

Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville Department of Neighborhood Development Services P.O. Box 911, 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 \$375 application fee. For other projects requiring BAR approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville. The BAR meets the third Tuesday of the month. Deadline for submittals is Thursday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name: Michael Heath - Facility Manager Applicant Name: Municipal Council
Project Name/Description: S. Walnut Bank Parcel Number: 53-115
Property Address: 402 Park St. Charlottesville, VA

Applicant Information

Address: 208 7th St SW Charlottesville, VA
Email: Mike P. Moncrief@concrete.com
Phone: (434) 438-3809 (434) 262-7087
Fax: (434) 966-233

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

Signature: Mike P. Moncrief Date: 11/21/12

Property Owner Information (if not applicant)

Address: 10 Franklin Rd SE, Suite 380 Roanoke, VA 24011
Email: Mike Heath@svi.net, c94
Phone: (434) 540-482-316 (434) 540-494-895
Fax: (434) 540-482-3361

Signature: M. Heath Date: 11/21/12

Property Owner Permission (if not applicant)

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

Signature: Mike Heath Date: 10/12/12

Signature: Michael Heath Date: 12/12/12

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): 402 Park St and 1009 E High St.

Brick wall lot w

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

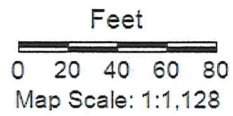
Site plan, 03/14 Retaining wall plan

01/12 Section

For Office Use Only
Received by:
Fee paid: Cash/CK, #
Date Received:
Approved/Disapproved by:
Date:
Conditions of approval:

