

From: Scala, Mary Joy
Sent: Monday, April 23, 2012 5:07 PM
To: pastorhodari@gmail.com; Jessie Chapman (jessie@sketchwelldesign.com)
Subject: BAR Action 632 West Main Street

April 23, 2012

First Baptist Church
Pastor Hodari
632 W Main Street
Charlottesville, VA 22902

Certificate of Appropriateness Application (Deferred from March 20, 2012)

BAR 12-03-06
632 W Main Street
Tax Map 29 Parcel 1
Pastor Hodari Hamilton, Applicant/ First Baptist Church, Owner
Change window to door for emergency exit

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2012.

The following actions were taken:

The BAR approved (9-0) the application to change a window into a door with the condition that transom glass back-painted gray be used. Options A and B are acceptable, but not C. A friendly suggestion was made to save/store the 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 (October 17, 2013), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

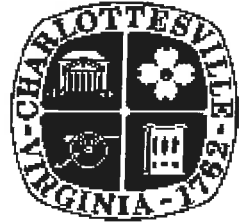
Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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
April 17, 2012**



Certificate of Appropriateness Application (Deferred from March 20, 2012)

BAR 12-03-06

632 W Main Street

Tax Map 29 Parcel 1

Pastor Hodari Hamilton, Applicant/ First Baptist Church, Owner

Change window to door for emergency exit

Background

The Delevan/First Baptist Church (1877-1883) is a contributing structure in the West Main Street ADC district, and is individually listed on the National Register. The historic survey is attached.

January 15, 2002 - A preliminary BAR discussion was held regarding the proposed expansion of First Baptist Church, including demolition of the Priority Press building.

April 16, 2002 - the BAR granted a COA to partially demolish all but the front 20 feet in depth of the Priority Press building. Staff had recommended denial of the demolition because it did not meet most of the review criteria for demolition. The BAR approved the partial demolition 6-1, with a suggestion that the east wall also be considered to be retained. This approval was extended by the BAR for one year, or until April 16, 2004.

May 20, 2003 – The BAR voted 6-1 to deny your request to demolish the rear (6 ft. deep service stair/corridor) portion of First Baptist Church based on City Code Sec. 34-577b (1-7) and the Design Review Guidelines demolition criteria (1-5).

The BAR made generally positive comments regarding the preliminary plan for the proposed addition. The majority accepted the proposed plan for handicapped access that would alter the front east stained glass window. Concern was expressed that the changes should not jeopardize the National Register listing. The BAR also suggested that the church look into selling historic tax credits.

March 20, 2012 – The BAR accepted (9-0) the applicant’s request for deferral.

Application

Additional information has been submitted by architect Jessie Chapman. No handicapped ramp is being proposed at this time. Three door options are suggested, which all include a transom area. Option A uses a stock size painted wood door and a painted wood panel transom to hide the lowered ceiling inside. Option B has a painted wood custom size door and either a transom or painted panel as in Option A. Option C has a custom transom and a custom metal clad door.

The applicant is requesting approval to replace an existing 43” x 72” window with a door on the basement level of the 7th Street SW façade. That façade has six bays; the subject window is located in the third bay from the rear. The new door is proposed to match a door located in the front bay that leads to stairs up to the sidewalk.

The proposed door would exit onto an areaway located several feet below the sidewalk. The purpose of the door is to provide access via wheelchair and walker, and to allow additional children in the space. The application does not include further information about a ramp to the sidewalk.

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 – Rehabilitation

p. 4.4 & 4.5

WINDOWS

- 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.*

....

p. 4.6 & 4.7

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 "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.
9. Avoid adding a new entrance to the primary elevation.
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. New door openings should not be introduced on facades visible from the street.
14. Original door openings should not be filled in.
15. Reuse hardware and locks that are original or important to the historical evolution of the building.
16. Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.
17. Retain transom windows and sidelights.

....

