

City of Charlottesville
Board of Architectural Review

July 17, 2007

Minutes

Present:

Fred Wolf, Chair

Preston Coiner

Amy Gardner

Lynne Heetderks

Brian Hogg

Michael Osteen

William Adams

Not Present:

Syd Knight, Vice Chair

Wade Tremblay

Also Present:

Mary Joy Scala

Mr. Wolf convened the meeting at 5:03 p.m.

A. Matters from the public not on the agenda

Mr. Wolf called for matters from the public not on the agenda.

Mr. Matt Frey, owner/occupant of 516 Valley Road, was present with co-owner Mr. Sherwood Frey. They asked the Board to give Ms. Scala permission to approve renovations they were making to the house. He stated he had not been informed the property was in an historic district when he applied for the permit to begin work on the house. Mr. Wolf wanted to know where the work stood. Mr. Sherwood Frey used photographs to explain what work had been completed before receiving notification of being in an historic district. Mr. Osteen wanted to know if

anything had been removed to make way for the new construction. Mr. Sherwood Frey stated there had been a structure extending some six inches beyond the door which had been removed. Mr. Coiner expressed concern about the materials which had been used to this point. Ms. Heetderks wanted to know if the architectural detail which had been removed was salvageable. Mr. Sherwood Frey stated they had removed that which had been infested by termites or was touching that which was infested; this portion was infested. Mr. Wolf stated the Board did not usually abdicate their responsibilities and push them onto Ms. Scala to approve administratively other than maintenance and repair when putting back exactly what was there. Mr. Wolf also did not think it was right to try to cram a review into five minutes of discussion of something not on the agenda. Mr. Wolf felt there should be more detailed discussion at the next meeting. Mr. Coiner felt there were enough changes that should be noticed.

B. Consent Agenda

1. Minutes from June 19, 2007

2. Certificate of Appropriateness Application

BAR 05-11-02

200 2nd Street NW

Tax Map 33 Parcel 174

Friends of McGuffey Park/City of Charlottesville

Revised Tree Plantings

3. Certificate of Appropriateness Application

BAR 06-04-03

218 West Water Street

Tax Map 28 Parcel 84

Atwood Architects

Revision of rooftop appurtenance -- Waterhouse project

Mr. Coiner moved approval of Items 1 and 2. Ms. Gardner seconded the motion. Mr. Wolf called a vote by acclamation. The motion carried unanimously.

Mr. Wolf called for discussion of Item 3. Ms. Gardner recused herself from this matter.

Ms. Scala gave the staff report. This application had been before the Board previously. The applicant is requesting to increase the penthouse area to the maximum permitted under zoning, which is 25 percent of the total roof area. The applicant has redesigned the appurtenance as suggested at the May BAR meeting. Staff feels the previous and the revised designs meet the Guidelines.

Mr. Wolf called for questions from the public and then the Board.

Mr. Hogg wanted to know how tall the appurtenance was. The applicant stated it was the maximum allowed and was the same as had been previously seen by the Board.

Mr. Wolf called for comments from the public and then the Board.

Mr. Hogg stated that Code or no Code, it seemed excessively tall in relation to the rest of the composition of the facade.

Ms. Heetderks, having considered the standards set forth within the City Code including the City Design Guidelines for New Construction and Additions, moved to find that the proposed additional appurtenance area satisfies the BAR's criteria and is compatible with this property and other properties in the district, and that the BAR approves the application as submitted. Mr. Coiner seconded the motion. Mr. Wolf called a vote by acclamation. The motion passed, 5-1-1; Mr. Hogg voted against and Ms. Gardner did not vote having recused herself from the matter.

C. Certificate of Appropriateness Application

BAR 07-07-05

605 East Main Street

Tax Map 53 Parcel 80

Heyward Boyd Architects/City of Charlottesville

Window sash replacement

Ms. Scala gave the staff report. The applicant seeks approval for replacement of all the window sashes in the Michie Annex, the back part of City Hall, which was constructed in the 1910s. The applicant proposes operable double-hung, wood sash replacement units based on Marvin Tilt Packs with double paned insulating low-E glass. The simulated divided light with spacer bars in a six over six pattern which matches the existing windows. The required vinyl jamb liner is available in white or beige. All sills and exterior wood trim are serviceable with the exception of one basement sill. Staff prefers the white option for painting the windows and building trim to match the Michie Building opposite on Market Street.

The applicant, who did not identify herself for the record, stated there was also an option for single hung windows.