Legend

- Parcels
- Structures
- Addresses
- Parcels
- Parks
- Roads

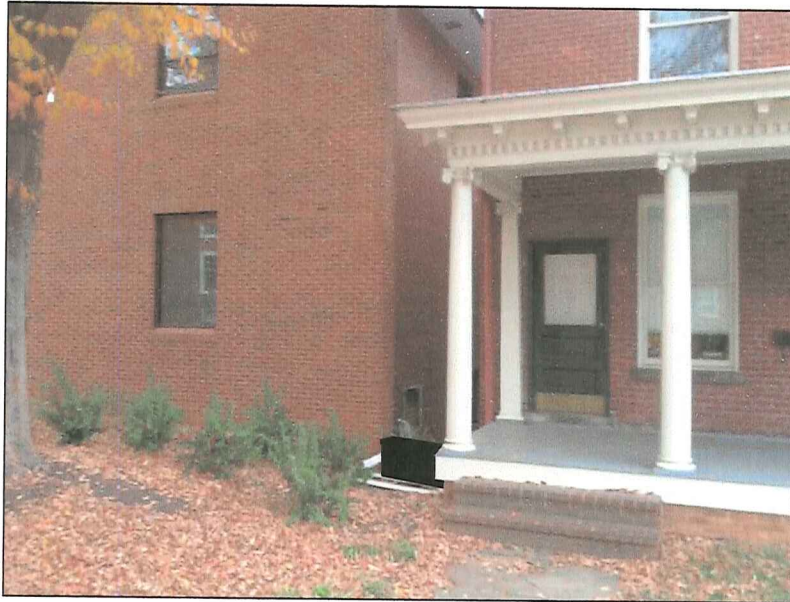


Title: sun trust

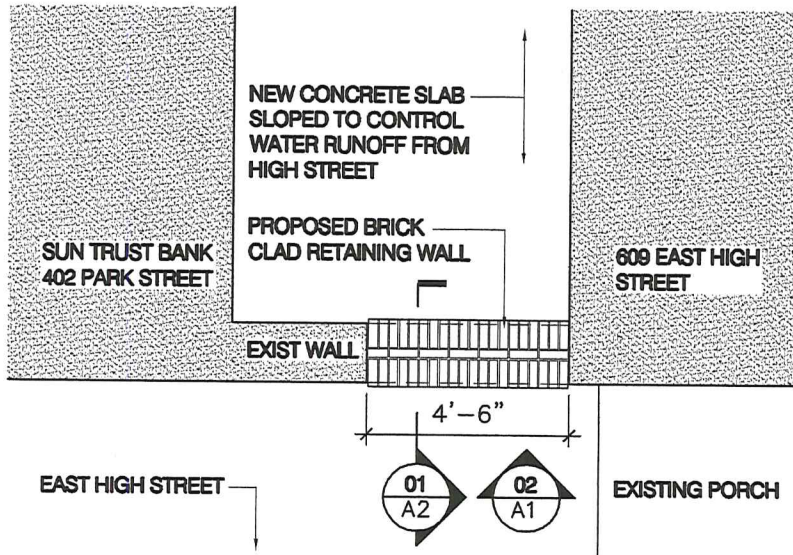
Date: 11/19/2012

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.

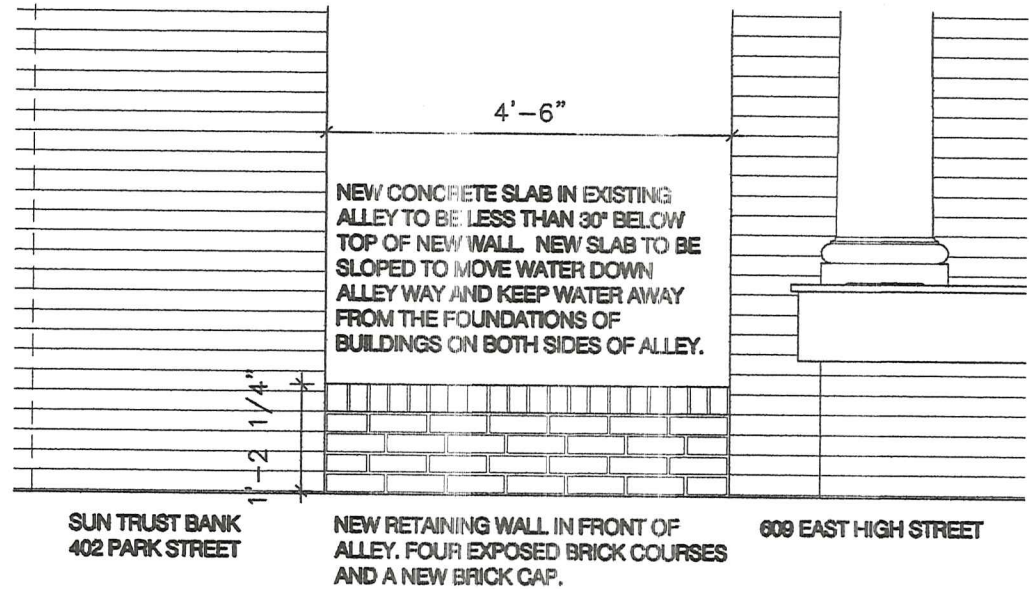




01 VIEW FROM E. HIGH STREET OF NEW RETAINING WALL
A1 Scale: NTS



03 Retaining Wall Plan
A1 Scale: 1/4" = 1'-0"



02 Retaining Wall Elevation From East High Street
A1 Scale: 1/2" = 1'-0"

PROJECT NOTES

BRICK TO BE MATCHED TO EXISTING BRICK ON THE SUN TRUST BANK BUILDING LOCATED AT 402 PARK STREET THAT FRONTS EAST HIGH STREET.

BRICK COURSING TO ALIGN WITH EXISTING BRICK FACADE OF 402 PARK STREET THAT FRONTS EAST HIGH STREET. SHRUBS THAT MATCH THOSE IN PHOTO 01/A1 MAY BE PLANTED IN FRONT OF NEW WALL IF REQUIRED BY THE BAR MEMBERS.

