

Board of Architectural Review
Minutes
September 20, 2016

Location: City Council Chambers-City Hall

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

Staff Present: Camie Mess, 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 – No one asks to speak.

B. Consent Agenda

1. Minutes August 16, 2016 Regular Meeting

Motion by Mr. Keesecker seconded by Mr. Balut to approve the minutes. The minutes were approved (8-0-1 with Ms. Earnst abstaining.)

617B West Main Street was pulled off the consent agenda by Mr. Schwarz.

2. Certificate of Appropriateness Application

BAR 16-09-01

617B West Main Street

Tax Parcel 320167000

Curtis Alexander, Owner/ Ivana Kadija, Applicant

Awning Addition

Ivana Kadija, Applicant, proposed awning is respectful of the building, and appropriate to the business use. The solution seems well considered.

Mr. Schwarz asked what the two side panels were anchored to; the one in the middle is anchored to the columns

Ms. Kadija said the two collars are going to grip the columns, and a rod will rest in it with set screws and pass through the awning. It will go across the two side panels as well.

Mr. Mohr said they are cantilevered.

Mr. Mohr said it looks very nice and seems appropriate.

Ms. Miller said it looks great for the business, but she thought it was odd to have an awning under a porch.

Ms. Kadija said they wanted to bring fabric and texture out into the exterior and this was one way to do it. They want to eventually move from yarns to linens and other kinds of natural materials. She thought the awning was a great way to advertise and also would cut down the glare of the windows.

Mr. Schwarz said as far as branding, that is a good idea, but he is worried it will cause the space inside the colonnade to feel constricted and that potentially it will get dirty.

Ms. Kadija hopes it will act as a transition area. She is even hoping to add planters and chairs to draw knitters to the space. With these additions she feels you would not walk across the space but instead enter into it.

Mr. Mohr said it is such a leggy colonnade that it does not bother him.

Mr. Balut is concerned about the contrast that the black collar will cause against the white column and was wondering if she thought about painting that piece white, so it blends into the column.

Ms. Knott asked is it purposeful to have the line of the dowel in line with the bottom of the part that goes between the transom and the window. Is it aligning on purpose with that?

Ms. Kadija thought she had to do it at 8 feet and that is exactly 8 feet. She would like for it to be a little lower because it is an awkward angle, and those couple inches makes a difference.

Ms. Knott asks if it is 8 feet from the sidewalk?

Ms. Kadija said its 7 ½ inches from the sidewalk and 7 feet from the bottom of the valance.

Ms. Knott asked if that was 8 feet to the sidewalk or 8 feet to the porch.

Ms. Kadija said 8 feet to the bar from the porch.

Ms. Knott said it is a little hard to tell because it is not a scaled drawing and there is no section that shows how it is attached to the building, so it is difficult to tell exactly what they are approving. She also agrees with Mr. Schwarz that having an awning like that under an arcade is unusual. She would like to see it come back with a section drawing and more information; the building is bright yellow, and the guidelines say it ought to be coordinated with the overall building colors.

Mr. Keesecker asked if the fabric is transparent?

Ms. Kadija said yes it is transparent.

Mr. Keesecker said is it going to be loose and it will move with the wind. He said it's nice, playful, non-heavy, animation of a space, and he can see someone else doing something else doing something completely different to create a gallery effect.

617B West Main Street was pulled off the consent agenda and discussed first in the meeting. Graves moved to find that the proposed new awning 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. Keesecker seconded, and the motion passed (7-2, with Knott and Schwarz opposed).

C. Previously Considered Items

3. Certificate of Appropriateness Application
BAR 16-06-04
1211 West Main Street (Dinsmore House Inn)
Tax Parcel 100059000
1817 House LLC, Owner/Ryan Hubbard, Applicant
Removal and Replacement of Side Porch, Streetscape and Yard Renovations

The BAR should discuss specific design and material details for the addition, and specific landscape and site details. The Background section includes some BAR concerns from the August meeting.

Ryan Hubbard:

- The applicant should secure approval from the Marriott owner to replace the trees along their common boundary.
- The BAR may wish to view the final proposed brick color onsite.
- The window manufacturer, material, and glass specification (clear= 70% VLT) should be confirmed.
- The balcony railing materials should be confirmed.

The BAR members were concerned about the brick color and mortar. Mr. Mohr said it seemed nice, and the windows are an improvement, but more scale work is needed. The BAR Members also discussed the project is out of character for the building and a bit trendy. The metal is too heavy and the natural wood is discouraged. Ms. Knott likes the direction it is going but would like to see it come back with the requested details.

