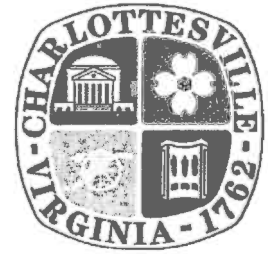


CITY OF CHARLOTTESVILLE
"A World Class City"



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

August 19, 2010

CCBW, LLC
PO Box 5145
Charlottesville, VA 22905
ATTN: Bill Chapman

**RE: Certificate of Appropriateness Application
BAR 10-08-02
134 10th Street NW
Tax Map 31 Parcel 156
Stoa Design, Applicant/ CCBW, LLC, Owner
Add new doorway, uncover windows, move gate**

Dear Mr Chapman,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 17, 2010.

The BAR approved on the consent agenda the application as submitted.

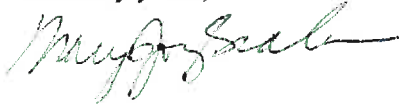
In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (August 17, 2011), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner

cc:

Michael Savage
STOA Design & Construction LLC
PO Box 199
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 17, 2010**



Certificate of Appropriateness Application
BAR 10-08-02
134 10th Street NW
Tax Map 31 Parcel 156
Stoa Design, Applicant/ CCBW, LLC, Owner
Add new doorway, uncover windows, move gate

Background

134 10th Street NW (former Coca Cola Bottling Works) is an Individually Protected Property. The oldest two-story section dates from 1929; the one-story addition behind it dates between 1929-1937; the north and east one-story additions date from between 1946-1952.

Application

The applicant's firm is occupying the north addition.

He proposes to add a new steel door painted gray into the wall just east of the existing white panel door. The new gray door will match the style of the existing (black) door that faces 10th Street. The wall where the new door is going is currently sided in T-111 (wood siding) painted brick red.

The unpainted cinder block will be painted charcoal gray (Benjamin Moore "deep space"). The applicant is willing to also repaint the brick red T-111 the same gray, if the BAR desires.

The plywood will be removed from two existing windows on the north elevation. The metal frames will remain, and the glass will be replaced. New security grating will be added to these windows, similar to the grating visible in the photos on the west and south sides of the building. The new grating will go to the top of the windows.

The existing chain link gate will be removed. A new chain link gate is proposed further back in the alley, as shown in the attached plan.

Criteria 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.*

Guidelines for Site Design

p. 2.4

C. WALLS AND FENCES

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) Match old fencing in material, height, and detail.*
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) For new fences, use materials that relate to materials in the neighborhood.*
- 6) Take design clues from nearby historic fences and walls.*
- 7) Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
- 8) If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
- 9) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 10) Avoid fences over six (6) feet in height.*
- 11) Fence structure should face the inside of the fenced property.*
- 12) Relate commercial privacy fences to the materials of the building. If the*
 - a. commercial property adjoins a residential neighborhood, use brick or painted*
 - b. wood fence or heavily planted screen as a buffer.*
- 13) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 14) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 15) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

Guidelines for Rehabilitation

C. WINDOWS (pp4.4 and 4.5)

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*

- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*

D. Entrances, Porches, and Doors

p. 4.6 & 4.7

13. New door openings should not be introduced on facades visible from the street.

Discussion and Recommendations

The proposed changes are compatible with the building, and uncovering the windows will upgrade its appearance. The new doorway is unobtrusive. The T-111 siding could be painted gray, or could remain brick red. The security grating is consistent with the rest of the building.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design, I move to find that the proposed doorway, paint color, window rehabilitation, security grating, and gate replacement satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications...).



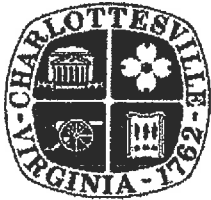
BENJAMIN MOORE®
COLOR PREVIEW® 2125

RECEIVED

JUL 27 2010

NEIGHBORHOOD DEVELOPMENT SERVICES

P10-0093



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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Information on Subject Property

Physical Street Address: 134 TENTH STREET NW UNIT F
City Tax Map/Parcel: 31-156

Name of Historic District or Property: COCA-COLA BOTTLING WORKS
Do you intend to apply for Federal or State Tax Credits for this project? NO

