

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 2:45 PM
To: Brandon Wooten (brandon@gritcoffee.com)
Cc: albrigge@jmu.edu
Subject: BAR Action - 19 Elliewood Avenue - October 18, 2016

October 27, 2016

Brandon Wooten
19 Elliewood Avenue
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 16-10-01
19 Elliewood Avenue
Tax Parcel 090090000
Geary Albright, Owner/Brandon Wooten, Applicant
Front deck replacement/backyard deck addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Graves moved to approve the application with the following suggestion: use hogwire rails all around. Schwarz seconded. The motion passes 8-0.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), 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 the project. 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.

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
October 18, 2016**



Certificate of Appropriateness Application

BAR 16-10-01

19 Elliewood Avenue

Tax Parcel 090090000

Geary Albright, Owner/Brandon Wooten, Applicant

Front deck replacement/backyard deck addition

Background

19 Elliewood Avenue is a vernacular structure built in the 1920's as a 2-story residence with smooth stucco cladding, gable roof and single story full-width porch. It was converted from apartments to commercial use in the 1970's. Survey attached.

September 16, 2008 - The BAR approved (6-0) the application to paint two murals on the exterior walls (an abstract landscape and a large, decorative letter "P") with conditions that "Para Coffee" letters are within 12" high painted on the wall; and the mural color scheme 2 or 3 is chosen.

June 15, 2010 - The BAR approved (8-0) the application to add pressure treaded wood deck and brick paver dining terrace. The entire rear yard would be covered. The deck railing and posts would be painted, with cable rails. The area under the deck would be fenced with heavy gauge wire mesh with foliage screening. The deck would include a stage at one end, and suspended lighting above.

May 17, 2016 - The BAR approved (8-0) the application to build a new treated pine deck for the Grit Coffee Bar and Café over the existing brick patio that is in disrepair, located at the rear (north end) of the coffee shop. The new deck and horizontal railing will be constructed of pressure treated pine boards stained Cabot Ochre. (The rear deck approved in 2010 was not built.)

Application

The applicant is requesting to replace the existing front (south end) entry deck with new structure, decking, and railings, and add a new deck to the back yard. The new decks will be pressure treated pine boards stained with Cabot solid stain, Ochre color with wire mesh infill panels.

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.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions

M. MATERIALS AND TEXTURES

11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

P. ADDITIONS

1. Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

5. Materials and Features

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6. Attachment to Existing Building

a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.

b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Design Review Guidelines for Site Design and Elements

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 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 structures 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 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.*

Pertinent Design Guidelines for Rehabilitations

D. ENTRANCES, PORCHES, and DOORS

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.

Recommendations and Discussion

Elliewood Avenue at The Corner is characterized by outdoor dining and a pedestrian scale. The proposal to replace the front entry deck maintains the same size and shape as the old deck—the only change is the darker stain (which was previously approved at the north end deck) and the wire mesh infill panels on the railing. Painted wood is preferred over stained treated lumber in a historic district; however, the restaurants across Elliewood received approval for stained treated wood railings. The proposed deck addition in the back yard is lower in elevation and will not affect the view of the building from Elliewood Avenue.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, and Rehabilitation, I move to find that the new decks and railings satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s) 7297

Street address **19 Elliewood Ave.**
Town/City **Charlottesville**

Historic name _____ Common name **Blue Wheel Bicycle Shop**

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco cast iron
 - concrete block terra cotta
 - enameled steel glass and metal
 - other: _____

<p align="center">Number of Stories</p> <input type="checkbox"/> 1 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<p align="center">Roof Type</p> <input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<p align="center">Roof Material</p> <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____
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<p align="center">Dormers</p> <input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input type="checkbox"/> hipped	<p align="center">Number of bays — Main facade</p> <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____
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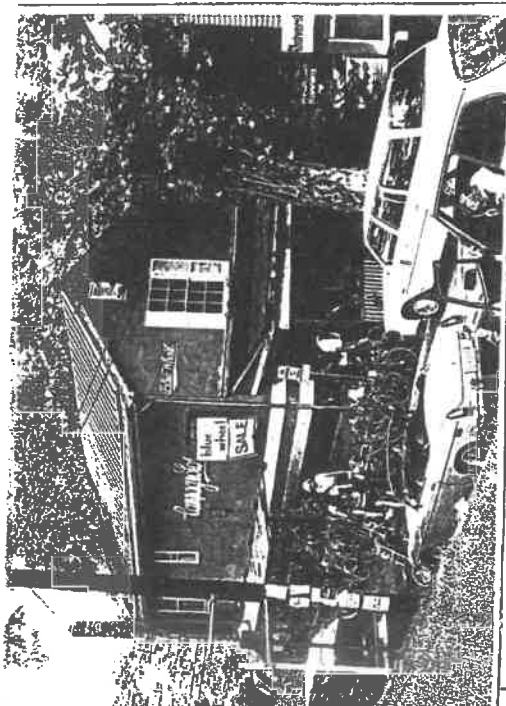
<p align="center">Porch</p> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<p align="center">Stories</p> <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<p align="center">Bays</p> <input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	<p align="center">General description</p> <p align="center">Shed-roofed front porch (probably rebuilt or added)</p>
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Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input checked="" type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Vernacular.** Date **1920s** Architect/builder _____

Location and description of entrance **Plain entrance in gable-end front.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This plain building has been painted bright blue, with yellow, red and black "racing stripes" on the sides. The exterior remains unchanged, but the interior has been remodeled.

This building probably faces gable-end to the street because of the terrain, which slopes sharply to the east.

Historical information

This building was probably erected as a private dwelling, but has served as the Blue Wheel Bicycle shop since the 1970s.

Source **Sanborn maps.**

Surveyed by **Jeff O'Dell, VHLC** Date **9-83**



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

P16-046

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Owner Name Geary Albright Applicant Name Brandon Wooten
Project Name/Description Front deck replacement/backyard deck addition Parcel Number 090590000
Project Property Address 19 Elliewood Ave

Applicant Information

Address: 19 Elliewood Ave
Charlottesville, Va 22903
Email: brandon@gritcoffee.com
Phone: (W) 434.466.1975 (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct

[Signature] 09.05.16
Signature Date

Brandon Wooten 09.05.16
Print Name Date

Property Owner Information (if not applicant)

Address: POX Box 426
Crozet, Va 22932
Email: albrigge@jmu.edu
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature Date
Geary Albright 09.05.16
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): Replace existing front entry deck with new structure, decking, and railings. Add new deck to back yard.

List All Attachments (see reverse side for submittal requirements):
Existing condition photos, 3D renderings with finish specifications, schematic drawings, site condition drawing

For Office Use Only
Received by: [Signature]
Fee paid: 125.00 Cash/Ck. # 1245
Date Received: 9/13/16
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

RECEIVED

SEP 13 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

GRIT

• COFFEE BAR & CAFE •

19 ELLIEWOOD AVENUE

Front deck replacement/Backyard deck addition

09.05.16



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



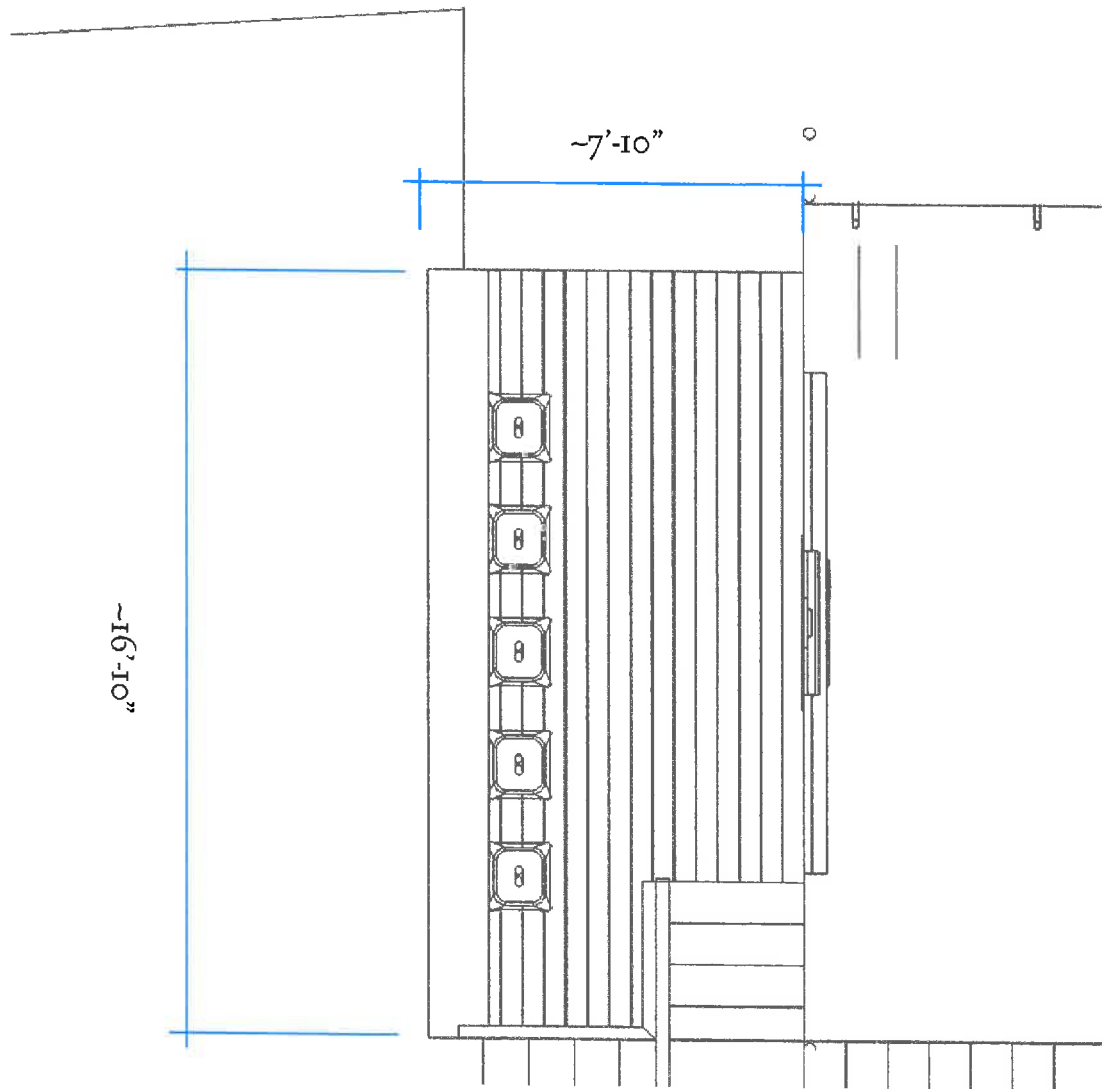
Ex. Wire mesh infill panels

Replace existing deck and railing with new structure, decking boards and railings
~ Finish: Pressure treated pine boards stained with Cabot solid stain, Ochre color with wire mesh infill panels

