

MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
MAY 19, 1987 -- SPECIAL MEETING
408 NORTH FIRST STREET

CERTIFICATES OF APPROPRIATENESS

1. BAR 86-4-257 408 North First Street
Fence & Patio
Douglas Smith, Applicant

The board met with Mr. Steve Nelson, representing Mr. Smith, at 408 North First Street. Mr. Nelson briefly explained the project. After a brief discussion, Mr. Freer moved to approve the Certificate of Appropriateness with the following conditions:

1. Documentation must be submitted from the adjoining property owner which shares the driveway that he is aware that the driveway will be paved.
2. In order to avoid the problem that the fence will be damaged by cars using the parking area for the adjoining offices, the applicant should contact these offices and discuss the proposed fence with them. The Board feels that the fence must be located back from the property lines with some type of planting area between the fence and the adjoining properties.
3. The fence must be stained or painted on both sides with an appropriate color to be approved by the Board at a later date.

The motion was seconded by Ms. Booker and passed by the following vote: AYES: Oakey, Freer, Moje, Booker. NOES: None. ABSTAINED: None.

2. BAR-86-4-257 605 Watson Avenue
Proposed Fence
James Camblos, Applicant

Mr. Boger briefly presented the application for the proposed fence which will be constructed like the wood fence on Farrish Street. After a brief discussion, a Certificate of Appropriateness was approved with the conditions that the fence be stained or painted with an appropriate color which must be approved by the Board at a later date.

MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
MAY 1, 1987 -- SPECIAL MEETING
AT SITE LOCATIONS

PRESENT

Ted Oakey, Chairman
Larry Herbert
Rob Freer
Elizabeth Booker
Bob Moje
Doug Gilpin

ABSENT

Don Sours

STAFF PRESENT

Fred Boger
Eugenia Bibb

1. 123 Bollingwood-Avenue

Removal of Two Additions and Stables

Mr. Brian Webb, Shelter Associates, explained in detail what his proposed ideas are for the Historic Keith Property. Mr. Webb would like to demolish the two later additions at the rear of the house and the house stables. The main house would then be restored. Mr. Webb also discussed about the possibility of turning the house so that it would front on Bollingwood Avenue. After a brief tour of the inside of the building, the Board found evidence that one of the structures at the rear of the house may be the original kitchen. After a detailed discussion, the Board concluded that Mr. Webb should contact the Historic Landmarks Commission to obtain their opinion on the historic value of the two new additions on the Keith House and if they can be removed.

2. 609-East High Street

Roof Replacement

The Board met with Mr. Robert Byron at 609 East High Street to view the conditions of the slate roof and Philadelphia gutters. After viewing this property and surrounding properties, the Board recommended that Mr. Byron explore using other types of roofing materials such as, Stainless Steel (TCS) Copper, etc., instead of Asphalt Shingles as proposed. The reason for this request is that the Board is apprehensive about introducing a new roofing material into this area which is not compatible with the building or the surrounding structures. Once this research has been completed, Mr. Byron can present his findings to the Board and his request will then be considered.

There being no further business, the meeting was adjourned at 12:15 p.m.

MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
APRIL 28, 1987 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Bob Moje
Doug Gilpin
Rob Freer
Larry Herbert
Elizabeth Booker

ABSENT

Ted Oakey
Don Sours

STAFF PRESENT

Fred Boger

Mr. Moje called the meeting to order at 4:10 p.m. and called for consideration of the minutes.

A. MINUTES

Minutes of the March 24, 1987 Regular Meeting were unanimously approved by all members present.

B. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. BAR 87-4-281
409 North First Street
Repainting
Mr. Douglas Smith, Applicant

Mr. Boger briefly presented the staff report and stated that staff would prefer to see the darker color be used for the trim and the lighter color for the body of the structure. After a brief discussion, Mr. Freer moved to approve a Certificate of Appropriateness to paint the body of the dwelling Richmond Gray and the trim Old Salem Gray. Mr. Gilpin seconded the motion and passed unanimously by all members present.

2. BAR 86-5-261
East Jefferson Street
Queen Charlotte Square
Daggett & Grigg, Applicants

Mr. Boger advised the board that the applicant has submitted a revised elevation drawing for the East Jefferson Street side of Queen Charlotte Square, which proposes to change the entrance treatment from stairs leading directly up to the entrance to a combination of stairs and landings. Mr. Boger stated that staff has no major problems with this proposed change. Mr. Daggett was present to answer questions from the Board on the proposed change. After a brief discussion, Mr. Gilpin moved approval of the revised plans as submitted. The motion was seconded by Mrs. Booker and passed unanimously by all members present.

**MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
APRIL 28, 1987 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

PRESENT

Bob Moje
Doug Gilpin
Rob Freer
Larry Herbert
Elizabeth Booker

ABSENT

Ted Oakey
Don Sours

STAFF PRESENT

Fred Boger

Mr. Moje called the meeting to order at 4:10 p.m. and called for consideration of the minutes.

