

From: Scala, Mary Joy
Sent: Friday, December 01, 2017 4:39 PM
To: Quill, Lee
Cc: Henry, Chris, 2nd address
Subject: BAR action - 946 Grady Avenue - Nov 2017

December 1, 2017

Chris Henry
200 Garrett Street – Suite O
Charlottesville, VA 22902

RE: Preliminary Discussion
BAR 17-09-02
946 Grady Avenue
Tax Parcel 310060000
Dairy Holdings, LLC, Owner/ Wendie Charles, Applicant
New Additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Since this was a preliminary discussion there was no motion. No issues with proposed demolitions including 1959 loading appendage. No issues with new openings on Tenth Street. Keep central door operable. To extent possible landscape plan should reinforce horizontality of main facade. Simplify planting palette. Keep front roof terraces low so they do not compete with front façade. Do not locate signage on top of roof. Perhaps locate signage near terraces or near doors or to right of front steps. Mural on side may be OK or appropriate signage submitted as part of a Comprehensive Signage Plan. Not faux historic and not precedent setting. Need to see lighting and materials.

If you have any questions, please contact me at 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

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
November 21, 2017**



Preliminary Discussion

BAR 17-09-02

946 Grady Avenue

Tax Parcel 310060000

Dairy Holdings, LLC, Owner/ Wendie Charles, Applicant
Additions

Background

The former Monticello Dairy building was designated an Individually Protected Property (IPP) in 2008. The original central 2-story (5-bay) portion of the building, and flanking one-story (7-bay) portions are dated 1937. The east side addition (7-bay) containing McGrady's Pub was built in 1947/1964; the similar west side addition (6-bay) containing Central Battery Specialists was built in 1959.

The IPP designation includes the front part of the parcel (approximately one acre), and the original (1937) parts of the structure and the similarly designed, later side additions, noted on a site development plan drawing (attached). The site area between the building and 10th Street NW and Grady Avenue is also protected.

May 21, 2013- The BAR approved (8-0) restoration of windows and new Three Notch'd Brewing Co. patio, with revised information to be sent to staff for circulation to BAR including: all metal railing and plant selections (for shrubs all along front), smooth scored concrete patio (to match nearby conditions) and plan to restore replaced window.

September 19, 2017 - The BAR held a preliminary discussion on partial demolitions. No action was taken. Some comments were:

The BAR asked if the small house on Wood Street could be documented.
The BAR did not have a problem with the proposed demolitions of roof appendages. They said to look into holding the building corner on rear east side so that you can tell where the building ended.
Ration new openings on 10th Street - look for old windows to reuse.

The BAR held a preliminary discussion on additions.
No action was taken. The applicant has only submitted massing drawings at this time. Some comments were:

SB: They could create new entrances in existing openings, but don't change the openings. The new entrance should be deferential to the main entrance.

BG: Regarding landscaping, it should be simple and straightforward. Keep the quiet simplicity that is at home among the other industrial buildings on Preston. Don't try to be too "pretty."

CC: Great presentation. Maintain dialogue with 10th & Page community-engage them.

The BAR asked about the allowable heights in future phases. Any future additions to the rear of the site would fall under Entrance Corridor review, rather than BAR review.

Application

The applicant plans the following demolitions:

The applicant proposes to remove five structures on the roof, as described at the September meeting:

- 1) A second-story brick addition (approximately 15' x 20') located to the east of the two-story center section. It was built in 1959, but has been altered. It is identified as a cheese manufacturing room on a drawing found in the City Assessor's office dated approximately 1964.
- 2) A switch house built in 1960
- 3) Structure built after 1964.
- 4) Structure built after 1964.
- 5) Structure built after 1964.

Additionally, the applicant is showing demolition of a brick structure attached to the 10th Street façade. The date and purpose of this small appendage are unknown, but it appears to match the 1959 west section that was built as a butter processing department. The applicant describes it as a loading bay addition

The applicant also proposes to remove all non-protected parts to the rear of the former Monticello Dairy building. The applicant now shows that a rear corner of the 1947 east wing will be retained, as the BAR suggested at the last meeting.

The applicant plans to add two additions at this time:

- (1) A one-story office addition would be built to the rear of, and partially on top of, the oldest part of former dairy building. It would encroach within the protected property and would be approximately the same height as the center section. It would be set back 48'-91/2" and 51'-1" from the front façade of the existing building.
- (2) A three-story office addition is not on the protected property, but it would encapsulate rear portions of the protected building. It would attach to the rear of the 1947 east wing, and also to the inside of the 1959 west wing, and would be three stories tall, with a garage below.

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions:

P. Additions

The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:

(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.

Discussion and Recommendations

This is a second preliminary discussion. The applicant has added more detailed drawings and a landscape plan.

The BAR should comment on whether the proposal would meet the Design Guidelines.

Any future additions to the rear of the site would fall under Entrance Corridor review, rather than BAR review. However, the additions being presented tonight are the most important pieces in the development because their designs can serve to frame and enhance the older building.

Staff comments are that the BAR should determine if the 10th Street appendage may be removed or if it should be retained as part of the site's development.

The signage as shown is not permitted. It must be located below the second story window sills or 20 feet from grade, whichever is less. A painted wall sign could be permitted but the proposal is too large. Because this is an IPP, total aggregate area of signage is limited to 50 square feet. The applicant could apply for a Comprehensive Signage Plan for appropriately sized signage that would require City council approval with a recommendation from the BAR.

Architectural And Historic Survey



Identification

STREET ADDRESS: 946 Grady Avenue
MAP & PARCEL: 31-60
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-3
ORIGINAL OWNER: Monticello Dairy, Inc.
ORIGINAL USE: Dairy
PRESENT USE: Dairy
PRESENT OWNER: Monticello Dairy, Inc.
ADDRESS: 946 Grady Avenue
Charlottesville, VA 22901

HISTORIC NAME: Monticello Dairy
DATE / PERIOD: 1937, 1947, 1959, 1964
STYLE: Colonial Revival
HEIGHT (to cornice) OR STORIES: 2, 1 storey
DIMENSIONS AND LAND AREA: 4 acres
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1983
SOURCES: City Records
Sanborn Map Co. - 1929-57, 1969

ARCHITECTURAL DESCRIPTION

The Monticello Dairy Building consists of a two-storey central pavilion with one-storey flanking wings. It is set on a low foundation without a water table. Wall construction is brick laid in 5-course American-with-Flemish bond. Concrete-capped parapets conceal flat roofs covered with tar-&-gravel. The central pavilion is five bays wide. Six two-storey engaged Tuscan columns support a massive entablature with dentil moulding on the frieze. Fluted pilasters flanking the entrance in the center bay support a smaller version of that entablature. Within this, there is a rectangular architrave around the round-arched entrance. The original door has been replaced, but the half-round fanlight remains. All windows are jack-arched and have concrete sills. There is a display window with a 12-light transom and moulded surrounds in each bay at the first level. Second level windows are 16-light metal fixed and hinged sash, without surrounds. The flanking wings are seven bays wide. Each bay is slightly recessed between piers. Windows match those at the second level of the central block. There is a cornice below the top of the parapet. The western wing has been extended six more bays. The extension is set back slightly from the original and matches it in all details. The front section of a wing beyond the original east wing matches it in most details, but the brick is laid in stretcher bond.

HISTORICAL DESCRIPTION

In 1936, the Monticello Dairy purchased a block of 16 lots bounded by Grady Avenue, Tenth Street, West Street, and Wood Street (City DB 910238). Tax records show that the building was completed the next year. It was designed by Charlottesville Architect Elmer Burruss. There were extensive additions in 1947, 1959, and 1964, mostly at the rear of the building. The west wing was extended in 1959, and the front section of the wing beyond the original west wing was built in 1964.

SCALE 1" = 40'

DATE: APR 12, 1988

REVISIONS

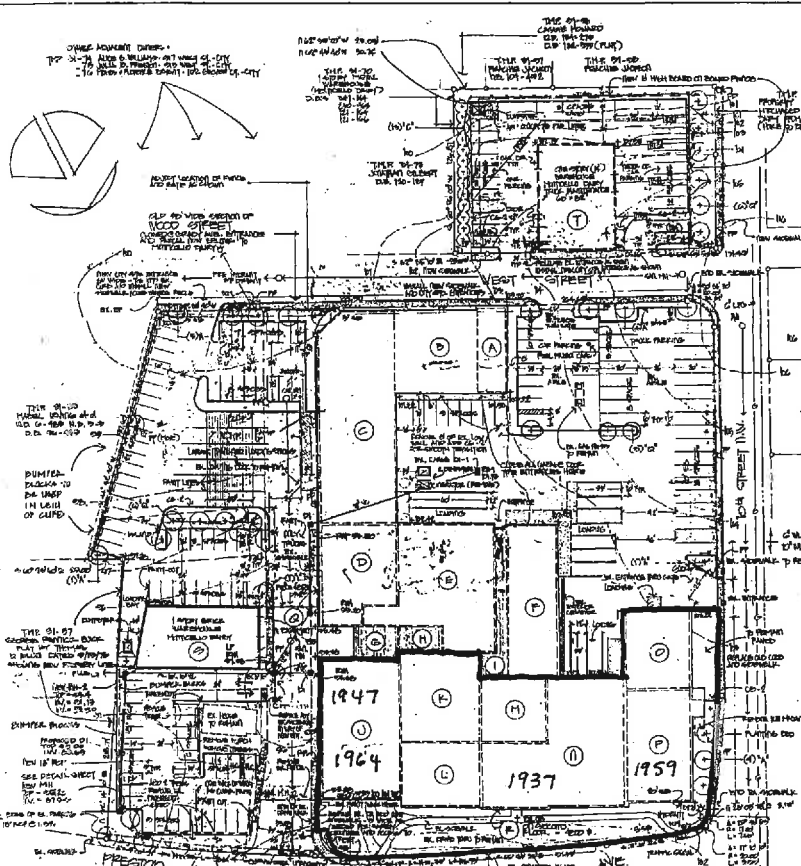
OLD MONTICELLO DAIRY PROPERTY

SITE DEVELOPMENT PLAN

GLOECKNER, LINCOLN, & OSBORNE, INC.
ENGINEERS - SURVEYORS - PLANNERS & LANDSCAPE ARCHITECTS
710 EAST HIGH STREET - CHARLOTTEVILLE, VIRGINIA 22901 804-571-6591

JOB NUMBER
E660100

SHEET
1
OF 2



TREE PLANT LIST

KEY	QUANTITY	DEFINITIONAL NAME	COMMON NAME	DATE	LOCATION
A	32	RED BUDGUM	FRAXINUS	11/9/87	B+D
C	14	CORNUS FLORIDA	DOGWOOD	4/4	B+D
L	6	LIGNUM VITAE	SPICEWOOD	4/16/87	B+D
T	1	CAULIFLOWER	SPRING LIME	4/16/87	B+D

PROJECT DATA

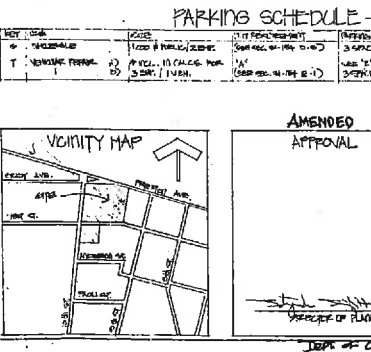
Project Name: OLD MONTICELLO DAIRY PROPERTY
 Owner/Developer: RIV LAND HOLDINGS COMPANY, P.C.
 Description: 75 ACRES OF LAND IN PRESTON AREA
 Address: PROJECT SUBJECT ON S. 3200th AV. AND PRESTON RD.
 Use Book Reference: S.P. P. 100
 Zoning: D-5
 Proposed Use: 1980 ZONING DISTRICT REGULATORY FACILITY
 Building: 250,000 SF
 Development Area: 150,000 SF
 Open Space: 100,000 SF
 Parking Required: 170 Spaces

NOTES

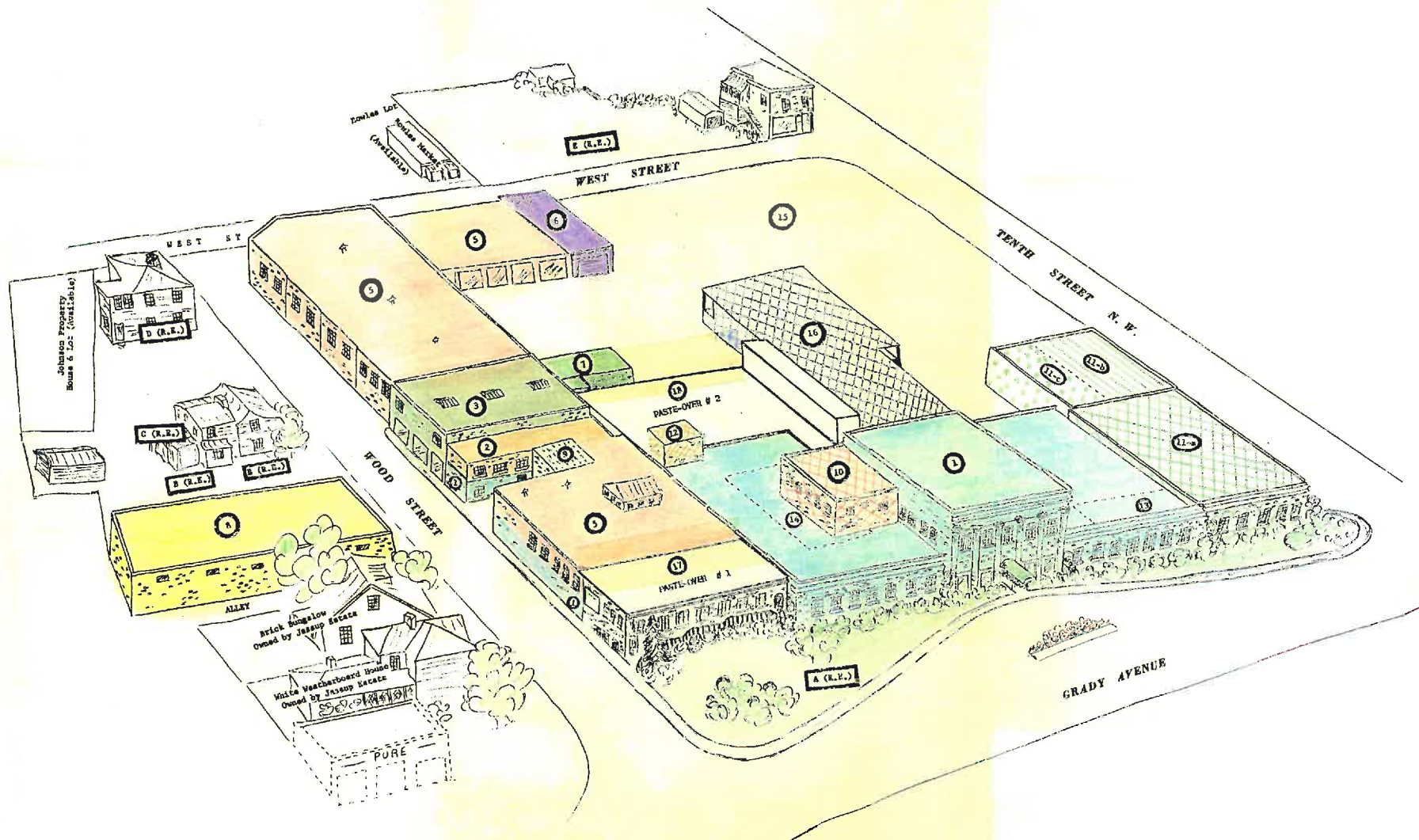
Boundary, topography, easements, etc. taken from plat by Fred H. Sand dated 10/20/54, 19- Revised 1/1/88
 Contractor shall verify location of all boundaries, buildings, vegetation and other pertinent site elements.
 Contours based on USGS benchmarks.
 Outdoor lighting to be directed toward the site and away from adjacent properties and roadways. (100' max height) in excess landscaping to be maintained and replaced if any should die.
 See pavement section for details. SURVEY MARKERS TO REMAIN. (Except those to be removed, see notes on sheets 2 and 3.)
 Sidewalks to be 4' wide, 6" high and 18" thick, reinforced concrete, traffic paint to be 4" wide white.
 Hydrant flow at nearest station _____ GPM at _____ PSI residual.
 AND _____ AND CANNOT BE MORE THAN 150' FROM HYDRANT AND 150' FROM _____
 SEE SPEC FOR AID AND APPLICATION TO OLD LANTERN AND DISTRICTS.
 ALL WALKS AND DRIVEWAYS AND CANALS, IF NEEDED, TO BE SURVEYED BY CONTRACTOR.
 INITIAL COPY AND COPY CASES OF ALL FINAL EXHIBITS AND INSTRUMENTS.
 INITIAL PAVING, SCREENING, ALCOHOL ALL EXISTING TREES

PARKING SCHEDULE - MAIN BLDGS.

BLDG. TYPE	SPEC	NET REQUIREMENT	PROPOSED PROVISIONS	NETT
A	1000 SCHEDULE 5	1000	1000	---
B	1000 SCHEDULE 5	1000	1000	---
C	1000 SCHEDULE 5	1000	1000	---
D	1000 SCHEDULE 5	1000	1000	---
E	1000 SCHEDULE 5	1000	1000	---
F	1000 SCHEDULE 5	1000	1000	---
G	1000 SCHEDULE 5	1000	1000	---
H	1000 SCHEDULE 5	1000	1000	---
I	1000 SCHEDULE 5	1000	1000	---
J	1000 SCHEDULE 5	1000	1000	---
K	1000 SCHEDULE 5	1000	1000	---
L	1000 SCHEDULE 5	1000	1000	---
M	1000 SCHEDULE 5	1000	1000	---
N	1000 SCHEDULE 5	1000	1000	---
O	1000 SCHEDULE 5	1000	1000	---
P	1000 SCHEDULE 5	1000	1000	---
Q	1000 SCHEDULE 5	1000	1000	---
R	1000 SCHEDULE 5	1000	1000	---



JOB NO. E660100



E (R.E.)

WEST STREET

WEST ST

TENTH STREET N.W.

Shelton Property
House & Lot (contiguous)

C (R.E.)

D (R.E.)

E (R.E.)

FOOD STREET

ALLEY

Brick Bungalow
Owned by Jorgrup Estate

Wide Weatherboard House
Owned by Jorgrup Estate

PURE

PASTE-OVER # 2

PASTE-OVER # 1

A (R.E.)

