



## Development Services

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

# MEMORANDUM

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Date: 02 DEC 2015  
To: Planning Commission  
RE: S15-09-III / Standard at Morgantown, LLC / 1303 University Avenue  
Staff Report Supplement

Article 1331.09 "Demolition" provides the following (*emphasis added*):

- (B) The demolition of all structures within *designated historic neighborhoods* shall be reviewed for comment by the Planning Commission, which shall consult with the *Historic Landmarks Commission* as part of its review process. This review shall be completed prior to the issuance of any demolition permit.
- (C) The demolition of all structures within the *B-4 zoning district* shall be reviewed for comment by the *Design Review Committee*. This review shall be completed prior to the issuance of any demolition permit.

The proposed "Standard at Morgantown" development will, if approved, result in the demolition of the former "Shakers/Bishops" building (Vic's Garage). This building was identified by the Morgantown Historic Landmarks Commission (MHLC) in OCT 1998 as contributing to the Morgantown Wharf and Warehouse Historic District.

Because of the historic significance of the "Shakers/Bishops" building, Staff advised the petitioner to consult with the MHLC before the Planning Commission's (PC) hearing so consultation could be considered by the PC and become a part of its record for Case No. S15-09-III.

The petitioner agreed and met with MHLC on 18 NOV 2015. Planning Commissioner Tim Stranko, at the request of PC President Peter DeMasters, attended said 18 NOV meeting. The following exhibits are attached hereto documenting the consultation with MHLC.

- Petitioner's presentation to MHLC.
- The West Virginia Historic Property Inventory Form for the "Shakers/Bishops" building.
- MHLC's draft 18 NOV 2015 meeting minutes.
- Meeting notes prepared by Chet Parsons, AICP on behalf of the Planning Division.
- Planning Commissioner Tim Stranko's memorandum to the PC.

The MHLC's consensus is demolition of the "Shakers/Bishops" building will have no direct impact on the Morgantown Wharf and Warehouse Historic District and the building has been altered to the state that it no longer has historic value.

Consultation with the Downtown Design Review Committee (DDRC) is documented in the PC's record for Case No. S15-09-III as an attachment to the related Staff Report.

Digitally signed by Christopher M. Fletcher, AICP  
Date: 2015.12.02 12:34:12 -05'00'

# The Standard at Morgantown

Historical Landmarks Commission  
Presentation

11/18/15



# Subject Property



# Project Proposal

- Redevelop existing property located at University Avenue and Walnut Street.
- The development is an assemblage with several site constraints.
  - Environmental: 2 gas stations & a tow lot
  - PRT extending over a large portion of the site
  - Topography
- The proposed density is required to support the site constraints.
- The design elements of the proposed project are intended to enhance the use of the surrounding amenities:
  - Connection to the Caperton Trail
  - Use of the Monongahela River
  - Pedestrian access to WVU downtown campus and downtown retail
  - Pedestrian access to nearby PRT station

# Design Integration

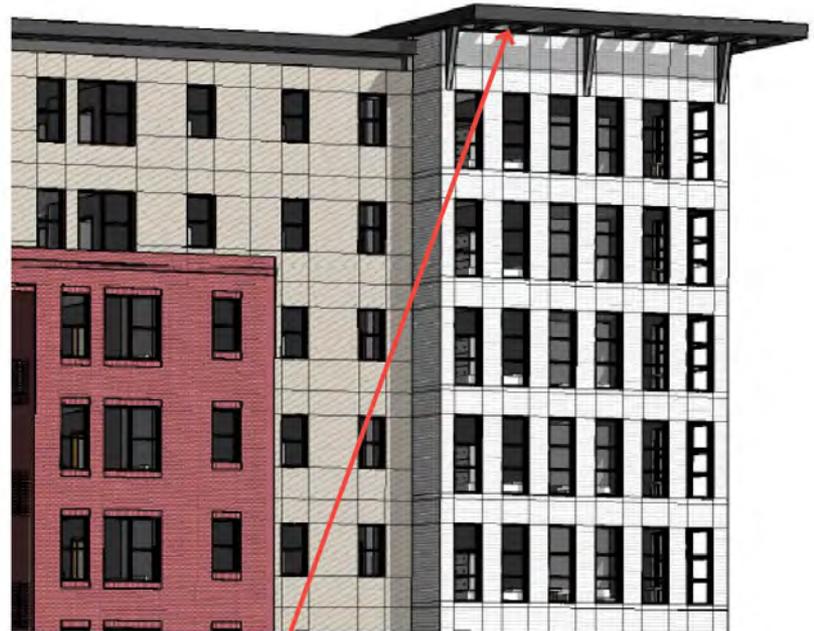
- The project site is located in the Morgantown Wharf and Warehouse Historic District.
- Architectural elements of the Morgantown Wharf and Warehouse Historic District and surrounding areas were given heavy consideration when designing the subject building.