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C. OTHER BUSINESS

There was none.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

1. 609 East High Street - Reroofing

Mr. Robert M. Byron was present and stated that he would like to replace the slate roof on his building at 609 East High Street. Mr. Byron further stated that the present slate roof is about ninety years old and the slate is flaking and crumbling from age and weather. Mr. Byron stated that he has replacement of the existing slate with Buckingham slate and it is prohibitively expensive. Mr. Byron also stated that the Philadelphia gutters need replacement also and several roofing companies have suggested roofing over these gutters and replacing them with exterior gutters of a design that matches the style of the building. After a brief discussion, the Board agreed to have a special meeting on May 1, 1987 at 11:30 a.m. on the site to view the building.

2. 123 Bollingwood Avenue

Mr. Brian Webb of Shelter Associates, was present to discuss with the Board the possibility of removing the later additions to the Keith House located at 123 Bollingwood Avenue. After a brief discussion, the Board agreed to meet on the site at 10:30 a.m. on May 1, 1987 to view the property.

E. CHAIRMAN'S REPORT

There were none.

F. BOARD MEMBERS REPORT

There was none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting was adjourned at 5:00 p.m.

MINUTES OF THE
 CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTS
 MARCH 24, 1987 - 11:00 A. M.
 COMMUNITY DEVELOPMENT CONFERENCE

*Fred - These are the
 DBAR minutes for
 March 24 with the
 corrections made as
 indicated by the
 Board.
 Beverly
 4/30/87*

PRESENT

Jack Rinehart, Chairman
 Lloyd Smith
 Genevieve Keller
 Carol Troxell
 John Allen

ABSENT

Doug

STAFF

Fred

A. MINUTES

Mr. Rinehart called the meeting to order at 11:02 a. m. and called for the consideration of the minutes.

The minutes of the February 24, 1987 meeting were considered. Mr. Rinehart requested that the word "weighted" be inserted in the next to the last line of page 1 prior to the word "bases". He also requested a correction of the word "reel" on page 3, item C 2, line 4, to read "feel". Mr. Allen made a motion that the minutes be approved as corrected above. The motion was seconded by Mrs. Troxell and unanimously approved by all members present.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- 1) DBAR 87 - 2 - 82 200 South Street - Sign Permit
 The South Street Inn
 Mr. Steve Deupree, Applicant

Mr. Boger presented the staff report on this item, stating that staff has no objections to the sign as proposed. Mr. Deupree was present, and discussed with the Board the need for the sign. Mr. Deupree stated that his original presentation was mismeasured. The correct size is 7 1/2 " x 96", mounted on the fascia board. Mrs. Troxell stated that she feels that a free standing sign, though prohibited by the present ordinance, would be the best solution for this site. Mr. Boger said that the use of a free standing sign would require an amendment to the City ordinance, which would probably take a minimum of a year. He further stated that street address signs are permitted if the sign does not exceed one square foot. Mr. Deupree stated that he feels that the signs on the plaques are not sufficient to identify the Inn to passersby. Moving them to the side was suggested as an alternative.

Following a general discussion, Mr. Rinehart moved to approve a sign on the header-fascia above the entry steps to be approximately 96' long, 7 1/2 inches wide, with lettering reading "200 South Street Inn" in script lettering compatible to the two brass signs on the post. The background of the sign will be linen white, with black lettering. The applicant agrees to remove said sign should the City ordinance be amended to allow free standing signs. The motion was seconded by Mr. Smith and passed by unanimous vote of all members present.

- 2) DBAR 87 - 3 - 83 222 East Main Street
Replace Existing Doors
Mr. Michael Williams, Applicant

The staff report on this item was presented by Mr. Boger, who stated that staff has no objection to this project as presented. Mr. Williams was present, and clarified several minor points for the Board. Following a brief discussion, Mrs. Keller moved to approve the application as presented, with the understanding that the stain is to be slightly darker than Golden Oak by Minwax. The motion was seconded by Mr. Allen and unanimously approved by vote of all members present.

- 3) DBAR 87 - 3 - 85 201 West Main Street - Sign Permit
Mr. Keith Woodard, Applicant

Mr. Boger presented the staff report, stating that in the original sign package, individual shop names were to be painted on the small window panels above the front show windows, and a directory painted on the door. A later amendment allowed signs for retail shops only to be hung under the awning on its supports. Signs for the non-retail tenants were to be on a directory painted on the front door. The Independence Resource Center is the tenant for whom the current sign is being requested. Mr. Boger brought out the fact that other tenants might apply for signage as well if this sign is permitted. No more spaces are available for hanging signs on the awning supports. The directory on the door is the alternative for non-retail tenants.

