

From: Scala, Mary Joy
Sent: Monday, January 28, 2013 1:11 PM
To: Grigg, Jimmy P. (jpgrigg@dgarchs.com)
Cc: Stultz, Jim
Subject: 120 13th St NW BAR Action January 2013

January 28, 2013

CBS Rentals
120 13th St NW
Charlottesville, VA 22903

Certificate of Appropriateness Application
BAR 13-01-01
120 13th Street NW
Tax Map 10 Parcel 23
J.P Grigg, Applicant/CBS Rentals, Owner
New entrance surround

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 15, 2013. The following action was taken:

Approved on consent agenda (8-0).

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 (July 15, 2014), 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. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

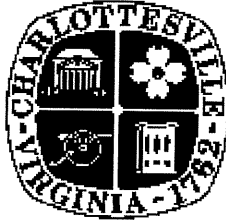
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
January 15, 2013**



Certificate of Appropriateness Application

BAR 13-01-01

120 13th Street NW

Tax Map 10 Parcel 23

J.P Grigg, Applicant/CBS Rentals, Owner

New entrance surround

Background

120 13th Street NW is a contributing structure in the Wertland ADC District. It was built 1997.

Application

The owner proposes to upgrade the existing wood door/canvas awning entrance with a new white storefront entrance system with spandrel glass above, and sand finish stucco entrance surround. The new surround will cover an existing second floor window. The existing brick planters will be covered with stucco with a new beveled edge detail.

Criteria, Standards, 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 Rehabilitation

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements incompatible with the existing structure.*
- 9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. Original door openings should not be filled in.*
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. Retain transom windows and sidelights.*
- 17. When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. Avoid using aluminum colored storm doors.*
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

Covering the window will not detract from the building. The proposed new doorway meets the guidelines and is compatible with the building and district.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the new entrance surround satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



Existing entrance





Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

DEC 27 2012

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	CBS Rentals	Applicant Name	Daggett & Grigg
Project Name/Description	Grove Apartments	Parcel Number	Tax Map 10 P. 23
Property Address	120 13th Street NW Charlottesville Va		

Applicant Information

Address: 100 18th St N.E. Suite 200
Charlottesville Va
Email: JP Grigg cdg archs. com
Phone: (W) 971-8846 (H)
FAX: 294-3040

Property Owner Information (if not applicant)

Address: 120 13th St. N.E.
Charlottesville Va
Email: Jim CBS rentals. com
Phone: (W) 971-9922 (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.)

James P. Grigg 12-26-2012
Signature Date

James P. Grigg 12-26-2012
Print Name Date

Property Owner Permission (if not applicant)

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

James P. Grigg 12-26-2012 Agent
Signature Date

James P. Grigg 12-26-2012
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Surround c 120 13th St. N.W.

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

For Office Use Only

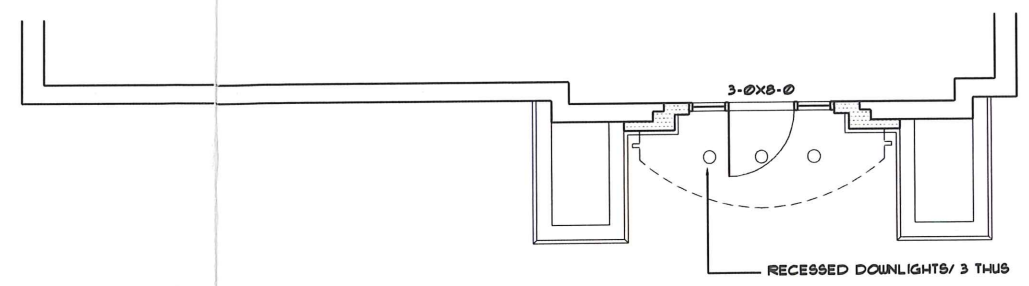
Received by: BSW
Fee paid: 375.00 Cash/Ck. # 1180
Date Received: 12/27/2012

