

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting-Minutes
September 17, 2013 – 5:30 p.m.
City Council Chambers - City Hall

Members Present

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

Planning Commission Members Present

Mr. Dan Rosensweig-Chair
Mr. Kurt Keesecker-Vice Chair
Ms. Genevieve Keller
Mr. John Santoski

Staff Not Present

Ms. Mary Joy Scala

Staff Present

Ms. Madeline Hawks
Ms. Missy Creasy

A. Matters from the public not on the agenda
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 August 20, 2013

Ms. Miller made a motion to approve the minutes as written.

Mr. Graves seconded the motion

Approved (9-0).

C. Projects in Non-Compliance – No Report

Mr. Rosensweig called to order the meeting of the Planning Commission at 5:34pm.

D. Special Use Permit Recommendations (joint discussion with the Planning Commission)

1. Special Use Permit Recommendation

217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure

Ms. Hawks provided the staff report.

The applicant was not present, but the Board chose to proceed.

There were no questions from the public.

Questions from the Board

There were no questions from the Board.

Comments from the Public

Mark Kavitt, President of the North Downtown Neighborhood Association, had concerns with previous recommendations made by the BAR at the September 2012 meeting that were never carried out by the applicant.

Comments from the Board

- The parking spaces in the alley are clear and accessible, but feel the four spaces in the driveway may be problematic.
- The Board wanted to clarify proposed work and work that was made a condition of approval.
- Really don't have a problem with the addition and feel it would not have an effect on the neighborhood.

Comments from the Planning Commission

- Mr. Rosensweig feels the density is appropriate and recommend approval to City Council.
- Ms. Creasy stated that the site plan requires parking. There are six spaces on site; only three spaces are required for three units.

Mr. Osteen said, I move that the proposed special use permit to allow increased density in order to add a third unit to the property located at 217 W High Street (to be located in the existing garage) will not have an adverse impact on the North Downtown Architectural Design Control (ADC) District and the BAR recommends approval of the Special Use Permit,

Mr. Graves seconded the motion

Approved (9-0) for Special Use as submitted for 1 additional unit (increase in density to 25 units per acre). Applicant will have to return to the BAR for a Certificate of Appropriateness to conduct the renovation of the garage.

2. Special Use Permit Recommendation and Preliminary Discussion

BAR 13-08-05

853 & 901 W Main Street

Tax Map 31 Parcel 169 & 170

853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant

New Construction

Ms. Hawks provided the staff report

John Matthews, the applicant, was present and gave a description of the project and the intention of how much space would be commercial and how much would be residential. He also talked about traffic, parking and the landscaping.

Questions from the Public

There were no questions.

Comments from the Public

A representative from the Hampton Inn mentioned a fear of a possible “concrete canyon” with continued high-density development along West Main Street. She also expressed concern about traffic and the possible need for a traffic study, which the applicant has not conducted.

A Charlottesville resident who often walks along West Main Street expressed concern about mature shade trees along West Main Street. He also mentioned the need for adequate parking and to avoid the precedence of student housing in the West Main area as a primary building type. He mentioned the potential for future projects to present a greater diversity of uses and tenants (commercial and residential).

Comments from BAR and Planning Commission

- Density and Massing-they feel the massing and height is not appropriate for this area of Main St. They feel there is too much parking and students will not walk they will drive everywhere they go. They also feel that the design of the building is limiting the attraction of different potential residents.
- Commercial Space-they would like to see a grocery store or pharmacy in the space.
- Traffic and parking-they have concerns with how delivery truck would be able to deliver items. Also move in and move out days.
- Adjacent Properties-they have concern with the families of West Haven and other adjacent properties owners on how this will affect them

Mr. Hogg said, he moves to find that **the Special Use Permit to allow increased density (from 43 units per acre to 89 units per acre) and additional building height will have an adverse impact on the West Main Street ADC and recommends the following mitigations:**

The applicant should:

- **Study the massing of the building to consider its relationship to the free-standing house to the west**
- **Reflect greater presence of the arcade and courtyard in the design, consistent with Planning Commission recommendations**
- **Reconsider the number of parking spaces as reflected in the volume of the building**
- **Modify all four elevations to reduce massing and size of the structure**
- **Reconsider the number of four-bedroom units to compare with the density of University districts (21 units per acre)**
- **Incorporate recommendations from the West Main Study into the design**
- **Provide retail and publicly accessible amenities fronting West Main Street**

The BAR appreciates the voluntary choice of the applicant to contribute to the West Main study process.

