

**City of Charlottesville
Board of Architectural Review
Minutes
October 16, 2012
Council Chambers-City Hall**

Present:

Syd Knight, Chair (arrived 6:45)
William Adams, Vice Chair
Melanie Miller
Whit Graves
Michael Osteen
Tim Mohr

Not Present

Candace DeLoach
Brian Hogg

Also Present:

Mary Joy Scala
Kristin Rourke

- A. Matters from the public not on the agenda (please limit to 5 minutes) - None**
- B. Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled minutes will be discussed at the end of the agenda, but pulled applications will be discussed at the beginning.)
- 1. Minutes** September 18, 2012 Minutes

Ms. Miller made a motion to approve the Consent Agenda.

Mr. Mohr Seconded the motion.

Approved (4-0-1 with Osteen abstaining).

- C. Projects in Non-Compliance – No report**
- D. Previously Deferred Items**
- 1. Certificate of Appropriateness (Deferred from September)**
BAR 12-09-06
20 Elliewood Avenue
Tax Map 9, Parcel 96
Mike Alexander, Applicant/Geary Albright et al, Owner
Construction of a deck

Ms. Scala presented the staff report.

The applicant, Ryan Rooney, apologized for the first proposal. He felt that after they stepped back and took a look at it that it needed some changes. He feels this proposal is much better.

Question from the public

There were none.

Questions from the Board

- Is the material being used pressure treated?
- How tall is the existing brick wall?
- How tall is the deck?

The applicant stated that pressure treated wood is being used. He also stated that the existing wall slopes down to the tree and it's a little over 2ft to 18 inches. The deck could be above sidewalk level.

Comments from the public

There were none

Comments from the Board

The Board feels that pressure treated wood could become problematic. Pressure treated wood usually looks a little green or yellow. They feel that using cedar for the top rail would be better. They feel that this plan is well organized. They like the fact that things will be screened well behind vegetation.

Ms. Miller said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for Additions, I move to find that the proposed new deck satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Corner ADC district, and that the BAR approves the application with the request to submit for administrative review the final wood and stain selections.

Mr. Osteen seconded the motion.

Approved (5-0).

E. New Items

1. Certificate of Appropriateness

BAR 12-10-01

218 West Water Street

Tax Map 28 Parcel 84

William Atwood - AHK Architects, Applicant

Waterhouse LLC - William Atwood - Managing Member, Owner

Revisions to new construction

Ms. Scala presented the staff report.

The applicant, Bill Atwood was present and presented a PowerPoint presentation showing the design intention for the 7th floor.

Questions or Comments from the public

There were none

Questions from the Board

- Was the new square footage approved by City Council?

The applicant stated that the new square footage has been approved by City Council.

Comments from the Board

The Board feels that over history the presentation has changed. They really like what is being presented and like the effort that was put forth.

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 additional floor satisfies the BAR’s criteria and is compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Mr. Graves seconded the motion.

Approved (5-0) as submitted.

2. Certificate of Appropriateness

BAR 12-10-02
422 East Main Street
Tax Map 28 Parcel 52
Alex George, Applicant
J. Williams & D. Pettit Trust, A&N Building Land Trust Owner
Seasonal tent for rooftop deck

Ms. Scala presented the staff report.

The applicant Alex George was present.

Questions from the public

There were none.

Questions from the Board

- What is the timeframe that the tent would be up?
- Was this the same tent that was up last year?
- Do the frames come in different colors?

The applicant stated that the tent would go up in the winter and come down in March, and this is the same tent as last year. He also stated that the frames are available in different colors.

Comments from the public

Ms. Shotwell, 417 E Main Street, feels that the tent is not a welcoming feature when you walk down an historic mall. She is against the tent being put up.

Gabe Silverman would like to see life brought to this town. He feels having to tent would be beneficial to the area. He would like to see a way that people could come and sit down and discuss things with the BAR to know exactly what they are looking for. He feels that the applicant is doing a wonderful job.

