

Board of Architectural Review Work Session  
Minutes  
Monday, September 14, 2015

Location: NDS Conference Room, Charlottesville City Hall, 2nd Floor

Members Present: Chair Melanie Miller, Members Carl Schwarz, Kurt Keesecker, Justin Sarafin, Whit Graves, Emma Ernst, Tim Mohr, Candace DeLoach, Staff: Mary Joy Scala

Call to Order: the meeting was called to order by Chair Melanie Miller at 5:30 p.m.

**William Taylor Plaza Project – Preliminary Design**

The developers of a proposed Fairfield Inn at the William Taylor Plaza project met with the Board of Architectural Review at a work session to discuss a preliminary design. The applicants were represented by Charlie Armstrong, Kevin Lewis, Andrew Garlock, D.J. Meagher, and Mike Myers.

Previously, the BAR had held a preliminary discussion at a meeting on August 19, 2015. At that time they had concerns about: the proposed building materials, the lack of activity and pedestrian engagement at street level, the suburban feel of the project, the incompatibility of the project with the scale and character of the neighborhood, the size of the rear retaining wall, the pool use on the plaza, and the Ridge Street entrance that removes trees.

Mr. Lewis of BCA Architects and Engineers said the objective is to get comments, and to see if we are heading in the right direction. We intend to come back to the BAR in October.

Mr. Schwarz said you're definitely going in the right direction, and I think adding additional store-fronts is correct.

Andrew Garland, also with BCA Architects and Engineers noted they are breaking up the building into these smaller components. The plaza is more elevated with no perimeter walls. There is a widened entry into the hotel lobby from Cherry. There is a pedestrian entrance to the parking garage from Cherry, and retail at the bottom- lowest level of the garage. They added leasable space at the plaza level, and kept a secondary entrance to the hotel at the plaza.

Mr. Schwarz said his fear sometimes in seeing new construction trying to be historicist is that it's much harder to pull off, and if it's not pulled off correctly, it comes off cartoony. If you cannot be traditional in detailing, materials and construction, don't go down the post-modern route.

Mr. Mohr suggested a larger spatial break at the Cherry Avenue entrance, and to break up the mass coming down the hill.

Mr. Keesecker said the question is how to put a repetitive program in a residential setting. He suggested the architects take a look at the Queen Charlotte building on High Street, which has an intricate base with finer grain details, and is also a large structure that takes up an entire block.

Mr. Mohr said Cherry Avenue at the corner of Ridge is odd. The courtyard does not have to be so large. Plan is not well resolved at lobby. Need to modulate the fenestration. He suggested flip-flopping the fitness with the commercial.

Ms. Ernst agreed that would engage Ridge Street better.

Mr. Schwarz asked if they could bring the building out to Ridge.

Mr. Lewis summarized that the BAR wanted to know how to get into the lobby going downhill, and how do you resolve the corner space?

Ms. Miller said the retail spaces need to be viable and rentable. She noted the 2009 plan was successful because it included both phases, on Cherry and on Ridge, but we have to assume only one phase may get built.

Mr. Mohr asked for more of an architectural event at the corners on both ends.

Ms. Miller said Ms. Knott could not be at the meeting, but she wants to see a local landscape architect do the design, and be involved from the beginning, particularly in the phase two area. An engineer should not do the landscape plan.

The applicant noted that individual rooms will have UAV mechanical units, with central systems used for the public spaces.

Mr. Keesecker leaves the meeting.

Ms. Miller said the driveway shared with a historic house was problematic. She understands the PUD plan requires an entrance on Ridge, but to move it so that there can be dense screening between the new driveway and the house.

Mr. Mohr said they need a shorter radius – 8-10 feet, not 20-25 feet. Eliminate the 45 degree angle on the sidewalk. There was discussion of setbacks on Ridge Street.

Mr. Armstrong, vice president of Southern Development, said they will leave the bamboo until phase two is developed. He said an archaeological study will be done before construction begins to determine if grave sites exist on the site.

Ms. Miller said there are a number of people on the board and the public interested in the potential graveyard and we understand from the city that there shouldn't be any major barriers to being able to do that work. The BAR is assuming it is proceeding.

Mr. Armstrong said we have worked something out that lets that work happen sooner rather than later and we're proceeding diligently towards that and will send the city a plan this week.

Mr. Schwarz discussed the retaining wall, asking if it can be split or terraced.

Mr. Myers said they cannot terrace the wall due to utilities, and no grading is permitted in the arboretum.

