

From: Scala, Mary Joy
Sent: Wednesday, May 27, 2015 10:24 AM
To: 'stinson.scott@gmail.com'
Subject: BAR Actions - May 19, 2015 - 211 W Main Street

May 27, 2015

211 West Main, LLC
c/o Scott Stinson
PO Box 90
White Hall, VA 22987

Certificate of Appropriateness Application

BAR 15-05-02
211 West Main Street
Tax Parcel 330268000
211 West Main LLC, Owner/ Scott Stinson, Applicant
Alterations to 2nd and 3rd floors; remove rear stairs

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 19, 2015. The following action was taken:

The BAR approved (9-0) the application as submitted, with pressure treated rear railing stained gray (of a more inventive design should the applicant please) and if determined that the two windows on the 2nd floor main façade need to be replaced, the applicant shall contact staff for approval of the type of window.

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 19, 2016), 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 19, 2015**



Certificate of Appropriateness Application

BAR 15-05-02

211 West Main Street

Tax Parcel 330268000

211 West Main LLC, Owner/ Scott Stinson, Applicant

Alterations to 2nd and 3rd floors; remove rear stairs

Background

211 West Main Street, built in 1910, is a contributing property in the Downtown ADC district. (survey attached)

November 24, 1987 – The BAR approved exterior renovations.

July 26, 1988 – The BAR approved replacement of the original façade (perhaps following a fire).

Application

The applicant is requesting alterations for a mini-hotel use.

Front façade:

First floor: Change swing of east door (to upper levels) to open outward.

Second floor: Replace two front wood windows (if needed) with new wood custom windows to match.

Third floor: Repair front wall and replace EIFS with Hardie siding. Replace two windows and door with 3-part sliding door made of wood. Match existing trim color.

Rear facade:

Replace the existing fire stairs with new decks on the second and third levels. The balconies and stairs of all of the buildings along the alley are using pressure treated. Therefore, the applicant proposes to use pressure treated for the decks. They will re-use the existing 6 x 6 wood posts. They propose to use either use a pressure treated wood railing, or a white PVC railing.

Repair rear wall and replace EIFS with Hardie siding.

Second floor: Replace two windows and door with 3-part sliding door made of wood. Match existing trim color.

Third floor: Replace two windows and door with 3-part sliding door made of wood. Match existing trim color.

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 Guidelines for Rehabilitation include:

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.*

Discussion and Recommendations

Regarding any window replacement, the BAR should determine:

- (1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and
- (2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. Vinyl windows are rarely permitted.
- The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained.

- The glass must be clear.

In this case, the existing windows date from 1988. The proposed wood windows and sliding doors are appropriate. The front double hung windows should match existing.

Because all the railings in the alley are currently pressure-treated lumber, it would be appropriate to replace the stairs with pressure-treated decking and railings. White vinyl railings are not appropriate.

Replacing EIFS with Hardie siding is appropriate.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed alterations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, with pressure-treated rear railings, not vinyl.



211 West Main Street

This is a small building on the mall last renovated in 1988. It is likely the narrowest building on the mall – the property is only 14 feet wide.

It has notable tin cornice over the first floor storefront and at the second floor parapet.

In the 1988 renovation, a third floor was added. The front façade of the third floor was set back from the face of original front façade. It is barely visible from the mall.

The building is currently retail on the first floor and offices on the second and third floors. Due to the narrowness of the building, and its location, it would make an interesting tiny hotel on the second and third floors.

The following changes are proposed:

Front Façade:

First Floor: Change the storefront door accessing the second floor to swing out instead of in. The door is recessed from the front of the building. Changing the swing would make the exit safer, and the door would not swing past the front façade.

While the storefront is uninteresting, it is not proposed to change it at this time.

Second Floor: Replace rotted wood windows with new custom windows to match.

Third Floor: The windows and door to the terrace are badly rotted. The wall siding is EIFS. It has had substantial water intrusion and the framing behind it is likely rotted. It is proposed to repair the wall and install a new sliding glass door. The EIFS is to be replaced with Hardiplank siding. The door is not visible from the mall.

Rear Façade:

