

From: Scala, Mary Joy
Sent: Wednesday, February 19, 2014 3:48 PM
To: chris Kabbash (chriskabbash@nestrealtygroup.com); info@mdesignarch.com
Subject: BAR Action - 17 Elliewood Ave

RE: Certificate of Appropriateness Application
BAR 14-02-01
17 Elliewood Avenue
Tax Map 9 Parcel 89
CKW, LLC, Owner/ Matthew McClellan, Applicant
Retail Upfit

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 18, 2014. The following action was taken:

The BAR approved (9-0) as discussed replacing the glazing in the two first-floor windows with a single clear pane of glass (keeping the original size opening); and also the changes to the doors and the new awning, with details of awning to be approved by staff.

Please submit awning design details when ready.

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 (August 18, 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

"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



February 4, 2014

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 14-02-01
17 Elliewood Avenue
Tax Map 9 Parcel 89
CKW, LLC, Owner/ Matthew McClellan, Applicant
Retail Upfit

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, February 18, 2014, starting at 5:30 pm in the Basement Conference Room, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go down one 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

15TH STREET LC
201 15TH ST NW #1A
CHARLOTTESVILLE VA 229032789

ALBRIGHT, GEARY, ETAL
P O BOX 426
CROZET VA 22932

CKW, LLC
CHRIS KABBASH
17B ELLIEWOOD AVE
CHARLOTTESVILLE VA 22903

ALBRIGHT, GEARY, ETAL
P O BOX 426
CROZET VA 22932

ALBRIGHT, GEARY, ETAL
P O BOX 426
CROZET VA 22932

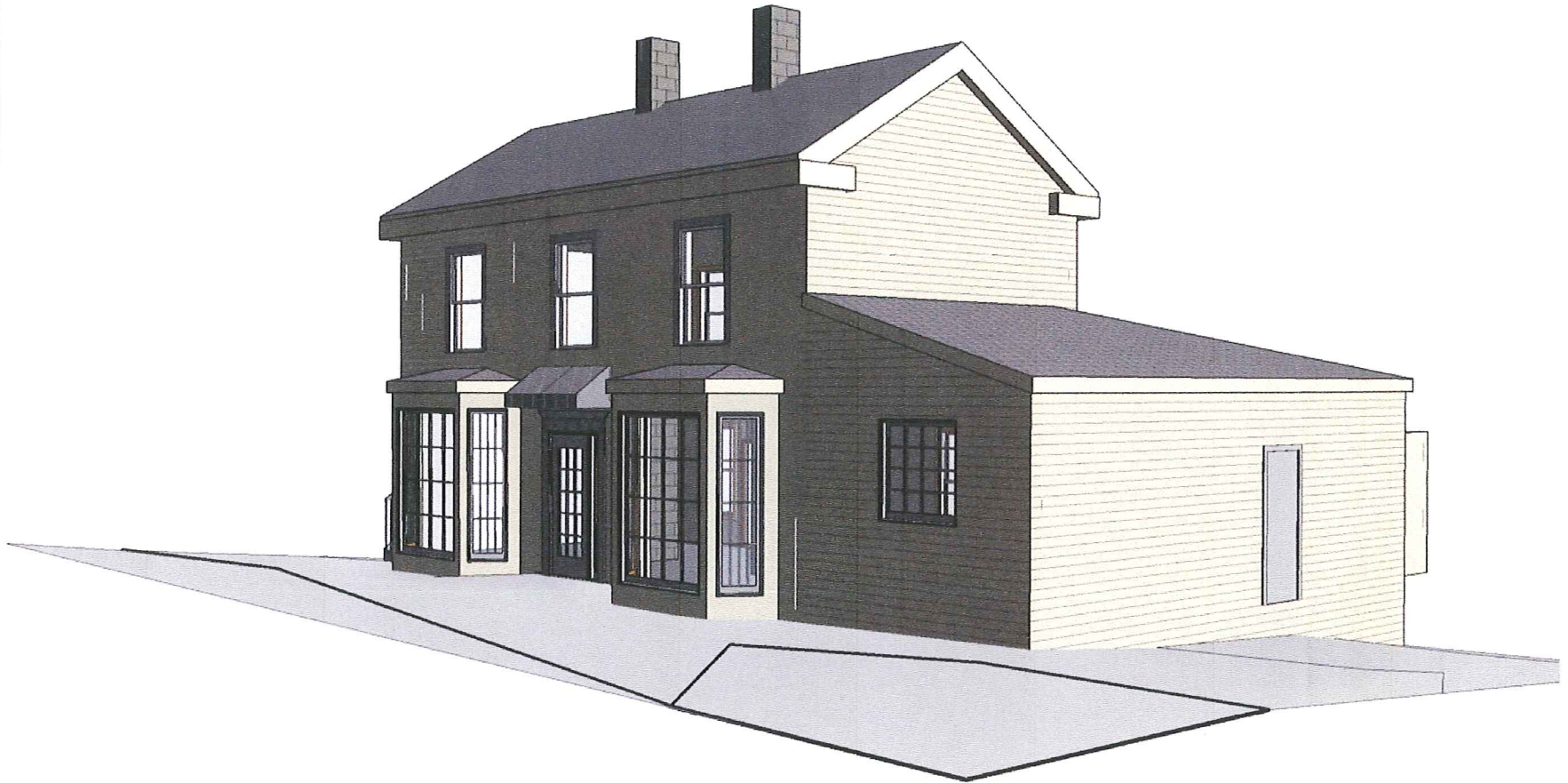
HAMPTON BUILDING CORPORATION
CBRE
314 E WATER ST
CHARLOTTESVILLE VA 22902

ALBRIGHT, GEARY, ETAL
P O BOX 426
CROZET VA 22932

BOWMAN, HARWOOD MITCHELL
105 MARBLE RUN
WILLIAMSBURG VA 23185

TIGER INVESTMENTS, LLC
P O BOX 5509
CHARLOTTESVILLE VA 22905

COUNTRY CLUB PREP 17 Elliwood Avenue



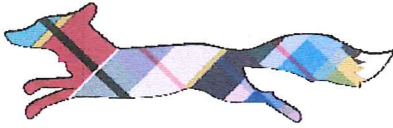
Contents

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- 10 Signage Options and Awning Styles

Project Description

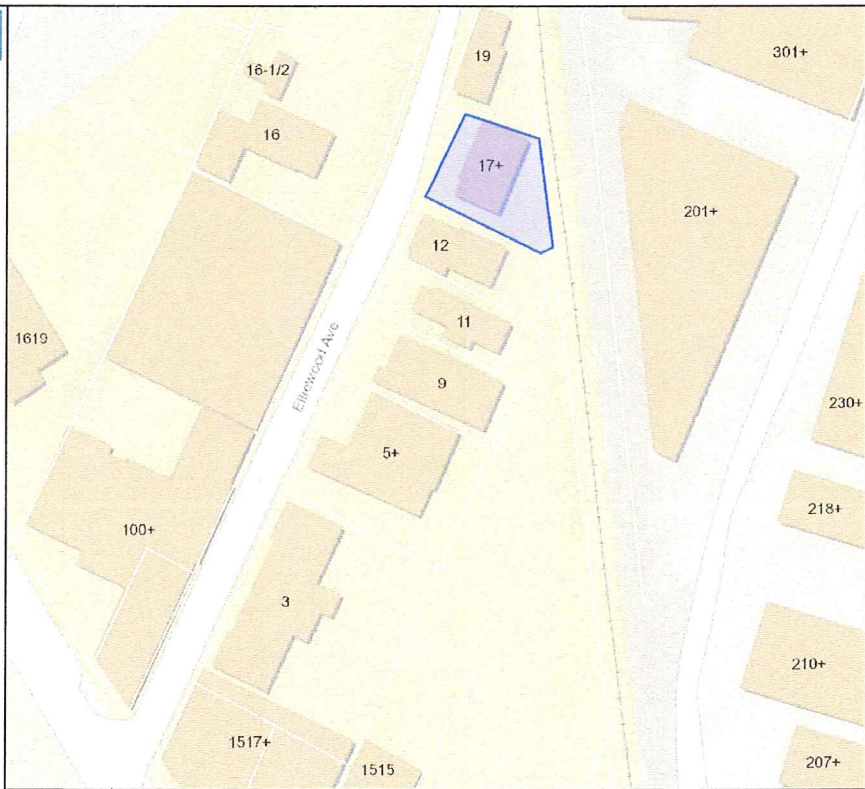
The original structure at 17 Elliwood Ave, built in 1910, included the 2-story portion with a gable roof, and a 1-story addition with a shed roof was added onto the building at a later date. The Structure stands on 0.072 acres and is zoned for mixed use in the Corner District. Its main level housed, until recently, Buttz BBQ restaurant. The current building owner wishes to lease the main level of the building to the retail client, Country Club Prep, for the purpose of opening a clothing store. The proposed changes to the building facade include the addition of display windows and a new glass front entry door. The current solid dutch door on the front facade would be replaced by either a new glass door of the same size or a new window.

