

**City of Charlottesville
Board of Architectural Review
Minutes
June 18, 2013
City Council Chambers-City Hall**

Present:

William Adams - Chair
Melanie Miller - Vice Chair
Candace DeLoach
Whit Graves
Tim Mohr
Justin Sarafin
Michael Osteen

Absent:

Brian Hogg
Laura Knott

Staff:

Mary Joy Scala
Madeline Hawks

A. Matters from the public not on the agenda (please limit to 5 minutes)

Barbara Lucas asked to remove a large Ash tree from 1600 Grady Avenue, in order to correct a problem with root infiltration in a sanitary sewer line. The BAR consensus was not to allow the tree to be removed. The applicant was advised to follow the regular BAR application procedure, to prepare a plan and a more compelling submittal.

- 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.)

Minutes- May 21, 2013 Approved (7-0)

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

Mr. Sarafin seconded the motion.

Approved 7-0

C. Projects in Non-Compliance - No report

D. Previously Deferred Items

- 1. Certificate of Appropriateness Application**
BAR 13-05-03
233 4th Street NW
Tax Map 32 Parcel 89

LJ Lopez, Applicant/Jefferson School Community Partners, LLLC, Owners
Amend comprehensive signage plan – add sign and banners

Ms. Scala provided the staff report.

The applicant, LJ Lopez was present and explained what the banners and future murals would represent. He also feels the murals and signage should be thought of together.

Ms. Genevieve Keller, a representative from the Jefferson School City Center expressed how the signage is a separate project and that it is geared more towards the tenants and the need for the signage is now.

There were no questions or comments from the public.

Questions from the Board

The board asked if the banners would all go up at once. They also wanted to know if any thought was given into making them all vertical or horizontal. They questioned the colors and what the color of the band would be.

Mr. Lopez stated that all the banners would go up at once and they would be fixed to the light poles. He also stated that the colors would represent the logos of each agency.

Comments from the Board

The Board feels that this is a statement to let people know where they are. They are in full support of the full color as shown. They feel the branding is very important.

Mr. Mohr said, having considered the standards set forth within the City Code, including City Design Guidelines for Signs, I move to find that the proposed amendment to the Jefferson School comprehensive signage plan satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property and other properties in the nearby Downtown and West Main Street ADC districts, and that the BAR recommends to City Council that they should approve this application with the following modifications; additional sign and banners as submitted on 20 light poles. The applicant shall reapply to revisit the design of the banners in three years or when the banners are replaced, if sooner than three years.

Mr. Osteen seconded the motion.

Approved (7-0)

2. **Certificate of Appropriateness Application**
BAR 13-04-05
1832 University Circle
Tax Map 6 Parcel 97.1
William F. Indoe and Forbes R. Reback, Co Trustees of
Crossfield Land Trust, Applicant/Owners
New 2-Story Brick Residence

Ms. Scala provided the staff report.

The architect, John Rhett, representing the applicant was present and brought in sample for review.

There were no questions from the public.

Questions from the Board

The Board asked what the applicant's vision for the plantings was and the architect stated that they would use boxwoods as a rhythm maker.

Comments from the public

Martin Kilian, 34 University Circle, would like to see the applicant compare the height of the proposed residence to other adjacent properties. He feels it would be higher than many houses on the right.

The Board feels this meets the guidelines.

Mr. Osteen said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Site Design, I move to find that the proposed new residence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road- University Circle-Venable Neighborhood ADC district, and that the BAR approves the proposal as submitted.

Mr. Adams seconded the motion.

Approved (7-0) as submitted

- 3. **Certificate of Appropriateness Application**
BAR 12-05-03
301-315 W Main Street
Tax Map 32 Parcels 197, 198, 199
Clark Gathright, Applicant/VIM, Inc., Owner
New 7-story hotel – Details

Ms. Scala provided the staff report.

The architect, Paul Legue, representing the applicant was present with nothing to add to the report.

Questions or Comments from the Public

Mark Kavit would like to see brick used for the patio. He feels he would give a warmer feeling.

Steve Walls, resident at the Lewis and Clark building, feels that the equipment may be seen on the roof if it is not screened.

Questions from the Board

The Board asked if the equipment on the east side of the lower building would be screened.

The applicant stated that the lower building is screened. It's the taller part of the building that is not screened. The applicant would prefer not to screen the equipment on building C, but they will if they have too.

The board asked if the lighting plan had been reduced and if there were lights between every window.

The applicant stated that the plan has been reduced and there is a light between every window.

The Board asked if the public would have access to the courtyard and the applicant stated yes they would.

The Board feels that the applicant has really responded well to what they suggested. They feel the equipment screening on Building C is not required. They would like to see a darker color other than the white. They feel a fence is not necessary at the patio, that a bollard and chain would suffice.

Mr. Adams said, having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the following details for the proposed hotel satisfy the *BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the following details as submitted, including: dark color "Kingsport Gray" stucco; suggest more significant plantings in courtyard; make fence minimal (bollard and chains are OK; no gate needed); roof sign is inappropriate; parapet will provide adequate 7th floor roof mechanical screening; submit landscape easement information as part of final site plan approval; lower lighting levels in parking lot as much as possible.*

Mr. Osteen seconded the motion.

Approved (7-0)

E. New Items

1. Certificate of Appropriateness Application

BAR 13-06-01

405 Ridge Street

Tax Map 29 Parcel 133

Susan and Jeff Lanterman, Applicants and Owners

Add a second floor to sun room

Ms. Scala provided the staff report

The applicant was present and didn't have anything to add.

There were no questions or comments from the public.

Questions from the Board

The Board asked about the roof trim and the applicant stated that the existing trim varies quite a bit.

Comments from the Board

The Board feels the applicant has done a beautiful job with the house and the decisions that they have made are excellent.

Mr. Sarafin 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 second floor addition satisfies the BAR's criteria and is compatible with this property, and with other properties in the Ridge Street ADC District, and that the BAR approves the application as submitted.

Ms. Miller seconded the motion.

Approved (7-0) as submitted.

2. Certificate of Appropriateness Application

BAR 13-06-02

410 E Water Street Suite 500

Tax Map 28 Parcel 60.1H

Ms. Scala provided the staff report.

The applicant was present and gave an overview of how the canopy would be on the site.

There were no questions or comments from the public.

Questions from the Board

The Board asked about coordination of the proposed metal canopy with other canopies on the building.

Mr. Graves said, having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, and for Rehabilitations, I move to find that the proposal to add a canopy 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 application as submitted with canopy color to match existing door frames; brick mount to match other hardware color; canopy to be located 2 brick courses above jack arch.

Ms. Miller seconded the motion.

Approved (7-0)

3. Preliminary Discussion

BAR 13-06-03

509 Park Street

Tax Map 53 Parcels 11, 16.2

Wilbourn House, LLC, Owner/ Andrew Watson, Applicant

New apartment building – 4 units

Preliminary comments: Landscaping is critical, including large trees or hedges for privacy and develop design of courtyard (hidden/mews-like area); flat roofs OK; all (local) brick is appropriate (or perhaps brick on ends); living space on roof could work; reach out to neighborhood association; calls for nice details: nice windows, nice handrail, canopy over door; show material of any paving or retaining walls.

F. Other Business

1. PLACE Task Force update – Tim Mohr (add W Main St discussion to July 25 BAR work session agenda)

2. Melanie Miller- asked for BAR suggestions regarding City-owned cemetery signage

G. Adjournment 8:40 pm