

From: Scala, Mary Joy
Sent: Friday, November 22, 2013 2:07 PM
To: 'Wilson Richey'
Subject: RE: BAR agenda and staff report

November 22, 2013

Wilson Richey
108 2nd Street SW
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 13-11-03
108 Second Street SW
Tax Map 28 Parcel 16
Wilson A Richey, Owner and Applicant
New alley gate

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 19, 2013. The following action was taken:

The BAR approved the application (7-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (May 19, 2015), 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 construction. 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.

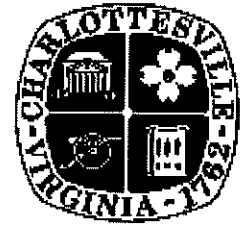
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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
November 19, 2009**



Certificate of Appropriateness Application

BAR 13-11-03

108 Second Street SW

Tax Map 28 Parcel 16

Wilson A Richey, Owner and Applicant

New alley gate

Background

The Elliott and Carter Building (façade 1904; 1 and 2-story rear wing 1946) formerly occupied by the Young Men's Shop, (currently occupied by Christian's Pizza, J. Fenton, Revolutionary Soup, and offices above) is located in the Downtown ADC District. The abutting property across the rear alley at 109-111 West Water Street was built in 1997, following demolition of an older building.

January 20, 2009 - The BAR deferred (5-0) for one month. The BAR must take action in February. The BAR commented on the application submission:

A gate is appropriate for this location, however not as a faux façade. The BAR could support an opaque gate and a height to prevent climbing over. The gates should be of equal width. Option #2 [see attached] is a starting point for the scheme. Omit the middle section, and bring down the top railing.

The application will be deferred, providing an opportunity for the applicant to reapply with one scheme. It should align with the top of the windows into Revolutionary Soups; the height is partly a numbers issue and partly an alignment issue. A single scheme should be resubmitted for consideration.

February 17, 2009 - The BAR denied (7-0) the application as submitted. (No design was resubmitted). The applicant may resubmit a revised application at any time, and the BAR would point to comments made to applicant during the "matters from the public" discussion at the end of the January 2009 BAR meeting.

Application

The applicant proposes to build a double gate at the 10 ft. wide alley behind Revolutionary Soup. The 7 ft. high gates are proposed to have a steel frame with opaque ribbed metal panels, painted black. Fixed panels on either side of the gates will have open balusters to match the gates.

Criteria 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;*
(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 Site Design and Elements

C. Walls & Fences

1. *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2. *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3. *Match old fencing in material, height, and detail.*
4. *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5. *For new fences, use materials that relate to materials in the neighborhood.*
6. *Take design cues from nearby historic fences and walls.*
7. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8. *Traditional concrete block walls may be appropriate.*
9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

H. Utilities & Other Site Appurtenances

1. *Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers and exterior mechanical units where they are least likely to detract from the character of the site.*

