

**City of Suffolk
HISTORIC LANDMARKS COMMISSION**



September 10, 2020

**THE REGULAR MEETING
OF THE
HISTORIC LANDMARKS COMMISSION
WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
CITY HALL BUILDING**

**Note: If You Cannot Attend This Meeting,
Please Notify the Planning Division
by 12:00 Noon,
Wednesday, September 9, 2020
(757) 514-4060**

**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

DIVISION OF PLANNING

AGENDA
Historic Landmarks Commission Meeting
Thursday, September 10, 2020
9:00 a.m.

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes
- IV. New Business

Request for Certificate of Appropriateness HLC2020-00007, submitted by Michael Williams, applicant and business owner for Baron's Pub, on behalf of Suffolk Towers, LLC, property owner, for after-the-fact window removal and installation of railing and other modifications at 185 N. Main Street. The property is further identified as Zoning Map 34G18 Block A, Parcels 324, Suffolk Voting Borough, zoned CBD, Central Business District, and HC, Historic Conservation Overlay District.

- V. Old Business
- VI. Staff Reports
 - 1. Enforcement Updates
 - a. Property Maintenance
 - b. Zoning
 - 2. Administrative Approvals
- VII. Adjournment



MINUTES
HISTORIC LANDMARKS COMMISSION
August 13, 2020
9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, August 13, 2020, at 9:00 a.m., in the Council Chambers of Suffolk City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

George Bailey
William Bissell
Susan Coley
Mary Austin Darden
Merritt Draper
Oliver Hobbs
Edward King
Vivian Turner

STAFF:

David Hainley, Director of Planning & Community Dev.
Sean Dolan, Assistant City Attorney
Connie Blair, Planning Technician

MEMBERS ABSENT:

Larry Riddick

The meeting was called to order by Chairman Hobbs. The roll was called by Mr. Hainley and the Chairman was informed that a quorum was present.

APPROVAL OF THE MINUTES: The minutes of the previous meeting were approved as presented.

ANNUAL ELECTION OF OFFICERS: A nomination, followed by a motion was made by Commissioner King to elect Kermit Hobbs as Chairman, and seconded by Commissioner Bissell. This motion was passed unanimously. A nomination, followed by a motion was made by Commissioner King to elect Mary Austin Darden as Vice-Chairman, and seconded by Commissioner Bailey. This motion was passed unanimously.

NEW BUSINESS:

There was no new business to discuss.

OLD BUSINESS:

There was no old business to discuss.

STAFF REPORTS:

Enforcement Update:

Susan Dillard, Acting Property Maintenance Official, reported on the following properties:

- 342 N. Main Street – Owner was fined in March 2020; new summons submitted for October 2020
- 123 Wellons Street – Case was closed in April 2020; owner is now in compliance
- 179 E. Washington Street – Owner was fined in March 2020; new summons submitted for October 2020
- 131 Clay Street – Repairs are being done; owner has been given extra time to comply
- 127 Brewer Avenue – Owner was on docket for August 2020; Judge granted extension until October 2020
- 101 S. Saratoga Street – Property damaged significantly by tornado; met with engineer who recommended that the structure be torn down; working with property owner and will proceed with demolition by Emergency Declaration

Zoning Update:

Jennifer Cobb, Acting Zoning Administrator, reported on the following properties:

- 128 Brewer Avenue – Notice of Violation sent 1-23-20; will issue summons if not brought into compliance

Administrative Approvals:

Mr. Hainley provided a brief report on two administrative COA's approved since the last HLC meeting in February.

There being no further business, the meeting was adjourned.

HISTORIC LANDMARKS COMMISSION



August 13, 2020

Motion:

1st:

2nd:

Motion:

1st:

2nd:

COMMISSIONERS	ATTENDANCE					
	PRESENT	ABSENT	YES	NO	YES	NO
	Bailey, George	X				
Bissell, William N.	X					
Coley, Susan	X					
Darden, Mary Austin, <i>Vice Chairman</i>	X					
Draper, Merritt	X					
Hobbs, Oliver, <i>Chairman</i>	X					
King, Edward L.	X					
Riddick, Larry		X				
Turner, Vivian	X					



CITY OF SUFFOLK

442 W. WASHINGTON ST., P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Alexis Baker, AICP, Principal Planner

Date: September 10, 2020

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HLC2020-00007**, submitted by Michael Williams, applicant and business owner for Baron's Pub, on behalf of Suffolk Towers, LLC, property owner, for after-the-fact window removal and installation of railing and other modifications at 185 N. Main Street. The property is further identified as Zoning Map 34G18 Block A, Parcels 324, Suffolk Voting Borough, zoned CBD, Central Business District, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 185 N. Main Street, at the corner of N. Main Street and Market Street. This property is part of the original Suffolk Historic District of the Suffolk Historic Conservation Overlay District and is located in the Central Business District. The majority of the commercial buildings in this area date from the early 1920s. A post office and a church across from the property on N. Main Street dates to the early 1910s.

According to the National Register of Historic Places, the subject property, constructed circa 1924, is a contributing structure to the Suffolk Historic District. The building represents American Renaissance architecture. The building, originally known as the Elliott Hotel, was built as an eight (8) story, four (4) bay brick structure with jack arches with keystones and full classical entablatures below the parapet, including triglyphs and modillions. Currently known as the Suffolk Towers Apartments, this building includes urban scale apartments and retail uses.