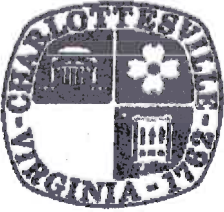
GRADY AVENUE

HISTORY - Located (1912-1914) 4th St. S.E. between Water & Main - (1915-1937) Cor. Water & 4th St. Both in Pepsi Cola Plans. Moved to Grady Ave. Location in Spring '38

Expansion at the Grady Avenue Location --- 1937 to Present Date

BELOW is RECORD of CONSTRUCTION and REAL ESTATE EXPANSION. See Gated Diagram of Property Attached... See Other Office Records for EXPANSION thru PURCHASE of SUBSIDIARIES.

CODE REFERENCE	DATES	BUILDING CONSTRUCTION	PURCHASE OF REAL ESTATE (Adjoining Plant)	DEMOLITION & CHANGES
A (R.E.)	Jan. 31, 1937			
① Blue	1937-38	1 Main Building (East) 1/2 story { For Trucks Shop & Cabinet Shop } Architect - Elmer Burruss Builder - Jim Hudson \$ 80,000.00	West Lot - (Old Circus Lot) 3 acre City Block Bound by Grady Ave., Wood, 10th N.W. & West Sts. \$10,000.00	
② Brown	1940	SUPPLY STORAGE { Second story built over orig. Cabinet & Trk. Shop } Builder US & Jim Hudson 1,005.46		
③ Grey	1941	Lower Level - Garage - Faced Wood St. Upper Level - Supply Stg. - Faced Plant Builder US & Jim Hudson 8,300.47		
④ Orange	1944 1945	First floor - Milk Men's Checking Office Second floor - Office Supplies & Uniform Stg. { Builder US & L.L. Lang } 6,655.91		
⑤ Pink	1947-1948	Front Section - Ice Cr. Processing & Stg. Back 2 Sections - Garage-Shop & Truck Hook-up { H.B. Graham, Contractor } { Jim Hudson, Foreman } 160,410.15		
⑥ Purple	1949-1950	Bottle Storage Bldg. Builder Cabbage 2,657.05		
⑦ Green	1951	Boiler Room (for Oil Boiler) Builder L.L. Lang 2,579.58		
B (R.E.)	Feb. 11, 1952			
⑧ Yellow	1954	Wood St. (Brick) Warehouse { 2/3 Plant Supplies } { 1/3 Advertising Stg. } Builder Jim Hudson 14,812.01	Wood Home & Lot - Wood St. - Wood Garden - Extra Lot - Wood St. - Extra Lot 5,750.00 2,050.00	Wood Home Demolished - used for Employee Parking Supply & Adv. Warehouse ⑧ Built on Extra Lot.
⑨ Ink Dotted Line	1954	Low Temp. Ice Cream Stg. - Built-in open Court Over Entrance to Coal Boiler Room Builder Jim Hudson 9,683.18		
C (R.E.)	Apr. 1959			
⑩ Red Checked	1959	Cheese Mfg. Room on Roof-Joining Pasteurizing room on Mezzanine floor { US & Pippin } { Bricklayer } 13,336.14	Barber House & Lot - 502 Wood St. Garage Rented to a Painter used for storage - will eventually be Parking 7,000.00	
D (R.E.)	Aug. 1959			
⑪ { a. green check } b. green stripe } c. green dots }	Mar. 1959 May 1960	West Wing { a. Butter Processing Dept. } { b. Low Temp. Butter Storage } { c. Tank Truck Unloading Room } { US with Mr. Anderson } 92,888.28	Dorrier House & Lot - West St. (Now used for Supplies) Dorrier Garden (behind house - on Wood St. (now Parking) 12,137.50	
⑫ Brown Check	1960	Switch House on Roof for Main Elec. Switches { US & Mr. Pippin } { Bricklayer } 1,958.57		
⑬ Ink Dotted Line	1961	Women's Rest Room - Men's Locker Room Overall Laundry - Addition to Laboratory { US and Mr. Anderson } 2,151.59		
E (R.E.)	Jan. 1962			
⑭ Ink Dotted Line	1962	New "Back" Office - for Sales Personnel and Milk Men's Checking Office { US and Mr. Anderson } 19,428.50	Durham Property - West St. at 10th St. N.W. Brick Store & 4 parcels of land (We rent out the Gro. Store and apartment above it. We plan a TRUCK and CABINET Repair & Paint Shop and Truck Laundry.) 39,000.00	
⑮	1962	Paved Parking Lot { Bus (S.L.) Williamson Co } 7,504.00		
⑯ Ink Checks	1962-63	Milk Storage & Load-out Room { US and Mr. Anderson } 80,613.69		
⑰ Paste-Over #1	Dec. 1962 - Spring 1963	Upper Floor - Addition to Ice Cream Mfg. Room East Wing - Refrig. Engine Room & Engineer's Office { US and Anderson } 96,427.40		
⑱ Paste-Over #2	1963 - 1964	Ice Cr. Stg. Room - Pre-Fab (Contract Job - \$65,000.00) Foundation & Prep. for Same (We Built - \$53,707.69) Total 120,107.69 Outside Canopy for Same (Contract Job - \$ 1,400.00)		
				ICE CREAM MFG. DEPT. (consisting, in 1937, of 1 batch freezer, 1 homo, 1 mix tank, 1 Pop. Tank) was located in passageway between Gen'l. office and Back office with a SUPPLY STORAGE on left along the way. In Expansion Program # ⑤ this storage was converted into low temp. Ice Cr. Storage for new Ice Cream Dept. ⑤... In same program Project ① (1/2 story East) was converted into Cabinet and Paint Shop (formerly garage hook-up). At same time other former garage facing Wood Street (lower level of Project ③) was converted into supply storage.
				Replaces unit ④ which was Demolished to clear way for a new Low Temp. Ice Cr. Storage to tie in with Ice Cream Mfg. Automation in lowering unit costs.
				Old Milk Rooms were Demolished and converted into Processing and Bottling Space - To clear way for new equipment and automation.



**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 Dairy Holdings, LLC Applicant Name Wendie Charles
Project Name/Description Monticello Dairy Parcel Number 310060000
Project Property Address 946 Grady Ave. Charlottesville, VA 22903

Applicant Information

Address: 200 Garrett St Suite 0
Charlottesville, VA 22902
Email: cherry@stonypointdb.com
Phone: (W) 540-353-0183 (C) _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

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

[Signature] 8/28/17
Signature Date

Wendie Charles 8/28/17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): New one (1) story addition to historic Dairy building and three (3) story addition to south side of Dairy building.

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

<p>For Office Use Only</p> <p>Received by: <u>G. Eubank</u></p> <p>Fee paid: <u>125.00</u> Cash/Ck. # <u>83767</u></p> <p>Date Received: <u>8/29/17</u></p> <p>Revised 2016</p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p>
--	---



**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 Dairy Holdings, LLC Applicant Name Chris Henry
Project Name/Description Monticello Dairy Parcel Number 310060000
Project Property Address 946 Grady Ave. Charlottesville VA 22903

Applicant Information

Address: 200 Garrett st
Suite 0 - Charlottesville 22902
Email: chenry@stonypointdb.com
Phone: (W) 540-353-0183 (C) _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

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

[Signature] 8/25/17
Signature Date
Chris Henry 8/25/17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Limited Demolition

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

For Office Use Only

Received by: [Signature]
Fee paid: 375.00 Cash/Ck. # 83768
Date Received: 8/24/17

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

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



November 7, 2017

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.

Preliminary Discussion

BAR 17-09-02

946 Grady Avenue

Tax Parcel 310060000

Dairy Holdings, LLC, Owner/ Wendie Charles, Applicant

New Additions

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 21, 2017, 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 blue ink that reads "Mary Joy Scala, AICP".

Mary Joy Scala, AICP
Preservation and Design Planner

CUNNINGHAM | QUILL ARCHITECTS PLLC

October 31, 2017

Ms. Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
Charlottesville, Virginia 22902

Re: BAR Pre-Application Meeting # 2
Monticello Dairy Project – *Dairy Central*

Dear Ms. Scala,

As you know, we had a very productive and helpful Pre-Application Meeting in September introducing the project to the BAR. The insights and comments we received related to massing and the buildings have helped inform the development of the design of the additions to the dairy and the sensitive treatment of the modifications and rehabilitation of the historic Monticello Dairy Building.

With this application submission, we are requesting a second Pre-Application Meeting so we may once again have an informal dialogue with the Board on the next level of design related to the façade development of the additions and the historic building. We will be sharing our designs for the rooftop addition, the south four story addition, proposed restoration and exterior opening treatment of the historic dairy building facing Grady Avenue, 10th Street NW and former Wood Street. We will also be sharing our streetscape / landscape design at these same locations for review.

We look forward to the opportunity to again have a meaningful dialogue and discussion with you and the Board of Architectural Review on this exciting and important project. Enclosed, please find our Pre-Application Submission # 2 Package (10 Copies + 1 Digital Copy) for the Monticello Dairy - *Dairy Central* project. If you have any questions or need any additional information, please contact me at the telephone number below.

Sincerely,



Lee Quill, FAIA
Principal

Pre-Application Meeting # 2
Monticello Dairy – *Dairy Central*
October 31, 2017
Page 2 of 2

cc: Chris Henry
Wendie Charles
Craig Kotarski
Michael Day
Erica Aronson



BOARD OF ARCHITECTURAL REVIEW
PRE-APPLICATION MEETING #2
NOVEMBER 21, 2017

DAIRY CENTRAL
CHARLOTTESVILLE, VA

SUBMITTED OCTOBER 31, 2017

RECEIVED
OCT 31 2017
NEIGHBORHOOD DEVELOPMENT SERVICES

DAIRY
CENTRAL

PROJECT NARRATIVE + CONTENTS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

PROJECT NARRATIVE

On September 19th, 2017, the Monticello Dairy design and development team had a Pre-Application meeting to introduce the BAR to the proposed redevelopment of the Monticello Dairy Building. During the meeting the BAR was very helpful in providing their insight and comments on the rehabilitation of the historic Monticello Dairy building. This booklet has been organized based on the feedback the design team received from the first Pre-Application Meeting as well as the next level of design investigation related to the façade development of the additions and the historic building. The design team will be presenting design concepts for the rooftop addition, the south four story addition, restoration and exterior opening treatments of the historic Dairy building facing Grady Avenue, 10th Street and the former Wood Street. Included in the package will be landscape design concepts that support a new pedestrian-focused streetscape that will provide an enlivened public realm that re-engages the building with the street.

PROJECT PROGRAM

A major concept for the site is to retain the historically recognized portion of the Monticello Dairy building that fronts on Grady Avenue & 10th Street NW, restoring its ground floor retail level to a new food hall which will be named Dairy Central. The existing second floor office space will be restored and expanded with new contemporary steel and glass additions to the east, west, and south, integrating but clearly defining new and old. A new commercial office addition on the south side of the historic building will provide additional office space, vertical circulation, and core support spaces for the office uses along with limited parking.

LIST OF DRAWINGS

ARCHITECTURAL

Cover.....	1
Project Narrative + Contents.....	2
Zoning.....	3
Existing Site + Context.....	4
Approximate Designated Historic Building Area.....	5
Proposed Demolition Plan.....	6-7
Proposed Additions Diagrams	8-9
Proposed Plans	10-14
Proposed Section.....	15
Monticello Dairy - Late 1930s / Early 1940s.....	16
Elevations.....	17-22
Office Massing Diagrams.....	23
Office Study Pin-Up - Charrette Work Sessions.....	24
Building Perspectives.....	25-27
Building Bird's Eye Perspectives.....	28-29

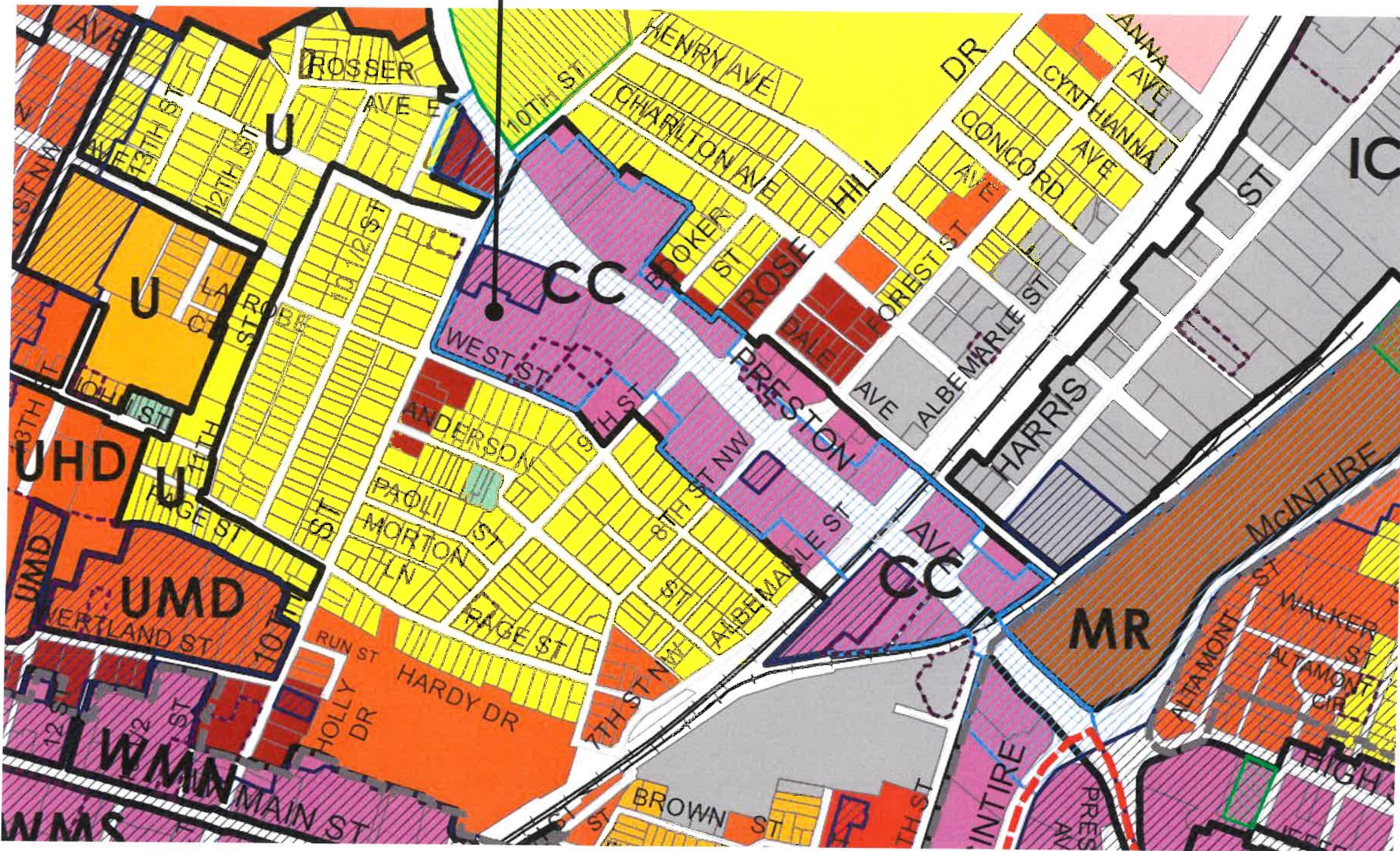
LANDSCAPE

Site Plan - Concept - Phase 1.....	1
Site Plan - North Traverse.....	2
Site Plan - North Entrance Plaza.....	3
Site Plan - Pedestrian Alleyway.....	4
Site Plan - 10th Street Streetscape.....	5
Site Plan - Internal Street.....	6
Site Plan - Green Roof.....	7
Site Plan - Roof Terrace.....	8

ZONING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

SITE



ZONE: CENTRAL CITY CORRIDOR "CC"

SITE AREA: 4.35 ACRES

ALLOWED BUILDING HEIGHT:
MATTER OF RIGHT: 35' - 50'
SUP: 80'

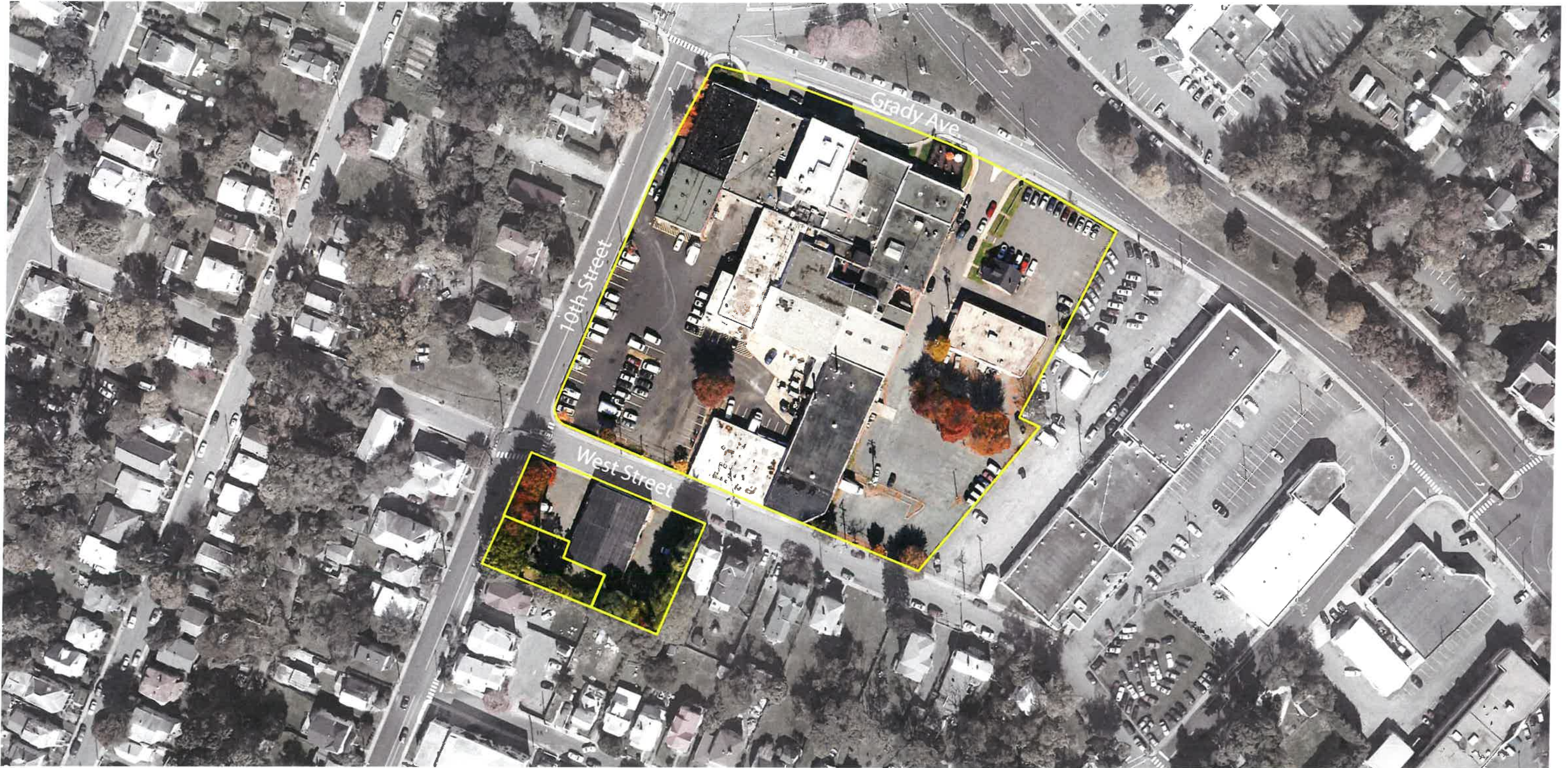
STREETWALL:
45' MAX. WITH 10' SETBACK
ALONG 70% OF THE LENGTH OF
STREETWALL OF FACADE