Prepared by:
Matthew McClellan, Architect NCARB, LEED AP BD+C
M Design LLC, 1645 Keith Valley RD, Charlottesville, VA 22901



Legend

Legend
Parcels
Addresses



Title: 17 elliewood 2

Date: 1/22/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.



Feet
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Map Scale: 1:1,000



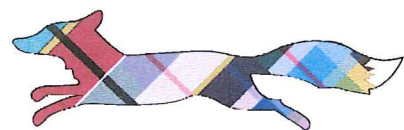
Feet
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Map Scale: 1:4,000



Title: 17 elliewood

Date: 1/22/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.





19 ELLIEWOOD AVE.



17 ELLIEWOOD AVE.



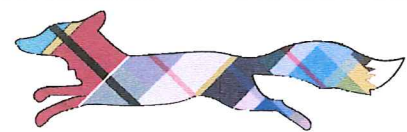
12 ELLIEWOOD AVE.

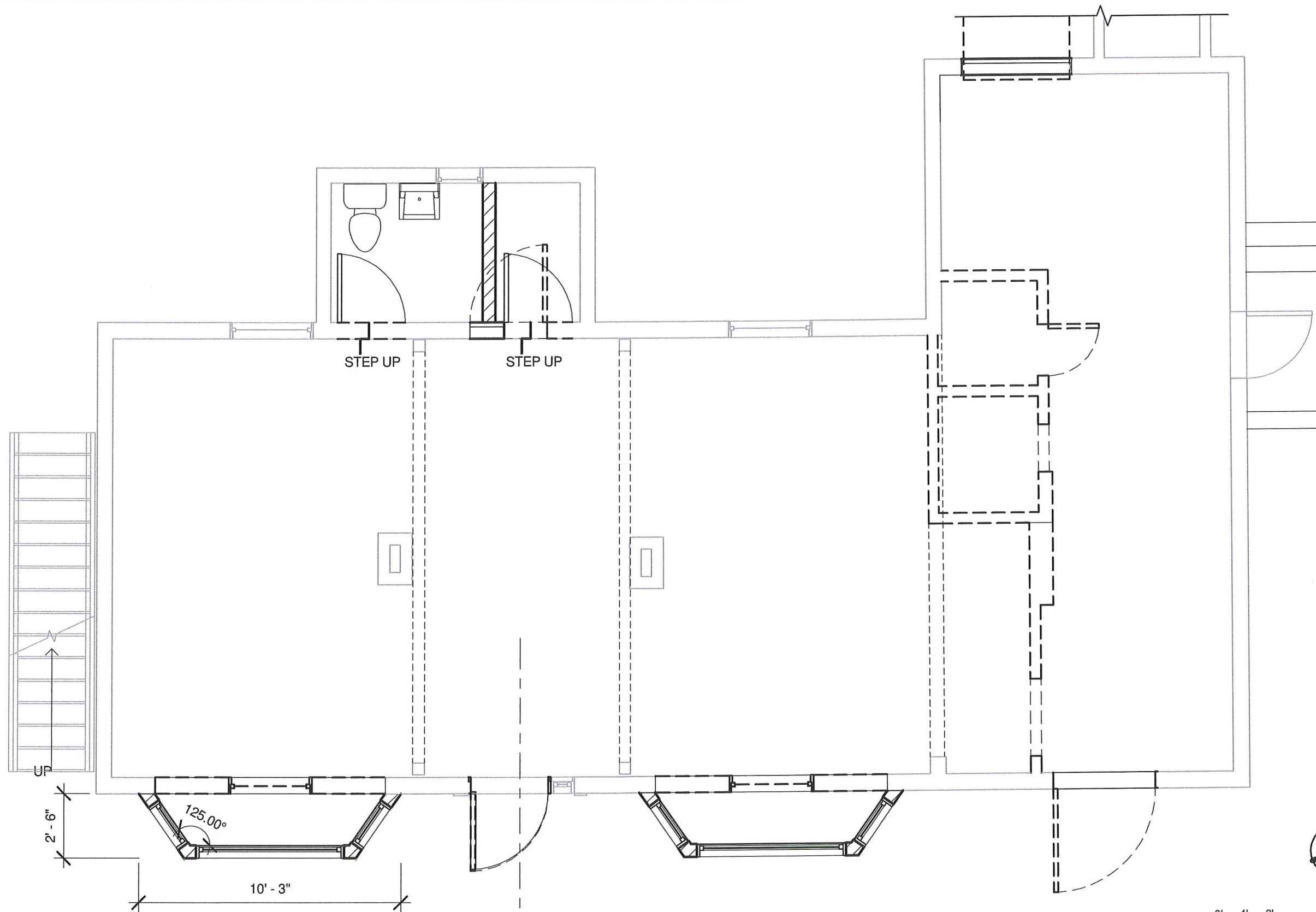


17 ELLIEWOOD AVE. ALTERNATIVE VIEWS

