

**City of Charlottesville
Board of Architectural Review
June 21, 2011
Minutes**

Present:

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

Not Present:

Eryn Brennan
H. Fairfax Ayres
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 – May 17, 2011

2. Certificate of Appropriateness Application

BAR 11-06-11
213 W Main Street
Tax Map 33 Parcel 269
Robert Nichols, Applicant/ John & Lynelle Lawrence, Owners
New rear enclosure under existing deck

3. Certificate of Appropriateness Application

BAR 11-06-05
416 W Main Street
Tax Map 29 Parcel 12
Gabe Silverman, Applicant/ A Cadgene & G Silverman, Owners
Outdoor dining terrace

4. Certificate of Appropriateness Application

BAR 11-06-01
1509 Grady Avenue
Tax Map 5 Parcel 102
Heyward Boyd Architects, Applicant/ VA Epsilon Chapter of Pi Beta Phi, Owner
Kitchen addition to sorority house

5. Certificate of Appropriateness Application

BAR 11-06-08
609 E Market Street
Tax Map 53 Parcel 100

Marthe Rowen, Applicant/ Townsquare Associates, Owner
Create new vestibule at exterior door

6. **Certificate of Appropriateness Application**
BAR 11-06-07
500 Court Square
Tax Map 53 Parcel 96
Chris Weatherford, Applicant/ 500 Court Square Association, Owner
Replace existing balustrade

Consent agenda approved (6-0) with two adjustments to minutes, and not including 127 Chancellor Street, which was pulled for discussion.

7. **Certificate of Appropriateness Application**
BAR 11-06-02
127 Chancellor Street
Tax Map 9 Parcel 136
Robin Mellen, Board VP, Applicant/
Delta Chi House Corp. of Kappa Alpha Theta, Owner
Add structural supports to front porch

Ms. Scala gave the staff report.

The applicant was present.

Questions or comments from the public

There were none

Questions or comments from the Board

Was demo done on the porch without a permit?

Mr. Hogg would like it mentioned to the contractor not to do that in the future.

Mr. Coiner asked the question which material would the ceiling be replaced with - wallboard or bead board?

The applicant stated that she did not know the porch was demoed until after the fact and apologized for this.

Approved (6-0) including applicant's modification to replace porch ceiling in-kind [with wallboard] rather than bead board.

C. Projects in Non-Compliance

305 East Jefferson Street and 219 West Main Street, the issues should be resolved soon. The issues are in court and will not give any information because of that reason.

D. Previously considered items

1. **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.

Ms. Scala gave the staff report.

Greg Jackson was present representing the applicant.

Questions or comments from the public

There were none

Questions or comments from the Board

Mr. Knight wanted to know was the sample being presented new or is it the same as what was presented at the last meeting. He also wanted to know if the roof material was specified.

Mr. Adams wanted to know if any more detail of the west porch available. He also wanted to know if there were any lighting details.

Mr. Coiner stated that he viewed a photo of the property dated 1970 and there was no evidence of signage.

Mr. Knight feels that the property will benefit by the simplification of the improvements and he feels that it meets the guidelines. He feels that the plans show lack of information and most of the information is being given verbally.

Mr. Hogg was concerned about the different color scheme that is happening on the first and second floor.

Mr. Adams would like the restored windows to be the same and not as dark.

Ms. DeLoach would like to see a more steel porch.

The applicant stated that that samples being presented today are aluminum. He also stated that the west porch would be kept more industrial and the signage would be more of a banner type.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and addition 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 the owner's option to use the folding garage doors, or the standard storefront doors (fixed or operable), and with the requirement that details and manufacturer's product information for light fixtures, all building signage, pavement, or any other site improvements that are made come back to BAR for approval.

Mr. Hogg seconded the motion.

The BAR approved (5-0-1 with Wolf recused)

2. **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.

Mary Joy gave the staff report.

Greg Jackson was present representing the applicant and gave an overview of some changes.

Questions or comments from the public

There were none

Questions or comments from the Board

Mr. Adams wanted to know if the intent on the west side was to make the windows more acceptable.

Mr. Knight wanted to commend the applicant on the willingness to work with the Board on the changes they suggested and feel that it meets the guidelines.

Mr. Adams feels that the existing elevation is great but some changes could be entertained on the west, but feels that all changes are positive.

Mr. Hogg stated he was not here for the first meeting and feels that the alterations are very inappropriate. He feels the west side of the building is wrong and strongly encourage the height to be double checked.

Ms. DeLoach feels that if a door is needed on the west side then it should be matched to the existing door.

The applicant responded by saying that they made changes in an effort to satisfy the BAR

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and addition 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, that a detailed sectional drawing of the storefront be submitted to staff for circulation among the BAR, and an amended design for the new opening on the west façade come back to the BAR. [Look at the bulkhead height – should be 18-24"]

Mr. Coiner seconded the motion

The BAR approved (5-0-1 with Wolf recused)

- 3. Certificate of Appropriateness Application**
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.

