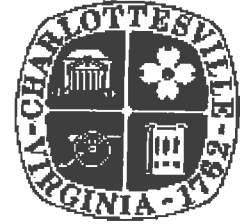


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 29, 2008**



**BAR Recommendation
Twelve properties for Individually Protected Property designation**

Background

Local historic districts and individually protected properties

A property may receive local historic designation in one of two ways, either as an individually protected property (IPP) or as part of a major design control district (also called an architectural design control or ADC District). Both types of local historic designation are subject to the same BAR review procedures.

Designation ensures that a property cannot be altered on the exterior or demolished unless it first goes through a review process. It also ensures that new development built on the designated property will be compatible with the character of the district.

Charlottesville currently has eight (contiguous) ADC Districts and 66 individually designated historic properties that are not included in major design control districts. The process to designate individual properties may be initiated by City Council, the Planning Commission, or the property owner. The designation consists of a zoning map amendment and a zoning text amendment to add the designation to the specific properties. Similar to the ADC district designation, the individually protected property designation is an overlay, so that the underlying zoning (for example, R-1S Residential) remains the same.

State and National designation

Local historic designation is a separate process from designation on the State and National Registers; the following reports will indicate if the properties are currently designated on those registers. The National Register of Historic Places and Virginia Landmarks Register designations provide public recognition that a building is worthy of preservation. In addition, rehabilitations of state and national register properties may qualify for state or federal income tax credits.

Council's directive to the BAR

In the past, City Council had a policy not to designate individual properties without the owner's consent. However, the demolition of significant properties such as the Compton House on Maury Avenue raised concern about other unprotected City "landmarks." At a City Council meeting on January 7, 2008 City Council directed the BAR to pursue individually protected property designations for Council's consideration. They said to consider 75 year-old vs. 100 year-old properties, and also to consider more recent, significant properties.

The BAR held a work session on February 27, 2008 to review (1) a list of properties ranked according to perceived threat of demolition based on location, zoning, etc. Twelve properties were selected from this list to move forward in the designation process. The BAR asked staff to address the criteria for designation on these properties and to bring them back to the BAR in April.

Lists were also prepared of (2) 75 year-old and (3) 100 year-old properties in the City that had been surveyed, since City Assessor's records are not reliable as to date built. In general, the BAR said to focus on resources outside of potential historic districts for IPP designation. In addition, the City Attorney's office has prepared a memo stating that a "demolition review only" ordinance that would apply to all structures of a certain age is not enabled by state law.

Process for Designation

The Zoning ordinance provides that City Council may, by ordinance, designate individual buildings, structures, or landmarks as individually protected historic properties. City Council must first consider the recommendations of the Planning Commission and the BAR as to the proposed designation. A joint public hearing will be held, as with any zoning map amendment or zoning text amendment, and City Council will make the decision whether to designate the properties as individually protected. The BAR and the Planning Commission must address the following criteria in making their recommendations:

Sec. 34-274. Additions to and deletions from districts or protected property list.

(a) City council may, by ordinance, from time to time, designate additional properties and areas for inclusion within a major design control district; remove properties from a major design control district; designate individual buildings, structures or landmarks as protected properties; or remove individual buildings, structure or landmarks from the city's list of protected properties. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city's zoning ordinance and zoning map.

(b) Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the board of architectural review ("BAR") as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations:

(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;

(4) The age and condition of a building or structure;

(5) Whether a building or structure is of old or distinctive design, texture and material;

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

Twelve properties for Individually Protected Property designation

1. **Former Coca Cola Bottling Works** pp. 4-5
134 10th Street NW
2. **Holy Temple Church of God in Christ** pp. 6-7
212 Rosser Avenue
3. **McIntire Park** pp. 8-10
245-365 Rt. 250 Bypass
4. **Martha Jefferson Hospital** pp. 11-12
(original building – Patterson Wing)
459 Locust Avenue
5. **Former Belmont Hall/
Independent Order of Good Templars** pp. 13-14
603 Dale Avenue
6. **Coca Cola Bottling Company** pp. 15-16
722 Preston Avenue
7. **Wachovia Bank** pp. 17-19
(Former National Bank & Trust branch)
901 Emmet Street
8. **Former Monticello Dairy Building** pp. 20-21
946 Grady Avenue
9. **The Coal Tower** pp.22-23
133-155 Carlton Road
10. **Zion Union Baptist Church** pp. 24-25
1015 Preston Avenue
11. **Fry's Spring Service Station** pp.26-27
2115 Jefferson Park Avenue
12. **Fry's Spring Beach Club** pp. 28-29
2512 Jefferson Avenue

Address: 134 10th Street NW
Owner: CCBW LLC
Parcel: 310156000
Property: Former Coca Cola Bottling Works
Acreage: 0.472 acres
Date built: 1929



CRITERIA

(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;

This property is architecturally significant because it is able to incorporate traditional design elements while maintaining a simple, almost contemporary design reflective of its industrial use.

