

**City of Charlottesville
Board of Architectural Review
April 19, 2011
Minutes**

Present:

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

Not Present:

Brian Hogg

Also Present:

Mary Joy Scala

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

Announcements:

A. Matters from the public not on the agenda

1. Discussion

There were no matters from the public.

B. Consent Agenda

1. Minutes – March 15, 2011

2. 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

Amend original application: Substitute new windows on the west elevation.

3. Certificate of Appropriateness Application

BAR 10-09-08

422 East Main Street

Tax Map 28 Parcel 52

Marthe Rowen, Applicant/Gabriel Silverman, Owner

Revised materials and colors.

Mr. Osteen would like item 4 pulled from the Consent Agenda.

Mr. Osteen moved for approval of Consent Agenda with 3 items.

Consent Agenda approved (7-0) with three abstaining on minutes only. (Brennan, Coiner, Ayres)

4. Certificate of Appropriateness Application

BAR 08-10-03

1824 University Circle

TM 6 P 97
Charles Dickey, BRW Architects, Applicant/
Hillel Jewish Center at UVA, Owner
Revise project to eliminate two trellises

Ms Scala provided a report for item four of the Consent Agenda.

Mr. Dickey, BRW Architects, applicant provided a response to Ms. Scala's report and felt the building looked better without the trellises.

Questions from the Public

There were no questions.

Questions from the Board

Mr. Osteen wanted to know if the applicant had heard anything from the public about the trellises.

Mr. Dickey responded with a no.

Comments from the Public

There were no comments from the public.

Comments from the Board

Mr. Osteen was concerned that a change performed without routing the appropriate channels (staff) sets a negative precedent.

Mr. Knight was also concerned about the process.

Ms. Brennan wanted clarification of what is needed to be approved tonight and where the trash was going before the enclosure is built.

Mr. Dickey stated that the trash was always going there.

Mr. Wolf wanted to know if the enclosure would solve the problem and if some other technique would be a better solution.

Mr. Dickey stated that the enclosure is to keep critters out of the trash and make it non-visible to people walking pass.

Mr. Coiner was concerned about the height.

Mr. Wolf felt that the Board could vote on the trellises, give consideration with the design, materials and re-visit the enclosure.

Mr. Knight said, having considered the standards set forth within the City Code, including ADC District Design Guidelines for Site Design & Elements, I move to find that the proposal to delete the trellises and add the trash enclosure satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district and that the BAR approves removal of two trellises but BAR deferred action for 60 days on proposed trash enclosure giving the applicant time to redesign the structure to better fit the guidelines in materials, form, and sizes used on the main structure, and strongly suggests the applicant

consult with the neighbors in the design of the trash enclosure. [The height of the structure was also a discussion point].

Mr. Coiner seconded the motion.

The BAR approved (7-0).

C. Projects in Non-Compliance
There were none.

Mr. Adams arrived.

D. Previously considered items

- 1. Certificate of Appropriateness Application (Deferred from March 15, 2011)**
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 present.

Questions from the Public

There were no questions

Questions from the Board

Ms. Brennan wanted to know if the conditions of the current windows had been submitted to the Board.

Ms. Harris stated that pictures were shown at the last BAR meeting and she pointed out that the current windows will not stay up and they also stick.

Comments from the Public

There were no comments from the public.

Comments from the Board

Ms. Brennan would like a darker color awning.

The applicant stated that the awning would be an off white, so it will not show as much.

Mr. Adams preferred the door to be centered.

The applicant stated that it will be justified all the way to the left.

Ms. Brennan feels panel is being proposed but it's not represented in the drawings.

Mr. Wolf feels that the door they are approving is not in front of them on the plan. He would like a better understanding of where things are in reference to approving the plans.

Mr. Coiner would like to know how far the door is from the side walk.

Mr. Adams feels that the applicant is moving in the right direction.