**ICONIC CORNER**



**ICONIC CORNER**



**EXTENDED CORNICES**



**SIGNAGE BANDING**



**SIGNAGE BANDING**



**ARTICULATED  
CHAMFERED CORNER**



**ARTICULATED  
CHAMFERED CORNER**



**WINDOW PUNCTUATION**

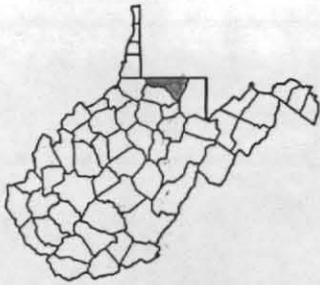
# Project Summation

- Project points that enhance and benefit the site and surrounding community.
  - Environmental remediation of a contaminated site.
  - New development that will bring a vibrancy and stimulus to a underdeveloped portion of the city.
  - On-site project facilities that provide for bicycle and kayak use on the Caperton trail and Monongahela River, respectively.
  - Upgraded pedestrian walkways and path system.



THE STANDARD AT MORGANTOWN





# WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

<b>STREET ADDRESS</b> 1301 University Avenue	<b>COMMON/HISTORIC NAME</b> Shakers/Bishops	<b>NO. IN SURVEY</b> 67 MG-0527	<b>NO. OF BAYS</b> 67 <input type="checkbox"/> 4 <input type="checkbox"/> 6 FRONT SIDE
<b>TOWN OR COMMUNITY</b> Morgantown	<b>COUNTY</b> Monongalia	<b>NEGATIVE NO.</b> Roll 4; 10 & 11	<b>NOT VISIBLE FROM ROAD</b> <input type="checkbox"/>
<b>ARCHITECT/BUILDER</b>	<b>DATE OF CONSTRUCTION</b> Ca. 1915	<b>EXTERIOR BUILDING FABRIC</b> Brick	
<b>NAT. REGISTER LISTED</b> _____ <b>STATE REGISTER LISTED</b> _____	<b>ROOFING MATERIAL</b> Flat Roof	<b>STYLE (STAFF USE ONLY)</b> Commercial Style	
<b>PROPERTY USE OR FUNCTION</b> Commercial	<b>TYPE OF FOUNDATION</b> Concrete	<b>PHOTOGRAPH</b> (2" X 3" CONTACT)	
<b>SURVEY ORGANIZATION AND DATE</b> Morgantown HLC 389 Spruce Street Morgantown Winter 19	<b>QUADRANGLE NAME</b> Morgantown North		
<b>PART OF WHAT SURVEY</b> Riverfront			



SITE NO.

PRESENT OWNERS

Vic's Garage, Inc. et. al.

OWNER ADDRESS

Rt. 1 Box 61  
Morgantown, WV

GENERAL CONDITION OF PROPERTY

Fair

ADDITIONS

YES

IF YES, DESCRIBE

NO

Eight sided, segmented, rear addition with a drive-up ramp. This addition is three stories tall and has metal casement windows and concrete block and concrete facade.