This property is currently not listed on the National or State registers.

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

No known associations.

(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;

This property is located across the street from the Wermland Architectural Design Control District and one block (4 parcels) north of the West Main Street ADC District.

(4) The age and condition of a building or structure;

This building was built in 1929 making it 79 years old. It is in good condition.

(5) Whether a building or structure is of old or distinctive design, texture and material;

This building is five bays wide with the entrance door centered in the façade. Above the door on the second story there are no bay openings. Above both the first and second story metal windows are concrete jack arches with projecting keystones; above these arches, spanning the width of the windows is a row of brick headers. The rest of the building is in 5-course American bond. The building has a parapet which is raised

slightly between the three center bays to form a decorative gable. Above the three center bays on the first story is a concrete panel spanning the width of the three bays; on the panel reads the inscription 'Coca-Cola Bottling Works 1929.' Between the parapet and second story jack arches are decorative concrete panels that span the width of the windows. In the raised section of the parapet above the door is a circular concrete decoration.

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

The distinct, simple design and elements of the building remain intact. The metal windows appear original. The building is currently used for apartments.

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;

While brick buildings are found in abundance in Charlottesville, it is rare to find examples of intact, well-designed, industrial buildings from this time period.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

This property is not part of any geographically definable area. It is linked by association to another Coca-Cola bottling building being proposed for Individual Protected Property designation at 722 Preston Avenue.

Recommendations and Discussion

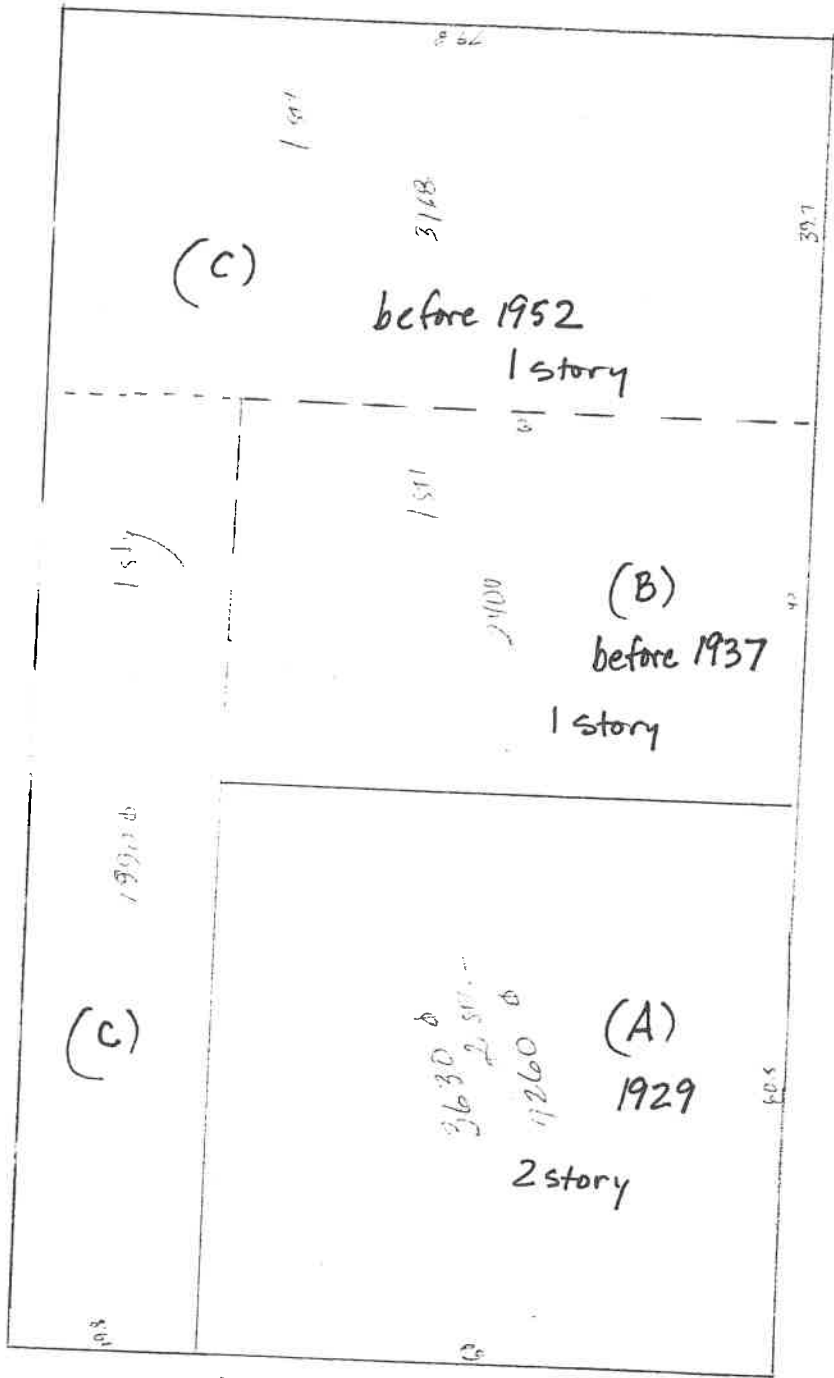
Staff recommends designation of the entire existing parcel.

