

**From:** Scala, Mary Joy  
**Sent:** Monday, April 02, 2012 3:37 PM  
**To:** Gathright, Clark (cgathright@dgarchs.com); Grigg, Jimmy P. (jpgrigg@dgarchs.com)  
**Cc:** Stultz, Jim  
**Subject:** BAR Action

April 2, 2012

Wertland LLC  
PO Box  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application (Deferred from February 2012)**  
BAR 12-01-03  
1250 Wertland Street  
Tax Map 10 Parcel 25  
Wertland, LLC, Owner/ Daggett & Grigg, Applicant  
New 4-story boarding house

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 20, 2012.

The following action was taken:

**The BAR approved (8-1 with Hogg opposed) the application as submitted, but with a suggestion to choose a more appropriate light fixture.**

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 (September 20, 2013), 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](mailto: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](mailto:scala@charlottesville.org)

## Scala, Mary Joy

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**From:** Jimmy P Grigg <jpgrigg@dgarchs.com>  
**Sent:** Thursday, March 01, 2012 11:00 AM  
**To:** Scala, Mary Joy  
**Cc:** Stultz, Jim; Clark Gathright  
**Subject:** 1250 Wertland Street

Mary Joy,

We submitted revised plans for the Grove Annex Rooming House on Feb 28 for the March 20 BAR meeting.

On January 17 2012 the BAR voted to approve this project as submitted with the condition that the applicant submit material samples, make the site stair between the new building and the existing 1250 house "more of an event", and add a garage door at the entrance to the parking under the building.

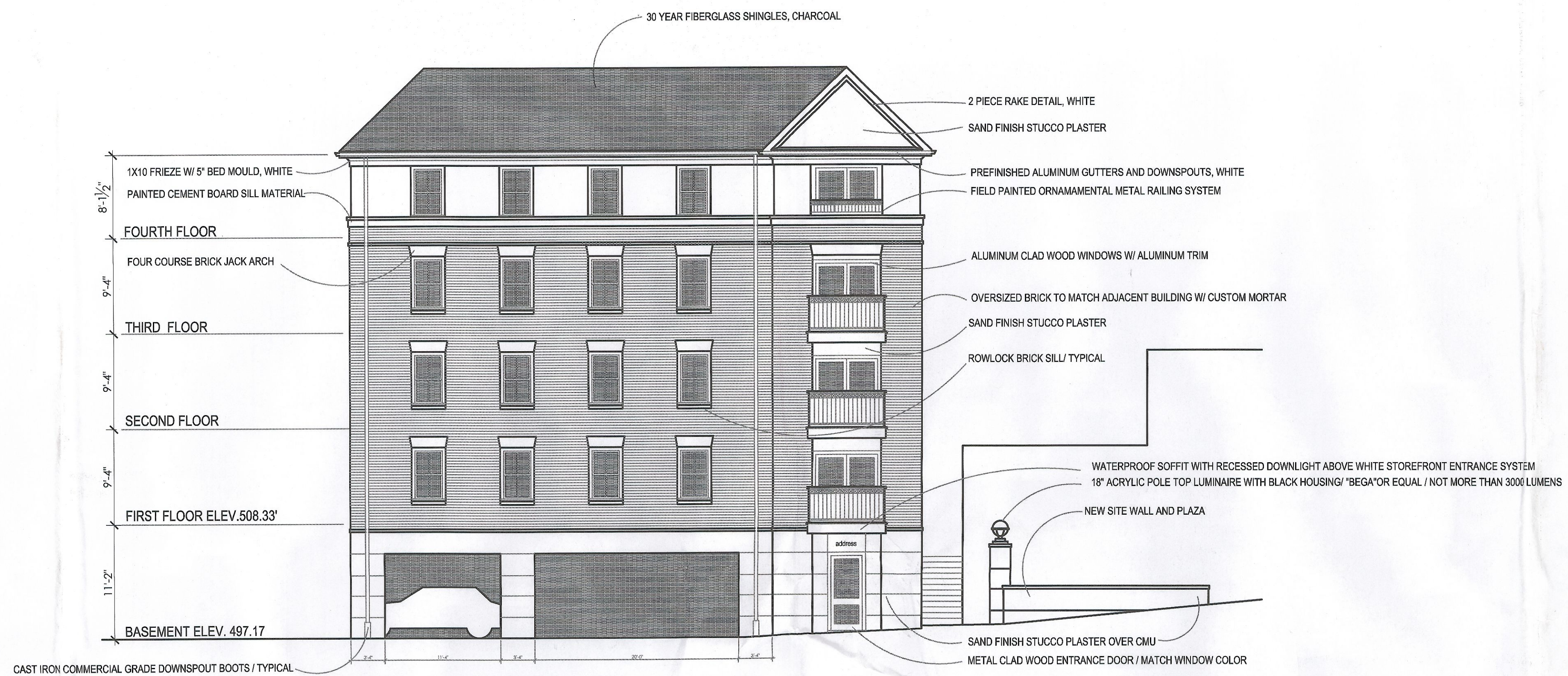
On February 21 the BAR reviewed a revised submittal which included material submittals, an improved sense of arrival for the site stair between the 2 buildings, and a garage door at the parking entrance. The BAR did not object to the material submittal, and did not object to the garage door addition. However, the board did not support the design changes to the site stair, and did not feel that approval condition #2 had been appropriately addressed. As a result, the board voted 7-0 to defer a vote to approve the design.

We have concluded that there is not enough space to make the stair between the new building and the 1250 house into an appropriate entrance for the property. As a result, we have added a front door to the 12-1/2 street elevation of the new building and revised the elevation to "mark" the entrance. We have also added a "false" garage door at the street level to add some detail at the base of the building. We will keep the site stair between the new building and the 1250 house for convenience and additional pedestrian circulation through the property.

We have eliminated the previously proposed improvements to the parking area travel way on the adjacent property behind the new building. Now that the "front is the front" and the "back is the back" we propose to leave things as they are behind the new building. In addition, because there is separate financing on the adjacent property, that lender would need to agree to the improvements, and because the loan is hedged with a "credit default swap" the cost to get the agreement would exceed the cost of the work itself.....pretty much a non-starter.

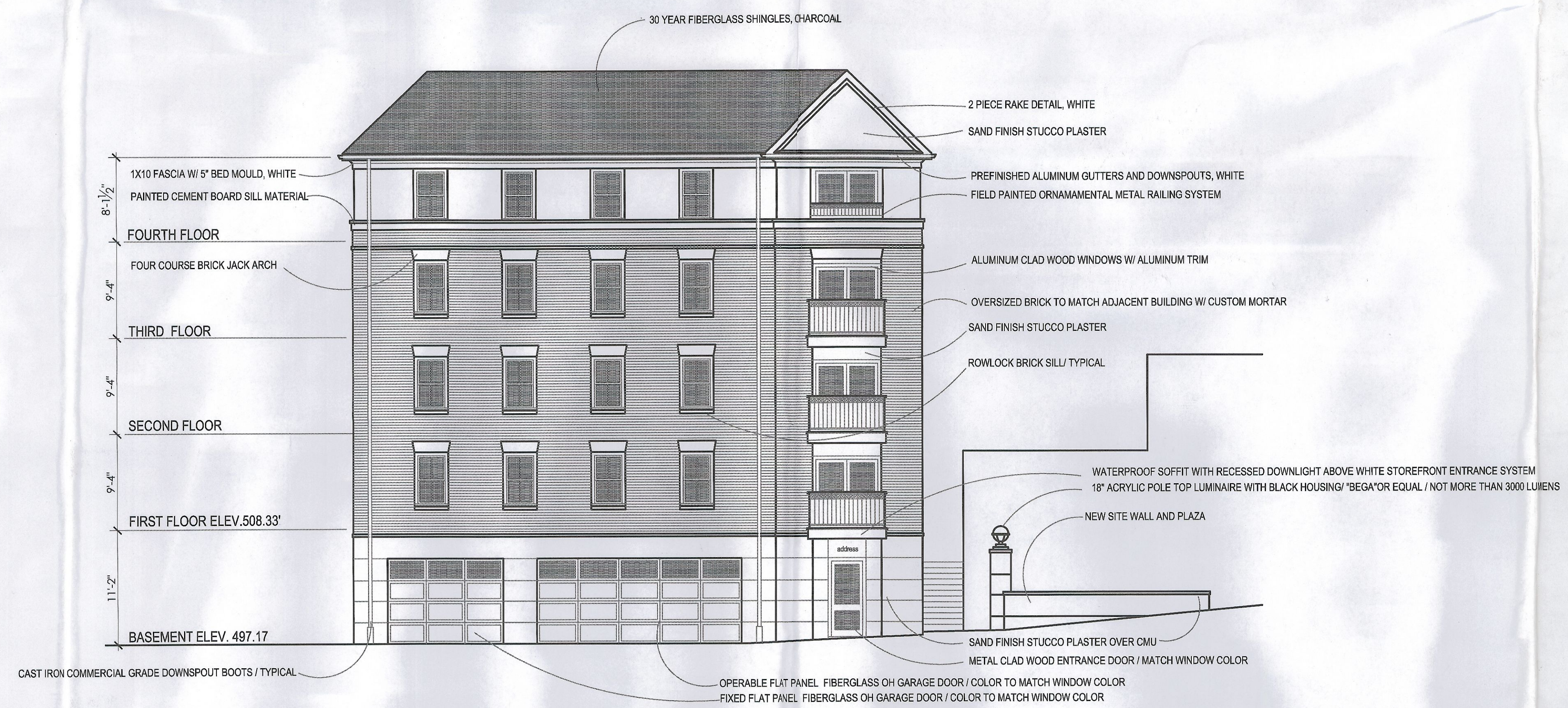
Please let me know if you have any concerns regarding the latest submittal. We think the building/project has improved as result of the process, and look forward to obtaining final approval at the March 20 meeting.

Jim



EAST ELEVATION WITH OPEN PARKING UNDER BUILDING  
SCALE 1/8" = 1'-0"

OPTION A



EAST ELEVATION WITH OVERHEAD GARAGE DOORS  
SCALE 1/8" = 1'-0"

OPTION B

RECEIVED  
FEB 28 2012  
REPRODUCTION SERVICE

daggett + grigg architects

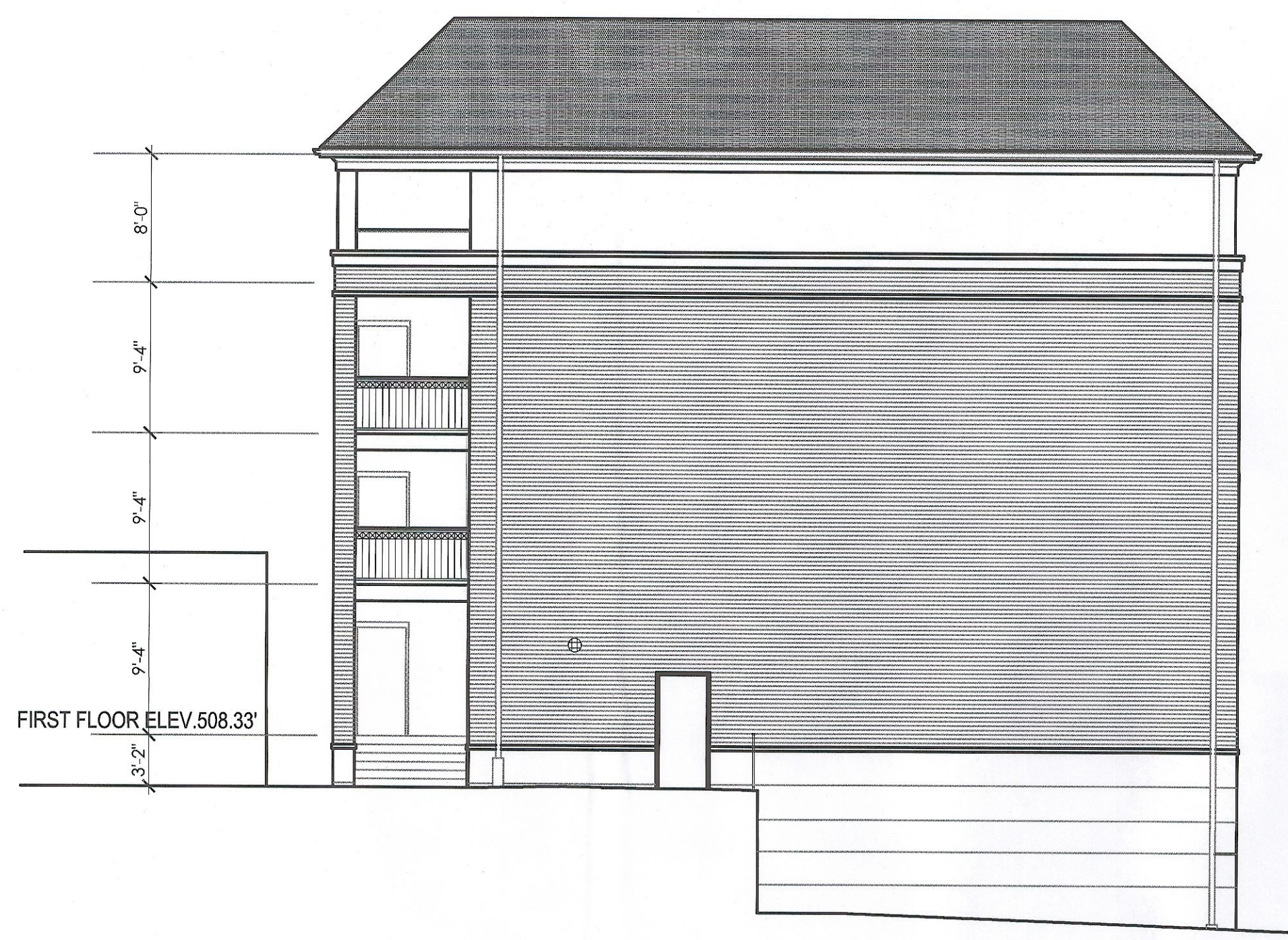
100 10TH STREET, NE, SUITE 200  
CHARLOTTEVILLE, VA 22902  
T 434.971.8848  
F 434.296.3040  
www.daggettgrigg.com