TOP OF BRICK CAP TO TOP OF NEW CONCRETE SLAB IN THE ALLEY SHALL NOT EXCEED 30 INCHES IN HEIGHT. THIS PRECLUDES THE OWNER FROM HAVING TO PLACE A GUARDRAIL ON TOP OF OR IN FRONT OF THE NEW RETAINING WALL. THE NEW SLAB WILL SLOPE AWAY FROM BOTH FOUNDATIONS OF 402 PARK STREET AND 609 EAST HIGH STREET AND SLOPE TOWARDS THE PARKING LOT BEHIND THE SUN TRUST BANK BUILDING TO AN EXISTING STORM WATER DRAIN.

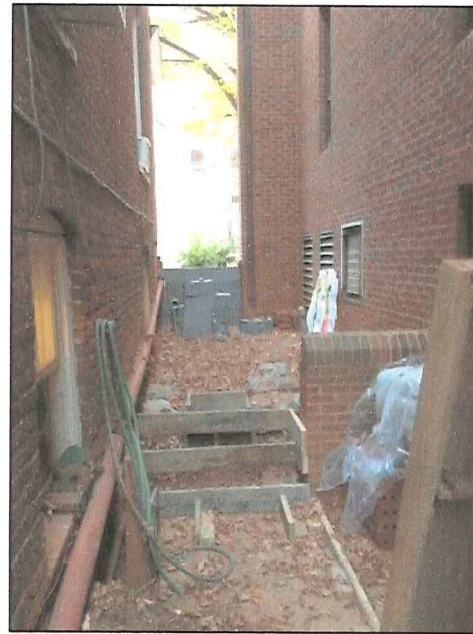
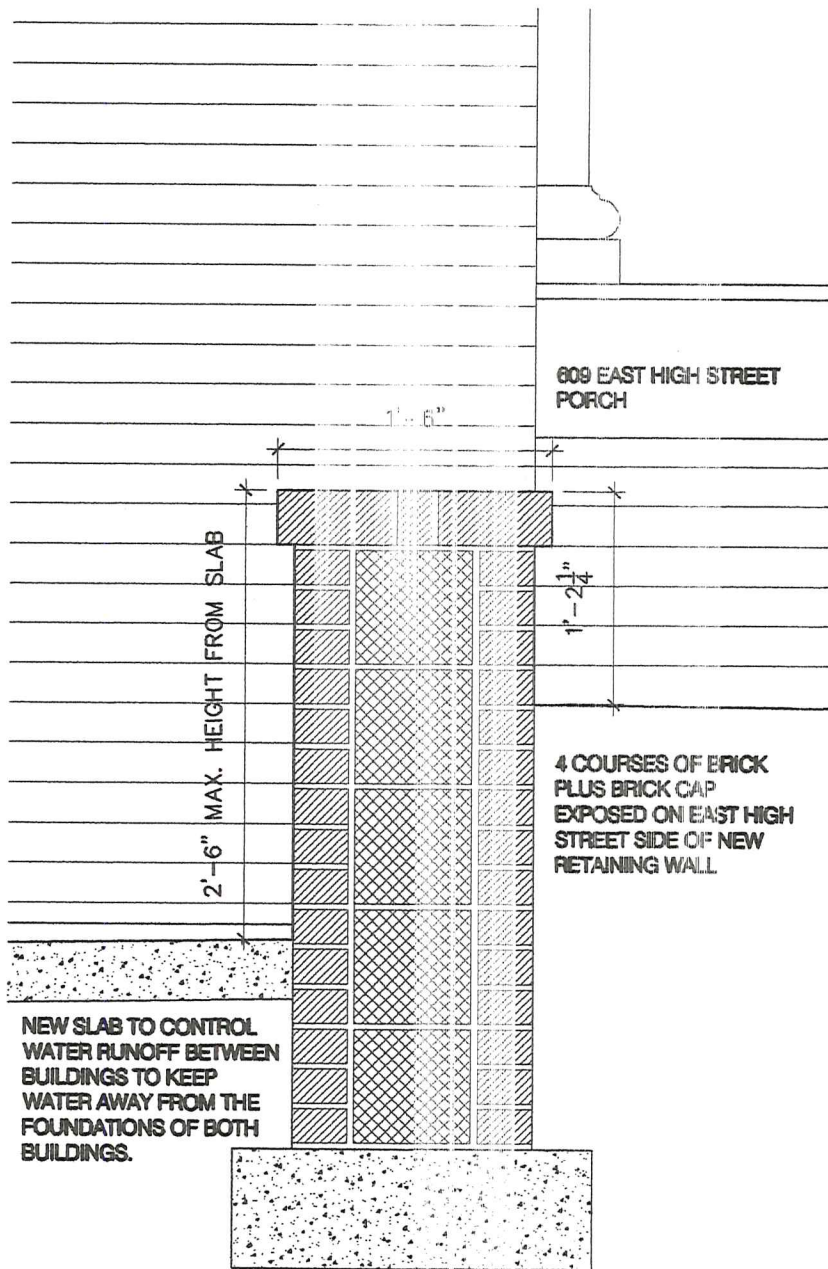
THE ELEVATION OF THE WALL AS SEEN FROM EAST HIGH STREET WILL HAVE FOUR COURSES OF BRICK PLUS A BRICK CAP ABOVE GRADE. THE HEIGHT FROM GRADE SHALL BE PLUS OR MINUS 14'.

