

From: Scala, Mary Joy
Sent: Wednesday, June 04, 2014 12:35 PM
To: Patricia Jessee (pjesssee@gparch.com)
Subject: BAR Action May 20, 2014 - 201 E Market Street

June 4, 2014

JMRL- City of Charlottesville
201 E Market Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 14-03-06
201 E Market Street
Tax Parcel 330196000
City of Charlottesville and County of Albemarle, Owner/
Grimm & Parker Architects, Applicant
Restore Jefferson Madison Regional Library windows; new handrails; maintenance

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

Approved as submitted (8-0).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (November 20, 2015), 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.

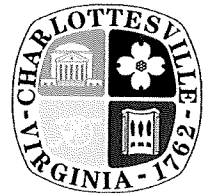
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
May 20, 2014**



Certificate of Appropriateness

BAR 14-03-06

201 E Market Street

City of Charlottesville and County of Albemarle, Owner/

Grimm & Parker Architects, Applicant

Tax Parcel 330196000

Restore Jefferson Madison Regional Library windows; new handrails; maintenance

Background

The library is located in the North Downtown ADC District. It is a monumental Neo-Classical revival structure with a marble portico of six Ionic columns built by Miles and Brant Co. of Atlanta in 1906 and remodeled in 1936 by Louis Simon. The building first served as the City's Post Office until 1977, and in 1981 it reopened as the central branch of the Jefferson Madison Regional Library System.

October 15, 2002: The Board approved 6-1 a new walkway from 3rd Street.

September 18, 2007 - The BAR approved one bike rack on the consent agenda to be located on the side near the book drop (7-1 with Coiner against).

[The rack was not installed and this approval has expired].

September 21, 2010 - The BAR voted to defer the application (8-0) since the applicant was not present. The BAR is required to vote on this item at their next meeting on October 19.

October 19, 2010 - BAR approved (5-0) the bike rack design with the provision that either three or four racks would be included in one grouping at one location (either the by the book drop or by the pavement at the bottom of the stair) and strongly suggest the city take advantage of the offers made by the members on the board to help them.

March 18, 2014 - Preliminary discussion only; no action taken. The BAR suggested finding a different option other than replacing all the windows.

Application

Based on the previous preliminary discussion with the BAR, the applicant has decided to refurbish, rather than replace, the existing windows at the Main Branch of Jefferson-Madison Regional Library. These include windows on the main level, second level, and basement level. The existing windows are mostly painted wood, double hung. Almost all the north elevation windows are metal. The basement and 2nd floor windows are the most in need of repair on all sides.

In addition to window restoration, the applicant proposes the following new work for BAR approval:

- Install new handrails at the south steps along Market Street. The new handrails will be 1-1/2" O.D. brass rails. The supports will be 1" square metal painted black.

- Replace the existing 1-1/2" metal pipe rail at the west side book drop with a new, similar rail with handrail extensions at the top and bottom of the risers.
- Address brick and marble maintenance with limited areas of mortar replacement, where previous mortar patches do not match. Careful cleaning of brick and marble surfaces is proposed, and some asphalt repair at the loading dock.

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review 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.*

D. ENTRANCES, PORCHES, AND DOORS

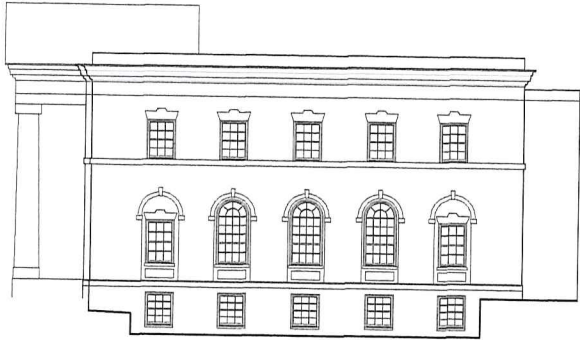
1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements incompatible with the existing structure.*
9. *In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*
17. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*

