

**City of Charlottesville
Board of Architectural Review
September 18, 2012
Minutes**

Present:

Syd Knight, Chairperson
William Adams, Vice-Chairperson
Melanie Miller
Whit Graves
Candace DeLoach
Tim Mohr

Not Present

Michael Osteen
Brian Hogg

Also Present:

Mary Joy Scala
Kristin Rourke

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

A. Matters from the public not on the agenda-

The Chair noted the loss of long-time BAR member Preston Coiner, who passed away on Monday September 10, 2012. He said the BAR will think of an appropriate way to honor him in the things that the BAR does.

B. Consent Agenda

1. Minutes August 21, 2012 Minutes Approved (6-0)

Ms. Miller made a motion to approve the Consent Agenda

Mr. Mohr Seconded the motion

Consent Agenda approved 6-0

C. Projects in Non-Compliance- No Report.

D. Previously Deferred Items

- 1. Certificate of Appropriateness Application (Deferred from July 2012)**
BAR 12-07-02
513 W Main Street
Tax Map 32 Parcel 172
Ross McDermott, Charlottesville Mural project, Applicant
West Main Street, LLC, Owner
New mural painted on brick wall

Mary Joy Scala presented the staff report.

The applicant, Ross McDermott was present and added that he was glad to have been able to send out some literature of what Richmond has done with mural in their city.

Questions from the public

There were none.

Questions from the Board

- Wanted to know the status of the mural that was approved for the opposite side of the building.
- Why was the west side of the building chosen?
- Are you as the applicant happy with the project?
- Does the applicant have a preference between the two schemes submitted?

The applicant stated that the other wall is still approved and they have six months to decide whether they will put a mural on it. He also stated that he chose the west side because the surface on the east is too rough. He would also prefer the green scheme and he is very happy with the project. He took the idea that the Board suggested in the previous meeting back to the artist and like the new design the artist came up with.

Comments from the public

There were none.

Comments from the Board

The Board feels this is a huge improvement and like the colors that are being used. They thanked the applicant for the email that was send with mural guidelines from Richmond and wished they had them when they had their joint meeting with City Council. They feel that the deferral from the previous meeting has given the applicant and the artist time to come together and design a much better mural for the wall.

Mr. Mohr said, having considered the standards set forth within the City Code, including City Design Guidelines for Public Improvements and Rehabilitations, I move to find that the proposed new mural satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application for either of the two versions. If the colors are altered from the submission they should be brought back before staff and approved administratively.

Ms. Miller seconded the motion.

The BAR approved the motion (5-1 with Adams opposed).

2. Certificate of Appropriateness Application

BAR 12-08-04

1600 Grady Avenue

Tax Map 5 Parcel 110

Preston Court Limited Partnership, Applicant/Lynn Hall Ward, Owner

Remove 6 trees

Mary Joy Scala presented the staff report.

The applicant and other representatives were present to give a brief history of the trees, building and suggestion of what should be done to the trees.

Questions from the Public

There were none.

Questions from the Board

- Has there been any damp proofing?
- How was it determined that the masonry is deteriorating?
- Have there been any foundation drawings?
- Has there been any work done on the poplar tree?
- Has there been any grade excavating?

Barbara Lucas, facility manager, stated that water infiltrates through wall and there hasn't been any kind of damp proofing done or foundation drawings, but grade excavating has been done.

Comments from the public

Dan Bluestone commented that he feels like it is too late because most of the trees have already been butchered. He stated that the applicant has used the building to obtain tax credits and clearing the site of trees destroys the historic nature of the building.

The applicant stated that they have not received any type of tax credits and she strongly recommends that the Board visits the site.

Comments from the Board

The Board is truly not convinced that the removal of the trees will solve the problem. They do feel that there are technical solutions that should be looked at. They feel the trees have been abused over the years and if pruning was done correctly the problem would have been prevented. They feel the applicant has not presented enough information and would suggest a deferral. The BAR asked for spot elevations; show how drainage will make the fall from the foundation area to the storm drain or daylight; show a conservation plan for the Beech and Pecan trees.

The applicant asked for a deferral.

Ms. Miller made a motion to accept the applicants request for a deferral.

Mr. Adams seconded the motion.

The BAR accepted (6-0) the applicant's request for deferral.

E. New Items

- 1. Certificate of Appropriateness**
BAR 12-09-01
1901 East Market Street
Tax Map 55A, Parcel 149
Jon Fink, Applicant/Owner
Construction of a privacy fence

Mary Joy Scala presented the staff report.

A representative for Mr. Fink, Ralph Main, was present to answer any questions.

Questions from the public

There were none.

Questions from the Board

- Will the old fence be coming down?
- How will the fence be constructed?
- Will the neighbors be able to see the fence?

Mr. Main stated that the old fence has to come down anyway because it is in bad shape and the new fence will be constructed to be a good neighbor fence (the same on both sides).

Comments from the Public

A neighbor, Dimi Costan, 202 Riverside Avenue, has only one concern and that is flooding. Will the new fence be able to control the water and keep it from coming into their property? She feels the fence will not be able to with stand the pressure.

Comments from the Board

The Board feels the fence will be fine. The fence will mostly be screened by foliage and trees. They feel comfortable with the design but wonder how the fence will step down hill.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed new privacy fence 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 subject to approval of [floodplain] drainage issues by the city zoning staff and a strong recommendation that the vertical profile [the step down of the fence] be considered before construction.

Ms. Miller seconded the motion.

BAR approved the motion (6-0).

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2. Certificate of Appropriateness

BAR 12-09-02

1108 Park Street

Tax Map 47, Parcel 49

Mark Brandt, Applicant/Daniel B. and Frances Sebring, Owners

Replace roofing and gutters

Mary Joy presented the staff report.

