

**City of Charlottesville
Board of Architectural Review
February 21, 2012
Minutes**

Present:

Syd Knight, Chair
Tim Mohr
Preston Coiner
Candace DeLoach
Melanie Miller
William Adams, Vice-Chair
Michael Osteen

Not Present:

Whit Graves
Brian Hogg

Also Present:

Mary Joy Scala

Mr. Knight convened the meeting at 5:30 p.m.

A. Matters from the public not on the agenda

Roger Voisinet requested conceptual approval of solar panels on the ice park building on West Water Street and the Mall. The request was treated like a preliminary discussion, with the BAR having a clear consensus that this would be approved, pending formal approval of details at the BAR's next meeting on March 20.

John Cruickshank, who lives at 324 Parkway, commented on the too bright harsh white lighting and too tall light poles at 601 Park Street. He said the screening is inadequate for the parking lot, and wanted the fence to come around on the street side.

Bill Emory said the BAR should include min-max lighting levels in their Guidelines, and that the zoning ordinance should be changes also.

B. Consent Agenda

- 1. Minutes – November 15, 2011 and January 17, 2011**
- 2. Certificate of Appropriateness Application**
BAR 12-02-01
124 W Market Street
Tax Map 33 Parcel 259
West Mall, LLC, Applicant and Owner
Entrance canopy, metal fence on roof, stair tower
- 3. Certificate of Appropriateness Application**
BAR 12-02-05
410 E High Street
Tax Map 53 Parcel 39
Michael Freitas, Applicant/County of Albemarle, Owner
New handicapped ramp and accessible entry at County District Court Building

4. Certificate of Appropriateness Application

BAR 12-02-07
433 N 1st Street
Tax Map 33 Parcel 103
Malcolm Bell III & Ruth M Bell
Replace three basement windows

The two sets of minutes and three consent agenda items were all approved (7-0).

C. Previously Deferred items

5. Certificate of Appropriateness Application

BAR 12-01-04
1308 & 1310 Wertland Street
Tax Map 10 Parcels 10 & 11
Dinsmore, LLC, Owner/ Daggett & Grigg, Applicant
New 4-story apartment building with 12 units and commercial space

Mary Joy presented the staff report

The applicant was present.

Comments and Questions from the Public

Yolanda Armstrong, General Manager of Red Roof Inn feels this is a great addition and the Red Roof Inn will be using the same color scheme when they remodel.

Comments and Questions from the Board

- How will tenants be able to access the lower parking level
- Will there be 24 hour lighting in the parking area
- What colors are being considered
- The calm elevations are very much appreciated
- Feel this project is moving in the right direction
- Feel the visual impact of the building should be reduced.

The applicant stated that access to the lower parking deck will be from the alley and they will have the required minimum lighting for the area. He also stated that the color scheme will be the next step in the project.

Mr. Osteen said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for New Construction, I move to find that the additional 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 with the changes in concept and mass, with the following details to come back to the BAR: material colors and samples; additional details on garage entrances; windows, exterior lighting (inc. photometrics); landscaping, mechanical units; wall section (inc. parapet height); handicapped ramp; railings & canopies.

Mr. Coiner seconded the motion

The BAR approved (4-3)

- 6. Certificate of Appropriateness Application**
BAR 12-01-03
1250 Wertland Street
Tax Map 10 Parcel 25
Wertland, LLC, Owner/ Daggett & Grigg, Applicant
New 4-story boarding house

The applicant was present.

Questions or Comments from the public

There were none

Questions or Comments from the Board

- Is there a new lighting plan for the plaza in the back
- Is the building to the north residential
- Will there be a pedestrian door for the garage
- Will the main entrance still be on the west elevation
- Will all the brick be oversized
- Would like for the light fixtures to be put on hold and further looked at.
- Building front is really preserved, but the entrance is hard to find.
- Not really supportive of the building and feel the details are very problematic.
- Would like to see the ground floor of the building made safer

The applicant stated that there is not a new lighting plan for the plaza and the building to the north is residential. He also stated that the main entrance will still be on the west elevation and the brick are oversized.

The BAR accepted (7-0) the applicant's deferral request. The BAR did not feel that the previous condition #2 had been met, pertaining to resolving the pedestrian access from 12- 1/2 Street.

D. New Items

- 7. Certificate of Appropriateness Application**
BAR 12-02-02
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/Wacco Property Investments, LLC, Owner
Snooky's façade renovations

Mary Joy presented the staff report.