Mr. Wolf called for questions from the public and the Board.

Mr. Coiner wanted to know if the replacement of two soapstone sections of the door, as previously discussed, was part of this application. The applicant stated it was not.

Mr. Wolf called for comments from the public and the Board.

Mr. Hogg thought the application was consistent with the Guidelines. He expressed a preference for the double hung windows.

Ms. Gardner expressed a preference for white as opposed to the beige.

Ms. Gardner, having considered the standards set forth within the City Code including the City Design Guidelines for Rehabilitation, moved to find that the proposed window sash replacement satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted, noting their preference for double hung and white. Mr. Osteen seconded the motion. Mr. Wolf called the vote by acclamation. The motion carried unanimously.

D. Certificate of Appropriateness Application

BAR 07-07-01

212 East Main Street

Tax Map 28 Parcel 35

Wolf Ackerman Design/ Main Street Association LLC

Replacement of three exterior windows

Mr. Wolf recused himself from the item as his firm was working on the project. In the absence of the Vice Chair, Mr. Wolf asked Ms. Heetderks to preside over the matter.

Ms. Scala gave the staff report. The Dickerson Williams building was built in 1903; extensive exterior alterations occurred in 1955 when the second story was covered over with Italian marble. The covering was removed in 1982 revealing the intact original facade. The applicant seeks approval to replace all three windows on the front north facade. Two options were presented. Both options would use interior wood muntins and metal spacer bars and exterior muntins that will measure 7/8ths inch with a putty profile. The proposal meets the Guidelines demand for use of interior and exterior fixed muntins with internal spacers. The proposed muntin configuration matches the configuration of the center window and greatly improves the

configuration of the outer windows. Staff feels the casement option may be less intrusive to the Mall. However, the awning configuration does not have vertical dividers in the middle.

Ms. Heetderks called for questions from the public and then the Board.

Mr. Hogg wanted to know if the applicant had seen the pre-1982 image. The applicant had not.

Ms. Heetderks called for comments from the public and then the Board.

Mr. Hogg stated the photograph gave a good idea of the original window.

Ms. Gardner stated this was simpler, but given the renovation done to the first floor, it needed something to balance it out.

Mr. Hogg felt it was a constant problem whether to match the storefront with the upper story.

Mr. Adams suggested they get the applicant to redo the storefront, but if that is not the case, then suggested the windows be reset.

Ms. Gardner wanted to know if the Board could allow the applicant to pursue the pre-1955 windows if they so chose and come back for administrative approval. Ms. Heetderks asked Ms. Scala if she would be comfortable approving it administratively; Ms. Scala would.

Mr. Adams, having considered the standards set forth within the City Code including the City Design Guidelines for Rehabilitation, moved to find that the pre-1955 direction for the window replacement satisfies the BAR's criteria -- with approval by Staff of the details -- and Guidelines are compatible with this property and other properties in this district, and that the BAR approves the pre-1955 direction for window replacement with details to be reviewed by Staff. Mr. Hogg seconded the motion. Ms. Gardner wanted to know if the applicant was okay with the proposed motion; he was. Ms. Heetderks called the vote by acclamation. The motion passed, 6-0-1; Mr. Wolf did not vote as he had recused himself from the matter.

Mr. Wolf resumed the Chair.

E. Certificate of Appropriateness Application

BAR 07-07-03

609 East Market Street

Tax Map 53 Parcel 100

Gabriel Silverman

Replace window with door

Ms. Scala gave the staff report. This is the former Michie Printing Company building built in 1900 and located in the Downtown ADC district. The applicant seeks to replace a window in the first bay on the Market Street facade with a new recessed doorway, wood door, and transom. This would facilitate the use of the building for retail. The doorway and fenestrations have been altered extensively over the years. Staff recommends approval as the door and window configurations in the facade of the building have been altered previously.

The applicant was present but had nothing to add.

Mr. Wolf called for questions and comments from the public and the Board.

Ms. Gardner, having considered the standards set forth within the City Code including the City Design Guidelines for Rehabilitations, moved to find that the proposal to replace an existing window with a doorway satisfies the BAR's criteria and Guidelines and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted. Mr. Coiner seconded the motion. Mr. Wolf called a voice vote by acclamation. The motion carried unanimously.

