

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, October 18, 2018 12:09 PM
To: 'mark@henningsenkestner.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - October 16, 2018 - 112 West Main Street

October 18, 2018

Certificate of Appropriateness Application

BAR 18-10-06
112 West Main Street
Tax Parcel 280018000
Mall Property, LLC, Owner/Eddie Karoliussen, Applicant
Replace Exterior Doors

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

Motion: Sarfin moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed door replacements satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. Earnst seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (April 16, 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 me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

--

Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3182
Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 16, 2018**



Certificate of Appropriateness Application

BAR 18-10-06

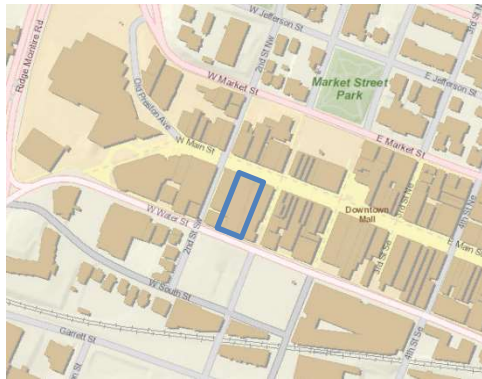
112 West Main Street

Tax Parcel 280018000

Mall Property, LLC / Owner

Eddie Karoliussen / Applicant

York Place - Door Replacements at Mall and Water Street Entrances



Background

Constructed in 1960—originally *Rose's Five-and-Dime*--York Place is a contributing structure in the Downtown ADC. After renovations to accommodate commercial and residential uses, the three story building was renamed to honor York, the African American explorer who participated in the Lewis and Clark Expedition.

Application

Applicant submitted:

- Henningsen Kestner Architects drawings dated October 16, 2018: BAR.00, BAR 0.1, and BAR.02 (three sheets);
- Cut Sheets:
 - Door: Thermal Storefront System FL300T (two sheets)
 - Door Pulls: Forms+Surfaces #DT1031 (three sheets)

Request to replace three existing pairs of stained, wood door (two at the Mall entrance; one at the Water Street entrance) with new, aluminum doors. New doors to have white, powder coat finish, matching the existing, white doorframes. New door glazing to match the existing, true divided lite, four-lite configuration; external muntins, rails and stiles dimensions to be similar existing. New half-circle door pulls (on exterior) to match existing. (Interior panic bar hardware to reuse or match existing.)

Discussion and Recommendations

While designated as a contributing structure with the ADC District, York Place—as a building façade—is not a remnant Main Street's historic streetscape. On the 1907 Sanborn Maps, this was the site of a Black Smith shop (on Main Street) and a dwelling (on Water Street). By 1920, the site was occupied by the

Lafayette Theater (noted as being *for Moving Pictures*) and an undertaker's shop. In 1959, the Lafayette was razed and replaced by Rose's Five-and-Dime. Rose's was later renovated into York Place.

The proposed replacement doors retain the details, design elements, and even hardware of the existing, and they will be installed into the existing frames. The new doors differ from the existing only in that they will be metal (not wood) and have a white finish (not a dark stain). Additionally, the applicant has expressed the design intent of having doors that match the existing white frames and trim.

It is staff's opinion that changing the doors to metal does not conflict with the Design Guidelines, particularly for a building with a contemporary design, and that the white doors, specifically at the Mall, will create a brighter, more welcoming entrance. For these reasons, staff recommends approval of this request.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed door replacements satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. (or *with the following modifications and/or conditions...*)

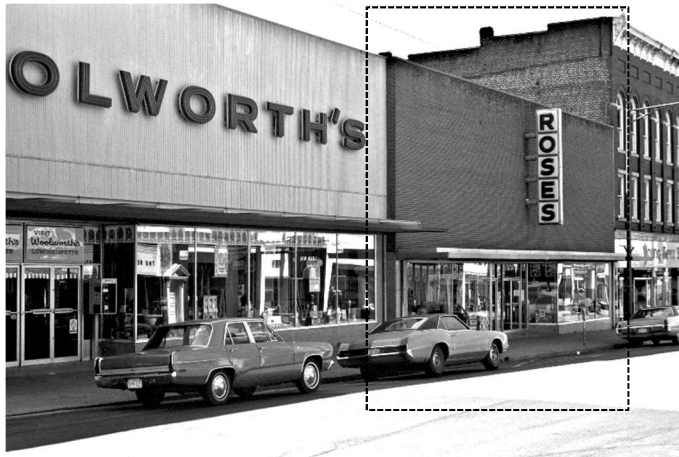
Or.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed door replacements do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted....