04 PROJECT NOTES
A1 Scale: NTS

A1

Sun Trust Bank
 402 Park Street
 Charlottesville, Virginia 22902

S T O A
 DESIGN + CONSTRUCTION, LLC
 P.O. Box 199
 Charlottesville, Va. 22902
 T 434.977.9400



Retaining Wall As Seen From Alley Between Buildings



View of Alley From Parking Lot Behind 402 Park Street

02 ALLEY VIEWS LOOKING TOWARDS EAST HIGH STREET FROM PARKING LOT
A2 Scale: NTS

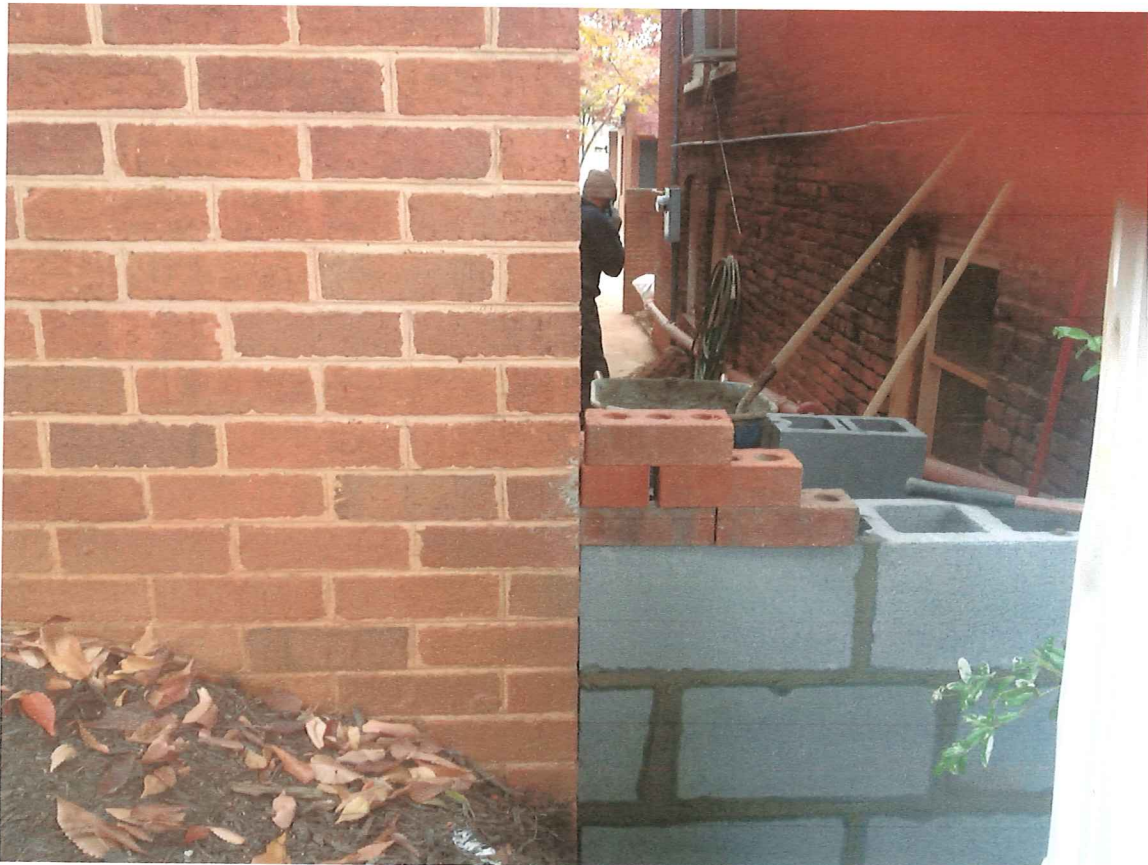
01 Retaining Wall Section
A2 Scale: 1" = 1'-0"

