

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
October 17, 2023 – 5:00 PM  
Hybrid Meeting (In person at City Space & virtual via Zoom)**



Welcome to the October 2023 Meeting of the Charlottesville Board of Architectural Review. There are no formal submittals for review; therefore, following matters from the public, the BAR will hold a work session/discussion on several pending items.

**Members Present:** Ron Bailey, Carl Schwarz, Breck Gastinger, Roger Birle, Tyler Whitney, Cheri Lewis, Dave Timmerman, James Zehmer, Kevin Badke

**Staff Present:** Mollie Murphy, Patrick Cory, Remy Trail, Jeff Werner

**Pre-Meeting:**

Staff presented the guidelines and the update of the Design Guidelines. The Design Guidelines are adopted by City Council. The Downtown Mall Committee has been meeting. Most of the meeting is going to be spent discussing the zoning ordinance. The BAR has purview of the historic districts.

The meeting was called to order at 5:25 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.)

No items on the Consent Agenda

**C. Deferred Items**

No items

**D. New Items**

No items

**E. Other Business**

Work Session

- Updates to the BAR Design Guidelines
  - Members of the BAR sent comments to staff on what to change with the guidelines.
  - Mr. Gastinger did have some questions about West Main, Downtown, and some of the other sub-areas.
  - With West Main, it has been described as one character east of the bridge and another character west of the bridge.
  - Staff did go over the options for redefining the Control Districts and the Conservation Districts.
  - Staff did ask the BAR what role the BAR would like to play in updating the guidelines.
  - There is a limited budget for possibly hiring a consultant.

- Mr. Schwarz pointed out that it would be best for the BAR to work on defining the districts and the different chapters and not an outside consultant.
- The Secretary of Interior Standards have changed. The last change was in 2017. The local guidelines are based on the federal guidelines.
- There is going to be nothing in the local guidelines that conflict and the Secretary of Interior Standards.
- It should be clear what CLG (Certified Local Government) requirements are and the local design guidelines and the federal guidelines.
- There are going to be no changes made to the guidelines during the meeting tonight. Staff is looking for the BAR thoughts on the guidelines and districts.
- Mr. Gastinger does that believe that members of the BAR can do a better job of updating the guidelines rather than an outside consultant.
- Staff did present examples of the proposed zoning ordinance in the historic districts and the role of the BAR.
- Mr. Gastinger expressed some concern regarding the edge of the purview of the BAR.
- Mr. Gastinger did point out that it would be best to identify the character defining features of the neighborhoods.
- Mr. Schwarz mentioned that there should be character defining setbacks for each of the historic districts.
- Mr. Gastinger did suggest breaking up each of the historic districts to teams within the BAR to review the guidelines, the characteristics, and the maps.
- The first item is to go through Chapter 1 of the Guidelines.
- Ordinance Revision Update
  - Mr. Gastinger thought that it would be useful to the different types of comments regarding the zoning ordinance.
  - The BAR can reduce height and massing. There was a concern about the role of the BAR. The BAR must consider the Comp Plan going forward.
  - The goal of the BAR is to respond to context. All BAR decisions can be appealed to the City Council.
  - The BAR is probably not going to be looking at Special Use Permits. The BAR still has purview over the design review.
  - There was clarification of building height and the recommendations of Preservation Piedmont.
  - The BAR should have purview over massing and height in the historic districts.
  - Each member of the BAR went over the different comments that they had for the draft rezoning ordinance to be communicated to the Planning Commission and City Council.
  - There was discussion of the composition of the BAR. There is going to be an addition of a contractor to the BAR.
- Downtown Mall Discussion
  - There have been monthly meetings of the Downtown Mall Committee on the different categories for each meeting.
  - Attendance has been about 15 to 20 members attending. There has been a presentation from city staff.
  - Currently in the process of drafting some recommendations.
  - There currently is a survey in getting the Downtown Mall added to the National Registry and submitted to the National Park Service.
  - There was a discussion on whether The Mall is a contributing structure and adding to the Guidelines.
- Staff Questions

**Adjournment**

The meeting was adjourned at 7:58 PM.