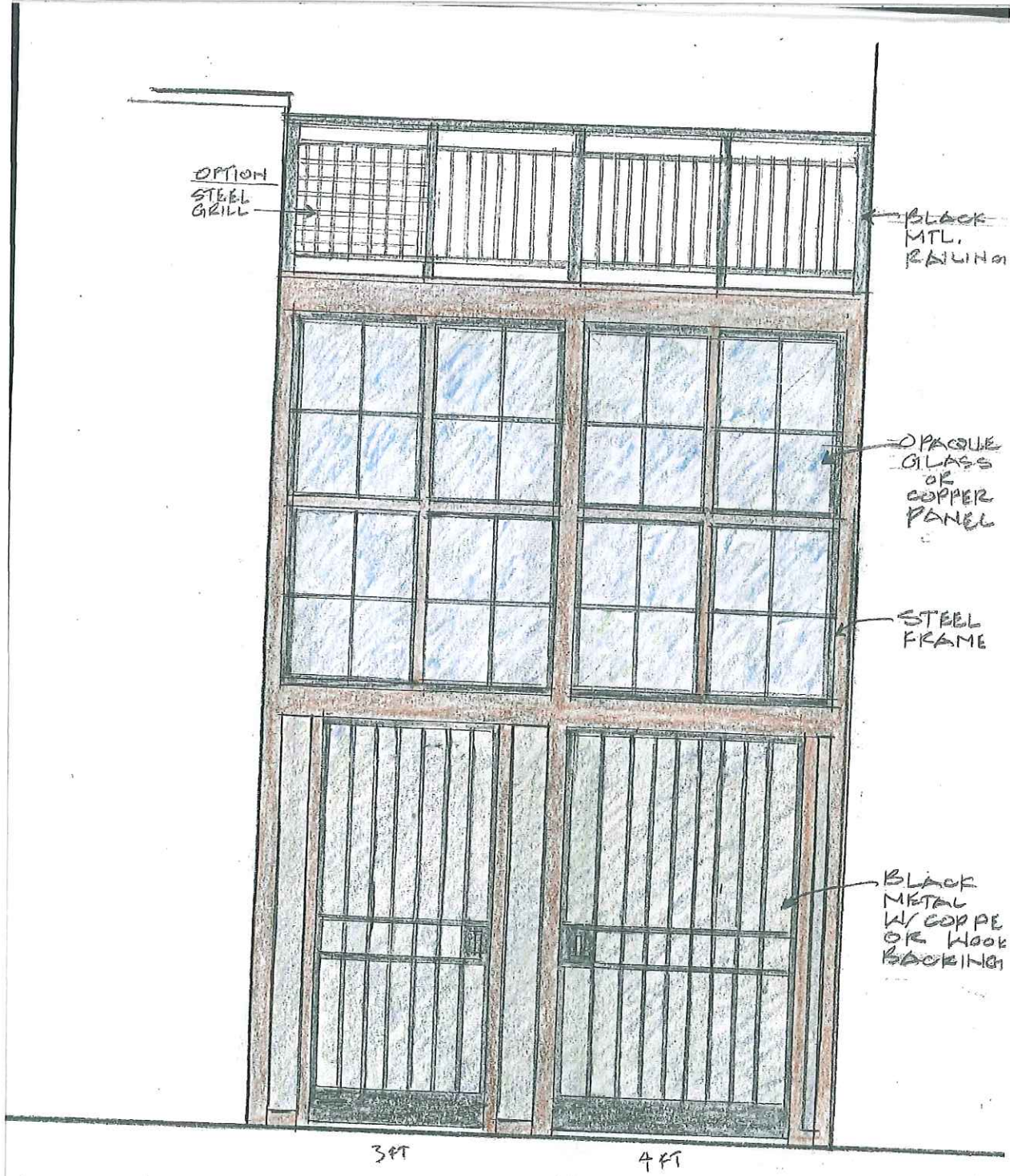
2. *Screen utilities and other site elements with fences, walls or plantings.*
3. *Encourage the installation of utility services underground.*
4. *Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
5. *Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Recommendations and Discussion

This gate is a straight-forward solution. The adjoining property owner consent is needed, since they also hold an easement to this alley..

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed alley gate satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and the BAR approves the application as submitted (or with the following modifications...).



January 2009
Submittal

2

— OPTIONS



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

OCT 29 2013

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 4 p.m.

Owner Name WILSON A. RICHEY Applicant Name WILSON A. RICHEY
Project Name/Description ALLEY GATE AT 108 2ND ST SW Parcel Number TM # 28-16, PARCEL "Y"
Property Address 108 2ND ST SW, CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 108 2nd St SW
Charlottesville, VA 22902
Email: Wilson.richey@gmail.com
Phone: (W) 434-409-7946 (H) ''
FAX: _____

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.)

[Signature] 10/28/13
Signature Date

Wilson Richey 10/28/13
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____

Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): STEEL GATE ADDITION AT ALLEY ENTRANCE.