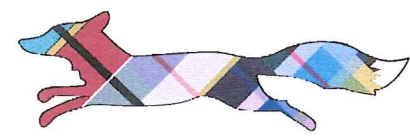
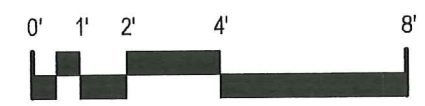


NEARBY EXAMPLES OF DISPLAY WINDOWS AND RETAIL ENTRIES





EXISTING ITEMS SHOWN AS LIGHT LINES
 DEMOLISHED ITEMS SHOWN AS DASHED LINES
 NEW ITEMS SHOWN AS DARK LINES

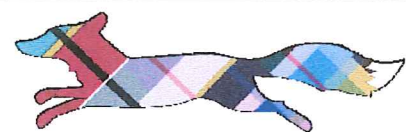


COUNTRY CLUB PREP
 17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Floor Plan - Proposed Work



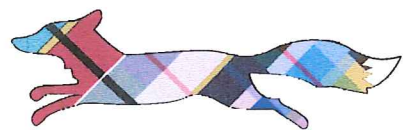
- NEW CANVAS AWNING OVER DOOR
- NEW GLASS DOOR TO FIT EXIST OPENING
- ASPHALT SHINGLES TO MATCH EXIST.
- NEW BAY DISPLAY WINDOW - EACH SIDE OF DOOR
- HARDIEPANEL SIDING AND TRIM MATERIAL, PAINTED
- NEW WINDOW IN EXISTING OPENING -
INFILL BELOW TO MATCH EXIST.



