

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
March 15, 2022 – 5:00 PM  
Zoom Webinar**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

**Members Present:** Cheri Lewis, James Zehmer, Robert Edwards, Breck Gastinger, David Timmerman, Clayton Strange, Jody Lahendro

**Staff Present:** Patrick Cory, Robert Watkins, Jeff Werner, Remy Trail

**Pre-Meeting:**

Staff went over the meeting agenda. Mr. Gastinger did speak with the Wertland applicant regarding the preliminary discussion.

Mr. Gastinger had questions about the minutes from the July BAR meeting. Mr. Gastinger asked that some changes be made to those minutes.

Ms. Lewis recused herself from one of the preliminary discussion due to representing the applicant before the BAR on past projects.

**The Chairman brought the meeting to order at 5:30 PM.**

**A. Matters from the public not on the agenda**

No Comments 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. Approval of Meeting Minutes from July 21, 2021
2. Approval of Meeting Minutes from January 18, 2022
3. **Certificate of Appropriateness**  
BAR 22-03-01  
1835 University Circle, TMP 060069000  
Rugby Rd-University Cir-Venable ADC District  
Owner: Meg Conklin and John Jay  
Applicant: Mary Wolf / Wolf-Josey

Project: Landscaping

**4. Certificate of Appropriateness**

BAR 20-03-02

223 East Main Street, TMP 33023400

Downtown ADC District

Owner: Labace, LLC

Applicant: Tony Labace

Project: Replace storefront

**Mr. Gastinger made the Motion to Approve the Consent Agenda with three edits to the July, 2021 BAR Minutes (Second by Ms. Lewis) – Motion passes 7-0.**

**C. Deferred Items**

N/A

**D. Preliminary Discussions (including questions from staff)**

**5. 1301 Wertland Street, TMP 040303000**

Wertland Street ADC District

Project: New residential building

- Kevin Schafer and Design Develop introduced the project for a new residential building on 1301 Wertland Street.
- The existing lot is a large agrarian lot and the relationship with this house is an anomaly to the street.
- The driveway has disconnected the house from its historic front. There was an effort to save some large trees.
- The current house sits pretty far back from Wertland Street and still does have a drive aisle on 13<sup>th</sup> Street that cuts in front of the house.
- One of the opportunities for this property was to straighten the drive aisle and get it out from in front of the house and move the historic building towards Wertland Street.
- It would give it a presence on Wertland Street and maintain the relationship with 13<sup>th</sup> Street (its historic driveway).
- It would provide an opportunity on the rear part of the site to add a building on the rear part of the site behind the historic building.
- A precedent that the applicant to the BAR was the Varsity Hall at UVA. It was moved to a different location, repaired, and renovated.
- The applicant is seeking feedback from the BAR regarding this potential project.
- There would have to be two COA applications needed for this potential project: One for moving the historic structure and one for the new residential building.
- Staff did note that there are tax credit opportunities available for this project. Staff did recommend doing the COA applications separately.
- Members of the BAR did provide the feedback on what the applicant could do to improve the project/make the project feasible.
- There is a lot of work that has to be done to stitch this project together. The applicant wanted to make sure to have positive feedback from the BAR before starting the work.

**6. 32 University Circle, TMP 060094000**

Rugby Rd-University Cir-Venable ADC District (non-contributing)

Project: Window replacements

- Staff presented this proposed window replacement project for this building.
- The guidelines are 'silent' on window replacement on a non-contributing building/structure.
- A previous applicant from Court Square at the Monticello Hotel was asked to make a window replacement plan.
- According to Mr. Zehmer, UVA has been restoring windows on the historic buildings rather than replacing windows.
- After much discussion with staff, the BAR recommended that staff work to protect the character of those things that are historic on the building.
- The decision reached by the BAR was that any changes made to the building (window replacement) will require a Certificate of Appropriateness from the BAR.

**7. 1901 East Market Street, TMP 55A149000**

IPP within the Woolen Mills HC District

Project: Rear addition

- Staff reminded the BAR that this project should get the same attention as a contributing structure and building in an ADC District.
- Ms. Lewis recused herself due to a conflict of interest of having represented the owners of this property in previous COA applications.
- Staff presented the renderings of what the rear/suggested addition to this property.
- Staff did emphasize the importance of the roofline and elevations between the original house, the 2002 addition, and the new rear, suggested addition.
- One of the things that is successful with the 2002 addition is that there is a hyphen.
- With the proposed addition, an elaborate hyphen would be good for the proposed addition.

**8. 111 14th Street NW, TMP 090074000**

Rugby Rd-University Cir-Venable ADC District (non-contributing)

Project: Proposed Mural

- The purpose of this preliminary discussion is whether a mural would be an appropriate addition.
- One of the suggestions was to move the mural closer to 14<sup>th</sup> Street and not be as close to the door.
- The guidelines do state that there should be no painting on unpainted brick.
- There was a precedent with the painting of Heather Heyer on brick.
- One of the reasons for the applicant wanting to paint this mural is because there is currently graffiti there.
- The idea is to preclude people spray painting graffiti on this wall.
- Staff is going to recommend to the applicant that they find a different place or what the sacrificial coating does.

The meeting was recessed for ten minutes.

Staff met with the design team of the Courts Complex Project to discuss the feedback that was received from the BAR. An application for the Courts Complex Project will be submitted in April. It was a very positive meeting with the design team.

Staff is hoping to bring to the BAR next month six structures for a proposed historic conservation district. The CH Brown Historic District would be at 12<sup>th</sup> and Rosser on the north end of the Tenth and Page Neighborhood. The next step is to talk to the property owners about the architectural, character defining

features that are important. That will be coming to the BAR with a recommendation from the BAR on the change in the zoning and change to the Design Guidelines. This district is going to be in memory of Reverend Brown, who designed many houses in Charlottesville. The idea is to start with these six houses. The idea is for this to come before the BAR in April, 2022.

## **E. Work Session**

### **Zoning Ordinance Revisions**

James Freas, NDS Director

- The zoning rewrite project has begun and it is a three part project.
- The first part is the diagnostic and approach phase.
  - Staff and the consultant team is reviewing the current zoning and where the current zoning is out of step with best practices in zoning and the adopted Comprehensive Plan.
  - That approach will be documented in a report that is going to be released in the middle of April.
  - Feedback will be collected on the report and finalize the report to share with the Planning Commission and City Council by the end of June.
  - The drafting of the zoning ordinance will happen in the course of the summer.
  - The draft zoning ordinance will be released at the end of September/beginning of October.
- The next part is receiving feedback/input with a goal of a final draft of a zoning document by the end of 2022 with an adoption a year from now.
- The zoning ordinance should be an approachable and readable document. That is going to be the guiding principle going into the drafting process.
  - The new zoning ordinance will have a lot of illustrations, tables, charts, and it will use simple language.
- Staff is going to look at what role the BAR is going to play in the zoning rewrite and the ADC Districts within the zoning rewrite.

## **F. Other Business**

Staff Questions/Discussion

## **Adjournment**

The meeting was adjourned at 8:00 PM.