

Board of Architectural Review
Minutes
Wednesday February 17, 2016

Location: City Council Chambers, 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, Co-Chair Tim Mohr Staff: Mary Joy Scala, Preservation & Design Planner, Margaret Stella, Intern, Carolyn McCray, Clerk.

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

A. Matters from the Public – None.

B. Consent Agenda

1. Minutes January 19, 2016

Motion by Mr. Schwarz and seconded by Mr. Keesecker to accept the Consent Agenda, motion passes 9-0.

C. Deferred Items

2. Certificate of Appropriateness Application (deferred from January)
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

Ms. Scala presented the staff report. A wall in these locations of the appropriate material would create a neat edge. The BAR made suggestions for acceptable wall materials in January; the BAR should determine if either of the materials now being proposed is appropriate.

The applicant brought stone samples and the hedge species to the meeting.

Multiple questions were asked and answered, confirming that many of the suggestions from the Board were not met by the applicant.

Ms. Werle, the applicant, asked for a deferral.

Mr. Schwartz made a motion to accept the deferral, seconded by Mr. Mohr. The BAR accepted (9-0) the applicant's request for deferral. (Ms. Knott offered to meet with the applicant. The BAR preferred either brick or poured concrete for the wall material.)

D. New Items

3. Certificate of Appropriateness Application
BAR 16-02-01
105 3rd Street NE
Tax Parcel 330232000
Neal Guma, Applicant/Mary Leavell, Owner

Removing the barber pole from the front of the building

The applicant requested deferral prior to the meeting because they would be out of town.

4. Certificate of Appropriateness Application
BAR 16-02-02
632 West Main Street
Tax Parcel 029001000
Pat Punch, Building Goodness Foundation, Applicant/Delevan First Baptist,
Owner
Partial demolition, conversion of a window to a door, ADA ramp

Ms. Scala presented the staff report. The previous approval included a non-custom size door, with painted wood flat trim to fill the gap with the existing opening, and a painted wood panel transom in lieu of a glass transom. The proposal would use salvaged brick to extend the existing brick mold to the ground. These details should be confirmed.

The proposed finish on the pressure treated wood walkway should be discussed.

Pat Punch, Building Goodness Foundation, and Bob Gray, architect, gave an update on the project.

Further discussion entailed changing the door from 6-panel to 4-panel, and staining the pressure treated lumber.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition and Rehabilitation, Mr. Mohr moved to find that the proposal to change a window to a door and to construct an accessible walkway 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 with the proviso that the door is changed to a four-panel door, and the walkway is stained (including the walking surface) dark gray, with black railings, seconded by Mr. Keesecker, motion passes 9-0.

5. Certificate of Appropriateness Application
BAR 16-02-03
1515 University Avenue
Tax Parcel 090080000
James Zehmer, Applicant/ Lloyds Building, LLC Owner
Partial demolition and renovation

Ms. Scala presented the staff report. The applicant prepared an extensive history of the building and site, and the work they propose aligns with the other buildings and structures in The Corner ADC District.

The BAR may want more information about the "damaged architectural features" that will be repaired and replaced.

James Zehmer, representing UVA, said they are leasing the building with an option to buy. It will be used for a student center on the Corner. On the rear façade a window walled up will be returned back to a window to match the other.

There was a discussion about the design of the area to be infilled on the side rear of the building.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Graves moved to find that the proposed partial demolitions, new doors and windows, and building repairs satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted, but with the modifications to the three large openings to come back to the BAR for administrative approval, and paint color to be decided at a later date, seconded by Mr. Schwarz, motion passes 8-1, (Ms. DeLoach opposed).

Mr. Mohr clarified that the expected changes are as follows:

1. Take all glazing up to the next line up;
2. Remove single door on east elevation;
3. Carry higher line up so there will be a single line;
4. Keep the lower panels a darker color so they recede, and continue the top band as a header (make it look like the building).

- Mr. Graves left the meeting -

6. Certificate of Appropriateness Application
BAR 16-02-04
123 Chancellor Street
Tax Parcel 09014000
Garrett Rouser, Applicant/Lambda Gamma Chi Omega House, Owner
Replacement of exterior door with window

Ms. Scala presented the staff report. The BAR should comment on the plan to replace the door and transom with a window on the second floor, and request to see a drawing of the new elevation before approval.

Upon questioning the applicant, the BAR determined that the purpose of the proposal was to prevent water from the porch roof from entering the building.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, Mr. Schwarz moved to find that the proposed door and transom replacement with a window does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in The Corner ADC district, and the BAR did not approve the application, but would approve instead a modified (raised) sill condition pending visual evidence. The applicant would need to submit a photo of the current flashing condition and a drawing of the proposed solution, to be circulated by email to the BAR for approval, seconded by Mr. Keesecker, motion passes 8-0.

7. Certificate of Appropriateness Application
BAR 16-02-05
416 West Main Street
Tax Parcel 290012000
Charles Roumeliotes, Owner/Applicant
Parking spaces converted to new patio

Ms. Scala presented the staff report. The BAR's consideration is separate from any required site plan approval. Because the proposal removes parking and may impact egress of the remaining spaces, the applicant should resolve with the planner whether a site plan amendment is required in addition to this application for certificate of appropriateness.

In general, a patio space is appropriate in this location. However, staff recommended not obstructing pedestrian access from the main parking lot with a fence and wait station, and perhaps the 42" high solid fence should be lower and/or more transparent material.

Applicants Ken Wooten and Charles Roumeliotes said they have been granted permission to use the parking spaces.

Ms. Knott said she spends a lot of time in this building because her office is a block away and her office has their Christmas parties there, and they love it and are excited to see it expanding. She said it is great that you are having a patio too. The only thing she is struggling with is the materials. Wood is being used really well in this building on the parking lot side which has been incorporated in a gardenesque sort of fashion with arbors and various other kind of overhead structures, painted a blue-green color that is beautiful with the colors of the building. That is why she is struggling with the ipe, it seems out of place at this building and the second thing she was struggling with is the stucco concrete block which she considers as massive planters that are too tall, a different material, and the bollards. A massive planter like that in itself would stop a car.

Our guidelines talk about umbrellas in a neutral color, but that is really talking about the Mall, so she feels the color of the umbrella is appropriate and it brings out the gold in other places especially in the Orzo logo across the front. The solidness of the ipe because it is not above the top of somebody's head while seated, it is not really going to be a sound barrier from the traffic so she is not quite sure what it's supposed to be, and she would rather see something a little more translucent. And, if there's going to be wood that it be a different color and if it is going to be metal that it relate to some metal found in the building. She said the planters could be brick and lower, with a cap in a pattern that relates to the header above the windows along the front. She said it is a great idea and it needs some tweaking in terms of the number one materials and number two scale and height of the fence. She stated there is some poetry written in the concrete from a local poet.

Mr. Keesecker said they are good comments from Ms. Knott. At the base level, removing parking for outdoor spaces is genius, and he hopes that it will start and happen maybe across the whole front of this building, if the other business owners want that. In some ways, you are the spearhead for what could become a relatively interesting precedent for essentially what was an older building that been re-purposed and now has to find a new life because it can't grow toward the street necessarily as a built thing so it will have to make up this ground between where the street is and where the business is and your layering of this patio is a semi-private space is like the porch of a house and it is a great idea. He said he wished it was continuous across the whole front. He said when the end wall goes back and hits the corner of the building, and it is really hard to bring corners together perfectly. He said it will want to be offset even 6 inches so you don't have to worry about perfection. He said maybe 3 lamp posts on the front at the planters would be better than bringing that one back to the door, you probably have a light on the door already. He said he wonders what it would be like to have a row of lamp posts out on your front line of planters instead of this L-shaped of lamp posts. He is supportive but there might be a few details that need a further look.

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending, and Cafes, Mr. Mohr moved to find that the proposed patio renovations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR tentatively approves the application in concept pending site plan approval, and with the following modifications or design concepts to be addressed:

- Slab extended to accommodate a sidewalk and curb on the outside of the terrace or wall line of the fence;
- Detailed resolution where the fence meets the building and where the fence ends, that relates to the planters (possibly masonry fin walls);
- Suggest alternatives to ipe (revisit fence material and porosity and height);
- Move all three lampposts to the outer planters;
- Eliminate bollards.

The details shall be circulated by email to the BAR for administrative approval. If there is disagreement, the application will have to come back to a meeting of the BAR., seconded by Mr. Sarafin, motion passes 8-0.

8. Certificate of Appropriateness
 BAR 16-02-06
 1105 Park Street
 Tax Parcel 470007000
 Nicholas Caffericlo & Elaine Alpern, Owners/ Keith Scott, Applicant
 Demolition of rear additions; new wrap around porch and rear additions

Ms. Scala presented the staff report. The BAR should take action regarding the demolitions so that the architect can continue to develop plans for the addition. The architect understands that the new addition should not use the same wall plane, roof line, or cornice line of the existing structure. The BAR should provide comments regarding the proposed addition. In staff opinion, the extended porch (that retains the brick piers of the original porch on the SW corner) is appropriate, and could attach to either the 1890s addition or a new addition. The survey notes indicate the parlor originally had French doors onto all three porches, but they were shortened to windows to install radiators.

The rehabilitation plans to return the roof to standing seam metal, and to repair the gutters and windows are all good decisions.

The proposed site plan is appropriate. The BAR will want to review elevation drawings for the garage.

Elaine Alpern, one of the owners, gave a synopsis of her love for the house and why she wanted it for her family.

The BAR members asked questions; and discussed the new addition of a rear porch, the current driveway and landscaping, the pending garage and the new roof.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, Ms. Knott moved to find that the proposed demolitions of the 1890s and 1954 rear additions and partial demolitions of the SW enclosed porch and south side appurtenance satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the demolitions as submitted, seconded by Mr. Mohr, motion passes 7-1. (Ms.Earnst voting no)

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Additions, and for Rehabilitations, Mr. Mohr moved to find that the proposed new addition, the new roof on the existing house and cottage (with specifications to be submitted), satisfy the BAR's criteria and guidelines and are compatible with this individually protected property, and that the BAR approves the application pending the BAR seeing the new garage and gym; some alternatives to the

current driveway and parking area configuration, as well as some additional development of a landscape plan (including exterior lighting). The one major modification to the house the BAR would like to see is the porch developed as the original single deck with the baluster off the south elevation, and don't connect the porches around, and then develop it as a new porch on the back of the house. Seconded by Mr. Sarafin, motion passes 8-0.

Break 8:49 p.m.
Return 9:04 p.m.

E. New Construction

8. Certificate of Appropriateness Application (deferred from January)
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

Ms. Scala presented the staff report. The massing was approved in December; the applicant is now requesting final approval.

The BAR should focus on how the new construction interacts with the surrounding buildings as well as the streetscape and pedestrian experience of both West Main Street and Commerce Street.

In staff opinion, the new design of the West Main Street frontage minimizes the impact of the garage entrance, and mimics the existing rhythm and scale of the historic buildings. The new commercial spaces are important on both streets, and the pedestrian walkway is a very important connection.

The clear glass specifications are needed.

A regular site plan has not yet been submitted for approval. The BAR may wish to see a more detailed version of the site plan when that has been prepared.

David Hopper read a letter from Brad Worrell, a Commerce Street resident, who has been monitoring the development but was unable to attend the meeting.

Brad Worrell letter said we are vested in the development being done right, that is, in concert with the surrounding area, and he thought the current design was an improvement on previous ones because of the outdoor arcade and recessed garage entrances. But he said his concern was the final product will not respect the history of the area, pointing to another Atwood project on Water Street. I find his Waterhouse building to be egregiously out of place; and am akin to a cruise ship parked in the middle of downtown.

Mr. Atwood said he understood why many people are opposed to the building, but it's a complicated building, politically, not unlike some others that we have done, adding he was offended that Worrell's letter was read out loud. Mr. Atwood said if somebody's going to write a letter like that they'd better come read it to me.

BAR members felt they needed more information before they could make a decision.

Carl Schwarz said he didn't trust these drawings very much; he wants to know what we're going to get.

Mr. Atwood said he would refine the landscape plan and would change the color scheme. He asked for a deferral.

Tim Mohr made a motion to accept the deferral request, seconded by Mr. Kurt Keesecker, motion passes 8-0.

9. Certificate of Appropriateness Application (deferred from January)
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

Ms. Scala presented the staff report. The applicant is requesting massing approval.

If the BAR finds the proposed massing scheme is appropriate, it may approve the massing, so that the applicant can proceed in the design of other elements of the building and site.

Staff requested perspectives and possibly floor plans to assist the BAR in understanding the massing. The BAR also asked for a view of West Main Street looking west.

In staff opinion, the massing and siting have been improved by lowering the height, and adding space between the historic buildings and the new construction. A remaining issue is the treatment of the end walls. While it is impossible to know when the abutting properties may develop, it is common in an urban setting to have end walls without windows. The BAR is being asked to approve the massing. The BAR may also provide comments regarding the façade treatments, materials and site design.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Mr. Sarafin moved to find that the massing and siting only of the proposed new mixed-use complex satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that: the BAR approves the massing and siting only. Seconded by Mr.Keesecker motion passes 7-1 (Ms. Miller voting no).

E. Other Business

Foster Site Historic Register Nomination- Comments

Ms. Scala presented the staff report. Because Charlottesville is a Certified Local Government, the Charlottesville BAR is entitled to a sixty-day comment period to review the draft nomination and relay any concerns or comments to the Virginia Department of Historic Resources (DHR). The nomination will be considered on March 17, 2016.

Mr. Sarafin moved to find that the Charlottesville Board of Architectural Review enthusiastically recommends the Foster Site as proposed for listing on the Virginia Landmarks Register and the National Register of Historic Places, seconded by Ms. Knott, motion passes 8-0.

Mr. Mohr gave the PLACE report, including a proposed metrics plan; and proposed 3D modeling of the City.

BAR annual elections – Mr. Schwarz moved to nominate Melanie Miller for 2016 Chair and Tim Mohr for Vice-chair. Mr. Keesecker seconded, the motion passes 8-0.

F. Adjournment 11:10 p.m.