

**City of Charlottesville**  
**Board of Architectural Review**  
**November 17, 2009**  
**Minutes**

**Present:**

Fred Wolf, Chair  
Syd Knight, Vice Chair  
Brian Hogg (arrived at 6 p.m.)  
William Adams (arrived at 5:08 p.m.)  
Michael Osteen  
James Wall  
Eryn Brennan  
Rebecca Schoenthal (arrived at 5:25 p.m.)

**Also Present:**

Mary Joy Scala

Mr. Wolf convened the meeting at 5:05 p.m.

**A. Matters from the public not on the agenda**

There were no matters from the public.

**B. Consent Agenda**

1. Minutes – April 21, 2009

**Mr. Knight moved the consent agenda. Mr. Osteen seconded the motion. The motion carried unanimously.**

Mr. Adams joined the meeting.

**C. Projects in Non-Compliance (status report)**

Ms. Scala updated the Board on three properties which were in non-compliance:

202 Second Street NW -- the applicant wanted to use the existing wood windows with replacement sashes with one-over-one light;

503 West Main Street -- the applicant has delayed his appeal to City Council but has agreed to decide by the end of November whether to proceed with the appeal or reconstruct the chimneys;

219 West Main Street -- a stop work order and notice of violation were given. The applicant was told he could apply to the Board of Architectural Review for a demolition after the fact in December but the City would proceed with requesting the Court for a fine on this.

#### **D. Deferred Items**

- 1. Certificate of Appropriateness Application (Preliminary Discussion at September meeting)  
BAR 09-09-06  
600 East Water Street  
Tax Map 53 Parcel 162.1  
Water Tower LLC, Applicant  
New construction-Mixed use condominiums**

Ms. Scala gave a history of this project's appearances before the Board. The Board should decide if its previous comments have been addressed and should review any necessary revisions.

Mr. Jim Grigg, of Daggett & Grigg, was present on behalf of the applicant.

#### **QUESTIONS FROM THE PUBLIC:**

There were no questions from the public.

#### **QUESTIONS FROM THE BOARD:**

Mr. Knight wanted to know where the dumpster was located. Mr. Grigg stated there would be a trash room in the basement of the building.

Ms. Schoenthal joined the meeting.

#### **COMMENTS FROM THE BOARD:**

Mr. Knight liked the direction this was heading. He thought it was generally appropriate. He expressed a preference for a finished rather than a stacked dry laid block retaining wall. Mr. Grigg stated he would be comfortable agreeing to put in some sort of paver if the Board conditioned the motion with that.

Ms. Brennan agreed with Mr. Knight. She expressed concern about the eight and-a-half foot wall toward the end of the building.

Mr. Adams thought the massing worked well on the site. He noted that the pattern of the window divisions on the rear elevation made it look like a parking garage.

Mr. Wolf agreed that the generally massing was appropriate.

**Mr. Knight, having considered the standards set forth within the City Code including City Design Guidelines for New Construction, moved to find that the proposed mixed use condominium building satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application for massing, height, openings and scale, and materials as submitted with the applicant's modification on the points of exterior pavement and retaining wall materials, details as they relate to construction of the balconies and the weather protections for the secondary entrances are to come back to the BAR for review. Mr. Wolf seconded the motion. The motion passed 6-1; Mr. Wall voted against the motion.**

- 2. Certificate of Appropriateness Application (deferred from the October meeting)  
BAR 09-10-02  
110 East Main Street  
Tax Map 28 Parcel 23  
Formwork Design, LLC, Applicant/Jefferson, Theater Holdings, LLC,  
Owner  
New Jefferson Theater Glass Box Office**

Ms. Scala gave the staff report. This was last before the Board in October at which time they approved the proposed box office with the condition that subsequent details involving the intersection of glass panels with the ceiling and resolution with the existing vestibule to the left of the doors of the lobby were addressed and come back for BAR review.

The applicant, who did not identify himself for the record, had nothing to add.

#### QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

#### QUESTIONS FROM THE BOARD:

Mr. Adams wanted to know if any other work was being done on the front facade. The applicant stated there was not.