Ms. Miller suggested a row of trees along the base.

Mr. Mohr asked where the phase two parking would occur.

Mr. Armstrong said some would be shared, some under the building, entered from the back or side.

Mr. Mohr suggested extending the landing of the wall to reduce the scale – delete the last stair and continue it to grade. Address in the landscape plan how to deal with the wall.

Ms. Miller said it was a big improvement not to have canopies two stories up. She said Ridge and Cherry should be a premium corner – go beyond the detailing of the hotel there.

Mr. Schwarz said not to be afraid to drop the historicism if it does not work out, but he likes the brick for materiality.

There was discussion about the lower retail corner.

Mr. Garlock asked out openings into the parking garage – better to be open or have a visual barrier?.

Mr. Sarafin said it depends on the lighting – to err on the side of trying to screen the lighting. Put trees in front of the lower corner on Cherry.

The meeting adjourned at 6:35 p.m.

Board of Architectural Review  
Minutes  
September 15, 2015

Location: City Council Chambers, Charlottesville City Hall, 2nd Floor

Members Present: Chair Melanie Miller, Members Carl Schwarz, Kurt Keesecker, Justin Sarafin, Whit Graves, Emma Earnst, Tim Mohr, Candace DeLoach, Staff: Mary Joy Scala, Margaret Stella (Intern), Camie Mess (Assistant Preservation Planner), Carolyn McCray, Clerk.

Absent: Laura Knott

Call to Order: the meeting was called to order by Chair Melanie Miller at 5:34 p.m.

A. Matters from the public not on the agenda

ArtBridge – Introduction to the BAR - Rodney Durso explained concept of temporary art at construction sites.

ArtBridge is a non-profit, started in 2008 - promotes emerging artists while transforming shared urban spaces. ArtBridge partners with developers and site owners to transform street level construction fencing into large-scale, gallery-quality art exhibitions. These projects are meant to empower local artists to transform their own neighborhoods into a collective asset for the public. The applicant is before the BAR to introduce their organization and its ideals to the BAR. At this time no specific location for a mural has been proposed.

BAR was supportive of future administrative approvals.

B. Consent Agenda

1. Minutes July 21, 2015

Motion by Mr. Schwarz to approve the consent agenda seconded by Mr. Keesecker, motion passes 7-0-1. (Mr. Mohr abstained)

C. Deferred or Previously Considered Items

2. Certificate of Appropriateness Application (deferred from August)  
BAR 15-07-01  
900 West Main Street  
Tax Parcel 10007800  
AT&T Mobility, Owner/ Shannon Kraiger (Velocitel), Applicant  
Replace existing antennas and redesign stealth enclosures

In August the BAR requested additional information, including correctly scaled drawings of the proposed new chimneys, and photo simulations from West Main Street. That information has been submitted.

Questions from the Board

Mr. Keesecker asked is there a dimensioned plan to where they will be located.

Mr. Dan Costello, representing the applicant, said you can see an outer square and that is where the support is. There is only one spot the square can fit.

### Comments from the Board

Mr. Schwarz said it is not great but he is ok with it.  
Mr. Mohr said it is considerably better.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mr. Graves moved to find that the proposed antenna and concealment chimney 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 as submitted, seconded Mr. Mohr, motion passes 8-0.

3. Certificate of Appropriateness Application (details remaining from June approval)  
BAR 15-06-01  
409 3rd Street N.E. and 215 East High Street  
Tax Parcel 330072000 and 330074000  
Roger Birle, Applicant/James Knorr, Owner  
Landscape and Lighting Plan

The landscape plan includes detailed drawings and suggestions of plants to be planted on the property. The lighting styles and colors suggested are consistent with the ADC Site Design and Elements guidelines.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mr. Mohr moved to find that the proposed lights, and landscape plan (chosen from the landscape list) 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 application with a landscape plant selection to be administratively approved, Seconded by Mr. Keesecker, motion passes 8-0.

#### D. New Items

4. Certificate of Appropriateness Application  
BAR 15-09-07  
200 2d Street SW  
Tax Parcel 280069000, 280071000-280075000  
Powe Studio Architects, Applicant/Market Plaza LLC, Owner  
Refinements to building and plaza and landscape design

Carl Schwarz recused himself.

The BAR should determine if any additional information is needed to complete the approval. The BAR may want to discuss the changes one-by-one, as presented in the letter, to determine if they can be approved as submitted, or if additional information or a modification may be needed.

Mr. Powe said the Willow Oak trees took the place of the fountain.

