

**City of Charlottesville  
Board of Architectural Review  
Minutes  
April 15, 2014  
City Council Chambers-City Hall**

**Members Present:**

Melanie Miller-Chairperson  
Michael Osteen  
Brian Hogg  
Carl Schwarz  
Candace DeLoach  
Justin Sarafin  
Whit Graves

**Members Absent:**

Tim Mohr  
Laura Knott

**Staff Present:**

Mary Joy Scala

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

William Atwood distributed packets for a proposed project at 501-503 W Main Street.

Mark Kavita said that letters should be sent to North Downtown residents reminding them they are in the ADC district and vinyl windows and fencing are not appropriate.

**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**      ~~March 18, 2014~~ No minutes available.

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

**D. Deferred or Previously Considered Items**

**2. Certificate of Appropriateness Application Deferred from March 18)**

BAR 14-03-04  
852 W Main Street  
Tax Parcel 300003000  
Charlottesville Properties I, LLC, Owner/ Greenberg Farrow, Applicant  
Restaurant Upfit - World of Beer

Ms. Scala provided the staff report

There were no questions or comments from the public.

The applicant handed out supplemental packages which had an updated planting plan and information about the outdoor seating and tables.

Ms. Miller wanted an explanation of why the signage plan was exceeding the allowable square footage. The applicant had an understanding that with the square footage and design they would be meeting the requirements.

Ms. Scala explained the current sign ordinance for an entire structure.

Mr. Hogg felt that when the building was approved each tenant would have their own sign. He feels letting every tenant have a sign of this size is not unreasonable.

Mr. Osteen questioned whether the gates were required by the ABC and the applicant stated no, that they are just trying to contain the area.

Mr. Sarafin asked how does applying for a comprehensive sign package works and Ms. Scala stated that the owner of the building applies for a permit for the entire building.

The BAR would like to see a comprehensive sign plan.

Mr. Schwarz would like to see some type of fencing around the transformers.

The BAR feels the applicant has done a really good job addressing the landscape problem.

Mr. Osteen said Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed restaurant and patio upfit 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 with modifications: a fence as presented for World of Beer will be installed at the adjacent owner's parcel by the transformers and landscaping will be introduced between the transformers and City sidewalk to soften that; and the applicant will resubmit signage as part of a Comprehensive Signage Plan for the entire development.

Mr. Sarafin seconded the motion.

**Approved (7-0)**

3. **Certificate of Appropriateness Application (deferred from Jan 2012)**  
BAR 14-01-02  
401 East Main Street  
Tax parcel 530059000  
East Mall, LLC, Owner/ Fourth and Vine, LLC, Applicant  
New storefront and outdoor café – The Red Pump Tuscan Kitchen

Ms. Scala provided the staff report.

The applicants spoke on the design of the new storefront and the outdoor café.

There were no questions or comments from the public.

Mr. Osteen asked how the patio relates to the building and the applicant explained the relationship.

Mr. Hogg feels that it is not appropriate to have a varnished wood storefront.

Ms. Miller has concerns with the bar being open since the area is a major thoroughfare. The applicant stated that the planters could be used to block the view.

Mr. Dean Anderson the owner of the company explained the use of the stainless steel open BAR and that someone will always be attending the bar.

The BAR feels this will be a nice addition to the mall.

Mr. Schwarz said having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, and for Signs, Awnings, Vending and Cafes, I move to find that the proposed new storefront design details and café details satisfy the BAR's criteria and are compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR approves the application, as submitted with the following modifications: canopies are not on second-floor windows; and signage is moved completely below the second floor window sills.

Mr. Osteen seconded the motion

### **Approved (7-0)**

#### **E. New Items**

4. **Certificate of Appropriateness Application**  
BAR-14-04-04  
214 W South Street  
Tax parcel 280097000  
Brent W. Nelson, Owner and applicant  
Replace porch floor/structure, picket fence and window

Ms. Scala provided the staff report

There were no questions or comments from the public.

The applicant, Brent Nelson gave an explanation of the changes that are being proposed.

Mr. Hogg asked why the applicant chose a dark color fence and the applicant stated that white is harder to keep clean and he feels it would look better.

Ms. Miller doesn't have a problem with the height and color of the fence, but she wonders why the same type of floor couldn't be used to replace the current floor and the applicant stated because that type of floor tends to warp and doesn't last long.

Mr. Osteen has an issue with the fence. He tends to like a white fence and asked why the applicant wanted to increase the height and the applicant stated because it would be more in scale with the house.

Mr. Schwarz likes the white fence that is currently there and he is okay with the material proposed for replacing the floor.

Mr. Graves could go either way with the fence and understands why the applicant wants a darker color.

Mr. Sarafin supports the fence and the decking.

Mr. Graves said Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and for Rehabilitations, I move to find that the proposed replacement of (1) the porch floor/structure;(2) the picket fence and (3) the basement window 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, except the fence shall be 36" high wood, painted or stained white.