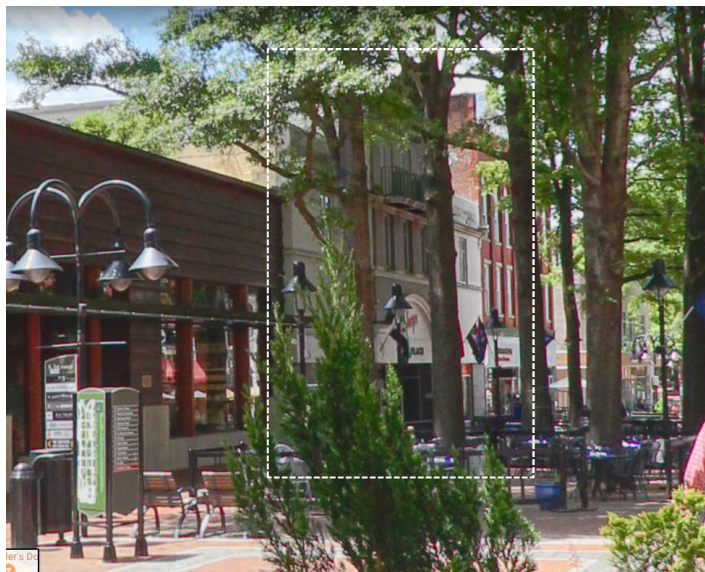
Previous BAR Review

September 16, 2003 - BAR considered two applications for signage and burgees at York Place. Staff reviewed the requests as a comprehensive signage plan. The BAR denied the request.

October 21, 2013 – BAR approved the first choice option including the five-color palette as demonstrated with the understanding that the flags could rotate with the seasons at the owners' discretion using the same five colors in any combination he chooses; that the signage for both Shops and York Place as submitted is acceptable with the other suggestions being noted; and with the flat panel signage; and a simplified wrought iron around the signs that could be approved by staff; and a virtually identical look would be replicated on the Water Street side of the building. Ms. Lewis seconded the motion. The motion carried unanimously.



<http://www.cvilleimages.com/portfolio/gone-2/>



Google maps

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;
 - 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations

B. Facades & Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1. Conduct pictorial research to determine the design of the original building or early changes.
...
4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
6. When designing new building elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing next page).
...
8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.
11. Avoid introducing inappropriate architectural elements where they never previously existed.

D. Entrances, Porches & Doors

... 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.

- ...
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.



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

RECEIVED
SEP 27 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 Mall Property, LLC Applicant Name Henningsen Kestner Architects
Project Name/Description Replace Exterior Doors at York Place Parcel Number 280018000
Project Property Address 112 West Main Street

Applicant Information

Address: 1108 E. High Street
Charlottesville, VA 22902
Email: mark@henningsenkestner.com
Phone: (W) 434.971.7202 (C)

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 9.27.18
Signature Date

Mark Kestner 09.27.18
Print Name Date

Property Owner Information (if not applicant)

Address: 112 West Main Street
Email: charley@yorkplaceapartments.net
Phone: (W) 434.984.4517 (C)

Property Owner Permission (if not applicant)

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

[Signature] 9/27/18
Signature Date

Charley Lewis 09.27.18
Print Name Date

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

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

Replace three pairs of existing, exterior double doors. One pair at Water Street entrance; two pairs at Mall entrance. Existing frames to remain. Reuse exterior pulls. New doors to be metal with divided lite.

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

Existing conditions documentation, proposed documentation and cut sheets.

For Office Use Only
Received by: [Signature]
Fee paid: 125.00 Cash/Ck. # 13246
Date Received: 9-27-18
Approved/Disapproved by:
Date:
Conditions of approval:



HENNINGSEN KESTNER
ARCHITECTS

RECEIVED
OCT 09 2018
NEIGHBORHOOD DEVELOPMENT SERVICES

Date 10/09/18

LETTER OF TRANSMITTAL

To: Jeff Werner, City of Charlottesville
Job: 1839 – York Place, 112 West Main Street
Re: 112 West Main Street – BAR Submittal

Transmitted for: Board of Architectural Review

| Contents: | Copies | Date | Description |
|-----------|--------|------|---|
| | 10 | | - 9 Page PDFs with 3 pages of drawings/photos and 6 pages of door and handle specifications |

Remarks:

