

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

Members Present:

Michael Osteen – Acting Chairman
Brian Hogg
Carl Schwarz
Candace DeLoach
Whit Graves
Laura Knott

Staff Present:

Mary Joy Scala

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

Roger Birle from DGP Architects spoke. Pride Holdings, LLC is representing William Pritchard, Jr. who purchased 408 Park St. which is known as the Tower House. Mr. Pritchard will be moving his insurance business into this office building in which he is proposing some renovations. The work is being overseen by VDHR for tax credit purposes and Mr. Birle would like to have the work reviewed administratively.

1. New roof and flashing to hand-crimped standing seam steel roof in prefinished charcoal color. New gutters and downspouts to match existing to be copper; New EPDM at flat roof areas to be black in color. Upgrade the asphalt shingle.
2. Second floor balcony facing Park Street over the main entry porch, and the door is not original; Replace door with pair of single glazed French doors that fit in original door opening. Muntins to align with original sidelights; Custom door to be of mahogany for paint with brass interlocking threshold. Exterior mahogany storm/screen panels to be single light.
3. Most of the windows will be repaired. On South façade four units to have sash replaced with insulated glass with clear low-e glass. Muntin profiles and configurations to match existing. Original windows to be restored according to NPS Preservation Brief #9 allow for one operating unit per room. Storm windows to be replaced with low-profile enamel-coated steel units with one-over-one configuration.
4. New shutters and operable hardware will be added to work with existing pintels as feasible. Shutters to be of mahogany with copper cap on edges.
5. Existing “moat” condition has led to rot at sill and jamb and the sill at “moat” is to be replaced with stone sill and brass interlocking threshold.
6. Iron railings will be replaced and painted to match the existing style and color, but be code compliant with regard to picket spacing.

Mr. Hogg said he is content with the project as it has been described.

Ms. Knott said she supported it as well.

Mr. Osteen said it is a fine project and there is consensus that the board is in support of the administrative approval.

B. Consent Agenda

It was motioned by **Mr. Hogg**, seconded by **Ms. Knott** to approve the minutes from May 20, 2014 and June 17, 2014 with a name correction in the June minutes.

C. Deferred or Previously Considered Items

5:40 1. **Certificate of Appropriateness Application (Deferred from May)**

BAR 14-05-03
743 Park Street
Tax parcel 520052000
Shigehiro Oishi and Jaesook Lee, Owners and Applicants
Replace roof

The applicant is seeking approval to replace the existing slate roof with pre-finished 26 gauge metal roof in charcoal grey. It will have 16” pan width and 1” seam height. The brand name is Englert and the seams will be double-crimped by machine. The turret roof will have flat seams.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, **Ms. Knott** moved to find that the proposed new metal roof satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, seconded by **Mr. Schwartz**, the BAR approves the application as submitted 6-0.

6:00 2. **Certificate of Appropriateness Application (Deferred from June)**

BAR 14-06-02
617 Park Street
Tax parcel 520186000
Chris and Megan Long, Owners/ Russell Skinner, Applicant
New rear addition and site changes

Since the last meeting in June, the applicant has revised the plan to incorporate BAR comments, including:

The applicant seeks to add a new 12' x 26' deck to the rear of the house. Because there is currently no rear door, the plan is to replace an existing double window with a Pella, white, aluminum clad double door to access the new deck.

The deck will be constructed of pressure-treated lumber with a rail using 4"x4" posts and 2" pickets.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, **Mr. Graves** moved to find that the proposed rear deck and double door satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle- Venable Neighborhood ADC district, with conditions that the deck be stepped in 1 foot from the edge of house and be stained in color of the owner's choice, seconded by **Mr. Schwartz**, the BAR approves the application 6-0.

6:40 4. **Certificate of Appropriateness Application**
BAR 14-07-02
401 E Main Street
Tax parcel 053059000
East Mall, LLC (Charley Lewis), Owner/ Molly Lapekas,
Applicant
Café changes: brown metal surround; wood tables

401 East Main Street is a contributing structure in the Downtown ADC district. It was most recently used as the Positively 4th Street restaurant and bar, and prior to that, the Enoteca wine bar.

Staff recommends black fencing (and black light poles and trim on the planters) and black table tops, as approved by the BAR in April. The outdoor bar lacks the coordinating wrought iron trim, but otherwise is was approved.