Ms. Scala gave the staff report.

Mr. Matthews the applicant was present and stated they have made changes to accommodate the BAR.

Questions or comments from the public

There were none.

Questions or comments from the Board

Mr. Wolf feels he would be able to support this project.

Mr. Hogg feels he could support the project with the paint being matched up.

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 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 preference for gray palette for fiber cement shingle colors. The window type should be clarified.

Mr. Knight seconded the motion

The BAR approved (6-0)

E New Items

- 1. Certificate of Appropriateness Application**
 BAR 11-06-10
 509 W Main Street
 Tax Map 32 Parcel 174
 Schaeffer Somers, Applicant/ Main Street West LLC, Owner
 New additions; new doors

Mary Joy gave the staff report.

Mr. Somers the applicant was present and added that they will be refinishing existing garage doors.

Questions or comments from the Public

There were none.

Questions or comments from the Board

Mr. Hogg wanted to know would the doors fold in sideways. He also wanted know if the new addition would be only be visible from the alley.

Mr. Adams wanted to know if there was a problem with the existing tree.

Mr. Hogg feels it’s a nicely undertaking project and that the additions are incidental.

Mr. Knight feels he could not support the removal of the tree and feels the reason for removal is not legit.

Mr. Hogg feels the tree could just be trimmed out to expose the store front.

The applicant stated that some details concerning the tree still needs to be worked out. He stated that the doors will bi-fold vertically to add more of a shade.

Mr. Knight stated having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for New Construction and Additions, I move to find that the proposed renovations and addition 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 exception of removal of the existing Zelcova in sidewalk and requirement that additional details be submitted to staff for staff approval when available for lighting, signage, and pavement. The BAR suggested that a comprehensive site plan for the entire development come to the BAR as soon as possible.

Mr. Adams seconded the motion.

The BAR approved (5-0-1 with Wolf recused)

2. **Certificate of Appropriateness Application**
BAR 11-06-03
103 3rd Street NE
Tax Map 33 Parcel 233
Roof Top Services, Applicant/ Stacy Capital, LLC, Owner
Replace parapet wall terra cotta coping with pre-painted metal coping

Ms. Scala gave the staff report.

The applicant John Epperly was present and presented examples of what was being proposed.

Questions or comments from the public

There were none.

Questions or comments from the Board

Mr. Coiner stated that he assisted in the research of finding a product close to the existing, but did not check on the price.

Mr. Wolf wanted to know if a product could be found that simulated the roof closely to the original. He feels that there is always a cheaper option.

Mr. Wolf and Mr. Hogg feel that the only solution would be to have the terra cotta replaced. .

Mr. Knight feels he could not 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 metal coping does not satisfy the BAR's criteria and is not compatible with this property and other properties in this district, and that the BAR denies the application as submitted. Instead, the coping shall be replaced with a terra cotta coping of similar design to what has been removed.

Mr. Knight seconded the motion

The BAR Denied (6-0).

3. Certificate of Appropriateness Application

BAR 11-06-04
109 Altamont Circle
Tax Map 33 Parcel 119
Jon D. bright, Applicant and Owner
Replace front porch with deeper porch

Mary Joy gave the staff report.

The applicant, John Bright was present and added that everything will stay the same.

Questions or comments from the public

There were none

Questions or comments from the Board

Mr. Wolf wanted to know if the same material will be used and the color to be used for the flooring.

Mr. Knight wanted to know if the stairs and porch was going to be replaced.

Ms. DeLoach would like the columns saved.

Mr. Wolf feels the renovations need to be done carefully and with careful documentation.

Mr. Coiner doesn't have a problem with the increase in depth of the porch.

Mr. Hogg feels that detail needs to be given to preserve other parts of the house.

Mr. Knight feels the intent is wonderful, just have a concern that it might look awkward.

The applicant stated that the existing material will be used if it is not damaged. He also stated that mahogany will be used for the porch flooring. The applicant also stated that he is opened for any suggestions.

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 front porch replacement project 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 modifications, that the extension of the porch be from eight feet to nine feet instead of ten feet as submitted. All elements are to remain as they are in detail, profile, and material. A detailed drawing of the proposed stairs and handrail shall be submitted to staff, and circulated to the board if staff deems it necessary. The lattice below the porch should be slightly setback from the brick piers. The BAR strongly encourages and prefers that components be recycled [reused], particularly the character-defining components such as the dentils and columns.

Mr. Knight seconded the motion.

The BAR approved (5-1 with Hogg against)

4. Certificate of Appropriateness Application

BAR 11-06-06

305 E Jefferson Street
Tax Map 33 Parcel 207
BB&T, Bobby Fulk, Applicant/ First VA Bank – Blue Ridge, Owner
Replace windows

Mary Joy Scala gave the staff report.

