

BAR ACTIONS

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
December 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 two opportunities to speak. Speakers shall identify themselves, and give their current address. The Chair will first ask for questions from the public, then from the BAR. After questions are closed, the Chair will ask for comments from the public. Members of the public will have, for each case, up to three minutes to ask questions, and up to three minutes to comment. Comments should be limited to the BAR's jurisdiction, that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members present: Miller, Mohr, Sarafin, Knott, DeLoach, Schwarz, Keesecker, Graves. Absent: 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 applications will be discussed at the beginning of the meeting.)

1. Minutes November 18, 2014

The BAR approved the minutes on the consent agenda (8-0) with two edits from Knott.

C. New Items

5:40 2. Certificate of Appropriateness Application (Historic Conservation District)
BAR 14-12-01
525 Grove Avenue
Tax Parcel 540013000
Deborah Lawrence and Clement Tingley, Owner/Clement Tingley, Applicant
Two story addition to the left side of the property

The BAR approved (7-0-1 with Miller recused) the application as submitted with the following modification: The texture on the foundation will be visibly different from that of the main house. The BAR also made a suggestion to try to align the window heads or sills of the addition with those on the main house.

6:00 3. Certificate of Appropriateness Application
BAR 14-12-06
514 Valley Road
Tax Parcel 110077000
Development Management Too, LLC, Owner/ Lane Bonner, Applicant
Raise rear dormer and chimney

The BAR approved (8-0) the application subject to a final drawing [with revisions suggested at meeting, such as widen the roofline of the shed dormer] to be circulated to the BAR by staff for final BAR approval.

6:20 **4. Certificate of Appropriateness Application**
BAR 14-12-03
900 West Main Street
Tax Parcel 100078000 and 100073000
Midtown, LLC, Owner/Hampton Inn & Suites, Applicant
Patio re-model

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

6:40 **5. Certificate of Appropriateness Application**
BAR 14-12-04
1329 West Main Street
Tax Parcel 100007000
University Mews Bank Associated LP, Owner/Garrett Rouzer, Applicant
Renovation of existing storefront

The BAR approved (8-0) the application with bronze metal storefronts and door opening designed to code.

Awaiting the next applicants, the BAR had Tim Mohr give his update on the PLACE task force.

7:00 **6. Certificate of Appropriateness Application (Preliminary Discussion)**
BAR 14-12-02
1000 West Main Street
Tax Parcel 100068000 and 100070000
University Station, LLC, Owner/Campus Acquisitions Holdings, LLC,
Applicant
New Construction; Mixed-Use Residential

The BAR had a preliminary discussion of a new, reduced height proposal. The BAR liked the new open space /corten steel wall treatment at the railroad end of Roosevelt Brown Blvd; there was disagreement over the new location of the garage entrance but decided the applicant should look into moving it further to the south; the applicant should continue to revise the W. Main Street elevation, which had more energy previously, and the corner as discussed. In general, the BAR was still pleased with the new proposal. The BAR approved (8-0) the massing and general site layout with the details and next version of drawings to come back to the BAR for final approval.

D. Deferred or Previously Considered Items

7:30 **7. Certificate of Appropriateness Application (Final Details)**
BAR 14-07-03
501 West Main Street
Tax Parcel 320175000, 320176000, 320177000, and 320178000
The Sutton Group LLC and Andrew Levine, Owner/ Bill Atwood/Southern Cities Studio,
Applicant
New mixed-use complex construction

The BAR had a discussion of the current design. They wanted to see more details on the landscape plans; made suggestions to reduce the number of materials and colors; make the design more unified; address the fenestration (add more glass) on the east side of the building – do not like the “fake” windows” nor the stucco frame around 6 openings; a suggestion to eliminate the different materiality (gray zones) on the center part of both the east and west sides of the office building; make the Commerce Street storefront more current, widen the storefront windows, do not like the dated details; there is disconnect between glass /steel buildings and faux 19th c. storefronts below; the project massing is relatively successful and scale is correct on Commerce Street but needs to be unified; suggested creating a small courtyard space in front of small storefront to east of stairs on Commerce; need a greater response to Jefferson School; in general the materials are fine, brick brings warmth, but simplify them; there was concern that there is not enough depth and square footage in commercial spaces on Commerce Street; design project so that most of parking accesses W Main Street.

The BAR accepted (8-0) the applicant's request for deferral to revise the drawings.

- 8:00** **8. Certificate of Appropriateness Application**
BAR 14-12-05
100 East Water Street
Tax Parcel 280062000
CPC Inc., Owner/Skyview Parking LLC, Applicant
Install two pay stations plus shelters; re-stripe parking to accommodate
City Market (temporary location)

The BAR approved (8-0) the proposed re-striping with the recommendation to the Planning Commission that an entrance on 2nd Street SE [opposite the Water Street parking garage entrance] be constructed in lieu of the existing entrance on Water Street.

- 8:20** **9. Certificate of Appropriateness Application (Massing and scale)**
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 had a discussion available at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1051

and approved (8-0) the massing and general site layout as submitted; and the applicant shall return to the BAR with further approval for the design details of the entrance and stair area, and including: a comprehensive signage plan, detailed landscape plan; "plaza layout" plan including site amenities and furnishings; window specifications; building and paving materials; wall sections; lighting; and location of mechanical units and trash areas; and the BAR unanimously supports the curtain wall on the plaza side of the building [rather than the brick grid]; therefore, the applicant should also look at eliminating the brick horizontal sections above the balconies in the upper levels on the Water and Second Street elevations; and the BAR does not support trees on the plaza.

8:50 E. Other Business

10. PLACE Task Force update – Tim Mohr

9:00 F. Adjournment 11:55 p.m.