

Board of Architectural Review
Minutes
June 20, 2017

Location: Neighborhood Development Services Conference Room and City Council Chambers

BAR Members Present: Melanie Miller, Chair; Tim Mohr, Vice-Chair; Stephen Balut, Justin Sarafin, Emma Earnst, Carl Schwarz.

BAR Members Absent: Whit Graves, Corey Clayborne, Breck Gastinger

Staff Present: Scala, Mess, and McCray

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

5:30 **A. Matters from the public not on the agenda (please limit to 3 minutes)**

Mark Kavit, 400 Altamont Street – Last year at one of the BAR meetings there was a mention of the BAR taking a look at the addition of solar panels on top of roofs in the ADC districts. He was curious to see if anything further has been done on that.

Miller said the answer is no, there have been no changes to the guidelines.

Sarafin said approved the use of them recently in a conservation district.

Miller said they have been approved previously in an ADC district, an example is on top of the ice rink.

Scala said the Planning Commission recently considered amendments to our zoning ordinance to promote the use of solar panels and other types of equipment. The Planning Commission specifically asked the BAR be allowed to comment on the amendment which will come to the BAR in the July meeting.

Paul Long 1410 Grady Ave, stated his strong disapproval of the landmark hotel proceeding. He utterly opposes the 1 million dollars in tax breaks that City Council voted to give Mr. Dewberry. He does not believe that Mr. Dewberry is committed to the economic progress of this city. He has taken much too long in developing and building the landmark hotel and he thinks any consideration that this board gives should be denied. He actually believes that the skeleton that has been a disgrace to this city for the last 5 years should be demolished and he believes that the city should condemn that property and sell it to a developer that is interested in developing property and business in the city of Charlottesville.

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.)

1. Minutes

May 16, 2017 Regular Meeting

Sarafin moved to approve the May 16, 2017 minutes. Balut seconded, approved 6-0.

C. New Items

2. Certificate of Appropriateness Application

BAR 17-06-01

105 West High Street

Tax Parcel 330110000

Blue Fox, LLC, Owner/ Claude Dussaud, Applicant

Remove shutters and add bluestone to front steps/walkway

Mary Joy Scala present the staff report

Bayrams Sadikoglu, speaking on behalf of Blue Fox, LLC, Claude Dussaud is requesting approval to add bluestone treads to the front steps, which are currently concrete with a round nosed tread, and to cover the concrete walkway with the same bluestone paving. The front steps lead to a porch that is currently soapstone, and the side brick steps leading to a secondary front door are also covered in soapstone.

The applicant also wants to remove the existing shutters from the front of the building, and will repaint the brick wall to match the current color.

Questions by the Public:

Mark Kavit asked are any changes being made to the risers? Tonight he looked at it, and some mortar work needs to be done. The original building material was concrete, not the soapstone or bluestone. He said at one point there was probably concrete there on the top and maybe it crumbled and the concrete would be a better product to be using. He said we want to continue to retain a continuous look of the neighborhood. He spoke to David Gary on the board of the NDRA and an architect and he was in agreement. Any work done on this should be done on a very strong workmanship manner.

The Applicant said everything you see in the picture on the right side the riser will remain as it is and painted. On the left side, where the bullnose comes forward, I will cut those off and use a bluestone as a back splash to match it because that side is brick and the other side is concrete. We would like to cover it and to make everything look very nice, neat, and clean.

Questions by the Board:

Schwarz said just to clarify you are going to laminate the current stairs with blue stones as opposed to demolishing and re-building?

Applicant said the bullnose that is coming forward is almost 2 inches stick out we are going to cut it off the back splash and right door is the riser.

Schwarz Are you going to lose a riser when the sidewalk is raised?

Applicant said no because we are going to get rid of the first landing where the water stands and it is becoming straight out to the piers.

Mohr: What are the wall caps are they soapstone?

Applicant: They are concrete, and he is not going to touch those because to pick those up than half of the column will come off.

Miller: Is the city planning on scoring the concrete again when they go back and score the sidewalk again?

Schwarz: Are they at least going to use concrete this time?

Mary Joy: said she didn't know, but she doubted it. She said she is almost sure they are going to use concrete.

Balut: Are there any indications that there were shutters on the front of the façade in the past.

Applicant: said he didn't know when those were put up. He said they all look like cut nails, because they have been put in the mortar joints and just pull and they will come off.

Comments from the Public

No comments from the public.

Comments from the Board:

Schwarz: Recommendation that when the city goes in to fix the sidewalks they look at replacing the asphalt sidewalk that is adjacent to it with concrete as it once was.

Miller: Suggests that they score it as well, to match what they are covering up

Balut: Feels the application is appropriate, and the bluestone is commonly used material, and it will make the stairs look nicer, and I feel the application submitted conforms to the guidelines.

