

From: Scala, Mary Joy
Sent: Wednesday, March 26, 2014 11:44 AM
To: chris Kabbash (chriskabbash@nestrealtygroup.com)
Cc: 'mbmcclellan@outlook.com'
Subject: BAR Action March 18, 2014 - 17 Elliewood Avenue

March 26, 2014
CKW, LLC
c/o Chris Kabbash
17B Elliewood Avenue
Charlottesville, VA 22903

Dear Applicant,

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

The BAR approved (5-0) the proposed new retail upfit changes to shutters, conversion of door to window in the shed addition, and changes to sidelight on main entrance, but not the changes to the two window openings.

The BAR did not approved the request for two window openings because it would have conflicted with the guidelines.

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 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 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.

Upon completion of the project, 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



COUNTRY CLUB PREP

17 Elliwood Avenue

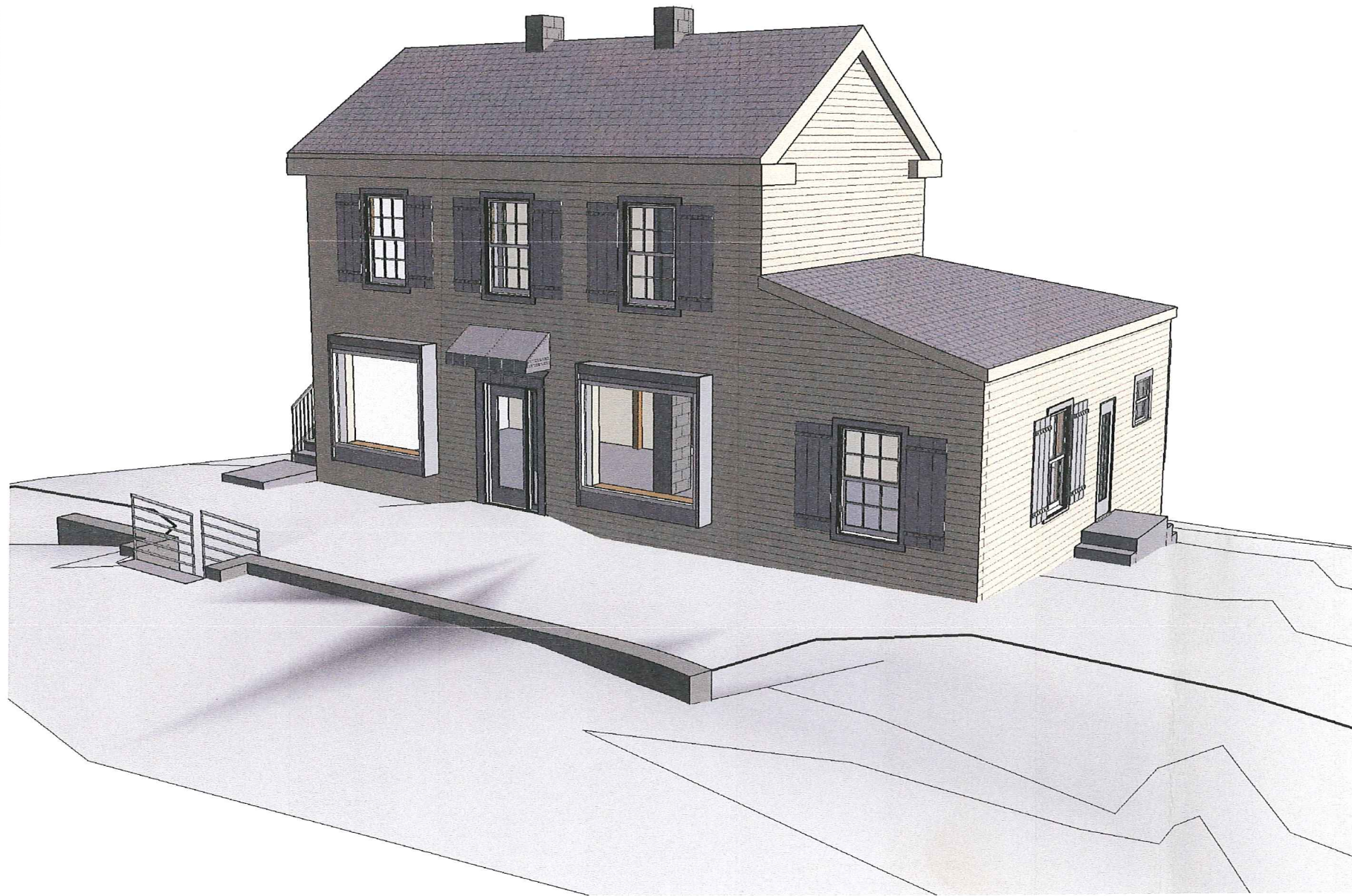
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FEB 28 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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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 contemporary display windows and a new single-pane glass front entry door. The current solid Dutch door on the front facade would be restored to the original double hung window. In addition to restoring the original window on the first floor shed addition, the original or matching shutters would be reinstalled on all the original windows on the front facade. Sitework would include installation of steps leading down from the sidewalk to the existing brick terrace, aligned with the main entry door.

