

From: Scala, Mary Joy
Sent: Friday, September 29, 2017 4:40 PM
To: Quill, Lee
Cc: Henry, Chris, 2nd address
Subject: BAR Action - 946 Grady Avenue - September 19, 2017

September 29, 2017

Dairy Holdings, LLC
Chris Henry
Wendie Charles
200 Garrett Street Suite 0
Charlottesville, VA 22902

RE: Preliminary Discussion

BAR 17-09-01
946 Grady Avenue
Tax Parcel 310060000
Dairy Holdings, LLC, Owner/ Chris Henry, Applicant
Partial Demolition

Preliminary Discussion

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

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following actions were taken:

Partial Demolition: This is a preliminary discussion, so 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.

Additions: This is a preliminary discussion, so 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.

You may listen to the complete discussion on the archived video here:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1248

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
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
September 19, 2017**



Preliminary Discussion

BAR 17-09-01
946 Grady Avenue
Tax Parcel 310060000
Dairy Holdings, LLC, Owner/ Chris Henry, Applicant
Partial Demolition

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.

Application

The applicant proposes to remove 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.

The applicant also proposed to remove all non-protected parts to the rear of the former Monticello Dairy 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 Considering Demolitions

According to City Code Section 34-278 the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure of property; **The small addition to be removed is dated 1959.**

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

The building is not designated.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

The building was designed by Elmer Burruss, a local architect.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

The architectural style of the former dairy building is Colonial Revival. The addition to be removed is vernacular.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

It could be reproduced.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

The action is intact but windows have been added.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings. **N/A**

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

No structural report has been submitted.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

The plan is to demolish only the small 1959 addition and the rear portions that are unprotected.

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Guidelines - Demolitions

Review Criteria for Demolition

1. The standards established by the City Code, Section 34-278. **(See above)**
2. The public necessity of the proposed demolition **There is no public necessity.**
3. The public purpose or interest in land or buildings to be protected. **This is a small, utilitarian addition. The public purpose would be to keep the building intact, however it is clear the building has evolved over the years.**
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. **It would not.**
5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. **The demolition would not detract from the larger building.**
6. The reason for demolishing the structure and whether or not alternatives exist. **The applicant proposes to redevelop this property.**

7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

No structural report has been submitted.

Guidelines for Demolition

1. *Demolish a historic structure only after all preferable alternatives have been exhausted.*
2. *Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.*
3. *If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.*

Discussion and Recommendations

Staff just recently located a drawing of the Monticello Dairy building in the City Assessor's file that explains all the building additions, when they were built, and their purpose. The small 1959 addition to be demolished is identified as a cheese manufacturing room.

This is a preliminary discussion, to orient the BAR to the whole project. If the BAR indicates that they will approve the demolition, then the applicant will proceed to develop the plans.

In any case, the dairy should be well-documented by the applicant, with photos and measured drawings, prior to demolition.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 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.

Application

The applicant plans to add two additions at this time:

- (1) One 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'-9 1/2" and 51'-1" from the front façade of the existing building.
- (2) The second 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

The applicant has only submitted massing drawings at this time. The BAR should comment on whether the proposal would meet the Design Guidelines. In staff opinion, the addition is well-located in relation to the building façades and street frontages.

The precise height of the first addition in relation to the central portion of the former dairy building would be important, especially so that the addition would appear deferential to the existing building. How the first addition is designed to attach to the existing building is also important so that they would not share a roof or cornice line or wall plane. The proposed contemporary steel and glass materials will help differentiate old from new.

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.



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: chenny@stonypointdb.com
Phone: (W) 540-353-0183 (C)

Signature of Applicant

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

Signature [Handwritten Signature] Date 8/28/17

Property Owner Information (if not applicant)

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

Print Name Wendie Charles Date 8/28/17

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

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

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):

For Office Use Only
Received by: [Signature]
Fee paid: 12500 Cash/Ck. # 83767
Date Received: 8/29/17
Approved/Disapproved by:
Date:
Conditions of approval:

Revised 2016



Board of Architectural Review (BAR) Certificate of Appropriateness

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Telephone (434) 970-3130 Email scala@charlottesville.org

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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: 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] 8/25/17
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

