

Certificate of Appropriateness
BAR # HST25-0059
218 West Water Street, TMP 2800084000
Downtown ADC District
Owner: The Residences at 218, LLC
Applicant: Chris Henningsen
Project: rooftop decks, stairs and guardrails

Mr. Henningsen,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on February 26, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, and this was seconded by Mr. Bailey. The vote was 6-0. Please note that approval of the Consent Agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, approval of a CoA for rooftop decks, stairs and guardrails at 218 West Water Street, 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 request.

For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=aejoi5xkaadvivlriwo>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
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**City of Charlottesville
Board of Architectural Review
Staff Report
February 19, 2025**



Certificate of Appropriateness Application

BAR # HST25-0059

218 West Water Street, TMP 2800084000

Downtown ADC District

Owner: The Residences at 218, LLC

Applicant: Chris Henningsen

Project: Rooftop decks, stairs and guardrails



Background

Year Built: pre-1941

District: Downtown ADC District

Status: Contributing

NRHP nomination report describes 218-220 West Water Street as brick (stretcher bond); 2 stories; flat roof; 5 bays. Commercial vernacular. Late 19th/early 20th century. Extensively altered ca. 1975 and in the 2010s, with additional stories added. [218 W Water St - Historical Survey](#)

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - Henningsen Kestner Architects drawings *Rooftop Decks Residences at 218* [West Water Street], dated January 27, 2025, six sheets (A.1.01, A.1.02, A.2.01, A.2.02, A.2.03, A.2.04) with photo of railing and photo of spiral stairs.

CoA for installation of four rooftop patios with metal-cable railings. Three accessed via metal spiral stairs, one accessed via a covered stair. Wood decking on adjustable pedestals.

Discussion

The proposed rooftop decks, railings, and stairs are consistent with alterations and additions to the building completed in the 2010s. The alterations will not impact the historic segment of the building. Staff recommends approval of the CoA without conditions.

Suggested Motion

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed rooftop alterations at 218 West Water Street satisfy the BAR’s criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Or, [as submitted with the following conditions...

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane to request].

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;

- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

APPENDIX

Prior BAR Reviews

December 20, 2005 - BAR had a preliminary discussion on a building featuring a cantilevered "sail."

February 21, 2006 - The applicant came back with a boxy, restrained design with garage entrances on South Street for another preliminary discussion.

March 21, 2006 - The applicant circulated a four-part design at the meeting and said he would call members for comments.

April 18, 2006 - Application was made for the four-part design. At BAR meeting the applicant requested preliminary review instead of final. At the same meeting BAR approved (7-0) a motion to allow demolition of the one story building identified at the meeting as 218 West Water Street, which currently houses Sidetracks and Eloise.

June 20, 2006 - BAR approved the massing and materials of the new construction as submitted.

August 15, 2006 - BAR accepted the applicant's request to defer. BAR liked the changes to the townhouses, but requested section details on the Water Street buildings.

October 17, 2006 - BAR approved the details for the Waterhouse project with the condition that the applicant redesign the front yard area of the townhouses and return with an east elevation of the building, and return for final approval of the materials and color.

November 28, 2006 - BAR approved the east elevation and South Street landscaping with the condition that larger deciduous trees are planted closer to the street. The applicant should also return for final approval of the color scheme.

January 16, 2007 - BAR approved all the color choices for the Waterhouse project

May 15, 2007 - A motion to approve the application for a rooftop appurtenance as submitted failed (3-4). BAR accepted (7-0-1) the applicant's request for deferral in order to redesign the appurtenance.

July 17, 2007 - BAR approved (5-1-1 with Hogg against and Gardner recusing) the revision of the rooftop appurtenance as submitted.

February 17, 2009 - BAR approved (8 -0) as submitted a renovation of the existing storefront.

April 21, 2009 - BAR had a preliminary discussion on major massing changes for the project.

May 19, 2009 - BAR approved (6-1-1 with Adams against and Gardner recused) only the overall massing, fenestration patterns, and materials palette, except for the base of the primary tower defined by cut stone material and except the site plan as defined on the South Street side by the parking lot, gate house and trellis structures and covered parking.