Miller moved to find the proposed new addition, landscaping, and site 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 with the following details to come back: the awning to extend across the front to the edges to the recess, the panel on the front, a resolution for the ramp and required railing, look at the materials and size of the awning on the back (complete with a section drawing), a painted balcony floor for the original building (instead of stained or natural), the return of the hedge in front of the addition in front of the wrought iron fence, the material of the dormer window, the consideration of zinc to making that read as a fin wall on the West Main Street elevation, and a site visit to see the brick. Mohr seconded, and the motion passed (9-0).

D. New Items

4. Certificate of Appropriateness Application
BAR 16-09-05
121 Chancellor Street
Tax Parcel 090141000
St Paul's Memorial Church, TRS Episcopal, Owner/John Reid and Leslie Middleton, Applicants Jessica Primm
Modification of approved landscape plan and remove boxwoods

Staff recommends approval.

Knott moved to find that the proposed pollination garden revisions satisfy the BAR's criteria and are compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted with the modification that they would like to see the boxwood retained and renovated where possible and the replacement of the missing boxwoods with another type of boxwood that might be compatible in scale to the existing boxwoods. They also approve the removal of the two boxwoods where the small path will connect to the landing on either side. Keesecker seconded, and the motion passed (9-0).

5. Certificate of Appropriateness Application
BAR 16-09-02
1805 Fendall Avenue
Tax Parcel 050015L00
Andrew T. Hayashi, Owner/Applicant
New Fence

The proposed fence requires BAR review because it is considered an addition, and there is a pertinent guideline.

In staff opinion, the fence components have been carefully considered and designed to fit in with the existing site conditions. The proposed 4'-6" tall fence along Fendall Avenue is taller than the 3'-6" guideline, but the fence would not block the view of the side of the house that now faces Fendall Avenue.

Ms. Knott said this seems appropriate and she has no questions or comments. Ms. Miller said this was thoughtfully done.

Schwarz moved to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted due to the unique preexisting conditions of the site. Keesecker seconded, and the motion passed (9-0).

6. Certificate of Appropriateness Application
BAR 16-09-03
514 Valley Road
Tax Parcel 110077000
Lane Bonner, Owner/Greg Winkler, Applicant
Raise rear dormer and chimney

The original staff report noted: Raising a dormer above the roof is an odd design, but this house has already been heavily altered. The existing chimney is the nicest feature, and the proposed extension is appropriately designed.

Staff recommends approval of the re-submittal.

Sarafin moved to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Circle/Gildersleeve Wood ADC District, and that the BAR approves the application as submitted. Balut seconded, and the motion passed (9-0).

7. Certificate of Appropriateness Application
BAR 16-09-04
409 Altamont Street

Tax Parcel 330136000
James and Lauren Record, Owner/Formwork Design LLC, Applicant
Partial demolition, two story addition and renovation

Mr. Kavitt asked what type of materials will be used for the windows as far as the visible clad.

Ms. Record said the windows would be metal clad

In general, an addition located to the rear is appropriate. The existing rear shed addition to be removed is not character-defining. The only staff comments regarding the addition is that the BAR has required on other applications that the eave line and roof height of the addition should be lower than those on the main structure. Window material and clear glass type should be specified.

The yard is currently overgrown in places. The BAR should review the landscape plan along with the plans for the addition.

Balut moved to find the proposed rear shed demolition 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. Schwarz seconded, and the motion passed (9-0).

Balut moved to find the proposed new addition, landscaping, and site changes satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District and that the BAR approves the application as submitted with the following modifications: that the applicant returns in the future with a reconsideration of the south elevation, landscaping details, and site plan details. Knott seconded, and the motion passed (9-0).

Break 7:50

E. New Construction

8. Certificate of Appropriateness Application
BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton, /Jeff Dreyfus,
Applicant
New Construction – Details

At this point, details are important. The BAR previously requested, and staff has attempted to provide a checklist for final approvals. Staff recommends that the BAR specify which details are needed before approving the final design. If the BAR chooses to approve parts of this application.

Graves moved to find that the proposed zinc panels, metal rain screen, Corten metal entries, Hardie panels and substitute Hardie panel (for the first floor), and window frames 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 only those items as submitted. The following items must be reviewed for final approval to included, but not limited to the glass in the windows, the final rail details, the cross sections, any signage, a lighting plan, and all site conditions. The

BAR approves the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016. Sarafin seconded, and the motion passed (7-2, with Schwarz and Earnst opposed).

9. Preliminary Discussion

BAR 16-08-05

NW Corner of Ridge Street and Cherry Avenue (William Taylor Plaza)

Tax Parcel 290147000, 290146000, 290145000

Cherry Ave Investments LLC, Owner/ Management Services Corp., Applicant
New Construction of Residential Building

The BAR should focus their review on this site as a major gateway to the City, in addition to the neighborhood context, and whether the design meets the pertinent design guidelines and is compatible with the Ridge Street ADC historic district.

This submittal is for preliminary discussion. Discussion should focus on massing and relationship of the buildings to the site, abutting plaza, and City streetscape.

Jean Hiatt – said she is pleased that the applicant removed the connection between the two center facades so it really does look like 4 different buildings, which compliments the older historical houses on the street. While traveling in Portland Oregon, she said she looked at and was wondering what makes for wonderful buildings and one of the more important things is windows and she is concerned about them being dark. She would like to see them lighter and maybe all of you can make comments about that.

The BAR made various comments about the application which can be found at http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

F. Other Business

10. Recommendation

Woolen Mills Village Historic Conservation District

1. The BAR should decide, based on the above criteria, whether it is appropriate to designate the Woolen Mills Village as a historic conservation district. Staff recommends that it is appropriate based on the criteria.

2. The BAR should confirm the proposed district boundary and the “contributing/non-contributing” properties. Staff recommends the National Register boundary, with the addition of two vacant parcels shown in red on the attached map dated July 2016. (ATTACHMENT #2) Staff recommends “contributing structures” as proposed on National Register map, City portion (ATTACHMENT # 3).

3. The BAR should confirm staff’s recommendation that no additional Individually Protected Properties (IPP) is proposed.

4. The BAR should define, taking into consideration information that has been provided by neighborhood residents, the architectural character-defining features of the proposed conservation district.

Bill Emory - I am the secretary of the Woolen Mills Neighborhood Association, and the applicant for the establishment of Woolen Mills Village Historic Conservation District.

This is the first CV application from a district comprised entirely of vernacular architecture, from a district which features no named architects. The Woolen Mills Village includes workers' and supervisors' housing, a school, a riverfront, the remains of a dam, two stores, two bridges, a historic by-way, a chapel, a mill, a cemetery and domestic landscapes.

The concept of the Conservation district overlay was suggested in Mr. Huja's 1976 introduction to the Historic Landmark Study. The ordinance: adding the Historic Conservation Overlay District Designation to the Zoning Code was approved by Council 33 years later.

This summer marks the 11th year of effort by Woolen Mills neighbors to obtain a degree of local protection for the Woolen Mills Village cultural landscape. I apologize, but I must mention; We've received help and inspiration along the way from Mary Joy Scala, from the BAR, from the Virginia Department of Historic Resources, from the Charlottesville Historic Resources committee, from the Albemarle Charlottesville Historical Society, from the Planning Commission, from City Council, from the Martha Jefferson and Venable neighborhoods, from Preservation Piedmont, from the UVA Architecture School, from the Central Virginia History Researchers, from Historians Rick Britton, Andrew Meyers and Harry Poindexter, and finally, from Charlottesville Woolen Mill workers who imagined, built and cared for our place.

On behalf of the Woolen Mills NA, I extend our sincere thanks for the long hours you devote to preservation and design issues throughout our City. As a City we are currently attempting to expand the range of our historic narratives. We believe the establishment of the Woolen Mills Village Historic Conservation Overlay is a positive step in that direction.

Jean Hiatt President of Preservation Piedmont, she urges you to support the designation of the Woolen Mills village as a historic Conservation district. It is a wonderful idea and most of the residents support it and it is a wonderful way to support our neighborhoods.

Robin Hanes 1709 E. Market St said she is in support of Woolen Mills and much hard work has gone into it and many of us residents really do care about it.

Having considered the criteria set forth within the City Code, Mr. Schwarz moved to recommend that City Council should designate the Woolen Mills Village Historic Conservation District with the boundary and "contributing structures" as recommended by staff; and the BAR defines the architectural character-defining features of the proposed Woolen Mills Village Historic Conservation District as outlined in the letter dated September 13, 2016, seconded by Mr. Keesecker, motion passes 9-0.

11. PLACE Report:

Mr. Mohr reported PLACE talked about what they have or have not accomplished this year and what they will try to accomplish next year. The members are

concerned about having input on the code audit which also the BAR should keep an eye on because often we are caught in the middle.
PLACE wants to have more input than just strictly that committee. It was requested to have a work session with the Planning Commission.

G. Adjournment: 10:12