

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 18, 2019 10:48 AM
To: 'pnjcoiner@gmail.com'
Cc: Werner, Jeffrey B
Subject: April BAR Action - 1102 Carlton Avenue

April 18, 2019

Certificate of Appropriateness

BAR 19-04-04
1102 Carlton Avenue
Tax Parcel 560086000
My Properties, LLC, Owner/Julie Coiner, Applicant
Solar Panel Additions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2019. The following action was taken:

Approved on the consent agenda. Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed solar panel system satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1360

This certificate of appropriateness shall expire in 18 months (October 16, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2019**



Certificate of Appropriateness

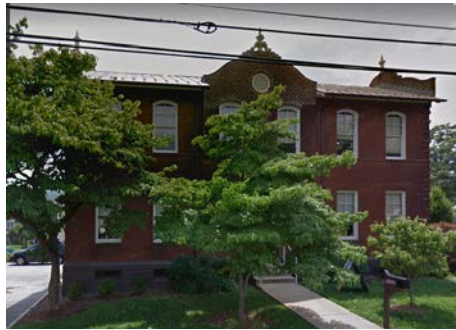
BAR 19-04-04

1102 Carlton Avenue

Tax Parcel 560086000

My Properties, LLC, Owner/Julie Coiner, Applicant

Solar Panel Additions



Background

Constructed in 1916, the Young Building is an Individually Protected Property listed on the National Register of Historic Places. This two-story, five-bay, and single-pile structure is the only example of Jacobean Revival style in Charlottesville. (Historic Survey attached)

Application

Applicant's submittal:

- Application submitted March 26, 2019: existing photos of building (page 1), description of proposal (page 2), photos of the roof plane (page 3), mounting details (page 4-5)

Installation of roof mounted, solar photovoltaic system. System will consist of 15 solar panels clipped to the standing seam metal roof.

Discussion and Recommendations

The proposed location for the solar panels is appropriate.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed solar panel system satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed solar panel system does not satisfy the BAR's criteria and is not compatible with this Individually Protected Property, and that the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Site Design and Elements

H. UTILITIES AND OTHER SITE APPURTANENCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls or plantings
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	My Properties, LLC	Applicant Name	Julie Coiner
Project Name/Description	Roof solar panels	Parcel Number	560086000
Project Property Address	1102 Carlton Ave (The Young Building, 1916, IPP)		

Applicant Information

Address: _____

Email: _____

Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: My Properties, LLC

411 2nd Street, NE, Charlottesville, 22002

Email: _____

Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Signature Date

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): _____
Installation of roof top solar panels

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



1102 Carlton Avenue