Discussion and Recommendations

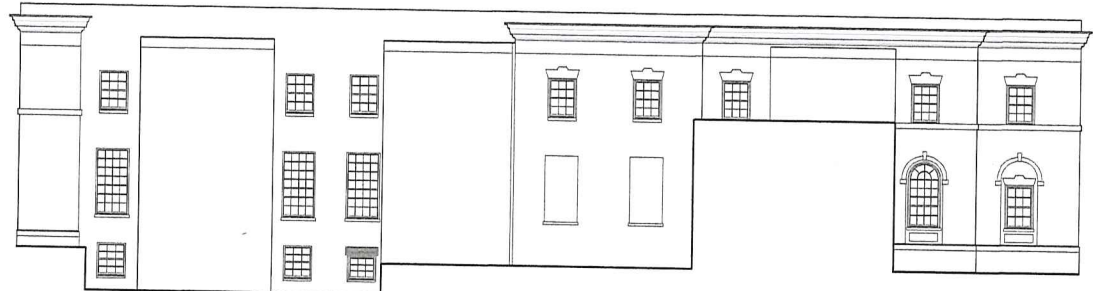
The proposed window restoration, handrail replacement and maintenance work are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed window restoration, new handrails, and maintenance satisfy the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

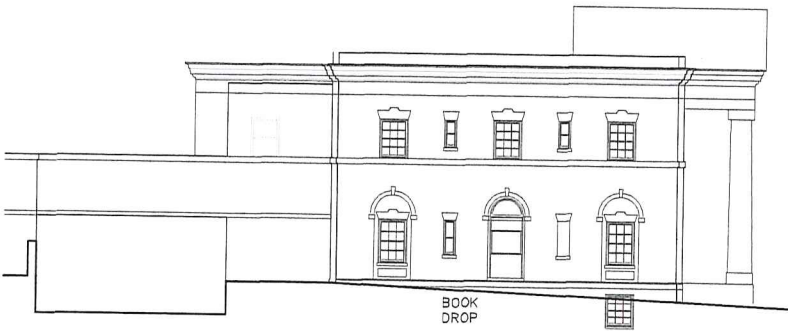


EAST/ 3RD STR EAST ELEVATION



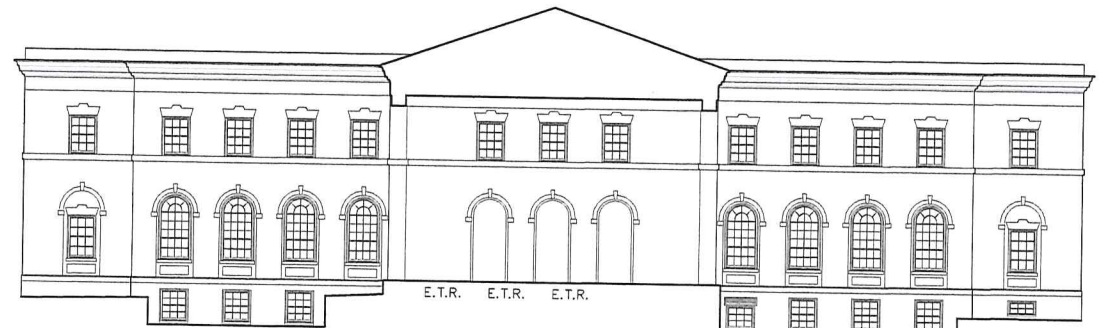
E.T.R.

NORTH ELEVATION



BOOK
DROP

WEST/ 2ND STR EAST ELEVATION



E.T.R. E.T.R. E.T.R.

E.T.R.

SOUTH/ MARKET STR ELEVATION

CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
WINDOW ELEVATIONS

SCALE: 1" = 20'-0"









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 Fax (434) 970-3359

RECEIVED
APR 29 2014
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name City of Charlottesville Applicant Name Grimm + Parker
Project Name/Description Library - Central Parcel Number Patricia Jessee
Property Address 201 E. Market St.

Applicant Information Grimm + Parker Arch.
Address: 201 E. Market St.
Civilville, VA
Email: pjessie@gparch.com
Phone: (W) (H)
FAX: 434-270-0142 -Phone

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)
Signature Date 4-29-14
Patricia Jessee 4-29-14
Print Name Date

Property Owner Information (if not applicant)
Address: 201 E. Market St.
Email:
Phone: (W) 970.3519 (H)
FAX:
Do you intend to apply for Federal or State Tax Credits for this project? No

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):
Handrail Installation, Exterior Refurbishment

List All Attachments (see reverse side for submittal requirements):
Narrative, Plans, Elevations

For Office Use Only
Received by:
Fee paid: Cash/Ck. #
Date Received:
Approved/Disapproved by:
Date:
Conditions of approval:



RECEIVED

APR 29 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

CENTRAL BRANCH – JEFFERSON MADISON REGIONAL LIBRARY

Exterior Renovations – Charlottesville BAR

April 29, 2014

Dear City Staff and Members of the Charlottesville BAR,

Grimm + Parker is returning to present additional aspects of exterior restoration work for the Central Branch of the Jefferson Madison Regional Library, located at 201 East Jefferson Street. We request your review and consideration of this work.

