

From: Scala, Mary Joy
Sent: Thursday, August 27, 2015 8:29 AM
To: 'Willard Scribner'
Cc: randallleach@embarqmail.com; Martin D. Chapman
Subject: BAR Action- August 18, 2015 - 700 Harris Street

August 27, 2015

Martin Chapman
Indoor Biotechnologies
1216 Harris Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 15-07-03
700 Harris Street
Tax Parcel 35013200
Randall Leach, Owner/Martin Chapman, Applicant
Canopy replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 18, 2015. The following action was taken:

The BAR approved the application as submitted (7-0) with a landscape plan to be circulated to the BAR for administrative approval.

This certificate of appropriateness shall expire in 18 months (February 18, 2017), 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.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 18, 2015**



Certificate of Appropriateness Application (Deferred from July)

BAR 15-07-03

700 Harris Street

Tax Parcel 35013200

Randall Leach, Owner/ Martin Chapman, Applicant

Replace existing: entry canopy, entry door with new aluminum framed glass door and sidelights to match existing window frames. Raise sidewalks and concrete stairs to ADA standards.

Background

The Armstrong Knitting Factory (Silk Mills) was built in 1889-90 with an addition in 1947. It is an Individually Protected Property.

April 15, 2003 - The BAR voted 6-1 to approve a motion to permit demolition of the metal addition attached to the rear of the building, with the brick chimney to be protected and preserved. The BAR voted unanimously to defer action on the proposed demolition of the brick addition.

May 20, 2003 - the BAR voted 5-2 to deny the demolition of section "A," based on City Code Section 34-568(b) criteria 1-7, and Design Review Guidelines for Demolition, criteria 1-6; and to approve removal of section "D". This decision was later overturned by City Council.

July 21, 2015 - **The BAR approved (8-1, with Graves opposed) the proposal for handicapped accessible entry and other concrete work, but handrail details and stair profile to come back for administrative approval (to be circulated among the BAR). Additionally, for the remainder of the application, the BAR accepted the applicant's request for deferral.**

Application

July 2015: The applicant proposes to alter the south entrance of the 1947 addition. An attached plat shows the entry location (circled).

Both the building owner and Indoor Biotechnologies, Inc. (IBI) are desirous of opening up the visibility and visual appeal of the entry to acknowledge the significant change in vibrancy and activity of the new high-technology lab use now inhabiting the main floor.

SMBW would like to retain the old canopy. They are unsure if it is original to the building or not, but it has every appearance of being, at the latest, immediate post-war. The structure behind it was compromised during some selective demolition, and it needs to be restructured. That could be as simple as installing two small-diameter metal-rod diagonals from the outboard corners of the canopy, extending up to eye bolts in the brick.

SMBW would also like to retain the fluted aluminum pilasters that flank the door.

The door needs to be reworked to swing out for egress and accessibility requirements. In doing that the Owner will want to go with a more minimalist modern door with more glass. Under that

circumstance the original door would be crated for safety and stored in the basement of the building.

The Owner may, at some later date, request permission to substitute clear glass block or a glass lite for the more opaque block flanking the pilasters. They want to celebrate this new high tech occupancy in a venerable old building. If we can maintain the existing canopy while adding the diagonal rod-braces back to the brick masonry; and substitute a new, out-swinging door and accomplish these two items together with the ADA-required changes to the concrete walks, then we can get the client open and running fairly quickly. That would leave the client with a future option to request a modification to the glass block side panels, which would require the BAR process and approval, and which – if approved - could be a discrete, small three or four day project for a contractor.

August 2015: At the July meeting the applicant requested to replace the canopy and entry components. The BAR was not supportive, so the matter was deferred. Now the applicant's plan is to rehabilitate the entry. The applicant will bring information to the meeting, but the plan is to repair the aluminum, and to replace the glass block with similar, but clear, glass blocks. The applicant will also bring a landscape plan, stair profile, and handrail details.

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:

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 incompatible with the existing structure.*
- 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.*

Discussion and Recommendations

Staff previously administratively approved concrete work that would make this front entry accessible (attached).

The applicant seems to be moving in the preferred direction.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposal to alter the entrance satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or subject to the following modifications....).

