

**City of Charlottesville
Board of Architectural Review
September 21, 2010
Minutes**

Present:

Fred Wolf, Chair
Syd Knight, Vice Chair
H. Fairfax Ayres
Michael Osteen
William Adams
Brian Hogg
Eryn Brennan
Preston Coiner

Not Present:

Rebecca Schoenthal

Also Present:

Mary Joy Scala
Michael Smith (Planning Assistant)

Mr. Wolf convened the meeting.

A. Matters from the public not on the agenda

John Anderson, John Anderson Construction, spoke on behalf of 410 Altamont Circle and the changes requested from the applicant.

The changes were administratively approved

B. Consent Agenda

1. Minutes – August 17, 2010

Ms. Brennan and Mr. Coiner provided some revisions to the minutes.

Mr. Knight moved the consent agenda as noted.

Ms. Brennan seconded the motion. The motion passed, 6-0. Mr. Osteen abstained from voting on minutes due to absence.

C. Projects in Non-Compliance (no status report this month)

D. Previously Considered Items

Mr. Hogg wanted to know about any updates concerning the home on Valley Rd.

Mr. Hogg recused himself from the next two items.

1. Discussion

West Main Street Plan – Prepared by LPDA for the City of Charlottesville and Bridge Lighting.

Mr. Tolbert, NDS Director, presented the staff report.

QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

QUESTIONS FROM THE BOARD:

Mr. Knight was curious about the accuracy of the rendering Mr. Tolbert had provided.

Mr. Wolf asked about the brick lining on the sidewalk.

Mr. Adams asked about any photometric plans attached to the rendering.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

COMMENTS FROM THE BOARD:

Mr. Wolf suggests getting a photometric plan as well as providing information to the Board on the proposed changes to the light fixtures. Mr. Wolf was also concerned about continuity issues on West Main considering the different brick layouts on either side of the bridge.

Mr. Adams was curious about which tress have been recommended for the plan.

The Board members all agreed creating a consistent brick design along the sidewalk is critical towards defining West Main.

2. Certificate of Appropriateness Application

BAR 10-02-01

1204 West Main Street

Tax Map 10 Parcel 60

UVA Foundation, Applicant/ UVA Foundation, Owner

New Construction, Children's Clinical Building and Outpatient Surgery Center

Mr. Coiner abstained.

Ms. Scala gave the staff report. The applicant is requesting final approval for the building design and details except for color.

Mr. Fred Missel, representing UVA Foundation, updated the Board on the status of the project.

Mr. Bill Talley, Odell Architects, spoke on behalf of the design team and provided renderings explaining the current state of design for the building.

QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

QUESTIONS FROM THE BOARD:

The Board asked various questions regarding design material and landscaping plans.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

COMMENTS FROM THE BOARD:

Mr. Knight appreciated the double doors along West Main. Nothing really concerns him about the project and he is fully supportive.

Mr. Osteen provided some critiques concerning the crosswalk and sidewalk design; however, he fully supports the project.

Mr. Adams believes the design is sophisticated, but wanted to express concern over interior lighting that may affect the streetscape at night.

Ms. Brennan supported the project as well and thought it met the guidelines.

Mr. Wolf echoed the comments of his colleagues.

Mr. Wolf, 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 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 as submitted

Mr. Osteen seconded the motion

The motion passed 6-0

- 3. Certificate of Appropriateness Application
BAR 10-06-02
218 West Water Street
Tax Map 28 Parcel 84
Atwood Architects, Applicant/ Waterhouse LLC, Owner
New Construction, Waterhouse**

Ms. Scala gave the staff report.

Mr. Atwood, along with his business partner Mark Kestner, approached the dais and delivered their presentation.

Mr. Kestner presented samples proposed for the project and provided a brief overview of the specs of the building.

QUESTIONS FROM THE PUBLIC:

There were no questions from the public,

QUESTIONS FROM THE BOARD:

Mr. Hogg asked for clarification on certain aspects of the design.

Mr. Knight asked about any new revisions to the raised planters.

COMMENTS FROM THE PUBLIC:

Mary Gilliam, 218 W. South Street, supports the project and commends Mr. Atwood's community engagement.

COMMENTS FROM THE BOARD:

Mr. Wolf supported the improvement to the façade facing Water St. He believes the massing makes sense and is proportional to Water St. and South St.

Mr. Osteen found the level of detail disappointing for a building of this size.

Mr. Adams had problems with the details as well.

