

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting-Minutes
November 19, 2013 – 5:30 p.m.
City Council Chambers - City Hall

Members Present

Mr. 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

Staff Present

Ms. Mary Joy Scala

- 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** October 15, 2013

 - 2. Certificate of Appropriateness Application**
BAR 13-11-01
16 Elliewood Avenue
Tax Map 9 Parcels 97
The Biltmore – Andy McClure, Applicant/Geary Albright, et al, Owner
Seasonal Tent

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

Mr. Sarafin seconded the motion.

Approved (5-0-2) both items on consent agenda. DeLoach and Graves recused from October minutes.

- C. Projects in Non-Compliance – No Report**

- D. Deferred Items**

3. **Discussion**
BAR 12-08-04
1600 Grady Avenue
Tax Map 5 Parcel 110
Preston Court Limited Partnership, Applicant/ Lynn Hall Ward, Owner
Remove 6 trees

Mary Joy Scala provided the staff report.

There were no questions or comments from the public.

Barbara Lucas was present and apologized for not expressing her vision of the property the first time.

Discussion: Willingness to allow removal of two remaining Poplars, Ash, and Magnolia #2 on the west side, but first need to show the BAR a grading and landscape plan [including how drainage will be addressed] informed by tree planting in aerial photo of 1937 (large shade trees); look at saving other Magnolias on sides; prefer post and chain fence, but want to see finial.

4. **Certificate of Appropriateness Application**
BAR 13-10-01
418 17th Street NW
Tax Map 9 Parcel 8
Beta Bridge, LLC, Owner/ Daggett & Grigg Architects, Applicant
Four story, 10 unit apartment addition

Mary Joy Scala provided the staff report.

There were no questions or comments from the public.

Jim Grigg the applicant was present to address what was submitted previously, and what is being presented now.

The BAR feels the massing has improved, but the white gable will draw attention. They feel the massing and scale are within guidelines.

The Board feels they are able to approve the massing and scale at this point, but the applicant will have to return for approval of the detailing.

Mr. Adams 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 addition 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 application scale and massing as submitted, with following details to come back to BAR: Detailing of roof forms and gable ends: and the entry sequence between the house and existing apartment building.

Ms. Knott seconded the motion.

The BAR approved (6-1 with Miller opposed)

New Items

5. Certificate of Appropriateness Application

BAR 13-11-03
108 Second Street SW
Tax Map 28 Parcel 16
Wilson A Richey, Owner and Applicant
New alley gate

Mary Joy Scala provided the staff report.

There were no questions or comments from the public.

The Board asked if this was a fence or a gate and the applicant stated that it is being called a gate.

The Board feels this is an improvement and it meets the guidelines. They would like to see a cap on the wall.

Mr. Sarafin said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed alley gate satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and the BAR approves the application as submitted

Ms. Miller seconded the motion.

The BAR approved (7-0).

6. Certificate of Appropriateness Application

BAR 13-11-02
500 E Market Street
Tax Map 53 Parcel 91L
Ch'ville Parking Center, Inc, Owner/Verizon Wireless c/o Jon Cooper, Applicant

Mary Joy Scala provided the staff report.

Nate Hollins was present and added that they are trying to provide better service to the opposite end of the mall.

There were no questions or comments from the public.

The Board asked if there were any safety issues and the applicant stated that the FCC requires them to do testing.

The applicant stated that the antennas will be specially designed to have coax coming out of them. The applicant doesn't have a preference on the color of the antennas and would like the Board to decide.

Mr. Graves said, having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposal to add two new antennas satisfies the BAR's criteria and is compatible with other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

Mr. Sarafin seconded the motion

The BAR approved (7-0) with silver antennas.

7. Certificate of Appropriateness Application

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 – The Standard

Mary Joy Scala provided the staff report

John Matthews the applicant was present and discussed where changes had been made since the previous meeting.

There were no questions or comments from the public.

Questions from the Board

- Will there no longer be a public entrance into the courtyard
- Did the building get pushed back to accommodate the street scape
- Is the amount of parking still the same

The applicant stated that the public entrance was taken away because City Council wanted more retail space. The amount of parking is still the same and the building was pushed back to allow space if the streetscape is built.

Comments from the Board

The Board is concerned with the amount of building on the site. They would have preferred two separate buildings. They would like to see the taller more substantial trees on the west elevation. They feel the parking mass is driving the project to be larger.

Ms. Miller 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 mixed use building satisfies the BAR's criteria and is compatible with this 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

The BAR approved (6-1 with Adams opposed) the application as submitted, with the building details (windows, canopies, etc.) to come back to the BAR. In addition, larger trees should be added to the east and west sides.

8. Special Use Permit Recommendation and Preliminary Discussion

BAR 13-11-04

1002-06 W Main Street and 118 11th St SW

Tax Map 28 Parcels 68 & 70

University Station, LLC & The Ivy Land Trust, Owners/

Campus Acquisitions Holdings, LLC, Applicant

New construction - 1000 W Main Street

Mary Joy Scala provided the staff report.

Mr. Steve Busse presented a Power Point presentation and showed what changes were made and what is being proposed.

There were no questions or comments from the public.

Mr. Busse explained that they are trying to keep up with the growth of the University of Virginia. He showed how they are trying to make things comfortable for everyone involved in the project.

The Board feels this is a very thought out project. They would have like to have seen this project first and use this as a model for the previous projects. They are in support of the project and the views of the applicant.

The BAR recommended (7-0) that the proposed Special Use Permit will not have an adverse impact on the West Main Street ADC District. The BAR commended the applicant for a very accomplished design. They felt the additional density and height were appropriate; they liked the articulated voids and use of outdoor areas; that the building does not loom over adjacent neighborhoods, it is sufficiently deferential to the Patton House; sympathetic with the hospital district; the direction they are heading with bike and community uses along Roosevelt Brown is fine; the setbacks and stepbacks are a delight to see as a response to context in a formal way; they like the use here of different materials and non-traditional forms; they like the way they started with the site, then moved to the zoning.

G. Other Business

9. PLACE Task Force update – **Tim Mohr updated the BAR on recent PLACE activities, including meeting with MMM on Belmont Bridge design, and comments on draft SIA plan.**

10. Election of Chair and Vice-Chair for 2014. **Melanie Miller will be the new Chair. Tim Mohr will be the new Vice-Chair.**

8:00 H. Adjournment 10:05 pm