HARRIS STREET

N 46° 05' 36"

DALE AVE. 60'
Unimproved

N 43° 54' 53" W
231.55

7.55

Iron pin

16.93

13.4

80.4

137.5

53.6

124.8

44.7

29.5

13.6

13.2

50.9

52.9

64.3

20.7

27.5

34.9

17.5

26.3

16.3

12.6

17.4

Manufacturing Plant
Brick Building
1 story 1947

BLOCK 2
D.B. III p. 285

2 story Common Brick
900

Sanitary Sewer

S 56° 38' 05" W

350.20'

FORMERLY CHARLTON AVE. 60' WIDE

Southern Railway Co.

Center of Old M

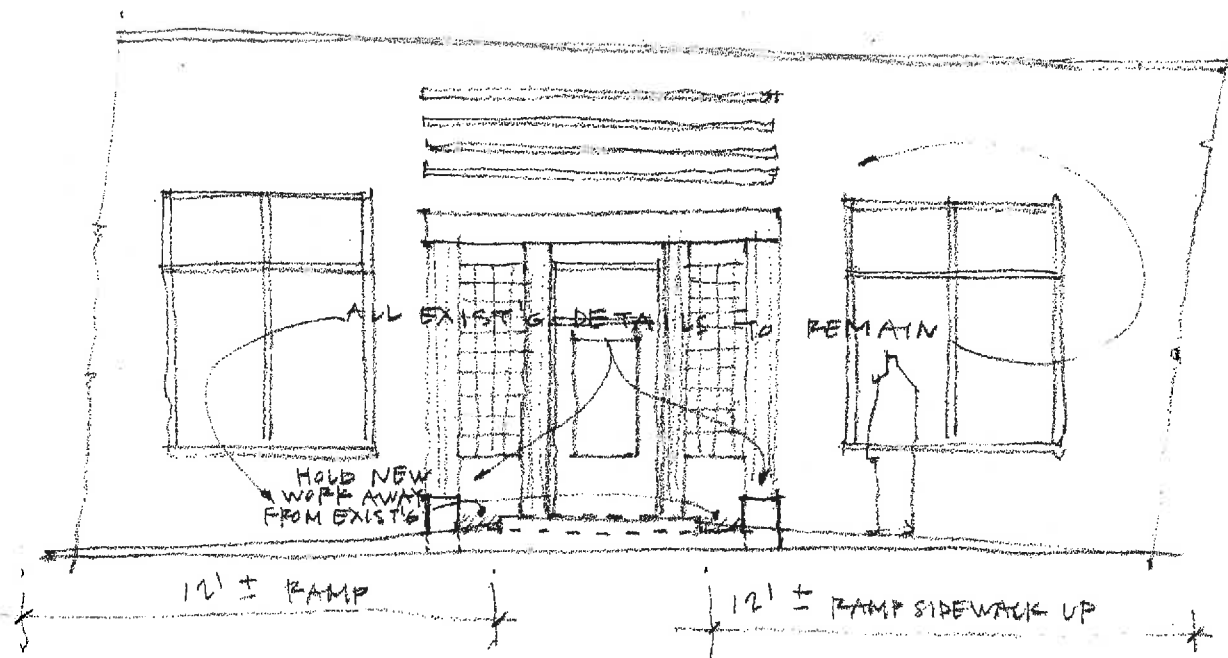
PHYSICAL SURVEY OF
BLOCKS 2 & 3

AND CLOSED PORTION OF CHARLTON AVE.
ADJACENT THERETO
" ROSE HILL "

SUBDIVISION OF CHARLOTTESVILLE INDUSTRIAL AND
LAND IMPROVEMENT COMPANY
CHARLOTTESVILLE, VA. APRIL 1, 1966

WILLIAM S. ROUDABUSH, JR. & ASSOC.
CERTIFIED LAND SURVEYORS
914 Monticello Road
Charlottesville, Virginia

This is to certify that the above survey
in the Clerk's Office of the Circuit
This is to certify that on April, 1966
physical improvements are shown hereon
encroachments or violations.



