

City of Charlottesville
Board of Architectural Review
Minutes
April 21, 2015
City Council Chambers-City Hall

Members Present:

Melanie Miller - Chair
Carl Schwarz
Kurt Keesecker – Planning Commissioner
Justin Sarafin
Laura Knott
Tim Mohr – Vice Chair
Whit Graves
Emma Earnst

Staff Present

Mary Joy Scala

Absent

Candace DeLoach

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

A. Matters by the Public

Robert Nichols , 620 Farish Street with Formwork Design introduced a proposed new building at 550 E Water Street.

Rebecca Quinn, 104 4th Street reprimanded the BAR for not speaking into the microphones.

B. Consent Agenda

1. Minutes March 17, 2015
Mr. Sarafin move to approve the three items on the Consent Agenda, seconded by Mr. Keesecker, motion passes 5-0-3. (Graves, Earnst, Knott abstaining because they were not at the March meeting)
2. Certificate of Appropriateness Application
BAR 15-04-05
608 Preston Avenue
Tax Parcel 320014000
King Lumber Partners, LLC, Owners/ Mark Green, Applicant
Revisions to renovation plan
3. Certificate of Appropriateness Application
BAR 15-04-07

609 W Main Street
Tax Parcel 320171000
Main Street West, LLC, Owner/ Greg Jackson TOPIA design, Applicant
Add exterior rear elevator

C. Deferred or Previously Considered Items

- 5:40 4. Certificate of Appropriateness Application
 BAR 14-09-01
 200 2nd Street SW
 Tax
 Market Plaza LLC, Owner/ Powe Studio Architects, Applicant
 New Urban Mixed-Use Development (Details)

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. She said the BAR should determine if any additional information is needed to complete the approval.

(Mr. Schwarz recused himself from this Application)

Mr. Powe, architect and developer of Market Plaza gave a presentation of the Plaza. Mr. Powe had seven specific changes that had been made since the project's last appearance before the group. These included brick colors, placement of an elevator between Water Street and the Plaza Level and awnings that will permanently rise above the market stalls.

Public Comments

Rebecca Quinn –stated she is not a fan of massive buildings, she is a fan of density, and feels if we're going to have a building of this scale, then this is a pretty good-looking one. Assuming the police will weigh in for safety. She is delighted where it started and where it has ended up.

Mary Gillium – Very curious about traffic pattern on South Street

Close Public Comment

Mr. Powe said he hopes to develop the surface lot as a second phase of Market Plaza and is planning for redevelopment of the lot, which will be informed by how the market reacts to the new building.

He said if our office space is leased up before we begin to break ground, that would suggest that maybe phase two would have more office space. The future of the Landmark Hotel also has a lot to do with our building. If that remains a boutique hotel, then we wouldn't consider a hotel.

Mr. Mohr said, and Ms. Miller agreed, that the fountain lighting should generally be kept white, with color only for special events.

There was discussion about which colors would be used for the main pavers and for accent pavers.

The BAR did not have concerns about the tents being translucent so they would glow.

Mr. Keesecker expressed concerns regarding the site along South Street. These included the location of the elevator, the number of car openings to the garage and size/scale of the Plaza canopies and their placement in former 1st Street and adjacent to the building.

Mr. Powe clarified the photos showing choices for materials: he said the brise soleil is at the lower right; the tents would be more like the center top photo; the upper left shows the glow they are proposing; the clear glass version of the left canopy is the preferred choice.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Mr. Sarafin 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 Downtown ADC District, and that the BAR approves the application as submitted with refinements to brick paving and other details to be circulated [to BAR] and approved administratively if possible. The following addendum to the motion was included: When the 2 versus 3 lanes of traffic flow in and out of the building is resolved, if there are design changes accordingly, it moves to 2 lanes, that the BAR will specifically see that design revision [because perhaps the elevator location would change]. The motion passes 6-1-1, Mr. Graves seconded, Mr. Keesecker opposed. Mr. Schwarz abstained.

