

**City of Charlottesville
Board of Architectural Review
August 16, 2011
Minutes**

Present:

Fred Wolf, Chair
Syd Knight, Vice Chair
Preston Coiner
Eryn Brennan
Brian Hogg
William Adams

Not Present:

H. Fairfax Ayres
Michael Osteen
Candace DeLoach

Also Present:

Mary Joy Scala

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

Announcements:

- **The BAR voted on changing the start time of the meeting to 5:30pm**
- **The BAR will be taking a look at guideline revisions**
- **Item 11 (207 14th Street NW) is deferred**
- **An informal retreat session on business guideline/application was held on Aug 6**
- **It was announced that Eryn Brennan will be stepping down and moving to New York; this is her last meeting. Mr. Ayres will also be stepping down for personal reasons.**

A. Matters from the public not on the agenda

There were none.

B. Consent Agenda

1. **Minutes – July 19, 2011**
2. **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

Mr. Knight made a motion to approve the consent agenda

Mr. Coiner seconded the motion

Approved consent agenda (5-0 except Hogg abstained on minutes because he was not at that meeting).

C. Projects in Non-Compliance

There were none.

D. Previously considered items

3. **Certificate of Appropriateness Application**

BAR 11-08-06
101 E Water Street
Tax Map 28 Parcel 20.1
Jack Masloff, WA Lynch Roofing, Applicant/ MSC, Owner
Add metal coping to parapet

Ms. Scala gave the staff report.

Jack Masloff, the applicant, was present and added the roof is in good shape in some places and they will be matching things up very closely.

Questions from the public

There were none

Questions or Comments from the Board

- **They feel the metal coping is a good idea and really makes sense**
- **They feel that the building being industrial really makes a difference**
- **They feel the height of the coping could be minimized**

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 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. Coiner seconded the motion.

Approved (5-0) as submitted with one request, as indicated by applicant, attempts will be made to minimize the height of the metal cap as much as possible.

4. **Certificate of Appropriateness Application**
BAR 10-07-07
5 Gildersleeve Wood
Tax Map 11 Parcel 18
A.Bahlmann Abbot, Applicant/ Deren Bader & Paul Lyons, Owners
New studio/office in rear yard

Ms. Scala gave the staff report.

The applicant, A Bahlmann and the owner Deren Bader was present. The applicant added that they are trying to make the studio apart of the property and current plans don't show the potential landscape.

Question from the public

There were none

Questions or Comments from the Board

- **Wanted to know more about the two trees that would be removed**
- **The BAR wanted to know if there were plans to add some shade trees**
- **The BAR feels the footprint of the studio has not changed from the original**

- **The BAR feels this project is not keeping within the guidelines**
- **The BAR feels the roof needs to be simplified**
- **The BAR feels more information needs to be submitted**
- **The BAR feels that something smaller could be built and used for the same purpose**

The applicant stated that they plan to plant trees and do the landscape within the next 2 years.

Mr. Wolf asked if the applicant would like to defer.

Mr. Coiner made a motion to accept the applicant's request for a deferral.

Mr. Knight seconded the motion.

Accepted (5-0) applicant's request for deferral. The BAR consensus was to further simplify the design of, and reduce the size of the proposed studio (find a balance between the use/size); submit additional information regarding the changes to the front wall, driveway, addition to garage, and landscaping removal; general accord with rear tree removal but before making that decision they want to see the revised studio and a site plan for the rear yard.

5. **Certificate of Appropriateness Application**
 BAR 10-11-05
 108 Oakhurst Circle
 Tax Map 11 Parcel 6
 Peyton R. Jr. and Bobbie B. Williams, Owners
 Replace windows & doors

Ms. Scala gave the staff report.

The applicant was present and had examples of the windows.

Questions from the public

There were none.

Questions or Comments from the Board

- **Will the windows be metal or wood**
- **Will the windows be insert or total replacement**
- **Will the door be fiberglass**
- **Is the door a wood texture**
- **Are the doors original**
- **How would the siding be done**
- **The double hung windows on the second floor are really nice**
- **Would prefer a smooth color door**

The applicant stated they will be matching what is on the house now. They are not trying to change it. They will be using chestnut brown for the windows.

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 (14) casement and (5) double-hung window replacements, front door replacement, and (3) storm door replacements 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 replacement front door shall have a smooth finish, not faux texture wood grain.

Mr. Knight seconded the motion.

Approved (5-0) with condition that the replacement front door shall have a smooth finish,not faux grain wood texture.

(Adams arrived)

6. **Certificate of Appropriateness Application**
BAR 11-08-04
116 Oakhurst Circle
Tax Map 11 Parcel 23
Bonnie & Kevin Reilly, Owners
Replacement deck and stairs

Ms. Scala gave the staff report.

The owner was present and would not like to paint the deck because of maintenance and feels since it is in the back of the house it would not be that noticeable.

Questions from the public

There were none

Questions or Comments from the Board

- **Is there a thickness difference of the wood on the deck**
- **They feel that there are some good stains for treated lumber**
- **There are some issues with the tread being thicker than the deck**
- **Feel that the guideline materials are being bent**
- **Feel it could be supported since it is tucked away in the back of the house**

Ms. Bennan said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed new deck and stairs satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application provided the deck and stairs are stained a color to be submitted for administrative approval.

Mr. Coiner seconded the motion

Approved (6-0) provided the deck and stairs are stained a color to be submitted for administrative approval.

