

April 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 4/23/2021 7:54 AM

To: Ross Fillman <ross@uhlerandcompany.com>

Certificate of Appropriateness Application

BAR 21-04-01

200 West South Street, TMP 280100000

Downtown ADC District

Owner: 200 South Street A Virginia Inn PA

Applicant: Ross Fillman/Uhler and Co.

Project: Landscaping Plan, South Street Inn

Dear Ross,

On Tuesday, April 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below:

Breck Gastinger moves to approve the consent agenda.

Jody Lahendro seconds motion. Motion passes (7-0-1, Andy McClure abstaining).

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed landscaping plan for 200 West South Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted and with the condition that any new, exterior lighting will have lamping that is dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index that is not less than 80, preferably not less than 90.

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
April 20, 2021**



Certificate of Appropriateness Application

BAR 21-04-02

16 Elliewood Avenue, TMP 090097000

The Corner ADC District

Owner: Elliewood Entertainment, Inc.

Applicant: Anderson McClure/Biltmore Grill

Project: Patio pavilion, Biltmore Grill



Background

Year Built: #16: 1947; #16-1/2: 1930-1950

District: The Corner ADC District

Status: Contributing

16 ½ Elliewood, originally a dwelling known as the Bruce House. Constructed of concrete block with brick trim. Rear service area was enclosed in 1980. The pergola/trellis built in 1981. A two-story rear addition built in 1994. The front addition built prior to 1996. The rooftop terrace added in 2001. 16 ½ Elliewood is a wood-frame structure, possibly built as an outbuilding.

Prior BAR Reviews

See Appendix

Application

- Submittal: Photos and plan of existing conditions and proposed pavilion, 7 sheets:

CoA for the construction of a 20-ft x 30-ft open pavilion at the front patio, NE corner of the parcel. Pavilion to be stained, wood framing with a flat, corrugated-metal roof.

Discussion

Recommend approval on Consent Agenda. Staff finds the concept, design, and materials for the proposed pavilion to be consistent with the design guidelines and appropriate for a street that is dominated by bars and restaurants with similar, outdoor venues.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed pavilion at 16 Elliewood Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted[.]

[... as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the proposed pavilion at 16 Elliewood Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Corner ADC District, and that for the following reasons 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 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) Any applicable provisions of the City's Design Guidelines.

Pertinent Standards for Site Design and Elements

G. Garages, Sheds, & Other Structures

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.

- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.

APPENDIX

Prior BAR Actions

June 16, 2009 - BAR accepted (6-0) applicant's deferral for the construction of a new patio. BAR asked for a more formal site plan and more-detailed architectural information on the proposed fence, deck, railing, and bar. The BAR suggested the applicant rethink the decking at the garden space and suggest alternatives.

July 21, 2009 - BAR approved CoA for the patio as submitted (6-0-1, Gardner abstained) including the potential alternative of eliminating the deck and skewing the orientation of the bar, and with the provisions that the section of landscape immediately in front of the restaurant have mulch rather than gravel and be maintained as a planted garden rather than porous seating area, and that the fence enclosure for the new crushed stone patio area (16 ½ Elliewood) be studied and resubmitted with a design that will increase visibility between the patrons and the sidewalk. Both items should be resubmitted for administrative approval by staff—subsequently approved August 17, 2009.

November 15, 2011 - BAR denied CoA for two seasonal tents in the side yard for the winter season (November 1 - February 28). The larger tent would be 30 ft by 30 ft; smaller tent would be 9 ft by 20 ft. Application denied as submitted (6-3, Graves, DeLoach, and Coiner opposed) because it does not meet the Design Guidelines.

Later in the meeting the BAR, the BAR reversed the denial and approved (7-1-1, Osteen opposed, Hogg recused) a temporary grace period (through March 15, 2012) for all temporary tent requests, by which the CoA for the two seasonal tents was effectively approved, with the understanding that these tents are temporary until the Spring of 2012, allowing the BAR time to better define the Design Guidelines for structures not considered temporary (i.e., 7 days or less) when they occupy a site or are attached to a building within a design control district.