6:10 5. Certificate of Appropriateness Application
 BAR 14-11-01
 1309 West Main Street
 Tax Parcel 100016000
 RAAJ Charlottesville, Owner/ Darrell Slomiany, Applicant
 Exterior Changes

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

Staff noted the status of the previous conditions of approval:

- The BAR wants to see the profile for window muntins; **The muntin profile has not yet been submitted. Either Dark Bronze color would be appropriate for the muntins.**
- Revised color scheme per discussion [no teal; use previous grays or grayed blues with darker color replacing light vertical bands]; **This has been done. The applicant thinks there is too much blue. Staff would recommend an all-gray scheme, rather than the Vermont Slate choice, to keep it more modern looking.**
- Revised elevations to show where colors are going; **These have been submitted, although the colors are not rendered accurately. Note the signage should be located on the west side, which is the applicant's intent.**
- Penthouse shall be changed back to bronze color with windows reconfigured at east end; **The applicant is proposing medium bronze, which may be appropriate. The windows at the east end do not line up as they turn the corner, and the window size is not as large as the BAR envisioned.**
- The Graduate sign may be located high up on the west side, if removed from other two elevations; **This is the applicant's intent.**
- And a monument sign is OK but the BAR wants to review it. **This has not yet been submitted.**

Th the meeting the applicant presented a profile drawing of the muntins, and new renderings of the building, and new paint color samples.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Keesecker move 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 application with the following modifications the color scheme based on images in the gray colors that were submitted to Ms. Scala, seconded by Mr. Sarafin, passes 8-0.

6:30 6. Certificate of Appropriateness Application
BAR 15-01-03
313 E Main Street
Tax Parcel 330229000
Charles Kabbash, T/A 414 Associates, Owner/
Joe Benny, Kilwin's of Charlottesville, LLC, Applicant
Demolish and Reconstruct Storefront

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The two signs will require separate sign permits that may be approved administratively. The proposed reconstruction is generally appropriate. The window glass should be specified as clear, and the storefront material (dark bronze or black aluminum?) should be confirmed.

Mr. Mohr questioned the paint color compared to Splendora's. He said tile floor may be appropriate.

Mr. Keesecker said the door hardware was a missed opportunity.

Ms. Miller said the side sign is fussy and asked how it related to the awning. The applicant said there is an existing sign hanger.

Mr. Schwarz said many storefronts have de-laminating plywood. He advised the use of Fiber cement panels with wood trim or possibly fiber cement trim.

The BAR preferred a squared off door on the right, instead of the arch that was different from the window arches above.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Mohr moved to find that the proposed façade demolition and reconstruction 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, but with the following caveats the BAR wants to see: A detail of the paneling (to be administratively approved); the pattern of the paneling with Kilwin's sign modified so it has a relationship to the paneling below; the door head moved up and flat [not arched] so it matches the window line on the rest of the building; tile choice for the entrance (administrative approval); hanging signage to come back for separate approval, seconded by Mr. Schwarz, , passes 7-1 (Ms. Miller opposed).

7:00 7. Certificate of Appropriateness Application

BAR 14-12-02
1000 West Main Street
Tax Parcel 100068000 and 100070000
University Station, LLC, Owner/Campus Acquisitions Holdings, LLC,
Applicant
New Construction; Mixed-Use Residential (Details)

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The BAR should approve actual samples for all proposed materials and colors. Staff has no other comments.

Dan Hrankowsy gave a presentation on the six-story apartment complex to show the conditions set forth. Mr. Hrankowsy, design director for CA Student Living, said construction is scheduled to begin in May, with an anticipated completion date of August 2016.

Mr. Mohr said the 11th Street parking garage lights are glare bombs; he wants to avoid that here. He suggested 3,000 rather than 4,000 light temperature.

Mr. Schwarz wanted more time to review the site plan they just received today.

Mr. Keesecker said he preferred the opening on the residential windows to be hopper type rather than awnings. He questioned the appearance of the railings. He said it's a lot of railing.

Mr. Schwarz was leaning toward a darker railing that would disappear.

Mr. Knott was comfortable with the landscape plan.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Mr. Graves move to find that the proposed new building details 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 building details as submitted, with all final railing designs that occur on the podium level and lower [not the railings on the building balconies] to be submitted to staff and circulated among the BAR members for approval, seconded by Ms. Knott, the motion passes 7-1 (Ms. Miller opposed).

7:30 8. Certificate of Appropriateness Application
BAR 15-01-02
120 W High Street
Tax Parcel 330184000
William Blodgett, Applicant/Christ Episcopal Church, Owner
Demolish Concrete Curbing and Memorial Garden Site Work

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The BAR should determine if all its concerns have been adequately addressed. Unresolved concerns seem to be:

- Is the proposed Sugar Maple tree similar to the removed Spruce, and compatible with scale of church and Gothic design?