RECEIVED

OCT 09 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

REPLACE EXTERIOR DOORS

FOR

YORK PLACE

112 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE
FINAL

16 OCTOBER 2018



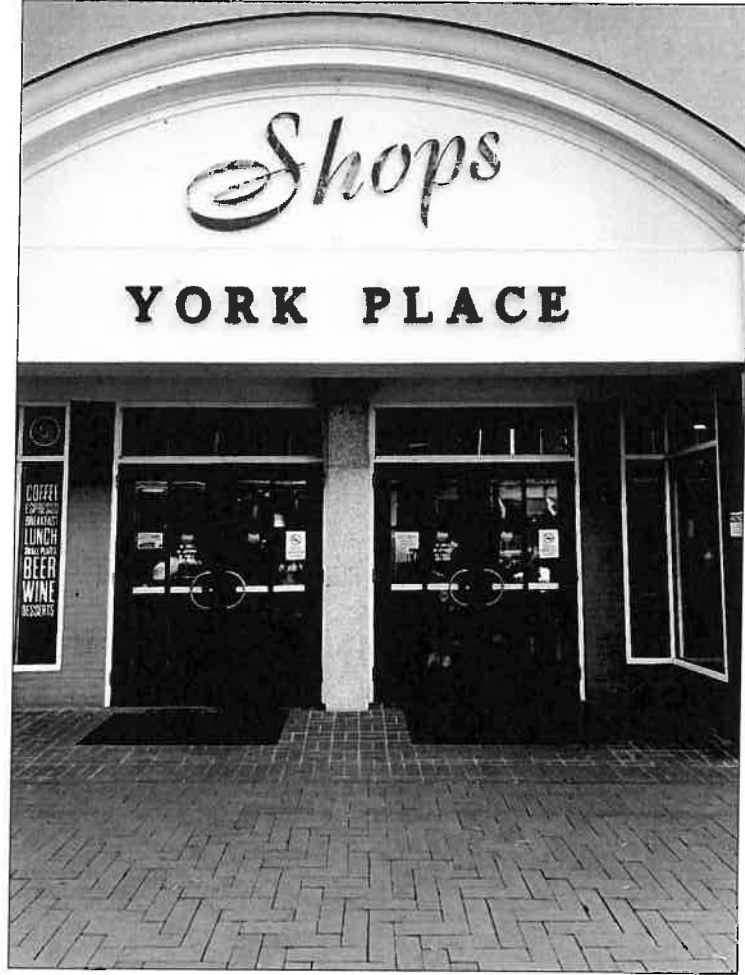
HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

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| YORK PLACE CERT. OF APPROPRIATENESS APPLICATION PACKAGE COVER | JOB NUMBER 1834 | FILE NO. 1834-BAR00 |
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BAR.00

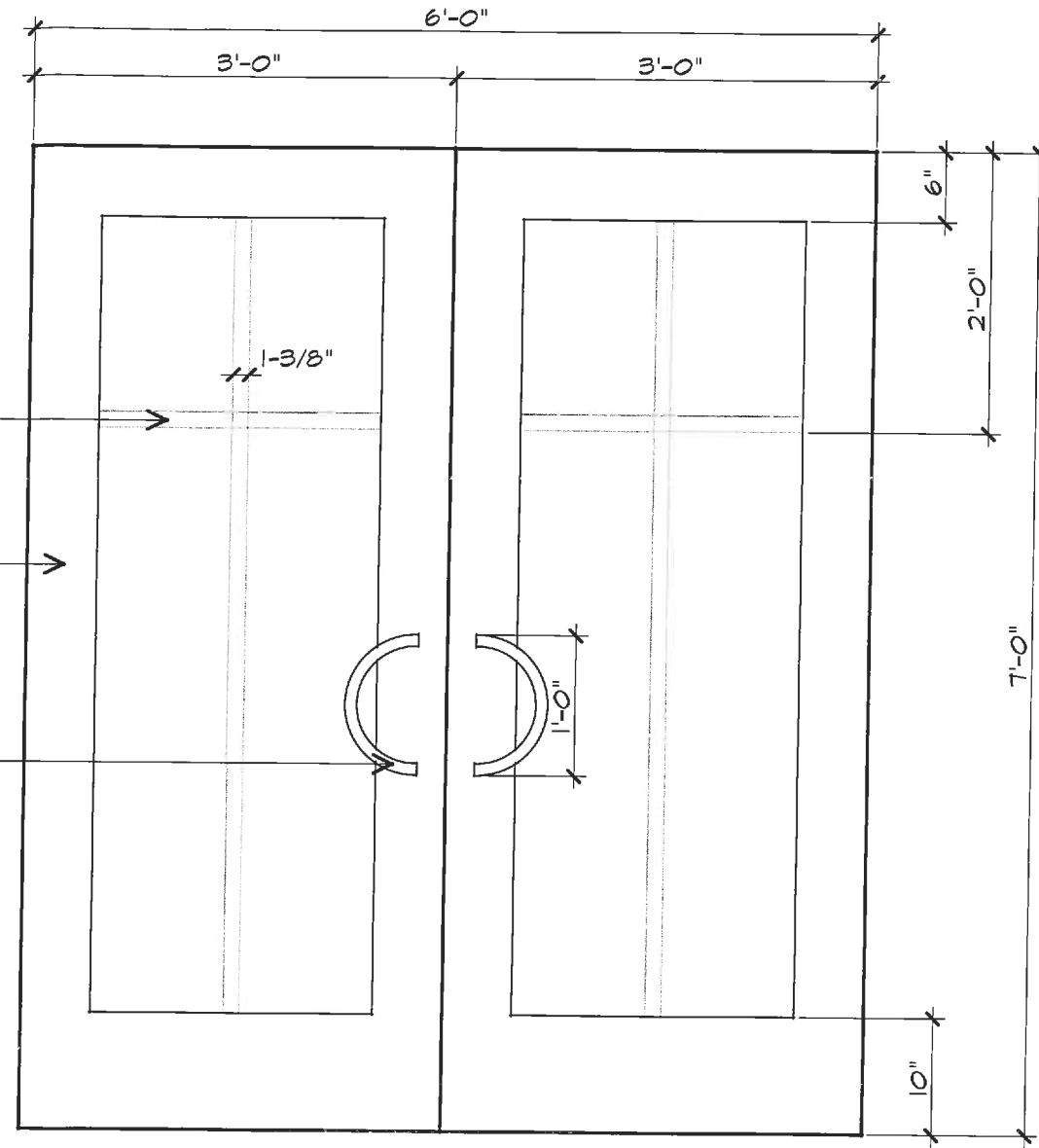


EXISTING CONDITIONS
 NEW ALUMINUM STOREFRONT TO MATCH EXISTING LAYOUT
 PROPOSING NEW MATERIAL/COLOR SCHEME

CUSTOM DIVIDED LIGHT
 TO MATCH EXISTING

CORAL FL300T
 ALUMINUM STOREFRONT
 WHITE POWDER COAT FINISH

SATIN STAINLESS STEEL
 HALF MOON HANDLE, 1" DIA.



1 DOOR FRONT ELEVATION



HENNINGSEN KESTNER
 ARCHITECTS

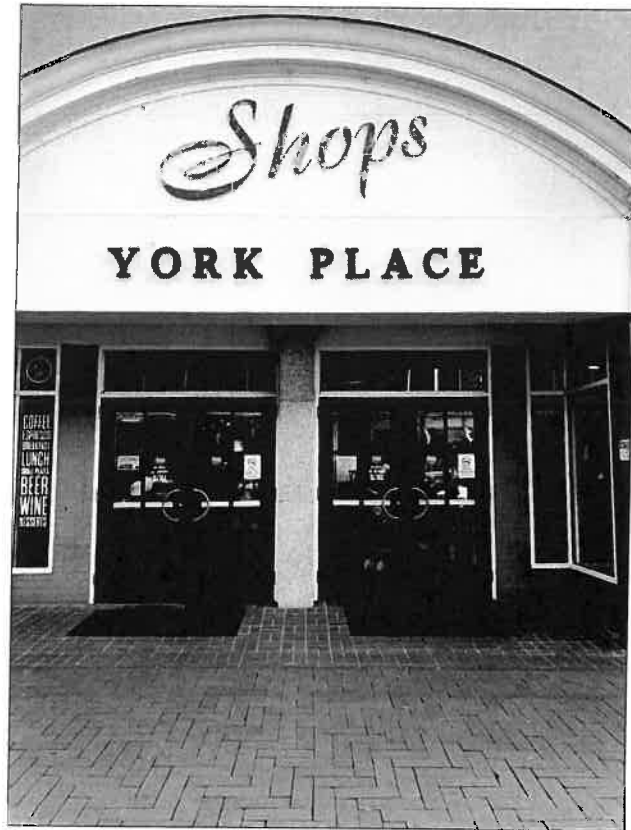
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YORK PLACE
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE
 DOOR SPECIFICATIONS

JOB NUMBER 1894
 FILE NO. 1894-BAR01

BAR.01



EXISTING MALL ENTRANCE

EXISTING FRAME TO REMAIN

DIVIDED LITE PATTERN
MATCHED ON NEW DOORS

HALF MOON SHAPED HANDLES
MATCHED ON NEW DOORS
NEW FINISH



EXISTING INTERIOR DOORS, NEW EXTERIOR DOORS
TO MATCH IN ALUMINIUM STOREFRONT



EXISTING WATER STREET ENTRANCE
EXTERIOR VIEWPOINT



EXISTING WATER STREET ENTRANCE
INTERIOR VIEWPOINT

HK

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ARCHITECTS

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PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

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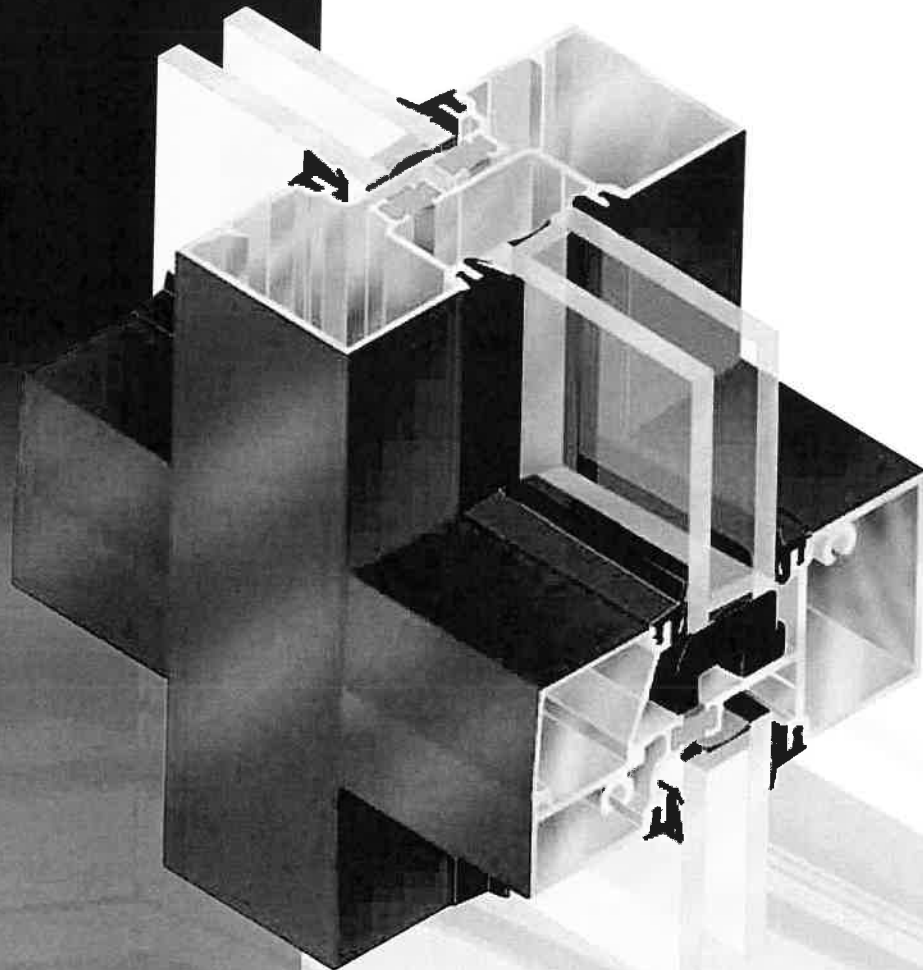
YORK PLACE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
EXISTING PHOTOS

JOB NUMBER 1894 FILE NO. 1894-BAR02

BAR.02

Thermal Storefront

GLAZING SYSTEM



Performance

- **ASTM E330 - Structural**
Design Pressure +35/-35 PSF
- **ASTM E331 - Water**
15 PSF
- **ASTM E283 - Air**
@ 6.24 PSF < 0.060 cfm/ft²
- **AAMA 1503 - Thermal**
U-Factor .40
CRF 57

Front Line FL300T 2" x 4 1/2"

Thermally Broken Storefront System takes the superior performance of the FL300 System to the next level.

Utilizing a tested and time-proven polyurethane thermal barrier, FL300T provides the expected performance of a thermally broken system.

FINISHES

- Architectural Class I and Class II Anodized finishes are available in stock colors.
- Architectural Powder Coat, the "green" choice, conforming to AAMA 2604 and AAMA 2605 are available in stock and custom match colors.

FL300T

THERMAL STOREFRONT SYSTEM • 1"



FRONT LINE
ALUMINUM SYSTEMS

Coral

Architectural Products

Thermal Storefront

GLAZING SYSTEM

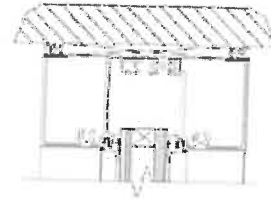
FL300T

THERMAL STOREFRONT SYSTEM • 1"

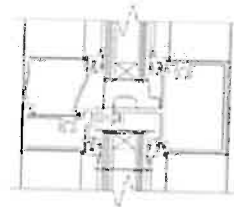
FEATURES

- 2" x 4 1/2" Profile for 1" glazing infill
- Top load EPDM gaskets
- Full complement of system designed parts and accessories
- Full height sub-sill
- Heavy wall mullion option without steel reinforcing
- Hydraulic CoraPunch or drill jig fabrication options
- Screw-spline joinery using #14 x 1" hex-head screws
- Deep pocket perimeter sections allow for:
 - Direct anchor attachment to substrate
 - Use of 1/4" diameter hex-head anchor bolts to substrate
- Deep pocket perimeter sections eliminate:
 - Drilling access holes
 - Blind caulk seals
- Variable glazing options

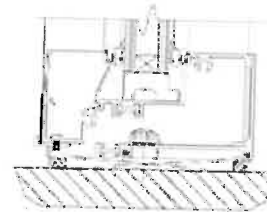
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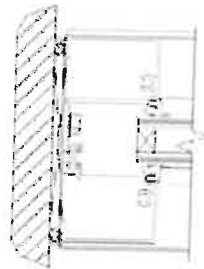
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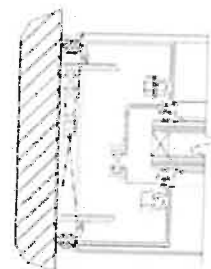
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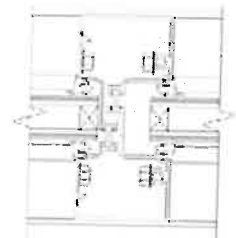
JAMB



ALTERNATE JAMB



VERTICAL



FRONT LINE
ALUMINUM SYSTEMS

11/10

Coral

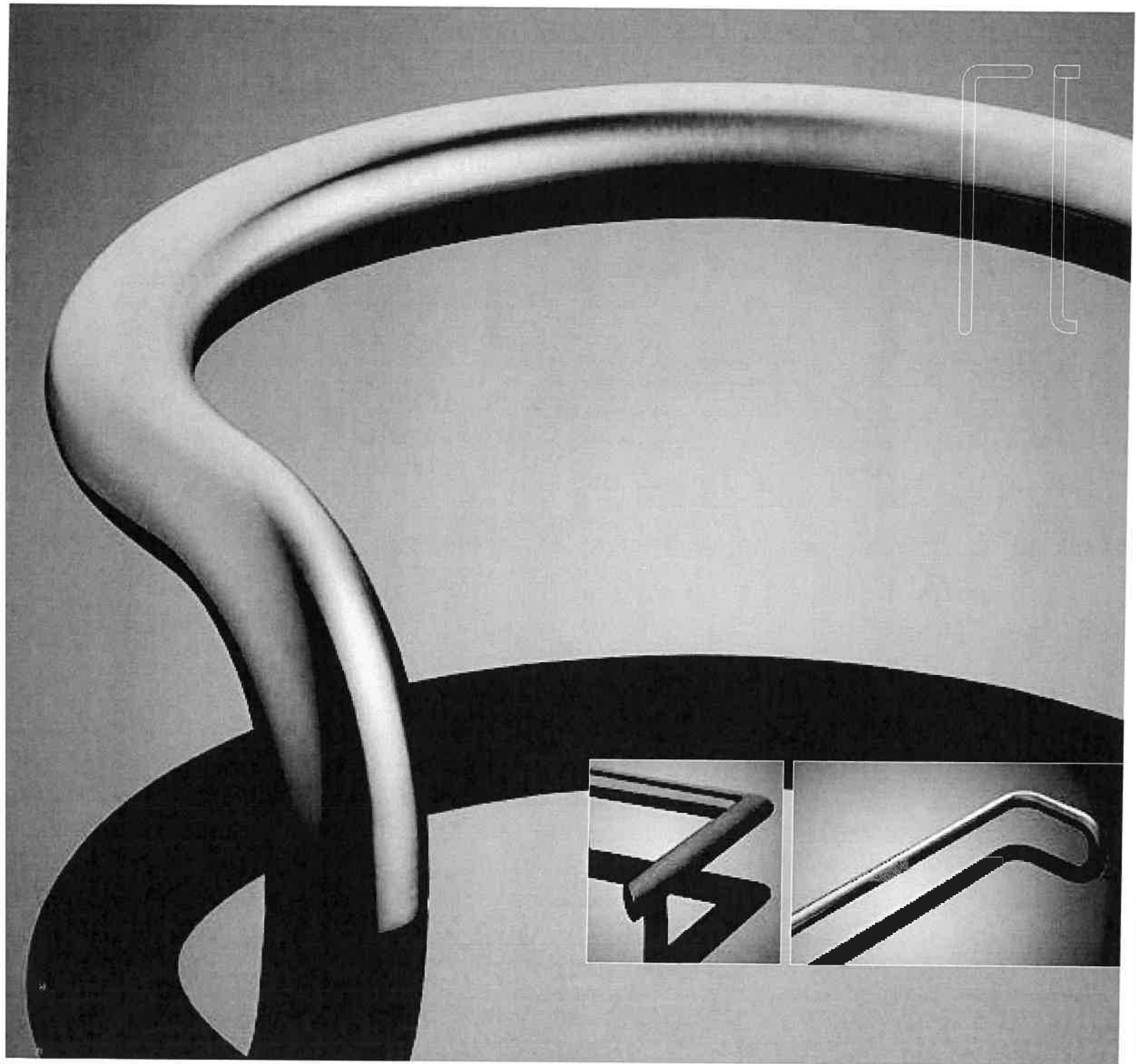
■ Architectural Products ■

3010 Rice Mine Road ■ Tuscaloosa, AL 35406
1.800.772.7737 ■ Fax 1.800.443.6261 ■ www.coralind.com



ROUND DOOR PULLS

PRODUCT DATA





ROUND DOOR PULLS

PRODUCT DATA

Round Door Pulls offer a clean, cost-efficient solution for a broad range of applications. Pulls of stainless steel, bronze and brass are beautifully finished and grouped by diameter size into four distinct series. Each series includes a range of sizes, shapes and styles for maximum versatility.

SERIES DESCRIPTIONS

MATERIALS & FINISHES

| SERIES | DESCRIPTION | STAINLESS STEEL | | BRONZE | | BRASS | |
|--------|---|-----------------|--------------------------|--------|-------------------|-------|----------------|
| | | US32 | Polished Stainless Steel | US9 | Polished Bronze | US3 | Polished Brass |
| DT600 | .625" (16mm) dia. solid Stainless Steel, Bronze and Brass | US32 | Polished Stainless Steel | US9 | Polished Bronze | US3 | Polished Brass |
| DT1000 | 1" (25mm) dia. tubular Stainless Steel, Bronze and Brass | US32D | Satin Stainless Steel | US10 | Satin Bronze | US4 | Satin Brass |
| DT1200 | 1.25" (32mm) dia. tubular Stainless Steel, Bronze and Brass | SSS | Stippled Stainless Steel | US10B | Oil-Rubbed Bronze | | |
| DT1500 | 1.5" (38mm) dia. tubular Stainless Steel, Bronze and Brass | | | | | | |

ENGRAVING

INSTALLATION & MAINTENANCE

| ENGRAVING | INSTALLATION | MAINTENANCE |
|--|--|--|
| <ul style="list-style-type: none"> Engraved lettering with black infill is available for all Round Door Pulls <i>except</i> the DT600 Series. Please contact Inside Sales for more information. | <ul style="list-style-type: none"> DT600 Series & DT1014 Round Door Pulls may be single mounted or mounted back-to-back on wood, metal or glass doors. DT600 & DT1014 Door Pulls are installed using Mounting System "A". A thread-locking adhesive such as Loctite® is recommended for secure installation. Refer to Mounting Options A1, A2, A3, A4, A5 and A6 shown below for additional information. DT1000 – DT1500 Series Round Door Pulls may be single mounted or mounted back-to-back on wood, metal or glass doors. DT1000 – DT1500 Door Pulls are installed using Mounting System "B" (excluding DT1014). A thread-locking adhesive such as Loctite is recommended for secure installation. Refer to Mounting Options B1, B2, B3, B4, B5, B6 and B7 shown below for additional information. | <ul style="list-style-type: none"> Round Door Pulls are well-suited for interior or exterior use. Regular maintenance will help ensure the lasting beauty of each pull. For more information, please refer to <i>Door Hardware Care & Maintenance</i> found on our website. |

MOUNTING OPTIONS

MOUNTING SYSTEM "A" FOR DT600 SERIES & DT1014 DOOR PULLS

| | | | | | |
|--|--|--|--|--|---|
| | | | | | |
| A-1 Back-to-back mount on wood or metal door with Rota-Lok. | A-2 Single mount on wood or metal door with through bolt. | A-3 Concealed single mount on aluminum frame door with Rota-Lok and customer's reinforcement. | A-4 Single mount on glass door with end cap purchased separately. | A-5 Back-to-back mount on glass door with Rota-Lok. | A-6 Concealed single mount on wood door with threaded insert and Rota-Lok. |

*Forms+Surfaces offers but does not recommend concealed mounting on wood doors. Frequent or heavy use can compromise the integrity of this mounting.

MOUNTING SYSTEM "B" FOR DT1000-DT1500 SERIES DOOR PULLS (EXCLUDES DT1014)

| | | | | | | |
|--|--|--|--|---|--|--|
| | | | | | | |
| B-1 Back-to-back mount on wood or metal door with Rota-Lok. | B-2 Single mount on glass door with end cap purchased separately. | B-3 Back-to-back mount on glass door with Rota-Lok. | B-4 Single mount on wood or metal door with through bolt. | B-5 Concealed single mount on wood door with threaded insert and Rota-Lok. | B-6 "L" Configuration: Adapt one end of each pull for back-to back mounting with Rota-Lok. Specify "B" mounting for other ends. | B-7 Concealed single mount on aluminum frame door with Rota-Lok and customer's reinforcement. |

*Forms+Surfaces offers but does not recommend concealed mounting on wood doors. Frequent or heavy use can compromise the integrity of this mounting.

For more information on mounting Round Door Pulls, please refer to the *Hardware Installation Instruction Manual* found on our website.

T 1.800.451.0410 | F 412.781.7840 | www.forms-surfaces.com

FORMS+SURFACES®

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ROUND DOOR PULLS

PRODUCT DATA

DESIGN OPTIONS - DT1000 SERIES

| DT1000 SERIES - 1" (25MM) DIAMETER TUBULAR STAINLESS STEEL, BRONZE AND BRASS | | | |
|--|--|--|--------|
| | | | |
| | | | DT1031 |

PRICING - DT1000 SERIES

Pricing does not include freight. No additional charge for mounting hardware. All pricing is for single units, not pairs.

| MODEL | STAINLESS STEEL | BRONZE | BRASS |
|-------|-----------------|--------|-------|
|-------|-----------------|--------|-------|

| | | | |
|----------------------------------|------------------|------------------|----------|
| DT1031 C-Shape; 8" (203mm) c.c. | US32, US32D, SSS | US9, US10, US10B | US3, US4 |
| DT1031 C-Shape; 12" (305mm) c.c. | US32, US32D, SSS | US9, US10, US10B | US3, US4 |

T 1.800.451.0410 | F 412.781.7840 | www.forms-surfaces.com

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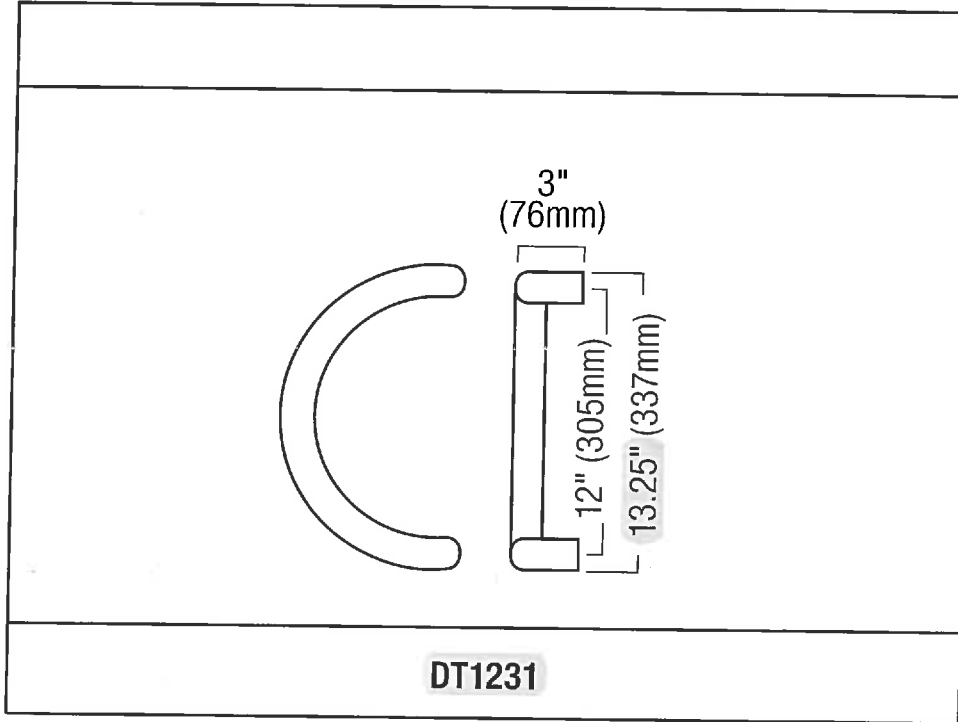


ROUND DOOR PULLS

PRODUCT DATA

DESIGN OPTIONS - DT1200 SERIES

DT1200 SERIES - 1.25" (32MM) DIAMETER TUBULAR STAINLESS STEEL, BRONZE AND BRASS



*DT1211 and DT1214 are available as ADA compliant handrails in our CabForms® and LEVELe elevator interiors.
Please call or visit our website for more information.