December 18, 2012 – Approved CoA for a 25 x 25 ft. seasonal tent in the side yard for the winter season (6-1, Miller opposed) as submitted.

August 20, 2013 – BAR deferred action (7-1, Graves opposed) for one month to request a more detailed resolution of the design: detailed landscape plan; railing alternative; address the length and massiveness of deck.

September 17, 2013 - Approved (9-0) deck as submitted. The BAR preferred Option C (all six-board fencing), with a final landscape review by Mary Joy Scala and Laura Knott to incorporate more vertical, sustainable plantings.

November 19, 2013 – Approved (7-0) CoA for a seasonal tent.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5071(31)

SURVEY FORM

Historic name	Common name
County/Town/City <u>Albermarle/Charlottesville</u>	
Street address or route number <u>16 Elliewood Ave.</u>	
USGS Quad <u>Charlottesville West, Va</u>	Date or period <u>1945</u>
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
Present use <u>restaurant</u>	Stories <u>2 stories</u>
Acreage	Foundation and wall const'n
	Roof type <u>hip roof</u>

State condition of structure and environs good

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Concrete block with brick trim; 3 bays. Colonial Revival. Box cornice. Entrance in south side of the building. Central bay has a large bay window (centre has 20 lights), the 2 side windows are 8/8 double sash. All other windows are 6/6 double sash.

Interior inspected? extensively remodeled

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

(

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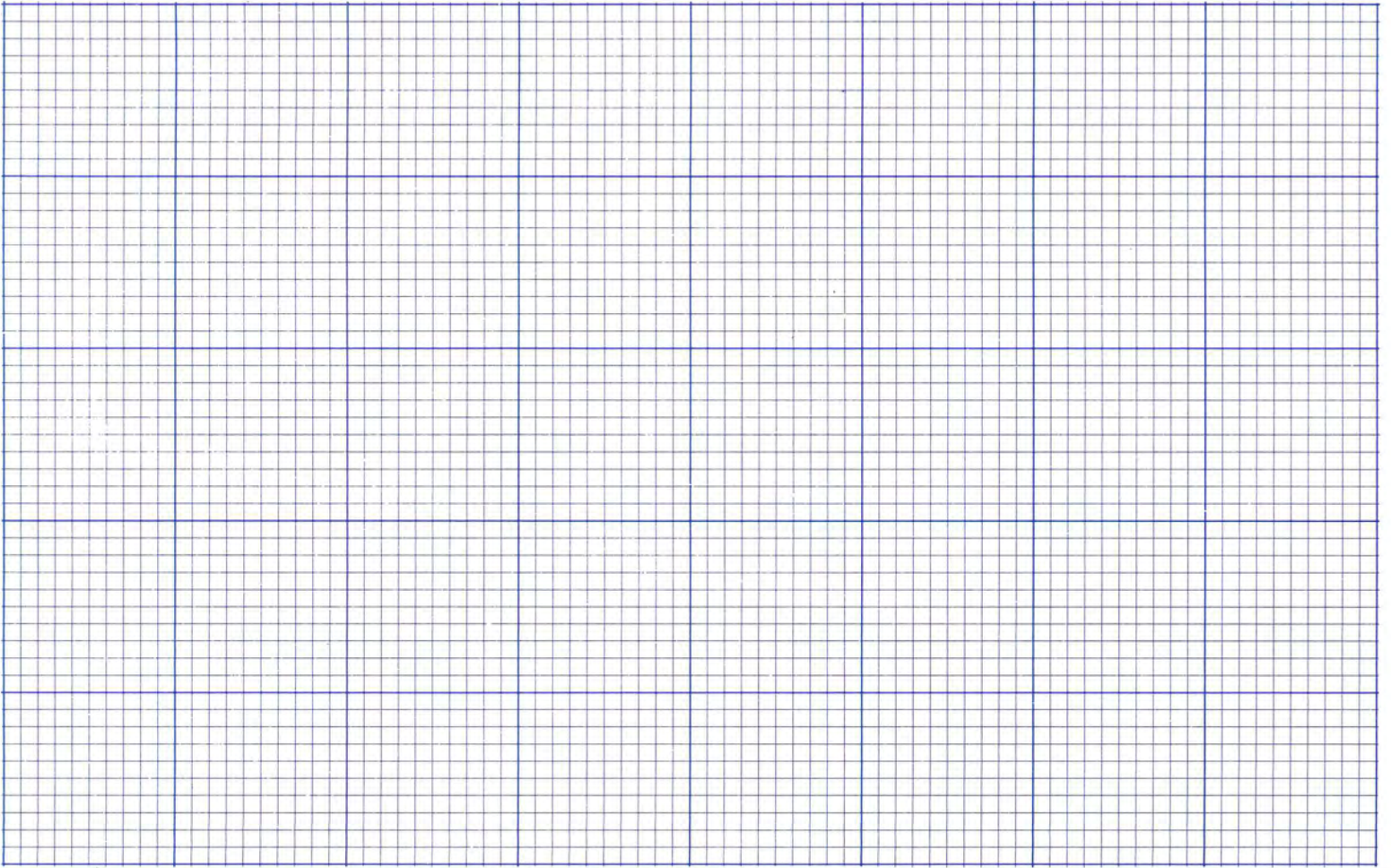
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