Case History

The applicant is requesting an after-the-fact approval for the removal of the first floor front and side storefront windows at the subject property. A stop work order was issued by the Department

of Planning and Community Development on June 29, 2020, for the removal of the first floor storefront windows and for the construction of an interior wall that separates the indoor dining area from the outdoor dining area. The applicant has since submitted an application proposing a 22" tall black wrought iron railing to be installed along the bottom frame of the side and front window areas where the glass was removed. Additionally, the applicant is proposing to install vinyl wrap around the window frames and a clear vinyl enclosure to shield the open area from inclement weather. The applicant's intention is to create an outdoor area similar to Amici's Restaurant, located at 157 E. Washington Street.

Public Notice

This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on September 4, 2020.

Proposed Actions

The applicant's request includes the following actions:

1. After-the-fact removal of the front and side storefront windows that front on N. Main Street and Market Street.
2. Install vinyl wrap around window frames. Vinyl wrap will be bronze to match the color of the existing frames.
3. Install a 22-inch-tall black powder coated wrought iron railing with decorative silhouettes.
4. Install a clear vinyl enclosure.

Condition Statement

A condition statement was not submitted for this request.

Surrounding Characteristics

A detailed description of adjacent and nearby properties is provided below.

117 Market Street – A non-contributing bank building constructed in 1985. The building features a hipped roof with flat top, colored Flemish bricks, and side elevation single-leaf entries.

167 North Main Street – A contributing two (2) story former movie theater, known as the Jones Building, currently used as retail and offices. The American Renaissance building was constructed circa 1925. The building features glazed terracotta string courses, engaged pilasters on the second floor, and pediments over the second floor windows.

200 North Main Street – A contributing American Renaissance one (1) story post office constructed in 1911. This building includes neo-classical influences with Doric columns, engaged fluted pilasters, complete classical entablatures, dentils and modillions, semi-circular, arched windows, original iron lamp posts, and iron hand rails.

201 North Main Street – A non-contributing three story bank built in 1970. The building is sculptural architecture of white brick, marble, and anodized aluminum.

202 N. Main Street – A contributing Gothic Revival church built in 1914. A one (1) story church with three (3) front bays, a gable roof, Tudor spires, organic motifs, flying buttresses, and Gothic arches over all major windows with Gothic tracery.

Site Modifications

As noted above, this application includes the after-the-fact removal of the front and side storefront windows of the first story business, located at 185 N. Main Street and known as Baron's Pub. The applicant also proposes a 22" tall black powder coated wrought iron railing installed in the frames of the window openings with 3/8" x 3" lag bolts attached to wall plates and base plates at the bottom of the posts. The wall plates will have one lag bolt per plate and the posts will have four lag bolts per plate. The base plates attached to the posts will be covered by a foot. The railing designer and installer, Moonlight Welding, will not drill into the concrete bulkhead. The rail posts are 1" x 1" x 1/8". The pickets are 1/2" solid square and are spaced 3 1/2" between pickets. The pickets are attached to a top and bottom channel, approximately 1" wide. The top rail is 1 15/16" wide. The top rail and bottom channel are approximately 18" apart with approximately 4" between the bottom channel and the window frame. The railing is approximately 36" between the top of the rail to the interior floor. Three silhouettes of an airplane will be cut out of a 1" black metal plate and centered between the pickets of the railing on each side of the existing door on N. Main Street and one between the railings on Market Street.

The window frames will be vinyl wrapped to protect against water intrusion. The vinyl wrap will be dark bronze and painted with a heat based enamel coating to match the existing frames. A clear vinyl enclosure trimmed with driftwood colored vinyl fabric will be used to shield the open area from inclement weather. The vinyl enclosure will be attached to a track on the inside of the window frame and closed by a zipper.

Applicable Regulations

A. Suffolk Downtown Master Plan (Chapter 3, pg.62)

1. In meetings with the public, retailers, and restaurants, the following issue and goal rose to the top of the discussion:
 - Desire for more outdoor dining – putting people on the street combats the perception that nothing is happening in downtown, adds life to the street and expands the tables/profits of restaurants in the good summer months.

B. Unified Development Ordinance (UDO)

- Section 31-413(g)(7), Approval of Major Action by the HLC
 - (iv) Any change or alteration of the exterior architectural style of a designated landmark or contributing property, including removal or rebuilding of porches, dormers, cupolas, stairway, terrace and the like.

C. Suffolk Historic District Design Guidelines

1. Chapter 4, Section C Window Openings: Windows and door openings are a major character and style-determining feature of an historic building. These elements usually act together visually to define the directional emphasis and proportions of the façade as well as the style. It is very important that the windows of an historic building be preserved where possible to maintain their size and details (e.g. muntin patterns, mullion spacing and width, transoms, trim details, etc.).
2. Chapter 6, Section C.2 Preserve/Rehabilitate Display Windows: Preserve and rehabilitate historic mercantile display windows at the street level to not only restore the building's original appearance, but also to encourage street-level retail uses and foster a pedestrian friendly environment.
3. Chapter 6, Section C.2 Preserve and Rehabilitate Windows and Doors: Preserve and rehabilitate original window/door openings, window sashes, window/door muntin patterns and window/door trim to maintain and strengthen not only the building's historic character but also that of the surrounding area as well. Where original windows and doors must be replaced due to deterioration or damage, match their original sizes, patterns and design.

Staff Analysis

The applicant is requesting after-the-fact approval for the removal of the first floor front and side storefront windows, facing N. Main Street and Market Street. Additionally, the applicant proposes to install a 22" tall black powder coated wrought iron railing in the window frames, bronze colored vinyl window wrap, and a clear vinyl enclosure over the window openings. The clear vinyl enclosure will be open during the warmer months to provide an outdoor style eating area and closed during inclement weather and the colder months to use the space as an indoor eating area. The applicant has constructed an interior wall to separate the indoor eating area from the outdoor eating area. It was determined by Staff that the new interior wall is not an external component and is exempt from historic review.

The Suffolk Historic District Design Guidelines advocates for the preservation and rehabilitation of historic windows and openings. While the glass was removed, the applicant will maintain the existing window openings. In lieu of glass, a clear vinyl enclosure will be used to protect the open area from inclement weather. Staff researched online archives displaying the Hotel Elliott and have found that the wooden arched frame details and window glass, which were removed, were not original to the building. The applicant will maintain the existing façade and will not alter the door, door opening, or masonry. Staff also notes that this open dining area will serve to foster a pedestrian friendly environment and will accomplish a goal of the *Suffolk Downtown Master Plan*

to “add life to the street” through outdoor dining options in the downtown.

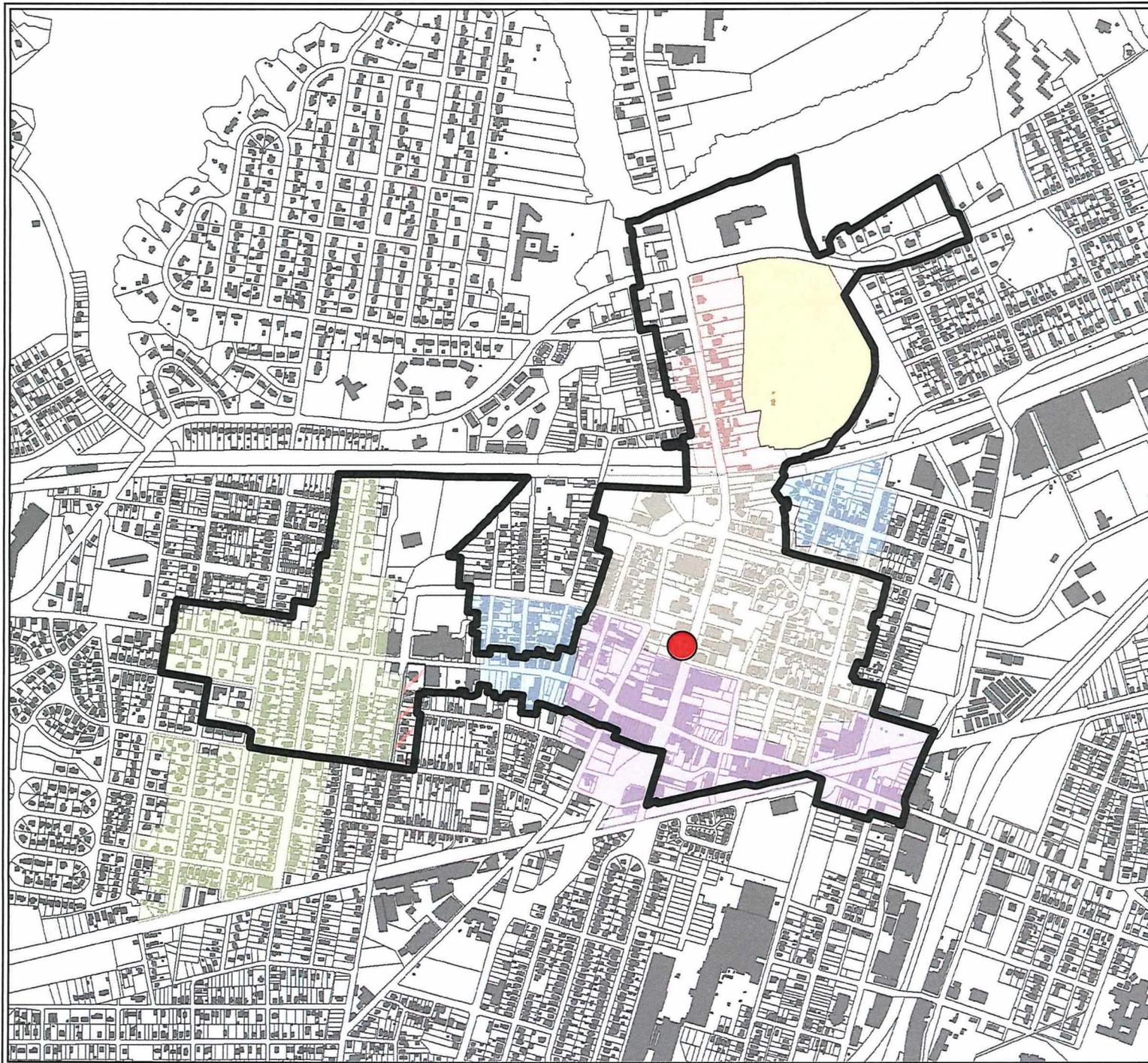
Summary and Recommendations

Based on the previous findings-of-fact, staff recommends **approval** of the following actions requested by Certificates of Appropriateness, HLC2020-00007, with the conditions noted below:

1. Approve after-the-fact removal of the first floor front and side storefront windows that front on N. Main Street and Market Street.
2. Install a 22-inch tall black powder coated wrought iron railing to the frames of the window openings with decorative silhouettes. No elements shall be attached to the concrete bulkhead.
3. Install vinyl window wrap in bronze to match existing frames.
4. Install clear vinyl enclosure to the window frame. No elements shall be attached to the concrete bulkhead or storefront façade.
5. No alteration of window openings, door openings, masonry and concrete, or other exterior elements, not specifically outlined in the summary and recommendations, will be permitted under this application.
6. All required building and zoning permits shall be obtained from the City of Suffolk.

Attachments

Suffolk
Historic
Conservation
Overlay District &
National Register
Historic Districts



Legend

-  HLC2020-007 Address Point
- Type of Overlay**
-  Historic Overlay District
- DISTRICT**
-  CEDAR HILL DISTRICT (2006)
-  EAST WASHINGTON STREET DISTRICT (2002)
-  Historic Overlay
-  NORTH MAIN STREET DISTRICT EXTENSION (1998)
-  ORIGINAL SUFFOLK DISTRICT (1987)
-  SUFFOLK DISTRICT EXPANSION (2004)
-  WEST END DISTRICT (2004)
-  WEST END DISTRICT EXPANSION (2004)
- SuffolkGIS.DBO.Building_Footprints**
-  SuffolkGIS.DBO.Building_Footprints
-  Approved Parcels

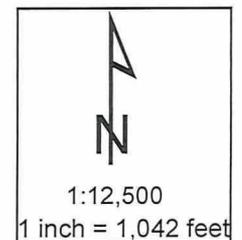
HC2020-007

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The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

Aerial Photography captured March 1999. A limited area of the City was re flown in March of 2001. The most up-to-date photography available was used to capture planimetric information.



City of Suffolk Department of
Planning & Community Development
Updated : 7/20/2020



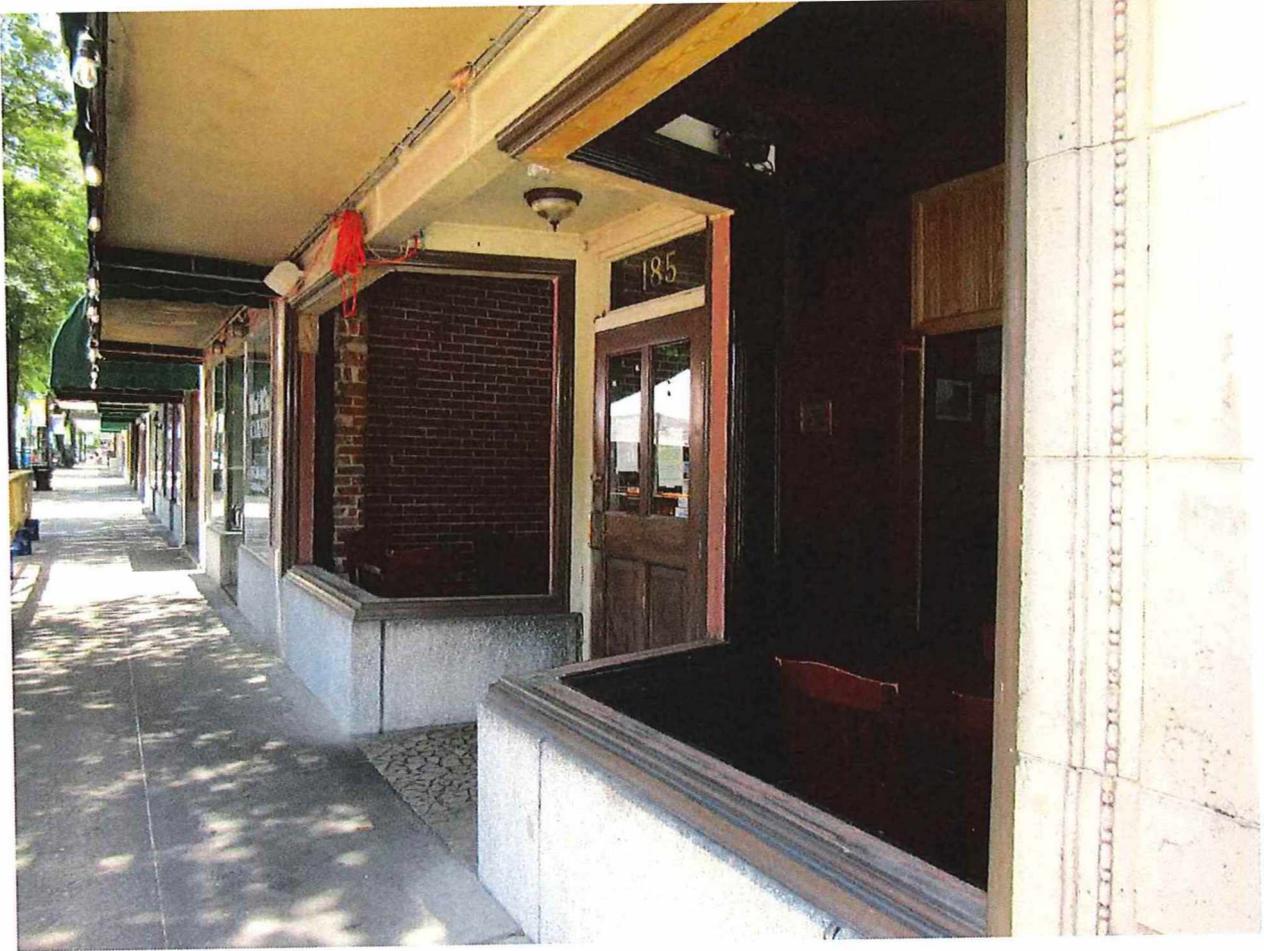
ZONING / LAND USE MAP

HLC2020-007





Windows Prior to Removal



Existing Property



Existing Property



Existing Property



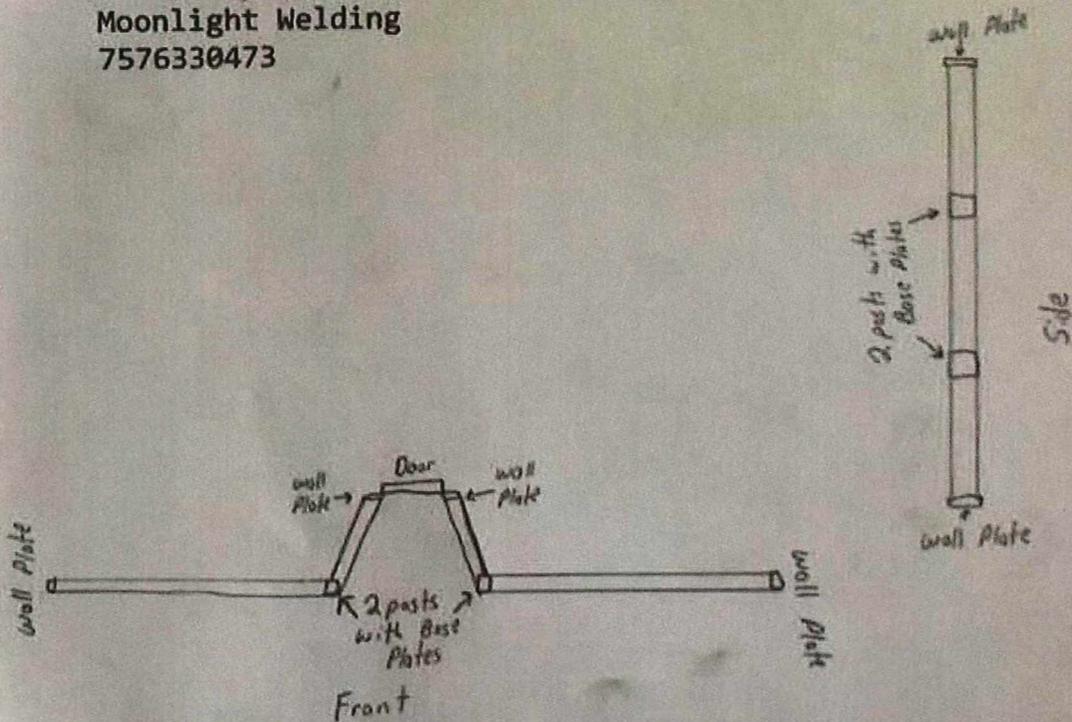
Circa 1930s-1940s

Barons Pub Rails
Bobby Daniels
757-739-6406

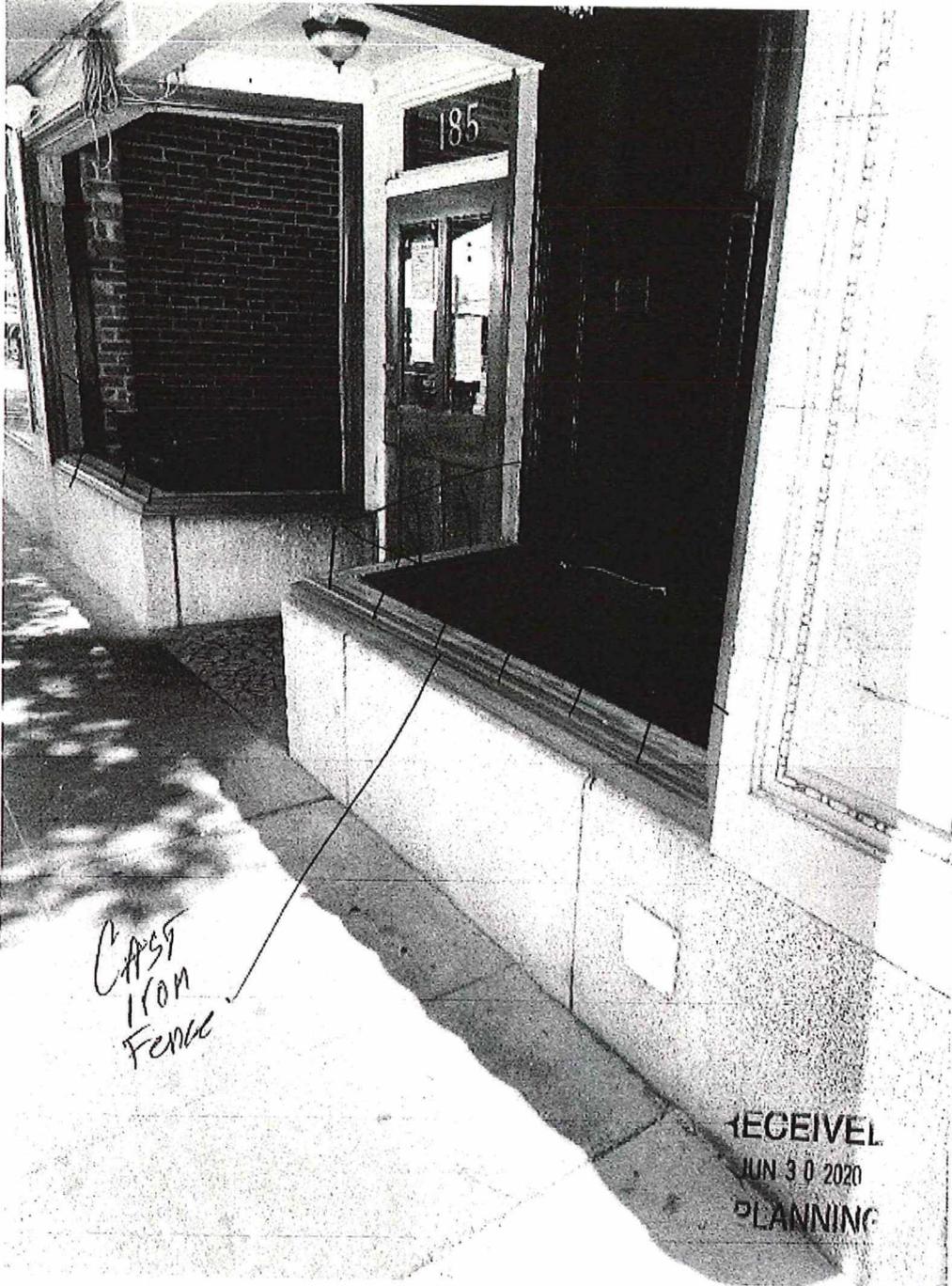
- Rails will be 22" tall
- Finish height of rails will be 36" tall from inside floor
- All wall plates & base plates will be secured with 3/8"x3" lag bolts
- Rail length will be determined when we build on-site to fit between existing posts
- Rails will be Powdercoated

If any other questions need to be asked please contact Chris at Moonlight Welding

Chris Boyd
Moonlight Welding
7576330473



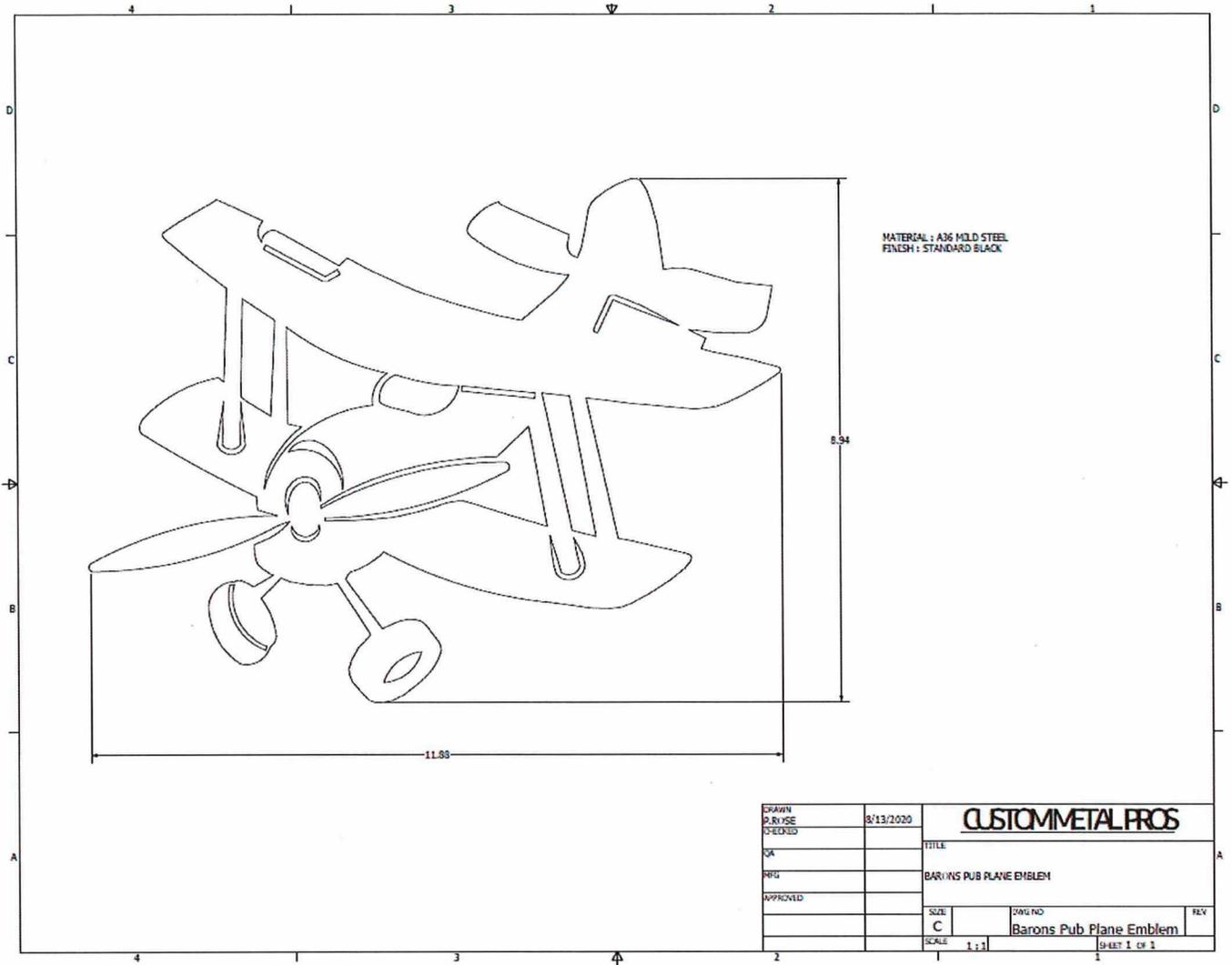
Location of Railing







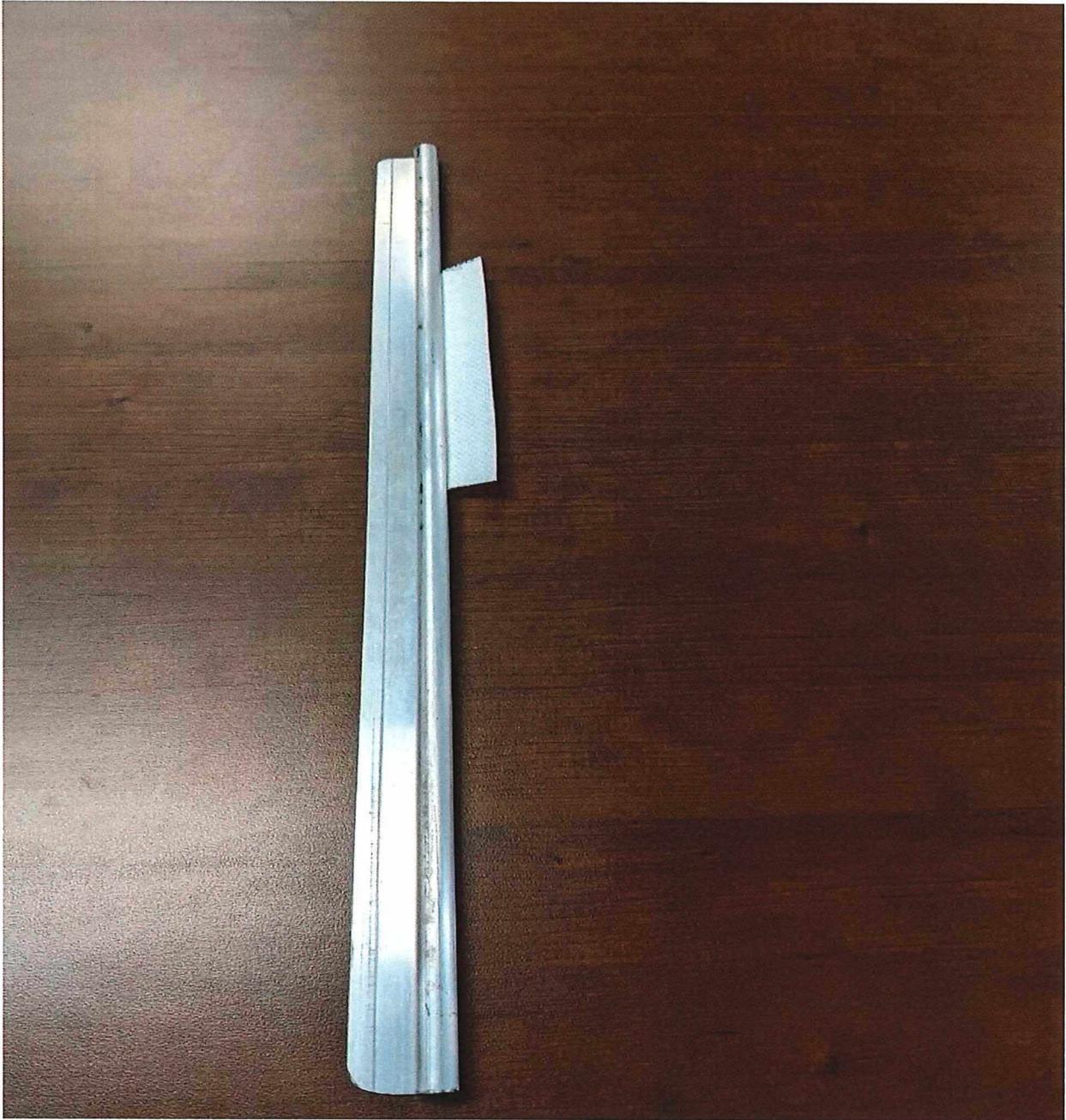
Example of custom railing provided by Moonlight Welding. Proposed railing for HLC2020-00007 will be approximately 22” tall and attached to the wood frame and not to the concrete bulkhead. Post bolts will be covered by a foot. A silhouette of an airplane will be centered on three sections of the railings.



A silhouette of an airplane will be centered on three sections of the railings.



Vinyl Enclosure, 157 E. Washington Street. Rather than utilizing a pulley system, the applicant proposes a vinyl enclosure that will be secured by a sliding track and closed with a zipper. The vinyl enclosure will not be attached to the building's concrete façade.

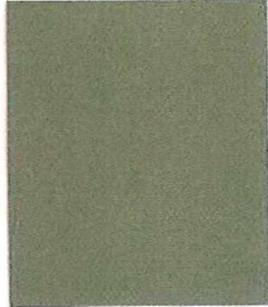


The vinyl enclosure will be secured by a sliding track and closed with a zipper.

