

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, December 19, 2019 12:15 PM
To: Christie Haskin
Subject: December BAR Action - 108 - 110 West South Street

Certificate of Appropriateness Application

BAR 19-12-02

108 – 110 West South Street

Tax Parcel 280101000

Owner: West South Street, LLC

Applicant: Christie Haskin, Woodard Properties

Exterior door and window alterations

Dear Applicant,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2019. The following action was taken:

Sarafin moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed exterior door and window alterations 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 upon submission of cut-sheets of storefronts from the north elevation. Schwarz seconded. Approved (8-1, Miller opposed).

This certificate of appropriateness shall expire in 18 months (June 17, 2021), 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).

Sincerely,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 17, 2019**



Certificate of Appropriateness Application

BAR 19-12-02

108 – 110 West South Street

Tax Parcel 280101000

West South Street, LLC, Owner; Christie Haskin, Woodard Properties, Applicant

Exterior door and window alterations



Background

Year Built: ca. 1922 – 1923

District: Downtown ADC

Status: Contributing

The former H. H. Hankins Warehouse is a two-story, three-bay building and is clad in stucco. Piers divide the bays on the north elevation. The fenestration has been considerably altered on all elevations to accommodate different tenants and uses. Evident on the building's south and west elevations, historic warehouse doors and windows have been removed and new openings created. (The historic survey is attached).

Prior BAR Actions

August 2019 – BAR approved proposed façade alterations, including new windows, tree removal, and the installation of EFIS.

October 15, 2019 – BAR approved exterior door and window, with the requirement that the light fixtures be full cut-off, dimmable, and color temperature to not exceed 3000 Kelvin, that the fixture and lamp be fully compliant with the City's light regulations, and that the applicant will resubmit cut sheets for the windows, doors, and light fixtures.

Application

- Applicant Submitted: Woodward Properties drawings: A100 (11/25/2019), A101 11/26/2019), and A103 (11/26/2019).

Request for CoA to alter previously reviewed fenestration and doors at the west and south elevations. Unless noted, the previously approved alterations will remain in the design. Refer to the elevations at:

http://weblink.charlottesville.org/public/0/edoc/791769/2019-10_108%20West%20South%20Street_BAR.pdf

North elevation: No changes. Shown for reference only. (See October 2019 submittal.)

West Elevation, lower level: In lieu of the three entirely new windows and one entry door, re-use the existing TDL doors windows as sidelights for three new single lite windows and the new entry door and transom.

South Elevation, lower level: In lieu of two new windows in the center bay, reuse the large multi-lite window from the east bay of the north (front) elevation. Two new double hung windows on outside bays to be 1-over-1 in lieu of 6-over-1.

New windows: Marvin Elevate, including windows reviewed in August and October (four single lite windows at south elevation, upper level and two 6-over-6 windows at the west elevation, upper level). Marvin Elevate windows are fabricated with a proprietary, Ultrex pultruded fiberglass material.

Discussion

This submittal modifies the alterations reviewed at the October 2019 BAR meeting. Given that the existing/to-be-modified windows, doors, and opening are contemporary alterations that do not contribute to the building's historic character and that the applicant is proposing to re-use existing material, staff finds that the proposed modifications are appropriate.

The BAR may wish to address further and/or clarify two items:

- Relocation and/or consolidation of the electrical metering, service connections and conduits at the north elevation.
- Details, including glass specifications, for the new entries at the north elevation. (Note: The west and south elevations are not on the street. Staff suggests that recommends that Marvin's standard glazing is acceptable.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed modification to the west and east, lower level elevations 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/conditions...)

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

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 and 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.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 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).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 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, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

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.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases,

the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.



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 West South Street LLC (contract purchaser) Applicant Name Christie Haskin, Woodard Properties
Project Name/Description 108-10 W South Street Exterior Changes Parcel Number 280101000
Project Property Address 108 - 110 W South Street, Charlottesville VA 22902

Applicant Information

Address: 100 W South St, Charlottesville, VA 22902

Email: Christie@woodardproperties.com

Phone: (W) 434-971-8860 (C) 757-647-3303

Property Owner Information (if not applicant)

Address: West South Street LLC (contract purchaser)

224 14th St NW, Charlottesville, VA 22903

Email: keith@woodardproperties.com

Phone: (W) 434-971-8860 (C) 434-989-6732

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

Signature of Applicant

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

Signature _____ Date _____

Christie Haskin 11/26/2019

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Keith O. Woodard 11/26/2019

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Adding doors to front facade, shifting door on front facade, replacing existing windows and entry on ground level of western facade, adding windows to ground level of southern facade (rear of building).

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

Elevations of existing building and changes and current photographs of the front of the building.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

108 - 110 W South St

Proposal

Make changes to the Front, Rear and Western facade of the building.

Redefine the original 3 warehouse bays

Increase the amount of natural light

Repair and paint stucco

Front North Facade

Create double door entrances on left and right sides

Add lighting

Center the entry door of 108 W. South St

Existing electric meters and exposed conduits to be painted and repositioned as needed fo accommodate door relocation



Current Image

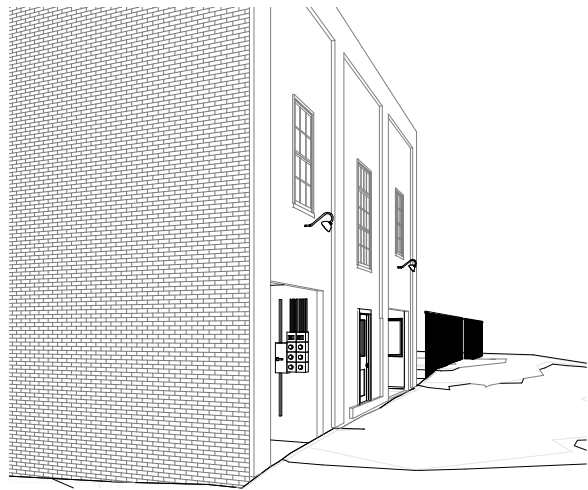
Western Facade

Redesign large openings and entry

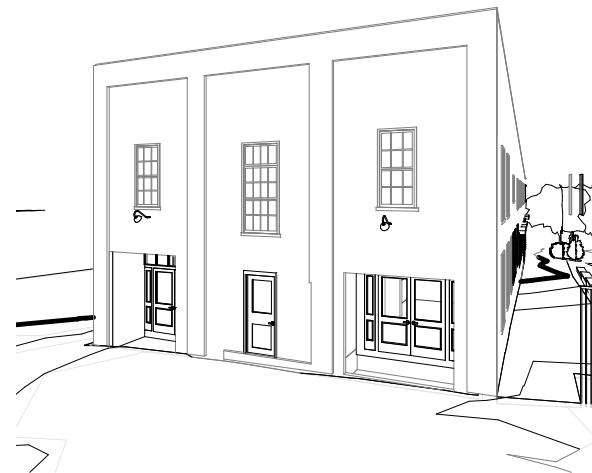
Create more openings on ground level

Rear Southern Facade

Create Openings on ground level to allow more natural light



New Meter Location



Recessed Entrances

108 - 110 W South St

Entry Doors

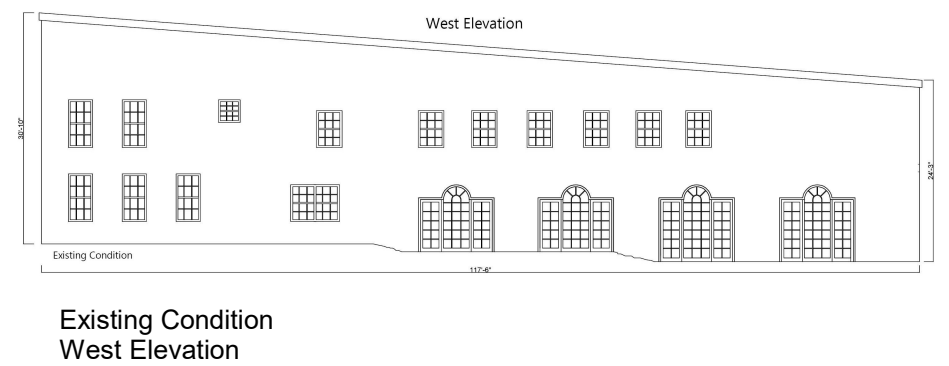
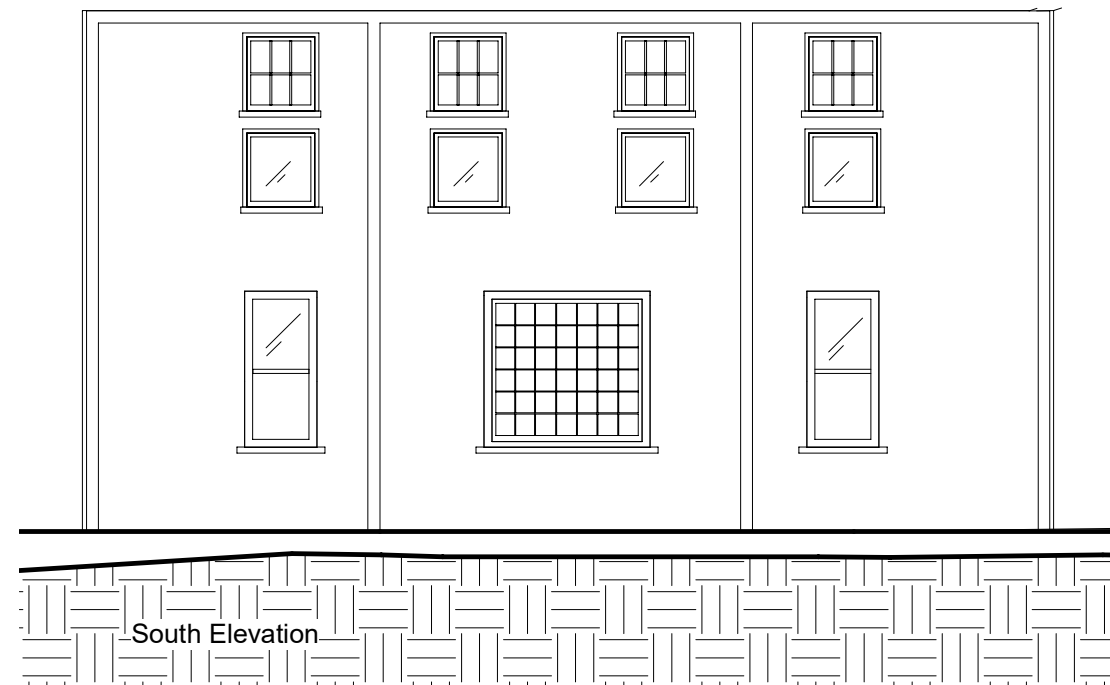
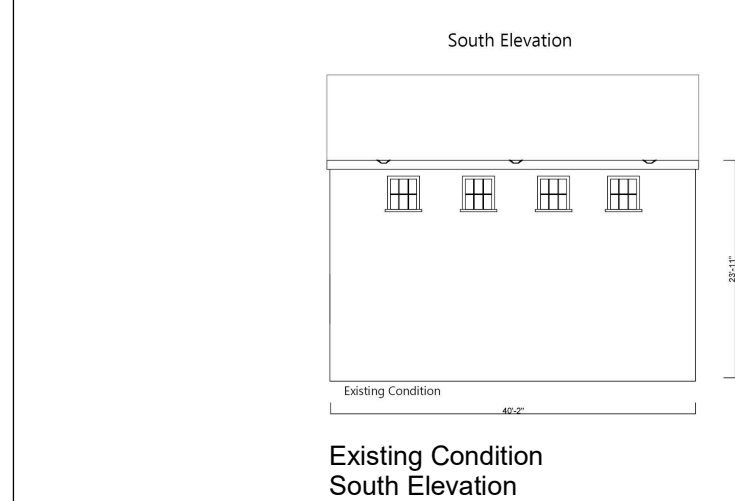
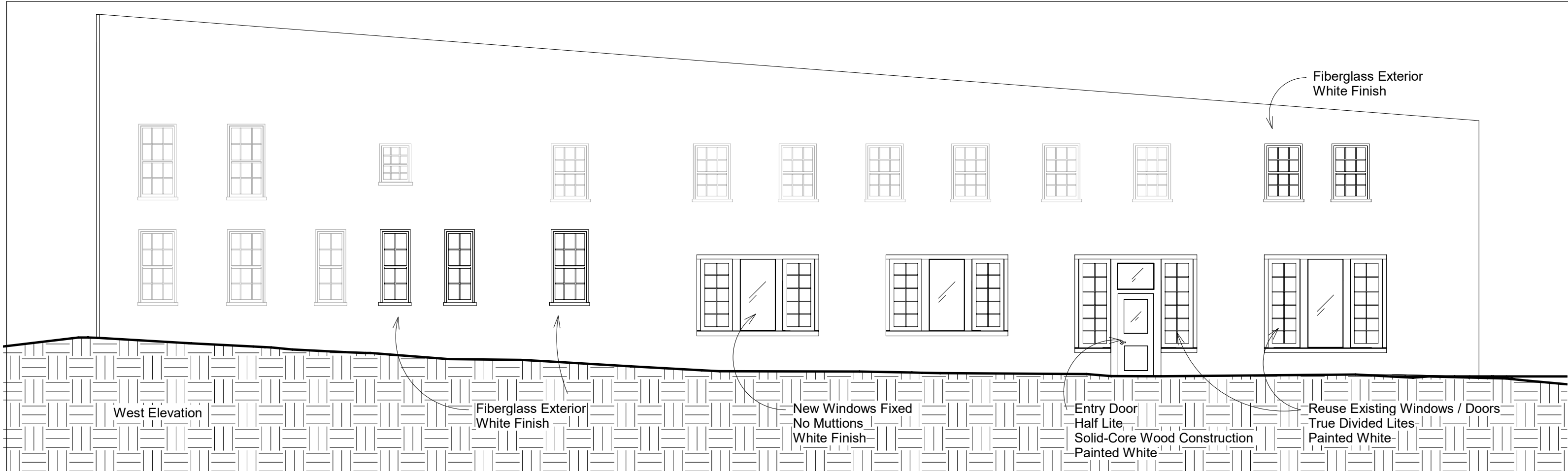


North Elevation

Scale 1/8" = 1'-0"

A 101

11/26/2019



108 - 110 W South St

Entry Doors



Exterior Elevations

Scale 1/8" = 1'-0"

A 103

11/26/2019