B. L. Boshen U. of VA Grad. Student

Date

3-7-80



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

File No. 104-130
Negative no(s). 7234

Page 1 of 2

Street address 16 Elliewood Ave.
Town/City Charlottesville

Historic name _____ Common name _____

- 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
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

- detached house garage government industrial
- detached town house farmhouse commercial (office) school
- row house apartment building commercial (store) church
- double house gas station railroad restaurant

Style/period Vernacular Date 1947 Architect/builder _____

Location and description of entrance Entrance (modern) is on the south side.



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

Because of its basically Georgian form, this cinder-block house blends reasonably well with the older buildings on the street. Moreover, it stands well back from the street in a large shaded yard. The pergola was built in 1981 to serve outdoor diners.

Historical information

The restaurant Graffiti's was launched ca. 1980 and is a popular student watering hole, with live bands playing in the pergola on weekends.

Source Real Estate records; Sanborn maps

Surveyed by Jeff O'Dell, VHLC Date 8-83



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7233

Page 2 of 2

Street address 16 Elliewood Ave.
Town/City Charlottesville

Historic name _____ Common name _____

- Material
- | | |
|--|--|
| <input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> ____-course American, <input type="checkbox"/> _____)
<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input type="checkbox"/> stucco
<input type="checkbox"/> concrete block
<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____ | <input type="checkbox"/> cast iron
<input type="checkbox"/> terra cotta
<input type="checkbox"/> glass and metal |
|--|--|

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input 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: _____	<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 type="checkbox"/> standing seam metal <input type="checkbox"/> other _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> ____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> ____

Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> ____	

Building type

<input 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 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 _____ Date _____ Architect/builder _____