### Questions from the Board

Ms. Miller said on page 5, can street trees either be incorporated somehow in this sidewalk next to the former 1<sup>st</sup> Street or between the grand stair and the building or both.

Mr. Powe said it is a lot of paving. The challenge we have is that we lost six months in our schedule trying to deal with Dominion Power. There are 8 sets of transformers on poles on our side of the block that need to go underground. The only place we could find to put them was underground in a big enough vault that is across both the entrance and garage entrance. He said anywhere else and we would wipe out the row of trees. He said it is not practical to get rid of the transformers. That's why we don't have trees at that entrance.

Mr. Mohr said how wide is the opening to the left of the stairs?

Mr. Powe said it is approximately 8 feet, and it is an important prominent entrance into the garage. Because this is an existing property we are not going to modify the paving and the grades now because the grade needs to be left as is because if we touch it we get into ADA problems.

Ms. DeLoach said planters can be temporary and feels it would help the building.

Mr. Powe said he will put a planter in there that will be bench height. He said that is why there are no trees at that entrance. You are looking up the stairs it is not practical to put trees there.

Ms. Miller said the plants for the lawn panels must be really tough grass.

Mr. Powe said yes. He said we did solar studies and even with the tent structures south of us and the trees themselves there is enough sun movement throughout the day that they get some sun everywhere on the lawn every day of the year. The lawn will brown out in the winter and will be artificially irrigated when necessary and we will do water harvesting into a system for irrigation.

#### Comments from the Board

Mr. Mohr said moving the stair is a big improvement, and it is well rendered but some of the geometry is a little strange.

Mr. Keesecker's concern is the stairs are a redundant use making a hole in the plaza, and the fact that the sails or the tents go into that 30 foot plane. But given the modules and the desire for the 30 foot tent, it is hard to work it out the other way. He said he really liked what happened on the east elevation without the balconies and what you did with the brick and the elevators, and he thinks that is going to be an awesome view from the mall. He continued by saying the elevation on page 14 seems awkward to him.

He said the reason he was asking about the grids of the tree and the columns on the building and then the tent grid, is if 20 x 30 on the tents work, you could start to align all of the lines up.

Mr. Powe said you have four distinct pyramids you are walking under and the point is it might leak between them. A web will be put in within the same fabric material, Hemmed them together so that they will come down in such a way where it comes down one side of the pyramid and then goes back up again. It concaves and closes in that little gap and the water just comes out on the edges.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, and for Public Design & Improvements, Mr. Graves moved to find 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 changes with exception of: adding a planter wall next to the grand stair between old 1<sup>st</sup> Street and the parking lot; change to granite banding in the tree lawn will be 8" and 24" to align with plaza brickwork; and back to the original brick base design on the building, seconded by Ms. DeLoach, (opposed Mr. Keesecker) motion passes 6-1-1.

5. Certificate of Appropriateness Application  
BAR 15-09-09  
Garrett Street/Ridge Street Bridge  
Carrie Rainey, Applicant/City of Charlottesville, Owner  
Landscape and Hardscape Improvement

Mr. Schwarz returns to the meeting.

#### Questions from the Public

Leah Watson said she owns the adjacent property at 204 Ridge Street; her question is about the lawn area. She said when it was presented to City Council we were trying to avoid making this like a park and she is concerned that this drawing shows a lawn area rather than what was going to be natural grass or something that was going to discourage loitering and drunken behavior in the areas which has been a problem. The current grass that is there is very difficult to maintain and it isn't maintained.

Andrew Bleckley, representing the consultant, stated that in one of our early concepts we did proposed plantings in that area and we have been working closely with the Parks department who will be maintaining this space and what they desire is less plant material in this area and more grass. It is easier to maintain. He is open to comments on how to accommodate these concerns. Certainly you can see from the existing picture when it is mowed there is about a 15% slope from the bottom of the wall currently down along the existing grade across the site, so it is not a play area by any sort. Some concerns that we have heard from the Parks department were plant material that would allow for people to hide.

#### Questions from the Board

Mr. Schwarz asked about the fence along the railroad; is it necessary because it is a drop-off or is it just for keeping people from walking over there?

Mr. Bleckley said that is CSX property and currently there is a chain link fence there that is hit or miss by the state it is in (holes), we are proposing to replace that with the city standard black aluminum fence 42 inches.