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 façade renovation revisions as amended by the BAR 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; the façade renovation with the following conditions, to allow discovery and preparation of construction drawings:

- 1. A BAR member and/or staff shall be present when the arched windows are opened up to inspect the quality and condition of the glass;***
- 2. The BAR does not approve ribbed, clear glass at the moment, as part of this approval;***
- 3. The applicant shall return to the BAR with a wall section through the façade, from the cornice down to the street, including where all the materials sit in the wall plane, including the attachment of the awning and details of the awning;***
- 4. Resubmit to staff an accurate line drawing, for the record, of the façade showing the panels at the base below the storefront windows, and the door to remain centered under the most -left arched window.***

Mr. Knight seconded the motion.

The BAR approved (8-0)

- 2. Certificate of Appropriateness Application (Preliminary March 15, 2011)**
BAR 11-03-07
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.

Amy Harris, the applicant was present and wanted to add that all the windows would be done at the same time.

Questions from the Public

There were no questions.

Questions from the Board

Ms. Brennan wanted to know if current conditions of the windows had been submitted to the BAR.

Ms. Scala stated that pictures were passed around at the last BAR meeting.

Mr. Wolf wanted to confirm that the windows were being replaced for energy efficiency.

Ms. Harris responded by saying that was correct and that the windows will not stay up and they get stuck.

Ms. DeLoach wanted to know if the windows can match what is currently there.

Comments from the Public

There were no comments.

Comments from the Board

Mr. Osteen was wondering if the windows could just be restored.

Ms. Brennan feels there are other alternatives and a much cheaper solution.

Mr. Adams is not happy with the details.

Mr. Coiner feels that the applicant needs a little more direction.

Mr. Wolf called for a motion.

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 Anderson renewal window replacements with exterior muntins and spacer bars 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 a specified preference for the second window option (three over three) for the attic windows; and excluding the front arched window.

Mr. Ayres seconded the motion.

The BAR failed to approve (4-4 with Adams, Osteen, Knight, and Brennan opposed).

Mr. Knight made new motion. He said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed Anderson renewal window replacements with exterior muntins and spacer bars 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 conditions; 1. The arched front window is not included in the replacement; 2. Three over three configuration are used for the dormer windows; 3. The applicant shall submit documentation of the condition of a representative sample of windows in order to document that they warrant replacement rather than repair; 4. The applicant shall submit a measured drawing (elevation) of both the existing window and the proposed replacement window.

Mr. Osteen seconded the motion.

The BAR approved (7-1 with Brennan opposed).

3. **Certificate of Appropriateness Application**
BAR 10-04-01
611 Park Street
Tax Map 53 Parcel 1
Rebecca Treakle, Applicant/ James E and Rebecca Treakle, Owners
New driveway, site work, patio, replace existing deck

Ms. Scala gave the staff report.

Mr. Treakle, the applicant, was present.

Questions from the Public

There were no questions.

Questions from the Board

Mr. Knight asked was herringbone being used and did the applicant need all of the area.

Mr. Treakle stated that the whole area is needed to turn cars around and back up.

Mr. Wolf wanted to know if the wall coming from the corner of the house is new.

Mr. Adams wanted to know if graded area was new off of Wine St.

Mr. Treakle stated that the grade was not new, and yes the wall was new.

Comments from the Public

Ted White, 621 Park Street, shares a driveway with the applicant and is in support of the project. He feels there are some risks in backing out, and the visibility is very poor.

Comments from the Board

Mr. Knight feels that the improvement material is appropriate.

Mr. Wolf feels that this will be a good solution for the risk.

Mr. Wolf called for a motion.

Mr. Osteen said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and New Construction and Additions, 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 that the BAR approves the application with the friendly suggestion to introduce landscaping material within the footprint of the proposed paving.

Mr. Ayres second the motion

The BAR approved (8-0).

- 4. Certificate of Appropriateness Application**
BAR 11-04-10
112 West Market Street
Tax Map 33 Parcel 254
Janet Matthews, Applicant/ First Street Church Project, LLC, Owner
Replace low brick wall; add vine scrim & hedge

Ms. Scala gave the staff report.

Questions from the Public

There were none.

Questions from the Board

There were none.