- The rectilinear landscaping along the curved path has not been addressed. The junction of the new walkway with the existing curved walkway has been altered slightly.
- The gate has not been moved back, nor the footing locations addressed.
- The BAR was unhappy before with the proposed block edging. Adding more of the same does not address the issue. The attached photos show the concrete curbing was original to the church. This seems to be the most important issue.

The memorial garden design is appropriate. The low wall is neatly constructed and the motion sensor lighting and tensile fencing are good solutions.

Staff said comments were received from John Conover and Susan Neale.

Richard Carter, Attorney, introduced himself and Bill Blodgett from the church. He said staff mentioned some of the things the BAR was concerned about; we feel we have addressed most of them. There are three I'd like to hone in on:

The tree was removed on advice from a tree expert, which was approved by the City. We suggested a sugar maple because there are a lot in the neighborhood. The tree is appropriate.

He discussed the gate location. He said there are a number of irreplaceable Tiffany windows, and some windows that are not Tiffany. In the memorial garden there is an unprotected window. The garden gate would protect that window. We think the gate location is appropriate.

Third, the curbing, which is broken. We think the stone that was put in really matches the church.

Mr. William Blodgett said we receive compliments on our stone curbing and removal of the spruce. We can put in a maple.

He said the gateway is protecting one of our 1895 stained glass windows, and the gate location is allowing us space. Otherwise, some people would have to stand outside the gate, which is 4" deep, not much mass to it. The posts are at 12 inches square. There is an added benefit maybe everyone will not be able to understand. He said you can enter through a narrower path, then it opens up; a transition. He added that according to an expert who published a book, all of the windows are Tiffany.

Public Comments

John Conover – has lived next door since 1974; the church has resided there well before he moved in. He appreciates them trying to improve the property. The issues are the curbing, the tree and the gate. He said the curb is the BAR's concern. The tree provided screen. He doesn't have a great concern about the kind of tree, but the maple is an issue. Maple roots are detrimental to the brick wall between the church and his property. Maple leaves up higher. The gate is very visible, a nice gate, but should not be flush with the church. The windows along Second Street will not be protected area. He doesn't know the weight of the gates there is an enormous footer, he doesn't think it that big of burden to move back. Respect the church's efforts to improve the property. Most of the things that were done should have been before the BAR before.

Constance Palmer – twice senior warden and she has attended this church for 35 years, and it is a historic priceless gem in the community. The curb is great. She is representing the church.

Ms. Miller said she unable to be supportive of this application for a number of reasons. One, the location of the gate. She feels protecting the one window is not critical enough to move the gate forward. The plantings in our guidelines say plants need to be retained. The spruce provides a cemetery to the building, and sets the church apart from the residential character of the block. She went through several guidelines that were contrary to the proposal.

Ms. Knott agrees with Ms. Miller on all points.

Mr. Schwarz said you have done a better job since you were last here. He agrees with Miller and Knott about the curbing. The granite does not match the building and is not as refined. He would put the gate where they have it. A maple is more appropriate as a street tree, and does not harm the composition because it is not symmetrical.

Mr. Mohr said the new curb, in terms of the historic building and district, is not the solution. The scale is completely wrong for the building. The gate doesn't meet our guideline for height, but is in scale with the building. The memorial garden works better with the gate on the back side from a design guideline.

Mr. Sarafin commented that the tree is not his area. Gate as a design element for a Gothic church, no architect would append a secondary structure to a buttress like this. You can see where they batter inward. The notion of attaching a gate to a buttress is unconventional. As far as the curbing maintenance is concerned, I certainly appreciate the issues. Tim mentioned the scale of the granite. The original builders wanted the material of the curbing to be subservient to the material of the structure itself. From the point of view of our guidelines, I cannot support the gate placement or replacement of the concrete curbing.

Mr. Graves praised Mr. Sarafin's review of the guidelines. He defers to others on the choice of tree replacement. The gate is not attached to the building. I would have voted for the gate. The concrete curbing is the hard one for me. Have some reservations about what new versus old concrete would look like, so don't have an answer to that one.

The applicant asked for a deferral until the June BAR meeting.

Motion by Ms. Miller, seconded by Mr. Mohr 8-0, to accept the applicant's request for deferral until the June meeting.

