

**City of Charlottesville
Board of Architectural Review
May 17, 2011
Minutes**

Present:

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

Not Present:

Michael Osteen

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

The Consent Agenda Approved 7-0

C. Projects in Non-Compliance

No report.

D. Previously considered items

1. 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

Revised sketch elevations to replace accessory building.

Ms. Scala gave the staff report.

W. Douglas Gilpin Jr. the applicant was present and brought samples of the Jefferson blend brick.

Questions from the public

There were no questions from the public

Questions from the Board

Mr. Adams wanted to know why the roof was curved.

The applicant stated that the roof is curved to have it more slender and at ease.

Comments from the Public

There were no comments from the public

Comments from the Board

The Board feels they could support this as is and that it is within the guidelines.

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 proposed accessory building 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 application as submitted.

3. Certificate of Appropriateness Application

BAR 11-03-07

138 Madison Lane

Tax Map 9 Parcel 135

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

Replace windows

Mary Joy gave the staff report.

Amy Harris, the applicant was present and brought samples of the windows.

Questions from the public

There were no questions from the public

Questions from the Board

Mr. Adams wanted to know if the color scheme would stay the same.

The applicant stated that the trim on the windows will be painted the color they are now.

Comments from the Public

There were no comments from the Public

Comments from the Board

Mr. Knight thanked the applicant for coming back. He feels he would have trouble supporting this. He feels that the windows could be repaired.

Ms. Brennan feels the images don't demonstrate enough damages to existing windows.

Mr. Wolf feels the evidence is not the most compelling, but feels he could support it.

Mr. Adams feels the color scheme could have less contrast.

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 conditions of approval #3 and #4 of the motion approved on April 19, 2011 have been met with the following conditions; replacement windows with the condition that all trim and window sashes are the same color (white).

Mr. Knight seconded the motion

The BAR approved (7-1 with Brennan opposed)

2. **Certificate of Appropriateness Application**
BAR 10-06-02
218 West Water Street
Tax Map 28 Parcel 84
William Atwood, Applicant/ Waterhouse LLC, Owner
Adjustments to top two floors.

Mary Joy Scala gave the staff report.

William Atwood, the applicant was present.

Questions from the public

There were no questions from the public

Questions from the Board

Mr. Wolf asked if the height had changed.

The applicant stated that one floor will be expanded.

Mr. Adams wanted to know if the mechanical equipment will be visible on the roof.

The applicant stated that it will not be visible unless you are standing above it.

Comments from the Public

There were no comments from the Public

Comments from the Board

Mr. Hogg feels this is a big improvement. He feels the improvements will be consistent with the character of the street. He feels he will not have a problem supporting this.

Mr. Wolf would like the elevation closer to Water Street elevation. Try to make the upper floor taller.

The Applicant stated that they are trying to make it one plane.

Mr. Wolf likes the proposal and for the applicant to try and make the last little piece a true skylight.

Mr. Wolf said, 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 elevation changes does not satisfy the BAR's criteria and are not compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications; that the clerestory as submitted is not approved – request that other alternatives for increasing the ceiling height be studied and returned to staff to circulate informally for review, and the chamfered corner on the front Water Street side be reworked to correspond with the orthogonal nature of the rest of the plan.

Mr. Hogg seconded the motion

The BAR approved (7-1 with Adams opposed)

- 4. 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

Mary Joy gave the staff report.

Mr. Touloukian, the applicant was present and wanted to know what could be done after the sign is taken down.

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 Public

There were no comments from the public

Comments from the Board

Ms. Brennan wanted to thank the applicant for the follow up.

Mr. Wolf feels he could fully support the proposal.

Mr. Hogg would like the applicant to be careful install the bracket for the sign in the mortar joints and not the bricks and that Mary Joy approve the color of the awning.

Ms. Brennan said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the conditions of approval of the motion approved on April 19, 2011 have been met, and that the proposed infill of three rear windows with brick satisfies the BAR's criteria and is compatible with this property and other properties in the district, and that the BAR approves this application as submitted.

Mr. Hogg seconded the motion.

The BAR approved application as submitted (8-0) [including the infill of three rear windows] with a friendly reminder that the bracket sign should be installed into mortar joints rather than brick; and the BAR gave staff permission to approve a darker awning color administratively if the applicant requests it.

E New Items

3. Certificate of Appropriateness Application

BAR 11-05-03

601 West Main Street

Tax Map 32 Parcel 171

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add metal canopies, an exterior porch and staircase.

Mary Joy gave the staff report.

Gabriel Silverman, the applicant was present.

Questions from the Public

There were no questions from the public

Questions from the Board

Mr. Coiner wanted to know if other material had been considered for the stairs and porch on the west side.

Mr. Hogg wanted to know why the stairs were being added for this industrial building and why so many canopies.

The applicant stated that the canopies, stairs and porch will add better quality to the building and will add better use for the building.

Mr. Adams wanted to know if the applicant had viewed any historic pictures of the building.

The applicant stated that he has been unable to locate any historic pictures.

Mr. Adams wanted to know if the applicant intends to use the band.

The applicant is not sure.

Comments from the Public

There were no comments from the Public

Comments from the Board

Mr. Hogg feels the intention is terrific. He is not really sure of the porch. He feels the canopies are too much and too large. He has reservations about canopies being on commercial buildings.

Ms. Brennan also has reservations about the canopies. She feels the profile should be thin on the lower floor with the two facades connecting the corner. She feels that more detail is needed of the muntins. The width should be thinner.

Mr. Adams feels that the horizontal band looks too heavy. He feels there should be 1 inch windows and all bands in green. He also feels that the canopies look applied and cheap.