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17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

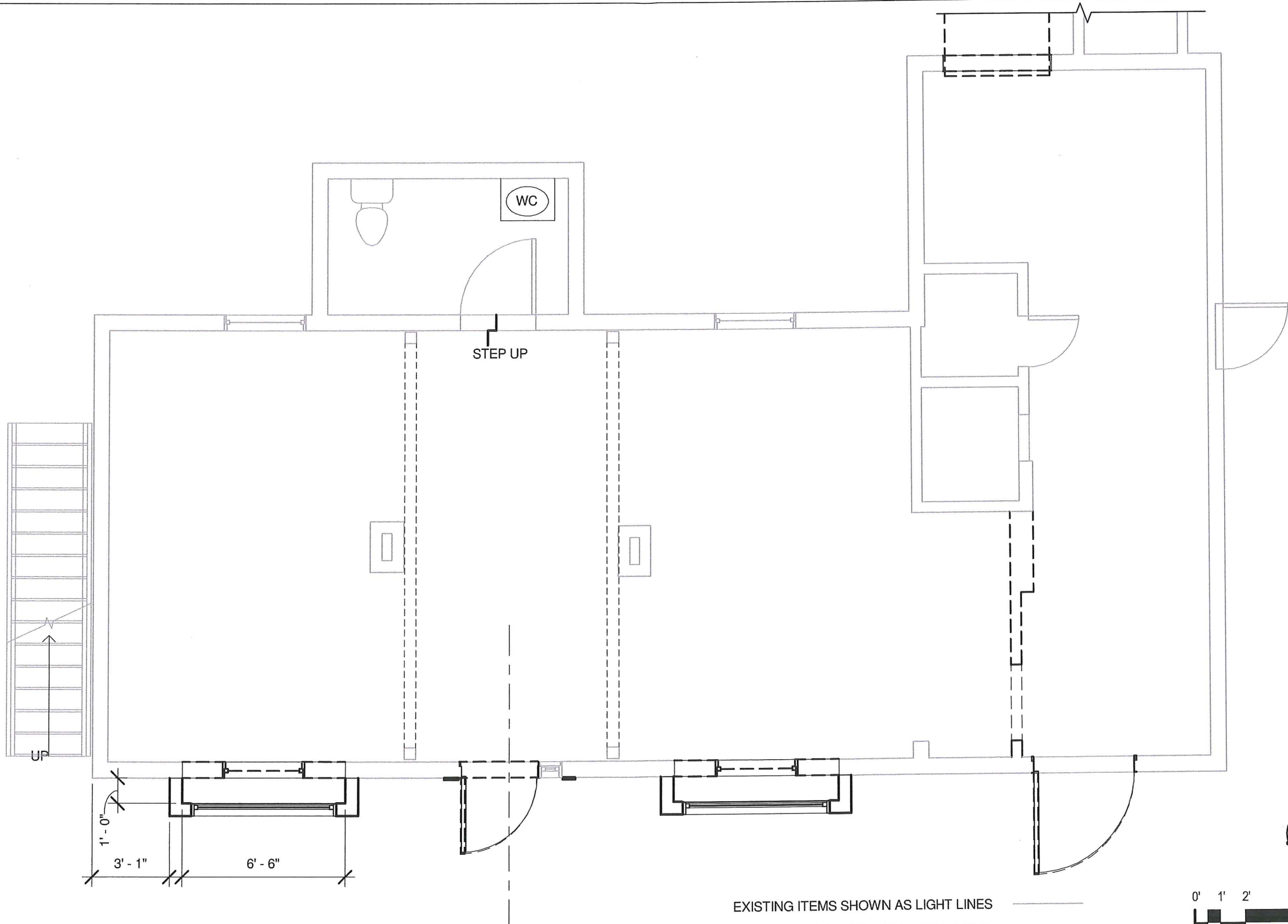
Front Elevation

5

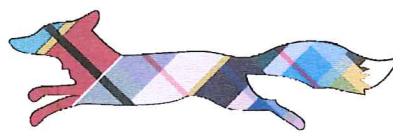
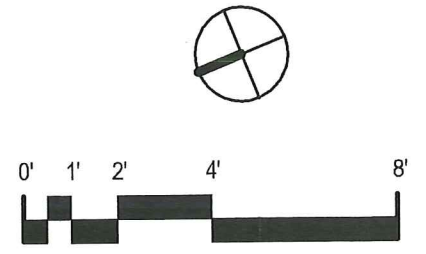


