

## BAR ACTIONS

CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
January 17, 2018 – 5:30 p.m.  
City Council Chambers - City Hall



**BAR Members Present: Melanie Miller, chair; Tim Mohr, co-chair; Stephan Balut; Carl Schwarz; Breck Gastinger; Emma Earnst**  
**BAR Members Absent: Justin Sarafin and Corey Clayborne**  
**Staff Present: Camie Mess**

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). After presentations by staff and the applicant, members of the public will be allowed two opportunities to speak. Speakers shall identify themselves, and give their current address. The Chair will first ask for questions from the public, then from the BAR. After questions are closed, the Chair will ask for comments from the public. Members of the public will have, for each case, up to three minutes to ask questions, and up to three minutes to comment. Comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

**PLEASE NOTE THE TIMES GIVEN ARE APPROXIMATE AND ARE INTENDED TO BE A GUIDE. THE ACTUAL MEETING MAY BE LONGER OR SHORTER.**

**Miller called the meeting to order at 5:35 pm**

**5:30 A. Matters from the public not on the agenda (please limit to 3 minutes)**

**They were no matters from the public.**

**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. Minutes** December 19, 2017 Regular Meeting

**Balut moved to approve the December 19, 2017 minutes. Schwarz seconded. Approved (4-0-2; with Gastinger and Earnst abstained.)**

**C. Deferred Items**

**5:40 2. Certificate of Appropriateness Application**  
BAR 16-06-04  
1211 West Main Street (Dinsmore House Inn)  
Tax Parcel 100059000  
1817 House LLC, Owner/Ryan Hubbard, Applicant  
Amendments to the approved COA

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that Certificate of Appropriateness**

amendment for the new construction and addition satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application for not white washing the brick and for the mechanical screen as submitted. The BAR would like the applicant to come back with an as built landscape plan, and a proposed landscape plan that actually matches what was discussed in the meeting, with an attempt to replace the canopy that was lost in the back. Gastinger seconded. Approved (6-0.)

- 6:00**            **3.      Certificate of Appropriateness Application**  
BAR 17-11-04  
413 Ridge Street  
Tax Parcel 290136000  
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant  
Proposed Rear Elevation Changes – Details

**Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including window replacements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (6-0.)**

**D.      New Items**

- 6:20**            **4.      Certificate of Appropriateness Application**  
BAR 16-01-04  
512-514, 600 West Main Street  
Tax Parcel 290007000, 290006000, and 290008000  
Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant  
Changes of material from Approved COA

**Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed amendments to the Certificate of Appropriateness satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and the BAR approves the application as submitted, with the request that the applicant submits design details of how the lower stucco meets the ground. Balut seconded. Approved (4-2, with Miller and Schwarz opposed.)**

- 6:40**            **5.      Certificate of Appropriateness Application**  
BAR 18-01-05  
303 East Main Street  
Tax Parcel 330231000  
Michael Rodi, Owner/Applicant  
Escafe Bench Relocation to Rapture

**Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed bench satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Mohr seconded. Approved (6-0.)**

- 7:00**            **6.      Certificate of Appropriateness Application**  
BAR 18-01-04  
632 Park Street  
Tax Parcel 520114000  
Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant  
Replacing the garage roof and landscaping changes

**Gastinger moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed changes to the garage satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the garage as submitted. The BAR also requests a revised landscaping plan to come back to the BAR for approval. Schwarz seconded. Approved (6-0.)**

**Note: 632 Park Street Application was filled out on a Conservation District form, but it is in fact in an Architecturally Design Controlled District.**

- 7:20**            **7.      Certificate of Appropriateness Application**  
BAR 18-01-02  
1411 Gordon Avenue  
Tax Parcel 050081000  
Trem Residential Rentals LLC, Owner/ Bob Anderson, Applicant  
New rear addition