Pertinent Standards for Review of Demolitions include:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;
- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
- (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
- (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
- (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
- (6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines – Demolition

- 1. The standards established by the City Code (see above).*
- 2. The public necessity of the proposed demolition.*
- 3. The public purpose or interest in land or buildings to be protected.*
- 4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 5. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
- 6. The reason for demolishing the structure and whether or not alternatives exist.*
- 7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

Discussion and Recommendations

The BAR should decide which of the three options are acceptable. Staff asked the architect to submit a sketch for a concrete landing and/or sidewalk outside the proposed new door, since a handicapped ramp is not being pursued at this time.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition and Rehabilitation, I move to find that the proposal to change a window to a door satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves Option(s)as submitted, (or with the following modifications ...).

Narrative and photographic description for Certificate of Appropriateness Application

First Baptist Church, 632 West Main Street

For the history of the building, please refer to attached NPS summary.

Note: This application is for approval of a new door only. Should the Church decide to go forward with a handicap ramp, another application will be made at that time.

Door Design

Existing window is six over nine double hung wood, with 7/8" muntins and 2" brick mold. Care should be taken to avoid altering the existing brick pattern around the window opening (see photos and drawings.) New brick mold should match the existing and extend to new door sill. New brick surround should match the existing brick in color, pattern, consistency and mortar.

A transom would be the best way to preserve the rhythm of the existing fenestration. However, the dropped ceiling in the church basement may make a transom awkward. Also, the transom may be beyond the church's budget at this time. I recommend making an opening that could accommodate a transom in the future. For the time being, a blind panel could serve in its place. (See photos and drawings.)

I've recommended three options to the Church, designated as "Good, Better and Best," and labeled A, B, and C, respectively. I've advised them about possible costs, but have not spoken to a window/ millwork shop yet. Therefore, the material choice is not certain. I am proposing painted wood (likely fir) on the less costly options, and a clad door for option "C." Should they decide to move forward with the alteration, I will recommend Gaston & Wyatt to do the work.

See the following sheets for photographs of Church, context and nearby examples of similar situations.

Photographs of Church, context and nearby examples of similar situations.



First Baptist Church, from Seventh Street.



Contiguous property: former Standard Produce Building. Owned by First Baptist Church.

Secondary doors at First Baptist Church.



East service entrance. Most likely was a window at some point.



Rear door



*Existing door to basement public area.
(Note removal of header course)*

West facade, First Baptist Church.



West facade, from the sidewalk on West Main Street, showing existing door and proposed.



Window detail. Note that ceiling is dropped below window head inside.

Window detail, First Baptist Church.



Window detail (not showing bars.) Note brick reveal surround.

Relevant examples in Charlottesville



Door placed in former window opening.



Note that brick surround was not disturbed.