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17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

3D View
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EXISTING ITEMS SHOWN AS LIGHT LINES
 DEMOLISHED ITEMS SHOWN AS DASHED LINES
 NEW ITEMS SHOWN AS DARK LINES



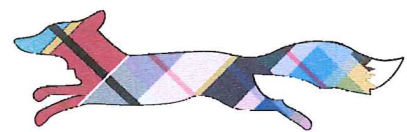
COUNTRY CLUB PREP
 17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Alt. Floor Plan



NEW GLASS DOOR TO REPLACE
EXIST. SOLID DUTCH DOOR

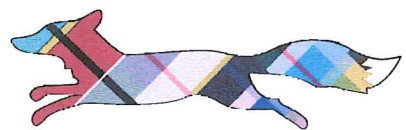
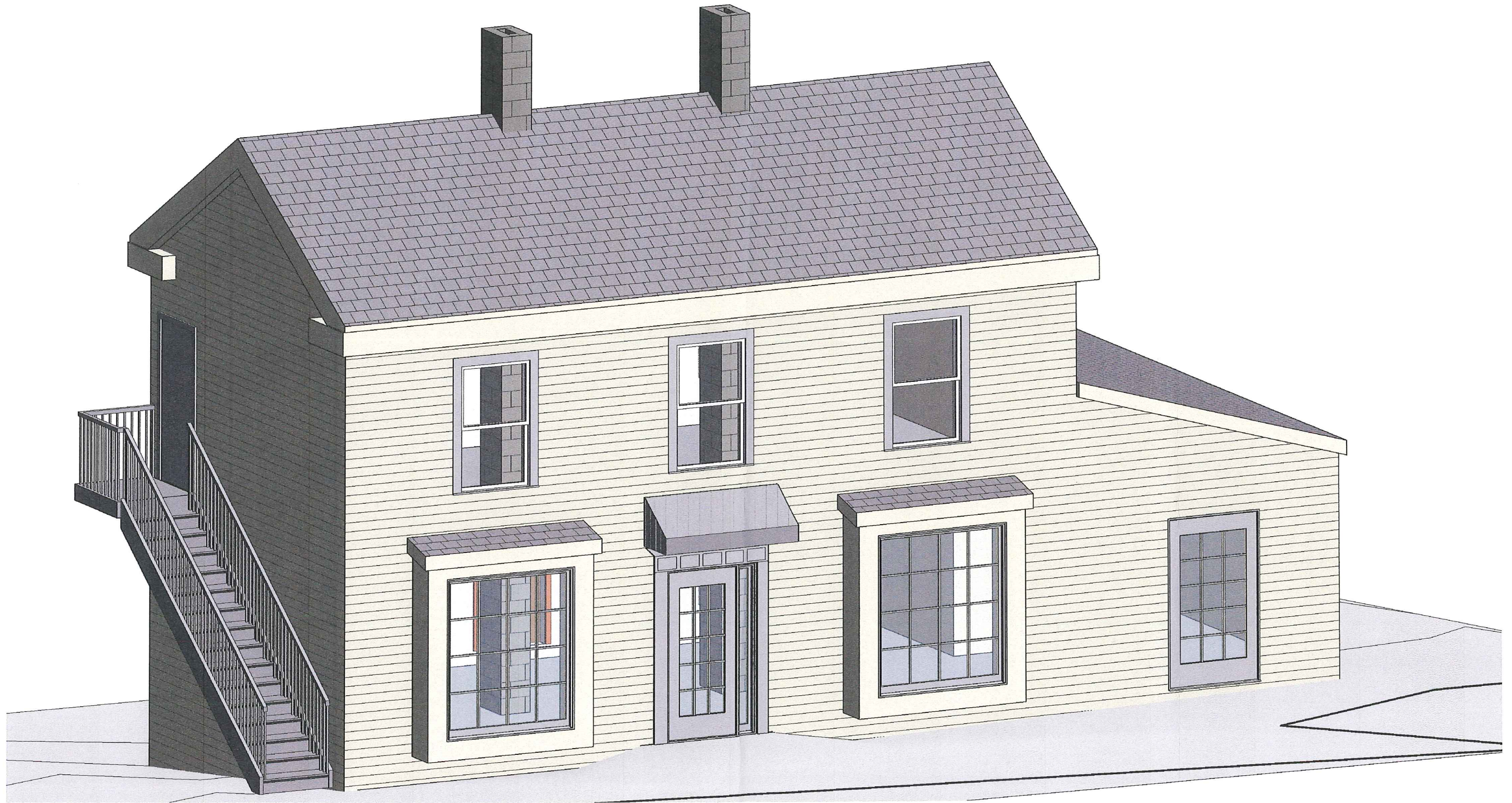
ALTERNATIVE DISPLAY WINDOWS ARE SET
OUT AND SUPPORTED FROM EXIST WALL



