

Lasley, Timothy G

From: Mess, Camie
Sent: Thursday, March 21, 2019 3:57 PM
To: ed.bain1960@gmail.com
Cc: Werner, Jeffrey B; Lasley, Timothy G
Subject: March BAR Action - 420 Park Street

March 21, 2019

Certificate of Appropriateness

BAR 19-03-01
420 Park Street
Tax Parcel 530120000
Edward Bain/Robert Downer, Owner/Applicant
Addition of Solar Panels

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 19, 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 property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Motion: Balut moved to approve the consent agenda. Earnst seconded. Approved (7-0-1, with Mohr recused)

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=1354

This certificate of appropriateness shall expire in 18 months (September 19, 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
March 19, 2019**



Certificate of Appropriateness Application

BAR 19-03-01

420 Park Street

Tax Parcel 530120000

Edward Bain/Robert Downer, Owner/Applicant

Addition of Solar Panels



Background

Constructed in 1902, the McCue house is a contributing property in the North Downtown ADC District. Built in the Queen Anne style this house demonstrates the successful adaption of domestic design for modern commercial needs. Among the most notable features of the exterior is the octagonal tower decorated with handsome Adamesque medallions. Reflecting the shape of the tower is the semi-octagonal dormer on the main block. Recently the entrance veranda was abbreviated into a small entrance porch. (Historic Survey attached)

Application

Applicant's submittal:

- Application dated February 26, 2019: diagram of solar panel placement on the roof

Installation of roof mounted, solar photovoltaic system. 300W system will consist of 35 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 property and other properties in the North Downtown ADC District, 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 property and other properties in the North Downtown ADC District, 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)
Conservation District - 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

RECEIVED

FEB 23 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

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.

Project Name/Description	470 PARK STREET SOLAR PANELS	Parcel Number	53 012 0000
Project Address/Location	470 Park Street		
Owner Name	EDWARD BAIN / ROBERT DOWNER	Applicant Name	SAME

Applicant Information

Address: 470 PARK STREET
CHARLOTTESVILLE, VIRGINIA 22902
Email: ed.bain1960@gmail.com
Phone: (W) 434-977-6155 (H) 434-989-1092

Signature of Applicant

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

Signature: [Signature] Date: _____

Print Name: ED BAIN Date: _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____

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): PLACE SOLAR PANELS ON ROOF OF BUILDING (SEE EXAMPLE ATTACHED)

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

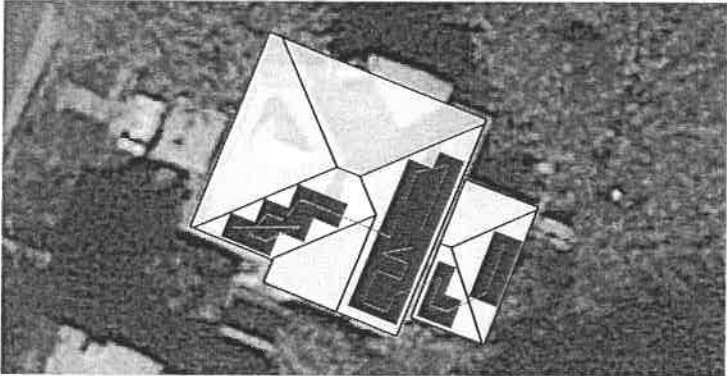
For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	

Solar System Details

System Design

System Size
0.50 kW
 Total Panels: **10**

Estimated Production
12,553 kWh

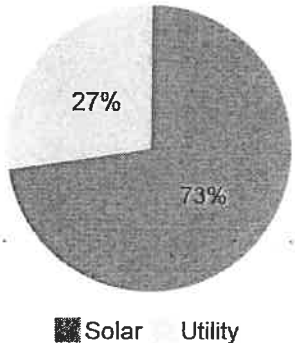


System Production

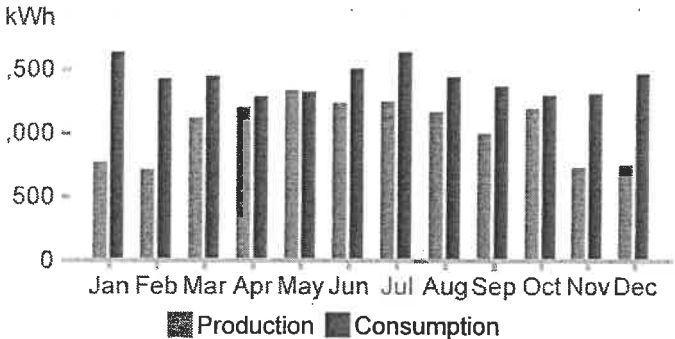
Your system generates

73%

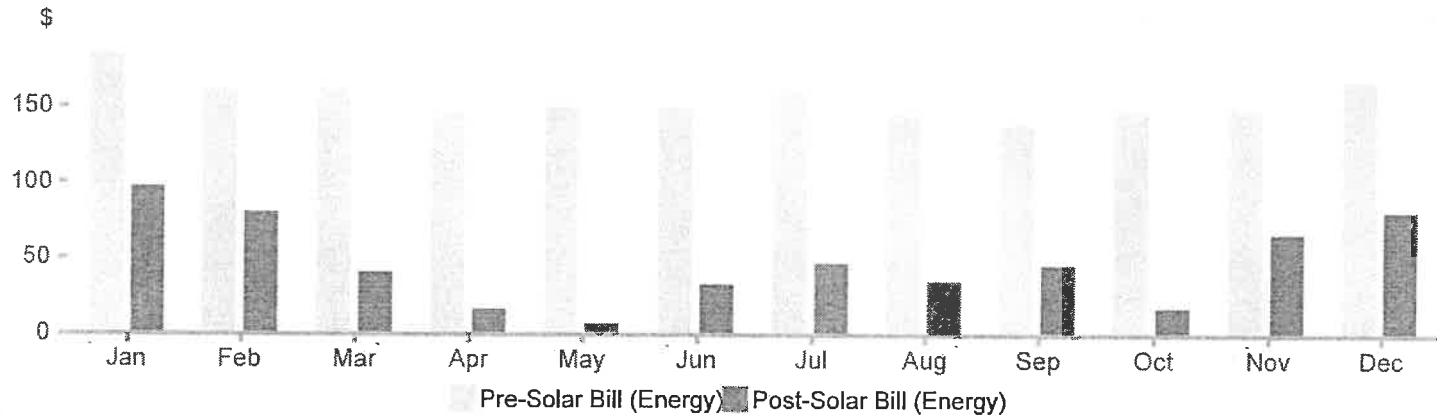
solar every year



Solar Production vs. Home Energy Consumption



Utility Bills Before and After Solar



Financial Details

Total project cost:	\$28,875
Federal tax credit:	\$16,459
Project cost after incentives:	\$12,416
Effective solar energy rate:	0.04 \$/kWh
Monthly savings:	\$ 107
Lifetime savings:	\$39,944
Payback period:	9.0 yrs

Let us make financing easy

With numerous financing options and tax incentives available, owning solar can be a simple choice for anyone.

Contact us:
 540-325-8046
 Tim@SunDaySolar.com

Notes: 35 Canadian Solar 300W all black matte modules

Monthly Utility Savings

(kWh)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Utility Consumption Pre-Solar	1,648	1,437	1,457	1,300	1,336	1,516	1,648	1,453	1,383	1,310	1,323	1,481	17.3k
Utility Consumption Post-Solar	872	716	332	95	(11)	270	391	277	379	109	584	725	4,740
Solar Production	777	721	1,125	1,205	1,347	1,246	1,257	1,176	1,003	1,202	739	756	12.6k
(\$)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Utility Bill Pre-Solar	185	161	164	146	150	150	161	145	139	147	148	166	1,861
Utility Bill Post-Solar	97	81	41	17	7	34	47	35	46	18	67	82	572
Utility Bill Savings	88	81	122	129	143	116	114	109	93	129	81	85	1,289



**Contact us today to get started
on your new solar system!**

Tim Heltzel
540-325-8046
Richard@SunDaySolar.com