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

For Office Use Only
Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # 2017
Date Received: 10/29/2013
P13-0184
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR
ALLEY GATE ADDITION to 108 SECOND STREET SW

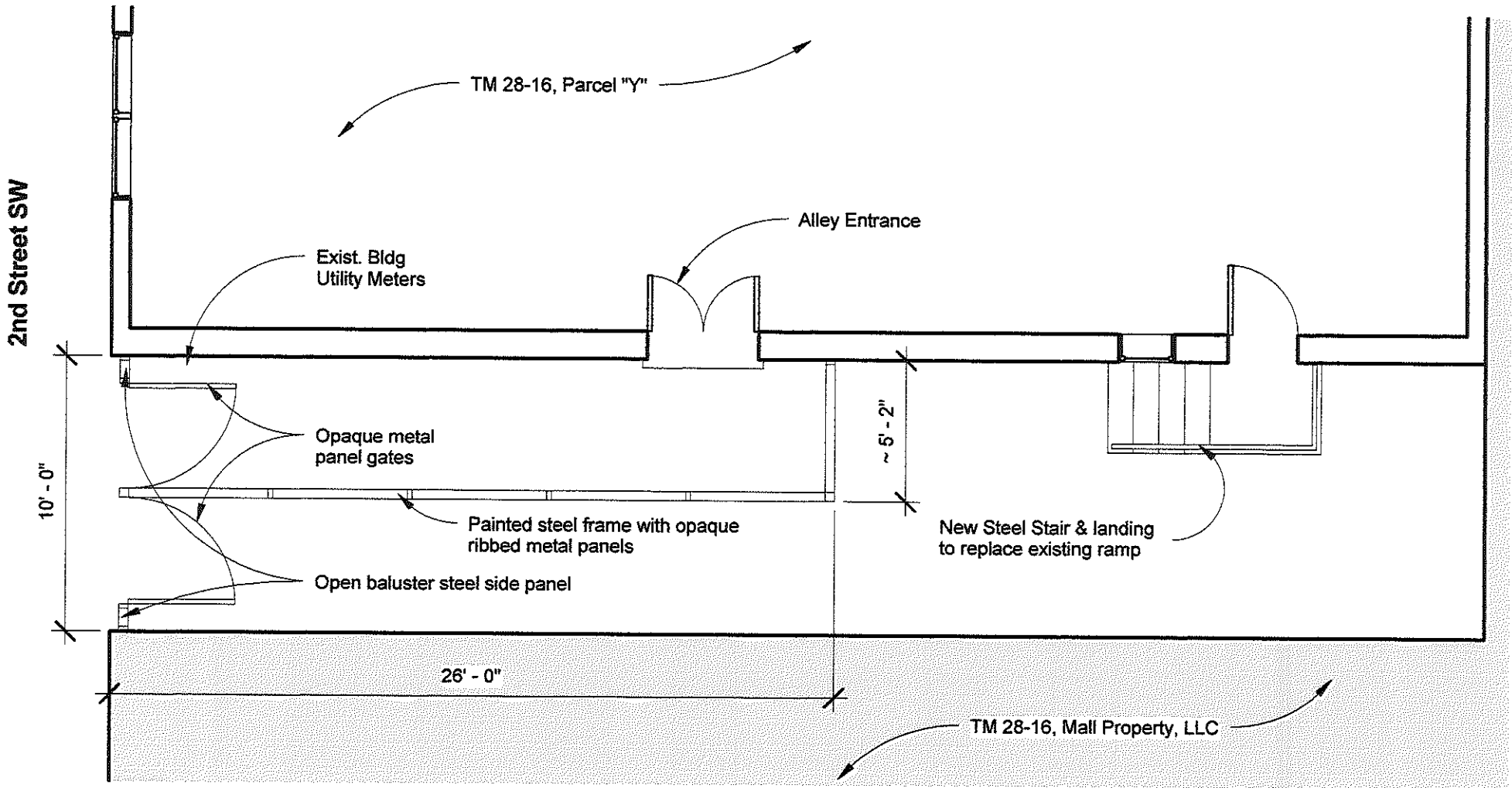
Applicant and Owner: Wilson A. Richey
Prepared by: Stephanie Williams, Architect

