

From: Scala, Mary Joy
Sent: Wednesday, June 01, 2016 3:58 PM
To: Brandon Wooten (brandon@gritcoffee.com)
Cc: albrigge@jmu.edu
Subject: BAR action - 19 Elliewood Ave - May 17, 2016

June 1, 2016

Brandon Wooten
19 Elliewood Ave
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 16-05-02
19 Elliewood Avenue
Tax Parcel 090090000
Geary Albright, Owner/ Brandon Wooten, Applicant
Rear deck/patio improvement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2016. The following action was taken:

**Keesecker moved approval as submitted; Knott 2nd; (Approved 8-0).
If the applicant prefers a darker stain he can submit it to Mary Joy.**

This certificate of appropriateness shall expire in 18 months (November 17, 2017), 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
May 17, 2016**



Certificate of Appropriateness Application

BAR 16-05-02

19 Elliewood Avenue

Tax Parcel 090090000

Brandon Wooten, Applicant/ Geary Albright et al, Owner

Rear deck/patio improvement

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.

Application

The applicant is requesting 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. There are outdoor seating areas currently located on the west side along Elliewood Avenue, and at the south end of the building.

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 Additions

P. 3.18 Additions

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.*

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.*

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.*

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.*

Materials and Features

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

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 - 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.*

Recommendations and Discussion

Elliewood Avenue at The Corner is characterized by outdoor dining and a pedestrian scale. The proposal will not affect the view of the building from Elliewood Avenue, but another option would be to repair the brickwork patio. 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 applicant should clearly express property lines in the drawings, and make sure they are not developing within the City R/W.

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 deck and railing 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 (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: _____

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

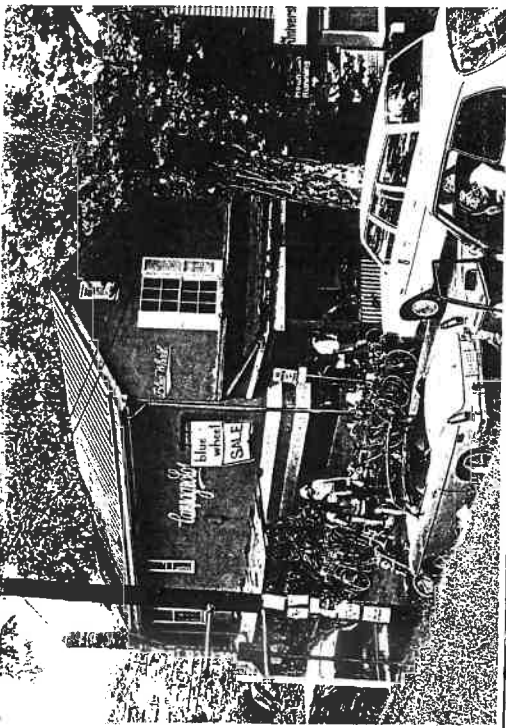
| Porch | Stories | Bays | General description |
|---|--|--|--|
| <input checked="" type="checkbox"/> yes <input type="checkbox"/> no | <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 | <input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 | Shed-roofed front porch (probably rebuilt or added) |
| | <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <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 _____

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, green 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

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 Rear deck/patio improvement Parcel Number 090090000
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) _____

Property Owner Information (if not applicant)

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

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] 04.26.16
Signature Date

Brandon Wooten 04.26.16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Geary Albright 04.26.16
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Build new treated pine deck over
patio that is in disrepair. See attached specs.

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

Existng condition photos, 3D renderings with finish specifications, schematic plan drawing, site condition
drawing.

