

Board of Architectural Review  
Minutes  
January 19, 2015

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

Members Present: Chair Melanie Miller, Members Justin Sarafin, Candace DeLoach, Carl Schwarz, Laura Knott, Kurt Keesecker, Whit Graves, Emma Earnst.

Staff Present: Mary Joy Scala, Camie Mess, Preservation Assistant, Carolyn McCray, Clerk.

Members Absent: Tim Mohr, Vice-Chair

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 (please limit to 5 minutes)

1. Rebecca Quinn expressed that she was happy that in the last meeting the board members and other people in the meeting used the microphones more. She thought one applicant spoke from the seat, but for the most part the meeting was clear over the television. She asked that staff identify themselves is very helpful.

B. Consent Agenda

1. Minutes December 15, 2015  
Mr. Schwarz moved approval of the minutes, Mr. Graves seconded. The minutes passed (7-0-1, with Ms. Earnst abstained).

C. Deferred Items

2. Certificate of Appropriateness Application (deferred from December)  
BAR 15-12-02  
120 East Main Street  
Tax Parcel 280026000  
Kelly Tripp Owner/Applicant  
Façade renovations

The proposed façade changes are appropriate. The BAR should confirm that the glass will be clear and should request the specifics of the bulbs that are going to be used in the sconce light and pendant light.

In staff opinion, the applicant has incorporated all the BAR's suggestions and is ready to be approved.

Mr. Sarafin said you worked out everything that we were talking about at the last meeting and it is quite an improvement.

Ms. Knott said she agrees with Mr. Sarafin.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Graves moved to find that the proposed façade changes 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 with the clarification the glass will be clear and the bulbs will be under 3000 lumens. The applicant will verify which varnish is being used, seconded by Mr. Sarafin, motion passes (8-0).

D. New Items

3. Certificate of Appropriateness Application  
BAR 16-01-03  
502 Rugby Road  
Tax Parcel 050054000  
Terri Werle, House Director, Applicant/Alpha Delta Pi Sorority, Owner  
Block wall facing Rugby Rd. and Gordon Ave.

Terri Werle said in her opinion this is the most beautiful home on the whole street.

Ms. Miller asked how far apart are these laurels.

Ms. Werle said they will be planting them very close together.

Ms. Knott asked have the hedges been removed. There were 4 trees along Rugby, did one of them come down recently?

Ms. Werle said the hedges that were there have been removed.

Ms. Werle said near the house were a couple of dead trees that were removed.

Mr. Keesecker asked are brick piers on the edge of the sidewalk are they still there and are they going to remain.

Ms. Werle said they haven't been there since she has been at the house the last 5 years.

Mr. Sarafin did you investigate any alternative materials for the wall.

Ms. Werle said no, the house is brick, the walkway, the patios are brick Wall is brick, and everything is brick. The landscaper had recommended this material because it matches the foundation and the feel just looked the same.

Ms. DeLoach asked have you considered a brick wall to match the house instead of the block. She said it looks real commercial.

Ms. Werle said she thought the block would be sturdier. She said with all of the mulching and the bushes it will okay.

Mr. Schwarz said the block doesn't look like the photo, the size sounds a lot bigger.

Landscaper said it is 2 inches bigger.

Ms. Miller said she is fine with the idea of a retaining wall but another material would be more appropriate.

Ms. Knott said she supports having the retaining wall, and it certainly makes sense, however she will not be able to support this material, she said you can do better for the quality of the house that you have there and she took photos of other properties along Rugby Road. She said there is primarily brick, stone and a very simple concrete on the curb; and natural stone. She said there are some really nice walls along there and there are no other walls made out of the material that you are proposing. She would like to see you (Ms. Werle) re-think this and put some thought into how the wall is going to terminate right at that important corner. , it might even come up to the sidewalk, and I think it's going to work and you are going in the right direction.

Ms. Knott said those shrubs are going to get pretty high, especially on that retaining wall. She asked that she consider some other kind of plant material that looks good hedged. She said to consider boxwoods or a prickly holly.

Ms. Werle said the boxwood is very expensive, this brick was a huge purchase and she doesn't know what the brick will do to the cost of the project.

Ms. Miller said it has her support but not the materials, and suggested that she could do a deferral and address the materials.

Ms. Miller moved to find that the BAR accepts the applicant's request for deferral. Ms. Knott seconded, motion passes (8-0).

The BAR suggested changing the material of the retaining wall to brick or concrete or other alternatives, including stone, pointing to other materials used for walls in the area. The BAR asked for details of where the walkway and the retaining wall meet (such as a pier or other permanent feature at the end). Also, they suggested a change in the landscape plan, specifically with the types of shrubs utilized. They recommended a fine-leaved, compact, hedge-type shrub.

E. Previously Considered Items

4. Certificate of Appropriateness Application  
BAR 16-01-02  
610 Ridge Street  
Tax Parcel 290263000  
L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant  
Necessary remediation for blighted property

Staff noted that Property Maintenance staff did an excellent job working through the process and having good drawings prepared.

Richard Hunt, He said their goal is to stabilize and we have come up with a good solid plan. Taking into consideration the funds we have to work with doing what is most important. During a discovery process we found a very rotten ceil plate that we will be replacing as well. Securing the rear porch and a new roof are the big ticket items of the project. Depending approval the next step in the process is to get with procurement and they will put it out as an IFP and we will start getting bids from contractors.

Pete Armetta asked when was the last contact with the owner and he said he knew that we were not moving forward acquiring the property yet but is curious that why he asked the question.

Mr. Hunt said he has not spoken with the owner on the telephone however he has sent her several letters and did get a few notes in return. She said that she has acknowledged our plan and has hired a contractor to do some work. He showed up for a day and Richard said he has not seen him since.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Graves move to find the proposed remediation plan construction drawings 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 application as submitted, seconded Mr. Sarafin motion passes 8-0.

Mr. Schwarz recused himself from the next item.

5. Certificate of Appropriateness Application  
BAR 16-01-01  
200 Second Street SW  
Tax Parcel 280069000, 280071000-280075000

Powe Studio Architects, Applicant/Market Plaza LLC, Owner  
Refinements to building and plaza and landscape design

Mary Joy Scala said they sought approval of a lawn feature to replace a fountain submitted in the original plan and now they have decided that they prefer the water feature, so they're back to that again.

Greg Powe, Keith Woodard Architect, an alternative to the fountain. A grove of 4 pairs of trees. Return to the fountain, it a simple center piece during market days and beautiful evening focal point, the jets come with an up lighting component. It really makes for an attractive evening. Too much shading for the 4 season, a very wise person, was not going to be here tonight. The solar shading, we are concern about the tents too close to the building.

Mary Gilliam – with plaza ages ago they seem to be a mecca to the homeless for sleeping, the benches designed for sitting not lying, security cameras, not very attractive to hangout. Will be policed. We own the plaza and we have a strong invested interest.

In response to the question of whether the plaza would attract homeless people, Mr. Powe said the city police will be allowed to patrol the area even though it is a private space. He also said there would be security cameras everywhere. We hope that the plaza is such a busy and active place that it's not going to be a place for loitering.

Mr. Woodard said we will have a restaurant throughout the afternoon and during the evening.

Whitney Glick – is concerns about how close the vendors would be at the farmers market. She asked will there be a fountain on market days. Breaking up the plaza seems like a good idea to have people gather, seems like a good public place.

Mr. Powe said there will be no fountain on market days and he is hopeful that work can begin soon to place existing utilities underground

Ms. Miller moved to find that the proposed changes to the site and building 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 inverted tents, the fountain design, the spandrel glass, the change to the 1st Street and South Street elevations re-proportioned to remove the brick projecting into curtain wall, the east wall of the plaza, the details of the previously approved aluminum and glass railing system, the new building elevations as presented in the packet, the removal of the hockey stick lights, and the brise-soleils.

The BAR would like to see a fully developed site plan [clarify trees on 2nd Street SW] and the 1st Street memorialization [a thirty-foot wide combination of lights and subtle brick color change] to come back. The lighting and signage should also come back, seconded by Mr. Keesecker. Motion passed (7-0, with Mr. Schwarz recused)

F. New Construction

6. Certificate of Appropriateness  
BAR 16-01-04

512-514, 600 W Main  
Tax Parcel 290007000, 290006000, and 290008000  
The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton,/Jeff Dreyfus,  
Applicant New construction-Massing

The applicant is requesting massing approval. Prior to approving a massing scheme, the BAR must take action on the proposed demolitions of the rear additions on 512-514 West Main Street, and of the second floor front addition to 600 West Main Street. In general, preserving the two residences and their front commercial additions is appropriate, and demolition of minor additions that do not contribute to the character of the buildings is appropriate.

Ms. Miller said the building size seems a little bit too much of maxing out at all the edges. She continued to say even though that's okay under zoning, there's going to have to be some chopping back.

Mr. Keesecker said the guidelines speak to height, any data related to height of the building as it relates to other side of the tracks

Mr. Schwarz said the height on West Main Street along that area is mostly four stories maximum. He said this building is going to be very big for this one half of West Main Street.

Other BAR members agreed that this proposal is out of scale with this area.

Ms. Knott would love see some sort of physical buffer between the old houses and whatever.

Mr. Sarafin said it is appropriate to demolish those.

Architect Jeff Dreyfus is working for Jeff Levien on the project said the proposed zoning for West Main Street will allow for four-story buildings in the future.

Mr. Dreyfus said the ABC store is not going to be there forever, and I'd rather we set the tone for what comes next and will consult with the BAR at a future meeting.

Mr. Sarafin moved to find that the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves only those demolitions, as submitted. Ms. Earnst seconded. Motion passed (8-0).

Mr. Sarafin moved to find that the BAR accepts the applicant's request for deferral. Ms. DeLoach seconded, motion passes (8-0).

#### G. Other Business

200 West Main Street - Hardie panels. The consensus of the BAR was to approve the lighter color of paint (Accessible Beige) in high gloss sheen on the existing Hardie panels. However, the BAR suggests to the applicant that they consider replacing the Hardie panels with an alternate, more durable, material because the BAR expects that the

Hardie panels will become a maintenance problem in the future, especially when exposed to salt, etc.

1213 Wertland Street – Azek railings. The consensus of the BAR was to approve the use of white Azek for the project that was otherwise approved in December 2015. The BAR prefers that the Azek rails are painted white to give a more historic appearance.

Mr. Sarafin discussed the upcoming Preservation Virginia annual conference to be held in Charlottesville in October 2016.

H. Adjournment: 10:00 p.m.