Mr. Hogg likes the palette, however, expressed concerns on the detailing.

Mr. Wolf, 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 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 as submitted with the condition that the applicant reexamine the details of the cladding of the 5th & 6th floors; and reconsider the joint pattern of the large precast panels on the 3rd and 4th floors; and revisit the 3rd & 4th floor of the east building – the rendering is the preferred iteration showing all glass within the inset area. If the appearance remains the same, then these changes may be approved administratively, with the images first circulated digitally

Mr. Knight seconded the motion

The motion was approved (6-2) with Mr. Adams and Mr. Osteen opposed.

4. Certificate of Appropriateness Application

BAR 10-09-03

201 East Market Street

Tax Map 33 Parcel 196

Chris Gensic, Charlottesville Department of Parks and Rec., Applicant/ Kristin Farrell, Owner

Install artistic bike racks on concrete

Mr. Hogg moved to defer item to next month's meeting.

Mr. Knight seconded. All in favor (8-0).

Motion passed.

5. Certificate of Appropriateness Applications

BAR 10-08-08

601 Park Street

Tax Map 53 Parcel 4

CMB Development LLC, Applicant / Atlas VA I SPE, LLC, Owner

Exterior repairs, new 18 space parking area, landscaping changes

Ms. Scala gave the staff report.

Ms. Roslyn Keese, applicant, gave her presentation.

QUESTIONS FROM THE PUBLIC:

Mark Kavick, resident of North Downtown, had questions concerning the planting of semi-mature trees and possibly contacting the applicant to have a meeting with North Downtown Neighborhood Association.

Stephen Bolton, 332 Parkway St, had questions about parking.

Jackie Lipman, 336 Parkway St, was concerned about parking as well.

Kate Brady, 329 Parkway St, had questions concerning stormwater retention.

QUESTIONS FROM THE BOARD:

Mr. Coiner asked about stormwater design and if the parking lot would be screened off from Park St.

COMMENTS FROM THE PUBLIC:

Mark Kavick, would like to see this project implement pervious surfaces for the parking.

Stephen Bolton would like to get in touch with NDS staff to discuss this project.

COMMENTS FROM THE BOARD:

Mr. Coiner is glad to see improvements being made to this property.

Mr. Wolf would like the parking entrance scaled down in size to be more appropriate with the neighborhood.

Mr. Knight supports the project except for the fencing around the parking area. Mr. Knight suggests researching alternative designs to the fence.

Mr. Adams provided comments on the grading of the parking lot and the lot's overall design. He also suggested evaluating the window design.

Mr. Knight, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design, I move to find that the proposed new windows and doors, parking area, site design and building rehabilitation satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications: 1. Redesign (materials and design) the screen fence on the west edge of the property line; 2. Add vegetative screening around the corner of the parking lot visible from Park Street; and 3. Change windows in 70's addition from 2/1 to 1/1; and with the further recommendation that the light levels be studied to try to eliminate hot spots around the four- 12' high pole lights. There was also a suggestion to look at where the trash cans are located. The BAR also made a strong recommendation to the City to reconsider the requirement for a 20 ft wide dual lane entrance to a parking lot in historic districts.

Mr. Adams seconded the motion.

Motion passed (8-0)

Mr. Wolf called for a five minute recess.

E. New Items

6. **Certificate of Appropriateness Application**
BAR 10-09-01
225 East Jefferson Street
Tax Map 33 Parcel 200.28
John Anderson Construction, Applicant / Ms. Carol Innes, Owner
Replacing windows and door

Deferral requested by applicant prior to the meeting.

7. **Certificate of Appropriateness Application**
BAR 10-09-02
180 Rugby Road
Tax Map 9 Parcel 152
John Rhett/ RA Architects, LLC, Applicant/ Wooglin Co./ Garrett Smith/ Tim Akens, Owner
Add 3 dormers, rebuild terrace, and relocate landscaping

Ms. Scala gave the staff report.

The applicant, John Rhett, delivered his presentation. Provide brick samples for the Board to review.

QUESTIONS FROM THE PUBLIC:

There were no questions from the public.

QUESTIONS FROM THE BOARD:

Mr. Hogg asked the applicant if he had done any research on the original architect.

Mr. Wolf asked what roofing material would be used.

COMMENTS FROM THE PUBLIC:

Bobby Hornsby, representing Beta Theta Pi, is open to the Board's comment and expressed how hard his design team is working to restore this building.