The applicant, Mike Young was present and added that BB&T just want to make it right.

Questions and comments from the public

There were none.

Questions and comments from the Board

Mr. Coiner stressed the history of the building.

Mr. Wolf feels the windows are not appropriate and would like them replaced to what was already there.

Mr. Wolf said, having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the partial demotion (removal of two windows) does not satisfy the BAR's criteria and is not compatible with this property and other properties in this district, and that the BAR denies the application as submitted.

Mr. Coiner seconded the motion.

The BAR denied (6-0) demolition of two windows after the fact.

Mr. Wolf would like the same brick mold used and sash replacement if still there. He would also like the muntin size to be close and insulated panel.

Mr. Hogg feels the muntins look chunkier than before.

Mr. Wolf suggested that the applicant come back.

The applicant asked for a 2 month deferral.

The BAR Accepted (6-0) the applicant's request for deferral to resubmit material as stipulated regarding replacement windows and within the time frame of either the BAR's July or August 2011 meeting. The BAR requested to see an actual sample of the proposed replacement window or sash if it is a stock window (check with Russell Skinner, building architect). The proposed window should match what was removed except it may be double glass with appropriate muntins treatment. If a custom window, then submit an elevation drawing and profile section of the head, jamb, and sill. Preferably the brick mold can be left in place. If not, then make the new brick mold to match and make it consistent with other windows.

5. Certificate of Appropriateness Application

BAR 11-06-09
207 1st Street South
Tax Map 28 Parcel 71
Doug Ehman, Mgr., Parks Div., Applicant/ City of Charlottesville, Owner
New garage door and security fence

Mary Joy Scala gave the staff report.

The applicant, Doug Ehman was present.

Questions or comments from the public

There were none.

Questions or comments from the Board

Mr. Wolf wanted to know how many garages are being proposed.

Mr. Coiner wanted to know what material will be used for the doors and the fence on the south side. He also wanted to know if the material that was picked was it picked for security reason.

Mr. Knight expected the building to have been demolished by now.

Mr. Hogg stated that the garage doors will face another parking lot.

Mr. Coiner suggested a painted chain length fence.

Mr. Wolf suggested that the type of fence and doors go to staff for approval.

The applicant stated that they would like to store 2 of the parks and recreation vehicles that service the mall. He also stated that the rest of the area will be used for restroom and office space.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed alterations be approved with the following stipulations, cut sheets for the doors, louvre, fan and fence to be submitted to staff. The chain link fence must be coated.

Mr. Knight seconded the motion.

The BAR approved (6-0)

6. **Certificate of Appropriateness Application**
BAR 11-06-12
101 E Jefferson Street
Tax Map 33 Parcel 190
William Owens, Applicant/ First united Methodist Church, Owner
New bathroom addition

Mary Joy Scala gave the staff report.

The applicant, William Owens was present.

Questions or comments from the public

There were none

Questions or comments from the Board

Mr. Knight feels that this is straight forward.

Mr. Hogg feels it is notable improvement.

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 bathroom addition 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. Hogg seconded the motion

The BAR approved (6-0) as submitted

7. Preliminary Discussion and Special Use Permit Recommendation

BAR 11-06-13

608 Preston Place

Tax Map 5 Parcel 108

Mitchell/Matthews, Applicant/

Psi Chapter of Sigma Chi Fraternity House Corp., Owner

Renovations & addition to fraternity house

Mary Joy Scala gave the staff report.

The applicant, Rosalyn Keesee was present and stated that the renovations are to improve student housing.

Questions or comments from the public

There were none.

Questions or comments from the Board

Mr. Knight feels that quiet and fraternity should not be used in the same sentence.

Mr. Hogg does not understand how parking can be reduced if 9 room are being added. He also feels that the enlargement of the house is inappropriate.

Mr. Wolf feels that the renovations will make the fraternity way too big and it will be starting to encroach. He also feels that the loss of parking is not desirable.

The applicant would like to defer vote on SUP.

The BAR accepted (6-0) the applicant's request for deferral regarding the BAR's recommendation on the Special Use Permit.

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

Leslie McDonald representing Kay Humes, owner of 423 2nd Street NE – questions regarding possible removal of a chimney.

G. Other Business

Coiner asked about a deferred application on University Circle. Staff said it would come back to them in July.

Hogg asked why the streetlights were installed on W Main Street without the glass that the BAR required. Staff will follow-up with Public Works.

Staff asked BAR's advice on the concrete sealer applied at Lee Park. If it can't be sandblasted off, the stairs need to be rebuilt. It needs to be removed.

Coiner questioned the photo murals apparently glued onto the brick wall and wooden door of a garage on 1st Street North. Staff will contact the owner.

Knight commended the power point presentation that was prepared by intern Omar Winstead. The BAR agreed it was great.

H. Adjournment 8:40 p.m.