

**City of Charlottesville
Board of Architectural Review
March 15, 2011
Minutes**

Present:

Fred Wolf, Chair
Syd Knight, Vice Chair
William Adams
Preston Coiner
Candace DeLoach
Michael Osteen
Brian Hogg

Not Present:

H. Fairfax Ayres
Eryn Brennan

Also Present:

Mary Joy Scala

Mr. Wolf convened the meeting at 5:00 p.m.

A. Matters from the public not on the agenda

1. Discussion

There were no matters from the public.

B. Consent Agenda

1. Minutes – February 15, 2011

Mr. Coiner moved for approval of the consent agenda.

Mr. Knight seconded the motion.

Consent Agenda approved unanimously (6-0)

C. Projects in Non-Compliance

There was no status report.

D. Previously considered items

1. Certificate of Appropriateness Application

BAR 11-02-02

600 Block of Downtown Mall

Tax Map 53 Parcel 160

Ed Smith, Designer/ City of Charlottesville, Owner

Sister Cities Clock Details

Ms. Scala gave the staff report.

The applicant was present and added that he felt the meridian line if oriented correctly fits nicely. He also described how the shadow would hit the clock in the spring and winter months.

Questions from the Public

There were no questions

Questions from the Board

The members of the Board were concerned if management of the Amphitheater were having any issues. They wanted to know the width of the hands on the clock and gave some suggestions that would make it convey a higher contrast.

Comments from the Public

There were no comments from the public

Comments from the Board

The Board feels an area needs to be found that will benefit the clock, away from areas filled with utilities. They feel the concept is a wonderful idea and want to see the finished project.

The Board would like to see some clarification of where the meridian line terminates and crosses the runnels. They would also like the specification of the clock including the size and dimension of the hands and would like that brought back to the staff for approval.

Mr. Knight said having considered the standards set forth within the City Code, including City Design Guidelines for Public Improvements, I move to find that the proposed Sister Cities Clock design details 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 with these stipulations; that the end points of the brick meridian be brought back for staff approval, along with a detail of how the meridian line terminates and how it crosses the runnels [need to cross both runnels; longer to the north is preferable; both ends should terminate within the open space of the mall], and that the clock specifications including the size and dimensions of the hands be brought back to staff for approval; and staff will circulate it to the BAR if she see fit.

Mr. Coiner seconded the motion.

The BAR approved (5-1 with Adams opposed)

E. New Items

- 1. 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

Ms. Scala gave the staff report.

The applicant and owner were present and added that Peachtree does not make a window that swings outward like Kolbe. They also stated that the door has an in swing and changing it to an out swing would add to the apartment. They also stated that the homeowners' association had approved the project.

Questions from the Public

There were no questions from the public

Questions from the Board

The Board wanted to know if the door had the same muntins as other apartments in the building and if the windows would be hidden by bushes or visible from the street.

The applicant stated that another tenant has the double window pane and that the windows are not hidden by bushes and they are not visible from the street.

Comments from the Public

There were no questions from the public

Comments from the Board

The Board feels that Kolbe is an excellent substitute. The Board does not want to set a trend or precedent, but feel they could support this.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window and door replacements satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves with the caveat that the BAR would stress that the use of internal muntins is generally not desired, in that the replacement of the Peachtree, the original window, with a substitute of a different manufacturer, that we would urge the applicant to stress to the homeowners' association, the building management, that it begins to establish a precedent for future replacement that the BAR will then take into consideration since there is not a building wide policy about what types of units can be used as substitutes.

Mr. Knight seconded the motion.

The BAR approved (6-0)

Brian Hogg arrived.

2. **Certificate of Appropriateness Application**
BAR 11-03-01
600 Preston Place
Tax Map 5 Parcel 109
Christopher Winter, Applicant/ Xi Chapter of Theta Chi Alumni Corp, Owner
Remove two trees

Ms. Scala gave the staff report.

The applicant was present and added that the trees were not hemlocks. He also added that they are encouraging the planting of new trees.

