

BAR ACTIONS

CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

Regular Meeting

July 18, 2017 – 5:30 p.m.

City Council Chambers - City Hall



BAR Members Present: Melanie Miller, chair; Justin Sarafin; Breck Gastinger; Stephan Balut; Carl Schwarz; Whit Graves; Corey Clayborne (arrived late)

BAR Members Absent: Tim Mohr, co-chair; Emma Earnst

Staff Present: Mary Joy Scala, Camie Mess, Reid Saunders, Carolyn McCray

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.

5:30 A. Matters from the public not on the agenda (please limit to 3 minutes)

Mark Kavitt noted the distinction between "updates" and "preservation."

Bob Fenwick, City councilor, said "the BAR helps," and thanked the BAR for its work.

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 June 20, 2017 Regular Meeting

Balut moved to approve the June 20, 2017 minutes. Schwarz seconded. Approved 4-0-2, with Gastinger and Graves abstained.

C. Deferred Items

5:40 2. Certificate of Appropriateness Application
BAR 17-06-09
416-418 West Main Street
Tax Parcel 290012000
Main Street West, LLC, Owner/ Greg Jackson, Applicant
Roof Addition

Balut 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 new roof addition 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, with the stipulation that the applicant submit color renderings of the proposed design in the most realistic possible fashion, for the BAR to review and approve [to be circulated via e-mail], prior to the COA being issued. [The BAR recommends a darker color for than the light grey.] Graves seconded. Motion approved (4-2, with Gastinger and Schwarz opposed).

D. New Items

6:00 **3. Certificate of Appropriateness Application**
BAR 17-07-02
120 East Main St., Unit B.
Tax Parcel 280026000
Coran Capshaw, Owner/Sushi Ten, LLC, Applicant
Façade Materials Change

Graves moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed façade changes satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Balut seconded. Motion approved (6-0).

6:20 **4. Certificate of Appropriateness Application**
BAR 17-07-03
McGuffey Hill North Garage, 2nd Street NW
Tax Parcel 3301741V0
McGuffey Hill Home Owners Association, Owner/Jennifer Linkous, Applicant
Green Roof Replaced with Membrane

Miller moved to accept the applicant's request for deferral. Sarafin seconded. Motion approved (6-0).

The BAR suggested that the applicant come back with options for the replacement of the roof. Some of the suggestions were:

- replacing the green roof
- moving the parapet wall to make the roof aesthetically part of the carport instead of the park
- having the apartment association replace the membrane then have the city design and maintain the green roof

6:40 **5. Certificate of Appropriateness Application**
BAR 17-07-04
834 Locust Avenue
Tax Parcel 510088000
Tripp and Lisa Stewart, Owner/Bob Pineo, Applicant
Demolition and Addition

Sarafin moved: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for Additions and New Construction and Demolitions, I move to find that the proposed demolitions and addition satisfy the BAR's criteria 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. Motion approved (6-0).

~~**7:00** **6. Certificate of Appropriateness Application (deferred by Applicant)**~~

~~BAR 17-07-01~~
~~425 2nd Street NE~~
~~Tax Parcel 330085000~~
~~James E. and Lynn K. Garnett, Owner/ James E. Garnett, Applicant~~
~~Construct new front wall, front walk, and install gates~~

Corey Clayborne arrived at the meeting.

7:20 7. Certificate of Appropriateness Application
BAR 17-07-05
1509-11 University Avenue
Tax Parcel 090078100
Amorgos, LLC, Owner/ William Adams, Train Architects, Applicant
Façade revisions

Graves moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Additions and New Construction, I move to find that the proposed façade renovations satisfies the BAR’s criteria and are compatible with this property and other properties in The Corner ADC District, and the BAR approves this application as submitted. Sarafin seconded. Motion approved (7-0).

7:40 E. Other Business

8. BAR Review of Proposed Text Amendments for Solar Energy Systems

- **In general, the BAR wants to encourage solar energy systems but still wants to review them as they have been doing.**
- **In historic conservation districts, ordinance changes are needed in order to continue to review solar panels that are visible additions to a building. They are clearly additions to the historic fabric.**
- **In ADC districts it is unclear whether the BAR can continue to review freestanding solar structures that are too small to require a building permit. Ordinance changes may be necessary for the BAR to continue to be able to review them.**
- **The BAR wanted to alert the Planning Commission that, everywhere, not only in historic districts, a 15- ft solar structure (for instance on a parking garage) could cover the entire rooftop of a building which would change the massing. They did not know if that would be an issue.**
- **Under Sec 34-1101 a (2) it was suggested that “in aggregate” be added to the text so it would not be interpreted that each type of item could, by itself, cover 25% of the roof.**

9. BAR Recommendation for Court Square Markers

Schwarz moved that the BAR endorse the [Historic Resource Committee’s proposed] Court Square Markers. Gastinger seconded. Motion approved (7-0).

10. PLACE report

Tim Mohr was not in attendance, so there was no PLACE report update.

The BAR wants to begin the review of ADC guidelines and suggested meeting every other month during the lunch hour for 1.5 hours.

8:40 F. Adjournment 7:55pm