SETBACKS:
PRIMARY STREET: 0' - 15'
LINKING STREET: 5' - 20'

DENSITY:
MIXED USE: 25% GFA NON-
RESIDENTIAL
MATTER OF RIGHT: 43 DUA
SUP: 120 DUA

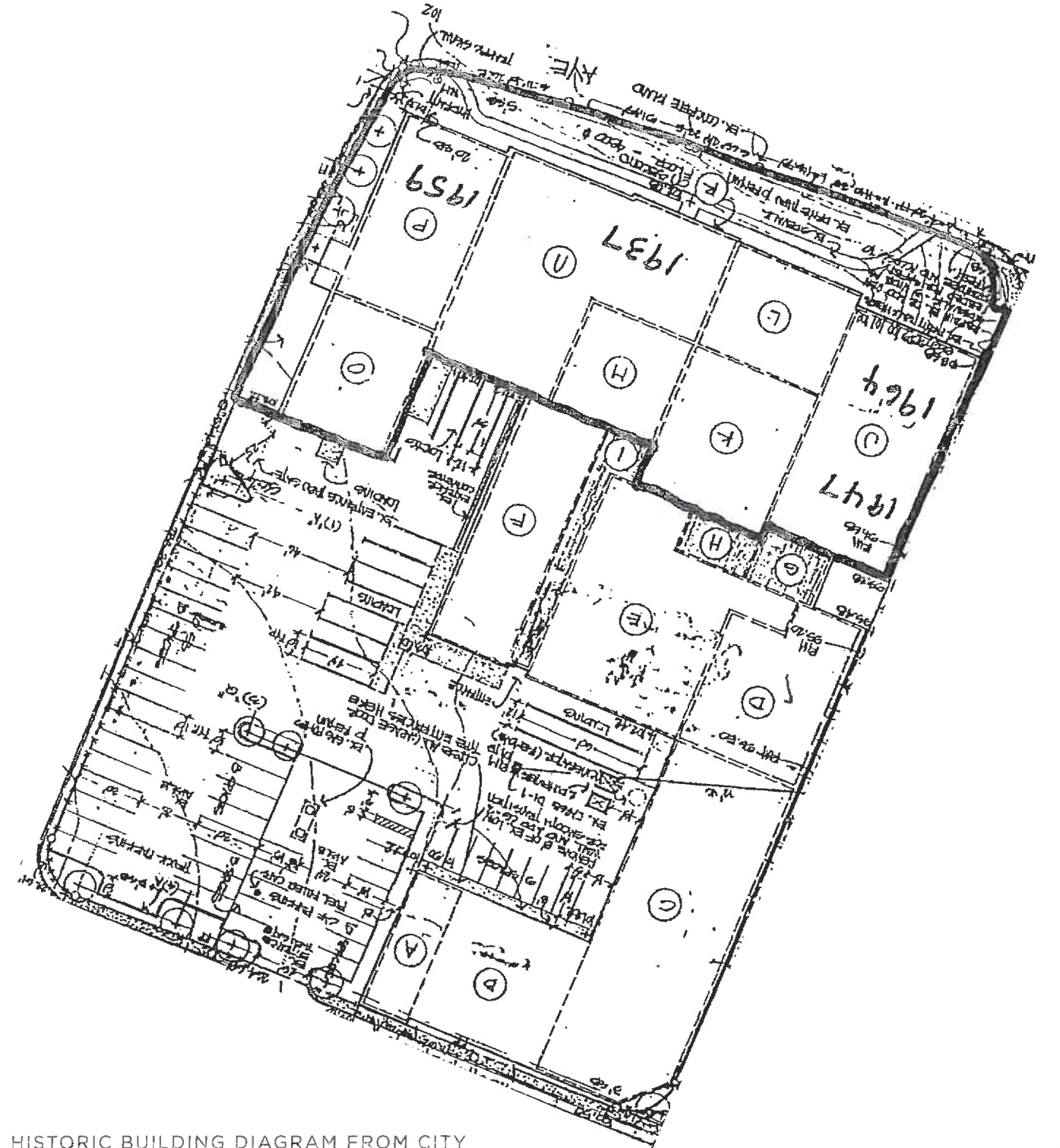
EXISTING SITE + CONTEXT

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



APPROXIMATE DESIGNATED HISTORIC BUILDING AREA

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

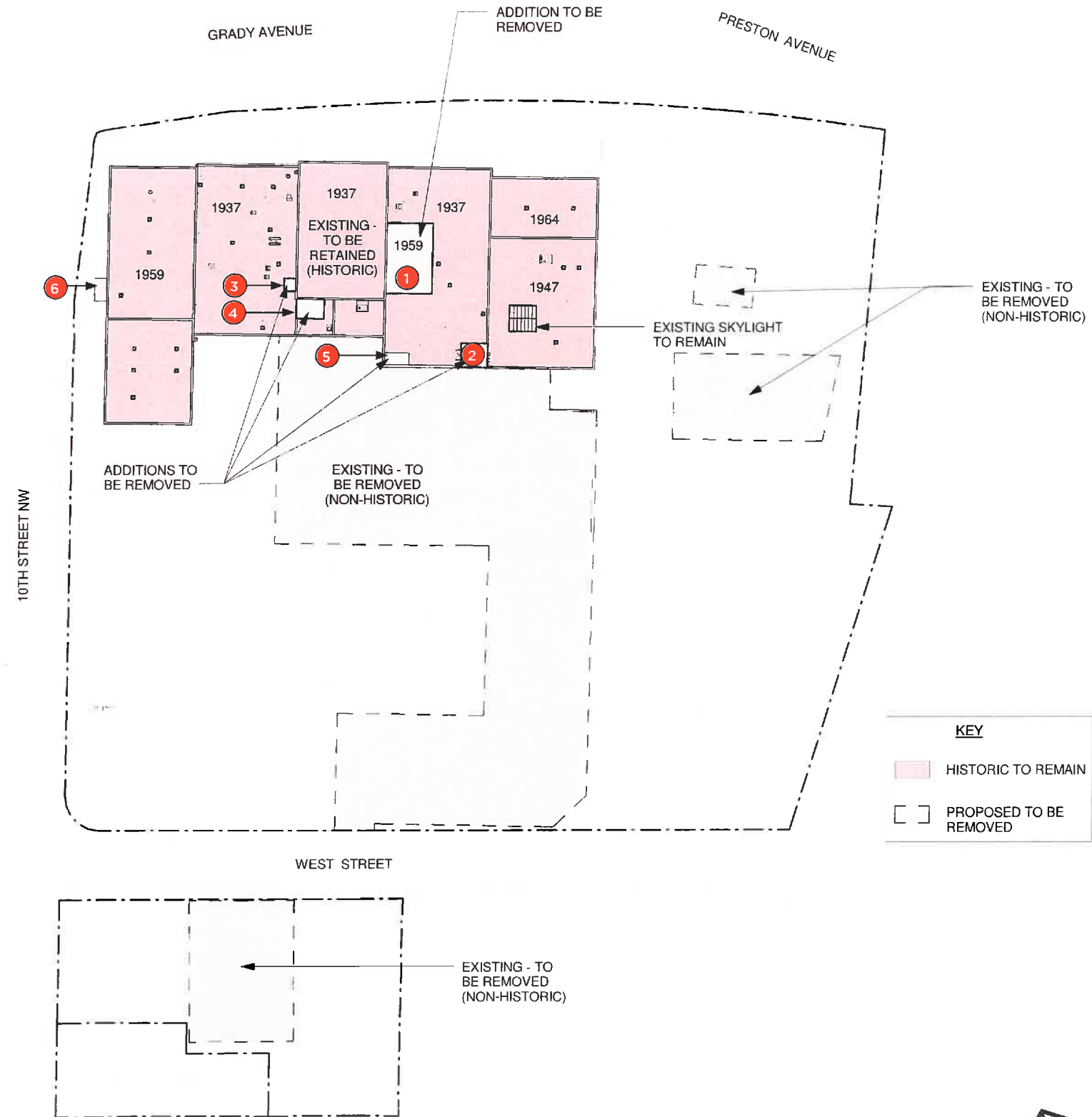


HISTORIC BUILDING DIAGRAM FROM CITY



PROPOSED DEMOLITION PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 1959 NON-HISTORIC ADDITION



4 NON-HISTORIC ADDITION



2 1960 NON-HISTORIC ADDITION



5 NON-HISTORIC ADDITION



3 NON-HISTORIC ADDITION

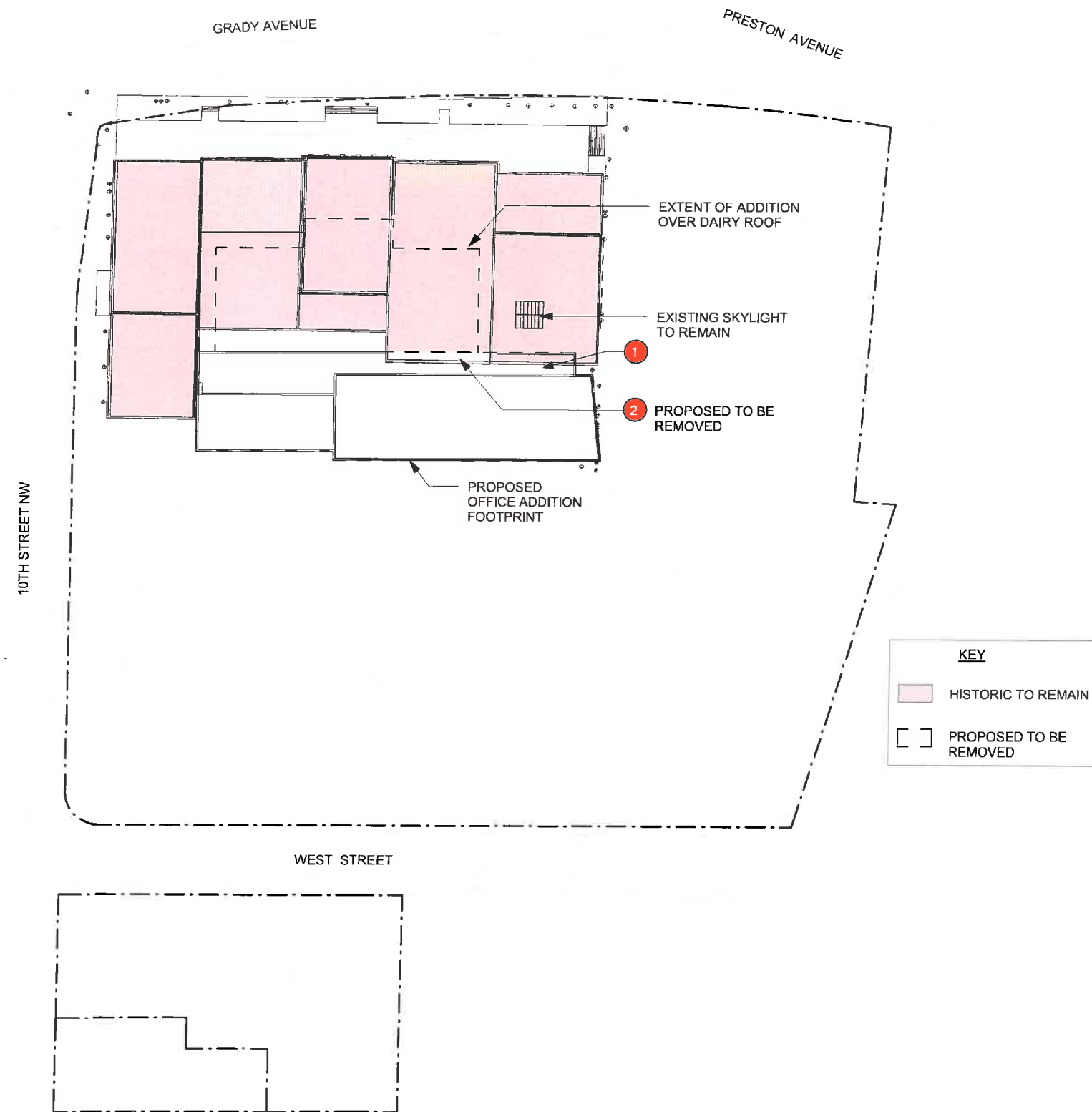


6 10TH STREET NW STRUCTURE

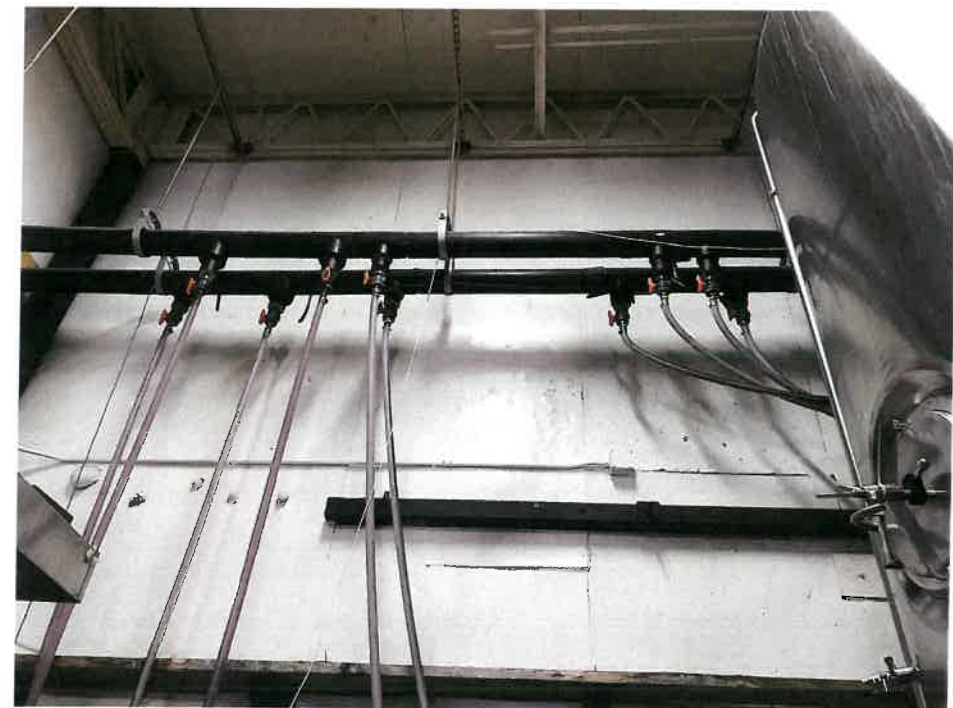


PROPOSED DEMOLITION PLAN - NEW

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



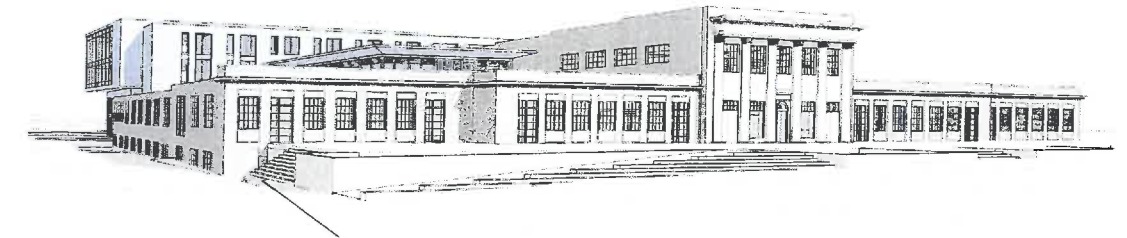
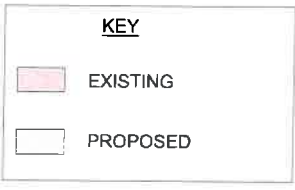
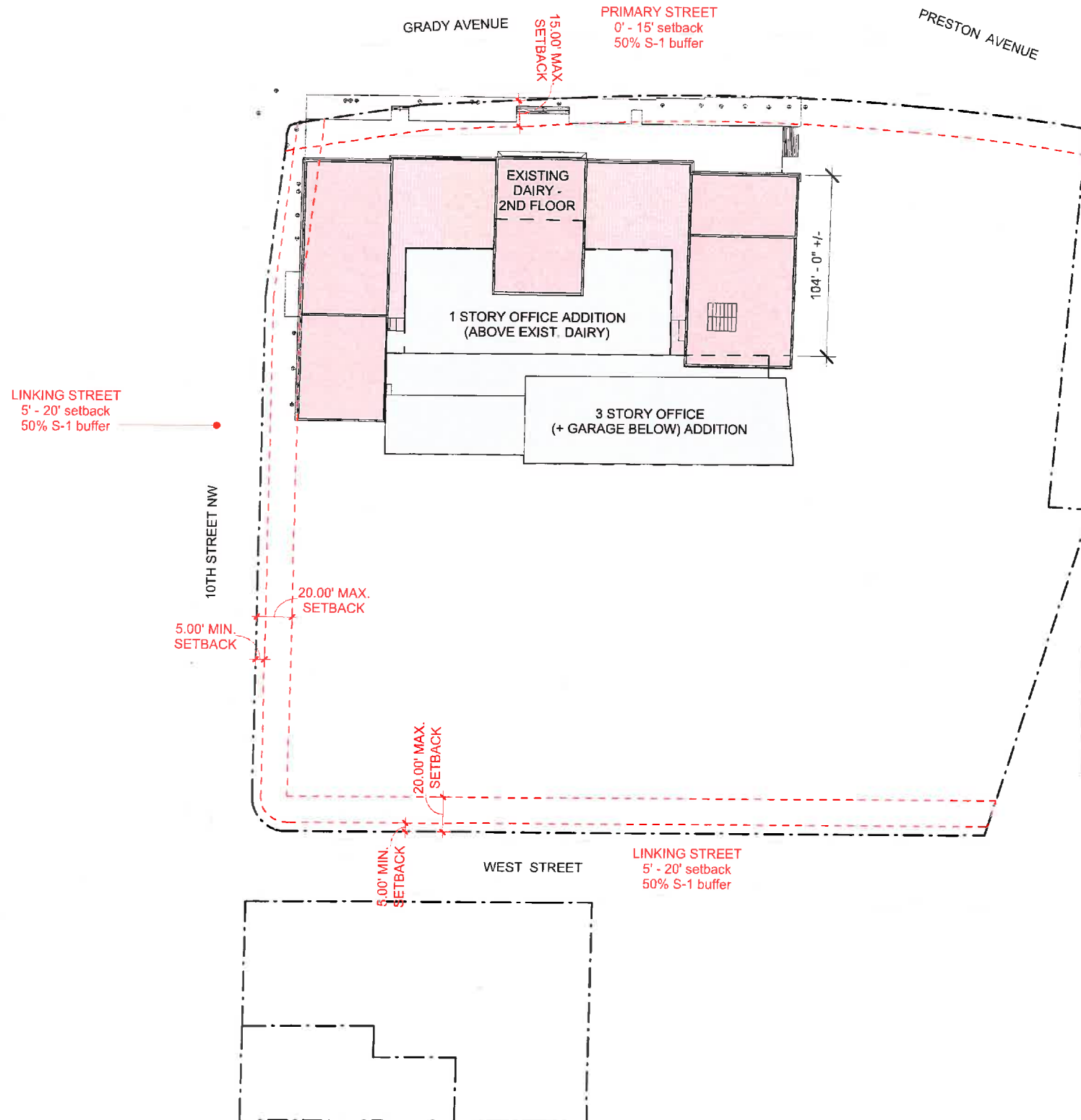
1 VIEW OF REAR WALL FROM LOADING AREA