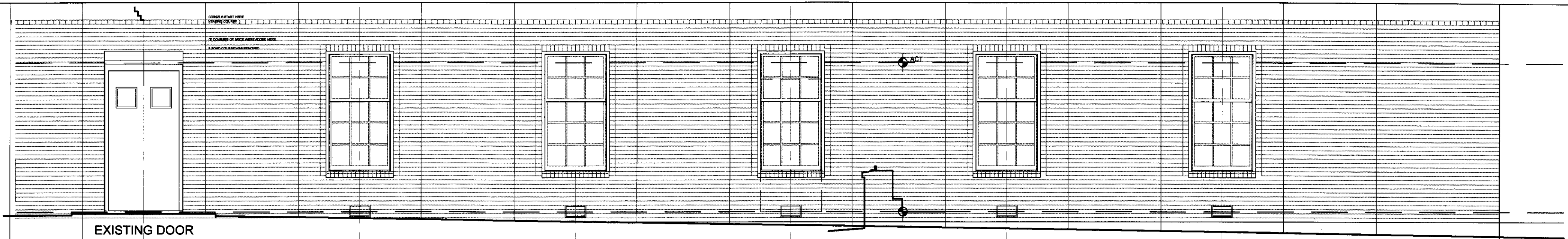
Relevant examples in Charlottesville



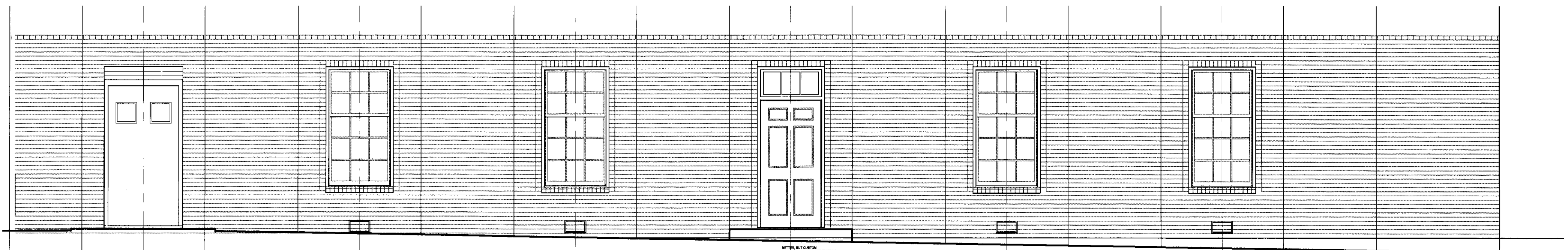
Example of door with narrow brick mold and a transom. Court Square.



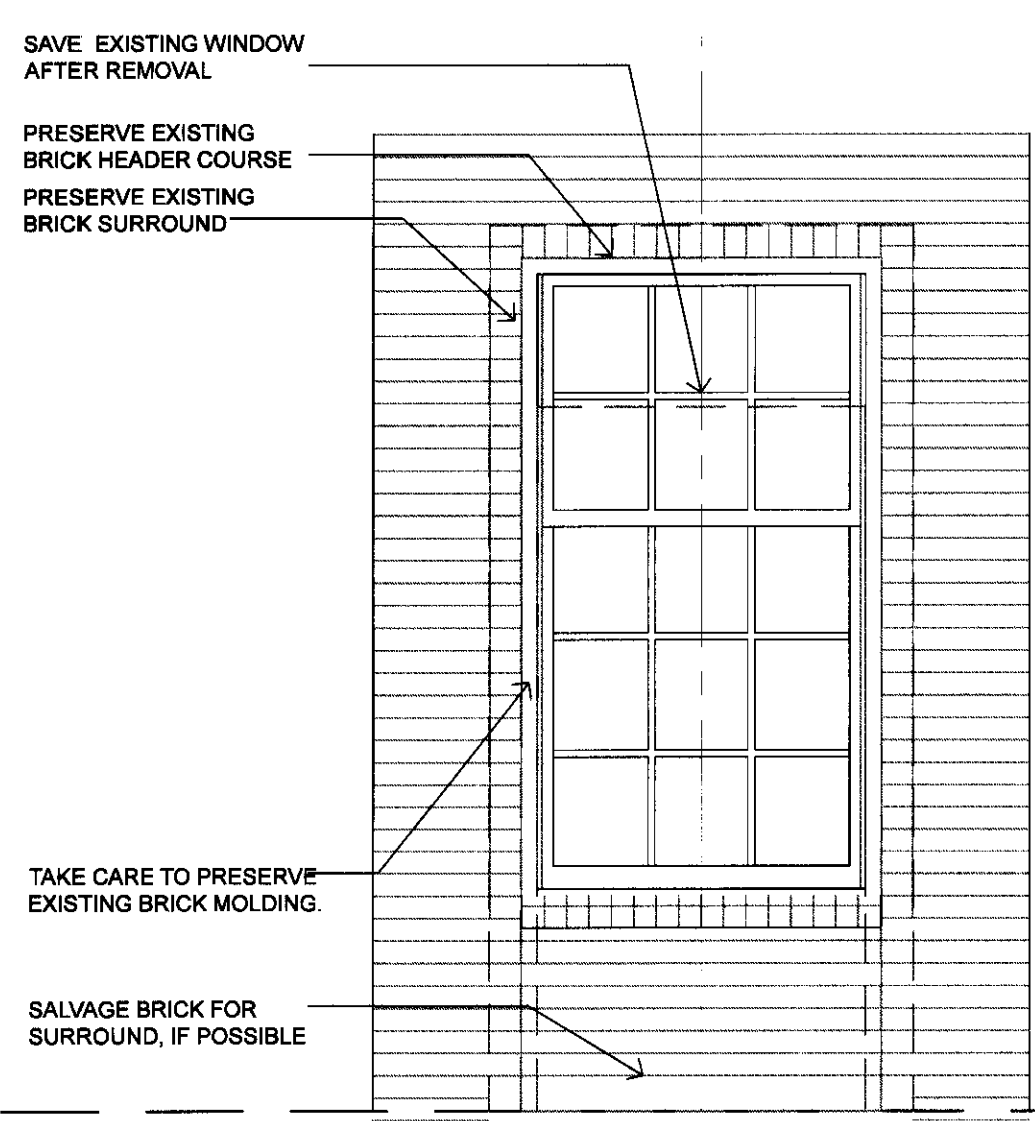
Example of door in a larger opening (perhaps a window.) Court Square.



EXISTING DOOR
WEST FACADE, EXISTING
SCALE: 1/4" = 1'-0"

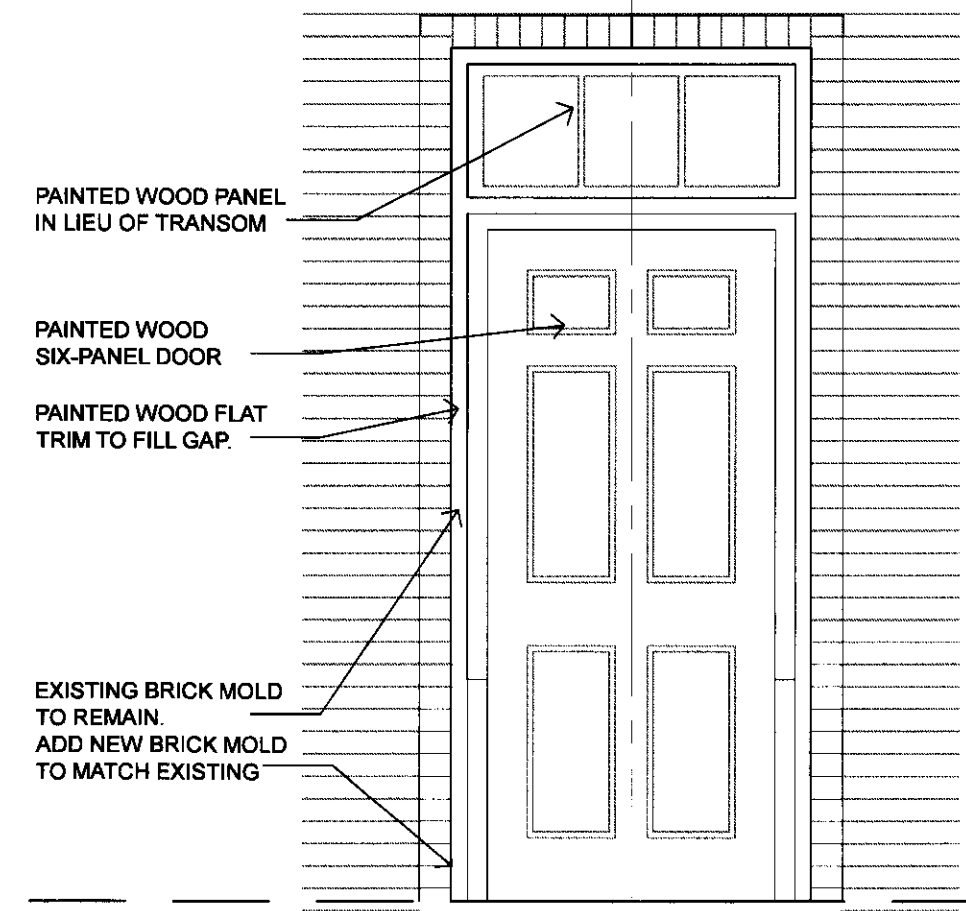


WEST FACADE, WITH PROPOSED OPTION "B"
SCALE: 1/4" = 1'-0"