For Office Use Only

Received by: O. Eubank
Fee paid: 12500 Cash/Ck. # 2299
Date Received: 4/26/16

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

GRIT

• COFFEE BAR & CAFE •

19 ELLIEWOOD AVENUE
Rear Deck Addition/Patio Improvement

•
04.26.16



Existing Conditions



Existing Conditions



Existing Conditions



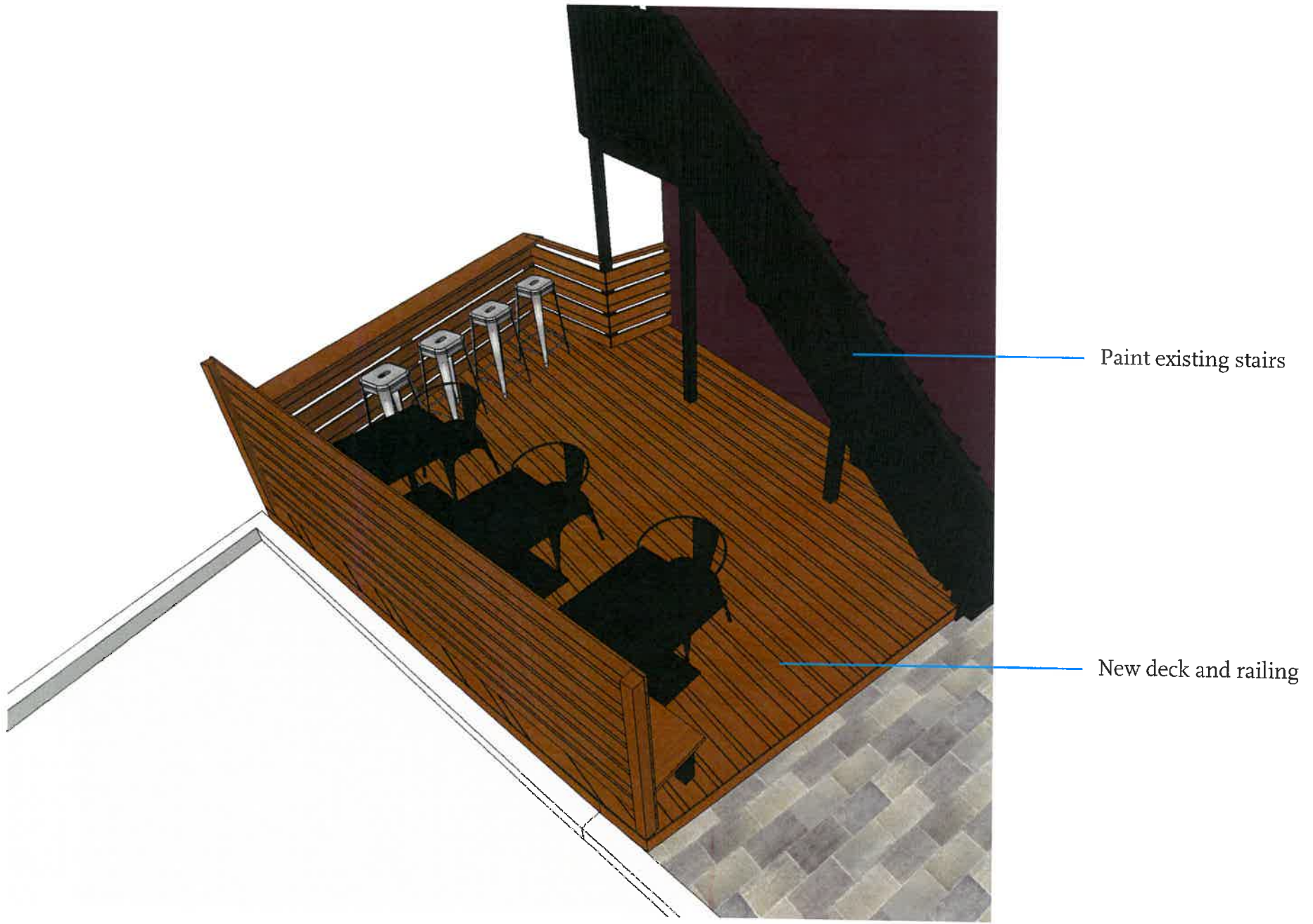
Existing Conditions



Paint existing stairs
~ Finish: Valspar Tuxedo Tie

New deck and railing
~ Finish: Pressure treated
pine boards stained with
Cabot solid stain, Ochre color

