

STAFF REPORT
for
SEPTEMBER 4, 2019 HRC MEETING

Case #: COA2019-085
Staff: Heather M. Bratland

Applicant: Hayes Wauford, Wilson-Covington Construction Company
Owner: MUTAT LLC

LOCATION

District: West End Historic Overlay District #145
Street: 854/858 West Fourth Street
Building: Joyner's West End Grocery
Local Historic
Landmark#: n/a

REQUEST(S)

- Installation of egress measures
- Installation of HVAC units on roof

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

West End Historic Overlay District Design Review Guidelines
(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

Per the West End Historic Overlay Designation Report:

Joyner's Grocery is one of the oldest buildings in the West End and is the most significant of the commercial buildings. It is a flat-iron shaped building, constructed to fill its odd-shaped lot at the corner of Fourth and Burke Sts. The two-story brick structure has a plain, parapeted roofline, a heavy bracketed cornice along the Fourth St. side, four-over-four sash windows with segmental-arched heads, and a shop front with a recessed entrance and a gridwork glass transom. At the west end of the building is the entrance to the second floor stair.

This project is being undertaken to upfit the main level of the building to accommodate a new bar that will open later in 2019. This upfit includes the installation of additional means of egress on the rear façade.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the West End Historic Overlay District because:

- 1) A new fire-rated steel door with a fire/wire glass panel in its upper half and a steel stair providing access between the fire door and ground will be installed on the plain, rear façade of the building, which faces the parking lot on Burke Street. While the new door and stair will be visible from Burke Street, the rear façade is a largely blank, utilitarian wall, and it is not a character-defining elevation of the building. No character-defining features or finishes will be damaged by the installation. The creation of the new entrance is a reversible alteration, and it does not compromise the any historic

entrances or porches. (*Safety, Accessibility, and Code Requirements*, West End Guidelines 2, 4, and 5)

- 2) The painted fire stairs will have stringers and platforms built of I-beams, decking of diamond plate steel, and a railing of $\frac{3}{4}$ " vertical steel bars with 2 $\frac{1}{2}$ " flat-stock top rails. The simple and utilitarian design will be compatible in scale, materials, details, and finish with the utilitarian nature of the rear façade of the historic structure. (*Safety, Accessibility, and Code Requirements*, West End Guideline 3)
- 3) The HVAC units will be located on the roof but set back from roof edge a minimum of 6'. This installation is in an area of low visibility that will avoid any change in the appearance of the building and any sight lines to the HVAC units from the ground. The steel ladder that will provide access to the HVAC units for maintenance and repair is a simple design and will be located on the rear of the building. (*Structural and Mechanical Systems*, West End Guidelines 1 and 2)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-085 at Joyner's West End Grocery, located at 854/858 West Fourth Street, within the West End Historic Overlay District (PIN# 6825-86-9502.00), with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.