ALTERATIONS

YES

IF YES, DESCRIBE

NO

There are three garage bays on the first floor. One has been infilled with a storefront, one retains its garage door and the bay on the left has been infilled with a modern display window and a new brick kickpanel

NO. AND NATURE OF OUTBUILDINGS

N/A

DESCRIPTION OF PROPERTY (ORIGINAL AND PRESENT)

Front elevation is two stories tall; side elevation is three. Flat roof with terra cotta cap. Painted brick facade. Metal primary cornice with simple entablature. Oversized, metal hopper windows on second floor with decorative brick hoods with brick brackets and stone sills. First floor has three garage bays on right; one has been infilled with a storefront; the other maintains its garage door which is paneled below and glass lights above; the bay on the left has been infilled with a modern display window and new brick kickpanel. There is an entrance door on the front, flanked by modern display windows and another single entrance door on the left which is not original. This corner has a brick pilaster with corbeled brick bracket and plinth block. Side elevation has the same windows as the front with small windows a few feet below them which have been infilled with glass block. ~~There are garage doors, windows and entrance doors on the lowest street level. (See Continuation Sheet)~~

HISTORICAL/CULTURAL SIGNIFICANCE

Criterion A and C. Fits into the general period of construction and architectural styles of the area. 1915 - intially was Bishops. 1948 - Wilsons' Chevrolet.

BIBLIOGRAPHICAL REFERENCES

1889 - 1948 Sanborn Maps. Earl Core: "Monongalia Story: A Bicentennial History". M. Callahan: "History of the Making of Morgantown", 1926. Grays Map, 1877.

FORM PREPARED BY

Michael Gioulis  
Historic Preservation Consultant

ADDRESS

612 Main Street  
Sutton, WV 26601  
(304) 765-5716

DATE

Winter 1997/98

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Vic's Garage, Inc.

SITE # 67

Soldier course belt course around building. Rear elevation is an eight sided, segmented, rear addition with a drive-up ramp. Rear is three stories tall and has metal casement windows and concrete block and concrete facade. Concrete foundation. 4 X 6 bays.



## Morgantown Historic Landmarks Commission November, 2015 Minutes

### **Meeting Called to order 7:06**

**Attendance:** (MHLC) Rodney Pyles, Jeannie Grimm, Shannon Tinnell, Bill Kawecki, Nicole Fuller (private resident), Donna Hagerott, Andrew Costas, Jason Doornbos (Landmark Properties), Greg Forman (CTL Engineering), Michael Greentree (Williams & Associates), Tim Stranko (Planning Commission), John Trelber (BKU Group), Chet Parsons (AECOM/ City of Morgantown), and Jenny Boulware (WVU History Dept.)

**Approval of Minutes:** A spelling correction needed made to Michael Giolius's name. Kawecki, Grimm and Pyles approved the minutes based on that correction.

### **New Business:**

The Standard Project- Landmarks Property presented a slide show on the proposed Standard Project, a multifunctional student housing/commercial space on University Ave. that plans on demolishing the old Bishop Chevrolet/ Vick's Garage Building, which is part of the Morgantown Wharf and Historic District. The plan involves environmental cleanup of underground storage tanks, construction of the structure with complimentary architectural elements to existing surroundings and improved green space. Grimm (MHLC) presented a paper on the architect (Carl Reger) of the proposed demolished structure and the consensus amongst the (MHLC) and the author of the paper is that demolishing the building will have no direct impact on the historic district and the building has been altered to the state that it no longer has historic value. The (MHLC) would like to take interior/exterior photographs of the building before demolition and make an addendum to the historic survey form on the WV SHPO site. The lack of work force housing available in Morgantown was also discussed and how in the future developers should consider that issue. Kawecki is going to copy the Carl Reger paper and send to Tim Stranko (Planning Dept.) and put a copy in the (MHLC) files.

### **Old Business:**

**Refurbished Coca Cola Sign on High Street-** WVU CRM and Public History students are doing research on the history of the sign. The (MHLC) recommends putting up a free standing Then and Now sign at the site. The sign needs approved by the Sign Regulation Committee.

**CLG Training/ CLG Bylaws** - The MHLC discussed reaching out to the Monongalia County Historic Landmarks Commission to partner with WV SHPO for a workshop/CLG training during the next History Roundtable.

