

City of Charlottesville
Board of Architectural Review
Minutes
March 17, 2014
City Council Chambers-City Hall

Members Present:

Melanie Miller - Chairperson
Carl Schwarz
Candace DeLoach
Kurt Keesecker – Planning Commissioner
Justin Sarafin
Tim Mohr – Vice Chair

Absent

Laura Knott
Whit Graves

Staff Present:

Mary Joy Scala

Chairperson Melanie Miller called the meeting to order at 5:30.

Matters by the Public

Mark Kavit 400 Altamont Street- concerns were the signage placed on the property to let the people know that there is a change taken place. He said that was not done for the applications listed tonight. He said he didn't know what the reason is maybe because Jim Tolbert is no longer here. He said anyone could make a case that the signs were not posted and anything on the agenda tonight is not appropriate. Mary Joy Scala commented that she personally put up one sign and her intern, Camie Mess, posted all the others as required. He also commented on the murals. He said there should be further discussion on the murals and not leaves the decision up to a few individual people to decide what is going up there. Referencing the Village School request, he said last year the BAR said they were not going to allow demolition to take place unless they know what is planned.

Mr. Sarafin said that is contrary to the BAR's guidelines to approve or deny demolition of anything depending upon what replaces it. He said he is not sure about that statement.

- A. Consent Agenda
1. Minutes February 17, 2015
 2. Certificate of Appropriateness Application
BAR 15-03-04
609 West Main Street
Tax Parcel 320171000

Main Street West, LLC, Owner/ Greg Jackson TOPIA design, Applicant
Add a roof monitor to existing building's 2nd floor roof

Mr. Keesecker moved to approve both items on the Consent Agenda, seconded by Mr. Schwarz, motion passes 5-0.

C. New Items

3. Certificate of Appropriateness Application
BAR 15-03-01
731 West Main Street
Tax Parcel 320145000
Benjamin Myrtle, Applicant/ Margaret Gibson, Owner
Window Replacement

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR.

Ms. Miller is in favor of replacing the windows; not sure of the choice window.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Schwarz moved to find that the proposed replacement of second-floor windows satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted, and with one over one configuration (no divided lights) as presented, and the glass will be clear not tinted, and no change in the masonry openings, seconded by Mr. Keesecker, (4-1), with Miller opposed.

4. Certificate of Appropriateness Application
BAR 15-03-02
123 Chancellor Street
Tax Parcel 090140000
Garrett Rouzer, Applicant/ Lambda Gamma of Chi Omega, Owner
Replacement of existing slate roof with simulated slate roofing, standing seam metal or deep shadow architectural shingles

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The BAR has previously permitted replacing real slate roof with standing seam copper or metal (521 1st Street North, 611 Park Street, 743 Park Street). Staff believes the BAR has also approved artificial slate, but no specific addresses have been located.

Mark Kavit, 400 Altamont Street, said it is a shame to lose the look of the building.

Mr. Schwarz said he would support synthetic slate and that it matches the existing slate well.

Ms. Scala said she has seen the two, real slate and synthetic, installed side by side in Fredericksburg, and could not tell the difference.

Mr. Sarafin asked how St Paul's church ended up with asphalt shingles.

Staff said it was built that way.

Mr. Rouzer said the Esmont slate is failing, so they were trying to do something within a construction budget.

Mr. Sarafin said he has reservations. The expense argument for slate has been pushed too far, and the use of synthetic slate sets a precedent.

Mr. Keesecker what can we expect on the ridge caps and valleys of this roof replacement.

Mr. Rouzer said all of the caps are aluminum profiles. Slate roof was replaced with another slate and it damaged the structure.

Mr. Keesecker read from the Guidelines. One said to match existing materials. Another said artificial slate is an acceptable substitute when a replacement is needed.

Ms. Miller said since there are very few mansard roofs in Charlottesville, and slate is a common feature and is quite visible, she said it should go back to slate.

Ms. DeLoach agreed.