PROPOSED WORK:

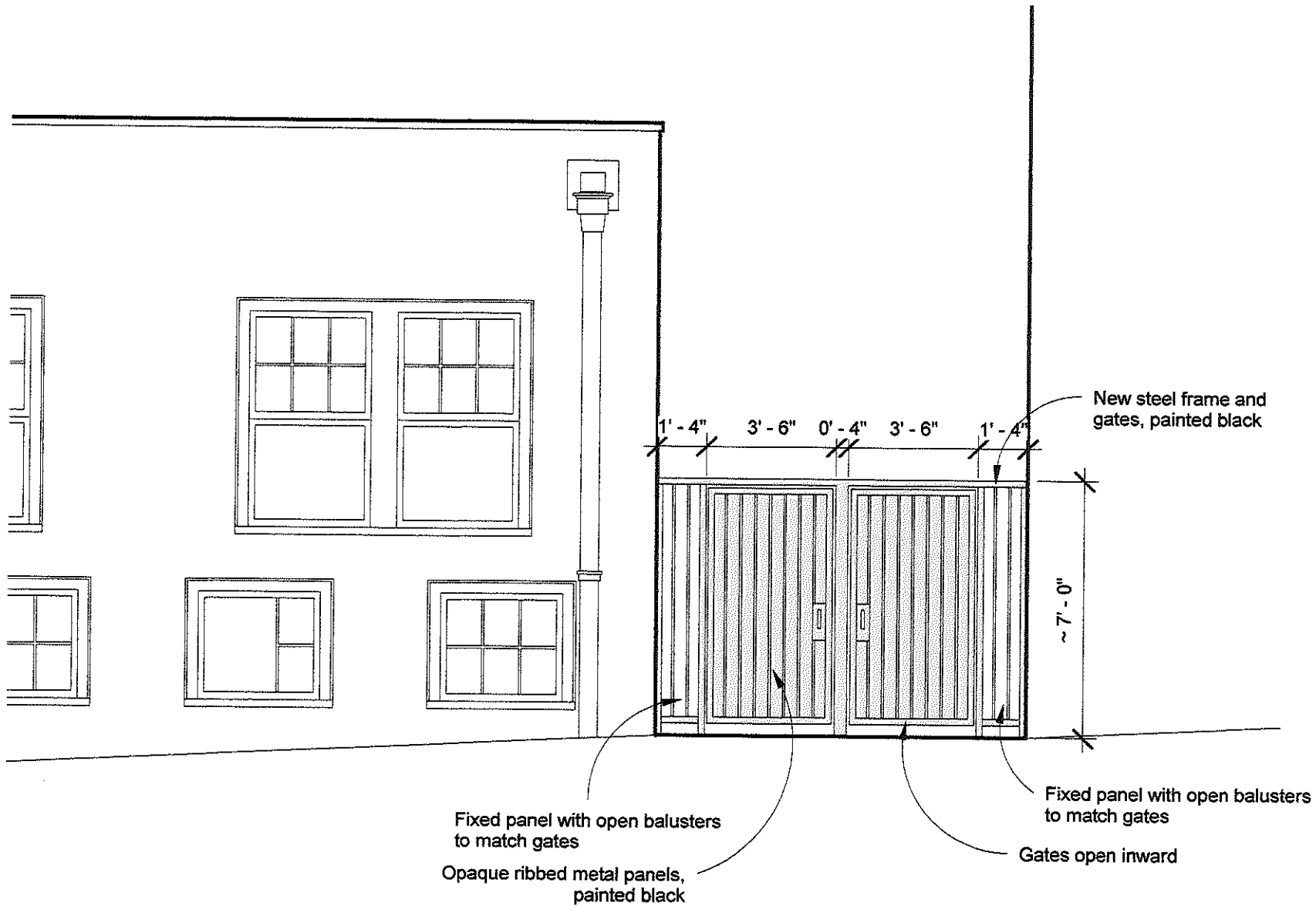
An addition of alley gates adjacent to 108 Second Street SW is being proposed which will limit individual access to the alley to only those using the easement to the buildings to the south and east and the owners and customers of the applicant's property. The enclosure will also limit public view of necessary building utility meters, garbage cans, etc. The materials and design proposed with this application are responsive to the gates shielding similar functions at the building south of the applicant's property and comments made by the Charlottesville BAR in February 2009 based on a faux façade design proposed by the previous property owner. Comments were as follows:

"A gate is appropriate for this location, however not as a faux façade. The BAR could support an opaque gate and a height to prevent climbing over. The gates should be of equal width. Option #2 is a starting point for the scheme. Omit the middle section, and bring down the top railing. The application will be deferred providing an opportunity for the applicant to reapply with one scheme. It should align with the top of the windows into Revolutionary Soups; the height is partly a numbers issue and partly an alignment issue."

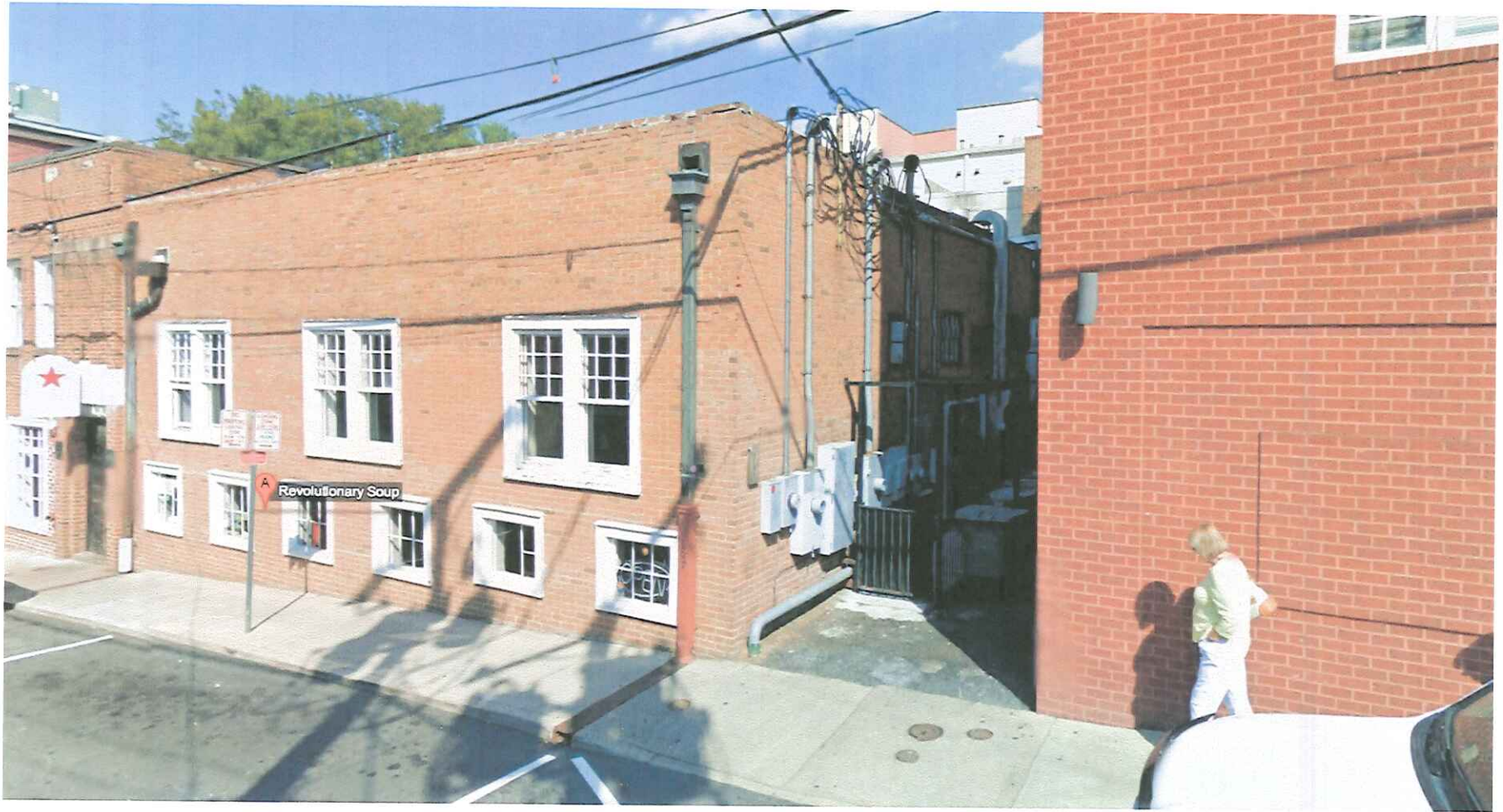
The left gate will service the applicant's property and an existing alley entrance, which is not currently in use but will become functional in 2014. The right gate will service those individuals and businesses with access to an existing easement through the alley.