The (MHLC) wants to rewrite the current ordinance to be in compliance with the state. The first step is to contact Jennifer Brennen at WV SHPO and compare the two, rewrite the current (MHLC) and then submit to the city for approval.

The committee also discussed Seret Cole's desire to step down as acting president due to work conflicts and adding two additional committee members. Tinnell is contacting Cole to see if she is able to continue to serve on the committee. There are currently three individuals (Cathy Hanko, Kevin Swisher and Nicole Filler) interested in joining the (MHLC) and they are filling out application forms on the city web page. The committee also would like to have a WVU CRM/Public History student to sit in on the committee, in an unofficial capacity. Jenny Boulware, head of the CRM/Public History Program also favors this proposition.

**VFW Building** - The VFW historical survey is finished and needs to be edited. After the edit, a final report can be written from the survey. Changes are going to be addressed over the Christmas holiday and include adding coordinates and completing a HPI form.

**WPA Wall Survey Grant-** Mike Giolous is the contactor selected to do the survey. A meeting was held last week with Mr. Giolous. He has a team starting initial research and Boulware's students will start research in Jan. The WPA Wall grant is due at the

end of April. Pam Brook's from WV SHPO checked in to see if any grant funding had been used at this point, which it has not.

**First Ward Wall** - Due to the fact that the wall is not designated a historic structure, no money is available from WV SHPO. If the wall meets the criteria to be designated an historic structure, then it's possible to get funding for repairs and preservation. A research team was assigned from Public History Dept to do report. The First Ward people are helping with the research. Anderson Excavating started work at the site. The plan is to lower the wall, build a true retaining wall and a return façade.

**Indian Park-** The Public History Department finished the Indian Park report. The MHLIC discussed reaching out to Pam Castro to do Ground Penetrated Radar(GPR) to check for and existing graves and also putting up a historic marker. A suggestion was also made to contact Forestry Dept. to see if they have any GPR.

**Wiley House Historic Marker** - The WV SHPO is still awaiting the official notice to proceed from DOH, including the Willey House Marker in their Sesquicentennial project. Once they receive that notice, the marker be included with the first batch of markers for the project. Tinnell also reached out to Ulrick Schauappe about the status of the Wiley House Historic Marker.

**Budget-** (MHLIC) needs to reapply to City Council to be included in the upcoming budget.

**New WV SHPO Grants** - The Downtown/ Sunnyside Resurvey and Suncrest Resurvey have been submitted to the WV SHPO and the committee is waiting on a decision from them on whether they qualify for the grant funds.

**WVU CRM/ Public History-** Jenny Boulware (WVU Public History) informed us that the student working on our web page is no longer in the department and maybe she can assign another student if we are interested.

The(MHLIC) also wants to work with them and the Dominion Post and start regularly submitting local history stories to the paper. The committee would also like to obtain their research on the Keck House in Westover, Sunnyside, Indian Park and Seneca Center for their records.

Boulware informed committee that last week the top of the Seneca Center Smokestack was damaged when the top toppled off after a strong storm and will require a substantial amount of funding to repair (475,000)

**Warner Theatre** - Talk about WVU doing something there. Keep front façade and redo back.

**Meeting adjourned 8:25**



**Morgantown Historic Landmarks Commission**  
**November 18, 2015 7pm**  
**Morgantown Public Safety Building**

*Members present: Jeanne Grimm, Shannon Tinnell, Rodney Pyles, Bill Kawecki*

*Additional public present: Chet Parsons, Tim Stranko, Jenny Boulware, Nicole Fuller,*  
*Landmark staff*

Special presentation regarding “The Standard” project by Landmark Properties

Landmark shared a PowerPoint slide show detailing their plans and how they determined the design factors to relate to the surrounding neighborhood.

**Landmark Presentation**

A number of environmental issues were presented to deal with regarding the development site. There were two former gas stations as well as a tow lot to clean up. The topography of the site down towards the Monongahela River was a challenge to design around. The presence of the PRT on the Walnut Street side of the property was an additional challenge in determining design options.