F. Certificate of Appropriateness Application

BAR 07-06-02

223 East Main Street

Tax Map 33 Parcel 234

Anthony LaBua

Remove remaining siding and remove parapet overhang

Ms. Scala gave the staff report. This is a contributing structure in the Downtown ADC District built in approximately 1890. A preliminary discussion was held in the June meeting. The applicant had been given permission for exploratory demolition. The applicant seeks approval to remove the remaining siding and parapet overhang to expose the brick which is underneath. Staff feels removal is appropriate. If the structure is unstable, the building official has the ability to ask the applicant to take it down or shore it up.

Mr. Anthony LaBua stated the small portion which had been removed did not give the structural engineer enough information.

Mr. Wolf called for questions from the public and then the Board.

Mr. Wolf wanted to know if the partial demolition would include removal of the stucco. Mr. LaBua said it would not.

Mr. Wolf called for comments from the public and then the Board.

Mr. Coiner, having considered the standards set forth within the City Code including the City Design Guidelines for Demolition, moved to find that the proposed partial demolition satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the partial demolition application as submitted. Ms. Heetderks seconded the motion. Mr. Wolf called a vote by acclamation. The motion carried unanimously. Mr. Coiner noted the presence of former BAR member Jessie Hook in the audience.

G. Certificate of Appropriateness Application

BAR 07-07-02

215 East Main Street

Tax Map 33 Parcel 237

The Paramount Theatre of Charlottesville Inc.

Install a gate in entrance way to alley on Market Street

Ms. Scala gave the staff report. The Paramount Theatre was built in 1931, closed in 1974, and reopened in 2004. The alley is located on Market Street. The gate would span the width of the alley and would be no taller than nine feet. The gate would be made of black wrought iron which is appropriate material for an historic district.

The applicant, who did not identify himself for the record, stated the gate would meet all fire and OSHA Safety Standards.

Mr. Wolf called for questions from the public.

Mr. Tony LaBua expressed concern about emergency egress through the alley. The applicant stated they would consult with adjoining properties before anything was done.

Mr. Wolf called for questions from the Board.

Mr. Osteen wanted to know how the panic bar worked. The applicant explained it had a toggle switch.

Mr. Coiner asked the applicant to identify himself. The applicant stated he was Kyle Robbin and he worked for the Paramount Theatre.

Mr. Adams wanted to know if the gate would be welded or hand wrought. Mr. Robbin did not know as it was being donated to the Paramount.

Mr. Wolf called for comments from the public and the Board.

Mr. Hogg, having considered the standards set forth within the City Code including the City Design Guidelines for Rehabilitation, moved to find that the proposed iron alleyway gate satisfies the BAR's criteria and Guidelines and is compatible with this property and other properties in this district. Mr. Adams seconded the motion. Mr. Wolf called the vote by acclamation. The motion carried unanimously.

H. Certificate of Appropriateness Application

BAR 07-02-04

214 West Water Street

Tax Map 28 Parcel 80.1

Atwood Architects

Final Submittal Details -- The Village at Waterhouse

Ms. Gardner recused herself from the matter.

Ms. Scala gave the staff report. In May the Board approved the general form and materials for an addition to the La Cucina restaurant. This is an approximately 1929 building. The applicant is seeking approval for the final submittal details. The existing two-story brick facade will be painted. The applicant provided three color scheme options. The proposed materials and colors are appropriate under the Guidelines.

Mr. Mark Kestner, of Atwood Architects, stated they preferred the color scheme with both levels painted the same color.

Mr. Wolf called for questions from the public and then the Board.

Mr. Adams wanted to know if the east elevation showed a tie back. Mr. Kestner stated it was a seal outrigger.

Mr. Wolf wanted to know the difference between the double and single joint lines in the stucco. Mr. Kestner stated it was a drafting issue; there would be a single joint.

Mr. Hogg noted that on the east elevation the roof from the north and south facades the roof goes over the edge of the east elevation and wanted to know if it was going over the adjacent property line. He stated that the extra few inches threw the spacing of the rafters off which would make the outrigger not centered on the column between the big and little windows. Mr. Kestner felt that was a good point and that it should be pulled in.

Mr. Wolf called for comments from the public and the Board.

Mr. Adams thought this submittal was consistent with what they had seen before only developed further. He expressed a preference for the darker color scheme.

Mr. Wolf stated he could support the darker scheme.

Mr. Adams offered a friendly suggestion that the applicant eliminate the tiebacks.

