

**City of Charlottesville
Board of Architectural Review
February 19, 2002**

Minutes

Present:

Lynne Heetderks (Co-Chair)
Linda Winner
Wade Tremblay
Joe Atkins
Preston Coiner
Ken Schwartz
Craig Barton

Also Present:

Tarpley Vest

Ms. Heetderks convened the meeting at 5:02 p.m.

She then called for matters from the public which were not on the agenda. There being none, that portion of the meeting was closed.

She deferred the approval of the minutes until later.

Certificate of Appropriateness Application BAR 01-2-2

121 2nd Street NW -- Fellini's Building

Tax Map 33 Parcel 263

Amend BAR Approval

Formwork Designs, Architects

Tarpley Vest made the staff report. The building was renovated in 1978 for Fellini's Restaurant. It has been vacant for many years. In February, 2001, the BAR reviewed and approved changes to the exterior of the building submitted by R. E. Lee. Those were submitted in conjunction with a renovation program for the entire building. Some work has progressed on the building. The owner has hired a new architect since the original BAR approval. The new architects are seeking to modify the canopy and a doorway. Staff looked at the design guidelines and recommend approval.

Ms. Heetderks recognized the applicant for additional comments. He stated that the proposal was a return to the original façade.

Ms. Heetderks asked for questions from the public or from the Board. Mr. Barton asked about the proposed use of the building and was told that it would be a restaurant.

Ms. Heetderks asked for comments from the public or the Board. Mr. Atkins stated he was happy because the BAR had wanted it to be like the proposal. Mr. Schwartz asked about the material of the door. The applicant thought he was supposed to use a clear anodized aluminum storefront door. Mr. Schwartz and Ms. Vest thought that it was supposed to be a wood frame and a solid wood door.

Mr. Schwartz made a motion for approval of the location change as depicted in the proposal. Mr. Atkins seconded the motion. Ms. Heetderks called for discussion; there being none, the vote was called. The motion passed unanimously.

Mr. Schwartz made a second motion that staff and the applicant work together to assure compliance with the original approval of the door. The applicant said that he may not have all of the information from the first submittal, including the minutes from that meeting. Mr. Coiner stated that the application, which was denied, had been for aluminum. The applicant asked if it were just a matter of getting a copy of the record of the original meeting. Mr. Schwartz asked Ms. Vest what she would need to assist the applicant. She will write a letter to the applicant which will state the existing approved material for the door -- a solid wood painted door. Based on the discussion, the motion was no longer needed.

**Certificate of Appropriateness Application BAR 02-2-3
526/528 North First Street
Tax Map 33, Parcel 13
Building addition and renovations
Outlaw Design, Architect
Mnoonkin Deinstag, Applicants**

Ms. Vest gave the staff report. The building was built circa 1889 and is considered one of the great examples of Victorian architecture. The applicant is seeking to renovate and add to the rear of the house. The changes will be minimally visible. Staff recommend approval with conditions including that new windows and doors are to be wood.

The architect wanted to clarify that they would be removing a holly tree which is breaking up a septic line. The adjacent hemlock is in good health. The applicant stated that the original plan has been reduced in size.

Ms. Heetderks called for questions and comments from the public and the Board.

Mr. Tremblay made a motion to accept the proposal. Ms. Winner seconded the motion. There was no discussion. The motion passed unanimously.

Certificate of Appropriateness Application BAR 02-2-4
414 East Main Street
Tax Map 28, Parcel 49
New Storefront
Formwork Design, Architects

Charles Kabbash, Applicant

Ms. Vest presented the staff report. The turn-of-the-century building was given an updated storefront in the 1950s. The original tin pilasters remain in tact. An entrance was added in the 1980s. In 1998, the BAR approved changes. The applicants are proposing a new storefront. Staff reviewed design guidelines; the proposal meets the guidelines and are appropriate to the character of the building and the district. Staff recommend approval. The applicant had nothing to add.

Ms. Heetderks called for questions and comments.

Ms. Heetderks asked if the glass were clear and not frosted. The glass is clear. Mr. Coiner asked about the steel supports. The applicant explained that they would be wrapped in wood at the front. Mr. Barton asked if hardware had been chosen yet. It had not. Mr. Coiner stated that between the two wood choices, mahogany or mahogany stained poplar, the poplar looked like it had been stained. He would prefer to see painted poplar rather than stained. Mr. Barton inquired about signage. The applicant's plan was to have the address number in lights above the doors. Mr. Schwartz stated that he supported the scheme, but the details -- the door, the hardware, the glazing of the windows -- are an important element that could be destroyed if subjected to bad construction and detailing.

Mr. Schwartz moved for approval with the understanding that the detailed resolution of doors, glazing, and signage will come back to the Board for second review. Mr. Coiner seconded the motion. The motion, as stated, passed unanimously.

Certificate of Appropriateness Application BAR 02-2-1
Vending Cart on Downtown Mall
Vinny Mastellone, Applicant

Ms. Vest presented the staff report. The intent of the submittal is to have solid stainless steel panels and a dark green canvas umbrella. Staff support the application.

Ms. Heetderks called for comments. Ms. Winner thought they had approved one of these vendors last year. She also asked how people would know what he was selling if there was no writing or pictures on the cart. Ms. Vest stated that he was allowed a one square foot sign which could be propped to or sitting on his cart.

Mr. Tremblay made a motion to accept the application. Mr. Schwartz seconded the motion. The motion passed unanimously.

Ms. Heetderks called for a review of the minutes. Ms. Vest explained that she had been unable to put the backlog of minutes in the packets. She would have several months worth for the Board at the March meeting. Ms. Heetderks asked for comments on the January minutes. There being none, Mr. Atkins made a motion to approve the minutes. Ms. Winner seconded the motion. The motion carried unanimously.

Ms. Heetderks asked Ms. Vest if there were other business. Ms. Vest informed the Board that the Planning Commission, at its last meeting, had recommended to the City Council that it adopt McIntire Road as an Entrance Corridor Overlay District. Mr. Barton explained that a concern had been expressed that some projects would have had a better presence if they had undergone a design review necessary for an Entrance Corridor.

Ms. Heetderks presented a report to the Board about 622 West Main Street. There are two significant historical associations with the building. One is the association with Rufus Holsinger, photographer. This is the last of six buildings in Charlottesville associated with him as having been owned by him or used as a business or residence. This is the last remaining building; the other five have been destroyed. It appears he built it as an investment property but may never have used it himself.

It also has an association with the Standard Produce Company which began operating in Charlottesville in 1910. Ms. Vest stated that the applicants plan to submit a proposal at the March meeting. Staff anticipate that the proposal will seek demolition of 622 West Main Street.

Ms. Heetderks reiterated the request that Ms. Vest speak with the City Attorney to get a legal definition of "legal necessity" before the next meeting. Ms. Vest stated that that would be part of the next staff report.

Ms. Heetderks called for any other business. There being none, Ms. Winner moved for adjournment. Mr. Barton seconded the motion. The motion carried unanimously and the meeting was adjourned at 5:44 p.m.

The meeting was reconvened at 5:45 p.m. Mr. Tremblay stated that his understanding was that the D&R have agreed under some legal precedent to dissolve their union. Gaylan Bates has been assigned to liquidate their holdings. Ms. Vest asked if that meant that the individual parcels would be put up for sale. Mr. Tremblay said that, yes, that was his understanding.

Mr. Tremblay then moved that the meeting be adjourned. Mr. Barton seconded the motion. The motion passed unanimously. The meeting was adjourned at 5:46 p.m.