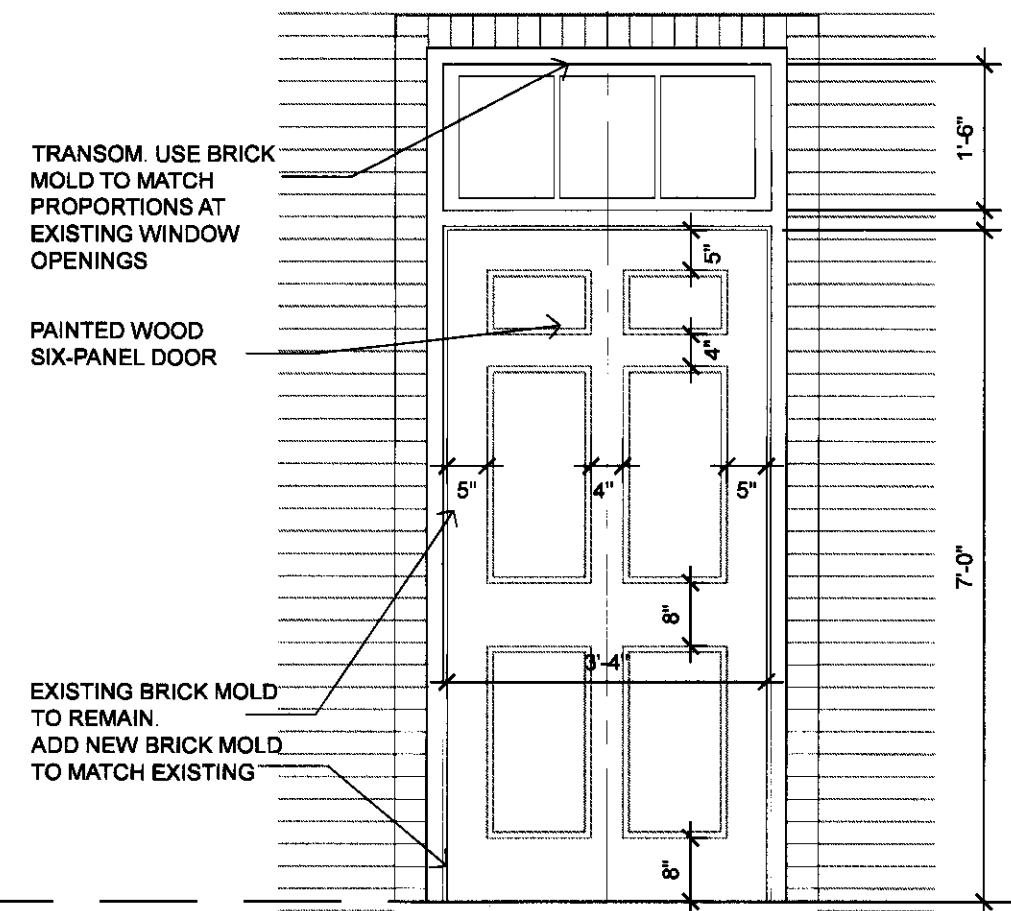
EXISTING WINDOW OPENING

NOTE: ALL PAINTED WOOD TO MATCH EXISTING (SEE COLOR SPECIFICATION) TAKE CARE TO PRESERVE ALL EXISTING BRICKWORK AND TRIM.