① Alley Plan View
 3/16" = 1'-0"



1 Exterior Street Elevation
 1/4" = 1'-0"



Scala, Mary Joy

From: Wilson Richey <wilsonrichey@gmail.com>
Sent: Tuesday, October 08, 2013 4:50 PM
To: Scala, Mary Joy
Subject: Re: 108 2nd Street SW

Thank you for this information.

-Will

On Mon, Oct 7, 2013 at 3:34 PM, Scala, Mary Joy <scala@charlottesville.org> wrote:

I was mistaken – gate designs were considered by BAR but not approved. It has been a while, so the BAR’s ideas can change, and you can submit an entirely different design. But it’s interesting to see what they did before. In February 2009 David Kariel drew three option for gates. The BAR made comments but ended up denying them all.

Here are the BAR’s comments:

A gate is appropriate for this location, however not as a faux façade. The BAR could support an opaque gate and a height to prevent climbing over. The gates should be of equal width. Option #2 is a starting point for the scheme. Omit the middle section, and bring down the top railing. The application will be deferred providing an opportunity for the applicant to reapply with one scheme. It should align with the top of the windows into Revolutionary Soups; the height is partly a numbers issue and partly an alignment issue.

I have scanned option #2 FYI.

Next Oliver just built two gates and the ramp without approval and the BAR denied that and said he had to take it down. I have attached photos of that (108 pix).

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

Marked 11-5-2013

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



November 5, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-11-03
108 Second Street SW
Tax Map 28 Parcel 16
Wilson A Richey, Owner and Applicant
New alley gate

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 19, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or hawksm@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

DTMP, LLC
REGAL CINEMAS
7132 REGAL LANE
KNOXVILLE TN 37918
MALL PROPERTY, LLC
112 W MAIN ST STE 5
CHARLOTTESVILLE VA 22902

KUTTNER, LUDWIG G, SUC TR
TERRACES LD TR
1155 5TH ST SW STE B
CHARLOTTESVILLE VA 22902
SPENCER, HAWES, ETAL, TR
PROTICO PROP LD TR
100 2ND STREET NW
CHARLOTTESVILLE VA 22902

MAIN EXCHANGE LLC
6025 BUCK RIDGE RD
EARLYSVILLE VA 22936

SPENCER, HAWES, ETAL, TR
PROTICO PROP LD TR
100 2ND STREET NW
CHARLOTTESVILLE VA 22902