

City of Charlottesville  
Board of Architectural Review  
Minutes  
May 19, 2015  
City Council Chambers-City Hall

Members Present:

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

Staff Present

Mary Joy Scala

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

5:30 A. Matters from the public not on the agenda (please limit to 5 minutes)

Mark Kavit – Complaint that notice was not done the way Jim Tolbert and Maurice Jones said it would. Notice was wrapped around the electric pole and you cannot read the notification. The matter is being discussed with city leaders.

B. Consent Agenda

1. Minutes April 21, 2015

Mr. Keesecker – added additional comments to the minutes.

Mr. Keesecker motion to accept the consent agenda and second Mr. Graves 8-0-1.

Ms. DeLoach recused herself because she was absent.

C. Deferred or Previously Considered Items

2. Certificate of Appropriateness Application (Deferred from April)

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. Tressie E. Daniels represented the applicant, along with Stephen Bogg from R.E. Boggs Heating & Air, and Greg Dickerson, who was working on the window replacement. Ms. Daniels said two of the windows are going to be salvaged and used in a decorative way inside the house.

Ms. Miller asked if there was any interest in using tax credits to repair the windows.

Ms. Daniels stated she was unable to get them, we didn't qualify.

Mr. Mohr asked if there was an example of a sash liner, and is the track white?

Mr. Dickerson said he guarantees that they will look no different from the windows in there.

Mr. Dickerson said it is an all-white window and liner is white. The wood framed windows are weighted glass and he doesn't recommend repairing the windows. There is an energy efficiency problem and he cannot stop air from coming through those windows. They are rotting and they will fall apart if he tries to repair them.

Mr. Keesecker asked about the spacer bar and what color will it be.

Mr. Dickerson said they will be white.

Ms. DeLoach asked if she had pictures of the existing windows?

Ms. Daniels said she did not.

Ms. Miller said the Guidelines do not support replacement of all windows. She read from the Guidelines, "Replace entire windows only if they are missing or beyond repair." They need pictures, details. "Repair original windows by patching, ... wood that appears to be in bad condition...often can be repaired." Miller said she cannot support this. The HVAC request is appropriate.

Ms. Knott suggested the possibility of using the old windows on the street side, and replacing those on the back.

Mr. Schwarz said the guidelines discourage replacement. Not sure how much leeway the BAR has. He would be in support, but this is what the guidelines say.

Mary Joy said previous boards have approved replacement windows.

Ms. Miller said she lives in an old house and her windows are shockingly in great shape.

Graves agree with Schwarz.

Ms. Miller said we would need an inventory of every window.

Mr. Sarafin suggested if you were to pursue repairing the windows you could get a tax credit. That could be a way to go. He said the building needs to function for what it is used for. He could support primary façade restoration, using the best of what is left. Replace side and rear facades.

Ms. Daniels said she appreciates that this is the house where we live. They want to get rid of the storm windows. The biggest issue is energy efficiency. It will be a major improvement with the HVAC. The compromise to replace is probably more than fair. She will look into the tax credit. They want it to be energy efficient for the girls that live there.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for Rehabilitation, Mr. Sarafin moved to find the proposed HVAC upgrades (with all ground units and conduits located in the rear) and with an inventory of the windows to come back to the BAR

with a revised recommendation how the applicant wants to proceed with repair vs. replacement, 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, seconded by Mr. Mohr, motion passes 9-0.

Mr. Mohr offered to assist by meeting on site, and Mr. Sarafin offered tax credit advice.

D. New Items

3. Certificate of Appropriateness Application

BAR 15-05-03

400 West High Street

Tax Parcel 330154000

Walker's Legacy, LLC, Owner/ Carolyn Polson, Applicant

Remove walnut trees and replace with Leland cypress

Carolyn Polson, the applicant, would like to have the volunteer black walnut trees taken down, because of damage to her car and her guests' cars. They have very large dead limbs. She feels the large one is diseased. At some point they need to come down. The mulberries are messy. She would like to replace them.

Public Questions

Mark Kavit – asked why does the applicant want to cut down the trees and is there a rush to cut the trees. Would the applicant be willing to meet with the tree commission? Is there any reason not to trim the trees?

BAR Questions

Mr. Schwarz said it looks like there was some new plantings, a small maple, a couple other trees.

Ms. Polson said some rose bushes she put in herself. Everything else was done by previous owner.

Mr. Schwarz asked if she intended to keep those trees, and what side of the fence would the arborvitae be on?