The Grove Annex

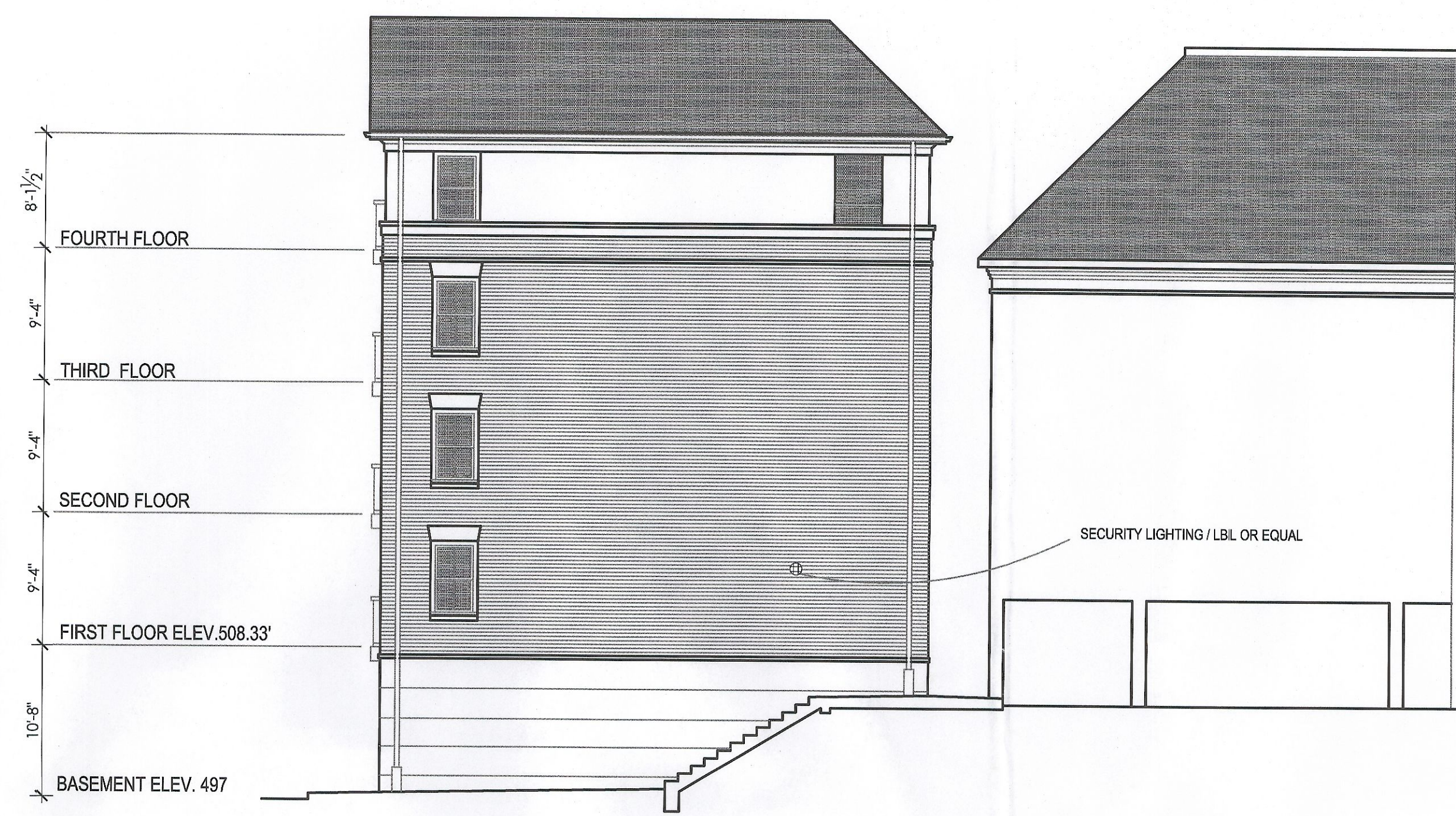
T.M. 10 PARCEL 25  
CHARLOTTEVILLE, VIRGINIA

ELEVATIONS

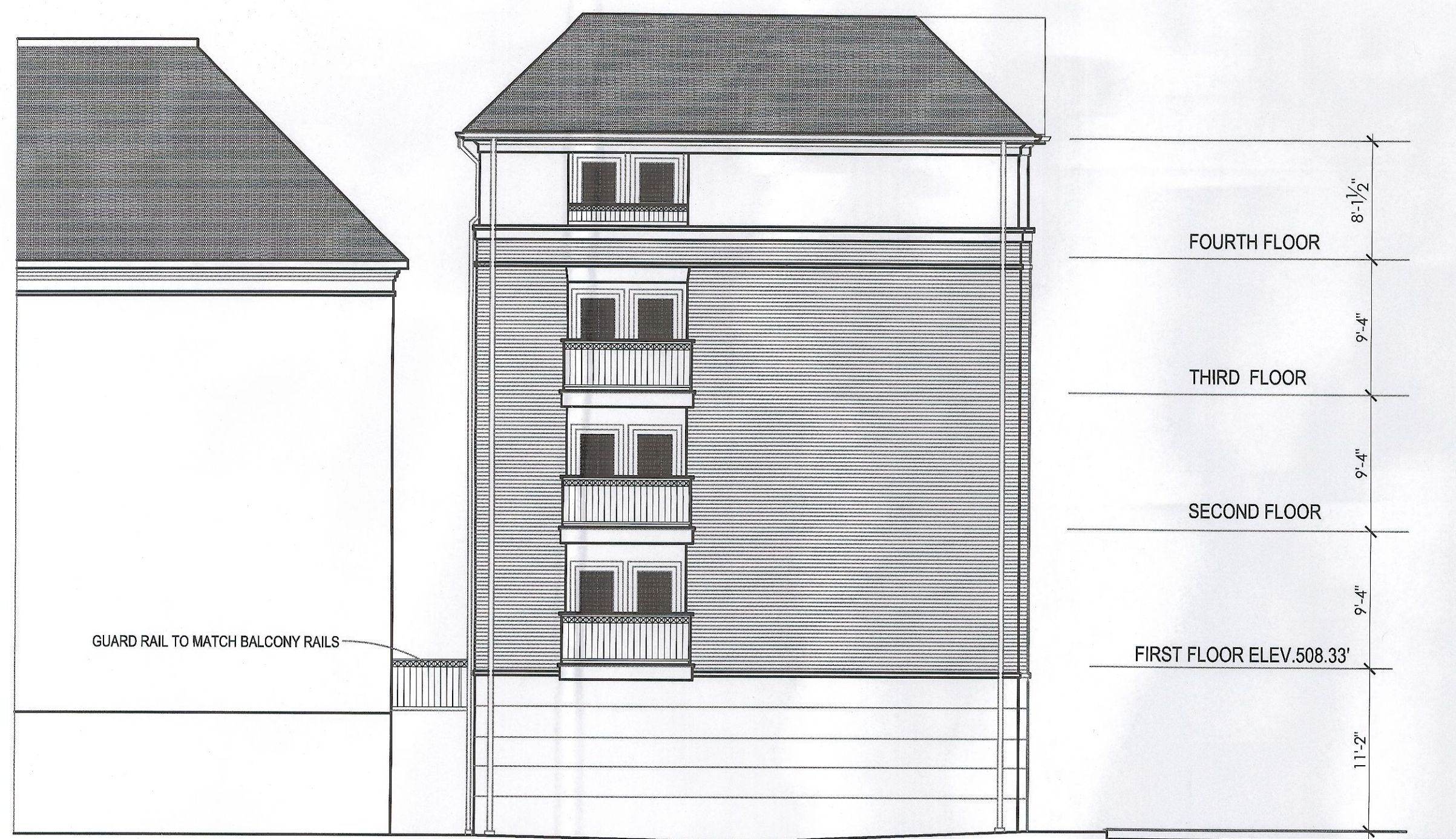
REVISIONS:	
PROJECT #:	DATE: 02.28.12
DRAWING NUMBER: A-1.1	SHEET OF



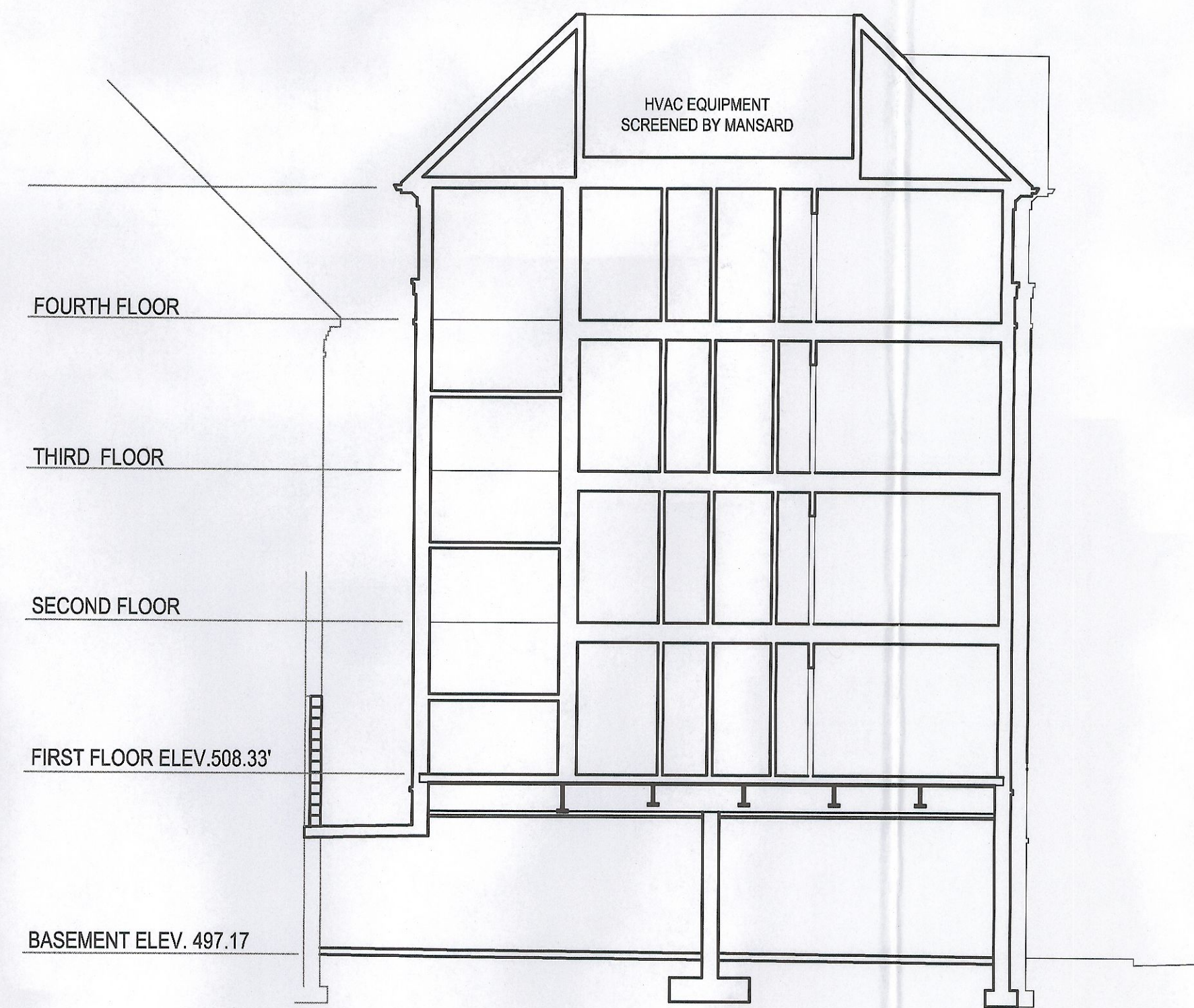
WEST ELEVATION  
SCALE 1/8" = 1'-0"



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING SECTION  
SCALE 1/8" = 1'-0"

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T.M. 10 PARCEL 25  
CHARLOTTEVILLE, VIRGINIA

ELEVATIONS

REVISIONS:

PROJECT #:

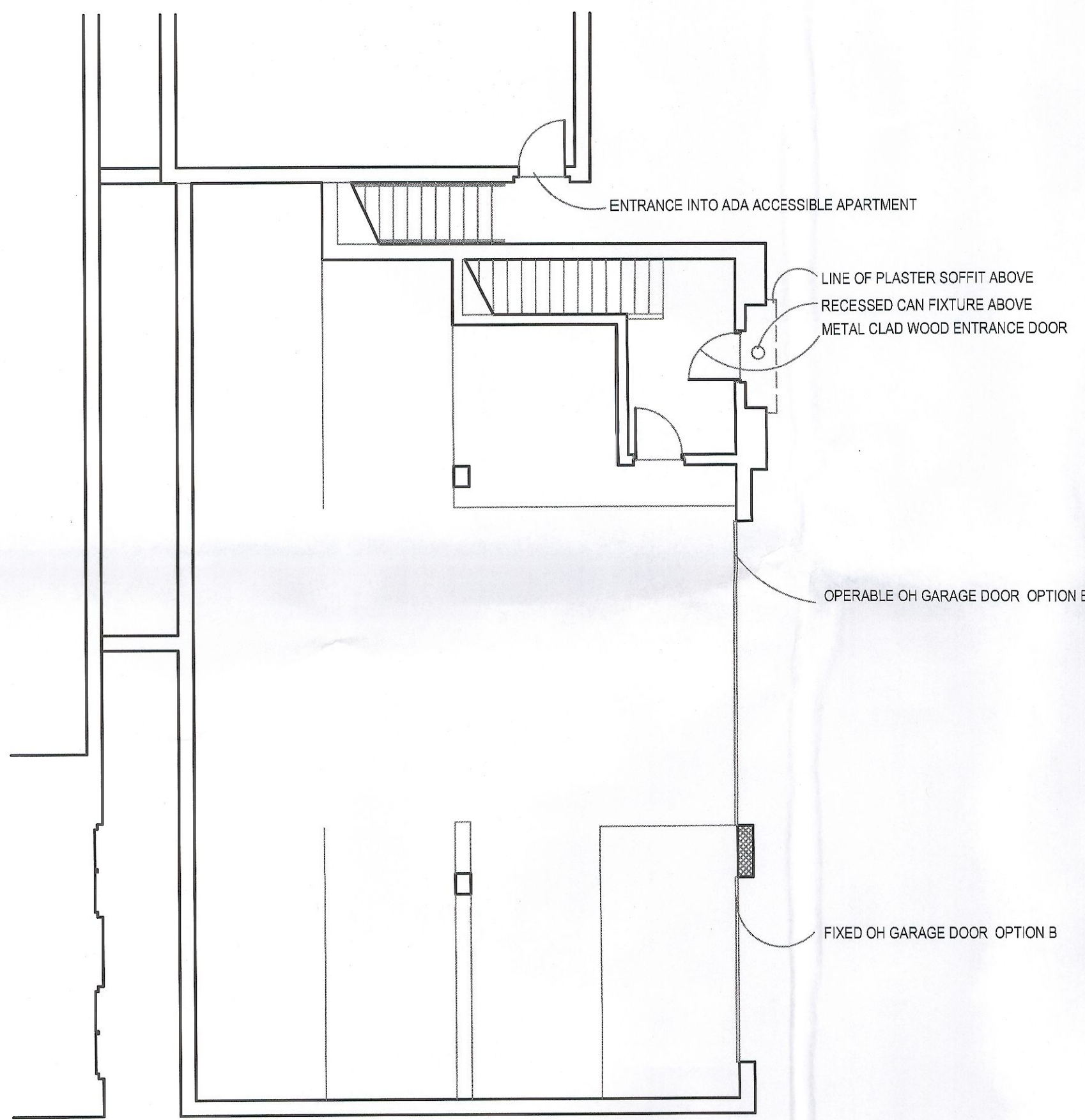
DATE:

02.28.12

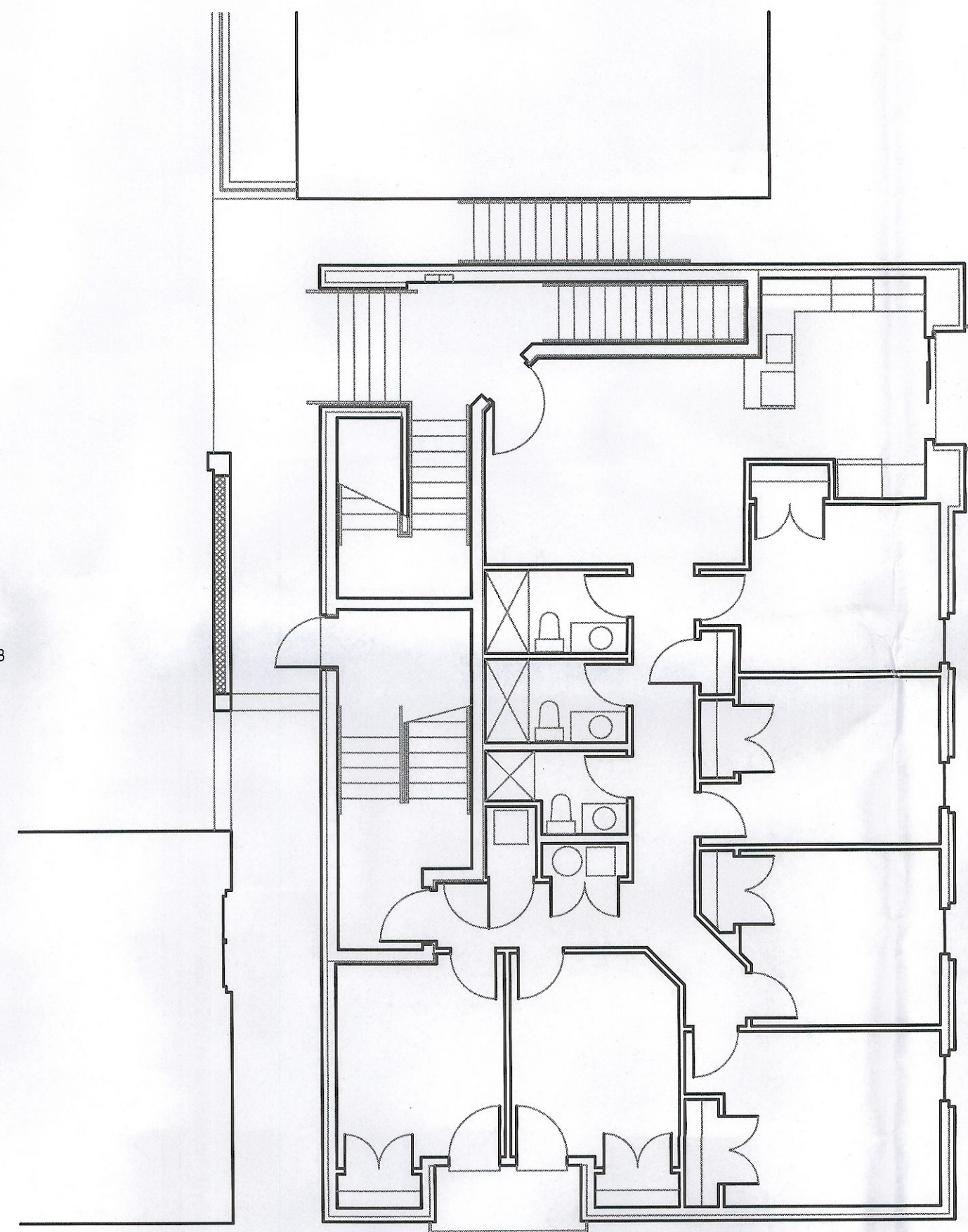
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**A-1.2**

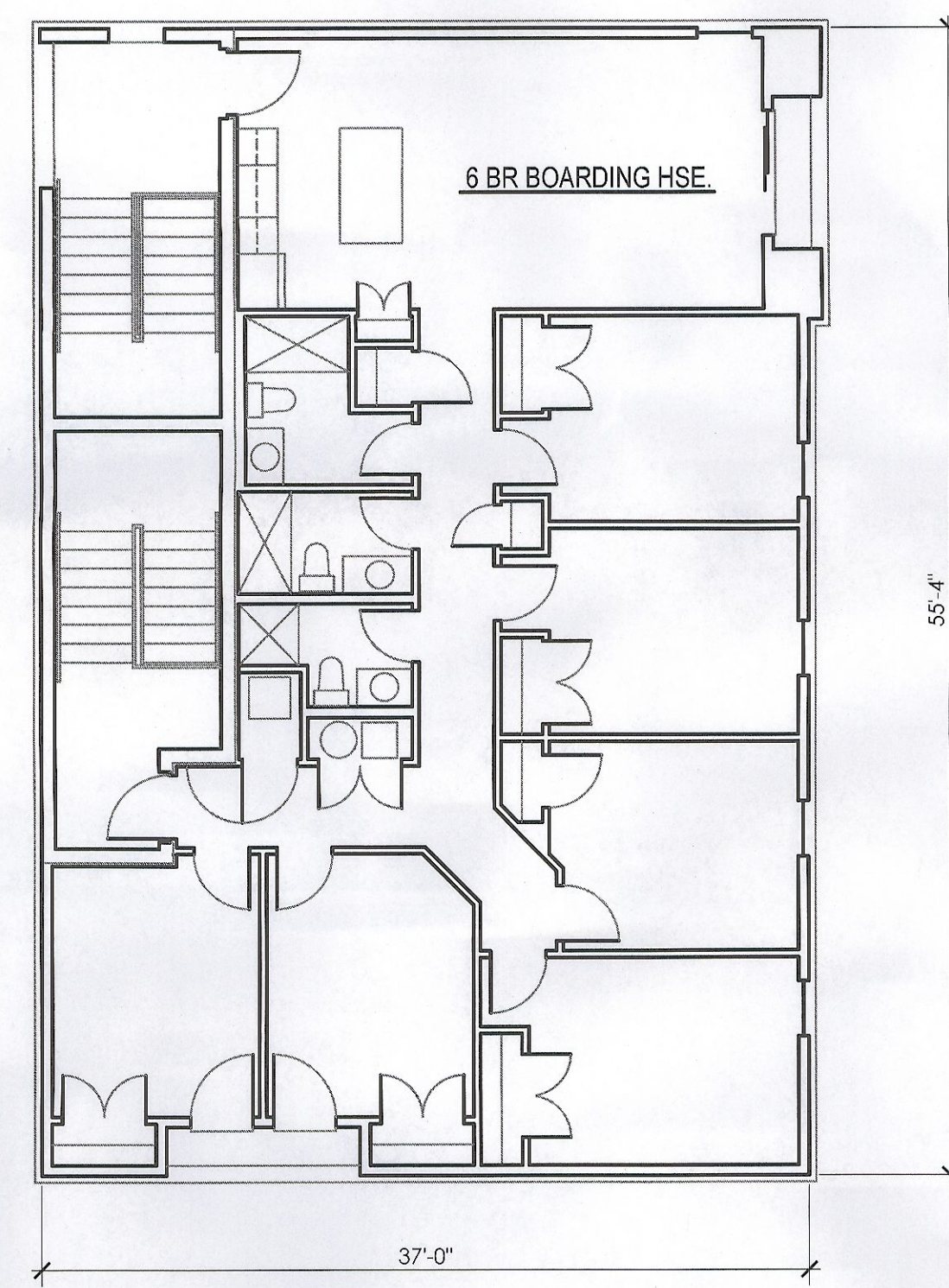
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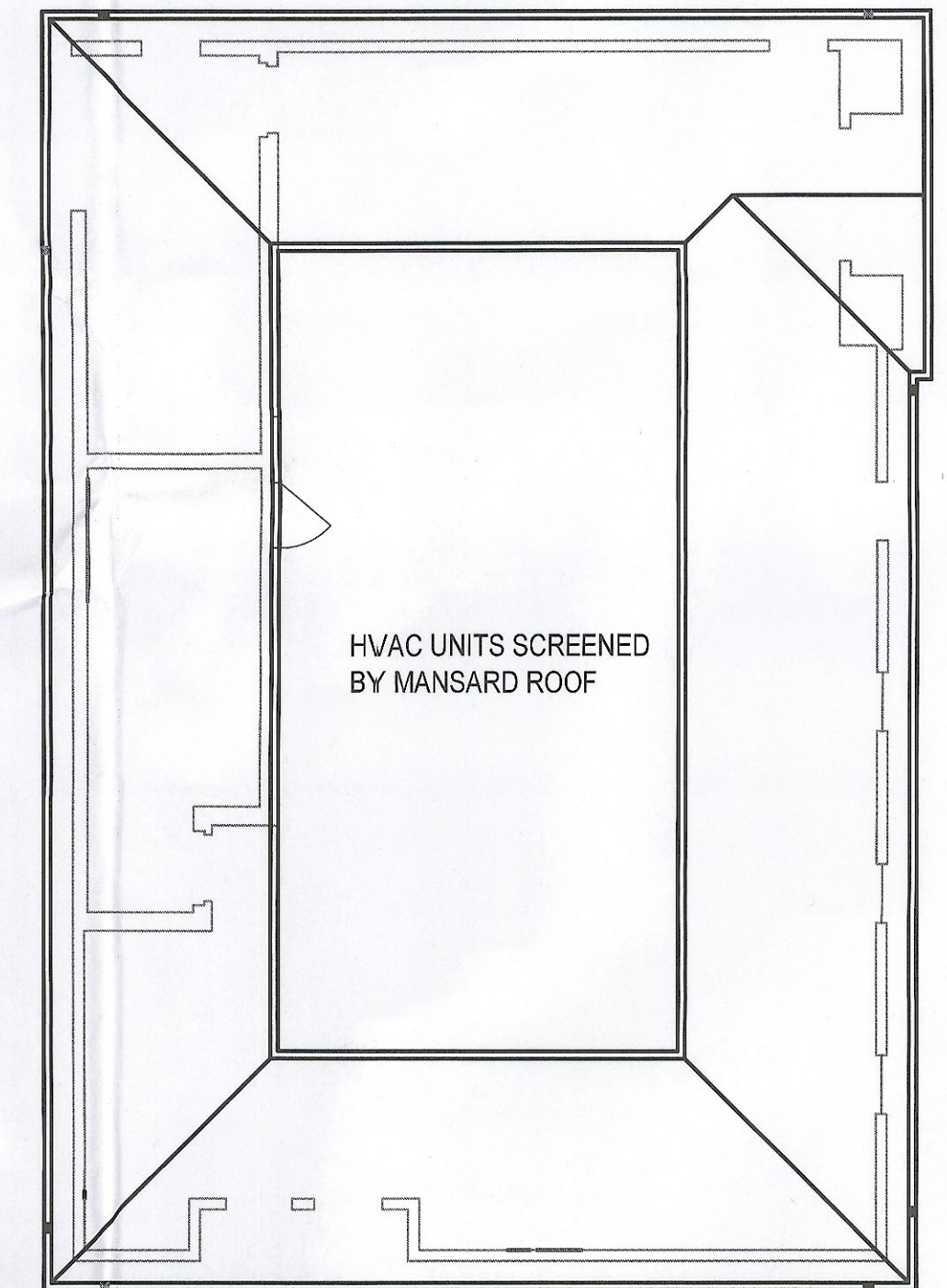
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



