

Board of Architectural Review
Minutes
November 17, 2015

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

Members Present: Chair Melanie Miller, Vice-Chair Tim Mohr, Members Laura Knott, Candace DeLoach (left early), Carl Schwarz, Whit Graves, Emma Earnst. Staff: Mary Joy Scala Preservation & Design Planner, Camie Mess, Preservation Assistant, Carolyn McCray, Clerk, Margaret Stella, Intern.

Members Absent: Justin Sarafin; Kurt Keesecker

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.
No one from the public spoke.

B. Consent Agenda
1. Minutes
September 15, 2015

Mr. Schwarz motion to approve the consent agenda seconded by Mr. Graves, motion passes 6-0-1. (Ms. Knott abstained)

C. Deferred or Previously Considered Items

Deferred Items

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

The applicant proposes a two- and three-story addition that will cover approximately half the remaining site in the rear. The addition exterior is partly white stucco and partly sided with 1x6 clear cedar rain-screen.

In staff's opinion the BAR should take into account how the stained Cypress siding will weather, but the addition and materials used meets the Guidelines for New Additions. The applicant should explain the proposed use of the LED tape lighting.

Mr. Ackerman said siding is now all stained Cypress. To clarify the LED strip lighting works. It is 3/8 inch tall and it gets mounted to the underside of the purlins between the two steel channels that are attached to the steel columns that support the steel purlins. It is clamped by a channel on the either side. He said they used cedar and cypress interchangeably in the rain screen application. We used penofin penetrating oil with a tint to it. You will soak the wood in the oil; wipe off the

excess doesn't make a peel it penetrates the wood. It will not gray out like if it was totally untreated.

Board Questions

Mr. Schwarz asked how often you would have to re-treat it.

Mr. Ackerman said about 8 to 10 year range.

Ms. Knott said you are proposing to paint the existing windows with the black as well as the new. She said so you are not going to replace them as part of this project.

Mr. Ackerman said no he is not replacing the windows. He said they will be repairing and painting them for right now.

Ms. Knott said looking at the west elevation, is there a reason why you didn't align the top of the purposed windows with the tops of the existing windows.

Mr. Ackerman said because we are putting a roof terrace on top of this roof, we need to take out the wood framing that is there currently and introduce steel bar joist so the thickness drops the ceiling height, which means the existing window heads are getting close to the ceiling; and from the interior of the room, it felt more comfortable to have the head height lower.

Board Comments

Mr. Mohr said they have done a good job and has addressed concerns we had last time.

Mr. Graves moved to find that the proposed new addition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, seconded Mr. Schwarz, (7-0). The BAR asked that the plan for exterior lighting beyond the LED's be submitted through staff.

D. New Items

3. Certificate of Appropriateness Application

BAR 15-11-05

121 Chancellor Street

Tax Parcel 090141000

St Paul's Memorial Church, Trustees Owner/John Reid, and Leslie Middleton, Applicants

The applicant is requesting approval to construct a pollinator sanctuary garden in two plots on the first grass terrace up from the brick retaining wall along University Avenue in front of St. Paul's. The form of the garden respects the existing traditional plantings such as boxwoods, in terms of symmetry and structure.

Staff met on site with the applicants and Ms. Knott, who suggested a low evergreen shrub to provide a neat edge to the garden year-round. Staff recommends approval.

John Reid, The Parish Administrator, introduced Ms. Middleton Leslie Middleton gave a description of the pollinator garden and we are looking at about 50 different species. She said they are working with the Center of Urban Habitat.

Board Questions

Ms. Miller said it looks like the edge comes closer to the sidewalk; are you planning to do it where it becomes flat and level or is it on the slope.

Mr. Reid said on the flat and level, because for maintenance purposes getting it up on the flat is way better.

Mr. Mohr said the plans do not show the perimeter of the plantings.

Ms. Middleton said the plans shows the perimeter in the front facing University Ave. of the fragrant sumac.

Ms. Knott said we had talked about an evergreen border, what happened to that idea.

Ms. Middleton said we went back to the drawing board, and consulted with the Board of Urban Habitat, and quite honestly he said there is really no native evergreen to fit with this eco-system and do well in that sitting. She said we chose the fragrant sumac instead.