June 16, 2009 - BAR approved (6-0) the redesign with the condition that the first two stories of the north facing façade on Water Street be studied and resubmitted with a particular eye towards balancing the need for vehicular access with the public nature of the façade, use of the storefront, and how the façade responds to the street and the pedestrian, and particularly how the second floor fenestration works with the first floor openings to the garage.

July 21, 2009 – BAR approved (5-1-1 with Knight opposed and Gardner recused) revisions to the Water Street parking garage facade as submitted, with the concept that it will still come back to BAR for approval of signage.

June 15, 2010 – BAR made preliminary comments for a newly designed, 6-story building, emphasizing the need to simplify and unify the design.

July 20, 2010 - BAR approved (5-1 with Adams opposed) in concept the general massing (notwithstanding the articulation of all the building facades shown here tonight) and the general material palette (again, not as presented in the drawings shown here tonight) with details (fenestration, façade articulation, exact color and material palette) to return to BAR for final approval. The Water Street façade is an area of particular concern to BAR, and further study and refinement is paramount in the board's continuing deliberations.

August 17, 2010 - BAR approved (6-1 with Adams against) the massing, materials and general organization of the elevations, conditioned upon the requirement that further study occur in relation to the central “fin” and the central organizing glass hyphen or bay that separates the two distinct masses facing Water Street; and that BAR receives additional information/detail pertaining to the precise type of window (its construction and details of its cladding and operation); details pertaining to balconies, railings; details pertaining to the precise amount of offset or relationship between planes of like materials, such as stucco, so we understand the degree to which the pilasters versus the infill are differentiated; information related to color of all materials (including a more homogenous approach to the color palette); the design of the steel gate and its operability; and a more substantial termination of the base on the new building.

September 21, 2010 – BAR approved (6-2 with Adams and Osteen against) the proposed new building as submitted, with the condition that the applicant reexamine the details of the cladding of the 5th & 6th floors; and reconsider the joint pattern of the large precast panels on the 3rd and 4th floors; and revisit the 3rd & 4th floor of the east building – the rendering is the preferred iteration showing all glass within the inset area. If the appearance remains the same, then these changes may be approved administratively, with the images first circulated digitally.

November 1, 2010 – Administrative approval to move rear exit door and storefront changes.

May 17, 2011- BAR approved (7-1 with Adams opposed) the elevation changes with the following conditions: that the clerestory as submitted is not approved – request that other alternatives for increasing the ceiling height be studied and returned to staff to circulate informally for review, and the chamfered corner on the front Water Street side be reworked to correspond with the orthogonal nature of the rest of the plan.

June 12, 2011 – Administrative approval for revised clerestory design.

March 20, 2012 – BAR accepted (9-0) applicant's request to defer decisions regarding the rooftop appurtenance and the paint color for the previously-painted brick; but approved removal of the stucco.

April 17, 2012 – BAR approved (8-0) the paint color # 8 “Gull”.

BAR approved (8-0) the appurtenance addition with the conditions that (1) the railing is extended the entire length of the west elevation, and (2) the oversized eaves are eliminated in favor of a simple and straight eave.