TYPICAL FLOOR PLAN  
SCALE 1/8" = 1'-0"



ROOF PLAN  
SCALE 1/8" = 1'-0"

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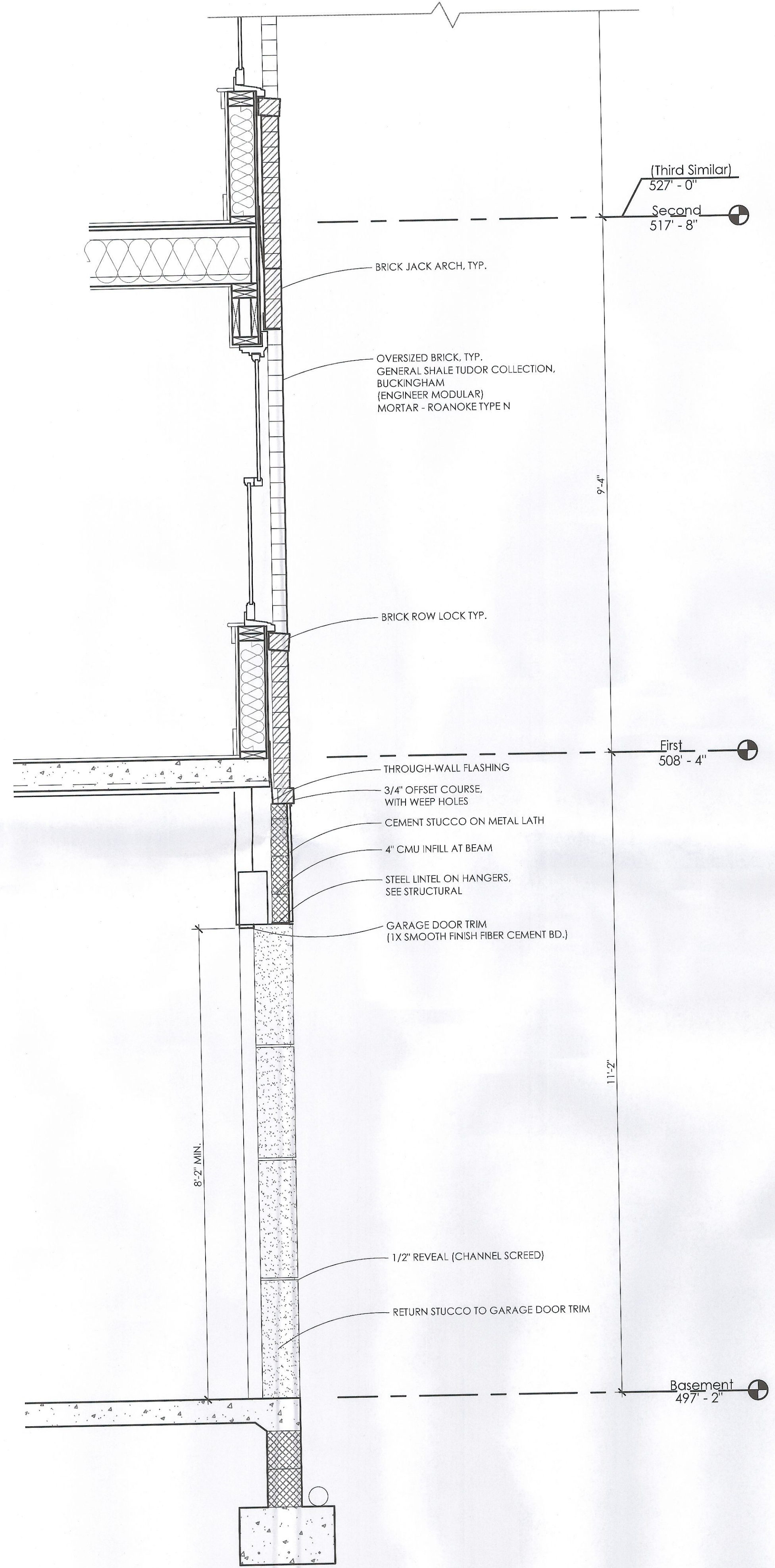
T.M. 10 PARCEL 25  
CHARLOTTESVILLE, VIRGINIA

FLOOR PLANS

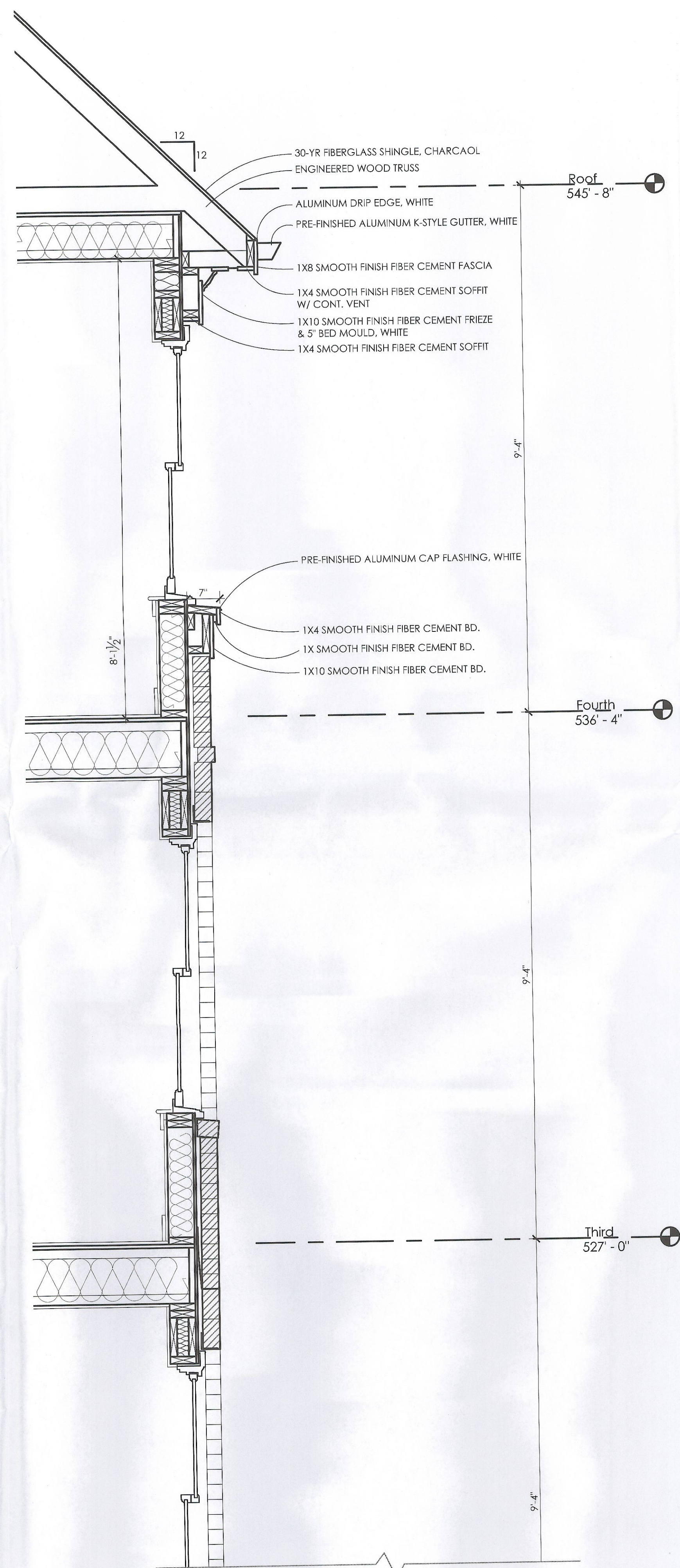
REVISIONS:

PROJECT #: DATE:  
02.28.12

DRAWING NUMBER:  
**A-1.3**  
SHEET OF



**WALL SECTION**  
SCALE:  $\frac{3}{8}'' = 1'-0''$



REVISIONS:

PROJECT #:

02.2

DRAWING NUMBER:

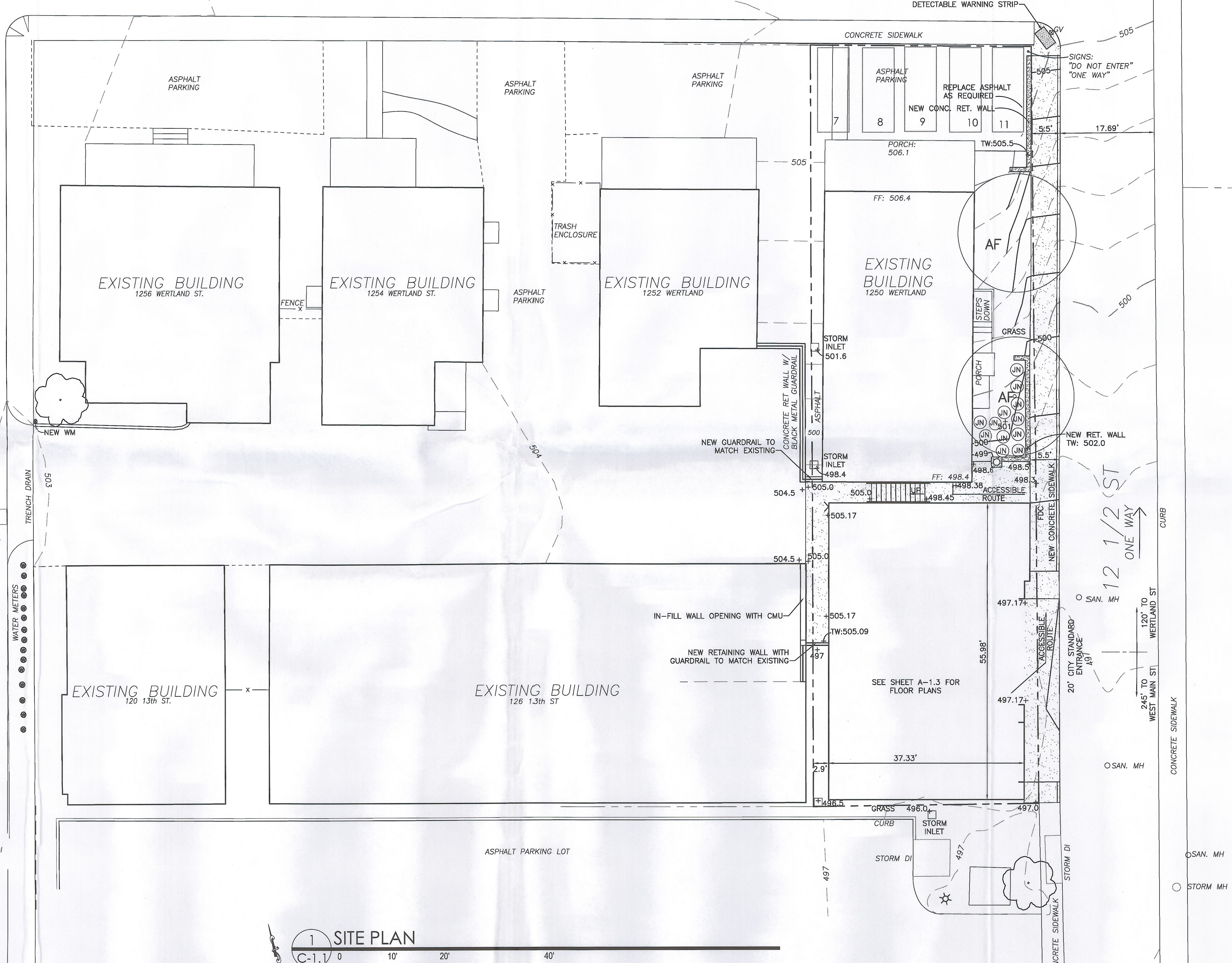
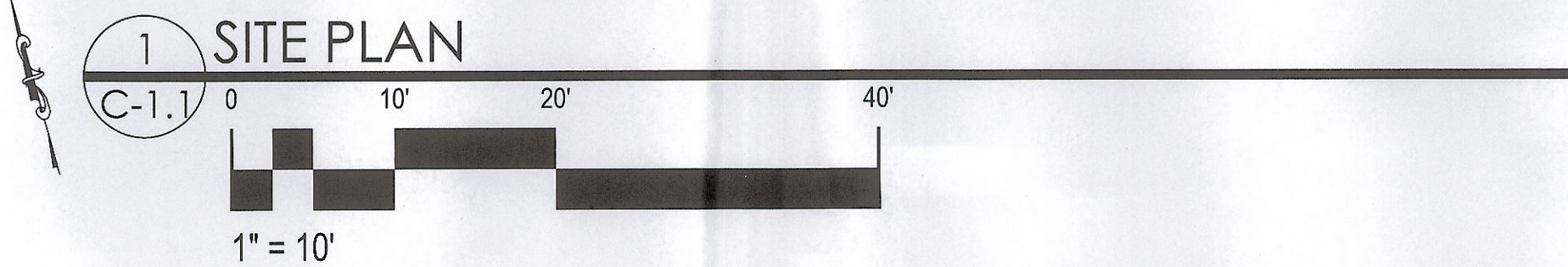
**A-1.4**

