Mess, Camie

From: Mess, Camie
Sent: Tuesday, August 28, 2018 1:58 PM
To: 'adavies@williamsmullen.com' (adavies@williamsmullen.com)
Cc: Werner, Jeffrey B
Subject: BAR Actions - August 21, 2018 - 0 East Water Street

Certificate of Appropriateness Application
BAR 18-07-04
0 East Water Street
Tax Parcel 570157800
Alan Taylor, Owner/ Ashley Davies, Applicant
Maintenance and Rehabilitation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2018. The following action was taken:

Motion: Sarafin moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed park design and rehabilitations to the Coal Tower satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted with the following additions:

- **The lower platform [outside of the door at top of tower] to be retained if possible**
- **Consent to replace windows if repair is not feasible**
- **Simplify the design of the park**
- **Explore different grasses to use in the stripe between the sidewalk and Bocce court**
- **Provide a lighting plan for under the tower.**
- **Interpretive signs will come back to the BAR for review**

Changes to the site plan will be turned into staff and put on the consent agenda for approval next month. Balut seconded. Approved (7-1, with Gastinger opposed.)

This certificate of appropriateness shall expire in 18 months (February 20, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Regards,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
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CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 21, 2018

Certificate of Appropriateness Application
BAR 18-07-04
0 East Water Street;
Tax Parcel 570157800
Owner: Alan Taylor
Applicant: Ashley Davies
Maintenance and Rehabilitation


Background
Designed by the Ogle Construction Company and constructed in 1942, the Coal Tower originally functioned as a storage tower for coal and sand with a mechanism that loaded the materials onto steam locomotives. Decommissioned in 1986, the Coal Tower is one of seven remaining of its kind in Virginia. It is designated by the city as an Individually Protected Property (IPP).

Prior BAR Actions
September 19, 2017 - Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed landscaping plan in concept satisfies the BAR's criteria and guidelines and is compatible with this individually protected property and that the BAR approves the application as submitted in concept, but would like to see specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR at a later date. Sarafin seconded. The motion was approved (7-0).

July 17, 2018 - Schwarz moved to accept the applicant's request for deferral.

July 25, 2018: With BAR consent, staff approved applicant' request to complete certain mauntenance items at the Coal Tower. (See page 25 of applicant's July 31, 2018 submittal.)

Application
Applicant's submittal:

- Atlas Construction Management submittal dated July 31, 2018: Project narrative (pages 1-3), photographs of existing conditions (pages 4-10), Ogle Construction drawings (pages 11-14), photographs of Balcony Falls Coaling Tower (pages 15-19), window cut sheet (pages 20-21), door cut sheet (page 22), color sample (page 23), light fixture cut sheet (page 24), and email from Jeff Werner (page 25).
- Collins Engineering submittal dated July 31, 2018: Coal Tower Pocket Park plan (dated July 31, 2018), and landscape schedule (page 27).

Request for the following rehabilitations requiring BAR approval:

- Review of Coal Tower Park site plan and landscape deign
- Repair existing window frames: re-glaze, prime, and paint
- If necessary, replace damaged window frame with St. Cloud SCW3060 Narrow Sightline Window
- Replace existing hollow metal doors with Steelcraft FZ Falcon hollow metal door, and paint with Sherwin Williams Sands of Time
- Remove metal sculpture to Sally Hemmings, with intent to donate to the IX Art Park or Todd Murphy (the artist)
- Remove remainder of metal stairs encircling the Coal Tower, as well as the metal platforms and upper pulleys
- Fill in concrete opening at the base of the tower with slightly recessed CMU's
- Fill in concrete openings (coal chute) on underside of tower with a steel plate
- Remove all loose concrete where rust on the reinforcing steel has caused concrete to spall
- Replace lighting fixtures underneath the Coal Tower with pendant light fixture similar to the existing fixture at the top of the tower

The metal railing on the uppermost roof of the Coal Tower will be left in place.

Discussion and recommendation
The BAR should discuss the appropriateness of the proposed pocket park plan in retrospect to the Coal Tower and the areas future development. Staff finds that the use of the proposed concrete retaining wall and concrete pavers are appropriate and conform to the existing tower's materiality.

No new exterior lighting is indicated in the application. BAR should confirm or, if lighting is proposed, discuss as necessary.

Per the BAR's request, applicant has photographically surveyed the tower and provided sourced historical drawings of the tower in both section and elevation.

Applicant has expressed preference to repair existing windows, rather than replace them. However, applicant has asked for BAR consent to replace them, should repair/rehab not be feasible. (If allowed, BAR should require from applicant information for the board archives.)

Staff finds the proposed rehabilitations are appropriate and commends the applicant for their commitment to rehabilitating the tower and incorporating into the site a park that will allow the tower's history to be interpreted and memorialized.

Suggested Motion
Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed park design and rehabilitations to the Coal Tower satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications…).

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
4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
5) The effect of the proposed change on the historic district neighborhood;
6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
7) 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to

materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, and often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

E. WALKWAYS &DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

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 or 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.

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
    a) Do not repoint with mortar that is stronger than the original mortar and the brick itself.
    b) Do not repoint with a synthetic caulking compound.
4) Repoint to match original joints and retain the original joint width.
5) Do not paint unpainted masonry.

Maintenance Tips

1) Use knowledgeable contractors and check their references and methods.
2) Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
    a) Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
    b) Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
    c) Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
    d) Repair leaking roofs, gutters, and downspouts; secure loose flashing.
    e) Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
    f) Caulk the joints between masonry and window frame to prevent water penetration.
3) Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
4) Clean unpainted masonry with the gentlest means possible.
    a) The best method is low-pressure water wash with detergents and natural bristly brushes.
    b) Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
    c) Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
    d) Avoid freezing conditions when using water or water-based chemicals.

5) Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
6) Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
7) Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
8) Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
9) Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
10) Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
11) Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
12) If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
13) Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

K. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

1) Do not remove paint on wood trim or architectural details.
2) Do not paint unpainted masonry.
3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
5) Use appropriate paint placement to enhance the inherent design of the building.

Water Street Coal Tower – Proposed Work

Atlas Construction Management

Project Name:	**Water Street Coal Tower**
Owner:	Choco-Cruz LLC 455 2nd Street SE, Suite 400 Charlottesville, VA 22902
Date:	**Updated** 7/31/18
To:	**Board of Architectural Review**

Project Scope:

The Coal Tower, located on East Water Street in Charlottesville Virginia, is in need of repair and maintenance. Built in 1942, the Coal Tower is a 300-ton model by the Ogle Construction Company, one of the three primary coaling station designers of the time. The primary purpose of this structure was to load coal and sand into the steam locomotives, which ran up and down the track known as the Chesapeake and Ohio Line. This cylindrical design was the most common coaling station prototype by Ogle. Diesel trains quickly began replacing the coal trains in the 1950s and the large concrete structure was soon only utilized for sanding the more efficient diesel engines. The Coal Tower was completely abandoned in 1986 when the Charlottesville C&O Station was shut down.