Questions from the Public

There were no questions from the public

Questions from the Board

The Board would like clarification of the type of trees by the garage.

The applicant didn't quite know but would have an arborists look at the trees to determine the type.

Comments from the Public

There were no questions from the public

Comments from the Board

The Board would like the trees that are removed replaced with new ones and a time limit on having them planted. They would also like the applicant to look at the City's tree list and pick trees that are compatible. The Board would also require a letter from the arborists to showing the species of the trees, and if removing will cause damage.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed removal of two trees designated in the application 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 following modifications: that two trees of no less than 2-1/2" caliper and selected from the City's list of large canopy trees be placed in a suitable location on the property, to be planted within one year's time.

He also said the location of these trees is to be coordinated with staff.

Mr. Osteen seconded the motion

The BAR approved (7-0).

3. Certificate of Appropriateness Application

BAR 11-03-03

402 Park Street

Tax Map 53 Parcel 115

John L Barret, RE Lee & Son, Applicant/ SunTrust Bank, Owner

Add new handrails and guardrails

Ms. Scala gave the staff report.

The applicant was present with nothing to add to the report.

Questions from the Public

There were no questions from the public

Questions from the Board

The Board wanted to know the material that will be used for the rails and if they were in ADA compliance with the current code.

The applicant stated that the rails will be painted to match existing structure and that the rails are in compliance.

Comments from the Public

There were no questions from the public

Comments from the Board

The Board feels the applicant can find a better way of keeping skate boarders off of the rails. They feel that the pipes are not necessary.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed handrails and guardrails 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 with the following conditions; strongly encourage the simplification of the skateboard guards to the top of the existing [steel] hand- and guard-rails; and would encourage the applicant not to pursue the reading of the support posts penetrating through and popping through the top, something that is downplayed more; and encourage to degree allowable per the City building inspector not including the pipe rail addition to the [steel]rail if allowable, given its existing status and if there's a ruling that we haven't over- modified the gripping surface.

Mr. Coiner seconded the motion

The BAR approved (6-1 with Osteen against)

4. Certificate of Appropriateness Application

BAR 11-03-02

101 E Jefferson Street

Tax Map 33 Parcel 190

William L. Owens, AIA, Applicant/ First United Methodist Church, Owner

Modify/replace main doors

Mr. Coiner wanted to let the Board and public know that he is a member of the church, but that would not alter his vote.

Ms. Scala gave the staff report.

The applicant was present with nothing to add to the report.

Questions from the Public

There were no questions from the public.

Questions from the Board

The Board wanted to know if the applicant had a preference based on cost, or logistic problems.

The applicant does not have a preference they are looking for suggestions.

Comments from the Public

There were no questions from the public.

Comments from the Board

The Board would like the old doors stored away and the new doors to match the current doors except for the new glass.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door 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 with the condition that (a) the door be replaced, not modified, and the existing doors are saved/stored on site, and (b) the glass in the new door is simply clear glass, not beveled glass.

Mr. Coiner seconded the motion.

The BAR approved (7-0).

5. Certificate of Appropriateness Application

BAR 11-03-05

106 W South Street, 2nd Floor

Tax Map 28 Parcel 102.1

Paul Muhlberger, Silvergate Realty, Applicant/ Porterhouse Properties, LLC, Owner

Replace 8 windows

Ms. Scala gave the staff report.

The applicant was present.

Questions from the Public

There were no questions from the public

Questions from the Board

There were no comments from the Board

Comments from the Public

There were no comments from the public

Comments from the Board

The Board wishes for the new windows to keep the same profile and have the same detail in quality.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements 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, with clear glass.

Mr. Wolf seconded the motion.

The BAR approved (7-0)

6. Certificate of Appropriateness Application

BAR 11-03-06

116 Oakhurst Circle

Tax Map 11 Parcel 23

Bonnie and Kevin Reilly, Owners

Replace 9 windows; replace stairs; add deck; replace some siding

Ms. Scala gave the staff report.

The applicant was present and added that she purchased the windows trying to take advantage of the tax credit and did not know she needed approval from the BAR.