## COMMENTS FROM THE BOARD:

Mr. Wolf thought it was a nice solution that didn't impose itself on the original architecture. The applicant had addressed the questions the Board had before. He stated he could support this.

Mr. Osteen agreed with Mr. Wolf.

**Mr. Wolf, having considered the standards set forth within the City Code including City Design Guidelines for New Construction and additions, moved to find that the proposed box office 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. Mr. Osteen seconded the motion. The motion carried unanimously.**

- 3. Certificate of Appropriateness Application (deferred from October meeting)  
BAR 09-10-01  
100 East Market Street & 1st Street North  
Tax Map 33 Parcels 244 & 245  
Anthony Woodard, Applicant/First & Main LLC, Owner  
Parking Lot Pay Station**

Ms. Scala gave the staff report. At the October meeting the BAR asked to see a simplified design with less ornate details and signage font, with a recessed light fixture under the canopy, a pole light similar in height to the spider lights on the Mall, a photometric plan, more construction details, and color samples. Resubmittal items were included in the members' packets.

Mr. Keith Woodard had nothing to add.

## QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

## QUESTIONS FROM THE BOARD:

Mr. Osteen wanted to know what the canopy was made of. Mr. Woodard stated the ceiling would be a beaded wood and the top of the roof would be EPDM rubber roofing.

## COMMENTS FROM THE BOARD:

Mr. Wolf stated it addressed most, if not all, of the comments that were made before. He encouraged the applicant to have the same type of light source in both lights. He thought the colors were appropriate. He stated he would support it as submitted.

**Mr. Knight, having considered the standards set forth within the City Code including City Design Guidelines for New Construction, moved to find that the proposed new parking lot pay station and site design satisfy the BAR's criteria and are compatible with other properties in this district, and that the BAR approves the application as submitted with the modification of the lamp color in the recessed light to a white light source. Ms. Schoenthal seconded the motion. The motion passed, 5-2; Mr. Adams and Mr. Osteen voting against.**

Mr. Hogg joined the meeting.

- 4. Certificate of Appropriateness Application (deferred from September meeting)  
BAR 09-09-03  
521, 523, 529 Ridge Street & 529 Cherry Ave  
Tax Map 29 Parcels 145, 146, 147, 149, 150, 151, 157  
Southern Development/Cherry Avenue Investments LLC  
New Construction, Mixed Use**

Mr. Adams recused himself from the matter.

Ms. Scala gave the staff report. The application had not been properly before the Board at the September meeting as the rezoning was still pending. The rezoning to Planned Unit Development with proffers was approved by City Council on 2 November.

The applicant, who did not identify himself for the record, gave a brief presentation to the Board.

#### QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

#### QUESTIONS FROM THE BOARD:

There were no questions from the Board.

#### COMMENTS FROM THE BOARD:

Mr. Wall appreciated the changes and the subtlety that has occurred in the project. He expressed concern that this building had two identities; that did not seem to be the solution that was needed. He thought the roof treatment bothered him the most.

Mr. Knight stated he could give general approval with the proviso that they see further detailing. He stated he was fully in support of this and the median on Ridge Street.

Mr. Hogg agreed with Mr. Knight.

Mr. Wolf echoed his colleagues' sentiments. He also felt there should be more detailed information about material call outs.

Ms. Brennan expressed concern about the flat roof.

**Mr. Knight, having considered the standards set forth within the City Code including City Design Guidelines for New Construction and Site Design, moved to find that the concept, the massing, the general articulation, and general site design of this project satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application in concept with the stipulation that detailed architectural design, materials, colors, and detailed site design come back to the BAR for approval; the Board would also like to state the BAR's strong support for the landscaped median on Ridge Street. Mr. Wall seconded the motion. The motion passed, 6-1-1; Ms. Brennan voted against the motion and Mr. Adams recused himself from the matter.**

## **E. New Items**

- 1. Certificate of Appropriateness Application  
BAR 09-11-01  
411 North First Street  
Tax Map 33 Parcel 107  
Bethany Puopolo, Applicant/Lorine Woodriff and Thomas T. Lawson,  
Owners  
Bath and Sunroom Addition to residence**

Ms. Scala gave the staff report. This is the George Macruss house dated 1882 to 1889. It is a contributing structure in the North Downtown ADC District. There have been additions to the rear of the building in the past. The applicant proposes adding a frame two-story rear addition for a sunroom and loggia on the first floor with a bath and screened porch on the second floor. Staff feels the addition meets the Guidelines.

