

## BAR ACTIONS

### CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

Regular Meeting

May 16, 2017 – 5:30 p.m.

City Council Chambers - City Hall



All BAR members present: **Melanie Miller, Chair; Tim Mohr, Vice-Chair; Stephen Balut, Justin Sarafin, Emma Earnst, Carl Schwarz, Whit Graves, Corey Clayborne, Breck Gastinger.**

Staff present: **Scala and McCray**

- A. **Matters from the public not on the agenda (please limit to 3 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**

April 18, 2017                      Regular Meeting

**Earnst moved to approve the April 18, 2017 minutes;**

**Schwarz seconded.**

**Approved 7-0-2 with Sarafin and Clayborne abstained because they did not attend.**

- C. **Previously Considered Items**

- 2. **Certificate of Appropriateness Application**

BAR 16-12-01

310 4<sup>th</sup> Street NE

Tax Parcel 330205L00

Court Square LLC, owner/ Richard Shank, Shank & Gray Architects, applicant

Exterior Modifications

**Clayborne moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions I move to find that the proposed exterior balconies and lighting satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.**

**Mohr seconded.**

**Approved 6-3 with Miller, Earnst, and Gastinger opposed.**

- 3. **Certificate of Appropriateness Application (Historic Conservation District)**

BAR 17-04-05

615 Lexington Avenue

Tax Parcel 520170000

Francesco Ronchetti, Owner/ Sigora Solar, Applicant

Proposed Solar Panel

**Clayborne moved: Having considered the standards set forth within the City Code, including City Historic Conservation District Design Guidelines for New Construction and Additions, I move to find that the proposed solar panels satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Martha Jefferson Historic Conservation district, and that the BAR approves the application as submitted.**

**Balut seconded.**  
**Approved 8-1 with Miller opposed.**

**D. New Items**

**4. Certificate of Appropriateness Application**

BAR 17-05-03  
201 West Water Street  
Tax Parcel 280012000  
Black Bear Properties, LLC, Owner/ Black Bear Properties, LLC, Applicant  
Demolition of 201 West Water Street

**Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition and Moving, I move to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.**

**Schwarz seconded.**  
**Approved 9-0.**

**Other Business (taken out of order to allow next applicants to arrive)**

**11. Comments Requested**

West Main Street Historic District National Register Nomination

**Sarafin moved to find that the Charlottesville Board of Architectural Review recommends the West Main Street Historic District as proposed for listing on the Virginia Landmarks Register and the National Register of Historic Places.**

**Gastinger seconded.**  
**Approved 9-0.**

**12. PLACE Report**

**Mohr said PLACE discussed defining a new role for long-range planning. PLACE suggested a person in charge of coordinating various departments, so all moving forward together (Economic Development, NDS, Parks, Public Works, etc) and PLACE is helping to define what that is. 3D modeling is proceeding- update planned next meeting. A person from UVA presented idea for pop-up projects.**

**Schwarz asked what the BAR would think about Art in Place bus stops? Mohr suggested using the same guidelines as for murals.**

**5. Certificate of Appropriateness Application**

BAR 17-05-04  
138 Madison Lane  
Tax Parcel 009135000  
Epsilon Gamma House Corp, Owner/ Judy Richards, Applicant  
Courtyard Renovation Project

**Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed courtyard renovation satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the following modifications: Submit a cut**

sheet for the floodlight to staff; revisit the path lights in height and scale; The BAR advises keeping color temperature 3,000 K or lower so warm light, and put on dimmer.

Graves seconded.

Approved 9-0.

**5A. Discussion**

BAR 16-10-04

401 Altamont Circle

Tax Parcel 330111000

Marianne and Gerry Starsia, Owner/Applicant

Landscape Plan

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed solutions for the curb and storm drainage satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Gastinger seconded.

Approved 9-0.

(The following item was taken out of order to allow next applicants to arrive)

**7. Preliminary Discussion**

BAR 17-05-02

500 Park Street

Tax Parcel 530131000 and 530131100

First Presbyterian Church of Charlottesville, Owner/ Megan Phillippe, Applicant

Proposed new addition and parking area

The BAR had a preliminary discussion so no action was taken. There was a strong preference for Option #1 among BAR members. There was a strong preference not to expand the parking in the proposed location on the knoll. The playground expansion could work provided street trees along Maple Street are not disturbed. There was a suggestion to look at terracing the playground. Other individual suggestions were: to look at the site plan carefully; to explore adding the addition on the north side; use valet parking for HC persons; put playground where parking was proposed; prepare a site section; don't conceal the historical evolution of the building; parking lot would require a strong landscape plan (but site planning more important); move parking lot away from Park Street; review the guidelines for additions and for parking lots.

**6. Certificate of Appropriateness Application**

BAR 17-05-01

507 Ridge Street

Tax Parcel 290141000

Clay and Kimberly Lauter, Owner/ Clay Lauter, Applicant

Roof Replacement

Clayborne moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof and Philadelphia gutter replacement on the front porch roof satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC District, and that the BAR approves the application as submitted.

Mohr seconded.

Approved 9-0.

**8. Certificate of Appropriateness Application**

BAR 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC,

Applicant

Final Details

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Rehabilitations, and for Site Design and Elements, I move to find that the proposed final details satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the plan as submitted, with the stipulations that the BAR will review the lighting and the final metal finish in the field; signage to come back later; VLT 60 on south side only and VLT 70 everywhere else (the exception was approved because the south, rear façade faces an unbuildable site and no pedestrian activity would come close to it).**

**Balut seconded.**

**Approved 8-1 with Miller opposed.**

**9. Certificate of Appropriateness Application**

BAR 17-05-05

425, 501, and 503 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant

Demolition of Additions (501 and 503) and Barber Shop (425)

**Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the (Mel's Barber Shop) structure at the rear of 425 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.**

**Balut seconded.**

**Approved 9-0.**

**Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear additions of 503 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.**

**Balut seconded.**

**Approved 9-0.**

**Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear addition and the re-opening of the enclosed sleeping porches on the west side of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. [The BAR did not approve the demolition of the 1924 side brick addition.]**

**Balut seconded.**

**Approved 7-2 with Graves and Clayborne opposed.**

**E. New Construction**

**10. Certificate of Appropriateness Application**

BAR 16-09-01

425, 501, and 503 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant

New Construction- Massing Approval

**Graves moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the massing of the proposed building satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted.**

**Sarafin seconded.**

**Approved 9-0.**

**G. Adjournment 9:55 p.m.**