Suggested Motion

Having considered the standards set forth within the City Code, including criteria for *Additions to or Deletions from Districts or Protected Property List*, I move that the BAR recommends that City Council should designate the former Coca Cola Bottling Works at 134 10th Street NW and the existing parcel as an individually protected historic property.

Section A - 1929
 Section B - 1929-1937
 Section C - 1946-1952

7260 φ
 2400
 3168
 1990
 14818 φ



Coca-Cola 134 10th St. NW

31-156

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, May 18, 2009 7:53 AM
To: 'Bill Chapman'
Cc: Rogers, Nicholas
Subject: RE: 134 10th St NW

I can approve paint color.

Are the windows in place and you are uncovering them (admin) ? Or are you replacing missing ones? The BAR would have to approve if new windows.

What do you mean adding one steel door? Changing from one style door to another (possibly admin) ? Knocking a hole in the wall (BAR)?

I will forward to Neighborhood Planner to see if there are any site plan issues with moving the fence into the alley.

Mary Joy Scala
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

-----Original Message-----

From: Bill Chapman [mailto:bill@c-ville.com]
Sent: Thursday, May 14, 2009 9:30 AM
To: Scala, Mary Joy
Cc: Brian Roy
Subject: 134 10th St NW

Mary Joy:

We have a tenant interested in improving the north side of the Coke building. This is currently unpainted masonry block and plywood-covered windows.

Proposal includes painting block, removing plywood, moving mesh fence/gate away from street further into alley, restoring steel-frame windows, possibly adding one painted steel door (we added the first one two years ago).

Given that this is only visible from the (locked) alley between us and Big Jim's, and the unsightly existing conditions, could we qualify for administrative approval?

Thanks,

Bill Chapman

Scala, Mary Joy

From: Bill Chapman [bill@c-ville.com]
Sent: Wednesday, October 08, 2008 9:33 AM
To: Scala, Mary Joy
Subject: Re: 134 10th Street NW

OK. Friday at 11:30 or anytime tomorrow except 10. Let me know.

on 10/8/08 8:49 AM, Scala, Mary Joy at scala@charlottesville.org wrote:

I would like to see the building. Can we arrange a time tomorrow afternoon or Friday?

Mary Joy Scala, 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

From: Bill Chapman [mailto:bill@c-ville.com]
Sent: Tuesday, October 07, 2008 5:00 PM
To: Scala, Mary Joy
Subject: Re: 134 10th Street NW

Mary Joy:

Thanks for asking. My wishes in order of preference are:

1. no designation at all for economic reasons unless city council comes up with a plan to abate taxes or something to compensate for owners transfer of property rights to the community;
2. no designation due to arbitrary process being used to select buildings and in cases parts of buildings for designation;
3. No designation of the rear (warehouse) portions of my building since they are undistinguished, unpainted masonry block with plywood-covered windows and no detailing. There are different additions back there and I am not sure when they were built but they have little relation to the look and feel of the building's south and west faces which most people know. I will give a tour if you like.

Does that answer the question?

Thanks,

10/14/2008

Bill

on 10/7/08 4:41 PM, Scala, Mary Joy at scala@charlottesville.org wrote:
I am writing for clarification of your 10/2/08 letter to City Council. Are you actually asking for reconsideration/designation of only part of your Coca Cola building? If so, which part are you asking to be excluded and why? The rear portion was built prior to 1952, according to my records.

Mary Joy Scala, 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

Bill Chapman

Bill Chapman

10/14/2008

Jim Tolbert

10/2/08

To: City Council
From: Bill Chapman
Re: historic designation of 134 10th St NW (ordinance second reading 10/6)

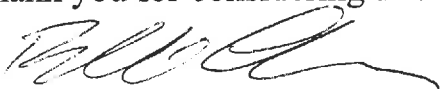
Dear Council:

I am writing with two additional points of concern about the pending historic designation of 134 10th Street NW (photos attached).

1. I was traveling when the first reading of this ordinance occurred, but I was dismayed when I returned to read reports that "in the case of the Coca-Cola plant on Preston [another building under consideration], ... was approved only for the front portion of the building facing the street." What was the forum for that type of negotiation? I was under the impression that the public hearing was the owners' chance to speak. At that meeting, I heard staff say it was not possible to designate *part* of a building. Please page 2 and you will see why I am curious.

