

BAR ACTIONS

CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

Regular Meeting

August 17, 2010 – 5:00 p.m.

City Council Chambers - City Hall

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). After presentations by staff and the applicant, members of the public will be allowed 2 opportunities to speak. The Chair will ask if anyone from the public has questions of the applicant in an attempt to understand the project. After questions are closed, the Chair will ask if anyone from the public has comments. Members of the public will have up to 3 minutes per person to comment. Comments should be limited to the exterior design of the building and site. Comments will not be allowed as to the appropriateness of the project, or about the interior design or uses of the project, etc. Thank you for participating.

Members present: Wolf, Knight, Brennan, Coiner, Adams, Hogg, Ayres **Absent: Osteen, Schoenthal**

PLEASE NOTE THE TIMES GIVEN ARE APPROXIMATE AND ARE INTENDED TO BE A GUIDE. THE ACTUAL MEETING MAY BE LONGER OR SHORTER.

- 5:00** **A. Matters from the public not on the agenda (please limit to 5 minutes) **None****
- 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 minutes will be discussed at the end of the agenda, but pulled applications will be discussed at the beginning.)

- 1. Minutes – July 20, 2010**
- 2. Certificate of Appropriateness Application**
BAR 10-08-02
134 10th Street NW
Tax Map 31 Parcel 156
Stoa Design, Applicant/ CCBW, LLC, Owner
Add new doorway, uncover windows, move gate
- 3. Certificate of Appropriateness Application**
BAR 10-08-10
608 Ridge Street
Tax Map 29 Parcel 264
EcoReMOD, Applicant/ City of Charlottesville, Owner
Changes to approved windows

Consent agenda approved (6-0) except Wolf abstained from vote on minutes because he missed the July meeting.

- C. Projects in Non-Compliance **(no updates)****
- D. Previously Considered Items**
- 5:10** **1. Certificate of Appropriateness Application**
BAR 10-07-08
600 Preston Place
Tax Map 5 Parcel 109
Mackenzie Woolner, Applicant/ Christopher Winter, Owner
Extend deck and remove tree

Approved (6-0) with stipulation that the detail for the skirting below the new deck and the existing deck and the stain color be submitted to staff for approval. [Note that because the existing deck already uses pressure-treated lumber, that makes the proposed use of treated lumber more acceptable.]

Hogg arrived.

- 5:30** **2. Certificate of Appropriateness Application**
BAR 10-06-02
218 West Water Street
Tax Map 28 Parcel 84
Atwood Architects, Applicant/ Waterhouse LLC, Owner
New Construction, Waterhouse

Approved (6-1 with Adams against) the massing, materials and general organization of the elevations, and conditioned upon the requirement that further study occur in relation to the central “fin” and the central organizing glass hyphen or bay that separates the two distinct masses facing Water Street; that the BAR receives additional information/detail pertaining to the precise type of window (its construction and details of its cladding and operation); details pertaining to balconies, railings; details pertaining to the precise amount of offset or relationship between planes of like materials, such as stucco, so we understand the degree to which the pilasters versus the infill are differentiated; information related to color of all materials (including a more homogenous approach to the color palette); the design of the steel gate and its operability; and a more substantial termination of the base on the new building.

- 5:50** **3. Certificate of Appropriateness Application**
BAR 10-07-06
222 South Street
Tax Map 28 Parcel 95
Michael Stoneking, Applicant/ Blue Moon Fund, Owner
New solar panel array in rear yard

Approved (5-2 with Brennan and Coiner against) with the condition that the material proposed for plant material screening come back to staff with the suggestion that the applicant continue to explore ways to visually lighten the array structure, and that the applicant continue conversations with the neighbors regarding plant materials so they reach a mutually agreeable solution.

- 6:10** **4. Certificate of Appropriateness Application**
BAR 10-05-03
1618 Gordon Avenue
Tax Map 9 Parcel 12
James Boyd, Heyward Boyd Architects PC, Applicant/
First Church of Christ Scientist, Owner
Addition

Approved (6-1 with Adams against) as submitted, with the condition per Syd Knight’s comments that an arborist be included to do pruning or structural changes to the existing trees, and to recommend tree protection during construction. Also, the color of shingles are subject to administrative approval.

- 6:30** **5. Certificate of Appropriateness Application**
BAR 10-04-06
301 5th Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work

Approved (6-1 with Ayres against) as submitted with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [and no commercial ridge vent on either the addition or original structure] , and an alternate material considered for the mansard roofs above the porch and bay window; and a revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

- 6:50** **6. Certificate of Appropriateness Application**

BAR 10-08-09
219 West Main Street
Tax Map 33 Parcel 272
Giovanni Sestito, Applicant/ Joe Gieck Trust, Owner
Projecting Sign

Approved (7-0) as submitted, the revised vertical design and including the bracket.

E. New Items

7:10 7. Certificate of Appropriateness Application
BAR 10-08-08
601 Park Street
Tax Map 53 Parcel 4
CMB Development LLC, Applicant / Atlas VA I SPE, LLC, Owner
Exterior repairs, new 18 space parking area, landscaping changes

The BAR and the applicant agreed to treat the proposal as a preliminary submittal. The BAR supports the concept but more specificity is needed before approval. The final plans to come back to the BAR should include the following:

Regarding rehabilitations: what standard will be applied to determine repair or replacement; how to clean bricks; specs provided to mason; kind of mortar; how to repair wood? Need drawing of back stairs extension. What kind of doors?

Site plan with grading; Add more space between the parking lot and Parkway; configuration of parking, screening, walls, hedges, etc; retaining wall should be something other than stacked block; trees should be native, long-lived canopy trees; show lighting, photometrics (bollards or low lighting preferred); narrowest drive entrance permitted; where are AC and electric meters?

7:30 8. Certificate of Appropriateness Application
BAR 10-08-06
105 First Street South
Tax Map 28 Parcel 19
Fabian Kuttner, Applicant/ Terraces Land trust, Owner
Alter steps and walkway

Approved (6-0-1 with Wolf recused) as presented, with matching steps and railing, with code issues to be resolved as required by City officials.

7:50 9. Certificate of Appropriateness Application
BAR 10-08-05
320 E. Main Street
Tax Map 28 Parcel 43
VHM Corp, Applicant/ Virgil H. Marshall, Owner
Change 4th Street window to door

Approved the amended application for a single door (6-0-1 with Wolf recused) as shown on drawing dated 16 August '10.

8:10 10. Certificate of Appropriateness Application
BAR 10-08-04
610 Lyons Court
Tax Map 52 Parcel 78
Wyck Knox, Applicant and Owner
Replace slate roof with standing seam, repair porches, remove rear additions

Approved (7-0) as submitted.

8:30 11. Certificate of Appropriateness Application
BAR 10-08-03

39 University Circle Unit #3
Tax Map 6 Parcel 85
Stoa Design, Applicant/ Sean and Ladi Carr, Owners
Replace all existing windows

Accepted (7-0) the applicant's deferral. The applicant should make a more compelling case to replace the windows based on their condition; should try to get a commitment from the building owners to replace all the windows at once with the same type if they need to be replaced; the BAR agreed that a wood sash replacement window (possibly some version of Norwood) and dimensioned similarly to the existing windows, would be preferable to a clad whole window replacement.

- F. Matters from the public not on the agenda (please limit to 5 minutes) None**
- G. Other Business None**
- 8:50 H. Adjournment 9:50 p.m.**