Following a detailed discussion, Mr. Rinehart made a motion to deny the request on the basis that it sets an example that the Board does not wish to be followed. The Board feels that the directory as originally presented is sufficient to meet the sign needs for offices in this building. Furthermore, if a second sign is allowed on this building, it will surely encourage similar requests in the future, making it difficult, if not impossible, to protect the historic and architectural character of this building. The motion was seconded by Mrs. Troxell, and unanimously approved by vote of all members present.

- 4) BAR 87 - 3 - 84 280 West Main Street
New Construction
The Heritage Project, Applicant

The staff report on this item, presented by Mr. Boger, stated that the height limit for this building has been set by City Council, and that the building as presented can be built. The number of parking spaces proposed exceeds the requirements.

Mr. David Oakland of VMDO Architects was present for the discussion. He stated that this is a preliminary discussion only, and no request is being made at this time for a Certificate of Appropriateness. The proposed building will be multi-use, with a five story residential building over three stories of office complex. This is the first phase of a two or three phase approach, which will take place within the next two to three years. The building will be oriented toward the center of an intersection which is currently being studied by the City for major revisions. Brick will be the predominant material. Cantilevers and projections will relieve the facade. Mr. Craig Redinger, the developer of this property, stated that construction will begin in July 1987; therefore, they are approaching the Board early to try to incorporate their suggestions at an early stage. The elevation of the building will be 85' when completed. There will be an entrance lobby at two elevations connected by a central stair. The front entrance will be primarily ornamental. The cantilever projections and parapet trim will be of dryvit.

Following a general discussion of this project, Mr. Rinehart said that he feels that the building should be all brick except accessories. The mortar should be of a different color. The building should be suitable for and "belonging to" Charlottesville, since it will be the tallest building in the area. Brick and glass should predominate. Mrs. Toledano, a neighboring property owner, stated that the building should harmonize with the architectural vocabulary of the area. The building should make a statement, but fit into the overall fabric. Mr. Redinger said that the building will be designed with the premise "tradition is elegant". He further stated that City Council has dictated certain elements: height, brick, and "quality" of design, etc. Mr. Smith requested that a copy of this document be sent to the Board.

Mr. Redinger explained the proposed development of the general area surrounding this property. The commercial and residential sections of the building must have different environments. Fenestration is a concern. The City needs to decide how to treat the intersection which the building will face before decisions can be made regarding the courtyard/terrace area. There was a discussion of trees and other plantings for the parking area.

Mrs. Keller suggested that a subcommittee be formed to study the project carefully, since it seems to be a fast-track situation. Mr. Rinehart suggested as an alternative to hold an agenda spot open for the DBAR regularly scheduled meetings from now until July for this project. He also expressed the Board's appreciation to Mr. Redinger for his early, open approach to the Board.

C. OTHER BUSINESS

1) DBAR 87 - 1 - 78

223 West Main Street
Omni Terrace Cafe

Mr. Boger stated that he had met with Bob Moje of VMDO Architects, and that they have agreed to delete the small lights on the piers and install recessed lights in the interior walls. The level of light will be somewhat less than produced by the lighting which was previously proposed. Mr. Moje and Mrs. Gwen Gilliam-Turner were present for the discussion. The coloring will remain the same as previously proposed. Mr. Huja supports this revision, and staff thinks that it is more appropriate for the area. Mr. Huja also approves the proposed color. The dark green will blend with the landscaping, and also matches the fabric for the umbrellas, thus only introducing one new color.

In the general discussion, Mr. Rinehart stated that he feels that the whole concept is too busy, but acknowledges the quality of the design. Mrs. Troxell prefers the original design, but questions the color choices.

Following the discussion, Mr. Smith made a motion to approve the modified facade as presented. The motion was seconded, and passed by the following vote: Ayes: Allen, Keller, Troxell, Smith (4). Noes: Rinehart (1). Abstentions: None.

2) DBAR 86 - 7 - 64

120 East Main Street
Facade Alterations
Mr. Page Foster, Applicant

Mr. Boger presented to the Board a document received on March 24 from Mr. Page Foster, including a revised drawing for the facade of the Coffee Exchange building at 120 East Main Street. Mr. Foster has included the requested details. The doors, which are already extant, were not approved by the Board. The Board is concerned over which items are being requested. Mr. Rinehart stated that he prefers the monolithic appearance with stucco on metal lathe.

Following a brief discussion, Mr. Rinehart requested that this item be held over for a special meeting, which will be scheduled for Tuesday, April 7, 1987, at 8:00 a.m. in the Community Development Conference Room. The owner, Mr. Page Foster, will be requested to be present.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

Mr. Rinehart raised the question concerning why the fence at Memory and Company on South Street has not yet been stained green. The request to the owner to do so took place some time ago. Mr. Boger will investigate this matter and report to the Board.

F. BOARD MEMBERS' REPORTS

Mr. Smith inquired about the distribution of his letter concerning the Sovran Bank signs and the review process. This letter will be sent to the Board.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting was adjourned at 12:25 p. m.

FMB:bk