

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
August 15, 2023 – 5:00 PM
Hybrid Meeting (In person at City Space & virtual via Zoom)



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom and in person at City Space. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public 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: Carl Schwarz, Ron Bailey, Tyler Whitney, Roger Birle, James Zehmer, Breck Gastinger, Cheri Lewis, Kevin Badke, David Timmerman

Staff Present: Patrick Cory, Mollie Murphy, Jeff Werner, Remy Trail

Pre-Meeting:

Staff introduced the topic of the former Greyhound Bus Station. There is a potential project at the former Bus Station that could be coming in front of the BAR in the future. There was discussion surrounding a possible structure in place of the former Greyhound Bus Station. There is an interest in the property.

1116 East Jefferson will be approved administratively. Staff brought it to the BAR for a CoA that will be approved administratively by staff.

Staff did briefly go over the zoning ordinance draft. There are conflicts between the proposed zoning draft and the BAR Guidelines. Ms. Lewis did mention that the BAR should not be involved in rewriting the BAR Guidelines.

Mr. Gastinger called the BAR meeting to order at 5:40 PM.

A. Matters from the public not on the agenda.

No Public Comments

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. Meeting Minutes – May 16, 2023, and June 21, 2023

Motion to approve Consent Agenda for May minutes by Ms. Lewis. Schwarz second. Lewis abstains. Vote 7-0, motion passed.

Motion to approve Consent Agenda for June minutes by Ms. Lewis. Zehmer second. Bailey abstains. Vote 7-0, motion passed.

The County Courts Project has been deferred to the September BAR meeting.

C. Deferred Items

No Items

D. New Items

2. Certificate of Appropriateness

BAR 23-08-02

605 Grove Avenue, TMP 510044000

Martha Jefferson HC District

Owner/Applicant: Erin and Gabe Schneider

Project: Side additions, construction of roof dormer

Jeff Werner, Staff Report – Request CoA for additions onto the north and south (side) elevations and at the east (front) façade alterations to the front porch, construction of a dormer, and installation of new windows at the basement. New cement board siding and trim (smooth, no faux grain) will match existing additions. Roof shingles, gutters, and downspouts to match existing.

Gabe Schneider, Applicant – We’re adding a dormer up there, possibly to have a second floor at some point. The usage right now is an attic. We may put an office up there. We’re putting a bigger side porch on, creating bigger bathrooms.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Schwarz – With the porch addition in the front, are you going to have some sort of railing in there?

Mr. Schneider – As of now, we’re not planning on it. Staff pulled up pictures. There was a porch there. It looks a lot different than it does now. I didn’t know that there was a porch there with railings that was there.

Mr. Werner – This is the house currently.

Mr. Timmerman – Can you occupy that attic as is? Does that addition make a difference?

Mr. Schneider – You can get in the attic now. We’re putting in real stairs inside. We will be able to access it. Right now, it is a pull-down climbing ladder. Eventually, the goal is to probably put an office up there. It is not climate controlled up there. There is a lot of boarding. There’s a lot of storage.

Mr. Timmerman – Once you access the attic space, is it a space that is usable?

Mr. Schneider – It is about 8 feet. I don’t know if I would want to up there a lot. I think it is going to be doable.

Mr. Birle – Projecting the dormer forward of the eave is so that you get enough space up there to make it worthwhile. It is a little bit unusual to see. I can see staff’s hesitation. I am not sure that falls within our purview.

Mr. Whitney – Can you talk through the side porch projecting out so far? It seems like there was an opportunity for the dormer to enlarge the front porch. The side porch is the one that is getting extended. Why was that the choice? Why is the side porch the larger porch?

Mr. Werner – I know that we don't look at the interior. The interior is playing a role in where these things are. There is this effort to join these spaces. One of the things that I had asked: Could this be separated? This new addition is coming out of the side. The location of this wall here is being driven by this effort to open these two spaces to join them together. As far as this projection, from the architect, that's why that wall is sitting there. It is slightly pushed back. It is the limitation of that opening that they want to achieve.

Mr. Schneider – That front porch is going to stay as is. It is not that big. Having something a little bit bigger; it is having a couple of chairs out there.

Mr. Gastinger – We don't review a lot of the Historic Conservation District projects. It is good to review that language. Specific for Martha Jefferson, their number one item is to encourage one-story front porches. In the general historic conservation district guidelines, it does suggest that if any of the contributing buildings on the same street have porches, then it is recommended in the design of new residences include a new porch or a similar form of or a porch of similar form similar width and depth.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Schwarz – It is a historic conservation district. There are some things on here that are not typical of the more traditional houses. At the same time, I find nothing in the design that conflicts with our guidelines. Even with the side porch sticking out so far to the front, the house is still set further back than the average setback of the houses on the street. It is not encroaching on the street.

Mr. Gastinger – I agree with that. The only aesthetic recommendation I would make is that the brackets seem visually undersized for the mass of the dormer that is projecting. I think that would benefit the project to have it be a little bit stouter. I don't think, from my reading of the guidelines, there is anything that is problematic.

Mr. Schwarz – With our new zoning code, I believe that this house is wider than would be allowed by the new zoning code. It is something to keep in mind as we're reviewing the zoning code in terms of things that are different. This would be non-compliant because it is too wide.

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the Historic Conservation District Design Guidelines, I move that the proposed alterations to 605 Grove Avenue satisfy the BAR's criteria and are compatible with the Martha Jefferson HC District, and the BAR approves the application as submitted.

Note: BAR recommends the dormer have larger brackets or columns. Second by Mr. Bailey. Motion passes 9-0.

E. Other Business

3. Discussion

310 West Main Street (former Greyhound Bus Station)

- This was an informal discussion regarding a proposal for the former Greyhound Bus Station on 310 West Main Street.
- No decisions or actions were taken during the discussion.
- Paul Williams (Baywood Hotels) is looking at the property to develop the property.
- The site is designated is high density under the new zoning code. There is conflict between the new zoning and the guidelines.
- Mr. Williams is seeking feedback and thoughts from the BAR regarding potential development on the site.
- There was some concern regarding the building next to the site and the historic nature of that building.
- Staff mentioned history of what occurred at Trailways Bus Stations during the Civil Rights Movement; however, staff does not think this Charlottesville location was a stop because the structure was built after the historic event of voter registration drives.
- Ms. Lewis did go over the demolition guidelines.
- Members of the BAR did provide comments, suggestions, and feedback for the applicant to possibly consider in developing this site.
- The applicant said that there is no timeline for a possible development of the site due to the zoning ordinance rewrite.

4. Staff Questions/Discussion

Zoning Rewrite Update

Design Guidelines updates

Windows – a lot of questions about repairing windows.

Café space, murals, Chapter 1

Plan for consultant work – Staff presented options for updating and reviewing the Design Guidelines.

It has been since 2012 the Design Guidelines were last updated. The BAR is going to look at and provide comments regarding the Design Guidelines. There will be a future meeting/work session to go over the comments on the Design Guidelines.

Adjournment

The meeting was adjourned at 7:25 PM.