

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 18, 2019 10:50 AM
To: 'Shannon Worrell'
Cc: Werner, Jeffrey B
Subject: April BAR Action -

April 18, 2019

Certificate of Appropriateness

BAR 19-04-02
134 10th St NW
Tax Parcel 310156000
Shannon Worrell, Owner/Applicant
Replace Loading Dock Door

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2019. The following action was taken:

Approved on the consent agenda. Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed loading dock door satisfies the BAR's criteria and is compatible with this Individually Protected Property and that the BAR approves the application as submitted. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1360

This certificate of appropriateness shall expire in 18 months (October 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2019**



Certificate of Appropriateness

BAR 19-04-02

134 10th St NW

Tax Parcel 310156000

Shannon Worrell, Owner/Applicant

Replace Loading Dock Door



Background

134 10th Street NW, formerly Coca Cola Bottling Works, was designated an Individually Protected Property in 2008. The two-story section dates from 1929; the one-story rear addition dates between 1929-1937; the north and east one-story additions dates between 1946-1952.

Prior BAR Actions (See appendix)

Application

Application submitted:

- Shannon Worrell submittal dated March 20, 2019: description of project (page 1), current door condition (page 2-3), replacement door details (page 4-5), GIS parcel information (page 6), elevations existing vs. requesting (2 large sheets)

Proposal to replace the wood loading door on the north side of the Coca Cola Bottling Works building. (Note: This is on the 1945-1952 addition)

Door Specifics:

- Model: Overhead Door 521 is commercial grade aluminum, with tempered glass panels, electric motor, and key operation
- Color: dark bronze, anodized finish

Discussion and Recommendations

Staff finds the loading door replacement is compatible with the ADC Guidelines. Recommend the door be stored on site for possible future use.

Suggested Motion

Approval:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed loading dock door satisfies the BAR's criteria and is compatible with this Individually Protected Property and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed loading dock door does not satisfy the BAR's criteria and guidelines and is not compatible with this Individually Protected Property, and for the following reasons the BAR denies the application as submitted:...

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;*
- (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) 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*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Rehabilitation:

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.
- 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.

Appendix: Prior BAR Actions

August 17, 2010 - 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 –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.

October 20, 2015 – BAR approved (7-0) 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.



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

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	<u>Shannon Worrell</u>	Applicant Name	<u>Shannon Worrell</u>
Project Name/Description	<u>CCBW door/loading dock</u>	Parcel Number	<u>310156000</u>
Project Property Address	<u>134 Tenth St NW Charlottesville, VA 22903</u>		

Applicant Information

Address: 1835 UNIVERSITY CIRCLE
CHARLOTTESVILLE, VA 22903
Email: sworrell09@gmail.com
Phone: (W) _____ (C) _____

Signature of Applicant

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

[Signature] 5/18/19
Signature Date

Shannon Worrell owner CCBW, LLC
Print Name Date 5/18/19

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? _____

Description of Proposed Work (attach separate narrative if necessary): replacement of door
in loading dock on north alley of building

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

03/18/2019

To The Board of Architectural Review:

Proposal to replace loading door on north side of 134 Tenth St NW AKA The Coca Cola bottling Works building with 521 Overhead Door.

Current door was moved from another part of the building, probably when the CMU addition was added (1950's?). It has been failing for years and we have tried at great expense to install tracks and weather proofing to preserve it and make it functional. It has had multiple repairs and adjustments and is completely rotten, cracked in places. It is inoperable, unsecure and proposes both a fire hazard and vulnerable to rodent and insect infestation. Owner has investigated multiple avenues to restore or reuse door with contractors, who all recommend replacement of door. It is also extremely energy inefficient.

It is presumed that this opening has been a loading dock since the CMU addition was added as there is no evidence to the contrary. Owner would like to keep its current use as loading with a functioning aluminum door system (see attached). Your Board approved recent renovation to the south side of the building, which includes aluminum storefront of scale and color to compliment the rest of the building. Owner and architects concur this door would compliment other improvements And keep with the spirit of industrial use.

Overhead Door model 521 is Commercial grade, aluminum with tempered glass panels, electric motor and key operation. Dark bronze, anodized finish.

Attached is a brochure for the door as well as photos of existing door conditions.

Current and proposed elevation attached.

Please call me if you have any questions or need More information.