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

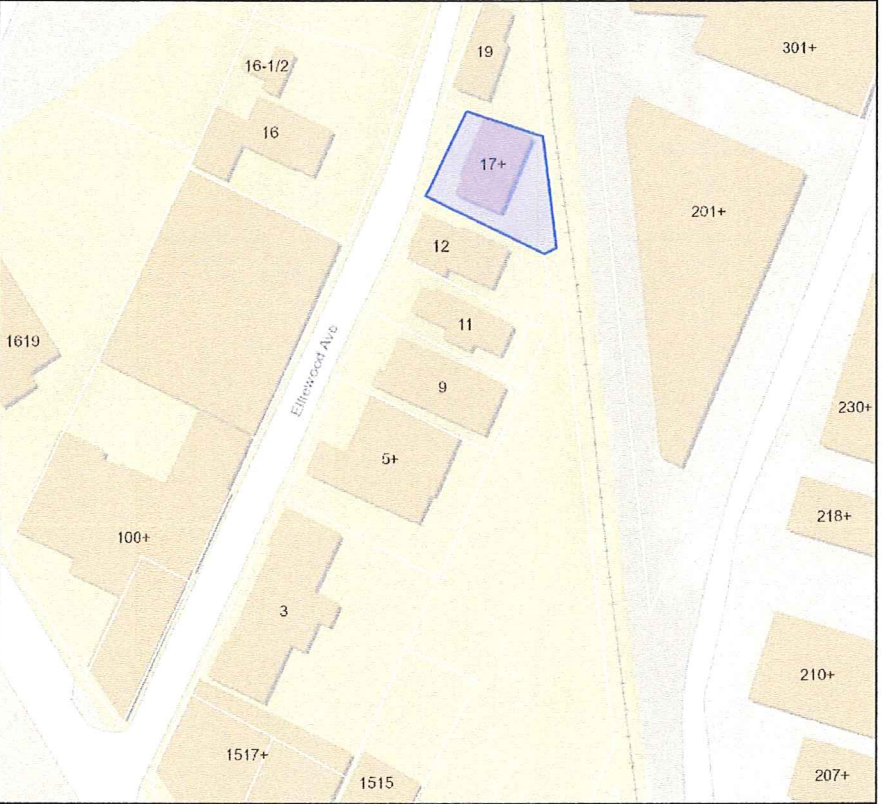
Contents & Project Description



COUNTRY CLUB PREP
17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

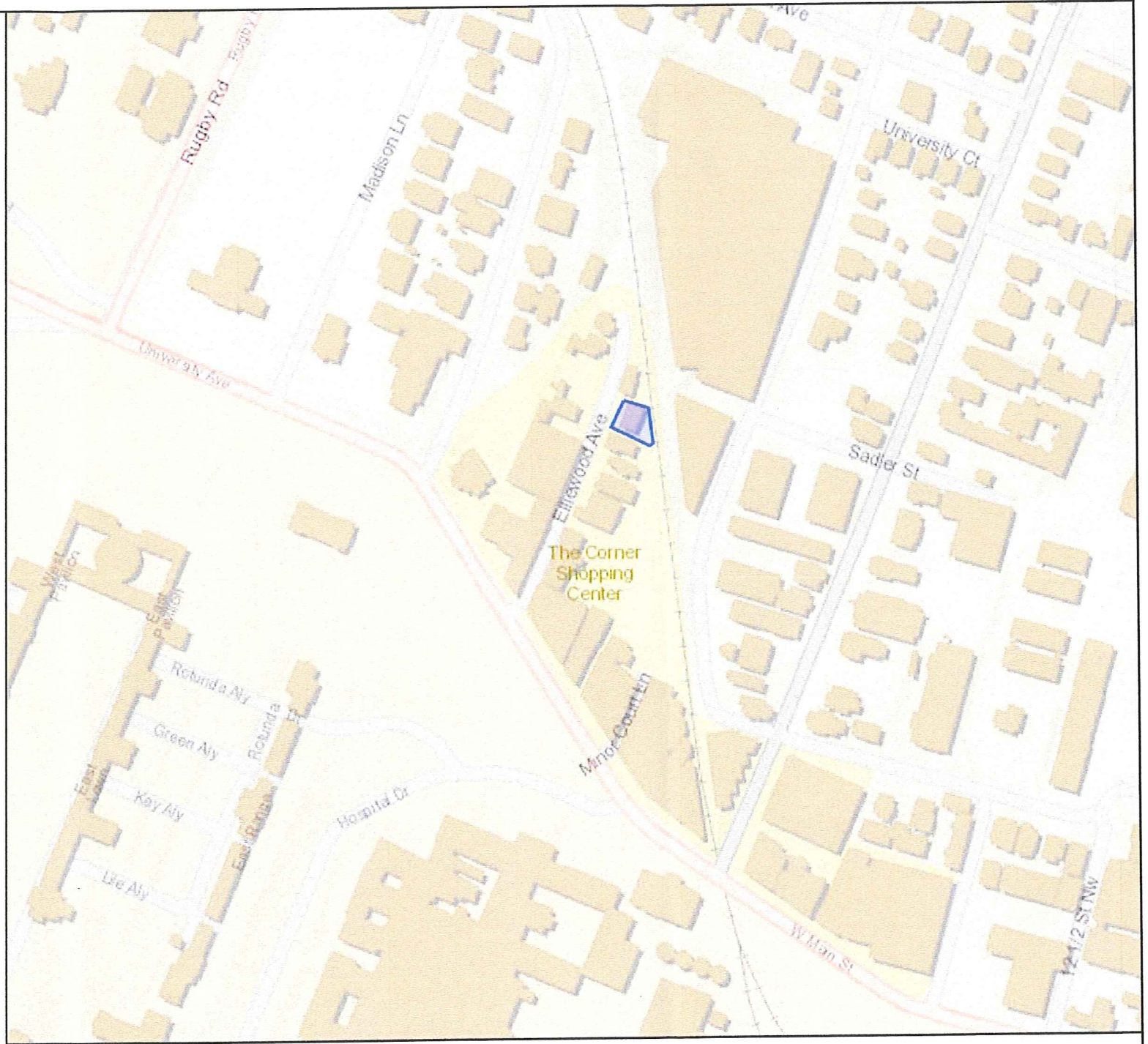
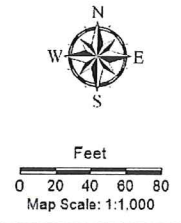
Legend

