

**From:** Scala, Mary Joy  
**Sent:** Friday, October 23, 2015 9:04 AM  
**To:** 'Mike Stoneking'  
**Subject:** BAR Action - 134 10th Street NW - October 20, 2015

October 23, 2015

CCBW, LLC  
PO Box 1332  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 15-10-06  
134 10<sup>th</sup> st. NW  
Tax Parcel 310156000  
CCBW, LLC, Owner/Mike Stoneking, Applicant  
Alterations to two openings on south façade, construction of an ADA walkway

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

**Sarafin moved to find that the proposed alterations to the two openings on the south façade as well as extending the walk-way to meet ADA regulations satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted. Mohr seconded. (7-0).**

This certificate of appropriateness shall expire in 18 months (April 20, 2017), 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](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 20, 2015**



**Certificate of Appropriateness Application**

BAR 15-10-06

134 10<sup>th</sup> Street NW

Tax Parcel 310156000

CCBW, LLC, Owner/Mike Stoneking, Applicant

Alterations to two openings in the south façade, and construction of an ADA walkway

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**Background**

134 10<sup>th</sup> Street NW (former Coca Cola Bottling Works) was designated an Individually Protected Property in 2008. The oldest two-story section dates from 1929; the one-story addition behind it dates between 1929-1937; the north and east one-story additions date from between 1946-1952.

August 17, 2010 - The BAR approved on the consent agenda the application as submitted to add a new doorway in the north wall, uncover windows, and move gate.

October 21, 2014 - The BAR approved (5-2 with Hogg and Miller opposed) the application, with the change that the metal panels would be re-visited, and to be approved administratively.

**Application**

The applicant is requesting to alter two openings on the south-facing façade. They want to replace a solid steel door and hollow metal frame with a glass and aluminum door in aluminum frame. They will also remove a woven wire screen on the existing steel sash window, similar to those found on the 1927 design, which will be sanded and painted to match.

The other opening is the in-filled service door, which they hope to replace with an aluminum store front complete with aluminum and glass door.

Also, they want to extend an elevated walk-way (on the same façade) to create accessible entrances to two suites that are currently not ADA compliant. Part of the existing railings will be replaced to match the proposed new cable railing.

**Criteria 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**

### **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.

#### *D. Entrances, Porches, and Doors*

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.*

*The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.*

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.*
  - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
  - b. *Avoid using aluminum colored storm doors.*
  - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
  - d. *Use a zinc chromate primer before painting to ensure adhesion.*

**Discussion and Recommendations**

Staff thinks the alterations of the two openings vastly improve the aesthetic appeal of the south façade, and are compliant with the ADC guidelines. Also, the materials used to create accessible entrances to the two suites are within the guidelines.

**Suggested Motion:**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations to the two openings on the south façade as well as extending the walk-way to meet ADA regulations satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted.



# 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

SEP 29 2015  
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 3:30 p.m.

Owner Name CCBW, LLC Applicant Name MIKE STONEKING  
 Project Name/Description Coke Building - Bottling WORKS Parcel Number 310156000  
 Property Address 124 10TH ST NW CHARLOTTESVILLE

### Applicant Information

Address: PO BOX 1322  
CIVIL VA 22902  
Email: md's ps vs.com  
Phone: (W) 434 981 4302 (H) N/A  
FAX: N/A

### Property Owner Information (if not applicant)

Address: 1835 UNIV CIRCLE  
CIVIL VA, 22902  
Email: \_\_\_\_\_  
Phone: (W) 434 284 2924 (H) N/A  
FAX: N/A

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

### 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 [Signature] Date 9-28-15

Print Name MIKE STONEKING Date 9-28-15

### Property Owner Permission (if not applicant)

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

Signature [Signature] Date 9/28/15

Print Name Shannon Worrell Date 9/28/15  
OWNER, CCBW

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

ALTERATIONS TO TWO OPENINGS -  
CONSTRUCTION OF ADA WATERWAY

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

PHOTOS OF EXIST CONDITIONS, PROVIDER SPEC  
ELEVATION DRAWING

### For Office Use Only

Received by: S. Bamore  
Fee paid: \$125 Cash/Ck. # 1106  
Date Received: 9/29/2015