2. I was glad to read that Mayor Norris suggested to staff that they study ways to "soften the [financial] blow" for owners who oppose designation. I made the same suggestion at the public hearing and offered to serve on a committee to study using tax breaks or other means to achieve this. That would take time so if it is agreed that it is a good idea then this ordinance should not be passed on the 6th.

Thank you for considering this important matter.



Bill Chapman
132 Cameron Ln, Charlottesville



**AN ORDINANCE
AMENDING AND REENACTING THE ZONING MAP INCORPORATED
WITHIN SECTION 34-1 OF THE CHARLOTTESVILLE CITY CODE,
1990, AS AMENDED, BY THE REZONING OF 134 10th STREET, N.W. TO ADD AN
HISTORIC OVERLAY DISTRICT DESIGNATION TO THE PROPERTY, AND ALSO
AMENDING AND REENACTING SECTION 34-273 OF THE CHARLOTTESVILLE
CITY CODE TO ADD THE PROPERTY TO THE CITY'S LIST OF INDIVIDUALLY
PROTECTED PROPERTIES.**

Deleted: 2115 JEFFERSON PARK AVENUE

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WHEREAS, at its meeting on January 7, 2008, City Council directed the Board of Architectural Review (BAR) to research and pursue individually protected property designation for properties the BAR deems worthy of protection; and

WHEREAS, the BAR held a work session on February 27, 2008 to review a list of properties ranked according to perceived threat of demolition, and twelve (12) properties were selected for further review; and

WHEREAS, on April 29, 2008, the BAR considered the factors set forth within Sec. 34-274 of the City Code and unanimously recommended the designation of 134 10th Street, N.W. (former Coca Cola Bottling Works) as an individually protected property, hereinafter the "Subject Property," and rezoning of the Subject Property to add an historic overlay district designation to the Subject Property on the City's Zoning Map, and to include the Subject Property on the City's list of individually protected properties identified within Sec. 34-273(b) of the Charlottesville City Code (together, the "Proposed Rezoning"); and

Deleted: 2115 Jefferson Park Avenue

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Deleted: Fry's Spring Service Station

WHEREAS, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on August 12, 2008, following notice to the public, to the property owner, and to adjacent property owners as required by law; and

WHEREAS, on August 12, 2008 the Planning Commission voted to recommend the Proposed Rezoning; and

WHEREAS, this Council finds and determines that:

(1) The Proposed Rezoning is consistent with the Comprehensive Plan, and with the purpose and intent of Chapter 34, Article I, Division 2 of the City's Zoning Ordinance (Historical Preservation and Architectural Design Control Overlay Districts), including Sec. 34-273 thereof (Individually Protected Properties); and

(2) Upon consideration of the criteria set forth within Sec. 34-274 of the City Code, the Subject Property is suitable and appropriate for designation as an individually protected historic property; and

(3) The public necessity, convenience, general welfare, or good zoning practice requires the Proposed Rezoning, and granting the Proposed Rezoning will further the goals and objectives set forth within Sections 34-271 and 34-273 of the City Code; now, therefore,

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BE IT ORDAINED by the Council for the City of Charlottesville, Virginia, that:

1. The Zoning District Map Incorporated by reference within Chapter 34, Article I, Division 1, Section 34-1 of the Code of the City of Charlottesville, 1990, as amended, is hereby amended and reenacted, to designate 134 10th Street, N.W. as an Individually Protected Property and minor design control district.

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134 10th Street, N.W. (former Coca Cola Bottling Company), designated on 2008 City Tax Map 31 as Parcel 56, consisting of 0.472 acres, and shown on attached Exhibit A.

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2. Section 34-273 of Article II of Chapter 34 (Zoning) of the Charlottesville City Code, 1990, as amended, is hereby amended and reordained, as follows:

Sec. 34-273. Individually protected properties.

(a)

(b) Following is a list of landmarks, buildings and structures outside the city's major design control districts, which are deemed by city council to be of special historic, cultural, or architectural value (each, individually, a "Protected Property"). Each parcel containing a protected property is hereby designated a minor design control district.

1.	759	Belmont Avenue	Tax Map 58	Parcel 172
2.	123	Bollingwood Road	Tax Map 7	Parcel 22
3.	1102	Carlton Avenue	Tax Map 56	Parcel 86, Lots 1, 2, 3
...
<u>67.</u>	<u>134</u>	<u>Tenth Street, N.W.</u>	<u>Tax Map 31</u>	<u>Parcel 56</u>
...
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Scala, Mary Joy

From: Bill Chapman [bill@c-ville.com]
Sent: Friday, August 01, 2008 3:15 PM
To: Scala, Mary Joy
Subject: Aug 12 PC meeting

Mary Joy:

I will miss the 8/12 meeting due to vacation travel.

During your staff report, please apologize for my absence and note the following:

1. While I appreciate that the city or BAR may offer help in obtaining state/national historic status, tax credits only come into play when rehabilitation expense exceeds your cost basis in the building. In the case of a fully developed building a full renovation like that is usually not warranted.