Location and description of entrance _____

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

Date 4-83 File No. 104-130

Name 16 Elliewood



Date _____



Date 2/25/96 File No. 104-133-40

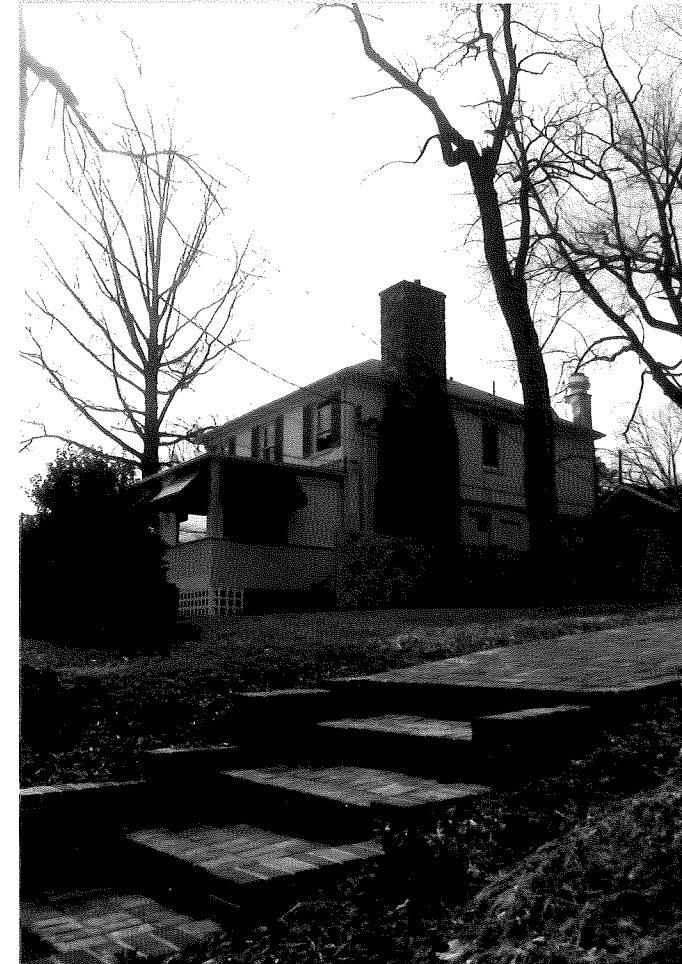
Name Biltmore Grill, 16 Elliewood Ave.

Town Charlottesville

County _____

Photographer S.F. Smead

Contents 3 exterior views





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 EllieWood Entertainment Inc Applicant Name The Biltmore - Anderson McClure
Project Name/Description Biltmore Pavilion Parcel Number _____
Project Property Address 16 EllieWood Ave Crville VA 22903

Applicant Information

Address: 808 Belmont Ave
Crville VA 22902
Email: afmcclure@gmail.com
Phone: (W) _____ (C) 434-828-8289
825-8789

Property Owner Information (if not applicant)

Address: Geary Albright PO Box 426
Crasset VA 22922
Email: albrigg@jmu.edu
Phone: (W) _____ (C) _____
434-409-8393

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

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

[Signature] 3-2-21
Signature Date
Anderson McClure 3-2-21
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 3-2-21
Signature Date
Geary Albright 3-3-21
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): solid roof open air pavilion

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

For Office Use Only

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



Conceptual only: General structure and metal roofing; **no curtains** .
(See detailed sketches in following pages.)

Proposed Pavilion Rendering For 16 Elliewood Avenue Patio

Size: 20' x 30'

Height: 144 in.

