CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
September 15, 2020 – 5:30 p.m.
Remote meeting via Zoom

Packet Guide

This is not the agenda.
Please click each agenda item below to link directly to the corresponding staff report and application.

B. **Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. **Certificate of Appropriateness Application**
BAR 20-09-01
418 E. Jefferson Street, TMP 530040000
Downtown ADC District
Owner: 418 E Jefferson Street, LLC
Applicant: William Adams, Train Architects
Renaissance School--replace five windows

2. **Certificate of Appropriateness Application**
BAR 20-09-02
534 Park Street, TMP 30126000
North Downtown ADC District
Owner/Applicant: Seth Liskey
Fence at side/rear yard

3. **Submission for BAR Record**
BAR 18-07-04
0 East Water Street, TMP 570157800
IPP
Owner: Choco-Cruz, LLC
Applicant: Ashley Davies
Interpretive signage for coal tower

C. Deferred Items

4. **Certificate of Appropriateness Application**
BAR 17-11-02
167 Chancellor Street, TMP 090126000
The Corner ADC District
Owner: Alpha Omicron of Chi Psi Corp.
Applicant: Kevin Schafer, Design Develop, LLC
Exterior alterations and addition

D. New Items

5. **Certificate of Appropriateness Application**
BAR 20-09-03
1112 Park Street, TMP 470050000
IPP
Owner: Margaret Sherman Todd
Applicant Paul Josey, Wolf Josey Landscape Architects
Driveway

6. **Certificate of Appropriateness Application**
BAR 20-09-04
128 Chancellor Street, TMP 090105000
The Corner ADC District
Owner: University Christian Ministries
Applicant: Tom Keogh, Train Architects
Rear addition

7. **Certificate of Appropriateness Application**
BAR 20-09-05
1619 University Avenue, TMP 090102000
The Corner ADC District
Owner: Sovran Bank
Applicant: Brian Quinn, Milrose Consultants
Bank of America exterior lighting

E. Preliminary Discussions

9. 217 5th Street SW – Restore 1865 house, raze outbuildings.
IPP (Fifeville)
Mitch Willey

10. 605 Preston Place – New apartment building.
IPP and Rugby Road/University Circle/Venable Neighborhood ADC District
Kevin Riddle, Mitchell Matthews Architects and Planners

11. 106 Oakhurst Circle – Renovate existing residence, construct addition.
Oakhurst-Gildersleeve ADC District
Patrick Farley, Patrick Farley Architect

D. Other Business

10. Staff questions/discussion
Review of multi-step approval process (if time allows)

E. Adjournment

Certificate of Appropriateness Application
BAR 20-09-01
418 E. Jefferson Street, TMP 530040000
Downtown ADC District
Owner: 418 E Jefferson Street, LLC
Applicant: William Adams, Train Architects
Renaissance School--replace five windows

Application Components (linked):

- Staff Report
- Historic Survey
- Application

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 15, 2020

Certificate of Appropriateness Application
BAR 20-09-01
418 East Jefferson Street, TMP 530040000
Owner: 418 E Jefferson Street, LLC
Applicant: William Adams, Train Architects
Renaissance School - replace five windows

Background
Year Built: 1826 (Remodeled 1921)
District: North Downtown ADC District
Status: Contributing

The building is Colonial Revival, brick (Flemish bond), has two stories with a gable roof, and is organized into five bays with a one bay addition. Its entrance is in the projecting and pedimented center bay with a wood frontispiece and a quasi-Palladian window at the second story. The frontispiece has a segmental broken pediment over the entrance. The building has a mousetooth cornice. Brick gable ends extend above roof line. Two, tall exterior end chimneys forms curtain above roof line. The building was extensively remodeled in 1921. The interior was gutted and converted into a central hall, double pile office complex. The eastern wall (located along 5th Street NE) with its chimneys and curtain and the second floor double sash windows are nearly all that remain from the original storerooms.

Prior BAR Reviews (See appendix for all reviews)
July 21, 2020 – BAR approved CoA for rehabilitation of windows on historic (north) volume of building facing Court Square, and replacement of windows on secondary elevations.

Application
- Submittal: Application with Train Architects drawings, *Additional Window Revisions*, dated 24 August 2020: Sheets 8, 9 and 10.

Request CoA for the replacement of five windows on the east elevation of the c1950s building fronting on 5th Street NE.

Discussion and Recommendations
Staff recommends approval.

Suggested Motion
Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves 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 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;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations
C. Windows
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) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
15) 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.

[…]

Appendix:

February 16, 1999 – BAR approved construction of a rooftop addition to a portion of the structure.

July 2007 request: Remove the entry door from the frame at the 5th Street NE entrance of the Renaissance School with the condition that the interior entry door aligns with the existing exterior door opening with staff approval needed for the vestibule flooring material. BAR approved copper coping and copper downspout with the condition that the applicant verify with the planning department that the new rooftop unit does not require additional screening.

July 2011 request: Replace 15 windows with Pella Architect Series double-hung, white 1/1 aluminum clad wood replacement windows. The window openings will stay the same size.

- Eight windows are located on the west elevation facing a parking lot (6 metal; 2 -1/1);
- Three metal windows face north toward the access driveway from Jefferson Street;
- Four paired 1/1 windows face south toward a light well.

Some of the windows being replaced are newer, 1/1 windows and some are older, metal casement windows, possibly from the 1921 remodeling. New windows to be installed in front of the metal frames.

June 2018 - Staff administratively approved replacement of the front door with a new, matching door. New door was slightly thicker to accommodate security glass. Existing door was not historic.

LANDMARK SURVEY

IDENTIFICATION

Street Address:	418 East Jefferson Street
Map and Parcel:	53-40
Census Track & Block:	1-111
Present Owner:	Court Square Building, Incorporated
Address:	c/o William Perkins, Jr. Court Square Building, City
Present Use:	Offices
Original Owner:	John Kelly
Original Use:	Storehouse

BASE DATA

Historic Name:	Kelly-Bragg Storehouse
Date/Period:	1826
Style:	Colonial Revival
Height to Cornice:	26.62
Height in Stories:	2
Present Zoning:	B-3
Land Area (sq.ft.):	51 x 100
Assessed Value (land + imp.):	12,430 + 38,490 = 50,920

ARCHITECTURAL DESCRIPTION

Once a simple but handsome merchantile duplex, the building was extensively remodeled in 1921 when Court Square Building, Incorporated secured the property. The interior was completely gutted and converted into a central hall double pile office complex. The elaborate entrance with its broken segmental pediment, tripartite window, and central gable is in the Colonial Revival tradition. The eastern wall with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms.

HISTORICAL DESCRIPTION

According to James Alexander, "these stores were erected in 1826 by John Kelly, and their first occupant was Colonel Watson (J. Richard)." Mr. Watson's building on the corner of Court Fifth and East High Streets was in the Kelly family for over fifty years. When John Kelly died in 1830, the property passed to his wife and then his daughter Eliza Bragg whose first husband was John C. Ragland. In 1881 the deed passed from Mrs. Bragg's estate to W. R. Burnley (ACDB 79-1). The Court Square Building Incorporated purchased the property in 1921 (DB 38-21) and converted it into offices. The building served as a dry goods store, and in more recent memory, a confectioners, a grocery, and a liquor store.

GRAPHICS

CONDITIONS

Average

SOURCES

Mr. George Gilmer
County/City Records
Alexander, Recollections, p. 35.

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

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.

Owner Name 418 East Jefferson Street, LLC c/o Renaissance School Applicant Name Bill Adams, Train Architects, Sara Johnson, Head of School, RS

Project Name/Description Renaissance School Window Improvements Parcel Number 530040000

Project Property Address 418 East Jefferson Street, Charlottesville, VA 22902

Applicant Information

Address: Bill Adams, Train Architects
612 East Jefferson Street, Charlottesville, VA 22902
Email: wadams@trainarchitects.com
Phone: (W) 434.293.2965 (C) 434.981.4640

for the Renaissance School, Sara Johnson, Head of School

Property Owner Information (if not applicant)

418 East Jefferson Street, LLC c/o Renaissance School
Address: 418 East Jefferson Street
Charlottesville, VA 22902
Email: sjohnson@renaissanceschool.org
Phone: (W) 434.984-1952 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? Don't know.

Signature of Applicant

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

William Adams 24 August 2020
Signature Date

William Adams 24 August 2020
Print Name Date

Property Owner Permission (if not applicant)

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

24 August 2020
Signature Date

Sara Johnson 23 August 2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Improvements to windows (additional windows); see attached submittal which is a modification of the previous 23 June submittal to include additional windows on the East Elevation.

List All Attachments (see reverse side for submittal requirements):
See attached presentation including narrative, drawings and photographs, 13 pages total.

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

East (5th St NE)
23 June 2020
Additional Window Revisions-24 August 2020

EXISTING CONDITION NOTES

OAWD WOOD WINDOWS FROM 1920'S
OBWD WOOD WINDOWS FROM 1930'S
OBHM HOLLOW METAL WINDOWS FROM 1930'S (DETAIL SIM. TO OBWD)

01. SASH WARPED AND LOOSE IN FRAME
02. ROTTING SASH (WOOD ROT)
03. PLEXIGLASS OVER EXISTING WINDOW DUE TO WATER AND AIR INFILTRATION ISSUES
04. INTERIOR STORM WINDOW
05. DOES NOT APPEAR TO BE ORIGINAL SASH - MISSING MUNTINS
06. DAMAGE FROM PREVIOUS APPLICATION OF SEALANTS
07. DAMAGED EXTERIOR TRIM OR SILL
08. CRACKED GLASS

NEW WORK NOTES

WINDOW "A" - EITHER (SEE NARRATIVE)
A-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 07.
A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 07.
REPAIR & REPAINT EXISTING TRIM

WINDOW "B" - EITHER (SEE NARRATIVE)
B-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 10.
B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 10.
REPAIR & REPAINT EXISTING TRIM
NEW WINDOW "B" AT EXISTING DOOR

REMOVE EXISTING DOOR AND FRAME, FILL IN MASONRY AROUND NEW WINDOW TO MATCH EXISTING OPENING HEIGHT AND WIDTH.

LEGEND

WINDOWS TO BE REPLACED / RESTORED

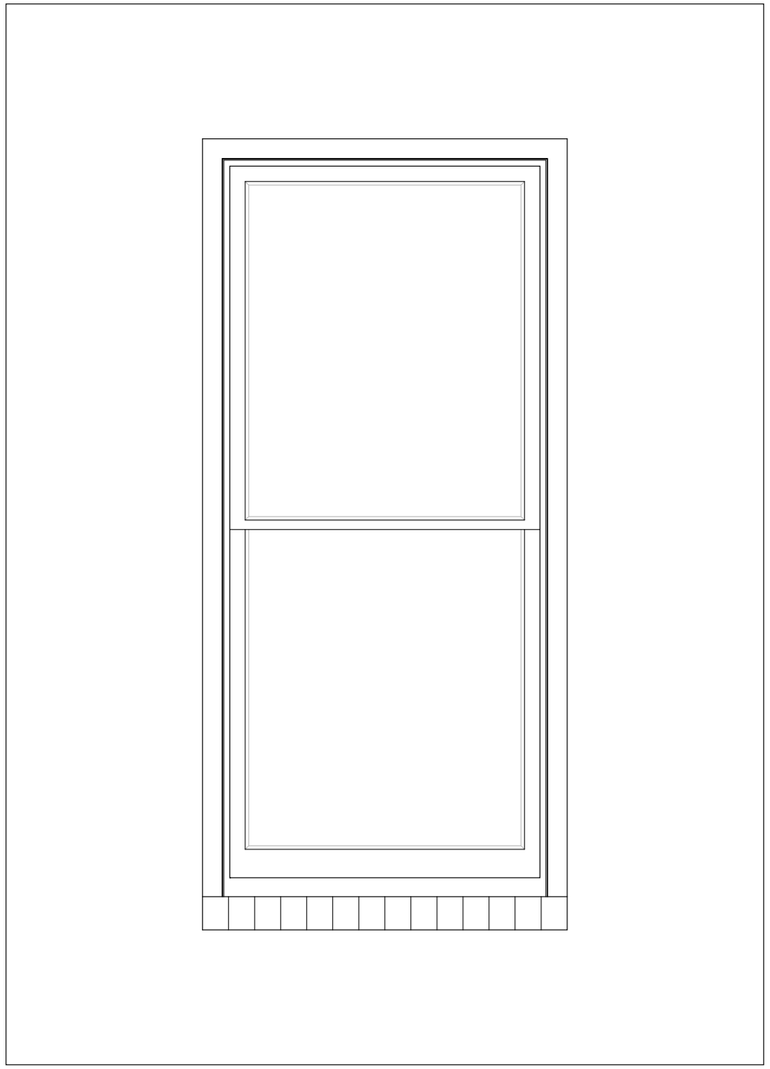
Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

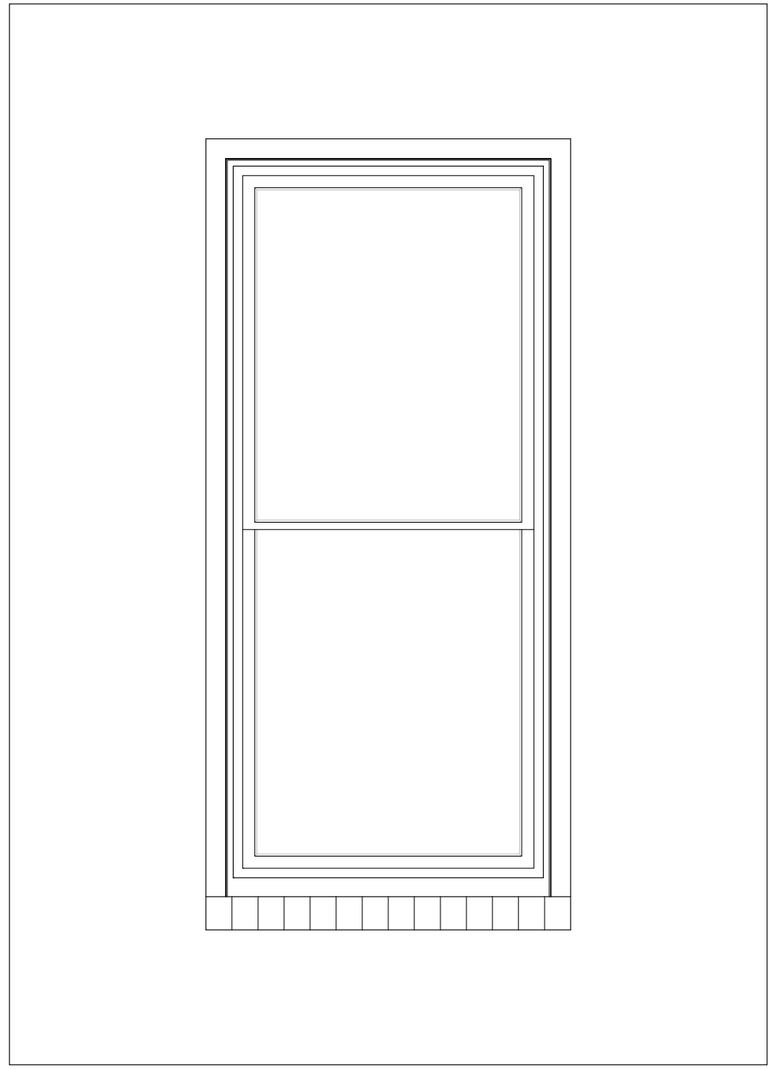
Train Architects

OBWD WOOD WINDOWS FROM 1930’S
B-R EXISTING TO BE REHABILITATED OR REPLACED
B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

OBWD



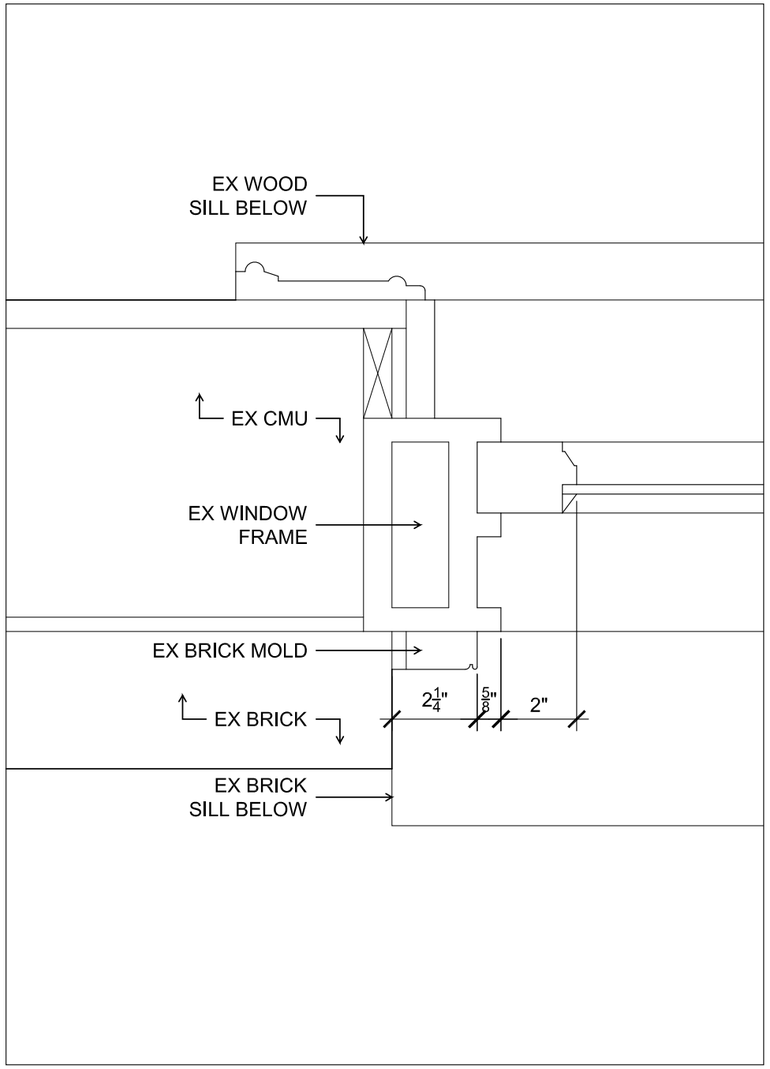
01. B-R ELEVATION 3/4” = 1’-0”



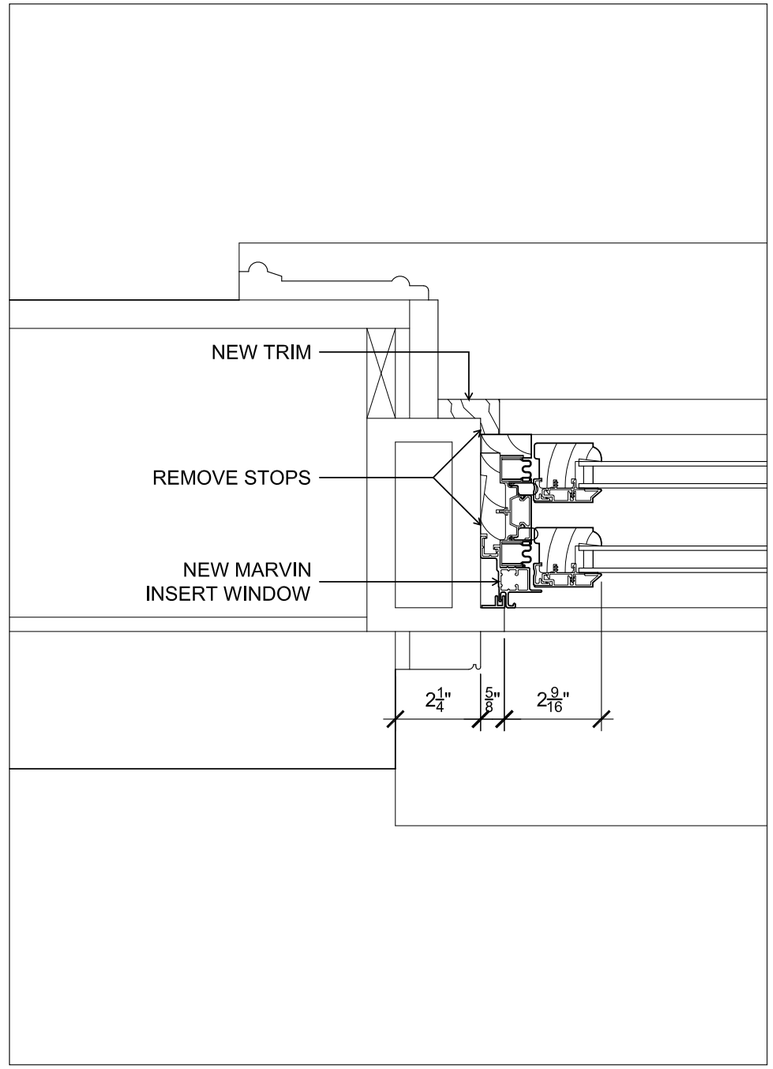
02. B-M ELEVATION 3/4” = 1’-0”

OBWD WOOD WINDOWS FROM 1930'S
B-R EXISTING TO BE REHABILITATED OR REPLACED
B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

OBWD



01. B-R DETAIL 3" = 1'-0"



02. B-M DETAIL 3" = 1'-0"

Certificate of Appropriateness Application
BAR 20-09-02
534 Park Street, TMP 30126000
North Downtown ADC District
Owner/Applicant: Seth Liskey
Fence at side/rear yard

Application Components (linked):

- Staff Report
- Historic Survey
- Application

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 15, 2020

Certificate of Appropriateness Application
BAR 20-09-02
534 Park Street, Tax Parcel 530126000
Owner/ Applicant: Seth Liskey
Fence at side/rear yard

Background
Year Built: 1911
District: North Downtown ADC District
Status: Contributing

534 Park Street is a 1911 Victorian vernacular home designed by Eugene Bradbury. (Historic survey attached.)

Prior BAR Reviews
October 19, 1993 - BAR approved CoA on for renovations and additions to the main residence

December 21, 2004 - BAR approved CoA for redesigned garden in front of the residence.

March 18, 2008 - BAR accepted applicant's request for deferral (window replacement).

April 15, 2008 – BAR approved CoA to replace thirty windows.

Application
- Submittal: Application with photos of site, aerial image showing location of fence, proposed fence cut sheet.

CoA request to install aluminum picket fencing at the side and rear yard. Fence height to be 36" Along Farish Street and at returns on either side (approx. 12-ft lengths). Fence height to be 48" along the rear [extending from the 12-ft section at 36" height].

Fencing to be 5/8" square pickets with spear finial and 1" square rails. Simple finial. End posts to be 2" square with flat caps. Gate to be flat with pickets and rail to match fence. Color to be black.

Discussion and Recommendations

Staff recommends approval as submitted.

The rear yard is elevated with an approximately 18" high concrete wall. The proposed 36" tall fence results in a height that exceeds the recommended guidelines—fence should not exceed 4-ft in height from the sidewalk; however, until a few years ago, there was a 33" tall wood fence here (see photos) with posts approximately 48" in height. The proposed metal fence is of a similar height and less visible than the wood fence.

Fencing is not prevalent along this segment of Park Street, and there is no typical fence type for it is existing. The BAR approved similar fencing for 632 Park Street (February 2018).

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 fence 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.

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 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;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

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 cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

LANDMARK SURVEY

IDENTIFICATION

Street Address: 534 Park Street

Map and Parcel: 52-126

Census Track & Block: 3-416

Present Owner: Mrs. Vinton H. Valentine

Address: 534 Park Street

Present Use: Residence & Apartments

Original Owner: Miss Virginia Macon

Original Use: Residence

BASE DATA

Historic Name: Valentine House

Date/Period: 1911

Style: Victorian Vernacular

Height to Cornice:

Height in Stories: 2 1/2

Present Zoning: R-3

Land Area (sq.ft.): 50 x 226

Assessed Value (land + imp.): 2650 + 6180 = 8830

ARCHITECTURAL DESCRIPTION

The handsomely proportioned stuccoed house was designed by Eugene Bradbury in 1911 in the English vernacular tradition of Charles A. F. Voysey. Characterized by steeply pitched and varied roof forms, the massing of rectangular projections, and a smooth, uncluttered facade, the style is a stark and refreshing contrast to the gingerbread of the preceeding Victorian era. At the Valentine house, the one story, flat roofed veranda topped by a balustrade is paired against the two and one half story projecting side pavilion. The northern wall with its smaller, more shallow gabled projection at the rear is particularly fine. The English vernacular influence is evidenced in the overhanging eaves with the exposed rafter ends and the diamond paned casement windows in the attic.

HISTORICAL DESCRIPTION

In 1911 Mrs. Virginia Macon purchased the lot from Hunter P. Farish, owner of the Leake-Farish House (DB 22-229). Mrs. Macon engaged the Charlottesville architect Eugene Bradbury to design the house. He was also the architect of the main office of the Virginia National Bank on Main Street. The house, designed in the style of Charles A. F. Voysey, was erected in 1911. After Miss Macon's death the house had several owners. From 1934 until 1940 it stood vacant and deteriorated badly. In 1940 Mr. and Mrs. Vinton H. Valentine, who had long admired the house, purchased it and undertook its restoration with teh aid of Miss Evelina Magruder. The house is still the home of Mrs. Irene Valentine.

CONDITIONS

Very good

SOURCES

Mrs. Irene Valentine

* JBW 8/19/2020

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

five (5) *

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.
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Owner Name Seth Liskey Applicant Name Owner

Project Name/Description New fence at 534 Park Street Parcel Number 530126000

Project Property Address 534 Park Street

Applicant Information

Address: 534 Park Street, C-ville 22902

Email: Sethliskey@gmail.com
Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: _____

Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Seth L. 8/25/2020
Signature Date

Seth Liskey 8/25/2020
Print Name Date

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):
Installation of new fence at rear yard (per attached).

List All 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: _____

Revised 2016

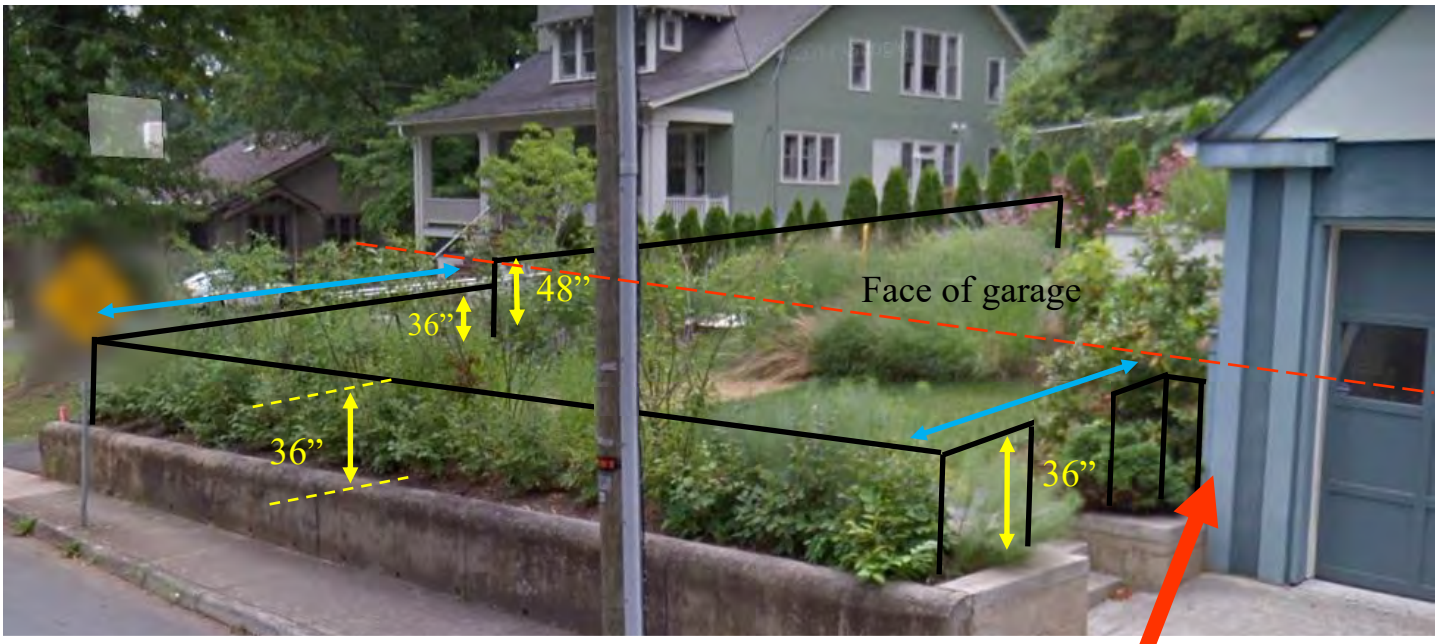
534 Park Street—side and rear fence—25 August 2020

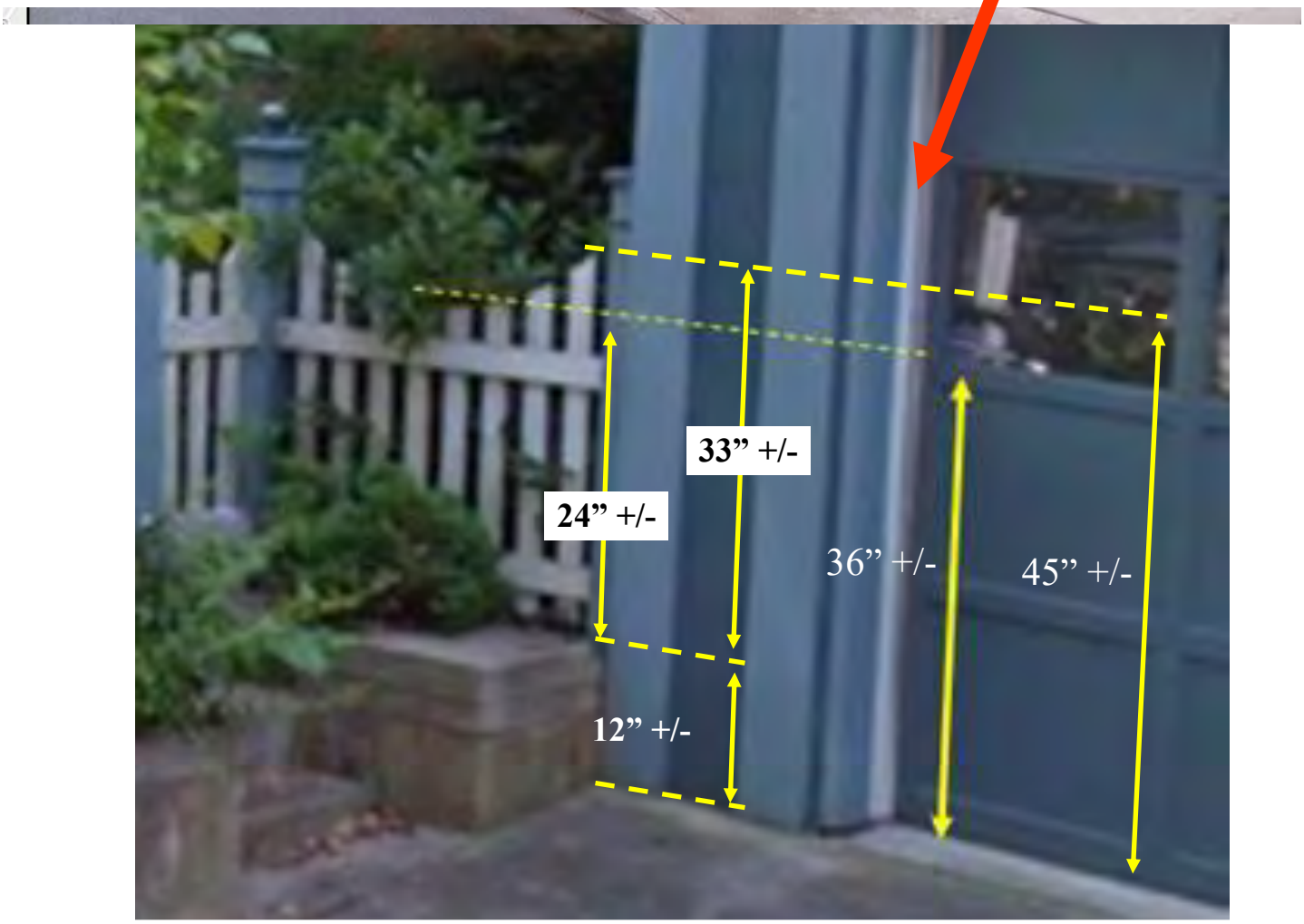
2012 Google Streetview (From Farish)

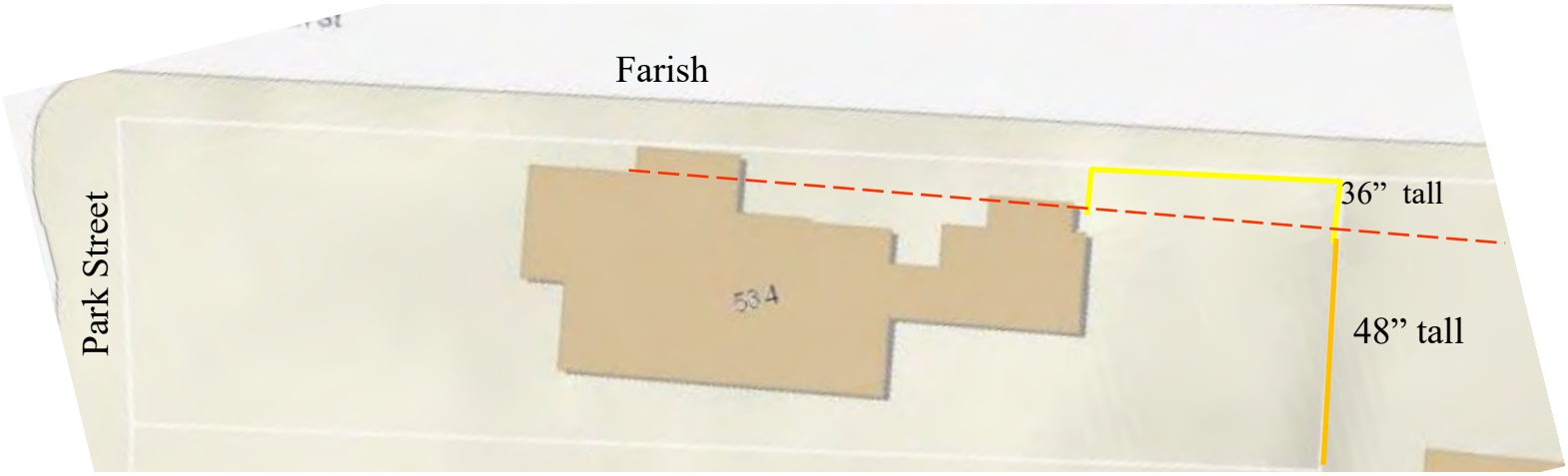
2020 Google Streetview

534 Park Street—side and rear fence—25 August 2020

2020 Google Streetview (Proposed new fence)






Farish
Park Street
534
36” tall
48” tall


Farish
Park Street
36” tall
48” tall

ONLINE FENCE SUPPLY.COM

THE FENCE PROS FOR OVER 20 YEARS

980.355.2749

Your Fencing Professionals

Style D Residential Aluminum Walkway Gates - Alternating Spear Picket Top

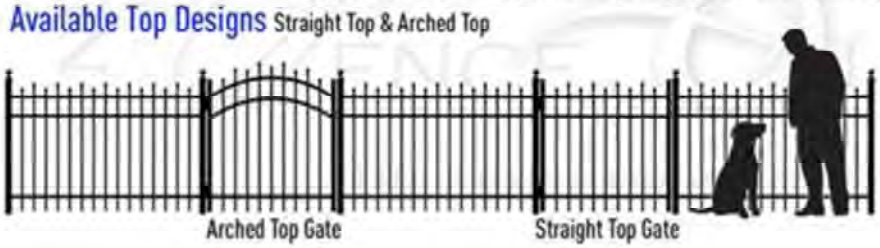
Material: 6063-T5 Aluminum • Pickets: 5/8" sq. x .050" Wall • Rails: 1" sq. x .085" Wall • Gate Uprights: 1 1/2" sq. x .090" Wall
PPG® TGIC Polyester Powder Coating • Welded Construction • All Gates Are Assembled and Ready For Installation • **Posts Sold Separately**

Available Heights 36", 48", 54", 60" Flush Bottom, 60", 72" 3 Rail & 72" 4 Rail

Available Widths 36", 48", 54", 60" & 72"

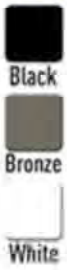
Available Picket Styles Standard Picket - 3 13/16" Picket Spacing • Double Picket - 1 5/8" Picket Spacing
Puppy Picket - 3 13/16" Upper Picket Spacing & 1 5/8" Lower Picket Spacing

Available Top Designs Straight Top & Arched Top



Arched Top Gate Straight Top Gate

Available Colors



POOL CODE APPROVED

Style D Pool Code Approved Heights: Standard Picket Design - 60" Flush Bottom & 72" • Double Picket Design - 48", 54", 60" & 72"
Please Note That 36" Height & Any Puppy Picket Design Gates **Do Not Meet Pool Code**

Available Picket Styles & Top Designs

Standard Picket Arched Top | Standard Picket Straight Top | Double Picket Arched Top | Double Picket Straight Top | Smooth Top Puppy Picket Arched Top | Smooth Top Puppy Picket Straight Top | Spear Top Puppy Picket Arched Top | Spear Top Puppy Picket Straight Top

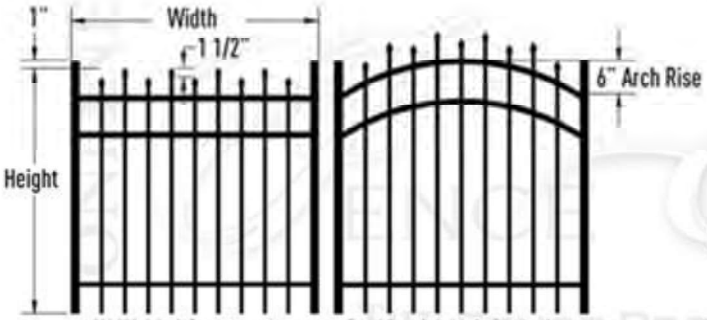
Optional Product Upgrades

Picket Finial Types

Triad • Victorian • Quad

Sloped Gates Available On Request

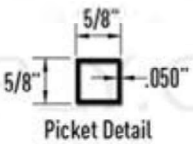
Additional Specifications



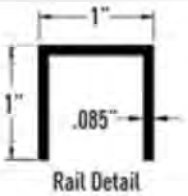
All Welded Construction Residential Arch Gates Are 6" Taller Than Straight Top Gates

Hardware Included

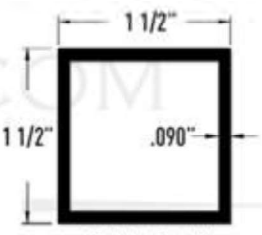
(2) 5" Spring Gate Hinges & (1) Gate Gravity Latch
Color Matched To Gate
(Additional Options Available)



Picket Detail



Rail Detail



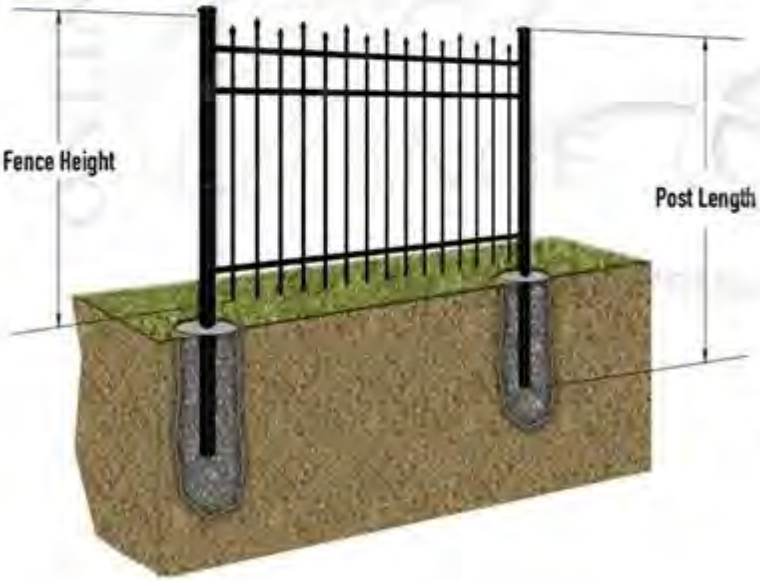
Upright Detail

ONLINE FENCE SUPPLY.COM
THE FENCE PROS FOR OVER 20 YEARS
980.355.2749
Your Fencing Professionals

Residential Aluminum Fence Posts

Material: 6063-T5 Aluminum • **2" x 2" Square** • Line, End, Corner & "T" Post Wall Thickness: 0.062" • Gate Post Wall Thickness: 0.125"
PPG® TGIC Polyester Powder Coating • Screws: Hardened 410 Stainless Steel With Cr6 Plating & Colored Heads

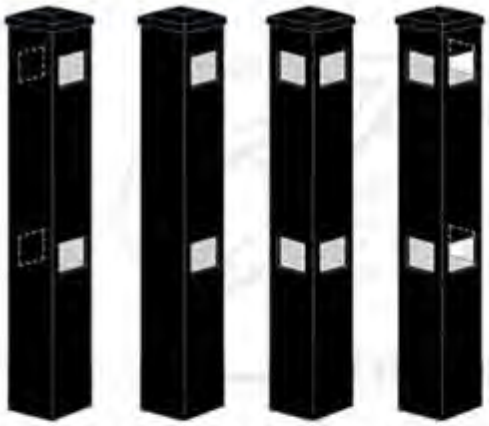
Available Post Lengths



Fence Height	Post Length
36" & 48"	70"
54" & 60"	84"
72"	96"

Available Post Caps

Available Post Types



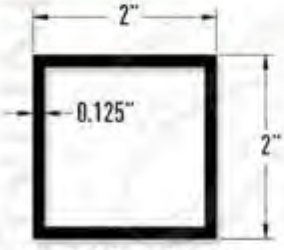
Line Post
Connects Fence Sections In A Straight Line

End/Gate Post
Ends A Fence Line
Gate Post Ends A Fence Line & Attaches A Gate

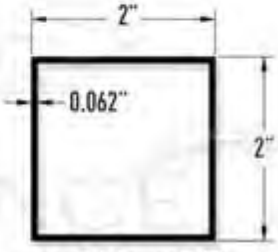
T-Post
Connects Fence Sections In Perpendicular Lines

Corner Post
Connects Fence Sections In 90 Degree Lines

Additional Specifications



Gate Post Cross-Section



Line, End, Corner & "T" Post Cross-Section

Available Colors

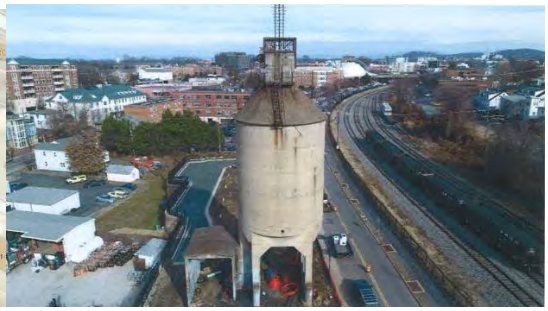
Submission for BAR Record
BAR 18-07-04
0 East Water Street, TMP 570157800
IPP
Owner: Choco-Cruz, LLC
Applicant: Ashley Davies
Interpretive signage for coal tower

Application Components (linked):

- Staff Report
- Application

City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2020

Certificate of Appropriateness Application
BAR 18-07-04
0 East Water Street / Tax Parcel 570157800
Owner: Alan Taylor
Applicant: Ashley Davies
Pocket Park at Coal Tower – interpretative signage



Background
Year Built: 1942
Designation: Individually Protected Property (IPP).

Designed and constructed by the Ogle Construction Company, Coal Tower originally functioned as a storage tower for coal and sand with a mechanism that loaded the materials onto steam locomotives. Decommissioned in 1986, it is one of seven of its kind remaining in Virginia.

Prior BAR Actions
(Prior to Sept. 2018 see appendix)

September 18, 2018 – BAR approved the proposed park design at the Coal Tower, with the following conditions:
- Final light fixtures selected will be submitted for the BAR review;
- Lamping not to exceed 3000 color rendering index (CRI);
- Interpretative signage and/or displays submitted for BAR review.

August 18, 2020 – Exterior light fixture submitted for BAR record.

Application
- Applicant's submittal: Mock-up and draft text for plaque/marker.

Submittal of information requested by the BAR as condition of approval for the September 2018 CoA for the planned pocket park.

Discussion and recommendation
Staff finds the mock-up marker to be compatible with the guidelines.

Staff has not evaluated the proposed text; however, the cited work is by Thomas W. Dixon, Jr., a well-known author and historian of railroad history. Staff recommends only that the text be modified to be consistent with the contemporary style guides. Specifically:

- *C&O* should have spaces, C & O.
- *8* should be spelled out, eight.
- In the second paragraph, delete the second reference to the tower's 300-ton capacity.
- In the second paragraph, delete the word *today*.
- In the last sentence, delete the second comma.

> The Charlottesville Coal Tower
> The Charlottesville Coal Tower is one of seven remaining of its kind in Virginia. The job of the coaling tower was to fuel steam-powered locomotives. 1948 was the last year of all-steam operations on the Chesapeake & Ohio Railway (C&O), and steam operations fully ceased in 1956. The cylindrical coaling tower is an ideal vessel for strength and a logical design for placement of heavy loads of coal in the towers above the track. The 300-ton capacity was the most common on the C&O and appeared in at least 8 locations. In the last decade of the C&O's full steam operations, there were 99 designated fueling locations.
>
> In 1942, the Ogle Construction Company, one of three major builders of coaling stations, built the 91-foot-tall concrete coaling tower in Charlottesville, capable of holding 300 tons of coal. Decommissioned in 1986, the Charlottesville Coal Tower still stands between East Market Street and the CSX railroad tracks today. Like most coaling stations, it was retired in place, due to its large dimensions and solid construction.

Suggested Motion
*Approva*l: 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 narrative marker, as submitted, satisfy the conditions of the CoA approved on September 18, 2018.

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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Public Design and Improvements

I. Public Signs

1) Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.
2) Add a distinctive street sign system for historic districts.
3) Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.
4) Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.
5) Preserve existing historic plaques located in the district.
6) New plaques should be discreetly located and should not obscure architectural elements.

Appendix

Prior BAR Review

September 19, 2017 – BAR approved proposed landscaping plan in concept , requesting that submittal of specific details such as plants species, location, lighting, and signage (if included) to come back to the BAR.

July 17, 2018 - Re: proposed maintenance and rehabilitation of the Coal Tower, BAR accepted applicant's request for deferral.

July 25, 2018: Re: proposed maintenance and rehabilitation of the Coal Tower, with BAR consent, staff approved applicant' request to complete certain mauntenance items at the Coal Tower. (See page 25 of applicant's July 31, 2018 submittal.)

August 21, 2018: BAR approved the Pocket Park design and proposed maintenance and rehabilitation of the Coal Tower with the following additions:

- The lower platform [outside of the door at top of tower] to be retained if possible

- Consent to replace windows if repair is not feasible
- Simplify the design of the park
- Explore different grasses to use in the strip between the sidewalk and Bocce court
- Provide a lighting plan for under the tower.
- Interpretive signs will come back to the BAR for review
- Changes to the site plan will be turned into staff and put on the consent agenda for approval.

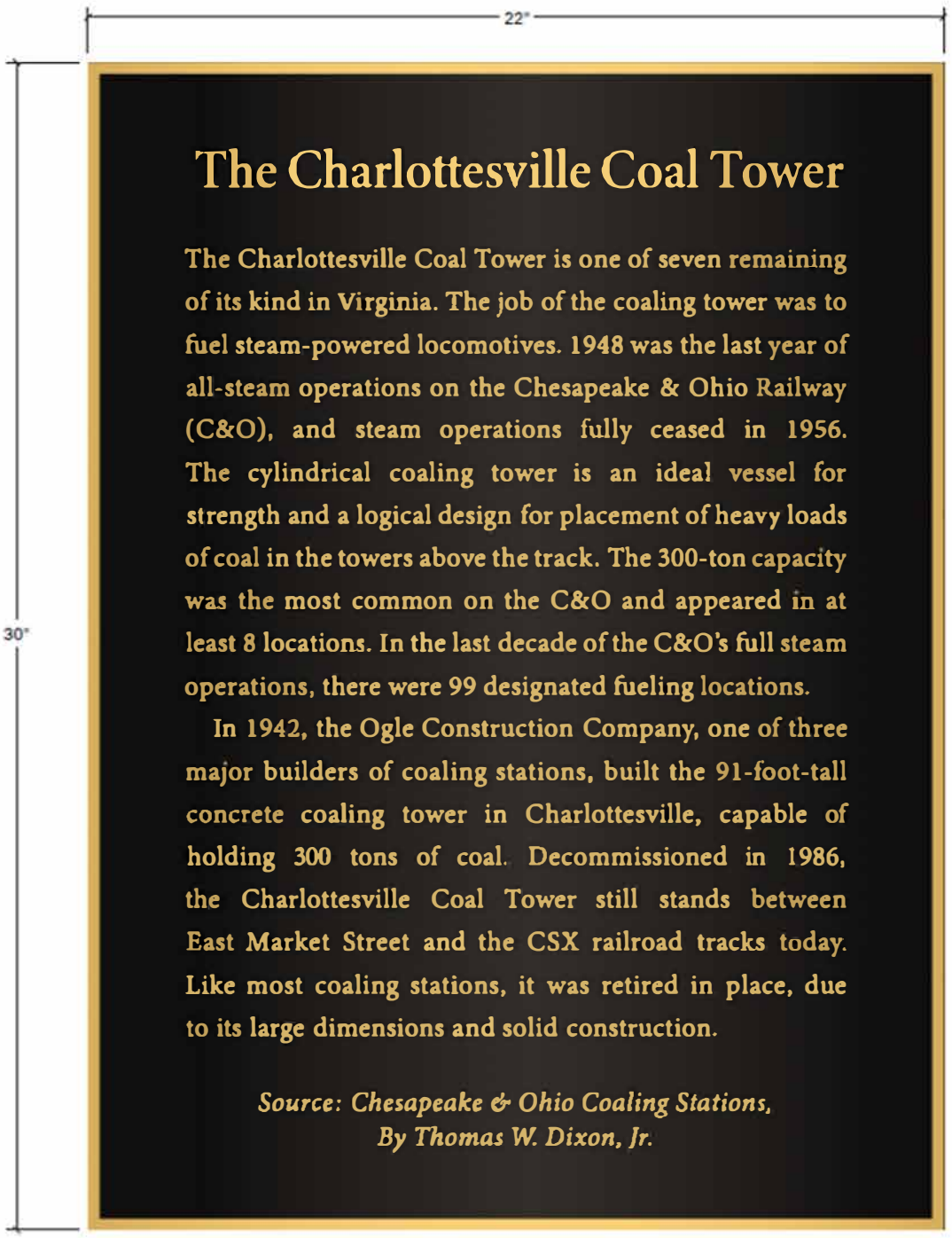
In September 2018, the BAR approved a CoA for a park at the C&O Coal Tower along East Water Street. The motion conditioned that interpretative signage would be submitted for the BAR record.