Comments from the Public

Emily Davis, 113 West Main Street, stated that there is always a person from the Haven hanging around the stairs and preventing them from being used by residents. She also stated that they are there smoking and being rude.

Natasha Cocker, 113 West Main Street, is in support of the fence and feels it would be a great solution to the problem.

Comments from the Board

Mr. Coiner wanted to know if the fence would be professionally installed.

Mr. Knight wanted to know what type of finish the fence would have.

The applicant stated that the fence would have a cedar finish and yes it would be professionally installed.

Mr. Adams wanted to know if the vines would cover the fence.

Ms. Brennan wanted to know what type of planting would be there.

Mr. Coiner is aware of the concerns of the public, but the BAR has no control over the issues and concerns they have.

Mr. Osteen supports the comments but have a problem with the fence and feels that this is a police matter.

Ms. Brennan feels this is a security issue.

Mr. Adams feels that the facility will have a hard time solving the problem.

Ms. DeLoach wanted to know if the court yard was considered a place of gathering.

The applicant stated that the court yard would be removed.

Mr. Ayres supports the closure and separation.

Mr. Knight is sympathetic to the issues but feels this is an appropriate design.

Mr. Wolf called for a motion.

Mr. Ayres said, having considered the standards set forth within the City Code, including City Design for Site Design & Elements, I move to find that the proposed wall, scrim, and hedge 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.

Mr. Osteen seconded the motion

Approved (6-1-1 with Brennan opposed and Wolf recused).

5. Certificate of Appropriateness Application

BAR 11-04-05

627 Park Street

Tax Map 52 Parcel 190

W. Douglas Gilpin Jr., Applicant/ Mr. & Mrs. AE Dick Howard, Owners

Replace accessory building

Ms. Scala gave the staff report.

Eric Amtmann, representing the applicant, W. Douglas Gilpin Jr., added that they will be replacing a demolished building and will keep with the character of the neighborhood; the building will have an old Virginia Jefferson brick blend.

Questions from the Public

There were none.

Questions from the Board

Mr. Coiner wanted to know if the applicant had brought a sample of the brick with him.

Mr. Ayres wanted to know if the new structure will be higher than the existing structure.

Ms. Brennan would like to know if the scale accurate and does the footprints show that it is accurate.

Mr. Gilpin stated that the scale is accurate and it does show in the footprint, and he did not bring a sample of the brick, the new structure will be higher.

Comments from the Public

Ted White, 621 Park Street, presented a letter that five other neighbors signed because they are opposed. He also presented a letter from Dick Howard (1995) with guidelines listed.

Lucius Bracey, 724 Northwood Avenue, feels that one step should be taken at a time and will the structure be within setbacks.

Pam Bracey, 724 Northwood Avenue, feels that the structure will be too high for the neighborhood.

Caroline Shaffrey, 625 Park Street, her kitchen is the only view to that side of the house and she does not want to look out the window and see the structure. She is already looking at an elm tree.

Comments from the Board

Mr. Wolf stated that our guidelines are not necessarily what are in the letter.

Ms. Brennan stated that a "by right" use only restricts height; it does not restrict whether the structure is to be rented. She also feels that there is not enough information.

Mr. Osteen agrees and feels the structure has doubled in size and it will be too much.

Mr. Wolf agrees also and feels the addition feels a little funny and thinks it should be smaller.

Mr. Knight feels the mass is appropriate.

Mr. Wolf sees some other alternatives.

Mr. Adams feels the project is lopped sided and there are some zoning issues with the roof.

The applicant asked for a deferral.

The BAR accepted (8-0) the applicant's request for deferral.

E. New Items

1. Certificate of Appropriateness Application

BAR 11-04-11

709 Ridge Street

Tax Map 25 Parcel 57

Kathryn A Grant, Applicant and Owner

Remove chimney stucco; possibly rebuild chimney

Ms. Scala gave the staff report.

The applicant was present.

Questions from the public

There were none.

Questions from the Board

Ms. Brennan wanted to know if there were any other damages.