COUNTRY CLUB PREP
17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Alt. Front Elevation

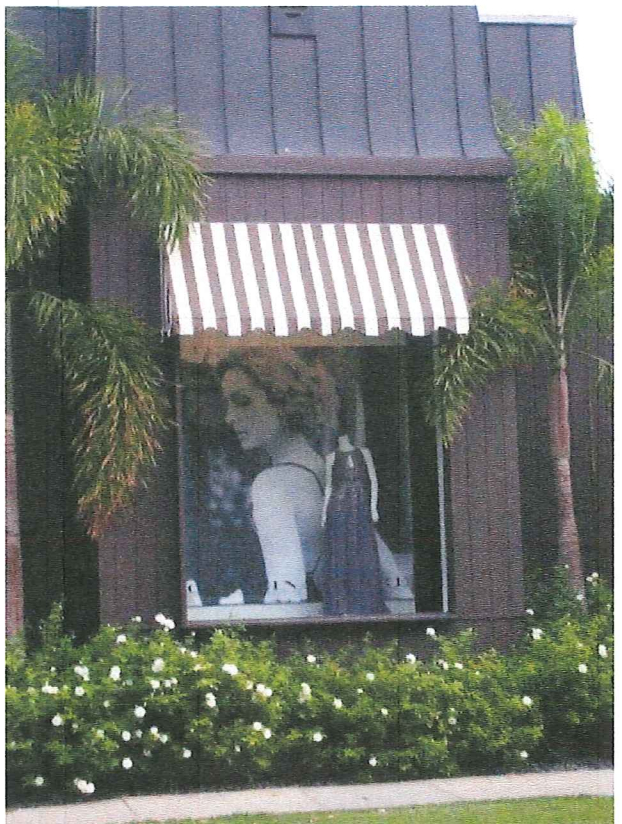
8



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17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Alt. 3D View

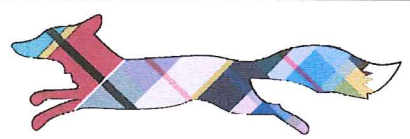
9



* NOTE: The first two layout revisions are on us! Additional revisions will be charged \$25.00 each.*

Client: Location: Phone/Email:	SIGN PLACEMENT MAY CHANGE We cannot guarantee exact color matches. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size of exact scale.	Drawing scale: Proportional Drawing location: Revision #:	Layout by: Kirby Griffith phone: (800)482-6603 x111 fax: (434)974-6898 kirby@hlva.com	HIGHTECH SIGNS 2165 Seminole Trail Charlottesville, VA 22901	<input checked="" type="checkbox"/> Preliminary Drawing <input type="checkbox"/> Final Drawing PAGE 1 OF 1
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COUNTRY CLUB PREP
17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Signage Options and Awning Style

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