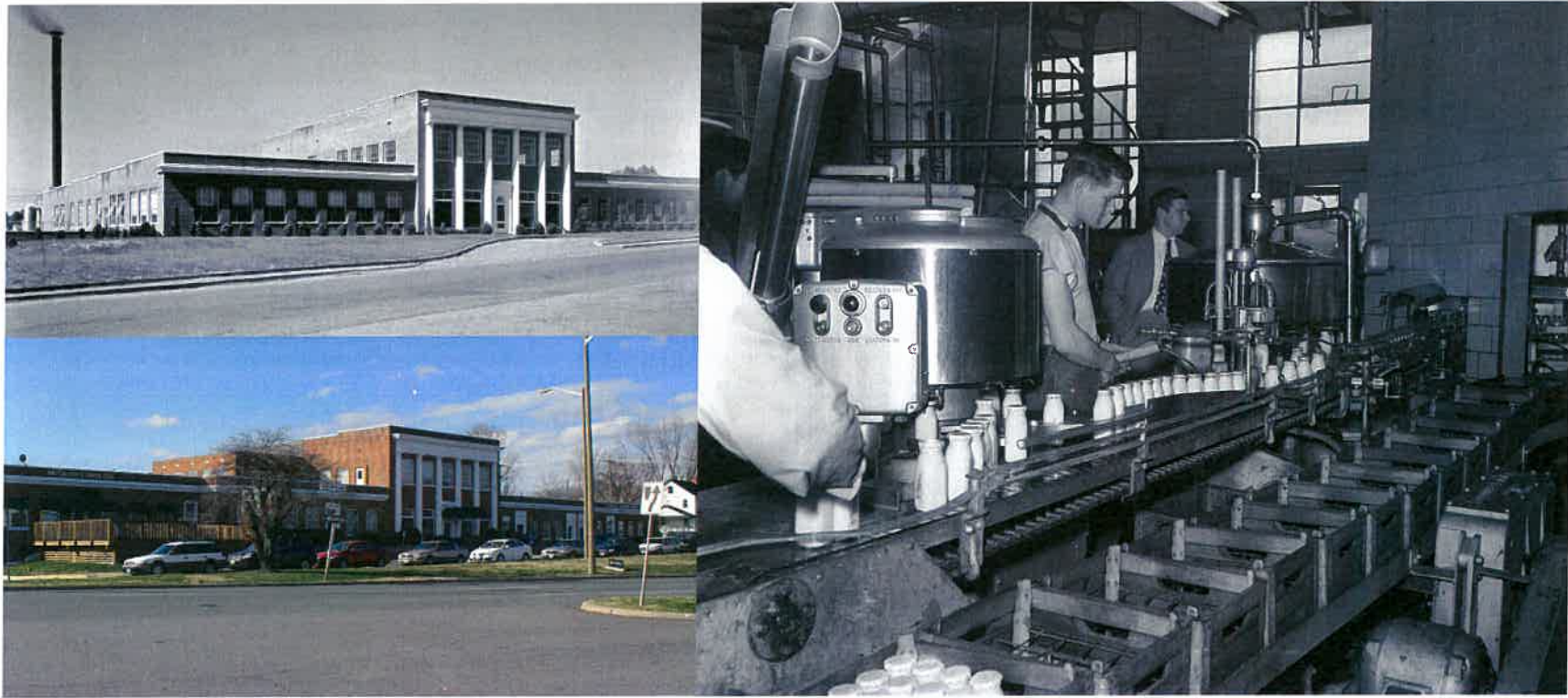
Description of Proposed Work (attach separate narrative if necessary): Limited Demolition

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

For Office Use Only

Received by: O Euban
Fee paid: 375.00 Cash/Ck. # 83768
Date Received: 8/24/17

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



BOARD OF ARCHITECTURAL REVIEW
PRE-APPLICATION MEETING
SEPTEMBER 19, 2017

MONTICELLO DAIRY
CHARLOTTESVILLE, VA

SUBMITTED AUGUST 29, 2017

PROJECT NARRATIVE + CONTENTS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

PROJECT NARRATIVE

The Monticello Dairy site offers the City of Charlottesville, Virginia a unique opportunity to retain a building of historic significance and reposition the site’s mixed-use infill redevelopment as a catalyst of sensitive infill development along the Preston Avenue Corridor and the northern edge of the Tenth & Page Neighborhood. This booklet has been organized following the design team and development team’s journey of investigation, analysis and collaborative study of the site’s context, characteristics and unfolding opportunities.

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 for the neighborhood and the city. 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.

A new pedestrian-focused streetscape on the north side of the existing historic building along Grady Avenue (Preston Avenue) will provide an enlivened public realm that re-engages the building with the street.

LIST OF DRAWINGS

- Cover.....1
- Project Narrative + Contents.....2
- Zoning.....3
- Existing Site + Context.....4
- Designated Historic Building Area.....5
- Approximate Designated Historic Building Area.....6
- Proposed Demolition Plan.....7
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- Proposed Additions.....13

ZONING

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



ZONE: CENTRAL CITY CORRIDOR "CC"

SITE AREA: 4.35 ACRES

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

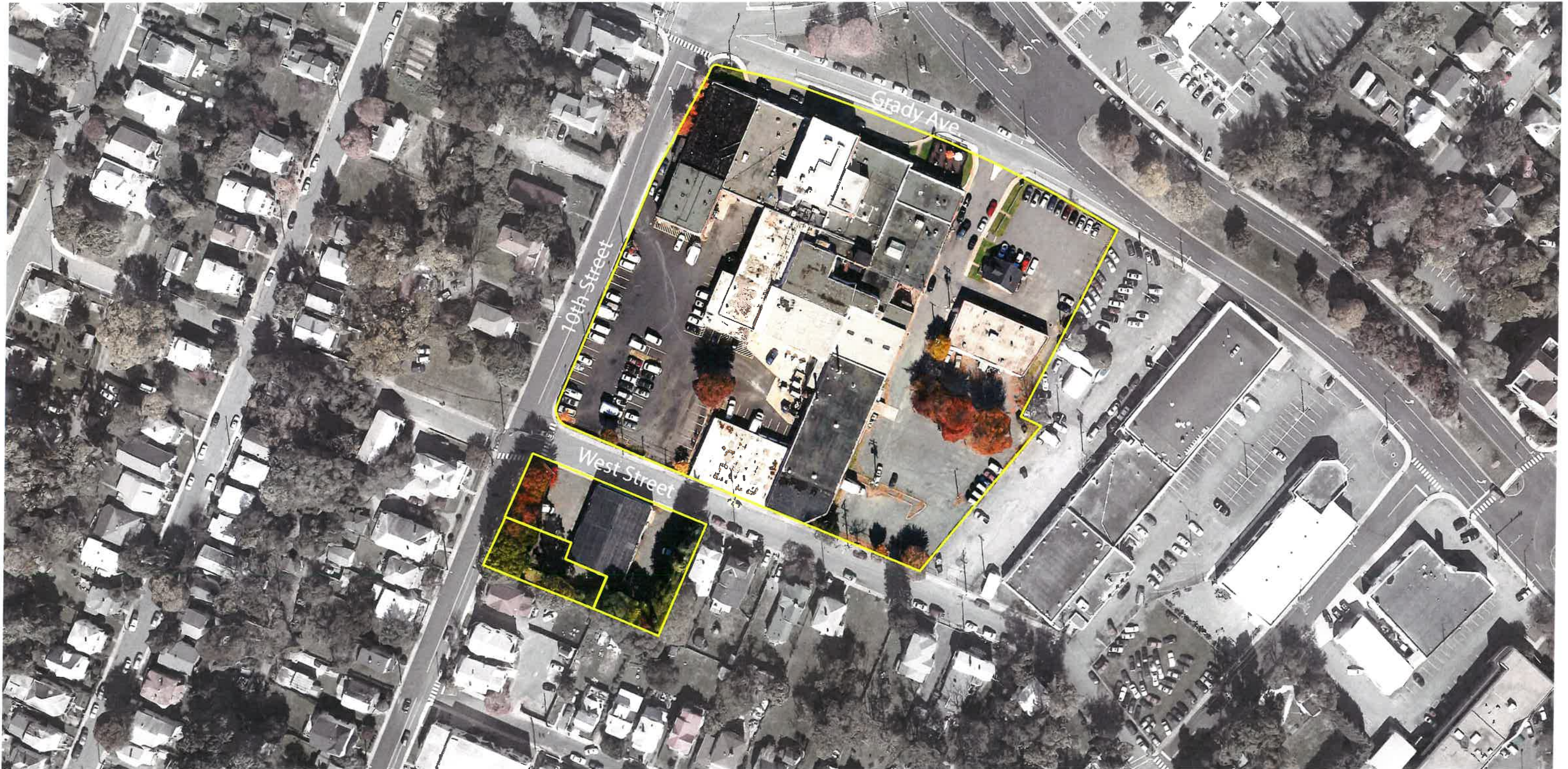
STREETWALL:
45' MAX. WITH 10' SETBACK
ALONG 70% OF THE LENGTH OF
STREETWALL OF FACADE

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

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

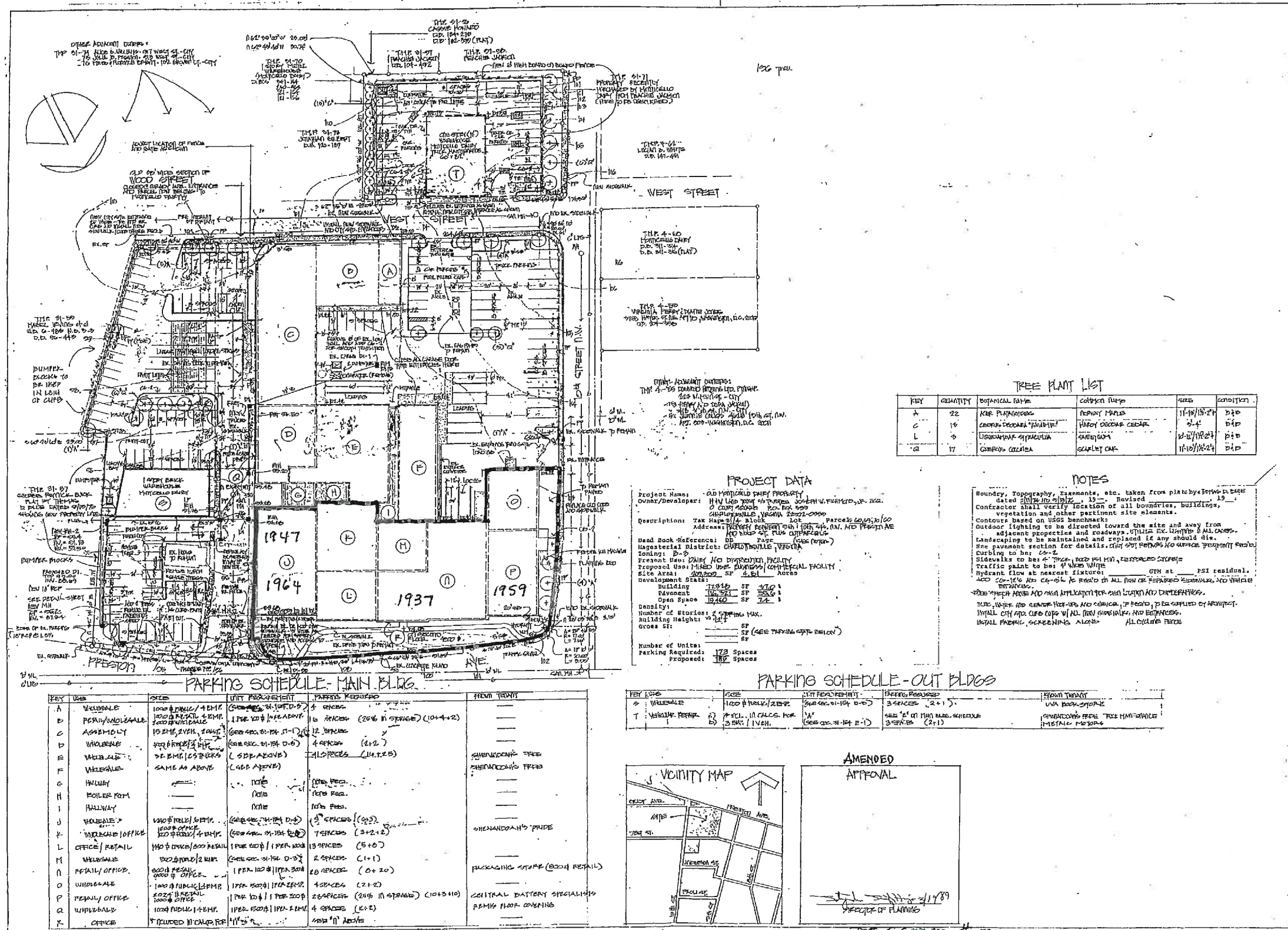
EXISTING SITE + CONTEXT

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



DESIGNATED HISTORIC BUILDING AREA

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



SCALE
1" = 40'