**Mr. Osteen seconded the motion.
Approved (9-0)**

Ms. Keller made a motion to adjourn the Planning Commission meeting at 7:48pm

Preliminary Discussion:

Comments from the public

Mark Kavitt feels the project needs adequate parking and would not like to see it only be student housing.

The BAR would like to see mixed use in the building. They would like to see more of a rhythm on the Main St façade. The top of the building seems a little too busy would like to see it toned down. The BAR would like to see the design kept simple so it will keep the cost down. The BAR would like to see a landscaping plan now so the trees can be planned in advance.

E. Previously Deferred Items

1. Proposed Revisions to ADC Guidelines Recommendation

West Main Street ADC Contributing Structures Map

Mr. Hogg recused himself.

Ms. Hawks provided the staff report.

Comments from the Public

Mark Green, 1001 West Main St, stated that the Team Tire building should not be considered contributing due to its lack of architectural character

Comments from the Board

- The Board feels s the building is very significant.

Ms. Knott made a motion to approve the revisions to the ADC Guidelines.

The motion was approved.

Approved (7-1-1) with Graves opposed and Hogg recused.

2. 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. Hawks provided the staff report

The applicant Andy McClure was present and addressed three issues from the previous meeting.

There were no comments or questions from the public.

Questions or Comments from the Board

- Was something else considered instead of the grass in the front

- Will there be any additional trees.
- Some members of the BAR prefer option B and some like C, but feel they could come to a compromise.
- They feel the grass would not work in the long run and it will cause more problems.

The applicant stated that he felt plantings would look better than having trees.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for Additions, the BAR moved 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 as submitted.

Ms. Knott seconded the motion.

Approved (9-0) as submitted.

The BAR preferred Option C (all six-board fencing), with a final landscape review by Mary Joy Scala and Laura Knott to incorporate more vertical, sustainable plantings.

F. New Items

1. Certificate of Appropriateness Application

BAR 13-09-01
 1331 W Main Street
 Tax Map 10 Parcel 6
 Jozo Andelic, Applicant/MVK Property, LLC, Owner
 Cover and paint decorative block façade

Ms. Hawks provided the staff report

Mr. Jozo Andelic was present and he gave an overview of why the façade needed to be painted.

There were no questions from the public

Questions or Comments from the Board

The Board feels the damage has already been done and this would be a good way to correct the damage.

Mr. Mohr said having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed exterior updates and painting satisfy the BAR's criteria and are compatible with this contributing property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.

Mr. Sarafin seconded the motion.

Approved (8-1) as submitted, with Osteen opposed.

Ms. Knott left the meeting.

2. Certificate of Appropriateness Application

BAR 13-09-03
852-854 and 858-860 West Main Street
Tax Map 30 Parcel 3 and 4
Charlottesville Properties I, LLC,, Applicant and Owner
Construction fence wrap

Ms. Hawks provided the staff report

The applicant was present and gave the reason why the fence is needed.

There were no questions or comments from the public.

Questions or comments from the Board

- The Board wanted to know if the applicant had a preference of which option they wanted.
- The Board sees no problem with the fence wrap.

The applicant stated that they don't a preference and would be fine with either one.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines for Signs, I move to find that the proposed temporary construction fence wrap satisfies the BAR's criteria and is compatible with this contributing property and other properties in the West Main Street ADC district, and that the BAR approves the application with as submitted.

Ms. Miller seconded the motion.

Approved (8-0) as submitted,

The BAR recommends that for future fence wraps, including this item, the wrap should have a 1-year timeline, after which time the wrap would be removed or the applicant would have to reapply for approval. The preferred style of wrap is banners featuring large photographs and renderings. The applicant may use text banners (including the name of building, contact information, and other information) only on banners on the corner or ends of the fence wrap.

3. Preliminary Discussion

BAR 13-09-04
550 East Water Street
Tax Map 53 Parcel 162.3
Water Tower, LLC, Applicant and Owner
New construction: 3-story mixed-use building

Ms. Hawks provided the staff report.

There were no questions or comments from the public.

The Board felt it was inappropriate to discuss this item without the applicant being present.

The Board did feel that the ADA entrance to the rear is too isolating, The design overall is too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.

G. Other Business

- 1. PAPA Event on September 26th – Osteen will present a brief summary of the past year of BAR work, with assistance from Ms. Scala.**
- 2. PLACE Task Force update – Tim Mohr gave a report.**

8:10 H. Adjournment 9:10 pm