Ms. Rainey said that there is some activity on the railroad property down under the bridge. However, they will be putting in a new fence which will be extending down beyond where the existing fence ends. They are taking it down some natural land and topography changes, down Garrett Street a ways. We won't completely prevent people from entering that space, but we are deterring the action to a degree because now they will have to walk much further around a fence that they can't hop over as they currently can to get to that space. It goes back to making the space more inviting so when you are using the stairs or in that area you are not seeing activity down on the railroad tracks. Now there is a lot of trash and lots of things that are happening there so we hope this will make it a comfortable condition.

Mr. Keesecker asked what is the difference between the fence of the adjacent property owner; and the fence that is against the railroad tracks, in terms of the design of the two fences.

Mr. Bleckley said it is the same fence. The city standard is 7-8 feet, so the fence can be lower with using the same design.

Staff recommends the proposed plan.

### Comments from the Public

Ross McDermott, Director of the Charlottesville Mural Project: said this would be a great place to approach PCA for a new Art in Place sculpture perhaps large scale, something that you would see when driving over the bridge that could attract the eye of passenger drivers and might help deal with the problem of people collecting there in the grass.

Leah Watson said she encourages the city to do something because this has been a two and one-half year ordeal for us and regarding the extension of the fence, the police actually felt that was a critical aspect because they have a very hard time policing that area because the people they approach can very easily get away from them by going under the railroad tracks in various directions so recently as last Friday they are looking forward to this.

### Comments from the Board

Ms. Miller said it would be nice to have some sort of planting along the neighbor's fence that separates her property from the property from the public space. That would just look better than to see a big black fence.

Mr. Keesecker said he likes Ms. Miller's ideas or any other ideas that relate to ground cover that discourages people to gather there. If it is public space and don't want people to occupy it we could spend money on some good plantings or put fences everywhere. He said he is a little troubled by the city's standard black metal fence as part of their vocabulary.

Mr. Graves said it meets the guidelines.

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, Mr. Schwarz moved to find that the proposed new stair and landscaping improvements 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 proposal with the Landscaping plan and grading to come back to the BAR for approval. The also requested an investigation into a lower fence (5 feet versus 8 feet) with an accurate depiction of that height on the drawing, seconded by Mr. Sarafin, motion passes 8-0.

6. Certificate of Appropriateness Application  
BAR 15-09-02  
123 4th Street NW  
Tax Parcel 320185000  
Georgeann Wilcoxson, Applicant/Drop-In Center, Owner  
Replace rusted tin roof with asphalt shingles, replace windows, and add exterior siding

Georgeann Wilcoxson said this building is used for healthcare, mental illness and addiction. The brick was painted; insulation cannot be done in the inside. We would like an energy efficient building. Most of us are volunteers. We have seven window air conditioners. If we could do it all at once it would be an improvement.

### Comments from the Board

Ms. Miller said she spoke with Melissa Thackston who is the CDBG Grant Coordinator and she said that the funds that the City would use could be flexible and could go toward a variety of things. Then she spoke to the guys at LEAP and pulled the report from a few years ago and they said their number one priority is to keep the building dry so if there is one improvement to be done now it would be the in-ground gutters that are causing some significant moisture around the foundation of the building. They also mentioned safety measures like a carbon monoxide monitor



for \$30.00. Also there is asbestos insulation around pipes in the basement, so encapsulating that is fairly reasonable. Then they said concerning the roof, there is not a lot of difference between metal and shingles in terms of energy efficiency. The number one thing to make your building energy efficient would be the air sealing and draft stopping. They said to seal the door to the attic, the entire basement, a panel in the kitchen, the tornado cellar door and stopping the draft is an incredible first step and a huge return on your investment. It costs very little for the energy efficiency gain and the good thing is it doesn't create a problem with the integrity of the building.

He recommended insulating the attic and the pipes in the basement. The window units come out in the winter which allows you to take the window units out completely, restore the windows to some proper degree and get a proper seal around them. This would make a huge impact on your energy bill. She said it sounds like some of the grant monies could pay for this versus some of the other ideas.

The BAR members discussed that the roof not be replaced now, but in the future to change the roof material back to metal.

Mr. Mohr said he believes Ms. Wilcoxson when she says she didn't know of the application procedures or her other alternatives.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Ms. Miller moved to find the proposed roof replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District and that the BAR approves the change to the roof material (from standing seam metal roof to asphalt shingles) with the request that staff reports in the future shall reflect a standing seam metal roof once the shingle roof needs to be replaced; and the other components of the application are denied at this time, but a switch to mini-splits, HVAC, and other interior recommendations by LEAP are approved and encouraged, and a change in the back of the house for any wood siding to be insulated and replaced with Hardi siding if needed, Seconded by Mr. Keesecker, motion passes 8-0.

7. Certificate of Appropriateness Application  
BAR 15-09-08  
1309 West Main Street  
Tax Parcel 100016000  
Charlottesville Mural Project, Applicant/RAAJ Charlottesville, LLC, Owner  
Mural on west-façade, facing The Rotunda.

This mural has many positive aspects. The BAR needs to determine if the proposed location would have an overall adverse impact on the historic character of the area.

Ross McDermott, Director of the Charlottesville Mural Project said this is our biggest one to date in a series of murals where we've partnered poets with visual artists. One is at Starr Hill Brewery and the second is at Charlottesville High School.

#### Comments from the Public

Mr. Steven said he really likes this idea and the poem.

#### Comments from the Board

Mr. Schwarz said it's beautiful and the building is already anachronistic to The University and it has a really good sentiment with The University, so I find it completely appropriate in that sense.

Mr. Mohr said this isn't like the previous one where you couldn't tell the outline of the historic building anymore because of the geometry of it, but this one is more about enlivening a building. It is really cool, funky and beautiful; sort of marks the neighborhood quite well.

Mr. Keesecker said he agrees with Mr. Mohr. It's kind of nice and he had visited the site to see what he could see. There are a couple of glimpses through trees from the West Range where you can maybe catch a glimpse of it, but you can also catch a glimpse of all the rooftop HVAC units at the hospital.

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, Mr. Keesecker moved to find that the proposed painted mural 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 as submitted, seconded by Mr. Mohr, motion passes 8-0.

8:31 The Bar took a Break

8:41 The Bar Meeting continued

8. Certificate of Appropriateness Application  
BAR 15-09-06  
206 West Market Street  
Tax Parcel 330270000  
David Ackerman, Applicant/Biarritz, LLC, Owner  
Three story addition with fire stair and partial roof deck over second story

The BAR should decide if the demolitions on the west side of the building are appropriate or if they compromise the integrity of the building. Otherwise, the addition meets the Guidelines for New Additions.

David Ackerman, Applicant/Biarritz, LLC, Owner, said he is not looking for approval but looking for some guidance. The massing exists on the roof, it is held indoors of that. The applicant asked for a preliminary discussion. The BAR is in favor of the addition and asks for further thought regarding the nature of material on the little box, and real samples and colors to come back at a later meeting.

Mr. Mohr said when you return with the application focus more on the nature of the material on the little box.

Ms. Miller said we will need to see real samples and colors.

9. Certificate of Appropriateness Application  
BAR 15-09-03  
1025 Wertland Street  
Tax Parcel 04035000  
Richard T. Spurzem, Applicant/Neighborhood Investments UVA LP, Owner  
Remove two decks and refinish the original wood siding by removing the asbestos Siding

Staff recommends approval and commends the applicant for restoring the building's original appearance.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Graves moved to find that the proposed application satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the Wertland

Street ADC district, and that the BAR approves the application, seconded by Ms. Earnst, motion passes 8-0.

10. Certificate of Appropriateness Application  
BAR 15-09-04  
1109 Wertland Street  
Tax Parcel 04035000  
Richard T. Spurzem, Applicant/Neighborhood Investments UVA LP, Owner  
Remove multiple additions that were added to the North elevation, construct a new two-story addition on the North elevation, and remove existing metal horizontal siding from the house and install new painted fiberglass siding.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Mr. Schwarz moved to find that the proposed new addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the demolition of rear additions and the proposed new rear addition, but would like to see lighting, trim details, how to resolve siding, windows, roof details, and an investigation of lowering the flat roof. Also the BAR approved replacing the metal siding with Hardi siding, or removing what's there and refinishing the existing siding if possible, with a preference for that option, seconded Ms. Deloach, motion passes 8-0

11. Preliminary Discussion  
550 East Water Street  
Tax Parcel 530162300  
Neal Sansovich, Owner/ Andrew Baldwin, Applicant  
New Mixed-Use Complex

Wit Graves recused himself from the discussion

Ashley Davies, Urban Planner with William Mullen law firm, said the applicant has decided not to pursue the Special Use Permit for height, but to make application under the by-right regulations. This evening BAR should have a preliminary discussion about the proposed design. Then the applicant will request final certificate of appropriateness (COA) from the BAR. The site plan will be reviewed concurrently by staff, and will be approved following the BAR approval of a COA.

She said in looking at this building and discussing it, you will find that the design really responds to a lot of the comments that came forth in the previous meetings. She explained how the new design seeks to improve the pedestrian experience on Water Street by reducing the width of the parking garage entrance. The height of the building would be concentrated on the western end of the property with the eastern end being 40 feet tall.

#### Comments from the Public

Sam Hellman, a resident of the Holsinger, said seven stories on a quarter of an acre lot just seems to me to be out of context and in his opinion it's not going to look anything like the King building, like the Holsinger building or like the C&O Restaurant across the street.

#### Comments from the Board

Ms. Earnst agreed the height is a vast improvement. We are getting there. Helps to break up the massing. Better relationship to the smaller building on either side.

Mr. Keesecker said he understands the concerns about the tall building on a small piece of land, but he thinks if we look in our downtown core, there are small lots with tall buildings on them.

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. The BAR should consider the ADC Design Guidelines in making preliminary comments regarding the proposed design. The BAR should focus on the proposed massing of the new building.

The BAR asked staff to provide an explanation of how height is averaged, with examples of how it has been done in the past.

Some comments: Lower height is huge improvement; continue to make it relate to smaller buildings on sides, similar to a 2-story building plus a top; richer texture/details on lower levels; garage opening and trellis are strong and help pedestrian experience.

12. Preliminary Discussion  
BAR 15-09-05  
425,501,503 West Main Street  
Tax Parcel 320175000, 320176000, 320177000  
William H. Atwood, Applicant/The Sutton Group, Owner  
New Mixed Use Development

Bill Atwood, Developer, is requesting a preliminary discussion for a new, by-right mixed-use building to be built on three parcels instead of the previously approved four- parcel scheme. The Atlantic Futon property is no longer included in the plan. Each of the three parcels contains a contributing structure: 501 and 503 West Main Street are proposed to be incorporated into the scheme as before; 425 West Main Street is a small barber shop previously approved for demolition, which fronts on Commerce Street.

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. The BAR should consider the ADC Design Guidelines in making preliminary comments regarding the proposed design. The BAR should focus on the proposed massing of the new building.

Mr. Atwood said he could not make the arrangement work financially with the Atlantic property. He also stated we live in a land of appraisals that are not that good and banking that is very tough.

Mary Joy Scala, the City's Historic Preservation Planner, said the new building consists of five levels above Main Street, and six levels above Commerce Street, plus a 16-foot appurtenance level, and the tallest part of the building rises 76 feet above West Main Street with a zero-foot setback from the street, and 88 feet above Commerce Street.

Ms. Scala said three levels of structured parking are accessed from West Main Street and exit onto Commerce Street near Fifth Street Northwest and Jefferson School.

#### Questions from the Public

Brad Worrell, Commerce Street, said the community is incredibly disheartened at what has happened and we weren't super happy with the whole thing before but now to have everything mashed together on three lots, the community is very distressed.

Susan Lanehan asked how many cars are going to be parking in this rather sizeable parking lot.

This looks like a chance to make a buck off of a parking lot. She asked what happen to all of the initial discussion we had about Commerce Street was originally named that because it was a street of commerce, and there were going to be cottage industries or businesses with little apartment on the top. It appeared to us to be a very charming base for us on the street to look at Commerce Street in that sort of design and what led you to draw back on making Commerce Street a street for us.

Mr. Atwood said we started with a parking lot of 144 spaces, and we are at 86 now. He said that is probably close to the minimum.

Mr. Atwood said every inch of the street will remain the same it's just not quite as long. The mass is pretty the same.

### Questions from the BAR

The BAR members questioned the zoning requirements to bring the building to W Main Street? They also questioned if there is room for driveway and building on W Main frontage. Not sure if ziggurat on Commerce is correct massing.

BAR members asked if there is a way the project could have its front completely on Commerce Street rather than have two faces.

11:00 – Carolyn McCray left the meeting

E. Other Business

PLACE Task Force- Tim Mohr

Place-making summit – part of TED-X? Include BAR work sessions as part of that – “What zoning means to the BAR.”

Ms. Miller presented topics for PLACE to discuss: lighting, style guide for the whole city; work with Dominion Power on undergrounding utilities to create a plan.  
West Main Street plan is before Council.

Mr. Schwarz asked about adding “why’s” to guidelines so reasoning is understandable.  
He noted that signage should be added to tell pedestrians how far it is to walk to a specific destination.

Note to Joe Rice that the TV public should be able to see the BAR applications on the screen.

F. Adjournment: 11:35 pm