

**AGENDA
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
January 17, 2018 – 5:30 p.m.
City Council Chambers - City Hall**

BAR Members Present: Melanie Miller, chair; Tim Mohr, co-chair; Stephan Balut; Carl Schwarz; Breck Gastinger; Emma Earnst

BAR Members Absent: Justin Sarafin and Corey Clayborne

Staff Present: Camie Mess

Miller called the meeting to order at 5:35 pm

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

They were no matters from the public.

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 December 19, 2017 Regular Meeting

Balut moved to approve the December 19, 2017 minutes. Schwarz seconded. Approved (4-0-2; with Gastinger and Earnst abstained.)

C. Deferred Items

5:40 2. 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

Amendments to the approved COA

Report by Camie Mess, the acting historic preservation planner

The BAR approved an adjustment to renovation plans for the Dinsmore Inn at 1211 W. Main St. The original structure dates back to the 1820s. The owners will no longer need to whitewash bricks on an addition that was made to the building in recent years. They also received retroactive permission to remove two birch trees that became distressed during construction.

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 Certificate of Appropriateness amendment for the new construction and addition 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 for not white

washing the brick and for the mechanical screen as submitted. The BAR would like the applicant to come back with an as built landscape plan, and a proposed landscape plan that actually matches what was discussed in the meeting, with an attempt to replace the canopy that was lost in the back. Gastinger seconded, Approved (6-0.)

3. Certificate of Appropriateness Application

BAR 17-11-04

413 Ridge Street

Tax Parcel 290136000

Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant

Proposed Rear Elevation Changes – Details

Reported by Camie Mess

Schwarz: This is a question for Camie, would it be possible to get better pictures of the additions for the survey?

Mess: Yes, I can send my intern out.

Comments:

Balut: said to the applicant: You would keep the same footprint of the same mass there.

Applicant: Yes, I would keep the same footprint.

Balut: My initial thought is these are obviously utilitarian additions added to the back of the house that are not prominent architectural features for the house. He said one of the reasons in our discussion last time we went along with making it different and something unique. In the event if we approved a renovation to keep that more contemporary just by keeping the volume and the eaves, and roof line. I would be happy to consider what you proposed.

Mohr: He can see cutting the addition right at that corner, come around the corner right there and blow all of this away and come out a little bit so it's an addition and we reconfigure all of that completely.

Schwarz: I would much rather see the 1907 addition stay, and I would almost feel more comfortable if you would add an addition to the back of that.

Miller: For me it would need to be a very compelling reason for me to take off a 110-year-old addition.

Schwarz: I agree with Miller, if you are doing it to lower the roof, I would probably vote it down.

Miller: The good news is you have an approval as is, but if you would like to amend your COA please bring it back before you begin building it.

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including window replacements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (6-0.)

D. New Items

4. Certificate of Appropriateness Application

BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Applicant
Changes of material from Approved COA

Reported by Camie Mess

The applicant is requesting amendments to the materials that were approved in the Certificate of Appropriateness on May 16, 2016. They want to change the fiber cement paneling on the first floor to stucco, the Hardie Panel (previously shown in 5 locations) to exterior insulation with a plaster like finish, and the color of the perforated metal so it matched the solid metal.

The applicant is bringing in samples of all the proposed materials to the meeting. The BAR should discuss if the newly proposed materials and textures fit the rest of the building's design and if they are compatible with and complementary to neighboring buildings.

Jeff Dreyfus of Bushman-Dreyfus Architects: Since we saw you last, we got pricing back and had a couple of big surprises. For instance, using stucco would be much less expensive than using materials that had been approved. The project would see a new mixed-use building constructed at 510 W. Main that would have 53 apartments. The historic structures at 512 and 600 W. Main would remain in place, as the BAR has indicated it would not support demolition. The Blue Moon Diner closed last May on a temporary basis and its owners are hopeful they will reopen when the construction is completed.

Comments:

Mohr: This doesn't seem to be an issue. This is where this is being applied and with the series of different panelization he doesn't think this is going to come across as being cheap.

Balut: He is not having a problem with these modifications.

Schwarz: Said as a substitute of what you previously proposed, it's perfectly fine with what you have proposed.

Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed amendments to the Certificate of Appropriateness satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and the BAR approves the application as submitted, with the request that the applicant submits design details of how the lower stucco meets the ground. Balut seconded. Approved (4-2, with Miller and Schwarz opposed.)

5. Certificate of Appropriateness Application

BAR 18-01-05
303 East Main Street
Tax Parcel 330231000
Michawł Rodi, Owner/Applicant
Escape Bench Reloaction to Rapture

Reported by Camie Mess

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed bench 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. Mohr seconded, Approved (6-0.)

6. Certificate of Appropriateness Application

BAR 18-01-04

632 Park Street

Tax Parcel 520114000

Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant

Replacing the garage roof and landscaping changes

Reported by Camie Mess

Comments:

Mohr: Since the garage is set back from the street I have no problem with the changes proposed. I would really like to have a street tree there.

Gasting: I would like to say being a neighbor, that this project caused some uneasiness with the neighbors because the landscaping was taken out without a chance for the public to comment. The cut for the driveway in the front yard would set a precedent for this area stress to the Poplar tree.

Schwarz: It looks like you have this 6-foot fence going along the south side of the property.

Gasting: I think our guidelines actually prohibit that.

Miller: Read out guidelines for fences including appropriate materials and placement.

Applicant: Could we change that to a painted wood fence, instead of the vinyl?

Balut: I think all the proposals to the garage are appropriate. I am not in favor of the turn-around as it sets a precedent that is not like anything else in the neighborhood. I do sympathize with the safety concerns, but suggest moving that turn around to the back of the house. I do not agree with the vinyl fence, but am fine replacing it with wood. I agree that the aluminum fence is appropriate.

Miller: How does everyone feel about the aluminum fence?

Gasting: I am not excited about it, I think it would look better if it was behind the hedge.

Miller: Everyone seems fine with the garage and the aluminum fence if it moves behind the hedge on Park Street. The BAR would like to see a revised landscape plan.

Schwarz: I think a revised landscape plan to come back to the BAR is the best action for the applicant.

Applicant: I will take full responsibility for the landscaping, because I did not know about the landscape changes needed to come in front of the BAR.

Gastinger moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed changes to the garage satisfy 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 garage as submitted. The BAR also requests a revised landscaping plan to come back to the BAR for approval. Schwarz seconded, Approved (6-0.)

7. Certificate of Appropriateness Application

BAR 18-01-02

1411 Gordon Avenue

Tax Parcel 050081000

Trem Residential Rentals LLC, Owner/ Bob Anderson, Applicant

New rear addition

Reported by Camie Mess

Comments:

Gastinger: The question he had for the applicant was whether or not a window was considered on the side façades to break that up and make the spacing nicer.

Miller: Agreed with Gastinger and also with the change of the size, we would require any other applicant to have specified white windows and exact siding and all the details we require everybody else.

Mohr: Put in some windows on the side elevation and it will be fine.

Balut: Maybe we can approve in concept and request cut sheets on windows and specifications.

The board members agree and content with what has been proposed. Said what you are proposing does fall within our guidelines with the requested details to be provided.

Earnst 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 addition in concept satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with a request that details on materials, lighting, windows, and the door come back to be circulated for administrative approval, with the strong recommendation to add windows to the side elevation. Schwarz seconded, Approved (6-0.)

8. Certificate of Appropriateness Application

BAR 18-01-03

1602 Gordon Avenue

Tax Parcel 090013000

Montessori Education Trust, Inc., Owner/ Lindsey Munson, Applicant

New addition

Reported by Camie Mess

(cannot hear Lindsey Munson or lady with him)

The application is to add a single story addition on the east and various site improvements including an accessible route to the new addition and changes to the landscaping.

Staff recommends that the BAR look at the massing and location of the addition to see if it visually fits into the site. Staff feels the materials and features of the addition are appropriate.

In addition, staff would like the applicant to look at a potential landscaping plan to replace the various plants that are being removed to make room for the addition.

Comments:

Mohr: Is the ramp concrete or wood?

Applicant: It is wood

Mohr: The addition is on the wrong side of the house, realizes there are a lot of site constraints.

Schwartz: The porch wraps around to the other side and for some odd reason it is the side that faces away from the active land and towards the alley way. It is interesting that you are not touching the original house which is a successful move, theoretically if someone wanted to make this a house again, you could knock this off and never know it was there.

Gastinger: The original house has a very beautiful verticality to it and footprint is right. He said incorporation with a scalloped siding, changing the way the material goes up to the eaves or matching more of the roof pitch of the original house might help.

Balut: It is still not coming together with a successful partnership between the two and is still not quite jiving with the house as well as it could. A steeper gable could help and perhaps some smaller cross gables over the entrances to help complicate the more compliment roof structure of the house.

Schwarz: You will need to come back to us with a landscape plan

Miller moved to accept the applicant's request for deferral. Balut seconded. Approved (6-0.)

9. Certificate of Appropriateness Application

BAR 18-01-01

946 Grady Avenue

Tax Parcel 310060000

Dairy Holdings, LLC, Owner/ Chris Henry, Applicant

Limited Demolition

Reported by Camie Mess

The applicant asked for permission to demolish parts of the structure to the rear that are not deemed as historic. This request included additions from 1959, 1960 and two other areas that do not have known dates.

Chris Henry, president of Stony Point Design Build: The project also includes several other structures that eventually will be demolished, including a building on West Street that currently houses a large vehicle repair shop. Three other phases of development are planned.

Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is

compatible with this Individually Protected Property, and that the BAR approves the application as submitted. Mohr seconded, Approved (6-0.)

E. New Construction

10. Certificate of Appropriateness Application

BAR 17-09-02

946 Grady Avenue

Tax Parcel 310060000

Dairy Holdings, LLC, Owner/ Wendie Charles, Applicant

New Additions

Reported by Camie Mess

One issue for the BAR was that some of the windows were proposed to have glass that is more opaque than what the city guidelines allow. The owners of the Violet Crown had to replace their windows in early 2016 when they installed the incorrect glass.

Lee Quill, Project Architect: Said let's go with what is in the guidelines and if that's the only thing we need for approval, let's go with it. Another issue was whether a proposed mural that harks back to the dairy's past would be considered a sign or brand under the city's zoning ordinance. Quill agreed to drop the proposed lettering if that was necessary. He said what we'd like to do is just get our cow on the wall.

Balut: The design is well thought out, and there has been great sensitivity to the pedestrian.

Gastinger: I think it's nice the way that the addition is differentiated from the original fabric. I've appreciated the approach and the restraint in which you are approaching the existing building.

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 additions and landscape plan the BAR's criteria and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted, with the stipulation that the glass have a VLT of 70 or above, if that is going to change it needs to come back to the BAR. The BAR approves the mural, as a mural, with or without the DM on it. The BAR suggests the applicant reconsiders the trees in the very front of the dairy entrance, the trees on 10th Street, and the catenary lights. The BAR also wants to confirm that all the lights will be low glare and that the wedge steps will remain unpainted concrete (as designed). Gastinger seconded, Approved (6-0.)

12. Certificate of Appropriateness Application

BAR 16-09-01

425, 501, and 503 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant

New Construction: Final Details

Reported by Camie Mess

A conditional approval for the permit was granted by the BAR in October but the applicant has made some changes since then. The applicant also requested the BAR reconsider its opposition to the demolition of a

porch on the northern side of 501 W. Main St. This was added between 1896 and 1902. They also wanted the demolition of the west addition on 501 West Main Street, which is from between 1902 and 1920.

Danny MacNelly, project architect said we also made some changes to the massing and added more windows on the eastern side. Since October, the developers have purchased the lot that was formerly occupied by Atlantic Futon. It's probably just going to be an outdoor space. He argued that the additions at 501 W. Main have structural issues the 'Doctor's Office'.

Gastinger: This is such a remarkable project, and the preservation of these two houses is invaluable to the character of Main Street and one of our more important spaces.

Balut: I go back to the bigger picture of appreciating the fact that this could have been an entirely different project where you were asking for a lot more than taking off this little appendage.

Earnst: There are good reasons that we want to honor the history that's there. Preservation is tricky. You can choose to either focus on a single period, which is what you've done, but what I would prefer is to tell the story. If we peel away all the layers, we're losing the story.

Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and City Design Guidelines for New Construction, I move to find that the proposed changes to the rooftop, exterior staircase, and the addition of the transformer screen to be 6 inches above the height of the transformer 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, with the modifications listed above. Schwarz seconded, Approved (6-0.)

F. Other Business

13. PLACE report

The bulk of the PLACE meeting was spent discussing a potential future project, the Preston Avenue corridor. That caused some issues with Kathy Galvin and Gennie Keller; because they were concerned PLACE was looking at the design of this area without talking to the neighborhood. PLACE thinks identifying areas in town as hot points for development is something they would like to concentrate on. Chris Henry, Stony Point Design Studio hired WaterStreet Studio, Eugene Ryang, a co-founder of the landscape architectural firm to see how he would have designed that specific corridor.

Important notions arising from the effort included:

- This was a session on ways to think about an area- it was not a design charrette.
- Any useful progression of an idea for this area would need to stem from residents in area neighborhoods and local businesses.
- We need to relate to efforts already completed or adopted such as Streets that Work.
- Understanding the history of this corridor is a part of successfully envisioning its future.

PLACE will discuss a recommendation to Council and the Planning Commission to have this area studied in more detail.

14. Digital Submission Discussion

- Digital copies of all submission material except for physical samples must be submitted prior to the deadline for hardcopies.
- Digital copies must match the hard copy submissions.

- They should be emailed to the acting preservation planner as either:
 - A single pdf file under 10MB.
 - An email link to a single pdf file of a maximum of ___ MB (TBD by staff) to be downloaded from a personal FTP or cloud-based data storage site. Dropbox and Google offer free services for this purpose.
 - They may also be submitted on a cd or thumb drive with the hardcopy submission. The submitted data should be a single pdf file of a maximum of ___ MB (TBD by staff).
- At the Preservation Planner's discretion, supplementary information may be submitted after the deadline. This material must also be submitted digitally prior to the applicant's hearing if it is going to be considered by the BAR.

G. Adjournment 10:55pm