2 BACK WALL OF EXISTING DAIRY BUILDING TO BE REMOVED

PROPOSED ADDITIONS DIAGRAMS - NEW

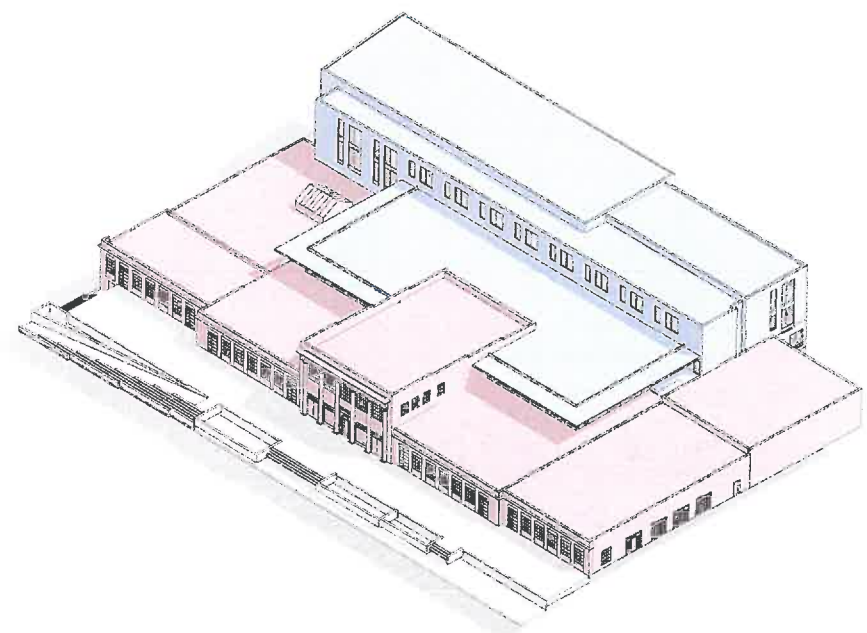
MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 PERSPECTIVE VIEW FROM PRESTON AVENUE



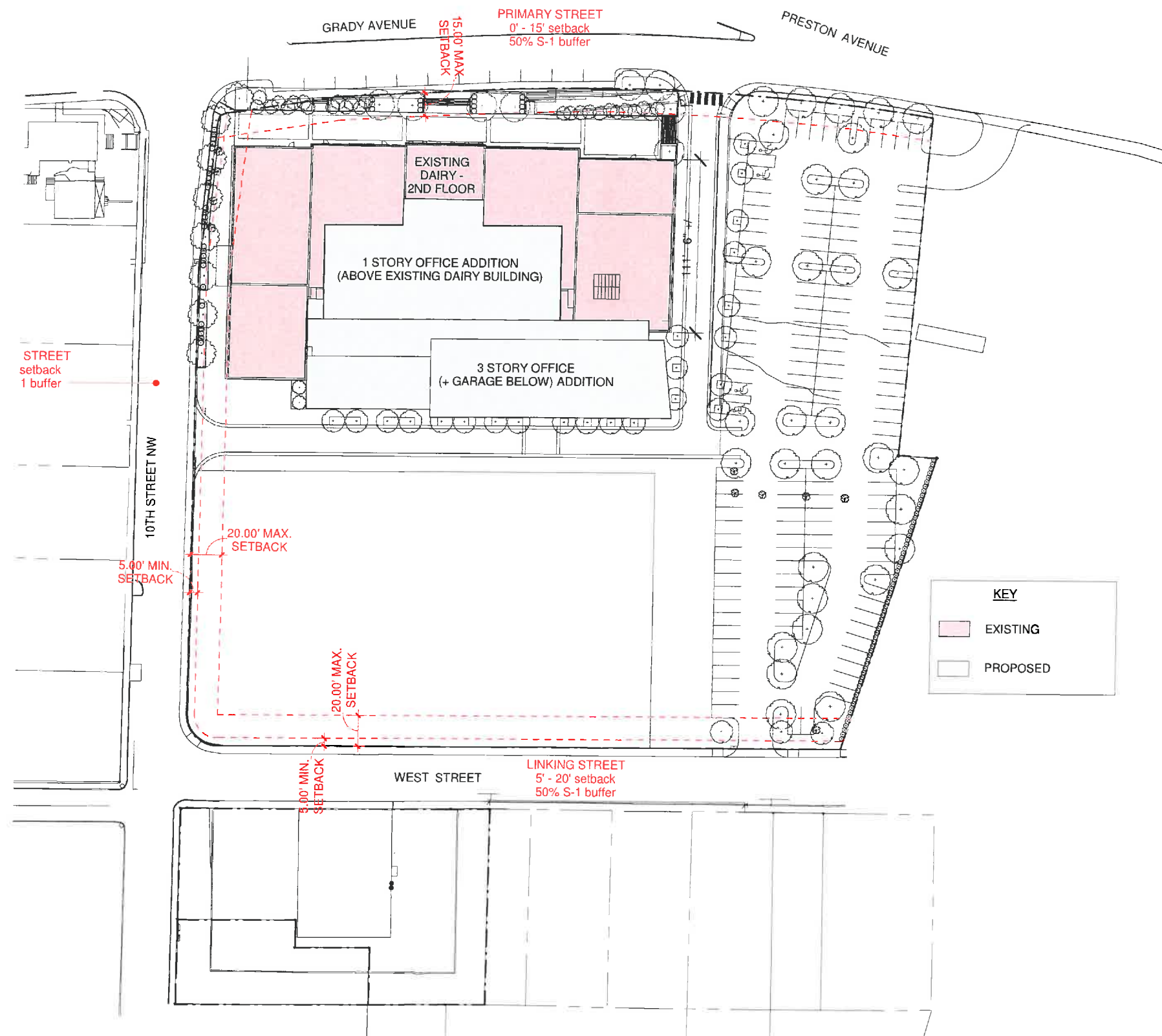
2 PERSPECTIVE VIEW FROM 10TH STREET NW AND PRESTON AVENUE



3 AXONOMETRIC OF EXISTING DAIRY BUILDING + PROPOSED ADDITIONS

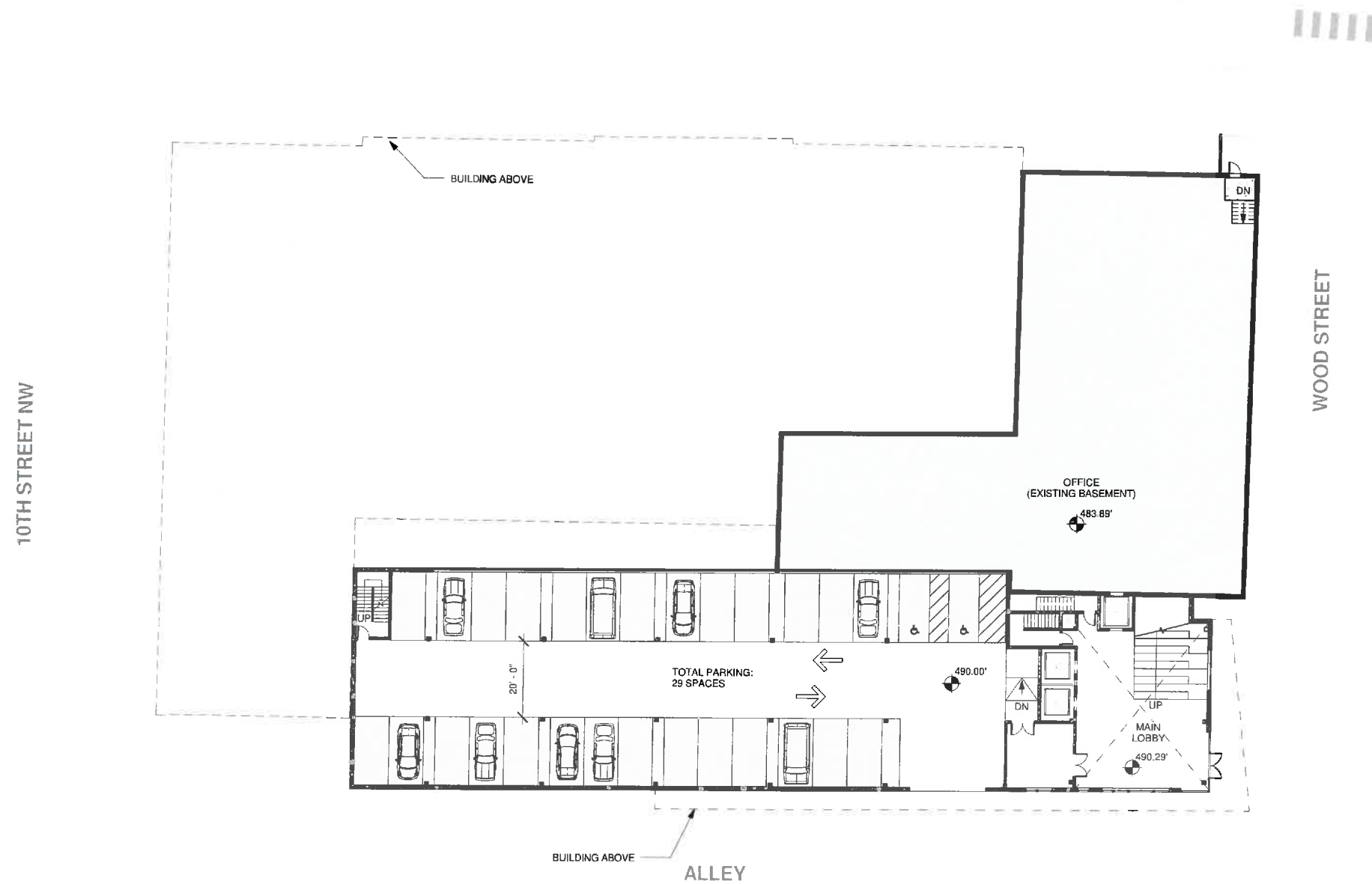
PROPOSED ADDITIONS DIAGRAMS - NEW WITH PARKING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



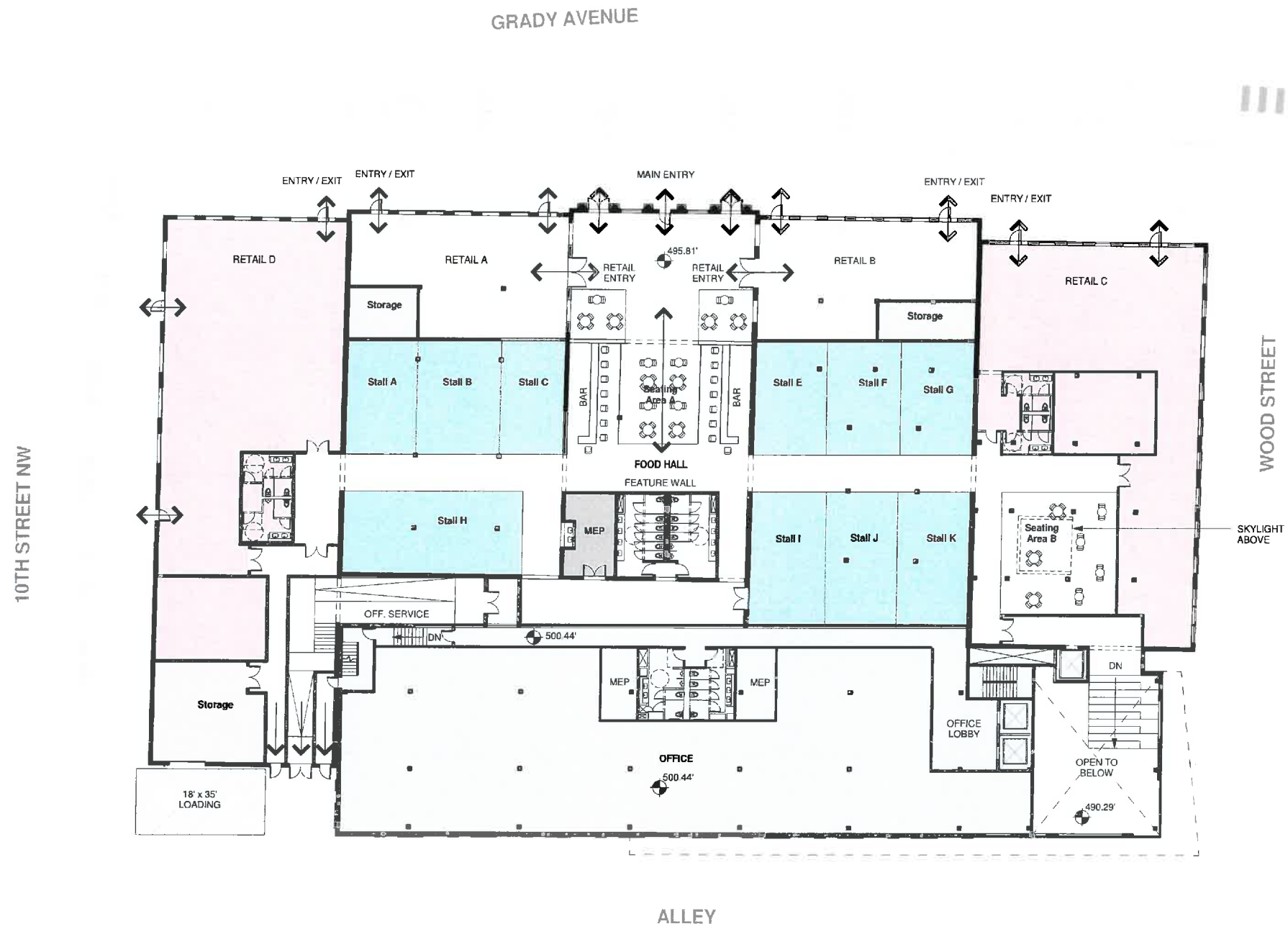
DAIRY BASEMENT + OFFICE PARKING PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



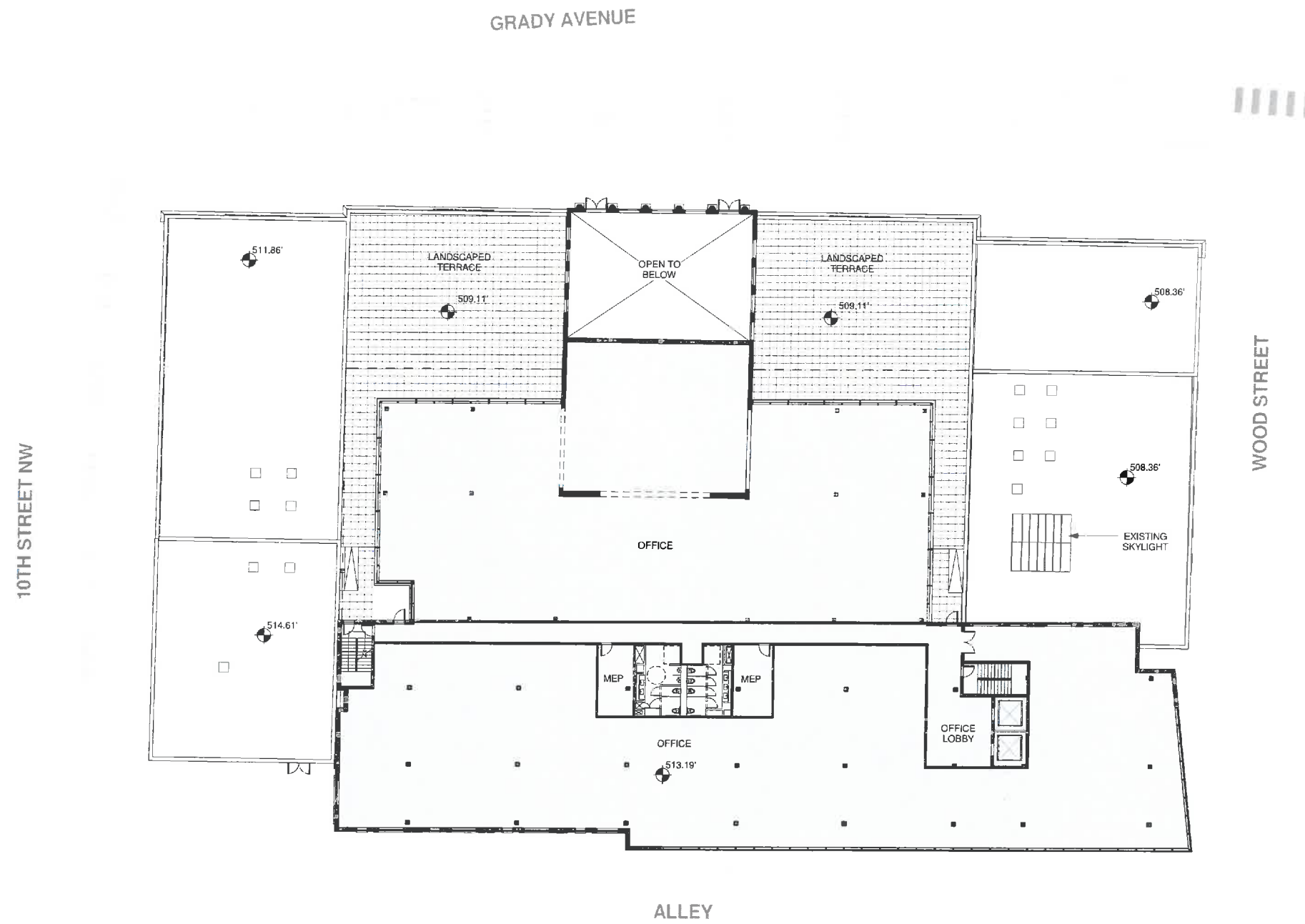
DAIRY LEVEL 1 + OFFICE LEVEL 1 PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



