

Board of Architectural Review  
Minutes  
May 17, 2016

Location: City Council Chambers-City Hall

Members Present: Chair - Melanie Miller, Vice-Chair - Tim Mohr; Laura Knott, Carl Schwarz, Kurt Keesecker, Whit Graves, Emma Earnst, Stephen Balut

Absent: Justin Sarafin

Staff Present: Mary Joy Scala, Margaret Stella, Preservation Intern, Carolyn McCray, Clerk

Call to Order: Chair – Melanie Miller calls meeting to order at 5:30.

- A. Matters from the public not on the agenda (please limit to 3 minutes) - none
- B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting).

Minutes - April 19<sup>th</sup>, 2016

Motion by Mr. Schwarz to accept the consent agenda, Seconded by Kurt Keesecker (Mr. Graves recused) motion passes 7-0-1.

C. New Items

- 2. Certificate of Appropriateness Application  
BAR 16-05-02  
19 Elliewood Avenue  
Tax Parcel 090090000  
Geary Albright, Owner/ Brandon Wooten, Applicant  
Rear deck/patio improvement

Elliewood Avenue at The Corner is characterized by outdoor dining and a pedestrian scale. The proposal will not affect the view of the building from Elliewood Avenue, but another option would be to repair the brickwork patio. Painted wood is preferred over stained treated lumber in a historic district. However, the restaurants across Elliewood received approval for stained treated wood railings.

Rebecca Quinn said she heard something about lighting and wire barriers above the existing paving and below the proposed deck from a previous application. She did not see these barriers in this application, but she asked if the stairs will be used by customers, and the difference between what the applicant covers and what the building code covers (the supports are 4x4's and if it is for public ingress and egress, she would like to make sure that stairs are adequate for public use). Will the existing brick remain under the elevated deck and will they also do some kind of screening to keep people from getting under? Since there is no plan for outdoor

lighting, is this deck for daytime use only? Outdoor lighting should be part of the plan if it is proposed to be used at darker times.

Mr. Wooten said the stairs are not for public use, but are for deliveries and staff. Some of the brick will have to be removed to put in new 4x4 posts. A lot has been washed away due to the runoff, which is one of the reasons why they would like to cover it. The water that is getting in the bottom is a safety concern; it is difficult to pay attention to the people who go back there and smoke.

Mr. Wooten said they would probably use string lights at night, and would close at 7:00 pm.

The applicant noted that no one would be able to get underneath the existing deck because it will be covered.

Mr. Keesecker asked whether the property lines are clearly delineated on the drawings, and asked if the deck would be completely on the owner's property.

Mr. Wooten said it is on the footprint that is there, and he will make sure with the owner that it is.

The applicant should clearly express property lines in the drawings, and make sure they are not developing within the City R/W.

If the applicant prefers a darker stain he can submit it to Ms. Scala.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, and Rehabilitation, Mr. Keesecker moved to find that the new deck and railing 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 Ms. Knott, the motion passes 8-0.

3. Certificate of Appropriateness Application  
BAR 16-05-06  
230 West Main Street (The Ante Room)  
Tax Parcel 280001000  
Mark Brown, Main Street Arena, LLC Owner/ Jeyon Falsini, Applicant  
Removal of bushes on the Water St. entrance, fill with concrete slab and create patio space

The proposed outdoor patio in this location is appropriate. It will improve the food business and make for a more vibrant area.

Rebecca Quinn said the photo and the layout sketch does not show the full sidewalk width, and that they are just going through to the paver. Since we know the movable bollards tend to move, it would be appropriate to specify the width. What is the width from the edge of the building to the inside edge of the brick pavers? The diagram suggests it is about 5 feet because it is pretty narrow.

Mr. Falsini said the width it is five feet and they do not plan on moving the bollards outward in any way. They will stay exactly where the red brick is. On some occasions the furniture might be removed and the bollards might be shoved forward to attach to the gate and create an extended entranceway (if there was a

performance with a long line, for example). The line would start at the top area and once the line was clear, the bollards would be moved back. It is guaranteed that they will not go out any wider than five feet.

Mr. Schwarz said the drawings show the brick comes out to the edge of the building where the building angles and the photographs do not show this. He doubts that it is actually 5 feet where the current planter is.

Mr. Falsini said the patio gets narrower as you go higher up. The angle to the building just cuts it off. It is also the width of the entranceway, and a doorway with a railing is the exact same width.

Ms. Quinn said if the tables are 2 ½ feet wide and is showing 36 inches from the outside edges of the table, she is not sure where the end of the arrow ends. She asked if the brick belongs to the city sidewalk. If the sidewalk belongs to the city then maybe it does not need to be said but if there is any damage during the digging and concrete that needs to be their responsibility to fix. It would be appropriate to make it clear in the permit that the bollards cannot go outbound of the brick pavers. Does he need a change in his permit to allow outside seating?

Mr. Balut likes the idea of getting some action to liven up things, and thinks it will be a nice addition to the downtown mall.

Ms. Knott said she would not be able to support the patio tables since it is not an accurate drawing, and we do not know who will be there in the future.

Mr. Falsini said he has customers that want to go outside and smoke cigarettes and this would make for a better experience.

Mr. Mohr said to paint the railings black and put something green in the corner which would be more permanent.

Mr. Mohr said he likes the idea of the outside seating and they should install pavers which are easier to pull up. Since they have a prepared base, they will be more expensive.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, and for Signs, Awnings, Vending, and Cafes, Mr. Mohr moved to find that the proposed patio satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application with the following conditions: the BAR needs to see (for administrative approval) a submittal of how the applicant would handle the planting area in the corner; paint the existing railing black; and encourage the applicant to make the bollard line longer (to get another table in). Seconded by Mr. Keesecker, the motion passes 5-3, (Ms. Knott, Ms. Miller and Mr. Schwarz opposing).

#### **Whit Graves left the meeting for the next item**

4. Certificate of Appropriateness Application  
BAR 16-05-05  
630 Park Street  
Tax Parcel 52011500  
Park Lane Properties, LLC, Owner/ Fred Wolf, Applicant

Exterior Renovations, including new roof, doors, windows, and siding

This is a major rehabilitation of a modern 50-year old building. In staff opinion, the architectural significance lies in the overall massing and layout of the two buildings that create an interior courtyard, and in the brick walls facing the street that recall stepped parapets and exterior chimneys. In staff opinion, the larger windows, new roof forms, and new siding materials and colors complement the buildings.

Mr. Mohr thinks it is nice and is eager to see what happens to the courtyard.

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, Mr. Schwarz move to find that the proposed exterior changes 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 as submitted. Seconded by Ms. Knott, the motion passes 7-0-1 (Mr. Graves recused).

5. Certificate of Appropriateness Application  
BAR 16-05-03  
853 and 901 West Main Street  
Tax Parcel 310169000 and 310170000  
853 West Main, LLC, Owner/ the Standard at Virginia, LLC, Applicant  
Amendment to COA issued on January 21, 2014 to bring building up to OSHA regulations, John Mathews

Chair Miller said the project seems entirely appropriate.

The changes to the building will not be visible from West Main Street, but could be visible from Tenth Street NW and other points north of the property. The resulting massing and elevation designs remain appropriate.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Mr. Keesecker moved to find that the proposed redesign of the building's northwest corner 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 application as submitted. Seconded by Ms. Knott, the motion passes 8-0.

6. Certificate of Appropriateness Application  
BAR 16-05-01  
1107 Wertland Street  
Tax Parcel 040305000  
Neighborhood Investments, UVA-LP, Owner/Richard Spurge, Applicant  
Exterior renovations, including removing concrete patio and constructing a new two story addition on rear elevation of original house

The 1920 Sanborn Maps show the original form of the house, with a rear wing and rear open porch. Removing the NW addition will expose more of the original house. There is no issue with removing the addition that extends along the north side. The mid-century infill will remain. In staff opinion, the proposed demolition of the rear addition as described is appropriate.

If in good condition, restoring the weatherboard would be the first choice. If it is not restorable, painted new wood siding would be the best choice on the original part

of the historic building (Note: the applicant was allowed to replace aluminum siding on 1109 Wertland Street with Hardie siding, although restoring the wood was the BAR's stated preference). The BAR has previously approved Azek trim on a porch railing. If Hardie siding is permitted, then Azek trim would be appropriate. If wood siding is used, then the window trim should remain wood.

Regarding the new addition, it is generally in character with the historic district and meets the design guidelines for additions. The Hardie siding should be smooth, rather than wood-grained. The existing roof is standing seam metal; the new roof material should be specified.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, Mr. Balut moved to find that the proposed demolition of the rear 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 application as submitted. Seconded by Mr. Mohr, the motion passes 8-0.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Ms. Knott 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 application as submitted with the following conditions: as the horizontal asbestos siding is removed, the underneath should be reviewed to assess the extent and appropriateness of subsequent replacement and window trim, and approval of Hardie board siding for additions with different exposure [7"] from the original main house [6"]. Seconded by Mr. Keesecker, the motion passes 8-0.

7. Certificate of Appropriateness Application  
BAR 16-05-04  
1201 Wertland Street  
Tax Parcel 040305000  
Neighborhood Investments, UVA-LP, Owner/Henningsen Kestner Architects, Inc.,  
Applicant  
Demolition of existing addition, and the construction of a new two-story addition

In staff opinion, the existing addition can be demolished without adversely affecting the main house. The demolition should not be approved until the new addition is ready for approval.

This house is very old and has National Register status. In a different setting, on a larger property perhaps, the addition might be designed to be more sympathetic to the house. Yet, it is good that this house and many others along Wertland are being restored closer to their original appearance, and are being well-maintained. The proposed addition should be discussed in terms of the guidelines for new additions. Only the side porch on the addition would be visible from Wertland.

Mark Kestner said his client is very serious about restoration and bringing back the original qualities to these houses. The proposal is to peel off the addition that has been added and to replace it with a simple, respectful addition. These houses have not had a lot of attention over the years.

Mr. Balut asked how visible the porch would be from Wertland.

Mr. Kestner said there is a very large tree in the front and about 6 feet of the porch would be visible, but individuals would be looking at retaining walls and would not be on grade with the house.

Ms. Miller wonders about the choice of the cedar or the Hardie shingles to what was there before.

Mr. Kestner said the reason behind that is to clearly separate the addition from the original in texture and color and we find both colors acceptable.

Ms. Earnst said on the left side elevation there are some additions like the little staircase; what is the plan for the restoration of the existing house where the porch will go, how will the siding be restored?

Mr. Kestner said when we peel this off if there needs to be restoration we will draw from the materials that are onsite. Mr. Spurzem would like to use the same vintage wood that is on site if it can be found.

Mr. Keesecker said he is not worried about the porch.

Mr. Balut said he is not worried about the porch either, he feels it is in line with the guidelines; the porch actually helps the elevation and looks fine.

Mr. Schwarz said his only concern is the Hardie cedar shingles.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, Mr. Mohr move to find that the proposed demolition of rear additions 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 application as submitted. Seconded by Mr. Balut, the motion passes 7-1 (Chair Miller opposed).

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Mr. Mohr 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 application as submitted. Seconded by Mr. Balut, the motion passes 7-1 (Chair. Miller opposed).

8. Special Use Permit Recommendation  
600 West Main Street – Additional density and reduced parking

#### Discussion and Recommendations

On May 10, 2016 the Planning Commission recommended approval of the SUP with conditions, including 0.5 parking space/unit; 180 DUA density; an indoor/outdoor lobby/courtyard space; and max. 40% studio efficiency units (with the remainder being 1- and 2- bedroom units), none of which are less than 450 square feet. City Council will make a final decision on June 6.

Before City Council takes action to permit the proposed use, they must consider the BAR's opinion whether there are any adverse impacts to the West Main Street ADC district that could be mitigated with conditions. A special use permit is an

important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to “protect the welfare, safety and convenience of the public.”

Because the BAR already approved the massing and siting of the building, staff recommends that the SUP allowances for the proposed use will not have an adverse impact on the West Main Street ADC district, provided that the BAR-approved massing and siting of the building will not be altered.

Mr. Keesecker moved to recommend that the proposed special use permit for additional residential density and a reduction in required number of parking spaces for the development of 600 West Main Street will not have an adverse impact on the West Main Street Architectural Design Control (ADC) District, provided the massing and siting as approved by the BAR on February 17, 2016 will not be altered by this special use permit. Seconded by Mr. Balut, the motion passes 7-1 (Chair Miller opposed).

D. Other Business

9. PLACE Report

Melanie Miller attended the PLACE meeting for Tim Mohr. She reported that Rachel Lloyd requested a Cultural Landscape Report be prepared for the Downtown Mall. It would allow having a pre-determined plan in place (when a tree dies or benches need to be replaced, for example). Specific actions would still require BAR approval. The plan could be prepared, possibly with assistance from UVA, pulling together resources we already have.

The Blue Ribbon Committee was discussed. One member each from PLACE, the Historic Resources Committee, and the Human Rights Commission, and 6 at-large members would be chosen by City Council.

3-D Modeling was also discussed.

Suggestion that PLACE policy decisions be sent to the Planning Commission to implement zoning text amendments. Work session desired with PLACE and Planning Commission.

BAR suggested surveying Starr Hill neighborhood.

E. Adjournment: 8:00 PM

Mr. Schwarz motioned to adjourn.