Review of Project Status:

Based on feedback from the March 18th meeting, Grimm + Parker will detail refurbishment for the existing wood windows. Repairs will not create visible changes at the elevations. These repairs will vary per opening, based on existing conditions, but may include items such as:

- removal of wood sash so that perimeter metal weatherstripping and interlocking meeting rail weatherstripping can be installed; then reinstallation of sash. (Weatherstripping will be based on Accurate Metal Weatherstripping Co, Series 10X for 2-1/4" sash.)
- replacement of operating hardware where missing
- replacement in kind of glass panes where cracked. Existing is clear even float glass; there is no 'wavy' glass at the building.

New Work for Review:

In addition to the window restoration, Grimm + Parker also proposes to install new handrails at the south steps along Market Street and to replace the existing handrail with new at the west exterior book drop. Please see the attached sketches and photos for descriptions of this work. The intent is to enhance the accessibility of the building and bring it closer to compliance with current codes.

The new front (Market Street elevation) handrails are to be 1-1/2" OD brass rails. The new rail supports are to be 1" square max black metal. The support posts are detailed to be located on the concrete cheek wall where possible to avoid drilling supports into the existing stone steps.

Note that the existing intermediate brass handrails at the south elevation will remain and not be affected by the new work. The unusual rail ends contribute to the historic nature of the building. While these do not meet current accessibility codes, extending the handrails is not feasible without conflicting with cross-step traffic patterns. Thus the new code compliant handrails will be located only at the perimeter concrete cheek walls. This concept has been reviewed and approved by the City of Charlottesville Building Official.

At the west exterior book drop, the existing 1-1/2" metal pipe rail, that was added during the 1980's library renovation, will be removed and replaced with a new rail that matches the appearance of the existing, but includes handrail extensions at top and bottom of the risers.

Additional Repair Work:

Other aspects of the exterior renovation work will address brick and marble maintenance. This shall include limited areas of mortar replacement, where previous mortar patches do not match the existing Portland-cement based mortar. The intent is for these areas to blend as close as possible to adjacent existing brick. Careful cleaning of the brick and marble surfaces, in compliance with US Department of Interiors Guidelines, will also be included. Cleaning with acid-based cleaners or pressure washers will not be permitted. There will also be some repair to asphalt at the loading dock that had improper compaction below and is failing.

History of Building:

The existing building was first constructed in 1904 as a Post Office and Federal District Court (western portion). It was then expanded in 1936 with an eastern addition that matches the Classical Revival elements and Flemish bond brick exterior. In 1980, the building was renovated and adapted into the library as we experience today with small service additions along the north and a loading dock connection to the McIntire Historical Society.

The existing windows appear to be original to the building – they are mostly painted wood with single glazed windows and true divided lights. Although at the north façade, most are metal that simulate the wood muntin appearance. There are a few windows that have been replaced as part of mechanical upgrades – where part of the masonry opening was repurposed for intakes or venting. Most windows are double-hung operation, although only a few still operate since the majority have been painted shut.

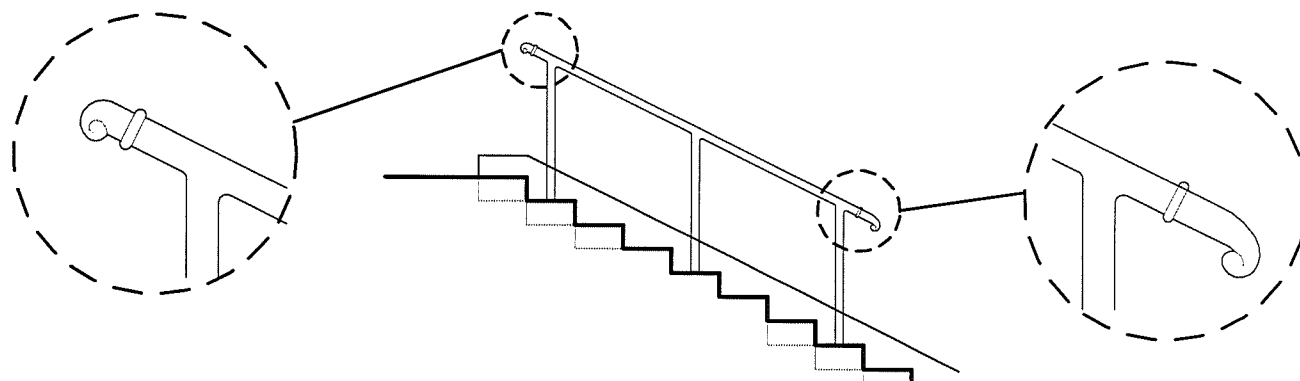
We invite the Board's observations and determination on how to best proceed with repairs to this significant building. We are happy to also meet any members of the Board on site to further discuss alternatives.