Ms. DeLoach wanted to know if they had considered doing the rails in black instead of steel.

Mr. Knight felt the computer image could have been better and it does not show enough detail.

Mr. Knight asked the applicant if he would like to defer.

The applicant accepted

Mr. Hogg made a motion that the BAR will ask the applicant to defer

Mr. Coiner seconded the motion

More discussion resulted in the motion being withdrawn

Mr. Coiner made a motion with the applicant asking for a deferral.

Mr. Ayres seconded the motion.

4. Certificate of Appropriateness Application

BAR 11-05-04

513 West Main Street

Tax Map 32 Parcel 172

Gabriel Silverman, Applicant/ Main Street West, LLC, Owner

Renovate building for general commercial use. Replace fenestration, paint masonry walls, and add an exterior staircase, porches, and balconies.

Mary Joy Scala gave the staff report

The applicant, Gabriel Silverman, was present.

Questions from the Public

There were no questions from the public

Questions from the Board

Will stucco be used for the entire building.

The applicant feels that is the best way to repair the structure.

Mr. Knight wanted to know if this is a rational place for store front.

The applicant feels it will be great place for restaurants.

Comments from the Public

There were no comments from the public

Comments from the Board

Mr. Adams feels that the balcony destroys the elevation on the west side. He also feels that stucco is not the appropriate treatment for the building. He feels that a canopy is really not appropriate for the building and feels that more information is needed to what is being proposed.

Ms. Brennan feels more detail needs to be submitted. She also feels the color is too pastel for the windows.

Mr. Ayres suggested that the applicant ask for a deferral.

Mr. Ayres made the suggested motion for the applicant to defer

Ms. Brennan seconded the motion

The BAR accepted the applicant's deferral (6-0-1 with Wolf recusing). The BAR made preliminary comments.

1. Certificate of Appropriateness Application

BAR 11-05-01

200 East Market Street

Tax Map 33 Parcel 243

David Oakland, VMDO, Applicant/ Second and Market Development Associates,
Owner

Remove existing chimney, remove existing fan, add new TCS coping, new TCS roof,
and new TCS painted downspouts.

Mary Joy Scala gave the staff report.

The applicant, David Oakland was present and just wanted to add that the chimney is in really bad shape.

Questions from the Public

There were no questions from the Public

Questions from the Board

Mr. Wolf wanted to know will the entire chimney be removed given its appearance

The applicant stated there will be new copping but the brick will stay a brick wall.

Mr. Wolf wanted to know if the applicant had a sample.

The applicant stated that it will look similar to Second Street Gallery which used the same material.

Comments from the Public

There were no comments from the public

Comments from the Board

Mr. Coiner thanked the applicant for the picture of the chimney.

Mr. Adams feels he could support this.

Mr. Wolf feels this will benefit the tenant.

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 roof replacement project including removal of a 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 with the following modification; the membrane be removed from the fire wall and the applicant make every attempt to keep the standing seam spacing as close as possible to the current roof.

Mr. Ayres seconded the motion.

The BAR approved (7-0)

2. **Certificate of Appropriateness Application**
BAR 11-05-02
9th Street NE and SE
Tax Map 53
City of Charlottesville, Applicant
Belmont Bridge Replacement Design

Mary Joy Scala gave the staff report.

The architect was present and presented a brief PowerPoint presentation.

Questions from the Public

There were no questions from the Public

Questions from the Board

The Board wanted to know exactly what they were approving.

Mr. Hogg wanted to know how the parts priorities are assigned.

The applicant stated that they are trying to get an idea from the BAR of what they would like to see and the parts are prioritized by what would work best for the structure.

Comments from the Public

There were no comments from the Public

Comments from the Board

Mr. Wolf feels that the BAR should not comment on what should be built and appreciates their attempt to inform the BAR.

Mr. Hogg feels he couldn't begin to say what he would like.

Mr. Coiner feels the existing concrete wall is a little hard to sell to the BAR

Mr. Knight wanted to know if the depth will vary.

The applicant stated that they can't go any deeper, the bridge can't be raised.

Mr. Hogg feels it would have been better if there were drawings in front of them. He also wanted to know what the community was saying about what they would like to see.

The BAR only made preliminary comments and suggested that the applicant come back when actual drawings could be presented.

5. Preliminary Discussion

BAR 11-05-05

1025-1213 Wertland Street

Tax Map 4 Parcel 305

John Matthews, Mitchell/Matthews Architects/ Wade Tremblay, LLC, Owner

Propose to build a 48-unit, four-story apartment complex built over a 52-space, below-grade, parking garage.

Mary Joy Scala gave the staff report.

The Architect, John Matthews was present.

Questions and Comments from the Board

The Board wanted to know the distance between the new building and existing building.

There is 36ft and the utilities will cross and this is acceptable per the Fire Marshall.

They feel the building will be much bigger and more visible.

The applicant feels the building will not be visible.

They wanted to know the impact the building will have on Page Street.

They feel the retaining wall will look good with the green.

The Board wanted to know the total mass of the building and the height of the retaining wall.

The applicant stated that the retaining wall will be 11ft below the existing retaining wall. He also stated that there will not be a big impact on the other neighborhoods. He also stated that you will not be able to see the new building from Main Street and other streets unless you are looking for it.

Mr. Wolf feels that all concerns are valid and that the BAR may be compelled to support.

The BAR had preliminary comments and discussion

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

There were none

F. Other Business

- a. **Call for Comments regarding 722 Preston Avenue (former Coca Cola Bottling Works) Preliminary Information Form**

The BAR endorsed the nomination, noting the building really merits attention.

- H. **Adjournment 8:50 p.m.**