Treated and Stained Pine Posts and Beams

Open beamed ceiling

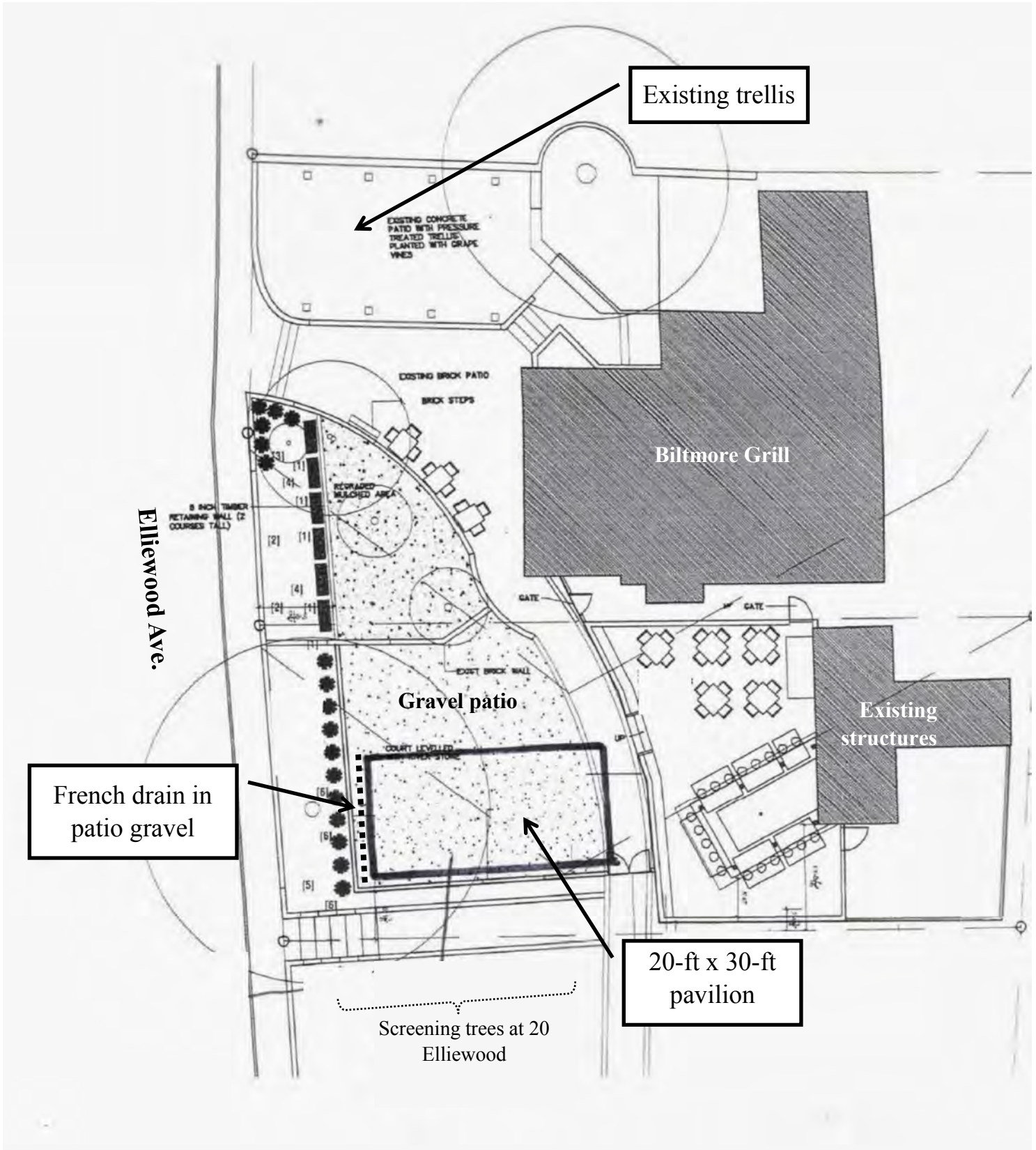
Corrugated metal roof to match existing structure on same side of property

