

BAR ACTIONS

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
October 17, 2017 – 5:30 p.m.
City Council Chambers - City Hall



BAR Members Present: Melanie Miller, chair; Justin Sarafin; Breck Gastinger; Stephan Balut; Carl Schwarz; Emma Earnst; Corey Clayborne (late)
BAR Members Absent: Tim Mohr, co-chair; Whit Graves
Staff Present: Mary Joy Scala and Camie Mess

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.

Miller called the meeting to order at 5:30 pm

5:30 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 September 19, 2017 Regular Meetings

Schwarz moved to approve the September 19, 2017 minutes. Balut seconded. Approved (6-0).

C. Deferred Items

5:40 2. Certificate of Appropriateness Application

BAR 17-08-11

158 Madison Lane

Tax Parcel 090129000

Alpha Chi Omega NHC, Owner/ Kevin Blair, Applicant

Replace Roof Railing

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed new roof railing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted. Balut seconded. Approved (6-0).

6:00 3. Certificate of Appropriateness Application

BAR 17-08-03
430 North 1st Street
Tax Parcel 330088100
David and Nancy Hughes, Owner/ Outlaw Design Company, Applicant
Street Additions

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction, I move to find that the proposed new additions and modifications to original house 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. Balut seconded. Motion was approved (5-1, with Miller opposed).

Graves joined the meeting.

6:20 4. Certificate of Appropriateness Application
BAR 17-08-13
506-512 Preston Place
Tax Parcel 050116A00-050116E00
Preston Place Properties, LLC, Owner/Julie Dixon, Applicant
Renovation of building

Schwarz 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 renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. The BAR would encourage zoning to look into the 50 foot setback, because the BAR believes it would be a more successful design with a back porch. Balut seconded. Approved (7-0).

6:40 5. Discussion
327 6th Street SW
Roof installation

There was no formal motion, but Schwarz stated:

- We would like you to re-clad the tower portion with a flat seam and keep the Philadelphia gutters on that portion.**
- We encourage you to put half round gutters on the rest of the house.**
- You can rework the porch roof to shed water as needed.**
- We are okay with you leaving the current standing seam roof on the rest of the house as installed.**
- The metal on the tower will match the standing seam in color.**

D. New Items

7:00 6. Certificate of Appropriateness Application
BAR 17-10-03
619 East High Street
Tax Parcel 530112000
Court Square Condominium Association, Owner/ Robert Nichols, Applicant
Enlarge previously diminished masonry openings

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 changes 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. Schwarz seconded. Approved (7-0).

- 7:20** **7. Certificate of Appropriateness Application**
BAR 17-10-04
222 East Main Street
Tax Parcel 280037A00
Williams Pentagram Corps, Owner/ Michael R. Williams, Applicant
Window Replacement

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacement satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application for the aluminum clad window with the standard size central muntin, we just ask that the applicant confirms the size of the smaller muntins and what the best match is to that. Sarafin seconded. Approved (7-0).

E. New Construction

- 7:40** **8. Certificate of Appropriateness Application**
BAR 17-10-02
128 Franklin Street
Tax Parcel 560114400
Franklin St, LLC, Owner/Kent Dougherty, Applicant
New Construction: new single family detached home

Schwarz moved: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted. Earnst seconded. Motion was approved (7-0).

- 8:10** **9. Certificate of Appropriateness Application**
BAR 17-10-01
132 Franklin Street
Tax Parcel 560114500
Morningstar Development, Owner/ Ray McGrath, Applicant
New Construction: two-story house with basement

Sarafin moved: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Woolen Mills Village Historic Conservation District, and that the BAR approves the application as submitted. Balut seconded. Approved (7-0).

- 8:40** **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: materials, massing, and design approval

Miller 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, contingent upon zoning compliance, the massing; materials; warm, dimmable lighting; and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials, lighting, and landscape plan only as submitted with the following modifications: that there's consideration for the soil volume of the ginkgo adjacent to the parking garage on Commerce Street, consideration of an alternative to the privet [hedge on the front elevation of West Main Street], and coordination with the street scape project along West Main.

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

- 1. Historic building details, including exterior stair details**
- 2. Site furnishings**
- 3. Glass specifications with a physical sample**
- 4. Window and wall sections**
- 5. Signage**
- 6. Final information on mechanical units.**

Sarafin seconded. Motion was approved (7-0).

F. Other Business

9:20 11. PLACE report

Melanie Miller attended the PLACE meeting in Tim Mohr's absence, and gave a report:

- They discussed comp plan updates, that are overall on track**
- A lot of discussion about design charette with Grimm and Parker about Friendship Court update**
- Some discussion about Long Range Planning Position that is next on our agenda**
- Talked some about accessory dwelling units**
- 3D modeling project (on something similar to sketch-up), that has started and the Level 1 version is existing, but there is no way that the public can access it. This is a project that is definitely moving forward though.**
- Schwarz would like to reiterate the need to have a meeting with Public Works, PLACE, and BAR all at the same table to discuss lighting, street signage, crosswalk design, street furniture, etc.**

12. Discussion: Long Range Planning Position

There was a brief discussion about City council's recent consideration of this position.

9:30 G. Adjournment 9:10 p.m.