DATE
JUNE 12, 2023

REVISIONS
DATE BY REASON
11/15/22 JLL

OLD MONTICELLO DAIRY PROPERTY
SITE DEVELOPMENT PLAN

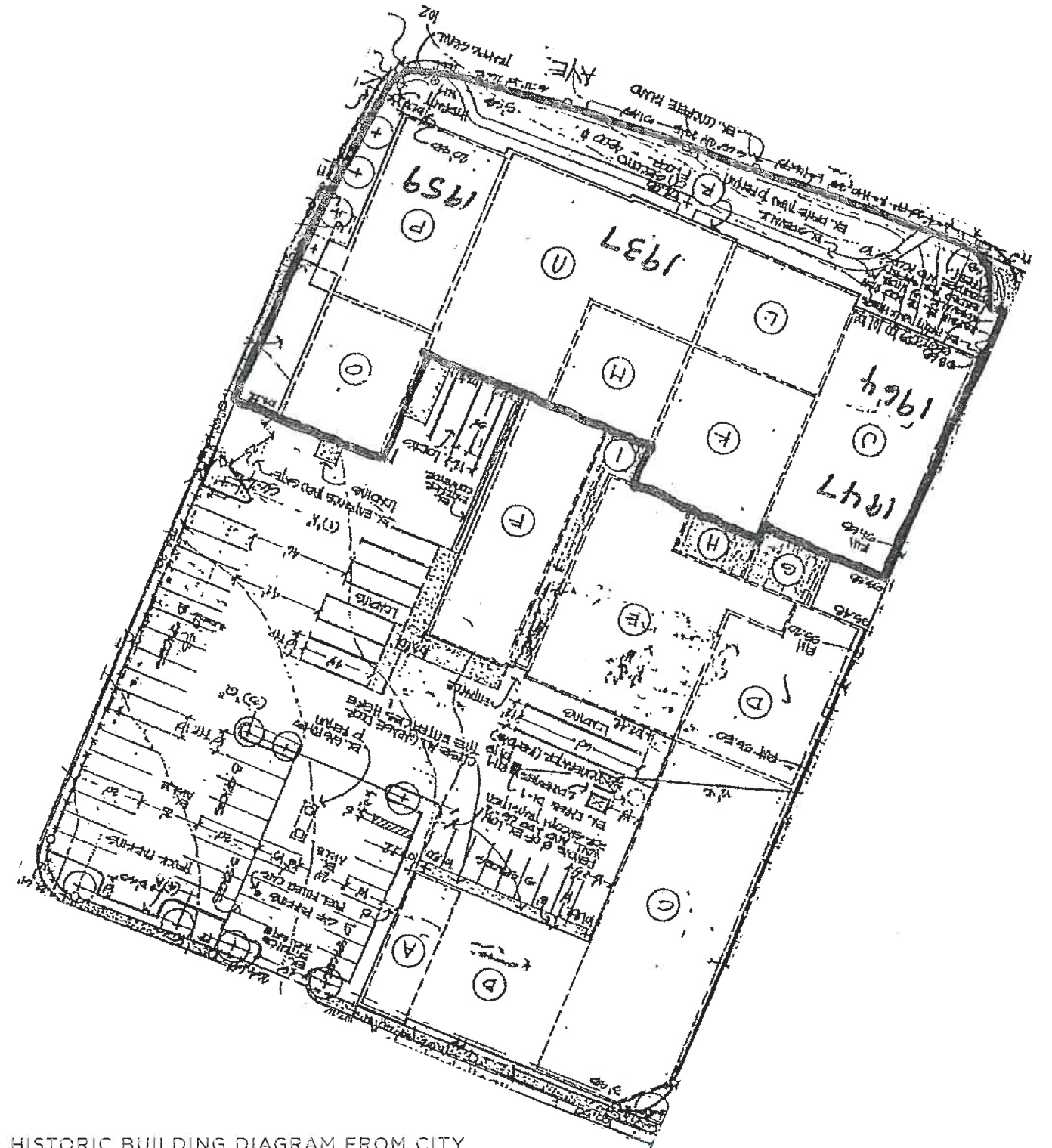
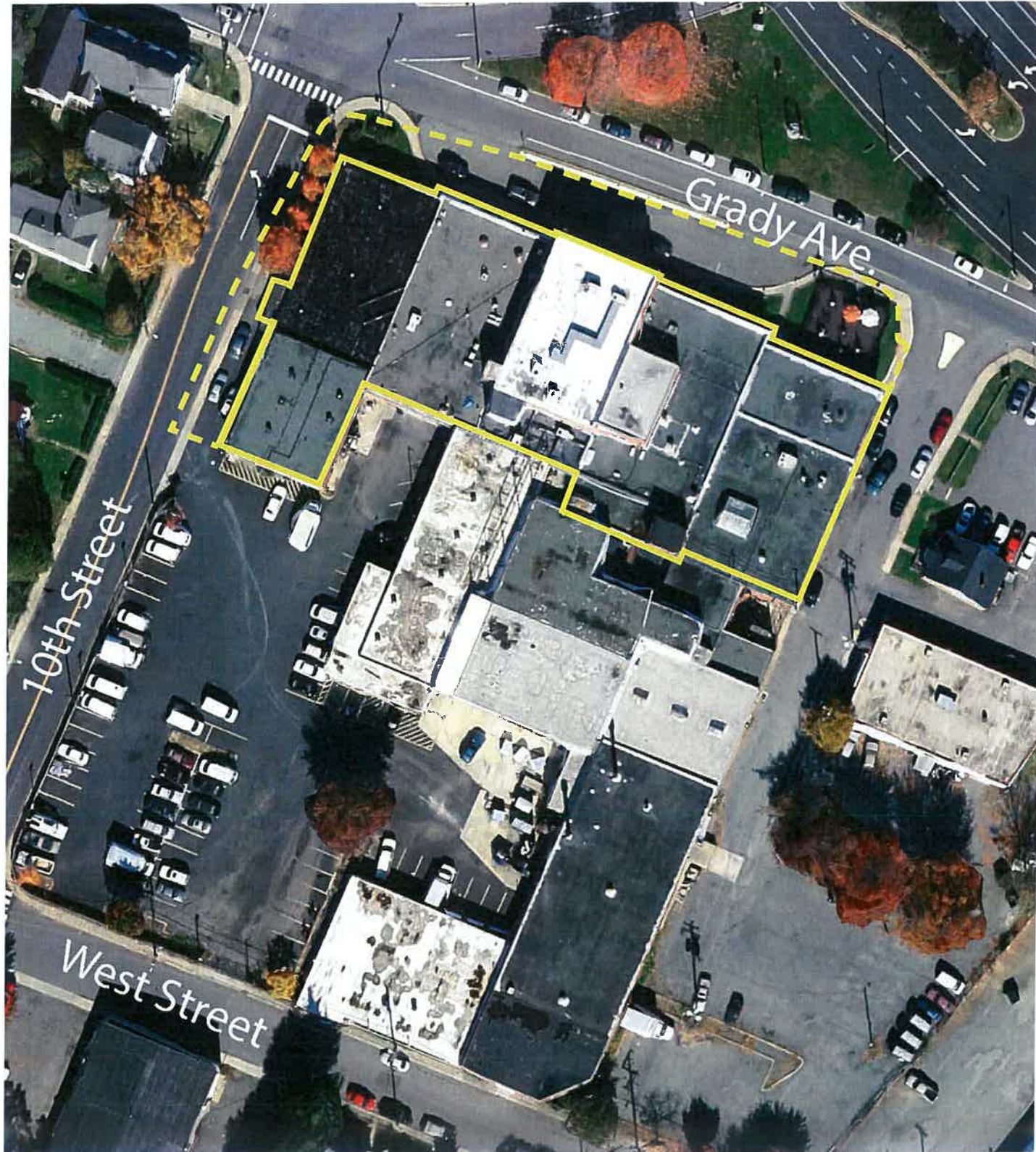
GLOECKNER, LINCOLN, &
OSBORNE, INC.
ENGINEERS - SURVEYORS - PLANNERS & LANDSCAPE ARCHITECTS
710 EAST HIGH STREET - CHARLOTTESVILLE, VIRGINIA 22901 804-971-1511