Ms. Knott said she looked into this plant a little bit and one of the concerns she had was about the planting on that edge was erosion and do you know if this plant seems to have a reputation in being good at controlling erosion, is that been your finding? Will it be allowed to grow to its full expression in which it's likely to grow up to 2 or 3 feet high depending on the situation?

Ann Russell, Landscape Architect, We are not planning to clip it in anyway, if it grown outside of the horizontal boundaries where we want it to be, we would think about clipping it or edging it within bounds.

Ms. Knott asked what it does in the winter.

Ms. Russell said it is deciduous, so there are berries in the winter.

Board Comments

Ms. Knott said the concerns she has is in looking at the context of the site and looking at along University Avenue, all of the buildings and landscapes from there to McCormick Road, all have sort of a pretty traditional palette of evergreen shrubs that are typically not really native but used to create structure in the landscape. Her concern with this particular plan is she was looking for something that would give the landscape that garden structure and the season when it is not looking so great during late fall into the winter. She is back and forth with it; she likes the erosion control qualities but concerned about the lack of structure in the winter.

Ms. Miller said we are supportive of this whole thing and concept so we can give a conditional approval tonight and you could resubmit a border shrub and an updated sketch showing the bracketing to be approved administratively.

Ms. Knott moved to find that the location and shape of the proposed pollination garden 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

as submitted, seconded by Mr. Mohr (7-0) except for the resolution of the border shrub layout and species choice, which will come back to the BAR administratively.

4. Certificate of Appropriateness Application
BAR 15-11-03
1880 University Circle
Tax Parcel 060089000
Beth & Scott Stephenson, Owner/Rivetna Architects, Applicant
Interior remodeling, adding two dormers to front of residence and adding a covered front porch and stairs.

The applicant is requesting to make exterior changes by remodeling various aspects of the façade and house. They wish to add two dormers, and a new front porch. Applicant wishes to repair existing windows; including scraping and painting, making the windows operable.

This property is non-contributing due to age. The additions and proposed materials match the existing materials on the house and surrounding structures. Staff recommends aluminum clad windows and not vinyl. The BAR should confirm paint color choices.

Sires Rivetna, applicant, repair existing windows; including scraping and painting, making the windows operable. Painting will be an off-white. Make the windows as close as possible to the original.

Public questions

Karen Dougald, 20 University Circle, said it is very pleasant looking, but with the dormer louvers it stated they are closed with the porch louvers it stated its open; why is there a differentiation.

Mr. Rivetna said we wanted them to match, and the porch will have a sloped ceiling inside so therefore the louvers can be open but on the dormers we don't want air going inside. The louvers on the porch are not operable but they will be open, fixed in an open position. He said they will look almost identical

Ms. Dougald said if the replacement windows could be as closely to the historical surroundings as possible.

We thought the gable roof was more appropriate for that location. The current steps 5-6 feet the steps are right up against the house. Any planting changes. Trimming and cleaning up.

Comments Board

Mr. Graves said he is in support of this and thanks for putting together such a nice package.

Jennie Pettkus said the existing windows on the first floor are almost square which is quite unusual not your typical rectangular panels so when we were trying to figure out the look of those as well as the ones downstairs which are also on the side windows in that bedroom where the dormer lie there are really more in keeping with the existing shape.

Mr. Schwarz moved to find that the proposed changes satisfy the BAR's criteria and are compatible with this 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. Mohr, (7-0), but would like the applicant to investigate looking at the proportions of the porch columns and dormer windows a little further.

5. Certificate of Appropriateness Application
BAR 15-11-01
1213 Wertland Street
Tax Parcel 040305000
Neighborhood Investments, UVA, LP, Owner/Richard T Spurzem, Applicant
Remove two decks that connect to one original covered front entry porch, and replace the original porch decking with mahogany tongue and grooved decking. New Azek rails installed to enclose the porch.

The applicant is requesting approval to remove two decks that connect to the original covered front entry porch. The two decks are located on the southeast and southwest corners of the house. As per the 1930 Sanborn maps, these decks were not part of the original house, and were added some time after this date. After the decks are removed, the owner will be replacing the porch decking with mahogany tongue and grooved decking. New Azek rails will also be installed to enclose the porch.

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

Mr. Spurzem gave an update on 1025 Wertland Street and the asbestos abatement contractor was in the process of taking the asbestos siding off and siding underneath of it, and the second photograph shows you how bad the siding was with built up paint and the third one is the guys stripping the paint off the siding.

Rick Funk, Vice-President of PBF Associates Architects – he said this proposal is very similar to the presentation they made back in September where there was an original main front porch centered on the house and at some point somebody added two flanking decks on 1025 and those decks wrapped around the house on 12/14 which he is here this evening and they were just stuck on the side. The owners came to him and said just led the presentation in terms of what we need to do to have these two pieces removed.

Board Questions

Mr. Schwarz asked if they picked out a rail.

Mr. Spurzem said yes they picked out an azek rail. He said what is on the house now is indoor stair pickets on this porch. They are the pickets that you buy for an interior stairway. He said he couldn't get a picture with the exact profile. It is just the railing that is going to be between the columns.

Ms. Miller is the railing around the bottom
Mr. Spurzem - Yes between the building and columns

Ms. DeLoach asked what is azek.
Mr. Spurzem said it is plastic.

Mr. Mohr asked if the railing actually necessary?

Mr. Funk said yes this is university student housing so yes we need the railing.

Board Comments

Ms. Miller said this has turned out great; it looks phenomenal and a huge difference and she can't wait until it's done. She said it is a great idea to take the old decking off and return it to its original appearance.

Mr. Mohr said you see azek more and more because it is really stable and this is student housing, and he thinks it's more of a safety issue to have the railing. He doesn't feel strongly about the mahogany because of where it is and maintenance is always an issue with student housing and the fact that they are taking off those wings makes a huge different. So either way the azek doesn't bother him,

Ms. Knott said she is not familiar with this material; she needs a sample to see in order to approve it.

Ms. Knott moved to find that the proposed removal of two decks and restoration of the original covered front entry porch 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 as submitted, seconded by Mr. Schwarz, (7-0), except for the railings, which the BAR would like to see samples of to be reviewed separately.

6. Preliminary Discussion

BAR 15-11-04

225 East Main Street

Tax Parcel 33023300

Jim Cheng, Owner/BruceWardell, BRW Architects, Applicant

Demolish rear section and parapet, new addition and window openings, other renovations

The applicant is requesting a Certificate of Appropriateness to make changes to the existing building that would impact both the East Main Street and the 3rd Street NE facades. The paint has been removed from the building. The mortar will be repointed. A decision has not been made whether to re-paint the building.

Mary Joy Scala said this is almost certainly the oldest building remaining on Main Street but very little of the original fabric has survived the repeated alterations, and the part they want to demolish is a very simple addition that's been heavily altered.

Bruce Wardell, Sadler and Whitehead looked at the project, and didn't find enough residual to qualify for tax credit. The building went through various stages of its history; one of the constraints is this owner only owns half of the structure. On the work on Third Street, there is a fairly logical location for the brick of that building, which shows up since the paint has been removed. You can see in other locations where new brick has been installed, straight joints, toothed-in brick. The owners' desire to add a second floor for use of this building requires some additional height

that the existing parapet does provide. Our approach was to introduce a modern piece. On the back of that of the area you see of the proposed elevation that will reflect detailing that we are anticipating on the front façade. New windows on Third Street for a cafe or tea house will be set deep into the brick allowing for a planter box at the base of the windows, and on nice days you can open those windows. The canopy will allow for street side seating.

Public Comments

Michael Williams, 222 East Main Street, He thought the drainage on the roof went into the parapet wall on the 3rd street side.

Mr. Wardell said you can see on the elevation there is a scupper there that will remain on the existing façade. That roof will be re-done and flashing behind it will be repaired.

Mr. Mohr asked if the brick can be left as is, or will it be painted?

Mr. Wardell said it is probably an 80/20 probability that it will be re-painted; but it would be nice to not have to paint it.

Mr. Mohr the parapet discussion can wait for later design development, and may depend on whether the brick can stand the weather.

Mr. Mohr said the façade is open season nothing special to begin with, but putting an opening on the side of the wall brings life to the street.

Ms. Miller said the opening on 3rd street will liven up the street, the tables outside are great.

Ms. Knott asked if there is some way for the Third Street side windows to relate to each other more smoothly. She wonders about the nature of these side streets. It is a more intimate scale and the design of the new additional is quite grand, large. It competes with the front entrance, is it an issue. But there is no problem with demolishing this rear portion.

The six BAR members present all supported taking down the Cappelini's wall, but the project will need to come back to the BAR for formal approval.

8. Preliminary Discussion
BAR 15-11-06
512-514 & 600 West Main Street
Tax Parcel 290007000 and 290006000
The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton, Owner/
Jeff Dreyfus, Applicant
Demolition and new mixed use construction

Mary Joy Scala said the demolition of these houses would have a huge impact on the future of West Main Street. She said the whole reason the city is considering a rezoning right now, especially on the east side, is because of the concentration of historic buildings there. She also noted that the BAR also is considering a project at 501 W. Main St. that incorporates two other historic buildings.

Jeff Levien said he respects and understands what you do as a Board, although these buildings are old, no one is going to dispute the age of these buildings, they are no longer part of the character of West Main Street. They are ripe for demolition and on an underutilized site and they no longer have any function for the tenants that are there.

Mr. Levien proposes that the portion of 512 W. Main St. that makes up the front room of the Blue Moon Diner would be retained and incorporated into the new building. The owners of the diner supported the idea of demolition.

Jeff Dreyfuss, Architect, said he has studied keeping the structures but concluded it would be a burden to redevelop with them. He said in studying these properties, we've explored many options including retaining the structures that are there.

Mr. Dreyfuss said the buildings no longer look anything like the original form and are not distinguishing examples. He explained how people are not aware there's an old house behind the Blue Moon Diner. We submit that merely being old does not necessarily enhance the historic character, nor does it ensure the site's highest and best use for the future of West Main Street.

The structural report has been presented. Repairing the buildings would be an enormous undertaking. It doesn't note the condition of the Blue Moon diner

Public comment

Laura Galgano said she is one of the owners of the Blue Moon Diner. My husband and I chose to come back to Charlottesville to start a business on West Main Street and the Blue Moon diner is the business we chose to revitalize. It's a neighborhood that we have spent a lot of time and energy invested in and we really feel quite strongly about the dynamic nature of not only the history of mid-town and the surrounding neighborhoods but what a vital part of Charlottesville it really has to play. Seeing the development that has been happening on West Main Street, she has been very active in the West Main Steering committee. She has seen the sort of re-designs and ideas of what is going to develop over the next decade or so and has seen what's developed in the past decade while we have been running our business. It really makes her want to support the notion of considered re-development. There have been some projects that have really spoken well to keeping WMS a dynamic and interesting area. I think that the things that Jeff is trying to do or talking about doing conceptually really could revitalize a great area and make it even better for the future. Rather than having to keep existing buildings, spend extra money to maintain that spot and price out what keeps the character of the neighborhood and that would be a real shame. She hopes that in this discussion we can look a little bit more broadly at the uses of the buildings and what could be saved and what could be there that could speak to the neighborhood and the diverse nature of that area in the next 50 years opposed to what has been there for the last 50 years. Operating a restaurant out of what was originally a house is challenging at best and would certainly be interesting to have a space that could be officially run and could really keep its character as the quirky Blue Moon Diner and yet still be able to run as a functional business in a much more streamlined manner than we are able to do at this point.

Board Comments

Ms. Knott She does not support demo of either one of these houses.

Mr. Schwarz does not want to see the houses go away. He can't approve the demolition of the two houses. He said every house that we demolish on this street lessens our argument for keeping any of them.

Ms. Earnst agrees with everyone else so far. She can't get behind that.

Mr. Graves said we are a historic board, what happens on WMS is important to him and he could not support demolition but does support development.

The majority of Commissioners stated they cannot support this demolition.

Mr. Levien The problem is you have two competing interests, everyone is mad at the Flats, so they want to knock down density and control development and then have historic preservation effort that you want to preserve these contributing structures. Unfortunately he thinks of highest and best usage, and it's a shame if this site will not be developed into its best use. He said if he could figure out how to get the FFA density on top of the proposed, he would. He asked do we race to put in a proposal that is under the existing zoning; recognizing that there is proposed zoning in play? He would like to walk away from this with the support of the Board wanting to see development like this and combine the old and the new and be supportive of trying to get that FAR on the back of the site, then we could work together to have the front of the site be in the Eloise/ Oakhart range and the back of the site with the right setbacks and the perfect marriage of old and new.

Staff noted that the BAR should have a preliminary discussion to give the applicant guidance. The proposed demolition of the two original houses and their attached commercial additions should be discussed first, without regard to the future proposed use.

In staff opinion the houses are significant due to their age, and should be preserved. Staff would note that all the remaining contributing structures on West Main Street, taken together, create a character that would be severely eroded if any buildings are allowed to be demolished.

(Staff has provided historic survey information on the two properties; the 1920 Sanborn Insurance map of that area; copies of the contributing structures maps for West Main Street and Downtown ADC districts; and a historic walking tour map that identifies all the existing historic buildings on West Main Street.)

This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

Mr. Mohr said we certainly are not there yet on the zoning either but he does think it is an interesting point of view.

E. New Construction

9. Certificate of Appropriateness Application
BAR 15-08-04
NW Corner of Ridge and Cherry
Tax Parcel 290145000-147000, 290149000-151000, 290157000

Cherry Avenue Investments LLC, Owner and Applicant
Proposal for a new Marriot Hotel on Cherry and Ridge.

The current owner is requesting a certificate of appropriateness for Phase One of a new mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue. The proposed project will be built on a total of 2.9 acres.

Andrew Garlock gave a lengthy presentation of the entry way to the building and resolving the turn from Ridge Street to Cherry Avenue.

EJ from Skyline Brick is here to discuss the brick samplings.
Mike Myers, Civil Engineer, Dominion Engineering
Ron Morgan, Saratoga Associates, the landscape Architect.

Public Comments

Dede Smith 2652 Jefferson Park Circle stated at the last meeting the Board requested that the renderings accurately reflect the setback.

The Applicant said a 50 feet setback on the rear property line basically we have enough room for it and there is a 6 foot planning strip and an 8 foot sidewalk. The applicant said when the plans are changed in a 3 dimensional model and that it has to be accurate.

Public Comment

Dede Smith – requested to ask the Tree Commission about the trees, it's nice to get some variety from the Tree Commission as well as they had something to say about the word arboretum.

Board Comments

Mr. Graves thanked the applicant for the samples and working with everything we asked you to do.

Ms. Knott said there are some good moments and some bad moments in the site plan and she likes what is happening on the Cherry Street side. She said the plaza is not there, she doesn't know what is going on in the plaza, she doesn't understand the angles, or the off center flower bed, the irregular design and is not quite sure what it is supposed to be doing. The addition of a shoe repair shop is a let-down; the idea of something like that. She said she can't design it for you, but it is not the quality of design that she would like to see on this really important corner which is the gateway to downtown Charlottesville. The connection from the parking lot to the plaza needs more work. The landscape architect has improved the arboretum design but there are still some issues with it and sorry to see that it had to be such a severe cut on the eastern edge of the trail between the parking lot and the path where it curves around and says ramp. There is quite a bit of cut on that hillside and she is not sure that is necessary and would like for you to take another look at that. She said it looks like it was designed by an engineer and the segmental retaining wall is just so inappropriate for this site and so not compatible with the historic district. She said some tweaks can be made and stated we could get a lot done if we sit down with her and she could draw and show them her thought. The 30 inch wide planting bed is a start. Hoping to see some kind of plant material that is a draping, hanging down over the wall instead of an upright

material. She said there is some awkward pedestrian configuration and she doesn't think people use space this way and that needs some work mostly around the parking lot. The last thing is some confusion over all the different materials that are being proposed for the site, where there is a rail to keep the cars from backing into the next thing which is a guard rail. It could be a code thing but some ways to get around that, so she would like for you to look at that to see if the guardrail is necessary. You have the guardrail that is black and another rail that is wood or corten steel and you have a silver railing with aluminum cable and then you have this fence that kind of looks like a corten steel fence so there is a lot going on that needs some more work. The site plan and site design is not where it needs to be in the back portion of the building and the plaza needs works. She likes where you are going with the arboretum plan and the variety of the plant materials, is it going to be a very pleasant place.

Ms. Miller moved to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves (6-0), seconded by Mr. Mohr, the proposed new building [including building materials] with the following items and details to come back to the BAR for approval:

- Ridge Street corner [including glass canopies] and plaza;
- Further site plan and planting plan development;
- Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]
- Exterior lighting plan and signage.

Additional work was recommended on the rear retaining wall, such as more terracing or planting.

F. Other Business

G. Adjournment 9:40 p.m.