Applicant

Name: MICHAEL SAVAGE - STOA DESIGN + CONSTRUCTION LLC
Address: PO BOX 199
CVILLE VA 22902
Email: MSAVAGE21@EARTHLINK.NET
Phone: (W) 434.977.9400 (H) 434.806.3932
FAX: 434.977.8260

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature: [Handwritten Signature] Date: 7.21.10

Property Owner (if not applicant)

Name: CCBW, LLC
Address: PO Box 5145
Charlottesville, VA 22905
Email: Eddie.Karlson@cbre.com
Phone: (W) 434.531.5068
FAX:

Property Owner Permission (if not applicant)

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

Signature: Eddie Karlson Date: 7/27/10
Agent for Owner

Description of Proposed Work (attach separate narrative if necessary): ADD A NEW 1 LITE STEEL DOOR TO UNIT F. DOOR TO MATCH EXISTING DOOR AT ENTRY ON 10TH STREET. REMOVE PLYWOOD FROM 2 WINDOWS AND REPLACE GLASS IN EXISTING WINDOWS. REMOVE GATE AND INSTALL A NEW ONE AT OTHER SIDE OF ALLEY.
Attachments (see reverse side for submittal requirements):

For Office Use Only

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

Approved/Disapproved by:
Date:
Conditions of approval:



10th Street View



10th Street View

Coca-Cola Bottling Works
134 Tenth Street NW



Holly Drive View



Holly Drive View



Holly Drive View



10th Street View



10th Street Context



10th Street Context



10th Street View



10th Street View



10th Street View



10th Street View



Parking Lot View



Parking Lot View

Coca-Cola Bottling Works
134 Tenth Street NW

Scala, Mary Joy

From: Michael Savage [msavage21@earthlink.net]
Sent: Thursday, August 12, 2010 12:12 PM
To: Scala, Mary Joy
Subject: Re: 134 10th Street NW
Attachments: WoodShopPlan.jpg

Mary Joy

I have attached a SketchUp plan view of the Coca-Cola building. We plan to move the gate back to the walk-in refrigerator of Big Jim's. This will allow us to get into the entry to the woodshop part of our space from Run Street when the gate is locked. It will open up against Big Jim's walk-in. You can also see that we are planning on opening only the first two windows next to our new door. The third window has two large holes cut in the frame that would be expensive to fix. We are trying to fix up the office part of our space mainly. The grating will be similar to the grating in the front but will cover the entire opening to protect the glass. I will bring by the color sample later today or tomorrow. I can also bring a copy of the plan if you need a hard copy.

Thank You

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

From: "Scala, Mary Joy"
Sent: Aug 10, 2010 4:35 PM
To: Michael Savage
Subject: 134 10th Street NW

Micheal,

You were going to get a sketch plan that shows where the new gates are going, also a gray color sample.

Also, how many windows are you planning to re-open?

