

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting-Minutes
August 20, 2013 – 5:30 p.m.
City Council Chambers - City Hall

Members Present

Mr. William Adams - Chair
Ms. Melanie Miller - Vice Chair
Mr. Whit Graves
Mr. Justin Sarafin
Ms. Candace DeLoach
Mr. Brian Hogg
Ms. Laura Knott
Mr. Tim Mohr

Members Not Present

Mr. Michael Osteen

Staff Present

Ms. Mary Joy Scala

A. *Matters from the public not on the agenda-There were none*

B. Consent Agenda.

1. Minutes July 16, 2013

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

Mr. Sarafin seconded the motion

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

C. Projects in Non-Compliance – No Report

5:40 D. Previously Deferred Items

1. Certificate of Appropriateness Application
BAR 13-04-02
301 5th Street SW
Tax Map 29 Parcel 104
City of Charlottesville, Applicant/Michael McMahon, Owner
Remove/replace wall and steps

Ms. Scala provided the staff report.

Michael McMahon, the owner of the property, was present and added that he would just like to see what is there now improved.

There were no questions or comments from the public.

Questions from the Board

- They wanted to know if the owner was satisfied with the solution and they owner stated that the solution is better than what is there so he likes it.

Comments from the Board

- Hogg said the design of the wall with a straight line across the top is the correct choice.

Mr. Adams said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, I move to find that the proposal satisfies the BAR’s criteria and is compatible with this individually protected property and other nearby historic properties, and that the BAR approves the application as submitted.

Mr. Hogg seconded the motion

Approved as submitted (8-0).

E. New Items

1. Certificate of Appropriateness Application

BAR 13-08-01
 1512 East Market Street
 Tax Map 56 Parcels 40.4 and 109
 Milestone Partners, Applicant/JABA Timberlake Place LLC, Owner
 New walkway to Timberlake-Branham House

Ms. Scala provided the staff report.

Mr. Frank Stoner, the applicant, was present and added that they are trying to find the balance between the historic site and providing a sidewalk.

There were no questions or comments from the public.

Questions from the Board

- The Board asked if the applicant was in favor of the sidewalk, since an adjacent property owner Bill Emory is not in favor of it. The applicant stated that they don’t have an opinion one way or another. They are only putting the sidewalk in because staff at NDS is requiring them to do so.
- They asked how the building is entered and exited now, and does the front porch lead into other units? The applicant stated that the rear of the building is used now for the entrance and exit and the porch leads to one unit.
- Do the steps that are indicated need handrails? The applicant stated that they don’t, and their preference is to avoid the need for handrails.

Comments from the Board

- There was discussion about running a sidewalk up the side of the house.
- There was disagreement about the sidewalk coming to the side and not to the front door.
- The BAR would prefer not having the handrails on the stairs. They would prefer not having the sidewalk at all.

Mr. Graves 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 walkways satisfy the BAR's criteria and are compatible with this Individually Protected Property, and that the BAR approves the application as follows: They prefer not to see a sidewalk in the front yard location, if possible. But, if there is a sidewalk, it should be: in line with the front door; City Mix color; no handrails; and 3.5 feet wide.

Approved (7-1 with Knott opposed).

2. Certificate of Appropriateness Application

BAR 13-08-02

215 E High Street

Tax Map 33 Parcel 74

Proal Heartwell & Jamie Knorr, Applicants/ Quartz Partnership, Owner

Front door and ground floor windows modifications

Ms. Scala provided the staff report.

The applicants were present and they stated that they are just trying to make the building safe.

There were no questions or comments from the public.

Questions from the Board

- The Board asked why the applicant wanted to block the view into the building and the applicant stated that they are trying to limit or minimize what people can see inside the building.
- The BAR asked about other possibilities, such as putting bars on the windows.

Comments from the Board

- The Board feels the applicant should look into putting hurricane glass on the inside of the door. They feel that the current proposal for dark glass would make the building look sinister and be out of character.
- The y suggested putting gray film inside to see how it would block the light.

The applicant asked the Board for a deferral.

Mr. Hogg made a motion to accept the applicant request for a deferral.

The BAR accepted the applicant's deferral request (8-0).