The applicant Mark Brandt was present.

Questions from the public

There were none.

Questions from the Board

- How long is the ridge vent?
- Why aluminum gutters on a copper roof?
- Is the vent really a vent?

The applicant stated that the ridge vent is just enough to stop water and they chose aluminum because they have stopped making the original metal.

Comments from the public

There were none.

Comments from the Board

The BAR agrees with staff recommendation, but feel there is another way to vent. They also understand the reason for the copper and appreciate the Philadelphia gutters. If the ridge vents were done appropriately it would look really nice.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new copper roof and gutter replacement 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 modification suggested by the applicant to replace the Philadelphia gutter on the front of the house, and the stipulation that the pan width be limited to 17" to match existing.

Mr. Mohr seconded the motion.

BAR approved the motion (6-0).

- 3. Certificate of Appropriateness**
BAR 12-09-03
212 Wine Street
Tax Map 33, Parcel 32
Jeff Werner, Applicant/Owner
Construct shed in backyard

Mary Joy presented the staff report.

The applicant Jeff Werner was present.

Questions from the public

There were none.

Questions from the Board

- Are there setback issues?
- Will the roof be asphalt shingle?

Comments from the public

There were none.

Comments from the Board

- One member likes seeing photos of other two-story shed examples.
- Meets guidelines and is in keeping with the neighborhood.

The applicant noted he may use a v-crimped metal roof painted red.

Mr. Adams said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed outbuilding satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property and other properties in the nearby district, and that the BAR approves the application as submitted allowing for option of a rotation of the shed 90 degrees at the applicant's discretion.

Mr. Graves seconded the motion

BAR approved the motion (6-0).

4. Certificate of Appropriateness

BAR 11-09-07

702, 632, and 612 Ridge Street

Tax Map 25, Parcel 64 and 65

Tax Map 29, Parcel 262

Burnet Commons Development – Contract Purchaser, Applicant

Maurice D. Cox, Rosa M. Lee and Otis L. Lee Jr. and, Red & Rosa LLC, Owners

Construct pedestrian connection between Burnet Commons and Ridge Street

Mary Joy Scala presented the staff report

Charlie Armstrong the applicant was present.

Questions from the Public

There were none.

Questions from the Board

- Will the cap over hang match?

- Will there be cheek walls along the stairs?

The applicant stated that the cap will match and the walls will be low in stature.

Comments from the Public

There were none.

Comments from the Board

The Board in general feels this is fine. They can be flexible on the trees. They feel that the walkway should be a little wider and it would make the design look better.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the walkway connection satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the walkway connection including the lighting as submitted, with the stipulation the walkway connection is a minimum of eight feet in width, and any changes of plantings can be submitted to staff. If the applicant finds that eight feet is not possible due to space constraints, a proposal for a narrower width can be submitted to staff for review and approval.

Ms. Miller seconded the motion.

BAR approved (6-0) the motion.

5. Certificate of Appropriateness

BAR 12-09-04

601 West Main Street

Tax Map 32, Parcel 17.1

Greg Jackson, Applicant/Gabe Silverman, Owner

Rehabilitation of storefront

Mary Joy Scala presented the staff report.

The applicant Greg Jackson was present.

Questions from the public

There were none.

Questions from the Board

- Will the same material be used that was previously approved?
- Why not have the horizontal details on the doors all the way around?

The applicant stated that the same material will be used and they felt that using horizontal details on doors all around would not look right.

Comments from the public

There were none.

Comments from the Board

The Board feels that this is an improvement. They also feel that the garage-like doors are more in keeping with the guidelines.

Mr. Mohr said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed rehabilitation of storefront 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. Graves seconded the motion.

BAR approved the motion (5-1) with Miller opposed.

6. ~~Individually Protected Property Recommendation (Withdrawn by applicant)~~

~~BAR 12-09-05~~

~~100 Barbour Drive~~

~~Tax Map 3, Parcel 78~~

~~Whit Graves, Applicant/Dale Ludwig, Owner~~

~~IPP designation to ensure the protection of an historic structure~~

7. Certificate of Appropriateness

BAR 12-09-06

20 Elliewood Avenue

Tax Map 9, Parcel 96

Mike Alexander, Applicant/Gary Albright, Owner

Construction of a deck

Mary Joy Scala presented the staff report.

The applicant, Ryan Rooney, was present and added that they are only trying to make the appearance of the building look better. They are trying to create a deck similar to the one next door just not as big.

Questions from the public

There were none.

Questions from the Board

- **What would the height of the deck be?**
- **Would the deck be close to the tree?**
- **How does the deck relate to the building?**

- **Why have a raised deck?**
- **Does the step-down go two feet off of the retaining wall?**

The applicant stated that the Elliewood Avenue starts to slope downward and that is why the deck would be raised. He also stated that the deck would not harm the tree and the height of the deck would be 7ft. He also stated that they are just trying to do something similar to the business next door that has a deck already.

Comments from the public

There were none.

Comments from the Board

The Board feels that the deck could be done a little better and the scale cut down. They also feel that the applicant should defer and come back with a better design.

The BAR accepted (6-0) the applicant's request for deferral.

F. Matters from the public not on the agenda - A resident of Altamont Circle had questions regarding what changes to her house would require BAR approval.

G. Other Business –

- **Consider working with the Tree Commission to communicate proper tree care to property owners with large mature plantings.**
- **Provide online pruning standards or a link to LSA.**
- **Consider a memorial to Preston Coiner, possibly naming an award after him.**
- **A replacement for Preston Coiner will need to be found, a historian. Send any names to Mary Joy.**

8:10 H. Adjournment -8:30 pm