COMMENTS FROM THE BOARD:

Mr. Hogg believes the proposed work is fine. He suggests designing the dormers on the east elevation of the home in a way that they are more in scale with the house.

Ms. Brennan had no concerns over the proposal.

Ms. Breannan, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and for Demolitions, I move to find that some of the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the condition that the dormer design on the east (rear) side be revised, and the returns for the new cornice on the corners be related to the design of the facades on the north and south elevations, and these redesigns are to come back to the BAR for approval.

Mr. Hogg seconded.

Motion passed (8-0).

8. **Certificate of Appropriateness Application
BAR 10-09-04
109 East Jefferson Street
Tax Map 33 Parcel 194
Jeff Dreyfus, Bushman Dreyfus Arch.PLC, Applicant/ Janice Cook Aron, Owner
Demolition of west addition, north porch addition, and free-standing one-story brick dependency
in rear yard; removal of white picket fence and hemlock tree. Comments on site plan concept and
north porch addition.**

Ms. Scala gave the staff report.

Jeff Dreyfus, Bushman Dreyfus Architects, gave his presentation.

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

QUESTIONS FROM THE BOARD

Mr. Osteen had a question about parking.

Mr. Coiner asked if there was a gate proposed along on the house on 2ND Street.

Mr. Adams wanted to know floor to ceiling height on the first floor.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

COMMENTS FROM THE BOARD

Mr. Hogg expressed reservation on the proposal for an addition on the west side of the home.

Ms. Brennan believes the rear-yard porch has historic value and believes the porch is suitable for the design of the home.

Mr. Osteen had a problem with the proposed length of parking and would desire a reduction of the proposed parking pad.

Mr. Knight was hesitant to approve the demolition of the west addition as well as the back porch located in the rear. He also expressed reservations over the parking and proposed fencing.

Mr. Wolf, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the demolition of the rear brick dependency, picket fence and hemlock; approved deferral by the applicant of the west addition demolition request; and denied the demolition of the rear porch. The BAR also made preliminary comments regarding the size and design of the proposed parking lot (ideally 2 cars maximum); and the perimeter fence (3 ft high max.).

Mr. Ayers seconded the motion.

The motion passed (8-0).

9. **Certificate of Appropriateness Application**
BAR 10-09-05
218 West Market Street
Tax Map 33 Parcel 276
Candace M. P. Smith Architect, P.C., Applicant/ Claresa F.M. Brown, Owner
Convert existing basement space into a bar and restaurant

Mr. Wolf recused himself.

Ms. Scala gave the staff report.

Candace Smith, the applicant, introduced herself and the design team involved with this project.

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

QUESTIONS FROM THE BOARD

Mr. Coiner asked about the faux-painting.

Ms. Smith wanted to replicate the aged lettering currently on the building.

Mr. Knight asked about the proposed security gates.

Ms. Brennan asked about any additional masonry openings

Mr. Ayers asked about the PVC pipe located in the building.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

COMMENTS FROM THE BOARD

Mr. Coiner wanted Ms. Smith to resist recreating the faux-sign in a manner that sacrificed the history of that space.

Mr. Hogg provided his support of the project, however, critiqued the design of the canopy.

Mr. Adams also approved the design, but agreed with Mr. Hogg concerning the canopy.

Ms. Brennan, Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation; and Signs, Awnings, Vending, and Cafes; I move to find that the proposed request 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. The BAR liked the idea of moving the gas meter if the City will accommodate it.

Mr. Hogg seconded the motion.

The motion passed (7-0-1) with Mr. Wolf recused.

Mr. Wolf returned to bench

10. Certificate of Appropriateness Application

BAR 10-09-08

422 East Main Street

Tax Map 28 Parcel 52

Marthe Rowen, Applicant/ Gabriel Silverman, Owner

Remove existing storefront and sign panel at front and replace with a new facade, refurbish side facade, and construct new roof deck

Ms. Scala gave her staff report.

Marthe Rowen, the applicant, approached the dais and introduced herself.

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

QUESTIONS FROM THE BOARD

Mr. Knight wanted to know the reason behind the decision to choose the materials proposed.

Mr. Adams asked about the current condition of the masonry.

Mr. Wolf asked about the height of the glazing on the side of the building.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

COMMENTS FROM THE BOARD

Mr. Hogg was fine with the concept of the building, but felt the proposal should be more attentive to the size and location of the store.

Mr. Ayers believed the design was too busy and not in scale with the surrounding properties.

