

From: Scala, Mary Joy
Sent: Wednesday, June 04, 2014 11:45 AM
To: Wolf, Fred
Subject: BAR Action May 20, 2014 - 110-112 2nd Street NE

June 4, 2014

Gauss, LLC
110-B 2nd Street NE, Suite 201
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 14-05-06
110-112 2nd Street NE
Tax parcel 330242000
Gauss, LLC, Owner/ Frederick Wolf, Manager, Gauss LLC, Applicant
Replace second floor windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

This item was approved on consent agenda (8-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (November 20, 2015), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

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

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 20, 2014**



Certificate of Appropriateness Application

BAR 14-05-06

110-112 2nd Street NE

Tax parcel 330242000

Gauss, LLC, Owner/ Frederick Wolf, Manager, Gauss LLC, Applicant

Replace second floor windows

Background

This is a contributing structure in the Downtown ADC district. The historic landmarks commission survey is attached. The National Register Nomination Form describes 110 2nd Street NE as: brick (American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Ca. 1940. Entrance – center bay; International ribbon windows. Sanborn Maps: 1886: Dwelling; 1891: Dwelling; 1907: Vacant

September 21, 2004 - The BAR approved 6-1-1 (Fred Wolf abstained) as submitted to replace the (mis-matched) wood storefront windows at street level with clear anodized aluminum system and insulated glass to match existing doors, and to repaint the cement stucco exterior below windows gray.

Application

The applicant is requesting approval to replace the dark bronze, double-hung aluminum window units on the second story with clear anodized aluminum storefront windows to match the street level windows. This request includes the windows on the front elevation and also two windows on the north elevation facing a 3 ft. wide alley.

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) 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 (see Sec. 34-288(6)).

Pertinent Design Review Guidelines – Rehabilitations

C. WINDOWS

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*
- 7) Replace entire windows only when they are missing or beyond repair.*
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) Reconstruction should be based on physical evidence or old photographs.*
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 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.*

Discussion and Recommendations

This is a simple building with the excellent, original sign intact. The new second floor windows will make the building appearance more consistent and appropriate.

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 new second floor windows 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.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72B
Negative no(s). 5373-24

5 2/80

SURVEY FORM

Historic name County/Town/City <u>ALBEMARLE / CHARLOTTESVILLE</u> Street address or route number <u>110 2ND ST. N.E.</u> USGS Quad <u>CHARLOTTESVILLE EAST, VA.</u> Original owner Original use Present owner Present owner address Present use Acreage	Common name <u>PARKS FINANCE / CHRISTIAN SCIENCE BOOKSTORE</u> Date or period <u>c. 1930-1940</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
--	--

State condition of structure and environs

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Structure
**BRICK - (AMERICAN BOND); 2 STORIES; FLAT ROOF; 3 BAYS;
 COMMERCIAL VERNACULAR; ENTRANCE - CENTER BAY; INTERNATIONAL
 RIBBON WINDOWS.**
c. 1940



..., associated with the property.)

SANBORN MAPS:
 1886 DWELLING
 1891 STABLE
 1907 VACANT



**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 Fax (434) 970-3359

RECEIVED
APR 29 2014
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Information on Subject Property

Physical Street Address: 110-112 Second Street NE

Charlottesville, Virginia 22902

City Tax Map/Parcel: 330242000

Name of Historic District or Property: _____
Downtown ADC District

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

Applicant

Name: Frederick Wolf, Manager of GAUSS LLC

Address: 110-B Second Street NE, Suite 201

Charlottesville, VA 22902

Email: fw@wolfackerman.com

Phone: (W) 434-296-4848 (H) _____

FAX: 434-296-4877

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices)

[Handwritten Signature] 4.29.14
Signature Date

Property Owner (if not applicant)

Name: GAUSS LLC

Address: _____

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

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

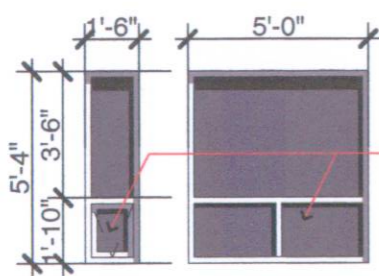
We wish to replace the dark bronze, double hung aluminum window units on the 2nd story of our 2nd Street NE elevation with new, clear anodized aluminum storefront windows

Additionally, we wish to replace two windows on the north elevation facing a 3' wide alley between our property and the VMDO Architects building.

Attachments (see reverse side for submittal requirements): _____

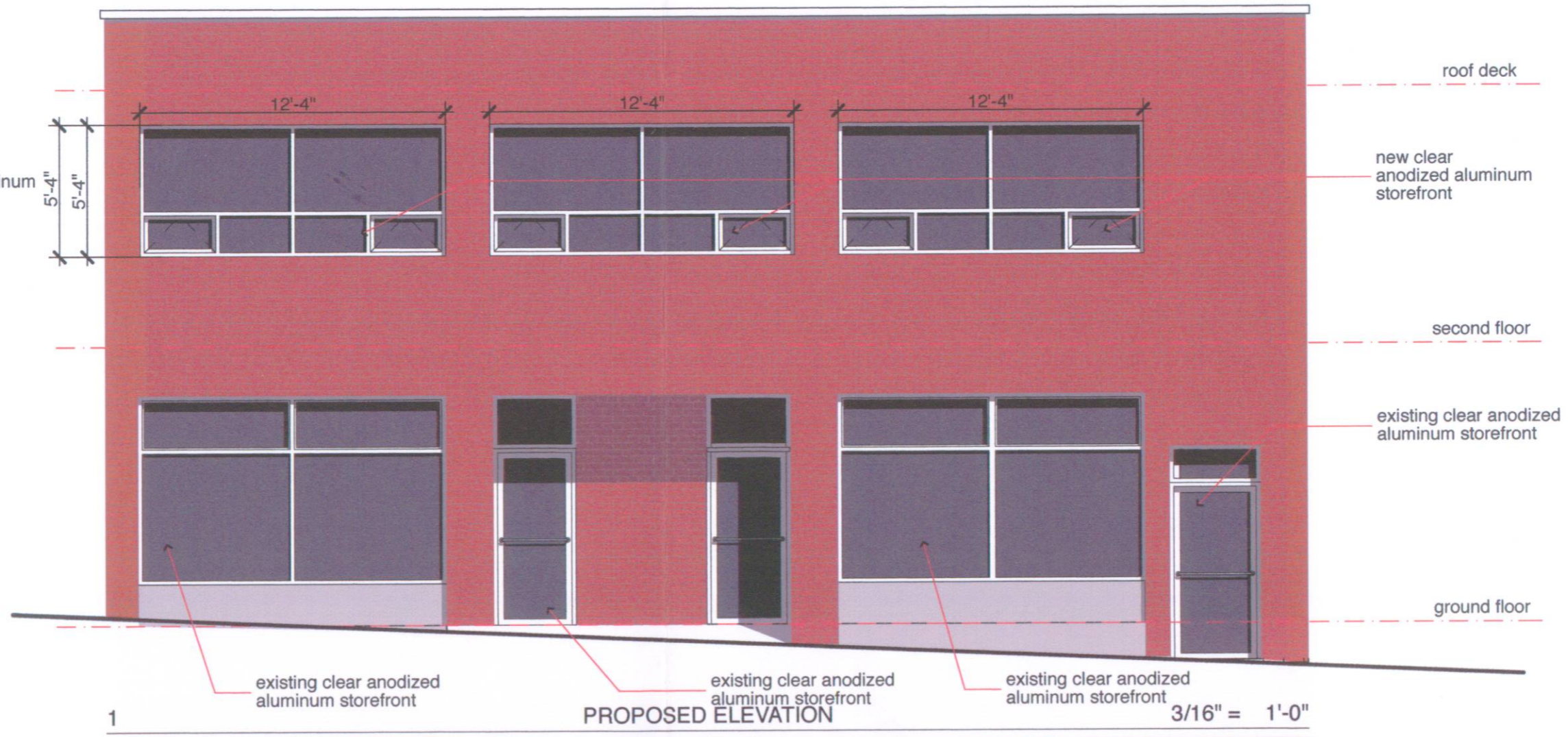
See attached sheets (2) for Existing and Proposed Elevations and Surrounding Context Photos.

For Office Use Only
Received by: D. Eubas Approved/Disapproved by: _____
Fee paid: 12500 Cash/Ck. # 1511 Date: _____
Date Received: 4/29/14 Conditions of approval: _____



SIDE WINDOWS

new clear anodized aluminum storefront



1



2



1



2

ADJACENT BUILDINGS



3

SIDE WINDOW LOCATIONS

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



May 6, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 14-05-06

110-112 2nd Street NE

Tax parcel 330242000

Gauss, LLC, Owner/ Frederick Wolf, Manager, Gauss LLC, Applicant

Replace second floor windows

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner