

Lasley, Timothy G

From: Mess, Camie
Sent: Thursday, March 21, 2019 3:55 PM
To: Brady Allen; Andi Campbell
Cc: Werner, Jeffrey B; Lasley, Timothy G
Subject: March BAR Action - 206 5th Street NE

March 21, 2019

Certificate of Appropriateness

BAR 19-03-04
206 5th Street NE
Tax Parcel 530093000
Allwood, LLC, Owner/Sigora Solar, Applicant
Addition of Solar Panels

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 19, 2019. The following action was taken:

Approved on the consent agenda. 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 solar panel system satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Motion: Balut moved to approve the consent agenda. Earnst seconded. Approved (7-0-1, with Mohr recused)

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1354

This certificate of appropriateness shall expire in 18 months (September 19, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 19, 2019**



Certificate of Appropriateness Application

BAR 19-03-04

206 5th Street NE

Tax Parcel 530093000

Allwood, LLC, Owner/Sigora Solar, Applicant

Addition of Solar Panels



Background

Constructed in 1903, the J.E. Early Building is a contributing structure in the North Downtown ADC District. This Victorian style, two story, five bay office building is constructed of pressed brick laid in rusticated stretcher bond on the façade. The double doors at the entrance doors have been removed, leaving open the small vestibule. In the remaining door frame is a transom panel with a glazed fanlight. (Historic Survey attached.)

Application

Applicant's submittal:

- Application dated February 26, 2019: description of proposal and diagram of proposed layout (page 1), current photo of roof (pages 2-3), installation specifics (page 4; Sigora Solar drawing S.1.)

Install roof-mounted, solar photovoltaic system. 13.64kWp DC system will consist of 34 panels.

Discussion and Recommendations

Two story building with flat roof planes. Solar panels will not be visible from the street. The proposed location for the solar panels is appropriate.

Suggested Motion

Approval: 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 solar panel system satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

Denial: 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 solar panel system does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted.

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Design Review Guidelines for Site Design and Elements

H. UTILITIES AND OTHER SITE APPURTANENCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

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.



Board of Architectural Review (BAR) Certificate of Appropriateness

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

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	Allwood, LLC	Applicant Name	Sigora Solar
Project Name/Description	Rooftop Solar Panels	Parcel Number	53009300
Project Property Address	206 5th Street, NE		

Applicant Information

Address: 1222 Harris St.
Charlottesville, VA 22903
Email: _____
Phone: (W) 434-465-6788 (C) _____

Property Owner Information (if not applicant)

Address: 206 Fifth St. NE
Charlottesville, VA 22902
Email: eamtmann@architects.com
Phone: (W) 434 977 4480 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Signature of Applicant

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

[Signature] 2/22/19
Signature Date
[Signature] 2/22/19
Signature Date
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 2019.02.25
Signature Date
Eric W. Ammann 2019.02.25
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Installation of a flush roof-mounted solar PV system

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

Description of Proposal:

Sigora Solar LLC is proposing to install a roof-mounted solar photovoltaic system at 206 5th St. NE. The 13.64 kWp DC system will consist of 34 panels mounted on two roof planes. The solar panels themselves will be the only part of the system located on the exterior of the building. Because the building is two stories and the roof planes are flat, the panels will not be visible from the street. Figure 1 displays a bird's-eye view of the proposed layout:

Figure 1. Proposed Layout.



The panels will be mounted on the roof planes pictured in Figures 2 and 3.

Figure 2. Roof Plane #1.



Figure 3. Roof Plane #2.



The conduit line for the system will be run along the interior of the abandoned chimney pictured in Figure 3.

Figure 3. Abandoned Chimney.



The following Structural Details attachment provides details on the racking and attachments for the structure.

Please do not hesitate to contact Andi Campbell with any questions at (434) 465-6788 or permitting@sigorasolar.com.