Proposed Improvements - Front Deck

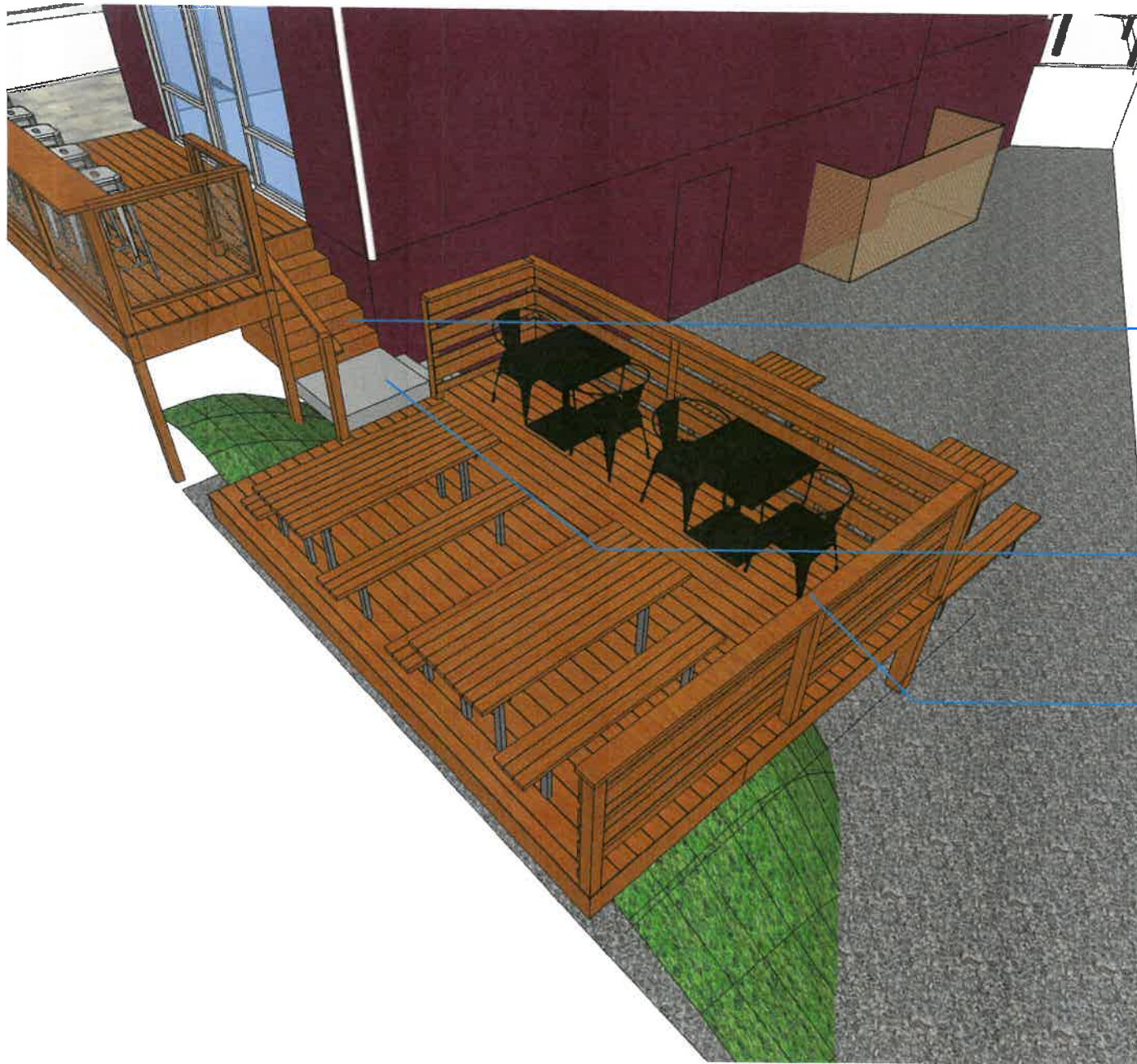


Proposed Improvements - Front Deck



Plan - NTS

Proposed Improvements - Front deck

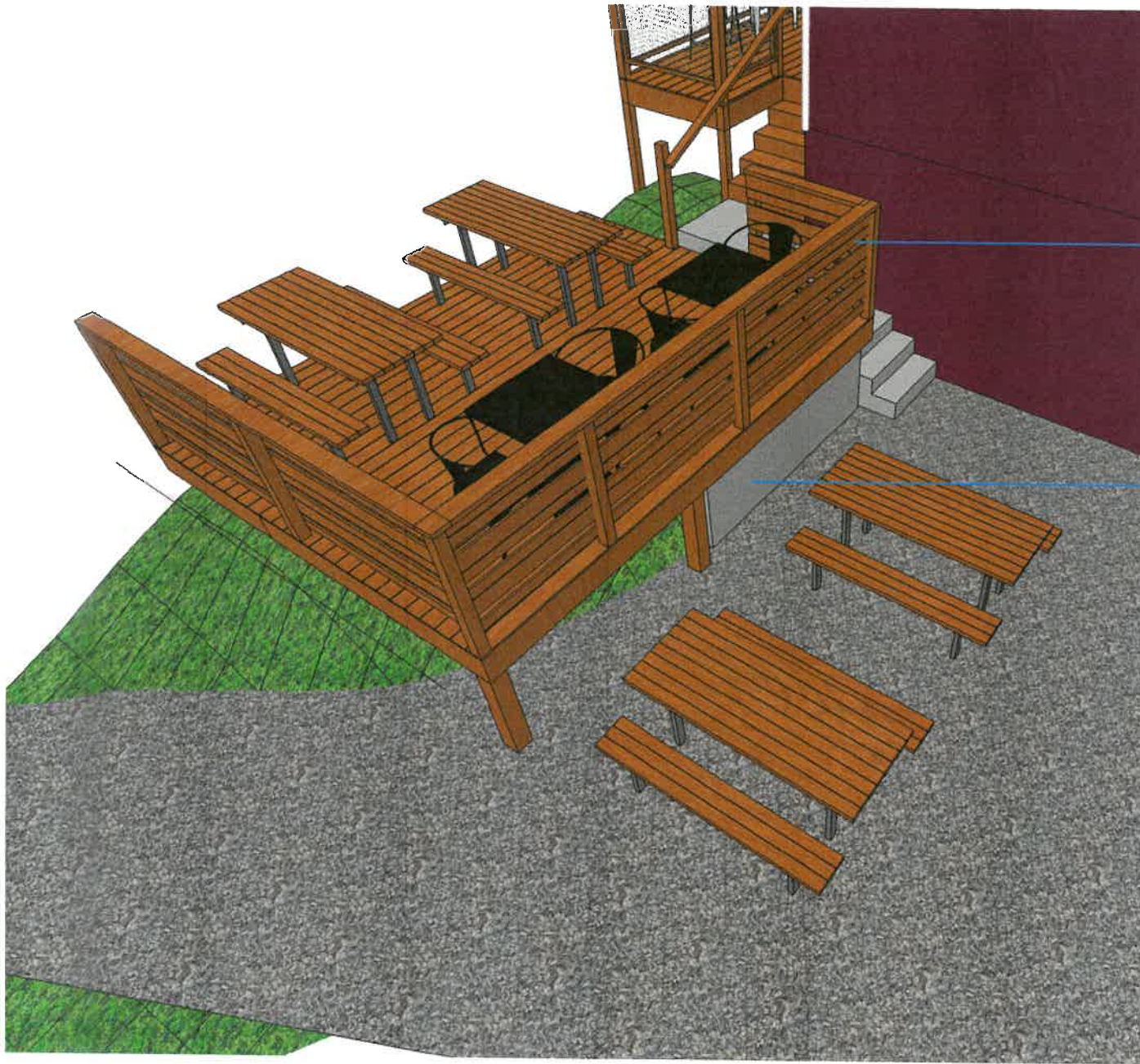


Replace existing stairs with new structure, decking boards and railing
~ Finish: Pressure treated pine boards stained with Cabot solid stain, Ochre color

Existing concrete stairs

New structure, decking boards and railings
~ Finish: Pressure treated pine boards stained with Cabot solid stain, Ochre color