A2

Sun Trust Bank

402 Park Street
Charlottesville, Virginia 22902

S T O A
DESIGN + CONSTRUCTION, LLC
P.O. Box 199
Charlottesville, Va. 22902
T_ 434.977.9400



402 Park Street

Scala, Mary Joy

From: Vineyard, William
Sent: Thursday, November 08, 2012 7:00 PM
To: Mike Christian; Scala, Mary Joy
Cc: Tolbert, Jim
Subject: RE: Suntrust bank patio and wall

Mike,

Where this wall does not support the surcharge for a structure and is less than 4 ft. in height will not require a building permit. It is recommended a barrier for fall protection should the wall be more than 30 inches in height.

Sincerely,

Francis

From: Mike Christian [mike@monarchconcrete.com]
Sent: Thursday, November 08, 2012 5:06 PM
To: Scala, Mary Joy
Cc: Vineyard, William; Tolbert, Jim
Subject: RE: Suntrust bank patio and wall

Mary Joy,

The wall is 13 courses high, so well under 4 feet. And, some of those will be buried. But, I will confirm that with Francis.

I will also get the word out that you would like to be contacted by someone from the bank. These matters are handled out of state and, I believe by a maintenance company. I do know that, after a flurry of phone calls yesterday, I agreed to contact you and assume that you have not heard from the bank because they felt I was addressing the issue. Certainly, after the extensive work they did on the Park Street side, someone at the bank is aware of the regulations.

It is my understanding that the neighbors are aware of the plan and that they are aware that the work will benefit them. If that is not the case, I can only assume that, again, the message got garbled in the long chain of communication. However, several people that I now assume are tenants have expressed their excitement about and the need for the work. The grades that are already established will drain water away from the building and do more to protect their foundation than the existing condition. The drain in front of the wall will also divert water that was running from the High Street side of the property toward their foundation. I will make sure the Garbaccios agree that these are benefits or turn the matter over to the bank. I am always astounded when people contact the City instead of talking to someone at the site.

I will submit the forms as soon as they are accurately completed.

Thank you for your patience,
Mike

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, November 08, 2012 8:32 AM
To: 'Mike Christian'
Cc: Vineyard, William; Tolbert, Jim
Subject: RE: Suntrust bank patio and wall

Mike,

Thank you for your email.

At Sun Trust you need a building permit if the retaining wall is over 4 feet in height from bottom grade. Contact Francis Vineyard, Plans Reviewer, (970-3672) to discuss if you need one; he has looked at the site.

You also need a Certificate of Appropriateness from the Board of Architectural Review for any exterior changes in a historic district.

I am attaching an application form, which you need to submit with a fee of \$125.

You need to submit a plan drawing of the proposed alterations and an elevation drawing showing the height and design of the proposed wall in relation to both buildings it appears to connect. Additional photos of both sides of the wall would also help explain the project. You may submit these drawings/photos in digital form. I will circulate them to the BAR to see if they want to discuss it at a regular meeting or if they will let me approve it administratively. If they have concerns and want to discuss at a meeting, the next meeting is December 18.