SHEET OF

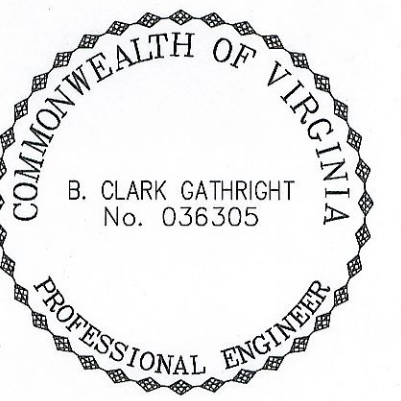
LANDSCAPING SCHEDULE									
TREES	SYMBOL	QUANTITY	PLANTING SIZE	PLANTING HT.	10 YEAR HT.	10 YEAR COVERAGE	EXISTING x1.5	TOTAL COVERAGE	TYPE
ACER x freemantii AUTUMN BLAZE MAPLE	AF	2	2 1/2' C	10'	20'	397		794	LARGE SHADE/STREET
REQUIRED CANOPY: 10% OF SITE AREA			10% * 6,107 SF = 617 SF			TOTAL CANOPY: 794 SF			
SHRUBS	SYMBOL	QUANTITY	PLANTING SIZE	PLANTING HT.	10 YEAR HT.	10 YEAR COVERAGE	EXISTING x1.5	TOTAL COVERAGE	TYPE
"BLUE PACIFIC" JUNIPER JUNIPERUS CONFERTA	JN	12	#3	15"-18"					PLANT IN MULCH BED

WERTLAND ST

LEGEND	
○	CO CLEAN OUT
○	DI DROP INLET
△	FH FIRE HYDRANT
●	GM GAS METER
○	GV GAS VALVE
⊙	MH MANHOLE
○	UP UTILITY POLE
•	RD ROOF DRAIN
⊙	WM WATER METER
○	WV WATER VALVE
○	VC VITRIFIED CLAY PIPE
○	PVC PVC PIPE
○	DI DUCTILE IRON PIPE
○	CI CAST IRON
○	SS SANITARY SEWER
—	PL POWER LINE
---	PL PROPERTY LINE
---	GAS GAS LINE
---	SW STORM WATER



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**The Grove Annex Site Plan**

T.M. 10 PARCEL 25  
 CHARLOTTEVILLE, VIRGINIA

SITE PLAN

REVISIONS:  
 01-19-12  
 02-15-12  
 02-28-12

PROJECT #: DATE:  
 12.14.11

DRAWING NUMBER:  
**C-1.1**  
 SHEET 4 OF 9

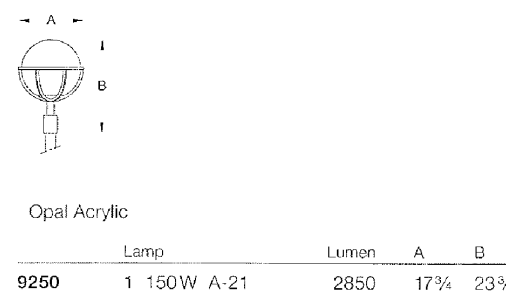
Enclosure: Moulded impact resistant acrylic, minimum 1/4" thick, two piece half spheres clamped and gasketed at the equator by a die-cast aluminum six spoke lower guard and clamping ring secured by eight (8) socket head stainless steel fasteners. Enclosure assembly is secured to fitter by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Guard: One piece 6-rib die-cast aluminum slip fitter slip pole and is secured by six (6) stainless steel socket head set screws. Slip fits a 2 1/4" O.D. pole top or tenon.

Electrical: Lampholders: Incandescent are medium base porcelain with nickel plated copper screw shell, rated 500W. Available in 120V only.

Finish: Available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed, suitable for wet locations, Protection class: IP 44.

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
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Housing: One piece die-cast aluminum supplied with center lock-up, universal mounting bracket for direct attachment to 3/4" or 4" octagonal wiring box.

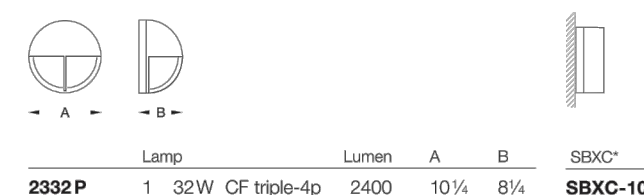
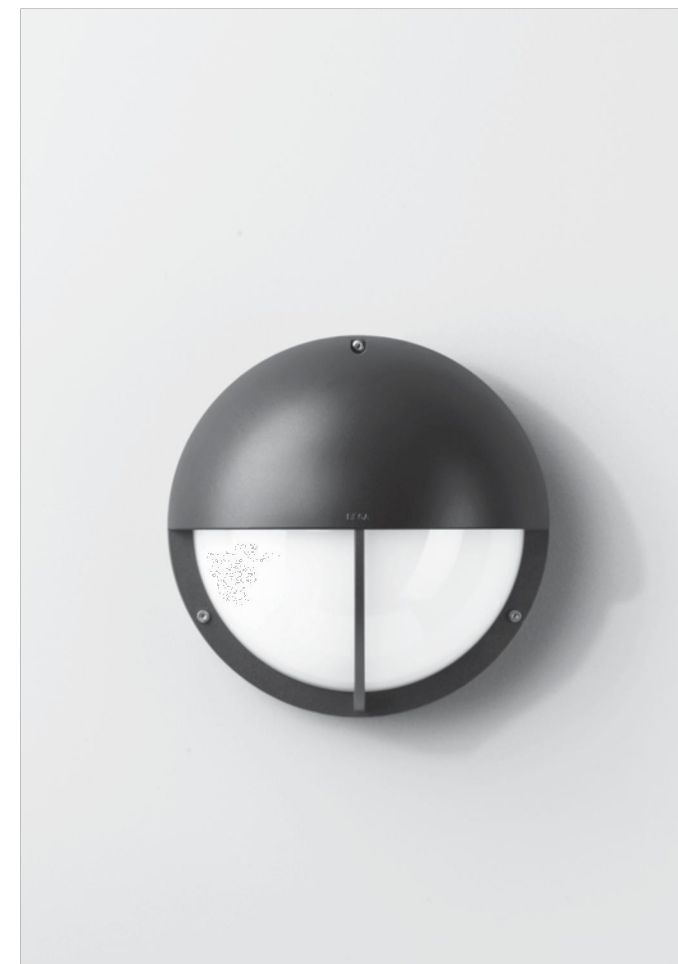
Enclosure: Handblown three-ply opal glass or polycarbonate (add suffix /PDC) diffuser with screw thread neck, fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket. One piece die-cast aluminum ball lid and guard, secured by three (3) captive socket head, stainless steel screws threaded into stainless steel inserts. Interior of lamp compartment painted gloss white.

Electrical: Lampholders: Fluorescent are type G24q-3 (20W) rated 75W, 250V. Ballasts: Electronic ballasts operating 4-pin lamps which provide reliable low temperature starting down to -20° C. Electronic ballasts are universal voltage, 120V through 277V.

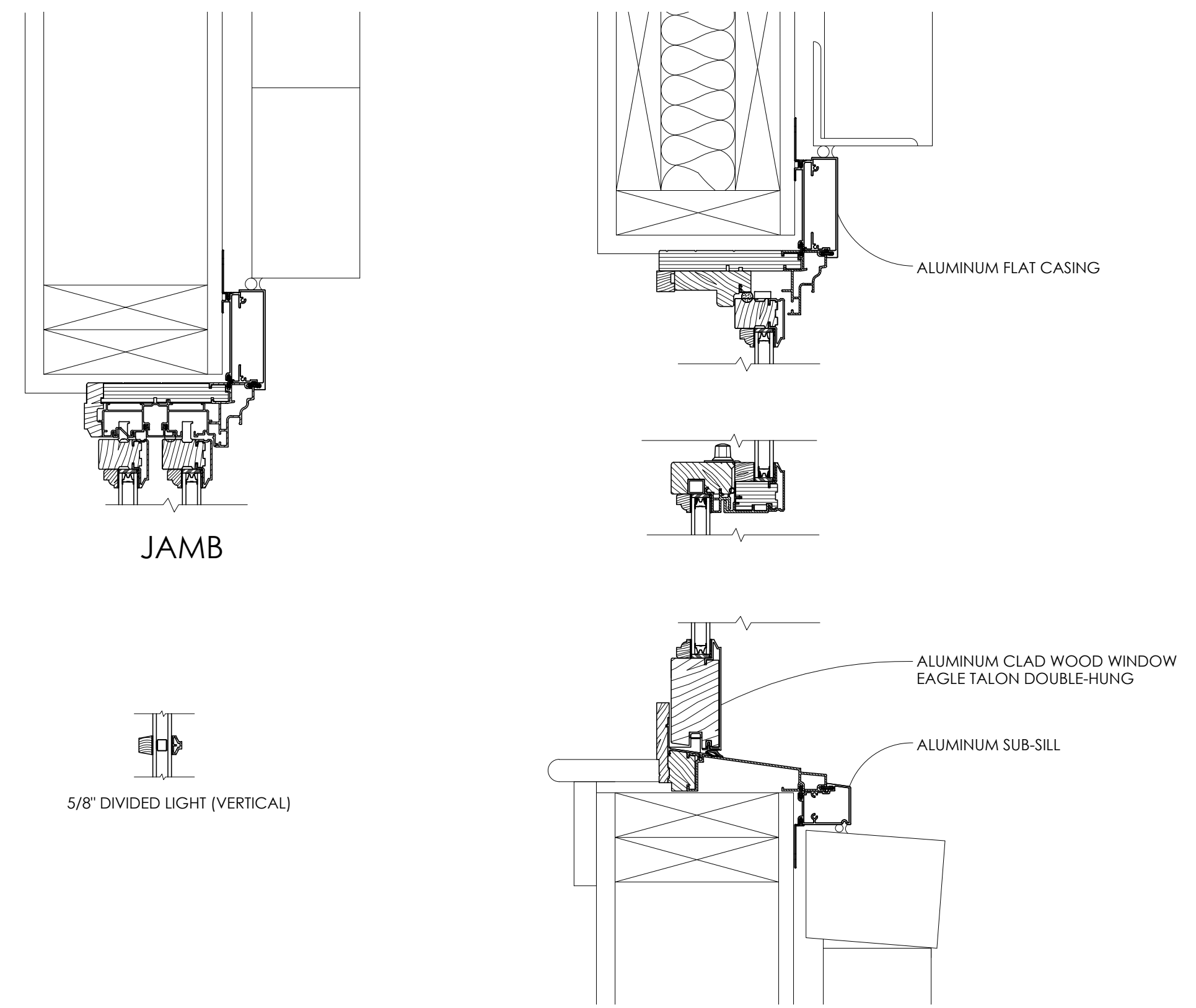
Finish: Available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed, suitable for wet locations, Protection class: IP 65.

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



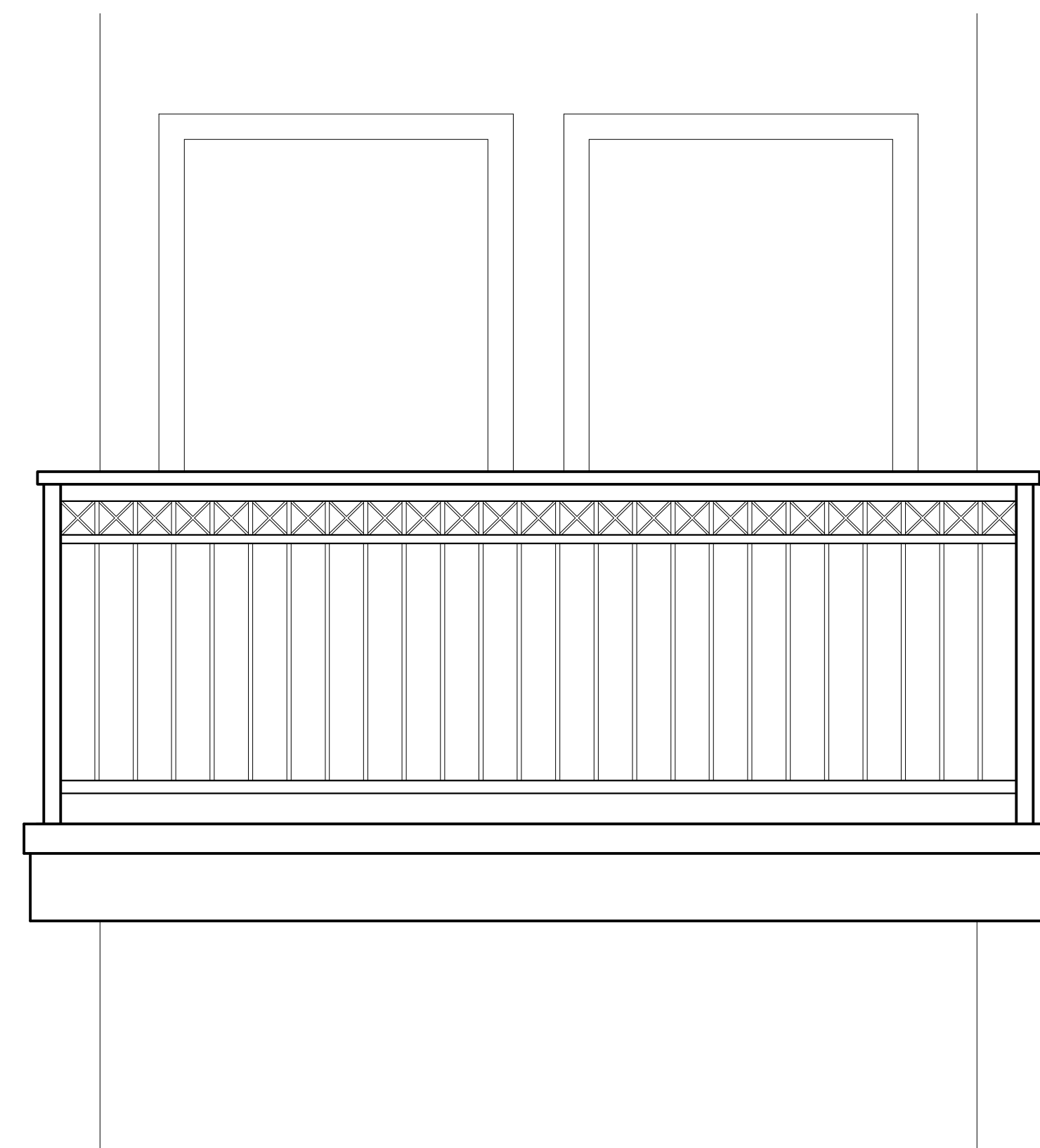
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
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POLE-TOP LUMINAIRE: Bega 9250, Black, (<3,000 lumens)  
SCALE: NONE