HC RAMP APPROVAL 2014

ARMSTRONG KNITTING FACTORY



STREET ADDRESS:	700 Harris Street
MAP & PARCEL:	35-132
VDHR FILE NUMBER:	104-212
CITY FILE NUMBER:	162
PRESENT ZONING:	M-1
ORIGINAL OWNER:	James and James A. Armstrong
ORIGINAL USE:	Knitting factory
PRESENT USE:	Industrial Warehouse
PRESENT OWNER:	Rivanna Partners
ADDRESS:	Charlottesville, VA 22906
HISTORIC NAME:	Armstrong Knitting Factory
DATE/PERIOD:	1889-90
STYLE:	Second Empire
HEIGHT IN STORIES:	2 Storeys
DIMENSIONS AND LAND AREA:	164,221 sq.ft.
CONDITION:	Good
SURVEYOR:	-----/Bibb
DATE OF SURVEY:	1974/1987
SOURCES:	City/County Records ACHS files Sanborn Map Co.- 1896,1920,1929-57

ARMSTRONG KNITTING FACTORY

ARCHITECTURAL DESCRIPTION

This building is of a design common to many large industrial buildings of the period. It is a two-storey, 11-bay rectangular block with a central entrance tower projecting on the facade. The main block has a low-pitched hipped roof covered with standing-seam metal, with projecting eaves and a boxed cornice. There is a small gabled dormer at each end of the building. Walls and foundation are constructed of brick laid in five-course American bond. The bays are recessed between brick piers. Windows are segmental-arched, double-sash, 9-over-9 light. Those at the second-storey level are somewhat shorter. The ends of the building are five bays wide with the central bay on each level containing segmental-arched double warehouse doors across the entire width of the bay. The double entrance doors at the first-storey level of the tower are set under a segmental arch. There is a pair of windows above them at the second-storey level, and there are single windows in the sides of the tower. The tower rises above the roof of the main block and has a mansard roof with projecting eaves, a boxed cornice, and tall, shallow, corbelled brick cornice brackets. It is covered with standing-seam metal and has delicate metal cresting. There is a steep gabled dormer on each side of the tower. All windows and doors in the tower have been removed and the openings bricked up flush with the surrounding walls. There is a small one-storey rear wing. Beside it is a tall, round, free-standing brick chimney with a bowed string course. A one-storey brick building northeast of the main building resembles it in some details, but lacks the style of the larger building.

HISTORICAL DESCRIPTION

According to an agreement made September 25, 1889 (ACDB 93-424), the Charlottesville Industrial and Land Improvement Co. erected this building and conveyed it and a certain quantity of land (Block 2 of the Rose Hill plat (ACDB 97-34) to James and James A. Armstrong, "upon consideration that they occupy said building for the manufacture of knit goods -- and employ sixty to seventy hands for a five-year term and an average of one hundred day laborers." By 1890 the Armstrongs occupied the building. In 1903 the H. C. Marchant Manufacturing Co., (ACDB 125-252) acquired the building with the intent to manufacture silk products. From Marchant the building passed to the Charlottesville Silk Mills (ADB 154-193) in 1913. In 1923 the factory was assumed by Amalgamated Silk from the N. Y. Trust Co. that held a 1922 mortgage (City DB 41-344 & 411, 46-151). It passed to Schepp and Rosenthal in 1924 (DB 49- 179); to Julius Rosenthal; to S & R Silk Mills; to William J. Schepp, Inc., in 1931 (DB 72-46). The Peoples National Bank purchased the building in 1939. The Essex Pencil Corporation, manufacturers of several well-known brands of pencils, occupied the building from 1941 until 1966, when the building was purchased by the General Electric Company. The building was purchased by Rivanna Partners L P in 1986 (DB 488-703).

STATEMENT OF SIGNIFICANCE

The Second Empire style never achieved great popularity in Charlottesville and no more than half a dozen buildings remain today. Of those, the Armstrong Knitting Factory is the only industrial building. Moreover, it is the oldest factory building still standing within the City limits.

The Armstrong building resembles the 1882 Charlottesville Woolen Mills Building (now demolished) and was probably designed by the same architect. H.C. Marchant, President of the Charlottesville Woolen Mills, acquired the Armstrong Knitting Factory in 1903. It is not known whether he might have been involved with the firm from the beginning and thus influenced the design of both buildings.