Ms. Grant stated that the stucco is down, the interior walls are damaged and the house is not livable.

Comments from the Public

There were none.

Comments from the Board

Mr. Coiner stated that the damage to the interior will not go away.

Mr. Wolf called for a motion.

Mr. Ayres said, having considered the standards set forth within City Code, including City Design Guidelines for Demolition and Rehabilitation, I move to find that the proposal to remove chimney stucco and repair/repoint the chimney 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 suggestion that if the applicant decides to repaint the chimney, the color should be submitted to staff for approval.

Mr. Knight seconded the motion.

The BAR approved (8-0).

2. Certificate of Appropriateness Application

BAR 11-04-12

323 West Main Street

Tax Map 32 Parcel 196

Ryan DeRamus, Applicant/ Main Street Associates, LLC, Owner

Native American themed painted mural

Ms. Scala gave the report.

The applicant was present.

Questions from the Public

There were no questions.

Questions from the Board

There were none.

Comments from the Public

Paul Perkinson, Head Master, Tandem Friends School, is very thankful for the great work the students had done. He apologized that they did not know in advance about needing approval.

Ryan DeRamus, Applicant, stated that the owner of the building did not tell them they needed permission. He felt that they only needed permission from the owner. The applicant wanted to take full responsibility for letting the kids paint the mural.

Elizabeth Bailey, hope that the BAR will approve the mural.

Michelle Bates, feels that the painted mural defines our children and their talents and feel it should be allowed to stay.

Comments from the Board

Mr. Knight noted that the Head Master was on notice that they needed BAR permission.

Mr. Coiner stated that smaller paintings were done previously and this should be considered for approval.

Ms. Brennan feels there has been a long history of murals and this is appropriate.

Mr. Osteen felt this would have been approved if the proper steps were taken.

Mr. Wolf 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 wall mural 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. Ayres seconded the motion.

The BAR approved (8-0) the mural as submitted.

- 3. Certificate of Appropriateness Application (Conservation District)**
BAR 11-04-07
601 Locust Avenue
Tax Map 51 Parcel 36.1
Askew Roofing & Remodeling, Applicant/ Charles & Susan Weber, Owners
New screen porch over existing deck

Ms. Scala gave the staff report.

The applicant was present.

Questions from the public

There were no questions.

Questions from the Board

Mr. Knight wanted to know if the roof would be deck level.

Mr. Coiner wanted to know the width of the pans of the roof.

Mr. Adams wanted to know if the wood will be pressure treated and if the balcony would be white.

Comments from the Public

There were no comments from the public

Comments from the Board

Mr. Knight feels this is very appropriate.

Ms. Brennan wanted a little clarification of the guidelines.

Mr. Wolf felt that it is consistent with guidelines.

Ms. Brennan said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed new screen porch 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. Wolf seconded the motion.

The BAR approved (8-0).

- 4. Comprehensive Signage Plan**
BAR 11-04-01
609 East Market Street
Tax Map 53 Parcel 100
Bernard Dukes, Applicant/ Gabriel Silverman, Owner
Add painted wall sign on the east courtyard wall.

Ms. Scala gave the report.

The applicant was present.

Questions from the Public

There were no questions.

Questions from the Board

There were no questions.

Comments from the Public

There were no comments.

Comments from the Board

Mr. Wolf is against the brick being painted.

Mr. Adams feels it was an impressive submission.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Signs, I move to find that the proposed comprehensive signage plan including a new wall sign to be attached to (not painted on the brick wall) and with the anchor bolts to be intentionally placed in mortar joints rather than in brick, and the new downspout shall be copper, 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 with the conditions.

The BAR approved (8-0).

- 5. Certificate of Appropriateness Application**
BAR 11-04-02
1111-13 West Main Street
Tax Map 10 Parcel 55
Linda A. Weldon, Applicant/
University of Virginia Medical School Foundation, Owner
Demolish and rebuild brick retaining wall.

The applicant asked for a deferral.

The BAR accepted (8-0) the applicant's request for deferral.

