

BAR ACTIONS

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
September 17, 2013 – 5:30 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.

Present: Adams (Chair), Miller(Vice-Chair), Knott, Hogg, Sarafin, DeLoach, Mohr, Osteen, Graves.

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

- 5:30 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** August 20, 2013 **Approved (9-0).**
- C. Projects in Non-Compliance – No Report**
- 5:40 D. Special Use Permit Recommendations** (joint discussion with the Planning Commission)
- 1. Special Use Permit Recommendation**
217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure
Approved (9-0) for Special Use as submitted for 1 additional unit (increase in density to 25 units per acre). Applicant will have to return to the BAR for a Certificate of Appropriateness to conduct the renovation of the garage.
- 2. Special Use Permit Recommendation and Preliminary Discussion**
BAR 13-08-05
853 & 901 W Main Street
Tax Map 31 Parcel 169 & 170
853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant
New Construction
**Approved (9-0): The BAR finds that the Special Use Permit to allow increased density (from 43 units per acre to 89 units per acre) and additional building height will have an adverse impact on the West Main Street ADC and recommends the following mitigations:
The applicant should:**
- **Study the massing of the building to consider its relationship to the free-standing house to the west**

- **Reflect greater presence of the arcade and courtyard in the design, consistent with Planning Commission recommendations**
- **Reconsider the number of parking spaces as reflected in the volume of the building**
- **Modify all four elevations to reduce massing and size of the structure**
- **Reconsider the number of four-bedroom units to compare with the density of University districts (21 units per acre)**
- **Incorporate recommendations from the West Main Study into the design**
- **Provide retail and publicly accessible amenities fronting West Main Street**

The BAR appreciates the voluntary choice of the applicant to contribute to the West Main study process.

6:20 E. Previously Deferred Items

1. Proposed Revisions to ADC Guidelines Recommendation

West Main Street ADC Contributing Structures Map

Approved (7-1-1) with Graves opposed and Hogg recused.

2. Certificate of Appropriateness Application

BAR 13-08-03

16 Elliewood Ave

Tax Map 9 Parcel 97

Geary Albright, etal, Owner/ Anderson McClure, Applicant

Add deck at Biltmore Grill

Approved (9-0) as submitted. The BAR preferred Option C (all six-board fencing), with a final landscape review by Mary Joy Scala and Laura Knott to incorporate more vertical, sustainable plantings.

F. New Items

7:00 1. Certificate of Appropriateness Application

BAR 13-09-01

1331 W Main Street

Tax Map 10 Parcel 6

Jozo Andelic, Applicant/MVK Property, LLC, Owner

Cover and paint decorative block façade

Approved (8-1) as submitted, with Osteen opposed.

7:20 2. Certificate of Appropriateness Application

BAR 13-09-03

852-854 and 858-860 West Main Street

Tax Map 30 Parcel 3 and 4

Charlottesville Properties I, LLC,, Applicant and Owner

Construction fence wrap

Approved (8-0) as submitted, with Knott having left the meeting. The BAR recommends that for future fence wraps, including this item, the wrap should have a 1-year timeline, after which time the wrap would be removed or the applicant would have to reapply for approval. The preferred style of wrap is banners featuring large photographs and renderings. The applicant may use text banners (including the name of building, contact information, and other information) only on banners on the corner or ends of the fence wrap.

7:40 3. Preliminary Discussion

BAR 13-09-04

550 East Water Street

Tax Map 53 Parcel 162.3

Water Tower, LLC, Applicant and Owner

New construction: 3-story mixed-use building

Deferred action (8-0), with Knott having left the meeting. The BAR found the ADA entrance to the rear too isolating, the design overall too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.

8:00 G. Other Business

- 1. PAPA Event on September 26th – Osteen will present a brief summary of the past year of BAR work, with assistance from Scala.**
- 2. PLACE Task Force update – Tim Mohr gave a report.**

8:10 H. Adjournment 9:10 pm