Molly Lepekas and Dean Andrews, Applicants stated they are trying to do the right thing, have invested quite a bit of money

Mr. Osteen stated he thinks the railing is a nice color and could work in some environments, not as nice as the black. He said if the wood was one uniform color that would really help the whole thing. Mr. Osteen realizes from a financial standpoint the railing is the toughest thing to correct.

Ms. Deloach said the applicant has made a huge improvement, and glad they are in the neighborhood.

Mr. Schwartz said everything on the mall is black, which is a slippery slope.

Mr. Hogg said maybe the applicant should ask for a deferral to provide a uniformed appearance to the wood in the café, at which time the BAR could revisit the question of whether the railings could remain brown.

Ms. Scala stated she would prefer the BAR deferred it rather than the applicant, because it is a zoning violation, and it should be decided at their next meeting.

Mr. Hogg moved that the BAR defer a decision on this application to allow the applicant to revisit the wood finishes to try to achieve a uniform appearance. It will be taken up again next month after the corrections have been done, seconded by **Ms. DeLoach**, the BAR approves 6-0.

7:00 7. **Preliminary Discussion**
 BAR 14-07-03
 503, 501, 425, and 421 W Main Street
 Tax parcels 320175000, 320176000, 320177000, and 320178000
 The Sutton Group, LLC, and Andrew Levine, Owners/
 Southern Cities Studio, Agent, Applicant
 New mixed-use complex

The applicant is requesting a second preliminary discussion of by-right buildings. There are two schemes: Option A encompasses four parcels, including Atlantic Futon. Option B encompasses three parcels, as in the first preliminary submittal.

Option A: There appear to be 3 levels of parking (access to and from Commerce and West Main); 3 levels of residential; 1 level of commercial on West Main Street; and 5 levels of office. There is a parking garage and a large retaining wall facing Commerce Street.

Option B: There appear to be 3 levels of parking (access from West Main Street only and to Commerce Street only); 4 levels of residential; 1 level of commercial on West Main Street; and 5 levels of office. There is a parking garage and large retaining wall facing Commerce Street.

Since the last review, the building behind 501 and 503 W Main Street has been reduced in height. It is appropriate to put the higher building on the Atlantic Futon part of the site.

In staff opinion, the Commerce Street elevations do not respect the character of Starr Hill neighborhood. There could be a more obvious pedestrian connection from W Main Street to the Jefferson School area.

Mr. William Atwood, Architect, said he has met with people in the neighborhood and connected with 100 people. He proposed to put an urban park between the two green walls and the street that does not go all the way through. He decided to go with residences; it is a true mixed use product, and will create 80-100 parking spaces for public parking.

Public Questions

1. **Schaffer Sommers**; 208 6th Street NW questioned the excess parking. He asked what is the minimum amount of parking required to do the scheme and how much additional parking are you proposing.

Mr. Atwood said around 60 spaces extra. He said they do not have a use for the front spaces. He said they will provide parking spaces; 50 Commercial, 50 Housing, 60 City. He said the number would probably shrink but not grow.

Mr. Sommers said he wanted to send a letter to the concerned stakeholder within the city and who would have an interest in the parking situation that they might obtain a traffic study of the area.

Mr. Osteen said to direct the letter to Jim Tolbert, Director of Neighborhood Development Services.

2. **Susie Langenkamp**, 223 5th Street NW; stated that with 150-170 cars parked, the egress is predominately on Commerce Street, and then onto 4th Street and in the meanwhile it seems that with the staff and guests at the new Marriott which will use egress onto 4th Street, and even now this little dinky street is a big mess after about 3 pm in the afternoon, Her concerns are how will the egress problem will be addressed.

Mr. Atwood said they had retained Bill Lynch to study the traffic pattern on 4th Street NW. He stated that he was not that impressed with the traffic pattern from the Marriott versus our use. He said the greatest calming to their neighborhood is that public parking will not have to park in the neighborhoods.

3. **Brad Worrall**, 213 6th Street NW; stated the current egress from the commercial building is still planning to be on Commerce and the entrance will also be off of Commerce, so as you explained the entrance as a New York style "dive down" and the physics of making a 90 degree turn off of Commerce would seem impossible for doing that and Commerce is a fixed width street. It is not a street that can be expanded nor will there be any possibility of stepping back the frontage on Commerce to allow that to happen.

Mr. Atwood stated that the Mr. Lynch is hired to handle both the public and private garage. The people are directed to come in from east and to exit to the east and stay out of the neighborhood. He said based on the history of World-Strides, they do what they are directed to do and design the garage. He said they might make a wider opening.

Mr. Worrell wanted to see the front of the property and asked a question if there is any thought to change the pedestrian access to an area where nothing can be done there anyways.