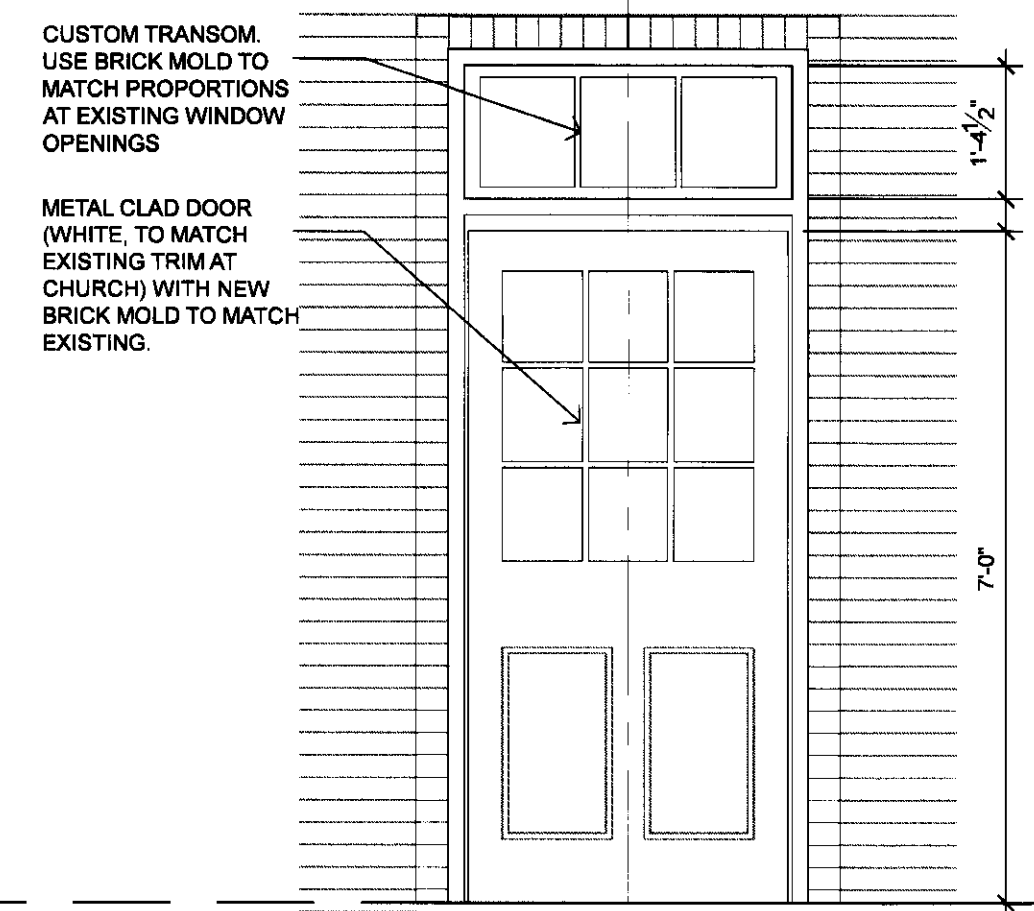
A GOOD
3-0 X 7-0 DOOR SET INTO EXISTING MASONRY OPENING WITH PANELS TO FILL REMAINING AREA.

NOTE: NEW TRANSOM TO BE ALUMINUM CLAD (WHITE, TO BE SPECIFIED.) SIMULATED DIVIDED LIGHTS 7/8" TO MATCH PROFILE AT EXISTING WINDOWS



B BETTER, BUT CUSTOM
40" X 7-0 DOOR SET INTO EXISTING MASONRY OPENING WITH TRANSOM (OR PANELS AS IN EXAMPLE "A")

NOTE: NEW TRANSOM AND DOOR TO BE ALUMINUM CLAD (WHITE, TO BE SPECIFIED.) SIMULATED DIVIDED LIGHTS 7/8" TO MATCH PROFILE AT EXISTING WINDOWS



C BEST, BUT CUSTOM
40" X 7-0 HALF-LIGHT DOOR SET INTO EXISTING MASONRY OPENING. SIMULATED DIVIDED LIGHTS TO MATCH PROPORTION OF EXISTING WINDOWS. TRANSOM ABOVE. ADVANTAGES (OTHER THAN AESTHETIC): STRONG AND DURABLE, AND MORE ENERGY EFFICIENT

WEST FACADE, DETAIL ELEVATIONS
SCALE: 1/2" = 1'-0"