Legend
Parcels
Addresses



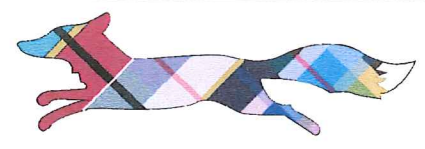
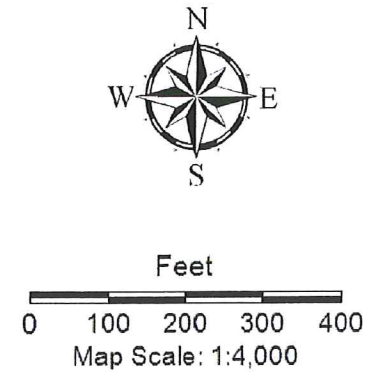
Title: 17 elliwood 2 **Date: 1/22/2014**

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.



Title: 17 elliwood **Date: 1/22/2014**

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19 ELLIEWOOD AVE.



17 ELLIEWOOD AVE.



12 ELLIEWOOD AVE.



17 ELLIEWOOD AVE. ADDITIONAL VIEWS



LARGE WINDOW ADDITIONS AND ACCESS STAIRS - 16 ELLIEWOOD AVE



EXAMPLES OF DISPLAY WINDOWS AND RETAIL ENTRIES - 3 ELLIEWOOD AVE





THE UPPER SASH OF THIS WINDOW IS NOT ORIGINAL TO THE BUILDING.



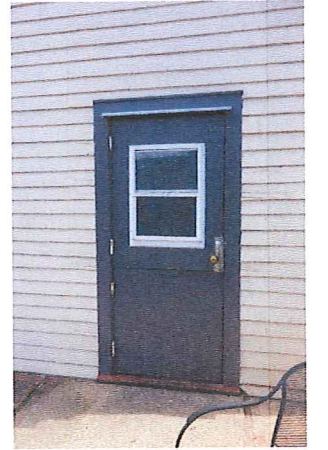
THE ENTRY DOOR AND SIDELITE ARE NOT ORIGINAL



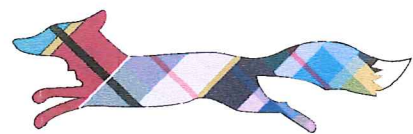
THE UPPER SASH OF THIS WINDOW IS NOT ORIGINAL TO THE BUILDING.