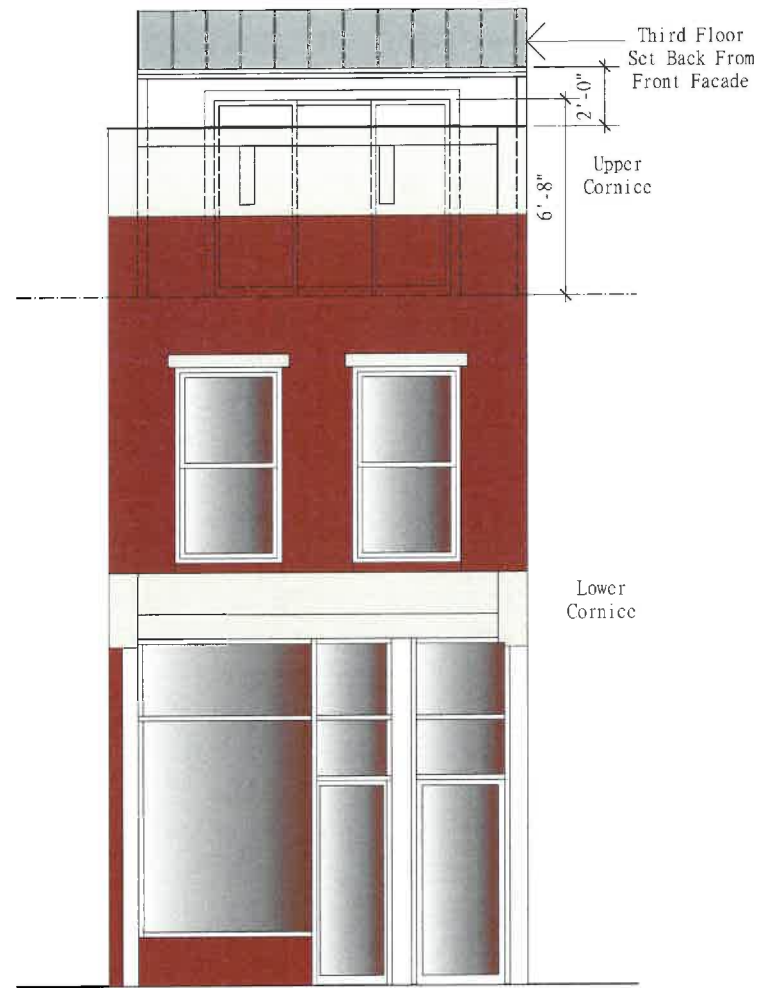
Exit Stairs: A wooden fire stairs with access decks were constructed at the rear of the building in 1988. If the use of the building is changed to a tiny hotel, the fire stairs is no longer needed. In this submittal, it is proposed to remove the stairs and re build the decks using the existing wood columns, relocated where necessary.

First Floor: No Changes

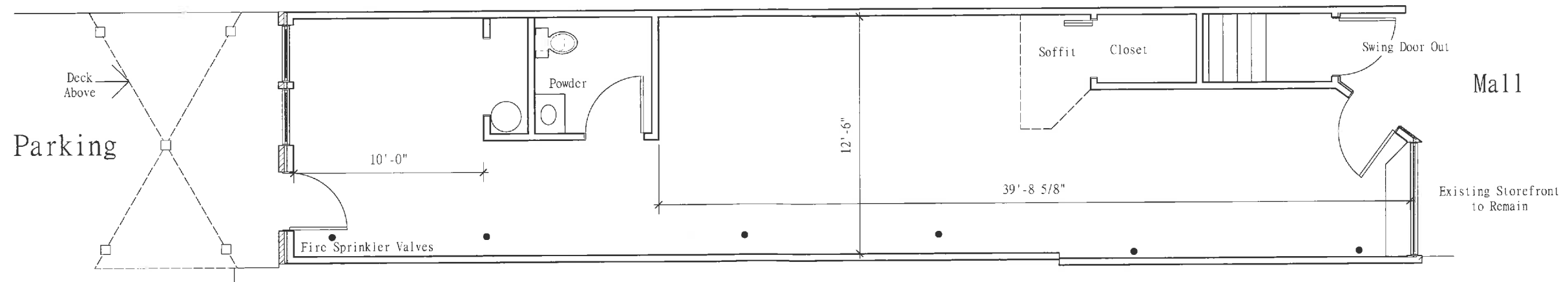
Second Floor: New Sliding glass door.

Third Floor: New Sliding glass door.

Siding: EIFS was used on the rear façade. We expect to find rotted framing. It is proposed that the EIFS be removed and Hardiplank siding be installed.



