virginia 22901

**HISTORIC NAME:** Pace-Wranek House

**DATE / PERIOD:** c. 1884, 1955, 1957, 1958

**STYLE:** Victorian Vernacular

**HEIGHT (to cornice) OR STORIES:** 2 storeys

**DIMENSIONS AND LAND AREA:** 52.25' x 76.35' (4005 sq. ft.)

**CONDITION:** Fair

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Spring 1981

**SOURCES:** City/County Records  
Gray's 1877 Map of Charlottesville  
Sanborn Map Co. - 1886

## ARCHITECTURAL DESCRIPTION

This is a basic two-storey, three-bay, single-pile house on an English basement. Wall construction is of brick laid in Flemish bond. The house is painted white. The medium-pitched gable roof has an additional central gable on the facade and is covered with standing-seam metal and has projecting eaves and verges, shaped rafter ends, and small brackets shaped like rafter ends in the gables. There is an interior chimney with small cap and stringcourse on each side of the central hall. Windows are double-sash, 2-over-2 light, with wooden sills and plain surrounds. Pairs of narrow 1-over-1 light windows are located at the second level in the center bay of the facade and at the south end of the house. A one-storey porch covers the center bay of the facade. It has a low-pitched hip roof covered with standing-seam metal, a boxed cornice, plain frieze with paneled brackets below it, bracketed square posts with chamfered corners, and sawn balustrade. The porch floor is wooden, but the steps have been replaced with concrete. Three-light sidelights over panels extend to the top of the 3-light rectangular transom above the entrance door. There is a one-storey rectangular bay window at the southern end of the house. It has a truncated hip roof covered with standing-seam metal and an entablature with diamond-shaped sawn pendants applied to the frieze. It has five smaller 2-over-2 light windows. (The lower part of the bay window is obscured by one of the commercial additions.) An original gable-roofed one-storey rear wing covers the north bay. A later hip-roofed one-storey addition covers the other two bays. Shed-roofed porches behind both additions have been enclosed. One-storey, flat-roofed commercial additions of cinderblock construction project from both side bays of the facade and from the south end. Because this house is set on a lot much higher than the street and the new additions are at street level, they are at the level of the house's English basement.

## HISTORICAL DESCRIPTION

In 1884 Benjamin R. Pace purchased a 76 ft. lot extending from Main Street to Water Street along Hill Street (Second Street SW) (ACDB 83-210). There were several buildings on the lot. A comparison of the 1877 Gray map and the 1886 Sanborn map shows that this house was built during that period, and tax records indicate that was probably in 1884. Pace subdivided the property and sold this house to Rica S. Godwin (Mrs. John M. Godwin) in 1891 (City DB 2-210). She died the next year and left it to her two daughters who sold it to Joseph Wranek in 1906 (City WB 1-46, DB 18-23). The Wranek family lived there for a quarter century before selling it to C. C. Wells and Marshall Wells in 1945 (BD 72-147). J. L. Naylor bought it from them in 1945 (DB 72-147), and it is still owned by his heirs (WB 16-75). The house has been used as rental property for half a century. Small commercial wings were added to it in 1955, 1957, and 1958, but the house itself is still used as a residence.









## 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

Staff email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)  
[watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov)

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 Mall Property LLC Applicant Name \_\_\_\_\_  
Project Name/Description Installation of roll-up doors Parcel Number 280013000  
Project Property Address 109-111 West Water Street

### Applicant Information

Address: 111 West Water Street  
Charlottesville, VA 22902  
Email: otto.turkish.street.food@gmail.com  
Phone: (W) 434 328 8786 (C) 434 282 8117

### Signature of Applicant

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

Signature [Signature] Date 9/20/21

Print Name Ali Sevinçli Date 9/20/21

### Property Owner Information (if not applicant)

Address: 112 W. Main St.  
Suite 5  
Email: charley@yorkplace.net  
Phone: (W) 434 984 4517 (C) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Signature [Signature] Date 9/20/21

Print Name Charles Lewis Date 9/20/21

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

Description of Proposed Work (attach separate narrative if necessary): \_\_\_\_\_