Ms. Brennan thinks brick is a fundamental material considering the history of this building. She doesn't believe she could offer support of the design and desired treating this application as preliminary review.

Mr. Adams agreed with everyone else's sentiments and believes the design should incorporate a more minimalist aesthetic.

Mr. Wolf provided some critiques of design and suggested possible deferral.

Mr. Coiner moved to accept applicant's deferral.

Mr. Adams seconded the motion.

The BAR accepted the applicant's deferral (8-0). Comments made were: needs to be calmer and more unified; subdue the palette; suggest minimal scheme using existing shell; let the roof of penthouse become a big eave or overhang; glass guardrail undermines pilaster ending.

- 11. Certificate of Appropriateness Application**
BAR 10-09-07
217 West High Street
Tax Map 33 Parcel 131
Michael DeMonaco, P H Hunter Construction Co., Applicant/ Mary H Leavell, Owner

Ms. Scala gave the staff report.

Michael Demonaco, the applicant, gave the presentation and provided some images detailing the material they plan to use for the railings.

QUESTIONS FROM THE PUBLIC

Mark Kavick, 400 Altamont St., provided his support of this project wondered if the existing stone wall would be redesigned.

QUESTIONS FROM THE BOARD

Mr. Knight wanted more information concerning the stone wall.

COMMENTS FROM THE PUBLIC

There were no comments from the public..

COMMENTS FROM THE BOARD

Mr. Coiner explained he would not support cast-iron railing due to the rarity in which cast-iron is used in Charlottesville design. He was pleased to see the applicant is proposing steel.

Mr. Hogg supported the proposal, however, believed wood would be more appropriate for the railing design than metal.

Mr. Knight expressed some concern over he stone wall. He did not believe the wall met the design guidelines.

Earl Leavell, owner of the property, plans to plant boxwood bushes inside the stone wall to make it more creative and attractive.

Mr. Hogg, Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and Site Design, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in this district, and with the change from metal railing to wood railing the BAR approves the application.

Mr. Osteen seconded the motion.

The motion passed (7-1) with Mr. Knight opposed.

- 12. Certificate of Appropriateness Application**

BAR 10-09-06

1512 East Market Street

Tax Map 56 Parcel 40.4

Chris Murray, Jefferson Areas Board of Aging, Applicant/ Charles Hendricks, The Gaines Group, PLC, Co-Applicant/ Preston Coiner, Burgess Lane Properties, Owner

Convert Timberlake-Branham House back to residential use from the current senior center function as well as constructing three new buildings on adjacent parcel to the Timberlake-Branham House

Mr. Coiner recused himself.

Ms. Scala presented the staff report.

Charles Hendricks, the applicant, provided his report and discussed their attempt at working out the lighting issue.

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

QUESTIONS FROM THE BOARD

Mr. Knight asked about the material used for the retaining wall.

Mr. Wolf had questions regarding the design of the porch.

Mr. Adams wondered if the porch design was programmatic.

COMMENTS FROM THE PUBLIC

Bill Emory, 1604 E. Market St, had concerns about lighting and encouraged the Board to be cognizant of the architectural integrity of the neighborhood.

COMMENTS FROM THE BOARD

Ms. Brennan wondered if the applicant would be willing to cooperate with the neighborhood concerning lighting.

Mr. Hendricks plans to do whatever it takes to incorporate the current residents in this project.

Mr. Wolf believed the porch design was out of scale and did not believe security concerns should dictate the direction of design review.

Mr. Osteen believed the argument of a porch was compelling and thought the project was a nice proposal overall.

Ms. Brennan agreed with Mr. Osteen's comments.

Mr. Knight agreed this project met the design guidelines, however, failed at constructing a stronger sense of community.

Mr. Osteen, 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 buildings satisfy

the BAR's criteria and is compatible with this property and the Timberlake Branham property, and that the BAR approves the application as submitted, but recognizing that the BAR is not approving the final lighting scheme, which may be approved administratively. The BAR would endorse a minimal level of lighting considering that the site is the center of a neighborhood, so that a single dwelling light level is more appropriate than that of a multi-family commercial property. In addition, with seniors the contrast index more is a problem for visibility.

Mr. Wolf seconded the motion.

Motion passed (7-0-1) with Mr. Coiner recused.

F. Matters from the public not on the agenda (please limit to 5 minutes)

Mark Kavick asked if the Board could be aware of their volume during meetings for the audience watching the meeting at home.

G. Other Business

None

H. Adjournment

9:50 PM