Thank you for your attention.



EXISTING GUARDRAIL W/ DBL
TOP RAIL CONFIGURATION

EXISTING GUARD
RAILS

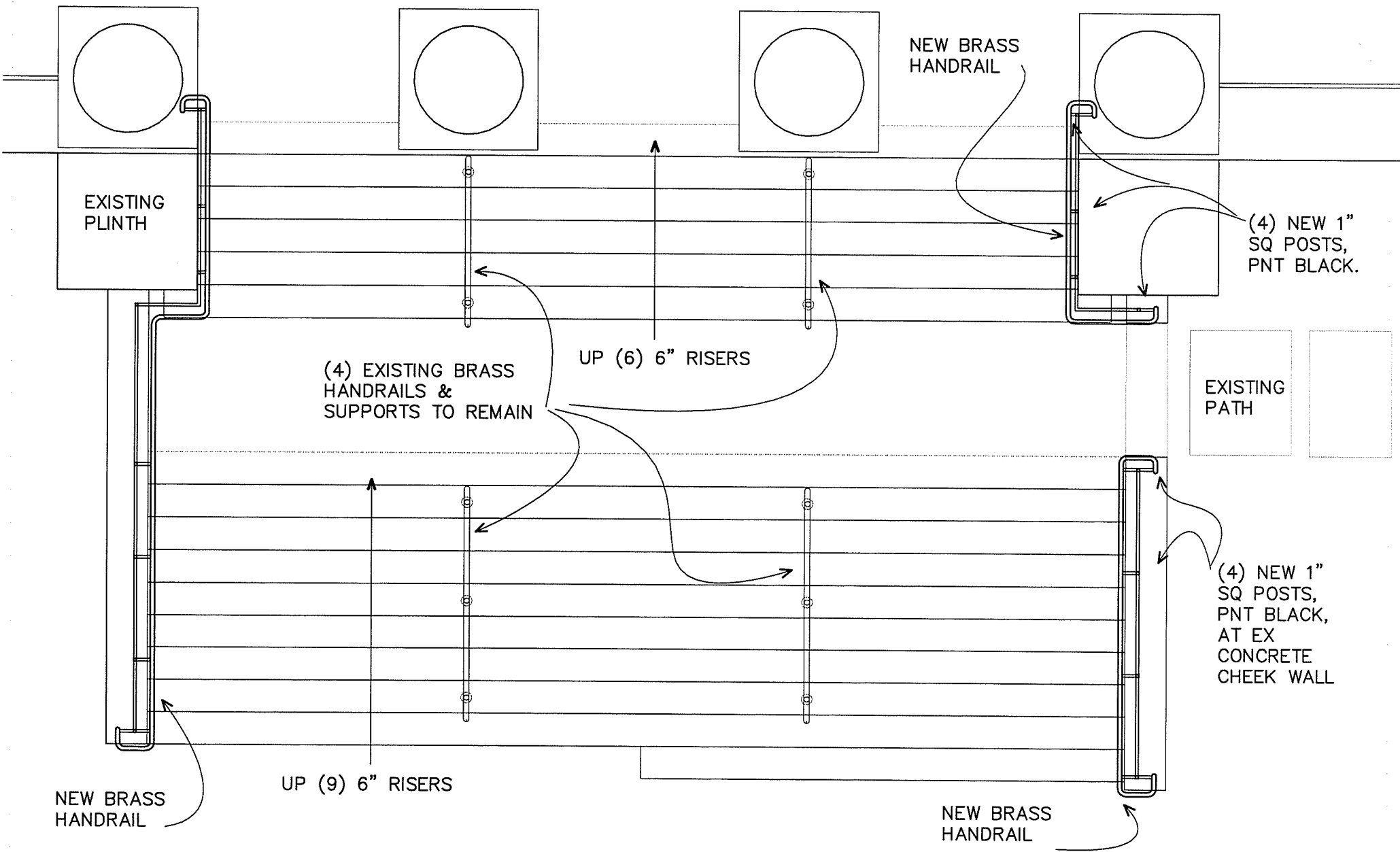


EXISTING RAIL

CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
EXISTING FRONT STAIR RAIL ELEVATION