Thanks

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

Michael Savage
STOA Design+Construction LLC
434.806.3932

8/12/2010

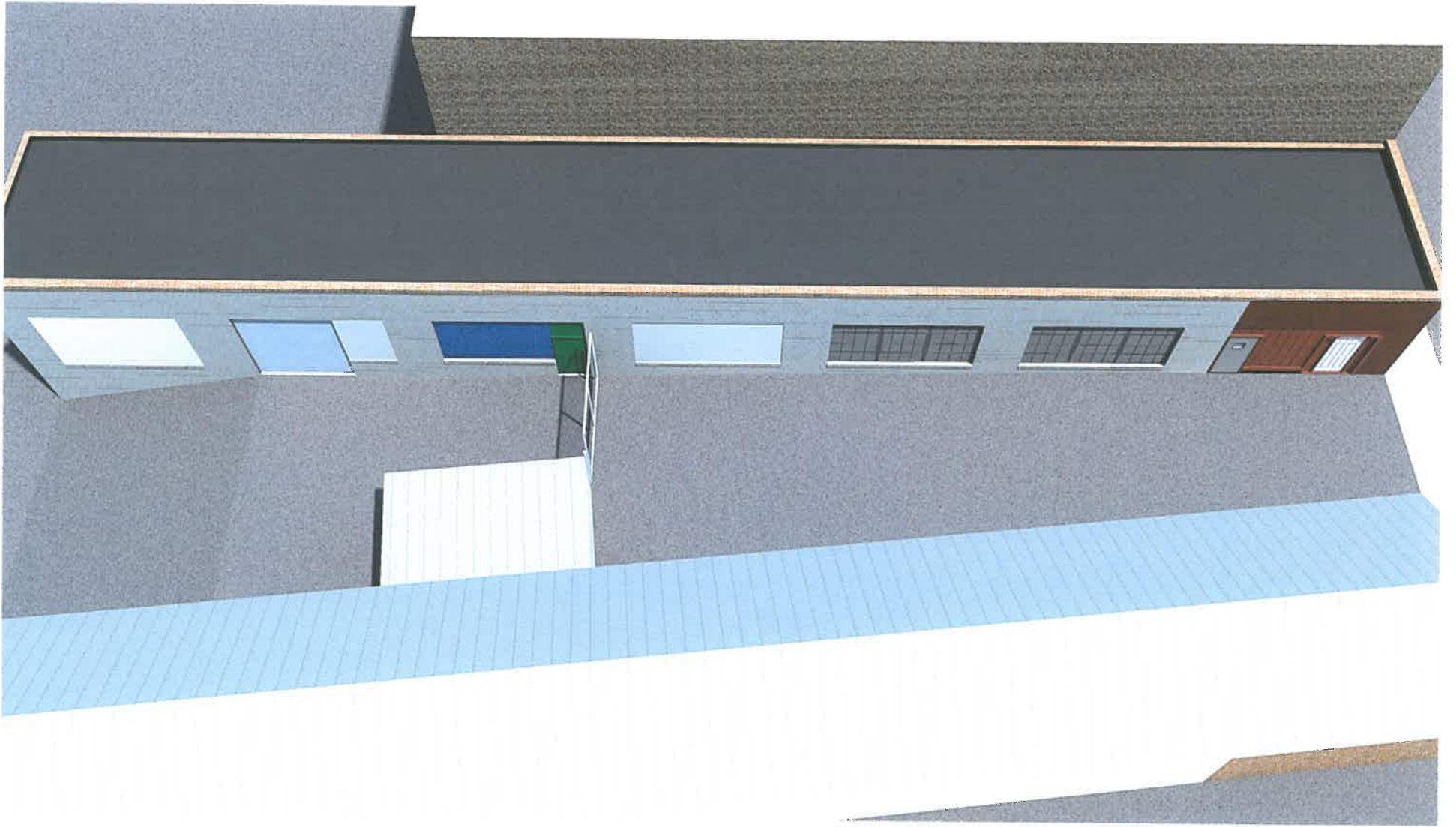


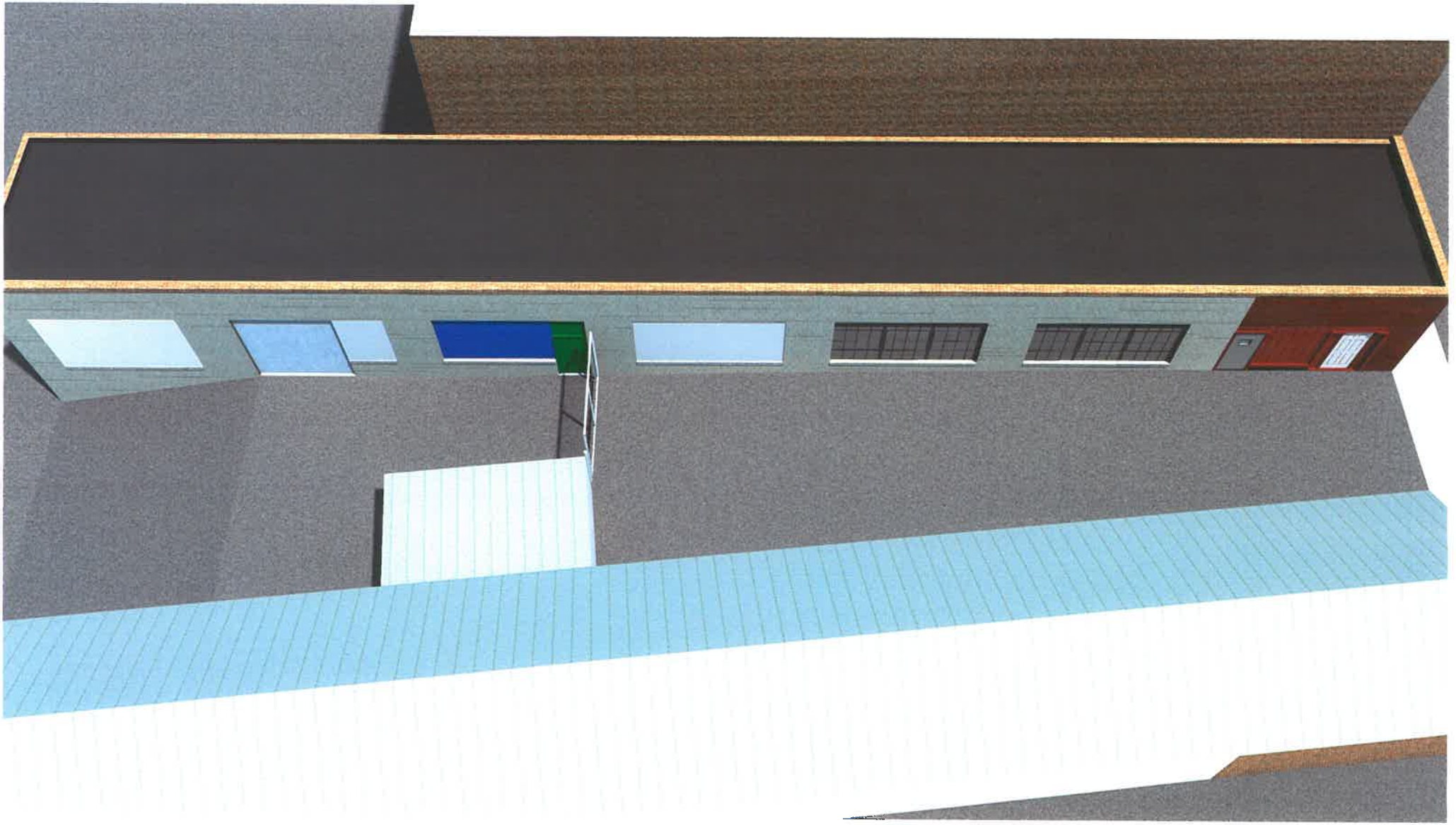
Existing View from 10th Street



New View from 10th Street with New Entry and Windows Uncovered

Coca-Cola Bottling Works
134 Tenth Street NW





Scala, Mary Joy

From: Michael Savage [msavage21@earthlink.net]
Sent: Monday, August 02, 2010 4:00 PM
To: Scala, Mary Joy
Subject: Re: 134 10th Street NW

Mary Joy

I just returned to the office. I will send you a plan that shows a new location for the gate either later today or tomorrow if that is ok. The fence will be chain link, the same as the existing fence. We were thinking that the door would be gray like the rendering. We will also be painting the existing block a gray similar to the color of the block. I will bring a color sample by for your approval. The wall where the new door is going is currently sided in T-11 siding painted brick red. We are not planning on changing the siding for the new door. We can repaint it the same gray as the block if you think that would be better. We can discuss this when I bring you the paint chip. I did not include the grating over the new windows for this submittal because I thought that you could approve it administratively. It will be the same as the existing grating on the front of the building except that it will go to the top of the opening to protect the upper glass. Tell me if there are any other questions. Does the other submittal for the condo on U-circle look okay. I am still trying to get before and after pictures of similar projects from the window reps that I will bring to the meeting with window samples and color chips (white).

Thank You

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

From: "Scala, Mary Joy"
Sent: Jul 30, 2010 4:51 PM
To: Michael Savage
Subject: 134 10th Street NW

I'd like to put this application on consent agenda, but have a couple questions.

Can you do a quick sketch plan view showing where you want to put the new gate?

Will it be chain link like the existing one?

Did you change your mind about adding security grates to these two windows?

Will the new door be gray like the rendering, or black like the 10th Street door?

What is the material of the wall where the new door is going? Is it wood or brick covered in wood?

Thanks

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

Michael Savage
STOA Design+Construction LLC
434.806.3932

8/2/2010



2125-30

gray shower



2125-20

deep space



2125-10

black panther

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COLOR PREVIEW® 2125



2121-30

pewter



2121-20

steel wool



2121-10

gray

BENJAMIN MOORE®
COLOR PREVIEW® 2121