Ms. Bethany Puopolo had nothing to add.

**QUESTIONS FROM THE PUBLIC:**

There were no questions from the public.

**QUESTIONS FROM THE BOARD:**

Ms. Brennan wanted to know if the proposed shutters matched the existing ones. Ms. Puopolo did not know.

**COMMENTS FROM THE BOARD:**

Mr. Wall thought this was a lovely addition.

**Mr. Wolf, having considered the standards set forth within the City Code including City Design Guidelines for New Construction and Additions, moved to find that the proposed addition satisfies the BAR's criteria and is compatible with this property and others in this district, and that the BAR approves the application as submitted. Ms. Brennan seconded the motion. The motion carried unanimously.**

- 2. Certificate of Appropriateness Application  
BAR 09-11-03  
102 14th Street NW  
Tax Map 10 Parcel 4  
Formwork, Applicant  
Boylan Heights -- Two story addition of covered terraces**

Mr. Wolf noted this item had been withdrawn by the applicant.

- 3. Preliminary Discussion  
BAR 09-11-02  
1106-1112 West Main Street  
Tax Map 10 Parcel 64 and 65  
William Atwood – Atwood Architects, Applicant/John Bartelt, Owner  
New Construction on Studio Art site**

Mr. Wolf noted the applicant was not present. Ms. Scala noted the Board was ahead of the published schedule and stated she would call the applicant. Mr. Wolf called for items L and M.

**F. Matters from the public not on the agenda**

Mr. Wolf noted there was no public in attendance and decided to forgo this item.

**G. Other Business**

**1. Request for Comments on the Woolen Mills Village National Register Nomination Report (Historic District Listing)**

Ms. Scala gave the staff report. This is a simple item. The Woolen Mills Village Historic District is being considered for the state and National Register. The neighborhood is very much in favor of this. Ms. Scala suggested the Board strongly recommend it.

Mr. Hogg thought this seemed like a very worthwhile neighborhood to have listed.

Mr. Knight stated he strongly supported this.

Mr. Wolf also strongly supported this.

**Mr. Wolf moved that they strongly support the adoption of this designation to the National Historic Register. Ms. Brennan seconded the motion. The motion carried unanimously.**

**E. New Items**

**3. Preliminary Discussion**

**BAR 09-11-02**

**1106-1112 West Main Street**

**Tax Map 10 Parcel 64 and 65**

**William Atwood – Atwood Architects, Applicant/John Bartelt, Owner**

**New Construction on Studio Art site**

Mr. Hogg recused himself from the matter.

Ms. Scala gave the staff report. The Sycamore House is a contributing property in the West Main Street Architectural Design Control District. This proposal is for a new nine-story extended stay hotel.

Mr. Bill Atwood gave a brief presentation explaining the proposed use.

**COMMENTS FROM THE BOARD:**

Mr. Knight saw the applicant's objective in noting and marking the corner. He wondered if there might be a better way to do it. The windows seemed alien to the language of the rest of the building.

Mr. Wolf suggested the change in spacing get pulled back together.

Mr. Wall stated the fenestration was the biggest problem he had with the design in that the corner pieces did not relate well to the other windows.

Mr. Wolf agreed that the windows seemed small relative to the percentage of wall.

Ms. Brennan thought there should be a distinguishing feature whether through materials or fenestration for the corner piece.

Mr. Adams stated it did not seem very Charlottesville. He thought the arcade helped the car entrance and the pedestrian amenity at sidewalk level.

Mr. Wolf found the stacking of the double hung windows to be odd.

Mr. Osteen stated he would like to see some context of what's coming.

## **H. Adjournment**

**Ms. Schoenthal moved to adjourn. Mr. Wolf seconded the motion. The motion carried unanimously whereupon the meeting was adjourned at 7:13 p.m.**