WALL SECURITY FIXTURE: Bega 2332P, Black, (<3,000 lumens)  
SCALE: NONE

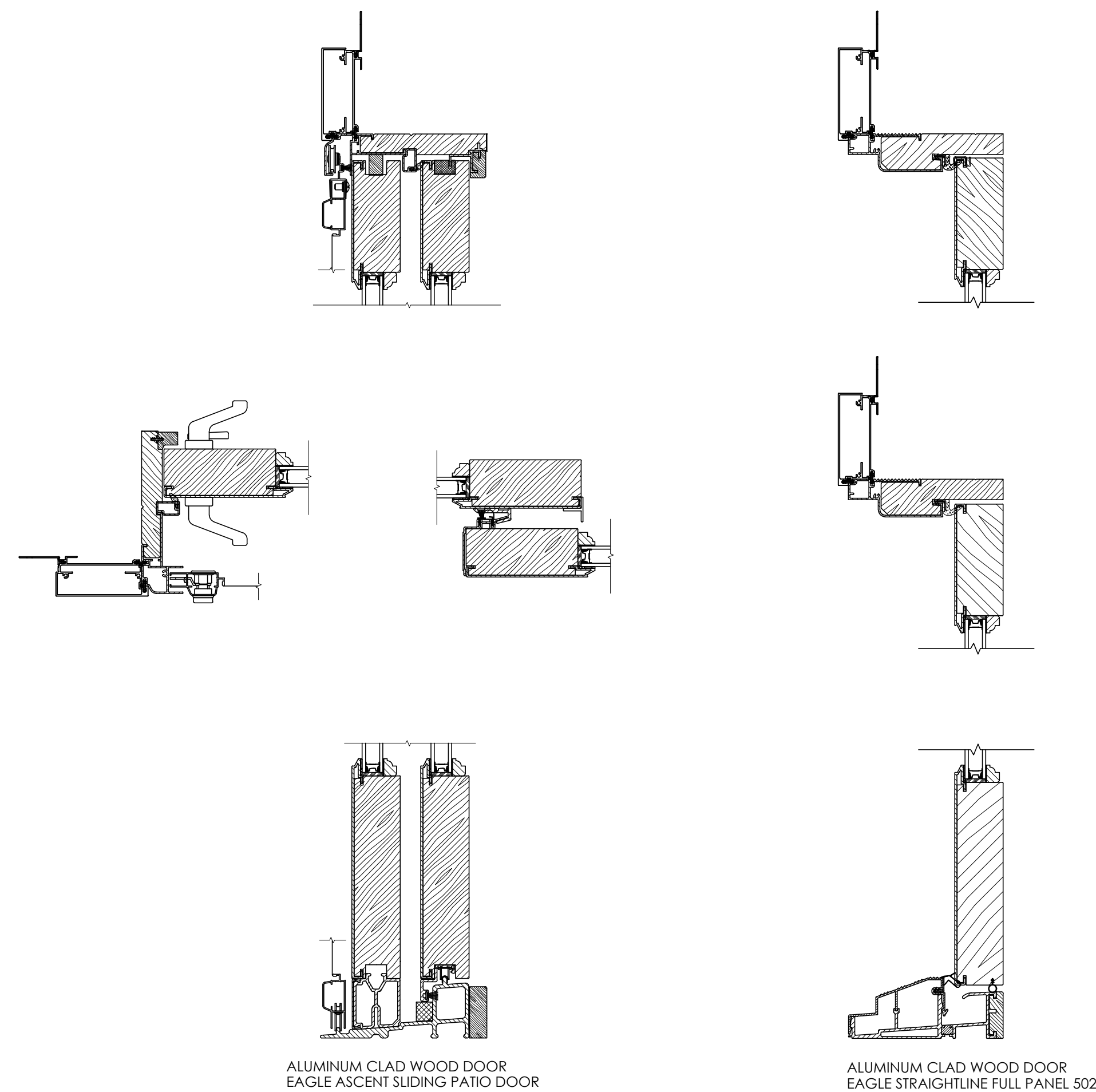
WINDOW DETAILS  
SCALE: NONE



GALV. STEEL, PAINT TO MATCH WINDOWS, TYP.

- 1 1/2x3 1/2 STEEL TOP RAIL
- 2x2 STEEL RAIL
- 2x2 STEEL POST
- 1 1/2x1 STEEL RAIL
- 1/2" STEEL PICKETS @ 4" MAX. SPACING
- P.T. 2x8 DECKING
- 1 1/2 SQ. STEEL
- 3 1/2x5 CONT. ANGLE W/ CONT. 1/4x 1 1/2" LEDGER
- 1X4 SMOOTH FINISH FIBER CEMENT BD.
- 1/2" CARRIAGE BOLT, RECESSED
- 1X12 SMOOTH FINISH FIBER CEMENT BD.
- DOUBLE 2x12 P.T.
- 2x6 P.T. LEDGER W/ 1/2" CARRIAGE BOLT @ 32" O.C.

BALCONY DETAILS  
SCALE: 3/4" = 1'-0"



SLIDING DOOR DETAILS  
SCALE: NONE

DOOR DETAILS  
SCALE: NONE

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REV: 03-21-12 per BAR approval

The Grove Annex

T.M. 10 PARCEL 25  
CHARLOTTESVILLE, VIRGINIA

DETAILS

REVISIONS:

PROJECT #:

DATE:

02.28.12

DRAWING NUMBER:

A-1.5

SHEET OF





**EAST ELEVATION WITH OPEN PARKING UNDER BUILDING**  
SCALE 1/8" = 1'-0"

OPTION A



**EAST ELEVATION WITH OVERHEAD GARAGE DOORS**  
SCALE 1/8" = 1'-0"

OPTION B

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T.M. 10 PARCEL 25  
CHARLOTTESVILLE, VIRGINIA

ELEVATIONS

REVISIONS:

PROJECT #:

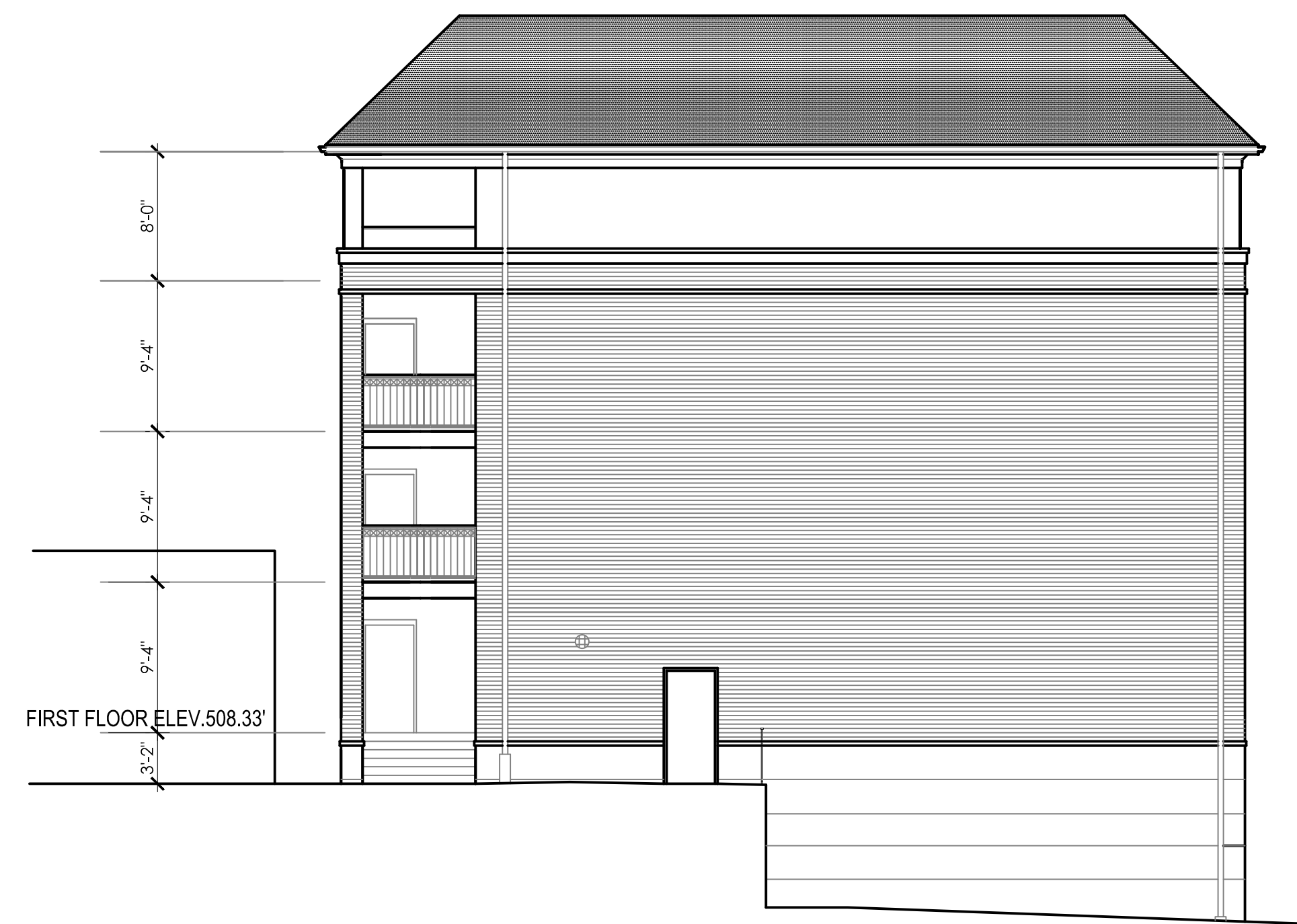
DATE:

02.28.12

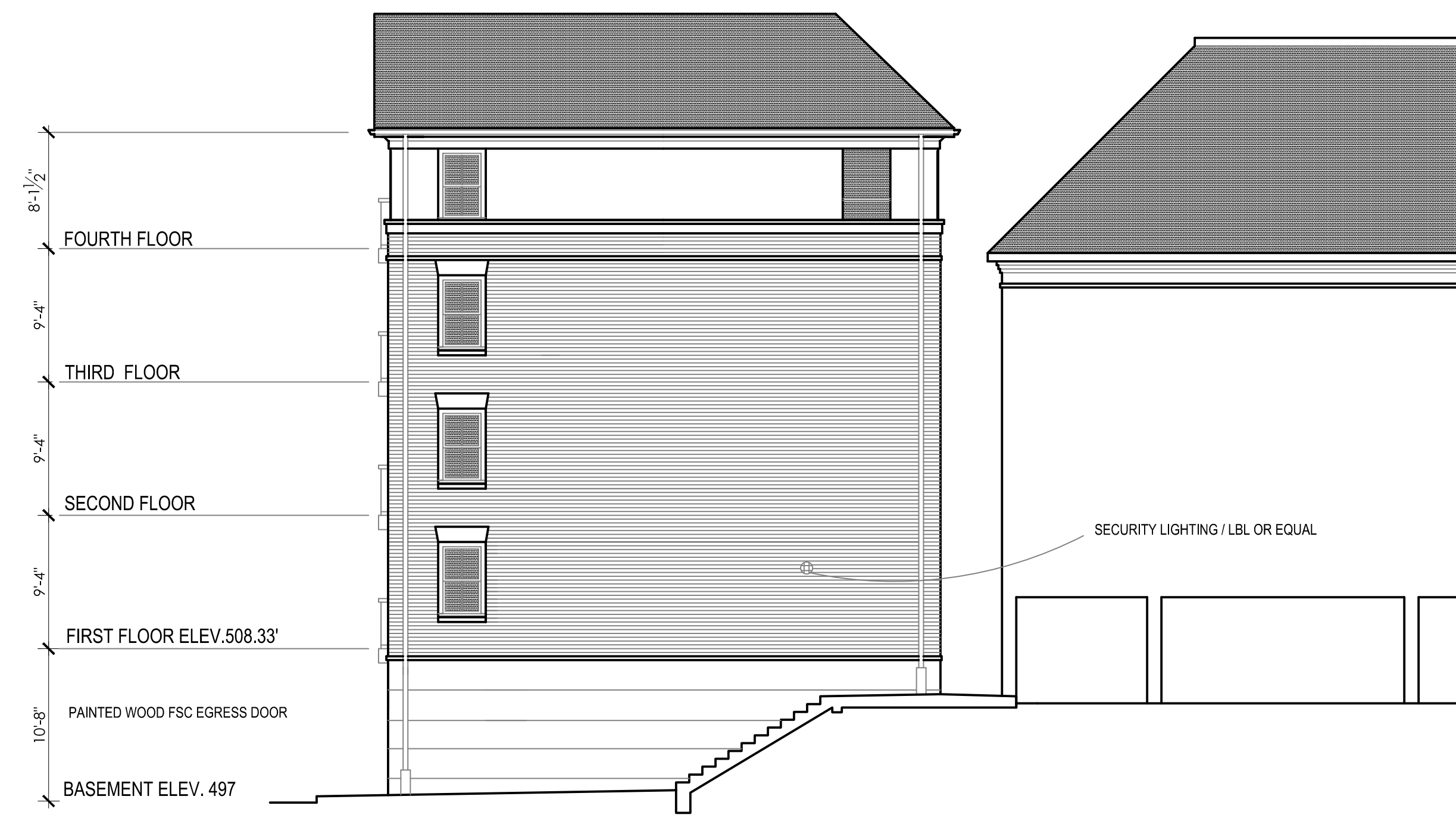
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A-1.1