Front Elevation

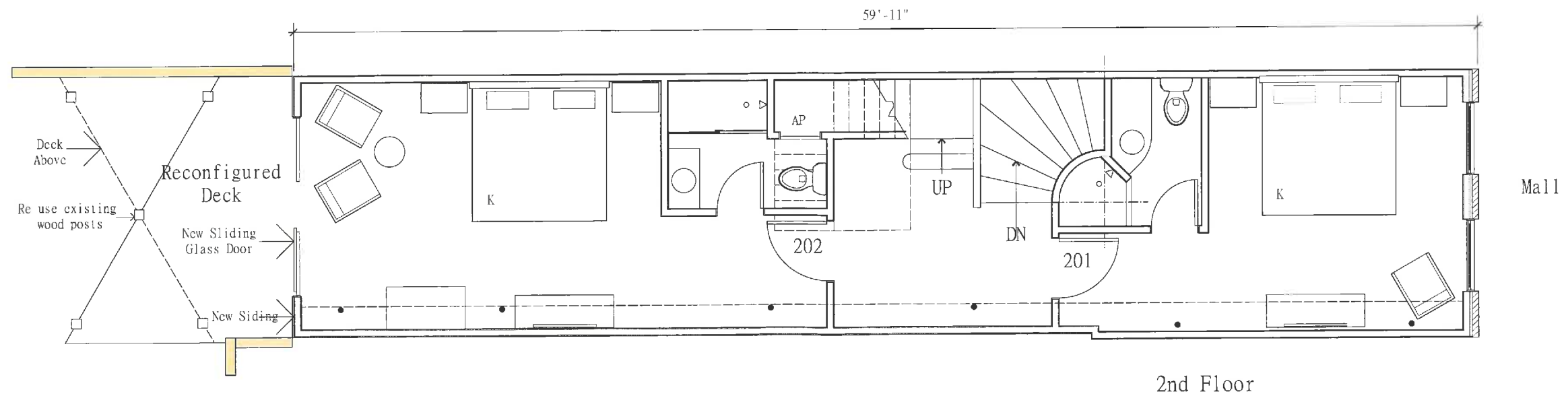
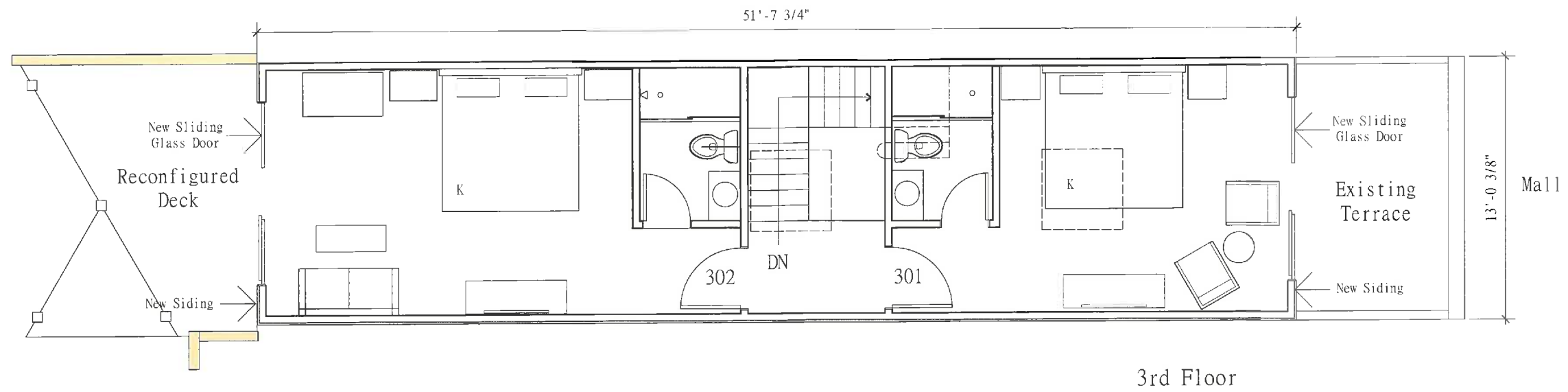


Mudhouse

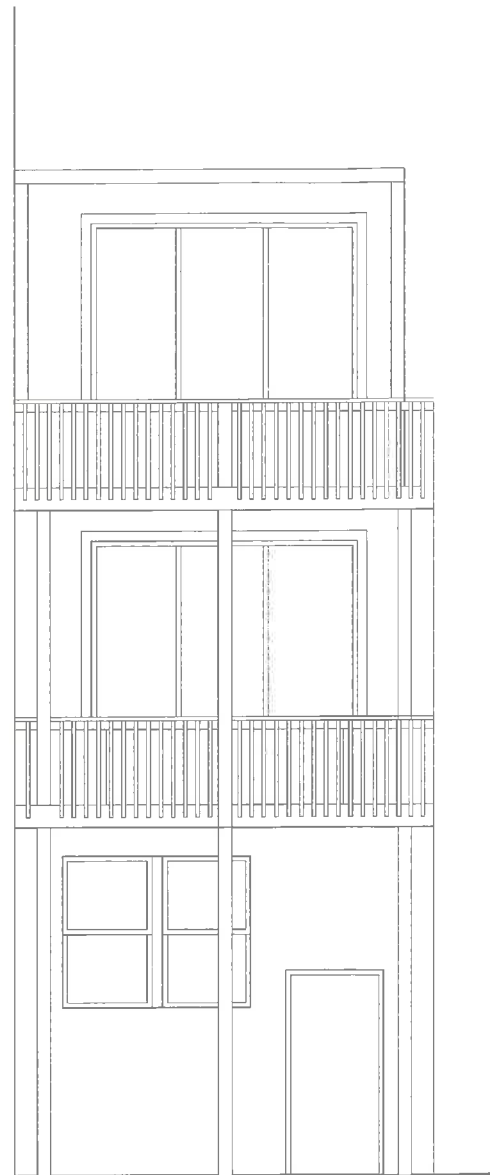
1st Floor

211 West Main





211 West Main 



Rear Elevation



211 West Main

NOTE

ALL NEW PARTITIONS ARE 1/4" LAG SCREWS WITH 5/8" GYP BOARD UNLESS OTHERWISE NOTED
8" BEADED MAGNITE B.M.B. TYP.