Angled slightly to Drain into front of property garden area

All Lumber To Meet Or Exceed City Building Code Dimensions

Concrete Footings To City Building Code

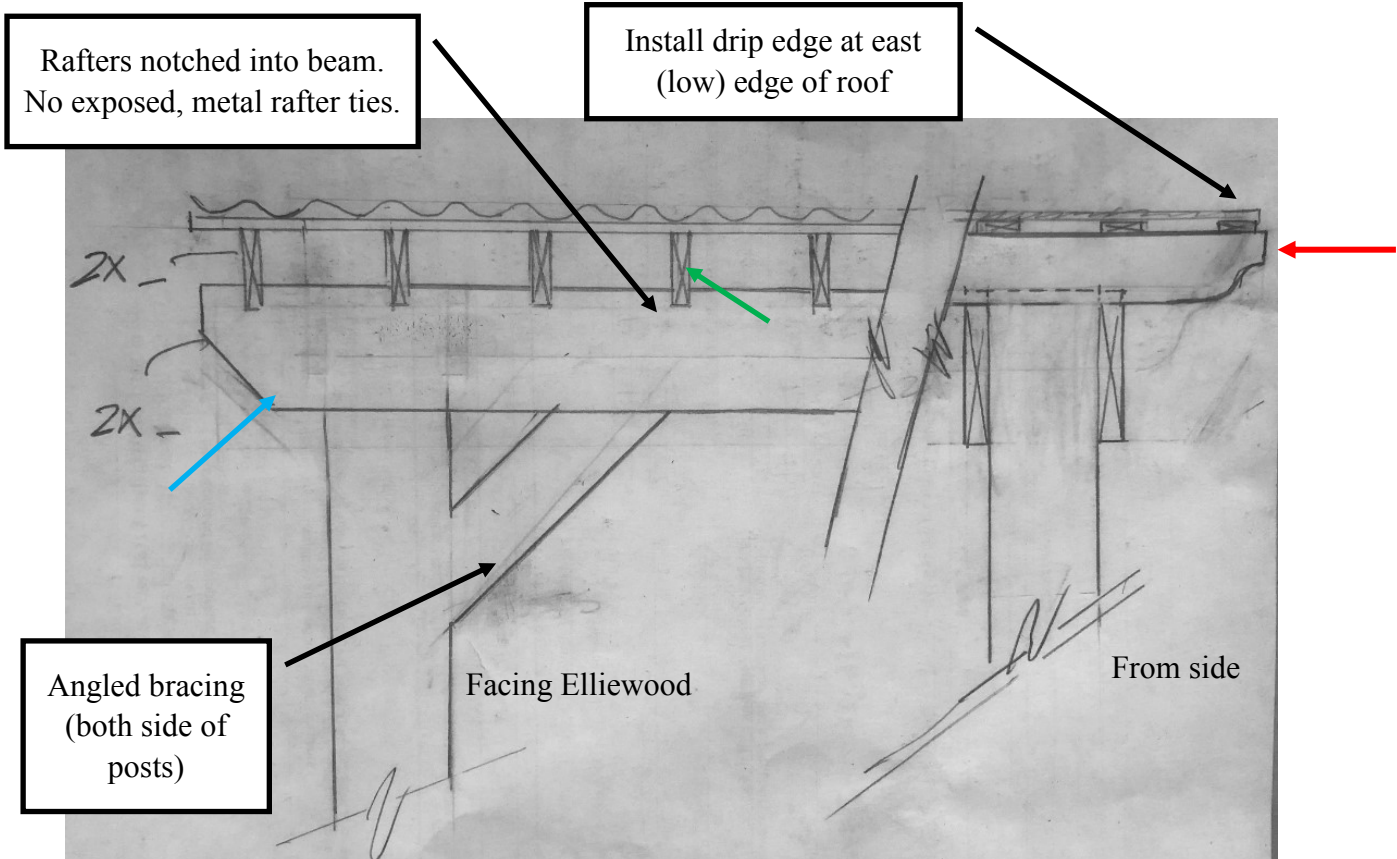
Flooring To Include Existing Pea gravel Surface





Pavilion framing to be similar to existing trellis

Stain color to match (dark brown)



Pavilion framing—modified from existing trellis detail

Not to scale. For concept only.