The BAR was interested in seeing additional research, including consulting a historic mason and structural engineer, a mortar recipe consistent with older mortar samples, and a brick sample that should try to match the period/composition of 190 year-old brick.

The BAR accepted (8-0).

- 6. Certificate of Appropriateness Application**
BAR 11-04-04
901 Emmet Street North
Tax Map 1 Parcel 1
Walter Ruden, Sign Productions, Applicant/ Federal Realty Trust, Owner

Signage appeal: remove existing Wachovia Bank signs and replace with Wells Fargo Signs.

Mary Joy gave the staff report.

Walter Ruden, Sign Productions, Applicant was present and just wanted to add that that Wells Fargo would like to use their brand colors but would also like to show respect for what the BAR wants.

Questions from the public

There were no questions.

Questions from the Board

There were no questions.

Comments from the Public

There were no comments.

Comments from the Board

Mr. Wolf wanted to emphasize the importance of treating the building like its own district and the importance of the up lighting.

Mr. Osteen feels the sign attaches to the McDonald's sign.

Mr. Wolf suggested using standard yellow lettering on the wall and also smaller letters.

Mr. Adams feels he can't support it.

Mr. Ayres is wary of having it illuminated.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Signs, I move to find that the proposed signage plan including two wall signs and a pylon sign satisfies the BAR's criteria and guidelines and is compatible with this property, and that the BAR approves the signage plan with the following modifications; wall signs shall have letters no more than 12" in height in a color that will be submitted to staff for approval (a neutral color acceptable by staff but not yellow); any lighting would be done as uplighting from lights located in the landscaping, not wall lighting.

The BAR approved (8-0).

7. Certificate of Appropriateness Application

BAR 11-04-05

123 East Main Street

Tax Map 33 Parcel 245

Walter Ruden, Sign Productions, Applicant/ 11th & Cochran, LLC, Owner

Signage appeal: remove existing Wachovia Bank signs and replace with Wells Fargo Signs.

Removed from the agenda because the freestanding sign was determined to be off-premises, and therefore, illegal. The other three signs, including letters over the entrance, a projecting sign and a wall plaque are all acceptable.

8. Certificate of Appropriateness Application

BAR 11-04-08

1223 West Main Street

Tax Map 10 Parcel 20

Raymond E. Gaines, AIA, Applicant/ University Baptist Church, Owner

New handicapped ramp

Ms. Scala gave the staff report.

Raymond E. Gaines, AIA, Applicant was present and added that they were trying to come up with a design that would have less impact.

Questions from the public

There were none.

Questions from the Board

Ms. Brennan wanted to know if the other side of the building was considered.

Mr. Gaines said that the other side is more visible to the street.

Mr. Wolf wanted to know if the west side was leveled.

Ms. Brennan wanted to know how they accommodate wheel chairs now.

Mr. Gaines stated there is a lift in the basement that does not work well at times.

Mr. Coiner wanted to know how they accommodate casket now.

Mr. Gaines stated that it is always enough people to carry the casket in and out the door.

Comments from the Public

There were none.

Comments from the Board

Ms. Brennan is very sympathetic to their concerns.

Mr. Wolf feels that members and guest of the church will feel like a second hand citizen.

Mr. Ayres feels this project does not meet the guidelines.

The applicant asked for a deferral.

Mr. Coiner made a motion for a deferral.

Mr. Wolf seconded the motion.

The BAR accepted (8-0) the applicant's deferral. Suggestions were to make it lighter, possibly metal, and to tie it into the landscape.

9. Preliminary Discussion

1223 West Main Street

Tax Map 10 Parcel 20

Tom Leland, Senior Minister, Applicant/ University Baptist Church, Owner

Comprehensive Signage Plan

The BAR was agreeable to the applicant submitting a Comprehensive Signage Plan. Regarding the proposed letters over the entrance, they suggested Roman type face (1920's), bronze letters, thoughtfully spaced.

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

There were none.

G. Other Business

There were none.

9:50 H. Adjournment 10:30 p.m.