

## November 2020 BAR Action for 946 Grady Avenue

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 11/18/2020 1:16 PM

To: Robert Nichols <robert@formworkusa.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-11-04

946 Grady Avenue

Tax Parcel 310060000

Dairy Central Phase 1, LLC, Owner

Robert Nichols, Formwork Design Office, Applicant

Modify window/door configurations

Dear Robert,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion.

*Tim Mohr moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door and window changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the request as submitted.*

*Cheri Lewis seconds. Motion passes (8-0).*

*Please let me know if you have any questions.*

*Best,*

*Robert*

*Robert Watkins*

*Assistant Historic Preservation and Design Planner*

*Neighborhood Development Services*

*PO Box 911*

*Charlottesville, VA 22902*

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
November 17, 2020**



**Certificate of Appropriateness Application**

BAR 20-11-02

946 Grady Ave, TMP 310060000

Individually Protected Property (IPP)

Owner: Dairy Central Phase I, LLC

Applicant: Robert Nichols, Formwork Design, LLC

Project: Modify entries and windows within existing openings



**Background**

Year Built: 1937-1964

District: IPP

The former Monticello Dairy building was designated an 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) was built in 1947/1964; the similar west side addition (6-bay) was built in 1959.

**Prior BAR Reviews**

(See appendix)

**Application**

- Submitted by applicant: Formwork Design, LLC submittal, dated October 27, 2020: Cover and sheets 1 – 3 with photos and elevations.

Request for CoA to modify the NW corner of the building as follow:

- At the north elevation: Reconfigure an existing storefront entry and an existing window. (Reuse the existing, swapping their locations, with the associated alterations to the masonry openings.)
- At the west elevation: Replace an existing storefront entry and install a new storefront entry at an existing opening. (The lite configuration of the new differs from the existing; however, the configurations still align with the adjacent windows.)

**Discussion and recommendation**

The existing entries and windows were approved as part of the ongoing renovations of the former Monticello Dairy building (BAR #17-09-02).

BAR should determine if these modifications are consistent with the building as a whole and the previously approved alterations.

### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door and window changes satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the request as submitted.

[..with the condition that the new storefronts match the profiles, dimensions, details, and glass per the CoA approved for BAR #17-09-02, specifically provisions approved on June 19, 2018 and August 21, 2018.]

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door and window changes do not satisfy the BAR's criteria and are not compatible with this Individually Protected Property, and that for the following reasons the BAR denies the request 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
- (9) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Guidelines for Rehabilitation**

##### **B. Facades and Storefronts**

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.

- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront.”
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, incng textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

#### H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
  - a) Do not repoint with mortar that is stronger than the original mortar and the brick itself.
  - b) Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

#### **Appendix 1**

##### **Prior BAR Reviews**

May 21, 2013- BAR approved restoration of windows and new Three Notch’d Brewing Co. patio.

September 19, 2017 – The BAR held a preliminary discussion on partial demolitions.

November 21, 2017 – Preliminary discussion. Rehabilitation of the former Monticello Dairy building.

January 17, 2018 –BAR approved demolition.

January 17, 2018 – BAR approved proposed new additions and landscape plan.

June 19, 2018 – BAR approved requested revisions, including:

- New retail doors and storefront to the east and west of the center bay of the Dairy on the north elevation, and on the west side (10<sup>th</sup> St.) will be a Kawneer (or similar), 2’ site line aluminum and glass system with applied Bacon Architectural (or similar) muntins in lieu of previously approved cold formed steel and glass Hopes Window system.

Application: [http://weblink.charlottesville.org/public/0/edoc/757649/2018-06\\_946%20Grady%20Avenue\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/757649/2018-06_946%20Grady%20Avenue_BAR.pdf)

August 21, 2018 - BAR approved requested revisions related to glass VLT.