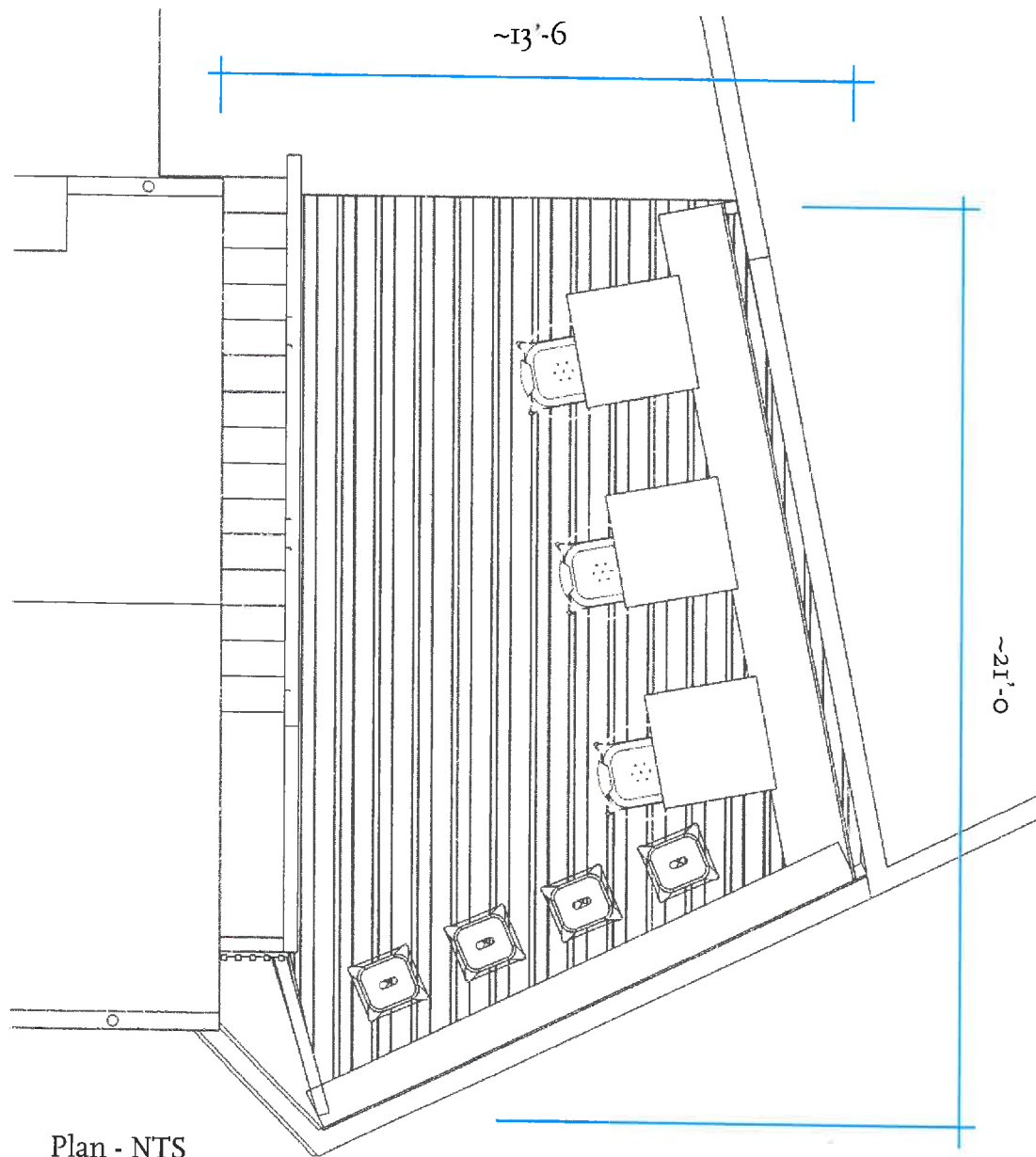
Proposed Improvements



Paint existing stairs

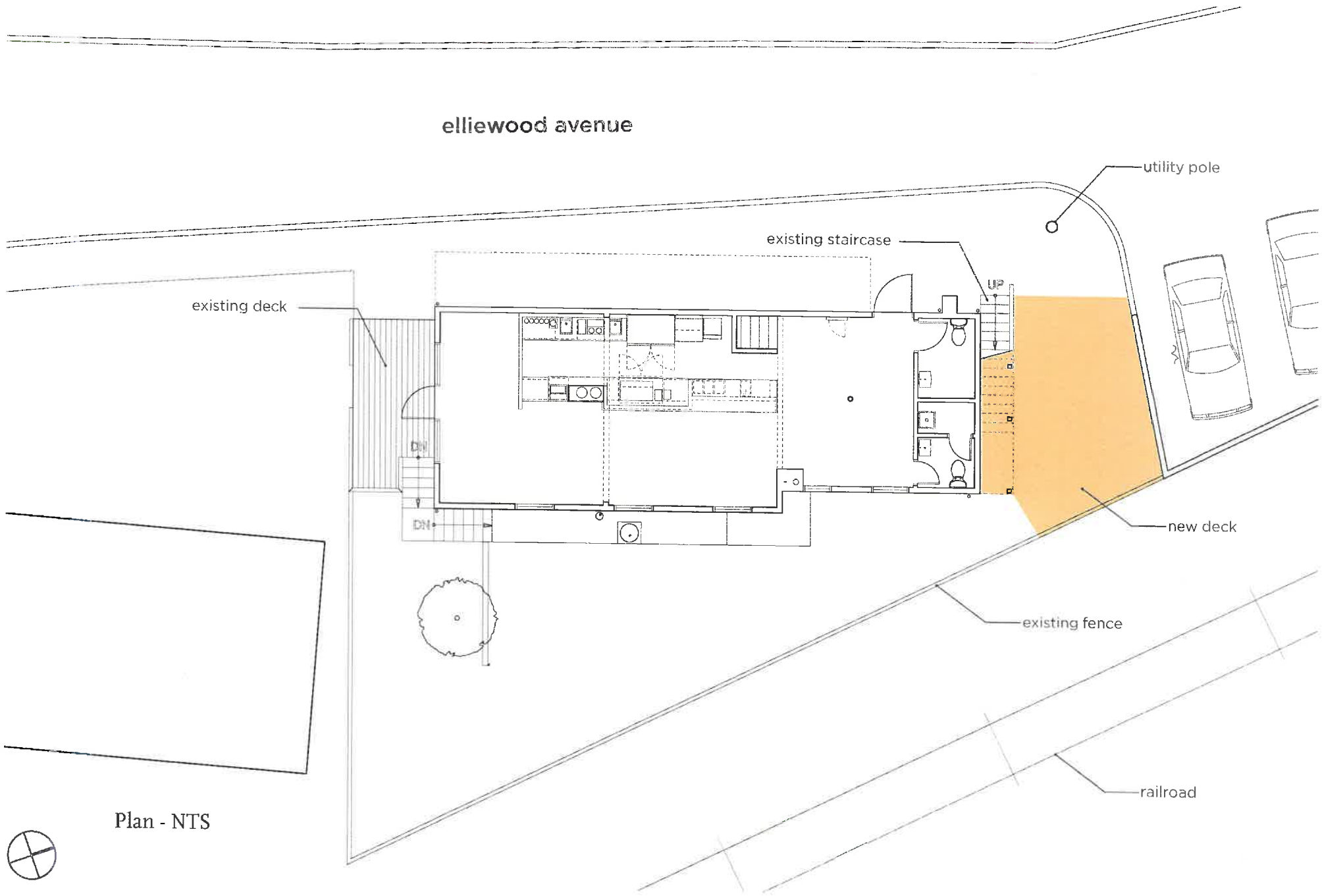
New deck and railing

Proposed Improvements



Plan - NTS

Proposed Improvements



Plan - NTS

Site Plan