3. Certificate of Appropriateness Application

BAR 13-08-03

16 Elliewood Ave

Tax Map 9 Parcel 97

Geary Albright, etal, Owner/ Anderson McClure, Applicant

Add deck at Biltmore Grill

Ms. Scala provided the staff report.

Andy McClure was present and gave a brief presentation on how the idea of the deck came into play.

There were no questions or comments from the public.

Questions from the Board

- The Board asked how this will increase the number of seats.
- The Board asked staff why the approved landscaping was not installed at Crozet Pizza next door.

Comments from the Board

The Board feels that a precedent has already been set at Crozet Pizza, and that extending the deck out to the sidewalk at Biltmore Grill will not be an improvement. The Board would like to see some trees added for shade, and some railing alternatives. They also have a problem with the massing of the deck.

Mr. Adams made a motion to defer the application.

Ms. Miller seconded the motion.

Deferred action (7-1 with Graves opposed) for one month to request a more detailed resolution of the design: detailed landscape plan; railing alternative; address length and massiveness of deck.

- 4. Certificate of Appropriateness Application**
BAR 13-08-04
408 E Market Street
Tax Map 53 Parcels 54AA and others
408 Condo Owners Assoc, Owner/Real Property Inc., Applicants
Replace roofs, roof decks and roof patio doors

Ms. Scala provided the staff report.

There were no questions or comments from the public.

The applicant was present.

Questions from the Board.

- The Board asked for clarification from the applicant to know exactly what the applicant is going to replace. The applicant provided an outline of what would be replaced and what would not.

Comments from the Board

- The BAR feels that these renovations will not have an effect on the character of the building. It is not visible from the public way. Mr. Hogg noted the painted railing is fine.

Ms. Miller said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposal to add a railing and replace the roof, roof decks, and roof patio doors 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.

Mr. Sarafin seconded the motion.

Approved (8-0) as submitted.

5. **Certificate of Appropriateness Application**
BAR 13-08-05
853 & 855 W Main Street
Tax Map 31 Parcel 170
853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant
Demolition of Republic Plaza

Ms. Scala provided the staff report.

John Matthews was present to answer any questions.

There were no questions or comments from the public.

Questions from the Board

- The Board asked if the sculpture in front of the building would be relocated and the applicant stated that it would be.

Comments from the Board

- The Board feels that the demolition meets the criteria and they will approve it.
- Mr. Sarafin wanted to state that there is a lot of embodied energy in the building. We may look back 20 years from now, and regret taking down this post-modern building.

Ms. Miller said, having considered the standards set forth within the City Code, including ADC District Design Guidelines for Demolition, I move to find that the proposed demolition of 855 West Main Street satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the demolition as submitted.

Ms. Knott seconded the motion.

Approved (8-0) as submitted.

7. **Proposed Revisions to ADC Guidelines Recommendation**
West Main Street ADC Contributing Structures Map
Tents
Murals

There was discussion about item 4 under tents (whether “may be” should be used instead of “are not.”) Mr. Hogg said that 99% of the time it will be the correct verb.

There was discussion about the definition of “tent” versus “seasonal structure.” Mr. Adams said a tent is a freestanding structure with a certain materiality /vocabulary associated with it. Mr. Hogg noted a pergola is an architectural feature and might be appropriate.

Mr. Hogg made a motion to recommend the proposed changes to the Architectural Design Control Districts Design Guidelines, Chapters 5 (tents) and 6 (murals) as proposed. [This recommendation should move forward to City Council separately from the next item.]

Approved (8-0)

Hogg recused himself from the discussion about West Main Street contributing structures.

There was consensus to recommend change in designation of seven properties in the West Main Street ADC District from *non-contributing* to *contributing*: 601, 621-627, 715-729, 909 (rear), 1001, 1003, and 1105. In addition, the “Starr Hill” building (801 W Main St) should remain *contributing*. Property owners will be notified, and a vote will take place at the September meeting.

F. Other Business

1. PLACE Task Force update – **Tim Mohr gave a report that PLACE listened to a presentation by Barry Frankenfeld from Virginia Beach.**

G. Adjournment 8:45 p.m.