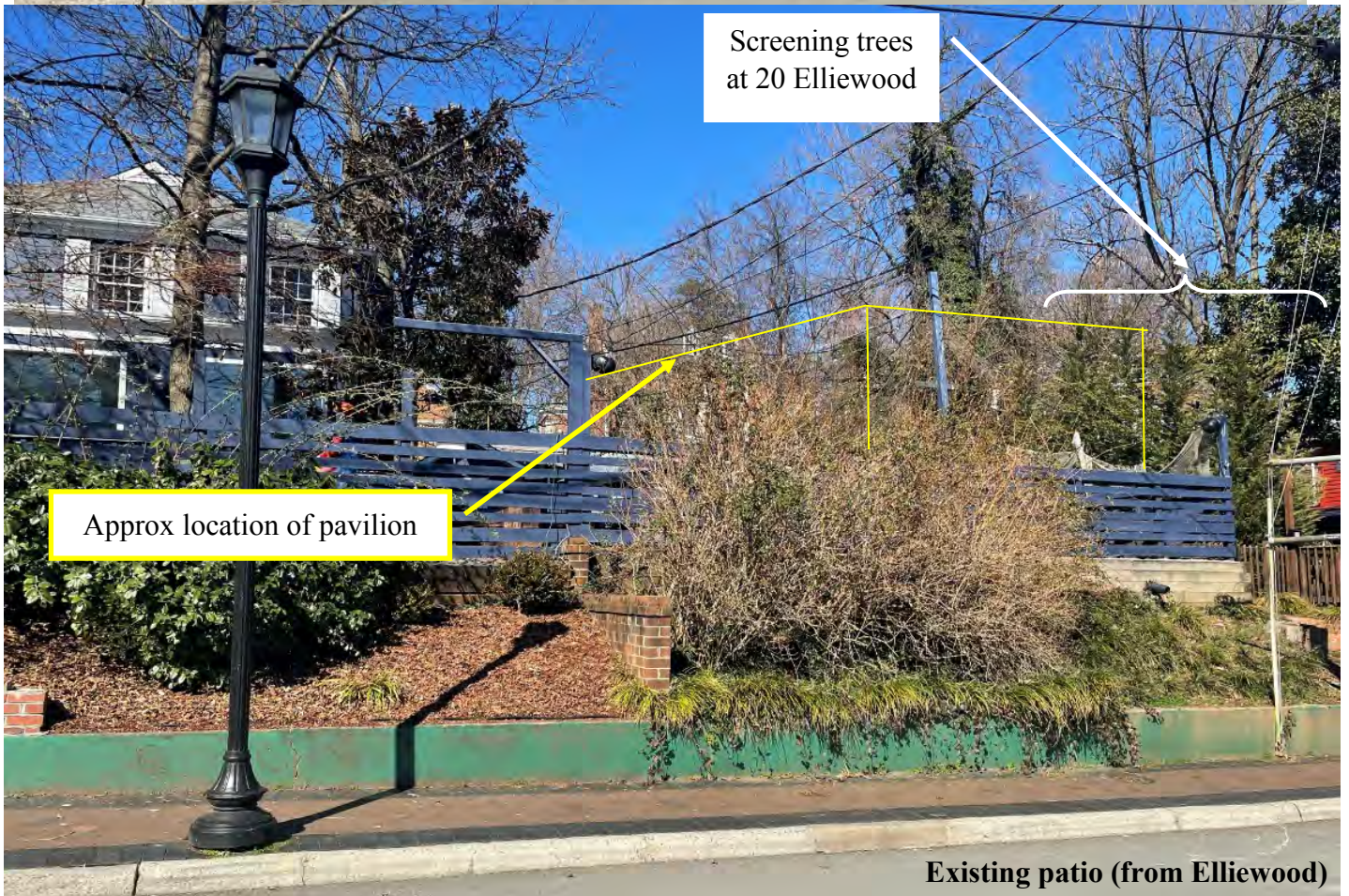


Approx location of pavilion

Screening trees at 20 Elliewood

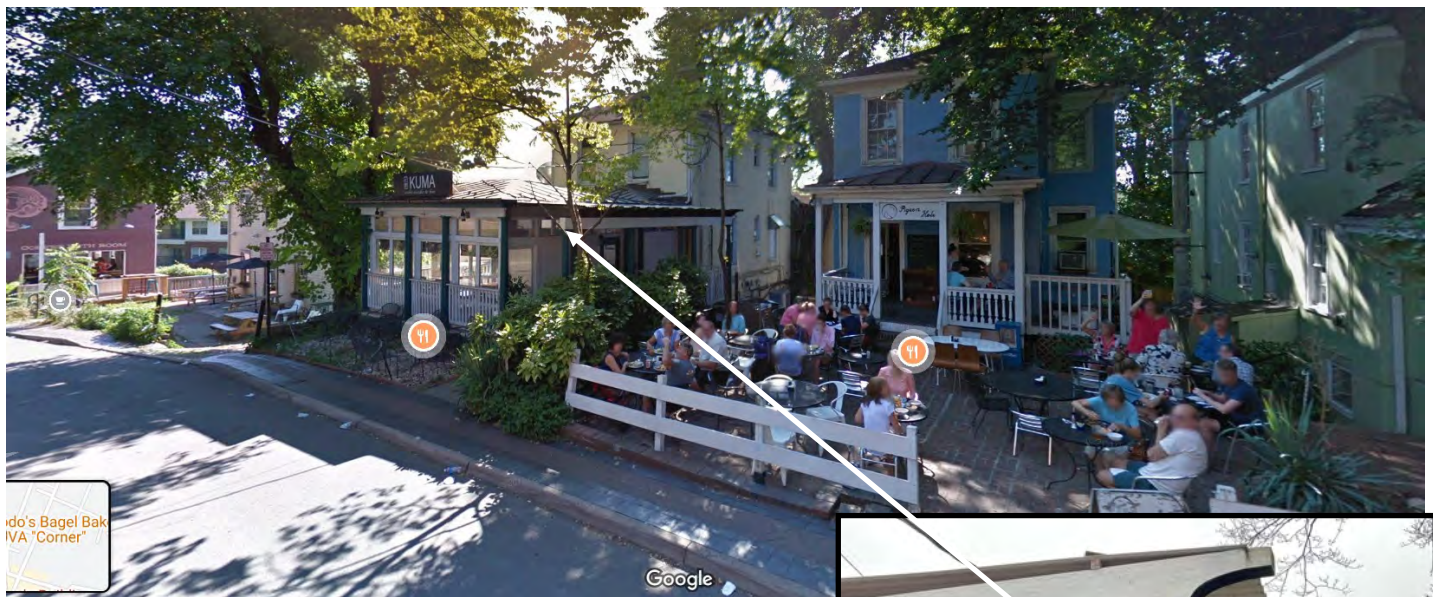


Existing patio (from Elliewood)