Mr. Hogg, having considered the standards set forth within the City Code including the City Design Guidelines for New Construction and Additions, moved to find that the proposed final submittal design details satisfy the BAR's criteria and Guidelines and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted with the preference for the darkest of the three schemes presented and a friendly suggestions relating to the detail of roof at the east wall and the tiebacks for the rafters on the top floor. Mr. Wolf seconded the motion. The motion passed, 6-0-1; Ms. Gardner did not vote having recused herself from the matter.

I. Certificate of Appropriateness Application

BAR 07-07-04

418 East Jefferson Street

Tax Map 53 Parcel 40

Rob Johnson of Jeff Easter Remodeling/ 418 East Jefferson St. LLC

Remove entry door from frame at 5th Street NE entrance (Renaissance School)

Ms. Scala gave the staff report. The property is in the North Downtown ADC District. Originally this 1800s building was a storehouse. It was extensively remodeled in 1921. The wall along 5th Street is the oldest part. The applicant seeks: to remove an entry door from the frame at the 5th Street NE entrance leaving the existing door frame and transom intact; to add a rooftop HVAC unit on the highest roof and have a false copper downspout that will conceal the wiring and piping for that outdoor unit; and to add a copper cap to the brick parapet on the northernmost building along 5th Street to stop water penetration. While moving the door does not meet the Guidelines demand for retention of elements, materials, and features that are original to the building, the proposal does fulfill the Guidelines by preserving the door opening. Staff feels removing the door on 5th Street NE is in accordance with the Guidelines and would not harm the character of the building. The Zoning ordinance has a section requiring rooftop mechanical units to be hidden behind a wall or other solid enclosure which extends no more than 12 inches above the height of the unit. The proposed false copper downspout seems like an appropriate way to conceal wiring and piping. The Guidelines do not address the parapet issue.

Mr. Rob Johnson of Jeff Easter Remodeling was present. He stated they had also discussed pointing the mortar again with Ms. Scala. He stated there were existing rooftop units without screening; the new unit would not be visible from any place around the building.

Mr. Wolf called for questions from the public and then the Board.

Mr. Wolf wanted to know if the new door would be stained or painted. Mr. Johnson stated it was supposed to be stained birch.

Mr. Coiner wanted to know what would be under the stucco found within the vestibule. Mr. Johnson stated it would be backer board.

Mr. Wolf called for comments from the public and then the Board.

Mr. Coiner expressed support for the concept but he did want the new door to line up where the old door is. He stated some people downtown were trying to get rid of vestibules because of the way they were misused. He hoped the school would give thought to that before moving forward with the project.

Mr. Wolf also approved the concept but supported the new door if it aligned with the existing opening. He suggested the flooring material be brought back to Staff. Mr. Wolf stated he was okay with the copper on the parapet and to conceal the issues pertaining to the rooftop unit, as well as the rooftop unit itself.

Mr. Wolf, having considered the standards set forth within the City Code including the City Design Guidelines for Rehabilitation, moved to find that the proposed door removal satisfies the BAR's criteria and Guidelines and is compatible with this property and other properties in this district provided that the new door opening is aligned with the existing door opening where the door is being removed and provided that the floor material of the new vestibule that is created is -- that the material selection for that is brought back to Ms. Scala for administrative approval; additionally, having considered those standards set forth within City Code including the City Design Guidelines, moved to find that the proposed addition of a copper coping on top of the brick parapet wall and the addition of a copper downspout to conceal the line connected to a new rooftop mechanical unit also satisfy the BAR's criteria and Guidelines and are compatible with this property and other properties in this district with the condition that the applicant pursue or verify with the Planning Commission that the location of the rooftop unit does not require any additional screening per the Zoning ordinance. Mr. Osteen seconded the motion. Mr. Coiner offered a friendly amendment that the applicant not apply to the Planning Commission but instead to the Planning Department. Mr. Wolf and Mr. Osteen accepted the friendly amendment. Mr. Wolf called a vote by acclamation. The motion carried unanimously.

Mr. Wolf called a brief recess whereupon the meeting stood at recess at 6:38 p.m.

Mr. Wolf reconvened the meeting at 6:43 p.m.

J. Preliminary Discussion

BAR 07-02-03

1003-1017 West Main Street

Tax Map 10 Parcel 51

Atwood Architects

New Construction -- Under the Roof

Mr. Hogg and Ms. Gardner recused themselves from the discussion.