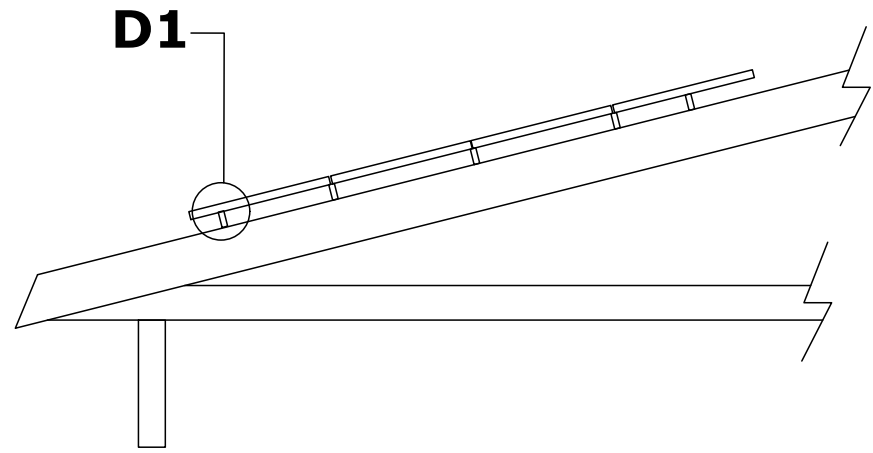
**PHOTOVOLTAIC
 SYSTEM INSTALLATION**
DGP Architects - Owner
 206 5th St. NE
 Charlottesville, VA 22902
SHEET: STRUCTURAL DETAILS

BUILDING CODES THAT APPLY:
 Virginia Uniform Statewide
 Building Code - 2012
 Virginia Construction Code - 2012
 National Electric Code - 2014

DESIGNED & DRAFTED BY:
DWG

FOR PERMIT

S.1

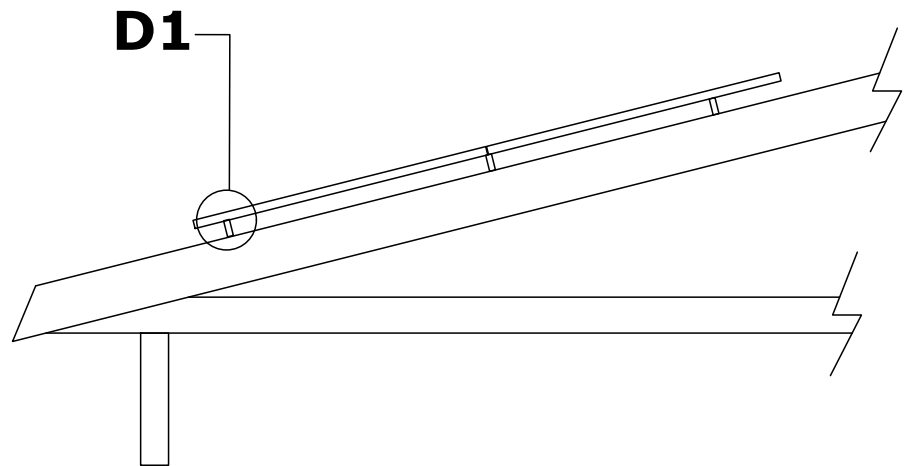
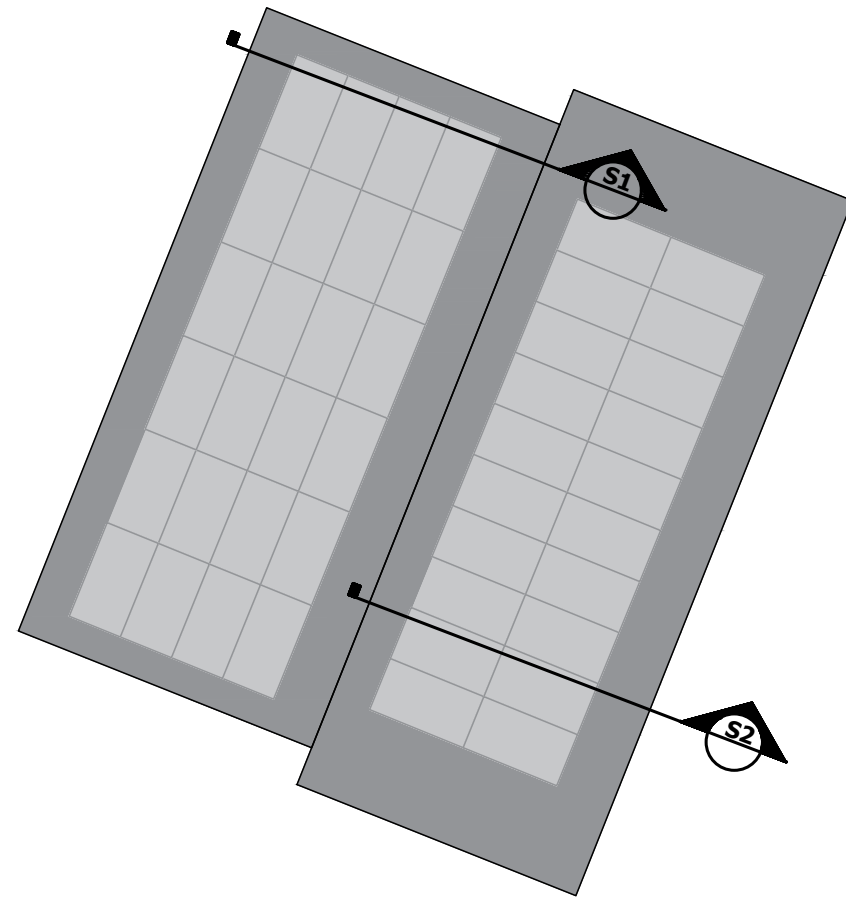