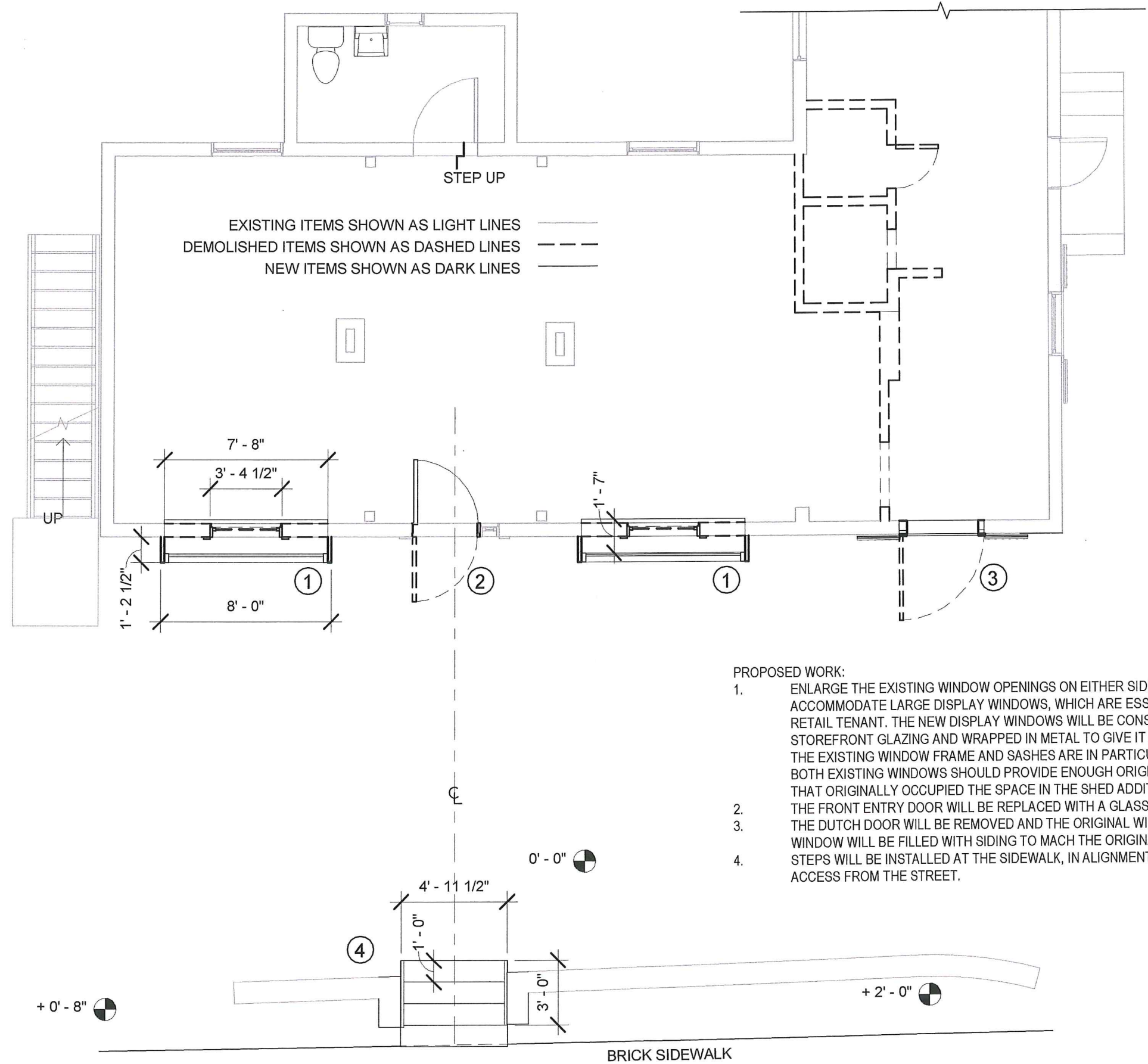


THIS DUTCH DOOR IS NOT ORIGINAL TO THE BUILDING



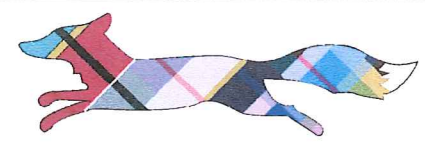
EXISTING PATIO - PROPOSING TO INSTALL STEPS AT RETAINING WALL IN LINE WITH MAIN ENTRY, USING PAVERS MATCHING THE RETAINING WALL MATERIAL. SEE IMAGES ON PAGE 9.