The Armstrong Knitting Factory is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

ARMSTRONG KNITTING FACTORY

The handsome entrance tower with iron cresting on its mansard roof, seriously altered a few years ago, has now been restored to its former grandeur. The Armstrong Building's status as the oldest surviving factory building in the City and the only industrial building in the Second Empire style, make it an extremely important part of the architectural and historical fabric of the City.



Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

JUN 30 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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 3:30 p.m.

Owner Name RANDALL LEACH Applicant Name MARTIN CHAPMAN
Project Name/Description INDOOR BIOTECHNOLOGIES ADAPTIVE REUSE Parcel Number
Property Address 700 HARRIS STREET

Applicant Information

Address: 1216 HARRIS ST.
Email: mdce@inbio.com
Phone: (W) 434 984-2304 (H)
FAX: 434 984 2709

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.)

Martin D. Chapman 6/16/15
Signature Date

MARTIN CHAPMAN
Print Name Date

Property Owner Information (if not applicant)

Address:
Email: randalleach@embargmail.com
Phone: (W) (M) 434-960-2927 (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):
Replacement of the existing entry canopy, replacement of existing entry door with new aluminum framed glass door and sidelights matching existing window frames and modification to the sidewalks and concrete stair and rail to meet ADA Standards.

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

Photo #1 - Entrance Elevation, Photo #2 - Existing Canopy/Main Entrance, CA.A.24 - Site Demo Plan, CA.A.25 - New Construction Site Plan, CA.A.26A - Entrance Elevation Sketch - Option A, CA.A.26B - Entrance Elevation Sketch - Option B, CA.A.27A - Canopy Section/Details, CA.A.27B - Canopy Plan and Storefront Head Dtl., Cutsheet of proposed Canopy by Mapes Arch. Canopies, Photo #3 - Example Canopy Installation

For Office Use Only

Received by: J. Barmore
Fee paid: \$125.00 Cash (Ck. #) 7256
Date Received:
P15-0092

Approved/Disapproved by:

Date:

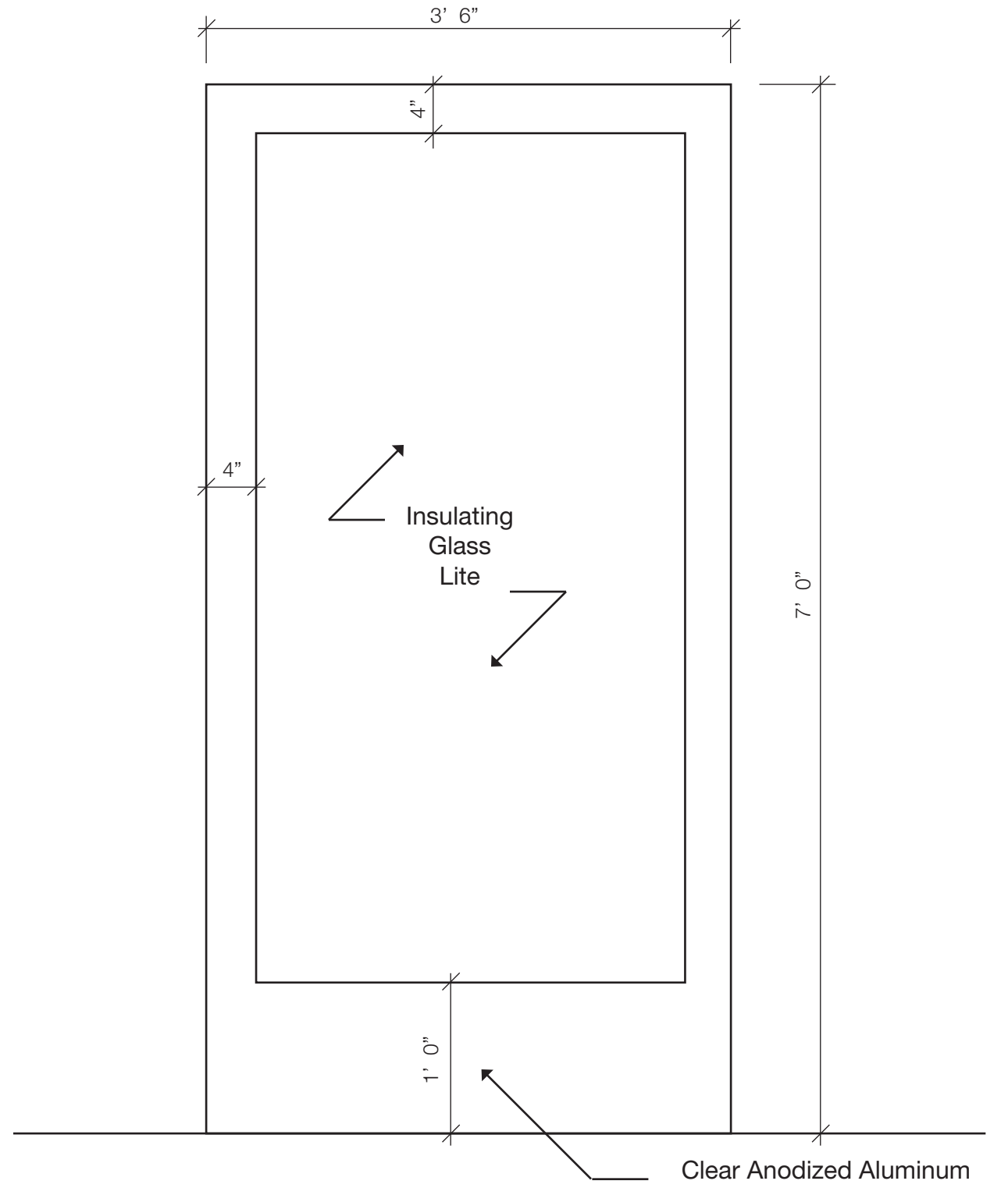
Conditions of approval:

smbw

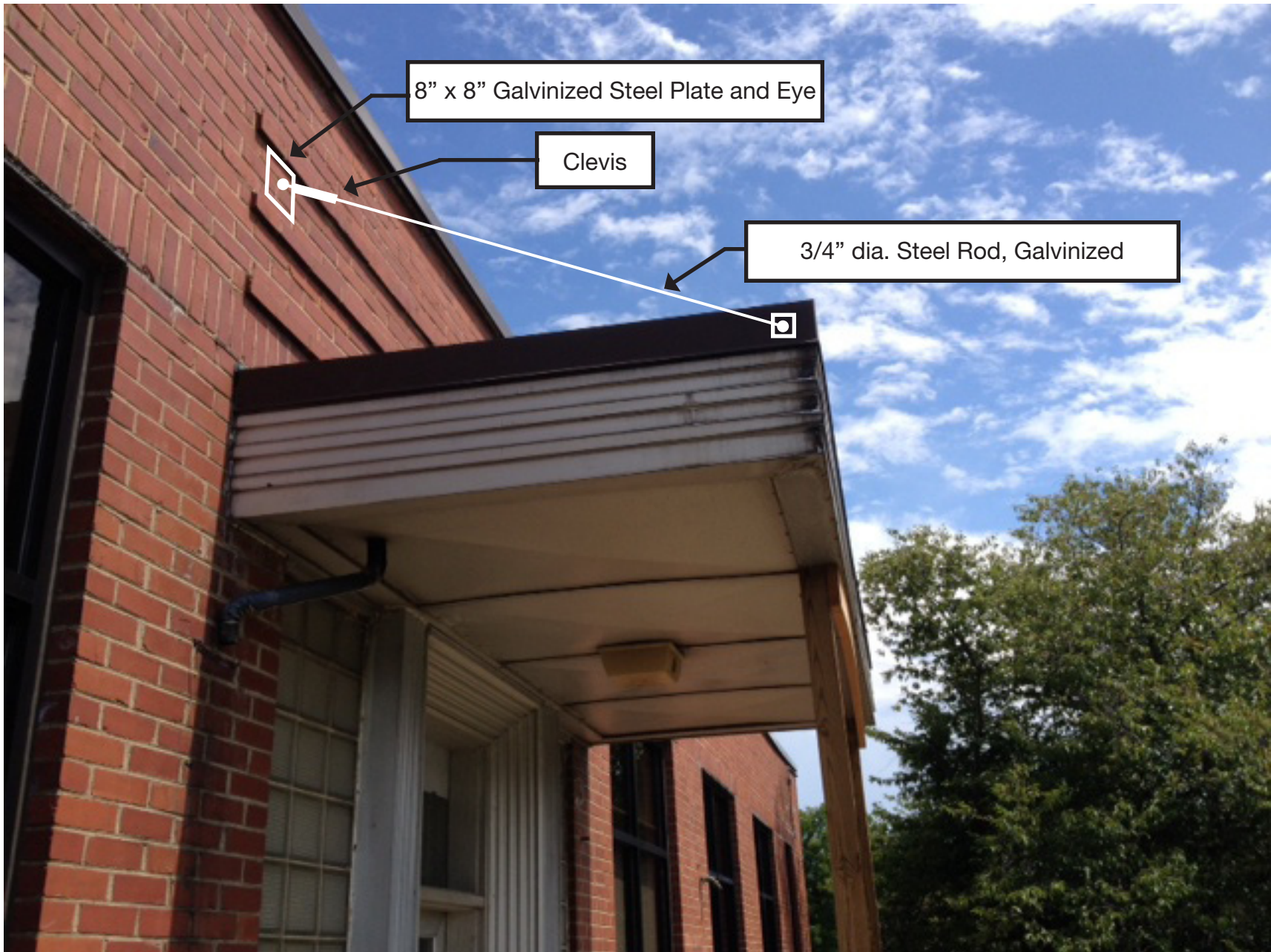
700 Harris Street
Proposed Restoration of Existing Entry