Mr. Schwarz agreed with the Guideline that allowed synthetic slate. More details are needed.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Schwarz moved to find that the change from a slate roof to a synthetic slate roof satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as modified with synthetic slate to match the color and size of the existing slate on the structure; the existing and proposed dimensions of the slate should be submitted to staff for approval. If it cannot be matched, then the applicant must return to the BAR, seconded by Mr. Keesecker, motion passes 4-1 (Ms. Miller opposed).

5. Certificate of Appropriateness Application
BAR 15-03-03
409 3rd Street NE
Tax Parcel 330072000
Village School, Owner/ Roger L. Birle AIA, Applicant
Demolition of 1980s additions, both the north and south wings

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The south side addition dates to 1999; none of the original porch remains. The appendage on the north side is apparently an original porch with infill added in 1999. It appears the floor and possibly the roof may be intact. Returning the north side to an open porch would be appropriate.

Roger Birle said the north wing is a really small office and they are wood, not vinyl, windows. He said they can replace them with a more beautiful window. The Village School wants to put classrooms in this building. The front porch will need to be restored. The north wing could be a combination open porch with an interior wooden (egress) stair leading from an upstairs window.

Mark Kavit, 400 Altamont Street – stated that he is confused to what is being proposed to be taken down and he needed clarification so he can answer questions when the people in the neighborhood ask him.

Mr. Birle showed him the picture and explained what is being taken down.

6:14 pm Mr. Mohr joined in the BAR Meeting

Ms. Deloach asked if he had materials for the fencing he going to use.

Mr. Birle commented there is an odd structure on 3rd street. It is a brick wall and it seems like it dates back to the earlier photographs. The brick wall works perfectly for a privacy screen. The back toward the parking lot would be a wood fence or an iron rail.

Mr. Sarafin asked if, for the larger addition on the South side, there is any evidence as to what came before there.

Mr. Birle said only the photograph and he went back end and checked the crawl space and did not find anything.

Ms. Miller said this certainly meets the guidelines because the additions are new. It is a welcome change.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, Mr. Sarafin move to find that the proposed demolition of both side additions 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 approved the demolition of both side additions as submitted, seconded by Mr. Mohr motion passes 6-0.

6. Certificate of Appropriateness Application

BAR 15-03-05

616 Park Street

Tax Parcel 520184000

Elliot and Irene Jennings, Owner/ Ned Ormsby, Lithic Construction, Applicant

Add roof to existing side porch and modify existing landscape

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR.

Ned Ormsby with Lithic Construction represented the Jennings.

Mr. Schwarz said there are some trees drawn more darkly, are those trees new.

Sophie Johnston, Landscape Architect, said we are adding trees but not replacing trees.

Mr. Mohr said you stated you are raising the driveway; are you paving the one section of the driveway or just in front of the steps.

Ms. Johnston said just in front of the steps to have some arrival brick, sand set brick is the landing driveway. The owners are leaning toward cobble edging.

Ms. Miller questioned for the addition, is it exactly the same to what was approved or were there more things on the previous application that are no longer a part of it.

Mr. Ormsby said he has not seen the original application but his understanding that this is the exact same proposal that was submitted in 2012. He said there were some steps and a window on the second floor that are not included in this proposal.

Mr. Keesecker asked about the image shows some hanging lighting and it looks like little candelabra lamp value fixtures.

Ms. Johnston said the owner wants some string lights and we have talked about just some rope lighting that can be put up and taken down.

Mr. Mohr said he understand the frustration of having a walnut tree in front of your house.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for Site Design and Elements, Mr. Sarafin moved 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 addition and site changes as submitted, with either cobble or brick edging, the fate of the walnut tree left up to the applicant, and with stone site walls instead of brick, seconded by Ms. DeLoach, motion passes 6-0.

7. Certificate of Appropriateness Application

BAR 15-03-06

1327 West Main Street

Tax Parcel 100007000

University Mews Bank Association, Owner/ Café Caturiza UVA, LLC, Applicant
Renovated storefront

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The unfinished wood is not appropriate as an exterior material in the historic district. The BAR may have suggestions for a more appropriate solution.

