

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting-Minutes
February 18, 2014 – 5:30 p.m.
Basement Conference Room - City Hall

Members Present

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

Members Absent

None

Staff Present

Ms. Mary Joy Scala

A. Matters from the public not on the agenda - Robert Nichols, architect, and Breck Gastinger from Nelson Byrd Woltz presented sketches for courtyard at 310 E Market Street, the Sylvan Arms. Mr. Osteen suggested a more open gate; Mr. Hogg preferred the fence to be squared off, not angled to the street.

B. Consent Agenda

1. Minutes January 21, 2014

Ms. Miller made a motion to approve the minutes.

Mr. Osteen seconded.

The BAR approved (8-0-1 with Hogg abstaining) the minutes on consent agenda.

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

D. Preliminary Discussions

2. **Preliminary Discussion**

BAR 14-02-03

200 W Main Street

Tax Map 28 Parcel 10

William S Banowsky, Jr, Owner/Violet Crown Cinema Charlottesville, LLC, Applicant

Demolish mall façade; add new façade

Ms. Scala provided the staff report.

The applicant's representative, Mr. Mike Stoneking, made a presentation.

The consensus was that the BAR really liked the proposed design, except the glass canopy over the patio.

E. Deferred or Previously Considered Items

3. Certificate of Appropriateness Application (Deferred from January 2014)

BAR 14-01-03
743 Park Street
Tax Map 52 Parcel 52
Shigehiro Oishi and Jaesook Lee, Applicants/
Robt B Hall, RN & Barbara Hamner, Owner
New addition

Ms. Scala provided the staff report.

Jaesook Lee, the owner, was present to answer questions.

Mr. Osteen made a motion: 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 new rear addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application, with the window color to be bronze, and the Hardie siding color to be submitted to staff for approval.

Mr. Mohr seconded the motion.

The BAR approved the addition (7-0-2 with Hogg and Graves abstaining), with the window color to be bronze, and the Hardie color to be submitted to staff for approval.

4. Certificate of Appropriateness Application (Deferred from December 2013)

BAR-13-12-01
217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure

Ms. Scala provided the staff report.

The applicant, Byrd Leavell, was present.

Mr. Hogg questioned why the window trim dimensions varied. The applicant did not know.

Ms. Knott suggested replacing the proposed brick patio wall with one to match the stone site wall in the front yard.

Mr. Hogg made a motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed changes satisfy the BAR's

criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application with the suggestion that the applicant consider a stone wall similar to the one in front, rather than a brick patio wall; and that all the trim dimensions shall be made consistent.

Mr. Osteen seconded the motion.

The BAR approved (9-0) the residential design with the suggestion that the applicant consider a stone wall similar to the one in front, rather than a brick patio wall; and that the trim dimensions shall be made consistent.

5. Certificate of Appropriateness Application (Deferred from November 2013)

BAR 13-10-01
418 17th Street NW
Tax Map 9 Parcel 8
Beta Bridge, LLC, Owner/ Daggett & Grigg Architects, Applicant
Four story, 11 unit apartment addition

Ms. Scala provided the staff report.

Mr. Jim Grigg, architect, was representing the applicant.

Mr. Hogg made a motion: 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, as submitted, the roof form and gable end; but not the requested change to vinyl windows (keep aluminum clad windows); and not vinyl railings; and we ask the applicant to continue to consider the entrance structure.

Mr. Osteen seconded the motion.

The BAR approved (8-1 with Miller against) as submitted the roof form and gable end; but not the requested change to vinyl windows (keep aluminum clad windows); and not vinyl railings; and they asked the applicant to continue to consider the entrance structure.

6. Certificate of Appropriateness Application (previously considered January 2014)

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

Ms. Scala provided the staff report.

The architects, Scott Erdy and David McHenry presented. Erin Hannegan from John Matthews' office was also present.

Ms. Knott made a motion: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new 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 massing and site layout.

Mr. Osteen seconded the motion.

The BAR approved (8-0-1 with Hogg recused) the massing and site layout.

E. New Items

7. Certificate of Appropriateness Application

BAR 14-02-01
17 Elliewood Avenue
Tax Map 9 Parcel 89
CKW, LLC, Owner/ Matthew McClellan, Applicant
Retail Upfit

Ms. Scala provided the staff report.

Mr. Chris Kabbash represented the applicant.

Ms. Miller made a motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new retail upfit satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC district, and that the BAR approves as discussed replacing the glazing in the two first-floor windows with a single clear pane of glass (*keeping the original size opening*); and also the changes to the doors and the new awning, with details of awning to be approved by staff.

Mr. Schwarz seconded the motion.

The BAR approved (9-0) as discussed replacing the glazing in the two first-floor windows with a single clear pane of glass (keeping the original size opening); and also the changes to the doors and the new awning, with details of awning to be approved by staff.

8. Certificate of Appropriateness Application

BAR 14-02-02
123 E Water Street
Tax Map 28 Parcel 28
City Center for Contemporary Arts, Owner/ Live Arts Theater, Applicant
Modifications: partial demolition; add storefront; new signage

Ms. Scala provided the staff report.

Mr. Jeff Bushman, architect, represented the applicant.

Mr. Graves made a motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed modifications to the Live Arts building 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 application as submitted.

Mr. Mohr seconded the motion.

The BAR approved (9-0) the modifications as submitted.

G. Other Business

7. PLACE Task Force update – The PLACE meeting was snowed out.

Mr. Schwarz asked about the Skybar tent discussion. Mr. Mohr explained that changes to the Building Code now treat any membrane enclosures on the roof the same as other “fire areas.” Therefore, adding the temporary structure would require the building to be sprinklered.

H. Adjournment 8:40 p.m.