SHEET OF



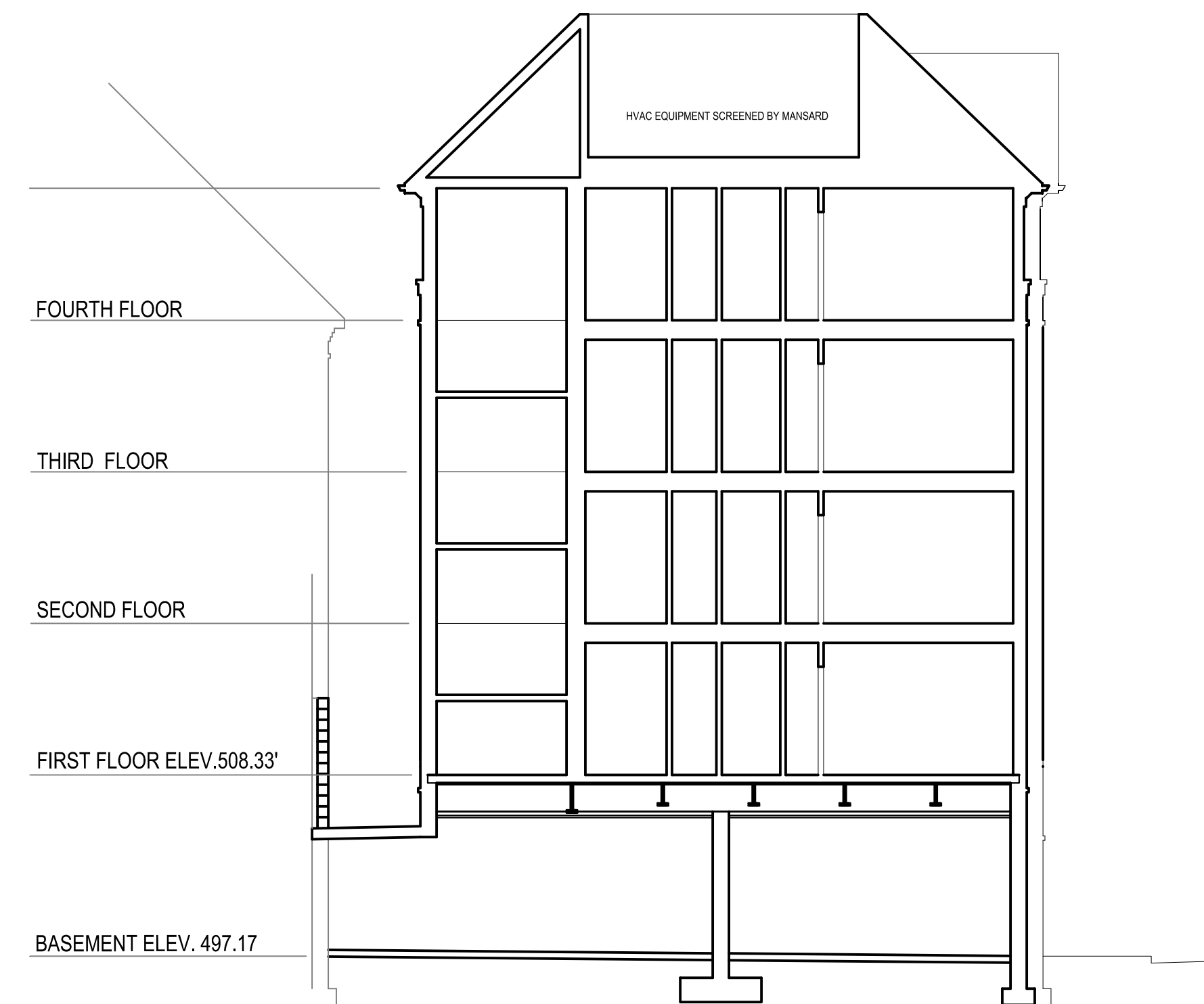
WEST ELEVATION  
SCALE 1/8" = 1'-0"



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING SECTION  
SCALE 1/8" = 1'-0"

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T.M. 10 PARCEL 25  
CHARLOTTESVILLE, VIRGINIA

ELEVATIONS

REVISIONS:

PROJECT #:

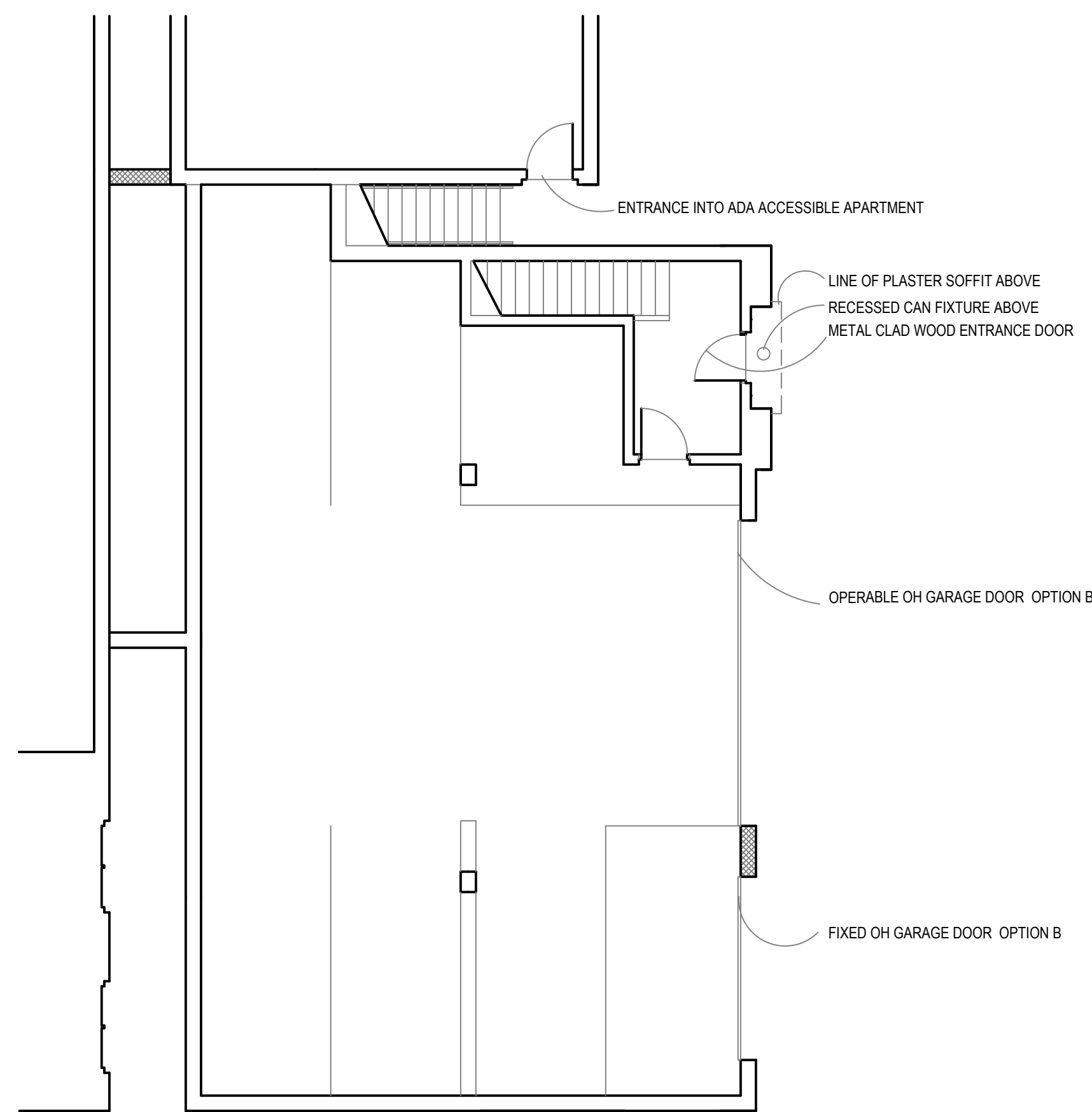
DATE:

02.28.12

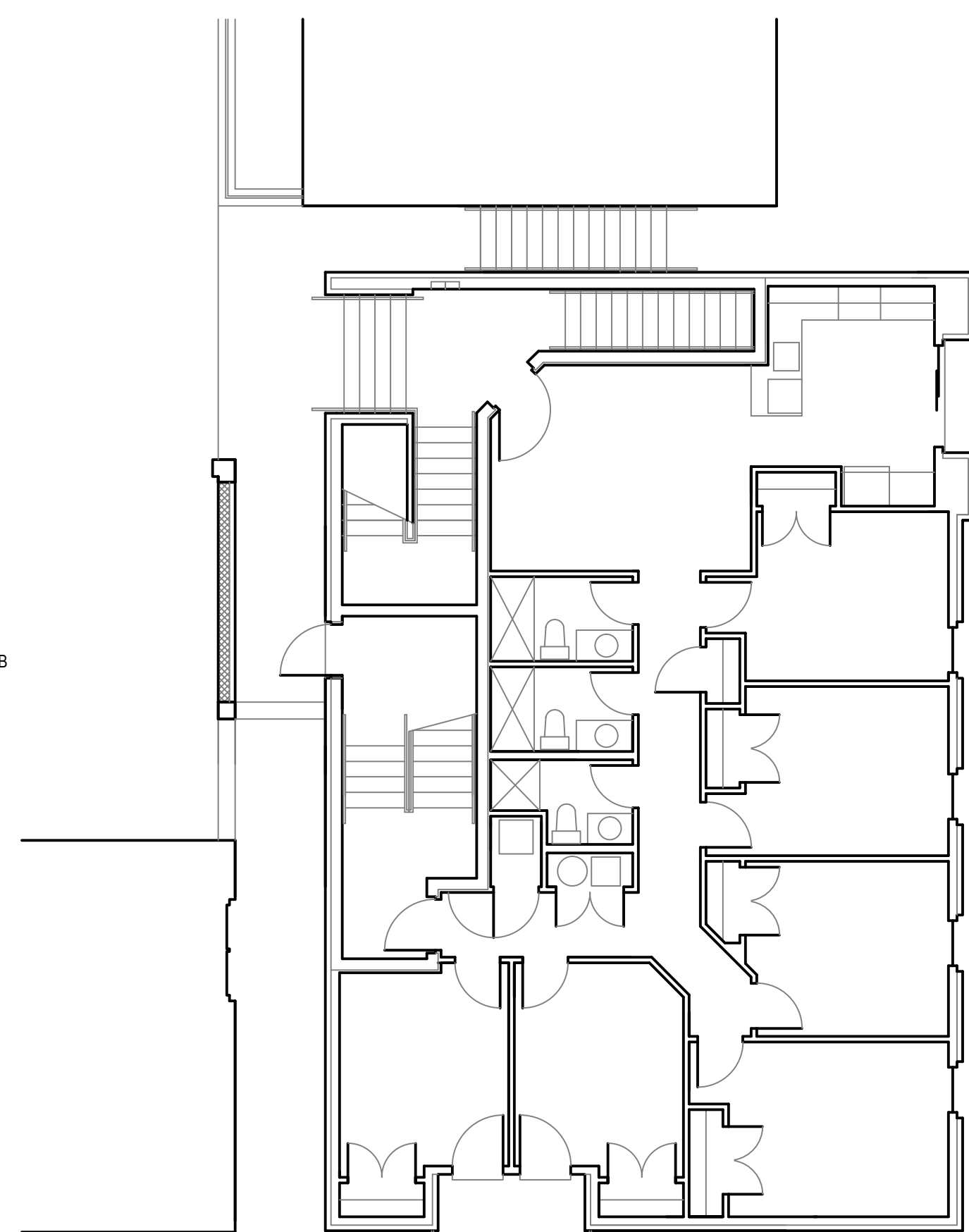
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A-1.2