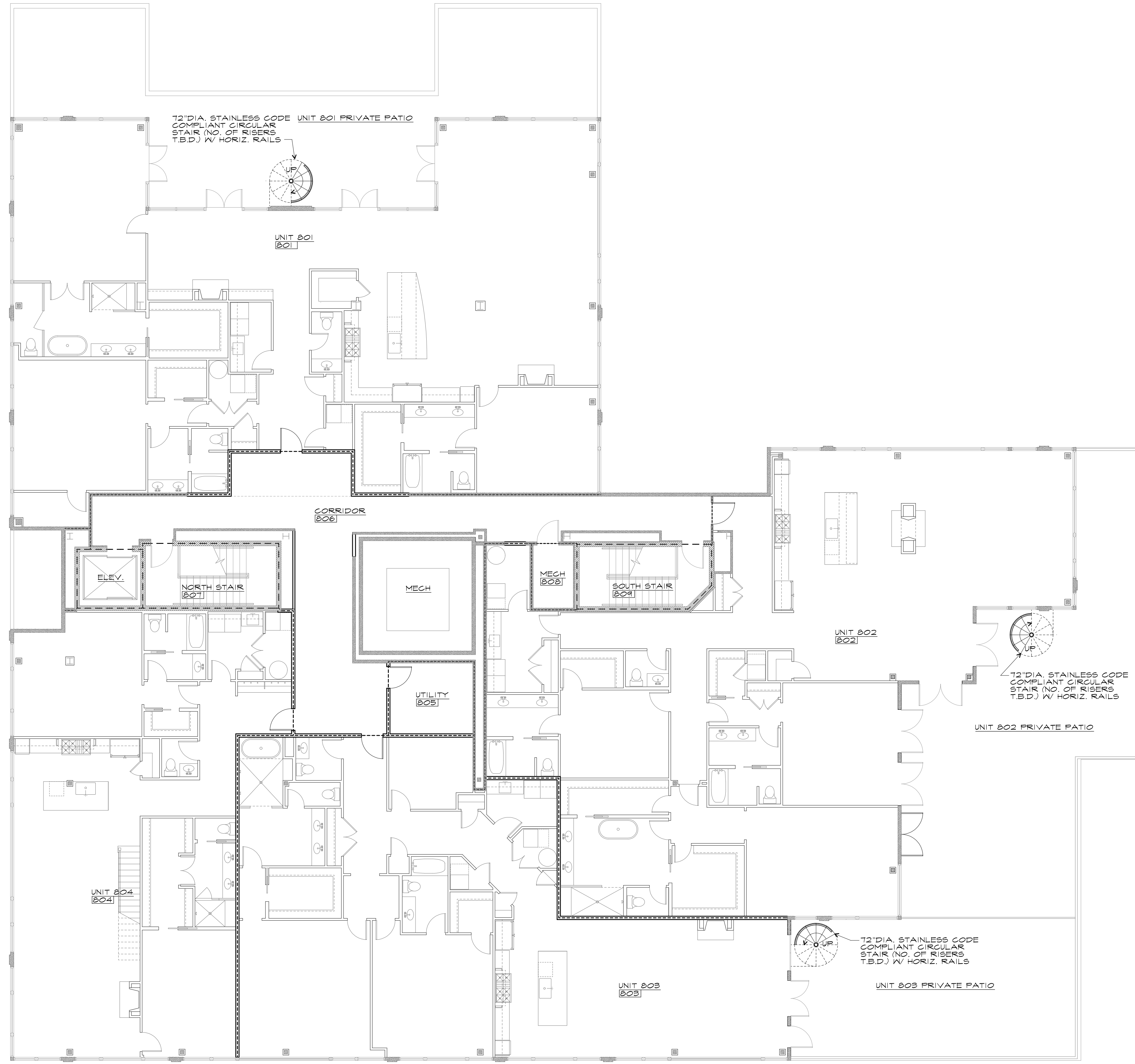
June 19, 2012 - BAR recommended (7-0) to City Council that the proposed special use permit to allow 12.5 feet of additional building height will not have an adverse impact on the Downtown ADC District, and BAR recommended approval of the special use permit subject to the usual BAR review of the revised plan.

August 20, 2012 - City Council granted a Special Use Permit to allow an additional 12 feet, 6 inches (12'-6") of building height to a maximum height, including appurtenances, of eighty-two feet, six inches (82'-6").

October 16, 2012 – BAR approved modifications to design of the 7th floor.

January 21, 2013 – Administrative approval to complete painting the façade “Gull” around the windows. (The areas that had not been covered with pebble stucco).

January 21, 2014 – BAR approved new windows facing South Street. Applicant requested deferral re: replacing steel windows facing Water Street; BAR recommended repair in lieu of replacement.