Mohr: Would you be doing a thick bullnose on the Bluestone? How thick is the bluestone going to be?

Applicant: 1 ½ inch bluestone.

Miller: What size pieces of bluestone are you using for the sidewalk?

Applicant: 14x14 or 28x14. The landing from the front door is 8x8.

Sarafin: The treatment as proposed seems reasonable and the shutters can go away.

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for Rehabilitation, I move to find that the proposed shutter removal and bluestone addition 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. Mohr seconded. Motion approved (6-0).

Schwarz moved that the BAR recommends the City repair the adjacent asphalt sidewalk that was originally concrete and in fixing this sidewalk and leveling it, the City replicates the original diamond scoring pattern and also protects the curb. Earnst seconded. Motion approved (6-0).

3. Certificate of Appropriateness Application
BAR 17-06-02
315 East High Street
Tax Parcel 330067000
City of Charlottesville, Owner/ Scott Hendrix, Applicant
Addition to Charlottesville Circuit Court

Staff report by Mary Joy Scala

Dave Puckett, Applicant, is requesting approval for an addition to the west side of the City Circuit Courthouse in order to improve functionality, provide ADA compliant accessibility, and provide secure prisoner transport, intake, and holding. The proposed addition is 17' x 74', constructed of brick and mortar with a stone coping parapet and belt course, all to match existing. The addition is one-story on the rear, parking lot side, and two-stories on the front, East High Street side. No fenestration is allowable, but a blank brick panel with brick jack arch and stone sill is proposed facing East High Street.

A new Judge's entry will be added on the existing rear façade facing the parking lot and a sidewalk/ramp as required to connect the existing sidewalk and first floor. This entry will have a metal door and opening to match the existing door

Questions from the Public

No questions from the public.

Question from the Board

Miller: Do prisoners still regularly attend court or is it mostly done by video conference now?

Puckett: The arraignment done via video conference from the magistrates office, but they typically show up for the court appearance.

Miller: How many cells does this building have now?

Puckett: Currently we have two holding cells; in the new addition we will have five. What that allows us to do is have separation of juveniles and adults, as well as the addition of an accessible cell. These extra cells allow us the space to separate people, who might otherwise have behavior issues.

Miller: Was there ever a drawing where the addition is set back ten feet?

Puckett: The thing that really drives it is the vehicle bay, which is at the back of the building.

Puckett: I would like to add we were very fortunate to find a match of the brick and mortar, so we are planning on matching those.

Comments from the Public:

Mark Kavitt: commended the team working on this and was impressed at the fact that you are trying to match the brick as well as the mortar. Unfortunately there have been cases in the past year where that has not been done, and it has led to sloppy work.

Comments from the Board:

Mohr: I think moving the mechanical room/ mechanical space down makes a great deal of sense on a number of levels, but he likes seeing it off the building. Another thing I wonder about is the blind wall up near the front of the building. If you are going to have a panel noting a window doing the same to the windows that have been covered up the long wall going down would make sense as well. Just add some detail because you can definitely see that corner walking down the street. I think that blind wall could use some relief.

Miller: I have another question. It looks like two windows are going to be covered up on the existing building, what are those windows attached to? What is going to get covered up?

Puckett: Those windows are attached to the current hearing room, and that hearing room function is being moved to the lower level as a court room. The concept is to take the regular docket, which is jamming up the higher felony cases and to move them down to the lower court room. This will free up the higher court room for eleven/twelve person juries. The regular docket uses seven or less jurors because of the type of case it is. I am supportive of the application over all, but I am concerned because it is a completely symmetrical building right now and the addition to the left will change that.

Sarafin: Just some general comments, having explored some of these issues in my day job, the notion of courthouses and how to add on to them to keep them in the city, as opposed to moving to new facilities outside of town. The solutions, security, and program are really satisfied in a low profile, low impact addition. I like Tim's [Mohr] idea of having panels where there were windows before. I am fully supportive of the work and application.

Balut: Generally I agree, often we look at additions, and depending on the age, we want the additions to be distinct from the building, but this is not a distinct older context building, so I think you do a great job of blending in the addition and the original building. I think the application is very strong, thank you for the clear presentation.

Schwarz: I think it is a perfectly good addition, and I am prepared to approve it.

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move 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 North Downtown ADC district, and that the BAR approves the application as submitted, with the recommendation that blank windows be incorporated to help turn the corner of the building. Mohr seconded. Motion approved (6-0).

4. Certificate of Appropriateness Application
BAR 17-06-03
513 Valley Road
Tax Parcel 110040000
Martha W. Cox, Owner/ Grey C. Dowell, Applicant
Replace Windows

Staff report by Mary Joy Scala

Grey C. Dowell, applicant is requesting approval to replace all the original double hung windows. The proposed windows are vinyl with “trim coil exterior wrap” (a thin sheet of aluminum coated with vinyl used to cover the exterior wood trim).