Installation of roll up doors in existing window openings, as noted

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

### **For Office Use Only**

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

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

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

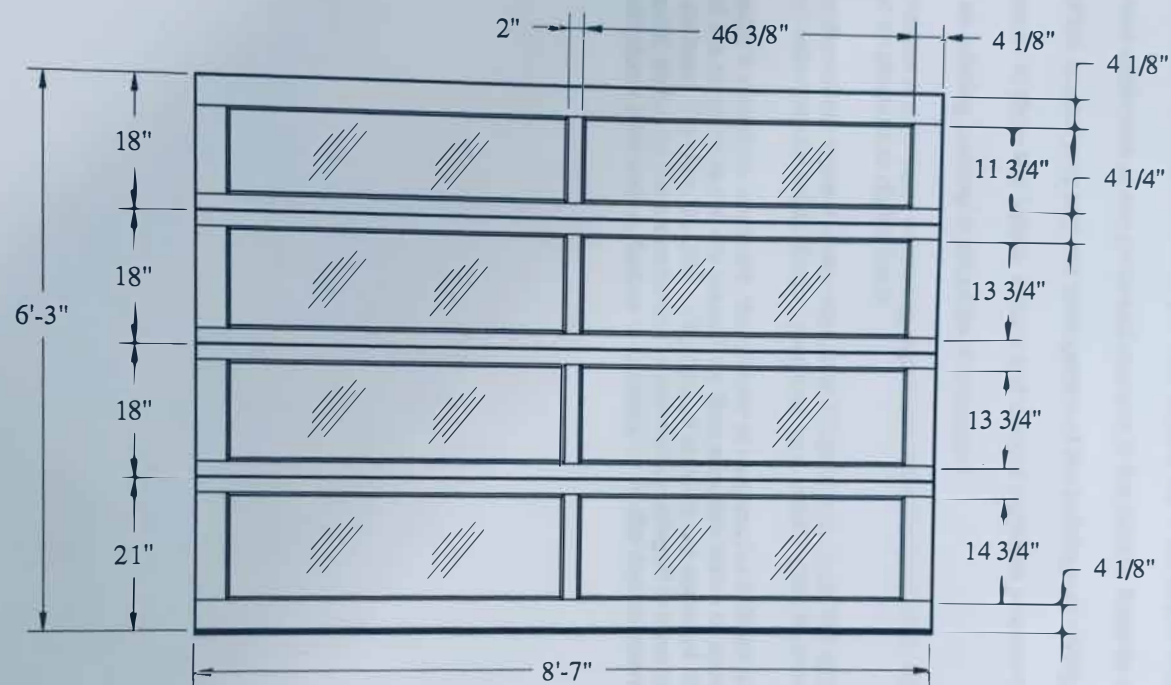
Revised 2016

Approved/Disapproved by: \_\_\_\_\_


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

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





Dimensions shown are not for glazing purposes.

C.H.I.  [OVERHEAD DOORS]	SCALE	1/2" = 1'
	DATE	9-14-21
Aluminum Full-View Garage Door		



P.O. BOX 260  
ARTHUR IL, 61911  
800-677-2650

## Quote - Please Review

Page 2

*Quote number must be referenced when placing order.  
Minimum freight charges may apply.*

Section: 4 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 3 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 2 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)
Section: 1 ** FULLVIEW **	1/2" Insulated	1/2" Insulated	FV Color: Powder Coat (CHI Black)

APPLE DOOR OF WAYNESBORO INC.  
QCD1547818

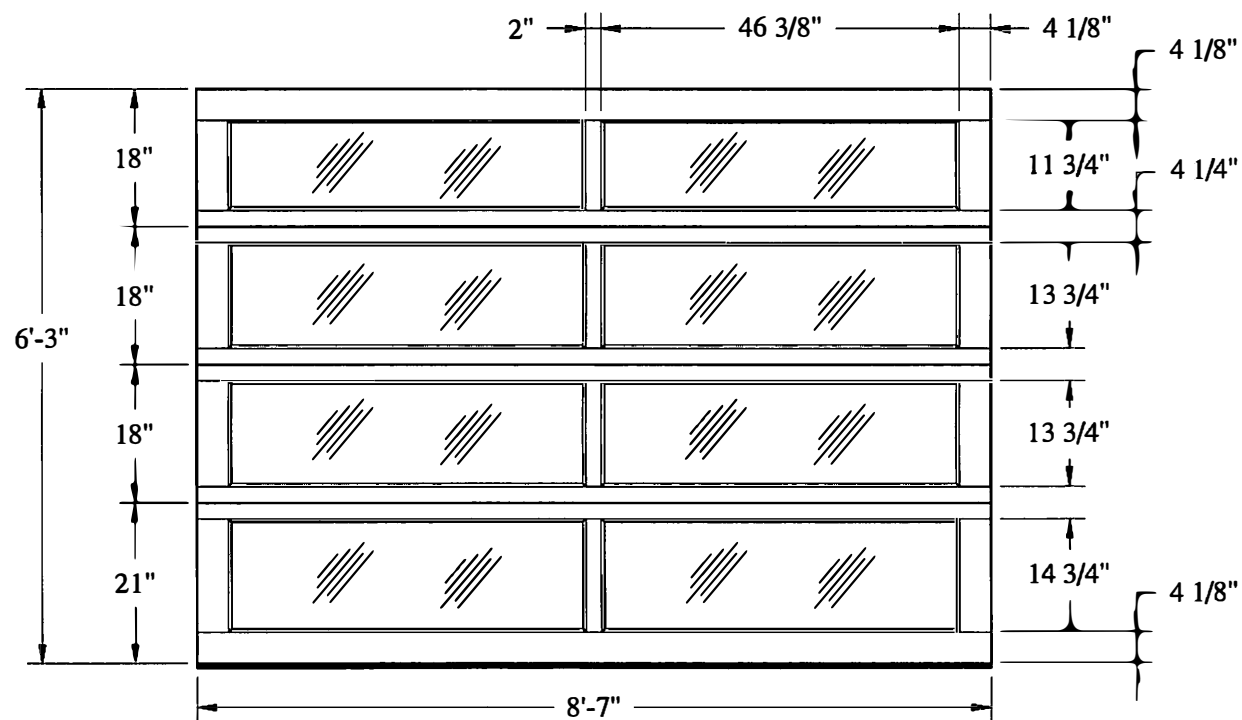
1.0000 Door(s) 8'7" x 6'3" 3297R Powder Coat (CHI  
Black)

ALL SHADED AREAS ARE FOR  
ALUMINUM PANELS

This quote expires at the earlier of 30 calendar days from issuance or the effective date of any changes communicated by C.H.I. All quotes are subject to C.H.I.'s terms and conditions.







1/2" insulated clear glass  
Door color white

Dimensions shown are not for glazing purposes.

<b>C.W.I.</b> OVERHEAD DOORS	SCALE 1/2" = 1'
	DATE 9-14-21
Aluminum Full-View Garage Door	

109-111 West Water Street. Roll up doors. October 2021.