2 I was interested to hear three of the commissioners use the word "takings" during the last meeting. I looked that up in the dictionary and found that it means "an action by the federal government, as a regulatory ruling, that imposes a restriction on the use of private property for which the owner must be compensated."

Thank you and I look forward to hearing about the next step.

Sincerely

Bill Chapman

8/1/2008

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, August 01, 2008 3:33 PM
To: 'Bill Chapman'
Cc: Planning Commission; Creasy, Missy
Subject: RE: Aug 12 PC meeting

Bill:

I will forward your email to the PC members in advance of the meeting.
During my staff report I will note that they should have received an email from the applicant.

Mary Joy

Mary Joy Scala, 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

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Thank you and I look forward to hearing about the next step.

Sincerely

Bill Chapman

8/12/2008

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

July 29, 2008

CCBW LLC
PO Box 2139
Charlottesville, VA 22902
ATTN: William Chapman

RE: Individually Protected Property designation
134 10th Street NW

Dear Mr. Chapman,

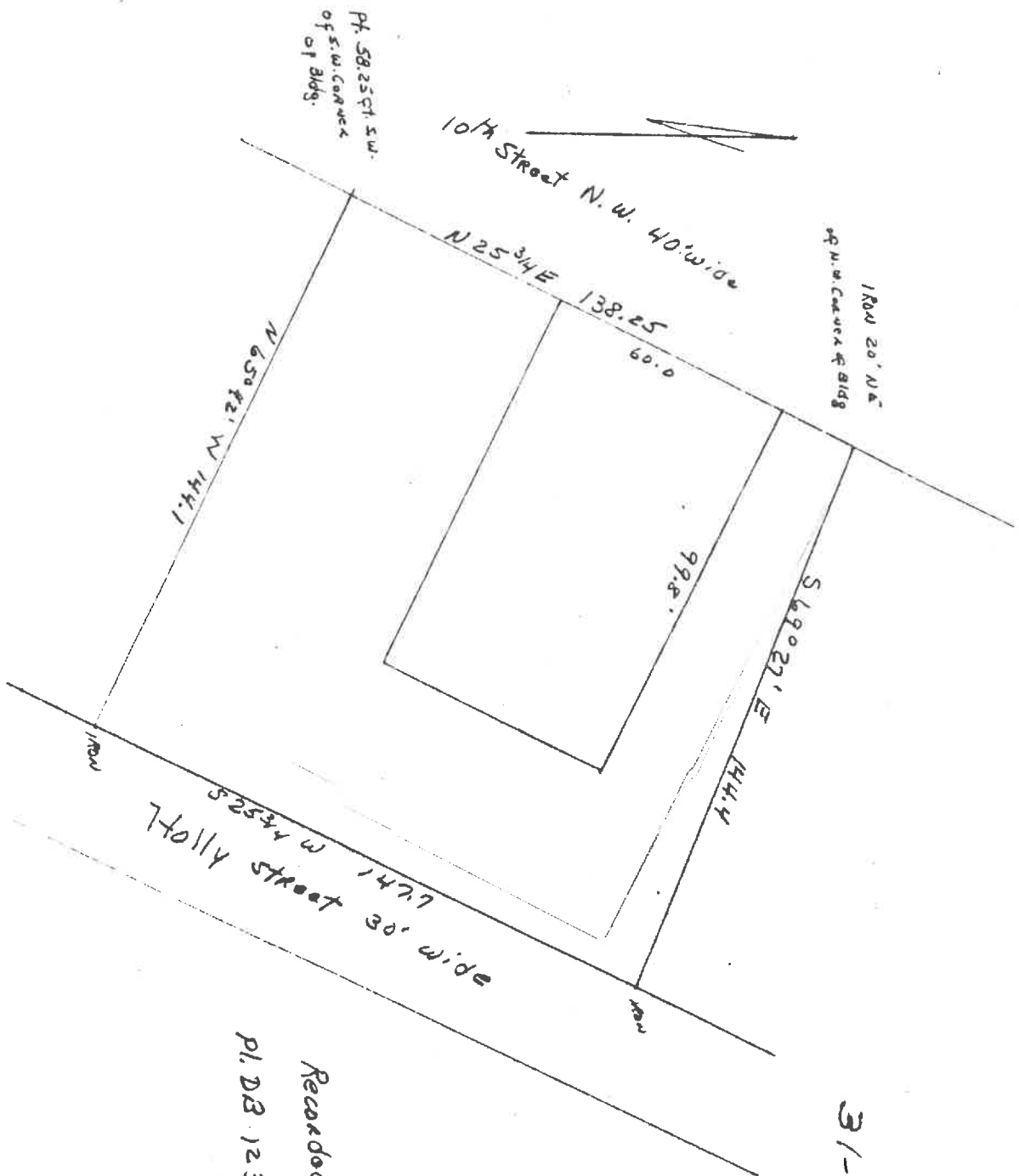
On July 23, 2008 the City of Charlottesville Planning Commission deferred action and continued the public hearing on this application until their next meeting on Tuesday August 12, 2008, starting at 6:30 p.m., in City Council Chambers.