Abandoned and out of sight, little has been done to the tower in the way of maintenance since that time. The intent of this work scope is to address deferred maintenance issues on the structure including exposed and rusted metal components. The goal is to halt ongoing deterioration and make it a safe and attractive place to be around, as a park will be located below the structure and a public street and sidewalk is in front of the Coal Tower.

In 2000, a 30-foot metal sculpture by the artist Todd Murphy, entitled *Monument to Sally Hemmings*, was attached to the top of the 91-foot Coal Tower using cargo ratchet straps. This sculpture, meant only to be a temporary art installation, remains attached to the Coal Tower 18 years later. It appears that the cargo straps have been replaced with rusted chains and the white flowing dress that once adorned the sculpture has long since been removed. In 2008, the Coal Tower was classified as an Individually Protected Property, meaning the Board of Architectural Review must approve a Certificate of Approval prior to commencement of work to the structure.

Per the email from Jeff Werner on July 25, 2018, the following maintenance work is **approved**:

1) Remove paint and other graffiti using Prosoco: Sure Klean Heavy Duty Paint Stripper or similar product. Reference Figure 18
   a) https://prosoco.com/products/sure-klean-heavy-duty-paint-stripper

2) Clean Concrete base and sides of tower and remove rust stains using Prosoco Heavy Duty Concrete Cleaner Sure Klean or similar product. Reference Figure 5
   a) https://prosoco.com/products/sure-klean-heavy-duty-concrete-cleaner

3) Seal the Coal Tower Roof with a waterproof barrier. Water is entering the tower and causing spalling and rust throughout the structure. Use Henry Company Pro-Grade 988 silicone roof coating (Charcoal Grey). Reference Figure 1 and Figure 15.
   a) https://us.henry.com/roofing/reflective-coatings/pigmented-roof-coatings/pro-grade-988-premium-and-custom-color-silicone-roof-coating

The items below require discussion and approval by the Board of Architectural Review:

4) Coal Tower Park Plans- review of concrete retaining walls, park concept and landscape plan.

5) Repair existing window frames: re-glaze, prime and paint. Reference Figure 9 and Figure 15 for windows that can be salvaged and re-glazed.

6) If necessary, replace damaged window frame with St Cloud SCW3060 Fixed Narrow Sightline Window. Our preference is to reuse the existing frame, if possible. Reference Figure 2 for damaged window. This same window brand was used in the restoration of the Coca Cola Building on Preston Avenue.
   a) https://stcloudwindow.com/product/scw-3060-fixed-narrow-sightline/
   b) https://stcloudwindow.com/gallery/the-graphic-scw3000-series-windows/

7) Replaced existing hollow metal doors with Steelcraft FZ Falcon hollow metal door and paint Sherwin Williams SW6101 Sands of Time. The existing utilitarian doors were damaged by break-ins to the structure and must be replaced. Even though the stair structure leading to the doors has long since been removed from the Coal Tower, replacing doors would allow future access to the structure via a lift, should interior access be necessary for maintenance. Sands of Time paint color will blend with the color of the concrete structure. Reference Figure 9.
   a) http://www.trudoor.com/wp-content/uploads/2017/11/Falcon_SZ_Series_Door_Data_Sheet_109430.pdf

8) Remove *Monument to Sally Hemmings* metal sculpture from the top of the Coal Tower. The sculpture was added to the top of the Coal Tower as a temporary art installation in 2000 when the Coal Tower was less accessible to the public. The sculpture is being held together with rusted chains. In addition, it was never designed to be a permanent addition to the Coal Tower, thus making it a liability and a safety hazard given the adjacency of the public right-of-way, new residential structures and the proposed park beneath the Coal Tower. Although we cannot guarantee the condition of the sculpture after removal from the Coal Tower, it is our intent to donate it to the IX Art Park or Todd Murphy. Reference Figure 4, Figure 11, and Figure 23.

9) Metal railing on top of the uppermost roof of the Coal Tower will be left in place. The railings are part of the original structure and previously held flood lights to illuminate the train yard. Smoke jack (vent) on the angled section of the roof will also be retained. The smoke jack vented the heating process used to dry sand within the Coal Tower.

10) Remove remainder of metal stairs, platform and upper pulleys. The stairs that once encircled the Coal Tower and allowed access to the two sections of the Coal Tower were removed years ago for public safety reasons, thus the remaining small upper section

serves no functional purpose and poses a liability to the owner and a safety risk to the public. The metal pulleys will be retained and incorporated into the park area and interpretive signage to educate the public regarding the history and function of the structure. Removal of these rusting steel features will facilitate the long-term maintenance and safety of the tower. Drawings of the Coal Tower have been included to show the layout of the structure and what it would have looked like with all the original components in place. In addition, photographs of the Balcony Falls Coal Tower are included for your reference showing the same model Coal Tower with most of the original components intact.

11) Fill in concrete opening at the base of the tower with slightly recessed Concrete Masonry Units. Reference Figure 17

12) Fill in concrete openings (coal chute) on underside of tower with a steel plate. Reference Figure 19 and Figure 20.

13) Remove all loose concrete where rust on the reinforcing steel has caused concrete to spall. Clean the steel with wire brush and apply a ZRC Cold Galvanizing rust prohibitive coating or similar product on the exposed reinforcing steel to prevent continued spalling. Reference Figure 16.
    a) http://www.zrcworldwide.com/index.php/products/zrc-cold-galvanizing-compound

14) Replace lighting fixtures underneath the coal tower with pendant type light fixture, similar to the existing sconce fixture at the top of the coal tower. Reference Figures 20 and 21.
    a) https://www.lampsplus.com/products/rlm-heavy-duty-8-and-one-quarter-inchh-textured-bronze-outdoor-hanging-light__12t68.html

Photo Reference:

- See Attached Drone Photographs, provided by the applicant
- Photographs of Balcony Falls, VA Coal Tower provided by Gerard Fitzgerald

List of Attachments:

- Coal Tower Drawings, Ogle Construction Company drawing, C&OHS Collection
- Saint Cloud Window SCW 3060 Fixed Narrow Sightline Product Data
- Steelcraft Hollow Metal Doors
- Troy RLM Lighting Pendant
- July 25, 2018 email from Jeff Werner
- Coal Tower Park Plans by Collins Engineering

Coal Tower Photographs
East Water Street

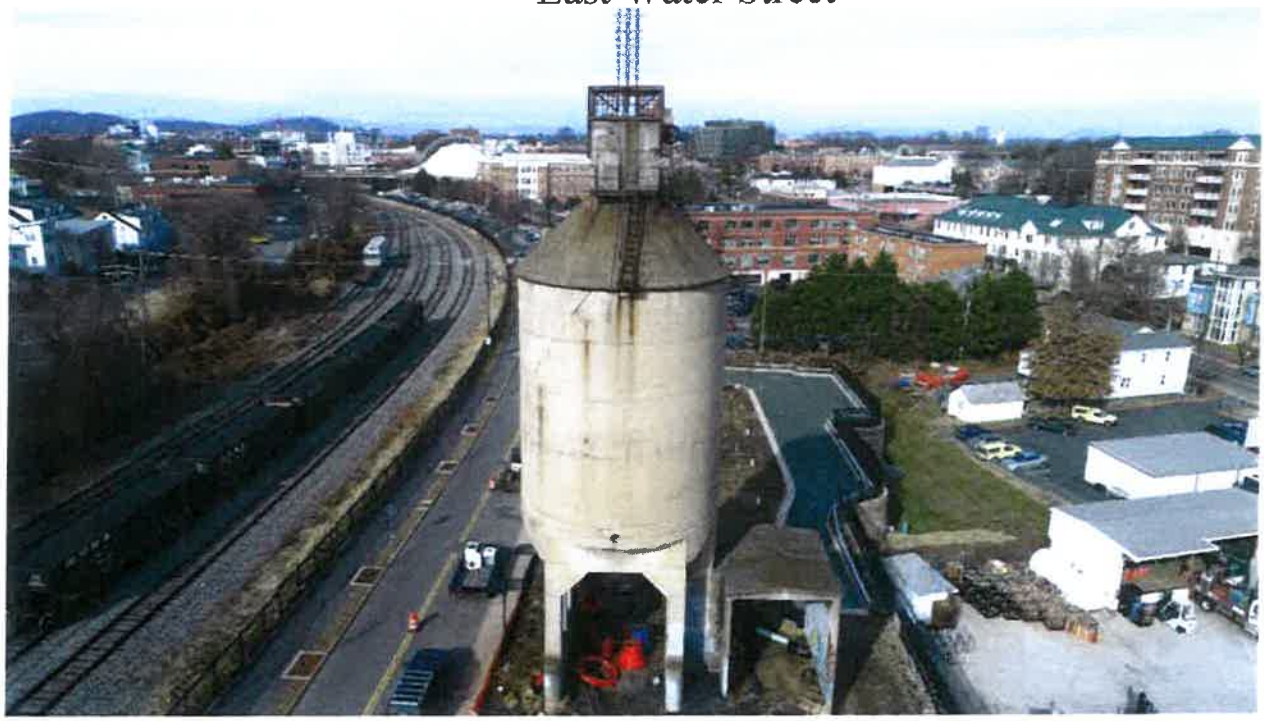


Fig1. View of lower NE Side of tower. Lower roof will be sealed (color -Charcoal Gray)

Fig2. View of NE window that is to be replaced.

Fig3. NE View of tower. Window is to be replaced. All stains and graffiti are to be removed.

Fig4. NE View of the Roof.

Fig5. View of the SE Side of tower.

Fig6. SE side of tower at the base.

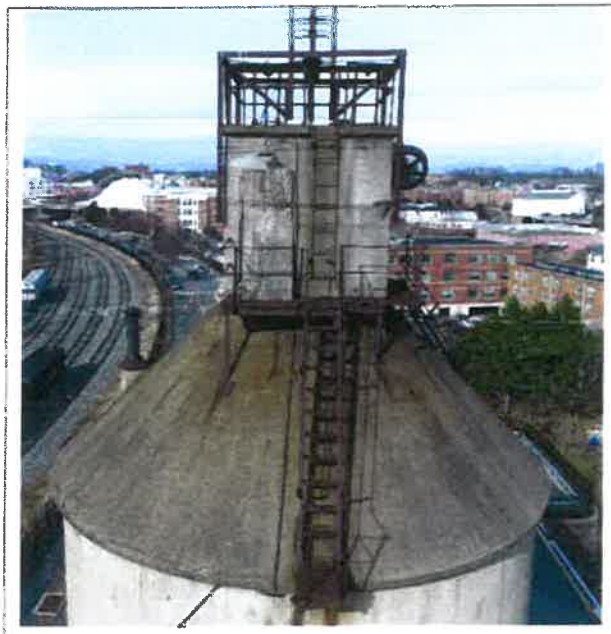


Fig7. Roof from the SE Side. Stairs and catwalk are to be removed. Door needs to be replaced

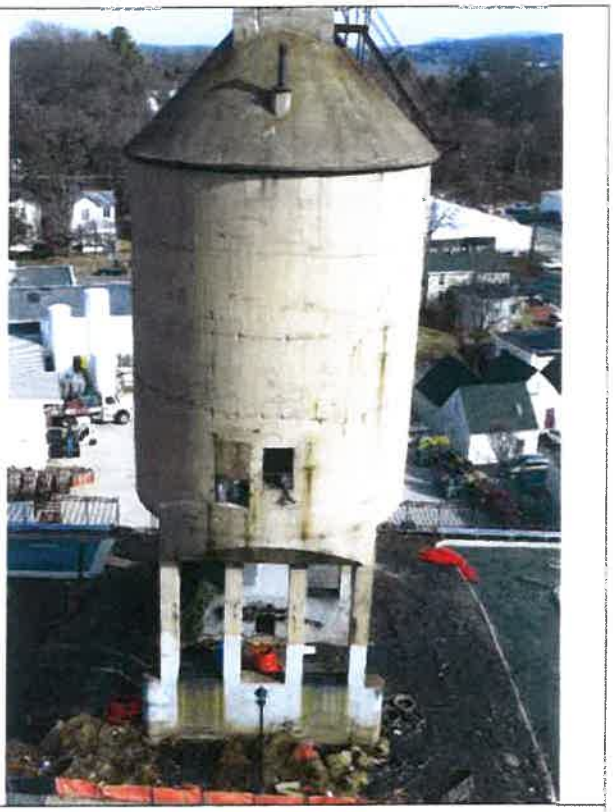


Fig8. View of SW side of the tower. Notice storage of oxygen tanks immediately behind the tower.

Fig9. SW window and door that are to be replaced.

Fig10. SW Roof, smoke jack to be retained. Steel sculpture and stairs will be removed.

Fig11. View of rusted steel sculpture that is being held in place by rusted chains.

Fig12. Another View of steel on the roof that is being held by rusted chains.

Fig13. View of NW Side of tower.

Fig14. View of the bottom of the NW Side.

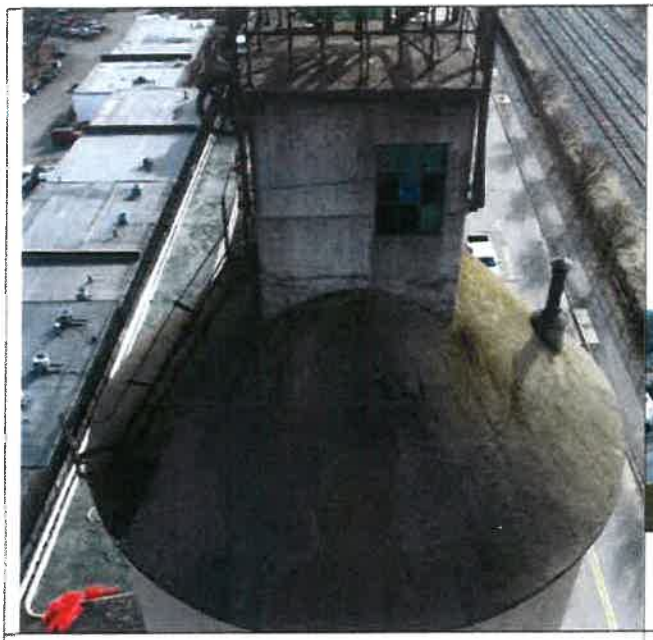


Fig15. Roof on the NW Side of tower. Window is to be replaced. A Charcoal Gray Sealer will be applied to the roof.

Fig16. Lower portion on NW Side. Hole needs to be filled and sealed. All spalling must be removed and cleaned. Any metal exposed in this process must be cleaned and treated

Fig17. View of hole on the wall at the base of the tower. His must be closed off with block and then painted with the rest of the lower portion of the tower.

Fig18. View of the tower at the ground. The lower portion of the tower will be painted.

Fig19. View of the holes on the underside of the tower.

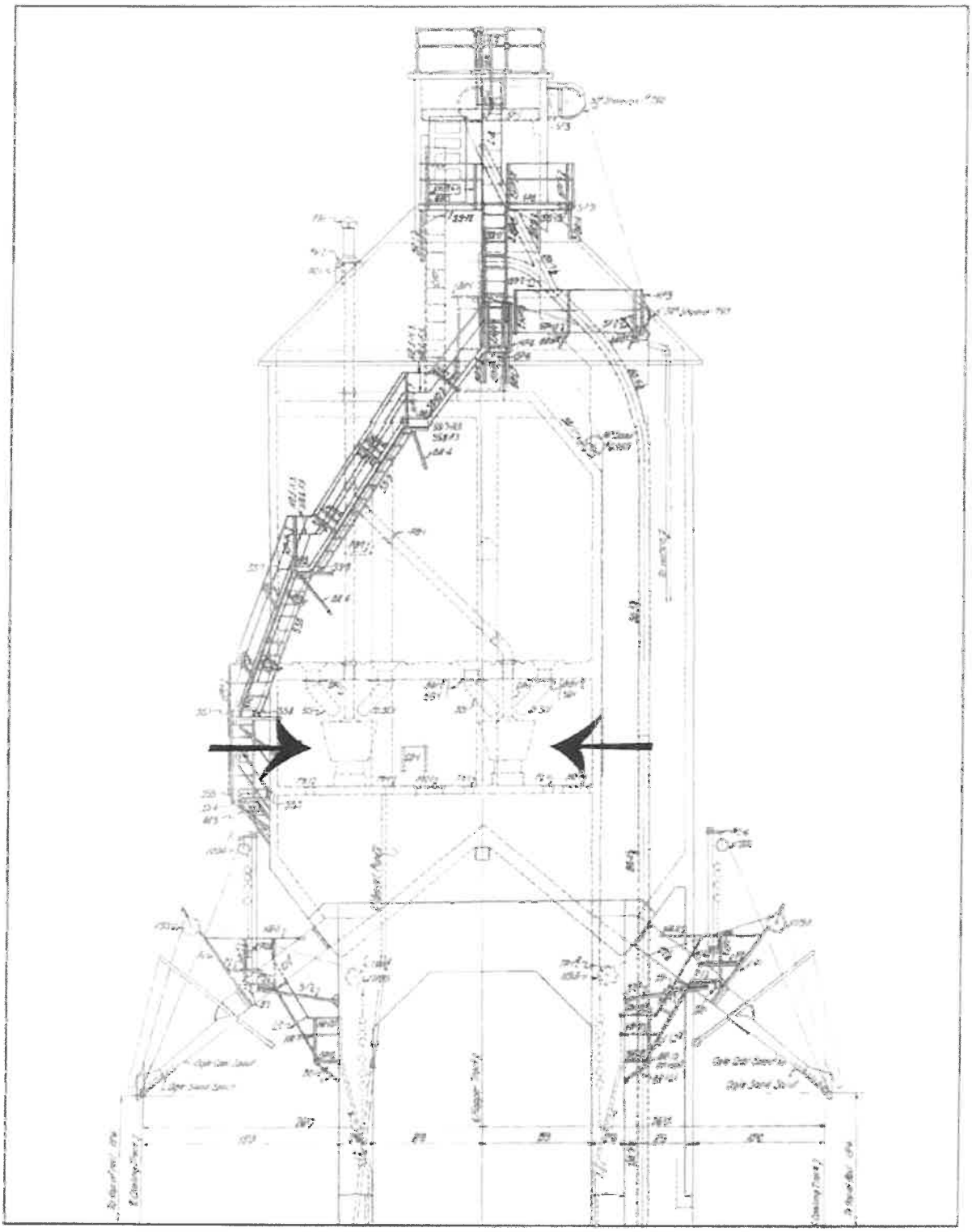
Fig20. Replace light fixture on the underside of the tower.

Fig21. View of Light Fixture at the top of that tower to be removed.

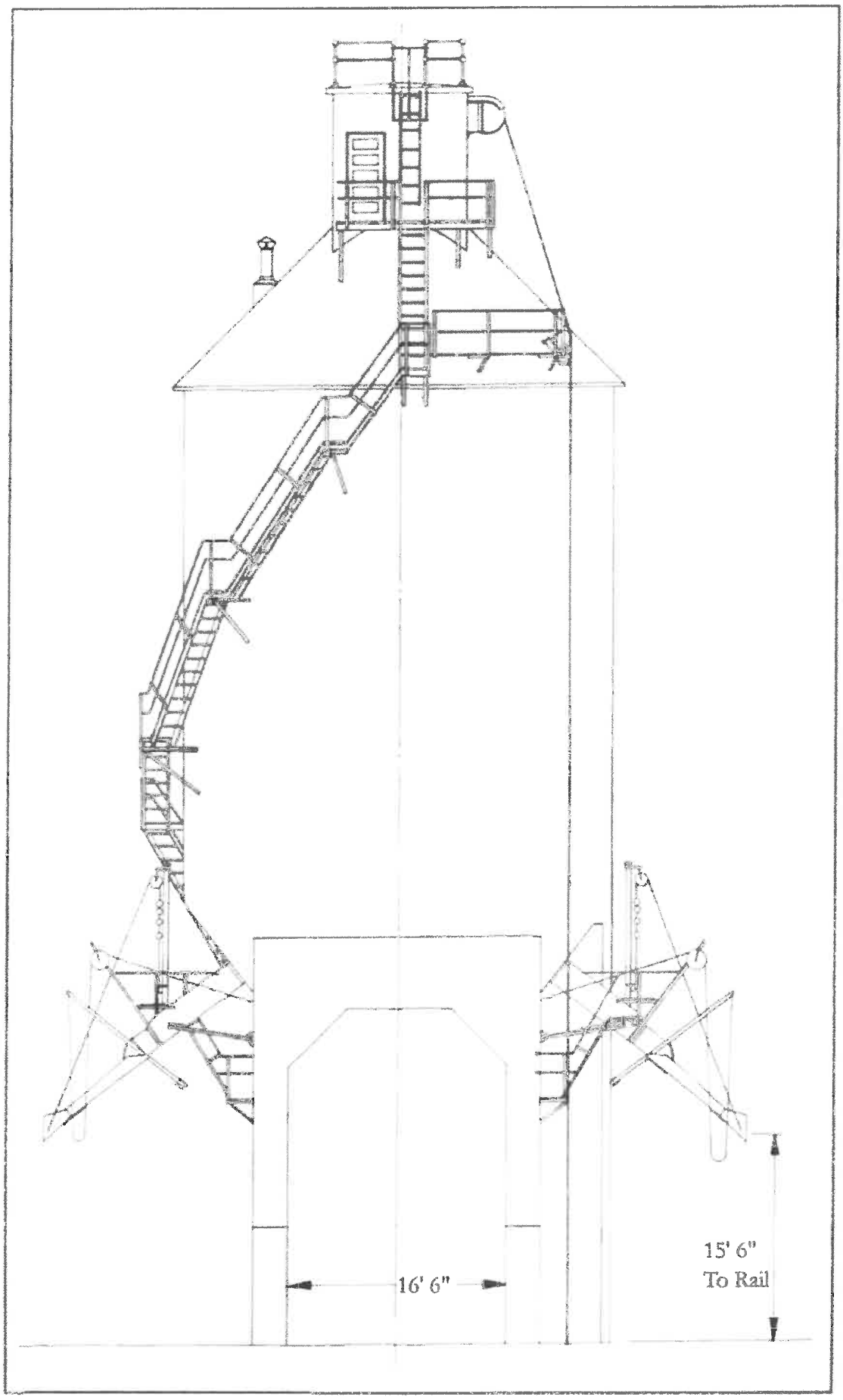
Fig22. View of the window that is at the top of the tower.

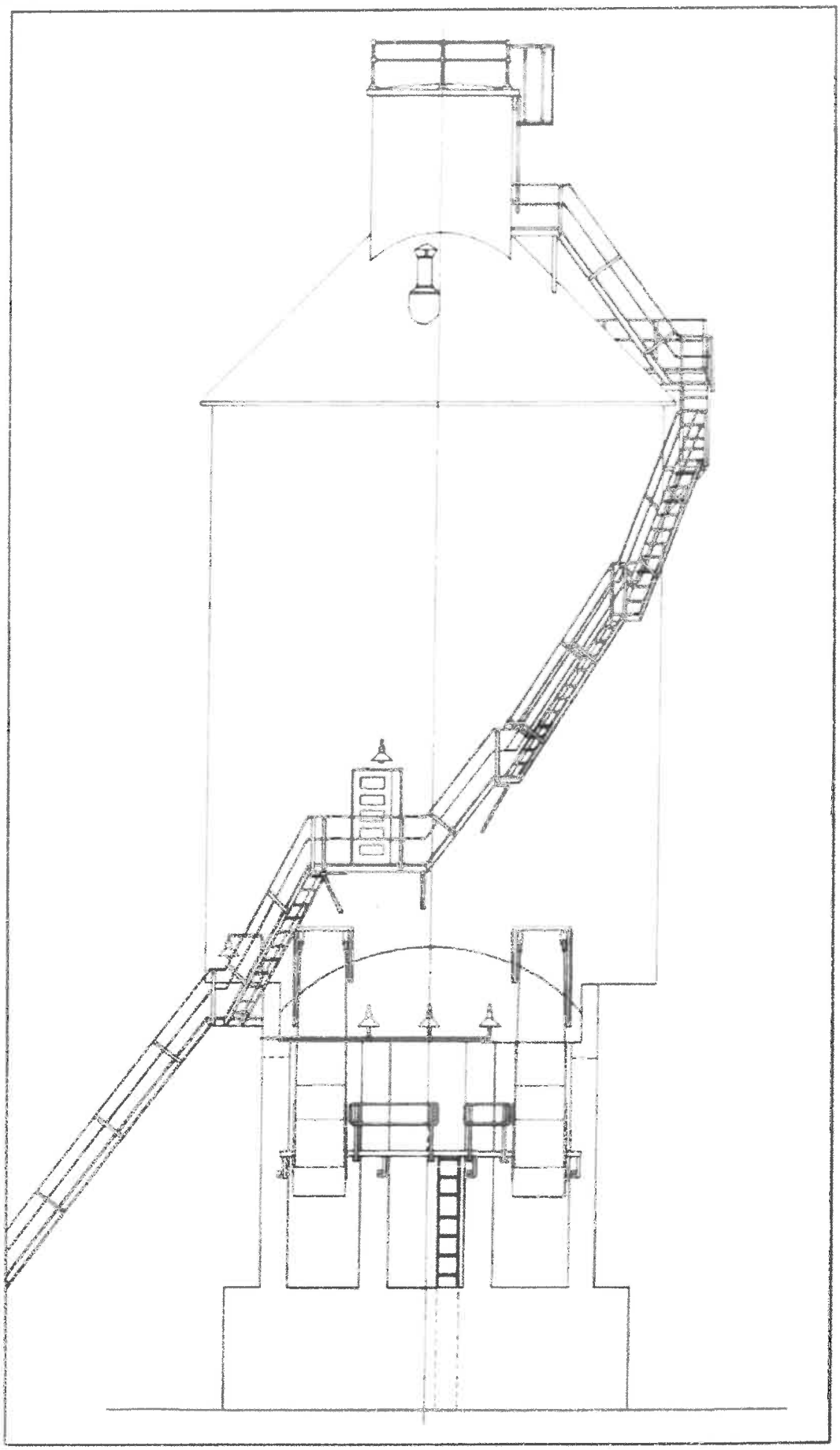
Fig23. View of the top of the tower where the steel sculpture is being held on by chains.

Coal Tower Drawings

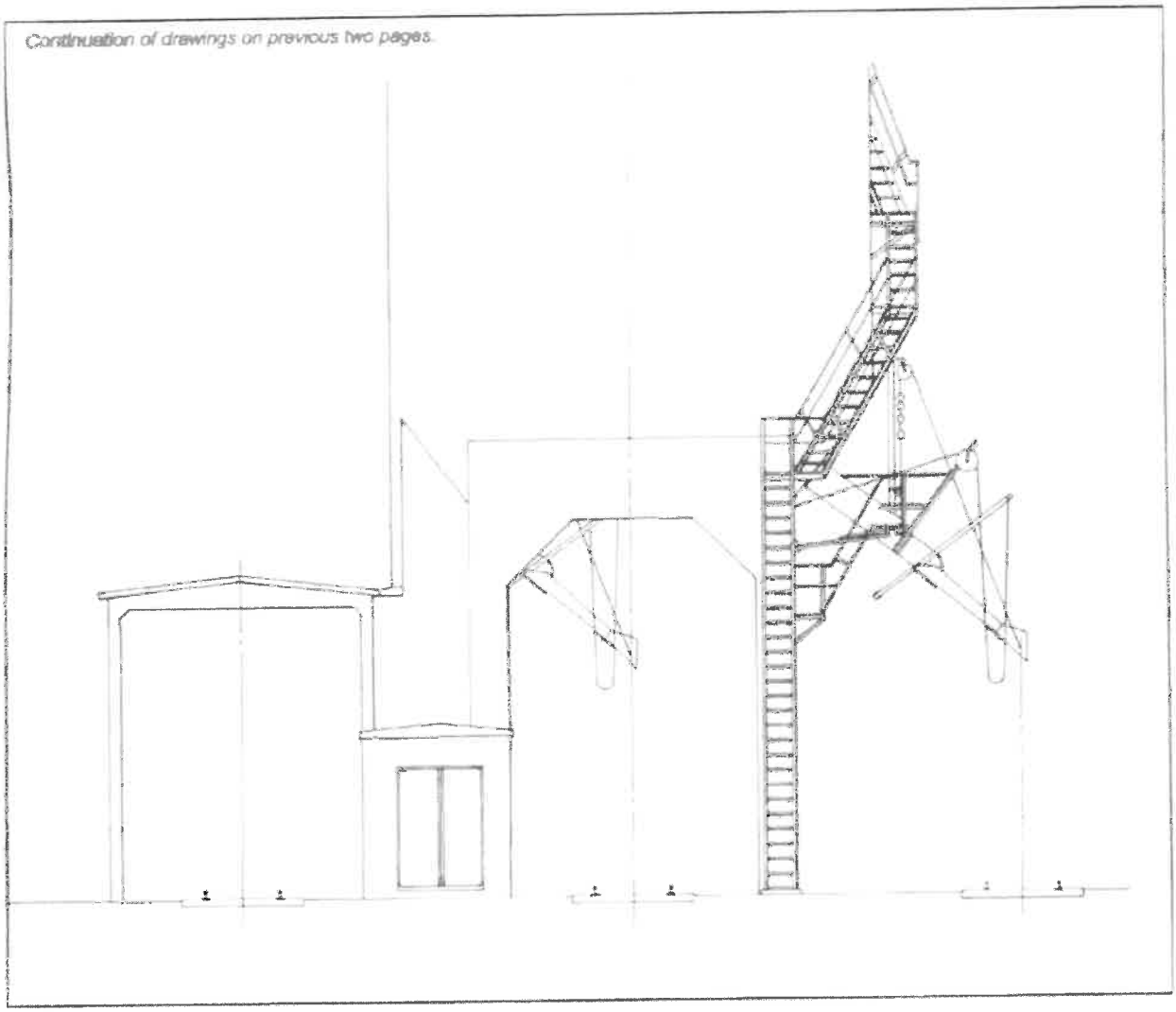


This Ogle Construction Company drawing shows the interior of the cylindrical body with two sand drying stoves, their hoppers, and the exhaust stack for fumes from the heating process (see arrows and dashed lines). (Ogle Construction Co. drawing, C&OHS Collection)


16' 6"
15' 6"
To Rail



Continuation of drawings on previous two pages.



Balcony Falls, VA Coaling Tower

Photographs courtesy of Gerard Fitzgerald

Balcony Falls, VA Coaling Tower with metal components, including coal chutes, still intact.

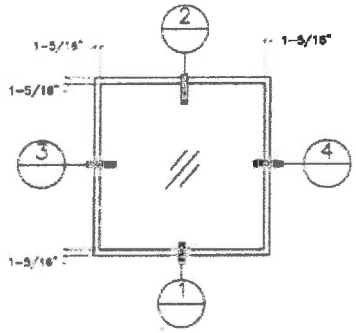
Another view of coaling tower including metal stairs, coal chutes and the structure that housed the engines for operating the coal and sand pulley systems.

The Balcony Falls coaling tower is in excellent condition due to its remote location.

Coal chute apparatus at Balcony Falls.
Most metal components where removed from other defunct coal towers and recycled as scrap metal.

Tracks below the coal chutes.

st. cloud window



SCW 3060 FIXED NARROW SIGHTLINE

SERIES: 3000 Windows

CONFIGURATIONS: Fixed

APPLICATIONS: Acoustic, General Application, Historic Replication

PROJECTS: The Graphic, Building 19, Springfield Technical Community College

DESCRIPTION: **SCW 3000 Series -** Aluminum acoustic fixed window with historic sightlines.

TECH SPECS

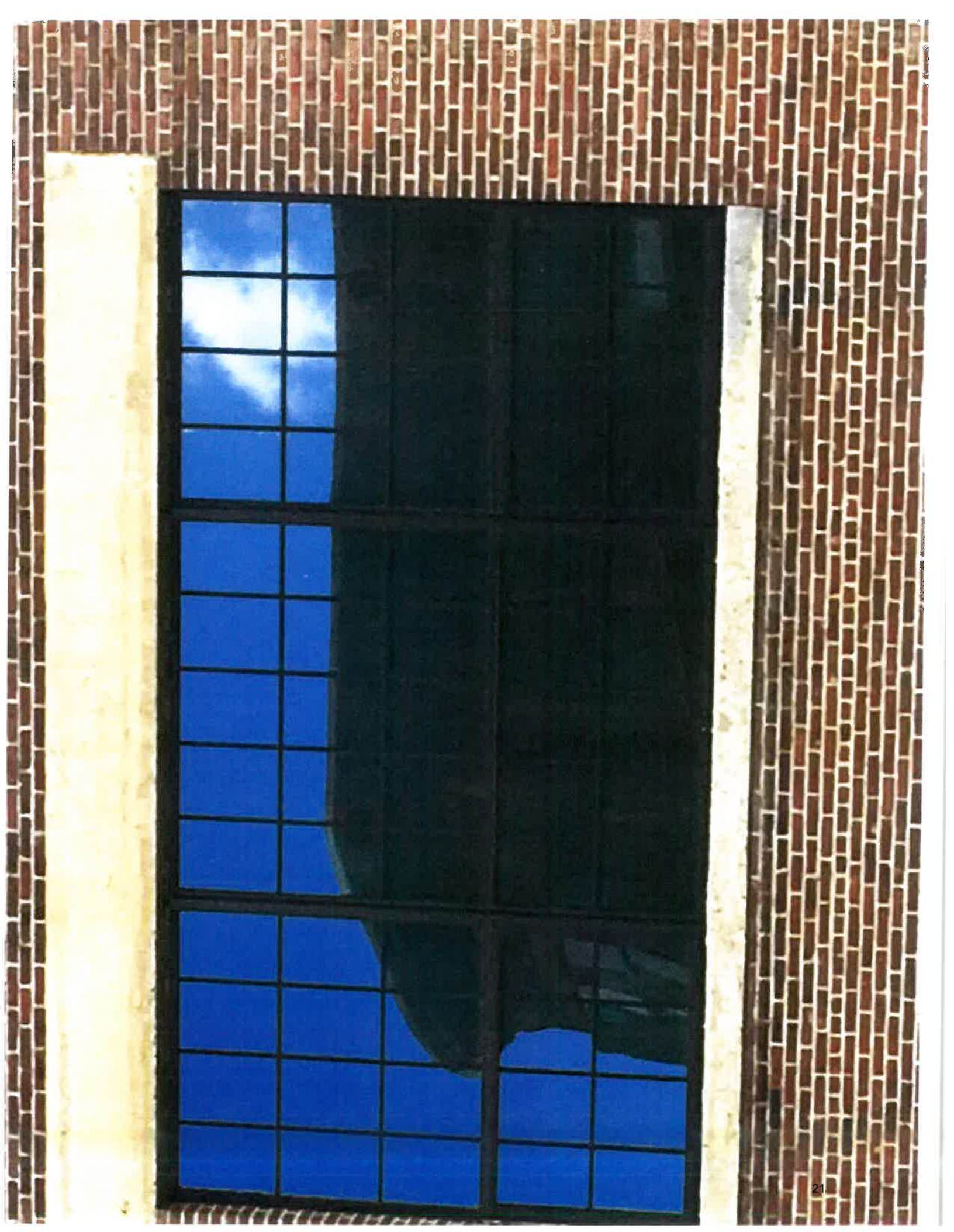
Frame Depth: 3"
Wall Thickness: .10"
Thermal Barrier: Reinforced Polymide
Glazing: 1" - 1.5" IG
Optimum U-Value/SHGC: .25-.31 / .16-.36
STC/OITC: 31-41 / 24-34

STANDARD FEATURES

- 6063-T6 aluminum alloy
- Anodized and two-color interior/exterior finishes, and Kynar coating available

OPTIONS

3000 Glazing Stops - PDF / DWG
3000 Install Details - PDF / DWG
3000 Mullion - 3 Piece - PDF / DWG
3000 Mullion - 3 Piece Heavy - PDF / DWG
3000 Mullion - H Bar - PDF / DWG
Muntin - PDF / DWG
Preset Panning - PDF / DWG
Misc. Accessories - PDF / DWG
Snap Trim - PDF / DWG



ALLEGION

STEELCRAFT

Falcon SZ Series

Steel doors

Overview

The Steelcraft SZ Series flush door creates an affordable square-edge door solution designed to meet your requirements for commercial quality full flush steel doors. This commercial door construction combines both the rigid construction and dimensional stability of steel with the integrity of the laminate core. Steelcraft SZ Series square edge flush doors, quality, value and simplicity you can depend on.

Features and benefits

- Square-edge with non-handed hinge preparation
- Expanded RAPID offering
  - Adds expanded sizes
  - Adds alternate hardware locations
  - Adds option to order in 20-packs, 10-packs or single doors with no minimum order quantity
  - Adds availability of 3/8" undercut

Performance

- Honeycomb core system standard, optional polystyrene core available
- Specification requirements
  - Door construction meets the requirements of ANSI A250.8-2003 (SDI 100)
  - Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003. Locations are in accordance with ANSI/DHI A115; alternate locations are available in the RAPID program only.

Ratings

- Doors are factory labeled with a Warnock Hershey 1 1/2 hour (90min) mylar label
- Doors can be modified under the UL distributer licensing programs

Durability

- Corrosion resistance
  - 18 gauge CRS face sheets standard with Galvannealed (A60) face sheets optional factory applied rust Inhibiting primer standard
- Full height, visible mechanical interlock edges and 14 gage inverted top and bottom channels.
- Standard, 14 gauge closer reinforcement

About Allegion

Allegion (NYSE: ALLE) creates peace of mind by pioneering safety and security. As a $2 billion provider of security solutions for homes and businesses, Allegion employs more than 8,000 people and sells products in more than 120 countries across the world. Allegion comprises more than 25 global brands, including strategic brands CISA®, Interflex®, LCN®, Schlage® and Von Duprin®. For more, visit **www.allegion.com.**

aptiQ ■ LCN ■ SCHLAGE ■ STEELCRAFT ■ VON DUPRIN

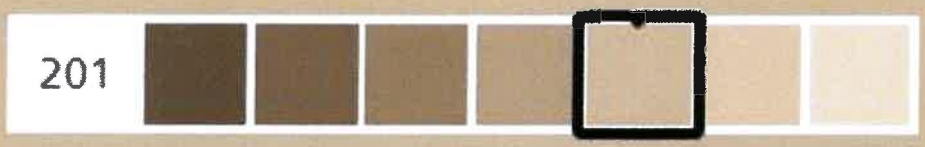
ALLEGION

009430, Rev. 02/15
www.allegion.com/us

SW 6101
Sands of Time

Interior / Exterior

Locator Number: 201-C3



+ ZOOM IN - ZOOM OUT START OVER

Davies, Ashley

From: Werner, Jeffrey B <wernerjb@charlottesville.org>
Sent: Wednesday, July 25, 2018 9:23 AM
To: Davies, Ashley
Subject: RE: Coal Tower [IWOV-IWOVRIC.FID1214482]

Ashley:
BAR gave the OK for you all to proceed with the maintenance, per my list below.

Maintenance. OK to proceed:

- Remove paint and other graffiti using Prosoco
- Clean concrete base and sides of tower; remove rust stains using Prosoco
- Seal the Coal Tower roof with a waterproof barrier
- Remove all loose concrete where rust on the reinforcing steel has cause concrete to spall
- Paint lower portion of the tower ("Sands of Time," a light tan color)

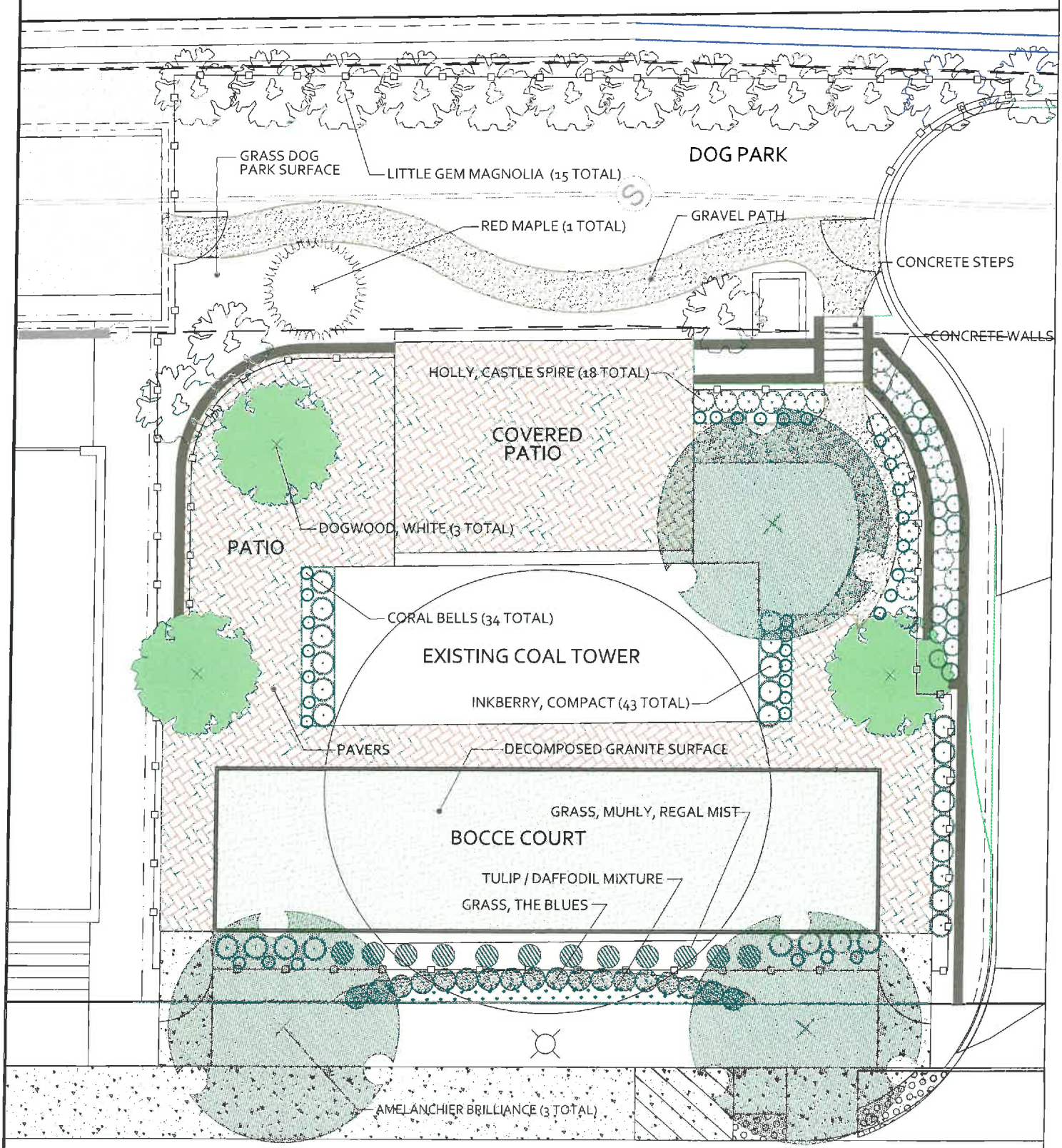
Pending BAR review:

- Repair existing window frames: re-glaze, prime, and paint
- Replace damaged window frame
- Replace existing hollow metal door
- Remove all miscellaneous metal structures on top of the coal tower
- In fill with CMUs the concrete opening at the base of the tower
- In fill with a steep plate the concrete opening (coal chute) on underside of tower
- Replace light fixtures.

Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

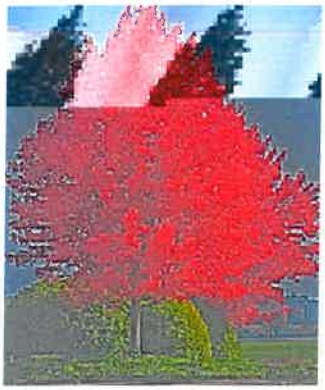
WATERSTREET - COAL TOWER POCKET PARK DESIGN



COLLINS ENGINEERING
200 GARRETT STREET SUITE K CHARLOTTESVILLE, VA 22902

JULY 31, 2018
SCALE: 1"=10'

Coal Tower Landscape and Materials


Red Maple


Dogwood


Serviceberry (Amelanchier Brillance)


Little Gem Magnolia


Holly, Castle Spire


Inkberry, compact


Coral Bells


Concrete Pavers


Concrete Retaining Walls


Grass, The Blues


Grass, Regal Mist


Tulip/Daffodil Mixture