Mr. Osteen seconded the motion

**Approved (7-0)**

5. **Certificate of Appropriateness Application**

BAR 14-04-01  
113 Altamont Circle  
Tax parcel 330121000  
Stanley H Epstein, Owner and Applicant  
Rear addition

Ms. Scala provided the staff report.

The builder was present only to answer questions.

**Questions from the public**

Mr. Kenny, 511 North 1<sup>st</sup> St just wanted a chance to look at the proposal.

Ms. Miller inquired about the outline of the old addition that was removed and the builder stated it would be captured in the new addition.

Mr. Schwarz asked if the windows were original and the applicant stated that none of the existing windows are original and they will not be addressed in this proposal.

The BAR feels that it is odd that the windows are not related to what is there.

Mr. Hogg 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 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 as submitted with the condition that the main floor windows on the deeper part of the addition be changed from paired to 1/1 single sash, and that they be aligned with the bay pattern established by the brick piers at the basement level. The window material shall be changed to something more consistent with BAR approval elsewhere.

Mr. Graves seconded the motion

**Approved (7-0)**

6. **Certificate of Appropriateness Application**

BAR 14-04-03  
104 1<sup>st</sup> Street North  
Tax parcels 330244000 and 330245100  
First & Main Charlottesville, LLC, Owner/Keith O Woodard, Applicant  
First/Market parking lot: add fencing, lighting, landscaping

Ms. Scala provided the staff report.

Chris Clements and Mike Morris representatives for the applicant clarified some of the changes and the light fixtures.

There were no questions or comments from the public.

Mr. Osteen asked if they are proposing three new trees and will four trees remain and the applicant stated that was correct. He also asked if they are preparing a soil volume to accept the trees and the applicant is not sure of that plan.

The BAR feels the light proposal is a bad plan. They feel at this time they could not support this application. They suggested that the applicant consult with a professional light designer.

The applicant asked the BAR for a deferral.

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

Mr. Sarafin seconded the motion.

**Accepted (7-0) applicant's deferral request. The BAR wants more information regarding material surface under bike racks; photometric plan and assurance that lighting will not cause glare; plan for soil preparation for trees.**

7. **Certificate of Appropriateness Application**

BAR 14-04-02

517 Rugby Rd

Tax parcel 050046000

Alumni of Alpha Mu, Inc, Owner/ W Douglas Gilpin, Jr, Applicant

Delta Sigma Phi exterior upgrades/repairs/improvements

Ms. Scala provided the staff report.

The applicant, Doug Gilpin explained the current proposed renovations and the past renovations.

There were no questions or comments from the public.

The BAR asked what type of material would be used and the applicant stated that it is material he had used before and it was just approved in Rhode Island in an historic district and at a resort in West Virginia.

The BAR doesn't have a problem with using the azek, but they do have a problem with the vinyl railing. They feel they crack and break and don't hold up well.

Mr. Hogg said having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed upgrades, repairs and improvements satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with the following modifications: enlargement of the decks on east elevation (façade of building) is not appropriate; the azek railing proposed for use there is not approved as proposed, with the understanding that the existing porches may be retained and repaired as an alternative; the

wooden corner boards must be retained and repaired and not replaced with azek; the proposed front door design and materials are appropriate; replacing the railroad tie retaining wall with a parged concrete wall is acceptable; and the materials and configuration of the proposed windows is consistent with the guidelines (but the dormer windows will be retained).

Ms. DeLoach seconded the motion

**Approved (7-0)**

8. **Certificate of appropriateness application**  
BAR 14-04-05  
632 Ridge Street  
Tax parcel 250064000  
Red Rose, LLC, Owner/ Otis Lee, Jr, Applicant  
Main house maintenance and upgrades; cottage renovation

Ms. Scala provided the staff report.

There were no questions or comments from the public.

The applicant Mr. Otis Lee was present and explained that he is only trying to get the house up to date and upgrade the façade.

Ms. Miller asked if the applicant was planning on using any tax credits and the applicant stated no.

Mr. Hogg stated that the things that are being proposed are very consistent with tax credits for investing in historic properties.

The BAR thanked the applicant for the work he is putting into restoring the character of this property.

Mr. Sarafin said, having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed main house upgrades and cottage renovations satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC District, and that the BAR approves the application as submitted but addressing the utility meter area by cleaning up the extra plywood, and putting a simple wood sloped roof over it and painting it all medium gray; and retain/repair as much as possible the cottage windows (rather than replacing them.)

Mr. Osteen seconded the motion

**Approved (7-0)**

**G. Other Business**

10. **PLACE Task Force update – None -Tim Mohr is attending a PLACE meeting regarding W Main Street.**

**Miller asked if anyone wished to become more involved in the Belmont Bridge discussions. Schwarz volunteered.**

**Schwarz asked about work session topics such as tinted glass, vinyl windows, and canopy signage; Osteen suggested discussing materials, such as synthetic stucco; Hogg**

**suggested storefront design and components; and Mohr (previously) requested a discussion of lighting glare.**

**H. Adjournment 9:00 p.m.**