

**City of Charlottesville**  
**Board of Architectural Review**  
**March 16, 2010**  
**Minutes**

**Present:**

Fred Wolf, Chair  
Syd Knight, Vice Chair  
Brian Hogg  
William Adams  
Michael Osteen  
Preston Coiner  
Eryn Brennan  
Rebecca Schoenthal

**Not Present:**

H. Fairfax Ayres

**Also Present:**

Mary Joy Scala  
Jim Tolbert, AICP, Director NDS

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

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

Mr. John Pappas, of 114 Ivy Drive, was present to discuss the Corner wall project which he and his honor society had proposed several years ago. The project was to build brick arch windows and stain glass mosaics to beautify the wall at the corner of University Avenue and 14th Street. He stated he had spoken with City Council to see if the Board's decision from last April could be overturned; four of five Councilors support or are interested in the project. City Councilor Kristin Szakos has agreed to back the project. He asked the Board to reconsider the project, offering a design, plan, and total funding for the project.

Mr. Wolf wanted to know if the design had changed from the previous presentation. Mr. Pappas did not think it had.

Mr. Coiner wanted to know if the railroad had withdrawn its approval. Mr. Pappas stated it had not. Mr. Coiner suggested that if this came back before the Board, the property owner should sign off on the application.

Ms. Brennan stated for the record that she had spoken with Mr. Pappas to suggest he speak with members of the Board to see in what way the project might go forward.

Mr. Wolf welcomed Mr. Coiner back to the BAR.

**B. Consent Agenda**

1. **Minutes – June 16, 2009**
2. **Minutes - July, 2009**
3. **Minutes - February, 2010**
4. **Certificate of Appropriateness Application (Approved 09/16/2008; Expired)  
BAR 08-09-04  
1-111 East Main Street  
33 P 248, P 249, P 250, P 251  
Keith Woodard, Applicant/ 1st & Main LLC c/o Keith Woodard,  
Owner  
Rehabilitate building facades**

Ms. Brennan wanted to add "inquired about the status of the pending court case, and" to the February minutes on page 4.

**Mr. Hogg moved the consent agenda as noted. Mr. Knight seconded the motion. The motion passed, 7-0-1; Mr. Coiner abstained from voting.**

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

Ms. Scala gave the staff report. There was no change in 503 West Main and 219-221 West Main. On 108 2nd Street SW, the gate is being removed.

**D. Previously Considered Items**

1. **Discussion  
WRT West Main Street Study**

Mr. Hogg stated he would need to recuse himself from this item.

Mr. Tolbert gave a history of the WRT study.

**QUESTIONS FROM THE PUBLIC:**

There were no questions from the public.

**QUESTIONS AND COMMENTS FROM THE BOARD:**

Mr. Osteen wanted to know if two projects near the intersection of JPA and West Main addressed the double row of trees and brick sidewalks. Mr. Tolbert explained the University used concrete as a temporary measure rather than the brick.

Mr. Wolf wanted to know why the study called for a double row of trees. Mr. Tolbert stated it was for shade and would carry the theme of the Mall forward.

Mr. Knight thought the double row of trees provided an odd dynamic. He stated that this could work when done in one fell swoop; however, when you were depending on development projects to do this over a period of decades, there were always pieces missing. He thought flexibility where possible would be a good thing.

Mr. Tolbert stated he would like to have a standard for the public pieces of sidewalk and then let the negotiations happen at the Board level for everything beyond that.

Mr. Osteen expressed concern that they recommend good viable street trees for 30-40 years down the road.

Ms. Brennan stated flexibility was the key with such a long promenade.

Mr. Coiner hoped they wouldn't attempt to duplicate what was done at 4th and Jefferson and at 4th and High with the brick and granite which has been less than successful.

Ms. Brennan left the meeting at 5:55 p.m.

- 2. Certificate of Appropriateness Application (Applicant deferred on 02/16/2010)**  
**BAR 10-02-02**  
**632 Preston Place**  
**Tax Map 5 Parcel 124**  
**Joan R. Berndt LLC**  
**Parking and landscape modifications for boarding house**

Ms. Scala gave the staff report. This property is the subject of a Special Use Permit that was approved. The applicant submitted an amended site plan showing four spaces and one temporary visitor parking space. Some existing paving will be removed.

Ms. Jody Berndt stated she had spoken with the neighbors to address their concerns.

**QUESTIONS FROM THE PUBLIC:**

There were no questions from the public.

#### QUESTIONS FROM THE BOARD:

Mr. Osteen sought clarification that the neighbors had seen the proposal. Ms. Berndt stated they had.

Mr. Coiner wanted to know if the applicant had asked the City to repair the sidewalk. She had not. Mr. Osteen did not think the City would be obligated to improve the sidewalk since this was a change in use then the applicant would be obligated to provide a safe compliant sidewalk.

#### COMMENTS FROM THE PUBLIC:

A member of the public who did not identify herself for the record, appreciated the concern that the landscaping does relate to the historical character of the property and does maintain the historic fabric of the neighborhood. She expressed appreciation for the buffer and the green space.

#### COMMENTS FROM THE BOARD:

Mr. Coiner thought the applicant should be applauded for trying to give this a more residential look.

Mr. Hogg thought the architect's materials in February grossly misrepresented the character of the front yards on that street. He appreciated how the applicant had responded to the Board's requests.

Mr. Knight thought this was a rational compromise. He suggested the applicant give thought to some sort of edging along the driveway. He thought the design concept was sound. He had no issues with the circular drive.

Mr. Wolf concurred with Mr. Knight. He stated he could support this.

**Mr. Osteen, having considered the standards set forth within the City Code including City Design Guidelines for Site Design, moved to find that the proposed parking and landscape modifications satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted. Mr. Knight seconded the motion. The motion carried unanimously.**

Ms. Schoenthal left the meeting at 6:14 p.m.

**E. New Items**

There were no new items.

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

There were no matters from the public.

**G. Other Business**

**1. Call for BAR comments on ADC Guidelines, Chapters 4-7**

Ms. Scala stated she had received comments from some of the Board. She stated she would like to compile the comments within the next month.

**2. 219 West Main Street**

Ms. Scala stated she had met with the architect who was supposed to bring back the final drawing and awning for administrative approval. The corner component cannot be reduced due to structural reasons. In order to conceal the handicapped access, an element has been enlarged. The applicant was also proposing a new decorative treatment similar to one she had seen on a trip to California.

Mr. Hogg thought this was a better choice than what had been previously proposed although he expressed a preference for running it vertically rather than horizontally.

Mr. Coiner stated two of the new signs on the Mall have electric meters hidden inside them. One of them has perforated metal supports to hold the meter in place while the other is held in place simply by a two inch conduit. The supports butchered the granite. He suggested someone look at them and the Board should request whoever did the work go back and do it right.

**H. Adjournment**

**Mr. Hogg moved to adjourn. Mr. Wolf seconded the motion. The motion carried unanimously whereupon the meeting stood adjourned at 6:25 p.m.**