Ms. Scala gave the staff report. The Under the Roof building would be demolished as is allowed by right since it is noncontributing. The applicant is anticipating a Zoning change which would allow additional height up to 70 feet, six stories by Special Use Permit. Ms. Scala noted the zoning change had not yet taken place. Staff feels more information is needed: a digital model, perspectives of the building in the context of the street, scaled elevation drawings of all four sides, and an indication of materials. Staff felt the previous design with transoms on the first level was more appealing. This design is improved with a three story street wall and without the prominent front tower and cantilever balconies.

Mr. Bill Atwood stated they had tracked the ownership of the surrounding parcels; these are owned by UVa. Mr. Atwood compared the current submittal to previous submittals.

Mr. Wolf called for questions and comments from the public and the Board.

Ms. Heetderks wanted to know if the fenestration pattern would be carried over if the tower element was eliminated. Mr. Atwood stated it would.

Mr. Osteen sought clarification of the two solutions originally given. Mr. Atwood stated one was to put in a series of windows and shade them in as a veneer on top of the wall or they could be left as windows.

Mr. Wolf thought the three story elevation rather than a grand second story as it was before made a lot of sense. He wondered if the top level should be a little smaller so the top layers didn't appear so bifurcated. He thought the size of the 10 1/2 Street elevation was overwhelming. Mr. Wolf expressed concern about the balance achieved by the street wall as opposed to overall height.

Mr. Adams felt that discussion about elements not drawn was extraneous to what had been presented. He suggested the options be drawn. He felt there were too many vocabularies going on which needed more editing.

Mr. Wolf asked that they see the West Main elevation with the surrounding properties in the elevation for context.

Mr. Atwood stated they were moving towards the bottom 50-foot wall being a building of a certain vernacular and then the step back being a simpler, more geometric building.

Mr. Wolf stated the preliminary discussion had opened this up for more specific suggestions.

Mr. Wolf stated the Board would take item L ahead of item K.

L. Matters from the public not on the agenda

There were no matters from the public.

Mr. Wolf closed this portion of the meeting at 7:18 p.m. to move to the Neighborhood Development Conference Room.

Mr. Wolf reconvened the meeting in the Neighborhood Development Conference Room at 7:25 p.m.

K. Request for Comment

National Register nomination for Preston Court Apartments, 1600 Grady Avenue

Mr. Hogg stated the report on the building was nicely written and the building was certainly worthy.

Mr. Wolf stated this was one of the best apartment structures the City has.

Mr. Coiner proposed the motion should be that Ms. Scala write the Department of Historic Resources in support of the nomination. Mr. Wolf seconded the motion. The motion carried unanimously.

M. Other Business

Ms. Heetderks stated she would like to see the Monticello Dairy building and the Coca-Cola Bottling building designated as Individually Protected Properties. She stated she, with the help of Ms. Scala, had drafted letters and mailed them to the appropriate people. A letter had been received from the Monticello Dairy owners who were not interested in being designated as an historic landmark as the dairy property has been altered significantly over the past 25 years. Ms. Scala would be meeting with the Coca-Cola building owners on 18 July 2007. Mr. Hogg wanted to know if there was a way to pursue designation of a portion of the Monticello Dairy rather than the entire tax lot. Mr. Osteen expressed support of designating the property. He stated it was amazing what had gone on at the Monticello Dairy property. Mr. Wolf expressed concern about the argument that things had been done so let's not bother saving what's left. Mr. Coiner stated the Dairy moved to its current location in 1937; originally it had been on the second floor of the Water Street Pepsi-Cola Bottling Company. Mr. Hogg agreed that both buildings were well preserved. Ms. Heetderks asked Ms. Scala to pursue the matter with City Council. Ms. Scala stated she would speak with the Coca-Cola owners first so both properties could be taken to City Council at the same time. Mr. Hogg and Mr. Adams asked if there were any older pictures of the two buildings to help show the buildings had merit.

Mr. Coiner wanted to know if officers were supposed to be chosen in July or September. Ms. Scala stated it was done in September. Ms. Scala also stated there would be at least three new members in January.

Mr. Coiner wanted to know if anything had been done about writing a letter about the skateboarding. Mr. Wolf stated nothing had been done yet. Mr. Wolf stated that either The Hook or The C'ville had called looking into the metal brackets and whether approval had been sought. Mr. Coiner stated he had received an E-mail from The Hook about the matter. Ms. Scala stated she had told Facilities Management they needed to apply for a permit. She stated the matter would be on the August agenda.

N. Adjournment

Mr. Hogg moved to adjourn. Ms. Heetderks seconded the motion. The motion carried unanimously whereupon the meeting stood adjourned at 7:50 p.m.