Thank you for your consideration,

Shannon Worrell
Owner, CCBW, LLC
434-284-3923
sworrel09@gmail.com



134 Tenth St NW north elevation

Current condition

Door has been patched with sheets of galvanized metal and coated with Sprayed insulation like material to try to fill cracks and prevent Deteririation. Door does not close flush and is not possible to fully open and close without 2 or more people, causing a fire hazard and terrible Energy inefficiency.



ALUMINUM DOOR SYSTEMS MODEL 521

is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, Knotty Pine wood grain finish and Satin Etched glass.

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB - clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60

Copy



*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard width	26'2" (7976 mm)
Maximum standard height	20'1" (6121 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 1/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	12-month limited; 3-year powder coat finish

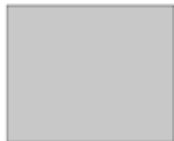
Options

- Glazing options¹: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass
- Electric operator or chain hoist
- Bottom sensing edge
- 3" track
- Bracket mounting (not available on full vertical door tracks)
- Higher-cycle springs in 25k, 50k, 75k, 100k cycles
- Exhaust ports
- Four-section pass door
- Wind load and impact rated door available
- Posi-tension drums
- Bronze anodization
- Powder coat finish **Text**
- Pass door

¹Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

Anodized finishes



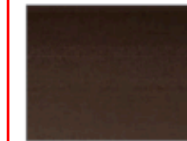
Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Wood grain powder coat finishes



Knotty Pine



Cherry



Cherry



Dark Walnut

Actual door colors may vary from brochure photos due to differences in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Copy

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 9'2" (to 2794 mm)	2 or 3 (standard)	to 8'6" (2591 mm)	4
9'3" to 12'2" (2819 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)	12'2" to 14'1" (3708 mm to 4293 mm)	7
18'3" to 19'2" (5562 mm to 5842 mm)	5	14'2" to 16'1" (4318 mm to 4902 mm)	8
19'3" to 20'11" (5867 mm to 6375 mm)	6**	16'2" to 18'1" (4928 mm to 5512 mm)	9
21'0" to 23'11" (6401 mm to 7290 mm)	8**	18'2" to 20'1" (5537 mm to 6121 mm)	10
24'0" to 26'2" (7315 mm to 7976 mm)	10**		

**Special construction. Consult your local Overhead™ Door Distributor for additional information.

City of Charlottesville, Virginia

134 10TH ST NW

Base Information

Parcel Number:	310156000	Current Owner:	CCBW LLC
State Code:	4.0 Commercial & Industrial	Attention:	No Data
Tax Type:	Taxable	Owner Address:	P O BOX 13470
Zone:	B-3H	Owner City State:	RICHMOND VA
Acreage:	0.4720	Owner Zip Code:	23225
Legal:	LOTS 8,9,10, & PT 7 & 11		

Additional Data

Elementary School Zone:	310156000
Voting Precinct:	4.0 Commercial & Industrial
Neighborhood:	Taxable

Stormwater Utility Information

Impervious Area:	43
Billing Units:	21,163 sq. ft.
Projected Stormwater Utility Annual Fee:	\$619.20



Commercial Details

Use Code:	Mixed Retail w/Res Units
Year Built:	1920
Gross Area:	7200
Story Height:	12.00
No. of Stories:	2.00

Commercial Details

Use Code: Mixed Retail w/Res Units
Year Built: 1920
Gross Area: 7200
Story Height: 12.00
No. of Stories: 2.00

Type	Description:	Area:	Year Built:
Addition	First Floor	3600	No Data
Addition	Second Floor	3600	No Data
Addition	First Floor	4860	No Data
Addition	First Floor	2820	No Data

Commercial Details

Use Code: Mixed Retail w/Res Units
Year Built: 1920
Gross Area: 7200
Story Height: 12.00
No. of Stories: 2.00

Commercial Details

Use Code: Mixed Retail w/Res Units
Year Built: 1920
Gross Area: 7200
Story Height: 12.00
No. of Stories: 2.00

Commercial Details

Use Code: Mixed Retail w/Res Units
Year Built: 1920
Gross Area: 4860
Story Height: 12.00
No. of Stories: 1.00

Ownership History


Date of Sale	Sale Price	Owner Name	Book
6/9/2016	\$0.00	CCBW LLC	2016:2068
1/21/2000	\$602,500.00	CCBW LLC	773:604
8/1/1997	\$198,000.00	OWENS, CARL E III	700:77
9/28/1994	\$225,000.00	OWENS, CARL E III	640:116

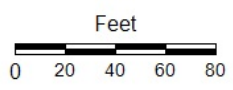
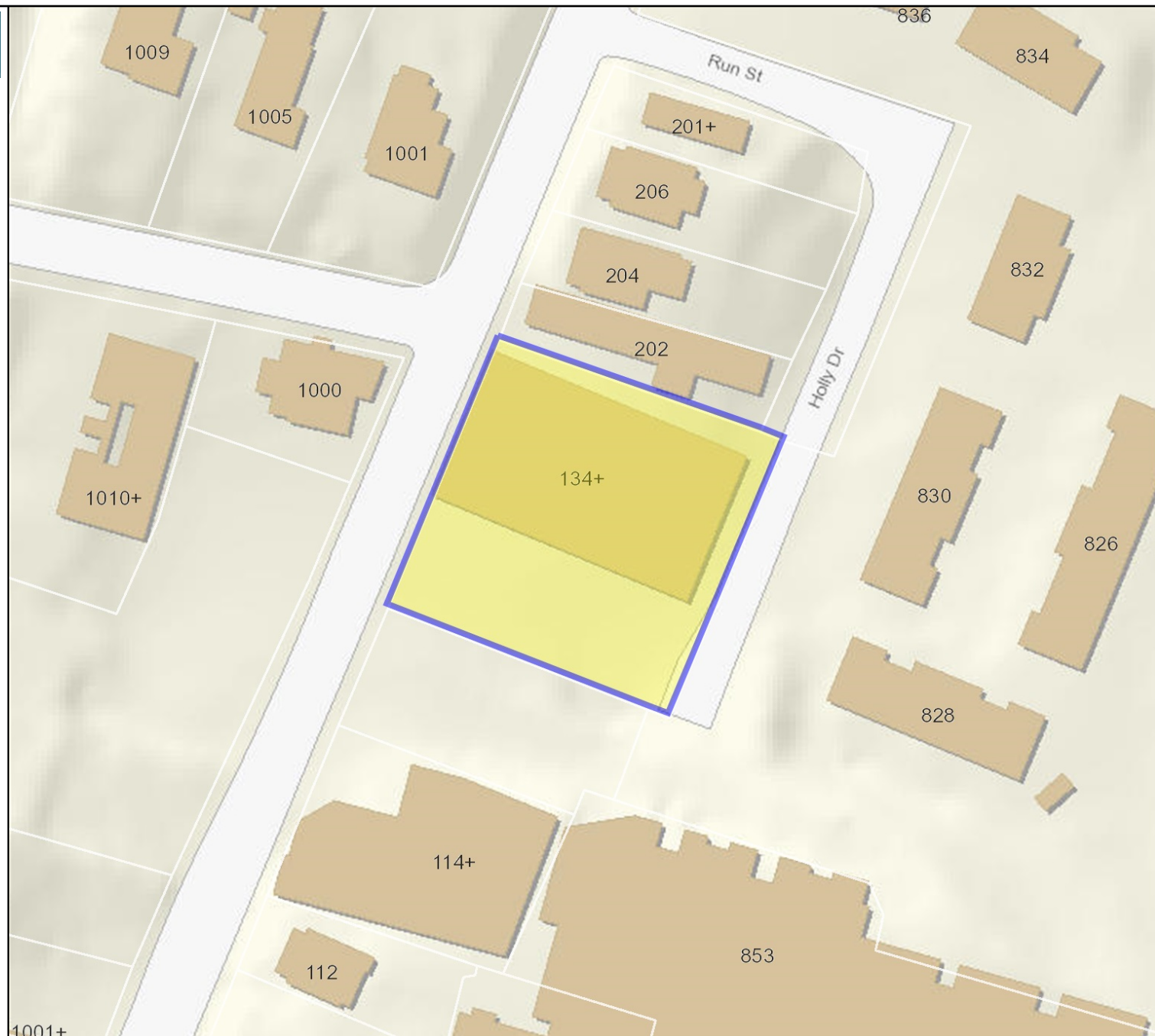
Assessment History