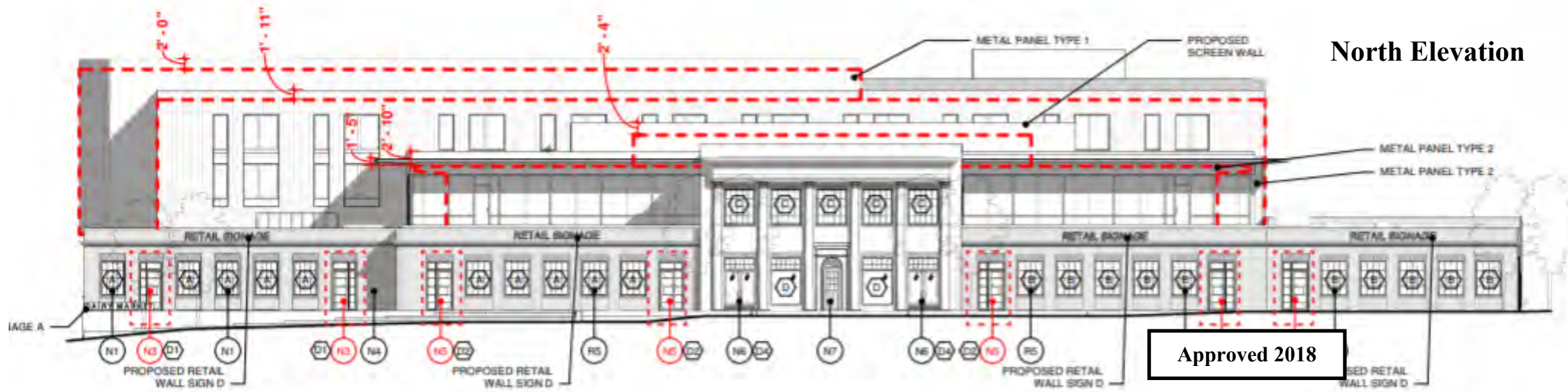
March 19, 2019 - BAR approved requested revisions.

November 21, 2019 – BAR recommended Council approve the Comprehensive Signage Plan.

**Appendix 2**

Images compiled by staff showing approved elevations relative to proposed modifications.