JOB NUMBER
2306100

SHEET
1
OF 2

APPROXIMATE DESIGNATED HISTORIC BUILDING AREA

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

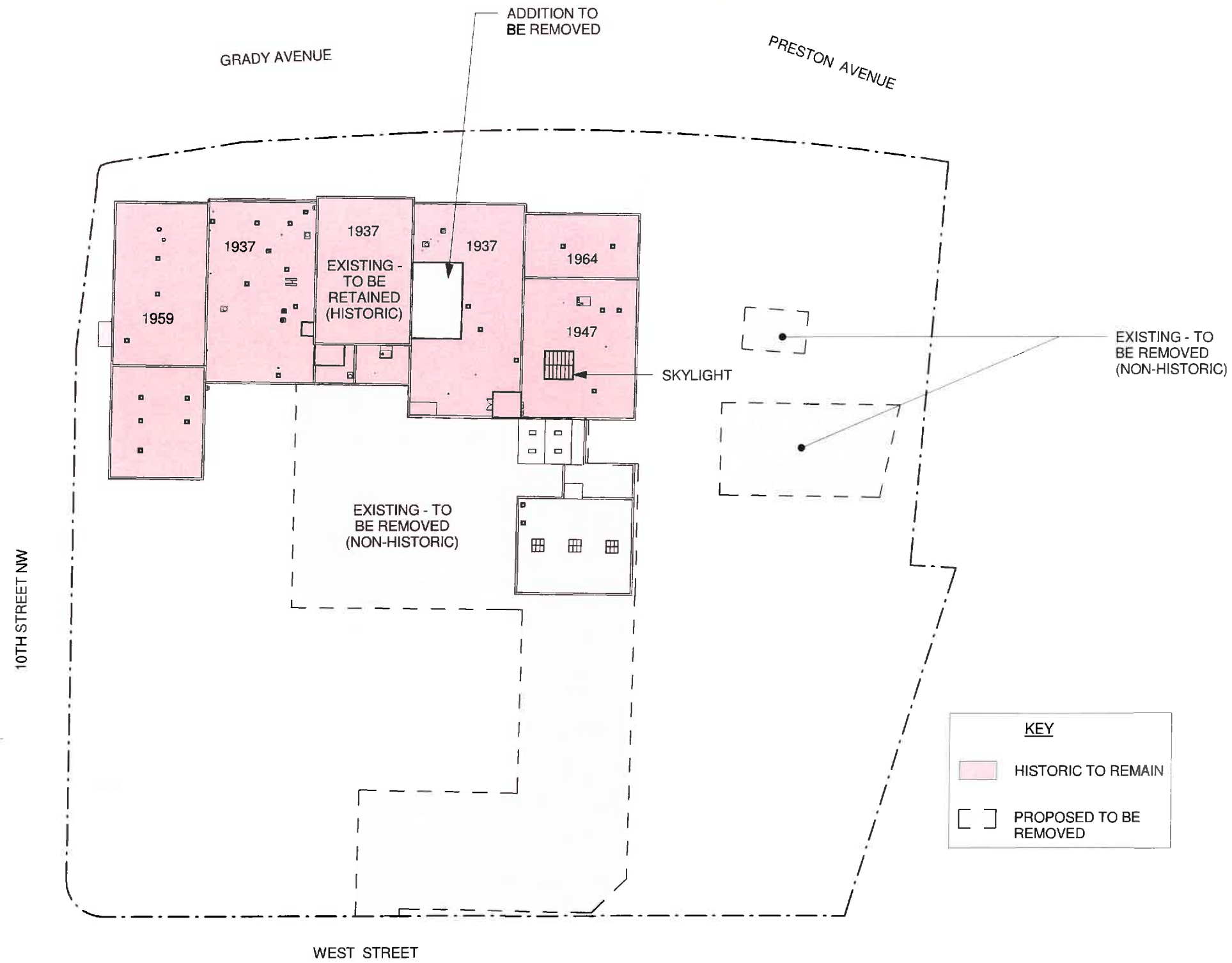


HISTORIC BUILDING DIAGRAM FROM CITY



PROPOSED DEMOLITION PLAN

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



SITE PHOTOS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. GRADY AVENUE - LOOKING WEST