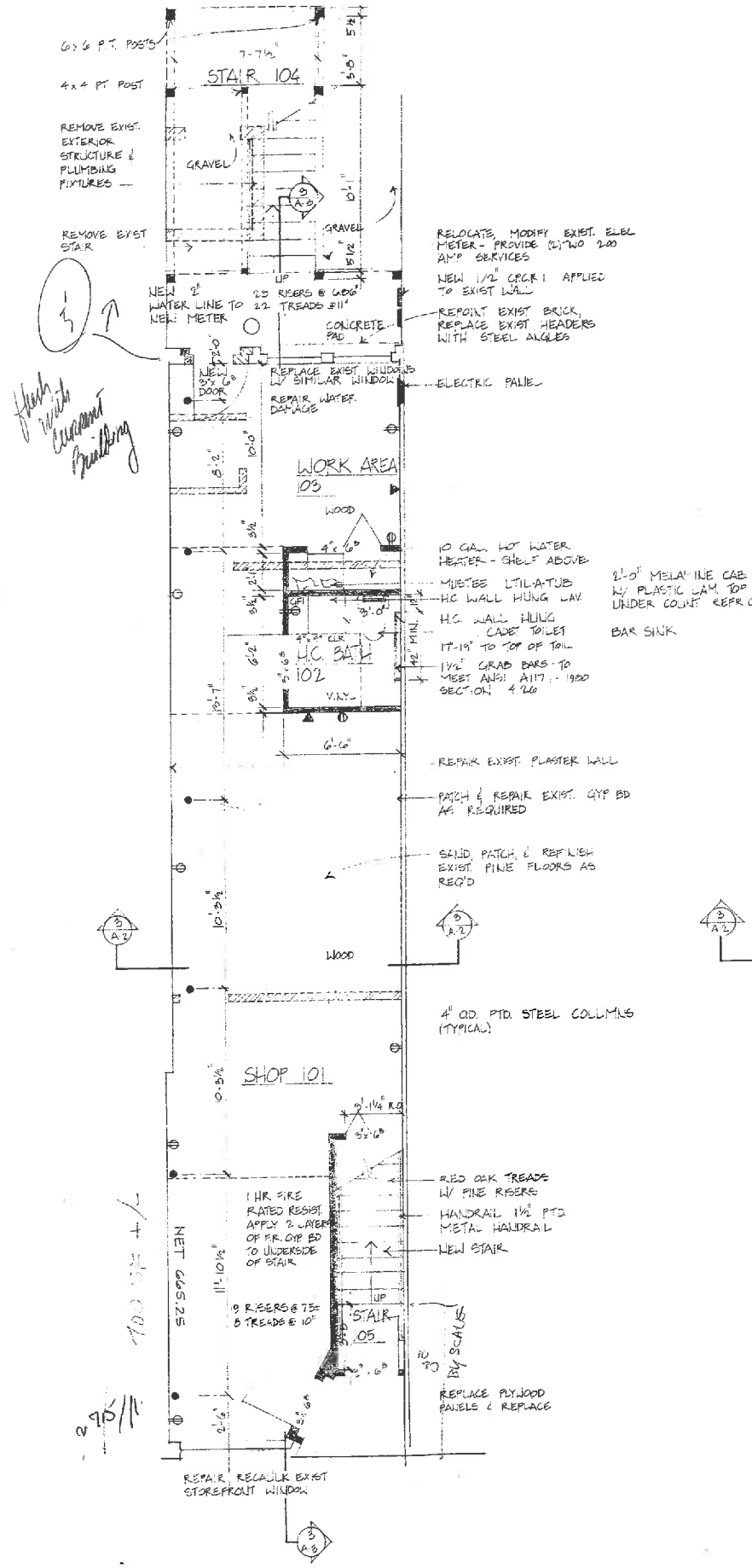
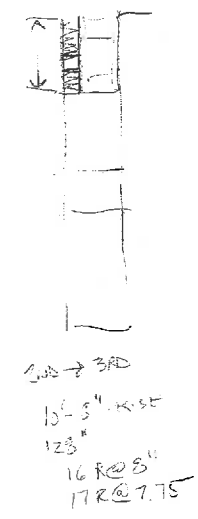
DOORS

EXTERIOR - ALL 1 3/4"
REAR DOORS - 6 PANEL PTD METAL DOORS
FRONT DOORS FIRST FLR. MATCH EXIST.
THIRD FLR. SOLID CORE GLASS PANEL 1/2 LT.