ROOF 1 SIDE SECTION

NOT TO SCALE

S1

ROOF 1 SIDE SECTION	
Portrait X Spacing: 48" OC	
Portrait Y Spacing: 72" OC	
FLUSH TO ROOF	Rafter Size: 2"x6"
	Rafter Spacing: 24"
Roof Slope: 8	CJ Size: 2"x8"
Roof Type: RUBBER	CJ Spacing: 16"

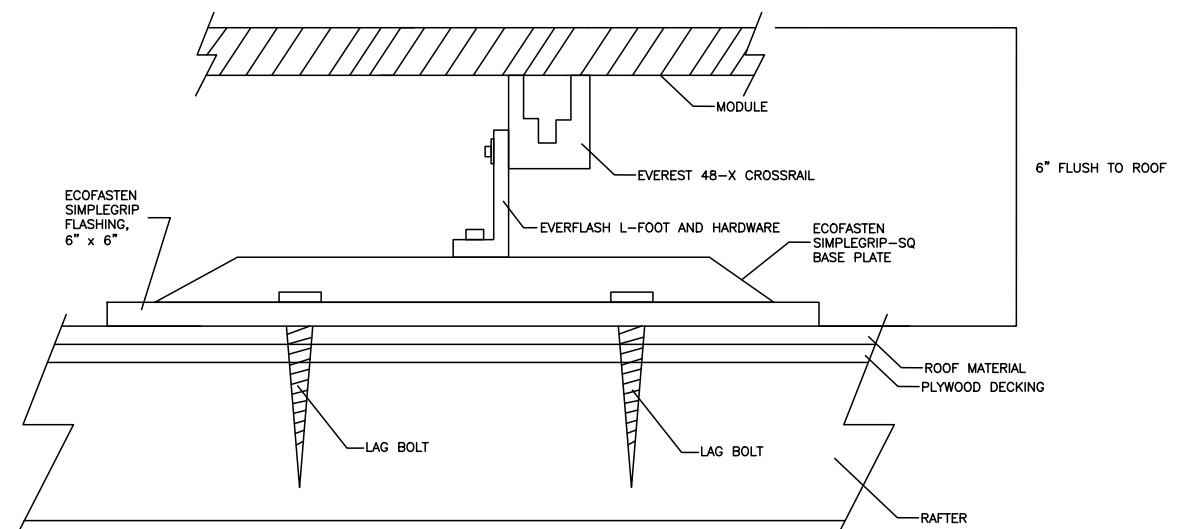


ROOF 2 SIDE SECTION

NOT TO SCALE

S2

ROOF 2 SIDE SECTION	
Portrait X Spacing: 48" OC	
Portrait Y Spacing: 72" OC	
FLUSH TO ROOF	Rafter Size: 2"x6"
	Rafter Spacing: 24"
Roof Slope: 8	CJ Size: 2"x8"
Roof Type: RUBBER	CJ Spacing: 16"



ECOFASTEN SIMPLEGRIP-SQ Mounting Hardware

D1

NOT TO SCALE