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

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

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

P15-0154

**Charlottesville BAR Submittal**  
**10<sup>th</sup> Street Coke Building**  
**134 10<sup>th</sup> St NW**

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SEP 9 2015  
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DEVELOPMENT SERVICES

**Narrative:**

The project consists of altering two openings on the south-facing façade and extending an elevated walk-way to create accessible entrances to two suites currently not compliant with ADA.

The Coke Building was constructed in 1927 as one of the premier bottling works in the area. It was superseded in 1939 by the Coke Building on Preston Avenue. In the 1950's an addition was constructed wrapping the first floor of the north and east sides and the building has served many uses over the years since.

The two openings in question are within the addition. One of these openings was originally a steel sash window similar to those in the 1927 design. The other was a service door and loading dock. Some time ago a previous owner altered the steel sash window opening to include a solid steel door in a hollow metal frame. We wish to replace that door with a glass and aluminum door in an aluminum frame. This echoes another window alteration made to the 1927 building (also some years ago under a previous owner). The service door was long ago removed and the opening is currently in-filled with T-111 plywood and painted wood doors. We wish to remove that infill and fill the entire opening with aluminum storefront and aluminum and glass door. We've found this approach acceptable to the National Park Service and Department of Historic Resources when assessing renovations under the tax credit process.

The two suites served by these entrances are currently not accessible per ADA standards. We seek to solve that by extending the existing elevated concrete walkway from its current termination at the engineer's office to the eastern corner of the 1950's addition. We will continue the steel railing already in place and construct one stair similar to the existing stair. The now railing section requires guard rail infill per code. We propose stainless steel cable railing.

Submitted:

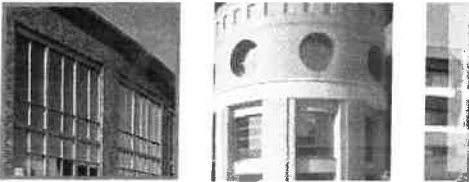
Mike Stoneking

9.29.15



## EnCORE™ Framing System

- 1-3/4" (44.5mm) sightline
- Variable depth
- Thermal performance
- Center or front glazed options
- Structural silicone glazed (SSG) options



### Product Features

Taking center stage in Kawneer's lineup, EnCORE™ Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices.

Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1 3/4-inch (44.5) minimal sightline.