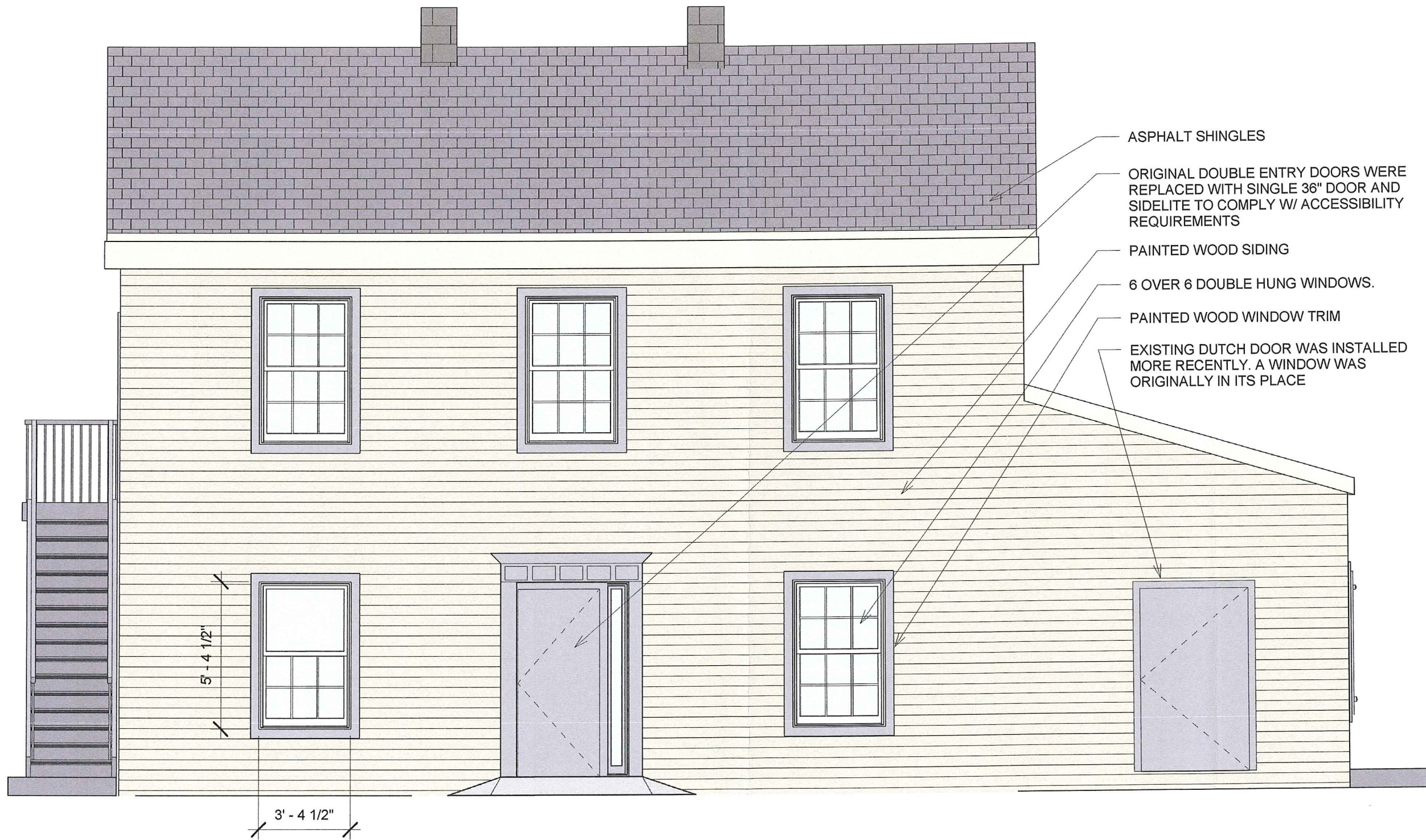
PROPOSED WORK:

1. ENLARGE THE EXISTING WINDOW OPENINGS ON EITHER SIDE OF THE CENTRAL ENTRY DOOR IN ORDER TO ACCOMMODATE LARGE DISPLAY WINDOWS, WHICH ARE ESSENTIAL FOR THE FINANCIAL SUCCESS OF A NEW RETAIL TENANT. THE NEW DISPLAY WINDOWS WILL BE CONSTRUCTED OF WOOD FRAMING WITH STOREFRONT GLAZING AND WRAPPED IN METAL TO GIVE IT A CONTRASTING CONTEMPORARY APPEARANCE. THE EXISTING WINDOW FRAME AND SASHES ARE IN PARTICULARLY POOR CONDITION. THE PARTS FROM BOTH EXISTING WINDOWS SHOULD PROVIDE ENOUGH ORIGINAL MATERIAL TO RECONSTITUTE THE WINDOW THAT ORIGINALLY OCCUPIED THE SPACE IN THE SHED ADDITION WHERE THE DUTCH DOOR IS CURRENTLY.
2. THE FRONT ENTRY DOOR WILL BE REPLACED WITH A GLASS DOOR OF THE SAME SIZE.
3. THE DUTCH DOOR WILL BE REMOVED AND THE ORIGINAL WINDOW WILL BE RESTORED. THE VOID BELOW THE WINDOW WILL BE FILLED WITH SIDING TO MATCH THE ORIGINAL AND PAINTED TO MATCH.
4. STEPS WILL BE INSTALLED AT THE SIDEWALK, IN ALIGNMENT WITH THE ENTRY DOOR, TO ALLOW FOR BETTER ACCESS FROM THE STREET.



COUNTRY CLUB PREP
 17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Floor Plan - Proposed Work

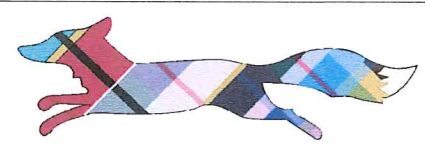


- ASPHALT SHINGLES
- ORIGINAL DOUBLE ENTRY DOORS WERE REPLACED WITH SINGLE 36" DOOR AND SIDELITE TO COMPLY W/ ACCESSIBILITY REQUIREMENTS
- PAINTED WOOD SIDING
- 6 OVER 6 DOUBLE HUNG WINDOWS.
- PAINTED WOOD WINDOW TRIM
- EXISTING DUTCH DOOR WAS INSTALLED MORE RECENTLY. A WINDOW WAS ORIGINALLY IN ITS PLACE

5' - 4 1/2"

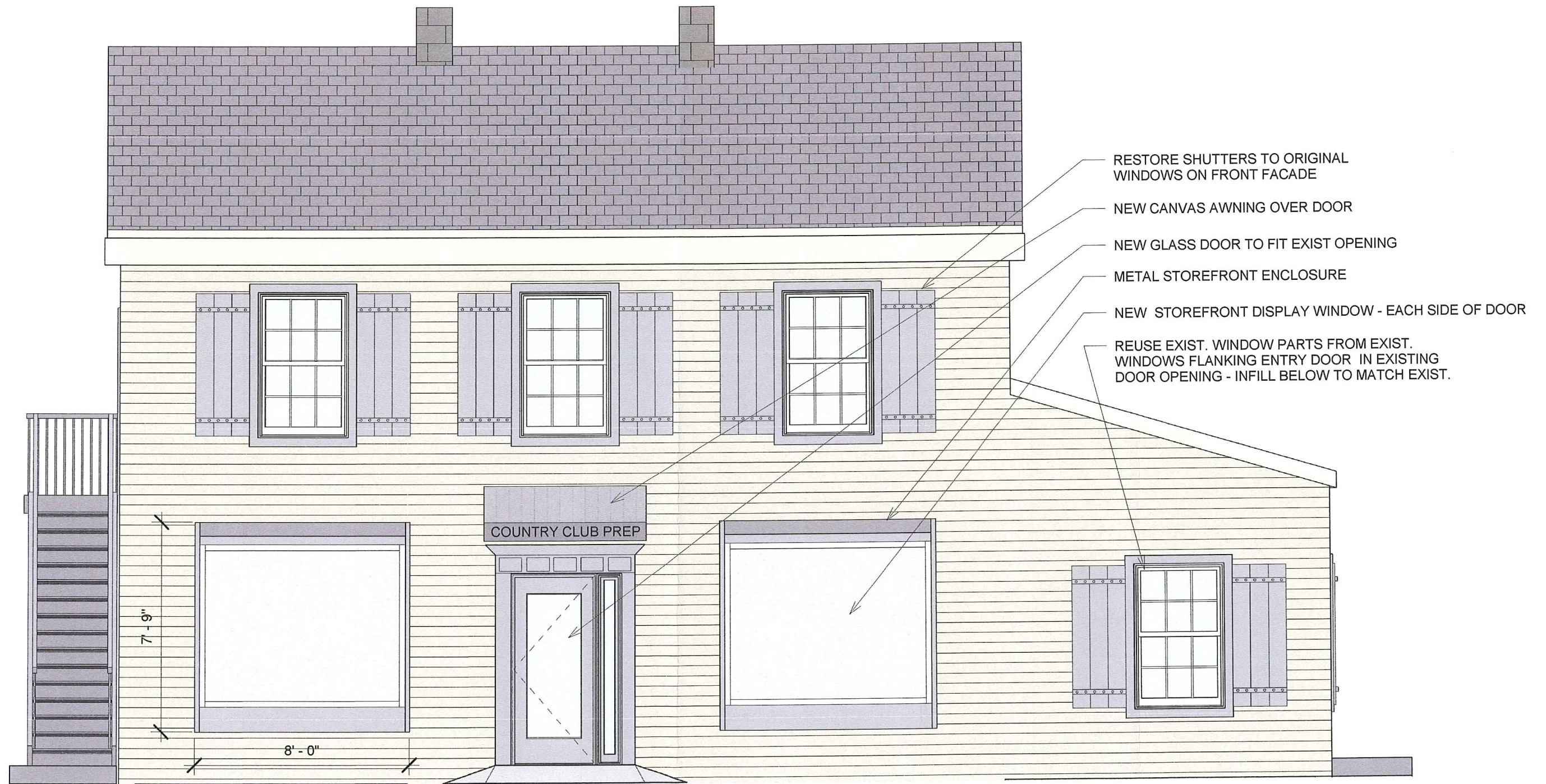
3' - 4 1/2"

1 Existing West Elevation
1/4" = 1'-0"

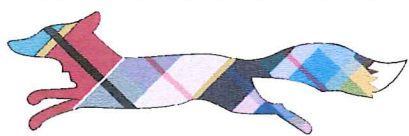


COUNTRY CLUB PREP
17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Front Elevation - Existing

