

BAR ACTIONS

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
June 16, 2015 – 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.

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

Members Present: Miller, Mohr, Schwarz, DeLoach, Keesecker, Sarafin. Absent: Earnst, Knott, Graves.

- 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** May 19, 2015 **Approved (6-0)**
- C. Deferred or Previously Considered Items**
- 5:40 2. Certificate of Appropriateness Application (deferred from April)**
BAR 15-01-02
120 West High Street
Tax Parcel 330184000
Christ Episcopal Church, Owner/William Blodgett, Applicant
Demolish Concrete Curbing and Memorial Garden Site Work
- Approved as submitted (4-2 with Miller and Keesecker opposed). The BAR wants to see the mock-up of the proposed curbing and joints before the project is started.**
- 6:00 3. Certificate of Appropriateness Application (deferred from May)**
BAR 15-04-02
150 Chancellor Street
Tax Parcel 090109000
Delta Zeta National Housing Corp., Owner/John J. Grottschall for Zeta Corp., Applicant
Replace windows
- Approved (6-0) as submitted with the following modifications: the ten windows on the street façade will be repaired instead of replaced, with no exterior storm windows. The BAR also recommended replacing the plexiglass in the transom with old glass.**
- 6:20 4. Special Use Permit Recommendation (deferred from May)**
550 East Water Street
Tax Parcel 530162300
Water Tower LLC, Owner/ Core Real Estate & Development (Robert Nichols), Applicant
Request for additional height

The BAR recommended (6-0) to City Council that the proposed Special Use Permit (SUP) to allow additional height (from 70 feet to 101 feet) will have an adverse impact on the Downtown ADC district, and the BAR notes the following considerations when making this recommendation:

- The height requested by SUP is too much, but the massing concept presented by the applicant is acceptable.
- The BAR appreciates the modulated rhythm.
- City Council should consider reducing the minimum required height of 40 feet.
- The BAR has concerns about the pedestrian experience relative to the garage.
- This site and/or the underlying by-right zoning may be uniquely problematic – the BAR is not advocating for the 70 foot streetwall allowed by zoning.
- The BAR is supportive of the potential to develop a building, and the aesthetic presented is headed in the right direction.
- The BAR would advocate for a building with similar program, but lower height.

D. New Items

7:00 5. Certificate of Appropriateness Application
BAR 15-06-02
500 Court Square
Tax Parcel 530096000
Thomas Michie, TR -1st Mont LD TR, Owner/ Ntelos Wireless, Applicant
Replace 3 existing with 9 screened antennas and relocate ground cabinets

The BAR accepted (5-0-1 with DeLoach recused) the applicant's request for deferral. The BAR recommends that the property board propose a master plan or approach rather than a disjointed solution. BAR members are willing to meet with the owners to discuss possible solutions. Some possible options to consider are: locating the antennas behind the baluster; locating the antennas on the sides of the penthouse, and painting the antennas to match the penthouse; or adding screening to the penthouse area resulting in a wider penthouse.

7:20 6. Certificate of Appropriateness Application
BAR 15-06-03
513 West Main Street
Tax Parcel 320174000
Greg Jackson, Applicant/Allan H. Cadgene, Owner
Install new mixed material trash containers

The BAR approved (6-0) the application as submitted.

7:40 7. Certificate of Appropriateness Application
BAR 15-06-04
853 West Main Street
Tax Parcel 3101700000
Mitchell Matthew Architects, Applicant/Blake Hurt, Owner
Renovation to south side of existing building and exterior space of sidewalk

The BAR accepted (6-0) the applicant's request for deferral. The BAR was generally supportive but requested additional details, such as lighting, signage, materials, and landscaping plan.

8:00 8. Certificate of Appropriateness Application
BAR 15-06-01
409 Third Street N.E. and 215 East High Street
Tax Parcel 330072000 and 330074000
Roger Birle, Applicant/James Knorr, Owner

New porch on north side, new roof and skylight, garden enclosure, door and window adjustments

The BAR approved the application as submitted (6-0) with lighting selections and a fleshed-out landscape plan to come back to the BAR.

8:20 E. Other Business

9. PLACE Task Force update – Tim Mohr

PLACE discussed the code implications of the Form Based Code, West Main streetscape, watershed project, code audit, Belmont bridge status, 10th & Page bump-outs, and Landmark Hotel planting bed.

10. Bike Rack at Maya on West Main Street

The BAR suggested using bollards with integral reflective bands, rather than tape applied in random patterns; keep the design simple; safety is a concern in this location. They suggested painting the striped crosswalk and the bike corral pavement the same color to show where cars are not, and suggested extending the corral closer to the intersection.

8:30 F. Adjournment 10:35 p.m.