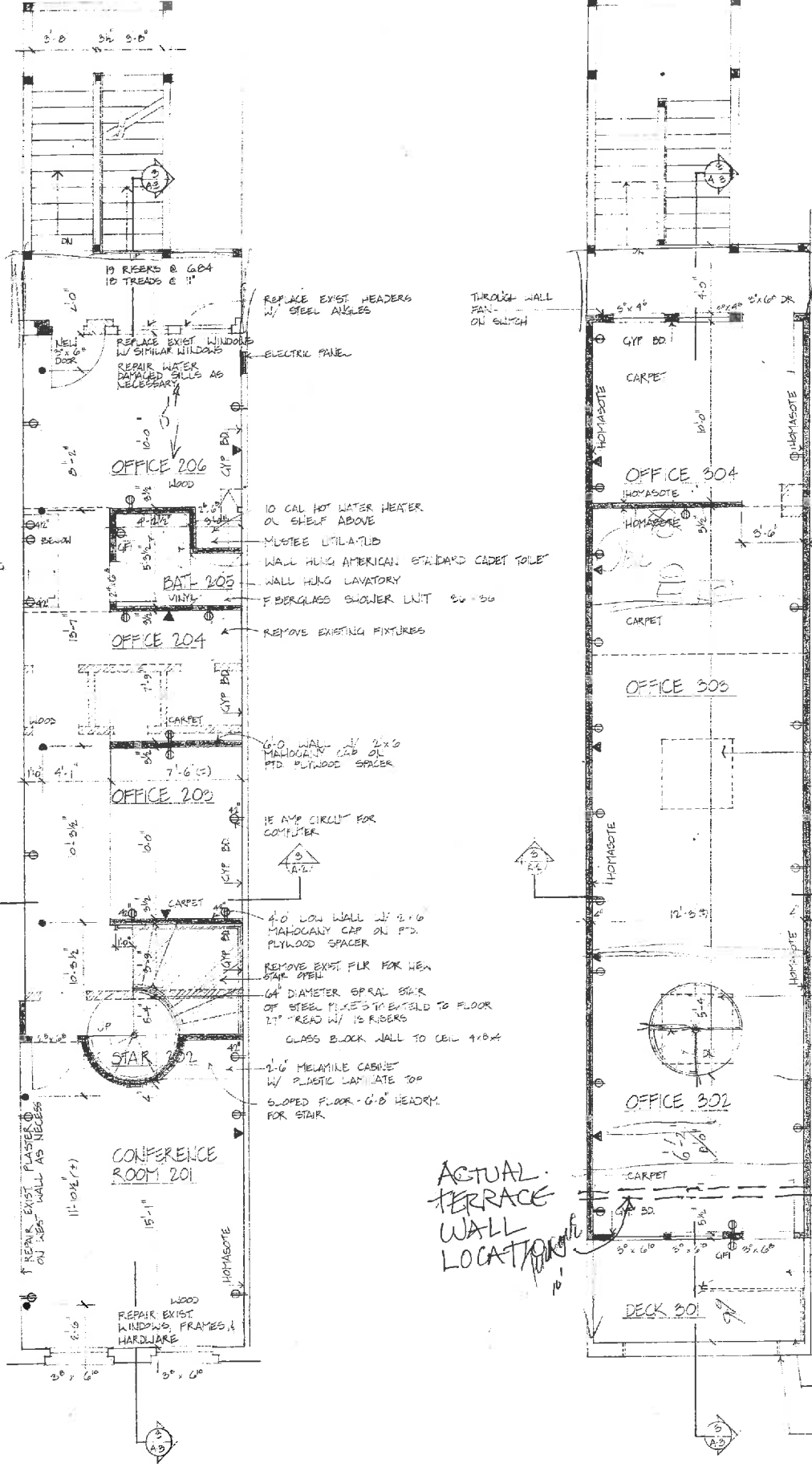
INTERIOR

R/O 201 - SOLID CORE OAK VENEER 1 3/8"
BATHS - SOLID W.D. WALNUT OR BIRCH VENEER, PTD 1 3/8"

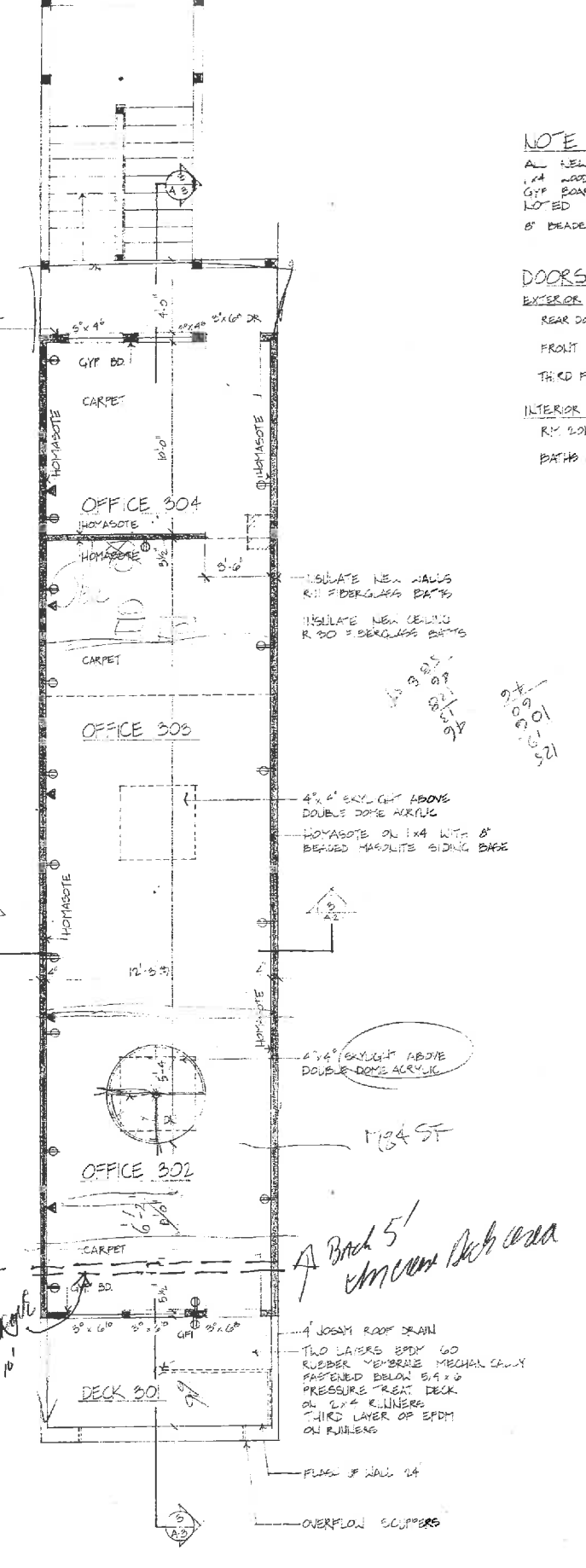
Notes:
- Terrace
- front kitchen
- main kitchen - 3rd level / 1000 sq ft
- kitchen / part main!
- Mail room - 200 sq ft of the year
- temporary parking
- 3rd floor parking will need to be removed. City says 1 space - should need to show the two spaces.



① FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



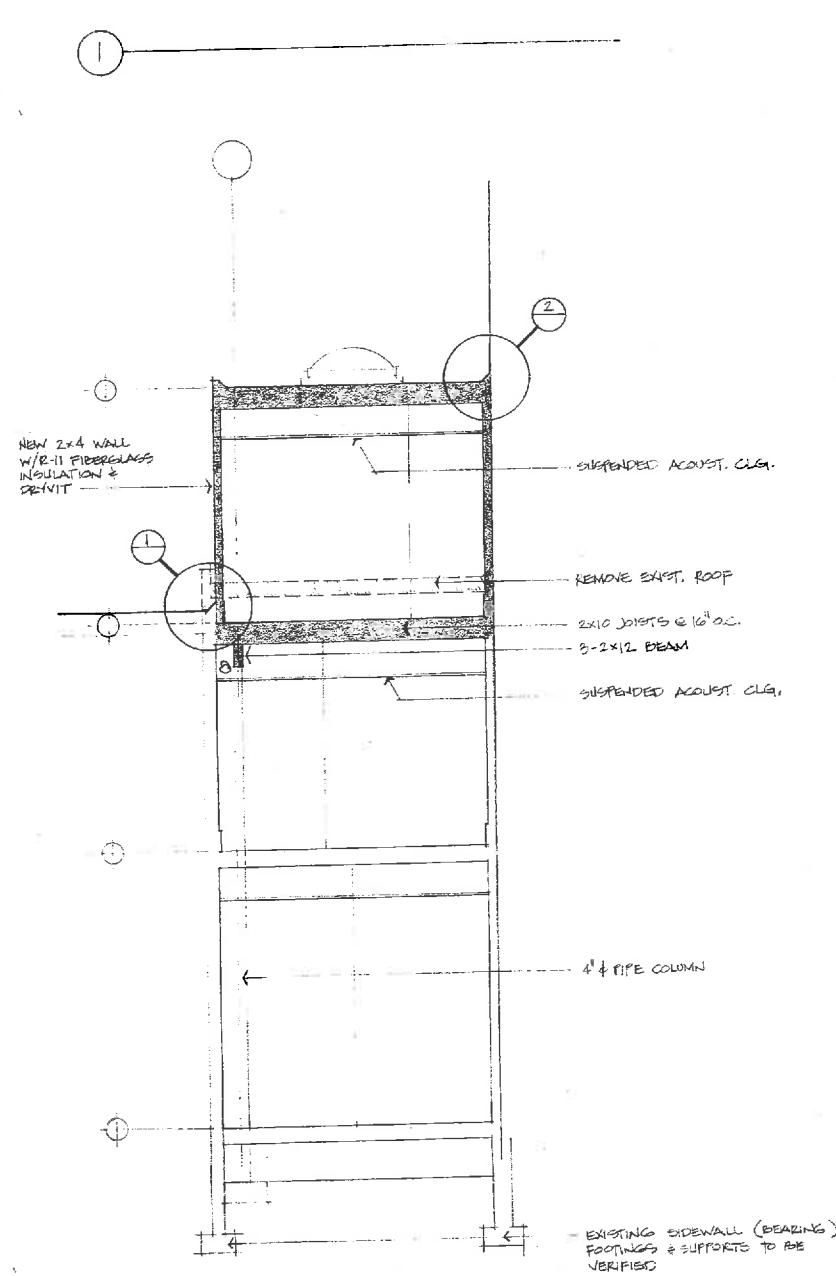
② SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



