

**City of Charlottesville
Board of Architectural Review
Minutes
November 20, 2012
Council Chambers-City Hall
5:30 p.m.**

Present:

Syd Knight, Chairperson
William Adams
Melanie Miller
Whit Graves
Michael Osteen
Tim Mohr
Brian Hogg
Candace DeLoach

Also Present:

Mary Joy Scala
Kristin Rourke

A. Matters from the public not on the agenda- There were 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 October 16, 2012- **Minutes not yet available.**

3. Certificate of Appropriateness Application

BAR 12-11-02
414 East Market Street
Tax Map 53 Parcel 54
Gropen, Inc. c/o Lauren Noe, Applicant/Wilhoite LLC, c/o Jay Jessup, Owner
Historic plaques

Mr. Osteen made a motion to approve the consent agenda with items 2 and 4 being pulled for further discussion, leaving only item 3.

Ms. Miller seconded the motion

Approved (8-0) item 3 as submitted on consent agenda.

Items pulled from Consent Agenda for discussion

2. Certificate of Appropriateness Application

BAR 12-11-01
136 Chancellor Street
Tax Map 9 Parcel 107
Jeff Easter Remodeling, Applicant
Beta Alpha House Corporation of Kappa Delta Sorority, Owner
Window replacement

Mary Joy Scala presented the staff report.

The applicant Jeff Easter was present and added that windows that are being proposed are the same windows on the Renaissance School.

There were no questions from the public

Questions from the Board

- Was the applicant trying to recreate the historic condition of the windows

The applicant stated that they are putting back what already there.

There were no comments from the Board or the public.

Mr. Hogg made a motion to approve item 2 on the Consent Agenda with the following modifications; 4/4 aluminum clad windows with exterior applied SDL's.

Ms. Miller seconded the motion.

Approved (8-0)

4. **Comprehensive Signage Plan Recommendation**
233 4th Street NW
Tax Map 32 Parcel 89
Caitlin Byrd Schaffer, Applicant
Jefferson School Community Partner, LLLP, Owner
Jefferson School Comprehensive Signage Plan

Mary Joy Scala presented the staff report.

The applicant, TJ Ronayne, from Gropen Associates was present and gave a detailed description on the exact height and placement of the proposed signage.

There were no questions from the public.

Questions or Comments from the Board

The Board's main concern was grading, height and placement of the sign near the handrails of the building and to make sure the sign does not protrude above the stairs.

The applicant assured the Board that the sign doesn't protrude above the stair and it will be 3ft above the entrance to the building.

Some Board members feel that this is too much of a sign in front of an Individual Protected Property.

Mr. Osteen made a motion to approve the application as submitted.

Mr. Mohr seconded the motion.

Approved (8-0) as submitted.

C. Projects in Non-Compliance – No report

D. Previously Deferred Items

1. Recommendation for Special Use Permit and Preliminary Discussion

(Deferred from October 2012)

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

Mary Joy Scala presented the staff report.

The applicant gave a PowerPoint presentation.

There were no questions from public.

The questions that the Board had were concerning setbacks and detailed elevations.

Comments from the public

Donna Deloria, representing the property owner of 1002 and 1006 West Main St. The owner feels that this building will be in harmony with other buildings on West Main St.

John Matthews supports the spirit of the project if not the details. He feels the density and mass are what the area needs.

Comments from the Board

The Board is also very appreciative of the project. They feel that a lot more details should be looked at including; settling the building down a little, using fewer materials, not have too many little buildings. They don't feel the massing has changed, but the project is moving in the right direction.

Mr. Osteen said, they recommended to City Council (7-1 with Adams against) that the proposed special use permit to allow increased density (from 43 units per acre to 98 units per acre) and additional building height (from 70 to 101 feet) for the redevelopment of 852-860 W Main Street into a mixed use development will not have an adverse impact on the West Main Street Architectural Design Control (ADC) District and the BAR recommended approval of the special use permit, subject to the usual BAR review.

Mr. Mohr Seconded the motion.

In the discussion they were fairly unanimous that the building design was improved, but not there yet. They thought the design needed to be simplified, and beautifully detailed.

2. Certificate of Appropriateness Application (Deferred from August 2012)

BAR 12-05-03
315 W Main Street
Tax Map 32 Parcels 197 and 198
Clark Gathright, Applicant/VIM, Inc., Owner
New 7-story hotel

Mary Joy Scala presented the staff report.

The applicant stated that they are trying to create a sense of arrival.

There were no questions from public.

The questions from the Board were mostly relating to tree loss and the plan to plant more trees. They also had concerns of the light color of stucco. Why did the applicant go with a light color on the upper mass?

The applicant stated that the lighter color would feel lighter and not draw as much attention to the building.

Comments from the Board

The Board would like to see more color schemes to see a little bit of variation. They would like to see trees in the front and back especially near or in the courtyard and love the double doors.

The applicant stated that a lot of the design represents Marriott standards and it will be hard to deviate away from that.

They appreciate the changes and feel that the applicant has done a great job in making the changes. They feel very comfortable with approving the application.

Mr. Knight said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed hotel satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the proposal with the following conditions and information to come back to the BAR for final approval:

- 1. Color of stucco on C building;**
- 2. Courtyard furnishings and plantings;**
- 3. Comprehensive sign package [requires BAR recommendation and City Council approval];**
- 4. Further investigation whether planting is possible on the north side of the property in association with the parking deck;**
- 5. Banding on A & B buildings: approve either brick soldier course or precast options;**
- 6. Exclude approval of final lighting and mechanical package until later date.**

Mr. Osteen seconded the motion.

Approved (7-0) Hogg left the meeting before the vote.

A friendly suggestion was made to look at further articulation of windows on south elevations.

Note that the BAR's intent was to allow the preliminary site plan approval to occur.

E. New Items

1. Certificate of Appropriateness Application

BAR 12-11-07
105 Ridge Street
Tax Map 29 Parcel 20
Sibley Johns, Applicant/ Musicians United to Serve Youth of C'ville, Owner
Replace Roof

Mary Joy Scala presented the staff report.

The applicant was present and added that the company that made the current roof is no longer in business and that they only had two options to choose from.

There were no questions from the public.

Questions from the Board

The Board wanted to know exactly what was being proposed and if the design that was chosen was a way to deal with water issues.

The applicant stated that he will go with what the Board suggested and the design chosen was to help with the water problem.

There were no comments from the public

Comments from the Board

The Board really appreciates the sample brought in and feels they could support either design.

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 roof replacement 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 with the following modifications: the seam height and pan width should match existing and there should not be a ridge vent.

Ms. Miller seconded the motion.

Approved (7-0) with capped ridge, capped seam, 20" pan width, 1-1/2" standoff, and drip edge as shown.

2. **Certificate of Appropriateness in Conservation District**
BAR 12-11-03
714 Locust Avenue
Tax Map 51 Parcel 69
Valorie L. Ford, Applicant/Pineapple Holdings LLC, Owner
Construction of front porch

Mary Joy Scala presented the staff report.

The applicant was present with nothing to add.

There were no questions or comments from the public.

Questions from the Board

The Board asked if the front porch would extend out and have a peak and have a covered entrance.

The applicant stated that this was correct.

Ms. Miller said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed new front porch satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Martha Jefferson historic conservation district, and that the BAR approves the application as submitted.

Mr. Knight seconded the motion.

Approved (7-0)

3. **Certificate of Appropriateness Application**
BAR 12-11-04
915 East High Street
Tax Map 53 Parcel 234, 234.L, 234.L1 and 247
Baskerville, Applicant/Cville Operations Hub, LLC, Owner
Rehabilitation of the Patterson Wing of the Martha Jefferson Hospital

Mary Joy Scala presented the staff report.

There were no questions or comments from the public.

Comments from the Board

The Board felt that this was straight forward and nicely done. They appreciate the clarity of the presentation and could support the application.

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

the BAR's criteria and are compatible with this individually protected property and other properties in the Martha Jefferson historic conservation district, and that the BAR approves the application as submitted.

Ms. Miller seconded the motion.

Approved (7-0) as submitted.

4. Certificate of Appropriateness Application

BAR 12-11-05

1512 East Market Street

Tax Map 56 Parcels 40.4 and 109

Milestone Partners, Applicant/JABA Timberlake Place LLC, Owner

Amended site and lighting plans, Side and rear elevations for buildings 1 and 3

Mary Joy Scala presented the staff report.

The applicant was present with nothing to add.

There were no questions or comments from the public.

Questions from the Board

The Board had concerns with exactly what was changing with the lighting.

The applicant stated that the lighting level is going down.

Comments from the Board

The Board feels they could support the landscaping project and feel that it meets guidelines.

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 revisions to landscaping and lighting, and the removal of rear dormers satisfy the BAR's criteria and are compatible with this property and the abutting Individually Protected Property (Timberlake Branham), and that the BAR approves the application as submitted.

Mr. Mohr seconded the motion.

Approved (7-0) as submitted.

5. Certificate of Appropriateness Application

BAR 12-11-06

2 University Circle

Tax Map 5 Parcel 41

Terry K Nance, Applicant/Janet T Geldzahler, Tr, Owner

Remove tree

Mary Joy Scala presented the staff report.

The applicant was present.

There were no questions or comments from the public.

Mr. Osteen said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move that the proposed removal of the large tree in question satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Rugby Road-University

Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted, with the condition that a (large or medium) deciduous tree be planted to replace the removed tree.

Ms. Miller seconded the motion.

Approved (7-0) with the condition that the tree is removed in its entirety, and a large deciduous tree is planted in the front yard to replace the removed tree.

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

G. Other Business

1. Request for Comments

722 Preston Avenue – Coca Cola Bottling Works
Individual nomination for National Register

The BAR voted (7-0) to support and endorse the proposed National Register nomination for the former Coca Cola Bottling Works on Preston Avenue. The BAR said the report was nicely prepared, and it is a great building.

2. Election of BAR Chair and Vice Chair

The BAR voted (7-0) to elect Bill Adams as Chair and Melanie Miller as Vice-Chair for 2013.

3. Selection of PLACE Task Force Member

The BAR voted (7-0) to select Tim Mohr as the BAR liaison to the PLACE task force.

4. Staff asked if the BAR would allow administrative approval of removal of one poplar tree at 1600 Grady Avenue, with the removal of the other 5 trees to come back to the BAR. They agreed, and stated their intent to require the care and protection of the Pecan, Ash, and Beech trees, and replacement of the six trees to be removed. They noted the replacement trees should be big trees, and Poplars are especially suited to the site.

5. Staff asked the BAR's opinion about placing a time capsule in the front wall of the ACHS building. They said no, but it could be placed in the ground in a paver in the rear courtyard, or inside the building. Their preference is not to put it in a building wall.

6. Staff confirmed that the hotel awnings were approved as being canvas material. The sample material was labeled "canvas" but did not appear to be.

H. Adjournment 8:30 p.m.