River access is a major part of the development plan for pedestrians and cyclists. The developer plans to provide kayaks and bicycles for use by residents and to develop clear connections from the property to the River and the downtown area.

Architectural elements of the surrounding neighborhood were given heavy consideration in the design of the property. Options were developed that complement the area and blend with the surroundings.

Components that were borrowed from neighboring properties and input from the Morgantown Design Review Committee include:

- Iconic corner
- Extended cornices
- Signage banding
- Articulated corners
- Window punctuation

All environmental plans are in process of being approved by WVDEP.

**Commission questions and comments**

Bill Kawecki: Clarification that the Vic’s Garage building is the reason the Commission is hearing from the developer because of its historical significance



Jeanne Grimm: The building is the former Chevrolet dealership and had Carl Reger as architect. He is very notable in Morgantown as being designer of a number of properties, including:

- City building
- Newman Hall
- WCTU house
- Cox/Baker building (home of Boston beanery)
- Standish building

A graduate student developed a paper on Mr. Reger and his works for Ms. Grimm and she shared some of the detail presented in the report. Of note to the discussion were the points that

1. There is nothing distinctive about the building
2. The interior original lighting and design features are gone
3. The windows have been changed out from the original
4. In conclusion, there is nothing distinguishing about the structure to set it apart from others as worthwhile

Rodney Pyles: Is there anything about Carl Reger that is noted for other reasons?

Grimm: He worked with other notable architects around the state of WV

Kawecki: What's the reference you are getting the information from? Can it be shared with the Commission for their information?

Grimm: Yes, the report from her graduate student can be scanned and distributed. Kawecki will share with Tim Stranko / Planning Commission as well

Kawecki: Why not build out the entire block?

Landmark: The owner of the final property furthest from Walnut Street was not interested in selling and negotiations fell through

Tim Stranko: May I report to the Planning Commission that historically speaking, nothing is distinctive about the property?

Grimm: Yes

Pyles: Yes, with reservation

Shannon Tinnell: Yes, there is consensus to move forward

Additional discussion later in the meeting implied that there is a current Historic Preservation Inventory (HPI) form on file with the State Historic Preservation Office regarding the property as Shaker's/Bishops. Before demolition, this may be an opportunity to go inside and document the property more for an addendum to the HPI form.

***Notes of the meeting prepared by Chet Parsons, AICP on behalf of the Planning Division.***

## MEMORANDUM

TO: Planning Commission President DeMasters  
Chris Fletcher, Director of Development Services

FROM: Tim Stranko, Planning Commissioner 

DATE: November 19, 2015

SUBJECT: Planning Commission Case No. S15-09-II  
Historic Landmarks Commission Review – “The Standard”

As requested by President DeMasters, I attended the Historic Landmarks Commission meeting at 7 PM on November 18, 2015 to consult with that Commission regarding the project noted above.

This project is planned within the designated Morgantown Wharf and Warehouse Historic District, and the project proposes to demolish buildings within that district, particularly the Bishoff Chevrolet Building (1301 University Avenue). Therefore, the Planning Division requested the Planning Commission to consult with the Historic Landmarks Commission as part of its review of the project. (*Morgantown City Ordinance 1331.09(B)*)

The Historic Landmarks Commission discussion focused upon the historic significance of the Bishoff Chevrolet Building, now (primarily) occupied by Vic’s Garage. The building was the first to be designed by Carl Reiger, a prominent Architect who practiced in early 20<sup>th</sup> century Morgantown. Mr. Reiger’s subsequent works include the Morgantown City Hall, the WCTU building, Newman Hall, the Cox and Baker Building and residential construction in South Park.

The Historic Landmarks Commission found that there is nothing distinctive about the Bishoff Chevrolet building that merits preservation or conservation, and that subsequent alterations of the exterior and interior of the building further attenuate the historic significance of the building.

Finding such, the Historic Landmarks Commission tenders to the Planning Commission no concerns, objections or conditions regarding the contemplated demolitions included as part of this project.