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

Sincerely,

A handwritten signature in cursive script, reading "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner



31-1564157

Recorded 2-5-46

P.L. DB 123 P 346

2nd story

(A) 59
55

3245 Sqft = 25 sqft

295
295
3245

28
25960
6490
90860 cuft

1st story

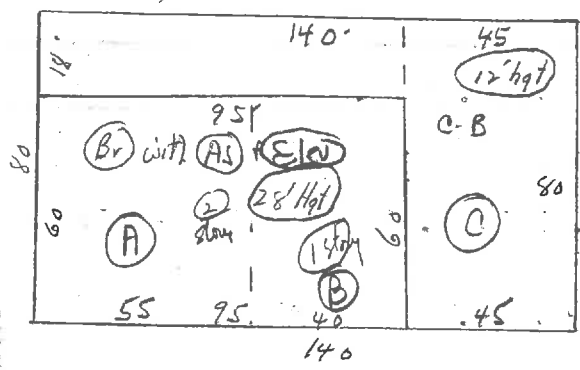
(B) 40
60
2400

2400 sqft x 12 = 28,800 Cuft

1st story

(C) 45
3600 + 95
760
95
1710

= 5310 sqft.
12
10.620
5310
63720 Cuft



2400
12
4800
2400
28800

80
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202
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4848

88116
69041
19075

18
207
36
36

VA 008
CONSTRUCTION

41

(27)

1929 - June 1950



41

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, July 22, 2008 8:16 AM
To: Osteen, Michael
Subject: RE: Letter re Coca Cola 10th Street Individually protected property

1. Much of the surrounding neighborhood is protected by local designation, including West Main Street and Wertland ADC Districts. Also, that area will redevelop... Under the Roof, UVA properties, 10th Street has already seen new housing.
2. I do not know if this property would qualify individually for National Register designation, and therefore, tax credits. Wertland Street is a National Register District, but it's unlikely that this property could be added to the Wertland NR District because the buildings are different time periods. Local tax breaks have never been discussed. In general, I think the City should commit to pursuing NR designation for all the IPP's it designates. But in this case, he may not qualify.
3. I agree with his number 3, and that's a good reason to designate.

Mary Joy Scala, 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

From: Osteen, Michael [<mailto:JMsteen@tecinc.com>]
Sent: Monday, July 21, 2008 5:20 PM
To: Scala, Mary Joy
Subject: RE: Letter re Coca Cola 10th Street Individually protected property

Thanks Mary Joy I did not have that page it makes a little more sense now.

Could you –at your leisure (ha), give me a paragraph of rebuttal to the notion that what we are imposing a burden on property owners and/or lower property value that he is assuming here. Any notion that some sort of local tax credit or similar would ever be considered?

MOsteen

From: Scala, Mary Joy [<mailto:scala@charlottesville.org>]
Sent: Monday, July 21, 2008 5:03 PM
To: Planning Commission
Cc: Missy Creasy
Subject: Letter re Coca Cola 10th Street Individually protected property

This letter may have been sent to you previously in your packet with the second page missing.

Mary Joy Scala, 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

7/22/2008

Mayor Dave Norris
1409 Early Street
Charlottesville, VA 22902

July 7, 2008

Vice Mayor Julian Taliaferro
1500 Grove Road
Charlottesville, VA 22901

David Brown
1534 Rugby Avenue
Charlottesville, VA 22903

Holly Edwards
917 6th Street, SE
Charlottesville, VA 22902

Satyendra Huja
1502 Holly Road
Charlottesville, VA 22901

Missy Creasy
Planning Manager
City of Charlottesville
PO Box 911
Charlottesville VA 22902

Dear Councilors and Commission members:

I am writing about the Coca-Cola Bottling Works building at 134 10th Street NW (on the agenda July 22).

First of all, I'd like to say I support the mission of the BAR and I'm a fan of historic preservation. I am in the process of renovating buildings in other local historic districts.

A historic district offers three benefits:

1. It provides the property owner some protection against major changes to the character of the surrounding neighborhood;
2. It can provide renovation tax credits to the owner, which can offset the lower property value that comes with such a designation;
3. It helps keep old buildings intact, which makes the city more interesting to look at.

In the case of 134 10th Street, I get no benefit from #1. I am surrounded by the vacant, unprotected Big Jim's catering shed on the north; the vacant, unprotected upholstery and motorcycle shops on the south; and Westhaven on the east.

There is also no benefit #2, since *local* districts and designations have no tax credit feature.