The applicant compared the cost of vinyl windows with aluminum clad wood windows, which the applicant says are cost prohibitive.

Note: If any adjacent property windows were replaced recently, they did not obtain BAR approval.

Questions from the Public

No questions from the public.

Questions from the Board

Balut: I want to confirm, it looks like you are proposing the 6 over 6 windows.

Dowell: Yes, we would retain the 6 over 6.

Balut: You say the outside mullions will have the simulated divided lights (SDL) spacer bars as well.

Dowell: In between the two panes, I would think so.

Balut: Then the window design will look the same as the existing.

Dowell: Yes, we are not changing the outside framing [the trim], there are some areas where there is damage and we have already been repairing them.

Comments from the Public

No comments from the public.

Comments from the Board:

Mohr: We have not allowed vinyl unless it's on the back of the house; I am wondering there is fiberglass line you might be able to use. We are not allowed to take price into consideration. He said it would be a precedent to allow you to use vinyl. He is concerned about the effect to use vinyl might have on the neighborhood in terms of our guidelines.

Miller: Read the window guidelines. For these windows, I think the applicant should look at repairing them before replacing them; the guidelines are very clear about that. If these guidelines are something we think need to be updated, then we need to do that through City Council. There are also contractors in town that work specifically with windows that would be able to help repair them.

Schwarz: Two things out of that, if you did want to replace them you need a survey to prove each individual one is beyond repair, and we cannot take hardship into account, but I believe that is something that council can, so if you do not like our decision you can always go to them.

Applicant: Looking at the motion that was in the staff report that was sent to us, it looks like there are modifications that can be made, so we can all reach an agreement.

Earnst: That is absolutely true, but in order for that to happen we need a survey of all the window conditions so we can discuss individual windows to see which can be repaired, and which should be replaced. We can help figure out a solution that way.

The applicant requested a deferral from the BAR.

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to accept the applicant's deferral. Earnst seconded. Motion approved (6-0).

5. Certificate of Appropriateness Application
BAR 17-06-04
1000 West Main Street
Tax Parcel 100068000

Eric McKay, Owner/ Keisler Baquiran, Applicant
Change Railing Color

Staff report by Mary Joy Scala

Keisler Baquiran, applicant is requesting approval for dark metal horizontal café railings, which have been installed, rather than silver horizontal railings to match those installed on the rest of the building, as was approved July 2016.

The applicant prefers the dark color that matches the chiller wall, the café furniture, and bollard light posts.

Questions from the Public

No question from the public.

Questions from the Board

Balut: Are these pre factory finished paint or were they painted in place.

Baquiran: They are painted in place; the pre factory setting was red.

Mohr: Right now they are inboard, so they are not touching any of the silver railings, correct?

Baquiran: That is correct; they do not touch the silver railings

Schwarz: When did you say these were installed?

Baquiran: They were installed almost a month ago.

Comments from the Public

No comments from the public.

Comments from the Board

Mohr: He does not find it to be problematic, since it is inboard from the other railings. Sometimes you can get a cacophony when the railings are the same color, and the darker color breaks that up and ties in with the building better.

Schwarz: Even though we approved silver, I think dark works better with the building.

Schwarz: I forgot to ask, what is the bar top material?

Baquiran: That is Trex so it will always be that color.

Sarafin: The silver runs along the perimeter, along the road, where as the dark railings define a space.

Balut: I agree.

Miller: It sounds like you have unanimous approval.

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending, and Cafés, I move to find that the proposed café railing satisfies 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 and already installed, with Mohr amending the motion that the applicant submit the lighting concept and specific fixtures to be circulated by e-mail to the BAR for administrative approval. Balut seconded. Motion approved (6-0).

The amendment was accepted, by Sarafin, and seconded by Balut. Amendment approved (6-0)

6. Certificate of Appropriateness Application
BAR 17-06-05
632 Park Street
Tax Parcel 520114000
Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant
Front Porch Addition

Staff report by Mary Joy Scala

Rick Uhler applicant is proposing to:

- Replace existing front pediment porch with a new front porch that extends the width of the house, with materials and trim to match the existing house (wood trim, standing seam metal roof, brick piers under columns, tongue & groove flooring);
- Add three new dormers on the front roof;
- Replace shingle roof with standing seam metal roof (copper);
- Replace all the windows with aluminum-clad double pane windows that match original style, which will allow for the removal of the storm windows;
- In the rear addition replace bow window with four doors; replace single door/balcony above with triple window;
- Replace other doors in same openings;
- Add three new basement windows on north elevation.
- Replace shutters with new hung shutters;
- Replace the trim that is damaged and has lead based paint, with trim that matches the original;

Uhler: we think that the changes are appropriate for the time period that the house was built in. We also like the changes to the porch because they allow the owners to be out front, and be more neighborly rather than being pushed to the back yard. The current house is not a particularly impressive example of colonial revival, and this porch fits within that. Right now there are asphalt shingles, so whether we do real or synthetic slate, we are making an improvement. The real slate is a budget buster. The proposal to replace the windows, which are covered in lead paint and have storms, is to replace those.