Comments from the Board

The Board stated that they are always available to meet with applicants. They feel that the tent is incompatible within an historic district. The tent hides the great things about the building itself, and there is

an appropriate tent for this building, just not the one that is being proposed. They would like for the applicant to meet with the Fire Marshall to assess out any issues.

The applicant stated that he may be forced to follow the guidelines which states that he can have a tent up for 5 days without BAR permission and then take it down and put it back up.

The Board feels that the approach to taking tent down and continuing to put it back up is not the practical thing to do. They suggested that maybe a deferral is needed.

The applicant made a request for a deferral.

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

Mr. Osteen seconded the motion.

Accepted (5-0) the applicant's request for deferral.

Knight arrived 6:45.

3. **Preliminary Discussion for Certificate of Appropriateness**
BAR 12-10-03
601 West Main Street
Tax Map 32, Parcel 17.1
Greg Jackson, Applicant/Gabe Silverman, Owner
Two-story addition

Ms. Scala presented the staff report.

The applicant, Greg Jackson was present and handed out some additional information about the proposed project.

Questions from the public

There were none.

Questions from the Board

- Is there a specific use for the space?
- Why the roof terrace?
- What would be on the roof?
- What would the material of the utility walls be?

The applicant stated that the intent is to have the entire upper part to be continuous. They thought that a roof terrace would add to the amenity of the building. The material of the utility walls would match the material of the building.

Comments from the public

There were none.

Comments from the Board

The Board feels that some things can be approved administratively. They feel there are a lot of balconies for such a small structure being added. They feel that it does meet the guidelines and they can support it.

MrKnight 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 proposed application satisfies the BAR's criteria and guidelines and is compatible with this contributing property and other properties in the West Main Street ADC district, and that the BAR approves the application subject to additional information being provided by the applicant including: detailing on wall section on new addition, railing detail, roof plan including roof deck and layout of any HVAC equipment and screening, and specification of plantings in bio swales. Suggestion to pull back roof railing.

Mr. Mohr seconded the motion.

Approved (6-0).

4. Recommendation for Special Use Permit and Preliminary Discussion

BAR 12-10-04

852-854 and 858-860 West Main Street

Tax Map 30 Parcel 3 and 4

AUDG Holdings, LLC, Applicant

Merchants Acquisitions, LLC and Fluvanna Holdings, LLC, Owner

New construction of Charlottesville University Housing

Ms. Scala presented the staff report.

The applicant, Ryan Holmes with Ambling University Housing Development, presented a PowerPoint presentation.

Questions from the public

Julie Coiner wanted to know about the few parking spaces that are being provided. She wanted to know why there are only 138 spaces for 400 people.

The applicant stated that there are 138 spaces on each level.

Questions from the Board

- What is the height of the base of the balcony?
- What is the height of Hampton Inn?
- Where there any traffic studies done?

The applicant stated that the height of the balcony is 58ft and the height of Hampton Inn is 48ft. He also stated that there is nothing that would trigger a traffic study.

Comments from the public

There were none.

Comments from the Board-SUP

The Board is a little concerned with the density. They are asking for more than two times the amount of density allowed. They feel this project is too big for the district and there is way too much mass on the site. They feel the central courtyard is inappropriate to the town. The street trees are very important and would like to see some nicer more premier trees. The building would be able to be seen from all areas of

Charlottesville. They are not necessarily opposed to the massing. They would like to see concept brought back into the building.

The Board would like to see to see a project that they can recommend. They feel they need to see the next step in the project. They are willing to see other masses. They feel that at this point the design doesn't fit the area. The building would do better if the façade could be broke up.

Mr. Knight said, I move to find that the proposed special use permit to allow increased density (from 43 units per acre to 103.3 units per acre) and additional building height (from 70 feet to 101 feet) for the redevelopment of 852-860 West Main Street into a mixed use development will have an adverse impact on the West Main Street Architectural Design Control (ADC) District unless the applicant makes substantial revisions to the massing and architectural detailing of the project. The BAR supports increased density and increased building height in concept, but is not willing to recommend increased density as the project currently stands.