I agree that #3 is relevant here, but the benefit accrues to the city and its residents at the expense of the property owner.

I am writing to propose that council either:

1. Continue its policy of not applying historic designations against property owners' wishes, or
2. Create a compensation system, possibly funded through property tax abatements, that rewards property owners for keeping their old buildings intact and thereby maintaining quality surroundings for all Charlottesville residents.

Sincerely,



Bill Chapman
Owner, 134 Tenth St NW
295-4477

Department of Neighborhood Development Services
610 East Market Street
P. O. Box 911
Charlottesville, VA 22902
(434) 970-3182 - PHONE
(434) 970-3359 - FAX

**CITY OF
CHARLOTTESVILLE**

Fax

To: Cheri Lewis From: M. J. Scala
Fax: _____ Pages: 2 + cover
Phone: _____ Date: 7-21-08
Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:



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VIRGINIA
www.charlottesville.org

MARY JOY SCALA, AICP
PRESERVATION & DESIGN PLANNER

NEIGHBORHOOD DEVELOPMENT SERVICES
CITY HALL - P.O. BOX 911
610 EAST MARKET STREET
CHARLOTTESVILLE, VA 22902
OFFICE: (434) 970-3130
FAX: (434) 970-3359
Email: scala@charlottesville.org

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

July 7, 2009

CCBW LLC
PO Box 2139
Charlottesville, VA 22902

Dear Property Owner,

This letter is to notify you, as a property owner, that the City of Charlottesville is considering the designation of several additional properties as individually protected historic properties, including your property described as:

134 10th Street NW, City Tax Parcel 310156000, Coca Cola Bottling Works

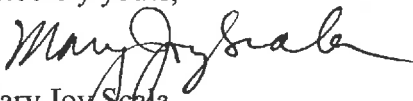
An individually protected property is a designated building, structure, or landmark, together with its landscape and setting, which is of special historic, cultural, or architectural significance, and which is located outside the city's major design control districts.

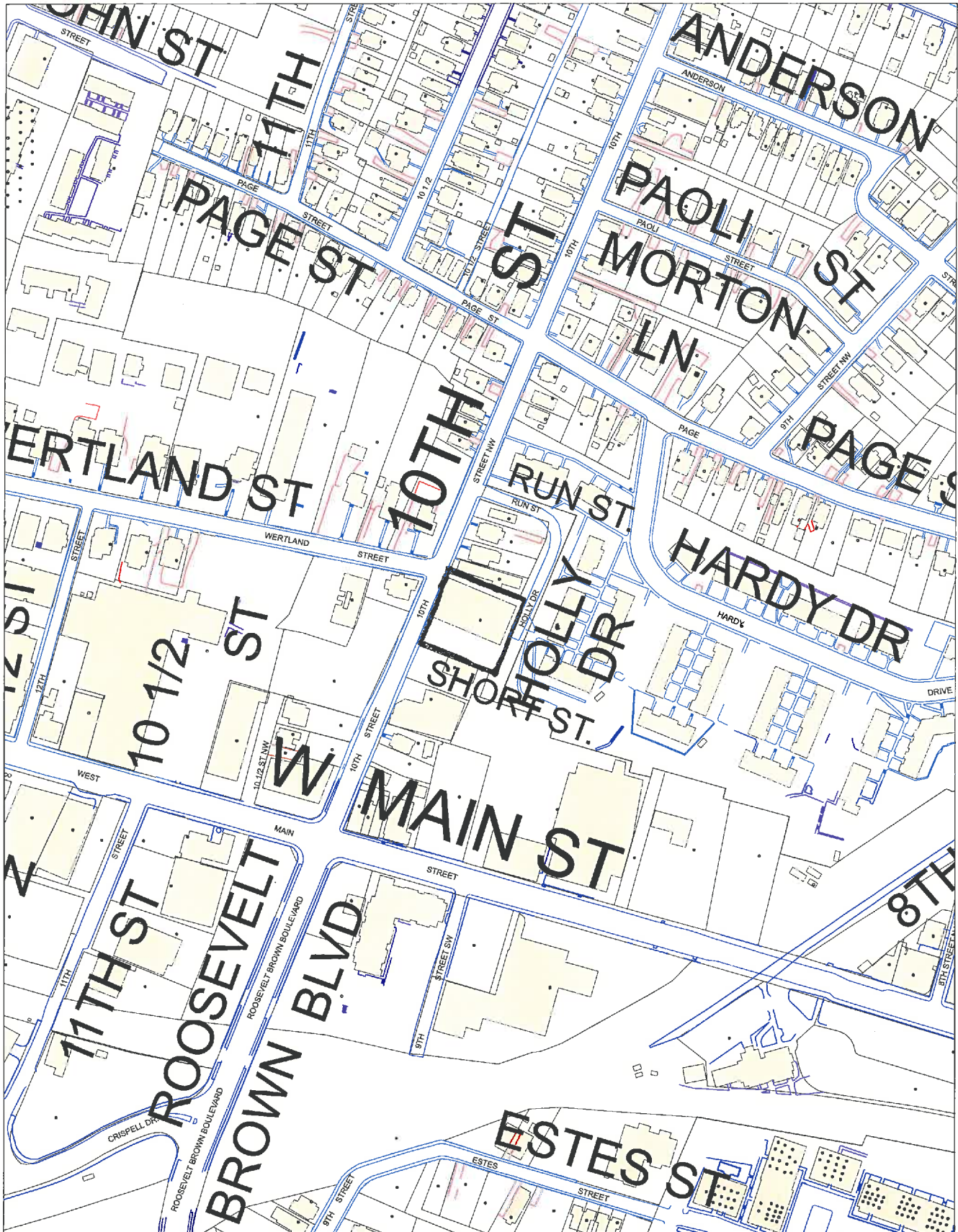
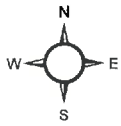
The procedure for designating a new *individually protected historic property* is: (1) the Board of Architectural Review (BAR) will meet to make recommendations to City Council regarding the proposed designation; (2) you will receive notice of a joint public hearing to be scheduled at a later date with the Planning Commission and City Council, when the Planning Commission will receive public comment and make recommendations to City Council; (3) City Council will meet again to make the final decision, and may, by ordinance, designate the property.