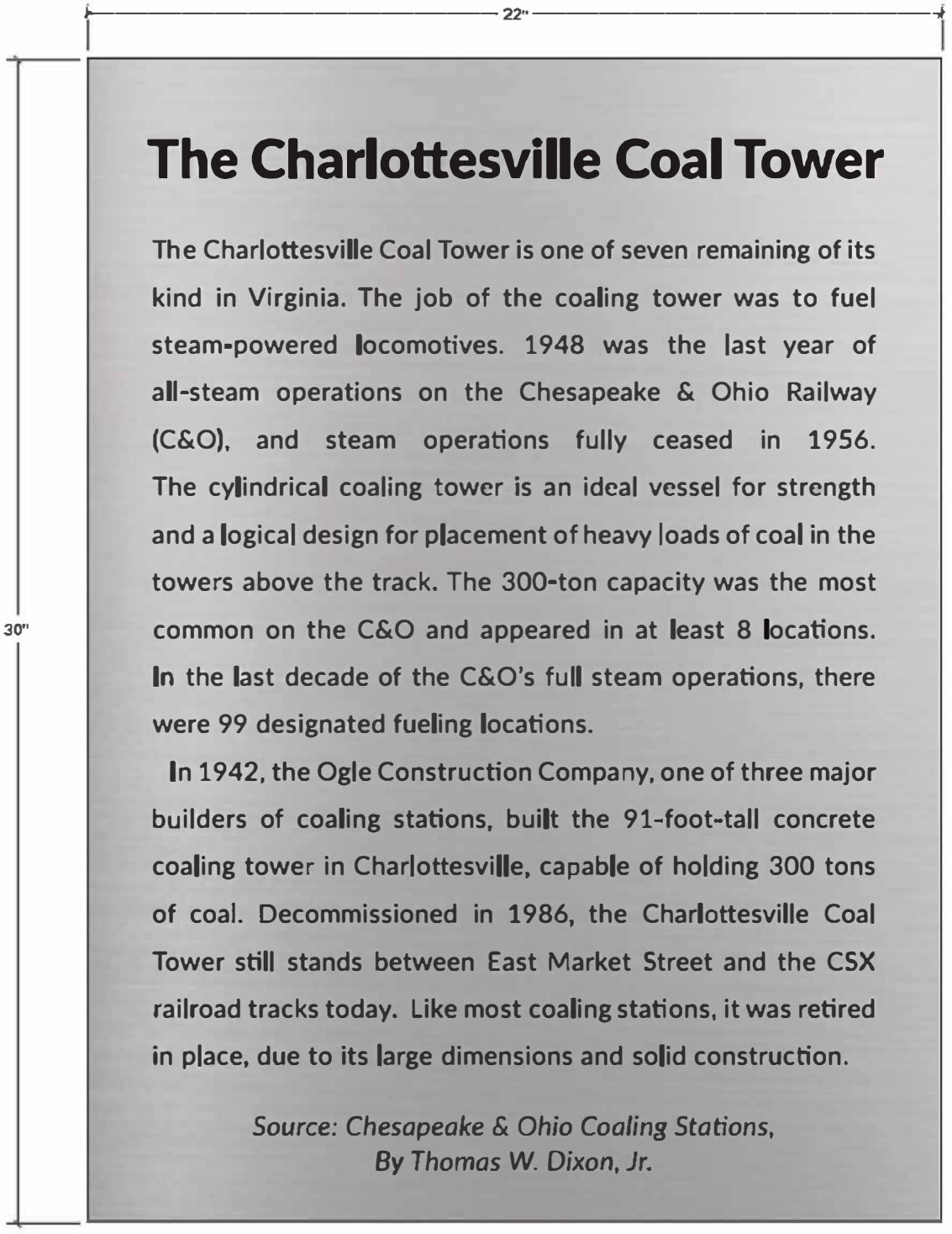
Certificate of Appropriateness Application
BAR 18-07-04
0 East Water Street
Tax Parcel 570157800
Alan Taylor, Owner/ Ashley Davies, Applicant
Maintenance and Rehabilitation

Motion: Schwarz moved 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 park design at the Coal Tower satisfies the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application with the following conditions:

- Final light fixtures selected will be submitted for the BAR review;
- Lamping not to exceed 3000 color rendering index (CRI);
- Interpretative signage and/or displays will be submitted for BAR review.

Earnst seconded. Approved 7-0.


22"
30"
The Charlottesville Coal Tower
The Charlottesville Coal Tower is one of seven remaining of its kind in Virginia. The job of the coaling tower was to fuel steam-powered locomotives. 1948 was the last year of all-steam operations on the Chesapeake & Ohio Railway (C&O), and steam operations fully ceased in 1956. The cylindrical coaling tower is an ideal vessel for strength and a logical design for placement of heavy loads of coal in the towers above the track. The 300-ton capacity was the most common on the C&O and appeared in at least 8 locations. In the last decade of the C&O's full steam operations, there were 99 designated fueling locations.
In 1942, the Ogle Construction Company, one of three major builders of coaling stations, built the 91-foot-tall concrete coaling tower in Charlottesville, capable of holding 300 tons of coal. Decommissioned in 1986, the Charlottesville Coal Tower still stands between East Market Street and the CSX railroad tracks today. Like most coaling stations, it was retired in place, due to its large dimensions and solid construction.
Source: Chesapeake & Ohio Coaling Stations,
By Thomas W. Dixon, Jr.



The Charlottesville Coal Tower

The Charlottesville Coal Tower is one of seven remaining of its kind in Virginia. The job of the coaling tower was to fuel steam-powered locomotives. 1948 was the last year of all-steam operations on the Chesapeake & Ohio Railway (C&O), and steam operations fully ceased in 1956. The cylindrical coaling tower is an ideal vessel for strength and a logical design for placement of heavy loads of coal in the towers above the track. The 300-ton capacity was the most common on the C&O and appeared in at least 8 locations. In the last decade of the C&O's full steam operations, there were 99 designated fueling locations.

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Source: Chesapeake & Ohio Coaling Stations,
By Thomas W. Dixon, Jr.

Plaque and location
Not to Scale

For Discussion Only


Plaque and location
Not to Scale
For Discussion Only

Certificate of Appropriateness Application
BAR 17-11-02
167 Chancellor Street, TMP 090126000
The Corner ADC District
Owner: Alpha Omicron of Chi Psi Corp.
Applicant: Kevin Schafer, Design Develop, LLC
Exterior alterations and addition

Application Components (linked):

- Staff Report
- Historic Survey
- Application

City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2020

Certificate of Appropriateness
BAR 17-11-02
167 Chancellor Street, TMP 090126000
The Corner ADC District
Owner: Alpha Omicron of Chi Psi Corp.
Applicant: Kevin Schafer, Design Develop, LLC
Exterior alterations and addition

Background

Year Built: 1915
District: The Corner ADC
Status: Contributing

This large, five-bay, two-and-a-half-story dwelling shows elements of the Colonial Revival style; details include: brick stretcher bond, hip roof with one hip roof dormer, two-bay front porch with piers and full entablature, and entrance with three-lite transom and sidelights.

Prior BAR Reviews (See appendix for all reviews.)
August 18, 2020 – BAR accepted applicant's request for deferral.

Application

- Applicant submittal:
  - Design Develop drawings *Chi Psi Lodge at 167 Chancellor Street*, dated 25 August 2020: Cover through sheet 15.
  - Design Develop email and addendum drawings, 8 September 2020: sheets A1 (Elevation *Behind [west] Portico*) and A2 (*Rake Trim*).

CoA request for a proposed addition and alterations, including site work and landscaping, to an existing fraternity house.

Modifications per August 18, 2020 BAR discussion:
Masonry

- Soldier course brick water table
- All new 2F windows lowered to reveal full brick mould trim
- Decorative brick header at all 1F windows

Roof

- Copper J-trim at rake shingles
- Copper flashing at ridge and valleys

West Elevation (facing Madison Lane)

- Black rail at side stairs to "disappear"
- Enlarged wood front door to match window header height [west entry]
- Portico trims to better agree with Madison Lane precedents

North Porch

- Upper: Revised rail profile and post/column alignment
- Lower: Revised treatment of porch base
    - Faceted brick columns
    - Framed horizontal lattice
    - Brick sill below

(For complete list of building materials, see August 18, 2020 BAR staff report.)

Discussion
Staff recommends BAR discuss and clarify the roof flashing details. Otherwise, staff recommends approval of the CoA.

Suggested Motions
Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Rehabilitation, I move to find that the proposed alterations and addition satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted..

[.. as submitted with the following modifications…]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Rehabilitation, I move to find that the alterations and addition do not satisfy the BAR's criteria and are not compatible with this property and other properties in The Corner ADC district, and that for the following reasons 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 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;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements
B. Plantings
1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting
1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.

6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

E. Walkways and Driveways

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.

…

H. Utilities and Other Site Appurtenances

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.

…

Pertinent Guidelines for New Construction and Additions

G. Roof (New)

1) Roof Forms and Pitches
    a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
    c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
    d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
    e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
    f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
    a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
    b. In some cases, shingles that mimic the appearance of slate may be acceptable.
    c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
    d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
    e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

I. Windows and Doors (New)

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. Porches (New)

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

L. Foundation and Cornice (New)

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.

4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures (New)

1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint (New)

1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
4) It is proper to paint individual details different colors.
5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration (New)

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

P. Additions (New)

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.

b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design
   a. New additions should not destroy historic materials that characterize the property.
   b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
   a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
   b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
   a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
   a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
   b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Guidelines for Rehabilitation

B. Facades and Storefronts (Rehab)

1) Conduct pictorial research to determine the design of the original building or early changes.
2) Conduct exploratory demolition to determine what original fabric remains and its condition.
3) Remove any inappropriate materials, signs, or canopies covering the façade.
4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).
7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
11) Avoid introducing inappropriate architectural elements where they never previously existed.

C. Windows (Rehab)

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) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
15) 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.
16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
17) Storm windows should not damage or obscure the windows and frames.
18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
21) The size of the shutters should result in their covering the window opening when closed.
22) Avoid shutters on composite or bay windows.
23) If using awnings, ensure that they align with the opening being covered.
24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors (Rehab)

1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3) Repair damaged elements, matching the detail of the existing original fabric.
4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5) Do not strip entrances and porches of historic material and details.
6) Give more importance to front or side porches than to utilitarian back porches.
7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8) Avoid adding decorative elements incompatible with the existing structure.
9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11) Provide needed barrier-free access in ways that least alter the features of the building.
    a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
    b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12) The original size and shape of door openings should be maintained.
13) Original door openings should not be filled in.
14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16) Retain transom windows and sidelights.
17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
    a. They should be a simple design where lock rails and stiles are similar in placement and size.
    b. Avoid using aluminum colored storm doors.
    c. If the existing storm door is aluminum, consider painting it to match the existing door.
    d. Use a zinc chromate primer before painting to ensure adhesion.

E. Cornice (Rehab)

1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
2) Repair rather than replace the cornice.
3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

F. Foundation (Rehab)

1) Retain any decorative vents that are original to the building.
2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.
3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

G. Roof (Rehab)

1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
3) Original roof pitch and configuration should be maintained.
4) The original size and shape of dormers should be maintained.
5) Dormers should not be introduced on visible elevations where none existed originally.
6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
7) When replacing a roof, match original materials as closely as possible.
    a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
    b. Artificial slate is an acceptable substitute when replacement is needed.
    c. Do not change the appearance or material of parapet coping.
8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

H. Masonry (Rehab)

1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
    a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
    b. Do not repoint with a synthetic caulking compound.
4) Repoint to match original joints and retain the original joint width.
5) Do not paint unpainted masonry.

I. Wood (Rehab)

1) Repair rotted or missing sections rather than replace the entire element.
    a. Use epoxies to patch, piece, or consolidate parts.
    b. Match existing materials and details.
2) Replace wood elements only when they are rotted beyond repair.
    a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.

b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
c. Complement the existing details, size, scale, and material.

3) Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

J. Synthetic Siding (Rehab)

1) Avoid applying synthetic siding. In addition to changing the appearance of a historic building, synthetic siding can make maintenance more difficult because it covers up potential problems that can become more serious. And synthetic siding, once it dents or fades, needs painting just as frequently as wood.
2) Remove synthetic siding and restore original building material, if possible.

K. Paint (Rehab)

1) Do not remove paint on wood trim or architectural details.
2) Do not paint unpainted masonry.
3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
5) Use appropriate paint placement to enhance the inherent design of the building.

Appendix

Prior BAR Reviews

November 2017 - Preliminary discussion. BAR was supportive of something happening here, but not the submitted version. The changes to Chancellor Street side were more problematic: the big dormer is not appropriate; maintain the wrap-around porch, maybe come out only as far as first column. Maintain integrity on Chancellor Street side. Madison Lane side could be more contemporary and differentiated from historic fabric; invading setback on that side OK; maybe one-story full width porch instead of 2-story portico; play off the two volumes; porch can create own axis, not necessarily symmetrical; take cues from Greek revival – not-so-grand two-story porch. New addition could be more contemporary.
http://weblink.charlottesville.org/public/0/edoc/739824/2017-11_167%20Chancellor%20Street_BAR.pdf

April 2018 – BAR approved the application for general massing, concept and composition with details and the SUP recommendation to come back for BAR review.
http://weblink.charlottesville.org/public/0/edoc/754415/2018-04_167%20Chancellor%20Street_BAR.pdf

October 2019 – BAR recommended approval of Special Use Permit for setback variances; that based on the general design and building footprint as submitted the proposed Special Use Permit for 167 Chancellor Street will not have an adverse impact on the Corner ADC District, with the understanding that the final design and details will require future BAR review and approval and that the BAR extends the Certificate of Appropriateness from April 2018.
http://weblink.charlottesville.org/public/0/edoc/791772/2019-10_167%20Chancellor%20Street_BAR.pdf

VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no. 104-70
Negative no(s). 5061(31)

Historic name
Common name
County/~~Town~~/City Albemarle, Charlottesville
Street address or route number 167 Chancellor Street

USGS Quad Charlottesville West, Va.
Date or period c. 1915
Original owner
Architect/builder/craftsmen
Original use dwelling
Present owner
Source of name
Present owner address
Source of date
Stories
Present use dwelling
Foundation and wall const'n
Acreage
Roof type

State condition of structure and environs fair

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

167: brick (stretcher bond); 2½ stories; hip roof with one hip roof dormer having two vertical lights; 5 bay (incl. one recessed on north); 1 story 2 bay Colonial Revival porch which follows outline of house to north, on piers, full entablature: Builders Colonial Revival. c. 1915. gutter cornice with plain frieze, 3 bays to south form 2 story projecting bay window. Entrance in 2nd bay from north under segmental arch with 3 light transom and sidelights. one over one light sash, lower having segmental arches, shutters. one interior chimney on north.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Shown on 1920 Sandborn Map.

Form No. VHLC-01-004

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)
1920 Sandborn Map.

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

Name, address and title of recorder
Karen Kummer U. of Va Arch. History Grad. Student

Date
March 1980

VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7297, 7230

Street address 167 Chancellor St.
Town/City Charlottesville
Historic name formerly Alpha Chi Rho Fraternity House Common name

Material
- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☑ brick (bond: ☐ Flemish, ☑ stretcher, ☐ ____-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories
☐ 1 ☑ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type
☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☑ hipped intersecting ☐ flat
☐ other: _____

Roof Material
☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☑ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers
☐ 0 ☐ 3 ☐ shed ☑ hipped
☑ 1? ☐ 4 ☐ gable ☐ _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade
☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☑ 3 diagram. ☐ 6 ☐ ____

Porch
☑ yes ☐ no

Stories
☑ 1 ☐ 3
☐ 2 ☐ ____

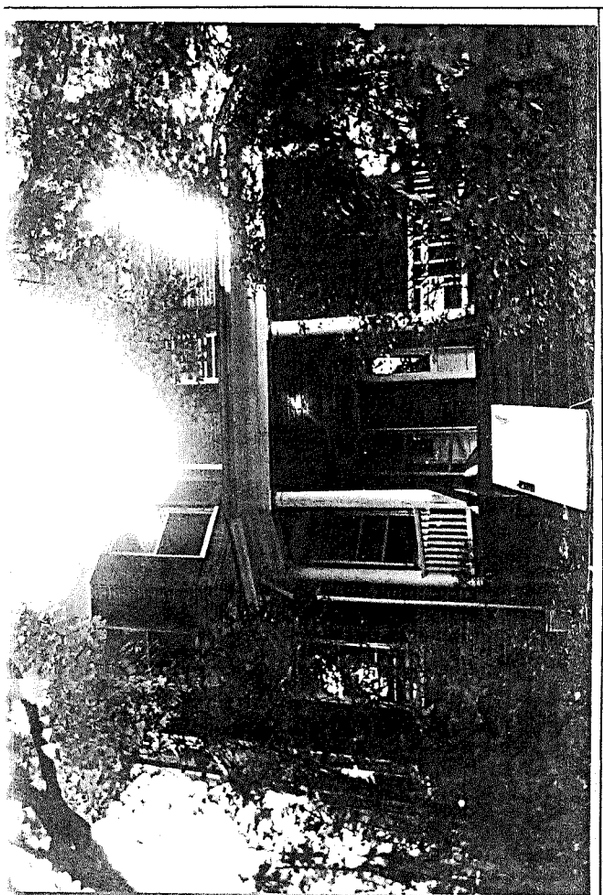
Bays
☐ 1 (center) ☑ 2 ☐ 4
☐ 1 (side) ☐ 3 ☐ ____

General description
Porch reached by flight of wooden steps. Supported by Roman Doric posts, the porch has angled sides.

Building type
- ☑ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period Victorian/Colonial Revival
Date c. 1915
Architect/builder

Location and description of entrance Entrance with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Like the Gooch House next door at no. 165, this dwelling features a 3-sided, 2-story front bay. Here, however, the bay is topped by a polygonal rather than a gable roof.

The rear facade of the house is staggered; here the intersecting hipped roofs are visible.

Today the main entry is from the rear, from Madison Lane. The front yard is grown up in trees.

Historical information

Alpha Chi Rho fraternity occupied this house in 1920, according to the University directories. It is not known whether the fraternity built or rented the house.

Today the building is rented to students.

Source Sanborn maps; University directories; Eugenia Bibb

Surveyed by Jeff O'Dell, VHLC
Date 9-83

VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-139 -11
Negative no(s). 7230/27-27

Street address 167 Chancellor St.
Town/City Charlottesville

Historic name _____ Common name _____

Material

- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ ____-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories

☐ 1 ☐ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type

☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☐ hipped ☐ flat
☐ other: _____

Roof Material

☐ slate ☐ tile
☐ wood shingle ☐ pressed ti
☐ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers

☐ 0 ☐ 3 ☐ shed ☐ hipped
☐ 1 ☐ 4 ☐ gable _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade

☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☐ 3 ☐ 6 ☐ ____

Porch ☐ yes ☐ no

Stories ☐ 1 ☐ 3 ☐ 2 ☐ ____

Bays
1 (center) ☐ 2 ☐ 4
1 (side) ☐ 3 ☐ ____

General description

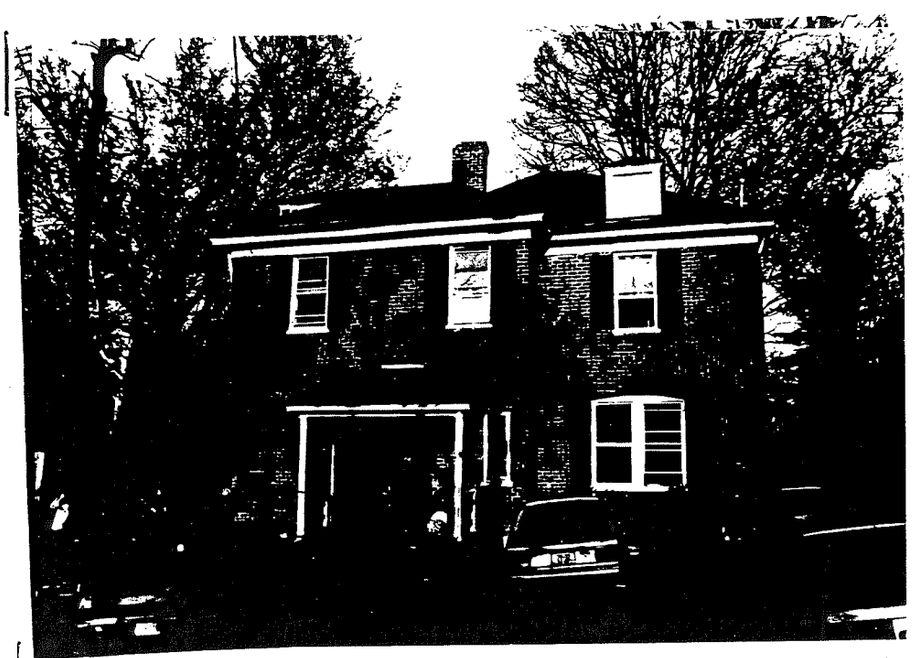
Building type

- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style, period _____ Date _____ Architect, builder _____

Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice, eave type, window type and trim, chimneys, additions, alterations)



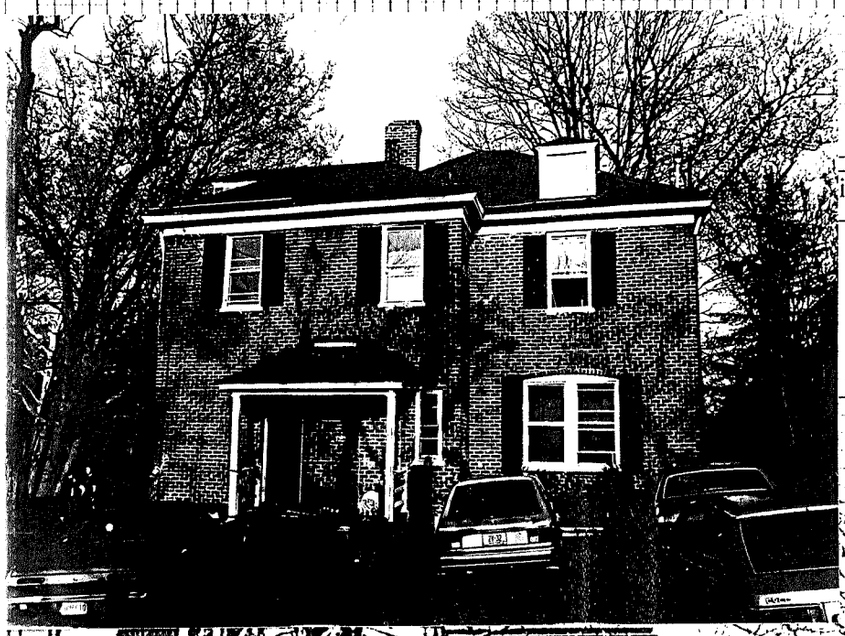
Date

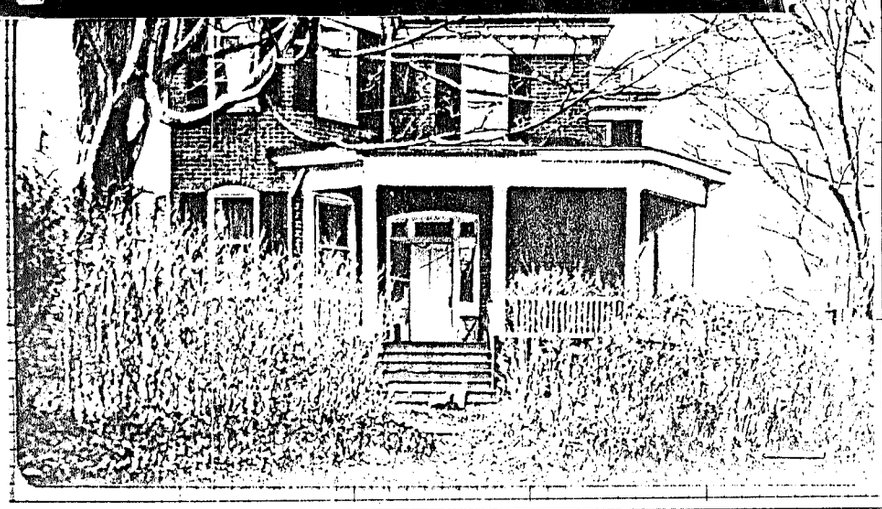
…es and bibliography
…lished sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)
R20 Sandborn Map.

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)





…ificant topographical features.)

Name, address and title of recorder
Karen Kummer U. of Va Arch. History Grad. Student

Date
March 1980

Date 3/3/96 **File No.** 104-133-11

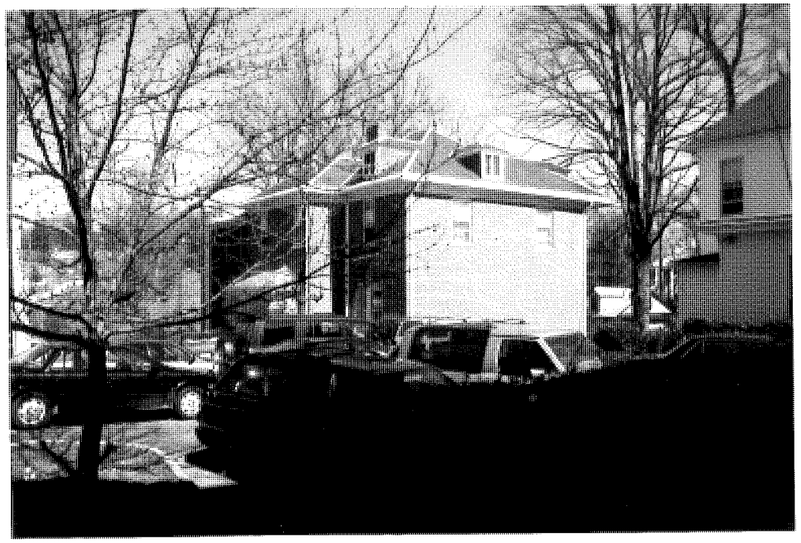
Name Alpha Phi, 167 Chancellor St.

Town Charlottesville

County _____

Photographer S. E. Snead

Contents 5 exterior views



CHARLOTTESVILLE CoA APPLICATION

THE CHI PSI LODGE

167 CHANCELLOR STREET
CHARLOTTESVILLE , VA

PRESENTED BY ALPHA OMICRON
OF CHI PSI CORPORATION

IN ASSOCIATION WITH

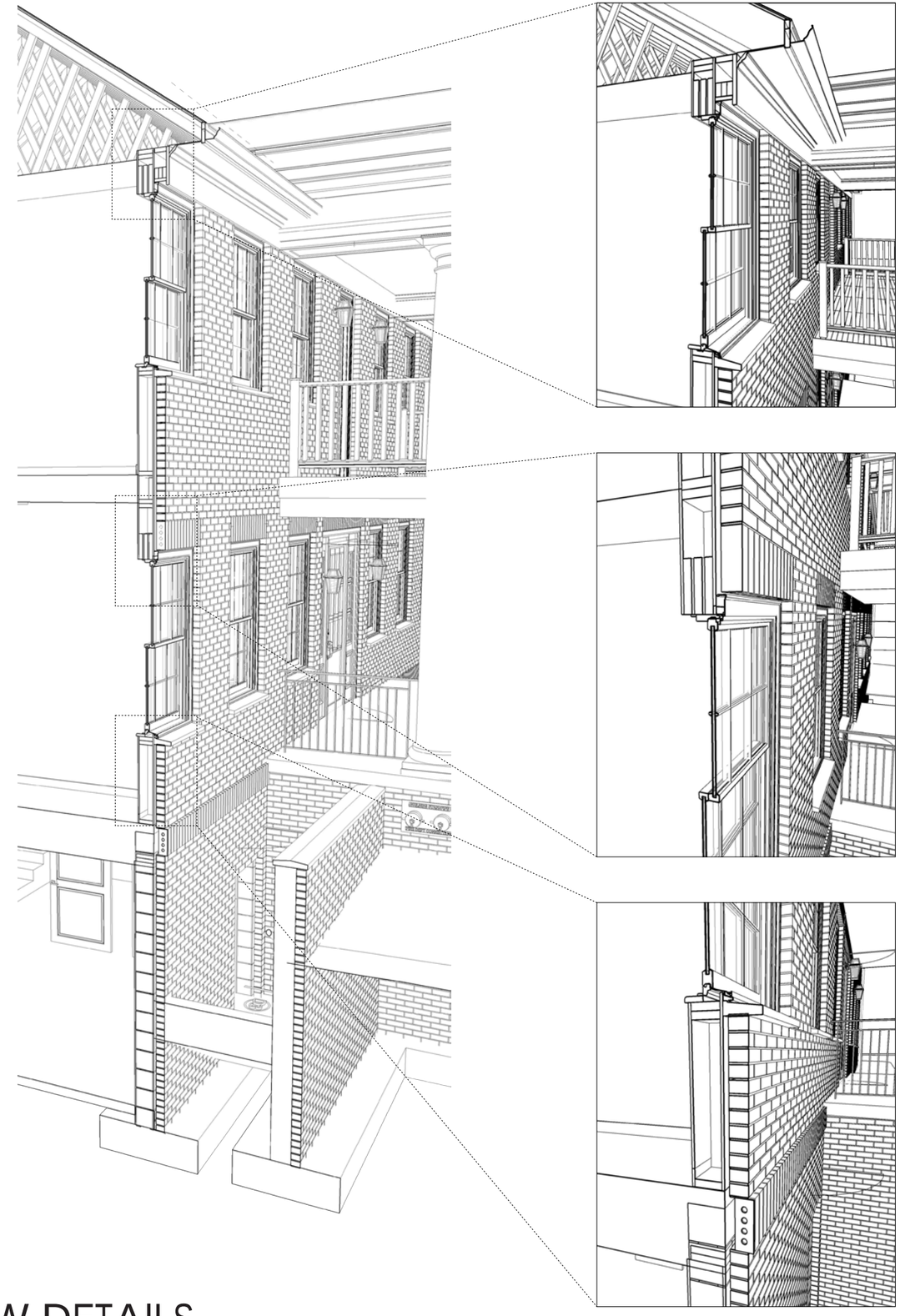
DESIGN
DEVELOP

AUGUST 25TH, 2020

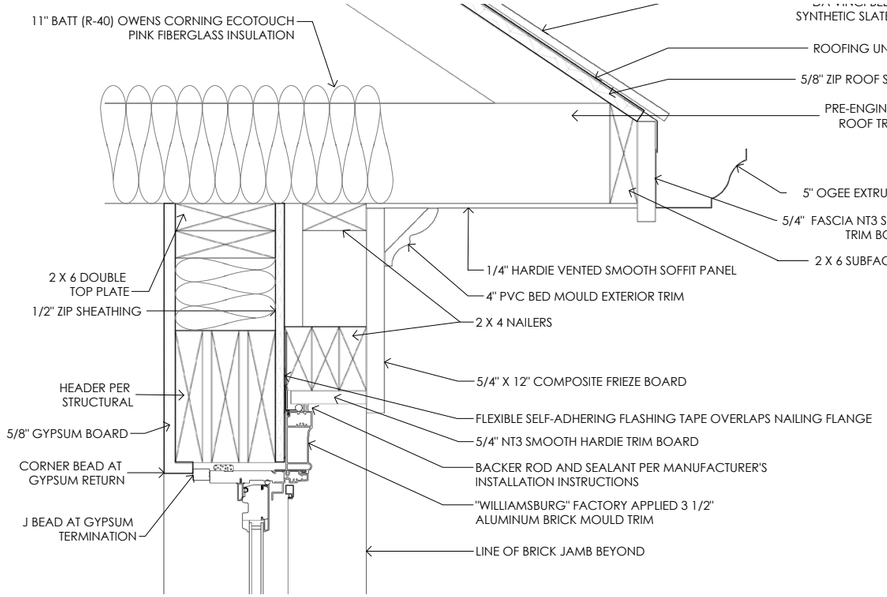

ALL NEW 2F WINDOWS LOWERED TO
REVEAL FULL BRICK MOULD TRIM
DECORATIVE BRICK HEADER
AT ALL 1F WINDOWS
REVISED RAIL PROFILE
AND POST / COLUMN ALIGNMENT
COPPER FLASHING AT RIDGE AND VALLEYS
COPPER J-TRIM AT RAKE SHINGLES
PORTICO TRIMS TO BETTER AGREE
WITH MADISON LANE PRECEDENTS
:VISED TREATMENT OF PORCH BASE
- FACETED BRICK COLUMNS
- FRAMED HORIZTONAL LATTICE
- BRICK SILL BELOW
ENLARGED WOOD FRONT DOOR TO MATCH WINDOW HEADER HEIGHT
BLACK RAIL AT SIDE STAIRS TO "DISAPPEAR"
SOLDIER COURSE BRICK WATER TABLE


EXISTING DOOR, FRAME AND LIGHTS TO BE REPLACED/REFURBISHED AS NECESSARY TO MATCH ORIGINAL CONDITIONS
SOLDIER COURSE BRICK WATER TABLE
BOXWOOD SHRUBS TO BE PLANTED TO CONCEAL HVAC UNITS

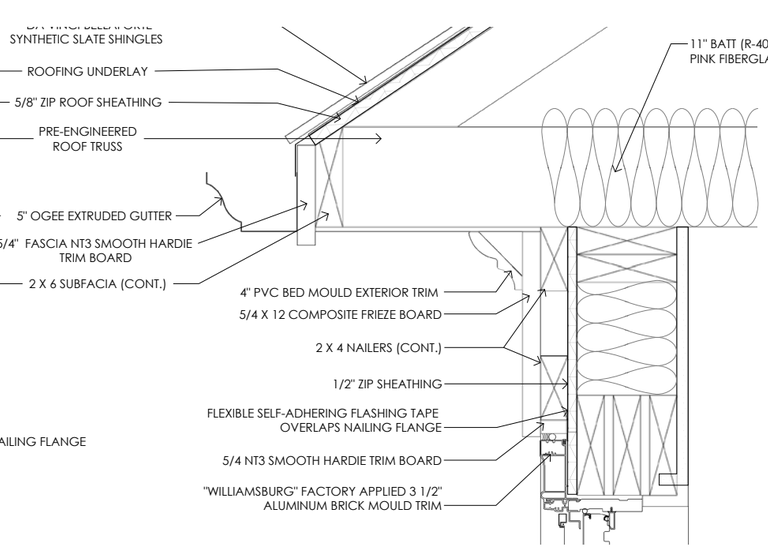
CONTEXTUAL PRECEDENTS



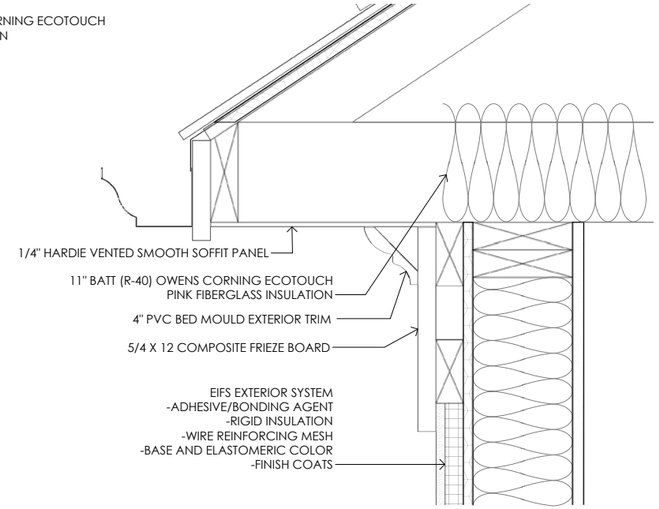
REVISED WINDOW DETAILS



1 A3.0 3"=1'
TYPICAL EAVE AND SECOND FLOOR WINDOW HEADER AT MASONRY WALLS



4 A3.0 3"=1'
STUCCO EAVE AND WINDOW HEADER

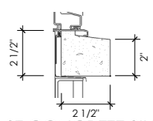


6 A3.0 3"=1'
TYPICAL EAVE AT STUCCO WALLS

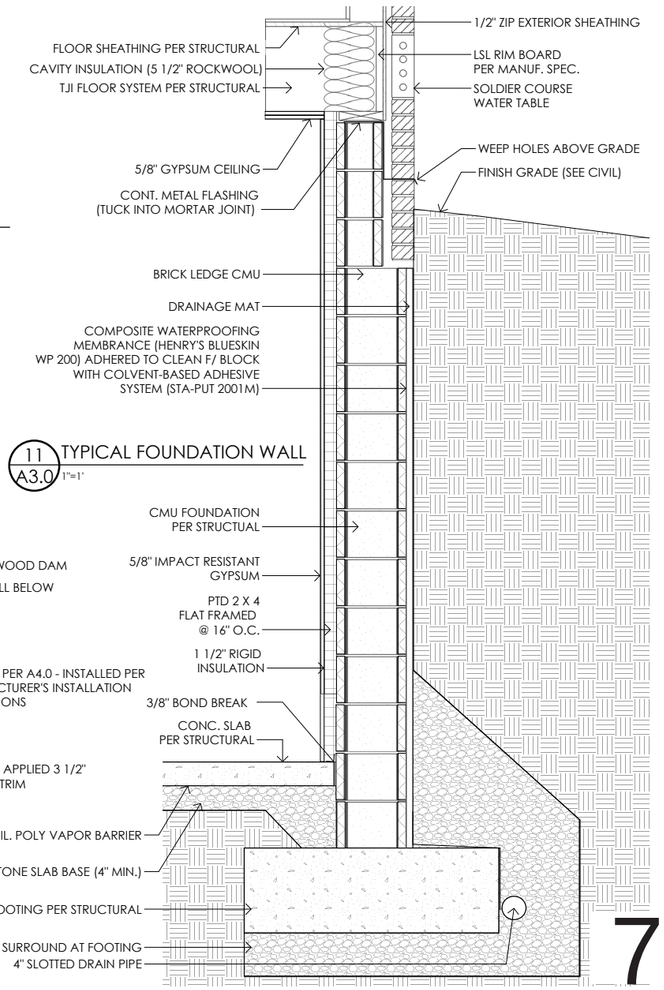
2 A3.0 3"=1'
TYPICAL WINDOW SILL AT MASONRY WALLS

5 A3.0 3"=1'
WINDOW SILL AT SECOND FLOOR STUCCO WALL

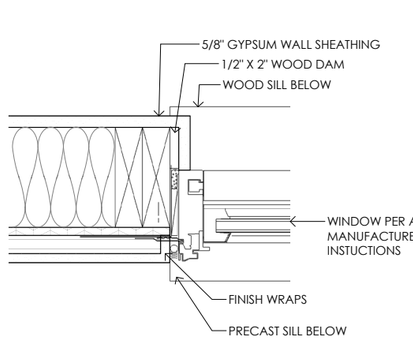
7 A3.0 3"=1'
PRECAST CONCRETE SILL AT MASONRY WALLS



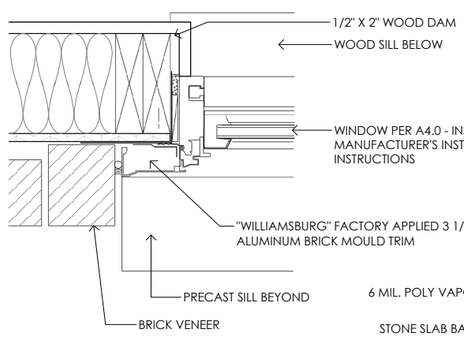
8 A3.0 3"=1'
PRECAST CONCRETE SILL AT STUCCO WALL



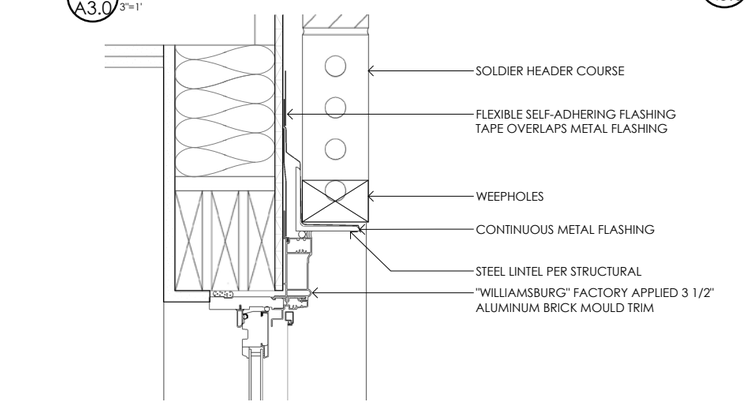
11 A3.0 1"=1'
TYPICAL FOUNDATION WALL



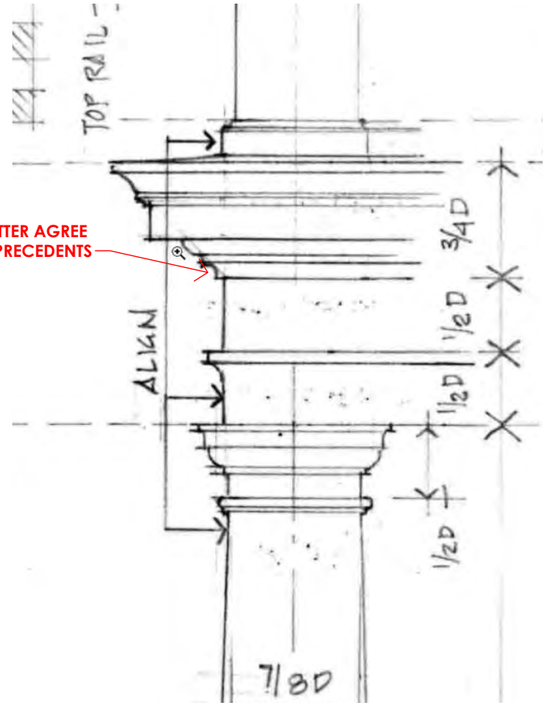
9 A3.0 3"=1'
TYPICAL STUCCO WINDOW JAMB



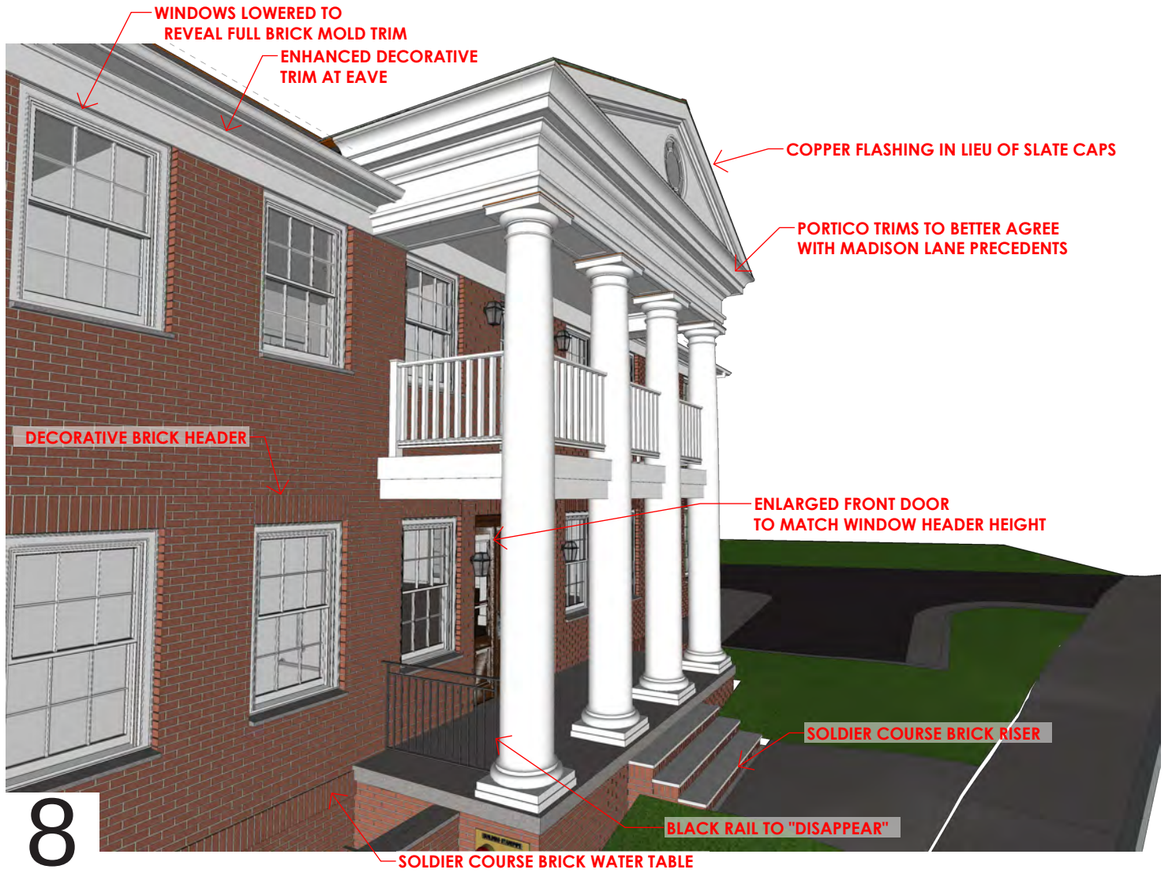
10 A3.0 3"=1'
TYPICAL MASONRY WINDOW JAMB

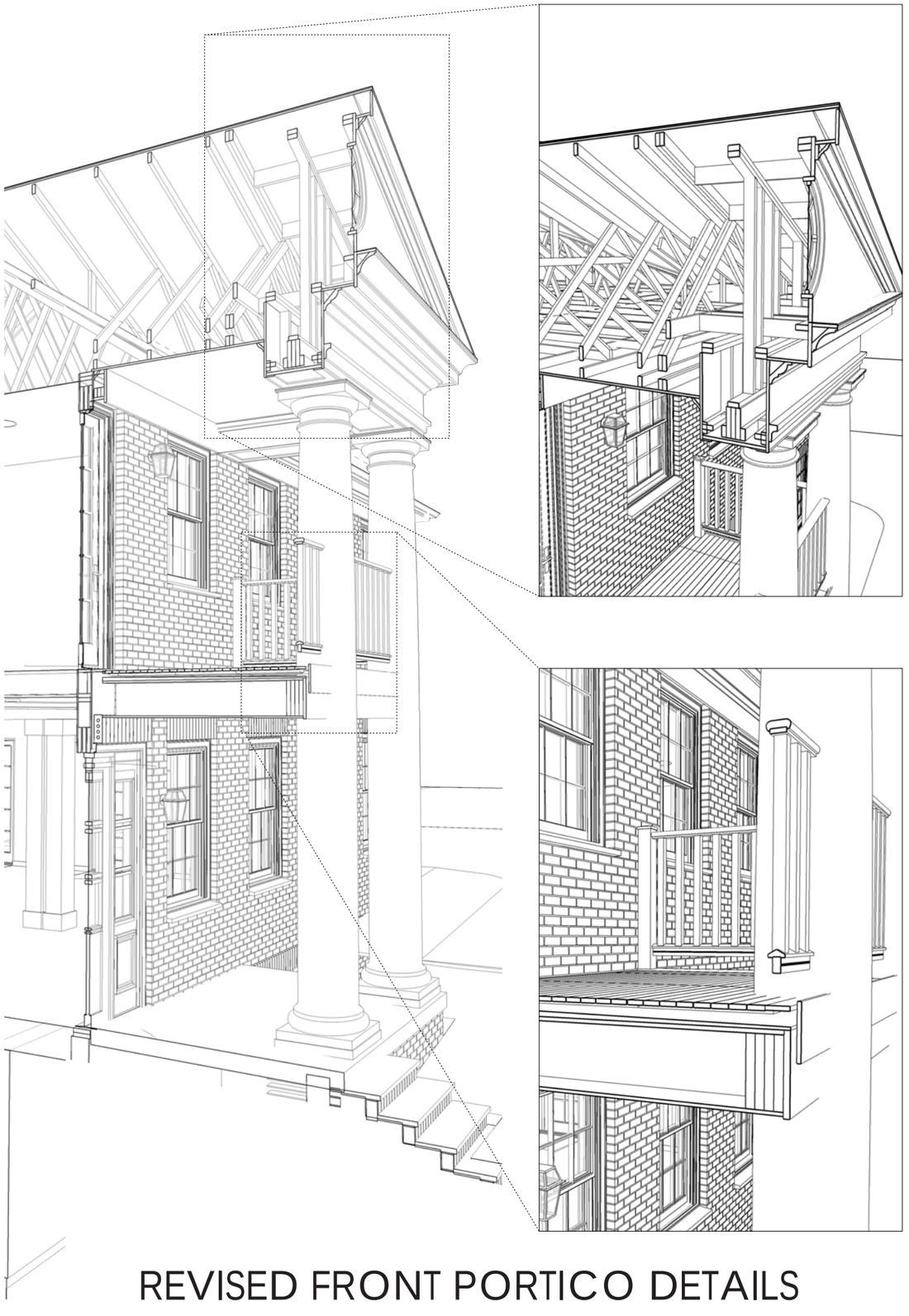


3 A3.0 3"=1'
TYPICAL FIRST FLOOR WINDOW HEADER

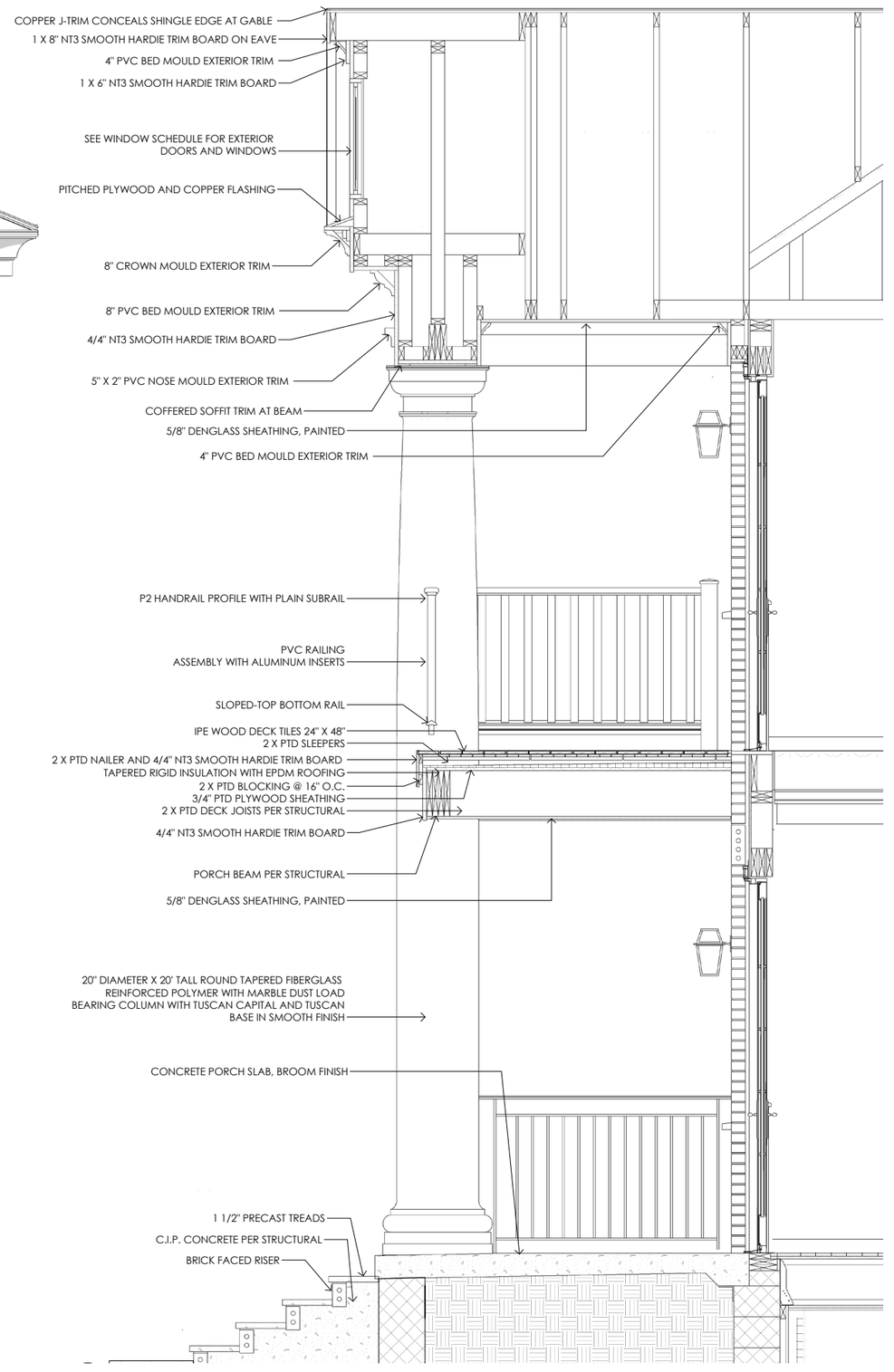


CONTEXTUAL PRECEDENTS

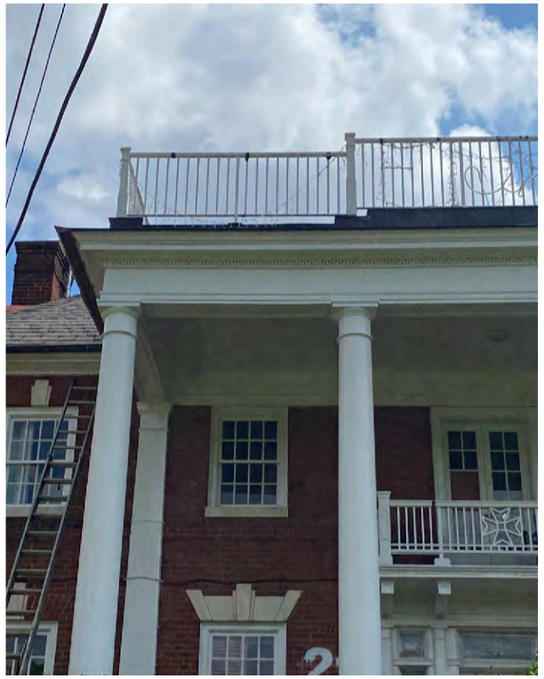




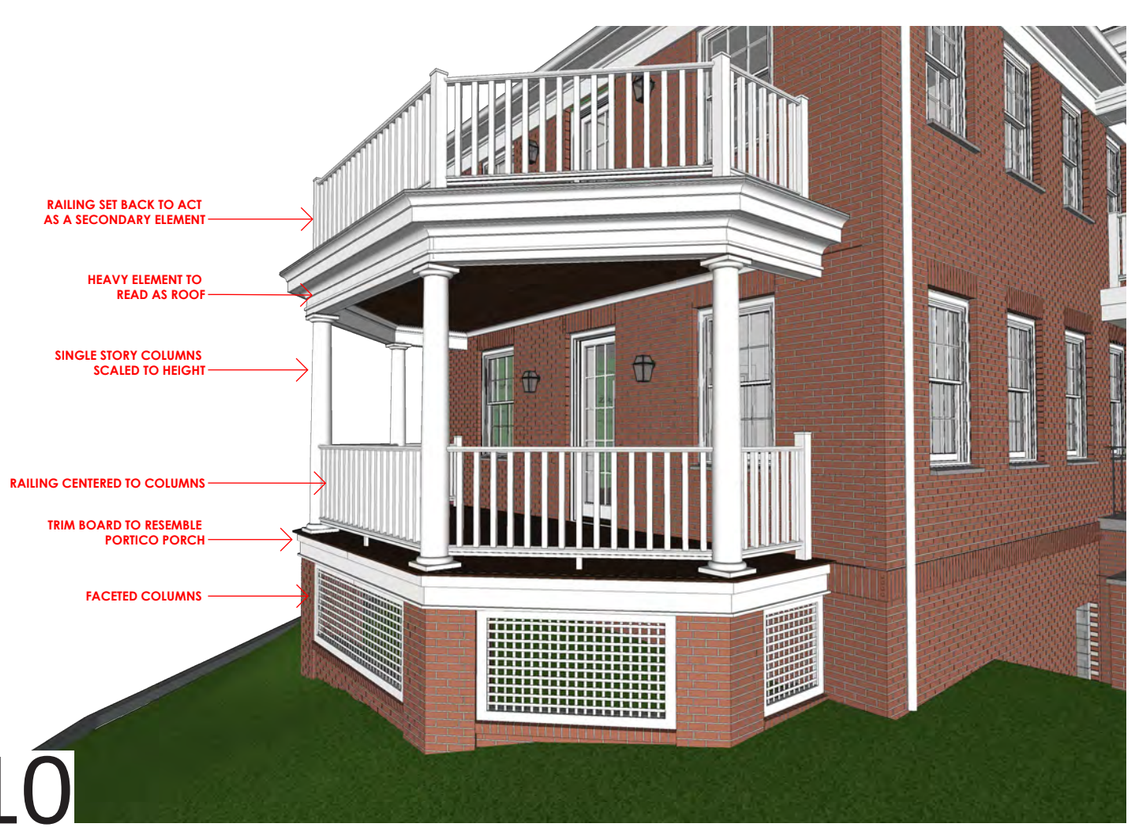
REVISED FRONT PORTICO DETAILS

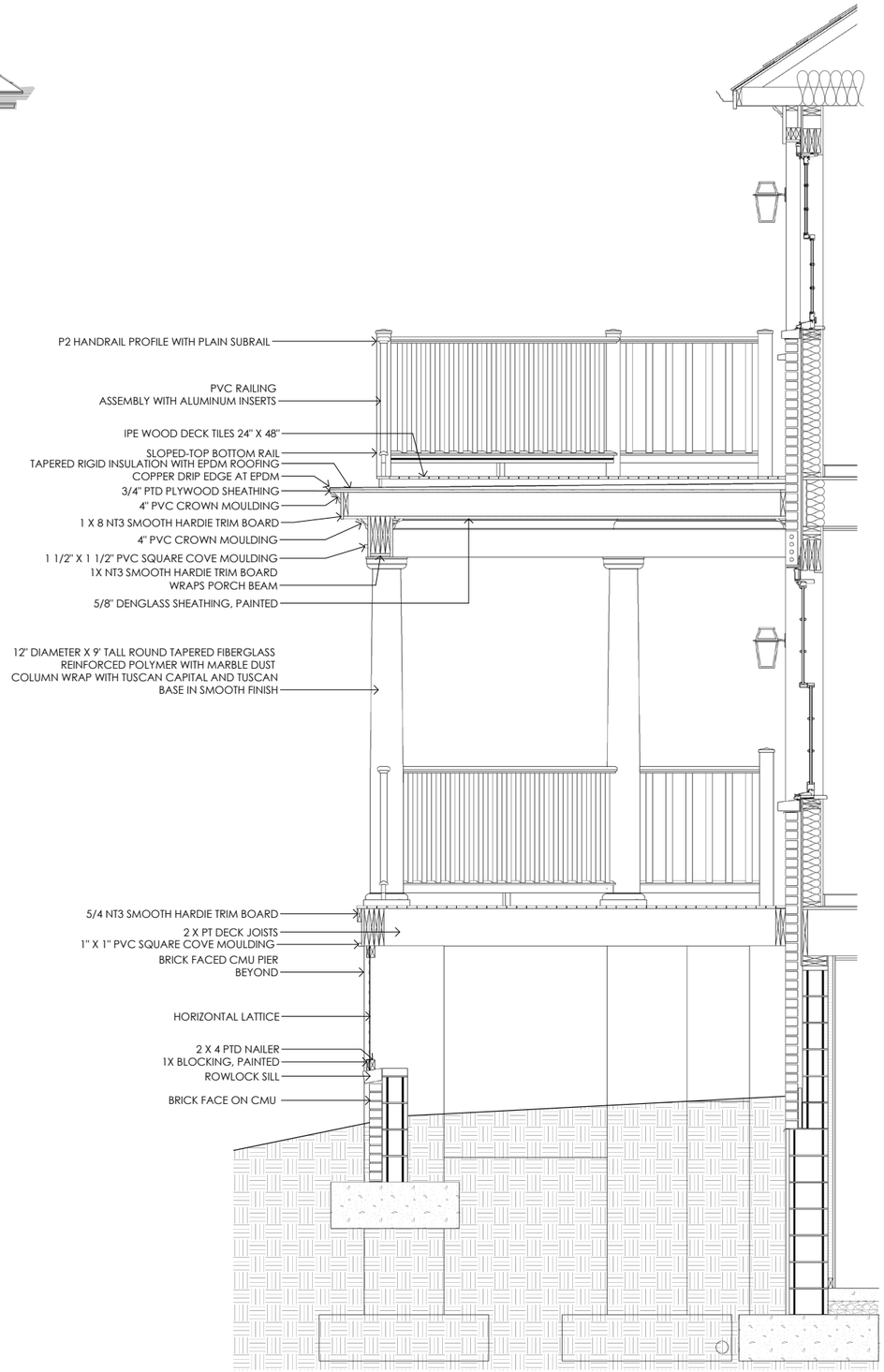


REVISED FRONT PORTICO DETAILS

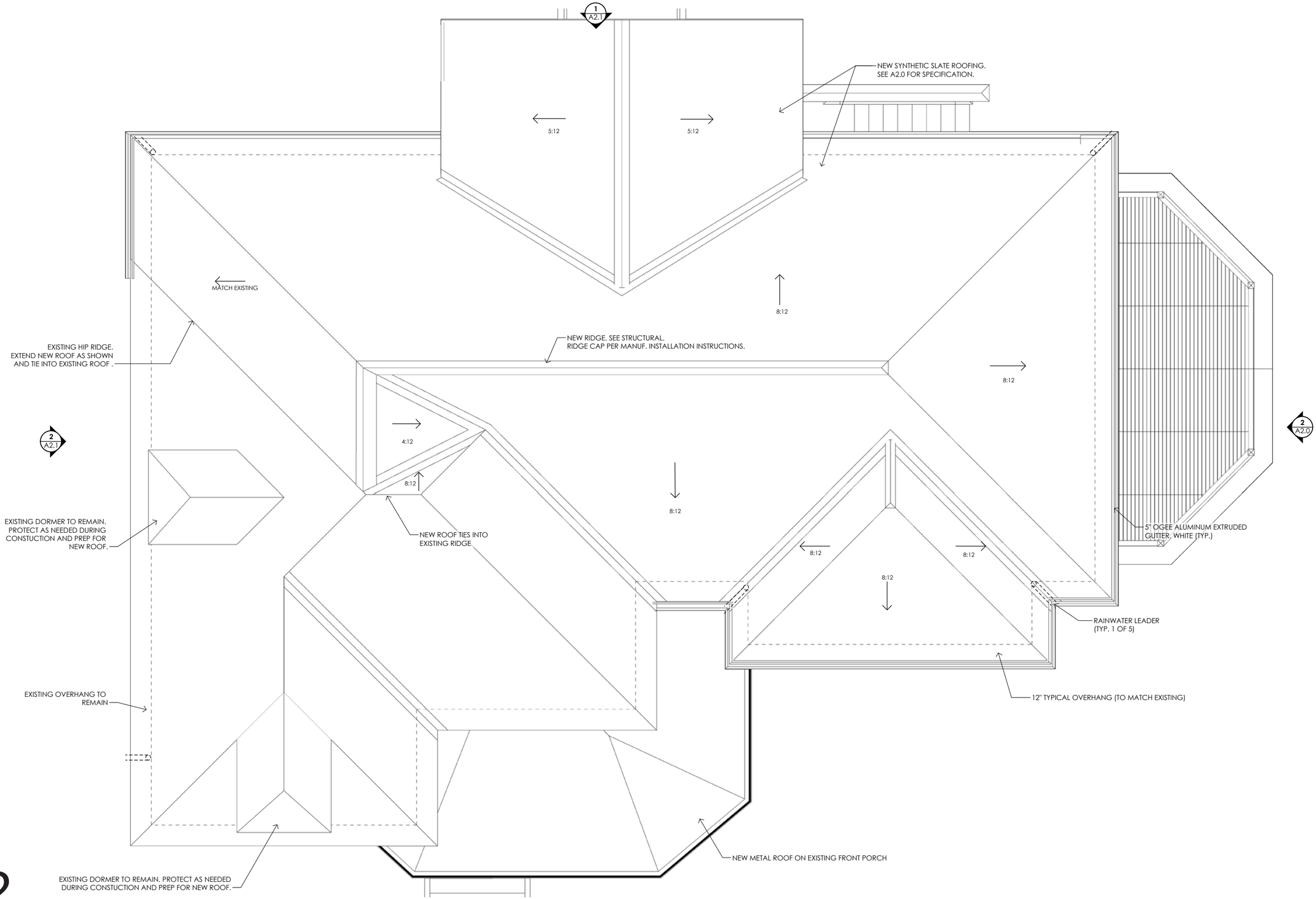


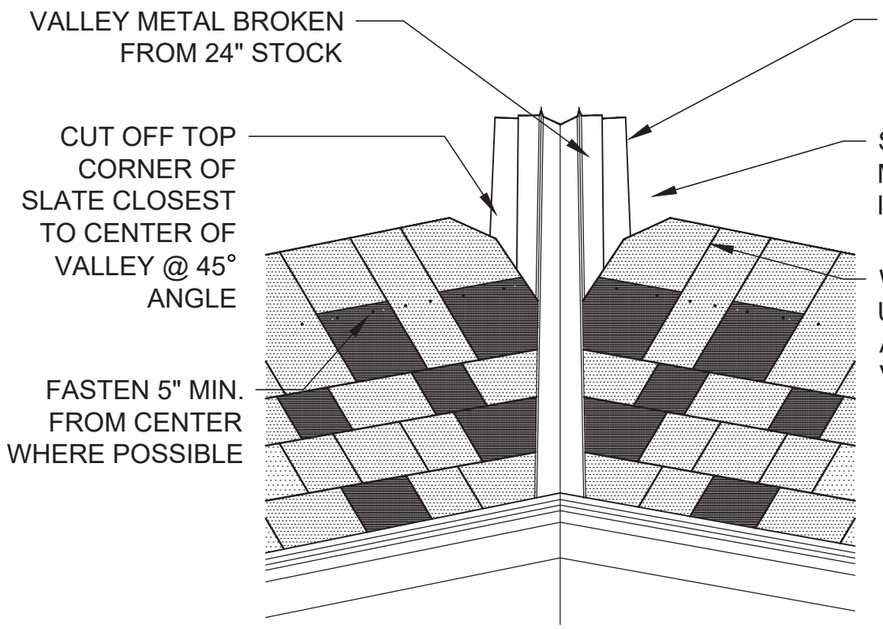
CONTEXTUAL PRECEDENTS

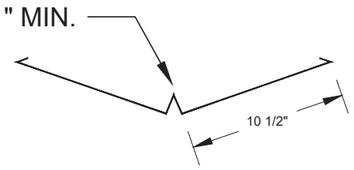




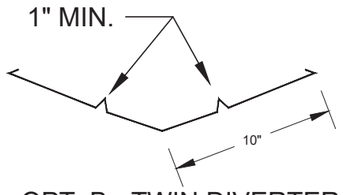
REVISED SIDE PORCH DETAILS


1
A2.1
NEW SYNTHETIC SLATE ROOFING.
SEE A2.0 FOR SPECIFICATION.
5:12
5:12
MATCH EXISTING
8:12
EXISTING HIP RIDGE.
EXTEND NEW ROOF AS SHOWN
AND TIE INTO EXISTING ROOF .
NEW RIDGE. SEE STRUCTURAL.
RIDGE CAP PER MANUF. INSTALLATION INSTRUCTIONS.
8:12
2
A2.1
4:12
8:12
8:12
2
A2.0
EXISTING DORMER TO REMAIN.
PROTECT AS NEEDED DURING
CONSTUCTION AND PREP FOR
NEW ROOF.
NEW ROOF TIES INTO
EXISTING RIDGE
8:12
8:12
8:12
5" OGEE ALUMINUM EXTRUDED
GUTTER, WHITE (TYP.)
RAINWATER LEADER
(TYP. 1 OF 5)
EXISTING OVERHANG TO
REMAIN
12" TYPICAL OVERHANG (TO MATCH EXISTING)
NEW METAL ROOF ON EXISTING FRONT PORCH
EXISTING DORMER TO REMAIN. PROTECT AS NEEDED
DURING CONSTUCTION AND PREP FOR NEW ROOF.





OPT. A - SINGLE DIVERTER VALLEY METAL



OPT. B - TWIN DIVERTER VALLEY METAL

DAVINCI SLATE - MULTI-WIDTH OPEN VALLEY INSTALLATION

SCALE: N.T.S.

DaVinci Roofscapes

1-800-328-4624
www.davinciroofscapes.com

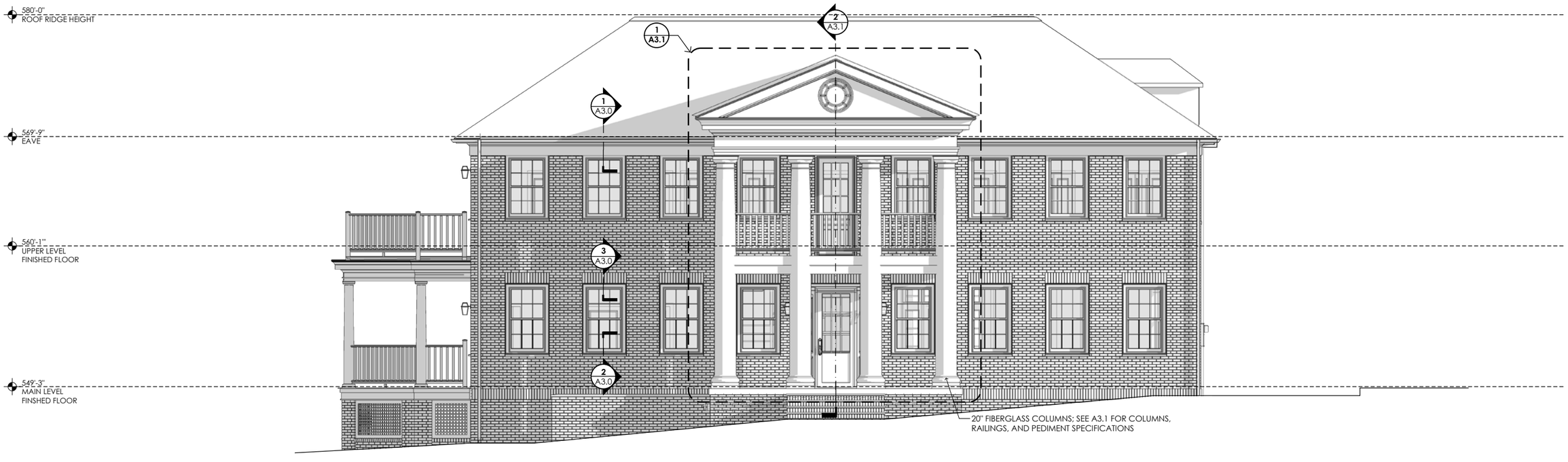
VALLEY FLASHING DETAIL (COPPER)

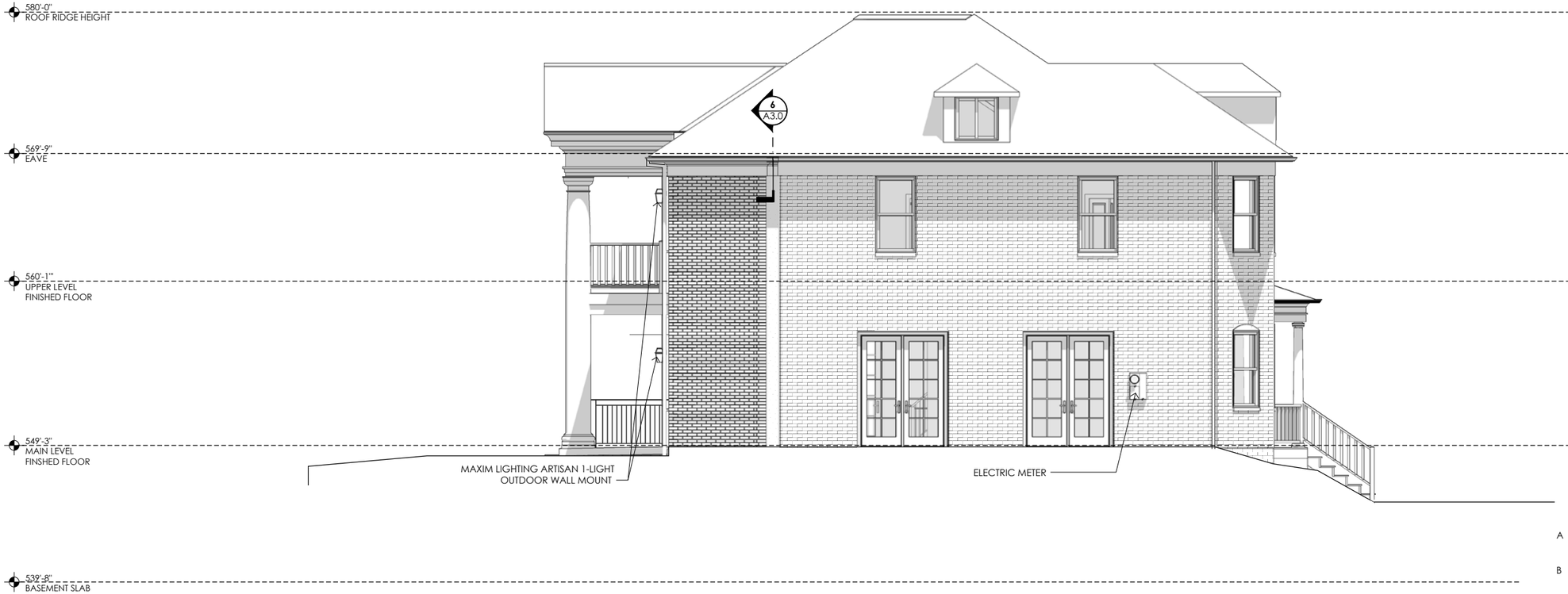
RIDGE VENT DETAIL (COPPER)

HIP DETAIL (BELLAFORTE SLATE)


580'-0"
ROOF RIDGE HEIGHT
569'-9"
EAVE
560'-1"
UPPER LEVEL
FINISHED FLOOR
549'-3"
MAIN LEVEL
FINSHED FLOOR
539'-8"
BASEMENT SLAB
CLEAN, SCRAPE, FILL, CAULK, PRIME AND REPAINT ALL EXISTING FASCIA, FRIEZE, AND EAVE TRIM
4 A3.0
5 A3.0
C
ALL HARDIE TRIM AT EAVES, PORCH RAILINGS, COLUMNS, AND PEDIMENT TO BE PAINTED IN BENJAMIN MOORE "CHANTILLY LACE"
A
B
CLEAN, SCRAPE, FILL, CAULK, PRIME AND REPAINT ALL EXISTING WINDOWS
CLEAN, SCRAPE, FILL, CAULK, PRIME AND REPAINT ALL EXISTING RAILING, COLUMNS, AND PORCH TRIM
NEW METAL ROOF ON EXISTING PORCH
GAS METER
MECHANICAL UNITS
NEW SYNTHETIC SLATE SHINGLES
1X12 COMPOSITE FRIEZE BOARD
RAIN WATER LEADER (TYP. 1 OF 5)
A GLEN-GERY EXTRUDED FACEBRICK VENEER IN "ABERDEEN" STYLE WITH ARGOS "BEIGE" GROUT
B EIFS BUILDING CLADDING SYSTEM, SMOOTH FINISH, PAINTED IN BENJAMIN MOORE "HALO"
C DAVINCI BELLAFORTE SYNTHETIC SLATE SHINGLES IN "SLATE GREY"

ELEVATIONS





A — GLEN-GERY EXTRUDED FACEBRICK VENEER IN "ABERDEEN" STYLE WITH ARGOS "BEIGE" GROUT

B — EIFS BUILDING CLADDING SYSTEM, SMOOTH FINISH, PAINTED IN BENJAMIN MOORE "HALO"

C — DAVINCI BELLAFORTE SYNTHETIC SHINGLES IN "SLATE GREY"

ELEVATIONS

Certificate of Appropriateness Application
BAR 20-09-03
1112 Park Street, TMP 470050000
IPP
Owner: Margaret Sherman Todd
Applicant Paul Josey, Wolf Josey Landscape Architects
Driveway

Application Components (linked):

- Staff Report
- Historic Survey
- Application

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 15, 2020

Certificate of Appropriateness Application
BAR 20-09-03
1112 Park Street, Tax Parcel 470050000
Individually Protected Property
Margaret Sherman Todd, Owner
Paul Josey, Wolf Josey Landscape Architects, Applicant
Driveway alterations

Background
Year Built: 1884
District: IPP
Status: N/A

Historically known as the Finch-McGee Cottage, when constructed it marked the northern extent of residential development along Park Street. The two-story wood house is organized into three bays, with the northernmost bay projecting forward. The building incorporates in a picturesque arrangement a range of features from various styles popular during the period. Its character-defining features include the steeply pitched gables, first-floor bay window, veranda supported by Tuscan columns, and a roof balustrade crowning the veranda.

Prior BAR Reviews
No previous BAR reviews.

Application
- Submittal: Application with Wolf Josey Landscape Architects drawings, *Todd + Mohr Residence - 1112 Park Street*, dated August 18, 2020: Sheets 1 through

Request CoA to construct a new driveway, with associated landscape alterations. Existing gravel drive is at the north the property line. New driveway and entrance will shift south, off the

property line. The existing turn around at the house will remain. New to be paved with a crushed stone, ending at a concrete threshold at the road.

Work will require the removal of a 24" white oak and a 6" crab apple. The oak will be replaced. New landscaping will also include native shrubs and groundcovers, and at the north parcel line a 4-ft tall wood picket fence, painted dark gray.

Discussion and Recommendations

Staff recommends approval; however, the following clarifications and conditions should be discussed:

- All work within the public right of way must be coordinated with/approved by the City of Charlottesville.
- Tree protection and/or actions to mitigate damage to the roots within the dripline for the following: At 1112 Park Street, the 21" red oak, the 20" tulip poplar and the 12" tulip poplar; at 1122 Park Street, the 30" tulip poplar.

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 driveway and associated landscaping satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

[…as submitted with the following 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 driveway and associated landscaping do not satisfy the BAR's criteria and are not compatible with this IPP, and that for the following reasons 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 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;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. Plantings

1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

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 cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.

15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. Walkways and Driveways

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

LANDMARK SURVEY

IDENTIFICATION

Street Address:	1112 Park Street
Map and Parcel:	47-50
Census Track & Block:	9-203
Present Owner:	Jane S. Coles
Address:	1108 Park Street
Present Use:	Residence
Original Owner:	B.O. Finch
Original Use:	Residence

BASE DATA

Historic Name:	McGee House
Date/Period:	1884
Style:	Victorian Vernacular
Height to Cornice:	
Height in Stories:	2
Present Zoning:	R-1
Land Area (sq.ft.):	4.51 acres
Assessed Value (land + imp.):	28,600 + 27,000 = 55,600

ARCHITECTURAL DESCRIPTION

The McGee house combines features of several architectural styles. The low roofline and high gables give it the form of a Gothic cottage. It is a two-story yellow weatherboarded house on a low brick foundation, three bays wide with a projecting end pavillion with a bay window. There is a two-story rear addition and several small one-story shed roofed additions. The steeply pitched gable roof of standing seam tin is in three parts with four gable ends, plus another gable centered above the veranda. A simple cornice board runs around the whole building. There are two interior chimneys. The double-sash windows have two-over-two glazing; those on the second level are shorter. Windows and door in the original section have cornice and architrave trim; in the newer section, a flat board replaces the cornice. The one-story bay window has a bellcast truncated hip roof and decorated paneled spandrels below its four narrow windows. The veranda has no ballustrade. Three Tuscan columns support an exagerated bellcast truncated hip roof topped by a heavy sawn roof ballustrade. There is a single flight of open stairs in the central hall. The rooms on the second level have sloping ceilings under the low roof, and the only windows are in the gable ends. There are no fireplaces; the house was originally heated by stoves.

HISTORICAL DESCRIPTION

This cottage with its large lot marks the northern limit of nineteenth century suburban development along Park Street. B.O. Finch purchased 3.38 acres from the John Cochran estate in 1884 and erected this house the same year. In 1889 his wife Ellen purchased an additional 3 acres adjoining "the lot now owned and occupied by B.O. Finch". They sold to John Hamilton in 1891, and he bought 5.73 acres behind the house from the Locust Grove Investment Company. The Hamiltons sold the house and six acres in 1900 to Mrs. Lottie G. Flannagan who, in turn, sold to N.C. McGee in 1903. The McGees probably built the rear addition, perhaps about 1915, according to tax records. The McGee family lived here for 54 years, until the death in 1957 of Miss Louisa McGee. She left the house and the remaining 4.51 acres to Constance Murray Ribble who sold it in 1959 to the present owner, who lives next door.

Deed References: ACDB 84-6, 96-136, 101-133, 118-441, 127-338; City DB 212-227.

SIGNIFICANCE

This Victorian cottage combines elements of several architectural styles and is an important part of the 19th century fabric of Park Street, although a highway and some recent construction separate it from the Historic District.

CONDITIONS

Average

UTM: 17/722000/4213400

SOURCES

City/County Records
Mrs. George Coles, Sr. (Jane S. Coles)
George Coles, Jr.

Architectural And Historic Survey

Graphics

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

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.

Owner Name Margaret Sherman Todd Applicant Name Paul Josey, ASLA

Project Name/Description 1112 PARK ST -DRIVEWAY MODIFICATION Parcel Number TMP 47-50 / PARCEL A

Project Property Address 1112 PARK STREET, CHARLOTTESVILLE, VA 22901

Applicant Information

Address: 310 Second St. SE, Suite F
Charlottesville, VA 22902
Email: pjosey@wolfjosey.com
Phone: (W) 434-466-7472 (C) 434-270-3208

Property Owner Information (if not applicant)

Address: 1112 Park Street
Charlottesville, VA 22901
Email: stodd@tmdarch.com
Phone: (W) 434-971-4631 (C) _____

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

Signature of Applicant

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

Signature 8/24/20 Date

Paul P. Josey 8/24/20
Print Name Date

Property Owner Permission (if not applicant)

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

sherman todd 8/24/20
Signature Date

Margaret Sherman Todd 8/24/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): NEW ENTRY & RE-ALIGNMENT OF EXISTING DRIVEWAY - SEE ATTACHED LANDSCAPE PLANS BY WOLF-JOSEY LANDSCAPE ARCHITECTS

List All Attachments (see reverse side for submittal requirements):
LANDSCAPE PLANS BY WOLF-JOSEY- 8/18/20; EXHIBIT A & EXHIBIT B

For Office Use Only

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

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance*:*

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

AERIAL VIEW

Todd + Mohr Residence - 1112 Park Street
August 18, 2020

WOLF JOSEY
landscape architects

1112 Park Street - City Assessor view

1112 Park Street - Street view, entry drive from West

History and Description of Existing Site

The house at 1112 Park Street is an individually protected property in the Architectural Design Control District along Park Street. It is a two story house built in the Victorian style in 1870. The existing drive is a gravel drive that runs along the property line. It is abutted by the neighbors wood shed and a small wood and wire fence, both in poor condition.

Proposed Landscape Plan:

Entry Drive: The entry drive sequence will be updated in this very modest renovation of 1112 Park Street. The drive location is shifted a few feet south so that it is no longer contiguous with the neighboring property. Both sides of the entry drive will be will be planted with native shrubs and groundcovers, and a 4' wood picket fence, painted dark gray, will mark the property line. Due to its close proximity to the existing drive, a 24" white oak and a 6" crab apple are proposed to be removed. These removals will open up views to the house from the street, and the white oak will be replaced in kind.

Vehicular circulation:

The main driveway is shown with a small adjustment to its location to gain some distance from the neighboring property. It will be paved with a crushed stone, ending in a concrete threshold at the road. The existing turnaround in the driveway will remain.

Front Lawn:

Native shrubs and groundcovers will align both sides of the entry drive. These planted borders will stabilize the slope and define the entry sequence. The front lawn is nearly completely shaded by a half dozen specimen canopy trees. The 24" oak proposed for removal is not a specimen tree due to its narrow crown that is a result of competing for light and resources from with the notable 42" DBH white oak nearby.

Materials:

The proposed drive will be crushed stone to match existing, with a concrete threshold off of Park Street.

View of Wood Shed on neighboring (non IPP) property

View of entry drive and existing fence from east

DESCRIPTION OF EXISTING CONDITIONS AND PROPOSED

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects

1112 Park Street - Street view, entry drive from West

1112 Park Street - Street view, entry drive from West

View of 42" white oak and competing 24" white oak to be removed

View of 24" white oak to be removed

Branches of 24" DBH white oak in tel/data lines (power across street)

EXISTING CONDITIONS

Todd + Mohr Residence - 1112 Park Street

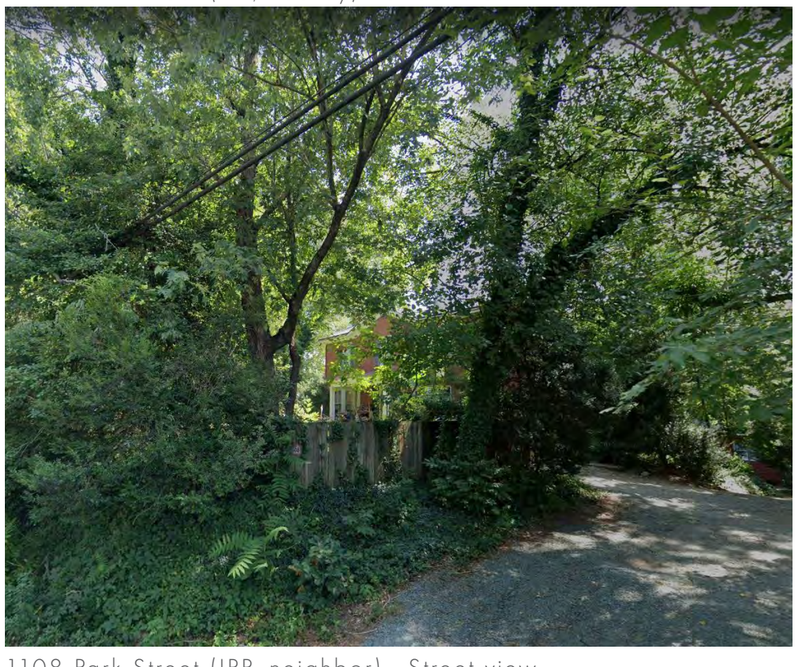
August 18, 2020

WOLF JOSEY
landscape architects

1105 Park Street (IPP, nearby) - Street view

1109 Park Street (neighbor) - Street view

1122 Park Street (neighbor) - Street view



1108 Park Street (IPP, neighbor) - Street view

1115 Park Street (neighbor) - Street view

1122 Park Street - City Assessor view

ADJACENT PROPERTIES

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects

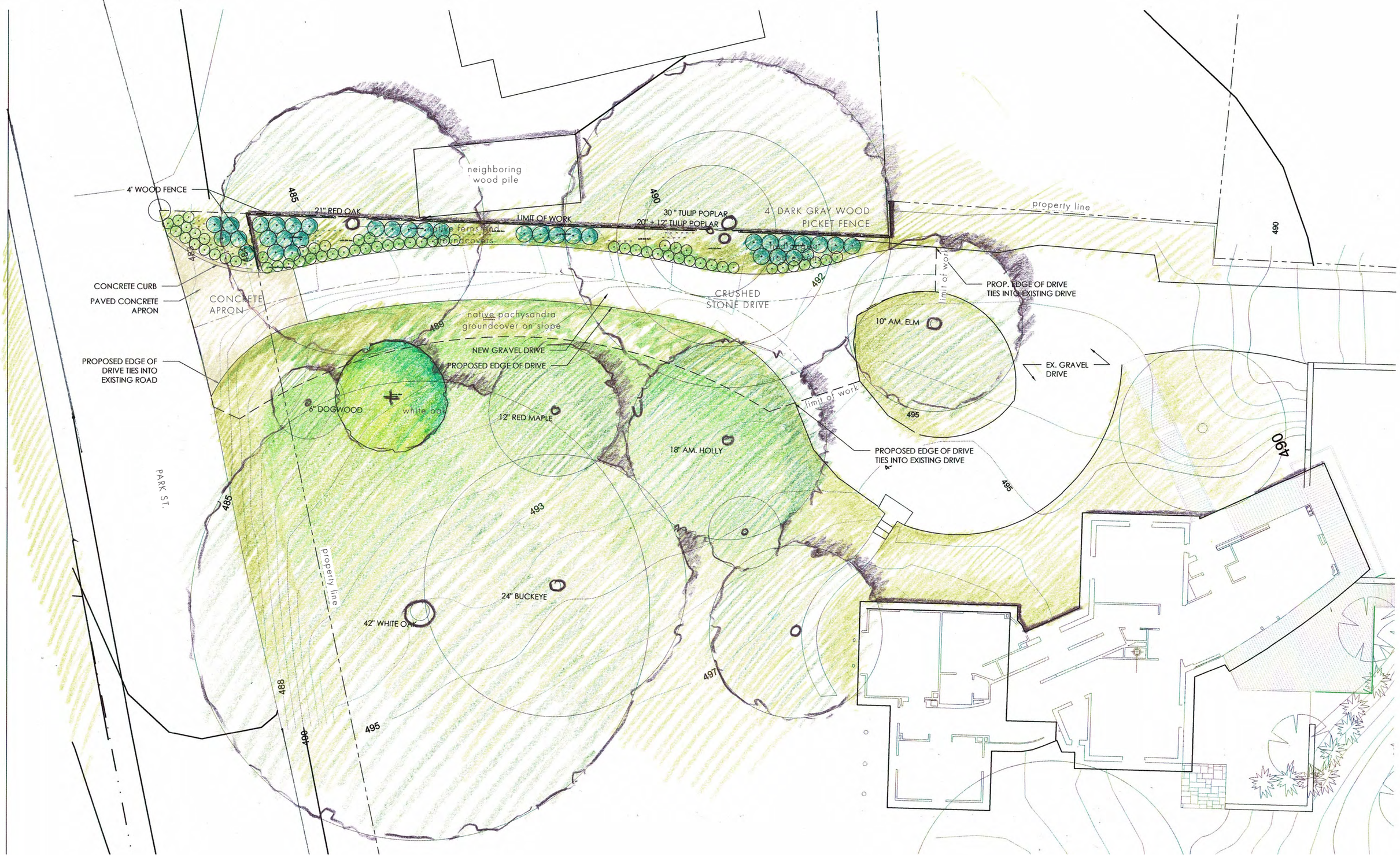
current access to parking eliminated
remove fence
current access to parking eliminated
21" RED OAK
LIMIT OF WORK
30" TULIP POPLAR
20" + 12" TULIP POPLAR
PROPERTY LINE
property line
limit of work
10" AM. ELM
remove existing drive material and subbase
reuse existing drive material as proposed subbase for new driveway
existing drive edge
new drive edge
regraded slope
remove 24" white oak
remove 6" crab apple
6" DOGWOOD
12" RED MAPLE
18" AM. HOLLY
limit of work
PARK ST.
property line
24" BUCKEYE
42" WHITE OAK
KEY
Existing driveway aggregate to be removed
Existing driveway aggregate to remain
Revised grade

EXISTING CONDITIONS

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY landscape architects

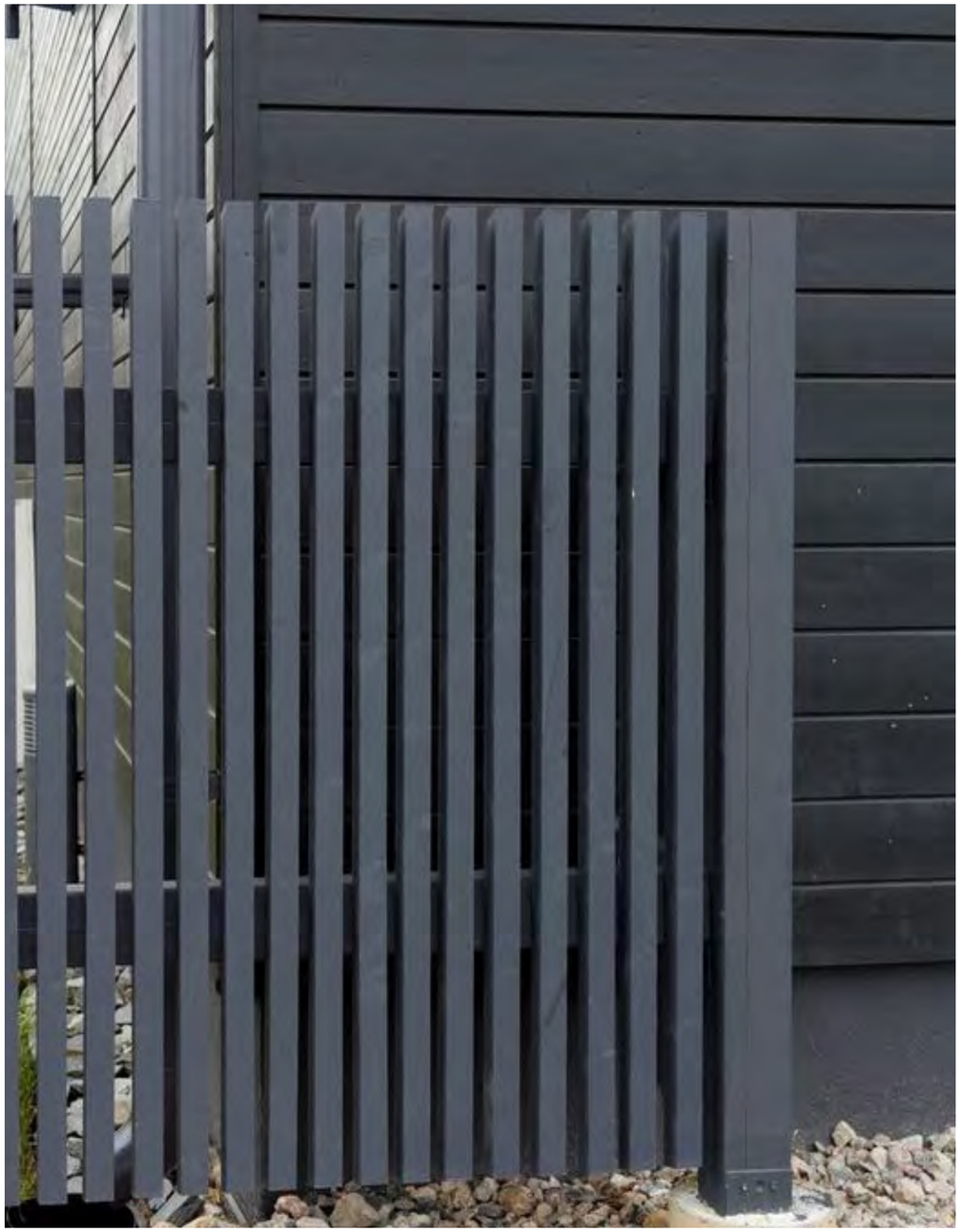


OVERALL LANDSCAPE PLAN

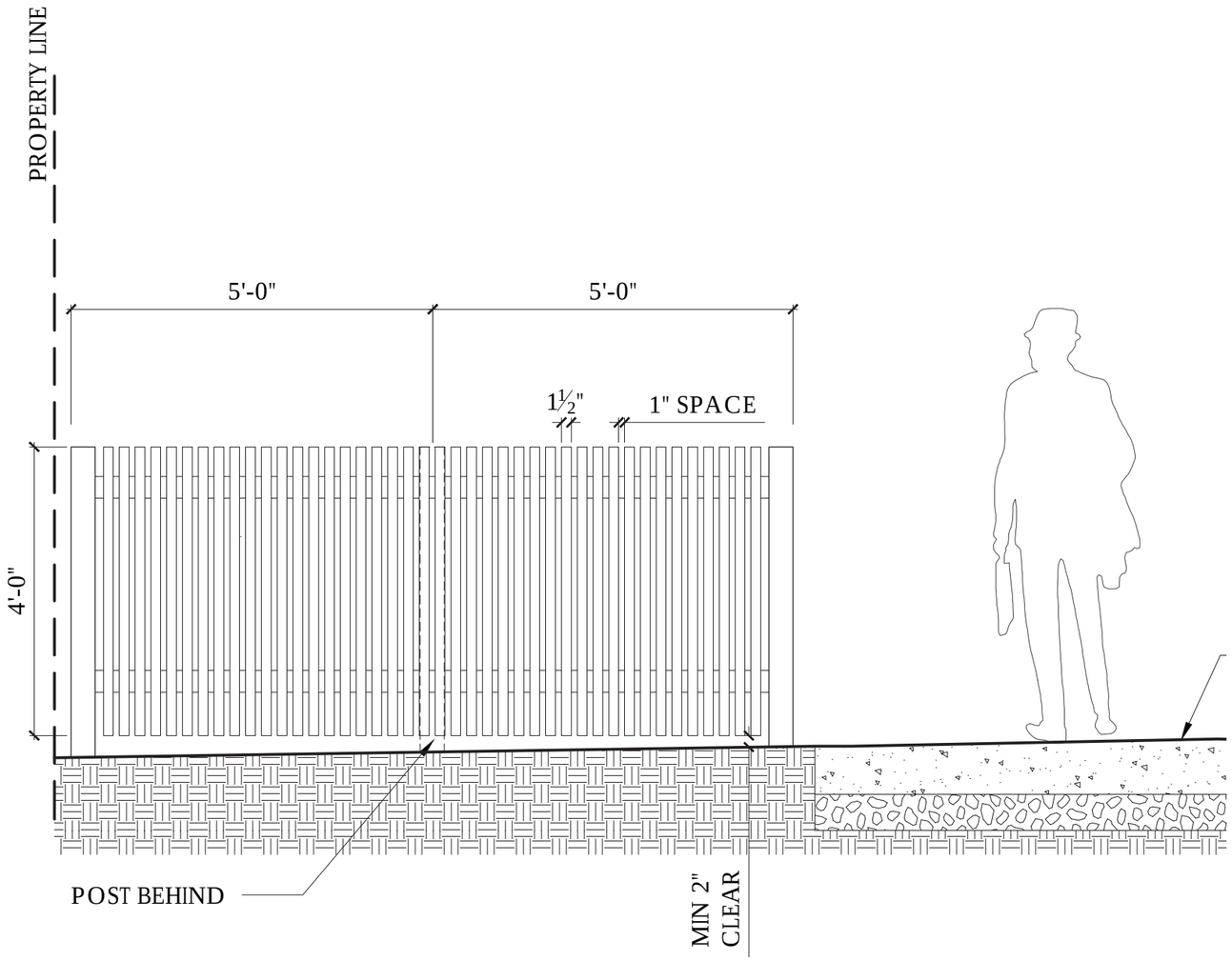
Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects



Narrow picket fence



SCALE: 1/2" = 1'-0"

FENCE PRECEDENT - 4' Picket Fence

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

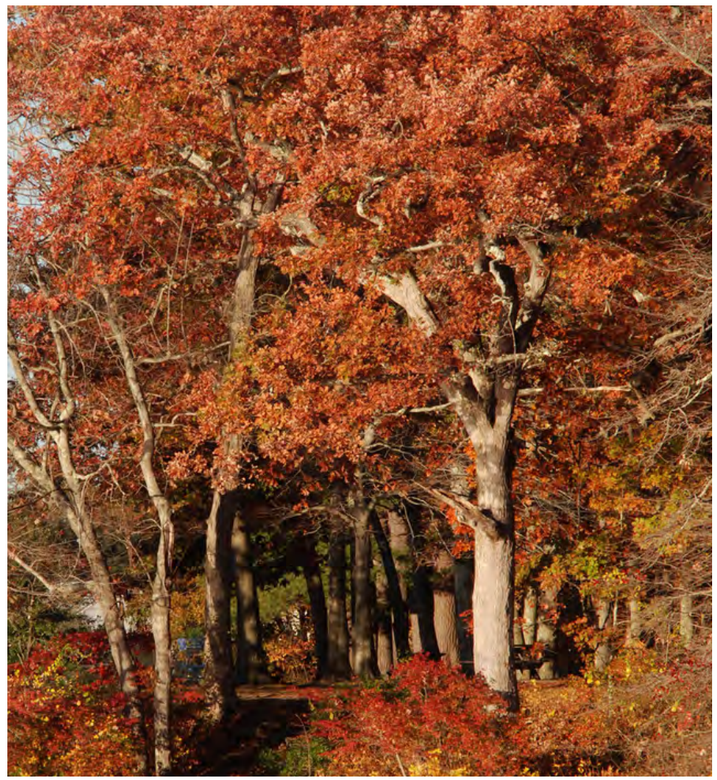
WOLF JOSEY
landscape architects

Hydrangea arborescens ‘Haas Halo’ | Haas Halo hydrangea

Heuchera villosa ‘Autumn Bride’ | Alum root

Pachysandra procumbens | Allegheny spurge

Athyrium filix-femina | Lady fern



Quercus alba | White oak

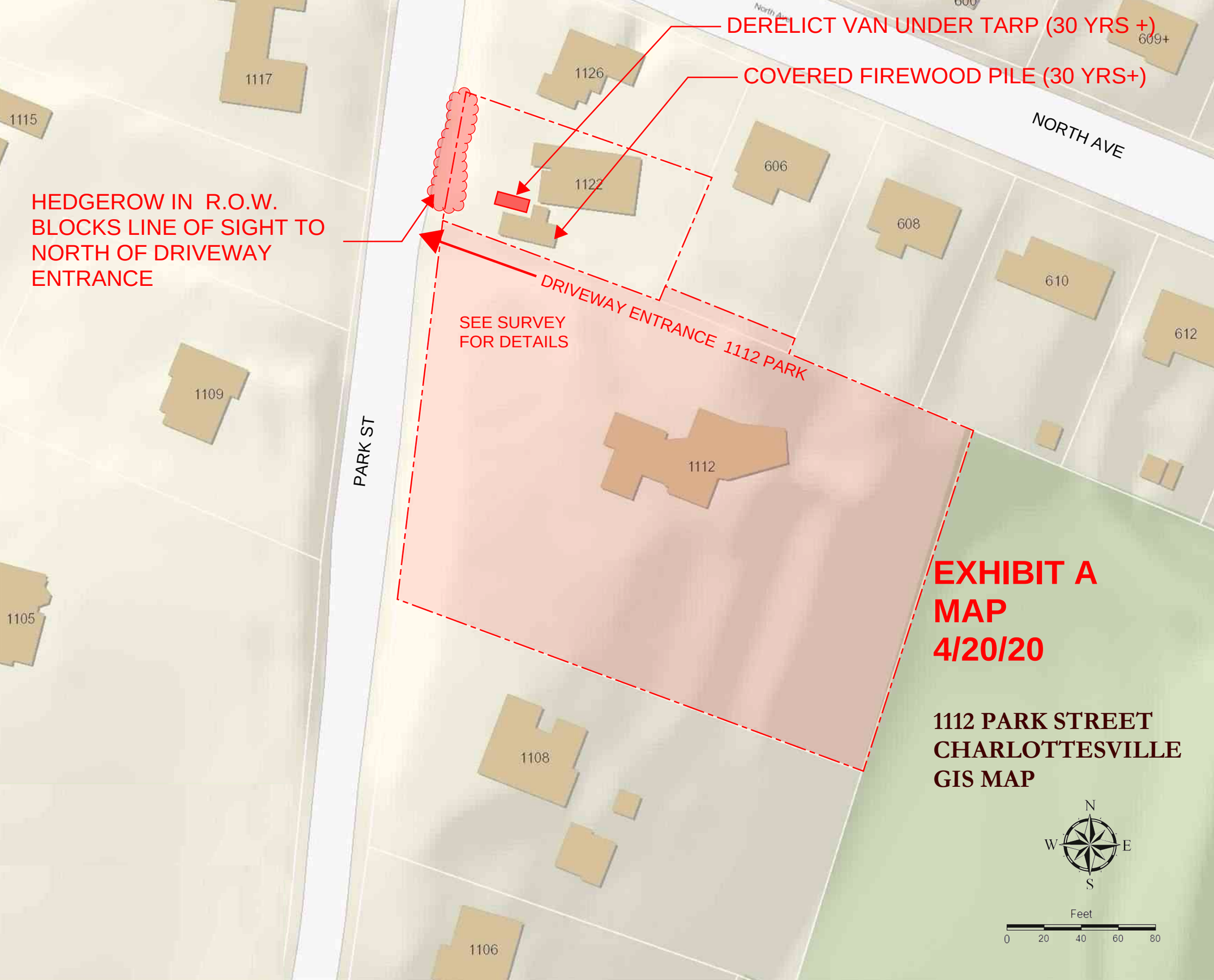
Anemone canadensis | Windflower

ENTRY DRIVE PLANTING - Habit

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects


DERELICT VAN UNDER TARP (30 YRS +)
COVERED FIREWOOD PILE (30 YRS+)
HEDGEROW IN R.O.W.
BLOCKS LINE OF SIGHT TO
NORTH OF DRIVEWAY
ENTRANCE
SEE SURVEY
FOR DETAILS
DRIVEWAY ENTRANCE 1112 PARK
NORTH AVE
PARK ST
1117
1115
1126
609+
1122
606
608
610
612
1109
1112
1105
1108
1106
EXHIBIT A
MAP
4/20/20
1112 PARK STREET
CHARLOTTESVILLE
GIS MAP
N
W
E
S
Feet
0
20
40
60
80

Hydrangea arborescens ‘Haas Halo’ | Haas Halo hydrangea

Heuchera villosa ‘Autumn Bride’ | Alum root

Athyrium filix-femina | Lady fern

ENTRY DRIVE PLANTING - Composition

Todd + Mohr Residence - 1112 Park Street

August 18, 2020

WOLF JOSEY
landscape architects

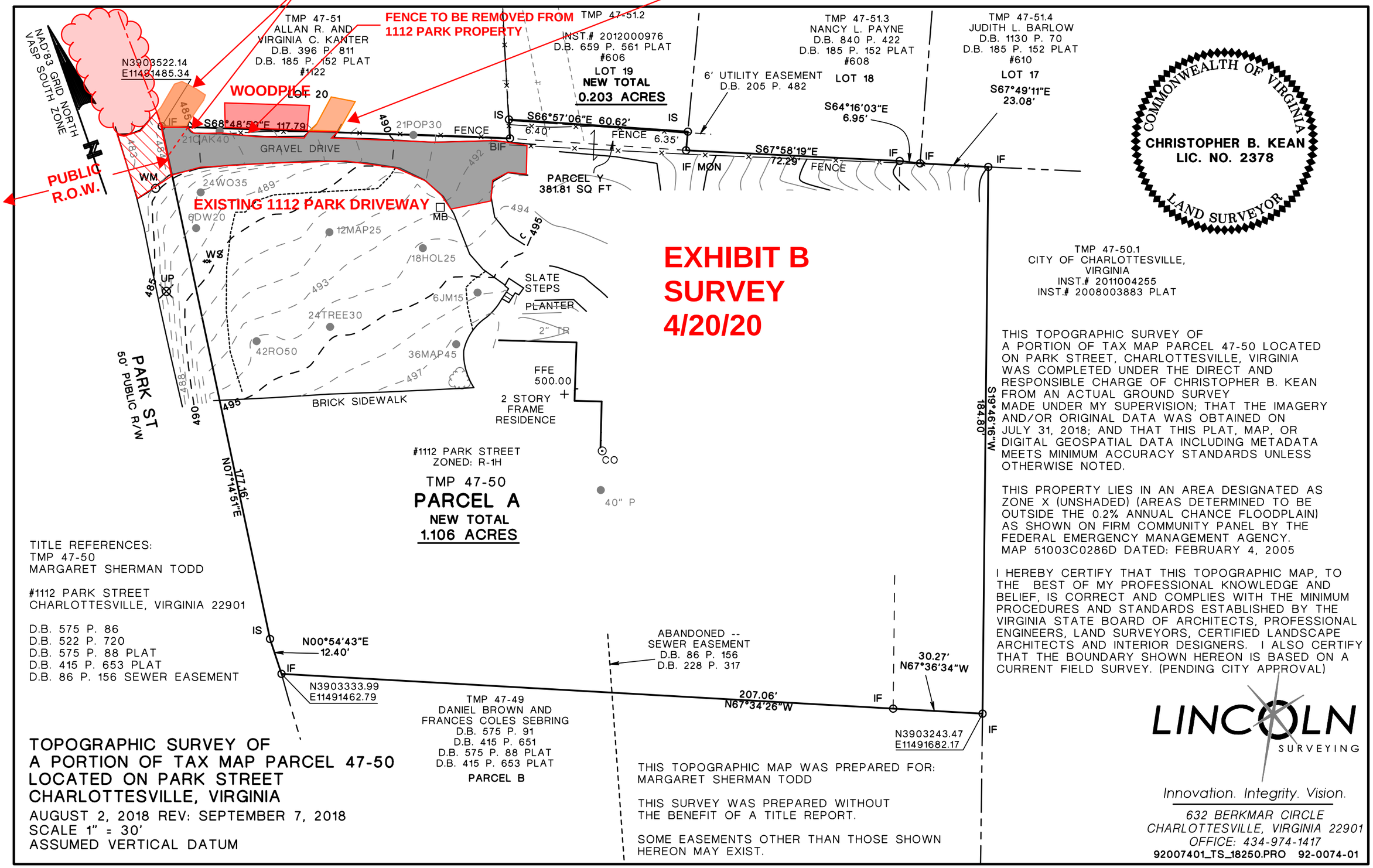


EXHIBIT B
SURVEY
4/20/20

TITLE REFERENCES:
TMP 47-50
MARGARET SHERMAN TODD

#1112 PARK STREET
CHARLOTTESVILLE, VIRGINIA 22901

D.B. 575 P. 86
D.B. 522 P. 720
D.B. 575 P. 88 PLAT
D.B. 415 P. 653 PLAT
D.B. 86 P. 156 SEWER EASEMENT

TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP PARCEL 47-50 LOCATED ON PARK STREET CHARLOTTESVILLE, VIRGINIA

AUGUST 2, 2018 REV: SEPTEMBER 7, 2018
SCALE 1" = 30'
ASSUMED VERTICAL DATUM

THIS TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP PARCEL 47-50 LOCATED ON PARK STREET, CHARLOTTESVILLE, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 31, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM COMMUNITY PANEL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 51003C0286D DATED: FEBRUARY 4, 2005

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY. (PENDING CITY APPROVAL)

THIS TOPOGRAPHIC MAP WAS PREPARED FOR:
MARGARET SHERMAN TODD

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

LINCOLN SURVEYING
Innovation. Integrity. Vision.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
92007401_TS_18250.PRO 92-0074-01

Certificate of Appropriateness Application
BAR 20-09-04
128 Chancellor Street, TMP 090105000
The Corner ADC District
Owner: University Christian Ministries
Applicant: Tom Keogh, Train Architects
Rear addition

Application Components (linked):

- Staff Report
- Historic Survey
- Application
- Supplemental Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
August 18, 2020

Certificate of Appropriateness
BAR 20-09-04
128 Chancellor Street, TMP 090105000
The Corner ADC District
Owner: University Christian Ministries
Applicant: Tom Keough, Train Architects
Rear addition

Year Built: c1926
District: The Corner ADC
Status: Contributing

Rectangular form, three-bay frame shingled swelling with Craftsman and Colonial Revival stylistic elements. Constructed as a dwelling, the house was occupied until 1969 when it transitions to other uses. Since the 1980s it is served as the Center for Christian Study. (Historic survey attached.)

Prior BAR Actions
June 2014 – Admin review of exterior deck alterations.

August 18, 2020 – Preliminary discussion.

Application
- Submittal: William Sherman Architect, and Train Architects drawings *Center for Christian Study Expansion Study*, dated July 2020, REV. September 2020: Cover, sheets 1 through 15.

CoA request for a proposed three-story addition of approximately 10,500 square feet (3,500 SF per floor) at the rear of the existing structure and alterations at the front entry terrace

Materials and components
Roofing [at addition]:
- Flat roof behind parapet.

Gutters/Downspouts:
- Type and locations not indicated.

Cornice:
- Capped parapet wall. No details provided.

Siding and Trim:
- Cedar shingles with 6" exposure, painted to match existing siding.
- James Hardie Aspyre Reveal Panel System. Dimensions and color not provided.
- Flat trim at windows, painted white, with copper drip edge.

Doors and Windows:
- Marvin Aluminum Clad Wood Window. Cut sheets not provided.
- Storefront/curtain wall. Cut sheets not provided.
- Glass specification not provided

Soffit:
- Material/detail beneath projecting building elements not specified.

Parking garage:
- Ceiling and wall materials not specified.

Concrete retaining wall at rear.
- Finish and color not specified.

Front Terrace and Landscaping
- Benches, tables, and chairs of--or similar to--Plinth style by Fine Concrete. Cut sheets not provided.
- Concrete pavers with 4x4 PTP borders.
- Trash enclosure container with horizontal wood panels. Similar to north stair enclosure. See photo on sheet 16.
- New wood deck at south side, to match existing on north side.
- Planter boxes. (No details. See rendering on sheet 16.
- New sidewalk and driveway apron.

Lighting
- No exterior lighting shown or specified.

Discussion

The BAR should discuss if the submittal provides the information: a) requested during the August 18, 2020 Preliminary Discussion, and b) necessary to evaluate the project. While the submittal clearly communicates the design and composition, it is lacking many details and specifications. As such, staff believes this submittal is incomplete and recommends that BAR action be deferred until a later date.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, for New Construction and for Rehabilitations, I move to find that the proposed alterations and addition satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted..

[.. as submitted with the following modifications…]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, for New Construction and for Rehabilitations, I move to find that the alterations and addition do not satisfy the BAR's criteria and are not compatible with this property and other properties in The Corner ADC ADC district, and that for the following reasons the BAR denies the application as submitted…

Deferral: *I move to accept the applicant request for a deferral*. Or *I move to defer until the October BAR meeting any action on this application.*

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 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;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter II – *Site Design and Elements*
Chapter III – *New Construction and Additions*

VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130-3
Negative no(s). 7297

Street address 128 Chancellor St.
Town/City Charlottesville

Historic name | Common name

Material

- ☑ wood frame (siding: ☐ weatherboard, ☑ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ ____-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories

☐ 1 ☑ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type

☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☑ hipped ☐ flat
☐ other: _____

Roof Material

☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☑ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers

☐ 0 ☐ 3 ☐ shed ☑ hipped
☑ 1 covered ☐ 4 ☐ gable ☐ _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade

☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☑ 3 ☐ 6 ☐ ____

Porch

☑ yes ☐ no

Stories

☑ 1 ☐ 3
☐ 2 ☐ ____

Bays

☑ 1 (center) ☐ 2 ☐ 4
☐ 1 (side) ☐ 3 ☐ ____

General description

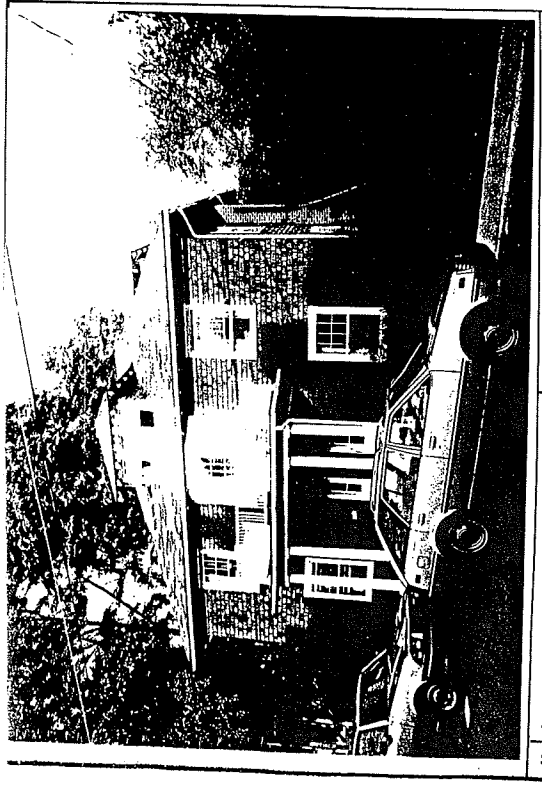
Front porch with balustraded upper deck and paired Roman Doric posts.

Building type

- ☑ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period Craftsman/ Colonial Revival Date c. 1926. Architect/builder

Location and description of entrance Central entry with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house features projecting eaves, a symmetrical facade, and a central 3-sided bay on the upper floor that opens out onto the porch deck. The house is located on a lot that slopes toward the rear.

Historical information

According to the real estate records and the Sanborn maps, this house was built ca. 1926.

Source CReal Estate records; Sanborn maps;

Surveyed by Jeff O'Dell, VHLC Date 8-83

3/2/1996

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

Name, address and title of recorder

B.L. Booker U. of Va Grad. Student

Date

3-7-80

Center for Christian Study
Expansion Study

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
July 2020 REV. September 2020

William Sherman Architect
Train Architects
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122

128 Chancellor Street

History

Description from Charlottesville Corner Survey, Charlottesville, Va.

128 Chancellor Street: Detached dwelling. Craftsman / Colonial Revival. Ca. 1926. Frame with wood shingles: 3 stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; 1-bay front porch w/ paired Roman Doric columns and balustrade upper deck. One of only three shingle-clad dwellings in the District, this house features a 3-sided bay opening onto the upper porch deck.

A
and one parking level) was designed and constructed in 1996 -1998. The addition includes a semi-detached open exit stair along the north elevation. Frame construction with wood shingles'
style similar to the original construction but with

Narrative

The Center of Christian Study is one of the leading Christian Study Centers in the Nation. Active in the University community since the 1970'
Elliewood Avenue. It purchased the house on Chancellor Street in 1976. The Center's program thrived in that location and grew to the extent that it began design work on an addition to the original house in 1996. Construction of that addition, which occupies the middle third of the site, was completed in 1998.

The Center continued to thrive in that "Corner" location and by the 2010's they were clearly outgrowing their facility. In 2015, the Center engaged William Sherman Architect with Train Architects to study their site and its potential for expansion. Working with the City of Charlottesville guidelines and code requirements regarding allowable building area, building height, and property line setbacks, it was determined that a 3-story addition of approximately 10,500 GSF (3,500

third of the site. It was also determined that a project of that size could provide the space necessary to meet the center's current needs

years. The project to design an addition at the rear of the site was begun in 2019.

Description of proposed work and Design Intent

The addition to the existing Christian Studies Center will continue leave the residential character of the institution and the original building with the Chancellor Street entrance unchanged. This character is central to the identity of the institution as a "home" for

the development of the interior as a space that is domestic in character while creating the capacity to support the larger-scaled institutional needs.

reading of the domestic to institutional scales as well, with a continuity of materials and an articulation of the massing into discrete volumes on the new addition that echo the original building. The design recognizes that the institutional spatial requirements demand a shift from the residential scale, while the relationship to the context as viewed from below requires the articulation of appropriately scaled volumes rather than the appearance of one large mass. Each of the resulting three primary elements of the new addition are clad in cedar shingles, stained to match the existing building, complemented by the white trim at the windows.

The three shingled elements include the new library reading room above the great hall with a large-scale window to the east, the curved meeting rooms to the north, and the stair and elevator tower to the south. The central large window at the common spaces serves as a singular lantern to identify the institutional program of gathering, while framing the view to the east from each room. The curved wall and window of the upper meeting room refers to the corner turrets found in the historical Shingle Style architecture that informed the original building, while providing a sweeping view to the Southwest Mountains. The stair tower and elevator are meant to provide an unobtrusive backdrop to the rear yard of the adjacent property.

The core of the building to which the three primary volumes attach forms a quiet background, a spatial and material reveal between the new addition and the existing building. The material will be a rainscreen wall panel system, reinterpreting the paneled material in the connecting links of the existing building.

being done in a way to precisely match the existing architecture, so that the original structure will appear essentially unchanged from the front and sides, including the beloved outdoor stair, decks and terraces.

The existing parking area will be accommodated under the new addition.

1. 1926 WEST (CHANCELLOR ST)

2. 1996 ADDITION NORTH

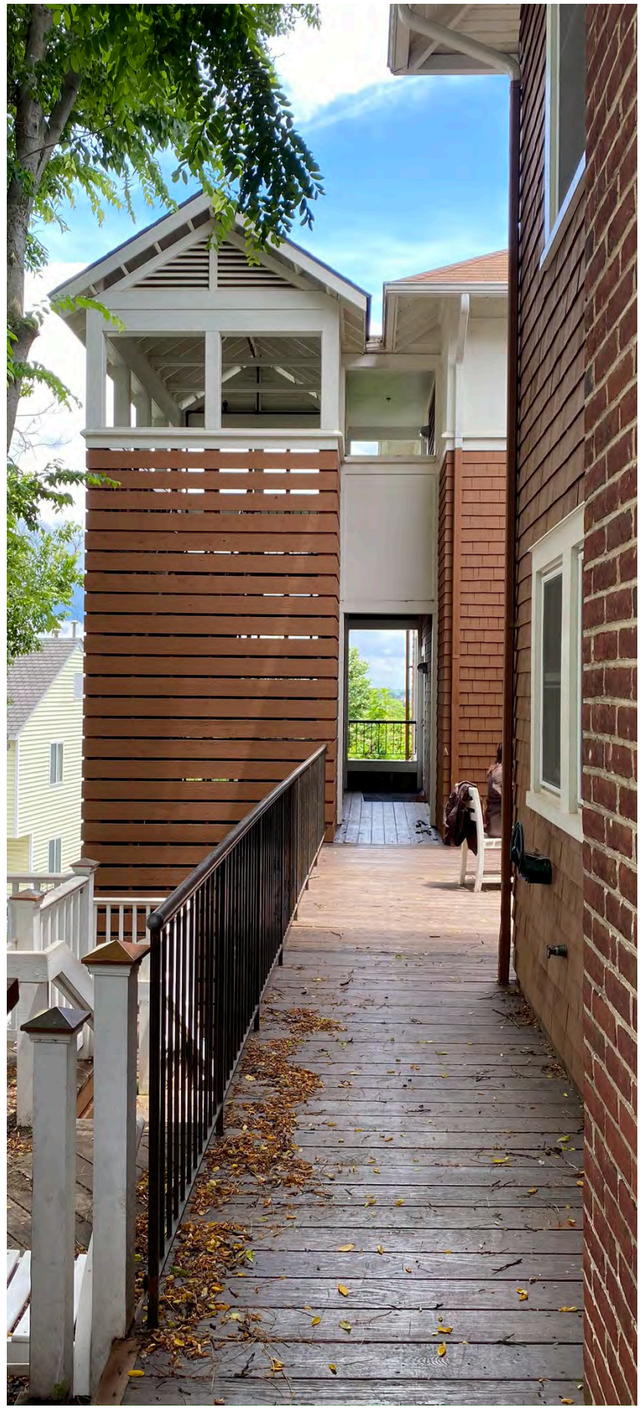
3. 1996 ADDITION NORTHEAST

4. 1996 ADDITION EAST

5. 1996 ADDITION SOUTH

5. 1996 ADDITION EAST (ELLIEWOOD AVE)

LOCATION
A. EXISTING 1926
B. EXISTING 1996 ADDITION
C. PROPOSED NEW ADDITION



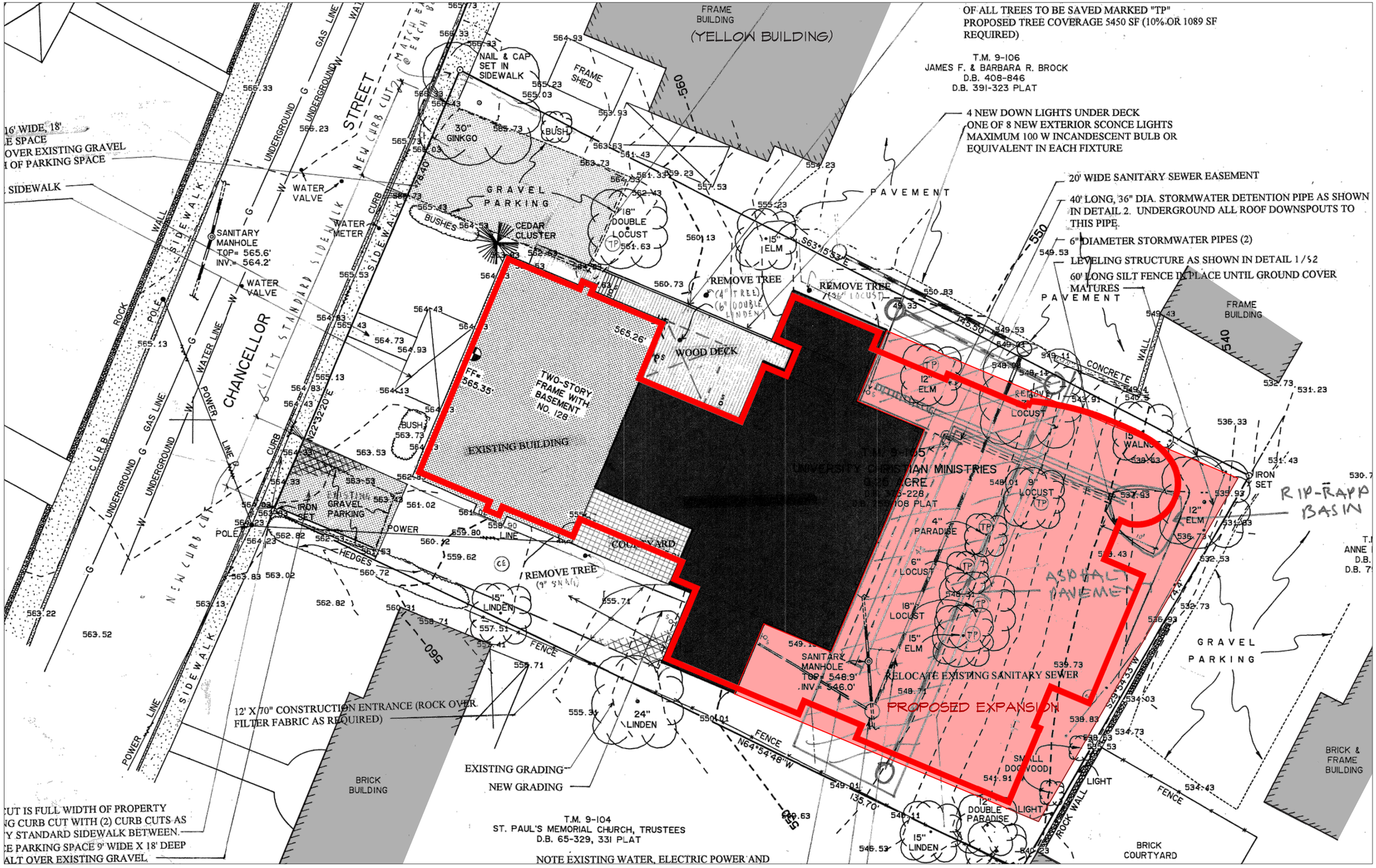
1. NORTH WALK LOOKING EAST

2. NORTH WOOD DECKS

4. 1996 ADDITION - DETAIL OF NORTH STAIR

3. 1996 ADDITION - SOUTH ELEVATION - DETAIL OF WOOD PANELING

5. SOUTH COURTYARD AND WALKWAY



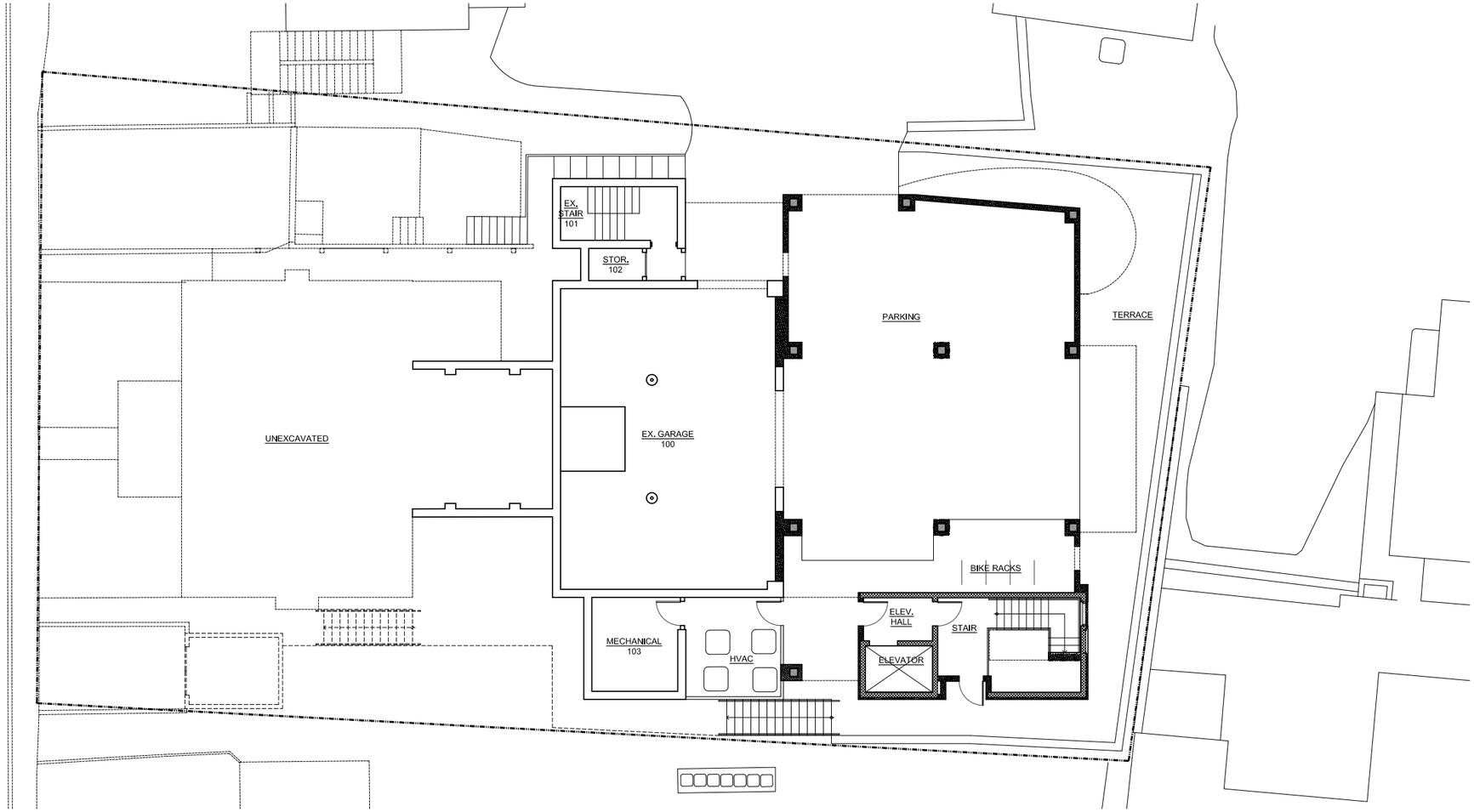
Existing Site Plan w/ Expansion

0 8' 16' 32' 64' 128' 256'

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903

Site Survey
July 2020

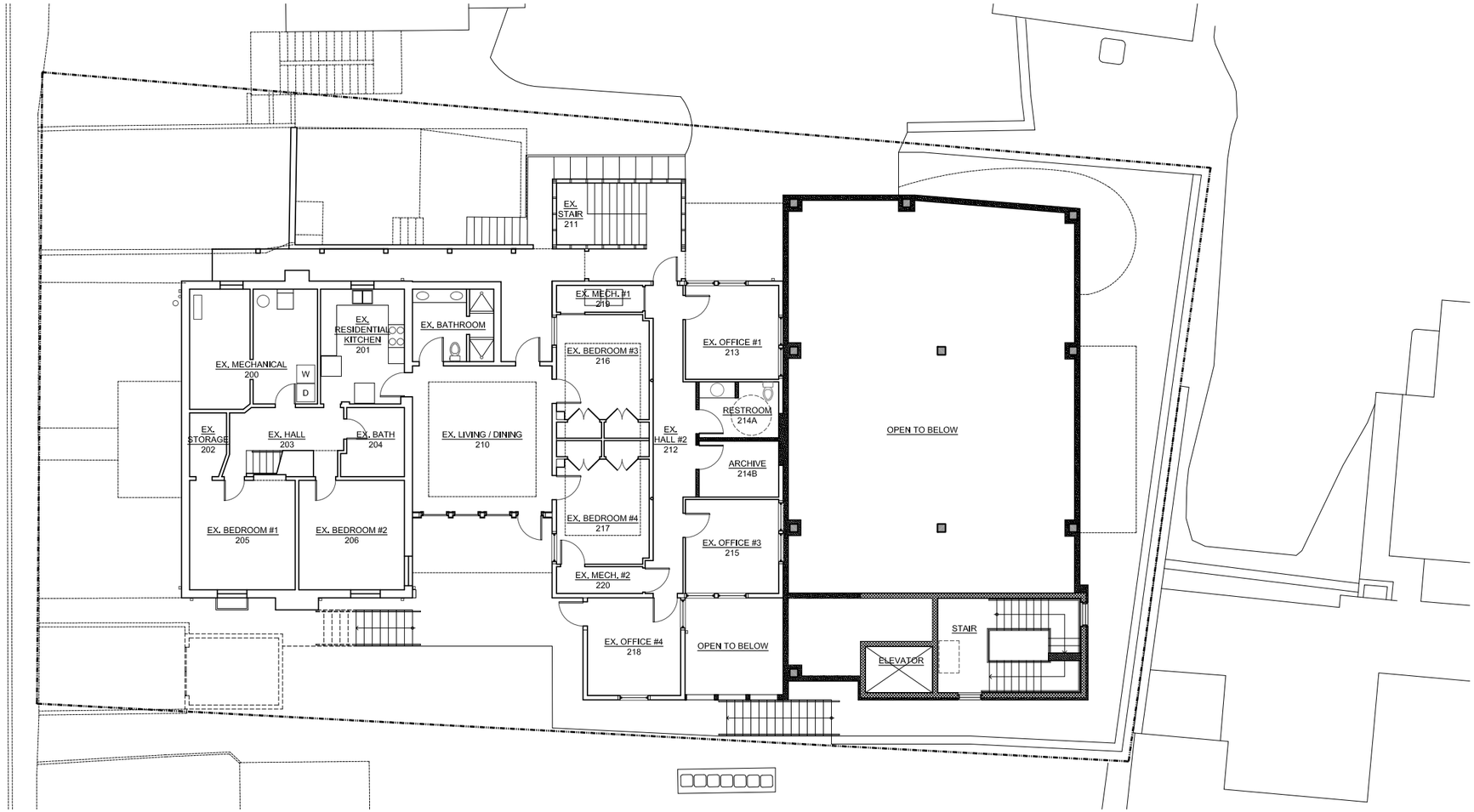


BASEMENT LEVEL PLAN

Scale: 1/16" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

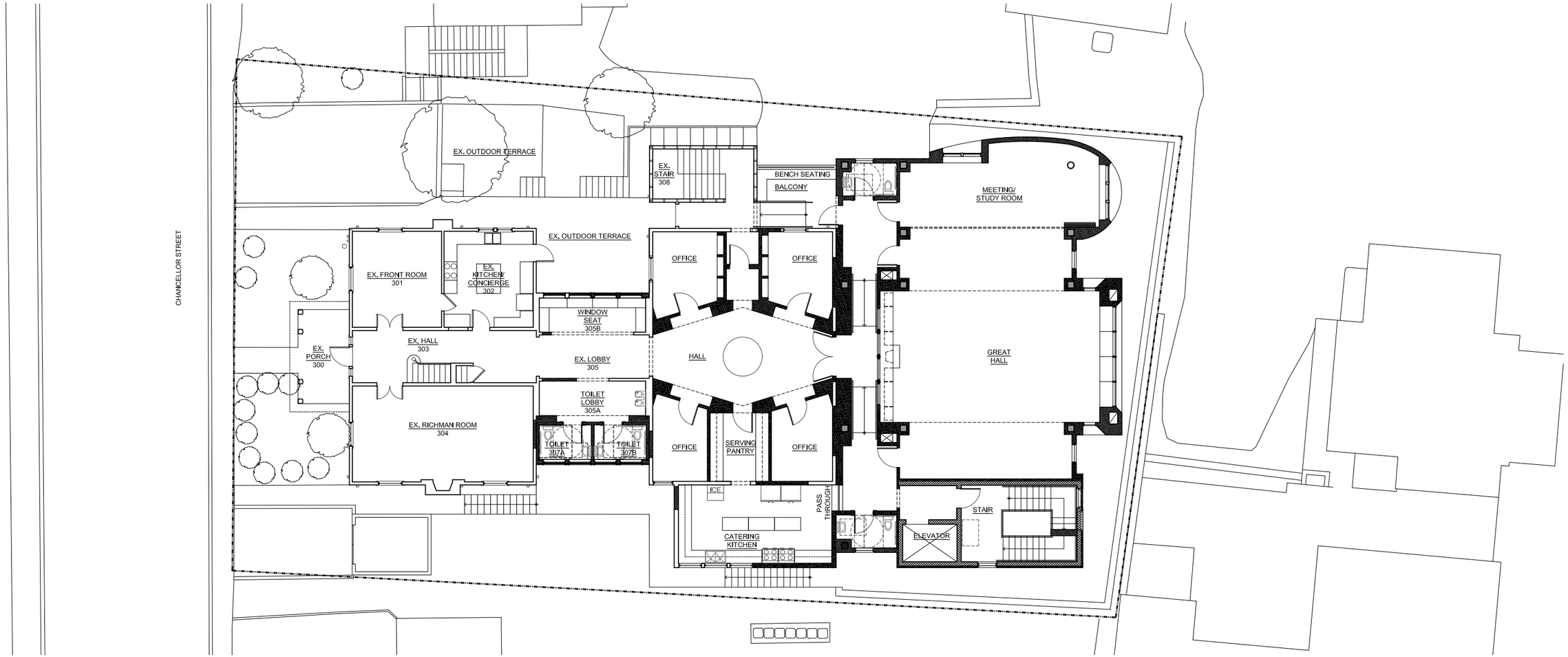


LOWER/OFFICE LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

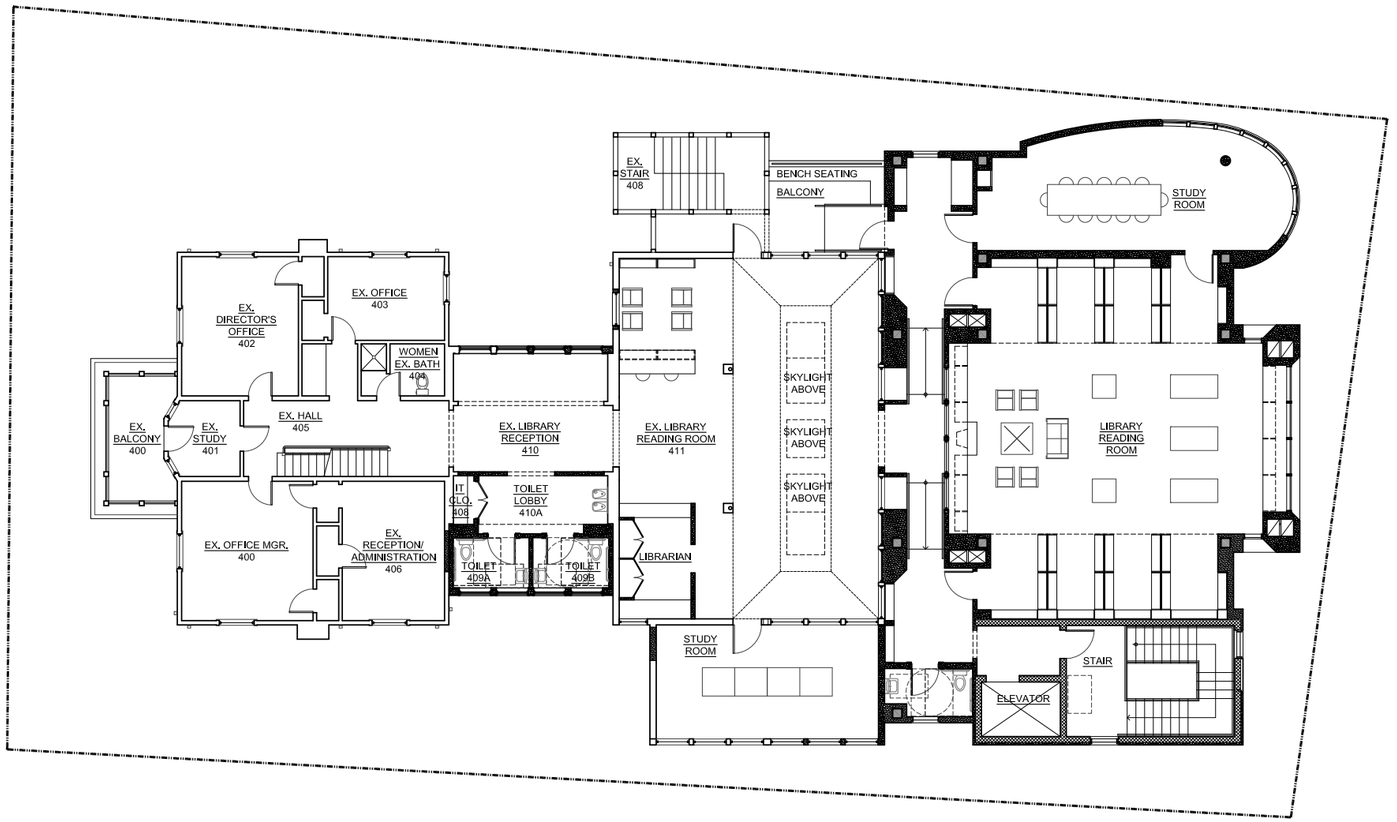


FIRST LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

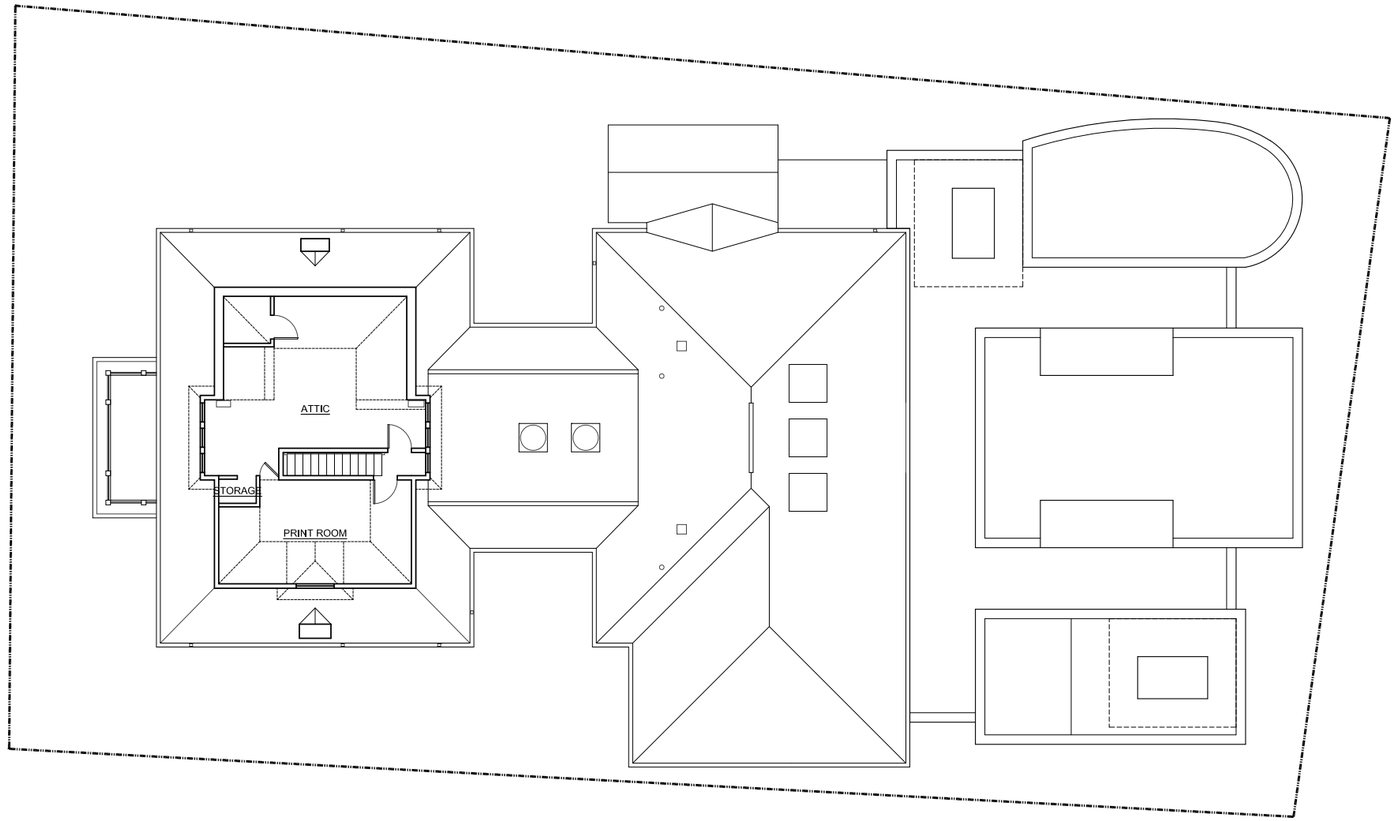


UPPER LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

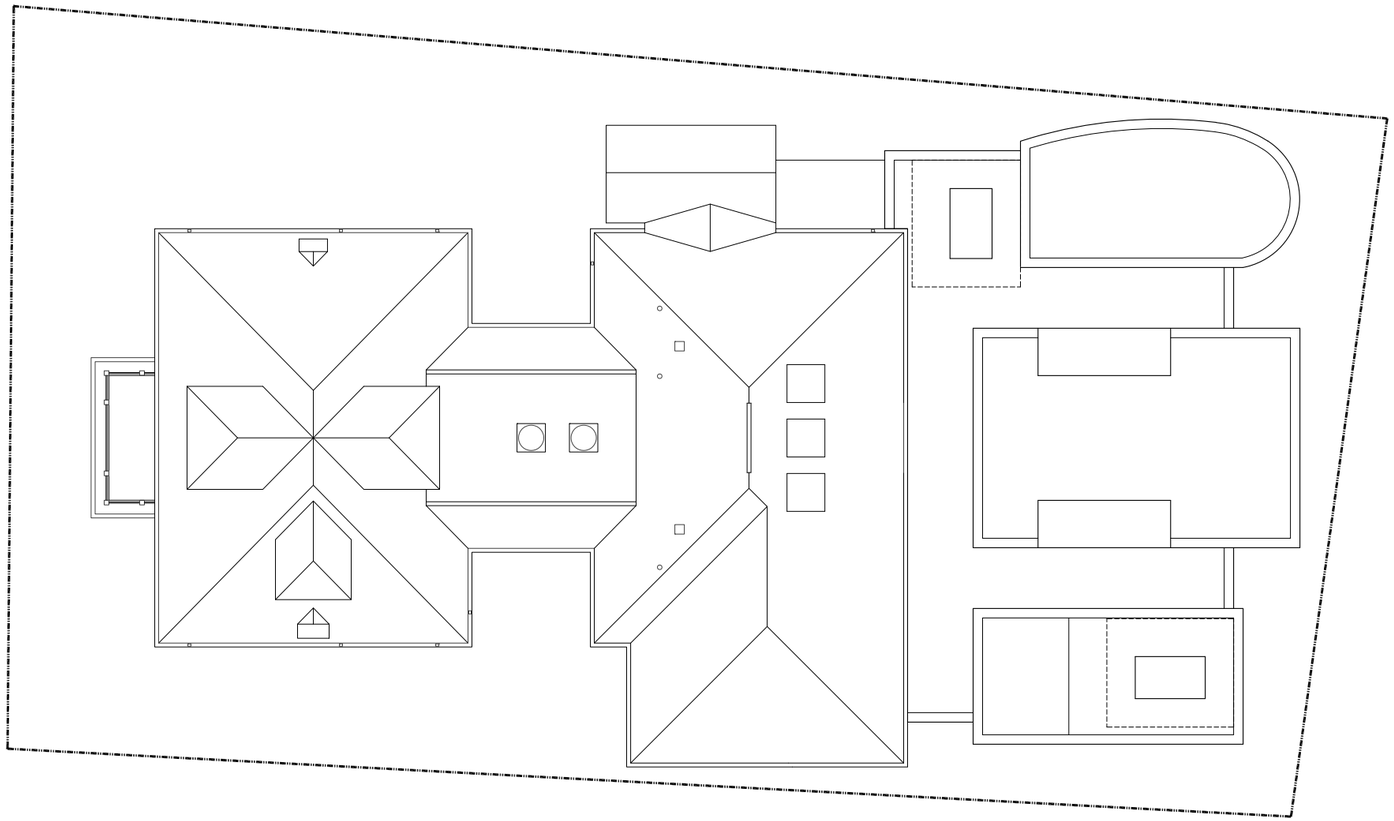


ATTIC & ROOF PLAN

Scale: $\frac{1}{16}$" = 1'-0"

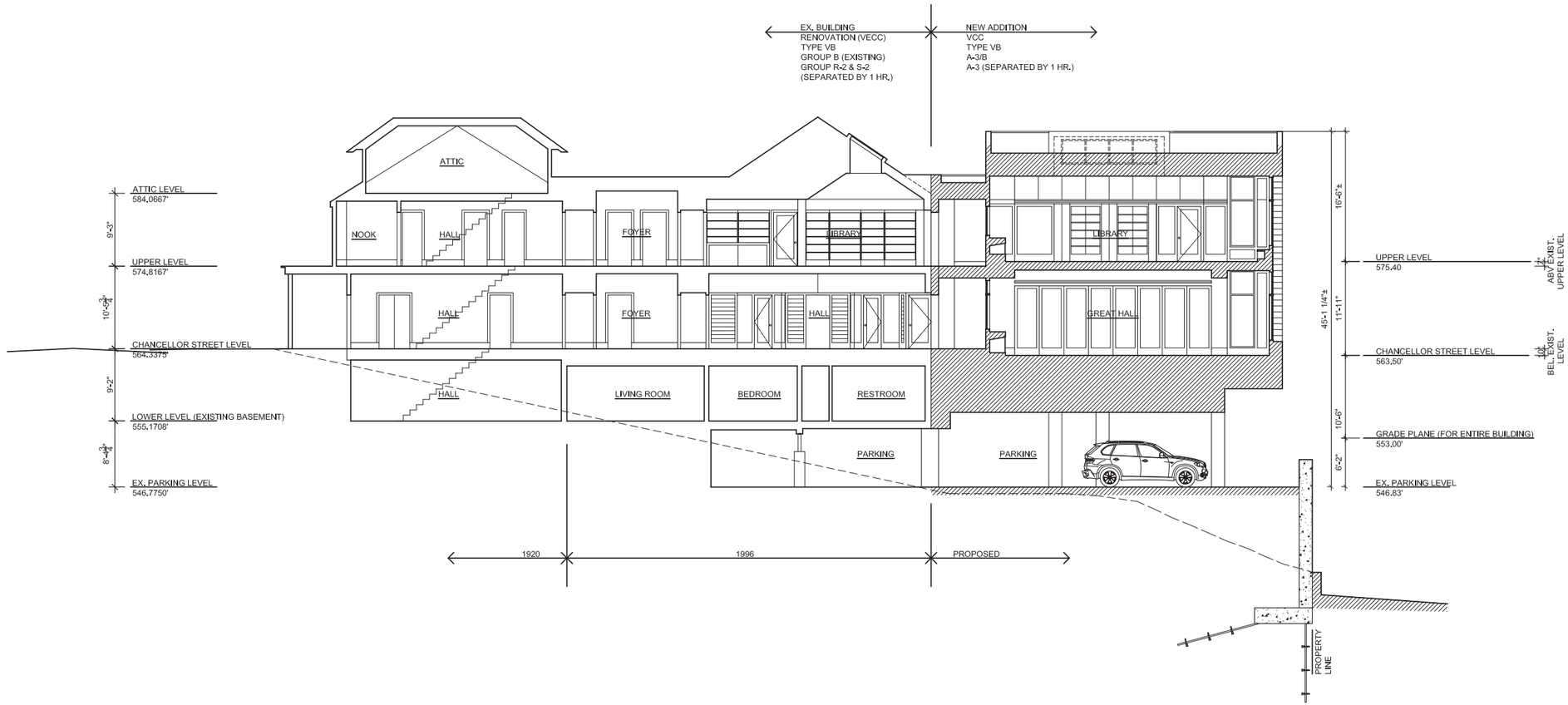
NORTH

0 8' 16' 32' 64' 128'



ROOF PLAN

Scale: $\frac{1}{16}$" = 1'-0"



LONGITUDINAL SECTION

Scale: $\frac{1}{16}$" = 1'-0"

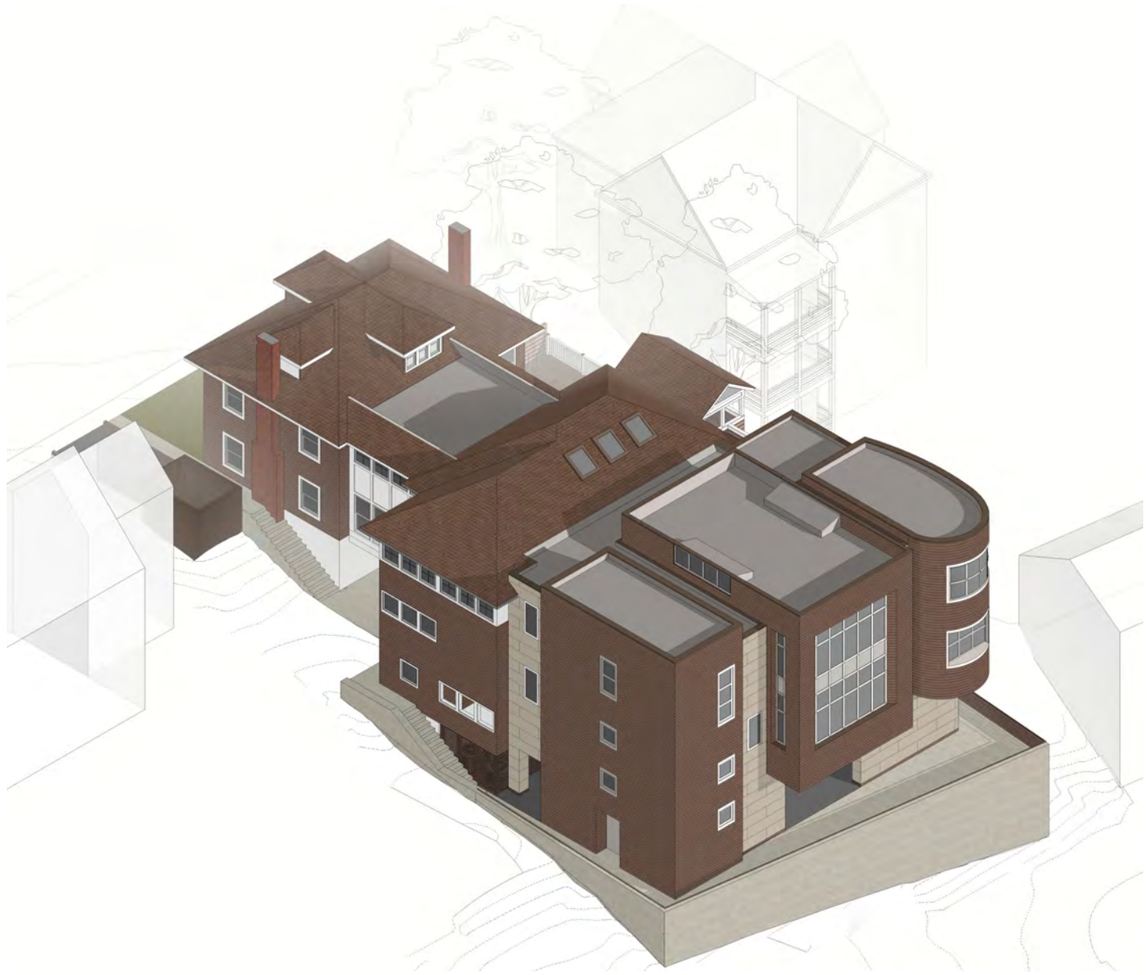
0 8' 16' 32' 64' 128'

Building Section
July 2020 REV. September 2020

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | Train Architects



Southeast Isometric

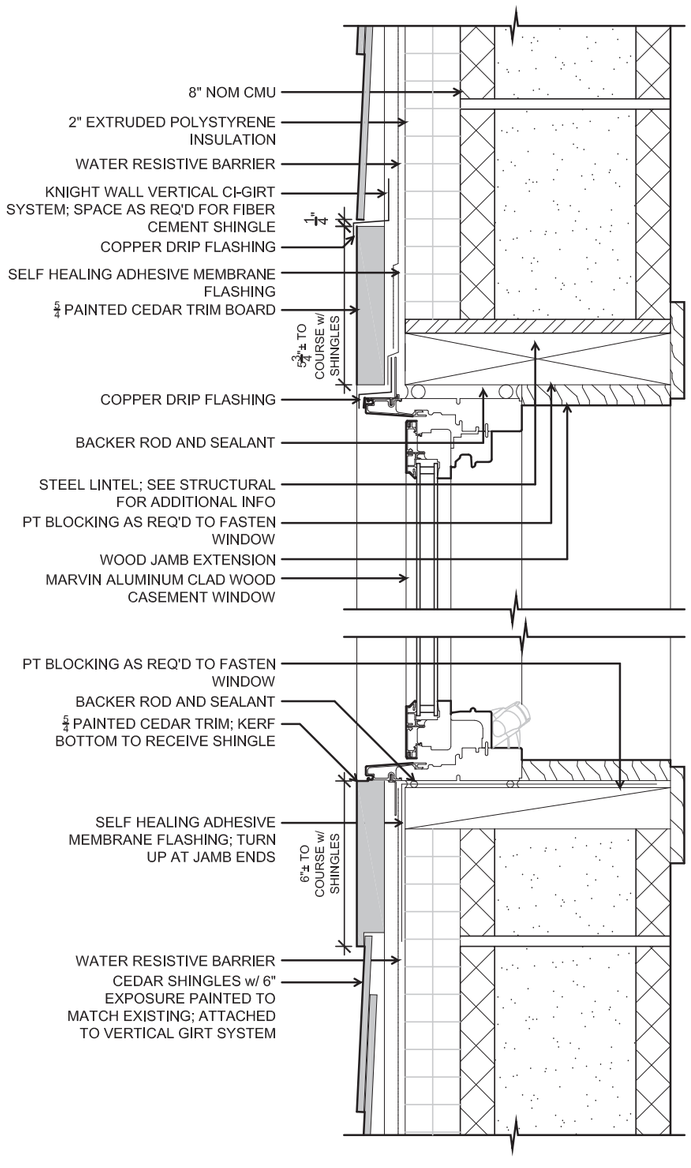
Northeast Isometric

West (Chancellor Street) Elevation

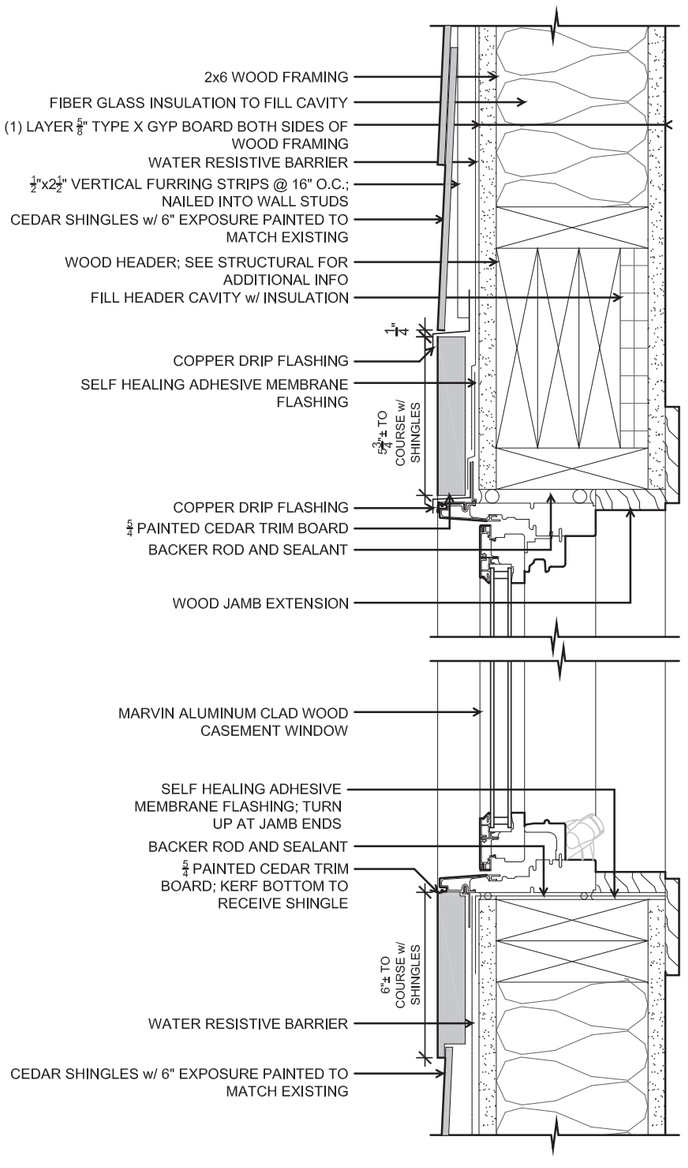
South Elevation

East Elevation

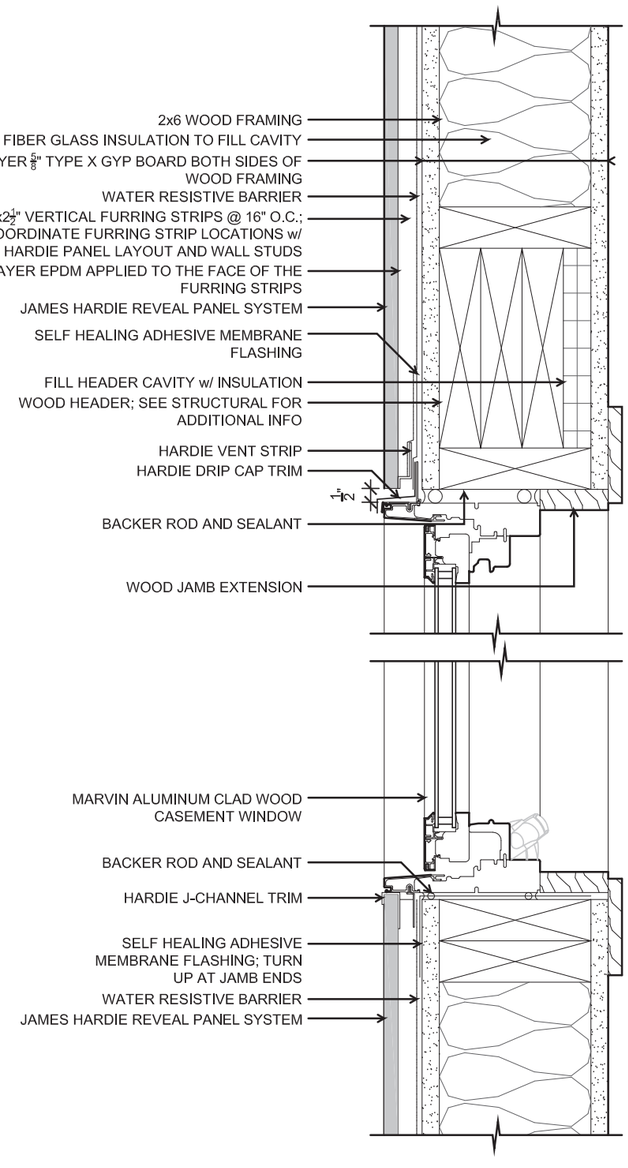
North Elevation



Window: Marvin Aluminum Clad Wood Window
Facade: Cedar Shingles; painted to match existing

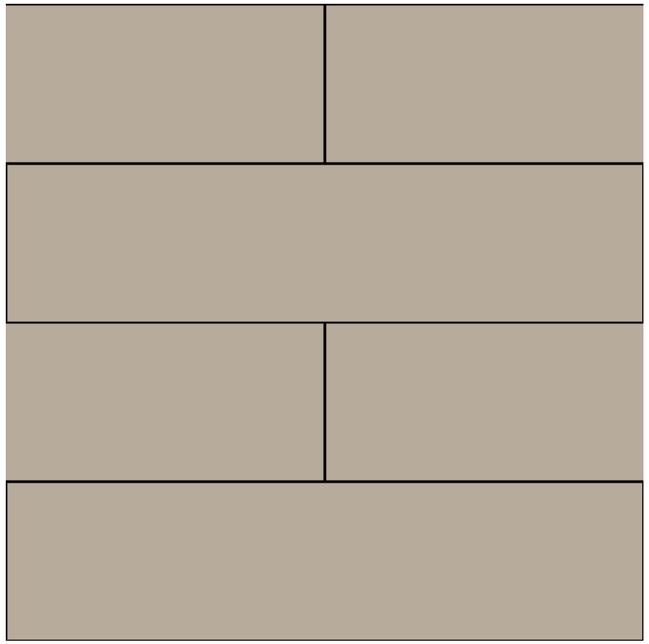


Window: Marvin Aluminum Clad Wood Window
Facade: Cedar Shingles; painted to match existing

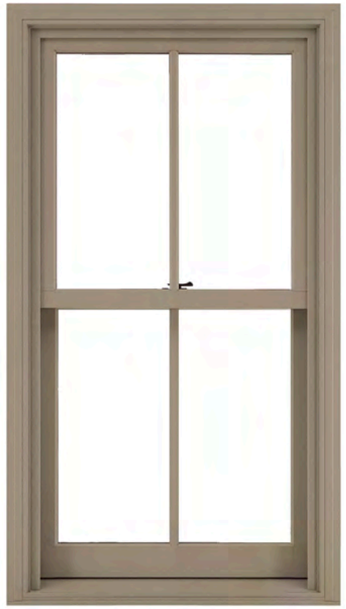


Window: Marvin Aluminum Clad Wood Window
Facade: James Hardie Aspyre Reveal Panel System; painted

CEDAR SHINGLES -
STAINED TO MATCH EXISTING



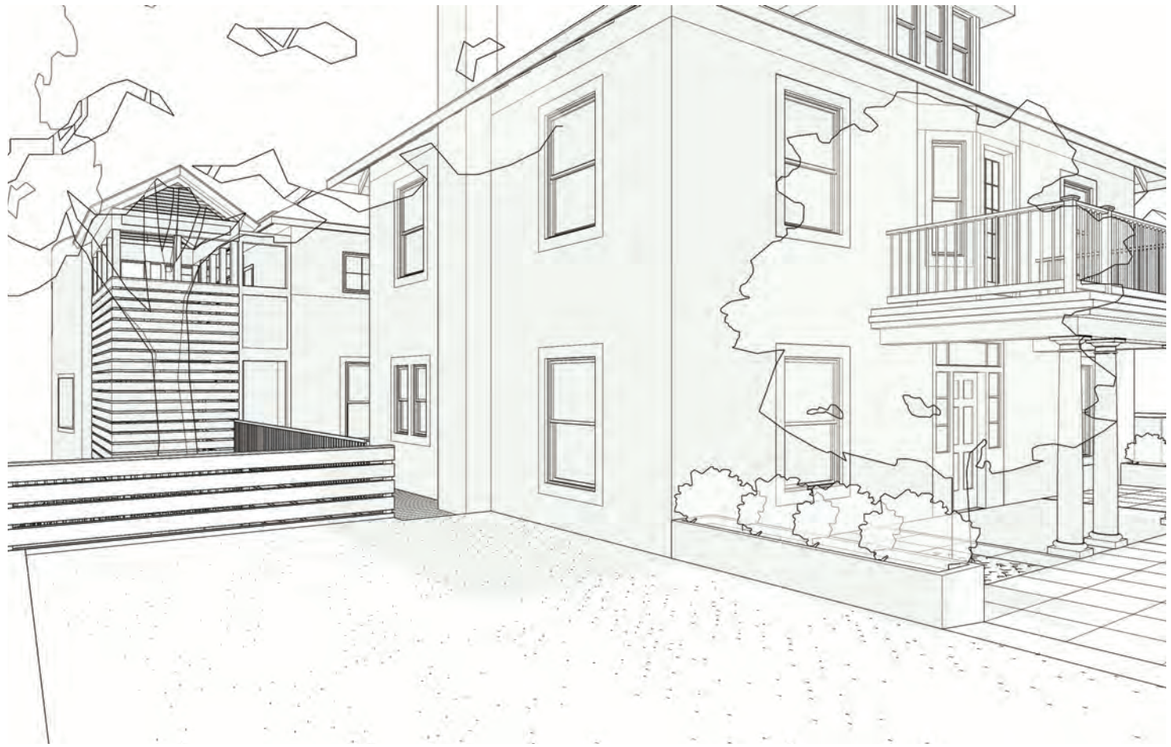
JAMES HARDIE REVEAL
CEMENT PANEL SYSTEM



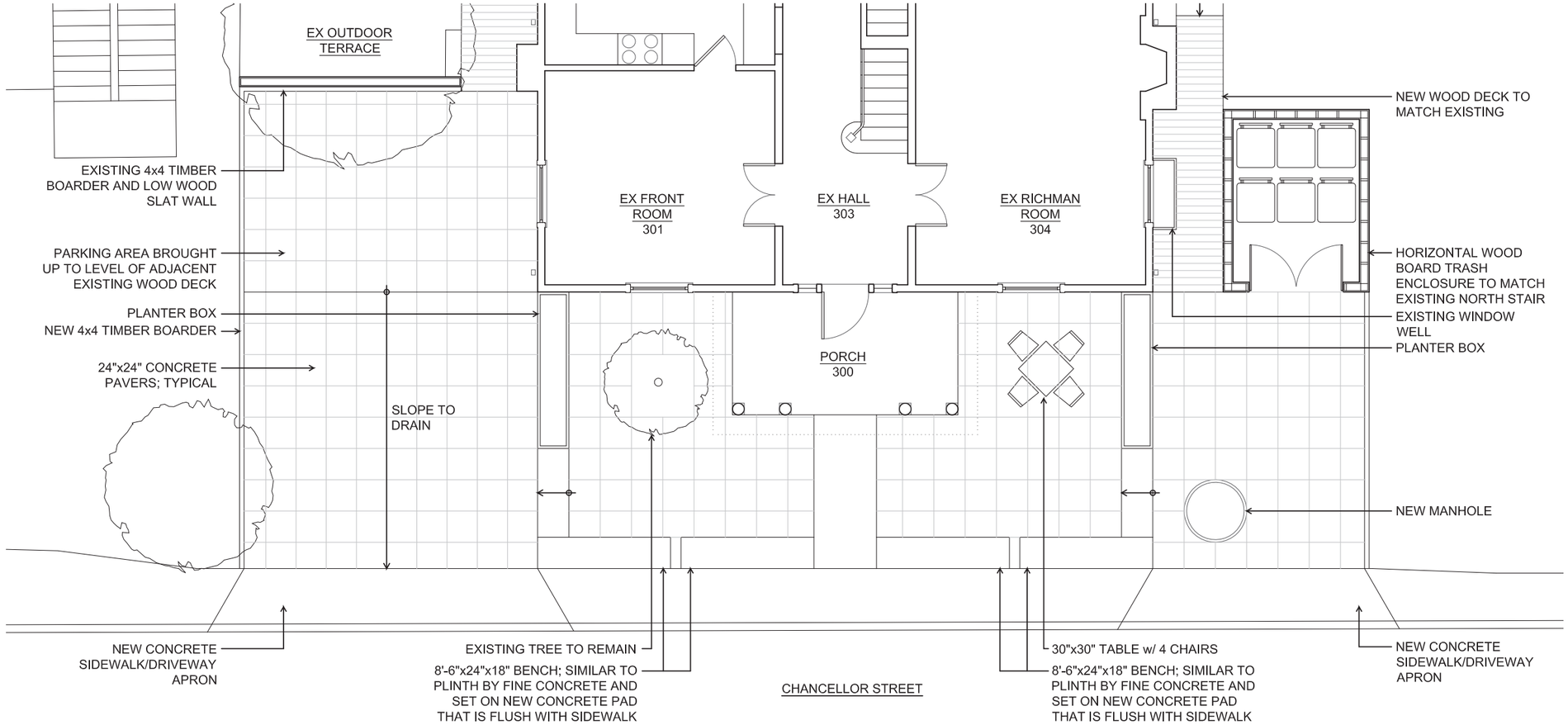
ALUMINUM CLAD
WOOD WINDOW

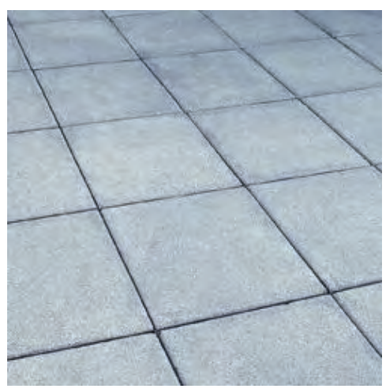
STOREFRONT / CURTAIN WALL
WINDOW SYSTEM
NOTE: MULLION COLOR TO BE DETERMINED

Existing view from Chancellor Street sidewalk



Proposed view from Chancellor Street sidewalk





Concrete Pavers

Horizontal Wood Boards

PLINTH Concrete Bench by FINE CONCRETE

Center for Christian Study Expansion

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

September 2020 BAR Review

Supplemental Submittal

Table of Contents:

Outline Exterior Material Specification

Roof	New addition: Flat (Low-Slope); White EPDM
	New Bathroom addition south side: Asphalt shingles to match existing
	Existing flat roof: Black EPDM
Cornice/Coping	Metal; color to match façade color below coping
Gutters/Downspouts	New addition: internal drains with scuppers; no gutters and downspouts
	New bathroom addition south side: new gutters and downspouts to match existing
Siding	Cedar shingles with 6" exposure painted to match the existing cedar shingles
	James Hardie Aspyre Reveal Panel System; NOM 2'x8' panels painted Benjamin Moore Light Pelham Gray; see color elevations for example
Trim	Flat trim; painted white
Flashing	Metal; white to match window frame/trim
Soffits	James Hardie Soffit Panel; painted to match cedar shingles
Rear Retaining Wall	Smooth metal formed concrete with formwork joints; natural color
Guardrails	Horizontal wood boards to match north stair, painted to match existing
Windows	Marvin aluminum clad wood windows; white cladding
Window Wall	Marvin structurally mulled window system-glass and panel infill (no spandrel glass); white cladding
Glass	Clear glass to match BAR standards
Doors	Marvin aluminum clad wood doors; white cladding
Front Terrace Pavers	Sand set Brick Pavers (formerly concrete pavers and changed to address drainage and aesthetics)

BAR Comment Responses

1) Roofing [at addition]: See outline exterior material specification.

2) Gutters/Downspouts: See outline exterior material specification.

3) Cornice: Capped parapet wall. See outline exterior material specification and attached supplemental drawings for additional information.

4) Siding and Trim: See outline exterior material specification.

5) Doors and Windows: See outline material specification and attached product literature for additional information.

    a. Which openings are storefront and which are Marvin windows? All glazing in the project to be Marvin clad windows. Storefront/curtain wall windows have been replaced with Marvin's structurally mulled window system.

    b. What are the lite arrangements for the windows? No muntins / divisions are being proposed for the windows; see exterior elevations for additional information.

    c. Colors for window and storefront components? See outline exterior material specification.

6) Soffits material: See outline exterior material specifications.

7) Parking Garage:

    a. Ceiling material: 5/8" exterior gyp sheathing

    b. Wall material: James Hardie Aspyre Reveal System to match exterior

    c. Lighting: Recessed fixtures to meet code minimum light levels

8) Concrete retaining wall at rear: See attached sketch with elevations (north and south ends) and outline exterior material specification.

9) Front Terrace and Landscaping:

    a. Benches tables and chairs? "Fine Concrete'; see attached product literature for additional information.

    b. Concrete pavers: Front terrace ground material has been revised to brick pavers. Pattern to be determined.

c. Trash enclosure: Horizontal wood panels similar to north stair enclosure. See photo on sheet 16 of September BAR submittal and attached supplemental drawings for additional information.

d. New wood deck: to match existing wood deck on the north side of the building.

e. Planter boxes: Custom by "Fine Concrete"

f. New sidewalk and driveway apron: to match existing.

g. Lighting: Minimum required to illuminate egress paths – low wall mounted or bollards

h. Manhole (front entry): cast iron

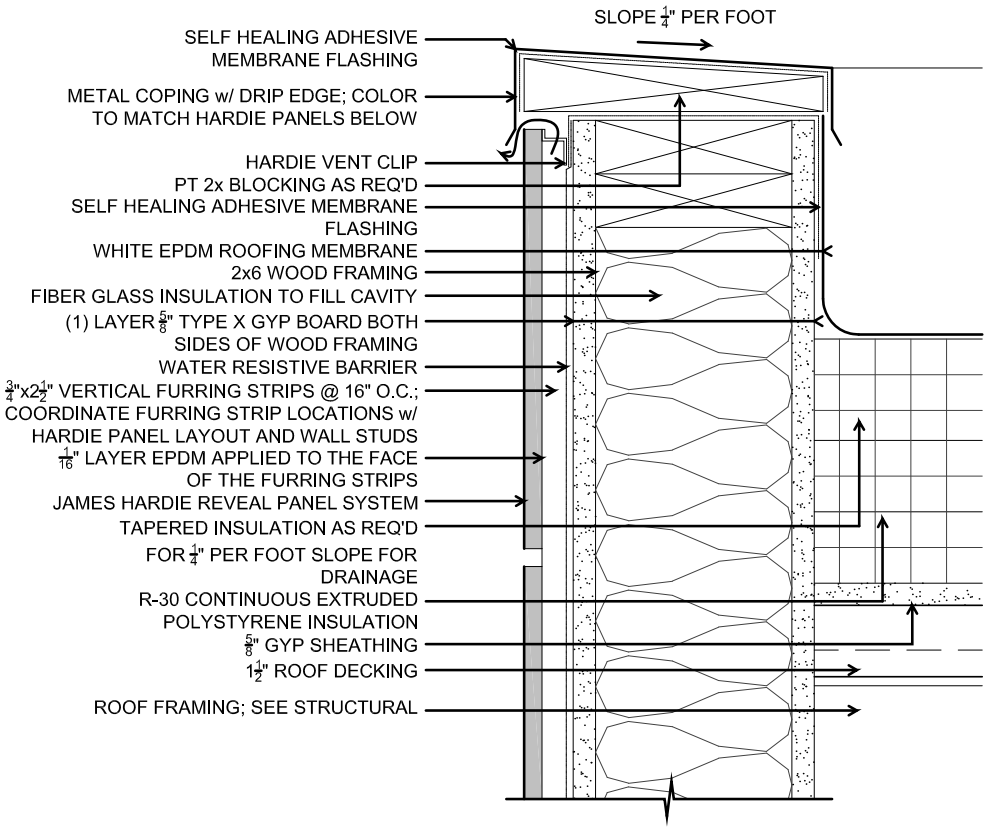
10) Exterior Lighting: See attached "basis of design" product literature for additional information

a. Ground level exits from parking garage: recessed downlights in soffit above

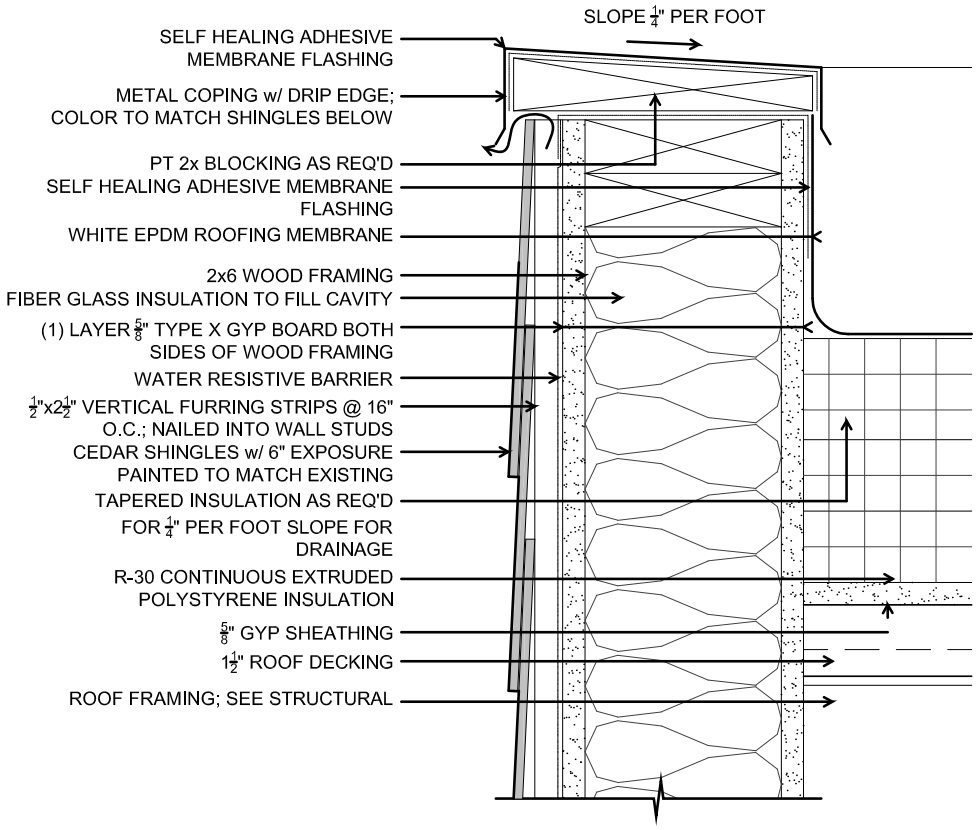
b. Perimeter walk around new addition: low in wall mounted lights for a walking surface

c. South exit way: bollards

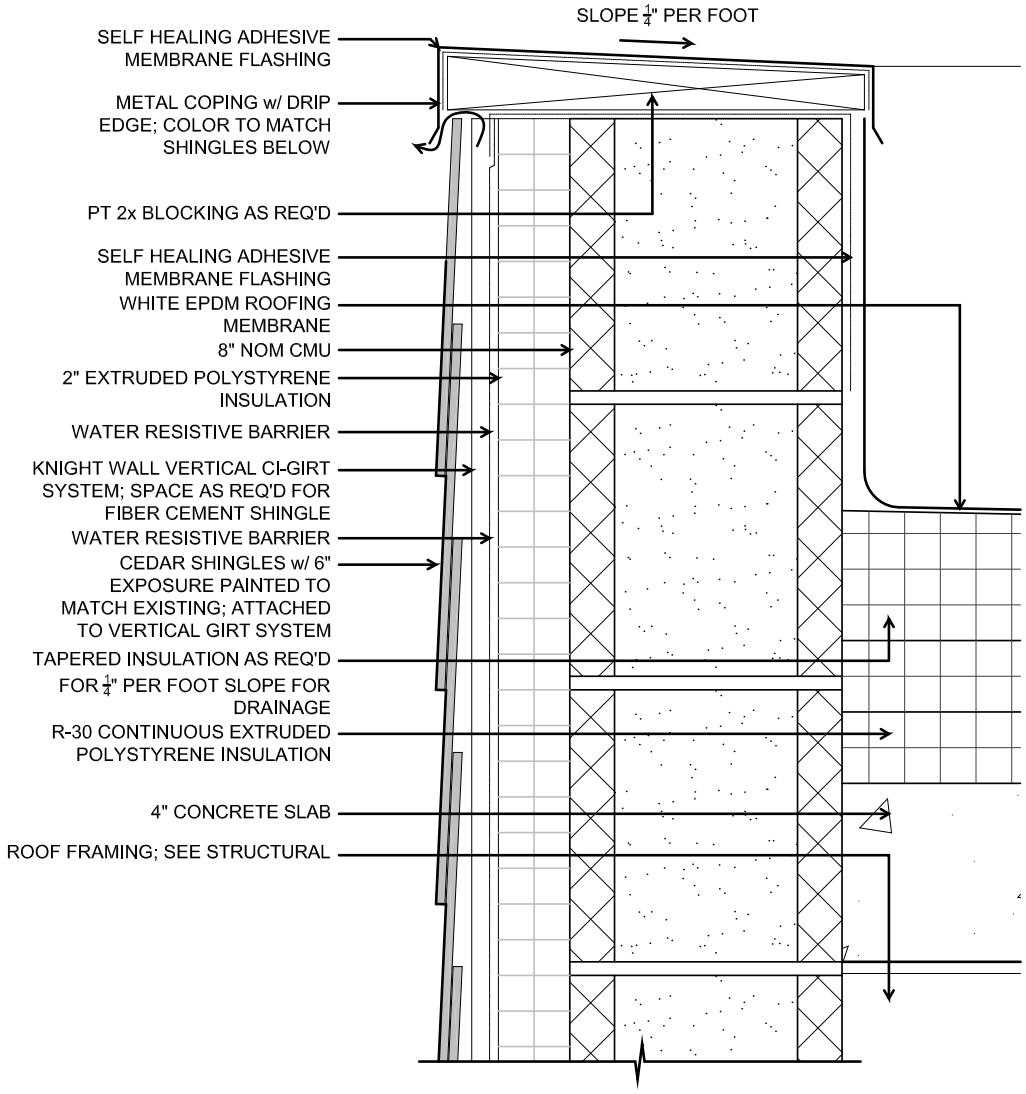
Supplemental Drawings



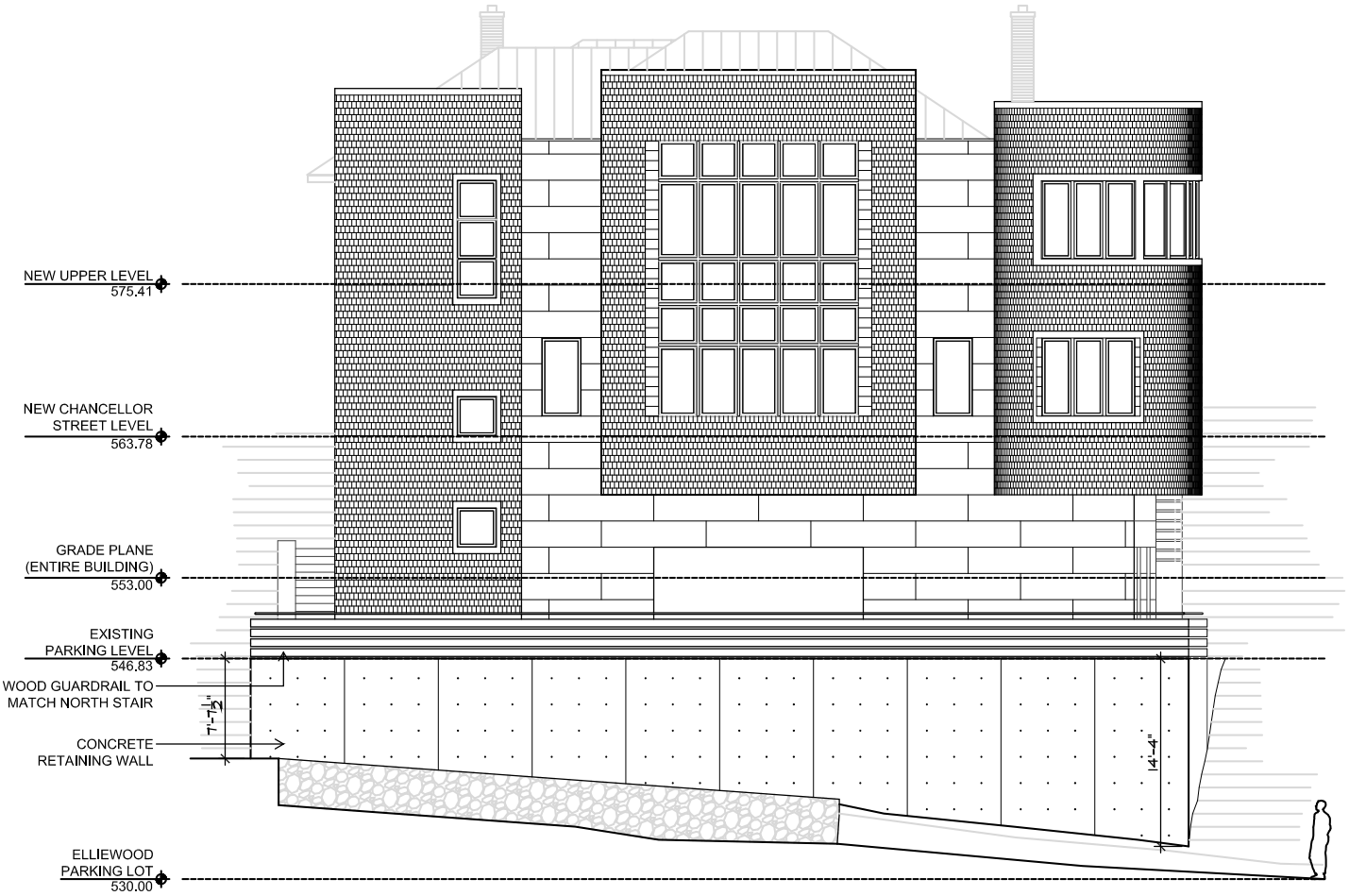
Wood Framed Parapet w/ Hardie Panel Facade



Wood Framed Parapet w/ Cedar Shingle Facade



CMU Parapet w/ Cedar Shingle Facade



East Elevation

West (Front) Elevation

Product Literature

MARVIN

CATALOG

ULTIMATE

MARVIN SIGNATURE™ COLLECTION

WINDOWS

Awning and Picture windows in Ebony

ULTIMATE CASEMENT

Casement and Picture windows with Satin Nickel hardware

Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning–even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

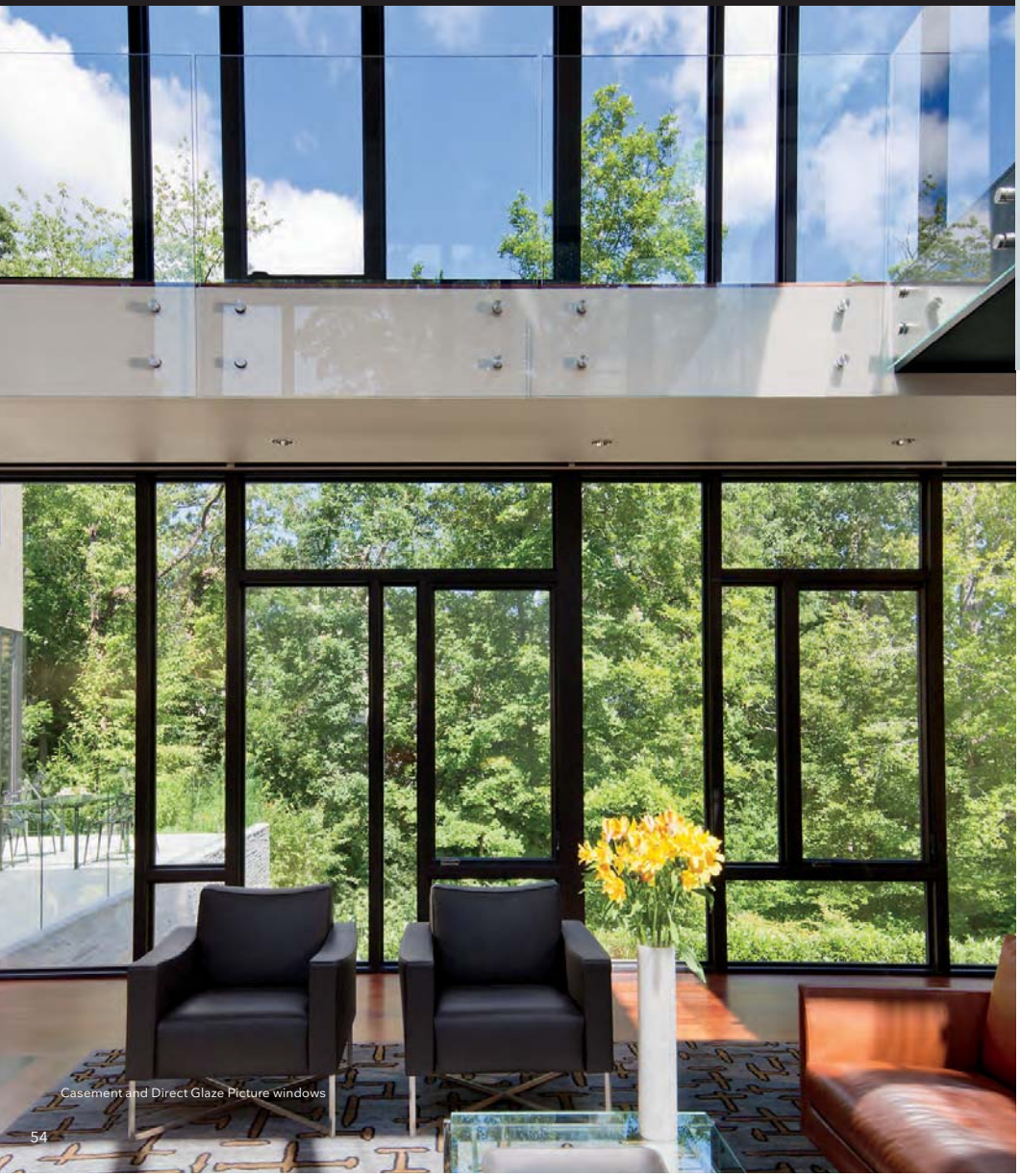
ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE

ULTIMATE CASEMENT EXTERIOR WITH FOLDING HANDLE

ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE

CE THIS PRODUCT IS CE CERTIFIED
(ULTIMATE CASEMENT NARROW FRAME - CLAD ONLY)

ULTIMATE PICTURE



Casement and Direct Glaze Picture windows

Picture and Awning windows in White painted interior finish

ULTIMATE PICTURE

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view. Durable and energy efficient, it can be sized to match accompanying double hung, single hung, or casement windows. An aluminum-clad exterior provides durability and flexible finish options, or an all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details.

DIRECT GLAZE PICTURE WINDOW

IN-SASH PICTURE WINDOW

DIRECT GLAZE
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

IN-SASH
In-sash windows are non-operable, and they can match the profiles of windows with operable sashes.

CE THIS PRODUCT IS CE CERTIFIED

ULTIMATE BAY + BOW

Bay window

Bow window

ULTIMATE BAY

Ultimate Bay windows are a group of connected windows extending outward from a room at desired angles–allowing light and views from multiple directions. Some feature a larger operating or stationary window flanked by smaller windows. Ultimate Bay windows can create space indoors for a cozy nook or window seat, or maximize a scenic view to serve as a room's focal point.

INTERIOR BAY WITH ULTIMATE CASEMENT AND PICTURE WINDOWS

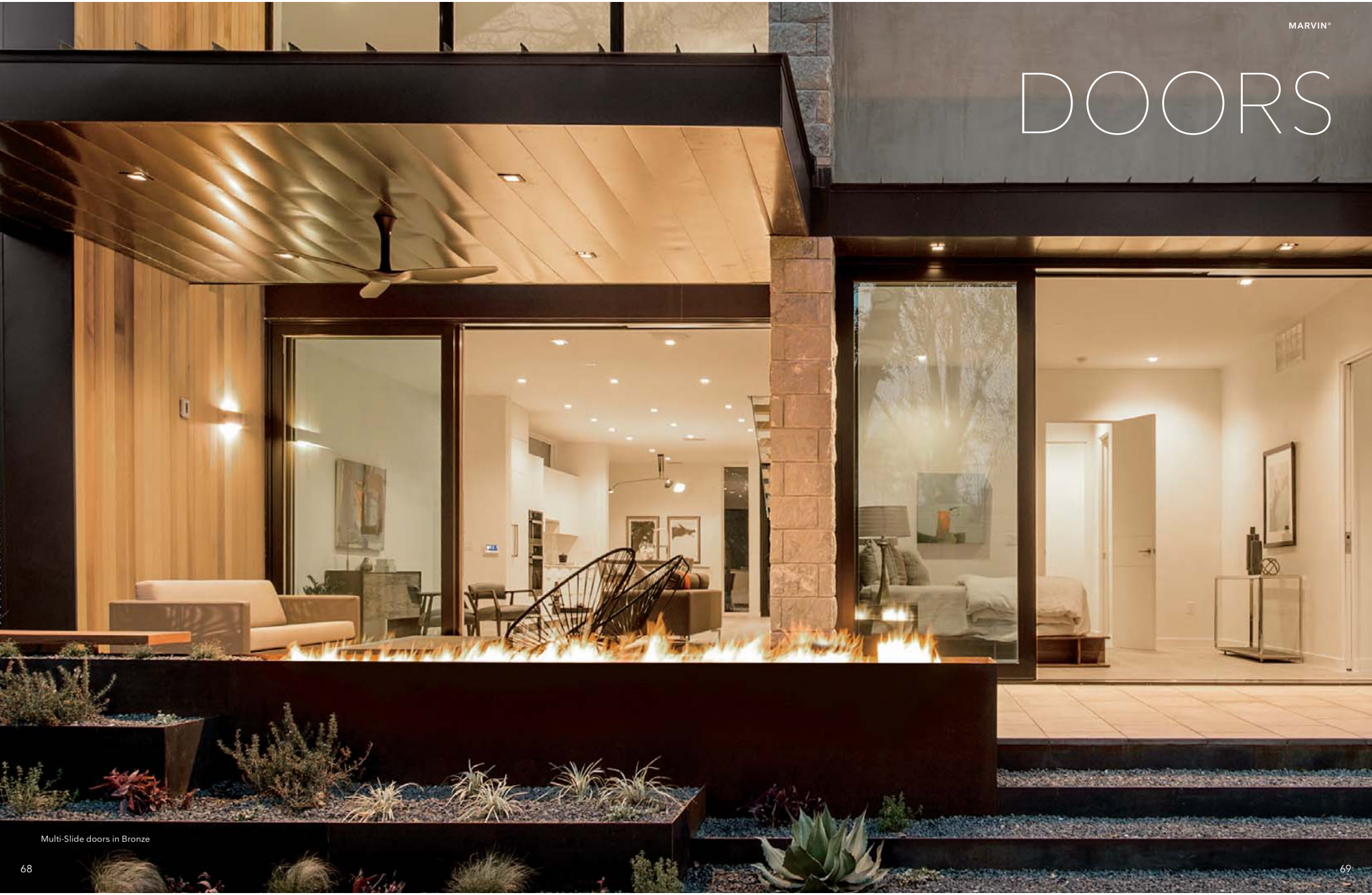
ULTIMATE BOW

Ultimate Bow windows are a series of windows connected to form a gentle outward curve. Typically made up of four or more windows, Ultimate Bow windows can create a small nook, open up a view, bring in more light, and boost visual appeal from inside and out. Bow windows are available with casement, double hung, or picture windows.

INTERIOR BOW WITH ULTIMATE CASEMENT AND PICTURE WINDOWS

CE THIS PRODUCT IS CE CERTIFIED (CLAD ONLY)

DOORS



Multi-Slide doors in Bronze

DOOR TERMS + DEFINITIONS

1. FRAME
The door frame includes the head jamb across the top, side jambs and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. RAIL
The horizontal wood members of a door are called rails, the vertical components are called stiles. The bottom rail on a French door design is about 8 inches high, harmonizing with traditional design preferences. On other doors, narrow bottom rails match 4 ¾ inch stiles for a clean, uncluttered appearance.

3. SILL
Our door sills are made of Ultrex®, pultruded fiberglass based materials that are virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS
In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, but all share the tight tolerances for fit and quality finishes.

DOOR OPERATING STYLES

OUTSWING DOOR
Single or double swinging doors open to the exterior.

INSWING DOOR
Single or double swinging doors open to the interior.

SLIDING DOOR
Save space with a door panel that operates by sliding along a track.

BI-FOLD DOOR
This door folds to the side and can include up to sixteen panels.

LIFT AND SLIDE DOOR
For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.

MULTI-SLIDE DOOR
Another option to blend interior and outdoor living with a modular frame system.

MAKE EVERY ENTRANCE GRAND

Marvin doors are designed to maximize the potential of any opening, view, and living space.

INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN DOUGLAS FIR

DOUGLAS FIR

CHERRY

WHITE OAK

MAHOGANY

MAPLE
Custom option

BLACK WALNUT
Custom option

WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of a window or door. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high quality wood.

Wood Bi-Fold door in Mahogany

STAIN + PAINT

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our staining process.

Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our painted interior finish option on any Marvin windows and doors with a wood or clad exterior for a factory-painted option that arrives ready to install.

CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

DESIGNER BLACK

WHITE

PRIMED WHITE

* Stain colors shown on Pine. To see more about finishes visit Marvin.com.

EXTERIOR FINISH OPTIONS

- STONE WHITE
- COCONUT CREAM
- SIERRA WHITE
- CASHMERE
- PEBBLE GRAY
- HAMPTON SAGE
- CADET GRAY
- CLAY
- CASCADE BLUE
- SUEDE
- GUNMETAL
- WINEBERRY
- BRONZE
- BAHAMA BROWN
- EVERGREEN
- EBONY
- BRIGHT SILVER (PEARLESCENT)
- COPPER (PEARLESCENT)
- LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

- PINE
- VERTICAL GRAIN DOUGLAS FIR
- MAHOGANY
- WESTERN RED CEDAR
  Exterior trim package only

Ultimate Double Hung G2 window in Ebony

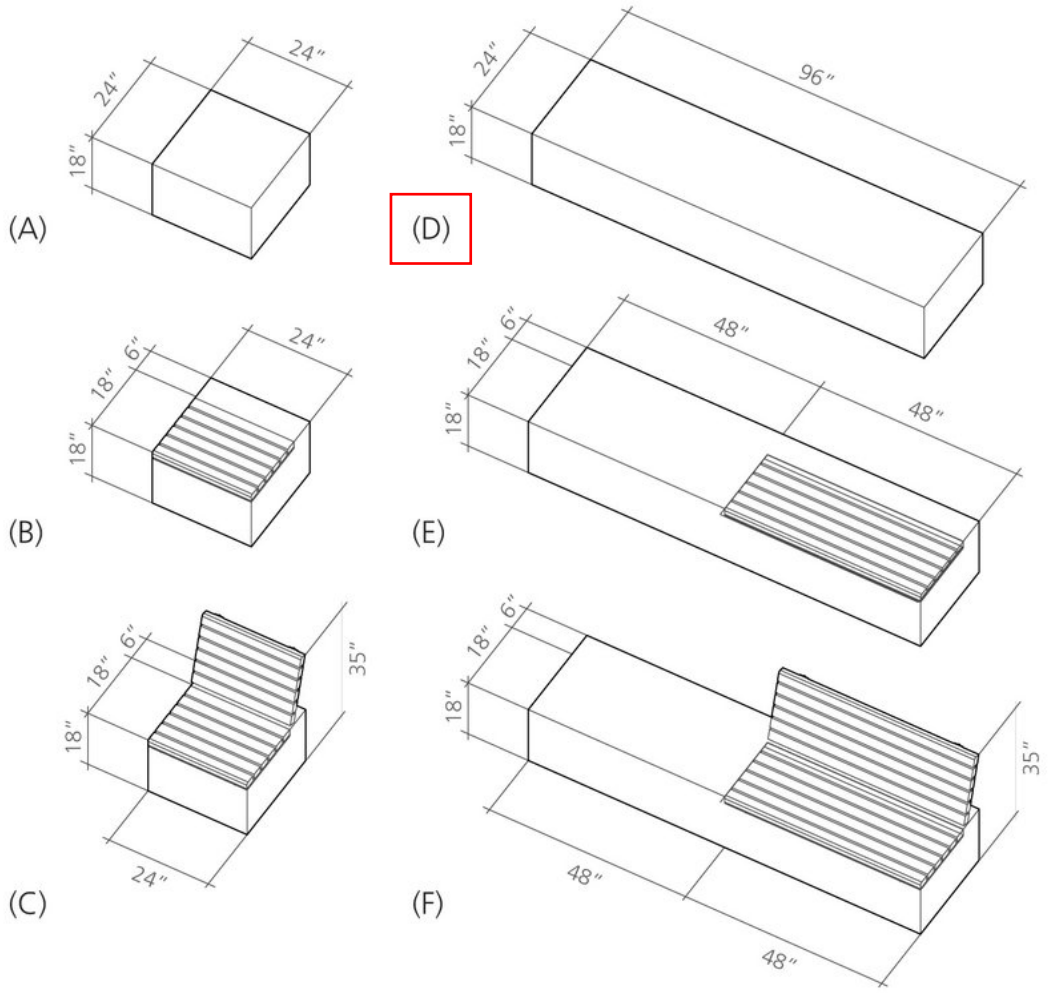
Ultimate Double Hung G2 window in Suede

FINE CONCRETE

PLINTH

While presenting a monolithic appearance and substantial mass, PLINTH benches are elevated above the ground with a shallow 2″ reveal. the benches are cast hollow with a 1″ thickness for ease of install and shipping.

Available in 2′ and 8′ lengths for flexibility of grouping. Optional hardwood seats and backs are inset into the concrete base. All assembly hardware included.



	Name	Length	Width	Height	Weight
A	bench	24″	24″	18″	200 lbs.
B	bench w/ seat	24″	24″	18″	240 lbs.
C	bench w/ back	24″	24″	18″	270 lbs.
D	bench	96″	24″	18″	625 lbs.
E	bench w/ seat	96″	24″	18″	700 lbs.
F	bench w/ back	96″	24″	18″	755 lbs.

Type:
BEGA Product:
Project:
Modified:

Application
Linear LED recessed ceiling luminaires with symmetric wide light distribution. The patent pending 'vortex reflector' rotates a parabolic reflector around the vertical axis to for a complex vortex shape. The vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely rectangular shape.

Materials
Luminaire housing and trim constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 14.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	48.0 W
System wattage	55.0 W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	5,880 lumens (3000K)
Lifetime at Ta = 15° C	369,000 h (L70)
Lifetime at Ta = 35° C	111,000 h (L70)

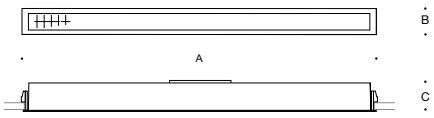
LED color temperature

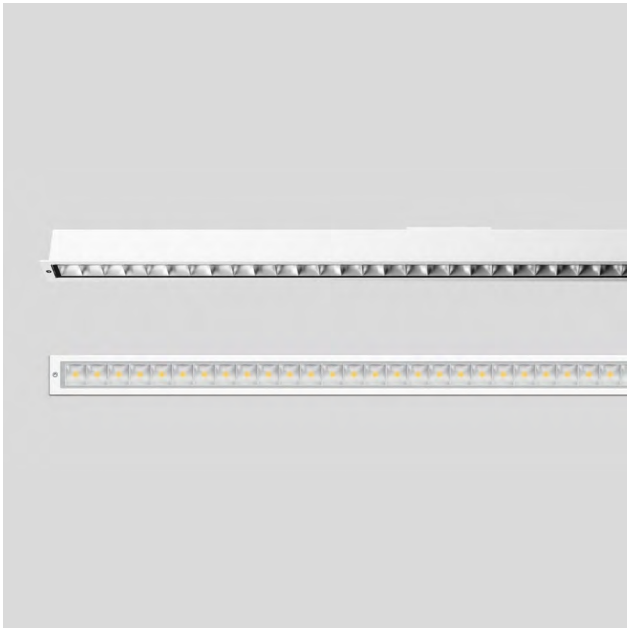
○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:





Recessed ceiling luminaires · Vortex optic · Symmetric wide

	LED	β	A	B	C
24 305	48.0 W	52°	60 3/8	3	3 1/2

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed ceiling luminaire with narrow beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone optical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steep rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	8.3 W
System wattage	9.7 W
Controlability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	1,194 lumens (3000K)
Lifetime at Ta=15°C	> 500,000 h (L70)
Lifetime at Ta=45°C	270,000 h (L70)

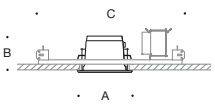
LED color temperature

○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED recessed ceiling downlights · narrow beam

	LED	β	A	B	C
24817	8.3 W	21°	5⅝	5	18

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.1 lbs

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-40° C
LED module wattage	8.4 W
System wattage	11.0 W
Controlability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	480 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**
○ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

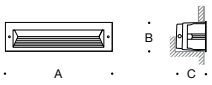
LED module wattage	8.7 W (Amber)
System wattage	10.7 (Amber)
Luminaire lumens	111 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED recessed wall luminaires · asymmetrical

	LED	A	B	C
33 055	8.4 W	12 ½	2 ¾	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

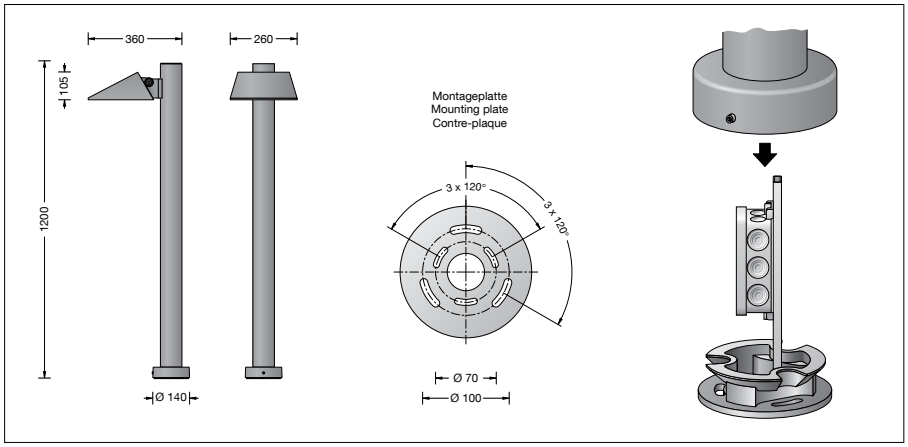
Updated 08/26/19

BEGA 84 107

Bollard IP 65

Project · Reference number

Date



Product data sheet

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Swivel range 90°
Luminaire with mounting plate for bolting onto a foundation or an anchorage unit
Mounting plate with two pitch circles:
ø 70 mm, 3 elongated holes 7 mm wide
ø 100 mm, 3 elongated holes 9 mm wide
Luminaire can be aligned on the mounting plate around 360°
Mounting bracket with connection box for through-wiring of up to 5 × 2,5□
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
BEGA Thermal Control®
Temporary thermal regulation to protect temperature-sensitive components without switching off the luminaire
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK08
Protection against mechanical impacts < 5 joule
CE – Conformity mark
Weight: 7.0 kg

Application
Shielded LED bollard with asymmetrical light distribution for the illumination of squares, access roads and entry areas.
The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site.

Lamp

Module connected wattage	19.4 W
Luminaire connected wattage	22.2 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 50 °C

84 107 K4

Module designation	LED-0872/940
Colour temperature	4000 K
Colour rendering index	CRI > 90
Module luminous flux	3310 lm
Luminaire luminous flux	2661 lm
Luminaire luminous efficiency	119,9 lm/W

84 107 K3

Module designation	LED-0872/930
Colour temperature	3000 K
Colour rendering index	CRI > 90
Module luminous flux	3130 lm
Luminaire luminous flux	2516 lm
Luminaire luminous efficiency	113,3 lm/W

Service life · Ambient temperature
Rated temperature t_a = 25 °C
LED psu: > 50,000 h
LED module: > 200,000 h (L80B50)
100,000 h (L90B50)

Ambient temperature $t_{a\,max}$ = 50 °C (100 %)
LED psu: 50,000 h
LED module: 91,000 h (L80B50)
100,000 h (L70B50)

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 50 luminaires
B 16 A: 50 luminaires
C 10 A: 50 luminaires
C 16 A: 50 luminaires

Light technique
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

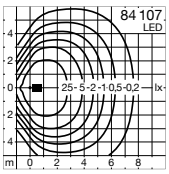
Article No. 84 107
LED colour temperature optionally 4000 K or 3000 K
4000 K – Article number + **K4**
3000 K – Article number + **K3**

Colour graphite or silver
graphite – article number
silver – article number + **A**

Accessory
70 895 Anchorage unit with mounting flange made of hot-dip galvanised steel. Total length 400 mm. 3 stainless steel fixing screws M8. Pitch circle ø 100 mm.

See the separate instructions for use.

Light distribution



Certificate of Appropriateness Application
BAR 20-09-05
1619 University Avenue, TMP 090102000
The Corner ADC District
Owner: Sovran Bank
Applicant: Brian Quinn, Milrose Consultants
Bank of America exterior lighting

Application Components (linked):

- Staff Report
- Historic Survey
- Application

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 15, 2020

Certificate of Appropriateness Application
BAR 20-09-05
1619 University Avenue, TMP 090102000
The Corner ADC District
Owner: Sovran Bank
Applicant: Brian Quinn, Milrose Consultants
Bank of America exterior lighting

Background

Year Built: 1959
District: The Corner ADC District
Status: Contributing

This one-story Classical Revival brick commercial building was built as a bank branch in 1959. It is characterized by a projecting half-octagon porch, fixed 35-light windows, and a hipped roof.

Prior BAR Reviews

May 2013 – BAR accepted applicant's request for deferral. Revised plan should further develop the drawing submitted at meeting; brick walls at consistent horizontal level; lose the picket railing; look at framing concrete travel ways with brick, and coordinate with stone tread steps/brick risers; straighten path; clean up landscaping under tree; keep upper diagonal path on east side; use red brick [Old Virginia] pavers instead of dark brick, and consider polymeric sand.

July 2013 – BAR approved with conditions that the handrail design will match existing; eliminate two stairs in the center front; carry the bluestone cap detail across so it breaks the upper level from lower level; carry City sidewalk brick color to wall*; clean up geometry east side so there is a memory of an arc. Resubmit digitally to staff to be circulated to BAR for approval; *include two photoshop versions of brick color [dark City sidewalk brick and red brick to match existing] so final decision can be made.

Application

- Submittal: Little Diversified Architectural Consulting, *Bank of America, University, ELP Renovation,* dated 24 August 2020: CoA application, two letters, Sheets A00.00, A03.01, E00.01, E01.01, E02.01, E031.01, E04.01, and S01.01.

Request CoA for the replacement of exterior lighting.

Discussion and Recommendations

BAR may want to establish conditions for the proposed tree and vegetation trimming, including a requirement that any work within the public right of way be coordinated with the City.

Application indicates the light fixtures will have lamping with a Color Temperature (CT) that does not exceed 3,000K; however, the fixture cut sheets indicate that none of the fixtures are available with 3,000K lamping. (See attached.)

1619 University Ave	Cree Lighting #	CT per spec
UAB1	ARE-EDG-4M-DA-04-E-UL-BZ-525-30K	40K
UAN1	ARE-EDG-5M-DA-06-E-UL-BZ-525-30K	40K
UAW1	ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K	40K
UAX1	ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K	40K
UBO1	CPY250-A-DM-F-20W-UL-WH-30K	40K
USA1 and USA2	SEC-EDG-2S-WM-02-E-UL-BZ-350-30K	40K
USB1	SEC-EDG-2S-WM-02-E-UL-BZ-525-30K	40K

With presentation prior to the BAR meeting of up-to-date catalog specs/cut sheets for each fixture indicating that the lamping meets the BAR's criteria (a Color Temperature not to exceed 3,000K), staff will recommend approval.

In the absence of that information, staff recommends that this request be deferred.

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 lighting satisfies the BAR's criteria and is compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted.

[.. as submitted with the following modifications…]

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 lighting does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Corner ADC District, and for the following reasons 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 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;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

D. Lighting

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

CPY Series - Version A

CPY250® LED Canopy/Soffit Luminaire

CPY250-A-DM-F-20W-UL-WH-30K

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,470

Efficacy: Up to 125 LPW

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

† See http://lighting.cree.com/warranty for warranty terms

ount

Flat Lens

Drop Lens

SEC-EDG-2S-WM-02-E-UL-BZ-350-30K
SEC-EDG-2S-WM-02-E-UL-BZ-525-30K

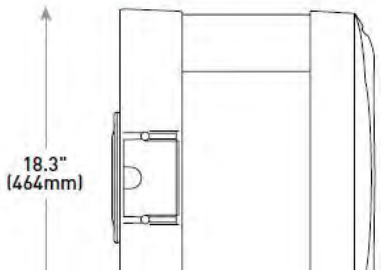
Cree Edge® Series

LED Security Wall Pack Luminaire

Rev. Date: V6 08/29/2019

Product Description

The Cree Edge® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting



Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

ARE-EDG-4M-DA-04-E-UL-BZ-525-30K
ARE-EDG-5M-DA-06-E-UL-BZ-525-30K
ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K
ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K

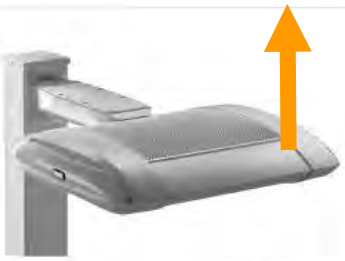
Cree Edge™ Series

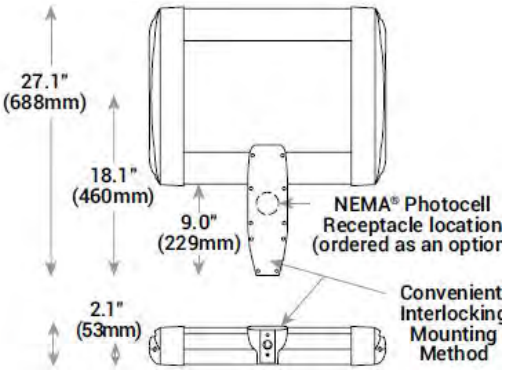
LED Area/Flood Luminaire

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6" (76–152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.
Applications: Auto dealerships, parking lots, campuses, facade lighting, and general site lighting

DA Mount





Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Example: ARE EDG 2M AA 12 E UL SV 700

					E				
Product	**Optic**			**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE EDG	1S Type I Short 2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 2S Type II Short	2SB Type II Short w/BLS 2SP Type II Short w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS	4M Type IV Medium 4MB Type IV Medium w/BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short	AA Adjustable Arm DA Direct Arm DL Direct Long Arm R3 Spider, Center Tenon, 2-3/8" to 3" OD - Available with 40-240 LEDs R4 Spider, Center Direct, 4" Square - Available with 40-240 LEDs SA Side Arm - Available with 20-60 LEDs	02 04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 525mA - Available with 20-160 LEDs 700 700mA - Available with 20-60 LEDs	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Must specify voltage UL or 34 R NEMA® Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options - Available with UL voltage only PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight application at 0° tilt
FLD EDG	15 15° Flood 25 25°Flood	40 40° Flood 70 70°Flood	SN Sign N6 NEMA 6							

† See www.cree.com/lighting/products/warranty for warranty terms

VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-~~138~~ 133-2
Negative no(s). 7296

Street address 1619 University Ave.
Town/City Charlottesville
Historic name
Common name Virginia National Bank

Material
- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ ____-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- glass and metal

Number of Stories
☐ 1 ☐ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type
☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☐ hipped ☐ flat
☐ other: _____

Roof Material
☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☐ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers
☐ 0 ☐ 3 ☐ shed ☐ hipped
☐ 1 ☐ 4 ☐ gable ☐ _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade
☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☐ 3 ☐ 6 ☐ ____

Porch
☐ yes ☐ no

Stories
☐ 1 ☐ 3
☐ 2 ☐ ____

Bays
1 (center) 2 ☐ 4
1 (side) 3 ☐ ____

General description

Building type
- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period
Date
Architect/builder

Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Date 9-83 File No. 104-130
Name 1619 University Ave.
Town Charlottesville
County
Photographer
Contents 1 + 1

VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no. 104-70
Negative no(s). 5071 (38A)

Historic name
Common name Virginia National Bank
County/Town/City Albermarle / Charlottesville
Street address or route number 1619 University Ave.

USGS Quad Charlottesville West, Va
Date or period 1965
Original owner
Architect/builder/craftsmen
Original use
Present owner
Source of name
Present owner address
Source of date
Stories 1 story
Present use bank
Foundation and wall const'n
Acreage
Roof type hip roof

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Brick (Flemish bond); 3 bays; full height octagonal porch at middle bay. Jeffersonian Revival. 2 entrances at either side of porch. All windows in centre bay are plate glass. Windows in side bays have 35 lights.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Form No. VHLC-01-004

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

Name, address and title of recorder

B.L. Bosher Univ. of Va Grad. Student

Date

3-7-80

Date 3/2/96 File No. 104-133-33

Name Nations Bank, 1619 University Ave.

Town Charlottesville

County

Photographer S.C. Snead

Contents 3 exterior views

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

Five (5)
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.

Owner Name SOVRAN BANK Applicant Name Brian Quinn - Milrose Consultants

Project Name/Description Bank of America - exterior lighting Parcel Number 090102000

Project Property Address 1619 University Avenue

Applicant Information

Address: 1175 Marlkress Rd., Unit 1060
Cherry Hill, NJ 08003
Email: bquinn@milrose.com
Phone: (W) _____ (C) 917-848-1032

Property Owner Information (if not applicant)

Address: SOVRAN BANK
101 N TRYON ST
Email: CHARLOTTE NC, 28255
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Brian Quinn Digitally signed by Brian Quinn DN: cn=Brian Quinn, o=Milrose Consultants, ou, email=bquinn@milrose.com, c=US Date: 2020.08.11 14:59:46 -04'00' 8/11/20
Signature Date

Brian Quinn - Milrose Consultants 8/11/20
Print Name Date

Property Owner Permission (if not applicant)

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

Sergio Emmanuel Merino Digitally signed by Sergio Emmanuel Merino Date: 2020.08.21 13:07:01 -04'00' 08/21/2020
Signature Date

Sergio Emmanuel Merino 08/21/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
REPLACING, REMOVING AND ADDING LIGHT FIXTURES ALONG THE EXTERIOR OF THE EXISTING BANK BRANCH ONLY. THERE IS NO INTERIOR WORK BEING PERFORMED.

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

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance*:*

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

August 24, 2020

Joey Winter
City Planner
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Re: Bank of America 1619 University Avenue Administrative Site Plan Amendment
1st Submittal – June 16, 2020 – Response Letter

Thank you for reviewing the attached plans. Below are our responses to the comments dated June 26th, 2020.

Comment 1. As per City Code Sec. 34-1003(d), the spillover light from luminaires onto public roads and onto property within any low-density residential district shall not exceed one-half (½) foot candle. There is too much spillover in areas along the northern and eastern borders of the property
Response: Lighting plan has been updated along the northern and eastern borders of the property to prevent a spillover greater than one-half foot-candle.

- **List of Electrical Revisions;**
  - Updated to lower number of fixtures on and around building.
  - Updated fixture strengths to lower lighting around building.
  - E01.01 updated per new lighting fixture schedule on E03.01.
  - E02.01 updated per new lighting fixture schedule on E03.01.
  - E03.01 updated lighting fixtures.
    - All fixture color has been updated to 30k.
    - AG1 updated to UAW1 (Double to single fixture arrangement, lower wattage).
    - AG2 updated to UAB1 (lower wattage).
    - AJ1 updated to UAX1 (Triple to single fixture arrangement, lower wattage).
    - AR1 updated to UAN1 (Double to single fixture arrangement, lower wattage).
    - AR2 Removed from plan (Pole fixture by main road).
  - E04.01 Photometric plan has been updated per new fixtures.

Included in this submission package are the following items:
- Comment Response Letter
- Electronic Revisions

If you have any questions or concerns, please do not hesitate to contact me at (703) 908-4535.

Sincerely,

Ryan McGrath, AIA
Little Diversified Architectural Consulting

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

August 24, 2020

Jeff Werner, AICP
Design Planner
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Re: Bank of America 1619 University Avenue Administrative Site Plan Amendment
1st Submittal – June 16, 2020 – Response Letter

Thank you for reviewing the attached plans. Below are our responses to the comments dated June 26th, 2020.

Comment 1. This site is within The Corner ADC District and the proposed work will require a design review Certificate of Appropriateness (CoA) from the Board Architectural Review (BAR).
Response: We will be submitting to the BAR to obtain a certificate of Appropriateness.

Comment 2. I have reviewed the cut sheets provided for the new lighting fixtures and all have lamping that exceeds a Color Temperature of 4,000K, which exceeds the 3,000K maximum that the BAR will require. Also, the City Code requires that all exterior fixtures be full cut off, which is not stated in the specs for the proposed fixtures. To address bright lights and unwanted glare within the City's ADC Districts, the BAR can impose limitations on lighting levels. From this, the BAR has established a standard requiring that the light emitted from a lamp be dimmable and not exceed a Color Temperature of 3,000K.
Response: Lighting fixtures have been updated to 3,000k Color Temperature. Fixtures included are LED emitting that do not project upwards into the sky and prevent glare.

- **List of Electrical Revisions;**
  - Updated to lower number of fixtures on and around building.
  - Updated fixture strengths to lower lighting around building.
  - E01.01 updated per new lighting fixture schedule on E03.01.
  - E02.01 updated per new lighting fixture schedule on E03.01.
  - E03.01 updated lighting fixtures.
    - All fixture color has been updated to 30k.
    - AG1 updated to UAW1 (Double to single fixture arrangement, lower wattage).
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    - AR2 Removed from plan (Pole fixture by main road).
  - E04.01 Photometric plan has been updated per new fixtures.

Included in this submission package are the following items:
- Comment Response Letter
- Electronic Revisions

If you have any questions or concerns, please do not hesitate to contact me at (703) 908-4535.

Sincerely,

Ryan McGrath, AIA
Little Diversified Architectural Consulting
August 11, 2020

Bank of America

University
ELP Renovation

BULLETIN: XX/DDXX
LITTLE PROJECT #: 223.13649.00

1619 University Avenue
Charlottesville, VA

Facility Partner
CBRE - (MD)
3401 Columbia Pike, Ste 301
Arlington, VA 22204
703.302.2526

Architect
LITTLE
4245 Fairfax Drive, Suite 650
Arlington, VA 22203
703.908.4535

Electrical
LITTLE
4245 Fairfax Drive, Suite 650
Arlington, VA 22203
571.257.4063

Structural
LITTLE
4245 Fairfax Drive, Suite 650
Arlington, VA 22203
703.908.4505

BUILDING CODE SUMMARY

Name of Project: Bank of America University
Address: 1619 University Avenue, Charlottesville, VA
Proposed Use: Existing Bank Branch
Owner or Authorized Agent: (CBRE) Sergio Merino — Phone # 703.302.2529
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ■ City Charlottesville ☐ County ☐ State VA

PROJECT SUMMARY

Building description: Existing Bank branch receiving ELP Renovations

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	E-MAIL
Architectural	LITTLE	Ryan McGrath	0401016494	703.908.4535	rmcgrath@littleonline.com
Civil					
Electrical	LITTLE	Stephen Robey	0402049826	704.561.3241	stephen.robey@littleonline.com
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural	LITTLE	Eddie Chang	0402060473	703.908.4535	Edward.Chang@littleonline.com

APPLICABLE CODES:

2015 Virginia Construction Code (IBC) | USBC, Part I
2015 Virginia Energy Conservation Code
(with ASHRAE 90.1-2004)
2015 Virginia Mechanical Code (IMC)
2015 Virginia Plumbing Code (IPC)
2015 Virginia Fuel Gas Code (IFGC)
2014 National Electrical Code
2009 ANSI A117.1 (ADA)

☐ New Construction ☐ Addition ☐ Upfit ■ Renovation (Existing Bldg.) ☐ Repair ☐ Alteration ☐ Reconstruction

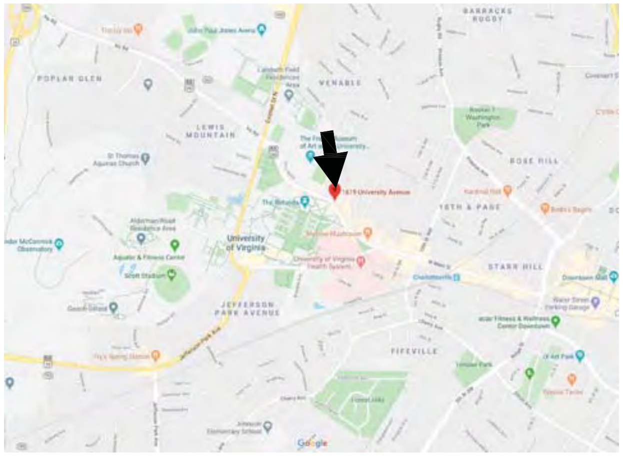
PROJECT INFORMATION

PROJECT ADDRESS:	1619 University Avenue
PROJECT TYPE:	BANK OF AMERICA - EXISTING BRANCH
PROJECT DESCRIPTION:	ELP RENOVATIONS
BUILDING DATA	
USE GROUP:	B - BUSINESS
APPROXIMATE GROSS AREA PER FLOOR:	4,003 SF
AREA OF WORK:	EXTERIOR LIGHTING ONLY
AUTOMATIC SPRINKLER SYSTEM:	NO
HANDICAPPED ACCESSIBILITY STATUS:	ACCESSIBLE AT AFFECTED AREA
EGRESS	
OCCUPANCY LOAD (100 SF/PERSON):	41 PERSONS

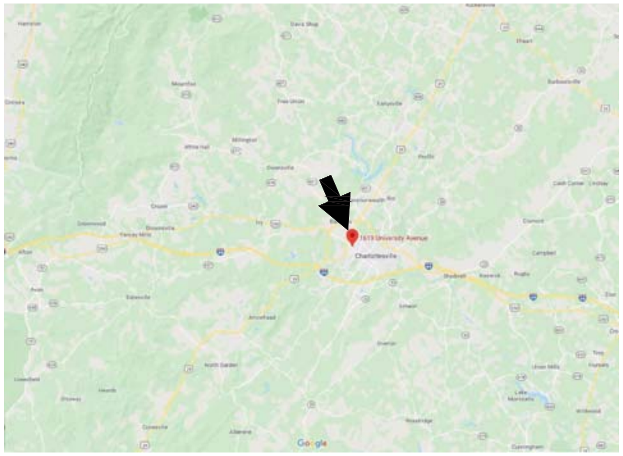
SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES ONLY THAT WORK ASSOCIATED WITH REPLACING, REMOVING AND ADDING LIGHT FIXTURES ALONG THE EXTERIOR OF THE EXISTING BANK BRANCH ONLY. THERE IS NO INTERIOR WORK BEING PERFORMED.

LOCATION MAP



VICINITY MAP



DRAWING INDEX

GRAPHIC SYMBOLS

EXISTING CONSTRUCTION
PROPOSED CONSTRUCTION
EXISTING TO BE REMOVED

EXTERIOR ELEVATION INDICATION
XX / AXX.XX
- ROW ON ELEVATION SHEET WHERE SHOWN
- DIRECTION OF ELEVATION
- SHEET WHERE SHOWN

INTERIOR ELEVATION INDICATION
A / XX / A11.01
- LOCATION ON ROW WHERE SHOWN
- DIRECTION OF ELEVATION
- ROW ON ELEVATION SHEET WHERE SHOWN
- SHEET WHERE SHOWN

XX / A08.01 / FL12.NW / SIM
- DETAIL NUMBER
- FLOOR LEVEL AND AREA OR PHASE
- DESCRIPTION OF SIMILAR OR OPPOSITE
- SHEET WHERE SHOWN
- AREA TO BE DETAILED

OFFICE — ROOM NAME
04F06 — ROOM NUMBER
XXXXX — DOOR NUMBER (WITH SCHEDULE)
"N" PREFIX DENOTES DOOR AT NON-DT OPTION ONLY
10 — KEYNOTE (NUMBER DESIGNATION)
P3 — PHOTO KEYNOTE (NUMBER DESIGNATION)

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
4245 North Fairfax Drive Suite 650 Arlington, VA 22203
T: 703.908.4501 F: 703.908.4502
www.littleonline.com

Issue	Date & Issue Description	By	Check
01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		
03 (1)	08/24/2020 PERMIT RESUBMISSION		

Seal/Signature

Digitally signed by Ryan M McGrath
DN: CN=Ryan M McGrath, OU=A01410C00000170CAD0890A0000D357, O=Unaffiliated, C=US
Date: 2020.08.24 12:19:16-04'00'

Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00

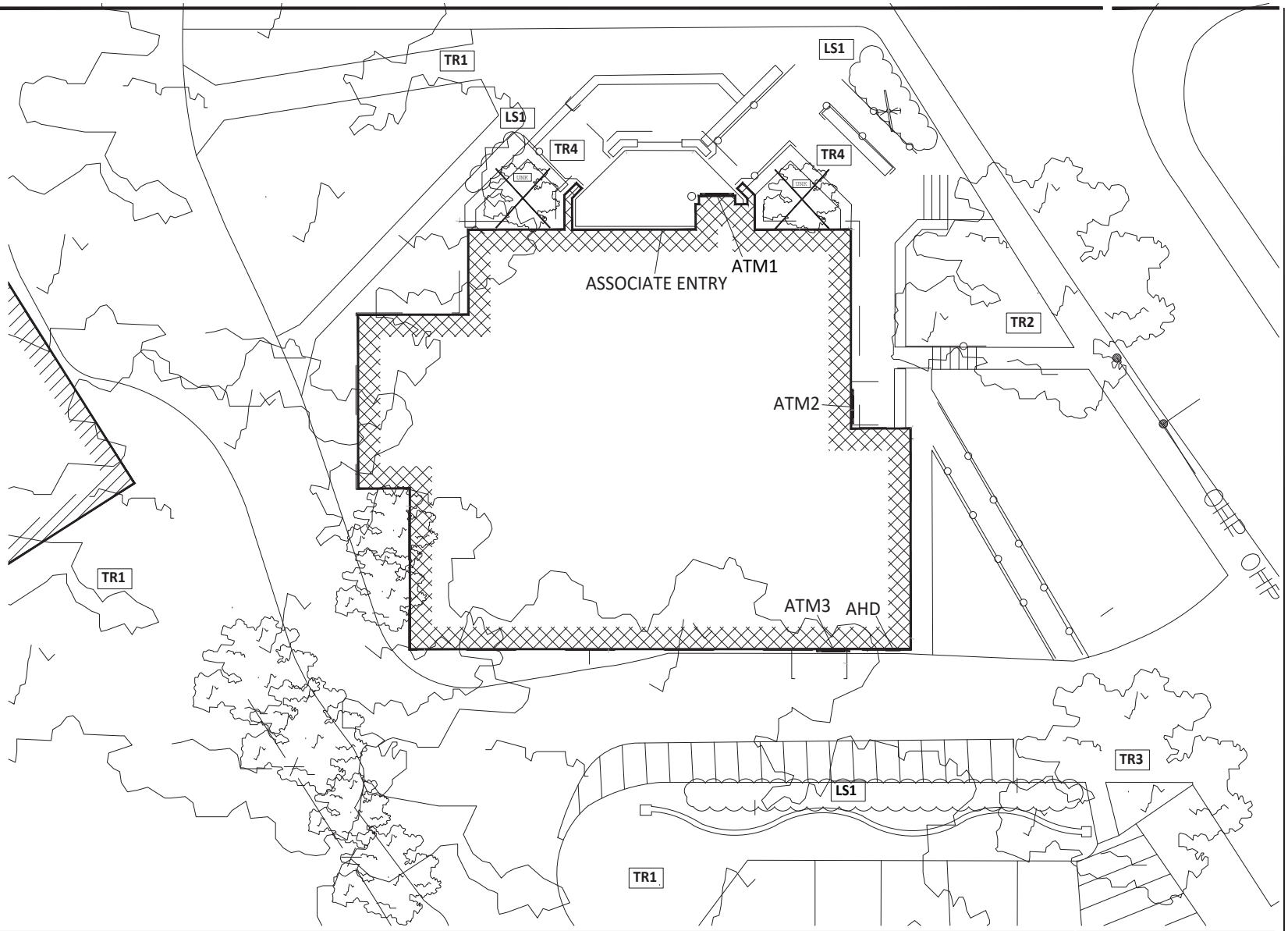
PROTOTYPE LAYOUT

CAD File Name

Description
DRAWING INDEX, LOCATION MAP
& PROJECT INFORMATION

Scale

A00.00



KEY NOTES

LANDSCAPE SCHEDULE CM = CRAPE MYRTLE UNK = UNKNOWN		
SYMBOL	QTY	NOTES
TR1	3	TRIM TREE UP TO 15' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
TR2	1	TRIM TREE UP TO 10' AND THIN OUT TREE CANOPY
TR3	1	TRIM TREE UP TO 11' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
TR4	2	REMOVE TREE
LS1	-	TRIM LANDSCAPING DOWN TO 36"

SHEET NOTES

A. EXISTING PLAN IS FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.

B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.

LANDSCAPING PLAN

SCALE: N.T.S.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
4295 North Fairfax Drive Suite 600 Arlington, VA 22203
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01	02/17/2020 OWNER'S REVIEW SUBMISSION		
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Seal/Signature

Digitally signed by Ryan M McGrath
DN: CN=Ryan M McGrath, OU=A01410C000017DCAD0890A000D357, OU=Unaffiliated, C=US
Date: 2020.08.24 14:44:04 -04'00'

Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
LANDSCAPING PLAN

Scale NOT TO SCALE

A03.01 3

ELECTRICAL SPECIFICATIONS

SCOPE OF WORK

PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, COORDINATION, ADDITIONAL DESIGN, AND ALL INCIDENTALS NECESSARY TO PROVIDE COMPLETE AND OPERABLE ELECTRICAL SYSTEMS AS DETAILED ON PLANS. AND DESCRIBED HEREIN, TO THE SATISFACTION OF THE ENGINEER AND THE OWNER. ALL WORK SHALL BE PERFORMED BY A QUALIFIED ELECTRICAL CONTRACTOR LICENSED IN VIRGINIA, WHO HAS PREVIOUSLY PERFORMED WORK OF THIS SIZE AND TYPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF THE PRICE.

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING;

1. INTERNATIONAL BUILDING CODE (IBC) - LATEST ADOPTED ISSUE
2. NATIONAL ELECTRICAL CODE (NFPA 70) - LATEST ADOPTED ISSUE
3. IECC / ASHRAE 90.1 - LATEST ADOPTED ISSUE WHICH APPLIES
5. REGULATIONS SET FORTH BY THE LOCAL AUTHORITY HAVING JURISDICTION

THE FOLLOWING DIVISIONS AND SECTIONS OF SPECIFICATIONS SHALL BE CAREFULLY FOLLOWED, ALONG WITH ADDITIONAL DESCRIPTIONS OF THE WORK IDENTIFIED ON THE PLANS.

1. SECTION 26 05 00 - WIRING AND GROUNDING

DIVISION 26 - ELECTRICAL GENERAL REQUIREMENTS

MATERIALS: MATERIALS SHALL BE NEW AND UNUSED, FREE FROM DEFECTS, AND LISTED ACCORDINGLY BY UL, ASTM, ANSI, ETL, NEMA, OR OTHERWISE AS BY SYSTEM TYPE AND APPLICABLE STANDARDS. QUALITY OF MATERIALS UTILIZED SHALL BE ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, AND RECOGNIZED IN THEIR RESPECTIVE INDUSTRY AS SPECIFICATION OR COMMERCIAL GRADE.

SHOP DRAWINGS: WHERE THE CONTRACTOR PROPOSES USE OF ALTERNATE EQUIPMENT, LIGHT FIXTURES, DEVICES OR MAJOR MATERIALS, A FULL SHOP DRAWING INCLUDING SUPPLIER DETAILS AND PRODUCT INFORMATION, WITH SPECIFIC QUANTITIES, OPTIONS AND ACCESSORIES IDENTIFIED FOR THE SAME, SHALL BE SUBMITTED FOR ENGINEER APPROVAL. IF MORE THAN THREE (3) ENGINEER REVIEWS ARE REQUIRED FOR ANY ONE SECTION OF ITEMS, ADDITIONAL REVIEWS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ENGINEER APPROVAL OF ANY PROPOSED EQUIPMENT, LIGHT FIXTURES, DEVICES AND MAJOR MATERIALS SHALL BE OBTAINED BEFORE THESE ARE ORDERED, FABRICATED OR INSTALLED.

WARRANTY: ALL WORK SHALL BE WARRANTED TO BE FREE FROM DEFECTS IN QUALITY AND INSTALLED WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT OR REPAIR OF ANY DEFECTIVE MATERIALS, EQUIPMENT AND SYSTEMS DURING THE ONE YEAR PERIOD SHALL BE AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER. COMPLETE OWNER'S MANUALS AND AS-BUILTS FOR ALL SYSTEMS SHALL BE PROVIDED TO THE OWNER AFTER ACCEPTANCE OF THE WORK AND TRAINING ON THE SYSTEMS IS COMPLETE.

PERMITS AND FEES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS, AND PAYING THE RELATED FEES, WHICH ARE NECESSARY TO COMPLETING THE WORK.

TESTING AND TRAINING: THE CONTRACTOR SHALL ENSURE ALL EQUIPMENT AND SYSTEMS ARE PROPERLY TESTED TO CONFIRM SAFE AND EFFECTIVE OPERATION. THE OWNER SHALL RESERVE THE RIGHT TO OBSERVE THE TESTING OF ANY ELECTRICAL ITEMS OR SYSTEMS, AND SHALL RECEIVE SUFFICIENT TRAINING AS APPROPRIATE FOR EACH.

LABELING AND IDENTIFICATION: ALL PANELBOARDS, DISCONNECTS, AND MOTOR STARTERS SHALL BE LABELED WITH ENGRAVED NAMEPLATES HAVING NAME, AND CIRCUIT NUMBER FROM WHICH EQUIPMENT IS SERVED. STENCIL CIRCUIT NUMBERS ON ALL CONDUITS AT JUNCTION BOXES, AND PAINT FIRE ALARM SYSTEM BOXES RED. ALL MAJOR EQUIPMENT CABINETS SHALL HAVE THE NAME AND INFORMATION OF THE LOCAL INSTALLING COMPANY SO THAT THE OWNER MAY CONTACT THEM FOR FUTURE SERVICE AND MAINTENANCE.

SECTION 26 05 00 - WIRING AND GROUNDING

THE OPERATING CHARACTERISTICS OF THE BUILDING ELECTRICAL SYSTEM IS 120/208VOLTS, 3PHASE, 4WIRE, 60HZ.

PROVIDE AND INSTALL A COMPLETE SYSTEM OF GROUNDING CONDUCTORS AND BONDS, ELECTRODES AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND THE ELECTRICAL SYSTEM AND BUILDING STRUCTURE IN ACCORDANCE WITH THE NEC. SPECIFICALLY ENSURE THE NON-CURRENT CARRYING METALLIC PORTIONS OF ELECTRICAL EQUIPMENT, CABINETS, RACEWAYS, BOXES, FIXTURES AND DEVICES ARE PROPERLY GROUNDED IN ACCORDANCE WITH THE NEC.

RACEWAYS: ALL ELECTRICAL WIRING SHALL BE IN CONDUIT, MINIMUM SIZE 3/4", WITH TYPE AS REQUIRED BY THE ENVIRONMENT AND PER THE NEC. FINAL CONNECTIONS TO LIGHT FIXTURES AND EQUIPMENT SUBJECT TO MOVEMENT SHALL BE FLEXIBLE METAL CONDUIT (LIQUIDTIGHT WHERE EXPOSED TO MOISTURE). ALL EXTERIOR CONDUITS ABOVE GRADE SHALL BE GRS, WITH SCHEDULE 40 PVC PERMITTED BELOW GRADE. EXPOSED CONDUIT 4 FT, HIGH AND LESS ABOVE FINISHED FLOOR, EXTENDING BELOW FROM ELECTRICAL EQUIPMENT ENCLOSURES AND DEVICE BOXES, SHALL BE RIGID CONDUIT WHERE SUBJECT TO DAMAGE, UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED. WITH COMPRESSION OR SET SCREW FITTINGS. CONCEALED CONDUIT IN WALL PARTITIONS SHALL BE EMT. RACEWAYS INSTALLED FOR OTHER TRADES, OR DESIGNATED FOR FUTURE USE, SHALL HAVE NYLON PULL STRINGS INSTALLED. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED BY UL-APPROVED METHODS USING FIRE-RATED ASSEMBLIES AND UL-LISTED SEALING MATERIALS.

CONDUCTORS: ALL WIRING SHALL BE COPPER, UNLESS INDICATED OTHERWISE OR SPECIFICALLY PERMITTED IN WRITING BY THE ENGINEER. CONDUCTORS SHALL BE TYPE THWN, OR THHN, INSULATED FOR 600V, AND BE MINIMUM SIZE #12 AWG. CONDUCTOR SIZES #12 AND #10 SHALL BE SOLID, AND SIZE #8 OR LARGER SHALL BE STRANDED. UNDERGROUND WIRING SHALL BE XHHW TYPE. FOR 20 AMP CIRCUITS THE FOLLOWING CONDUCTOR SIZES SHALL BE USED TO LIMIT VOLTAGE DROP FOR THE INDICATED LENGTHS OF CIRCUITS: #12 - 0 TO 100', #10 - 101' TO 250', #8 - 251' TO 500', #6 - 501' AND ABOVE.
THE COLOR CODING OF PHASE WIRING SHALL BE AS FOLLOWS FOR 120/208V CIRCUITS*: PHASE A - BLACK
PHASE B - RED
PHASE C - BLUE

BOXES: BOXES SHALL BE SIZED PER NEC AND LISTED FOR THEIR INTENDED USE. BOXES SHALL BE ONE-PIECE CONSTRUCTION, WITH KNOCKOUTS AS REQUIRED, WITH INSTALLED PLATE TO MATCH THE SURROUNDING FINISH COLOR AND TYPE. CEILING BOXES SHALL HAVE ADJUSTABLE BAR HANGERS AND BE RATED FOR THE LOAD. UNDERGROUND AND SPECIALIZED FLOOR BOXES SHALL BE AS INDICATED ON THE DRAWINGS.

EQUIPMENT CONNECTIONS: THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BOXES, CONDUIT, WIRING AND SUPPORTS TO MAKE FINAL CONNECTIONS FROM THE ELECTRICAL SYSTEM TO EQUIPMENT PROVIDED BY OTHER TRADES. MOTOR CONTROL AND/OR DISCONNECTING MEANS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR ACCORDING TO THESE SPECIFICATIONS AND AS INDICATED ON THE DRAWINGS. WHERE MECHANICAL EQUIPMENT CONTROLS ARE PROVIDED AND INSTALLED BY OTHERS, PROVIDE DEDICATED 120V RECEPTACLE, OR DIRECT CONNECTION TO MECHANICAL CONTROL CABINET. WHERE CONTROL BOXES OR MOD'S ARE 24 VOLTS, PROVIDE CONTROL TRANSFORMER WITH 120V CIRCUIT.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

A	AMPERES
AC	ALTERNATING CURRENT OR ABOVE COUNTER
A/E	ARCHITECT/ENGINEER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTES, INC.
AT	AMPERE TRIP
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BC	BARE COPPER
BPS	BOLTED PRESSURE SWITCH
C	CONDUIT
CB	CIRCUIT BREAKER
CBM	CERTIFIED BALLAST MANUFACTURERS
CATV	COMMUNITY ANTENNA TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
cd	CANDELA RATING
CFL	COMPACT FLUORESCENT
CKT	CIRCUIT
CLG	CEILING
CT	CURRENT TRANSFORMER
CU	COPPER
DB	DIRECT BURIAL
dBA	DECIBEL LEVEL
DC	DIRECT CURRENT
DISP	GARBAGE DISPOSAL
DN	DOWN
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
ELBU	EMERGENCY LIGHTING BATTERY UNIT
EM	EMERGENCY
EMR	EQUIPMENT MANUFACTURER REQUIREMENT
EMT	ELECTRIC METALLIC TUBING
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EX	EXISTING
F	FUSE
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FDAS	FIRE DETECTION ALARM SYSTEM
FLUOR	FLUORESCENT
FPVAV	FAN POWERED VARIABLE AIR VOLUME BOX
GC	GENERAL CONTRACTOR
GF,GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFR	GROUND FAULT RELAY
G, GND	GROUND
HH	HANDHOLE
HOA	HAND OFF AUTOMATIC
HP	HORSEPOWER
HZ	HERTZ
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KW	KILOWATT
KV	KILO VOLT
KVA	KILO VOLT-AMPERE
L	LOCKING
LCP	LIGHTING CONTROL PANEL
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MLO	MAIN LUGS ONLY
MH	MANHOLE
MSP	MOTOR STARTER PANEL
MT	MOUNT
MTS	MANUAL TRANSFER SWITCH
MHT	MOUNTING HEIGHT
MV	MEDIUM VOLTAGE
MW	MICROWAVE
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NF	NON FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PA	PUBLIC ADDRESS
PB	PULLBOX
PH	PHASE
P	POLE
PNL	PANELBOARD
PT	POTENTIAL TRANSFORMER
PWR	POWER
Q	QUARTS RESTRIKE LAMP
R	RACEWAY
REC	RECEPTACLE
RECEPT	
REF	REFRIGERATOR
REL	RELOCATE EXISTING
REX	REMOVE EXISTING
RMC	RIGID METAL CONDUIT
RS	RAPID START
RV	REMOVE EXISTING
SA	SURGE ARRESTOR
SN	SOLID NEUTRAL
SPD	SURGE PROTECTION DEVICE
SS	SAFETY SWITCH
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TEL	TELEPHONE
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UC	UNDER COUNTER
UH	UNIT HEATER
UL	UNDERWRITERS' LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VP	VAPOR PROOF
VAV	VARIABLE AIR VOLUME BOX
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE, WATTS
WAP	WIRELESS ACCESS POINT
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL NOTES

1. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.
2. CONTRACTOR TO CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
3. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL STRING OR FISH TAPE.
4. CONTRACTOR SHALL INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN A 5-PERCENT WORST CASE VOLTAGE DROP, FROM SERVICE ENTRANCE TO FURTHEST DEVICE.
5. POWER RATINGS INDICATED ON DRAWINGS MAY DIFFER FROM THE ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
6. ALL PANELBOARDS SHALL BE FURNISHED WITH A REVISED TYPED CIRCUIT DIRECTORY CARD WITH THE EQUIPMENT AND SPACE SERVED PROPERLY DESIGNATED. INDICATE ALL REVISED AND NEW CIRCUIT DESCRIPTIONS.
7. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED, PRIOR TO SUBMITTING PRICING. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, BEFORE BEGINNING WORK.
8. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
9. EXISTING BOXES, CONDUIT, AND WIRING SHALL BE REUSED TO FURTHEST EXTENT PRACTICAL. SUPPLEMENT WHERE NEEDED.
10. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH EXISTING.
11. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE, IF NECESSARY, TO THE CIRCUITING SHOWN ON THE PLANS AS REQUIRED BY FIELD CONDITIONS.
12. WHERE ELECTRICAL WORK PENETRATES EXISTING FIRE-RATED BARRIERS (WALLS, FLOORS, AND CEILINGS), SEAL OPENING AROUND ELECTRICAL WORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.

GENERAL NOTES (RENOVATION)

1. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED, PRIOR TO SUBMITTING PRICING. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, BEFORE BEGINNING WORK.
2. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
3. EXISTING BOXES, CONDUIT, AND WIRING SHALL BE REUSED TO FURTHEST EXTENT PRACTICAL. SUPPLEMENT WHERE NEEDED.
4. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH EXISTING.
5. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE, IF NECESSARY, TO THE CIRCUITING SHOWN ON THE PLANS AS REQUIRED BY FIELD CONDITIONS.
6. WHERE ELECTRICAL WORK PENETRATES EXISTING FIRE-RATED BARRIERS (WALLS, FLOORS, AND CEILINGS), SEAL OPENING AROUND ELECTRICAL WORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.

GENERAL NOTES (DEMOLITION)

1. REMOVE ALL EXISTING FIXTURES, WIRING DEVICES, ELECTRICAL EQUIPMENT AND BRANCH CIRCUIT WIRING, AS REQUIRED BY THE DEMOLITION WORK IN THE AREA. REMOVE WIRING BACK TO THE NEAREST POINT OF USAGE (SOURCE OF VOLTAGE). FOR ITEMS TO BE REMOVED, REMOVE THE ENTIRE ELECTRICAL INSTALLATION, INCLUDING ALL ASSOCIATED CONDUIT, JUNCTION BOXES, WIRING AND FITTINGS, INCLUDING CABLING AND SUPPORTS, SURFACE RACEWAY, ETC. REUSE EXISTING BOXES AND CONDUIT WHERE PRACTICAL. ALL CONDUIT NOT TO BE REUSED SHALL BE REMOVED.
2. WHERE EXISTING FIXTURES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE REMOVED, RECONNECT CIRCUITING AS REQUIRED TO MAINTAIN CONTINUITY TO OUTLETS REMAINING ON THE CIRCUIT WITHIN OCCUPIED SPACES.
3. WHERE REQUIRED BY NEW CONSTRUCTION, PROVIDE EXTENSION RINGS, COVERPLATES, OR ACCESS PLATES AS REQUIRED TO MAINTAIN ACCESS TO EXISTING WIRING.
4. FIELD VERIFY LOCATIONS OF EXISTING OUTLETS. WHERE NEW CONSTRUCTION CONFLICTS WITH EXISTING OUTLETS, REMOVE WIRING DEVICES OR RELOCATE FIXTURES AS REQUIRED.
5. WHERE EXISTING WIRING DEVICES ARE REMOVED AND JUNCTION BOXES ARE NOT REUSED, PROVIDE BLANK COVERPLATES.
6. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH.
7. PROVIDE CUTTING AND PATCHING AS REQUIRED VERIFY EXTENT OF NEW AND EXISTING PARTITIONS WITH ARCHITECTURAL DRAWINGS.
8. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE IF NECESSARY TO THE CIRCUITING SHOWN ON THE PLANS, AS REQUIRED BY FIELD CONDITIONS.

CONTROLS AND ADDITIONAL NOTES

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL

  CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:

  CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:

  CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:

  CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
6. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
7. CONTRACTOR TO VERIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
8. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

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Seal/Signature

COMMONWEALTH OF VIRGINIA
STEPHEN EDWARD ROBEY
Lic. No. 049826
ENGINEER

Project Name

BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

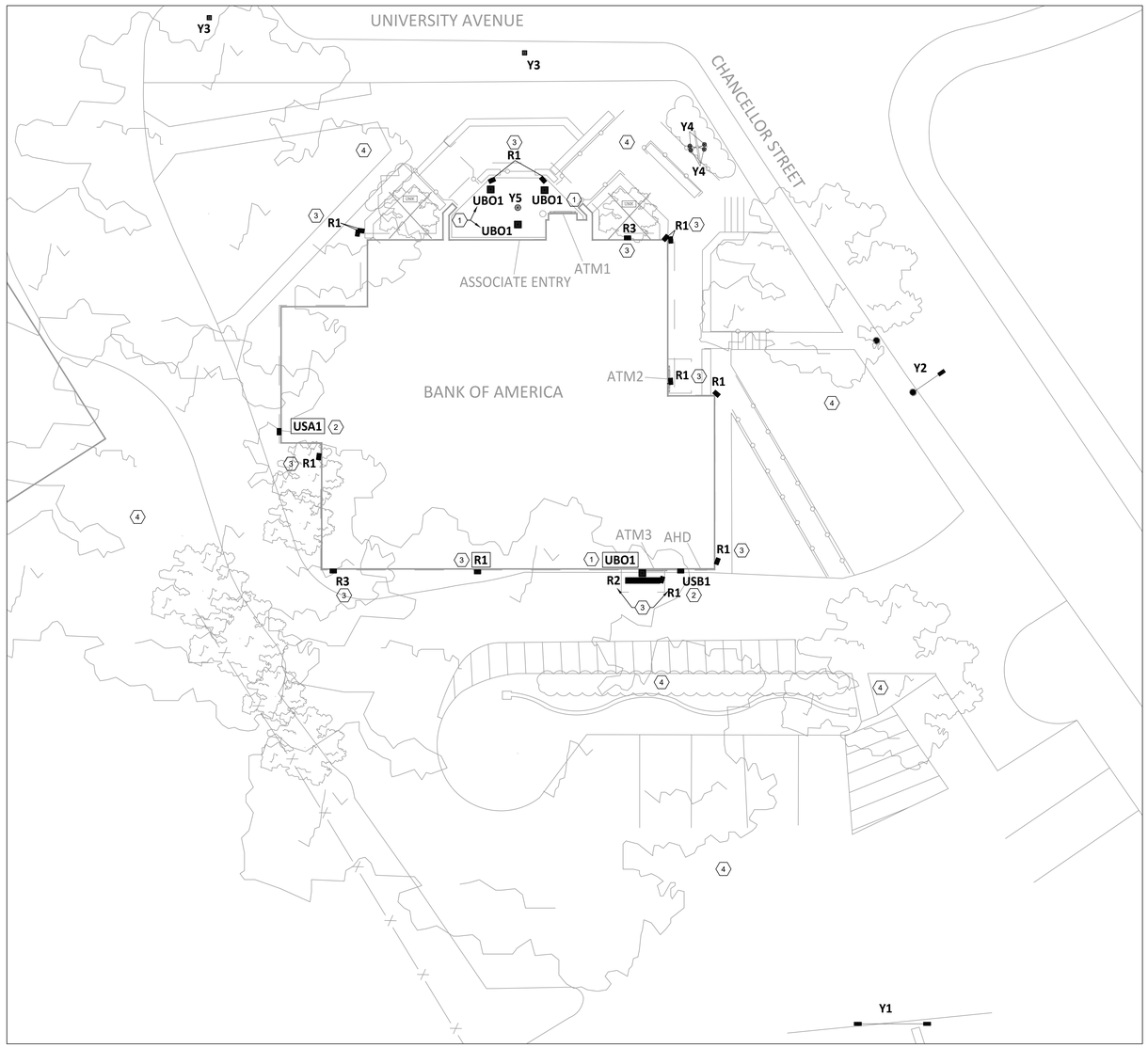
Description

ELECTRICAL COVER SHEET

Scale

NONE

E00.01



1 E01.01 ELECTRICAL SITE PLAN - DEMOLITION
1" = 10'-0"

1 *SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

GENERAL DEMOLITION NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE SHEET E03.01 FOR RISER DIAGRAM, PANEL AND FIXTURE SCHEDULES.

C. SEE GMR DRAWINGS FOR FINAL LIGHTING FIXTURE LAYOUT, DETAILS, AND NOTES.

D. UNLESS SPECIFICALLY INDICATED OTHERWISE, ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, DEVICES, FEEDERS, AND BRANCH CIRCUIT WIRING INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIREITY BACK TO THE SOURCE OR TO THE NEXT ACTIVE FIXTURE TO REMAIN.

E. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHOW INTENT OF DEMOLITION WORK TO BE DONE. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR A COMPLETE WORKING INSTALLATION.

F. ITEMS OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN AND SHALL REMAIN ACTIVE THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL ENSURE THE CONTINUITY OF POWER TO ALL EXISTING ITEMS TO REMAIN AND RESTORE DISRUPTED CIRCUITS AS REQUIRED.

G. POWER SHUTDOWNS SHALL BE COORDINATED AND COMPLETED AT TIMES OUTSIDE OF NORMAL WORKING HOURS AS APPROVED BY THE OWNER. PROVIDE A MINIMUM OF SEVEN DAYS ADVANCED NOTICE PRIOR TO ANY SHUTDOWN.

H. ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DWGS FOR ADDITIONAL INFORMATION.

I. EXISTING LIGHT FIXTURES TYPE "Y" ARE EXISTING TO REMAIN.

⬡ NOTES:

1. TYPICAL - EXISTING CANOPY MOUNTED LIGHT FIXTURE(S) TO BE REMOVED AND REPLACED. REMOVE FIXTURE / SUPPORTS, AND RETAIN EXISTING BRANCH CIRCUIT / CONTROLS FOR RECONNECTION UNDER NEW WORK. CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING AS REQUIRED.
2. TYPICAL - EXISTING BUILDING MOUNTED LIGHT FIXTURE(S) TO BE REMOVED AND REPLACED. REMOVE FIXTURE, SUPPORTS, AND RETAIN EXISTING BRANCH CIRCUIT FOR RECONNECTION UNDER NEW WORK. CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING / FIREPROOFING AS REQUIRED.
3. TYPICAL - EXISTING LIGHT FIXTURE(S) TO BE REMOVED. REMOVE FIXTURE, SUPPORTS, WIRING, AND CONDUIT BACK TO SOURCE OR TO NEXT ACTIVE FIXTURE TO REMAIN. ANY CIRCUITS MADE SPARE BY DEMOLITION WORK SHALL BE TURNED TO 'OFF' POSITION AND UPDATED ON PANEL SCHEDULE. GC SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING / FIREPROOFING AS REQUIRED.
4. CONTRACTOR SHALL COORDINATE AND VERIFY REMOVAL / TRIMMING OF TREES / BUSHES WITH GMR DRAWINGS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

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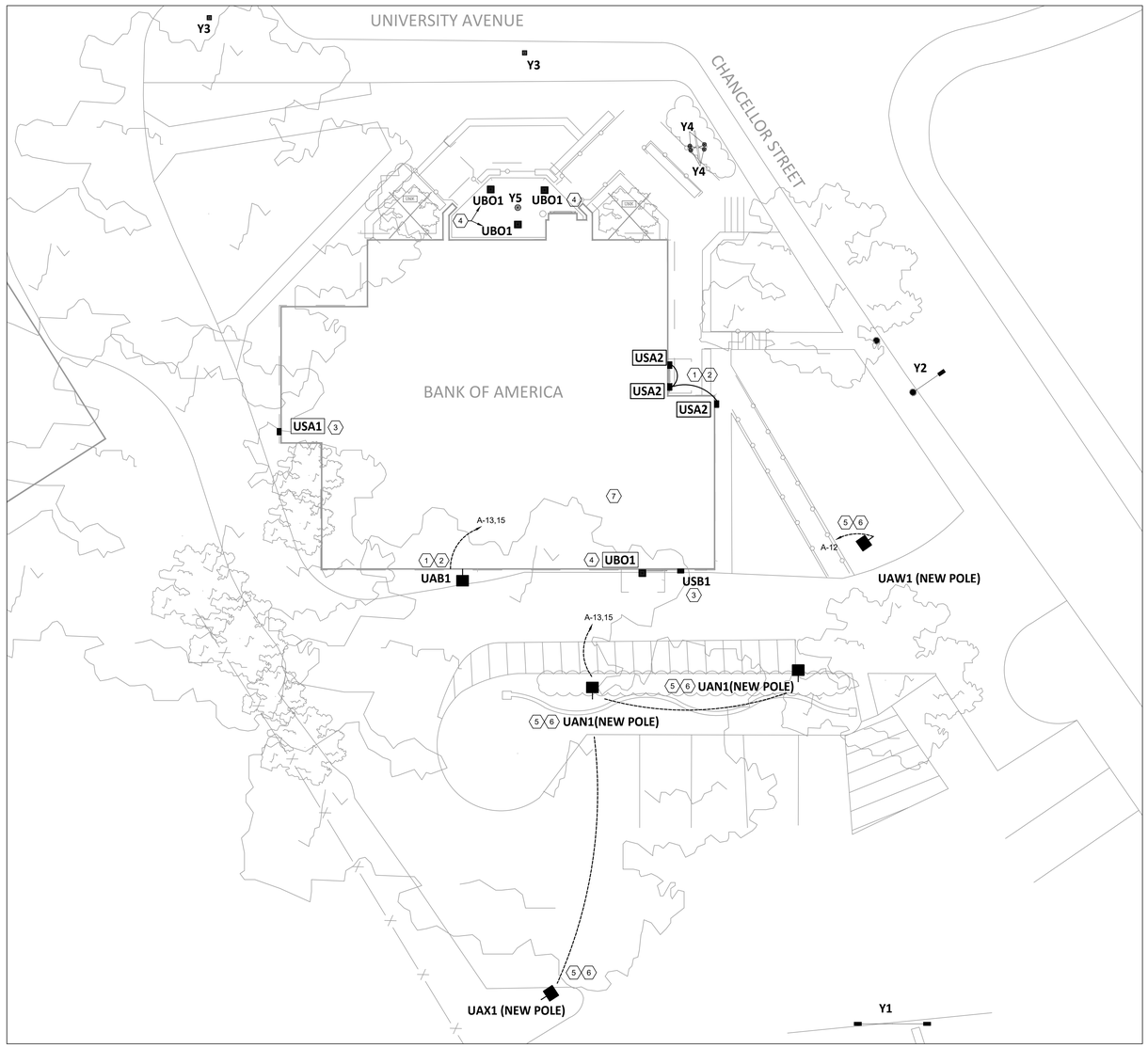
0 5' 10' 20'

E01.01



1 E02.01 ELECTRICAL SITE PLAN - NEW WORK

1" = 10'-0"

1 *SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

GENERAL NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE SHEET E03.01 FOR RISER DIAGRAM & PANEL SCHEDULES.

C. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.

D. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.

E. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS.

F. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.

G. THE ACTUAL NUMBER OF WIRES ARE NOT INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. E.C. SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.

H. ALL EMPTY CONDUIT RUNS SHALL BE PROVIDED WITH PULL STRINGS.

F. ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DRAWINGS FOR ADDITIONAL INFORMATION.

G. ALL EXTERIOR LIGHTING CIRCUITS / FIXTURES SHALL OPERATE SIMULTANEOUSLY AND SHALL BE AUTOMATICALLY POWERED 'ON' FROM DUSK UNTIL DAWN, UNLESS OTHERWISE NOTED.

NOTES:

1. EXTEND EXISTING EXTERIOR BRANCH CIRCUIT SERVING NEAREST LIGHT FIXTURES TO NEW BUILDING MOUNTED LIGHTING FIXTURES AS NECESSARY [2#10, 1#10G IN 3/4"C]. CONTRACTOR SHALL BALANCE THE LOADS WHERE MORE THAN ONE EXISTING CIRCUIT IS AVAILABLE THE CONTRACTOR SHALL CONCEAL ALL BRANCH CIRCUIT WIRING WHERE POSSIBLE. EXPOSED CONDUIT AT BUILDING EXTERIOR SHALL ONLY BE USED WHERE ABSOLUTELY NECESSARY. IF EXPOSED CONDUIT IS DEEMED NECESSARY, CONTRACTOR SHALL COORDINATE LOCATION / USE WITH OWNER. ENSURE EXTERIOR BRANCH LIGHTING CIRCUIT IS AUTOMATICALLY CONTROLLED AND POWERED 'ON' FROM DUSK-UNTIL-DAWN, UNLESS OTHERWISE NOTED.
2. PROVIDE AND INSTALL NEW WALL MOUNTED FIXTURE(S) AT BUILDING EXTERIOR AT MOUNTING HEIGHT AS SCHEDULED ON SHEET E03.01. COORDINATE FINAL LOCATION WITH EXISTING CONDITIONS AND PROVIDE MOUNTING HARDWARE AS WELL AS ANY CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED.
3. TYPICAL - PROVIDE AND INSTALL NEW WALL MOUNTED FIXTURE(S) AT BUILDING EXTERIOR. MATCH EXISTING MOUNTING HEIGHT AND CONNECT LIGHT FIXTURES TO EXISTING CIRCUITING, WITH EXISTING CONTROL TO REMAIN, UNLESS OTHERWISE NOTED. COORDINATE INSTALLATION W/ EXISTING STRUCTURE / CONDITIONS AND PROVIDE MOUNTING KIT & HARDWARE AS WELL AS ADDITIONAL CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED.
4. PROVIDE AND INSTALL NEW FIXTURES AT EXISTING CANOPY AND CONNECT TO EXISTING LIGHTING CIRCUIT. COORDINATE INSTALLATION W/ EXISTING STRUCTURE / CONDITIONS AND PROVIDE MOUNTING KIT & HARDWARE AS WELL AS ADDITIONAL CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED. CONNECT LIGHT FIXTURES TO EXISTING CIRCUITING, WITH EXISTING CONTROL TO REMAIN, UNLESS OTHERWISE NOTED.
5. PROVIDE NEW POLE, CONCRETE POLE BASE (W/ #6G COPPER GROUND TO GROUND ROD), AND POLE MOUNTED FIXTURE(S) AS SCHEDULED. SEE LIGHTING FIXTURE SCHEDULE ON E03.01 AND POLE BASE DETAIL ON STRUCTURAL SHEET S0.01 FOR ADDITIONAL INFORMATION.
6. EXTEND 240V-20A BRANCH LIGHTING CIRCUIT TO NEW POLE MOUNTED FIXTURES AS NECESSARY FROM INDICATED LIGHTING CIRCUIT [2#8, 1#10G IN 1-1/2"C]. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS AND TRENCH THE PATH WITH THE LEAST AMOUNT OF DISTURBANCE TO EXISTING DRIVEWAYS AND SIDEWALKS. COORDINATE ALL WORK WITH OWNER AS REQUIRED.
7. LOCATION OF EXISTING ELECTRICAL SOURCE PANELS, IN ELECTRICAL ROOM IN BACK-OF-HOUSE SPACE, FOR EXTERIOR LIGHTING CIRCUITS TO BE EXTENDED AS NEEDED. EXISTING TIMECLOCK AND CONTACTORS CONTROLLING ALL EXTERIOR LIGHTING CIRCUITS SHALL REMAIN IN PLACE AND BE RE-UTILIZED.

SITE LIGHTING DESIGN STATEMENT

THE INDICATED BUILDING-MOUNTED AND POLE-MOUNTED LIGHTING DESIGN, INCLUDING FIXTURE SELECTIONS, INSTALLATION LOCATIONS AND SUPPORTING PHOTOMETRIC CALCULATIONS, HAS BEEN PERFORMED BY THE OWNER'S CONSULTANT (GMR). THE BUILDING-MOUNTED AND POLE-MOUNTED FIXTURES, INCLUDING FIXTURE SUPPORTS, POLE BASES AND ALL INDICATED CIRCUITING, ARE INCLUDED IN THE CONTRACT AND SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR, ACCORDING TO THE POLE AND FIXTURE MANUFACTURER'S INSTRUCTIONS.

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CAD File Name

Description
ELECTRICAL SITE PLAN – NEW WORK

Scale
1" = 10'-0" 0 5' 10' 20'

E02.01

PANEL: **A (EXISTING)** **AMP:** 225 **VOLT:** 120/240

PHASE: 3 **4 WIRE + GND**

MOUNTING: SURFACE **MAIN:** 225

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
CABINET HEATER ATTEND. BATH	0.75			20/2	1	A	2	20/2	0.75			HEAT PUMP - OFFICES
-		0.75		-	-	B	-	-		0.75		-
TELLER RECEPT.			0.36	20/2	3		4	30/2			0.75	CABINET HEATER - VAULT
-	0.36			-	-	A	-	-	0.75			-
WATER HEATER		1.00		30/2	5	B	-	-		1.00		-
-			1.00	-	-		6	20/3			1.00	INDOOR FAN HEAT PUMP #2
-	1.00			-	-	A	-	-	1.00			-
OUTDOOR FAN HEAT PUMP #2		1.00		30/3	7	B	-	-		1.50		-
-			1.00	-	-		8	50/3			1.50	HEAT SECTIONS PUMP #1
-	1.50			-	-	A	-	-	1.50			-
HEATERS HEAT PUMP #2		1.50		40/3	9	B	-	-		1.50		-
-			1.50	-	-		10	50/3			1.50	OUTDOOR SECTIONS PUMP #1
-	2.50			-	-	A	-	-	1.50			-
COMPRESSOR HEAT PUMP #1		2.50		50/3	11	B	**12**	**20/2**		**0.34**		**EXTERIOR LIGHTS**
-			2.50	-	-		**-**	**-**			**0.34**	**-**
POLE LIGHTS (NOTE 3)	**0.81**			**20/2**	**13**	A	14	20/2	0.75			BASEBOARD HEAT - KITCHEN / BATH
-		**0.81**		**-**	**15**	B	-	-		0.75		-
SPACE ONLY			0.00	-	17		16	20/2			0.75	BASEBOARD HEAT - OFFICES
SPACE ONLY	0.00			-	19	A	-	-	0.75			-
SPACE ONLY		0.00		-	21	B	18	50/2		1.50		HEATING UNIT - OFFICES
SPACE ONLY			0.00	-	23		-	-			1.50	-
	6.92	7.56	6.36	<< PHASE SUB-TOTALS >>					7.09	7.34	7.34	

PHASE A	13.92	kVA	
PHASE B	14.90	kVA	42.5 TOTAL CONNECTED LOAD (KVA)
PHASE C	13.70	kVA	102.4 TOTAL CONNECTED LOAD (AMPS)

NOTES: **(1) EXTERIOR LIGHTING CIRCUITS ARE INDICATED IN BOLD, ALL OTHER LOADS ARE EXISTING.**
(2) GC TO VERIFY EXTERIOR LIGHTING CIRCUIT AND UPDATE LOAD DESCRIPTION.
(3) PROVIDE NEW 2P-20A CIRCUIT BREAKER FOR EXTERIOR LIGHTING.

PANEL: **B (EXISTING)** **AMP:** 225 **VOLT:** 120/240

PHASE: 3 **4 WIRE + GND**

MOUNTING: SURFACE **MAIN:** MLO

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
LIGHTS - FRONT PORCH & LOBBY EAST REA	0.50			20/1	1	A	2	20/1	0.35			LIGHTS - MANAGER
RECEPTS. - 4700 SYSTEM		0.72		20/1	3	B	**4**	**20/1**		**0.30**		**EXTERIOR FLOOD LIGHTS**
LIGHTS - STORAGE / HALL / KITCHEN			0.75	20/1	5	C	6	20/1			0.35	LIGHTS - LOBBY EAST FRONT 3
EXHAUST FAN - BATH / KITCHEN	0.50			20/1	7	A	8	20/1	0.18			FAN ALARM SYSTEM - VAULT
LIGHTS - LOBBY BKTS & CHANDOLIER		0.50		20/1	9	B	10	20/1		0.30		LIGHTS - LOBBY WEST FRONT 3
LIGHTS - LOBBY WEST REAR 3			0.25	20/1	11	C	12	20/1			0.50	LIGHTS - TELLER ROOM SOUTH
LIGHTS - TELLER ROOM NORTH	0.25			20/1	13	A	14	20/1	0.54			RECEPTS. - MECHANICAL ROOM
RECEPTS. - MSGU		0.72		20/1	15	B	16	20/1		0.50		LIGHTS - VAULT / ATTEND. BATH
LIGHTS - ATTIC			0.30	20/1	17	C	18	20/1			0.50	LIGHTS - VAULT / LOBBY / COUPON
LIGHTS - BATHROOMS	0.30			20/1	19	A	20	20/1	0.36			RECEPTS. - TELLER COUNTER REAR
RECEPTS. - INCINERATOR / COUPON RM		0.72		20/1	21	B	22	20/1		0.20		LIGHTS - ATM
RECEPTS. - KIT. / BATHS / HALL			0.72	20/1	23	C	24	20/1			0.54	RECEPTS. - KITCHEN
RECEPTS. - FLOOR LOBBY REAR WALL	0.54			20/1	25	A	26	20/1	0.36			RECEPTS. - TELLER COUNTER REAR
DRIVE IN WINDOW		0.36		20/1	27	B	28	20/1		0.72		RECEPTS. - MNGR / COUPON RM
ATM (FRONT DOOR)			1.00	20/1	29	C	**30**	**20/1**			**0.30**	**EXTERIOR FLOOD LIGHTS**
RECEPTS. - TELLER ROOM	0.36			20/1	31	A	**32**	**20/1**	**0.30**			**EXTERIOR FLOOD LIGHTS**
TELEPHONE -UTILITY ROOM		0.18		20/1	33	B	34	20/1		1.00		ATM
FLOOR RECEPTS. - OFFICES			0.72	20/1	35	C	36	20/1			1.00	AC FOR COMPUTERS
AC - REAR OFFICES	1.00			20/1	37	A	**38**	**20/1**	**0.30**			**EXTERIOR LIGHTS**
RECEPTS. - REAR OFFICES		0.54		20/1	39	B	40	20/1		0.10		EXIT LIGHTS
LIGHTING - REAR OFFICES			0.50	20/1	41	C	42	20/1			1.00	DRIVE-UP ATM
	3.45	3.74	4.24	<< PHASE SUB-TOTALS >>					2.39	3.12	4.19	

PHASE A	5.84	kVA	
PHASE B	6.86	kVA	21.1 TOTAL CONNECTED LOAD (KVA)
PHASE C	8.43	kVA	50.9 TOTAL CONNECTED LOAD (AMPS)

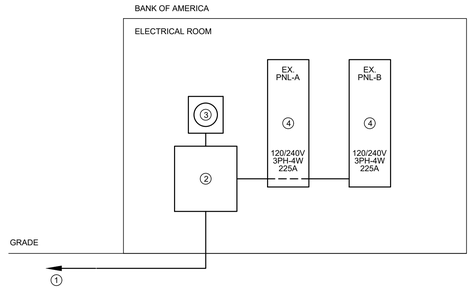
NOTES: **(1) EXTERIOR LIGHTING CIRCUITS ARE INDICATED IN BOLD, ALL OTHER LOADS ARE EXISTING.**
(2) GC TO VERIFY EXTERIOR LIGHTING CIRCUITS AND UPDATE LOAD DESCRIPTION.

1

LIGHTING FIXTURE SCHEDULE — ** CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**

SYMBOL	LABEL	WATTAGE PER FIXTURE	FIXTURE ARRANGEMENT	FIXTURE TYPE / MOUNTING / MANUFACTURER	BUG RATING	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES
	UAB1	70	SINGLE	(AB) ARE-EDG-4M-DA-04-E-UL-BZ-525-30K / WALL MOUNT / CREE	B2-U0-G2	10' - 6" AFG	WM-DA-BZ	ADD NEW FIXTURE
	UAN1(NEW POLE)	101	SINGLE	(AN) ARE-EDG-5M-DA-06-E-UL-BZ-525-30K / POLE MOUNT / CREE	B4-U0-G3	15' AFG	-	ADD NEW FIXTURE
	UAW1 (NEW POLE)	93	SINGLE	(AW) ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE
	UAX1 (NEW POLE)	134	SINGLE	(AX) ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE
	UBO1	20	SINGLE	(BO) CPY250-A-DM-F-20W-UL-WH-30K / CANOPY MOUNT / CREE	B1-U0-G1	MATCH EXISTING	XA-BXCC9001	REPLACE EXISTING FIXTURE
	USA1	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE
	USA2	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	8' - 6" AFG	-	ADD NEW FIXTURE
	USB1	37	SINGLE	(SB) SEC-EDG-2S-WM-02-E-UL-BZ-525-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE
	R1	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	REMOVE AND PATCH
	R2	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	REMOVE AND PATCH
	R3	-	SINGLE	EXISTING WALL MOUNT FIXTURE	-	-	-	REMOVE AND PATCH
	Y1	-	DOUBLE (2@180°)	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y2	-	SINGLE	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y3	-	SINGLE	EXISTING DECORATIVE POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y4	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	OUT OF SCOPE
	Y5	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	OUT OF SCOPE

SEE E00.01 FOR ADDITIONAL FIXTURE NOTES.



1 POWER RISER DIAGRAM
E03.01 NOT TO SCALE

GENERAL NOTES:

A. ALL PANEL BOARDS AND FEEDERS ARE EXISTING TO REMAIN.
B. EC SHALL VERIFY EXISTING CONDITIONS, EXISTING RISER DIAGRAM, EQUIPMENT RATINGS, AND FEEDER SIZES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

RISER NOTES:

1. EXISTING 120/240V-3P ELECTRICAL SERVICE FROM POWER COMPANY.
2. EXISTING C.T.'s ENCLOSURE.
3. EXISTING C.T. ELECTRICAL METER
4. REFER TO PANEL SCHEDULE FOR DETAILS.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
4245 North Fairfax Drive Suite 650 Arlington, VA 22203
T: 703.908.4501 F: 703.908.4502
www.littleonline.com

Issue	Date & Issue Description	By	Check
01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		
1 03	08/24/2020 PERMIT RESUBMISSION		

Seal/Signature

COMMONWEALTH OF VIRGINIA
STEPHEN EDWARD ROBEY
Lic. No. 047826
PROFESSIONAL ENGINEER

Project Name
BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

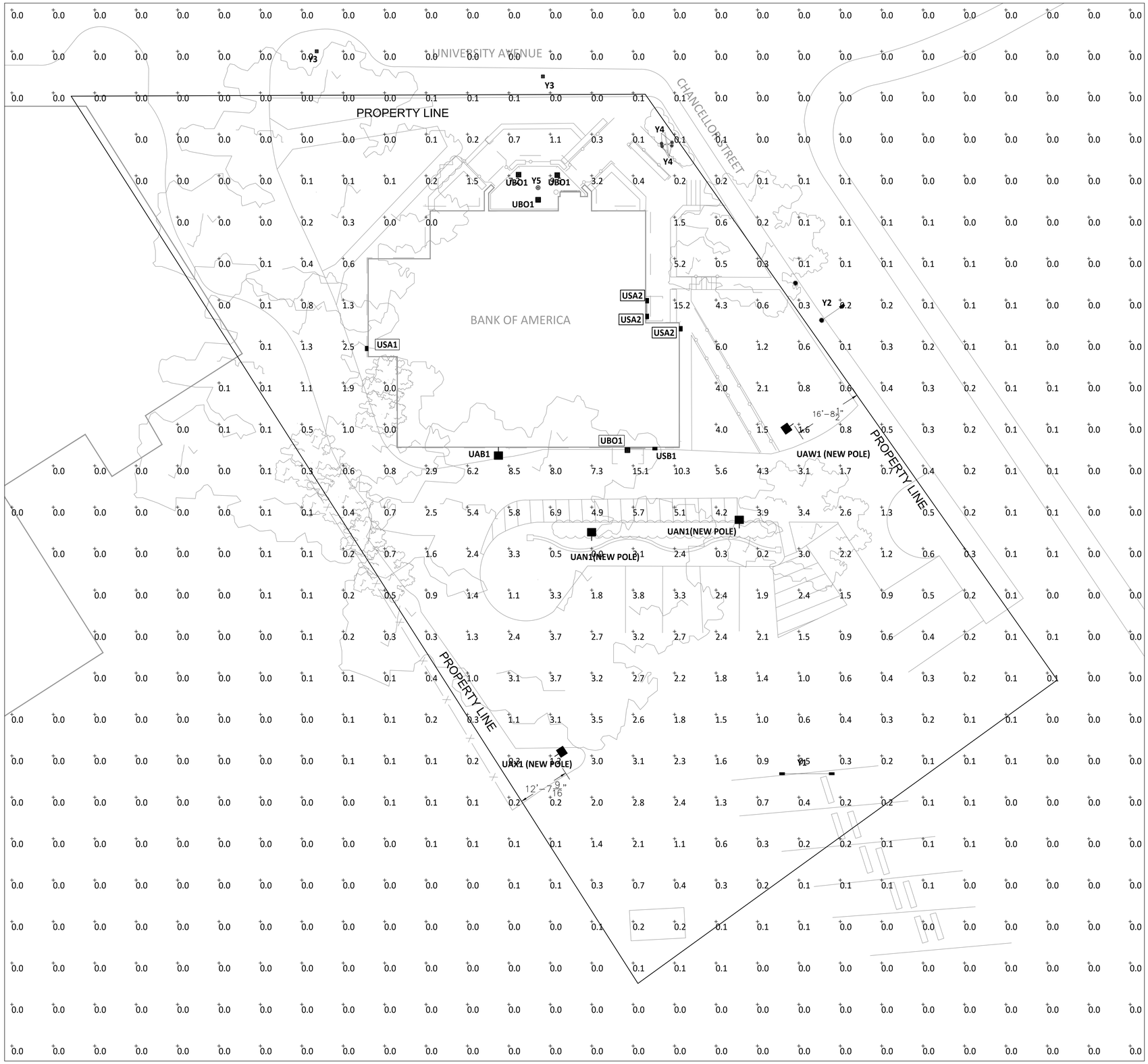
PROTOTYPE LAYOUT

CAD File Name

Description
RISER DIAGRAM & PANEL SCHEDULES

Scale NONE

E03.01



1 E04.01 PHOTOMETRIC PLAN
1" = 10'-0"

1 *PHOTOMETRIC LEVELS UPDATED PER FIXTURE SCHEDULE CHANGES ON E03.01.

GENERAL NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.

C. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.

D. FOOT-CANDLES (+0.0) ON SITE PLAN ARE MEASURED AT GRADE.

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STEPHEN EDWARD ROBEY
Lic. No. 047826
PROFESSIONAL ENGINEER

Project Name
BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

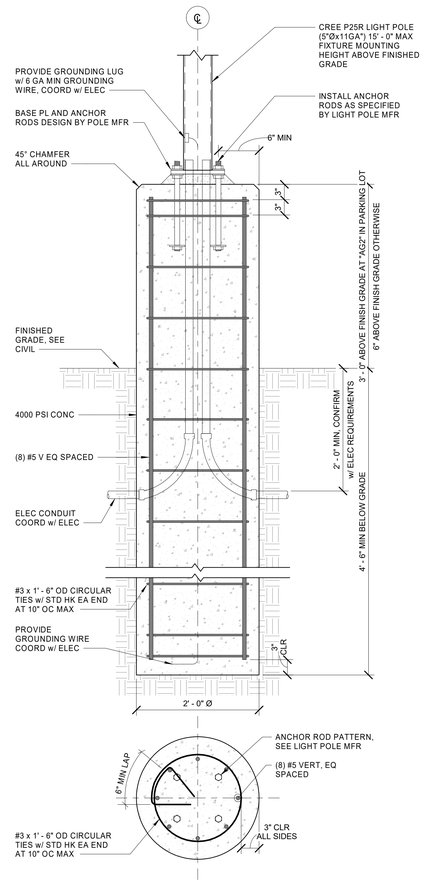
PROTOTYPE LAYOUT

CAD File Name

Description
PHOTOMETRIC PLAN

Scale
1" = 10'-0"
0 5' 10' 20'

E04.01



NOTES:
1. SEE ELECTRICAL FOR LIGHT POLE LOCATIONS.

1 / S01.01 LIGHT POLE FOUNDATION DETAIL
1" = 1'-0"

GENERAL NOTES:
1. LIGHT POLE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE LOCAL JURISDICTION
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.
3. DESIGN LOADS:

SNOW LOAD	Pg	30 PSF
	Is	1.0
WIND LOAD	V	115 MPH
	EXPOSURE	C
	Iw	1.0
	LIGHT FIXTURE PROJECTED WIND AREA	1.68 SF
	LIGHT POLE BASE SHEAR	.35 K
SEISMIC LOAD	OCCUPANCY GROUP	II
	Ie	1.0
	Ss	0.208
	S1	0.069
	SITE CLASS	D (DEFAULT)
	Sds	0.222
	Sd1	0.110
	SEISMIC DESIGN CATEGORY	B
	STRUCTURAL SYSTEM	INVERTED PENDULUM BASE SHEAR
	LIGHT POLE	0.2 K

4. SOIL BEARING CAPACITY ARE BASED ON THE PRESUMPTIVE LOAD-BEARING VALUES PROVIDED IN TABLE 1806.2 IN THE IBC AND SHALL BE VERIFIED AT TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT STATE. IF MINIMUM BEARING CAPACITY IS FOUND TO BE LESS THAN 1,500 PSF FOR GRAVITY AND 100 PSF/FT FOR LATERAL, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AND LIGHT POLE FOUNDATION DESIGN WILL BE REVISED IF NECESSARY.
5. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-14.
6. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:
   1. CONCRETE CATEGORY : F2 (ACI 318-14)
   2. 28 DAY COMPRESSIVE STRENGTH F'c = 4,000 PSI AT 28 DAYS
   3. NORMAL WEIGHT (145 PCF)
   4. MAXIMUM W/C RATIO = 0.40
   5. MAXIMUM AGGREGATE SIZE - 3/4"
   6. ENTRAINED AIR = 6% ± 1%
   7. SLUMP = 4" ± 1"
   8. NO CALCIUM CHLORIDE SHALL BE ALLOWED
7. SUBMIT CONCRETE MIX TO EOR FOR REVIEW PRIOR TO POURING.
8. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA 22903

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Issue	Date & Issue Description	By	Check
01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		

Seal/Signature

COMMONWEALTH OF VIRGINIA
EDWARD CHANG
Lic. No. 60473
PROFESSIONAL ENGINEER
03/27/2020

Project Name
BANK OF AMERICA - University ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
GENERAL NOTES AND LIGHT POLE FOUNDATION DETAIL

Scale

S01.01

Preliminary Discussion
217 5th Street SW – Restore 1865 house, raze outbuildings.
IPP (Fifeville)
Mitch Willey

Submittal Components (linked):

- Staff Report

City of Charlottesville
Board of Architectural Review
Staff Memo
September 15, 2020

Preliminary Discussion
Barksdale-Coles House
217 5th Street SW, TMP 290066000
Individually Protected Property
Applicant: Mitch Willey
Rehabilitation/Restoration of historic house; raze outbuildings and construct new.

Background

Year Built: c1854-1865 – Primary structure
District: IPP
Status: Contributing

The Barksdale-Coles-Hailstock house is a two-story, three-bay, stuccoed vernacular dwelling with a gabled roof and ornate bargeboard [also called a vergeboard]. Behind the house are three single-story structures—a garage and two dwellings, all believed to have been constructed in the 1940s or 1950s. The entire parcel is an IPP. The original house and the two small dwellings are contributing; the garage is not.

Prior BAR Reviews

None

Application

No submittal. See photos, maps, and historic surveys.

Preliminary discussion regarding 217 5th Street SW.

- Restore/rehabilitate the original, c1860s house. Landscape the front yard and replace the crumbling concrete walkway with a more authentic treatment. The landscaping would be simple but would create a much more welcoming façade and street presence. Replace the existing fencing with something more attractive but simple.

- Demolish the three outbuildings and construct new, two story structures that are roughly equivalent to the existing footprints, with similar setbacks and locations.
- Also behind the original house, construct two small residential buildings with a footprint of approximately 768 square feet each, a small lap pool and surrounding garden area

Discussion

Primary question from the applicant is whether or not the BAR would consider a request to raze the three, nod-twentieth century outbuildings as part of a project that redevelops the site and restores/rehabilitates the c1860s dwelling.

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria.

Demolition: For demolition, the review criteria is found in Sec. 34-278. - Standards for considering demolitions.

New Construction: While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

217 5th St SW: History (Draft)

John T. Barksdale bought property in 1854 (Alb Co DB 53, Pg 478). The house was built in 1865—or at least between 1854 and 1865. (From the historic survey, based on tax records.) The house is on the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP) as a contributing structure to the Fifeville and Tonsler Neighborhoods Historic District.

We cannot know if Barksdale (1813-1879) ever lived in the house; in fact, it is doubtful he did. In the 1850, 1860 and 1870 censuses, he is white, lives in Albemarle, and reports a high level of wealth. He is buried in the family cemetery on Adventure Farm, near the Charlottesville Airport.

1860 US Census: John L. Coles, Black, a carpenter, born in 1837, living with his wife (Priscilla), infant son (Charley), and a 12-year-old boy (John Cogbell. Priscilla's maiden name is Anna Priscilla Cogbill, also Coghill.). That he was included in the 1860 Census indicates he and his family were Free Blacks.

1867: Barksdale sold the property to John L. Coles (1837-1905). Coles is known as a builder, so it is reasonable to believe that he constructed the house.

1870 US Census: John Coles, Priscilla, live here with five children.

1880 US Census: John Coles, Priscilla, live with nine children.

1900 US Census: John Coles, Priscilla and two daughters (Lizzie and Eva) lives at 217 5th Street, SW, which he owns "free" with no mortgage. Priscilla is listed as having had 11 children, with nine still living. In 1905, John Coles dies and is buried at Daughter of Zion Cemetery.

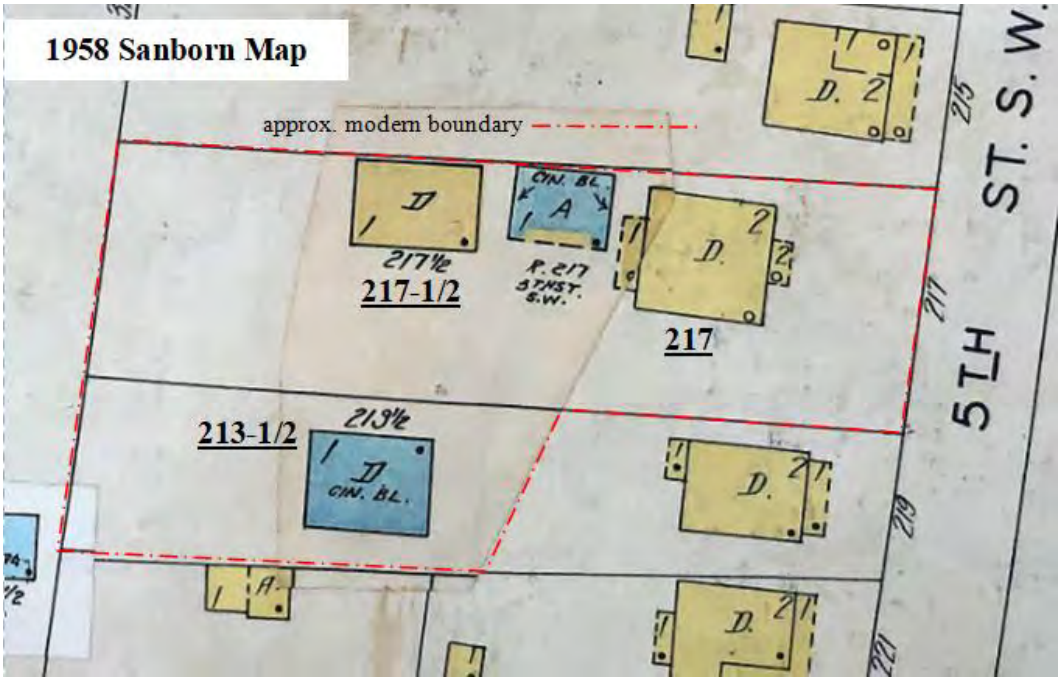
1928: RH (Richard Henry) Hailstock purchases the property.

1930 US Census: RH Hailstock is Black, born c1892, lives in the house with his wife, a son and daughter, and three men listed as "Roomer[s]." His occupation is a shoemaker who owns his own store. Per the 1931 City Directory, he owns Midway Shoe Store at 299 West Main. In the 1936 City Directory, the store is not listed and RH is listed as Rev[erend] Richard Hailstock.

1840 US Census: Hailstock listed is a government-employed Play Ground Director, and resides in the house with his wife and two sons.

Note on the construction dates for the two c1940s/1950s dwellngs: The 1958 Sanborn Map (below) indicates on one parcel the original house and, behind it, a garage and a small dwelling (217-1/2). Just south, on a separate parcel is a single-story dwelling (213-1/2), which is now within the modern parcel boundary. The 1940 Census lists no boarders residing at 217 and no listing for 217-1/2 or 213-1/2, suggesting the two small dwellings did not exist until after 1940.

1983: Property is sold by RH Hailstock's daughter-in-law, Catherin Hailstock.



Suggested Motions
For a preliminary discussion, the BAR cannot take action on a formal motion.

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 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;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District and IPP Ordinance
Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's design guidelines (see section 34-288(6).

(9-15-03(3))

Pertinent ADC District and IPP Design Guidelines
Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*
Checklist from section P. Additions
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style

    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 7 – *Demolition and Moving*

From National Register nomination for Fifeville HD

217 5th Street SW 104-0213-0159




Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, ca 1860**
July 2006: This 2-story, 3-bay, gable-roofed, stuccoed vernacular dwelling features a 2-story, bi-level, pedimented entrance porch with decorative vergeboard. Believed to have been constructed ca. 1854-1864 by John T. Barksdale the single-pile symmetrical dwelling rests on a low foundation and has an asphalt shingled roof. The deeply overhanging eaves have a scalloped vergeboard on all sides. To the rear are a 2-story shed-roofed wing with a central brick flue and a rear 1-story shed-roofed wing. The 2-story, 1-bay front porch has square supports and a modern exterior stair allowing for access to the second-floor central door and porch. All the 2/2-sash windows have been replaced with modern 1/1-sash.

Individual Resource Status:	**Single Dwelling**	Contributing	*Total:* 1
Individual Resource Status:	**Garage**	**Non-Contributing**	*Total:* 1
Individual Resource Status:	**Single Dwelling**	Contributing	*Total:* 1
Individual Resource Status:	**Single Dwelling**	Contributing	*Total:* 1

c1984

July 2020

City survey—1984

Architectural And Historic Survey

Identification

STREET ADDRESS:	217 Fifth Street, SW
MAP & PARCEL:	29-66
CENSUS TRACT AND BLOCK:	
PRESENT ZONING:	R-2
ORIGINAL OWNER:	John T. Barksdale
ORIGINAL USE:	Rental Property? (Residence)
PRESENT USE:	Residence
PRESENT OWNER:	Catherine H. Hailstalk
ADDRESS:	c/o J. Barrett Jones 421 Park Street Charlottesville, VA 22901

HISTORIC NAME:	Barksdale-Coles-Hailstalk House
DATE / PERIOD:	c. 1854-1864, c. 1890-95?, c. 1928?
STYLE:	Vernacular
HEIGHT (to cornice) OR STORIES:	2 storeys
DIMENSIONS AND LAND AREA:	64' x 206'
CONDITION:	Good 32' x 100' (16,384 sq. ft.)
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring, 1984
SOURCES:	City/County Records 1877 Gray Map Sanborn Map Co. - 1896, 1907, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This house is distinguished by a small two-storey pedimented entrance porch. It is a 2-storey, 3-bay single-pile house with a 2-storey rear wing making it double pile. It is set on a low foundation and has a partial basement. The weatherboarded walls have been faced with stucco, and composition shingles have replaced the metal on the medium pitched gable roof. The roof has projecting eaves and verges, a boxed cornice, and sawn bargeboard and eaves trim. Two exterior chimneys located at the rear of the original section were made central chimneys by the rear addition. The wide double-sash windows are 2-over-2 light with architrave trim, the same height at both levels. The 2 storey entrance porch centered on the facade has a steep gable roof with cornice returns. Each level has square posts and a simkple balustrade. The first level has a tile floor. The door have plain trim. The rear elevation of the house is covered by a 2-storey addition with a shed roof only slightly lower pitched than the gable roof of the main block. The eaves and verges do not project as far and they lack the sawn trim. Side windows are 2-over-2 light with plain trim. Because of the low roofline on the rear elevation, windows at the second level are half-sized casement. A one-storey shed-roofed porch across the rear elevation bas been enclosed.

HISTORICAL DESCRIPTION

John T. Barksdale bought this lot in 1854 (ACDB 53-478) and built the house by 1865 according to tax records. John C. Coles contracted to buy it in 1867 and received a deed in 1870 (ACDB 65-496). His family owned it for over half a century. Increases in the tax appraisal in the 1890's may be due to the rear addition. It is shown on the 1907 Sanborn Map. The Rev. R. H. Hailstock bought the house from the Coles family in 1928 (City DB 64-194) and lived there until his death in 1983 (WB 27-182). He may have faced the walls with stucco soon after buying the house. The two cottages in the back yard were built sometime after 1920.

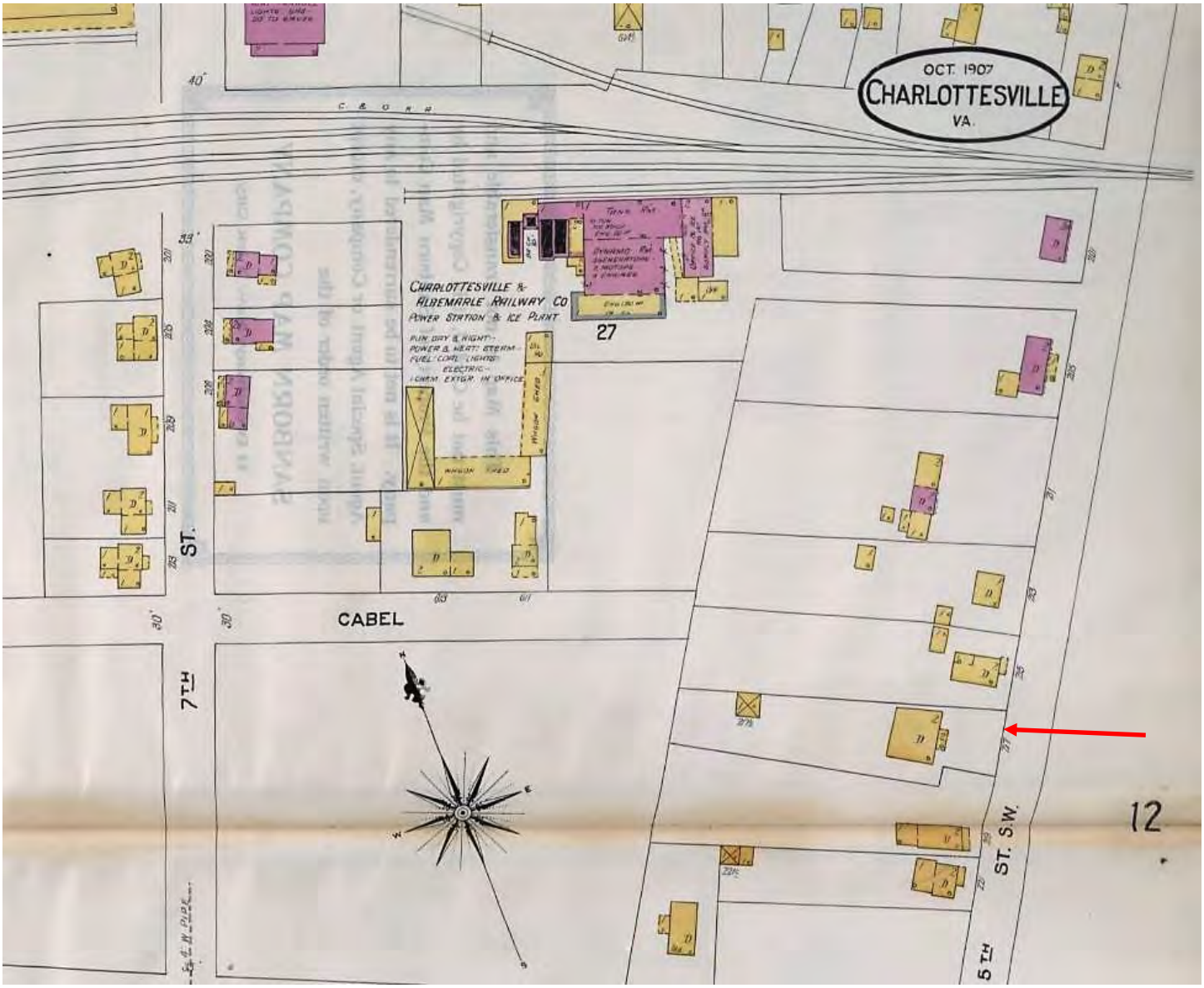
Additional references: City WB 3-223; City DB 57-458, 58-165.


Dwelling c1940s/50s
Garage c1940s/50s
Approximate parcel boundary
Dwelling c1940s/50s
5th Street SW
5th St SW
Barksdale-Coles House
c1854-1865
217 5th Street SW — Looking northwest

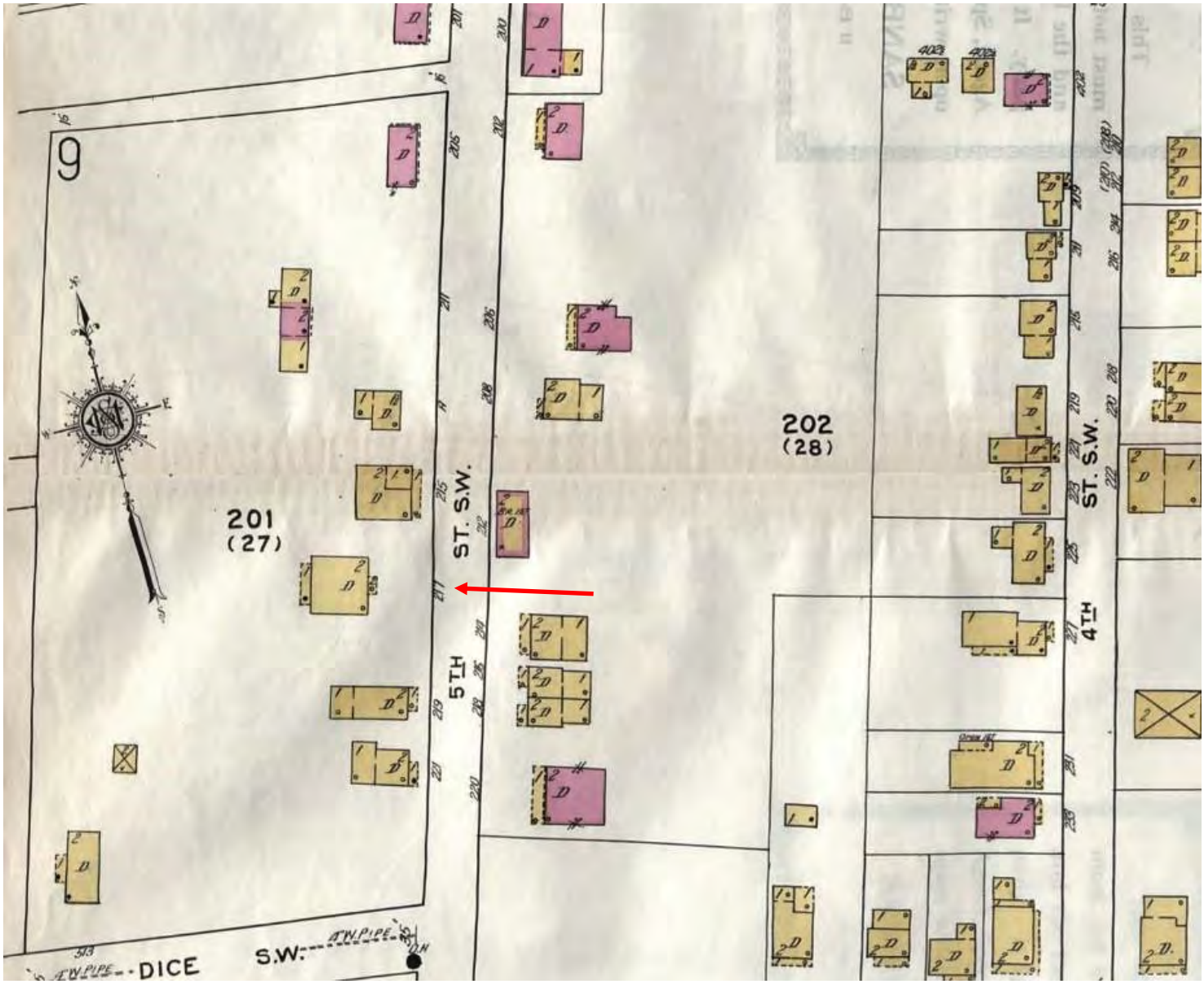

Approximate parcel boundary
Dwelling c1940s/50s
Dwelling c1940s/50s
Braden Property Management
Garage c1940s/50s
Barksdale-Coles House
c1854-1865
217 5th Street SW — Looking southwest
5th Street SW
5th St SW
Google
Imagery ©2020 Google, Map data ©


5th Street SW
Barksdale-Coles House
c1854-1865
Braden Property
Management
Dwelling c1940s/50s
Dwelling c1940s/50s
Garage c1940s/50s
Approximate pareel boundary
217 5th Street SW — Looking southeast

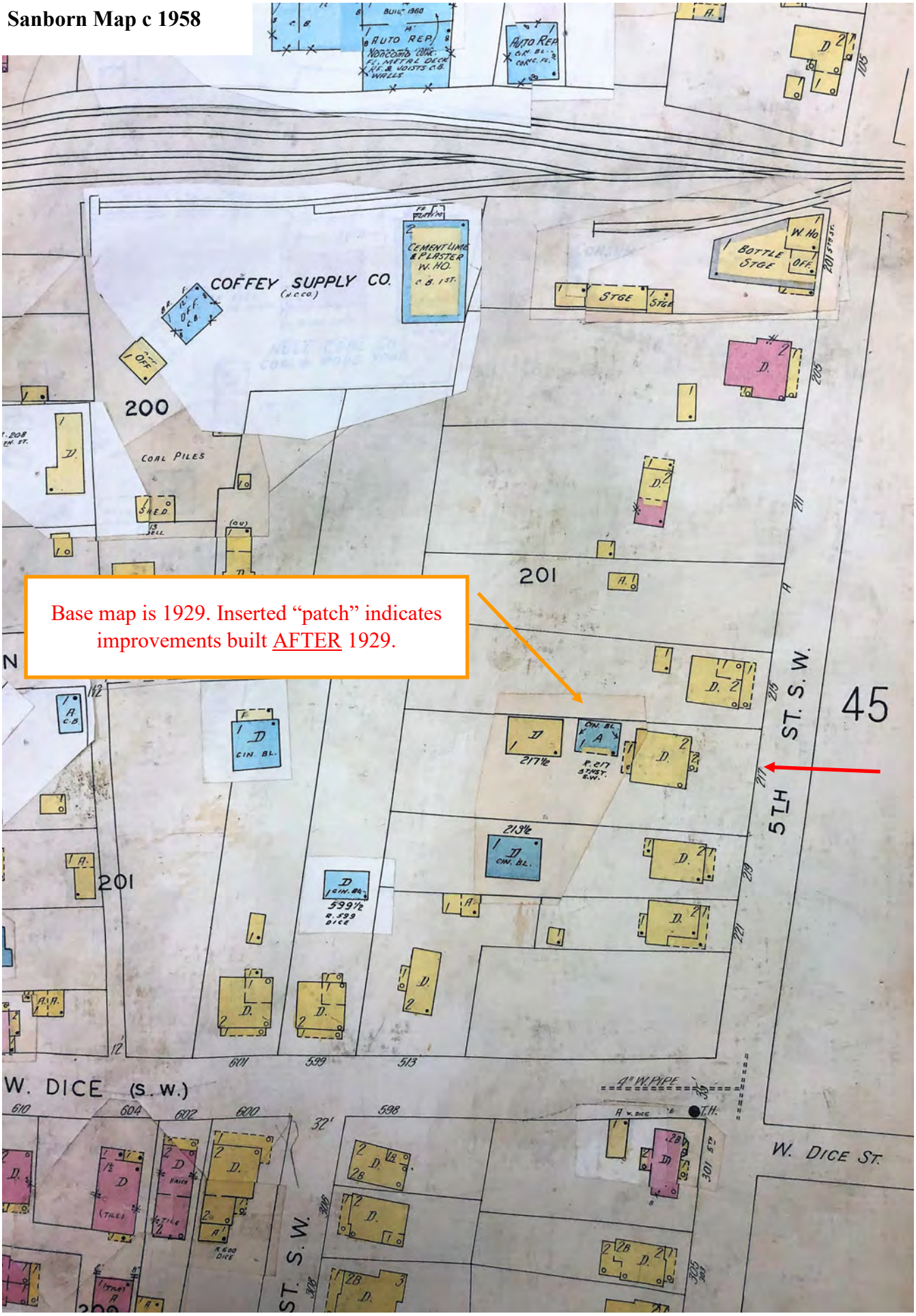
Sanborn Map 1907



Sanborn Map 1920



Sanborn Map c 1958



Sanborn Map c 1968

Preliminary Discussion
605 Preston Place – New apartment building.
IPP and Rugby Road/University Circle/Venable Neighborhood ADC District
Kevin Riddle, Mitchell Matthews Architects and Planners

Submittal Components (linked):

- Staff Report
- Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
September 15, 2020

Preliminary Discussion on Requested Certificate of Appropriateness
605 Preston Place
Tax Parcel 050111000
Owner: Neighborhood Investment – PC, LP
Applicant: Kevin Riddle, Mitchel Matthews Architects


Background

Year Built: 1857
District: Rugby Road-University Circle-Venable Neighborhood ADC
Status: Individually Protected Property

Also known as Wyndhurst, 605 Preston Place was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile white weatherboard-clad house with Greek Revival details.

Prior BAR Reviews

(See appendix)

Application

- Submittal: Mitchel Matthews Architects drawings and photographs for *605 Preston Place, Preliminary BAR Review*, dated September 2020: Cover; SK-44; Survey of Existing Conditions; Plan; View West; View SW; View SE; SK-115; SK-116; SK-111; and SK 109.

Proposed construction of apartment building, including parking, landscaping and site improvements.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments

will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria for Additions in Chapter III:

1) Function and Size
2) Location
3) Design
4) Replication of Style
5) Materials and Features
6) Attachment to Existing Building

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district:

(4) Development having a projected construction cost of three hundred fifty thousand dollars ($350,000.00) or more;

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;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines
Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*
Checklist from section P. Additions
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5) Materials and Features
   a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
   a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
   b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Appendix

Prior BAR Reviews

August 14, 2017 – BAR approved moving [to 506-512 Preston Place] the house, porch, chimneys, and east side additions located at 605 Preston Avenue and demolition of the rear additions.

October 17, 2017 – BAR moved to find that the proposed renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. The BAR would encourage zoning to look into the 50 foot setback, because the BAR believes it would be a more successful design with a back porch.

June 18, 2019 – Request to construct a 25-space parking lot in the rear yard of the historic structure. The BAR moved to accept the applicant's request for deferral (9-0).

October 15, 2019 – BAR denied CoA request to construct parking lot in the rear yard of the historic structure. (December 2019 – Council denied applicant appeal.)
http://weblink.charlottesville.org/public/0/edoc/791778/2019-10_605%20Preston%20Place_BAR.pdf

605 PRESTON PLACE

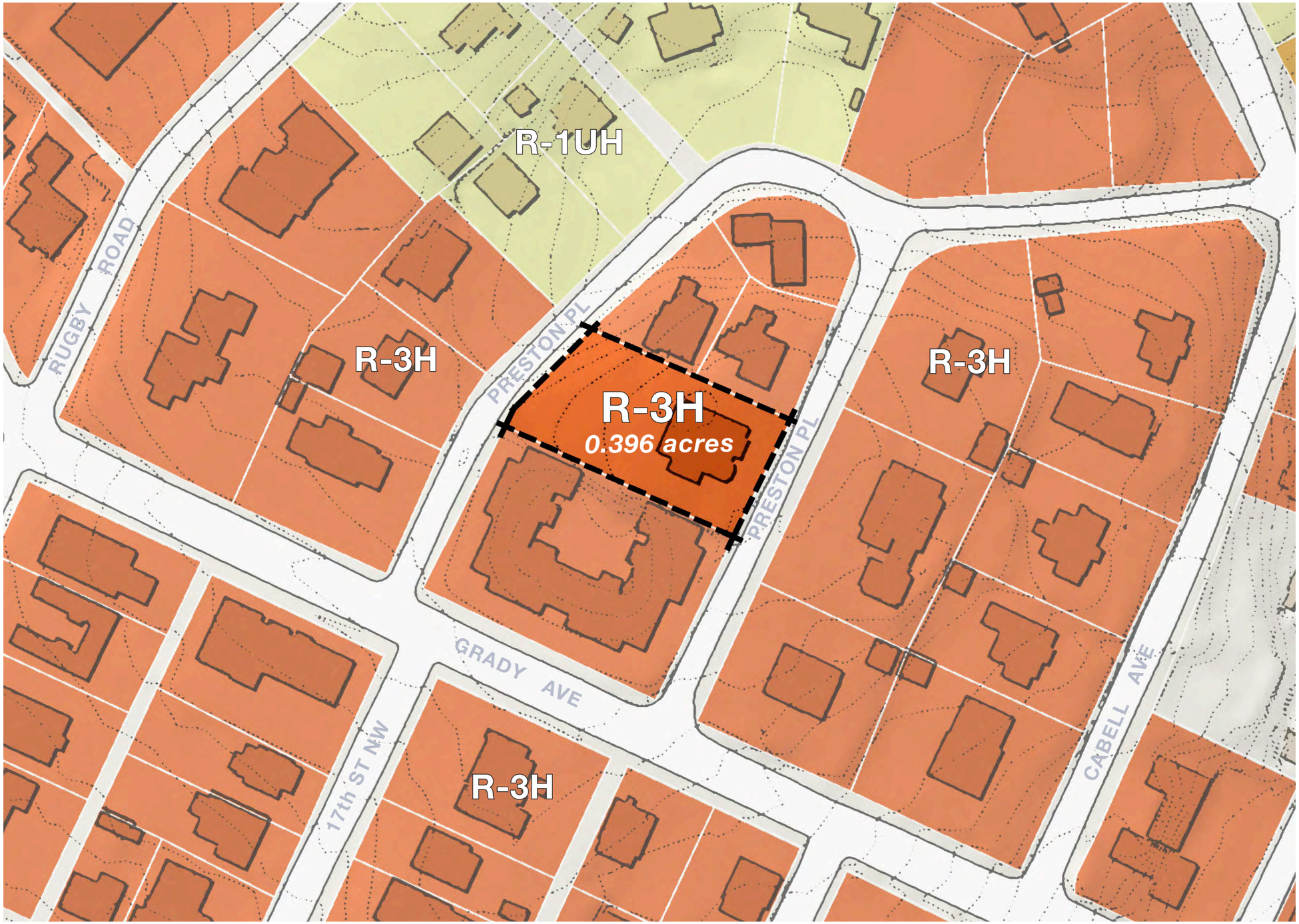
CHARLOTTESVILLE, VA

PRELIMINARY BAR REVIEW

MITCHELL MATTHEWS ARCHITECTS

September, 2020

DRAFT IN PROGRESS



Location	**605 Preston Place**
Area	**0.396 acres** (17,250 SF)
Zone	**R-3H**
Residential Units	up to **21 DUA** *(by right)*
Parking	Two bedroom apt. or smaller: **1 space** Three or Four bedroom apt.: **2 spaces**
Height	**45 feet** (max)
Setbacks (front)	**25 feet** (average of neighboring properties)
Setbacks (side)	**1 ft per 2 ft height** (10' min)
Setbacks (rear)	**na** (double frontage lot - no rear yard)

605 PRESTON PL
Charlottesville VA

09.04.2020

ZONING SUMMARY

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.

THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.

PROPERTY IS ZONED R-3H.

UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.

OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP

SOURCE OF TITLE: DB 2016 PG 3665.

SUBJECT PROPERTY IS COMPRISED OF LOTS 25 AND LOT 26, LESS AND EXCEPT A 10' STRIP CUT OFF THE NORTHERN SIDE OF EACH LOT, OF PRESTON PLACE SUBDIVISION. THE SUBDIVISION PLAT FOR PRESTON PLACE CAN BE FOUND IN DEED BOOK 34, PAGE 478.

ONE FOOT CONTOUR INTERVAL

VERTICAL DATUM: NAVD 88

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.D. SEWARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-18-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NAD83 VA SOUTH ZONE

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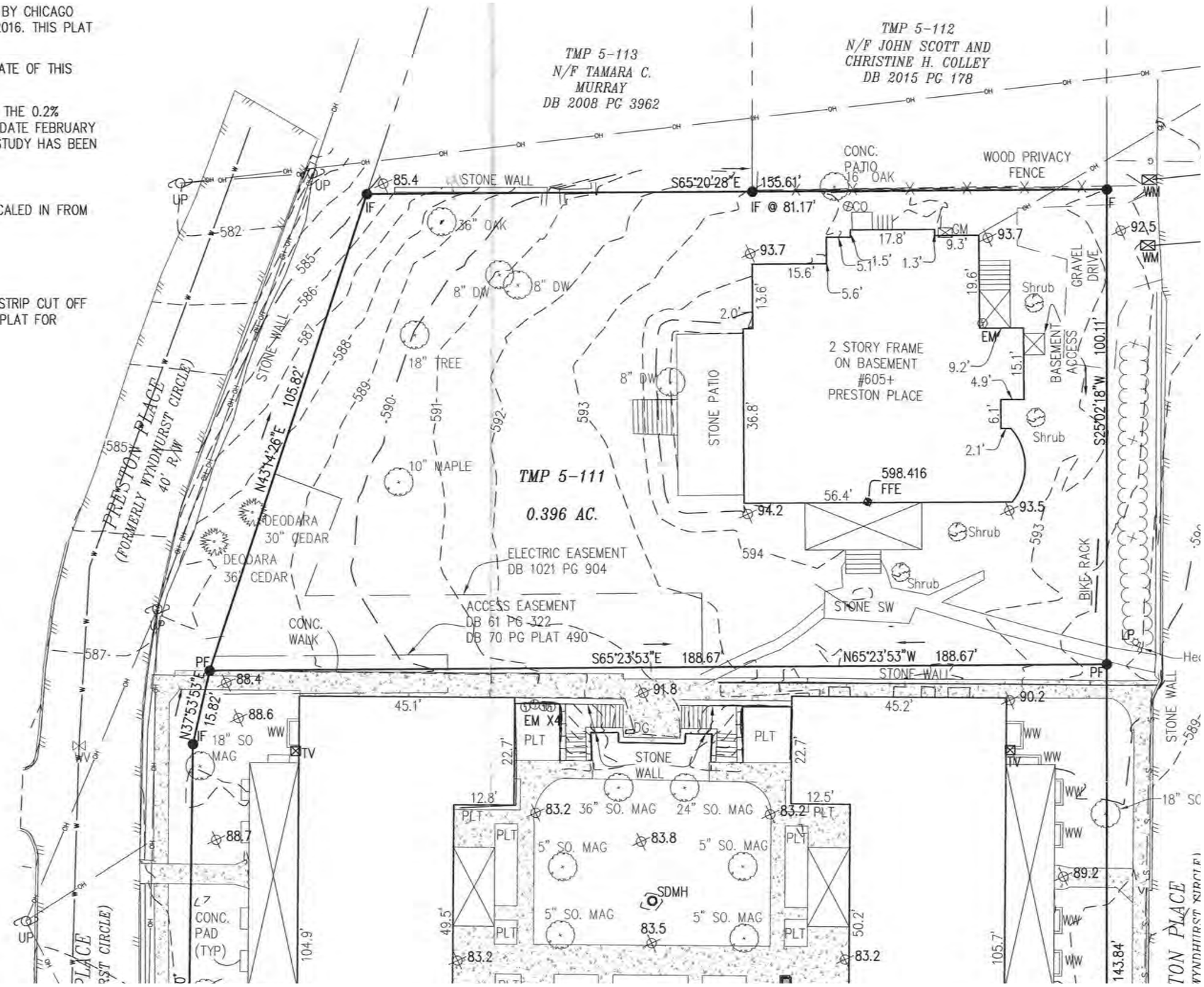
SCALE: 1"=20'



605 PRESTON PL
Charlottesville VA

09.04.2020

VIEW WEST EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

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605 PRESTON PL
Charlottesville VA

09.04.2020

VIEW SW EXISTING CONDITIONS

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605 PRESTON PL
Charlottesville VA

09.04.2020

VIEW SE EXISTING CONDITIONS

All grades, counts and quantities are approximate and will change as design proceeds.

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access

The introduction of an alley at the south of the site serves multiple purposes:

• At a utility level, it accesses required parking spaces.

• Because it carries only occasional vehicular traffic, the connection it creates across the circle can be shared with pedestrians, cyclists and wheelchair users.

• With a one-way path of travel that imitates Preston Place's, it requires drivers to enter at the west end and exit at the east end-- reducing the frequency of vehicular travel around the entire circle.

• It revives and strengthens the perception of Wyndhurst's original frontage. The early twentieth construction of the Preston Court Apartments (1601 Grady Ave.) stranded the house to some extent, blocking its original face on Grady Avenue. With this development, an impression was created that the house is turned sideways to its new address on Preston Place. Building the new alley—combined with a thoughtful hardscape of steps and seating connecting the front porch to the alley—has the potential to restore a public face to the historic house. Instead of looking at the back of an apartment building, it acquires a new street with which to engage. Yet simultaneously it retains its unique—and interesting—position relative to Preston Place. In other words, the story of the neighborhood's history that Wyndhurst's funky orientation tells is not erased or disguised. Rather, the original front yard is reconsidered within its current confines. In this alternative, instead of a grassy, nondescript lawn lacking public access, the house gains a new thoroughfare and purposeful design. Neighbors and passersby have renewed access to the house, encouraged to see it from a new perspective.

plantings

Reasonable efforts will be made to preserve the two extraordinary Cedar trees at the southwest right-of-way adjacent to Preston Place. Landscape design is still underway, but it will include new plantings near both street frontages and around the historic house, buffering and enhancing paths of travel.

architecture

In this proposal we embrace distinction between old and new. Wyndhurst is singular. So, too, are the Preston Court Apartments. The proposed building, while located in close proximity to these historic structures, is not an addition to either of them. We intend for it to read as the independent building it is. We intend for these three buildings of different eras and sensibilities-- Wynhurst of the 1850's, the Preston Court Apartments of the 1920's and the proposed building of the 2020's-- to coexist together in a new precinct created by the alley connection. Just as many houses in the surrounding circle-- dating from different time periods, reflecting different design traditions-- have contributed to an evolving architectural assemblage, so we expect the proposed building and landscaping to add to the neighborhood.

Instead of deferring to certain forms, facades and palettes, we propose that the broader essential strengths of the nearby architecture—such as robust materials, distinctive entries, prominent exterior porches and balconies—are the things worth including in the new building. The exemplary architectural *characteristics* of surrounding buildings-- rather than their particular details-- influence the concept proposed here.

parking

Proposed parking does not occupy front yards. Most spaces are relegated to the site interior and are not highly visible from Preston Place.

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605 PRESTON PL
Charlottesville VA

09.04.2020

EXAMPLES BUILDINGS OF DIFFERENT ERAS COEXISTING

All grades, counts and quantities are approximate and will change as design proceeds.

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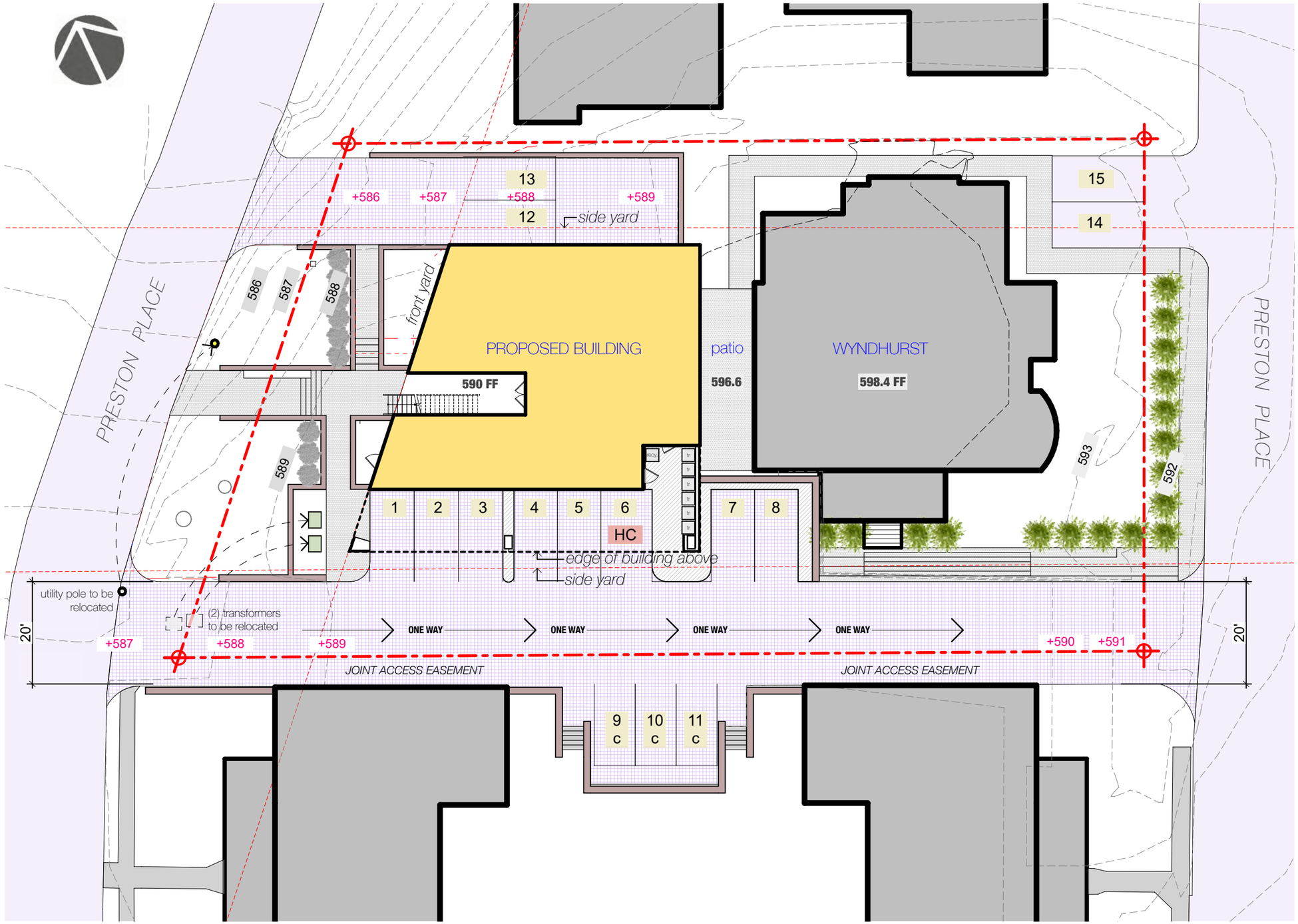

Location	**605 Preston Place**
Area	**0.396 acres** (17,250 SF)
Zone	**R-3H**
Residential Units Proposed	**8** apartments *6 (four-bedroom)* *2 in Wyndhurst* *4 in proposed building* *1 (three-bedroom)* *1 (two-bedroom)*
Parking	**15 spaces** proposed *15 spaces required*
Height	**34 feet** (approximate)
Setbacks (front)	**25 feet** (average of neighboring properties)
Setbacks (side)	**1 ft per 2 ft height** (10' min)
Setbacks (rear)	**na** (double frontage lot - no rear yard)

605 PRESTON PL
Charlottesville VA

09.04.2020

SITE PLAN CONCEPT

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-111

605 PRESTON PL
Charlottesville VA

09.04.2020

SITE PLAN SE CORNER

All grades, counts and quantities are approximate and will change as design proceeds.

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434.979.7550

SK-109

Preliminary Discussion
106 Oakhurst Circle – Renovate existing residence, construct addition.
Oakhurst-Gildersleeve ADC District
Patrick Farley, Patrick Farley Architect

Submittal Components (linked):

- Staff Report
- Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
September 15, 2020

Preliminary Discussion on Requested Certificate of Appropriateness
106 Oakhurst Circle, Tax Map Parcel 110005000
Oakhurst-Gildersleeve ADC District
Owner: 106 Oakhurst Circle LLC
Applicant: Patrick Farley
Alterations and site work

Background

Year Built: 1922
District: The Corner ADC
Status: Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (From the National Register nomination for the Oakhurst-Gildersleeve Neighborhood Historic District.)

Prior BAR Reviews

None

Application

- Submittal: Patrick Farley Architect submittal dated 14 August 2020: Narrative, photos, site plan, schematic plan, and renderings (15 pages).

Preliminary discussion to review proposed alter the house into a two-family attached (duplex) dwelling. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version. Remove and replace the existing rear deck (not original) and construct a new exterior space accessible to both dwelling units.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to questions from the applicant and/or for recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: … (4) Development having a projected construction cost of three hundred fifty thousand dollars ($350,000.00) or more;

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;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines
Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*
Checklist from section P. Additions
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:
1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location

a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*

106 Oakhurst Circle - Schematic DRAFT 14 August 2020

PROJECT NARRATIVE

Vitals:

The subject property was developed as a single family home in 1922. Arts & Crafts in character, its primary materials comprise stucco cladding, painted wood trim, shingle roof (in need of replacement) and a combination of single-glazed wood window types (casement & double-hung). The original porch to the south appears to have been covered as there is evidence of an attached second story porch structure; however, there are no available records describing the architecture. The current zoning is R2U, which would allow either single or two-family use. The property has been used as a student rental home since at least 1996 and contains 3 bedrooms & 2.5 baths. Current off-street parking is capable of accommodating 2 cars, stacked.

Proposed Improvements

We propose to re-develop the property as a two-family attached (duplex) dwelling, with a "front" and a "rear" unit, in concert with off-street parking that could accommodate 5 to 6 average-sized vehicles. Central to our site strategy is the installation of a new driveway connecting from the existing driveway, so as to avoid alteration and impact to the public right-of-way. This will entail removal of the south porch and replacement with a shallower version. With the overarching goal of bringing a 20th Century home into the 21st, the existing dwelling will be fully renovated inside and out, along the lines of a "deep energy retrofit"; the defining elements of which have yet to be fully determined, but could potentially follow "Passivhaus" protocols. We also intend to remove and replace the existing rear deck (not original) with a new common exterior space that is accessible to both dwelling units. In concert with a re-imagining of the front yard and vehicular access, a ramped walk will be integrated for accessibility to one of the two dwellings.

The architecture

The existing dwelling is proposed to undergo minimal architectural change. As the existing shingle roof areas have reached the end of their useful life, we propose to replace all with a standing seam metal system, which is partly driven by the aforementioned energy efficiency agenda, as well as reducing the maintenance cycle. And, as noted previously, the south porch is proposed to be replaced; aside from the driveway accommodation, we seek a more intimate exterior space at the main level in concert with a second floor balcony and roof canopy supported by wood brackets in keeping with the existing character. The addition (unit #2) is proposed to contain the "DNA" of the original home, while evincing a quiet modernity that reflects its sense of connection with a restored landscape. The materials palette will comprise synthetic stucco and aluminum-clad windows of a

contemporary, low-profile. The dark blue-black finish of the existing accent trim will weave thru all trim, as well as the base of the new building. The roofing will be standing seam for uniformity throughout.

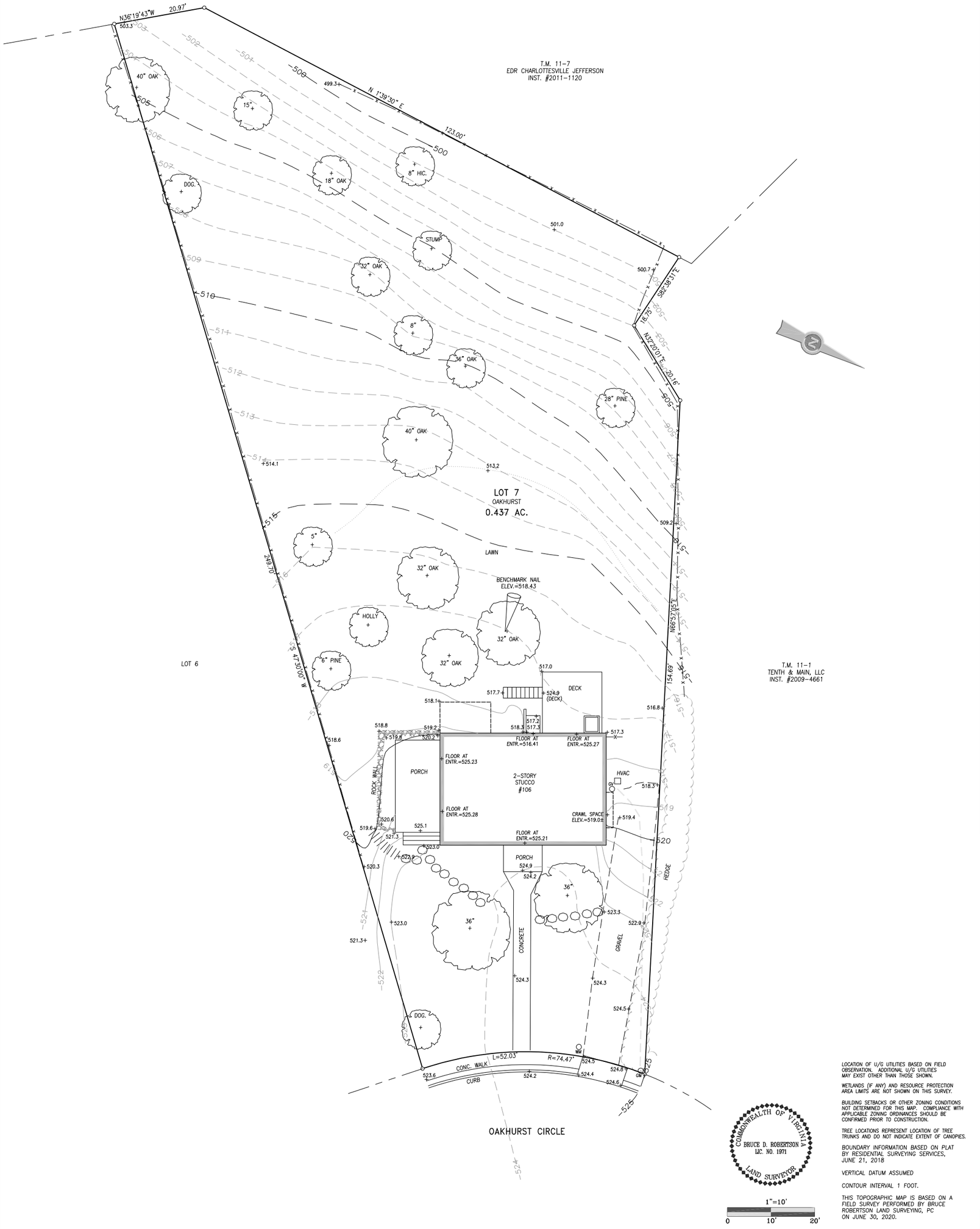
Site ecology

The existing landscape is defined by numerous mature White Oaks. However, the areas not currently in mowed lawn are primarily a mix of a few ornamentals (front yard) and a sloped rear yard slowly being overtaken by invasive non-native plants (English Ivy being dominant). Our site design entails removal of at least one large oak in the rear yard to facilitate off-street parking; however, we propose to atone for that loss partly by fully restoring the ecosystem to a native landscape, modeling an oak forest habitat. Ground covers and shrub layers will support the first trophic level of the food web, while new understory and additional canopy trees will increase overall breeding and nesting structure. The landscape goal is the site-at-large comprising three native garden spaces supporting the overarching agenda of biodiversity - - the entry yard, the central “tree court” and a restored rear yard of intense plantings, inclusive of a forest rain garden. Extending to the boundaries, the plan includes additional vegetated buffers via new shrubs and trees, as well as a “living fence” along the south boundary (108 Oakhurst). Related to this and our underlying stewardship goals, we are planning to remove the south porch in a “surgical” manner by saw-cutting the concrete top into masonry units that will then be re-purposed into the retaining wall required to resolved the grading at the new driveway. This will mitigate both the solid waste stream and the noise impact to those neighbors during the demolition phase.






EXISTING DWELLING



LOCATION OF U/G UTILITIES BASED ON FIELD OBSERVATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.

BOUNDARY INFORMATION BASED ON PLAT BY RESIDENTIAL SURVEYING SERVICES, JUNE 21, 2018

VERTICAL DATUM ASSUMED

CONTOUR INTERVAL 1 FOOT.

THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON JUNE 30, 2020.

COMMONWEALTH OF VIRGINIA
BRUCE D. ROBERTSON
LIC. NO. 1971
LAND SURVEYOR

1"=10'
0 10' 20'

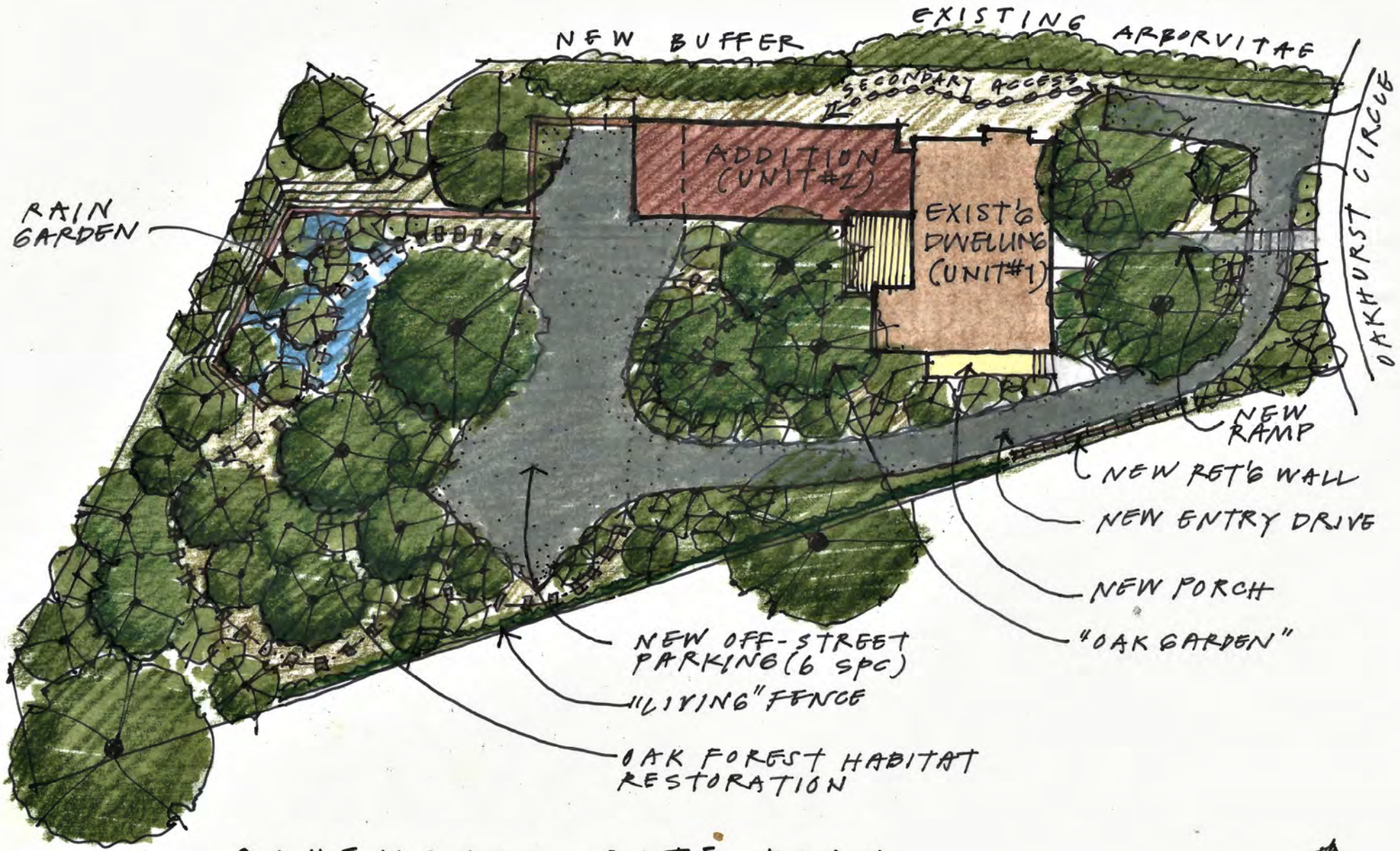
Bruce Robertson Land Surveying, P.C.
P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

SURVEY SHOWING EXISTING CONDITIONS ON PROPERTY LOCATED AT 106 OAKHURST CIRCLE LOT 7, OAKHURST

CITY OF CHARLOTTESVILLE, VIRGINIA

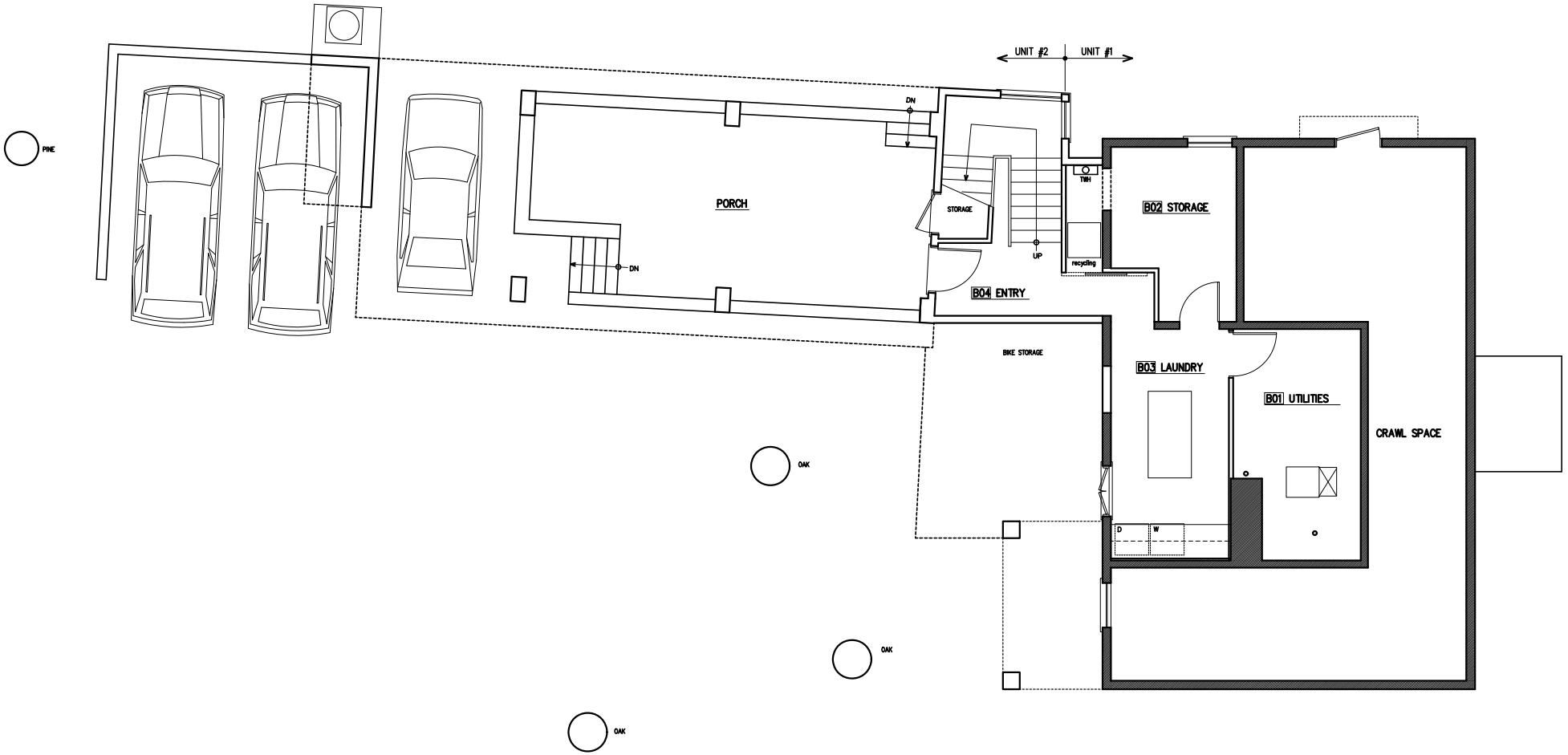
Date: 7/2/20
Scale: 1"=10'
Drawn: bdr

JN 20112



SCHEMATIC SITE PLAN

106 OAKHURST CIRCLE (PFA) 14 AUGUST 2020

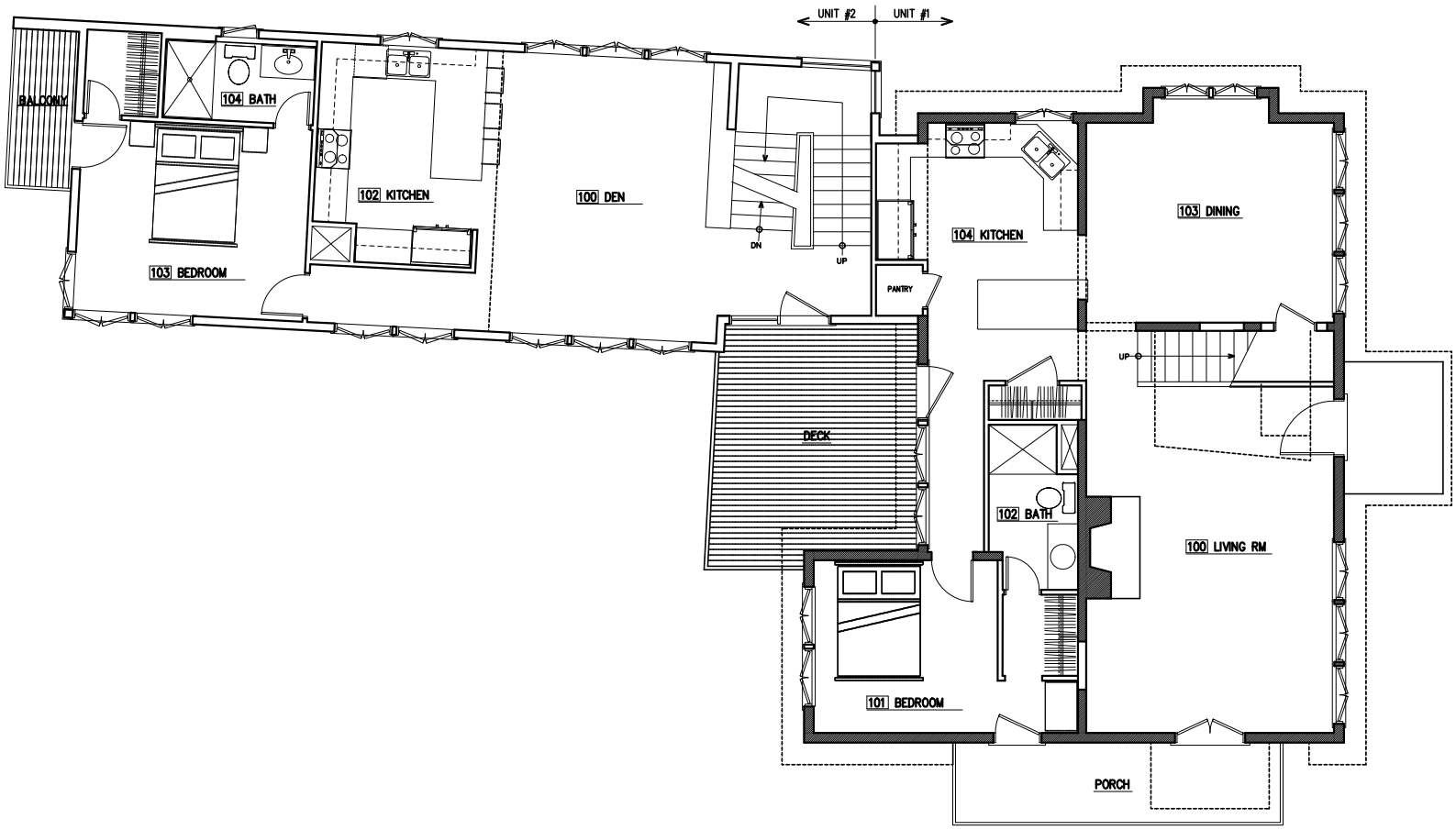


SCHEMATIC BASEMENT PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC

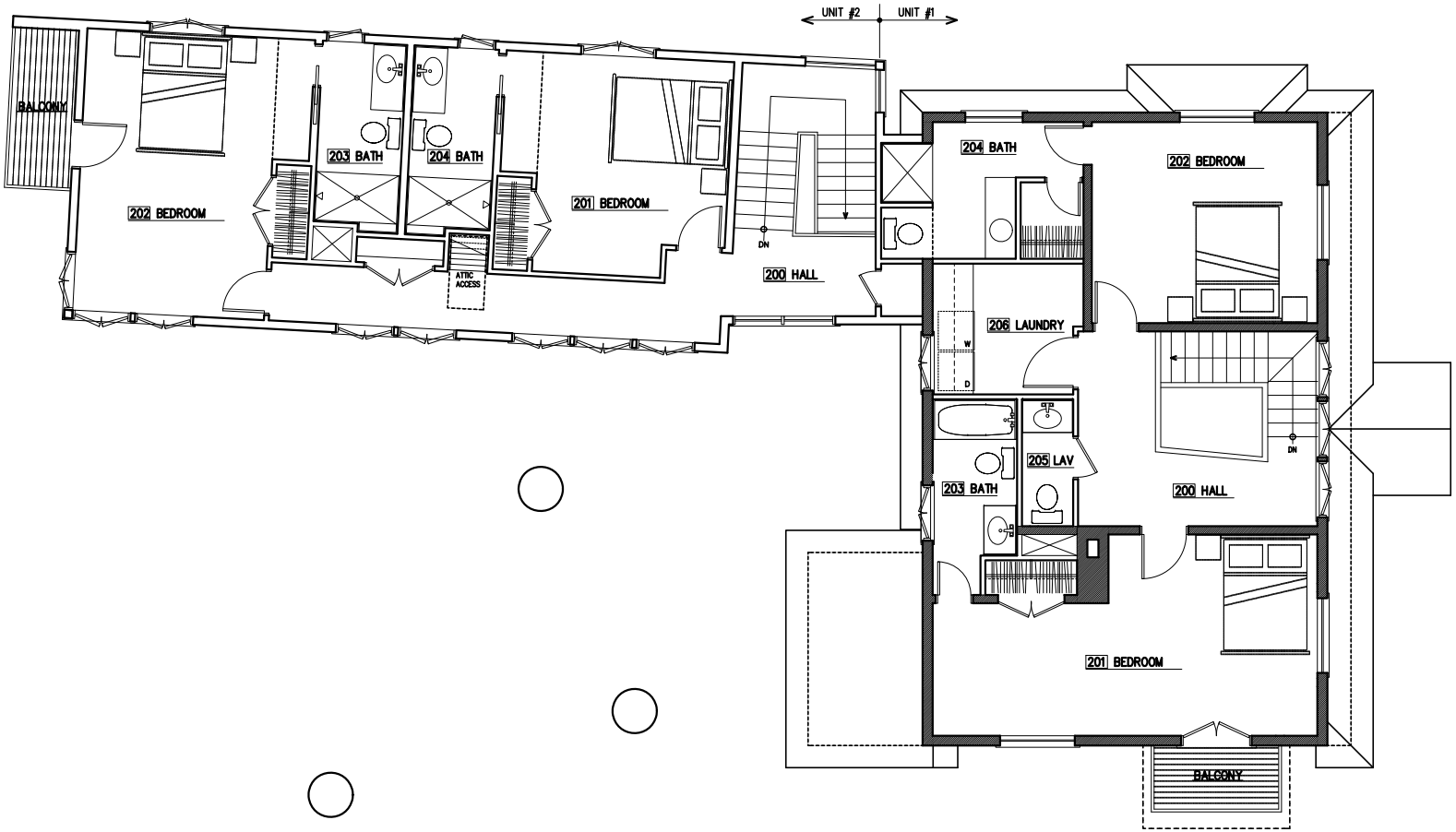


SCHEMATIC FIRST FLOOR PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC



SCHEMATIC SECOND FLOOR PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC

Introduction and Purpose

Charlottesville's Board of Architectural Review (BAR) staff prepared this guide to establish a standard review process for large developments in the City's historic districts. This guide will inform applicants of the meetings, materials, and expectations necessary for a successful application.

While most project can be reviewed, even approved, in a single BAR meeting, large-scale projects can require multiple BAR meetings for the board to provide critical design direction and to allow ample time for review and discussion of the complex applications.

In the past, the BAR has granted multiple Certificates of Appropriateness (CoA) to individual projects. These "partial CoAs" would encompass discrete parts of a project (massing, fenestration, landscaping, etc.). However, only a final CoA, granted when the BAR was satisfied with the disparate applications, allowed the issuuance of a building permit.

The Charlottesville City Code (Code) makes no provisions for "partial CoAs" and the BAR must modify its approach to reviewing large-scale projects. . The City Attorney's Office has instructed the BAR to grant a single CoA for each proposed large-scale project. The BAR staff drafted a revised process--described in the following guide-to accommodate the multiple meetings that may be necessary to for conferring the CoA for such projects.

This single CoA shall be understood as representing satisfactory review of the elements required to apply for a Building Permit. It is also understood that some elements may be reviewed later under a separate CoA request. (For example, landscaping and signage.) These situations should be discussed and resolved early in the review process.

Overview

The BAR will review large-scale projects in three stages:

- Preliminary Discussion, (pre-application conference per Sec. 34-282.b and c)
- Preliminary Reviews
- Final CoA Application.

The BAR will make its decision on the requested CoA after this final stage, when a formal application is submitted. During the Preliminary Review stage, the BAR may take a vote to express a consensus opinion about the project, as presented. However, this vote will not be on a formal motion and the result will have no legal bearing, nor will it represent a decision on the required CoA. During the Preliminary Discussion phase)….

During the Preliminary Review stage, an applicant may present their project as many times as necessary. Generally, the BAR and n staff intend this Preliminary Review stage to encompass the bulk of deliberations. Once a formal application is submitted for a CoA, the BAR expects to be sufficiently familiar with the project.

I: Preliminary Discussion

The Code (Sec 34-282) requires a pre-application conference, or Preliminary Discussion, for developments having a projected construction cost of $350,000 or more.

This informal consultation introduces the project to the BAR, and allows applicants and the BAR to discuss project goals and establish a review schedule for successful final submittal and approval of a CoA.

Preliminary discussions will occur at the end of regular BAR meetings, generally held on the third Tuesday of each month.

The following list outlines requirements and expectations for a Preliminary Discussion:

- Applicant will notify BAR staff to request a Preliminary Discussion by 5:00 PM on the first Friday of a month. Staff has the discretion, in consultation with the BAR chair, to move a Preliminary Discussion to the following month, should the upcoming meeting's agenda warrant it. .
- Applicant will submit a digital copy of the proposed project to BAR staff by 5:00 PM on the second Thursday of a month. This digital copy will be circulated to BAR members and posted for public accessibility on the City' website.
- If the applicant revises this submittal after the second Thursday deadline, they must bring paper copies to circulate at the BAR meeting. However, the BAR will review such late revisions at their discretion. (Applicant will also provide for staff a digital copy of the revisions.)
- Staff will not prepare staff report for a Preliminary Discussion.
- There will be no fee or formal application form required for a Preliminary Discussion.
- The item will be noted on the BAR meeting agenda, however, there will be no formal public notification as is required for a formal CoA application (see Sec. 34-284).

II: Preliminary Review

The Preliminary Review stage will encompass most discussions and review of proposed large developments. Applicants can utilize as many Preliminary Review meetings with the BAR as necessary; the BAR encourages each applicant to break the review up as best suits the individual project. For example:

- Height, Massing and Scale
- Building Footprint and Orientation
- Fenestration
- Roof Form
- Primary Exterior Materials
- Landscaping
- Lighting

During this stage, the applicant must indicate any elements that may be submitted later for review under a separate CoA request--landscaping, signage, etc. In consultation with City staff, the BAR will determine if, and for what elements, this will be allowed.

At the end of a Preliminary Review meeting, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project's progress. These will not represent approval or even endorsement of the CoA, but will represent the BAR's opinion on the project, relative to preparing the project for formal submittal. While such votes carry no legal bearing, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances through the Preliminary Review stage. In the event of changes to the BAR membership, new members will be expected to respect the positions collectively stated by the prior BAR.

Requirements and expectations for a Preliminary Review:

- Applicant will submit a Preliminary Review application form [TBD] (found on the City website), 10 paper copies of the materials for review as well as a digital copy to Neighborhood Development Services, three weeks prior to the day of the meeting, by 3:30 PM. The digital copy will be posted on the City's website.
- Though not legally mandated, staff guarantees that the Preliminary Review will occur at a BAR meeting within 60 days of the submission deadline.
- If the applicant revises the submitted materials after the deadline, they will submit paper copies and a digital copy of the revisions to staff by 5:00 PM a week prior to the day of the meeting. Revisions submitted after this date (including at the meeting) will be considered at the discretion of the BAR. will
- Staff will not prepare a staff report for the Preliminary Review, but will prepare a summary of the materials submitted and offer initial, brief comments, as needed.
- There will be no fee required for a Preliminary Review.
- The item will be noted on the BAR meeting agenda, however, there will be no formal public notification as is required for a formal CoA application (see Sec. 34-284). Staff will provide public notice by emailing the appropriate neighborhood association, as recognized by the City, and by posting a sign at the site.

III: Final CoA Application

Once an applicant has received sufficient feedback through the Preliminary Review process, they may submit a final application for a CoA.

This final review will synthesize feedback and determinations from the Preliminary Review meetings. At the end of deliberations, the BAR will vote whether to approve a CoA. This CoA will represent the BAR's definitive support of the project.

Requirements and expectations for a Final Review will follow the provisions of Sec. 34-282 and Sec. 34-284.

- Applicant will submit a CoA application form (found on the City website), 10 paper copies of the application, and a digital copy to Neighborhood Development Servicesthree weeks prior to the day of the meeting, by 3:30 PM. The digital copy will be posted on the City's website.

- Review of a Final CoA Application will occur within 60 days of submission.
- If the applicant later revises the materials submitted, they must submit paper copies and a digital copy of the revisions to staff by 5:00 PM a week prior to the day of the meeting.
- Staff will prepare a staff report, with specific feedback and references to the Design Guidelines. This staff report will be circulated to BAR members, the applicant, and will be posted on the City website.
- The review of a Final CoA Application has applicable fees, as clarified in the application form. Staff will provide public notice through letters mailed to adjacent property owners and a sign posted at the site. The review will also be listed on the monthly meeting agenda, available on the City website.

All actions of the BAR shall comply with Sec. 34-285. - Approval or denial of applications by BAR and Sec. 34-288. - Responsibilities of BAR.

Appeals of BAR actions shall comply with Sec. 34-286. - City council appeals.

Summary

The following list highlights key differences between the existing review process and the new steps:

- The BAR will now only grant one CoA for each project. This single CoA shall be understood as representing satisfactory review of the elements required to apply for a Building Permit.
- It is also understood that some elements may be reviewed later under a separate CoA request. These matters will be resolved during the Preliminary Review process.
- Earlier votes during the Preliminary Review stage have no legal bearing and will not function as CoAs.
- Preliminary Reviews will have no submission fees.
- Staff will not prepare staff reports for Preliminary Reviews, but will complete an inventory form explaining the contents of each submission.
- Staff will not mail letters to adjacent property owners to announce Preliminary Reviews. Staff will contact the applicable neighborhood association and will post signs at the site. Staff will continue to mail letters to adjacent property owners to announce final reviews for CoAs.
- Minor revisions to the approved CoA will be treated as ….. (should there be a fee and separate application? Or, as has been the done, is it reviewed with no fee required?)
  In the event of the CoA review running concurrent with a Special Use Permit request….

Note: For a CoA to be granted, the Charlottesville City Code only requires a Preliminary Discussion and a formal application. Preliminary Reviews are not mandated. An applicant may, after the required Preliminary Discussion, submit an application for a final CoA. The BAR must take action within 60 days of the submittal deadline.

However, to provide the time to fully vet and review a complex project—and to work towards a more complete final submittal that-–-the BAR and staff encourage applicants to utilize the Preliminary Review stage as an efficient and productive step in the CoA approval process..