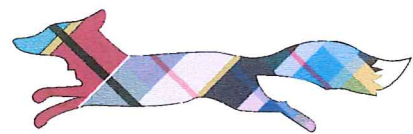
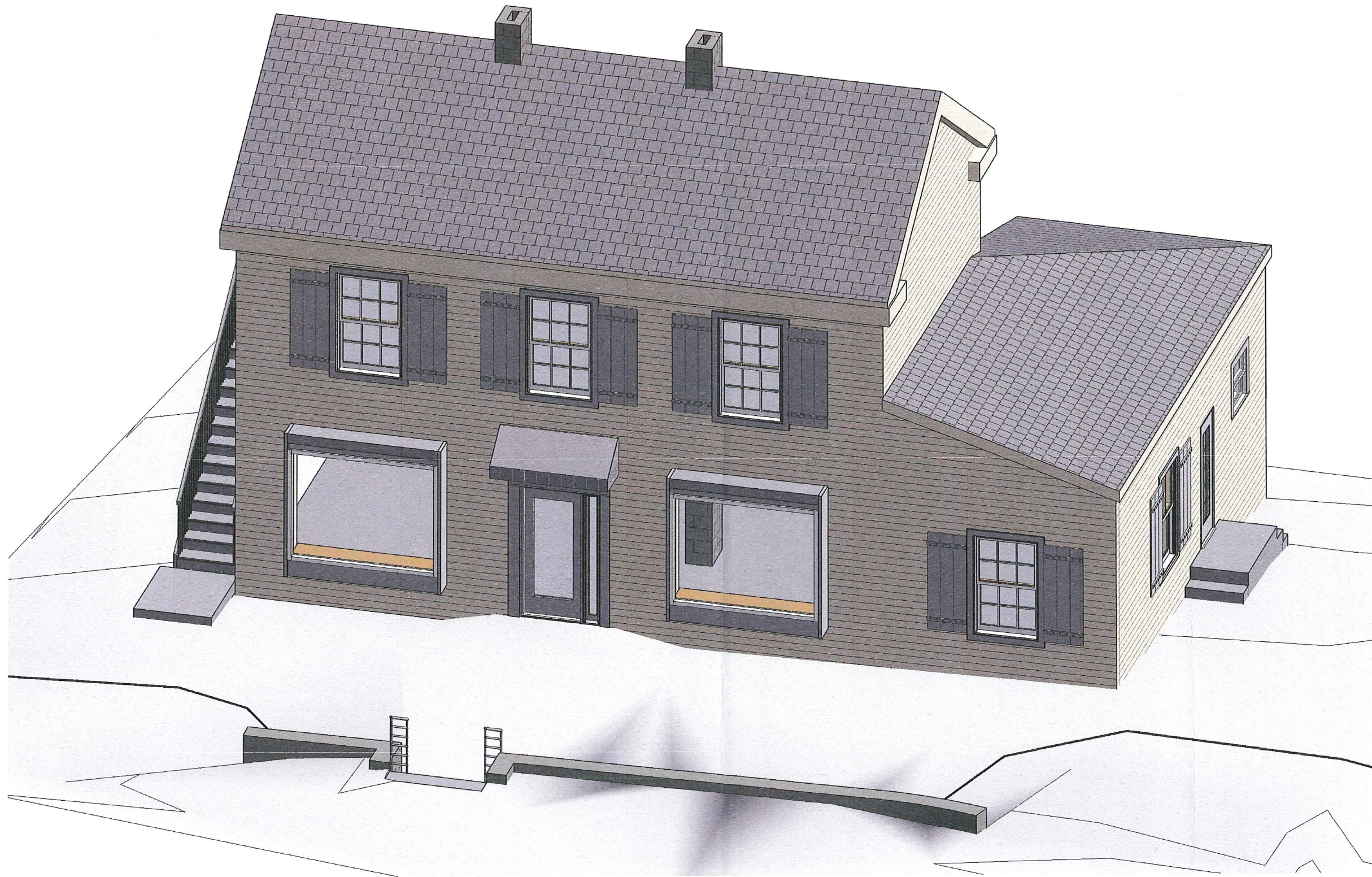


- RESTORE SHUTTERS TO ORIGINAL WINDOWS ON FRONT FACADE
- NEW CANVAS AWNING OVER DOOR
- NEW GLASS DOOR TO FIT EXIST OPENING
- METAL STOREFRONT ENCLOSURE
- NEW STOREFRONT DISPLAY WINDOW - EACH SIDE OF DOOR
- REUSE EXIST. WINDOW PARTS FROM EXIST. WINDOWS FLANKING ENTRY DOOR IN EXISTING DOOR OPENING - INFILL BELOW TO MATCH EXIST.



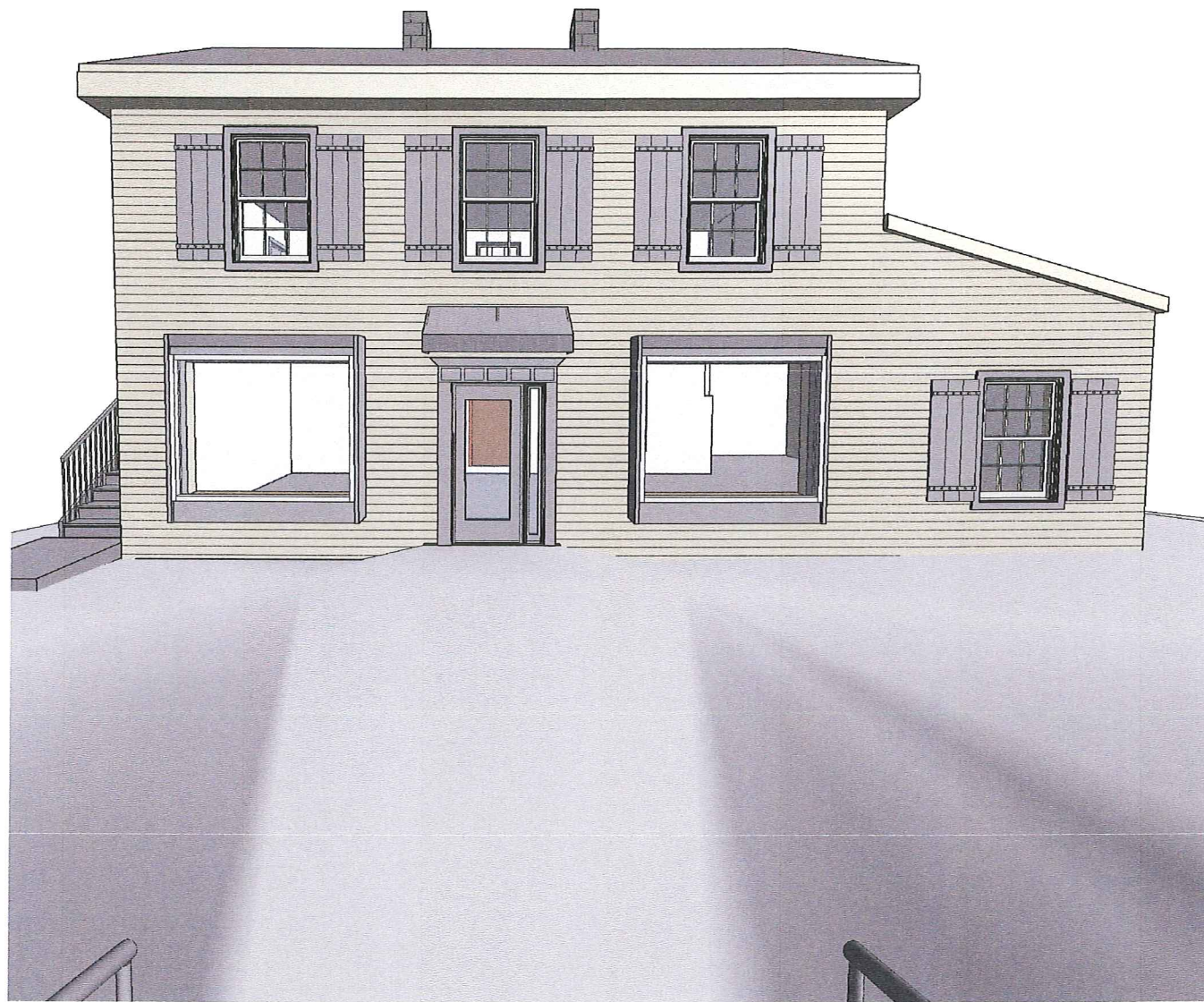
COUNTRY CLUB PREP
 17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

Front Elevation - Proposed



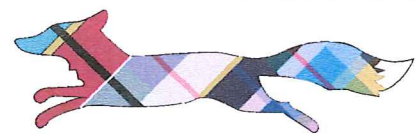
COUNTRY CLUB PREP
17 ELLIEWOOD AVE., CHARLOTTESVILLE VA

3D Isometric View



PRECEDENT IMAGES FOR STAIRS IN RETAINING WALL

EXIST RETAINING WALL AT 17 ELLIEWOOD AVE



Scala, Mary Joy

From: Justin Sarafin <justin.sarafin@alumni.virginia.edu>
Sent: Monday, March 17, 2014 1:27 PM
To: Scala, Mary Joy
Subject: Tomorrow

Mary Joy,

Unfortunately I won't be able to attend tomorrow's BAR meeting. I did look over everything yesterday, though, and I do agree with Brian's points about the library windows. Also, it looks like the Elliewood storefront windows don't preserve the size of the original openings beneath, but if others are okay with this, then I acquiesce. (Could the projections come out further and allow space between the original house and original openings and the storefront added on? So you see the window opening framed within the larger storefront window compositions?)

I trust everyone's judgement on the myriad other details needing to be attended to!

Best,
Justin

Sent from Justin Sarafin's iPhone

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



March 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 (approval Feb 2014)

BAR 14-02-01
17 Elliewood Avenue
Tax Parcel 090089000
CKW, LLC, Owner/ Matthew McClellan, Applicant
Retail Upfit - Country Club Prep

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

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper  Bend along line to
expose Pop-Up Edge™

17 Ellie  AVERY® 5260™

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

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

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

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

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

BOWMAN, HARWOOD MITCHELL
105 MARBLE RUN
WILLIAMSBURG VA 23185

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

HAMPTON BUILDING CORPORATION
CBRE
314 E WATER ST
CHARLOTTESVILLE VA 22902

TIGER INVESTMENTS, LLC
P O BOX 5509
CHARLOTTESVILLE VA 22905