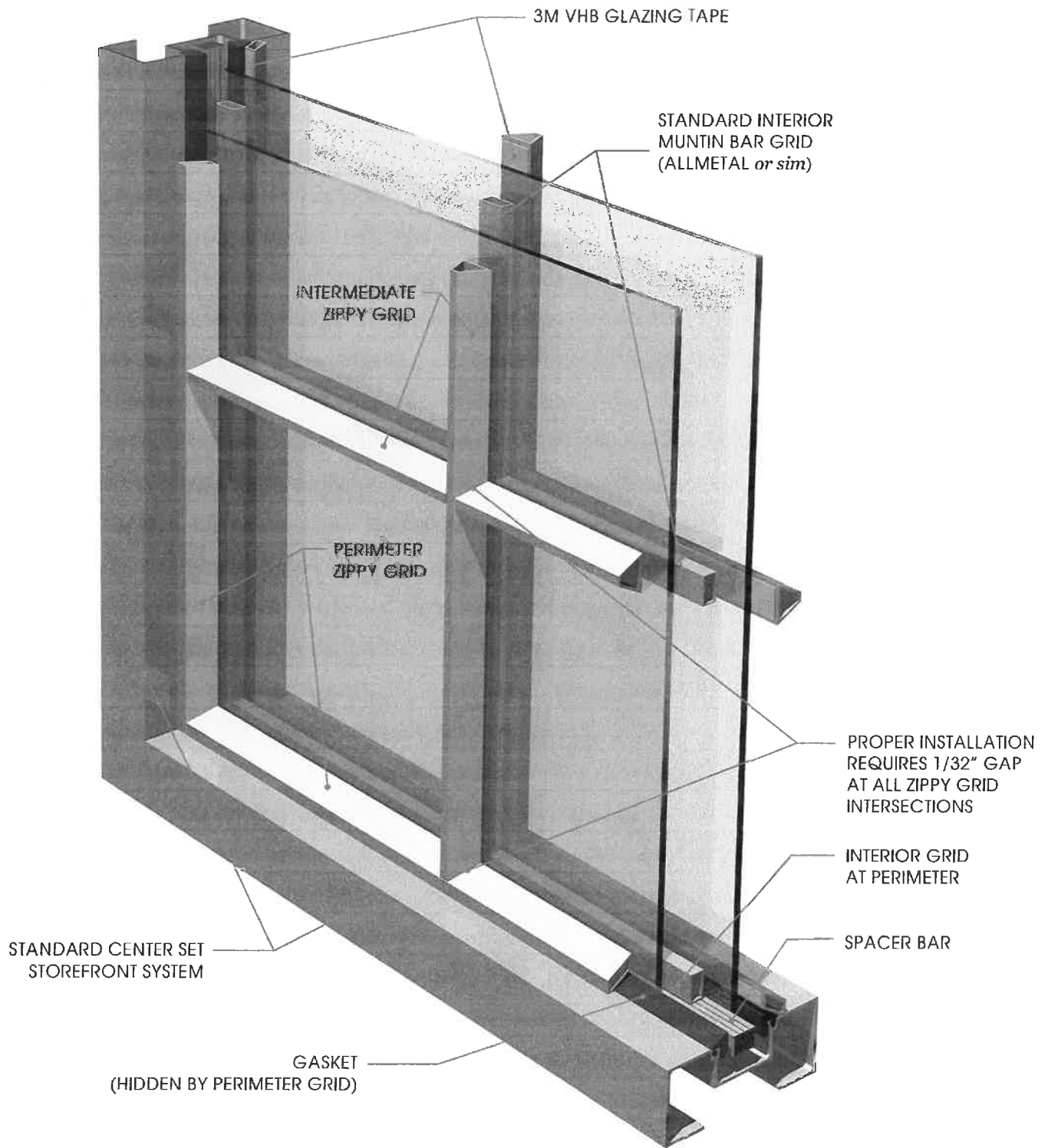
EnCORE™ readily adapts to remodel projects and new construction, whether traditional or modern architecture.

#### Key Features Include:

- Economical
- 1-3/4" (44.5) sightline with a 3-9/16" (90.5), 4-1/2" (114.3) or 6" (152.4) depth
- Front or Center (4-1/2") glass applications
- Outside glazed
- Screw Spline, Shear Block or Type-B fabrication
- SSG option
- Infill options up to 1-1/8" (28.6)
- Thermal break via. Polymer glazing clip
- Permanodic™ anodized finishes in 7 standard choices
- Painted finishes in 42 standard choices and unlimited custom choices