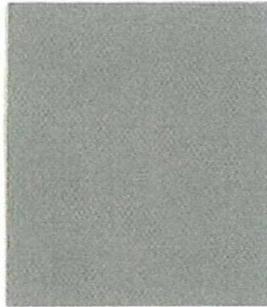
HARBORTIME® EDGE

HarborTime Edge: 62" wide, 11oz/yd²
HarborTime Edge HD: 62" wide, 13oz/yd²

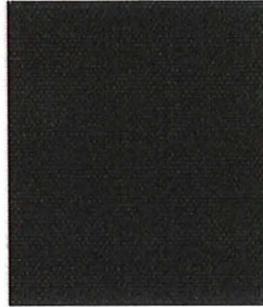
HarborTime® Edge is a new product from Trivantage® featuring Perfecta Marine® technology, providing superior heat reduction, heat reflection, and exceptional UV performance. As a result of these enhanced benefits, Trivantage offers an industry leading 7-year warranty for this hybrid-coated fabric. HarborTime Edge is also available in a 13-ounce fabric in three colors as HarborTime Edge HD. **Note:** full enclosures should be vented for air circulation.



BEIGE SUEDE
11oz (SHOWN): 775940
ALSO AVAILABLE IN HD: 775952



SHALE
HD (SHOWN): 775959
ALSO AVAILABLE IN 11oz: 775935



ONYX
11oz (SHOWN): 775938
ALSO AVAILABLE IN HD: 775951



ANTIQUÉ BEIGE
775936



DRIFTWOOD
775930



MALLARD GREEN
775939



STORM GREY
775934



PUTTY
775932



CHESTNUT
775942



SURF
775931



CORDOVAN
775933



ALPINE WHITE
775943



TRUE TEAL
775944



NAUTICAL BLUE
775937



CARDINAL RED
775941

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.

The fabric trim attached to the clear vinyl enclosure will be similar to the driftwood color. The example at 157 E. Washington Street has a black trim.



The clear vinyl enclosure will use the strata or rolled material from Strataglass. Both products are clear with the strata product being slightly thicker.

HLC PROPERTY MAINTENCE CODE ENFORCEMENT UPDATE

SEPTEMBER 2020

ADDRESS	CODE VIOLATION(S)	STATUS
342 N MAIN ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • PEELING PAINT • DETERIORATED ROOF • DETERIORATED PORCH • DETERIORATED EXT WALLS 	COURT HEARING SCHEDULED FOR OCTOBER 1, 2020
179 E WASHINGTON ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • DETERIORATED EXT WALLS • DETERIORATED WINDOWS AND DOORS 	COURT HEARING SCHEDULED FOR OCTOBER 1, 2020
131 CLAY ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • DETERIORATED EXT WALLS • DETERIORATED EXT DOORS • DETERIORATED PORCH • DETERIORATED ROOF 	ON GOING REPAIRS - BLDG PERMIT AND CERTIFICATE OF APPROPRIATENESS (HISTORIC CONSERVATION OVERLAY DISTRICT)
127 BREWER AVE	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • PEELING PAINT ON EXT • DETERIORATED PORCH • DETERIORATED EXT WALLS • DETERIORATED ROOF AND GUTTERS • DETERIORATED RETAINING WALL AND MASONARY 	STILL IN VIOLATION (PROGRESSING) COURT CASE CONTINUED TO OCTOBER 1, 2020
356 E WASHINGTON ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • ROOF COLLASPED • EXTERIOR WALL COLLASPED • STRUCTURAL DAMAGE 	STRUCTURE WAS DEMOLISHED ON AUGUST 22, 2020. DEMOLITION DEBRIS REMOVED FROM SITE
101 S SARATOGA ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • ROOF DAMAGE • EXTERIOR WALL COLLASPED • STRUCTURAL DAMAGE 	DEMOLITION BEGAN ON AUGUST 24, 2020. DEMOLITION DEBRIS IS BEING REMOVED FROM SITE
130 S SARATOGA ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE <ul style="list-style-type: none"> • ROOF DAMAGE • EXTERIOR WALL DAMAGE • INTERIOR DAMAGE 	ON GOING DAMAGE ASSESSMENT

ADDRESS	CODE VIOLATION(S)	STATUS
135 S SARATOGA ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE <ul style="list-style-type: none"> • ROOF IN DAMAGE 	ON GOING DAMAGE ASSESSMENT
219 W WASHINGTON ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE <ul style="list-style-type: none"> • ROOF IN DAMAGE • EXTERIOR WALL DAMAGE • BROKEN WINDOWS • INTERIOR DAMAGE 	ON GOING DAMAGE ASSESSMENT
239 W WASHINGTON ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE <ul style="list-style-type: none"> • ROOF IN DAMAGE 	ON GOING DAMAGE ASSESSMENT
251 W WASHINGTON ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE ROOF IN DAMAGE	ROOF REPAIRED
253 W WASHINGTON ST	POSTED UNFIT PLACARDS HURRICAN ISAIAS DAMAGE ROOF IN DAMAGE	ROOF REPAIRED

Zoning
Case Activity Report
September 2020

PROPERTY OWNER(S)	LOCATION	VIOLATION(S)	JUDGEMENT	INSPECTOR
JANICE L SIGNORE TR	128 Brewer Ave	Working without an approved COA	NOV sent 8/31/2020	Melvion Knight
ST. JOSEPHS RESERVE,LLC	129 Brewer Ave	Working without an approved COA	NOV sent 8/31/2020	Melvion Knight