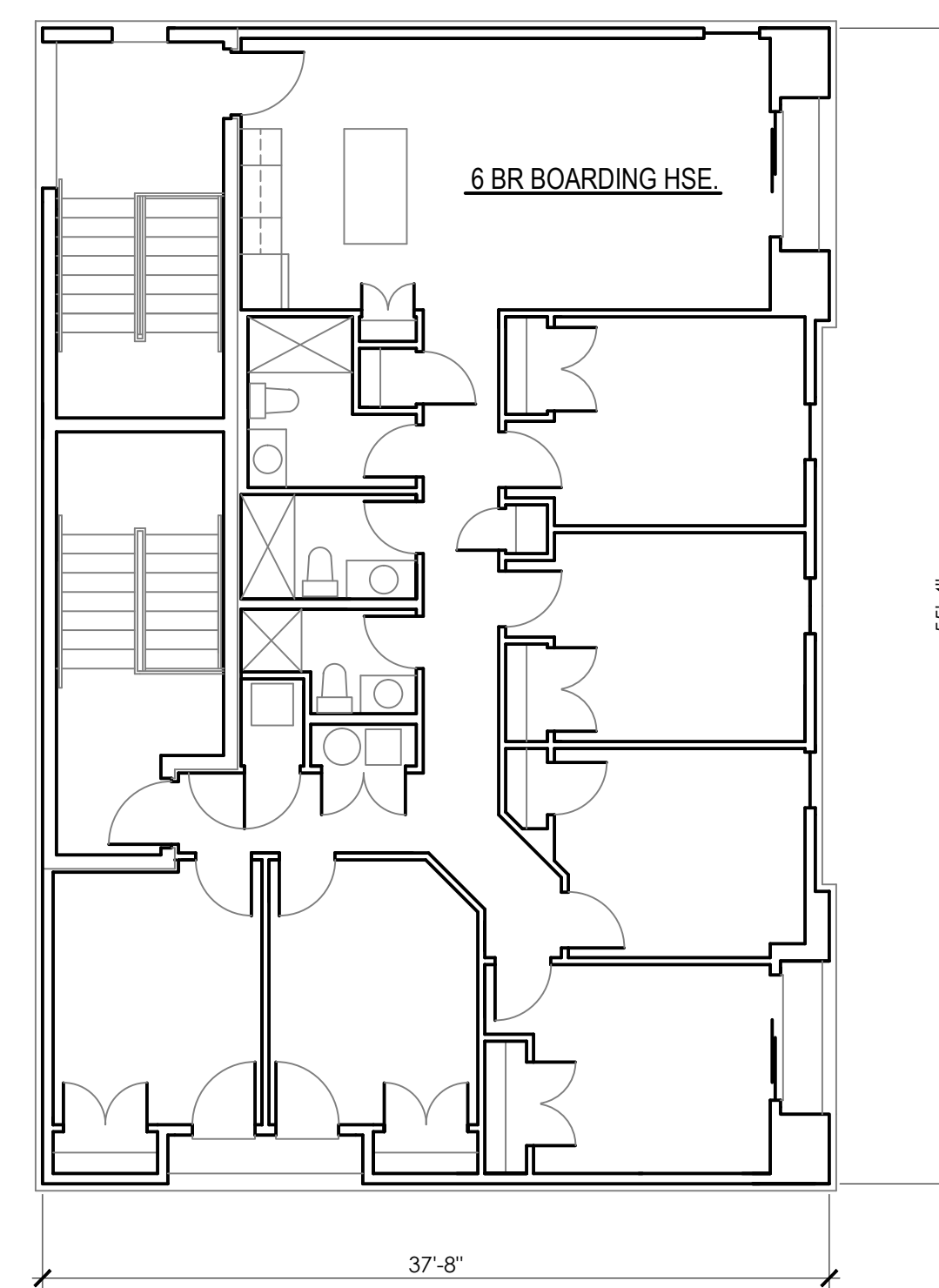
SHEET OF



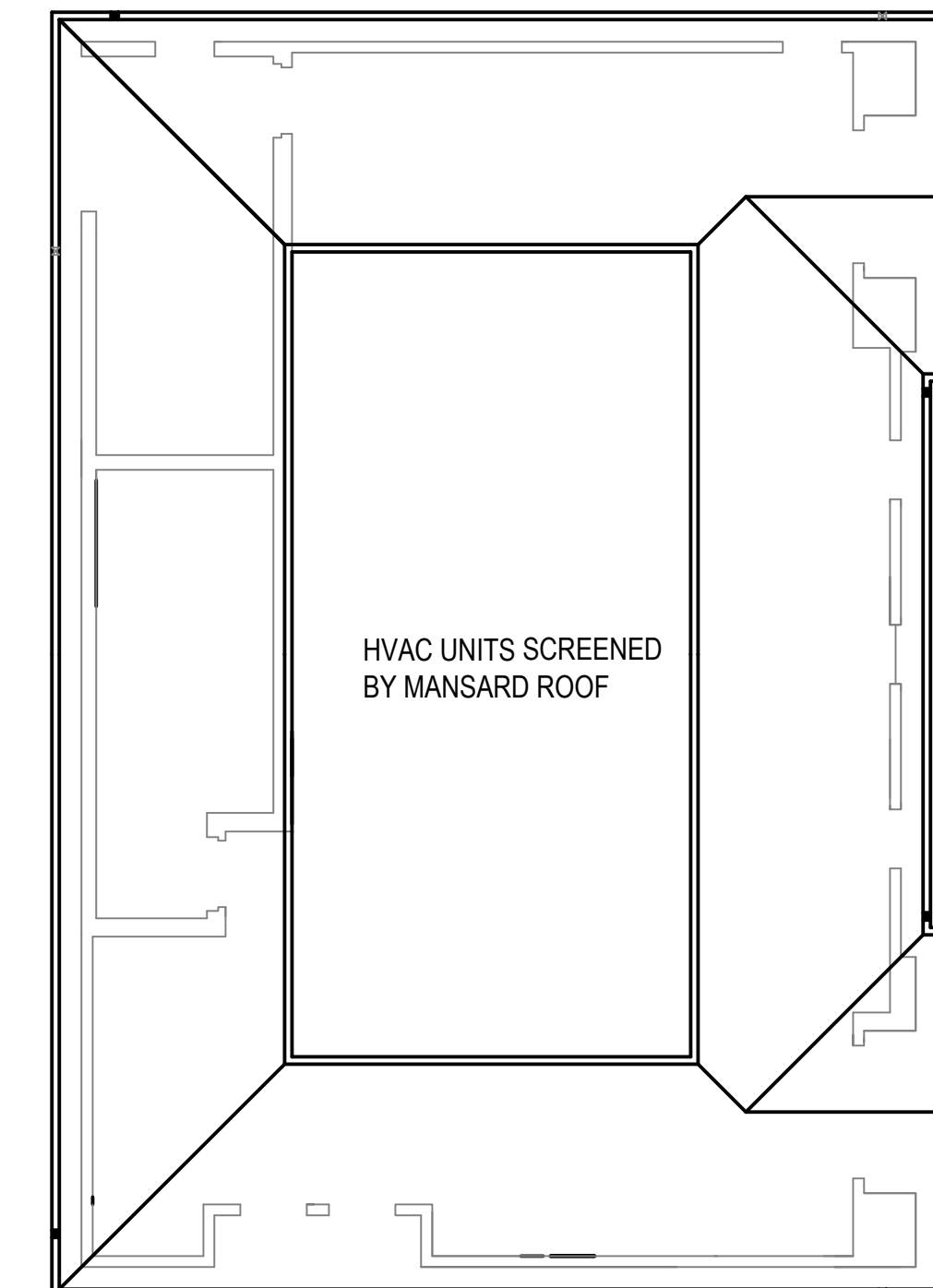
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



TYPICAL FLOOR PLAN  
SCALE 1/8" = 1'-0"



ROOF PLAN  
SCALE 1/8" = 1'-0"

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T.M. 10 PARCEL 25  
CHARLOTTESVILLE, VIRGINIA

FLOOR PLANS

REVISIONS:

PROJECT #:

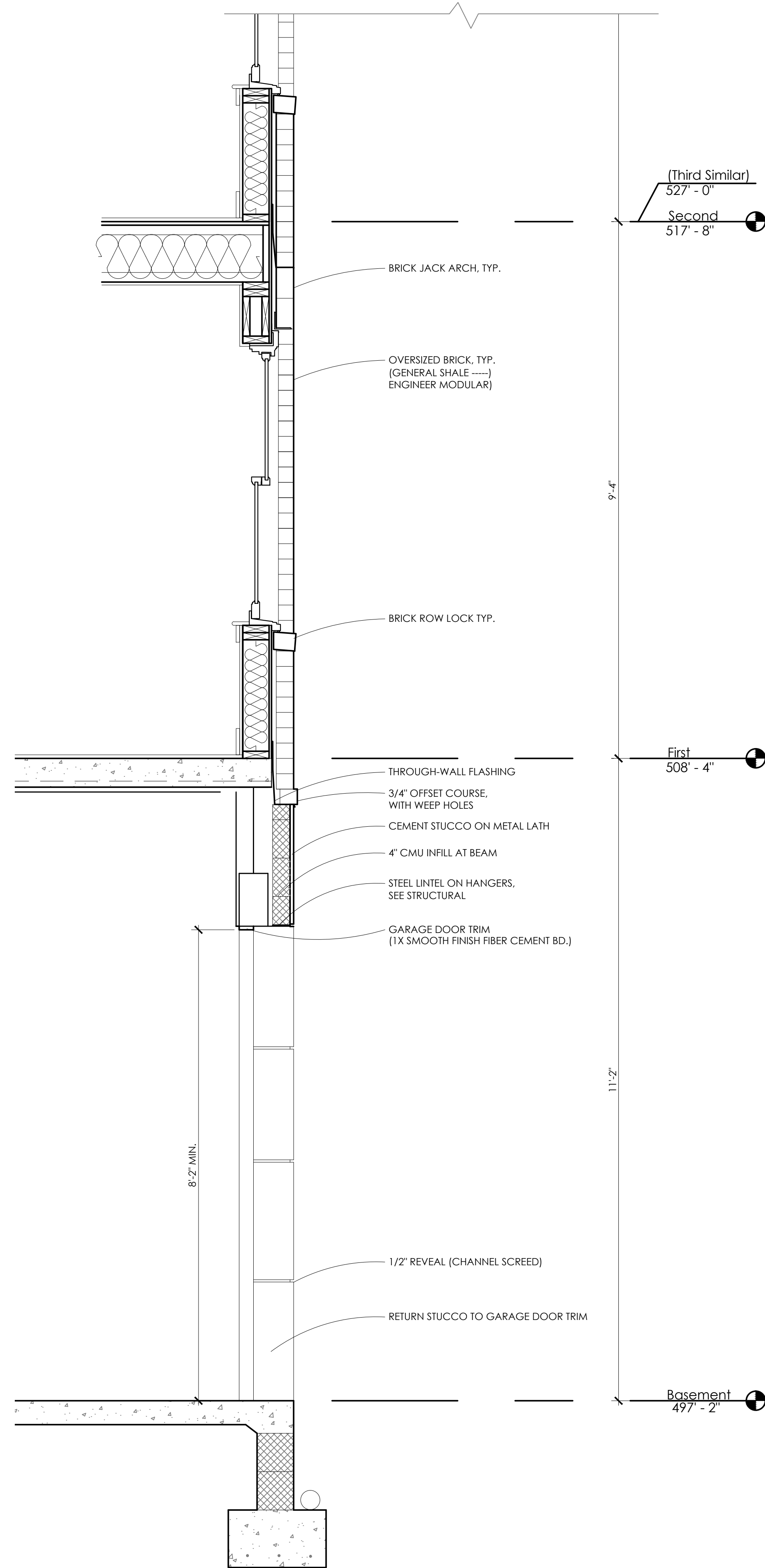
DATE:

02.28.12

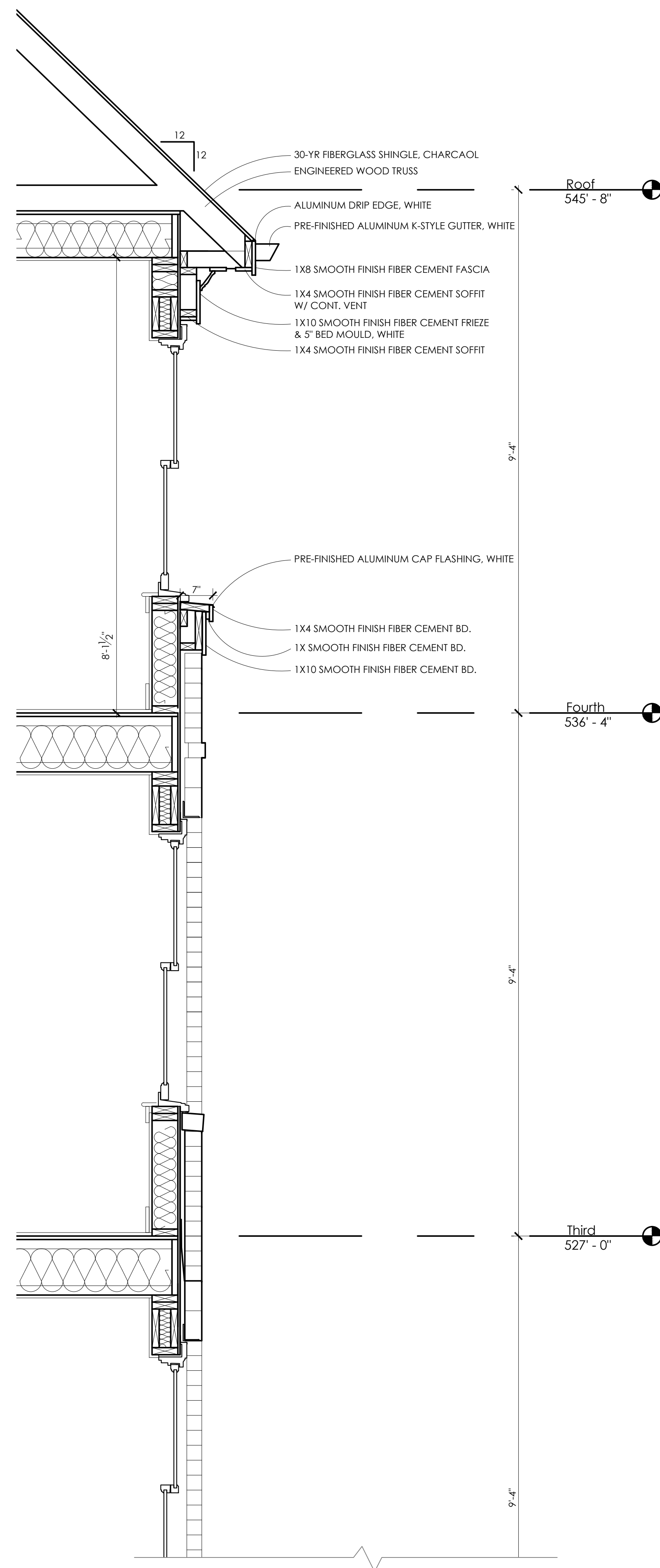
DRAWING NUMBER:

**A-1.3**

SHEET OF



WALL SECTION  
SCALE:  $\frac{3}{4}'' = 1'-0''$



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**The Grove Annex**  
 T.M. 10 PARCEL 25  
 CHARLOTTESVILLE, VIRGINIA  
 WALL SECTION

REVISIONS:	
PROJECT #:	DATE: 02.28.12
DRAWING NUMBER: <b>A-1.4</b>	
SHEET OF	