She said there are four black walnuts and mulberry are the only ones she wants to come down. The dogwood and maple will stay. She said probably the new plantings would go on both sides of the fence.

Ms. Polson said no trees would be removed below her driveway.

Ms. Knott asked had she considered any other kind of tree like a red bud or serviceberry that would screen above the fence like the walnut trees did, instead of evergreens.

Ms. Polson said she wanted something that was fast growing and healthy.

Ms. Knott said did you consider a small tree like a red bud?

Ms. Polson said the city arborist said the Arborvitae and Fosters Holly would work fine. She said this is a bed and breakfast and she would like to have something to provide some privacy.

She said, looking at the live oak, this past winter did it in.

There was discussion about the utility lines.

#### Public comments

Mr. Mark Kavitt said he was told by Doug Ehman that the trees could not come down. He was told by the city attorney this has to be done through the Tree Commission and questions whether this should be before the BAR. He asked BAR to defer this. He is concerned what is to be replanted there. In this neighborhood, the hardwood tree is appropriate and this board should say no.

#### BAR comments

Ms. Knott said guidelines state we are to retain street trees to maintain character to the street. She questioned the screening hedge, would like to see the canopy replaced, perhaps with smaller trees; there is not enough space for the arborvitae; won't do well on north side. She would like to see a site plan, location of proposed plantings, fence and utilities. said she needs additional information to make a decision.

Mr. Schwarz would like to see a site plan and a demolition plan. There are potential shade trees already in there.

Ms. Miller is supportive of removing the live oak. She would like to see the walnuts replaced with shade trees.

Mr. Graves is supportive of removing the black walnuts.

Mr. Mohr is empathic to the mess the walnut trees make. Mulberry trees are really messy. The canopy needs to exist. Look at the fence design. Concur with Ms. Knott.

Mr. Keesecker said it would be beneficial to move the power lines if possible.

Ms. Polson requested a deferral.

Mr. Schwarz motion to approved replacement of live oak in the front yard, and to accept the deferral, seconded by Ms. Knott, motion passes 9-0

Certificate of Appropriateness Application  
BAR 15-05-01  
612 Preston Avenue  
Tax Parcel 320014000  
King Lumber Partners, LLC, Owners/ Mark Green, Applicant  
Demolition of Metal Sheds

Mark Green, the applicant, said he appreciated the opportunity to be there. The date of the rear shed is unknown, and it does not appear on the 1920 Sanborn map.

In 2008 the BAR approved demolition of the northern end (55 feet length) of the rear shed, but it was never demolished. This request for demolition of the entire shed is appropriate.

There were no public questions, nor comments.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, Mr. Keesecker moved to find that the proposed demolition of the rear shed satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted, seconded by Mr. Graves, motion passes 9-0.

#### 5. Certificate of Appropriateness Application

BAR 15-05-02

211 West Main Street

Tax Parcel 330268000

211 West Main LLC, Owner/ Scott Stinson, Applicant

Alterations to 2nd and 3rd floors; remove rear stairs

Scott Stinson spoke as the applicant. The first floor will be retail; upstairs would be four hotel rooms. ADA is not required.

There were no questions, nor comments from the public.

Keesecker asked about the siding. He asked if the rear porches will have a roof?

Scott Stinson He said he is going to take it off.

Knott is there a fire exit?

Scott Stinson said there will be no stairs off the rear of the building.

Scott Stinson said it is not require for four units. He said the vinyl was a mistake. This building has not been very well maintained since the 1980's.

Scott Stinson said if there is a problem with the front windows he will replace them and speak to Mary Joy for approval or bring it back to the board.

Sarafin said it is a cool, 14-foot wide building.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Sarafin moved to find that the proposed alterations 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 application as submitted, with pressure-treated stained gray rear railings, (of a more inventive design should the applicant please) and if determined that the two windows on the

2nd floor main façade need to be replaced, the applicant shall contact staff for approval of the type of window, seconded by Mr. Keesecker, 9-0.

#### 6. Special Use Permit Recommendation

550 East Water Street

Tax Parcel 530162300

Water Tower LLC, Owner/ Robert Nichols, Applicant

Request for additional height

*Whit Graves recused himself from the next discussion.*

Robert Nichols, representing the applicant, asked not to have any action tonight but to have a discussion and he will come back in June.

#### Public Questions

Samuel Hellman asked if the by-right building is realistic and reasonable on the narrow portion?

Tim Michel is an owner of the King building. We took a vote today in favor of denying. We have been trying to get together with the applicant. I was curious about the width of sidewalk. This end of the mall has a different character, with low buildings. The proposal may be out of context. He recommended core samples because the property is probably filled.

#### BAR questions

Mr. Mohr asked if the former (5<sup>th</sup> Street) roadway is public or on Mr. Michel's property.

Mr. Michel said each property has half.

Ms. Miller confirmed that the SUP would gain four more stories for the tower. She asked if the lower part could be reduced in height.

Mr. Nichols stated he has heard concerns about uses. He would be willing to condition out a whole range of undesirable uses.

#### Public comments

Samuel Hellman said he and his wife are not against building on this property. The quality is the issue for us. He quickly looked at the previous BAR recommendations, and they are all about the same thing: the relative height and the narrowness. The conclusion is this is completely incompatible with neighbors and the massing. The conclusion is not a realistic one, inharmonious with C&O, the King building. We do not see any real handling of the exterior. The Holsinger building is built with red brick. It will shadow 5<sup>th</sup> street and will shadow them all. It will markedly impact on light, sky, and view of Holsinger residents. It will be seen from everywhere, sight lines from all directions. With additional activities, I don't know how many entrances they are going to have for the garage. This is a project is near the heart of the city. It should be compatible on all of those sides.

Mark Kavit said Bob Fenwick made a comment, that not every building has to be nine stories. Look at where the location is. He said you make the decisions this area is overlooking the downtown mall.

Mr. Mohr wants digital massing models to have more street context.

Mr. Schwarz agrees, and is really glad for the additional perspectives of by-right development. Believes the short segment and tower would be less detrimental to the historic district. At some point, define in the SUP what the building height is. Seems to be defined differently among different buildings. Would support a lower piece on the low side.

Mr. Keesecker – appreciate broader view, as well as pedestrian view. Important to show 800 foot- long, 8-foot high black fence that runs out to Meade. You could relate the tower and the lower portion to the King building height line. Not a question just of height, but how it all comes together.

Mrs. Hellman, a resident of the Holsinger building, asked about the stability of the proposed building.

Mr. Schwarz asked if the applicant has studied a base that has the same height as the King Warehouse Building ?

Mr. Keesecker said we focused on street level on the parking entrance side, but on the other side, how porous is the whole viewshed from street into commercial spaces?

Patty Myatt asked when trucks come to deliver to the commercial units, where will they park?

Mr. Nichols said the business space is not expected to have any service or freight. The dumpster is interior.

Mr. Keesecker asked if the Design Guidelines are meant to guide the SUP recommendation discussion.

David Myatt asked about the off-street loading requirement.

Mr. Nichols said all those items are zoning code items, why don't we wait for the site plan.

The BAR discussed, but made no recommendation on the special use permit. The applicant asked to defer the vote until their June meeting because they are still working on the design. Mohr asked to see more context in terms of massing; Schwarz asked how building height is defined; and expressed interest in lowering the minimum height to the level of the King Building; Keesecker asked the applicant to show the existing 800 foot black fence; and to consider lobby references to the King building height; Question: Should guidelines be used to judge impact on ADC district? Neighbors asked about loading space requirements.

*Whit Graves returned to the meeting.*

7. Preliminary Discussion  
610 Ridge Street  
Tax Parcel 290263000  
L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant

## Endorsement of remediation plan for a blighted property

In general, the intent of the plan is to maintain the historic property as close as possible to its current design. Items that would require specific BAR approval would be: replacement of the roof, replacing the Philadelphia gutters with half-round gutters, removing the stucco, and demolition of the rear porch on the northeast corner. The BAR should discuss all these items and make suggestions or comments. If the BAR wants to see additional details before the work is performed, then the City can bring those items back for approval.

The BAR wants to see the building stabilized without adversely affecting it (nothing irreversible). They want the contractor or person doing the maintenance work to first come to the BAR so they can sign off on the specific plans. They were not in favor of removing the Philadelphia gutters. They did not want the City to remove the rear additions. They suggested removing only rotted wood and damaged stucco then button it up with plywood and paint it. They agreed with addressing water issues first. They did not want trim replaced unless it is replicated.

7:40 E. Other Business

8. PLACE Task Force update – Tim Mohr

Update on City initiatives;  
Smart Growth America discussions;  
Watershed initiative; Mall rehab – still no consultant to re-do mall crossings;  
Applicant pool for Director of NDS is closed;  
Photo-analysis study of the Corner and Downtown still pending;  
CDBG – 10th & Page work on streetscape;  
Developing a protocol for evaluating City-wide projects;  
Place-Making Summit.

7:50 F. Adjournment – 9:00 p.m.