Mr. Atwood stated that's a good idea because the property narrows to about 25 feet and feels the designer can make this a good area and certainly take his idea under consideration.

Mr. Osteen said he doesn't understand the sequence to how the changes have been made. Has the public seen this and do they understand it to be best of their ability or were there changes since 4 o'clock.

Mr. Atwood said the road essentially went all the way through and there was a huge push back on that idea and talked it over with the traffic person and decided not to do that.

Ms. Susie Langenkamp stated on the end of the street, the Jefferson School has a playground and every day she sees the children playing outside and wonders if there is a law or rule which would protect children from being near obvious sources of daily increases of pollution that they will be breathing in every day.

Brad Worrell asked does the BAR just consider the specifics of this local environment or are they considering the entire impact.

Mr. Osteen said we would absolutely consider the entire impact on the district but re-zoning takes precedent to a certain extent and everything Mr. Atwood is proposing is by right and now we need to work together as a community, the BAR, and an applicant, and try to come up with a possible solution.

Mr. Hogg stated for the BAR reference, the boundary of the district is on Commerce Street on the north and is not north of Commerce Street. He said Jefferson School is an individual landmark and we can certainly take into consideration the neighbors' opinions and the neighbors' points of view but our design review is informed by the contacts that are defined by the historic district and those boundaries are set and published in the map.

Mr. Hogg said he thought this design is much better than the one he saw before and the height of the buildings east toward the phone company is good and a bar coming west behind the houses is also good. He said the size of the building has been an ongoing concern and removing the parking does create the possibility of eliminating the substantial component of elevation of the building particularly behind the historic houses. He said the extra parking should be re-considered aside from the economic impact.

Mr. Hogg said this abstract design is a little too fussy but the concept is a nice neat tidy one with a big bar and little bar and should be embraced. Mr. Hogg said the buildings should be clean and recessive, so they don't draw attention to themselves or of the historic houses or streetscapes on either side. He said the plans are very low key and the materials could be modern materials. In the elevation on the office portion, it is not well integrated. It is a very traditional frame with a store front and some windows above it and a big glass office building.

Mr. Hogg said now it's time to put these pieces together and think really hard about how these pieces are going to be integrated in and of themselves and to each function. How they are to be integrated as a successful design and then how they relate in a very low key fashion to the buildings to which they are associated.

Mr. Hogg said the building actually wraps around the houses but you (Mr. Atwood) have detached pretty substantially (and a lot less demolition than in the

first one) but you should probably take it a little further so it shows up on your level two plan where you end up wrapping around the back of the western house. Maybe if you had taken the back of the western house as the front of the building and didn't try to subsume it; he feels that would be a better idea. Mr. Hogg said we need to see the mechanical equipment and roof top appurtenances really soon because this is a lovely imaginary view of these buildings.

Ms. Deloach said she was disappointed that option B was dismissed, but seeing the elevation is much more respectful to the historic buildings.

Mr. Schwartz said it does need some simplification. He said the concept of having 3 different buildings on 3 different lots certainly needs some tying together. He said the commercial building should respond more to the other commercial buildings.

Ms. Knott said she is in agreement with Mr. Schwartz and Mr. Hogg about calming down the buildings in the back and this creates an opportunity to showcase the two historic buildings. She said once they start to work out the details, in the pedestrian connection will be a better opportunity to figure out how to get pedestrian and vehicles in the same space. She said concerning the green space in the back, putting in some steps and platforms down a slope, similar to the building they saw at 10th and West Main Streets, definitely makes it a nice public space, she feels it is heading in a good direction.

Mr. Osteen said he agrees with all that's been said and adding the extra site is tremendously helpful and giving the two premier houses on the site some room to breathe is great. To have a better idea of the location and scale of the telephone building in an exhibit on both sides would be very helpful. Mr. Osteen said he likes the idea that from West Main Street it would be calming and he would hope we could have enough landscaping in each of those three slots that would really disappear, that has been referenced in the prospective view. He said that it is curious to him that the park that comes in from the back side becomes parallel to Commerce Street. He said eliminating the parking under the two historic houses was good decision making.

Mr. Hogg said to Mr. Atwood when putting your prospective design together, to be really careful that they are correctly representing the proposed design. (Does the commercial building align with the phone company building?)

Mt. Atwood said he feels the biggest change in the Starr Hill community would be a solid public parking lot which would take people off the streets searching for parking.

Mr. Hogg moved to Adjourn – 7:35 p.m.