Mr. Dexter Brown and Mr. Trevor Gibson were the applicants. Mr. Brown said the building is not brick and it was built in 1991. It is glass that has been glazed over, you can sit and look up through the windows see people's legs, so it is not ideal. He explained how they took barn wood from an old barn; and how it is very low impact and vastly improves the looks. He apologized that he didn't know the guidelines so please bear with him.

The BAR discussed the finish and deterioration of the wood at great length.

Mr. Mohr and Mr. Sarafin discussed having a metal seal that would tie into the wood which would be more of a decorative panel. Further he should frame the two sides so it looks like an inset.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Mohr moved to find that a modified version of the storefront, adding a metal sill and bar on the side of the door, capturing the wood insert, as discussed, and the applicant shall submit a dimensioned sketch of the proposed detail, with a sample or picture of the proposed material [to match existing metal storefront] will satisfy the BAR's criteria, and will be compatible with this and other properties in the West Main Street ADC district, and that the BAR approves the application as modified, seconded by Mr. Schwarz, motion passes 6-0.

8. Certificate of Appropriateness Application

BAR 15-03-07

819 West Main Street

Tax Parcel 310184B00

Citico Realty Co/American Tower, Owner/ Virginia PCS Alliance, L.C.
(NTELOS), Applicant
Addition of NTELOS antennas and ground equipment

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. This is a permitted use because the existing tower was in place prior to 2001. There are existing antennas in this location; and there is no practical way to screen the tower. Existing vegetation currently screens the fenced equipment area.

Jessie Wilmer represented the applicant, Ntelos, who are enhancing their 3-D to 4-D LTE. It's not pretty but it is needed.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mr. Schwarz moved to find that the proposal to add six new antennas and two ground cabinets satisfies the BAR's criteria and is compatible with other properties in the West Main Street ADC district, and that the BAR approves the application as submitted, seconded by Mr. Sarafin, the motion passes 6-0.

D. Deferred or Previously Considered Items

9. Certificate of Appropriateness Application

BAR 14-11-01
1309 West Main Street
Tax Parcel 100016000
RAAJ Charlottesville, Owner/ Darrell Slomiany, Applicant
Exterior Changes

The applicant addressed the previous conditions of approval:

1. The rooftop mechanical screen has been pulled back as required. Its material and color should be confirmed.
2. The BAR should comment on the appropriateness of the penthouse windows that were added on the front façade.
3. Staff is uncertain if the BAR's intent has been met. The condition was, "Provide internal spacer bars on the ground floor (SDL) windows." The response is to add an "internal mullion." The BAR and applicant should confirm that simulated divided lights (external muntins with internal spacer bars) are intended, not grids sandwiched between the glass.
4. The lower rail will match the top (preferred) rail design.

The BAR had an in-depth discussion on the color of the building and the "Graduate" sign concluding with approval with many modifications.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Schwarz moved to find that the proposed building rehabilitation changes satisfy the BAR's criteria and are compatible with this property, and other properties in the West Main Street ADC District, and that the BAR approves the exterior changes with the following modifications:

the BAR wants to see the profile for window muntins;

revised color scheme per discussion [no teal; use previous grays or grayed blues with darker color replacing light vertical bands]with physical samples of all colors mailed to staff for circulation;
revised elevations to show where colors are going; penthouse shall be changed back to bronze color with windows reconfigured at east end;
the Graduate sign may be located high up on the west side, if removed from other two elevations; and
a monument sign is OK but the BAR wants to review it.
seconded by Mr. Mohr, motion passed 5-1, (Mr. Keesecker voted against)

10. Certificate of Appropriateness Application

BAR 14-11-03
1106 and 1108 West Main Street
Tax Parcel 100064000 and 100065000
Carr Hospitality, Owner/Austin Flajser, Applicant
New mixed-use complex construction

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR.

Staff requested the following additional information from the applicant; the BAR should determine if the submittal is adequate.

- Dimensioned elevation drawings for all four elevations with materials called out;
- Wall sections;
- Description of window manufacturer;
- Materials board;
- The glass must be clear per the ADC guidelines;
- Lighting and signage may be submitted later.

Mr. Keesecker asked about the thickness of the fiber cement panels on the garage. Is it called a plank material?

Applicant stated it is about 5/16, that it is not very thick.

Mr. Mohr asked is there a stair in the corner.

Applicant said that is part of the garage.

Ms. DeLoach said she is curious to know what City Council comment was about the red because is this the color chosen by the City Council. Ms. DeLoach said she still has a problem with the colors because they disrupt the subtle colors.

Mohr said the canopy is very successful.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Mr. Keesecker moved to find that the proposed new building satisfies the BAR's criteria and guidelines, and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the following final details as submitted, with the exception of a change in glass to 70% clear at the street level in all areas except the 11th street façade of the tower, and all podium glass in the 2nd, 3rd, and 4th floors shall be 70% clear except in the tower, with signage and lighting to be submitted to the BAR later, seconded Mr. Sarafin, motion passes 6-0.

11. Certificate of Appropriateness Application (final details)

BAR 15-03-08
501 West Main Street

Tax Parcel 320175000, 320176000, 320177000, and 320178000
The Sutton Group LLC and Andrew Levine, Owner/ Bill Atwood/Southern Cities Studio,
Applicant
New mixed-use complex construction

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. This plan has many good points: the open “cross street” that creates a vista to the Jefferson School; storefronts and activity on Commerce and on West Main Street; preservation and adaptive re-use of two significant historic buildings; public parking for Main Street commercial uses; setbacks that allow historic facades to the west to retain use of windows. The BAR should determine if any additional information is needed to complete the approval.

Ms. Miller asked for trees to go between the historic buildings
Mr. Atwood said certainly trees are in the plan; we would definitely add trees to give it dimension.

Mr. Keesecker Are the panels on W Main the same size as on Commerce.

Mr. Miller is all this in beige sidewalk material.

Mr. Atwood said he not sure why it is showing beige, it is just green lawn.

Mr. Sarafin said the terra cotta color is successful and taking it down the street and tying it into Commerce Street.

Public Comments

Leanna Arias said we understood it was at 9:40, we had some discussion, we are not happy with the design. We felt it is fixed worse. She is speaking for the neighbors. The traffic is the main thing and Commerce Street is going to suffer. It is a safety concern. The more successful it is, will be worse for the neighborhood. The neighborhood thinks it is massive. Please consider their thoughts.

Mr. Mohr said he thinks it is much better than before, and most of it is a good move and has come a long way in the right direction.

Mr. Schwarz stated he thinks it has come a long way.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Mr. Schwarz moved to find that the proposed new buildings satisfy the BAR’s criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the project as submitted, with signage and lighting proposals to come back to the BAR, and revised elevations (of parapet heights/Commerce Street panel reveals) to be circulated by email, seconded by Mr. Mohr, 4-2, with Ms. Miller & Ms. DeLoach opposed.

E. Other Business

12. PLACE Task Force update – Tim Mohr summarized recent topics:

1. PLACE proposed testing of West Main concepts;
2. PLACE agendas going forward should include helping to write RFP’s; value analyses for design;
3. Code audit and form based code are upcoming;
4. PLACE website is out of date.

Annual BAR Goals

The Chair said she and the Vice-Chair met yesterday with staff to discuss annual goals.

Suggestions are:

1. All applications linked to agendas and archived online;
2. Add scanned historic surveys to shared website;
3. Codify that digital submissions are required;
4. Update submittal requirements for new construction;
5. Organize website;
6. Better lighting requirements;
7. Better public education;
8. Worksession for BAR training regarding zoning; and also form based code.

Tim Mohr suggested an Open House with the public to be more approachable.

He also noted that the BAR should request a style guide from PLACE to address City-wide street furniture, lighting, etc.

10:00 Motion to adjourn by Mr. Sarafin