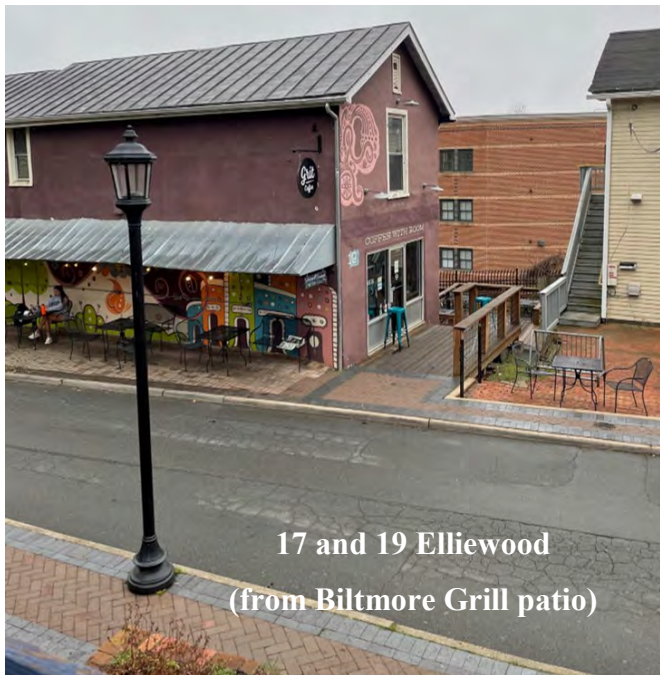
Existing structures at patio (to remain)



do's Bagel Bak
IVA Corner

Google

9, 11, and 12 Elliewood (2017 Google Street View)



17 and 19 Elliewood
(from Biltmore Grill patio)