

BAR ACTIONS

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
September 16, 2014 – 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.

Members present: Miller, Chair; Mohr, Co-Chair; Sarafin, Knott, DeLoach, Schwarz, Graves, Hogg.

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)**
- 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 19, 2014 **Deferred to October to incorporate edits.**
- C. Projects in Non-Compliance – No Report**
- 5:40 D. Deferred or Previously Considered Items**
- 2. Certificate of Appropriateness Application** (deferred from August)
BAR 14-08-03
427 Park Street
Tax Parcel 530023000
Price-Poore House, LLC, Owner/ Jay Knipp, Ilex Construction, Applicant
Partial demolition, new rear addition, parking lot

The BAR approved (8-0) as submitted except parking and landscape plan, which will come back to staff for review before approval.

Regarding the landscape plan, the BAR strongly recommended reconsideration of (single trunk) trees instead of shrubs at bottom of lot; possibly make tree space larger on south side and delete tree space on north side of lot to make room for larger, native species tree instead of Zelcova; make groupings of shrubs along sides more narrow (possibly pencil hollies instead of arborvitae), and closer-spaced with larger spaces between groupings.

- 6:00 3. Certificate of Appropriateness Application** (deferred from August)
BAR 14-07-03
503, 501, 425, and 421 W Main Street
Tax parcels 320175000, 320176000, 320177000, and 320178000
The Sutton Group, LLC, and Andrew Levine, Owners/
Southern Cities Studio, Agent, Applicant
New mixed-use complex

The BAR approved (5-3) the massing only, as submitted. The applicant must return to the BAR for approval of the demolitions of (the rear buildings) at 421 and 425 West Main Street, and for details of the new buildings and site design.

E. New Items

6:20 4. Certificate of Appropriateness Application
BAR 14-09-02
609 East Market Street
Tax Parcel 530100000
Townsquare Associates, LLC, Owner/ Jaclynn Dunkle, Applicant
Exterior Changes: Four new awnings

The BAR approved (8-0) three cloth awnings (two on courtyard side and one on Market Street). The awnings must be mounted completely inside the brick openings.

6:40 5. Certificate of Appropriateness Application
BAR 14-09-03
423 2nd Street NE
Tax Parcel 330086000
Kay Humes, Owner/ Leslie McDonald, Applicant
Backyard Renovation

The BAR approved (8-0) the application as submitted.

7:00 6. Certificate of Appropriateness Application
BAR 14-09-05
123 Chancellor Street
Tax Parcel 09014000
Lambda Gamma of Chi Omega House, Owner/ Garrett Rouzer, Applicant
2nd Floor Addition and New Stairs

The BAR approved (8-0) the application as submitted for a new rear addition (subject to zoning approval of a special use permit if required); two rear porches and stairs; and replacement of a secondary front door/transom with window as submitted.

7:20 7. Certificate of Appropriateness Application
BAR 14-09-07
310 East Market Street
Tax Parcel 330220000
Aaron Burr, Owner/ Robert Nichols, Formwork Architecture LLC, Applicant
Comprehensive interior rehab; demolish 1-story additions; paint brick; create new courtyard entry

The BAR approved (8-0) the application as submitted.

7:40 8. Recommendation Regarding Special Use Permit and Discussion
BAR 14-09-01
200 2nd Street SW
Tax Parcel 280069000, 280071000-280075000
Market Plaza LLC, Owner/ Powe Studio Architects, Applicant
New Urban Mixed-Use Development

The BAR recommended (8-0) to City Council that the special use permit to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review.

The BAR also made preliminary comments regarding the proposed design of the building and site:

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.
- Revisit design of 1st Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topo more closely, want the space to be there;

F. Other Business

8:00 9. PLACE Task Force update – Tim Mohr - PLACE reviewed Annual Report and discussed code audit changes that will go to a joint City Council/Planning Commission/ BAR/PLACE meeting.

Staff noted that City Council will approve a Planning Commission liaison to BAR at their Oct 6 meeting. The BAR should hold elections for a Chair and Vice-Chair for 2015 at their October or November meeting. Staff will work on scheduling a BAR work session possibly in October.

8:10 G. Adjournment 9:20 p.m.