E. New Items

7. **Certificate of Appropriateness Application**
BAR 11-08-01

635 W Main Street
Tax Map 32 Parcel 162
Tom Romer, Applicant/ Random Associates, Owner
Replace windows

Ms. Scala gave the staff report.

The applicant Tom Romer was present and had samples of the windows.

Questions from the public

There were none

Questions or Comments from the Board

- **Will fiberglass be used for the entire structure**
- **Is the material wood painted**
- **Will the framing being installed match the existing**
- **Will the existing mold be replaced where it is rotten**
- **Would support the 1/1 replacement windows**

The applicant stated that only part of the windows on the building are rotten and that molding will be replaced.

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 six proposed new replacement windows 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; that the low-e glass or low-e film applied is clear glass and not visibly tinted.

Mr. Hogg seconded the motion.

Approved (6-0) with the condition that the low-e glass or low-e film applied is clear glass and not visibly tinted.

8. Certificate of Appropriateness Application

BAR 11-08-02
636 Park Street
Tax Map 52 Parcel 113
Jennifer & Blake Greenhalgh, Owners
Remove tree, landscape plan, paint brick

Mary Joy Scala gave the staff report

Jennifer Greenhalgh, the applicant was present and wanted to ask the BAR a couple of questions.

- Painting the brick
- Suggestions on what trees should be planted to replace the tree that needs to be removed.

Questions from the public

There were none

Questions and Comments from the Board

- **Why the desire to paint the brick**
- **How long have you owned the house**
- **Has any work been done on the tree**
- **Guidelines will not allow the brick to be painted**
- **The tree should probably be replaced with another sugar maple**

The applicant stated that she feels that brick is ugly. She will replace the tree with what the BAR suggests.

There was general agreement among the board members that the brick should not be painted. Mr. Coiner said the guidelines are clear; Ms. Brennan said brick is a character-defining feature of Colonial Revival homes. Mr. Hogg noted the long term maintenance concern with painting brick, which traps water rather than allowing the brick to let water in and out.

Mr. Knight noted regret about the large sugar maple but agreed that it should be removed. He suggested replacement trees.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed painting the unpainted brick house 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 that item on the application as submitted.

And, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed tree replacement and landscape plan satisfy the BAR’s criteria and are compatible with this property and other properties in this district, and that the BAR approves those items on the application as submitted.

Mr. Coiner seconded the motion.

Denied (6-0) painting the unpainted brick house and approved (6-0) the proposed removal of the Sugar Maple and its replacement and the landscape plan as submitted.

NOTE: As a friendly suggestion, the applicant should consider planting 2 trees in the front yard. The following species were recommended: Sugar Maple, American Beech, Willow Oak, Red Oak or White Oak.

(Hogg stepped out during the next item)

9. **Certificate of Appropriateness Application**
 BAR 11-08-03
 400-480 Rugby Road
 Tax Map 9 Parcels 3,4,5
 Sanford Wilcox, Applicant/ Westminster Presbyterian Church, Owner
 Walkway, signage, side porch improvements

Ms. Scala gave the staff report.

Sanford Wilcox, the applicant was present and added that they are trying to discourage students from removing signage. He also added that they would just like a noticeable sign since a lot of other organizations use the facility.

Questions from the public

There were none

Questions and Comments from the Board

- **A comprehensive sign would be better**
- **Where any other choices or ideas looked into**
- **Are there any drawings to view**
- **Have you consulted Read about any of the zoning guidelines**
- **The design should be reviewed before approved**
- **The project would benefit more from a professional opinion**

The applicant asked for a deferral

Mr. Wolf made a motion to grant the applicant a deferral

Mr. Coiner seconded the motion

Accepted (5-0) applicant's request for deferral. The concepts are fine but details of porch and walkway/steps are needed. Recommended a comprehensive signage plan.

(Hogg returned to meeting)

- 10. Certificate of Appropriateness Application**
BAR 11-08-05
625 Ridge Street
Tax Map 29 Parcel 259
Ronald L. Green, Applicant/ Bessie Eubanks, et al., Owners
Remove windows & replace some windows

Ms. Scala gave the staff report.

Ronald Green, the applicant was present and added that he is just trying to restore the home. The home has not been in use since 1992.

Question from the public

There were none

Questions or Comments from the Board

- **Will there still be enough windows in the house to keep it up to code**
- **Feels that windows make a difference**
- **Feel that some unkind things have been done to the house overtime and glad to see it being restored.**

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 proposal to remove four windows, replace one, and stucco over three, 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. Knight seconded the motion

Approved (6-0) as submitted.

11. Certificate of Appropriateness Application (Deferred – not discussed)

~~BAR 11-07-06~~

~~207 14th Street NW~~

~~Tax Map 9, Parcels 70.1, 70.21~~

~~University Ltd, LLC, Owner/ Whit Graves, Applicant~~

~~Convert existing apartment building to Aleove 14th St~~

F. Matters from the public not on the agenda (please limit to 5 minutes) None

G. Other Business

- Meeting time changed to 5:30pm

Mr. Wolf made a motion to change the meeting time to 5:30pm starting with the September meeting.

Mr. Hogg seconded the motion

Motion passed (6-0)

The BAR requested that the people responsible for the West Main Street streetlight installation should come back to the BAR to discuss why there was a deviance of what was installed from what was approved by the BAR.

H. Adjournment 8:09 pm