

**City of Charlottesville  
Board of Architectural Review  
Minutes  
February 19, 2013  
Basement Conference Room-City Hall**

**Present:**

William Adams - Chair  
Melanie Miller – Vice-Chair  
Michael Osteen  
Tim Mohr  
Brian Hogg  
Candace DeLoach  
Laura Knott  
Justin Sarafin

**Also Present:**

Kristin Rourke

**Not Present**

Whit Graves  
Mary Joy Scala (staff)

- 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** November 20, 2012 (**Approved 8-0**)
- C. Projects in Non-Compliance – No report**
- D. Previously Deferred Items**
1. **Certificate of Appropriateness Application (Deferred from May 2012)**  
BAR 12-05-06  
513 Rugby Road  
Tax Map 5 Parcel 53  
Jeff Riley, Applicant/ West Ranger Castle Dango, LLC, Owner  
Railing Replacements

Ms. Rourke provided the staff report

Bob Anderson, agent for the applicant, was present.

There were no questions or comments from the public.

Questions from the Board

Ms. Knott asked if the proposal to remove the steps is new and the applicant stated that it is.

Mr. Adams asked if the angles would be right or have a crisp edge and the applicant stated that the edges would not be very sharp.

Ms. Miller and Mr. Adams are very satisfied with the application and that it meets 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 railing 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.

Ms. Miller seconded the motion

**Approved as submitted (7-0-1 with Hogg recused).**

2. **Certificate of Appropriateness Application**  
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. Rourke provided the staff report.

The applicant was present and had an updated presentation and some samples of the material they are proposing to use.

There were no questions or comments from the public.

Ms. Knott has a concern regarding the width between the building and the elm trees along the street.

The applicant stated that the width is just a basic shape.

Mr. Mohr stated that the PLACE Task Force is putting together a design for West Main Street and will be coordinating that design with the applicant.

Ms. Knott feels that the Virginia Pine that is shown in the back plantings are shown much smaller than how they truly grow and would like the applicant to take another look at this. She would like them to use something other than Azaleas.

Mr. Hogg asked the height of the wall above the terrace.

The applicant stated that the terrace will be even with the road and road will rise up from the low point.

Mr. Mohr feels that the concrete sill may seem a little busy.

Mr. Adams feels that the project is still enormous and a lot more research can be done. He feels that the applicant has been very responsive to the BAR concerns.

Mr. Hogg feels the ground floor is more appealing than what the site plan is suggesting. He agrees with the brick at the back of the recess on Main Street.

Mr. Osteen likes change in material and feels we get more setback with the changes.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the details for construction of a mixed use building satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted with the following conditions:

- **Brick will be used on the recesses on the West Main elevation**
- **No stone sills or coping on West Main elevation**
- **Cornice color will match the brick and Hardi panel on the West Main Street façade**
- **The brick parapet in the central bay of the West Main elevation will be extended**

- **The recesses and including the balcony spaces on the rear elevation will be a slightly darker version of the proposed color of Hardi panel**
- **The Hardi plank lining the balcony floor projection will also be a slightly darker color than the proposed color of the Hardi panel**

**Mr. Osteen seconded the motion**

**Approved (7-1 with Adams against)**

**F. New Items**

- 1. Certificate of Appropriateness Application (Conservation District)**  
 BAR 13-02-01  
 714 Locust Avenue  
 Tax Map 51 Parcel 69  
 Valorie and Davin Ford, Applicants/Owners  
 Two-story rear addition

Ms. Rourke provided the staff report.

The applicant Davin Ford was present.

There were no questions or comments from the public.

The Board would like the applicant to be careful because it is in a conservation district. They feel that this project is a plus and it works for the neighborhood.

Mr. Adams 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 addition 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, with the condition that the roofline of the addition meets at, or below, the ridge peak of the existing house.

Mr. Mohr seconded the motion.

**Approved (8-0)**

**G. Other Business**

- 1. PLACE Task Force update – Tim Mohr**

**The Belmont Bridge project continues to be discussed and two design options are being debated. The RFP on West Main Street should lead to new standards in streetscape design which will influence projects in process – including the 852 – 860 West Main Street apartment complex.**

**H. Adjournment 7:55pm**