

308 W. Virginia Union Bear Redevelopment

Historic Preservation Advisory Board

January 5, 2023

Background

- Between Church & Bengel along West Virginia Street
- Built circa 1947
- Brick with metal paneling on primary façade
- Aluminum and glass storefront

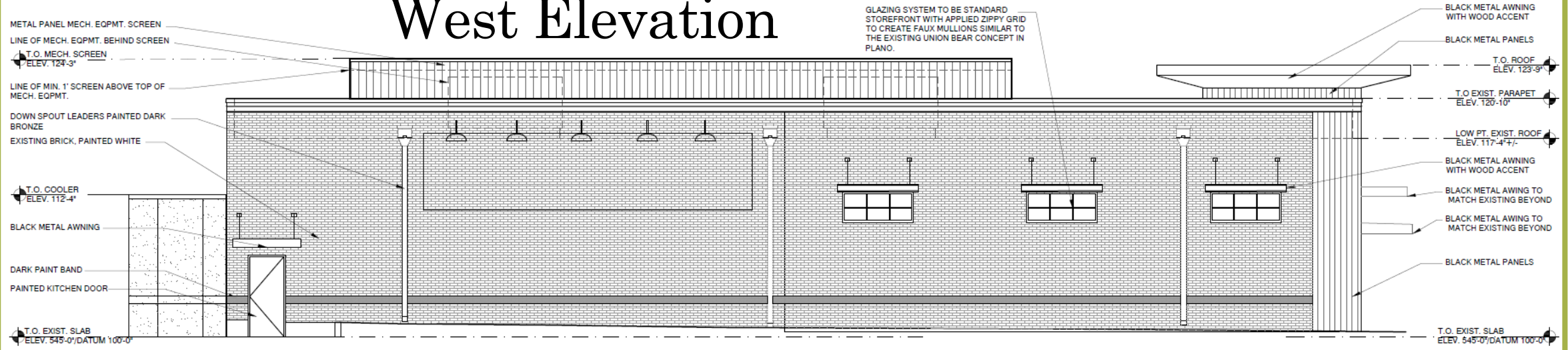


Existing



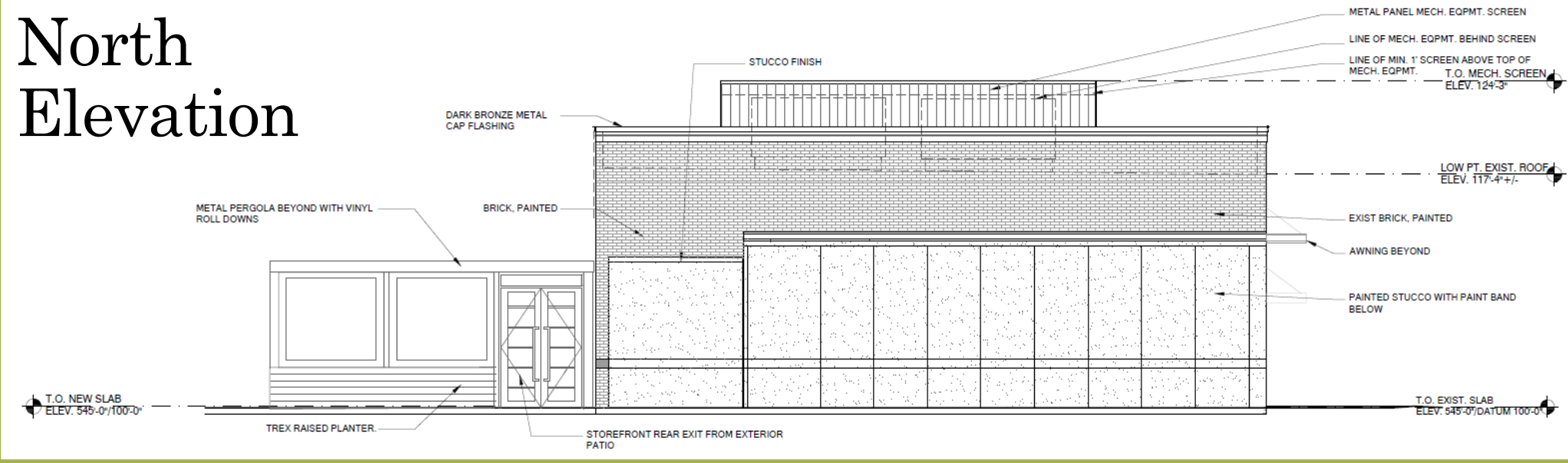


West Elevation

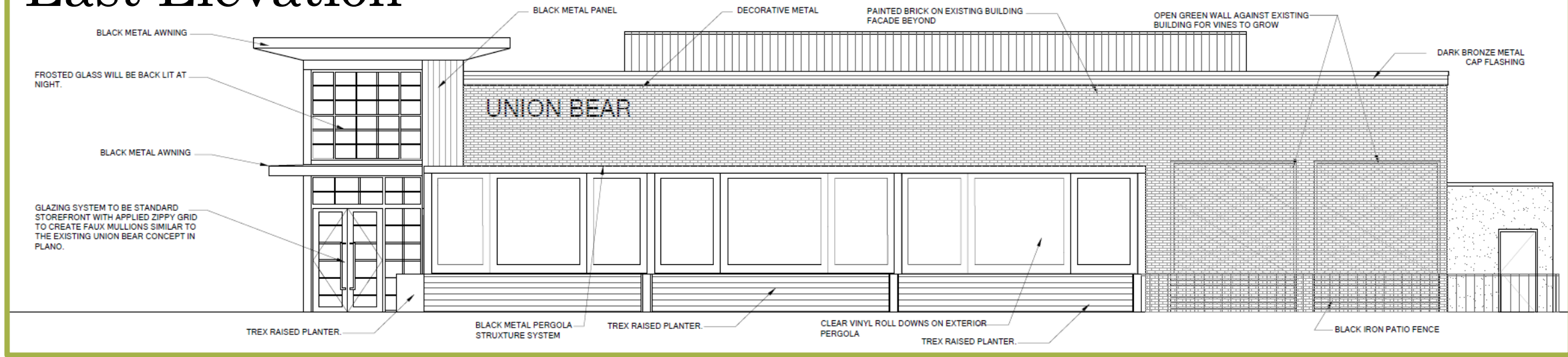


Existing

North Elevation

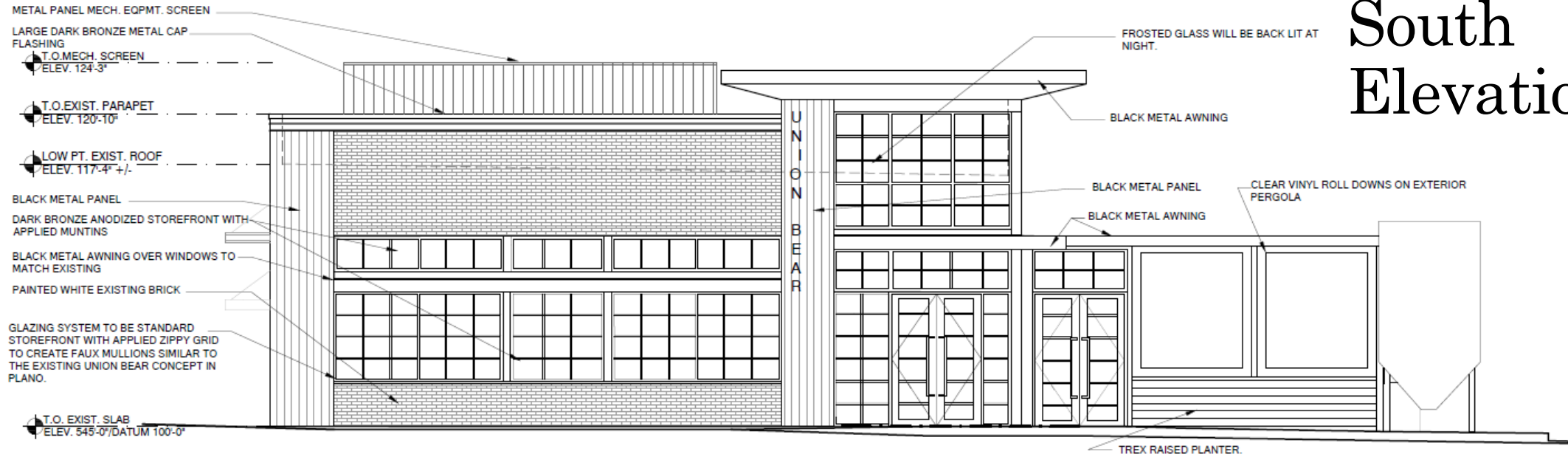


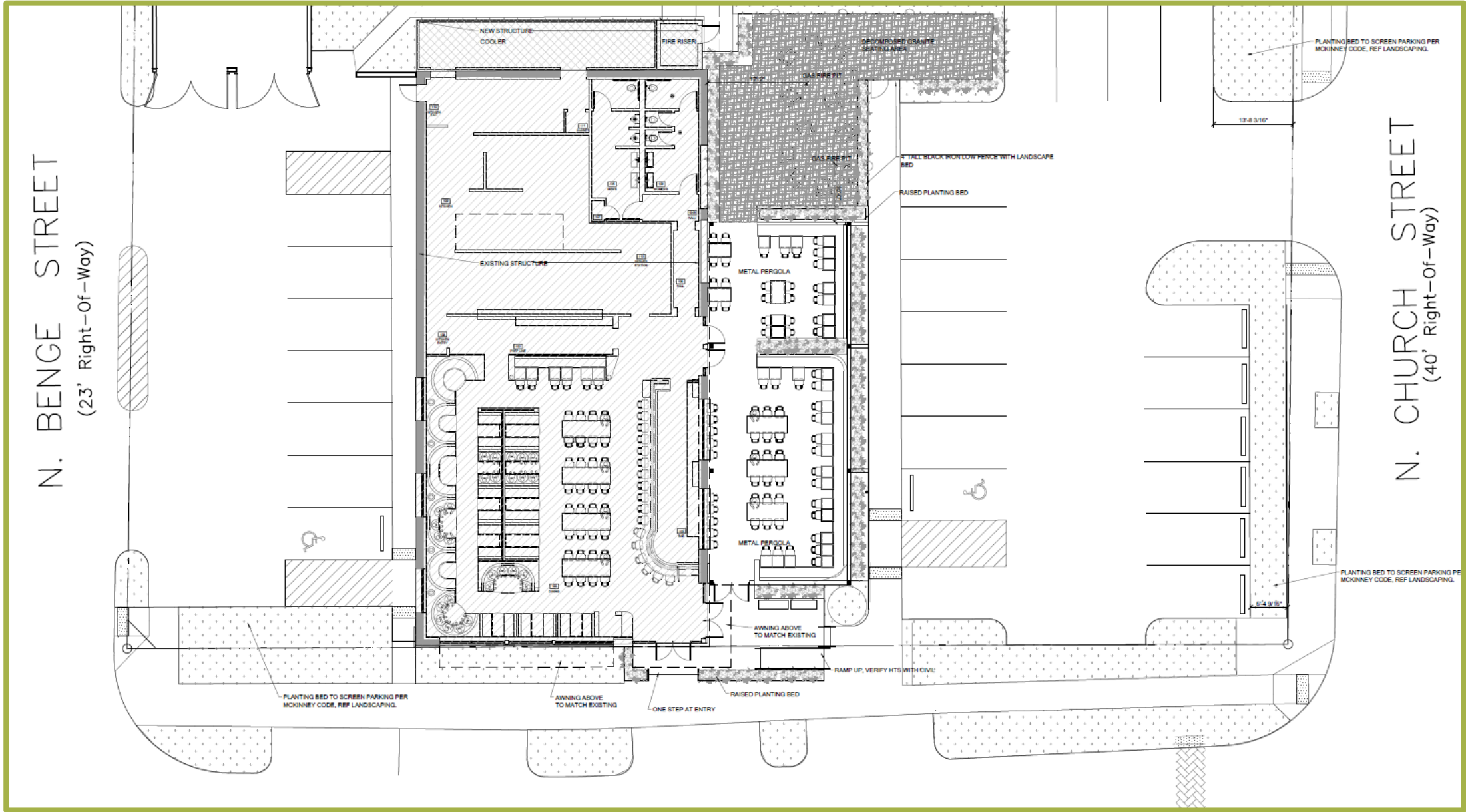
East Elevation



Existing

South Elevation





Site Plan – shown for orientation information

Assessment & Recommendation

Staff recommends denial on the basis that the alterations are not in keeping with the following standards of the Secretary of the Interior's Standards for Rehabilitation.

Standard 2 states: *"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."*

- **Removes the corner of the building**
- **Alters the windows**
- **Alters the central entry**

Standard 4 states: *"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."*

- **Removes the metal slipcovers on the south façade**

Standard 5 states: *"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."*

- **Alters the window style, size, shape, and location.**
- **Removes the bay doors and infills openings**

Standard 9 states: *"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."*

- **Destroys historic materials and structure**

Standard 10 states: *"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."*

- **The new tower requires alterations that are not easily reversible.**



Existing



Proposed