**Earnst moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition in concept satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with a request that details on materials, lighting, windows, and the door come back to be circulated for administrative approval, with the strong recommendation to add windows to the side elevation. Schwarz seconded. Approved (6-0.)**

- 7:40**            **8.      Certificate of Appropriateness Application**  
BAR 18-01-03  
1602 Gordon Avenue  
Tax Parcel 090013000  
Montessori Education Trust, Inc., Owner/ Lindsey Munson, Applicant  
New addition

**Miller moved to accept the applicant's request for deferral. Balut seconded. Approved (6-0.)**

- 8:00**            **9.      Certificate of Appropriateness Application**  
BAR 18-01-01  
946 Grady Avenue  
Tax Parcel 310060000  
Dairy Holdings, LLC, Owner/ Chris Henry, Applicant  
Limited Demolition

**Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is**

compatible with this Individually Protected Property, and that the BAR approves the application as submitted. Mohr seconded. Approved (6-0.)

**E. New Construction**

- 8:20**      **10. Certificate of Appropriateness Application**  
BAR 17-09-02  
946 Grady Avenue  
Tax Parcel 310060000  
Dairy Holdings, LLC, Owner/ Wendie Charles, Applicant  
New Additions

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new additions and landscape plan the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the stipulation that the glass have a VLT of 70 or above, if that is going to change it needs to come back to the BAR. The BAR approves the mural, as a mural, with or without the DM on it. The BAR suggests the applicant reconsiders the trees in the very front of the dairy entrance, the trees on 10<sup>th</sup> Street, and the catenary lights. The BAR also wants to confirm that all the lights will be low glare and that the wedge steps will remain unpainted concrete (as designed). Gastinger seconded. Approved (6-0.)**

- ~~**8:50**      **11. Certificate of Appropriateness Application**~~ **deferred by Applicant**  
~~BAR 17-06-11  
200 East Main Street/201 East Water Street  
Tax Parcel 280031000  
Deerfield Square Associates II, LLC, Owner/Lockie Brown, Dewberry Capital,  
Applicant  
The Dewberry Hotel~~

- 9:20**      **12. Preliminary Discussion**  
BAR 16-09-01  
425, 501, and 503 West Main Street  
Tax Parcel 320175000, 320176000, and 320177000  
Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant  
New Construction: Final Details

**Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and City Design Guidelines for New Construction, I move to find that the proposed changes to the rooftop, exterior staircase, and the addition of the transformer screen to be 6 inches above the height of the transformer satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted, with the modifications listed above. Schwarz seconded. Approved (6-0.)**

**F. Other Business**

- 9:40**      **13. PLACE report**

**The bulk of the PLACE meeting was spent discussing a potential future project, the Preston Avenue corridor. That caused some issues with Kathy Galvin and Gennie Keller; because they were concerned**

**PLACE was looking at the design of this area without talking to the neighborhood. PLACE thinks identifying areas in town as hot points for development is something they would like to concentrate on. Chris Henry, Stony Point Group (?), hired Eugene from Water Street Studio to see how he would have designed that specific corridor.**

#### **14. Digital Submission Discussion**

- **Digital copies of all submission material except for physical samples be submitted prior to the deadline for hardcopies.**
- **Digital copies must match the hard copy submissions.**
- **They should be emailed to the acting preservation planner as either:**
- **A single pdf file under 10MB.**
- **An email link to a single pdf file of a maximum of \_\_\_ MB (TBD by staff) to be downloaded from a personal FTP or cloud-based data storage site. Dropbox and Google offer free services for this purpose.**
- **They may also be submitted on a cd or thumb drive with the hardcopy submission. The submitted data should be a single pdf file of a maximum of \_\_\_ MB (TBD by staff).**
- **At the Preservation Planner's discretion, supplementary information may be submitted after the deadline. This material must also be submitted digitally prior to the applicant's hearing if it is going to be considered by the BAR.**

**9:50 G. Adjournment Meeting Adjourned 10:55pm**