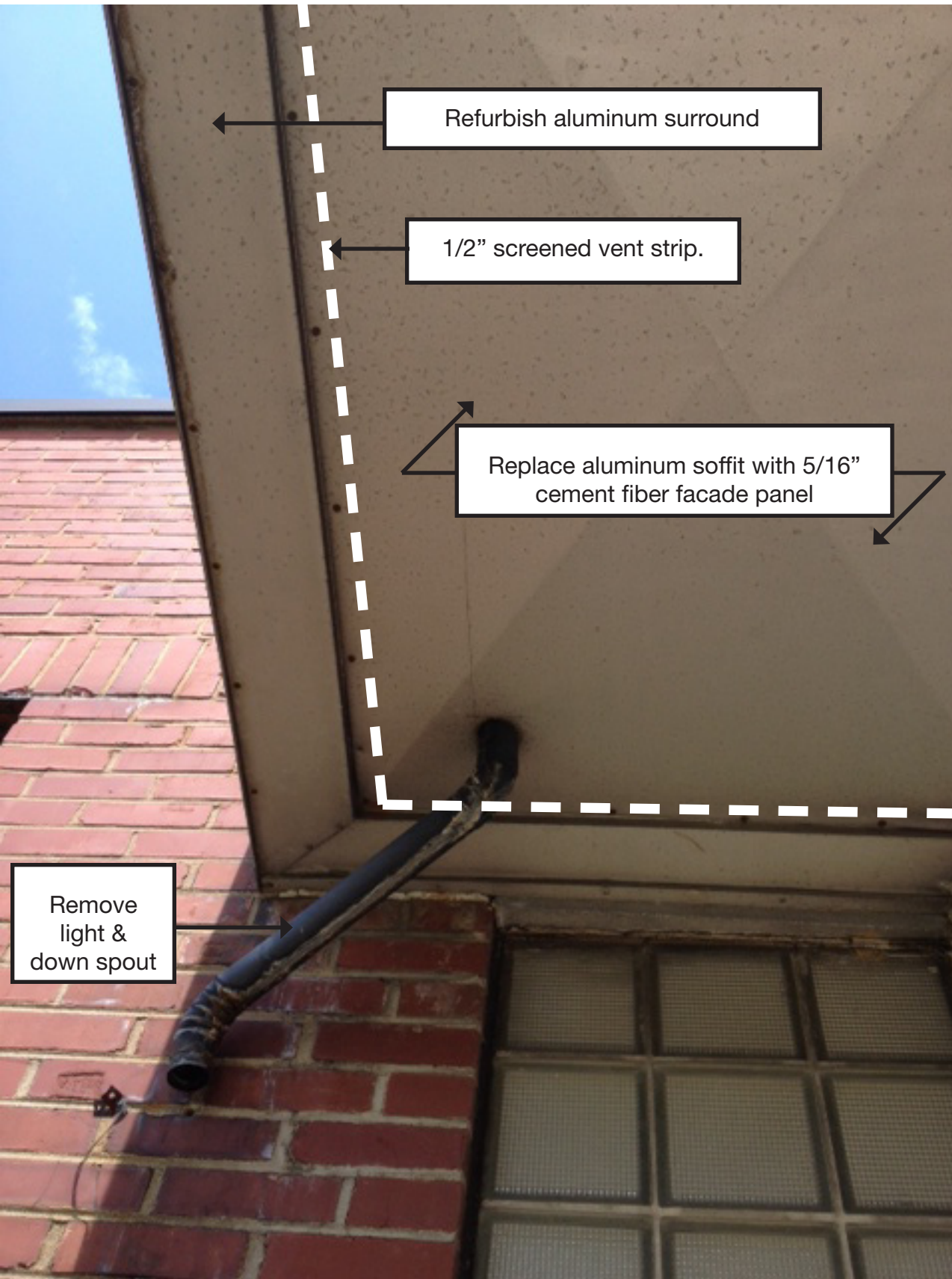
Existing Condition of Entry Door



Proposed New Entry Door



Proposed Renovations to Entry Overhang





Preferred Option



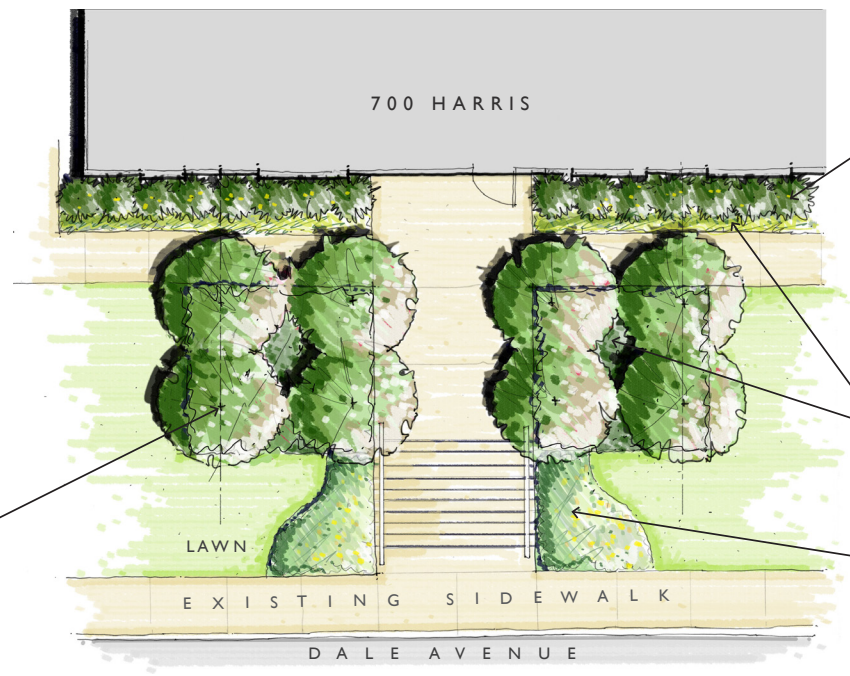
Glass Block Options for Sidelights



Existing Stair and Plantings, Looking West to Harris St



'AUTUMN BRILLIANCE' SERVICEBERRY,
FALL, SPRING, SUMMER



0 4 8 16
CONCEPT PLANTING PLAN



LITTLE LIME HYDRANGEA



VINCA MINOR 'ALBA' - GROUNDCOVER



HIDCOTE ST. JOHN'S WORT

Proposed Planting Plan