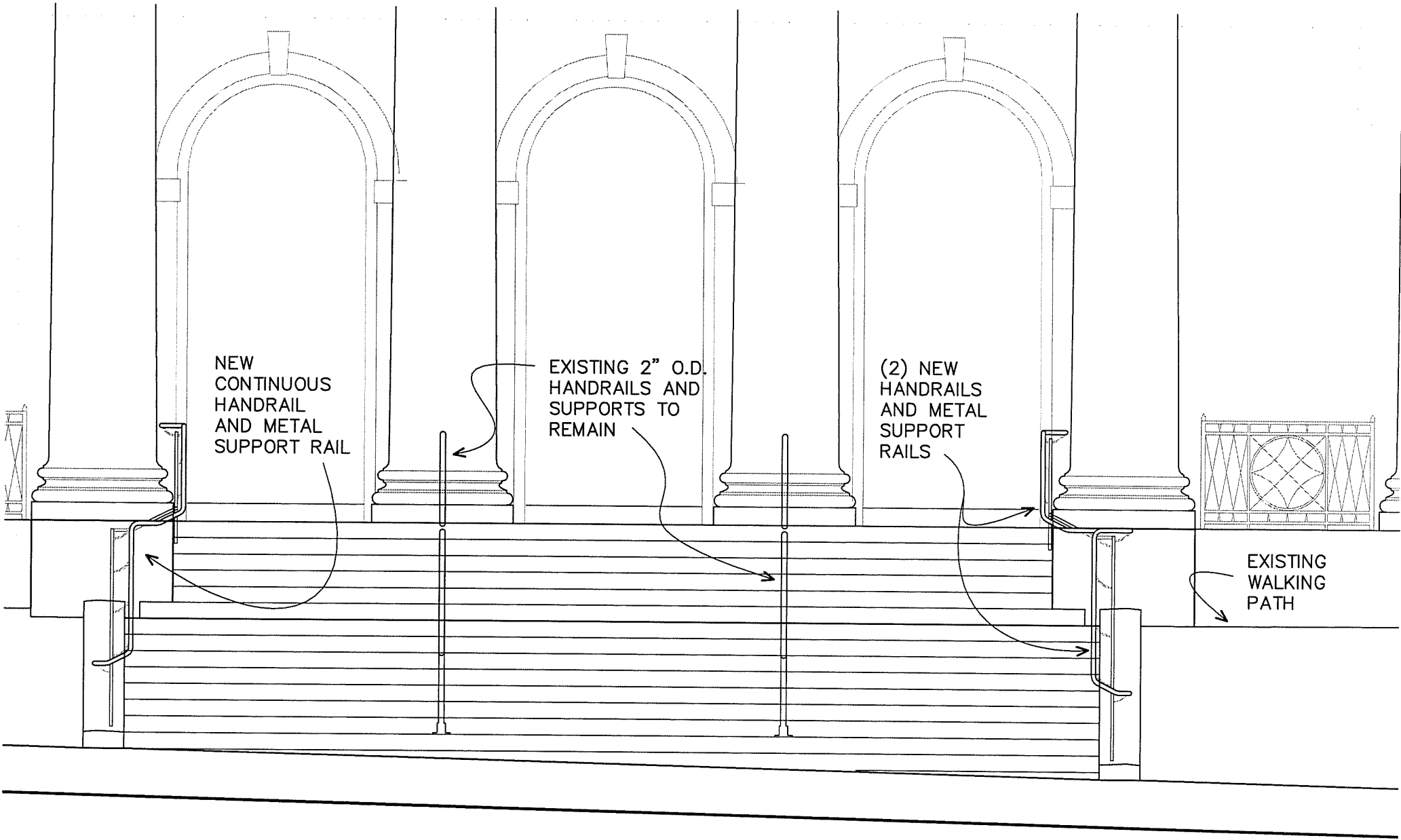
SCALE: 1/8" = 1'-0"

G+P
GRIMM AND PARKER



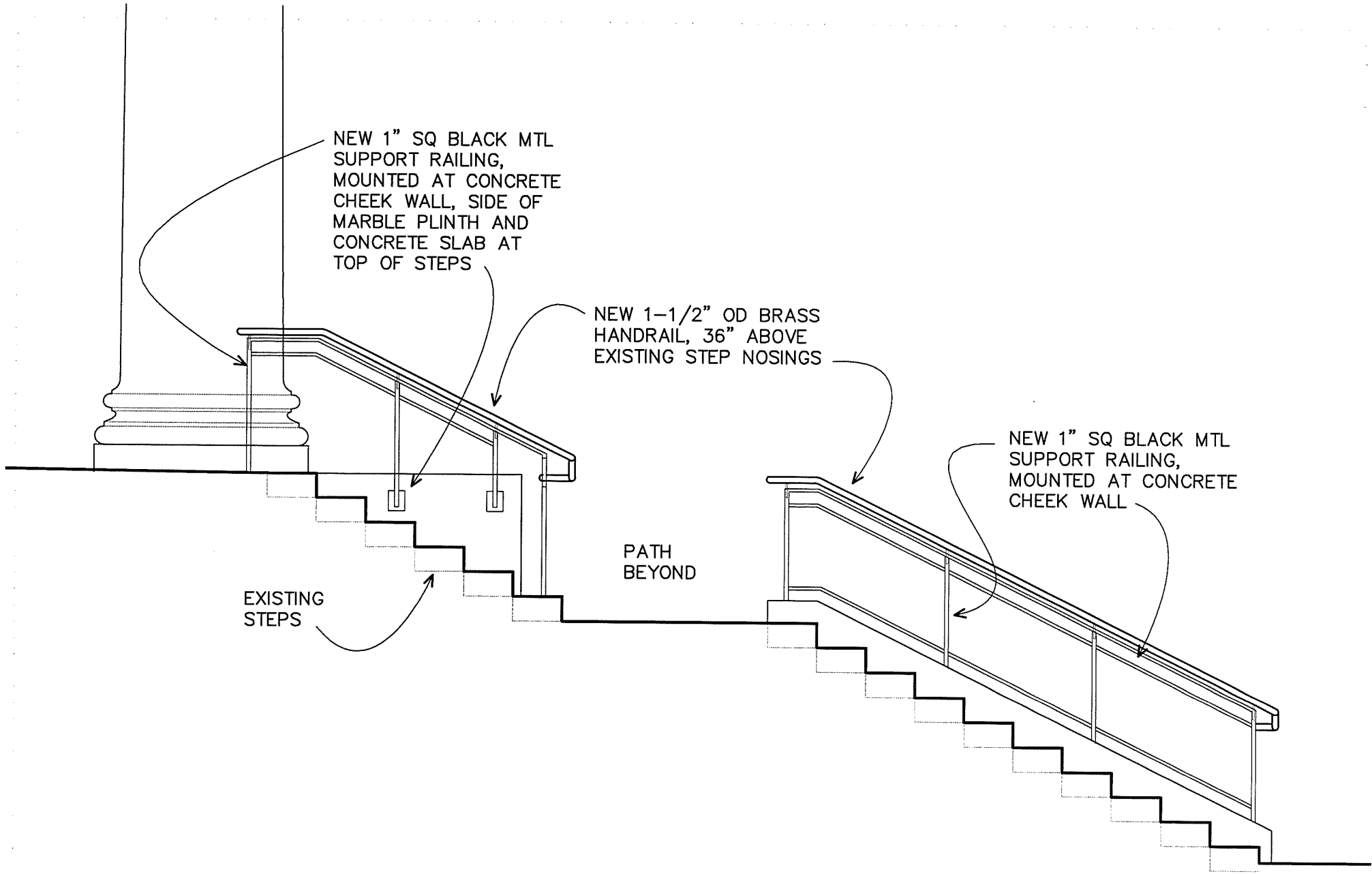
CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
FRONT STAIR RAIL PLANS

SCALE: 1/4" = 1'-0"