Year	Land Value	Improvement Value	Total Value
2019	\$799,300.00	\$1,090,600.00	\$1,889,900.00
2018	\$769,800.00	\$1,021,700.00	\$1,791,500.00
2017	\$740,200.00	\$884,936.00	\$1,625,136.00
2016	\$574,900.00	\$841,500.00	\$1,416,400.00
2015	\$574,900.00	\$841,500.00	\$1,416,400.00
2014	\$574,900.00	\$841,500.00	\$1,416,400.00
2013	\$574,900.00	\$841,500.00	\$1,416,400.00
2012	\$522,600.00	\$841,500.00	\$1,364,100.00
2011	\$522,600.00	\$841,500.00	\$1,364,100.00
2010	\$522,600.00	\$841,500.00	\$1,364,100.00
2009	\$522,600.00	\$841,500.00	\$1,364,100.00
2008	\$466,600.00	\$751,300.00	\$1,217,900.00
2007	\$358,900.00	\$577,900.00	\$936,800.00
2006	\$299,100.00	\$502,500.00	\$801,600.00
2005	\$260,100.00	\$487,900.00	\$748,000.00
2004	\$226,200.00	\$473,700.00	\$699,900.00
2003	\$205,600.00	\$451,100.00	\$656,700.00
2002	\$164,500.00	\$415,700.00	\$580,200.00
2001	\$151,100.00	\$382,200.00	\$533,300.00
2000	\$143,900.00	\$371,100.00	\$515,000.00
1999	\$123,400.00	\$308,600.00	\$432,000.00
1998	\$103,000.00	\$306,600.00	\$409,600.00
1997	\$97,800.00	\$311,800.00	\$409,600.00

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Charlottesville expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Legend

- Parcels
- Addresses
-  City Limits

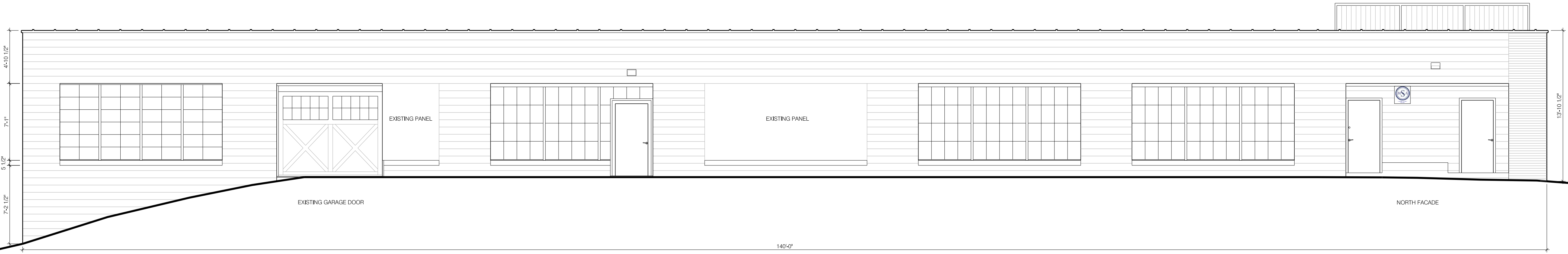


Title: Parcels

Date: 3/19/2019

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.





10TH STREET NORTHWEST

EXISTING GARAGE DOOR

EXISTING PANEL

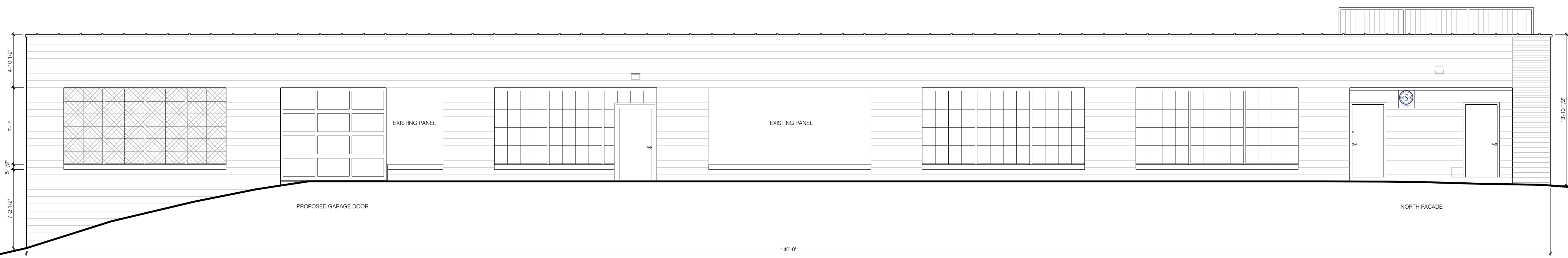
EXISTING PANEL

NORTH FACADE

140'-0"

7'-2.11"
6'-0"
7'-1"
4'-10.12"

13'-0.00"



10TH STREET NORTHWEST

NORTH FACADE