### North Elevation



EXISTING GRADY AVENUE FACADE

As Built October 2020

PROPOSED EXISTING OPENINGS TO BE RECONFIGURED

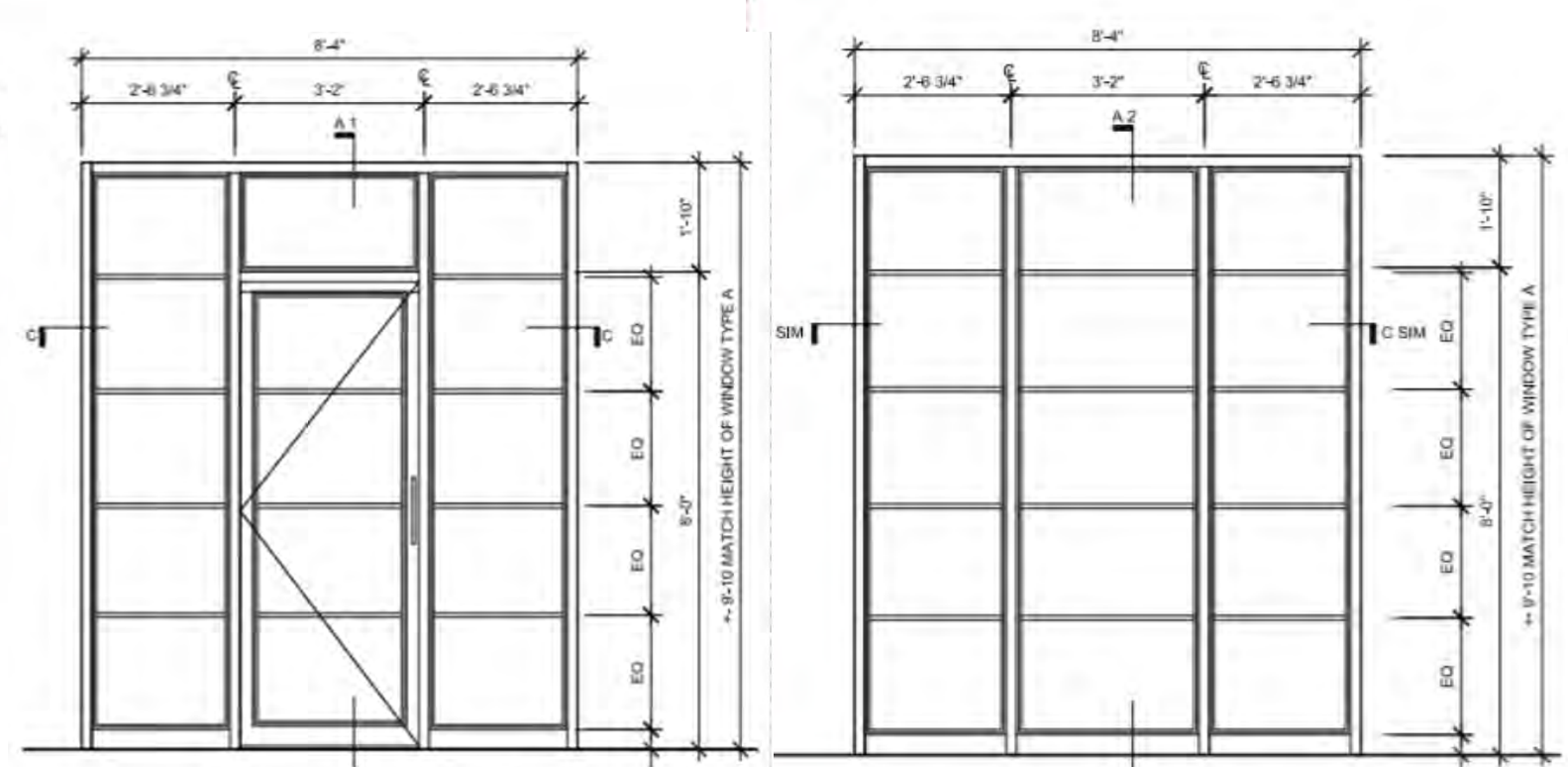
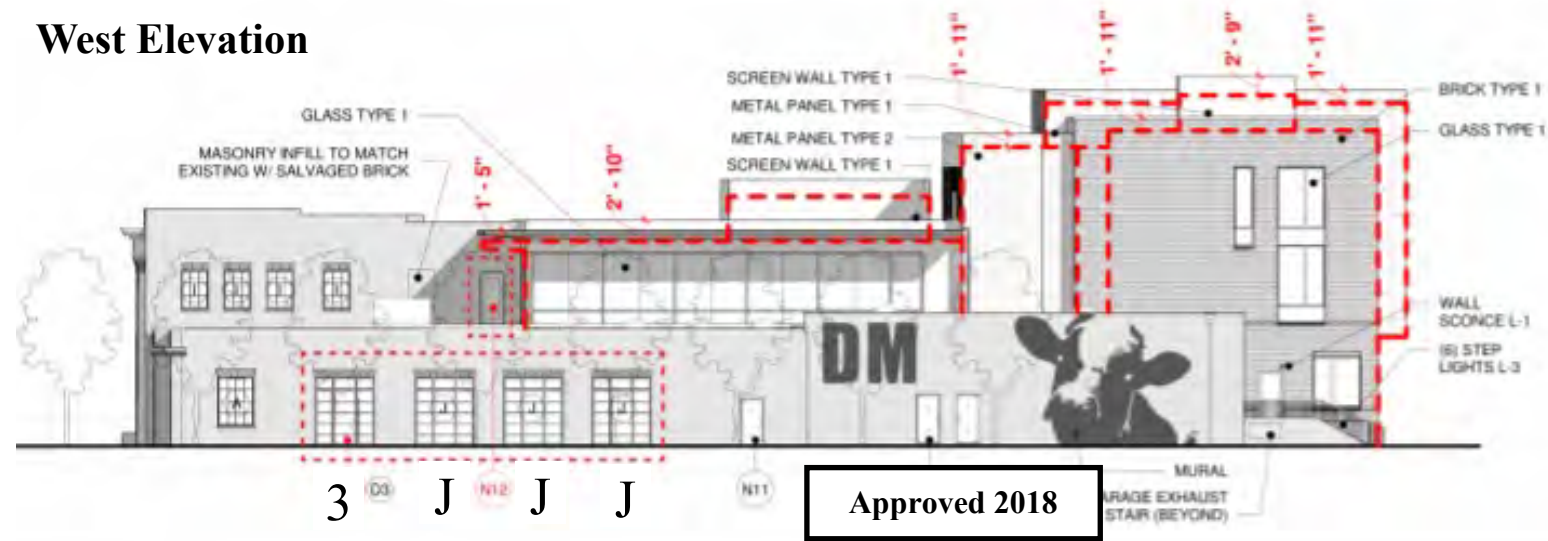


As Built October 2020



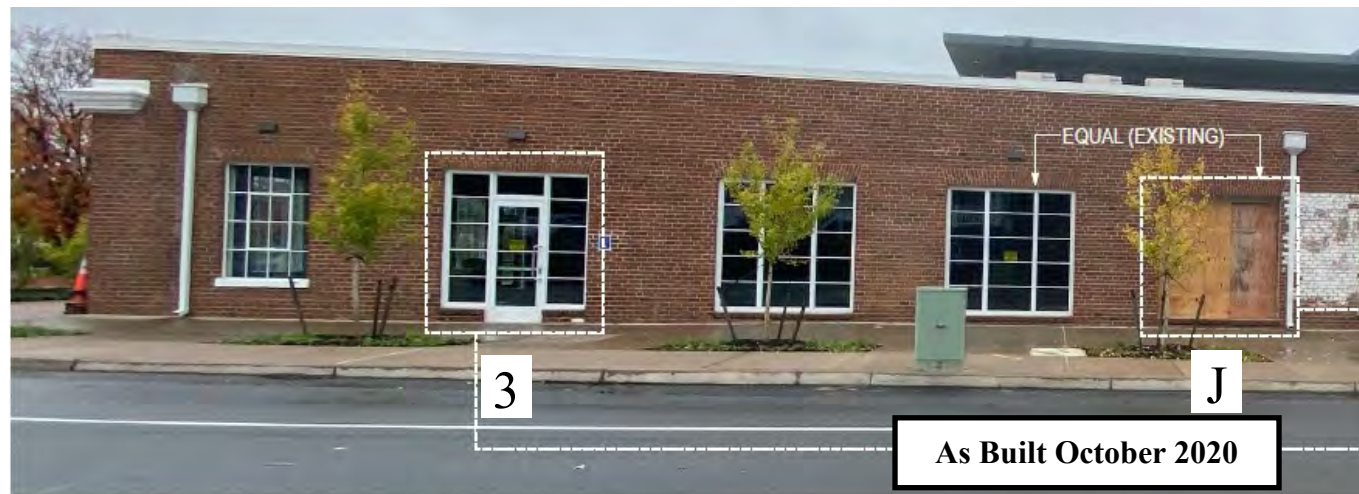
Proposed Change November 2020

### West Elevation



Door type 3

Window type J

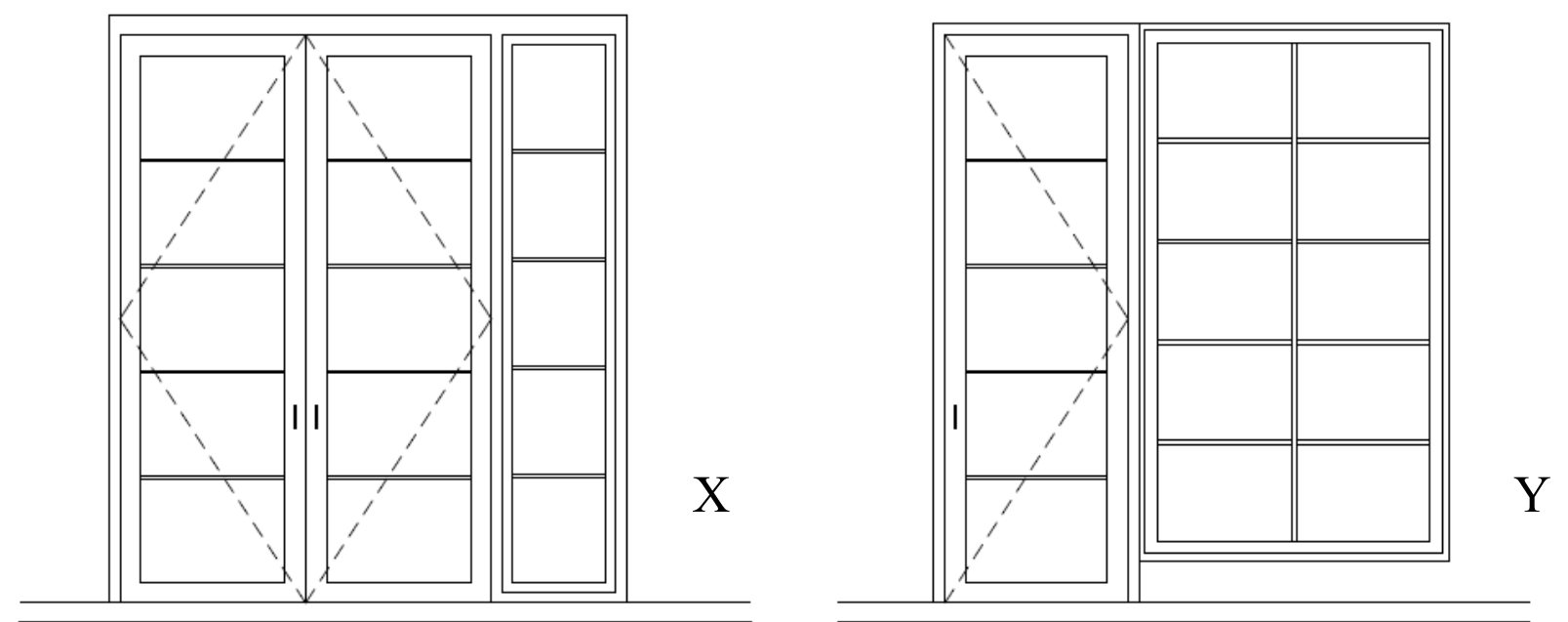


EXISTING GRADY AVENUE FACADE



Proposed Change November

Approved 2018 E: 1/2" = 1'-0" PE 3



PROPOSED CHANGE TO 10th STREET FACADE

# 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.



# 473

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

946 Grady Avenue  
Monticello Dairy





## 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 Dairy Central Phase 1, LLC Applicant Name Robert Nichols / Formwork Design Office  
Project Name/Description Dairy Market Endcap Restaurant Parcel Number TMP 31-60  
Project Property Address 946 Grady Avenue, Suite 104, Charlottesville, VA 22903

### Applicant Information

Address: 619 E High St, Unit A  
Charlottesville, VA 2290  
Email: robert@formworkusa.com  
Phone: (W) 434-296-2223 (C) 434-760-3337

### Property Owner Information (if not applicant)

Address: 200 Garrett Street, Suite O  
Charlottesville, VA 22902  
Email: chenry@stonypointdg.com  
Phone: (W) 540-353-0183 (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.

Robert Nichols Oct 27 2020  
Signature Date

Robert F. Nichols Oct 27 2020  
Print Name Date

### Property Owner Permission (if not applicant)

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

Christopher Henry 10/27/2020  
Signature Date

Christopher A. Henry 10.27.2020  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): \_\_\_\_\_  
Modify window/door configurations within existing masonry openings. Current state of design recently approved by BAR

List All Attachments (see reverse side for submittal requirements): Design proposal package, PDF, 11x17, 5 pages

### For Office Use Only

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

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](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

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



# **DAIRY CENTRAL**

## **946 GRADY AVENUE**

**CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW**  
AMENDMENT TO APPROVED CERTIFICATE OF APPROPRIATENESS CERTIFICATE  
SUBMITTED OCTOBER 27, 2020



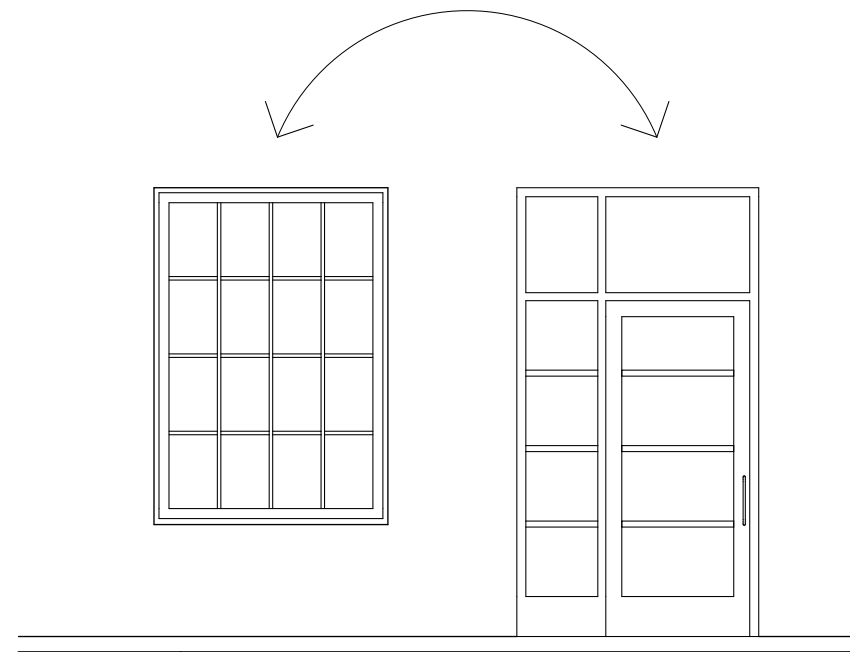
EXISTING GRADY AVENUE FACADE



EXISTING 10th STREET FACADE



EXISTING GRADY AVENUE FACADE



PROPOSED CHANGE TO GRADY AVENUE FACADE



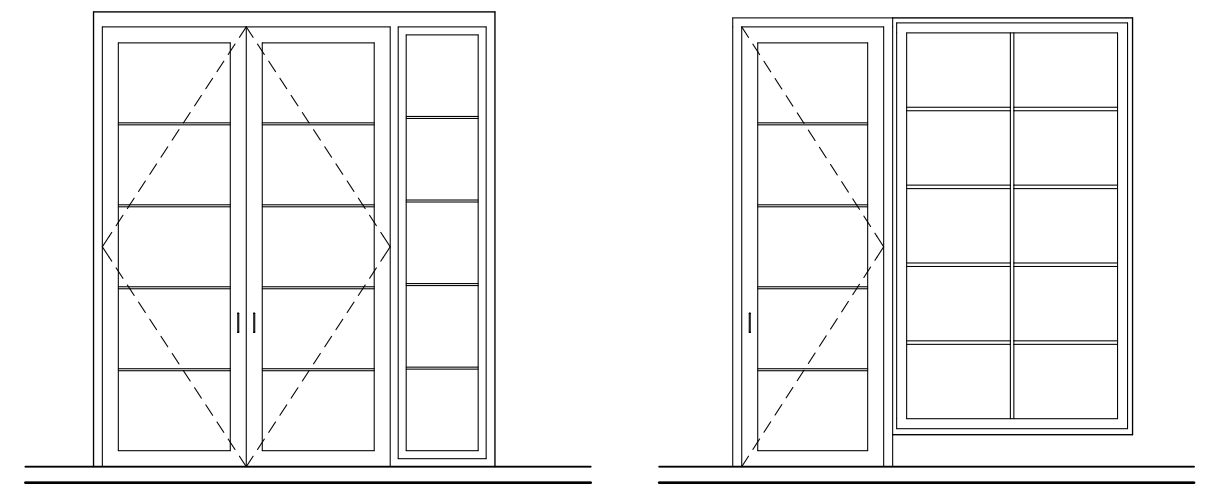
WEST SIDE OF GRADY FACADE (PROPOSED)



EXISTING GRADY AVENUE FACADE



PROPOSED GRADY AVENUE FACADE



PROPOSED CHANGE TO 10th STREET FACADE