1 PROPOSED FLOOR PLAN

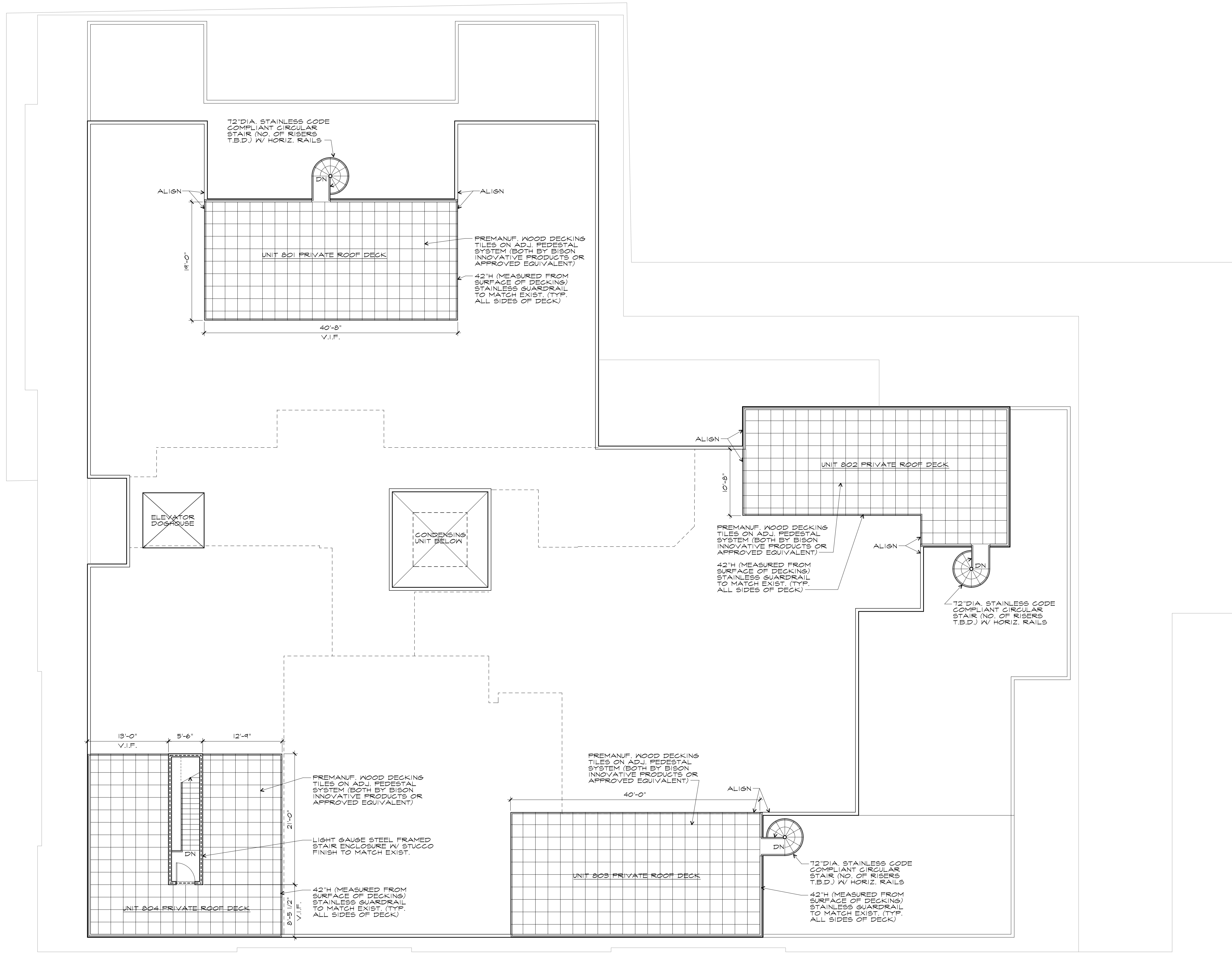
1/8" = 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 SEAL

