

From: Scala, Mary Joy
Sent: Wednesday, November 06, 2013 11:42 AM
To: Grigg, Jimmy P. (jprigg@dgarchs.com); Gathright, Clark (cgathright@dgarchs.com)
Cc: Stultz, Jim
Subject: BAR Action October 15, 2013

November 6, 2013

Daggett & Grigg Architects
10th Street NE Suite 200
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 13-10-01
418 17th Street NW
Tax Map 9 Parcel 8
Beta Bridge, LLC, Owner/ Daggett & Grigg Architects, Applicant
Four story, 10 unit apartment addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2013. The following action was taken:

The BAR accepted (6-0) the applicant's request for deferral. The BAR wants the architect to address their concern that the proposed addition would loom over the contributing building in front. They also suggested contacting the neighbors, specifically the Martha Jefferson House, First Church of Christ, and Delta Delta Delta Sorority [and Westminster Church].

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

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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



WESTMINSTER PRESBYTERIAN CHURCH

PRESBYTERIAN CHURCH (USA)

James J. Baker, Pastor
Laura S. Sugg, Associate Pastor
and Campus Minister
Megan Sharp & Jonathan Schakel
Directors of Music Ministry
Vicky Bethel
Director of Christian Education

October 10, 2013

Mary Joy Scala
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development
P.O. Box 911
Charlottesville, Virginia 22902

RE: Certificate of Appropriateness Application
BAR 13-10-1

Dear Ms. Scala:

I am writing on behalf of the Session and Trustees of Westminster Presbyterian Church with regard to the application to construct a four story, 10 unit apartment addition at 418 17th Street, N.W.

Westminster Church, by its very mission, is located in close proximity to the University of Virginia and serves the spiritual needs of the University – its students, faculty and employees – as well as the greater Charlottesville community. We embrace this relationship, but that does not come without an increasing challenge of maintaining civil decorum. We strive to be an anchor to this neighborhood in the face of growing pressures which have brought increased incidents of littering, vandalism and even personal assaults. We have taken a special interest in the welfare of students, most notably by constructing a private sidewalk on our property connecting our parking lot with the public sidewalk at Beta Bridge in an effort to provide students with a safe and walkway from their residences on 17th Street, Virginia Avenue, etc. as an alternative to illegally crossing the railroad tracks. We are happy to have the great majority of students in our midst.

Although we might prefer our neighborhood's housing density to remain at present levels, we recognize that it may be in the City's best interest to allow somewhat greater numbers of students in this close-in University neighborhood to relieve pressures elsewhere. Our point of contention and the reason for this letter, addresses the transportation component associated with the addition of thirty or more students adjacent to our church property.

Letter to BAR, 10-9-13, page 2

Whether or not it is the intention of the BAR or Planning Commission or City Council, you are greatly increasing the burden of higher speed traffic and unauthorized parking upon Westminster Church, if you do not require sufficient numbers of realistically-accessible parking spaces for the new residents of these apartments. If these spaces are not shown by the developer as available onsite, there must be specific and verifiable options for these future tenants.

As you and the members of the Board of Architectural Review may know or should know, there is no unused capacity on the streets in the near vicinity of this proposed project for parking or for vehicular traffic to accommodate additional dwelling units. Our church lots are seen as a tempting option for these tenants, but our lots are fully subscribed by our church staff, the staff and parents of the Westminster Child Care Center, and by weekday parkers (often UVA faculty and employees) who agree to observe our terms of use which include vacating the lots for various worship services and church events. Past attempts to accommodate University students have ended in failure except in rare cases, as students despite their agreement do not vacate the lots when requested for memorial services nor regular Sunday worship (as they are still in the post-Saturday night mode and Sunday mornings often do not exist for them). Clever attempts to secure parking in our lots not only include falsified parking stickers in the car windshields but one enterprising student painted the pavement with his very official-looking handicapped space complete with blue and white paint and a wheelchair logo!

I understand that the BAR is considering granting the owner/developer credits reducing the required number of spaces for this project because of the use of bicycles and the proximity of a bus stop. We object to granting credits in this case!

We are encountering serious misuse of our church sidewalks by bicyclists and skateboarders traveling at high speed and with reckless abandon, threatening the safety of small children from the child care center, elderly church members and vehicles backing out of spaces in our lots. Sidewalks are for pedestrians. The nearby bus stop referenced in the project application is not "nearby" unless the direction of travel is directly through the church property. This distance should be measured as accessed by public sidewalks and streets!

Westminster will deal appropriately with the misuse of its property, but we would appreciate the City's support by insisting that the increased parking demand and traffic that is generated by the approval of this additional housing density be dealt with honestly by requiring the provision of on-site parking and/or specific off-site, off-street parking.

We ask for your consideration.

Very truly yours,

Sanford P. Wilcox
Church Administrator

400 Rugby Road
Charlottesville VA 22903
Telephone (434) 293-3133
FAX (434) 296-7208

Scala, Mary Joy

Subject: FW: 422 House Porch
Attachments: image.jpeg; image.jpeg; image.jpeg

From: Clark Gathright [mailto:cgathright@dgarchs.com]
Sent: Wednesday, October 09, 2013 12:50 PM
To: Scala, Mary Joy
Subject: FW: 422 House Porch

Mary Joy:

Below is a history of the porch on 422 17th St from Jim Stultz

Clark Gathright

Daggett + Grigg Architects
100 10th Street NE, Suite 200
Charlottesville, VA 22902
434.971.8848

From: Jim Stultz [mailto:jim@cbsrentals.com]
Sent: Wednesday, October 09, 2013 10:36 AM
To: Clark Gathright; Jimmy P Grigg
Subject: Fwd: 422 House Porch

Clark,

I purchased the 422 17th Street N.W. house 38 years ago, May 2, 1975. When I purchased it, the right side of the house door opened onto a rotten wooden stair going to the ground. I took it off and installed the current porch soon after I purchased the house.

From the pictures you can see the different wood and supports that connects the new porch to the side of the house.

Jim

----- Forwarded message -----

From: **Jim Stultz** <jim@cbsrentals.com>
Date: Wed, Oct 9, 2013 at 10:22 AM
Subject: 422 House Porch
To: Jim Stultz <jim@cbsrentals.com>

17 TH ST. N. W.

1203

414
416

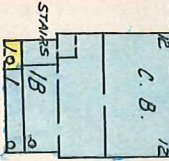
418

1206
422

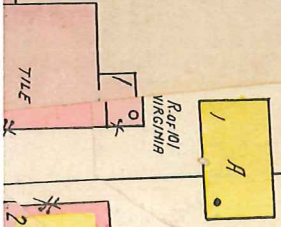
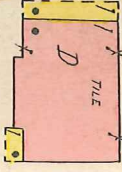
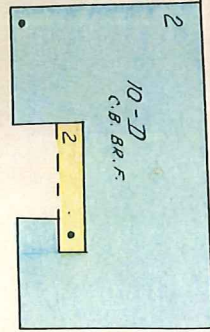
426 17 TH ST. N.W.

40'

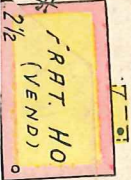
1ST CHURCH OF
CHRIST SCIENTIST
C. B.



1208
ST. N.W.



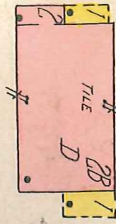
Road
VIRGINIA



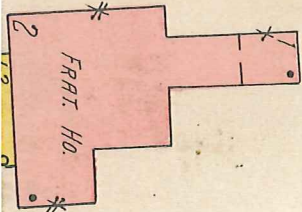
W. W. Druff

15'

57



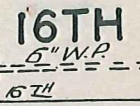
415.



415 ACKLEY LA.

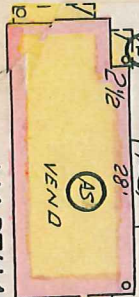
16TH ST. N.W. (ACKLEY LA.)

409



1500 GORDON AV.
(MULHART)
(409) 92

MARTHA JEFFERSON HOME
FOR THE AGED



45

21 1/2

21 1/2

21 1/2

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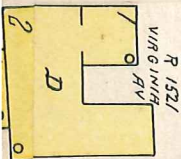
21 1/2

NO. 221
CONCRETE
SHEATHING
PARTS
SUPPLY
C.B. ROY
C.B. STEEL
C.B. WALLE

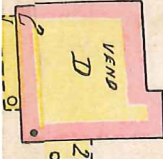
(MULHART)

(MULHART)

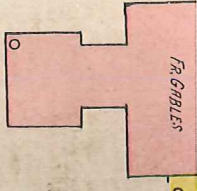
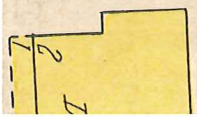
(MULHART)



R 1522
VIRGINIA AV



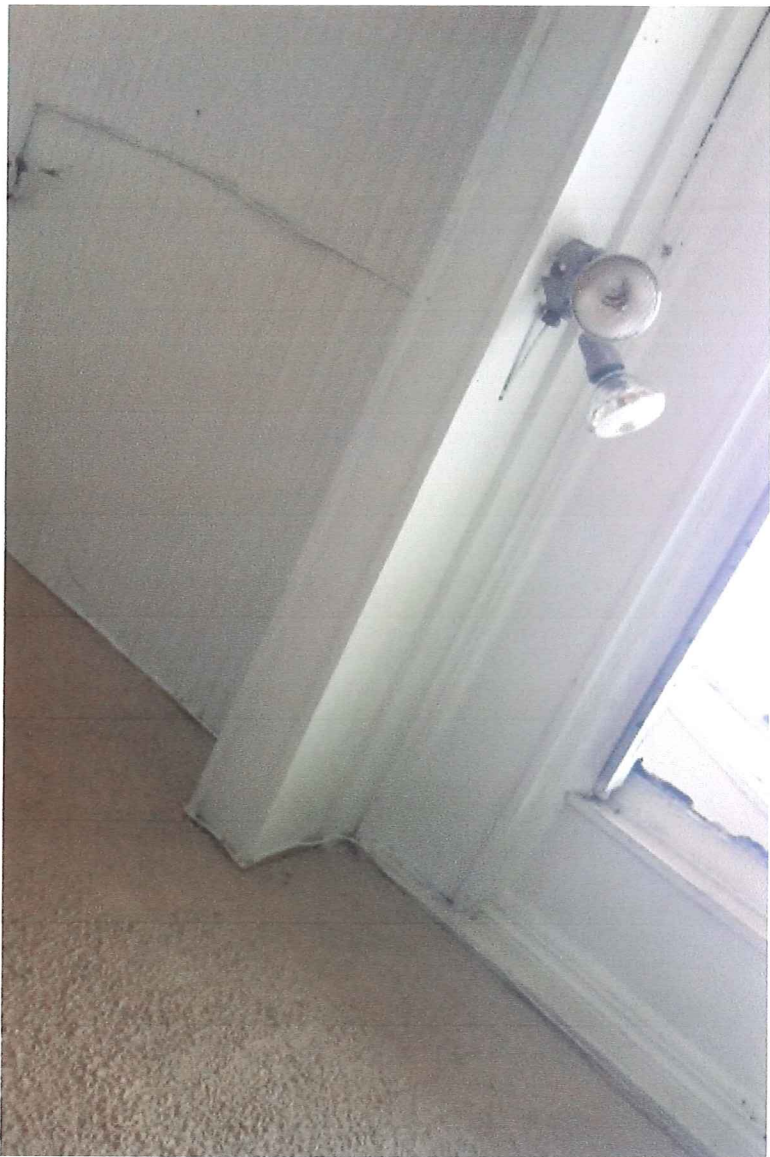
R 1515
VIRGINIA













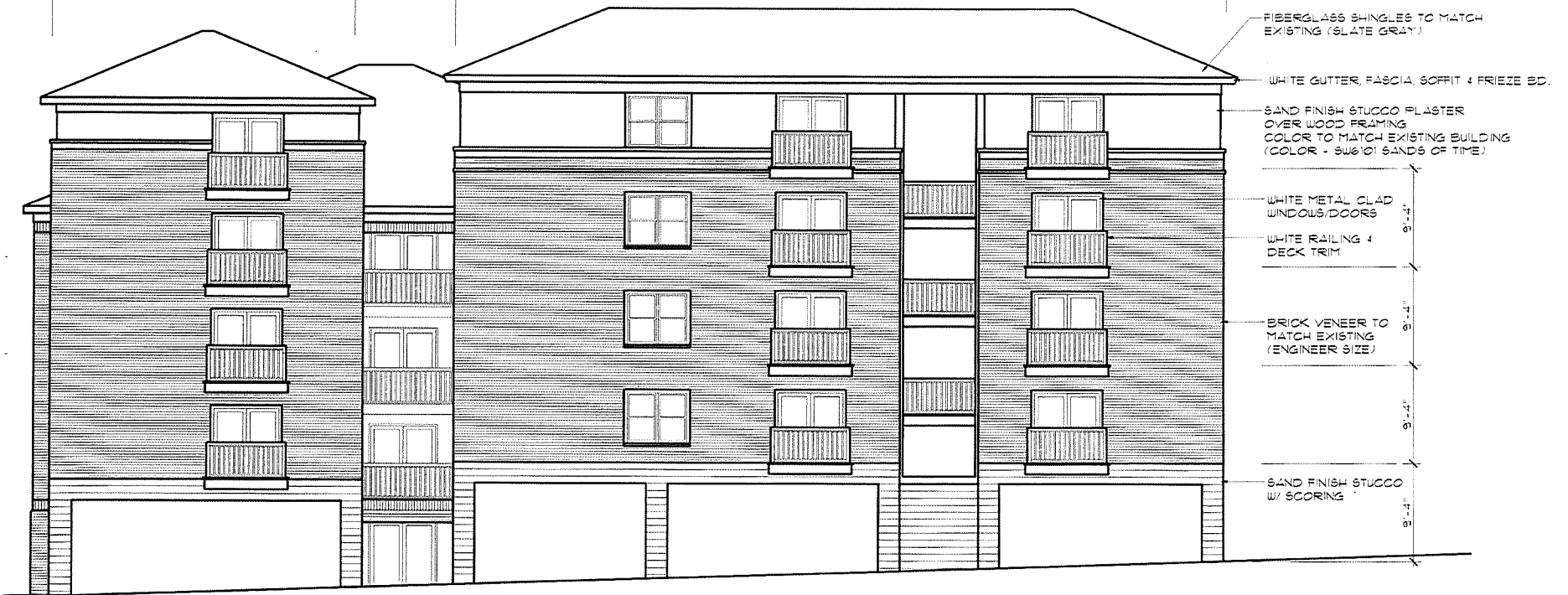




NEW TWO UNIT ADDITION 2BR APARTMENTS

NEW EIGHT UNIT ADDITION

8- 3BR APARTMENTS

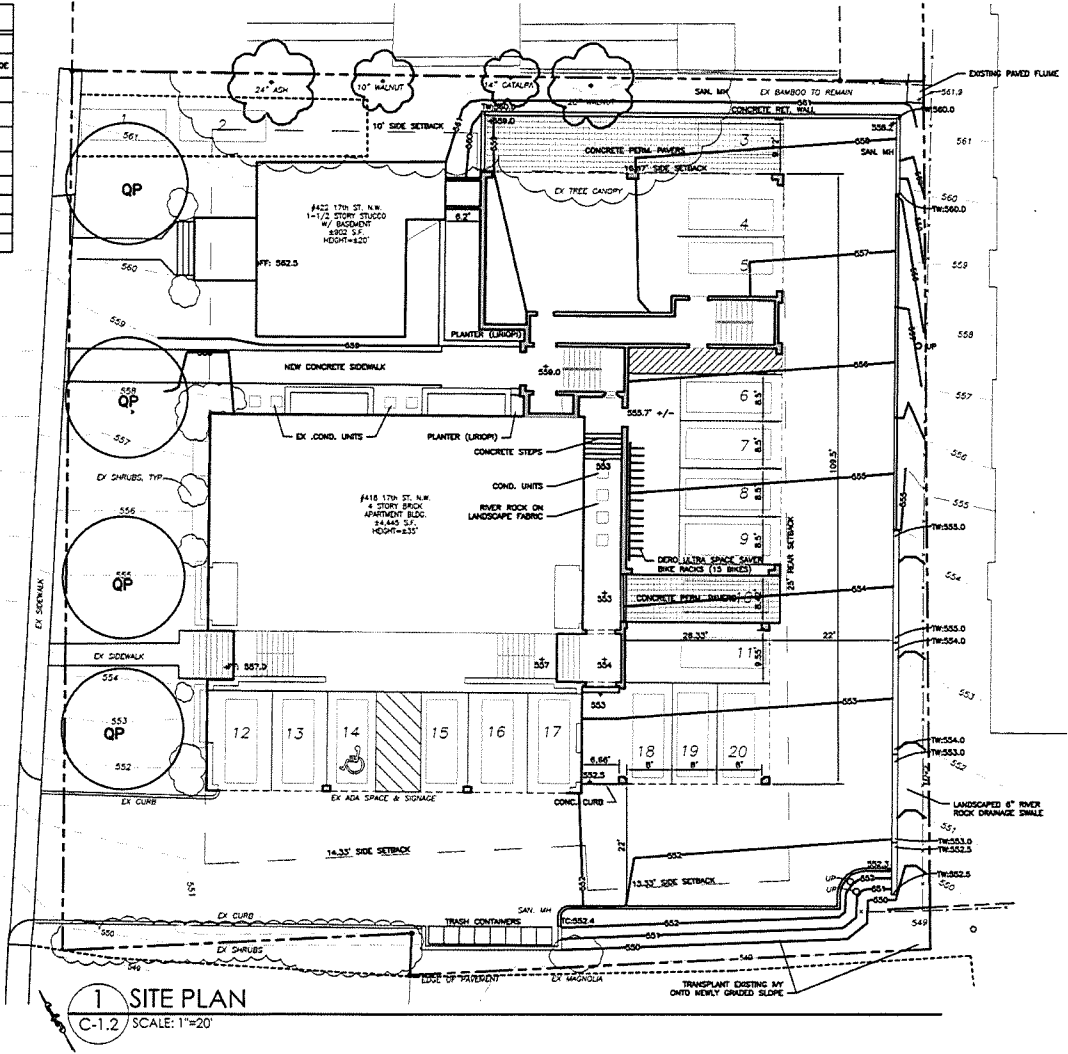


EAST ELEVATION

LANDSCAPING SCHEDULE							
TREES	SYMBOL	PLANTING SIZE	QUANTITY	10 YEAR EXISTING COVERAGE	10 YEAR TOTAL COVERAGE	TOTAL COVERAGE	TYPE
WILLOW OAK	QP	4" C	4	370		1,480	STREET/LARGE SHADE
QUERCUS PHELLOPS	QP	4" C	2				ORNAMENTAL
24" WALNUT			1				
10" WALNUT			1	1,652	2,478	2,478	SHADE
24" ASH			1				
TOTAL CANOPY: 3,958 SF							
PLANTINGS	SYMBOL	PLANTING SIZE	QUANTITY	10 YEAR EXISTING COVERAGE	10 YEAR TOTAL COVERAGE	TOTAL COVERAGE	TYPE
LIRIODI	LM	#1 @ 18" O.C.					

LANDSCAPING REQUIREMENTS	
REQUIRED	PROVIDED
1 TREE PER 42 SQ FT OF FRONTAGE	
13" FAD + 4 WEIS	4 NEW TREES
CANOPY	2,953 SF

17th STREET N.W.
(VARIABLE R/W - DB 221/102)
(PUBLIC STREET)





Description:

The Beta Apartment project proposes to add a four-story, ten-unit addition to the existing four-story apartment building and rooming house. The new addition will be located behind the existing buildings on the site. Parking, bike storage and utilities will be located on the ground level, with four-stories of apartments above.

The proposed addition will use the same brick veneer, deck rails, trim and shingles used on the existing apartment building. Stucco will be introduced at the fourth floor, and will match in color to the beige color used at the stair corridor of the existing building.

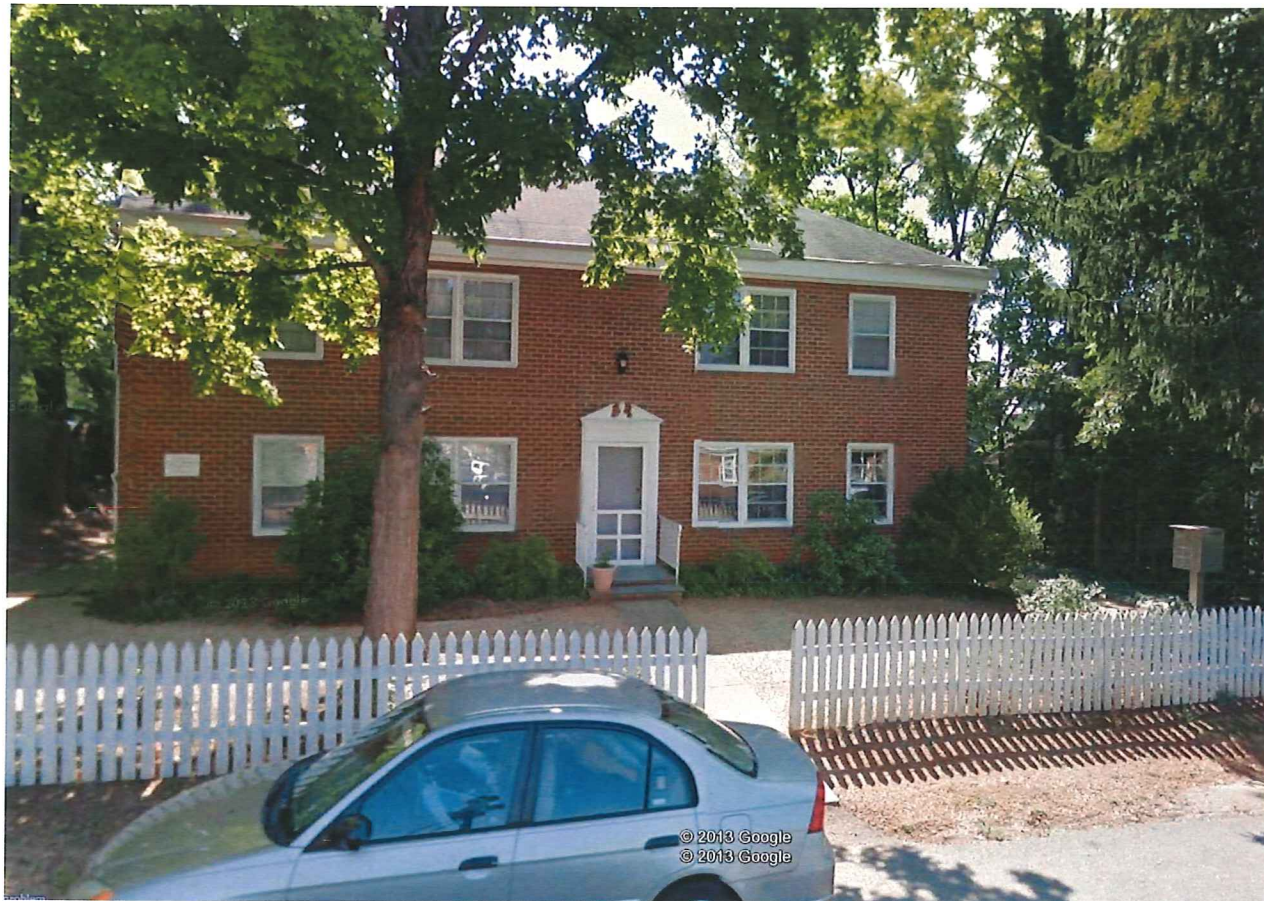
Landscaping will include new trees to be planted along the street frontage.



422 17th St N.W. - Stucco rooming house to remain



418 17th St. N.W. - 3-story apartment building to remain



Adjacent apartment building to the north

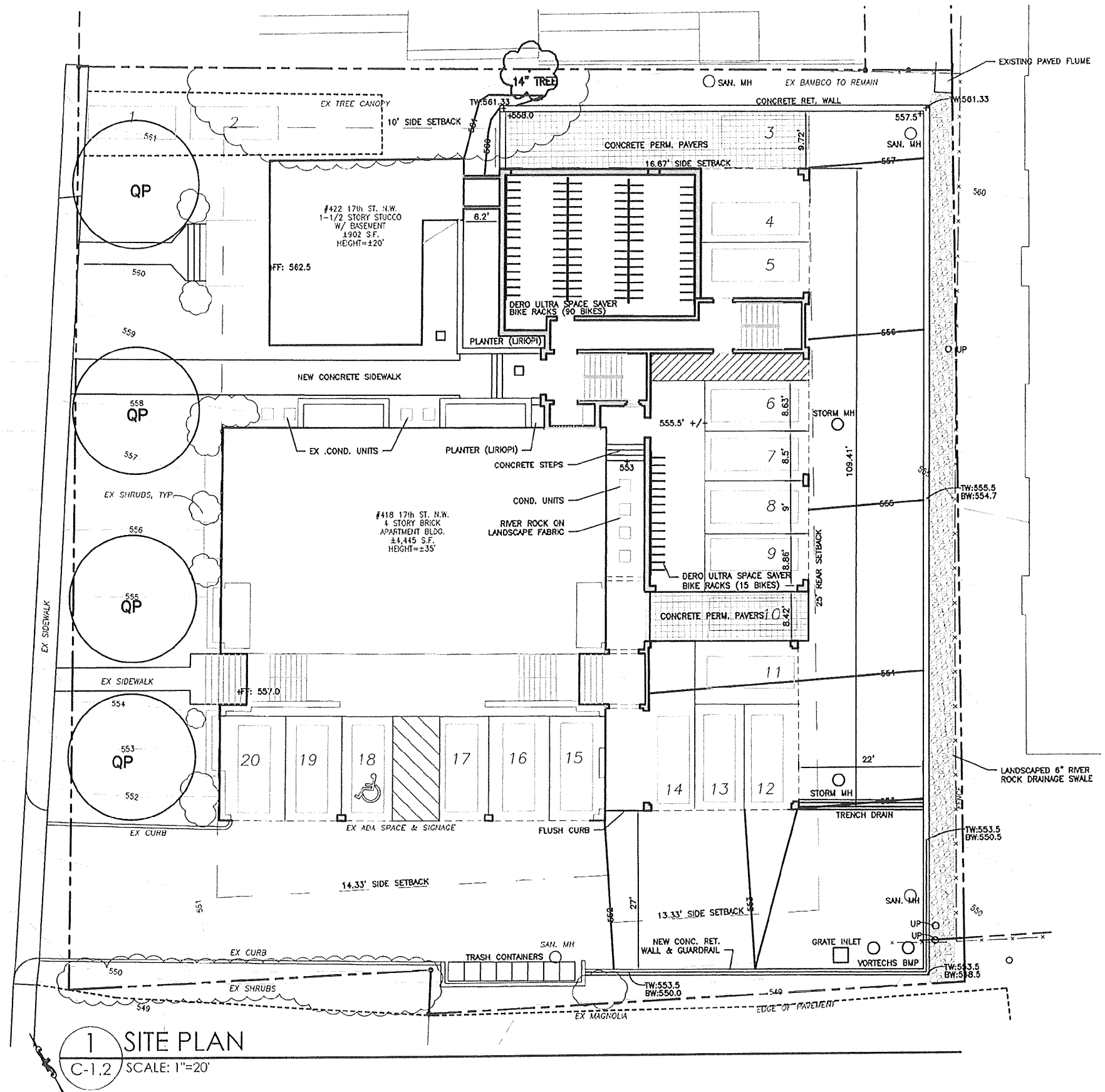


Adjacent sorority houses to the south

LANDSCAPING SCHEDULE							
TREES	SYMBOL	PLANTING SIZE	QUANTITY	10 YEAR COVERAGE	EXISTING x1.5	TOTAL COVERAGE	TYPE
WILLOW OAK	QP	4" C	4	370		1,480	STREET/LARGE SHADE
QUERCUS PHELLOS	QP	4" C	4	370		1,480	STREET/LARGE SHADE
CORNUS FLORIDA	CF	2" C	2	-		-	ORNAMENTAL
DOGWOOD	CF	2" C	2	-		-	ORNAMENTAL
EXISTING TREE CANOPY	-	2" C	1	982	1,473	1,473	SHADE
TOTAL CANOPY: 2,953 SF							
GROUNDCOVER	SYMBOL	PLANTING SIZE	QUANTITY	10 YEAR COVERAGE	EXISTING x1.5	TOTAL COVERAGE	TYPE
LIRIOPIS	LM	#1 @ 18" O.C.					

LANDSCAPING REQUIREMENTS	
REQUIRED	PROVIDED
1 TREE PER 40' OF 15'HST. FRONTAGE	4 NEW TREES
159' / 40' = 4 TREES	4 NEW TREES
CANOPY	2,953 SF
10% OF 23,943 SF = 2,394 SF	2,953 SF

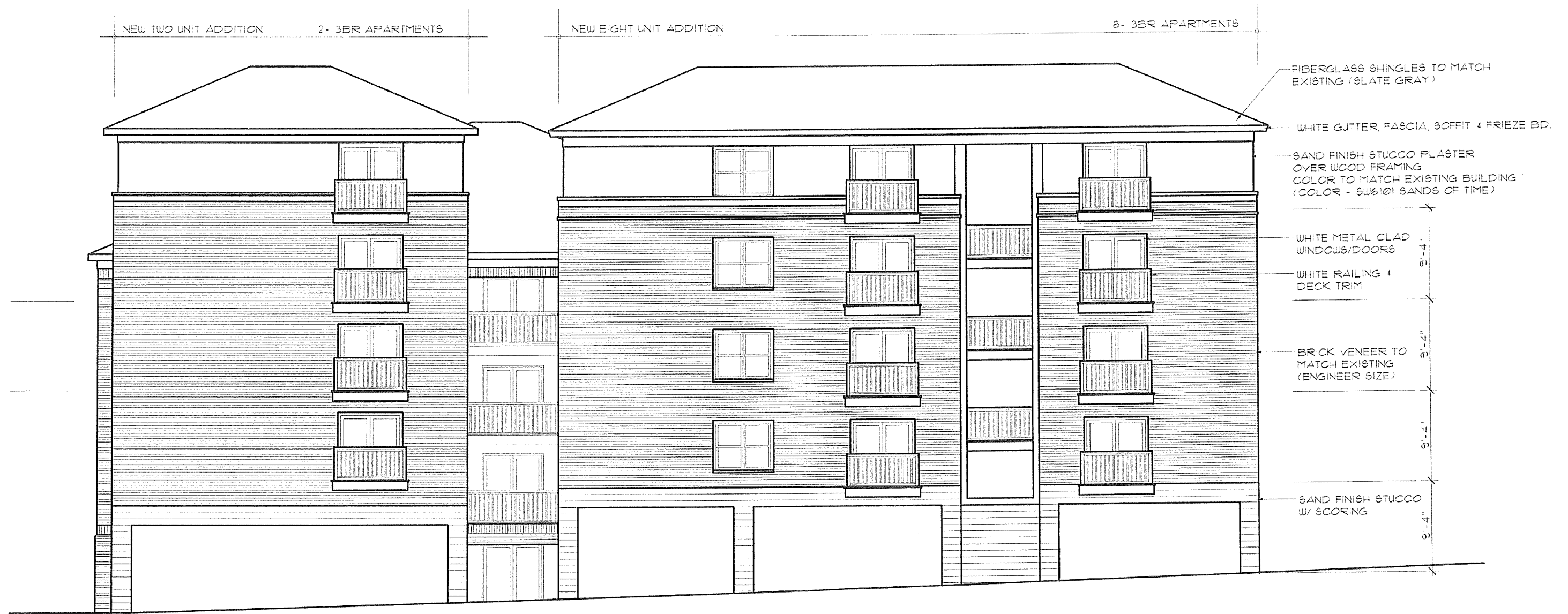
17th STREET N.W.
(VARIABLE R/W - DB 221/102)
(PUBLIC STREET)



1 SITE PLAN
C-1.2 SCALE: 1"=20'



17th St. ELEVATION



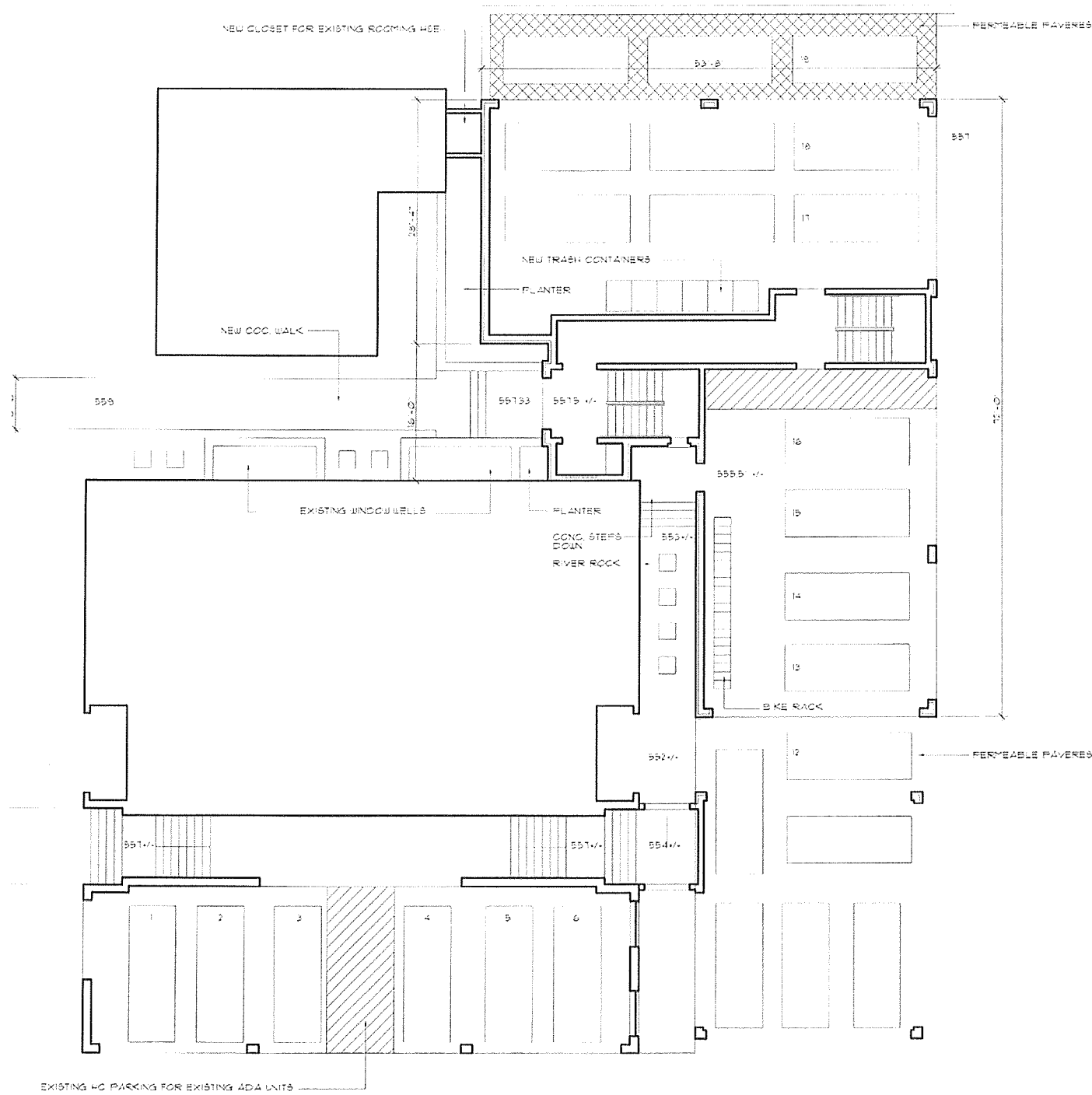
EAST ELEVATION



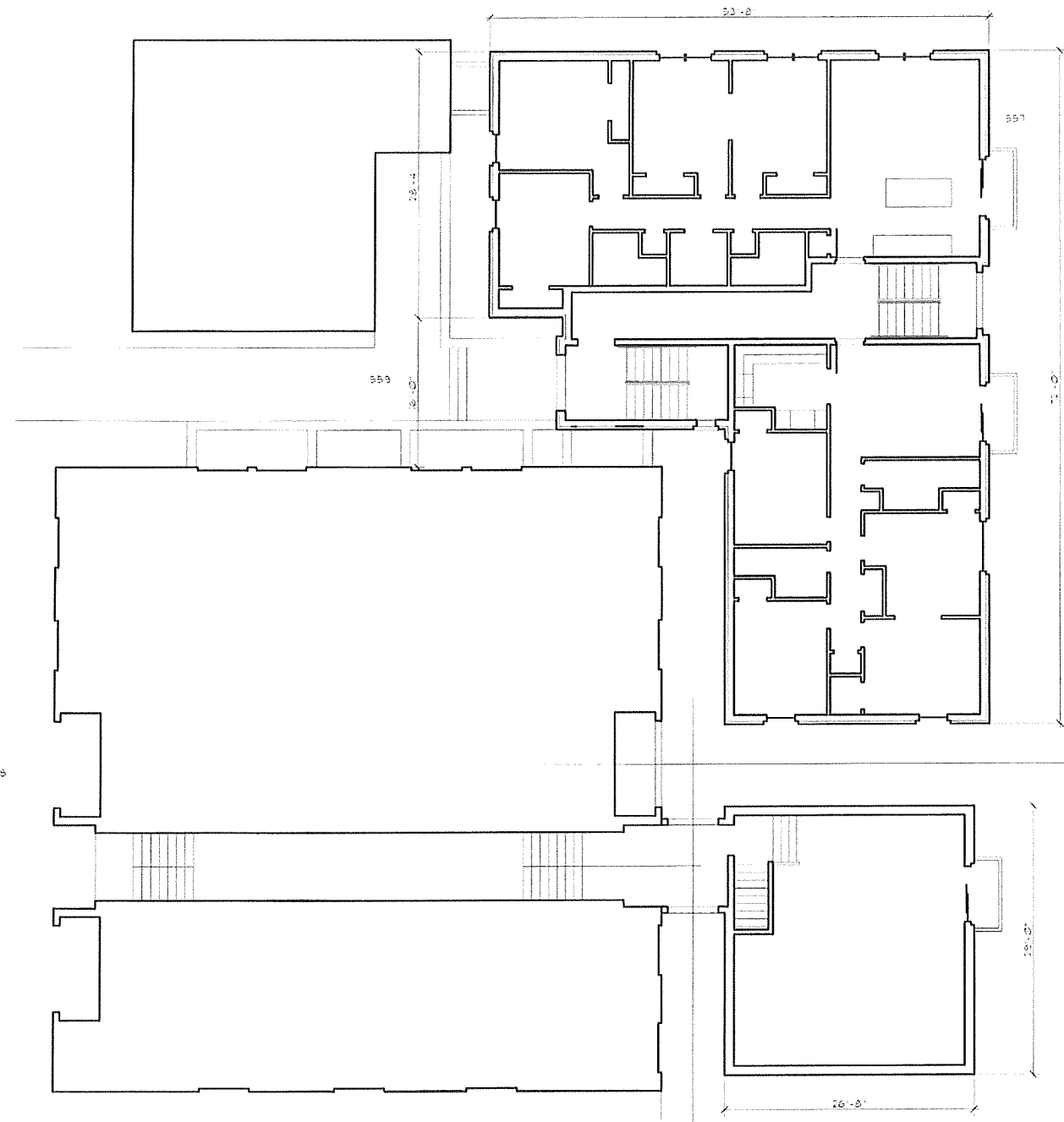
NORTH ELEVATION



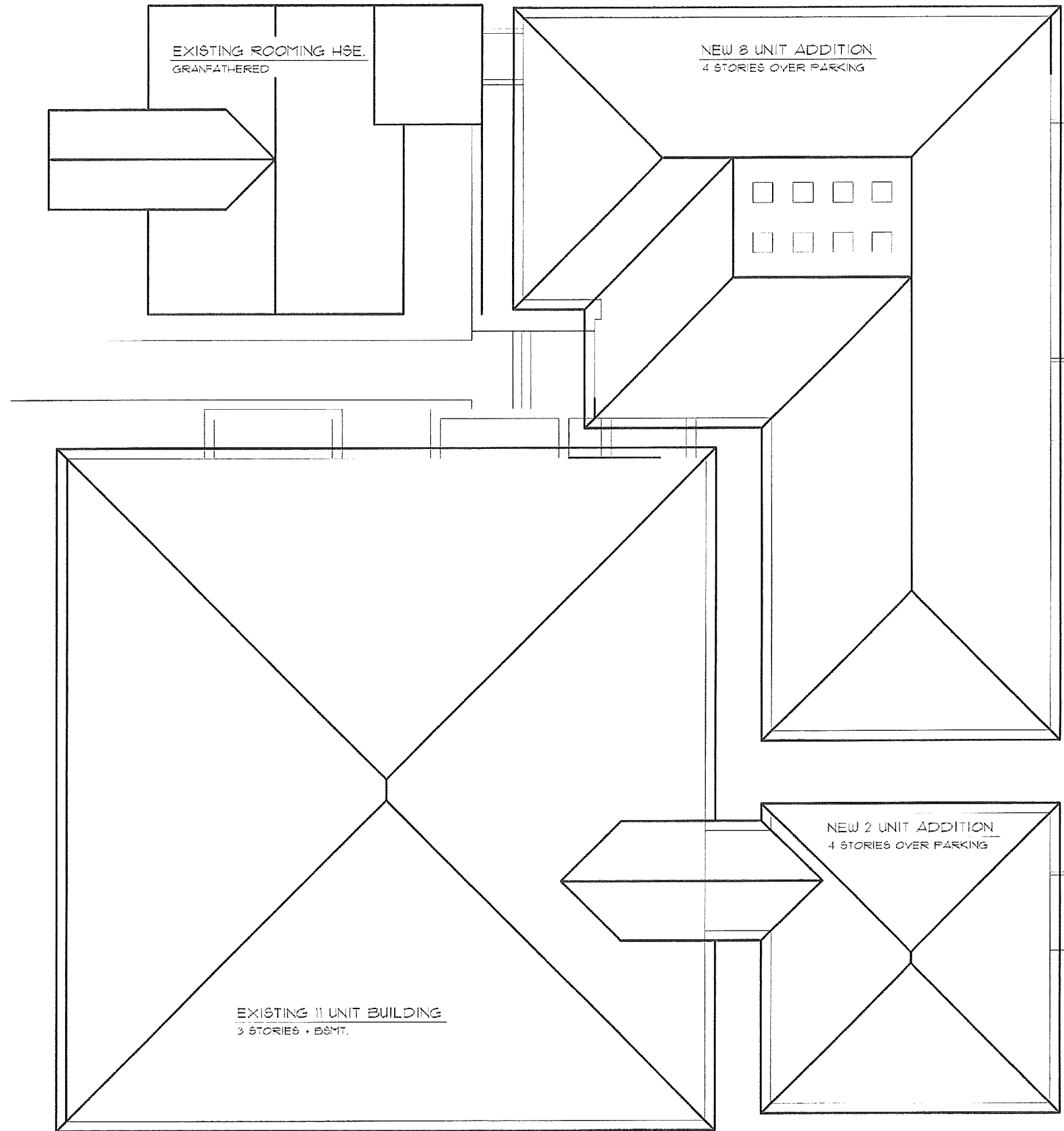
SOUTH ELEVATION



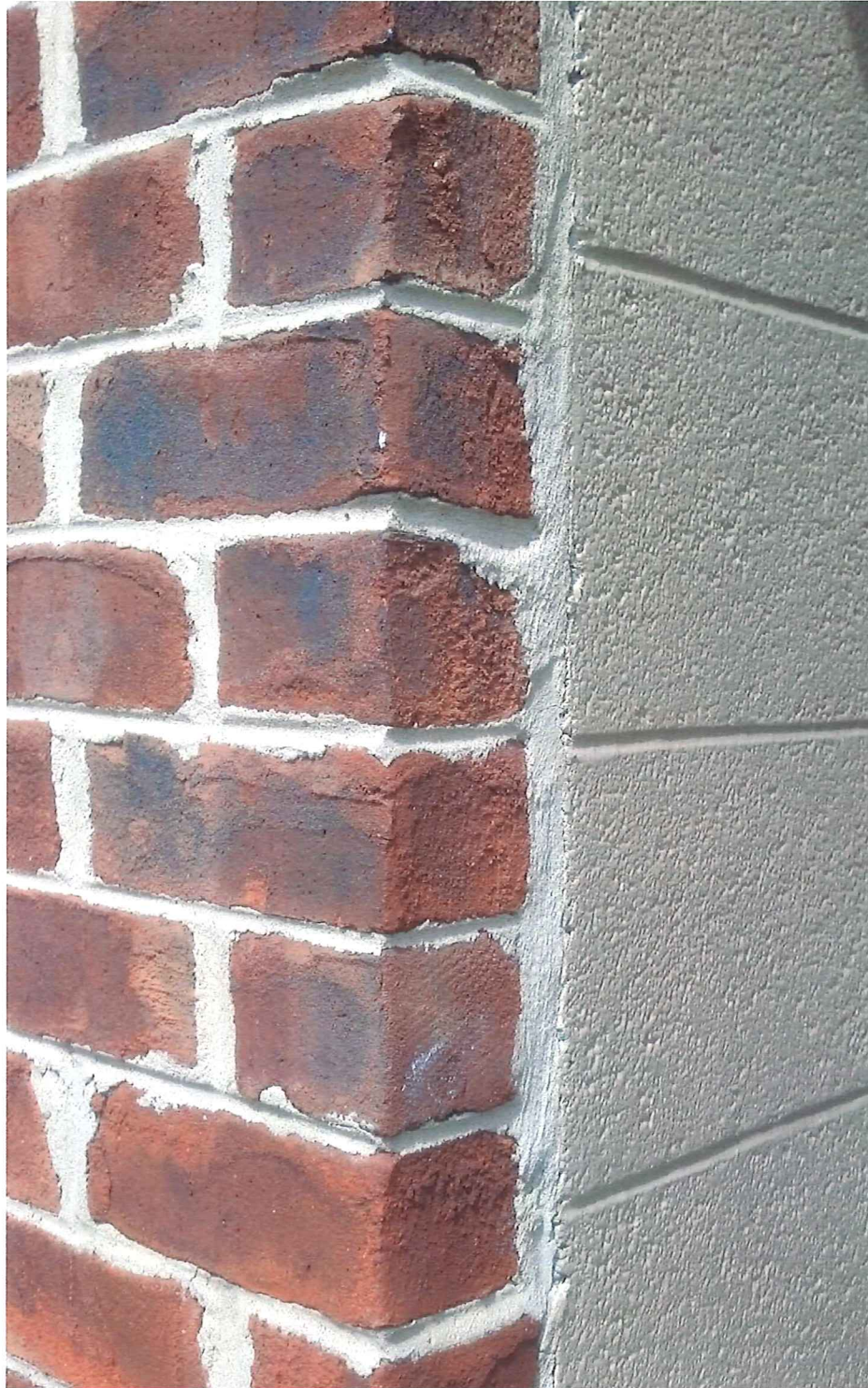
GROUND LEVEL PLAN



TYPICAL FLOOR PLAN



ROOF PLAN



Proposed apartment building will match existing brick veneer and exterior finishes