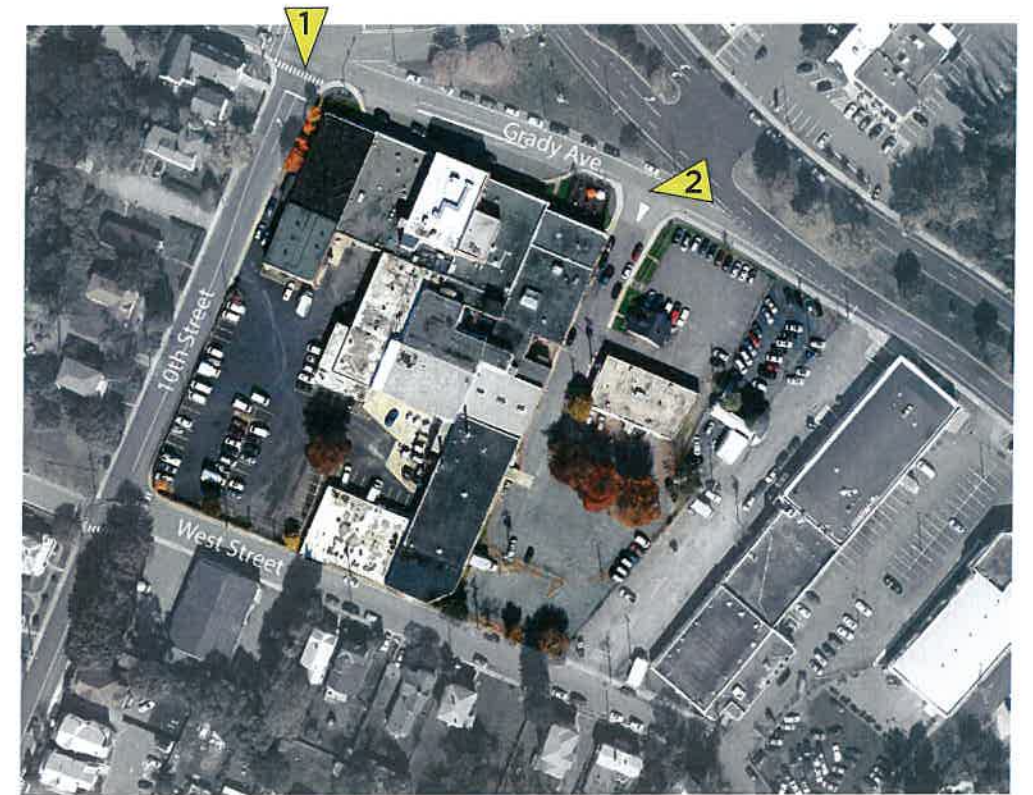
3. DAIRY BUILDING - CORNICE



4. DAIRY BUILDING - WINDOW



2. GRADY AVENUE & 10TH STREET - LOOKING SOUTH



KEY PLAN



SITE PHOTOS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. DAIRY ELEVATION ALONG 10TH STREET



2. DAIRY BUILDING LOOKING TOWARDS 10TH STREET



3. ROOF ADDITION



4. EXISTING SKYLIGHT IN DAIRY BUILDING



KEY PLAN



SITE PHOTOS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



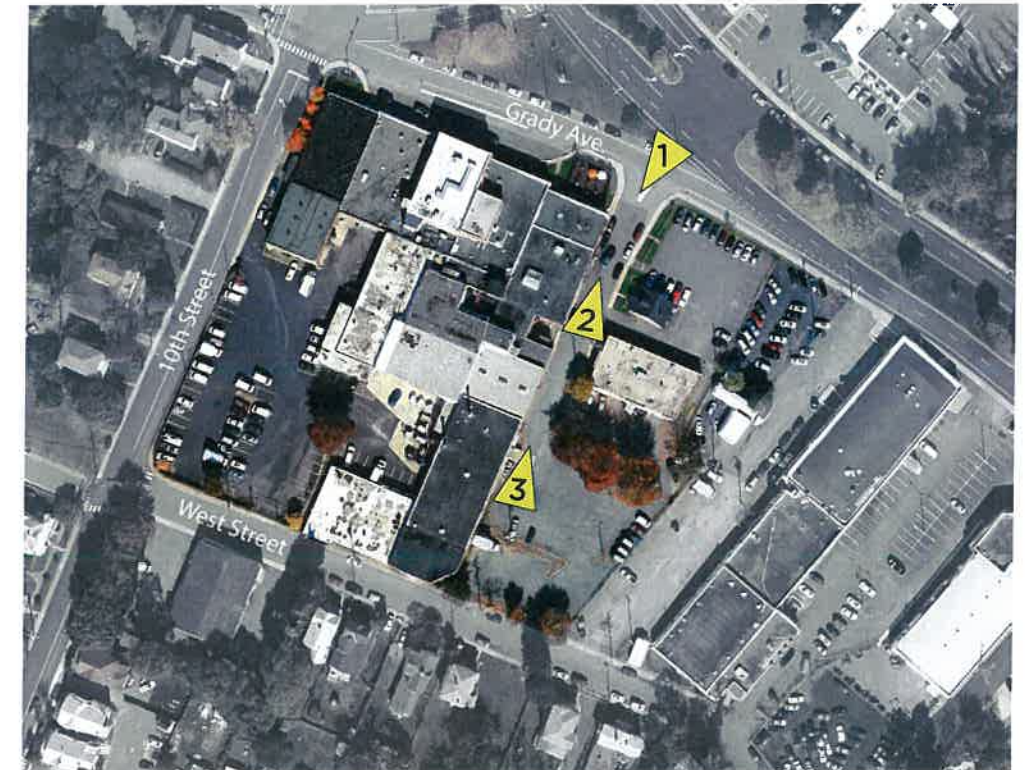
1. WOOD STREET - LOOKING SOUTH



2. WOOD STREET - LOOKING NORTH



3. WOOD STREET - LOOKING NORTH



KEY PLAN



SITE PHOTOS - 10TH + WEST STREET

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. WEST STREET - LOOKING SOUTH