ROOFTOP DECKS
RESIDENCES AT 218
 218 WEST WATER ST., CHARLOTTESVILLE, VA 22901

NO.	DATE	DRAWING RELEASE
1	1-27-25	BAK SUBMISSION
NO.	DATE	REVISION

PROPOSED FLOOR PLAN	PROJECT NO. 2509	FILE NO. 2509-A-01
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1 PROPOSED ROOF PLAN

1/8" = 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 SEAL

ROOFTOP DECKS
RESIDENCES AT 218
 218 WEST WATER ST., CHARLOTTESVILLE, VA 22901

NO.	DATE	DRAWING RELEASE
1	1-27-25	BAR SUBMISSION
NO.	DATE	REVISION

PROJECT NO.	2503	FILE NO.	2503-AIG1
PROPOSED ROOF PLAN			



1 EXISTING NORTH (WATER STREET) PARTIAL ELEVATION



2 PROPOSED NORTH (WATER STREET) ELEVATION

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 SEAL

ROOFTOP DECKS
RESIDENCES AT 218
 218 WEST WATER ST., CHARLOTTESVILLE, VA 22901

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION
1	1-27-25	BAR SUBMISSION			

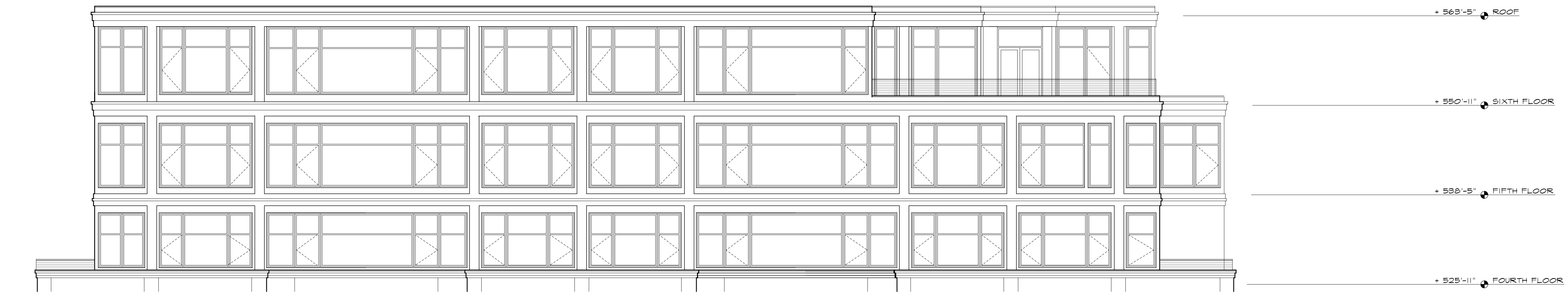
ELEVATIONS	PROJECT NO. 2503	FILE NO. 2503-A-01
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PRELIMINARY
 NOT FOR
 CONSTRUCTION
 SEAL

ROOFTOP DECKS
RESIDENCES AT 218
 218 WEST WATER ST., CHARLOTTESVILLE, VA 22901

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION
1	1-27-25	BAR SUBMISSION			

ELEVATIONS	PROJECT NO. 21808	FILE NO. 25059-A-01
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1 EXISTING WEST PARTIAL ELEVATION



2 PROPOSED WEST ELEVATION



1 EXISTING SOUTH (SOUTH STREET) PARTIAL ELEVATION



2 PROPOSED SOUTH (SOUTH STREET) ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

ROOFTOP DECKS
RESIDENCES AT 218
218 WEST WATER ST., CHARLOTTEVILLE, VA 22901

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION
1	1-27-25	BAR SUBMISSION			

ELEVATIONS	PROJECT NO. 2503	FILE NO. 2503-A301
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1 EXISTING EAST PARTIAL ELEVATION



2 PROPOSED EAST ELEVATION

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 SEAL

ROOFTOP DECKS
RESIDENCES AT 218
 218 WEST WATER ST., CHARLOTTEVILLE, VA 22901

DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE
1	1-27-25		
	BAR SUBMISSION		

ELEVATIONS	PROJECT NO. 2503	FILE NO. 2503-A201
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Railing



Spiral Stairs



Looking southeast



Looking northeast