I know you are not disturbing enough area to warrant City review of a drainage plan, but I would strongly recommend that you contact the owners of the abutting property at 609 E High Street to reassure them that your drainage plan will not adversely impact their building, which is constructed of old, porous brick. I have advised them that any drainage impacts caused by your alterations would be a civil matter and not a City responsibility. There is probably a way to easily design the proposed concrete area to keep the drainage away from both buildings. The owners are Gary and Beverly Garbaccio, 434-770-2451.

When you submit the application, it requires a property owner contact information and consent. I intend to follow up with someone from the bank because I am very concerned that no one from SunTrust contacted me after I went to the bank and requested that they did. Stop work orders are a last resort and I want to talk to someone from the bank to make sure they understand the process so this does not happen again.

As we discussed with Tim Michel at the King Building, you will be taking up and replacing the same bricks, so that is truly considered maintenance.

Mary Joy

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

From: Mike Christian [<mailto:mike@monarchconcrete.com>]
Sent: Thursday, November 08, 2012 6:26 AM
To: Scala, Mary Joy
Cc: Vanessa@monarchconcrete.com; 'Tammy Gibson'
Subject: Suntrust bank patio and wall

Ms. Scala,

I am a 3rd tier subcontractor on the Suntrust project. Moore Masonry is a fourth tier sub. It was our understanding that the required approvals were in place, but obviously that is not the case. These misunderstandings often happen when so many parties are involved. I apologize for any inconvenience caused by the misunderstanding.

That said, as I am local, I have agreed to get approvals in place. It is, however, my understanding that there is no building permit requirement for a site retaining wall and a concrete patio. So, I am unsure as to what permit I you were referring to. I also am unsure about how to get approval for the project.

If it matters, there was a small timber wall on the site. I believe some of the wood is still onsite awaiting removal. Though we haven't officially met, I hope you will trust that I was not trying to avoid any part of the process. I would steer you toward anyone in Engineering and people like Dale Miller for references on that. If you could contact me at your earliest convenience with advice on how to proceed, I would greatly appreciate it. The bank is anxious to complete the work as it is motivated by some employee safety and privacy concerns. Thank you in advance for your help. Please feel free to call my cell phone 434-960-6233. I am also going to be doing the pavement repairs for Tim Michel at the King Building. So, I would like to make sure we don't have a similar misunderstanding.

Mike Christian

Monarch Concrete Construction, Inc.

434-293-8069

434-960-6233

mike@monarchconcret.com

Scala, Mary Joy

From: Mike Christian <mike@monarchconcrete.com>
Sent: Wednesday, December 05, 2012 11:45 AM
To: Scala, Mary Joy
Cc: 'Vanessa Altman'; 'Michael Savage'; 'Moore Masonry'
Subject: FW: Sun Trust Bank retaining wall
Attachments: city sun trust.pdf; A1 SUN TRUST BANK RETAINING WALL.pdf; A2 SUN TRUST BANK RETAINING WALL.pdf

Mary Joy,

Attached are the Suntrust plans prepared by Mike Savage. Should I attend the meeting on December 18? Would it be a good idea to ask Mike to attend in case there were questions best answered by an architect?

Thanks for your patience and guidance. This is usually done by the time I am involved.

On a more positive note, I think the King Bldg. turned out well.

Best,

Mike

From: Michael Savage [mailto:michaelstevensavage@gmail.com]
Sent: Wednesday, November 21, 2012 9:16 AM
To: Mike Christian
Subject: Sun Trust Bank retaining wall

Mike

Attached are PDF's of the drawings for the retaining wall. The city sun trust pdf is a site plan from the city's web site. I can make any changes you think are necessary. I also have a hard copy of the drawings with me at my house if the pdf's do not print that well. Sometimes the compression of the files makes the pictures look blurry. I can send these files electronically to Mary Joy if you want, but it might be easier to give her the whole packet and see if she has any comments before she sends it to everyone on the BAR. Give me a call to discuss this or the ginger beer when you get a chance.

Thank You
Michael Savage