2. 10TH STREET & WEST STREET CORNER

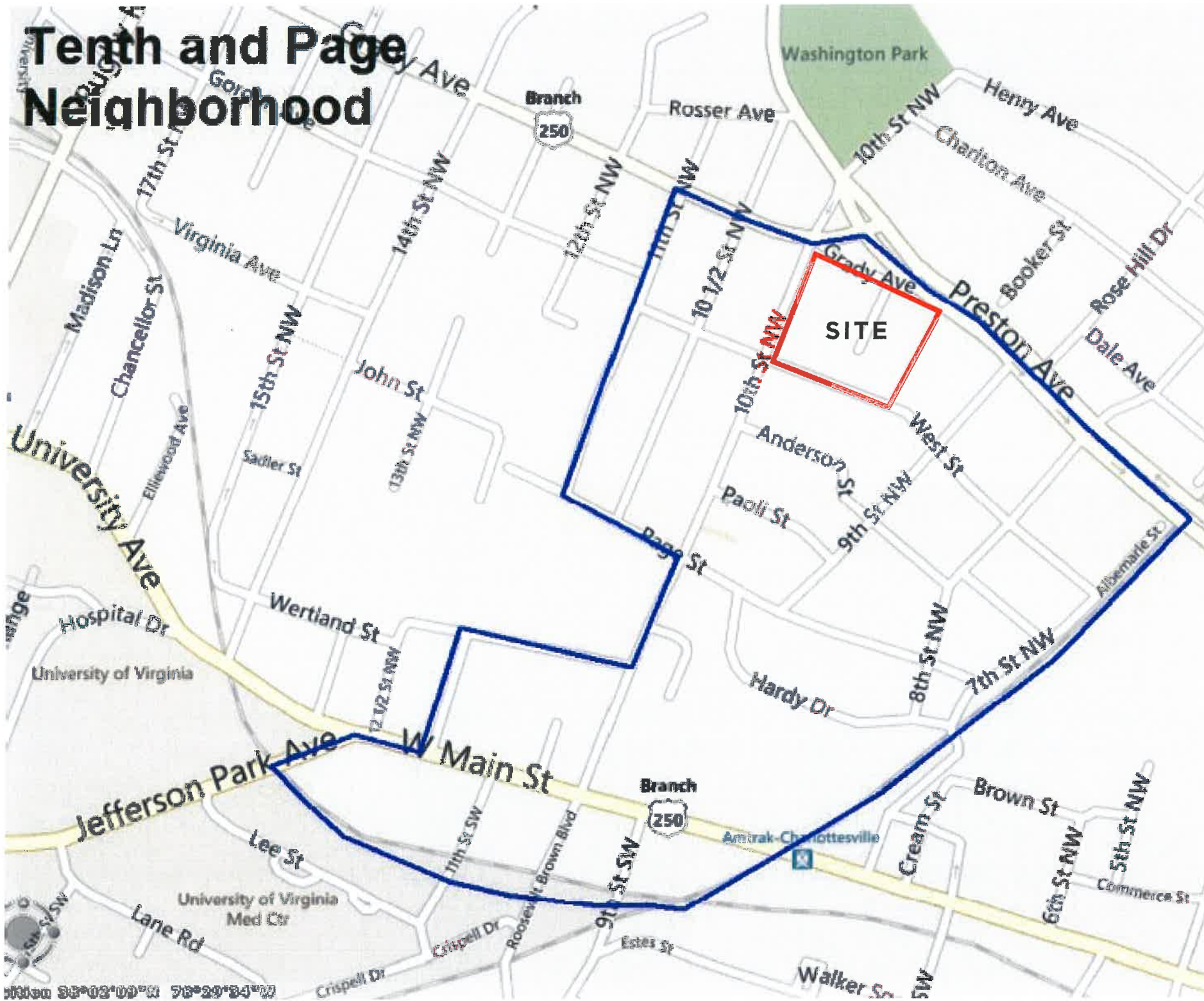


KEY PLAN



NEIGHBORHOOD CONTEXT

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



3800m 38°02'00"N 78°29'34"W
1. 10TH & PAGE NEIGHBORHOOD