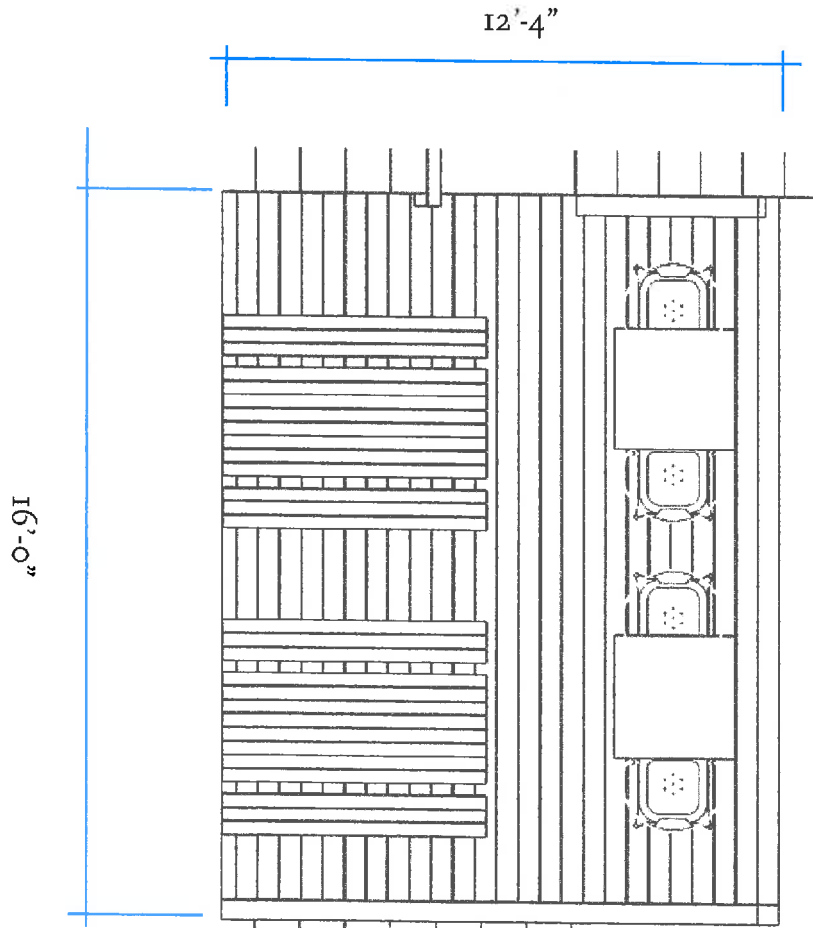
Proposed Improvements - Backyard deck



New structure, decking boards
and railings
~ Finish: Pressure treated
pine boards stained with
Cabot solid stain, Ochre color

Existing CMU sitewall

Proposed Improvements - Backyard deck



Plan - NTS

Proposed Improvements - Backyard deck

elliewood avenue

new deck to
replace existing
deck

existing staircase

utility pole

UP

DN

DN

existing cmu site wall

new deck

existing fence

railroad

Plan - NTS



Site Plan