Questions from the Public

No questions from the public.

Questions from the Board:

Mohr: what is the side room? Could they use that as a porch?

Uhler: they want to keep it as part of the footprint

Mohr: and with the middle window is the plan to replace it with the same ones?

Uhler: yes

Miller: when would you guess the addition was built, in the back?

Uhler: in the '90s or early 2000's

Earnst: do you know if the windows are original?

Uhler: on the main part I think they are, but they are covered in lead paint

Comments from the Public

No comments from the public.

Comments from the Board:

Miller: I think replacing the shingle roof with faux slate, metal, or real slate would be appropriate. I think faux slate is a huge improvement over asphalt shingles and by now we have set a precedent of approving faux slate. I also think it is perfectly appropriate to replace the bow window with four doors and replace the single door balcony above with a triple window. I would be up for replacing more doors in the same vicinity, I guess it would be dependent on the door. And I agree that the three replacement windows on the north elevation is appropriate; and replacing the trim that is damaged and has lead based paint with

trim that looks the same is appropriate. And last of all I applaud the replacement of the shutters. I am interested to see what others think about the porch and dormers. Regarding replacing the windows, we have guidelines on that and they are all very clear about what we should be doing. We should survey each one, and repair just one part if only a small part needs replacing. I think it would be great to take the storms off. We just told another applicant that we didn't approve the wholesale replacement of windows that there are companies in town that do window repair.

Miller read the guidelines for window replacement

Schwarz: I'll jump on the dormers and say that guidelines don't allow that. But that is a typical way that the house would evolve, as opposed to an addition. So I am in full support of the dormers, they fit with the style. The porch is tough; I think it's awesome that you want to sit on the porch on Park Street, usually people want to put up big hedges. Our guidelines are clear; the current porch fits perfectly and it's a style that fits that area.

Earns: There's nothing more colonial revival than trying to fit a porch where it doesn't belong. And I agree that your porch is colonial revival. But the problem is the porch that is there is design intrinsically for the door and the way the house is set up. I have trouble taking away form that because it is the biggest character defining feature on the house.

Sarafin: The porch is more of a farm house vernacular that doesn't fit on this house. The dormers I can see the case for.

Mohr: if you kept the center and did two wing porches, would that work? You can always meet with us to look at options. That is why I was wondering if you could pull a porch off of the side addition.

Miller: We can approve parts of the application, that happens all the time.

Balut: I feel the exact same way about the porch, it is an integral design element to the house. Taking that away and it really alters the original character of the house. The dormers, the guidelines say they should not be introduced on a façade. That's a should. I could get on board with the dormers. I think the artificial slate is good. I definitely approve of the shutters, and I think we are all on board with the windows as Melanie outlined. The only thing I am hung up on is the windows and the porch.

Miller: it looks like everyone is in favor of everything. We would like you to defer on the porch and see more resolution with the windows.

Mohr: those windows are certainly restorable

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the following proposed 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 only the following changes:

- The addition of the dormers
- The roof replacement with a synthetic slate
- The window replacement (dating from the 1980s and 1990s), not on the original portion of the house
- Door replacement as described in application
- Shutters and trim repairing or replacement, with repair only allowed on the cornice trim
- The addition of new basement windows on the north elevation
- Replacing the bow window with four doors and a single door and balcony with a triple window
- Repairing or replacing the shutters to match the existing

Also, the applicant requested a deferral for the design of the porch and the repair/replacement of the windows in the original part of the house. Balut seconded. Motion approved (6-0)

7. Certificate of Appropriateness Application
BAR 17-06-06
1515 University Avenue
Tax Parcel 090080000
Lloyd's Building, LLC, Owner/ James Zehmer., Applicant
Add Mural to Side Wall

Staff report presented by Mary Joy Scala

James Zehmer, applicant is proposing the addition of a mural on the east side of the building, facing Minor Court Lane, in the farthest bay from the front of the building. The bay is one of four and was once a store front that has since been closed up with CMU block and stucco that is painted red. The 2016 renovations restored transom windows in this area.

An artist has been hired, and the concept of the mural is to use bright colors in a sunburst, spiral, or swirl, possibly with a dark outline of the Rotunda.