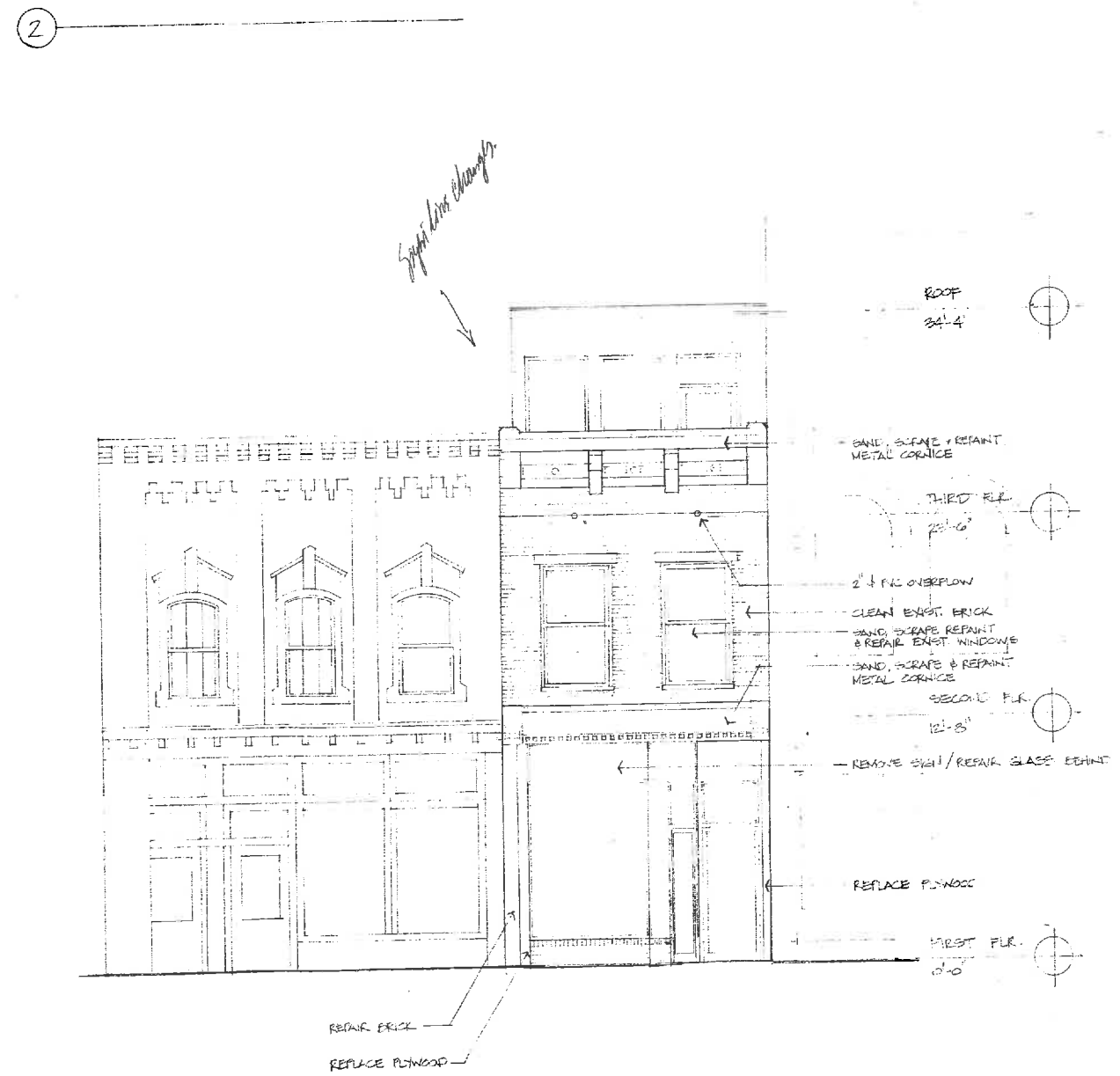
③ THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

Existing Conditions

NO.	DESCRIPTION	DATE
REVISIONS		
FIRST, SECOND, & THIRD FLOOR PLANS		
SCALE 1/4" = 1'-0"		
DATE 1/5/87 OWN BY ENE CHECKED BY	DRAWING NO 1	
PROJECT NO 8635	OF 5	



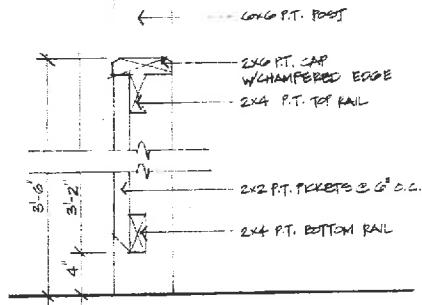
③ TRANSVERSE SECTION
SCALE 1/4" = 1'-0"



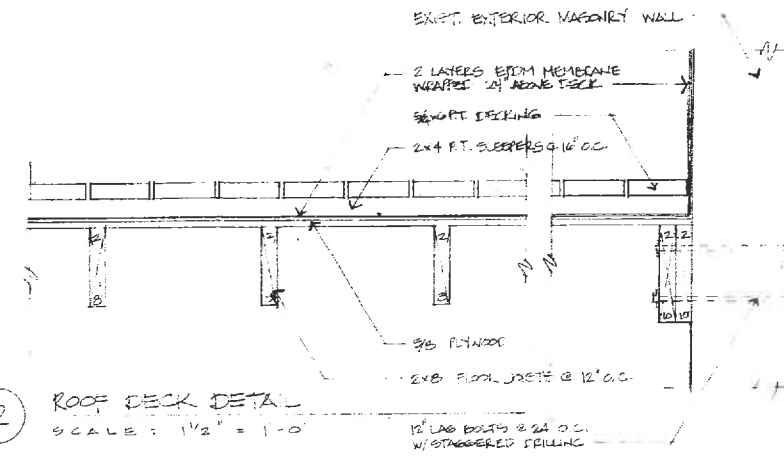
④ ELEVATION
SCALE 1/4" = 1'-0"

Existing Conditions

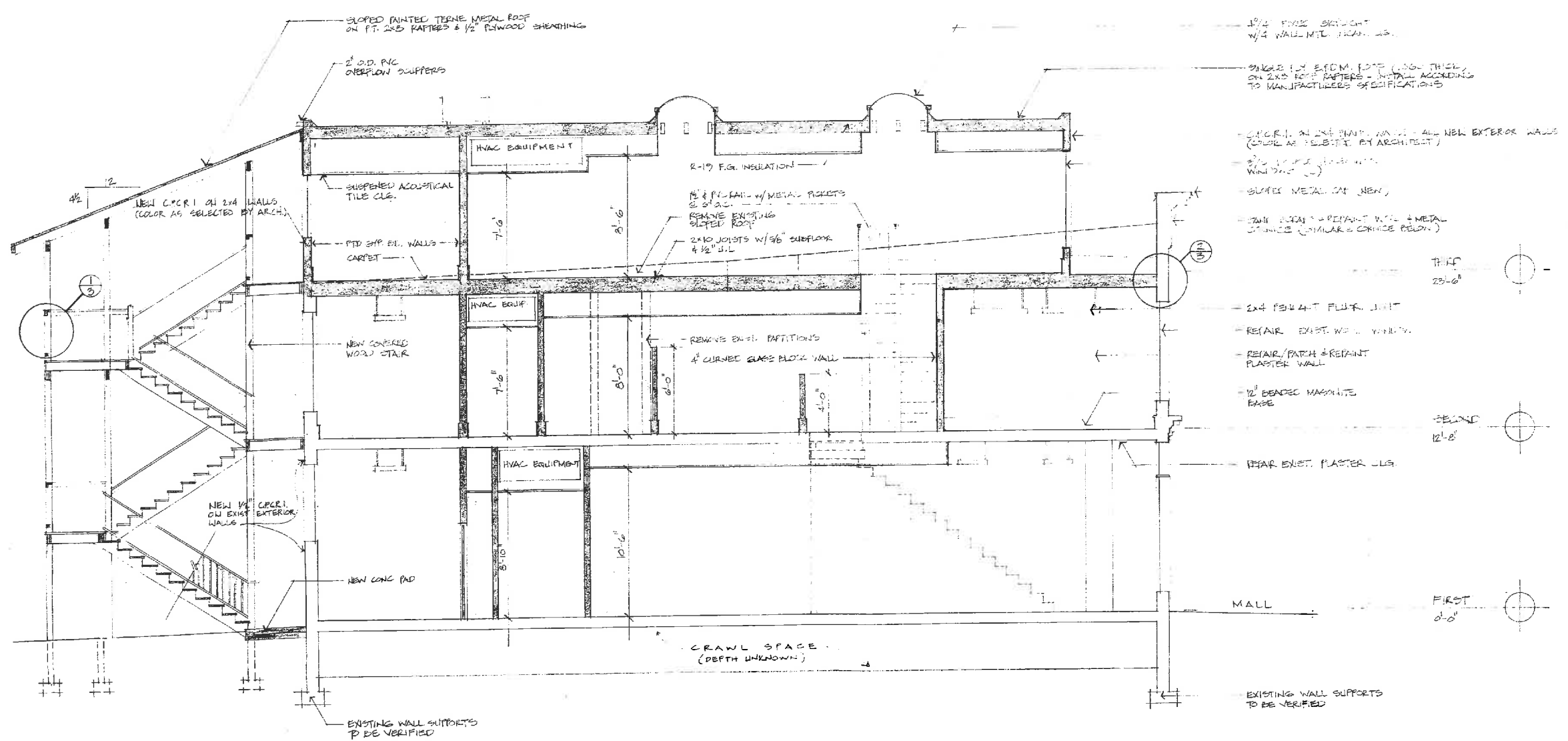
NO	DESCRIPTION	DATE
REVISIONS		
EXTERIOR ELEVATION & BLDG. SECTION		
SCALE 1/4" = 1'-0"		
DATE	11/3/87	DRAWING NO
DWN BY		2
CHECKED BY		
PROJECT NO	3000	OF 5



① STAIR RAIL DETAIL
SCALE: 1/2" = 1'-0"



② ROOF DECK DETAIL
SCALE: 1/2" = 1'-0"



③ LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	DATE
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REVISIONS

BUILDING SECTION

SCALE 1/4" = 1'-0"

DATE 11/2/07	DRAWING NO
DWN BY R.F.R.	3
CHECKED BY	
PROJECT NO 0035	OF 5

Existing Conditions