Questions from the Public

There were no questions from the public

Questions from the Board

The Board wanted to know if the applicant had received a letter informing her that the street was historic and what the process would be if any type of renovations were to be done.

The Board wanted to know the name of the window company and if they had informed that applicant because they also received the same letter.

The applicant denies ever receiving this letter. The window company (Window World) told the applicant they never received such letter.

Comments from the Public

There were no questions from the public

Comments from the Board

The Board feels the applicant should come back in the future with a deck plan. The Board feels that not all windows need to be replaced due to their location in the house.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements, new deck and stairs, and siding replacement 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 condition; to replace the deteriorated siding with the following condition: the replacement of seven of the nine windows as proposed is acceptable and that the replacement of two windows on the front ends facing the street is not approved – those windows should be either rehabilitated or replaced with windows that meet the guidelines. Additionally, the BAR has given guidance that a deck and stairs on the rear of the house is not approved, but would be a reasonable addition that would be considered by the BAR when the applicant has further detail and more accurate measured drawings suitable for an application.

Mr. Knight seconded the motion.

The BAR approved (7-0)

7. Certificate of Appropriateness Application

BAR 11-03-04

1411 University Avenue

Tax Map 9 Parcel 75

Theodore Touloukian, Applicant / Tiger Investments, LLC, Owner

Replacing storefront, door, awning & signage

Ms. Scala gave the staff report.

The applicant was not present, but had sent a local architect, Bruce Wardell, for representation.

Questions from the Public

There were no questions from the public

Questions from the Board

The Board wanted clarification of how the awning would retract and why the color jasmine white. They also wanted to know why the representative did not bring any samples.

The applicant stated that the awning and color is made in another country and it would have to be ordered.

Comments from the Public

There were no questions from the public

Comments from the Board

The Board would prefer a darker color for the awning. They would also like more details on how the awning attaches to the horizontal bar. The Board feels the representative and applicant still don't have a lot of answers to some questions and feel a deferral may be needed.

The applicant asked for a deferral.

The BAR accepted (7-0) the applicant's request for deferral.

There was unanimous support for the direction of the application, but a number of questions still need to be worked out: the decision on whether it is viable to keep the leaded glass should be made by members of the BAR, including Mr. Hogg. Expertise in repair of leaded glass available locally. Dark awning color is preferred but white storefront is likely acceptable. Use historic images to resolve the vertical and horizontal alignments and relationship between the storefront infill, the door location, and the tripartite condition above. Maybe eliminate the horizontal sign and limit signage to one arched panel instead. Keep the awnings within the masonry. Bolt hanging sign into mortar, not brick. More detail how awning attaches to thin horizontal bar. Detail panelized condition of bulkhead below storefront windows.

8. Preliminary Discussion

138 Madison Lane

Tax Map 9 Parcel 135

Amy Harris, President, Applicant/ Epsilon Gamma House Corporation, Owner

Replace windows

Ms. Scala gave the staff report.

The applicant was present with nothing to add to the report.

Questions from the Public

There were no questions from the public

Questions from the Board

Comments from the Public

There were no questions from the public

Comments from the Board

There was general support except replacing the front arched window and also the dormers should have vertical panes.

- 9. **Preliminary Discussion**
9th Street NE and SE
Tax Map 53
City of Charlottesville, Applicant
Belmont Bridge Replacement Design

Ms. Scala gave the staff report.

The applicant was present with nothing to add to the report.

Questions from the Public

There were no questions from the public

Questions from the Board

Comments from the Public

There were no questions from the public

Comments from the Board

Comments: Heartened to see structural solution, not pasting on decoration. Not solely engineering or infrastructure, but landscape. Continuation of streetscape/ landscape/ pedestrian experience as important as vehicular experience. Pull functions apart vertically. Pay attention to scale- vehicular and pedestrian are considerably different experiences. Protect the bike lane as well.

F. Matters from the public not on the agenda

There were no matter from the public

G. Other Business

There was no other business

H. Adjournment

9:05p.m.