The applicant was present

Questions or Comments from the public

There were none

Questions or Comments from the Board

- Do the steel cross pieces come off and will the stone be repaired
- What is the intent of the upstairs space
- Is there an alternative to the E.I.F.S.
- Will there be any changes to the store front
- Will there be some sort of waterproofing or treatment
- Appreciate all the work that has been done
- Feels that it meets the guidelines as submitted.

The applicant stated the stone will be removed from the left side to make repairs, and painted wood panels added in place of stone removed. He also stated that the upstairs will be used as an apartment. The only change to the store front will be window frames being replaced. There will be some sort of waterproofing or treatment.

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 façade demolition and renovations satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application proposed renovations as submitted.

Mr. Coiner seconded the motion

The BAR approved (5-2)

- 8. Certificate of Appropriateness Application (Conservation District)**
BAR 12-02-08
824 Locust Ave
Tax Map 51 Parcel 85
Rebecca & Chad Morgan, Owners
Rear addition

The BAR determined (7-0) that the proposed addition did not require review under the criteria of the Historic Conservation District ordinance.

- 9. Certificate of Appropriateness Application**
BAR 12-02-04
601 Park Street
Tax Map 53 Parcel 4
Guy Blundon, Applicant/Comyn Grounds, LLC, Owner
Revisions including retaining wall; new handicapped ramp

Mary Joy presented the staff report

The applicant Guy Blundon was present to answer any questions.

Questions or Comments from the public

The adjacent neighbors and property owners were present with some common questions and comment;

- Lighting, poles and lights are too high
- Drainage problems
- No notification of site plan changes
- Relocation of four of the HVAC units
- Trees that were removed
- Erosion control
- Inappropriate sign in front of building
- Who approved the bio filter
- Slope of the parking lot
- Why isn't the retaining wall not finished
- Will there be a community garden
- Will there be planting along the front of the building
- Will there be an attempt to screen the parking lot
- Fencing is needed along Parkway

Questions or Comments from the Board

- The retaining wall should be something other than what is there
- Encourage to change the way the water drains
- Look at the curb cut
- The plans show stained blocks and stained blocks were not used
- Low level lighting would be better
- There was a problem with the process and a denial will probably happen
- Why wasn't the building made handicapped accessible
- Three of the lights could be removed
- A new lighting plan and landscaping plan are needed
- Very disappointed with the site design

The applicant was asked if they would like to defer. The applicant accepted

Mr. Coiner made a motion to accept the applicants request for a deferral

Ms. Miller seconded the motion

The BAR accepted (7-0) the applicant's request for deferral. Issues are site design and site construction quality and raising the slope of parking lot; the applicant should revisit planting plan and lighting plan; the applicant should have a professional to design adequate solutions. The complete discussion is available in archived video online at: http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

- 10. Certificate of Appropriateness Application**
 BAR 12-02-06
 505 W Main Street
 Tax Map 32 Parcel 174
 Greg Jackson, Applicant/Main Street West, LLC, Owner

Mary Joy presented the staff report

The applicant, Greg Jackson was present and added that the colors are exactly the same that was approved.

Questions or Comments from the public

There were none

Questions or Comments from the Board

- Will the 2nd story be used for residential units
- Will any demo be required along the walls
- There has been a lot of changes to the building over a decade
- What is the purpose of the upstairs porch
- Feels this is well planned and well-crafted addition

The applicant stated that some parapet walls will come off and replaced with brick walls, he also stated the purpose of the upstairs porch is to allow people to step out for fresh air.

Mr. Osteen 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 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. Mohr seconded the motion

The BAR approved (6-1) the proposed addition as submitted.

11. Preliminary Discussion

BAR 12-02-03

315 W Main Street

Tax Map 32 Parcel 197

Clark Gathright, Daggett & Grigg Architects, Applicant/

VIM Inc, Contract Purchaser

Seven-story hotel with one level of structured parking

The BAR was generally supportive of the proposal. Suggestions to wrap corner of Building C with Building B; landscaping and screening parking are important; pedestrian access to Main Street is important; give thought to courtyard (trees, access to hotel). The complete discussion is available in archived video online at: http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

F. Matters from the public not on the agenda -None

G. Other Business – The BAR voted (7-0) to write a letter to City Council and the Martha Jefferson neighborhood to suggest an ADC district.

8:10 H. Adjournment 9:45 pm