Ms. Miller seconded the motion.

The motion passed (4-2 with Graves and Adams opposed).

5. Certificate of Appropriateness

BAR 12-10-05

201 East High Street

Tax Map 33 Parcel 77

Stedman House of Charlottesville, LLC, Applicant/Owner

Replace Garage Door

Ms. Scala presented the staff report.

The applicant, Ted Oakey, was present and added that the present door is wood and a new one is needed.

Questions or Comments from the public

There were none.

Questions or Comments from the Board

- Was there any thought of putting a hinge door back since 4 of the bricks are missing?

The applicant stated that it would be too expensive to put the hinge door back. He would like to go with a much lighter door. He also stated that the door jams are completely rotted.

The Board feels that this is a great opportunity to make an improvement to the door and building.

Mr. Osteen 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 garage door satisfies the BAR's criteria and guidelines and is compatible with this contributing property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, with a friendly suggestion that other appropriate improvements to the opening [to restore to original appearance] would be viewed positively by the Board – they should be shown to staff for approval.

Mr. Knight seconded the motion.

Approved (6-0).

6. Certificate of Appropriateness

BAR 12-10-06
206 5th Street NE
Tax Map 53 Parcel 93
Robert L. Paxton, Applicant/Alwood LLC, Owner
Remove trellis and vine

Ms. Scala presented the staff report.

Questions or Comments from the public

There were none.

Questions or Comments from the Board

- The Board felt that if the applicant was not allowed to remove the vine, the entire structure would come down.

Mr. Osteen said, having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that proposed application satisfies the BAR's criteria and guidelines and is compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Mr. Knight seconded the motion

Approved (6-0) as submitted.

7. Certificate of Appropriateness

BAR 12-10-07
1102 Carlton Avenue
Tax Map 56 Parcel 86
Julie Coiner, Applicant/Curtis-Alexander LLC, Owner
Rehabilitation

Ms. Scala presented the staff report.

The applicant, Julie Coiner was present and added that the building is getting vandalized and removing the trees would allow for the area to be safe.

Questions or Comments from the public

There were none.

Questions or Comments from the Board

- They feel it's a great building and think that it is so great seeing it rehabilitated. They feel that removing the trees would have no adverse impact on the historic site.

Ms. Miller said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed changes

satisfy the BAR's criteria and are compatible with this contributing, individually protected property, and that the BAR approves the application as submitted.

Mr. Mohr seconded the motion.

Approved (6-0) as submitted.

- 8. Certificate of Appropriateness**
BAR 12-10-08
807 Park Street
Tax Map 47 Parcel 21
Robert and Donna B. Harris, Applicant/Owners
New privacy fence

Ms. Scala presented the staff report.

The applicant, Robert Harris, was present and added that there has been an increase in traffic on the bypass and with the microburst two trees had to come down taking away privacy.

Questions or Comments from the public

There were none.

Questions or Comments from the Board

- Would the fence sit behind the rock?

The applicant stated that yes, the fence would sit behind the rock.

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 new privacy fence satisfies the BAR's criteria and is compatible with this contributing property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

Mr. Mohr seconded the motion.

Approved (6-0) as submitted.

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

G. Other Business

- **The BAR recommended (6-0) to designate as Individually Protected Properties the Maplewood, Daughters of Zion, and Oakwood Cemeteries.**
- **The BAR recommended to City Council (6-0) that a member of the BAR be appointed to the PLACE Task Force (or that a PLACE member be appointed to a vacancy on the BAR).**
- **Adams said he likes the Richmond mural guidelines.**
- **Miller asked about getting the glass installed in the West Main Street streetlights.**

8:40 H. Adjournment 9:25 p.m.