D. New Items

8:00 9. Certificate of Appropriateness Application
 BAR 15-04-03
 120 West High Street
 Tax Parcel 330184000
 Christ Episcopal Church, Owner/Robby Noll, Applicant
 Add two window well covers

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. It appears that several options were explored. The proposed solution on pages 5 and 6 seems least obtrusive, and most effective. Details are needed about the way the cover and grate are attached to the window frame and the brick window well.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Graves move to find that the proposed window well covers satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the window well covers shown on page 5 of the application as submitted. Mr. Mohr seconded by 8-0.

8:20 10. Certificate of Appropriateness Application
BAR 15-04-01
136 Madison Lane
Tax Parcel 09014200
ZTA Fraternity Housing Corp, Owner/ Dex Sanders, Applicant
Alter 1982 addition to original house as follows: replace siding above original house with thin veneer brick; paint remaining siding to complement brick color, and paint EFIS trim white.

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. Replacing the windows in the roof addition with double-hung, clad windows with SDL's would be appropriate.

Since the pediment was an afterthought to the roof addition, it may be appropriate to remove it. The Guidelines generally support distinguishing new work from an original structure, rather than trying to make it all blend together. Adding thin brick veneer would not make the addition look more historic, since the massing is the problem with the addition. It may be more appropriate to paint both the roof addition (including the vertical elements) and the rear addition a single darker color so the eye is drawn instead to the original house, which was well-proportioned and simply detailed. Keeping the cornice white, with simple trim added, seems appropriate.

The applicant was represented by architect Dex Sanders and a board member for the housing corporation. He said we want to follow staff's recommendations, not doing brick, replace the windows, remove pediment, paint top white and all the siding and EIFS below the top band a darker color.

No comments from public.

Mr. Sarafin commented that he loves the design, it's almost quaint.

Ms. Miller wished the building could be fixed so the addition is not there.

Mr Schwarz supported painting it rather than adding thin brick.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Graves move to find that the proposal satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application with the following modifications: replacing the three windows is OK; demolishing the pediment is OK; Adding the cornice trim is OK; painting the cornice white and the siding a dark color is OK, with the final paint color coming back for approval from Ms. Scala. seconded by Ms. Knott, (Mr. Keesecker & Ms. Miller voted against) the motion passes 6-2.

8:40 11. Certificate of Appropriateness Application
BAR 15-04-02
150 Chancellor Street
Tax Parcel 090109000
Delta Zeta National Housing Corp., Owner/John J. Grottschall for Zeta Corp.,
Applicant
Replace windows; add new HVAC system

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

Ms. Miller said the applicant should consider applying for a tax credit to repair the windows, instead of replacing them.

The BAR asked for window cut sheets, and did not want to see conduits on the sides of the building.

Motion by Ms. Miller seconded Mr. Mohr, 8-0, to defer for a month because the applicant was not in attendance.

9:00 12. Certificate of Appropriateness Application
BAR 15-04-04
611 Preston Place
Tax Parcel 050112000
Scott and Christine Colley, Owner
Replace Windows

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. Regarding any window replacement, the BAR should determine:

- (1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and
- (2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. Vinyl windows are rarely permitted.
- The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained.
- The glass must be clear.

In this case, the existing windows are known to be modern.
The proposed aluminum clad wood windows are appropriate.

Mr. Schwarz said that thinner muntins are more historic.

The Chair thanked the applicants for the really nice packet.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Sarafin move to find that the proposed window replacements satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted, seconded by Mr. Graves. (Mr. Mohr abstain) the motion passes 7-0-1.

- 9:20 13. Certificate of Appropriateness Application
 BAR 15-04-06
 500 Court Square
 Tax Parcel 530096000
 Thomas Michie, TR -1st Mont LD TR, Owner/ USCOC of Virginia RSA#3, Inc,
 Applicant
 Replace 6 antennas and add one new cabinet on roof

Ms. Scala, Preservation and Design Planner, gave a verbal summary of the Staff Report on behalf of the BAR. The applicant is working with the property owner and the City to improve the appearance of this property in a two-step process.

Carl Taskes represented the applicant.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, Mr. Schwarz move to find that the proposed replacement antennas and cabinet 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 as submitted, seconded by Ms. Knott, the motion passes 8-0.

- 9:40 E. Other Business

 14. PLACE Task Force update – Tim Mohr – No report because there was no PLACE meeting this month.

Carl Schwarz said the Streets That Work committee met and went over ten guidelines. They are just getting started.

Justin Sarafin said Preservation Virginia is working on online BAR training modules. He asked that the BAR give feedback on the first module that he emailed to them.

- 9:50 F. Adjournment 11:40 p.m.