

**Actions**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**November 16, 2021, 5:30 p.m.**  
**Remote meeting via Zoom**



**BAR Members present:** Carl Schwarz (chair), Breck Gastinger (vice chair), Cheri Lewis, Robert Edwards, James Zehmer, Ron Bailey, Jody Lahendro

**BAR Members not present:** Tim Mohr

**Staff present:** Jeff Werner, Robert Watkins, Patrick Cory

**5:30 Regular Meeting**

**A. Matters from the public not on the agenda [or on the Consent Agenda].**

*Robert Aulebach speaks regarding the proposed project at 128 Chancellor Street. He has concerns about benches in the front yard.*

*Geary Albright speaks regarding the proposed project at 128 Chancellor Street. He is interested in adding more greenery to the rear of the building, where a previously approved addition will be.*

*Bill Sherman represents the project at 128 Chancellor Street and takes notes of the previous comments. He notes that revisions have been made to lessen the project's impacts on neighbors, and that there is limited space to move the proposed benches but is open to making other minor adjustments.*

**B. Consent Agenda**

**1. Certificate of Appropriateness**

BAR 21-11-01

218 West Market Street, Tax Parcel 330276000

Owner/Applicant: Heirloom Downtown Mall Development, LLC

Applicant Rep: Jeff Dreyfus, Bushman-Dreyfus Architects

Project: Demolition of existing structure

**2. Certificate of Appropriateness**

BAR 21-11-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Landscaping plan

- 3. Certificate of Appropriateness**  
BAR 21-11-03  
122 Maywood Lane, Tax Parcel 110060000  
Owner: Neighborhood Properties, LLC  
Applicant: Chris Henningsen, Henningsen Kestner Architects, Inc.  
Project: Partial demolition, additions and rehabilitation to the house and cottage
- 4. Certificate of Appropriateness**  
BAR 21-11-04  
128 Chancellor Street, TMP 090105000  
The Corner ADC District  
Owner: University Christian Ministries  
Applicant: Tom Keough, Train Architects  
Project: Façade alterations
- 5. Certificate of Appropriateness (HC District)**  
BAR 21-11-05  
1804 Chesapeake Street, Tax Map Parcel 55A141000  
Woolen Mills HC District  
Owner/Applicant: Emily and Anthony Lazaro  
Project: Construct rear addition
- 6. Certificate of Appropriateness**  
BAR 21-11-06  
745 Park Street, Tax Parcel 520051100  
North Downtown ADC District  
Owners/Applicants: Karen Vadja and Kevin Riddle  
Demolition of existing dwelling

*Breck Gastinger asks to pull 106 Oakhurst Circle from the consent agenda for discussion.*

*Breck Gastinger moves to approve the remaining items on the consent agenda.*

*James Zehmer seconds motion. Motion approved (7-0).*

*BAR discusses 106 Oakhurst Circle.*

*Carl Schwarz moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan for 106 Oakhurst Circle satisfies the BAR's criteria and is compatible with this property and other properties in the Oakhurst Gildersleeve ADC District, and that the BAR approves the application as submitted. Additionally, the BAR recommends the city traffic engineer allow flexibility relative to the required driveway entrance width. Of particular concern, to extent possible, is preservation of the existing granite curb stones.*

*Motion fails.*

*Cheri Lewis moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan for 106 Oakhurst Circle satisfies the BAR's criteria and is compatible with this property and other properties in the Oakhurst Gildersleeve ADC District, and that the BAR approves the application as submitted with the following modifications:*

- *that the existing parking spot be removed and that the area be landscaped consistent with the landscaping plan for the adjoining front yard area*
- *that the granite curbstones being removed for the new driveway be reused to enclose the existing driveway curb cut.*
- *Additionally, the BAR recommends the city traffic engineer allow flexibility relative to the required driveway entrance width.*

*Breck Gastinger seconds motion. Motion approved (7-0).*

**C. Deferred Items**

**7. Certificate of Appropriateness**

BAR 10-11-04

123 Bollingwood Road, TMP 070022000

Individually Protected Property

Owner: Juliana and William Elias

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects

Project: Modifications to west elevation

*The applicant requests a deferral.*

*Carl Schwarz moves to accept the applicant's request for a deferral.*

*Jody Lahendro seconds motion. Motion approved (7-0).*

**D. New Items**

**8. Certificate of Appropriateness**

BAR 21-11-07

946 Grady Avenue, TMP 310060000

Individually Protected Property

Owner: Dairy Central Phase 1, LLC

Applicant: Joshua Batman

Project: Install gas-powered heaters over entries

*Jody Lahendro moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed exterior heaters do not satisfy the BAR's criteria and are not compatible with this Individually Protected Property, and for the following reasons the BAR denies the request as submitted:*

- *The proposed project would be a permanent intervention*
- *The proposed project would inflict damage to the historic structure*
- *The proposed project is noncompliant with the guidelines*

*Breck Gastinger seconds motion. Motion approved (7-0).*

**9. Certificate of Appropriateness**

BAR 21-11-08

111-115 West Main Street (also 113), TMP 330259000

Downtown ADC District

Owner: West Mall, LLC

Applicant: Caitlin Schafer, Henningsen-Kestner Architects

Project: Storefront alteration

*James Zehmer moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed façade rehabilitation and storefront alterations for 111-115 West Main Street satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.*

*Ron Bailey seconds motion. Motion approved (7-0).*

**E. Discussion Items (No actions will be taken.)**

**10. Update on project status**

BAR 20-11-03

612 West Main Street, Tax Parcel 290003000

West Main ADC District

Owner: Heirloom West Main Street Second Phase LLC

Applicant: Jeff Dreyfus, Bushman Dreyfus Architects

Project: New construction of a mixed-use development

*The BAR does not take action on this project update.*

**F. Other Business**

Election of new chair and vice chair

*Carl Schwarz nominates Breck Gastinger as new BAR chair and Cheri Lewis as new BAR vice-chair.*

*Ron Bailey seconds motion. Motion approved (7-0).*

Staff questions/discussion

Preservation Awards

**G. Adjourn**