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

RECEIVED
 DEC 27 2012
 NEIGHBORHOOD DEVELOPMENT SERVICES



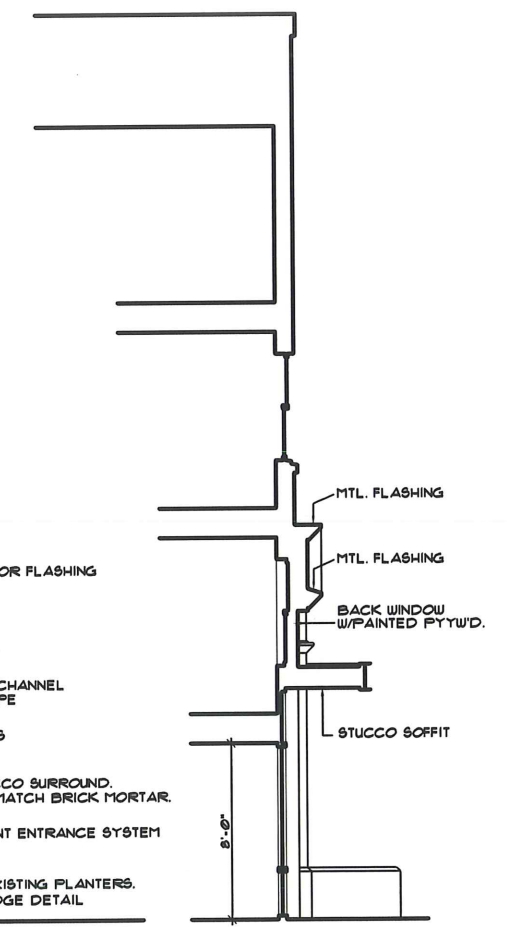
PLAN DETAIL
 SCALE 1/4" = 1'-0"



EXISTING CONDITIONS ELEVATION
 SCALE 1/4" = 1'-0"



NEW ENTRANCE SURROUND ELEVATION
 SCALE 1/4" = 1'-0"



SECTION
 SCALE 1/4" = 1'-0"

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



January 2, 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 13-01-01
120 13th Street NW
Tax Map 10 Parcel 23
J.P Grigg, Applicant/CBS Rentals, Owner
New entrance surround

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, January 15, 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 scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

AREFZADEH, G-ALI & AZAMOLSADAT 820 NORTH POLLARD STREET #513 ARLINGTON VA 22203	BOHN, KARL F 1540 HEATHERFIELD LANE EARLYSVILLE VA 22936	CARUSO, FRANCIS A & MARY G 22 PAWTUCKET DRIVE CHERRY HILL NJ 08003	
CORNER VILLAGE, LLC 8205 LITTLE RIVER DAM RD RADFORD VA 24141	DALE, RICHARD H & ANNE M, TRUSTEES 3720 BLEAK HOUSE ROAD EARLYSVILLE VA 22936	DANIELS, TATIA 4035 THORNGATE DRIVE WILLIAMSBURG VA 23188	
DAVIS, ROGER HB JR & JEANNE S, TRUSTS 4434 PLANTATION DRIVE CAPE CHARLES VA 23310	DICKERSON, EARL H JR & MARY L 298 FAIRWAY PL APPOMATTOX VA 24522	DOMINION EQUITY GROUP, LLC 108 LAUREL CIRCLE CHARLOTTESVILLE VA 22903	
DROC PROPERTIES, LLC 277 WINDFIELD CIR CHARLOTTESVILLE VA 22902	FOXON, JEREMY & SERENA LIAN HUA TOK- 7612 35TH AVE APT 5F JACKSON HEIGHTS NY 11372	FRASER, ANDREW & BETH 3095 AMBERFIELD COURT CHARLOTTESVILLE VA 22911	
GRANT, BILLIE JO 188 WILLOW AVE #1 SOMERVILLE MA 02144	HO, PEI FEN 1215 WERTLAND ST C-24 CHARLOTTESVILLE VA 22903	HOWARD, ALAN B 2176 LINDSAY ROAD GORDONSVILLE VA 22942	
LANGHORNE & LANGHORNE, LLC 125 S MAIN ST APT 103 LEXINGTON VA 24450	MEADE, THERESA H 11720 WINTERWAY LANE FAIRFAX STATION VA 22039	MONTGOMERY, ROBERT M & VOE J 1810 EDGEWOOD LANE CHARLOTTESVILLE VA 22903	
NISSLEY, TIMOTHY P 526 EASTBROOK DRIVE CHARLOTTESVILLE VA 22901	PALLINI, IAN 2426 SUNSET ROAD CHARLOTTESVILLE VA 22903	TUCKER, WILLIAM, III, WILLIAM, IV & STEVEN 307 WEST RIO ROAD CHARLOTTESVILLE VA 22901	
UNIVERSITY BAPTIST CHURCH 1223 WEST MAIN STREET CHARLOTTESVILLE VA 22903	URBAN, BRUCE A & SHEILA A 1455 HAWKS NEST COURT HERNDON VA 20170	WANG, JI PANG & WEI YUE 458 PEACOCK DR CHARLOTTESVILLE VA 22902	
WANG, WEIQIANG & XIAOHUI 1979 RIVER INN LN CHARLOTTESVILLE VA 22901	WERTLAND LLC P O BOX 1414 CHARLOTTESVILLE VA 22902	YATES, MARTIN 3211 WALLINGFORD LANE KESWICK VA 22947	
YATES, MARTIN C 3211 WALLINGFORD LANE KESWICK VA 22947	ZENZ, COURTNEY DEANA GODFREY PROPERTY MGT 142 A CARLTON RD CHARLOTTESVILLE VA 22902		