Zehmer: we have been working with the artist to refine and design exactly what it would look like. There are two major changes: we would like to paint both of the panels instead of one of them, and we would like to use the swirl design and reduce the color palette to orange and blue for UVa.

Questions from the Public

No questions from the public.

Question from the Board:

Balut: what is the expected duration of this mural?

Zehmer: I guess as long as it last. It will be painted on and coated with shellac to make it more durable.

Comments from the Public

No comments from the public.

Comments from the Board:

Sarafin: I think staff recommendation makes perfect sense. That it's limited to the two panels and the stucco portion. I am in full support

Earnst: I am glad you are using both panels

Balut: I think it is a great project. I like the design

Mohr: The Corner is kind of funky and anything that deals with the dead spaces is good. The other mural turned out really well.

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed murals 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. Schwarz seconded. Motion approved (6-0).

8. Certificate of Appropriateness Application

BAR 17-06-07

327B West Main Street

Tax Parcel 320195000

Main Street Associates, Owner/ Greg Jackson., Applicant

Improvements to Rear Entrance; Paint Building

Staff report presented by Mary Joy Scala

Greg Jackson applicant is requesting approval to improve the rear entrance area of 325 West Main Street. This includes painting the building cool grey similar to the existing front façade; relocating and improving the current ramp and stair; and the addition of a timber frame canopy (stained light to medium) with light gray translucent corrugated panel roofing, and patio seating area. The walls are cement panels on framing, capped with ipe wood. The stairs are painted steel with ipe wood treads. The addition will be visible from 4th Street NW, but not from West Main Street.

The proposed design changes are appropriate in this location. This will make an underused space more attractive. The wood finishes should be confirmed. Weathered wood, for example, may not be appropriate. And the project may require a site plan amendment.

Jackson: I do have color samples on the buildings and they looked really good today. I would also be open to the finish of the wood being a little darker to work with the dark grey building

Questions from the Public

No questions from the public.

Questions by the Board:

No questions from the board.

Comments from the Public

No comments from the public.

Comments from the Board:

Schwarz: this is buried in a parking lot, and I think it is great what you all are doing. I don't have any concerns but my one comment would be whatever you put on the wood, make sure you maintain it.

Jackson showed the product he will be working with

Miller: I am supportive of the project, and it is great to activate 4th Street. I do wonder if it is a little heavy, the cement panels. That might trap air and then it's surrounded by.

Jackson: the idea was that you are surrounded by parking lot there, so the panels close it and provide safety.

Mohr: can you get some planters in there?

Jackson: There is the intent to get planters with vines to grow up and around

Sarafin: I wonder about the lifespan of the panels if people back into them

Mohr: they are easily replaced

Jackson: I don't think this parking lot is set up where this would happen

Mohr: you could put a planter there to protect the wall

Sarafin: the warm wood tone really jumps out at me, I wonder if it should be toned down, more steely

Schwarz: some warms back there is good

Mohr: Greg's colors are actually pretty subdued.

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new rear entrance improvements 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 application as submitted. Earnst seconded. Motion approved (6-0).

9. Certificate of Appropriateness Application

BAR 17-06-08

511 West Main Street

Tax Parcel 320174000

Main Street West, LLC, Owner/ Greg Jackson., Applicant

Rooftop Deck and Enclosed Kitchen/Bar

Staff report presented by Mary Joy Scala

Greg Jackson applicant is requesting approval to add a rooftop deck and diner/bar to the second level of 511 West Main Street (currently occupied by Oakhart Social). The deck will be located above the original brick building and the kitchen and bar will be above the rear addition to the building.

- The structure is timber frame with cement panel and metal siding.
- The shed roof is metal and continues/transitions into a wood trellis.

- The windows and doors are screened, aluminum-clad sliding doors and awning windows.
- The deck floor is ipe.
- The railing is a thin horizontal design. The stair is steel with ipe wood treads. The railing and stair match the adjoining 513 West Main Street (Public/Opal).
- The mechanical units are corralled and screened.
- A louvered wood screen will be located along the outdoor walkway columns to provide visual separation from 513 West Main Street.

Jackson presented the colors he plans to use for this project.

Questions from the Public

No questions from the public.

Question from the Board

No questions from the board.

Comments from the Public

No comments from the public.

Comments from the Board:

Mohr : I really like the way it adds an extra layer. It will be a nice place to be and doesn't compromise the building underneath. It makes the whole court that much more energized.

Sarafin: The coping on the façade won't go anywhere correct?

Jackson: right

Schwarz: I echo what Tim said, I think it is a great project.

Jackson: we tried to echo the buildings next to it, and we wanted height there but stepped it back.

Mohr: it is a really nice section

Balut: what is the plan for lighting?

Jackson: I think the intent is to put it under the eave there. In the interior the rafters will be exposed and the lights will be recessed into those rafters. There's an opportunity to tuck the lights up in those eaves there. I suspect that the owner will have string lights on poles.

Miller: I think this is great and makes the space more fun. I could almost see doing a metal roof with more modern details. Either way would be fine.

Sarafin: I am concerned about losing the nice shallow pedimented façade. Maybe there's a nice contrast with the light railing and it's not a concern.

Earnst: I had the same reaction, and I wonder if the coping would help.

Sarafin: maybe you step back a little bit? I just would hate to lose that design feature.

Mohr: the way it is lit at night will probably help it pop more.

Jackson: we are open to mellowing out the wood stain into something darker and greyer

Miller: I would like to include that while we like this project, it is not an appropriate place for a tent in the future. We liked the massing stepped back

Balut: I really like the project and taking advantage of this space. I think the rail and the pediment will be okay. I think the colors will be really nice, they're just rendered lightly. It looks like the intent is to have some green growing up the wall, and that could be integrated in the design.

Jackson: we do intend to have a louvered wall to block the view into the yoga studio, and with that there will be a green wall. The wood will probably start a darker color, so we'll have to experiment.

Mohr: so we would just like to see lighting in the future and maybe signage if we need to.

Schwarz: I would also like to add to the motion that we'd like to see the wood stain maintained.

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new roof addition 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 as submitted, with a lighting plan to come back to the BAR. Also, the BAR wants to stipulate in

the future this is not an appropriate place for a tent, and that the wood stain shall be maintained through the lifetime of the wood. Mohr seconded. Motion approved (6-0).

10. Certificate of Appropriateness Application

BAR 17-06-09

416-418 West Main Street

Tax Parcel 290012000

Main Street West, LLC, Owner/ Greg Jackson., Applicant

Replace Roof

Staff report presented by Mary Joy Scala

Greg Jackson, applicant is requesting approval to replace the existing flat roof with a new hip roof with clerestory windows and a roof monitor in order to create a more habitable and interesting space on the second floor.

The application gives three options for the new roof, which vary in the shape of the roof monitor. The slope of the roof is less steep than previous application. The new roof is to be standing seam metal in a bronze/brown color, the eave, fins and columns are to be medium grey, and the clerestory windows are a brushed aluminum finish to match existing storefront windows.

Jackson: this is an attempt to still have a vaulted ceiling inside, but address the issues from before. The eave gutter is on all of these options, it will be concealed. All of the roofs are sloped, but it would only be visible from higher up. There is an option for these panels to help with the solar exposure. There are three different options.

Questions from the Public

No questions from the public.

Question from the Board

No questions from the board.

Comments from the Public

No comments from the public.

Comments from the Board:

Mohr: I think the one that intrigues me is C, it is a little asymmetrical. There's no perfect solution for the blind panel but it does help to tie the roof in visually. There's no reason to put it there or anywhere else, so it is fine where it is.

Schwarz: it does seem disconnected. I think there's a better resolution for it, maybe the window spacing needs to be different. Or something a little asymmetrical. I know you need a 12 inch overhang for the gutter. It feels like a suburban office building has been placed on top and it doesn't fit. I think it should look a little more commercial storefront. I am in

Balut: I agree, it still has the suburban look. C does the most to mix that up. Generally speaking the whole building looks more corporate. The proportions all work well.

Mohr: Would something as simple as using the maroon color a solution?

Sarafin: I think it's more than color. The additional story is pulled out to the edge all the way around, and that's what looks inappropriate to me. Maybe you don't use the entire space.

Jackson: We started out just wanting to raise the space- just getting lights up than put a roof on. It's intended to be very simple and commercial in spirit. The more we do the less utilitarian it is.

Mohr: what if you slid the blind panels down and make a porch on the end. Greg's comment makes sense.

Sarafin: I could even see more dramatic roof lines or fenestrations. The extruding up, I'm having a hard time with.

Jackson: The reason this looks suburban is that it is just functional. What we are doing is the most utilitarian solution, but since that is now used in suburban architecture it looks like that. It is the zeitgeist of our time, soon suburban commercial will be using flat roofs.

Schwarz: this building is more whimsical than logical and functional. The way you're adding to it kills that; you're working against the fun of the building. Maybe it's a saw tooth roof that you can see from West Main. Or a simple shed that opens to the North.

Sarafin: or pulling some of it in more. So that the roof has more asymmetry to it.

Balut: Are the windows operable?

Jackson: No, they're just commercial windows. We really wanted to get some windows on the north side and get as much light in there as possible.

Mohr: The logical way to use a saw tooth on this roof would look cool but it wouldn't be functional for the light you want.

Balut: If there were more vertical mullions on this than that could give it the utilitarian look that you want.

Mohr: or more louvers would make it look longer. I think it is a graphic problem which the louvers would address.

Jackson: I could even change the color, when you use the steel it looks more industrial.

Schwarz: The glass house has the language you could use.

Mohr: if you did a textural structure like louvers would help. Breaking up with windows would help.

Balut: I could be close to approval with that utilitarian argument. It could just be a matter of window treatment. The directions of something industrial, like those monitors on top give that. I like C because it is a little more funky.

Mohr: It's the articulation of the windows. And maybe playing with color a bit.

Sarafin: It wants to read as an addition. Coming to the edges gives an amount of heaviness. It wants to be a light addition that's bumping the roof up.

Miller: you could also create a deck space and not go all the way to the edge.

The applicant requested a deferral from the BAR with the request for a work session.

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to accept the applicant's deferral. Schwarz seconded. Motion approved (6-0).

5 - minute break 7: 39 -- 8:50

D. New Construction

11. Preliminary Discussion

BAR 17-06-11

200 East Main Street/201 East Water Street

Tax Parcel 280031000

Deerfield Square Associates II, Owner/Lockie Brown, Dewberry Capital, Applicant, Landmark Hotel

Staff report presented by Mary Joy Scala

Application - Deerfield Square Associates II, Owner/Lockie Brown, Dewberry Capital,

Lockie Brown, A new applicant is requesting approval for a revised design of the Landmark Hotel. The hotel design was originally approved by the BAR in 2004, with subsequent approvals in 2007 and 2008. (Representative drawings attached from 02/2004 and 11/2008 approvals)

Questions from the Public

No questions from the public.

Question from the Board

No questions from the board.

Comments from the Public:

I strongly oppose the city giving Dewberry a \$2 million tax break for this hotel. The city has enough hotel and we have poor and homeless people that need help. I don't know if this is under the purview of this board, but City Council is too pro-business. We have people sleeping on park benches and the city is helping big businesses.

Comments from the Board:

Schwarz: I think it would be great if you could carve out an entrance to 2nd Street. It was done really well on 1st Street

Brown: 2nd Street was the service entrance for the Landmark, and our intent is to use that service corridor for some more pedestrian activity.

Balut: To what extent is the current infrastructure being used and how is it being managed?

Brown: The first thing we did was a structural assessment. We are in the process of evaluating all of the chases and vertical circulations. We will be using totally different mechanical system, which is why we can add some height. Our equipment will be much shorter than what was going to be used before. Our intent is to take everything out of that building, besides the structural parts, obviously. And there are still problems with the structure, like with the stairwells on the upper floors.

Balut: but all the structure that we can see now will be used?

Brown: Yes, the room layouts will be the same as what the landmark planned.

Mohr: what is the condition of the granite façade?

Brown: We want to hold onto the black granite façade. It is the statement on Main Street. It lets us kick into that mid-century vibe a little bit. With the structure behind it we do have to beam across and drop columns through to support the top and the façade. With the brick façade, there was a time when the board said we could take that down, and that would be our intent. Then to have glass between that granite façade and our building, with walls that open up to the terrace on 2nd street to activate that area.

Balut: Could you describe the style of this building and then describe how it has been informed by Virginia, Charlottesville, and the style of the Downtown Mall?

Brown: We like the older buildings that are across the corner from us with a true hard base, almost Sullivanesque. It will not be a lit crown as the landmark was. We tend to move towards clean lines and like the vertical nature of this nature. This building is certainly a blend, with the granite, brick, and the ribbon windows. We are trying to give it a good blend; it is not a historic piece. We have guts but no skin with this project. So we are being true to the bones that we have. We are trying to formulate the Dewberry brand with this one.

Balut: How would you say the design is informed by the context, in Virginia, Charlottesville, and the Downtown Mall?

Brown: It is informed by the Downtown Mall, absolutely. By the scale and the vertical nature, and the rhythmic features. I was walking today and there's a lot of rhythm of threes and fives along the mall. And we like the way that works. Materiality, we are still in a preliminary phase with that. We want to stay with a strong base, and now we are leaning towards a lime washed stucco, like a dark charcoal grey to fit with the black granite. We have had discussions about a blonde brick. There are a lot of 19th century buildings that have the black granite, stainless, and blond brick and it is a very strong dynamic there. The windows will have a darker mull. We want to hold onto some of the fret work that's on buildings like the Wells Fargo building, and not make it a fully contemporary piece. These key elements at the base and top, we don't want to hold onto the iron work, but we do want some French balconies and operable windows at the lower level to activate that space there.

Balut: would you not have operable windows at the top?

Brown: Typically we would not make operable windows at the top of a high-rise. At the top level we would have the founders club and rooftop bar, and those would have operable windows and doors.

Sarafin: Overall the deco direction this is going is better than the previously approved. It is more restrained on the tower.

Brown: The lighted crown is not us. We were leaning more 1920's aesthetic, and then looked at a survey that was done of the Downtown Mall in the 60s.

Sarafin: What would the material of the pergolas be?

Brown: On another project we are using an aluminum pergola system that is operable.

Balut: I want to say generally, I was not around for those previous approvals, but I am very encouraged by what I am seeing. The aesthetic is quite urban and it is funny you mention Sullivan across the street, while this elevation is very Sullivanesque, it's more like Chicago or New York. It looks like terra cotta could be incorporated. It is unique for sure and has a lot of potential. I am excited about the fretting you mentioned and I think what you've done is increased the mass in a way that makes a lot of sense. The mass on the mull side is an improvement to mitigate the transition of the mall back. I think is great that you're finding a mechanical system that allows for a more efficient use of space.

Brown: We are shooting for LEED certification.

Balut: That's even better. I love the use of the rooftop and the strong design on 2nd Street. I look forward to seeing the landscaping there too. Without getting into specifics, the massing of what you're proposing makes sense, and the way that the massing is broken up. I look forward to seeing more.

Mohr: I would just say, this building has been a thorn in our side. But it is the most successful big building we have in terms of the mass not overwhelming anything. The break downs you have here with the tall vertical elements makes sense here, and will fit the space really well. I agree that leaving the old bank building, then going up being it doesn't work. Holding the edge helps a lot. I won't debate the semantics of having another hotel. I am curious about the interior heights of the ceilings.

Brown: we are at 9 foot floors, and we are looking at other HVAC systems to give us more room. We are also doing two windows per bay, while the landmark had one. There are fourteen foot bays so we'll have two four foot windows. With the additional floors we are able to elevate the floors a little more and those will be our premium rooms.

Mohr: I think 2nd Street will work really well, the terraces demonstrate that. And making those side streets have more personalities make sense. Moving the service side to the other side makes a great deal of sense.

Sarafin: I am shocked that the original plan was to have all the services on 2nd street.

Mohr: I think that is good urbanism to have services on the other side of the building.

Schwarz: I want to highlight what Tim was saying that this being a tall slender building, you're changing the apertures and proportions, and it looks more slender. We need good tall buildings in this town to make people more comfortable with tall buildings.

Miller: preliminarily, what are you thinking regarding timing?

Brown: it is hard to say. An agreement isn't signed yet. We have put our team together, and getting in front of you guys is a good jumpstart. We will be pushing the design for the last half of the year. I would think we will miss a month, but we'll be back within 60 days with a more holistic design.

Balut: is it your intent to submit it all at once?

Brown: if we have to. We are pushing towards getting concepts approved, then materials for the exterior skins after we price it out.

Mohr: it is critical to us that you guys do your due diligence with the materials, because we've been burned with that before where last minute something doesn't work out and they have to change the skin.

Balut: it would be better to submit incrementally, we should see it in the order that you guys make decisions. We are happy to review it piecemeal in the way that makes sense for you.

This is a preliminary discussion, so there is no suggested motion. The BAR discussed the massing and general elevations as submitted. Overall, the BAR members thought the massing and elevations were headed in a good direction. They especially liked the slightly different massing of the north and south elevations. They suggest that the architect focuses on the 2nd street design and integrating pedestrian traffic and landscaping with the overall building design. They were in favor of using the smaller mechanical system, so that space can be used in a more efficient way. They are looking forward to future submissions and suggest that the applicant submit incrementally as they move forward with designing the details.

E. Other Business

12. PLACE Report

Mohr: We had reports given to us and we talked about what parts of town would be a priority. And we talked about getting someone, a design coordinator, to plan for the future and get ahead of what the day-to-day tasks in NDS are. I am working with Andrew Mondschein and some other UVa people to put together a plan for exterior lighting. We probably won't get ahead of the city and its newest revamp. We talked about picking a piece of the mall and working with the Downtown Business Association to do lighting as an example for the rest of the mall. The steeple lighting on First United Methodist Church is really well done and they deserve recognition for that whenever we do BAR awards. They did a lovely job with it. The little house on North 1st Street at High Street (Rockbridge Guitar) also looks really good. It would be nice to get in front of homeowners that window repair and certain other things are worth considering. It would be nice if there were some way to make a metric for if windows are restorable.

Miller: it would also be cool if we could make a list of people who do window restoration.

Mohr: A handbook for homeowners would be good for that.

Schwarz: maybe when we update our guidelines.

Staff noted administrative approval to remove the Civil War signs at Emancipation Park.

Miller: In the future potentially controversial decisions should be considered at a regular meeting. Also the Market Street entrance to City Hall should remain open when there are public meetings, especially when there is a concert in the Pavilion.

F. Adjournment 9:20 p.m.