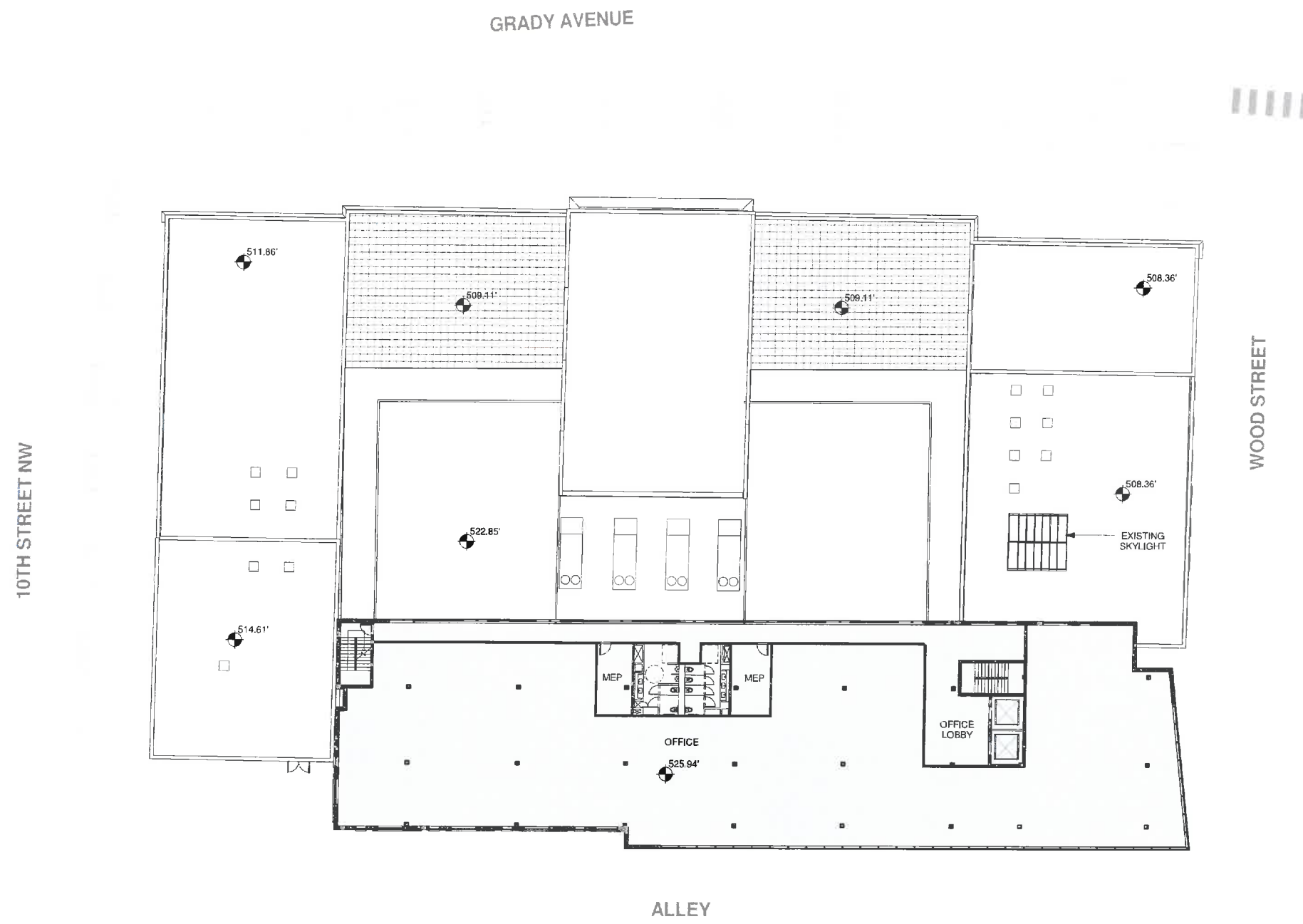
OFFICE LEVEL 2 PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



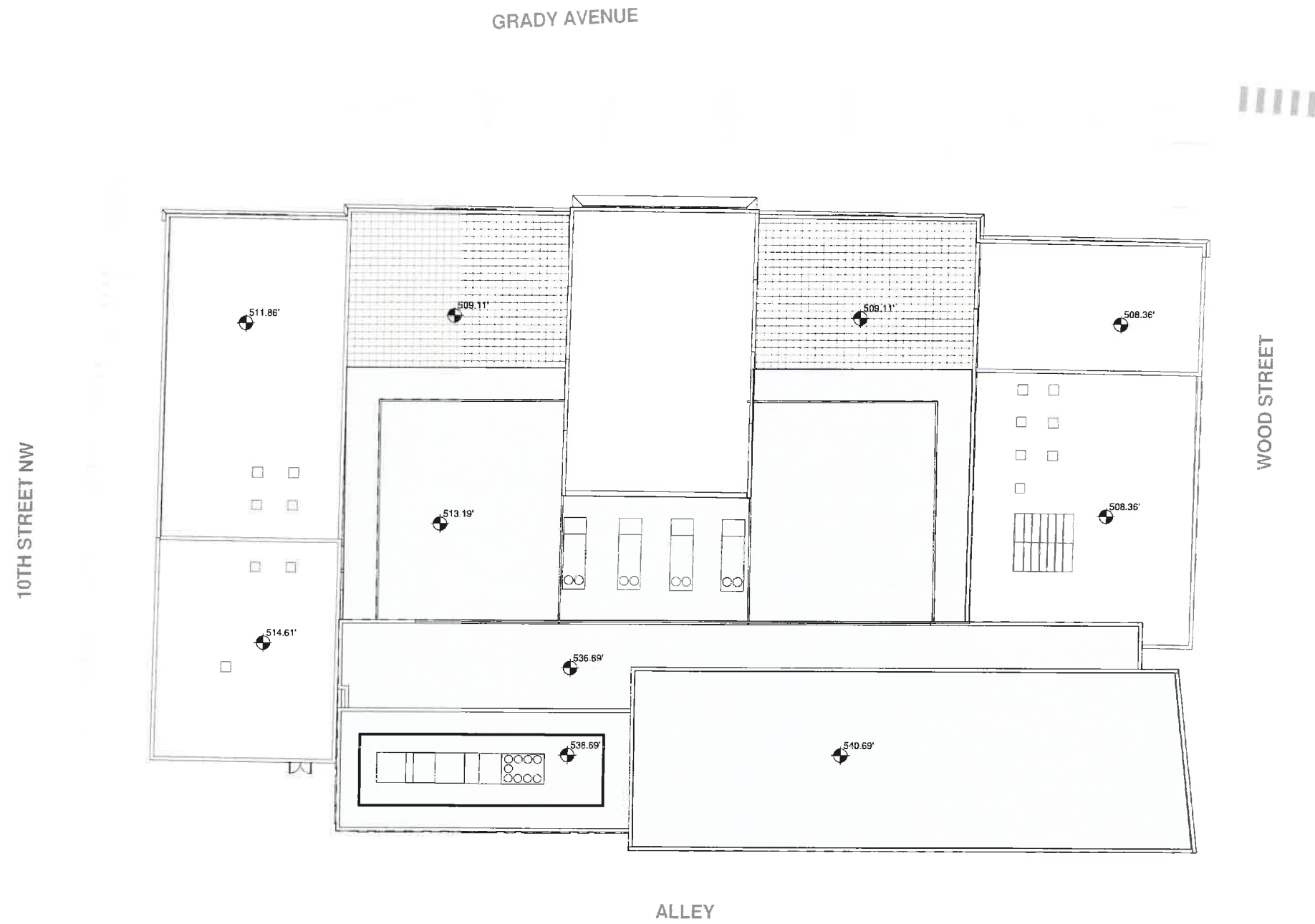
OFFICE LEVEL 3 PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



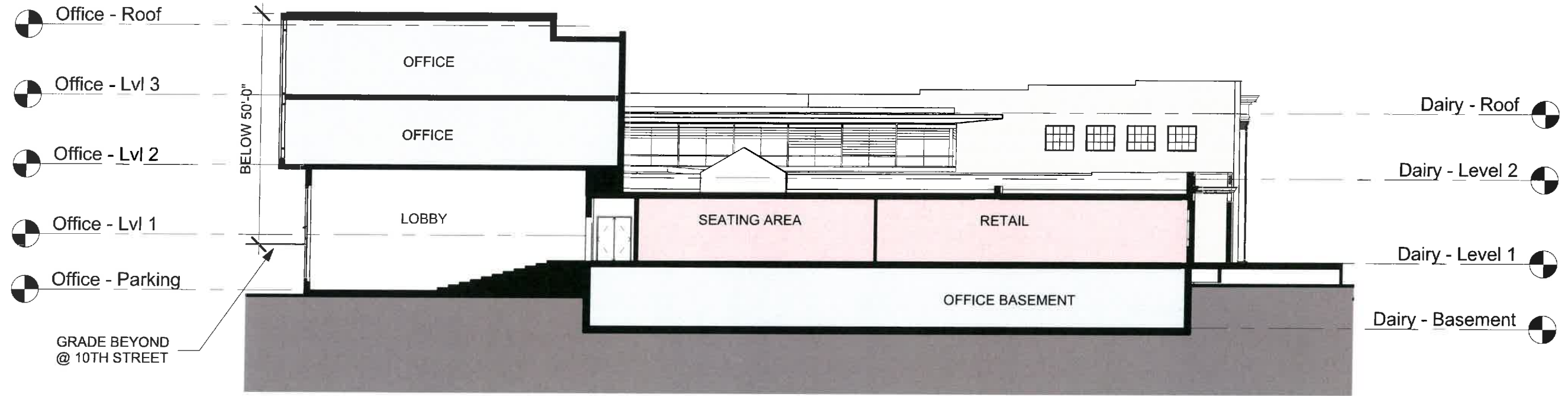
PROPOSED ARCHITECTURAL SITE PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

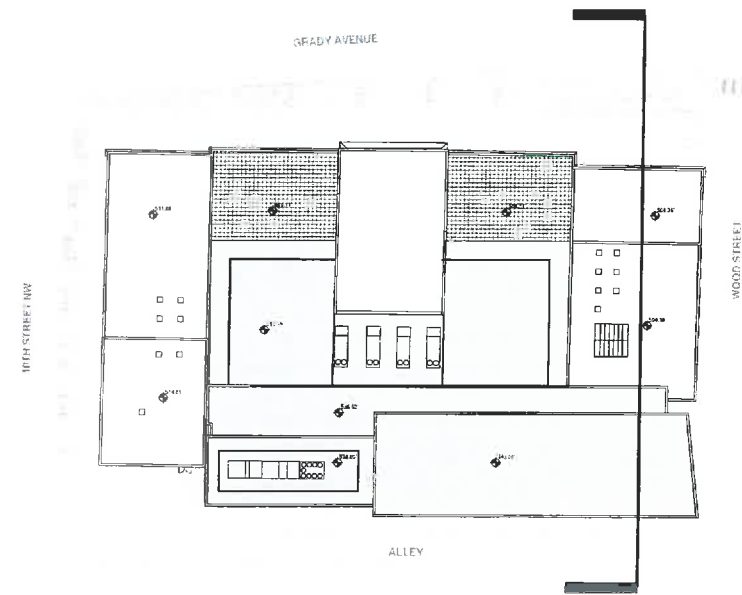


PROPOSED SECTION

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



SECTION THROUGH GLASS BAR



KEY PLAN

MONTICELLO DAIRY - LATE 1930s/EARLY 1940s

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



PHOTOGRAPH OF THE MONTICELLO DAIRY

NORTH ELEVATION - EXISTING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 BASEMENT ENTRANCE



2 HISTORIC WINDOW



3 HISTORIC WINDOW



4 HISTORIC MAIN ENTRANCE CANOPY TO BE REMOVED



5 HISTORIC WINDOW W/ LOUVER



6 HISTORIC WINDOW



7 ENTRY IN HISTORIC WINDOW OPENING



8 RETAIL ENTRANCE



9 HISTORIC WINDOW



HISTORIC MAIN ENTRANCE FAN WINDOW TO BE RESTORED



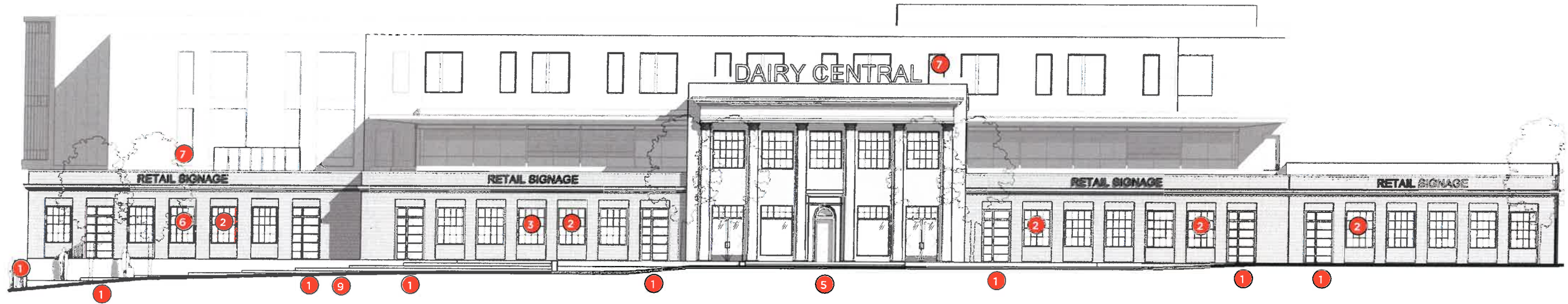
11 ENTRY IN HISTORIC WINDOW OPENING



12 ENTRY IN HISTORIC WINDOW OPENING

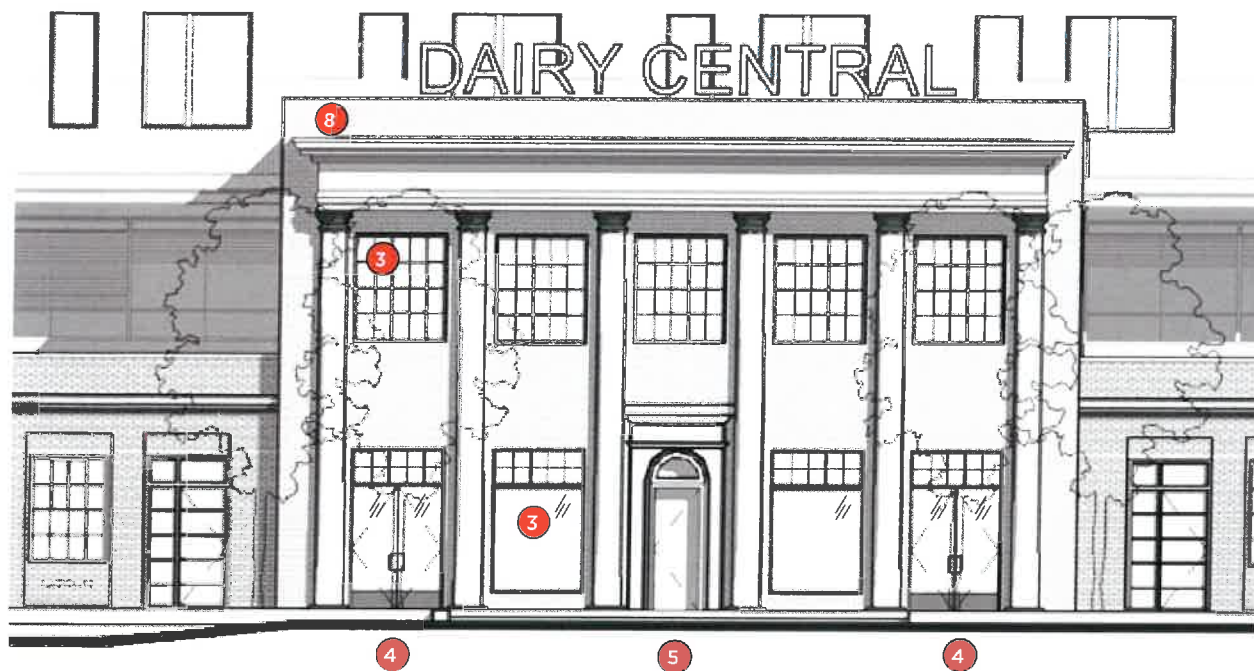
NORTH ELEVATION - PROPOSED

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



LEGEND

- 1 NEW GLASS ENTRY DOOR
- 2 NEW WINDOW TO REPLICATE HISTORIC WINDOW
- 3 RESTORED HISTORIC WINDOW
- 4 PROPOSED NEW GLASS ENTRY DOOR WITH TRANSOM TO MATCH EXISTING
- 5 RESTORED MAIN ENTRANCE
- 6 NEW WINDOW IN HISTORIC MASONRY OPENING
- 7 RETAIL SIGN - BACK LIT PIN SET LETTERING
- 8 FACADE TO BE CLEANED AND REPOINTED
- 9 BRICK INFILL IN EXISTING OPENING



ENLARGED MAIN ENTRANCE



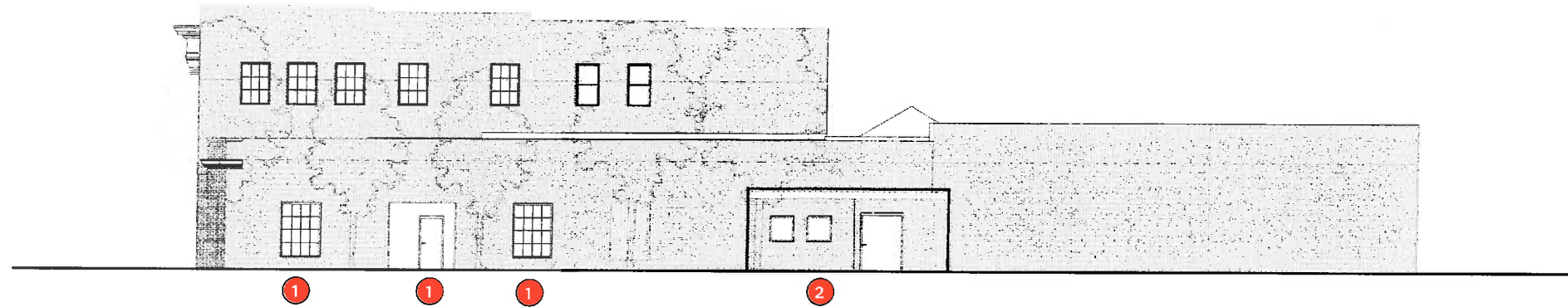
STEEL ENTRY DOOR DETAIL



BUILDING SIGNAGE EXAMPLES

WEST ELEVATION (10TH STREET NW) - EXISTING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 WEST ELEVATION LOOKING SOUTH WITH HISTORIC WINDOW



1 WEST ELEVATION LOOKING NORTH NON HISTORIC OPENING TO BE REMOVED, AND HISTORIC WINDOW TO BE RESTORED



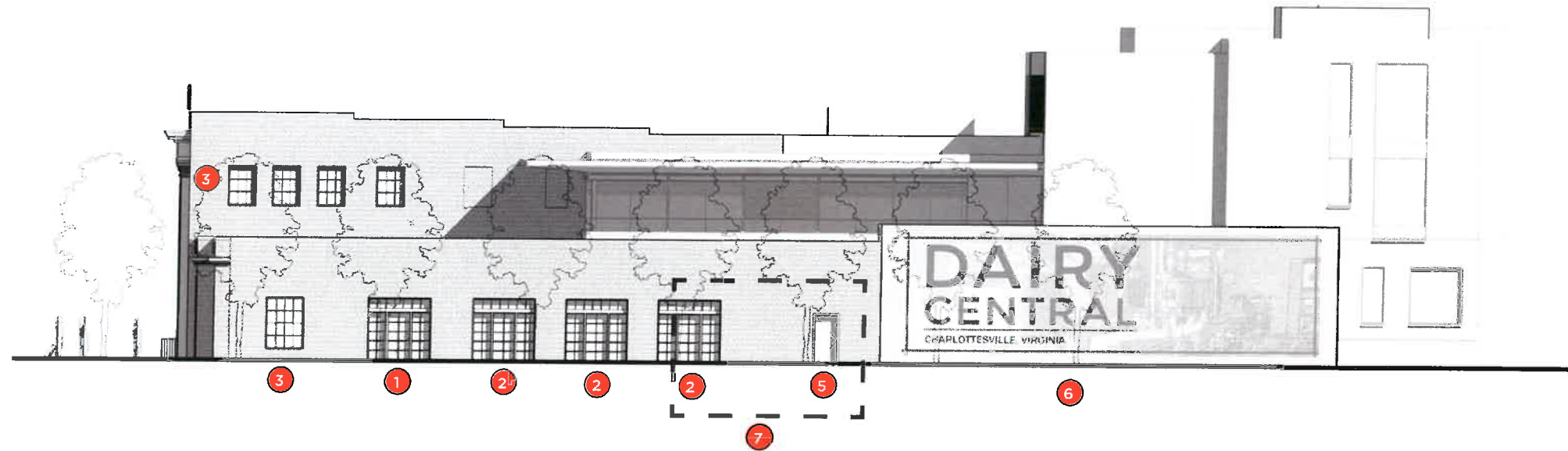
2 EXISTING LOADING BAY PROPOSED TO BE REMOVED



2 INTERIOR OF LOADING BAY ADDITION

WEST ELEVATION (10TH STREET NW) - PROPOSED

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



LEGEND

- 1 NEW GLASS ENTRY DOOR
- 2 NEW STEEL INDUSTRIAL WINDOWS
- 3 RESTORED HISTORIC WINDOW
- 5 NEW ENTRANCE DOOR
- 6 NEW BUILDING SIGNAGE ON EXISTING WALL
- 7 NEW INFILL WALL AT FORMER LOADING BAY



PROPOSED STEEL INDUSTRIAL WINDOWS



BUILDING SIGNAGE AND WAYFINDING



OUTSIDE SEATING



BUILDING BRANDING AND SIGNAGE

EAST ELEVATION (WOOD STREET) - EXISTING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 DAIRY BUILDING CORNER TO REMAIN



2 AREAWAY TO BE REMOVED, DAIRY CORNER TO REMAIN (RIGHT SIDE)



3 EAST ELEVATION LOOKING NORTH - EXISTING WINDOWS TO BE RESTORED WOOD STAIR AND DOOR TO BE REMOVED



4 BSMT TRANSOM WINDOWS TO BE RESTORED

EAST ELEVATION (WOOD STREET) - PROPOSED

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



LEGEND

- 1 RESTORED TRANSOM WINDOWS
- 2 NEW STEEL INDUSTRIAL WINDOW
- 3 RESTORED HISTORIC WINDOW
- 4 NEW TRANSOM WINDOWS
- 5 NEW STEEL WINDOW TO MATCH EXISTING WINDOWS
- 6 EXISTING PARAPET BEYOND



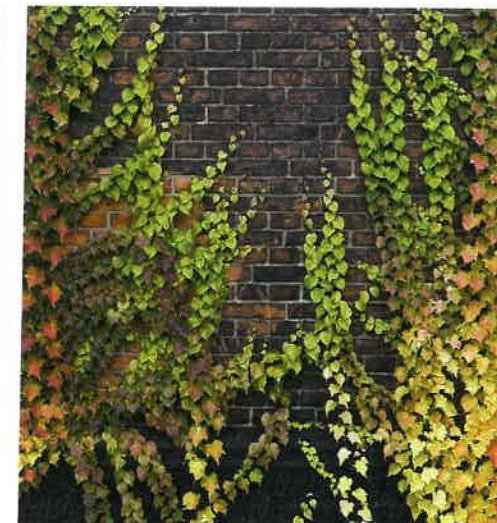
STEEL INDUSTRIAL WINDOWS AT NEW WINDOW LOCATIONS



NEW BUILDING
NORMAN IRON SPOT BRICK



NEW BUILDING
COPPER CLAD OR ZINC METAL PANEL



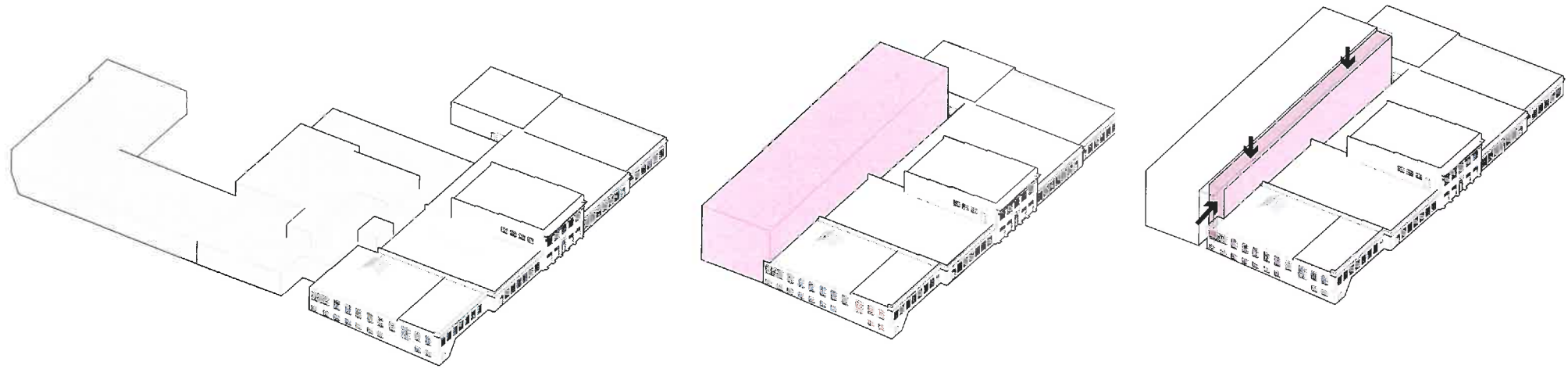
DAIRY BUILDING - EAST WALL
GREEN WALL ON EXISTING BRICK



WOOD STREET PAVING

OFFICE MASSING DIAGRAMS

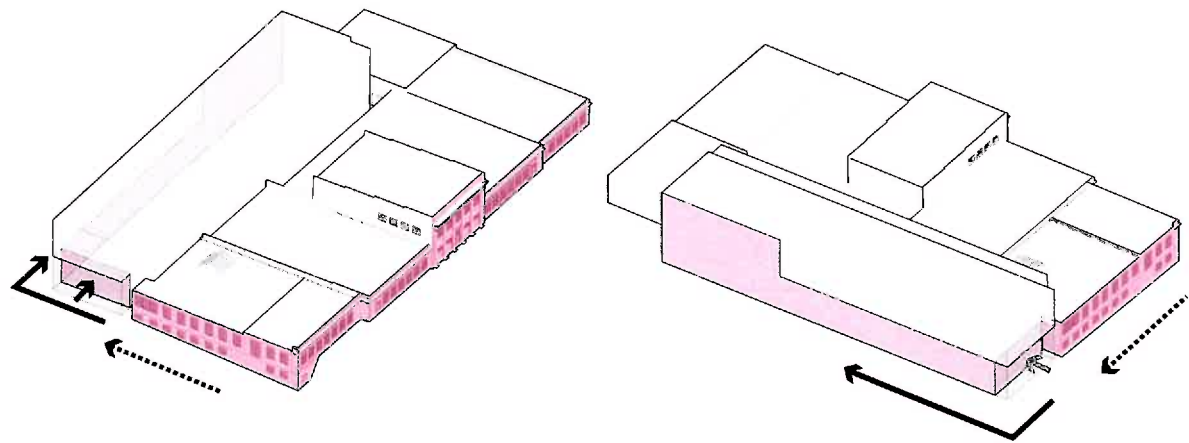
MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. DEMOLISH NON-HISTORIC REAR OF BUILDING.

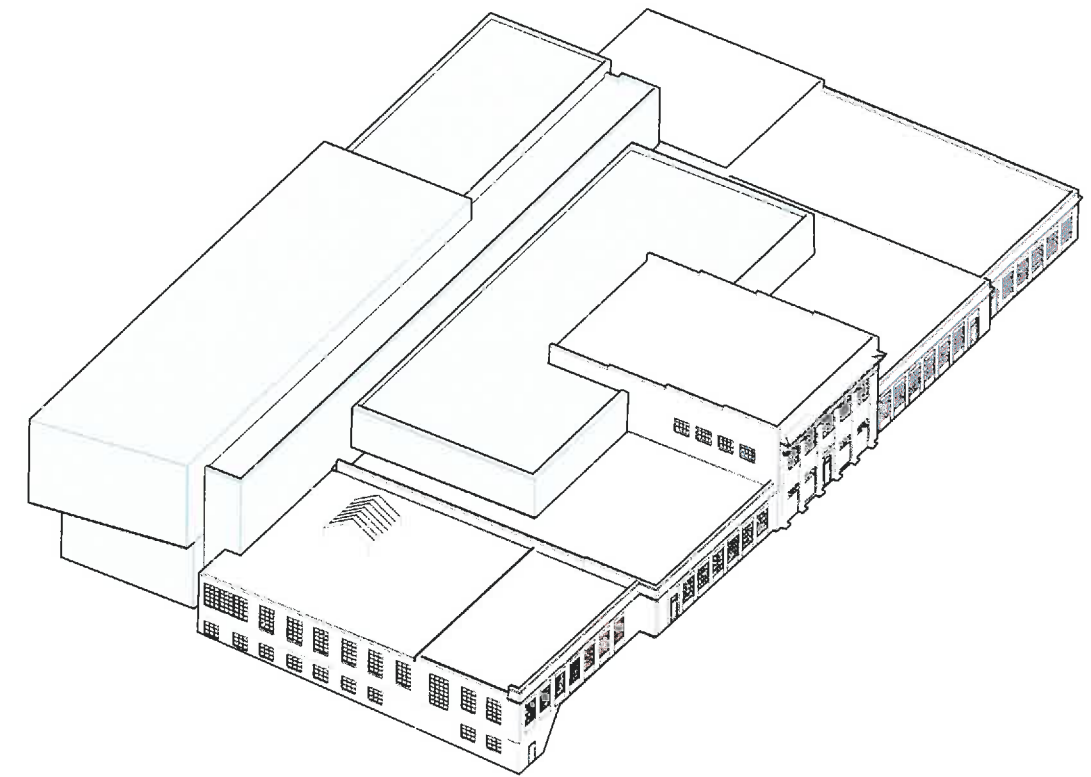
2. ADD NEW OFFICE ADDITION

3. PUSH BACK CIRCULATION BAR FROM CORNER OF EXISTING BUILDING.



4. WRAP BRICK AROUND OFFICE BUILDING.

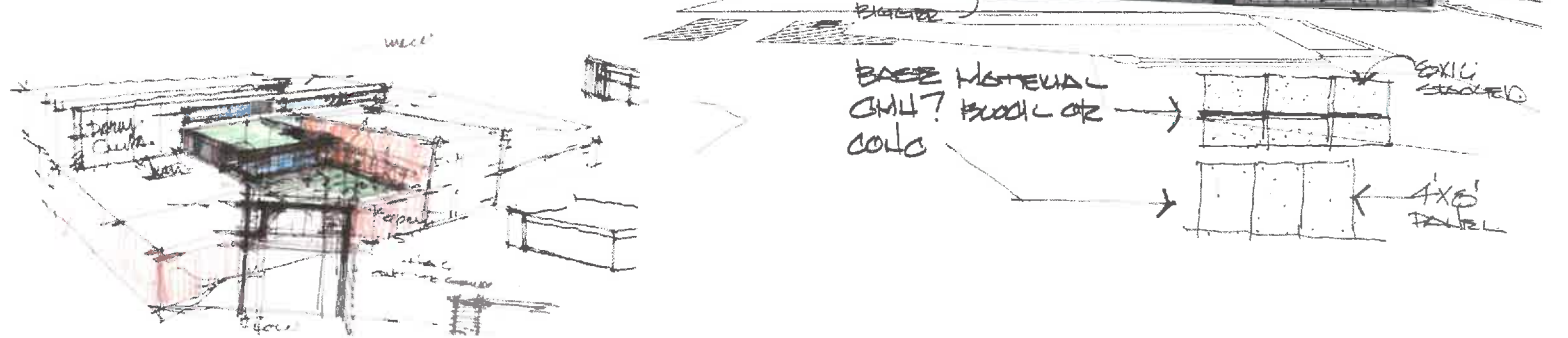
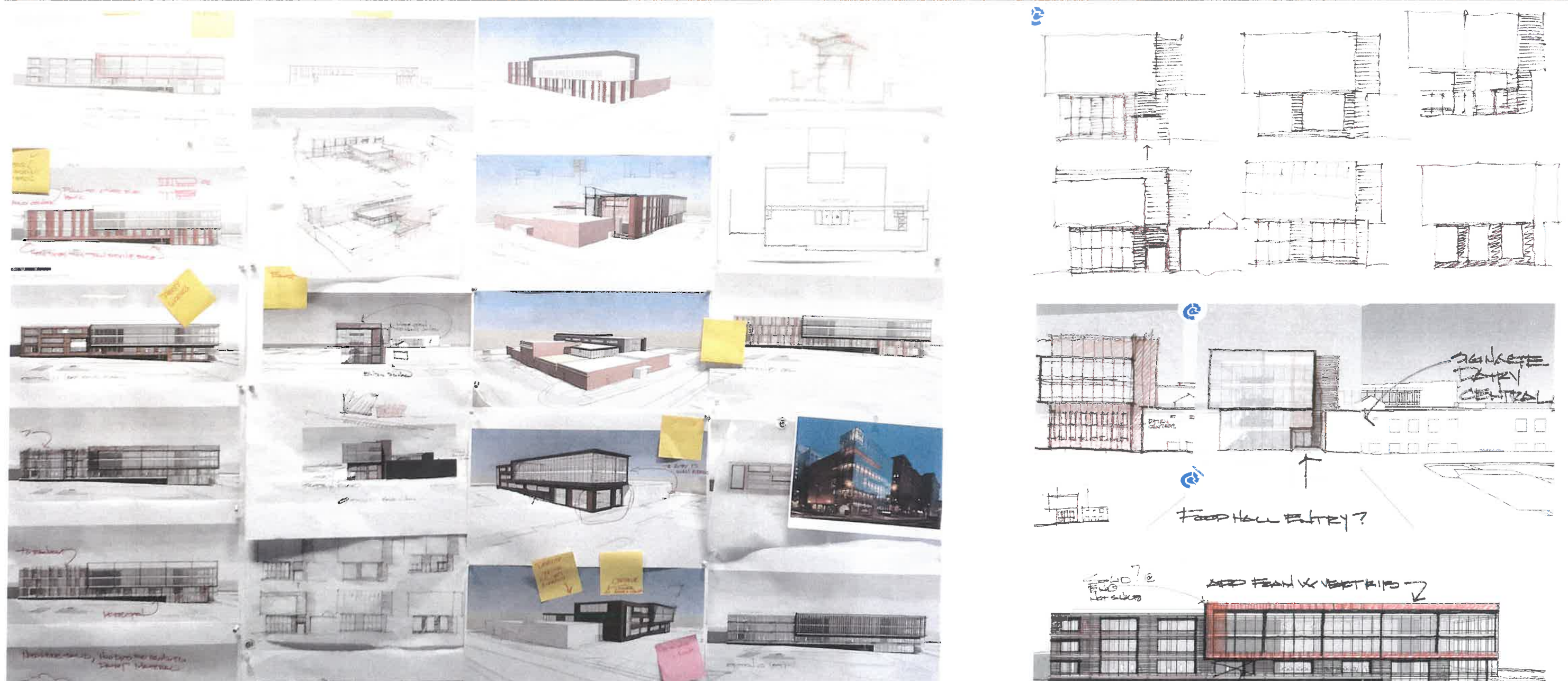
5. PUSH BUILDING ELEMENTS OUT FROM CIRCULATION SPINE.