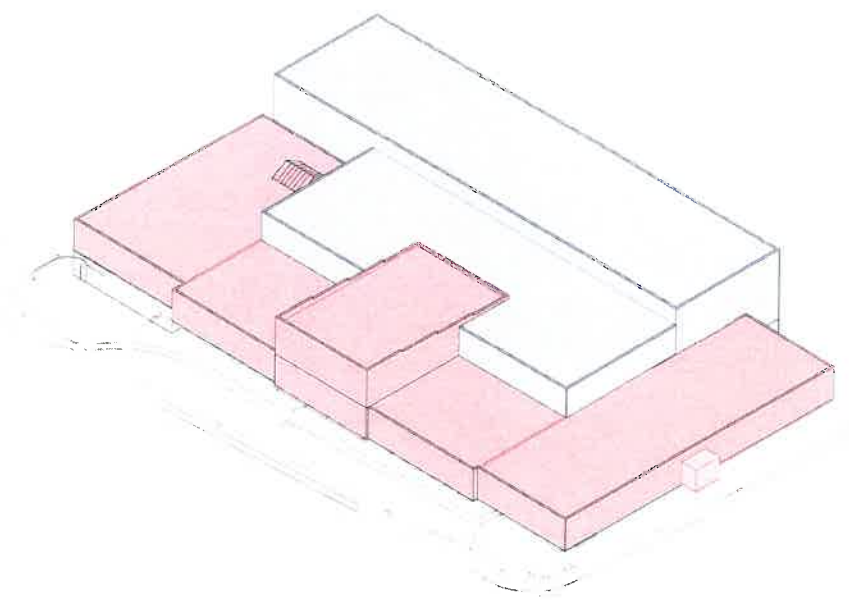
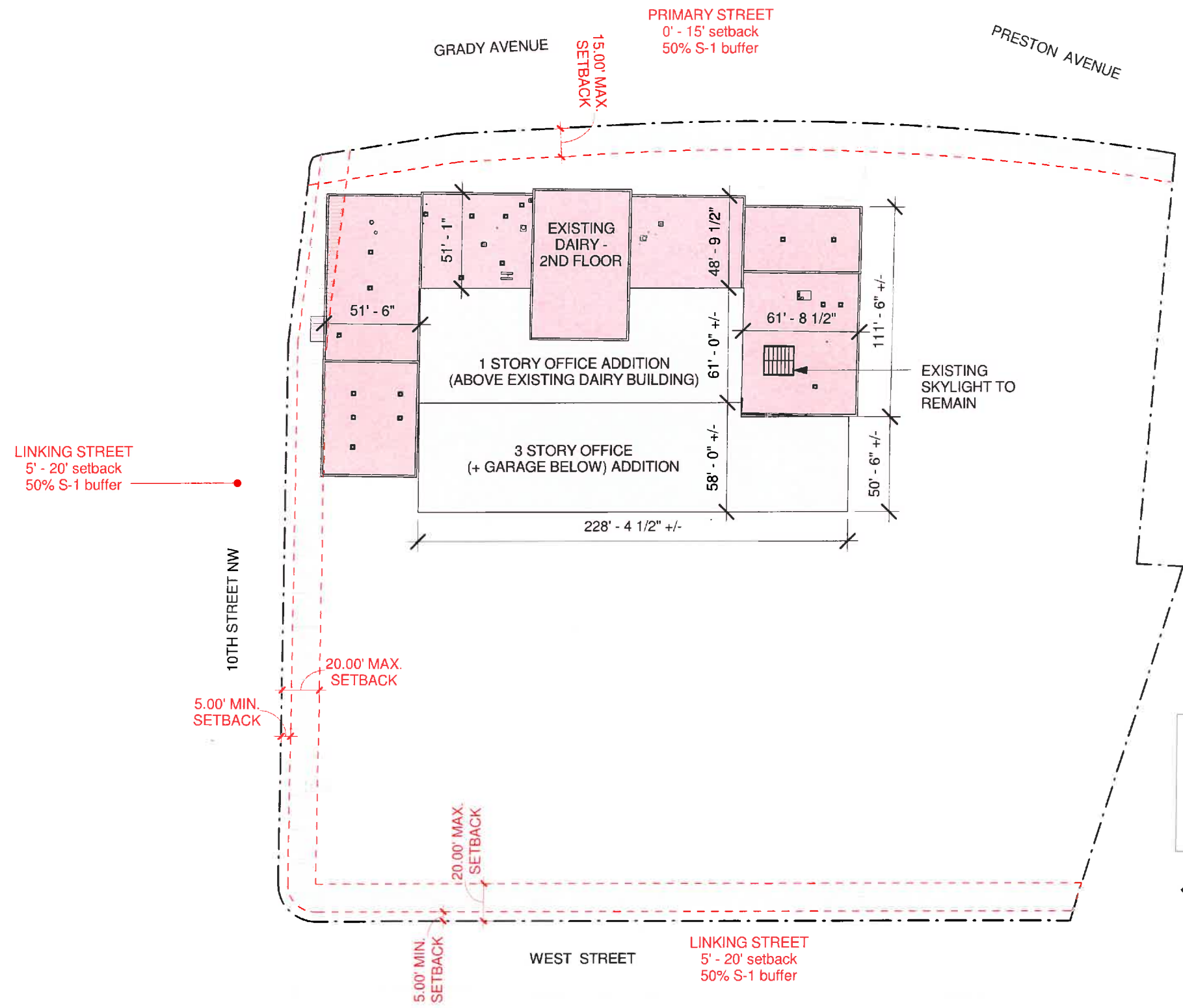
2. NEIGHBORHOOD HOMES



3. NEIGHBORHOOD HOMES

PROPOSED ADDITIONS

MONTICELLO DAIRY | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



KEY	
	EXISTING
	PROPOSED