You are invited to attend a joint public hearing when the Charlottesville Planning Commission will take public comments and make a recommendation to City Council regarding designation of your property on Tuesday, July 22, 2008, beginning at 5:00 p.m., in the City Council Chambers, City Hall, 605 East Main Street, Charlottesville, Virginia. Please use the Mall (front) entrance to the building. Other entrances are locked after 5:00 p.m.

If you have questions, please stop by the Department of Neighborhood Development Services, 2nd floor, City Hall, or contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,


Mary Joy Scala
Preservation and Design Planner



Parcel Lines are not Survey Accurate *Coca Cola Bottling Works*
NEIGHBORHOOD DEVELOPMENT SERVICES
APRIL 2008

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

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April 9, 2009

CCBW LLC
PO Box 2139
Charlottesville, VA 22902

Dear Property Owner,

This letter is to notify you, as a property owner, that the City of Charlottesville is considering the designation of several additional properties as individually protected historic properties, including your property described as:

134 10th Street NW, City Tax Parcel 310156000, Coca Cola Bottling Works

An individually protected property is a designated building, structure, or landmark, together with its landscape and setting, which is of special historic, cultural, or architectural significance, and which is located outside the city's major design control districts.

The procedure for designating a new *individually protected historic property* is: (1) the Board of Architectural Review (BAR) will meet to make recommendations to City Council regarding the proposed designation; (2) you will receive notice of a joint public hearing to be scheduled at a later date with the Planning Commission and City Council, when the Planning Commission will receive public comment and make recommendations to City Council; (3) City Council will meet again to make the final decision, and may, by ordinance, designate the property.

You are invited to attend a public discussion at a special BAR meeting on **Tuesday, April 29, 2008**, beginning at **5:00 p.m.**, in the **City Council Chambers, City Hall**, 605 East Main Street, Charlottesville, Virginia. Please use the Mall (front) entrance to the building. Other entrances are locked after 5:00 p.m.

If you have questions, please stop by the Department of Neighborhood Development Services, 2nd floor, City Hall, or contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

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April 9, 2008

Dear Abutting Property Owner,

This letter is to notify you, as an abutting property owner, that the City of Charlottesville will soon consider designating **134 10th Street NW (Coca Cola Bottling Works)** as an *individually protected historic property*. *An individually protected property is a designated building, structure, or landmark, together with its landscape and setting, which is of special historic, cultural, or architectural significance, and which is located outside the city's major design control districts.*

A copy of the application and supporting information is available in the Department of Neighborhood Development Services. It contains a description of the architectural and historical significance of the property, and photographs of the building.

The procedure for designating a new *individually protected historic property* is: (1) the Board of Architectural Review (BAR) will meet to make recommendations to City Council regarding the proposed designation; (2) you will receive notice of a joint public hearing to be scheduled at a later date with the Planning Commission and City Council, when the Planning Commission will receive public comment and make recommendations to City Council; (3) City Council will meet again to make the final decision, and may, by ordinance, designate the district.

You are invited to attend a public discussion at the BAR meeting on **Tuesday, April 29, 2008**, beginning at **5:00 p.m.**, in the **City Council Chambers, City Hall**, 605 East Main Street, Charlottesville, Virginia. Please use the Mall (front) entrance to the building. Other entrances are locked after 5:00 p.m.

If you have questions, please stop by the Department of Neighborhood Development Services, 2nd floor, City Hall, or contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner