



## **Packet Guide**

*This is not the agenda.*

*Please click each agenda item below to link directly to the corresponding documents*

### **Pre-Meeting Discussion**

### **Regular Meeting**

- A. Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)**
- 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](#)**  
BAR 22-04-01  
864 Locust Avenue, Tax Parcel 510093000  
Martha Jefferson Historic Conservation District  
Owner/Applicant: Elvira Hoskins  
Project: New accessory structure
- C. New Items**
- 5:40 2. [Certificate of Appropriateness](#)**  
BAR 22-04-02  
500 Court Square, TMP 530096000  
North Downtown ADC District  
Owner: 500 Court Square  
Applicant: Brannan Boze, Smartlink (for T-Mobile)  
Project: Install gas pipe for roof-top generator
- 6:15 3. [Certificate of Appropriateness](#)**  
BAR 22-04-03  
707 West Main Street, TMP 320156000  
West Main ADC District  
Owner: Starr Hill Properties, LLC  
Applicant: Orhun Bartu Dikmen  
Project: Storefront window replacement

- 7:00 4. [Certificate of Appropriateness \(HC District\)](#)  
BAR 22-04-04  
313 Steephill Street, TMP 55A135000  
Woolen Mills Village HC District (contributing)  
Owner: Sara and Brian Shullaw  
Applicant: Robert Nichols, Formworks  
Project: Porch rehab and side addition
- 7:45 5. [Certificate of Appropriateness](#)  
BAR 22-04-05  
1901 East Market Street, TMP 55A149000 and 55A150000  
IPP and Woolen Mills Village HC District (contributing)  
Owner/Applicant: Jon Fink  
Project: Rear addition
- E. **Other Business**
- 8:00 7. Staff questions/discussion  
Courts Expansion – Levy site: Demo CoA extension
- F. **Adjourn**



**Certificate of Appropriateness**

BAR 22-04-01

864 Locust Avenue, Tax Parcel 510093000

Martha Jefferson Historic Conservation District

Owner/Applicant: Elvira Hoskins

Project: New accessory structure

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 19, 2022**



**Certificate of Appropriateness Application (Historic Conservation District)**

BAR 22-04-01

864 Locust Avenue, Tax Parcel 510093000

Martha Jefferson HC District

Owner/Applicant: Elvira Hoskins

Project: Studio



**Background**

Year Built: 1906

District: Martha Jefferson HC District

Status: Contributing

864 Locust Avenue is a 1½ brick house. It has a gable roof with its gable oriented towards Locust Avenue. A veranda shades the façade. T.M. Hill constructed the house in 1905 and it was divided into four apartments in the first half of the twentieth century.

**Prior BAR Review**

n/a

**Application**

- Applicant submittal: Drawings, dated March 28, 2022, by Point Office Architecture & Design; site plan; floor plans of proposed studio; elevation drawings; renderings; material samples

Request CoA for construction of a studio accessory structure to the east (rear) of primary house.

**Materials**

- Roof: Standing-seam metal.
- Walls (West elevation, visible from Locust Avenue): Dark gray brick lower walls with stucco-clad upper-story walls. Corten (weathering steel) cladding on side elevations not visible from Locust Avenue.
- Windows (West elevation, visible from Locust Ave): None. Marvin Ultimate windows with undivided glazing on side elevations not visible from Locust Avenue.

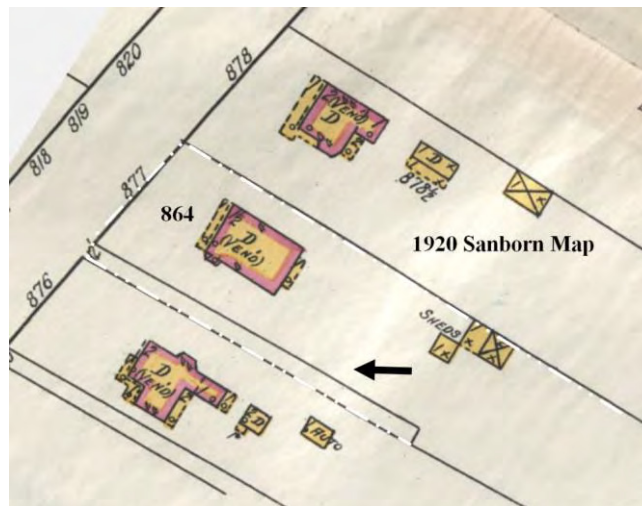
- Entry Doors (West elevation, visible from Locust Ave): None. Marvin Ultimate sliding glass doors on side elevations not visible from Locust Avenue.
- Garage Doors: Full View aluminum-frame glazed garage doors.

### **Discussion and Recommendations**

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Within an HCD, the design review prioritizes what is visible from the public right of way. New structures concealed by the principal structure from all abutting streets are exempt from BAR review. With that, the four sides of the proposed garage are of the same design and materials, staff will focus on the front elevation.

Staff recommends approval. (See comments below under *Pertinent Design Review Guidelines for New Construction and Additions.*)



### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed auxiliary dwelling unit at 864 Locust Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood Historic Conservation District, and that the BAR approves the application [as submitted.]

[...as submitted with the following conditions: ...]

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-341 of the City Code. Criteria for approval

- a) 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 conservation district design guidelines; and
  - 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b) The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c) The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

### **Pertinent Guidelines for New Construction and Additions (Historic Conservation Districts)**

#### **Building Location – setback and spacing**

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

**Staff Comment:** Garages generally located along the parcel line and either to the side or behind a house are common within the district, especially at the northern end of Locust Avenue; with most listed as contributing structures. The 1920 Sanborn Map indicates a garage located to the rear of this property. (See image and map in the Appendix.)

#### Building Scale – height and massing

...

4. An accessory building should appear secondary to the main building in scale and design.

**Staff Comment:** The proposed structure complies with this recommendation.

#### Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

**Staff Comment:** The roof material and form are contemporary, but the guidelines for Martha Jefferson encourage well-designed, contemporary architecture.

#### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

**Staff Comment:** Like many historic garage buildings in the Martha Jefferson neighborhood, the elevation facing the street contains a single garage door opening.

#### Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

**Staff Comment:** The proposed materials are compatible with the HCD. Per the HCD regs, the replacement of windows and doors does not require a CoA. For additions and the construction of small, auxiliary buildings, it is staff's interpretation that window and door specifications are not required for CoA approval. Relative to the provision for 70% VLT glass, the BAR has established that this is not necessary or appropriate for residential projects. (The glass for most residential doors and windows typically has a VLT in the low 60s.)

#### Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

**Staff Comment:** Not applicable.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

**Staff Comment:** Not applicable.

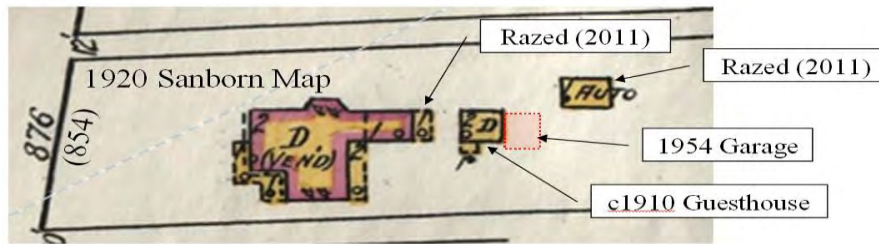
**Martha Jefferson Historic Conservation District**

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent:
  - a. Maintain neighborhood massing and form;
  - b. Encourage the use of sustainable materials;
  - c. Limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
  - a. not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated);
  - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

**Staff Comment:** Proposed structure is located in the rear yard and features a standing-seam metal roof.

## Appendix



North section of Martha Jefferson HCD





# Architectural And Historic Survey



## Identification

STREET ADDRESS: 864 Locust Avenue	HISTORIC NAME: Hill-Holladay House
MAP & PARCEL: 51-93	DATE / PERIOD: 1905
CENSUS TRACT AND BLOCK: 3-316	STYLE: Victorian
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 1½ storeys
ORIGINAL OWNER: T.M. Hill	DIMENSIONS AND LAND AREA: 115.2' x 341' (39,283 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (4 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Charles A. Rausch, Jr. & Josephine S. Rausch	DATE OF SURVEY: Spring 1980
ADDRESS: 854 Locust Avenue Charlottesville, VA	SOURCES: City/County Records Mr. & Mrs. Charles A. Rausch, Jr.

## ARCHITECTURAL DESCRIPTION

This 1½-storey house is quite large and was divided into four apartments many years ago. It is set on a high foundation of brick laid in 4- and 5-course American bond. It is five bays wide and triple pile. Construction is of brick laid in stretcher bond. The medium-pitched gable roof is covered with standing-seam metal (painted red) and has projecting eaves and verges, boxed cornice with returns, and plain frieze. The gable end is toward the street. There are additional smaller gables on the side elevations, off-center toward the front on the south side and toward the rear on the north side. A little of the original gingerbread remains in all of the gables. There are three interior chimneys with caps and stringcourses. Windows are double-sash, 1-over-1 light, with wooden sills. Those at the first level have jack arches; those at the second level are somewhat shorter and have segmental arches. Basement windows are two-light hinged-sash. There is a one-storey, semi-octagonal bay window on the south side of the house. It has brick walls and a hip roof covered with standing-seam metal. A one-storey veranda covers the facade. It has a low-pitched hip roof with a projecting central gable supported on consoles. The roof is covered with standing-seam metal and has a boxed cornice, plain frieze, four Tuscan columns, and Colonial Revival balustrade. The central entrance door has one light over two decorated horizontal panels. It is flanked by sidelights over panels and has a 3-light rectangular transom. The interior follows the central hall plan and has symmetrically moulded trim with corner blocks. There is a 2-flight open stair with winders in the entrance hall. It has turned balusters and square newels with urns. The back porch has a low-pitched hip roof with boxed cornice, plain frieze, and Eastlake posts and balustrade. The southern half has been extended.

## HISTORICAL DESCRIPTION

T.M. Hill purchased this lot in 1903 (ACDB 125-354), built the house in 1905, and sold it in 1911 to John Z. and Elizabeth Holladay (ACDB 145-225). Sometime during the half century that it was owned and occupied by this family, the house was divided into four apartments. The present owners, who live next door, bought the house from the Holladays' heirs in 1963 and use it as rental property (City DB 238-106). Additional References: City WB 9-248.

## SIGNIFICANCE

This Victorian house is unusually large for a 1½-storey building, and it interrupts the scale of the street, but it is nevertheless an integral part of the varied landscape of Locust Avenue.







Photo of existing at 864 Locust Avenue

RECORD MERIDIAN  
D.B.202 Pg.179



LOCUST AVENUE

25' FRONT SETBACK

LOT SIZE: 36316 SF  
EXISTING HOUSE FOOTPRINT: 2923 SF  
ALLOWABLE ADU FOOTPRINT: 1169 SF  
PROPOSED ADU FOOTPRINT: 1076 SF  
AREA OF REAR YARD: 18905 SF  
MAX. AREA OF ACCESSORY STRUCTURES: 5671 SF  
PROPOSED AREA OF ACCESSORY STRUCTURES: 1076 SF

EXISTING HOUSE  
(MAIN STRUCTURE)

NEW ACCESSORY  
STRUCTURE

SETBACK LINE

PROPERTY LINE

2' TALL RETAINING  
WALL AND FENCE  
ALONG DRIVEWAY  
TO GARAGE

25' REAR SETBACK

TMP 51-91.1  
"Blanchard"  
D.B.904 Pg.280

TMP 51-93.1  
Neil Isabel Morrison  
Inst.# 20113864

TMP 51-91  
"Everett"  
D.B.597 Pg.273

0 10 20 40  
SCALE IN FEET

1

1

ARCHITECTURAL SITE PLAN

1/32" = 1'-0"

POINT OFFICE  
ARCHITECTURE & DESIGN

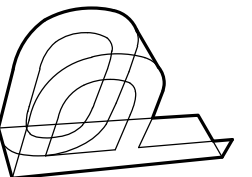
OFFICE: 404.500.9913  
WWW.POINT-OFFICE.COM  
900 DEKALB AVE, SUITE E  
ATLANTA, GA 30307

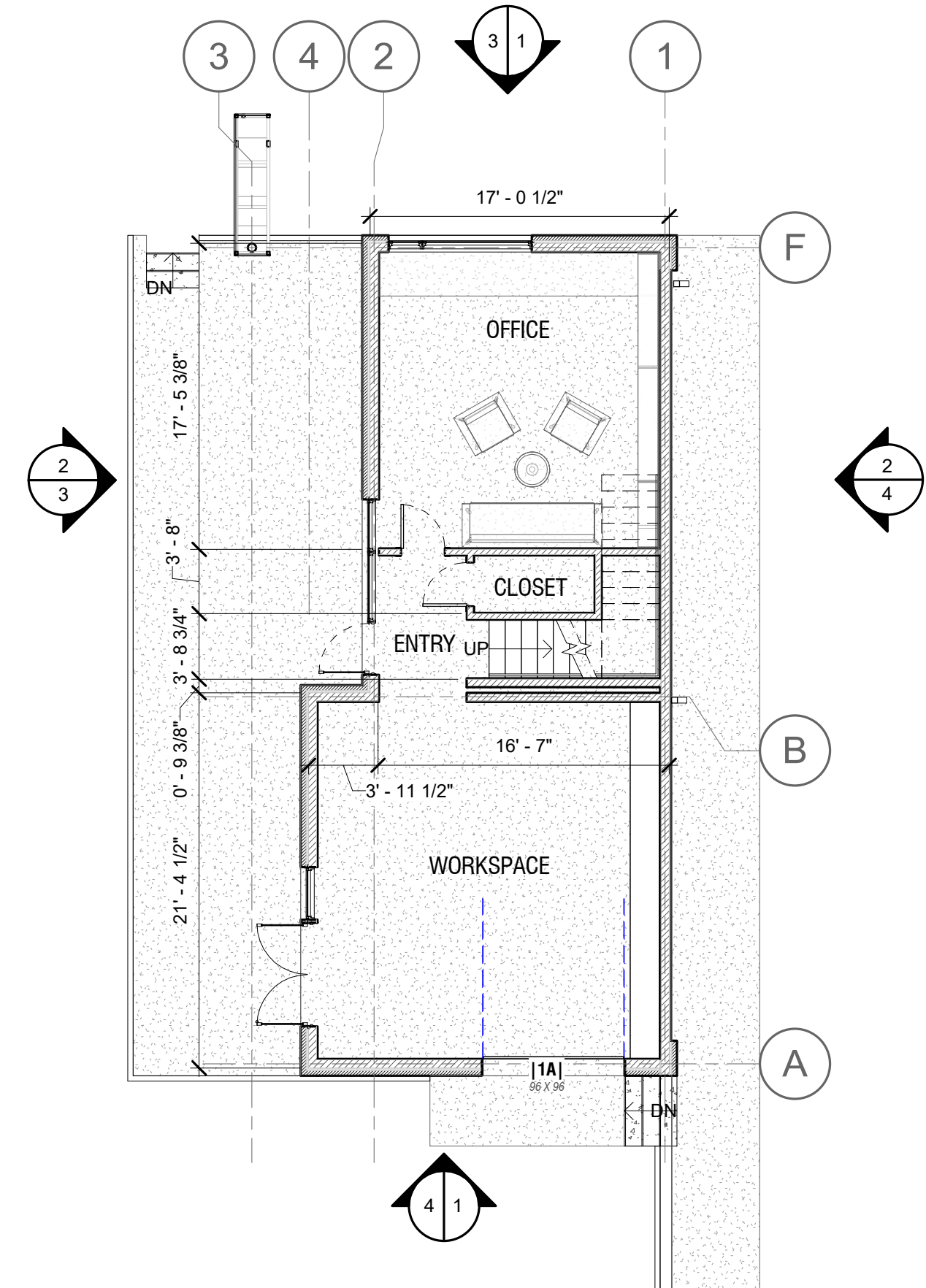
PROJECT:

HOSKINS STUDIO

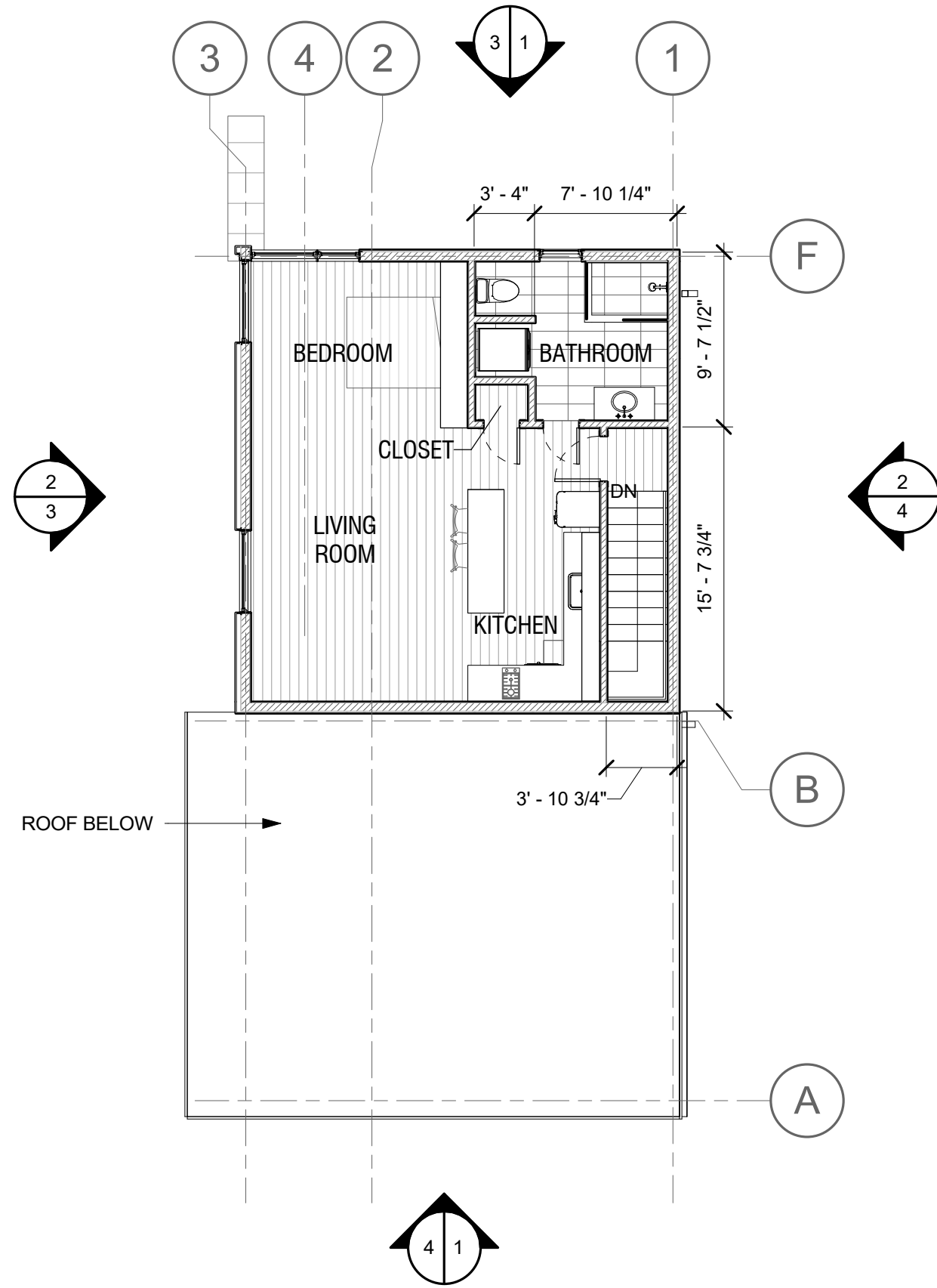
864 LOCUST AVENUE, CHARLOTTEVILLE VA 22902

1





1 FLOOR PLAN - GROUND FLOOR  
1/8" = 1'-0"



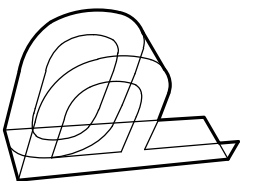
2 FLOOR PLAN - SECOND FLOOR  
1/8" = 1'-0"

2

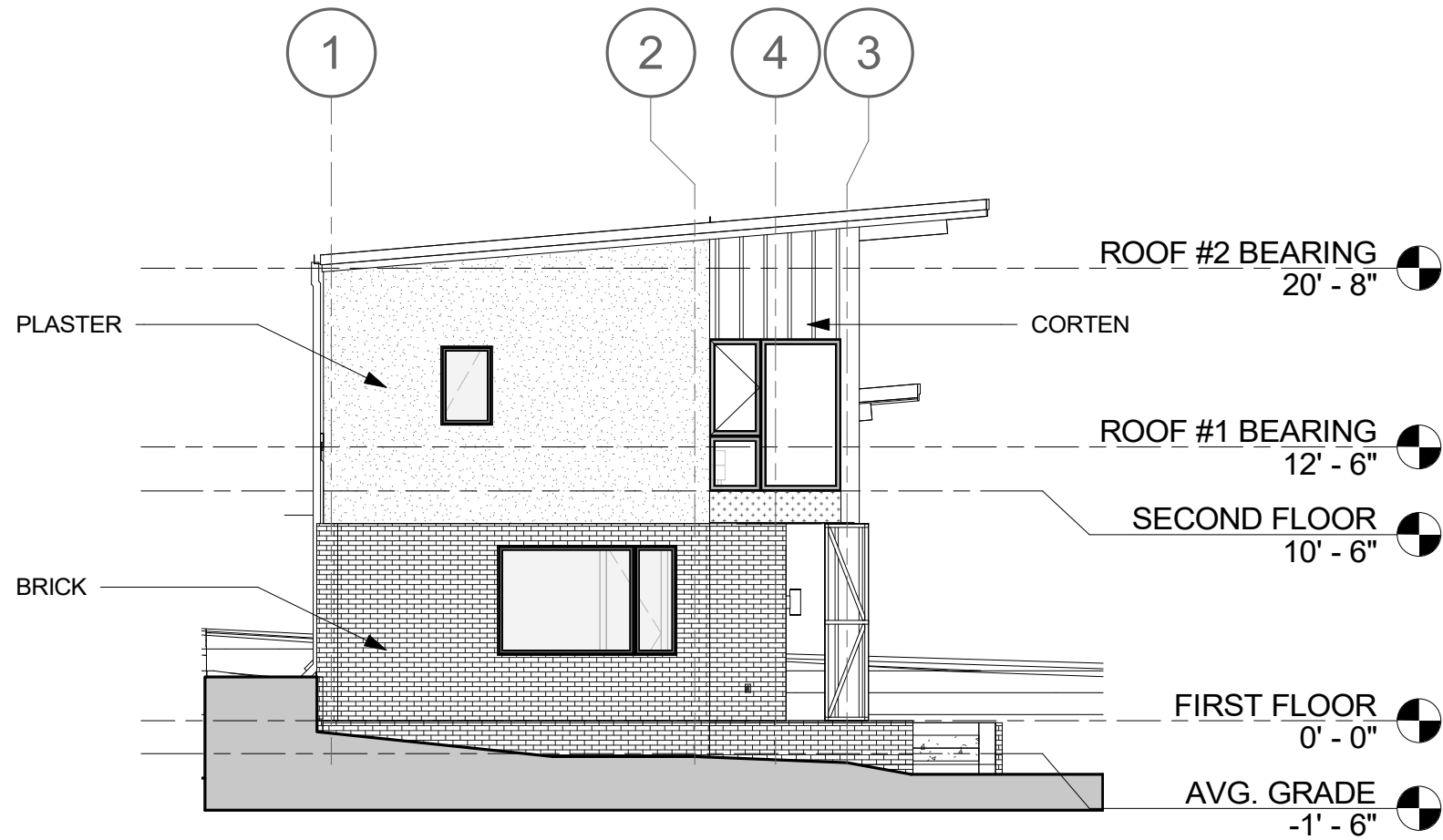
PROJECT:  
**HOSKINS STUDIO**  
864 LOCUST AVENUE, CHARLOTTESVILLE VA 22902

OFFICE: 404.500.9913  
WWW.POINT-OFFICE.COM  
900 DEKALB AVE, SUITE E  
ATLANTA, GA 30307

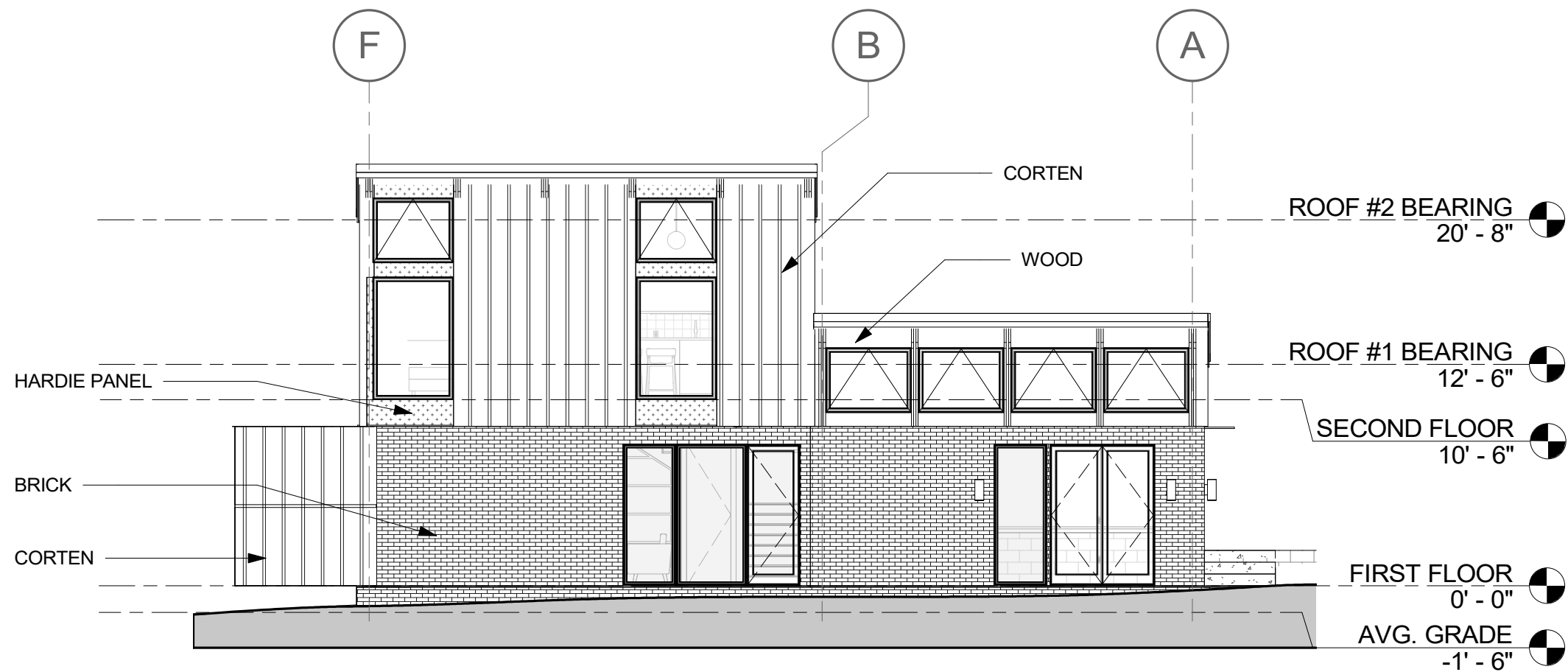
**POINT OFFICE**  
ARCHITECTURE & DESIGN



1  
3 ELEVATION - EAST  
1/8" = 1'-0"



2  
3 ELEVATION - NORTH  
1/8" = 1'-0"

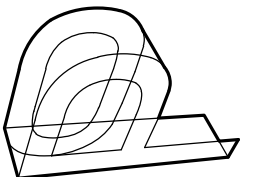


3

PROJECT:  
**HOSKINS STUDIO**  
864 LOCUST AVENUE, CHARLOTTESVILLE VA 22902

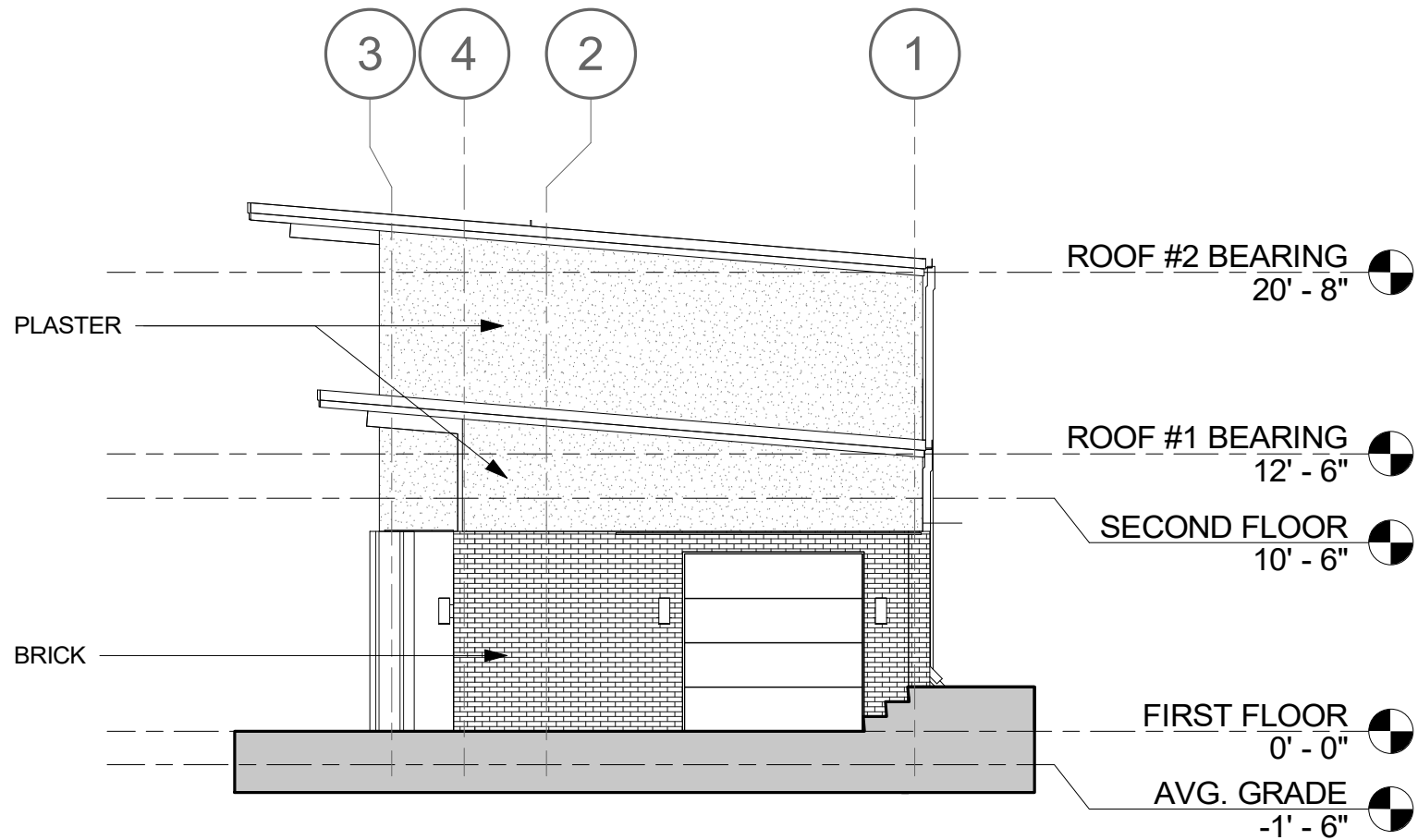
OFFICE: 404.500.9913  
WWW.POINT-OFFICE.COM  
900 DEKALB AVE, SUITE E  
ATLANTA, GA 30307

**POINT OFFICE**  
ARCHITECTURE & DESIGN



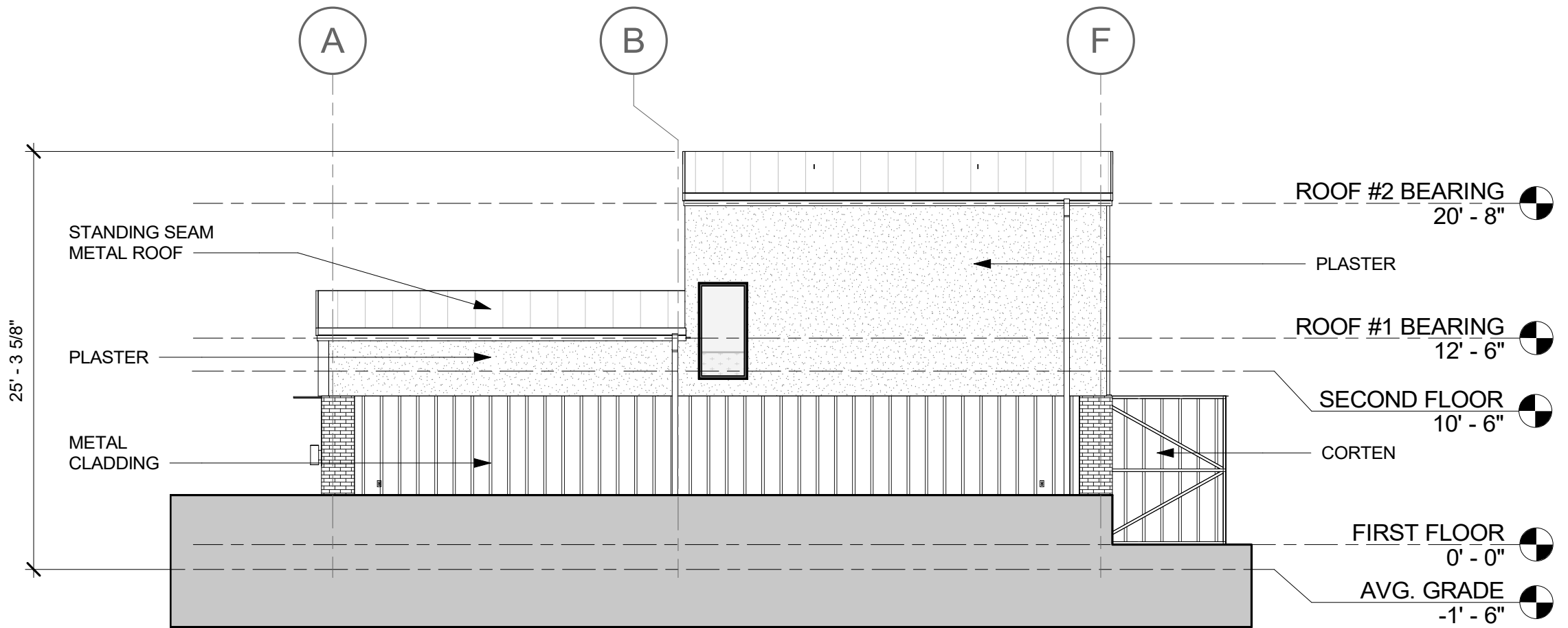
1  
4

ELEVATION - WEST  
1/8" = 1'-0"



2  
4

ELEVATION - SOUTH  
1/8" = 1'-0"



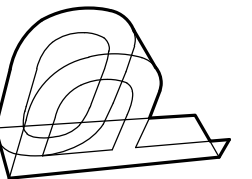
4

PROJECT:  
**HOSKINS STUDIO**

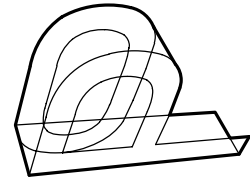
864 LOCUST AVENUE, CHARLOTTESVILLE VA 22902

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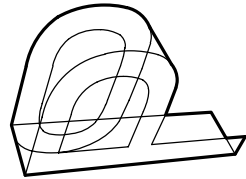
PROJECT:

**HOSKINS STUDIO**

864 LOCUST AVENUE, CHARLOTTESVILLE VA 22902

5





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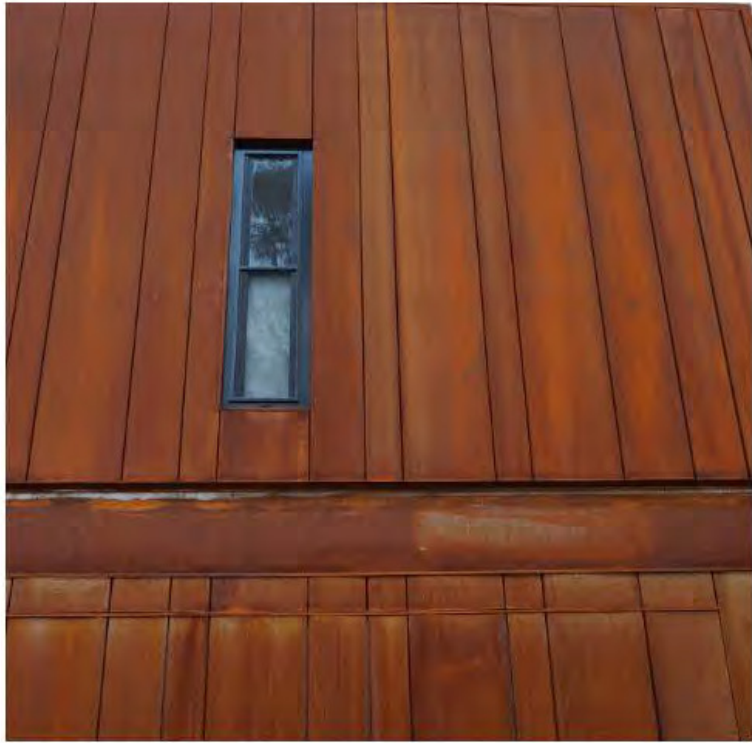
PROJECT:

**HOSKINS STUDIO**

864 LOCUST AVENUE, CHARLOTTESVILLE VA 22902

6





CORTEN SIDING



STANDING SEAM ROOF



DARK GRAY BRICK



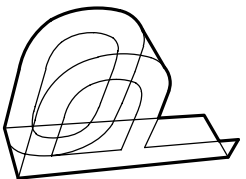
MARVIN ULTIMATE WINDOWS & DOORS



FULL VIEW GARAGE DOOR (ALUMINUM)



PLASTER



**Certificate of Appropriateness**

BAR 22-04-02

500 Court Square, TMP 530096000

North Downtown ADC District

Owner: 500 Court Square

Applicant: Brannan Boze, Smartlink (for T-Mobile)

Project: Install gas pipe for roof-top generator

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)



**City of Charlottesville**  
**Board of Architectural Review**  
**Staff Report**  
April 19, 2022



**Certificate of Appropriateness Application**

BAR 22-04-02

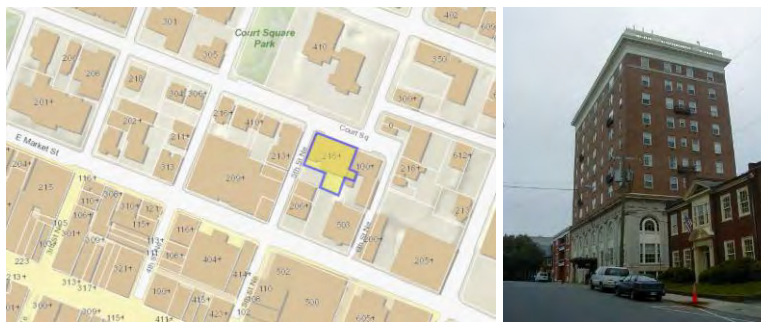
500 Court Square, TMP 530096000

North Downtown ADC District

Owner: 500 Court Square

Applicant: Brannan Boze, Smartlink (for T-Mobile)

Project: Install gas pipe for roof-top generator



**Background:**

*Year Built:* 1906, renovated 1936 (Originally the City's U.S. Post Office)

*District:* North Downtown ADC District

*Status:* Contributing

**Prior BAR Reviews**

(See *Appendix 2* for complete list.)

November 29, 2021 - Admin approval of rooftop generators for telecom equipment, gas pipe to be run inside the building.

**Attachments**

- Submittal: T-Mobile drawings for *Generator Add* at wireless site VA32349A, 500 Court Square. Sheets T-1, N-1, A-1, A-2, A-2.1, A-3, A-4, S-1, E-1, G-1 (dated 8/06/21) and Sheets P-1, P-2, and P-3 (dated 12/02/21). Also, photo in *Appendix 1* showing the proposed routing.

CoA to install exterior gas pipe to rooftop generators. (The November 2021 CoA approved the generators administratively, with gas service to be run inside the building. However, installing the gas pipe on the exterior requires BAR review.)

In *Appendix 1* are additional photographs of the building, which may be helpful. In the attachment are images of similar conditions elsewhere in the City.

## Discussion

The Design Guidelines do not specifically address conduits and piping; however, the guidance is generally to *consolidate and screen equipment and utilities* and to locate them where *least likely to detract from the character of the site*.

At the ground level, the service is in the rear parking area, where other mechanical equipment is located. Screening is not necessary.

Where installed vertically on the building—a span ten stories plus the parapet—screening or *fully concealing* the assembly would likely be more visible than a painted pipe installed at an appropriate location. Staff suggests two options:

- Mounting the pipe as close as possible adjacent to a downspout; specifying which, if not as proposed by the applicant, and on which side of the downspout, if there is a preference. (below, left)
- Mounting the pipe as close as possible into the vertical corner between the first and second downspouts. (below, right)



The rooftop and the generators are concealed behind the parapet.

Anchor details from P-3 of submittal.

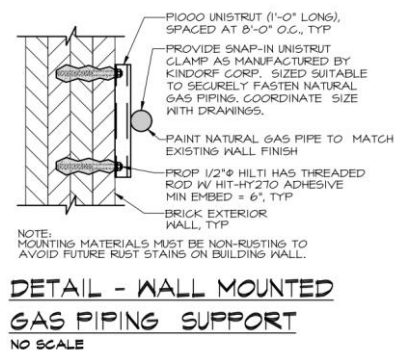
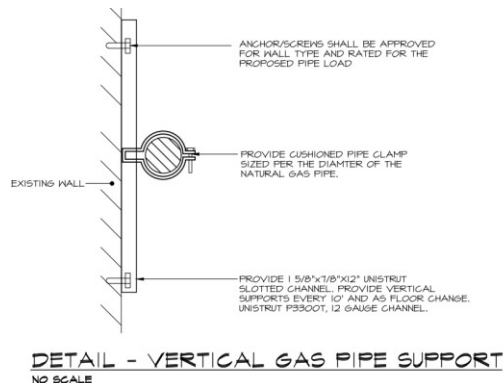


Photo showing conduits with similar installation brackets at the Main Library.



The intent is to paint the pipe and anchor brackets. The BAR should approve or recommend an appropriate color allow for staff to make a determination. (For the Main Library, the CoA included a condition that the conduits be painted a color close to the existing brick, to be approved by staff. For that, staff circulated color samples with a recommended selection, which the BAR informally expressed support for.)

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed gas pipe at 500 Court Square satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:...]

*Denial:* Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed gas pipe at 500 Court Square does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that 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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

H. Utilities and Other Site Appurtenances

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life.

However, their placement may detract from the character of the site and building.

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Chapter IV – *Rehabilitation*

L. Rear of Buildings

...

2. Consolidate and screen mechanical and utility equipment in one location when possible.



## Appendix 1

Top image is from applicant, showing the preferred routing. Additional images by staff















## **Appendix 2**

### **Previous BAR Reviews**

February 28, 1989 - New windows in south wall façade and two to three outdoor mechanical units on fire stair

June 27, 1989 - Install railings on towers and two sets of stairs on roof

January 23, 1990 - Install six windows; close two fire door entrances; install vent; add two heat pump units on fire stairs

April 24, 1990 - Screening for rear heat pumps

June 21, 1994 - Replace new sliding doors

February 2001 – Admin approval: co-locate antenna on roof

April 2001 – Admin approval: replace two rooftop cabinets and upgrade telecom equipment.

July 2001- Admin approval: locate six to nine rooftop antennas with accessory telecom cabinets

October 2001 – Administrative approval: Remove three rooftop antennas and replace six.

June 17, 2003 – Approve Add two new rectangular windows in south elevation.

September 21, 2004 – Approve revolving door

June 21, 2011 – Approve replacement the balustrade with a painted terne-coated stainless-steel replica.

July 19, 2011 – Approve replacement of nine existing wood windows in a 6<sup>th</sup> floor unit facing Market Street with aluminum clad wood window sash kits with exterior applied 7/8” putty profile muntins. (This is the only approved window replacement at this time for the entire structure.)

March 19, 2013 – Approve re-roofing and replacement of painted galvanized steel balustrade with painted copper balustrade.

March 18, 2014 - Approve change in baluster material from painted copper to fiberglass as submitted.

August 19, 2014 – Admin approval to replace three antennas with three similar sized antennas.

April 21, 2015 - Approve replacement of six rooftop antennas and add one new cabinet on roof.

June 16, 2015 – BAR accepted applicant’s request for deferral re: proposed rooftop communications equipment. BAR recommended a master plan be developed that might include options for: locating the antennas behind the baluster; locating the antennas to the sides of the penthouse, and painting the antennas to match the penthouse; or adding screening to the penthouse area resulting in a wider penthouse.

January 2019 – Approve installation of two metal security gates, with the following conditions:

- Drawing #1 for the Porte Cochere (without the ovals)
- Drawing #3 for the Court Square Tavern (without the ovals)
- Request to look at the proportions for the Porte Cochere [height of gate relative to fixed panel above]
- Request the gates be set back and swing inward
- Submit the updated final drawings for the BAR Archive

July 22, 2020 – Admin approval of additional communications equipment.







**2205-09 Fontaine Avenue. (Entrance Corridor.)**

BAR discussion: April 19, 2022 (2 of 7)

Exterior ductwork and conduits enclosed with prefinished metal panels.



## Main Street Market (West Main)

BAR discussion: April 19, 2022 (3 of 7)



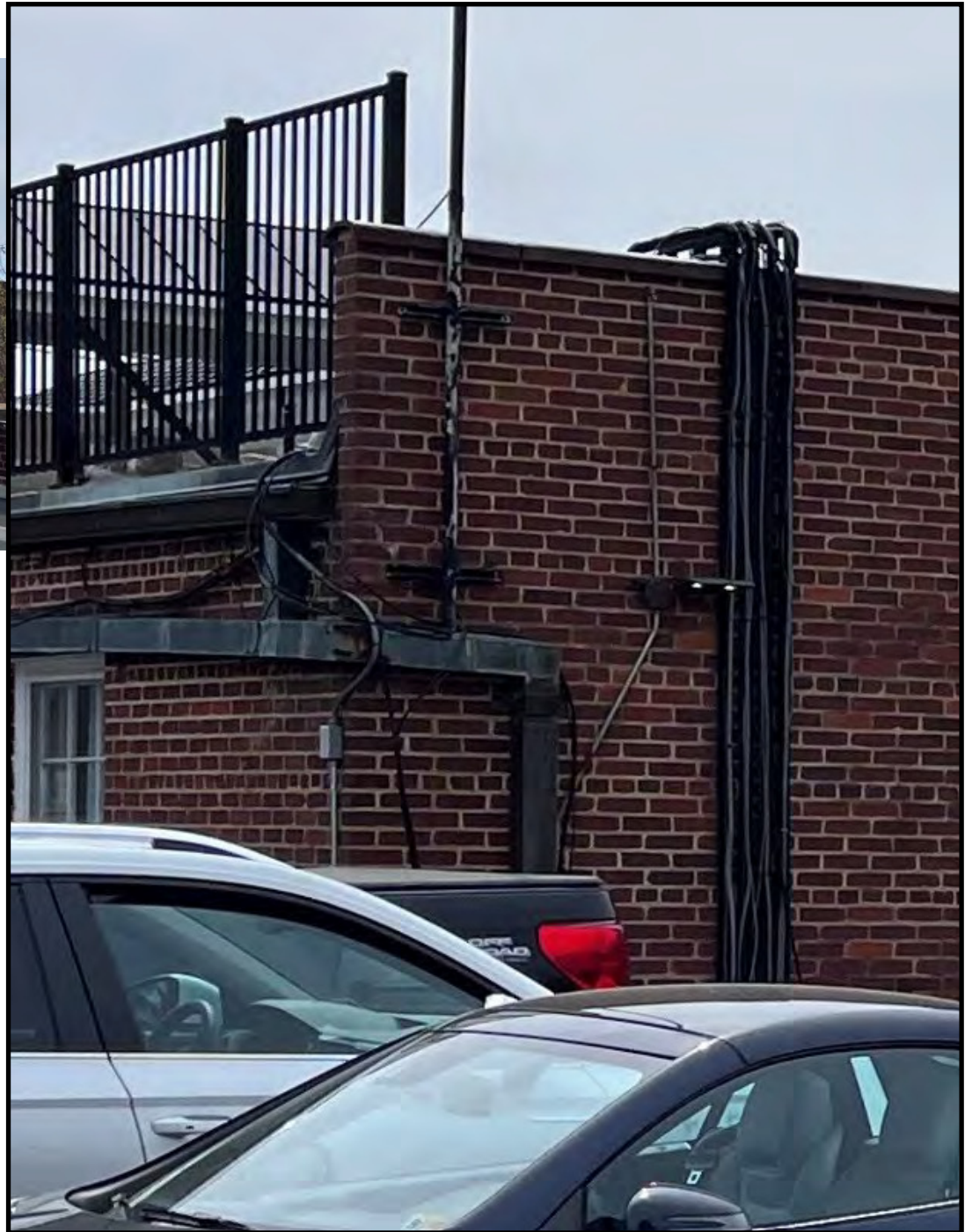


















# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 516 East Jefferson Street  
 Map and Parcel: 53-96  
 Census Tract & Block: 1-112  
 Present Owner: Monticello Plaza Condominiums  
 Address: Box 591, City  
 Present Use: Hotel  
 Original Owner: Jackson Park Hotel Company  
 Original Use: Hotel

## BASE DATA

Historic Name: The Monticello Hotel  
 Date/Period: 1924-26  
 Style: Neo-Classical Revival  
 Height to Cornice: 103.28  
 Height in Stories: 9  
 Present Zoning: B-3  
 Land Area (sq.ft.): Land: 24,600  
 Assessed Value (land + imp.): Building: 55,450

## ARCHITECTURAL DESCRIPTION

The Monticello Hotel illustrates the return to classical architecture in the first part of this century. The architect, Stanhope Johnson of Lynchburg, was a leader in the Roman & neo-Classical revivals. The first two levels of this massive facade is treated with Doric pilasters supporting a horizontal entablature with triglyphs. Between the range of pilasters the architect placed tri-part windows with thermal windows above. The top of the hotel is capped by a huge cornice and balustrade. The public dining room is designed with graceful Adamesque details including slender engaged columns, finely carved entablatures, and delicate carvings. The room is one of the finest revival spaces in the city.

## HISTORICAL DESCRIPTION

In 1924 the Jackson Park Hotel Company purchased a row of Nineteenth century merchantile structures, from R. E. Yowell and razed them. The cornerstone was laid in 1925 and the building was opened to the public in 1929. In 1957, the Jackson Park Hotel Company sold the property to the Monticello Hotel Company for \$925,000. In 1973, the owners began to convert the hotel into condominiums. Deed references: (see Farish House for pre-1924 references) City DB 48-199, 340-360, 352-455.

## GRAPHICS



## CONDITIONS

Good

## SOURCES

City Records



## 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 the signed application form and a digital copy of submittal and attachments (via email or thumb drive).  
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 500 Court Square Applicant Name Brannan Boze - Real Estate Project Manager, Smartlink  
Project Name/Description Install gas pipe for backup generator at rooftop cell comm. site Parcel Number 530096000  
Project Property Address 500 Court Square

### Applicant Information

Address: 1997 Annapolis Exchange Parkway, suite 200, Annapolis MD,

Email: brannan.boze@smartlinkgroup.com

Phone: (W) \_\_\_\_\_ (C) (804) 855-4763

### Signature of Applicant

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

Brannan Boze

3/30/2022

Signature

Date

Brannan Boze

3/30/2022

Print Name

Date

### Property Owner Information (if not applicant)

Address: 500 Court Square  
Charlottesville, Va 22902

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

[Signature]

4-1-22

Signature

Date

Thomas Boone

4-1-22

Print Name

Date

### **Description of Proposed Work (attach separate narrative if necessary):**

Modify admin CoA (approved Nov 29, 2021): Install gas service on exterior wall per revised drawings P-1, P-2, and P-3.

T-Mobile drawings for Site # VA32349A, 500 Court Square:

Sheets T-1, N-1, A-1, A-2, A-2.1, A-3, A-4, S-1, E-1, and G-1 (dated

08/06/21) and P-1, P-2, and P-3 (revised Dec 1, 2021 to modify routing of gas service).

### **For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_





For:

<b>PROJECT:</b> GENERATOR ADD	
<b>SITE NAME:</b> RIDGE STREET	
<b>SITE ID:</b> VA32349A	
<b>SITE ADDRESS:</b> 500 COURT SQUARE CHARLOTTESVILLE, VA 22902	
<b>PROJECT TEAM</b>	
<b>APPLICANT:</b> T-MOBILE 12055 BALTIMORE AVE BELTSVILLE, MD 20705	
<b>SITE ACQUISITION:</b> COMPANY: ADDRESS: CONTACT: EMAIL:	SMARTLINK GROUP 1362 MELLON RD HANOVER, MD 21076 HINSON WHITE HINSON.WHITE@SMARTLINKGROUP.COM
<b>ARCHITECTURAL &amp; ENGINEERING:</b> COMPANY: ADDRESS: ENGINEER: PHONE: EMAIL:	TRYLON TSP 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 KATYA SERAVALLE 1 (855) 689-5422 KATYA.SERAVALLE@TRYLON.COM





SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

SITE INFORMATION
SITE ID: VA32349A
SITE NAME: RIDGE STREET
SITE ADDRESS: 500 COURT SQUARE CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION
TITLE SHEET

SHEET NO.
T-1

## PROJECT TEAM

APPLICANT:	T-MOBILE 12050 BALTIMORE AVE BELTSVILLE, MD 20705
SITE ACQUISITION:	
COMPANY:	SMARTLINK GROUP
ADDRESS:	1362 MELLON RD HANOVER, MD 21076
CONTACT:	HINSON WHITE
EMAIL:	HINSON.WHITE@SMARTLINKGROUP.COM
ARCHITECTURAL & ENGINEERING:	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038
ENGINEER:	KATYA SERAVALLE
PHONE:	1 (855) 669-5421
EMAIL:	KATYA.SERAVALLE@TRYLON.COM

## CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2017 NATIONAL ELECTRICAL CODE

## SHEET INDEX

SHEET #	DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
A-1	EXISTING COMPOUND LAYOUT
A-2	PROPOSED COMPOUND LAYOUT
A-2.1	ENLARGED PROPOSED COMPOUND LAYOUT
A-3	GENERATOR SPECIFICATIONS
A-4	EQUIPMENT AND MOUNTING DETAILS
S-1	ATTACHMENT DETAILS
E-1	PANEL SCHEDULE & WIRING DETAILS
G-1	GROUNDING DETAILS
P-1	GAS PIPE ROUTING PLANS, AND NOTES
P-2	GAS RISER DIAGRAM, SYMBOLS LIST, AND NOTES
P-3	DETAILS

## PROJECT: GENERATOR ADD

SITE NAME:  
RIDGE STREET

SITE ID:  
VA32349A

SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

## PROJECT DESCRIPTION

THE PROJECT CONSISTS OF MODIFICATIONS TO AN EXISTING APPROVED WIRELESS FACILITY WITH FOLLOWING:

- EXISTING (1) 11'-0" x 13'-6" EQUIPMENT PLATFORM
- INSTALL (1) 25KW GENERAC NATURAL GAS GENERATOR (GENERAC RG025 AC)
- INSTALL (1) AUTOMATIC TRANSFER SWITCH

## DRIVING DIRECTIONS

FROM: 12050 BALTIMORE AVE, BELTSVILLE, MD 20705  
TO: 500 COURT SQUARE, CHARLOTTESVILLE, VA 22902

START HEAD SOUTHEAST TOWARD US-1 S. FOLLOW I-495 W, I-66 W AND US-29 S TO PARK ST IN CHARLOTTESVILLE. TAKE THE PARK ST EXIT FROM US-250 E/US-250 BYP E. TURN RIGHT ONTO US-1 S. TURN RIGHT ONTO AMMENDALE RD. TURN LEFT ONTO MD-212 W/AMMENDALE RD. USE THE RIGHT LANE TO MERGE WITH I-95 S VIA THE RAMP TO WASHINGTONI. USE THE RIGHT 2 LANES TO TAKE EXIT 27 W FOR I-95/I-495 W TOWARD SILVER SPRING/BETHESDA. KEEP RIGHT AT THE Y JUNCTION AND MERGE WITH I-495 W. KEEP RIGHT TO CONTINUE ON I-495 S. KEEP RIGHT TO STAY ON I-495 S. USE THE RIGHT 2 LANES TO TAKE EXIT 49 TO MERGE WITH I-66 W TOWARD MANASSAS/FRONT ROYAL. USE THE RIGHT 2 LANES TO TAKE EXIT 43A TO MERGE WITH US-29 S/LEE HWY. TOWARD GAINESVILLE/WARRENTON. KEEP LEFT TO CONTINUE ON US-15 S/US-29 S. FOLLOW SIGNS FOR US-17 S/CULPEPER/FREDERICKSBURG. KEEP RIGHT TO STAY ON US-29 S. KEEP LEFT TO STAY ON US-29 S. USE THE LEFT 2 LANES TO TURN LEFT ONTO HYDRAULIC RD. USE THE LEFT 2 LANES TO TURN LEFT ONTO US-250 E/US-250 BYP E. TAKE THE PARK ST EXIT. FOLLOW PARK ST TO E JEFFERSON ST. TURN RIGHT ONTO PARK ST. TURN RIGHT ONTO E JEFFERSON ST. DESTINATION WILL BE ON THE LEFT



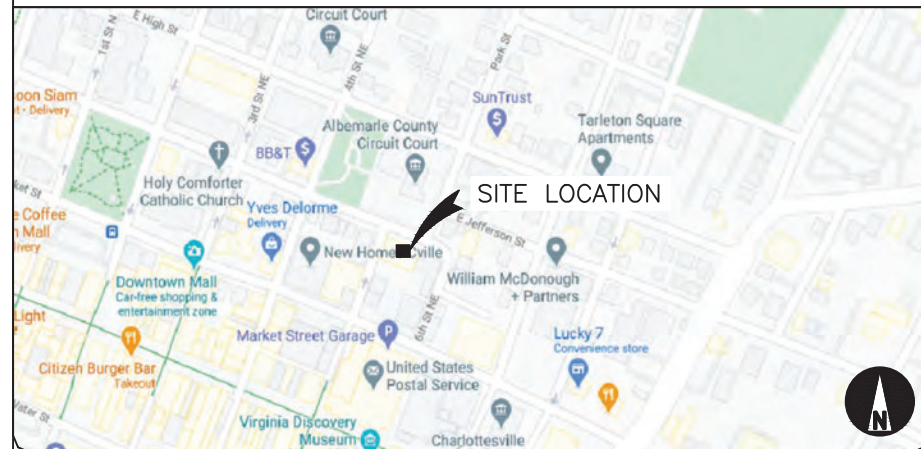
Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS  
UNDERGROUND FACILITIES BEFORE  
YOU DIG IN VIRGINIA, CALL VIRGINIA 811

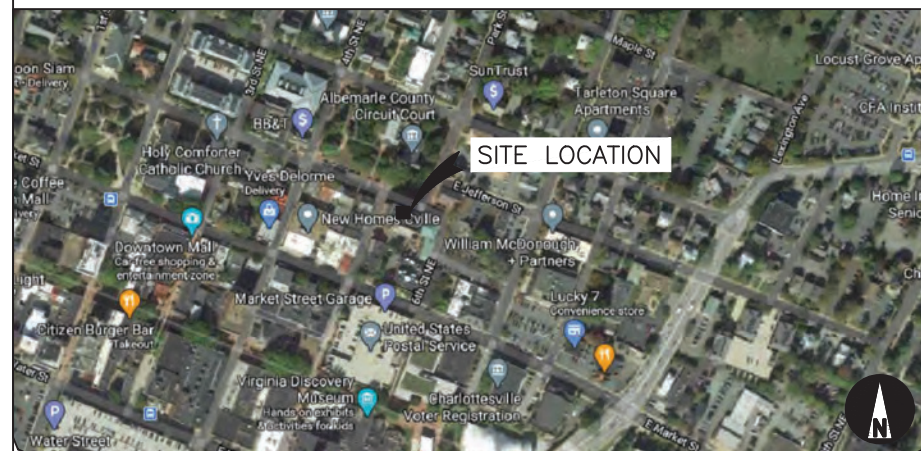
TOLL FREE: 1-800-552-7001 OR  
www.va811.com

VIRGINIA STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE

## VICINITY MAP



## AERIAL MAP



## PROJECT INFORMATION

SITE NAME:	RIDGE STREET
SITE ID:	VA32349A
COUNTY:	ALBEMARLE
JURISDICTION:	CITY OF CHARLOTTESVILLE
APN:	53009600
LATITUDE:	38.031159°
LONGITUDE:	-78.47759°
GROUND ELEVATION:	± 501' (AMSL)
SITE ADDRESS:	500 COURT SQUARE CHARLOTTESVILLE, VA 22902
PROPERTY OWNER:	BROADCAST SERVICES INC. 4801 INDUSTRIAL PARKWAY INDIANAPOLIS, IL 46226
TOWER OWNER:	UNKNOWN
TOWER OWNER SITE ID:	UNKNOWN



GENERAL NOTES

1. GENERAL REQUIREMENTS

A. PURPOSE AND INTENT

1. THE DRAWING AND SPECIFICATION ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. THE INTENTION OF THE DOCUMENT IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

B. CONFLICTS

1. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK, NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO T-MOBILE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
2. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS GOVERNING THE WORK.

C. CLEANING

1. KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES AT THE COMPLETION OF THE WORK. REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL INCLUDING ALL CONTRACT TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

D. CODES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES PROMULGATED BY FEDERAL STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE SALTIER. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WEATHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

E. LICENSING

1. CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE SHALL BE LICENSED, RESEARCHED AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.

F. OSHA

1. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS AND STATE LAWS BASED IN THE FEDERAL OCCUPATION SAFETY AND HEALTH ACT. THESE REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, EXCAVATION AND TRENCHING, AND WORK IN CONFINED SPACES. ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES DURING CONSTRUCTION.

G. PHOTOS

1. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATIONS, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

H. BUILDING PERMITS

1. CONTRACTOR WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND WORKMAN'S COMPENSATION INFORMATION TO THE JURISDICTION AS REQUIRED TO OBTAIN THE BUILDING PERMIT, CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND POST REQUIRED PERMITS AT THE JOB SITE COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY BE BEYOND THE SCOPE OF THE CONTRACT OR DEVIATE FROM THE CONSTRUCTION DOCUMENT. T-MOBILE WILL REIMBURSE THE CONTRACTOR FEES FOR PLAN REVIEW, BUILDING PERMIT, CONNECTIONS, AND INSPECTIONS. (INCLUDED IN THE BASE PROPOSAL).

I. ZONING REGULATIONS AND CONDITIONAL USE PERMITS

1. CONTRACTOR WILL SUBMIT ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

J. FAA PERMIT AND TOWER LIGHTING

1. REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FM APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

K. TOWER SECURITY

1. IF REQUIRED, TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

L. SITE CONTROL

1. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO T-MOBILE.
2. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
3. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

M. LIVESTOCK PROTECTION

1. PROTECT AND SECURE LIVESTOCK. MAINTAIN AND SECURE EXISTING PERIMETER FENCE AND/OR GATE ENCLOSURES.

2. SITE PREPARATION

A. SCOPE OF WORK INCLUDES

1. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
2. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.
3. CLEANING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES AND SITE IMPROVEMENTS.
4. TOPSOIL STRIPPING AND STOCKPILING.
5. TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL REQUIREMENTS AS APPLICABLE.
6. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
7. PROTECTION AND TEMPORARY RELOCATION, STORAGE AND RE-INSTALLATION OF EXISTING FENCE AND OTHER SITE IMPROVEMENTS SCHEDULED FOR RE-USE.
8. REMOVAL AND DISPOSAL OF CLEARED MATERIALS.

B. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

1. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL.

3. EARTHWORK

A. SCOPE OF WORK INCLUDES

1. EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.
2. MATERIALS FOR SUB-BASE, DRAINAGE, BACKFILL AND GRAVEL FOR SLABS, PAVEMENT AND IMPROVEMENTS.
3. ROCK EXCAVATION WITHOUT BLASTING.
4. SUPPLY OF ADDITIONAL MATERIALS FOR OFFSITE AS REQUIRED.
5. REMOVAL AND LEGDK DISPOSAL OF EXCAVATED MATERIAL AS REQUIRED.

B. QUALITY ASSURANCE

1. COMPACTION
- A. UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS AND WALKWAYS WILL OBTAIN A 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITH PLUS OR MINUS 3% OF THE MOISTURE CONTENT.
2. GRADING TOLERANCES OUTSIDE BUILDING LINES
- A. LAWNS, UNPAVED AREAS AND WALKS PLUS OR MINUS 1 INCH.
- B. UNDER PAVEMENTS PLUS OR MINUS ½ INCH.
3. GRADING TOLERANCES FOR FILL UNDER CONCRETE APPLICATIONS
- A. PLUS OR MINUS ½ INCH MEASURED WITH 10 FOOT STRAIGHT EDGE.

C. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

1. SUB-BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG, AND NATURAL SAND.
2. WASHED MATERIAL, EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1-1/2 INCH SIEVE.
3. GRADING MATERIAL WILL CONSIST OF SATISFACTORY NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS AND OTHER UNSUITABLE MATERIALS WILL NOT BE ALLOWED FOR USE. IMPORTED MATERIALS SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5%.
4. GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1-1/2 INCH SIEVE.
5. GEOTEXTILE FABRIC AS PER CONSTRUCTION DOCUMENTS.

D. CLEARING AND GRUBBING

1. REMOVE ALL VEGETATION AND MATERIALS AS REQUIRED. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAYS. DISPOSE OF CLEARING AND GRUBBING OFF-SITE OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

E. STRIPPING

1. STRIP NOT LESS 3 INCHES OF SOD AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES OR EMBANKMENTS. STOCKPILE STRIPPING ON-SITE FOR RE-USE AND FINAL LANDSCAPING.

F. EMBANKMENT

1. CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWING.
2. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIAL WHEN SUITABLE. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIAL HAS BEEN USED.
3. CONSTRUCT IN LIFTS OF NOT MORE THAN 12 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.
4. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYERS MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
5. DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO CONTRACTOR'S OPERATIONS.
7. START LAYERS IN THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISH GRADE LINE.
8. ROUTE EQUIPMENT BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF THE EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
9. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS AND STRUCTURES TO BE 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90% OF ASTM 0-1557.

G. SITE GRADING

1. USING ON-SITE EXCAVATION MATERIAL, SHAPE, TRIM, FINISH AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE DRAWING OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
2. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.
3. ELIMINATE WHEEL RUTS BY REGRADING.
4. COMPACT AREAS OF UNDERLYING NEW GRAVEL, PAVING, FLOOR SLABS AND STRUCTURES TO BE AT 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
5. CONSTRUCT FINISH SURFACE OF SITE GRADING AREAS WITHIN 1 INCH FROM SPECIFIED GRADE.

H. SUBGRADE PREPARATION

1. SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
2. MAINTAIN TOP OF SUBGRADE IN A FREE-DRAINING CONDITION.
3. DO NOT STOCK PILE MATERIAL ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.
4. COMPACT THE TOP 12 INCHES OF SUBGRADE TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF THE OPTIMUM MOISTURE CONTENT.
5. CONSTRUCT TOP OF SUBGRADE WITHIN 1 INCH OF ESTABLISHED GRADE AND CROSS SECTION.

I. GEOTEXTILE FABRIC

1. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

J. GRAVEL SURFACING

1. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER. SPREAD GRAVEL AND RAKE TO OBTAIN A UNIFORM SURFACE AREA.

K. LANDSCAPING

1. FURNISH, INSTALL AND MAINTAIN LANDSCAPE WORK AS SHOWN AND/OR REQUIRED WITHIN THE CONSTRUCTION DOCUMENTS OR AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

L. CONCRETE FORM WORK

1. FORMS: SMOOTH AND FREE OF SURFACE IRREGULARITIES. UTILIZE FORM RELEASE AGENTS.
2. CHAMFER EXPOSED EDGES OF ALL TOWER FOUNDATION SHALL RECEIVE A ¼ INCH BY ¼ INCH 45 DEGREE CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
3. UPON COMPLETION, REMOVE ALL FORMS INCLUDING THOSE CONCEALED OR BURIED.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4. GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS. CONTRACTOR SHALL REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE MATERIAL, LITTER AND ALL FOREIGN SUBSTANCES. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUND TO A SMOOTH EVEN-TEXTURED SURFACE.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURE ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATION INDICATED. IN PARTICULAR THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL LOCAL UTILITIES LOCATOR COMPANY.
4. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THE SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, PUBLIC OR PRIVATE PROPERTY TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR OWNER'S REPRESENTATIVE, SHALL BE REPLACED.
9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS FOR CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
11. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS DEFINED BY THE OWNER OF OWNER'S REPRESENTATIVE ON THE DRAWINGS OR GEOTECHNICAL REPORT RECOMMENDATIONS.
14. CONTRACTOR TO GRADE ALL AREAS OF THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OR EQUIPMENT PAD AND THE TOWER.
15. IF NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REGRADING ROADWAY AND ANY DISTURBED AREAS FOLLOWING INSTALLATION OF UTILITIES.
16. NO COMMERCIAL MESSAGES TO BE DISPLAYED ON TOWER
17. WATER AND SEWER SERVICES ARE NOT REQUIRED FOR THE DEVELOPMENT
18. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL UNLESS OTHERWISE NOTED.
19. ELECTRICAL DRAWINGS HAVE BEEN REVIEWED AND SEALED FOR STRUCTURAL PURPOSES ONLY.

SITE LEGENDS

- -- -- -- -- CENTERLINE
- -- -- -- -- PROPERTY/LEASE LINE
- . . . . . GROUND CONDUCTOR
- -- A --- COAXIAL CABLE
- . . X --- CHAIN LINK FENCING
- OHT --- OVERHEAD TELEPHONE LINE
- OHP --- OVERHEAD POWER LINE
- E --- POWER RUN
- F/P --- FIBER/POWER RUN
- T --- TELCO RUN
- T/E --- POWER/TELCO RUN
- . . . . . GROUNDING CONDUCTOR
- . . . . . SPARK ZONE AND WORKING CLEARANCE

SYMBOLS & MATERIAL



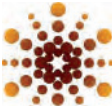
DETAIL REFERENCE



ELEVATION REFERENCE



SECTION REFERENCE



1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421



SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MMJ
1	08/06/21	CLIENT COMMENTS	MMJ

SITE INFORMATION

SITE ID:  
VA32349A

SITE NAME:  
RIDGE STREET

SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

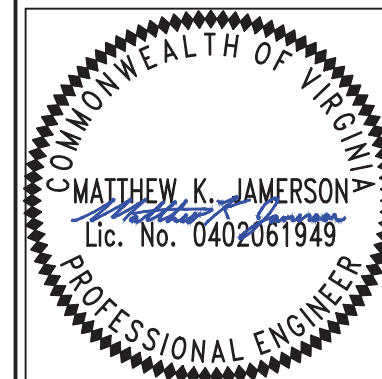
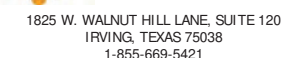
SHEET DESCRIPTION

GENERAL NOTES

SHEET NO.

N-1





SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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1	08/06/21	CLIENT COMMENTS	MR

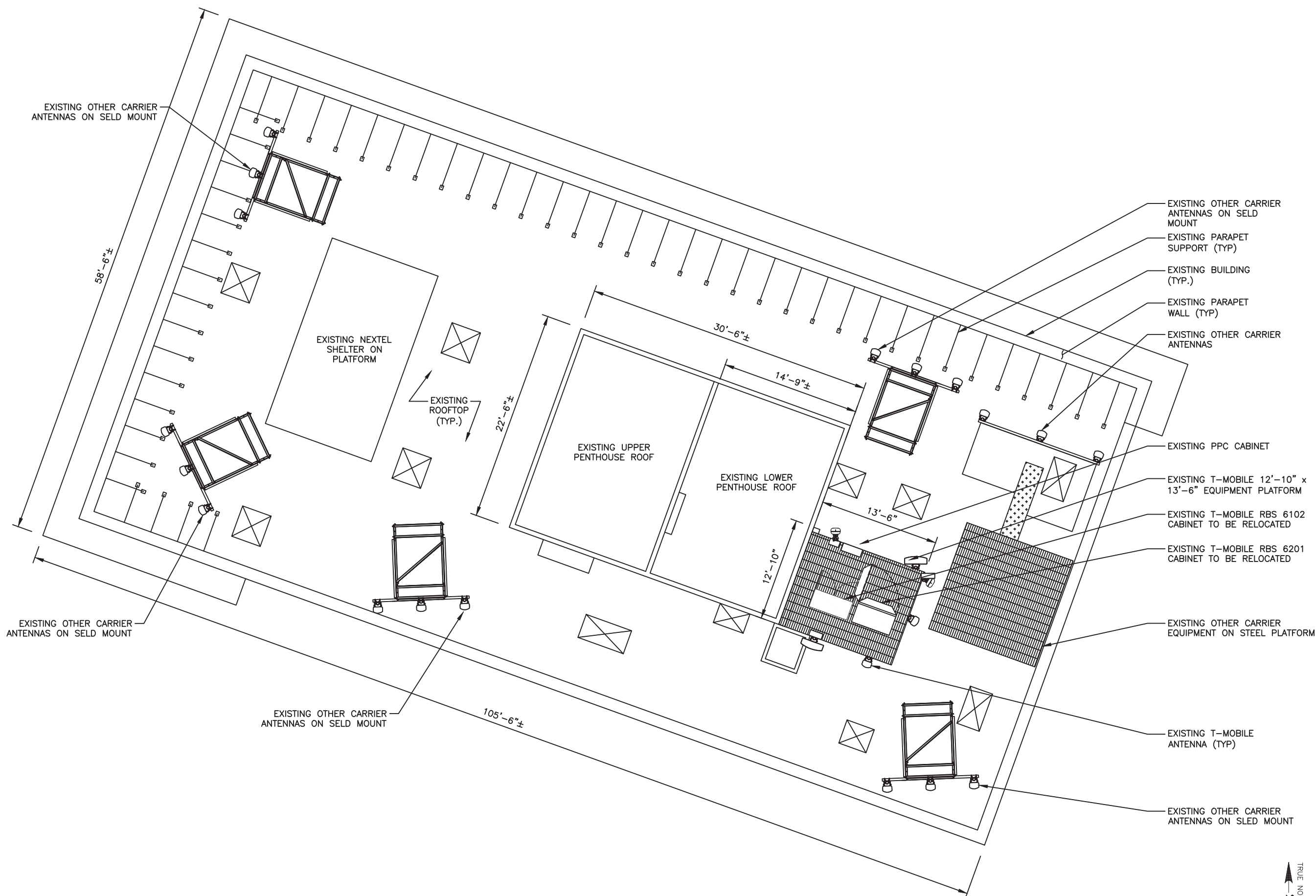
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VA32349A

SITE NAME:  
RIDGE STREET

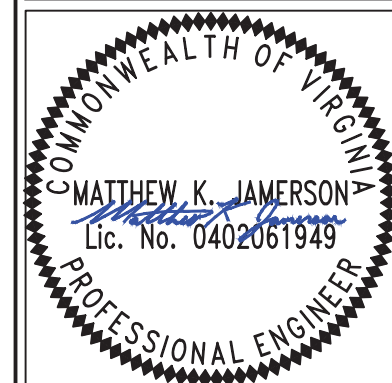
SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

EXISTING COMPOUND LAYOUT

A-1



	SCALE: 1"=10'-0" (11x17)
0'	(OR) 2"=10'-0" (22x34)



SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MJK
1	08/06/21	CLIENT COMMENTS	MJK

SITE ID:  
VA32349A

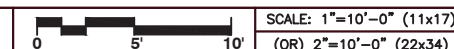
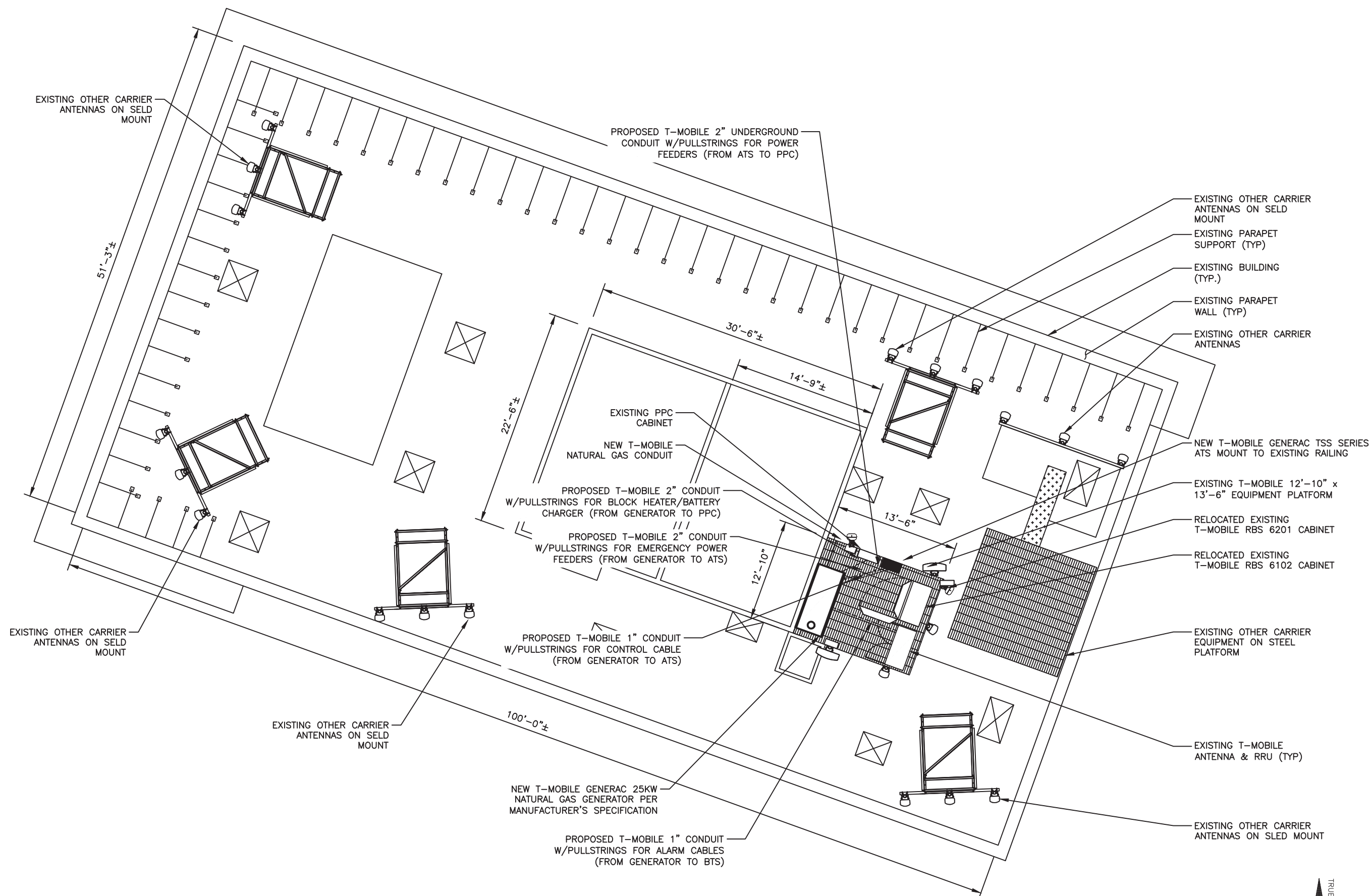
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RIDGE STREET

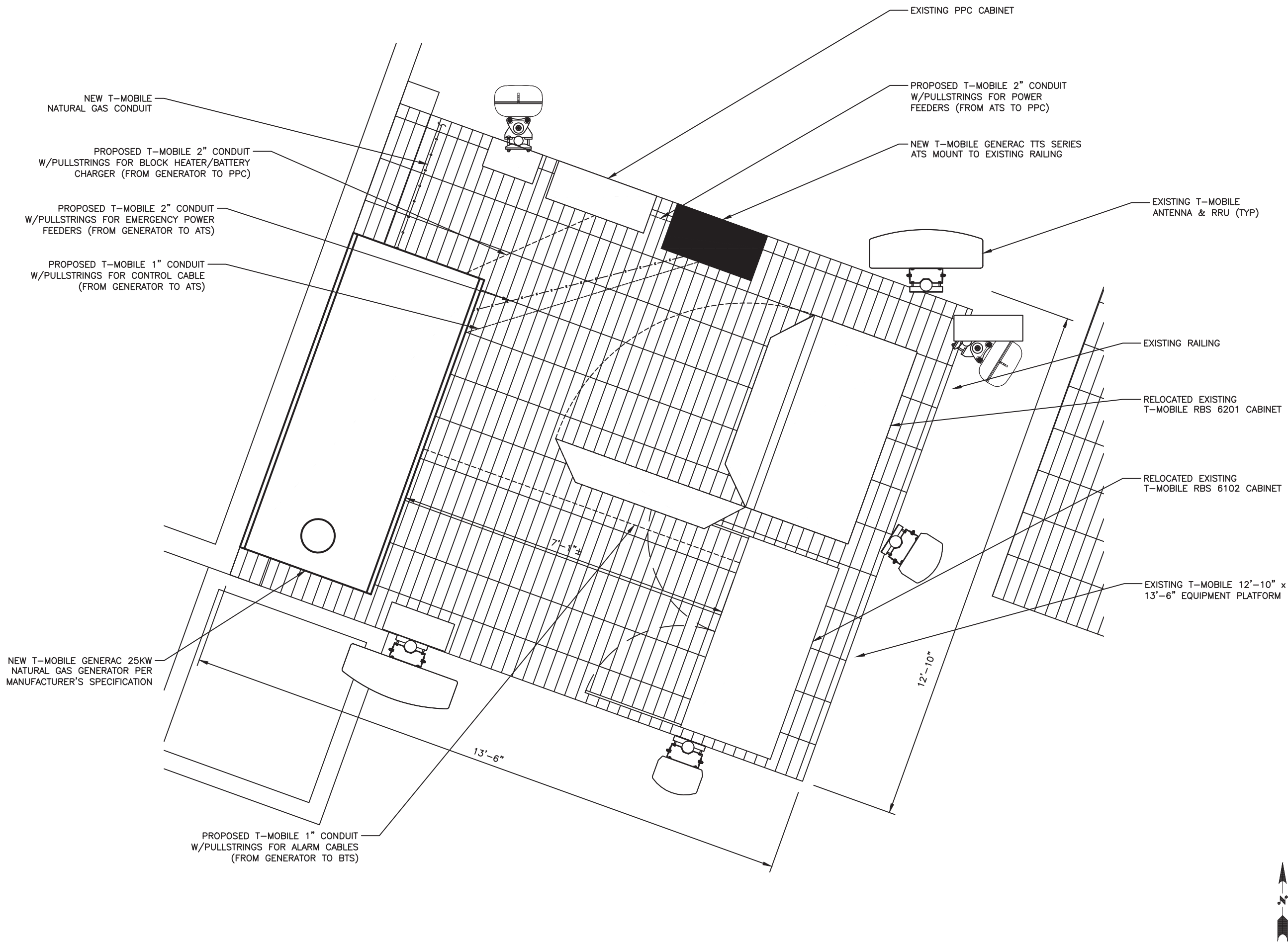
SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

### PROPOSED COMPOUND LAYOUT

SHEET NO.

A-2





**Trylon**

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IRVING, TEXAS 75038  
1-855-669-5421

COMMONWEALTH OF VIRGINIA

MATTHEW K. JAMERSON

Lic. No. 0402061949

PROFESSIONAL ENGINEER

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

SITE INFORMATION

SITE ID:  
VA32349A

SITE NAME:  
RIDGE STREET

SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

ENLARGED PROPOSED COMPOUND LAYOUT

SHEET NO.

A-2.1

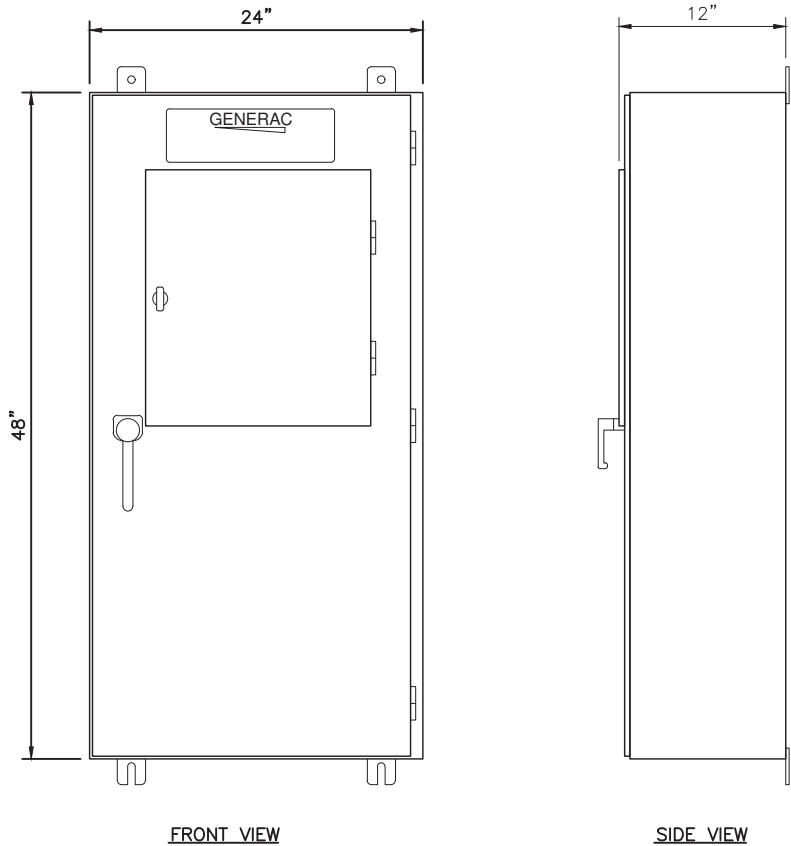






MANUFACTURER: GENERAC  
MODEL: TTS SERIES  
RATING: 120/240V, 100–400A, 600VCA, 1P  
DIMENSIONS: 48" H x 24" W x 12" D  
WEIGHT: 210 LBS

NOTE: ATS INCLUDES CAMLOCK

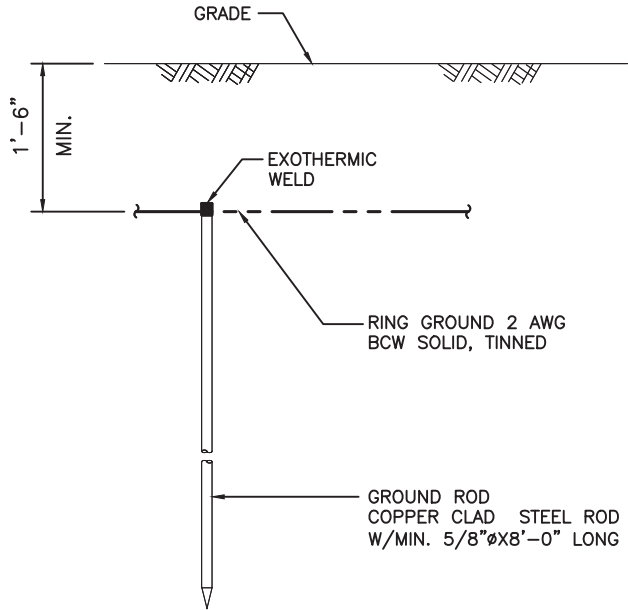


ATS CABINET SPECIFICATION

1 NOT USED

2 NOT USED

3



NOTES:

- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

GROUND ROD DETAIL

4 NOT USED

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

SITE INFORMATION

SITE ID:  
VA32349A

SITE NAME:  
RIDGE STREET

SITE ADDRESS:  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

EQUIPMENT AND MOUNTING  
DETAILS

SHEET NO.

A-4



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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

SITE INFORMATION
SITE ID: VA32349A
SITE NAME: RIDGE STREET
SITE ADDRESS: 500 COURT SQUARE CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION
ATTACHMENT DETAILS

SHEET NO.
S-1

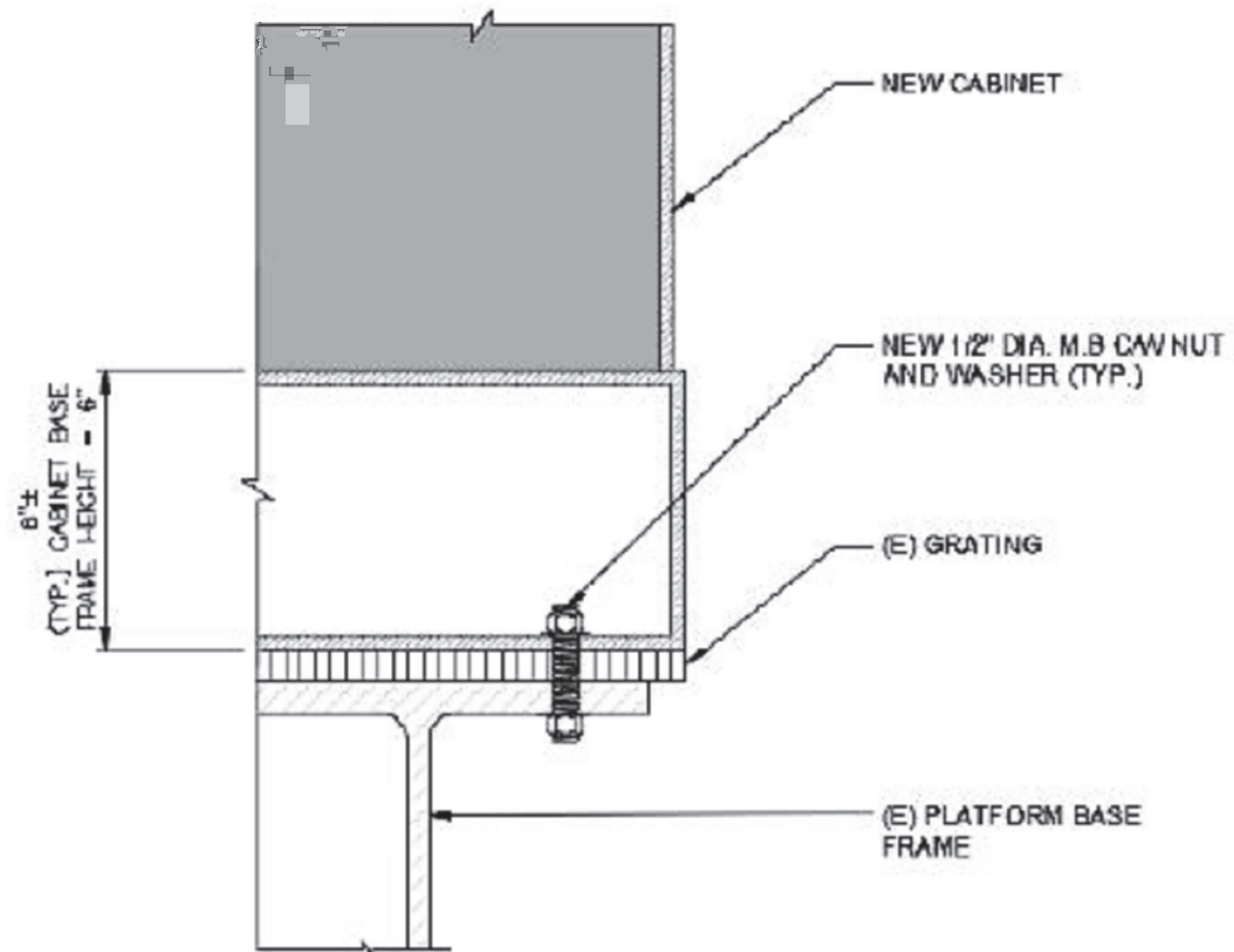


DIAGRAM CIRCUIT SCHEDULE						
NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
1	NORMAL POWER SOURCE	PANEL WITH AUTOMATIC TRANSFER SWITCH	(3) 3/0	(1) #4	2"	NORMAL POWER FEEDER TO PANEL AND ATS
2	GENERATOR	PANEL WITH AUTOMATIC TRANSFER SWITCH	(3) 1/0	(1) #6	2"	EMERGENCY POWER FEEDER TO ATS
3	AUTOMATIC TRANSFER SWITCH	GENERATOR	(3) 1/0	(1) #6	2"	FUNCTION
4	PANEL	GENERATOR	(4) #12	(1) #6	1"	HEATER AND BATTERY CHARGER
5	PANEL	AUTOMATIC TRANSFER SWITCH	(2) #12	(1) #12	1"	ATS CONTROLLER
6	ATS	GENERATOR	(2) #14	N/A	1"	NO VOLTAGE ON THESE JUST A CONTACT
7	GENERATOR	TELCO BOARD	(2) #14	N/A	1"	NO VOLTAGE ON THESE JUST A CONTACT
8	AUTOMATIC TRANSFER SWITCH	TELCO BOARD	(2) #14	N/A	1"	NO VOLTAGE ON THESE JUST A CONTACT

DIAGRAM CIRCUIT SCHEDULE			
GENERATOR ALARM WIRING		ATS ALARM WIRING	
66 BLOCK		66 BLOCK & ATS NAMED SAME	
GEN RUN		COMMERCIAL POWER FAIL	
GEN FAIL		TVSS	
GEN MAJOR		ATS ENABLE	
LOW FUEL			
FUEL LEAK			

NOTE: CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.

NOTE: ALL ALARMS NEED TO BE TERMINATED INSIDE OF GENERATOR BY GC. ALL ALARMS NEED TO BE TO EXISTING ACTIVE 66 BLOCK.



SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

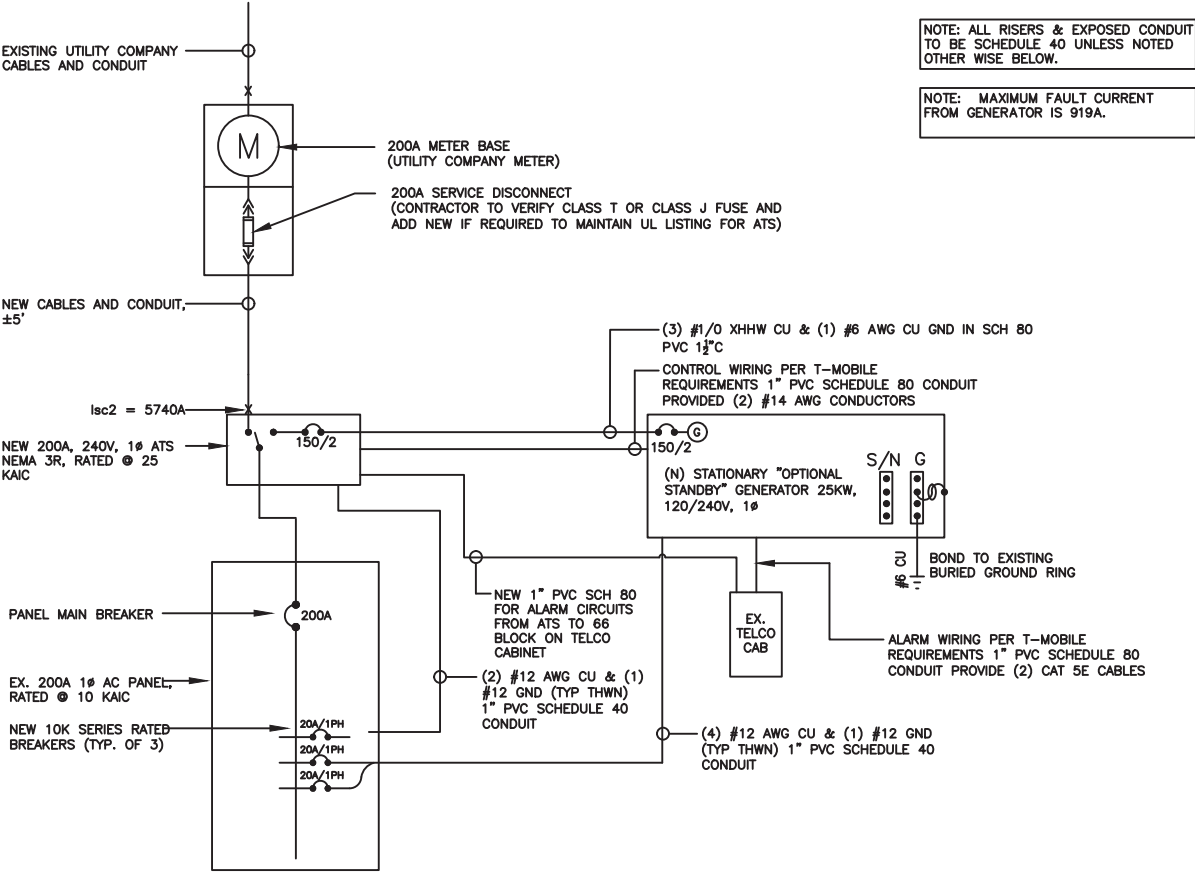
SITE INFORMATION
SITE ID: VA32349A
SITE NAME: RIDGE STREET
SITE ADDRESS: 500 COURT SQUARE CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION
PANEL SCHEDULE & WIRING DETAILS
SHEET NO.
E-1

CIRCUIT DETAIL

1 ALARM WIRING IDENTIFICATION CHART

2

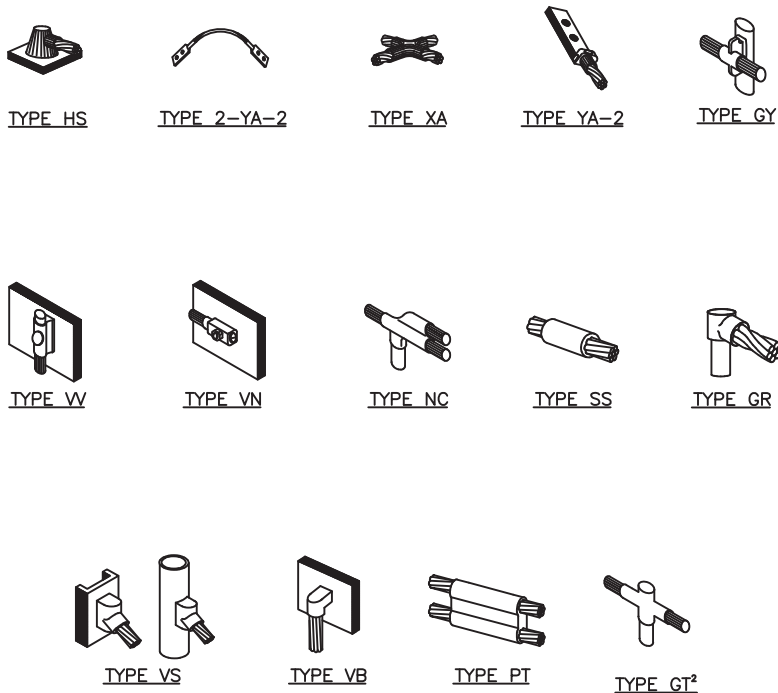


NOT USED

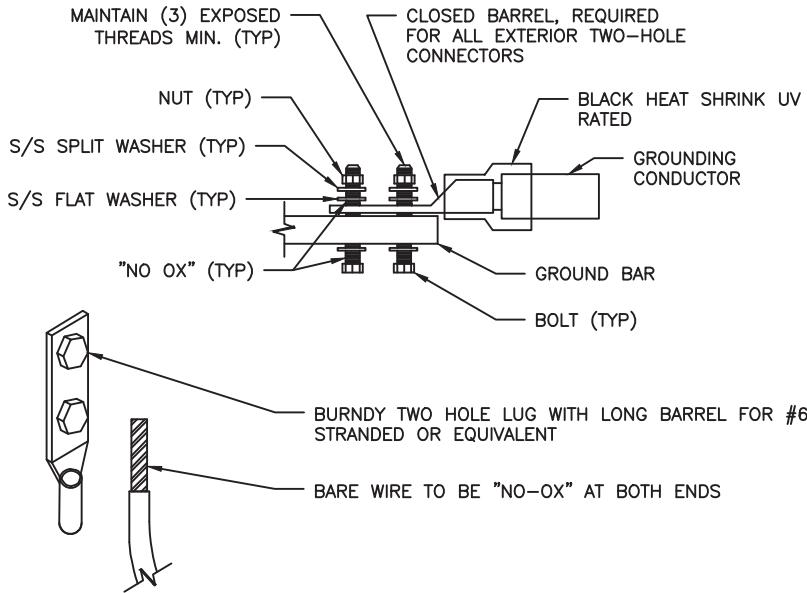
3 SINGLE-LINE WIRING DIAGRAM

4





- NOTE:
1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
  2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.



- NOTES:
1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
  2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
  3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
  4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

- NOTES:
1. BOND PPC AND EQUIPMENT ENCLOSURES TO BURIED GROUNDING CONDUCTOR. USE A NEMA DRILLING, TWO-HOLE CONNECTOR FOR BONDS TO EQUIPMENT ENCLOSURES; USE AN APPROVED CONDUIT CLAMP FOR CONNECTIONS TO SERVICE CONDUITS. EXOTHERMICALLY WELD CONNECTIONS TO GROUNDING CONDUCTOR.
  2. BOND ALL EXTERIOR CONDUITS, PIPES, AND CYLINDRICAL METALLIC OBJECTS WITH A PENN-UNION GT SERIES CLAMP, BLACKBURN GUV SERIES CLAMP, OR A BURNDY GAR 3900BU SERIES CLAMP ONLY. NO SUBSTITUTES ACCEPTED.
  3. AFTER INSTALLATION IS COMPLETED IN CONFORMANCE WITH THESE DRAWINGS AND THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CONFIRM THE IMPEDANCE (GROUND RESISTANCE) TO EARTH AND BETWEEN GROUNDING CIRCUITS. THE GROUNDING SYSTEM IS EXPECTED TO PROVIDE FOR A MAXIMUM EARTH RESISTANCE OF 6 OHMS. THE CONTRACTOR SHALL NOTIFY T-MOBILE PRIOR TO ALL TESTING AND SHALL FURTHER NOTIFY T-MOBILE IN THE EVENT THE EARTH RESISTANCE IS GREATER THAN 5 OHMS.
  4. ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE T-MOBILE WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.
  5. ALL BENDS ON THE GROUND CONDUCTOR TO BE MADE WITH A MINIMUM 24" RADIUS.
  6. ALL GROUND LEADS MUST TERMINATE AT MGB, NOT HALO.
  7. MUST USE INSPECTION HOLE LUGS FOR GROUNDING.
  8. NO OVERLAPPING GROUND HARDWARE.
  9. WHERE MECHANICAL CONNECTIONS ARE USED (TWO HOLE OR CRIMP), APPLY A LIBERAL PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS SUCH AS NO-OX OR APPROVED EQUAL.

T-Mobile

smartlink

Trylon

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CADWELD GROUNDING CONNECTIONS

1 EXTERIOR GROUND BAR LUG

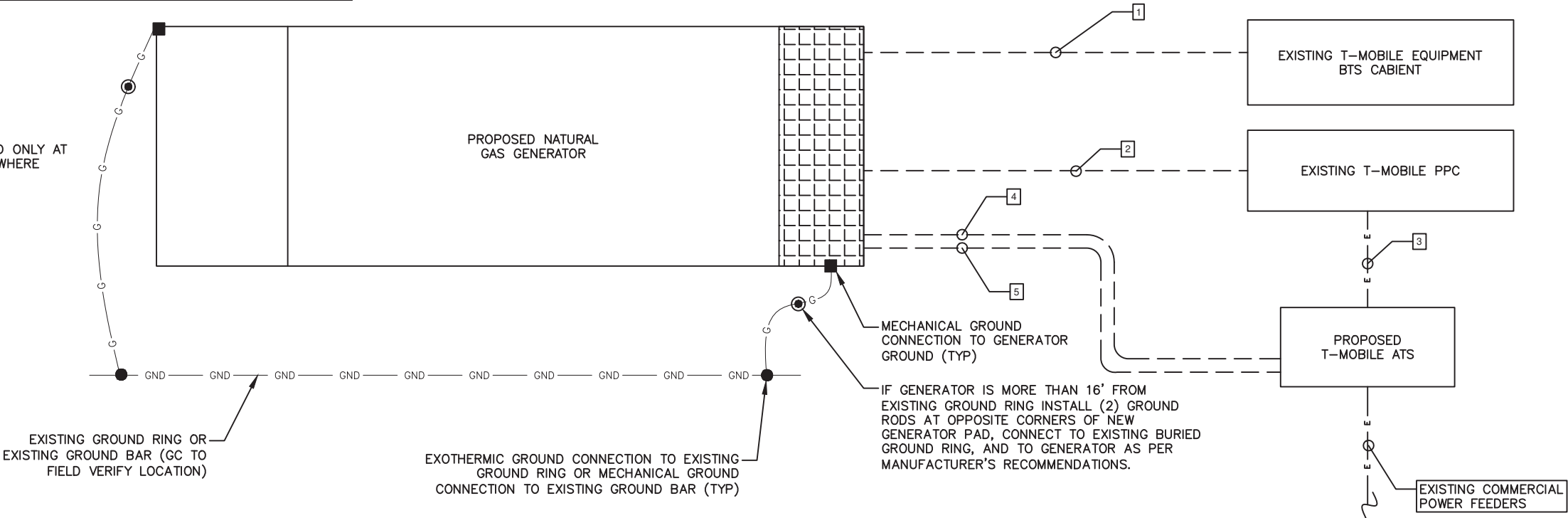
2 GENERAL GROUNDING NOTES

3

CONDUIT SCHEDULE	
KEY	DESCRIPTION
1	1" CONDUIT W/PULLSTRINGS FOR ALARM CABLES (FROM GENERATOR TO BTS)
2	2" CONDUIT W/PULLSTRING (FROM GENERATOR TO PPC FOR BLOCK HEATER/BATTERY CHARGER))
3	2" CONDUIT W/ PULLSTRING (FROM ATS TO PPC, FOR POWER FEEDERS)
4	2" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS FOR EMERGENCY POWER FEEDERS)
5	1" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS, FOR CONTROL CABLE)

- NOTES:
1. CONDUITS SHALL BE SWEEPS. 90° TURNS ALLOWED ONLY AT INACCESSIBLE LOCATIONS. GC TO PROVIDE AN LD WHERE POSSIBLE AT ALL 90° TURNS.
  2. CONDUIT TYPES SHALL BE AS FOLLOWS:
    - EXTERIOR ABOVE GRADE CONDUITS: RGS
    - INTERIOR CONDUITS: IMC

GROUNDING LEGEND	
	GROUND ROD
	MECHANICAL CONNECTION
	EXOTHERMIC CONNECTION
	GROUND WIRE



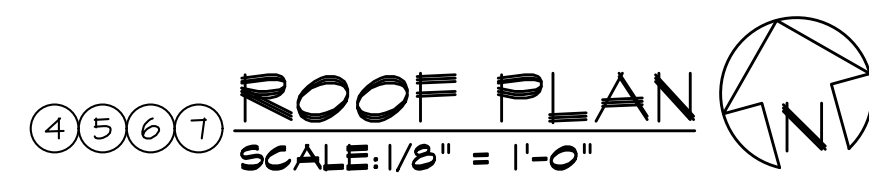
GENERATOR GROUNDING DETAIL

4

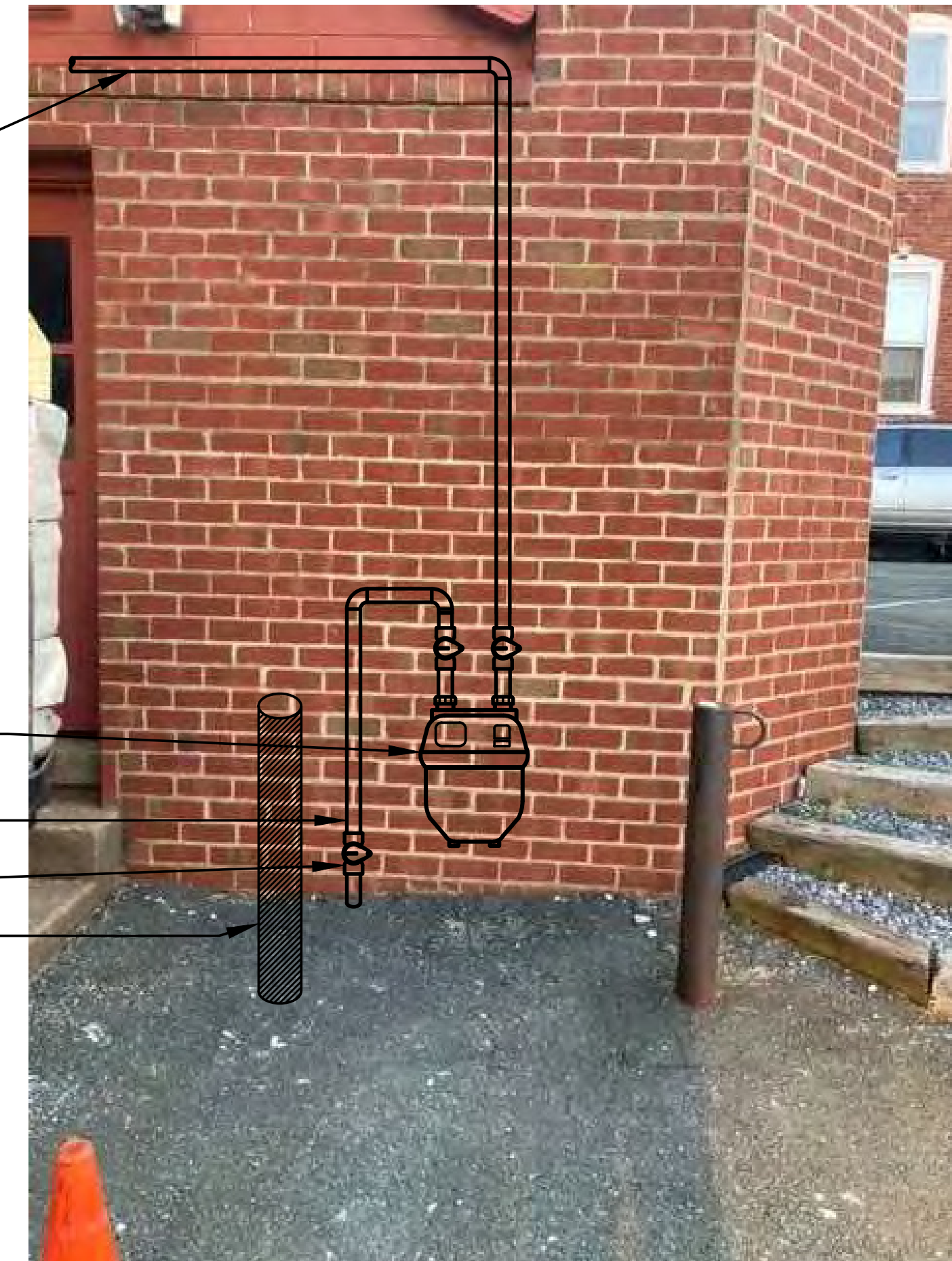
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/01/21	FINAL	MKJ
1	08/06/21	CLIENT COMMENTS	MKJ

SITE INFORMATION	
SITE ID: VA32349A	
SITE NAME: RIDGE STREET	
SITE ADDRESS: 500 COURT SQUARE CHARLOTTESVILLE, VA 22902	

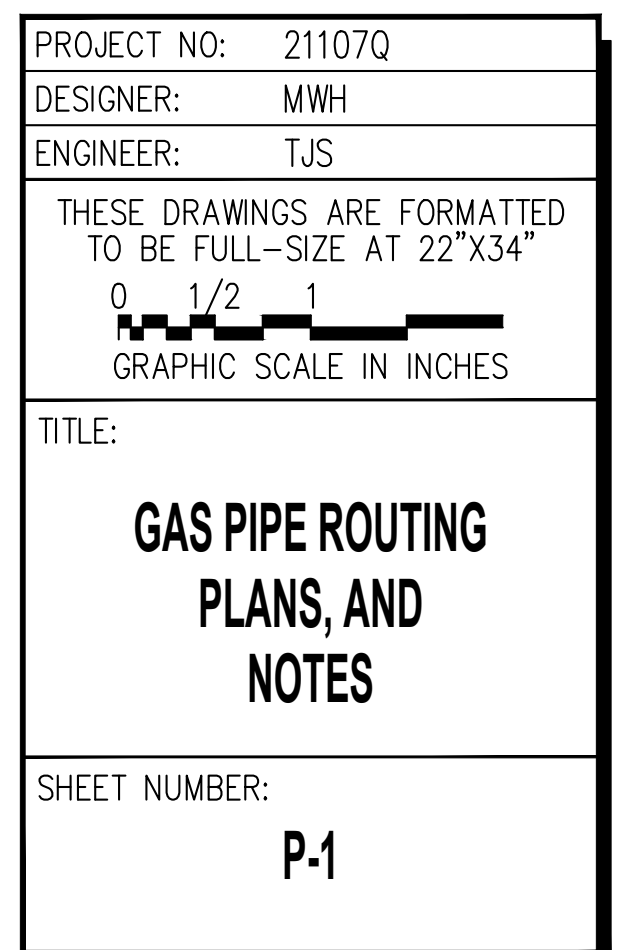
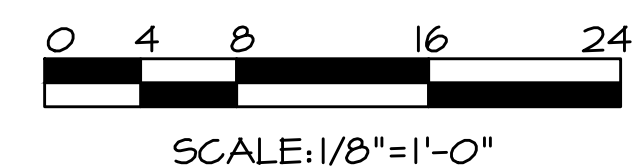
SHEET DESCRIPTION	
GROUNDING DETAILS	
SHEET NO.	
G-1	



- PROPOSED GAS TO  
T-MOBILE GENERATOR  
LOCATED ON ROOF —



**PROPOSED METER LOCATION**  
NO SCALE





GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH LOCAL CODES AND LANDLORD'S LEASING SPECIFICATION AND DRAWINGS.
- MECHANICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- EXISTING CONDITIONS CLARIFICATION: ALL EXISTING CONDITION FLOOR PLANS, EXISTING EQUIPMENT/DEVICE LOCATIONS AND SIZES, ETC. SHOWN ON THE CONTRACT DOCUMENTS INDICATE EXISTING CONDITIONS AS KNOWN. THE EXISTING CONDITIONS ARE NOT INTENDED TO BE "AS BUILT" AND MAY DIFFER FROM THOSE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, PARTICULARLY WHERE THEY MAY IMPACT THE PROPOSED WORK PRIOR TO STARTING CONSTRUCTION. MINOR VARIATIONS CAN BE EXPECTED. ANY REQUIRED DEVIATION FROM THE CONTRACT DOCUMENTS AS A RESULT OF DIFFERING SITE CONDITIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PIPING SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE.
- COORDINATE ALL NEW INSTALLATIONS WITH EXISTING PIPING, EQUIPMENT, DUCTWORK, CONDUIT, ETC. ADJUST NEW WORK AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS. EXISTING CONDITIONS HAVE BEEN OBTAINED FROM RECENT FIELD SURVEY.
- CLARIFICATION: IF THE CONTRACT DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS.
- ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL AND SHALL BE SUPPORTED AS REQUIRED BY LOCAL CODES.
- ALL EXTERIOR PIPING SHALL BE BLACK STEEL PIPING. ALL FERROUS GAS PIPING EXPOSED TO THE ATMOSPHERE OR OTHERWISE SUSCEPTIBLE TO CORROSION SHALL BE PROTECTED WITH A CORROSION RESISTANT YELLOW COATING WITH "NATURAL GAS" IDENTIFICATION EVERY 25 FEET.
- ALL COSTS ASSOCIATED WITH GAS UTILITY COMPANY INSTALLING THE NEW GAS SERVICE SHALL BE PAID BY T-MOBILE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION AND METER INSTALLATION WITH THE LOCAL NATURAL GAS UTILITY SUPPLIER REPRESENTATIVE. AVAILABLE GUARANTEED GAS PRESSURE SHALL BE CONFIRMED PRIOR TO ORDERING OF ALL GAS MATERIALS (IE. PIPING, FITTINGS, ETC). THE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY FOR REPLACEMENT AND CONSTRUCTION COST OVERAGES DUE TO A LACK OF COORDINATION.

SYMBOLS LIST & ABBREVIATIONS

	CONNECT TO EXISTING SYMBOL	MBH	1000 BRITISH THERMAL UNITS/HOUR
	UNION	PSIG	POUNDS PER SQUARE INCH GAUGE
	GAS COCK	CFH	CUBIC FEET PER HOUR
	PRESSURE REDUCING VALVE	GPR	GROUND PENETRATING RADAR
	NATURAL GAS PIPE (G)		GAS METER

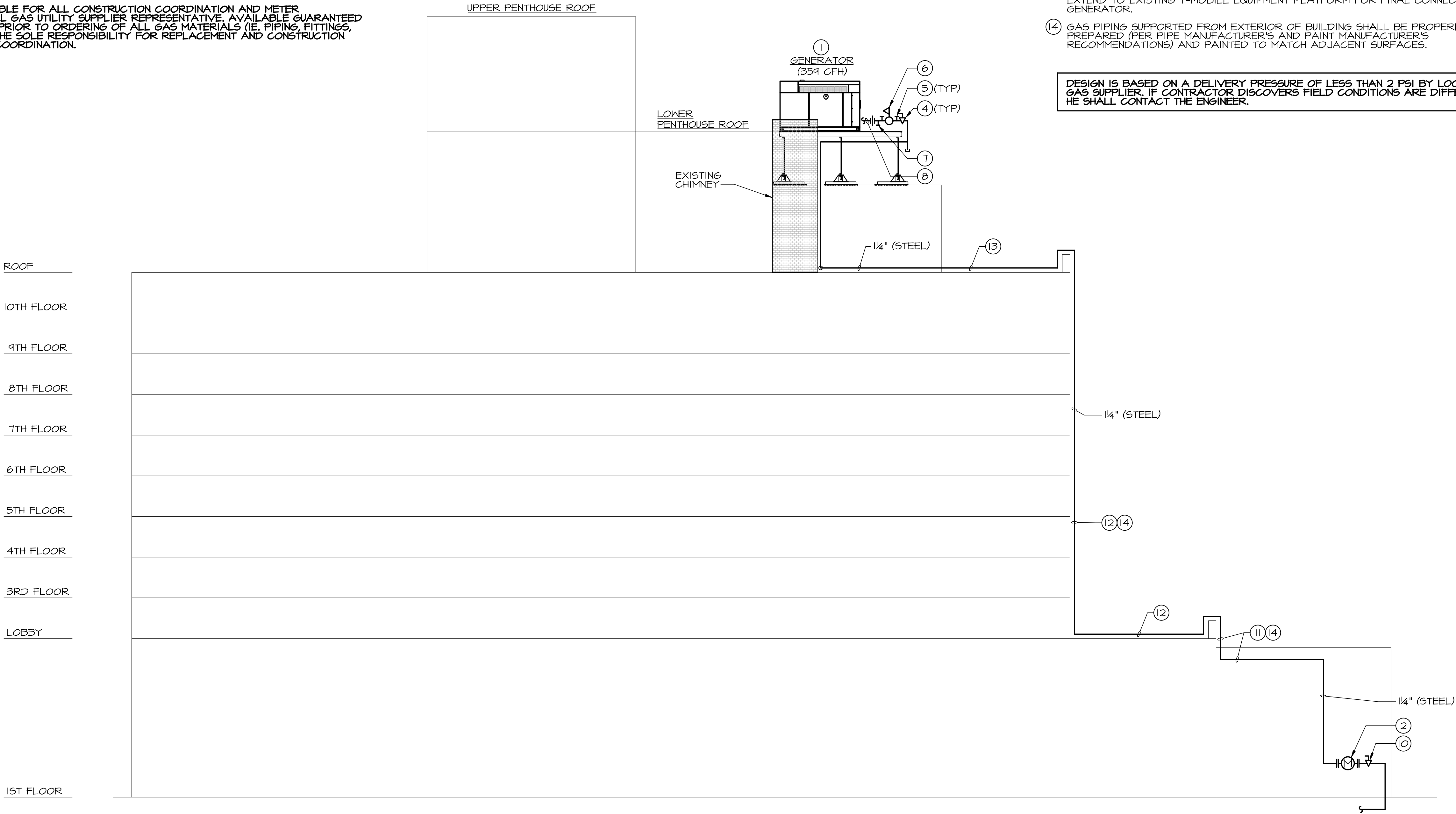
GAS RISER NOTES

- PROPOSED GAS METER BASED ON 359 CFH.
- TOTAL DEVELOPED LENGTH = 500 L.F. INCLUDING 50% FOR FITTINGS.
- INITIAL INCOMING UNREGULATED DELIVERY PRESSURE PER INFORMATION LABELED ON EXISTING SERVICE. CONFIRM EXACT DELIVERY PRESSURE WITH LOCAL NATURAL GAS UTILITY PROVIDER PRIOR TO START OF WORK.
- ALL GAS PIPING AND ACCESSORIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH IFGC 2018 AND LOCAL CODES.
- ALL GAS PIPING SIZED IN ACCORDANCE WITH IFGC 2018, CHAPTER 4, ASSUMING LESS THAN 2 PSI (11" W.C.) INLET PRESSURE AND 3" W.C. PRESSURE DROP OVER ENTIRE LENGTH OF PIPING. USING TABLE 402.4(3) FOR METALLIC PIPING.
- GAS PIPING SIZES LISTED ARE BASED ON THE ENGINEER'S UNDERSTANDING OF THE PROPOSED ROUTING FROM THE GAS METER TO GENERATOR. CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR RECALCULATING GAS PIPE SIZE BASED ON ACTUAL ROUTING. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR ASSUME THAT SIZES LISTED REFLECT EXACT PIPE LENGTHS AND NUMBER OF BENDS.

DRAWING NOTES

- PROPOSED LOCATION OF T-MOBILE 25 KW NATURAL GAS GENERATOR MOUNTED ON EXISTING ELEVATED PLATFORM ON EXISTING BUILDING ROOF. REFER TO STRUCTURAL FOR DETAILS.
- COORDINATE LOCATION OF NEW T-MOBILE GAS METER WITH LOCAL UTILITY (CITY OF CHARLOTTESVILLE GAS COMPANY. GAS COMPANY REPRESENTATIVE IS CHRISTIAN CHIRICO - 434.470.3811. CHIRICOC@CHARLOTTESVILLE.GOV) MOUNTED AT BUILDING EXTERIOR. PROVIDE PHENOLIC NAMEPLATE READING "T-MOBILE ROOF TOP GENERATOR".
- COORDINATE FINAL GAS PIPE ROUTING WITH EXISTING FIELD CONDITIONS.
- PROVIDE GAS COCK SHUT-OFF VALVE PRIOR TO CONNECTION TO GENERATOR.
- PROVIDE CAPPED OR PLUGGED TEE FOR CONNECTION OF PRESSURE MEASURING DEVICE.
- PROVIDE PRESSURE REGULATOR SET PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE CAPPED OR PLUGGED TEE TO SERVICE AS A SEDIMENT TRAP.
- FLEXIBLE TUBING FOR FINAL CONNECTION TO GENERATOR IS PROVIDED BY GENERATOR MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING EXACT NATURAL GAS PIPE LENGTH TO ENGINEER ONCE THE NATURAL GAS METER HAS BEEN DEFINED. GAS PIPING SIZED ON A DISTANCE OF 500' INCLUDING 50% FOR FITTINGS.
- GAS COCK SHUT-OFF VALVE TO BE INSTALLED BY OTHERS. CONTRACTOR SHALL PROVIDE SIGNAGE READING "T-MOBILE ROOF-TOP GENERATOR SHUT-OFF."
- EXTEND GAS PIPE FROM METER UP ALONG EXTERIOR WALL, TURN HORIZONTALLY ALONG EXTERIOR WALL, THEN TURN UP OVER PARAPET OF LOWER ROOF. COORDINATE EXACT ROUTING IN THE FIELD.
- EXTEND GAS PIPE HORIZONTALLY ALONG LOWER ROOF ON ROOF PIPE SUPPORTS, TURN VERTICALLY UP ALONG EXTERIOR WALL. COORDINATE EXACT ROUTING IN THE FIELD.
- EXTEND GAS PIPE HORIZONTALLY ALONG MAIN ROOF ON ROOF PIPE SUPPORTS AND EXTEND TO EXISTING T-MOBILE EQUIPMENT PLATFORM FOR FINAL CONNECTION TO GENERATOR.
- GAS PIPING SUPPORTED FROM EXTERIOR OF BUILDING SHALL BE PROPERLY PREPARED (PER PIPE MANUFACTURER'S AND PAINT MANUFACTURER'S RECOMMENDATIONS) AND PAINTED TO MATCH ADJACENT SURFACES.

DESIGN IS BASED ON A DELIVERY PRESSURE OF LESS THAN 2 PSI BY LOCAL GAS SUPPLIER. IF CONTRACTOR DISCOVERS FIELD CONDITIONS ARE DIFFERENT, HE SHALL CONTACT THE ENGINEER.



③① GAS RISER DIAGRAM

T-MOBILE NORTHEAST LLC  
12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (240) 264-8600

1362 Mellon Road Suite 140  
Hanover, MD 21075

TELEAGENT ENGINEERING INC.  
2216 Commerce Road, Suite 1  
Forest Hill, MD 21050  
410-692-3816  
www.tei-eng.com

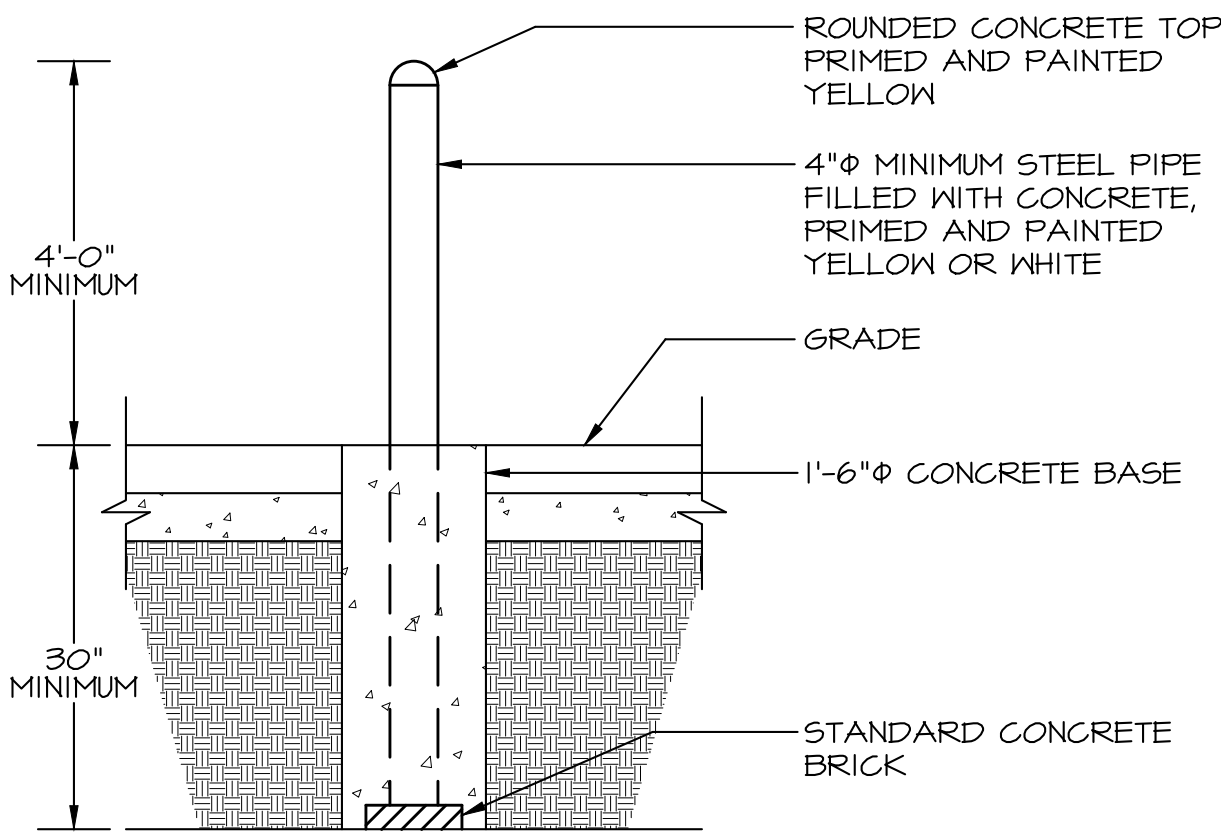
VA32349A  
RIDGE STREET  
  
500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902

SEAL:

SUBMITTALS		
DATE	DESCRIPTION	REV.
10-12-21	CONSTRUCTION REVIEW	A
12-01-21	PERMIT	0

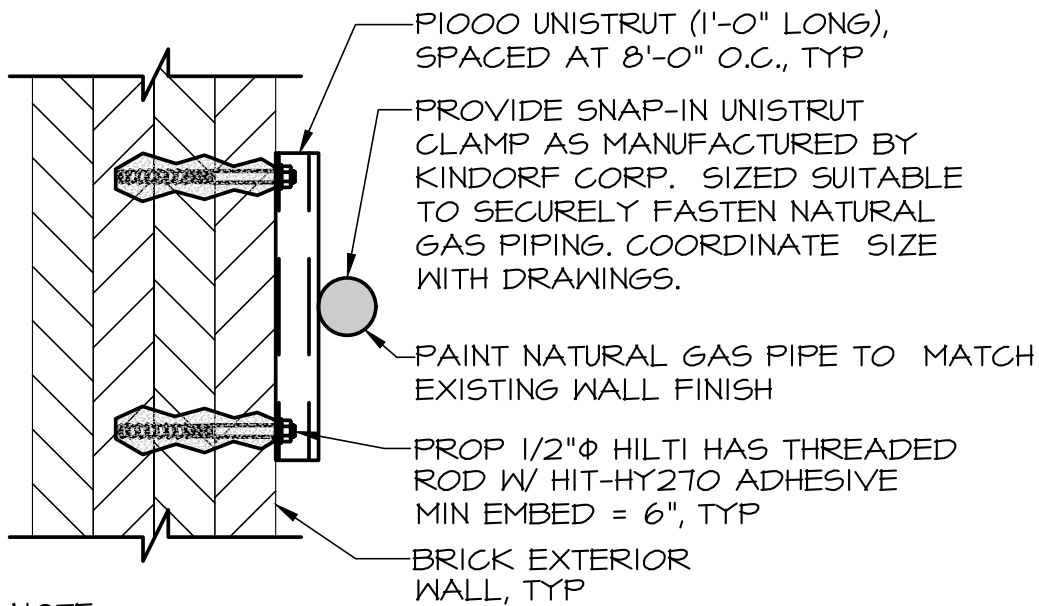
PROJECT NO: 21107Q  
DESIGNER: MWH  
ENGINEER: TJS  
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"  
  
TITLE:  
  
GAS RISER DIAGRAM,  
SYMBOLS LIST,  
AND NOTES  
  
SHEET NUMBER:  
P-2





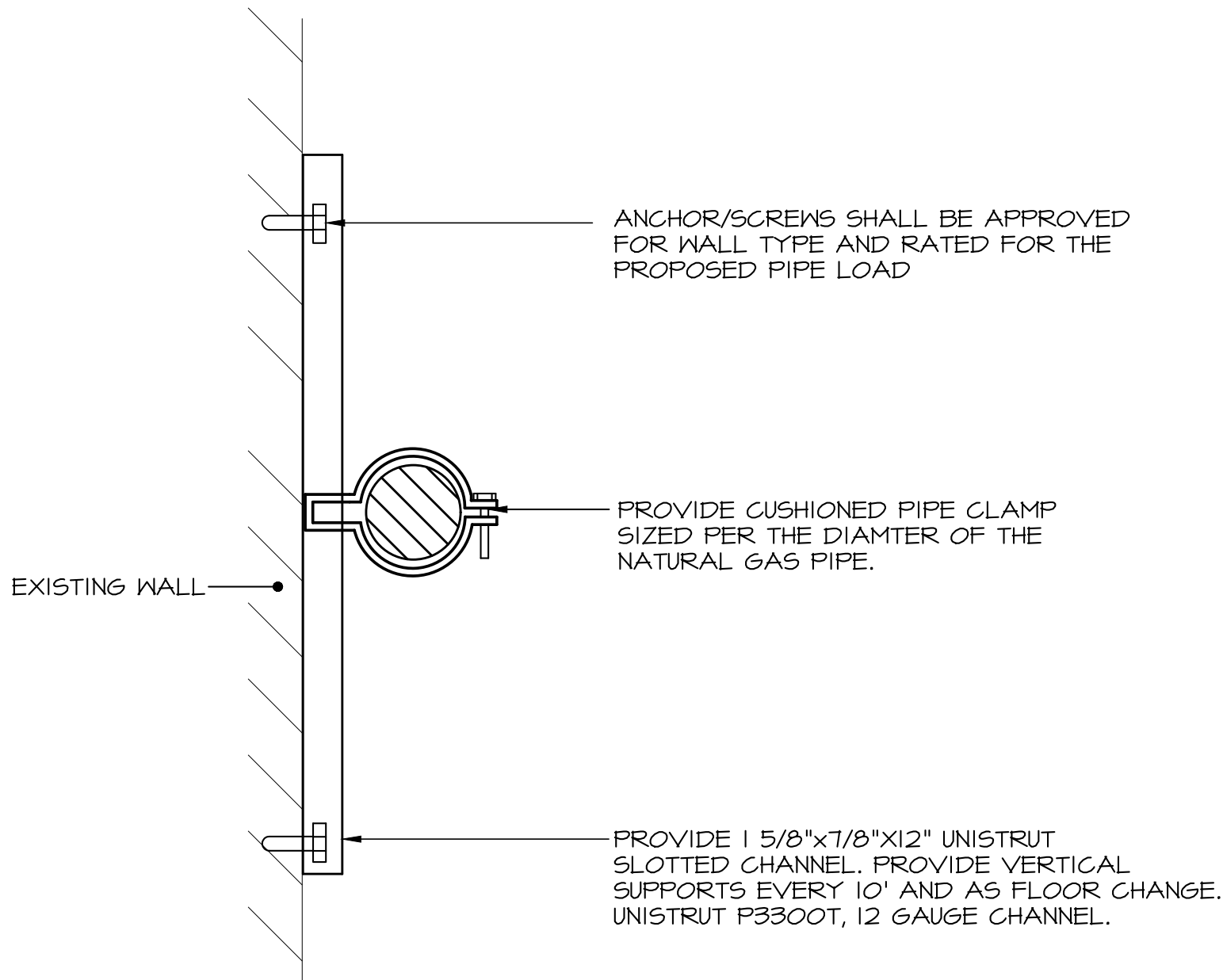
- NOTES:
1. BOLLARDS SHALL BE INSTALLED AROUND GAS PIPING/METER THAT IS EXPOSED TO VEHICULAR TRAFFIC.
  2. ALL BOLLARD LOCATIONS SHALL BE APPROVED BY BUILDING OWNER/LOCAL NATURAL GAS UTILITY SUPPLIER PRIOR TO INSTALLATION.

**DETAIL - BOLLARD**  
NO SCALE

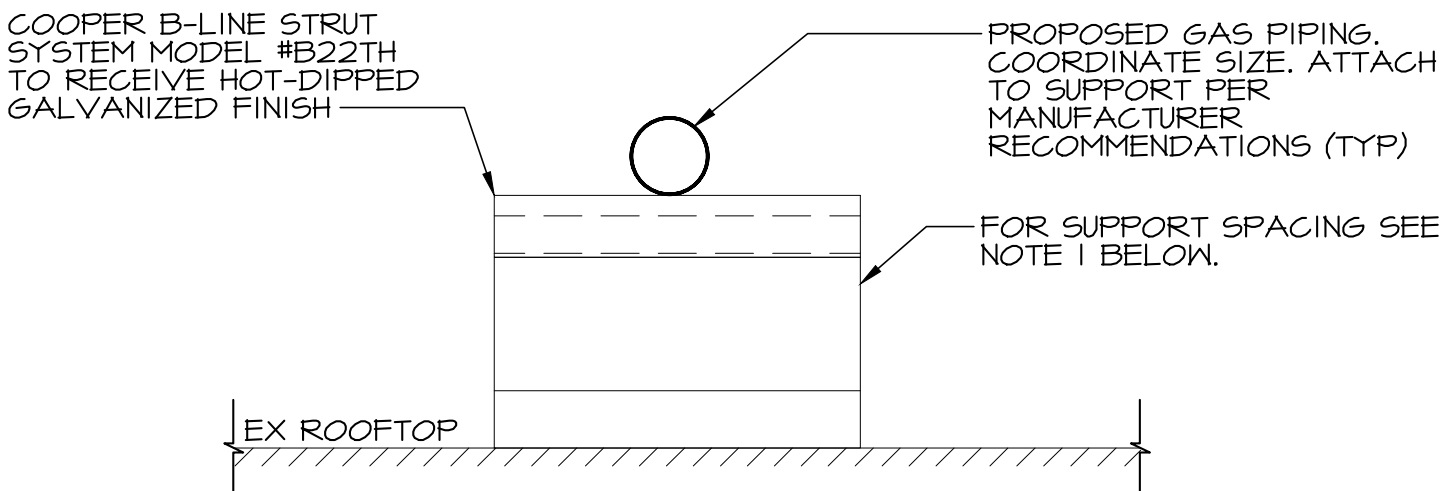


NOTE:  
MOUNTING MATERIALS MUST BE NON-RUSTING TO AVOID FUTURE RUST STAINS ON BUILDING WALL.

**DETAIL - WALL MOUNTED  
GAS PIPING SUPPORT**  
NO SCALE



**DETAIL - VERTICAL GAS PIPE SUPPORT**  
NO SCALE



**DETAIL - GAS PIPING SUPPORT**  
NO SCALE

- NOTES:
1. SUPPORT SPACING SHALL BE AS FOLLOWS (PER IFGC 2018):
    - 1/2" PIPING SHALL BE SPACED 6' ON CENTER.
    - 3/4" PIPING SHALL BE SPACED 8' ON CENTER
    - 1 1/4" OR GREATER PIPING SHALL BE SPACED 10' ON CENTER.

**T-Mobile**

**T-MOBILE NORTHEAST LLC**

12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (240) 264-8600

**smartlink**

1362 Mellon Road Suite 140  
Hanover, MD 21075

**TEI**

TELEAGENT ENGINEERING INC.  
2216 Commerce Road, Suite 1  
Forest Hill, MD 21050  
410-692-3816  
www.tel-eng.com

**VA32349A  
RIDGE STREET**

**500 COURT SQUARE  
CHARLOTTESVILLE, VA 22902**

SEAL:

**COMMONWEALTH OF VIRGINIA**

**TIMOTHY JOHN SMIDT**

**No. 008520**

**PROFESSIONAL ENGINEER**

SUBMITTALS		
DATE	DESCRIPTION	REV.
10-12-21	CONSTRUCTION REVIEW	A
12-01-21	PERMIT	0

PROJECT NO: 21107Q  
DESIGNER: MWH  
ENGINEER: TJS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"

0 1/2 1  
GRAPHIC SCALE IN INCHES

TITLE:

**DETAILS**

SHEET NUMBER:

**P-3**

**Certificate of Appropriateness**

BAR 22-04-03

707 West Main Street, TMP 320156000

West Main ADC District

Owner: Starr Hill Properties, LLC

Applicant: Orhun Bartu Dikmen

Project: Storefront window replacement

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 19, 2022**



**Certificate of Appropriateness**

BAR 22-04-03

707 West Main Street, TMP 320156000

West Main ADC District

Owner: Starr Hill Properties, LLC

Applicant: Orhun Bartu Dikmen

Project: Storefront window replacement

---



**Background**

Year Built: c. 1925

District: West Main ADC District

Status: Contributing

707-709 West Main Street is a 6-bay, 2-story duplex commercial building constructed in 1925. A wide cornice runs across the top of the storefront and divides the building's two stories; six compass-headed metal sash windows overlook West Main Street on the second floor. A.G. Carter purchased and developed the building in 1925 on what had previously been a residential site. Carter also developed the neighboring building, 701-705 West Main Street. The subject building housed furniture stores for much of the twentieth century.

**Prior BAR Reviews**

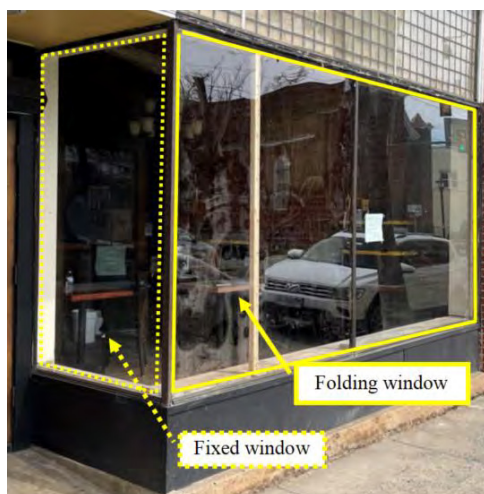
None at this address. October 4, 2013: Staff grants administrative approval for the installation of an air intake vent and exhaust fan in the rear elevation of the neighboring commercial unit in the building, 709 West Main Street.

**Application**

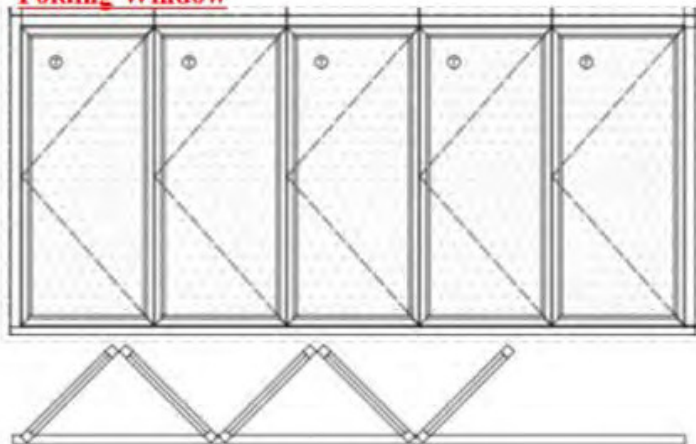
- CoA submittal dated March 29, 2022. Elevation and plan drawings for new storefront window. Detail drawings of window sill, jamb, and head. Photos of existing storefront. Material sample for metal window frame.

CoA request to replace storefront glazing with operable, 5-leaf metal-framed folding windows and install a metal-framed, fixed, single-lite panel in the opening adjacent to the entry.





**Folding Window**



## Discussion

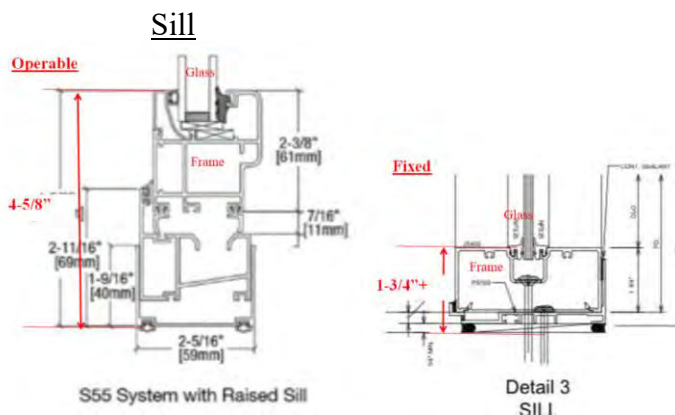
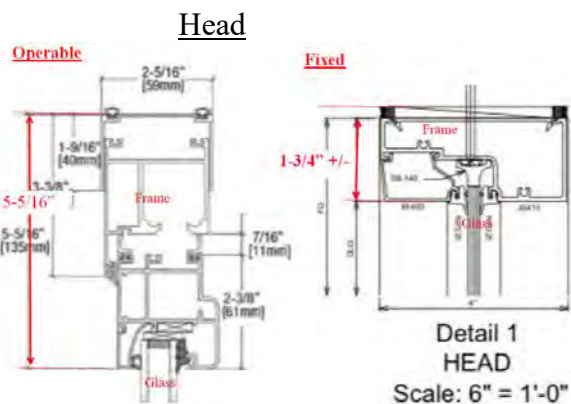
Staff identified two properties in ADC districts with retractable storefront windows, both are *roll-up* windows: 1397 West Main Street (*Boylan Heights*; no record of BAR review) and 109-111 West Water Street (*Otto Turkish Street Food*; CoA approved October 2021).

Historic survey forms identify this property and the neighboring building at 701-705 West Main Street as the best-preserved stretch of historic commercial buildings on West Main Street. At the subject building, the storefront glazing itself is modern, but other elements that encompass the storefront retain good integrity; including the prism-glass transom and pressed-metal cornice above the transom; the entry recess, doors, and door trim; and the low stone-faced walls below the glazing.

The Design Guidelines offer clear guidance for alterations and rehabilitation of storefronts. See staff responses to each guideline below under *Pertinent ADC District Design Guidelines: B. Facades & Storefronts*.

The BAR should consider if the proposed 5-leaf glazing pattern and the added visual thickness from the inserted frame will impact the building's historic character.

As designed, the frame of the operable window is wider than the frame of the fixed window—see below. The windows are not on the same plane; however, the BAR should discuss if this an issue or not.



The submittal does not indicate if the bronze corner post will be retained or replaced. (See component #3 in the photographs below, under *Facades & Storefronts*, item 4.) BAR should discuss this detail. For example, if replaced, with what and what are the dimensions. Note: It is uncertain if this a structural component—supporting the transom above—or only a glazing component.

Innovation and flexibility allow the City’s downtown corridors to compete with suburban strip malls. At times, the City’s preservation goals might seem at odds with efforts to maintain and increase commercial activity. In evaluating this request, while we cannot conclude the existing storefront is *too deteriorated to save*, staff suggests the following might be helpful (from NPS Preservation Brief 11: *Rehabilitating Historic Storefronts*, see the Appendix):

Where original or early storefronts no longer exist or are too deteriorated to save, *the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence **or** a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.*

If approved, staff recommends the following conditions:

- Glass have VLT of not less than 70%.
- Any original, metal components that are removed will be retained on-site and labeled, should a future restoration be considered. (Refer to comments under *Facades & Storefronts*, item 4.)

### **Suggested motion**

***Approval:*** Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed storefront alterations at 707 West Main Street satisfy the BAR’s criteria and are compatible with this property and other properties in the West Main ADC District, and that the BAR approves the application as submitted, ***with the following conditions: the glass have VLT of not less than 70%, and any original, metal components that are removed will be retained on-site and labeled, should a future restoration be considered.***

***Denial:*** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed storefront alterations at 707 West Main Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the West Main 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 ADC District Design Guidelines**

#### [Chapter III: New Construction & Additions](#)

##### **I. Windows & Doors**

...

- 8) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications. [Note: See below re: *clear glass*.]

BAR discussion on July 17, 2018 regarding the definition of clear glass and the corresponding 70 % Visible Light Transmission (VLT) that has become the City's standard: BAR concluded that VLT 70 should remain the preference relative to clear glass. However, they acknowledged the case-by-case flexibility offered in the Design Guidelines; specifically, though not exclusively, that this allows for the consideration of alternatives—e.g. VLTs below 70--and that subsequent BAR decisions regarding glass should be guided by the project's location (e.g. on the Downtown Mall versus a side street), the type of windows and location on the building (e.g. a street level storefront versus the upper floors of an office building), the fenestration design (e.g. continuous glass walls versus punched windows), energy conservation goals, the intent of the architectural design, matching historical glass, and so on.

#### [Chapter IV: Rehabilitation](#)

##### **B. Facades & Storefronts**

- 1) Conduct pictorial research to determine the design of the original building or early changes.

*Staff comment: Photographs of the building from historic surveys confirm that many elements in the storefront, like the prism-glass transom and storefront cornice are historic.*

- 3) Conduct exploratory demolition to determine what original fabric remains and its condition.

*Staff comment: Not applicable to the proposed project.*

- 3) Remove any inappropriate materials, signs, or canopies covering the façade.

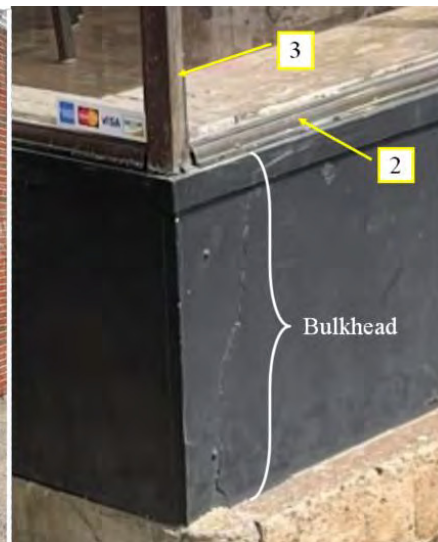
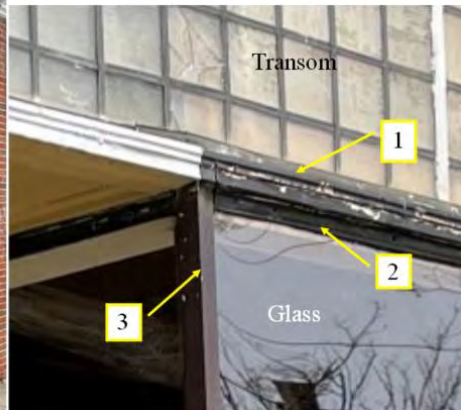
**Staff comment:** The storefront does not have materials covering [concealing] historic elements.

- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.

**Staff comment:** A historic survey confirms that the glazing itself is not historic.

Refer to images below:

- The transom and bulkhead will not be altered.
- #1. Bronze trim will be retained.
- #2. Bronze glazing strips (top and bottom) will be removed.
- #3. Bronze corner post. Unclear if this will be retained or replaced.
- Vertical mull in center will be removed. (Uncertain if this is original to bronze components; however, it matches similar mull in adjacent storefront.)
- Glass is not historic





- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.

*Staff comment: The proposed project will remove the bronze does not include the removal of surviving historic elements.*

- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).

*Staff comment: This project will insert a new window between the existing historic elements of the storefront (transom and bulkhead). The five-leaf window is not a historic design.*

- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.

*Staff comment: Not applicable to the proposed project.*

- 9) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.

*Staff comment: The proposed window will be a clearly modern addition and does not mimic historic elements.*

- 10) 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.

*Staff comment: Not applicable to the proposed project.*

- 11) 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.

*Staff comment: The proposed window will have a black, aluminum frame.*

- 12) Avoid introducing inappropriate architectural elements where they never previously existed.

*Staff comment: The proposed window will alter the appearance of the historic storefront by adding new five-leaf glazing and thicker trim necessary to insert the folding window into the existing storefront.*

#### C. Windows

...

- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low glass may be strategies to keep heat gain down.

## **Appendix:**

### **From NPS Preservation Brief 11: *Rehabilitating Historic Storefronts***

<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

#### **Designing Replacement Storefronts**

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided.

#### **Guidelines for Designing Replacement Storefronts**

- **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
- **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
- **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
- **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
- **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
- **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
- **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself. Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.



# LANDMARK



Bibb/Fall 1978

# SURVEY

## IDENTIFICATION

Street Address: 707-709 West Main Street  
 Map and Parcel: 32-156  
 Census Tract & Block: 1-307  
 Present Owner: Virginia C. Estes  
 Address: Route 1, Box 141, Charlottesville, VA  
 Present Use: 2 antique shops  
 Original Owner: A.G. Carter  
 Original Use: 2 furniture stores

## BASE DATA

Historic Name: A.G. Carter Building  
 Date/Period: c. 1925  
 Style: No Identifiable Style  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: B-3  
 Land Area (sq.ft.): 50.52' x 132.6' (6698.95 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This is a two-storey, six-bay duplex store building with basement. It is built of brick, with a facade laid in six-course American-with-Flemish bond and the rear wall in six-course American bond. The trim and also the walls below the second level windows are painted light green. The wall is faced with stone below the first level display windows. The entrance doors to both stores are located in the same central entry recess. A cornice with cornice stops and plain frieze separates the first and second stories. The tall circular-headed, metal sash windows at the second level consist of paired casement windows with transoms. They have round arches with keystones, concrete sills, and no surrounds. There is a concrete panel in each bay above the second-storey level. Rear windows are double-sash, six-over-six light, with wooden sills and no surrounds. A parapet with boxed cornice, plain frieze, and cornice stops conceals a nearly flat shed roof. The rooms on the first level have pressed tin ceilings. Two flight open staircases in the back rooms give access to the second level, which is used for storage.

## HISTORICAL DESCRIPTION

A.G. Carter had purchased about half the block when the John C. Culin estate was subdivided in 1920, and he bought the rest from J.P. Ellington in 1924 (City DB 37-90, 46-44). He built this duplex store building c. 1925 on the site of the Culin house. Carter sold the entire block to W.D. Haden and Hollis Rinehart in 1935 (DB 35-424). Haden's estate later purchased the Rinehart share of this building (DB 141-224 & 229) and sold the building to J. Elmer and Virginia C. Estes in 1970 (DB 321-73). From the beginning, both units have usually been occupied by furniture stores, the exception being the 1940's and 1950's when #709 housed the Railway Express Agency and #707 a restaurant.

## GRAPHICS

## CONDITIONS

Good

## SOURCES

City Records  
 Mrs. J. Elmer Estes (Virginia C. Estes)  
 Sanborn Maps - 1920, 1929  
 Charlottesville City Directories

*Architectural And Historic  
Survey*



*Graphics*



# PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	6-course Flem.bond
Roof	0	Shed		Not visible
Window(s)	0	Casement	Metal	

## INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1925 ca

Source of Date: Local Records

Architectural Style: Classical Revival

Description:

Building features a well-preserved front elevation with a pressed-metal cornice, second-story windows with round-arched heads, cast-stone sills, and cast-stone keystones, and a store front with a pressed-metal cornice, a prism-glass transom, and a modern awning and windows. The rear elevation has reworked window and door openings and what appears to be an early exterior water tank at the northwest corner.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Across the rear extends a modern raised deck with exterior stairs.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

This two-story brick building retains many of its original exterior features and is one of the best-preserved early-twentieth-century commercial buildings on West Main Street. The building contributes to the historic character of the street. A. G. Carter built a two-story commercial building at the corner of 7th and Main streets in 1922; several years later he built this architecturally similar commercial building. Furniture stores have been a common business tenant in the building through time.

## GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14632	18 - 19	2/ /1996

## BIBLIOGRAPHIC DATA



RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret :

DHR Idenfication Number: 104-0307

Other DHR Number:
Property Date(s)
1925
ca

PROPERTY NAMES
Carter Building II (707-09 W. Main St.)
Blue Ridge Brewing Co.

EXPLANATION
Historic/Location
Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: N/A

Tax Parcel: 32-156

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
707 --709	West Main Street	
Vicinity: Town/Village/Hamlet:		
Name of National Register Historic District:		
Name of DHR Eligible Historic District:		
Name of Local Historic District:		

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:  
Built up.

Ownership: Private
NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Commercial Building	Historic
TOTAL:		1	
Historic:		1	
Non-Historic:		0	

Sequence #: 1.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

Maps date to 1891, 1896, 1902, 1907, 1913, 1920, 1929, and 1939.

Sequence #: 2.0 Bibliographic Record Type: Book

Author: Chataigne, J. H.

Citation Abbreviation:

Chataigne state business directories, 1877+

Notes:

Directories date to 1877, 1880, 1884, 1887, 1890, and 1893.

Sequence #: 3.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill state business directories, 1896+

Notes:

Directories date to 1896, 1906, 1911, and 1917.

Sequence #: 4.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Charlottesville Architectural and Historic Survey files

Notes:

Files archived at the Department of Community Development.

#### CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preserv Consult

ID # Associated with Event:

CRM Event Notes or Comments:

Recon survey of historic resources located in the West Main, Wertland, and

Ridge Street and University Corner areas of Charlottesville conducted for the

city's Department of Community Development in 1996.

#### MAILING ADDRESS

Honorif:

First : Margaret & Edward Jr

Last : Jones

Suffix :

Title : Trustees

Company:

Address: 340 Key West Dr.

City : Charlottesville

State: VA

Zip : 22901- Country: USA

Phone/extension: - -

Individual Category Codes:

Mailing Address Notes:



14632

Date 2.1996 File No. 104-307

Name A.G. Carter Building II

Town (707-09 W. Main St.)

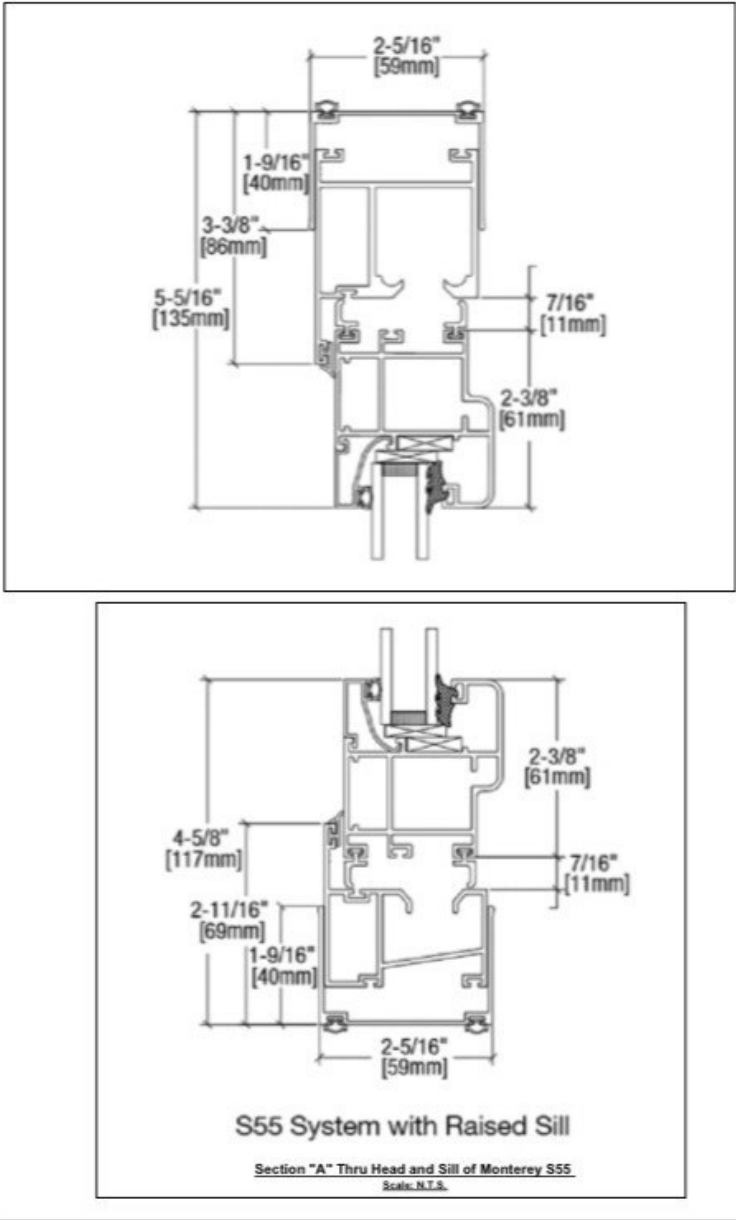
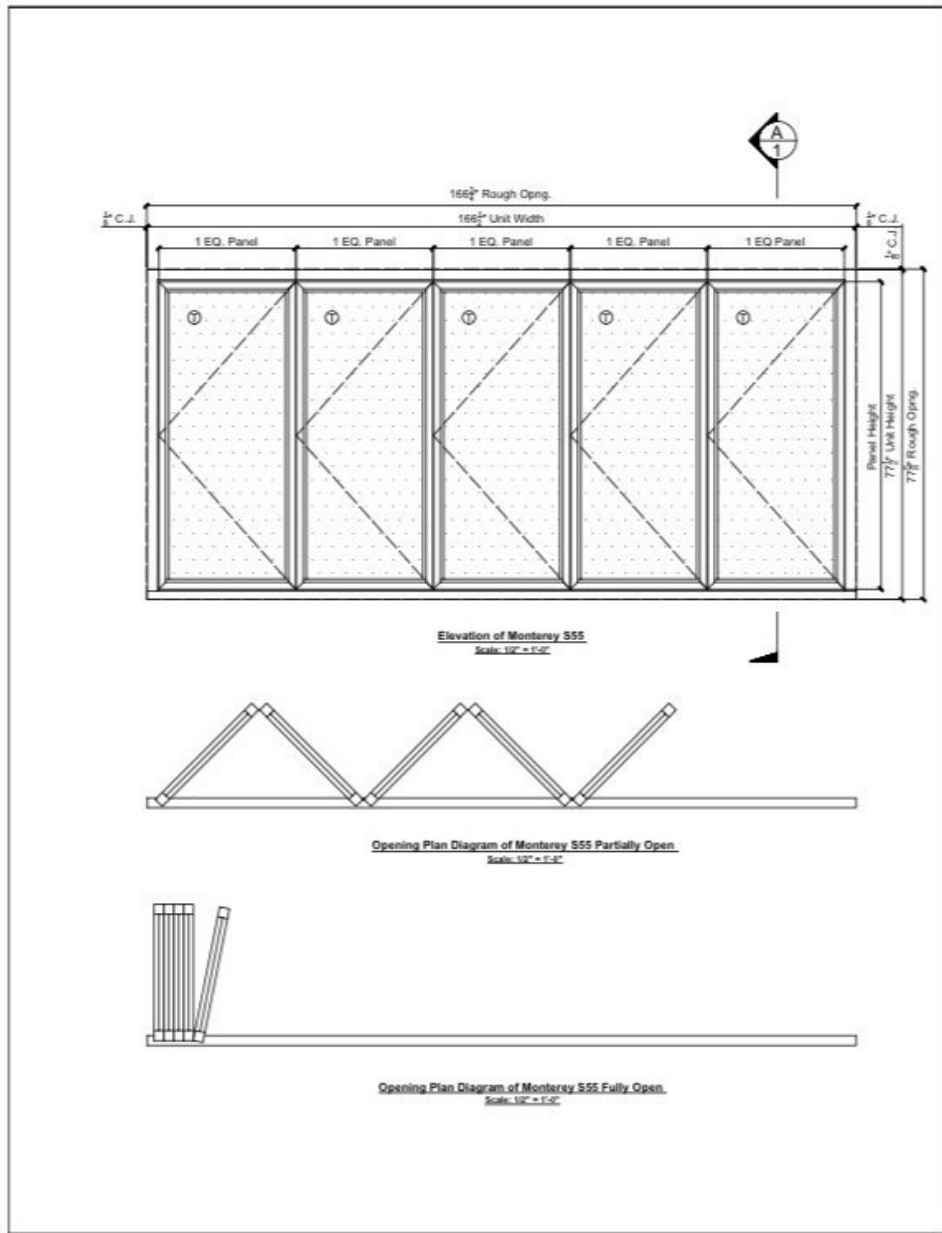
County Charlottesville

Photographer Dan Pezzoni

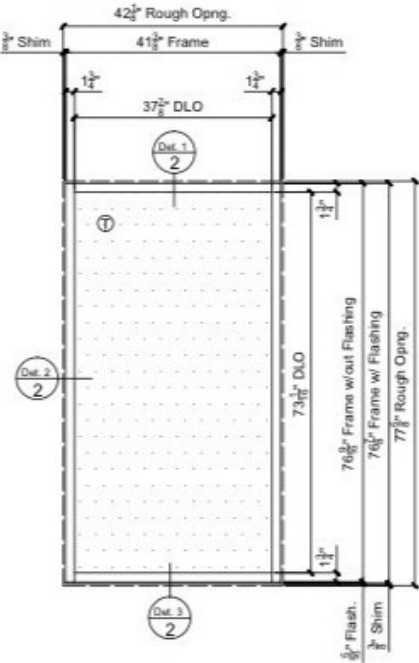
Contents 3 ext. views

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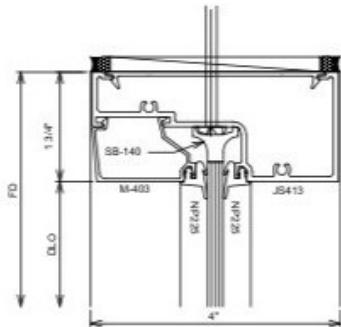




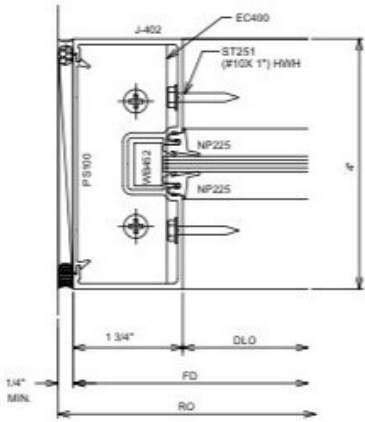
Project	Smyrna Restaurant		Dodson Glass & Mirror Co., Inc.		Architect		Notes	
	707 W. Main Street		1117 E. Market Street		Glazing Legend		BY	
	Charlottesville, VA 22903		Charlottesville, VA 22902		REVISION		Date	
			434.97.3.7534, (Fax) 434.97.3.7651		LTR		Scale	
Title	Folding Window System & Storefront		A		As Noted		03/25/2022	
			B		MM		Drawing #	
			C		RS		1 of 2	



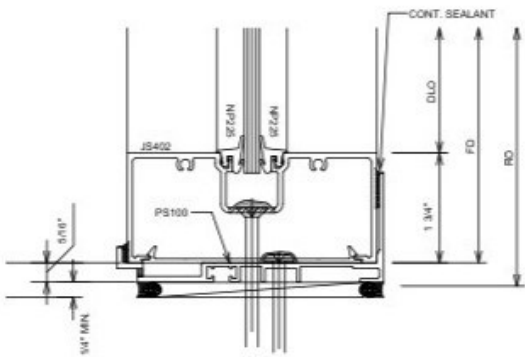
Elevation of US Aluminum 400 Storefront  
Scale: 1/2" = 1'-0"



Detail 1  
HEAD  
Scale: 6" = 1'-0"



Detail 2  
JAMB  
Scale: 6" = 1'-0"



Detail 3  
SILL  
Scale: 6" = 1'-0"

Project	Smyrna Restaurant 707 W. Main Street Charlottesville, VA 22903	Glazing Contractor: <b>Dodson Glass &amp; Mirror Co., Inc.</b> 1117 E. Market Street Charlottesville, VA 22902 434.973.7534, (Fax) 434.973.7651	Architect	Notes	Drawing #:					
					2 of 2					
Title	Folding Window System & Storefront	LTR	REVISION	BY	Glazing Legend	Date	03/25/2022	As Noted	Checked By	RS
						Scale:		MM		
						Drawn By				

707 West Main - storefront alterations. April 2022. Color sample for metal frame

In sun



In shade



Existing storefront





707 West Main Street





707 West Main Street





707 West Main Street









707 West Main Street — Google Street View 2008



707 West Main Street — Google Street View 2012



**Certificate of Appropriateness (HC District)**

BAR 22-04-04

313 Steephill Street, TMP 55A135000

Woolen Mills Village HC District (contributing)

Owner: Sara and Brian Shullaw

Applicant: Robert Nichols, Formworks

Project: Porch rehab and side addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 19, 2022**



**Certificate of Appropriateness (HC District)**

BAR 22-04-04

313 Steephill Street, TMP 55A135000

Woolen Mills Village HC District (contributing)

Owner: Sara and Brian Shullaw

Applicant: Robert Nichols, Formworks

Project: Porch rehab and side addition

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**Background**

313 Steephill Street

Year Built: 1897

Status: Contributing

Two-story, three-bay, framed dwelling, hipped-roof and two prominent cross gables. Façade features boxed cornices and returns on each of the cross-gabled side bays. Front entrance is in the middle bay. House has an altered, two-bay, shed-roofed front porch, with one remaining, original, squared column with inset panels and a molded base and cap. Front door is located under this original portion of the porch, surmounted by a pointed arch and framed on each side by three sidelights. Each of the façade's other bays has a 1/1 double-hung replacement window with pointed arch trim. The house is weatherboard on a brick foundation. The roof is asphalt shingles.

**Prior BAR Review**

N/A

**Request**

- Submittal: Formworks plans and renderings, three sheets, dated March 12, 2022 and sheet A6.1, dated Feb 8, 2022.

CoA for alterations to enclosed front porch. Extend on the north side with the rear portion being an enclosed addition. (Note: The 1920 Sanborn Map shows the open porch. If not original to the 1897 house, we know it dates to before 1920.)

**Discussion and Recommendations**

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to

preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines. The design review should focus on the components of the project that will be visible from the streets.

Referring to the staff comments (below, under *Building Scale*), the BAR should discuss the extent to which the porch extension and enclosed addition are *perceived as additions*. With that, if necessary, the BAR should discuss if the design should be differentiated further or, possibly, less so, should that differentiation result in additions that appear incompatible with this house and the character of the HC District. For example, (see below) is it more important the box cornice have two profiles, thus distinguishing *new from original* or be continuous, thus appearing *visually and architecturally compatible*?



The goal is to differentiate old and new, and the modified siding contributes to that expression; however, for a porch expansion within a Historic Conservation District, staff suggests the result of continuity with certain elements (roof material, roof line, cornice, screen framing) is preferable to a subtle—or not so subtle--attempt to distinguish the old from new.

Re: the original exterior walls and porch ceiling enclosed by the front addition. The window siding, trim, railing, etc. were removed with the prior alteration and no longer exist.

Re: the porch entablature on the north side (see below), which will be enclosed by the expansion, the applicant noted it will be removed, that the within the screened enclosure there ceiling rafter will be exposed rafters and painted white, in order to create some height.





### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed alterations and addition at 313 Steephill Street satisfy the BAR's criteria and are compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, 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 Historic Conservation Districts, I move to find that the proposed alterations and addition at 313 Steephill Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that for the following reasons the BAR denies the application as submitted:

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

##### **Sec. 34-341 - Criteria for approval**

- a. 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 conservation district design guidelines; and
  2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

##### **Sec. 34-342 - Standards for review of new construction and additions.**

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

### **HC District Design Guidelines for New Construction and Additions**

#### **Building Scale – height and massing**

3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.

**Staff Comment:** *Re-opening* the original porch is appropriate--and a welcome alteration.

The porch extension/side addition could be read as the enclosure of an existing [possibly *original*] porch that wrapped the corner, suggesting a different form for the original house. However, relative to scale, from the street the addition is single-story and approximately 10-feet wide, which does **not overpower** the original two-story, 44-foot wide, primary facade.

#### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

**Staff Comment:** The openings are appropriate.

#### Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

**Staff Comment:** The proposed materials and textures are appropriate.

#### Woolen Mills Village Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

**Staff Comment:** Except for the staff comments re: item 7 (form and massing), the alterations are appropriate.



# LANDMARK



# SURVEY

7  
NOV 1974

## IDENTIFICATION

Street Address: 313 Steep Hill Street  
Map and Parcel: 55A-135  
Census Tract & Block: 3-110  
Present Owner: Clinton E. & Evelyn G. Spencer  
Address: 313 Steep Hill Street  
Present Use: Residence  
Original Owner: C.E. Mallory  
Original Use: Residence

## BASE DATA

Historic Name: Mallory-Spencer House  
Date/Period: 1891  
Style: Victorian Vernacular  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: R-2  
Land Area (sq.ft.): 100' x 225' (22,500 sq. ft.)  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

In its original form this two-storey gray weatherboarded house on a low foundation was two bays wide, double-pile, with a side hall. The medium-pitched slate roof was T-shaped with gables front and back and on the south side over the hall, which extended only the length of one room. A one-over-one room addition on the south side, faithful to the original in nearly every detail, made the facade three bays wide. Its roof matched the original, so that the whole is now H-shaped with gables over both side bays on the facade and rear and a third ridge between and at right angles to the other two. The roof has projecting eaves and verges and a boxed cornice with returns. There are two interior chimneys with simple caps and stringcourses, one between the rooms in the original section, and one between the original and the addition. There are three fireplaces with Victorian mantels. Windows and doors have triangular headed architraves. The windows are double-sash, six-over-six light in the original part of the house and two-over-two in the addition. The windows at the second level are somewhat shorter. A one-storey veranda covers the two bays of the original facade. It has a low-pitched hip roof and a simple balustrade. The plain four-paneled entrance door has a shallow three-light rectangular transom and narrow sidelights over panels. A single flight of open stairs with simple turned balustrade rises from the central hall and makes a 90° turn with winders at the top. A short second flight into the addition branches off from it at the turn. A hip-roofed back porch in the corner of the ell has been enclosed.

## HISTORICAL DESCRIPTION

C.E. Mallory purchased two one-acre lots on the north side of Woolen Mills Road (East Market Street) in 1890 (ACDB 94-233). Tax records show that this house was built the next year. It faces east, toward the river and the Woolen Mills. Mallory lived on the other side of Woolen Mills Road, and this house was occupied by his father W.F. Mallory, who made coffins. After his father's death, Mallory sold the property to the Charlottesville Woolen Mills, Inc., in 1897 (ACDB 109-327). The house was enlarged and for fifty years was rented to Howard Tilman, a foreman at the Woolen Mills. The present owners bought it in 1953 (ACDB 304-503). They have added modern conveniences and extensively renovated the house. Additional Deed References: ACDB 105-272.

## GRAPHICS

## CONDITIONS

Good

## SOURCES

City/County Records  
Mrs. Clinton E. Spencer  
Mrs. Luther Cash (Sallie Mallory Cash)





## Board of Architectural Review (BAR) Conservation District - Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

Staff email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)  
[watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov)

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description Porch rehab and side addition Parcel Number 55A135000

Project Address/Location 313 Steephill Street

Owner Name Sara and Brian Shullaw Applicant Name Robert Nichols, Formwork Design

### Applicant Information

Address: 619 E High St  
robert@formworkusa.com  
Email: 434-296-2223  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

### Signature of Applicant

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

Robert Nichols  
Signature \_\_\_\_\_ Date March 31, 2022  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 313 Steephill Street  
Charlottesville, VA 22902  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Brian + Sara Shullaw  
Signature \_\_\_\_\_ Date 3/31/2022  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): Porch rehab and side addition

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

### For Office Use Only

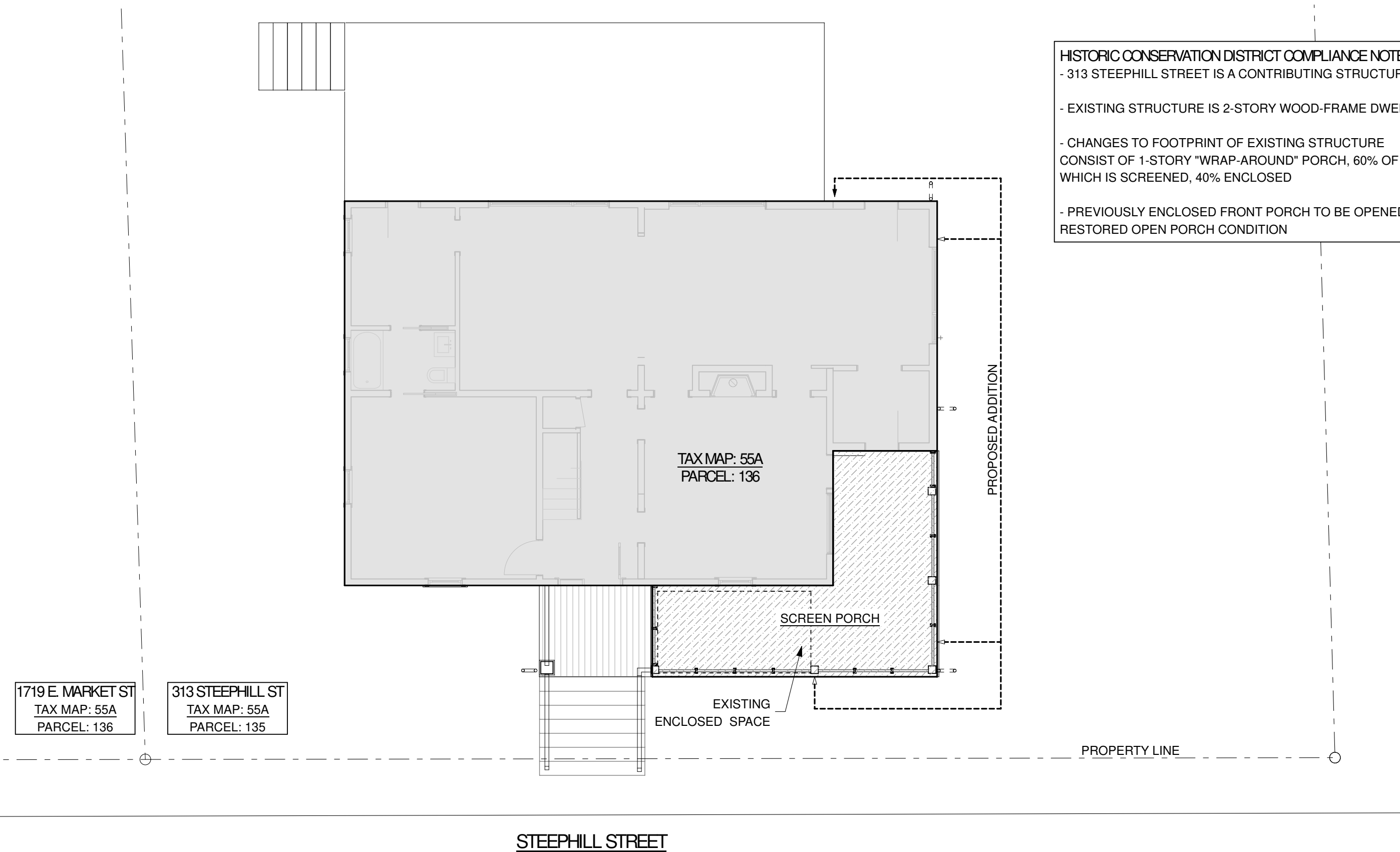
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Date Received: \_\_\_\_\_

Revised April 2017

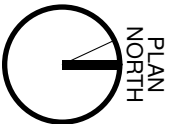
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



- HISTORIC CONSERVATION DISTRICT COMPLIANCE NOTES
- 313 STEEPHILL STREET IS A CONTRIBUTING STRUCTURE
  - EXISTING STRUCTURE IS 2-STORY WOOD-FRAME DWELLING
  - CHANGES TO FOOTPRINT OF EXISTING STRUCTURE CONSIST OF 1-STORY "WRAP-AROUND" PORCH, 60% OF WHICH IS SCREENED, 40% ENCLOSED
  - PREVIOUSLY ENCLOSED FRONT PORCH TO BE OPENED AND RESTORED OPEN PORCH CONDITION



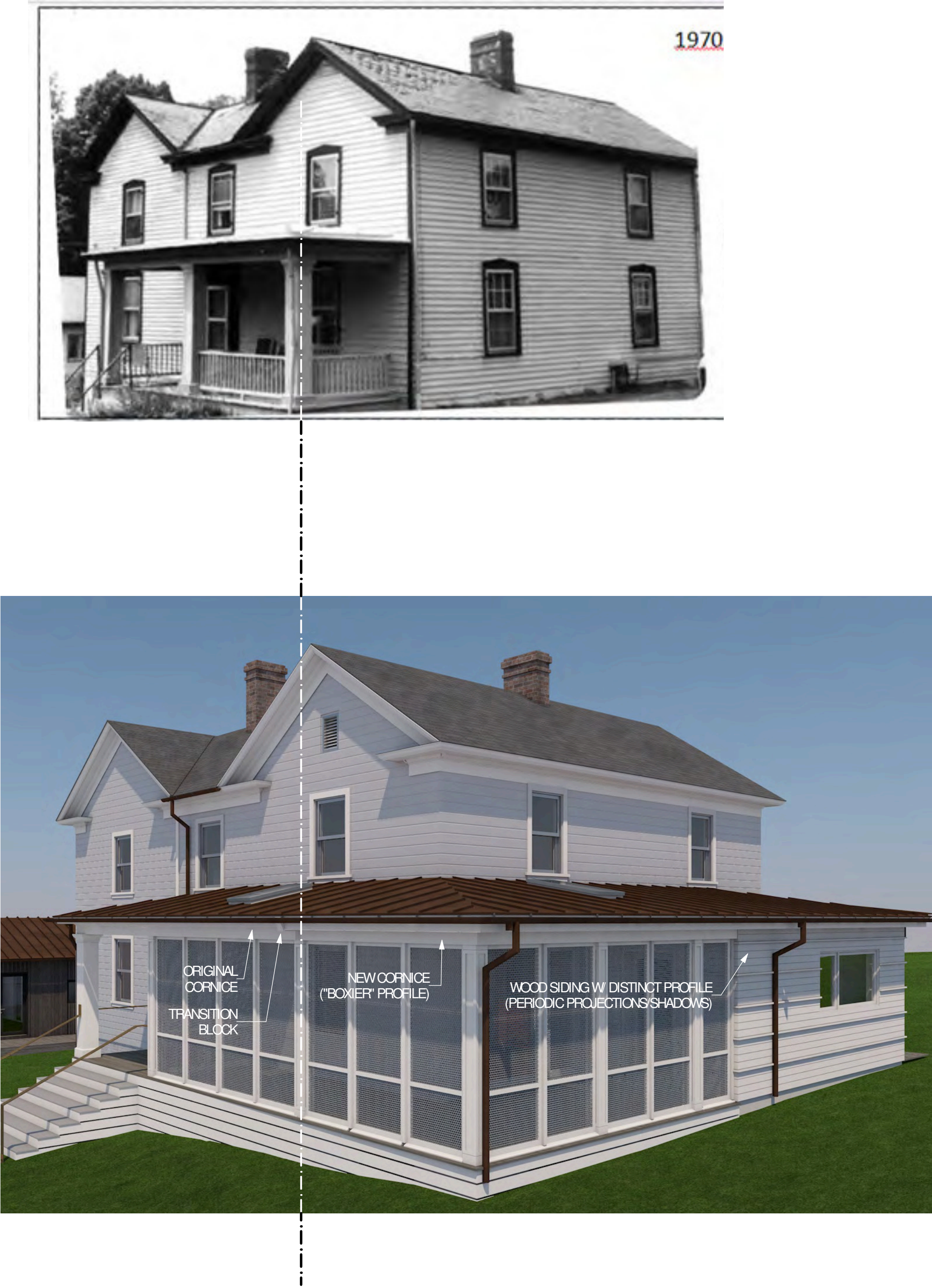
313 STEEPHILL STREET CONSTRUCTION DIAGRAM





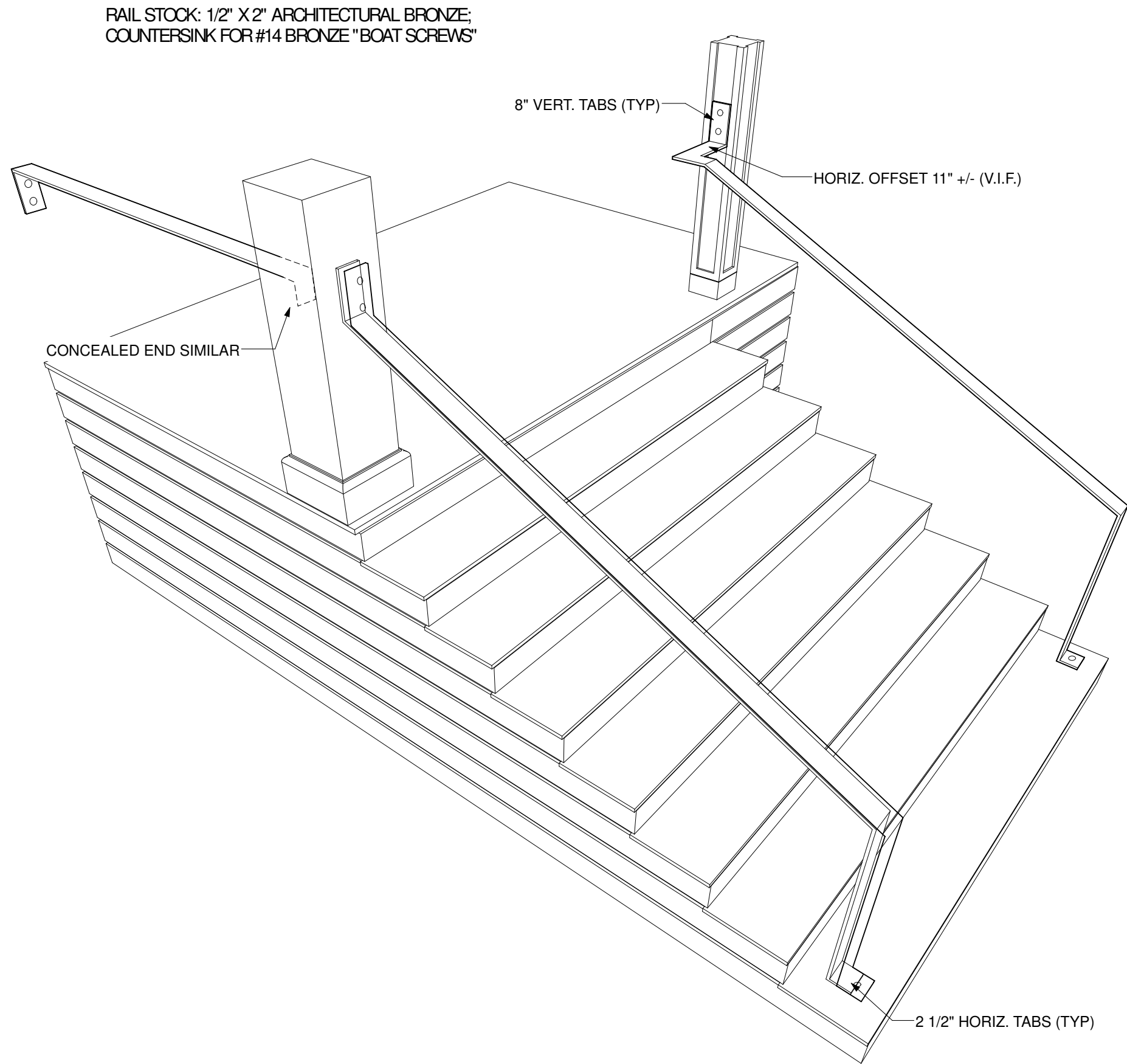






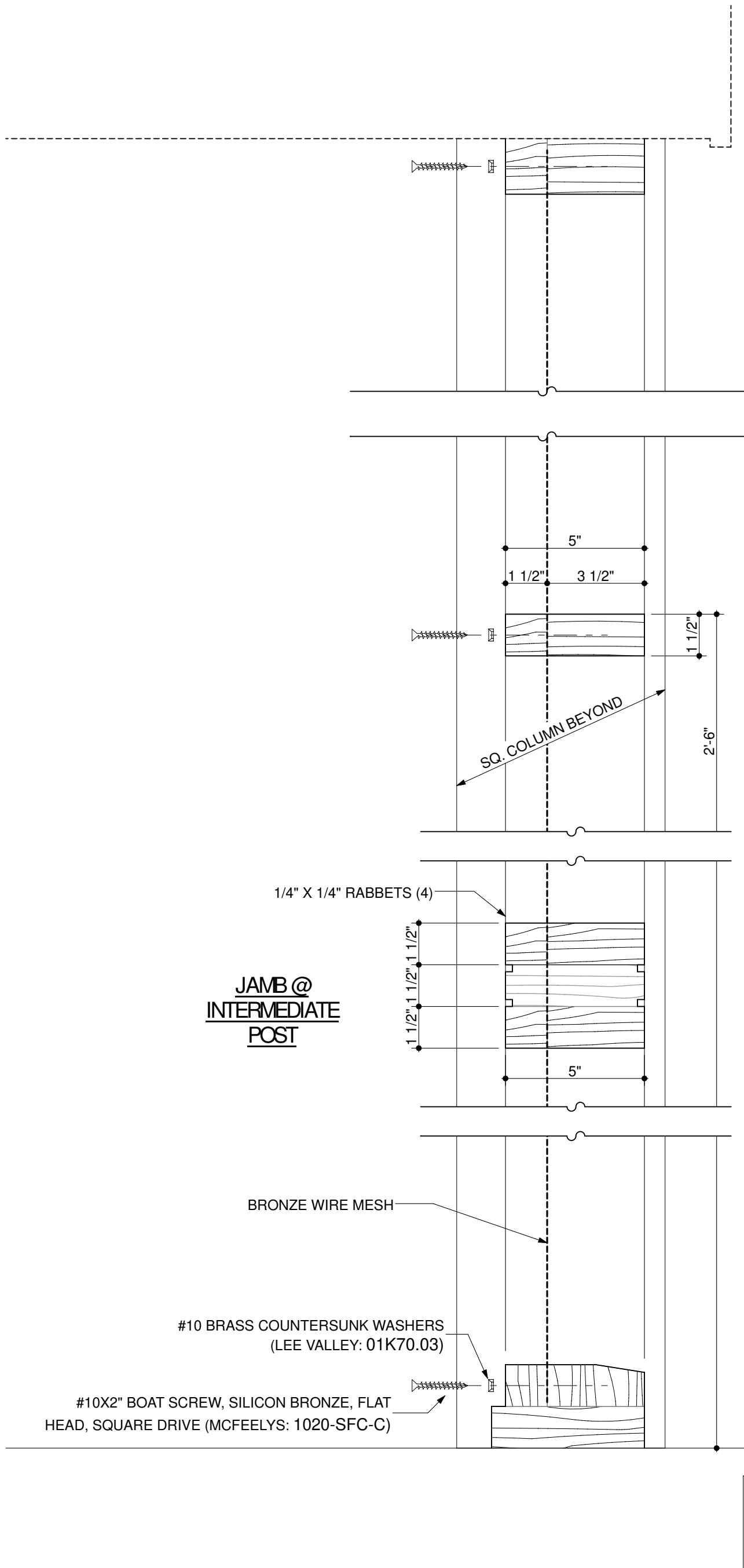


THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



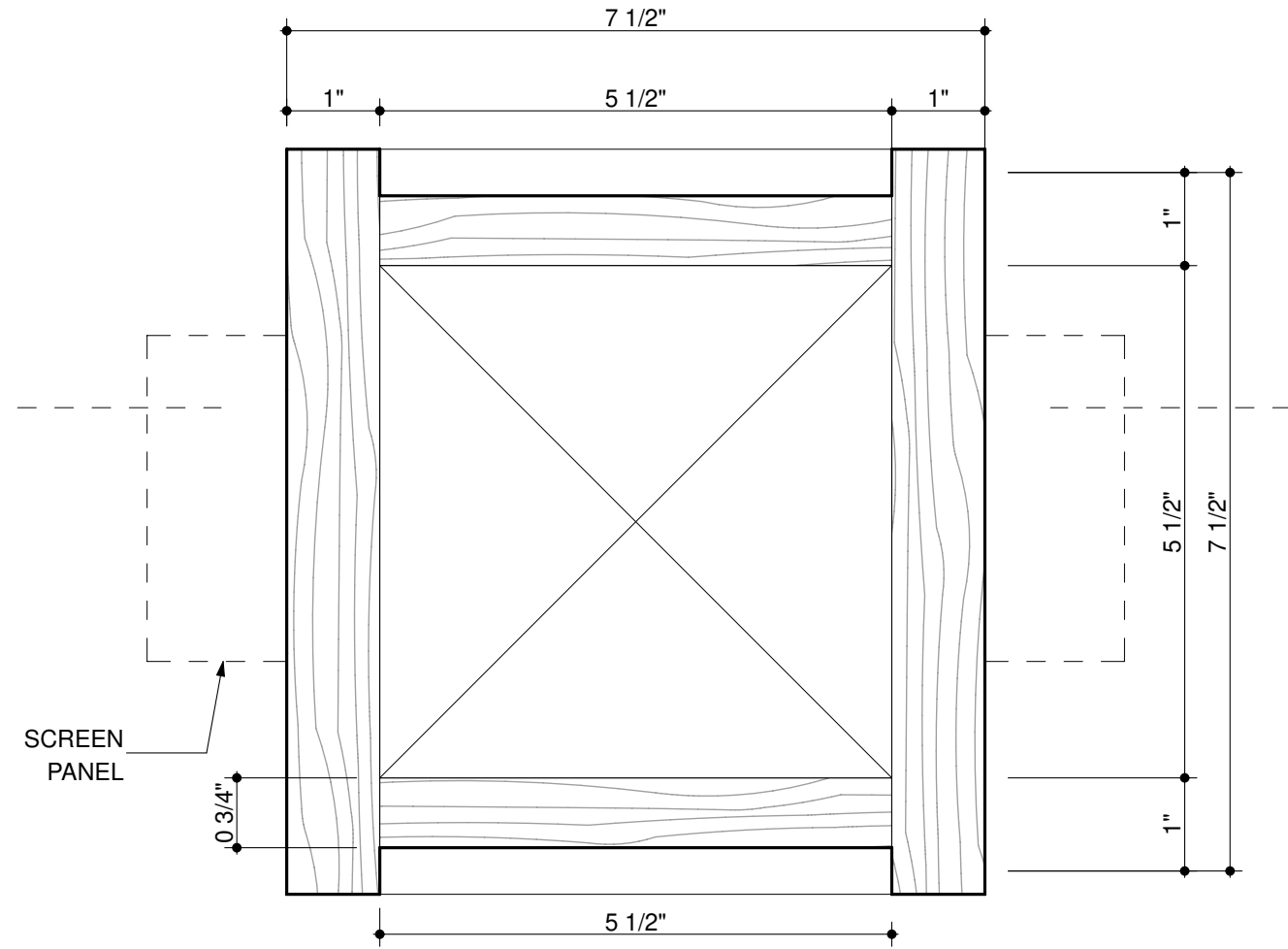
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STAIR RAILS - 3D VIEW  
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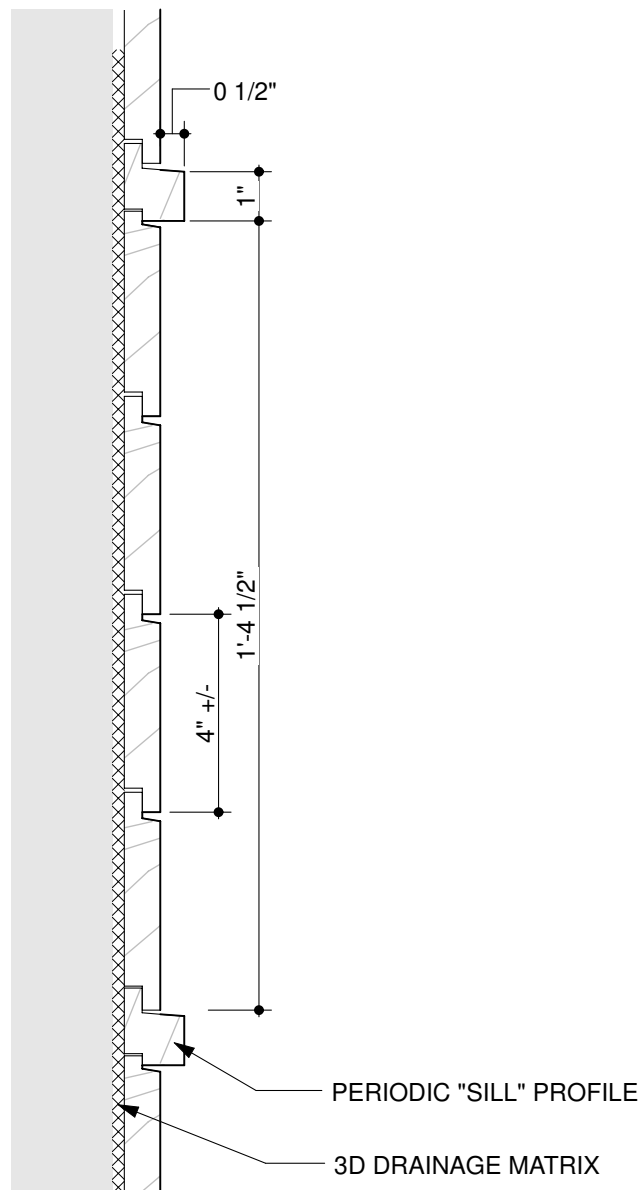
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DETAILS @ SCREEN PORCH  
SCALE: 3\"/>



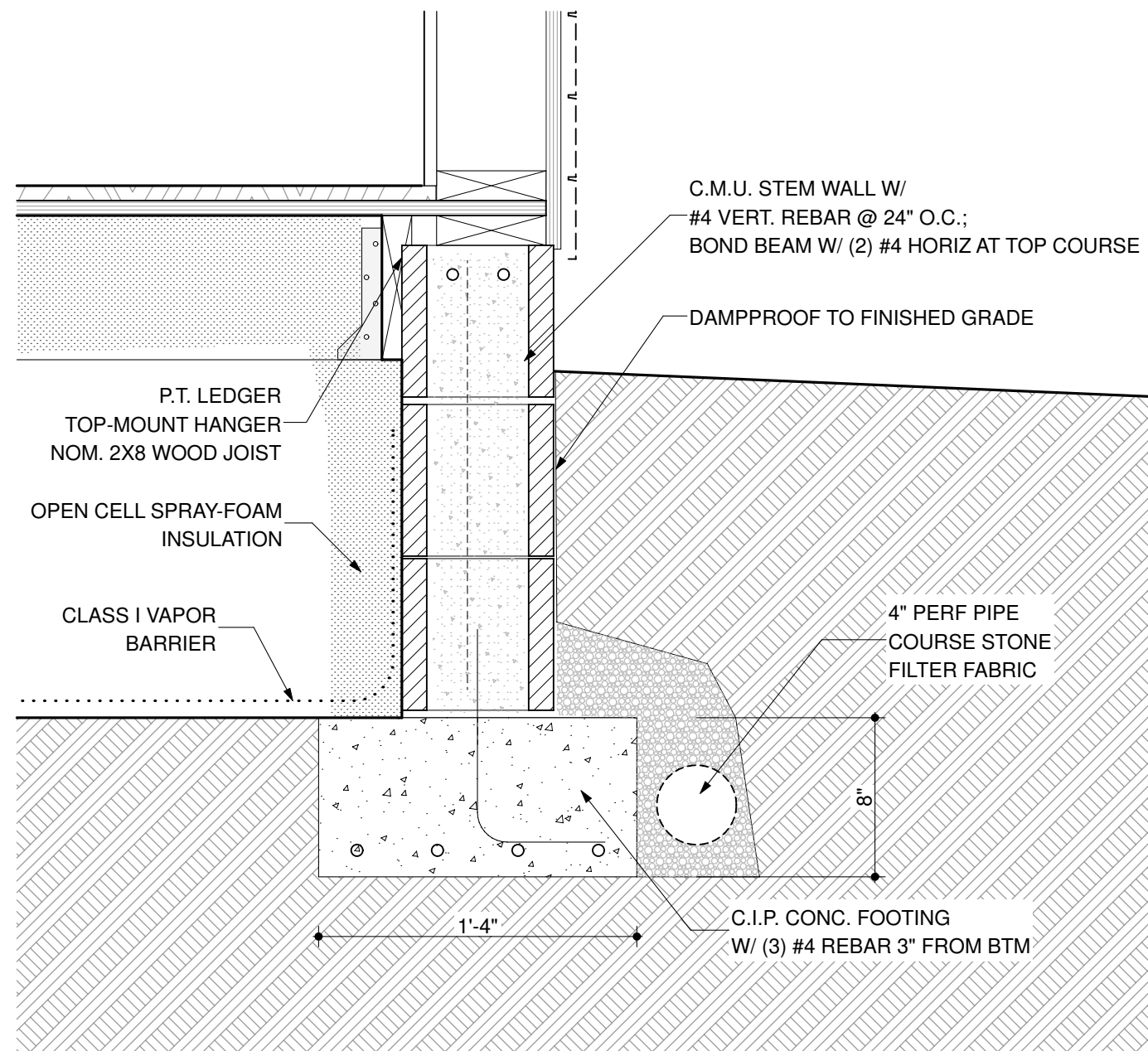
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TYP. COLUMN DETAIL  
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2

WOOD SIDING DETAIL  
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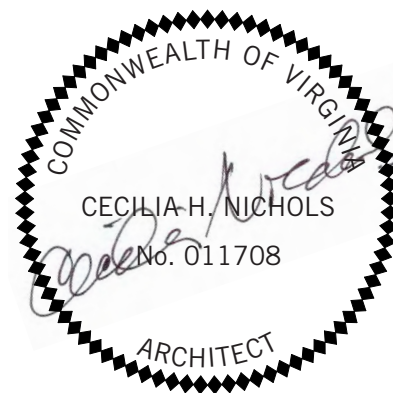


1

FOUNDATION DETAIL  
SCALE: 1 1/2\"/>

# FORMWORK

FORMWORK DESIGN LLC  
619 E. HIGH ST. UNIT A  
CHARLOTTESVILLE, VIRGINIA 22902  
TEL – 434.296.2223



# SHULLAW RESIDENCE

313 STEEPHILL STREET  
CHARLOTTESVILLE, VIRGINIA

OWNER: SARA & BRIAN SHULLAW

## REVISION HISTORY

Rev ID	Transmittal Set Name	Date
01	RELEASED FOR CONSTRUCTION	2/8/22

## CHANGES THIS REVISION

Chg ID	Change Name	Date
		2/8/22

PROJ. NO: 2009

DRAWN BY:

CHK'D BY:

REVISION DATE  
FEB 08 2022

REVISION ID  
01

SHEET TITLE  
DETAILS

SHEET NUMBER

# A6.1





1970s?



**Certificate of Appropriateness**

BAR 22-04-05

1901 East Market Street, TMP 55A149000 and 55A150000

IPP and Woolen Mills Village HC District (contributing)

Owner/Applicant: Jon Fink

Project: Rear addition

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)
- [04/18 submittal](#)





### Certificate of Appropriateness

BAR 22-04-05

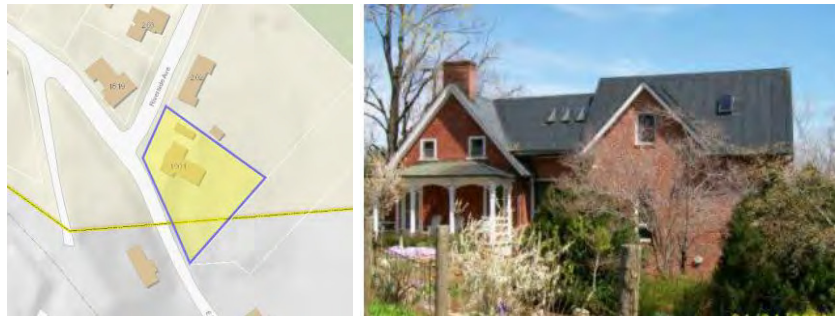
1901 East Market Street, TMP 55A149000 and 55A150000

IPP and Woolen Mills Village HC District (contributing)

Owner/Applicant: Jon Fink

Project: Rear addition

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### Background

Year Built: c1835, *Pireus Store*

District: Individually Protected Property within the Woolen Mills HC District

Status: Contributing to the HC District

(Note: While within a HC District, IPPs are reviewed using the ADC District Design Guidelines.)

The Pireus Store building is a two-story brick structure with a gable front and a Victorian porch. The building was constructed by 1840 to house a store for workers at the nearby textile mills. The store was converted to a house after 1875.

### Prior BAR Actions

March 15, 2022 – BAR held informal discussion with staff, applicant was not available,

### Application

- Submittal, dated March 3, 2022: Project narrative from applicant; photographs of house and site; parcel plats; elevation drawings, site plans, floor plans, and section drawings of house with proposed addition

CoA for a rear addition, extending a prior addition on the original, c1835 structure.

### Discussion

The BAR offered comment on the submitted materials at the March 15 BAR meeting. A summary of the discussion is provided here:

- BAR members are concerned about too many competing design languages and competing forms that take away from the historic structure
  - A joint, break, or hyphen between the earlier (2000s) addition and proposed addition might be a better transition
- Because of the proposed addition's site at the end of the house, new construction will create a long plane. The addition should manipulate the roofline and wall material to break up this long plane.

- BAR members ask purpose of dormer without window



#### Criteria for Additions in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

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.

At the time that this staff report was written, the applicant has reviewed the March BAR meeting video but has not submitted additional drawings. Given that the applicant was not present in March, staff recommends that the BAR use this time to clarify any concerns or recommendations regarding the project.

### **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 2 Site Design and Elements](#)

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

[Chapter 3 New Construction and Additions](#)

[Checklist from section P. Additions](#)

- 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.



# LANDMARK



# SURVEY

Thomas, Fall 1977

## IDENTIFICATION

Street Address: 1901 East Market Street  
Map and Parcel: 55A-149  
Census Tract & Block: 3-101  
Present Owner: Hallie Johnson Shisler  
Address: 1901 East Market Street  
Present Use: Residence, Single-family  
Original Owner: William Hunter Meriwether  
Original Use: Store (?)

## BASE DATA

Historic Name: Pireus Store  
Date/Period: 1835-40  
Style: No Identifiable Style  
Height to Cornice:  
Height in Stories: 1, 2  
Present Zoning: R-2  
Land Area (sq.ft.): 15,825  
Assessed Value (land + imp.): 13,000

## ARCHITECTURAL DESCRIPTION

The Pireus Store is a simple vernacular structure whose appearance has been much reworked during its lifetime. The store is rectangular in form with the narrower, gable-end fronting on East Market Street. Actually two storeys in height, only one storey shows on Market Street because of the sharp ground rise. A finished attic has provided an additional half storey. The facade is two bays in width (door and a window, side hall and one room), and the store is two rooms deep. Construction is brick laid in Flemish bond on the facade (but only partially into the gable) and laid in five-course American bond elsewhere. The roof is gable (with gable-end facade) and has an obviously later central gable on the Riverside Avenue side. Along the sides, the sloped, overhanging eaves nearly obscure a corbelled-brick cornice with mouse-tooth dentils. This detail and the obviously later side gable strongly suggest that the entire roof system is a later addition. The store has two interior, gable-end chimneys of brick that, upon close inspection, appear to have been later additions to the structure. Windows are six-over-six-light, double-hung sash, with two, four-light, casement attic windows flanking each chimney in the gable. Original windows are surrounded by a heavy, three-quarter round molding. A single-storey, Victorian porch covers the Market Street facade.

## HISTORICAL DESCRIPTION

In the year 1825, William Hunter Meriwether purchased from Isaac and Molly Miller 148 acres on the Rivanna River that was Molly's share of her father Nicholas Lewis' estate (Co. DB 25-212, DB 26-342). Meriwether was an active entrepreneur and developer and immediately began to improve the area around the confluence of the Rivanna and Moore's Creek as "Pireus" (The "port city" of Charlottesville, just as the original Piraeus was and is the port of Athens, Greece). By 1840, Meriwether had operating mills on the far (east) side of the River, had erected a toll bridge, and was constructing on the near side a flour mill, which was leased and completed as a cotton factory (Co. DB 38-363), the beginnings of the Charlottesville Woolen Mills. The Woolen Mills Store was part of this development, and was most likely built no earlier than 1835 and no later than 1840 (tradition assigns a date before 1825, but tax records dispute this). In 1844 the "store" house was sold to James R. Jones for \$1,200 (Co. DB 42-213) and then after several years of ownership by H.C. Marchant, passed to the Charlottesville Woolen Mills in 1875 (Co. DB 69-587) and was converted to a residence. See also: Co. DB 67-651, DB 93-389, DB 330-230, WB 14-552.

## SIGNIFICANCE

This house is closely associated with the development of the Charlottesville Woolen Mills, the most important industry in Charlottesville in the late 1800's. It is one of two houses remaining from the "Pireus" phase of industrial development along the Rivanna River, which began with the construction of a bridge across the Rivanna by William H. Meriwether in 1826. The store was most likely built to serve workers at the "Charlottesville Factory" a forerunner to the textile plant that eventually became the Woolen Mills. At its peak, the Woolen Mills area was a self contained community with this store, a church (nomination #21), a school and houses for the workers (nomination #56 is an example of such housing)

## CONDITIONS

Good

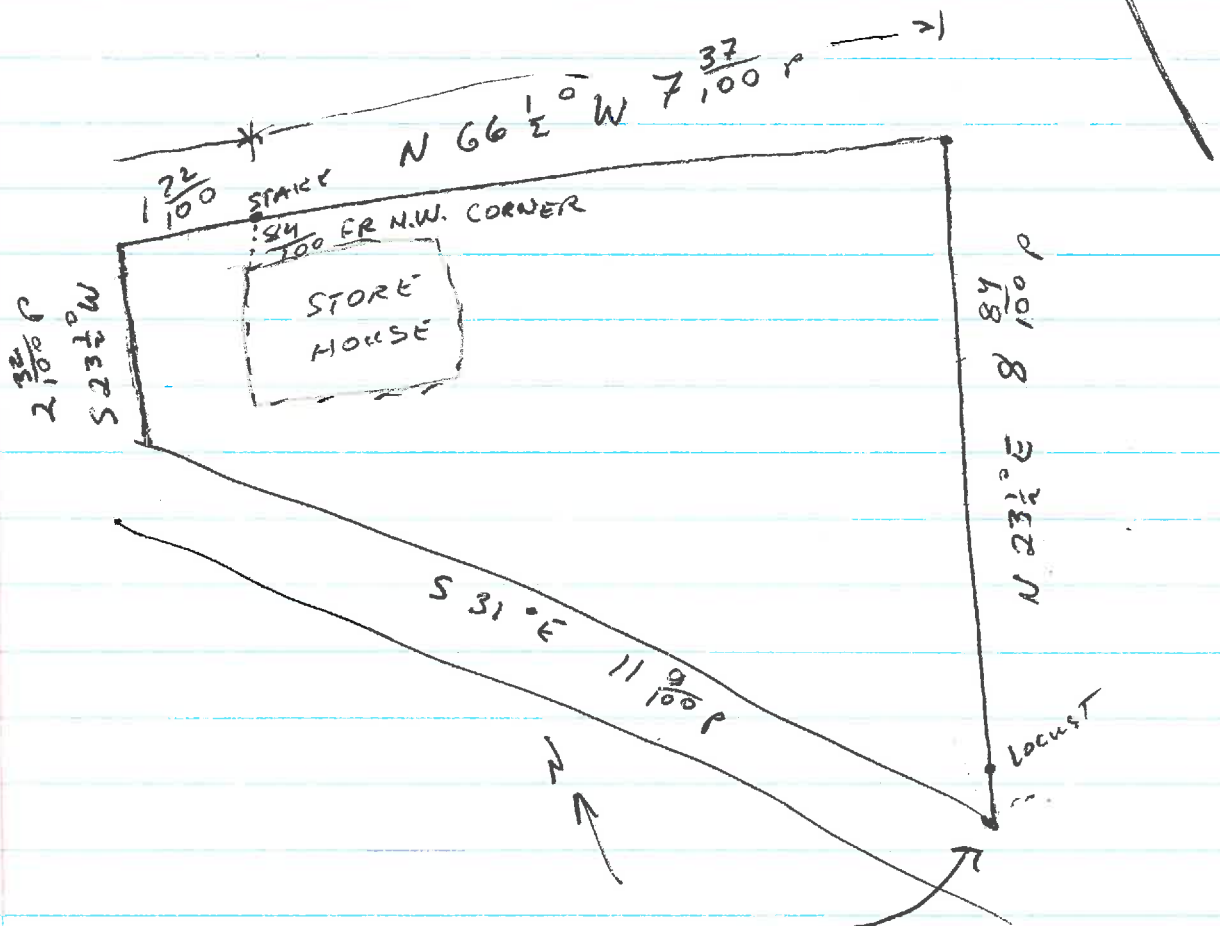
## SOURCES

City and County Records  
Hallie Johnson Shisler





DB 42-213, 1 Nov 1844,  
 fr. Wm H. Meriwether  
 to James R. Jones  
 \$200



Plus a street 50' wide extending  
 along N side of lot & terminating  
 at The river & boat landing

Beginning at a ~~or~~  
 stake on the N. side of  
 The Turnpike road near  
 Meriwethers Bridge







## 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 JDS Fink Applicant Name JDS Fink  
Project Name/Description 1901 E. MARKET ST. ADDITION Parcel Number 55A199000 55A100000  
Project Property Address 1901 E. MARKET ST. 22902

### Applicant Information

Address: 1901 E. MARKET ST.  
Email: JD@JDSF.COM  
Phone: (W) \_\_\_\_\_ (C) 434-825-6777

### Signature of Applicant

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

Signature

Date

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

### 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? \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): \_\_\_\_\_

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: \_\_\_\_\_

## Pireus Store, ca. 1821

In the late 18<sup>th</sup> Century, William Hunter Merriwether, nephew to Merriweather Lewis, inherited with his wife 168 acres of bottom land along the Rivanna River. Mr. Merriwether, along with Thomas Jefferson, was a founding member of the Rivanna Company, whose main aims were commercial in nature.

In 1809 The Rivanna Company begun construction on a damn across the Rivanna just above it's confluence with Moores Creek.

Once the damn was completed with its accompanying lock on river left, Bateaus were able to unload their cargo. This area became known as "Pireus", Greek for port, and the dirt trail on River right leading into Charlottesville was renamed Market Street.

Pireus Store was built sometime late in the first quarter of the 19<sup>th</sup> century. The structure was built with a Tavern on the ground floor, a General store and the 2<sup>nd</sup> floor, and storage with a tiny living space on the top floor. Historic preservationists have identified building elements such as brick mouse tooth dentil work as historically indicative of that time period.

Pireus Store, remained a tavern and general store into the early 20<sup>th</sup> century. I purchased this home in 1990 and begun an intensive interior renovation. Early in the process I was visited by a neighbor, Mr. Taylor, who at that point was well into his nineties. He informed me in 1906 he was a delivery boy for the store and occasionally for the tavern as well.

The renovation included a full excavation of the tavern floor, where various pieces of pipes, gaming balls, and other period artifacts were identified, catalogues, and then donated. The structure had a slate roof returned as originally built. We were fortunate that nearly every element original to the interior of the structure has been covered over instead of being removed.

In 2002, I applied for and received permission from the BAR to construct an addition. This was a tricky application because there was an understandable concern to ensure that the new construction respected the original structure. In the end we completed a very respectful and sensitive addition.

That addition though did constrain space on the top floor due to the roof pitch matching the original structure. In our new addition we have designed more living space.

Our current application reflects the needs of our growing family and our desire to create more livable space. We purposely differentiated this design in both form and material pallet. We did not illustrate but plan to have voltaics installed on the southern roof face. Our plan will be to build in maximum energy efficiency while still respecting existing roof peaks. We have very large boxwoods and dogwoods that already visually shield the 1<sup>st</sup> addition and will also shield a good part of the proposed addition.

We appreciate your attention to this application and please direct any questions you might have to me, Jon Fink, [jfink@jvi.com](mailto:jfink@jvi.com), or to Mr. Andres Pacheco, architect, [apachecomail@gmail.com](mailto:apachecomail@gmail.com). See you in April.

Thank you very much,





Southwest Face



South Face







West  
Face



EAST  
AND  
NORTH  
FACE



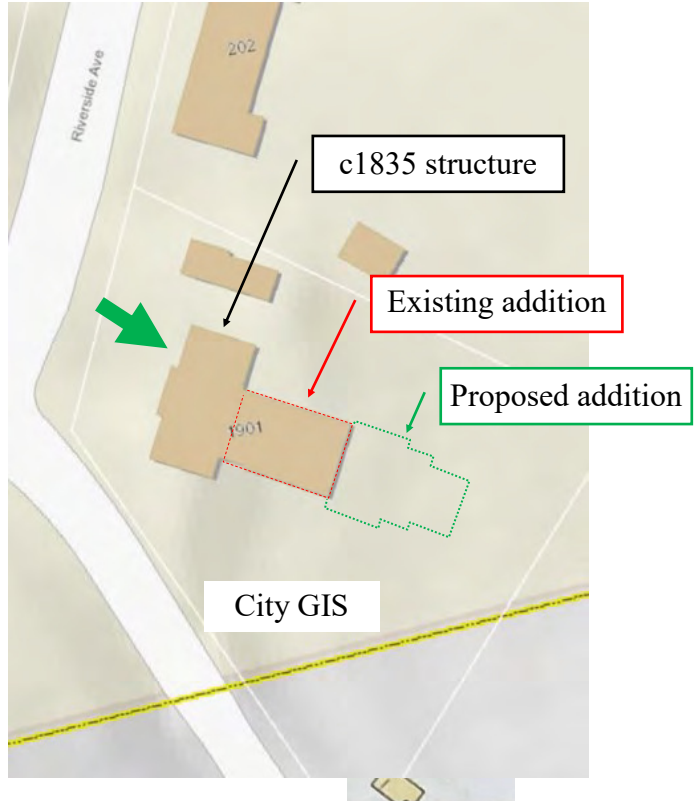
Street view 2012



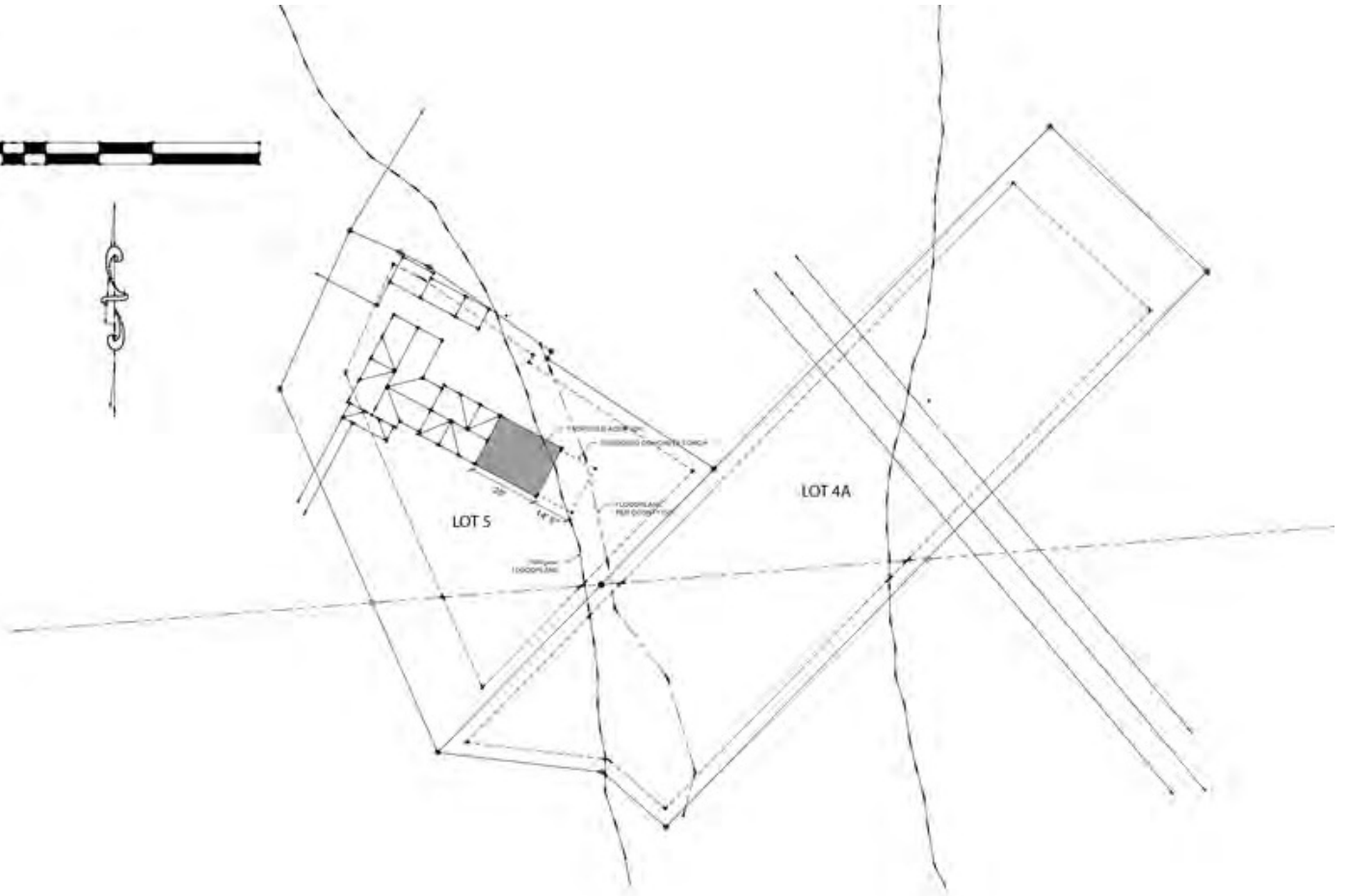
Street view 2019

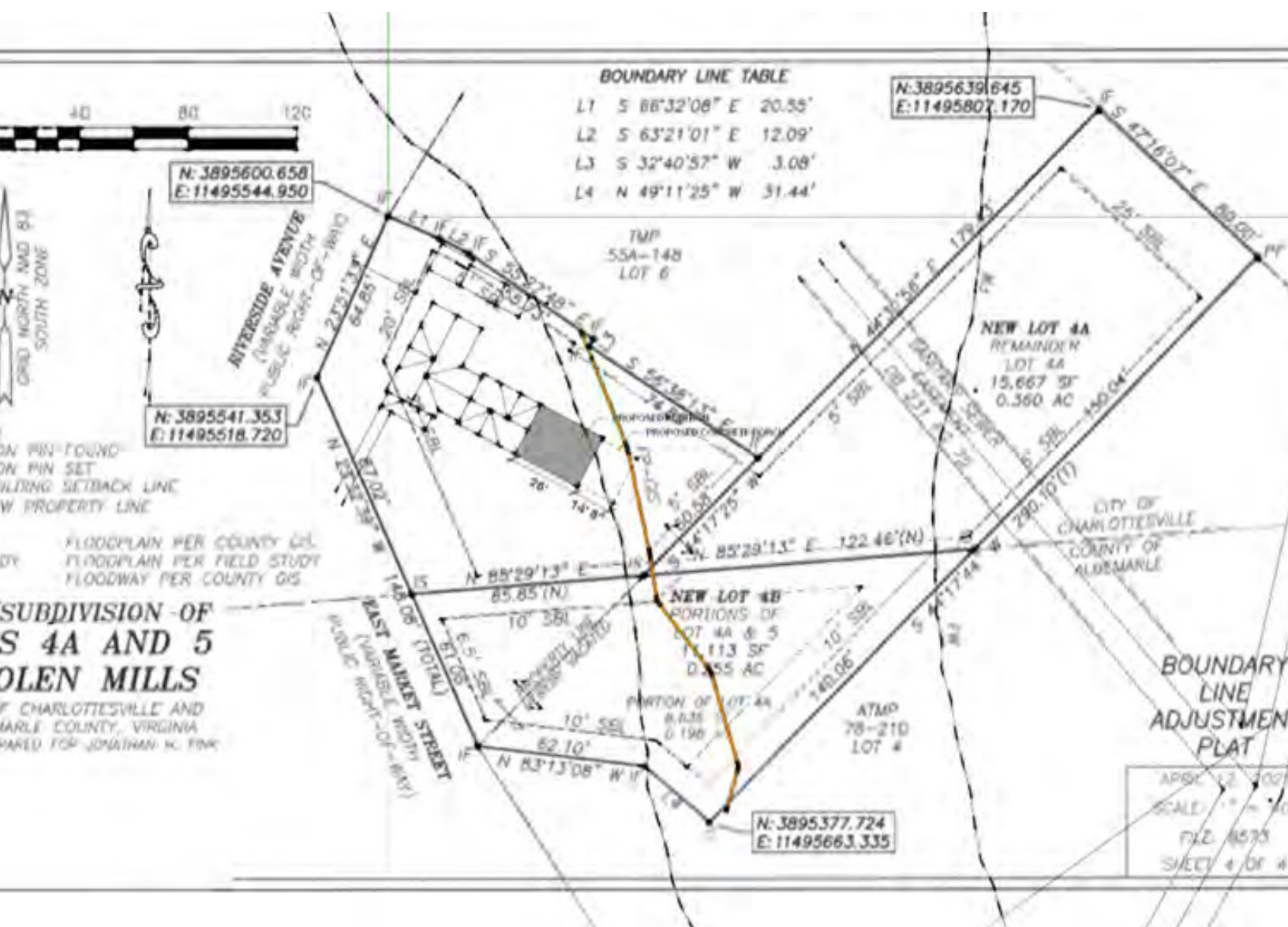












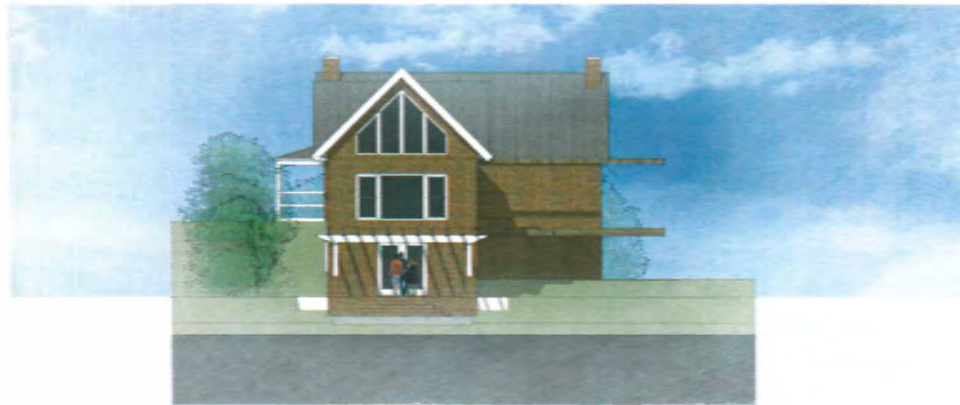
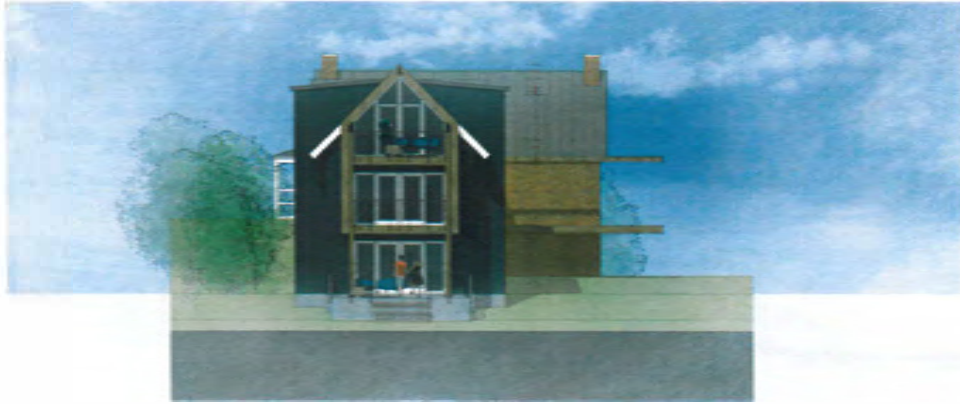


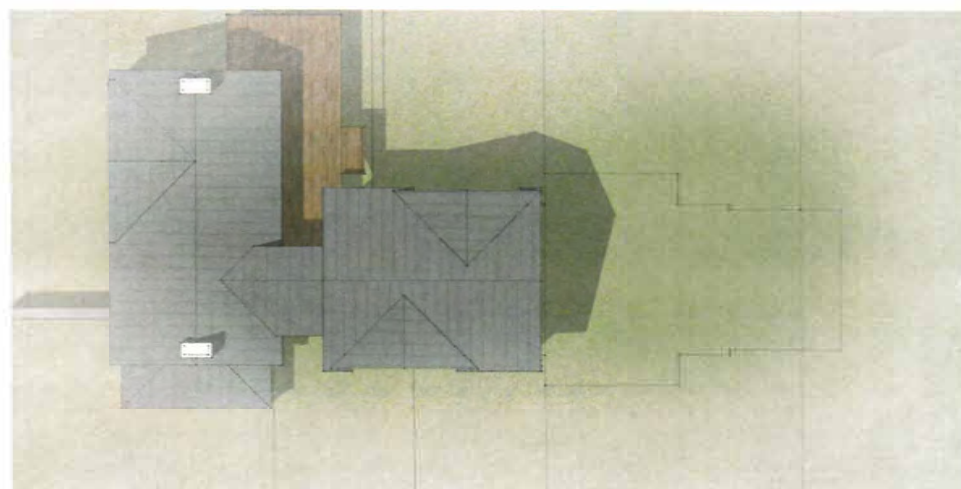
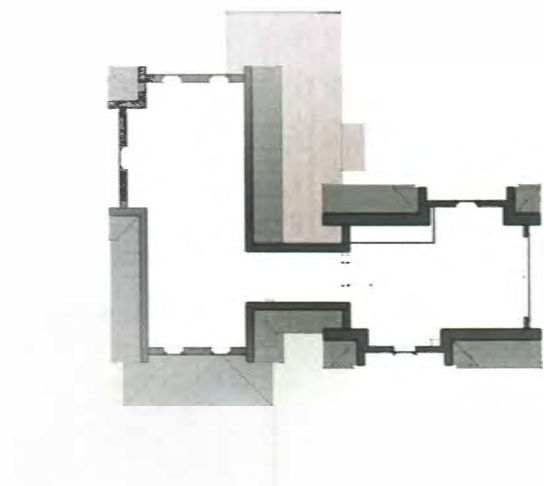
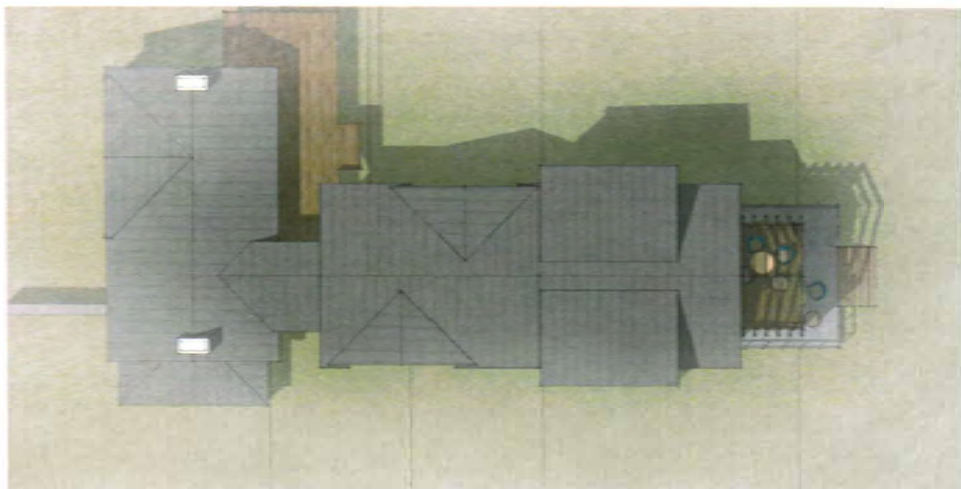
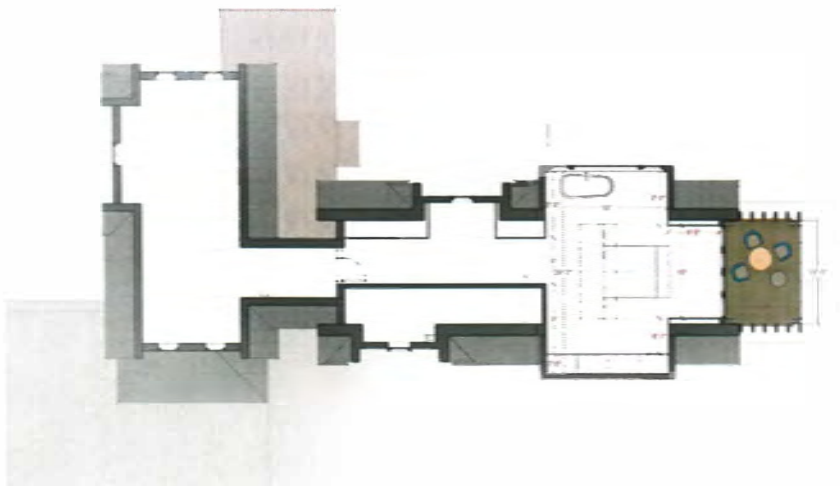




















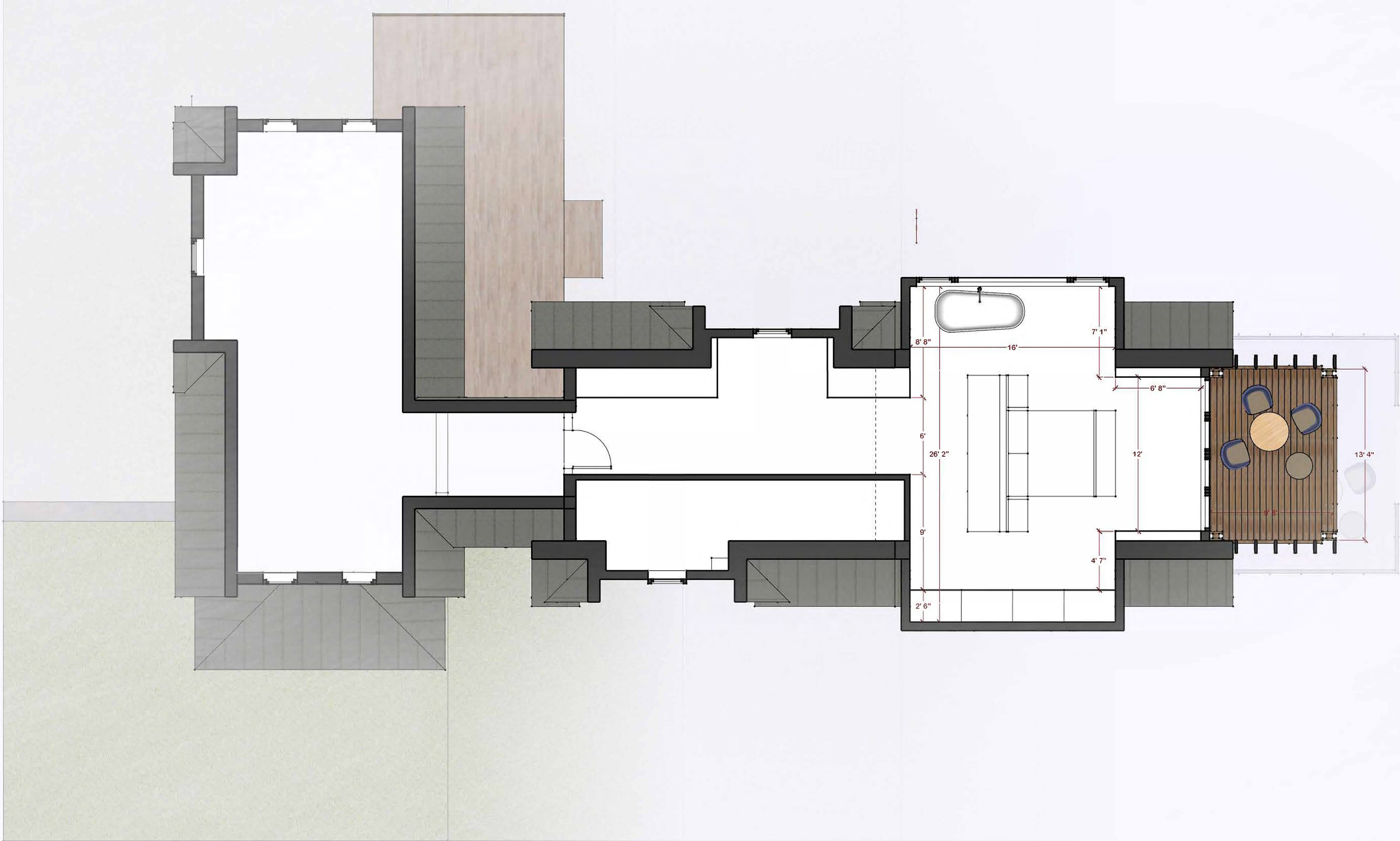




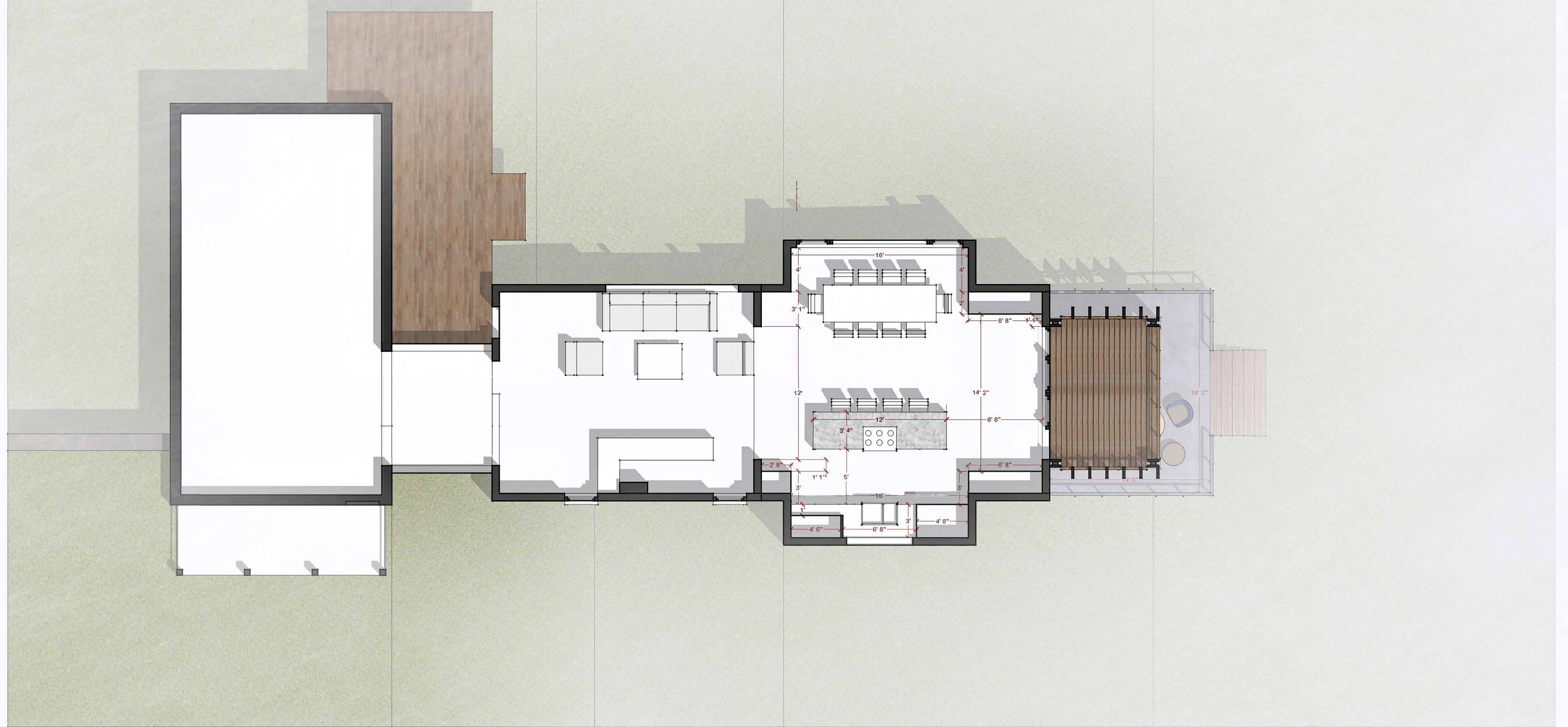












































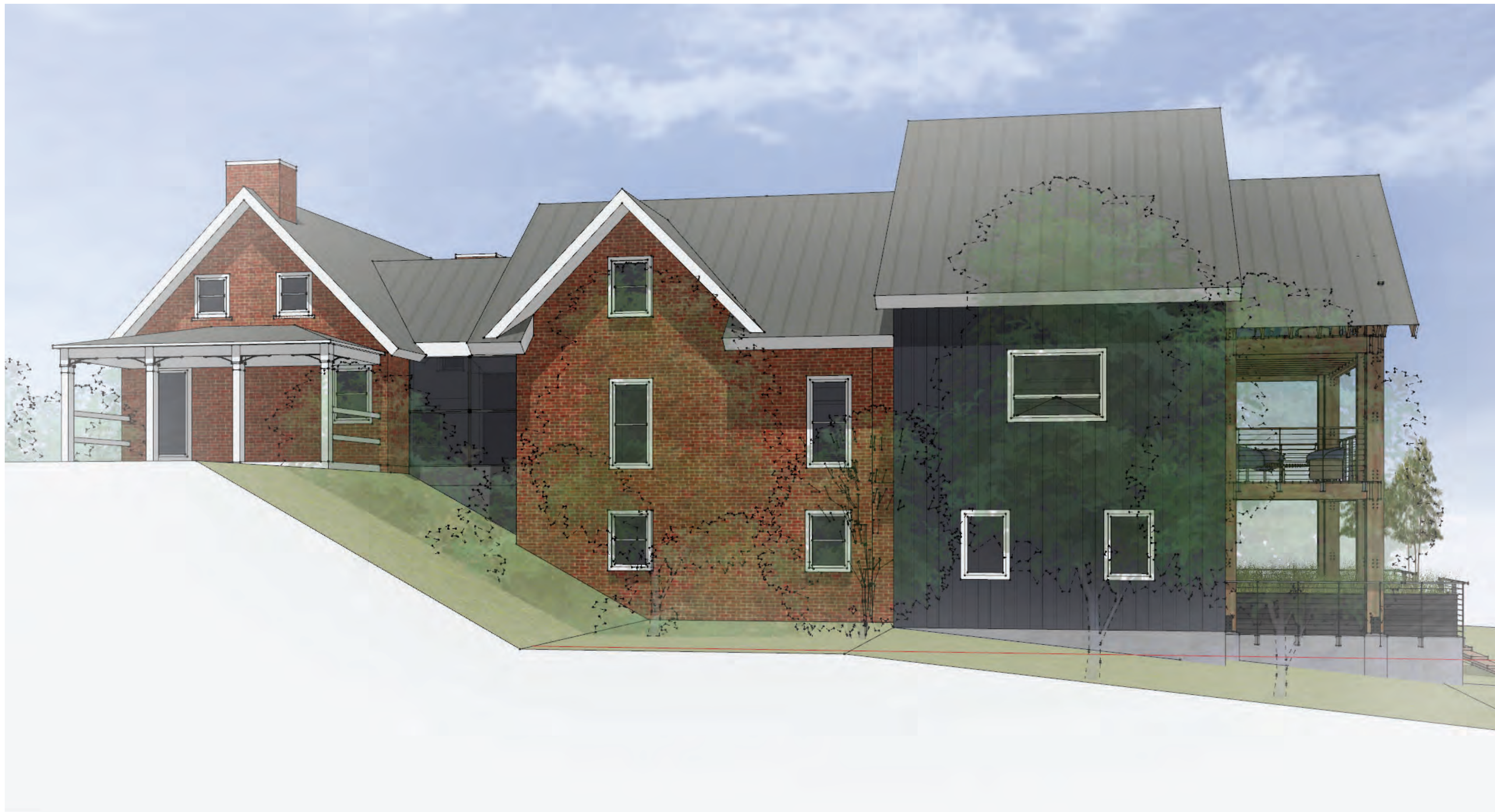




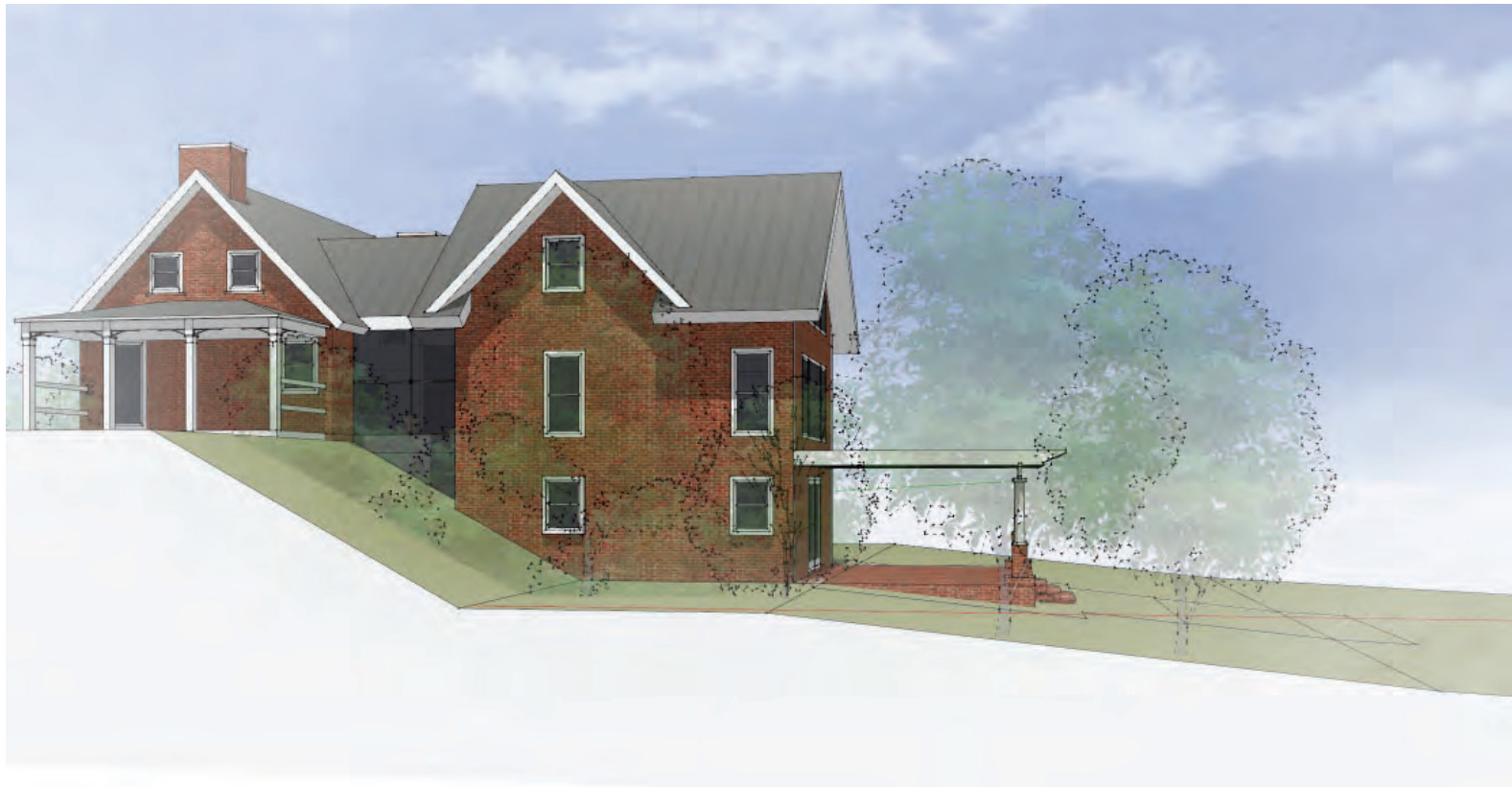
















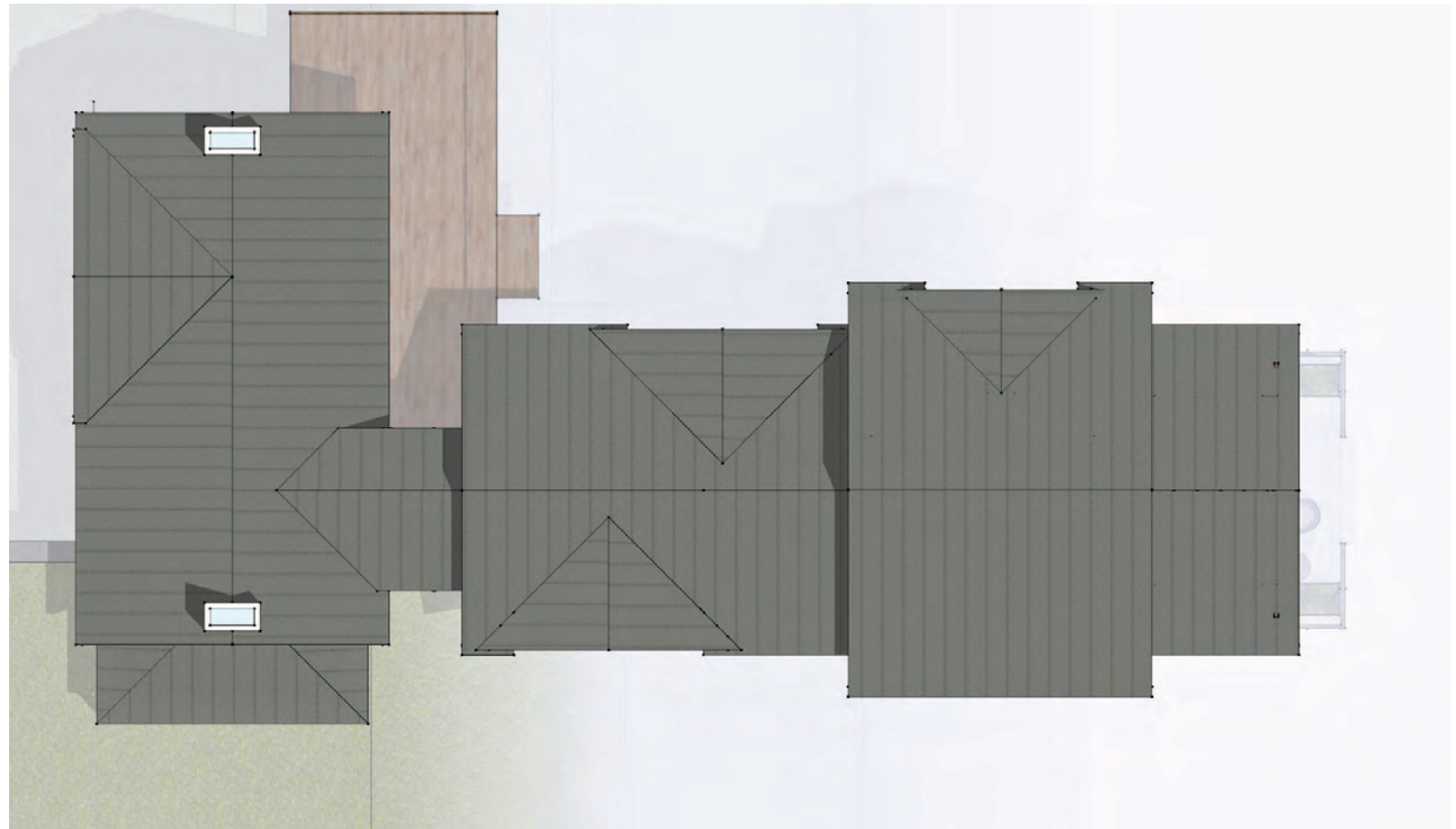
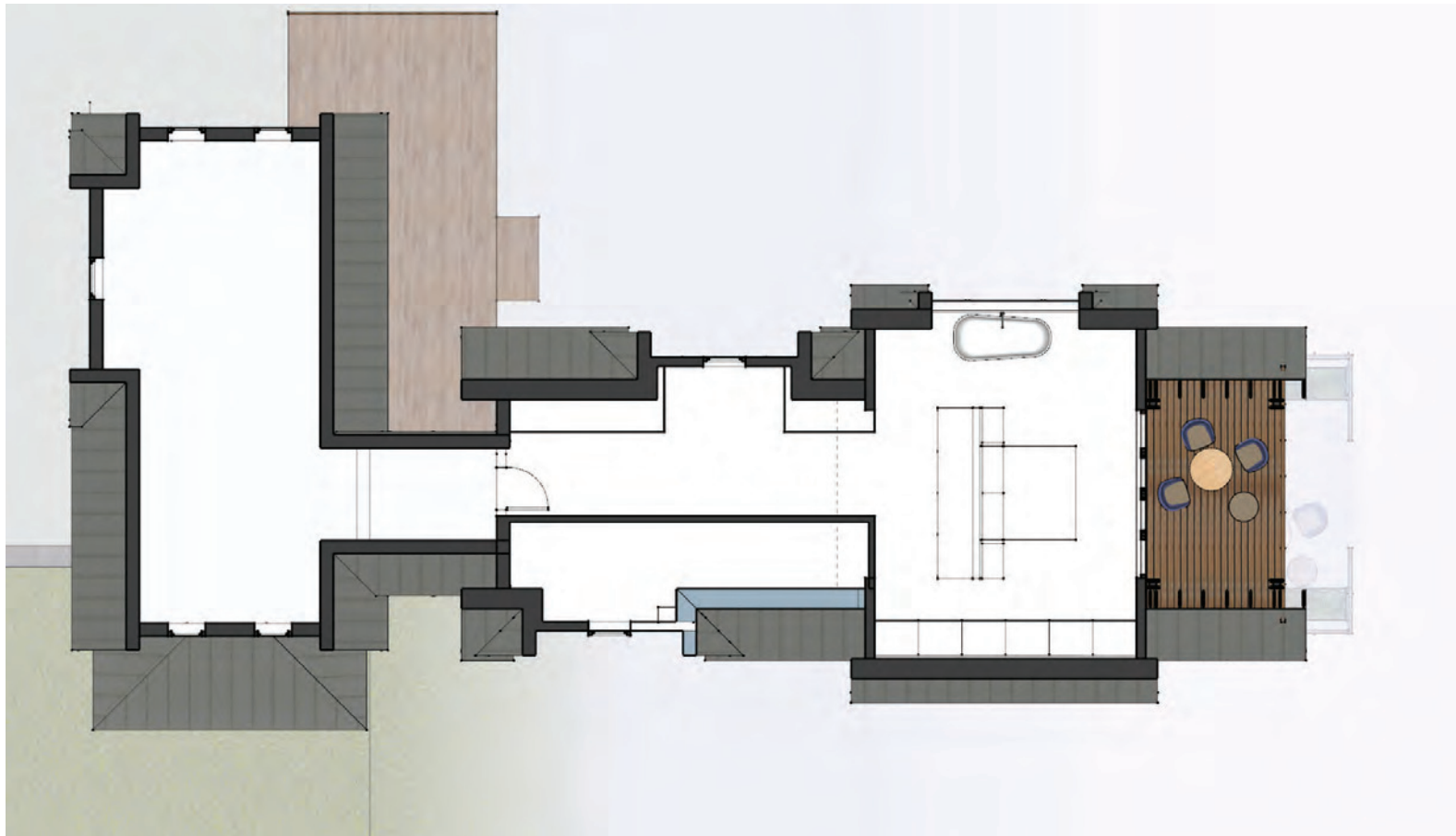
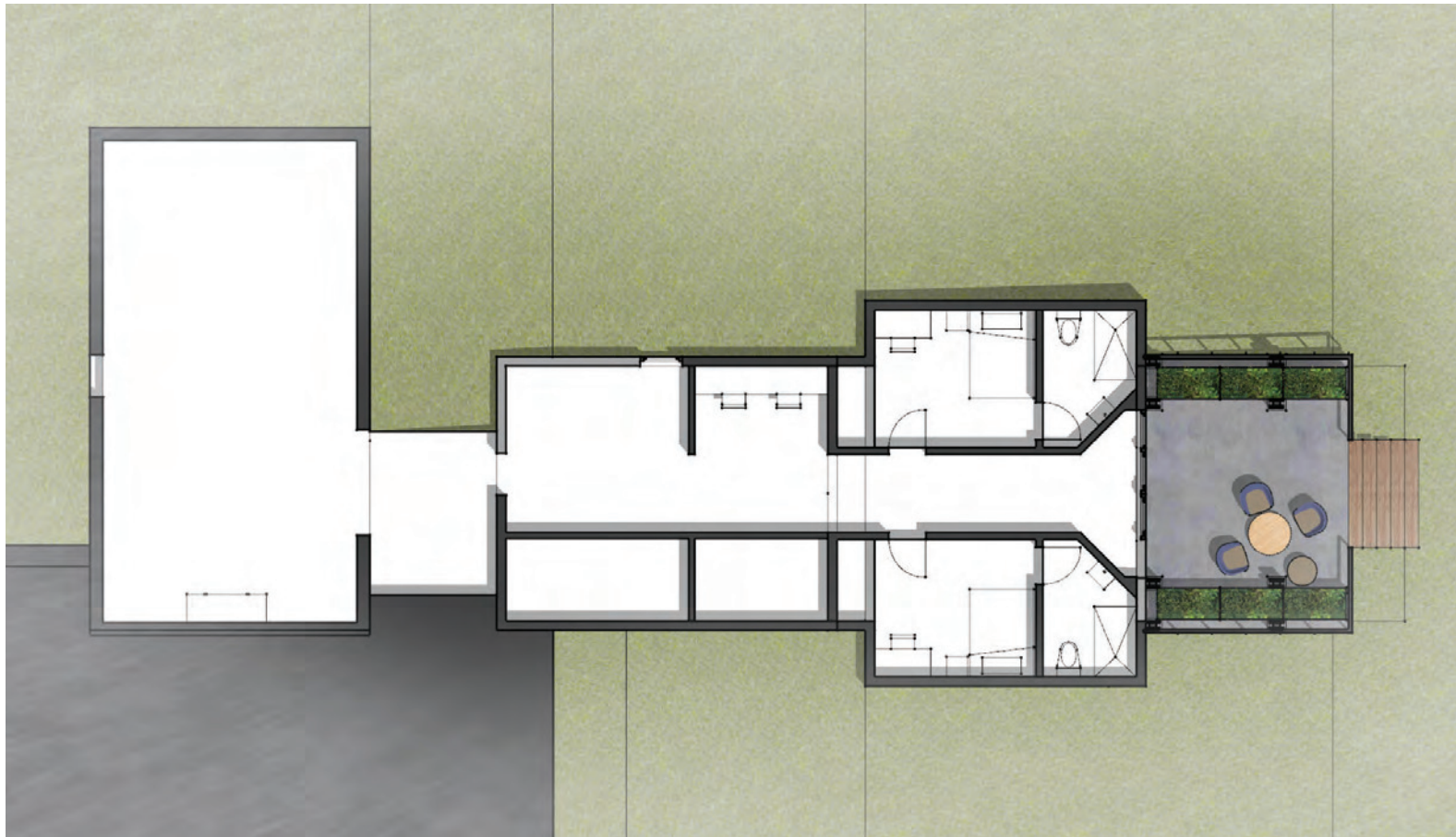
















**Existing - Southeast Elevation**



**Existing - Northeast Elevation (from river)**



**Existing - South Elevation (from East Market St.)**



**Existing - Southeast Rendering**





**South Elevation - March 15, 2022**



**South Elevation - April 16, 2022**





**Southeast Elevation - March 15, 2022**



**Southeast Elevation - April 16, 2022**



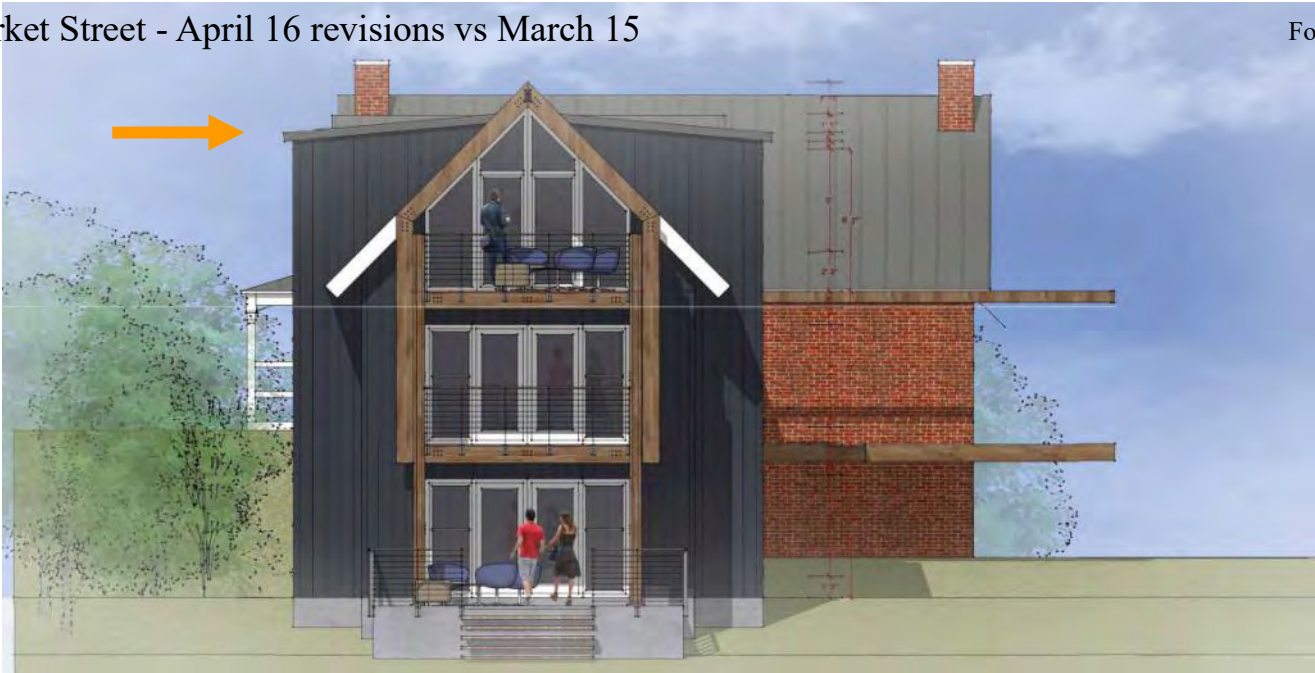


North Elevation - March 15, 2022



North Elevation - April 16, 2022





East Elevation - March 15, 2022



East Elevation - April 16, 2022



1901 East Market Street - April 16 revisions vs March 15



SE Rendering - March 15, 2022

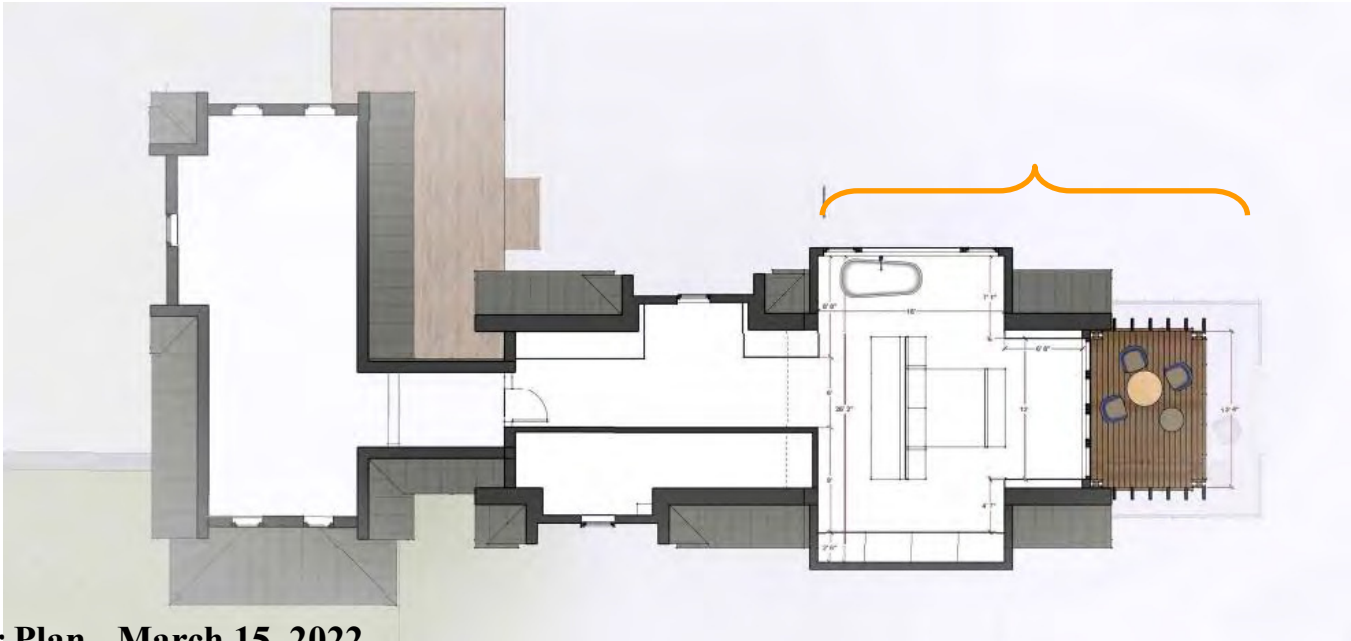


SE Rendering - April 16, 2022

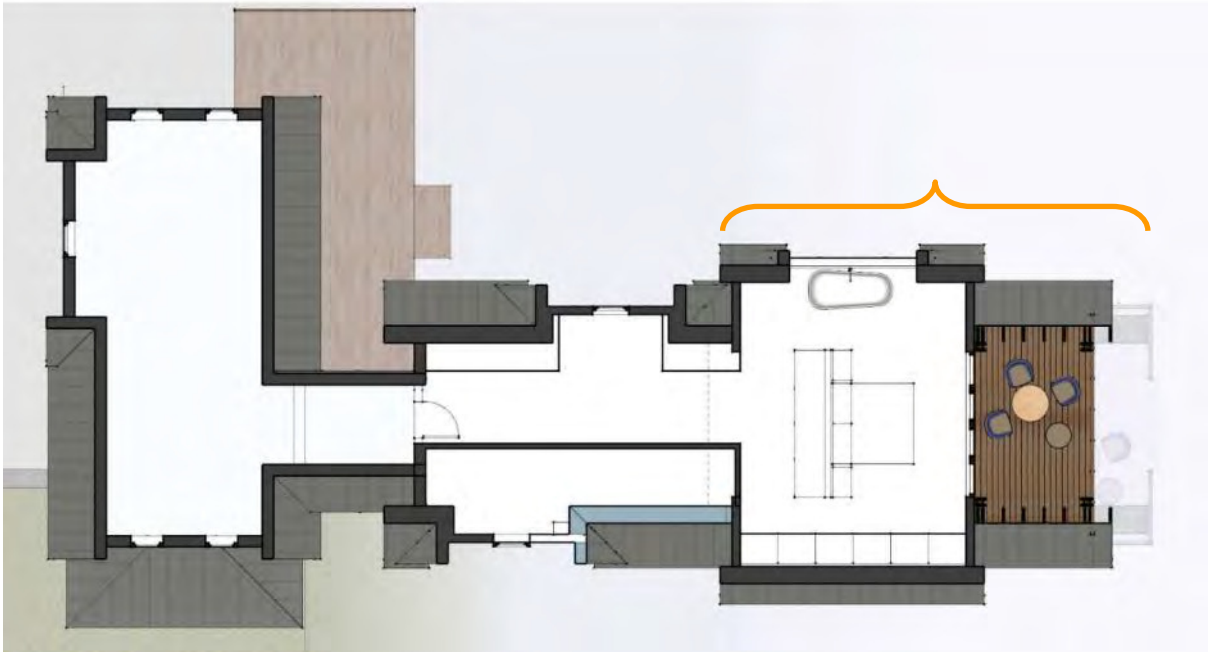
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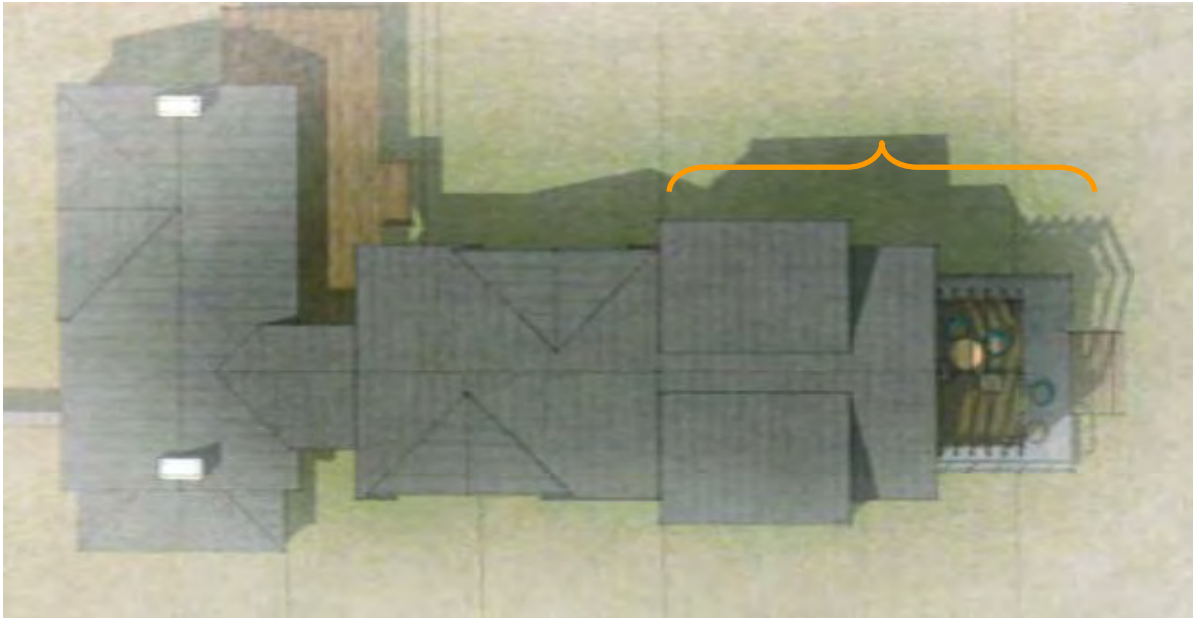


Upper Floor Plan - March 15, 2022

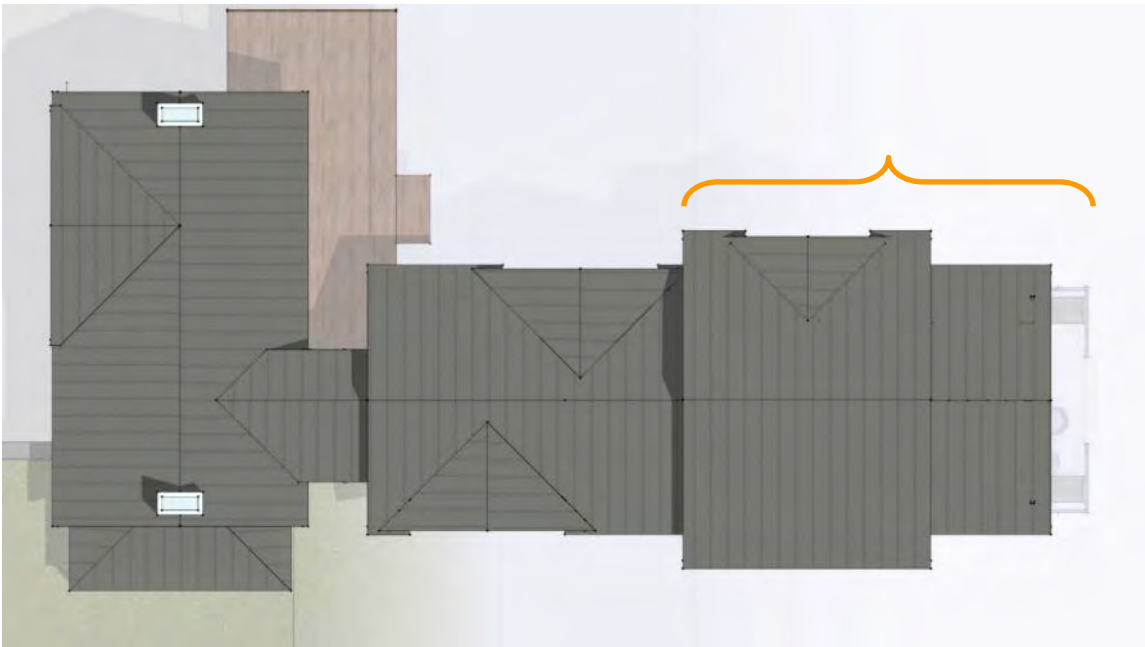


Upper Floor Plan - April 16, 2022





**Roof Plan - March 15, 2022**



**Roof Plan - April 16, 2022**