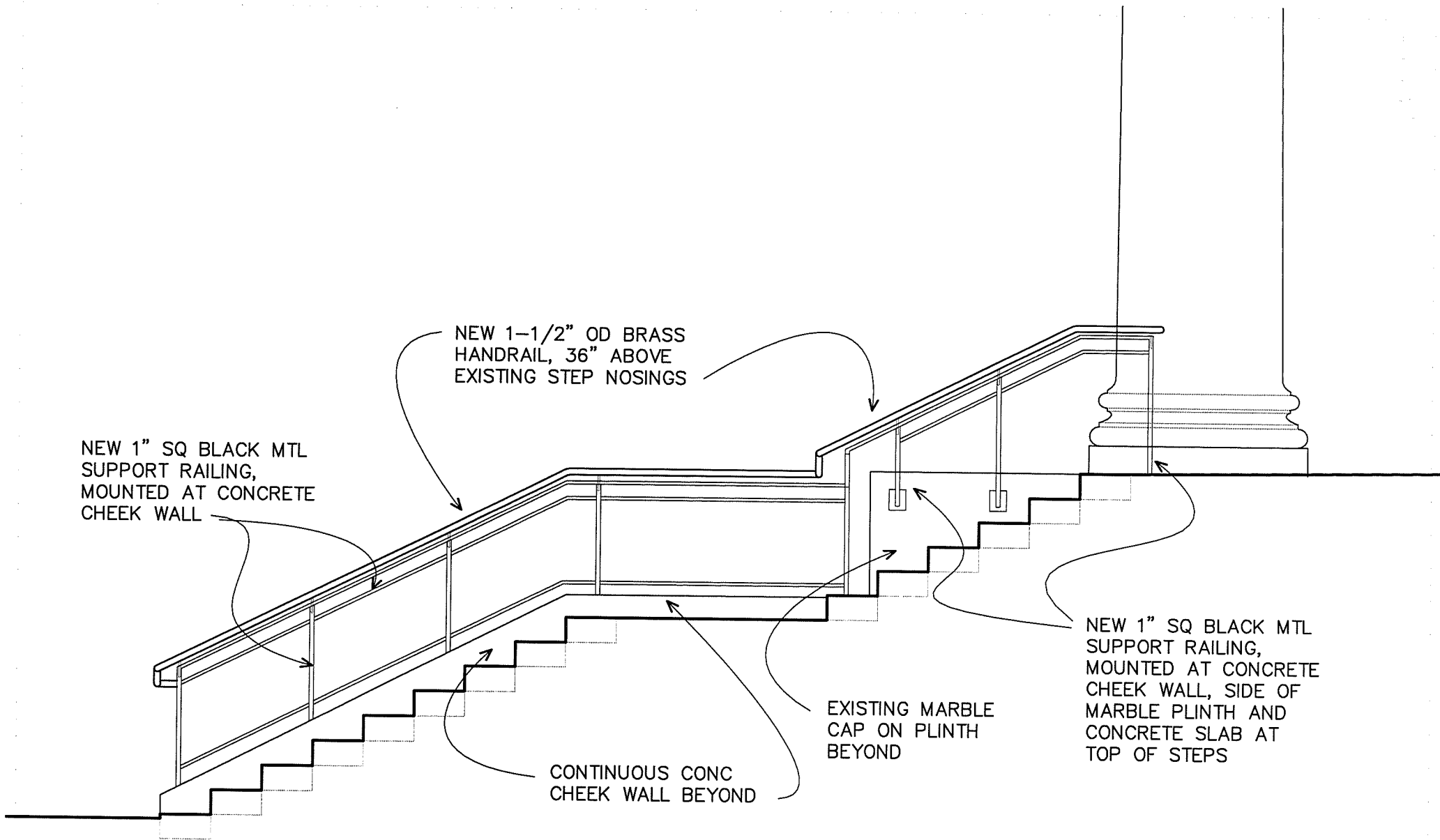
CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
 FRONT STAIR RAILELEVATION

SCALE: 1/4" = 1'-0"



CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
FRONT STAIR RAIL ELEVATION - EAST

SCALE: 3/8" = 1'-0"



CENTRAL BRANCH - JEFFERSON MADISON REGIONAL LIBRARY
 FRONT STAIR RAIL ELEVATION - WEST

SCALE: 1/4" = 1'-0"

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



May 6, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 14-03-06

201 E Market Street

City of Charlottesville and County of Albemarle, Owner/

Grimm & Parker Architects, Applicant

Tax Parcel 330196000

Restore Jefferson Madison Regional Library windows; new handrails; maintenance

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner