

**From:** Scala, Mary Joy  
**Sent:** Friday, August 22, 2014 8:56 AM  
**To:** Wolf, Fred; 'fredgreenewalt@comcast.net'  
**Subject:** BAR Actions- August 19, 2014 - 106 W South Street

August 21, 2014

Fred Wolf  
110B 2<sup>nd</sup> Street NE  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 14-08-10  
106 West South Street  
Tax Parcel 280102100  
Fred Greenewalt, Owner/ Fred Wolf/Wolf Ackerman, Applicant  
New windows and canopy

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

**The BAR approved (6-0-1 with Mohr abstaining) the application on the consent agenda 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 (February 19, 2016), 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.

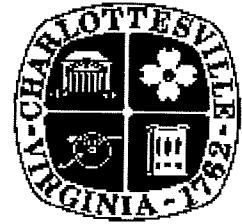
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

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  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 19, 2014**



**Certificate of Appropriateness Application**

BAR 14-08-10

106 West South Street

Tax Parcel 280102100

Fred Greenewalt, Owner/ Fred Wolf/Wolf Ackerman, Applicant

New windows and canopy

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**Background**

106 West South Street is a contributing structure in the Downtown ADC district. It was built in 1916 as a commercial warehouse building. It is historically referred to as the H.H. Hawkins Warehouse and is a three bay, two story building. The western bay was added in 1922 and does not match the original façade. South Street Brewery currently occupies the main level while Executive Offices are located on the second floor.

March 15, 2011: The BAR approved (7-0) the application to replace eight windows as submitted. Five of these windows are located on the front façade and three of the windows are located on the rear façade. The existing windows were 6 over 6 single pane, double hung wood window units, probably installed in the 1970's.

**Application**

On the first floor, the applicant proposes to remove the large center fixed window, the French doors with sidelights and transom to the right, and the solid wood door and transom on the left front of the building. None are original. No masonry openings will be changed.

The replacement windows will be triple-hung windows that will be operable. The entry door on the building will be replaced with a painted wood French door with a new transom. The windows will have simulated divided lites and insulated glass, and will be custom manufactured by Marvin.

Also they propose the addition of a painted steel canopy, one new exterior light (to the left of the entry), and to paint all existing windows, new windows and new doors, and the new canopy Benjamin Moore 'Almost Black' in semi-gloss finish.

**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;*

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*(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;*

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

**Pertinent Guidelines for Rehabilitation include:**

*WINDOWS (4.4 and 4.5)*

*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) False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) 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.*
- 15) 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.*
- 16) Storm windows should not damage or obscure the windows and frames.*
- 17) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 18) Use shutters if compatible with the style of the building or neighborhood.*
- 19) Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.*
- 20) The size of the shutters should result in their covering the window opening when closed.*
- 21) Avoid shutters on composite or bay windows.*
- 22) If using awnings, ensure that they align with the opening being covered.*
- 23) Use awning colors that relate to the colors of the building.*

### **Pertinent Design Review Guidelines for Signs, Awnings, Vending, and Cafes:**

#### **C. AWNINGS, MARQUEES & CANOPIES**

*Awnings can contribute to the overall image of the Downtown, The Corner, and West Main Street by providing visual continuity for an entire block, helping to highlight specific buildings, and covering any unattractively remodeled transom areas above storefronts. They also protect pedestrians from the weather, shield window displays from sunlight, and conserve energy. Marquees are usually associated with theaters and contain areas for changing information. Canopies are more permanent structures.*

#### **Types**

1. *Fixed, sloped fabric awnings are the traditional awning type and are appropriate for most historic buildings, both residential and commercial.*
2. *Boxed or curved fabric awnings; a more current design treatment, may be used on a non-historic or new commercial building.*
3. ***Marquees and canopies fabricated from rigid materials are appropriate on some commercial buildings, however, they must fit the storefront design and not obscure important elements such as transoms or decorative glass.***
4. *Historic marquees and canopies should be retained and maintained on historic building facades.*
5. *Backlit awnings or canopies used as illuminated signs are inappropriate.*

#### **Placement**

1. *Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements of facade materials.*
2. *Choose designs that do not interfere with existing signs or distinctive architectural features of the building, or with street trees or other elements along the street.*
3. *Choose an awning shape that fits the opening in which it is installed.*
4. *Make sure the bottom of the awning valance is at least 8 feet high, or consistent with the current building code.*

#### **Color and Materials**

1. *Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex pattern.*
2. *Aluminum, vinyl plastic, or overly ornate fabric awnings are generally inappropriate for any buildings within the historic districts.*
3. ***Contemporary marquees or canopies may be constructed of combinations of metal, wood, and glass; some types of plastic may be appropriate.***

#### **Discussion and Recommendations**

The proposal is appropriate.

#### **Suggested Motion:**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Signs, Awnings, Vending, and Cafes, I move to find that the proposed new windows and canopy 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.





# 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

JUL 29 2014

NEIGHBORHOOD DEVELOPMENT

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name FRED GREENEWALT Applicant Name FRED WOLF / WOLF ACKERMAN  
Project Name/Description SOUTH STREET BREWERY Parcel Number 280102100  
Property Address 106 W. SOUTH ST, CHARLOTTESVILLE VA 22902

### Applicant Information

Address: 110-B 2ND STREET NE, CHARLOTTESVILLE VA 22902  
Email: FRED.WOLFACKERMAN.COM  
Phone: (W) 296-4848 (H) \_\_\_\_\_  
FAX: 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.)

[Signature] 7.29.14  
Signature Date  
FRED WOLF 7.29.14  
Print Name Date

### Property Owner Information (if not applicant)

Address: 2697 MILTON ROAD, CHARLOTTESVILLE VA 22902  
Email: FREDGREENEWALT@COMCAST.NET  
Phone: (W) 466-9938 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

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

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name Date

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

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

DESCRIPTION OF WORK, EXISTING ELEVATION, CONTEXT PHOTOS, NEW PROPOSED ELEVATION, 3D-VIEW 1, 3D-VIEW 2, SECTION DETAIL AT CANOPY AND LIGHT FIXTURE CUT SHEET.

**For Office Use Only**  
Received by: W. Euber  
Fee paid: 1250 Cash/Ck. # 1112  
Date Received: 7/29/14  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



## Description of Proposed Work

South Street Brewery - COA Application  
Charlottesville Board of Architectural Review  
August 19, 2014 Meeting

Dear Ms. Scala and BAR Members:

Below is a brief summary of the work we propose for the exterior of South Street Brewery at 106 W. South Street, Charlottesville VA 22902.

1. We propose to remove the fixed window, the french doors with sidelights and transom and the solid wood door and transom on the front of the building. These are not original. We are not modifying any masonry openings. We are replacing the fixed windows and french doors with painted wood triple-hung windows that will be operable. We also plan to replace the entry door on the building with a painted wood french door with a new transom above. These windows and doors will have simulated divided lites and insulated glass. They are custom manufactured by Marvin.

2. We propose adding a painted steel canopy as shown. Color to be Benjamin Moore 2130-30 'Almost Black' in semi-gloss

3. We propose adding a new exterior light to the left of the entry door as shown (cut sheet provided).

4. All existing windows, new windows and new doors will be painted Benjamin Moore 2130-30 'Almost Black' in semi-gloss

Thank you again for your time and consideration. We look forward to seeing you at the August 2014 meeting.

Sincerely,

Frederick Wolf, *partner*  
WOLF ACKERMAN











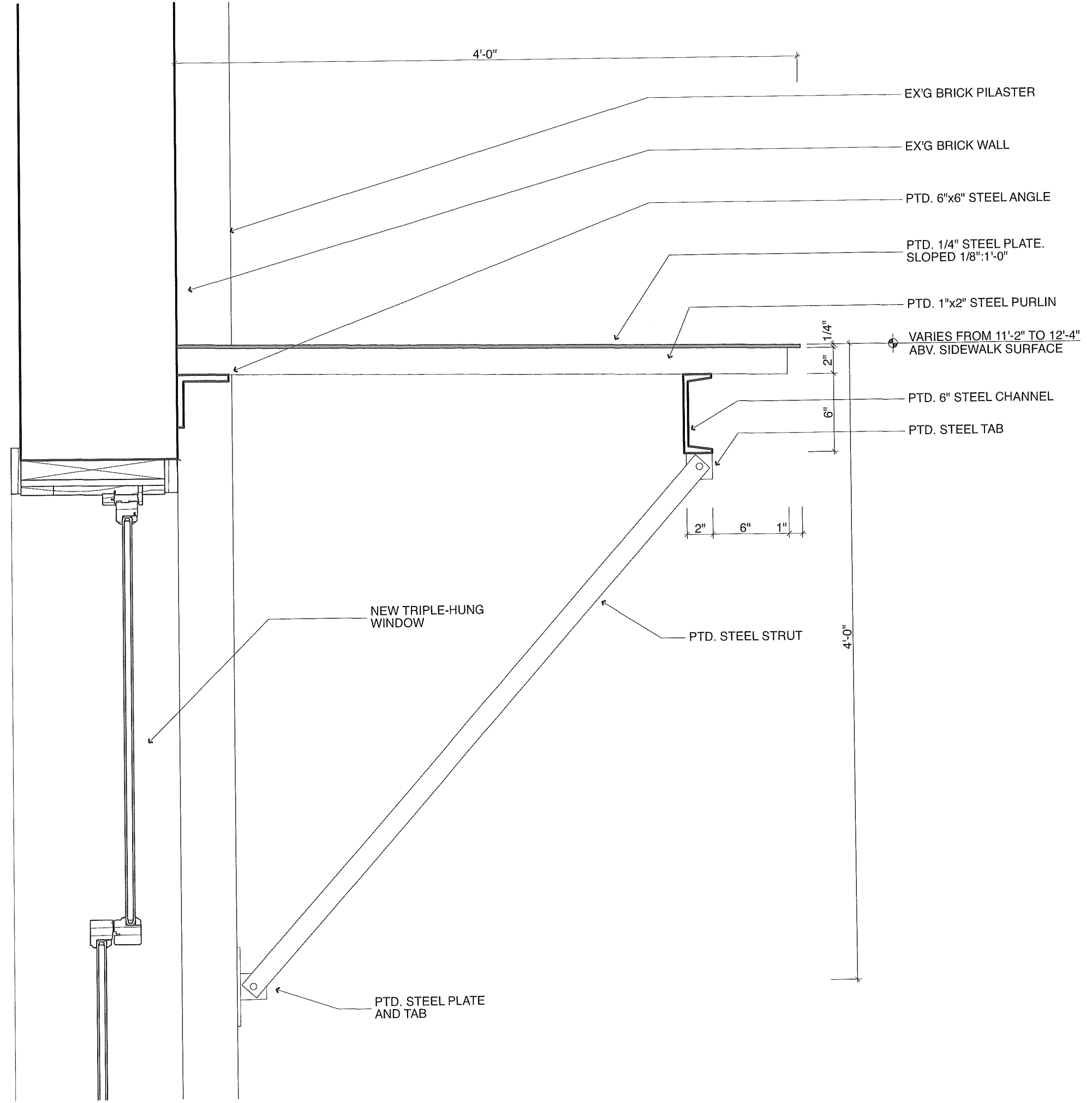














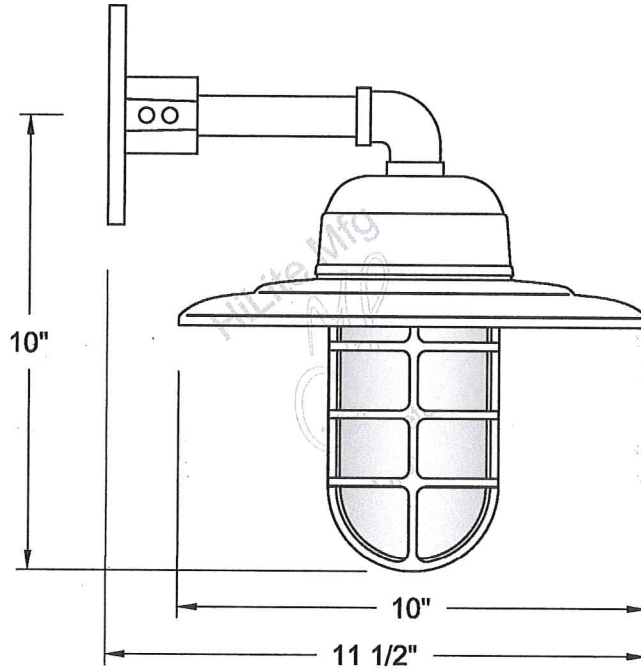


# HI-LITE MFG. CO., INC

13450 Monte Vista Avenue  
Chino, California 91710  
Telephone: (909) 465-1999  
Toll Free: (800) 465-0211  
Fax: (909) 465-0907  
web: www.hilitemfg.com  
e-mail: sales@hilitemfg.com

## H-CGU-10-1B Saucer Vapor Jar Collection

Job Name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_



**FINISH** - Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49.

For interior finish of fixture refer to color chart on pages 344-348.

**MOUNTING** - Cord, Stem, Arm, and Flush mounting available.

**ACCESSORIES** - Cast guard, Wire guard, Acorn globe, Swivel knuckle, and flexible tubing available.

**REFLECTOR** - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

**SOCKETS/LAMPS** - Available in:

Incandescent

- rated 100 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32 watt max/120/277 volt, GX24Q base.

High Intensity Discharge(HID)

- rated 100 watt max/120/208/240/277 volt, medium base.

Light-Emitted Diode(LED)

- rated 20w/12(20w-1250) lumens.

**MADE IN THE U.S.A.**

Suitable for wet location.  
(Except when cord mounted)



## Scala, Mary Joy

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**From:** Fred Wolf <fw@wolfackerman.com>  
**Sent:** Wednesday, August 13, 2014 2:19 PM  
**To:** Scala, Mary Joy  
**Subject:** South Street  
**Attachments:** 140813 BAR Revision.pdf

Mary Joy,

We just can't leave anything be...

We have had to make a subtle change to the windows in the South Street project. See attached. We have changed the windows from triple hung units to double hung windows - so there are only two sashes rather than three per window. Marvin originally said they could make the triples but then their engineering had some issues and we decided to simplify. I believe this was our original configuration the first time I sent you a picture of this project. We also have introduced a larger flat steel plate at the pilaster where the bracket meets the wall at the suggestion of our structural engineer. Everything else stays the same.

Sorry for the last minute change. I hope you will agree that these changes do not materially affect the appearance. I hope this can remain on the consent agenda. Please call me if you have any questions. Thanks.

Fred

WOLF | ACKERMAN **architecture + design**  
110-B Second Street NE • Charlottesville, Virginia 22902  
ph 434.296.4848 • fx 434.296.4877

visit us @ [www.wolfackerman.com](http://www.wolfackerman.com)

# 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](http://www.charlottesville.org)



August 5, 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 14-08-10

106 West South Street

Tax Parcel 280102100

Fred Greenewalt. Owner/ Fred Wolf/Wolf Ackerma

New Window Design, Replace Doors, and Add Awnings

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 19, 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](mailto:scala@charlottesville.org)

Sincerely yours,

A handwritten signature in cursive script that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP  
Preservation and Design Planner