#### Optional Features





**ZIPPY GRID INSTALLATION CUTAWAY VIEW**

**ZIPPY** GRID™  
 STOREFRONT GRID SYSTEM





COCA-COLA BOTTLING WORKS  
1929

34

























CHIMNEY

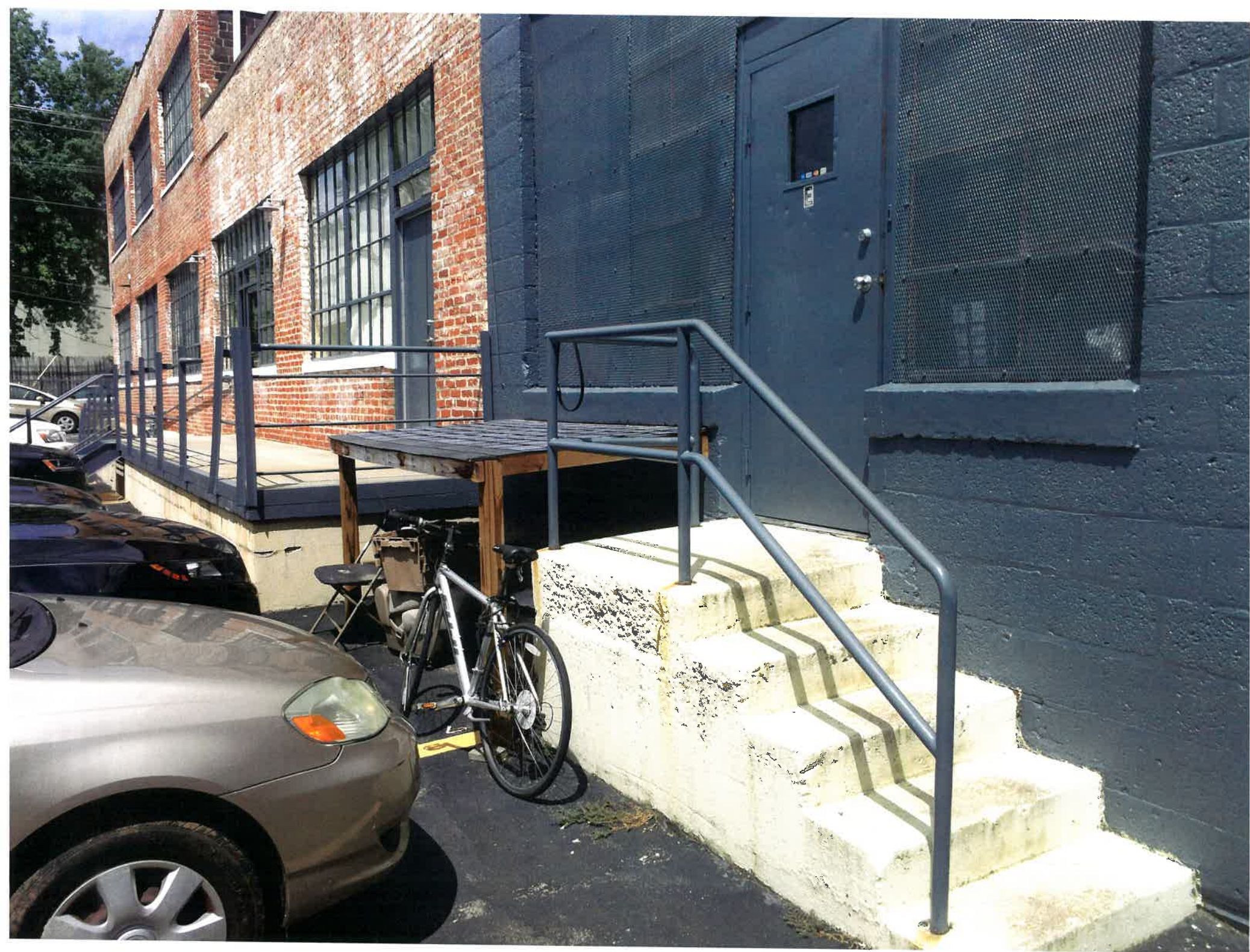
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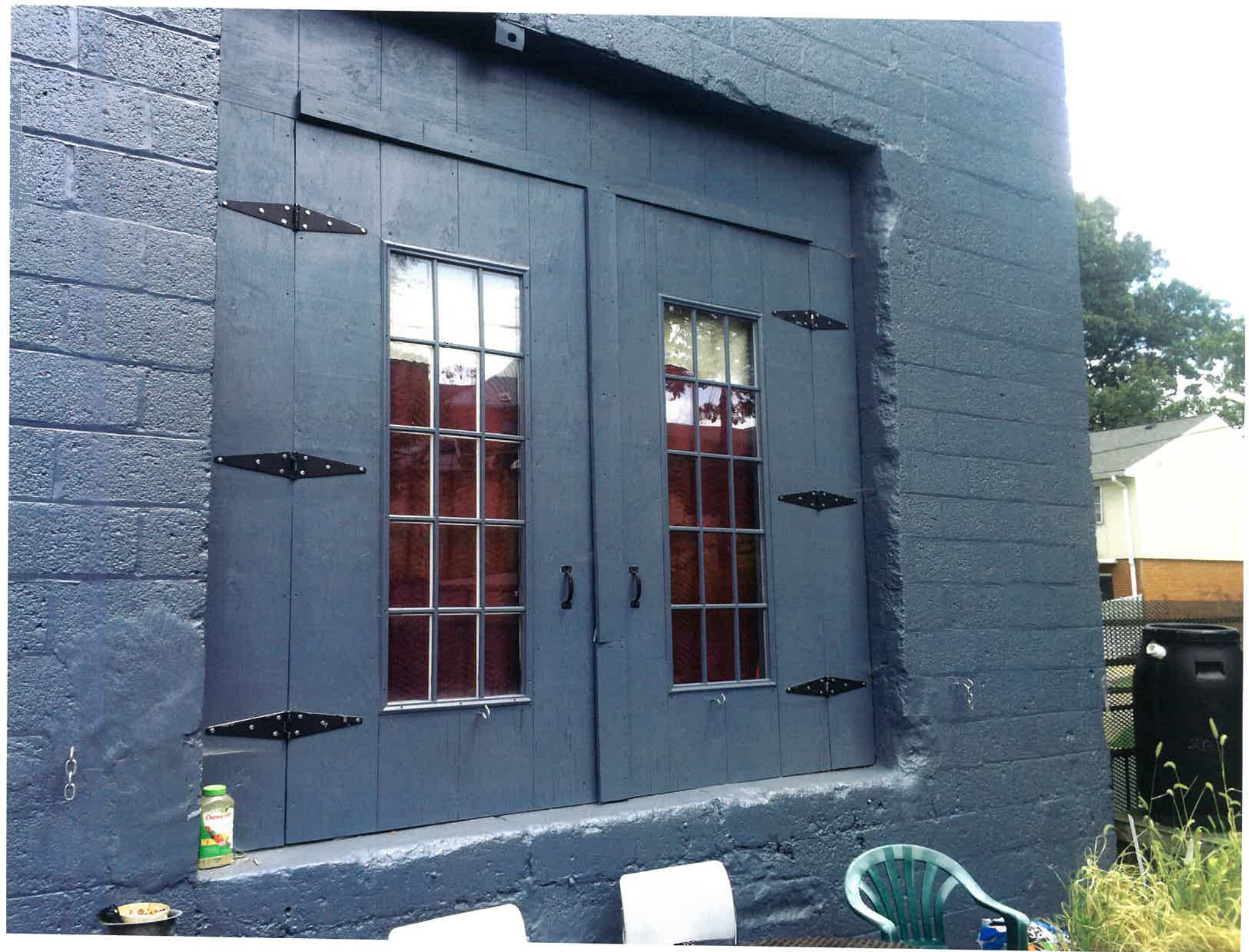


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# 10th Street Coke Building

134 10th Street NW Charlottesville, VA

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SEP 29 2015

NEIGHBORHOOD  
DEVELOPMENT SERVICES

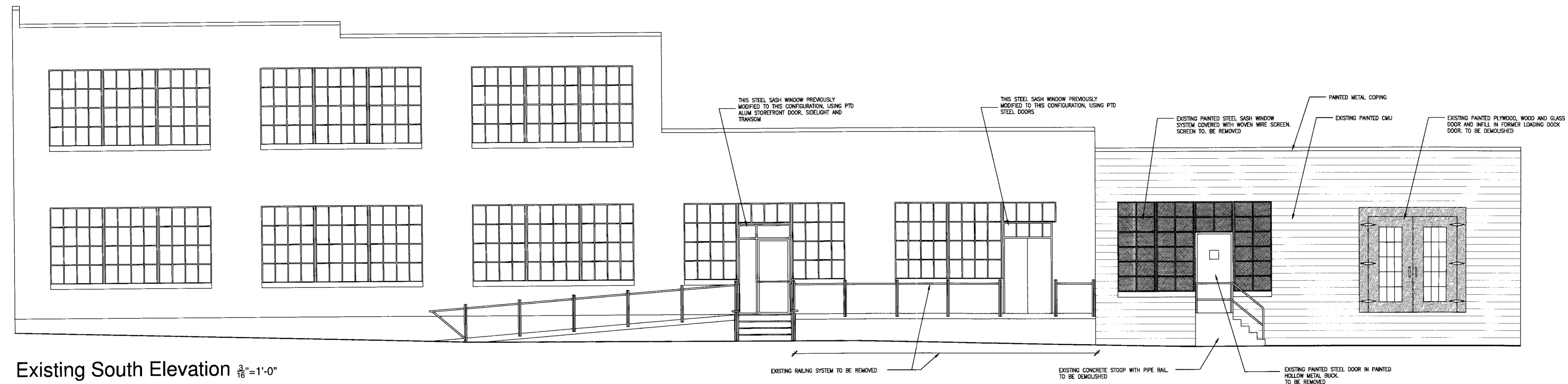
Stoneking/ von Storch Architects  
434-295-4204 434.981.4382 mds@s-vs.com

## Elevations

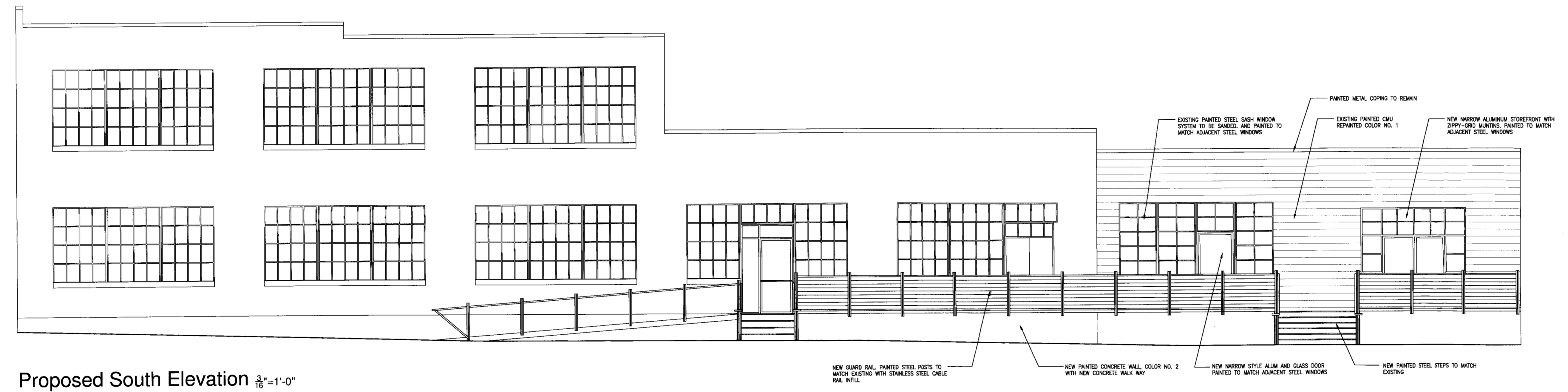
Issue:  
September 29, 2015 BAR Submittal

# A1

Sheet No.



Existing South Elevation  $\frac{3}{16}''=1'-0''$



Proposed South Elevation  $\frac{3}{16}''=1'-0''$



Proposed South Elevation (Foreground Elements Removed)  $\frac{3}{16}''=1'-0''$