6. EXISTING DAIRY WITH NEW ADDITIONS.

IMAGES OF OFFICE STUDY PIN-UP - CHARRETTE WORK SESSIONS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



BUILDING PERSPECTIVE

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



PERSPECTIVE FROM PRESTON STREET

BUILDING PERSPECTIVE

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



PERSPECTIVE FROM WOOD STREET - OFFICE/FOOD HALL ENTRANCE

BUILDING PERSPECTIVE

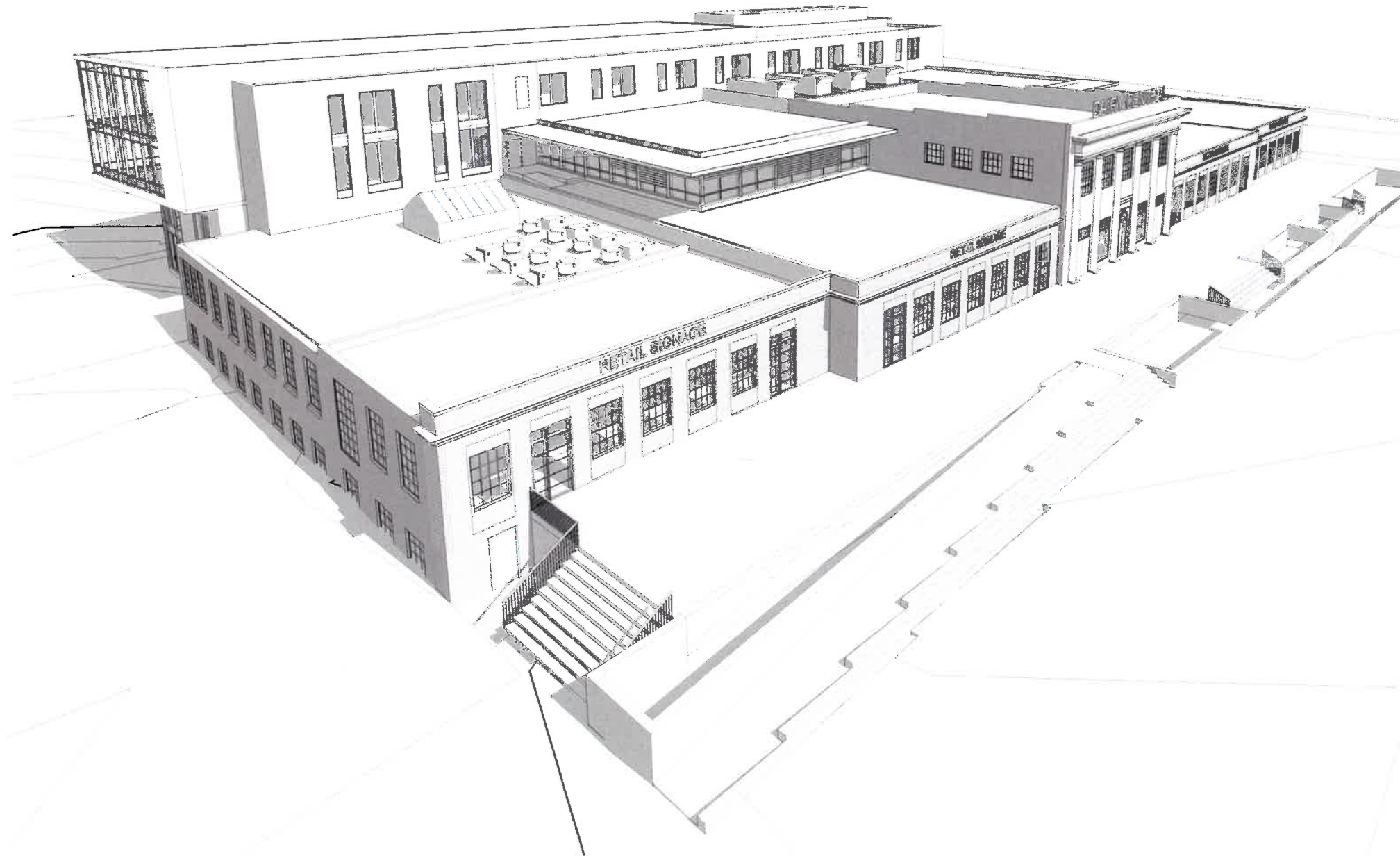
MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



PERSPECTIVE FROM WOOD STREET - OFFICE/FOOD HALL ENTRANCE

BUILDING BIRD'S EYE PERSPECTIVES

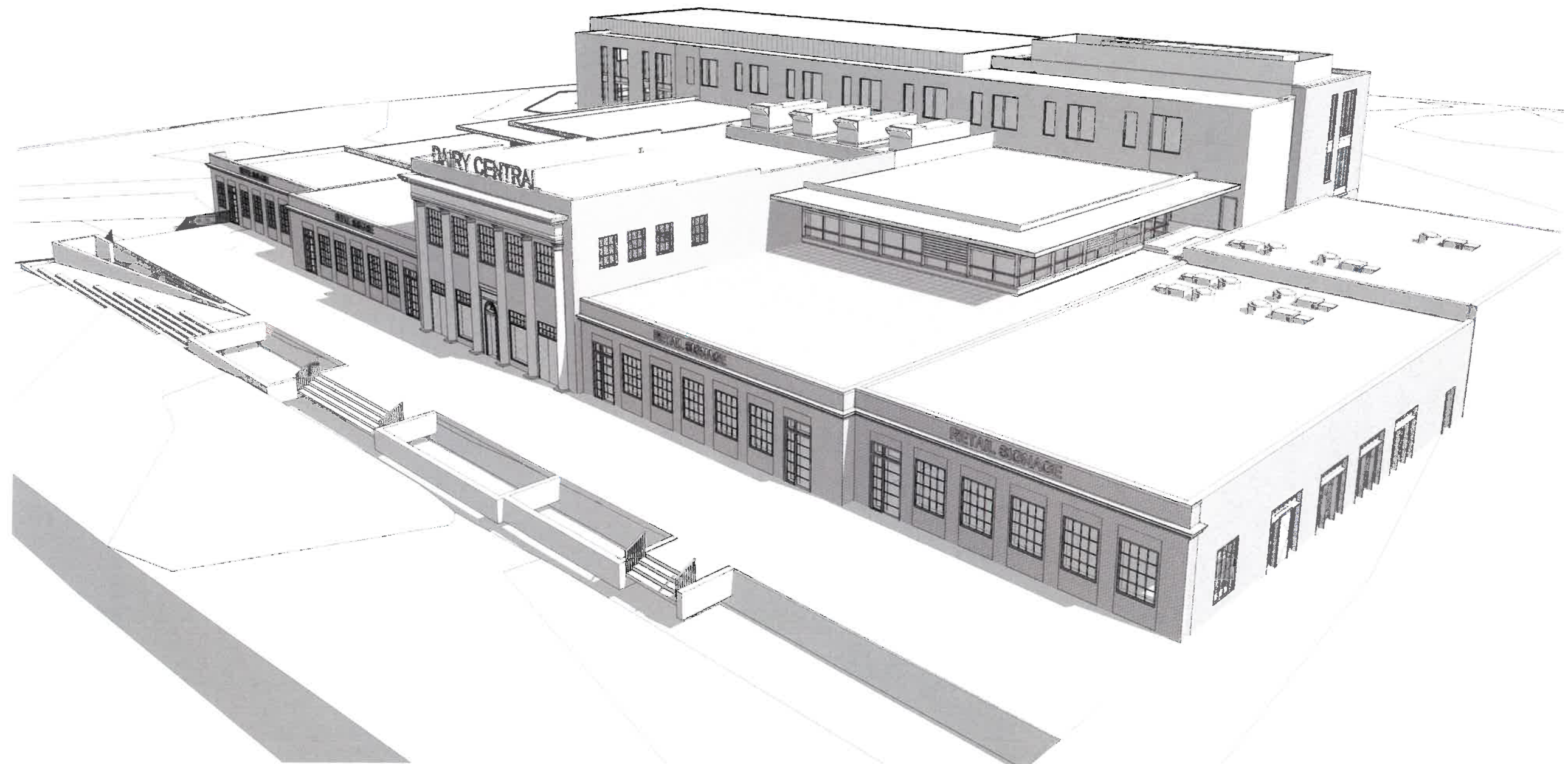
MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



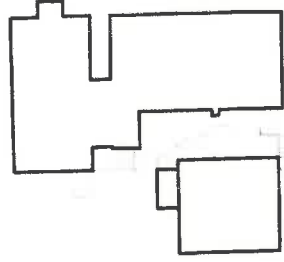
AERIAL PERSPECTIVE FROM WOOD STREET & PRESTON AVENUE

BUILDING BIRD'S EYE PERSPECTIVES

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



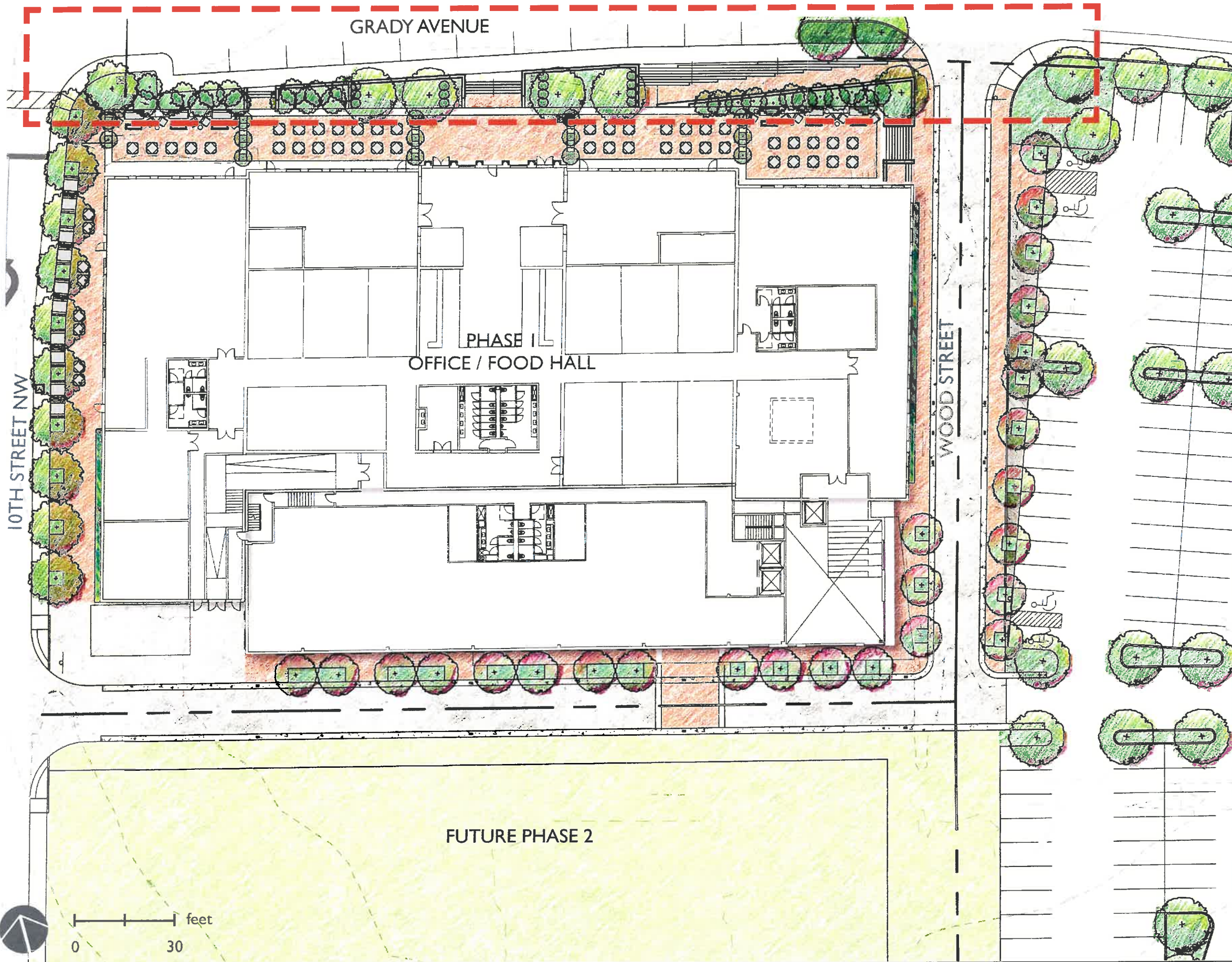
AERIAL PERSPECTIVE FROM 10TH STREET & GRADY AVENUE

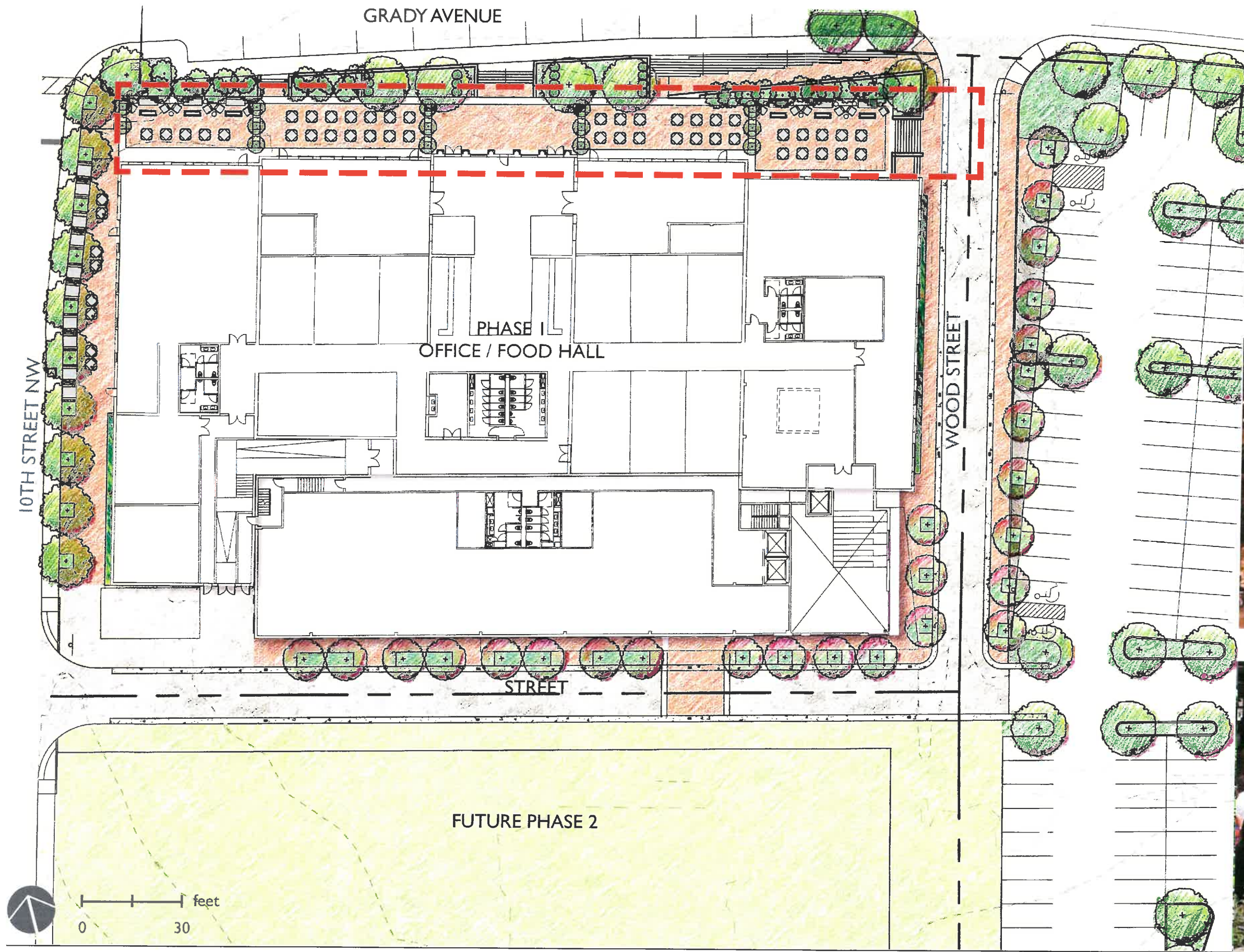


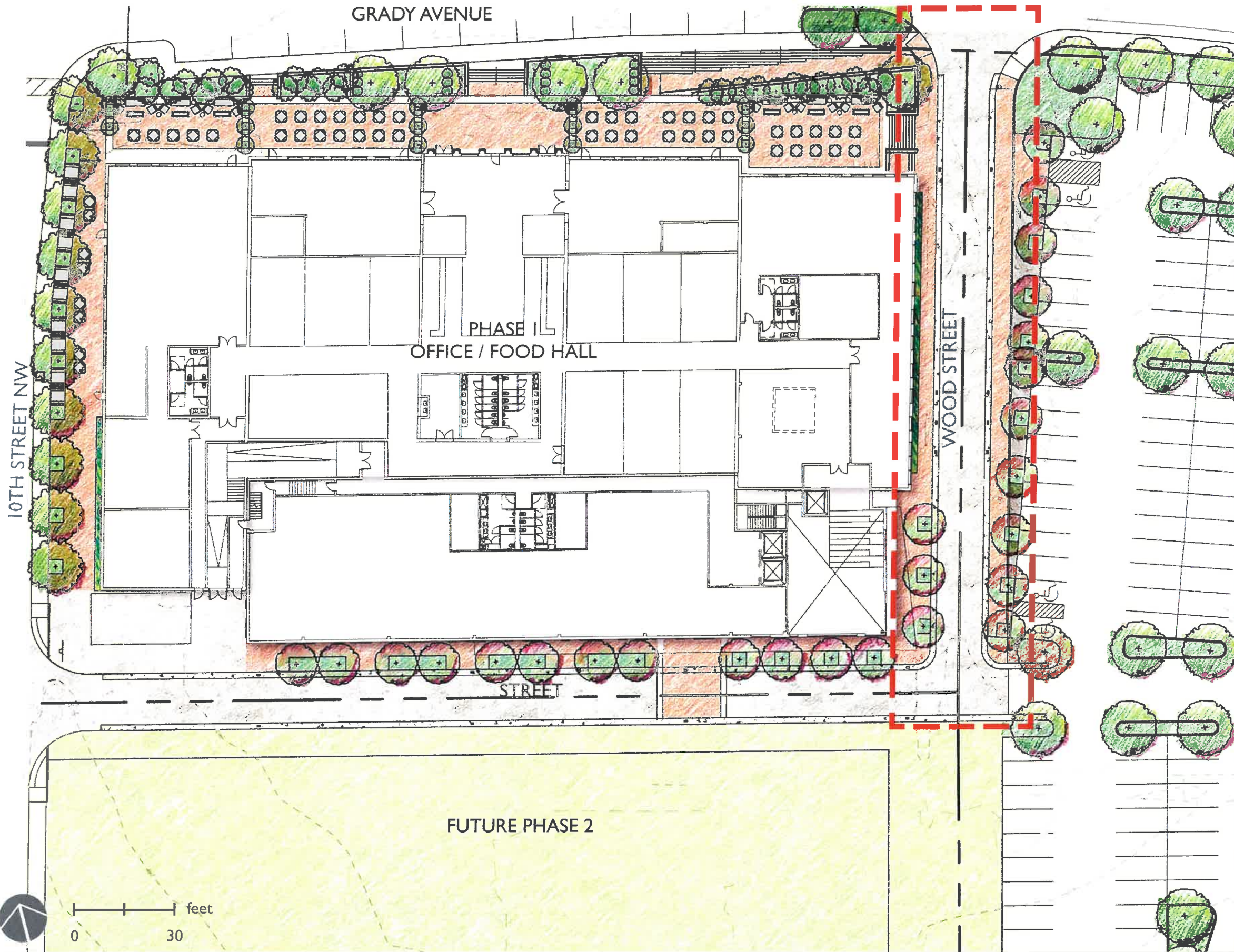
- LEGEND**
- 1 - Sidewalk - 6' wide
 - 2 - Stramp - steps and 5% ramp
 - 3 - Entry stairs
 - 4 - Terrace with catenary lights
 - 5 - Raised bioretention basin
 - 6 - Cafe tables and chairs
 - 7 - Outdoor furniture
 - 8 - Planters
 - 9 - Secondary entrance/door
 - 10 - 20'-0" wide Woonerf/fire lane with 2'-0" paving bands on each side to calm traffic and delineate pedestrian zones
 - 11 - Planting bed w/ vines and groundcover
 - 12 - Site retaining wall
 - 13 - Movable planters with small trees
 - 14 - Crushed stone
 - 15 - Planting bed w/ trees and groundcover
 - 16 - Lawn
 - 17 - Garage parking entrance
 - 18 - Service area
 - 19 - Street trees
 - 20 - Cafe table and bench seating
 - 21 - Roof terrace
 - 22 - Green roof

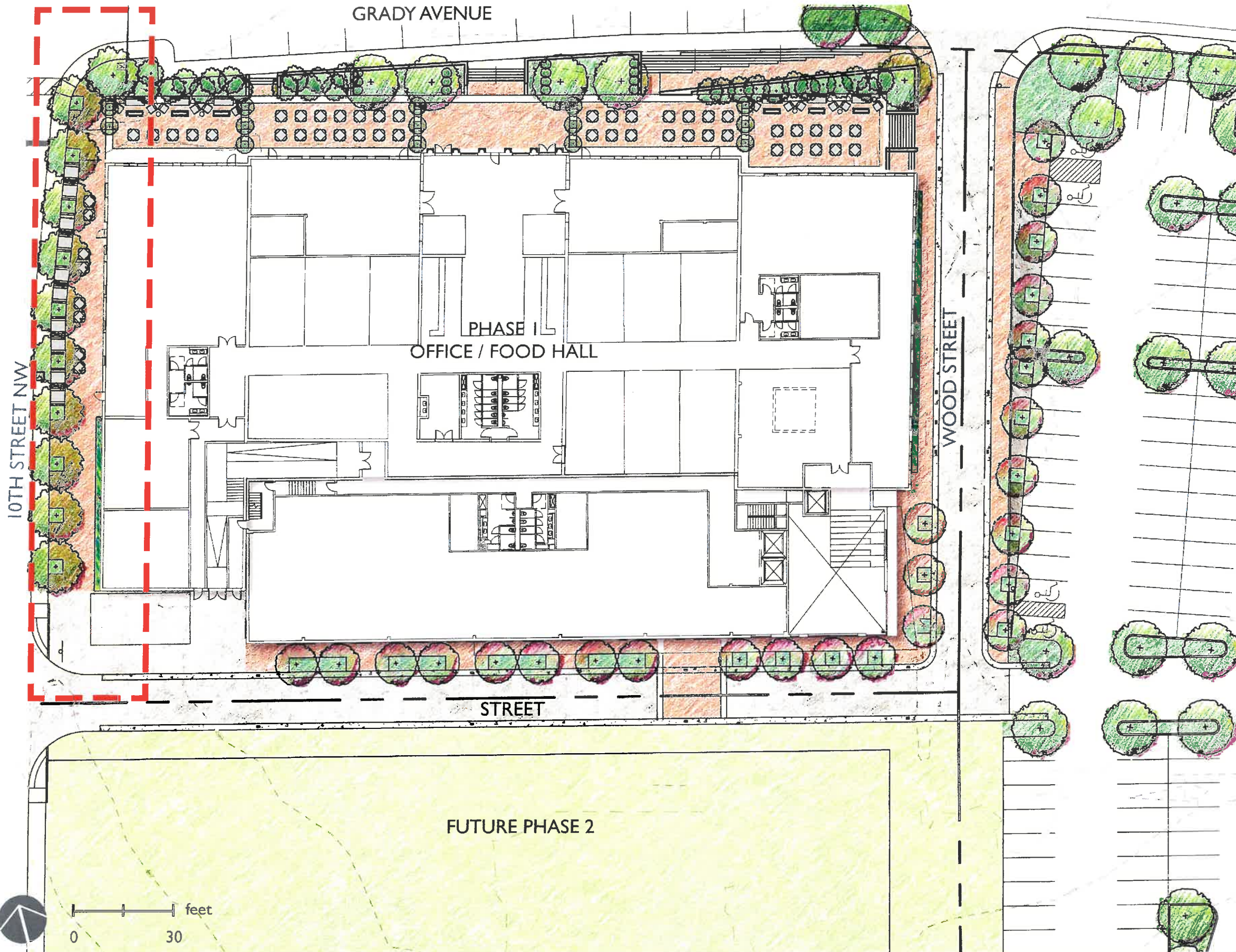
Note: Furnishings and planters are subject to change.

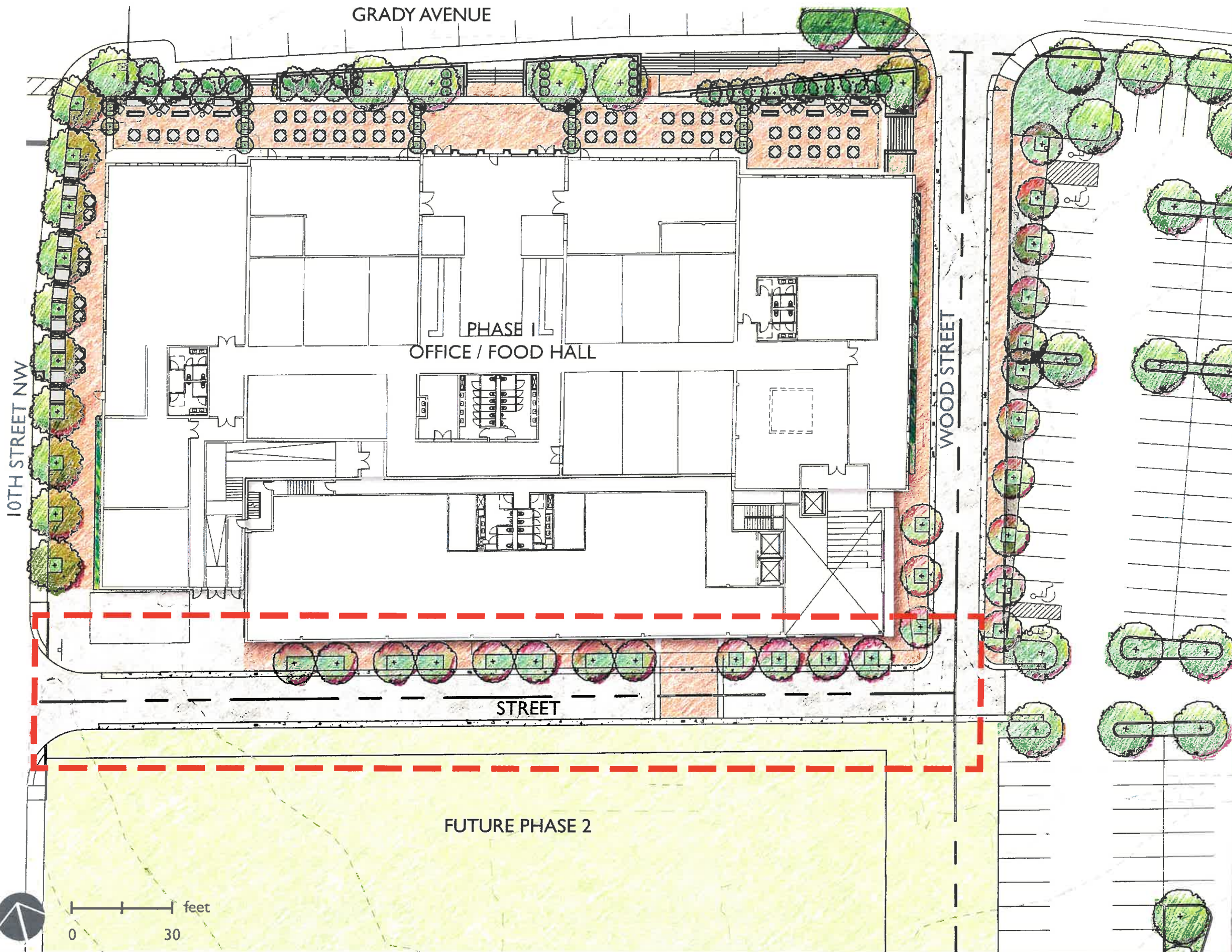


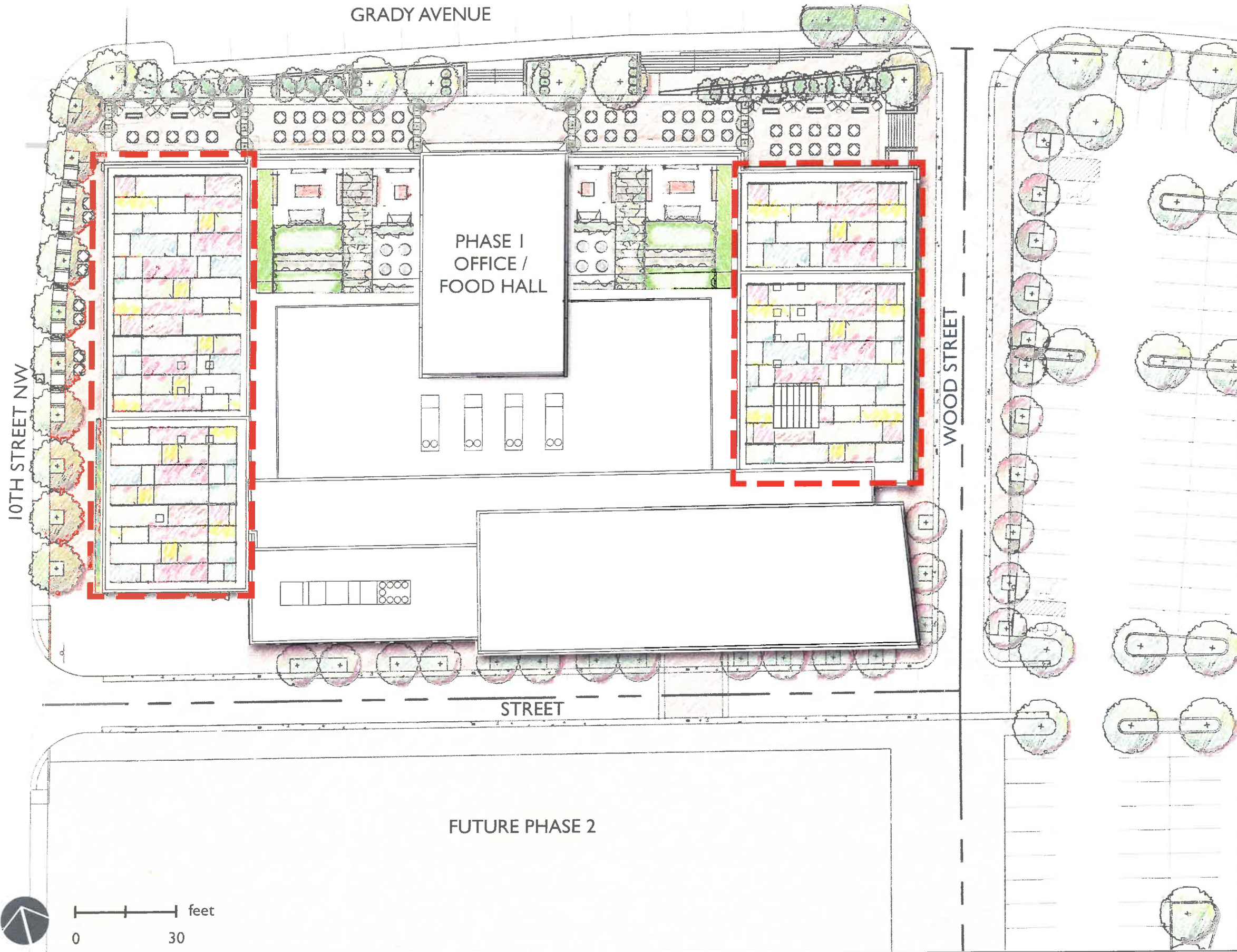


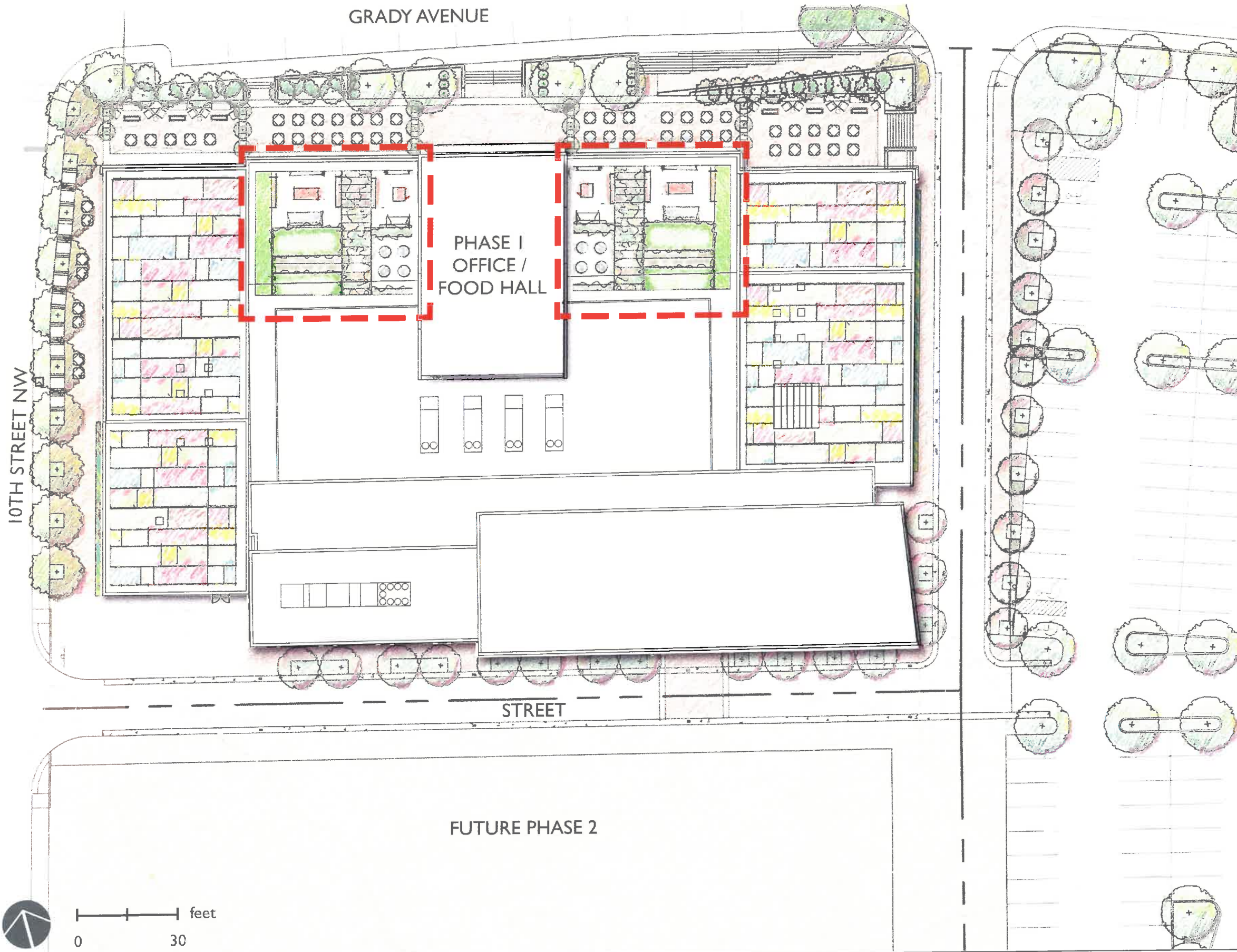












SITE PLAN - ROOF TERRACE

DAIRY CENTRAL - OLD MONTICELLO DAIRY

SITE PLAN - BAR SUBMISSION

31 | OCTOBER | 2017